



APPLICATION FOR A CONDITIONAL USE

Official Use Only

Zoning District: _____
FLUM Designation: _____
Commission District: _____
Application #: _____
Date Filed: _____

40 3N 23 0000 0003 0000

Parcel Identification Number (18 digit number) **Second PIN: 40-3N-23-0000-0003-0040**

Driving Instructions: From Hilliard, drive west on Bay Rd to CR 121. Turn left onto CR 121 and drive approx. 0.7 miles to Retreat Acres Rd. Site Address: 607 Retreat Acres Rd

1. Legal Description: Lot _____ Block _____ Subdivision _____
Plat Book _____ Page _____

(Please attach a legal description if not located in a subdivision) **(see attached Exhibit "D")**

2. Location: On the west side of CR 121
(north, south, east, west) (street)

between Casa Roja Ln and Holly Ridge Ln
(street) (street)

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

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

Florida Sheriffs Youth Ranches, Inc.
PO Box 2000
Boys Ranch, FL 32064

Name and Address of the Applicant / Authorized Agent:

Maverick Engineering
10 Willow Winds Parkway
St Johns, FL 32259

(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:

SEE ATTACHED EXHIBIT "E"

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: 22.03

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.

n/a

9. Is this parcel subject to deed restrictions enforced by a homeowners association? No

If so, please provide an address and contact name.

n/a

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:

William A. Frye

Signature of Applicant:

[Signature]

(if different than Owner)

Signature of Agent:

[Signature]

(if different than Owner)

Owner's mailing address: PO Box 2000

Boys Ranch, FL 32064

Telephone: (386) 842-5501

Email: bfrye@youthranches.org

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

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.

(SEE ATTACHED EXHIBIT "F" FOR RESPONSES)

- 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?

CONSENT FOR INSPECTION

I, Florida Sheriffs Youth Ranches, Inc., the owner or authorized agent for the owner of the premises located at 607 Retreat Acres Road, Hilliard, FL 32046 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 Conditional Use, without further notice.

Dated this 18th day of February, 2021.

William A. Fry, Jr.
Signature of Owner or Authorized Agent

(386) 842-5501
Telephone Number

STATE OF FLORIDA:

COUNTY OF ~~NASSAU~~: Suwannee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19th day of February, 2021, by

William A. Fry, Jr. who is personally known to me or who has produced _____ as identification.

Notary Public Signature

Regina Hammond

Name (typed or printed)

(Seal)



AGENT AUTHORIZATION (FOR COMPANY OR LLC)

Maverick Engineering

is hereby authorized as the Agent TO ACT ON BEHALF OF

Florida Sheriffs Youth Ranches, Inc., the owner(s) of those lands described within the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to Nassau County, Florida, for an application pursuant to a:

- ☐ Rezoning/Modification
☐ Variance
☐ Plat

- ☒ Conditional Use
☐ Preliminary Binding Site Plan

BY:



Signature of Agent

Jeremy W. Calloway

Print Name of Agent

10 Willow Winds Parkway, St. Johns, FL 32259

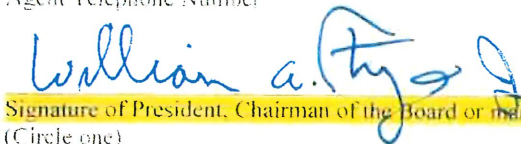
Agent Address

jeremy@mavengineers.com

Agent Email

(904) 655-6687

Agent Telephone Number



Signature of President, Chairman of the Board or managing partner of FL Sheriffs Youth Ranches, Inc.
(Circle one)

William A. Frye, Jr.

Print Name

PO Box 2000, Boys Ranch, FL 32064

Address

(386) 842-5501

Telephone Number

bfrye@youthranches.org

Email

I, Jeremy W. Calloway

(name of agent)

, hereby affirm or swear that I have the authority on behalf of

Florida Sheriffs Youth Ranches, Inc.

, to file the Conditional Use application

with Nassau County.

JWC
Initials

W.A. Frye, Jr.
Initials

Certificate

I William A. Frye, Jr., (signer's name), President (title) of Florida Sheriffs Youth Ranches, Inc. (company or LLC) an entity lawfully organized and existing under the laws of Florida (name of State) do hereby affirm or swear that I am empowered and authorized, on behalf of the entity, to execute this Agent Authorization form, and all documents required by Nassau County regarding this application, and further expressly warrants that Maverick Engineering has been given and has received and accepted authority to sign and execute the documents on behalf of Florida Sheriffs Youth Ranches, Inc.

William A. Frye, Jr.

President

Signature

Title

State of Florida

County of Suwannee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19th day of February, 2021 by William A. Frye, Jr. as President for Florida Sheriffs Youth Ranches.

Personally Known PK OR Produced _____ as identification.

Regina Hammond

Notary Signature

My Commission expires: 11-01-2024



A copy of the by-laws are attached hereto.

JWC

Initials

WAF

Initials

AMENDED AND RESTATED BYLAWS
OF
FLORIDA SHERIFFS YOUTH RANCHES, INC.

Florida Sheriffs Youth Ranches, Inc. (the "Corporation"), pursuant to the provisions of Section 617.0206, *Florida Statutes*, hereby adopts these Amended and Restated Bylaws, which restate, amend and supersede the By-Laws of the Corporation in their entirety as described below:

ARTICLE I - OFFICES

1.01 Registered Office. The registered office of the Corporation in the State of Florida shall be located at 2486 Cecil Webb Place, Live Oak, Florida 32060, or such other location as may be determined from time to time by the Board of Directors.

1.02 Other Offices. The Corporation may also have other offices, both within and without the State of Florida, as the Board of Directors may from time to time determine or the business of the Corporation may require.

ARTICLE II - MEMBERSHIP

The Corporation shall have no members.

ARTICLE III - DIRECTORS

3.01 Management. All corporate powers shall be exercised by or under the authority of, and the affairs of the Corporation shall be managed under the direction of, the Corporation's Board of Directors.

3.02 Number of Directors. The number of directors may be increased or decreased from time to time by resolution of a majority of the Board of Directors at any meeting thereof; provided, however, that the Board of Directors shall consist of not less than ten (10) directors and no decrease in the number of directors shall have the effect of shortening the term of an incumbent director.

3.03 Election and Term. Each person nominated to the Board of Directors, approved by the Florida Sheriffs at the Conference of the Florida Sheriffs Association, and elected as a director by vote of a majority of the Board of Directors, shall hold office until the end of a three (3)-year term and until such director's successor shall have been elected and qualified or until such director's earlier resignation, removal from office or death. A director shall be ineligible for reelection for one (1) year after serving on the Board of Directors for two (2) full terms; provided that a director who is elected or appointed an Immediate Past Chairman of the Board of Directors while serving his or her second three (3)-year term shall be eligible for reelection for an additional one (1) year term immediately following the expiration of such three (3)-year term, and such director's nomination and election for such one (1) year term will

not require approval of the Florida Sheriffs at the Conference of the Florida Sheriffs Association.

3.04 Qualification. Directors must be natural persons who are eighteen (18) years of age or older and are residents of the state of Florida, and shall not be employees of the Corporation. No less than five (5) and no more than half of the directors shall be Sheriffs of the State of Florida.

3.05 Compensation; Reimbursement. No director shall be eligible to become a paid officer, agent or employee of the Corporation or to receive a fee for services rendered as a director during such director's membership on the Board of Directors and for a term of two (2) years after the expiration or termination thereof. Directors may be reimbursed for the documented out-of-pocket expenses incurred while performing their duties on behalf of the Corporation; provided that such expenses shall have been approved in advance in writing by the executive committee of the Board of Directors.

3.06 Meetings.

(a) An annual meeting of the Board of Directors shall be held between January 1 and March 31 each year. At the meeting, the Board of Directors shall elect officers and transact such business as may properly be brought before the meeting. Regular and special meetings of the Board of Directors shall be held when called by the President or the Chairman of the Board of Directors at such times as designated by the Board of Directors. At such regular and special meetings, the Board of Directors shall transact all business as may be properly brought before the meeting.

(b) The Board of Directors may permit any or all directors to participate in a regular or special meeting by, or conduct the meeting through the use of, any means of communication by which all directors participating may simultaneously hear each other during the meeting. A director participating in a meeting by this means is deemed to be present in person at the meeting.

3.07 Place of Meetings. Meetings of the Board of Directors, annual, regular or special, may be held either within or without the State of Florida at such place or places as the Board of Directors may from time to time designate.

3.08 Quorum and Voting. A majority of the entire Board of Directors shall constitute a quorum for the transaction of business. The act of a majority of the directors present at a meeting at which a quorum exists shall be the act of the Board of Directors.

3.09 Presumption of Assent. A director who is present at a meeting of the Board of Directors or a committee of the Board of Directors where corporate action is taken is deemed to have assented to the action taken at such meeting unless such director objects at the beginning of the meeting (or promptly upon such director's arrival) to holding such meeting or

transacting specified business at such meeting or such director votes against or abstains from the action taken.

3.10 Notice of Meetings. Written notice of the date, time and place of regular meetings of the Board of Directors shall be given to each director at least ten (10) days before the meeting. Written notice of the date, time and place of special meetings of the Board of Directors shall be given to each director at least two (2) days before the meeting.

Notice of a meeting of the Board of Directors need not be given to any director who signs a waiver of notice either before or after the meeting. The attendance of a director at a meeting shall constitute a waiver of notice of such meeting and a waiver of any and all objections to the place of the meeting, the time of the meeting, or the manner in which the meeting has been called or convened, except when a director states, at the beginning of the meeting or promptly upon arrival at the meeting, any objection to the transaction of business because the meeting is not lawfully called or convened.

The purpose of any regular meeting of the Board of Directors need not be specified in the notice or waiver of notice of such meeting. The purpose of any special meeting of the Board of Directors shall be specified in the notice or waiver of notice of such meeting.

3.11 Action Without a Meeting. Any action required or permitted by the Articles of Incorporation, these Bylaws or applicable law to be taken at a Board of Directors meeting or a committee meeting, may be taken without a meeting if the action is taken by all members of the Board of Directors or of such committee. Such action must be evidenced by one or more written consents describing the action taken and signed by each director or committee member.

Action taken under this Section shall be effective when the last director signs the consent, unless the consent specifies a different effective date.

A consent signed under this Section has the same effect as a meeting vote and may be described as such in any document.

3.12 Removal of Directors. At a meeting of the Board of Directors called expressly for the purpose of removing one or more directors:

(a) Any director may be removed from the Board of Directors with cause by a vote of the majority of the directors then in office, or without cause by a vote of two-thirds of the directors then in office.

(b) Any director who is a Sheriff of the State of Florida shall no longer be eligible to serve on, and shall resign, from the Board of Directors, if such person ceases to be a Sheriff of the State of Florida.

(c) Any director who fails to attend four (4) or more consecutive regular meetings may be removed from the Board of Directors by a vote of the majority of the directors then in office. Notwithstanding the foregoing, any such absence may be excused and not counted toward the number of missed meetings in the event of such director's personal or family illness or other emergency; provided that such director shall have provided Chairman of the Board of Directors or the Secretary of the Corporation with a prior written notice of such illness or other emergency.

3.13 Vacancies. Any vacancy occurring on the Board of Directors, including a vacancy created by reason of an increase in the number of directors, may be filled by the affirmative vote of a majority of the remaining directors though less than a quorum of the Board of Directors; provided that any person so elected to fill such vacancy shall have been first confirmed at the Conference of the Florida Sheriffs Association. A director elected to fill a vacancy shall hold office only until the next annual meeting at which directors are elected.

3.14 Duties of Directors. A director shall discharge his or her duties as a director, including his or her duties as a member of any committee of the Board of Directors on which he or she may serve, in good faith, with the care that a prudent person in a like position would exercise under similar circumstances, and in a manner such director reasonably believes to be in the best interests of the Corporation.

In performing such director's duties, a director is entitled to rely on information, opinions, reports or statements, including financial statements and other financial data, prepared or presented by:

(a) one or more officers or employees of the Corporation whom the director reasonably believes to be reliable and competent in the matters presented;

(b) legal counsel, public accountants or other persons as to matters the director reasonably believes are in such person's professional or expert competence; or

(c) a committee of the Board of Directors of which such director is not a member if the director reasonably believes such committee merits confidence.

A director shall not be deemed to be acting in good faith if such director has knowledge concerning the matter in question that makes reliance on the information, opinions, reports or statements, including financial statements and other financial data, of others, as described in this Section, unwarranted.

A director shall not be liable for any action taken as a director, or any failure to take any action, if such director has performed the duties of such director's office in compliance with the provisions of this Section.

3.15 Liability of Directors. The directors of this Corporation shall not be personally liable for money damages to any person for any statement, vote, decision, or failure to take an action, regarding organizational management or policy by an officer or director, or for the debts, liabilities, or other obligations of this Corporation unless:

(a) The director breached or failed to perform such director's duties as a Director; and

(b) The director's breach of, or failure to perform, such director's duties constitutes:

(i) A violation of the criminal law, unless the director had reasonable cause to believe such director's conduct was lawful or had no reasonable cause to believe such director's conduct was unlawful;

(ii) A transaction from which the director derived an improper personal benefit, either directly or indirectly; or

(iii) Recklessness or an act or omission which was committed in bad faith or with malicious purpose or in a manner exhibiting wanton and willful disregard of human rights, safety or property.

3.16 Director Conflicts of Interest. No contract or other transaction between the Corporation and one or more of its directors or any other corporation, firm, association, or entity in which one or more of its directors are directors or officers or are financially interested, shall be either void or voidable because of such relationship or interest, because such director or directors are present at the meeting of the Board of Directors or a committee thereof which authorizes, approves, or ratifies such contract or transaction, or because such director's or directors' votes are counted for such purposes, provided:

(a) The fact of such relationship or interest is disclosed or known to the Board of Directors or committee which authorizes, approves, or ratifies the contract or transaction by a vote or consent sufficient for the purpose without counting the votes or consents of such interested directors; or

(b) The contract or transaction is fair and reasonable as to the Corporation at the time it is authorized by the Board of Directors or a committee.

3.17 Executive and Other Committees. The Board of Directors, by resolution adopted by a majority of the full Board of Directors, may designate an executive committee and one or more other committees each of which, to the extent provided in such resolution, shall have and may exercise all the authority of the Board of Directors, except that no such committee shall have the authority to:

- (a) fill vacancies on the Board of Directors or any committee thereof; or
- (b) adopt, amend or repeal the Bylaws.

The provisions of these Bylaws governing meetings, notice, waiver of notice and quorum and voting requirements for the Board of Directors shall also apply to executive and other committees and their members.

Each committee established pursuant to this Section must have two (2) or more committee members who shall serve at the pleasure of the Board of Directors.

Neither the designation of any executive or other committee pursuant to this Section, the delegation thereto of authority, nor action by such committee pursuant to such authority, shall alone constitute compliance by any member of the Board of Directors who is not a member of such committee with such director's responsibility to act in good faith, in a manner such director reasonably believes is to be in the best interests of the Corporation, and with such care as an ordinarily prudent person in a like position would use under similar circumstances.

ARTICLE IV - OFFICERS

4.01 Officers. The officers of the Corporation shall consist of a President, a Secretary, a Treasurer, a Chairman of the Board of Directors, and may also consist of one or more vice-presidents, one or more assistant secretaries, a Vice-Chairman of the Board of Directors, an Immediate Past Chairman of the Board of Directors, and such other officers as the Board of Directors may from time to time consider necessary for the proper conduct of the business of the Corporation. The same person may simultaneously hold more than one office.

4.02 Election, Term of Office and Qualification. Each officer shall be elected by the Board of Directors, provided that the President of the Corporation is expressly authorized to appoint such officers as he or she may from time to time consider necessary for the proper conduct of the business of the Corporation. Each such officer (whether elected at an annual meeting of the Board of Directors or to fill a vacancy or otherwise) shall hold such office until the next annual meeting of the Board of Directors and until such officer's successor shall have been elected and qualified, or until such officer's death, resignation or removal; provided that the Immediate Past Chairman of the Board of Directors shall hold such office for the term of one (1) year, or until such officer's death, resignation or removal, if such an event occurs prior to the expiration of such one (1)-year term.

4.03 Resignation. An officer may resign at any time by delivering notice to the Corporation. A resignation shall be effective when the notice is delivered unless the notice specifies a later effective date. If a resignation is made effective at a later date and the Corporation accepts the future effective date, the Board of Directors of the Corporation may fill the pending vacancy before the effective date if the Board of Directors provides the successor does not take office until such effective date.

4.04 Removal. The officers shall serve at the pleasure of the Board of Directors. The Board of Directors may remove any officer at any time with or without cause. Any officer or assistant officer, if appointed by another officer, may likewise be removed by such officer.

4.05 Vacancies. Any vacancy in any office occurring by reason of death, resignation, removal, disqualification, or any other cause shall be filled in the manner prescribed in these Bylaws for regular election or appointment to such office.

4.06 Contract Rights. The appointment of an officer does not itself create contract rights. An officer's removal does not affect the officer's contract rights, if any, with the Corporation, nor does an officer's resignation affect the Corporation's contract rights, if any, with such officer.

4.07 Duties of Corporate Officers.

(a) President. The President shall be the chief executive officer of the Corporation, shall have authority over the general and active management of the business and affairs of the Corporation subject to the direction of the Board of Directors. The President may sign, with the Secretary or other officer duly authorized by the Board of Directors, any deeds, mortgages, bonds, contracts or other instruments the execution of which has been authorized by the Board of Directors, except in cases where the signing and execution thereof shall have been expressly delegated by the Board of Directors, by these Bylaws, or by law to some other officer or agent of the Corporation.

(b) Vice President. The Vice President, if one is elected or appointed, shall serve as assistant to the President and shall perform such other duties and have such other authority and power as may be prescribed from time to time by the Board of Directors or the President.

(c) Secretary. The Secretary shall be responsible for the custody and maintenance of all corporate records except the financial records and for authenticating records of the Corporation, shall record the minutes of all meetings of the Board of Directors, shall send out all notices of meetings where required under these Bylaws or otherwise required by law, and shall perform such other duties and have such other authority and power as may be prescribed from time to time by the Board of Directors or the President.

(d) Assistant Secretary. The Assistant Secretary, if any, shall, in the absence or disability of the Secretary, perform the duties and have the authority and exercise the powers of the Secretary. The Assistant Secretary shall perform such other duties and have such other authority and power as may be prescribed from time to time by the Board of Directors or the President.

(e) Treasurer. The Treasurer shall have custody of all corporate funds and financial records, shall keep full and accurate records of receipts and disbursements and render accounts thereof whenever required by the Board of Directors or by the President, and shall perform such other duties and have such other authority and power as may be prescribed from time to time by the Board of Directors or the President. If no Treasurer is elected by the Board of Directors, then the secretary shall perform the duties of the treasurer described in this subparagraph 4.07(e).

(f) Chairman of the Board. The Chairman of the Board of Directors shall preside at all meetings of the Board of Directors and shall have such other powers and duties as may from time to time be assigned by the Board of Directors. The Chairman of the Board shall be a Sheriff of the State of Florida.

(g) Vice-Chairman of the Board. In the absence of the Chairman of the Board of Directors, the Vice-Chairman of the Board of Directors shall preside at the meetings of the Board of Directors and shall have such other powers and duties as may from time to time be assigned by the Board of Directors.

(h) Immediate Past Chairman of the Board. The Immediate Past Chairman of the Board of Directors shall assist the Chairman of the Board of Directors and shall have such other powers and duties as may from time to time be assigned by the Board of Directors.

4.08 Compensation. The Board of Directors may authorize payment of reasonable compensation to the officers of the Corporation who are not directors of the Corporation for services rendered.

ARTICLE V – FISCAL YEAR, FUNDS, DEPOSITS AND CHECKS

5.01 Fiscal Year. The fiscal year of the Corporation shall be fixed, and shall be subject to change, by the Board of Directors. Unless otherwise fixed by the Board of Directors, the fiscal year of the Corporation shall begin on the first day of October and end on the last day of September of each year.

5.02 Gifts and Contributions. The Board of Directors may accept on behalf of the Corporation any contribution, gift, bequest, or devise of any property whatsoever, for the general and special charitable purposes of the Corporation.

5.03 Deposits. All funds of the Corporation shall be deposited from time to time to the credit of the Corporation in such banks, trust companies, or other depositories as the Board of Directors may authorize by resolution.

5.04 Checks, Drafts, Orders for Payment. All checks, drafts, or orders for the payment of money, notes, or other evidences of indebtedness issued in the name of the

Corporation shall be signed by such officer or officers, agent or agents of the Corporation and in such manner as the Board of Directors shall from time to time by resolution determine.

5.05 Loans. No loans shall be contracted on behalf of the Corporation and no evidence of indebtedness shall be issued in its name unless authorized by the majority of the full Board of Directors.

ARTICLE VI - BOOKS AND RECORDS

The Corporation shall keep as permanent records, correct and complete books and records of account and shall keep minutes of the proceedings of the Board of Directors and committees having any of the authority of the Board of Directors. The Corporation shall keep at its registered office in this state a copy of its articles of incorporation and its Bylaws and any amendments thereto. All books and records shall be kept in written form or in another form capable of conversion into written form within a reasonable time.

ARTICLE VII - INDEMNIFICATION

The Corporation shall indemnify any officer or director, or any former officer or director, to the full extent permitted under Sections 617.0831 and 607.0850, *Florida Statutes*.

ARTICLE VIII - GENERAL PROVISIONS

8.01 Corporate Seal. A corporate seal shall not be required to be attached to any instrument executed by or on behalf of the Corporation unless required by law, but if so required shall be of such shape and have such words thereon as may be described by law or by the Board of Directors. The seal may be used by impressing it or reproducing a facsimile thereof, or otherwise.

8.02 Amendment of Bylaws. The Board of Directors may amend or repeal the Corporation's Bylaws.

8.03 Relation to Articles of Incorporation. These Bylaws shall be subject to, and governed by, the Corporation's Articles of Incorporation.

Florida Sheriffs Youth Ranches, Inc.

By: William A. Frye, Jr.
William A. Frye, Jr., President

By: Dr. Patrick C. Coggins
Dr. Patrick C. Coggins, Secretary

EXHIBIT "A" - SURVEY

EXHIBIT “B” – SITE PLAN

EXHIBIT “C” – POOL & REC FIELDS PLAN

EXHIBIT “D” – LEGAL DESCRIPTION

LEGAL DESCRIPTION

PARCEL 1:

A PORTION OF THE FRED MCMURREN GRANT, SECTION 40, TOWNSHIP 3 NORTH, RANGE 23 EAST, NASSAU COUNTY, FLORIDA. SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT A CONCRETE MONUMENT LOCATED AT THE NORTHEAST CORNER OF SECTION FORTY (40), AFOREMENTIONED AND RUN SOUTH FIVE (05) DEGREES, FIFTY (50) MINUTES, TWENTY (20) SECONDS WEST ALONG THE EASTERLY LINE OF SAID SECTION, A DISTANCE OF ONE THOUSAND FOUR HUNDRED FIFTY-FOUR AND SIXTY-TWO HUNDREDTHS (1454.62) FEET TO AN IRON PIPE FOR THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE SOUTH FIVE (05) DEGREES, FIFTY (50) MINUTES, TWENTY (20) SECONDS WEST ALONG SAID EASTERLY LINE, A DISTANCE OF SIX HUNDRED NINETY-THREE AND SIXTY-EIGHT HUNDREDTHS (693.68) FEET TO AN IRON PIPE; RUN THENCE NORTH EIGHTY (80) DEGREES, THIRTY-SEVEN (37) MINUTES, THIRTY (30) SECONDS WEST, A DISTANCE OF FIVE THOUSAND SIXTY AND SIXTY HUNDREDTHS (5060.60) FEET TO AN IRON PIPE; CONTINUE NORTH EIGHTY (80) DEGREES, THIRTY-SEVEN (37) MINUTES, THIRTY (30) SECONDS WEST, A DISTANCE OF ONE HUNDRED SIXTY-FIVE (165.0) FEET, MORE OR LESS, TO THE WATERS OF THE ST. MARYS RIVER; RUN THENCE IN A NORTHERLY DIRECTION ALONG SAID WATERS, A DISTANCE OF EIGHT HUNDRED (800.0) FEET, MORE OR LESS, TO A POINT WHERE SAID WATERS IS INTERSECTED BY A LINE THAT BEARS NORTH EIGHTY (80) DEGREES, THREE (03) MINUTES WEST FROM THE POINT OF BEGINNING; RUN THENCE SOUTH EIGHTY (80) DEGREES, THREE (03) MINUTES EAST, A DISTANCE OF TWO HUNDRED TWENTY (220.0) FEET, MORE OR LESS, TO AN IRON PIPE; CONTINUE SOUTH EIGHTY (80) DEGREES, THREE (03) MINUTES EAST, A DISTANCE OF FIVE THOUSAND TWO HUNDRED FIFTY-TWO AND TWENTY-FIVE HUNDREDTHS (5252.25) FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PART LYING WITHIN CR 121.

LESS AND EXCEPT THE LANDS CONTAINED IN THAT CORPORATE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1835, PAGE 716, PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

AND

PARCEL 2:

A PORTION OF THE FRED MCMURREN GRANT, SECTION FORTY (40), TOWNSHIP THREE (3) NORTH, RANGE TWENTY-THREE (23) EAST, NASSAU COUNTY, FLORIDA. SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT A CONCRETE MONUMENT LOCATED AT THE NORTHEAST CORNER OF SECTION FORTY (40), AFOREMENTIONED AND RUN SOUTH FIVE (05) DEGREES, FIFTY (50) MINUTES, TWENTY (20) SECONDS WEST ALONG THE EASTERLY LINE OF SAID SECTION, A DISTANCE OF TWO THOUSAND ONE HUNDRED FORTY-EIGHT AND THIRTY HUNDREDTHS (2148.30) FEET TO AN IRON PIPE; THENCE RUN NORTH EIGHTY (80) DEGREES, THIRTY-SEVEN (37) MINUTES, THIRTY (30) SECONDS WEST, A DISTANCE OF TWO THOUSAND FIVE HUNDRED NINETY TWO AND SEVENTY HUNDREDTHS (2592.70) FEET TO AN IRON PIPE SET FOR THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, RUN SOUTH NINE (09) DEGREES, TWENTY-TWO (22) MINUTES, THIRTY (30) SECONDS WEST, A DISTANCE OF SEVEN HUNDRED SEVENTEEN AND SEVENTY-FIVE HUNDREDTHS (717.75) FEET TO AN IRON PIPE; RUN THENCE NORTH EIGHTY-ONE (81) DEGREES, TWELVE (12) MINUTES WEST, A DISTANCE OF TWO THOUSAND ONE HUNDRED NINETY-ONE AND TWENTY HUNDREDTHS (2191.20) FEET TO AN IRON PIPE; CONTINUE NORTH EIGHTY-ONE (81) DEGREES, TWELVE (12) MINUTES WEST, A DISTANCE OF ONE HUNDRED THIRTY-FOUR (134.0) FEET, MORE OR LESS, TO THE WATERS OF THE ST. MARYS RIVER; RUN THENCE IN A NORTHERLY DIRECTION ALONG SAID WATERS, A DISTANCE OF EIGHT HUNDRED (800.0) FEET, MORE OR LESS, TO A POINT WHERE SAID WATERS ARE INTERSECTED BY A LINE THAT BEARS NORTH EIGHTY (80) DEGREES, THIRTY-SEVEN (37) MINUTES, THIRTY (30) SECONDS WEST FROM THE POINT OF BEGINNING; RUN THENCE SOUTH EIGHTY (80) DEGREES, THIRTY-SEVEN (37) MINUTES, THIRTY (30) SECONDS EAST, A DISTANCE OF ONE HUNDRED SIXTY-FIVE (165.0) FEET, MORE OR LESS, TO AN IRON PIPE; CONTINUE SOUTH EIGHTY (80) DEGREES, THIRTY-SEVEN (37) MINUTES, THIRTY (30) SECONDS EAST, A DISTANCE OF TWO THOUSAND FOUR HUNDRED SIXTY-SEVEN AND NINETY HUNDREDTHS (2467.90) FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM A ONE (1.0) ACRE TRACT FOR CEMETARY THAT LIES NORTHERLY OF AND ADJACENT TO THE SOUTHERLY LINE OF THE ABOVE DESCRIBED LANDS, THE EASTERLY LINE OF SAID CEMETARY LYING APPROXIMATELY 683.0 FEET WEST OF THE EASTERLY LINE OF THE PROPERTY.

EXHIBIT “E” – CONDITIONAL USE DESCRIPTION

BACKGROUND:

This project, known as Camp Sorensen, is a renovation of the former First Baptist Church Jacksonville Hilliard Retreat Center located at 607 Retreat Acres Road in Hilliard, Florida. The proposed youth camp will be operated by Florida Sheriffs Youth Ranches and will provide camping services for deserving children from around the state each year. The summer camping programs teach boys and girls team-building activities, while having fun with volunteer deputies and include activities such as high ropes, challenge courses, swimming, canoeing, archery, and a host of other traditional camp activities. During the remainder of the year, Camp Sorensen will offer programming related to leadership, diversity, athletics, and team-building through community partnerships.

PROPOSED DEVELOPMENT:

This site is approximately 130 acres and is designated Agricultural on the Future Land Use Map, with a zoning designation of Open Rural (OR). Many of the existing and proposed uses on the property are allowed in the OR district, but as a Conditional Use. An overview of the proposed development improvements includes the addition of a 6-lane swimming pool with associated pool house, a new Administrative building, and an open air Chapel in the woods. Additional improvements include adding a pier/dock to the existing on-site pond, a firepit with bench seating, the installation of a kayak launch into the St. Mary's River, and other traditional summer camp related improvements.

CONDITIONAL USES REQUESTED:

Based on discussions with Nassau County staff, we understand there was a Conditional Use Permit from 1984 for this site, but it expired when the property was sold in 2020. This Conditional Use request is to cover both the existing development on the property and the proposed development as detailed above. Specifically, we are requesting a Conditional Use Permit for the following items from Section 22.03 of the Nassau County Land Development Code:

(G) Private outdoor recreational uses such as parks and playgrounds, sport fields and courts, swimming pools, camps, camping areas and private indoor recreational and entertainment facilities such as bowling alleys, gymnasiums, spas, exercise facilities, swimming pools, meeting rooms, theaters, and game rooms and similar uses.

(K) Churches, monasteries, convents, cemeteries, crematories, columbariums, and mausoleums.

(V) Administrative office space associated with and/or for the specific support of permitted and other conditional uses of the property.

(W) Housing and lodging facilities associated with and/or for the specific support of permitted and other conditional uses of the property.

EXHIBIT “F” – CONDITIONAL
USE REVIEW CRITERIA
RESPONSES

CONDITIONAL USE REVIEW CRITERIA

- 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.

The establishment of the conditional use is not anticipated to be detrimental to or endanger the public health, safety, or general welfare. The intent of this project is to create a youth summer camp, where boys and girls can experience the typical summer camp experience, while also learning important life lessons such as leadership, diversity, athletics, and team-building. The proposed improvements shall be designed in accordance with applicable local, state, and federal agencies having jurisdiction.

- 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?

Yes, the intent is for all proposed improvements to be aesthetically pleasing so to not create a negative appearance. Likewise, given the large size of the property and the fact it is to remain heavily wooded, the proposed improvements will be heavily buffered from adjacent property owners and the general public.

- 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?

The establishment of the conditional use is not anticipated to impact the surrounding properties.

- 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?

The establishment of the conditional use should not impede the orderly development and improvement of the surrounding properties.

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

Yes, water and sewer utilities are currently being provided on the site with wells and septic systems. These systems shall be maintained and modified as needed to support the proposed development in accordance with local and state regulations.

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

Yes, the site currently has access roads, on-site parking and loading areas, as well as drainage infrastructure. These existing improvements shall be maintained in a post development condition and modified as needed to support the proposed development.

- 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?

Yes, ingress/egress to the property exists now that shall be utilized post development. Congestion on the adjacent CR 121 is not anticipated.

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

Yes, proper screening/buffering shall be provided. The site is already heavily wooded in its existing condition and the proposed development plan is to minimize the removal of trees needed to facilitate the construction of the proposed improvements.

- 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?

Signs or exterior lighting that would be detrimental to the surrounding area is not anticipated with this project. Any signs or lighting that would be installed as part of the proposed development improvements would be consistent with the Land Development regulations.

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

Yes, the proposed conditional use will conform to all applicable regulations noted in the Land Development Code for the OR zoning district.

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

Yes, this project will conform to all applicable regulations noted in the Comprehensive Plan.

LEGAL DESCRIPTION

PARCEL 1:

A PORTION OF THE FRED MCMURREN GRANT, SECTION 40, TOWNSHIP 3 NORTH, RANGE 23 EAST, NASSAU COUNTY, FLORIDA. SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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