



AGENDA (*AMENDED)
PLANNING ADVISORY BOARD
REGULAR MEETING
DECEMBER 13, 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**
 - 3.1 Approval of Minutes from the City Commission + Planning Advisory Board Joint Workshop from October 25, 2023.
 - 3.2 Approval of Minutes from the Regular Meeting of September 13, 2023.
- 4. OLD BUSINESS**
 - 4.1 **PAB 2023-0043 - ELIZABETH MOORE, AGENT FOR PLLUMI INVESTMENTS LLC, 766 KENNETH COURT**

Request for annexation and re-assignment of the Nassau County future land use map category and zoning district from Medium Density Residential, Residential Mixed to City of Fernandina Beach Medium Density Residential (MDR) and Residential Low Medium (RLM) zoning district for property totaling approximately 0.92 acres of land.
- 5. NEW BUSINESS**
- 6. BOARD BUSINESS**
 - 6.1 *Board discussion:
Minimum acreage requirements to establish a PUD.
- 7. STAFF REPORT**
- 8. PUBLIC COMMENT**
- 9. ADJOURNMENT**

NEXT PAB REGULAR MEETING IS SCHEDULED FOR JANUARY 10, 2024.

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.



**MINUTES
FERNANDINA BEACH CITY COMMISSION &
PLANNING ADVISORY BOARD WORKSHOP
OCTOBER 25, 2023
6:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

1. CALL TO ORDER 6:00 PM

2. ROLL CALL

PRESENT

City Commissioners: Mayor Bradley Bean, Vice-Mayor David Sturges, Commissioner Chip Ross, Commissioner Darron Ayscue, Commissioner James Antun (joined in at 6:05)

Planning Advisory Board Members:

Victoria Robas (Chair), Peter Stevenson (Vice-Chair), Mark Bennett, Barbara Gingher, John Boylan, Richard Doster, Nick Gillette

Absent:

PAB Member John Boylan.

Others Present:

Ty Ross, City Manager
Tammi Bach, City Attorney
Daphne Forehand, City Planner
Kelly Gibson, Planning & Conservation Deputy Director
Sylvie McCann, Recording Secretary

3. PLEDGE OF ALLEGIANCE

4. PRESENTATION

- 4.1 *Planning Advisory Board (PAB) Chair Robas will provide an introduction and brief presentation related to PAB progress on City Commission direction to clarify Land Development Code Sections 1.03.04 and 1.03.05.*

Mayor Bean quickly noted that he, along with Vice-Mayor Sturges and Commission Ayscue, met with State Senator Yarborough and State Representative Dean Black during the Nassau Delegation meeting regarding important issues in Fernandina Beach. He then introduced Chair Robas.

Chair Robas welcomed all present and asked that public comments be limited to 3 minutes. She then explained the reason behind the request for this joint meeting with the City Commission regarding Code Sections 1.03.04 and 1.03.05 and the PAB's interpretation of these codes. She defined the roles of the PAB members as a recommending body to the City Commission. She then explained that the Board wants a clear understanding

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and a consensus from the City Commission directive regarding the potential review and changes to the process and language for these codes.

Chair Robas pointed out FS 163.3174(4)(C) regarding Local Planning Agency and emphasized the section stating that the local planning agency (i.e. Board) “makes recommendations to the governing body as to the consistency of the proposal with the adopted comprehensive plan, or element or portion thereof...”.

She continued by stating that Staff provided the PAB with what is considered a consensus of the request from the City Commission into drafted language which the Board has had trouble interpreting. Chair Robas then explained that with the help of Staff, three (3) flowcharts were created to help interpret the current and proposed processes.

Chair Robas then presented a flowchart showing the current process relating to Comprehensive Policy 1.05.04, and LDC Section 1.03.03 and 4.02.01(J)(4). Mayor Bean asked about the caption “if the lot qualify” and asked the meaning of the word “qualify”. Ms. Gibson, Planning & Conservation Deputy Director, explained that the word “qualify” means that there is sufficient land area and width to support the lot separation without creating non-conformities.

Mr. Bennett commented that when speaking of a parcel, which is defined by the Property Appraiser, it means one (1) parcel. He spoke of the words “parcel and lot” but also the fact that parcels and lots while carrying meanings of size and numbers, also carry the character of the property. Member Doster spoke of the fundamental rule of interpretation intended in this case and pointed out that the original writers of these codes during these times may have used the word parcel incorrectly, but with the intention for the interpretation to include character of the property. Mayor Bean opined on the intent of the language back in 2006 when that section of code was written.

Mr. Bennett provided an example with a property at 315 N. 3rd Street, corner of Alachua and spoke of the possibility of separating some of these lots and the impact it would have on the character of the neighborhood. Member Gillette provided some insight into this property being Zoned R-2, and that back in the days, 50 feet lots could have acceptable width to build on at that time.

Mayor Bean spoke of LDC Section 1.03.05 pertaining to lots only, not parcels. A discussion ensued about building requirements on these lots, the impact on the neighborhood, and current requirements already in place for owners to submit requests to deviate from this code to being presented to in front of Boards. He also noted that these processes all provide required notification to adjacent residents. Vice-Mayor Sturges commented that he believes that existing lots stand on their own and aren’t defined or impacted by zoning or how they are joined into parcels.

Member Stevenson offered his personal experience and spoke of the development of a family property on First Avenue. Commissioner Ross spoke of the role of the PAB being one of providing recommendations to the City Commission according to their directive. Further discussion ensued about the clarification of the process of receiving a clear direction from the City Commission. Member Bennett stated that historically he always worked with a tangible document and would like to receive one from the Commission.

Ms. Bach noted that a document was given to the PAB board members during their September 2023 meeting, and Member Doster expressed some thoughts that some PAB members were under the impression that they were asked to wordsmith this document and reiterated that they are a recommendation board and do not rewrite codes.

Commissioner Ayscue commented that although this subject matter is a very sensitive one, there should be healthy discussions taking place between the Commission and the PAB, who acts as an advisory board, and that these discussions should take place in order for the Board to clearly understand the City Commission’s request and provide the best recommendation.

At this time, 3 flowcharts were handed out to all Commissioners and Board Members, one depicting the current

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process of underlying lot restoration, one proposed process of underlying lot restoration by Commissioner Sturges, and one proposed process of underlying lot restoration by Commissioner Ayscue.

Chair Robas proceeded to explain the flowchart proposed by Commissioner Sturges showing a proposed lot separation process. Member Gillette brought up parking requirements and availability if 25 ft lots are developed. Members noted that a provision about parking could be added. Chair Bean voiced that he would have to think about the intent of removing a pool to allow separating a lot. Commissioner Sturges opined that a pool is an accessory not a permanent development item.

Chair Robas then moved to explain the flowchart proposed by Commissioner Ayscue. Commissioner Ayscue explained his thoughts on the elimination of restoring 25 ft lots of record by proposing that the size of underlying lots could be set to a minimum width of 50 ft, if an owner wishes to remove structures and improvement in order to develop those underlying lots. Chair Robas voiced a concern in both proposed flowcharts where owners could go directly to the Property Appraiser to restore lots of records, this without providing adjacent property owners with public notice.

At this point, Commissioner Ross provided 2 slides showing an example of some lots on Dade Street and N. 3rd Street and the related sale values of one parcel vs. sales values of separated lots. He said that this is the main reason why owners and developers are looking at restoring lots of records. He also emphasized the consequences of these type of development creates the sizeable loss of the tree canopy.

Public Hearing was then opened.

Taina M. Christner, 406 Beech Street, voiced doubt about the process of restoration of 25 ft underlying lots without going to the BOA. She also commented that plats are mostly established by annexation. She did like Commissioner Ayscue's proposal but still thinks all changes should be presented to the BOA.

Teresa Schelhorn, 725 Barrington Drive, voiced concern about these developments creating removal of huge mature trees. She also spoke of the increase in traffic and over development impacting wetlands and sensitive areas.

Kim Wolford, 1315 Broome Street, asked about a previously owned property and the impact on restoration of underlying lots if there was a request for a change in frontage. Ms. Gibson gave some insight and commented that this would involve other sections of the code.

Lauree Hemke, 751 Barrington Drive, currently on the board of Conserve Nassau, commented that over the years there has been a history of investment of character in the writings of the Comprehensive Plan, this by the consistent sharing of information throughout the process. She then noted that with the flowcharts not being part of the packet, citizens did not have the luxury to analyze them and provide proper feedback, which in her opinion failed to show transparency and character in the process.

Margaret Kirkland, 1377 Plantation Point Drive, commented on the impact of code changes decisions on neighborhoods in relation to their character and compatibility, she also spoke of the impact on owners of adjacent properties, especially the financial impact. She also touched on the fact that these change in character decisions are also being made within the Historic District with the addition of townhomes.

Sandy Kerry, 1255 Forrest Drive, spoke of requirements from LDC Section 11.01.08 which she had already brought up during a previous PAB meeting. She noted that the following should be provided before an amendment to the code is proposed: consistency of the proposed amendment with the Comprehensive Plan, justification for the proposed amendment, and posting notices of code changes according to 11.02.01. She expressed concern about this particular change of code review being rushed and that this is not about clarifying the code but a change to the code.

Orlando Avila, 236 N. 14th Street, owns a large parcel which holds 8 underlying lots and spoke as an owner, stating his right to separate his lots as he pleases. He also spoke of the focus of current development now has

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moved from building large homes to smaller homes. He asked the Commission and Board Members to consider owners' right to develop their property as they wish.

Michael Spino, 317 S. 5th Street, downtown resident, spoke of the historic interpretation of restoration of underlying lots. He encouraged all to continue the task of clarifying these sections of the code. He also voiced support for the proposal from Commissioner Ayscue.

Mayor Bean proposed that the Commissioners provide to Staff, as a consensus of the majority, clarified directive for the PAB members to review in time for the December 12, 2023, PAB meeting.

5. DISCUSSION

5.1 Review and discuss Land Development Code Sections 1.03.04 and 1.03.05 revisions.

6. PUBLIC COMMENT

7. ADJOURNMENT 8:00 PM

Sylvie McCann, Recording Secretary

Bradley M. Bean, Mayor

Victoria Robert, Chair



**MINUTES
PLANNING ADVISORY BOARD
REGULAR MEETING
SEPTEMBER 13, 2023
5:00 PM
CITY HALL COMMISSION CHAMBERS**

1. CALL TO ORDER: 5:00 PM

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT

Victoria Robas (Chair)	Peter Stevenson (Vice-Chair)
Barbara Gingher	John Boylan
Richard Doster	Nick Gillette
Mark Bennett	

MEMBERS ABSENT

None

2. PLEDGE OF ALLEGIANCE

Led by Member Doster.

3. APPROVAL OF MEETING MINUTES

3.1 Approval of Minutes for the Regular Meeting of August 9, 2023.

A Motion was made by Vice Chair Stevenson, seconded by Member Gingher, to approve the Minutes as presented.

Vote upon passage of the motion was taken by voice vote, and being all ayes, carried.

4. OLD BUSINESS:

No old business items were presented.

5. NEW BUSINESS

5.1 PAB 2023-0047 - JON LASSERRE, AGENT FOR INTACT CONSTRUCTION MGMT GROUP, 2194 SADLER ROAD - Request for Voluntary Annexation, Future Land Use Map amendment, Zoning Map amendment, and Preliminary Plat

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Ms. Forehand provided a staff report and brief background of the request for an application for Voluntary Annexation, Future Land Use of Mixed Use for zoning district of MU-1 and the preliminary plat to create a twelve-lot townhome subdivision. Ms. Forehand indicated the request is consistent with the City's Comprehensive Plan and LDC and provided the timing for future public hearings.

Chair Robas and Vice Chair Stevenson had questions concerning drainage associated with the project. Applicant/Agent, Jon Lasserre, indicated reliance on the staff report. Applicant/Agent, Asa Gillette, provided comments to address concerns raised.

Vice-Chair Stevenson asked questions concerning placement of electric utilities. Mr. Gillette clarified that the utilities would be underground.

Member Doster asked why the project needed to be annexed into the City. Mr. Gillette indicated it is to receive City water and wastewater services.

Chair Robas offered thanks for the work associated with the prepared tree mitigation and requested clarification on mitigation calculations.

Member Doster asked, "Do we want twelve townhomes in the City?" and noted the townhomes, as illustrated, are bland and lack charm. He feels we should be asking, "What do we get out of this and how are we better?"

Chair Robas asked Ms. Forehand to clarify the rationale behind using the Mixed Use/MU-1 land use and zoning district. Ms. Forehand explained that the transitional Mixed-Use district offers a buffer between more intensive commercial and adjoining residential within the surrounding area.

Chair Robas opened the floor to public comments.

Jack Imber, 1003 Broome Street, expressed distrust of the situation and suspicion, noting this feel like a "sales job".

Chair Robas asked Ms. Forehand to clarify whether the proposed development was affordable housing. Ms. Forehand provided a response related to the Live Local Act and noted the proposed development is not an affordable housing request.

David Coalson, 111 S. 4th Street, inquired why staff has previously indicated that the City does not advocate moving from commercial to residential.

Sharon Couch, resident of Pirates Bay, supports the proposed development because it is a much better option than the prior concept. She indicated concern with the driveway at unit eleven and asked that as many trees as possible be saved.

Taina Christner, 406 Beech Street, noted that in accordance with 112.3143 Florida Statute it appears that Member Gillette should recuse himself. City Attorney Bach noted that Member Gillette's participation is limited to answering questions.

Bryn Byron, 1438 S. Fletcher Avenue, stated the island is losing touch with the idea of balanced growth. Too much residential and not enough commercial to reduce the burden on the taxpayers.

ACTION TAKEN: A motion was made by Member Bennett, seconded by Vice Chair Stevenson to recommend approval of PAB case 2023-0047 to the City Commission as per the Staff recommendation; AND that PAB case 2023-

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0047 as presented is sufficiently compliant with the Comprehensive Plan and Land Development Code and applicable Florida Statutes to be approved at this time.

Vote upon passage of the motion was taken by ayes and nays and was as follows:

Member Bennet:	Aye
Vice Chair Stevenson:	Aye
Member Gingher:	Aye
Member Boylan:	Aye
Member Doster:	Nay
Chair Robas:	Aye

Motion Carried.

5.2 PAB 2023-0048 - ELIZABETH MOORE, AGENT FOR OAKS OF AMELIA LLC, LOT 30 AMELIA ROAD - Request for Voluntary Annexation, Future Land Use Map Amendment, and Zoning Map Amendment

City Planner Forehand provided a staff report detailing compliance with the City's Comprehensive Plan, Land Development Code, and applicable Florida Statutes to annex into the City, and assign the Low Density Residential Land Use and R-1 Zoning District.

Lillian Crotts, 2943 Amelia Road, expressed concern about tree removal.

John Watson, 2825 Amelia Road, provided a history of the property.

ACTION TAKEN: A motion was made by Vice Chair Stevenson, seconded by Member Bennett, to recommend approval of PAB case 2023-0048 to the City Commission as per the Staff recommendation; AND that PAB case 2023-0048 as presented is sufficiently compliant with the Comprehensive Plan and Land Development Code and applicable Florida Statutes to be approved at this time.

Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

6. BOARD BUSINESS

6.1 Discussion of direction provided to the PAB and Planning Staff by the City Commission at its regular meeting on Tuesday, September 5, 2023, to consider Land Development Code (LDC) Text Amendments to Sections 1.03.04 and 1.03.05 to clarify what actions combine originally platted lots of record as a single development site.

Ms. Forehand and Ms. Gibson explained the current code Sections as they are written now. Members also noted that they are an advisory board and that healthy discussion with citizens and between members can help provide a recommendation which could also differ from information provided by Staff.

Jack Imber, 1003 Broome Street, offered comments about the definition and meaning of these Sections of code which always meant what it was intended to mean originally. He voiced that this sudden need to change the meaning of these sections is based on the City Commission having a clear agenda.

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Member Gillette questioned the appropriateness of tackling this topic if it involved subdivision standards, given the Tringali lawsuit. City Attorney Bach provided some insight regarding the current request regarding the City Commission's direction on a clarification request regarding these sections of code.

The board agreed to discuss the topic in depth at a workshop on September 27, 2023, at 3:00 PM.

Taina Christner, 406 Broome Street, suggested that "conditioned space" be defined further. She asked about how many more lots could be created in results from these LDC text amendments, and also requested that the board rely on a Conserve Nassau consultant.

David Coalson, 111 S. 4th Street, questioned the ethics of City Commissioner/Vice Mayor Sturges in discussing it at all.

Member Bennett addressed Staff that in order to make an informed decision he may need to see all LDC Section 1.03.05 language and background information as well as an outline of the City Commissions' expectations. Member Stevenson presented some scenarios of lots holding several underlying lots of records, while others suggested being provided with more of these scenarios and examples. Ms. Gibson asked the Board to send her their request for documentation as soon as possible.

6.2 Discussion of direction provided to the PAB and Planning Staff by the City Commission at its regular meeting on Tuesday, September 5, 2023, meeting to consider Comprehensive Plan and LDC amendments to remove the term "floodplain" from the definition of "Net Density."

This item was addressed indirectly during item 7.1.

7. STAFF REPORT

7.1. *Discussion/ Next Steps for LDC Text Amendments related to multi-family housing standards, Planned Unit Development (PUD) standards, and minimum parking standards

Ms. Forehand commented on possible future LDC Text Amendment related to Multi-Family Standards in relation to the Live Local Act. Ms. Bach commented that a number of additional meetings and workshops could take place and suggested that a stop-time be established for these future meetings and workshops. Members discussed this topic and decided that workshops should be limited to 3 hours and that during Regular Meetings, each speaker be limited to 3-5 minutes of comments.

Ms. Forehand noted that the concerns voiced by the board members regarding some of the LDC Sections can be addressed during the actual LDC rewrite/revision that will take place next year. She also spoke about the number of current hot issues needed attention and wanting the Board to establish some priorities.

***Update on LDC Codification in MuniCode**

Ms. Forehand noted that the LDC Codification in MuniCode is still in progress.

***Vulnerability Assessment Workshop Rescheduled for Monday, September 18, 2023, from 5-7PM at Peck Center.**

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Ms. Gibson noted the new date and time for the Vulnerability Assessment Workshop.

8. PUBLIC COMMENT

There were no parties wishing to speak.

9. ADJOURNMENT 7:48PM

Kelly Gibson, Recording Secretary

Victoria Robas, Chair



APPLICATION FOR VOLUNTARY ANNEXATION, LAND USE AND ZONING
766 KENNETH COURT

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	Pllumi Investments LLC				
AGENT:	Elizabeth Moore				
REQUESTED ACTION:	Voluntary Annexation, Assignment of a Future Land Use Map Category of Medium Density Residential (MDR) and Residential Low Medium (RLM) Zoning District				
LOCATION:	766 Kenneth Court (3 parcels) 00-00-30-0320-0003-0000 00-00-30-0320-0002-0000 00-00-30-0320-0001-0000				
CURRENT ZONING:	Nassau County Residential Mixed				
CURRENT LAND USE:	Nassau County Medium Density				
EXISTING USES ON SITE:	Vacant				
PROPERTY SIZE	Approximately 0.92 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	North	SF Home	1989	Residential Mixed	Medium Density
NASSAU COUNTY	South	Office Buildings	Varies	Commercial Intensive	Commercial
WITHIN CITY LIMITS	East	Office Buildings	2020	C-1	General Commercial
NASSAU COUNTY	West	SF Home	2003	Residential Mixed	Medium Density

*** All required application materials have been received. All fees have been paid. All required notices have been made. All copies of 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 Office. ***

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant, Elizabeth Moore, agent for owner, Pllumi Investments, LLC, has submitted a request for voluntary annexation and seeks the assignment of a City Future Land Use Map (FLUM) Category of Medium Density Residential and a Zoning District of Residential Low Medium (RLM) for three parcels of land situated off Kenneth Court. Previously, a single-family home on one of the sites has been demolished, leaving the properties vacant. The parcel is contiguous to the municipal boundary along the eastern side.

In accordance with Comp Policy 1.02.04, the proposed RLM zoning and Medium Density FLUM should be assessed based on the type and density of surrounding uses. The existing lots along Kenneth Court, at 100 feet, do not align with the proposed RLM zoning, which allows a minimum 50-foot lot width and a maximum density of 6 dwelling units per acre. The density of surrounding uses, specifically the Nassau County Residential Mixed



zoning requiring a minimum lot width of 75 feet and a maximum density of 3 dwelling units per acre, further emphasizes the incompatibility of the proposed RLM zoning.

Considering various development scenarios, including the proposed Residential Low Medium (RLM), Mixed-Use (MU-1), and R-1 Low Density Residential, several key considerations have been taken into account:

Residential Low Medium (RLM):

The proposed RLM zoning, designed for low- to medium-density single-family homes with a maximum density of 6 dwelling units per acre, contrasts with the existing allowance of 3 dwelling units per acre. The 50-foot minimum lot width requirement presents challenges, given the broader widths in the surrounding areas (100 feet along Kenneth Court, 75 feet in Barrington, and 75 feet in County lots to the east with a maximum density of 3 to 4 dwelling units per acre). This misalignment raises concerns about compatibility and suitability.

Delving into the underlying motivation for the requested action – which is the extension of water and wastewater services. The property owner, in choosing to bring the property into the City, seeks the support of City services to facilitate new development and redevelopment. This decision involves a trade-off, as the owner could potentially develop three lots on septic in the county without ever bringing the property into the City.

Considering this trade-off, the community must assess the benefits of extending services against the associated costs. While developing in the City aligns with broader goals, it introduces additional costs for the property owner. The property owner may be hesitant to bear these additional costs, especially if they can achieve their development goals within the county. The board should thoroughly examine long-term implications, potential missed opportunities for future annexations, and the overall impact on the community. Understanding these dynamics is crucial for a balanced decision that aligns with community goals and the broader context of land development.

Mixed-Use (MU-1):

MU-1 permits a higher density of 8 dwelling units per acre and accommodates various housing types. The consideration for MU-1 zoning stems from its alignment with the encouragement of mixed-use development (Comprehensive Plan Policy 1.02.06c). Given the property's proximity to commercial zones, including commercial-intensive land in Nassau County to the south, Commercial (C-2) to the far west, and Commercial (C-1) to the east, exploring mixed-use transitional areas was a viable option.

However, this option may not align well with the existing low-density residential character of Kenneth Court, given its larger lot widths and the desire to maintain stability and character (Comprehensive Plan Policies 1.02.06a, 1.02.06d, and 1.07.04). The potential for conflicting with the neighborhood's ambiance makes MU-1 zoning less suitable for this specific context.

Low Density Residential (R-1):

R-1 zoning, emphasizing single-family detached homes on individual lots, aligns exceptionally well with protecting the character and stability of existing residential areas, such as Kenneth Court in alignment with Objective 1.06 and Policy 1.06.06. In addition, Low Density Residential FLUM allows for a maximum of 4 dwelling units per acre, which more closely aligns with the existing FLUM at 3 dwelling units per acre.

Therefore, considering the surrounding uses, lot widths, and density in the vicinity, as well as the consideration of alternative scenarios, staff recommends the PAB endorse R-1 zoning and Low Density Residential FLUM instead of the requested RLM zoning and Medium Density FLUM.



STAFF REPORT
PAB 2023-0043 (AX, LU, CZ)
Planning Advisory Board Hearing
December 13, 2023

Daphne Forehand
Planner I

R-1, Low Density Residential emerges as the most suitable option, aligning with the established character and stability of the area, ensuring a smooth transition in residential densities, and recognizing and being sensitive to the unique features of the surrounding neighborhood, and a strong alignment with various Comprehensive Plan and Land Development Code policies:

- Growth Management (Objective 1.02. and Policy 102.02, 1.02.03)
- Decisions on amendments to the FLUM must be based on an analysis of the suitability and compatibility of the proposed use, based on factors such as the type and density or intensity of surrounding uses. (1.02.04)
- Protecting the Integrity and Stability of Established Residential Areas (1.02.06a)
- Assuring Smooth Transition in Residential Densities (1.02.06b)
- Recognizing and Being Sensitive to the Character and Form of Surrounding Neighborhoods (1.02.06d)
- The City shall implement the Fernandina Beach Comprehensive Plan in a manner that acknowledges private property rights. (1.02.07)
- The City shall protect privacy and access to light, air, and open space. (1.02.10)
- Community Character and Urban Design Standards (Objective 1.06 and Policy 1.06.06)
- Low Density Residential Designation (Policy 1.07.04)
- Level of Service (LOS) Standards (Objective 4.01. and Policy 4.01.01)
- Low Density Residential (R-1) (LDC 2.01.03)
- Density and Housing Types in Base Zoning Districts (LDC 4.01.01)
- Design Standards for Lots (LDC 4.02.01(J))

By adhering to these policies, the recommended R-1 zoning ensures the development not only fits into the existing fabric of the community but also contributes positively to its stability, diversity, and overall well-being.

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.

CONCLUSION AND STAFF RECOMMENDATIONS:

Staff recommends approval of the voluntary annexation, with the assignment of the **Low Density Residential (LDR) FLUM** category, and **R-1 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 January 2024.

MOTION TO CONSIDER:

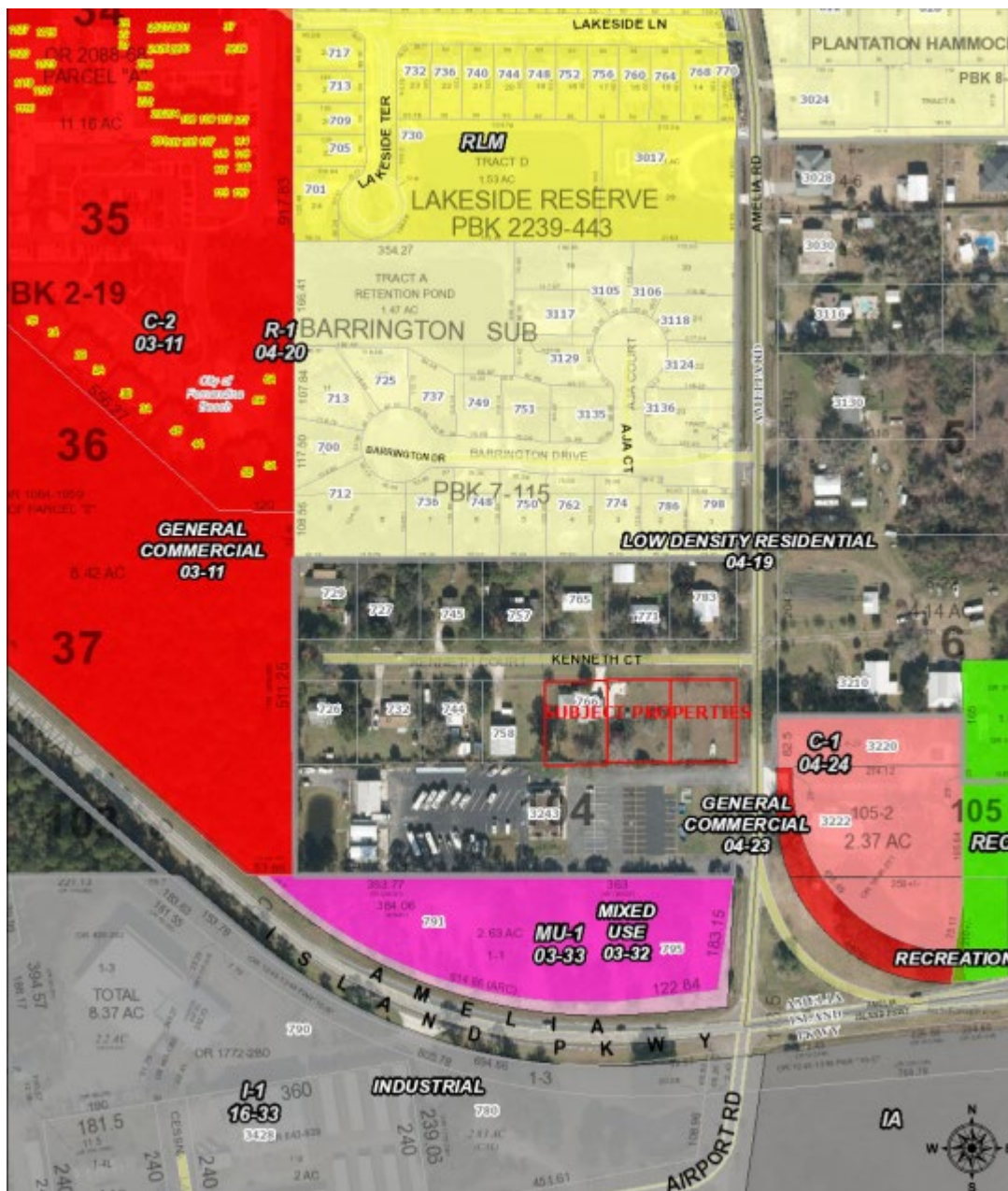
I move to recommend **(approval or denial)** of PAB case number 2023-0043 to the City Commission requesting that a Voluntary Annexation, Assignment of the Medium Density Residential (MDR) land use category, and Residential Low Medium (RLM) zoning district for 3 parcels of land located at 766 Kenneth Court be **(approved or denied)** and that PAB case 2023-0043, as presented, **(is or is not)** sufficiently compliant with the Comprehensive Plan and Land Development Code to be approved at this time.

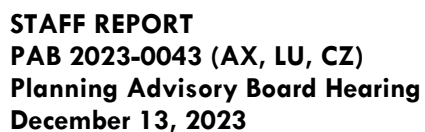


Respectfully submitted,

Daphne Forehand, Planner I

EXHIBIT A: CITY OF FB SURROUNDING ZONING & FLUM





Daphne Forehand Planner I

The map displays a section of Broward County, Florida, with various land parcels and roads. Key features include:

- Roads:** LAKESIDE LN, BARRINGTON SUB, KENTNETH CT, ISLAMIC PARKWAY, and AIRPORT RD.
- Land Parcels:** Numerous numbered parcels are shown, including 3017, 3018, 3019, 3020, 3021, 3022, 3023, 3024, 3025, 3026, 3027, 3028, 3029, 3030, 3031, 3032, 3033, 3034, 3035, 3036, 3037, 3038, 3039, 3040, 3041, 3042, 3043, 3044, 3045, 3046, 3047, 3048, 3049, 3050, 3051, 3052, 3053, 3054, 3055, 3056, 3057, 3058, 3059, 3060, 3061, 3062, 3063, 3064, 3065, 3066, 3067, 3068, 3069, 3070, 3071, 3072, 3073, 3074, 3075, 3076, 3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086, 3087, 3088, 3089, 3090, 3091, 3092, 3093, 3094, 3095, 3096, 3097, 3098, 3099, 3100, 3101, 3102, 3103, 3104, 3105, 3106, 3107, 3108, 3109, 3110, 3111, 3112, 3113, 3114, 3115, 3116, 3117, 3118, 3119, 3120, 3121, 3122, 3123, 3124, 3125, 3126, 3127, 3128, 3129, 3130, 3131, 3132, 3133, 3134, 3135, 3136, 3137, 3138, 3139, 3140, 3141, 3142, 3143, 3144, 3145, 3146, 3147, 3148, 3149, 3150, 3151, 3152, 3153, 3154, 3155, 3156, 3157, 3158, 3159, 3160, 3161, 3162, 3163, 3164, 3165, 3166, 3167, 3168, 3169, 3170, 3171, 3172, 3173, 3174, 3175, 3176, 3177, 3178, 3179, 3180, 3181, 3182, 3183, 3184, 3185, 3186, 3187, 3188, 3189, 3190, 3191, 3192, 3193, 3194, 3195, 3196, 3197, 3198, 3199, 3200, 3201, 3202, 3203, 3204, 3205, 3206, 3207, 3208, 3209, 3210, 3211, 3212, 3213, 3214, 3215, 3216, 3217, 3218, 3219, 3220, 3221, 3222, 3223, 3224, 3225, 3226, 3227, 3228, 3229, 3230, 3231, 3232, 3233, 3234, 3235, 3236, 3237, 3238, 3239, 3240, 3241, 3242, 3243, 3244, 3245, 3246, 3247, 3248, 3249, 3250, 3251, 3252, 3253, 3254, 3255, 3256, 3257, 3258, 3259, 3260, 3261, 3262, 3263, 3264, 3265, 3266, 3267, 3268, 3269, 3270, 3271, 3272, 3273, 3274, 3275, 3276, 3277, 3278, 3279, 3280, 3281, 3282, 3283, 3284, 3285, 3286, 3287, 3288, 3289, 3290, 3291, 3292, 3293, 3294, 3295, 3296, 3297, 3298, 3299, 3300, 3301, 3302, 3303, 3304, 3305, 3306, 3307, 3308, 3309, 3310, 3311, 3312, 3313, 3314, 3315, 3316, 3317, 3318, 3319, 3320, 3321, 3322, 3323, 3324, 3325, 3326, 3327, 3328, 3329, 3330, 3331, 3332, 3333, 3334, 3335, 3336, 3337, 3338, 3339, 3340, 3341, 3342, 3343, 3344, 3345, 3346, 3347, 3348, 3349, 3350, 3351, 3352, 3353, 3354, 3355, 3356, 3357, 3358, 3359, 3360, 3361, 3362, 3363, 3364, 3365, 3366, 3367, 3368, 3369, 3370, 3371, 3372, 3373, 3374, 3375, 3376, 3377, 3378, 3379, 3380, 3381, 3382, 3383, 3384, 3385, 3386, 3387, 3388, 3389, 3390, 3391, 3392, 3393, 3394, 3395, 3396, 3397, 3398, 3399, 3400, 3401, 3402, 3403, 3404, 3405, 3406, 3407, 3408, 3409, 3410, 3411, 3412, 3413, 3414, 3415, 3416, 3417, 3418, 3419, 3420, 3421, 3422, 3423, 3424, 3425, 3426, 3427, 3428, 3429, 3430, 3431, 3432, 3433, 3434, 3435, 3436, 3437, 3438, 3439, 3440, 3441, 3442, 3443, 3444, 3445, 3446, 3447, 3448, 3449, 3450, 3451, 3452, 3453, 3454, 3455, 3456, 3457, 3458, 3459, 3460, 3461, 3462, 3463, 3464, 3465, 3466, 3467, 3468, 3469, 3470, 3471, 3472, 3473, 3474, 3475, 3476, 3477, 3478, 3479, 3480, 3481, 3482, 3483, 3484, 3485, 3486, 3487, 3488, 3489, 3490, 3491, 3492, 3493, 3494, 3495, 3496, 3497, 3498, 3499, 3500, 3501, 3502, 3503, 3504, 3505, 3506, 3507, 3508, 3509, 3510, 3511, 3512, 3513, 3514, 3515, 3516, 3517, 3518, 3519, 3520, 3521, 3522, 3523, 3524, 3525, 3526, 3527, 3528, 3529, 3530, 3531, 3532, 3533, 3534, 3535, 3536, 3537, 3538, 3539, 3540, 3541, 3542, 3543, 3544, 3545, 3546, 3547, 3548, 3549, 3550, 3551, 3552, 3553, 3554, 3555, 3556, 3557, 3558, 3559, 3560, 3561, 3562, 3563, 3564, 3565, 3566, 3567, 3568, 3569, 3570, 3571, 3572, 3573, 3574, 3575, 3576, 3577, 3578, 3579, 3580, 3581, 3582, 3583, 3584, 3585, 3586, 3587, 3588, 3589, 3590, 3591, 3592, 3593, 3594, 3595, 3596, 3597, 3598, 3599, 3600, 3601, 3602, 3603, 3604, 3605, 3606, 3607, 3608, 3609, 3610, 3611, 3612, 3613, 3614, 3615, 3616, 3617, 3618, 3619, 3620, 3621, 3622, 3623, 3624, 3625, 3626, 3627, 3628, 3629, 3630, 3631, 3632, 3633, 3634, 3635, 3636, 3637, 3638, 3639, 3640, 3641, 3642, 3643, 3644, 3645, 3646, 3647, 3648, 3649, 3650, 3651, 3652, 3653, 3654, 3655, 3656, 3657, 3658, 3659, 3660, 3661, 3662, 3663, 3664, 3665, 3666

ARTICLE 10. - RESIDENTIAL, MIXED: RM

INTENT: Existing residential development in certain areas of the county has been extremely haphazard, resulting in frequent incompatibility of residential land uses. Such areas cannot be equitably classified under other residential categories in this ordinance, for to do so would create innumerable nonconformities, would work hardship on present occupants, and would make zoning enforcement difficult. Classification of lands into RM Districts is applied only to the areas developed or almost developed at the date of passage of this ordinance. Once initial boundary lines for these districts are established upon adoption of this ordinance, no additional RM Districts shall be created or any existing RM District boundaries enlarged or extended.

Section 10.01. - Permitted uses and structures.

- (A) Single-family dwellings.
- (B) Mobile homes on individual lots.

Section 10.02. - Permitted accessory uses and structures.

See article 28, section 28.15.

Section 10.03. - Conditional uses.

See article 28, section 28.14.

Section 10.04. - Minimum lot requirements.

- (A) Minimum lot width: Seventy-five (75) feet.
- (B) Minimum lot area: Eight thousand seven hundred (8,700) square feet.

Section 10.05. - Minimum yard requirements.

- (A) Front yard: Twenty-five (25) feet.
- (B) Side yard: Ten (10) feet.
- (C) Rear yard: Ten (10) feet.

Section 10.06. - Building restrictions.

- (A) Maximum building height: Thirty-five (35) feet.
- (B) Maximum lot coverage: Thirty-five (35) percent.

B) Residential

The Low-, Medium- and High- Density Residential land use categories provides for a variety of densities and housing types including single-family detached, mobile homes, single-family attached, duplex, and multi-family housing. Parcels of land designated for residential land use are intended to be used predominately for housing and shall require buffering from intrusion of land uses that are incompatible with residential uses.

The primary uses in the Low-, Medium- and High- Density Residential land use categories may include residential uses at the applicable density and community/public facilities approved pursuant to an exception or conditional use permit, such as water and wastewater facilities, electric power substation and transmission facilities, emergency medical, fire protection and police facilities, parks and schools.

Within a Planned Unit Development (PUD) or similar master planned developments, neighborhood and community commercial uses may be permissible on a scale suited to the residential developments to be served. Such uses should provide adequate access from a collector or arterial roadway and provide adequate setbacks, buffers, and other design features to ensure compatibility with surrounding residential uses.

The minimum and maximum gross densities permitted in Residential land use categories are as follows:

1. Agriculture land in single ownership parcels under 320 acres: 1 unit per 1 acre.
2. Low Density Residential: up to 2 dwellings per gross acre.
3. Medium Density Residential: up to 3 dwelling units per gross acre
4. High Density Residential: Greater than 3 dwelling units per acre up to 10 dwelling units per gross acre.

Residential Density Standards		
Category	Minimum	Maximum
Agriculture (AGR)*	0.0 du/a	1.0 du/a
Low Density Residential (LDR)	0.0 du/a	2.0 du/a
Medium Density Residential (MDR)	0.0 du/a	3.0 du/a
High Density Residential (HDR)	3.0 du/a	10.0 du/a

An affordable housing density bonus may be awarded to qualifying master-planned development projects in all residential land use categories pursuant to the requirements of Policy FL.01.03.

Residential development within a permitted DRI, PUD or otherwise established subdivision by an issued development order shall be limited to the number of dwelling units approved in the DRI or development order.

Residential development within the 100-year floodplain shall be required to meet FEMA regulations and County Department of Health regulations regarding the installation of septic tanks.

Mobile homes will be permitted in accordance with Sec. 320.8285, (6) F.S.; manufactured homes will be permitted in accordance with Sec. 553.382, F.S. and Community Residential homes shall be permitted in accordance with Sec. 419.001, F.S.

Print

Planning Advisory Board (PAB) - Submission #11848

Date Submitted: 6/28/2023

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?*

6/15/2023

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*

766 Kenneth Court

City*

Fernandina Beach

State*

FL

Zip*

32034

Parcel ID #(s)*

00-00-30-0320-0003-0000; 00-00-30-0320-0001-0010; 00-00-30-0320-0001-0020; 00-00-30-0320-0002-0010; 00-00-30-0320-0002-0020; 00-00-30-0320-0003-0010

Lot*

1, 2, 3

Block*

n/a

Subdivision*

Kenneth Court

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*

Pillumi Investments LLC

Last Name*

n/a

Company (if applicable)

Mailing Address*

525 Wetherby Lane

City*

St Augustine

State*

FL

Zip*

32092

Telephone Number*

9049624227

Email Address*

toddbates1@yahoo.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

Elizabeth

Last Name

Moore

Mailing Address

1617 San Marco Boulevard

City

Jacksonville

State

Florida

Zip

32207

Telephone Number

9044796425

E-mail Address

beth.moore@si-law.com

PROJECT INFORMATION**Previous Planning/Zoning Approvals**

None. An application was previously submitted on 11/2/2022 but has been withdrawn and is being resubmitted.

Summary of Request (more detailed information to be provided in required letter of intent)*

The Property is located within unincorporated Nassau County, zoned Residential Mixed and designated with future land use of Medium Density. This application seeks to annex the Property into the City of Fernandina Beach, to zone it as Low-Medium Density Residential (RLM), and to designate the future land use as Medium Density Residential. The owner intends to redevelop the Property with six single family residences on approximately 50-foot lots.

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*

Elizabeth

Applicant Last Name*

Moore

Today's Date*

6/28/2023

Upload Supporting Documentation*

Owners Authorization for Agent Representation (executed).pdf



Upload 2
Proof of Ownership
(General Warranty Deed)
OR Book 2568 Page
1996.pdf

Upload 3
Survey (766 Kenneth
Court).pdf

Upload 4
Voluntary Annexation
Agreement, Petition for
Annexation.pdf

DEPARTMENT OF PLANNING & CONSERVATION

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



ELIZABETH A. MOORE
SODL & INGRAM PLLC
1617 SAN MARCO BOULEVARD
JACKSONVILLE, FLORIDA 32207
BETH.MOORE@SI-LAW.COM
P: 904-479-6425
F: 904-347-2738
SI-LAW.COM

December 5, 2023

VIA Email (kgibson@fbfl.org)

City of Fernandina Beach
Department of Planning & Conservation
Attn: Kelly Gibson, AICP
204 Ash Street
Fernandina Beach, Florida 32034

RE: Letter of Intent – 766 Kenneth Court

Dear Ms. Gibson:

The undersigned and this law firm represent Pllumi Investments LLC, the owner of property located at 766 Kenneth Court. The Property consists of three 100-foot lots¹ located within unincorporated Nassau County, zoned as Residential Mixed and designated as future land use of Medium Density. The Property is presently vacant.

The accompanying application seeks to annex the Property into the City of Fernandina Beach, to zone it as Low-medium Density Residential (RLM), and to designate the future land use as Medium Density Residential. The justification for these proposed actions is to allow the owner to connect to City utilities and to redevelop these parcels in accordance with the RLM zoning. These proposed actions are consistent with the City's Comprehensive Plan for the following reasons:

➤ **Objective 4.02 (Wastewater Treatment Systems) and Policies 4.02.01, 4.02.03**

This objective provides for the City to limit the use of septic tanks by extending wastewater lines as necessary. Put plainly in Policy 4.02.03, "[n]o new septic tanks will be permitted" in the City. The proposed annexation will meet the goals of this Public Facilities Element of the Comprehensive Plan by preventing the use of septic tanks on the Property by making City facilities available.

¹ The Property had previously been divided into six lots by the County Property Appraiser's Office due to miscommunication and confusion around the City's annexation process. The Property was reverted back to its prior configuration, and then administratively separated into the three underlying lots of record.

➤ **Objective 1.04. (Redevelopment and Infill Development) and Policy 1.04.01**

Objective 1.04 directs the City to “reduce blight and encourage redevelopment of underutilized areas and inefficient land use patterns.” This proposed project will help accomplish this objective as an infill development near the Amelia Island Parkway and 14th Street corridors. The Property is in a predominantly mixed-use area, including property immediately to the south zoned “Commercial Intensive” by the County.

➤ **Objective 3.01 (Housing Supply and Demand) and Policy 3.01.02**

Under Objective 3.01, the City shall ensure that adequate sites are available to “meet the established demand, or until complete build-out of developable properties.” The City shall also encourage the private sector to “provide a suitable mixture and number of housing units” to meet existing and future demand.

➤ **Objective 1.06 (Community Character) and Policy 1.06.04**

This objective strives for the City to protect and promote quality of life to “encourage re-use, infill and new development.” The City, through its regulations, is mandated to “allow and encourage a range of housing patterns.” Moreover, community character is reflected not only in lot sizes, but also in “house sizes, site placement, height, architectural features and existing vegetation.” The proposed RLM zoning will encourage house sizes and features that are more consistent with the surrounding housing on Kenneth Court.

➤ **Objective 1.03 (Natural Resource Protection)**

Under this objective, the City shall direct “development densities and intensities to those areas having the greatest capacity for absorbing development” Here, the Property will add density to an existing mixed commercial/residential area, thereby decreasing the need to build housing in currently undeveloped areas. Furthermore, the Property does not contain any environmentally sensitive areas.

In sum, we believe the proposed annexation, zoning, and land use designation of the Property is consistent with the City’s Comprehensive Plan provides an appropriate transition with the surrounding area and uses.

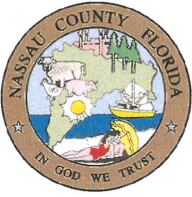
Please contact me if you have any questions or need additional information. Thank you for your time and consideration.

Sincerely,



Elizabeth A. Moore, Esq.

Cc: Daphne Forehand (dforehand@fbfl.org)



Nassau County Development Services
96161 Nassau Place
Yulee, FL 32097

Caleb Hurst, PE
Development Services Director

MEMORANDUM

DATE: October 19, 2023

TO: Pllumi Investments c/o Elizabeth Moore

FROM: Andrew Prokopiak, Development Services Planner

SUBJECT: LS23-039 – Kenneth Ct – PIN: 00-00-30-0320-0003-0000

Thank you for taking time to provide us with the requested information pertaining to the property located off Kenneth Ct, in Fernandina Beach, FL. The subject parcel is described as Lots 1, 2, and 3 of the Kenneth Ct Subdivision, recorded in the public records of Nassau County in Plat Book 3, Page 50. The subject parcel of land is located in the Residential Mixed (RM) zoning district. Parcels of land in the RM zoning district must meet the minimum requirements of:

Zoning District: Residential Mixed		
Lot Area		8,700 sq.ft.
Lot Width		75 feet
Setbacks	Front	25 feet
	Side	10 feet
	Rear	10 feet

The exception to the above regulations from our Land Development Code will be for the minimum lot width and minimum lot area which will be dictated by the original plat meets and bounds.

The following regulation from Article 29-2 of the Nassau County Subdivision Code applies:

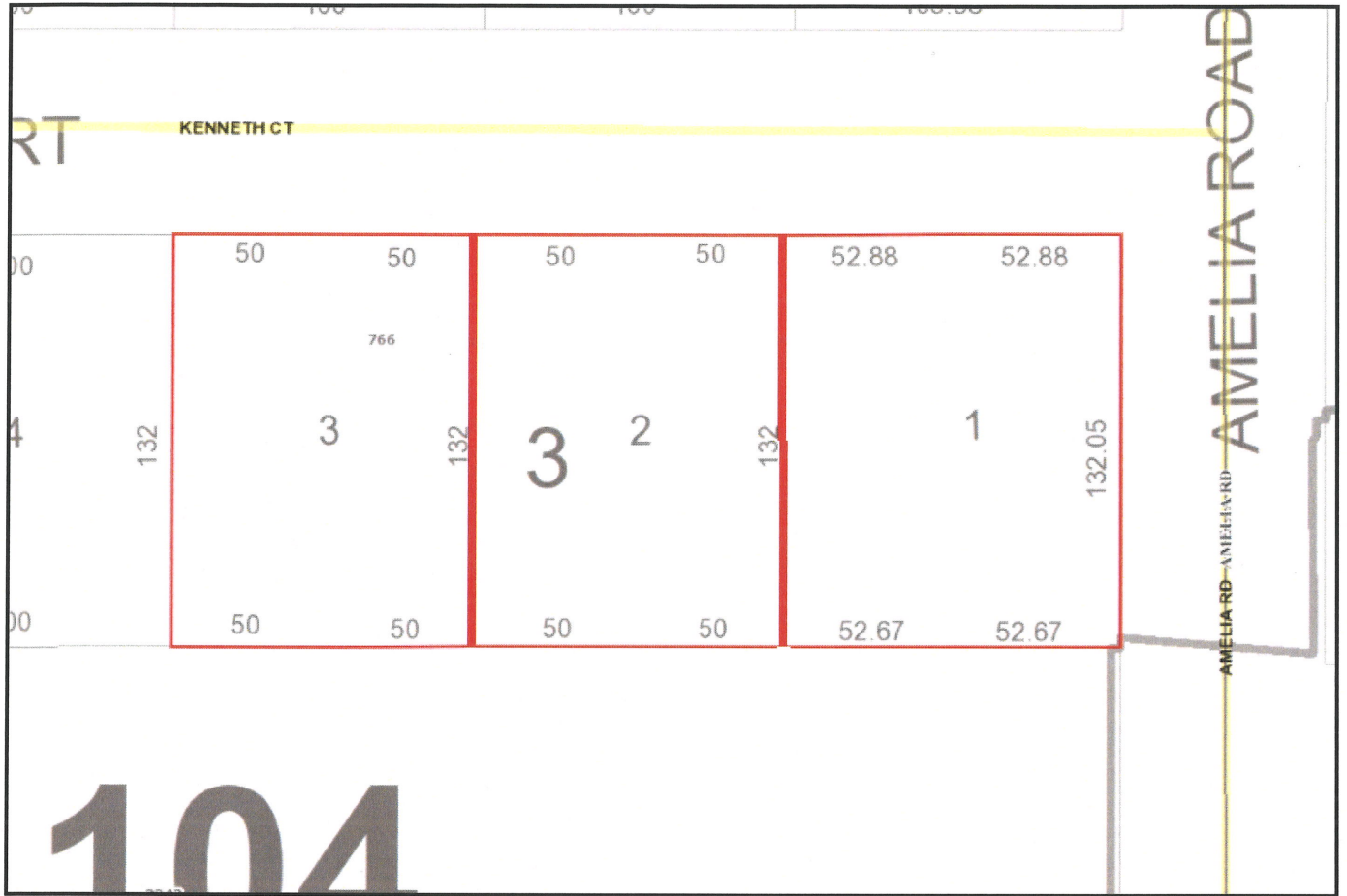
(3) Resubdivision of land heretofore platted into lots, provided, however, that the sale or exchange of lots or portions of lots to or between adjoining property owners, where such sale or exchange does not create additional lots, shall not be considered a subdivision of land;

According to the documentation you provided, it appears you intend on returning lots 1, 2, and 3 to its platted configuration. No additional building sites are being created beyond the lots platted. **Please be advised that any further subdivision will result in a subdivision re-plat to be approved by Nassau County pursuant to Chapter 29 of the Nassau County Code of Ordinances.**

The Nassau County Development Services only reviews lot split applications to determine whether a lot is buildable based on the Land Development Code. Please contact the Environmental Health Department for questions regarding water and sewer or well and septic at (904)875-6100, Development Services for access requirements at (904)530-6225, and the Building Department at (904)530-6250.

Please be advised: Any changes to approved plans may require additional review and/or approvals. Please contact Development Services staff as soon as possible if you anticipate ANY changes to approved plans.

Proposed Approximate redistribution of lot lines



SURVEY NOTES:

- [illegible]

PREPARED FOR:
PLUM INVESTMENTS LLC

[illegible]

THE INFORMATION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF SURVEYING AND MAPPING IN CHAPTER 45-12, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.022, FLORIDA STATUTES.

BY:  ALAN J. WILSON, PLS.
FLORIDA REGISTERED SURVEYOR
NUMBER 12004-0001
MAPPER CERTIFICATE NO. 5712

GLASS LAND SURVEYING, LLC
23044 CRESCENT PARK COURT, TERRANOWA BEACH, FLORIDA 33024
CRESCENT PARK COURT, TERRANOWA BEACH, FLORIDA 33024
TELEPHONE: (904) 22-5005
FACSIMILE: (904) 22-5005
ELECTRONIC BUSINESS NO. 16 8359

DATE: 11-10-12
FILE: 12004-0001
NO. 07 - AEC
NO. 08 - 22-5005
NO. 10 - 5712
PAGE NO. 72

GLASS LAND SURVEYING, LLC
CRESCENT PARK COURT, TERRANADIA BEACH, FLORIDA 32054
(904) 261-0128 • CELL (904) 370-0318
LICENSE BUSINESS NO. LB 5359

SCALE: 1" = 10'
DATE 12-04-23
DWN BY: AFG
CND BY: AFG
JOB NO. 22-205
F.B. NO. SY2
PAGE NO. 72



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Pilumi Investments LLC, a Florida limited liability company
(print name of property owner(s))

hereby authorize: Elizabeth Moore of Sodl & Ingram PLLC
(print name of agent)

to represent me/us in processing an application for: Petition for Annexation. Zoning/Land Use Map Amendments
(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)

Tony Zajni
(Print name of owner)

(Signature of owner)

(Print name of owner)

STATE OF FLORIDA

COUNTY OF NASSAU

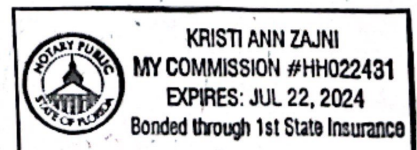
Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 25 day
of October, 2022, by Tony Zajni.

Kristi Zajni
Notary Public

Kristi Zajni
Printed Name

7/22/24
My Commission Expires

Personally Known OR Produced Identification ID Produced:



Prepared By and Return To:

David J. Heekin
Landmark Title, LLC
7220 Financial Way
Jacksonville, FL 32256

General Warranty Deed

Made effective the 27th day of May, 2022, by Carolyn Music, an unmarried woman, whose address is 85091 Christian Way, Apt #318, Yulee, FL 32097 hereinafter called the Grantor, to Pillumi Investments LLC, a Florida Limited Liability Company, whose address is 525 Wetherby Lane, St. Augustine, FL 32092, hereinafter called the Grantee:

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Nassau County, Florida, more particularly described as follows:

Lot 1, 2 and 3, Kenneth Court, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 50, of the Public Records of Nassau County, Florida.

Parcel ID Number: 00-00-30-0320-0003-0000

Subject to taxes accruing subsequent to December 31, 2021.

Subject to covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

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

To Have and to Hold, the same in fee simple forever.

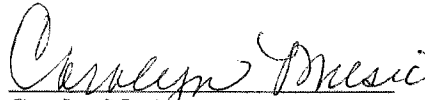
And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year written below.

Signed, sealed and delivered in our presence:


Witness 1 Signature

DONNIE FUSSELL
Witness 1 Printed Name

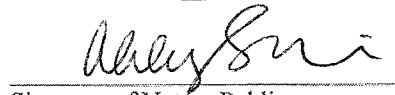

Carolyn Music

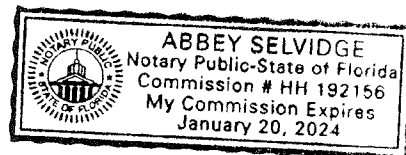

Witness 2 Signature

Abbey Selvidge
Witness 2 Printed Name

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization this 26th day of May, 2022, by Carolyn Music.


Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: ☒ _____
Type of Identification
Produced: OL