



APPLICATION FOR FINAL PLAT

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT: WILDLIGHT, LLC

AGENT: GREG JONES

REQUESTED ACTION: APPROVAL OF FINAL PLAT FOR EAST NASSAU - WILDLIGHT 1C-1

APPLICABLE REGULATIONS: ARTICLE 27 OF THE LAND DEVELOPMENT CODE (LDC), THE ADOPTED MARKET STREET PRELIMINARY DEVELOPMENT PLAN, AS AMENDED, AND CHAPTER 29 OF THE NASSAU COUNTY CODE OF LAWS AND ORDINANCES.

RELATED APPLICATIONS: N/A

LOCATION: SE CORNER OF WILDLIGHT AVE AND CURIOSITY AVE.

DIRECTIONS: FROM THE INTERSECTION OF I-95 AND STATE ROAD 200/A1A, HEAD EAST ON STATE ROAD 200/A1A, TURN LEFT ON WILDLIGHT AVE. HEAD NORTH FOR .64 MILES TO CURIOSITY AVENUE. WILDLIGHT 1C-1 WILL BE ON THE RIGHT.

PARCEL ID: 44-2N-27-0000-0001-0350

AREA: 50.04

*** 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

The East Nassau - Wildlight Phase 1C-1 plat is located within the Market Street Preliminary Development Plan (PDP), the first PDP approved for the East Nassau Employment Center Detailed Specific Area Plan (DSAP), which in turn is the first approved DSAP within the East Nassau Community Planning Area (ENCPA) Sector Plan. The Market Street PDP allows for 917 residential units and 450,000 square feet of non-residential uses.

The East Nassau - Wildlight Phase 1C-1 plat is in Tract D and Tract H of the approved PDP. Tract D is intended for recreation and/or community amenities. Tract H will consist of 122 residential lots of five varieties, ranging in size from 2,750 square feet to nearly 11, 000 square feet. The total acreage for the East Nassau - Wildlight Phase 1C-1 plat is 50.04 acres.

The preliminary plat was approved by the Development Review Committee on January 7, 2020; the engineering plans associated with the plat were approved on November 12, 2019.

Multi-use trails, as required by the development order, will connect these uses to other parts of the ENCPA in future phases. The future development within the employment center tracts will be designed and developed in accordance with The DSAP Development Order, including land use percentages, parking requirements, and passive and active recreation amenities.



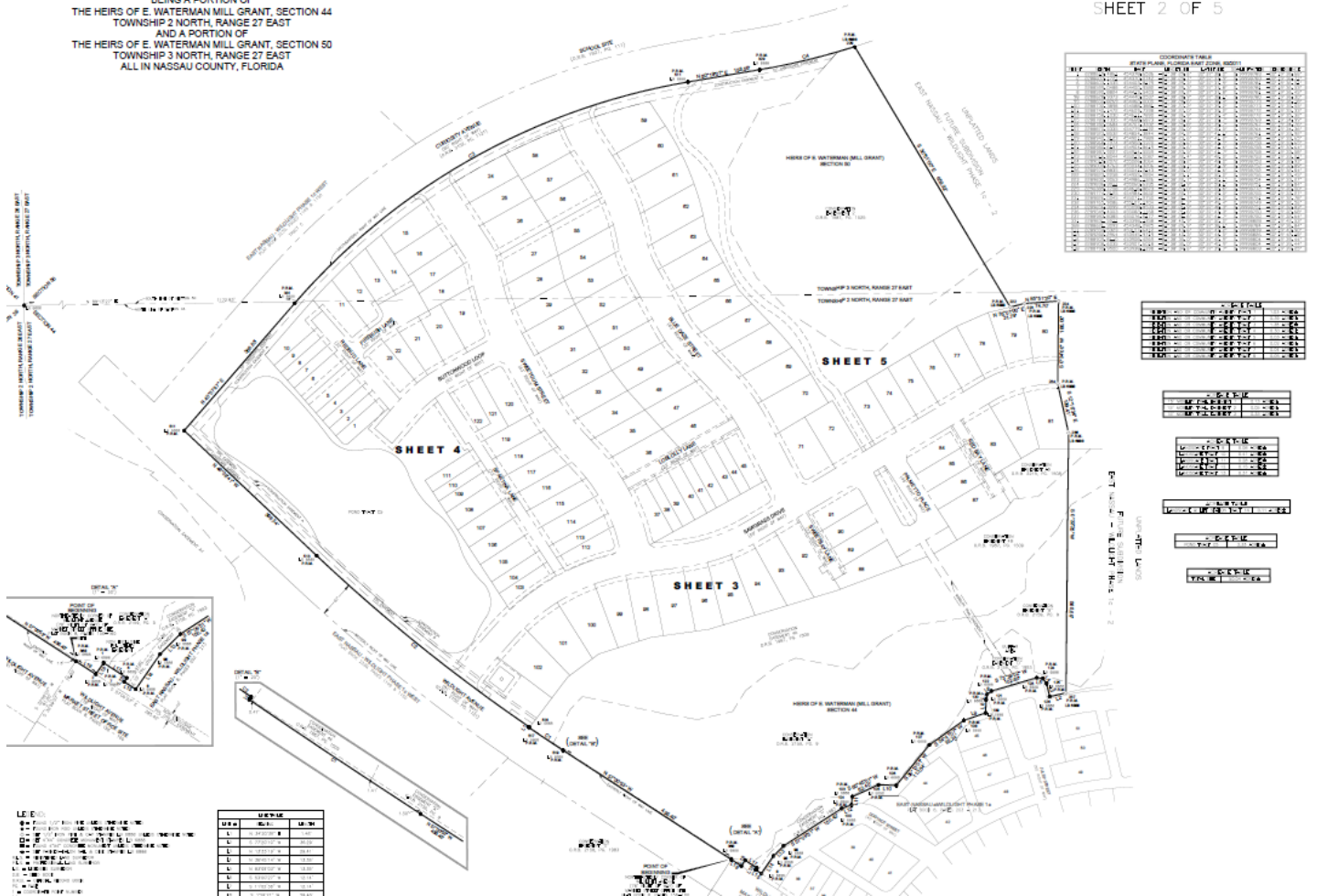
NASSAU COUNTY
DEPARTMENT OF PLANNING
AND ECONOMIC OPPORTUNITY
FLORIDA

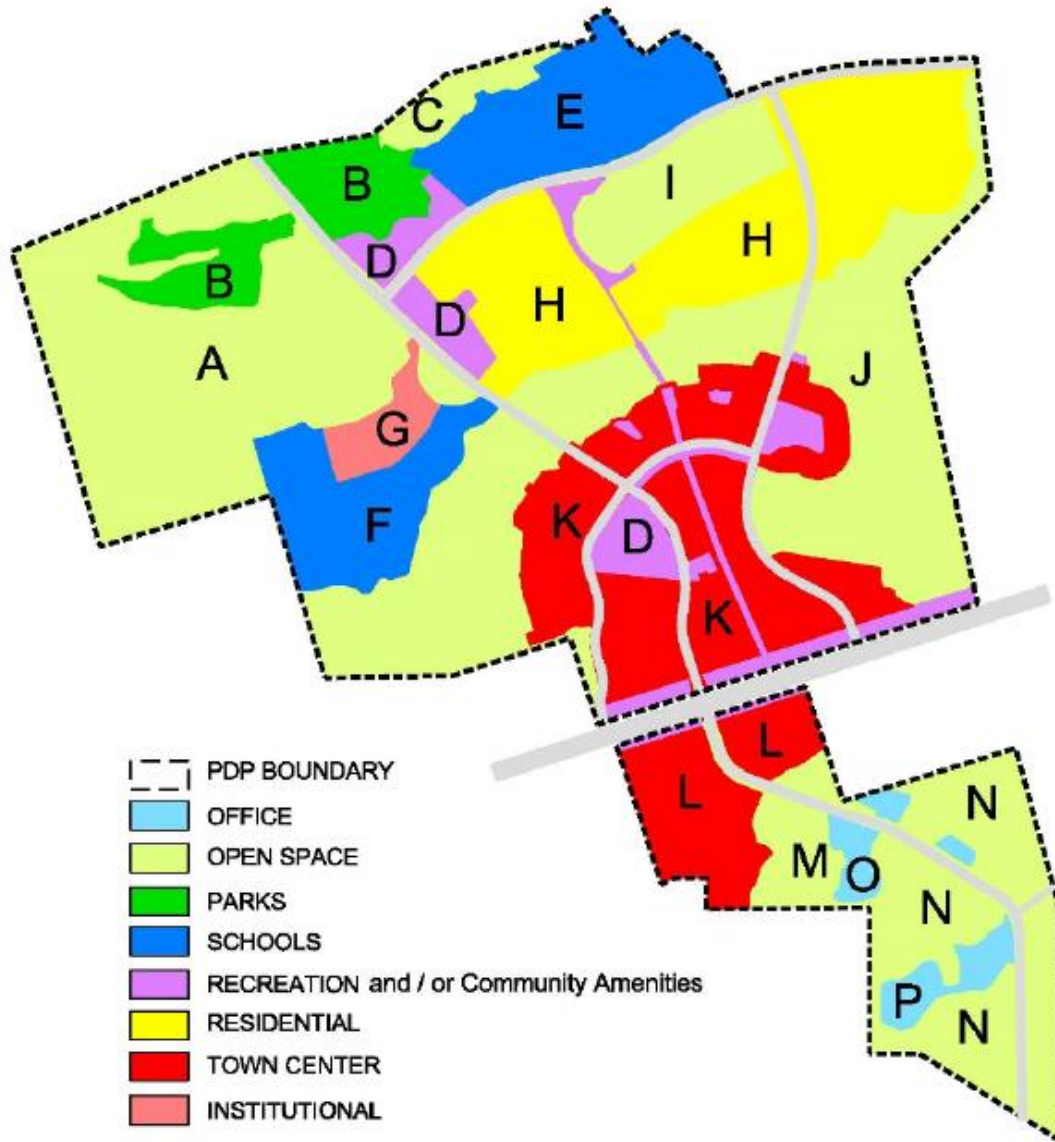
STAFF REPORT
Board of County Commissioners
PL19-008 EAST NASSAU - WILDLIGHT 1C-1
February 24, 2020

EAST NASSAU - WILDLIGHT PHASE 1c - 1

BEING A PORTION OF
THE HEIRS OF E. WATERMAN MILL GRANT, SECTION 44
TOWNSHIP 2 NORTH, RANGE 27 EAST
AND A PORTION OF
THE HEIRS OF E. WATERMAN MILL GRANT, SECTION 50
TOWNSHIP 3 NORTH, RANGE 27 EAST
ALL IN NASSAU COUNTY, FLORIDA

OFFICIAL RECORDS BOOK
SHEET 2 OF 5





CONSISTENCY WITH THE LAND DEVELOPMENT CODE

Staff finds the requested action to be consistent with Article 27 of the Land Development Code, the Adopted Market Street Preliminary Development Plan, as amended, and Chapter 29 of the Nassau County Cod of Laws and Ordinances.

CONCLUSION

Staff recommends board approval of PL19-008 East Nassau - Wildlight 1C-1 Final Plat for recordation.

Submitted by: Naomi Braff, Planner 1