



AGENDA
PLANNING ADVISORY BOARD
REGULAR MEETING
NOVEMBER 12, 2025
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 Regular Meeting of October 8, 2025.
4. **BOARD BUSINESS**
 - 4.1 **PRESENTATION — FLORIDA PUBLIC UTILITIES COMPANY — COMMUNITY UPDATE**
FPUC representatives will provide a community update presentation.
5. **OLD BUSINESS**
6. **NEW BUSINESS**
 - 6.1 ***(Quasi-Judicial)* - PAB 2025-0010 - JON LASSERRE, AGENT FOR AMELIA HOLDING LLC + PARKWAY COMMONS NORTH PROPERTY OWNERS ASSOCIATION, INC, 0 AMELIA ISLAND PARKWAY**
Request for Voluntary Annexation of Properties Located at 0 Amelia Island Parkway, Parcels 00-00-30-044B-0040-0000 + 00-00-30-044B-0041-0000 totaling Approximately 11.81 deeded Acres of Land.
 - 6.2 ***(Legislative)* - PAB 2025-0012 - JON LASSERRE, AGENT FOR AMELIA HOLDING LLC + PARKWAY COMMONS NORTH PROPERTY OWNERS ASSOCIATION, INC, 0 AMELIA ISLAND PARKWAY**
Request for Re-Assignment of the Nassau County Future Land Use Map Category from Medium Density Residential, to City of Fernandina Beach General Commercial (GC) for the property totaling approximately 11.81 deeded acres of land.
 - 6.3 ***(Quasi-Judicial)* - PAB 2025-0013 - JON LASSERRE, AGENT FOR AMELIA HOLDING LLC + PARKWAY COMMONS NORTH PROPERTY OWNERS ASSOCIATION, INC, 0 AMELIA ISLAND PARKWAY**
Request for Re-Assignment of the Nassau County Zoning District from Residential Mixed to City of Fernandina Beach General Commercial (C-2) for the property totaling approximately 11.81 deeded acres of land.
 - 6.4 ***(Legislative)* - PAB 2025-0014 - CITY OF FERNANDINA BEACH**
The City of Fernandina Beach Requests a Land Development Code (LDC) Text Amendment to LDC Section 1.03.05 Construction or Demolition of Structures on Combined Lots, to clarify the relevant

zoning district that applies.

7. **STAFF REPORT**
8. **PUBLIC COMMENT**
9. **ADJOURNMENT**

NEXT PAB REGULAR MEETING IS SCHEDULED FOR DECEMBER 10, 2025.

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.