



NOTICE OF PROPOSED CHANGE TO DEVELOPMENT OF REGIONAL IMPACT (DRI)

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	Three Rivers Developers, LLC			
AGENT:	Anthony Robbins, AICP & Emily Pierce, Esq.			
REQUESTED ACTION:	Amend the development order for Three Rivers DRI			
LOCATION:	South side of SR200/A1A, west of I-95, between Edwards Rd and Four Creeks State Forest			
CURRENT LAND USE + ZONING:	+ PUD (Planned Unit Development)			
EXISTING USES ON SITE:	Single-family residential, regional park			
PROPERTY SIZE + PARCEL ID:	1,546 acres - Multiple Parcel Numbers			
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Zoning</u>	<u>FLUM</u>
	North	SR 200/A1A, Agricultural	OR	AG
	South	Marsh, Nassau River	Water/OR	AG/CON
	East	Edwards Rd, Timber Creek PUD, River Glen PUD	OR/PUD	LDR
	West	Marsh, Agricultural	OR	AG

*** 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 Department Office. ***

BACKGROUND INFORMATION

The Three Rivers Development of Regional Impact (DRI) was approved in 2006. It is to be developed with a maximum of 3,200 residential dwelling 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.

This is a request to amend the Development of Regional Impact (DRI) development order. It has been amended 5 previous times. The most recent amendment, *Resolution 2019-14*, revised the phasing and termination dates, added a condition to accommodate schools, and revised the Preliminary Concept Plan (Map H).

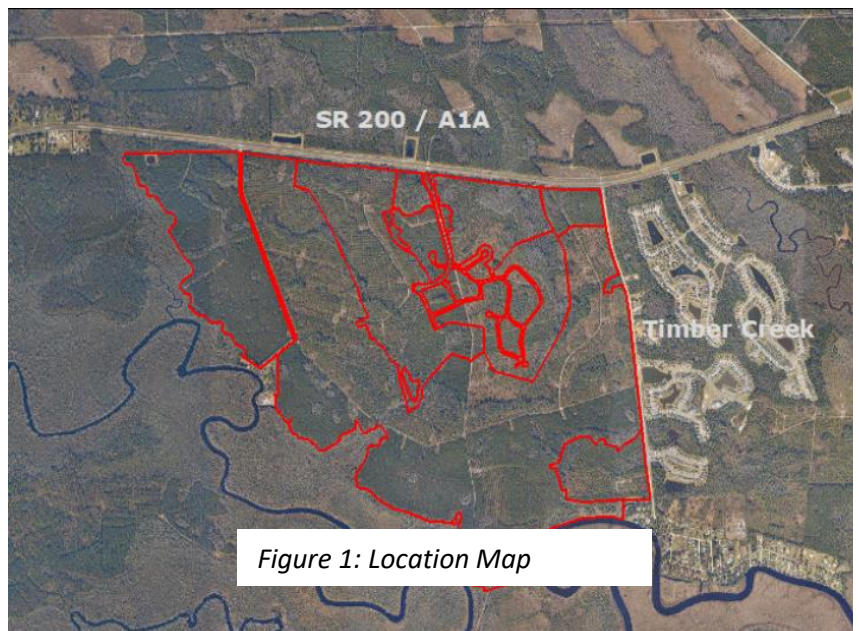


Figure 1: Location Map



SUMMARY OF REQUEST

The Developer has requested 5 amendments to the existing Development Order as follows.

1. Change the Developer from Three Rivers Timber, LLC to Three Rivers Developers, LLC;
2. Reflect statutory extensions pursuant to Section 252.363, Florida Statutes to phasing, build-out, termination, expiration, and downzoning protection dates.
3. Revise General Condition 2 to extend Phase 1 end from 2025 to June 30, 2026, and Phase 2 end to June 30, 2031.
4. Revise General Condition 2(a) to amend reporting land use trade-offs under the Land Use Exchange Table, removing the requirement to report to remove state and regional agencies, leaving just the County to report to (DRIs are effectively abolished under state law along with state and agency reporting requirements).
5. Revise General Condition 8, 8(k), and 8(n) to change reporting requirements as described in # 4 above.
6. Revise General Condition 16 to include community development districts in the list of those entities which enforce conservation easements.
7. Revise Special Condition 27(a) to reflect a recent agreement with Nassau County regarding fire protection which extends fire station commencement to January 24, 2023 and completion to January 24, 2024.
8. Revise Special Condition 28 to remove language requiring the Developer to work with the Florida Division of Forestry to secure access from the community park to the adjacent preserve (Four Creeks Water Management Area).
9. Various revisions to match current statutory and government citations and names that have changed since 2006; and
10. Modify the Preliminary Concept Plan (Map H) to reflect the Developer's intended plan of development, specifically to:
 - a. revise boundaries of the Commercial northeast corner, school site, and regional park;
 - b. shift the Village Center boat launch to the west;
 - c. allow the option for Light Industrial use at the northwest corner;
 - d. add a potential right-in/right-out access to SR 200 from the Neighborhood Commercial pod; and
 - e. add a Neighborhood Commercial pod adjacent to the Commercial/Light Industrial pod.

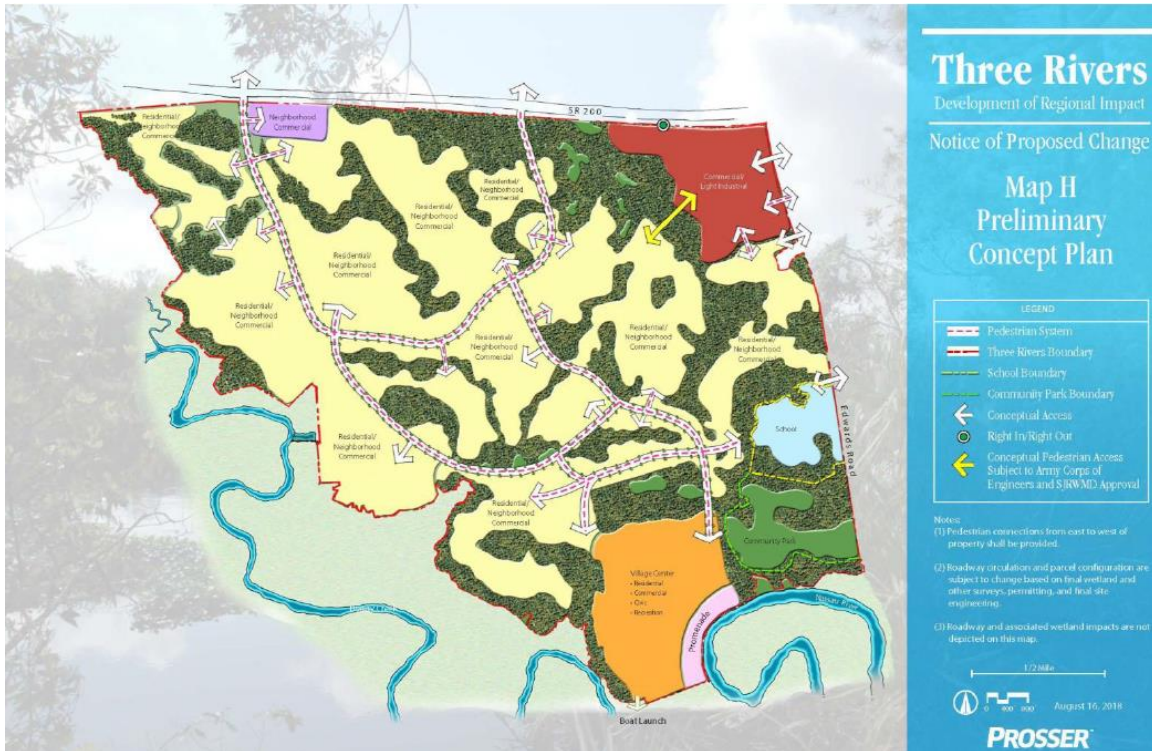


Figure 2: Existing Preliminary Concept Map (Map H)

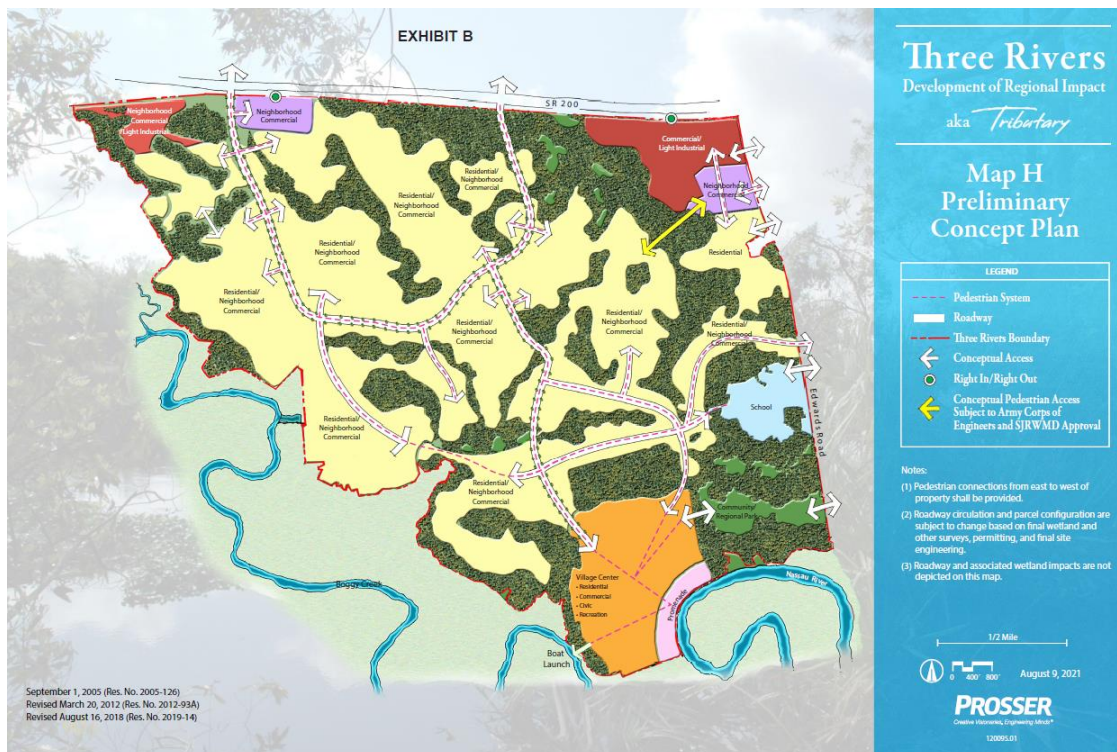


Figure 3: Proposed Preliminary Concept Map (Map H)



CONCLUSION AND RECOMMENDATION

Staff has reviewed the proposed changes to the Development Order text and concluded that the changes are consistent with the Development Order and therefore recommend approval. Staff also recommends approval of the proposed changes to the Preliminary Development Plan (Map H):

Attachments: Proposed amendments to Development Order text
 Approved Preliminary Development Plan (Map H)
 Proposed Preliminary Development Plan (Map H)