RESOLUTION NO. 2025-011

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, CONSTITUTING THE EIGHTH AMENDMENT TO THE TRIBUTARY DEVELOPMENT OF REGIONAL IMPACT (FORMERLY KNOWN AS THE THREE RIVERS DRI); PROVIDING CERTAIN FINDINGS; AMENDING THE LEGAL DESCRIPTION AND MASTER PLAN FOR THE DRI IN GENERAL CONDITION 1; AMENDING GENERAL CONDITION 2 CONCERNING LAND USE TOTALS, MINIMUM AND MAXIMUM LAND USES, AND LAND USE EXCHANGES; AMENDING GENERAL CONDITION 8 CONCERNING REPORTING; AMENDING SPECIAL CONDITION 26 CONCERNING AFFORDABLE HOUSING; AMENDING SPECIAL CONDITION 27 CONCERNING FIRE PROTECTION; AMENDING SPECIAL CONDITION 28 CONCERNING RECREATION AND OPEN SPACE AND THE PUBLIC BOAT LAUNCH FACILITY; AMENDING SPECIAL CONDITION 30 CONCERNING CIVIC SPACE; PROVIDING THAT THE REMAINING PROVISIONS OF THE DEVELOPMENT ORDER SHALL REMAIN IN FULL FORCE AND EFFECT; PROVIDING FOR RECORDING AND RENDITION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on August 28, 2006, Nassau County adopted Resolution No. 2006-126 constituting the development order ("Development Order") for the Three Rivers Development of Regional Impact ("DRI"), which is now known as the "Tributary DRI"; and

WHEREAS, on February 25, 2008, Nassau County adopted Resolution 2008-77, constituting the first amendment of the Development Order for the Tributary DRI; and

WHERAS, on June 25, 2012, Nassau County adopted Resolution 2012-93A, constituting the second amendment of the Development Order for the Tributary DRI; and

WHEREAS, on April 27, 2015, Nassau County adopted Resolution 2015-64, constituting the third amendment of the Development Order for the Tributary DRI ; and

WHEREAS, on October 22, 2018, Nassau County adopted Resolution 2018-122, constituting the fourth amendment of the Development Order for the Tributary DRI; and

WHEREAS, on February 11 , 2019, Nassau County adopted Resolution 2019-14, constituting the fifth amendment of the Development Order for the Tributary DRI ; and

WHEREAS, on August 23, 2021, Nassau County adopted Resolution 2021-172, constituting the sixth amendment of the Development Order for the Tributary DRI ; and

WHEREAS, on June 13, 2022, Nassau County adopted Resolution 2022-127, constituting the seventh amendment of the Development Order for the Tributary DRI; and

WHEREAS, Three Rivers Developers, LLC, as current owner and developer of the Tributary DRI, filed a Notice of Proposed Change/ Amendment to the Development Order pursuant to Section 380.06, Florida Statutes, and

WHEREAS, the Board of County Commissioners has reviewed the amendment application, conducted a public hearing on April 28, 2025 at which all parties were afforded the opportunity to present evidence and testimony on this matter, and any member of the public requesting to do so was given an opportunity to present written or oral communications consistent with the adopted rules of procedure; and

WHEREAS, public notice of said hearing was provided in accordance with Section 380.06, Florida Statutes, Section 163.3225, and Chapter 125, Florida Statutes.

WHEREAS, taking into consideration the above recommendations, the Board finds that the changes set forth herein do not conflict with the remaining terms and conditions of the DRI and are generally consistent with the goals, objectives, and policies of the Nassau County Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, that:

SECTION 1. FINDINGS. The above findings are true and correct and are hereby incorporated herein by reference.

SECTION 2. DEVELOPMENT ORDER AMENDMENTS.

(A) **General Condition 1.** General Condition 1 of the Development Order, entitled Application for Development Approval, is hereby amended as follows:

> **Application for Development Approval.** The DRI shall be developed on the Property described, and attached hereto, ~~in~~ as **Exhibit A** in accordance with the information, plans and commitments contained in (1) the Three Rivers DRI ADA dated September 26, 2005, (2) the ADA first sufficiency response dated December 14, 2005, (3) the ADA second sufficiency response dated March 24, 2006, and (4) the Master Plan, Map Series H, ~~dated August 9, 2021,~~ attached hereto as **Exhibit B**~~, and (submitted by the Developer as part of the DRI review prior to adoption of this Development Order)~~. The aforementioned items shall be made part of this Development Order. All references within the Development Order to "Map H" shall refer to "Map Series H."

(B) **General Condition 2.** General Condition 2 of the Development Order, entitled Land Use Totals, is hereby amended as follows:

Land Use Totals. The DRI may be developed with the following improvements:

LAND USE TABLE

	Residential	Retail	Office	Light Industrial	Community Parks	Watercraft Dry Storage/Berths
Phase 1 (2008-July 14, 2028)	~~1,400~~ 1,750 du	200,000 sf	---	50,000 sf	---	--- ~~300 slips~~
Phase 2 (2022-July 14, 2033)	~~1,800~~ 1,450 du	300,000 sf	50,000 sf	200,000 sf	---	300 slips
TOTAL	3,200 du	500,000 sf	50,000 sf	250,000 sf	40 acres	300 slips

Subject to the minimum and maximum allowable allocations, as provided in the Minimum and Maximum Table below, the allowable mix of uses within the DRI is 3,200 residential dwelling units, 300 watercraft dry storage slips, 500,000 sf of retail, 50,000 sf of office, and 250,000 sf of light industrial nonresidential uses. The distribution of overall land use designations set forth in the Map Series H shall reflect sufficient area of each designation to achieve the minimum required individual land uses shown in the Minimum and Maximum table, below. The allocations of the minimum required square footage and units for the individual land uses listed in the Minimum and Maximum table, below, shall be shown in Map Series H to achieve the minimum functional mix of uses intended for the DRI and the integration of office, retail, industrial, and dry storage uses with the residential component of the DRI. The location of minimum allowable land uses may be shifted within the boundaries of the DRI provided that an amendment to Map Series H is processed, and the functional mix and integration of uses is maintained.

Site layout within the non-residential allocated areas in the northeast and northwest portions of the DRI in Map Series H is conceptual and is for illustrative purposes only. Illustrated site improvements, including, but not limited to building locations, configurations, and design are solely intended to demonstrate that DRI minimums may be achieved within the allocated areas (37,500 SF Office, 187,500 SF Industrial, 375,000 SF Commercial/ Retail). Site layout is subject to modification, revision and change if Developer demonstrates that DRI minimums can be met, and no change is made to the Map Series H. Site Layout changes may be administratively approved by the planning department and no further DRI approvals shall be required.

Site layout within the river front Village Center southern portion of the DRI in Map Series H is conceptual and is for illustrative purposes only. Notwithstanding, the location of the boat ramp, truck and trailer parking area, kayak launch, and promenade shall be generally located where depicted in Map Series H, subject to

change if required by County engineering or permitting. Further, the final site plan and site design shall meet the intent of the DRI to provide a publicly accessible mixed-use river front Village Center that includes, among other things, a publicly accessible river front promenade, publicly accessible temporary docking facilities, publicly accessible parking, and public entertainment space. Site layout is subject to modification, revision and change if Developer demonstrates that the intent of the publicly accessible river front promenade is maintained, DRI minimums can be met, and no change is made to the Map Series H. Site Layout changes may be administratively approved by the planning department and no further DRI approvals shall be required.

The development rights contained in the Land Use table above may be utilized only within the boundaries of the Tributary DRI. Development in Phase II may be advanced prior to Phase II so long as all development order conditions for development in Phase II have been met. Subject to the minimum and maximum allowable allocations, as provided in the Minimum and Maximum Table below, ~~The~~ the Developer may increase or decrease the amount of a particular land use within the approved development program without filing a Notice of Proposed Change by using ~~an~~ the Land Use Eexchange table that is based on equivalent peak hour directional trip ends. The use of the conversion factor shall be limited by the Minimum and Maximum Table for each land use. ~~as follows:~~ The minimums and maximums set forth in the Minimum and Maximum Table apply at buildout.

MINIMUM AND MAXIMUM TABLE

ITE **Code**	Land Use	Proposed **Amount**	Minimum ~~**Allowable**~~ **Required**	Maximum **Allowable**	Trip Rate PM Peak Hour (1)
254	Assisted Living (beds)	0	0	100	0.22 per bed
420	Watercraft Dry Storage (Marina (berths)	300	~~225~~0	~~375~~300	0.19 per beirth
130	~~Industrial Park~~ Light Industrial (square feet)	250,000	187,500	312,500	0.94 per 1,000 sf
710	Office (~~Gen Office~~ square feet)	50,000	37,500	62,500	3.34 per 1,000 sf
820	Retail (~~Shopping Ctr~~ square feet)	500,000	375,000	625,000	3.62 per 1,000 sf
210	Residential dwelling (units)	3,200	1,658	3,200	0.82 per unit

[underline indicates additions; ~~strikethrough~~ indicates deletions]

LAND USE EXCHANGE TABLE

~~Section 1.01~~ Land Use To Reduce						
Land Use To Increase	Assisted Living beds)	~~Marina (berths)~~	Industrial (1,000 sf)	Office (1,000 sf)	Retail (1,000 sf)	Single Family units)
Assisted Living (beds)	- - -	~~1.158~~	0.234	0.066	0.061	0.268
~~(Marina (berths)~~	~~0.864~~	~~- -~~	~~0.202~~	~~0.057~~	~~0.052~~	~~0.232~~
Light Industrial (1,000 sf)	4.273	~~4.947~~	- - -	0.281	0.260	1.146
Office (1,000 sf)	15.182	~~17.579~~	3.553	- - -	0.923	4.073
Retail (1,000 sf)	16.455	~~19.053~~	3.851	1.084	- - -	4.415
Residential (units)	3.727	~~4.318~~	0.872	0.246	0.227	- - -

(1) TIPS for Florida, Version 1.03

(a) At any time of election of a land use trade-off under the Land Use Exchange Table, the Developer shall notify, in writing, Nassau County of the election and shall provide the County with cumulative land use totals and remaining allowable quantities.

(b) So long as the minimum required and maximum allowable allocations, as provided in the Minimum and Maximum Table, are met, the trade-off is consistent with the criteria contained in the Land Use Eexchange table, and no change is made to the Master Plan, Map Series H, then no additional DRI approvals shall be required for the trade-off. Trade-off elections shall be reported biennially as provided below. Use of the Land Use Exchange table will be reported on an individual and cumulative basis and project impacts documented in the biennial report. Any future NOPC shall incorporate any changes due to the use of the matrix.

(C) **GENERAL CONDITION 8.** General Condition 8(b) of the Development Order, entitled Reporting, is hereby amended as follows:

(b) A summary comparison of development activity proposed or conducted since the preceding monitoring report and activity projected for that period until submittal of the next regular monitoring report. The summary will include: a description of site improvements, number of residential lots platted, number of ancillary dwelling units and affordable housing residential units constructed, and other information required by Special Condition 26, gross floor area of non-residential uses constructed by land use type, location, and phase, with appropriate maps and number

of boat dock permits issued. A tabulation of the amount of acreage developed in the reporting period shall be provided by land use categories listed in Chapter 28-24, F.A.C.;

(D) **SPECIAL CONDITION 26.** Special Condition 26 of the Development Order, entitled Affordable Housing, is hereby amended as follows:

Affordable Housing. ~~Within the Village Center, a~~Ancillary dwelling units will be allowed associated with single family units. ~~These a~~Ancillary units within the Village Center are considered a part of the single- family unit and not an additional unit. They can be designed as garage apartments or small detached units which can provide affordable rental units ~~for employees of the businesses located within the Village Center and other jobs within the Three Rivers project~~. The Developer will monitor and report, as part of the biennial report, the number of ancillary units developed within the ~~Village Center~~Tributary DRI.

The Developer will ~~guarantee, at a minimum, an additional one hundred (100) residential units be provided, scattered throughout the Three Rivers project that are affordable to moderate income households. At least fifty (50) of these units will be provided before the end of Phase 1. The price range of these units shall be less than $165,000 and~~ provide at least an additional one hundred twenty-five (125) affordable housing units within the Tributary DRI which shall be constructed within the architectural style of the community. ~~The price of units shall be indexed to the consumer price index (CPI). The Developer will coordinate with the Nassau County SHIP program to offer these units to eligible clients under the SHIP program with preference given to employees in the Three Rivers DRI.~~ Single-family units, multifamily units, or a combination thereof shall be used by the developer to meet the one hundred twenty-five (125) affordable housing unit requirement. Ancillary dwelling units shall not count towards meeting this requirement. The affordable housing units shall not be required to be scattered throughout the Tributary DRI project, provided that, fifty (50) affordable housing units are constructed for moderate-income households and seventy-five (75) affordable housing units are constructed for low-income households.

At least fifty (50) of the affordable housing units shall be "For-Sale" units for the creation of permanent affordable housing. The remaining seventy-five (75) affordable housing units may be "For-Sale" units or "For-Rent" units at the Developer's sole discretion. The definition of affordable, affordability period, income and rent limits, phasing requirements, and reporting and monitoring are further defined herein.

Affordable Definition

a. As used above, "affordable" shall have the meaning ascribed in Section 420.0004(3), Fla. Stat. (2024); "low-income persons" shall have the meaning ascribed in Section 420.0004(11), Fla. Stat. (2024); and "moderate-income persons" shall have the meaning ascribed in Section 420.0004(12), Fla. Stat. (2024). Pursuant to Section 420.0004(3), Fla. Stat.(2024), in no instance shall the monthly rents or monthly mortgage payments including taxes, insurance, and utilities exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households of low-income persons or moderate-income persons, as applicable.

Affordability Period

a. "For-sale" affordable housing units shall be restricted by the eligible person's/family's income limits for a period of fifteen (15) years from issuance of a certificate of occupancy to income eligible homebuyers.

b. "For-rent" affordable housing units shall be restricted by the eligible person's/family's income limits for a period of thirty (30) years from the date of first occupancy of a unit.

c. The developer shall enter into a Land Use Restriction Agreement (LURA) with Nassau County to ensure the long-term affordability of "For-sale" and "For-rent" affordable housing units.

Income and Rent Limits

a. The sales price of "For-sale" affordable housing units shall not exceed the amounts specified by the combined income limits and rent limits chart as published by the Florida Housing Finance Corporation and derived from the SHIP and HHRP Programs for the most recent year. Utilizing the income limit by the number of persons in household, the developer shall ensure the affordability of the sales price for either low-income or moderate-income persons, as applicable. The developer shall take into account the CDD fees in addition to the monthly mortgage payments, taxes, insurance, and utilities when finding income eligible homebuyers.

b. The rental price of "For-rent" affordable housing units shall not exceed the amounts specified by the combined income limits and rent limits chart as published by the Florida Housing Finance Corporation and derived from the SHIP and HHRP Programs for the most recent year.

Phasing Requirements

a. Phase 1

The developer shall identify fifty (50) affordable housing units by the end of Phase 1 entitlements. These units shall be shown on an incremental final development plan and shall specify the income limit (low-income or

moderate-income), housing type (single-family or multi-family), and whether the unit is a rental or owned unit.

b. Phase 2
The developer shall identify the seventy-five (75) remaining affordable housing units no later than the issuance of the 2,475th Certificate of Occupancy. These units shall be shown on an incremental final development plan and shall specify the income limit (low-income or moderate-income), housing type (single-family or multi-family), and whether the unit is a rental or owned unit.

Reporting and Monitoring
The location of the affordable housing units shall be identified at the time of submission of incremental final development plans. The Developer will monitor and report, as part of the biennial report, the number of affordable housing residential units developed within the DRI, the total occupancy of such units, the total household income per unit, and the total rent per unit (in the case of "For-rent" affordable housing units).

(E) **SPECIAL CONDITION 27.** Special Condition 27(a) of the Development Order, entitled Fire Protection, is hereby amended as follows:

(a) Pursuant to that certain Fire Rescue Donation and Impact Fee Credit Agreement, dated October 18, 2023, between the County and the Developer (the "Fire Credit Agreement"), the Developer has designed, permitted, and is constructing, at Developer's cost, a 3-bay fire station building on the County's property in the Timbercreek subdivision in accordance with the specifications set forth in the Fire Credit Agreement. ~~The Parties (Nassau County and the Developer) shall work cooperatively in reviewing and identifying potential sites for a County fire station. The Developer shall at its cost commence vertical construction on the fire station no later than January 24, 2023 and~~ tThe fire station shall be operational and ready for occupancy on or before ~~January 24~~, September 16, ~~2024~~2026. Ready for occupancy shall mean that a Certificate of Occupancy is issued indicating that the building meets the plans and the building has been inspected and approved. The Developer is additionally required to provide a 75-foot Quint Fire Truck and a rescue unit ambulance to the County. Accordingly, pursuant to the Fire Credit Agreement, the County has ordered a 100-foot quint fire truck in accordance with the specifications set forth in the Fire Credit Agreement and the Developer has reimbursed the County for that purchase. Further, pursuant to the Fire Credit Agreement, the County has ordered a 2025 Braun Chief XL Rescue Unit Ambulance in accordance with the specifications set forth in the Fire Credit Agreement and the Developer has reimbursed the County for that purchase. The Developer shall receive partial reimbursement for these fire protection contributions and Fire Rescue Impact Fees credits for the

amount not reimbursed in accordance with the Fire Credit Agreement. ~~Prior to the opening of the fire station for operations, Developer shall provide a 75 foot Quint Fire Truck and a rescue unit ambulance for the fire station. Beginning with the effective date of this Development Order (i.e., August 28, 2006), Nassau County shall collect fire and EMS impact fees from the Timbercreek, River Glen and Plummer Creek subdivisions, including the additional impact fee imposed on River Glen units, for refund to Developer up to the amount of fifty percent (50%) of the documented costs of the station and equipment. The Developer shall receive fire and EMS impact fee credits for up to 50% of the remaining documented costs of the station and equipment.~~

(F) **SPECIAL CONDITION 28.** Special Condition 28 of the Development Order, entitled Recreation and Open Space, is hereby amended as follows:

Recreation and Open Space. The development shall provide a minimum of three hundred (300) acres of overall Open Space. Individual residential neighborhoods within the development will include neighborhood parks. The location of the community park is generally set forth on Map Series H, ~~attached hereto as **Exhibit B**~~. The community park and recreational improvements to be provided pursuant to this Development Order are further described as follows:

(a) A forty (40) acre Regional Park located in the DRI's southeastern corner, as depicted in Map Series H, has been dedicated to the County. The Regional Park will be constructed in three (3) phases by the Developer, CDD, and/or POA consistent with that certain Community Park Development Agreement dated February 25, 2019 between the County and the Developer (the "Park Development Agreement"). Phases I and II have been completed. Phase III shall include additional parking, an open space area, a nature trail, and a dog area. Each Phase shall be connected by multi-use trails. The County will likely seek to permit a boardwalk and dock and the Developer, CDD, and/or POA will cooperate with the County in the permitting process. The County may also choose to construct additional facilities within the Regional Park as set forth in the Park Development Agreement. ~~One (1) community park, containing a minimum of forty (40) acres, with active recreation facilities, and containing a minimum of twenty-seven (27) acres of usable uplands, shall be provided by the Developer or, Community Development District and may be conveyed to Nassau County upon completion, with conveyance to be determined at the discretion of the Board of County Commissioners. The Developer, a Community Development District, property owners' association or Nassau County shall maintain the park for its intended active recreational uses. The~~

~~Developer, a Community Development District or a property owners' association may provide enhanced maintenance or additional improvements if dedicated to Nassau County by agreement with the Nassau County Recreation Department. The Nassau County Parks and Recreation Department shall be consulted during the design of the park.~~ In accordance with the Park Development Agreement, no Park and Recreational Facility Impact Fees are due to the County for any residential construction within the Tributary DRI and no additional Park and Recreational Facility Impact Fee credits shall be due to Developer for these park contributions. ~~Through an impact fee agreement adopted by the Board of County Commissioners, recreational impact fee credits shall be allowed for the Community Public Park conveyed to the County in accordance with the applicable Nassau County impact fee ordinance. The credits shall be based on the value of the acreage in the park as set forth in an appraisal acceptable to the County plus the cost of all improvements made by the Developer to the park.~~

(b) The neighborhood parks shall be private parks and shall be accessible to the residents of the Tributary DRI.

(c) The developer shall submit for approval of FDP Unit 14, which includes a public boat launch facility as shown on Map Series H and an alternative plan to apply in the event the boat launch facility is not permitted, which alternative designates the parcel which would have been the boat launch for other publicly accessible public recreation Village Center Promenade uses as shown on Map Series H (the "Alternative Plan"), no later than 180 days following approval of the DRI NOPC and PUD by Nassau County.

Within 180 days following approval of FDP Unit 14, the Developer at its expense shall prepare and submit to Nassau County design and engineering plans and applications for the required permits from state and federal agencies for the public boat launch facility.

Within sixty (60) days after Nassau County's approval of the design and engineering plans (the "Approved Design and Engineering Plans") and permit applications, the Developer at its expense shall submit to Nassau County a signed and sealed Engineer Cost Estimate, prepared by an engineer licensed in the State of Florida, of the cost of permitting and constructing the public boat launch facility shown in the Approved Design and Engineering Plans. The County may either accept the Developer's Engineer Cost Estimate or prepare a signed and sealed Engineer Cost Estimate at the County's expense for the Developer's review, and the final Engineer's Cost Estimate

shall be equal to the average of the two Engineer Cost Estimates. If either party does not accept the average of the two Engineer Cost Estimates, a third Engineer Cost Estimate shall be obtained (the third engineer shall be selected by the first two engineers with the cost of the third estimate shared equally by the Developer and the County), and the third Engineer Cost Estimate shall be binding. The accepted average of the Developer's and the County's Engineer Cost Estimates or the third Engineer Cost Estimate is referred to below as the "Final Engineer Cost Estimate."

Within sixty (60) days after its receipt of the Final Engineer Cost Estimate, the Developer shall provide a bond payable to the County in a sum equal to one hundred fifteen percent (115%) of the amount of the Final Engineer Cost Estimate. The bond shall have a term of at least thirty-two (32) months.

Within thirty (30) days after the Developer provides the bond to the County, at the election of Nassau County either Nassau County as sole applicant or Nassau County and the Developer as joint applicants shall file the Approved Design and Engineering Plans and permit applications to state and federal agencies for the construction of the boat launch facility. The County and the Developer, if co-applicant, shall take all reasonable steps necessary to diligently pursue issuance of the required permits. Any permitting fees and expenses incurred by Nassau County in seeking the required permits shall be paid by the Developer.

1. If the required permit(s) are issued for the public boat launch facility pursuant to the Approved Design and Engineering Plans within 540 days after the applications are filed, the Developer will construct and open the public boat launch within 365 days of issuance of the last required permit for boat launch construction. Upon completion of the public boat launch pursuant to the design and engineering plans approved by Nassau County, the bond shall be released.

2. If within 540 days after the applications are filed the required permits for the public boat launch facility pursuant to the Approved Design and Engineering Plans are denied or are not issued or if Nassau County abandons the permitting efforts, the Developer shall replace the bond with a cash payment to the County of 115% of the Final Engineer Cost Estimate within 30 days of receipt of the request from the County, and upon such payment the bond will be released. If the Developer fails to make such cash payment, Nassau County may demand payment from the surety for the full value of the bond, which demand will not be objected to by the Developer. The funds paid by the Developer or

drawn from the bond shall only be used by Nassau County to expand capacity of the Regional Park system in Nassau County with first priority being to facilitate water access. In such event of the County being paid by the Developer or drawing on the bond and without any additional DRI or FDP review or approval, the Developer may proceed pursuant to the Alternative Plan for FDP Unit 14 with no public boat launch and designating the parcel which would have been the public boat launch for other publicly accessible public recreation Village Center – Promenade uses as shown on Map Series H.

The 540-day permitting period referenced above shall be extended by mutual agreement of the County and the Developer if there are reasonable expectations that the required permits will be imminently issued for the boat launch facility. In the event of force majeure, including natural disasters (such as fire, storms, floods, hurricanes, tornadoes), governmental or societal actions (such as war, civil unrest, moratoria, infrastructure failures (i.e. transportation, energy)), which otherwise renders compliance impossible, the Developer's deadline for compliance and the 540-day permitting window referenced above shall be extended concomitantly with concurrence of the County.

The boat launch ~~ramp~~ facility ~~identified near the Village Center on Map H will~~ shall be open for public access, be suitable in size and design for launching motorized vessels (a minimum width of 32 feet and achieving a ramp depth of at least 4 feet below the mean low water line at its end) and be equipped with not less than 15 vehicle and boat trailer parking spaces proximate to the ramp. Temporary or short-term tie-ups will be provided to allow boating participants to enjoy Tributary and the pedestrian-scale opportunities offered in the Village Center. The Developer shall ensure that the boat launch facility is accessible to the public via the public roadway network constructed to County Roadway and Drainage Standards. The boat launch facility and its parking may be conveyed to Nassau County or a Community Development District (CDD) upon completion, with conveyance to be determined at the discretion of the Board of County Commissioners . Nassau County or the Community Development District shall maintain the boat launch for its intended active recreational uses and may enter into an interlocal agreement addressing maintenance standards, hours, the regulation of use and activities, noise, loitering, and nuisances. The launch fee and other costs associated with the use of this boat ramp will be the same for all residents of Nassau County, whether or not they reside in the Tributary DRI.

(G) **SPECIAL CONDITION 30.** Special Condition 30 of the Development Order, entitled Civic Space, is hereby amended as follows:

> **Civic Space.** The non-residential development in the Three Rivers DRI shall contain space to be offered on a leaseback basis to Nassau County for such civic uses as a sheriff's stop station, branch library, and/or tax assessor/tag payment office. The civic space shall be deemed an industrial, office, or retail use in accordance with type of use, and in the event Nassau County accepts the leaseback offer, the space shall count toward minimum nonresidential land use square footage commitments. If Nassau County declines the lease of the land ~~space~~ after being offered it in writing from the Developer, the leaseback offer requirement of this condition shall be deemed to have been met and the nonresidential individual land use square footage commitments shall remain as defined in General Condition 2 of this development order.

SECTION 3. EXISTING DEVELOPMENT ORDER. All terms and conditions of the existing Tributary DRI Development Order not amended herein shall remain in full force and effect.

SECTION 4. RECORDING AND RENDITION. A copy of this Resolution shall be recorded in the Public Records of Nassau County, Florida. Nassau County will render a recorded copy of this Eighth Amendment of the Development Order to the Developer.

SECTION 5. EFFECTIVE DATE. This resolution shall become effective upon adoption.

PASSED AND DULY ADOPTED by the Board of County Commissioners of Nassau County, Florida this 28th day of April, 2025.

BOARD OF COUNTY COMMISSIONERS
OF NASSAU COUNTY, FLORIDA

A.M. "HUPP" HUPPMANN, CHAIR
Board of County Commissioners
Nassau County, Florida

ATTEST as to Chairman's signature:

MITCH L. KEITER
Its: Ex-Officio Clerk

APPROVED AS TO FORM BY THE
NASSAU COUNTY ATTORNEY:

DENISE C. MAY,
County Attorney

[underline indicates additions; ~~strikethrough~~ indicates deletions]

EXHIBIT A

REVISED LEGAL DESCRIPTION

[underline indicates additions; ~~strikethrough~~ indicates deletions]

LEGAL DESCRIPTION

PARCEL A

A PORTION OF SECTIONS 9 AND 10, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 9; THENCE SOUTH 88°33'22" WEST, ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 974.33 FEET TO THE SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 200 (A1A) (A VARIABLE WIDTH RIGHT-OF-WAY AS CURRENTLY ESTABLISHED) AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°33'22" WEST, ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 1549.02 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1050, PAGE 800 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 06°04'20" EAST, ALONG SAID EASTERLY LINE, 296.32 FEET TO THE SOUTHERLY LINE OF SAID LANDS; THENCE SOUTH 88°33'22" WEST, ALONG SAID SOUTHERLY LINE, 299.55 FEET TO THE WESTERLY LINE OF SAID LANDS; THENCE NORTH 06°04'20" WEST, ALONG SAID WESTERLY LINE, 296.32 FEET TO THE AFORESAID NORTH LINE OF SECTION 9; THENCE SOUTH 88°33'22" WEST, ALONG SAID NORTH LINE, 410.50 FEET; THENCE SOUTH 26°32'28" WEST, 110.54 FEET; THENCE SOUTH 27°17'20" EAST, 112.08 FEET; THENCE SOUTH 83°09'20" EAST, 171.14 FEET; THENCE SOUTH 26°57'15" EAST, 189.89 FEET; THENCE SOUTH 13°47'00" EAST, 305.12 FEET; THENCE SOUTH 83°54'46" EAST, 174.52 FEET; THENCE SOUTH 05°49'27" EAST, 199.02 FEET; THENCE SOUTH 81°13'39" EAST;

144.06 FEET; THENCE SOUTH 49°49'29" EAST, 126.55 FEET; THENCE SOUTH 21°07'20" EAST, 130.97 FEET; THENCE SOUTH 38°10'00" EAST, 189.46 FEET; THENCE SOUTH 77°24'55" EAST, 130.05 FEET; THENCE SOUTH 36°38'15" EAST, 95.96 FEET; THENCE SOUTH 23°18'40" EAST, 79.92 FEET; THENCE SOUTH 20°27'40" WEST, 101.47 FEET; THENCE SOUTH 42°31'10" WEST, 208.76 FEET; THENCE SOUTH 31°39'09" EAST, 780 FEET MORE OR LESS, TO THE MEAN HIGH WATER LINE OF TOM MANN CREEK; THENCE SOUTHEASTERLY ALONG SAID MEAN HIGH WATER LINE AND THE MEANDERINGS THEREOF, AND ALONG THE MEAN HIGH WATER LINE OF BOGGY CREEK AND THE MEANDERINGS THEREOF, 3780 FEET, MORE OR LESS, TO THE MOST NORTHERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 716, PAGE 1633, SAID PUBLIC RECORDS; THENCE SOUTH 57°36'07" EAST, ALONG THE NORTHEASTERLY LINE OF SAID LANDS, 397.69 FEET TO AN ANGLE POINT IN SAID LINE; THENCE SOUTH 58°10'17" EAST, CONTINUING ALONG SAID NORTHEASTERLY LINE, 72.47 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF LOGAN ROAD (A 60 FOOT RIGHT-OF- WAY AS ESTABLISHED); THENCE NORTH 51°19'32" EAST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 433.20 FEET TO AN ANGLE POINT; THENCE NORTH 51°03'16" EAST, CONTINUING ALONG SAID NORTHWESTERLY LINE, 595.67 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF POLICE LODGE ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED, BEING MORE PARTICULARLY DESCRIBED IN OFFICIAL RECORDS BOOK 711, PAGE 1706, SAID PUBLIC RECORDS); THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF- WAY LINE THE FOLLOWING THREE COURSES AND DISTANCES: COURSE NO. 1: NORTH 20°29'45" WEST, 3252.42 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 2: NORTHERLY ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY,

HAVING A RADIUS OF 996.86 FEET, AN ARC DISTANCE OF 343.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 10°38'19" WEST, 341.31 FEET TO THE POINT OF TANGENCY; COURSE NO. 3: NORTH 00°46'53" WEST, 723.06 FEET TO THE AFORESAID SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 200 (A1A); THENCE NORTH 82°46'55" WEST, ALONG LAST SAID LINE, 275.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 200 ACRES, MORE OR LESS

PARCEL B

A PORTION OF SECTIONS 9, 10, 11, 14, 15, THE W. LOFTON GRANT, SECTION 44, AND THE ROBERT HARRIS GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 9; THENCE SOUTH 01°04'10" EAST, ALONG THE EAST LINE OF SAID SECTION 9, A DISTANCE OF 148.29 FEET TO THE SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 200 (A1A) (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED) AND THE POINT OF BEGINNING; THENCE NORTH 82°46'55" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 648.24 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF POLICE LODGE ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, RUN THE FOLLOWNG THREE (3) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 00°46'53" EAST, 714.62 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; COURSE

NO. 2: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 936.86 FEET, AN ARC DISTANCE OF 322.36 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 10°38'19" EAST, 320.77 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: SOUTH 20°29'45" EAST, 3315.67 FEET; THENCE SOUTH 69°30'15" WEST, 60.00 FEET TO THE INTERSECTION OF THE WESTERLY RIGHT-OF- LINE OF SAID POLICE LODGE ROAD WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF LOGAN ROAD (A 60 FOOT RIGHT-OF- WAY AS NOW ESTABLISHED); THENCE SOUTH 51°03'16" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 499.11 FEET TO THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 720, PAGE 1963, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 01°01'45" EAST, ALONG SAID EASTERLY BOUNDARY, 899.20 FEET TO THE SOUTHEASTERLY CORNER OF SAID LANDS; THENCE SOUTH 88°42'51" WEST, 60.80 FEET TO A POINT ON THE WESTERLY LINE OF SECTION 15, SAID POINT HEREINAFTER REFERED TO AS REFERENCE POINT ``A"; THENCE SOUTHEASTERLY ALONG A TRAVERSE LINE FOLLOWING THE MEANDERINGS OF BOGGY CREEK RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 65°44'20" EAST, 1108.97 FEET; COURSE NO. 2: SOUTH 73°13'20" EAST, 923.84 FEET; COURSE NO. 3: SOUTH 34°18'04" EAST, 1252.54 FEET; COURSE NO. 4: SOUTH 62°34'44" EAST, 1004.12 FEET; COURSE NO. 5: SOUTH 48°44'48" EAST, 913.35 FEET; COURSE NO. 6: SOUTH 18°11'58" EAST, 1646.63 FEET TO A POINT HEREINAFTER REFERED TO AS REFERENCE POINT ``B"; THENCE RETURN TO THE POINT OF BEGINNING; THENCE EASTERLY AND NORTHERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY OF STATE ROAD 200, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 82°46'55"

EAST, 1763.43 FEET; COURSE NO. 2: NORTH 07°13'05" EAST, 34.00 FEET; COURSE NO. 3: SOUTH 82°46'55" EAST, 4306.10 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 1533, PAGE 1651 OF SAID PUBLIC RECORDS; THENCE SOUTHERLY, NORTHEASTERLY AND EASTERLY, ALONG THE WESTERLY AND SOUTHERLY LINES OF LAST SAID LANDS, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 03°57'30" WEST, 128.96 FEET; COURSE NO. 2: SOUTH 12°29'20" EAST, 472.58 FEET; COURSE NO. 3: SOUTH 27°41'52" EAST, 582.37 FEET; COURSE NO. 4: NORTH 51°40'36" EAST, 402.26 FEET; COURSE NO. 5: NORTH 89°57'51" EAST, 763.55 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF EDWARDS ROAD (AN 80 FOOT RIGHT-OF- WAY AS NOW ESTABLISHED); THENCE SOUTHERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 08°10'18" EAST, 49.68 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; COURSE NO. 2: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 4086.51 FEET, AN ARC DISTANCE OF 869.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 14°15'58" EAST, 867.71 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: SOUTH 20°21'38" EAST, 168.46 FEET TO THE NORTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 1521, PAGE 1321 OF SAID PUBLIC RECORDS; THENCE SOUTHWESTERLY, SOUTHERLY, EASTERLY, NORTHERLY AND NORTHEASTERLY, ALONG THE NORTHWESTERLY, WESTERLY, SOUTHERLY AND SOUTHEASTERLY LINES OF LAST SAID LANDS, RUN THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 61°05'54" WEST, 287.49 FEET; COURSE NO. 2: SOUTH 29°25'03" WEST, 66.67 FEET; COURSE NO. 3:

SOUTH 22°36'39" WEST, 97.74 FEET; COURSE NO. 4: SOUTH 06°26'34" EAST, 148.74 FEET; COURSE NO. 5: NORTH 80°27'24" EAST, 188.89 FEET; COURSE NO. 6: NORTH 00°03'21" EAST, 95.86 FEET; COURSE NO. 7: NORTH 55°40'09" EAST, 116.85 FEET; COURSE NO. 8: NORTH 28°06'20" EAST, 140.53 FEET TO THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF EDWARDS ROAD AND THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES; COURSE NO. 1: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 3779.72 FEET, AN ARC DISTANCE OF 931.38 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 13°03'12" EAST, 929.03 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 2: SOUTH 05°59'38" EAST, 2635.19 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; COURSE NO. 3: SOUTH 06°28'24" EAST, 1354.14 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 518, PAGE 1229, SAID PUBLIC RECORDS; THENCE SOUTH 88°52'12" WEST, ALONG SAID LINE, 203.68 FEET; THENCE NORTH 79°50'18" WEST, 13.73 FEET; THENCE SOUTH 86°11'02" WEST, 57.36 FEET; THENCE SOUTH 88°52'12" WEST, 367.49 FEET; THENCE SOUTH 02°15'50" WEST, 160 FEET MORE OR LESS TO THE MEAN HIGH WATER LINE OF NASSAU RIVER; THENCE SOUTHWESTERLY, WESTERLY, NORTHWESTERLY, SOUTHWESTERLY, AND SOUTHERLY, FOLLOWING THE MEANDERINGS OF SAID MEAN HIGH WATER LINE, 3920 FEET MORE OR LESS TO A POINT ON SAID MEAN HIGH WATER LINE, SAID POINT LYING NORTH 72°32'01" EAST, 1170 FEET MORE OR LESS FROM THE AFOREMENTIONED REFERENCE POINT "B"; THENCE SOUTH 72°32'01" WEST, THROUGH SAID REFERENCE POINT "B", 1215 FEET MORE OR LESS TO THE MEAN

HIGH WATER LINE OF BOGGY CREEK; THENCE WESTERLY, NORTHWESTERLY, NORTHERLY, NORTHEASTERLY, EASTERLY, SOUTHERLY, AND SOUTHEASTERLY, FOLLOWING THE MEANDERINGS OF SAID BOGGY CREEK, 11465 FEET MORE OR LESS TO ITS INTERSECTION WITH THE WESTERLY LINE OF SAID SECTION 15, SAID POINT LYING SOUTH 00°12'35" EAST, 270 FEET MORE OR LESS FROM THE AFOREMENTIONED REFERENCE POINT "A"; THENCE NORTH 00°12'35" WEST, 270 FEET MORE OR LESS TO THE SOUTHERLY BOUNDARY OF AFOREMENTIONED LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 720, PAGE 1963 OF THE OFFICIAL RECORDS OF SAID COUNTY AND SAID REFERENCE POINT "A" TO CLOSE.

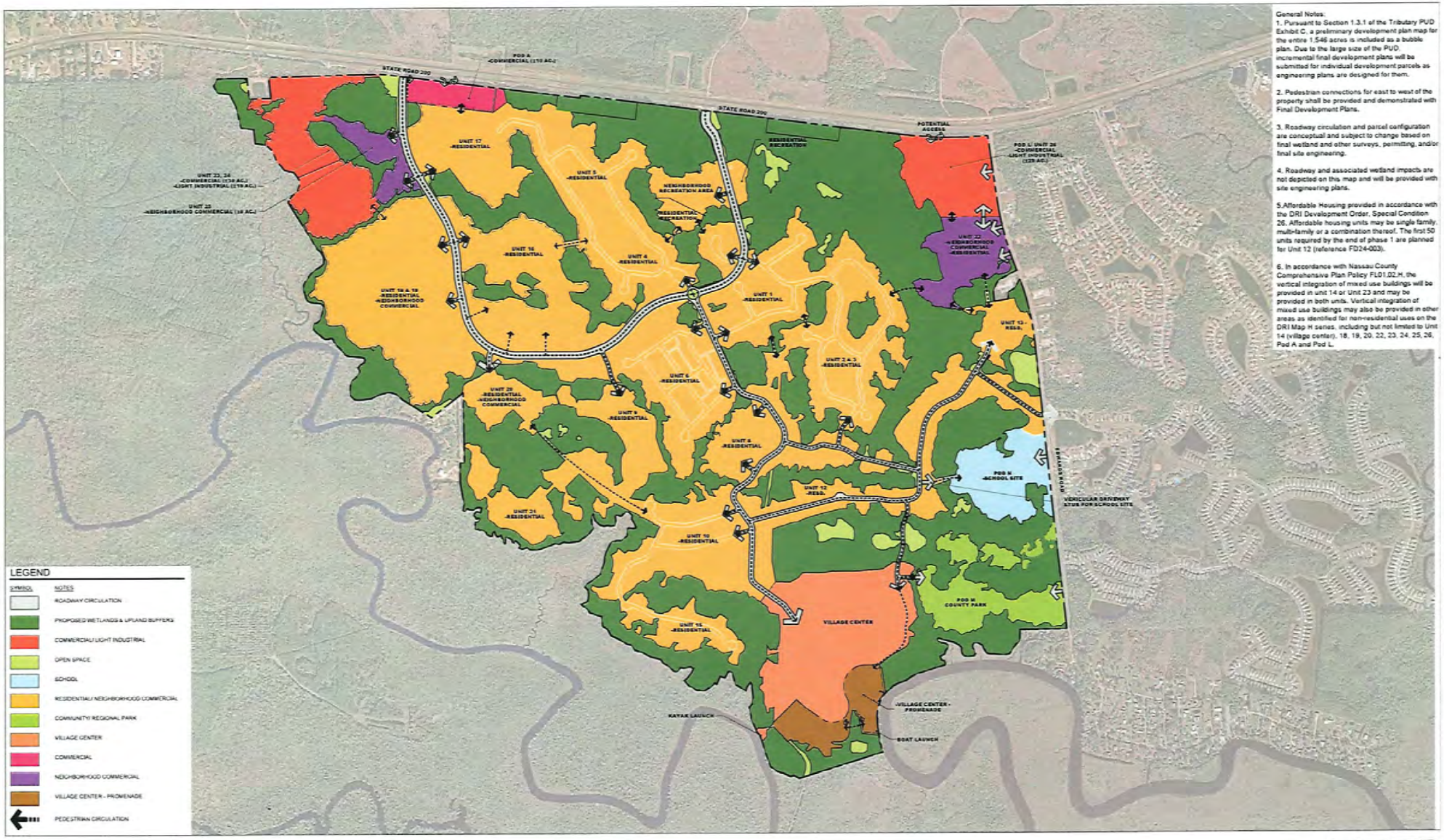
CONTAINING 1,546 ACRES, MORE OR LESS.

EXHIBIT B

REVISED MASTER PLAN

MAP SERIES H

[underline indicates additions; ~~strikethrough~~ indicates deletions]



General Notes:

1. Pursuant to Section 1.3.1 of the Tributary PUD Exhibit C, a preliminary development plan map for the entire 1,546 acres is included as a bubble plan. Due to the large size of the PUD, incremental final development plans will be submitted for individual development parcels as engineering plans are designed for them.

2. Pedestrian connections for east to west of the property shall be provided and demonstrated with Final Development Plans.

3. Roadway circulation and parcel configuration are conceptual and subject to change based on final wetland and other surveys, permitting, and/or final site engineering.

4. Roadway and associated wetland impacts are not depicted on this map and will be provided with site engineering plans.

5.Affordable Housing provided in accordance with the DRI Development Order, Special Condition 26. Affordable housing units may be single family, multi-family or a combination thereof. The first 50 units required by the end of phase 1 are planned for Unit 12 (reference FD24-003).

6. In accordance with Nassau County Comprehensive Plan Policy FL01.02.H, the vertical integration of mixed use buildings will be provided in unit 14 or Unit 23 and may be provided in both units. Vertical integration of mixed use buildings may also be provided in other areas as identified for non-residential uses on the DRI Map H series, including but not limited to Unit 14 (village center), 18, 19, 20, 22, 23, 24, 25, 26, Pod A and Pod L.

Tributary

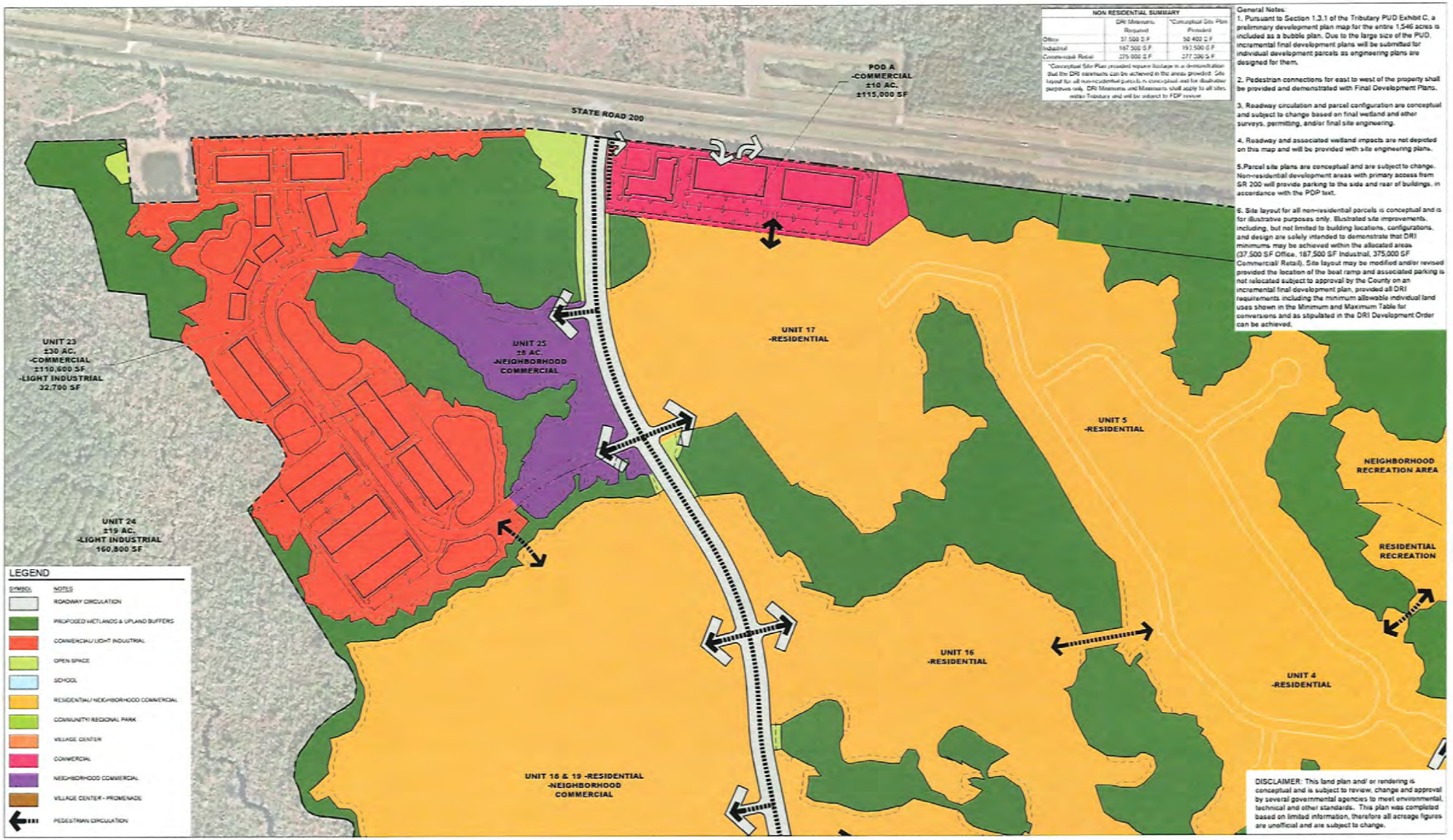
Preliminary Development Plan

11 December 2024

0 300 600 1200

N

ETM ENGLAND-THIMS & MILLER, INC. Placemaking



NON RESIDENTIAL SUMMARY		
	DRI Minimums Required	*Conceptual Site Plan Provided
Office	37,500 S.F.	52,400 S.F.
Industrial	187,500 S.F.	193,500 S.F.
Commercial/ Retail	375,000 S.F.	277,200 S.F.

*Conceptual Site Plan provided square footage is a demonstration that the DRI minimums can be achieved in the areas provided. Site layout for all non-residential parcels is conceptual and for illustrative purposes only. DRI Minimums and Maximums shall apply to all sites within Tributary and will be subject to FDP review.

General Notes:

1. Pursuant to Section 1.3.1 of the Tributary PUD Exhibit C, a preliminary development plan map for the entire 1,546 acres is included as a bubble plan. Due to the large size of the PUD, incremental final development plans will be submitted for individual development parcels as engineering plans are designed for them.

2. Pedestrian connections for east to west of the property shall be provided and demonstrated with Final Development Plans.

3. Roadway circulation and parcel configuration are conceptual and subject to change based on final wetland and other surveys, permitting, and/or final site engineering.

4. Roadway and associated wetland impacts are not depicted on this map and will be provided with site engineering plans.

5. Parcel site plans are conceptual and are subject to change. Non-residential development areas with primary access from SR 200 will provide parking to the side and rear of buildings, in accordance with the PDP text.

6. Site layout for all non-residential parcels is conceptual and is for illustrative purposes only. Illustrated site improvements, including, but not limited to building locations, configurations, and design are solely intended to demonstrate that DRI minimums may be achieved within the allocated areas (37,500 SF Office, 187,500 SF Industrial, 375,000 SF Commercial/ Retail). Site layout may be modified and/or revised provided the location of the boat ramp and associated parking is not relocated subject to approval by the County on an incremental final development plan, provided all DRI requirements including the minimum allowable individual land uses shown in the Minimum and Maximum Table for conversions and as stipulated in the DRI Development Order can be achieved.

DISCLAIMER: This land plan and/ or rendering is conceptual and is subject to review, change and approval by several governmental agencies to meet environmental, technical and other standards. This plan was completed based on limited information, therefore all acreage figures are unofficial and are subject to change.

Tributary

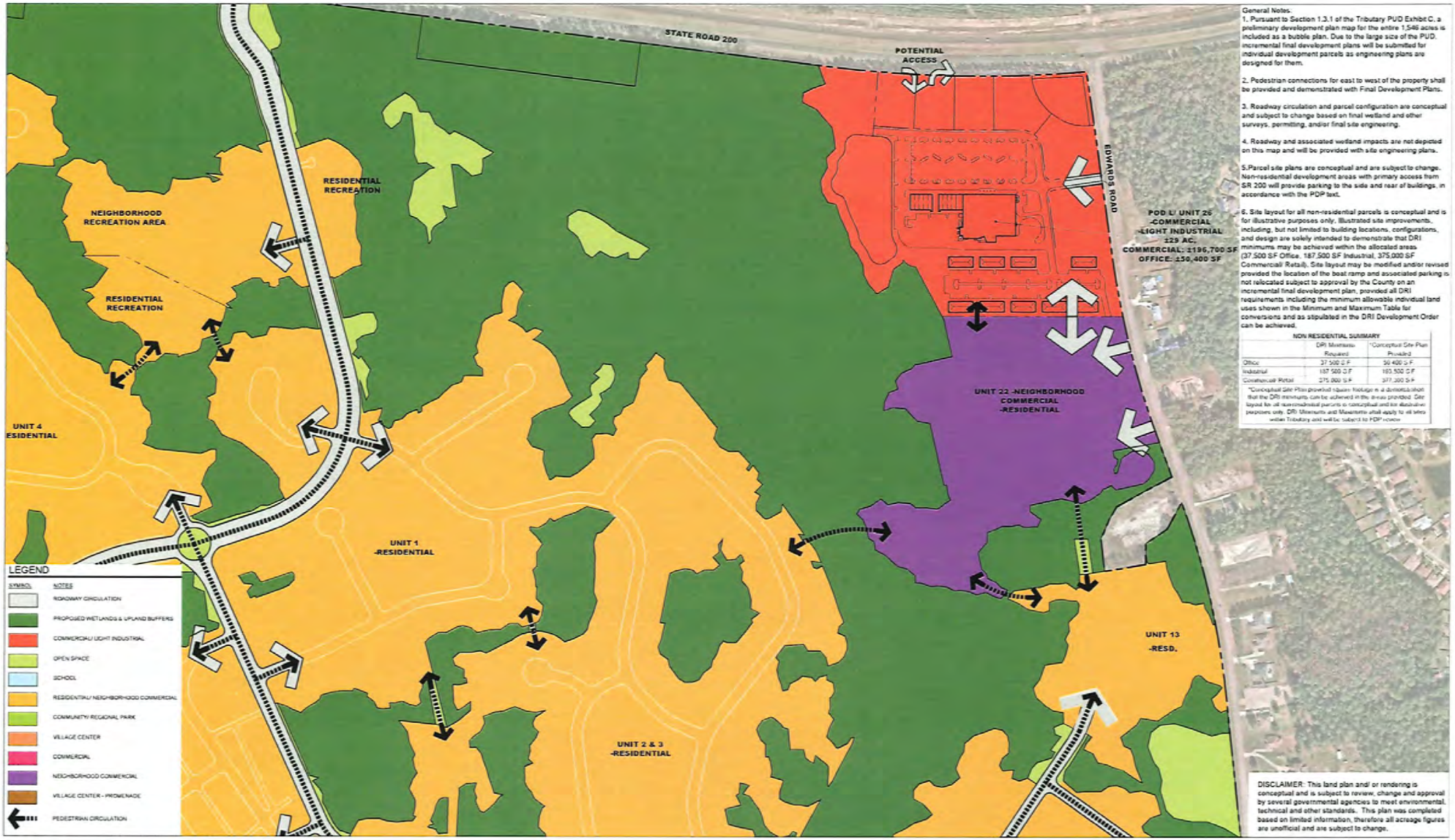
Preliminary Development Plan Enlargement #1

11 December 2024

0 100 200 400

N

ETM
ENGLAND-THIMS & MILLER, INC.
Placemaking



General Notes.

1. Pursuant to Section 1.3.1 of the Tributary PUD Exhibit C, a preliminary development plan map for the entire 1,546 acres is included as a bubble plan. Due to the large size of the PUD, incremental final development plans will be submitted for individual development parcels as engineering plans are designed for them.

2. Pedestrian connections for east to west of the property shall be provided and demonstrated with Final Development Plans.

3. Roadway circulation and parcel configuration are conceptual and subject to change based on final wetland and other surveys, permitting, and/or final site engineering.

4. Roadway and associated wetland impacts are not depicted on this map and will be provided with site engineering plans.

5.Parcel site plans are conceptual and are subject to change. Non-residential development areas with primary access from SR 200 will provide parking to the side and rear of buildings, in accordance with the PDP text.

6. Site layout for all non-residential parcels is conceptual and is for illustrative purposes only. Illustrated site improvements, including, but not limited to building locations, configurations, and design are solely intended to demonstrate that DRI minimums may be achieved within the allocated areas. (37,500 SF Office, 187,500 SF Industrial, 375,000 SF Commercial/ Retail). Site layout may be modified and/or revised provided the location of the boat ramp and associated parking is not relocated subject to approval by the County on an incremental final development plan, provided all DRI requirements including the minimum allowable individual land uses shown in the Minimum and Maximum Table for conversions and as stipulated in the DRI Development Order can be achieved.

NON RESIDENTIAL SUMMARY

	DRI Minimums Required	*Conceptual Site Plan Provided
Office	37,500 S.F.	50,400 S.F.
Industrial	187,500 S.F.	193,500 S.F.
Commercial/ Retail	375,000 S.F.	377,200 S.F.

*Conceptual Site Plan provided square footage is a demonstration that the DRI minimums can be achieved in the areas provided. Site layout for all non-residential parcels is conceptual and for illustrative purposes only. DRI Minimums and Maximums shall apply to all sites within Tributary and will be subject to PDP review.

DISCLAIMER: This land plan and/ or rendering is conceptual and is subject to review, change and approval by several governmental agencies to meet environmental, technical and other standards.. This plan was completed based on limited information, therefore all acreage figures are unofficial and are subject to change.

Tributary

Preliminary Development Plan Enlargement #2

11 December 2024

0 100 200 400

N

ETM
ENGLAND-THIMS & MILLER, INC.
Placemaking

General Notes:

1. Pursuant to Section 1.3.1 of the Tributary PUD Exhibit C, a preliminary development plan map for the entire 1,546 acres is included as a bubble plan. Due to the large size of the PUD, incremental final development plans will be submitted for individual development parcels as engineering plans are designed for them.

2. Pedestrian connections for east to west of the property shall be provided and demonstrated with Final Development Plans.

3. Roadway circulation and parcel configuration are conceptual and subject to change based on final wetland and other surveys, permitting, and/or final site engineering.

4. Roadway and associated wetland impacts are not depicted on this map and will be provided with site engineering plans.

5. Parcel site plans are conceptual and are subject to change. Non-residential development areas with primary access from SR 300 will provide parking to the side and rear of buildings, in accordance with the PDP text.

6. Site layout for all non-residential parcels is conceptual and is for illustrative purposes only. Illustrated site improvements, including, but not limited to building locations, configurations, and design are solely intended to demonstrate that DRI minimums may be achieved within the allocated areas (37,500 SF Office, 187,500 SF Industrial, 375,000 SF Commercial/ Retail). Site layout may be modified and/or revised provided the location of the boat ramp and associated parking is not relocated subject to approval by the County on an incremental final development plan, provided all DRI requirements including the minimum allowable individual land uses shown in the Minimum and Maximum Table for conversions and as stipulated in the DRI Development Order can be achieved.

NON RESIDENTIAL SUMMARY

	DRI Minimum Required	*Conceptual Site Plan Provided
Office	37,500 S.F.	50,400 S.F.
Industrial	187,500 S.F.	190,500 S.F.
Commercial/ Retail	375,000 S.F.	377,300 S.F.

*Conceptual Site Plan provided square footage is a demonstration that the DRI minimums can be achieved in the areas provided. Site layout for all non-residential parcels is conceptual and for illustrative purposes only. DRI Minimums and Maximum shall apply to all sites within Tributary and will be subject to PDP review.

DISCLAIMER: This land plan and/ or rendering is conceptual and is subject to review, change and approval by several governmental agencies to meet environmental, technical and other standards. This plan was completed based on limited information, therefore all acreage figures are unofficial and are subject to change.

County will be Permitting Entity with Mandatory Coordination with GreenPointe Developers / Master developer, for the Kayak Launch and Boat Launch

Tributary

Preliminary Development Plan Enlargement #3

11 December 2024

0 100' 200' 400'

N

ETM
ENGLAND-THIMS & MILLER, INC.
Placemaking