



Date of Hearing: March 25, 2019

**Public Hearing Number: PL17-010 Laurel Oak Estates Phase I**

A. General Information

Applicant: DCousins, LLC

Request: Approval of the Laurel Oak Estates Phase I Final Plat

Applicable Regulations: Chapter 29 of the Nassau County Code of Laws and Ordinances

Related Applications: None.

B. Site Information

Area: Ten (10) lots on approximately 10.96 acres

Location: On the southeast corner of Braddock Road and Old Dixie Highway between Glory Rd. and Dyal Rd. Tax ID No. 12-2N-24-0000-0003-0210

Directions: From the Intersection of State Road 200 and I-95, take State Road 200 southwest to U.S. Highway 1. Make a right on U.S. Highway 1. Go three quarters of a mile to Old Dixie Hwy. Make a left on Old Dixie Hwy for about three and a half miles. Braddock Rd will be on the right.

C. Background

The applicant, DCousins, LLC, seeks to subdivide, by plat, approximately 10.96 acres of land zoned Open Rural with a future land use of agriculture into 10 single family building sites each approximately 1 acre in size. Laurel Oak Estates Phase I is the first phase of a two-phase, 35-acre, 30 lot subdivision with a three-quarter acre recreation area located on the southeast corner of Braddock Road and Old Dixie Highway. Phase I consists of 10 lots fronting on Old Dixie Highway, a county-maintained, paved road. The proposed building sites meet the minimum requirements based on the zoning and future land use designation of a minimum of one unit per acre.

D. Staff Findings

1. Staff recommends approval for the Laurel Oak Estates Phase I Plat for recordation.