



**AGENDA
TECHNICAL REVIEW COMMITTEE
REGULAR MEETING
AUGUST 27, 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**
- 5. FIRST STEP REVIEW (PRE-APPLICATION ITEMS)**
 - 5.1 SPURGEON RICHARDSON, AGENT FOR SADLER FERNANDINA LLC, 2195 SADLER ROAD**

Site plan review for 22 townhomes (Live Local Act Project). This project is subject to Annexation in January 2027. (County Property RS-2)
- 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 SEPTEMBER 10, 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.

LEGEND

BUILDING EXTENTS

PROPERTY BOUNDARY

PROPOSED LOT LINE

SITE DATA TABLE	
PARCEL ID	00-00-30-0600-0001-0220
SITE AREA	63,189 Sq. Ft. (1.45 AC)
EXISTING ZONING	CG (NASSAU COUNTY)
EXISTING FUTURE LAND USE	COMMERCIAL
FLOOD ZONE	X (UNSHADED)
UTILITY PROVIDER	CITY OF FERNANDINA BEACH

PROPOSED USE	SINGLE-FAMILY ATTACHED (TOWNHOUSE) ²
PROPOSED UNIT COUNT	22
PROPOSED DENSITY	15.2 DU/AC
PROPOSED INTERIOR LOT WIDTH	20'
PROPOSED EXTERIOR LOT WIDTH	25'
PROPOSED MIN. LOT DEPTH	85'
PROPOSED MIN. LOT AREA	1,700 Sq. Ft. (0.04 AC)
PROPOSED UNIT FLOOR AREA	1,800 Sq. Ft.
PROPOSED BUILDING HEIGHT	25' (TWO-STORY)
PROPOSED FAR	0.63
PROPOSED ISR	0.60
PROPOSED FRONT SETBACK	18'
PROPOSED REAR SETBACK	10'
PROPOSED SIDE SETBACK	10'
PROPOSED PARKING SPACES	3 PER UNIT ³

NOTES

- PARCEL REZONED FROM RS-2 TO CG UNDER ORDINANCE 2026-026.
- APPLICANT IS PROPOSING TO DEVELOP THE SITE AS A RESIDENTIAL USE UNDER THE LIVE LOCAL ACT.
- EACH UNIT INCLUDES A ONE-CAR GARAGE AND 18' X 18' DRIVEWAY YIELDING 3 PARKING SPACES PER UNIT.
- PROPOSED TOWNHOUSE UNITS TO INCLUDE FIRE SPRINKLERS.
- EXISTING SITE CONDITIONS ARE BASED ON THE BOUNDARY & TOPOGRAPHIC SURVEY DATED 9/23/2025 PREPARED BY MANZIE & DRAKEN LAND SURVEYING.

PARCEL ID# 00-00-30-0600-0001-0232
OWNER: BENNETT H CRAIG
ZONING: CG
FLUM: COMMERCIAL

PARCEL ID# 00-00-30-0600-0001-0210
OWNER: NASSAU COUNTY MENTAL HEALTH
ZONING: CG
FLUM: COMMERCIAL

PARCEL ID# 00-00-30-0600-0001-0211
OWNER: PAYNE NANCY
ZONING: RSF-2
FLUM: COMMERCIAL

PARCEL ID# 00-00-30-0200-0001-0000
OWNER: D & H HOMES LLC
ZONING: RSF-2
FLUM: COMMERCIAL

PROJECT NAME

DRURY ROAD TOWNHOMES

PREPARED FOR

SADLER FERNANDINA, LLC



9895 GATE PARKWAY N, SUITE 200
JACKSONVILLE, FLORIDA 32246
PHONE 904.730.9360 WWW.HALFF.COM
FL LIC 26000545

REVISION NO.	DATE	DESCRIPTION

SEAL

CODY B. SMITH, P.E. # 81393

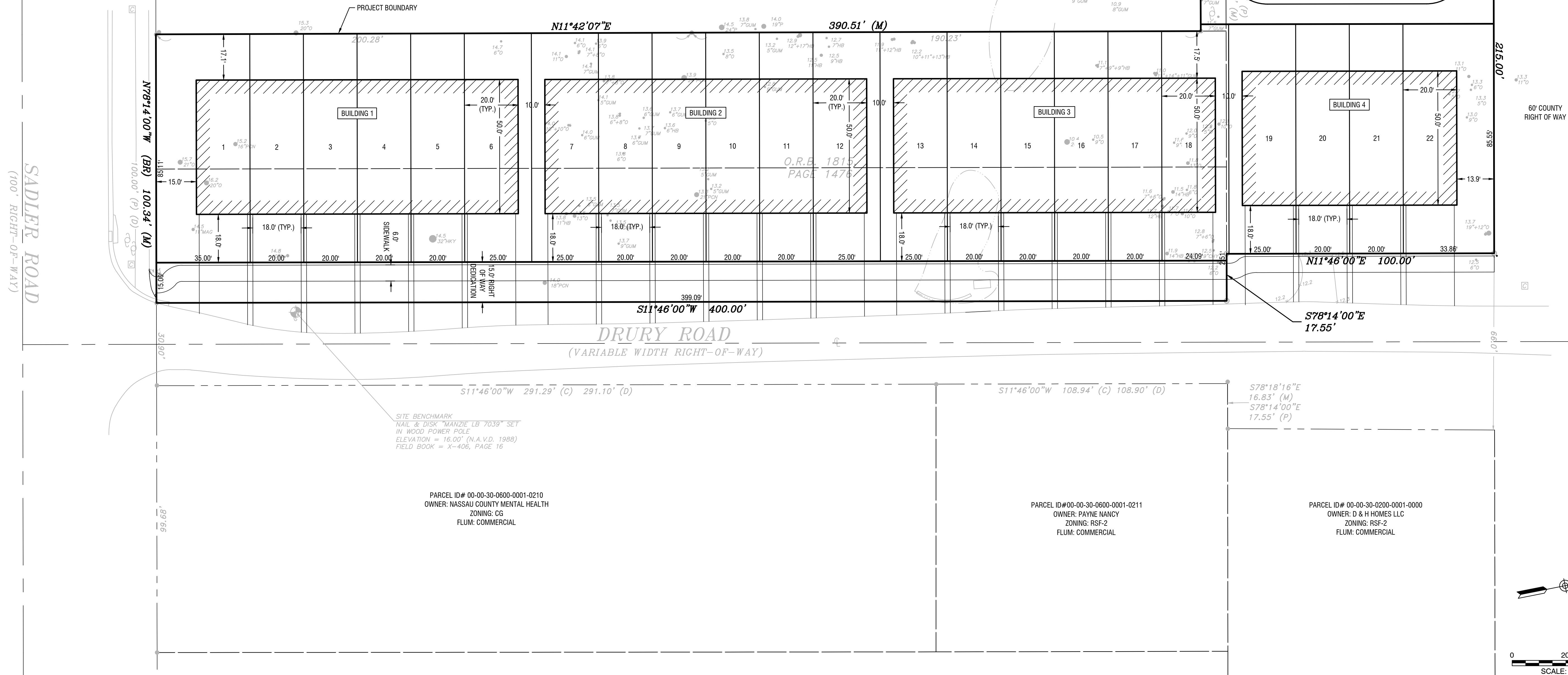
PRELIMINARY

PROJECT NO.:	64549.001
ISSUED:	4/13/2026
DRAWN BY:	MJA
CHECKED BY:	CBS
SCALE:	1" = 20'
SHEET TITLE	

CONCEPTUAL
SITE PLAN

SHEET NUMBER

EXHIBIT



From: noreply@civicplus.com
To: [TRC Info](#)
Subject: Online Form Submittal: Technical Review Committee (TRC): First Step Review Request
Date: Wednesday, August 12, 2026 8:45:47 AM

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:	<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	2195 Sadler Road
City	Fernandina Beach
State	FL
Zip	32034
Parcel ID #(s)	00-00-30-0600-0001-0220
Lot	<i>Field not completed.</i>
Block	<i>Field not completed.</i>
Subdivision	<i>Field not completed.</i>
Zoning District	C-1
Future Land Use Designation	General Commercial
Overlay District	None
Size of Property (acres)	1.45
Present Property Use	Abandoned single family residence
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	Spurgeon
Last Name	Richardson
Company (if applicable)	Sadler Fernandina, LLC
Telephone Number	
E-mail Address	

PROJECT INFORMATION

Project Name	<i>Field not completed.</i>
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	The property is zoned Commercial General and is situated in Nassau County. Because of a Florida state rule that will not allow annexations within 100 days of an election and because the City of Fernandina's November election will not be certified until late December, we are told that the first opportunity to annex the property is January 2027. In anticipation of a future annexation into the City of Fernandina Beach, we would like to start the civil design and review process for the property. Issuance of a permit would be subject and contingent upon annexation into the City of Fernandina Beach. Since the property is zoned Commercial General, the initial plan is to develop the site as multifamily with approximately 22 townhomes under the guise of the Live Local Act. A future rezoning of the property to a multifamily zoning category is also under consideration.
Proposed Access Road	Drury Road
Rd Maintenance Jurisdiction	County 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	Spurgeon
Applicant Last Name	Richardson
Today's Date	8/12/2026
Upload Supporting Documentation	Site Plan Drury Road Townhomes_Conceptual Site Plan_2026-4-13.pdf
Upload 2	Field not completed.
Upload 3	Field not completed.
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.](#)