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## MEMORANDUM

Date: November 18, 2019

To: Board of County Commissioners

From: Adrienne Burke, Director

Subject: Adjustment to Market Street PDP

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The East Nassau Community Planning Area (ENCPA) is a State-approved Sector Plan adopted into the County's 2030 Comprehensive Plan in May 2011. The Sector Plan consisted of two primary components; a long-term Master Land Use Plan (contained in the Comprehensive Plan) and one or more Detailed Specific Area Plans (DSAPs) which will implement the Master Land Use Plan.

The first DSAP, the East Nassau Employment Center, was adopted in June 2013. It included approximately 4,202 acres, mostly located in the northeast quadrant of the intersection of I-95 and SR200/A1A, with some adjacent property south of SR200/A1A (the Central Planning Area) and some outlying properties located southeast of the intersection of I-95 (South Planning Area) and the intersection of SR200/A1A and US17 (North Planning Area). The Central Planning Area has been the focus of recent development, including the new headquarters for Rayonier, a new elementary school, and new residential development. It is being marketed under the name Wildlight.

As projects develop, it is occasionally necessary to re-evaluate certain standards for development in order to ensure that the vision for the project can be maintained while taking into account the practical and specific issues that may arise on site. The following changes have been proposed to accommodate some of these concerns while still keeping to the vision of the adopted Market Street PDP, the adopted DSAP and the Master Land Use Plan for the ENCPA Sector Plan.

Adjustments to the DSAP were previously approved in June 2015 to reallocate land uses within the DSAP and switch the alignment of two roadways shown on the approved Mobility Plan; in September 2017 to adopt a Signage Master Plan for Wildlight; and in December 2018 to adjust lot coverage, accessory structures, building orientation, and parking requirements;

Adjustments to the Market Street PDP, not requiring an adjustment to the DSAP were approved in September 2018 to make adjustments to the Signage Master Plan.

Wildlight, LLC have requested the following revisions to the Market Street PDP, which do not require an adjustment to the approved East Nassau DSAP:

*Signage Master Plan:* Amend the previously approved signage standards to document field changes and value engineering decisions. These include:

1. Add notation that building signs will follow the standards for signs in the SR200/A1A Access Management Overlay found in Sec. 35.09 of the Land Development Code.
2. Add sign type 10.06.01. This is a ground mounted sign for individual commercial parcels. It is anticipated that this sign type will be used for any parcel that does not have frontage on A1A.
3. Add sign type 10.06.02. This is a small ground mounted sign for the multifamily site secondary entrances.
4. Revised quantity and locations of sign type 10.06. When the signage plan was approved the out parcels along A1A were not defined and the locations and quantity of signs along the A1A frontage were conceptual. The out parcels are now defined and a revision of page GR 3 Overall Sign Location Plan has been provided to show modified sign locations and quantities.

Attached is the revised signage plan for you review.

These proposed adjustments will not result in a change in the overall development program for the DSAP or the ENCPA and should not affect the jobs-to-housing ratio within the ENCPA as proposed.

Pursuant to Ch. 163, F.S., the Master Land Use Plan, and Section 27.07 of the LDC, the proposed adjustments do not result in any significant changes to the currently approved DSAP and is therefore not subject to the review and approval of the Planning & Zoning Board nor the Board of County Commissioners.

This information is being provided to the Planning & Zoning Board and to the Board of County Commissioners to keep them informed of the progress of development and potential changes within the approved ENCPA Sector Plan.