



## APPLICATION FOR CONDITIONAL USE

### APPLICATION

<b>OWNER/APPLICANT:</b>	Florida Sheriffs Youth Ranches Inc			
<b>AGENT:</b>	Maverick Engineering			
<b>REQUESTED ACTION:</b>	CU2021-007 is a request for a conditional use permit pursuant to LDC Section 22.03(G) to allow private outdoor recreational uses such as parks and playgrounds, sport fields and courts, swimming pools, camps, camping areas. The applicant is also requesting approval for (K) churches, (V) administrative office space, and (W) housing and lodging facilities, supplemental to the primary conditional use.			
<b>LOCATION:</b>	600 Holly Ridge Ln, Hilliard			
<b>LAND USE:</b>	Agricultural (AGR)			
<b>ZONING:</b>	Open Rural (OR)			
<b>EXISTING USES ON SITE:</b>	Church/Camp			
<b>PROPERTY SIZE + PARCEL ID:</b>	128 ac (combined) Parcel ID # 40-3N-23-0000-0003-0000 / 40-3N-23-0000-0003-0040			
<b>ADJACENT PROPERTIES:</b>	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Zoning</u>	<u>FLUM</u>
	North	Timberland	OR	AGR
	South	Timberland	OR	AGR
	East	Timberland	OR	AGR
	West	Timberland	OR	AGR
<b>COMMISSION DISTRICT:</b>	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 west side of County Road 121 approximately 7 miles west of the town of Hilliard. The surrounding area consists of undeveloped timberland and some scattered single-family dwellings to the north and south.

The Applicant is requesting a conditional use permit pursuant to Section 22.03(G) of the Nassau County Land Development Code to allow private outdoor recreational uses such as parks and playgrounds, sport fields and courts, swimming pools, camps, camping areas in the Open Rural (OR) zoning district. Per Section 22.03(G), conditional uses include:

- (G) *Private outdoor recreational uses such as parks and playgrounds, sport fields and courts, swimming pools, camps, camping areas and private indoor recreational and entertainment facilities such as bowling alleys, gymnasiums, spas, exercise facilities, swimming pools, meeting rooms, theaters, and game rooms and similar uses.*

The applicant is also seeking conditional use approval per Section 22.03 (K), (V), and (W) to supplement the primary conditional use request. These additional conditional use requests are:



- (K) Churches, monasteries, convents, cemeteries, crematories, columbariums, and mausoleums.
- (V) Administrative office space associated with and/or for the specific support of permitted and other conditional uses of the property.
- (W) Housing and lodging facilities associated with and/or for the specific support of permitted and other conditional uses of the property.

This property had a prior conditional use from 1984 (E84-62) which became void upon the sale of the property in 2020. The Applicant is proposing a new swimming pool, administrative building, open air chapel, and other traditional summer-camp related elements, all of which require conditional use approval.



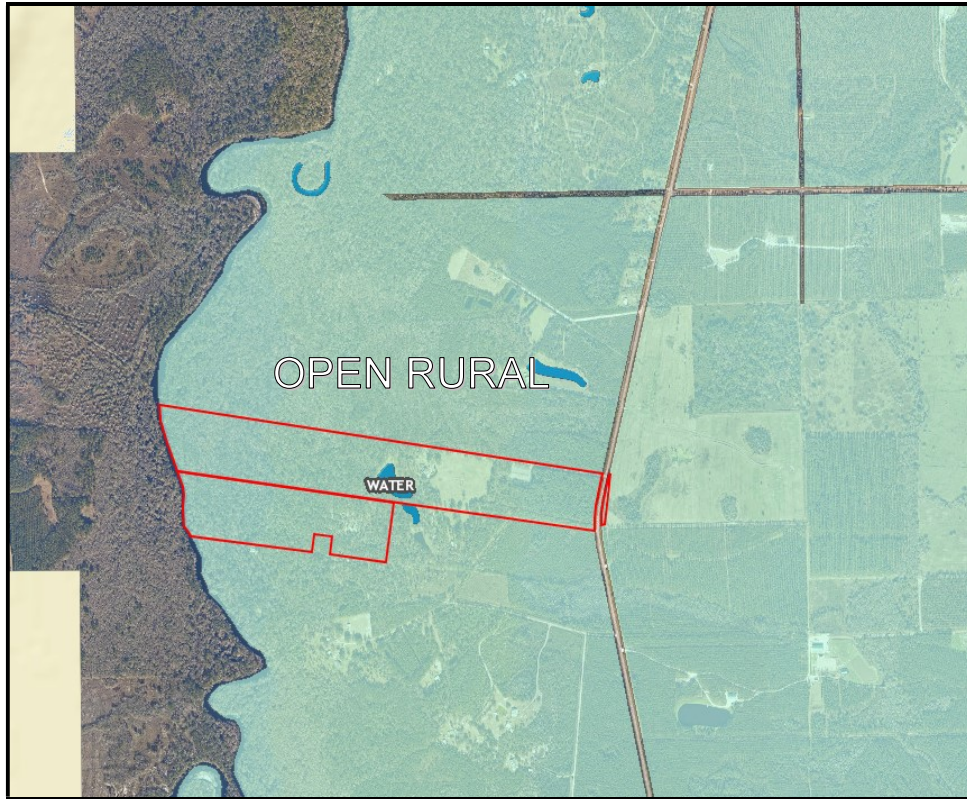




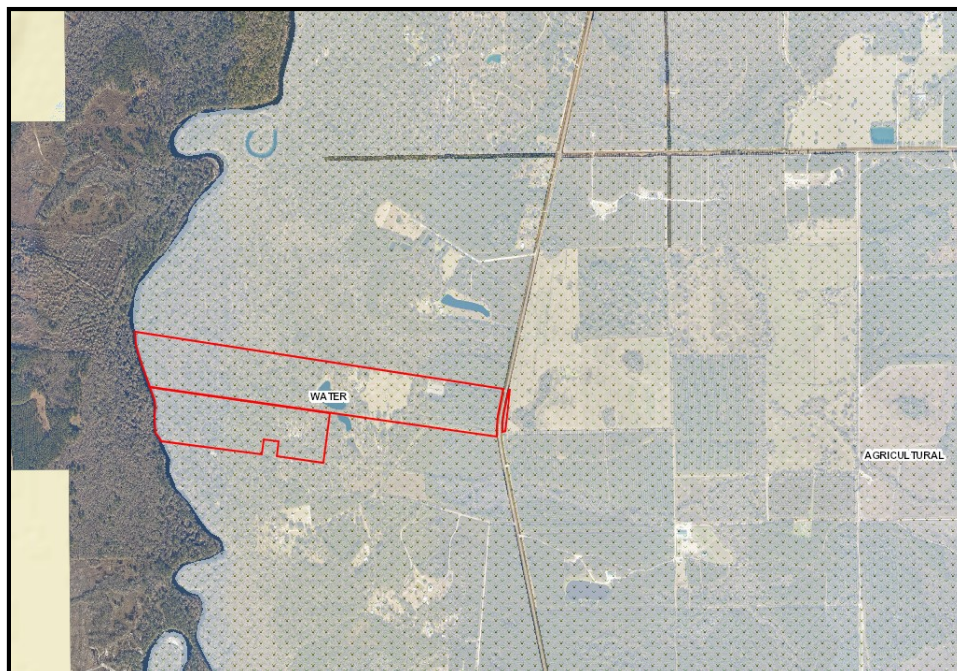




## ZONING



## FUTURE LAND USE





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**CONSISTENCY WITH LDC SECTION 5.04: CONDITIONAL USE REVIEW CRITERIA**

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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.**

The use of a summer camp will not be detrimental to a rural area like this.

- (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.**

Structures shall meet applicable building and other code provisions. The property is large and heavily buffered from all adjacent properties with vegetation.

- (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.**

There is no indication that the already existing camp will adversely impact the surrounding properties. The area is sparsely developed, and the majority of the outdoor activities are proposed on the northernmost parcel. The nearest residential neighbor is located approximately 400 feet to the camp.

- (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.**

There is no indication that the proposed conditional use, if approved, will have a discernable impact on the development of the area. The property use is compatible with the surrounding areas.

- (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 wells and septic systems. All water and sewage facilities must be permitted and meet the guidelines and standards from the Florida Department of Health based on the anticipated uses of the property.

- (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 existing access from County Road 121 and parking is provided on-site.

- (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 property is currently accessed from County Road 121, a two-lane, paved, county-maintained roadway.

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

This property is screened with existing vegetation and trees. Further screening is not required based on the proposed use and the uses of the adjacent properties. The applicant will limit tree removal to that which is required by the proposed development.

**(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.**

All lighting and signage will be consistent with the Land Development Code. Lighting will be downcast and shielded to minimize light trespass.

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

The conditional use approval will restore zoning conformance. Review by the Development Review Committee (DRC) is required. A DRC pre-application meeting was held on February 17, 2021. A preliminary binding site plan and site engineering plans have been received by staff.

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

The Conditional Use and Variance Board has determined that non-agricultural uses that occur frequently in rural/agricultural areas are appropriate in the AGR FLUM. A summer camp is such a use, particularly given the sparse development pattern and large parcel sizes in the area

**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(G) of the Nassau County Land Development Code.

Staff recommends approval subject to the following conditions:

1. the rights assigned by this conditional use shall run with the land;
2. the Applicant shall obtain all required permits, comply with all other governmental agencies' regulations, and comply with all applicable County ordinance;
3. the project must meet all requirements of the Development Review Committee;
4. the conditional use will be void if the applicant fails to obtain permitting or site engineering approval from the Development Review Committee within 24 months from the **approval date of this application**; and
5. Limit the tree removal to only what would be required for new structures, parking, and other amenities for the camp.