

MEMORANDUM

Date: December 11, 2017
To: Board of County Commissioners
From: Taco Pope, Director
Subject: Adjustment to East Nassau Employment Center DSAP and Market Street PDP

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.

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, and in November 2017 to adopt a Signage Master Plan for 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.

The following change requires an adjustment to the East Nassau Employment Center DSAP and to the Market Street PDP:

Lot Coverage: The DSAP (specifically on p. 48 of Exhibit C to the adopted Development Order) currently requires a 35% maximum lot coverage for Single Family Residential, Duplex, and Townhomes in the RN District. According to the developer, to accommodate the design of neighborhoods in Wildlight, the proposed adjustment would increase the lot coverage to 45% for Single Family Residential and 50% for Duplex and Townhome (See Attachment A). The increase in lot coverage would be accommodated by the provision of open space through the Conservation Habitat Network (CHN), neighborhood parks, and trails as required by the DSAP. The Market Street PDP would be amended as well to conform with this adjustment (See Attachment B, pp. 13-14).

The following are consistent with the DSAP, but require an adjustment to the Market Street PDP:

Map C- Land Use Plan: In order to take advantage of unanticipated opportunities that have arisen since the adoption of this PDP land use plan but that remain consistent with vision of the DSAP and PDP,

this adjustment proposes to change the land use of Tract F from Residential to School (and/or Church). It is intended for a private school and/or church; and Change the land use of Tract G from Town Center to Institutional. It is intended for a recreation center, and health and medical related facilities (See Attachment B, p. 12). See Attachment B, p. 29 for the revised Map C-Land Use Plan.

Accessory Structures (Garages): To prevent cars from blocking alley access, and minimize parking problems, it is proposed to allowing for attached and detached garages to encroach 5' into rear yard setbacks. Driveway length will be regulated by the Wildlight Design Review Committee (See Attachment B, pp. 13-15).

Building and Façade Orientation: The proposed adjustment would allow greater setbacks than the current 15' maximum for buildings located on the north or south side of SR200 at the intersections of SR200 and Day Dream Avenue, Wildlight Avenue, Floco Avenue, William Burgess Blvd. or Harper Chapel Road to be set-back from the SR200 ROW the same depth as the adjacent buildings fronting SR200. However, the building's orientation must be to either Day Dream Avenue, Wildlight Avenue or Floco Avenue and designed at a pedestrian scale. The façade facing SR200 shall be treated as a street-front façade (See Attachment B, p. 18).

Parking: Along the northern and southern boundaries of SR200 within the Market Street PDP, 50-100 foot deep landscaped buffer areas are provided. The proposed adjustment would allow an internal frontage road to be established along the boundary of this landscaped area, and a single row of on-street parking to be permitted along the boundary of the internal frontage road directly abutting the landscaped area. The on-street parking may be parallel, angled, or perpendicular. For building sites located at the intersections of SR200 and Day Dream Avenue, Wildlight Avenue, Floco Avenue, William Burgess Blvd. or Harper Chapel Road, no parking would be permitted between the building and the buffer. This will allow commercial uses fronting SR200 to have an orientation towards SR200 without sacrificing the pedestrian-oriented character of the town center (See Attachment B, pp. 20-21).

These proposed adjustments will not result in a change in the overall development program for the DSAP or the ENCPA as a whole, 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 (see Attachment C).

This information is being provided to the Planning & Zoning Board and to the Board of County Commissioners in order to keep them informed of the progress of development and potential changes within the approved ENCPA Sector Plan.