



APPLICATION FOR
FUTURE LAND USE
AMENDMENT LESS THAN
TEN (10) ACRES

Official Use Only

Zoning District: _____
FLUM Designation: _____
Commission District: 3

Date Filed: _____

50 3N 27 4781 0018 0000 - 1 acre

50 3N 27 0000 0001 0060 - 8 acres ~~10000~~

Parcel Identification Number (18 digit number)

Driving Instructions: Property is located on the west side
off Goodbread Rd. in yulee by primary school.

* See attached

1. Legal Description: Lot 18 Block _____ Subdivision Yulee Park #2
Plat Book 5 Page 160
(Please attach a legal description if not located in a subdivision)

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

between US 17 and Goodbread Rd.
(street) (street)

Nearest identifiable landmark (for example: Walmart or I-95) Yulee Primary School + 17
& Hot Shot Trail

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

Halls Salvage LLC
85712 AVANT RD
Yulee, FL 32097

* Name and Address of the Applicant / Authorized Agent:

Kevin & Brianna Law / Agent
23905 Florida Pk #13/nd.
Fernandus, FL 32034

Jackie Darby
Century 21 John Treffer
500 Centre ST
Fernandus Bch FL
32034
904-556-6861
Jackie@jackiedarby.com

(PLEASE NOTE: If applicant is not the owner, this application must be accompanied by completed Owner's Authorization for Agent form.)

4. Current Future Land Use Map Designation: Low Density **LDR**

5. Proposed Future Land Use Map Designation: Agriculture Commercial **AGR DM**

6. Acreage: 9

7. Property Use (list any improvements on the site or uses):

This property will be divided into two sections. Five acres will be used for a retail nursery and a landscape company and the other 4 acres will be used for new home.

8. Private Well _____ Public Water System _____ or Private treatment plant _____
Septic System (name of provider)

9. On-site Sewage Treatment System _____ Public Water System _____
or Private Sewer Treatment Plant _____ (name of provider)

10. Required Attachments:

- Exhibit "A" - Location Map
- Exhibit "B" - Legal description
- Exhibit "C" - Survey

NOTE: Owner, Applicant and Agent is responsible for required response to objections, recommendations and comments from State reviewing Agencies.

In filing this application, the undersigned understands it becomes a part of the official records of the Planning and Zoning Board and does hereby certify that all information contained herein is true to the best of his/her knowledge.

Signature of Owner: Ronald D Hall

Signature of Applicant: _____

(if different than Owner)

Signature of Agent: Jackie Bailey

(if different than Owner)

Owner's mailing address: 85712 Avon Rd Yulee Fl. 32097

Telephone: 904-513-9251

Email: ronrebecca@bellsouth.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: _____

Certificate

I, Ronald P Hall, (signer's name), _____ (title) of
Halls Salvage LLC (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 Jackie Darby has been given
and has received and accepted authority to sign and execute the documents on behalf of
Halls Salvage LLC

Ronald P Hall

Signature

Title

State of Florida

County of Nassau

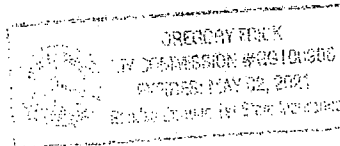
The foregoing instrument was acknowledged before me this 30th day of July, 2018 by
Ronald Hall as _____ for _____.

Personally Known _____ OR Produced FL Driver License as Identification.

Notary Signature

Gregory Trunk

My Commission expires: 5/2/2021



A copy of the by-laws are attached hereto.

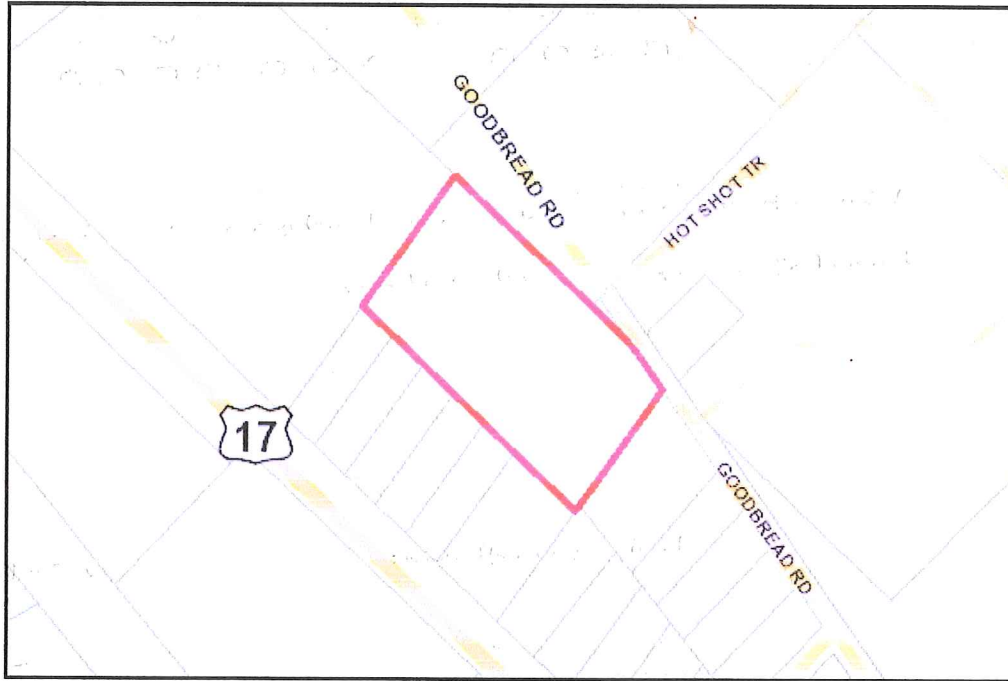
Initials

Initials



A. Michael Hickox
Nassau County Property Appraiser

Exhibit A



Land Use Report	Results	
Zoning	OR	Note: (Must be verified with Municipality)
Future Land Use	LOW DENSITY	Note: (Must be verified with Municipality)
Community Development District	No	
Community Redevelopment Area	No	Note: (Must be verified with City of Fernandina Beach)
Historic District	No	Note: (Must be verified with City of Fernandina Beach)
Municipal Service Benefit Unit (MSBU)	No	
Mobility Fee Zone	Zone 1	

The Nassau County interactive map displays GIS data that is subject to continual updating, change and the data accuracy representations adjustments over time. The information contained within this document is not intended to be used for the preparation of construction documents and under no circumstance shall this product or representations from this product be used for final design purposes.

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Exhibit B

Exhibit C

SKETCH AND LEGAL DESCRIPTION OF

PORTION OF SECTION 50, TOWNSHIP 3 NORTH, RANGE 27 EAST, SAND COUNTY, ALISO BEING A PORTION OF LANDS DESCRIBED AS PARCEL ONE IN BOOK 1007, PAGE 1178 OF THE OFFICIAL RECORDS OF SAND COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE MOST NORTHERLY CORNER OF LOT 18 YULEE PARK, UNIT TWO ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 5, PAGE 60 OF THE CURRENT PUBLIC RECORDS OF SAND COUNTY; THENCE NORTH 35°00'45" EAST, ALONG THE NORTHWEST LINE OF AFOREMENTIONED PARCEL ONE, 426.94 FEET TO THE MOST NORTHERLY CORNER OF SAID PARCEL ONE; THENCE SOUTH 46°52'50" EAST, ALONG THE NORTHEAST LINE OF SAID PARCEL ONE, 412.12 FEET; THENCE SOUTH 35°00'45" WEST, 428.78 FEET TO THE NORTHEAST LINE OF AFOREMENTIONED YULEE PARK, UNIT TWO; THENCE NORTH 46°37'41" WEST, ALONG SAID NORTHEAST LINE, 412.38 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH LOT 18 YULEE PARK, UNIT TWO ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 5, PAGE 60 OF THE CURRENT PUBLIC RECORDS OF MASSAU COUNTY, FLORIDA.

THE LANDS THUS DESCRIBED CONTAINING 5.0 ACRES.

NOTES:

- 1) BEARINGS SHOWN HEREON REFER TO PLAT OF YULEE PARK UNIT 2.
- 2) THIS IS NOT A SURVEY, SKETCH AND LEGAL DESCRIPTION PREPARED FOR RE-ZONING PURPOSES ONLY.
- 3) REFERENCE SURVEY BY PINKSTON SURVEYING DATED 9/25/12.

LEGEND:

SEC=SECTION
IP=IRON PIPE
P=RIGHT-OF-WAY
MB=MAP BOOK
DB=DEED BOOK
PG=PAGE

NTS=NOT TO SCALE
FND=FOUND
(A)=ACTUAL
(D)=DEED BOOK
(T)=TANGENCY
PC=POINT OF CURVATURE
ORB=OFFICIAL RECORD BOOK

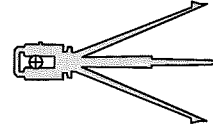
FOR: Kevin Law

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

DATE OF SURVEY: 7/24/18

DRAWN BY: cd

CHECKED BY: cd



**Lee Surveying
& Mapping Co.**

2166 Rock Dove Lane
Fernandina Beach, Florida
(904) 251-8800 LB No. 7486

7/26/18

CHARLES ROBERT LEE
REGISTERED SURVEYOR & MAPPER NO. 5618 FL.



SCALE: 1"=100'

PARCEL NUMBER
53-3N-27-0000-0003-0000

S 46°52'50" E
412.12'

N 35°00'45" E
426.94'

4.0 ACRES

S 35°00'45" W
428.78'

N 46°37'41" W
412.38'

PARCEL ONE
DRB 1007, PAGE 1178

POINT OF BEGINNING MOST
NORTHERLY CORNER LOT 18

N 35°00'45" E
375.00'

S 35°00'45" W
375.00'

N 46°37'41" W
117.51'

US HIGHWAY 17
RIGHT-OF-WAY VARIES

LOT 17
YULEE PARK, UNIT TWO

LOT 16
YULEE PARK, UNIT TWO

LOT 15
YULEE PARK, UNIT TWO

LOT 14
YULEE PARK, UNIT TWO

LOT 13
YULEE PARK, UNIT TWO

Prepared by:
Andrea F. Lennon, P.A.,
3391 South Fletcher Avenue
Fernandina Beach, Florida 32034

File Number: 18-644

Warranty Deed

This Indenture, made, November 26, 2018 A.D.
Between Hall's Salvage, LLC, a dissolved Georgia limited liability company whose post office address is: **85712 Avant Road, Yulee, Florida 32097**, a company existing under the laws of the **State of Georgia**, Grantor and
Kevin W. Law and Brianna Law, husband and wife whose post office address is: **23905 Flora Parke Blvd, Fernandina Beach, Florida 32034**, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Nassau, State of Florida, to wit:

PARCEL ONE: A PORTION OF SECTION 50, TOWNSHIP 3 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT A POINT WHERE THE NORTHWESTERLY RIGHT OF WAY LINE OF HAMILTON STREET (A 75.0 FOOT RIGHT OF WAY UNIMPROVED, AS SHOWN ON PLAT OF NORTH YULEE, RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY, IN PLAT BOOK 2, PAGE 26) INTERSECTS WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 17 (SAID NORTHEASTERLY LINE LIES 100.0 FEET NORTHEASTERLY OF THE SURVEY LINE, FOR SAID HIGHWAY, WHEN MEASURED AT A RIGHT ANGLE TO SAID SURVEY LINE); AND RUN NORTH 46 DEGREES, 37 MINUTES, 41 SECONDS WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY, A DISTANCE OF 661.16 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE NORTH 46 DEGREES, 37 MINUTES, 41 SECONDS WEST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 822.52 FEET; RUN THENCE NORTH 35 DEGREES, 00 MINUTES, 45 SECONDS EAST, A DISTANCE OF 801.94 FEET; RUN THENCE SOUTH 46 DEGREES, 52 MINUTES, 50 SECONDS EAST, A DISTANCE OF 742.80 FEET, TO THE WEST RIGHT OF WAY LINE OF GOODBREAD CIRCLE (A 35.0 FOOT RIGHT OF WAY BY USAGE); RUN THENCE SOUTH 34 DEGREES, 53 MINUTES, 42 SECONDS EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 83.49 FEET; RUN THENCE SOUTH 35 DEGREES, 00 MINUTES, 45 SECONDS WEST, A DISTANCE OF 788.07 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM YULEE PARK, UNIT TWO, ACCORDING TO PLAT BOOK 5, PAGE 60 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

PARCEL TWO: LOT 18, YULEE PARK, UNIT TWO, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 60 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

Prepared by:
Andrea F. Lennon, P.A.,
3391 South Fletcher Avenue
Fernandina Beach, Florida 32034

File Number: 18-644

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: 50-3N-27-0000-0001-0060 and 50-3N-27-4781-0018-0000

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Hall's Salvage, LLC, a dissolved
Georgia limited liability company

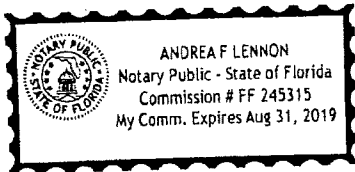
Signed and Sealed in Our Presence:

By: Ronald Hall
Ronald Hall
Its: Manager

Andrea F. Lennon
Witness
Print Name: Andrea F. Lennon
Kelly F. Morris
Witness
Print Name: Kelly F. Morris

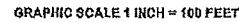
State of Florida
County of Nassau

The foregoing instrument was acknowledged before me this 26th day of November, 2018, by Ronald Hall, the Manager of Hall's Salvage, LLC, a dissolved Georgia limited liability company, a company existing under the laws of the State of Georgia, on behalf of the company. He is personally known to me or has produced a driver's license as identification.



Andrea F. Lennon (Seal)
Notary Public
Notary Printed Name: Andrea F. Lennon
My Commission Expires:

Parcel One; A portion of Section 50, Township 3 North, Range 27 East, Nassau County, Florida, said portion being more particularly described as follows: For a POINT OF REFERENCE, commence at a point where the Northwestern right of way line of Hamilton Street (a 75.00 foot right of way unimproved, as shown on plat of North Yulee, recorded in the public records of said county, in Plat Book 2, Page 28) intersects with the Northeastern right of way line of U.S. Highway 17 (said Northeastern line lies 190.00 feet Northeastly of the Survey line, for said highway, when measured at a right angle to said survey line; and run North 46 Degrees, 37 Minutes, 41 Seconds West, along said Northeastly right of way, a distance of 661.16 feet, to the POINT OF BEGINNING. From the POINT OF BEGINNING thus described, continue North 48 Degrees, 37 Minutes, 41 Seconds West, along said right of way, a distance of 822.52 feet; run thence North 35 Degrees, 00 Minutes, 45 Seconds East, a distance of 801.91 feet; run thence South 46 Degrees, 52 Minutes, 10 Seconds East, a distance of 742.80 feet, to the West right of way line of Goodbread Circle (a 35.00 foot right of way by usage); run thence South 34 Degrees, 55 Minutes, 42 Seconds East, along said right of way, a distance of 83.49 feet; run thence South 35 Degrees, 00 Minutes, 45 Seconds West, a distance of 788.07 feet to the POINT OF BEGINNING. Excepting therefrom YULEE PARK, UNIT TWO, according to Plat Book 5, Page 60, of the public records of Nassau County, Florida.



Survey Notes:

- 1) The legal description shown herein is in accordance with the description provided by the client.
- 2) Underground improvements were not located or shown.
- 3) Landowners have on were not abstracted by this office for easements, right of way or other instruments of record.
- 4) Unless noted otherwise measured angles and distances are the same as plot or deed.
- 5) Bearings are based on North 40°37'41" West for the Northerly line of YULEE PARK UNIT TWO and is true north.
- 6) Unless it bears the original signature and raised seal of a licensed Florida Professional Surveyor and is stamped this map and/or report is not valid and is for informational purposes only.
- 7) This map and/or report is certified only to the entities listed for this transaction only.
- 8) Fence ownership was not determined by this office.
- 9) The property shown herein contains approximately 3481.09.65 square feet or 7.95 acres.



LEGEND	
---	Cardless
RM	Monthly Rate
PRM	Prepayment Reference to 24 months
Common	Common to 14 years
■	Iron Road Cap Set
▲	Concrete Measurement Failed
★	Iron Road Failed
○	Iron Road and Cap Failed
-X-	Not a Issue
PLS	Preferential Land Surveyor
(P)	Not or Doubt Measurement
(A)	Not a Measurement
Diagram	
+	Added (Building) Feet (Measurement)
-	Subtracted (Building) Feet (Measurement)
?	Don't know
LM	Local Measurement

The information shown hereon meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 6J-17 Florida Administrative Code pursuant to Section 472.07 Florida Statutes.

William D. Pinkston, P.S.M., LS 6793

William D. Puckett

FILE NAME RRHALL.TRV	DRAWING Drawing1	
SCALE 100'	DATE 08-25-2012	DRAWN BY WDP
JOB FB4-PG76	REVISION -	SHEET 10

THE MAY 1971 JOURNAL WITH TRANSCODE PC Section