



**AGENDA
TECHNICAL REVIEW COMMITTEE
REGULAR MEETING
NOVEMBER 8, 2018
9:00 AM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES**
 - 3.1 October 11, 2018 Regular Meeting
 - 3.2 October 25, 2018 Regular Meeting
- 4. DISCUSSION ITEMS**
 - 4.1 Pre-Application Discussion: PIN # 00-00-30-0800-0023-0040 South 8th Street. A proposed two tenant restaurant space with drive-thru lane. This property is zoned C-2 General Commercial.
- 5. DEVELOPMENT INQUIRIES FROM APPLICANTS NOT ON THE AGENDA - DISCUSSION ONLY, NO ACTION TO BE TAKEN.**
- 6. COMMITTEE BUSINESS**
 - 6.1 Roadway Standards
- 7. ADJOURNMENT**

NEXT REGULAR TRC MEETING IS SCHEDULED FOR NOVEMBER 22, 2018

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



**MINUTES
TECHNICAL REVIEW COMMITTEE
REGULAR MEETING
OCTOBER 11, 2018**

1. CALL TO ORDER – 9:02 AM

2. ROLL CALL

MEMBERS PRESENT:

Donald Kukla
Jacob Platt
Michelle Forstrom

Sal Cumella
Rex Lester
Andre Diselet

3. APPROVAL OF MINUTES: *August 23, 2018 Regular Meeting*

ACTION TAKEN: A motion was made by Member Forstrom, seconded by Member Diselet, to approve the minutes as presented.

4. DISCUSSION ITEMS

4.1 Pre-Application Discussion: Gillette & Associates – Gregor Macgregor Links and Drinks, 201 Alachua Street. This property is zoned C-3, Central Business District. It is located outside of the Historic District but partially within the Community Redevelopment Area.

Mr. Tim Poynter and Mr. Gillette were present to discuss the proposed project.

The group advised the applicants proceed to the HDC for architectural review and return to the TRC for a second Pre-Application discussion.

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

6. COMMITTEE BUSINESS

6.1 **Sign off for SPR 2018-06 – Amelia Park Lakeside**

6.2 **Sign off for SPR 2018-07 – Mocama Brewing Company**

6.3 **Distribute: SPR 2018-03 – 1015 Atlantic Avenue Condo, 3rd Review**

6.4 **Distribute: SPR 2018-10 – 2700 Atlantic Avenue Hotel**

Member Lester reminded the group of an upcoming meeting with Mr. Saturday to discuss improvements in the North 5th Street right of way.

7. ADJOURNMENT – 9:34 PM



**MINUTES
TECHNICAL REVIEW COMMITTEE
REGULAR MEETING
OCTOBER 25, 2018**

1. CALL TO ORDER – 9:01 AM

2. ROLL CALL

MEMBERS PRESENT:

Donald Kukla, Building	Sal Cumella, Historic Preservation
Jacob Platt, Planning	Jimmy Graham, Streets
Michelle Forstrom, Code Enforcement	Jason Higginbotham, Fire
Dave Holley, Trees	

3. DISCUSSION ITEMS

- 3.1 2705 Dolphin Avenue** - Ocean View Condo currently has 8 dwelling units, Unit 3B and 3C were combined into owner/guest suit with the installation of an interior door. The property owner intends to reconstruct a masonry wall to restore the two independent units. This property is zoned R-3 with sufficient land area to support 9 dwelling units as originally constructed.

Justin Miller joined the committee and provided information and details specific to the proposed project.

Mr. Platt advised the applicant to move forward to permitting.

- 3.2 Change of Use** - 528 S. 8th Street - TJ Tattos intends to move into a new tenant space. This property is Zoned MU-8

James (TJ) Beasley, Phil Griffin, Bennett Walsh, and Tara Thousand joined the group to discuss the proposed project.

Mr. Platt advised the applicant to move forward to permitting.

- 3.3 Pre-Application Discussion** - SMCC - Continuing the conversation on parking solutions for the church campus.

Jose Miranda joined the group to discuss the project. The committee provided feedback.

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

There were no inquiries from applicants not on the agenda.

5. COMMITTEE BUSINESS

- 5.1 Right of Way Improvement Standards**

Mr. Platt spoke to Right of Way Improvement Standards. The committee discussed.

DRAFT

5.2 Distribution SPR 2018-04 Amelia Palms_2nd Review

6. ADJOURNMENT – 10:06 AM

Jacob Platt

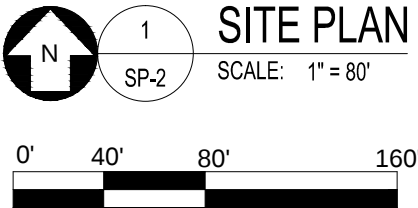


BUILDING SUMMARY

RESTAURANT A	1,575 SF
RESTAURANT B	2,655
TOTAL BUILDING AREA	4,230 SF

PARKING SUMMARY

REST. PARKING REQ'D (10.0/1000 SF)	43 SPACES
TOTAL PARKING REQ'D	43 SPACES
TOTAL PARKING PROVIDED	52 SPACES
PARKING RATIO PROVIDED	12.29 /1,000 SF



CLIENT

GEYER MORRIS
COMPANY

4849 GREENVILLE AVE, STE 1375. DALLAS, TX 75206. 214-458-4808

PROJECT

SOUTH 8TH STREET
FERNANDINA BEACH, FL

JOB NUMBER

1840724

DATE

2018-08-14

BY

TTG/KMC

DRAWING

SP-2



PHILLIPS
architects + engineers

THE PALISADES
5901 PEACHTREE DUNWOODY RD.
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