



## APPLICATION FOR REZONING

**Official Use Only**

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

5 0 3 N 2 7 4 7 2 0 0 0 8 4 0 0 1 0

received  
11/12/19

Parcel Identification Number (18 digit number)

**Driving Instructions:** From State Road 200 go north on US Hwy 17 the property is on the  
east side of the road

**1. Legal Description:** Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Plat Book 2023 Page 1445

(Please attach a legal description if not located in a subdivision)

Short Legal:  
IN OR 2023/1445  
EX R/W CASE #03-64-CA

**2. Location:** On the east side of US Hwy 17  
(north, south, east, west) (street)

between Hamilton St and Koen Ln  
(street) (street)

Nearest identifiable landmark (for example: Walmart or I-95) UF Health Family Medicine

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

Hall's Salvage LLC  
85712 Avant Rd  
Yulee, FL 32097

**Name and Address of the Applicant / Authorized Agent:**

Philip Griffin  
608 S th Street 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.)

**10. Supporting data to be considered by the Planning and Zoning Board:**

**N/A** Environmental Assessment including wetlands, threatened or endangered species, tree canopy and other significant environmental features. (Exhibit "B")

**X** Any additional data      Exhibit 'A' Q&A, Exhibit 'B' zoning map and Exhibit 'C' FLUM

**For Planned Unit Developments Only:**

\_\_\_\_ Preliminary Development Plan (Exhibit "C")

\_\_\_\_ Project Description (Exhibit "D")

**11. Has an application for Rezoning for any portion of the subject property been submitted to Nassau County within the last twelve months?**    **No**

**12. Is the subject property subject to a recorded Declaration of Covenants and Restrictions? If yes, please provide the association name and O.R. book and page number.**    **No**

*In filing this application for a Rezoning, 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: \_\_\_\_\_

Signature of Applicant: Philip Yipp

(if different than Owner)

Signature of Agent: Philip Yipp

(if different than Owner)

Owner's mailing address: 85712 AVANT RD

YULEE FL 32097

Telephone: 904-556-9140

Email: phil@acrfl.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 \_\_\_\_\_

4. Current Zoning District: Split - Commercial General and LDR  
5. Proposed Zoning District: Commercial General  
6. Future Land Use Map Designation: Split zoning - Commercial & Open Rural  
7. Acreage: 2.84

8. Property Use (list any improvements on the site or uses):  
Bus Storage and office

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9. Rezoning Review Criteria: **PLEASE SEE EXHIBIT 'A'**

(Please attach a response to the following as Exhibit "A" [using 8½" x 11" size paper] with the answers typed or printed legibly and identifying the question on the application.)

- a. See Q and A on next page

**(12) Other Required Attachments:**

- ☒ Owners Authorization for Agent\* (form is attached to this application)
- ☒ Consent for Inspection Form (form is attached to this application)
- ☒ Location Map
- ☒ Legal description
- ☐ Survey

\*NOTE: If prepared or signed by an agent, a notarized Owner's Authorization for Agent form must be provided.

**(13) Signatures:**

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: \_\_\_\_\_

Signature of Applicant/Agent: Philip Griffin  
(if different than Owner) Philip Griffin

State of Florida

County of Nassau

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

By Philip Griffin

Identification verified: FIDOL

Oath sworn: \_\_\_\_\_ Yes ☒ No

Melanie Liddell  
Notary Signature

My Commission expires: \_\_\_\_\_

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

## Exhibit 'A'

### Section 9 Rezoning Review

#### Criteria Q and A

- a. Explain how the proposed change relates to the established land use pattern.
  - A. The proposed change reflects similar transition along this corridor from vacant land and abandoned buildings to new commercial and industrial type uses similar in nature to the subject.
- b. Identify isolated district(s) that would be created by the proposed change.
  - A. Rezoning the subject would not create any isolated parcel, although it does represent a continuation of the transition that is occurring on both the US 17 side, which is already mostly commercial zoned on the west (US 17 side) as well as on the east (Goodbread Road side) which is a 50/50 mix now and gradually moving toward commercial and institutional.
- c. Explain how the proposed change would impact public facilities such as schools, utilities, streets and traffic.
  - A. There would be virtually no impact on streets, traffic or utilities and no impact on schools. The subject would have 1-2 employees there at any given time and few vehicles coming in or out of the property as it is not open to the public.
- d. Describe the existing and proposed conditions for the subject property and surrounding properties.
  - A. The subject property is primarily vacant with an abandoned 768 SF built in 1993. Most of the property has been cleared and has been used in the past for commercial purposes. Surrounding the subject are mostly institutional and commercial uses, including a church, a veterinarian clinic, private club, car dealer, auto repair and a school across Goodbread Road on the east (rear of the property).
- e. Identify Comprehensive Plan policies that support the proposed change, especially long range land use plans.
  - A. Rezoning the parcel is consistent with long term land use planning to encourage and use existing commercial land in order to prevent sprawl. Policy FL.08.05 directs commercial uses to nodal development patterns that eliminate sprawl. This is also consistent with Comprehensive Plan Policy FL.01.02(C). Article 16 of the Land Development Code encourages the orderly development of these commercial uses which will provide local and regional commercial services and that they should be placed on major thoroughfares such as US 17, which is the oldest collector road in Nassau County.
- f. Explain how changed or changing conditions make the approval of this proposed rezoning desirable.
  - A. This area is undergoing major transition to commercial, industrial and institutional users in order to meet the growing population in central Nassau County. ENCPA surrounds the local area with a major industrial park slated to be built less than 1/1 a mile southwest of the subject property and major growth is slated up and down US 17 both north and south of the subject.
- g. Explain how the proposed change will not adversely affect living conditions in the adjacent neighborhoods.
  - A. There will be no noise or noxious fumes coming from the subject property by the proposed owner. Traffic impact will be minimal, limited to US 17, and it is unlikely that nearby residents will be aware of any activity on the property. The proposed use as bus storage and local office will not affect nearby residents or businesses.

## Exhibit 'A'

h. State that the proposed change will comply with all Federal, State and local drainage requirements.

A. The applicant will comply with all Federal, State and Local drainage requirements.

i. Explain how the proposed change will encourage the improvement or development of adjacent property in accordance with existing regulations.

A. The proposed use will fit in with adjacent owners and will be one more step toward this stretch of US 17 being a consistent commercial corridor meeting current development regulation.

j. Explain why the property cannot be used with existing zoning.

A. The proposed use has few land options in Nassau County. The designation of SIC code 4173 Motor Bus Terminal and Service Facilities is restricted to parcels zoned under Article 17(L).

k. Describe the scale of the proposed project according to the needs of the neighborhood and the needs of Nassau County.

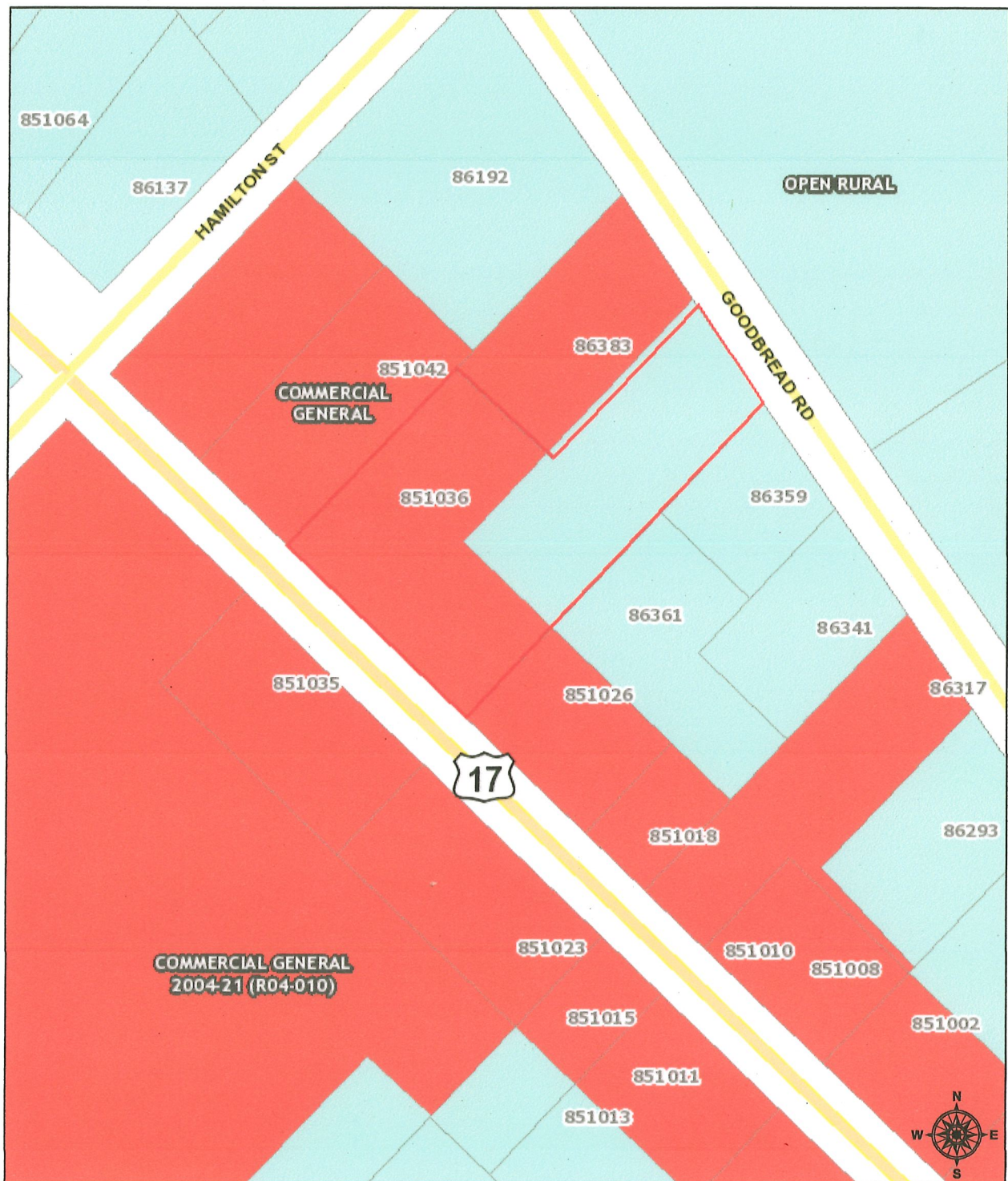
A. The proposed use will be an asset to Nassau County tourists, conventioners and will also create several local jobs. Currently buses are brought in from Georgia to service tours out of the Jacksonville and Amelia Island area. Stationing the buses closer to the end destination will cut down on empty bus trips and increase the competitiveness of a local business. On the scale of bus terminals this is minimal, with no more than 6 buses expected to be stored on the site at any given time. There are no plans to do mechanical service to vehicles on site, just routine safety checks and maintenance.

l. Are there other sites in this general location with similar zoning?

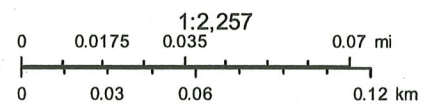
A. There are a number of similarly zoned properties along US 17, but none that are on the market and or meet the needs of the applicant.



# Exhibit B



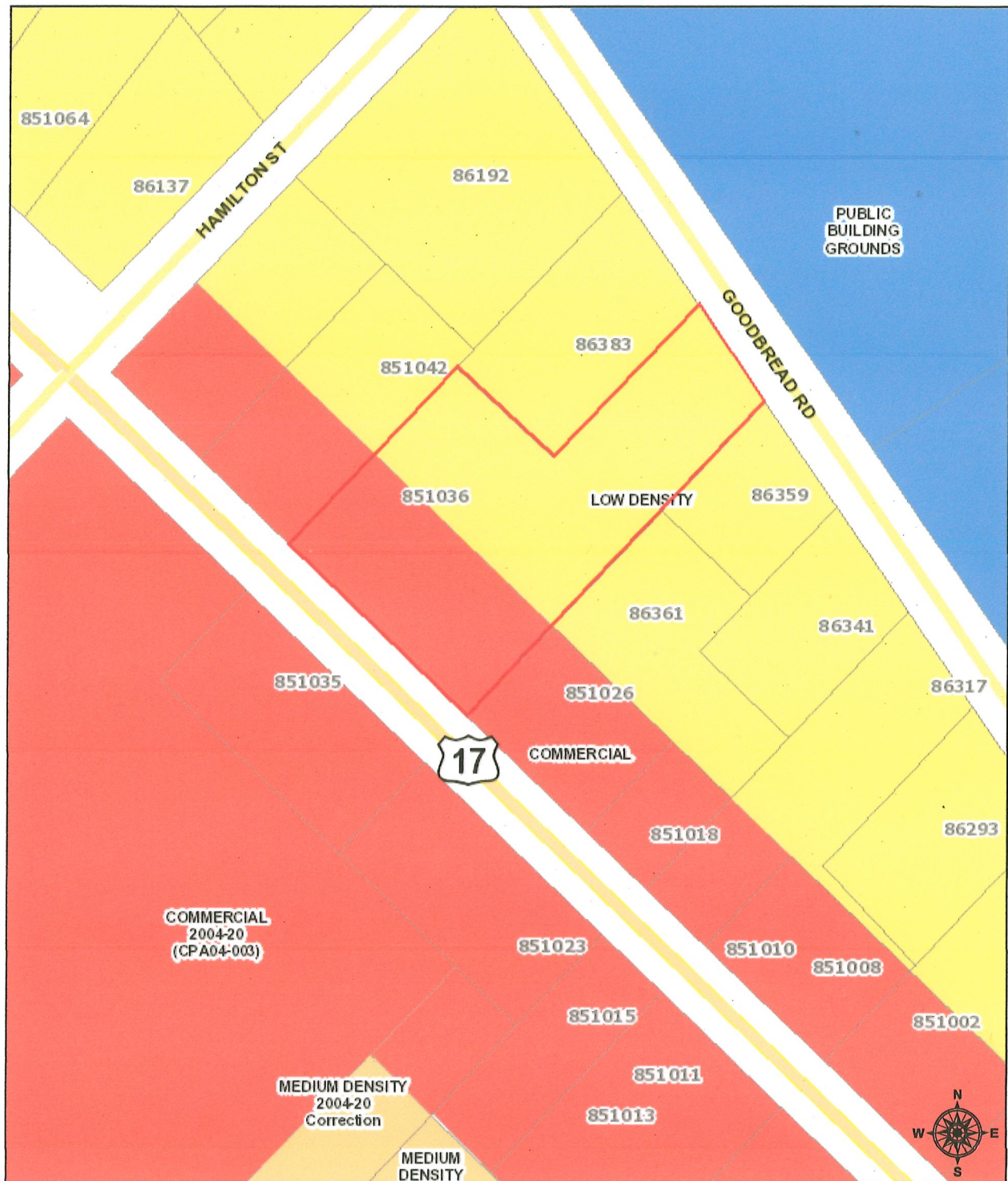
October 3, 2019



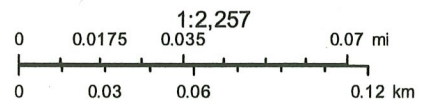
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



# Exhibit C



October 3, 2019



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



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:**

By:

Jenny L. Price, President  
JENNY L. PRICE  
Its: PRESIDENT

[Signature]  
Witness Print Name: Jeremie Chambers

[Signature]  
Witness Print Name: Martin Torres

(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 Driver's License as identification.

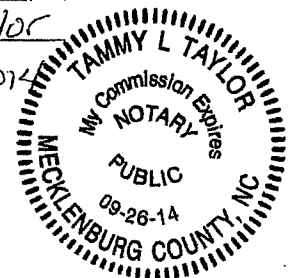
[Signature] (Seal)  
Notary Public

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 12<sup>th</sup> 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: FLDL  
Oath sworn: Yes ☒ No ☐

Melanie Liddell  
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

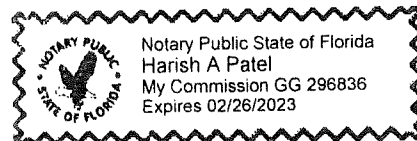
State of Florida  
County of DUVAL

Signed and sworn before me on this 7 day of NOVEMBER, 20 19.  
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

\_\_\_\_\_  
Print Name of Agent

608 S 8th St. Fernandina Beach, FL 32034  
\_\_\_\_\_  
Agent Address


\_\_\_\_\_  
Agent Address

phil@acrfl.com  
\_\_\_\_\_  
Agent Email

\_\_\_\_\_  
Agent Email

904-556-9140  
\_\_\_\_\_  
Agent Telephone Number

\_\_\_\_\_  
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

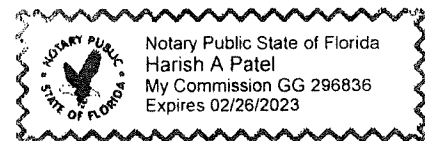
State of Florida

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