



APPLICATION FOR
FUTURE LAND USE MAP (FLUM)
AMENDMENT
SMALL-SCALE (<10 ACRES)

(OFFICIAL USE ONLY)

Application #: CA19-012
Date Filed: _____

(1) **Name and Address of the Owner:**

Name: Hall's Salvage LLC
Mailing address: 85712 Avant Rd
Yulee, FL 32097
Telephone: _____
Email: _____

received
11/12/19

(2) **Name and Address of the Applicant / Authorized Agent:**

Name: Philip Griffin
Mailing address: 608 S 8th St.
Fernandina Beach, FL 32034
Telephone: 904-556-9140
Email: phil@acrfl.com

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

(3) **Location:**

On the east side of US Hwy 17
(north, south, east, west) (street)
between Hamilton St and Koen Ln
(street) (street)

(4) **Parcel Identification Numbers:**

50 - 3N - 27 - 4720 - 0084 - 0010

Please attach additional Parcel Identification numbers using 8½" x 11" size paper with the answers typed or printed legibly

(OFFICIAL USE ONLY)

Legal Advertisement deadline: 11/22/19

Newspaper for legal advertisement: Fernandina Beach News Leader Nassau County Record

PZB Hearing Date: / /

BOCC Hearing Date: / /

(5) **Current Future Land Use Map Designation:** Low Density Residential

(6) **Proposed Future Land Use Map Designation:** Commercial

(7) **Area (acres):** 2.84

(8) **Current Use (list any improvements or uses on the site):**

Vacant land with abandoned garage on site. The site is partially zoned commercial so this
this application is to amend the FLUM for the remainder of the parcel.

(9) **Water Supply:**

- ☒ Private Well
- ☐ Private treatment plant
- ☐ Public Water System _____ (name of provider)

(10) **Wastewater Treatment:**

- ☒ On-site Sewage Treatment System
- ☐ Private Sewer Treatment Plant
- ☐ Public Water System _____ (name of provider)

(11) **Review Criteria for Future Land Use Map Amendments:**

All amendments to the Future Land Use Map (FLUM) shall provide justification for the need for the proposed amendment. In evaluating proposed amendments, the County shall consider each of the following. Please attach a response to the following using 8½" x 11" size paper with the answers typed or printed legibly and identifying the question on the application.

SEE EXHIBIT 'A' on the following pages

EXHIBIT 'A'

(11) Review Criteria for Future Land Use Map Amendments:

Please see responses after 'A' for each question:

(A) Demonstrate the extent to which the proposed amendment discourages urban sprawl per F.S. 163.3177(6)(a)(9), of which indicators are:

- i. *Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.*
 - A. *The site is centrally located in an area that is slated for future large-scale commercial development. There are a minimal amount of legacy low density residential uses remaining along this section of US 17 north or SR 200. Future plans along the corridor include a large industrial park on the west side and other commercial development on both sides of the road.*
- ii. *Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.*
 - A. *This will not promote development in a rural area as this area has already been rapidly transitioning to urban uses. There are virtually no small sites available within miles of the site that can be used without a FLUM change and a zoning change. Most of the land in this area has not been master planned outside of the ENCPA, resulting in a shortage of availability for commercially zoned land, particularly smaller sites.*
- iii. *Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.*
 - A. *Amending the Land Use Map will bring the subject property into alignment with a number of adjoining and nearby by uses and will not be considered strip or isolated development.*
- iv. *Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.*
 - A. *The site has no known wetlands or environmentally sensitive areas. The use(s) will comply with all federal, state and county regulations that protect the environment.*
- v. *Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.*
 - A. *There are no agricultural or silvicultural activities adjacent to the site and a FLUM amendment will not affect any agricultural or silvicultural users.*
- vi. *Fails to maximize use of existing public facilities and services.*
 - A. *The FLUM amendment will maximize the use of existing public utilities, facilities and services and meets the criteria designed to minimize sprawl.*
- vii. *Fails to maximize use of future public facilities and services.*
 - A. *A FLUM amendment will maximize the use of future public facilities, utilities and services and meets the definition of minimizing sprawl.*
- viii. *Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.*

- A. *FLUM amendment will not create any disproportionate increase for any government services. The area has adequate roads, utilities and services that will not require any upgrade. There will not be any impact on education resources, as this is a commercial use.*
- ix. *Fails to provide a clear separation between rural and urban uses.*
 - A. A FLUM amendment will not impact a rural area. This section of US 17 has a long history of Public Lands & Institutional use, Commercial and Industrial uses.
- x. *Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.*
 - A. *The proposed FLUM change would be considered infill development of vacant land surrounded by similar commercial uses.*
- xi. *Fails to encourage a functional mix of uses.*
 - A. *The proposed FLUM change represents a functional mix of uses along the US 17 North section.*
- xii. *Results in poor accessibility among linked or related land uses.*
 - A. *The proposed FLUM change will have no impact on accessibility among linked or related uses.*
- xiii. *Results in the loss of significant amounts of functional open space.*
 - A. *The proposed FLUM change will not result in the loss of significant open space.*

(B) Demonstrate the extent to which the proposed amendment is contiguous to an existing urban or urban transitioning area served by public infrastructure;

A. US 17 is a long established designated collector road predating I-95. Commercial and Industrial uses are already planned in the vicinity.

(C) Demonstrate the extent to which population growth and development trends warrant an amendment, including an analysis of vested and approved but unbuilt development;

A. The area surrounding the property has been approved as part of the ENCPA for both large scale commercial and residential development. The subject property is in the path of substantial development in the future.

(D) Demonstrate the extent to which adequate infrastructure to accommodate the proposed amendment exists, or is programmed and funded through an adopted Capital Improvement Schedule, such as the County's Capital Improvement Plan, the Florida Department of Transportation Five -Year Work Program, the North Florida Transportation Planning Organization (TPO) Transportation Improvement Program, or privately financed through a binding executed agreement, or will otherwise be provided at the time of development impacts as required by law;

A. The intended use is low in intensity with existing infrastructure already in place to meet the needs of the subject property. The owner will fund or contribute impact fees towards infrastructure required for utilities, sewer, water and mobility. Increased property value will also contribute toward Capital Improvements in the future.

(E) Demonstrate the extent to which the amendment will result in a fiscally and environmentally sustainable development pattern through a balance of land uses that is internally interrelated; demonstrates a context sensitive use of land; ensures compatible development adjacent to agriculture and environmentally sensitive lands; protects environmental and cultural assets and resources; provides interconnectivity of roadways; supports the use of non-automobile modes of transportation; and appropriately addresses the infrastructure needs of the community.

A. The Amendment to the FLUM will be compatible with similar nearby and adjacent uses of property. This is a relatively small parcel with diminimus impacts to the overall area.

(F) Demonstrate the extent to which the amendment results in a compact development form that fosters emergence of vibrant, walkable communities; makes active, healthier lifestyles easier to enjoy; conserves land; supports transportation alternatives; reduces automobile traffic congestion; lowers infrastructure costs; reduce vehicular miles traveled and costs related to household transportation and energy; and puts destinations in closer proximity. Successful compact development is illustrated through the use of:

1. Clustered population and/or employment centers;
2. Medium to high densities appropriate to context;
3. A mix of land uses;
4. Interconnected street networks;
5. Innovative and flexible approaches to parking;
6. Multi-modal transportation design including pedestrian, bicycle, and transit-friendly options;
7. And proximity to transit.

A. The FLUM Amendment would merely add to an area that is surrounded by commercially zoned land already. It is also close to the center of the future commercial activity in central Nassau County. The map change will be a small step towards goals 1-7 above, which encourage employment centers to be clustered in easily accessible areas close to but not adjacent to residential development with easy access, mix of commercial and institutional users. Being located on a collector and close to the core of Nassau County's future commercial growth makes this property and vicinity ideal for this type of land use.

(G) Demonstrate the extent to which the amendment does not propose environmental impacts that would significantly alter the natural landscape and topography such that it would exacerbate or lead to increased drainage, flooding, and stormwater issues.

A. The amendment will have no impact on stormwater or exacerbate any adjoining lands. The owner will comply with all Federal and State Laws as well as Nassau County Ordinances pertaining to stormwater management.

Prepared by:
Estate Title & Trust
10450 San Jose Blvd., #3
Jacksonville, Florida 32257

Return to:
HALL'S SALVAGE, LLC
7843 HIGHWAY 129, NASHVILLE, GA 31639

Corporate Warranty Deed

2811031
This Indenture, made, January 7, 2013 A.D. Between, SUNBELT BUSINESS GROUP, INC. whose post office address is:
851036 US HWY 17 NORTH, YULEE, FL 32097 a corporation existing under the laws of the State of, Grantor and HALL'S SALVAGE,
LLC whose post office address is: 7843 HIGHWAY 129, NASHVILLE, GA 31639, 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:

See Attached Exhibit "A"

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

Parcel Identification Number: 503N27-47200084-0010; 503N27-47200090-0020; 503N27-47200083-0000;
503N27-00000001-0060; 503N27-47810018-0000

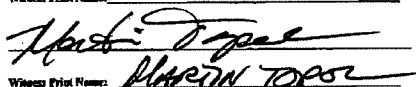
And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all
persons whomsoever.

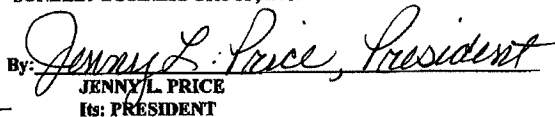
In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

SUNBELT BUSINESS GROUP, INC.

Signed and Sealed in Our Presence:


Witness Printed Name: Jeremie Chambers


Witness Printed Name: Sharon Taylor

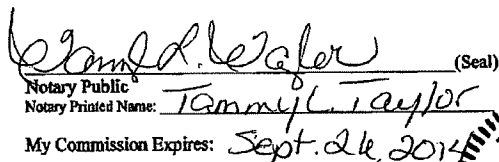
By: 
JENNY L. PRICE
Its: PRESIDENT

(Corporate Seal)

State of N.C. Florida

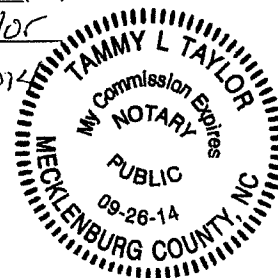
County of Mecklenburg

The foregoing instrument was acknowledged before me this 4 day of January, 2013, by JENNY L. PRICE, the PRESIDENT of SUNBELT BUSINESS GROUP, INC. A corporation existing under the laws of the State of , on behalf of the corporation. He/She is personally known to me or has produced Drivers License as identification.

 (Seal)
Notary Public
Notary Printed Name: Tammy L. Taylor
My Commission Expires: Sept. 26, 2014

Prepared by:
Cindy Holland, an employee of
Estate Title & Trust,
10450 San Jose Boulevard, Suite 3
Jacksonville, Florida 32257

File Number: 12-1496





Nassau County Department of Planning &
Economic Opportunity

96161 Nassau Place
Yulee, Florida 32097

CONSENT FOR INSPECTION

I, Philip Griffin, the owner or authorized agent for the owner of the premises located at 851036 US 17 Yulee, FL 32097 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 for an application pursuant to a:

- ☐ Rezoning/Modification
☐ Variance
☐ Plat

- ☐ Conditional Use
☐ Preliminary Binding Site Plan
☒ Future Land Use Map Amendment

without further notice.

Dated this 12th day of NOV., 2019.

Philip Griffin
Signature of Owner or Authorized Agent

904-556-9140
Telephone Number

State of Florida
County of Nassau

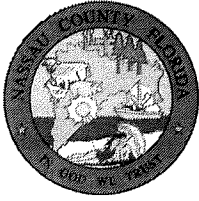
Signed and sworn before me on this 12 day of November, 2019.
By Philip Griffin

Identification verified: True
Oath sworn: Yes ☒ No ☐

[Signature]
Notary Signature

My Commission expires: _____

MELANIE LIDDELL
Notary Public, State of Florida
My Comm. Expires August 31, 2023
Commission No. GG 357136



Nassau County Department of Planning &
Economic Opportunity
96161 Nassau Place
Yulee, Florida 32097

OWNER'S AUTHORIZATION FOR AGENT

Philip Griffin _____ is hereby authorized TO ACT ON BEHALF OF

_____, 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:

- | | |
|--|--|
| <input type="checkbox"/> Rezoning/Modification | <input type="checkbox"/> Conditional Use |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Preliminary Binding Site Plan |
| <input type="checkbox"/> Plat | <input type="checkbox"/> Future Land Use Map Amendment |

BY: Ronald Hall
Signature of Owner

RONALD HALL
Print Name

Signature of Owner

Print Name

Telephone Number

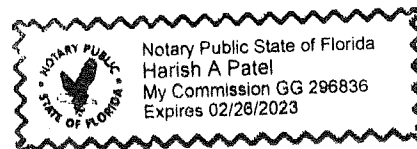
State of Florida
County of DUVAL

Signed and sworn before me on this 7 day of NOVEMBER, 2019.
By RONALD HALL

Identification verified: FLORIDA DRIVER LICENSE
Oath sworn: Yes ☒ No ☐

[Signature]
Notary Signature

My Commission expires: 26 FEB 2023



AGENT AUTHORIZATION (FOR COMPANY OR LLC)

Philip Griffin _____ is hereby authorized as the Agent TO ACT ON BEHALF OF

Hall's Salvage LLC _____, 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 _____

Philip Griffin _____

Print Name of Agent _____

608 S 8th St. Fernandina Beach, FL 32034 _____

Agent Address _____

phil@acrfl.com _____

Agent Email _____

904-556-9140 _____

Agent Telephone Number _____



Signature of President, Chairman of the Board or managing partner of _____
(Circle one)

Print Name

Address

Telephone Number

Email

I, _____, hereby affirm or swear that I have the authority on behalf of
(name of agent)

_____, to file the _____ application

with Nassau County.

Initials

Initials

Certificate

I _____, (signer's name), _____ (title) of _____ (company or LLC) an entity lawfully organized and existing under the laws of _____ (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 _____ has been given and has received and accepted authority to sign and execute the documents on behalf of _____.

Ronald Hall

Signature

owner

Title

State of Florida

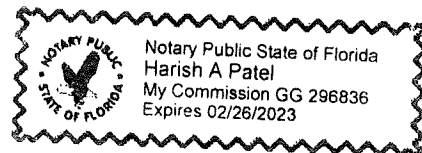
County of DUVAL

The foregoing instrument was acknowledged before me this 7 day of NOVEMBER, 2019 by RONALD HALL as PRESIDENT for HALL'S SALVAGE LLC.

Personally Known _____ OR Produced FLORIDA DRIVER LICENSE as identification.

H. Patel
Notary Signature

My Commission expires: 26 FEB 2023



A cop of the by-laws are attached hereto.

Initials

Initials