



Nassau County Development Services
96161 Nassau Place
Yulee, FL 32097

STAFF REPORT
Board of County Commissioners
PL22-006 Wildlight Commerce Park
November 14, 2022

APPLICATION FOR FINAL PLAT APPROVAL

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	Wildlight, LLC
AGENT:	Tommy Jinks
REQUESTED ACTION:	Approval of the final plat for Wildlight Commerce Park
APPLICABLE REGULATIONS:	Nassau County Code of Laws and Ordinances, Chapter 29 (Subdivision and Development Review), Article II (Plats – Jurisdiction and Procedure)
PARCEL ID:	50-3N-27-0000-0001-0270
CURRENT LAND USE + ZONING:	Multi-Use/PD-ENCPA
LOCATION:	Approximately 2 miles east of I-95 on the north side of State Road 200/A1A
AREA:	169 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 Development Services Office. ***

SUMMARY OF REQUEST AND BACKGROUND INFORMATION

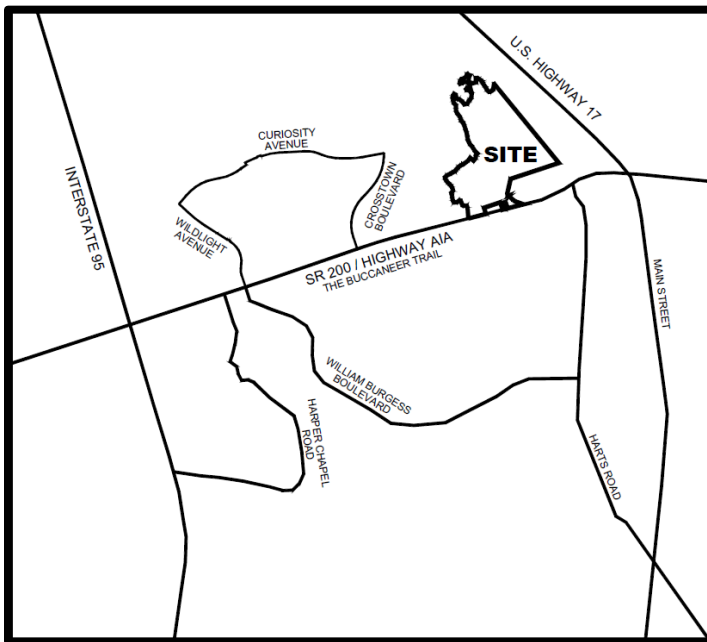


Figure 1: Location Map

Wildlight Commerce Park is a proposed Industrial Park consisting of six industrial parcels ranging in size from one acre to 81 acres. The property is zoned PD-ENCPA with a Multi-Use Future Land Use Map designation. It is located on the north side of State Road 200/A1A, two miles east of I-95. A fire station will be built on the 3.86 acre Parcel D. The site engineering plan, SP21-041 was approved by County and Agency department heads on February 15, 2022 and the preliminary plat was approved on October 18, 2022.



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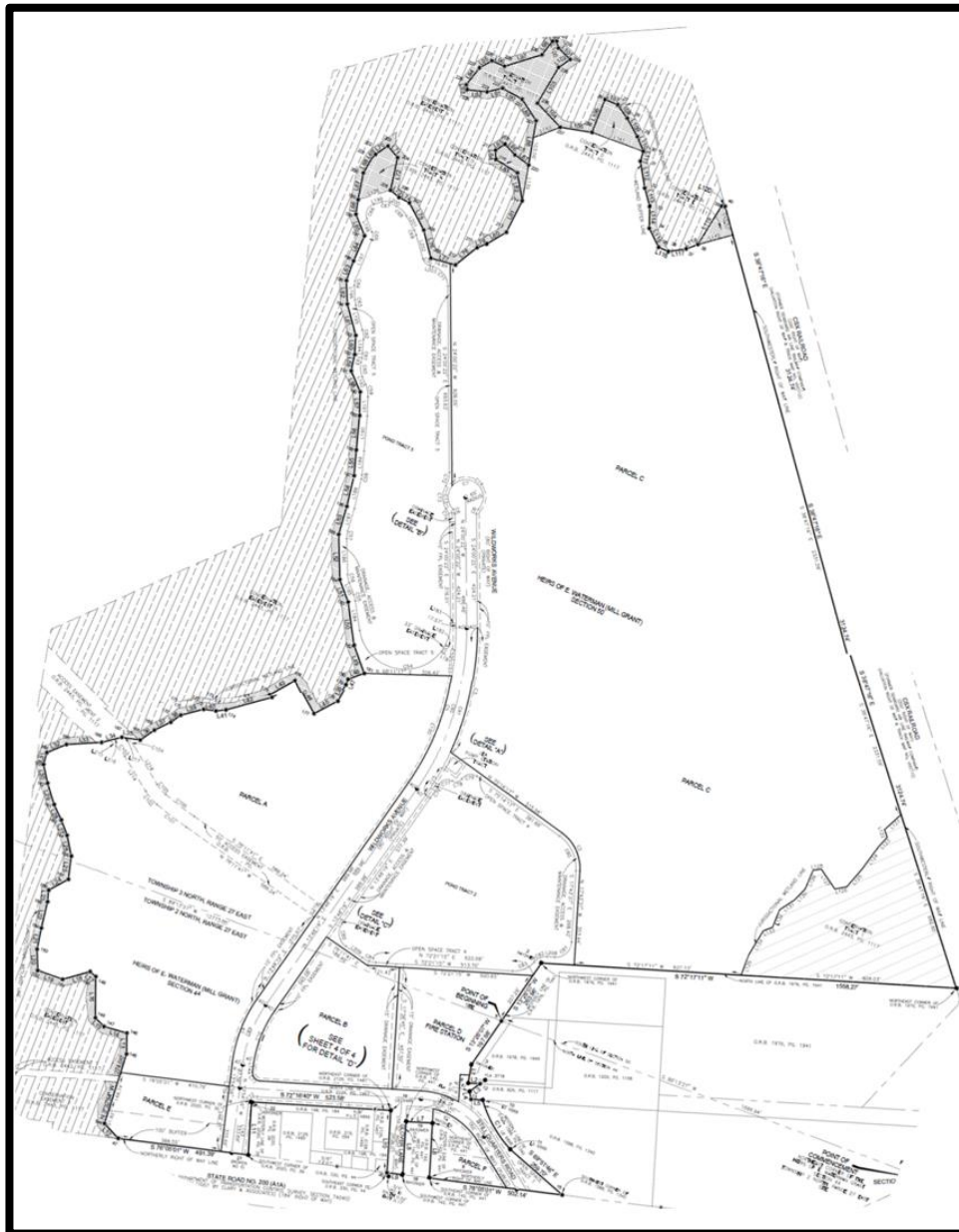


Figure 2: Plat

CONSISTENCY WITH NASSAU COUNTY CODE OF LAWS AND ORDINANCES

This final plat has been reviewed for compliance with Florida State Statute 177.011-177.151 and Nassau County Code of Laws and Ordinances Chapter 29, Sec. 29-15. - Final plats - Subdivision and Development Review.

CONCLUSION

Staff recommends approval of PL22-006 Wildlight Commerce Park.