

APPLICATION FOR A CONDITIONAL USE

| C | Official Use Only |
|----------------------|-------------------|
| Zoning District: | |
| FLUM Designation: | |
| Commission District: | |
| Application #: | |
| Date Filed: | |
| | |

| | | | | | | | Date Filed: |
|--|--|------------------------|-------------|----------------|-----------------|-------------------------|---------------|
| 02 | 15 <u>2</u> 4 | 1990 | | - 0079 | | - 0000 | |
| Parcel Ider | Parcel Identification Number (18 digit number) | | | | | | |
| Driving Instructions: 301 South, Turn East on Ford Road, 3.1 miles turn North Sunowa | | | | | | | |
| | 3 | Springs Tra | il, 1000 1 | feet to resi | denc | e on west o | f road |
| 1. Legal De | scription: | Plat Book Z | JU6 | _ Page 109 | 94 | | unowa Springs |
| | | (Please aπac | n a legal o | description if | <u>not</u> lo | cated in a sul | odivision) |
| 2. Location: | On the Wo | est orth, south, ea | st, west) | side of Sun | owa | Springs Tra | il |
| betw | een Ford | | | and | Sund | owa Springs | s Trail |
| | | (street) | | | | (street | |
| Near | est identifia | ble landmark | (for exam | ple: Walmart | or I-9 | ₅₎ Dollar Ge | eneral |
| . Name and | Address | of the Owner | as shown | in the nubl | la va a | CN | |
| ~ | | Lyle and Shar | on Nelsor | n, Elwin and | le rec Leigh | ords of Nass Fuller | au County: |
| | | 11624 Sund | wa Spri | ngs Trail | | | - |
| | | Bryceville, F | 1 32009 | | | | _ |
| Name and | Address o | f the Applica | nt / Autho | orized Agent | t: | | _ |
| | | Elwin Fuller | | | | | |
| | _1 | 11624 Suno | wa Sprir | ngs Trail | | | |
| | | Bryceville, F | | | | | - |
| | | | | | | | - |

(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 ½" x 11"), please address the following in detail and attach as Exhibit "E". | | | |
| | No person other than members of the family residing on the premises will be engaged in such occupation. | | | |

- 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.
- 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, flumes, odors, or electrical interference detectable to the normal sense off the lot. In the case 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.
- 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.

| Control of the Contro | ance or for the Rezoning of any portion of the subject property included in this application? etails of such application and final disposition. | | | |
|--|--|--|--|--|
| 9. Is this parcel subject to deed restrictions enforced by a homeowners association? No lf so, please provide an address and contact name. | | | | |
| 10. Applicant must address the Conditional Use Review Criteria on page 4. | | | | |
| In filing this app of the Condition the best of his/h | lication for a Conditional Use, the undersigned understands it becomes a part of the official records al Use and Variance Board and does hereby certify that all information contained herein is true to er knowledge. | | | |
| | Signature of Owner: | | | |
| | Signature of Applicant: | | | |
| | (if different than Owner) | | | |
| | Signature of Agent: | | | |
| | (if different than Owner) | | | |
| | Owner's mailing address: 1624 Surawa Springs Trail | | | |
| | Bryceville, FL 32009 | | | |
| | Telephone: 704 833 9486 Email: LWNDA380@complete | | | |
| | Email: LWNDA3RD Egmail.com | | | |
| NOTE: If prepared | or signed by an agent, a notarized <i>Owner's Authorization for Agent</i> form must be provided. | | | |
| Newspaper for legal a | advertisement (OFFICIAL USE ONLY): | | | |

PHONE: (561) 640-4800 FACSIMILE :(561) 640-0576 STATEWIDE NUMBERS PHONE (800) 226-4807 FACSIMILE (800) 741-0576 CLADE O' WCMEAL, PROFESSIONAL SURVEYOR AND MAPPER #2883 McNeal SURVEYING, LLC £887 .8.J 6250 N. MILITARY TRAIL, SUITE 102 WEST PALM BEACH, FL 33407 Clyde O. *LARGET* SERVING ALL FLORIDA COUNTIES FLOOD ZONE: A COMMUNITY NUMBER: 120170 PANEL: 12089C0455 SUFFIX: F ,001=,,1 WATER METER
RACHT CF WAY
RACHIS POINT
SET INCW ROD & CAP
TELEPHONE FACULTIES
TIED FOWAY BENCH MARK
TO OF BANK CH=86.66', S1617'13"E SURVEY NUMBER: 233489 FIELD DATE: 07-06-2015 ∆=5°02′17″ R=985.88° L=86.69° 30 FI.P. 1/2" CH=355.70', S1015'04"E 4=1706'36" R=1195.57 L=357.03° (W.C.=20'S) - F.L.P. 1/2" NO I.D. (W.C.=20'N) F.I.P. 1/2" NO I.D. AND CADE TANGS AND CO.09
OAOM TANGS AND CO.09 W.W. R.P. S.I.R. T.E.M. T.O.B. 3 40. 13 F.I.P. 1/2" NO 1.D. 0.5'N, 30, F.I.P. 1/ NO I.D. P.O.C. S.W. CORNER OF LOT BO, SUNOMA SPRINGS, P.B. 4, PG. 75-76, NASSAU COUNTY, FLORIDA 6293 W. L. C. 20.9 SEPTIC 1 N.8.8 W. R/W LINE OF SUNOWA SPRINGS TRAIL TANK 50 20'S, '8.3'W - 139.8' -S.I.R. 1/ LB7893 S82*39'22"W 399.17" __ 142.4' / WELL E AND D.E.(P) PAIGE
PERMANENT CONTROL POINT
PERMANENT REFERENCE MONUMENT
PAT
PAT BOOM
POINT OF BEGINNING BUILDING 11624 N. LINE OF LOTS 79, 80 1.55 139.0. POINT OF BEGINNING POINT OF COMMENCEMENT WOOD FENCE HORSE LINE OF LOT 80 BARN SCREENED \ (W.C.=20'S) F.I.P. 1/2" NO I.D. 20'S,1.1'E OF W. LINE (LOT 80 1.4°N, 0.3°E P.C.P. P.R.R. 1.0.C. 1.0.C. BOUNDARY SURVEY 50, ≥ FOUND WALL
NOT TO SCOLE
OFFICIAL RECORDS
OFFICIAL RECORDS S.I.R. 1/2" LB7893 481,184 W"04'EE'00N 246.67 00000 00000 M00.22,40,,M **P.O.B.** *S.I.R.* 1/2" *LB7893* COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 80, THENCE NORTH 00°3340° WEST, ALONG THE WEST LINE OF SAID LOT 80, A DISTANCE OF SA65 FEET TO THE POINT OF BEGINNING; THENCE CONTINIE NORTH 00°3340° WEST, ALONG SAID WEST LINE, A DISTANCE OF 84.19 FEET TO THE NORTHWEST CORNER OF SAID LOT 80; THENCE NORTH S9° 26°20° EAST, ALONG THE NORTH LINE OF SAID LOT 80. GENERAL NOTES F.N. NRD N.R.S. O.R. O.R. SPRINGS TRAIL AND A POINT ON A NON-TANGENT CURVE CONCAVE MORTHEASTERLY HAVING A RADIUS OF 11955 FEET ITHROUGH WHICH A RADIAL LINE BEARS; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A GENTRAL ANGLE OF 17'05'35, A DISTANCE OF 35.08 (CHORD BEARING AND DISTANCE OF PAGE 1 OF 1 PORTION OF LOT 80, SUNOWA SPRINGS AS RECORDED IN PLAT BOOK 4, PAGES 75 AND 76, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY 355.70 FEET TO A POINT OF REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 985.80 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CLEATIFIED 7C.
LEIGH FULLER, ELWIN FULLER III, LYLE B. NELSON AND SHARON
LEIGH FULLER, ELWIN TITLE & ESCROW COMPANY; ALLIANT
NATIONAL TITLE INSURANCE COMPANY; EVERBANK, ITS
SUCCESSORS AND/OR ASSIGNS. GENTRAL ANGLE OF 570217. A DISTANCE OF 86.89 FEET (CHORD BEARING AND DISTANCE, SOUTH 16*17:13* 56.56 FEET); THENCE SOUTH 82*3922* WEST, A DISTANCE OF 399.17 SURVEY NOTES:

NO 1.0. DENOTES NO IDENTIFICATION.

- NO 1.0. DENOTES BUILDING SETBACK LINE PER PLAT.

- THERE ARE FENCES NEAR THE PROPERTY LINES.

- THE DRIVE CROSSES THE EAST PROPERTY LINES. COMPANCE ROBBENT
O DATE TO THE TOTAL
CHARGE TO ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING A PORTION OF LOT 79 AND A LIGAL DESCRIPTION REPORTS TO THERE
THE LANDS SOME MESSAN THESE WITH STORM ON THE FAJT.
WINDSPRANDED PROTINGS OF THE THE MANAGEMENT ON OTHER PROCESSES THE MANAGEMENT OF THE FAJT.
WINDSPRANDED PROTINGS OF THE WALL AND ATTENDED THE PROCESSES THE MANAGEMENT OF THE FAJT.
ONLY INSILE ENGRAL SHEETS ARE LLOCATED. FEET TO THE POINT OF BEGINNING. LEGAL DESCRIPTION: PROPERTY ADDRESS: 11624 SUNOWA SPRINGS TRAIL BRYCEVILLE, FLORIDA 32009 DESCRIBED AS FOLLOWS: ERE LAKE EXSTING ELEVATON
FIELD MEASURED
FIELD MEASURED
FOUND INCOM PIPE
FOUND INCOM PIPE
FOUND
MELL
MITHESS CORNER
ANCHOR EASEMENT DRAWAGE EASSABAT
DRAFFAL ANGLEDE IX
CONCRETE MONUMENT
DEED BOOK
DESCRIPTION OR DEED
EASSABTION
EASSABTION
CHOUSE
CHOUSE MASON TITLE & ESCROW COMPANY A Foundation For Your Future ngs Trpl PR COM REC



Conditional Use Review Criteria (Section 5.04):

Please answer the following questions as completely as possible and attach additional sheets (using $8\frac{1}{2}$ " 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?

L-7 see next2 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 | ho cumor or cuth and a large to the |
|--|---|
| at 11624 Sunowa Springs Trail, Brycevil | he owner or authorized agent for the owner of the premises located lle, FL 32009 do hereby consent to the inspection o |
| said premises and the posting of public notic | ce by an employee of the Department of Planning & Economic |
| Opportunity, Nassau County, Florida, in conjunct | tion with application, without further notice. |
| | , wandat faither flotice. |
| Dated this 15th day of February | , ₂₀ 21 |
| | |
| | |
| Signature of Owner or Authorized Agent | 904-838-9486 Talanhara Na |
| - Table 1 and 1 an | Telephone Number |
| | |
| | |
| STATE OF FLORIDA: | |
| COUNTY OF NASSAU: | |
| COUNTY OF NAGGAU. | |
| The foregoing instrument was acknowledged befo | ore me by means ofphysical presence or online |
| notarization, this day of | , 20, by |
| | _who is personally known to me or who has produced |
| as identific | |
| Notary Public Signature | Salion. |
| | |
| Name (typed or printed) | |
| | |
| Seal) | |