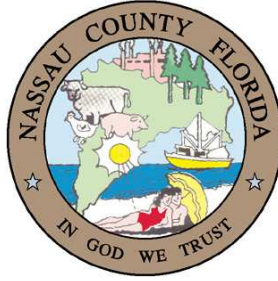


Nassau County
Planning and Economic Opportunity
Department
96161 Nassau Place
Yulee, FL 32097
(904) 530-6300



BOARD MEMBERS
Justin M. Taylor (Chairman)
Daniel B. Leeper
Aaron C. Bell
Thomas R. Ford
Pat Edwards

Date of Hearing: January 14, 2019

Public Hearing Number: PL18-017 Sharon Tract

A. General Information

Applicant: Raydient LLC dba Raydient Places + Properties, LLC
(owners)

Request: Approval of the Sharon Tract final plat

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

Related Applications: N/A

B. Site Information

Area: Eight (8) lots on 57.68 acres

Location: 5.7 miles west of Callahan on River Road, opposite Wright's Dairy Road. Tax parcel number: 29-2N-24-0000-0002-0010

Directions: From the Town of Callahan, travel west on River Road for 5.7 miles. Sharon Tract will be on your left after Daddy Rabbit Lane.

C. Background

The applicant, Raydient LLC dba Raydient Places + Properties LLC., seeks to subdivide approximately 57.68 acres of land zoned Open Rural (OR) with a Future Land Use of Agriculture (Ag), into eight (8) single family home parcels between five (5) acres and (9) acres in size. The preliminary plat was approved on October 31, 2018.

D. Staff Findings

1. Staff recommends approval for the Sharon Tract Final Plat for recordation.