



APPLICATION FOR FINAL PLAT

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT: RAYDIENT LLC DBA RAYDIENT PLACES + PROPERTIES LLC
AGENT: JIM LAW
REQUESTED ACTION: APPROVAL FOR THE FINAL PLAT FOR DIXON FARMS SUBDIVISION
APPLICABLE REGULATIONS: Chapter 29 of the Nassau County Code of Laws and Ordinances
RELATED APPLICATIONS: REPLAT OF A PORTION OF THE JACKSONVILLE PARK UNIT C PLAT
LOCATION: APPROXIMATELY 4 MILES WEST OF CALLAHAN ON RIVER ROAD (CR 108)
DIRECTIONS: FROM THE TOWN OF CALLAHAN TAKE RIVER ROAD WEST FOR 4 MILES. DIXON FARMS WILL BE ON BOTH THE RIGHT AND LEFT OF RIVER ROAD, PAST BALLPARK RD.
PARCEL ID: 27-2N-24-0000-0001-0010, 27-2N-24-228C-0028-0010
AREA: 74.78

*** 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 Planning + Economic Opportunity Department Office. ***

SUMMARY OF REQUEST AND BACKGROUND INFORMATION

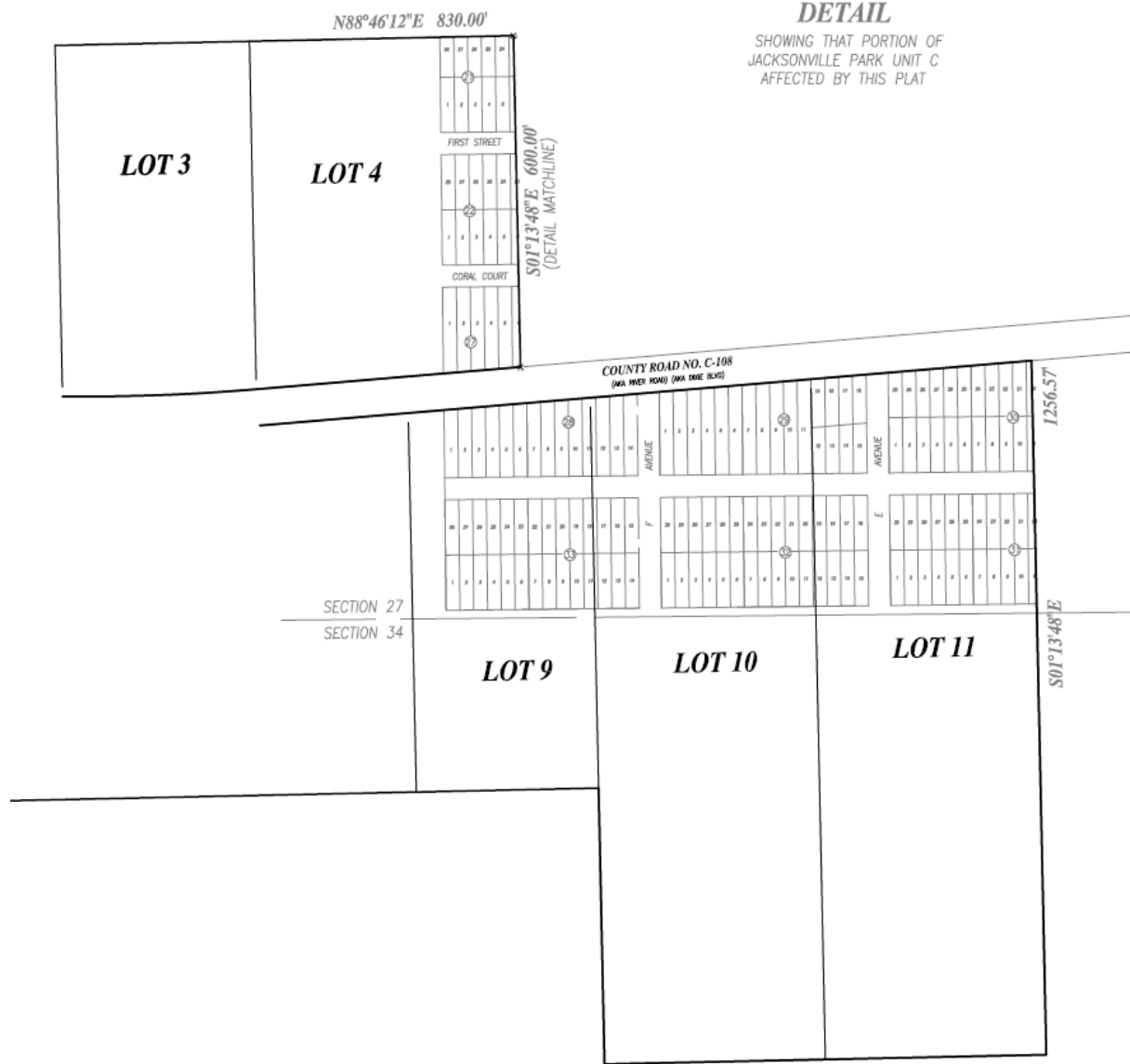
The proposed Dixon Park plat consists of 2 parcels on either side of River Road, four miles west of the Town of Callahan. The Development Review Committee heard Raydient Places & Properties LLC’s original proposal for the Dixon Farms plat on May 31, 2018. The land was originally platted as the Jacksonville Park Unit C plat on December 16, 1925, however, the land was not developed into the numerous lots and streets as had been anticipated at the time of platting.

The property had been used for timber production by Rayonier Atlantic Timber Company until April 4, 2018 when it was transferred to Raydient Places & Properties for the purpose of subdividing into lots for single family residential purposes.

The parcels are zoned Open Rural with a Future Land Use of Agriculture. The new subdivision will consist of eleven lots ranging in size from five to eleven acres containing some percentage of wetland and wetland buffers. Most of the buildable areas fall into the “X” flood zone and each lot contains a fifteen-foot buffer along county-maintained, River Road.



The image below represents the portions of the original plat underlying the new lots:



DETAIL

SHOWING THAT PORTION OF
 JACKSONVILLE PARK UNIT C
 AFFECTED BY THIS PLAT

CONSISTENCY WITH THE LAND DEVELOPMENT CODE

Chapter 29 of the Nassau County Code of Laws and Ordinances

CONCLUSION

Staff recommends board approval of PL19-006, Dixon Farms Final Plat for recordation in conjunction with a replat of a portion of the Jacksonville Park C plat.

Submitted by: Naomi Braff, Planner 1