



## APPLICATION FOR A CONDITIONAL USE

**Official Use Only**

Zoning District: \_\_\_\_\_  
FLUM Designation: \_\_\_\_\_  
Commission District: \_\_\_\_\_  
Application #: \_\_\_\_\_  
Date Filed: \_\_\_\_\_

02 - 15 - 24 - 1990 - 0079 - 0000

Parcel Identification Number (18 digit number)

Driving Instructions: 301 South, Turn East on Ford Road, 3.1 miles turn North Sunowa  
Springs Trail, 1000 feet to residence on west of road

1. Legal Description: Lot 79+80 Block \_\_\_\_\_ Subdivision Sunowa Springs  
Plat Book 2006 Page 1094  
(Please attach a legal description if not located in a subdivision)

2. Location: On the West side of Sunowa Springs Trail  
(north, south, east, west) (street)  
between Ford Road and Sunowa Springs Trail  
(street) (street)

Nearest identifiable landmark (for example: Walmart or I-95) Dollar General

3. Name and Address of the Owner as shown in the public records of Nassau County:

Lyle and Sharon Nelson, Elwin and Leigh Fuller

11624 Sunowa Springs Trail

Bryceville, FI 32009

Name and Address of the Applicant / Authorized Agent:

Elwin Fuller

11624 Sunowa Springs Trail

Bryceville, FI 32009

(PLEASE NOTE: If applicant is not the owner, this application must be accompanied by completed Owner's Authorization for Agent form.)

**4. Detailed Description of Conditional Use Sought:**  
**Selling Golden Retriever Puppies**

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**5. Required Attachments:**

- Exhibit "A" - Survey
- Exhibit "B" - Site Plan
- Exhibit "C" - Interior Floor Plan, drawn to scale
- Exhibit "D" - Other (please list)

6. Section of Zoning Code or provision that authorizes the granting of this Conditional Use: \_\_\_\_\_

**7. For HOME OCCUPATIONS Only** Section 28.14 (A), (1-8):

The following conditions will apply if the Conditional Use is granted. On a separate sheet of paper (8 1/2" x 11"), please address the following in detail and attach as Exhibit "E".

1. No person other than members of the family residing on the premises will be engaged in such occupation.
2. The use of the premises for the home occupation shall be clearly incidental and subordinate to its use for residential purpose and shall under no circumstances change the residential character thereof.
3. There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation, except that one sign may be permitted, not exceeding one square foot in area, non-illuminated, mounted flat against the wall of the principal building at a position not more than two feet distance from the main entrance to the residence.
4. No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residence neighborhood.
5. No equipment or process shall be used in such home occupation that creates noise, vibrations, glare, fumes, odors, or electrical interference detectable to the normal sense off the lot. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.
6. The giving of art, piano or other instruction or lessons shall be limited to not more than four (4) persons at the same time.
7. Fabrication of articles such as are commonly classified under the terms arts and handicrafts may be deemed a home occupation and can be sold on the premises.
8. All goods and services offered for sale in conjunction with a home occupation shall be produced on the premises, and a member of the immediate family on the premises shall perform all services.

8. Has any application been submitted within the last two (2) years for a Zoning Exception, Conditional Use, Zoning Variance or for the Rezoning of any portion of the subject property included in this application? No

If so, give details of such application and final disposition.

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9. Is this parcel subject to deed restrictions enforced by a homeowners association? No  
If so, please provide an address and contact name.

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10. Applicant must address the Conditional Use Review Criteria on page 4.

*In filing this application for a Conditional Use, the undersigned understands it becomes a part of the official records of the Conditional Use and Variance Board and does hereby certify that all information contained herein is true to the best of his/her knowledge.*

Signature of Owner: 

Signature of Applicant: \_\_\_\_\_

(if different than Owner)

Signature of Agent: \_\_\_\_\_

(if different than Owner)

Owner's mailing address: 11624 Sunova Springs Trail  
Bryeville, FL 32009

Telephone: 904 838 9486

Email: LWINDA3RD@gmail.com

NOTE: If prepared or signed by an agent, a notarized Owner's Authorization for Agent form must be provided.

Newspaper for legal advertisement (OFFICIAL USE ONLY):

Fernandina Beach News Leader: \_\_\_\_\_

Nassau County Record: \_\_\_\_\_







s, traffic and nearby places



**Conditional Use Review Criteria (Section 5.04):**

**Please answer the following questions as completely as possible and attach additional sheets (using 8½" x 11" size paper) with the answers typed or printed legibly and identifying the question.**

- A. Will the establishment, maintenance or operation of the conditional use be detrimental to or endanger the public health, safety or general welfare? In addition, show that the conditional use will not be contrary to the established standards, regulations, or ordinances of other governmental agencies.
- B. Will each structure or improvement be designed and constructed so that it is not unsightly, undesirable or obnoxious in appearance to the extent that it will hinder the orderly and harmonious development of Nassau County and the zoning district in which it is proposed?
- C. Will the conditional use adversely impact the permitted uses in the zoning district or unduly restrict the enjoyment of other property in the immediate vicinity or substantially diminish or impair property values within the area?
- D. Will the establishment of the conditional use impede the orderly development and improvement of the surrounding property for uses permitted in the zoning district?
- E. Will adequate water supply and sewage disposal facilities be provided in accordance with state and health requirements?
- F. Will adequate access roads, on-site parking, on-site loading areas and drainage be provided where required?
- G. Will adequate measures be taken to provide ingress and egress to the property that is designed in a manner to minimize traffic congestion on local streets?
- H. Will adequate screening and buffering of the conditional use be provided, if needed?
- I. Will the conditional use require signs or exterior lighting which will cause glare, adversely impact area traffic safety or have a negative economic effect on the area? Will any signs or exterior lighting required by the conditional use be compatible with development in the zoning district?
- J. Will the conditional use conform to all applicable regulations of the zoning district in which it is proposed?
- K. Will the conditional use conform to all applicable regulations listed in the adopted comprehensive plan?

→ see next 2 pages for answers.

A. Will the establishment, maintenance or operation of the conditional use be detrimental to or endanger the public health, safety or general welfare? In addition, show that the conditional use will not be contrary to the established standards, regulations, or ordinances of other governmental agencies.

**On our 3.62 acres, we have a 90ft x 90ft fenced in area with large doghouse for the puppies to run and play in during the day. At night we have an gated and enclosed kennel inside of our barn for the puppies and mom to sleep. Our dogs are bred for family pets and/or service dogs.**

B. Will each structure or improvement be designed and constructed so that it is not unsightly, undesirable or obnoxious in appearance to the extent that it will hinder the orderly and harmonious development of Nassau County and the zoning district in which it is proposed?

**The puppies are housed at night in an existing barn structure already on the property that is approximately 150 feet from the property, and the kennels are on the back side of the barn.**

C. Will the conditional use adversely impact the permitted uses in the zoning district or unduly restrict the enjoyment of other property in the immediate vicinity or substantially diminish or impair property values within the area?

**Our dogs are housed more than 300 feet from the nearest residence and are housed near the rear of the property, and we only have 2 breeding dogs.**

D. Will the establishment of the conditional use impede the orderly development and improvement of the surrounding property for uses permitted in the zoning district?

**Our dog breeding facility will never become a commercial business. We will only have 1 litter a year.**

E. Will adequate water supply and sewage disposal facilities be provided in accordance with state and health requirements?

**In the kennels we have hose bib lickers a long with water and food dishes that are cleaned daily. Around the property we have multiple hose outlets that offer fresh water. The kennels have sealed concrete flooring and are cleaned daily when the puppies go outside to play.**

F. Will adequate access roads, on-site parking, on-site loading areas and drainage be provided where required?

**Our home will only be visited by appointment only, and we are currently selling our puppies by word of mouth only. There is adequate room for parking for the visitors on our property.**

G. Will adequate measures be taken to provide ingress and egress to the property that is designed in a manner to minimize traffic congestion on local streets?

**There is adequate parking for on our open property to keep traffic on Sunowa Springs Trail unimpeded. Appointments are created to keep traffic congestion to a minimum.**

H. Will adequate screening and buffering of the conditional use be provided, if needed?

**Our property is surrounded by welded wire fencing with an electric gate that keeps our dogs inside the property with plants and trees on most of the perimeter.**

I. Will the conditional use require signs or exterior lighting which will cause glare, adversely impact area traffic safety or have a negative economic effect on the area? Will any signs or exterior lighting required by the conditional use be compatible with development in the zoning district?  
**We will not be adding any signs or lighting that will cause a glare on or from our property.**

J. Will the conditional use conform to all applicable regulations of the zoning district in which it is proposed?

**We agree to follow any zoning regulations that are required. This is not a commercial business.**

K. Will the conditional use conform to all applicable regulations listed in the adopted comprehensive plan?

**We agree to follow the Nassau County 2030 Comprehensive Plan Section 22.03(E).**



**CONSENT FOR INSPECTION**

I, Elwin Fuller III, the owner or authorized agent for the owner of the premises located at 11624 Sunowa Springs Trail, Bryceville, FL 32009 do hereby consent to the inspection of said premises and the posting of public notice by an employee of the Department of Planning & Economic Opportunity, Nassau County, Florida, in conjunction with application \_\_\_\_\_, without further notice.

Dated this 15th day of February, 2021.

  
Signature of Owner or Authorized Agent

904-838-9486

Telephone Number

STATE OF FLORIDA:

COUNTY OF NASSAU:

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by

\_\_\_\_\_ who is personally known to me or who has produced \_\_\_\_\_ as identification.

Notary Public Signature

\_\_\_\_\_  
Name (typed or printed)

(Seal)