



APPLICATION FOR FINAL DEVELOPMENT PLAN (PUD)

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	Three Rivers Developers, LLC			
AGENT:	Dominion Engineering Group, Inc			
REQUESTED ACTION:	Modification to the Three Rivers (aka Tributary) Phase 1A Final Development Plan			
LOCATION:	On the south side of SR 200, west of Edwards Road			
PARCEL ID:	10-2N-26-0000-0001-0020			
CURRENT LAND USE + ZONING:	PUD+MU			
EXISTING USES ON SITE:	Undeveloped			
AREA:	Approximately 461 acres			
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Zoning</u>	<u>FLUM</u>
	North	Undeveloped	OR	AGR
	South	Undeveloped	PUD	MU
	East	Undeveloped	OR/PUD	LDR
	West	Undeveloped	OR	AGR

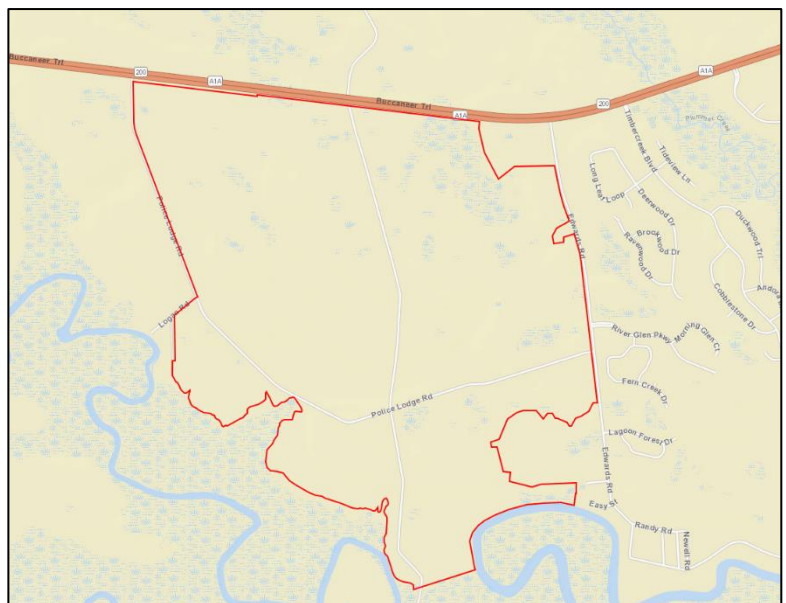
*** All required application materials have been received. All fees have been paid. All required notices have been made. All copies of required materials are part of the official record and have been made available on the County's website and at the Planning + Economic Opportunity Department Office. ***

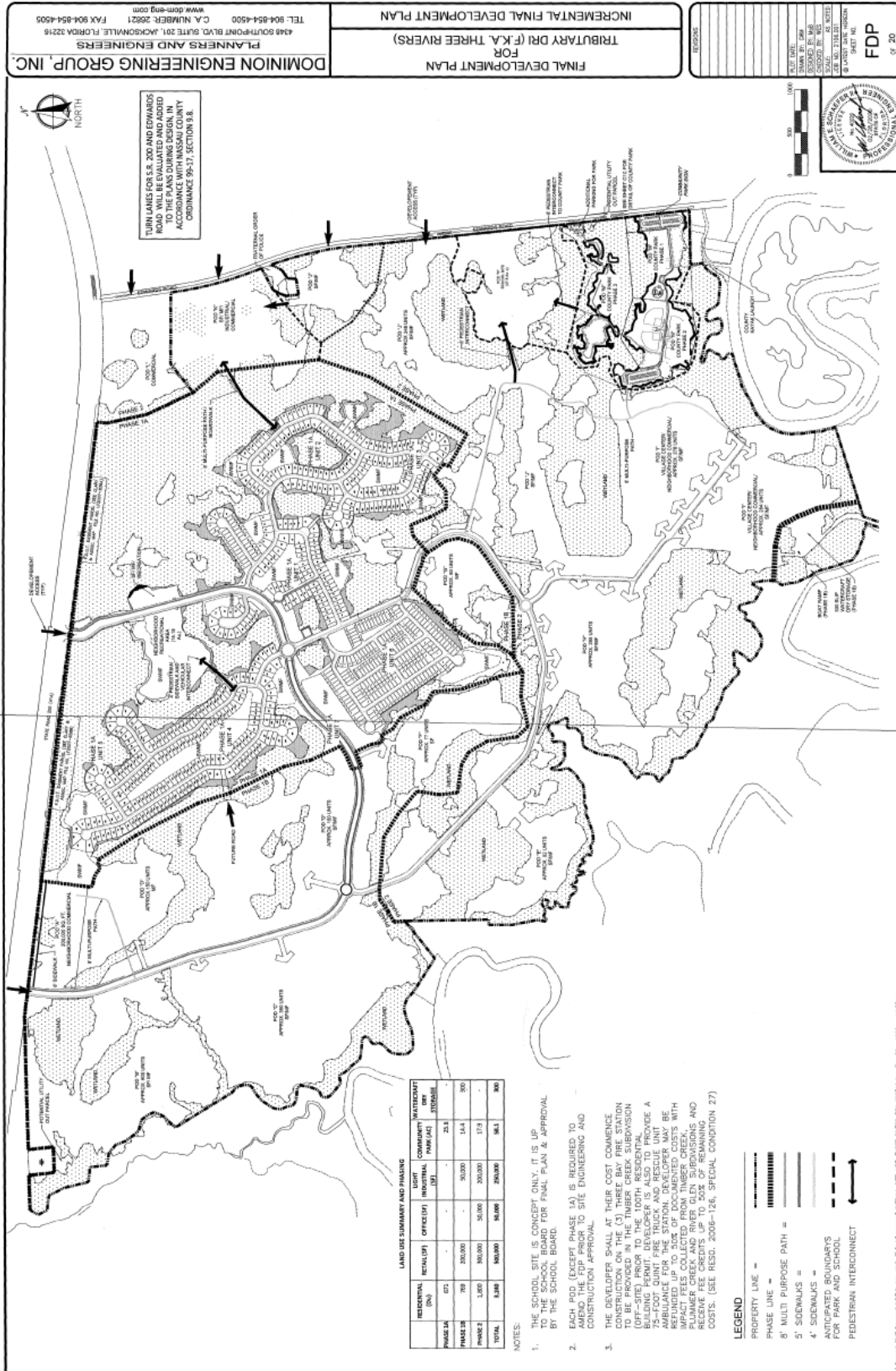
SUMMARY OF REQUEST AND BACKGROUND INFORMATION

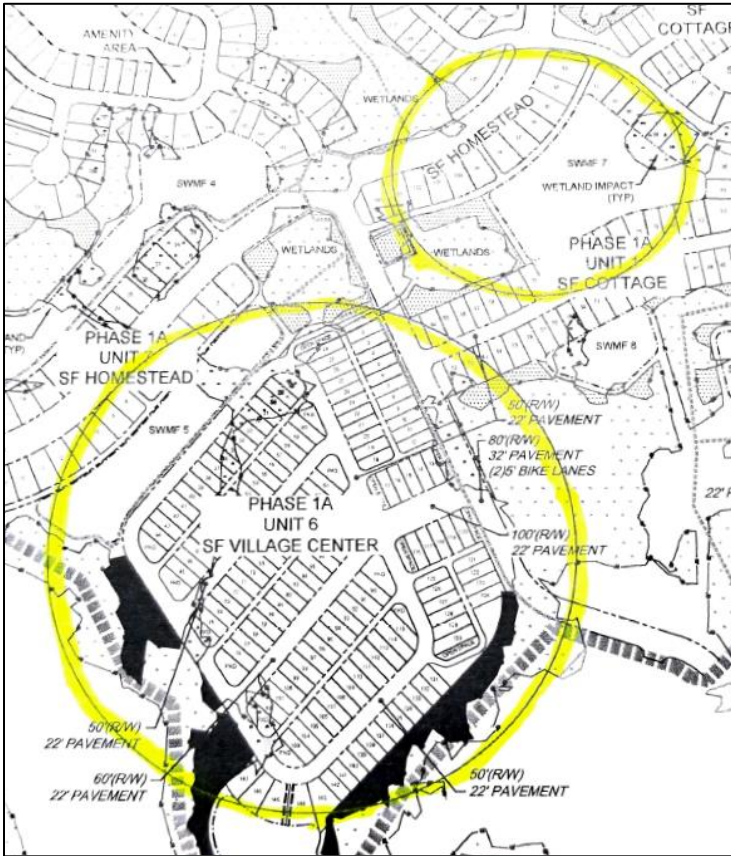
FD19-007 is a proposed modification to the existing Three Rivers (aka Tributary) Planned Unit Development (PUD), Phase 1A Final Development Plan (FDP), which will be referred to in this report as Phase 1A FDP.

Phase 1A FDP was approved in February 2011 (FD18-007) for the development of up to 676 residential units, a community park, along with associated amenities, infrastructure, and open space.

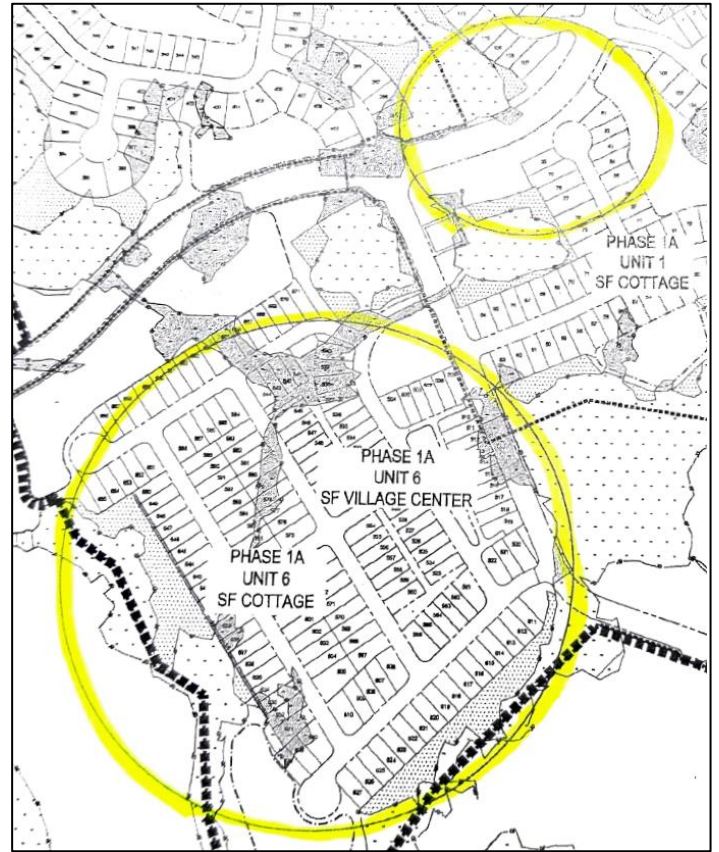
The modification will include geometric changes to Phase 1A Unit 6, geometric changes to a roundabout and addition of a cul-de-sac in Phase 1A Unit 1.







Existing Site Plan



Proposed Site Plan

The PUD zoning was approved in 2006. It is to be developed in two phases (as specified in the DRI development order) on a site of 1,546 acres with a maximum development program of 3,200 residential units; 500,000 square feet of retail space; 250,000 square feet of industrial space; 50,000 square feet of office space; and 300 dry boat storage slips.

Below is a summary of various resolutions that have guided the development of this DRI/PUD.

Resolution 2006-126 guarantees, at a minimum, 100 affordable ancillary dwelling units. These ancillary dwelling units will be allowed with single family units and are not counted as an additional unit. At least 50 of these units are to be provided before the end of Phase 1. There are no changes to this requirement.

Resolution 2006-126 also requires the developer to construct a three-bay fire station at a site provided in the adjacent Timber Creek subdivision (off-site) prior to the issuance of the 100th residential building permit. The developer is also to provide a fire truck and rescue unit ambulance for the station. There are no changes to this requirement.



Resolution 2008-77 states that the developer shall provide a minimum 40-acre community park with active recreation facilities which includes a minimum 27 acres of usable uplands. A phasing schedule for development of this park was established in a Development Agreement with the County and was included in the Phase 1A FDP. There are no changes to this requirement.

Resolution 2015-64 states that Phase 1 development will not result in any transportation deficiencies on significantly impacted roads or facilities. Thus, no proportionate share contributions are required for Phase 1. However, the Developer shall be responsible for any applicable Nassau County impact fees, mobility fees, or other transportation mitigation requirements associated with the development of Phase 1. There are no changes to this requirement.

CONSISTENCY WITH THE LAND DEVELOPMENT CODE

The proposed modification to the Phase 1A FDP has been reviewed by County staff and has been found consistent with the requirements for an FDP pursuant to Sec. 5.07(C)(2) and Sec. 25.05(F) of the County's Land Development Code (LDC).

CONSISTENCY WITH APPROVED PUD DEVELOPMENT ORDER

The proposed modification to the Phase 1A FDP is consistent with the amended and adopted Preliminary Development Plan (PDP); and the adopted PUD conditions, pursuant to Article 25 of the County's LDC.

CONCLUSION

Based on the findings described above, Staff recommends APPROVAL of application FD19-007, the modification to the Final Development Plan for the Three Rivers (aka Tributary) Planned Unit Development, Phase 1A.

Three Rivers PUD/DRI (Tributary)

Implementing Legislation	Effective Date	Entitlements/Uses	Exactions/Requirements/Conditions	Phase (DRI)	Trigger	Action	Note
Reso. 2006-126, as amended (DRI)	2/11/2019	3200 residential DU; 500,000 sf Retail; 250,000sf Industrial; 50,000sf office; 300 slip dry boat storage					
			Dedication of Park Site	Phase 1	Upon request from CM	Completed	One community park site containing a minimum of 40 acres with active recreational facilities and containing a minimum of 27 acres of useable uplands.
			Dedication of School Site	Phase 1	Upon request from NCSB	Completed	Developer shall covey approximately 27.5 acres of developable land for a school
			Community Park Phase 1	Phase 1	Upon request from CM (22 mo. To complete)	In Progress	Phase I includes two baseball fields, concession facility, parking lot and multi-use trail
			Community Park Phase 2	Phase 1	Prior to the issuance of 432nd residential CO (22 mo. To complete)	To be constructed at later date	Phase II includes multi-purpose field, two baseball field and playground facility.
			Community Park 3 Phase 3	Phase 1	Prior to the issuance of 863rd residential CO (22 mo. To complete)	To be constructed at later date	Phase III includes multi-use trail, nature trail, dog area and parking lots
			Fire Station	Phase 1	Prior to the issuance of 100th residential building permit	In Progress	3-bay fire station provided on a site within the Timber Creek Plantation subdivision (Developer shall be refunded up to 50% of documented costs from impact fees collected by the County in Timber Creek Plantation, River Glen and Plummers Creek)
			Fire Truck and Ambulance	Phase 1	Prior to the opening of fire station	To be provided prior to opening of fire station	75-foot Quint Fire Truck and a rescue unit ambulance for the station(Developer shall be refunded up to 50% of documented costs from impact fees collected by the County in Timber Creek Plantation, River Glen and Plummers Creek)
Ordinance 2006-68, Amended in Ord, 2019-03 (PUD)			Proportionate Share Contribution (Transportation)	Phase 2	Prior to the issuance of any permits for vertical construction in Phase 2	To be contributed with Phase 2 construction	Prior to the issuance of any permits for vertical construction in Phase 2 Developer will be responsible for contributing to FDOT or Nassau County for mobility improvements or regionally significant facilities as agreed upon by the County and the developer.