



Nassau County Development Services
96161 Nassau Place
Yulee, FL 32097

STAFF REPORT
Board of County Commissioners
PL21-021 Wood Bridge Estates
October 10, 2022

APPLICATION FOR FINAL PLAT APPROVAL

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	HS Land Ventures, LLC
AGENT:	Manzie & Drake Land Surveying
REQUESTED ACTION:	Approval of the final plat for Wood Bridge Estates
APPLICABLE REGULATIONS:	Nassau County Code of Laws and Ordinances, Chapter 29 (Subdivision and Development Review), Article II (Plats – Jurisdiction and Procedure)
PARCEL ID:	29-2N-28-0000-0003-0070
CURRENT LAND USE + ZONING:	LDR (Low Density Residential) / RS-1 (Residential Single-Family 1)
LOCATION:	Approximately 1.3 miles south of State Road 200/A1A
AREA:	10 acres

*** 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 Development Services Office. ***

SUMMARY OF REQUEST AND BACKGROUND INFORMATION

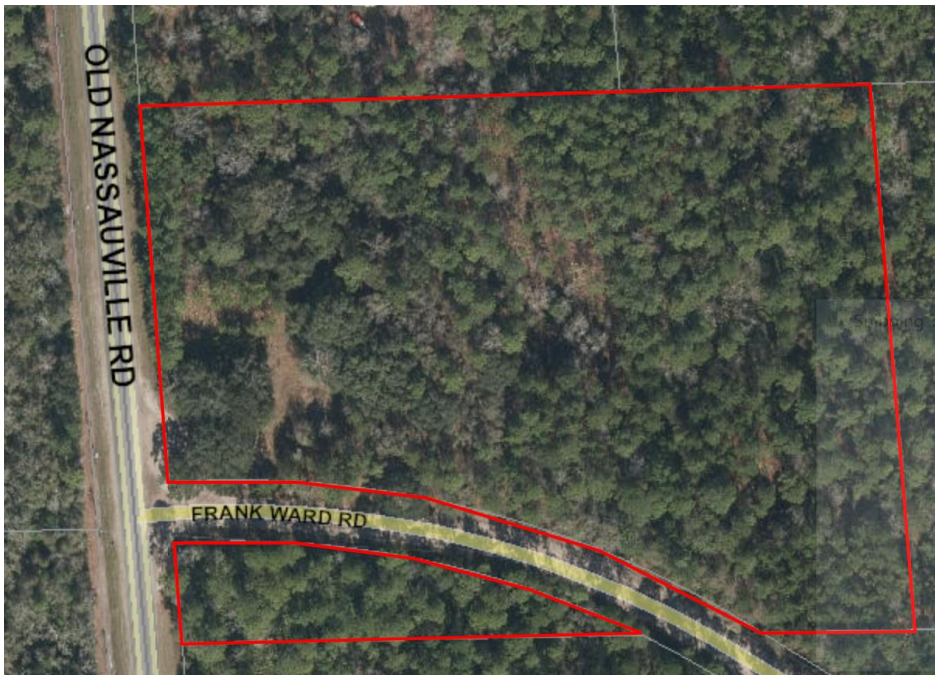


Figure 1: Location Map

Wood Bridge Estates is a proposed small subdivision consisting of five lots ranging in size between approximately two to three acres. The preliminary plat was approved by County and Agency department heads on September 20, 2022.



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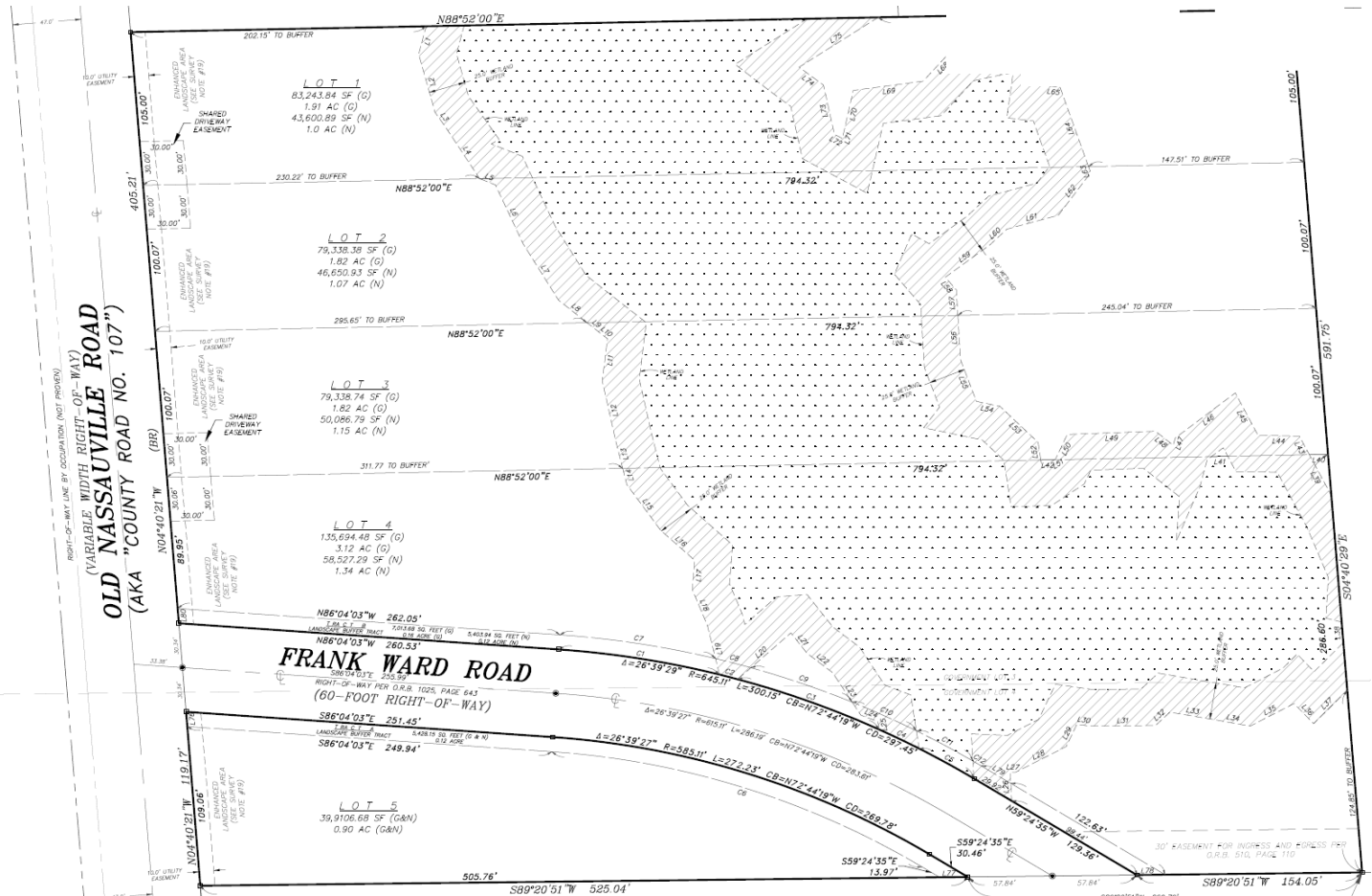


Figure 2: Plat

CONSISTENCY WITH NASSAU COUNTY CODE OF LAWS AND ORDINANCES

This final plat has been reviewed for compliance with Florida State Statute 177.011-177.151 and Nassau County Code of Laws and Ordinances Chapter 29, Sec. 29-15. - Final plats - Subdivision and Development Review.

CONCLUSION

Staff recommends approval of PL21-021 Wood Bridge Estates.