

J. THOMAS McKEEL, P.A.
ATTORNEY AT LAW

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J. THOMAS McKEEL, ESQ.

FLORIDA SUPREME COURT CERTIFIED CIRCUIT MEDIATOR

June 29, 2017

Mr. J. Scott Herring, P.E.
Public Works Director
96161 Nassau Place
Yulee, Florida 32097

RE: Letter of Intent/Hirth Road abandonment
Applicant CBC Bank

Dear Scott:


On behalf of the applicant, I am pleased to submit the enclosed documents requesting Nassau County to abandon an isolated portion of Hirth Road on Amelia Island. The subject right of way in question is identified on the attached map. A legal description of the proposed abandonment is also attached. Pursuant to an investigation with your department, I have enclosed my check in the amount of \$578.08 as and for the \$360.00 review fee, the \$100.00 legal fee and the certified mailing for notice to adjacent property owners and utility companies located within 300 feet of the proposed abandoned property.

This portion of Hirth Road is a thirty-foot right of way that bisects property owned by the applicant and is restricting the orderly development of the property. This right of way is not improved for vehicular or pedestrian traffic, does not appear to contain any utilities and is too small to be improved for meaningful access.

We are proposing that the right of way be abandoned to allow the applicant to develop the property to its highest and best use. We feel this abandonment is positive for Nassau County and the applicant and look forward to working with your office on the execution of all necessary documents.

Please feel free to contact me with any questions that you may have.

Sincerely yours,


J. Thomas McKeel

JTM/lb

cc: Mike Mullin
John Perrill

2017 JUL -3 PM 3:51
RECEIVED
NASSAU COUNTY
ENGINEERING SERVICES
DEPARTMENT



Nassau County Engineering Services Department
96161 Nassau Place
Yulee, Florida 32097

J. Scott Herring, P.E.
Public Works Director

OR 1898 PG 251

APPLICATION FOR VACATION, ABANDONMENT, OR CLOSING OF A ROAD, ROADWAY,
STREET, ALLEYWAY, LOT OR SUBDIVISION PLAT.

Address or General Location: NE Corner of Amelia Island Parkway and Amelia Island Road Fernandina Beach, FL 32034

Property Identification Number: 00-00-30-044B0105-0002

PART ONE - APPLICANT INFORMATION:

Applicant:

Name: CBC National Bank

Address: 1891 S. 14th Street Fernandina Beach, FL 32034

Telephone Number: 843-525-5153 Fax Number: 843-522-0552

Attn: John Perrill

Owner (If same as Applicant N/A)

Name: _____

Address: _____

Telephone Number: _____ Fax Number: _____

PHONE (904) 530-6225



Nassau County Engineering Services Department
96161 Nassau Place
Yulee, Florida 32097

J. Scott Herring, P.E.
Public Works Director

PART TWO: PROPERTY INFORMATION

Legal Description of the Area to be Abandoned (attach separate sheet if necessary):

(See attached)

Existing Condition of the Right-of-Way (i.e. Improved / Unimproved, is it being utilized for access):

Unimproved (dirt road) in upper $\frac{1}{3}$ of property (25.25x274.10 (as shown on plat)

Intended Use of the Right-of-Way:

None (eliminate) entire property 2.03 acres for commercial use

PHONE (904) 530-6225



Nassau County Engineering Services Department

96161 Nassau Place
Yulee, Florida 32097

J. Scott Herring, P.E.
Public Works Director

OWNER'S CONSENT AND DESIGNATION OF AGENCY

I, CBC National Bank, the owner of the following described property

(Give legal description):

See attached

Hereby petition the Nassau County Board of County Commissioners for the abandonment of right-of-way herein described and understand that in the event this abandonment request is granted, I shall receive and be responsible for property obtained pursuant to the abandonment,

And affirm that CBC/Attorney J. Thomas McKeel

(Applicant's / Agent's Name)

Is hereby designated to act as agent on my behalf to accomplish the above.

I certify that I have examined the application and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments and fees become part of the Official Records of Nassau County Board of County Commissioners and are not returnable.

[Signature]
(Owner's Signature)

The foregoing instrument was acknowledged before me this 24th day of May, 20 17

by JOHN P. PERRIN, who is personally known to me or has produced driver's license

(type of document provided) as identification and who did / did not take an oath.

Robert Earl Askew II
(Printed name of Notary)

[Signature]
(Signature of Notary)

Commission Number: _____, My Commission Expires 5/30/2024



PHONE (904) 530-6225

BENNETT EDMOND C REV TRUST

BENNETT EDMOND C TRUSTEE 2000
SUNRISE DR

FERNANDINA BEACH FL 32034

CBC NATIONAL BANK

1891 S 14TH ST

FERNANDINA BEACH FL 32034

CITY OF FERNANDINA BEACH

204 ASH STREET

FERNANDINA BEACH FL 32034

J H COBB PROPERTIES INC

10138 WHIPPOORWILL LANE

JACKSONVILLE FL 32256

SOUTHERN BELL TEL & TEL CO

C/O BELL SOUTH TELECOMM INC DBA AT &
T FLORIDA PO BOX 7207

BEDMISTER NJ 07921

BOARD OF COUNTY COMMISSIONERS

OF NASSAU COUNTY 96135 NASSAU PLACE
STE 1

YULEE FL 32097

CITY OF FERNANDINA BEACH

204 ASH STREET

FERNANDINA BEACH FL 32034

DUNMAN JAMES R

3210 AMELIA ROAD

FERNANDINA BEACH FL 32034

MCAFEE ROGER M & DENISE B

771 KENNETH CT

FERNANDINA BEACH FL 32034

WILLIAMS H E TRUSTEE

THE KENNETH COURT TRUST 96067 TARA
GLEN LN

YULEE FL 32097

BUTLER PAUL A REVOCABLE TRUST

PAUL A BUTLER TRUSTEE PO BOX 2

FERNANDINA BEACH FL 320350002

CITY OF FERNANDINA BEACH

204 ASH STREET

FERNANDINA BEACH FL 32034

DUNMAN LAWRENCE L

3130 AMELIA RD

FERNANDINA BEACH FL 32034

MUSIC CAROLYN

766 KENNETH COURT

FERNANDINA BEACH FL 32034

WILLIAMS H E TRUSTEE

THE KENNETH COURT TRUST 96067 TARA
GLEN LN

YULEE FL 32097

FPU - Power ①
gas ②

City of FB
Utilities

Comcast

PERMITS/INSP PAYMENT RECEIPT# 1519357
BOARD OF COMMISSIONERS
76347 VETERANS WAY
SUITE 1010
YULEE FL 32097

DATE: 07/11/17 TIME: 08:44
CLERK: 6235blid DEPT:
CUSTOMER#: 0
CUSTOMER NAME:
COMMENT:

CHARGES:

RWABN RIGHT-OF-WAY ABANDONMENT	360.00
CARWA LEGAL FEES-ROW ABANDON RE	100.00
EROP RIGHT OF WAY ABANDONMENT	118.08

AMOUNT PAID: 578.08
PAID BY:
PAYMENT METHOD: CHECK 2246

REFERENCE: 170004235

AMT TENDERED: 578.08
AMT APPLIED: 578.08
CHANGE: .00

PAYMENT SUMMARY RECEIPT

BOARD OF COMMISSIONERS
76347 VETERANS WAY
SUITE 1010
YULEE FL 32097

DATE: 07/11/17 CUSTOMER#: 000000000
TIME: 08:44
CLERK: 6235blid

RECPT#: 1519357 PREV BAL:
TP/YR: MS/2017 AMT PAID: 578.08
BILL: ADJSTMNT:
EFF DT: 07/11/17 BAL DUE:
PERMITS/INSP PAYMENT

-----TOTALS-----

PRINCIPAL PAID:	578.08
INTEREST PAID:	.00
ADJUSTMENTS:	.00
DISC TAKEN:	.00

AMT TENDERED:	578.08
AMT APPLIED:	578.08
CHANGE:	.00

PAID BY:
PAYMENT METH: CHECK
PAYMENT REF: 2246