



# APPLICATION FOR A CONDITIONAL USE

Official Use Only

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

4 6 3 N 2 8 5 8 0 0 0 0 0 1 0 0 0 0

Parcel Identification Number (18 digit number)

Driving Instructions: \_\_\_\_\_

1. Legal Description: Lot 1 Block \_\_\_\_\_ Subdivision Summer Estates  
Plat Book 6 Page 245  
(Please attach a legal description if not located in a subdivision)

2. Location: On the West side of Barnwell on Eythan Ct  
(north, south, east, west) (street)

between Silkvine Ln and Skipper Ln  
(street) (street)

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

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

Leslie Dyal  
96073 Eythan Ct  
Fernandina Beach FL 32034

Name and Address of the Applicant / Authorized Agent:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(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:**

I have 2 horses that have been in my care for 17 years.  
I just want to keep them on the property.

**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 1/2" 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.

I took ownership Dec. 20, 2012. I'm unaware of any  
previous applications.

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: Leslie Lyl

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

(if different than Owner)

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

(if different than Owner)

Owner's mailing address: \_\_\_\_\_

Telephone: 912-257-6605

Email: lesliedyal@yahoo.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 \_\_\_\_\_

**CONSENT FOR INSPECTION**

I, Leslie Dyal, the owner or authorized agent for the owner of the premises located at 96073 Eythan Ct. Fernandina Beach FL 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 \_\_\_\_\_, without further notice.


Dated this 21<sup>st</sup> day of December, 2021

  
Signature of Owner or Authorized Agent

912-257-6605  
Telephone Number

STATE OF FLORIDA:  
COUNTY OF NASSAU:

The foregoing instrument was acknowledged before me the 21<sup>st</sup> day of December 2021,  
20—, by Leslie Dyal who is personally known to me or who has produced  
FL drivers license as identification.

  
Notary Public Signature  
Tania C. Roehl  
Name (typed or printed)

(Seal)  TANIA C. ROEHL  
Notary Public, State of Florida  
My Comm. Expires February 11, 2024  
Commission No. GG 957362

Prepared By: Andrea F. Lennon, P.A.  
3391 South Fletcher Avenue  
Amelia Island, Florida 32034; Title to the  
lands described herein have not been  
examined by this firm and no warranty  
or representation; Expressed or implied,  
is given to the marketability or condition  
of the title to the property, the quality of  
lands included thereto, the location of the  
boundaries or the existence of liens,  
encumbrances or unpaid taxes.

Parcel ID No: 46-3N-28-5800-0001-0000

## Quit Claim Deed

Made this December 20<sup>TH</sup>, 2021 A.D. by **Christa Ann Wiggins, an unmarried woman** hereinafter called  
the grantor, to **Leslie Ann Dyal an unmarried woman** whose post office address is: **96073 Eythan Court, Fernandina  
Beach, Florida 32034** hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this  
instrument and the heirs, legal re-presentatives and assigns of individuals, and the  
successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of \$ TEN AND NO/100 DOLLARS (\$10.00)  
and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim  
unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain  
land situate in Nassau County, Florida, viz:

**Lot 1, SUMMER ESTATES, according to the plat thereof recorded at Plat Book 6, Page 245, of the  
current public records of Nassau County, Florida.**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise  
appertaining.

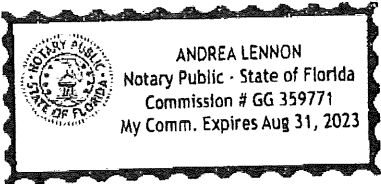
**To Have and to Hold**, the same together with all and singular the appurtenances thereunto belonging or in  
anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either  
in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.  
Signed, sealed and delivered in our presence:

[Signature]      Christa Ann Wiggins (Seal)  
Christa Ann Wiggins  
Witness Printed Name Andrea F Lennon  
Kelly F Morris  
Witness Printed Name Kelly F. Morris

State of Florida  
County of Nassau

The foregoing instrument was acknowledged before me by means of [ X ] physical presence or [ ] online notarization, this 20 day, of December 2021, by Christa Ann Wiggins who produced a valid drivers license as identification and did not take an oath.



[Signature]  
Notary Public  
Print Name: Andrea F Lennon  
My Commission Expires: \_\_\_\_\_



- A. ~~On~~ My horses living on the property does not violate established standards, recommendations or procedures.
- B. Yes, horse shelter is well-constructed and blends with the property and is already in place.
- C. My horses will have no impact at all on permitted uses or enjoyment nor will it impact neighboring property values.
- D. There is no obvious way horses would impede development of the district in any way. They are only on my property.
- E. There is no special water supply issues and manure composts easily for 2 horses (1 horse, 1 pony)
- F. N/A
- G. N/A
- H. I don't believe any is needed. If it is, I'm happy to oblige.
- I. There is no additional lighting needed for horses.
- J. N/A
- K. To my knowledge, there are no issues regarding zoning and keeping 2 horses.
- L. Doing my best to ensure I'm conforming to all applicable regulations.

**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.

NO, keeping 2 horses will not affect public health, safety or welfare. →

- 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

- 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

- 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

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

YES

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

N/A

- 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?

N/A

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

Yes

- 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

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

YES

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

YES