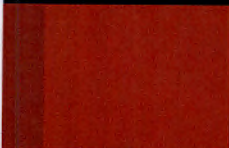


POWERPOINT PRESENTATION

JUNE 22, 2017



Nassau County, FL

CONDITIONAL USE & VARIANCE BOARD

6-22-2017



(Tab B)V16-002:

Blue Potato Properties, LLC; Owner/Applicant

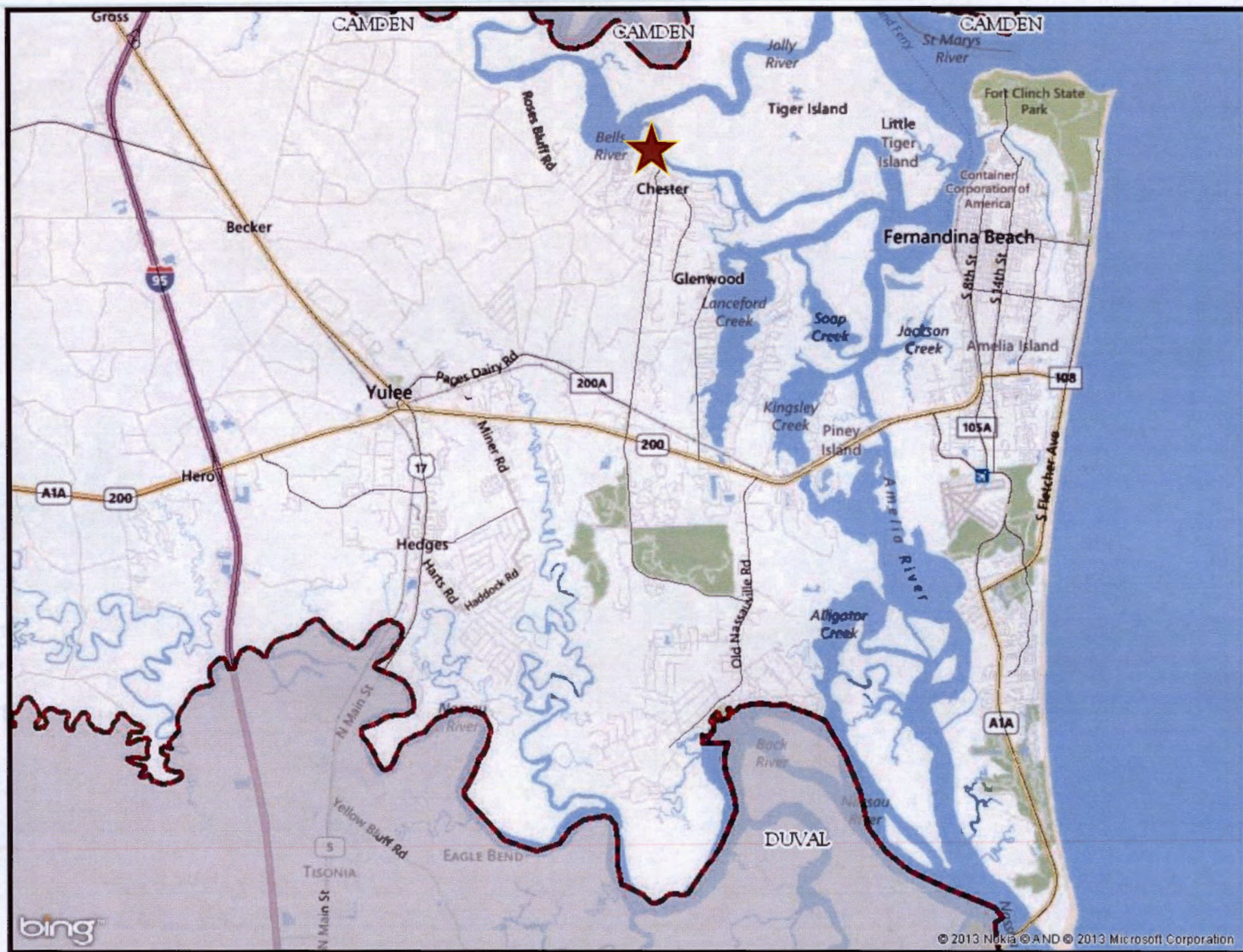
The Applicant request relief from Section 9.04(A) of the Land Development Code to reduce the minimum lot width from 90' to 73.44'. The property is located in the Residential Single Family 1 (RS-1) zoning district.

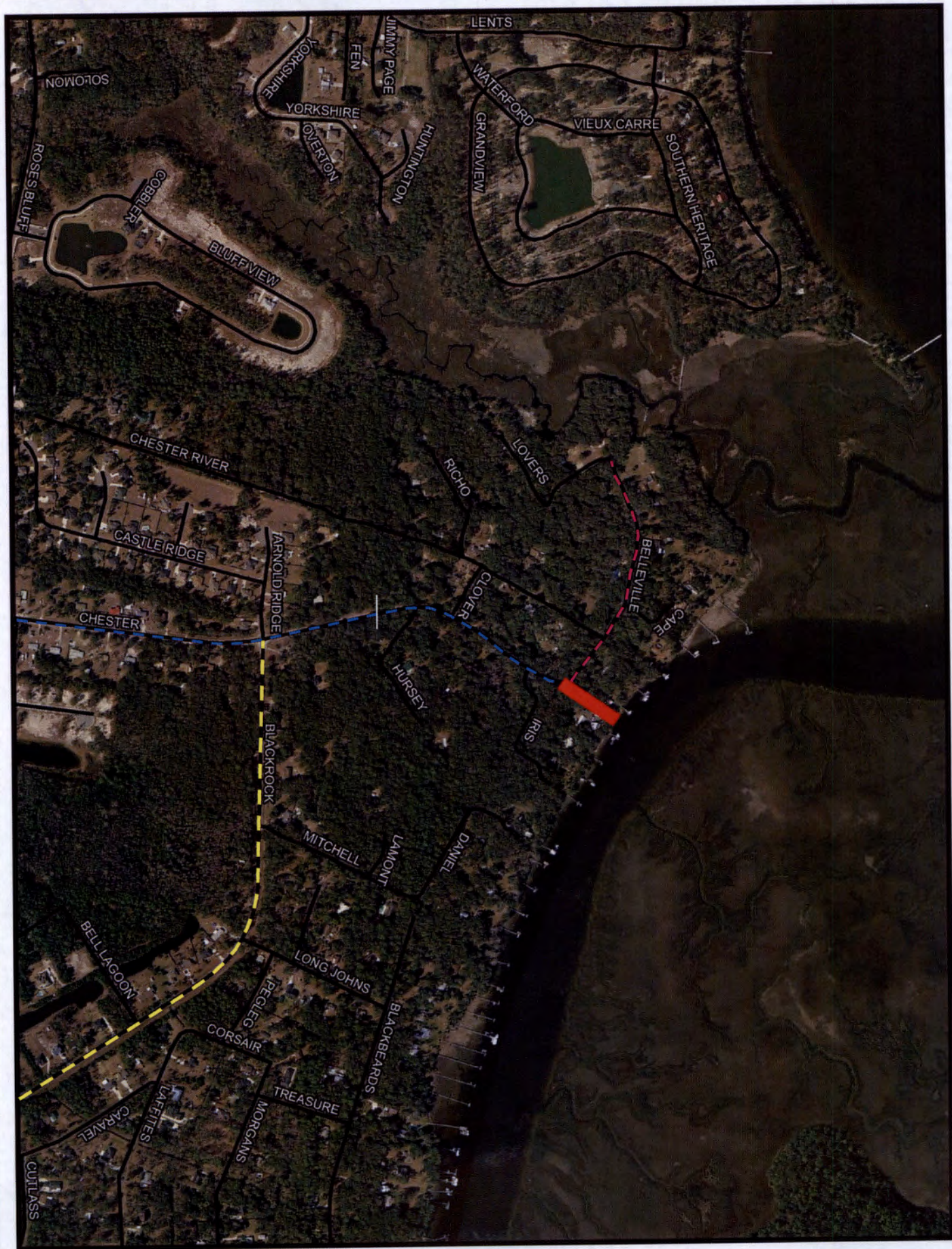


- 
- ▶ April 2014 - V14-001 (Adams) Denied by CUV Board
 - ▶ June 2015 - V15-001 (Dukes) Denied by CUV Board
 - ▶ February 2017 - V16-002 (Dukes)

Sec. 5.05(F) LDC

“...The denied application cannot be resubmitted, nor can any action be taken on a new application for basically the same variance on the same property, until twelve (12) months after the last petition was denied.”













1.7ac estate
1993



2001
/3
1 heir - a&b
1 heir - c
225/75
90

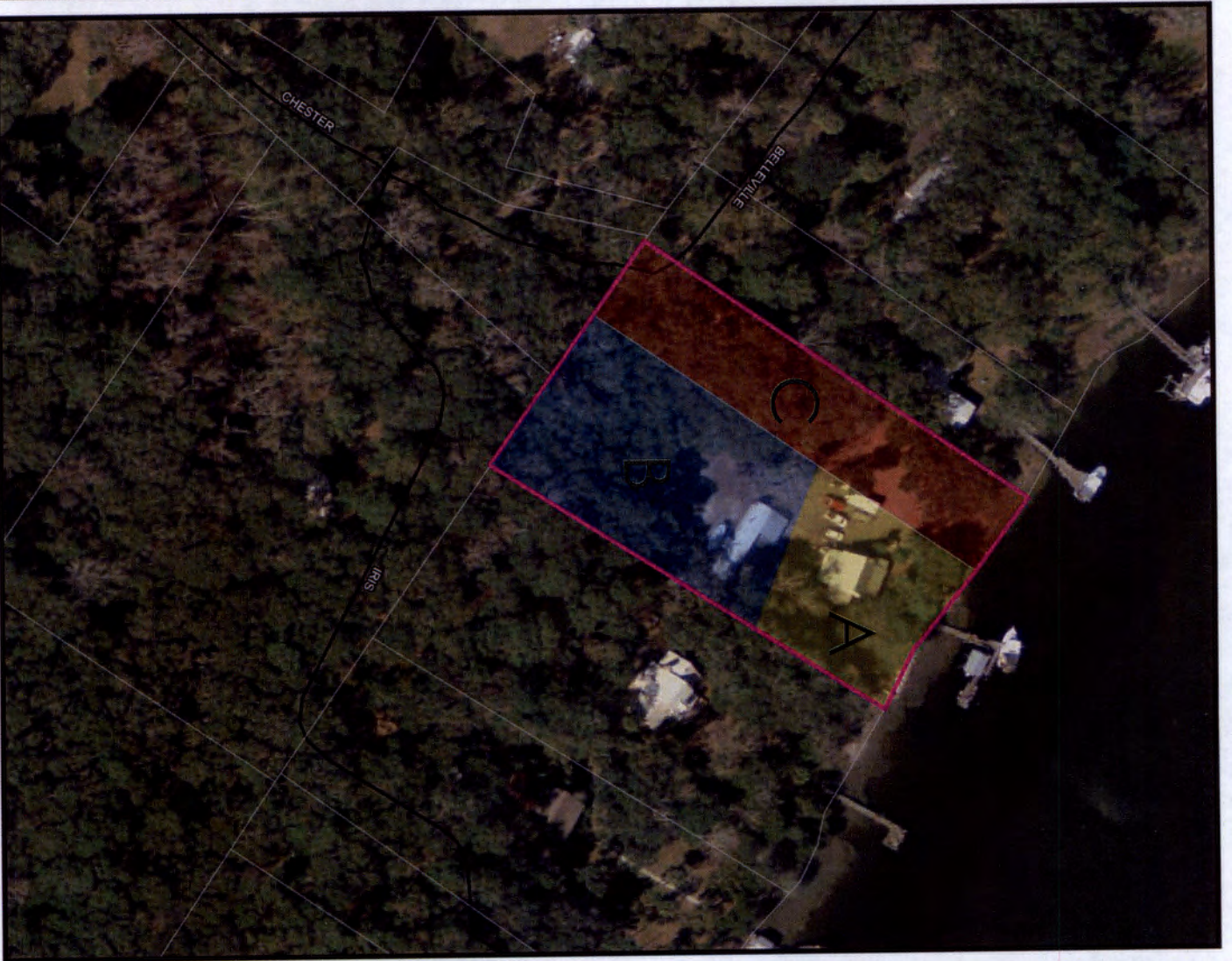
▶ Sec. 9.4(A)(1) LDC – Lot Width of 90' (1974)

▶ Sec. 29.07(B) LDC – Prohibits creation of nonconforming lots (1974)

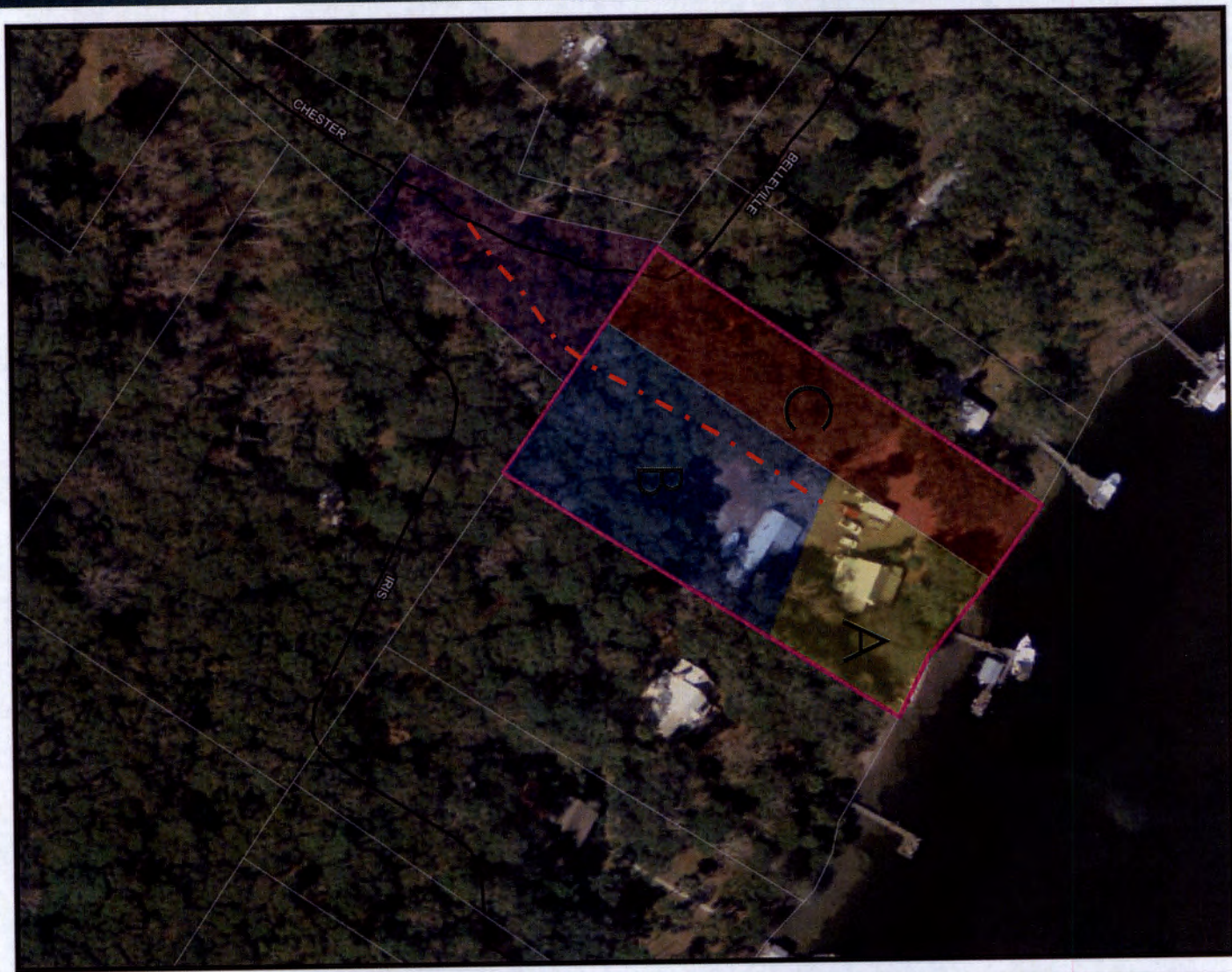
“...no lot or parcel in any district shall be so divided as to create a lot with area or width below the requirements of the ordinance;...”

▶ Article 32 LDC – “Lot-of-Record” (1/23/17)

“A lot which is part of a subdivision, the map of which has been recorded in the office of the Clerk of the Circuit Court of Nassau County, or a parcel of land the deed of which was recorded in the office of the Clerk of the Circuit Court prior to the adoption of this ordinance which met the minimum Lot, Yard and Frontage requirements at the time the lot was created.”



access















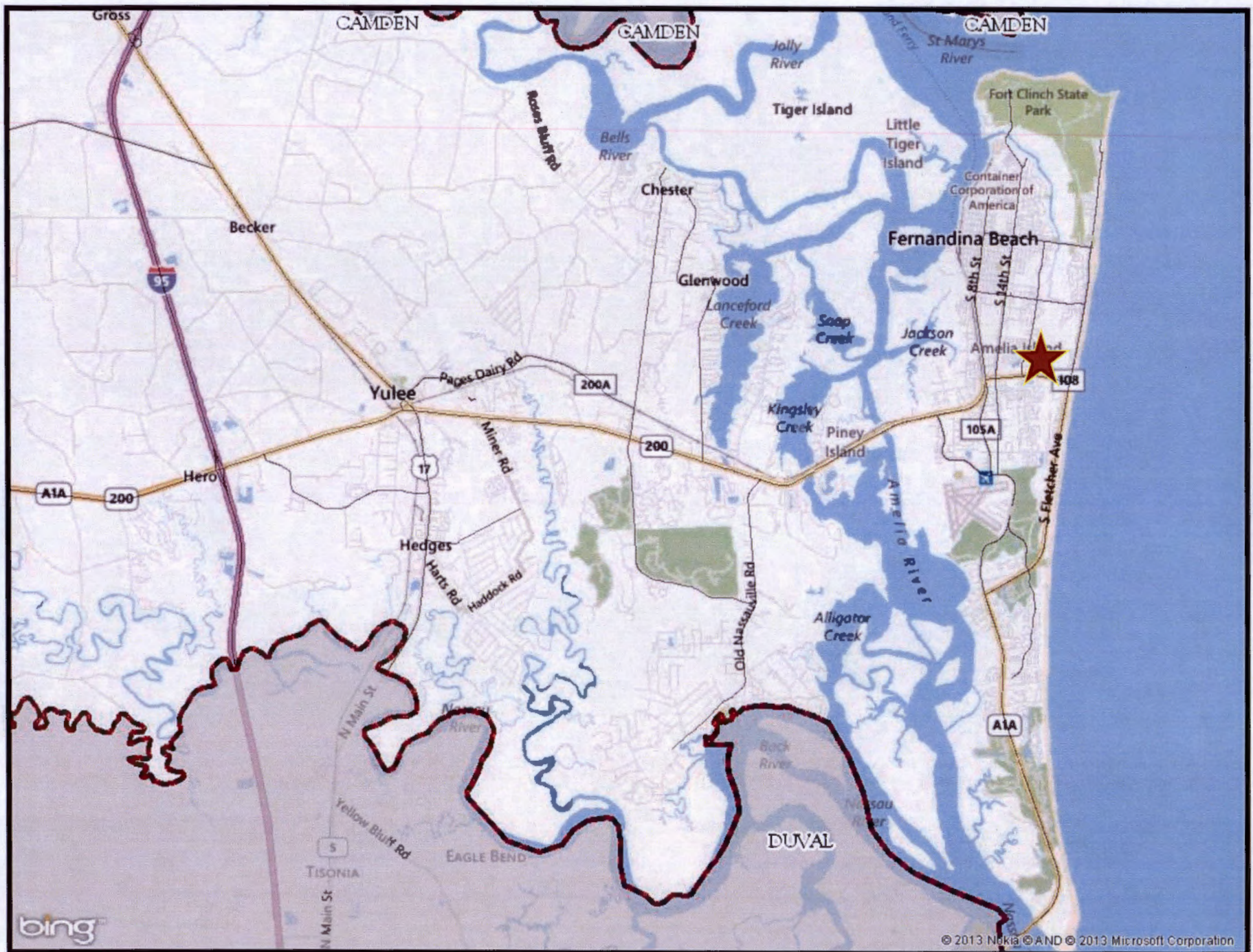




TAB - C

E17-004 - NextTower

NextTower has been deferred to the
July 27, 2017 CUV meeting.

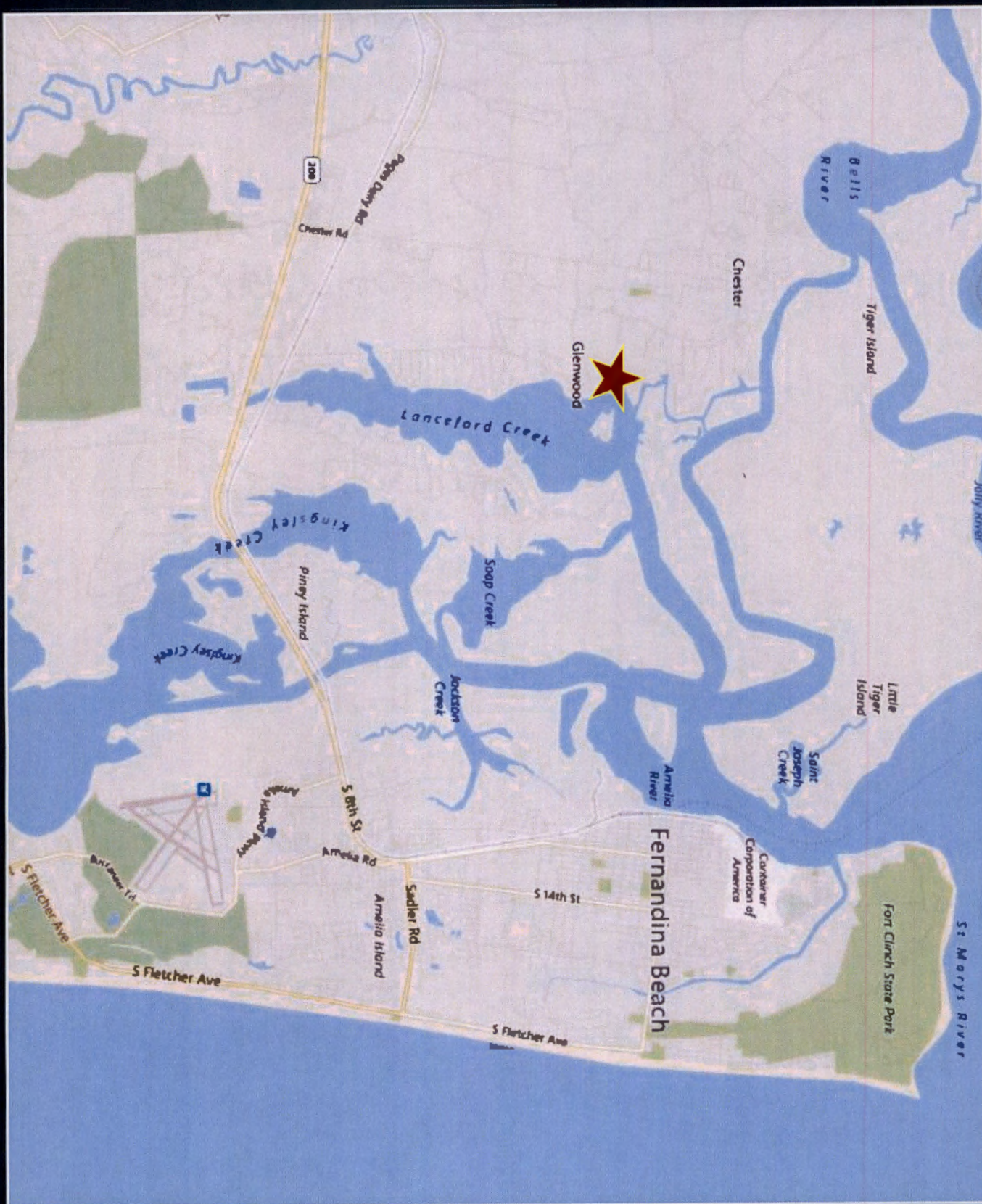


TAB - D

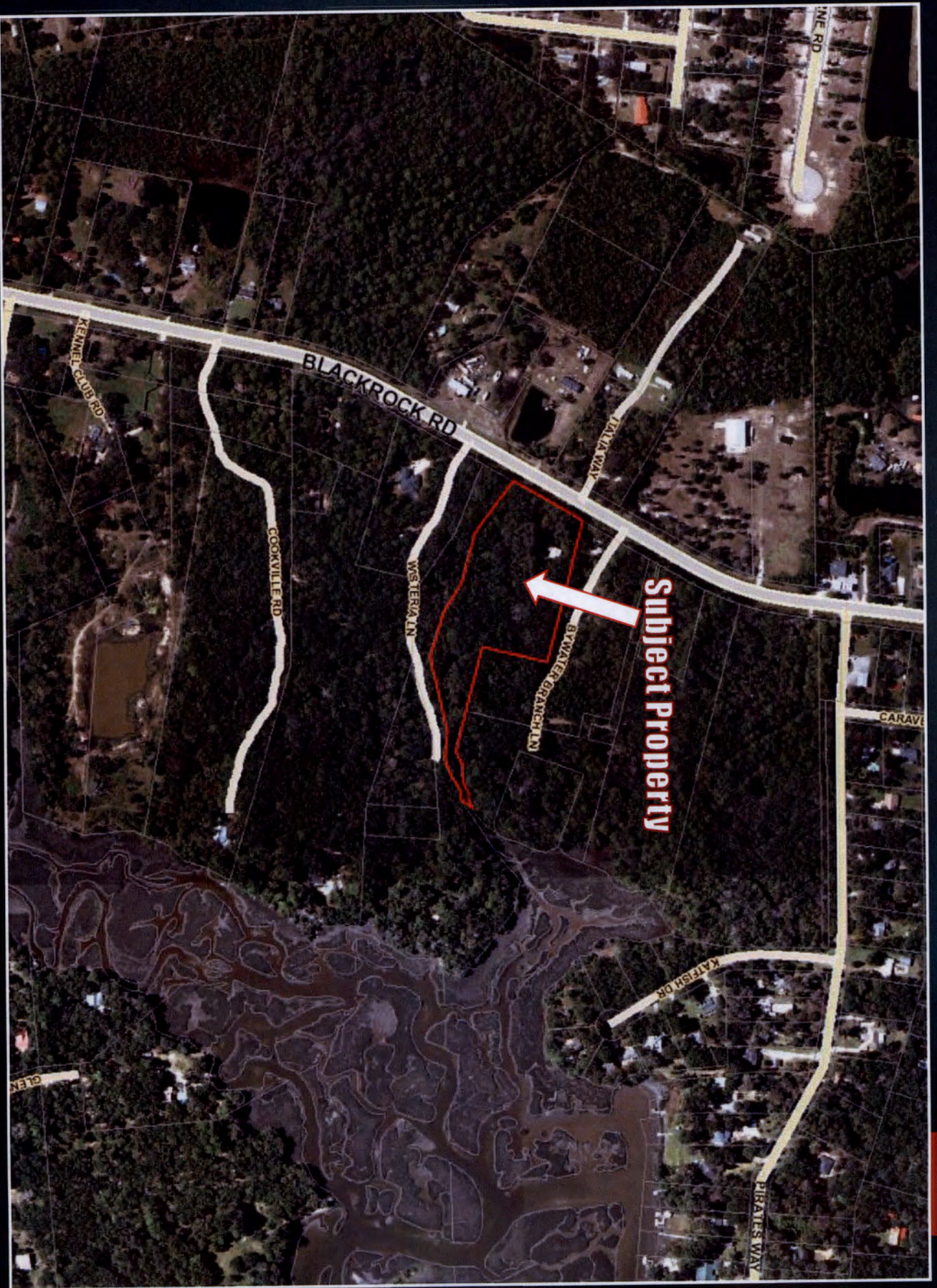
E17-006 – Joanna Chamblee/Applicant

Request:

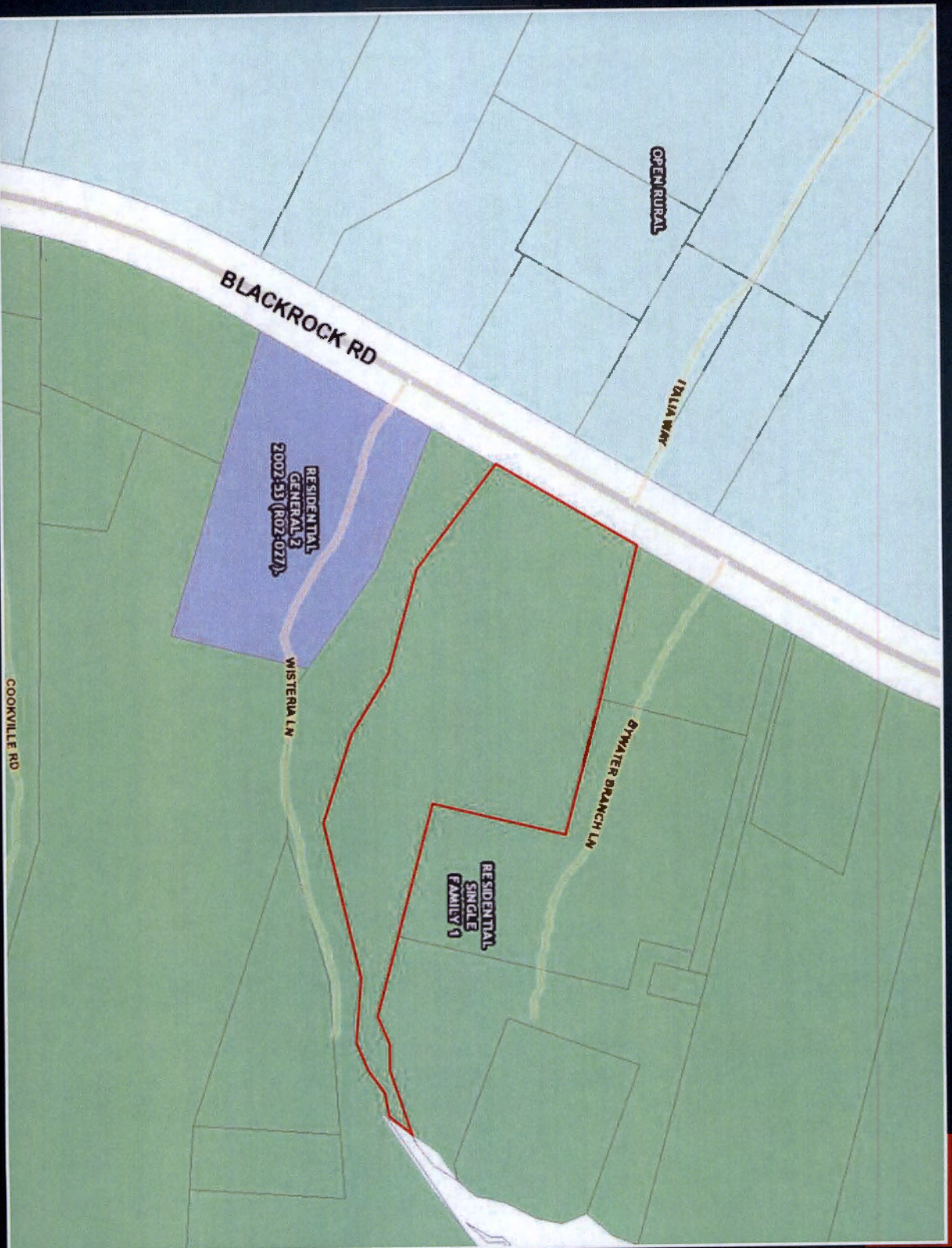
The Applicant seeks conditional use request seeking approval pursuant to Section 28.14(J) of the Nassau County Land Development Code to allow the establishment of a Mother-In-Law dwelling in the Residential Single Family 1 (RS-1) zoning district.



Subject Property Location

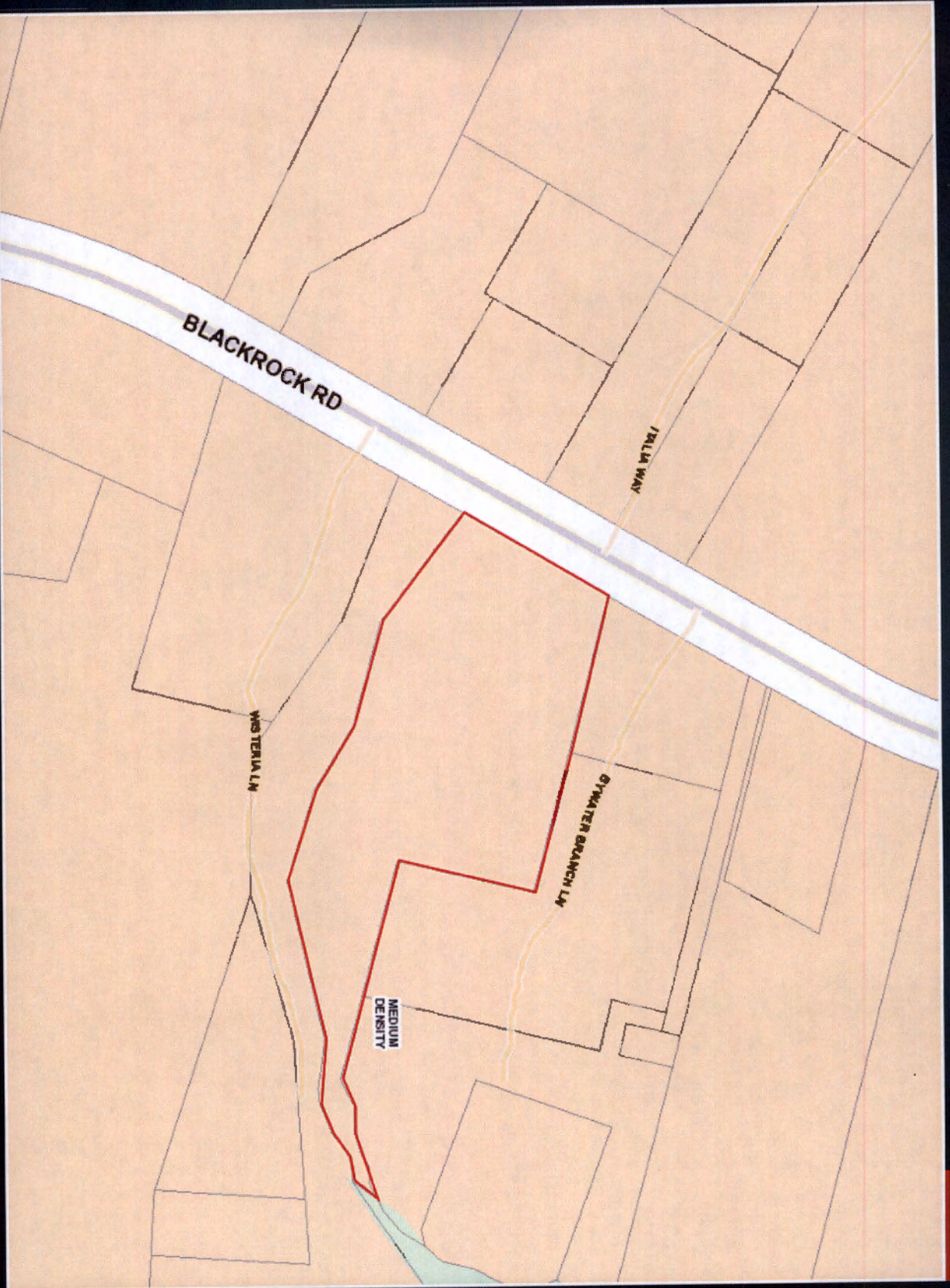


Subject Property Zoning District



Residential Single Family 1 (RS-1)

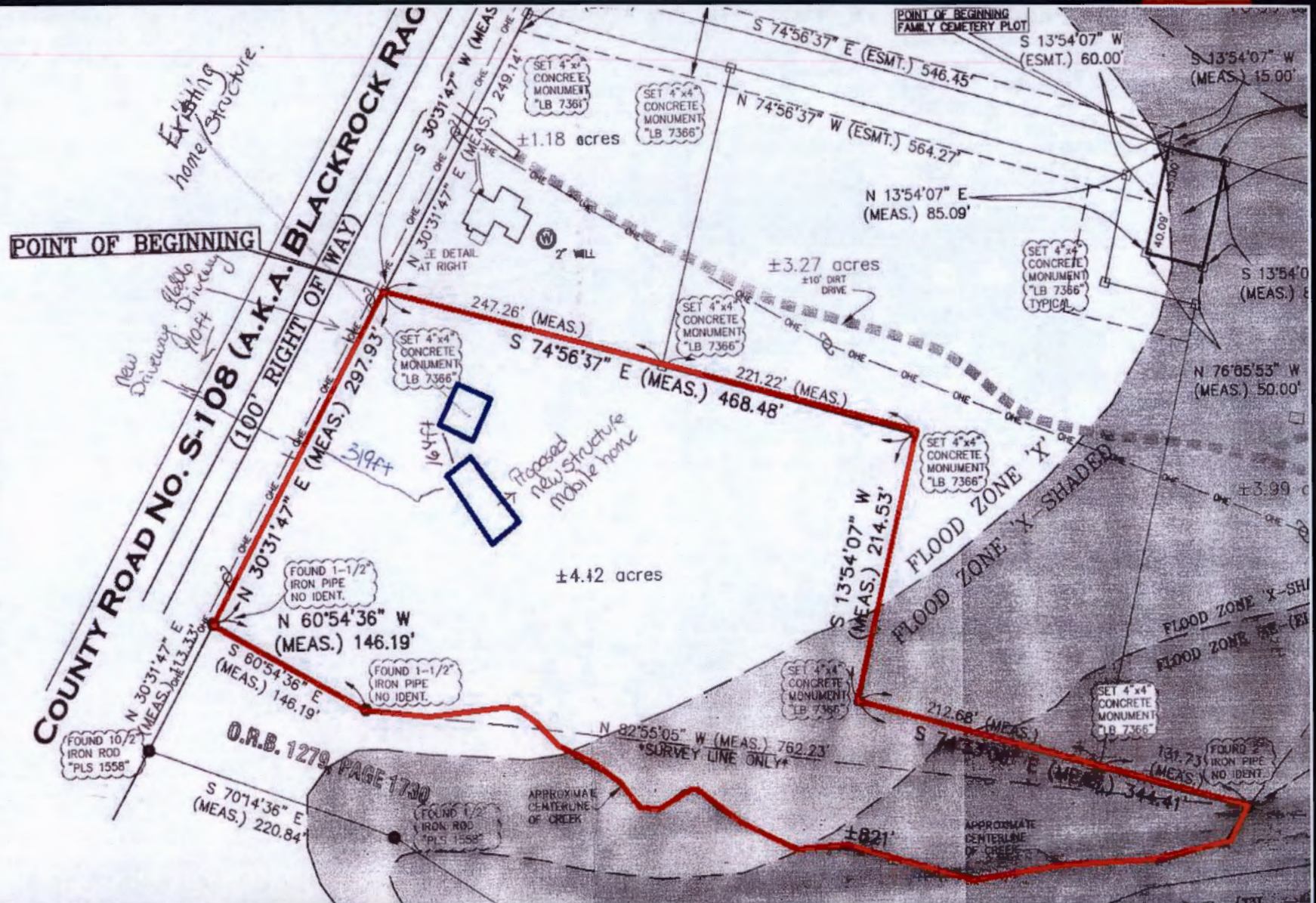
Subject Property Future Land Use



Medium Density (MDR)

Subject Street View





Section 28.14(J) LDC – Mother-In-Law Dwelling

Mother-in-law dwelling: A dwelling located on a lot or parcel of land, together with the principal use structure, for the care of aged, infirm or impecunious parent(s). In the case of a medical hardship, a medical certification shall be required with the application. All yard requirements, lot size requirements, height and lot coverage requirements shall apply for the appropriate district unless otherwise waived by the planning and zoning board.

Staff Findings

1. When Joanna Chamblee no longer resides on the subject 4.5 acre property, the second dwelling (Mother-In-Law dwelling) shall be removed within 3 months.
2. This conditional use shall be granted to the Applicant and shall not be transferable, and shall not run with the land.
3. The subject property TPN 42-3N-28-5080-0005-0080, shall remain under single ownership.

TAB - E

E17-007 – Pogo's Kitchen

Request:

Conditional Use Request seeking approval pursuant to Sections 5.03, 5.04, and 15-A.04 (B) of the Nassau County Land Development Code to allow for the sale and consumption of alcoholic beverages.