



APPLICATION FOR A CONDITIONAL USE

Official Use Only

Zoning District: _____
FLUM Designation: _____
Commission District: _____
Application #: _____
Date Filed: _____

31-4N-24-2020-0062-0030

Parcel Identification Number (18 digit number) 553133 US Hwy 1, Hilliard

Driving Instructions: SR 300, turn right onto US-17, left onto
CR108, 16 miles - right onto US 1, then approx 3 miles.

1. Legal Description: Lot 62 Block _____ Subdivision _____
Plat Book _____ Page _____
(Please attach a legal description if not located in a subdivision)

2. Location: On the West side of US-1
(north, south, east, west) (street)
between Murhee Rd and Andrews Rd
(street) (street)

Nearest identifiable landmark (for example: Walmart or I-95) Murhee Rd & US-1

3. Name and Address of the Owner as shown in the public records of Nassau County:

Smithfield Plantation Inc
11749 US1 North
Jacksonville, FL 32219

Name and Address of the Applicant / Authorized Agent:

Gillette & Associates, Inc
20 South 4th Street
Fernandina Bch, FL 32034

(PLEASE NOTE: If applicant is not the owner, this application must be accompanied by completed Owner's Authorization for Agent form.)

4. Detailed Description of Conditional Use Sought:

Conditional use for general store/
repairshop and shooting range

5. Required Attachments:

- Exhibit "A" - Survey
- Exhibit "B" - Site Plan
- Exhibit "C" - Interior Floor Plan, drawn to scale
- Exhibit "D" - Other (please list)

6. Section of Zoning Code or provision that authorizes the granting of this Conditional Use: Sec. 22.03(F)
Sec. 22.03(J)

7. For HOME OCCUPATIONS Only Section 28.14 (A), (1-8):

The following conditions will apply if the Conditional Use is granted. On a separate sheet of paper (8 1/2" x 11"), please address the following in detail and attach as Exhibit "E".

1. No person other than members of the family residing on the premises will be engaged in such occupation.
2. The use of the premises for the home occupation shall be clearly incidental and subordinate to its use for residential purpose and shall under no circumstances change the residential character thereof.
3. There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation, except that one sign may be permitted, not exceeding one square foot in area, non-illuminated, mounted flat against the wall of the principal building at a position not more than two feet distance from the main entrance to the residence.
4. No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residence neighborhood.
5. No equipment or process shall be used in such home occupation that creates noise, vibrations, glare, fumes, odors, or electrical interference detectable to the normal sense off the lot. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.
6. The giving of art, piano or other instruction or lessons shall be limited to not more than four (4) persons at the same time.
7. Fabrication of articles such as are commonly classified under the terms arts and handicrafts may be deemed a home occupation and can be sold on the premises.
8. All goods and services offered for sale in conjunction with a home occupation shall be produced on the premises, and a member of the immediate family on the premises shall perform all services.

8. Has any application been submitted within the last two (2) years for a Zoning Exception, Conditional Use, Zoning Variance or for the Rezoning of any portion of the subject property included in this application?

NO

If so, give details of such application and final disposition.

9. Is this parcel subject to deed restrictions enforced by a homeowners association? NO

If so, please provide an address and contact name.

10. Applicant must address the Conditional Use Review Criteria on page 4.

See Attached

In filing this application for a Conditional Use, the undersigned understands it becomes a part of the official records of the Conditional Use and Variance Board and does hereby certify that all information contained herein is true to the best of his/her knowledge.

Signature of Owner: See attached agent form
Signature of Applicant: See attached agent form
(if different than Owner)
Signature of Agent: [Signature]
(if different than Owner)
Owner's mailing address: 11749 US1 North
Hilliard FL 32219
Telephone: 904-261-8819
Email: asa@gilletteassociates.com

NOTE: If prepared or signed by an agent, a notarized *Owner's Authorization for Agent* form must be provided.

Newspaper for legal advertisement (OFFICIAL USE ONLY):

Fernandina Beach News Leader: _____

Nassau County Record: _____

CONSENT FOR INSPECTION

I, ASA R Gillette, the owner or authorized agent for the owner of the premises located at 553133 US Hwy 1, Hilliard do hereby consent to the inspection of said premises and the posting of public notice by an employee of the Department of Planning & Economic Opportunity, Nassau County, Florida, in conjunction with application _____, without further notice.

Dated this 14th day of January, 2021.

ASA R Gillette
Signature of Owner or Authorized Agent

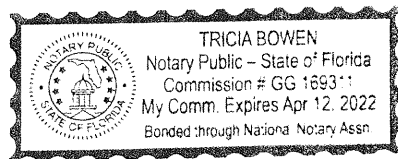
904-261-8819
Telephone Number

STATE OF FLORIDA:
COUNTY OF NASSAU:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14th day of January, 2021, by ASA R Gillette who is personally known to me or who has produced _____ as identification.

Notary Public Signature *Tricia Bowen*
Name (typed or printed) Tricia Bowen

(Seal)



- A. Will the establishment, maintenance or operation of the conditional use be detrimental to or endanger the public health, safety or general welfare? In addition, show that the conditional use will not be contrary to the established standards, regulations or ordinances of other governmental agencies.**

The establishment of the proposed conditional use for new commercial business will not be detrimental to public health, safety, or welfare. It will not be contrary to established standards or regulations as it is accepted conditional use per the Nassau County Land Development Code.

- B. Will each structure or improvement be designed and constructed so that it is not unsightly, undesirable or obnoxious in appearance to the extent that it will hinder the orderly and harmonious development of Nassau County and the zoning district in which it is proposed?**

The proposed structure will not be unsightly, undesirable or obnoxious in appearance and will be suitable with adjacent properties. All improvements made to the site will be in compliance with the Nassau County Land Development Code and the Florida Building Code. Additional fencing and screening will be provided as required for safety.

- C. Will the conditional use adversely impact the permitted uses in the zoning district or unduly restrict the enjoyment of other property in the immediate vicinity or substantially diminish or impair property values within the area?**

The proposed conditional use will not adversely impact the permitted uses in the zoning district or adversely affect the enjoyment of other properties in the immediate vicinity. There will be no detrimental impact to the lot(s) or its surroundings.

- D. Will the establishment of the conditional use impede the orderly development and improvement of the surrounding property for uses permitted in the zoning district?**

The establishment of the conditional use will not impede orderly development in the zoning district as the proposed use is compatible with the zoning district. The proposed project will be complimentary of the surrounding properties.

- E. Will adequate water supply and sewage disposal facilities be provided in accordance with state and health requirements?**

Utilities will be available with installation of a new well and septic. We will apply for all necessary applications and will comply with local ordinance.

- F. Will adequate access roads, on-site parking, on-site loading areas and drainage be provided where required?**

Access to the site will be provided through US Highway 1, a FDOT maintained roadway. We will apply for all necessary applications with other agencies as required. All required parking and drainage will be provided on site as required by the Land Development Code.

- G. Will adequate measures be taken to provide ingress and egress to property that is designed in a manner to minimize traffic congestion local streets?**

Ingress and egress for the site will be through US Highway 1 with a driveway that will require approval from FDOT.

- Will adequate screening and buffering of the conditional use be provided, if needed?**

Adequate screening and buffered will be provided as required by the Nassau County Land Development Code. In addition, we propose a 6-ft high, opaque wood fence around three sides of the property to offer screening and protection.

- H. Will the conditional use require signs or exterior lighting which will cause glare, adversely impact traffic safety or have a negative economic effect on the area? Will any signs or exterior lighting required by the conditional use be compatible with development in the zoning district?**

The proposed conditional use will not require any lighting or signage that is inconsistent with the zoning district. All lighting and signage if installed will be in compliance with Nassau County requirements and permitting with the Nassau County Building Department.

- I. Will the conditional use conform to all applicable regulations of the zoning district in which it is proposed?**

The project will conform to all applicable regulations within the Open Rural zoning district.

- J. Will the conditional use conform to all applicable regulations listed in the adopted comprehensive plan?**

The establishment of this conditional use will conform to all applicable regulations listed in the adopted comprehensive plan.

NOTES:

PARCEL ID # 31-4N-24-2020-0062-0030
ZONING: OPEN RURAL
LAND USE: PISTOL RANGE
PROPERTY ACREAGE: 5.78 AC

BUILDING HEIGHT: 24'

MAXIMUM BUILDING HEIGHT: 45'

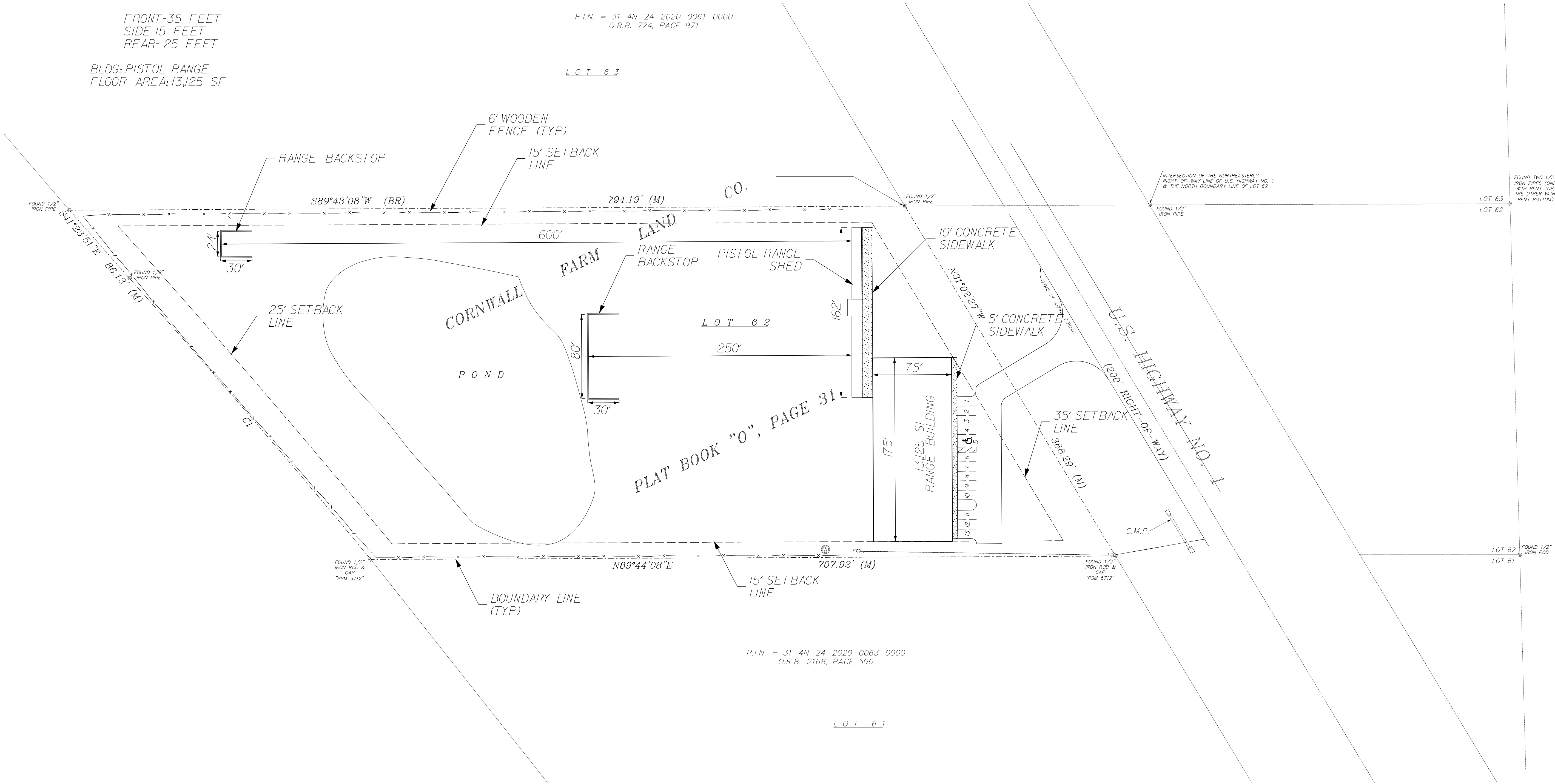
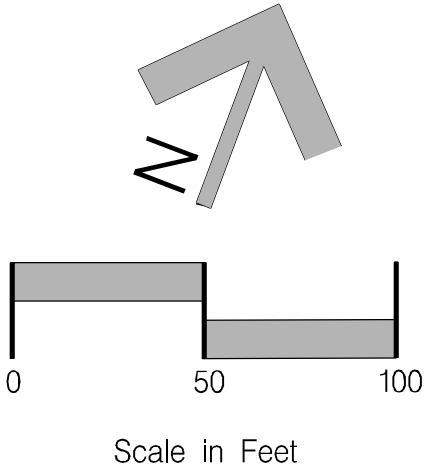
SETBACK REQUIREMENTS:

FRONT-35 FEET
SIDE-15 FEET
REAR-25 FEET

BLDG: PISTOL RANGE
FLOOR AREA: 13,125 SF

P.I.N. = 31-4N-24-2020-0061-0000
O.R.B. 724, PAGE 971

LOT 6.3



P.I.N. = 31-4N-24-2020-0063-0000
O.R.B. 2168, PAGE 596

LOT 6.1

\$\$\$\$\$ times \$\$\$\$\$\$ FileNames\$

J			
I			
H			
G			
F			
E			
D			
C			
B			
A	MP	1/19/21	CLIENT REVIEW
No.	By	Date	Revision

Scale:	1" = 50'
Project Mgr:	AG
Designed by:	AG
Drawn by:	MP
QAQC:	NG
DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"	

Gillette & Associates, Inc.
20 South 4th Street
Fernandina Beach, FL 32034

Certificate of Authorization No. 9332

G & A

GILLETTE & ASSOCIATES, INC.
20 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034

PHONE: (904) 261-8819
FAX: (904) 261-9905

KEN HICKS

AIR PISTOL RANGE

SITE PLAN

Registered Professional

SHEET NO.
SP-1
of
Issue Date
January 19, 2021
Project No.
21-10.xx