



**AGENDA
PLANNING ADVISORY BOARD
REGULAR MEETING
JUNE 13, 2018
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

- 1. CALL TO ORDER / ROLL CALL / DETERMINATION OF QUORUM**
- 2. APPROVAL OF MEETING MINUTES**
 - 2.1 REVIEW AND APPROVAL OF MARCH 14, 2018 MEETING MINUTES.**
- 3. OLD BUSINESS**
- 4. NEW BUSINESS**
 - 4.1 FINAL PLAT APPROVAL - HICKORY RIDGE - RESOLUTION 2018-__ APPROVING FINAL PLAT, PAB CASE 2018-11 TITLED "HICKORY RIDGE"; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Accepts and approves the plat titled "Hickory Ridge" as a final plat.***
 - 4.2 FINAL PLAT APPROVAL -NORTH POINTE REPLAT - RESOLUTION 2018-__ APPROVING FINAL PLAT, PAB CASE 2018-15 TITLED "NORTH POINTE REPLAT"; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Accepts and approves the plat titled "North Pointe" as a replat/final plat.***
- 5. BOARD BUSINESS**
- 6. STAFF REPORT**
- 7. PUBLIC COMMENT**
- 8. ADJOURNMENT**

UPCOMING MEETINGS

- 9.1 PAB WORKSHOP IS SCHEDULED FOR JUNE 27, 2018 at 5:00 P.M.
NEXT PAB REGULAR MEETING IS SCHEDULED FOR JULY 11, 2018 at 5:00 P.M.**

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.

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



SUBJECT:

ITEM TYPE: Comprehensive Plan Amendment

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Submitted By: Samantha Rogic, Staff Assistant

Date: May 30, 2018

1. **Call to Order** – The meeting was called to order at 5:01 pm.

Roll Call / Determination of a Quorum

Board Members Present

Mark Bennett – Chair
Frank Santry
Jenny Schaffer (Alt 2)

David Beal – Vice Chair
Donna Lewis (Alt 1)

Board Members Absent

Wayne Peterson (excused)

Greg Roland

Others Present

Tammi Bach, City Attorney
Kelly Gibson, City Planner
Samantha Rogic, Recording Secretary

Both alternates were seated in the absence of Member Peterson and Member Roland.

2. **Approval of Minutes**

Review and Approval of the November 7, 2017 Regular Meeting Minutes - A motion was made by Member Beal, seconded by Member Schaffer, to approve as presented.

Review and Approval of the January 10, 2018 Regular Meeting Minutes – A motion was made by Member Beal, seconded by Member Schaffer, to approve as presented.

Seeing as no members opposed, both motions to approve passed.

3. **OLD BUSINESS**

3.1 PAB 2018-01: AMELIA PARK PUD AMENDMENT – YMCA PARCEL LOCATED ON LAKE PARK DRIVE

Ms. Gibson presented the Staff Report as written and recommended approval.

Michael Antonopoulos, Agent for the Applicant gave a brief history of the project.

Joel Embry, The Applicant (representative for the YMCA) narrated a slide show presentation illustrating the specifics of the site plan.

John Dearolf, CEO of the McArthur YMCA, voiced his support of the project and stated that he is working diligently with the Board of Directors to come up with a solution to parking and that part of the proceeds will go towards a feasibility study.

Public hearing was opened.

Teresa Prince, 406 Ash St, Attorney for Amelia Park, spoke in support of the project and stated that everything in the site plan depicts what was agreed upon by both parties.

Robert Duffy, 1501 Lake Park Drive, stated that he was confused by the process and asked a question about reversing the deed.

Board discussion ensued at length.

A motion was made by Member Lewis, seconded by Vice Chair Beal, to recommend approval of PAB case number 2018-01 to the City Commission requesting that a zoning change to allow a Planned Unit Development Amendment to the Amelia Park neighborhood be approved and that PAB case 2018-01, as presented, is sufficiently compliant with the Comprehensive Plan and Land Development Code to be approved at this time.

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

4. NEW BUSINESS

4.1. **PAB 2018-07 – AMERICAN LEGION POST #54, 626 S. 3RD STREET** – *Request for a Future Land Use Map Amendment and Zoning Change Request from Medium Density Residential (MDR)/R-2 Zoning and Light Industrial (I)/I-1 zoning district to assign a Mixed Use (MU) land use category MU-1 zoning district to the entire subject property.*

The item was introduced by Chair Bennett. Kelly Gibson, City Planner, presented the staff report as written and recommended approval.

Member Santry asked questions regarding drainage and why the buffer is classified as such. He stated that more information is needed than what has been provided, and as it stands, he would vote ‘no’.

William Martin, Commander of Post 54 and Agent for the Applicant, thanked the board and asked that the original request be amended and restricted to only lots 6, 7, 8, & 9. He stated that there are no future plans to develop the property, and the intent is to only make it easier to sell the 4 lots on Gum Street.

Ms. Gibson stated that she would need a revised survey.

Public hearing was then opened.

Russell Norris, 526 S. 5th Street, stated that he does not want zoned industry on the right side of 3rd Street—he would like it to be zoned residential.

William Martin, Commander of Post 54 and Agent for the Applicant, stated that he wanted to make 6, 7, 8, & 9 zoned R2, not MU1—in an effort to keep neighbors happy. To clarify, he added that he wants lots 6, 7, 8, & 9 to be zoned residential, and the rest to be zoned MU.

Kelly McCrimmon, 2025 Cashen Wood, Real Estate Agent for the Applicant, stated that the American Legion sought her professional opinion on ways to increase their coffers. Ms. McCrimmon stated that most potential buyers would not be happy with the current uses and the surrounding homeowners would likely be unhappy as well. She originally suggested for R2 zoning all the way around, but thought the addition of 4 more driveways on Gum Street would further congestion. She stated that under the MU1 proposal, an access could be created on 1st street and act as an ally way, eliminating the need for multiple access points on Gum street— which would allow for a ‘live, work, play’ environment and provide a buffer for future single family residence homes. She added that the goal of the American Legion is to find a way to increase their coffers and help their members, in a way that is agreeable to the City and nearby homeowners.

Public hearing was then closed and Board discussion commenced. Topics of discussion included clarification on the different uses, curb cuts, and potential noise complaints from future homeowners.

A motion was made by Vice Chair Beal, seconded by Member Lewis, to recommend approval of PAB case number 2018-07 to the City Commission requesting a Future Land Use Map assignment of Mixed Use (MU) land use and MU-1 zoning from Industrial and Medium Density Residential land use and I-1 zoning, as described and

that PAB case 2018-07 as presented, is sufficiently compliant with applicable Florida Statutes, Comprehensive Plan and Land Development Code to be approved at this time.

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

<i>Member Schaffer:</i>	<i>Aye</i>
<i>Vice Chair Beal:</i>	<i>Aye</i>
<i>Member Lewis:</i>	<i>Aye</i>
<i>Chair Bennett:</i>	<i>Aye</i>
<i>Member Santry:</i>	<i>Nay</i>

Motion carried.

Attorney Bach clarified that the motion that passed was for the original request without amendments. Upon discussion, Member Santry requested that the Public Hearing be reopened as to gain clarity from the applicant, and the motion be remade and a new vote be taken.

Public hearing was then opened.

William Martin, Commander of Post 54 and Agent for the Applicant, stated that he fully accepts the motion in all respects.

Public hearing was then closed.

A motion was made by Vice Chair Beal, seconded by Member Lewis, to recommend approval of PAB case number 2018-07 to the City Commission requesting a Future Land Use Map assignment of Mixed Use (MU) land use and MU-1 zoning from Industrial and Medium Density Residential land use and I-1 zoning, as described and that PAB case 2018-07 as presented, is sufficiently compliant with applicable Florida Statutes, Comprehensive Plan and Land Development Code to be approved at this time.

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

<i>Member Schaffer:</i>	<i>Aye</i>
<i>Vice Chair Beal:</i>	<i>Aye</i>
<i>Member Lewis:</i>	<i>Aye</i>
<i>Chair Bennett:</i>	<i>Aye</i>
<i>Member Santry:</i>	<i>Nay</i>

Motion carried.

4. **Board Business**

Member Santry inquired on an upcoming Telecommunication Presentation.

5. **Comments by the public**

There were no requests from the audience to be heard.

6. **Staff Report**

7. **Adjournment** – The meeting adjourned at 6:40 pm.

DRAFT

Planning Advisory Board Minutes
Regular Meeting
March 14, 2018
Page **4** of **4**

Samantha Rogic, Secretary

Mark Bennett, Chair

CITY COMMISSION AGENDA ITEM
City of Fernandina Beach



SUBJECT: Resolution 2018-____
Final Approval - Hickory Ridge

ITEM TYPE: Resolution (w/ fiscal impact)

REQUESTED ACTION: Consider Resolution 2018-____

SYNOPSIS: Simmons 9, LLC, requests final plat approval of a single family home and duplex PUD subdivision containing forty-three lots on 5.13 acres of land located on S. 13th Street. The applicant intends to build the subdivision consistent with the PUD approval granted under Ordinance 2017-25 and preliminary plat Resolution 2018-41. The applicant's final plat demonstrates a build-out R-2 zoning district density of 8 dwelling units per acre and sets aside 39% of the land area into open space. The requested Preliminary Plat is consistent with the City's Comprehensive Plan and the Land Development Code.

Staff recommends approval of the Final Plat request.

CITY ATTORNEY COMMENTS: No additional comments.

Kelly Gibson, AICP, Planning Manager 06/07/2018



Date: May 28, 2018

Submitted By: Kelly Gibson, AICP, Planning Manager



APPLICATION FOR FINAL PLAT
HICORY RIDGE PUD SUBDIVISION

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	Simmons 9, LLC				
AGENT:	Gillette and Associates				
REQUESTED ACTION:	Forty-one(41) home sites 35 detached single-family and 3 duplex units Common area tracts totaling approximately 39% of the total acreage				
LOCATION:	S. 13th Street between Fir Street and Hickory Street				
CURRENT ZONING:	R-2 with PUD Overlay (PAB Case 2017-12 and Ordinance 2017-25)				
CURRENT LAND USE:	Medium Density Residential				
EXISTING USES ON SITE:	Subdivision infrastructure improvements as approved under preliminary plat approval (Resolution 2018-41)				
PROPERTY SIZE:	5.13 Acres				
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Year Built</u>	<u>Zoning</u>	<u>FLUM</u>
	North	Recreation- Elm Street Park Ball Fields	Recreation - Elm Street Park Ball Fields	REC	Recreation
	South	Affordable Housing- Attached duplex units	Affordable Housing- Attached duplex units	MU-1	Mixed Use
	East	Single Family Detached Homes	Single Family Detached Homes	R-2	Medium Density Residential
	West	Vacant and Single Family Detached Homes	Vacant and Single Family Detached Homes	R-2	Medium Density Residential

*** 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 Community Development Department Office. ***



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is requesting approval of a Final Plat for 5.13 acres of land located on the east side of S. 13th Street between Hickory Street and Fir Street and identified as Hickory Ridge subdivision. Properties surrounding the subject site are developed medium density residential uses (single-family homes) to its south, east, and west. Across from Hickory Street to the north of the subject property is the MLK Jr. Recreation Center and Elm Street athletic fields with a pool and on-site after school care. The Hickory Ridge subdivision contains 3 duplex units fronting Fir Street and 35 single family detached houses fronting S. 13th and Hickory Street. The configuration of the subdivision is cottage style with 10 home sites fronting on alley cul-de-sacs. Properties have been sited to enjoy the open space acreage contained in Tracts A-G, J, and L. Hickory Ridge accommodates stormwater needs through dry detention areas designed to retain the largest healthy trees on the property. In total, the open space tracts equal roughly 39% of the total land area in Hickory Ridge.

CONSISTENCY WITH THE COMPREHENSIVE PLAN / LAND DEVELOPMENT CODE:

The City has five public facilities that have adopted levels of service: Transportation, Water, Sewer, Drainage, and Solid Waste. The City is able to serve this property as proposed and meet or exceed all required levels of service required by Policies 1.02.02, 1.02.03, and 4.01.01, and 4.01.02 as confirmed through the preliminary plat approval process and site plan review process. The proposed development is consistent with the Comprehensive Plan's direction for compact urban development and serves to maximize the use of existing public facilities. No leapfrog development is occurring as development of properties provision of services surround the subject site. Hickory Ridge will be accessed from existing and improved rights-of-way under maintenance obligation by the City along S. 13th Street, Fir Street, Gum Street, and Hickory Street.

The applicant has complied with the subdivision requirements of the Land Development Code as contained in LDC Section 4.04.00 and 11.01.02. The Final Plat has been reviewed for technical completeness by the Technical Review Committee and a compliance letter with final sign-off of the site plans were issued in March, 2018.

CONCLUSION:

<i>Applicable Policy</i>	<i>Determination of Consistency</i>
CP 1.02.02	✓
CP 1.02.03	✓
CP 4.01.01	✓
CP 4.01.02	✓
LDC 4.04.00	✓
LDC 11.01.02	✓

The requested final plat for the Hickory Ridge subdivision is consistent with the City's Comprehensive Plan and the Land Development Code. The final plat document reflects the approval of the PUD overlay conditions as granted under Ordinance 2017-25 and preliminary plat approval under Resolution 2018-41. Staff recommends approval of the final plat request.



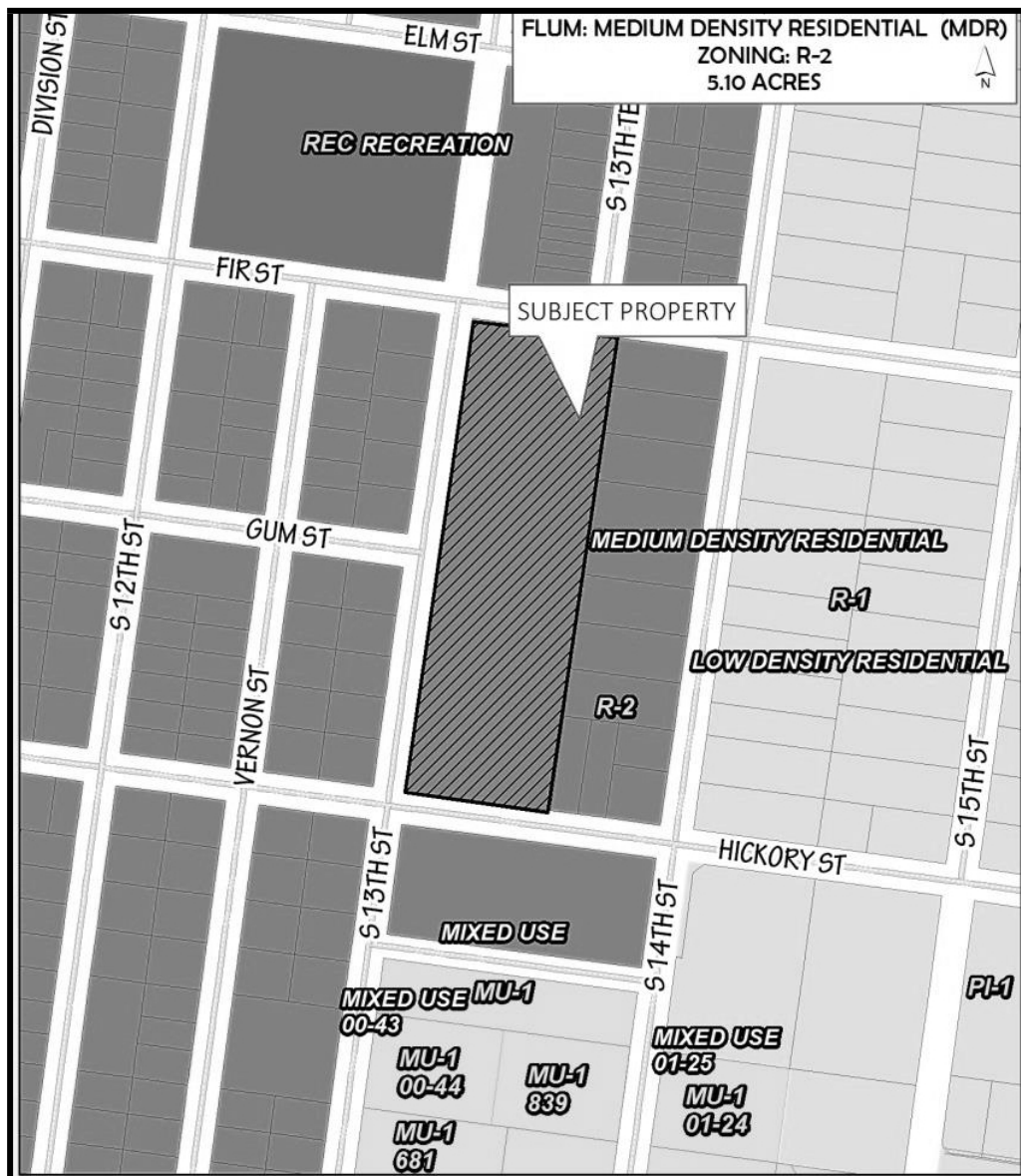
STAFF REPORT
PAB 2018- 11 (Final Plat)
Planning Advisory Board Hearing
June 13, 2018

Kelly N. Gibson, AICP
Planning Manager

Following the recommendation of the Planning Advisory Board (PAB), the Final Plat will move forward to the City Commission in the form of a Resolution at a public hearing anticipated for July 17, 2018. Final plat approval is required in order to subdivide the property into the individual home sites.

MOTION TO CONSIDER:

I move to recommend **(approval or denial)** of PAB case number 2018-11 to the City Commission requesting that a Final Plat for the Hickory Ridge subdivision be **(approved or denied)** and that PAB case 2018-11, as presented, **(is or is not)** sufficiently compliant with the Comprehensive Plan and Land Development Code to be approved at this time.



HICKORY RIDGE

PLAT BOOK PAGE

SHEET 1 OF 3 SHEETS

CAPTION:

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 STATE OF FLORIDA AND BEING FURTHER DESCRIBED ACCORDING TO THE OFFICIAL MAP OR PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901), AS: LOTS 1, 2, 3, 4, 5 AND THE WESTERLY 30.0 FEET OF LOTS 6, 7, 8, 9, AND 10 IN BLOCK 240.

ZONING CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY ME AND IS IN COMPLIANCE WITH THE ZONING RULES AND REGULATIONS OF THE CITY OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA, CURRENTLY IN EFFECT.

THIS _____ DAY OF _____, 2018.

DIRECTOR OF PLANNING

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION; THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; THAT THE SURVEY AND LEGAL DESCRIPTION ARE ACCURATE; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'s) HAVE BEEN SET ACCORDING TO CHAPTER 177.091 (7); AND THAT PERMANENT CONTROL POINTS (P.C.P.'s) WILL BE SET ACCORDING TO THE CHAPTER 177.091 (8); ALL ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND NASSAU COUNTY.

SIGNED THIS _____ DAY OF _____, A.D. 2018.

MICHAEL A. MANZIE, P.L.S.
FLORIDA CERTIFICATE No. 4069

MANZIE & DRAKE LAND SURVEYING
117 SOUTH 9TH STREET
FERNANDINA BEACH, FL 32034
CERTIFICATE OF AUTHORIZATION NUMBER "LB 7039"

CERTIFICATE OF REVIEW BY CITY EMPLOYED/CONTRACTED SURVEYOR/MAPPER

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, F.S., AND THAT I AM EMPLOYED BY OR UNDER CONTRACT TO THE APPROPRIATE LOCAL GOVERNING BODY AND ACTING HERETO AS AN AGENT THEREOF. THIS LIMITED CERTIFICATION AS TO FACIAL CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, F.S., IS NOT INTENDED TO BE AND SHOULD NOT BE CONSTRUED AS A CERTIFICATION OF THE ACCURACY OR QUALITY OF THE SURVEYING / MAPPING REFLECTED ON THIS PLAT.

SURVEYOR / MAPPER DATE

CHARLES ROBERT LEE

FLORIDA REGISTRATION NO.: LS 5618

COUNTY TAX COLLECTOR CERTIFICATE

TAX IDENTIFICATION NUMBER: 00-00-31-1800-0240-0010

I, THE UNDERSIGNED, DO HEREBY AFFIRM THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO UNPAID REAL PROPERTY TAXES APPLICABLE TO THE LANDS SUBJECT TO THIS PLAT:

SIGNED THIS _____ DAY OF _____, A.D. 2018.

TAX COLLECTOR
NASSAU COUNTY, FLORIDA

DIRECTOR OF EMERGENCY SERVICES CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN APPROVED BY THE DIRECTOR OF EMERGENCY SERVICES OF THE CITY OF FERNANDINA BEACH, FLORIDA

THIS _____ DAY OF _____, A.D. 2018.

DIRECTOR OF EMERGENCY SERVICES

APPROVED FOR THE RECORD:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY MANAGER OF THE CITY OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA. WITNESS BY SIGNATURE THIS _____ DAY OF _____, A.D., 2018.

CITY MANAGER

MAYOR CERTIFICATE:

THIS PLAT HAS BEEN EXAMINED AND IS HEREBY ACCEPTED AND APPROVED BY THE CITY COMMISSION OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA, PURSUANT TO A RESOLUTION OF SAID COMMISSION ADOPTED THIS _____ DAY OF _____, A.D., 2018.

BY: MAYOR ATTEST: CITY CLERK

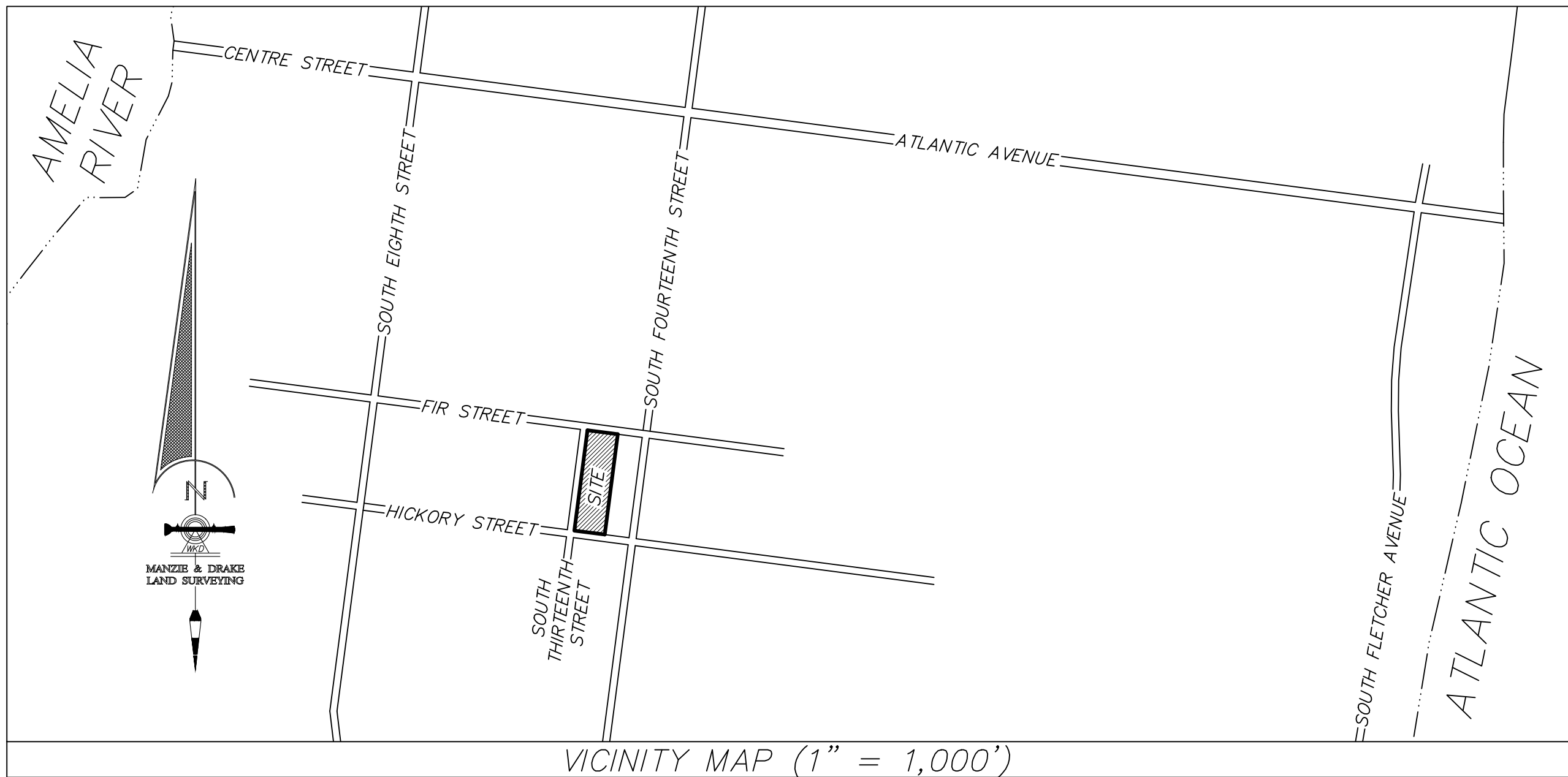
CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH CHAPTER 177.061, FLORIDA STATUTES, AND IS FILED FOR RECORD IN PLAT BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA. THIS _____ DAY OF _____, A.D. 2018.

CLERK OF THE CIRCUIT COURT

COPYRIGHT © 2018 BY MANZIE AND DRAKE LAND SURVEYING

A REPLAT OF LOTS 1, 2, 3, 4, 5 AND THE WESTERLY 30.0 FEET OF LOTS 6, 7, 8, 9, AND 10 IN BLOCK 240, THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), COUNTY OF NASSAU AND STATE OF FLORIDA AND BEING FURTHER DESCRIBED ACCORDING TO THE OFFICIAL MAP OR PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901).



SIMMONS 9, LLC - A FLORIDA LIMITED LIABILITY COMPANY

WITNESS _____

JAY MOCK

PRINT OR TYPE NAME

WITNESS _____

PRINT OR TYPE NAME

STATE OF: _____
COUNTY OF: _____

THIS IS TO CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS,

TO ME WELL KNOWN AND KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING ADOPTION AND DEDICATION AND WHO ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USE AND PURPOSES THEREIN EXPRESSED.

WITNESS MY SIGNATURE AND OFFICIAL SEAL AT THE CITY OF _____ IN THE COUNTY OF _____ AND THE STATE OF _____, THIS _____ DAY OF _____, A.D., 2018

NOTARY PUBLIC
STATE OF _____ MY COMMISSION EXPIRES : _____

STATE OF FLORIDA

MORTGAGEE'S CONSENT

I, _____, ON BEHALF OF _____, DO HEREBY JOIN IN AND CONSENT TO THE ADOPTION AND DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREE THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA SHALL BE SUBORDINATED TO SAID ADOPTION AND DEDICATION.

WITNESS _____

PRINT OR TYPE NAME

NAME: _____
TITLE: _____

WITNESS _____

PRINT OR TYPE NAME

STATE OF: _____
COUNTY OF: _____

THIS IS TO CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS,

TO ME WELL KNOWN AND KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING MORTGAGEE'S CONSENT AND WHO ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USE AND PURPOSES THEREIN EXPRESSED.

WITNESS MY SIGNATURE AND OFFICIAL SEAL AT THE CITY OF _____ IN THE COUNTY OF _____ AND THE STATE OF _____, THIS _____ DAY OF _____, A.D., 2018

NOTARY PUBLIC
STATE OF _____ MY COMMISSION EXPIRES : _____

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, SIMMONS 9, LLC, A FLORIDA LIMITED LIABILITY COMPANY, IS THE LAWFUL OWNER OF THE LAND DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS "HICKORY RIDGE, AND THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LAND.

IN WITNESS WHEREOF, DEVELOPER HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS DULY ELECTED OFFICERS ACTING BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS.

LOTS 36/37, 38/39 AND 40/41 ARE DUPLEX LOTS AND EACH SIDE OF THE DUPLEX BEING INDIVIDUALLY CONVEYED AND OWNED ON A FEE SIMPLE BASIS.

RIGHTS-OF-WAY (HICKORY LANE & RIDGE LANE) ARE HEREBY DEDICATED TO THE CITY OF FERNANDINA BEACH.

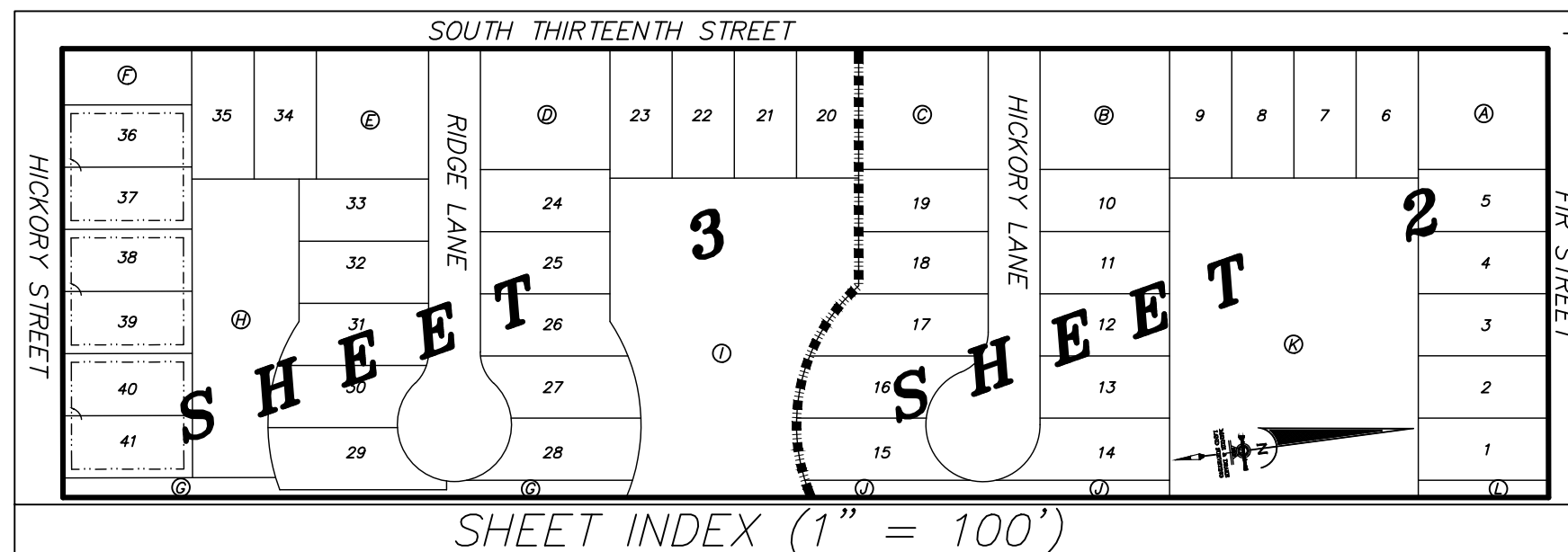
NON-EXCLUSIVE EASEMENTS FOR DRAINAGE AND FOR MAINTENANCE OF LANDSCAPING AND DRAINAGE IMPROVEMENTS OVER THOSE EASEMENTS DESIGNATED HEREON AS DRAINAGE EASEMENTS ARE SUBJECT TO THE RIGHTS AND RESERVATIONS CONTAINED HEREIN, AND SHALL BE RETAINED BY THE UNDERSIGNED OWNER FOR ITS PRIVATE USE, AND FOR THE USE OF ITS LEGAL SUCCESSORS IN INTEREST, GRANTEEES AND ASSIGNS, INCLUDING BUT NOT LIMITED TO CITY OF FERNANDINA BEACH, OR A RESPONSIBLE PROPERTY OWNERS' ASSOCIATION AS SUCH INTERESTS MAY BE GRANTED, CONVEYED OR OTHERWISE ESTABLISHED AND SHOWN BY SEPARATE INSTRUMENT RECORDED IN THE PUBLIC RECORDS OF NASSAU COUNTY.

TRACTS "A", "B", "C", "D", "E", "F", "G" & "J" (RECREATION/OPEN SPACE) ARE HEREBY RETAINED BY THE UNDERSIGNED OWNER FOR ITS PRIVATE USE, AND FOR THE USE OF ITS LEGAL SUCCESSORS IN INTEREST, GRANTEEES AND ASSIGNS, INCLUDING BUT NOT LIMITED TO CITY OF FERNANDINA BEACH, OR A RESPONSIBLE PROPERTY OWNERS' ASSOCIATION AS SUCH INTERESTS MAY BE GRANTED, CONVEYED OR OTHERWISE ESTABLISHED AND SHOWN BY SEPARATE INSTRUMENT RECORDED IN THE PUBLIC RECORDS OF NASSAU COUNTY.

TRACTS "H", "I" & "K" (POND & OPEN SPACE TRACTS) ARE HEREBY RETAINED BY THE UNDERSIGNED OWNER FOR ITS PRIVATE USE, AND FOR THE USE OF ITS LEGAL SUCCESSORS IN INTEREST, GRANTEEES AND ASSIGNS, INCLUDING BUT NOT LIMITED TO CITY OF FERNANDINA BEACH, OR A RESPONSIBLE PROPERTY OWNERS' ASSOCIATION AS SUCH INTERESTS MAY BE GRANTED, CONVEYED OR OTHERWISE ESTABLISHED AND SHOWN BY SEPARATE INSTRUMENT RECORDED IN THE PUBLIC RECORDS OF NASSAU COUNTY.

TRACT "L" (OPEN SPACE/DRAINAGE) IS HEREBY RETAINED BY THE UNDERSIGNED OWNER FOR ITS PRIVATE USE, AND FOR THE USE OF ITS LEGAL SUCCESSORS IN INTEREST, GRANTEEES AND ASSIGNS, INCLUDING BUT NOT LIMITED TO CITY OF FERNANDINA BEACH, OR A RESPONSIBLE PROPERTY OWNERS' ASSOCIATION AS SUCH INTERESTS MAY BE GRANTED, CONVEYED OR OTHERWISE ESTABLISHED AND SHOWN BY SEPARATE INSTRUMENT RECORDED IN THE PUBLIC RECORDS OF NASSAU COUNTY.

FLORIDA PUBLIC UTILITIES AND ITS SUCCESSORS AND ASSIGNS ARE HEREBY IRREVOCABLY DEDICATED A SEVEN & ONE-HALF (7.5') FOOT EASEMENT ALONG THE FRONT OF EACH LOT AND ALONG ALL RIGHTS-OF-WAY FOR ITS USE IN CONJUNCTION WITH ITS NATURAL GAS & UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.



SURVEYOR'S NOTES

- 1.) ■ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) (5/8" IRON ROD & CAP) SET WITH IDENTIFICATION "PRM-LB 7039".
- 2.) ● DENOTES PERMANENT CONTROL POINT (P.C.P.) SET WITH IDENTIFICATION "MANZIE LB 7039".
- 3.) BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF N07°33'47"E FOR THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH THIRTEENTH STREET. THE BEARING REFERENCE LINE IS INDICATED AS THUS (BR).
- 4.) THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS PER F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 12089C 0237 G, DATED 08/02/2017.
- 5.) "NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."
- 6.) ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.
- 7.) NO FURTHER SUBDIVISION OF LOTS IS ALLOWED UNLESS SUCH SUBDIVISION CONFORMS TO CITY OF FERNANDINA BEACH SUBDIVISION REGULATIONS AND BE APPROVED BY THE CITY OF FERNANDINA BEACH.
- 8.) THE CURRENT ZONING FOR THE LANDS SHOWN ON THIS PLAT AS OF THE DATE OF RECORDING IS "PUD".
- 9.) BUILDING SETBACK REQUIREMENTS FOR THIS SUBDIVISION ZONED "PUD", ARE AS FOLLOWS:

LOTS 1 THROUGH 35 (SINGLE FAMILY LOTS)
FRONT SETBACK = 5 FEET SIDE SETBACK = 5 FEET REAR SETBACK = 5 FEET
ACCESSORY USES SETBACK = 3 FEET

EACH LOT IS RESTRICTED TO 1,100 SF OF ENCLOSED STRUCTURE FOR THE PRIMARY BUILDING AND 280 SF OF ENCLOSED AREA FOR ACCESSORY STRUCTURES

EACH LOT IS RESTRICTED TO A MAXIMUM OF 85% MAXIMUM IMPERVIOUS AREA

LOTS 36 THROUGH 41 (DUPLEX LOTS)
FRONT SETBACK = 5 FEET SIDE SETBACK = 5 FEET COMMON LINE SIDE SETBACK = 0 FEET
REAR SETBACK = 5 FEET ACCESSORY USES SETBACK = 3 FEET
INDIVIDUAL DUPLEX UNITS ARE AS FOLLOWS:
LOTS 36 & 37; LOTS 38 & 39; LOTS 40 & 41

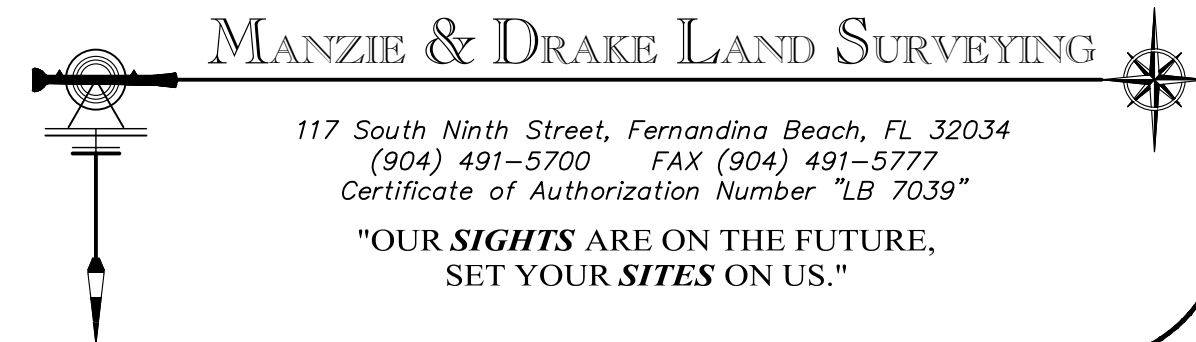
EACH LOT IS RESTRICTED TO 1,100 SF OF ENCLOSED STRUCTURE FOR THE PRIMARY BUILDING AND 280 SF OF ENCLOSED AREA FOR ACCESSORY STRUCTURES

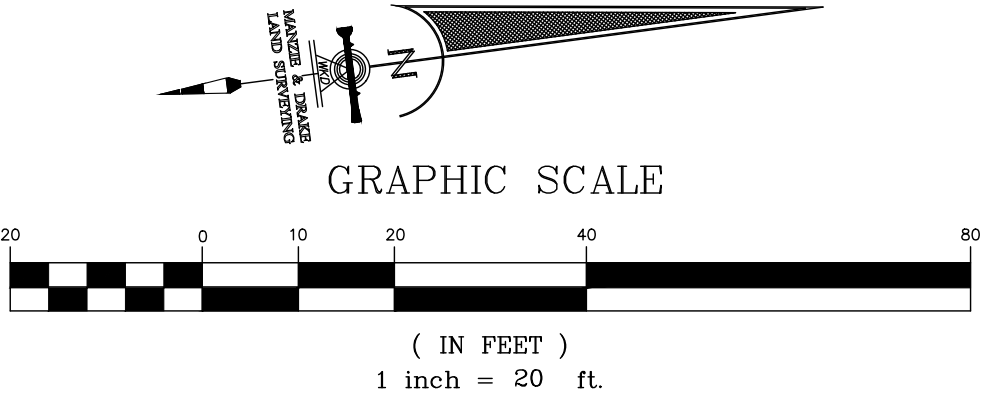
EACH LOT IS RESTRICTED TO A MAXIMUM OF 85% MAXIMUM IMPERVIOUS AREA

- 9.) THE LANDS SHOWN HEREON IS NOT LOCATED WITHIN A STORM SURGE CATEGORY, AS SCALED FROM STORM SURGE ATLAS VOLUME 1, PLATE 3, NASSAU COUNTY, FLORIDA, AS PER S.L.O.S.H. (SEA, LAKE, AND OVERLAND SURGES FROM HURRICANES).
- 10.) ALL LOT LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED
- 12.) LOTS SHOWN HEREON ARE INTENDED FOR RESIDENTIAL PURPOSES.
- 13.) LOTS 36/37, 38/39 AND 40/41 ARE DUPLEX LOTS AND EACH SIDE OF THE DUPLEX BEING INDIVIDUALLY CONVEYED AND OWNED ON A FEE SIMPLE BASIS.

LEGEND

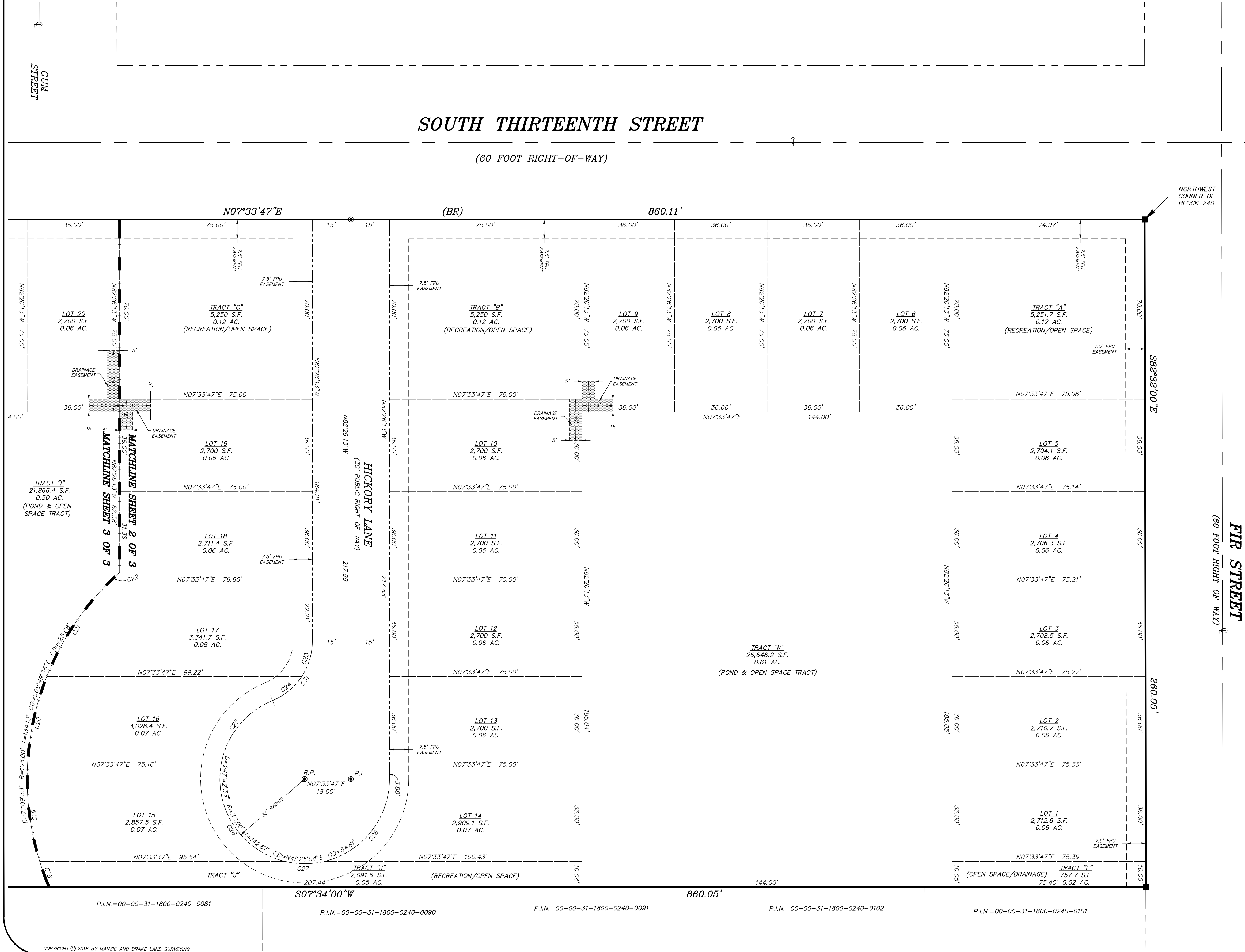
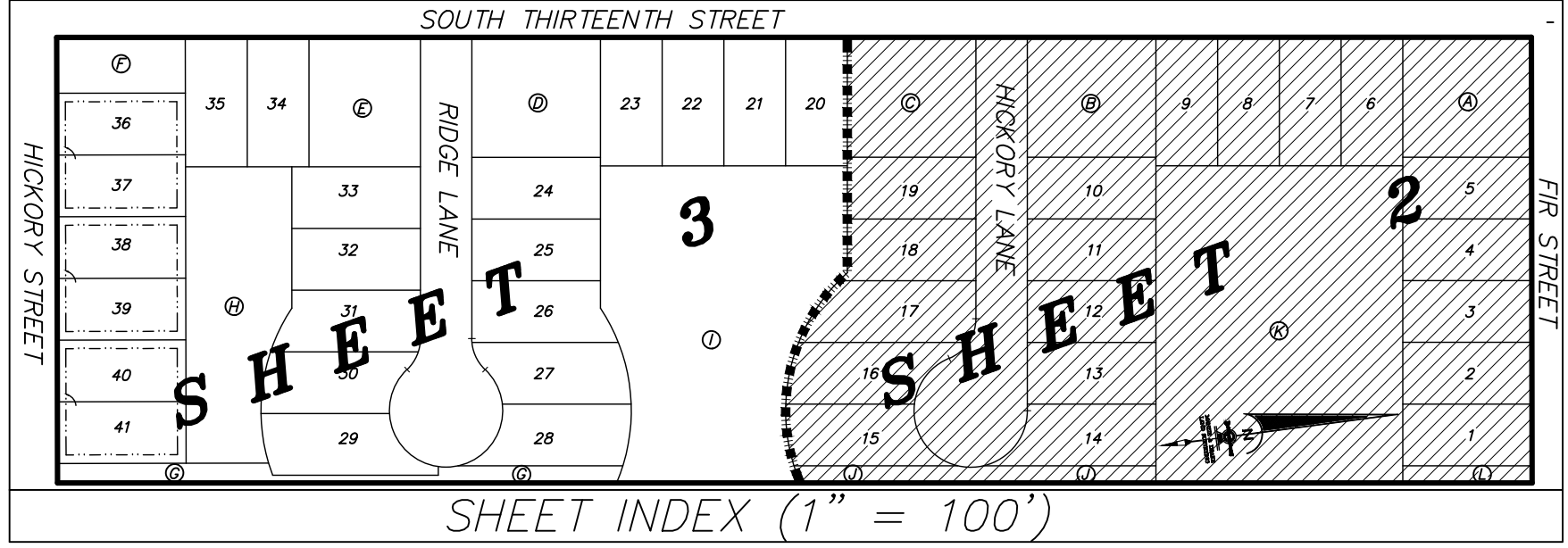
S.F. = SQUARE FEET
AC = ACRE
F.P.U. = FLORIDA PUBLIC UTILITIES
D.E. = DRAINAGE EASEMENT
SQ. FT. = SQUARE FEET
D = DELTA
R = RADIUS
L = LENGTH
CB = CHORD BEARING
CD = CHORD DISTANCE
P.I. = POINT OF INTERSECTION
R.P. = RADIUS POINT
P.I.N. = PARCEL IDENTIFICATION NUMBER
P.R.M. = PERMANENT REFERENCE MONUMENT





HICKORY RIDGE

A REPLAT OF LOTS 1, 2, 3, 4, 5 AND THE WESTERLY 30.0 FEET OF LOTS 6, 7, 8, 9, AND 10 IN BLOCK 240, THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), COUNTY OF NASSAU AND STATE OF FLORIDA AND BEING FURTHER DESCRIBED ACCORDING TO THE OFFICIAL MAP OR PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901).



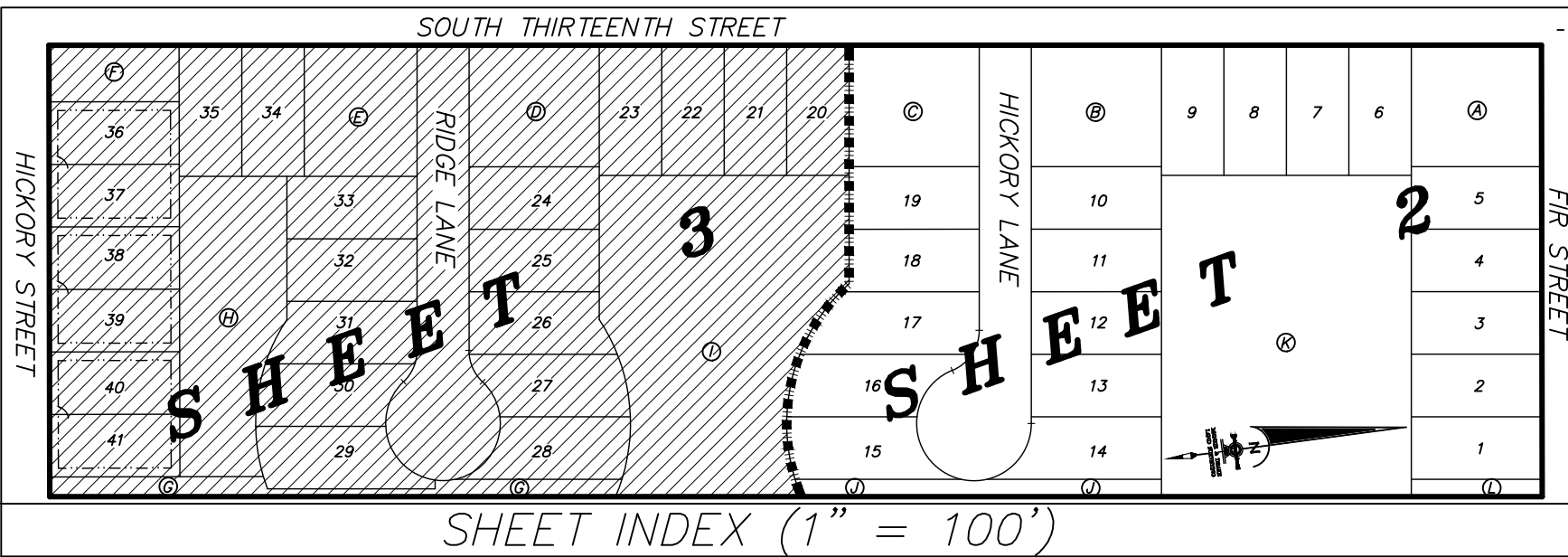
LEGEND
S.F. = SQUARE FEET
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P.I.N. = PARCEL IDENTIFICATION NUMBER
P.R.M. = PERMANENT REFERENCE MONUMENT

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C15	36.96'	108.00'	19°36'20"	S85°46'35"W
C16	36.50'	108.00'	19°21'52"	N74°44'19"W
C17	10.68'	108.00'	5°40'00"	N62°13'23"W
C18	10.68'	108.00'	5°40'03"	N77°25'39"E
C19	36.49'	108.00'	19°21'39"	N89°56'30"E
C20	36.97'	108.00'	19°36'40"	S70°34'21"E
C21	43.29'	108.00'	22°57'56"	S49°17'03"E
C22	6.70'	108.00'	3°33'16"	S36°01'28"E
C23	14.60'	25.00'	3°32'54"	N65°42'16"W
C24	14.94'	25.00'	3°41'43"	N31°50'59"W
C25	35.11'	33.00'	60°57'25"	S45°12'23"E
C26	48.09'	33.00'	83°29'28"	N62°34'11"E
C27	15.28'	33.00'	26°31'20"	N7°33'47"E
C28	44.20'	33.00'	76°44'20"	N44°04'03"W
C29	20.24'	25.00'	46°23'50"	N59°14'18"W
C30	20.24'	25.00'	46°23'50"	N74°21'52"E
C31	29.54'	25.00'	67°42'33"	N48°34'56"W

MANZIE & DRAKE LAND SURVEYING

117 South Ninth Street, Fernandina Beach, FL 32034
(904) 491-5700 FAX (904) 491-5777
Certificate of Authorization Number "LB 7039"

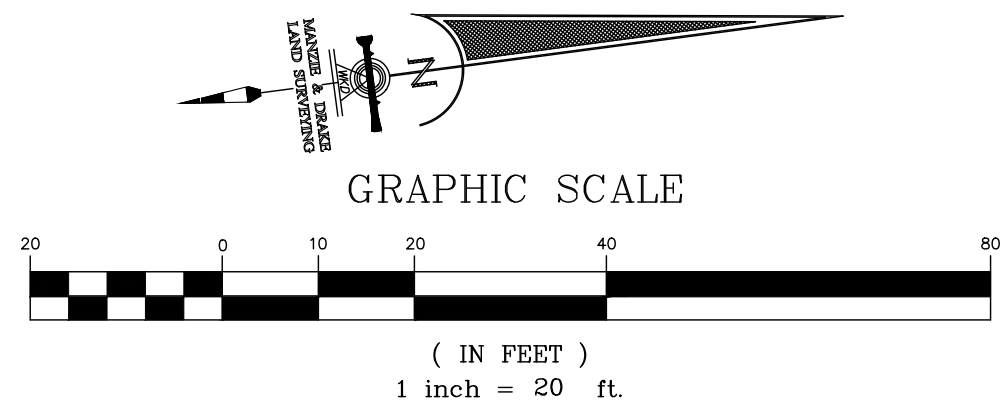
"OUR SIGHTS ARE ON THE FUTURE,
SET YOUR SITES ON US."



HICKORY RIDGE

A REPLAT OF LOTS 1, 2, 3, 4, 5 AND THE WESTERLY 30.0 FEET OF LOTS 6, 7, 8, 9, AND 10 IN BLOCK 240, THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), COUNTY OF NASSAU AND STATE OF FLORIDA AND BEING FURTHER DESCRIBED ACCORDING TO THE OFFICIAL MAP OR PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901).

PLAT BOOK PAGE
SHEET 3 OF 3 SHEETS

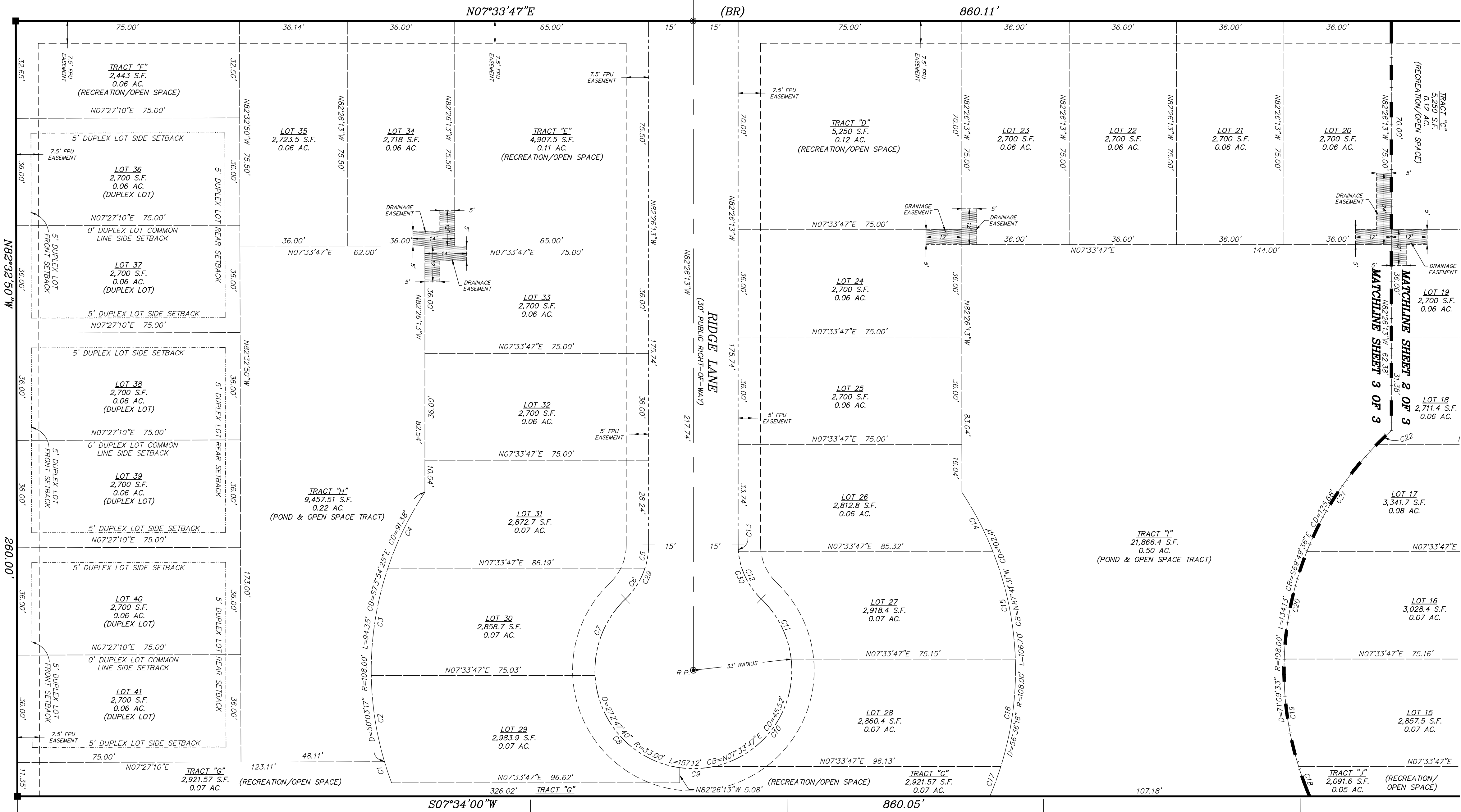


SOUTH THIRTEENTH STREET

(60 FOOT RIGHT-OF-WAY)

HICKORY STREET

(60 FOOT RIGHT-OF-WAY)



LEGEND
S.F. = SQUARE FEET
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P.R.M. = PERMANENT REFERENCE MONUMENT

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	7.48'	108.00'	3°58'05"	N79°04'54"E	7.48'
C2	36.81'	108.00'	19°31'51"	N86°51'48"E	36.64'
C3	36.60'	108.00'	19°25'03"	S73°39'45"E	36.43'
C4	28.41'	108.00'	15°04'27"	S56°25'00"E	28.33'
C5	7.89'	25.00'	18°05'10"	N73°23'38"W	7.86'
C6	12.35'	25.00'	28°18'40"	N50°11'43"W	12.23'
C7	28.48'	33.00'	49°27'23"	S60°46'04"E	27.61'
C8	45.50'	33.00'	78°59'30"	N55°00'29"E	41.98'
C9	11.57'	33.00'	20°05'45"	N52°27'51"E	11.52'
C10	48.59'	33.00'	84°21'31"	N46°45'47"W	44.32'
C11	22.98'	33.00'	39°53'30"	S71°06'43"W	22.51'
C12	17.98'	25.00'	41°12'28"	N71°46'12"E	17.60'
C13	2.26'	25.00'	5°11'22"	S85°01'53"E	2.26'
C14	22.56'	108.00'	11°58'05"	S69°59'23"W	22.52'

MANZIE & DRAKE LAND SURVEYING
117 South Ninth Street, Fernandina Beach, FL 32034
(904) 491-5700 FAX (904) 491-5777
Certificate of Authorization Number "LB 7039"
"OUR SIGHTS ARE ON THE FUTURE,
SET YOUR SITES ON US."

APR 26 PM 4:16

OFFICE USE ONLY

REC'D: 4/26/18 BY: [Signature]
PAYMENT: \$ 850 TYPE: CK1242
APPLICATION #: 2018-002733
CASE #: PAB 2018-11
BOARD MEETING DATE: 6-13-18



PLANNING ADVISORY BOARD APPLICATION

- | | |
|--|--|
| ☐ ZONING MAP AMENDMENT
(≤ 10 acres \$850 / > 10 acres \$1,600) | ☐ SUBDIVISION PLAT – PRELIM (\$750) |
| ☐ LAND USE MAP AMENDMENT
(≤ 10 acres \$850 / > 10 acres \$1,600) | ☒ SUBDIVISION PLAT – FINAL (\$850) |
| ☐ LDC TEXT AMENDMENT (\$850) | ☐ VACATION OF R.O.W. (\$850) |
| ☐ COMP PLAN AMENDMENT (\$850) | ☐ VOLUNTARY ANNEXATION (\$1050) |

APPLICANT INFORMATION

Owner Name: Simmons 9, LLC
Mailing Address: 20 South 4th St., Fernandina Bch, FL 32034
Telephone: 904-261-8819 Fax: N/A
Email: nick@gilletteassociates.com
Agent Name: Gillette: Associates, Inc.
Mailing Address: 20 South 4th St., Fernandina Bch, FL 32034
Telephone: 904-261-8819 Fax: N/A
Email: nick@gilletteassociates.com

PROPERTY INFORMATION

Street Address: Hickory Street : 13th street
Parcel Identification Number(s): 00-00-31-1800-0240-0010
Lot Number: _____ Block Number: _____ Subdivision: Hickory Ridge
Section: 25 Township: 3N Range: 28

PROJECT INFORMATION

Total Number of Lots/Parcels: 1

Less than One (1) acre Sq. Footage: _____ One (1) Acre or Greater: 5.1 Ac.

Existing Zoning Classification: PUD

Existing Future Land Use Classification: Med. Density

Previous Planning/Zoning Approvals: PAB 2017-12

Description of Request:

35 single family lots : 3 Duplex lots

41 lots total

SIGNATURE/NOTARY

The undersigned states the above information is true and correct as (s)he is informed and believes.

4.22.18
Date

[Signature]
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU }
ss }

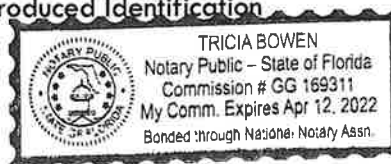
Subscribed and sworn to before me this 22 day of April, 2018.

[Signature]
Notary Public: Signature

Tricia Bowen
Printed Name

4/12/22
My Commission Expires

Personally Known ✓ OR Produced Identification _____ ID Produced: _____

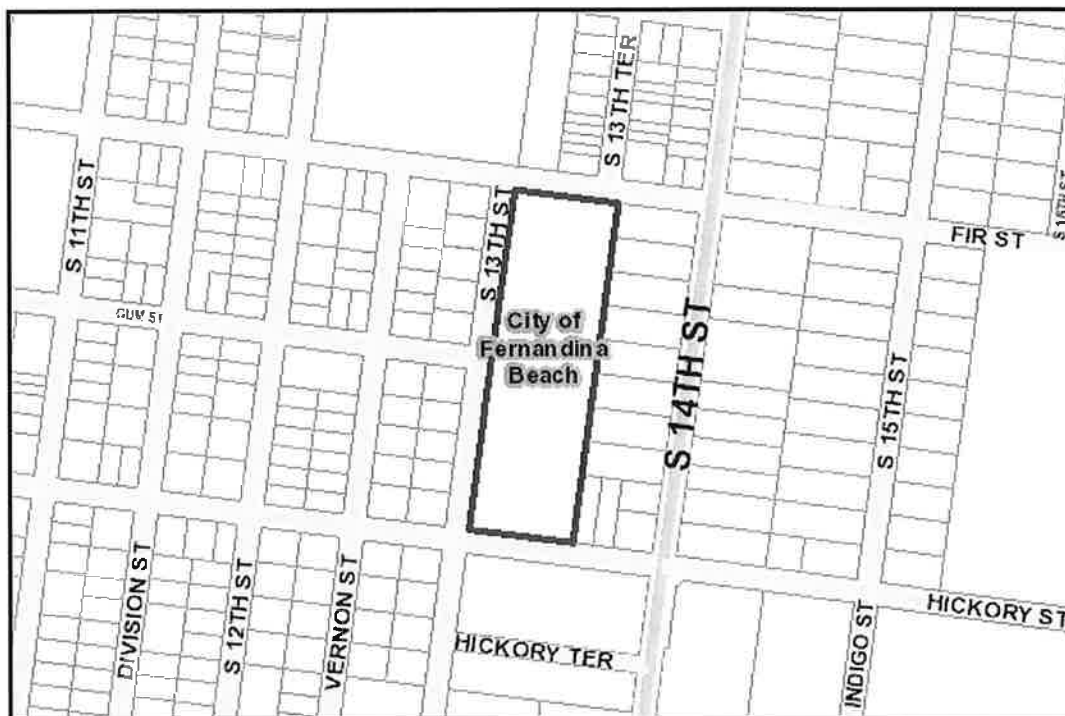


904-491-7300



www.NassauFLPA.com

A. Michael Hickox
Nassau County Property Appraiser

**Parcel Report****Parcel ID****Owner Information****Results**

00-00-31-1800-0240-0010

SIMMONS 9 LLC

20 S 4TH ST

Mailing Address

FERNANDINA BEACH, FL 32034

Site Address**Previous Site Address (If
Changed by 911)****Deed Acre**

0.00

**Approximate Acres (GIS
Calculated)**

5.19

Property Use Code

000000

Municipality

City of Fernandina Beach

Census Tract**MLS Zone**

1 - Island

Subdivision CITY OF FERNANDINA BEACH
S/D

Value & Sales Report	Results	
Land Value	\$423,225.00	Value of land
Building Value	\$0.00	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)	\$423,225.00	The Just, or Market Value, for tax purposes
Assessed Value	\$409,682.00	Market Value minus assessment limits
Taxable Value		Assessed Value minus any Exemptions
Sales Information		
Date	Price	Vacant?
20171228	\$425,000.00	N
Qual		
		Q
Land Use Report	Results	
Zoning	R-2	Note: (Must be verified with Municipality)
Future Land Use	MEDIUM DENSITY RESIDENTIAL	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	
	KINGSFERRY FINE SAND, RESOTA FINE SAND, 0 TO 5 PERCENT SLOPES, EVERGREEN-LEON MUCKS, DEPRESSIONAL, ECHAW FINE SAND	
Soil Map Unit Name		
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 56 90	

Storm Surge Zone	Coming Soon	Note: (Must be verified with Nassau County Emergency Management)
Hurricane Evacuation Zone	Coming Soon	Note: (Must be verified with Nassau County Emergency Management)
Special Flood Hazard Area	X	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 - Daniel B. Leeper	Note: (Must be verified with SOE)
School Board	1 - Donna Martin	Note: (Must be verified with SOE)
Ocean, Highway & Port Authority	1 - Richard S. Bruce	Note: (Must be verified with SOE)
City of Fernandina Beach Commission	Johnny Miller, Tim Poytner, Robin C. Lentz, Roy G. Smith and Len Kreger	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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2 . .

PREPARED BY & RETURN TO:

Name: Wood & Smith, P.A.
Address: 303 Centre Street
Suite 100
Fernandina Beach, FL 32034
File No. 17-200086
Sales Price: \$425,000.00

Parcel No.: 00-00-31-1800-0240-0010

This WARRANTY DEED, made the 28th day of December, 2017, by Evett L. Simmons, a single person, individually and as Trustee of the Evett L. Simmons Revocable Trust U.T.D. December 19, 2016 (whether one or more, the "Grantor"), to Simmons 9, LLC, a Florida Limited Liability Company, whose post office address is 20 S. 4th Street, Fernandina Beach, FL 32034 (whether one or more, the "Grantee"):

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, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Nassau, State of Florida, viz:

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 State of Florida and being further described according to the official map or plat of said City (as lithographed and issued by the Florida Railroad Company in 1857 and enlarged, revised and reissued by the Florida Town Improvement Company in 1887 and 1901) as:
Lots 1, 2, 3, 4, 5 and the Westerly 30.0 feet of Lots 6, 7, 8, 9 and 10 in Block 240.

The land described herein is not the homestead of the Grantor, and neither the Grantor nor any spouse of the Grantor, nor anyone for whose support the Grantor is responsible, resides on or adjacent to said land.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantor hereby covenants with the 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 and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2017.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, as of the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness Signature
Printed Name: Janet F. Zarell

By: [Signature]
Evet L. Simmons, individually and as
Trustee of the Evett L. Simmons Revocable
Trust Agreement dated December 19, 2016

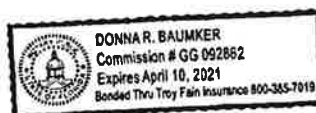
[Signature]
Witness Signature
Printed Name: Jamie Booth

Address:
7843 Sabal Lake Drive
Port St. Lucie, FL 34986

STATE OF Florida
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this 27th day of December, 2017, by Evett L. Simmons, individually and as Trustee, who is personally known to me or who produced a Drivers License as identification.

Donna R. Baumker
Signature of Notary Public
Print, Type/Stamp Name of Notary
Donna R. Baumker



Personally known: _____
OR Produced Identification: ✓

Type of Identification Produced: Drivers License

HICKORY RIDGE

PLAT BOOK

PAGE

SHEET 1 OF 3 SHEETS

CAPTION:

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 STATE OF FLORIDA AND BEING FURTHER DESCRIBED ACCORDING TO THE OFFICIAL MAP OR PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901), AS: LOTS 1, 2, 3, 4, 5 AND THE WESTERLY 30.0 FEET OF LOTS 6, 7, 8, 9, AND 10 IN BLOCK 240.

ZONING CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY ME AND IS IN COMPLIANCE WITH THE ZONING RULES AND REGULATIONS OF THE CITY OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA, CURRENTLY IN EFFECT.

THIS _____ DAY OF _____, 2018.

DIRECTOR OF PLANNING

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATED AND DESCRIBED IN THE CAPTION; THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; THAT THE SURVEY AND LEGAL DESCRIPTION ARE ACCURATE; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'s) HAVE BEEN SET ACCORDING TO CHAPTER 177.091 (7); AND THAT PERMANENT CONTROL POINTS (P.C.P.'s) WILL BE SET ACCORDING TO THE CHAPTER 177.091 (8); ALL ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND NASSAU COUNTY.

SIGNED THIS _____ DAY OF _____, A.D. 2018.

MICHAEL A. MANZIE, P.L.S.
FLORIDA CERTIFICATE No. 4069

MANZIE & DRAKE LAND SURVEYING
117 SOUTH 9TH STREET
FERNANDINA BEACH, FL 32034
CERTIFICATE OF AUTHORIZATION NUMBER "LB 7039"

CERTIFICATE OF REVIEW BY CITY EMPLOYED/CONTRACTED SURVEYOR/MAPPER

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, F.S., AND THAT I AM EMPLOYED BY OR UNDER CONTRACT TO THE APPROPRIATE LOCAL GOVERNING BODY AND ACTING HERETO AS AN AGENT THEREOF; THIS LIMITED CERTIFICATION AS TO FACIAL CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, F.S., IS NOT INTENDED TO BE AND SHOULD NOT BE CONSTRUED AS A CERTIFICATION OF THE ACCURACY OR QUALITY OF THE SURVEYING / MAPPING REFLECTED ON THIS PLAT.

SURVEYOR / MAPPER _____ DATE _____

CHARLES ROBERT LEE

FLORIDA REGISTRATION NO.: LS 5618

COUNTY TAX COLLECTOR CERTIFICATE

TAX IDENTIFICATION NUMBER: 00-00-31-1800-0240-0010

I, THE UNDERSIGNED, DO HEREBY AFFIRM THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO UNPAID REAL PROPERTY TAXES APPLICABLE TO THE LANDS SUBJECT TO THIS PLAT.

SIGNED THIS _____ DAY OF _____, A.D. 2018.

TAX COLLECTOR
NASSAU COUNTY, FLORIDA

DIRECTOR OF EMERGENCY SERVICES CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN APPROVED BY THE DIRECTOR OF EMERGENCY SERVICES OF THE CITY OF FERNANDINA BEACH, FLORIDA

THIS _____ DAY OF _____, A.D. 2018.

DIRECTOR OF EMERGENCY SERVICES

APPROVED FOR THE RECORD:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY MANAGER OF THE CITY OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA, WITNESS BY SIGNATURE THIS _____ DAY OF _____, A.D. 2018.

CITY MANAGER

MAYOR CERTIFICATE:

THIS PLAT HAS BEEN EXAMINED AND IS HEREBY ACCEPTED AND APPROVED BY THE CITY COMMISSION OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA, PURSUANT TO A RESOLUTION OF SAID COMMISSION ADOPTED THIS _____ DAY OF _____, A.D. 2018.

BY: _____ ATTEST: _____
MAYOR CITY CLERK

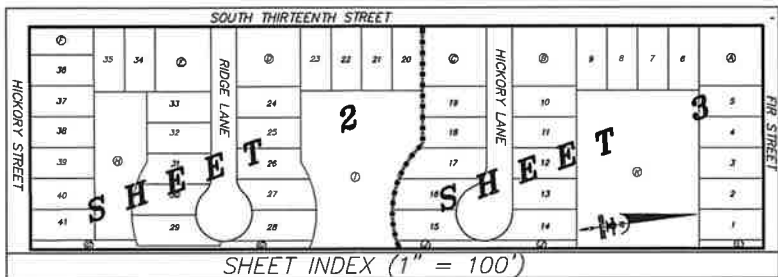
CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH CHAPTER 177.061, FLORIDA STATUTES, AND IS FILED FOR RECORD IN PLAT BOOK _____ OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, THIS _____ DAY OF _____, A.D. 2018.

CLERK OF THE CIRCUIT COURT

COPYRIGHT © 2018 BY MANZIE AND DRAKE LAND SURVEYING

A REPLAT OF LOTS 1, 2, 3, 4, 5 AND THE WESTERLY 30.0 FEET OF LOTS 6, 7, 8, 9, AND 10 IN BLOCK 240, THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), COUNTY OF NASSAU AND STATE OF FLORIDA AND BEING FURTHER DESCRIBED ACCORDING TO THE OFFICIAL MAP OR PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901).



SIMMONS 9, LLC - A FLORIDA LIMITED LIABILITY COMPANY

WITNESS _____ JAY WOCK

PRINT OR TYPE NAME

WITNESS _____

PRINT OR TYPE NAME

STATE OF: _____
COUNTY OF: _____

THIS IS TO CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, _____ TO ME WELL KNOWN AND KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING ADOPTION AND DEDICATION AND WHO ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USE AND PURPOSES THEREIN EXPRESSED.

WITNESS MY SIGNATURE AND OFFICIAL SEAL AT THE CITY OF _____ IN THE COUNTY OF _____ AND THE STATE OF _____ THIS _____ DAY OF _____, A.D., 2018

NOTARY PUBLIC _____ MY COMMISSION EXPIRES : _____
STATE OF _____

STATE OF FLORIDA

MORTGAGEE'S CONSENT

I, _____ ON BEHALF OF _____ DO HEREBY JOIN IN AND CONSENT TO THE ADOPTION AND DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREE THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK _____ PAGE(S) _____ OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA SHALL BE SUBORDINATED TO SAID ADOPTION AND DEDICATION.

WITNESS _____

PRINT OR TYPE NAME

NAME: _____
TITLE: _____

WITNESS _____

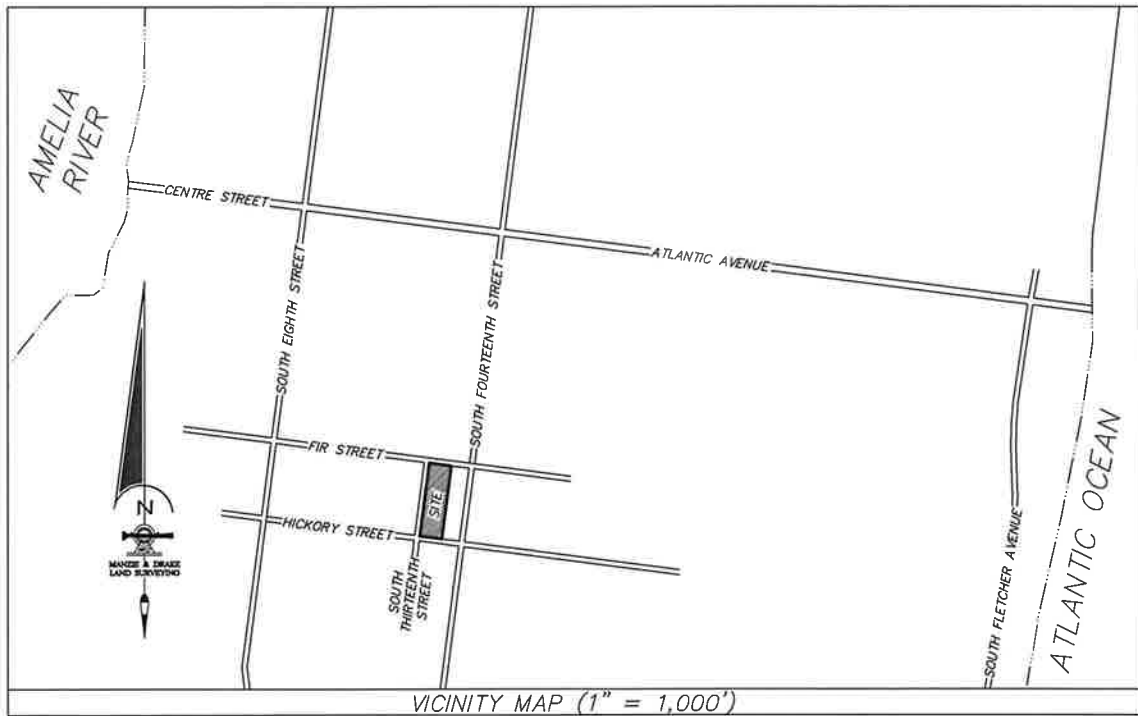
PRINT OR TYPE NAME

STATE OF: _____
COUNTY OF: _____

THIS IS TO CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, _____ TO ME WELL KNOWN AND KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING MORTGAGEE'S CONSENT AND WHO ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USE AND PURPOSES THEREIN EXPRESSED.

WITNESS MY SIGNATURE AND OFFICIAL SEAL AT THE CITY OF _____ IN THE COUNTY OF _____ AND THE STATE OF _____ THIS _____ DAY OF _____, A.D., 2018

NOTARY PUBLIC _____ MY COMMISSION EXPIRES : _____
STATE OF _____



SURVEYOR'S NOTES

- 1.) ■ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) (5/8" IRON ROD & CAP) SET WITH IDENTIFICATION "PRM-LB 7039".
- 2.) ○ DENOTES PERMANENT CONTROL POINT (P.C.P.) SET WITH IDENTIFICATION "MANZIE LB 7039".
- 3.) BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF N07°33'47"E FOR THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH THIRTEENTH STREET. THE BEARING REFERENCE LINE IS INDICATED AS THUS (BR).
- 4.) "NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."
- 5.) ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.
- 6.) NO FURTHER SUBDIVISION OF LOTS IS ALLOWED UNLESS SUCH SUBDIVISION CONFORMS TO CITY OF FERNANDINA BEACH SUBDIVISION REGULATIONS AND BE APPROVED BY THE CITY OF FERNANDINA BEACH.
- 7.) THE CURRENT ZONING FOR THE LANDS SHOWN ON THIS PLAT AS OF THE DATE OF RECORDING IS "B-2".
- 8.) BUILDING SETBACK REQUIREMENTS FOR THIS SUBDIVISION ZONED "B-2", ARE AS FOLLOWS:
FRONT SETBACK = 25 FEET SIDE SETBACK = 10% OF LOT WIDTH REAR SETBACK = 20 FEET
CORNER LOT SETBACK (SIDE ABUTTING STREET) = 15'
- 9.) THE LANDS SHOWN HEREON IS NOT LOCATED WITHIN A STORM SURGE CATEGORY, AS SCALED FROM STORM SURGE ATLAS VOLUME 1, PLATE 3, NASSAU COUNTY, FLORIDA, AS PER "S.L.O.S.H." (SEA, LAKE, AND OVERLAND SURGES FROM HURRICANES).
- 10.) ALL LOT LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED
- 12.) LOTS SHOWN HEREON ARE INTENDED FOR RESIDENTIAL PURPOSES.

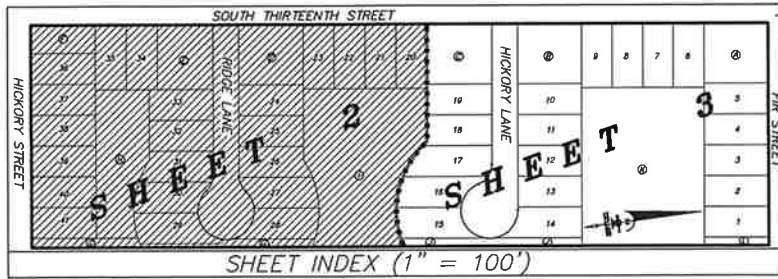
LEGEND

S.F. = SQUARE FEET
AC. = ACRE
F.P.U. = FLORIDA PUBLIC UTILITIES
D.E. = DRAINAGE EASEMENT
SQ. FT. = SQUARE FEET
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R.P. = RADIUS POINT
P.L.N. = PARCEL IDENTIFICATION NUMBER
P.R.M. = PERMANENT REFERENCE MONUMENT

Manzie & Drake Land Surveying

117 South Ninth Street, Fernandina Beach, FL 32034
(904) 491-5700 FAX (904) 491-5777
Certificate of Authorization Number "LB 7039"

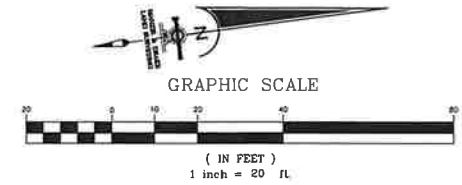
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HICKORY RIDGE

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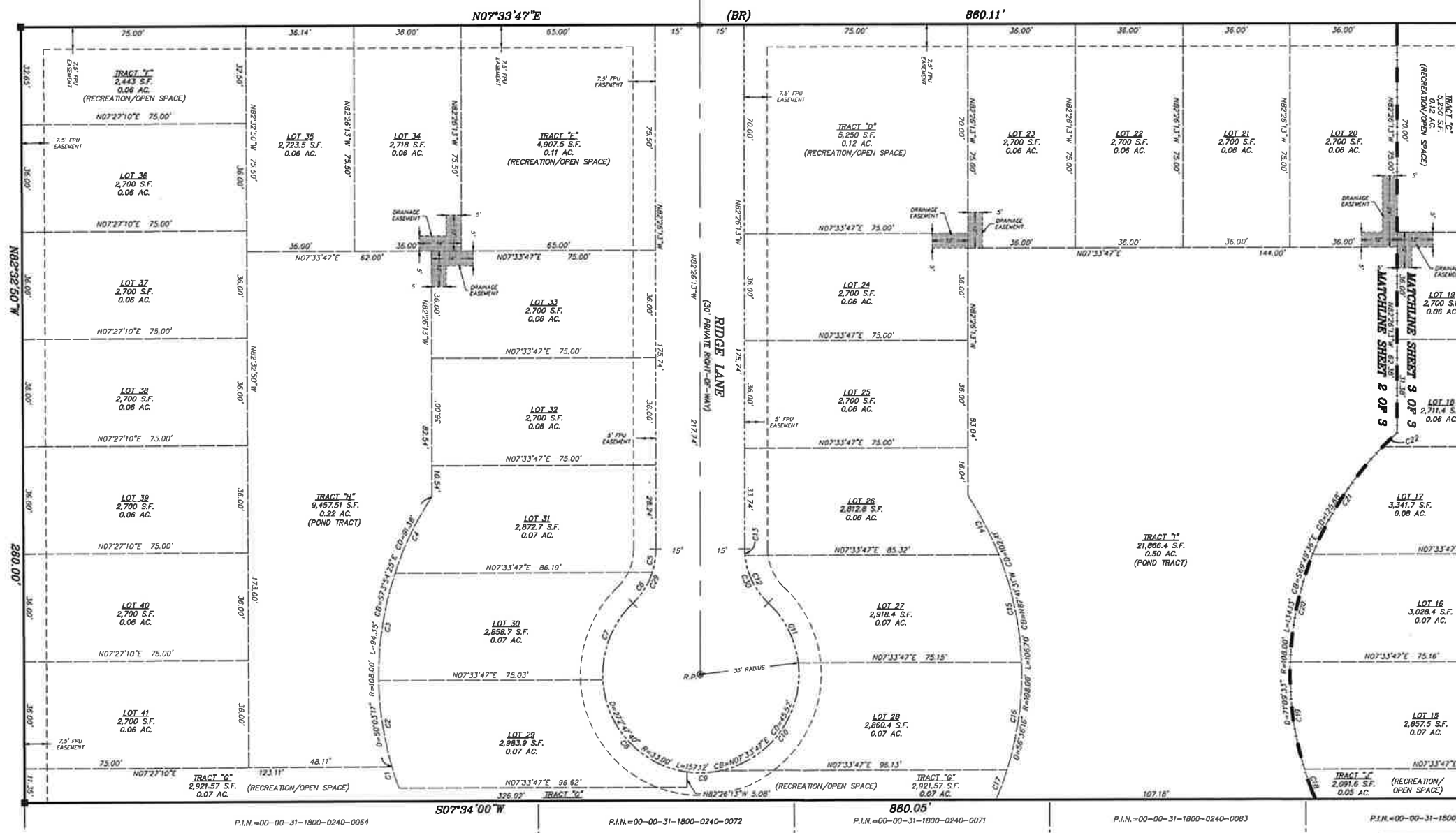
PLAT BOOK PAGE
SHEET 2 OF 3 SHEETS



SOUTH THIRTEENTH STREET

(60 FOOT RIGHT-OF-WAY)

HICKORY STREET
(60 FOOT RIGHT-OF-WAY)



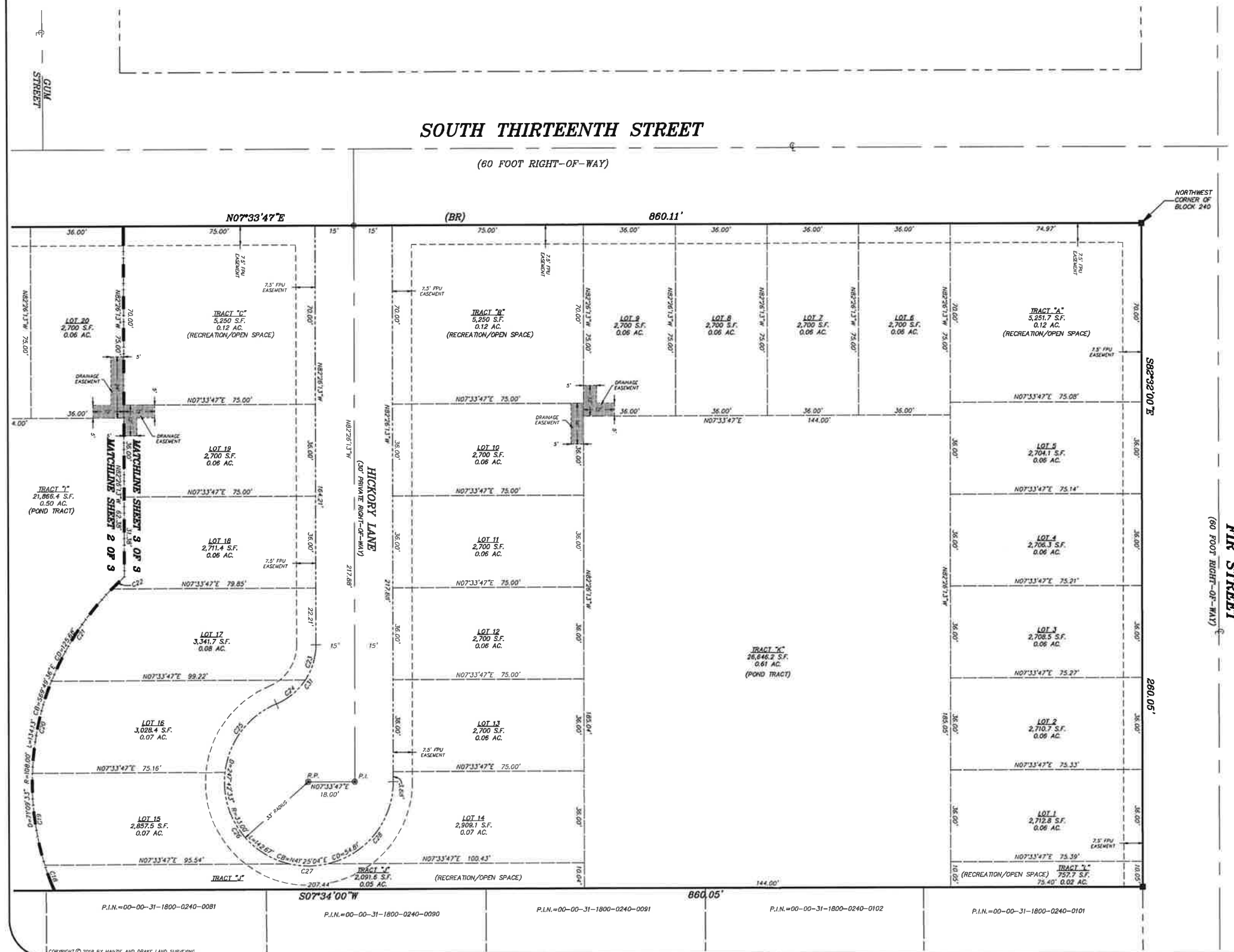
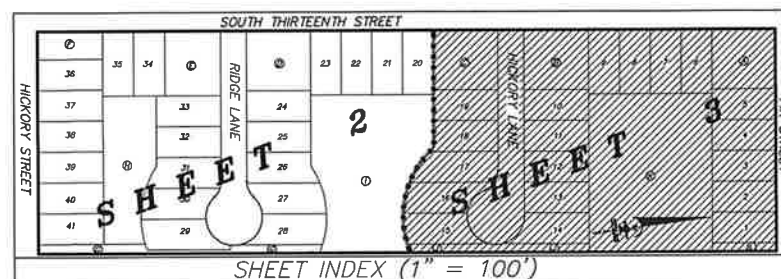
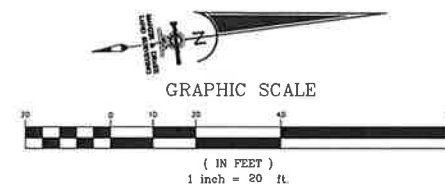
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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	7.48'	108.00'	3°58'05"	N79°04'54"E	7.48'
C2	36.81'	108.00'	19°31'51"	N86°51'48"E	36.64'
C3	36.60'	108.00'	19°25'03"	S73°39'45"E	36.43'
C4	28.41'	108.00'	15°04'27"	S56°25'00"E	28.33'
C5	7.89'	25.00'	18°05'10"	N73°23'38"W	7.86'
C6	12.35'	25.00'	28°08'40"	N50°11'43"W	12.23'
C7	28.48'	33.00'	49°27'23"	S60°46'04"E	27.61'
C8	45.50'	33.00'	76°59'30"	N55°00'29"E	41.98'
C9	11.57'	33.00'	20°05'45"	N52°27'51"E	11.52'
C10	48.59'	33.00'	84°21'31"	N46°45'47"W	44.32'
C11	22.98'	33.00'	39°53'30"	S71°06'43"W	22.51'
C12	17.98'	25.00'	41°12'28"	N71°46'12"E	17.60'
C13	2.26'	25.00'	5°11'22"	S85°01'53"E	2.26'
C14	22.56'	108.00'	11°58'05"	S69°59'23"W	22.52'

MANZIE & DRAKE LAND SURVEYING
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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C15	36.96"	108.00'	19°36'20"	S85°46'35"W	36.78'
C16	36.50"	108.00'	19°21'52"	N74°44°19"W	36.33'
C17	10.68"	108.00'	5°40'00"	N62°13'23"W	10.68'
C18	10.68"	108.00'	5°40'03"	N77°25°39"E	10.68'
C19	36.49"	108.00'	19°21'39"	N89°56°30"E	36.32'
C20	36.97"	108.00'	19°36'40"	S70°34'21"E	36.79'
C21	43.99"	108.00'	22°57'56"	S49°71°03"E	43.00'
C22	6.60"	108.00'	33°13'16"	S36°01'28"E	6.70'
C23	14.70"	25.00'	33°27'54"	N65°42'17"E	14.40'
C24	14.94"	25.00'	34°14'39"	N31°50°59"W	14.72'
C25	35.11"	33.00'	60°57'25"	S45°52'23"E	33.48'
C26	48.09"	33.00'	83°29'28"	N62°34°11"E	43.94'
C27	15.28"	33.00'	26°31'20"	N73°33'43"E	15.14'
C28	44.20"	33.00'	76°44'20"	N44°04°03"W	40.93'
C29	24.24"	25.00'	46°23'50"	N59°94°18"W	19.70'
C30	24.24"	25.00'	46°23'50"	N74°21°52"E	19.70'
C31	29.54"	25.00'	67°44'33"	N48°34°56"W	27.85'

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ORDINANCE 2017-25

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, CHANGING THE CITY'S ZONING MAP TO ASSIGN A PLANNED UNIT DEVELOPMENT OVERLAY FOR A PARCEL TOTALING 5.10 ACRES OF LAND LOCATED ON S. 13TH STREET BETWEEN HICKORY STREET AND FIR STREET; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning Advisory Board reviewed the Zoning Map Amendment application numbered PAB 2017-12 at its October 11, 2017 meeting and unanimously recommended approval of the change to apply a Planned Unit Development (PUD) Overlay on the subject property; and

WHEREAS, notice of public hearing on such application was published in the News Leader, a newspaper of general circulation in Fernandina Beach, Nassau County, Florida, on September 27, 2017.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, THAT:

SECTION 1. PROPERTY INVOLVED. The property identified for this change of the Zoning Map is located on S. 13th Street between Hickory Street and Fir Street and identified as Parcel ID 00-00-31-1800-0240-0010, totaling approximately 5.10 acres, and is shown on the map attached hereto as Exhibit "A".

SECTION 2. ZONING MAP CHANGE. For the property in question, the City's Zoning Map is hereby changed Planned Unit Development Overlay and retains the existing Medium Density Residential/ R-2 zoning district.

SECTION 3. SEVERABILITY. If any section, subsection, sentence, clause, phrase of this Ordinance, or the particular application thereof, shall be held invalid by any court, administrative agency or other body with appropriate jurisdiction, the remaining sections, subsections, sentences, clauses and phrases under application shall not be affected thereby.

SECTION 4. This Ordinance shall take effect immediately after its final adoption.

ADOPTED this 5th day of December, 2017.

CITY OF FERNANDINA BEACH

ROBIN C. LENTZ
Mayor - Commissioner

ATTEST:

APPROVED AS TO FORM AND LEGALITY:



CAROLINE BEST
City Clerk

TAMMI E. BACH
City Attorney

ORDINANCE 2017-25

EXHIBIT "A"

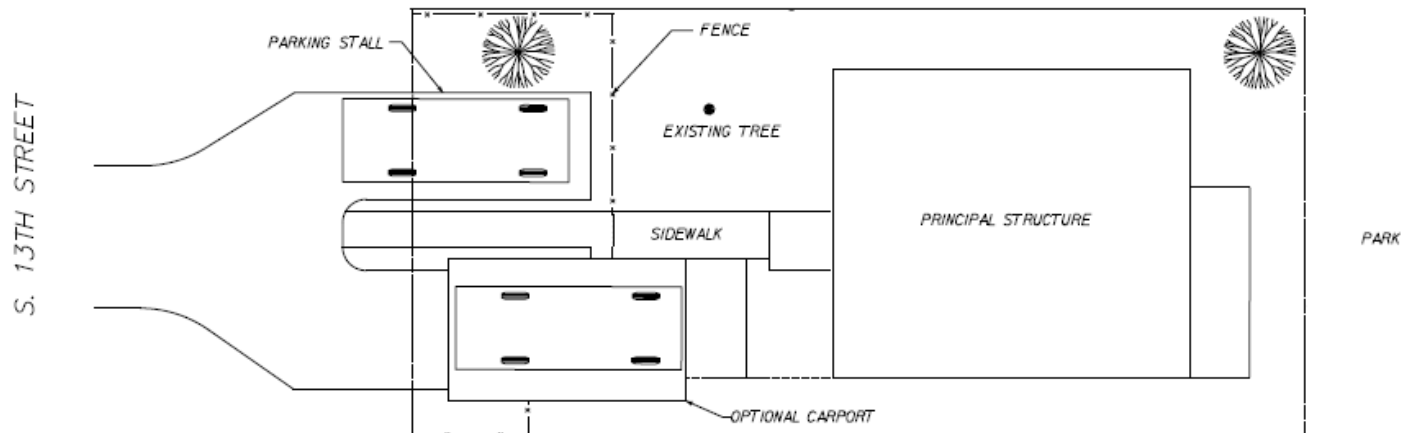
ZONING MAP CHANGE WITH PLANNED UNIT DEVELOPMENT OVERLAY FOR AN APPROXIMATE 5.10 ACRE PARCEL IDENTIFIED AS 00-00-31-1800-0240-0010 AND LOCATED ON S. 13TH STREET BETWEEN HICKORY AND FIR STREETS.



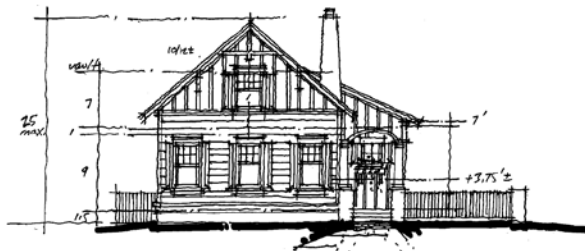
~~ORDINANCE 2017-25~~



EXHIBIT C
CONCEPTUAL LOT SITE PLAN AND ARTISTIC RENDERING



ARTISTIC RENDERING ONLY



Scale		G & A ⁺		SOUTH 13TH STREET		SIMMONS 9, LLC		CONCEPTUAL LOT		SHEET NO.	
Project Mgr		Gillette & Associates, Inc.		AMELIA ISLAND				SITE PLAN		CLSP-1	
Design Mgr		20 South 4th Street						PROPOSED 2017		X of X	
Drawn by		Certificate of Authorization No. 9332						PROJECT NO.		10-0528	
Checked by		DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PRECEDENCE OVER THIS DRAWING IF LESS THAN 2" AT A 1"		20 South 4th Street				REGISTERED PROFESSIONAL			
Date		PHONE: (904) 261-6619		STANFORDVILLE, FL 32084							

ORDINANCE 2017-25
EXHIBIT D
DEVELOPMENT NARRATIVE

("HICKORY RIDGE")

I. General Conditions:

The HICKORY RIDGE PUD consists of approximately 5.13 acres of land that is located between South 13th Street, Hickory Street and Fir Street in Fernandina Beach, Florida. The Hickory Ridge PUD will consist of forty one (41) total residential units. These units will be a mix of single family and duplex housing products to provide two different housing types. Open space will also be provided as part of the PUD.

- A. The Hickory Ridge PUD will be developed as delineated on the Preliminary Development Plan (attached hereto as Exhibit "B"). The Hickory Ridge PUD Preliminary Development Plan incorporates by reference the terms of these PUD Conditions and the Developer's statements made in the related rezoning application, which collectively set forth the Developer's written plan of development for the Hickory Ridge PUD, and which are intended to clearly demonstrate that approval of the Hickory Ridge PUD will benefit the community as a whole and fulfill the applicable policies of the Fernandina Beach Comprehensive Plan, and Ordinance 2006-14, as amended, the Fernandina Beach Zoning Code (the "Zoning Code").
- B. The Developer may, at their discretion, develop the Hickory Ridge PUD in phases.
- C. All commons areas in the Hickory Ridge Subdivision will be constructed to serve the entire Hickory Ridge Subdivision and will be owned and controlled by one Homeowner's Association (HOA).
- D. Within one (1) year after approval by the Fernandina Beach City Commission of the Hickory Ridge PUD Preliminary Development Plan, the Developer shall submit a final development plan for the Project to the Technical Review Committee for review. Upon expiration of the Hickory Ridge PUD, the zoning shall revert to R-2 zoning.
- E. The Developer may, at their discretion, simultaneously submit engineering plans for the Project as a whole for approval by the Technical Review Committee. The City Commission, upon request from the Developer and for good cause shown, may extend the one (1) year time period for submitting the final development plan. Such extension shall not exceed one (1) year.
- F. The location and size of all lots, roads, project entrances, recreation/open space and other areas shown on the Hickory Ridge PUD Preliminary Development Plan is conceptual such that the final location of any roads, project entrances, recreation/open space and other areas will be depicted on the final development plan and the final engineering plans so long as the changes do not constitute a Major Amendment to the PUD. However, a significant change to the location/size of the proposed open space or significant change to the location of roadways or transportation improvements will be considered a substantial deviation and will require approval from the Planning Advisory Board.

II. Specific Conditions:

A. Open Space and Common Areas.

1. Open space areas shall be provided for the project. The location of these areas is indicated on the Hickory Ridge Preliminary Development Plan. All common area open space for the applicable phase of the project shall be included in the final development plan of the Project.
2. Any active recreational facilities and accessory structures in the Project shall be subject to site plan approval by the Technical Review Committee and shall be constructed within the upland portion of the open space provided in the Preliminary Development Plan.
3. As shown on the Site Data Table in the Hickory Ridge Preliminary Development Plan, the Developer has committed approximately 2.0 acres of the Hickory Ridge PUD for use as active recreation and/or open space, and such calculation has been made in accordance with the requirements of the Zoning Code. Retention facilities may also be placed within this open space area. It is anticipated that dry retention facilities will be used throughout the entire development which will enhance tree preservation.
4. The open space areas and related maintenance and use restrictions shall be evidenced by recorded deed restrictions or recorded Declaration(s) of Covenants and Restrictions (collectively, the "Covenants and Restrictions"). All privately owned open space shall continue to conform to its intended use as shown in the final development plan and final engineering plans for the project.
5. The Hickory Ridge PUD shall be subject to the Recreation Impact Fees for Regional Parks unless cash and land or a combination thereof contributions are given to Fernandina Beach to satisfy concurrency requirements. The construction of onsite amenities and active recreation areas within the Hickory Ridge Subdivision will qualify for local park impact fee credits due to the provision local parks for the use by the residents.

B. Administration of Community Space and Facilities:

1. The Developer will administer common open space through the Hickory Ridge HOA and shall conform to the following requirements:
 - a. The Developer shall establish the applicable association or nonprofit corporation prior to the sale of any lots or units by the Developer to any third party within the Hickory Ridge PUD.
 - b. Membership in the association or nonprofit corporation shall be mandatory for all property owners within the Hickory Ridge PUD and the Hickory Ridge Subdivision governed by such entity.

- c. The Developer may elect to form separate and/or multiple property owners and/or homeowners association within the Hickory Ridge PUD and Subdivision. If so, the Developer shall establish a master property owners and/or homeowners association for the Hickory Ridge Subdivision that shall be responsible for the maintenance of master drainage and open space areas, subject to the conditions set forth herein. All improvements including roads, master drainage facilities, storm sewers, etc. shall be completed and approved by Fernandina Beach before being transferred to any homeowners' organization or dedicated to the City of Fernandina Beach, as applicable.
- d. The applicable association or nonprofit corporation shall manage all common areas, recreational and open space and recreational facilities that are not otherwise dedicated to the public and that are within the lands that are subject to the jurisdiction of such association or nonprofit corporation; shall provide for the maintenance, administration and operation of such portions of the Hickory Ridge PUD and any other lands located within the Hickory Ridge PUD that is not publicly or privately owned; and shall secure adequate liability insurance governing such areas owned or operated by such association or nonprofit corporation.

C. Stormwater Facilities:

- 1. The Hickory Ridge PUD shall be served by a stormwater system, which shall adhere to the applicable standards of the St. Johns River Water Management District and City of Fernandina Beach for residential stormwater systems. If the Developer is able to treat and attenuate existing offsite stormwater flow through the onsite stormwater system, the project will get credited any applicable stormwater impact fees based on the offsite stormwater flow that is accommodated by the development.
- 2. All St. Johns River Water Management and Fernandina Beach permits for stormwater facilities shall be obtained by the Developer. The developer shall obtain an operating permit for these facilities.

D. Residential Development Standards:

- 1. The Hickory Ridge PUD shall include not more than forty one (41) dwelling units. This includes a mix of single family and duplex units as depicted on the Preliminary Development Plan (Exhibit "B"). Each duplex unit is considered to be two (2) lots of record for individual conveyance. Below are the site development standards:
 - (1) Minimum Lot Requirements:
 - (a) Minimum lot width: Thirty Six (36) feet
(Single Family & Duplex)
 - (b) Maximum height: Thirty (30) feet (Single Family & Duplex)

(c) Maximum impervious area: Eighty-five percent (85%) (Single Family & Duplex)

(2) Minimum Required Yard Setbacks:

- | | | |
|-----|----------------------------|--------------------------------------|
| (a) | Front (Road side): | Five (5) feet; (Single Family) |
| | Front (Road side): | Five (5) feet; (Duplex) |
| (b) | Side yard: | Five (5) feet; (Single Family) |
| | | Five (5) feet -1 side; (Duplex) |
| | | Zero (0) feet other side; (Duplex) |
| (c) | Rear yard (Parkside): | Five (5) feet; (Single Family) |
| | | Five (5) feet; (Duplex) |
| (d) | Accessory Use (unenclosed) | 3 feet for all yards (Single Family) |

2. All screened pool enclosures, whether attached, semi-attached or detached from the principal building, shall adhere to a minimum yard setback requirement of three (3) feet and shall not be located in the front yard.

3. Accessory uses shall be permitted and shall not exceed 625 square feet of enclosed ground floor area. Permitted accessory uses include those identified in Table 2.02.03 of the Land Development Code, as amended, for the R-2 zoning classification, with the exception of Home Occupation. The building setbacks for all accessory uses, except as described above in Section II (D)(1)(2)(d), shall match the principal structure setbacks described in Section II(D)(1) of this document. Maximum building height for accessory structures shall be 25 feet.

E. Home Occupations: Home occupations shall be permitted with special exception (subject to supplemental standards), as granted individually by the City of Fernandina Beach.

F. Off-Street Parking & Loading: Residential development within the Hickory Ridge PUD shall be subject to the applicable off-street parking and loading required for such use, pursuant to Section 7.01.04 of the Land Development Code. This includes 2 off-street parking spaces per unit.

G. Signage:

1. The Hickory Ridge PUD may have project identification signage at all external entrances to the Hickory Ridge PUD. External entrance project identification signs shall not exceed fifty (50) square feet on each face. All project signs will be designed as ground-mounted signs or integrated into or mounted on landscape features such as walls and fences. All lighting of signs will be sign mounted or ground mounted units projecting onto the sign. The signs at each external project entrance or recreational area will be single faced or double faced and the external entrance signage may include one (1) separate sign, one (1) on each side of the entrance,

not to exceed a total number of two (2) signs for the entire development.

2. Each open area within the Hickory Ridge PUD shall also be entitled to identification signage. Open space area identification signage shall not exceed ten (10) square feet on each sign face.
3. The location of signage shall be delineated on the site plan submitted to the Development Review Committee for approval.
4. Traffic and street name signage may include aesthetic framing. However, any applicable FDOT/Fernandina Beach standards for sign face, elevations, etc. shall be maintained by the Developer and/or homeowners' association as appropriate.
5. There is no other specific reserved signage approvals requested for the Hickory Ridge PUD. Home occupations, which are approved as a supplemental use as detailed herein, shall not be allowed any signage rights.

H. Sidewalks and Street Lights:

1. If acceptable to City Staff and the City Commission, the Developer will install a 5-foot wide sidewalk along the property frontage for Hickory Street, South 13th Street, and Fir Street.
2. Street lights shall be provided along all alleys, as determined to be necessary. The Developer shall submit a lighting plan, demonstrating the location of streetlights, with final engineering plans for approval by the Technical Review Committee.

I. Amenities:

1. Developer will dedicate and/or construct the following amenities within the Hickory Ridge Subdivision:
 - a. Buffers shown on the Preliminary Development Plan

Developer may, at its option, construct additional amenities. All amenities constructed within the Hickory Ridge Subdivision, when operational, are intended to serve all homeowners within the Hickory Ridge subdivision.

J. Visual Screen/Buffer:

A visual screen/buffer shall be provided along all property boundaries, except where driveways or utility connections are shown, as depicted on the Preliminary Development Plan (Exhibit "B"). The buffer/screen may include a wood, wood composite, masonry wall, or vinyl fence, existing or planted landscaping, earth mounds or combination thereof so long as such measures shall provide at the time of installation a minimum of 85 percent opacity for that area between the finished grade level at the common boundary line and eight (8) feet above such level and horizontally along the length of all common boundaries.

K. Construction Standards:

1. Except as specifically provided herein, all development in the Hickory Ridge PUD shall be in accordance with Fernandina Beach's land development standards, and any applicable State standards, in effect at the time of submittal of the Final Development Plans and/or Plat of record and any applicable utility providers standards with respect to any water, sewer, or electrical utilities for the Hickory Ridge PUD served by the City of Fernandina Beach or any other utility provider.
2. All utilities shall be located underground.

L. Temporary Uses:

1. One temporary rental office shall be allowed on the premises during construction.
2. The Developer, or its designated successor, assign or designee, will be required to maintain a copy of the approved Planned Unit Development Ordinance, including the Final Development Plan and PUD Conditions in any sales office located upon the Hickory Ridge PUD, which is available for inspection by project residents, including the posting for public viewing of the Final Development Plan in any sales office.
3. The siting of temporary construction trailers shall be allowed on the Hickory Ridge PUD during construction. The temporary construction trailers must be removed within thirty (30) days of completion of the improvements, for which the temporary construction trailers are being utilized, provided the right to temporary construction trailers shall continue until build- out of the project.

M. Alterations:

Changes in the location of the road(s), project entrances, stormwater system improvements, and to the boundaries, size and configuration of lots and Recreation/Open Space areas, as depicted on the Hickory Ridge PUD Preliminary Development Plan to accommodate environmental, permitting and design factors, conditions and requirements of the Developer is allowed, so long as the change does not constitute a Major Amendment to the PUD, provided the integrity of the original application is maintained and provided the same shall be finalized by the Developer during final engineering plan approval for the applicable phase of development. The Fernandina Beach Land Development Code will govern all applicable procedures for changes to the PUD.

N. Ownership and Maintenance:

1. The Hickory Ridge PUD and related uses/facilities associated therewith (other than individual lots), will be owned, maintained and or operated as follows:
 - a. Any areas associated with the development (i.e., recreation/open space areas, signage, landscape, stormwater systems, etc.) will be managed through a homeowners association(s) and/or a property owners association(s).
 - b. To ensure that all of the recreation and open space

areas described in these PUD Conditions and depicted in the approved Hickory Ridge Preliminary Development Plan for any phase of the project will be used as intended, the Covenants and Restrictions described above will contain provisions consistent with terms of these PUD Conditions and any deed from the Developer to third party purchasers in the project will incorporate such Covenants and Restrictions by reference to the Covenants and Restrictions in each deed.

- c. Such deed restrictions created by the Covenants and Restrictions shall run with the land in order to protect both present and future property owners within the Hickory Ridge PUD. The deed restrictions created by the Covenants and Restrictions shall prohibit the partition of any open space areas. The water/sanitary sewer improvements will be the responsibility of the private utility company, which provides service for this area, which is currently the City of Fernandina Beach.

O. Access:

1. Access to and from the Hickory Ridge PUD will be provided from Hickory Street, South 13th Street, and First Street as shown on the Preliminary Development Plan.
2. The location of all external and internal project entrances, accesses and roadways may change based on environmental, permitting and design factors, conditions and requirements of the Developer, so long as the changes do not constitute a Major Amendment to the PUD. The Developer will finalize the location of all external project entrances, accesses and roadways during the final engineering approval for the applicable phase of development. The Fernandina Beach Land Development Code will govern all applicable procedures for changes to the PUD.
3. Model home building permits will be issued upon installation of all necessary water mains and fire hydrants, and stabilization of all roadways internal to the development, and plat recording. Up to 10% of the total lots for each phase of the development may be issued as model lots; however, Certificates of Occupancy will not be issued for these models until all improvements for that phase are complete.
4. Each dwelling unit or other permitted use shall be provided access, either directly or indirectly, by a public right-of-way, private vehicular or pedestrian way or commonly owned easement.
5. City owned vehicles shall be permitted access on privately owned roads, easements and common open spaces in order to perform basic City services such as fire and police protection, emergency service needs of PUD residents, and site inspection by Fire-Rescue, Community Development, Engineering and Code Enforcement departments to monitor adherence to City regulations and the conditions contained herein.

6. The proposed rights of ways are to be a minimum of 30 feet in width and shall be dedicated to the City of Fernandina Beach for use and maintenance upon completion and acceptance by the City. The right of way reduction beyond typical City standards is proposed to accomplish the following:
 - a. Alley design resulting in less impervious area;
 - b. Introduction of more open space into the development; and
 - c. Greater tree retention due to less impacted area

All roads will be constructed to City standards and will be subject to traditional testing and inspections methods commonly performed by the City and described within the City Land Development Code.

- P. Notification: The Applicant shall incorporate into the covenants and restrictions notification to all property owners that they are living in a Planned Unit Development (PUD).

III. Justification for Planned Unit Development Classification for this Project and Approval of the Preliminary Development Plan:

The proposed project allows for development of the Hickory Ridge PUD for mixed residential uses in a manner that warrants flexibility in the application of land use controls for Fernandina Beach, Florida consistent with the intent of Section 2.02.02 of the Fernandina Beach Land Development Code. The project design is also in harmony with the general purpose and intent of the Fernandina Beach Comprehensive Plan. The design and layout of the Hickory Ridge Planned Unit Development (PUD) requirements:

1. Does not increase the density provided within the existing Future Land Use Map designation of Medium Density Residential;
2. Provides workforce housing within the City of Fernandina Beach in keeping with surrounding land uses;
3. Provides additional buffering beyond what is required between the proposed development and existing development;
4. Cluster development allows greater tree retention than existing R-2 single family development would provide;
5. Garden style type development allows for units to abut open space areas;
6. Is located within walking distance to three (3) existing schools;
7. Is located within an area with adequate infrastructure and similar residential uses;
8. Enhances the appearance of the area through preservation of natural features, the provision of underground utilities, where possible, and the provision of open space areas in excess of existing Zoning Code and subdivision requirements;
9. Provides an environment of stable character compatible with the surrounding areas; and
10. The Hickory Ridge PUD Preliminary Development Plan which incorporates by reference the terms of these PUD Conditions and the statements made by the Developer in the related rezoning application includes the criteria required for the Fernandina Beach Planning Advisory Board and the Fernandina Beach City Commission to review and approve the Hickory

Ridge PUD Preliminary Development Plan.

RESOLUTION 2018-__

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, APPROVING FINAL PLAT, PAB CASE 2018-15 TITLED “HICKORY RIDGE”; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Simmons 9, LLC has applied to the City Commission of the City of Fernandina Beach, Florida, for approval of a final plat titled “Hickory Ridge”; and

WHEREAS, the Hickory Ridge subdivision, includes the creation of thirty-five lots for single family home sites and three duplex buildings containing six total dwelling units; and

WHEREAS, the Technical Review Committee has reviewed the final plat under SPR 2017-10 and issued a compliance letter; and

WHEREAS, staff has reviewed the applicant’s request for a final plat and found the request to be compliant with the City’s Comprehensive Plan and Land Development Code; and

WHEREAS, on March 20, 2018, the City Commission approved the final plat by Resolution 2018-41; and

WHEREAS, the Planning Advisory Board reviewed the final plat request at a public meeting on June 13, 2018 and issued a recommendation of ____.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, THAT:

SECTION 1. The plat titled “Hickory Ridge,” is hereby accepted and approved as a final plat.

SECTION 2. This Resolution shall take effect immediately upon passage.

ADOPTED this 18th day of July, 2018.

CITY OF FERNANDINA BEACH

JOHN A. MILLER
Commissioner - Mayor

ATTEST:

APPROVED AS TO FORM AND LEGALITY:

CAROLINE BEST
City Clerk

TAMMI E. BACH
City Attorney

CITY COMMISSION AGENDA ITEM
City of Fernandina Beach



SUBJECT: Resolution 2018-____
Final Plat Approval - North Pointe Replat

ITEM TYPE: Resolution (w/ fiscal impact)

REQUESTED ACTION: Consider Resolution 2018-____

SYNOPSIS: The applicant requests to convert the remaining undeveloped ten home sites to common area/ openspace.

Staff recommends approval.

FISCAL IMPACT:

CITY ATTORNEY COMMENTS: No additional comments.

CITY MANAGER RECOMMENDATION(S): I recommend that the City Commission adopt proposed Resolution 2018-42.

Kelly N. Gibson, AICP

Date: May 28, 2018

Submitted By: Kelly Gibson, AICP, Planning Manager

COMMISSION ACTION: Adopt



APPLICATION FOR FINAL PLAT/ RE-PLAT
NORTH POINTE SUBDIVISION

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	North Ponte of Fernandina Homeowners Association, Inc.				
AGENT:	Teresa L. Prince, Esq.				
REQUESTED ACTION:	Final Plat/Re-plat				
LOCATION:	Tarpon Avenue – Undeveloped Lots				
CURRENT ZONING:	R-2 (PUD Overlay)				
CURRENT LAND USE:	High Density Residential				
EXISTING USES ON SITE:	Vacant				
PROPERTY SIZE:	0.39				
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Year Built</u>	<u>Zoning</u>	<u>FLUM</u>
	North	Ft. Clinch State Park		Recreation	REC
	South	Single Family Homes	1970-1996	R-2	MDR
	East	Single Family Homes	1950- 1985	R-2	MDR
	West	Ft. Clinch State Park		Recreation	REC

*** 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 Community Development Department Office. ***





SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

Homeowners of the North Pointe subdivision are requesting to convert ten (10) residential lots into two (2) tracts of common land. North Pointe was originally created in 1981 and failed to fully develop leaving portions of the community vacant. The homeowners association owns the undeveloped properties and is requesting that the City modify the existing plat to reflect common space tract of land instead of buildable residential lots.

CONSISTENCY WITH THE COMPREHENSIVE PLAN / LAND DEVELOPMENT CODE:

The City is able to serve this property and meet or exceed all levels of service required by Comprehensive Plan policies 1.02.02, 1.02.03, and 4.01.01, and 4.01.02. However, the applicant requests to remove residential density from the subject properties for purposes of creating privately held common space tracts of land. The proposed re-plat furthers the Comprehensive Plan direction as provided in policies 1.02.10, 1.03.01 and Objectives 5.10, 6.02, and 6.05.

The applicant has complied with the subdivision requirements of the Land Development Code as contained in LDC Section 4.04.00 and 11.01.02 and under the original PUD terms of development for North Pointe PUD. The Final Plat has been reviewed for technical completeness by the Technical Review Committee. No improvements are proposed for the subject properties at this time.

CONCLUSION:

<i>Applicable Policy</i>	<i>Determination of Consistency</i>
CP 1.02.02	✓
CP 1.02.03	✓
CP 1.02.10	✓
CP 1.03.01	✓
CP 4.01.01	✓
CP 4.01.02	✓
CP 5.10	✓
CP 6.02	✓
CP 6.05	✓
LDC 11.01.02	✓

The requested final plat for the North Pointe subdivision is consistent with the City's Comprehensive Plan and the Land Development Code. Staff recommends approval of the applicant's requested action. Following the recommendation of the Planning Advisory Board (PAB), the Final Plat will move forward to the City Commission in the form of a Resolution at a public hearing anticipated for July 17, 2018.

MOTION TO CONSIDER:

I move to recommend **(approval or denial)** of PAB case number 2018-15 to the City Commission requesting that a Re- Plat for the North Pointe subdivision be **(approved or denied)** and that PAB case 2018-15, as presented, **(is or is not)** sufficiently compliant with the Comprehensive Plan and Land Development Code to be approved at this time.

OFFICE USE ONLY

REC'D: _____ BY: _____

PAYMENT: \$ _____ TYPE: _____

APPLICATION #: _____

CASE #: _____

BOARD MEETING DATE: _____

**PLANNING ADVISORY BOARD APPLICATION**

- | | |
|--|--|
| ☐ ZONING MAP AMENDMENT
(≤ 10 acres \$850 / > 10 acres \$1,600) | ☐ SUBDIVISION PLAT – PRELIM (\$750) |
| ☐ LAND USE MAP AMENDMENT
(≤ 10 acres \$850 / > 10 acres \$1,600) | ☒ SUBDIVISION PLAT – FINAL (\$850) |
| ☐ LDC TEXT AMENDMENT (\$850) | ☐ VACATION OF R.O.W. (\$850) |
| ☐ COMP PLAN AMENDMENT (\$850) | ☐ VOLUNTARY ANNEXATION (\$1050) |

APPLICANT INFORMATIONOwner Name: North Pointe of Fernandina Beach Homeowners Association, Inc.Mailing Address: PO Box 1987, Yulee FL 32041Telephone: (904) 261-1833 Fax: (904) 212-0350Email: info@tpislandlaw.comAgent Name: Teresa L. Prince, Tomassetti + PrinceMailing Address: 406 Ash Street, Fernandina Beach, FL 32034Telephone: (904) 261-1833 Fax: (904) 212-0350Email: t.prince@tpislandlaw.com**PROPERTY INFORMATION**Street Address: Tarpon Avenue, Fernandina Beach, FLParcel Identification Number(s): (see attached)

Current Plat Book 5, Pg 47 North Pointe

Lot Number: 31-40 Block Number: _____ Subdivision: North PointeSection: 9, 12 Township: 3 North Range: 29 East

PROJECT INFORMATION

Total Number of Lots/Parcels: 10 existing Lots to be converted to two tracts:
Tract A: 6,885 ft² and Tract B: 10,643.62 ft²

Less than One (1) acre Sq. Footage: _____ One (1) Acre or Greater: _____

Existing Zoning Classification: R-2 with PUD overlay

Existing Future Land Use Classification: High Density Residential

Previous Planning/Zoning Approvals: PUD approved 9/1/1981

Description of Request:

Request replat to convert 10 vacant lots into two Common Area Tracts.

SIGNATURE/NOTARY

The undersigned states the above information is true and correct as (s)he is informed and believes.

5/9/18
Date

[Signature]
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU } ss

Subscribed and sworn to before me this 9th day of May, 2018.



Jaime Herrmann
Notary Public: Signature

Jaime Herrmann
Printed Name

9/21/19
My Commission Expires

Personally Known X OR Produced Identification _____ ID Produced: _____



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Bryant Cecil, President of North Pointe of Fernandina Beach Homeowners Association, Inc.
(print name of property owner(s))

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

to represent me/us in processing an application for: Replat
(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.

Bryant Cecil
(Signature of owner)

(Signature of owner)

Bryant Cecil
(Print name of owner)

(Print name of owner)

STATE OF FLORIDA }
COUNTY OF NASSAU } ss

Subscribed and sworn to before me this 9th day of May, 2018.



Jaime Herrmann
Notary Public: Signature

Jaime Herrmann
Printed Name

9/21/19
My Commission Expires

Personally Known X OR Produced Identification _____ ID Produced: _____

Attachment to PAB Application

Property Information

Parcel Identification Numbers:

00-00-31-1470-0031-0000

00-00-31-1470-0032-0000

00-00-31-1470-0033-0000

00-00-31-1470-0034-0000

00-00-31-1470-0035-0000

00-00-31-1470-0036-0000

00-00-31-1470-0037-0000

00-00-31-1470-0038-0000

00-00-31-1470-0039-0000

00-00-31-1470-0040-0000



May 11, 2018

LETTER OF INTENT FOR NORTH POINTE REPLAT

Justification of Proposed Action

Our office represents the North Pointe of Fernandina Beach Homeowners Association, Inc. (the "Association"). The purpose of the proposed replat of North Pointe is to convert 10 vacant lots, Lots 31 – 39 ("Remaining Lots"), into a Common Area that will formalize the current use of the Remaining Lots as Common Area (recreation and open space) for the residents of the Association.

The Planned Unit Development was approved September 1, 1981, and the original Plat was recorded at Plat Book 5, Page 27 on August 31, 1982. It appears that the original developer of North Pointe intended that the Remaining Lots be developed into residential sites. However, the original developer failed to finalize the North Pointe development and defaulted on its obligations to the bank resulting in the bank taking title to the Remaining Lots as deeds in-lieu-of foreclosure. Upon the bank's ownership of the Remaining Lots, the bank failed to pay assessments to the Association. Consequently, on April 24, 1998, the bank conveyed the Remaining Lots back to the Association as deeds in-lieu-of foreclosure in exchange for a release of claims for the unpaid assessments. These Remaining Lots have been owned by the Association and remained vacant and undeveloped ever since.

On May 31, 2016, the Association received notice from the Office of the Nassau County Property Appraiser that the Remaining Lots did not appear to be declared as Common Area on the Plat and that in order to remain exempt from ad valorem taxation, the Remaining Lots must be declared as Common Area and not subject to future development. The City of Fernandina Beach, Florida ("the City") Planning Department advised the Association that the Plat must be amended to change the designation of the Remaining Lots as common area on the plat. Consequently, it is the intent of the Association and its constituents, that the Remaining Lots owned by the Association not be developed, but rather be converted into a Common Area. As evidence of this intent, the Association amended its Declaration on January 10, 2018, to designate the Remaining Lots as Common Area. Please see the attached amendment properly adopted and recorded by the Association.

The Consistency of the Proposed Action with the City's Comprehensive Plan

As explained below, the proposed replat is consistent with the City of Fernandina Beach's Comprehensive Plan (the "Comp Plan"):

a. By preserving the Remaining Lots as Common Area, the replat is consistent with Policy 1.02.10 of the Comp Plan by protecting "access to light, air, and open space."

b. The replat will protect environmental resources and urban forestry consistent with Policy 1.03.01 of the Comp Plan.

c. In accord with Objective 5.10 of the Comp Plan, the replat would encourage development in a manner which "sustains local wildlife, their habitat, and the ecological services of the land." More specifically, under Policy 5.10.01(d), the replat would "preserve native vegetation and habitat types."

d. An approval of the replat is consistent with Objective 6.02 of the Comp Plan by ensuring the availability of "recreational facilities and open space."

e. Consistent with Objective 6.05 of the Comp Plan, the replat would ensure that an open space is protected within an urbanized area providing "aesthetic, health, environmental, and economic benefits."

Sincerely,
TOMASSETTI & PRINCE



Teresa L. Prince, for the firm

TLP/mbm

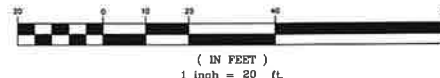
P.I.N. = 09-3N-29-0000-0003-0000
 THE STATE OF FLORIDA
 FORT CLINTON STATE PARK

AS RECORDED IN PLAT BOOK 5, PAGE 27 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

PREPARED FOR:
NORTH POINTE HOMEOWNERS ASSOCIATION, INC.



GRAPHIC SCALE



P.I.N.=00-00-31-1470-00E1-0000
NOW OR FORMERLY THE LANDS OF
NORTH POINTE HOMEOWNERS ASSOCIATION, INC.
(SHOWN ON THE PLAT OF "NORTH POINTE"
AS A NON-EXCLUSIVE AND PERPETUAL
EASEMENT FOR RIGHTS OF INGRESS & EGRESS)

P.I.N.=00-00-31-1470-00E1-0000
NOW OR FORMERLY THE LANDS OF
NORTH POINTE HOMEOWNERS ASSOCIATION, INC.
(SHOWN ON THE PLAT OF "NORTH POINTE"
AS A NON-EXCLUSIVE AND PERPETUAL
EASEMENT FOR RIGHTS OF INGRESS & EGRESS.

P.I.N. = 09-3N-29-0000-0003-0000
THE STATE OF FLORIDA
FORT CLINTCH STATE PARK
5054 Y00

P.I.N.=00-00-31-1470-00E1-0000
NOW OR FORMERLY THE LANDS OF
NORTH POINTE HOMEOWNERS ASSOCIATION, INC.
(SHOWN ON THE PLAT OF "NORTH POINTE"
AS A NON-EXCLUSIVE AND PERPETUAL
EASEMENT FOR RIGHTS OF INGRESS & EGRESS)

P.I.N. = 00-00-31-1470-00E1-0000
NOW OR FORMERLY THE LANDS OF
NORTH PONTE HOMEOWNERS ASSOCIATION, INC.
(SHOWN ON THE PLAT OF "NORTH PONTE"
AS A NON-EXCLUSIVE AND PERPETUAL

SURVEY NOTES:

- 1) The "Legal Description" hereon is in accord with the description provided by the client.
- 2) Underground improvements were not located or shown.
- 3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- 4) Bearings shown hereon are based on S0543.000'W for the westerly line of "North Pointe" subdivision. The bearing reference line is indicated as thus (NW).
- 5) "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid."
- 6) The property shown hereon lies within flood zone "X" & "AE" as per FEMA Flood Insurance Rate Study, effective 08/02/2012. Flood Zone information listed above and shown on this report is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and the required data is shown per Chapter 55-17, Florida Administrative Code, pursuant to Sec. 162.002, Florida Statutes.

LINE	BEARING	LENGTH
1	N52°27'30"E	17.08'
2	S65°25'07"E	23.29'
3	N51°05'31"W	9.59'

SIXTH STREET
(60 FOOT RIGHT-OF-WAY)

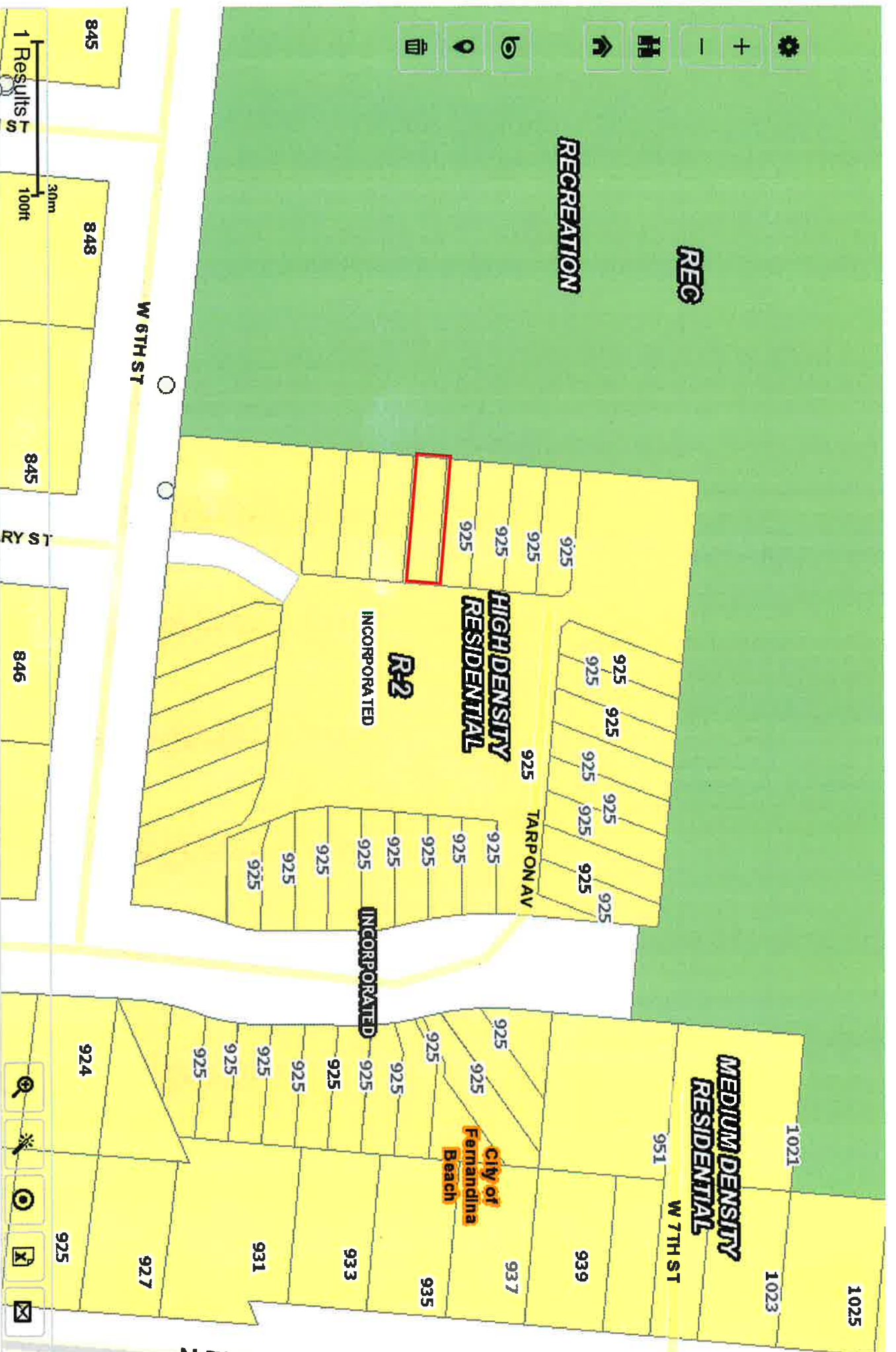
THE INFORMATION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

MICHAEL A. MANZIE, P.L.S. 4069

MANZIE & DRAKE LAND SURVEYING

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

SCALE: 1"=20' JOB NO: 18007-31-40 DATE: 4/12/18 CADD: WKD/BH
F.B. NO: X-315 PAGE NO: 16 FIELD CREW: SS FILE NO: B-1235





PLANNING PAB

Revised 03/01/18

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

FEES: See below. Fees are payable upon application.

IMPORTANT NOTES: 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.

KEY CONTACTS: The Planning Department will guide your application from start to finish, engaging other City departments or agencies as needed.

PLANNING ADVISORY BOARD APPLICATION FOR:

- | | |
|--|--|
| ☐ ZONING MAP AMENDMENT
(≤ 10 acres \$850 / > 10 acres \$1,600) | ☐ SUBDIVISION PLAT – PRELIM (\$750) |
| ☐ LAND USE MAP AMENDMENT
(≤ 10 acres \$850 / > 10 acres \$1,600) | ☒ SUBDIVISION PLAT – FINAL (\$850) |
| ☐ LDC TEXT AMENDMENT (\$850) | ☐ VACATION OF R.O.W. (\$850) |
| ☐ COMP PLAN AMENDMENT (\$850) | ☐ VOLUNTARY ANNEXATION (\$1050) |

2018 Planning Advisory Board Meeting Schedule

Application Deadline (4:30pm)	Dec 11 2017	Jan 15 2018	Feb 12 2018	Mar 12 2018	Apr 09 2018	May 14 2018	June 11 2018	Jul 09 2018	Aug 13 2018	Sep 10 2018	Oct 15 2018	Nov 12 2018	Dec 10 2018	Jan 14 2019	Feb 11 2019
Meeting Date	Jan 10 2018	Feb 14 2018	Mar 14 2018	Apr 11 2018	May 09 2018	June 13 2018	Jul 11 2018	Aug 08 2018	Sep 12 2018	Oct 10 2018	Nov 14 2018	Dec 12 2018	Jan 09 2019	Feb 13 2019	Mar 13 2019

APPLICATION REQUIREMENTS PLANNING ADVISORY BOARD

APPLICATION CHECKLIST:

Submit all of the following information for a complete application, as applicable:

- ☒ A notarized application filed at least thirty (30) days before the date of the Planning Advisory Board's public hearing;
- ☒ A current survey of the property (no older than two years);
- ☒ A completed owner's authorization for agent form, if applicable;
- ☒ A detailed letter of intent stating the following:
 - The consistency of the proposed amendment(s) or action(s) with the City's Comprehensive Plan.
 - A justification for the proposed amendment(s) or action(s).
- ☒ A map of the area indicating the proposed zoning district designation for the subject property. The map shall show the current zoning district designations and land use categories from the Future Land Use Map in the comprehensive plan for the subject property and all adjacent properties.

IMPORTANT NOTES AND REQUIREMENTS:

Please see additional Land Development Code (LDC) requirements for specific application types:

- ☐ **LDC Text Amendment** – see LDC Section 11.01.08.
- ☐ **Preliminary Subdivision Plat** – see LDC Section 11.01.05.
- ☒ **Final Subdivision Plat** – see LDC Section 11.01.05.
- ☐ **Zoning Map Changes** – see LDC section 11.01.07.

You will receive a staff report one week before your meeting.

STAFF CONTACT:

Kelly Gibson
Senior Planner
kgibson@fbfl.org
904.310.3135

NORTH POINTE REPLAT

PLAT BOOK PAGE
SHEET 1 OF 1 SHEET

CAPTION:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA BEACH, COUNTY OF NASSAU AND STATE OF FLORIDA AND BEING FURTHER DESCRIBED ACCORDING TO THE PLAT OF "NORTH POINTE" (AS RECORDED IN PLAT BOOK 5, PAGE 27 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.) AS: LOTS 31, 32, 33, 34, 35, 36, 37, 38, 39, AND 40.

TRACT "A"

A PORTION OF "NORTH POINTE", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 27, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SAID "NORTH POINTE", THENCE NORTH 05°43'00" EAST, ALONG THE WEST LINE OF SAID "NORTH POINTE", A DISTANCE OF 84.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 05°43'00" EAST, ALONG THE WEST LINE OF SAID "NORTH POINTE", A DISTANCE OF 85.00 FEET TO THE SOUTHWEST CORNER OF LOT 30 OF SAID "NORTH POINTE", THENCE SOUTH 84°17'00" EAST, ALONG THE SOUTH LINE OF SAID LOT 30, A DISTANCE OF 81.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 30; THENCE SOUTH 05°43'00" WEST A DISTANCE OF 85.00 FEET; THENCE NORTH 84°17'00" WEST A DISTANCE OF 81.00 FEET TO THE POINT OF BEGINNING.

TRACT "B"

A PORTION OF "NORTH POINTE", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 27, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SAID "NORTH POINTE", THENCE SOUTH 83°31'00" EAST, ALONG THE SOUTH LINE OF SAID "NORTH POINTE", A DISTANCE OF 131.09 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 83°31'00" EAST, ALONG THE SOUTH LINE OF SAID "NORTH POINTE", A DISTANCE OF 144.30 FEET; THENCE NORTH 21°01'00" WEST A DISTANCE OF 72.00 FEET; THENCE NORTH 51°05'51" WEST A DISTANCE OF 9.59 FEET; THENCE NORTH 68°35'07" WEST A DISTANCE OF 23.29 FEET; THENCE NORTH 83°31'00" WEST A DISTANCE OF 110.65 FEET; THENCE SOUTH 06°27'50" WEST A DISTANCE OF 17.00 FEET; THENCE SOUTH 21°01'00" EAST A DISTANCE OF 65.38 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION; THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; THAT THE SURVEY AND LEGAL DESCRIPTION ARE ACCURATE; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'s) HAVE BEEN SET ACCORDING TO CHAPTER 177.091 (7); AND THAT PERMANENT CONTROL POINTS (P.C.P.'s) WILL BE SET ACCORDING TO THE CHAPTER 177.091 (8); ALL ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND NASSAU COUNTY.

SIGNED THIS _____ DAY OF _____, A.D. 2018.

MICHAEL A. MANZIE, P.L.S.
FLORIDA CERTIFICATE NO. 4069

MANZIE & DRAKE LAND SURVEYING
117 SOUTH 9TH STREET
FERNANDINA BEACH, FL 32034
CERTIFICATE OF AUTHORIZATION NUMBER "LB 7039"

CERTIFICATE OF REVIEW BY CITY EMPLOYED/CONTRACTED SURVEYOR/MAPPER

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, F.S., AND THAT I AM EMPLOYED BY OR UNDER CONTRACT TO THE APPROPRIATE LOCAL GOVERNING BODY AND ACTING HERETO AS AN AGENT THEREOF. THIS LIMITED CERTIFICATION AS TO FORMAL CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, F.S., IS NOT INTENDED TO BE AND SHOULD NOT BE CONSTRUED AS A CERTIFICATION OF THE ACCURACY OR QUALITY OF THE SURVEYING / MAPPING REFLECTED ON THIS PLAT.

SURVEYOR / MAPPER DATE

CHARLES ROBERT LEE

FLORIDA REGISTRATION NO.: LS 1618

COUNTY TAX COLLECTOR CERTIFICATE

TAX IDENTIFICATION NUMBERS: 00-00-31-1470-0031-0000; 00-00-31-1470-0032-0000
00-00-31-1470-0033-0000; 00-00-31-1470-0034-0000
00-00-31-1470-0035-0000; 00-00-31-1470-0036-0000
00-00-31-1470-0037-0000; 00-00-31-1470-0038-0000
00-00-31-1470-0039-0000; 00-00-31-1470-0040-0000

I, THE UNDERSIGNED, DO HEREBY AFFIRM THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO UNPAID REAL PROPERTY TAXES APPLICABLE TO THE LANDS SUBJECT TO THIS PLAT.

SIGNED THIS _____ DAY OF _____, A.D. 2018.

TAX COLLECTOR
NASSAU COUNTY, FLORIDA

DIRECTOR OF EMERGENCY SERVICES CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN APPROVED BY THE DIRECTOR OF EMERGENCY SERVICES OF THE CITY OF FERNANDINA BEACH, FLORIDA

THIS _____ DAY OF _____, A.D. 2018.

DIRECTOR OF EMERGENCY SERVICES

APPROVED FOR THE RECORD:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY MANAGER OF THE CITY OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA. WITNESS BY SIGNATURE THIS _____ DAY OF _____, A.D., 2018.

CITY MANAGER

MAYOR CERTIFICATE:

THIS PLAT HAS BEEN EXAMINED AND IS HEREBY ACCEPTED AND APPROVED BY THE CITY COMMISSION OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA, PURSUANT TO A RESOLUTION OF SAID COMMISSION ADOPTED THIS _____ DAY OF _____, A.D., 2018.

BY: MAYOR ATTEST: CITY CLERK

CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH CHAPTER 177.061, FLORIDA STATUTES, AND IS FILED FOR RECORD IN PLAT BOOK _____ PAGE _____ OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA. THIS _____ DAY OF _____, A.D. 2018.

CLERK OF THE CIRCUIT COURT

ZONING CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY ME AND IS IN COMPLIANCE WITH THE ZONING RULES AND REGULATIONS OF THE CITY OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA, CURRENTLY IN EFFECT.

THIS _____ DAY OF _____, 2018.

DIRECTOR OF PLANNING

NORTH POINTE OF FERNANDINA BEACH HOMEOWNERS ASSOCIATION, INC

WITNESS _____

PRINT OR TYPE NAME

WITNESS _____

PRINT OR TYPE NAME

STATE OF: _____

COUNTY OF: _____

THIS IS TO CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, _____ TO ME WELL KNOWN AND KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING ADOPTION AND DEDICATION AND WHO ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USE AND PURPOSES THEREIN EXPRESSED.

WITNESS MY SIGNATURE AND OFFICIAL SEAL AT THE CITY OF _____ IN THE COUNTY OF _____ AND THE STATE OF _____, THIS _____ DAY OF _____, A.D., 2018

NOTARY PUBLIC
STATE OF _____ MY COMMISSION EXPIRES: _____

STATE OF FLORIDA

MORTGAGEE'S CONSENT

I, _____, ON BEHALF OF _____ DO HEREBY JOIN IN AND CONSENT TO THE ADOPTION AND DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREE THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK _____ PAGES _____ OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA SHALL BE SUBORDINATED TO SAID ADOPTION AND DEDICATION.

WITNESS _____

PRINT OR TYPE NAME

WITNESS _____

PRINT OR TYPE NAME

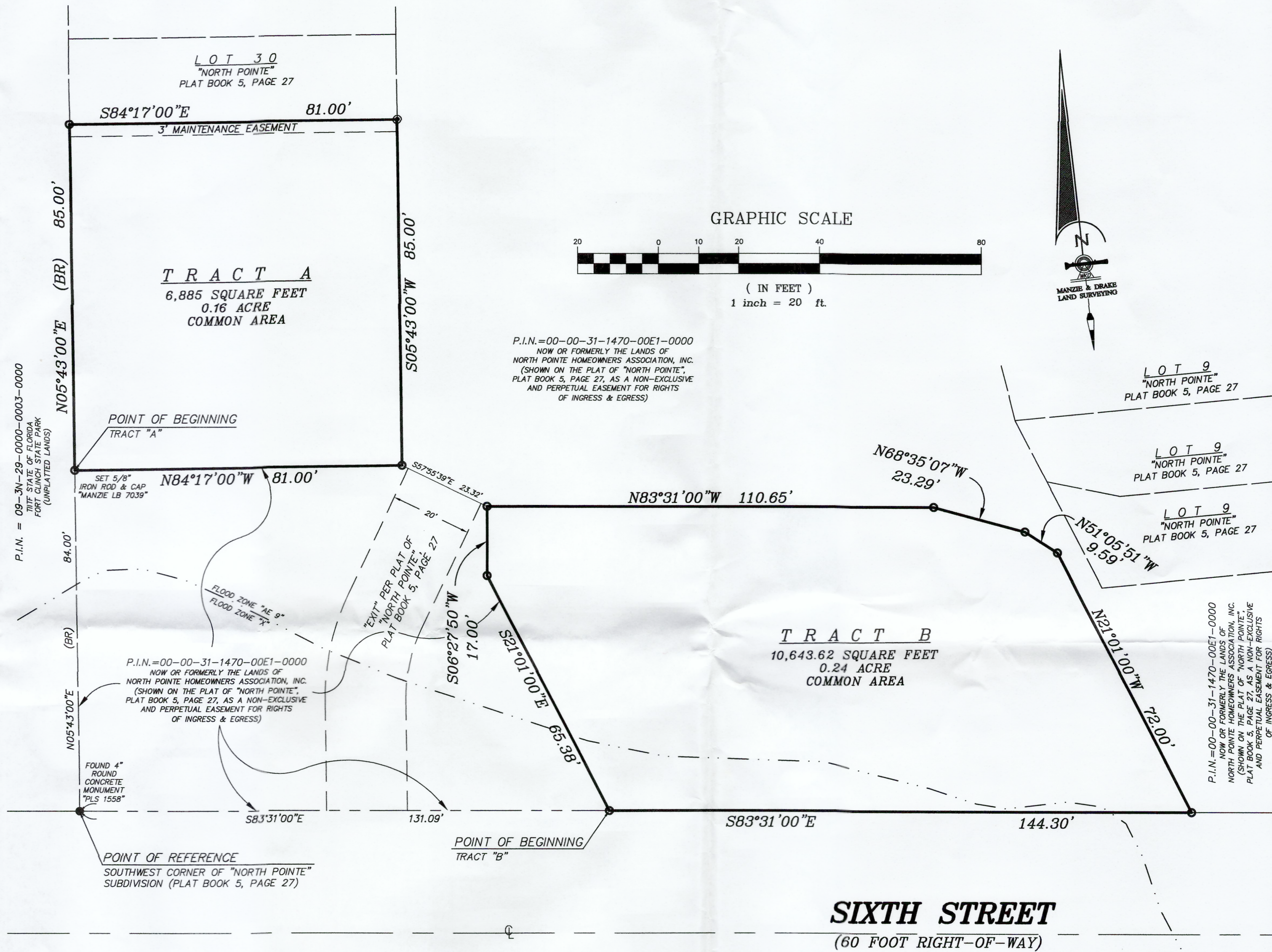
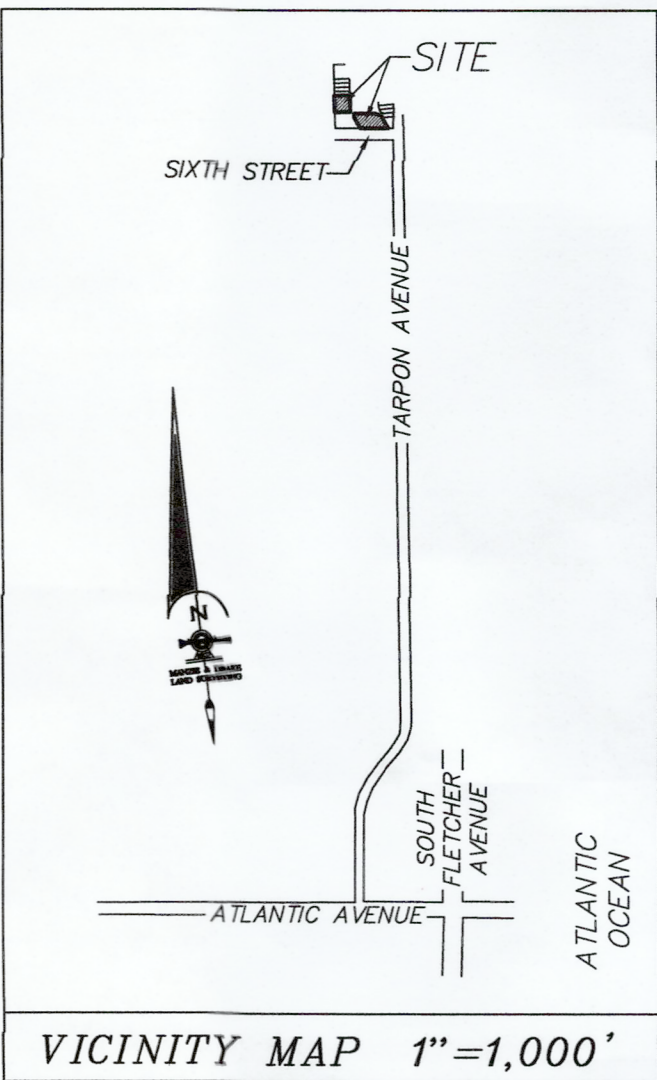
STATE OF: _____

COUNTY OF: _____

THIS IS TO CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, _____ TO ME WELL KNOWN AND KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING MORTGAGEE'S CONSENT AND WHO ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USE AND PURPOSES THEREIN EXPRESSED.

WITNESS MY SIGNATURE AND OFFICIAL SEAL AT THE CITY OF _____ IN THE COUNTY OF _____ AND THE STATE OF _____, THIS _____ DAY OF _____, A.D., 2018

NOTARY PUBLIC
STATE OF _____ MY COMMISSION EXPIRES: _____



LEGEND

P.I.N. = PARCEL IDENTIFICATION NUMBER
P.R.M. = PERMANENT REFERENCE MONUMENT

SURVEYOR'S NOTES

- 1.) DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) (5/8" IRON ROD & CAP) SET WITH IDENTIFICATION "PRM-LB 7039".
- 2.) DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) (NAIL & DISK) SET WITH IDENTIFICATION "MANZIE LB 7039".
- 3.) BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF N05°43'00"E FOR THE WESTERLY LINE OF "NORTH POINTE" SUBDIVISION. THE BEARING REFERENCE LINE IS INDICATED AS THUS (BR).
- 4.) THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X & AE 9" AS PER F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 12089C 0247 G, DATED 08/02/2017.
- 5.) "NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 6.) THE CURRENT ZONING FOR THE LANDS SHOWN ON THIS PLAT AS OF THE DATE OF RECORDING IS "R-2".
- 7.) BUILDING SETBACK REQUIREMENTS FOR THIS SUBDIVISION ZONED "R-2", ARE AS FOLLOWS:
FRONT SETBACK = 25 FEET SIDE SETBACK = 10% OF LOT WIDTH REAR SETBACK = 20 FEET
CORNER LOT SETBACK (SIDE ABUTTING STREET) = 15'
- 8.) THE LANDS SHOWN HEREON ARE LOCATED WITHIN STORM SURGE CATEGORY 2, AS SCALED FROM THE NASSAU COUNTY "STORM SURGE" MAP LOCATED ON THE NASSAU COUNTY PROPERTY APPRAISER'S GIS WEBSITE UNDER THE "PLANNING AND GROWTH MANAGEMENT" SECTION (SCALED 04/18/2018).

MANZIE & DRAKE LAND SURVEYING

117 South Ninth Street, Fernandina Beach, FL 32034
(904) 491-5700 www.ManzieAndDrake.com
Certificate of Authorization Number "LB 7039"

"OUR **SIGHTS** ARE ON THE FUTURE,
SET YOUR **SITES** ON US."

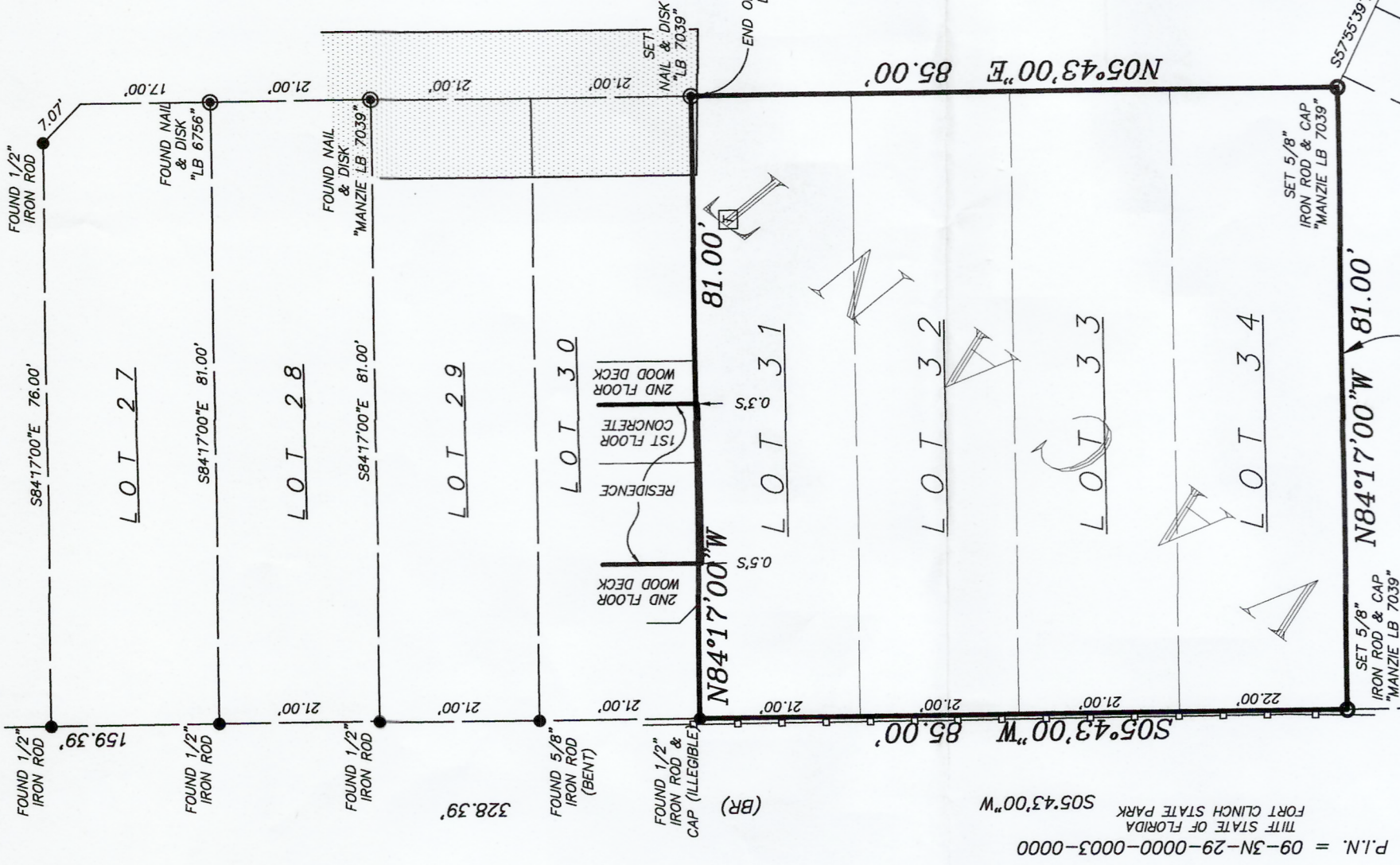
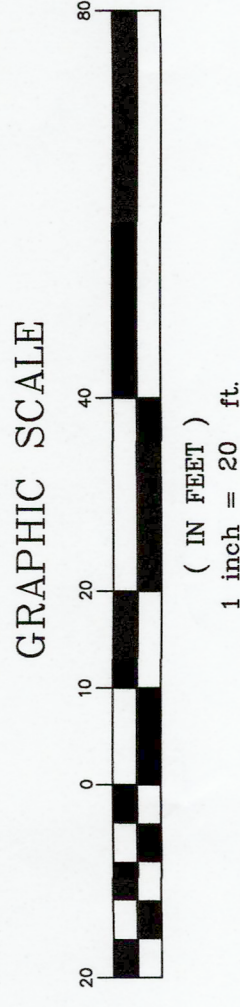
P.I.N. = 09-3N-29-0000-0003-0000
TITF STATE OF FLORIDA
FORT CLINCH STATE PARK

MAP OF BOUNDARY SURVEY LOTS 31 THROUGH 40, "NORTH POINTE"

AS RECORDED IN PLAT BOOK 5, PAGE 27 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

PREPARED FOR:
NORTH POINTE HOMEOWNERS ASSOCIATION, INC.

P.I.N.=00-00-31-1470-00E1-0000
NOW OR FORMERLY THE LANDS OF
NORTH POINTE HOMEOWNERS ASSOCIATION, INC.
(SHOWN ON THE PLAT OF "NORTH POINTE"
AS A NON-EXCLUSIVE AND PERPETUAL
EASEMENT FOR RIGHTS OF INGRESS & EGRESS)



P.I.N.=00-00-31-1470-00E1-0000
NOW OR FORMERLY THE LANDS OF
NORTH POINTE HOMEOWNERS ASSOCIATION, INC.
(SHOWN ON THE PLAT OF "NORTH POINTE"
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EASEMENT FOR RIGHTS OF INGRESS & EGRESS)

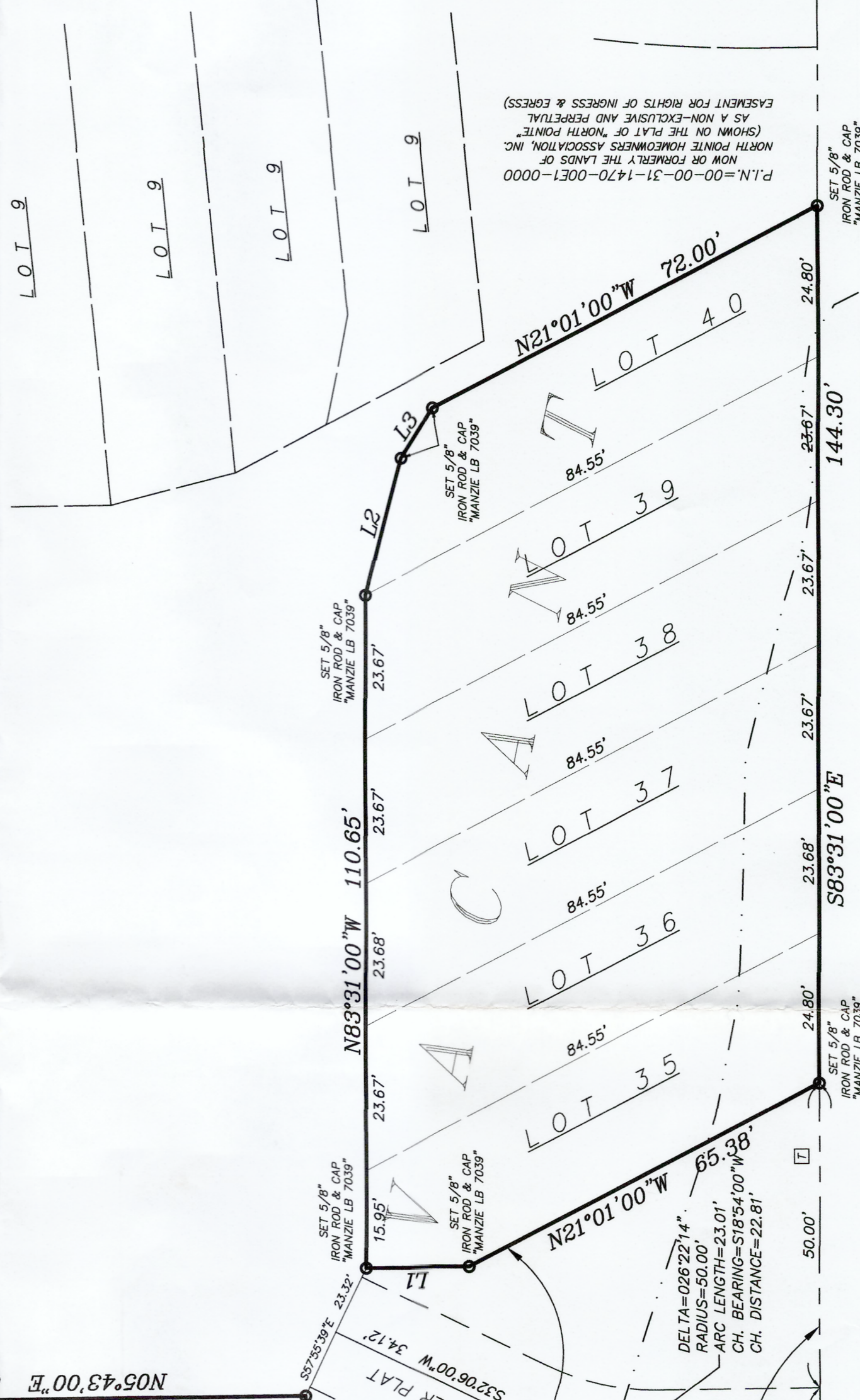
P.I.N.=00-00-31-1470-00E1-0000
NOW OR FORMERLY THE LANDS OF
NORTH POINTE HOMEOWNERS ASSOCIATION, INC.
(SHOWN ON THE PLAT OF "NORTH POINTE"
AS A NON-EXCLUSIVE AND PERPETUAL
EASEMENT FOR RIGHTS OF INGRESS & EGRESS)

SURVEY NOTES:

- 1) The "Legal Description" hereon is in accord with the description provided by the client.
- 2) Underground improvements were not located or shown.
- 3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- 4) Bearings shown hereon are based on S05°43'00"W for the westerly line of "North Pointe" subdivision. The bearing reference line is indicated as thus (BR).
- 5) "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid."
- 6) The property shown hereon lies within flood zone "X & AE 9" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C 0241G, Dated 08/02/2012. Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- 7) This survey is protected by copyright and is certified only to the entities listed and only for this particular transaction. Any use or reproduction of this survey without the express written permission of the surveyor is prohibited. Use of this survey in any subsequent transaction is expressly prohibited and is not authorized. The surveyor expressly disclaims any certification to any other use of this map/report other than those listed should rely upon this survey.

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SIXTH STREET (60 FOOT RIGHT-OF-WAY)



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

MICHAEL A. MANZIE, P.L.S. 4069

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Certificate of Authorization Number "LB 7039"
"OUR SIGHTS ARE ON THE FUTURE,
SET YOUR SITES ON US."

LINE	BEARING	LENGTH
L1	N62°50'E	17.01'
L2	S66°30'07"E	23.29'
L3	N51°05'51"W	9.59'

SCALE: 1"=20' JOB NO: 18007-31-40 DATE: 4/12/18 CADD: MKD/BH
F.B. NO: X-315 PAGE NO: 16 FIELD CREW: SS FILE NO: B-1235

RESOLUTION 2018-__

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, APPROVING REPLAT, PAB CASE 2018-15 TITLED “NORTH POINTE”; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the North Pointe of Fernandina Beach Homeowners Association, Inc has applied to the City Commission of the City of Fernandina Beach, Florida, for approval of a final plat titled “North Pointe Replat”; and

WHEREAS, the North Pointe Replat, reduces the number of buildable residential units by ten (10) and places the property into common area tracts of land; and

WHEREAS, staff has reviewed the applicant’s request for a final plat and found the request to be compliant with the City’s Comprehensive Plan and Land Development Code; and

WHEREAS, the Planning Advisory Board reviewed the final plat request at a public meeting on June 13, 2018 and issued a recommendation of ____.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, THAT:

SECTION 1. The plat titled “North Pointe Replat,” is hereby accepted and approved as a final plat.

SECTION 2. This Resolution shall take effect immediately upon passage.

ADOPTED this 18th day of July, 2018.

CITY OF FERNANDINA BEACH

JOHN A. MILLER
Commissioner - Mayor

ATTEST:

APPROVED AS TO FORM AND LEGALITY:

CAROLINE BEST
City Clerk

TAMMI E. BACH
City Attorney