



NASSAU COUNTY
Planning Department
FLORIDA

May 20, 2025

NASSAU COUNTY PLANNING AND ZONING BOARD

Dr. Tyrone Blue, Chair
Elizabeth Backe, AICP, Planning Director
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CU2025-006

Family
Cemetery in
OR

APPLICATION INFORMATION

Request

Consider a conditional use permit pursuant to Section 22.03(K) to allow for churches, monasteries, convents, cemeteries, crematories, columbariums, and mausoleums in the Open Rural (OR) zoning district.

**Owner/
Agent**

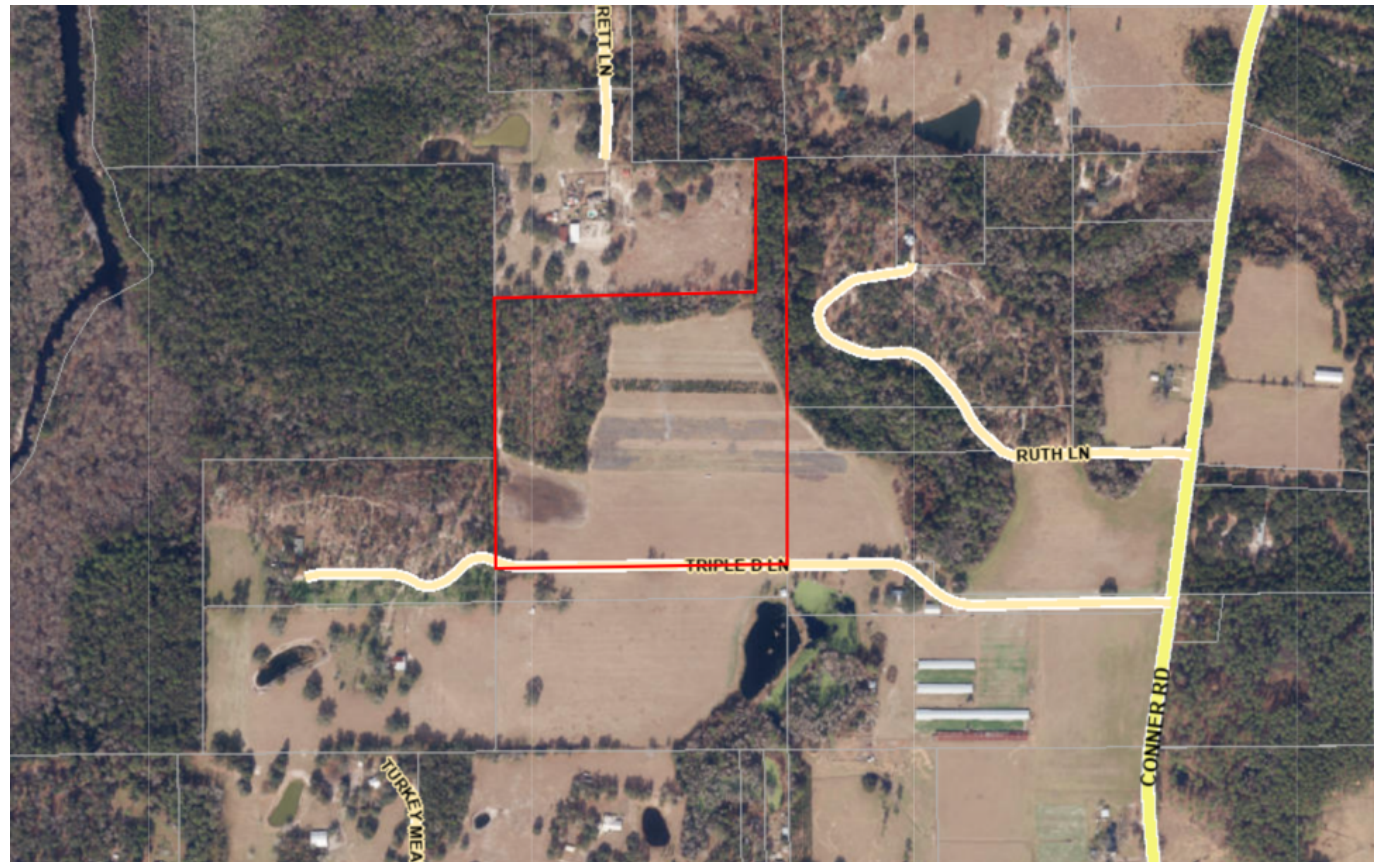
Nicolas and Sabrina Crosby

Commission District 4

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LOCATION, LAND USE, AND ZONING MAPS



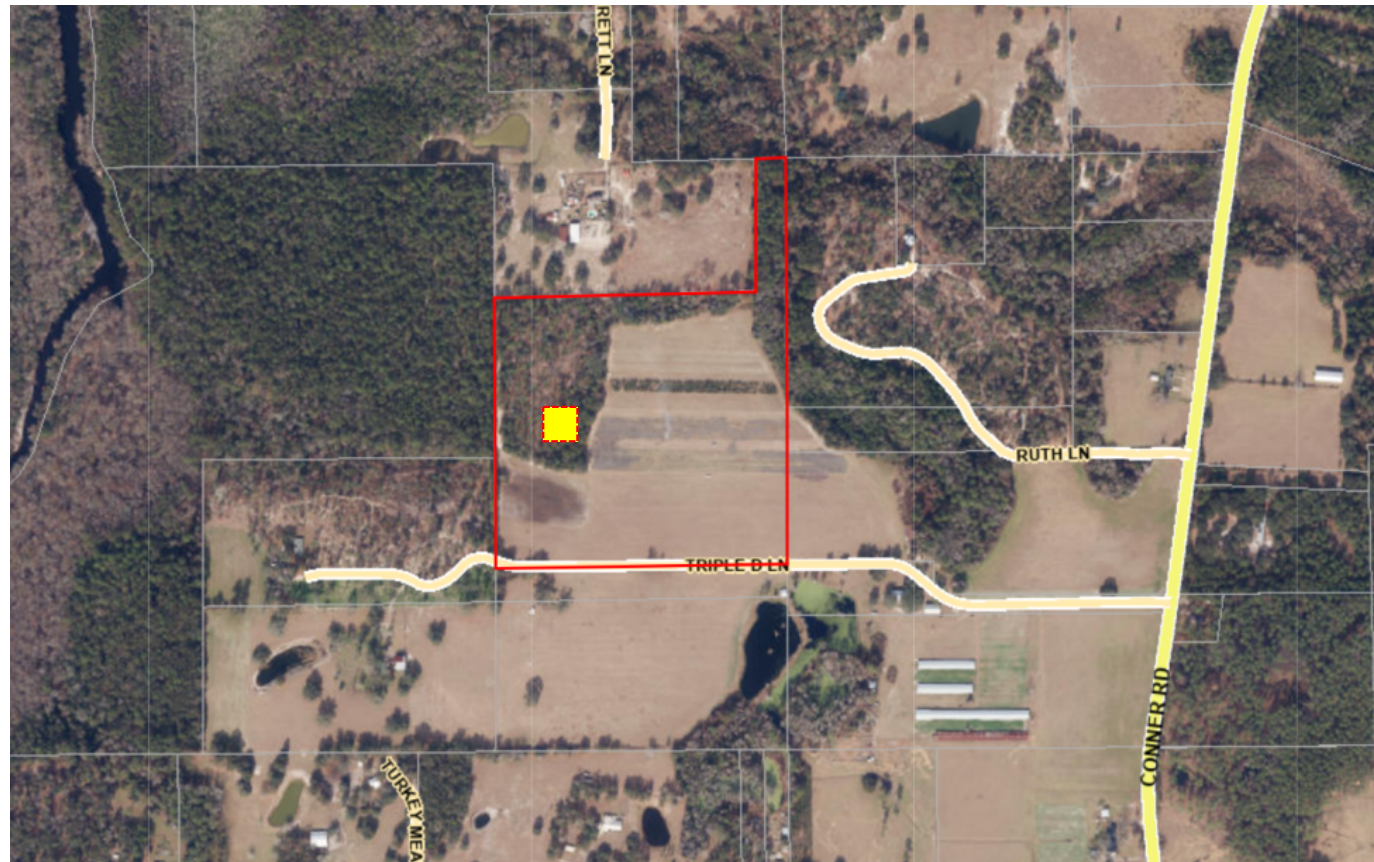
Subject Parcel

North side of Triple D Lane

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LOCATION, LAND USE, AND ZONING MAPS



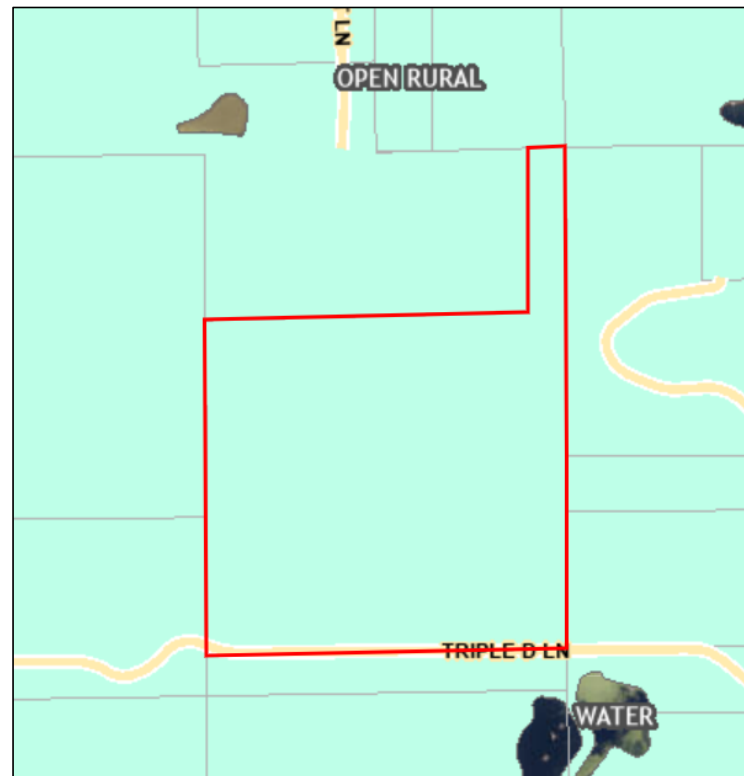
Proposed Cemetery Location

North side of Triple D Lane

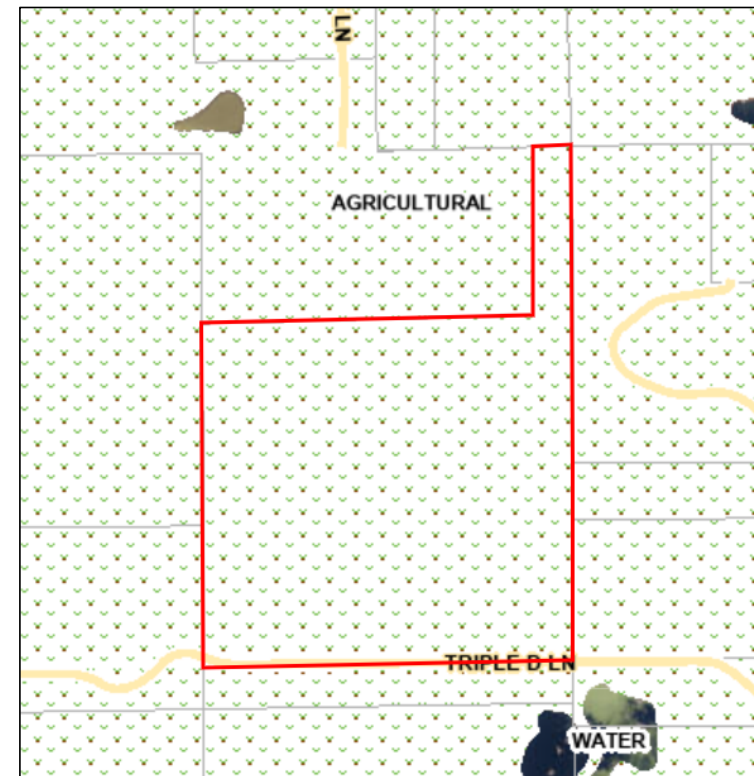
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LOCATION, LAND USE, AND ZONING MAPS



Zoning Map
Open Rural (OR)



Land Use Map
Agricultural (AGR)

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CONSISTENCY WITH FLUM AND ZONING

The Future Land Use Map (FLUM) designation of the parcel is **Agriculture (AGR)**. Lands designated AGR are intended for activities that are associated primarily with the cultivation of silviculture, crops, or other agricultural uses. Parcels of 320 acres or less may be developed for residential use at a density not to exceed one unit per acre. This property is 39.29 acres in size and is currently undeveloped. No dwelling units will be generated with the proposed conditional use request. As such, the request is consistent with the 2030 Comprehensive Plan Future Land Use Map designation.

The subject property is zoned **Open Rural (OR)**. The OR district is intended to apply to areas which are sparsely developed and includes uses normally found in rural areas away from urban activity. Single-family homes and mobile homes are permissible in the Open Rural (OR) zoning district.

The conditional use request is consistent with the OR zoning district and AGR future land use.

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CONDITIONAL USE REVIEW CRITERIA

When considering conditional use requests, the Planning and Zoning Board shall make a finding that the conditional use request satisfies the following **eleven (11) criteria**:

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CONSISTENCY WITH CONDITIONAL USE CRITERIA

(A) Public health, safety, or general welfare and established standards and regulations

- Property located in largely rural area
- Proposed cemetery is approximately 720-feet from the nearest residential dwelling and will be surrounded by mature trees
- No apparent endangerment to public health, safety, or general welfare

(B) Structure conformance with Ordinance 2000-26 and harmonious development

- No structures are proposed. Any new structures must meet Code requirements.

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CONSISTENCY WITH CONDITIONAL USE CRITERIA

(C) Adverse impacts to other permitted uses and properties in vicinity

- Family cemetery is considered a use of low intensity and one that is compatible with the OR zoning district and existing development in the vicinity

(D) Orderly development and improvement of the surrounding property

- Area is largely rural, characterized by a mix of low density residential and agriculture-related uses
- Family cemetery will not impede orderly development and improvement of the surrounding area

(E) Water supply and sewage disposal facilities

- If required, adequate water supply and sewage supply shall be provided in accordance with the state and county health department requirements

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CONSISTENCY WITH CONDITIONAL USE CRITERIA

(F) Access roads, on-site parking, on-site loading and unloading berths, and drainage

- Access is provided by Triple D Lane
- Parking and drainage will be provided on-site

(G) Ingress and egress & traffic congestion

- The cemetery will be utilized by the applicant's family and will not result in a substantial increase in traffic on local roadways

(H) Screening and buffering

- The location of the proposed cemetery will be within a wooded area on a 39.29-acre parcel
- No additional buffering will be required

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CONSISTENCY WITH CONDITIONAL USE CRITERIA

(I) Signage and exterior lighting

- No signage or lighting is proposed

(J) Conformance to Zoning District

- Cemetery will meet requirements of the OR Zoning District.

(K) Conformance to Comprehensive Plan

- Use will not conflict with 2030 Comprehensive Plan and LDR density requirements

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CONCLUSION AND RECOMMENDATION

Staff finds the requested action to be consistent with the conditional use review criteria in Section 5.04 of the Land Development Code.

Staff recommends APPROVAL of Application CU2024-015 for a conditional use permit pursuant to Section 22.03(K) of the Land Development Code for a family cemetery in the Open Rural Zoning District subject to the following condition:

1. The rights assigned shall be transferable and run with the land