



APPLICATION FOR A CONDITIONAL USE

Official Use Only

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

5 1 3 N 2 7 0 0 0 0 0 0 1 0 0 9 0

Parcel Identification Number (18 digit number)

Driving Instructions: From the intersection of Worthington Drive and Pages Dairy Rd, travel east on Pages Dairy Rd.
for .2 miles. The property is located on the south side of Pages Dairy Road.

1. Legal Description: Lot _____ Block _____ Subdivision _____
Plat Book 2074 Page 581
(Please attach a legal description if not located in a subdivision)

2. Location: On the South side of Pages Dairy Road
(north, south, east, west) (street)
between Us 17 North and Chester Road
(street) (street)
Nearest identifiable landmark (for example: Walmart or I-95) Home Depot

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

Grace Community Church (PCA) Inc.
P.O. Box 17021
Fernandina Beach, FL 32035

Name and Address of the Applicant / Authorized Agent:

Hipps Group Inc.
1650 Margaret St. #323
Jax, FL 32204 904-781-2654 info@hippsgroupinc.com

(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:

Church in Open Rural (Or) zoning district

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 ½" 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.

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

If so, please provide an address and contact name.

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

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: Lara Hipps Hipps Group Inc.

(if different than Owner)

~~Owner's~~ ^{Agent} mailing address: 1650 Margaret St #303
JAX. FL 32204

Telephone: 904-781-2654

Email: lara@hippsgroupinc.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 _____

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?

Grace Community Church
86618 Pages Dairy Road
Parcel ID 51-3N-27-000-0001-0090

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.

No, the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety or general welfare.

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?

Yes, each structure or improvement will be designed and constructed so that it will not be unsightly, undesirable or obnoxious in appearance to the extent that it will not 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?

No, the conditional use will not 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?

No, the establishment of the conditional use will not 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?

Yes, 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?

Yes, adequate access roads, on-site parking, on-site loading areas and drainage will 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?

Yes, adequate measures will 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?

Yes, adequate screening and buffering of the conditional use will 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?

No, the conditional use will not require signs or exterior lighting which will cause glare, adversely impact area traffic safety or have a negative economic effect on the area.

Yes, any signs or exterior lighting required by the conditional use will 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?

Yes, the conditional use will conform to all applicable regulations of the zoning district in which it is proposed.

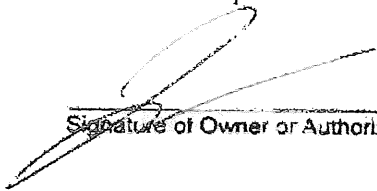
K. Will the conditional use conform to all applicable regulations listed in the adopted comprehensive plan?

Yes, the conditional use will conform to all applicable regulations listed in the adopted comprehensive plan.

CONSENT FOR INSPECTION

I, Jason Mudd, the owner or authorized agent for the owner of the premises located at 86618 Pages Dairy Road 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 6th day of August, 2021.


Signature of Owner or Authorized Agent:

904.583-1977
Telephone Number

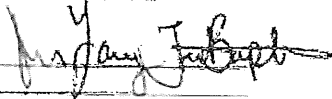
STATE OF FLORIDA:

COUNTY OF NASSAU:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6th day of August, 2021, by Jason Mudd who is personally known to me or who has produced

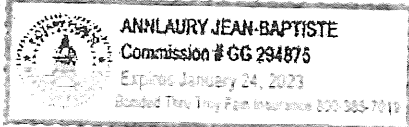
FLD as identification.

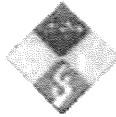
Notary Public Signature



Name (typed or printed)

(Seal)





NASSAU COUNTY
DEPARTMENT OF PLANNING
AND ECONOMIC OPPORTUNITY
FLORIDA

OWNERS AUTHORIZATION FOR AGENT

NOTE: This form is only required if you are having a third party (authorized agent) complete an application on your behalf.

Hipps Group Inc. _____ is hereby authorize TO ACT ON BEHALF OF

Grace Community Church _____ 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 related to Development Permit or other action pursuant to a(n):

- ☐ Appeal
- ☒ Conditional Use
- ☐ FLUM Amendment
- ☐ Land Split
- ☐ Plat
- ☐ Preliminary Binding Site Plan
- ☐ Rezoning
- ☐ Site Engineering Plan
- ☐ Variance
- ☐ Wireless Facility Application
- ☐ Other: _____

BY: Jason Mudd, Director

Print Name

Print Name

Signature of Owner / Agent

Signature of Owner / Agent

904-583-1977

Telephone

Telephone

8/6/2021

Date

Date

NOTARY STATE OF FLORIDA COUNTY OF NASSAU ANNALARY JEAN BARTISTE Commission # GG 291875 Expires January 24, 2023 Bonded thru TROY Felt Insurance 830-335-7013	
The foregoing instrument was acknowledged before me by means of <input checked="" type="checkbox"/> physical presence or <input type="checkbox"/> online notarization, this <u>10th</u> day of <u>August</u> , 20 <u>21</u> .	
<u>[Signature]</u> Notary Public: Signature	<u>Annalany Jean Bartiste</u> Printed Name
<input type="checkbox"/> Personally Known OR <input checked="" type="checkbox"/> Produced Identification -	Type of ID Produced: <u>FL DL</u>
My Commission Expires <u>6/24/23</u>	

Parcel ID # 51-3N-27-0000-0001-0090

Legal Description

A Parcel Of Land In Section 51, Township 3 North, Range 27 East, (John Lowe Grant), Nassau County, Florida, More Particularly Described As Follows:

Commence At The Southeast Corner Of Section 33, Township 3 North, Range 27 East, Thence North 02°41 '25" West A Distance Of 304.20 Feet Along The East Line Of Said Section 33 And 51, To The Centerline Of State Road No. 200-A; Thence North 63°45'25" West Along Said Centerline A Distance Of 1,982.76 Feet; Thence North 50° 25'33" West Along Said Centerline A Distance Of 1,300.57 Feet; Thence North 51 ° 28'41" West Along Said Centerline A Distance Of 1,695.78 Feet; Thence North 63° 33'48" West Along Said Centerline A Distance Of 1,156.39 Feet; Thence South 26° 24'12" West A Distance Of 49.93 Feet To The South Right Of Way Line Of State Road No. 200-A, To The Point Of Beginning; Thence North 63° 33'48" West Along Said Right Of Way Line A Distance Of 0.03 Feet To The Beginning Of A Curve Concave Southwesterly Having A Radius Of 2,814.79 Feet; Run Thence Northwesterly Along The Arc Of Said Curve Through An Angle Of 03° 02'13" A Distance Of 149.20 Feet; Thence South 25° 39'23" West A Distance Of 661.57 Feet To The Northerly Right Of Way Line Of Seaboard System Railroad; Thence South 63° 44'22" East Along Said Right Of Way Line A Distance Of 639.75 Feet; Thence North 19° 54'46" East A Distance Of 458.43 Feet; Thence North 63° 33'48" West 209.39 Feet; Thence North 19° 54'46" East 209.39 Feet To The Southerly Right Of Way Line Of State Road No. 200-A; Thence North 63° 33'48" West Along Said Right Of Way Line A Distance Of 214.33 Feet To The Point Of Beginning.

Containing 8.25 Acres, More Or Less.

Date: September 6, 2016

This instrument prepared by
or under the direction of:

David M. Robertson
Chief Counsel District Two
Florida Department of Transportation
1109 South Marion Avenue
Lake City, Florida 32025-5874

COUNTY OF	Nassau
SECTION NO.	74000-9235(00000-9235) (74600)
F.P. NO.	n/a
STATE ROAD NO.	200-A
PARCEL NO.	900

QUITCLAIM DEED

THIS INDENTURE, made this 27th day of September, 2016, by and between the STATE OF FLORIDA, by and through the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, 1109 South Marion Avenue, Lake City, Florida 32025-5874, as the First Party and GRACE COMMUNITY CHURCH (PCA) INC., a Florida not for profit corporation, Post Office Box 17021, Fernandina Beach, Florida 32035, the Second Party.

WITNESSETH

WHEREAS, said land hereinafter described was heretofore acquired for state highway purposes; and

WHEREAS, said land is no longer required for such purposes, and the First Party, by action of the District Secretary, District Two, Department of Transportation, on 4/29/16, pursuant to the provisions of Section 337.25, Florida Statutes has agreed to quitclaim the land hereinafter described to the Second Party;

NOW, THEREFORE, THIS INDENTURE WITNESSETH: That the First Party, for and in consideration of the premises and the sum of One Dollar and other valuable considerations to it paid by the Second Party, the receipt of which is hereby acknowledged, does hereby remise, release and quitclaim unto the Second Party, and assigns, forever, all the right, title and interest of the State of Florida and/or the State of Florida Department of Transportation to the property described on Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said premises and the appurtenances thereof unto the Second Party.

THIS CONVEYANCE IS made subject to any unpaid taxes, assessments, liens, or encumbrances.

IN WITNESS WHEREOF, the State of Florida Department of Transportation has caused these presents to be signed in the name of the State of Florida and in the name of the State of Florida Department of Transportation by its District Secretary, District Two, and its seal to be hereunto affixed, attested by its Executive Secretary, on the date first above written.

Signed, sealed and
delivered in our presence

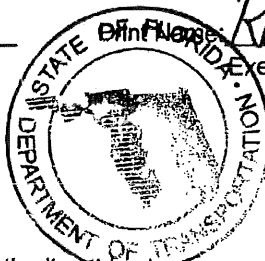
STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

Katonya Walters
Witness:
Print Name: Katonya Walters

BY: Greg Evans
Greg Evans
District Two Secretary

Amanda Sharp
Witness:
Print Name: Amanda Sharp

ATTEST: Rhonda Harrington
Rhonda Harrington
Executive Secretary

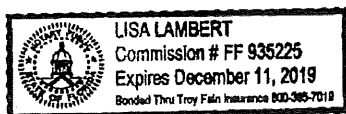


STATE OF FLORIDA

COUNTY OF COLUMBIA

BEFORE ME, the undersigned authority, ~~this day~~ personally appeared, Greg Evans, District Two Secretary, and Rhonda Harrington Executive Secretary, District Two, of the State of Florida Department of Transportation, respectively, to me known to be the persons described in and who executed the foregoing instrument, and they severally acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned, and that they affixed thereto the official seal of said State of Florida Department of Transportation, and the said instrument is the act and deed of said Department.

WITNESS my hand and official seal this 22 day September, 2016.



(Notary Seal)

Lisa Lambert
Print Name: Lisa Lambert
Notary Public
My Commission Expires: Dec. 11, 2019

Exhibit "A"

SECTION NO. 74000-9235 (00000-9235) (74600) STATE ROAD NO. 200-A NASSAU COUNTY
F.P. NO. N/A

PARCEL NUMBER 900

FEE SIMPLE RIGHT OF WAY

MAINTENANCE BORROW PIT NO. 9235

A Parcel Of Land In Section 51, Township 3 North, Range 27 East, (John Lowe Grant), Nassau County, Florida, More Particularly Described As Follows:

Commence At The Southeast Corner Of Section 33, Township 3 North, Range 27 East, Thence North 02°41'25" West A Distance Of 304.20 Feet Along The East Line Of Said Section 33 And 51, To The Centerline Of State Road No. 200-A; Thence North 63°45'25" West Along Said Centerline A Distance Of 1,982.76 Feet; Thence North 50°25'33" West Along Said Centerline A Distance Of 1,300.57 Feet; Thence North 51°28'41" West Along Said Centerline A Distance Of 1,695.78 Feet; Thence North 63°33'48" West Along Said Centerline A Distance Of 1,156.39 Feet; Thence South 26°24'12" West A Distance Of 49.93 Feet To The South Right Of Way Line Of State Road No. 200-A, To The Point Of Beginning; Thence North 63°33'48" West Along Said Right Of Way Line A Distance Of 0.03 Feet To The Beginning Of A Curve Concave Southwesterly Having A Radius Of 2,814.79 Feet; Run Thence Northwesterly Along The Arc Of Said Curve Through An Angle Of 03°02'13" A Distance Of 149.20 Feet; Thence South 25°39'23" West A Distance Of 661.57 Feet To The Northerly Right Of Way Line Of Seaboard System Railroad; Thence South 63°44'22" East Along Said Right Of Way Line A Distance Of 639.75 Feet; Thence North 19°54'46" East A Distance Of 458.43 Feet; Thence North 63°33'48" West 209.39 Feet; Thence North 19°54'46" East 209.39 Feet To The Southerly Right Of Way Line Of State Road No. 200-A; Thence North 63°33'48" West Along Said Right Of Way Line A Distance Of 214.33 Feet To The Point Of Beginning.

Containing 8.25 Acres, More Or Less.

2021 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# N98000006734

Entity Name: GRACE COMMUNITY CHURCH (PCA) INC.**Current Principal Place of Business:**96038 LOFTON SQUARE CT.
YULEE, FL 32097**Current Mailing Address:**P.O.BOX 17021
FERNANDINA BEACH, FL 32035**FEI Number:** 59-3547329**Certificate of Status Desired:** No**Name and Address of Current Registered Agent:**ZEEPvat, ROB
5401 FLORENCE POINT DRIVE
FERNANDINA BEACH, FL 32034 US*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.***SIGNATURE:**_____
Electronic Signature of Registered Agent_____
Date**Officer/Director Detail :**

Title	P
Name	ZEEPvat, ROB
Address	5401 FLORENCE POINT DRIVE
City-State-Zip:	FERNANDINA BEACH FL 32034

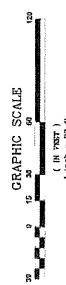
Title	D
Name	MUDD, JASON
Address	2042 NEPTUNE COURT
City-State-Zip:	FERNANDINA BEACH FL 32034

Title	D
Name	WORLEY, PAUL
Address	1802 OCEAN VILLAGE PL.
City-State-Zip:	FERNANDINA BEACH FL 32034

Title	ASST. TREASURER
Name	MUDD, TABITHA
Address	2042 NEPTUNE CRT.
City-State-Zip:	FERNANDINA BEACH FL 32034

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: ROB ZEEPvat**PRESIDENT****01/14/2021**_____
Electronic Signature of Signing Officer/Director Detail_____
Date

[illegible]

THESE ARE THE QUESTIONS THAT MUST BE ANSWERED BY THE POLICE AND THE PROSECUTOR. THE POLICE MUST BE ABLE TO PROVE THAT THE DEFENDANT WAS AT THE SCENE OF THE CRIME AT THE TIME IT OCCURRED. THE PROSECUTOR MUST BE ABLE TO PROVE THAT THE DEFENDANT COMMITTED THE CRIME. IF THE POLICE AND THE PROSECUTOR CAN PROVE THESE TWO THINGS, THE DEFENDANT WILL BE CONVICTED OF THE CRIME. IF NOT, THE DEFENDANT WILL BE ACQUITTED.

[illegible]

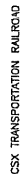
SHEET 1 OF 2

B. H. AND ASSOCIATES

PROFESSIONAL LAND SURVEYORS L.R. #7009 21 Utility Drive Suite 21 B Palm Coast,
Florida 32130 PHONE: 904 631-9484 EMAIL: larrell@comcast.net

[illegible]

A PORTION OF SECTION 51, TOWNSHIP 3 NORTH,
RANGE 27 EAST, NASSAU COUNTY, FLORIDA.

[illegible][illegible]

- [illegible]

B. H. AND ASSOCIATES

SURVEYORS L.B. 87800 21 Utility Drive Suite 21 B Palm Coast, FL 32137
PHONE: 904/831-5464 FAX: 904/831-5464 EMAIL: lb@lowall.comcost.net

HEREBY CERTIFY that the
 INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 SIGNED: _____
 TITLE: _____
 DATE: _____

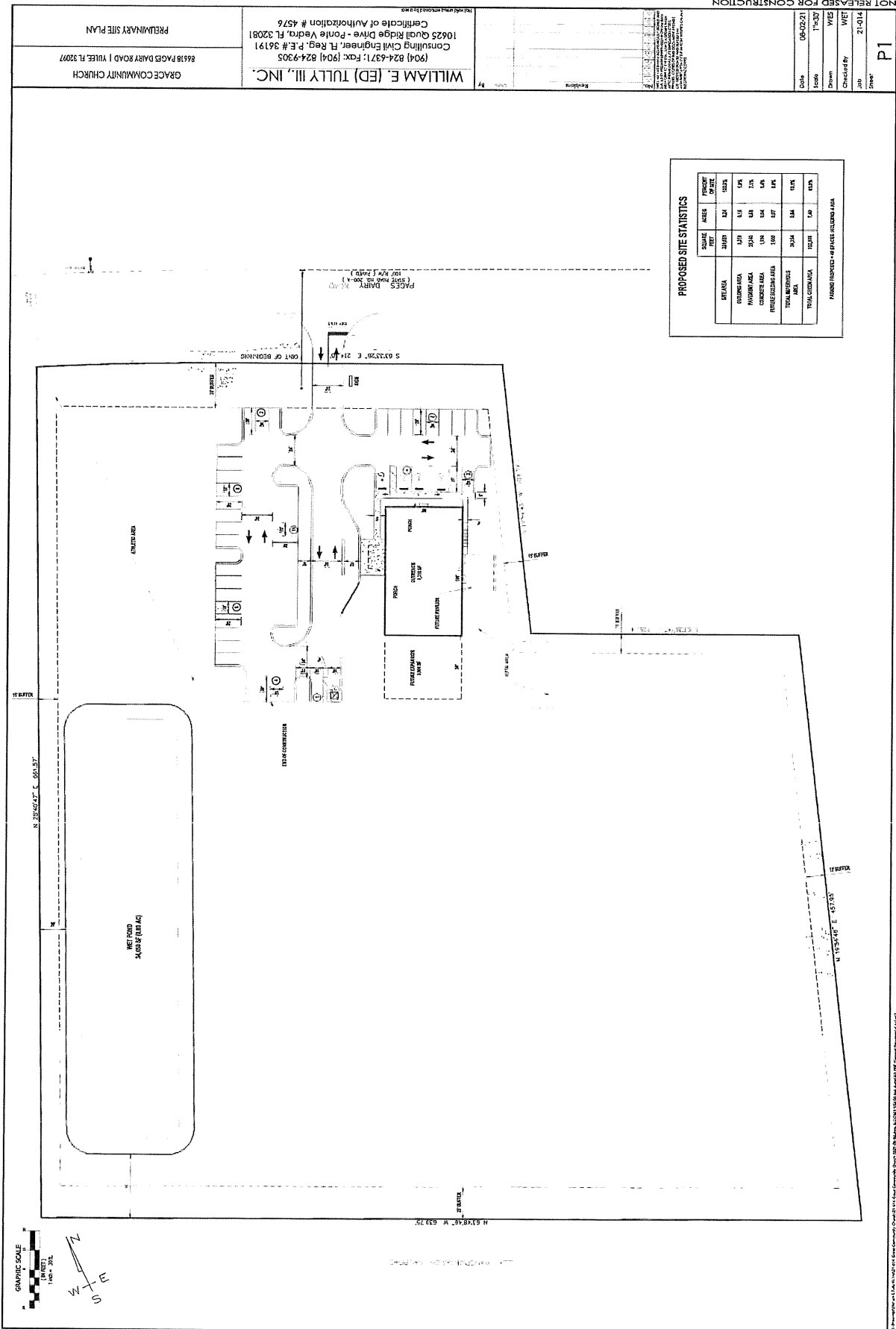
6/30/2021 JUL 30, 2021

FIELD NO.	DATE	PHOTOS	COLLECTED	LOCAL	IN/A	WORK DONE
1000	10/10/68	10	10	10	10	10

COMPUTER FILE NAME: 00000021 PAGE: QUARTY BOUND 206.

SCALE: 1" = 30'

FILE NO: 000521



JASON CANNING
ARCHITECT INC.
ARCHITECT
1812 Atlantic Ave., 1207
Jacksonville, Florida 32207
P 904.253.5599
jason@jasoncanning.com

PROJECT ARCHITECT
JASON T. CANNING

FLORIDA LICENSE NO. A0001816

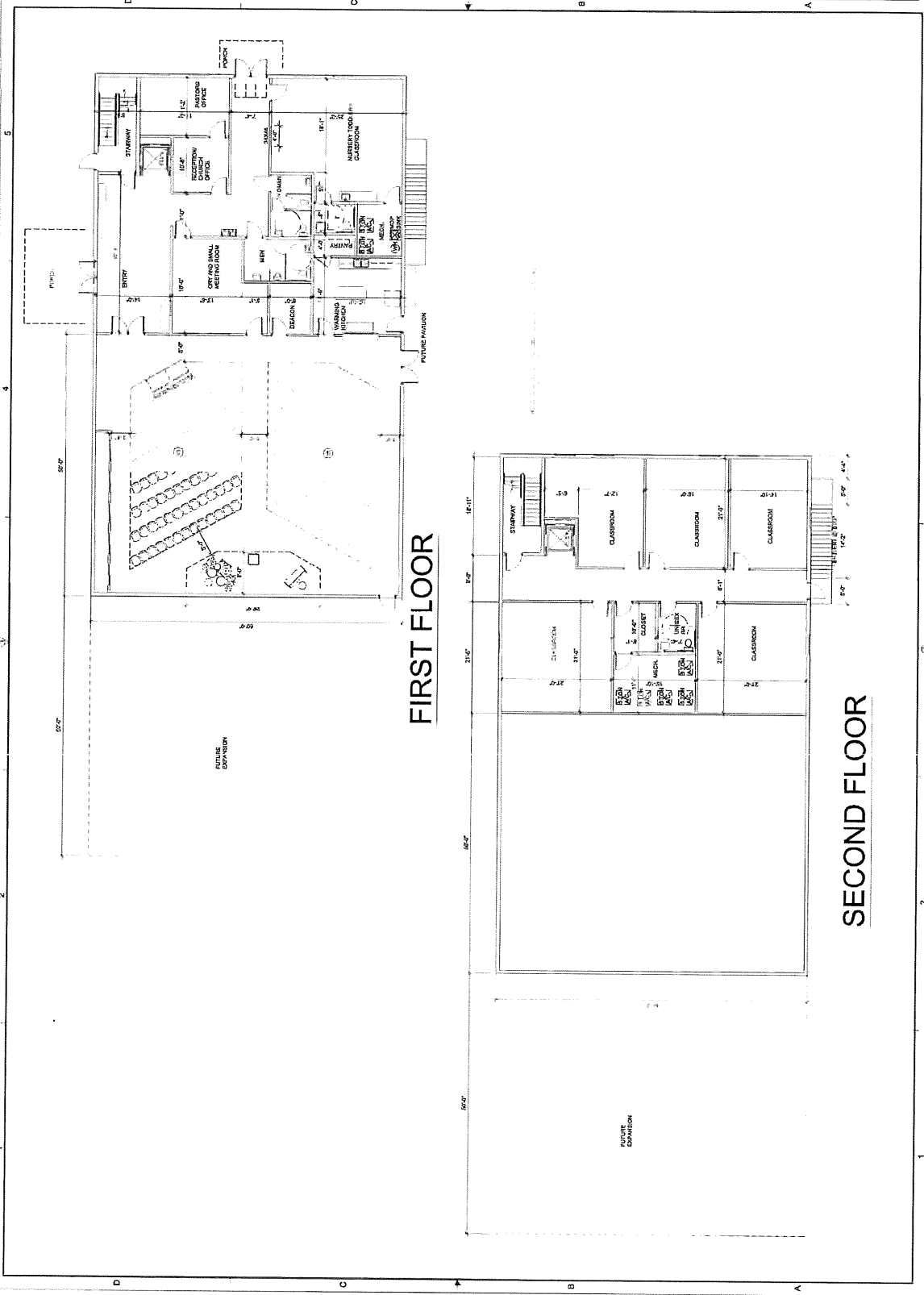
PROJECT TEAM

ARCHITECT
JASON T. CANNING
1812 ATLANTIC AVE.
JACKSONVILLE, FL 32207

DATE	ISSUE
09 JUL 2021	90
27 JUL 2021	91
27 JUL 2021	92
23 AUG 2021	93

INTERIOR RENOVATIONS FOR
TWO STORY
JACKSONVILLE, FLORIDA 32216

PROJECT NO: 2100
DRAWN BY: JTC
CHECKED BY: JTC
SHEET NO:
A1.2
SHEET XX



Andrew Prokopiak

From: lara@hippsgroupinc.com
Sent: Friday, August 13, 2021 10:33 AM
To: Planning Info
Subject: Application for A Conditional Use
Attachments: Grace Comm Church Cond Use Appl.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern,
Please the attached application for A Conditional Use for Grace Community Church. Hipps Group Inc. is the Authorized Agent so please feel free to contact us with any questions and please let us know if you need any further information or documents for the application. Have a great weekend!

Thank you,

Lara Hipps
Vice President
Hipps Group Inc.
904-781-2654 O
904-509-2914 C
904-781-2655 F