



APPLICATION FOR CONDITIONAL USE

APPLICATION

OWNER/APPLICANT:	Blackrock Rentals Inc.			
AGENT:	N/A			
REQUESTED ACTION:	CU2021-005 is a request for a conditional use permit pursuant to LDC Section 22.03(AA) to allow manufacturing of prepared food products in a state and/or federally licensed commercial facility.			
LOCATION:	96571 Blackrock Road			
LAND USE:	Medium Density Residential (MDR)			
ZONING:	Open Rural (OR)			
EXISTING USES ON SITE:	Storefront			
PROPERTY SIZE + PARCEL ID:	.87 ac Parcel ID # 50-3N-28-0000-0021-0080			
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Zoning</u>	<u>FLUM</u>
	North	SFR	RS-1	MDR
	South	Undeveloped	RS-1	MDR
	East	SFR	RS-1	MDR
	West	Mobile Home	RS-1	MDR
COMMISSION DISTRICT:	4			

*** 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

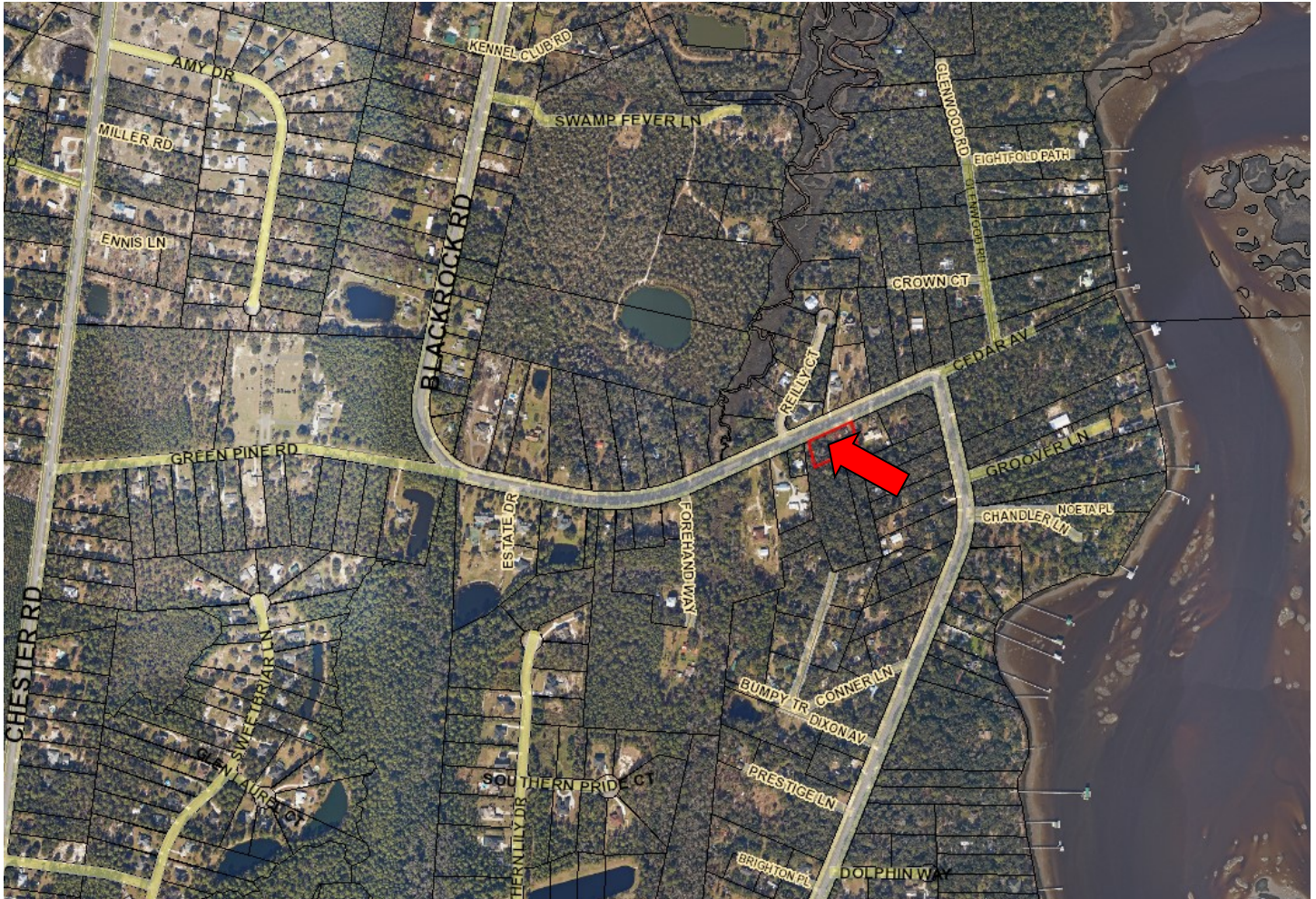
The subject property is located on the south side of Blackrock Rd approximately $\frac{3}{4}$ of a mile east of Chester Rd. The surrounding area consists of single-family residential development.

The Applicant seeks a conditional use permit pursuant to Section 22.03(AA) of the Nassau County Land Development Code to allow for manufacturing of prepared food products in a state and/or federally licensed facility in the Open Rural (OR) zoning district. Per Section 22.03(AA), Conditional Uses include:

(AA) Manufacturing of prepared food products in a state and/or federally-licensed commercial facility.



SUMMARY OF REQUEST AND BACKGROUND INFORMATION (CONT.)



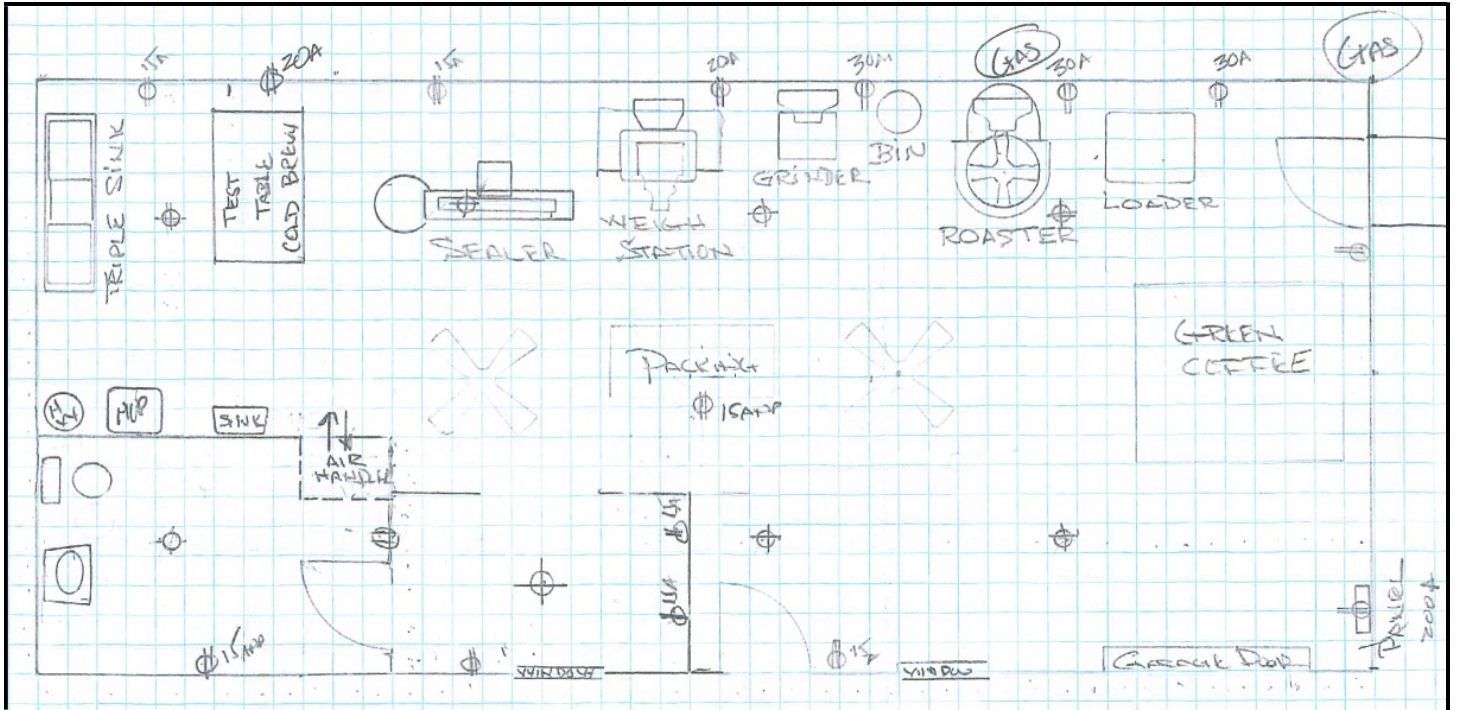
The applicant wishes to continue the preparation of foods in a state licensed facility for the purposes of manufacturing coffee (roasting, brewing, etc).

The subject property consists of one existing building erected in 1964 which is currently being utilized as a coffee roasting and brewing facility. The use is considered to be a legal nonconformity. The Applicant is proposing a new attached structure to the existing building to house the proposed business. The applicant is also removing the exact same square footage in demolition as they are proposing to add, which is 900 square feet. The property is located in the OR zoning district. This district is intended to apply to areas which are sparsely developed and include uses normally found in rural areas away from urban activity. It is intended that substantial residential, commercial, or industrial development shall not be permitted in the OR district, however agricultural uses, accessory uses and activities that support such uses are allowed.

The Future Land Use Map (FLUM) designation of the parcel is Medium Density Residential (MDR). Land designated MDR is intended primarily for residential uses.



SITE/FLOOR PLAN





ZONING



FUTURE LAND USE





CONSISTENCY WITH LDC SECTION 5.04: CONDITIONAL USE REVIEW CRITERIA

When considering conditional use requests, the conditional use and variance board shall make a written finding that the conditional use satisfies the following criteria:

- (A) The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare and is not contrary to established standards, regulations, or ordinances of other governmental agencies.**

Staff does not believe that approval of this conditional use will be detrimental to public safety, health or general welfare. The applicant will be continuing the existing operation of brewing, roasting, and packaging coffee on the premises.

- (B) Each structure or improvement will be in accordance with Ordinance 2000-26 and will be so designed and constructed 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 applicant is proposing a new structure to house the existing operation. The new structure will be built to current Florida Building Code standards. The applicant will also be demolishing the same square footage (900 square feet) of a portion of the existing structure. The square footage interchange ensures no increase in nonconformity.

- (C) The conditional use will not adversely impact the permitted uses in the zoning district nor unduly restrict the enjoyment of other property in the immediate vicinity nor substantially diminish or impair the values within the area.**

This is an existing operation utilizing a new structure. The utilization of a new structure will not alter or substantially impair or diminish values within the area.

- (D) The establishment of the conditional use will not impede the orderly development and improvement of the surrounding property for uses permitted in the zoning district.**

The surrounding property consists of single-family homes on medium-sized lots. The vast majority of the area is already developed with established single-family dwellings. This conditional use utilizing a new structure will not alter or hinder further development of the area.

- (E) Adequate water supply and sewage disposal facilities will be provided in accordance with state and county health requirements.**

The property is served by existing well and septic. All necessary permits from the Florida Department of Health are required.

- (F) Adequate access roads, on-site parking, on-site loading and unloading berths, and drainage have been or will be provided where required.**

There is adequate existing paved asphalt parking on site for the proposed use of the property. The Applicant is not proposing or expecting an increase in traffic with the approval of this conditional use application.



(G) Adequate measures have been taken to provide ingress and egress to the property which is designed in a manner to minimize traffic congestion on local streets.

The subject property is located on a 60' wide paved County-maintained right-of-way that is connected to Chester Road, also a paved County maintained road. The proposed use will produce limited traffic as the use is not a retail storefront. Traffic will be by appointment only and will be managed to not create additional congestion on local roadways.

As proposed, the intensity of the operation and site layout will not produce congestion on public streets or impair ingress and egress to adjacent properties.

(H) Adequate screening and buffering of the conditional use will be provided, if needed.

As an existing legal nonconforming use there is no screening required for this conditional use. The Applicant is proposing landscaping to ensure that the location is not unsightly.

(I) The conditional use will not require signs or exterior lighting which will cause glare, adversely impact area traffic safety or have a negative economic effect on the area. Any signs or exterior lighting required by conditional use shall be compatible with development in the zoning district.

The applicant has not indicated the utilization of any signage or lighting. Any future signage must comply with LDC Article 30 Open Rural zoning district signage regulations, as amended. Any exterior lighting shall be designed and installed to minimize any impact on neighboring properties by being shielded and downcast.

(J) The conditional use will conform to all applicable regulations of the zoning district in which it is proposed.

The proposed use is a conditional use in the OR zoning district pursuant to LDC Section 22.03(E) subject to issuance of a conditional use permit. Based upon the development proposal, this project falls beneath the threshold for requiring a Class II development review as defined in Section 5.07 LDC.

(K) The conditional use will conform to all applicable regulations listed in the adopted comprehensive plan.

The use is not in compliance with the 2030 Comprehensive Plan, however as a continuing legal nonconformity, Comprehensive Plan compliance is not triggered.

CONCLUSION

Staff finds the requested action to be consistent with Section 5.04 of the Land Development Code as follows:

Conditional Use Criteria	Determination of Consistency
LDC 5.04 (A)	✓
LDC 5.04 (B)	✓



LDC 5.04 (C)	✓
LDC 5.04 (D)	✓
LDC 5.04 (E)	✓
LDC 5.04 (F)	✓
LDC 5.04 (G)	✓
LDC 5.04 (H)	✓
LDC 5.04 (I)	✓
LDC 5.04 (J)	✓
LDC 5.04 (K)	✓

This application is also consistent with the requirements of Article 22, Section 22.03(AA) of the Nassau County Land Development Code.

Staff recommends approval subject to the following conditions:

1. The rights assigned shall run with the property;
2. the Applicant shall obtain all required structural building permits, comply with all other governmental agencies' regulations, and shall comply with all applicable County Ordinances;
3. the order shall be rendered void if the Applicant fails to obtain building permits or site engineering with Nassau County within 24 months of the execution of this order;