



MEMORANDUM

Date: July 16, 2021

To: Taco Pope, County Manager
Mike Mullin, County Attorney
Robert Companion, County Engineer
Keith Ellis, Building Official

From: Thad Crowe, Planning Director

Subject: Interim Monitoring Report for East Nassau Community Planning Area (ENCPA) Sector Plan

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 of March 2021, three Preliminary Development Plans (PDPs) has been approved or approved with conditions within the DSAP.

As of July 16, 2021, approximately 81 single family residential units, 279 multi-family dwelling units and 172,290 square feet of commercial and non-residential uses had been completed in Market Street PDP (PDP#1). This is 39% of the maximum residential and 38% of the maximum non-residential program permitted within this PDP.

A re-plat of East Nassau-Wildlight 1C-1, is scheduled for approval by the Board of County Commissioners on July 26, 2021.

Please see the attached pages for detailed information on approvals and developer commitments within this PDP, the Employment Center DSAP and the Sector Plan as a whole.

Market Street PDP #1

Developer Commitments (DSAP & PDP)

Commitments	Schedule		Status/Action	Notes
Wildlife Management Plan (DSAP)	with 1st PDP		Completed	
Public School Site (PDP)	short-term 5-yr development program		Completed	26-acre site conveyed to NCSB for Wildlight Elementary
Mobility Network: Intersection Improvements at SR200 and DSAP Western Loop Connector (DSAP)	short-term 5-yr development program		To be constructed in this PDP as required	Includes: traffic signal, turn lanes
Mobility Network: Segments to provide access for development (DSAP)	short-term 5-yr development program		To be constructed in this PDP as required	Includes: DSAP Western Loop Connector, North-South Regional Center Arterial
Multi-Use Trail System (PDP)	short-term 5-yr development program		To be constructed in this PDP as required	Trails to be constructed as shown in Exhibit F of PDP
Community Park site (PDP)	prior to buildout of DSAP		To be dedicated in Wildlight PDP#3 (approved Jan. 2021)	20-acre minimum Community park site, location subject to adjustment
Conceptual location for pedestrian bridge over SR200 (PDP)	planning and design phases for area north & south of SR200		General area to be identified on future plan in this PDP	The pedestrian overpass is conceptual only and is the responsibility of the County FDOT or others. The location shown is only one of several potential locations. The Concept and Location Shown are Subject to further planning, design, engineering, funding, feasibility analysis and a specific development agreement. The design and placement of any structure are subject to review and approval by Raydient Places + Properties.

	Acres (est.)	%	Res. Units	%	Non Res SF	%	JHR
ENCPA Sector Plan	22,675		24,000		11,000,000		0.84
Employment Center DSAP	4,202	19%	4,038	17%	7,100,000	65%	

DSAPs Approved	4,202	19%	4,038	17%	7,100,000	65%	3.23
	18,473	81%	19,962	83%	3,900,000	35%	

	Acres (est.)	%	Res. Units	%	Non Res SF	%	JHR
Employment Center DSAP	4,202		4,038		7,100,000		3.23
Market Street PDP #1	560	13%	917	23%	450,000	6%	0.90
Commerce Center PDP#2	169	4%	-	0%	1,520,000	21%	
Wildlight PDP #3	889	21%	1,420	35%	415,000	6%	0.54

PDPs Approved	1,618	39%	2,337	58%	2,385,000	34%	1.87
	2,584	61%	1,701	42%	4,715,000	66%	

Site Engineering Plan (SEP) Approvals/In Process

Market Street PDP					
Project Name	Project#	Description of Work Proposed	Final Approval Date (DRC)	Residential	NR Building SF
Wildlight Elementary School	N/A	800-student elementary school	N/A		-
N.C. School Board Entrance Road	SP15-016	.85 miles of 2-lane roadway	4/6/2016		-
ENCPA Market Street	SP15-020	2,000 ft. of 2-lane roadway	2/17/2016		-
Market Street Office Building #1(Rayonier HQ)	SP16-005	55,753sf office building	6/15/2016		55,753
ENCPA 84sf Lots (Wildlight 1A)	SP16-016	84 SF residential lots	3/28/2017	84	-
ENCPA Street C (Daydream Avenue)	SP16-017	1,600 ft. of 2-lane roadway	11/8/2016		-
ENCPA North Commerical Development	SP17-005	Construction of collector roadways and the supporting stormwater and utilities infrastructure	3/28/2017		-
ENCPA Tinker Town	SP17-008	2,000 sf building, const. of collector roadways, parking, drainage and utilities	3/31/2017		2,000
UF Health	SP17-035	Two (2) medical office buildings, associated parking and stormwater management facilities	11/13/2018		29,229
Wildlight Phase 1C-1 and 1C-2	SP18-002	Infrastructure plans for 257 single family lots in the market street pdp	withdrawn		-
Wildlight Commercial Parcel	SP18-003	Retail building with parking and courtyard area	7/3/2018		9,100
First Federal Bank At Wildlight	SP18-008	2,000sf Bank	9/4/2018		2,000
FPU Office Headquarters at Wildlight	SP18-011	Office Building for FPU Headquarters	9/4/2018		18,200
Wildlight Phase 1A-Multifamily	SP18-016	279 MF units 9 multi-family structures, associated parking, utilities and stormwater management facilities	10/23/2018	279	-
Rainbow Child Care Facility	SP18-017	10,782 sf child care facility with associated site work	9/18/2018		10,782
Farfield Inn	SP18-029	96-room 4-story hotel	7/9/2019		63,979
Wildlight Amenity Center	SP18-032	Amenity center serving a 257-lot development.	12/18/2018		920
Wildlight Town Center Parcel 5	SP18-036	Retail building with parking and courtyard area	1/22/2019		4,620
Wildlight Early Learning Center	SP19-001	28 acre parcel including mass grading and parking for a future school and early learning center	6/25/2019		16,250
Wildlight 1C-1	SP19-006	122 SF lots	11/12/2019	122	
Wildlight UF Health Wellness Center	SP19-008	Physical therapy/rehabilitation center and health/fitness center	5/14/2019		36,446
Crossings at Wildlight	SP19-021	3 Retail buildings with associated parking and stormwater management facilities	6/9/2020		82,635
Wildlight Commercial Parcel 3	SP19-024	Retail building with parking and courtyard area	11/26/2019		10,473
Wildlight Phase 1C-2	SP20-007	125 SF lots	9/15/2020	125	
Wildlight 1C-1 Modification	SP20-029	Remove on-street parking, reduce # of lots (12)	1/19/2021	(12)	
Wildlight North Parcel	SP21-024	Construction of 6 office buildings with parking.	In Process		27,766

Total Approved or in Process: **598** **370,153**
 Remaining in PDP: **319** **79,847**

Wildlight PDP #3					
Project Name	Project#	Description of Work Proposed	Final Approval Date (DRC)	Residential	NR Building SF
Wildlight PDP #3 Pod 4	SP21-001	Mass grading and construction of 9 stormwater management facilities	4/27/2021		
Wildlight Parcel 7	SP21-002	361 single-family and duplex units	5/25/2021	361	
Wildlight PDP-3 Curiosity Ave.	SP21-003	Construction of a roadway with associated utilities and stormwater collection system infrastructure.	5/11/2021		
North/South Arterial Roadway	SP21-006	Construction of a roadway with associated utilities, pump station, and stormwater collection system infrastructure.	In Process		
Wildlight PDP#3- Wildlight Ave.	SP21-023	Construction of approx. 4,000 LF roadway extension to Wildlight Ave.	In Process		
The Hamlet at Wildlight	SP21-025	250-unit single family rental development	In Process	250	

Total Approved or in Process: **361**
 Remaining in PDP: **1059** **415,000**

Subdivision Plat (PL) Approvals/In Process

Market Street PDP #1

Project Name	Project#	Description of Work Proposed	Final Approval Date	Date Recorded	Book /Page	Units
Market Street Office Site	PL16-001	3 lots (non-res)	09/12/16	09/16/16	8/156	-
East Nassau Wildlight Phase 1A	PL16-004	84 single family lots	06/12/17	06/15/17	8/205	84
East Nassau Wildlight Phase 1C West	PL18-009	5 lots (non-res)	11/26/18	11/28/18	2239/1149	-
East Nassau Wildlight Phase 1C-1	PL19-008	98 single family lots 24 townhomes	03/18/20	03/19/20	2347/1911	122
East Nassau Wildlight 1C-2	PL20-008	124 single family lots	03/22/21	03/29/21	2447/43	124
East Nassau-Wildlight Phase 1C-1 - Replat	PL21-006	Replat of East Nassau -Wildlight 1C-1	In Process	TBD	TBD	(12)

Total Res. Units Approved or in Process: **318**

Wildlight PDP #3

Project Name	Project#	Description of Work Proposed	Final Approval Date	Date Recorded	Book /Page	Units
Wildlight Parcel 7B Phase 1 (Del Webb)	PL21-016	56 villas(Duplex), 60 single family homes	In Process	TBD	TBD	116

Total Res. Units Approved or in Process: **116**

