



May 24, 2017

911 Address Labels



Sources: FAO, HESB, Delmon, USDA, Intermap, PACIFIC TRADE (P. North, East), Japan, METI, East China (Hong Kong), East Korea, East (Thailand), Myanmar, Mexico, * Opened markets (current), and the Gulf Coast Community.



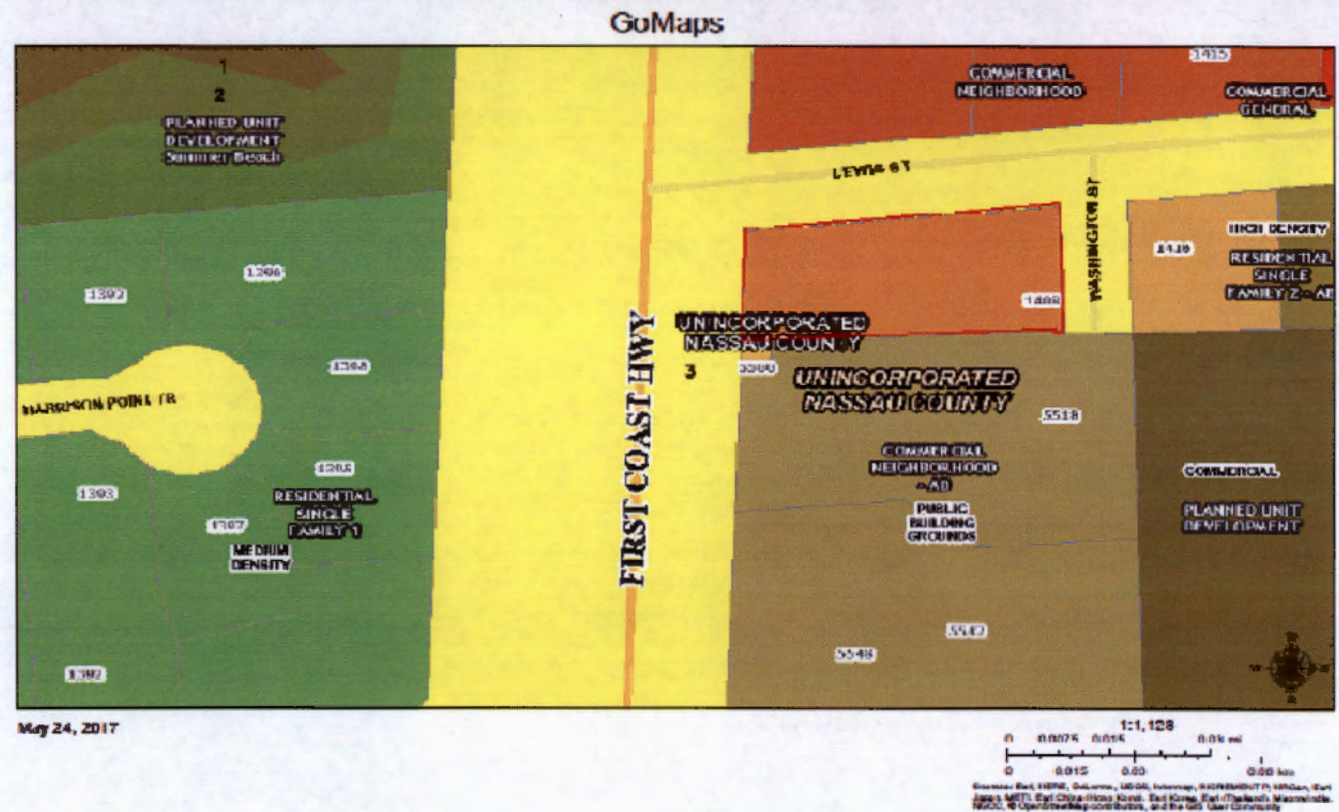
North: Convenience
Store and Office
Building
South: County
East: Office Building
West: Single Family

Zoning: CN-AB

North: CN
South: CN-AB
East: CN-AB
West: RS-1

FLUM: Commercial

North: Commercial
South: Public Building
East: High Density
West: Medium Density



E17-007 Pogo's Kitchen

- East of First Coast Highway
- Formerly known as GG's Bistro or Gourmet Gourmet



E17-007 Pogo's Kitchen

- Looking west on Lewis Street to First Coast Highway.
- Renovations underway on the existing commercial restaurant site.

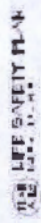


E17-007 Pogo's Kitchen

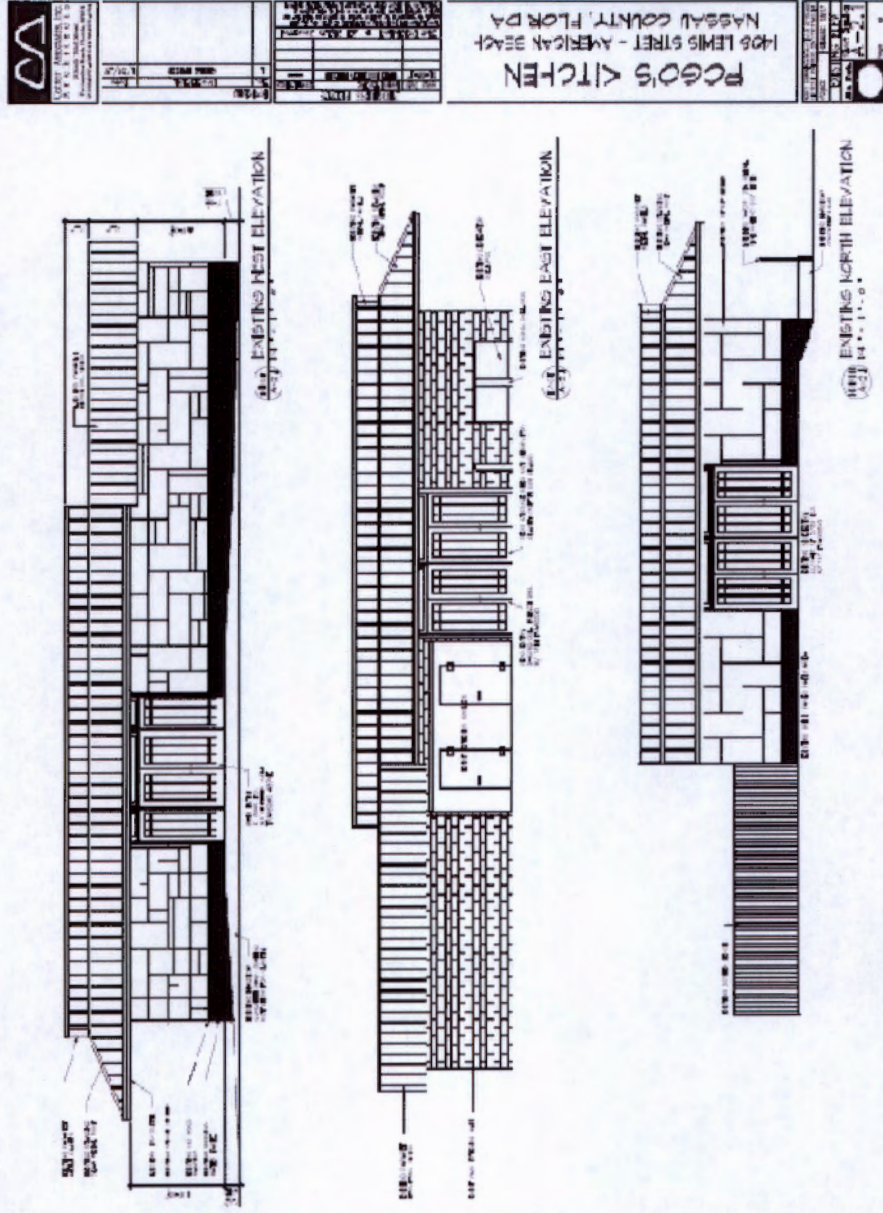
- ▶ The proposed restaurant meets the seating requirement and will serve a full menu.
- ▶ The applicant is seeking an alcohol license from the Division of Alcoholic Beverages and Tobacco Use pursuant to Section 15-A.04(B) of the LDC.
- ▶ This project is exempt from the distance separation requirements per Section 33.01 (E), indicating that:
 - ▶ *restaurants in the unincorporated areas of Amelia Island may sell, serve, or permit to be served alcoholic/intoxicating beverages in conjunction meals and shall be exempt from the generally applicable distance regulations which state that the sale of alcoholic or intoxicating beverages shall not be permitted within one thousand (1,000) feet in airline distance measured from building to building at their closest points to any established school or church.*



100



Elevations



Findings: E17-007 Pogo's Kitchen

- ▶ Sufficient evidence to demonstrate that E17-007 is consistent with the review criteria defined in Section 5.04 LDC.
- ▶ The rights entitled via Final Order E17-007 shall run with the title to the land.

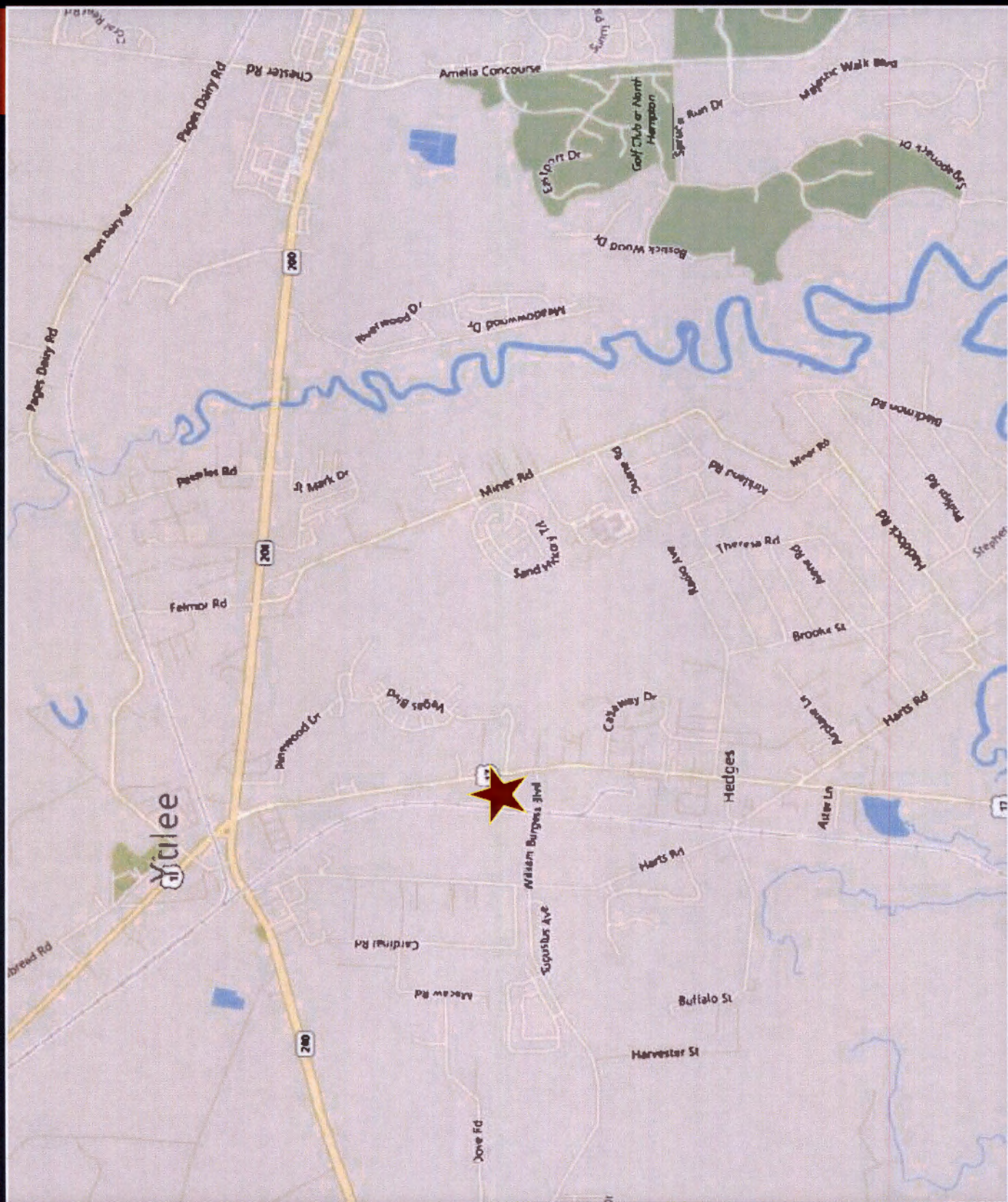


TAB - F

E17-008 – Marine Repair Shop

Request:

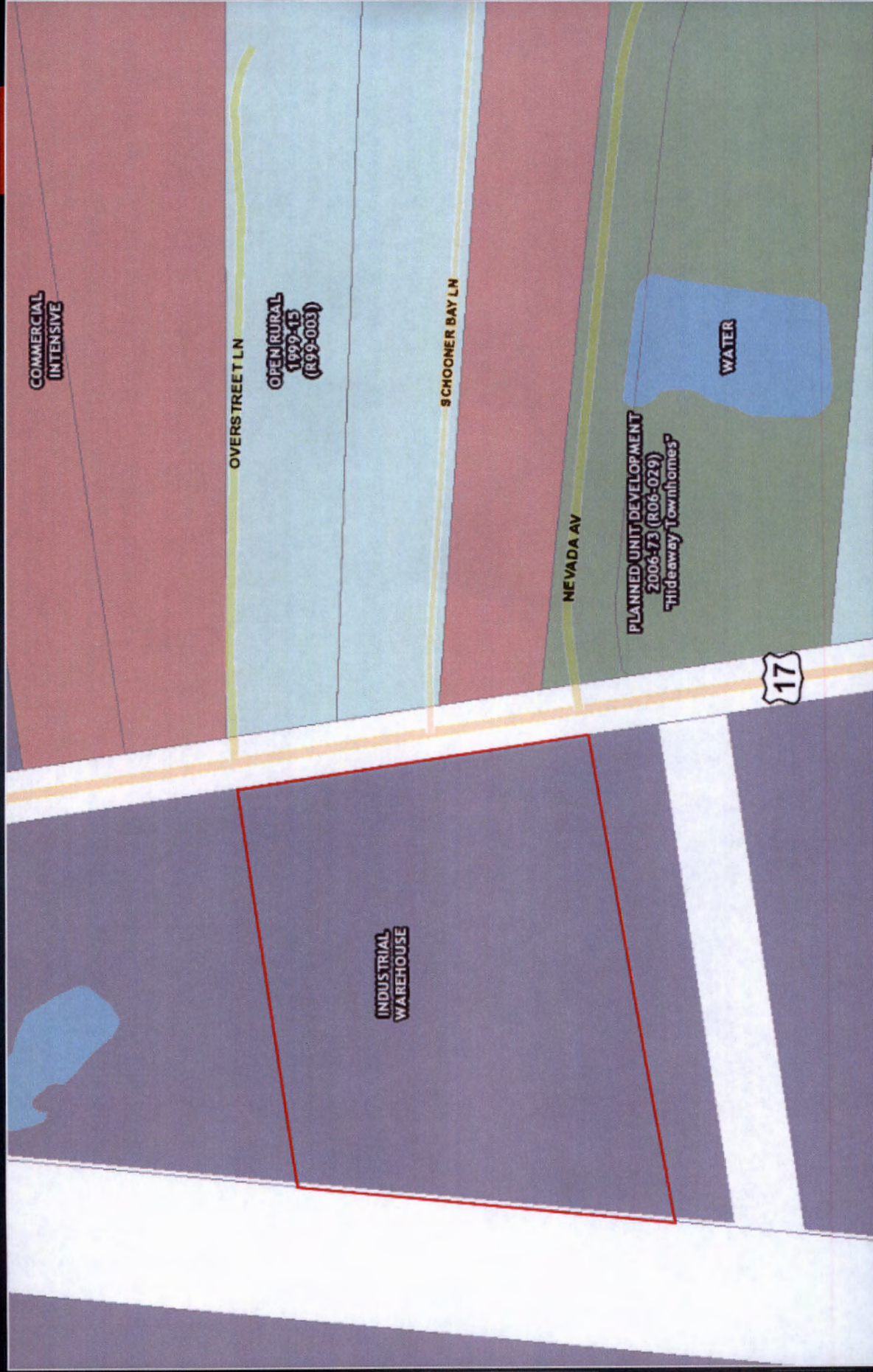
Conditional Use request seeking approval pursuant to Section 20.03(A) of the Nassau County Land Development Code to establish a multi-unit repair and service garage facility within the Industrial Warehouse (IW) zoning district.



Subject Property Location

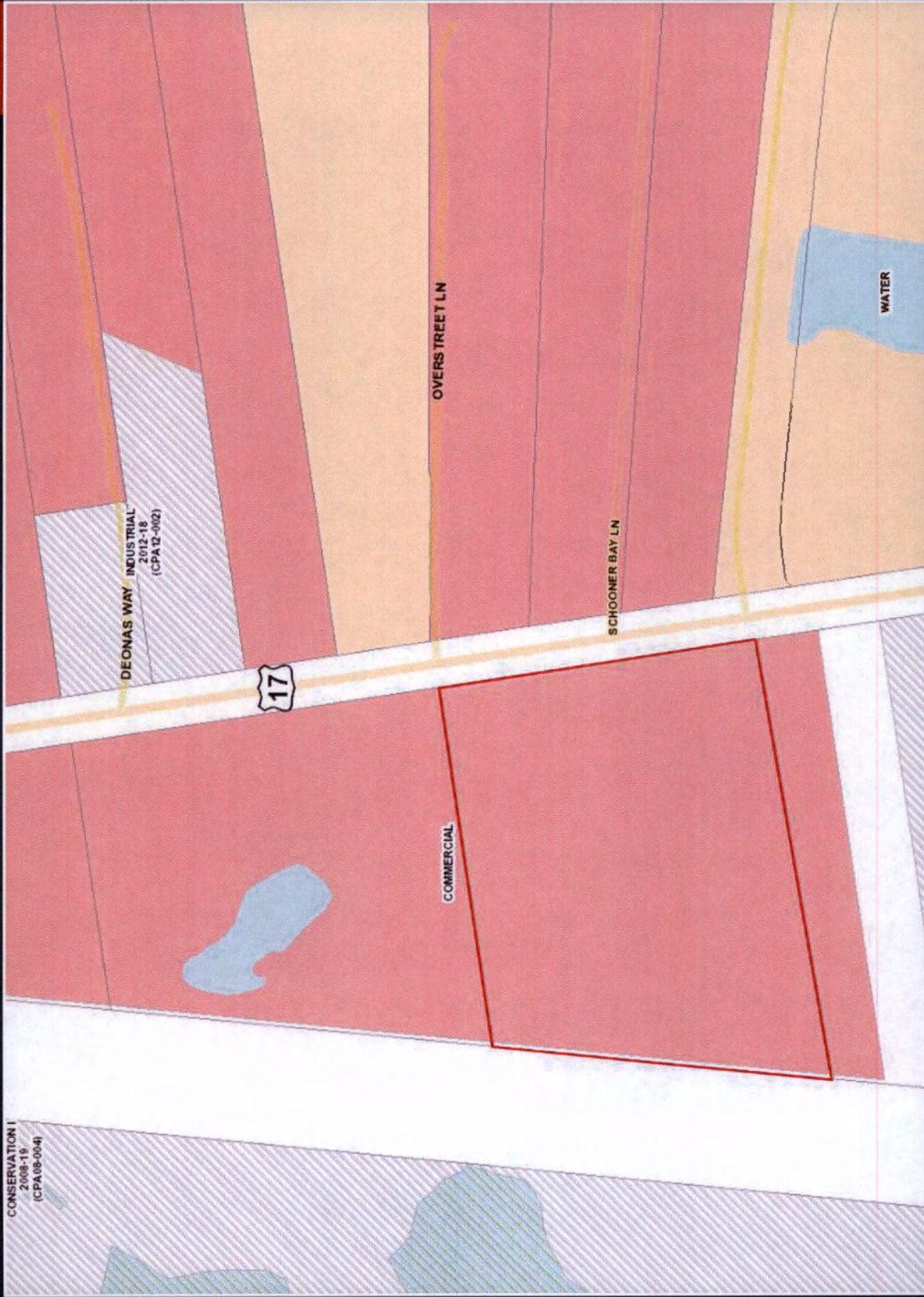


Subject Property Zoning District



Industrial Warehouse

Subject Property Future Land Use



Commercial (COM)

Subject Street View



Subject Property Site Plan

GENERAL NOTES:

PARCEL 107-42-24-27-0000-0000
PROPERTY ACRES: 17.9 AC
SITE LOCATED IN FLOOD ZONE X
ZONING: INDUSTRIAL WAREHOUSE (IW)
PROPOSED USE: BOAT REPAIR SHOP

BUILDING 1 TOTAL AREA: 20,000 SF
FLOOR AREA RATIO: 5.50X

BUILDING 2 TOTAL AREA: 9,000 SF
FLOOR AREA RATIO: 2.66X

BUILDING 3 TOTAL AREA:
9,000 SF
FLOOR AREA RATIO: 2.66X

TOTAL BUILDING AREA:
38,000 SF
TOTAL FLOOR AREA RATIO: 4.24X

PARKING:

BUILDING #1 (OFFICES & REPAIR SHOPS)
1 SPACE PER 300 SF OF OFFICE SPACE + 1 SPACE PER 2 OCCUPANTS
(1,800 SF / 300 SF) = 7 SPACES
(10 OCC / 2 OCC) = 5 SPACES
12 PARKING SPACES REQUIRED
14 PARKING SPACES PROVIDED
(13 REGULAR + 1 ADA)

BUILDING #2 & #3 (STORAGE)
1 SPACE PER 2 EMPLOYEES + 1 SPACE PER EACH VEHICLE BASED
AT FACILITY
(2 OCC / 2 OCC) = 1 SPACE
1 PARKING SPACE REQUIRED
1 PARKING SPACE PROVIDED

TOTAL SPACES REQUIRED = 13
TOTAL SPACES PROVIDED = 14

PARKING LOT AREA: 56,858 SF
PARKING AREA RATIO = 8.67X

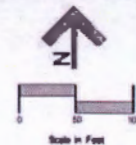
TOTAL IMPERVIOUS AREA = 86,858 SF
IMPERVIOUS SURFACE RATIO = 25.6X

BUILDING SETBACKS:
FRONT YARD - 50 FEET
SIDE YARD - 20 FEET
REAR YARD - 25 FEET

OPEN SPACE REQUIREMENT TABLE	
OPEN SPACE REQUIRED	33,805 SF
OPEN SPACE PROVIDED	48,070 SF
NOTE: 1 TREE REQUIRED PER EVERY 500 SF OF OPEN SPACE (16 TREES)	

LEGEND:

- ☐ OPEN SPACE
- ☐ LANDSCAPE BUFFER



C.S.X. RAILROAD

N08°11'00"E (R/R)

248.50'

CUSTOMER/EMPLOYEE PARKING (TYP)
12' X 20' HC PARKING STALL
W/ 5' WIDE ACCESS AISLE

20' DEEP X 10' WIDE STORAGE UNIT
(30 PER STORAGE BUILDING)

10' DEEP X 10' WIDE STORAGE UNIT
(30 PER STORAGE BUILDING)

N82°02'57"E

290'

290'

290'

290'

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290'

290'

S80°44'11"W

715.69'

PROPOSED WET POND
0.45 AC @ T.O.B.

582.37'

582.37'

582.37'

582.37'

582.37'

582.37'

582.37'

582.37'

582.37'

582.37'

582.37'

582.37'

582.37'

582.37'

582.37'

2,000 SF UNIT (50' X 40')
+ 1,000 SF AUTO/MARINE REPAIR BAY
+ 100 SF OFFICE
(TYP 10 PLACES)

FUTURE RIGHT OF WAY
DEDICATION (TYP)

R.O.W. LINE (TYP)

NASSAU BOAT &
RV STORAGE DRIVEWAY

PROPERTY LINE (TYP)

SETBACK LINE (TYP)

NEVADA AVENUE

CENTERLINE (TYP)

U.S. HIGHWAY 17



G & A
OLLETTE & ASSOCIATES, P.A.
200 SOUTH 4TH STREET
FORT MYERS, FL 33903
PHONE (888) 281-0019
FAX (888) 281-0005

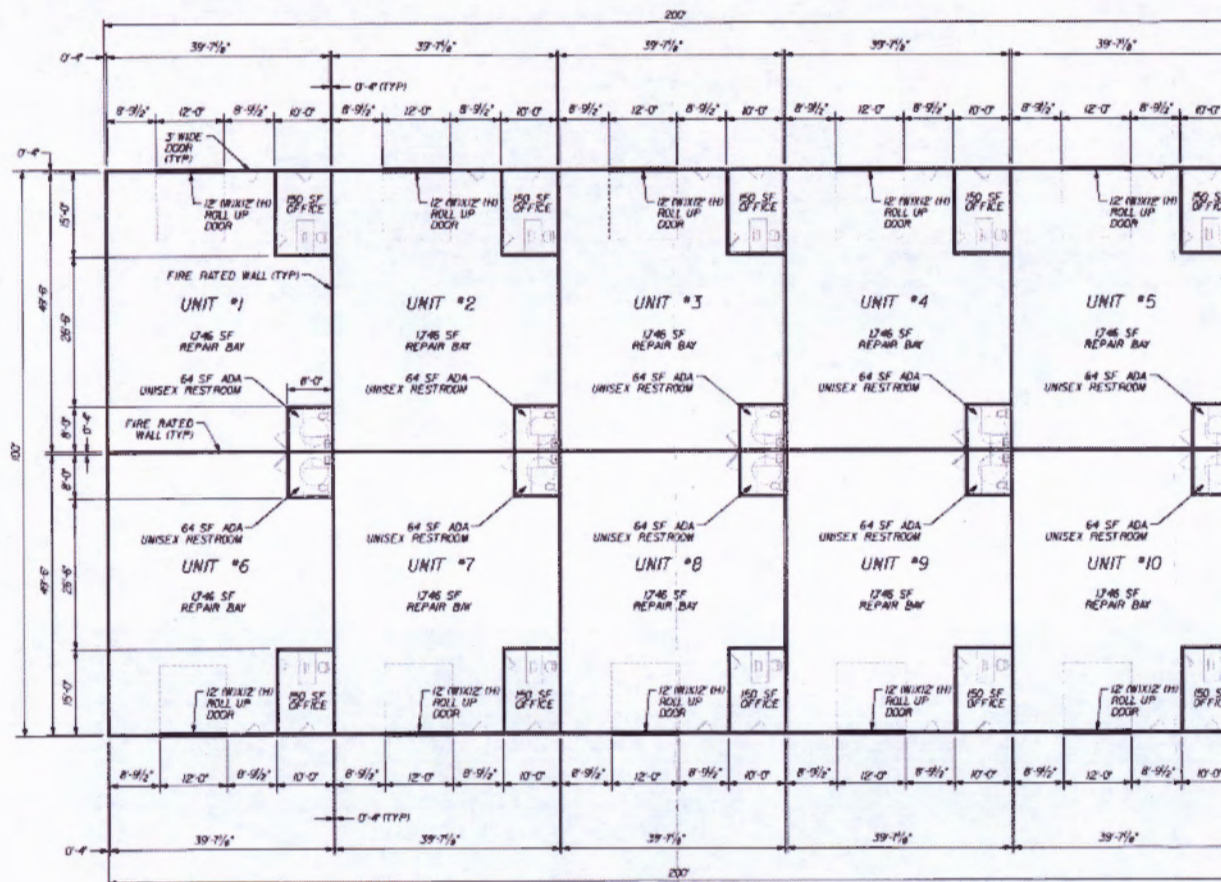
NOAH KANE

US-17 MARINE
REPAIR SHOP &
STORAGE FACILITY

SITE PLAN
(EXHIBIT "B")

SHEET NO.
SP-1
DATE
11/11/2017
SCALE
AS SHOWN

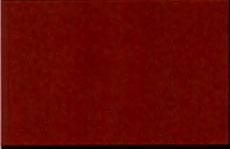
Subject Property Floorplan



BUILDING #1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOTES:
BUILDING TO BE SPRINKLED
ALL WALL TO BE FIRE RATED

SHEET NO. INT-1	Scale: 1" = 10' Project No: 05 Designed by: BM Drawn by: BM GAGC: BM	G & A GELETT & ASSOCIATES, INC. 20 SOUTH ANI STREET FORT MYERS, FL 33904 (813) 938-1400 FAX: (813) 938-1400	NOAH KANE	US-17 MARINE REPAIR SHOP & STORAGE FACILITY	BUILDING #1 INTERIOR FLOOR PLAN (EXHIBIT "C")	SHEET NO. INT-1 3 of 3 DATE: 04/18/07 PROJECT NO. 05-001
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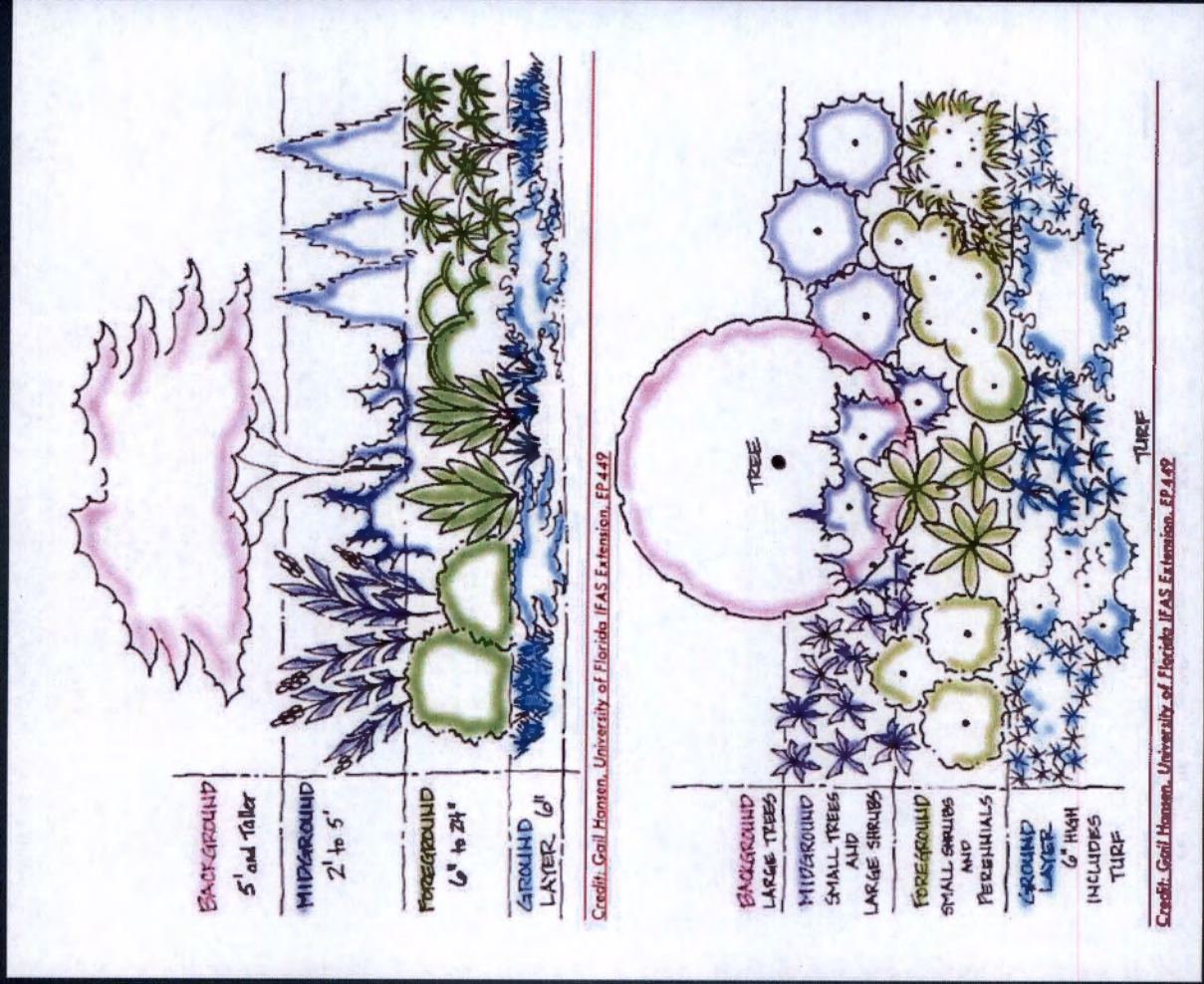
Nassau County Land Development Code

Conditional Uses within the Commercial Intensive (CI) Zoning District

Section 20.03(A):

Any industrial or commercial use which is not otherwise permitted and is not listed as a conditional use in the Industrial Heavy District.

Landscaping Buffer / Landscape Treatment



Staff Findings

1. This Order shall expire in one year from the effective date if vertical construction has not commenced.
2. All service and repair activities shall be conducted within an enclosed structure.
3. No materials, parts or equipment may be stored outside the enclosed building.
4. The site shall be limited to a single monument sign nine feet and eight feet in width. The sign area shall be limited to 48sf. Digital message centers and reader boards are prohibited.
5. Dedication of the future right-of-way shall measure 12.5' in width.
6. Applicant shall provide vehicular and pedestrian cross access to adjacent parcels to the north and south.
7. Buffer shall be consistent with diagram on Page 10.
8. A sidewalk shall be provided along US Hwy 17.

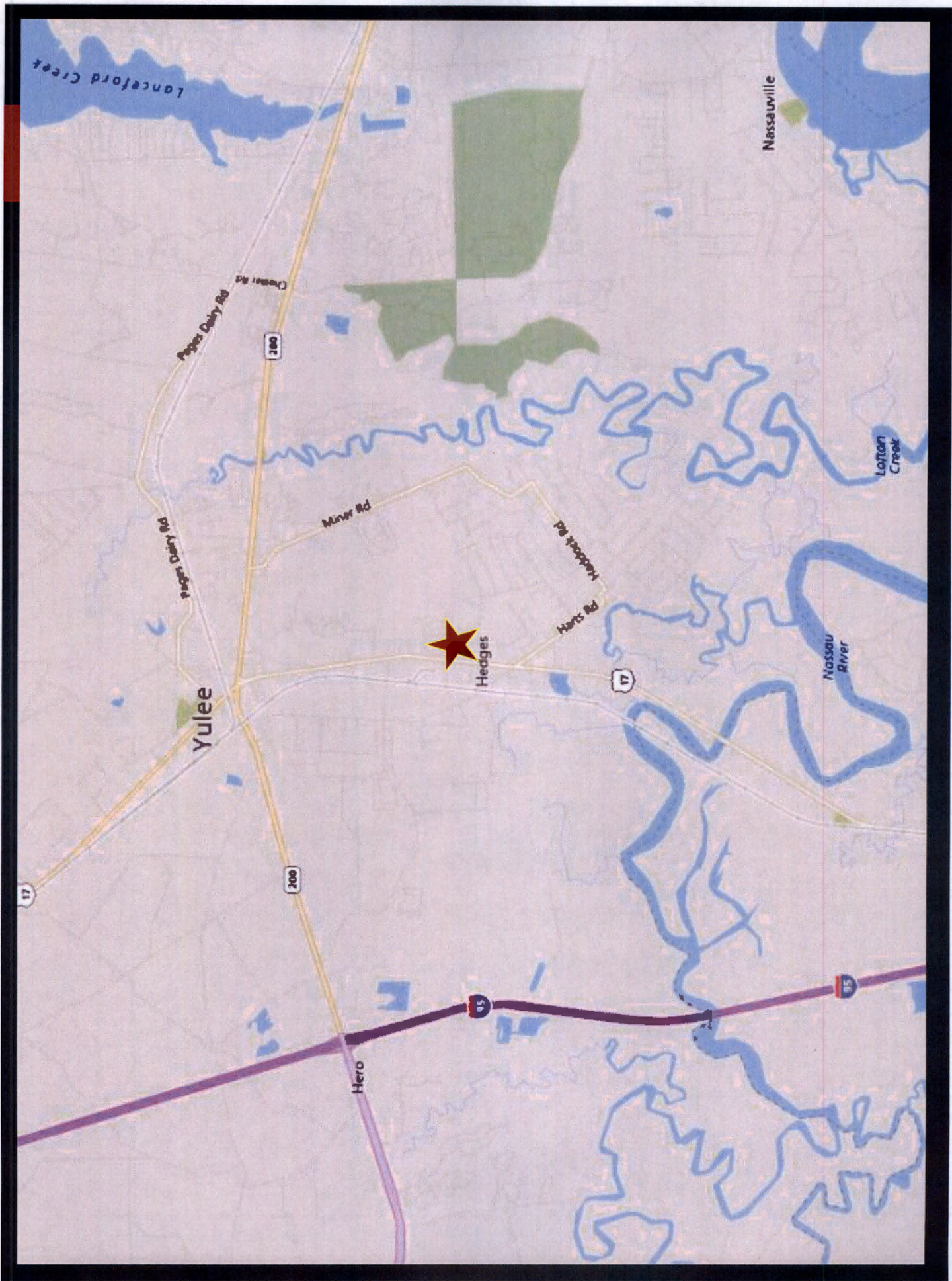


TAB - G

E17-009 – Jesse Shannon

Request:

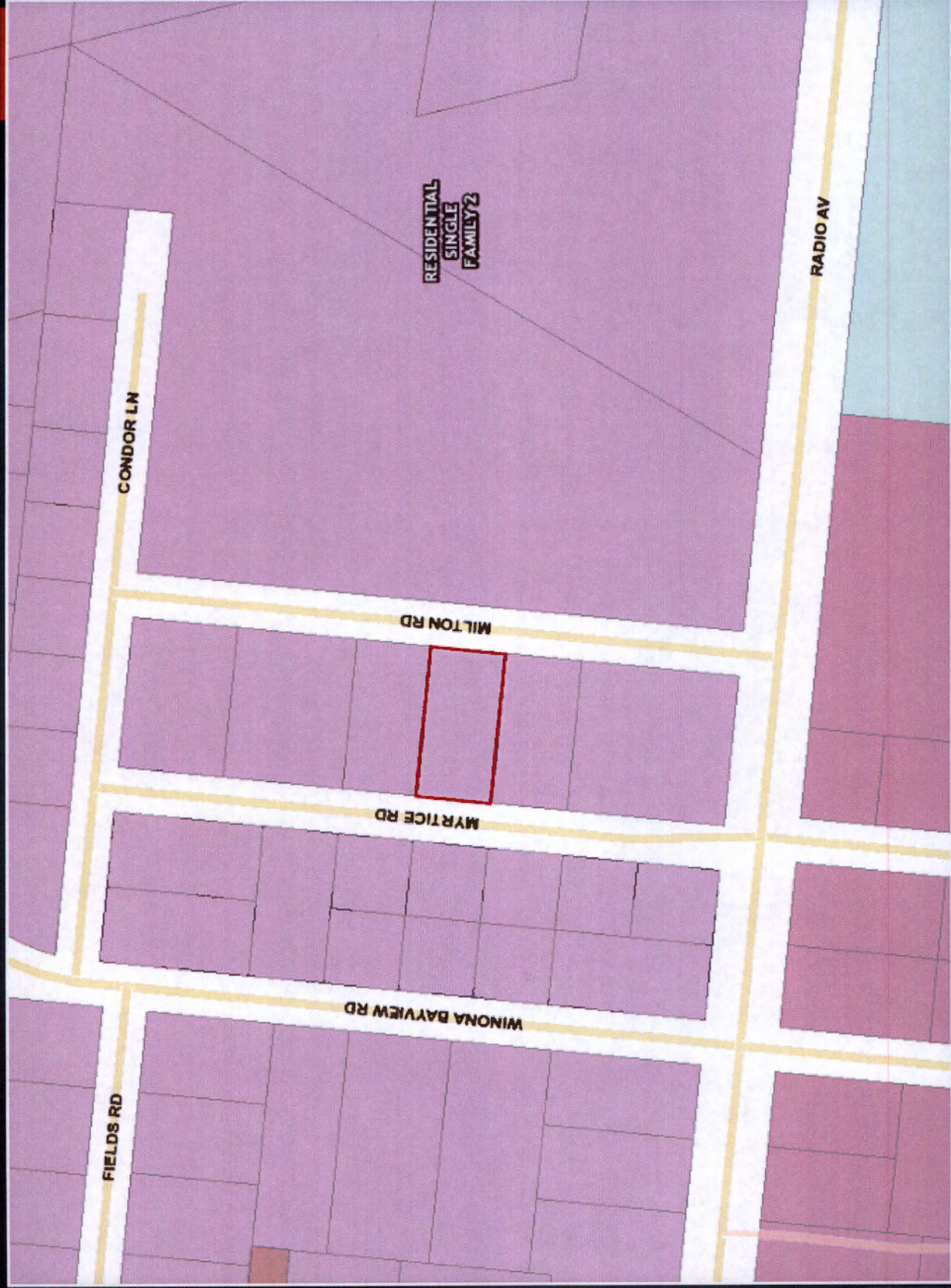
Conditional Use request seeking approval pursuant to Section 28.14(l) of the Nassau County Land Development Code to allow the replacement of a mobile home in the Residential Single-family 2 (RS-2) zoning district .



Subject Property Location

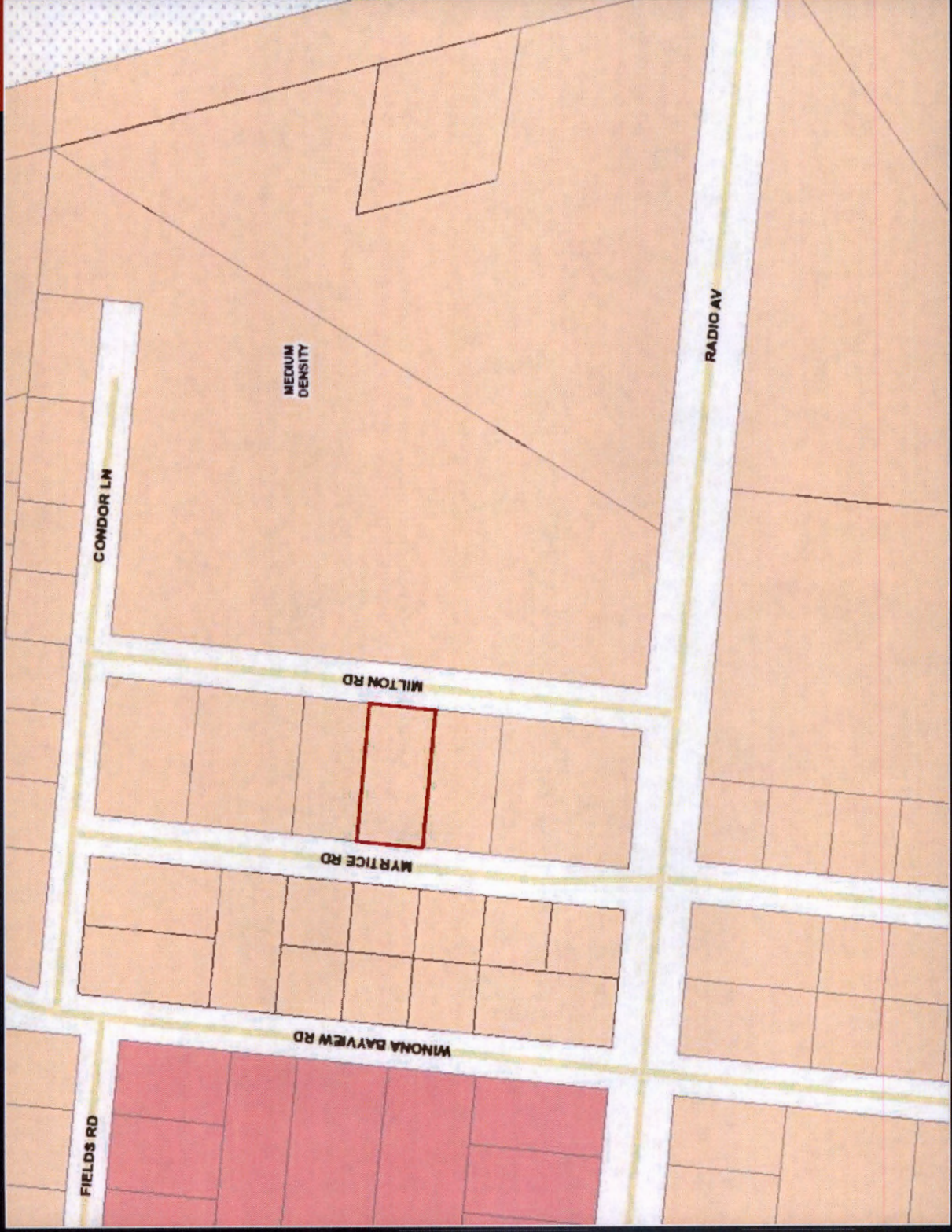


Subject Property Zoning District



Residential Single Family 2 (RS-2)

Subject Property Future Land Use



Medium Density Residential (MDR)

TERMINAL HEIGHTS

[illegible]

ADOPTION AND DECLARATION: This is to certify that we the undersigned, Brodie Claxton and Leona Claxton, of Claxton, Nebraska, and we respectively, do hereby certify that the above and foregoing is a true and correct copy of the original and that we have caused the same to be surveyed and subdivided into lots and blocks and that the same are shown on the attached plat of the said First town, in accordance with said survey is hereby adopted as true and correct. All Names and Avenues are hereby irrevocably dedicated to the use of the public. In witness whereof we hereunto have signed our hands and seals this 31st Day of January

Signed and sealed in presence of:

A. E. Hughes

George A. Lusk

STATE OF FLORIDA, COUNTY OF WALKER:
JAMES W. CLARK, in this case, Day of January A.D. 1962
personally appeared before me Brenda Claxton and Leona A. Claxton,
Municipal and Meile respectively, as owners of the land described in
the captioned instrument, to me well known and known to be the present
deed-grantors, and who executed the foregoing captioned instrument
voluntarily and without any duress, fraud, coercion, or other
unlawful influence, and they acknowledged the same to be their act and
deed as owners. For the uses and purposes herein stated.

Witness my Signature and official seal at the City of Portland
 Oregon, this 1st day of January A.D. 1982.

Dr. Edw. J. Latta
Honorary public State of Nevada at large.
My Commission expires August 8, 1963

Examined & approved this 10th Day of January A.D. 1962
by the Board of County Commissioners, Nassau County Florida.

1000

Dr. C. C. Wiley

I HEREBY CERTIFY that this file has been examined and that it complies in form with Chapter No. 10235 of the laws of the State of Florida, General Acts of 1925, A.D., and is filed for record and recorded in Book 5, page 5, of the public records of the County of Nassau and State of Florida, this 10th day of March, A.D. 1952.

D. D. O'Leary, Clerk of Circuit Court.

George W. Love, Registered Surveyor No. 627,
178 North 18th Street, Pensacola Beach, Florida.

Subject Street View

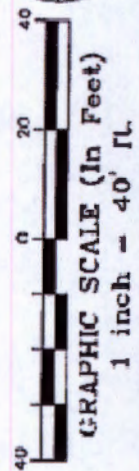


E17-007 Pogo's Kitchen

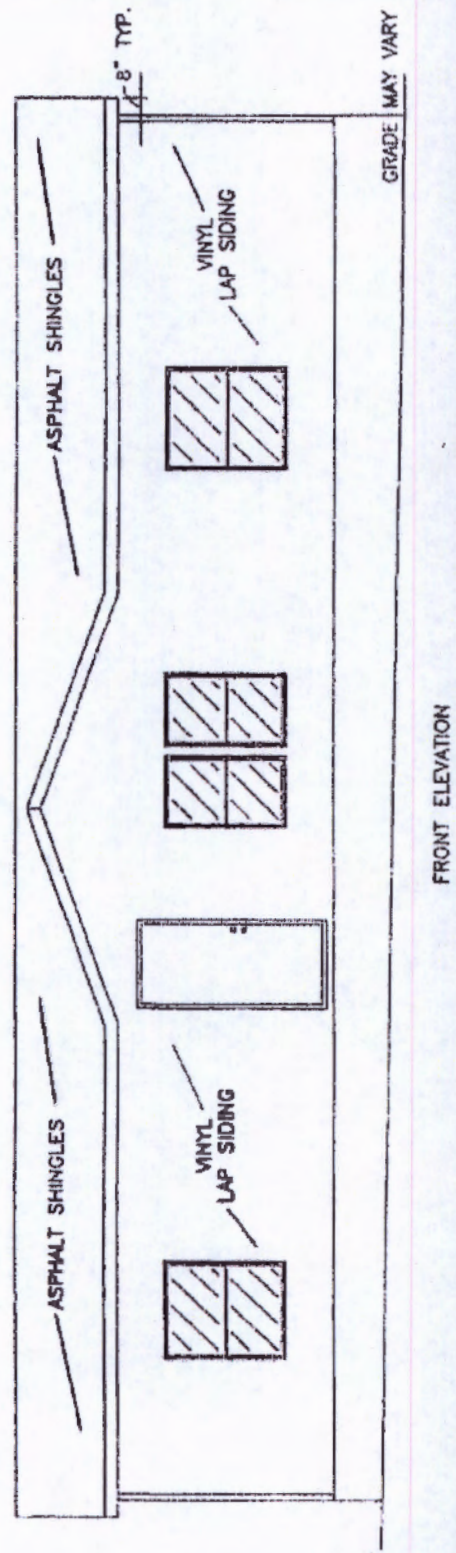
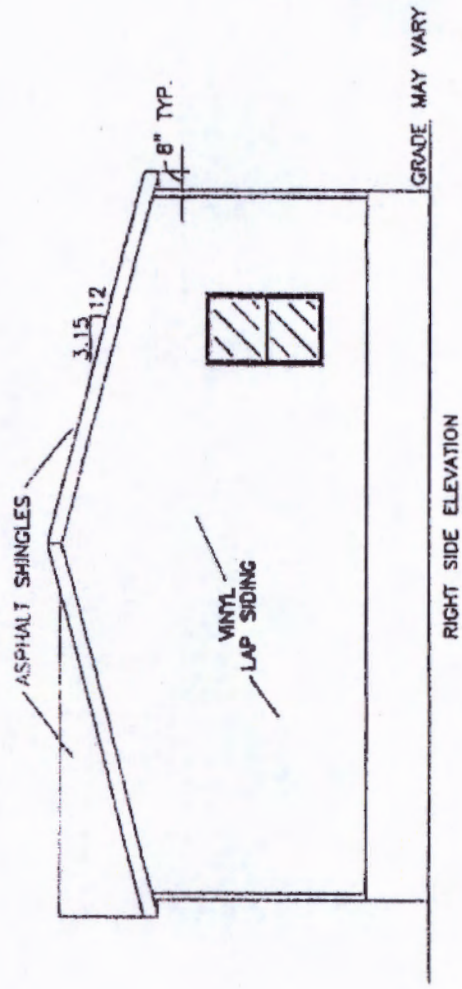
- ▶ CN-AB Zoning District.
- ▶ Resort Overlay District.
- ▶ Existing restaurant. Request is to sell alcohol with meals.



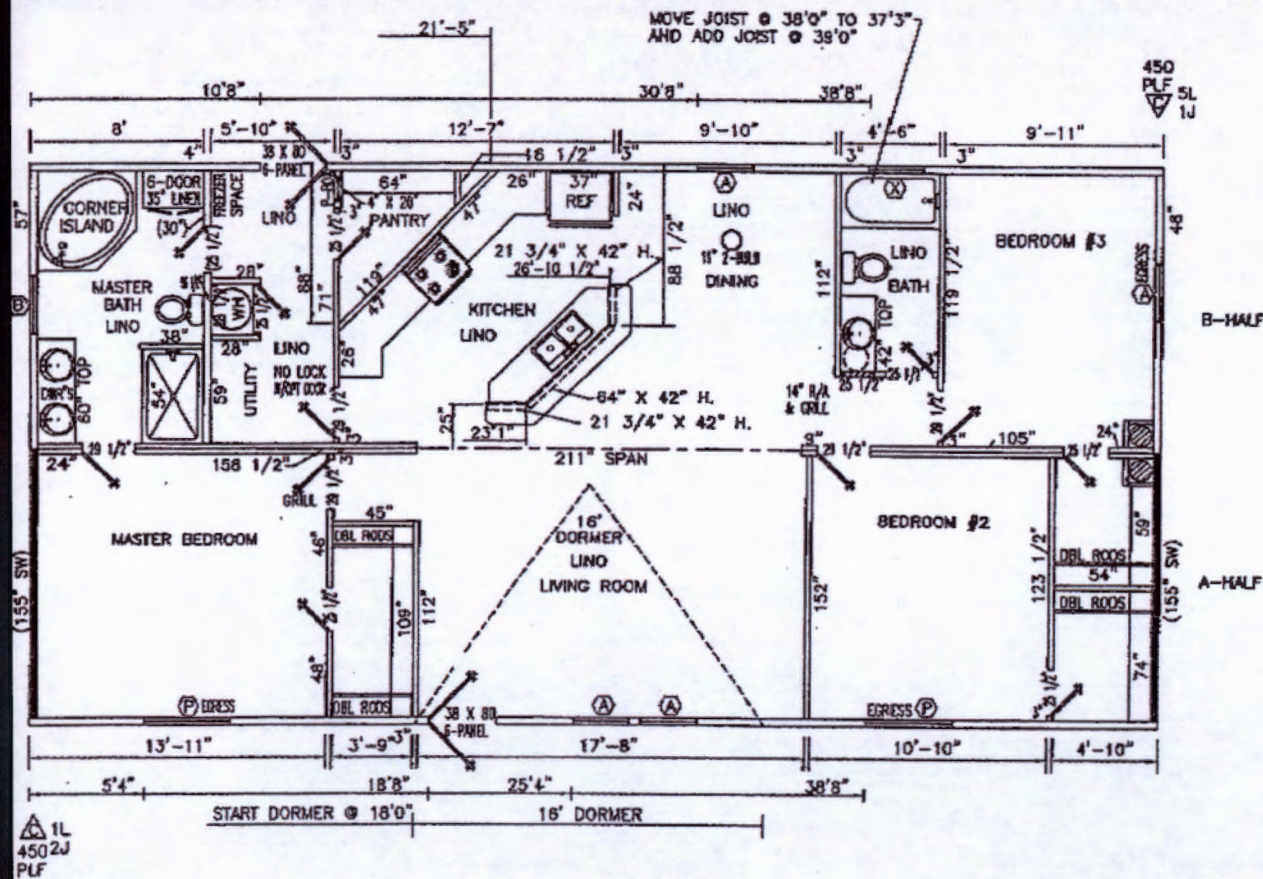
1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 26



Structural Elevation



Floorplan



GROSS FLOOR AREA
 52'0" X 26'6" = 1378.0 SQ. FT.

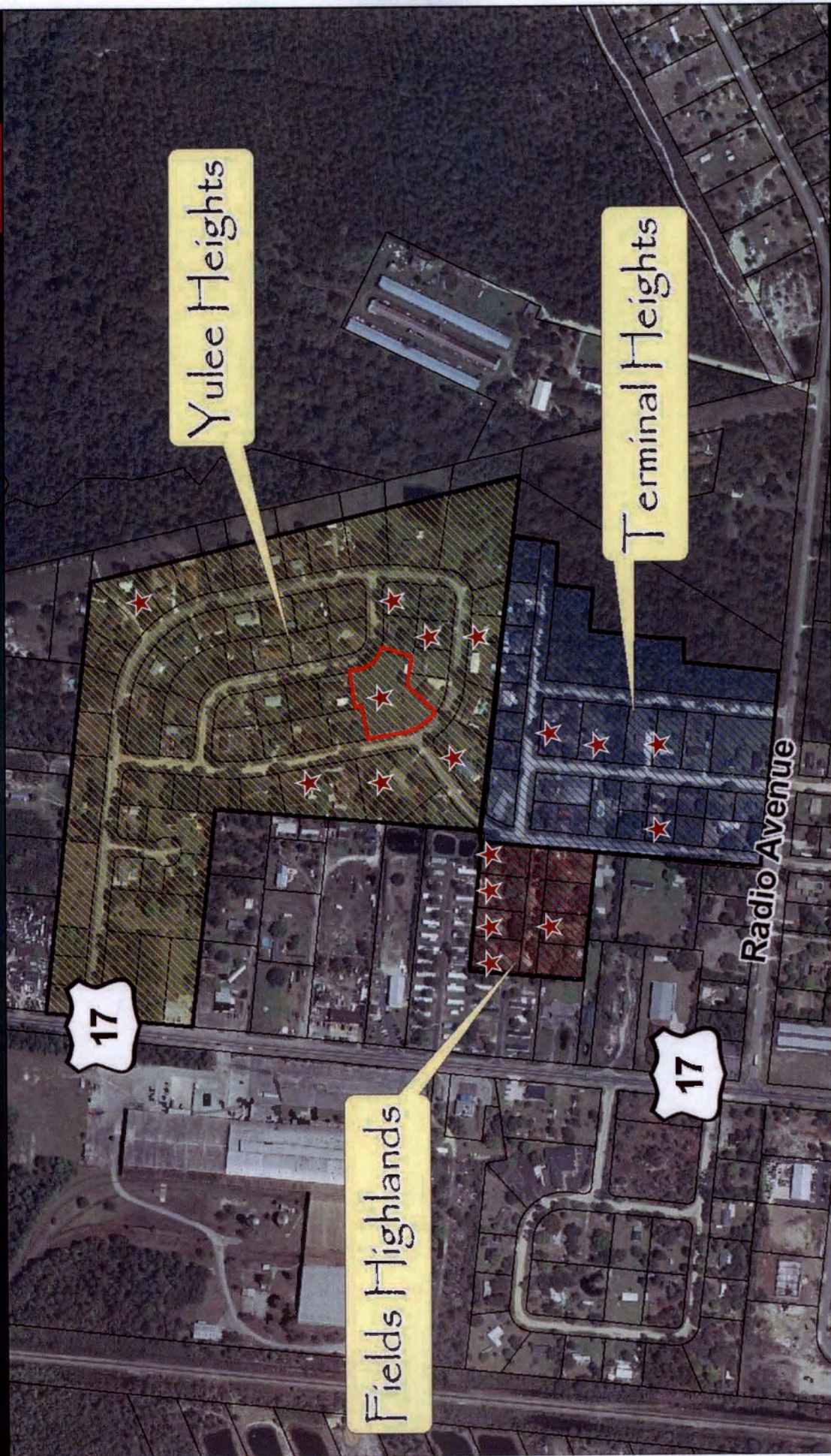
ZONE II & ZONE III

Yulee Heights

Terminal Heights

Fields Highlands

Radio Avenue





Staff Findings

1. The order shall be rendered void if the applicant fails to obtain a mobile home move on permit (Building Permit) within 24 months of the execution of this order.
2. The order is transferable and shall run with the title of the land.