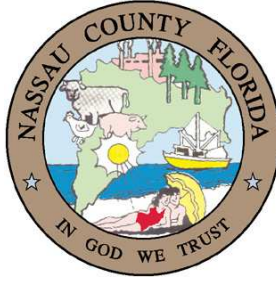


Nassau County  
Planning and Economic Opportunity  
Department  
96161 Nassau Place  
Yulee, FL 32097  
(904) 530-6300



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

Date of Hearing: November 26, 2018

**Public Hearing Number: PL18-009 East Nassau – Wildlight Phase 1c-  
West**

A. General Information

Applicant: Wildlight LLC (Owner)

Request: Approval of Final Plat of East Nassau - Wildlight  
Phase 1c-West

Applicable Regulations: Article 27 of the *Land Development Code*  
(LDC), the adopted Market Street Preliminary  
Development Plan, revised November 14, 2017,  
and Chapter 29 Article 2 of the Nassau County  
Code of Laws and Ordinances.

Related Applications: SP18-002, SP18-032

B. Site Information

Area: 39.87 acres

Parcel ID: 44-2N-27-0000-0001-0270  
and 39-2N-26-0000-0001-0070

Location: Property is located on the north side of SR-  
200/A1A east of I-95, on Wildlight Avenue and  
Curiosity Avenue.

Directions: Head East on SR200/A1A from I-95. Turn left on  
Wildlight Avenue. This project is located off  
Wildlight Avenue and Curiosity Avenue

C. Background

The East Nassau - Wildlight Phase 1c-West 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.

The East Nassau - Wildlight Phase 1c-West plat includes two parcels, Parcel 1 is west of Wildlight Avenue, and approximately a quarter mile north of Daydream Avenue, and Parcel 2 is at the corner of Wildlight Avenue and Curiosity Avenue. Parcel 1 includes tracts G and F of the approved land use plan in the PDP. Tracts G and F are intended for a recreation center, and/or health and medical related facilities. Parcel 2 is Tract D in the approved PDP. Tract D is intended for recreation uses and/or community amenities. Multi-use trails, as required by the development order, will connect these uses to other parts of the ENCPA in future phases. The total acreage for the East Nassau - Wildlight Phase 1c-West plat is 39.87 acres. The two other plats which have been recorded within the Market Street PDP are: the East Nassau - Wildlight Phase 1A, and the Market Street Office Site.

This preliminary plat was approved on September 5, 2018 by the Development Review Committee; the engineering plans associated with the plat were approved on July 3, 2018.

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.

D. Staff Findings

1. The staff recommends Board approval for East Nassau - Wildlight Phase 1C-West final plat for recordation.