



APPLICATION FOR A CONDITIONAL USE

Rec 11/1/21

Official Use Only

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

3 2 2 N 2 8 0 0 0 0 0 0 0 1 0 0 3 0

Parcel Identification Number (18 digit number)

Driving Instructions: A1A to Old Nassauville Rd. to Terra
Cotta Way

1. Legal Description: Lot _____ Block _____ Subdivision _____
Plat Book 1998 Page 1541
(Please attach a legal description if not located in a subdivision)

2. Location: On the West side of Old Nassauville Rd
(north, south, east, west) (street)

between Amelia Concourse and Blue Lane
(street) (street)

Nearest identifiable landmark (for example: Walmart or I-95) Terra Cotta Way

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

Legacy Baptist Church of
Nassau County Inc.
941328 Old Nassauville Rd
Fernandina Beach, Fl. 32034

Name and Address of the Applicant / Authorized Agent:

Kenny Wilder
95206 Wilder Blvd.
Fernandina Beach, Fl. 32034

(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:

Phase 1 - To build Legacy Baptist Church
Community Center

Phase 2 - To build a 400 seat church

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. HOME OCCUPATIONS: Section 28.14 (A), (1-8): For a home occupation, 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) Any business use shall be allowed which meet the standards set forth below.
- (2) The business use must remain incidental and secondary to the primary residential use and shall under no circumstances change the residential character thereof.
- (3) The exterior of the home business must conform to the residential character and architectural aesthetics of the neighborhood.
- (4) Not more than two additional employees or independent contractors shall work on the premises, along with the members of the family residing on the premises who are engaged in such occupation.
- (5) Parking generated by such home occupation shall not occur in greater volumes than would normally be expected in a residential neighborhood, and business- related vehicles including trailers must be parked in legal parking spaces, not within the right-of -way, and not blocking a sidewalk.
- (6) Heavy equipment, including commercial, industrial, or agricultural vehicles, equipment, or machinery shall be screened from view from rights-of-way and adjacent residential properties.
- (7) No equipment or process shall be used in such home occupation which creates noise, vibrations, heat, smoke, dust, glare, fumes noxious odors, or electrical interference detectable to the normal senses off the lot. In the case of electrical interference, no equipment or process shall be used which creates visual audible interference in any radio or television receivers off the premises or causes fluctuations in the line voltage off the premises. Such regulation shall not exceed similar regulation of a residence without a business. The use, storage, and disposal of hazardous materials is similarly regulated.
- (8) These regulations do not supersede limitations provided by condominium associations or covenants.
- (9) No additional restrictions or regulations on home businesses are allowable other than those listed above.

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.

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: Kenny Wilder

Signature of Applicant: Kenny Wilder

(if different than Owner)

Signature of Agent: _____

(if different than Owner)

Owner's mailing address: 95206 Wilder Blvd.

Fernandina Bch., Fl. 32034

Telephone: 904-510-7449

Email: kenneth.wilder@att.net

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 _____

CONSENT FOR INSPECTION

I, Kenny Wilder, the owner or authorized agent for the owner of the premises located at West side of Old Nassauville Rd. between Amelia Concourse and Blue Lane do hereby consent to the inspection of said premises and the posting of public notice by an employee of the Planning Department, Nassau County, Florida, in conjunction with application Conditional VSC (church), without further notice.

Dated this 1 day of Nov, 2021

Kenny Wilder
Signature of Owner or Authorized Agent

904-510-7449
Telephone Number

STATE OF FLORIDA:
COUNTY OF NASSAU:

The foregoing instrument was acknowledged before me the 1st day of November, 2021, by Kenneth Wilder who is personally known to me or who has produced FL DL as identification.

[Signature]
Notary Public Signature



TAMMY M. MURRAY
Notary Public, State of Florida
My Comm. Expires August 17, 2025
Commission No. HH 157726

Name (typed or printed)

(Seal)

Certificate

I Kenny Wilder, (signer's name), Deacon Chairman (title) of Legacy Baptist Church of Nassau County 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 Kenny Wilder has been given and has received and accepted authority to sign and execute the documents on behalf of Legacy Baptist Church of Nassau County Inc.

Kenny Wilder

Signature

Deacon Chairman

Title

State of Florida

County of Nassau

The foregoing instrument was acknowledged before me this 1st day of November 2021 by Kenneth Wilder as Agent for Conditional Use.

Personally known _____ OR Produced as identification. FL DL

[Signature]

Notary Signature

11/01/2021



TAMMY M. MURRAY
Notary Public, State of Florida
My Comm. Expires August 17, 2025
Commission No. HH 157726

My Commission expires: _____

A copy of the by-laws are attached hereto.

Initials

Initials

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.
 - a. We will ensure that the establishment, maintenance or operation under this conditional use will not have any detrimental or endangerment to the public health, safety or general welfare.
 - b. We will ensure all standards, regulations and ordinances of other governmental agencies are adhered too.

- 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?
 - a. We will ensure that the structure that we build will not be unsightly, undesirable or obnoxious in appearance.

- 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?
 - a. No, we do not believe the that the conditional use will adversely impact the permitted uses in the zoning district or unduly restrict the enjoyment of other. We feel just the opposite.

- 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?
 - a. We do not see where this establishment will impede the development or improvement to the surrounding property for uses permitted in the zoning district.

- E. Will adequate water supply and sewer disposal facilities be provided in accordance with state and health requirements?
 - a. Yes, we will be use JEA water and sewer services to meet all state and health requirements.

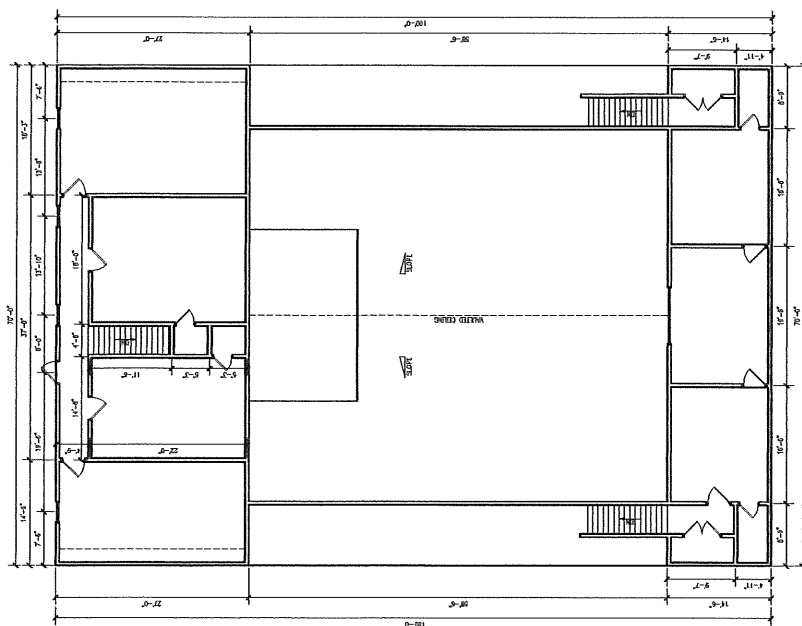
- F. Will adequate access roads, on-site parking, on-site loading areas and drainage be provided where required?
 - a. Yes, we are working with Dan McCraine (Civil Engineer) to ensure adequate access roads, on-site parking, on-site loading areas and drainage will meet all agencies approval.

- 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?
 - a. Dan McCraine is reviewing all aspects pertaining to ingress and egress to and from our property.
- H. Will adequate screening and buffering of the conditional use be provide, if needed?
 - a. Yes, Dan McCraine Site plan shows where adequate screening in necessary.
- 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.
 - a. There should be no lighting that will impact the area traffic safety or have a negative economic effect on the area.
 - b. Yes, We will be submitting sign permit for approval to the zoning department.
- J. Will the conditional use conform to all applicable regulations of the zoning district in which it is proposed?
 - a. Yes, we will submit all application for approval to the zoning department to ensure all applicable regulations for meet.
- K. Will the conditional use conform to all applicable regulations listed in the adopted comprehensive plan?
 - a. Yes, we will follow all applicable regulations listed in the adopted comprehensive plan.

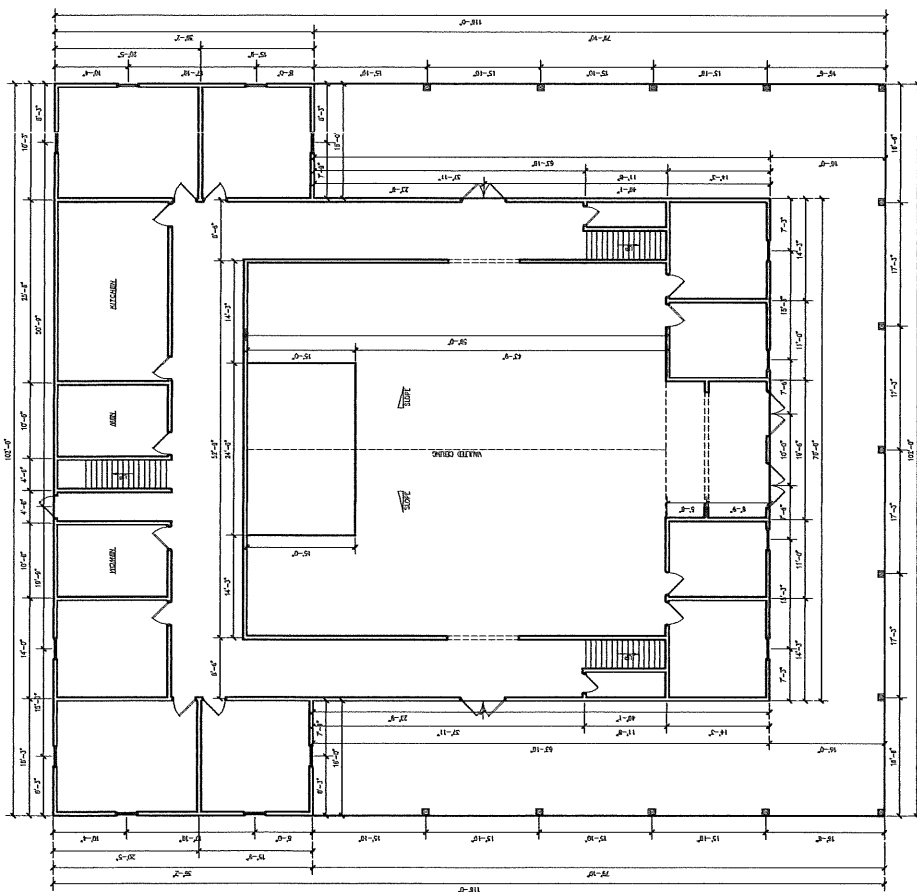
AMMONS' HOUSE PLANS, ASSUMES NO LIABILITY FOR ANY BUILDING CONSTRUCTED FROM THESE PLANS. IT IS THE RESPONSIBILITY OF THE PURCHASER/BUILDER OR CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION. CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES.

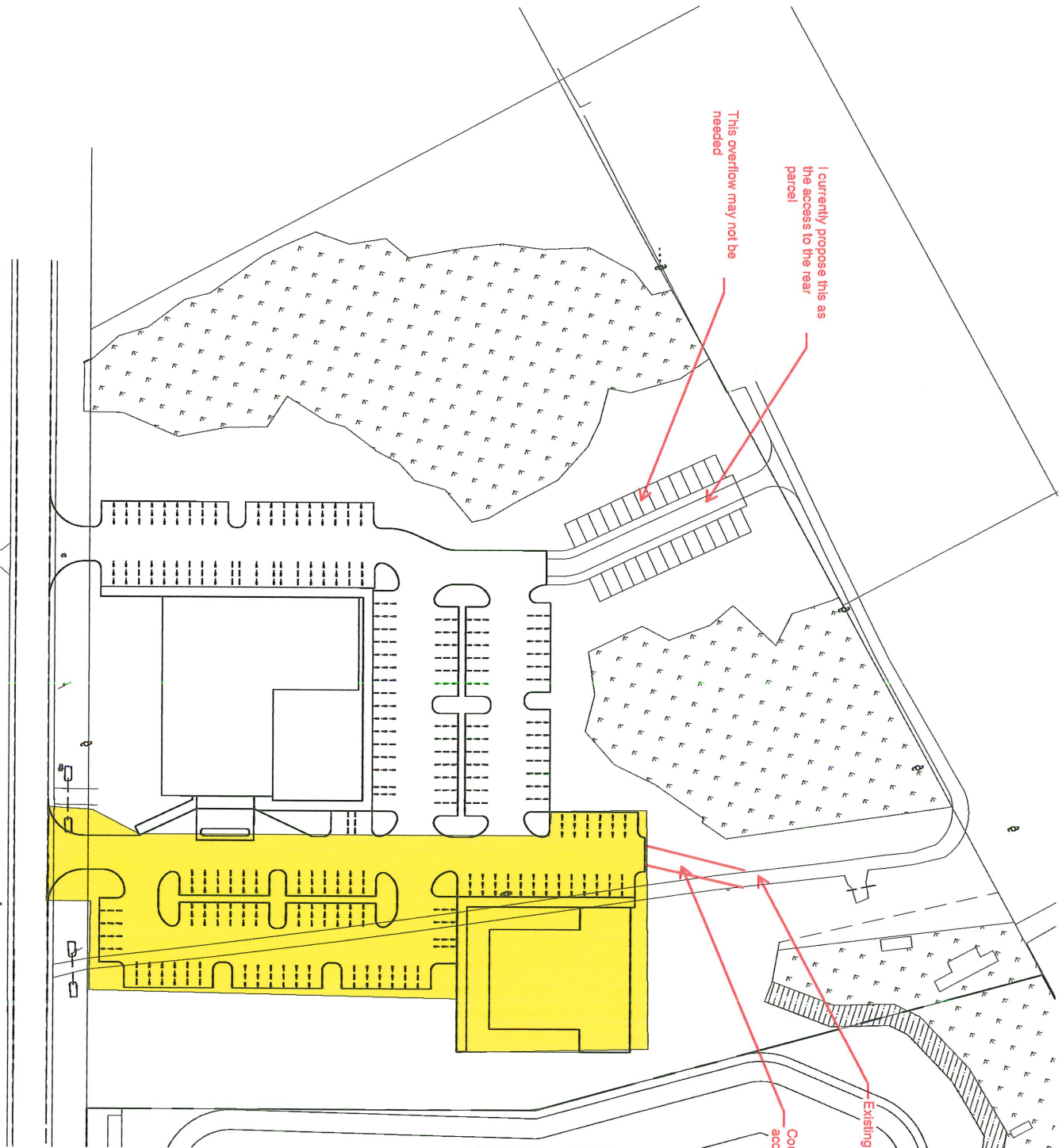
FIRST FLOOR	=	0,167 S.F.
SECOND FLOOR	=	2,805 S.F.
PORCH	=	2,575 S.F.
TOTAL	=	5,547 S.F.

SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"





I currently propose this as the access to the rear parcel

This overflow may not be needed

Existing access to rear parcel

Could just add this to access rear parcel

Phase 1
79 spaces (300 seats max)

Land Area = 7.65 Ac.
Lot coverage = 2.26 Ac. (30%)
Wetlands = 2.07 Ac.
parking spaces = 177
(good for max 708 seats)
(not including the overflow parking area)