



**AGENDA
PLANNING ADVISORY BOARD
REGULAR MEETING
OCTOBER 11, 2023
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

- 1. CALL TO ORDER / ROLL CALL / DETERMINATION OF QUORUM**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MEETING MINUTES**
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
 - 5.1 PAB 2023-0049 - TERESA PRINCE, AGENT FOR D&H HOMES LLC, 1912 DRURY ROAD + 1888 DRURY ROAD**

Request for Voluntary Annexation, Re-Assignment of the Nassau County Future Land Use Map Category of Medium Density and Zoning District of Residential Single Family 2 (RS2) to the City of Fernandina Beach Medium Density Residential (MDR) Future Land Use Map Category and Medium Density Residential (R-2) Zoning District for property totaling approximately 0.94 acres of land.
 - 5.2 PAB 2023-0050 - TERESA PRINCE, AGENT FOR DARIUS PROPERTY, LTD, SOUTH 15TH STREET AND 1520 SOUTH 14TH STREET**

Request for Voluntary Annexation, Re-Assignment of the Nassau County Future Land Use Map Category of Commercial and Zoning District of Commercial Intensive to the City of Fernandina Beach General Commercial (GC) Future Land Use Map Category and General Commercial (C-2) Zoning District for property fronting South 14th Street and Community Commercial (C-1) Zoning District fronting South 15th Street, totaling approximately 3.47 acres of land.
- 6. BOARD BUSINESS**
 - 6.1** Update on Commission Directed LDC Edits for Sections 1.03.04 and 1.03.05 - Confirm Board Workshop for Wednesday, October 25, 2023
- 7. STAFF REPORT**
 - 7.1**
 - Update on Fall LDC Text Amendment Efforts including multi-family housing standards for development
 - LDC Codification into MuniCode
- 8. PUBLIC COMMENT**

9. ADJOURNMENT

THE NEXT PAB REGULAR MEETING IS SCHEDULED FOR WEDNESDAY, NOVEMBER 8, 2023 AT 5PM.

All members of the public are invited to be present and be heard. Persons with disabilities requiring accommodations in order to participate in this program or activity should contact the City Clerk at (904) 310-3115 or TTY/TDD 711 (for the hearing or speech impaired). All interested parties may appear at said meeting and be heard as to the advisability of any action, which may be considered with respect to such matter. For information regarding this matter, please contact the Planning Department (904) 310-3135.

Print

Planning Advisory Board (PAB) - Submission #12172

Date Submitted: 8/21/2023

Planning Advisory Board (PAB) Application

USE THIS FORM TO Request actions to affect changes to property (zoning changes, annexations, allowable uses, subdivisions).

Fees
Once application is submitted it will be reviewed for completeness. Once verified complete, an invoice will be emailed to the applicant.
☐ Zoning Map Amendment (≤ 10 acres \$2,500 / > 10acres \$5,000)
☐ Land Use Map Amendment (≤ 10 acres \$2,500 / > 10acres \$5,000)
☐ LDC Text Amendment (\$1,500)
☐ Comp Plan Amendment (\$5,000)
☐ Subdivision Plat – Preliminary (≤ 20 units \$3,000 / > 20 units \$5,000)
☐ Subdivision Plat – Final (\$1,500)
☐ Vacation of R.O.W. (\$3,500)
☐ Small Cell Outside R.O.W. (per application) (\$500)
☒ Voluntary Annexation (\$2,000)
☐ Development of Regional Impact: Amend Development Order (\$1,500)
☐ New Telecommunications Structure (\$2,000)
☐ Revision to each PAB Application - 1/2 cost of original application fee (To offset additional display ad fee)

2023 Submission Deadlines + Meetings Calendar



IMPORTANT NOTES

Pre-Application Meeting

To guide you through the process and ensure that your application is understood and properly processed, you'll need to meet with a City Planner prior to submitting your application. Completed applications are due 30 days prior to the Planning Advisory Board meeting date.

Please see the Land Development Code (LDC) for detailed information:
☐ LDC Text Amendment – see LDC Section 11.01.08.
☐ Preliminary Subdivision Plat – see LDC Section 11.01.05.
☐ Final Subdivision Plat – LDC Section 11.01.05.
☐ Zoning Map Changes – See LDC Section 11.01.07.

The LDC is available for review at

www.flhfl.us/LDC

Application Requirements
☒ A complete application filed at least forty-five (45) days before the date of the Planning Advisory Board's public hearing;
☒ Proof of Ownership (copy of deed or tax statement);
☒ A current survey of the property (no older than two years);
☒ If applying as an agent, Owner's Authorization for Agent Representation form needs to be signed/ notarized and included in application;
☒ A detailed letter of intent stating the following:
☒ o The consistency of the proposed amendment(s) or action(s) with the City's Comprehensive Plan.
☒ o A justification for the proposed amendment(s) or action(s).

Have you met with a planner for a pre-application meeting?*

Yes

What was the date of your pre-application meeting?*

7/17/2023

If you have yet to have a pre-application meeting, please choose a date and time to schedule your meeting now. Every Tuesdays are reserved for pre-application appointments.*

mm/dd/yyyy

hh:mm am/p

PROPERTY INFORMATION

Property information can be found at the Nassau County Property Appraiser's Website → [Map Search](#)

Site Address*

1912 & 1888 Drury Road

City*

Fernandina Beach

State*

FL

Zip*

32034

Parcel ID #(s)*

00-00-30-0200-0001-0000 and 00-00-30-0200-0003-0000

Lot*

1 and 3

Block*

1

Subdivision*

Sadler

Zoning District*

R-2

Future Land Use Designation*

Medium Density Residential

REVIEW TYPE*

- | | |
|--|--|
| ☐ Zoning Map Amendment ≤ 10 acres | ☐ Subdivision Plat – Preliminary > 20 units |
| ☐ Zoning Map Amendment > 10 acres | ☐ Subdivision Plat – Final |
| ☐ LDC Text Amendment | ☐ Vacation of R.O.W. |
| ☐ Comp Plan Amendment | ☒ Voluntary Annexation |
| ☐ Subdivision Plat – Preliminary ≤ 20 units | ☐ Revision to PAB Application |

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Teresa

Last Name*

Prince

Company (if applicable)

D&H Homes, LLC

Mailing Address*

1755 Scott Road

City*

Fernandina Beach

State*

FL

Zip*

32034

Telephone Number*

904-261-1833

E-mail Address*

tprince@tpislandlaw.com

OWNER'S AGENT

If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included

First Name

Teresa

Last Name

Prince

Mailing Address

PO Box 1443

City

Fernandina Beach

State

FL

Zip

32035

Telephone Number

904-261-1833

E-mail Address

tprince@tpislandlaw.com

PROJECT INFORMATION**Previous Planning/Zoning Approvals****Summary of Request (more detailed information to be provided in required letter of intent)***

The applicant is requesting an annexation into the City of Fernandina Beach for both parcels and a zoning designation of Medium Density Residential (R-2) and future land use map designation of Medium Density Residential for each parcel. Please see the attached Letter of Intent.

Certification*

- ☒ By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application.
- ☒ I acknowledge that I understand and have complied with all of the submittal requirements and procedures.

I/We understand that the City Staff may install a Notice of Hearing sign on the property 14 days before the scheduled hearing and that the sign must only be removed after the hearing by City Staff, unless, the applicant or property owner brings the Notice of Hearing back to City Hall.

Applicant First Name*

Teresa

Applicant Last Name*

Prince

Today's Date*

8/21/2023

Upload Supporting Documentation*

Letter of Intent D H LLC.pdf



Upload 2
County Designations
Maps Ordinance Staff
Letter.pdf

Upload 3
Survey and Deeds.pdf

Upload 4
OWNER'S
AUTHORIZATION
FOR AGENT
REPRESENTATION.pdf

DEPARTMENT OF PLANNING & CONSERVATION204 Ash Street | Fernandina Beach, Florida 32034 | 904 310-3480 | www.fbfl.us/planning



APPLICATION FOR VOLUNTARY ANNEXATION, LAND USE AND ZONING
1912 AND 1888 DRURY ROAD

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	D&H Homes, LLC				
AGENT:	Teresa L. Prince, Esq.				
REQUESTED ACTION:	Voluntary Annexation, Assignment of a Future Land Use Map Category of Medium Density Residential (MDR) and Zoning District of R-2				
LOCATION:	1912 and 1888 Drury Road				
CURRENT ZONING:	Nassau County Residential Single Family 2 (RS2)				
CURRENT LAND USE:	Nassau County Medium Density				
EXISTING USES ON SITE:	Vacant				
PROPERTY SIZE	1912 Drury: .48 acres. 1888 Drury: .46 acres. Total: .94 acres				
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Year Built</u>	<u>Zoning</u>	<u>FLUM</u>
NASSAU COUNTY	North	Mobile Home	Varies	NC Residential Single Family 2 (RS2)	NC Medium Density
NASSAU COUNTY	South	SF Home/Vacant	1988	NC Residential Single Family 2 (RS2)	NC Medium Density
WITHIN CITY LIMITS	East	Amelia Oaks	Varies	R-2	Medium Density Residential
NASSAU COUNTY	West	SF Home/Vacant	1965	NC Residential Single Family 2 (RS2)	NC Medium Density

*** All required application materials have been received. All fees have been paid. All required notices have been made. All copies of the required materials are part of the official record and have been made available on the City's website, the City Clerk's Office and at the Planning and Conservation Department Office. ***

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant, Teresa L. Prince, Esq., agent for owner D&H Homes, LLC, requests voluntary annexation for two parcels of land located at 1912 and 1888 Drury Road and assignment of City Future Land Use Map Category of Medium Density Residential and corresponding Zoning District of R-2. The subject parcels are vacant and not within an environmentally sensitive land area. The requested FLUM and zoning categories are consistent with the properties' existing Nassau County land use and zoning assignments. The proposed zoning and FLUM (R-2, Medium Density Residential) allows for a maximum of 8 dwelling units per acre.



CONSISTENCY WITH THE COMPREHENSIVE PLAN / LAND DEVELOPMENT CODE:

This is a voluntary annexation of property as compliant with all applicable Florida Statutes and the City's Municipal Code. The annexation area is compact, does not create an "enclave", and represents a logical extension of the municipal boundary. The area is a logical extension of urban development, and any development or redevelopment can achieve full compliance with the City's Land Development Code and Comprehensive Plan. The City can serve this property and meet or exceed all levels of service required by Comprehensive Plan policies referenced herein.

<i>Applicable Policy Reference</i>	<i>Determination of Consistency</i>
CP 1.02.02	√
CP 1.02.03	√
CP 1.02.04	√
CP 1.02.10	√
CP 1.03.01	√
CP 1.04.03	√
CP 1.07.09	√
CP 4.01.01	√
CP 4.01.02	√
LDC 2.01.12	√
LDC11.01.07	√

CONCLUSION AND STAFF RECOMMENDATIONS:

The requested action is consistent with the City's Comprehensive Plan and the Land Development Code. Staff recommends approval of the voluntary annexation, assignment of the **Medium Density Residential (MDR) FLUM** category, and **Medium Density Residential (R-2) Zoning District**. Following the recommendation of the Planning Advisory Board (PAB), the application will move forward to the City Commission in the form of three separate ordinances at a public hearing anticipated for November 21st, 2023.



STAFF REPORT
PAB 2023-0049 (AX, LU, CZ)
Planning Advisory Board Hearing
October 11, 2023

Daphne Forehand
Planner I

MOTION TO CONSIDER:

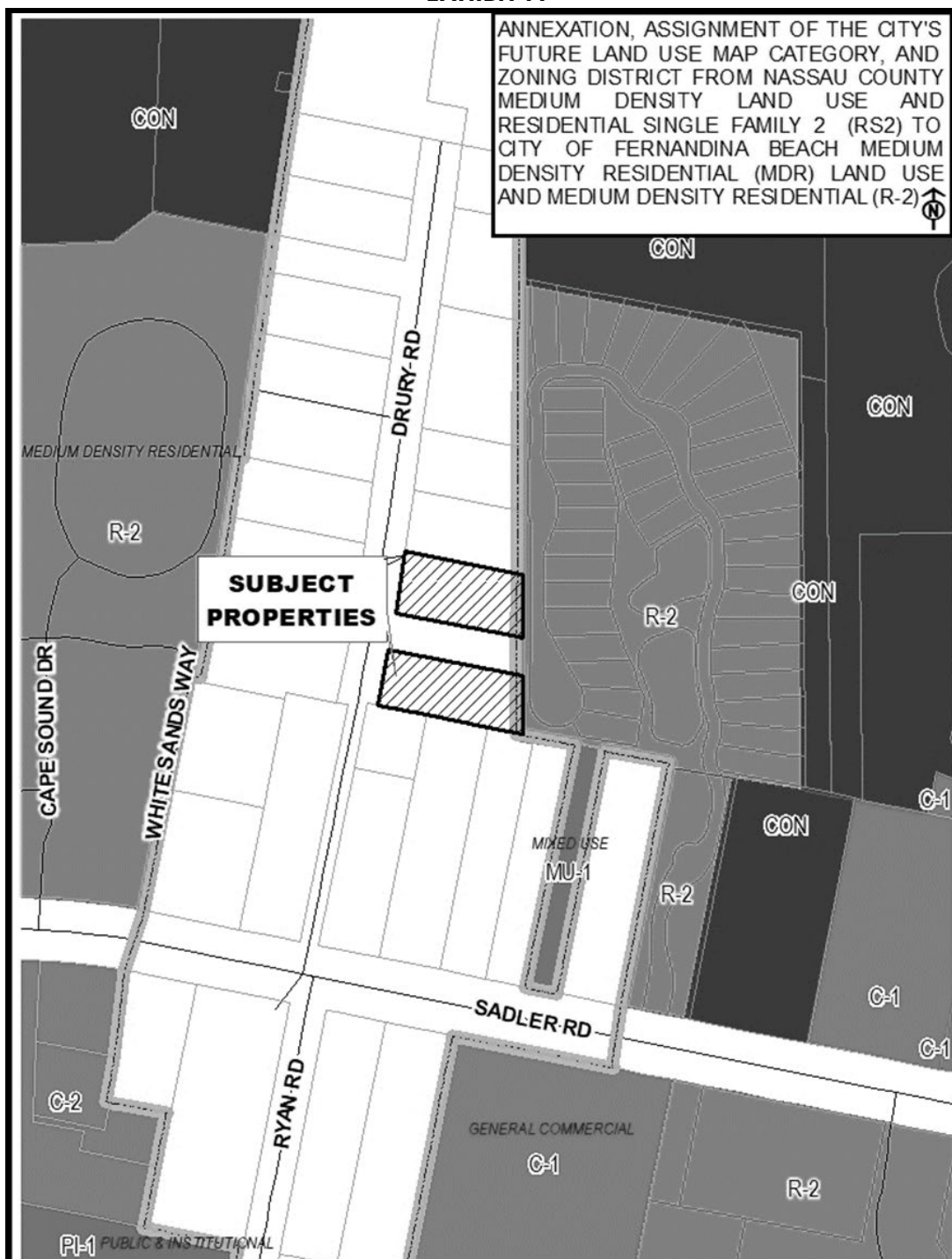
I move to recommend **(approval or denial)** of **PAB case number 2023-0049** to the City Commission requesting that a Voluntary Annexation, Assignment of the Medium Density Residential (MDR) land use category, and Medium Density Residential (R-2) zoning district for properties located at 1912 and 1888 Drury Road be **(approved or denied)** and that **PAB case 2023-0049**, as presented, **(is or is not)** sufficiently compliant with the Comprehensive Plan and Land Development Code to be approved at this time.

Respectfully submitted,

Daphne Forehand
Planner I



EXHIBIT A





FLOODZONE





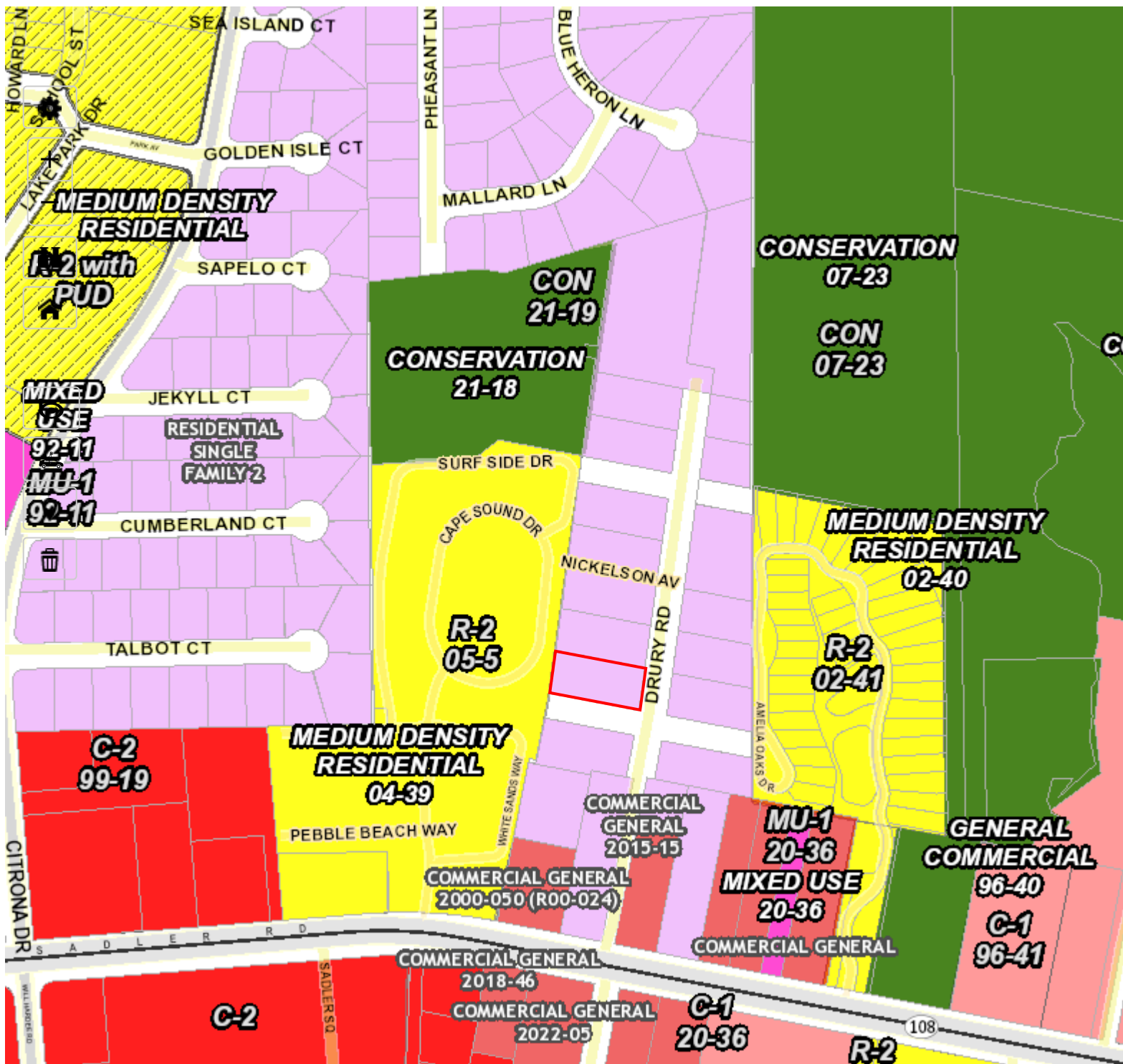
SOILS





TOPOGRAPHY

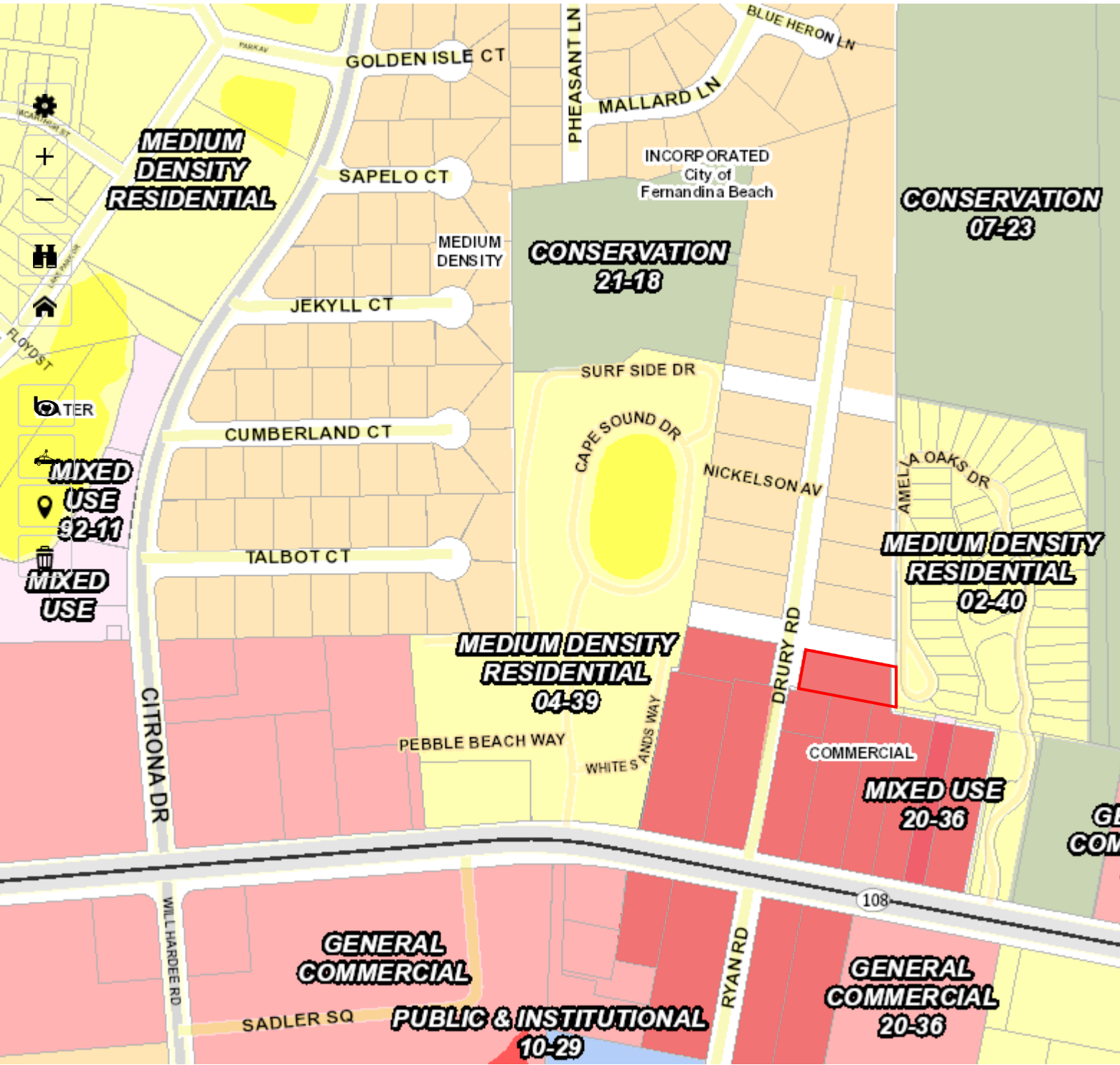




1 Results

100m
300ft





1 Results

100m
300ft

ORDINANCE 2023 - 007

AN ORDINANCE OF NASSAU COUNTY, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN; PROVIDING FOR THE RECLASSIFICATION OF APPROXIMATELY 0.48 ACRES OF REAL PROPERTY LOCATED ON THE EAST SIDE OF DRURY ROAD, BETWEEN SADLER ROAD AND NICKELSON AVENUE, FROM COMMERCIAL (COM) TO MEDIUM DENSITY RESIDENTIAL (MDR); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, D & H Homes LLC is the owner of one parcel comprising 0.48 acres identified as Tax Parcel No. 00-00-30-0200-0001-0000 by virtue of Deed recorded at O.R. 2214, page 1821 of the Public Records of Nassau County, Florida; and

WHEREAS, D & H Homes LLC has authorized the Nassau County Planning Department to file Application CPA22-010 to change the Future Land Use Map classification of the land described herein; and

WHEREAS, D & H Homes LLC has not been granted a change of Future Land Use Map designation on the subject property within the previous 12 months; and

WHEREAS, the Planning and Zoning Board, after due public notice conducted a public hearing on February 7, 2023, and voted to recommend approval of CPA22-010 to the Commission; and

WHEREAS, taking into consideration the above recommendations, the Commission finds that the reclassification is consistent with the 2030 Comprehensive Plan and the orderly development of Nassau County; and

WHEREAS, the Board of County Commissioners held a public hearing on March 27, 2023; and

WHEREAS, public notice of all hearings has been provided in accordance with Chapters 125 Florida Statutes and the Nassau County Land Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA:

SECTION 1. FINDINGS.

The FLUM amendment complies with the Goals, Objectives and Policies of the 2030 Comprehensive Plan, in particular Policy FL.01.04.

SECTION 2. PROPERTY RECLASSIFIED.

The real property described in Section 3 is reclassified from Commercial (COM) to Medium Density Residential (MDR) on the Future Land Use Map of Nassau County. The

Planning Department is hereby authorized to amend the Future Land Use Map to reflect this reclassification upon the effective date of this Ordinance.

SECTION 3. OWNER AND DESCRIPTION.

The land reclassified by this Ordinance is owned by D & H Homes LLC and is identified by the following tax identification numbers, graphic illustration, and legal descriptions:

Parcel # 00-00-30-0200-0001-0000



LEGAL DESCRIPTION

LOT 1, DRURY HOMES, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 3 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

TOGETHER WITH THAT CERTAIN 1972 SINGLEWIDE MOBILE HOME ID # G12263FBY20136 TITLE # 9305867.

SECTION 4. EFFECTIVE DATE.

The Board of County Commissioners shall cause this Ordinance to be filed with the Department of Economic Opportunity and the Secretary of State. This Ordinance shall become effective on the thirty-first (31st) day after adoption by the Board of County Commissioners.

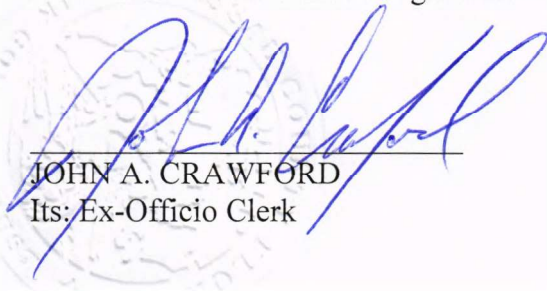
ADOPTED THIS 27TH DAY OF MARCH 2023 BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA

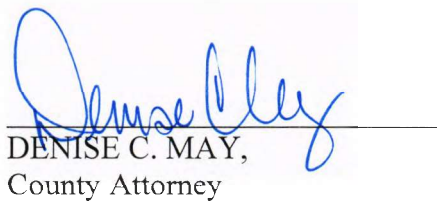


KLYNT A. FARMER
Its: Chairman

ATTEST as to Chairman's Signature:


JOHN A. CRAWFORD
Its: Ex-Officio Clerk

Approved as to form:


DENISE C. MAY,
County Attorney



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

April 4, 2023

Honorable John A. Crawford
Clerk of the Circuit Court
Nassau County
76347 Veteran's Way, Suite 456
Yulee, Florida 32097

Attention: Heather Nazworth

Dear Honorable John Crawford:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Nassau County Ordinance No. 2023-007, which was filed in this office on April 3, 2023.

Sincerely,

Anya Owens
Program Administrator

ACO/wlh

Heather Nazworth

From: Municode Ords Admin <MunicodeOrds@civicplus.com>
Sent: Tuesday, April 4, 2023 1:56 PM
To: Heather Nazworth
Subject: *EXTERNAL*: RE: Nassau County, FL Code of Ordinances - 2023(11325)

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We have received your files.

Thank you and have a nice day.

Ords Administrator
Municodeords@civicplus.com
1-800-262-2633
P.O. Box 2235
Tallahassee, FL 32316

When available, please send all documents in WORD format to Municodeords@civicplus.com. However, if WORD format is not available, we welcome any document format including PDF.

SVj (she/her/hers)

Production Support Specialist Supplement Department • **CivicPlus**
civicplus.com



Powering and Empowering Local Governments

From: Heather Nazworth <hnazworth@nassauclerk.com>
Sent: Monday, April 3, 2023 9:40 AM
To: Municode Ords Admin <MunicodeOrds@civicplus.com>
Subject: Ordinances 2023-007, 2023-008, and 2023-009

Gentlemen:

Enclosed please find a certified copy of Ordinance Nos. 2023-007, 2023-008, and 2023-009 adopted by the Nassau County Board of County Commissioners in Regular Session on March 27, 2023. **Also, please provide a confirmation email.**

Please include these ordinances in the supplement. Thank you for your assistance in this matter.

On behalf of John A. Crawford, Ex-Officio Clerk

Heather Nazworth
Chief Deputy Clerk Services/BOCC/VAB
Nassau County Clerk of the Circuit Court/Comptroller
76347 Veterans Way, Ste. 456
Yulee, FL 32097

Direct (904)548-4666
Toll Free (800) 958-3496
Fax (904) 548-4508
Email: hnazworth@nassauclerk.com
Website: www.nassauclerk.com

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, please do not send electronic mail to this entity. Instead, please contact this office by phone or in writing.

Heather Nazworth

From: Municode Ords Admin <MunicodeOrds@civicplus.com>
Sent: Tuesday, April 4, 2023 1:56 PM
To: Heather Nazworth
Subject: *EXTERNAL*: RE: Nassau County, FL Code of Ordinances - 2023(11325)

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We have received your files.

Thank you and have a nice day.

Ords Administrator
Municodeords@civicplus.com
1-800-262-2633
P.O. Box 2235
Tallahassee, FL 32316

When available, please send all documents in WORD format to Municodeords@civicplus.com. However, if WORD format is not available, we welcome any document format including PDF.

SVj (she/her/hers)

Production Support Specialist Supplement Department • **CivicPlus**
civicplus.com



Powering and Empowering Local Governments

From: Heather Nazworth <hnazworth@nassauclerk.com>
Sent: Monday, April 3, 2023 9:40 AM
To: Municode Ords Admin <MunicodeOrds@civicplus.com>
Subject: Ordinances 2023-007, 2023-008, and 2023-009

Gentlemen:

Enclosed please find a certified copy of Ordinance Nos. 2023-007, 2023-008, and 2023-009 adopted by the Nassau County Board of County Commissioners in Regular Session on March 27, 2023. **Also, please provide a confirmation email.**

Please include these ordinances in the supplement. Thank you for your assistance in this matter.

On behalf of John A. Crawford, Ex-Officio Clerk

Heather Nazworth
Chief Deputy Clerk Services/BOCC/VAB
Nassau County Clerk of the Circuit Court/Comptroller
76347 Veterans Way, Ste. 456
Yulee, FL 32097

Direct (904)548-4666
Toll Free (800) 958-3496
Fax (904) 548-4508
Email: hnazworth@nassauclerk.com
Website: www.nassauclerk.com

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, please do not send electronic mail to this entity. Instead, please contact this office by phone or in writing.



PLANNING DEPARTMENT
NASSAU COUNTY, FLORIDA

96161 Nassau Place
Yulee, FL 32097
(904) 530-6300

August 31, 2022

D & H Homes LLC
PO Box 16566
Fernandina Beach, Florida 32035

Re: 1912 Drury Lane, Fernandina Beach - Corrective Future Land Use Map Amendment
Parcel ID # 00-00-30-0200-0001-0000

Greetings:

Nassau County Planning Department has identified a discrepancy between the Residential Single-Family 2 (RS-2) zoning and Commercial (COM) Future Land Use Map (FLUM) designation for the referenced parcel.

The Planning Department is willing to file a corrective Comprehensive Plan Amendment with the authorization of the property owner to change the FLUM Designation of the parcel listed above from Commercial (COM) to Medium Density Residential (MDR). This change is consistent with the existing and planned residential density and surrounding land use designations.

To proceed, please complete the provided Owners Authorization for Agent and Consent for Inspection forms and email a scanned copy to planninginfo@nassaucountyfl.com.

For additional information on RS-2 zoning, view Article 9 of the Nassau County Land Development Code (LDC) online at www.nassaucountyfl.com/1212/Land-Development-Code-Zoning. For additional information on COM and MDR FLUM designations, view the Future Land Use Element of the Nassau County Comprehensive Plan online at www.nassaucountyfl.com/769/2030-Comprehensive-Plan. The Nassau County GIS interactive mapping interface, which includes the County's zoning and FLUM layers, can be viewed at www.nassauflpa.com.

Please feel free to contact Senior Planner Joshua Macbeth with questions.

Sincerely,

Thad Crowe, AICP
Planning Director

cc: Taco Pope, AICP, County Manager
Denise May, County Attorney



Law Office of

TOMASSETTI & PRINCE

August 21, 2023

Teresa L. Prince, Esq.
A. Jeffrey Tomassetti, Of Counsel

Kelly Gibson, Planning Director
Planning & Conservation
City of Fernandina Beach, Florida
204 Ash Street
Fernandina Beach, FL 32034

Letter of Intent

Re: Application for Annexation and Rezoning and FLUM Designation

Dear Mrs. Gibson:

Owner, D&H Homes, LLC, a Florida limited liability company, owns two (2) parcels located on Drury Road. The information for said parcels is as follows:

PARCEL ID	ADDRESS
00-00-30-0200-0001-0000	1912 Drury Road
00-00-30-0200-0003-0000	1888 Drury Road

These parcels are currently in the unincorporated area of Nassau County and are zoned as Residential Single-Family 2 (RS-2) under the Nassau County Land Development Code and have a Future Land Use Map Designation of Medium Density Residential under the Nassau County Future Land Use Map. The applicant requests that the City of Fernandina Beach annex both lots into the City of Fernandina Beach and assign a Medium Density Residential Future Land Use Map designation to both lots. The Applicant further requests that an R-2, Medium Density Residential zoning designation be assigned to both parcels.

The parcels immediately abut to Amelia Oaks Homeowners Association, Inc. subdivision and are contiguous to the City of Fernandina Beach. Therefore, each parcel meets the requirements to be annexed into the City of Fernandina Beach. Both parcels are immediately adjacent to R-2, Medium Density Residential zoning district and Medium Density Residential Future Land Use Map designation, within the City of Fernandina Beach which was developed pursuant to a Development Agreement.

Each of the lots which are part of this application are less than 10 acres and the total combined acreage of both lots is less than 10 acres.

The Applicant proposes to be annexed into the City of Fernandina Beach in order to make water and sewer available to the subject property which meets the goals of the Public Facilities Element of the Comprehensive Plan to limit the use of septic tanks and connect properties to the central wastewater treatment system. Further, the proposed annexation and designation of R-2, Medium Density Residential zoning district and Medium Density Residential Future Land Use Map designation are consistent with Comprehensive Plan Policies 1.02.03 regarding the location, scale and design of development, and 1.02.04 regarding the suitability and compatibility of the proposed use. The property does not have

Mailing: P.O. Box 1443 • Fernandina Beach, Florida • 32035
Office: 303 Centre Street, Suite 203 • Fernandina Beach, Florida • 32034
Telephone: (904) 261-1833 • Email: info@tpislandlaw.com

any environmentally sensitive areas and has a flood zone designation of X. Therefore, development of the area is consistent with Comprehensive Plan Policy 1.03.01. Developing the site with single or multi-family structures is consistent with the surrounding Future Land Use designations. The requested Medium Density Residential Zoning and Future Land Use Map designations will offer a stable medium density permanent residential area. Further, this site will be developed in a manner which will provide for retention of stormwater resulting from the project consistent with Comprehensive Plan Policy 4.01.02.

In sum, the applicant's request for annexation and a zoning and Future Land Use Map designation of Medium Density Residential is consistent with the surrounding area and the development pattern of the area.

Please see the attachments to the online application which are a current survey revised (7-31-2023), proof of ownership, current county zoning and Future Land Use map designations, the county ordinance amending the designation of one parcel and an agent authorization form.

Sincerely,
TOMASSETTI & PRINCE

A handwritten signature in blue ink, appearing to read "Teresa L. Prince", is written over the printed name.

Teresa L. Prince, for the firm

TLP/smd



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE D&H Homes, LLC
(print name of property owner(s))

hereby authorize: Teresa L. Prince, Esquire of Tomassetti & Prince
(print name of agent)

to represent me/us in processing an application for: Voluntary Annexation, Rezoning, Future Land Use Map Amendment
(type of application)

on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

(Signature of owner)

John Hawley, Manager
(Print name of owner)

(Signature of owner)

(Print name of owner)

STATE OF FLORIDA

COUNTY OF NASSAU

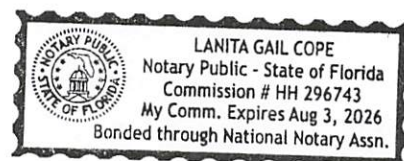
Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 19 day
of July, 20 23, by John Hawley, Manager.

Lanita Gail Cope
Notary Public

LANITA GAIL COPE
Printed Name

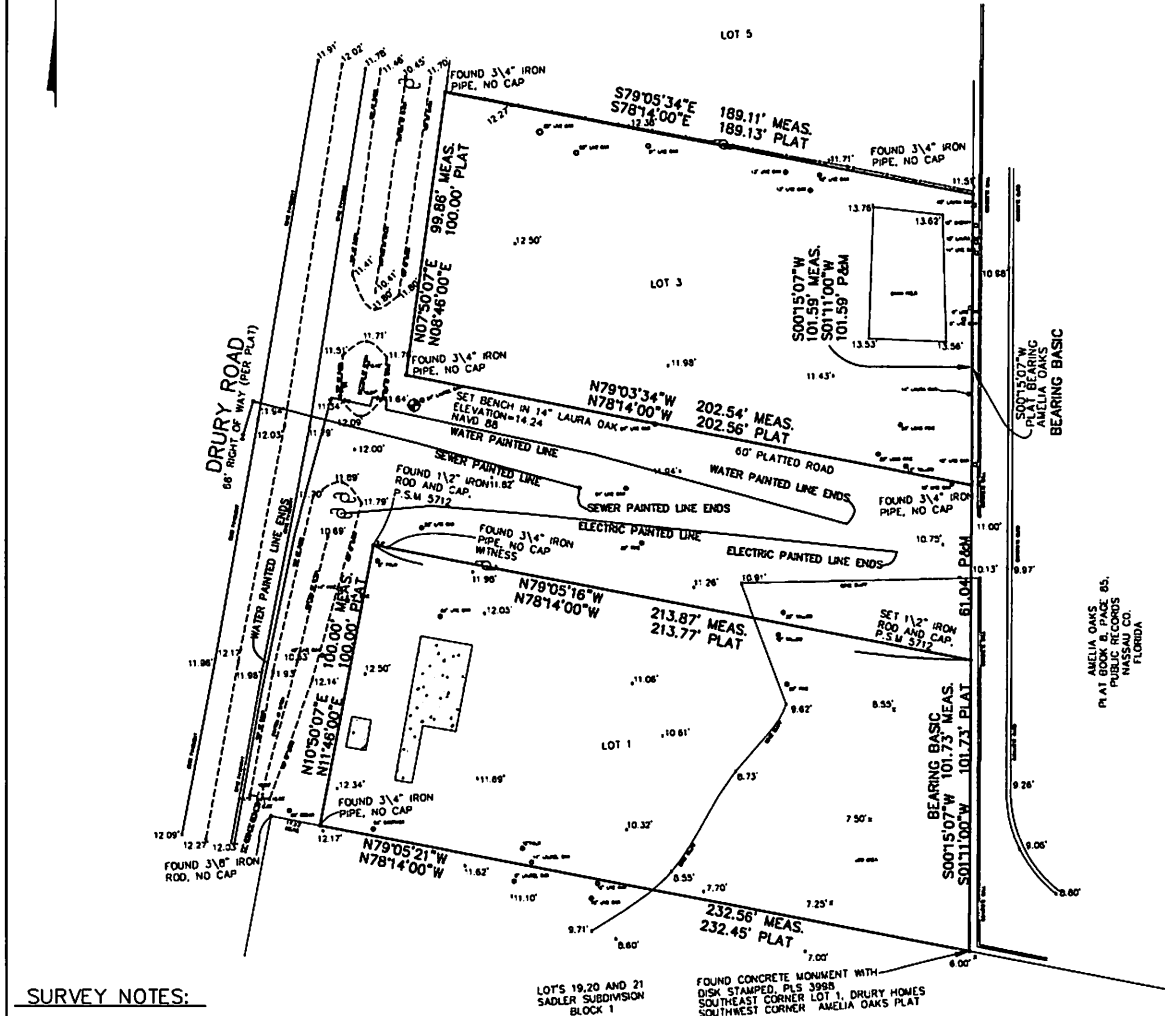
8-3-26
My Commission Expires

Personally Known _____ OR Produced Identification ☒ ID Produced: FDL



MAP OF BOUNDARY SURVEY

LOT 1, AND 3 DRURY HOMES, ACCORDING TO PLAT THEREOF, AS RECORDED IN
PLAT BOOK 5, PAGE 3 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.



SURVEY NOTES:

- The "Legal Description" hereon is in accord with the description provided by the client.
- Underground improvements were not located or shown.
- Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- Bearings based on S 00°15'07" W for the westerly boundary line of AMELIA OAKS PLAT, per Plat Book 8, Pages 85-87, Nassau County, Florida.
- Fence ownership, if applicable, has not been determined by this office. Fences are drawn out of scale in order to accentuate their relationship to property lines. Fences are not deemed to be encroachments unless ownership is apparent.
- "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid."
- The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 12088C0239F Dated DECEMBER 17, 2010.
- Unless otherwise noted Measured angles and distances are the same as Plat or Deed angles and distances.

PREPARED FOR:
JAMES DROTOS
DEVELOPING / DESIGN MANAGER

REVISED 07-31-2023 TO UPDATE SURVEY

- Surveyor notes that the Westerly boundary line of Amelia Oaks plat is the same line as the Easterly boundary line Drury Homes Plat.

LEGEND

— = IDEAL UTILITY WIRES
A/C = AIR CONDITIONER
A/S = ALSO KNOWN AS
B.R. = BUILDING RESTRICTION LINE
C.F. = CABLE TELEVISION PEDISTAL
C.A. = CENTRAL ANGLE
C.R. = CHORD BEARING
C.D. = CHORD DISTANCE

CONC. = CONCRETE
CONC. CONCRETE PLANTWORK
C.M.P. = CORRUGATED METAL PIPE
E. = ELECTRICITY METER
ELEV. = ELEVATION
F.F. = FINISHED FLOOR
F.H. = FIRE HYDRANT
G.M. = GAS METER
L = ARC LENGTH
L.P. = LIGHT POLE

MEAS. = MEASURED
N.O.D. = NATIONAL GEODETIC VERTICAL DATUM
O.R.S. = OPTICAL RECORD BOOK
P.L.A. = PARCEL IDENTIFICATION NUMBER
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R = RADIIUS
R.C.P. = REINFORCED CONCRETE PIPE
R/W = RIGHT-OF-WAY
S. = SEWER CLEANOUT
S.M. = SEWER MANHOLE

STORM MANHOLE
TELEPHONE PEDISTAL
WOOD FENCE
WOOD POWER POLE
WATER METER
WELL
VALVE
GROUND SHOTS

THE INFORMATION SHOWN HEREON MEETS THE MINIMUM
TECHNICAL STANDARDS SET FORTH BY THE FLORIDA
BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS
IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE,
PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY:

ALAN FRANKLIN GLASS
FLORIDA REGISTERED SURVEYOR
MAPPER CERTIFICATE No. 5712

GLASS LAND SURVEYING, LLC

GLASS LAND SURVEYING, LLC
3731 WEST 5TH STREET, HILLIARD FLORIDA 32046
(904) 875-9241 • CELL (904) 370-0318
LICENSE BUSINESS NO. LB 8359

SCALE: 1"=20'
DATE: 08-22-17
DRN BY: JG
CKD BY: AFG
JOB NO: CS17-107
F.B. NO: CS-4
PAGE NO: 29

Return to: (enclose self-addressed stamped envelope)

Name: **Amelia Title Agency, Inc.**

Address: **2227 Sadler Road
Fernandina Beach, FL 32034
Fernandina Beach, Florida 32034**

This Instrument Prepared by:

Address: **Amelia Title Agency, Inc.
2227 Sadler Road
Fernandina Beach, FL 32034**

Property Appraisers Parcel Identification (Folio) Number(s):
00-00-30-0200-0001-0000

Grantee(s) S.S. # (s):

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

Warranty Deed

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

Made this **31st** day of **July 2018**, BETWEEN **James Dennis and Judy Dennis**
Husband and Wife

whose post office address is: **508 Forest Circle, Douglas Georgia 31533**

of the County of _____, State of **Georgia**,
grantor, and **D & H Homes, LLC, a Florida Limited Liability Company**

whose post office address is: **1905 Amelia Oaks Drive, Fernandina Beach Florida 32034**

of the County of **Nassau**, State of **Florida**,
grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of **Ten and no/100** -----
----- (\$ 1 0 . 0 0) --- Dollars, and other good and valuable
considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted,
bargained and sold to the said grantee, and grantee's heirs, successors and assigns forever, the following described
land, situate, lying and being in **Nassau** County, Florida, to-wit:
Lot 1, DRURY HOMES, according to plat thereof recorded in Plat Book 5, Page 3 of the public
records of Nassau County, Florida.

TOGETHER WITH THAT CERTAIN 1972 SINGLEWIDE MOBILE HOME ID # G12263FBY20136 TITLE
9305867.

and 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, Grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, Sealed and Delivered in Our Presence:

Jennifer L Panke James Dennis (Seal)
Jennifer L Panke James Dennis

Michelle Elliott Judy Dennis (Seal)
Michelle Elliott Judy Dennis

____ (Seal)

____ (Seal)

____ (Seal)

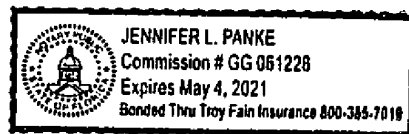
____ (Seal)

STATE OF FLORIDA
COUNTY OF **Nassau**

The foregoing instrument was acknowledged before me this **31st** day of **July 2018** by
James Dennis and Judy Dennis, Husband and Wife
who is personally known to me or who has produced a **Driver's License**
as identification.

My Commission expires:

(Seal)



Jennifer L Panke
Notary Public

Return to: (enclose self-addressed stamped envelope)

Name: **Amelia Title Agency, Inc.**

Address: **2227 Sadler Road
Fernandina Beach, FL 32034**

This Instrument Prepared by:

Address: **Amelia Title Agency, Inc.
2227 Sadler Road
Fernandina Beach, FL 32034**

Property Appraisers Parcel Identification (Folio) Number(s):
00-00-30-0200-0003-0000

Grantee(s) S.S. #(s):

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

Warranty Deed

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

Made this **31st** day of **July 2018**, BETWEEN **Norman Fletcher and Marvelyne G. Fletcher Husband and Wife**

whose post office address is: **1406 W Baker Hwy, Douglas Georgia 31533**

of the County of _____, State of **Georgia**,
grantor, and **D & H Homes, LLC, a Florida Limited Liability Company**

whose post office address is: **1905 Amelia Oaks Drive, Fernandina Beach Florida 32034**

of the County of _____, State of **Florida**,
grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of **Ten and no/100** -----
----- (10 . 00) ----- Dollars, and other good and valuable
considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted,
bargained and sold to the said grantee, and grantee's heirs, successors and assigns forever, the following described
land, situate, lying and being in **Nassau** County, Florida, to-wit:
**Lot 3, Drury Homes, according to plat thereof recorded in Plat Book 5, Page 3 of the Public
Records of Nassau County, Florida.**

and 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, Grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, Sealed and Delivered in Our Presence:

Witness Sign Cathy Smith _____ (Seal)
Witness Print Cathy Smith _____ Norman Fletcher

Witness Sign John Grantham _____ (Seal)
Witness Print John Grantham _____ Marvelyne G. Fletcher

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF
COUNTY OF

The foregoing instrument was acknowledged before me this 24 day of July 2018 by
Norman Fletcher and Marvelyne G. Fletcher, Husband and Wife

who is personally known to me or who has produced _____.

as identification.

My Commission expires: 1-29-2022

Bobby Carver
Notary Public



Print

Planning Advisory Board (PAB) - Submission #12227

Date Submitted: 8/31/2023

Planning Advisory Board (PAB) Application

USE THIS FORM TO Request actions to affect changes to property (zoning changes, annexations, allowable uses, subdivisions).

Fees

Once application is submitted it will be reviewed for completeness. Once verified complete, an invoice will be emailed to the applicant.



Zoning Map Amendment (≤ 10 acres \$2,500 / > 10 acres \$5,000)



Land Use Map Amendment (≤ 10 acres \$2,500 / > 10 acres \$5,000)



LDC Text Amendment (\$1,500)



Comp Plan Amendment (\$5,000)



Subdivision Plat – Preliminary (≤ 20 units \$3,000 / > 20 units \$5,000)



Subdivision Plat – Final (\$1,500)



Vacation of R.O.W. (\$3,500)



Small Cell Outside R.O.W. (per application) (\$500)



Voluntary Annexation (\$2,000)



Development of Regional Impact: Amend Development Order (\$1,500)



New Telecommunications Structure (\$2,000)



Revision to each PAB Application - 1/2 cost of original application fee (To offset additional display ad fee)

2023 Submission Deadlines + Meetings Calendar



IMPORTANT NOTES

Pre-Application Meeting

To guide you through the process and ensure that your application is understood and properly processed, you'll need to meet with a City Planner prior to submitting your application. Completed applications are due 30 days prior to the Planning Advisory Board meeting date.

Please see the Land Development Code (LDC) for detailed information:



LDC Text Amendment – see LDC Section 11.01.08.



Preliminary Subdivision Plat – see LDC Section 11.01.05.



Final Subdivision Plat – LDC Section 11.01.05.



Zoning Map Changes – See LDC Section 11.01.07.

The LDC is available for review at

www.fbfl.us/LDC

Application Requirements



A complete application filed at least forty-five (45) days before the date of the Planning Advisory Board's public hearing;



Proof of Ownership (copy of deed or tax statement);



A current survey of the property (no older than two years);



If applying as an agent, Owner's Authorization for Agent Representation form needs to be signed/notarized and included in application;



A detailed letter of intent stating the following:



o The consistency of the proposed amendment(s) or action(s) with the City's Comprehensive Plan.



o A justification for the proposed amendment(s) or action(s).

Have you met with a planner for a pre-application meeting?*

Yes



What was the date of your pre-application meeting?*

8/22/2023

If you have yet to have a pre-application meeting, please choose a date and time to schedule your meeting now. Every Tuesdays are reserved for pre-application appointments.*

mm/dd/yyyy

hh:mm am/pm

PROPERTY INFORMATION

[Property information can be found at the Nassau County Property Appraiser's Website → Map Search](#)

Site Address*

S. 15th Street (Parcel A), S. 15th Street (Parcel B), and 1520 S. 14th Street (Parcel C)

City*

Fernandina Beach

State*

FL

Zip*

32034

Parcel ID #(s)*

00-00-31-1800-0267-0082; 00-00-31-1800-0267-0081; 00-00-31-1800-0267-0040

Lot*

4, 5, 7, 8

Block*

267

Subdivision*

Fernandina

Zoning District*

C-2



Future Land Use Designation*

General Commercial



REVIEW TYPE*



Zoning Map Amendment ≤ 10 acres



Zoning Map Amendment > 10 acres



LDC Text Amendment



Comp Plan Amendment



Subdivision Plat – Preliminary ≤ 20 units



Subdivision Plat – Preliminary > 20 units



Subdivision Plat – Final



Vacation of R.O.W.



Voluntary Annexation



Revision to PAB Application

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Teresa

Last Name*

Prince

Company (if applicable)

Darius Property, LTD

Mailing Address*

9301 Milborough Line, Campbellville ON L0P-1B0

City*

Fernandina Beach

State*

FL

Zip*

32035

Telephone Number*

904-261-1833

Email Address*

richmond@richmondchandler.com

OWNER'S AGENT

If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included

First Name

Teresa

Last Name

Prince

Mailing Address

303 Centre Street, Suite 203

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

904-261-1833

E-mail Address

info@tpislandlaw.com

PROJECT INFORMATION**Previous Planning/Zoning Approvals****Summary of Request (more detailed information to be provided in required letter of intent)***

The applicant's property is located in the unincorporated area of Nassau County and is zoned Commercial Intensive with a Future land use map designation of Commercial. The applicant requests to be annexed into the City of Fernandina Beach and assign a City zoning designation of C-2 for Parcel C with an address of 1520 S. 14th Street, and a City zoning designation of C-1 for Parcels A and B, each fronting S. 15h Street, and a future land use designation of General Commercial for all three parcels. Please see the attached letter of intent.

Certification*

By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application.



I acknowledge that I understand and have complied with all of the submittal requirements and procedures.

I/We understand that the City Staff may install a Notice of Hearing sign on the property 14 days before the scheduled hearing and that the sign must only be removed after the hearing by City Staff, unless, the applicant or property owner brings the Notice of Hearing back to City Hall.

Applicant First Name*

Teresa

Applicant Last Name*

Prince

Today's Date*

8/31/2023

Upload Supporting Documentation*

Letter of Intent.Darius Property LTD.pdf

 City of FB logo
NEW Reflex

Upload 2

Deeds Property
Information and
Surveys.pdf

Upload 3

Owner Authorization
for Agent
Representation.pdf

Upload 4

Parcel Maps of
Zoning and
FLUM.pdf

DEPARTMENT OF PLANNING & CONSERVATION

204 Ash Street | Fernandina Beach, Florida 32034 | 904 310-3480 | www.fbfl.us/planning



APPLICATION FOR VOLUNTARY ANNEXATION, LAND USE AND ZONING
S. 15TH STREET AND 1520 S. 14TH STREET

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	Darius Property, LTD				
AGENT:	Teresa L. Prince, Esq.				
REQUESTED ACTION:	Voluntary Annexation, Assignment of a Future Land Use Map Category of General Commercial (GC) and Zoning District of General Commercial (C-2) for property fronting S. 14 th Street and Community Commercial (C-1) Zoning fronting S. 15 th Street				
LOCATION:	00-00-31-1800-0267-0082: S. 15 th Street (Parcel A) 00-00-31-1800-0267-0081: S. 15 th Street (Parcel B) 00-00-31-1800-0267-0040: 1520 S. 14 th Street (Parcel C)				
CURRENT ZONING:	Nassau County Commercial Intensive				
CURRENT LAND USE:	Nassau County Commercial				
EXISTING USES ON SITE:	Vacant				
PROPERTY SIZE	Approximately 3.47 Acres of Land				
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Year Built</u>	<u>Zoning</u>	<u>FLUM</u>
NASSAU COUNTY AND WITHIN CITY LIMITS	North	Store/Office and Vacant	2020	NC Commercial Intensive / COFB C-1	NC Commercial / COFB General Commercial
NASSAU COUNTY	South	Utilities/Vacant	Varies	NC Commercial Intensive	NC Commercial
WITHIN CITY LIMITS	East	Coastal Oaks	Varies	R-2	Medium Density Residential
WITHIN CITY LIMITS	West	Medical/ Professional Offices	Varies	C-2	General Commercial

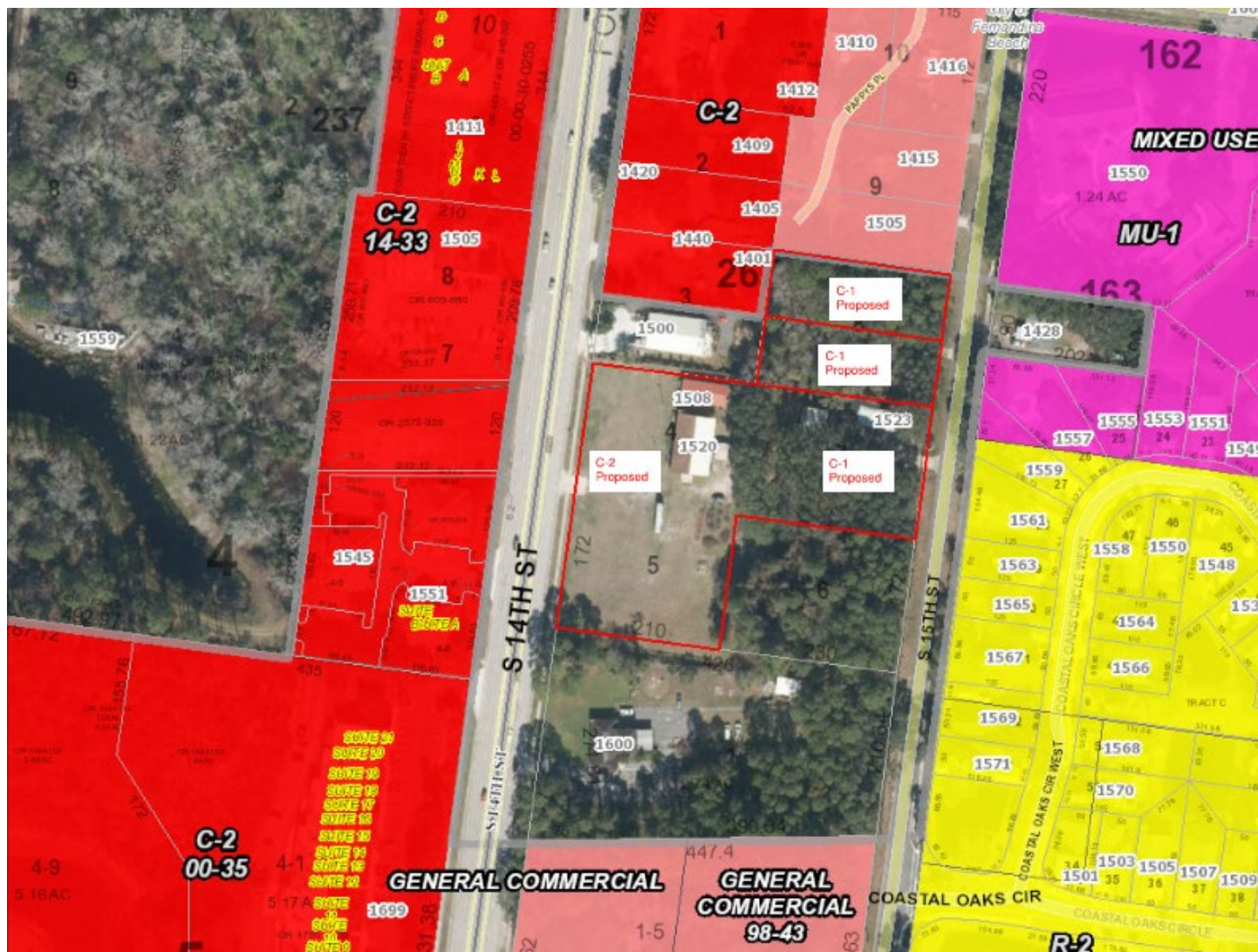
*** All required application materials have been received. All fees have been paid. All required notices have been made. All copies of the required materials are part of the official record and have been made available on the City's website, the City Clerk's Office and at the Planning and Conservation Department Office. ***

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant, Teresa L. Prince, Esq., agent for owner Darius Property, LTD, requests voluntary annexation for three parcels of land located on South 15th Street and 1520 South 14th Street and assignment of City Future Land Use Map Category of General Commercial (GC) and Zoning District of C-2 for a portion of Parcel C fronting South 14th Street and C-1 for Parcels A and B, and the remaining portion of parcel C, which fronts South 15th Street. Parcels A and B are vacant, Parcel C contains a church as well as what appear to be three ancillary structures. The requested FLUM and zoning categories are consistent with the properties' existing



Nassau County land use and zoning assignments and provide for a smooth transition from the C-2 zoning category fronting South 14th Street and C-1 zoning category fronting South 15th Street.



CONSISTENCY WITH THE COMPREHENSIVE PLAN / LAND DEVELOPMENT CODE:

This is a voluntary annexation of property as compliant with all applicable Florida Statutes and the City's Municipal Code. The annexation area is compact, does not create an "enclave", and represents a logical extension of the municipal boundary. The area is a logical extension of urban development, and any development or redevelopment can achieve full compliance with the City's Land Development Code and Comprehensive Plan. The City can serve this property and meet or exceed all levels of service required by Comprehensive Plan policies referenced herein.

Applicable Policy Reference	Determination of Consistency
CP 1.02.02	✓
CP 1.02.03	✓
CP 1.02.04	✓



STAFF REPORT
PAB 2023-0050 (AX, LU, CZ)
Planning Advisory Board Hearing
October 11, 2023

Daphne Forehand
Planner I

CP 1.02.10	✓
CP 1.03.01	✓
CP 1.04.03	✓
CP 1.07.09	✓
CP 4.01.01	✓
CP 4.01.02	✓
LDC 2.01.12	✓
LDC11.01.07	✓

CONCLUSION AND STAFF RECOMMENDATIONS:

The requested action is consistent with the City's Comprehensive Plan and the Land Development Code. Staff recommends approval of the voluntary annexation, assignment of the **General Commercial FLUM** category, and **C-2 Zoning District for property fronting S. 14th Street and C-1 fronting S. 15th Street**. Following the recommendation of the Planning Advisory Board (PAB), the application will move forward to the City Commission in the form of three separate ordinances at a public hearing anticipated for November 21st, 2023.



STAFF REPORT
PAB 2023-0050 (AX, LU, CZ)
Planning Advisory Board Hearing
October 11, 2023

Daphne Forehand
Planner I

MOTION TO CONSIDER:

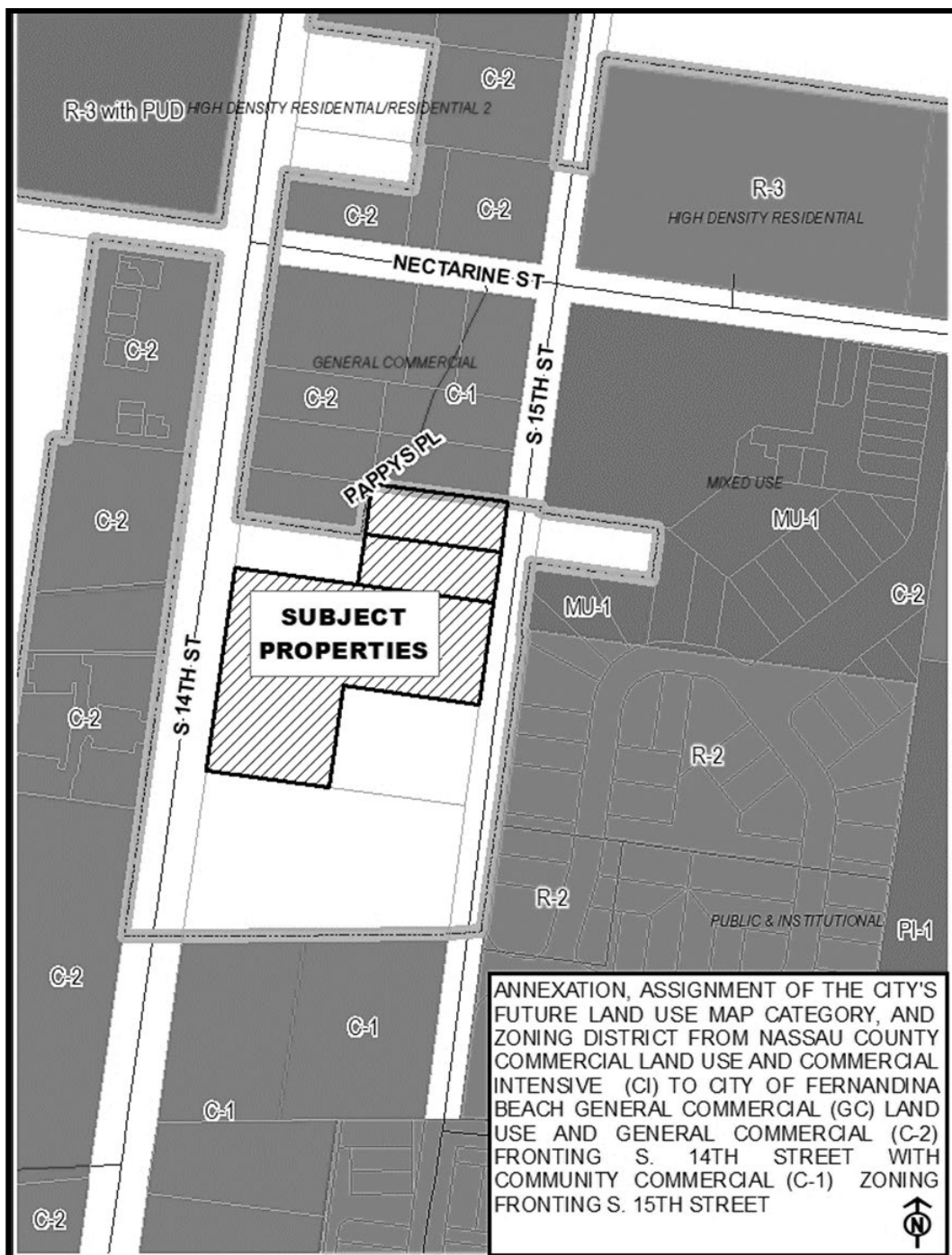
I move to recommend (approval or denial) of **PAB case number 2023-0050** to the City Commission requesting that a Voluntary Annexation, Assignment of the Medium Density Residential (MDR) land use category, and Medium Density Residential (R-2) zoning district for three parcels of land located on South 15th Street and 1520 South 14th Street be (approved or denied) and that **PAB case 2023-0050**, as presented, (is or is not) sufficiently compliant with the Comprehensive Plan and Land Development Code to be approved at this time.

Respectfully submitted,

Daphne Forehand
Planner I



EXHIBIT A





FLOODZONE





SOILS





TOPOGRAPHY



Deed for Parcel A and Parcel B

Prepared by and return to:

Andrea F. Lennon, P.A.
3391 S. Fletcher Avenue
Fernandina Beach, FL 32034
(904) 277-7095
File No 23-513

Parcel Identification No 00-00-31-1800-0267-0081 and
No 00-00-31-1800-0267-0082

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 9th day of August, 2023 between **William J. Mock, Jr**, whose post office address is **P.O. Box 706, Fernandina Beach, FL 32034**, of the County of Nassau, State of Florida, Grantor, to **Darius Property, Ltd., a Canadian Corporation** whose post office address is **9301 Milburghline, Campbellville, Ontario, L0P1B0 Canada**, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Nassau, Florida, to-wit:

ALL OF THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA) IN THE COUNTY OF NASSAU AND STATE OF FLORIDA AND KNOWN AND DESCRIBED UPON AND ACCORDING TO THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857, AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY 1887 AND 1901) AS:

THE NORTH ONE-HALF (N 1/2) and SOUTH ONE-HALF (S 1/2) OF LOT 8, OF BLOCK 267, CITY OF FERNANDINA BEACH, FLORIDA.

Grantor warrant that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: P.O. Box 706, Fernandina Beach, FL 32034.

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

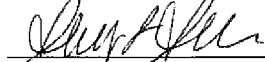
Subject to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

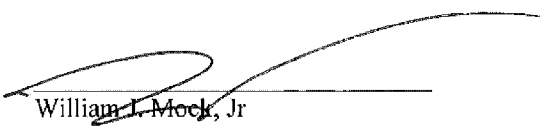
In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

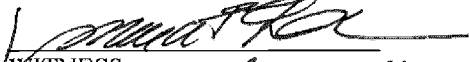
Signed, sealed and delivered in our presence:



WITNESS

PRINT NAME: Jacey L. Slater


William J. Mock, Jr.

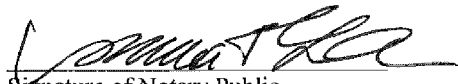


WITNESS

PRINT NAME: Andrea F. Lennon

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 10th day of August, 2023, by William J. Mock, Jr.



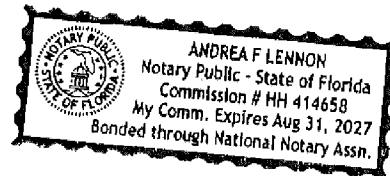
Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: X

Type of Identification

Produced: DMUS 1400



Deed for Parcel C

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

File Number: 23-173

Corporate Warranty Deed

This Indenture, made, March 15, 2023 A.D.

Between The Spoken Word Inc. f/k/a Bible Believers Fellowship, Inc., , a Florida Not For Profit Corporation whose post office address is: P.O. Box 5021, Custer, SD 57730, a corporation existing under the laws of the State of Florida, Grantor

And

Darius Property, Ltd., a Canadian Corporation whose post office address is: 9301 Milborough Line, Campbellville, Ontario, LOP1B0, Canada, 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:

All that certain piece, parcel or tract of land, situate, lying and being in the County of Nassau and State of Florida known and described as:

Lots 4, 5 and 7, Block Two Hundred Sixty-seven (267), Fernandina, now known as Fernandina Beach, according to Official plat of said City, as lithographed and issued by the Florida Railroad Company in 1857, and enlarged, revised and re-issued by the Florida Town Improvement Company in 1887 and 1901.

Less the Right of Way in Deed Book 178, Page 78.

Together with that certain 1980 Single Wide Mobile Home, VIN # 3300611284. Title # 17444500.

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

Parcel Identification Number: 00-00-31-1800-0267-0040

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.

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

File Number: 23-173

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.

**The Spoken Word Inc. f/k/a Bible
Believers Fellowship, Inc., a Florida
Not For Profit Corporation**

Signed and Sealed in Our Presence:

By:

Dannie D. Davis

Dannie D. Davis Pastor
Its: President

1st Witness

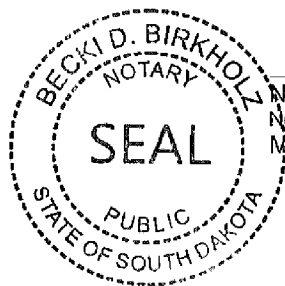
Print Name: Becki Birkholz

2nd Witness

Print Name: Michelle Wyckoff

State of South Dakota
County of Pearrington

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 10 day of March, 2023, by Dannie D. Davis Pastor, the President of The Spoken Word Inc. f/k/a Bible Believers Fellowship, Inc., a Florida Not For Profit Corporation, a corporation existing under the laws of the State of Florida, on behalf of the company. He/She have produced a driver's license as identification.



Notary Public

Notary Printed Name: Becki D Birkholz

My Commission Expires: 2-27-2024

Property Information on Parcel A



A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER



PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0267-0081

Owner Name: MOCK WILLIAM J JR
Mailing Address: P O BOX 706
FERNANDINA BEACH, FL 32034
Location Address: 0 S 15TH ST
FERNANDINA BEACH 32034
Tax District: 008 UNINCORPORATED MIDDLE ISLAND
Millage: 15.2563
Homestead: No
Property Usage: VACANT COMMERCIAL 001000
Deed Acres: 0
Short Legal: BLK 267 N1/2 OF LOT 8 IN OR 2414/414 CITY OF FDNA BCH

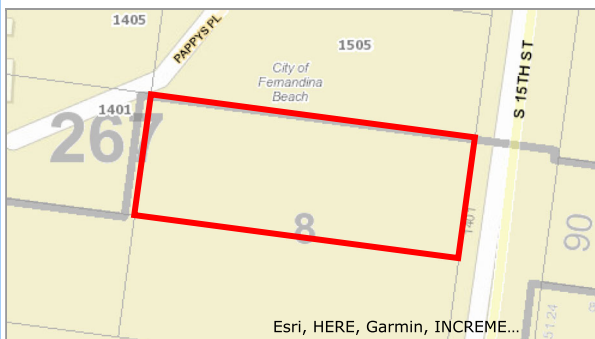
2023 Preliminary Values

Land Value: \$84,066
(+) Improved Value: \$0
(=) Market Value: \$84,066
(-) Agricultural Classification: \$0
(-) SOH or Non-Hx* Capped Savings: \$0
(=) Assessed Value: \$84,066
(-) Homestead: \$0
(-) Additional Exemptions: \$0
(=) School Taxable Value: \$84,066
(-) Non-School HX & Other Exempt Value: \$0
(=) County Taxable Value: \$84,066

Note - *10% Cap does not apply to School Taxable Value



PARCEL MAP



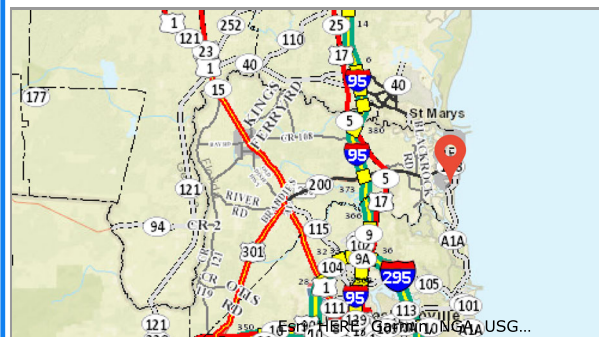
2023 AERIAL MAP



PROPERTY PHOTO

If this picture is incorrect, please email info@nassaufpa.com

LOCATION MAP



BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built	Building Sketch
VACANT COMMERCIAL										

MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units	Year Built

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2020-12-07	2414 / 414	\$200,000	WD	Q	N	GARZA J MENA	MOCK WILLIAM J JR
1978-07-01	267 / 407	\$4,000	WD	U	N		

Property Information on Parcel B



A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER



- Change of Address
- Envelope icon
- Calculator icon
- Document icon
- Dollar sign icon
- FAQ
- Briefcase icon
- APP

PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0267-0082

Owner Name: MOCK WILLIAM J JR
Mailing Address: P O BOX 706
Location Address: 0 S 15TH ST
FERNANDINA BEACH, FL 32034
Tax District: 008 UNINCORPORATED MIDDLE ISLAND
Millage: 15.2563
Homestead: No
Property Usage: VACANT COMMERCIAL 001000
Deed Acres: 0
Short Legal: BLOCK 267 S 1/2 OF LOT 8 IN OR 2414/414 CITY OF FDNA BCH

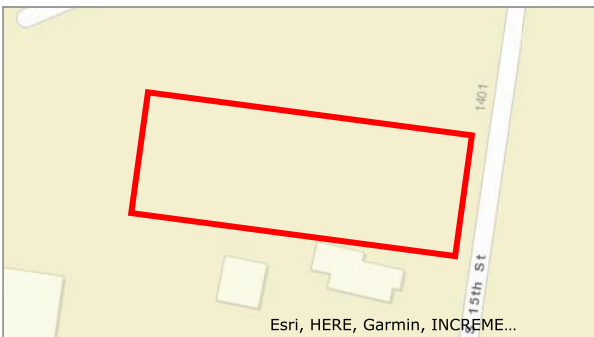
2023 Preliminary Values

Land Value: \$84,068
(+) Improved Value: \$0
(=) Market Value: \$84,068
(-) Agricultural Classification: \$0
(-) SOH or Non-Hx* Capped Savings: \$0
(=) Assessed Value: \$84,068
(-) Homestead: \$0
(-) Additional Exemptions: \$0
(=) School Taxable Value: \$84,068
(-) Non-School HX & Other Exempt Value: \$0
(=) County Taxable Value: \$84,068

Note - *10% Cap does not apply to School Taxable Value

- Property Search
- Map This Parcel
- GIS Report
- Property Record Card
- Print Friendly Page

PARCEL MAP



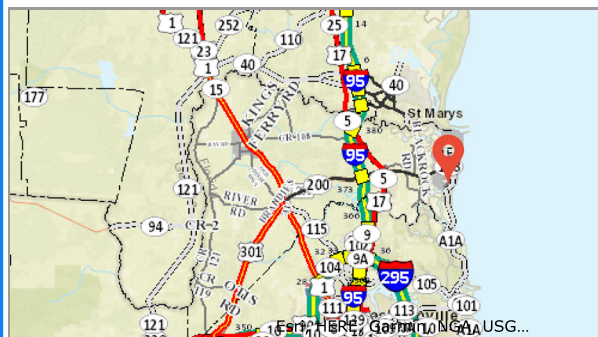
2023 AERIAL MAP



PROPERTY PHOTO

If this picture is incorrect, please email info@nassauflpa.com

LOCATION MAP



BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built	Building Sketch
VACANT COMMERCIAL										

MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units	Year Built

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2020-12-07	2414 / 414	\$200,000	WD	Q	N	GARZA J MENA	MOCK WILLIAM J JR
1977-08-01	246 / 490	\$3,000	WD	U	N		

Property Information on Parcel C



A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER



PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0267-0040

Owner Name DARIUS PROPERTY LTD
Mailing Address 9301 MILBROUGH LINE
Location Address CAMPBELLVILLE, ON LOP-1BO
1520 S 14TH ST
FERNANDINA BEACH 32034
Tax District 008 UNINCORPORATED MIDDLE ISLAND
Millage 15.2563
Homestead No
Property Usage CHURCHES 007100
Deed Acres 0
Short Legal BLOCK 267 LOTS 4 5 & 7 (EX PT IN R/W IN DB 178/78) CITY OF
FDNA BEACH

2023 Preliminary Values

Land Value \$914,302
(+) Improved Value \$531,613
(=) Market Value \$1,445,915
(-) Agricultural Classification \$0
(-) SOH or Non-Hx* Capped Savings \$569,229
(=) Assessed Value \$876,686
(-) Homestead \$0
(-) Additional Exemptions \$0
(=) School Taxable Value \$1,445,915
(-) Non-School HX & Other Exempt Value \$0
(=) County Taxable Value \$876,686

Note - *10% Cap does not apply to School Taxable Value



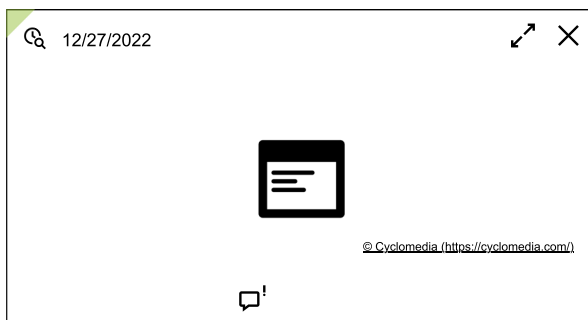
PARCEL MAP



2023 AERIAL MAP

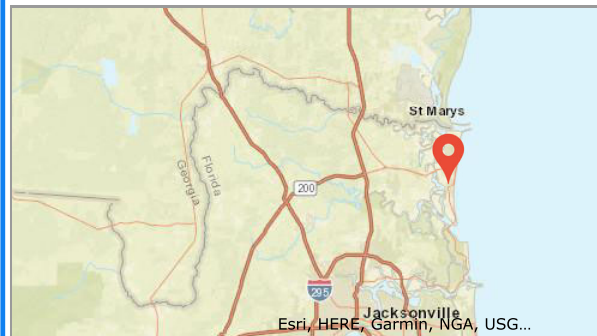


PROPERTY PHOTO



If this picture is incorrect, please email info@nassauflpa.com

LOCATION MAP



BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built	Building Sketch
CHURCH	3465	3435	0	0	CONC BLOCK	CB STUCCO	AIR DUCTED	FORCED AIR	1976	
M/H 93-	1550	1100	3	2	AVERAGE		CONVECTION	CONVECTION	1980	
BARNs	960	960	0	0	CONC BLOCK		NONE	NONE	1980	

MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units	Year Built
CONCRETE A	12 X 12	144	1996
CONCRETE A	0 X 0	98	1999
BOX FNC 4'	0 X 0	17	1999
ST LGHT OV	0 X 0	3	1993
CONCRETE A	6 X 6	36	1976

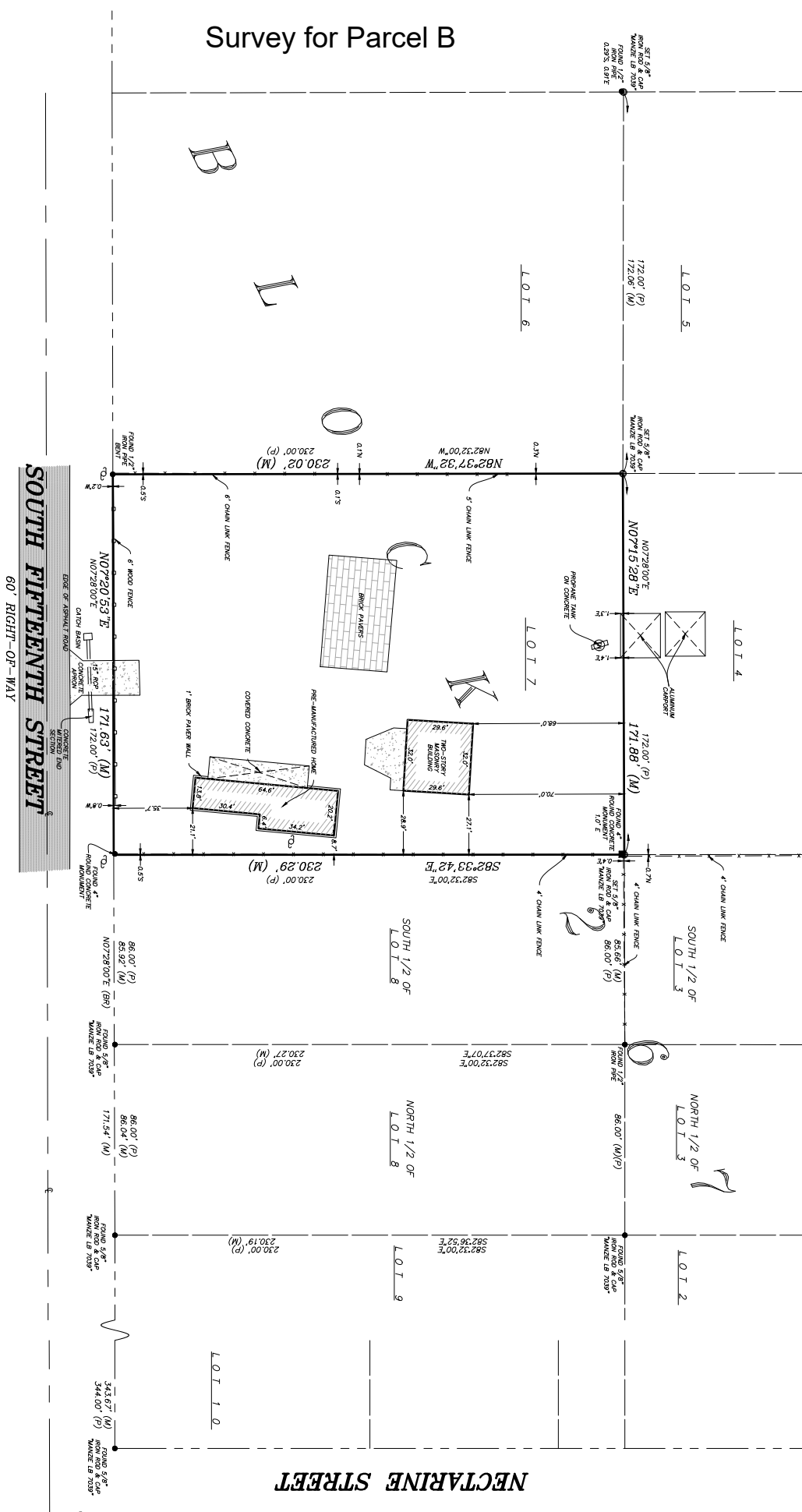
SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2023-03-15	2625 / 694	\$1,706,000	WD	U	Y	THE SPOKEN WORD INC F/K/A BIBLE BELIEVERS FEL	DARIUS PROPERTY LTD
1996-03-07	753 / 871	\$100	WD	U	Y	DAVIS DANNIE & MANNING KING & BEDNAR WM TRUST	BIBLE BELIEVER'S FELLOWSHIP INC

27. BUILDING RESTRICTION LINES SHOWN HEREON AND LISTED BELOW ARE PER APPENDIX A - LAND DEVELOPMENT CODE, CHAPTER 17.02, SUBCHAPTER 17.02.010, SECTION 17.02.010(1)(b) - COMMERCIAL INTENSIVE (C, 2).
28. - MINIMUM WIND REQUIREMENTS. (UPDATED ON NOVEMBER 4, 2020)
29. FRONT BUILDING SETBACK: 20- FEET | REAR BUILDING SETBACK: 20- FEET | SIDE BUILDING SETBACK: 20- FEET
30. BUILDING RESTRICTION LINE (BRL) / SET BACK LINE INFORMATION SHOWN IS BASED ON THE MOST CURRENT INFORMATION AVAILABLE FROM THE APPLICABLE LOCAL GOVERNING AGENCY. THERE MAY BE MORE RECENT INFORMATION AVAILABLE FROM THE APPLICABLE LOCAL GOVERNING AGENCY. THE LOCAL GOVERNING AGENCY SHOULD CONSIDER DESIGN INTENT WITH THE LOCAL GOVERNING AGENCY.

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF
 TAMPA, COUNTY OF HILLSBOROUGH, STATE OF FLORIDA,
 AND BEING FORTY-THREE (43) ACRES, MORE OR LESS, OF THE
 LANDS BEING THE DESCRIBED ACCORDING TO THE OFFICIAL MAP OF PLAT 150, AND CITY AS
 ULTHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1867 AND ENLARGED, REVISED
 AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901) AS
 LOT 7 IN BLOCK 267.

Survey for Parcel B



- 1) The "tag description" hereon is in accord with the description provided by the person who reported the animal.
- 2) Underground impoundments were not located or shown.
- 3) Lands shown hereon were not abstricked by this office for assessments.
- 4) Rights-of-way, ownership or other instruments of record, if any, for South Florida Shovel are shown hereon.
- 5) The property shown hereon has within flood zone "A" as per F.E.A. Flood Insurance Rate Map, dated 11/1/78, and is not within flood zone "B" as per South Florida Shovel Sheet as NO.278-007E. The bearing reference line is indicated as per this (BRI).
- 6) The property shown hereon is not within flood zone "A" as per F.E.A. Flood Insurance Rate Map, dated 11/1/78, and is not within flood zone "B" as per South Florida Shovel Sheet. All data should be verified by Nassau County Building Department for correct location and shown on this survey is provided to the county and is representative of best. All data should be verified by Nassau County Building Department for correct location and shown on this survey is provided to the county and is representative of best. The certification hereon and is not required to be shown per Chapter 5-1.7, Florida Administrative Code, pursuant to Section 412.027, Florida Statutes.

	WOOD POWER POLE
	CENTRAL
	CENTRAL ANGLE
	PLAT
	PROPPED
	MISUSED
	CALCULATED
	TANK
	CHAIN LINK FENCE
	CONCRETE FLAYMARK
	ELECTRICITY METER
	FIRE HYDRANT
	LIGHT POLE
	TELEPHONE PEDESTAL
	WATER METER
	WOOD FENCE

THE INFORMATION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Michael A. Manzie
MICHAEL A. MANZIE, P.L.S. 4065

5/3/2022

MANZANIE & DRAKE LAND SURVEYING
117 South Ninth Street, Fernandina Beach, FL 32034
(904) 491-5700 www.ManzanieDrake.com
Certificate of Authorization Number "LB 7039"
"OUR SIGHTS ARE ON THE FUTURE."
SET YOUR SITES ON US.

SCALE: 1"=30' JOB NO.: 21552 DATE: 4/19/2022 CADD: B, D,
 E.B. NO.: X-962 PAGE NO.: 14 CREW: JM FILE NO.: B-
 1

SCALE: 1"=30' JOB NO: 21532 DATE: 4/19/2022 CADD: B. DAVIS
F.B. NO: X-362 PAGE NO: 14 CREW: JM FILE NO: B-1710B

Survey for Parcel C

CERTIFIED TO:
DANNIE DAVIS
PROPERTY ADDRESS:
1520 SOUTH FOURTEENTH STREET
FERNANDINA BEACH, FL 32034

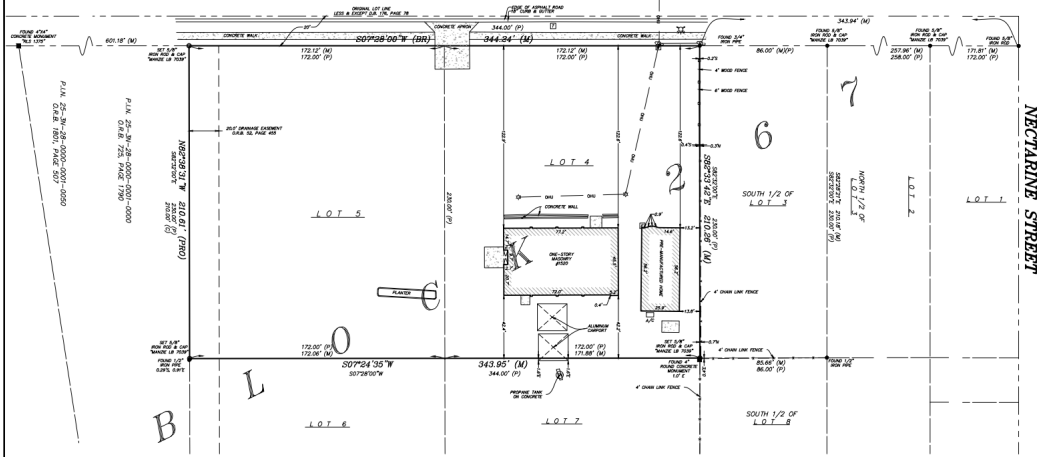


GRAPHIC SCALE
1" = 50'
(IN FEET) 1 inch = 50 ft.

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA BEACH, FORMERLY NAMED FERNANDINA, COUNTY OF FERNANDINA AND STATE OF FLORIDA AND BEING FURTHER DESCRIBED ACCORDING TO THE OFFICIAL MAP OR PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901) AS:
LOTS 4 AND 5 IN BLOCK 267, LESS AND EXCEPT RIGHT OF WAY IN DEED BOOK 178, PAGE 78 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

SOUTH FOURTEENTH STREET

100' RIGHT-OF-WAY



SURVEY NOTES:

- The "Legal Description" herein is in accord with the description provided by the client.
- Underground improvements were not located or shown.
- Lot(s) shown herein were not described by this office for assessment, right-of-way, easement or other interests of record.
- Measurements shown herein are based on the Eastern right-of-way of South Fourteenth Street as S07°30'00"W. The bearing reference line is indicated on this map.
- The property shown herein lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel S0730700A, dated 08/01/2003. Flood zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood zone information is not covered by the certification herein and is not required to be shown per Chapter 50-17, Florida Administrative Code, pursuant to Section 472.007, Florida Statutes.

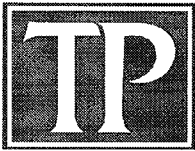
- LEGEND
- CONCRETE WALL
 - OVERHEAD UTILITY WIRES
 - CENTRAL ANGLE
 - ELECTRICITY METER
 - FIRE HYDRANT
 - WOOD FENCE
 - COVERED AREA
 - TELEPHONE/FIBER OPTIC
 - WATER METER
 - WOOD FENCE

- WOOD POWER POLE
- CENTRAL ANGLE
- PROXIMA
- MEASURED
- CALCULATED
- TANK

THE INFORMATION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 50-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.007, FLORIDA STATUTES.

MANZIE & DRAKE LAND SURVEYING
117 South Ninth Street, Fernandina Beach, FL 32034
(904) 491-5700 www.ManzieAndDrake.com
Certificate of Authorization Number "LB 7039"
YOUR SITES ARE ON THE FUTURE.
SET YOUR SITES ON US.

SCALE: 1" = 50' JOB NO. 21336 DATE: 5/28/2009 CAD: B. DAVIS
P.L.S. NO. 21336 PAGE NO. 14 CREW: M. FILE NO. B-17704
MOORE & MANZIE P.L.S. 9009



Law Office of

TOMASSETTI & PRINCE

August 31, 2023

Teresa L. Prince, Esq.
A. Jeffrey Tomassetti, Of Counsel

Kelly Gibson, Planning Director
Planning & Conservation
City of Fernandina Beach, Florida
204 Ash Street
Fernandina Beach, FL 32034

Letter of Intent

Re: Application for Annexation, Rezoning and FLUM Designation

Dear Mrs. Gibson:

Property owner, Darius Property, LTD, a Canadian corporation, owns three (3) parcels located on South 14th Street and South 15th Street. The Parcel IDs and locations for each parcel are as follows:

Parcel ID	Address
00-00-31-1800-0267-0082	S. 15 th Street (Parcel A)
00-00-31-1800-0267-0081	S. 15 th Street (Parcel B)
00-00-31-1800-0267-0040	1520 S. 14 th Street (Parcel C)

Collectively, referred to as the "Parcels".

All Parcels are currently zoned as Commercial Intensive under the Nassau County Land Development Code and have a Future Land Use Map Designation of Commercial under the Nassau County Future Land Use Map. The applicant requests that the City of Fernandina Beach annex all Parcels into the City of Fernandina Beach and assign a General Commercial Future Land Use Map designation to each of the three (3) Parcels. The Applicant further requests that a C-1, Community Commercial zoning designation, be assigned to Parcel A and Parcel B with a C-2, General Commercial zoning designation, be assigned to Parcel C.

Parcel A, which abuts South 15th Street, is contiguous to the City of Fernandina Beach. Further, the remaining two parcels, Parcel B and Parcel C, abut Parcel A making all Parcels contiguous. All Parcels are immediately contiguous to one another, and Parcel A is immediately contiguous to the City of Fernandina Beach. Therefore, each Parcel meets the requirements to be annexed into the City of Fernandina Beach. All Parcels are immediately surrounded by C-1 Community Commercial zoning district, C-2, General Commercial zoning district, and MU-1, Mixed Use zoning district within the City of Fernandina Beach. Further, surrounding parcels within the same block which are within Nassau County boundaries are also zoned as Commercial Intensive. Therefore, the Applicant's request for a rezoning and Future Land Use Map amendment are consistent with the surrounding area and the development pattern of the area.

Each of the Parcels which are part of this application are less than 10 acres and the total combined acreage of all Parcels is less than 10 acres.

The Applicant proposes to be annexed into the City of Fernandina Beach to make water and sewer available to the subject properties, which meets the goals of the Public Facilities Element of the Comprehensive Plan to limit the use of septic tanks and connect properties to the central wastewater treatment system. Further, the proposed annexation and designation of C-1 Community Commercial zoning district, C-2, General Commercial zoning district and General Commercial Future Land Use Map designation are consistent with Comprehensive Plan Policies 1.02.03 regarding the location, scale and design of development, and 1.02.04 regarding the suitability and compatibility of the proposed use. The properties do not have any environmentally sensitive areas and each parcel has a flood zone designation of X. Therefore, development of the area is consistent with Comprehensive Plan Policy 1.03.01. Further, this site will be developed in a manner which will provide for retention of stormwater resulting from the project consistent with Comprehensive Plan Policy 4.01.02.

In sum, the applicant's request for annexation and a zoning and Future Land Use Map designation of C-1 Community Commercial zoning district and C-2, General Commercial zoning district and General Commercial Future Land Use Map designation is consistent with the surrounding area and the development pattern of the area.

Please see the attachments to the online application which are surveys, proof of ownership, current county zoning and Future Land Use map designations, agent authorization, and property appraiser record information on each parcel.

Sincerely,
TOMASSETTI & PRINCE



Teresa L. Prince, for the firm

TLP/jb



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Darius Property, LTD

(print name of property owner(s))

hereby authorize: Teresa L. Prince, Esq of Tomasseti & Prince

(print name of agent)

to represent me/us in processing an application for: Annexation and Zoning and FLUM designation
(type of application)

on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

Richmond W. A. Chandler

(Signature of owner)

(Signature of owner)

RICHMOND W. A. CHANDLER

(Print name of owner)

(Print name of owner)

STATE OF FLORIDA

COUNTY OF NASSAU

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 24 day

of August, 20 23, by RICHMOND W. A. CHANDLER.

Lanita Gail Cope

Notary Public

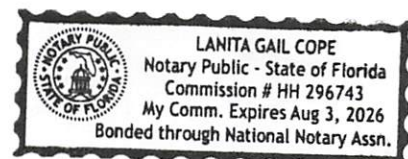
LANITA GAIL COPE

Printed Name

8-3-26

My Commission Expires

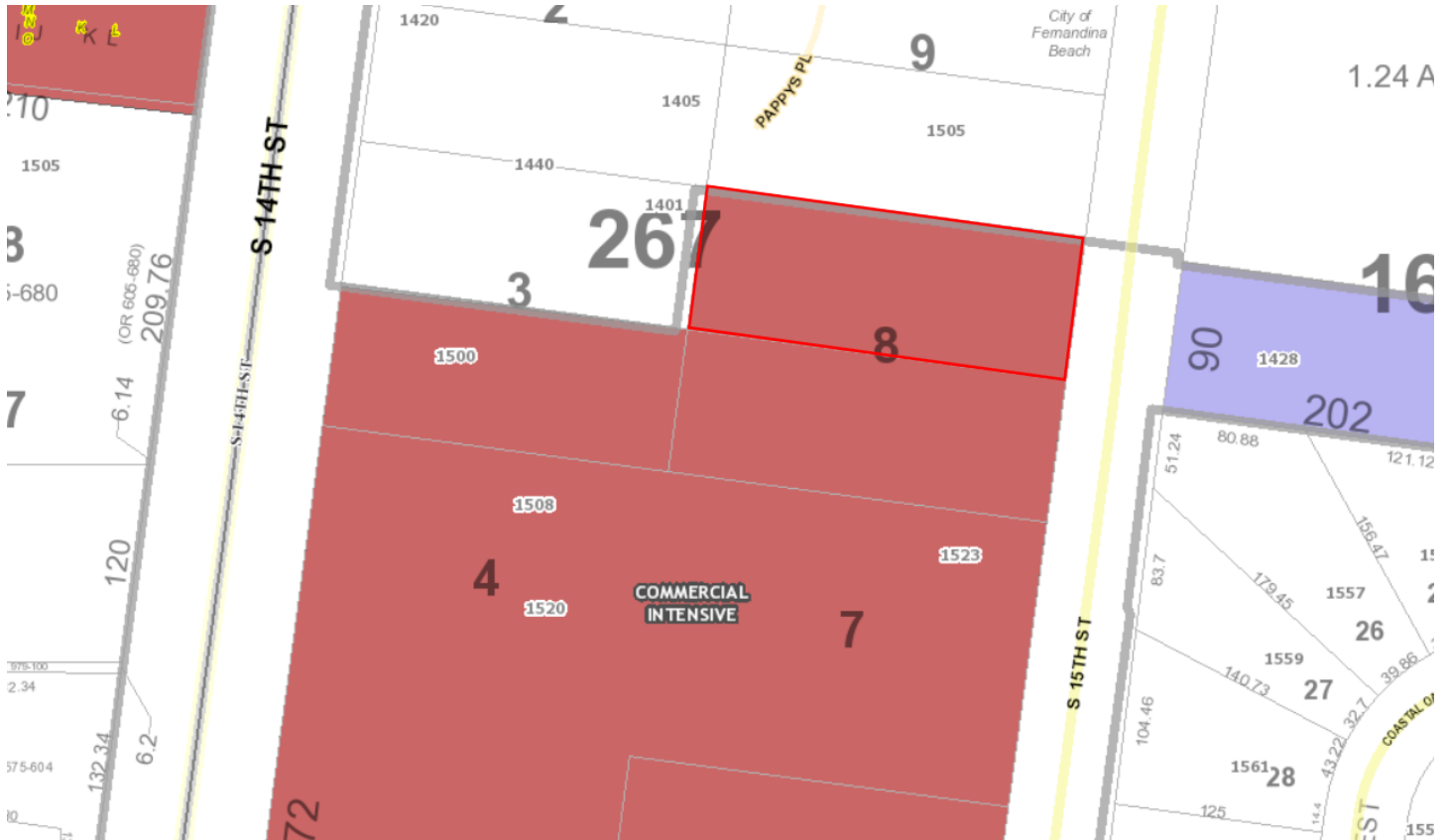
Personally Known _____ OR Produced Identification ☒ ID Produced: DL



Parcel A – Commercial Intensive Zoning

S. 15th Street

00-00-31-1800-0267-0082



Parcel B – Commercial Intensive Zoning

S. 15th Street

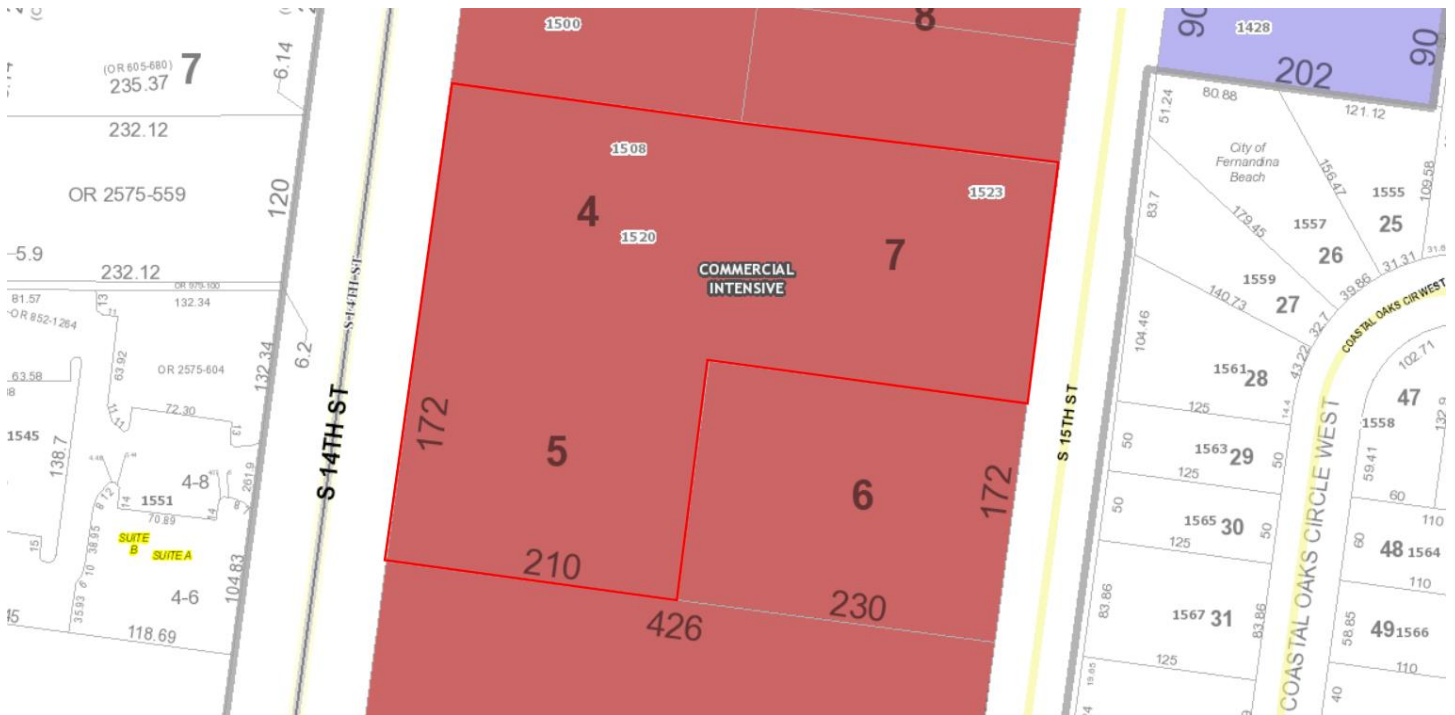
00-00-31-1800-0267-0081



Parcel C – Commercial Intensive Zoning

1520 S. 14th Street

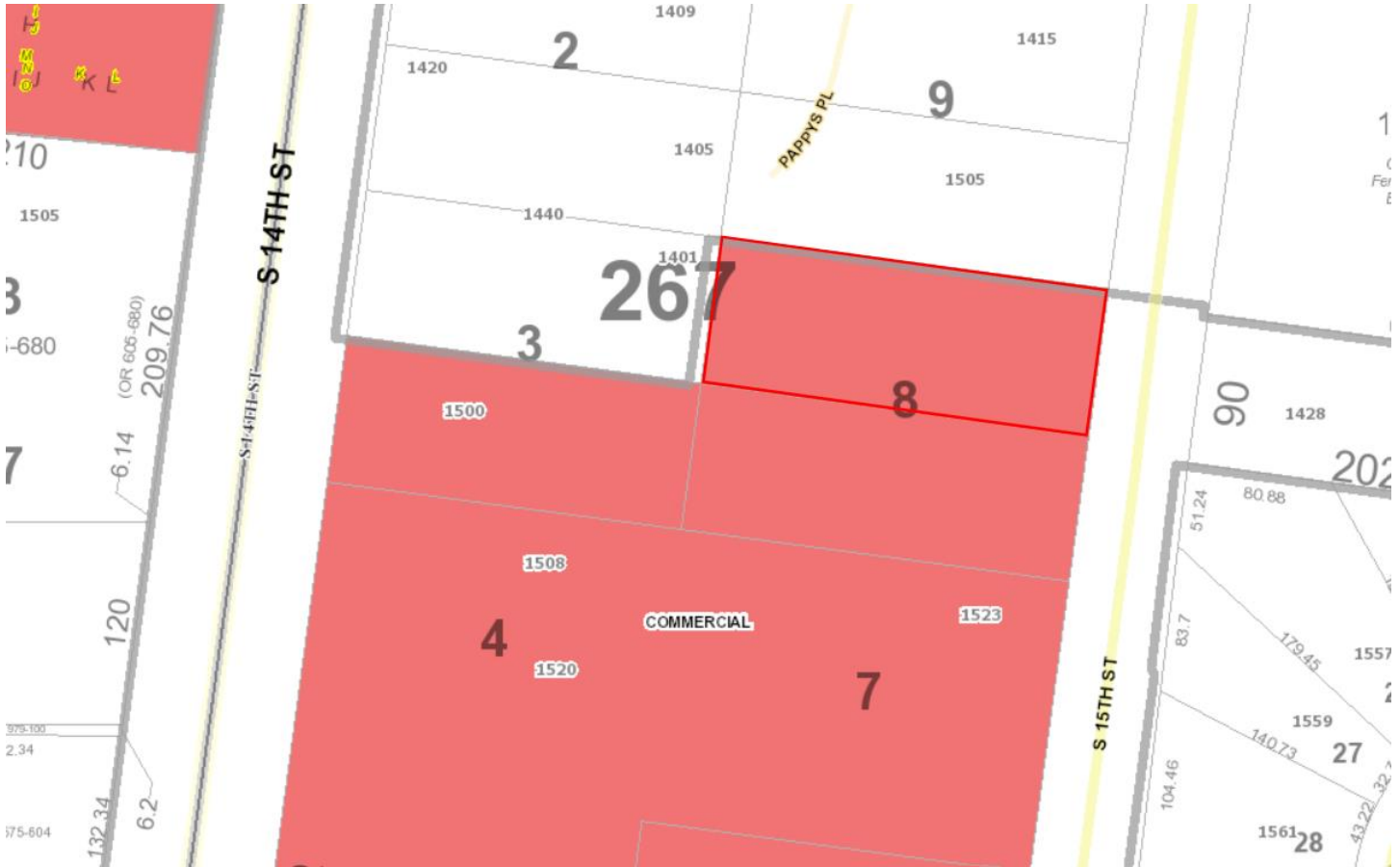
00-00-31-1800-0267-0040



Parcel A – Commercial FLUM Designation

S. 15th Street

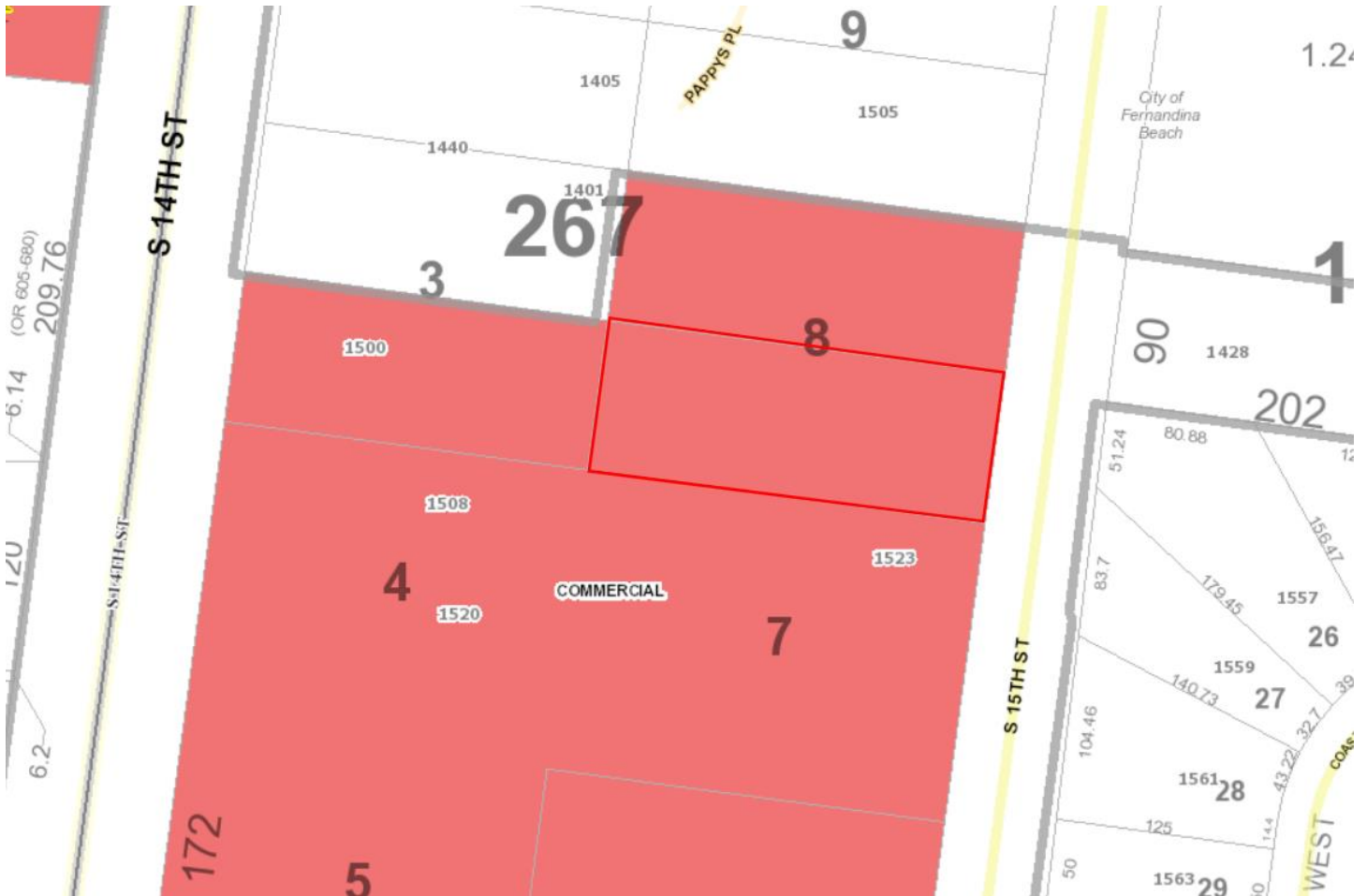
00-00-31-1800-0267-0082



Parcel B – Commercial FLUM Designation

S. 15th Street

00-00-31-1800-0267-0081



Parcel C – Commercial FLUM Designation

1520 S. 14th Street

00-00-31-1800-0267-0040

