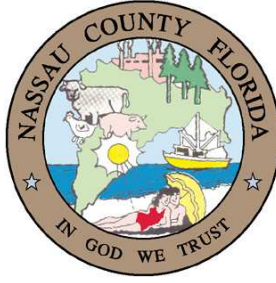


Nassau County  
Planning and Economic Opportunity  
Department  
96161 Nassau Place  
Yulee, FL 32097  
(904) 530-6300



BOARD MEMBERS  
Daniel B. Leeper (Chairman)  
Stephen W. Kelley  
Pat Edwards  
George V. Spicer  
Justin M. Taylor

Date of Hearing: May 22, 2017

**Public Hearing Number: PL16-004 East Nassau Wildlight Phase 1a**

A. General Information

Applicant: TerraPointe LLC/Wildlight LLC (Owner),  
Gillette & Associates, Inc. (Agent)

Request: Approval of Final Plat of East Nassau Wildlight  
Phase 1a

Applicable Regulations: Sec. 5.07 and Article 27 of the *Land  
Development Code (LDC)*

Related Applications: N/A

B. Site Information

Area: 79.45 acres

Parcel ID: 44-2N-27-0000-0001-0270

Location: Property is located on the north side of SR-  
200/A1A east of I-95.

Directions: Head East on SR200/A1A from I-95. Turn left  
on Wildlight Avenue. This project is located off  
Wildlight Avenue and ties in to new roadways  
within the development.

C. Background

Wildlight Phase 1a 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 short term (5-year) development program for the Market Street PDP allows for 100 single family units, 250 multi-family units, 80,000 square feet of office and 40,000 square feet of retail. The DSAP Development Order allows for this program may be expanded so long as it remains consistent with the approved PDP and traffic impact analysis (TIA) and all applicable mitigation requirements are met, including Mobility network improvements.

The Wildlight Phase 1a plat includes commercial tracts, multi-use and multi-family tracts, amounting to 34.07 acres of land, and 84 single family homes. The total acreage for the Wildlight Phase 1a plat is 79.45 acres. The other recorded plat associated with the Market Street PDP is for the Rayonier Headquarters.

This preliminary plat was approved along with three sets of engineering plans for infrastructure within the development area. Multi-use trails, as required by the development order, will connect to the public elementary school, future community park, and 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, pedestrian amenities like benches and bicycle parking as well as landscaping, and the design has been done to be able to incorporate transit in the future. The engineering plans associated with this plat were approved on March 28, 2017 by the Development Review Committee.

D. Staff Findings

1. The staff recommends Board approval for Wildlight Phase 1a subdivision.