



MEMORANDUM

Date: July 9, 2020
To: Planning and Zoning Board
From: Valerie Feinberg, Interim Director
Subject: Adjustment to Market Street PDP #7

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; in May 2019 to make

adjustments to the Signage Master Plan and revise Map C- Land Use Plan; and in February 2020 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 sign type 10.14 Forest Park Entry Sign – Forest Park is the name of the Phase 1c neighborhood across the street from the Wildlight Elementary School. Two of these sign types are added to the plan and main intersections.
2. Add sign type 10.15 Secondary Entry Pier – The piers are used with fencing to identify secondary entrances to the neighborhood.
3. Add sign type 10.01A Large Project Entry Tower – This tower was in the original signage plan and was removed as part of a subsequent sign plan modification. We are proposing to add it back to the plan.

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.