

DRC PRE-APPLICATION FORM	DATE REC'D: _____ BY: _____
	DRC DATE: _____

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name	
Company (if applicable) Mercy Hill Church	
Street Address 85520 Miner Rd	
City, State, Zip Yulee, FL 32097	
Telephone Number 904 225-0777	
Email Address info@mercyhillfl.com	

Applicant or Agent	If an agent will be representing the owner, an Owner's Authorization for Agent form must be included
Applicant or Agent Name Michael W. Walsh Daniel Walsh	
Company (if applicable)	
Mailing Address 85520 Miner Rd	
City, State, Zip Yulee, FL 32097	
Telephone Number (904) 583-9216	
Email Address pastor@bellsouth.net	

Project Information				CC: allreason@comcast.net	
Project Name Mercy Hill Bend			Project Type <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial		
PIN: 38-2N-27-0000-0018-0000					
Project Address 86155 Appaloosa Avenue, Yulee, FL 32097					
Major Access Rd Name: Miner		<input checked="" type="checkbox"/> County-Maintained <input type="checkbox"/> Unpaved Private Easement			
Size of Property 2.5 acres		Present Property Use Church + SFR			
Zoning District OR		Future Land Use AG		Overlay District N/A	
Wetlands		Flood Zone		Water & Sewer	
# Existing Structures		# Proposed Structures		Building Height	
# Parking Spaces Proposed		Building Square Footage 1544			
Project Description (use separate sheet if necessary): Conversion of single family residence to semi commercial space. Small amount of renovation to building.					
List any applications under review, approved, or denied which may assist in the review of this application:					

I HEREBY CERTIFY THAT ALL INFORMATION IS TRUE AND CORRECT		
I understand that reasonable inspections of the project may be made as part of the application review process. I also understand that any material misrepresentations or errors contained in this application or supporting documents may void an approved application, at the reasonable determination of the County considering the Land Development Code, Comprehensive Plan, and other applicable regulations.		
Daniel Walsh PRINT		J. E. Uhl SIGNATURE 1/10/23 DATE

GoMaps

CFR



January 10, 2023

1:2,257

0 0.0175 0.035 0.07 mi

0 0.03 0.06 0.12 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

**BEFORE THE CONDITIONAL USE AND VARIANCE BOARD OF NASSAU COUNTY,
FLORIDA**

No. E07-022

FINAL ORDER

WHEREAS Celebration Baptist Church, PO Box 1437, Yulee, Florida 32041, owner and Gillette and Associates, Inc., 20 South 4th Street, Fernandina Beach, Florida 32034, agent of the real property described in this Order has applied to the Conditional Use and Variance Board for a Zoning Exception applicable to allow for a Church in the Open Rural (OR) zoning district. The property is located on the east side of Miner Road between Bear Lane and Shady Oak Drive, Yulee area.

WHEREAS, the technical staff of the Nassau County Growth Management Department has reviewed the application and has issued a report; and

WHEREAS, the Exception requested is consistent with the review criteria of Section 5.04 (A-J) of the Zoning Code and Section 28.14; now, therefore

BE IT ORDERED BY THE ZONING BOARD THAT

SECTION 1. Exception Granted : The Owner of the real property described in Section 2 of this Order is granted to allow for a Church subject to criteria outlined in the Zoning Code, on property described in Section 2 of this Order and Zoning Exception for that purpose is hereby granted to the Open Rural (OR) zoning district as defined and classified under the Nassau County Zoning Ordinance, with respect to such property; **subject, however, to the conditions outlined in the Staff's report: 1) Conditional Use permit E07-022 shall be transferable and run with the land. 2. Prior to the commencement of site work, the proposed project must have approval from the Development Review Committee and all other applicable regulatory agencies. 3. Miner Road is classified as a minor collector road. Minor collector roads are required to measure a minimum of eighty (80) feet in width. Currently, Miner Road measures sixty (60) feet in width. The Applicant shall provide an additional ten (10) feet of right-of-way, one half of the deficiency, which is to be dedicated to Nassau County prior to site plan approval. 4. The Applicant shall provide an additional fifteen (15) feet, one half of the deficiency, in width along Appaloosa Avenue. The Applicant shall provide improvements to Appaloosa Avenue in accordance with the requirements of Nassau County Engineering Services. 5. The parking area shall be setback a minimum of ten (10) feet from the newly established boundaries of Appaloosa Avenue. 6. Any further**

intensification of the site shall require the Applicant to reappear before the Conditional Use and Variance Board for approval. 7. The Applicant shall utilize shading techniques or visors to eliminate light intrusion onto neighboring residential properties.

SECTION 2. Owner and Description. The land to which the Zoning Exception is granted by this Order is owned by Celebration Baptist Church, P.O. Box 1437, Yulee, Florida 32041, owner and Gillette and Associates, Inc., 20 South 4th Street, Fernandina Beach, Florida 32034, agent.

"SEE ATTACHED LEGAL"

SECTION 3. Effective Date. This Order shall become effective on the 29th day of November 2007.
Done this _____ day of _____ 2007.

LARRY WILLIAMS, CHAIRMAN
Nassau County Conditional Use & Variance Board

ATTEST:

Debbie Hutchinson, Secretary
Nassau County Conditional Use & Variance Board