



**AGENDA
TECHNICAL REVIEW COMMITTEE
REGULAR MEETING
AUGUST 13, 2026
10:00 AM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE**
- 4. APPROVAL OF MINUTES**
 - 4.1 Approval of Minutes from the Regular Meeting of July 23, 2026.
- 5. FIRST STEP REVIEW (PRE-APPLICATION ITEMS)**
 - 5.1 **ALISON LESKO, VIOLET BLU HAIR BOUTIQUE - 12 SOUTH 3RD STREET**
First Step - Change of Use review for the addition of hair salon services to the existing structure. (C-3)
 - 5.2 **JOHNATHAN MCDILL, AGENT FOR PHIL AND JANET GRIFFIN, 815 FIR STREET & 605 S 9TH STREET.**
Site plan review for the redevelopment of 2 residential lots into a single commercial and residential building. (MU-8)
 - 5.3 **MIRANDA ARCHITECTS, AGENT FOR GALAXIE 500 LLC, 22 S. 8TH STREET**
Site Plan Review for the Agricola Grand Oak Plaza project for parking lot improvement and new entry canopy. (C-3)
 - 5.4 **TODD BATES, 3199 S. FLETCHER AVENUE**
Site Plan Review for 13 home sites. (R-3)
- 6. OLD BUSINESS**
- 7. NEW BUSINESS**
- 8. DEVELOPMENT INQUIRIES FROM APPLICANTS NOT ON THE AGENDA - DISCUSSION ONLY, NO ACTION TO BE TAKEN.**
- 9. COMMITTEE BUSINESS**
- 10. ADJOURNMENT**

NEXT REGULAR TRC MEETING IS SCHEDULED FOR AUGUST 27, 2026.

Persons with disabilities requiring accommodations in order to participate in this program or activity should contact 310-3115, TTY 711, or through the Florida Relay Services at 1-800-955-8771 (TTY number for all City offices) at least 24 hours in advance to request such accommodations.



**MINUTES
TECHNICAL REVIEW COMMITTEE
REGULAR MEETING
JULY 23, 2026
10:00 AM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

1. CALL TO ORDER 10:01 A.M

2. ROLL CALL

MEMBERS PRESENT:

Jacob Platt, Project Coordinator (Chair)
Jimmy Parr, Building
Cathy Sabattini, Public Works Operation
David Neville, Arborist/Urban Forester

Margaret Pearson, Planning & Conservation
Sydney Watkins, Stormwater/Utilities
Jason Higginbotham, Fire

OTHERS PRESENT:

Sylvie McCann, Recording Secretary

ABSENT:

Marco Aguilera, Code Enforcement

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

4.1 Approval of Minutes for the Regular Meeting of July 9, 2026

ACTION TAKEN: A motion was made by Member Pearson, seconded by Member Sabattini, to approve the Minutes for the Regular Meeting of July 9, 2026, as present.

Motion taken by voice vote, being all ayes, carried.

5. FIRST STEP REVIEW (PRE-APPLICATION ITEMS)

6. OLD BUSINESS

7. NEW BUSINESS

8. SIGN OFF

8.1 **TRC 2025-0010 - TOM MILLER, 1750 S. 14TH STREET**
Formal Site Plan Review for a commercial flex space. (C-1)

ACTION TAKEN: A motion was made by Member Watkins, seconded by Member Pearson, to sign off and approve TRC Case 2025-0010, as presented.

Motion taken by voice vote, being all ayes, carried.

9. DEVELOPMENT INQUIRIES FROM APPLICANTS NOT ON THE AGENDA - DISCUSSION ONLY, NO ACTION TO BE TAKEN.

Sherry Merritt, Cats Angels 709 S. 8th Street, currently a non-profit, also operating with profit with their thrift shop and cat adoption. She noted that this operates as a cat rescue which also involves community cat transport for spade and neuter services to Jacksonville. She explained that they are looking to expand and purchase 717 S. 8th Street, which is currently occupied by an accounting firm. She stated that they have a contract for the northern part of that building that they could possibly close within 30 days. She added that they are looking to use this as office space, small event, and house cat that are getting ready for surgery before they are transported to Jacksonville. She asked Fire regarding compliance such as alarm and fire extinguishers.

Member Higginbotham commented that he will research and communicate this information.

Ms. Merritt asked about the vacant part of the lot in the rear and if she could turn this into additional parking.

Member Pearson commented that this project would be considered as an expansion and would need to be submitted under a Formal TRC application. She added that this would fall under MU-8 overlay standards, with standards for stormwater, access, trash receptacle location, and that she would provide a copy of the MU-8 Standards.

Ms. Merritt then asked about the process to replace or repair an extremely old existing chain link fence.

Member Neville explained the Tree Removal requirements

Chair Platt asked if this would become a veterinary clinic. Ms. Merritt answered in the negative and added that this would only be housing cats before they are moved to Jacksonville for surgery.

Lastly, Ms. Merritt noted that 717 S. 8th Street currently has a well on site and asked about water access. Member Watkins advised that a Utility Connection application would need to be filled out in order to get a clear idea of the potential cost to annex to City water and sewer.

Ms. Merritt then explained that the building holds two owners and that they would acquire the north side of the building. Member Pearson asked if there is a parking agreement. Ms. Merritt answered in the negative. Member Pearson said an agreement could be required.

Chair Platt suggested that combining the 2 parcels (709 and 717 parcels) would help ease the requirement. He indicated that all suggestions would be summarized into a Next Step Summary sheet that will be communicated to Ms. Merritt's contact information.

10. COMMITTEE BUSINESS

10.1 Review of Speed Hump Policy Draft

Jeremiah Glisson, Deputy City Manager, explained that there has been increased demands for speed humps, which is why a policy is being developed with the help of a consultant regarding enhanced traffic speed enforcement options. He noted that these are reserved for very specialized area and emphasized the fact that there is a safety impact to installing speed humps as noted on the checklist. He also stated that outreach had been done to other communities for input before the policy is put together.

Member Pearson clarified that members are asked for a recommendation for this policy.

Chair Platt asked if a request by an applicant would trigger a need for traffic analysis. Mr. Glisson explained that if a traffic analysis is deemed necessary, the applicant and/or community or associated HOA would possibly be

DRAFT

responsible in shared-cost for the study and the implementation process.

Member Watkins asked about the responsibility of maintenance for speed humps. Mr. Glisson said speed humps are city street devices and are the responsibility of the City for their maintenance.

Mr. Glisson explained the difference between speed bump (which a less effective), speed hump and speed table (such as on Jasmine Street).

Member Watkins spoke of the stormwater impact from the installation of these devices. Mr. Glisson explained that drainage is considered as part of the installation of these devices and is also part of the discussion.

Members clarified the review and approval routing of any installation request application, including Exhibit A & B, starting with Operations, then TRC First Step which should include Police, then Traffic Studies if needed, Formal TRC, and finally CMO approval.

Chair Platt clarified that this document would become a City Policy and will be adopted as a Resolution, not as an Ordinance.

ACTION TAKEN: A motion was made by Member Pearson, seconded by Member Watkins, to proceed to recommend the draft document of the Speed Hump Policy with the condition that Committee Member's suggestions be considered and included within the document regarding traffic study needs, maintenance, consideration of impact on stormwater, and the inclusion of a clear routing order of the review and approval process.

Motion taken by voice vote, being all ayes, carried.

Member Watkins suggested that some time be allocated at the next TRC meeting for all members to review the City view process regarding TRC application submissions.

11. ADJOURNMENT 10:41

Sylvie McCann, Recording Secretary

Jacob Platt, Chair



Outlook

Online Form Submittal: Technical Review Committee (TRC): First Step Review Request

From noreply@civicplus.com <noreply@civicplus.com>

Date Fri 7/10/2026 2:57 PM

To TRC Info <trcinfo@fbfl.city>

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender, were expecting this email, and know the content is safe.

Technical Review Committee (TRC): First Step Review Request

Technical Review Committee (TRC) First Step Review

USE THIS FORM TO Submit a project for input and guidance from the Technical Review Committee, the City group responsible for reviewing site plans and commercial projects. First Step reviews are a free service provided by the City of Fernandina Beach to help guide a project through the development review and permitting process. The First Step review is a meeting between an applicant and representatives of City departments responsible for reviewing applications for the purpose of exchanging information on the potential development of a site. This may include providing information on permissible uses of the site; required improvements; infrastructure requirements; any applicable design standards; any potential regional, state or federal standards; requirements for supporting plans, documents and studies; and any applicable design standards.

Fees

None

IMPORTANT NOTES

A change of use occurs when an existing use is replaced by a different use, as listed in table 2.03.02. A proposed change of use will require a First Step Review as set forth in 11.01.02. A change of use shall not require a local development order when all the conditions of 11.00.05 are met. The determination that a proposed use or development constitutes a change of use is an administrative decision subject to appeal. When a local development order is required due to a proposed change of use, all standards and procedures of the Comprehensive Plan and LDC shall apply to the proposed new use.

****Please note that First Step items are reviewed as Discussion Items at the beginning of each TRC meeting followed by Formal Review items.****

Please see the Land Development Code (LDC) for detailed information:	Local Development Orders for a Change of Use – see LDC Section 11.00.05
The LDC is available for review at	www.fbfl.us/LDC
Application Requirements	A complete application., Site plans or scaled drawings; , Any other files that illustrate the proposed project; and
PROPERTY INFORMATION	Property information can be found at the Nassau County Property Appraiser's Website → Map Search
Site Address	12 South 3rd Street
City	Fernandina
State	FL
Zip	32034
Parcel ID #(s)	000031180000130020
Lot	2
Block	13
Subdivision	City of Fernandina
Zoning District	C-3
Future Land Use Designation	General Commercial
Overlay District	Downtown Historic District
Size of Property (acres)	1220
Present Property Use	Retail
Wetlands	Yes
Flood Zone	X, 0.2 % chance flood hazard
Coastal Construction Control Line (CCCL)	No
CONTACT INFORMATION	
<i>Applicant or interested party who will be present at the meeting.</i>	
First Name	Alison

Last Name	Lesko
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Company (if applicable)	Violet Bloom
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PROJECT INFORMATION

Project Name	Violet Blu Hair Boutique
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Project Type	Commercial
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Please choose your preferred method of conducting your First Step Review	In-person (at City Hall Chambers, 204 Ash St.)
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Project Description	Adding one hair styling chair and one shampoo bowl to one side of the woman's boutique to offer hair services as well as a blow dry bar option for customers and tourists staying in the area at the local downtown hotels and bed and breakfasts.
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There's existing plumbing underneath the house that we would use to hook up the shampoo bowl so nothing would be altered or no construction would be needed to add to the shop.

I have attached the photo of what it would look like from chat gpt. As well as what is there on the wall now.

Proposed Access Road	12 South 3rd street
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Rd Maintenance Jurisdiction	City Maintained
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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.
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Applicant First Name	Alison
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Applicant Last Name	Lekso
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Today's Date	7/10/2026
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Upload Supporting Documentation	IMG_5932.jpeg
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Upload 2	DF278A36-B6F4-4B84-A9D9-9B58BD6DDB34.png
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Upload 3	<i>Field not completed.</i>
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Upload 4 *Field not completed.*

Upload 5 *Field not completed.*

DEPARTMENT OF PLANNING & CONSERVATION

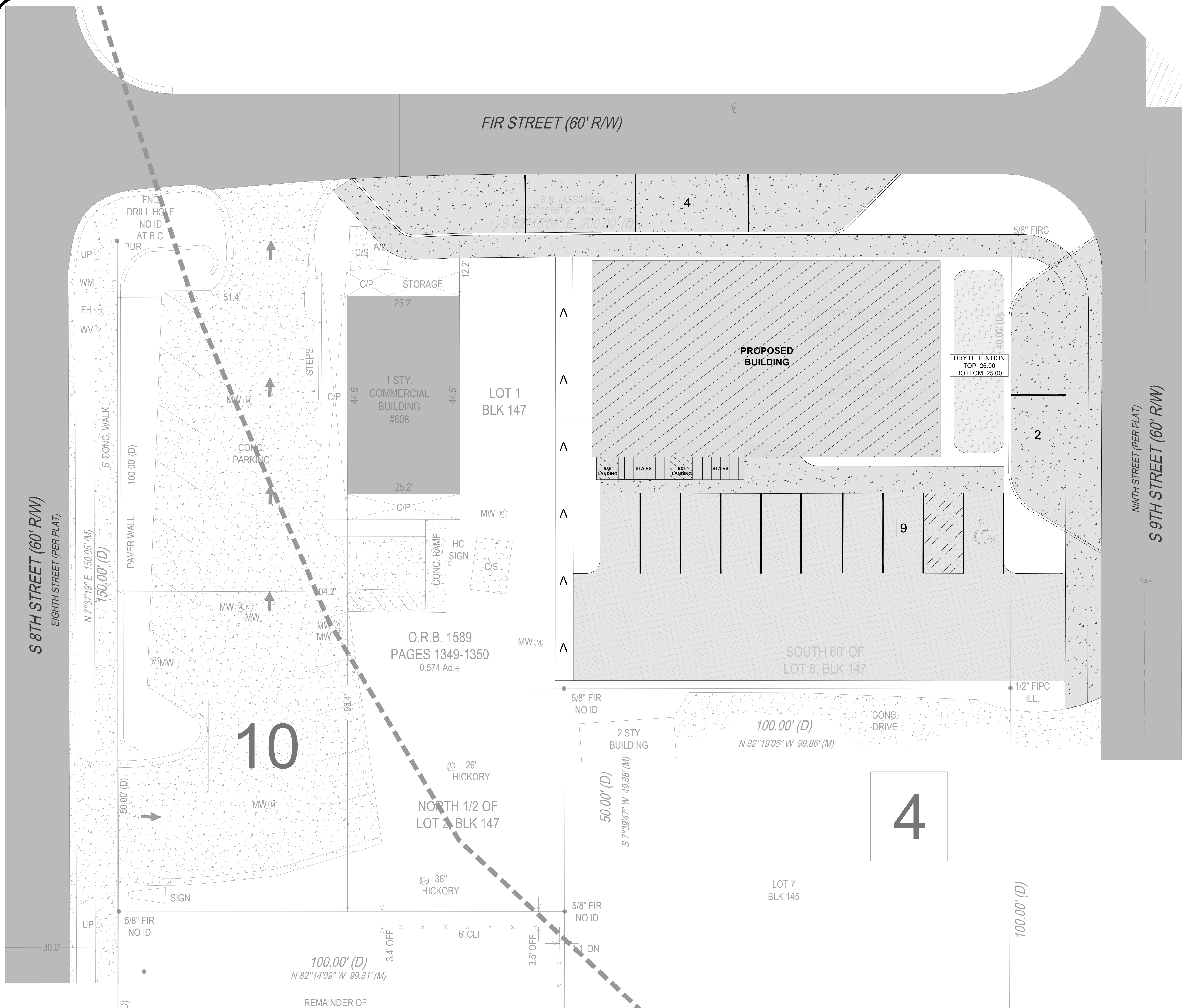
204 Ash Street | Fernandina Beach, Florida 32034 | 904 310-3480 |

www.fbfl.us/planning

Email not displaying correctly? [View it in your browser.](#)







- LEGEND
- EXISTING ASPHALT PAVEMENT
 - PROPOSED POND
 - PROPOSED BUILDING
 - PROPOSED PERMEABLE PAVERS
 - PROPOSED CONCRETE PAVEMENT
- 10, 4 SOIL
- MANDARIN FINE SAND
Hydrologic Soil Group: A
 - ECHAW FINE SAND
Hydrologic Soil Group: A

PROPERTY INFORMATION:

- PID#: 00-00-31-1800-0147-0081
- 00-00-31-1800-0147-0082
- ACREAGE: 0.23 ACRES (10,000 SF)
- LOCATION: 815 FIR ST, AND 607 S 9TH ST
- FERNANDINA BEACH, FLORIDA 32034
- FLOOD ZONE: X
- BFE = X ZONE
- ZONING: MU-8
- FUTURE LAND USE: INCORPORATED
- PROPOSED USE: MIXED USE
- MAX BUILDING HEIGHT: 45 FT
- MIN GROUND FLOOR HEIGHT: 12FT

DEVELOPMENT REQUIREMENTS:

- MAX DENSITY: 8 UNITS/AC
- MAXIMUM IMPERVIOUS SURFACE RATIO: 60%
- PROPOSED IMPERVIOUS:
(TOTAL IMPERVIOUS / TOTAL AREA)= 38.93 %
- MAX (F.A.R.) PERCENTAGE: 200%
- PROPOSED (F.A.R.) PERCENTAGE: 34.32 %

SETBACK REQUIREMENTS:

- FRONTING 8TH STREET: 6 FEET
- SIDES: NONE
- REAR: NONE

UTILITIES:

- WATER: CITY OF FERNANDINA BEACH
- SEWER: CITY OF FERNANDINA BEACH
- POWER: F.P.U.

EXISTING IMPERVIOUS AREA

DESCRIPTION	AREA (SF)
TOTAL SITE AREA	10,000 SF
EX. BUILDINGS	3,286 SF
EX. CONCRETE PAVEMENT	609 SF
EX. OFFSITE CONCRETE PAVEMENT	449 SF
TOTAL IMPERVIOUS AREA	4,344 SF

PROPOSED ONSITE IMPERVIOUS SURFACE CALCULATION

DESCRIPTION	AREA (SF)
TOTAL SITE AREA	10,000 SF
PROPOSED BUILDING	3,432 SF
PROPOSED SIDEWALK	321 SF
PROPOSED STAIRS	115 SF
PROPOSED LANDING	25 SF
TOTAL ONSITE IMPERVIOUS AREA	3,893 SF

PROPOSED OFFSITE IMPERVIOUS SURFACE CALCULATION

DESCRIPTION	AREA (SF)
PROPOSED OFFSITE PARKING LOT	2,055 SF
PROPOSED OFFSITE SIDEWALK	1,665 SF
TOTAL OFFSITE IMPERVIOUS AREA	3,720 SF

TOTAL IMPERVIOUS AREA = 3,893 SF + 3,720 SF = 7,613 SF
IMPERVIOUS RATIO = (TOTAL ONSITE IMPERVIOUS AREA / TOTAL AREA)
MAXIMUM ALLOWED = 38.93% (MU-8 ZONING - MAX 60%)

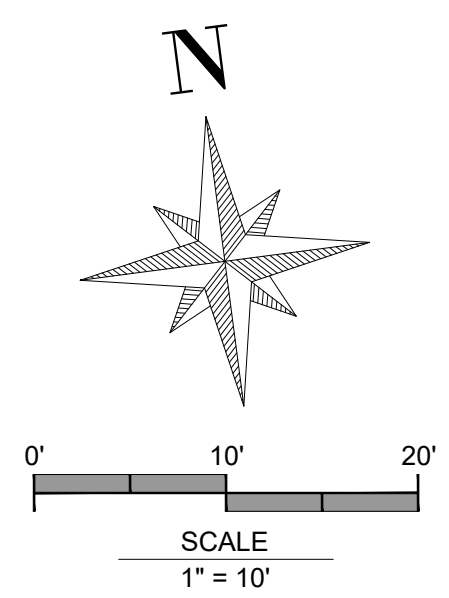
DRAINAGE CALCULATIONS:

ADDED IMPERVIOUS AREA = 3,269 SF

3,269 SF X 1" X 1/12 = 272.42 CF

TREATMENT VOLUME REQUIRED = 273 CF

TREATMENT VOLUME PROVIDED = 358 CF



811
Know what's below.
Call before you dig.

109 Readrick Avenue
Kingsland, GA 31548

POST DEVELOPMENT

FERNANDINA BEACH, FLORIDA 32034

PREPARED FOR:
PHILIP GRIFFIN AND JANET GRIFFIN

REVISIONS	NO.	DESCRIPTION	DATE

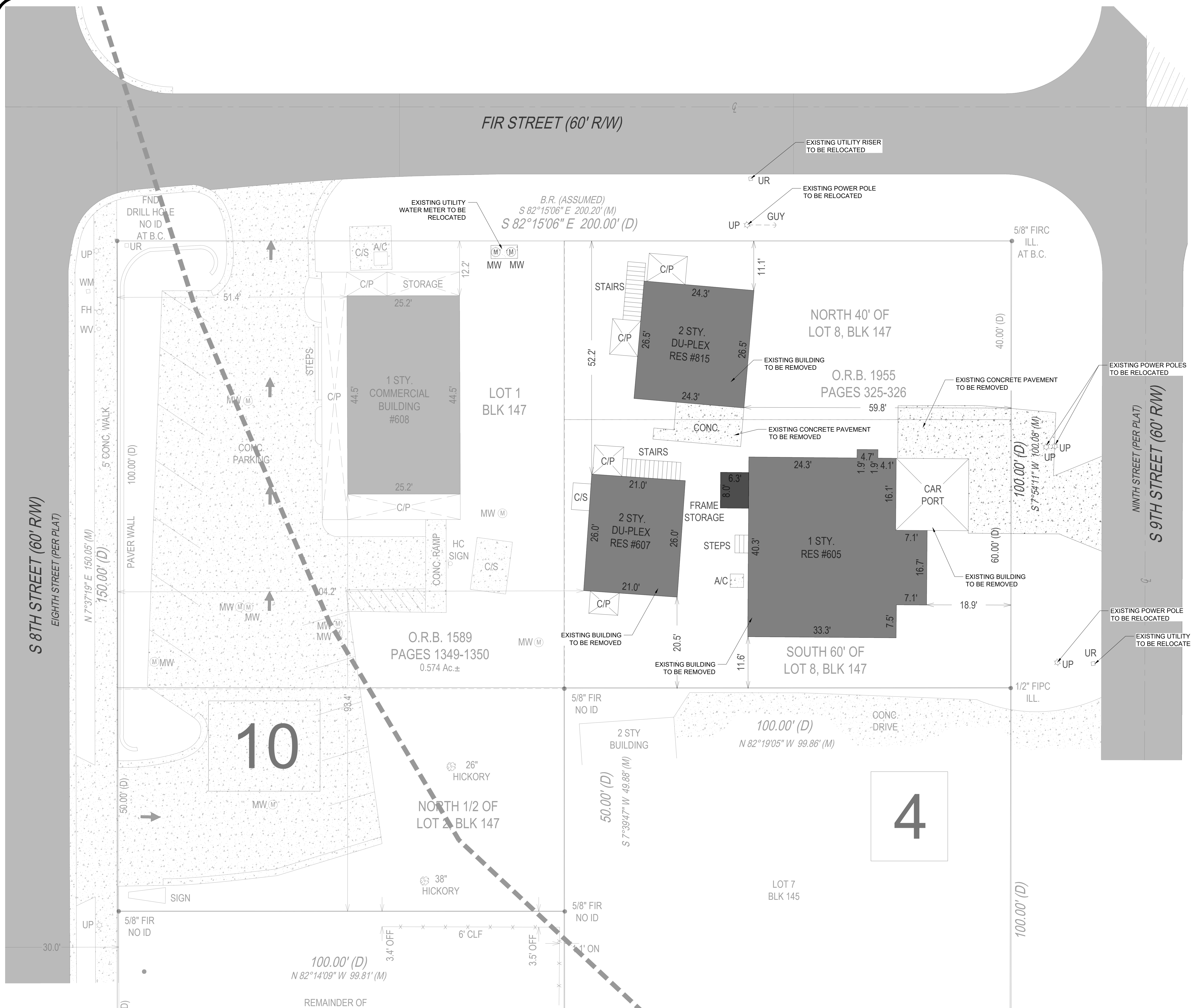
PERMIT SET

PRELIMINARY
NOT FOR
CONSTRUCTION

DRAWN BY: JM
CHECKED BY: JM
DATE: 6/20/26
SCALE: 1" = 10'
(FOR SHOWN PLOTS)

CONTENT:
POST DEVELOPMENT

01



LEGEND

[Symbol]	EXISTING ASPHALT PAVEMENT
[Symbol]	SOIL
[Symbol]	MANDARIN FINE SAND Hydrologic Soil Group: A
[Symbol]	ECHAW FINE SAND Hydrologic Soil Group: A

EXISTING IMPERVIOUS AREA

DESCRIPTION	AREA (SF)
TOTAL SITE AREA	10,000 SF
EX. BUILDINGS	3,286 SF
EX. CONCRETE PAVEMENT	609 SF
EX. OFFSITE CONCRETE PAVEMENT	449 SF
TOTAL IMPERVIOUS AREA	4,344 SF



109 Readick Avenue
Kingsland, GA 31548

PRE-DEVELOPMENT

FERNANDINA BEACH, FLORIDA 32034

PREPARED FOR:
PHILIP GRIFFIN AND JANET GRIFFIN

REV. NO.	DESCRIPTION	DATE

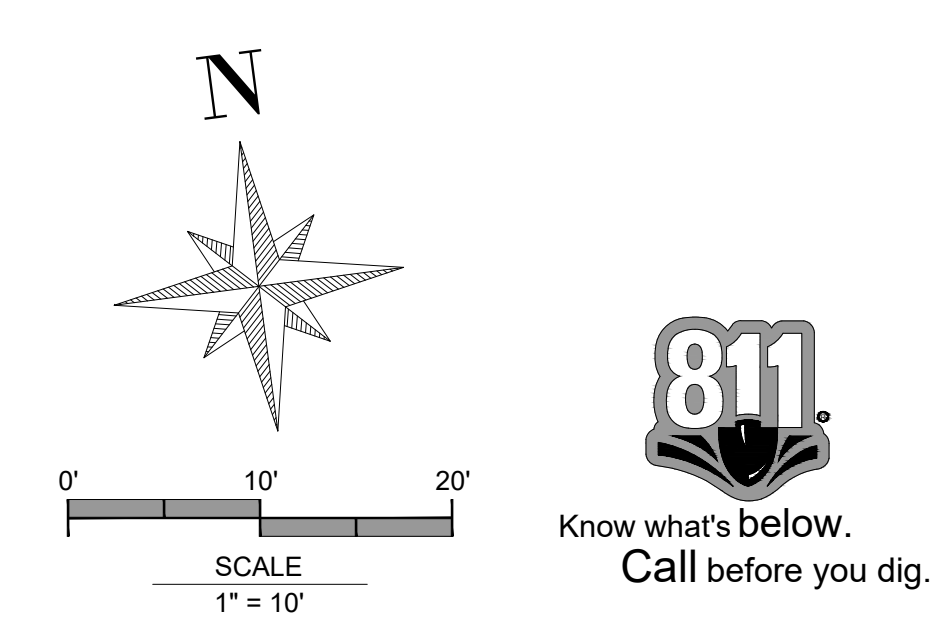
PERMIT SET

**PRELIMINARY
NOT FOR
CONSTRUCTION**

DRAWN BY: JM
CHECKED BY: JM
DATE: 6/20/26
SCALE: 1" = 10'
(FOR SHOWN PLOT)

CONTENT:
PRE-DEVELOPMENT

01





SURVEY NUMBER: 2512.2326

CERTIFIED TO:
PHILIP GRIFFIN AND JANET GRIFFIN

BUYER: PHILIP GRIFFIN AND JANET GRIFFIN

LENDER:

TITLE COMPANY: _____

COMMITMENT DATE: NOT REVIEWED | CLIENT FILE NO:

LEGAL DESCRIPTION:
THE SOUTH 60 FEET OF LOT 8, BLOCK 147 OF FERNANDINA,
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 IN 1887 AND 1901, NASSAU COUNTY,
FLORIDA, PARCEL IDENTIFICATION NUMBER: 00-00-31-1800-0147-0082
AND

THE NORTH 40 FEET OF LOT 8, BLOCK 147 OF FERNANDINA BEACH,
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 IN 1887 AND 1901, NASSAU COUNTY,
FLORIDA. PARCEL IDENTIFICATION NUMBER: 00-00-31-1800-0147-0081

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA, NASSAU COUNTY, FLORIDA, AND KNOWN AND DESCRIBED ON 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 IN 1887 AND 1901) AS LOT 1 AND THE NORTH 1/2 OF LOT 2, BLOCK 147. PARCEL I.D. #000031-18000147-0010

JOB SPECIFIC SURVEYOR NOTES
THE ASSUMED BEARING REFERENCE OF SOUTH 82 DEGREES 15 MINUTES 06 SECONDS EAST IS BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF FIR STREET, LOCATED WITHIN FERNANDINA ACCORDING TO THE PLAT THEREOF, AS RECORDED IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

POINTS OF INTEREST
NONE VISIBLE

SURVEYORS SEAL SURVEYORS CERTIFICATE

SURVEYORS SEAL 	SURVEYORS CERTIFICATE I hereby certify that this Survey of the lands described herein was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 77,050 through 77,1053, Florida Administrative Code, pursuant to section 477.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.
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DATE SIGNED: 12/30/25 FIELD WORK DATE: 12/23/2025

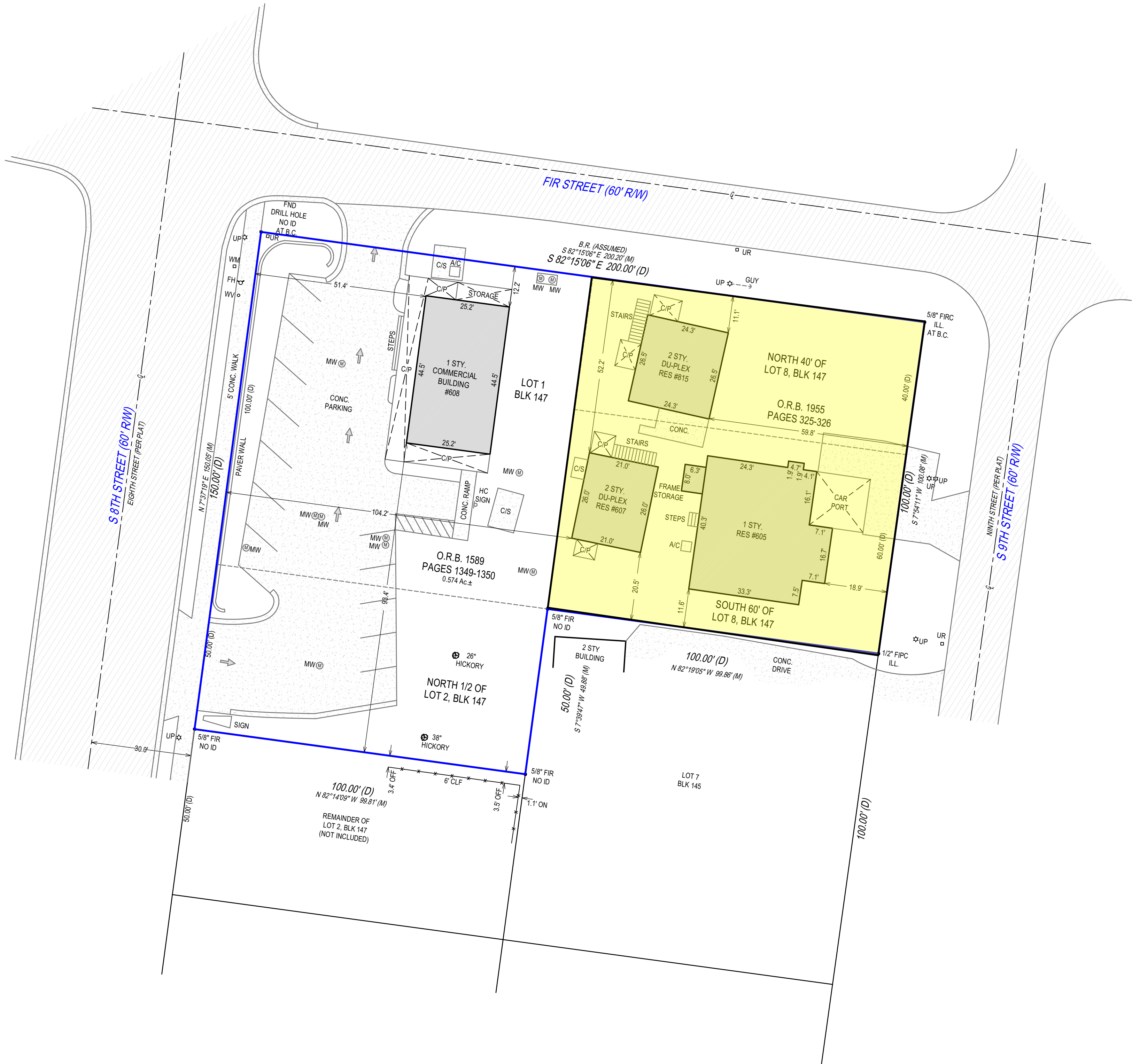
REVISION DATE(S): (REV.1 12/30/2025)

 **EXACTA**
Exacta Land Surveyors, LLC

Exacta Land Surveyors, LLC
186 8291
o: 866.735.1916 f: 866.744.2882
131 West Broadway Street, Suite 1001, Oviedo, FL 32765

2512.2326
BOUNDARY SURVEY
NASSAU COUNTY

SURVEYOR'S NOTES:
FENCES EXIST; OWNERSHIP NOT DETERMINED.
MW - MONITORING WELL



GENERAL SURVEYORS NOTES:

1. The Land Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown herein. Unless the Title Commitment Number and Date is referenced on this survey, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
2. Unless otherwise noted, any utility information shown herein is based on above-ground visible evidence, record drawings, or information provided by others. The surveyor does not certify the existence, absence, depth, size, material, condition, or completeness of underground utilities or service lines that may be shown. No subsurface investigation was carried out as part of this survey.
3. If an on-site sanitary sewer disposal system is shown on this survey, its location is based on information provided by others and/or visible surface indicators observed at the time of field survey. The surveyor did not attempt to uncover, excavate, probe, or otherwise determine the location, size, condition, or extent of this system. Actual field conditions may vary. Verification or exposure of a sanitary sewer requires a Florida-licensed Professional Engineer or Contractor per FDOH (Chapter 64E-6 FAC).
4. This survey is for the exclusive use and reliance of the certified parties. Any other use or reliance without the written consent of the signing Professional Surveyor and Mapper is strictly prohibited.
5. Flood zone information, if shown, is based on published FEMA Flood Insurance Rate Maps (FIRMs) and maps provided for reference only. It may reflect recent revisions, Letters of Map Amendment (LOMAs), Letters of Map Revision (LOMRs), or site-specific evaluations.
6. Survey monuments labeled "SIRC" indicate a State of Florida, a minimum 1/4 inch in diameter and 18 inches in length, with a yellow plastic label stamped "SIRC" indicating "Set at local corner".
7. This survey has been electronically signed and sealed in accordance with F.A.C. 54-1.17(062)(3) and F.S. 472.025. The electronic signature is unique to the signing Professional Surveyor and Mapper, and invalidates if the document is altered. If this document does not display a valid electronic signature, it is NOT an official copy. The corresponding electronic signature authentication record is prominently displayed on the invoice sent under separate cover for clarity verification.
8. The symbols referenced in the legend on this survey may have been enlarged or reduced for said purpose. The symbols have been enlarged to fit the field location and are not to represent the actual shape or size of the feature.
9. Points of interest (POIs) are selected above-ground features identified because of their proximity to boundary lines, building setbacks, or known recorded encroachments. POIs are not intended to identify all matters of interest located on the property. Additional improvements may exist that are not visible, accessible or known to the surveyor at the time of the survey.
10. The information shown on this survey was compiled and prepared exclusively by Exacta Land Surveyors, LLC. Exacta is solely responsible for the professional content of this survey. Any third-party names, logos, or references appearing on this survey are provided for identification purposes only and do not imply endorsement or approval.
11. Pursuant to F.S. 558.005, individual employees and agents of Exacta Land Surveyors, LLC shall not be held personally liable for negligence. Responsibility for this survey rests solely with the surveying firm.
12. Building dimensions shown on this survey are approximate and are not intended to be used for design, permitting, or construction unless specifically contracted and stated otherwise on this survey.
13. Unless otherwise noted, the horizontal datum used for this survey is NAD83(2011), Epoch 2010.00. Coordinates and bearings are referenced to the Florida State Plane Coordinate System, in the applicable Zone. Positions were established using survey-grade GNSS observations processed through the Florida Permanent Reference Network (FPRN) CORS/SRS network and tied to the National Spatial Reference Network (NSRS) and expressed in U.S. Survey Feet.
14. Unless otherwise noted, the vertical datum used for this survey is based on the North American Vertical Datum of 1988 (NAVD88), derived from observations processed through the Florida Permanent Reference Network (FPRN) CORS network, adjusted using GEOID18, and expressed in U.S. Survey Feet.

SURVEYORS LEGEND:

LINETYPES		ABBREVIATIONS		MB - Map Book	
	Boundary Line	(C) - Calculated	(C) - Calculated	ME - Maintenance Easement	
	Center Line	(D) - Deed	(D) - Deed	MES - Mitered End Section	
	Chain Link or Wire Fence	(F) - Field	(F) - Field	MF - Metal Fence	
	Easement	(M) - Measured	(M) - Measured	MMH - Manhole	
	Edge of Water	(P) - Plat	(P) - Plat	MHW - Mean High Water Line	
	Iron Fence	(R) - Record	(R) - Record	NR - Non-Radial	
	Overhead Lines	(S) - Survey	(S) - Survey	NTS - Not to Scale	
	Structure	A/C - Air Conditioning	A/C - Air Conditioning	NAD83 - North American Vertical Datum 1988	
	Survey Tie Line	AE - Access Easement	AE - Access Easement	NGVD29 - National Geodetic Vertical Datum 1929	
	Vinyl Fence	ASBL - Accessory Sublease Line	ASBL - Accessory Sublease Line	OG - On Ground	
	Wall or Party Wall	B/W - Bay/Box Window	B/W - Bay/Box Window	ORB - Official Records Book	
	Wood Fence	BC - Block Corner	BC - Block Corner	ORV - Official Record Volume	
SURFACE TYPES		BFP - Backflow Preventer	BFP - Backflow Preventer	O/A - Overall	
	Asphalt	BLDG - Building	BLDG - Building	O/S - Offset	
	Brick or Tile	BLK - Block	BLK - Block	OFF - Outside Subject Property	
	Concrete	BM - Benchmark	BM - Benchmark	OH - Overhang	
	Covered Area	BR - Bearing Reference	BR - Bearing Reference	OHL - Overhead Utility Lines	
	Water	BRL - Building Restriction Line	BRL - Building Restriction Line	OHW - Ordinary High Water Line	
	Wood	BSMT - Basement	BSMT - Basement	ON - Inside Subject Property	
SYMBOLS		C - Curve	C - Curve	P/E - Pool Equipment	
	Benchmark	CL - Center Line	CL - Center Line	PB - Plat Book	
	Center Line	C/P - Covered Porch	C/P - Covered Porch	PC - Point of Curvature	
	Central Angle or Delta	C/S - Concrete Slab	C/S - Concrete Slab	PCP - Permanent Control Point	
	Common Ownership	CATV - Cable TV Rider	CATV - Cable TV Rider	PI - Point of Intersection	
	Control Point	CB - Concrete Block	CB - Concrete Block	PLS - Professional Land Surveyor	
	Catch Basin	CH - Chord Bearing	CH - Chord Bearing	PLT - Planter	
	Elevation	CHIM - Chimney	CHIM - Chimney	POB - Point of Beginning	
	Fire Hydrant	CLF - Chain Link Fence	CLF - Chain Link Fence	POC - Point of Commencement	
	Find or Set Monument	CME - Canal Maintenance Easement	CME - Canal Maintenance Easement	PRC - Point of Reverse Curvature	
	Manhole	C - Clean Out	C - Clean Out	PRM - Permanent Reference Monument	
	Guywire or Anchor	CONC - Concrete	CONC - Concrete	PSM - Professional Surveyor & Mapper	
	Tree	COR - Corner	COR - Corner	PT - Point of Tangency	
	Utility or Light Pole	CS/W - Concrete Sidewalk	CS/W - Concrete Sidewalk	PUE - Public Utility Easement	
	Well	CUE - Control Utility Easement	CUE - Control Utility Easement	R - Radius or Radial	
		CVG - Concrete Valley Gutter	CVG - Concrete Valley Gutter	R/W - Right of Way	
		D/W - Driveway	D/W - Driveway	RES - Residential	
		DE - Drainage Easement	DE - Drainage Easement	RGE - Range	
		DF - Drain Field	DF - Drain Field	ROE - Roof Overhang Easement	
		DI - Drill Hole	DI - Drill Hole	RP - Radius Point	
		DUE - Drainage & Utility Easement	DUE - Drainage & Utility Easement	S/W - Sidewalk	
		ELEV - Elevation	ELEV - Elevation	SBL - Setback Line	
		EM - Electric Meter	EM - Electric Meter	SC - Survey Closure Line	
		ENCL - Enclosure	ENCL - Enclosure	SCR - Screen	
		ENT - Entrance	ENT - Entrance	SEC - Section	
		EOP - Edge of Pavement	EOP - Edge of Pavement	SEP - Septic Tank	
		EOW - Edge of Water	EOW - Edge of Water	Sew - Sewer	
		ESMT - Easement	ESMT - Easement	SIRC - Set Iron Rod & Cap	
		EW - Electric Utility Box	EW - Electric Utility Box	SMWE - Storm Water Management Easement	
		F/DH - Found Drill Hole	F/DH - Found Drill Hole	SN&D - Set Nail and Disc	
		FCM - Found Concrete Monument	FCM - Found Concrete Monument	SQFT - Square Feet	
		FI - Finished Floor	FI - Finished Floor	STL - Survey Tie Line	
		FIP - Found Iron Pipe	FIP - Found Iron Pipe	STY - Story	
		FIRC - Found Iron Rod & Cap	FIRC - Found Iron Rod & Cap	SV - Sewer Valve	
		FN - Found Nail	FN - Found Nail	SWE - Sidewalk Easement	
		FN&D - Found Nail & Disc	FN&D - Found Nail & Disc	TBM - Temporary Bench Mark	
		FRRSPP - Found Rail Road Spike	FRRSPP - Found Rail Road Spike	Tel - Telephone Facilities	
		GAR - Garage	GAR - Garage	Tob - Top of Bank	
		GM - Gas Meter	GM - Gas Meter	TUE - Technological Utility Easement	
		ID - Identification	ID - Identification	TWP - Township	
		IE/EE - Ingress/Egress Easement	IE/EE - Ingress/Egress Easement	TX - Transformer	
		ILL - Illegible	ILL - Illegible	TY - Typical	
		INT - Instrument	INT - Instrument	UE - Utility Easement	
		INT - Intersection	INT - Intersection	UG - Underground	
		IRRE - Irrigation Easement	IRRE - Irrigation Easement	UP - Utility Pole	
		L - Length	L - Length	UR - Utility Riser	
		LAE - Limited Access Easement	LAE - Limited Access Easement	VF - Vinyl Fence	
		LBP - License No. (Business)	LBP - License No. (Business)	WC - Witness Corner	
		LBE - Limited Buffer Easement	LBE - Limited Buffer Easement	W/F - Water Filter	
		L - Landscape Easement	L - Landscape Easement	WF - Wood Fence	
		LME - Lake/Landscape Maintenance Easement	LME - Lake/Landscape Maintenance Easement	WM - Water Meter/Valve Box	
		LS# - License No. (Surveyor)	LS# - License No. (Surveyor)	WW - Water valve	

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF FERNANDINA BEACH, COMMUNITY NUMBER 120172, PANEL NUMBER 0237 DATED 8/2/2017.

PAGE 1 OF 1



WWW.NCPAFL.COM

KEVIN J. LILLY
A.S.A., C.F.A.
Consistent, Fair, Efficient

904-491-7300



Parcel Report

Parcel ID

Results

00-00-31-1800-0147-0081

Owner Information

GRIFFIN PHIL & JANET

608 S 8TH ST

Mailing Address

FERNANDINA BEACH, FL 32034

Site Address

815 FIR ST
FERNANDINA BEACH
32034

Previous Site Address (If Changed by 911)

Null

Deed Acre

0.00

Approximate Acres (GIS Calculated)

0.09

Property Use Code

000800

Municipality

City of Fernandina Beach

Census Tract

MLS Zone

1 - Island

Subdivision

CITY OF FERNANDINA BEACH
S/D

Value & Sales Report

Results

Land Value

\$0.00

Value of land

Building Value

\$129,359.00

Value of all improvement on the land

Misc. Value

\$0.00

Any extra features to the land and/or building(s)

Just Value (Market Value)

\$229,359.00

The Just, or Market Value, for tax purposes

Assessed Value

\$136,216.00

Market Value minus assessment limits

Taxable Value

Assessed Value minus any Exemptions

Sales Information

Date
31-Dec-14

Price
\$50,000.00

Vacant?
N

Qual
U

Land Use Report

Results

Zoning

MU-8

Note: (Must be verified with Municipality)

Future Land Use

INCORPORATED

Note: (Must be verified with Municipality)

Community Development District

No

Community Redevelopment Area

No

Note: (Must be verified with City of Fernandina
Beach)

Historic District

No

Note: (Must be verified with City of Fernandina
Beach)

Municipal Service Benefit Unit (MSBU)

No

Mobility Fee Zone

Zone 1

Topographical Report

Results

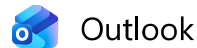
Soil Map Unit Name	ECHAW FINE SAND	
Drainage Basin	St. Marys River	
Drainage Basin Number	Coming Soon	
Vegetation		Not a jurisdictional survey
Approximate Elevation	Coming Soon	
Utility Report	Results	
Water Source	City of Fernandina Beach	
Waste Water	City of Fernandina Beach	
Electric Provider	Florida Public Utility	
Emergency Management Report	Results	
Fire District	100	Note: (Must be verified with Nassau County Fire & Rescue)
USNG	17R MP 52 90	Note: (Must be verified with Nassau County Emergency Management)
Storm Surge Zone	Coming Soon	Note: (Must be verified with Nassau County Emergency Management)
Hurricane Evacuation Zone	C	Note: (Must be verified with Nassau County Emergency Management)
Special Flood Hazard Area		Note: (Must be verified with Nassau County Building Dept.)
DFIRM Panel	12089C	Note: (Must be verified with Nassau County Building Dept.)
Building Wind Zone	Coming Soon	
School Board Report	Results	
Elementary School Zone	Emma Love Hardee Elementary	Note: (Must be verified with NCSB)
Middle School Zone	Fernandina Beach Middle School	Note: (Must be verified with NCSB)
High School Zone	Fernandina Beach High School	Note: (Must be verified with NCSB)
Elections Report	Results	
Municipality	City of Fernandina Beach	
Voting Precinct	101	Note: (Must be verified with SOE)
Polling Location	Coming Soon	Note: (Must be verified with SOE)
Congressional	4	Note: (Must be verified with SOE)
State Senate	4	Note: (Must be verified with SOE)
State House	11	Note: (Must be verified with SOE)
County Commissioner	1 - John F. Martin	Note: (Must be verified with SOE)
School Board	1 - Shannon Hogue	Note: (Must be verified with SOE)
Ocean, Highway & Port Authority	1 - Miriam Hill	Note: (Must be verified with SOE)
City of Fernandina Beach Commission	Joyce M. Tuten, Genece Minshew, Tim Poynter, James Antun, & Darron Ayscue	Note: (Must be verified with City of Fernandina Beach)
Hilliard Town Council	Does Not Apply	Note: (Must be verified with Town of Hilliard)
Callahan Town Council	Does Not Apply	Note: (Must be verified with Town of Callahan)
Mosquito Control	Amelia Island Mosquito Control District	Note: (Must be verified with SOE)

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Online Form Submittal: Technical Review Committee (TRC): First Step Review Request

From noreply@civicplus.com <noreply@civicplus.com>

Date Tue 6/23/2026 2:52 PM

To TRC Info <trcinfo@fbfl.city>

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender, were expecting this email, and know the content is safe.

Technical Review Committee (TRC): First Step Review Request

Technical Review Committee (TRC) First Step Review

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Fees

None

IMPORTANT NOTES

A change of use occurs when an existing use is replaced by a different use, as listed in table 2.03.02. A proposed change of use will require a First Step Review as set forth in 11.01.02.

A change of use shall not require a local development order when all the conditions of 11.00.05 are met. The determination that a proposed use or development constitutes a change of use is an administrative decision subject to appeal. When a local development order is required due to a proposed change of use, all standards and procedures of the Comprehensive Plan and LDC shall apply to the proposed new use.

****Please note that First Step items are reviewed as Discussion Items at the beginning of each TRC meeting followed by Formal Review items.****

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

Field not completed.

The LDC is available for review at

www.fbfl.us/LDC

Application Requirements

A complete application., Site plans or scaled drawings; , Any other files that illustrate the proposed project; and, A signed and notarized Agent Authorization form (if applicable).

PROPERTY INFORMATION

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

Site Address

815 Fir Street & 605 S 9th Street

City

City of Fernandina

State

Florida

Zip

32034

Parcel ID #(s)

00-00-31-1800-0147-0081

Lot

8

Block

147

Subdivision	<i>Field not completed.</i>
Zoning District	MU-8
Future Land Use Designation	General Commercial
Overlay District	<i>Field not completed.</i>
Size of Property (acres)	0.2
Present Property Use	Commercial
Wetlands	No
Flood Zone	X, area of minimal flood hazard
Coastal Construction Control Line (CCCL)	No
CONTACT INFORMATION	
<i>Applicant or interested party who will be present at the meeting.</i>	
First Name	Jonathan
Last Name	McDill
Company (if applicable)	McDill Design and Development
	
PROJECT INFORMATION	
Project Name	Griffin Commercial
Project Type	Commercial

Please choose your preferred method of conducting your First Step Review	In-person (at City Hall Chambers, 204 Ash St.)
Project Description	Re-development of 2 residential lots into a single commercial & residential building. This will also include the addition of street parking.
Proposed Access Road	9th Street
Rd Maintenance Jurisdiction	City Maintained
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.
Applicant First Name	Phillip
Applicant Last Name	Griffin
Today's Date	6/23/2026
Upload Supporting Documentation	26003 - Post Development 6-20-2026.pdf
Upload 2	Exacta Boundary Survey 123125.pdf
Upload 3	GIS Report.pdf
Upload 4	26003 - Pre Development 6-20-2026.pdf
Upload 5	<i>Field not completed.</i>
DEPARTMENT OF PLANNING & CONSERVATION 204 Ash Street Fernandina Beach, Florida 32034 904 310-3480 www.fbfl.us/planning	

Email not displaying correctly? [View it in your browser.](#)

Online Form Submittal: Technical Review Committee (TRC): First Step Review Request

From noreply@civicplus.com <noreply@civicplus.com>

Date Thu 7/30/2026 10:17 AM

To TRC Info <trcinfo@fbfl.city>

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender, were expecting this email, and know the content is safe.

Technical Review Committee (TRC): First Step Review Request

Technical Review Committee (TRC) First Step Review

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Fees

None

IMPORTANT NOTES

A change of use occurs when an existing use is replaced by a different use, as listed in table 2.03.02. A proposed change of use will require a First Step Review as set forth in 11.01.02. A change of use shall not require a local development order when all the conditions of 11.00.05 are met. The determination that a proposed use or development constitutes a change of use is an administrative decision subject to appeal. When a local development order is required due to a proposed change of use, all standards and procedures of the Comprehensive Plan and LDC shall apply to the proposed new use.

****Please note that First Step items are reviewed as Discussion Items at the beginning of each TRC meeting followed by Formal Review items.****

Please see the Land Development Code (LDC) for detailed information:	<i>Field not completed.</i>
--	-----------------------------

The LDC is available for review at	www.fbfl.us/LDC
------------------------------------	--

Application Requirements	<i>Field not completed.</i>
--------------------------	-----------------------------

PROPERTY INFORMATION	Property information can be found at the Nassau County Property Appraiser's Website → Map Search
----------------------	--

Site Address	22 South 8th Street
--------------	---------------------

City	Fernandina Beach
------	------------------

State	FL
-------	----

Zip	32034
-----	-------

Parcel ID #(s)	00-00-31-1800-0045-0030
----------------	-------------------------

Lot	3, 4, 5, 6
-----	------------

Block	45
-------	----

Subdivision	Fernandina Beach
-------------	------------------

Zoning District	C-3
-----------------	-----

Future Land Use Designation	Central Business District
-----------------------------	---------------------------

Overlay District	Downtown Historic District
------------------	----------------------------

Size of Property (acres)	.918
--------------------------	------

Present Property Use	COMMERCIAL
----------------------	------------

Wetlands	No
----------	----

Flood Zone	X, area of minimal flood hazard
------------	---------------------------------

Coastal Construction Control Line (CCCL)	No
--	----

CONTACT INFORMATION

Applicant or interested party who will be present at the meeting.

First Name	Jose
------------	------

Last Name	Miranda
Company (if applicable)	MIRANDA ARCHITECTS
Telephone Number	9042614586
E-mail Address	jmiranda@mirandaarchitects.com

PROJECT INFORMATION

Project Name	Agricola Grand Oak Plaza Renovation
Project Type	Commercial
Please choose your preferred method of conducting your First Step Review	In-person (at City Hall Chambers, 204 Ash St.)
Project Description	Parking lot improvements and new entry canopy for existing circa 1954 commercial building with 84" heritage oak tree on site.
Proposed Access Road	South 8th Street
Rd Maintenance Jurisdiction	FDOT Maintained
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.
Applicant First Name	Jose
Applicant Last Name	Miranda
Today's Date	7/30/2026
Upload Supporting Documentation	Grand Oak Plaza Survey.pdf
Upload 2	P1 Agricola Grand Oak Plaza Site Plan Concept 21 May 26 R1.pdf
Upload 3	<i>Field not completed.</i>
Upload 4	<i>Field not completed.</i>
Upload 5	<i>Field not completed.</i>

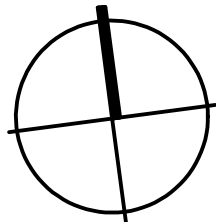
DEPARTMENT OF PLANNING & CONSERVATION
 204 Ash Street | Fernandina Beach, Florida 32034 | 904 310-3480 |
www.fbfl.us/planning

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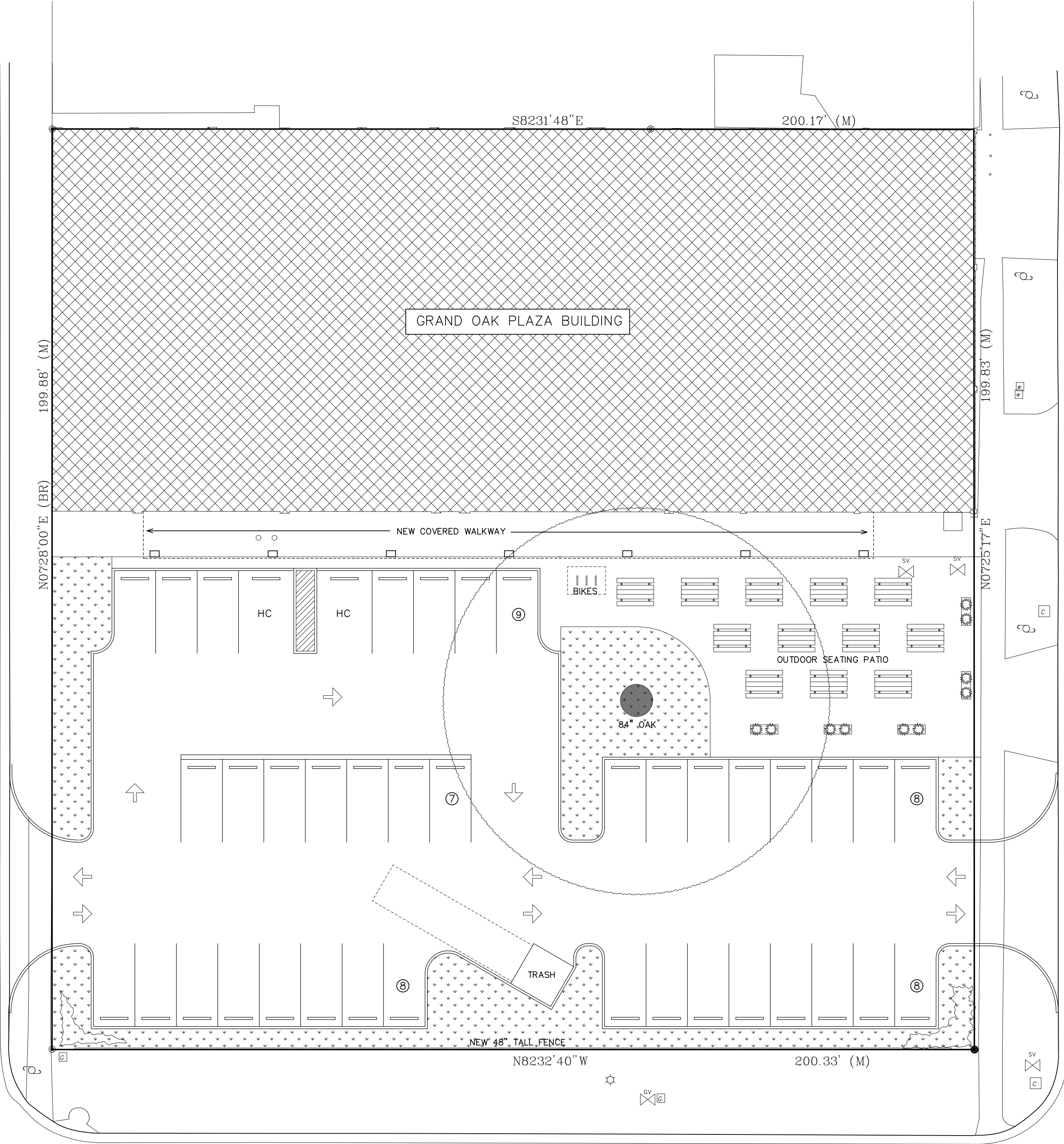
SITE PLAN DESIGN CONCEPT

1/16"=1'-0"



SOUTH EIGHTH STREET

(60' RIGHT-OF-WAY)



PARKING SUMMARY

40 PARKING SPACES PROVIDED
38 STANDARD + 2 HANDICAPPED

ASH STREET

(60' RIGHT-OF-WAY)

SOUTH NINTH STREET

(60' RIGHT-OF-WAY)

SITE PLAN
REVISIONS

DATE

P1

RENOVATION OF THE

GRAND OAK PLAZA

22 SOUTH 8TH STREET
FERNANDINA BEACH, FL 32034



MIRANDA
ARCHITECTS
309 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
P.O. BOX 462, FERNANDINA

P1 AGRICOLA GRAND OAK
SITE PLAN CONCEPT

PROJECT # A260407

DRAWN BY -- JLM

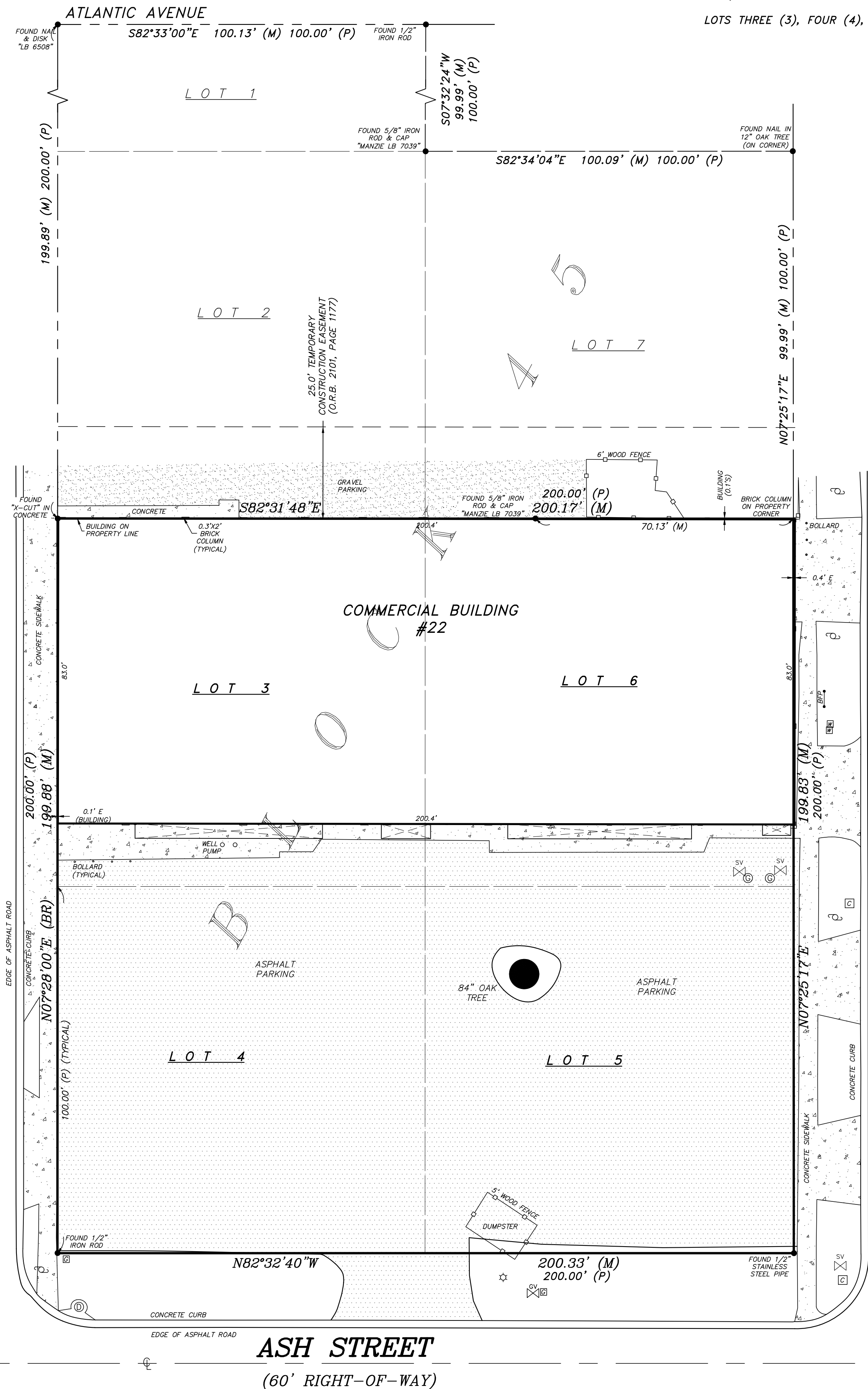
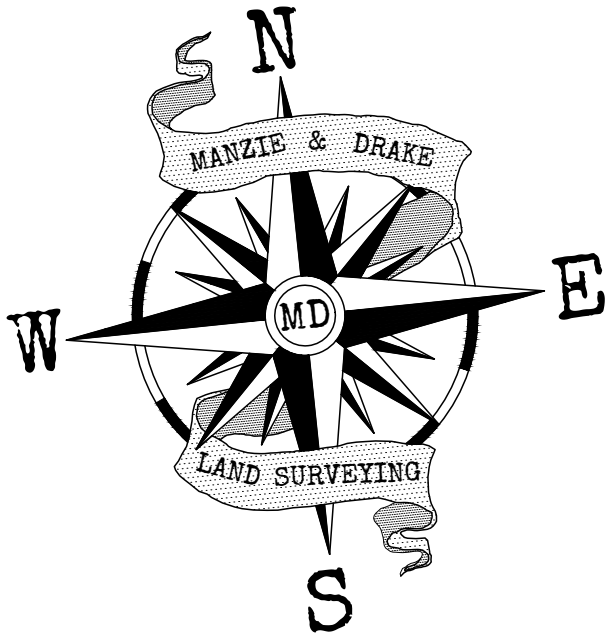
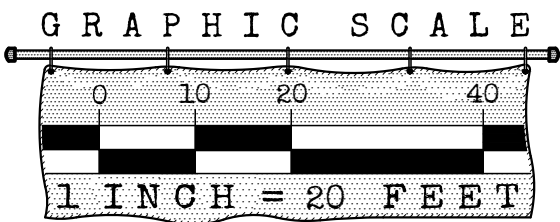
CHKD BY -- JLM

DATE -- 05-21-26

MAP OF BOUNDARY SURVEY

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA BEACH, (FORMERLY NAMED FERNANDINA), COUNTY OF NASSAU AND SATE OF FLORIDA AND BEING FURTHER DESCRIBED ACCORDING TO THE OFFICIAL MAP OR PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1907) AS:

LOTS THREE (3), FOUR (4), FIVE (5), AND SIX (6), BLOCK FORTY-FIVE (45).



LEGEND

	= COMMUNICATIONS PEDESTAL
	= CONCRETE FLATWORK
	= CENTERLINE
	= GAS METER
	= LIGHT POLE
	= COVERED AREA
	= GREASE MANHOLE
	= STORM MANHOLE
	= WATER METER
	= WOOD POWER POLE
	= WATER VALVE
	= GATE VALVE
	= SEWER VALVE
	= BACKFLOW PREVENTION SYSTEM
	= FENCE: WOOD OR VINYL
(M)	= MEASURED
(P)	= PLAT

SURVEY NOTES:

- Unless it bears the original signature and the original raised seal of a Florida licensed Surveyor and Mapper or Validated Digital Signature by a Florida licensed Surveyor and Mapper, this map/report is for informational purposes only and is not valid.
- The "Legal Description" hereon is in accord with the description provided by the client
- Underground Improvements were not located or shown.
- Fidelity National Title Insurance Company commitment for Title Insurance File No. FN25-22 Dated 10/02/2025 at 8:00am was referenced in preparation of this Survey..
- Bearings shown hereon are based on N07°28'00"E for the easterly right-of-way line of South Eighth Street. The bearing reference line is indicated as thus (BR).
- The property shown hereon lies within flood zone X per the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) panel 12089C 0237 G, dated 08/02/2017.

CERTIFIED TO:
GALAXY 500, LLC, A FLORIDA LIMITED LIABILITY COMPANY
FIDELITY NATIONAL TITLE INSURANCE COMPANY
ROGERS TOWERS, P.A.
CMR ISLAND PROPERTIES, LLC, A GEORGIA LIMITED LIABILITY COMPANY

PROPERTY ADDRESS:
22 SOUTH EIGHTH STREET
FERNANDINA BEACH, FLORIDA 32034

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.

MELANIE G. PLATT, P.S.M. 7605

PROJECT: 22300	CADD: LP
SCALE: 1"=20'	CREW: SS
DATE: 10/20/2025	FIELD BOOK: X-406
FILE: B-2145	F.B. PAGE: 19

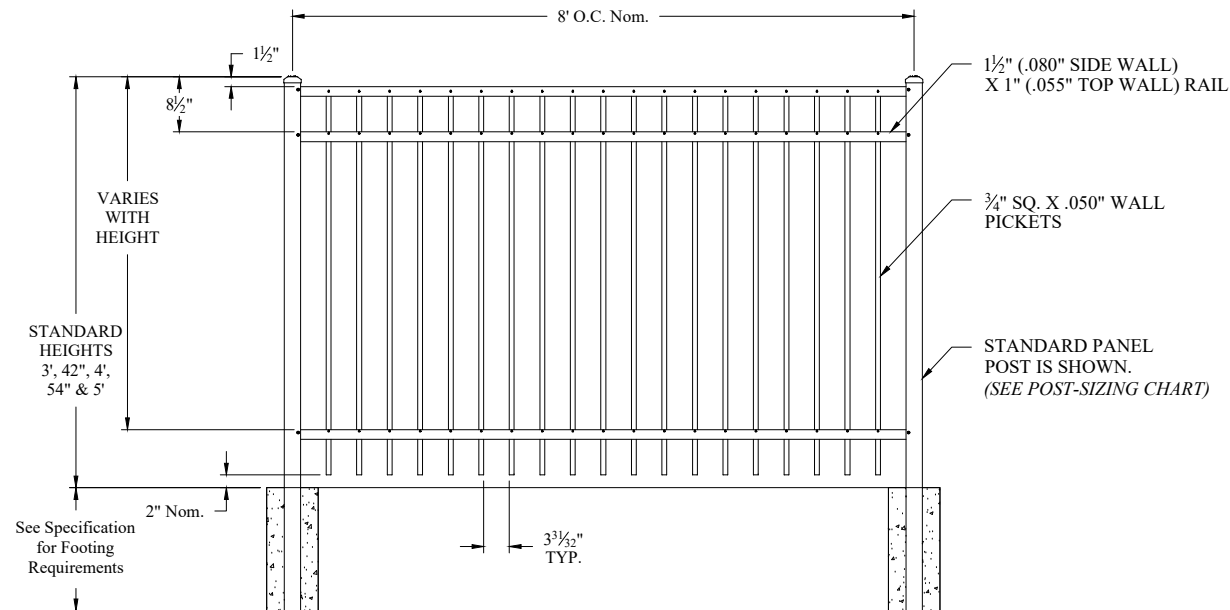
MANZIE & DRAKE
LAND SURVEYING
117 South Ninth Street, Fernandina Beach, FL 32034
Phone: (904) 491-5700 www.ManzieAndDrake.com
Certificate of Authorization Number "LB 7039"





NOTES:

1. 3-rail is standard for all other heights, 4-rail is an option only for 6' height.
2. Flush bottom available with certain heights, see Jerith Premier catalog.



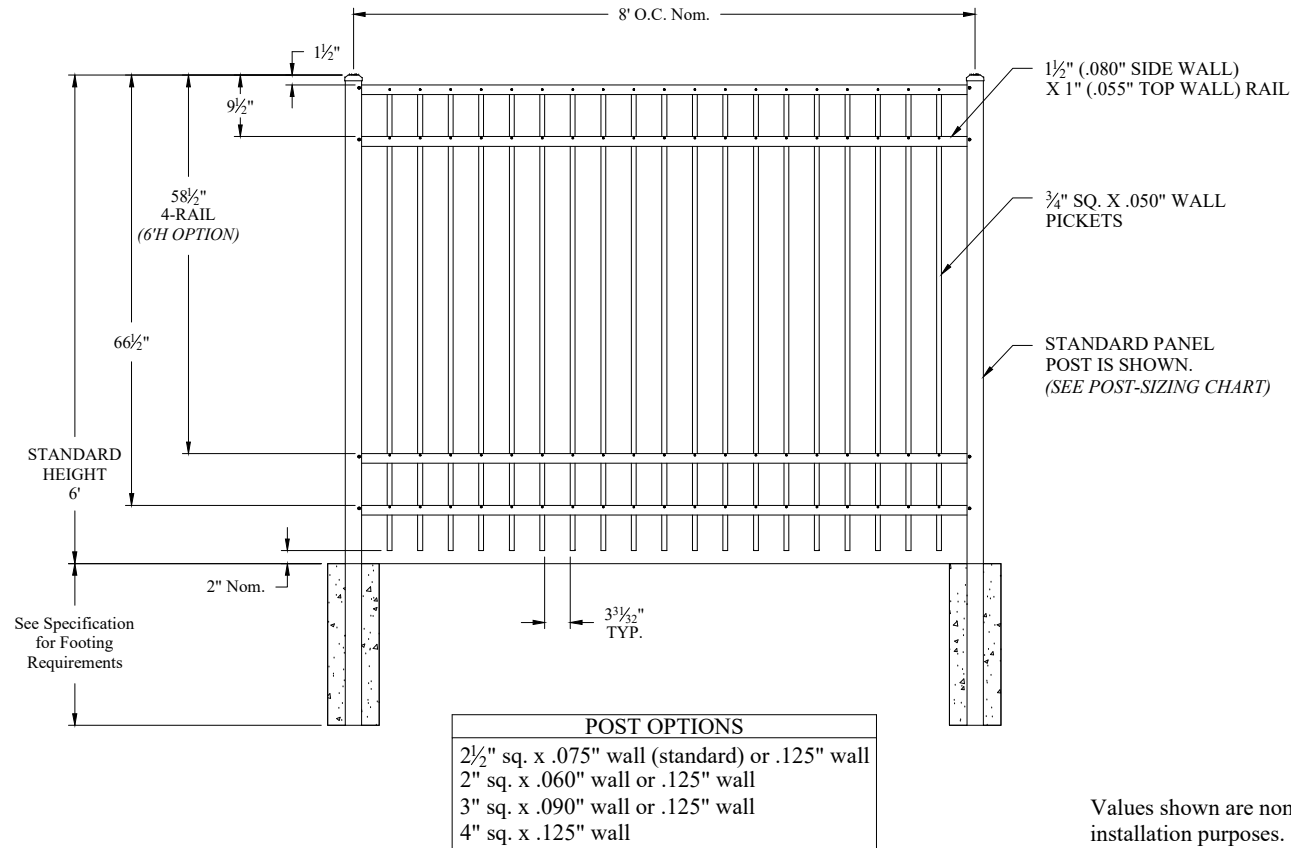
POST OPTIONS
2 1/2" sq. x .075" wall (standard) or .125" wall
2" sq. x .060" wall or .125" wall
3" sq. x .090" wall or .125" wall
4" sq. x .125" wall

Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

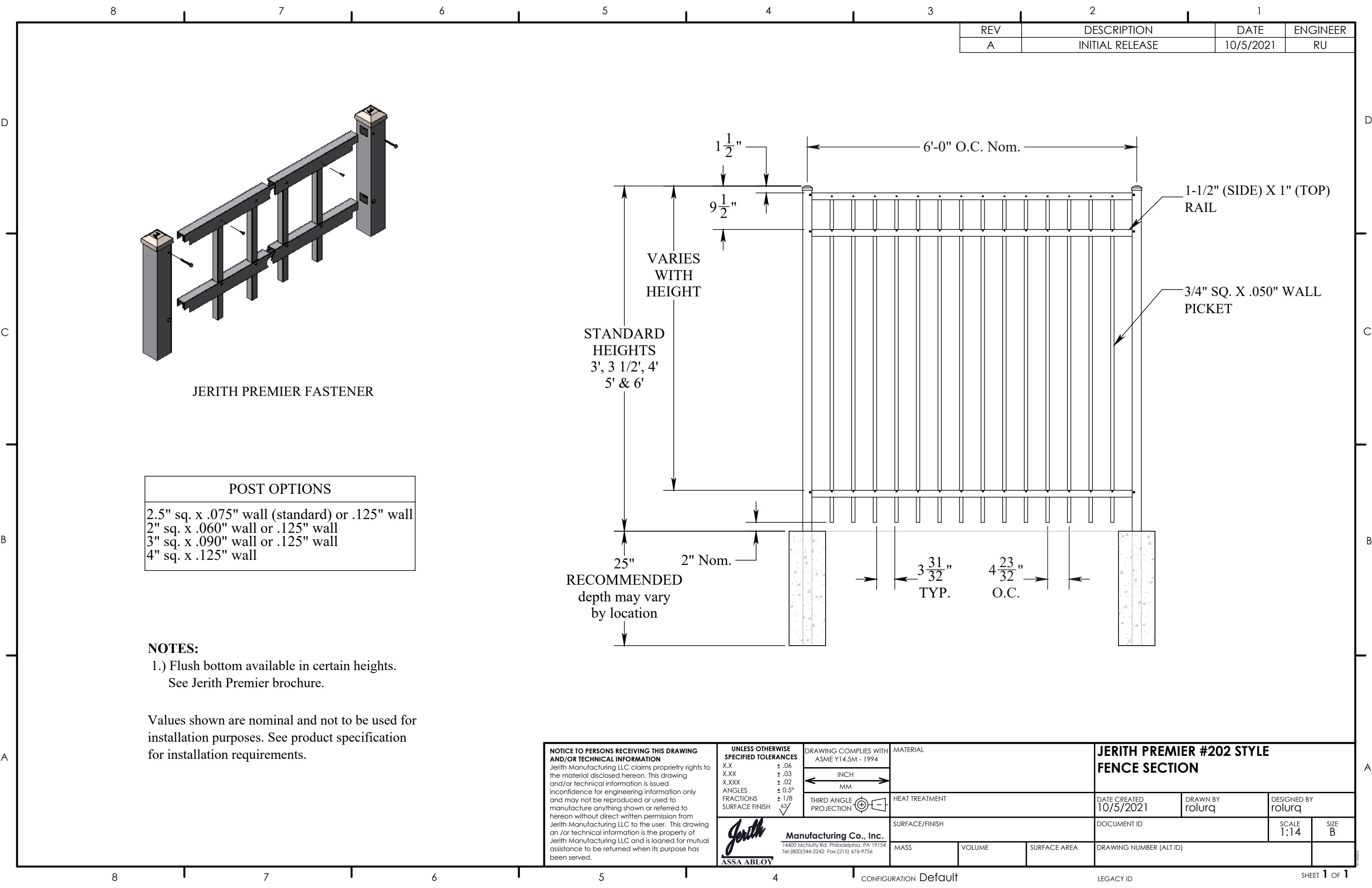
JERITH PREMIER STYLE #202 8' PANEL 3-RAIL

NOTES:

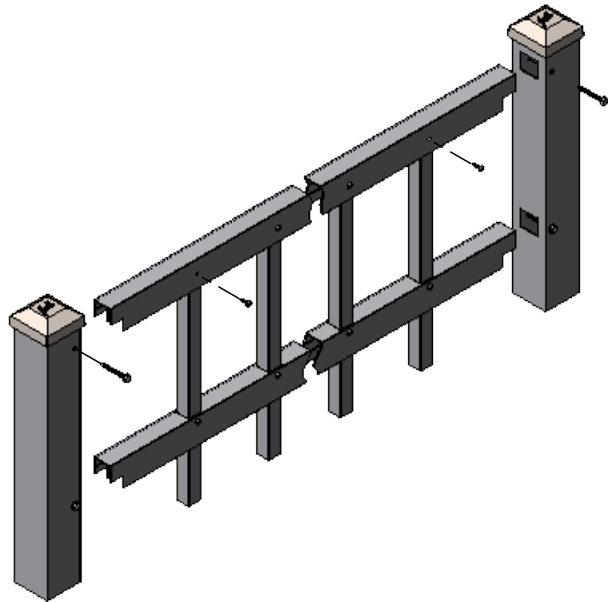
1. 3-rail is standard for all other heights, 4-rail is an option only for 6' height.
2. Flush bottom available with certain heights, see Jerith Premier catalog.



JERITH PREMIER STYLE #202 8' PANEL 4-RAIL



REV	DESCRIPTION	DATE	ENGINEER
A	INITIAL RELEASE	10/5/2021	RU



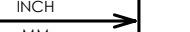
JERITH PREMIER FASTENER

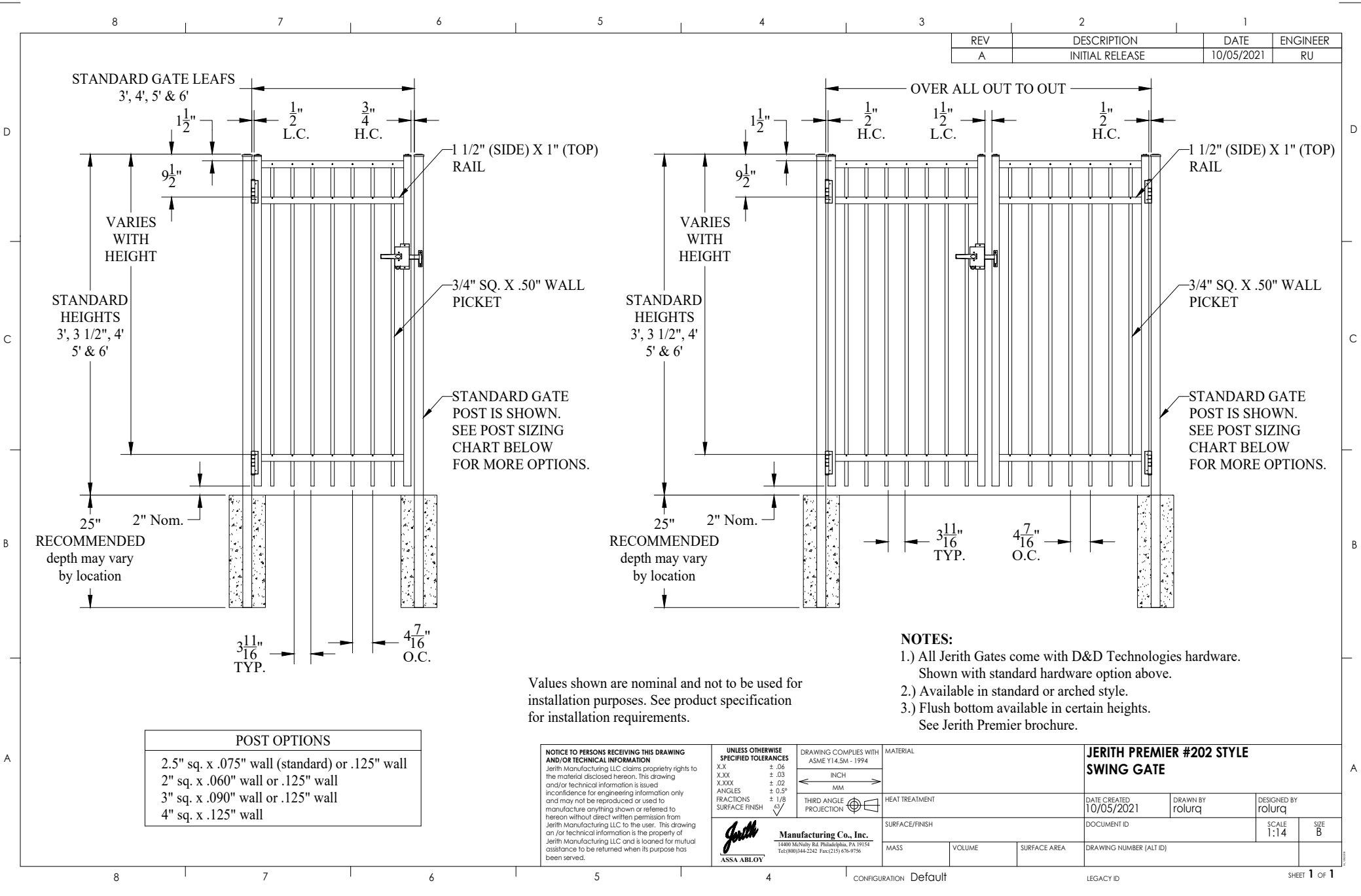
POST OPTIONS
2.5" sq. x .075" wall (standard) or .125" wall
2" sq. x .060" wall or .125" wall
3" sq. x .090" wall or .125" wall
4" sq. x .125" wall

NOTES:

- 1.) Flush bottom available in certain heights.
See Jerith Premier brochure.

Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

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				THIRD ANGLE PROJECTION 		HEAT TREATMENT		DATE CREATED 10/5/2021	DRAWN BY rolurq	DESIGNED BY rolurq	
		 Manufacturing Co., Inc. 14400 McNulty Rd. Philadelphia, PA 19154 Tel: (800) 344-2242 Fax: (215) 676-9756		SURFACE/FINISH		DOCUMENT ID		SCALE 1:14		SIZE B	
	MASS			VOLUME	SURFACE AREA	DRAWING NUMBER (ALT ID)					



From: noreply@civicplus.com
To: [TRC Info](#)
Subject: Online Form Submittal: Technical Review Committee (TRC): First Step Review Request
Date: Thursday, August 6, 2026 8:40:04 AM

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Fees
None

IMPORTANT NOTES

A change of use occurs when an existing use is replaced by a different use, as listed in table 2.03.02. A proposed change of use will require a First Step Review as set forth in 11.01.02. A change of use shall not require a local development order when all the conditions of 11.00.05 are met. The determination that a proposed use or development constitutes a change of use is an administrative decision subject to appeal. When a local development order is required due to a proposed change of use, all standards and procedures of the Comprehensive Plan and LDC shall apply to the proposed new use.

****Please note that First Step items are reviewed as Discussion Items at the beginning of each TRC meeting followed by Formal Review items.****

Please see the Land Development Code (LDC) for detailed information:	<i>Field not completed.</i>
The LDC is available for review at	www.fbfl.us/LDC
Application Requirements	<i>Field not completed.</i>
PROPERTY INFORMATION	Property information can be found at the Nassau County Property Appraiser's Website → Map Search
Site Address	3199 S Fletcher Ave
City	Fernandina Beach
State	FL
Zip	32034
Parcel ID #(s)	00-00-31-1720-0004-0016
Lot	Lots 1-6 N 10ft Lot 7
Block	Blk 4
Subdivision	South Beach
Zoning District	R-3
Future Land Use Designation	High Density Residential
Overlay District	<i>Field not completed.</i>
Size of Property (acres)	1.86
Present Property Use	RESTAURANTS/CAFE
Wetlands	No
Flood Zone	X, area of minimal flood hazard
Coastal Construction Control Line (CCCL)	No

CONTACT INFORMATION

Applicant or interested party who will be present at the meeting.

First Name	Todd
------------	------

Last Name	Bates
-----------	-------

Company (if applicable)	<i>Field not completed.</i>
-------------------------	-----------------------------

Telephone Number	
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E-mail Address	
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PROJECT INFORMATION

Project Name	The Surf Residential
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Project Type	Residential
--------------	-------------

Please choose your preferred method of conducting your First Step Review	In-person (at City Hall Chambers, 204 Ash St.)
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Project Description	This project will consist of building 13 home sites.
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Proposed Access Road	1st Ave
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Rd Maintenance Jurisdiction	City Maintained
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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.
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Applicant First Name	Todd
----------------------	------

Applicant Last Name	Bates
---------------------	-------

Today's Date	8/6/2026
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Upload Supporting Documentation	Ricky_The Surf Redevelopment - Concept Plan - MSP 1.0.pdf
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Upload 2	<i>Field not completed.</i>
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Upload 3	<i>Field not completed.</i>
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Upload 4

Field not completed.

Upload 5

Field not completed.

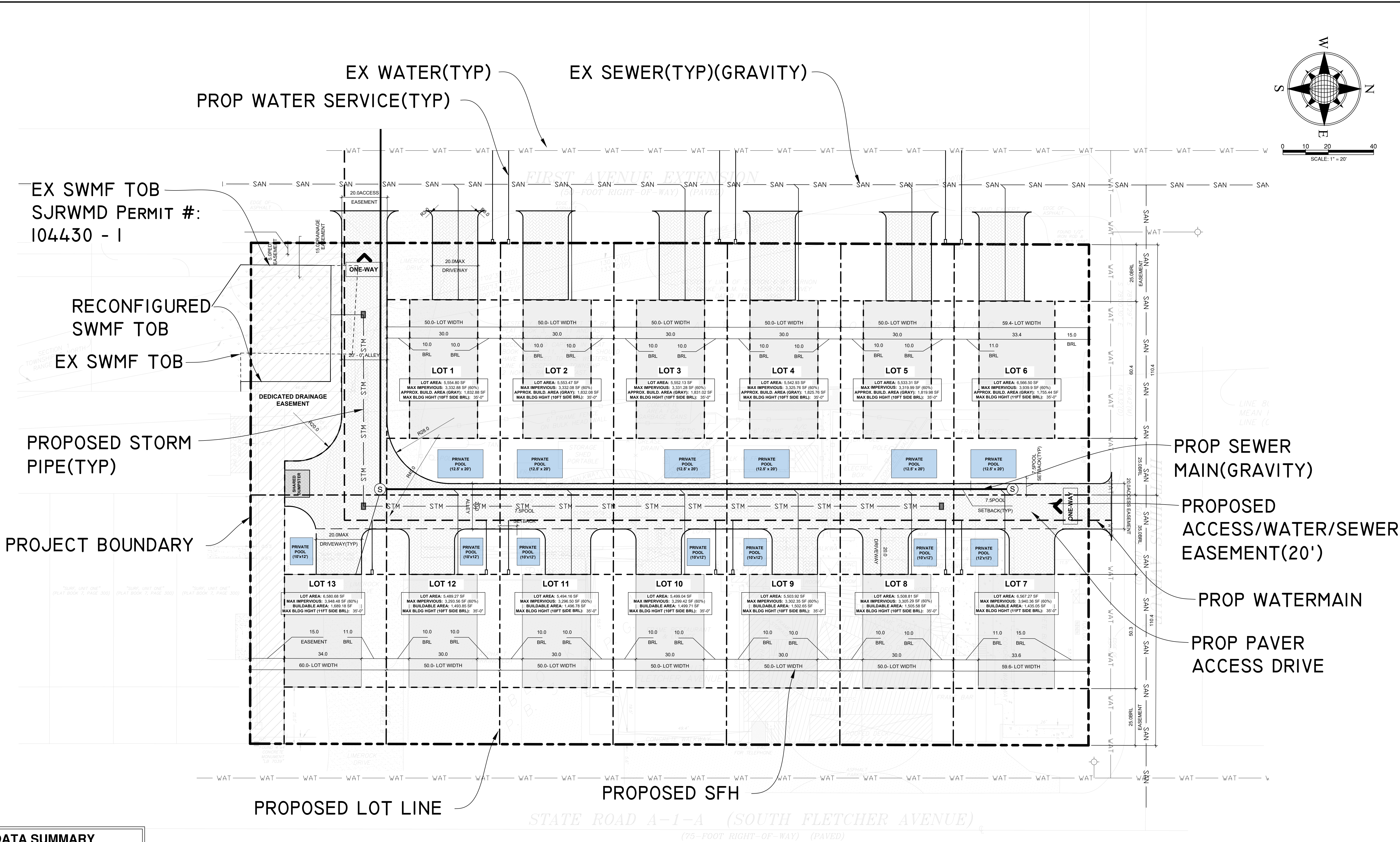
DEPARTMENT OF PLANNING & CONSERVATION

204 Ash Street | Fernandina Beach, Florida 32034 | 904 310-3480 |

www.fbfl.us/planning

Email not displaying correctly? [View it in your browser.](#)

DATA SUMMARY	
PARCEL ID: 00-00-31-1720-0004-0016	
EX. ZONING: R-3	
PARCEL AREA: 1.86 ACRES	
PROPOSED LOTS/UNITS: 13(SFH)	
LOT DIMENSIONS:	
WIDTH(MIN)	= 50 FT
MAX HEIGHT	= 45 FT
DENSITY	= 10/ACRE
MAX IMPERVIOUS	= 60%
SETBACKS:	
FRONT	= 25 FT
SIDE	= 10% LOT WIDTH
REAR	= 25
SIDE(CORNER)	= 15 FT



SITE PLAN

SCALE: 1" = 20'

CONCEPT PLAN NOTES

- THIS DRAWING IS INTENDED FOR CONCEPTUAL SITE PLANNING ONLY, SITE PLAN IS SUBJECT TO CHANGE BASED UPON FINAL DESIGN AND LOCAL LAND DEVELOPMENT CODE.
- STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAN ARE CONCEPTUAL AND IS SUBJECT TO CHANGE UPON FINAL DESIGN.
- NO SITE VISITS HAVE BEEN MADE TO VERIFY ACCURACY OF AERIAL IMAGE DEPICTED
- THIS DRAWING IS NOT INTENDED TO BE USED FOR CONSTRUCTION AND PERMITTING PURPOSES

DATE	
BY	
DESCRIPTION	
REV	
LEGEND ENGINEERING COMMERCIAL MARINE RESIDENTIAL PHONE: (813) 397-4835 EMAIL: RICK.JACKSON@LEGENGINEERING.COM	
THE SURF REDEVELOPMENT	
3199 S FLETCHER AVE	
FERNANDINA BEACH, FL 32034	
MASTER SITE PLAN	
PLOT DATE:	8/5/2026
DRAWN BY:	RCJ
DESIGNED BY:	RCJ
CHECKED BY:	RCJ
DATE:	
SCALE:	AS SHOWN
PROJECT No.	1026-3199
NUMBER SHEETS	1 of 1
PAGE NUMBER	C1.0