

Nassau County Planning and Zoning Board
May 18, 2021, 6:00 P.M.
Commission Chambers, 96135 Nassau Place, Yulee, Florida.

Call to Order, Invocation, and Pledge of Allegiance to the American Flag.

Board Members:

Present: Chair Nick Gillette, Todd Erickson, Betsie Huben, Dan Morris, Jimmy L. Higginbotham, Barry Holloway, Wayne Arnold, Tyrone Blue, Joseph Zimmerman, and School Board Member Linda Morris.

Absent Board Member(s): Cameron Moss

Other Officials Present: Michael S. Mullin, County Attorney.

Staff Present: Thad Crowe, Planning Director; Holly Coyle, Assistant Planning Director; also present were Tina Barnett, Deputy Clerk, and Jennifer Marlatt, Recording Secretary.

AUDIENCE INPUT - AGENDA ITEMS

210518PZ - 6:02:00 (Tab A) Mr. Mullin reviewed the procedures for attending the meeting in-person and remotely.

BOARD BUSINESS:

210518PZ - 6:02:55 (Tab B) Approve minutes from the May 4, 2021, Planning and Zoning Board meeting as presented.

Motion: Approve Tab B as stated above.

Maker: Board Member Huben

Second: Board Member Morris

Action: Aye: Board Members Ericksen, Gillette, Huben, Morris, Higginbotham, Holloway, Arnold, Blue, Zimmerman, and School Board Member Morris.

Absent: Board Member Moss

QUASI-JUDICIAL PUBLIC HEARING(S)

210518PZ - 6:04:58 (Tab C) Consider Family Hardship Development application, FH21-004, the Harman Family's request to establish a Family Hardship Development on

approximately thirty-five (35) acres on Countree Life Way in Callahan, Florida.

Mr. Mullin stated that there is no one in the audience to speak against the application; therefore, he waived reading the Quasi-Judicial procedures.

Waive Presentation:

Gayla Harman came forward waiving their presentation and would rely on staff comments.

Ex-parte Communications:

None.

210518PZ - 6:06:28 Documents submitted into the record: Staff Report - 3 pages, Application - 4 pages, Petition - 2 pages, Deed - 3 pages, Site Plan - 1 page, Family Affidavit - 2 pages, Hold Harmless Agreement - 6 pages, Draft Deed - 4 pages, and Covenants - 2 pages.

Motion: Accept documents into the record as presented.

Maker: Board Member Zimmerman

Second: Board Member Huben

Action: Aye: Board Members Ericksen, Gillette, Huben, Morris, Higginbotham, Holloway, Arnold, Blue, Zimmerman, and School Board Member Morris.

Absent: Board Member Moss

Motion: Open the floor to public discussion.

Maker: Board Member Morris

Second: Board Member Huben

Action: Aye: Board Members Ericksen, Gillette, Huben, Morris, Higginbotham, Holloway, Arnold, Blue, Zimmerman, and School Board Member Morris.

Absent: Board Member Moss

Deputy Clerk swore in Ms. Coyle to provide testimony.

Discussion: Ms. Coyle came forward to provide a PowerPoint presentation regarding Richard and Gayla Harman's request for a Family Hardship Development. The Harmans are seeking to subdivide thirty-five (35) acres located approximately three-quarters of a mile northwest of the intersection of Countree Life Way and Middle Road. The property is currently zoned as Open Rural (OR) which requires a minimum

lot size of one acre. The Future Land Use Map (FLUM) is Agriculture (AGR) which allows one dwelling unit per gross acre. The applicant is proposing to divide the thirty-five (35) acre parcel into two parcels; one parcel approximately twenty-five (25) acres, and the other of approximately ten (10) acres which will be deeded to their daughter's family. The property is part of the Wildlife Way Mediated Settlement Agreement (MSA) which requires that owners maintain Countree Life Way and Wildlife Way. One of the parcels will be accessed from Countree Life Way which is a sixty (60) foot wide easement, and the sub-parcel will be accessed by a driveway. Ms. Coyle advised that the application is consistent with Section 29-3(2), the Family Hardship criteria; Article 22, the OR Zoning District; the FLUM Policy FL.01.02(A) which pertains to Agriculture Density; staff recommends approval.

No public input.

Motion: Close the floor to public discussion.

Maker: Board Member Holloway

Second: Board Member Morris

Action: Aye: Board Members Ericksen, Gillette, Huben, Morris, Higginbotham, Holloway, Arnold, Blue, Zimmerman, and School Board Member Morris.

Absent: Board Member Moss

Motion: Approve, based on competent, substantial evidence in the record and testimony, Tab C as stated above.

Maker: Board Member Holloway

Second: Board Member Zimmerman

Action: Aye: Board Members Ericksen, Gillette, Huben, Morris, Higginbotham, Holloway, Arnold, Blue, Zimmerman, and School Board Member Morris.

Absent: Board Member Moss

INFORMATIONAL ITEM(S):

210518PZ - 6:13:20 Ms. Huben provided an update on the Amelia Island Tree Protection Ordinance. She stated that the committee finalized the revisions, and approved the draft ordinance to be reviewed by the Planning and Zoning Board prior to going before the Board of County Commissioners.

The Board further discussed the Land Development Code revisions, the Planned Development Unit (PUD) located on Roses Bluff, and upcoming Rezoning applications.

The next Planning and Zoning Meeting will be held on June 1, 2021.

There being no further business, the regular session of the Planning and Zoning Board adjourned at 6:17 p.m.

Nick Gillette, Chairman

Attest:
