



APPLICATION FOR FINAL PLAT APPROVAL

APPLICATION & SURROUNDING AREA INFORMATION:

Owner/Applicant:	WILDLIGHT, LLC
Agent:	GREG JONES
Requested Action:	APPROVAL OF THE FINAL RE-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
PARCEL ID:	44-2N-27-1003-0001-0000, 44-2N-27-1003-0002-0000, 44-2N-27-1003-0003-0000, 44-2N-27-1003-0004-0000, 44-2N-27-1003-0005-0000, 44-2N-27-1003-0006-0000, 44-2N-27-1003-0007-0000, 44-2N-27-1003-0008-0000, 44-2N-27-1003-0009-0000, 44-2N-27-1003-0010-0000, 44-2N-27-1003-0022-0000, 44-2N-27-1003-0023-0000, 44-2N-27-1003-0037-0000, 44-2N-27-1003-0038-0000, 44-2N-27-1003-0039-0000, 44-2N-27-1003-0040-0000, 44-2N-27-1003-0041-0000, 44-2N-27-1003-0042-0000, 44-2N-27-1003-0043-0000, 44-2N-27-1003-0044-0000, 44-2N-27-1003-0045-0000, 44-2N-27-1003-0103-0000, 44-2N-27-1003-0104-0000, 44-2N-27-1003-0109-0000, 44-2N-27-1003-0110-0000, 44-2N-27-1003-0111-0000, 44-2N-27-1003-0112-0000, 44-2N-27-1003-0113-0000, 44-2N-27-1003-0121-0000, 44-2N-27-1003-0122-0000
FLUM/Zoning:	PUD/FLUMs-6 Map
Location:	SE CORNER OF WILDLIGHT AVE AND CURIOSITY AVE.
Area:	20 acres

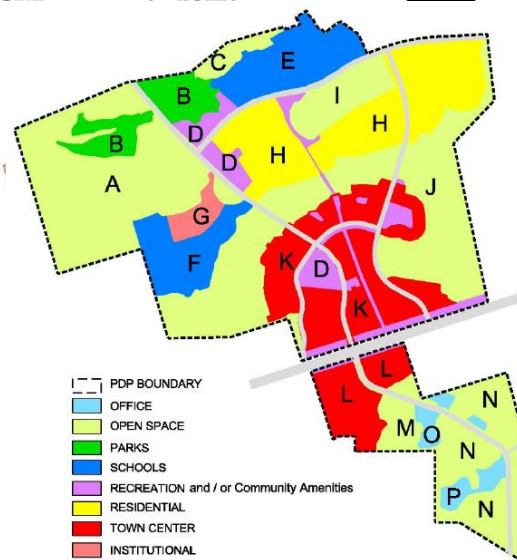
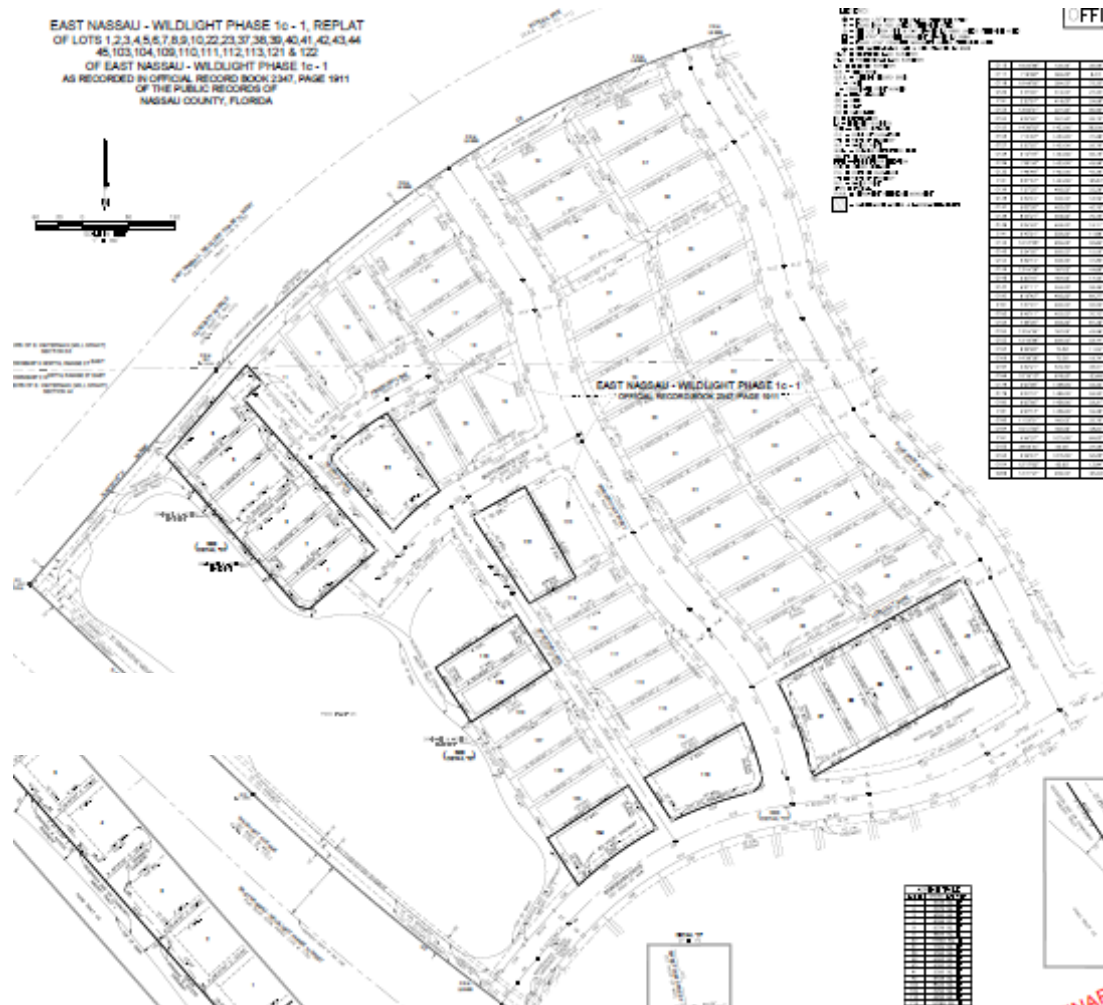
*** All required application materials have been received. All fees have been paid. All required notices have been made. All copies of required materials are part of the official record and have been made available on the County's website and at the Planning + Economic Opportunity Department Office. ***

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.

Twenty acres of the total 50-acre East Nassau - Wildlight Phase 1c-1 phase is being replatted. Phase 1c-1 is located in Tract D and Tract H of the approved PDP. Tract D, recreation, consists of a large amenity pond with benches for seating, a gazebo over the pond and landscaping. The original East Nassau - Wildlight Phase 1c-1 plat was recorded in January of 2020. The replat of Phase 1c-1 was approved by the Development Review Committee on May 11, 2021

Tract H was originally intended for 122 single family lots and townhome lots. The re-plat of Phase 1c-1 allows for the replacement of smaller townhome lots with larger single-family lots by removing 12 lots and resizing the remaining lots to accommodate the larger single-family homes.





CONSISTENCY WITH THE NASSAU COUNTY CODE OF LAWS AND ORDINANCES

This final replat has been reviewed for compliance with Chapter 29, Sec. 29-15. - Final plats - Subdivision and Development Review of the Nassau County Code of Laws and Ordinances. It is consistent with the preliminary plat as approved by the Planning Director.

CONCLUSION

Staff recommends board approval of PL21-006 East Nassau - Wildlight 1c-1 final replat for recordation.