AGENDA
PLANNING ADVISORY BOARD
REGULAR MEETING
NOVEMBER 14, 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

3. OLD BUSINESS

4. NEW BUSINESS

4.1 **PAB 2018-26: FINAL PLAT - AMELIA BLUFF -** RESOLUTION 2018-___ APPROVING FINAL, PAB CASE 2018-26 TITLED "AMELIA BLUFF"; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Accepts and approves the plat titled "Amelia Bluff" as a final.*

4.2 **PAB 2018-27: FUTURE LAND USE MAP AND ZONING MAP ASSIGNMENT -** ORDINANCE 2018-___ ASSIGNMENT OF CENTRAL BUSINESS DISTRICT FUTURE LAND USE CATEGORY, AND C-3 ZONING DISTRICT; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Assigns a Future Land Use Map Category of Central Business District (CBD) to approximately 0.43 acres of land located at 116, 118, and 120 N. 2nd Street.*

4.3 **PAB 2018-28: VOLUNTARY ANNEXATION, FUTURE LAND USE MAP AMENDMENT, AND ZONING CHANGE -** ORDINANCE 2018-___ APPROVING VOLUNTARY ANNEXATION OF 2.91 ACRES OF LAND, PAB CASE 2018-28 VOLUNTARY ANNEXATION, ASSIGNMENT OF GENERAL COMMERCIAL FUTURE LAND USE CATEGORY AND C-2 ZONING DISTRICT; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Annexation request for 2.91 acres of land located at 3243 Amelia Road.*

5. BOARD BUSINESS

6. STAFF REPORT

7. PUBLIC COMMENT

8. ADJOURNMENT

NEXT PAB REGULAR MEETING IS SCHEDULED FOR DECEMBER 12, 2018

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.

STAFF REPORT
PAB 2018- 26 (Final Plat)
Planning Advisory Board Hearing
November 14, 2018

APPLICATION FOR FINAL PLAT
AMELIA BLUFF SUBIDIVISION

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	Amelia Bluff, LLC				
AGENT:	Gillette and Associates				
REQUESTED ACTION:	30 detached single-family homes				
LOCATION:	Citrona Drive				
CURRENT ZONING:	R-1				
CURRENT LAND USE:	Low Density Residential (LDR)				
EXISTING USES ON SITE:	vacant				
PROPERTY SIZE:	11.71 Acres (As of 3/20/18 -COFB Resolution 2018-39)				
ADJACENT PROPERTIES:	Direction	Existing Use(s)	Year Built	Zoning	FLUM
	North	Vacant Land	N/A	R-1	Low Density Residential
	South	Shell Cove Subdivision (Ord.15-23)	2016	R-2 with PUD	Medium Density Residential
	East	Egans Creek Greenway	N/A	CON	Conservation
	West	Fernandina Beach Middle and High Schools		PI-1	Public and Institutional

*** 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:

Approval of a Final Plat is requested for a 30-dwelling unit subdivision on 11.71 acres of Low Density Residential (LDR) land. The subject property is located on Citrona Drive between Hickory Street and Fir Street and identified as "Amelia Bluff." The developed density of the site is proposed to be 2.56 dwelling units per acre. Existing uses surrounding the property are described in the preceding section. Two points of ingress and egress will be located on Citrona Drive, pending approval of Nassau County for roadway access.

In 2017, the City vacated a portion of unopened right-of-way (Ordinance 2017-25) known as, "Gum Street", which ran through the mid- section of the site. The City and property owner entered into a Memorandum of Understanding (MOU) (Resolution 2017-123) which stipulated certain criteria be met as part of any land development approvals. The wetlands portion of the property totaling 3.63 acres of land was transferred to the City of Fernandina through a quit claim deed on March 20, 2018 (Resolution 2018-39). Access to the abutting properties under ownership of the Florida Department of Transportation and located on the eastern edge of the property was established through the creation of a public right-of-way under Resolution 2018-40 on March 20, 2018. The City Commission approved the Amelia Bluff preliminary plat through Resolution 2018-64 on May 1, 2018. Site work commenced in May and infrastructure improvements have been installed. The City will inspect the roadways and infrastructure improvements and the required maintenance bonds will be received at the time a final plat receives signatures from City officials.

The preliminary and final plats have been reviewed by the City's Technical Review Committee (TRC) and received a compliance letter. The applicant has fulfilled the requirements of the MOU and requests approval of the subdivision as designed to meet or exceed standards of the Low Density Residential land use category and R-1 zoning district and applicable LDC policies. Receipt of payment for the future purchase of conservation lands will be forthcoming at the time the final plat is approved.

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

Policy 1.02.02. The approval of all development shall be subject to the availability of adequate levels of service for all facilities and services that are subject to concurrency management requirements.

The City has five public facilities that have adopted levels of service: Transportation, Water, Sewer, Drainage, and Solid Waste. While the City's ability to maintain adopted levels of services for these items was confirmed at the time of the original approval of development rights for this property, the City's TRC review process also confirms and documents service capabilities. The City can serve this property as proposed and meet or exceed all required levels of service for each facility or service area.

Policy 1.02.03. The City shall ensure that the location, scale, timing, and design of development is coordinated with the availability of public facilities and services. The City seeks to ensure compact development patterns that integrate neighborhood and commercial activities and promote connectivity through the use of sidewalks, bike lanes and alternative low-speed shared-use vehicle paths in order to achieve a reduction in vehicular trips on arterial roadways. The purpose of this policy is to prevent the proliferation of urban sprawl and to achieve cost effective and energy efficient land development patterns and avoid or eliminate existing patterns that may be described as:

a. **Areas of urban development or uses, which are not functionally related to land uses which predominate the adjacent area;**
b. **Areas of urban development or uses which fail to maximize the use of existing public facilities;**
c. **Areas of urban development or uses which fail to use areas within which public services are currently provided; and**
d. **Leapfrog/scattered development or ribbon/strip commercial development patterns.**

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. The subject property lies in an area of existing urban development. No leapfrog development is occurring. The subdivision will be accessed from existing and improved rights-of-way under maintenance obligation by Nassau County.

Policy 4.01.01. The following level of service standards are hereby adopted and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development.

Facility/Service Area	Level of Service Standard
Wastewater Treatment System	**300 gallons per day per ERU (Equivalent Residential Unit)**
Solid Waste Facilities	**Average Solid Waste Generation Rate: 5.9 pounds per capita per day**
Stormwater Management Facilities	**See Policy 4.02.01**

Potable Water Facilities	**Water Allocation Level of Service: 350 gallons per day per ERU (Equivalent Residential Unit)**
Fire-Rescue Services	**240-second travel time to 90% of the incidents (EMS with AED or BLS) & 480-second travel time to 90% of the incidents (ALS Response)**
Police and Law Enforcement Services	**Response Time: 3 minutes or less for emergency calls and 7 minutes or less for non-emergency calls**

Policy 4.01.02. All subdivisions, multifamily, commercial, industrial, city, and institutional projects shall provide for retention of stormwater resulting from project, unless off-site shared facilities are available. For projects within areas designated for "zero discharge," storage shall accommodate a ten (10)-year, twenty-four (24)-hour storm event. For all other areas, retention shall accommodate the greater of: (a) the first one-half (1/2) inch of stormwater within the boundaries of their project, or (b) the first one (1) inch of storm flow from all roofs, sidewalks, paved surfaces, and parking areas (at 100 percent runoff), whether paved or not. The project shall also provide detention for all storm flows. Detention shall prevent peak flows after development from exceeding the peak flow prior to development.

Five public facilities have adopted levels of service under the City's Comprehensive Plan: Transportation, Water, Sewer, Drainage, and Solid Waste. The applicant's request for final plat approval complies with the established Future Land Use Map category of Low Density Residential (LDR) and R-1 (Low Density Residential) zoning district with a proposed developed density of 2.56 dwelling units per acre. The LDR land use category allows for up to four (4) dwelling units per acre, the potential of the site could have resulted in a maximum of 34 dwelling units. The Amelia Bluff final plat is requesting approval for 30 dwelling units.

A concurrency determination for impacts to Nassau County roadways must be assessed under the City's current requirements contained in LDC Section 7.04.05. All proposed developments generating more than 400 Average Daily Trips (ADT) require a traffic concurrency determination from the Northeast Regional Council. Under the proposed development scenario containing 30 dwelling units, Staff estimates that approximately 287 Average Daily Trips (ADT) are generated by the proposed development; resulting in 30 p.m. peak hour trips. Traffic impacts would primarily be handled on State and Nassau County maintained roadways. Standard ITE rates and methodology for vehicular transportation impacts will not provide analysis beyond the rates described without additional traffic modeling. The City's existing ordinance does not require additional analysis to be performed. However, the impact associated with 30 new homes and the existing daily traffic pattern with the neighboring Fernandina Beach Middle School and High School cannot be ignored.

Staff has requested that the site engineer to work with Nassau County to develop crosswalks for pedestrian and bicycle access to provide safe movement across Citrona Drive. Congestion along Citrona Drive historically exists in keeping with the schools' daily schedule for student drop off and pick up. Staff has witnessed bicycle and pedestrian conflicts within this area during the morning and afternoon hours as students living nearby typically walk or bike to school. The existing sidewalk fronting the schools is in poor condition and expansion of sidewalks to an 8- 10-foot multi-use path should be considered and budgeted to avoid continued mode conflicts. County and City planning staff are examining options for improvements within this corridor through use of Transportation Alternative Project (TAP) federal funds as allocated through the North Florida Transportation Planning Organization (TPO).

Nassau County collects mobility fees for roadway impacts based on their adopted a mobility plan. It is expected that the City will, through its adopted Interlocal agreement with Nassau County, collect mobility fees on their behalf for projects within the City. This is similar to the past collection of transportation impact fees which ceased in 2006.

The City owns and operates three potable water treatment facilities which combined can provide 18.2 million gallons per day. Potable water customers on the average consume approximately 5 million gallons per day. The City owns and operates one sanitary sewer treatment facility which has an operation/design capacity to treat 3.5 million gallons of wastewater per day. At the adopted level of service and the proposed development density, the residential units will consume 14,350 gallons of water per day (41 units x 350 gallons per ERC per day).

The City owns and operates one sanitary sewer treatment facility which has an operation/design capacity to treat 3.5 million gallons of wastewater per day. The facility's customers currently generate, on average, 1.9 million gallons per day. At the adopted level of service and the proposed development density, the site will generate 24,150 gallons of wastewater per day (30 units x 2.3 x 350 gallons per ERC per day). The utilities director indicates that plant capacity is available for the site; however, other facilities, such as pipe and lift station capacity, will have to be evaluated, and the developer will have to pay for what improvements are necessary to accommodate any proposed development. These determinations are made in conjunction with TRC site plan review and necessary improvements will be required to be demonstrated on engineering plan sets.

As for solid waste and drainage, the City currently has contracted services with Advanced Disposal to dispose of solid waste city-wide, therefore the impact is not necessary as part of the final plat review. Drainage impacts from any new development or redevelopment will be reviewed by the City's Technical Review Committee (TRC). The City requires storm water drainage to be retained on-site and permitting through the St. John's River Water Management District (SJRWMD). Permitting from SJRWMD is a requirement for final approval and receipt of a local development order from the TRC.

All public facilities and services are currently available to the development and each service is able to maintain or exceed its level of service standards as required by Policies 1.01.02, 1.02.03, and 4.01.01.

CONSISTENCY WITH THE LAND DEVELOPMENT CODE:

11.01.02 Requirements for Subdivision Plats (Preliminary and Final)

A. **A preliminary subdivision plat shall be required when new streets, water lines, and sewer lines are required; when three or more residential lots are created; and where one nonresidential lot is created or proposed for development. Where new streets, water lines, and sewer lines are not required, the preliminary and final plat may be combined into a single submittal. A preliminary plat provides for a complete review of technical data and preliminary engineering drawings prior to completion of the final plat for recording.**

B. **In addition to the information required in Section 11.01.03, all applications for preliminary subdivision plat approval shall contain the following information:**
   1. **The name, addresses, telephone number, facsimile number, and email address of the person preparing the plat.**
   2. **The date of preparation and date(s) of any modifications, a north arrow, and a written and graphic scale.**
   3. **The proposed name of the subdivision.**

4. **Development specifications for the tract: area, proposed number and layout of lots and blocks, location, names, and widths of proposed roadways, consistent with this LDC and the Future Transportation Circulation Map of the Comprehensive Plan.**
5. **All contiguous properties shall be identified by subdivision title, plat book and page, or, if un-platted, the land shall be so designated, and otherwise identified.**
6. **Location of land to be dedicated or reserved for public use for rights-of-way, streets, sidewalks, bike trails, pedestrian trails, easements, schools, parks, open spaces, or other public uses. Proposed street names shall be included.**
7. **Locations of utilities, utility service, connections to existing utility facilities, and easements necessary to provide access to the utility facilities for maintenance or other activity.**
8. **Location of the nearest available public water supply and wastewater disposal system.**
9. **A topographic survey, soils report, grading plan, and an erosion control plan.**
10. **Existing surface water bodies, wetlands, streams, and canals, including the location of the mean high water line for each feature.**
11. **A preliminary surface drainage plan showing direction of flow and methods of stormwater retention.**
12. **A floodplain map indicating areas subject to inundation and high groundwater levels up to a 100-year flood classification, and establishing a base flood elevation for all proposed lots within the subdivision.**
13. **A tree survey showing protected trees, proposed replacement trees, if required, and landscaping and buffering.**

The applicant has complied with the subdivision requirements for review of the final plat request. Additionally, the final plat is consistent with LDC section 4.04.00 minimum subdivision requirements. The Preliminary Plat has been reviewed for technical completeness by the City's TRC and a compliance letter was issued on June 4, 2018. No adjustments to the lot configuration has been requested between the time of preliminary and final plat application requests. Requirements associated with infrastructure improvements and landscape compliance are addressed in the applicant's site plan and engineering documents as provided as part of the preliminary plat review and attached as back up to this request.

CONCLUSION:

Staff finds the applicant's requested action to be consistent with applicable policies of the City's Comprehensive Plan, Land Development Code, and the requirements contained in the MOU (Resolution 2017-123) and recommends approval. The owner and engineer have worked closely with staff to design with nature in mind in an effort to preserve the tree canopy and surrounding native vegetation and to reduce fill and grade activities associated with infrastructure installation by working the natural topography. Although not part of any City requirements, Staff hopes that the developer will continue to work with Nassau County engineering office to ensure safe crosswalks are installed and inspections completed.

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 December 18, 2018. Following installation of infrastructure improvements, the applicant will return for final plat approval. Final plat approval is required in order to subdivide the property into the individual homesites. The applicant's request and subsequent issuance of an approved resolution to convey lots will fulfil LDC requirements.

STAFF REPORT
PAB 2018- 26 (Final Plat)
Planning Advisory Board Hearing
November 14, 2018

MOTION TO CONSIDER:

I move to recommend **(approval or denial)** of PAB case number 2018-26 to the City Commission requesting that a Final Plat for the Amelia Bluff subdivision be **(approved or denied)** and that PAB case 2018-26, as presented, **(is or is not)** sufficiently compliant with the Comprehensive Plan and Land Development Code to be approved at this time.

Submitted by:

Kelly N. Gibson, AICP
Director of Planning and Conservation

OFFICE USE ONLY

REC'D: _____ BY: _____

PAYMENT: $_____ TYPE: _____

APPLICATION #: _____

CASE #: _____

BOARD MEETING DATE: _____

PLANNING ADVISORY BOARD APPLICATION

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

APPLICANT INFORMATION

Owner Name: Amelia Bluff, LLC

Mailing Address: 4339 Roosevelt Blvd, Jax, FL 32210

Telephone: 904-545-6590 Fax: n/a

Email: wbeardjr@comcast.net

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: Citrona Drive & Hickory Street

Parcel Identification Number(s): 00-00-31-1180-0017-0000

Lot Number: 17, 18, 19 Block Number: _____ Subdivision: _____

Section: 26 Township: 3N Range: 28E

PROJECT INFORMATION

Total Number of Lots/Parcels: 30

Less than One (1) acre Sq. Footage: — One (1) Acre or Greater: 15.34

Existing Zoning Classification: R-1

Existing Future Land Use Classification: LDR

Previous Planning/Zoning Approvals: TRC 2017-09

Description of Request:

Final subdivision plat for Amelia Bluff

SIGNATURE/NOTARY

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

10/18/18
Date

Signature of Applicant

TAMRA KRUEGER
Notary Public - State of Florida
Commission # GG 152284
My Comm. Expires Nov 21, 2021
Bonded through National Notary Assn.

STATE OF FLORIDA
ss
COUNTY OF NASSAU

Subscribed and sworn to before me this 18th day of October, 2018

Notary Public: Signature

Tamra Krueger
Printed Name

11/21/21
My Commission Expires

Personally Known ✓ OR Produced Identification _____ ID Produced: _____

OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I/WE Amelia Bluff, LLC
(print name of property owner(s))

hereby authorize: Gillette & Associates, Inc.
(print name of agent)

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

Wellon N Howell, II
(Signature of owner) Manager

(Signature of owner)

William R Howell, II
(Print name of owner)

(Print name of owner)

STATE OF FLORIDA
COUNTY OF ~~NASSAU~~ DUVAL ss

Subscribed and sworn to before me this 24TH day of SEPTEMBER, 2018.

Notary Public Signature

DANIEL TAPIA
Printed Name

DEC. 9, 2020
My Commission Expires

Personally Known _____ OR Produced Identification ✓ ID Produced: FL. DRIVER'S LIC.

DANIEL TAPIA
MY COMMISSION # GG 41539
EXPIRES: December 9, 2020

OWNER'S AUTHORIZATION
FOR AGENT REPRESENTATION

I/WE Amelia Bluff, LLC
(print name of property owner(s))

hereby authorize: Gillette & Associates Inc
(print name of agent)

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

William R Howell, II
(Signature of owner) MANAGER

(Signature of owner)

William R Howell, II
(Print name of owner)

(Print name of owner)

STATE OF FLORIDA
COUNTY OF ~~NASSAU~~ DUVAL ss

Subscribed and sworn to before me this 24TH day of SEPTEMBER, 2018.

Notary Public: Signature

DANIEL TAPIA
Printed Name

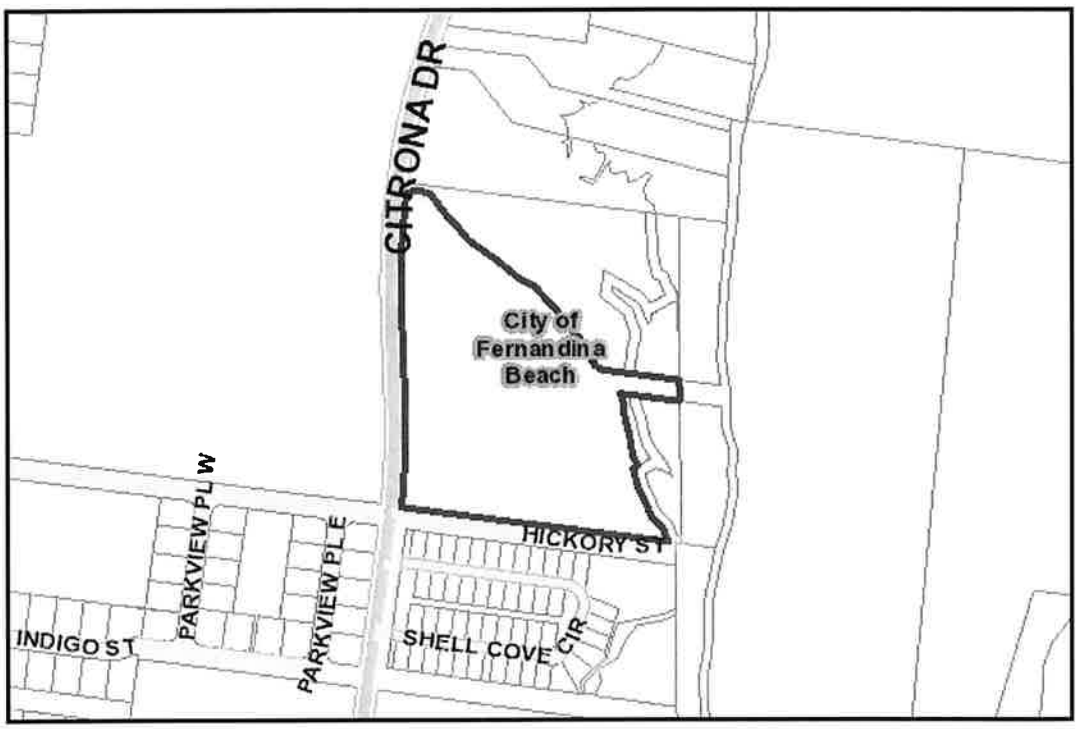
DEC. 9, 2020
My Commission Expires

Personally Known _____ OR Produced Identification ✓ ID Produced: FL. DRIVER'S LIC.

DANIEL TAPIA
MY COMMISSION # GG 41539
EXPIRES: December 9, 2020

904-491-7300 www.NassauFLPA.com

A. Michael Hickox
Nassau County Property Appraiser



Parcel Report	**Results**
Parcel ID	00-00-31-1180-0017-0040
Owner Information	AMELIA BLUFF LLC
Mailing Address	4339 ROOSEVELT BLVD JACKSONVILLE, FL 32210
Site Address	
Previous Site Address (If Changed by 911)	
Deed Acre	10.76
Approximate Acres (GIS Calculated)	10.69
Property Use Code	000000
Municipality	City of Fernandina Beach
Census Tract	
MLS Zone	2 - Island

Subdivision	CITRONA SUB	

Value & Sales Report	**Results**	
Land Value	$1,076,000.00	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)	$1,076,000.00	The Just, or Market Value, for tax purposes
Assessed Value	$1,076,000.00	Market Value minus assessment limits
Taxable Value		Assessed Value minus any Exemptions

Sales Information

Date	Price	Vacant?	Qual
20171129	$1,625,000.00	Y	U

Land Use Report	**Results**	
Zoning	R-1	Note: (Must be verified with Municipality)
Future Land Use	CONSERVATION	Note: (Must be verified with Municipality)
Community Development District	No	
Community Redevelopment Area	No	Note: (Must be verified with City of Fernandina Beach)
Historic District	No	Note: (Must be verified with City of Fernandina Beach)
Municipal Service Benefit Unit (MSBU)	No	
Mobility Fee Zone	Zone 1	

Topographical Report	**Results**	
Soil Map Unit Name	LEON FINE SAND,KUREB FINE SAND, 0 TO 5 PERCENT SLOPES,BUCCANEER CLAY, FREQUENTLY FLOODED,ECHAW FINE SAND	
Drainage Basin	St. Marys River	
Drainage Basin Number	Coming Soon	
Vegetation		Not a jurisdictional survey
Approximate Elevation	Coming Soon	

Utility Report	**Results**
Water Source	City of Fernandina Beach
Waste Water	City of Fernandina Beach
Electric Provider	Florida Public Utility

Emergency Management Report	**Results**	
Fire District	100	Note: (Must be verified with Nassau County Fire & Rescue)
USNG	17R MP 56 90	Note: (Must be verified with Nassau County Emergency Management)
Storm Surge Zone	Coming Soon	Note: (Must be verified with Nassau County Emergency Management)

Hurricane Evacuation Zone	Coming Soon	Note: (Must be verified with Nassau County Emergency Management)
Special Flood Hazard Area	AE,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	102	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)

The Nassau County interactive map displays GIS data that is subject to continual updating, change and the data accuracy representations adjustments over time. The information contained within this document is not intended to be used for the preparation of construction documents and under no circumstance shall this product or representations from this product be used for final design purposes.

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GIS NASSAU COUNTY

Florida Department of State

DIVISION OF CORPORATIONS

Department of State / Division of Corporations / Search Records / Detail By Document Number /

Detail by Entity Name

Florida Limited Liability Company
AMELIA BLUFF LLC

Filing Information

Document Number	L16000122168
FEI/EIN Number	81-3048236
Date Filed	06/24/2016
Effective Date	06/24/2016
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	06/12/2018
Event Effective Date	NONE

Principal Address

4339 ROOSEVELT BLVD.
400
JACKSONVILLE, FL 32210

Mailing Address

4339 ROOSEVELT BLVD.
400
JACKSONVILLE, FL 32210

Registered Agent Name & Address

WH Morris, Inc.
4339 ROOSEVELT BLVD.
400
JACKSONVILLE, FL 32210

Name Changed: 03/01/2017

Authorized Person(s) Detail

Name & Address

Title MGR

HOWELL, WILLIAM R, II
2955 HARTLEY RD
STE 108
JACKSONVILLE, FL 32257

Annual Reports

Report Year	Filed Date
2017	03/01/2017
2018	02/12/2018

Document Images

06/12/2018 -- LC Amendment	View image in PDF format
02/12/2018 -- ANNUAL REPORT	View image in PDF format
11/27/2017 -- LC Amendment	View image in PDF format
03/01/2017 -- ANNUAL REPORT	View image in PDF format
06/24/2016 -- Florida Limited Liability	View image in PDF format

INSTR # 201734797, Book 2160, Page 770 Doc Type D, Pages 4, Recorded 11/30/2017 at 11:56 AM, John A Crawford, Nassau County Clerk of Circuit Court, Deed Doc. D $11375.00 Rec. Fee $35.50

THIS INSTRUMENT PREPARED BY:
Michelle L Glass
7545 Centurion Parkway, Suite 103
Jacksonville, FL 32256
Consideration: $1,625,000.00
Rec.: $18.50
Tax ID No: 00-00-31-1180-0017-0000
Our File: 2016-17

For official use by Clerk's office only

State of Florida)
County of Nassau)
)

CORPORATE WARRANTY DEED
(Corporate Seller)

This Indenture, made, 29th day of November, 2017 A.D., Between **School Board of Nassau County, a political subdivision, a body corporate existing under the laws of the State of Florida** whose post office address is: 1201 Atlantic Avenue, Fernandina Beach, FL 32034, Grantor and **Amelia Bluff, LLC** whose post office address is: 4339 Roosevelt Blvd., Jacksonville, FL 32210, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Nassau, Florida, to wit:

SEE ATTACHED EXHIBIT A

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: 00-00-31-1180-0017-0000

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Signed and Sealed in Our Presence:

Robin Jones
Witness Print Name: Robin Jones

Michelle L Glass
Witness Print Name: Michelle L. Glass

School Board of Nassau County, a political subdivision, a body corporate existing under the laws of the State of Florida

By: Kathy K. Burns
Kathy K. Burns, Superintendent of School Board of Nassau County

By: Donna M. Martin
Donna M. Martin, Chairperson of School Board of Nassau County

(Corporate Seal)

State of Florida
County of Nassau

The foregoing instrument was acknowledged before me this 29th day of November, 2017, by Kathy K. Burns, Superintendent of School Board of Nassau County, a political subdivision, a body corporate existing under the laws of the State of Florida and Donna M. Martin, Chairperson of School Board of Nassau County, a political subdivision, a body corporate existing under the laws of the State of Florida. They are personally known to me or has produced FLDL as identification.

(SEAL)
MICHELLE L. GLASS
Notary Public - State of Florida
Commission # FF 225850
My Comm. Expires Aug 4, 2019
Bonded through National Notary Assn.

Michelle L Glass
Notary Public
Printed Name:
My Commission Expires:

EXHIBIT A

A PORTION OF CITRONA LOTS 17, 18, 19 AND GUM STREET, THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), NASSAU COUNTY, FLORIDA, AS SHOWN ON THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE **BEGIN** AT THE INTERSECTION OF THE EAST LINE OF TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF HICKORY STREET (A 60.00 FOOT RIGHT-OF-WAY AS SHOWN ON SAID PLAT OF FERNANDINA); THENCE NORTH 00°22'45" WEST, ALONG SAID RANGE LINE, A DISTANCE OF 7.66 FEET TO ITS INTERSECTION WITH THE 1.6 FOOT ELEVATION CONTOUR LINE, REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929) AS FIELD LOCATED BY L.D. BRADLEY LAND SURVEYORS IN AUGUST OF 2001; THENCE DEPARTING SAID RANGE LINE AND ALONG SAID 1.6 FOOT CONTOUR THE FOLLOWING TWENTY-TWO (22) COURSES AND DISTANCES; (1) NORTH 42°45'29" WEST A DISTANCE OF 11.18 FEET; (2) NORTH 27°59'12" WEST A DISTANCE OF 18.73 FEET; (3) NORTH 20°27'26" WEST A DISTANCE OF 29.62 FEET; (4) NORTH 45°57'20" WEST A DISTANCE OF 21.70 FEET; (5) NORTH 44°53'52" WEST A DISTANCE OF 22.09 FEET; (6) NORTH 23°01'54" WEST A DISTANCE OF 28.69 FEET; (7) NORTH 23°08'33" WEST A DISTANCE OF 30.99 FEET; (8) NORTH 29°02'32" WEST A DISTANCE OF 29.42 FEET; (9) NORTH 14°26'03" WEST A DISTANCE OF 28.71 FEET; (10) NORTH 62°19'29" EAST A DISTANCE OF 34.96 FEET; (11) SOUTH 68°51'50" EAST; A DISTANCE OF 33.95 FEET; (12) SOUTH 51°26'44" EAST A DISTANCE OF 20.70 FEET; (13) NORTH 20°48'20" WEST A DISTANCE OF 40.14 FEET; (14) NORTH 35°07'06" WEST A DISTANCE OF 20.13 FEET; (15) NORTH 39°44'13" WEST, A DISTANCE OF 22.86 FEET; (16) NORTH 30°49'27" WEST A DISTANCE OF 38.63 FEET; (17) NORTH 16°30'11" WEST A DISTANCE OF 19.23 FEET; (18) NORTH 12°55'15" WEST A DISTANCE OF 23.23 FEET; (19) NORTH 10°42'03" WEST A DISTANCE OF 28.07 FEET; (20) NORTH 22°29'59" WEST A DISTANCE OF 13.37 FEET; (21) NORTH 21°04'41" WEST A DISTANCE OF 28.79 FEET; (22) NORTH 06°54'18" WEST A DISTANCE OF 17.30 FEET TO INTERSECT THE SOUTHERLY RIGHT-OF-WAY LINE OF GUM STREET (A 60.00 FOOT RIGHT-OF-WAY AS SHOWN ON SAID PLAT OF FERNANDINA); THENCE NORTH 82°17'13" WEST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID GUM STREET, A DISTANCE OF 50.04 FEET, MORE OR LESS, TO THE BASE OF A SAND BLUFF; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 38°41'59" WEST, ALONG SAID BASE OF SAND BLUFF, A DISTANCE OF 87.02 FEET, MORE OR

11/29/17

11/29/17

LESS, TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID GUM STREET; THENCE SOUTH 82°17'13" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 94.43 FEET, MORE OR LESS, TO INTERSECT SAID 1.6 FOOT CONTOUR; THENCE ALONG SAID 1.6 FOOT CONTOUR THE FOLLOWING TWENTY-TWO (22) COURSES AND DISTANCES: (1) NORTH 03°29'28" WEST A DISTANCE OF 19.58 FEET; (2) NORTH 07°00'33" EAST A DISTANCE OF 36.21 FEET; (3) NORTH 08°58'10" EAST A DISTANCE OF 21.34 FEET; (4) NORTH 16°34'43" EAST A DISTANCE OF 27.18 FEET; (5) NORTH 01°19'30" EAST, A DISTANCE OF 20.13 FEET; (6) NORTH 21°05'17" WEST A DISTANCE OF 30.49 FEET; (7) NORTH 16°05'50" WEST A DISTANCE OF 36.06 FEET; (8) NORTH 50°52'57" WEST A DISTANCE OF 31.17 FEET; (9) NORTH 50°51'35" WEST A DISTANCE OF 49.25 FEET; (10) NORTH 09°09'39" EAST A DISTANCE OF 14.02 FEET; (11) SOUTH 61°17'22" EAST A DISTANCE OF 24.86 FEET; (12) SOUTH 51°51'35" EAST A DISTANCE OF 19.13 FEET; (13) SOUTH 60°55'19" EAST A DISTANCE OF 28.29 FEET; (14) SOUTH 45°21'52" EAST A DISTANCE OF 27.37 FEET; (15) SOUTH 23°07'52" EAST A DISTANCE OF 29.63 FEET; (16) SOUTH 23°27'38" EAST A DISTANCE OF 23.60 FEET; (17) NORTH 54°47'07" EAST A DISTANCE OF 11.40 FEET; (18) NORTH 02°02'34" WEST A DISTANCE OF 21.04 FEET; (19) NORTH 70°00'14" EAST A DISTANCE OF 18.60 FEET; (20) NORTH 59°43'18" EAST A DISTANCE OF 26.78 FEET; (21) NORTH 57°42'29" EAST A DISTANCE OF 28.89 FEET; (22) SOUTH 74°40'51" EAST A DISTANCE OF 14.75 FEET TO INTERSECT THE EAST LINE OF TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA; THENCE NORTH 00°22'45" WEST, ALONG SAID RANGE LINE, A DISTANCE OF 1.92 FEET TO INTERSECT SAID 1.6 FOOT CONTOUR; THENCE ALONG SAID 1.6 FOOT CONTOUR THE FOLLOWING NINE (9) COURSES AND DISTANCES; (1) NORTH 09°28'15" WEST, A DISTANCE OF 30.17 FEET; (2) NORTH 35°20'45" WEST A DISTANCE OF 31.42 FEET; (3) NORTH 20°16'27" WEST A DISTANCE OF 30.31 FEET; (4) NORTH 65°32'41" WEST A DISTANCE OF 20.95 FEET; (5) NORTH 14°54'27" WEST A DISTANCE OF 39.02 FEET; (6) NORTH 03°19'30" WEST A DISTANCE OF 41.10 FEET; (7) NORTH 11°57'47" WEST A DISTANCE OF 45.15 FEET; (8) NORTH 01°17'05" EAST A DISTANCE OF 28.48 FEET; (9) NORTH 13°17'42" WEST A DISTANCE OF 9.39 FEET TO INTERSECT THE SOUTHERLY LINE OF LOT 3, "RED BAY FOREST", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 138, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTH 82°19'02" WEST, DEPARTING SAID 1.6 FOOT CONTOUR AND ALONG THE SOUTHERLY LINE OF SAID LOT 3, A DISTANCE OF 711.05 FEET TO INTERSECT THE EASTERLY RIGHT-OF-WAY LINE OF CITRONA AVENUE, A 60.00 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED AND A POINT ON A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1,879.86 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 11°28'44", AN ARC DISTANCE OF 376.62 FEET AND BEING

JB 11/29/17

DW 11/29/17

SUBTENDED BY A CHORD BEARING SOUTH 01°54'27" WEST A DISTANCE OF 375.99 FEET; THENCE SOUTH 03°49'55" EAST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 203.95 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1,939.86 FEET; THENCE SOUTHERLY ALONG THE ARC OF CURVE AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 10°19'51", AN ARC DISTANCE OF 349.77 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 01°20'01" WEST A DISTANCE OF 349.30 FEET TO INTERSECT THE NORTHERLY RIGHT-OF-WAY LINE OF HICKORY STREET (A 60.00 FOOT RIGHT-OF-WAY AS SHOWN ON SAID PLAT OF FERNANDINA); THENCE SOUTH 82°16'43" EAST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HICKORY STREET, A DISTANCE OF 799.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.07 ACRES, MORE OR LESS.

11/29/17

11/29/17

"AMELIA BLUFF"

PLAT BOOK ____ PAGE ____

SHEET 1 OF 3 SHEETS

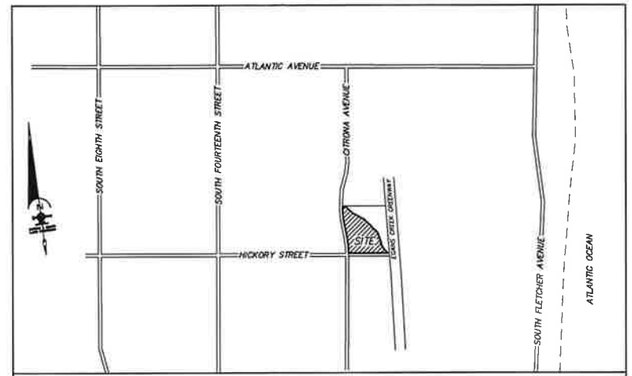
A REPLAT OF A PORTION OF CITRONA LOTS 17, 18, 19 AND GUM STREET, THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), NASSAU COUNTY, FLORIDA, AS SHOWN ON THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901), BEING A PORTION OF SECTIONS 15, 19, 26, 27 AND 28, TOWNSHIP 3 NORTH, RANGE 28 EAST, CITY OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA.

LEGAL DESCRIPTION (CAPTIONED LAND):

A PORTION OF CITRONA LOTS 17, 18, 19 AND GUM STREET, THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), NASSAU COUNTY, FLORIDA, AS SHOWN ON THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EAST LINE OF TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF HICKORY STREET (A 60.00 FOOT RIGHT-OF-WAY AS SHOWN ON SAID PLAT OF FERNANDINA); THENCE NORTH 82°16'43" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HICKORY STREET, A DISTANCE OF 36.08 FEET TO INTERSECT THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT WETLAND LINE AS DELINEATED BY ENVIRONMENTALIST BRIAN L. SPAHR AND THE POINT OF BEGINNING; THENCE ALONG SAID WETLAND LINE THE FOLLOWING THIRTY-ONE (31) COURSES: (1) NORTH 27°59'12" WEST A DISTANCE OF 17.24 FEET; (2) NORTH 20°27'26" WEST A DISTANCE OF 24.81 FEET; (3) NORTH 45°57'20" WEST A DISTANCE OF 15.19 FEET; (4) NORTH 44°53'52" WEST A DISTANCE OF 28.16 FEET; (5) NORTH 23°01'54" WEST A DISTANCE OF 34.46 FEET; (6) NORTH 23°08'33" WEST A DISTANCE OF 29.42 FEET; (7) NORTH 29°02'32" WEST A DISTANCE OF 31.72 FEET; (8) NORTH 14°26'03" WEST A DISTANCE OF 56.32 FEET; (9) NORTH 62°19'29" WEST A DISTANCE OF 14.79 FEET; (10) NORTH 23°32'21" WEST A DISTANCE OF 36.64 FEET; (11) NORTH 08°03'30" WEST A DISTANCE OF 41.34 FEET; (12) NORTH 13°18'43" WEST A DISTANCE OF 67.78 FEET; (13) NORTH 07°23'24" WEST A DISTANCE OF 60.05 FEET; (14) NORTH 33°20'39" WEST A DISTANCE OF 41.08 FEET; (15) NORTH 36°44'18" WEST A DISTANCE OF 39.55 FEET; (16) NORTH 55°09'32" WEST A DISTANCE OF 35.28 FEET; (17) NORTH 32°00'36" WEST A DISTANCE OF 50.08 FEET; (18) NORTH 25°22'15" WEST A DISTANCE OF 45.56 FEET; (19) NORTH 49°10'18" WEST A DISTANCE OF 52.31 FEET; (20) NORTH 31°13'40" WEST A DISTANCE OF 51.55 FEET; (21) NORTH 44°39'30" WEST A DISTANCE OF 32.34 FEET; (22) NORTH 41°03'50" WEST A DISTANCE OF 57.18 FEET; (23) NORTH 62°21'11" WEST A DISTANCE OF 52.19 FEET (24) NORTH 49°54'25" WEST A DISTANCE OF 76.56 FEET; (25) NORTH 54°23'32" WEST A DISTANCE OF 102.89 FEET; (26) NORTH 38°20'27" WEST A DISTANCE OF 39.63 FEET; (27) NORTH 43°55'01" WEST A DISTANCE OF 42.49 FEET; (28) NORTH 38°37'53" WEST A DISTANCE OF 40.36 FEET; (29) NORTH 34°56'00" WEST A DISTANCE OF 43.86 FEET; (30) NORTH 70°37'36" WEST A DISTANCE OF 40.23 FEET; (31) SOUTH 76°43'41" WEST A DISTANCE OF 43.73 FEET TO INTERSECT THE EASTERLY RIGHT-OF-WAY LINE OF CITRONA AVENUE, A 60.00 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED AND A POINT ON A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1,879.86 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 10°25'59", AN ARC DISTANCE OF 342.31 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 01°23'05" WEST A DISTANCE OF 341.84 FEET; THENCE SOUTH 03°49'55"EAST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 203.95 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1,939.86 FEET; THENCE SOUTHERLY ALONG THE ARC OF CURVE AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 10°19'51", AN ARC DISTANCE OF 349.77 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 01°20'01" WEST A DISTANCE OF 349.30 FEET TO INTERSECT THE NORTHERLY RIGHT-OF-WAY LINE OF HICKORY STREET (A 60.00 FOOT RIGHT-OF-WAY AS SHOWN ON SAID PLAT OF FERNANDINA); THENCE SOUTH 82°16'43"EAST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HICKORY STREET, A DISTANCE OF 763.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.29 ACRES, MORE OR LESS.



VICINITY MAP
SCALE = 1" = 1,320'

ADOPTION AND DEDICATION

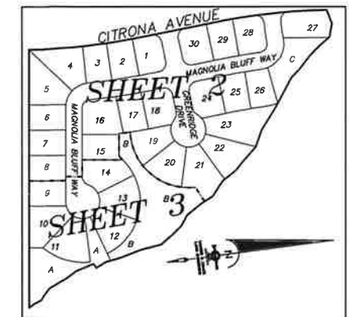
THIS IS TO CERTIFY THAT THE UNDERSIGNED, AMELIA BLUFF, LLC, A FLORIDA LIMITED LIABILITY COMPANY IS THE LAWFUL OWNER OF THE LAND DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS "AMELIA BLUFF", AND THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THAT THIS PLAT, MADE IN 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.

THE ROAD RIGHTS-OF-WAY, DESIGNATED IN THE PLAT AS "MAGNOLIA BLUFF WAY" & "GREENRIDGE DRIVE" ARE HEREBY DEDICATED TO THE CITY OF FERNANDINA BEACH.

TRACTS "A" & "B" (POND, PARK & OPEN SPACE TRACTS) ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF "AMELIA BLUFF HOMEOWNERS ASSOCIATION, INC".

TRACT "C" (OPEN SPACE TRACT) IS HEREBY DEDICATED TO AND SHALL BE A PERPETUAL MAINTENANCE OBLIGATION OF "AMELIA BLUFF HOMEOWNERS ASSOCIATION, INC".



KEY SHEET
SCALE = 1" = 200'

AMELIA BLUFF, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS _____

_____
PRINT OR TYPE NAME

WITNESS _____

_____
PRINT OR TYPE NAME

_____
WILLIAM R. HOWELL, II
MANAGING MEMBER

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

_____ MY COMMISSION EXPIRES : _____
NOTARY PUBLIC
STATE OF _____

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

CLERK'S CERTIFICATE:

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

_____
CLERK OF THE CIRCUIT COURT

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 APPROVEDBY 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

TAX COLLECTOR

TAX IDENTIFICATION NUMBER – 00-00-31-1180-0017-0040

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

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 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.

_____ _____
CHARLES ROBERT LEE DATE
FLORIDA CERTIFICATE NO. 5618

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"

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 _____ _____

_____ NAME: _____
PRINT OR TYPE 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

_____ MY COMMISSION EXPIRES : _____
NOTARY PUBLIC
STATE OF _____

LEGEND

D.E. = DRAINAGE EASEMENT
U&D.E. – UTILITY & DRAINAGE EASEMENT
S.F. = SQUARE FEET
AC. = ACRE
O.R.B. = OFFICIAL RECORDS BOOK
P.R.M. = PERMANENT REFERENCE MONUMENT
P.I.N. = PARCEL IDENTIFICATION NUMBER
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORATION
U.E. = UTILITY EASEMENT

SURVEYOR'S NOTES

1.) ⊡ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) (4"X4" CONCRETE MONUMENT) SET WITH IDENTIFICATION "MANZIE LB 7039".
⊛ DENOTES PERMANENT CONTROL POINT (P.C.P.) SET WITH IDENTIFICATION "LB 7039".
2.) 3,400 S.F. DENOTES LOT SQUARE FOOTAGE (GROSS & NET) ± A NEGLIGIBLE AMOUNT.
3.) BEARINGS & COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, EAST ZONE, STATE OF FLORIDA, NORTH AMERICAN DATUM OF 1983/1990 (N.A.D. '83/'90)
4.) THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X, AE & AE 7" AS PER F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 12089C 0237 G , DATED 08/02/2017. 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 177 FLORIDA STATUTES. THE FLOOD ZONE DETERMINATION NOTED HEREON MAY BE SUPERSEDED AND/OR REDEFINED FROM TIME TO TIME BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) OR BY THE APPROPRIATE LOCAL GOVERNMENTAL BODY.
5.) THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.
6.) "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.
7.) THE CURRENT ZONING FOR THE LANDS SHOWN ON THIS PLAT AS OF THE DATE OF RECORDING IS R-1. THE SETBACKS ARE AS FOLLOWS:
MAXIMUM HEIGHT = 35-FEET / FRONT SETBACK – 25-FEET / REAR SETBACK – 25-FEET
SIDE SETBACK – 10% OF LOT WIDTH / SIDE SETBACK (SIDE ABUTTING STREET) – 15-FEET
EACH SIDE YARD SETBACK SHALL BE INCREASED BY ONE-HALF (1/2) FOOT FOR EACH ONE (1) FOOT, OR FRACTION THEREOF, OF BUILDING HEIGHTS ABOVE TWENTY-FIVE (25) FEET.
8.) ALL LOT LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED
9.) 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.
10.) NO FURTHER SUBDIVISION OF LOTS IS ALLOWED UNLESS SUCH SUBDIVISION CONFORMS TO NASSAU COUNTY SUBDIVISION REGULATIONS AND BE APPROVED BY THE NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS.
11.) THE LANDS SHOWN HEREON ARE LOCATED WITHIN STORM SURGE CATEGORY 1, 2 & 5 , 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).
12.) THAT PORTION OF GUM STREET RIGHT-OF-WAY, BEING BOUNDED ON THE WEST BY THE EASTERLY RIGHT-OF-WAY LINE OF CITRONA DRIVE AND BEING BOUNDED ON THE EAST BY THE BASE OF A SAND BLUFF HAS BEEN ABANDONED PER CITY OF FERNANDINA BEACH ORDINANCE NO. 2016-40 AS RECORDED IN OFFICIAL RECORDS BOOK 2159, PAGES 780 THROUGH 794 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

MANZIE & DRAKE LAND SURVEYING
117 SOUTH NINTH STREET, FERNANDINA BEACH, FL 32034
(904) 491-5700 www.ManzieAndDrake.com
CERTIFICATE OF AUTHORIZATION NUMBER "LB 7039"

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"AMELIA BLUFF"

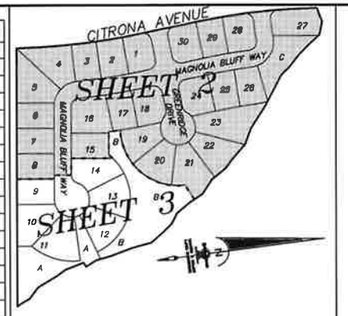
PLAT BOOK ____ PAGE ____

SHEET 2 OF 3 SHEETS

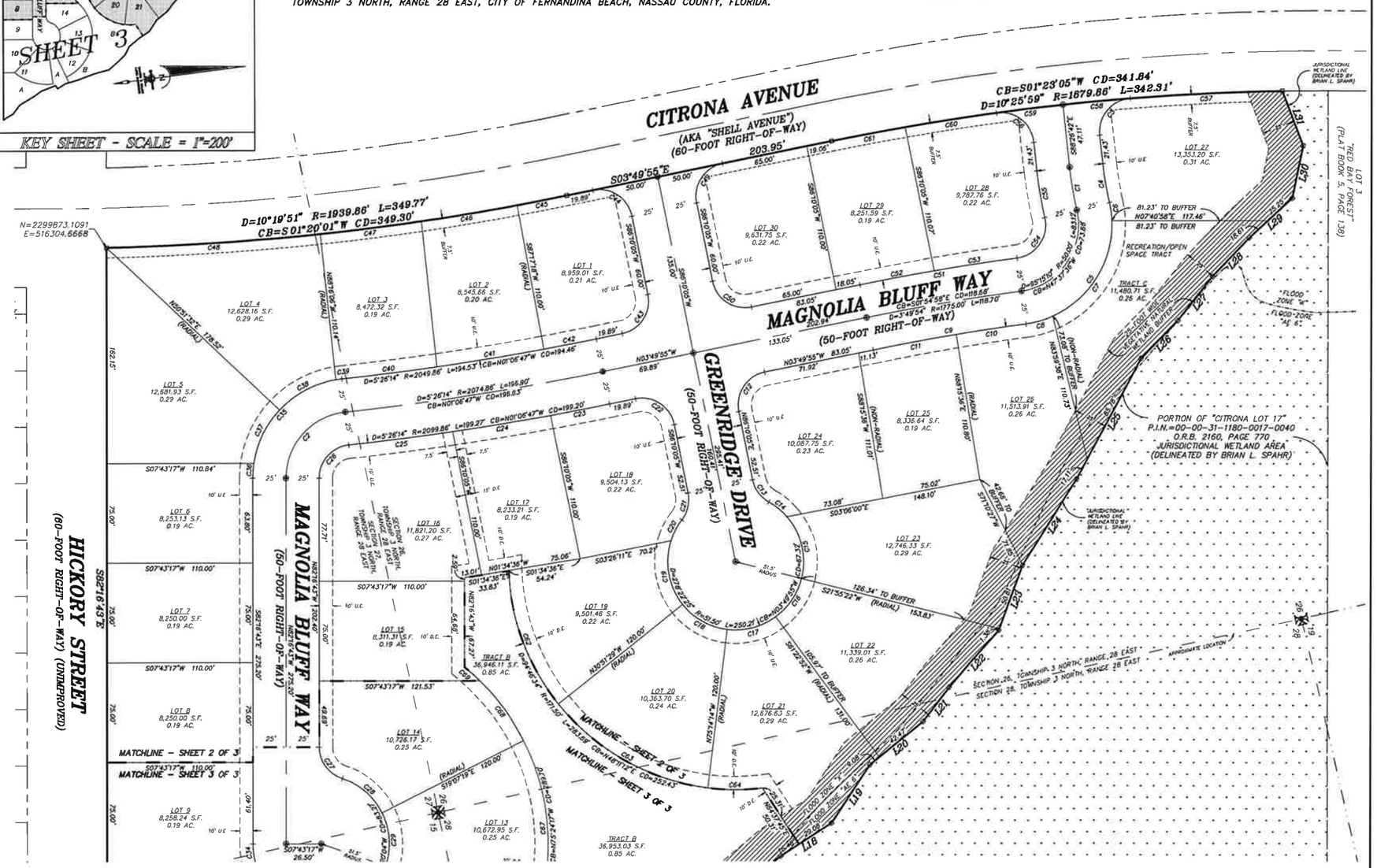
A REPLAT OF A PORTION OF CITRONA LOTS 17, 18, 19 AND GUM STREET, THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), NASSAU COUNTY, FLORIDA, AS SHOWN ON THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901), BEING A PORTION OF SECTIONS 15, 19, 26, 27 AND 28, TOWNSHIP 3 NORTH, RANGE 28 EAST, CITY OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA.

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.



KEY SHEET - SCALE = 1"=200'



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	32.68'	275.00'	6°48'29"	N88°09'03"E	32.66'
C2	73.20'	50.00'	83°53'03"	S40°20'12"E	66.84'
C3	39.94'	25.00'	91°32'41"	S42°40'22"E	35.83'
C4	29.71'	250.00'	6°48'29"	N88°09'03"E	29.69'
C5	124.69'	75.00'	95°15'10"	N47°37'36"W	110.81'
C6	13.62'	75.00'	10°24'24"	S89°57'01"W	13.60'
C7	89.67'	75.00'	68°30'16"	N50°35'39"W	84.43'
C8	21.39'	75.00'	16°20'31"	N8°10'16"W	21.32'
C9	117.03'	1750.00'	3°49'54"	S1°54'58"E	117.01'
C10	53.14'	1750.00'	1°44'23"	S0°52'12"E	53.14'
C11	63.89'	1750.00'	2°05'31"	S2°47'09"E	63.89'
C12	39.27'	25.00'	90°00'00"	S48°49'55"E	35.36'
C13	21.46'	25.00'	49°11'13"	N61°34'29"E	20.81'
C14	17.64'	51.50'	19°37'18"	S46°47'32"W	17.55'
C15	49.72'	51.50'	55°19'12"	S84°15'46"W	47.82'
C16	35.47'	51.50'	39°27'29"	N48°20'53"W	34.77'
C17	38.99'	51.50'	43°22'54"	N6°55'41"W	38.07'
C18	39.89'	51.50'	44°22'46"	N36°57'09"E	38.90'
C19	50.87'	51.50'	56°35'29"	N87°26'16"E	48.82'
C20	17.64'	51.50'	19°37'18"	S54°27'21"E	17.55'
C21	21.46'	25.00'	49°11'13"	N69°14'18"W	20.81'
C22	39.27'	25.00'	90°00'00"	S41°10'05"W	35.36'
C23	45.11'	2099.86'	1°13'51"	N3°12'59"W	45.11'
C24	75.06'	2099.86'	2°02'53"	N1°34'36"W	75.06'
C25	79.10'	2099.86'	2°09'30"	N0°31'35"E	79.09'
C26	36.60'	25.00'	83°53'03"	S40°20'12"E	33.42'
C27	31.46'	25.00'	72°06'41"	N61°39'56"E	29.43'
C28	40.69'	51.50'	45°16'05"	S48°14'38"W	39.64'
C29	41.08'	51.50'	45°42'13"	N86°16'12"W	40.00'
C30	41.03'	51.50'	45°38'32"	N40°35'50"W	39.95'
C31	16.30'	51.50'	18°08'14"	N8°42'27"W	16.23'
C32	37.46'	51.50'	41°40'20"	N21°11'50"E	36.64'
C33	36.29'	51.50'	40°22'39"	N62°13'20"E	35.55'
C34	13.76'	51.50'	15°18'37"	S89°56'02"E	13.72'
C35	109.80'	75.00'	83°53'03"	S40°20'12"E	100.26'
C36	11.24'	75.00'	8°35'21"	S77°59'03"E	11.23'
C37	45.22'	75.00'	34°32'55"	S56°24'55"E	44.54'
C38	48.82'	75.00'	37°17'51"	S20°29'32"E	47.96'
C39	4.51'	75.00'	3°26'57"	S0°07'09"E	4.51'
C40	72.51'	2049.86'	2°01'36"	N0°35'32"E	72.50'
C41	81.95'	2049.86'	2°17'27"	N1°33'59"W	81.95'
C42	40.07'	2049.86'	1°07'12"	N3°16'18"W	40.07'
C43	39.27'	25.00'	90°00'00"	N48°49'55"W	35.36'
C44	39.27'	25.00'	90°00'00"	S41°10'05"W	35.36'
C45	37.92'	1939.86'	1°07'12"	N3°16'18"W	37.92'
C46	73.42'	1939.86'	2°10'07"	N1°37'39"W	73.42'
C47	77.02'	1939.86'	2°16'30"	N0°35'39"E	77.02'
C48	161.41'	1939.86'	4°46'03"	N4°06'55"E	161.36'
C49	39.27'	25.00'	90°00'00"	S48°49'55"E	35.36'
C50	39.27'	25.00'	90°00'00"	N41°10'05"E	35.36'
C51	120.37'	1800.00'	3°49'54"	S1°54'58"E	120.35'
C52	56.96'	1800.00'	1°48'48"	S2°55'31"E	56.96'
C53	63.41'	1800.00'	2°01'06"	S1°00'34"E	63.41'
C54	41.56'	25.00'	95°15'10"	N47°37'36"W	36.94'
C55	35.65'	300.00'	6°48'29"	N88°09'03"E	35.63'
C56	39.94'	25.00'	91°32'41"	S45°46'57"W	35.83'
C57	114.89'	1879.86'	3°30'06"	S4°51'02"W	114.87'
C58	50.68'	1879.86'	1°32'41"	S2°19'38"W	50.68'
C59	50.68'	1879.86'	1°32'41"	S0°46'57"W	50.68'
C60	70.11'	1879.86'	2°08'13"	S1°03'29"E	70.10'
C61	55.95'	1879.86'	1°42'19"	S2°58'45"E	55.95'
C62	109.05'	171.50'	36°25'57"	N77°21'30"E	107.22'
C63	132.84'	171.50'	44°22'46"	N36°57'09"E	129.54'
C64	41.80'	171.50'	13°57'51"	N7°46'50"E	41.69'
C65	125.48'	171.50'	41°55'18"	N42°27'27"W	122.70'
C66	136.62'	171.50'	45°38'32"	N40°35'50"W	133.03'
C67	136.80'	171.50'	45°42'13"	N86°16'12"W	133.20'
C68	56.09'	171.50'	18°44'21"	S61°30'30"W	55.84'
C69	15.48'	171.50'	5°10'20"	S49°33'10"W	15.48'
C70	153.26'	181.50'	48°22'56"	N24°33'08"E	148.75'
C71	34.25'	20.00'	98°07'32"	N40°34'34"W	30.22'
C72	105.49'	161.50'	37°25'27"	N27°11'56"E	103.62'
C73	152.35'	181.50'	48°05'37"	N24°41'47"E	147.92'

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N27°59'12"W	17.24'	L12	N13°18'43"W	67.78'	L23	N62°21'11"W	52.19'
L2	N20°27'26"W	24.81'	L13	N7°23'24"W	60.05'	L24	N49°54'25"W	76.56'
L3	N45°57'20"W	15.19'	L14	N33°20'39"W	41.08'	L25	N54°23'32"W	102.89'
L4	N44°33'52"W	28.16'	L15	N36°44'18"W	39.55'	L26	N38°20'27"W	39.63'
L5	N23°01'54"W	34.46'	L16	N55°09'32"W	35.28'	L27	N43°55'01"W	42.49'
L6	N23°08'33"W	29.42'	L17	N32°00'36"W	50.08'	L28	N38°37'53"W	40.36'
L7	N28°02'32"W	31.72'	L18	N25°22'15"W	45.56'	L29	N34°56'00"W	43.86'
L8	N14°26'03"W	56.32'	L19	N49°10'18"W	52.31'	L30	N70°37'36"W	40.23'
L9	N62°19'29"E	14.79'	L20	N31°13'40"W	51.55'	L31	S76°43'41"W	43.73'
L10	N23°32'21"W	36.64'	L21	N44°39'30"W	32.34'			
L11	N8°03'30"W	41.34'	L22	N41°03'50"W	57.18'			

LEGEND

D.E. = DRAINAGE EASEMENT
U&D.E. = UTILITY & DRAINAGE EASEMENT
S.F. = SQUARE FEET
AC. = ACRE
O.R.B. = OFFICIAL RECORDS BOOK
P.R.M. = PERMANENT REFERENCE MONUMENT
P.I.N. = PARCEL IDENTIFICATION NUMBER
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORATION
U.E. = UTILITY EASEMENT

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"AMELIA BLUFF"

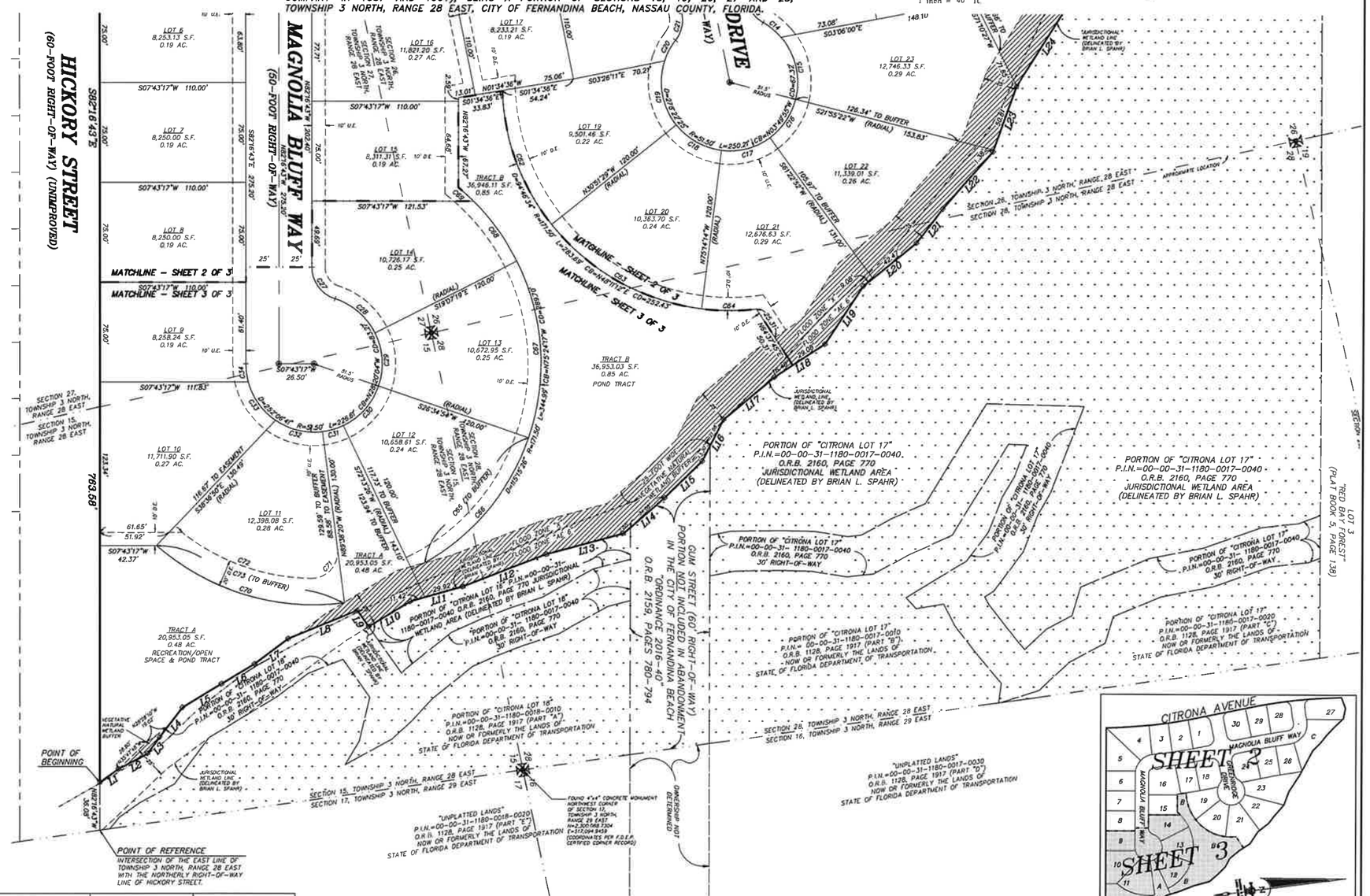
PLAT BOOK ____ PAGE ____

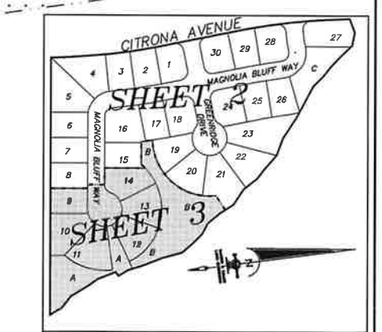
SHEET 3 OF 3 SHEETS

A REPLAT OF A PORTION OF CITRONA LOTS 17, 18, 19 AND GUM STREET, THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), NASSAU COUNTY, FLORIDA, AS SHOWN ON THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901), BEING A PORTION OF SECTIONS 15, 19, 26, 27 AND 28, TOWNSHIP 3 NORTH, RANGE 28 EAST, CITY OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA.

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.





KEY SHEET
SCALE = 1" = 200'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	32.68'	275.00'	6°48'29"	N88°09'03"E	32.66'
C2	73.20'	50.00'	83°53'03"	S40°20'12"E	66.84'
C3	39.94'	25.00'	91°32'41"	S42°40'22"E	35.83'
C4	29.71'	250.00'	6°48'29"	N88°09'03"E	29.69'
C5	124.69'	75.00'	95°15'10"	N47°37'36"W	110.81'
C6	13.62'	75.00'	10°24'24"	S89°57'01"W	13.60'
C7	89.67'	75.00'	68°30'16"	N50°35'39"W	84.43'
C8	21.39'	75.00'	16°20'31"	N8°10'16"W	21.32'
C9	117.03'	1750.00'	3°49'54"	S1°54'58"E	117.01'
C10	53.14'	1750.00'	1°44'23"	S0°52'12"E	53.14'
C11	63.89'	1750.00'	2°05'31"	S2°47'09"E	63.89'
C12	39.27'	25.00'	90°00'00"	S48°49'55"E	35.36'
C13	21.46'	25.00'	49°11'13"	N61°34'29"E	20.81'
C14	17.64'	51.50'	19°37'18"	S46°47'32"W	17.55'
C15	49.72'	51.50'	55°19'12"	S84°15'46"W	47.82'
C16	35.47'	51.50'	39°27'29"	N48°20'53"W	34.77'
C17	38.99'	51.50'	43°22'54"	N6°55'41"W	38.07'
C18	39.89'	51.50'	44°22'46"	N36°57'09"E	38.90'
C19	50.87'	51.50'	56°35'29"	N87°26'16"E	48.82'
C20	17.64'	51.50'	19°37'18"	S54°27'21"E	17.55'
C21	21.46'	25.00'	49°11'13"	N69°14'18"W	20.81'
C22	39.27'	25.00'	90°00'00"	S41°10'05"W	35.36'
C23	45.11'	2099.86'	1°13'51"	N3°12'59"W	45.11'
C24	75.08'	2099.86'	2°02'53"	N1°34'36"W	75.06'
C25	79.10'	2099.86'	2°09'30"	N0°31'35"E	79.09'
C26	36.60'	25.00'	83°53'03"	S40°20'12"E	33.42'
C27	31.46'	25.00'	72°06'41"	N61°39'56"E	29.43'
C28	40.69'	51.50'	45°16'05"	S48°14'38"W	39.64'
C29	41.08'	51.50'	45°42'13"	N86°16'12"W	40.00'
C30	41.03'	51.50'	45°38'32"	N40°35'50"W	39.95'
C31	16.30'	51.50'	18°08'14"	N8°42'27"W	16.23'
C32	37.46'	51.50'	41°40'20"	N21°11'50"E	36.64'
C33	35.29'	51.50'	40°22'39"	N62°13'20"E	35.55'
C34	13.76'	51.50'	15°18'37"	S89°56'02"E	13.72'
C35	109.80'	75.00'	83°53'03"	S40°20'12"E	100.26'
C36	11.24'	75.00'	8°35'21"	S77°59'03"E	11.23'
C37	45.22'	75.00'	34°32'55"	S56°24'55"E	44.54'
C38	48.82'	75.00'	37°17'51"	S20°29'32"E	47.96'
C39	4.51'	75.00'	3°26'57"	S0°07'09"E	4.51'
C40	72.51'	2049.86'	2°01'36"	N0°35'32"E	72.50'
C41	81.95'	2049.86'	2°17'27"	N1°33'59"W	81.95'
C42	40.07'	2049.86'	1°07'12"	N3°16'18"W	40.07'
C43	39.27'	25.00'	90°00'00"	N48°49'55"W	35.36'
C44	39.27'	25.00'	90°00'00"	S41°10'05"W	35.36'
C45	37.92'	1939.86'	1°07'12"	N3°16'18"W	37.92'
C46	73.42'	1939.86'	2°10'07"	N1°37'39"W	73.42'
C47	77.02'	1939.86'	2°16'30"	N0°35'39"E	77.02'
C48	161.41'	1939.86'	4°46'03"	N4°06'55"E	161.36'
C49	39.27'	25.00'	90°00'00"	S48°49'55"E	35.36'
C50	39.27'	25.00'	90°00'00"	N41°10'05"E	35.36'
C51	120.37'	1800.00'	3°49'54"	S1°54'58"E	120.35'
C52	56.96'	1800.00'	1°48'48"	S2°55'31"E	56.96'
C53	63.41'	1800.00'	2°01'06"	S1°00'34"E	63.41'
C54	41.56'	25.00'	95°15'10"	N47°37'36"W	36.94'
C55	35.65'	300.00'	6°48'29"	N88°09'03"E	35.63'
C56	39.94'	25.00'	91°32'41"	S45°46'57"W	35.83'
C57	114.89'	1879.86'	3°30'06"	S4°51'02"W	114.87'
C58	50.68'	1879.86'	1°32'41"	S2°19'38"W	50.68'
C59	50.68'	1879.86'	1°32'41"	S0°46'57"W	50.68'
C60	70.11'	1879.86'	2°08'13"	S1°03'29"E	70.10'
C61	55.95'	1879.86'	1°42'19"	S2°58'45"E	55.95'
C62	109.05'	171.50'	36°25'57"	N77°21'30"E	107.22'
C63	132.84'	171.50'	44°22'46"	N36°57'09"E	129.54'
C64	41.80'	171.50'	13°57'51"	N7°46'50"E	41.69'
C65	125.48'	171.50'	41°55'18"	N42°27'27"W	122.70'
C66	136.62'	171.50'	45°38'32"	N40°35'50"W	133.03'
C67	136.80'	171.50'	45°42'13"	N85°16'12"W	133.20'
C68	56.09'	171.50'	18°44'21"	S61°30'30"W	55.84'
C69	15.48'	171.50'	5°10'20"	S49°33'10"W	15.48'
C70	153.26'	181.50'	48°22'56"	N24°33'08"E	148.75'
C71	34.25'	20.00'	98°07'32"	N40°34'34"W	30.22'
C72	105.49'	181.50'	37°25'27"	N27°11'58"E	103.62'
C73	152.35'	181.50'	48°05'37"	N24°41'47"E	147.92'

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N27°59'12"W	17.24'	L12	N13°18'43"W	67.78'	L23	N62°21'11"W	52.19'
L2	N20°27'26"W	24.81'	L13	N7°23'24"W	60.05'	L24	N49°54'25"W	76.56'
L3	N45°57'20"W	15.19'	L14	N33°20'39"W	41.08'	L25	N54°23'32"W	102.89'
L4	N44°53'52"W	28.16'	L15	N36°44'18"W	39.55'	L26	N38°20'27"W	39.63'
L5	N23°01'54"W	34.46'	L16	N55°09'32"W	35.28'	L27	N43°55'01"W	42.49'
L6	N23°08'33"W	29.42'	L17	N32°00'36"W	50.08'	L28	N38°37'53"W	40.36'
L7	N29°02'32"W	31.72'	L18	N25°22'15"W	45.56'	L29	N34°56'00"W	43.86'
L8	N14°26'03"W	56.32'	L19	N49°10'18"W	52.31'	L30	N70°37'36"W	40.23'
L9	N62°19'29"E	14.79'	L20	N31°13'40"W	51.55'	L31	S76°43'41"W	43.73'
L10	N23°32'21"W	36.64'	L21	N44°39'30"W	32.34'			
L11	N8°03'30"W	41.34'	L22	N41°03'50"W	57.18'			

LEGEND
D.E. = DRAINAGE EASEMENT
U&D.E. = UTILITY & DRAINAGE EASEMENT
S.F. = SQUARE FEET
AC. = ACRE
O.R.B. = OFFICIAL RECORDS BOOK
P.R.M. = PERMANENT REFERENCE MONUMENT
P.I.N. = PARCEL IDENTIFICATION NUMBER
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORATION
U.E. = UTILITY EASEMENT

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\\Computer1\c\Civil 3D Projects\19380 CITRONA PARCEL\19380-PLAT.dwg

WILDLIFE ASSESSMENT

School Board Property
Citrona Dr. & Hickory St.
Fernandina Beach
Nassau County, Florida

February 09, 2018

I. Introduction

The purpose of this report is to identify the presence, and habitat utilization, of common and protected wildlife species at the School Board property located north of Hickory St. and east of Citrona Dr. in Sections 15,19,26-28, Township 3 North, Range 28 East, and Sections 15-17, Township 3 North, Range 29 East of Nassau County, Florida. Emphasis was placed on species listed by the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish and Wildlife Conservation Commission (FWC) as Threatened, Endangered or Species of Special Concern (SSC).

II. Methodology

Prior to the site assessment, aerial Orthophoto satellite images, United States Geologic Survey (USGS) topographic maps (**APPENDIX A**) and U.S. Department of Agriculture (USDA) soil survey maps (**APPENDIX C**), were reviewed to determine potential natural resources on-site. The soil survey for Nassau County was consulted in an effort to evaluate suitable habitat for sensitive species depending on substrate requirements (USDA 1991). Databases from the Florida Fish and Wildlife Conservation Commission (FWC 2013), the bald eagle (*Haliaeetus leuchocephalus*) nest locator (FWC 2015), and the U.S. Fish and Wildlife Service (USFWS) Threatened & Endangered Species System (TESS) (USFWS 2015) were accessed to determine potential for sensitive species suitable habitat. A copy of the USFWS TESS Species by County Report is located in (**APPENDIX C)**.

During the site assessment, pedestrian transects were completed throughout the property and within each vegetative community. Within each transect, data collected included, but was not limited to; plant species, wildlife species, weather conditions, time assessment commenced and terminated, and any anthropogenic activity. All vegetative communities were identified according to the Florida Land Use, Cover and Forms Classification System developed by the Florida Department of Transportation (FDOT 1999). Within the scope of this assessment, special attention was given to sensitive habitats known to support listed plant and wildlife

species; however, no formal "species-specific" surveys were completed during this wildlife assessment. These methods are consistent with recognized FWC and USFWS survey guidelines for a general wildlife assessment. A Digital Elevation map showing the survey transects can be found in (**APPENDIX B)**.

III. Database Review of Soil Conditions

The *Soil Survey of Nassau County* (Natural Resource Conservation Service, 1989) indicates five soil types as occurring within the property:

Echaw Fine Sand (04) - This is a moderately well drained soil class found in the southwest corner of the subject property. Slopes are 0 to 2 percent and convex. This soil is composed of approximately 88 percent Echaw and 12 percent minor components including: Leon non-hydric, Resota, Mandarin and Lynn haven soils. These soils are found along the ridges of marine terraces and are created from sandy marine deposits. The entire soil profile is composed of fine sand from 0 to 80 inches. The water table is 30 to 60 inches below land surface. This soil belongs to hydrologic soil group A and is seldom flooded. These soils are commonly associated with habitats such as North Florida Flatwoods and the rises and knolls of mesic uplands.

Kureb Fine Sand (08) - This is an excessively drained soil class found within the interior of the subject property, stretching from the northeast corner down to the southern property boundary. Slopes are 0 to 5 percent and convex. The soil is composed of approximately 93 percent Kureb and 7 percent Resota. It is found along the ridges and dunes of marine terraces. These soils develop from Eolian, sandy fluvial or marine deposits. The profile is sandy throughout, from 0-80 inches. The water table is more than 80 inches below land surface. This soil belongs to hydrologic soil group A and rarely floods. These soils are associated with habitats such as sand pine scrub and the dunes of xeric uplands.

Leon Fine Sand (09) - This is a poorly drained soil class found in a small portion of the western side of the property, adjacent to the Echaw Fine Sand. Slopes range from 0 to 2 percent and are convex. The soil is composed of approximately 90 percent Leon non-hydric, 5 percent Leon hydric, and 5 percent minor components including: Sapelo: non-hydric, Ridgewood, Pottsburg, Kingsferry and Wesconnett soils. Leon fine sand is found among flatwoods on marine terraces. It develops from sandy marine deposits. The profile consists of fine sand throughout 80 inches, with the Leon hydric soils above the Leon non-hydric soil. The water table is 0 to 6 inches below land surface for Leon hydric and 6 to 18 inches below land surface for Leon non-hydric. This soil belongs to hydrologic soil group A/D and floods occasionally. It is commonly associated with North Florida Flatwoods and the flats of mesic or hydric lowlands.

Buccaneer Clay (15)- This is a very poorly drained soil class found along the entire eastern side of the property, adjacent to Egan's Creek. Slopes range from 0 to 2 percent and are linear. The soil is composed of 94 percent Buccaneer and 6 percent minor components including Meggett and Croatan soils. Buccaneer clay is found in floodplains along marine terraces. It is formed from clayey marine deposits. The profile consists of clay from 0 to 80 inches. The water table is located 0 to 6 inches below land surface. This soil belongs to hydrologic soil group D and frequently floods. It is commonly associated with stream terraces, floodplains and depressions.

Kingsferry Fine Sand (24) - This is a very poorly drained soil class found in the middle northern portion of the subject property. Slopes are 0 to 2 percent and are linear. The soil is composed of approximately 89 percent Kingsferry and 11 percent minor components including: Leon non-hydric, Lynn haven, and Rutlege soils. Kingsferry soils are found on the flats of marine terraces. They are formed from sandy marine deposits. The profile consists of fine sand from 0 to 80 inches. The water table is level with the land surface. This soil belongs to hydrologic soil group B/D and frequently floods. It is commonly associated with North Florida Flatwoods and the flats of mesic or hydric lowlands.

A copy of the Custom Soil Resource Report can be found in (**APPENDIX C**).

IV. Existing Site Conditions

Two (2) vegetative/ecological communities were identified within the boundary of the subject property. These communities were classified according to the Florida Land Use, Cover and Forms Classification System (FLUCFCS), (Florida Department of Transportation, 1999). The communities discovered on-site are typical of northeast Florida, and no unusual or unique vegetative communities were discovered. Each community observed has been assigned a FLUCCS code and is described below.

Pine-Mesic Oak (FLUCCS 414) A pine-mesic oak habitat covers the majority of this property. This type of forest grows on moister sites and consists of slash pine (*Pinus elliottii*), longleaf pine (*P. palustris*) and loblolly pine (*P. taeda*) which grow in strong association with a wide variety of mesic oaks and other hardwood species. The canopy consists of Southern red oak (*Quercus falata*), water oak (*Q. nigra*), white oak (*Q. alba*) and laurel oak (*Q. laurifolia*), in addition to hickories (*Carya spp.*), sweetgum (*Liquidambar styraciflua*) and dogwood (*Cornus spp*.) which commonly grow alongside pine species under mesic conditions. Gallberry (*Ilex spp.*), wax myrtle (*Myrica cerifera*) and saw palmetto (*Serenoa repens*) are among the common understory species.

Wetland Forested Mixed (FLUCCS 630) A wetland forested mixed community can be found in the northern and eastern portions of the property. The vegetative community within the mixed forested wetland is dominated by cypress (*Taxodium* spp.), black gum (*Nyssa sylvatica*), loblolly bay (*Gordonia lasianthus*), swamp bay (*Persea palustris*), pond pine (*P. serotina*), fetterbush (*Lyonia lucida*), Virginia chainfern (*Woodwardia viginica*), netted chainfern (*Woodwardia areolate*), and royal fern (*Osmunda regalis*). The wetlands on site are adjacent to and west of Egan's Creek.

A map showing the FLUCCS habitats within the subject property can be found in (**APPENDIX B).**

A. Comprehensive wildlife survey

Pursuant to the methodology required by FWC and USFWS, LG² Environmental Solutions (*LG²ES*) conducted the on-site wildlife survey on February 7, 2018. A comprehensive list of wildlife species that were directly observed or evidenced by scat, burrows or tracks are listed in the following table.

Table 1. Wildlife Species Observed on Site at the School Board Property in June 2016.

Common Name	Taxonomic Name
Cardinal, Northern	*Cardinalis cardinalis*
Black Vulture	*Coragyps atratus*
Armadillo	*Dasypus novemcinctus*
Marsh Rabbit	*Sylvilagus palustris*
Squirrel, Eastern Gray	*Sciurus carolinensis*
Northern Parula	*Parula americana*
Warbler, Yellow-rumped	*Dendroica coronata*
Yellow Rat Snake	*Pantherophis alleghaniensis*

B. **Species Discussions**. No listed wildlife species were observed on the School Board Property during the site assessment performed on February 7, 2018.

Gopher tortoise (GT): During the site inspections, special attention was given to habitat types and soil characteristics that are associated with gopher tortoise utilization. The gopher tortoise is listed as Threatened by FWC and Conservation Permits for the relocation of the gopher tortoises must be obtained for any onsite burrow(s) prior to clearing and/or grading the property.

A formal gopher tortoise survey was not conducted within the scope of this site visit; however, transects were walked through the entire property. No gopher tortoises or their burrows were seen on the property.

Bald eagle: The FWC Bald Eagle Nest Locator was used to determine if any documented or historical nests exist within one mile of the subject property. The search resulted in zero documented nests (**Figure 1**). Undocumented nests could still exist, however, none were observed during this survey.

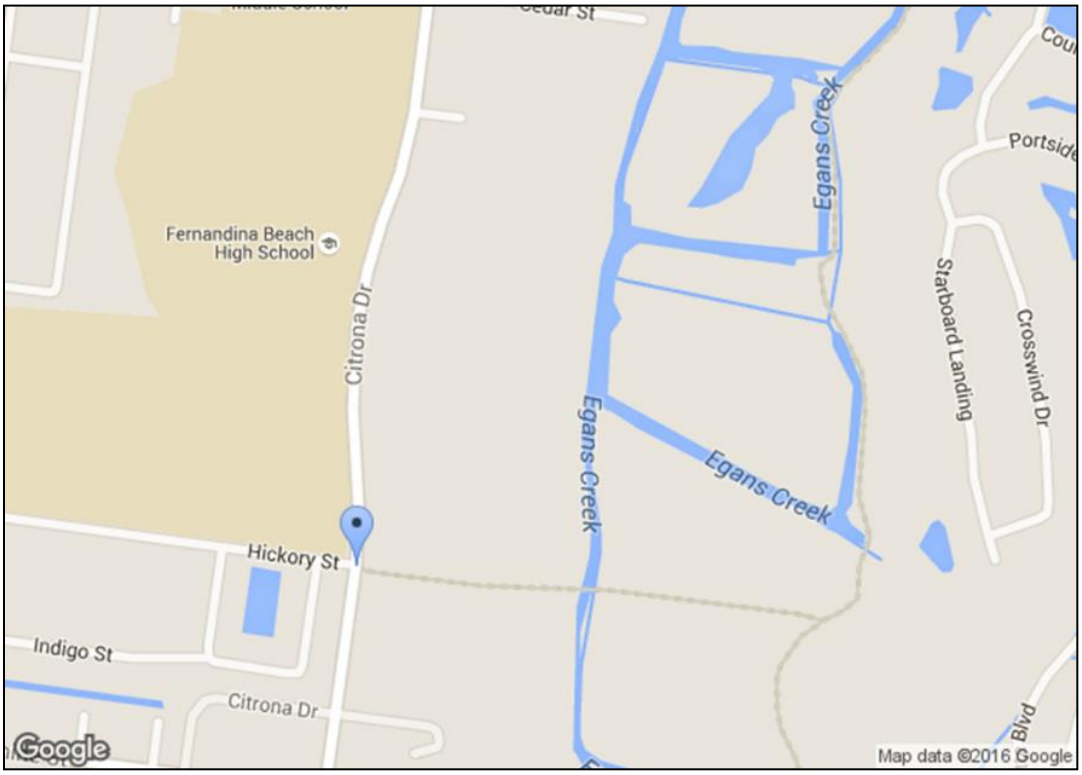

Figure 1. Eagle nest locator map summary indicating no documented Bald eagle nests are located within 1-mile distance of subject property.

Date: 6/13/2016 8:59:07 AM
Search Entered: Within 1 mile of Citrona Dr. and Hickory Street (latitude 30.6589285 and longitude -81.4448999)
0 record(s) were found; 0 record(s) are shown
(see disclaimer that follows)

This report was generated using the Florida Fish and Wildlife Conservation Commission's (FWC) eagle nest locator web site, which can be found at https://public.myfwc.com/FWRI/EagleNests/nestlocator.aspx. The data displayed reflect all known FWC documented eagle nesting territories that fall within the search criteria specified at the top of the page. Search results reflect the activity status observed by FWC and are current through spring 2014. Not all eagle nests in Florida have been documented by the FWC. Non-documented nests receive the same level of protection as FWC documented nests.

V. Conclusion

The subject property was examined to identify any utilization by animal species on the property. Special attention was given to the presence of species listed by the USFWS and the FWC as rare, endangered, and threatened or Species of Special Concern. Special attention was given to bald eagles, red-cockaded woodpeckers, Sherman's fox squirrels and gopher tortoises due to the anticipated habitat type and location. No listed species were observed during the February 7, 2018 site assessment.

LG²ES estimates there is little to no acreage of suitable gopher tortoise habitat located on-site. It is considered unlikely that the gopher tortoises would burrow on property. Should gopher tortoises later be found to inhabit the subject property, appropriate FWC surveys and permitting may be required.

We appreciate your business and look forward to our continuing to serve you and your environmental needs.

If you have any questions or require additional information, please contact me at 904-955-5480 or at tjackson@lg2es.com.

Very respectfully,

Tina Jackson

Tina Jackson
Environmental Scientist
LG2 Environmental Solutions, Inc.

VI. REFERENCES

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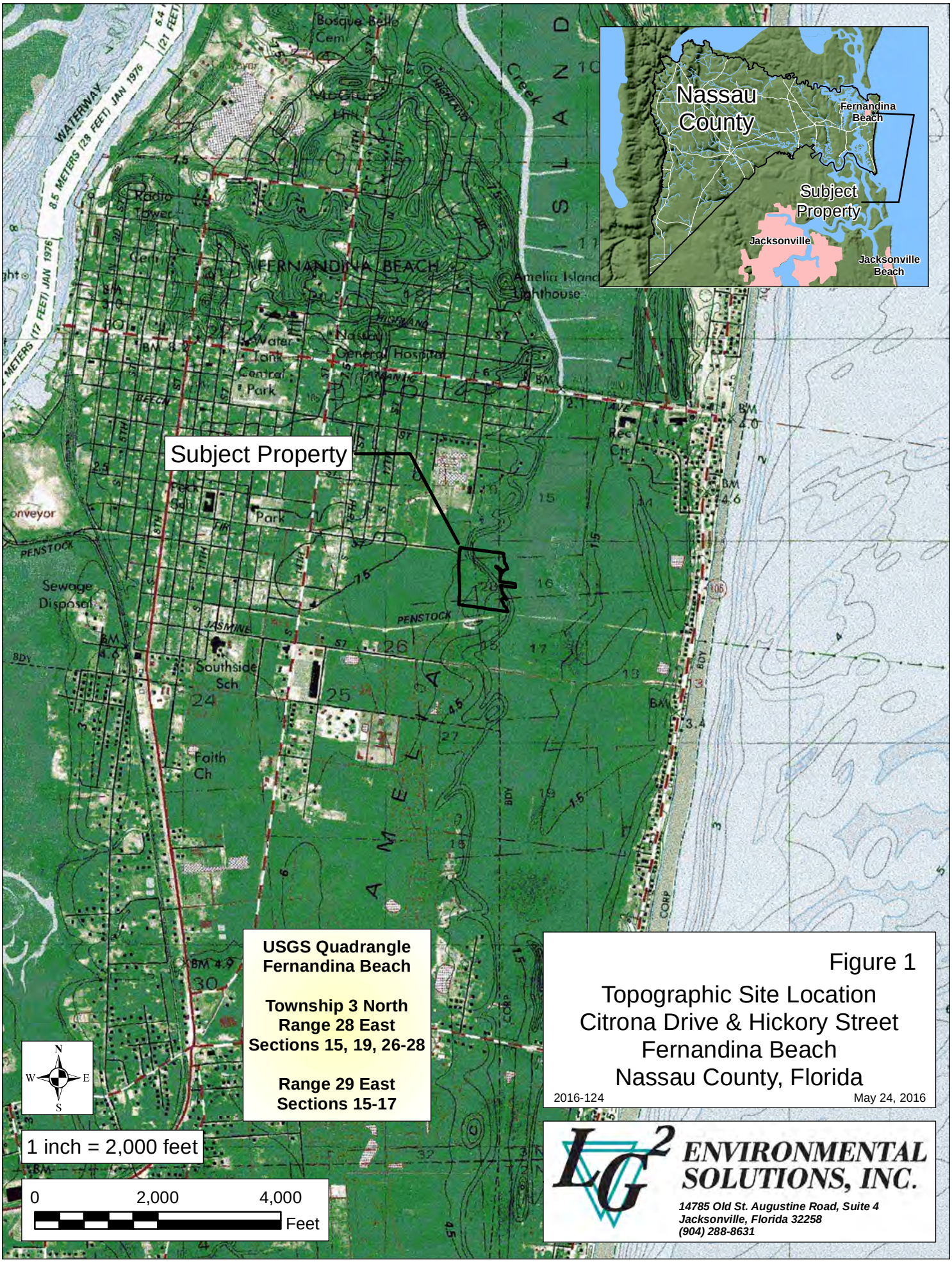
APPENDIX A

Aerial Site Photograph

USGS 7.5 Topographic Map



USGS Quadrangle
Fernandina Beach

Township 3 North
Range 28 East
Sections 15, 19, 26-28

Range 29 East
Sections 15-17

Figure 1

Topographic Site Location
Citrona Drive & Hickory Street
Fernandina Beach
Nassau County, Florida

2016-124 May 24, 2016

LG2 ENVIRONMENTAL SOLUTIONS, INC.
14785 Old St. Augustine Road, Suite 4
Jacksonville, Florida 32258
(904) 288-8631

Figure 2

Aerial Location
Citrona Drive & Hickory Street
Fernandina Beach
Nassau County, Florida

2016-124 May 24, 2016

LG2 ENVIRONMENTAL SOLUTIONS, INC.
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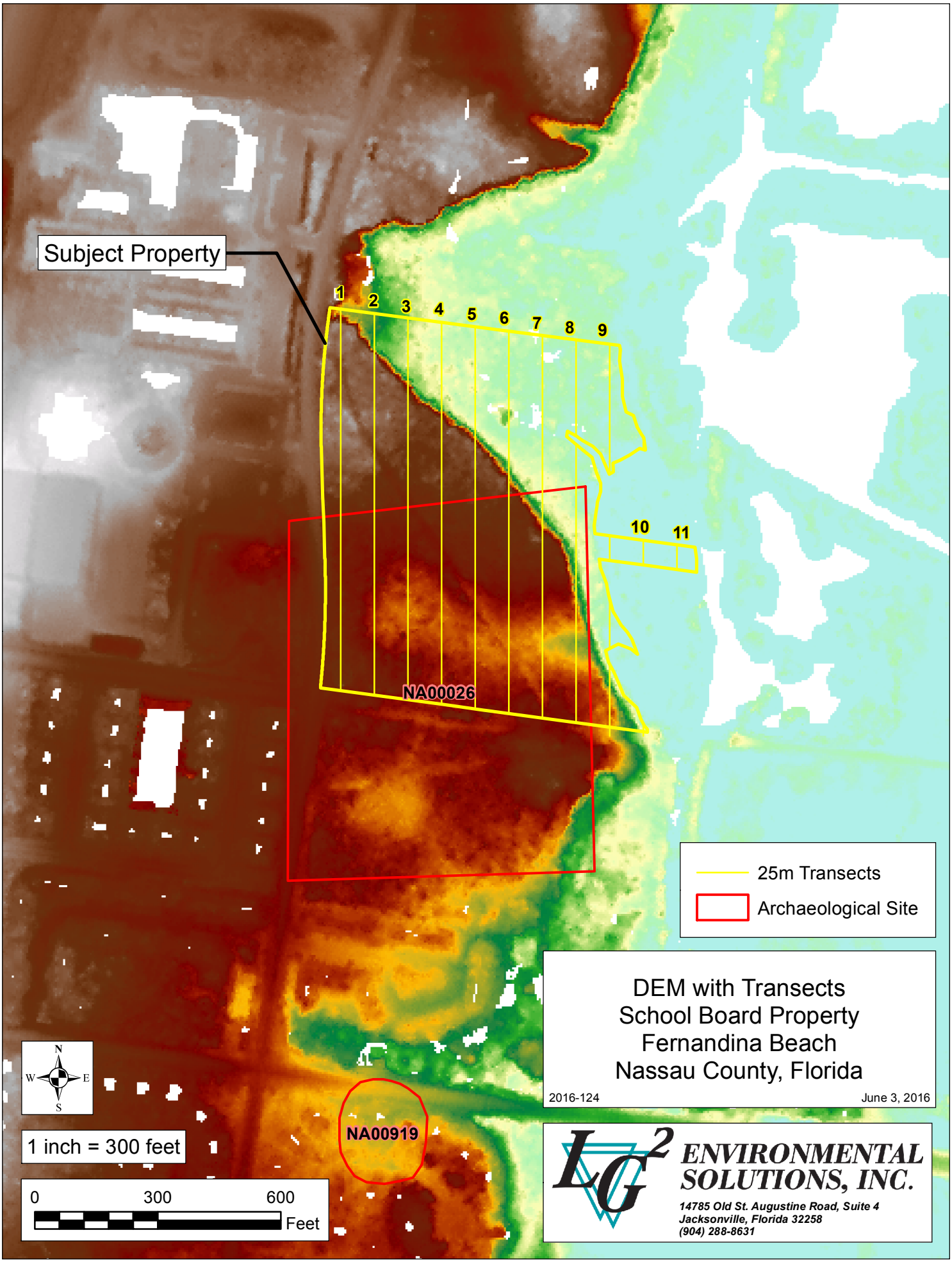
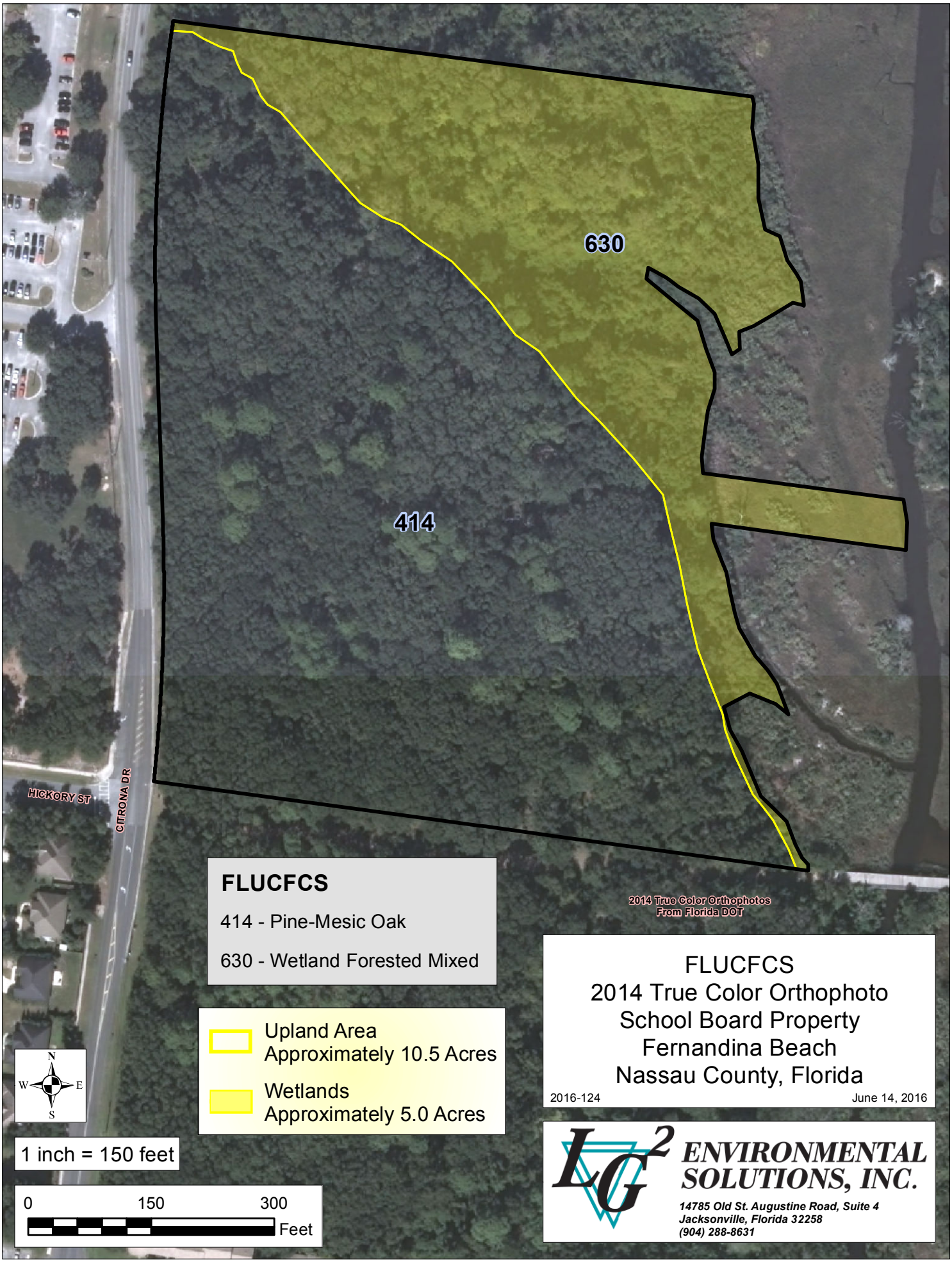
Jacksonville, Florida 32258
(904) 288-8631

APPENDIX B

Digital Elevation Map with Survey Transects

FLUCCS Map


Subject Property
1
2
3
4
5
6
7
8
9
10
11
NA00026
NA00919
25m Transects
Archaeological Site
DEM with Transects
School Board Property
Fernandina Beach
Nassau County, Florida
2016-124
June 3, 2016
N
W
E
S
1 inch = 300 feet
0
300
600
Feet
LG2 ENVIRONMENTAL SOLUTIONS, INC.
14785 Old St. Augustine Road, Suite 4
Jacksonville, Florida 32258
(904) 288-8631



FLUCFCS

414 - Pine-Mesic Oak

630 - Wetland Forested Mixed

Upland Area
Approximately 10.5 Acres

Wetlands
Approximately 5.0 Acres

FLUCFCS
2014 True Color Orthophoto
School Board Property
Fernandina Beach
Nassau County, Florida

2016-124 June 14, 2016

LG2 ENVIRONMENTAL SOLUTIONS, INC.
14785 Old St. Augustine Road, Suite 4
Jacksonville, Florida 32258
(904) 288-8631

APPENDIX C

USDA NRCS Web Soil Survey Report

U.S. Fish & Wildlife Service Species by County Report

United States Department of Agriculture

NRCS

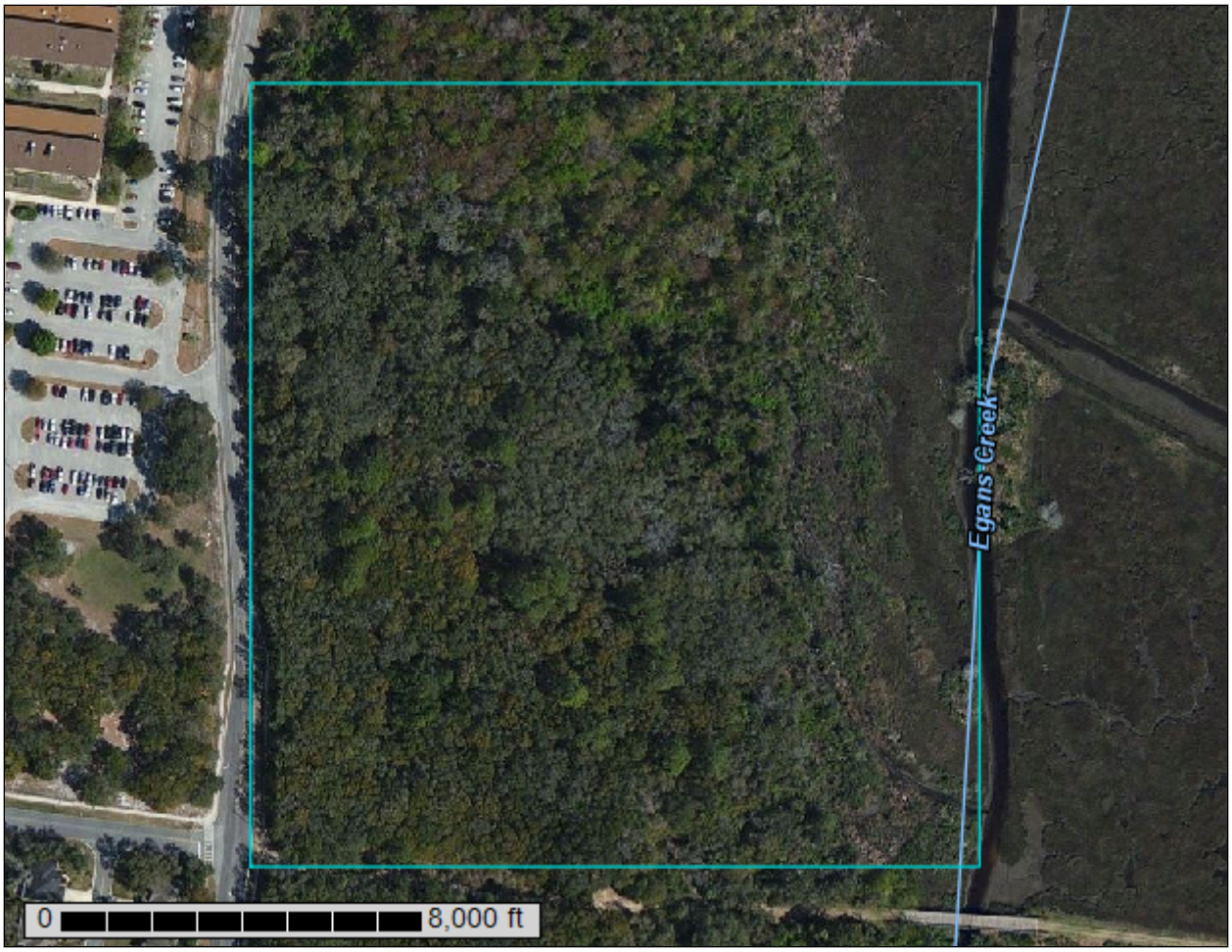
Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for

Nassau County, Florida

School Board Property



June 13, 2016

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (http://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Contents

Preface.....2
How Soil Surveys Are Made.....5
Soil Map.....7
Soil Map.....8
Legend.....9
Map Unit Legend.....10
Map Unit Descriptions.....10
Nassau County, Florida.....12
4—Echaw fine sand.....12
8—Kureb fine sand, 0 to 5 percent slopes.....13
9—Leon fine sand.....14
15—Buccaneer clay, frequently flooded.....17
24—Kingsferry fine sand.....18
References.....21

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil scientists classified and named the soils in the survey area, they compared the

individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

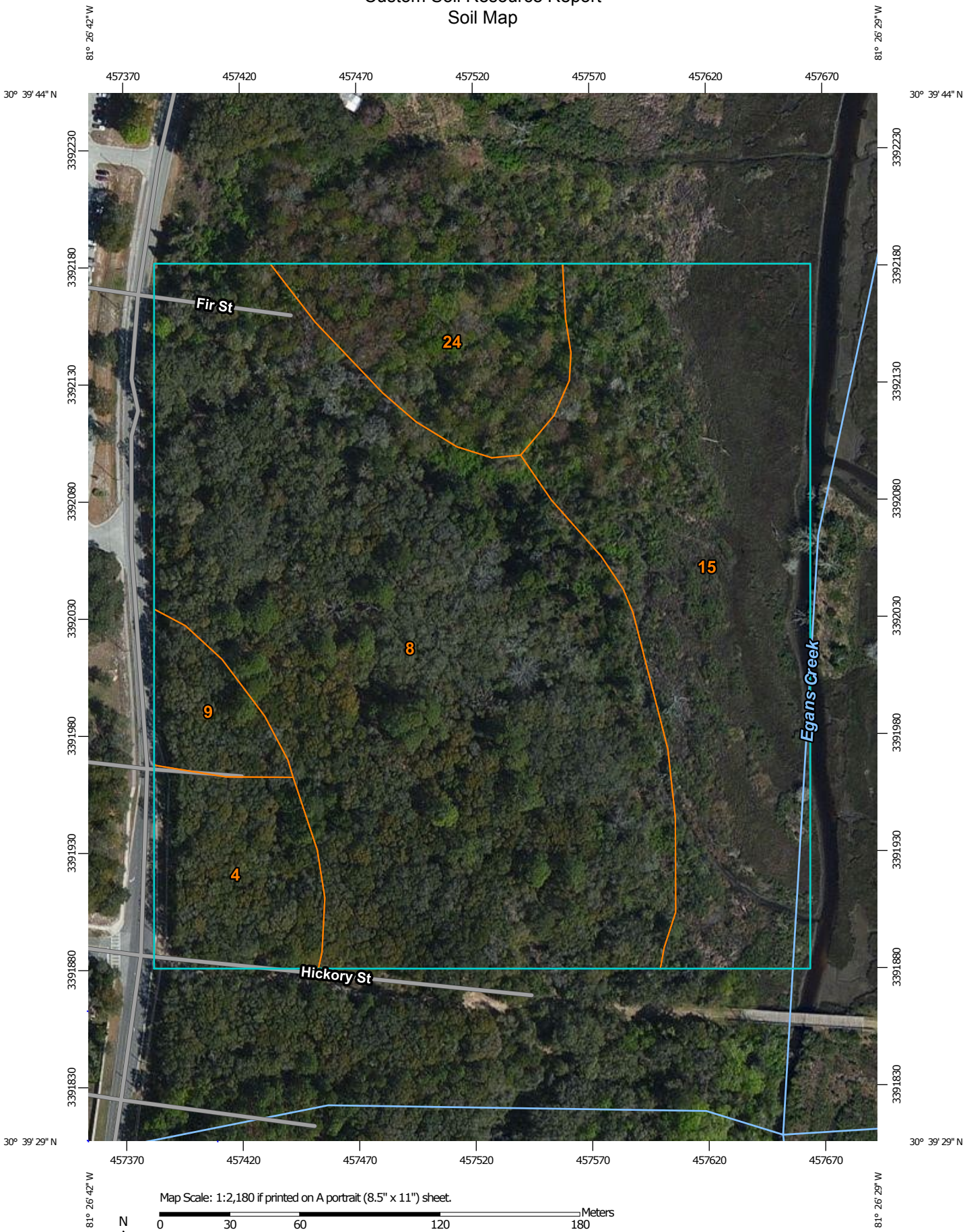
Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



Map Scale: 1:2,180 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 30 60 120 180

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Nassau County, Florida
Survey Area Data: Version 14, Sep 30, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 13, 2011—Mar 15, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Nassau County, Florida (FL089)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
4	Echaw fine sand	1.4	6.8%
8	Kureb fine sand, 0 to 5 percent slopes	11.0	52.2%
9	Leon fine sand	0.6	3.1%
15	Buccaneer clay, frequently flooded	6.2	29.5%
24	Kingsferry fine sand	1.8	8.4%
Totals for Area of Interest		**21.0**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic

classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Nassau County, Florida

4—Echaw fine sand

Map Unit Setting

National map unit symbol: 4gb0
Elevation: 0 to 130 feet
Mean annual precipitation: 47 to 55 inches
Mean annual air temperature: 64 to 72 degrees F
Frost-free period: 305 to 335 days
Farmland classification: Not prime farmland

Map Unit Composition

Echaw and similar soils: 88 percent
Minor components: 12 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Echaw

Setting

Landform: Ridges on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 6 inches: fine sand
E - 6 to 35 inches: fine sand
Bh - 35 to 38 inches: fine sand
E' - 38 to 78 inches: fine sand
Bh - 78 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Moderately well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High to very high (1.98 to 19.98 in/hr)
Depth to water table: About 30 to 60 inches
Frequency of flooding: None
Frequency of ponding: None
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 4.0
Available water storage in profile: Low (about 4.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: A
Other vegetative classification: North Florida Flatwoods (R153AY004FL), Sandy soils on rises and knolls of mesic uplands (G153AA131FL)

Minor Components

Leon, non-hydric

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G153AA141FL)

Resota

Percent of map unit: 3 percent
Landform: Knolls on marine terraces, ridges on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sand Pine Scrub (R153AY001FL), Sandy soils on rises, knolls, and ridges of mesic uplands (G153AA121FL)

Mandarin

Percent of map unit: 3 percent
Landform: Rises on marine terraces, flats on marine terraces
Landform position (three-dimensional): Interfluve, rise
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G153AA131FL)

Lynn haven

Percent of map unit: 3 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Other vegetative classification: Sandy soils on stream terraces, flood plains, or in depressions (G153AA145FL)

8—Kureb fine sand, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: 4gbq
Mean annual precipitation: 47 to 55 inches
Mean annual air temperature: 64 to 72 degrees F
Frost-free period: 305 to 335 days
Farmland classification: Not prime farmland

Map Unit Composition

Kureb and similar soils: 93 percent
Minor components: 7 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Kureb

Setting

Landform: Ridges on marine terraces, dunes on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Eolian deposits or sandy fluvial or marine deposits

Typical profile

A - 0 to 5 inches: fine sand
C/Bh - 5 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Excessively drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 4.0
Available water storage in profile: Very low (about 1.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: A
Other vegetative classification: Sand Pine Scrub (R153AY001FL), Sandy soils on ridges and dunes of xeric uplands (G153AA111FL)

Minor Components

Resota

Percent of map unit: 7 percent
Landform: Ridges on marine terraces, knolls on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sand Pine Scrub (R153AY001FL), Sandy soils on rises, knolls, and ridges of mesic uplands (G153AA121FL)

9—Leon fine sand

Map Unit Setting

National map unit symbol: 4gbr

Elevation: 10 to 450 feet
Mean annual precipitation: 47 to 55 inches
Mean annual air temperature: 64 to 72 degrees F
Frost-free period: 305 to 335 days
Farmland classification: Not prime farmland

Map Unit Composition

Leon, non-hydric, and similar soils: 90 percent
Leon, hydric, and similar soils: 5 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Leon, Non-hydric

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 7 inches: fine sand
E - 7 to 18 inches: fine sand
Bh - 18 to 31 inches: fine sand
E' - 31 to 37 inches: fine sand
B'h - 37 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 5.95 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 4.0
Available water storage in profile: High (about 10.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: A/D
Other vegetative classification: North Florida Flatwoods (R153AY004FL), Sandy soils on flats of mesic or hydric lowlands (G153AA141FL)

Description of Leon, Hydric

Setting

Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 7 inches: fine sand
E - 7 to 18 inches: fine sand
Bh - 18 to 31 inches: fine sand
E' - 31 to 37 inches: fine sand
B'h - 37 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 5.95 in/hr)
Depth to water table: About 0 to 6 inches
Frequency of flooding: None
Frequency of ponding: None
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 4.0
Available water storage in profile: High (about 10.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: A/D
Other vegetative classification: North Florida Flatwoods (R153AY004FL), Sandy soils on flats of mesic or hydric lowlands (G153AA141FL)

Minor Components

Sapelo, non-hydric

Percent of map unit: 1 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G153AA141FL)

Ridgewood

Percent of map unit: 1 percent
Landform: Knolls on marine terraces, ridges on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G153AA131FL)

Pottsburg

Percent of map unit: 1 percent
Landform: Rises on marine terraces, knolls on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G153AA141FL)

Kingsferry

Percent of map unit: 1 percent
Landform: Flats on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G153AA141FL)

Wesconnett

Percent of map unit: 1 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Other vegetative classification: Sandy soils on stream terraces, flood plains, or in depressions (G153AA145FL)

15—Buccaneer clay, frequently flooded

Map Unit Setting

National map unit symbol: 4g94
Elevation: 20 to 350 feet
Mean annual precipitation: 47 to 55 inches
Mean annual air temperature: 64 to 72 degrees F
Frost-free period: 305 to 335 days
Farmland classification: Not prime farmland

Map Unit Composition

Buccaneer and similar soils: 94 percent
Minor components: 6 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Buccaneer

Setting

Landform: Flood plains on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Clayey marine deposits

Typical profile

A - 0 to 5 inches: clay
Btg - 5 to 80 inches: clay

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches

Natural drainage class: Very poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: About 0 to 6 inches
Frequency of flooding: Frequent
Frequency of ponding: None
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 4.0
Available water storage in profile: High (about 11.9 inches)

Interpretive groups
Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6w
Hydrologic Soil Group: D
Other vegetative classification: Loamy and clayey soils on stream terraces, flood plains, or in depressions (G153AA345FL)

Minor Components

Meggett
Percent of map unit: 3 percent
Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Loamy and clayey soils on flats of hydric or mesic lowlands (G153AA341FL)

Croatan
Percent of map unit: 3 percent
Landform: Flood plains on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Organic soils in depressions and on flood plains (G153AA645FL)

24—Kingsferry fine sand

Map Unit Setting
National map unit symbol: 4g9g
Elevation: 0 to 150 feet
Mean annual precipitation: 47 to 55 inches
Mean annual air temperature: 64 to 72 degrees F
Frost-free period: 305 to 335 days
Farmland classification: Not prime farmland

Map Unit Composition
Kingsferry and similar soils: 89 percent

Minor components: 11 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Kingsferry

Setting

Landform: Flats on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 34 inches: fine sand
Bh1 - 34 to 67 inches: fine sand
Bh2 - 67 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Very poorly drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: None
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 4.0
Available water storage in profile: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: B/D
Other vegetative classification: North Florida Flatwoods (R153AY004FL), Sandy soils on flats of mesic or hydric lowlands (G153AA141FL)

Minor Components

Leon, non-hydric

Percent of map unit: 4 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G153AA141FL)

Lynn haven

Percent of map unit: 4 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Other vegetative classification: Sandy soils on stream terraces, flood plains, or in depressions (G153AA145FL)

Rutlege

Percent of map unit: 3 percent
Landform: Drainageways on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Other vegetative classification: Sandy soils on stream terraces, flood plains, or in depressions (G153AA145FL)

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U.S. Fish & Wildlife Service Species by County Report

Group	Common Name	Scientific Name	Species Profile URL	Population
Amphibians	Striped newt	*Notophthalmus perstriatus*	http://ecos.fws.gov/tess_public/profile/speciesProfile?spcode=D02P	
Birds	Wood stork	*Mycteria americana*	http://ecos.fws.gov/tess_public/profile/speciesProfile?spcode=B06O	AL, FL, GA, MS, NC, SC
Mammals	West Indian Manatee	*Trichechus manatus*	http://ecos.fws.gov/tess_public/profile/speciesProfile?spcode=A007	Entire
Mammals	West Indian Manatee	*Trichechus manatus*	http://ecos.fws.gov/tess_public/profile/speciesProfile?spcode=A007	Entire
Reptiles	Hawksbill sea turtle	*Eretmochelys imbricata*	http://ecos.fws.gov/tess_public/profile/speciesProfile?spcode=C00E	Entire
Reptiles	Hawksbill sea turtle	*Eretmochelys imbricata*	http://ecos.fws.gov/tess_public/profile/speciesProfile?spcode=C00E	Entire
Reptiles	Leatherback sea turtle	*Dermochelys coriacea*	http://ecos.fws.gov/tess_public/profile/speciesProfile?spcode=C00F	Entire
Reptiles	Leatherback sea turtle	*Dermochelys coriacea*	http://ecos.fws.gov/tess_public/profile/speciesProfile?spcode=C00F	Entire
Reptiles	Loggerhead sea turtle	*Caretta caretta*	http://ecos.fws.gov/tess_public/profile/speciesProfile?spcode=C00U	Northwest Atlantic Ocean DPS
Reptiles	Eastern indigo snake	*Drymarchon corais couperi*	http://ecos.fws.gov/tess_public/profile/speciesProfile?spcode=C026	Entire
Reptiles	Gopher tortoise	*Gopherus polyphemus*	http://ecos.fws.gov/tess_public/profile/speciesProfile?spcode=C044	Eastern

RESOLUTION 2017-123

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, APPROVING A MEMORANDUM OF UNDERSTANDING WITH W.R. HOWELL COMPANY (DEVELOPER) AND NASSAU COUNTY SCHOOL DISTRICT REGARDING CONDITIONS TO VACATION OF A PORTION OF THE GUM STREET RIGHT-OF-WAY EAST OF CITRONA DRIVE; AUTHORIZING EXECUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, it is in the best interest of the City of Fernandina Beach to attach specific conditions that are prerequisite to the City's vacation of a portion of the Gum Street right-of-way east of Citrona Drive.

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

SECTION 1. The City Commission hereby approves the Memorandum of Understanding, attached hereto as Exhibit "A", between the City of Fernandina Beach, the Nassau County School District and W.R. Howell Company.

SECTION 2. The City Manager and City Clerk are hereby authorized to execute the Memorandum of Understanding and all necessary documentation upon review and approval of the City Attorney.

SECTION 3. This Resolution shall become effective immediately upon passage.

ADOPTED this 15th day of August, 2017.

CITY OF FERNANDINA BEACH

Robin C. Lentz

Robin C. Lentz
Mayor – Commissioner

ATTEST:

Caroline Best

Caroline Best
City Clerk

APPROVED AS TO FORM & LEGALITY:

Tammi E. Bach
City Attorney

Res. 2017 - 123

MEMORANDUM OF UNDERSTANDING
FOR CONDITIONS ON THE VACATION OF THE

GUM STREET RIGHT-OF-WAY

This MEMORANDUM OF UNDERSTANDING, "MOU" is entered into by and between City of Fernandina Beach, ("City"), 204 Ash Street, Fernandina Beach, FL 32034, W. R. Howell Company, Inc.("Developer") whose address is 4545 Ortega Blvd., Jacksonville, FL 32210 and Nassau County School District whose address is 1201 Atlantic Avenue, Fernandina Beach, FL 32034.

WHEREAS, City owns a right-of-way known as Gum Street that bisects property owned and controlled by the Nassau County School District ("School Board") located east of Citrona and north of Hickory and that is planned for residential development ("Property"); and

WHEREAS, City, Developer and School Board wish to memorialize their understanding of the conditions on the City's agreement to vacate the portion of the Gum Street right-of-way that bisects the Property; and

WHEREAS, the Planning Advisory Board reviewed the application numbered PAB- 2016-24 at its November 9, 2016, meeting and issued a recommendation of denial and a request to consider a land swap or conservation easement in exchange for the vacation of right-of-way; and

WHEREAS, the City is willing to vacate said portion of the Gum Street right-of-way subject to specific terms and conditions listed below:

NOW THEREFORE, the parties agree to the following terms:

1. The Florida Department of Transportation (FDOT) surpluses and transfers clear title to the City to two (2) parcels on Egans Creek that are contiguous to Property and Gum Street in order to satisfy the requirement of the City Code regarding access to other property, and if FDOT does not deed these parcels to the City by the time for

approval of the preliminary plat for residential development on the Property, the property owner shall dedicate property sufficient for ingress/egress, satisfactory to the City, for access to/from the FDOT properties along Egans Creek Greenway and contiguous to the Gum Street right-of-way.

2. The School Board or its successor in interest shall transfer clear title to all jurisdictional wetlands on the property to the City in fee simple to be set aside as conservation land.

3. The School Board's successor in interest shall donate $115,000 to the City for use in the City's land conservation efforts.

4. This Memorandum of Understanding contains all the terms and conditions agreed upon by the parties.

This Memorandum of Understanding has been executed by the parties this 10 day of August 2017,

City of Fernandina Beach:

8/22/17

Name Dale L. Martin Date
Title City Manager
Address 204 Ash St
Fernandina Beach FL 32034

Nassau County School District:

Donna Martin

Name: Donna Martin Date
Title: Chairman
Address: 1201 Atlantic Ave.
Fernandina Bch., FL 32034

Developer:

W R Howell, Company
William R Howell, II 8/28/17

Name William R Howell II Date
Title President
Address 4545 Ortega Blvd
Jacksonville, Florida
32210

Kathy K. Burns

Name: Kathy K. Burns Date
Title: Superintendent of Schools
Address: 1201 Atlantic Ave.
Fernandina Bch., FL 32034

ATTEST:
By: Caroline Best
Printed Name: Caroline Best
Title: City Clerk
Date: Aug 23, 2017

APPROVED AS TO FORM AND LEGALITY:

CITY ATTORNEY

The names and contact information for City and County staff responsible for the administration of the Memorandum of Understanding are:

City of Fernandina Beach:

Dale Martin
City Manager
904-310-3100
e-mail dmartin@fbfl.org

Nassau County School District:

Ray Poole
Chief of Legal Services
904-491-9903
ray.poole@nassau.k12.fl.us

Developer:

Name WR Howell, company
Title William R Howell, II President
PH# 904-631-3643
Address 4545 Ortega Blvd
Jacksonville, Florida
32210

MEMORANDUM OF UNDERSTANDING FOR CONDITIONS ON THE VACATION OF THE

GUM STREET RIGHT-OF-WAY

This MEMORANDUM OF UNDERSTANDING, "MOU" is entered into by and between City of Fernandina Beach, ("City"), 204 Ash Street, Fernandina Beach, FL 32034, W.R. Howell Company, a Florida corporation ("Developer") whose address is 2955 Hartley Road, Suite 108, Jacksonville, FL 32257, and Nassau County School District whose address is 1201 Atlantic Avenue, Fernandina Beach, FL 32034.

WHEREAS**,** City owns a right-of-way known as Gum Street that bisects property owned and controlled by the Nassau County School District ("School Board") located east of Citrona Drive and north of Hickory Street and that is planned for residential development ("Property"); and

WHEREAS**,** City, Developer and School Board wish to memorialize their understanding of the conditions on the City's agreement to vacate the portion of the Gum Street right-of-way that bisects the Property; and

WHEREAS, the Planning Advisory Board reviewed the application numbered PAB- 2016-24 at its November 9, 2016, meeting and issued a recommendation of denial and a request to consider a land swap or conservation easement in exchange for the vacation of right-of-way; and

WHEREAS, the City is willing to vacate said portion of the Gum Street right-of-way subject to specific terms and conditions listed below:

NOW THEREFORE, the parties agree to the following terms:

1. The Florida Department of Transportation (FDOT) surpluses and transfers clear title to the City to two (2) parcels on Egans Creek that are contiguous to Property and Gum Street in order to satisfy the requirement of the City Code regarding access to other property, and if FDOT does not deed these parcels to the City by the time for approval of the preliminary plat for residential development on the

Property, the property owner shall dedicate property sufficient for ingress/egress, satisfactory to the City, for access to/from the FDOT properties along Egans Creek Greenway and contiguous to the Gum Street right-of-way.

2. The School Board or its successor in interest shall transfer clear title to all jurisdictional wetlands on the property to the City in fee simple to be set aside as conservation land.

3. The School Board's successor in interest shall donate $115,000 to the City for use in the City's land conservation efforts.

4. This Memorandum of Understanding contains all the terms and conditions agreed upon by the parties.

This Memorandum of Understanding has been executed by the parties this _____ day of _____ 2017,

City of Fernandina Beach:

_____

Dale Martin Date
City Manager
204 Ash St
Fernandina Beach, FL, 32034

Nassau County School District:

_____

Name Date
Title
Address

W.R. Howell Company:

_____

William R. Howell, II Date
President/Chair
2955 Hartley Rd, Ste 108
Jacksonville, FL 32257

APPROVED AS TO FORM AND LEGALITY:

CITY ATTORNEY

ATTEST:
By: Caroline Best
Printed Name: Caroline Best
Title: City Clerk

The names and contact information for City and County staff responsible for the administration of the Memorandum of Understanding are:

City of Fernandina Beach:

Dale Martin
City Manager
904-310-3100
dmartin@fbfl.org

Nassau County School District:

name
Title
phone
e-mail

Developer:

William R. Howell, II
President/Chair
2955 Hartley Rd, Ste 108, Jacksonville, FL 32257

CITY COMMISSION AGENDA ITEM
City of Fernandina Beach

SUBJECT: Resolution 2017-123
Memorandum of Understanding - School Board Property Vacation

ITEM TYPE: Resolution (w/ fiscal impact)

REQUESTED ACTION: Adopt Resolution 2017-123

SYNOPSIS: The Nassau County School District is under contract with W.R. Howell Company who will purchase vacant land east of Citrona and north of Hickory for residential development. After several meetings with the City Commission, the City Commission placed several conditions on the vacation of right-of-way which include donation of $115,000 to the City for land conservation, FDOT surplusing land on the Greenway to the City or alternatively, the Developer providing an access right-of-way to the FDOT parcels and the Developer deeding several acres of jurisdictional wetlands to the City for conservation purposes.

FISCAL IMPACT: If approved, the School Board's successor in interest (Developer) will pay $115,000 to the City for placement in a land conservation fund to be created by the Comptroller.

CITY ATTORNEY COMMENTS: No additional comments.

CITY MANAGER RECOMMENDATION(S): I recommend that the City Commission adopt proposed Resolution 2017-123.

Tammi E. Bach, City Attorney	08/08/2017
Nicole Bednar, Administrative Services Manager	08/09/2017
Dale Martin, City Manager	08/09/2017
Patti Clifford, Comptroller	08/09/2017
Katie Newton, Legal Assistant	08/10/2017

Date: July 07, 2017

Submitted By: Nicole Bednar, Administrative Services Manager

COMMISSION ACTION: Adopt

Engineering Plans

For

AMELIA BLUFF

For

AMELIA BLUFF LLC

AMELIA BLUFF
For
AMELIA BLUFF LLC

RELEASED FOR CONSTRUCTION _____ BY _____

Gillette & Associates, Inc.

Civil & Environmental Engineering
Mechanical & Structural Engineering
Permitting & Construction Management
20 South 4th Street Amelia Island, Florida 32034
Phone: (904) 261-8819

PERMITTING AGENCIES

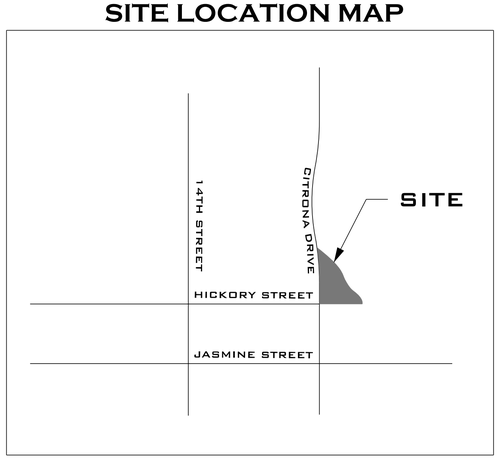
CITY OF FERNANDINA BEACH: 904-310-3421
FDEP: 904-256-1700
SJRWMD: 904-730-6270

G & A

Issue Date:
November 6, 2017
Revision Date:
March 9, 2018

G&A Project
No.:17-10.27

SITE LOCATION MAP



GENERAL NOTES

SITE / GEOMETRY

1.ALL WORK SHALL BE PERFORMED IN A SAFE MANNER.ALL SAFETY RULES AND GUIDELINES OF O.S.H.A.SHALL BE FOLLOWED.THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ANY INJURIES OF HIS EMPLOYEES,AND ANY DAMAGE TO PRIVATE PROPERTY OR PERSONS DURING THE COURSE OF THIS PROJECT.ALL COSTS ASSOCIATED WITH COMPLYING WITH O.S.H.A.REGULATIONS AND THE FLORIDA TRENCH SAFETY ACT MUST BE INCLUDED IN THE CONTRACTOR'S PRICE FOR PERFORMING THE WORK.

2.THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE JOB SITE PRIOR TO PREPARING THE BID FOR THE PURPOSE OF FAMILIARIZING HIMSELF WITH THE NATURE AND THE EXTENT OF THE WORK AND LOCAL CONDITIONS.EITHER SURFACE OR SUBSURFACE,WHICH MAY AFFECT THE WORK TO BE PERFORMED,AND THE EQUIPMENT,LABOR AND MATERIALS REQUIRED. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF COMPLETE PERFORMANCE UNDER THIS CONTRACT.THE CONTRACTOR IS URGED TO TAKE COLOR PHOTOGRAPHS ALONG THE ROUTE OF THIS PROJECT TO RECORD EXISTING CONDITIONS PRIOR TO CONSTRUCTION,AND TO AID IN RESOLVING POSSIBLE FUTURE COMPLAINTS THAT MAY OCCUR DUE TO CONSTRUCTION OF THE PROJECT.ALL COSTS ASSOCIATED WITH PRELIMINARY INVESTIGATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

3.ALL IMPROVEMENTS SHOWN ARE TO BE WARRANTED BY THE CONTRACTOR TO THE DEVELOPER.

4.ELEVATIONS ARE BASED ON NATIONA GEODETIC VERTICAL DATUM OF 1988.

5.TOPOGRAPHIC AND BOUNDARY INFORMATION WAS PROVIDED BY:MANZIE & DRAKE (904-491-5700)

6.THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BUILDING,RIGHT-OF-WAY PERMITS NOT PROVIDED AND INSURANCE REQUIRED FOR THE PROJECT.

7.THE CONTRACTOR SHALL COORDINATE THE WORK WITHIN CITY,COUNTY OR STATE RIGHT-OF-WAY WITH THE PROPER AGENCIES FOR MAINTENANCE OF TRAFFIC AND METHOD OF CONSTRUCTION & REPAIR.

8.THE CONTRACTOR SHALL ADVISE THE OWNER'S AUTHORIZED REPRESENTATIVE OF PLANNED WORK SCEDULE.THE CONTRACTOR SHALL COORDINATE THEIR CONSTRUCTION WITH ALL OTHER CONTRACTORS.IN THE EVENT OF ANY CONFLICT WHATSOEVER,THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD,AND THE OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.

9."AS-BUILT" DRAWINGS - AS-BUILTS ARE REQUIRED TO BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR. THEREFORE,IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTRACT WITH A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA FOR THE PREPARATION,FIELD LOCATIONS,CERTIFICATION,AND SUBMITTAL OF AS-BUILT DRAWINGS.

10."AS-BUILT" RECORD DATA AND INFORMATION SHALL BE MAINTAINED BY THE CONTRACTOR.RECORD DRAWINGS SHALL BE SUPPLIED TO THE ENGINEER.

11.THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL SURVEY AND PROPERTY MONUMENTS.IF A MONUMENT IS DISTURBED,THE CONTRACTOR SHALL CONTRACT WITH THE SURVEYOR OF RECORD FOR REINSTALLATION OF THE MONUMENT.

12.ALL DEBRIS RESULTING FROM ALL ACTIVITIES SHALL BE DISPOSED OF OFF-SITE BY CONTRACTOR ON A DAILY BASIS.

13.ALL EXCESS SUITABLE AND UNSUITABLE MATERIALS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR UNLESS DIRECTED OTHERWISE BY THE ENGINEER.

14.ALL EXISTING TREES LISTED TO REMAIN SHALL BE PRESERVED AND PROTECTED.

15.THE LOCATION OF ALL EXISTING UTILITIES,STRUCTURES,AND IMPROVEMENTS ON THE DRAWINGS ARE BASED ON LIMITED INFORMATION AND MAY NOT HAVE BEEN FIELD VERIFIED.THE LOCATIONS ARE APPROXIMATE.THE CONTRACTOR SHALL NOTIFY RESPECTIVE UTILITY OWNERS AND FIELD VERIFY LOCATIONS OF EXISTING UTILITIES AND OTHER IMPROVEMENTS PRIOR TO COMMENCING ANY CONSTRUCTION.IF THE LOCATIONS SHOWN ARE CONTRARY TO ACTUAL FIELD LOCATIONS,THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF THE DISCREPANCY.THE DISCREPANCY SHOULD BE RESOLVED PRIOR TO COMMENCING CONSTRUCTION.THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN AREAS NEAR EXISTING UTILITY IMPROVEMENTS AND SHALL BE RESPONSIBLE FOR REPAIRS OR PAYMENTS FOR ALL DAMAGE MADE TO EXISTING UTILITIES OR OTHER IMPROVEMENTS.PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION,THE CONTRACTOR SHALL VERIFY ALL GRADES, INVERTS,AND TYPE OF MATERIAL OF EXISTING UTILITIES TO WHICH THEY SHALL CONNECT.

16.THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER ON ALL MATERIALS,FOR REVIEW AND APPROVAL,PRIOR TO PURCHASE OR CONSTRUCTION OF ANY UTILITY OR STRUCTURE.

17A.UNSUITABLE MATERIALS UNDER WATER,SEWER,OR STORM PIPE AND/OR STRUCTURES SHALL BE REMOVED AND REPLACED WITH SELECTED BACKFILL COMPACTED TO 98% OF IT'S MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D1557).

17B. ALL FINISH FLOORS SHOWN ON THE PLANS ARE MINIMUM ELEVATIONS

18.ALL WATER & SEWER CONSTRUCTION SHALL BE ACCOMPLISHED BY AN UNDERGROUND UTILITY CONTRACTOR LICENSED UNDER THE PROVISIONS OF CHAPTER 489 FLORIDA STATUTES.

19.WHEN DEWATERING CAPACITY REQUIRES A PERMIT (CUP)IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE PERMIT THROUGH THE ST.JOHNS RIVER WATER MANAGEMENT DISTRICT.

20.WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SANITARY HAZARD.THE DISTANCE SHALL BE MEASURED EDGE TO EDGE.WHERE PARALLEL WATER AND SEWER MAINS HAVE LESS THAN 10 FOOT HORIZONTAL SEPARATION,20 FOOT LENGTHS OF C900 (DRIB)WATER QUALITY PIPE SHALL BE USED WITH THE JOINTS STAGGERED AT 10 FOOT INTERVALS.THE PIPES SHALL BE PLACED IN SEPARATE TRENCHES WITH THE WATER MAIN AT LEAST 18 INCHES ABOVE THE SEWER.

21.WATER MAINS CROSSING SANITARY HAZARDS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER MAIN.WHERE WATER AND SEWER MAINS CROSS WITH BETWEEN 18 INCHES AND 6 INCHES OF VERTICAL CLEARANCE,A 20 FOOT SECTION OF C900 (DRIB)WATER QUALITY PIPE SHALL BE CENTERED ON THE POINT OF THE CROSSING.THE CONTRACTOR SHALL FIELD VERIFY THE VERTICAL SEPARATION.THE MINIMUM SEPARATION BETWEEN WATER AND SEWER PIPES IS TO BE 6 INCHES OUTSIDE DIAMETER TO OUTSIDE DIAMETER.

22.NO WATER MAIN PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SEWER MANHOLE.

23.BLANK

24.TRACER WIRE SHALL BE PROVIDED ON ALL WATER MAINS AND FORCE MAINS.TRACER WIRE SHALL BE A MINIMUM OF 14 GUAGE SOLID COPPER WIRE,COATED,AND SUITABLE FOR BURIAL.WIRE SHALL BE ATTACHED DIRECTLY TO TOP OF PIPE AND BROUGHT INTO EACH VALVE BOX AND COILED TO ALLOW FOR EASY ACCESS AND EXTENSION ABOVE FINISHED GRADE FOR ATTACHMENT OF LOCATING EQUIPMENT.

25.ALL PIPE LENGTHS ARE APPROXIMATE DIMENSIONS,ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED TO CONFORM WITH TYPICAL SECTIONS AND DETAILS AS SHOWN ON THE MISCELLANEOUS DETAILS SHEET AND IN ACCORDANCE WITH THE SPECIFICATIONS.

26.ALL UNDERGROUND UTILITIES MUST BE INSTALLED PRIOR TO PREPARATION OF SUBGRADE FOR PAVEMENT.

27.GRADES SHOWN ON PLANS ARE EDGE OF PAVEMENT FINISHED GRADES UNLESS OTHERWISE NOTED.

28.SHOULD THE SURFACE OR SUBSURFACE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS,THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.

29. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE SEEDED AND MULCHED UNLESS OTHERWISE SPECIFICALLY STATED.

30.THE CONTRACTOR IS RESPONSIBLE FOR THE CONTROL OF SEDIMENT-LADEN RUNOFF RESULTING FROM STORM EVENTS DURING THE CONSTRUCTION PHASE.EROSION CONTROL FACILITIES SHOULD BE INSTALLED EARLY DURING THE CONSTRUCTION PERIOD SO AS TO PREVENT THE TRANSPORT OF SEDIMENT INTO SURFACE WATERS.RE-VEGETATION AND STABILIZATION OF DISTURBED AREAS SHOULD BE ACCOMPLISHED IMMEDIATELY TO REDUCE THE POTENTIAL FOR FURTHER SOIL EROSION.

31. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND COUNTY/CITY BEFORE COMMENCING WORK.

32.MINIMUM COVER OVER PIPES SHALL BE 36" UNLESS OTHERWISE INDICATED.

33.ALL UNDERGROUND UTILITY COMPANIES SHALL BE CONTACTED AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.

34.IN ADDITION TO THE SPECIFICATIONS AND DETAILS PROVIDED FOR THIS CONTRACT,THE CITY OF FERNANDINA BEACH STANDARD DETAILS AND SPECIFICATIONS (LATEST REVISION)SHALL ALSO BE USED FOR ANY ITEMS NOT COVERED.IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A SET OF STANDARD DETAILS AND SPECIFICATIONS FROM THE CITY OF FERNANDINA BEACH.

35.BACKFILL MATERIAL SHALL BE COMPACTED TO 100% (2%) PER CITY OF FB REQUIREMENTS UNDER EXISTING AND PROPOSED ROADWAYS.

36.NO FIELD CHANGES OR DEVIATIONS FROM DESIGN TO BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER.

37.STATIONING REFERS TO THE CENTERLINE OF THE ROADWAY EXCEPT AS NOTED ON PLANS.WHERE PAVEMENT SPLITS, THE STATIONING FOLLOWS THE INSIDE EDGE OF PAVEMENT UNTIL ROADWAY TRANSITIONS BACK TO THE TYPICAL ROADWAY SECTION

38.ALL CONSTRUCTION,MATERIAL,AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH CITY OF FB AND COUNTY STANDARDS.

WATER NOTES

1.WATER MAINS SHALL HAVE A MINIMUM OF 36" COVER UNDER PAVEMENT OR 30" COVER FROM FINISHED GRADE UNLESS OTHERWISE SHOWN.ALL WATER MAINS SHALL BE FLUSHED IN ACCORDANCE WITH,AND UNDER THE DIRECTION OF THE UTILITY COMPANY.

2.THRUST RESTRAINTS ARE REQUIRED IN ACCORDANCE WITH UTHE UTILITY COMPANY STANDARDS WHERE WATER MAINS ARE TERMINATED AND AT ALL BENDS AND TEES.

3.TIE RODS SHALL BE INSTALLED ON ALL VALVES LOCATED AT FITTINGS.ALL 10" AND LARGER VALVES AND LARGER SHALL REQUIRE (4)TIE RODS. MEGA LUG JOINT RESTRAINTS MAY BE USED IN LIEU OF THRUST BLOCKS OR TIE RODS.

4.UNLESS OTHERWISE NOTED,WATER MAINS ARE TO BE PVC DRIB,DR-25,C-900 (BLUE),CLASS 150.

5.ALL WATER MAINS SHALL BE BACTERIOLOGICAL AND PRESSURE TESTED IN ACCORDANCE WITH AWWA C-600.NO CONNECTION TO EXISTING POTABLE WATER SYSTEM SHALL BE ALLOWED UNTIL ALL PROPOSED WATER MAINS HAVE BEEN PRESSURE TESTED,DISINFECTED,AND CLEARED FOR SERVICE.THE UTILITY COMPANY'S AUTHORIZED REPRESENTATIVE MUST BE NOTIFIED 48 HOURS PRIOR TO PERFORMING THE PRESSURE TEST AND MUST BE PRESENT.

6.THE CONTRACTOR SHALL AVOID SERVICE INTERRUPTIONS AND MAINTAIN ANY EXISTING WATER SERVICE TO MEET THE SYSTEM DEMANDS AT ALL TIMES.THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION OF AFFECTED CUSTOMERS OF THE UTILITY A MINIMUM OF 48 HOURS IN ADVANCE OF ANY INTERRUPTION OF SERVICE.BOIL WATER NOTICES SHALL BE DELIVERED IN ACCORDANCE WITH THE UTLITY COMPANY BOIL WATER NOTICE REQUIREMENTS.

7.ALL MAIN FLUSHING POINTS SHALL BE SAME SIZE AS MAIN UP TO 8 INCH WATER MAINS.FLUSHING POINTS FOR MAINS LARGER THAN 8 INCH SHALL BE REDUCED TO 8 INCH.

8.ALL WATER MAINS SHALL BE DISINFECTED USING LIQUID CHLORINE OR HYPOCHLORITES IN ACCORDANCE TO AWWA C651-86. WATER IN MAIN SHALL MAINTAIN A CHLORINE RESIDUAL OF 50 MG/L FOR A MINIMUM OF 24 HOURS.WATER MAIN SHALL NOT BE PLACED IN SERVICE UNTIL CLEARANCE HAS BEEN PROVIDED BY THE APPROPRIATE REGULATING AGENCY AND UNITED WATER FLORIDA.

9.IF SOLVENT CONTAMINATION IS FOUND IN THE PIPE TRENCH,WORK SHALL BE STOPPED AND THE PROPER AUTHORITIES NOTIFIED,BASED ON APPROVAL OF THE PERMITTING AGENCY,DUCTILE IRON PIPE,FITTINGS,AND SOLVENT RESISTANT GASKET MATERIAL SUCH AS FLUOROCARBON SHALL BE USED IN THE CONTAMINATED AREA.THE DUCTILE IRON PIPE SHALL EXTEND AT LEAST 100 FEET BEYOND ANY SOLVENT NOTED.ANY CONTAMINATED SOIL THAT IS EXCAVATED SHALL BE PLACED ON AN IMPERMEABLE MAT AND COVERED WITH A WATER PROOF COVERING.THE PROPER AUTHORITIES WILL BE NOTIFIED AND THE CONTAMINATED SOIL HELD FOR PROPER DISPOSAL.

10.2" FLUSHING HYDRANTS SHALL BE INSTALLED AT ALL DEAD END LINES AND MAIN LINE STUB-OUTS.

11.A SEPARATE WATER SERVICE SHALL BE REQUIRED FOR EACH UNIT SERVED AND SHALL BE INSTALLED 3 FEET EITHER SIDE OF PROPERTY LINE.ALL WATER SERVICES SHALL BE MARKED WITH A "W" ETCHED ON THE CURB.ALL VALVES SHALL BE MARKED WITH A "V" ETCHED ON THE CURB.

12.ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY COMPANY'S STANDARDS.

13.ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED AT THE CONSUMER'S METER OR AT THE PROPERTY LINE WHEN A METER IS NOT USED.

14.BACKFLOW PREVENTION ASSEMBLIES SHALL BE TESTED BY A STATE OF FLORIDA LICENSED BACKFLOW TECHNICIAN.TEST RESULTS SHALL BE SUBMITTED TO AND APPROVED BY THE UTILITY COMPANY PRIOR TO ACCEPTANCE OF INSTALLATION.

15.MAXIMUM DEPTH ON WATER SERVICES TO METER TO BE 36".

INDEX

SHEET	DESCRIPTION
	ALL PERMITTING AGENCIES
1	COVER SHEET
2	INDEX SHEET
3	PREDEVELOPMENT/DEMOLITION PLAN
4	LOT LAYOUT PLAN
5	POST-DEVELOPMENT DRAINAGE PLAN
6	LOT GRADING PLAN
7	PLAN AND PROFILE SHEET KEY
8-11	PLAN AND PROFILE SHEETS
12	TREE RETENTION/REMOVAL PLAN
13	MISCELLANEOUS DETAILS
14	WATER DETAILS
15	SEWER DETAILS

FIRE NOTES

1.WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED,COMPLETED,AND IN SERVICE PRIOR TO COMMENCING CONSTRUCTION WORK ON ANY STRUCTURE.(NFPA 1,16.4.3.1.3,2009 EDITION)

2.CLEARANCES OF SEVEN AND ONE HALF FEET (7 FT-6 IN.) IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANT,WITH A FOUR FOOT CLEARANCE TO THE REAR OF THE HYDRANT.(NFPA 1,18.3.4.1,2009)

3.NEW FIRE HYDRANT(S) SHALL BE INSTALLED SO THAT POSITIONED NOT MORE THAN 7 FEET 6 INCHES AWAY FROM CURB OR BERM OF THE ROADWAY.

SEWER NOTES

1.THE CONTRACTOR SHALL PROVIDE,TO THE ENGINEER OF RECORD ,A SCHEDULE OF INVERT ELEVATIONS OF ALL SANITARY MANHOLES PRIOR TO THE PLACEMENT OF THE LIME ROCK BASE COURSE.THIS SCHEDULE TO BE PROVIDED BY THE REGISTERED LAND SURVEYOR SUBMITTING THE "AS-BUILT" DRAWINGS FOR THIS PROJECT.

2.SANITARY SEWER SERVICES SHALL BE 6"PVC WITH A MINIMUM SLOPE OF 0.006 FEET PER FOOT AND SHALL BE TERMINATED AT THE RIGHT-OF-WAY LINE WITH A DEPTH OF 24" TO 48" FROM THE FINAL FINISHED GRADE OF THE DEVELOPED LOTS.DEPTHS GREATER THAN 48" FROM FINAL FINISHED GRADE SHALL BE READJUSTED BY THE DEVELOPER AT HIS COST.

3.GRAVITY SEWER TO BE CLEANED & TV TESTED BY DEVELOPER AT DEVELOPER'S EXPENSE

4.ALL MANHOLE FRAMES AND COVERS TO BE ADJUSTED TO FINAL FINISHED GRADE.

5.A SEPARATE SEWER SERVICE (6" MIN.) SHALL BE PROVIDED TO THE RIGHT-OF-WAY FOR EACH LOT BEING SERVED.AN "S" SHALL BE ETCHED INTO THE CURB DIRECTLY OVER EACH SERVICE LINE OR IN THE STREET SIDE OF A SIDEWALK IN LINE WITH THE CLEANOUT.

6.GRAVITY SEWER TO BE GREEN IN COLOR

7.NEW GRAVITY SEWER SYSTEM SHALL BE PLUGGED AT NEAREST EXISTING DOWNSTREAM MANHOLE AND SHALL NOT BE REMOVED WITHOUT AUTHORIZATION FROM THE UTLITY COMPANY.EXISTING MANHOLES TO BE COREBORED AND ARRANGEMENTS MADE TO BE REFURBISHED WITH COMPATIBLE MATERIALS IF THE EXISTING MANHOLE IS ALLOWED TO BE USED.

8.FINISHED FLOOR ELEVATIONS SHALL BE GREATER (HIGHER)THAN THE ELEVATION OF THE MANHOLE NEAREST THE SERVICE LATERAL IN ORDER TO AVOID A POTENTIAL BACKUP OF SEWERAGE IN THE HOUSE OR BUILDING.

9.FORCE MAIN MUST PASS A PRESSURE TEST PRIOR TO ACCEPTANCE OF THE SYSTEM.THE PRESSURE TEST SHALL COMPLY WITH AWWA C-600 SECTION 4,) STANDARD FOR HYDROSTATIC TESTING.PRESSURE TEST MUST BE WITNESSED AND APPROVED BY AN AUTHORIZED UTLITY COMPANY REPRESENTATIVE.

10.ALL GRAVITY SEWER PIPE TO A 10 FOOT DEPTH OF COVER SHALL BE SDR-26 PVC PIPE (MINIMUM).GRAVITY SEWER PIPE WITH COVER OF 15 FEET (AND IN EASEMENTS) AND GREATER SHALL BE C900 - DRIB. JOINT SHALL BE OF THE BELL AND SPIGOT TYPE AND MEET THE REQUIREMENTS OF THE PIPE REFERRED BEING USED.

11.WHEN A PROPERTY LINE CAN NOT BE DEFINED,THE SEWER CLEANOUT SHALL BE PLACED IN AN UNPAVED AREA AT A DISTANCE NO GREATER THAN 30 FEET FROM THE SEWER MAIN.

12.NOTE: DR-18 TO BE USED ON SEWER LINE CROSSING WHERE STORM DRAIN IS WITHIN 24 INCHES ABOVE GRAVITY ALSO JOINT TO BE CENTERED AT CROSSING

13.ALL MANHOLES TO HAVE MINIMUM 24" HINGED RING AND COVER EAST JORDAN OR APPROVED EQUIVALENT

14.SEWER PLUGS USED DURING THE CONSTRUCTION OR CONNECTION TO A SYSTEM SHALL HAVE THE CONTRACTOR'S NAME PERMANENTLY STAMPED.

15.THE MANHOLE LINER SHALL BE SPECTRA SHIELD OR APPROVED EQUIVALENT.

16.IN ACCORDANCE WITH THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) REQUIREMENTS,LEAKAGE TESTING SHALL BE PERFORMED ON ALL SEGMENTS OF THE SEWER SYSTEM.TESTING MAY INCLUDE APPROPRIATE WATER OR LOW PRESSURE AIR TESTING.TEST METHODS SHALL TAKE INTO CONSIDERATION THE RANGE IN GROUNDWATER ELEVATIONS DURING THE TEST AND ANTICIPATED DURING THE DESIGNED LIFE OF THE SEWER.NO LEAKAGE ALLOWED IN SYSTEM.

17.RESTRAINT JOINTS TO BE USED THROUGHOUT ON FORCE MAIN

18. ALL FORCE MAIN TO BE PVC (DR-18)

LEGEND

- EXISTING VALVE
- WM — EXISTING WATER LINE
- SAN — EXISTING SANITARY SEWER
- EXISTING FIRE HYDRANT
- SAN — PROPOSED SANITARY SEWER
- WM — PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- EXISTING EDGE OF PAVEMENT
- EXISTING PROPERTY LINE
- 15.3 — PROPOSED SPOT ELEVATION
- S-5 — DRAINAGE STRUCTURE
- P-1 — PIPE
- 15.0 — PROPOSED CONTOUR
- PROPOSED EDGE OF PAVEMENT
- PROPOSED PROPERTY LINE
- PROPOSED R.O.W. LINE
- 16 — EXISTING CONTOUR

No.	By	Date	Revision
K			
J			
I			
H			
G			
F			
E			
D	NG	3/9/18	REVISED PER COFB COMMENTS
C	NG	2/22/18	REVISED ROADWAY ORIENTATION
B	BM	1/16/18	REVISED PER COFB COMMENTS
A	BM	12/18/17	REVISED PER SJRWMD,COFB COMMENTS

Scale: NONE
Project Mgr: NG
Designed by: NG
Drawn by: BM
QA/QC: AG

Gillette & Associates, Inc.
20 South 4th Street
Fernandina Beach, FL 32034

Certificate of Authorization No. 9332

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GILLETTE & ASSOCIATES, INC
20 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034
PHONE: (904) 261-8819

AMELIA BLUFF

AMELIA BLUFF LLC

INDEX SHEET

Registered Professional

SHEET NO. IN-1
2 of 15
Issue Date March 9, 2018
Project No. 17-10.27

$$FileName$$ $$Time$$ $$Date$$

NOTES:

PROJECT ACREAGE: 15.34 ACRES

30 NEW SINGLE FAMILY LOTS

PROPERTY ZONED: RI

FLUM DESIGNATION: LOW DENSITY RESIDENTIAL & CONSERVATION

PROPOSED DENSITY: 1.96 DUA

No.	By	Date	Revision
K			
J			
I			
H			
G			
F			
E			
D	NG	3-9-18	REVISED PER COFB COMMENTS
C	NG	2-22-18	REVISED ROADWAY ORIENTATION
B	BM	1-16-18	REVISED PER COFB COMMENTS
A	BM	12-18-17	REVISED PER SJRWMD/COFB COMMENTS

Scale: 1" = 60'
Project Mgr: NG
Designed by: NG
Drawn by: BM
QAQC: AG

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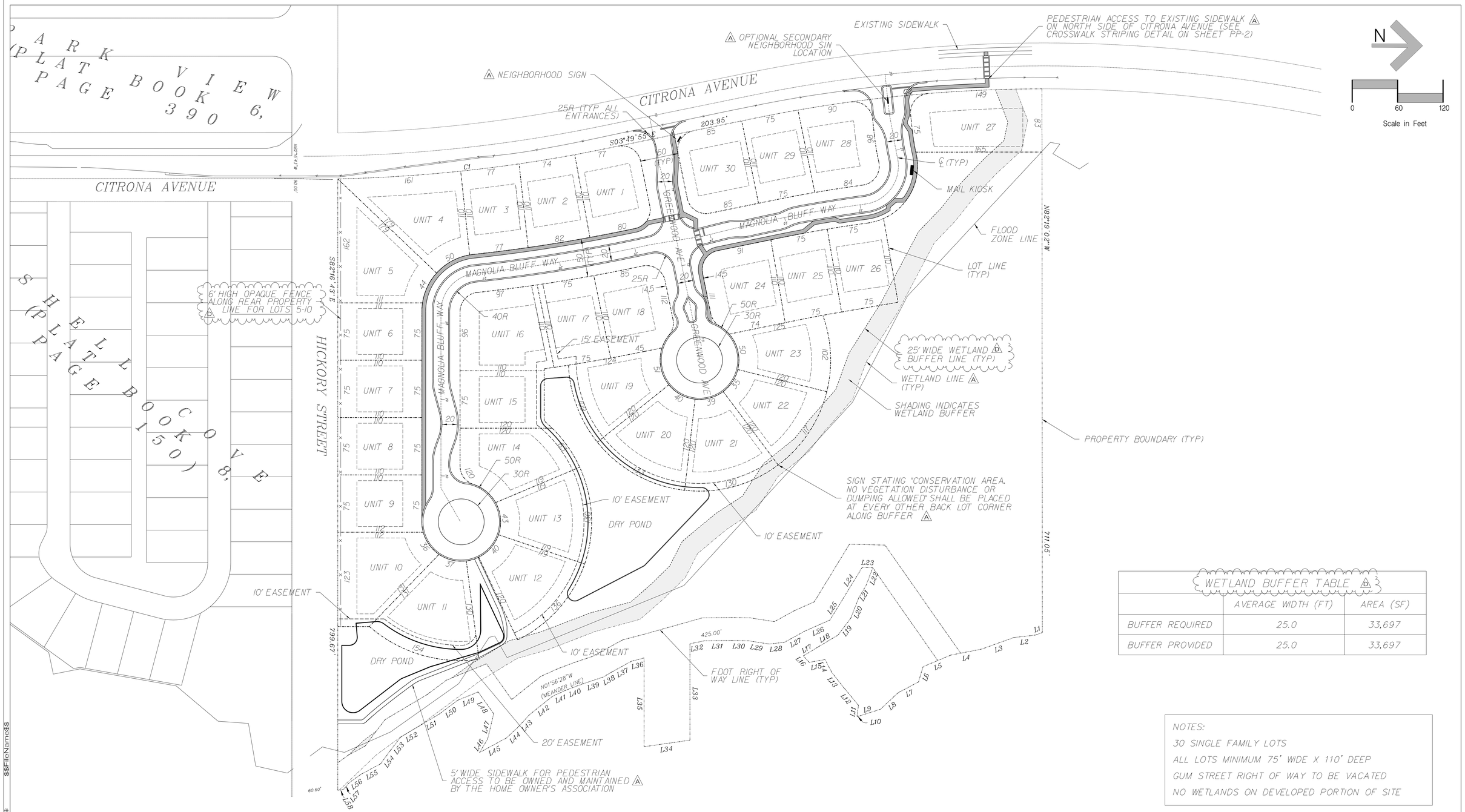
PRE-DEVELOPMENT DRAINAGE PLAN

Registered Professional

SHEET NO. PRE-1
3 of 15
Issue Date: March 9, 2018
Project No.: 17-10.27

$$FileName$$ $$time$$ $$date$$



WETLAND BUFFER TABLE		
	AVERAGE WIDTH (FT)	AREA (SF)
BUFFER REQUIRED	25.0	33,697
BUFFER PROVIDED	25.0	33,697

NOTES:
30 SINGLE FAMILY LOTS
ALL LOTS MINIMUM 75' WIDE X 110' DEEP
GUM STREET RIGHT OF WAY TO BE VACATED
NO WETLANDS ON DEVELOPED PORTION OF SITE

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J			
I			
H			
G			
F			
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AMELIA BLUFF

AMELIA BLUFF LLC

LOT LAYOUT PLAN

Registered Professional

SHEET NO.
LLP-1
4 of 15

Issue Date
March 9, 2018

Project No.
17-10.27

$$FileName$$
$$Time$$
$$Date$$

NOTE:
ALL FINISHED FLOOR ELEVATIONS LISTED ARE FOR THE LOWEST FLOOR OF THE STRUCTURE. THIS MAY INCLUDE THE GARAGE IF IT IS ENCLOSED.

* SEE SHEET DT-1 FOR DETAILS FOR STRUCTURES S-DROP 1 & S-DROP 2

STRUCTURE TABLE

	NAME	TYPE	TOP/ INLET ELEV.	INVERT ELEVATION N	S	E	W
	S-1	CURB INLET	12.68	9.08	–	–	–
	S-2	CURB INLET	12.68	–	9.04	9.04	–
	S-3	MANHOLE	11.82	9.09	–	–	8.59
	S-4	CURB INLET	11.67	–	8.01	6.51	–
	S-5	TYPE C INLET	10.00	–	–	–	6.46
	S-6	CURB INLET	18.09	14.74	–	–	–
	S-7	CURB INLET	18.09	–	14.69	12.44	–
	S-8	CURB INLET	15.26	11.89	11.64	–	–
	S-9	CURB INLET	15.26	11.54	11.04	–	11.53
	S-10	MANHOLE	13.84	10.87	–	8.12	–
	S-11	TYPE C INLET	11.50	–	–	–	7.97
	S-12	CURB INLET	15.26	–	11.91	–	–
	S-13	CURB INLET	15.26	11.84	–	11.59	–
	S-14	MES	–	–	–	–	–
	S-15	MES	–	–	–	–	–
*	S-DROP 1	DROP STR	11.83	–	–	8.50	–
	S-OUT 1	MES	–	–	–	–	4.00
*	S-DROP 2	DROP STR	13.85	–	–	10.50	–
	S-OUT 2	MES	–	–	–	–	7.00

PIPE TABLE

NAME	FROM	TO	SIZE	LENGTH	MATERIAL
P-1	S-1	S-2	18"	27'	RCP
P-2	S-2	S-3	18"	307'	RCP
P-3	S-3	S-4	18"	54'	RCP
P-4	S-4	S-5	36"	87'	HDPE
P-6	S-6	S-7	15"	27'	RCP
P-7	S-7	S-8	15"	292'	RCP
P-8	S-8	S-9	18"	68'	RCP
P-9	S-9	S-10	24"	172'	RCP
P-10	S-10	S-11	24"	151'	RCP
P-12	S-12	S-13	15"	40'	RCP
P-13	S-13	S-9	18"	40'	RCP
P-14	POND 1	POND 2	12"	118'	HDPE
P-DROP 1	S-DROP 1	S-OUT 1	15"	52'	HDPE
P-DROP 2	S-DROP 2	S-OUT 2	15"	30'	HDPE

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AMELIA BLUFF

AMELIA BLUFF LLC

POST-DEVELOPMENT DRAINAGE PLAN

Registered Professional

SHEET NO.
DR-1
5 of 15

Issue Date
March 9, 2018

Project No.
17-10.27

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J			
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AMELIA BLUFF LLC

LOT GRADING PLAN

Registered Professional

SHEET NO.
GR-1
6 of 15

Issue Date
March 9, 2018

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17-10.27

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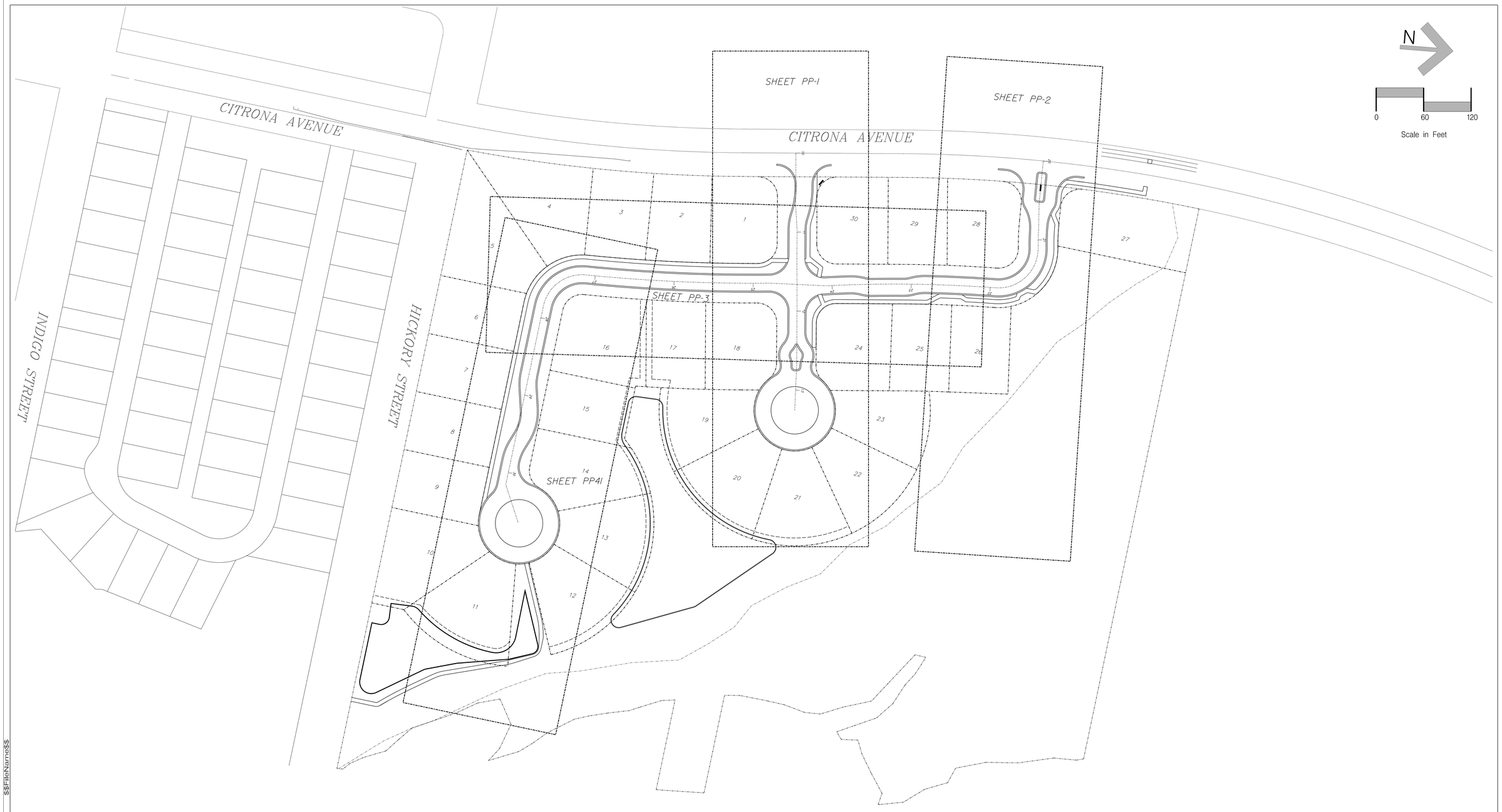

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AMELIA BLUFF

AMELIA BLUFF LLC

PLAN AND PROFILE
SHEET KEY

Registered Professional

SHEET NO.
KEY-1
7 of 15

Issue Date
March 9, 2018

Project No.
17-10.27

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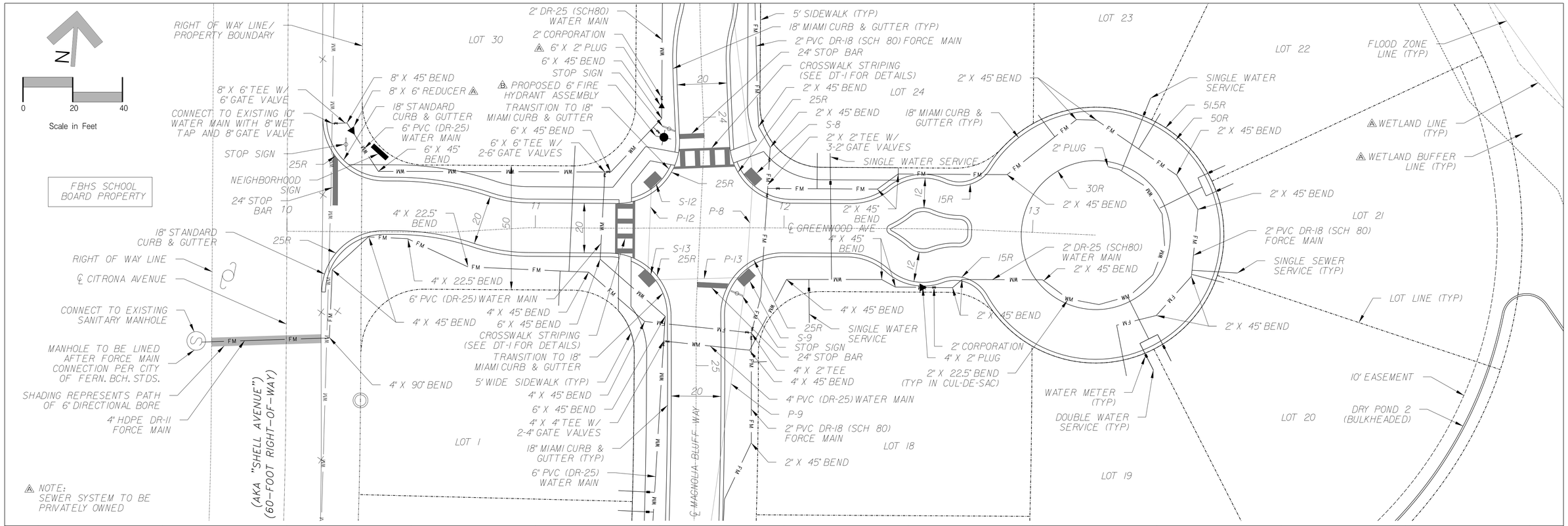

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AMELIA BLUFF

AMELIA BLUFF LLC

GREENWOOD AVE
PLAN AND PROFILE

Registered Professional

SHEET NO.
PP-1
8 of 15

Issue Date
March 9, 2018
Project No.
17-10.27

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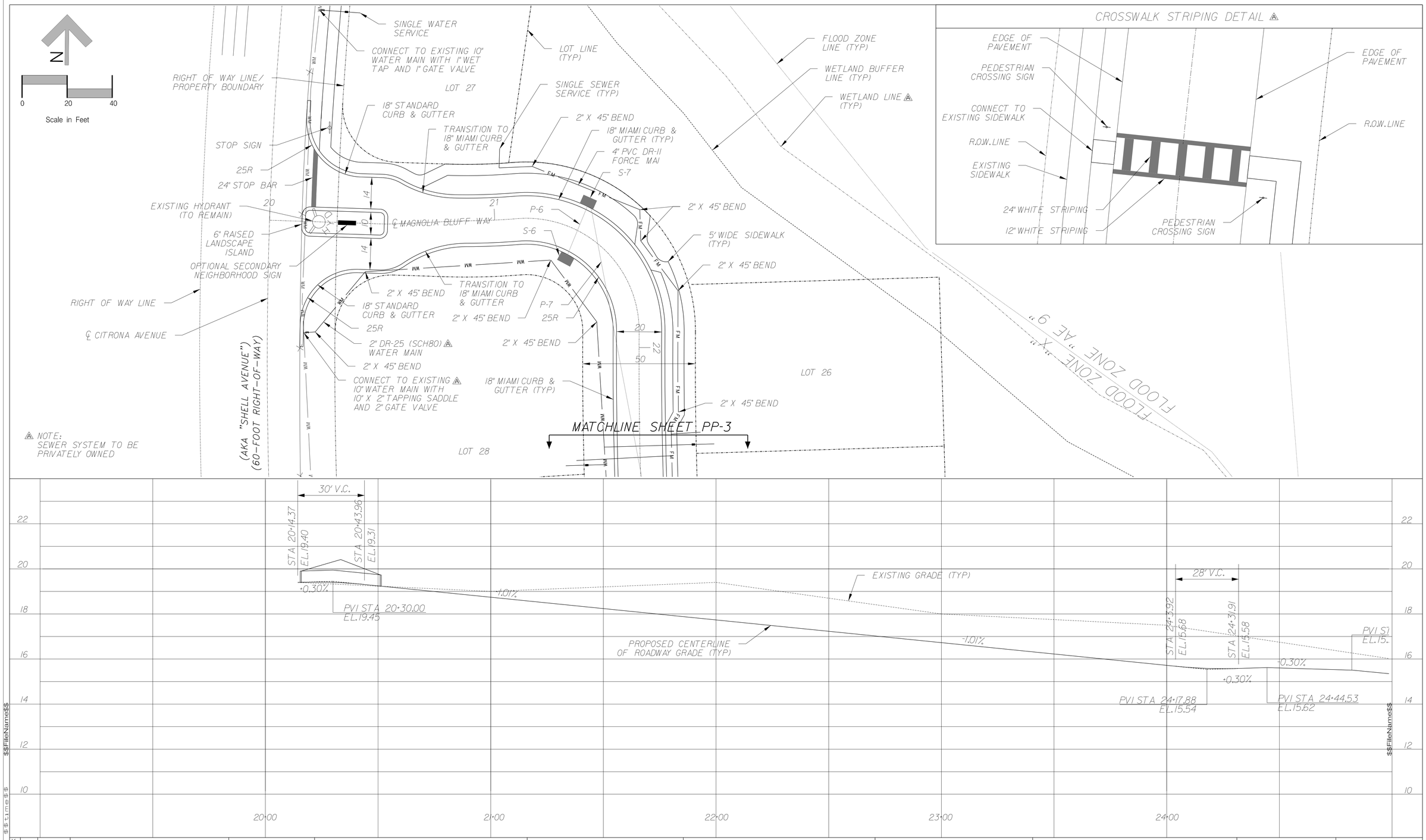

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AMELIA BLUFF

AMELIA BLUFF LLC

MAGNOLIA BLUFF WAY
PLAN AND PROFILE

Registered Professional

SHEET NO.
PP-2
9 of 15

Issue Date
March 9, 2018
Project No.
17-10.27

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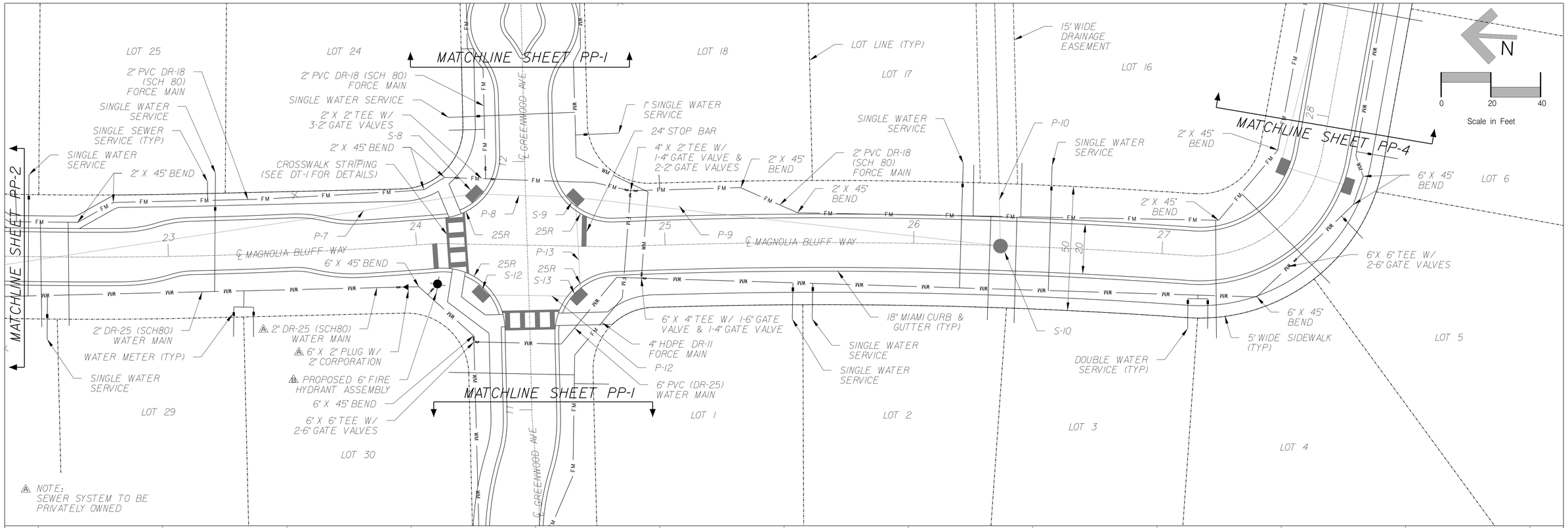
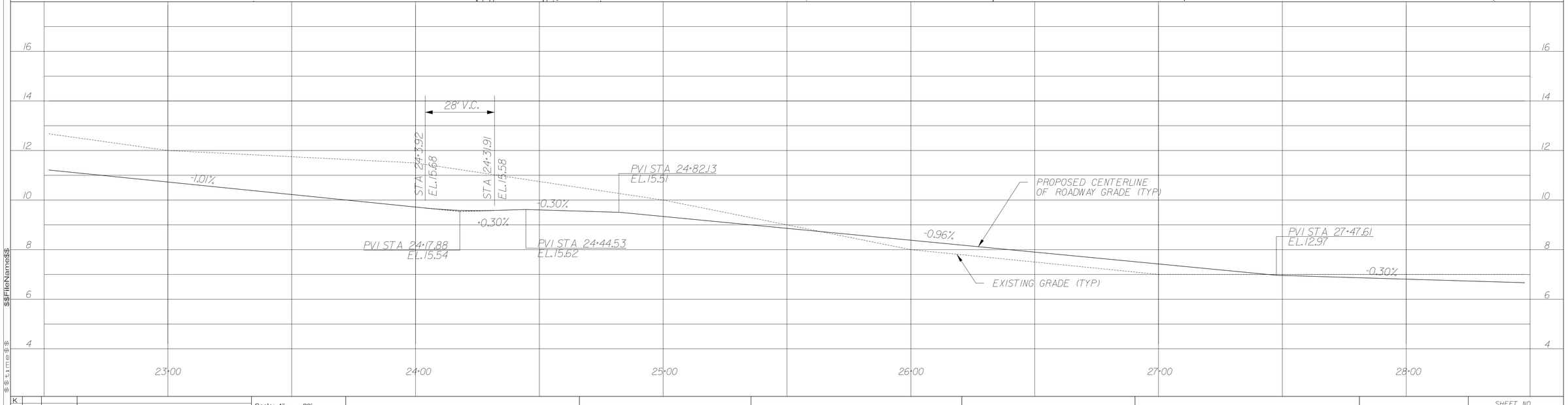
$$date$$





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MAGNOLIA BLUFF WAY
PLAN AND PROFILE

Registered Professional

SHEET NO.
PP-3
10 of 15

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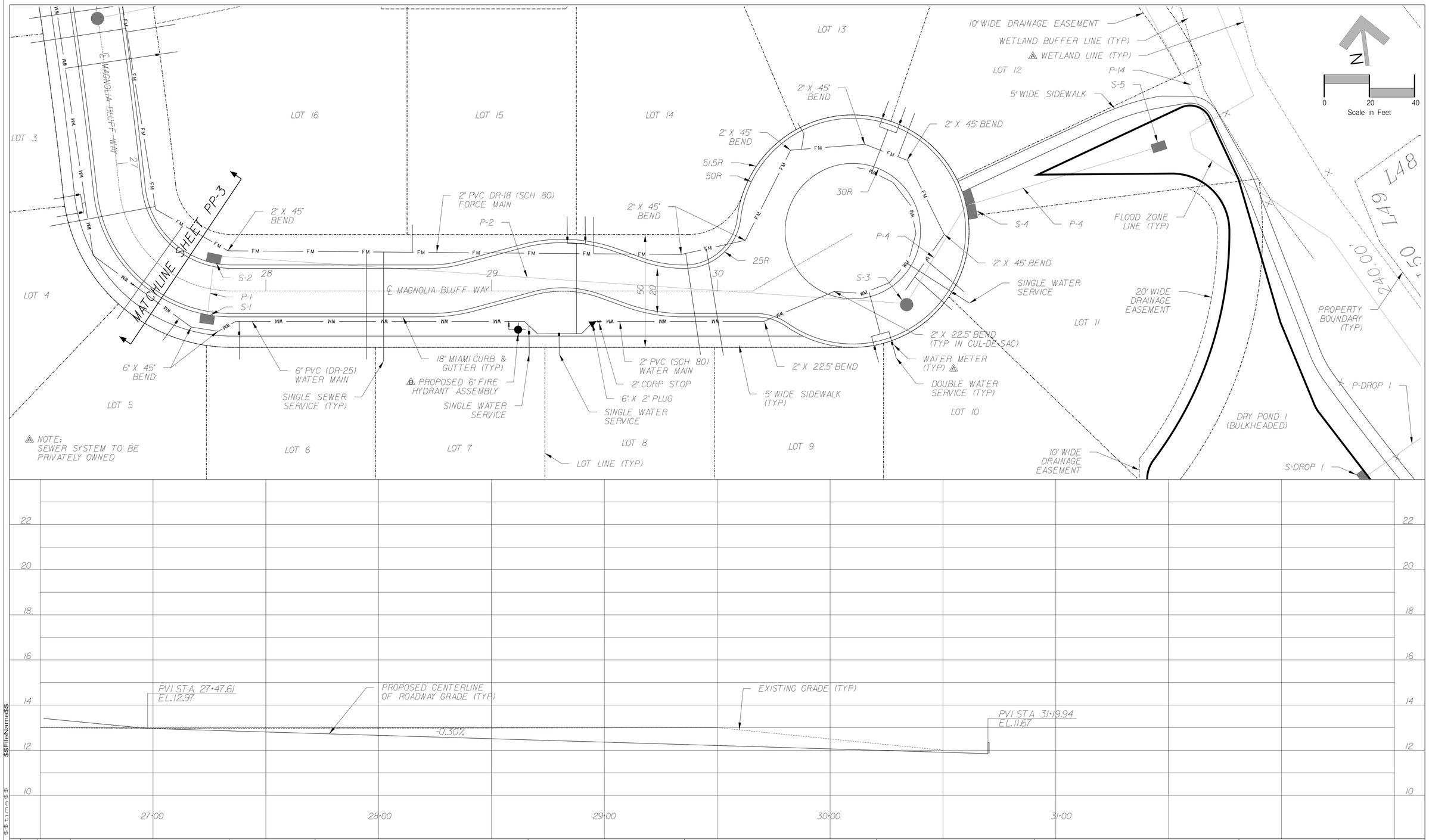

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AMELIA BLUFF LLC

MAGNOLIA WAY
PLAN AND PROFILE

Registered Professional

SHEET NO.
PP-4
11 of 15

Issue Date
March 9, 2018
Project No.
17-10.27

$$FileName$$
$$time$$
$$date$$

N

0 60 120

Scale in Feet

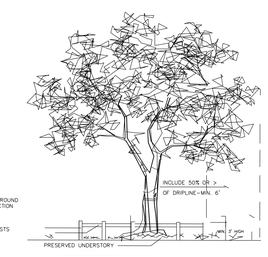
LEGEND

TREE PROTECTION BARRICADE

INDICATES TREE TO BE RETAINED

X INDICATES TREE TO BE REMOVED

INDICATES PROPOSED STREETLIGHT (8)



IN GENERAL NO FILLING , EXCAVATION , TREE REMOVAL , CONSTRUCTION , CLEARING , OR MACHINERY
NOT TO SCALE

TREE PROTECTION DETAIL/SILT FENCE

NOTE TO CONTRACTOR :

REQUIRED TREE PROTECTION BARRICADES MUST REMAIN INTACT THROUGHOUT CONSTRUCTION. ENCROACHMENT INTO OR FAILURE TO MAINTAIN TREE BARRICADES WILL RESULT IN ENFORCEMENT ACTION WHICH MAY INCLUDE CITATIONS AND/OR BUILDING/CLEARING PERMIT REVOCATION AS PROVIDED BY COUNTY ORDINANCE

NO TRENCHING OR FILLING
WILL BE PERMITTED WITHIN THE "NATURAL AREA" WHICH HAS BEEN SO DESIGNATED DUE TO ITS SIGNIFICANT ECOLOGICAL VALUE AND LANDSCAPE AREA CREDIT.

NOTE TO CONTRACTOR :

EACH TREE TO BE TREATED WITH 2-4 OZ OF AGRHIZONE (BIORIL.COM) IN A 16% SOLUTION

RIGHTS OF WAYS/PONDS/OPEN SPACE AREAS ONLY

	COUNT	INCHES
	406	4,611
25% REQUIRED RETENTION	N/A	1,153
TOTAL TREES RETAINED:	161	1,191

38" EXCESS TREES RETAINED - NO MITIGATION REQUIRED

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AMELIA BLUFF LLC

TREE RETENTION/
REMOVAL PLAN

Registered Professional

SHEET NO.
TREE-1

12 of 15

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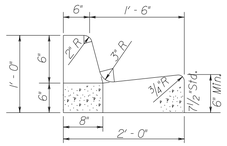
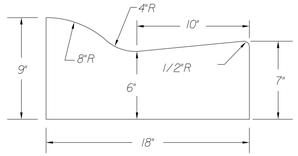
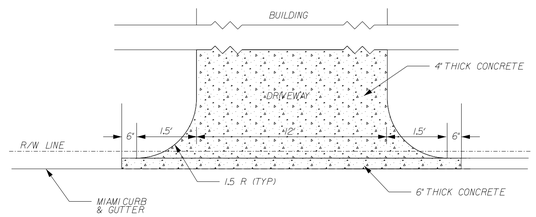


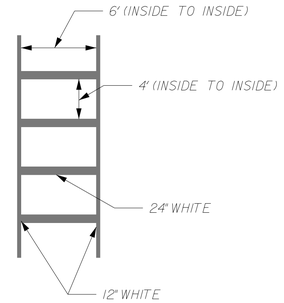
STANDARD CURB & GUTTER



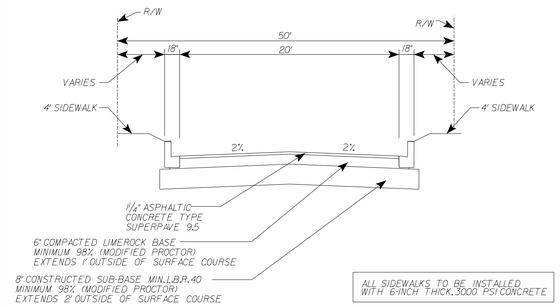
MIAMI CURB & GUTTER



DRIVEWAY CONNECTION DETAIL



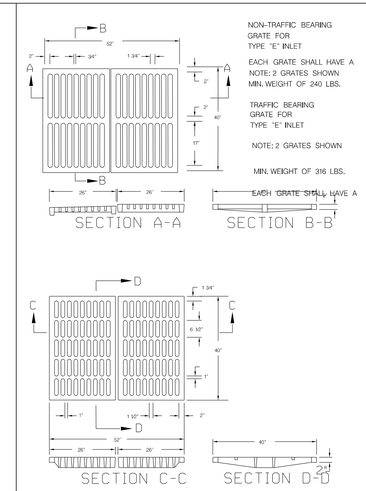
CROSSWALK DETAIL A



NOTES:

1) LOCATION OF SIDEWALK MAY VARY TO AVOID EXISTING TREES
2) 16" STRIP OF SOD TO BE ADDED ALONG BOTH SIDES OF STREET ADJACENT TO THE BACK OF CURB
3) ALL ROADWAY MARKINGS TO BE THERMOPLASTIC

ROADWAY DESIGN TYPICAL SECTION A



NON-TRAFFIC BEARING GRATE FOR TYPE "E" INLET

EACH GRATE SHALL HAVE A NOTE: 2 GRATES SHOWN MIN. WEIGHT OF 240 LBS.

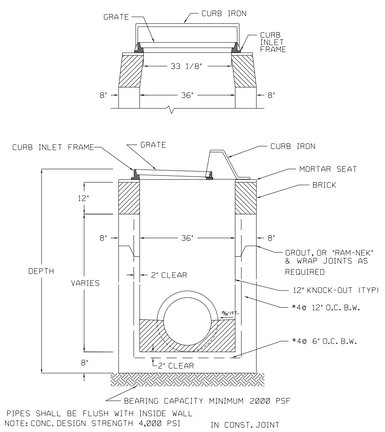
TRAFFIC BEARING GRATE FOR TYPE "E" INLET

NOTE: 2 GRATES SHOWN

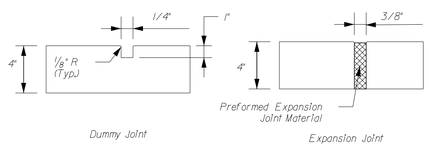
MIN. WEIGHT OF 316 LBS.

EACH GRATE SHALL HAVE A

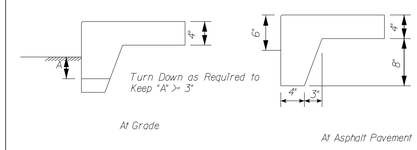
GRATE DETAIL FOR TYPE "E" INLET



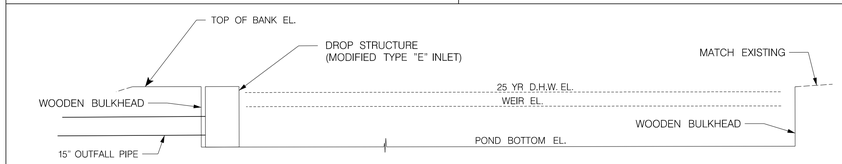
36" CURB INLET



SIDEWALK JOINT DETAILS

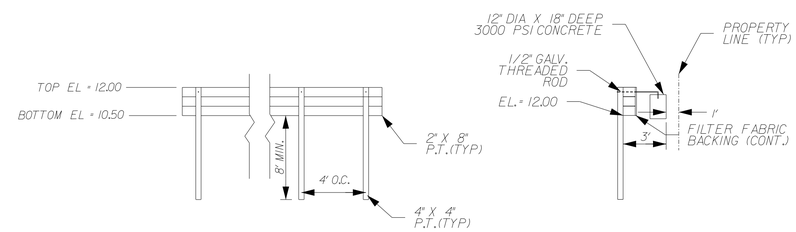


SIDEWALK TURNDOWN DETAILS

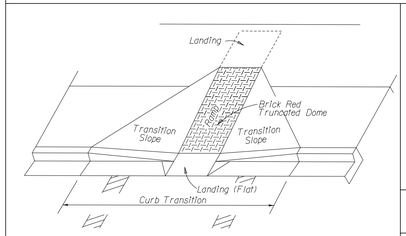


POND	T.O.B. EL.	25 YR D.H.W. EL.	WEIR EL.	WEIR WIDTH	POND BOTTOM EL.
POND 1	12.00	11.91	11.50	10'	10.50
POND 2	12.00	11.91	–	–	10.50

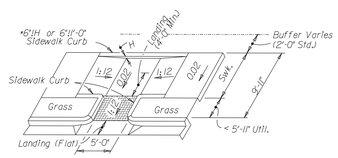
DRY POND CROSS SECTIONS AND DETAILS A



TIMBER RETAINING WALL DETAIL A

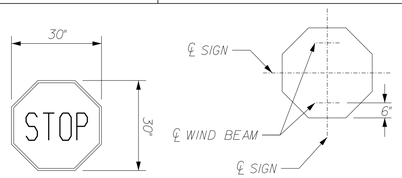


PICTORIAL VIEW



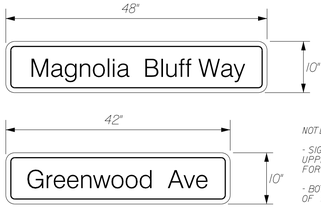
SIDEWALK W/ 5' UTILITY STRIP

ADA CROSSWALK DETAIL



NOTE: BOTTOM OF SIGN TO BE MOUNTED A HEIGHT OF 8' ABOVE GRADE

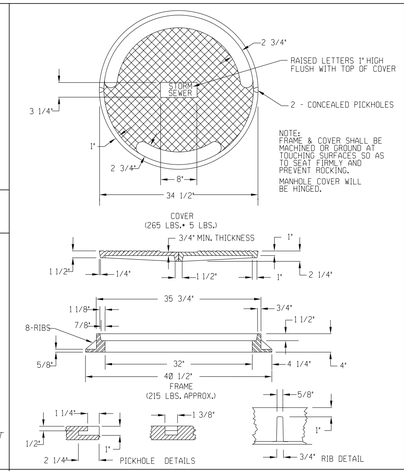
STOP SIGN DETAIL A



NOTES:

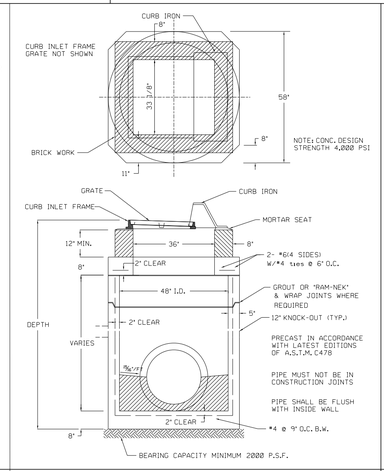
- SIGNS TO USE STANDARD 4" HEIGHT FOR UPPER CASE LETTERING AND 2.5" HEIGHT FOR LOWER CASE LETTERING
- BOTTOM OF SIGN TO BE MOUNTED A HEIGHT OF 9' ABOVE GRADE

STREET NAME SIGN DETAIL A

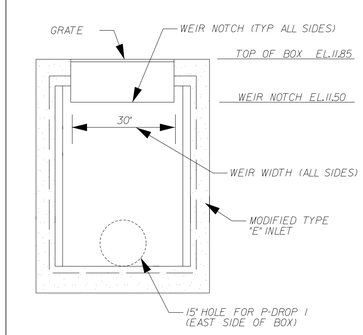


NOTE: FRAME & COVER SHALL BE MACHINED OR GROUND AT TOUCHING SURFACES SO AS TO SEAT FIRMLY AND PREVENT ROCKING. MANHOLE COVER WILL BE HINGED.

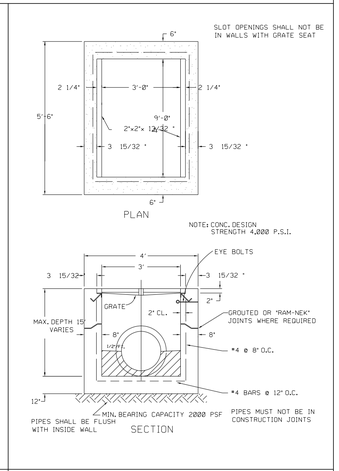
MANHOLE FRAME AND COVER



48" I.D. CURB INLET



STRUCTURE S-DROP 1 DETAIL A



DOUBLE STORM SEWER TYPE "E" INLET

$$FileName$$

No.	By	Date	Revision
K			
J			
I			
H			
G			
F			
E			
D	NG	3918	REVISED PER COFB COMMENTS
C	NG	22218	REVISED ROADWAY ORIENTATION
B	BM	1/16/18	REVISED PER COFB COMMENTS
A	BM	12/18/17	REVISED PER SJRWMD/COFB COMMENTS

Scale: NONE
Project Mgr: NG
Designed by: NG
Drawn by: BM
QA/QC: AG

Gillette & Associates, Inc.
20 South 4th Street
Fernandina Beach, FL 32034

Certificate of Authorization No. 9332

DO NOT SCALE THIS DRAWING – DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"

G & A
GILLETTE & ASSOCIATES, INC
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AMELIA BLUFF

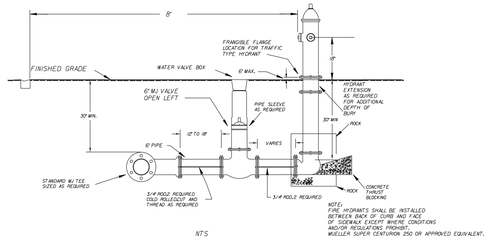
AMELIA BLUFF LLC

MISCELLANEOUS DETAILS

Registered Professional

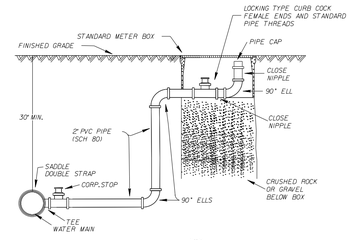
SHEET NO.
DT-1
13 of 15

Issue Date
March 9, 2018
Project No.
17-10.27



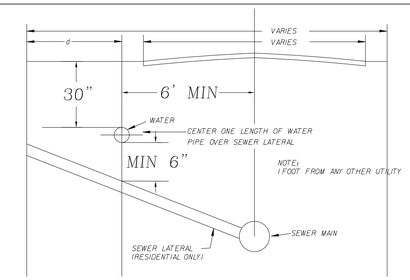
NTS

HYDRANT INSTALLATION WITH TIE RODS



NTS

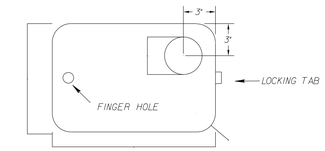
FLUSHING VALVE



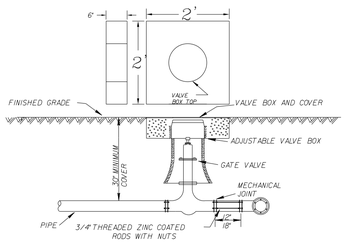
NOTES:

1. MAINTAIN MINIMUM 6' HORIZONTAL SEPARATION BETWEEN WATER AND WASTE WATER MAINS.WHERE THIS IS NOT POSSIBLE REPLACE WASTE WATER MAIN WITH DUCTILE IRON FOR THE LENGTH IN WHICH THE 10' HORIZONTAL SEPARATION CANNOT BE MAINTAINED.(BY OTHERS)
2. MAINTAIN MINIMUM 6' VERTICAL SEPARATION BETWEEN ALL WATER AND WASTE WATER MAINS.
3. MAINTAIN MINIMUM 12' SEPARATION BETWEEN ALL OTHER FACILITIES

HORIZONTAL AND VERTICAL CLEARANCES BETWEEN WATER AND SEWER MAINS

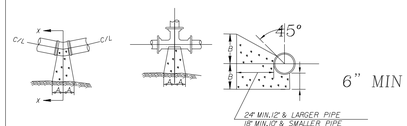


TOUCH READ COVER FOR PLASTIC METER BOX



NTS

GATE VALVE & BOX DETAIL

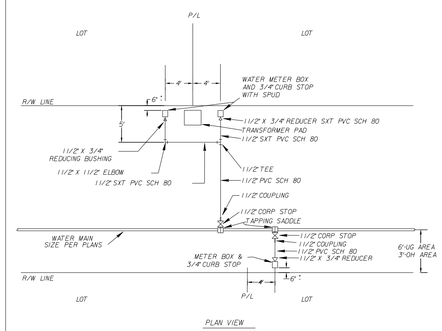


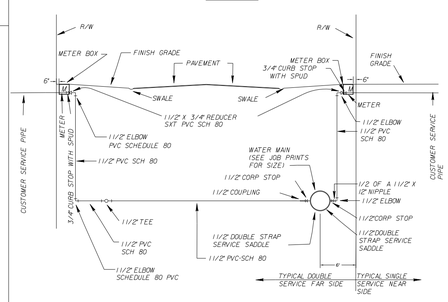
SIZE	1/4 BENDS A	1/4 BENDS B	CU FT CONC.	1/8 BENDS A	1/8 BENDS B	CU FT CONC.	1/16 BENDS A	1/16 BENDS B	CU FT CONC.	SIZE	TEE A	TEE B	CU FT CONC.
6"	16"	10"	3.2	9"	10"	3.0	6"	8"	1.3	6"	10"	12"	3.5
8"	23"	13"	7.2	12"	13"	3.7	8"	10"	2.1	8"	13"	16"	5.4
10"	26"	17"	11.5	14"	17"	5.9	10"	13"	3.6	10"	16"	20"	9.4
12"	33"	20"	19.2	16"	20"	8.6	12"	16"	5.6	12"	18"	24"	16.6
14"	35"	24"	29.8	19"	24"	14.9	14"	20"	8.9	14"	23"	27"	23.2
16"	38"	27"	37.8	21"	27"	18.1	16"	24"	11.2	16"	24"	30"	28.6
20"	47"									20"			

NOTE:
1. ALL BEARING SURFACES TO BE CARRIED TO UNDISTURBED SOIL.
2. THESE TABLES SHOW MINIMUM SIZE THRUST BLOCKS FOR GOOD SOIL. (A-1 THROUGH A-3,CLEAN SAND AND GRAVELS)
3. POOR SOIL (A-4 THROUGH A-8,SILTY SOILS,CLAYS,MUCK AND PEAT)WILL REQUIRE LARGER THRUST BLOCKS.

N.T.S.

THRUST BLOCKS FOR BENDS & TEE'S

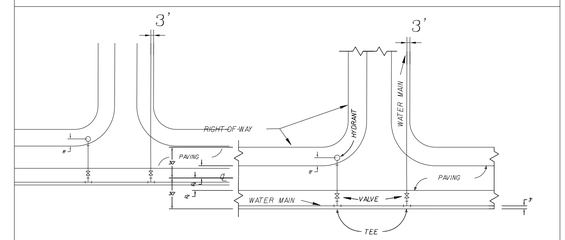




NTS

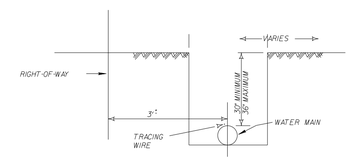
STATE ROAD- 1 1/2" CARRIER PIPE-4" BLACK IRON CASING FOR JACK AND BORE INSTALLATION.
COUNTY AND CITY- 1 1/2" CARRIER PIPE- 3" PVC CASING FOR JACK AND BORE INSTALLATION.

TYPICAL WATER SERVICE LOCATIONS



NTS

TYPICAL SECTION DETAIL



NTS

WHITE PVC DR 25 C900 PIPE FOR ALL 4",6",8",10" AND 12" MAINS
#10 UF SOLID TRACING WIRE TO BE INSTALLED ON TOP OF MAIN TAPED EVERY TEN FEET
PIPE LETTERING TO BE AT TOP OF PIPE WITH EDGE OF JOINT LINE VISIBLE AT BELL

TRENCH DETAILS

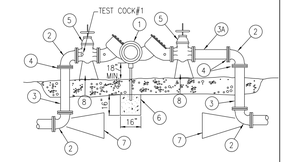
MINIMUM LENGTH TO BE RESTRAINED ON EACH SIDE OF FITTING (FEET)								
PIPE SIZE	11 1/4	22 1/2	45	90	TEE	VALVE	CAP	REDUCER
4	2	4	7	18	20	39	39	N/A
6	2	5	10	25	20	55	55	28
8	3	6	13	32	20	72	72	30
10	4	8	16	38	20	86	86	29
12	4	9	19	45	20	102	102	50
16	6	11	23	57	20	131	131	30

BELL RESTRAINT REQUIREMENTS

M A T E R I A L S		
ITEM	QUANT.	D E S C R I P T I O N
1	1	2.5"-10" VALVE, DOUBLE CHECK OR REDUCED PRESSURE
2	4	2.5"-10" BEND - 90° F-F
3	2	2.5"-10" D.I.P. (48" LONG) F-PE
3A	1	2.5"-10" D.I.P. (24" LONG) F-PE (OPT.X)
4	3	2.5"-10" FLANGE, D.I.P.
5	2	2.5"-10" VALVE, GATE, D.I., F-F, OS+Y (RESILIENT SEAT)
6	1	2" IRON PIPE/CONCRETE FOUNDATION
7	2	THRUST BLOCK
8	2	SUPPORT BLOCKING UNDER VALVES (6" AND LARGER SIZES)

LARGE WATER SERVICE

DOUBLE CHECK AND REDUCED PRESSURE BACKFLOW PREVENTER
SINGLE SERVICE: 2 1/2" - 10"



N.T.S.

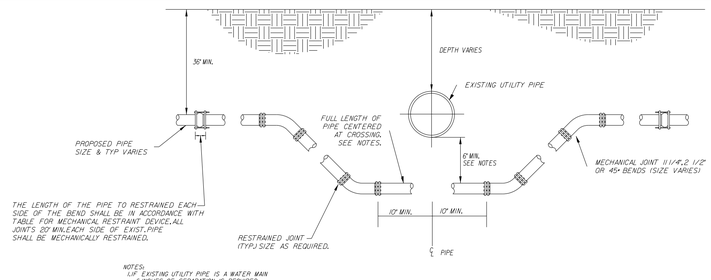
BACKFLOW PREVENTER

CONTRACTORS ARE REQUIRED TO PIAINT NEW HYDRANTS SAFETY YELLOW AND MARK HYDRANTS. THE TOPS AND NOZZLE CAPS SHALL BE PAINTED WITH THE FOLLOWING CAPACITY INDICATOR COLOR SCHEME:
BLUE (SW4079) 1500GPM AND HIGHER
GREEN (SW4085) 1000-1499 GPM
ORANGE (SW4083) 500-999 GPM
RED (SW4081) LESS THAN 500 GPM

IT IS REQUIRED THAT ALL NEW AND RELOCATED WATER MAINS BE PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600.

IT IS REQUIRED THAT ALL NEW AND RELOCATED WATER MAINS BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651 AND RULE 62-555.345,F.A.C..

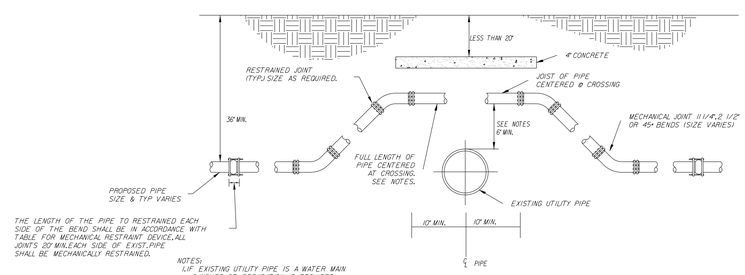
ALL WATER MAINS WILL BE CONSTRUCTED WITH BLUE C900-DR25 PIPE
ALL WATER SERVICES WILL CONSTRUCTED WITH WHITE PVC SCHEDULE 80 PIPE.BLUE SPRAY PAINT WILL BE APPLIED TO THE TOP SURFACE.
JOINT RESTRAINERS MAY BE USED IN PLACE OF THRUST BLOCKS ON C900,DR25 PIPE.
WITH APPROVAL OF THE CITY UTILITIES DEPARTMENT.



NOTES:
1. IF EXISTING UTILITY PIPE IS A WATER MAIN 6-INCHES OF SEPARATION IS REQUIRED.
2. IF EXISTING UTILITY PIPE IS A FORCE MAIN, SANITARY SEWER LINE OR DRAINAGE PIPE,18 INCHES OF SEPARATION IS REQUIRED.IF THIS IS IMPOSSIBLE AND EXISTING UTILITY MAIN IS C900,C905 OR DI.PIPE,SEPARATION CAN BE REDUCED TO 6-INCHES.A FULL 20FT.PIPE SHALL BE CENTERED UNDER EXISTING UTILITY MAIN TO PROVIDE MAXIMUM JOINT SPACING FOR 18-INCH OR 6-INCH SEPARATIONS.
3. LOCATING WIRING REQUIRED,SEE DETAIL W-44.

NTS

UTILITY CONFLICT DETAIL "B"



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2. IF EXISTING UTILITY PIPE IS A FORCE MAIN, SANITARY SEWER LINE OR DRAINAGE PIPE,18 INCHES OF SEPARATION IS REQUIRED.IF THIS IS IMPOSSIBLE AND EXISTING UTILITY MAIN IS C900,C905 OR DI.PIPE,SEPARATION CAN BE REDUCED TO 6-INCHES.A FULL 20FT.PIPE SHALL BE CENTERED UNDER EXISTING UTILITY MAIN TO PROVIDE MAXIMUM JOINT SPACING FOR 18-INCH OR 6-INCH SEPARATIONS.
3. LOCATING WIRING REQUIRED,SEE DETAIL W-44.

NTS

UTILITY CONFLICT DETAIL "A"

CITY OF FERNANDINA BEACH FLORIDA

WATER SPECIFICATIONS

SCALE:NTS
DATE:12/5/98
DRAWN BY:VLT
REVISED BY:JMW
DATE: 6/20/06

CITY OF FERNANDINA BEACH
FERNANDINA BEACH,FLORIDA 32034

No.	By	Date	Revision
K			
J			
I			
H			
G			
F			
E			
D	NG	3/9/18	REVISED PER COFB COMMENTS
C	NG	2/22/18	REVISED ROADWAY ORIENTATION
B	BM	1/16/18	REVISED PER COFB COMMENTS
A	BM	12/18/17	REVISED PER SJRWMD-COFB COMMENTS

Scale: NONE
Project Mgr: NG
Designed by: NG
Drawn by: BM
QA/QC: AG

Gillette & Associates, Inc.
20 South 4th Street
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Certificate of Authorization No. 9332

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G & A‡
GILLETTE & ASSOCIATES, INC
20 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034
PHONE: (904) 261-8819

AMELIA BLUFF

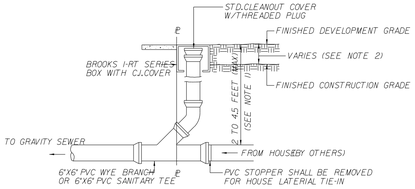
AMELIA BLUFF LLC

WATER DETAILS

Registered Professional

SHEET NO.
DT-2
14 of 15
Issue Date
March 9, 2018
Project No.
17-10.27

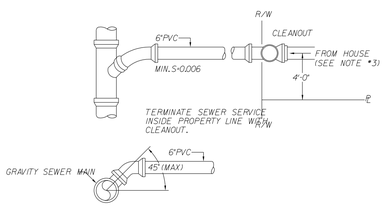
$$FileName$$ $$Time$$ $$Date$$



NOTE:

1. DEPTH OF CLEANOUT SHALL BE SET BY DISTANCE TO HOUSE CONNECTION @ 1/4" PER FOOT,PLUS ONE FOOT.
2. CONTRACTOR TO COORDINATE DEPTH WITH DEVELOPER.

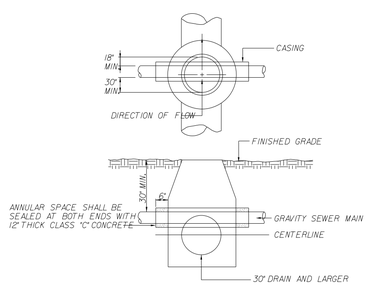
CLEANOUT



NOTE:

1. SEWER SERVICE SHALL BE INSTALLED 4'-0" INSIDE PROPERTY LINES.
2. TEMPORARY 4"x4"x8' POST,PAINTED RED AT TOP,TO BE INSTALLED FOR AIDING IN THE PROTECTION OF SEWER CLEAN OUT.THE POST SHALL EXTEND 4' ABOVE GRADE.
3. CONNECTION FROM HOUSE TO UNF SYSTEMS SHALL BE A HARD CONNECTION.FLEXIBLE CONNECTIONS SHALL NOT BE USED.

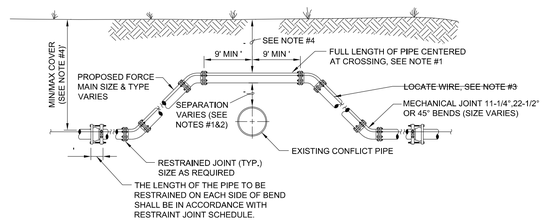
TYPICAL SEWER SERVICE



NOTE:

1. CASING PIPE SHALL BE PLACED ABOVE THE CENTERLINE OF THE CONFLICT DRAIN.
2. MANHOLE SHALL BE CONSTRUCTED IN COMPLIANCE WITH CITY OF JACKSONVILLE STANDARD SPECIFICATIONS AND DETAILS. (WHEN APPLICABLE)
3. INSIDE DIAMETER OF MANHOLE SHALL BE MINIMUM 5 FOOT.
4. EXTERIOR OF CASING PIPE SHALL BE COATED WITH AN ASPHALTIC BITUMINOUS COATING.
5. NO CARRIER PIPE JOINTS SHALL BE INSTALLED INSIDE OF CASING.
6. CLASS 51 CASING PIPE SHALL BE SIZED FOR 2 INCHES PLUS DIAMETER OF CARRIER PIPE JOINT.

DRAIN CONFLICT



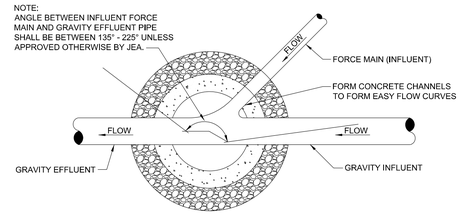
CASE "A" CROSSING

NOTES:

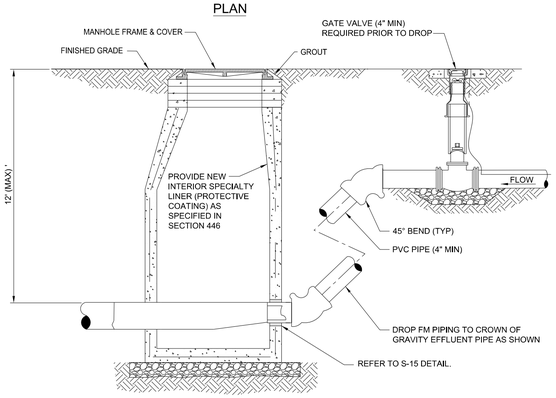
1. IF EXISTING CONFLICT PIPE IS A WATER OR RECLAIMED WATER MAIN, 12-INCHES OF SEPARATION IS REQUIRED. A FULL LENGTH OF PIPE SHALL BE CENTERED OVER EXISTING UTILITY MAIN TO PROVIDE MAXIMUM JOINT SPACING FOR ALL CROSSINGS.
2. FOR OTHER LOCATION LIMITATIONS SEE DETAIL (S-26 & S-27).
3. LOCATING WIRE REQUIRED: SEE DETAIL S-49.
4. THE COVER FOR PIPING LESS THAN 24" SIZE SHALL BE 30" (MIN) IN UNPAVED AREAS, 36" (MIN) IN PAVED AREAS AND A MAXIMUM COVER OF 60", UNLESS PRE-APPROVED BY JEA. THE COVER FOR PIPING 24" SIZE AND LARGER SHALL BE 36" (MIN) IN PAVED AND UNPAVED AREAS AND A MAXIMUM COVER OF 84", UNLESS APPROVED BY JEA.
5. THE SOILS BETWEEN THE MAIN AND THE CONFLICT PIPE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY THE LABORATORY MODIFIED PROCTOR TEST ASTM D 1557.

ADJUSTMENT OVER EXISTING UTILITIES MECHANICAL RESTRAINTS

NOTE:
ANGLE BETWEEN INFLUENT FORCE MAIN AND GRAVITY EFFLUENT PIPE SHALL BE BETWEEN 135° - 225° UNLESS APPROVED OTHERWISE BY JEA.

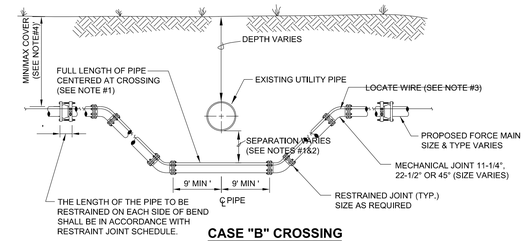


PLAN



SECTION

TYPICAL FORCE MAIN CONNECTION TO MANHOLE

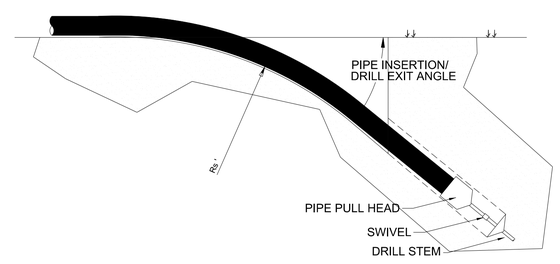


CASE "B" CROSSING

NOTES:

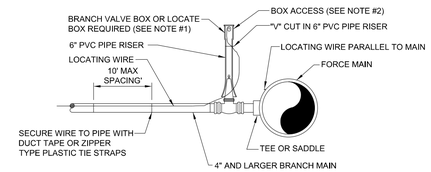
1. IF EXISTING CONFLICT PIPE IS A WATER OR RECLAIMED WATER MAIN, 12-INCHES OF SEPARATION IS REQUIRED.A FULL LENGTH OF PIPE SHALL BE CENTERED OVER EXISTING UTILITY MAIN TO PROVIDE MAXIMUM JOINT SPACING FOR ALL CROSSINGS.
2. FOR OTHER LOCATION LIMITATIONS SEE DETAIL (S-26 & S-27).
3. LOCATING WIRE REQUIRED: SEE DETAIL S-49.
4. THE COVER FOR PIPING LESS THAN 24" SIZE SHALL BE 30" (MIN) IN UNPAVED AREAS, 36" (MIN) IN PAVED AREAS AND A MAXIMUM COVER OF 60", UNLESS PRE-APPROVED BY JEA. THE COVER FOR PIPING 24" SIZE AND LARGER SHALL BE 36" (MIN) IN PAVED AND UNPAVED AREAS AND A MAXIMUM COVER OF 84", UNLESS APPROVED BY JEA.
5. THE SOILS BETWEEN THE MAIN AND THE CONFLICT PIPE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY THE LABORATORY MODIFIED PROCTOR TEST ASTM D 1557.

ADJUSTMENT UNDER EXISTING UTILITIES MECHANICAL RESTRAINTS



PIPE SIZE	MAXIMUM ALLOWABLE BENDING RADIUS - Rs (FT)	MAXIMUM ALLOWABLE PULLING FORCE (DR18) (K-LBS)
4"	100	10
6"	144	21
8"	189	37
10"	231	56
12"	275	80

12" AND SMALLER FUSIBLE PVC PIPE ALLOWABLE BEND RADIUS AND PULLING FORCE



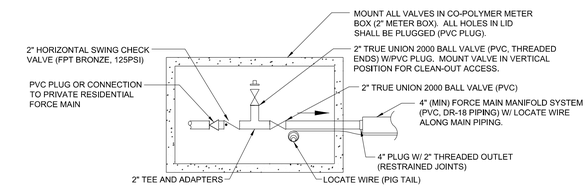
BRANCH FORCE MAIN

(4" AND LARGER SEWER MAIN)

NOTE:

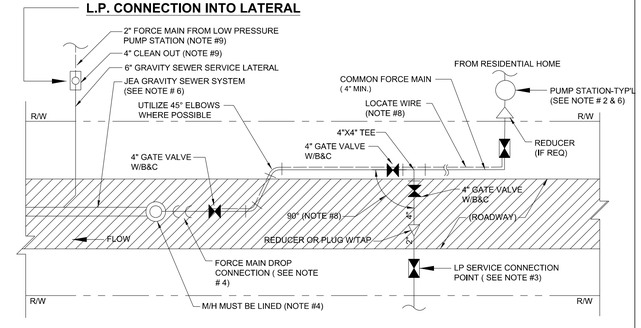
1. NOTE THAT THE BRANCH WIRE IS NOT CONNECTED TO THE MAIN WIRE.
2. LOCATE WIRE SHALL ENTER THE VALVE BOX THROUGH A "V" CUT IN THE 6" PVC RISER PIPE SECTION (SEE S-30).

LOCATE WIRE FOR BRANCH MAIN



LOW PRESSURE SERVICE CONNECTION POINT

L.P. CONNECTION INTO LATERAL



PLAN VIEW

LOW PRESSURE MANIFOLD SYSTEM

NOTES:

1. THIS LOW PRESSURE (LP) SEWER SERVICE ARRANGEMENT IS FOR " SPECIAL CASES ONLY " AND MUST FIRST BE APPROVED BY JEA MANAGEMENT PRIOR TO DESIGN OR CONSTRUCTION. THIS LOW PRESSURE SEWER MANIFOLD ARRANGEMENT MAY BE UTILIZED TO SERVE UP TO 9 EQUIVALENT RESIDENTIAL UNITS (ERU)AND SHALL BE PERMITTED SIMILAR TO A GRAVITY SEWER MAIN. THIS STANDARD SHALL APPLY TO RESIDENTIAL CUSTOMERS ONLY.
2. RESIDENTIAL PUMP STATION (PS) SHALL BE MAINTAINED BY THE CUSTOMER AND SHALL MEET EPB RULE No.3 (DUVAL COUNTY). THE CUSTOMER IS RESPONSIBLE FOR FINAL PUMP DESIGN AND SELECTION. A CHECK VALVE AND BALL VALVE SHALL BE PROVIDED AT THE PS AND MAINTAINED BY THE CUSTOMER.
3. EACH CUSTOMER SHALL HAVE A SEPARATE "LOW PRESSURE SERVICE CONNECTION POINT" (SEE ABOVE DETAIL). THE CHECK VALVE LOCATED IN THE BOX SHALL DEFINE THE "POINT OF SERVICE". THIS BOX (2" METER BOX WITH PVC PLUG IN TOP) SHALL BE APPROXIMATELY 7 FEET INSIDE THE R/W AND A MINIMUM OF 6 FEET FROM THE WATER METER BOX (IN FRONT OF CUSTOMER HOME).
4. LOW PRESSURE FORCE MAIN DROP CONNECTION AT M/H SHALL INCLUDE A 4" GATE VALVE AND BE IN ACCORDANCE WITH JEA STANDARD PLATE No. S-18. PROVIDE PROTECTIVE LINER TO RECEIVING MANHOLE (SEE SPEC# 446). FOR OTHER LOCATION LIMITATIONS SEE DETAIL (W-10 & W-11).
5. ALL PUMP STATIONS, PIPES (W/LOCATE WIRE), VALVES AND FITTINGS WHICH ARE MAINTAINED BY JEA SHALL BE OF JEA APPROVED MATERIALS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH JEA W&S STANDARD
6. PER DEP RULES AND EPB RULE No.3, A LOW PRESSURE PUMP STATION CONNECTION INTO A JEA FORCE MAIN IS NOT ALLOWED. (NO EXCEPTIONS).
7. AS BUILTS FOR ALL UTILITIES WITHIN THE R/W SHALL BE PROVIDE TO JEA IN ACCORDANCE WITH JEA STANDARDS.
8. LOCATE WIRE IS REQUIRED ALONG THE MAIN PIPING TO THE LAST CUSTOMER CONNECTION BOX.
9. FOR RESIDENTIAL CUSTOMERS LOCATED IN AREAS OF LOW ELEVATION, THE CUSTOMER MAY BE REQUIRED TO OPERATE AND MAINTAIN A LOW PRESSURE PUMP STATION (SEE NOTE #2) WHICH MAY DISCHARGE INTO A 6 INCH GRAVITY SEWER SERVICE LATERAL. IN THESE CASES, THE CUSTOMER SHALL PROVIDE AND MAINTAIN A 4 INCH CLEAN-OUT LOCATED AT THE CONNECTION POINT (AT R/W LINE).

LOW PRESSURE RESIDENTIAL SEWER FORCE MAIN CONNCETIONS

No.	By	Date	Revision
K			
J			
I			
H			
G			
F			
E			
D	NG	3/9/18	REVISED PER COFB COMMENTS
C	NG	2/22/18	REVISED ROADWAY ORIENTATION
B	BM	1/16/18	REVISED PER COFB COMMENTS
A	BM	12/18/17	REVISED PER SJRWMD/COFB COMMENTS

Scale: NONE
Project Mgr: NG
Designed by: NG
Drawn by: BM
QA/QC: AG

Gillette & Associates, Inc.
20 South 4th Street
Fernandina Beach, FL 32034
Certificate of Authorization No. 9332

DO NOT SCALE THIS DRAWING – DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"

G & A
GILLETTE & ASSOCIATES, INC
20 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034
PHONE: (904) 261-8819

AMELIA BLUFF

AMELIA BLUFF LLC

SEWER DETAILS

Registered Professional

SHEET NO. DT-3

15 of 15

Issue Date: March 9, 2018

Project No. 17-10.27

$$FileName$$ $$Time$$ $$Date$$

ORDINANCE 2016-40

AMENDED AT SECOND AND FINAL READING

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, APPROVING A VACATION OF PUBLIC RIGHT-OF-WAY WITH SPECIFIC TERMS AND CONDITIONS FOR A PORTION OF GUM STREET TOTALING APPROXIMATELY 600 LINEAR FEET EXTENDING BETWEEN CITRONA DRIVE AND JUST WEST OF THE EGANS CREEK GREENWAY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, identified as Nassau County School Board, seeks to vacate a portion of public right-of-way described as a portion of Gum Street located between Citrona Drive and just west of the Egans Creek Greenway; and

WHEREAS, the Planning Advisory Board reviewed the application numbered PAB 2016-24 at its November 9, 2016, meeting, and issued a recommendation of denial and a provisional request to consider a land swap or conservation easement in exchange for the vacation of right-of-way; 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 October 26, 2016; and

WHEREAS, the City is willing to vacate said portion of the Gum Street right-of-way subject to specific terms and conditions contained in a memorandum of understanding to be approved by resolution of the City Commission.

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 the vacation of a portion of the Gum Street right-of-way is an unopened public right-of-way totaling approximately 600 linear feet between Citrona Drive and just west of the Egans Creek Greenway, and is shown on the map attached hereto as Exhibit "A".

SECTION 2. LEGAL DESCRIPTION. The legal description of the vacated portion of right-of-way is attached hereto as Exhibit "B".

SECTION 3. Vacation of a portion of the above-described right-of-way is subject to specific terms and conditions contained in a separate memorandum of understanding to be approved by resolution of the City Commission including:

a) Florida Department of Transportation (FDOT) surpluses and transfers clear title to the City to two (2) parcels on Egans Creek that are contiguous to the School Board property and Gum Street in order to satisfy the requirement of Section 70-40 of the City Code regarding access to other property, and if FDOT does not deed these parcels to the City by the time for approval of the preliminary plat for *Amelia Bluff subdivision* by the City, the property owner shall dedicate property sufficient for ingress/egress, satisfactory to the City, for access to/from the FDOT properties along the Egans Creek Greenway contiguous to the Gum Street right-of-way; and

b) The School Board or its successor in interest shall transfer clear title to all jurisdiction wetlands on the property to the City in fee simple to be set aside as

conservation land; and

c) The School Board or its successor in interest shall donate $115,000 to the City for use in the City's land conservation efforts. ~~and~~

~~d) The School Board shall remove the chain link fence running parallel to the right-of-way on Atlantic Avenue in Fernandina Beach at the School Board property located at 1201 Atlantic Avenue.~~

SECTION 4. 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 5. This Ordinance shall take effect immediately after its final adoption.

ADOPTED this 15th day of August, 2017.

CITY OF FERNANDINA BEACH

Robin C. Lentz

ROBIN C. LENTZ
Mayor - Commissioner

ATTEST:

Caroline Best

CAROLINE BEST
City Clerk

APPROVED AS TO FORM AND LEGALITY:

TAMMI E. BACH
City Attorney

Ordinance 2016-40

ORDINANCE 2016-40

EXHIBIT "B"

<u>LEGAL DESCRIPTION</u>:

A PORTION OF THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), NASSAU COUNTY, FLORIDA, AS SHOWN ON THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF GUM STREET (A 60 FOOT RIGHT-OF-WAY) AS SHOWN ON SAID PLAT OF THE CITY OF FERNANDINA BEACH BEING BOUNDED AS FOLLOWS:

ON THE WEST:
BY THE EASTERLY RIGHT-OF-WAY LINE OF CITRONA AVENUE (A 60 FOOT RIGHT-OF-WAY) AS NOW LAID OUT AND IN USE.

ON THE EAST:
BY THE EAST LINE OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING PORTION OF RIGHT-OF-WAY WHICH SHALL REMAIN PUBLIC RIGHT-OF-WAY:

A PORTION OF GUM STREET (A 60 FOOT-WIDE RIGHT-OF-WAY) IN THE CITY OF FERNANDINA BEACH (FORMERLY FERNANDINA), NASSAU COUNTY, FLORIDA, AS SHOWN ON THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901), LYING IN SECTION 28, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 28; THENCE NORTH 00°22'45" WEST, ALONG THE EAST BOUNDARY OF SAID SECTION 28, A DISTANCE OF 81.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID GUM STREET; THENCE NORTH 82°17'13" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 116.05 FEET TO THE **POINT OF BEGINNING;** THENCE SOUTH 82°17'13" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 116.05 FEET TO SAID EAST BOUNDARY OF SECTION 28; THENCE NORTH 00°22'45" WEST ALONG SAID EAST BOUNDARY A DISTANCE OF 60.60 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID GUM STREET; THENCE NORTH 82°17'13" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 126.16 FEET; THENCE CONTINUE NORTH 82°17'13" WEST ALONG SAID

NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 95 FEET, MORE OR LESS, TO THE BASE OF A SAND BLUFF; THENCE SOUTHEASTERLY ALONG AND WITH SAID BASE OF BLUFF A DISTANCE OF 87 FEET, MORE OR LESS TO THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF GUM STREET, BEARING NORTH 82°17’13” WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 82°17’13” EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 50 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

'16 SEP 27 PM2:50

OFFICE USE ONLY
REC'D: 9/27/16 BY: [illegible]
PAYMENT: $ 850 TYPE: CK 236892
APPLICATION #: 2016.0001444
CASE #: PAB
BOARD MEETING DATE: Nov. 14/2016

PLANNING ADVISORY BOARD APPLICATION

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

APPLICANT INFORMATION

Owner Name: Nassau County School Board, c/o Dr. John Ruis, Superintendent

Mailing Address: 1201 Atlantic Avenue, Fernandina Beach, Florida 320

Telephone: (904) 491-9901 Fax:

Email: john.ruis@nassau.k12.fl.us

Agent Name: Ezell Law Firm, P.A., c/o Brenda B. Ezell

Mailing Address: 3560 Cardinal Point Drive, Suite 101, Jacksonville, Florida 32257

Telephone: 904-432-3200 Fax: 904-432-3201

Email: brenda@ezellfirmpa.com

PROPERTY INFORMATION

Street Address: Citrona & Hickory Drive

Parcel Identification Number(s): 00-00-31-1180-0017-0000

Lot Number: 17, 18, 19 Block Number: Subdivision: Citrona

Section: 27, 15, 26, 28 Township: 3N Range: 28E

PROJECT INFORMATION

Total Number of Lots/Parcels: One (1)

Less than One (1) acre Sq. Footage: _____ One (1) Acre or Greater: 15.55

Existing Zoning Classification: R-1

Existing Future Land Use Classification: Conservation

Previous Planning/Zoning Approvals: N/A

Description of Request:

We request vacation of the 60-foot right-of-way commonly known as Gum Street, which right-of-way is not currently in use, and apparently has never been constructed for use by the public. This property is currently for sale and the abandonment requested will allow for future development.

SIGNATURE/NOTARY

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

September 22, 2016
Date

Ezell Law Firm, P.A.
By: _____
Signature of Applicant

STATE OF FLORIDA
COUNTY OF NASSAU } ss

Subscribed and sworn to before me this 22 day of September, 2016.

Marian Carroll — Marian Carroll — 8-24-20
Notary Public: Signature — Printed Name — My Commission Expires

Personally Known ✓ OR Produced Identification _____ ID Produced: _____

MARIAN CARROLL
MY COMMISSION # GG 011067
EXPIRES: August 24, 2020
Bonded Thru Notary Public Underwriters

OWNER'S AUTHORIZATION
FOR AGENT REPRESENTATION

I /WE Nassau County School Board
(print name of property owner(s))

hereby authorize: Ezell Law Firm, P.A., c/o Brenda B. Ezell
(print name of agent)

to represent me/us in processing an application for: Vacation of Right-of-Way
(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.

NASSAU COUNTY SCHOOL BOARD

By: John L. Ruis
(Signature of owner)

John L. Ruis
(Print name of owner)

Title: Superintendent

(Signature of owner)

(Print name of owner)

STATE OF FLORIDA
COUNTY OF NASSAU } ss

Subscribed and sworn to before me this 9 day of September, 2016.

ROBIN JONES
MY COMMISSION # FF 214794
EXPIRES: July 27, 2019
Bonded Thru Notary Public Underwriters

Robin Jones
Notary Public: Signature

Robin Jones
Printed Name

My Commission Expires

Personally Known ✓ OR Produced Identification _____ ID Produced: _____

EZELL
LAW FIRM
3560 CARDINAL POINT DRIVE, SUITE 101
JACKSONVILLE, FLORIDA 32257
TEL 904.432.3200
FAX 904.432.3201

'16 SEP 27 PM2:50

September 22, 2016

City of Fernandina Beach
Community Development Department
204 Ash Street
Fernandina Beach, Florida 32034

Re: Application for Vacation of Right-of-Way – Unopened portion of Gum Street

Ladies and Gentlemen:

We are pleased to act as agent of the Nassau County School Board in its efforts to close an unopened, unused right-of-way in the City of Fernandina Beach currently known as Gum Street.

Enclosed please find the completed application for vacation of the subject right-of-way, along with a check in the amount of $850.00 for the application fee. We are hopeful that this application is in line to be heard at the Planning Advisory Board Committee meeting to be held on November 9, 2016.

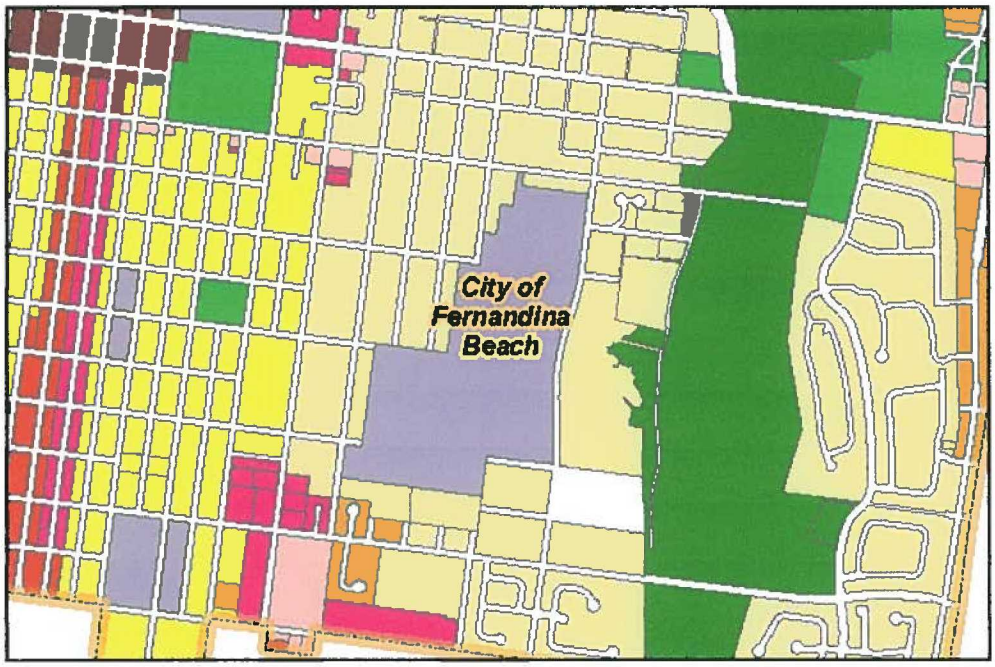
Please feel free to contact me if you have any questions. Additionally, please let me know if I need to come in to meet with a planner prior to the application deadline, which I am happy to do if need be.

Sincerely,

Brenda B. Ezell

904-491-7300 www.NassauFLPA.com

A. Michael Hickox
Nassau County Property Appraiser



Land Use Report	Results	
Zoning	R-1	Note: (Must be verified with Municipality)
Future Land Use	CONSERVATION	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	

The Nassau County interactive map displays GIS data that is subject to continual updating, change and the data accuracy representations adjustments over time. The information contained within this document is not intended to be used for the preparation of construction documents and under no circumstance shall this product or representations from this product be used for final design purposes.

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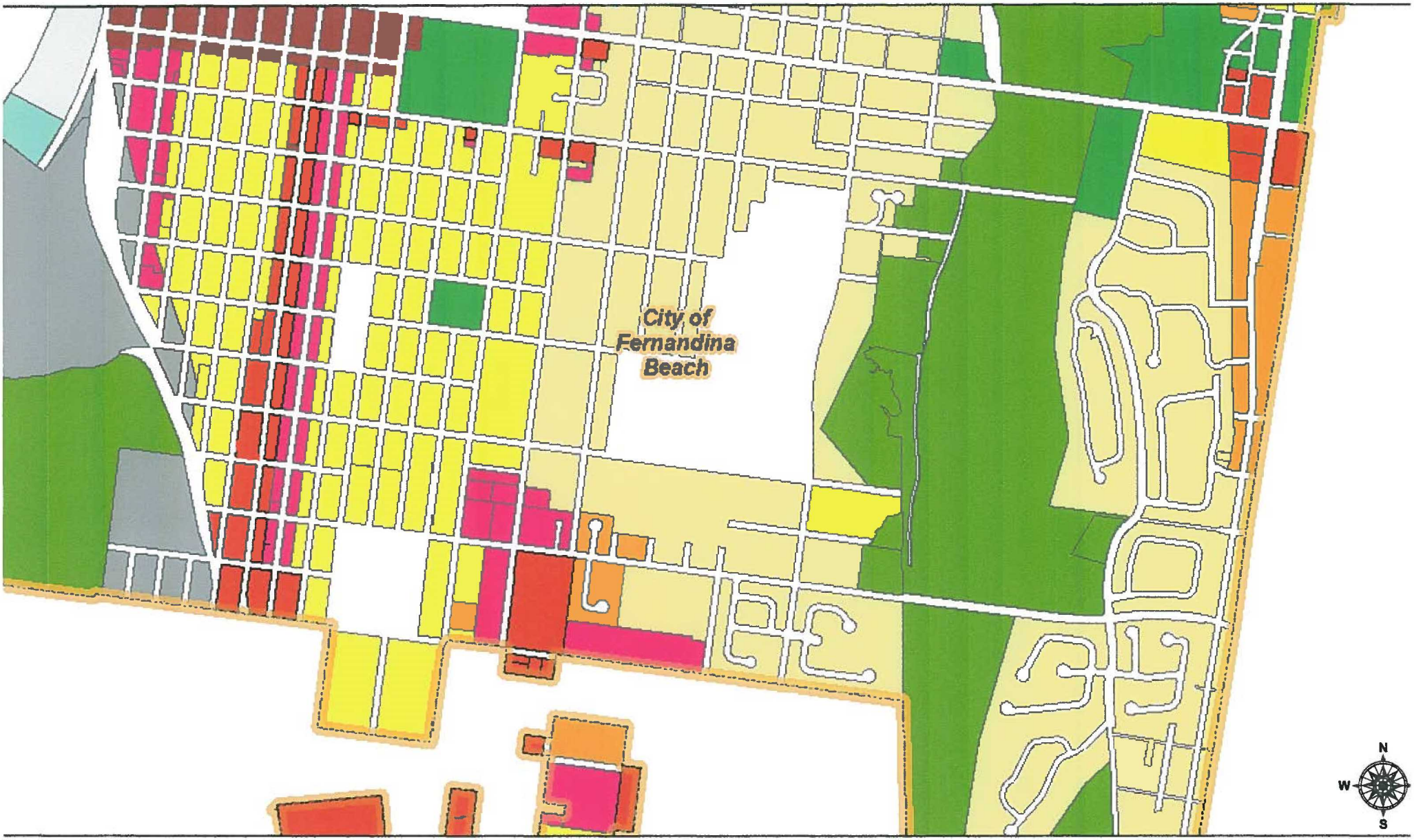
GoMaps

'16 SEP 27 PM2:51



ıgust 31, 2016

1:16,523

0 0.125 0.25 0.5 mi

0 0.225 0.45 0.9 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRC/
Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia
OpenStreetMap contributors, and the GIS User Community

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

A PORTION OF CITRONA LOTS 17, 18, 19 AND GUM STREET, THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), NASSAU COUNTY, FLORIDA, AS SHOWN ON THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE BEGIN AT THE INTERSECTION OF THE EAST LINE OF TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF HICKORY STREET (A 60.00 FOOT RIGHT-OF-WAY AS SHOWN ON SAID PLAT OF FERNANDINA); THENCE NORTH 00°22'45" WEST, ALONG SAID RANGE LINE, A DISTANCE OF 7.66 FEET TO ITS INTERSECTION WITH THE 1.6 FOOT ELEVATION CONTOUR LINE, REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929) AS FIELD LOCATED BY L.D BRADLEY LAND SURVEYORS IN AUGUST OF 2001; THENCE DEPARTING SAID RANGE LINE AND ALONG SAID 1.6 FOOT CONTOUR THE FOLLOWING THENTY-TWO (22) COURSES AND DISTANCES; (1) NORTH 42°45'29" WEST A DISTANCE OF 11.18 FEET; (2) NORTH 27°59'12" WEST A DISTANCE OF 18.73 FEET; (3) NORTH 20°27'26" WEST A DISTANCE OF 29.62 FEET; (4) NORTH 45°57'20" WEST A DISTANCE OF 21.70 FEET; (5) NORTH 44°53'32" WEST A DISTANCE OF 22.09 FEET; (6) NORTH 23°01'54" WEST A DISTANCE OF 28.69 FEET; (7) NORTH 23°08'33" WEST A DISTANCE OF 30.99 FEET; (8) NORTH 29°02'32" WEST A DISTANCE OF 29.42 FEET; 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THENCE NORTH 00°22'45" WEST, ALONG SAID RANGE LINE, A DISTANCE OF 60.60 FEET; THENCE NORTH 82°17'13" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID GUM STREET, A DISTANCE OF 126.16 FEET TO INTERSECT SAID 1.6 FOOT CONTOUR; THENCE ALONG SAID 1.6 FOOT CONTOUR THE FOLLOWING THENTY-TWO (22) COURSES AND DISTANCES: (1) NORTH 03°29'28" WEST A DISTANCE OF 19.58 FEET; (2) NORTH 07°00'33" EAST A DISTANCE OF 36.21 FEET; (3) NORTH 08°58'10" EAST A DISTANCE OF 21.34 FEET; (4) NORTH 18°34'47" EAST A DISTANCE OF 27.18 FEET; (5) NORTH 01°19'50" EAST, A DISTANCE OF 20.13 FEET; (6) NORTH 21°05'17" WEST A DISTANCE OF 30.49 FEET; (7) NORTH 16°05'50" WEST A DISTANCE OF 36.06 FEET; (8) NORTH 50°52'57" WEST A DISTANCE OF 31.17 FEET; (9) NORTH 50°51'35" WEST A DISTANCE OF 49.25 FEET; (10) NORTH 09°09'39" EAST A DISTANCE OF 14.02 FEET; (11) SOUTH 61°17'22" EAST A DISTANCE OF 24.86 FEET; (12) SOUTH 51°51'35" EAST A DISTANCE OF 19.13 FEET; (13) SOUTH 60°55'19" EAST A DISTANCE OF 28.29 FEET; (14) SOUTH 45°21'52" EAST A DISTANCE OF 27.37 FEET; 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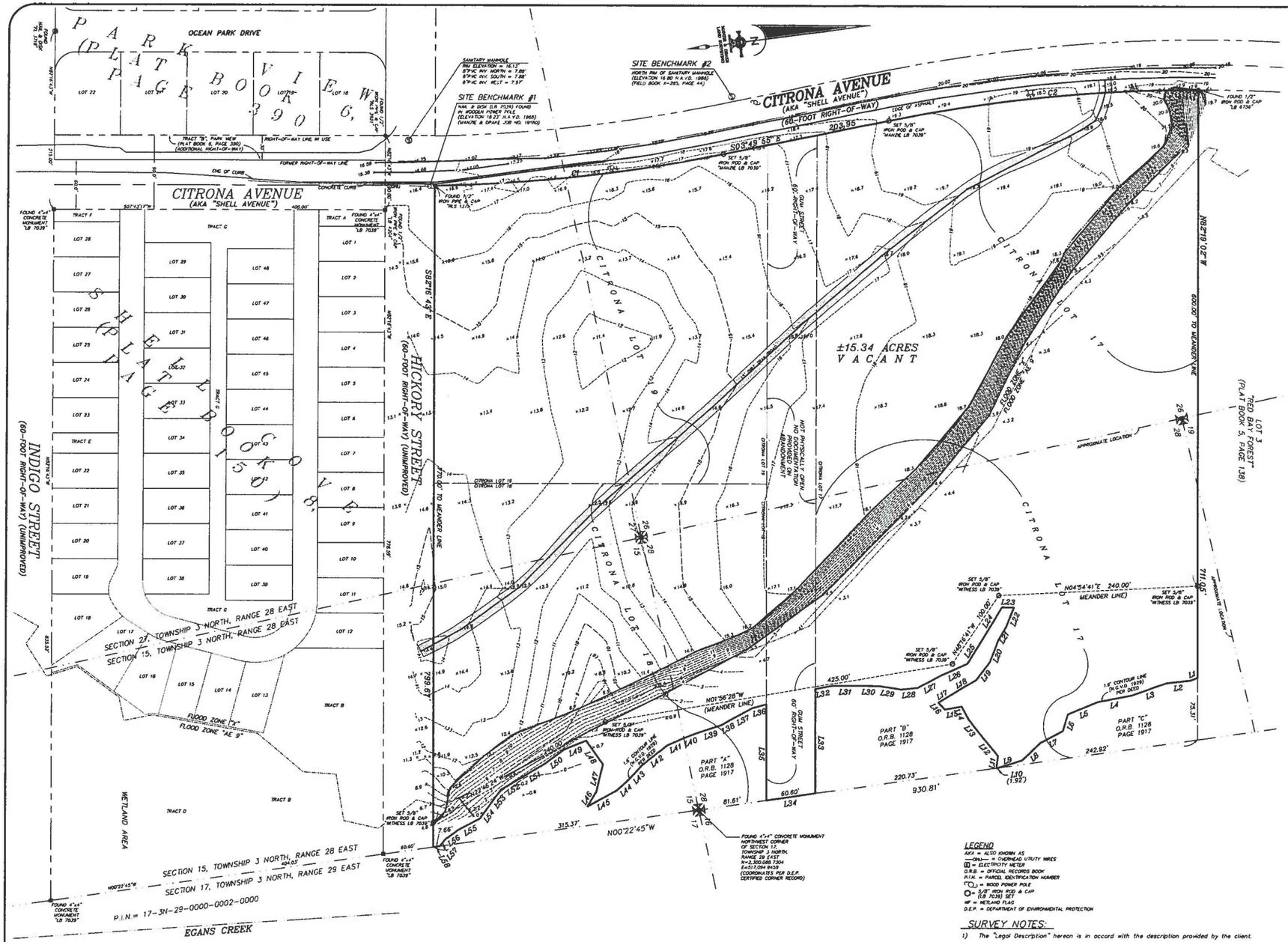

LEGEND

AKA = ALSO KNOWN AS
—OH— = OVERHEAD UTILITY WIRES
(E) = ELECTRICITY METER
O.R.B. = OFFICIAL RECORDS BOOK
P.I.N. = PARCEL IDENTIFICATION NUMBER
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4) Bearings and coordinates shown hereon are based on the Florida State Plane Coordinate System, East Zone, North American Datum 1983/1990.
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 0237 F, Dated 12/17/2010. Flood Zone information 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) Site Benchmarks are as shown hereon.
8) Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)
9) 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 transactions is expressly prohibited and is not authorized. The surveyor expressly disclaims any certification to any parties in future transactions. No entity other than those listed should rely upon this survey.

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LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N11°31'42"W	9.39'	L11	S74°40'51"E	14.75'	L11	S74°40'51"E	14.75'	L21	S51°51'35"E	19.13'	L31	N7°00'33"E	36.21'	L41	N16°30'11"W	19.23'	L51	N23°08'33"W	30.99'
L2	N11°17'05"E	28.48'	L12	N57°42'29"E	28.69'	L12	N57°42'29"E	28.69'	L22	S61°17'22"E	24.86'	L32	N3°29'28"W	19.58'	L42	N30°49'27"W	38.63'	L52	N23°01'54"W	28.69'
L3	N11°57'47"W	45.15'	L13	N59°43'18"E	26.78'	L13	N59°43'18"E	26.78'	L23	N9°09'39"E	14.02'	L33	N82°17'13"W	126.16'	L43	N39°44'13"W	22.86'	L53	N44°53'52"W	22.09'
L4	N3°19'30"W	41.10'	L14	N70°00'14"E	18.60'	L14	N70°00'14"E	18.60'	L24	N50°51'35"W	49.25'	L34	N0°22'45"W	60.60'	L44	N35°07'06"W	20.13'	L54	N45°57'20"W	21.70'
L5	N14°54'27"W	39.02'	L15	N2°02'34"W	21.04'	L15	N2°02'34"W	21.04'	L25	N50°52'57"W	31.17'	L35	S82°17'13"E	116.05'	L45	N20°48'20"W	40.14'	L55	N20°27'26"W	29.62'
L6	N65°32'41"W	20.95'	L16	N54°47'07"E	11.40'	L16	N54°47'07"E	11.40'	L26	N16°05'50"W	36.06'	L36	N6°54'18"W	17.30'	L46	S51°26'44"E	20.70'	L56	N27°59'12"W	18.73'
L7	N20°16'27"W	30.31'	L17	S23°27'38"E	23.60'	L17	S23°27'38"E	23.60'	L27	N21°05'17"W	30.49'	L37	N21°04'41"W	28.79'	L47	S68°51'50"E	33.95'	L57	N42°45'29"W	11.18'
L8	N35°20'45"W	31.42'	L18	S23°07'52"E	29.63'	L18	S23°07'52"E	29.63'	L28	N11°19'30"E	20.13'	L38	N22°29'59"W	13.37'	L48	N62°19'29"E	34.96'	L58	N00°22'45"W	7.66'
L9	N9°53'34"W	30.18'	L19	S45°21'52"E	27.37'	L19	S45°21'52"E	27.37'	L29	N16°34'43"E	27.18'	L39	N10°42'03"W	28.07'	L49	N14°26'03"W	28.71'			
L10	N00°22'45"E	1.92'	L20	S60°55'19"E	28.29'	L20	S60°55'19"E	28.29'	L30	N8°58'10"E	21.34'	L40	N12°55'15"W	23.23'	L50	N29°02'32"W	29.42'			

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	349.77'	1939.86'	10°19'51"	S1°20'01"W	349.30'
C2	376.62'	1879.86'	11°28'44"	S1°54'22"W	375.99'

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
☐ WILLIAM D. PINKSTON, P.S.M. 6793

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."

SCALE: 1"=60' JOB NO: 19580 DATE: 5/26/16 CADD: WKD
F.B. NO: X-285 PAGE NO: 43 FIELD CREW: GS FILE NO: C-735

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MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

A PORTION OF CITRONA LOTS 17, 18, 19 AND GUM STREET, THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), NASSAU COUNTY, FLORIDA, AS SHOWN ON THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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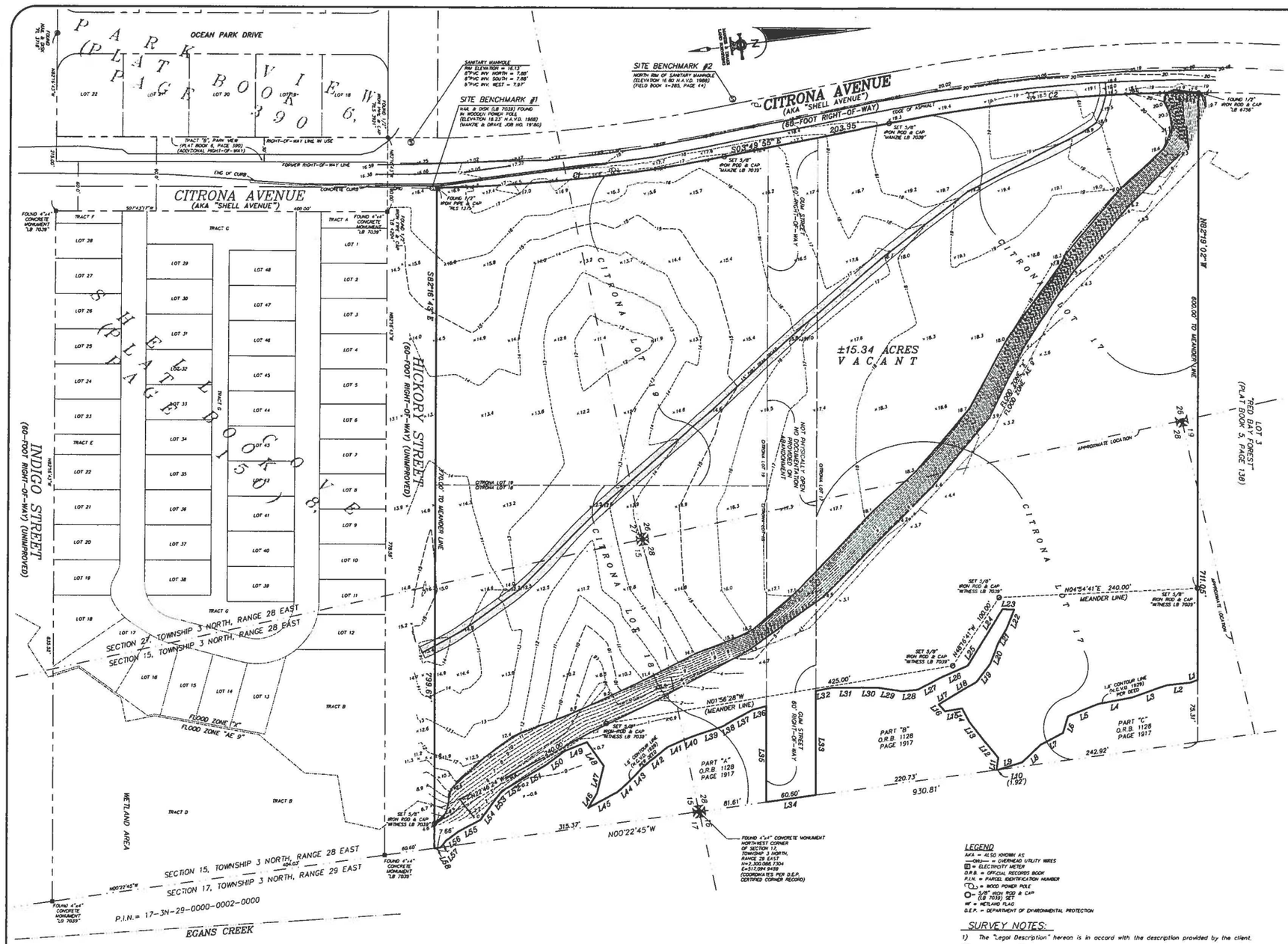

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9) This survey is protected by copyright and is certified only to the entities listed and only for this particular transaction. Any use or reproduction of this survey without the express written permission of the surveyor is prohibited. Use of this survey in any subsequent transactions is expressly prohibited and is not authorized. The surveyor expressly disclaims any certification to any parties in future transactions. No entity other than those listed should rely upon this survey.

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N13°17'42"W	9.39'	L11	S74°40'51"E	14.75'	L11	S74°40'51"E	14.75'	L21	S51°51'35"E	19.13'	L31	N7°00'33"E	36.21'	L41	N16°30'11"W	19.23'	L51	N23°08'33"W	30.98'
L2	N13°17'05"E	28.48'	L12	N57°42'29"E	28.89'	L12	N57°42'29"E	28.89'	L22	S61°17'22"E	24.86'	L32	N3°29'28"W	19.58'	L42	N30°49'27"W	38.63'	L52	N23°01'54"W	28.69'
L3	N11°57'47"W	45.15'	L13	N59°43'18"E	26.78'	L13	N59°43'18"E	26.78'	L23	N9°09'39"E	14.02'	L33	N82°17'13"W	126.16'	L43	N39°44'13"W	22.86'	L53	N44°53'52"W	22.09'
L4	N3°19'30"W	41.10'	L14	N70°00'14"E	18.60'	L14	N70°00'14"E	18.60'	L24	N50°51'35"W	49.25'	L34	N10°22'45"W	60.60'	L44	N35°07'06"W	20.13'	L54	N45°57'20"W	21.70'
L5	N14°54'27"W	39.02'	L15	N2°02'34"W	21.04'	L15	N2°02'34"W	21.04'	L25	N50°52'57"W	31.17'	L35	S82°17'13"E	116.05'	L45	N20°48'20"W	40.14'	L55	N20°27'26"W	29.62'
L6	N65°32'41"W	20.95'	L16	N54°47'07"E	11.40'	L16	N54°47'07"E	11.40'	L26	N16°05'50"W	36.06'	L36	N6°54'18"W	17.30'	L46	S51°26'44"E	20.70'	L56	N27°59'12"W	18.73'
L7	N20°16'27"W	30.31'	L17	S23°27'38"E	23.60'	L17	S23°27'38"E	23.60'	L27	N21°05'17"W	30.49'	L37	N21°04'41"W	28.79'	L47	S68°51'50"E	33.95'	L57	N42°45'29"W	11.18'
L8	N35°20'45"W	31.42'	L18	S23°07'52"E	29.63'	L18	S23°07'52"E	29.63'	L28	N11°19'30"E	20.13'	L38	N22°29'59"W	13.37'	L48	N62°19'29"E	34.96'	L58	N00°22'45"W	7.66'
L9	N9°53'34"W	30.18'	L19	S45°21'52"E	27.37'	L19	S45°21'52"E	27.37'	L29	N16°34'43"E	27.18'	L39	N10°42'03"W	28.07'	L49	N14°26'03"W	28.71'			
L10	N00°22'45"E	1.92'	L20	S60°55'19"E	28.29'	L20	S60°55'19"E	28.29'	L30	N8°58'10"E	21.34'	L40	N12°55'15"W	23.23'	L50	N29°02'32"W	29.42'			

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	349.77'	1939.86'	10°19'51"	S1°20'01"W	349.30'
C2	376.62'	1879.86'	11°28'44"	S1°54'27"W	375.99'

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
☐ WILLIAM D. PINKSTON, P.S.M. 6793

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."

SCALE: 1"=60' JOB NO: 19580 DATE: 5/26/16 CADD: WKD
F.B. NO: X-285 PAGE NO: 43 FIELD CREW: GS FILE NO: C-735

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LETTER OF INTENT

Applicant seeks to vacate the public-right-of way commonly known as Gum Street. While it is generally the policy of the City that such public rights-of-way be preserved for the public benefit, the subject right-of-way has existed since the Official Plat for the City of Fernandina was recorded in 1857 and has never been constructed, or open for public use. Further, said right-of-way is not shown on the City's GIS map within the boundaries of the property within which it lies ("Property"), which is currently under contract for sale.

The subject right-of-way is currently located wholly within the boundaries of the Property which is currently vacant. The Gum Street right-of-way has never been used for access to the Property nor will it be necessary for access to the property after it is redeveloped.

The applicant believes that all criteria set forth in City of Fernandina Beach Ordinance Code Section Sec. 70-40 (Vacation of public rights-of-way), have been met as follows:

1. The requested vacation is consistent with the Mulitmodal Transportation Element of the City's comprehensive plan, particularly, the following Policies:

Policy 2.04.04. The City shall not abandon any existing rights-of-way instead encourage dedication, preservation, and protection of existing and proposed rights-of-way during the development review process.

In this instance, the right-of-way has never been constructed, open for public use or necessary for the access to any other property than the property being developed.

Policy 2.04.05. When requesting abandonment of the existing rights-of-way is unavoidable, the applicant shall demonstrate the following for any proposed vacation of a City right of-way:

a. The right-of-way is no longer required for public use and could not reasonably be utilized as a through street, sidewalk, bicycle lane or any other public function such as parking, stormwater management, utility location or open space;

This right-of-way has never been used by the public, and has never been constructed, and therefore cannot be used as a through street, sidewalk, bicycle lane or any other public function.

b. The proposed vacation is in the public interest;

The proposed vacation will allow the development of property that is currently not being used for any purpose and therefore, vacation will allow the highest and best use of this land and provide a property tax revenue stream that does not currently exist.

c. The proposed vacation would preserve or protect an environmental, historical or cultural feature of the City; and

There is no environmental, historical or cultural feature of the City being impacted by this vacation.

d. The proposed vacation will be offset by at least one public access through street connection.

The property within which this unopened right-of-way lies is served on its southerly and westerly boundaries by public streets. The Gum Street right-of-way being proposed for vacation runs lies wholly within the boundaries of the property, and therefore public access need not be offset in any way.

2. Adequate, legal access to all properties shall be maintained. The remaining access to any property shall not be by easement.

The subject right-of-way is located within the boundaries of the land to be sold and developed. There is adequate legal access to the subject property and all properties surrounding the subject property. No easements will be necessary for access to any parcel adjacent to this right-of-way.

3. The vacation would not jeopardize the current or future location of any utility.

No utilities are currently located in the requested vacation area, therefore no easements for utility purposes will be necessary.

4. The proposed vacation is not detrimental to the public interest and provides a positive benefit to the city.

The closure of this unopened, unconstructed right-of-way will not be detrimental to the public interest. Additionally, closure of the subject right-of-way will facilitate the sale of the property within which the right-of-way lies, providing for improvements to be constructed that will generate additional ad valorem revenue for the City.

5. All owners of property abutting the requested vacation shall approve of the vacation in writing, except in cases where the city is the applicant.

The applicant owns the property surrounding and within which the subject right-of-way lies. Therefore, no other approvals are needed.

STAFF REPORT
PAB 2016-24 Gum Street Vacation of ROW
Planning Advisory Board Hearing
November 9, 2016

APPLICATION FOR VACATION OF ROW

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	Nassau County School Board				
AGENT:	Brenda Ezell, P.A.				
REQUESTED ACTION:	Vacation of ROW				
LOCATION:	Gum Street and Citrona Drive (PIN# 00-00-31-1180-0017-0000)				
CURRENT ZONING:	R-1				
CURRENT LAND USE:	Low Density Residential				
EXISTING USES ON SITE:	Vacant Land				
PROPERTY SIZE:	ROW Abandonment request totals 1.04 Acres (a 60 foot platted right of way extending from Citrona Drive running east approximately 755 feet to the property line abutting Egans Creek Greenway)				
ADJACENT PROPERTIES:	Direction	Existing Use(s)	Year Built	Zoning	FLUM
	North	Vacant Land	N/A	R-1	Low Density Residential
	South	Shell Cove Subdivision	2016	R-2 with PUD	Medium Density Residential
	East	Egans Creek Greenway	N/A	CON	Conservation
	West	Fernandina Beach Middle and High Schools		PI-1	Public and Institutional

**** 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 abandonment of approximately 1.04 acres of the Gum Street Right-of-Way (ROW) (roughly 755 feet in length and 60 feet in width) which terminates within the eastern portion of the applicant's property at the Egan's Creek Greenway. The applicant anticipates the sale of the property to a developer with an intention of developing a new single family subdivision, as consistent with the underlying Future Land Use Map Category of Low Density Residential and R-1 zoning. The segment of Gum Street requested for abandonment was originally platted as part of the 1857 City of Fernandina Beach Plat. The ROW has never been used for access, has not been improved, and bisects the applicant's property roughly in half.

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

APPLICABLE POLICY REFERENCES: 2.04.04 AND 2.04.05

Due to the characteristics of the site with respect to existing floodplains and wetlands, the existing ROW bisects the developable uplands associated with property. The ROW, as originally platted, impacts the ability to develop the property as a single family residential neighborhood. Staff finds that the applicant has demonstrated consistency with the Comprehensive Plan policies as demonstrated through their application's amended description of the request dated on October 27, 2016.

CONSISTENCY WITH THE LAND DEVELOPMENT CODE:
APPLICABLE REFERENCE: 11.02.01 (NOTICE REQUIREMENTS)

The City has followed all required notice requirements for the applicant's request which included posted sign, posted agenda, mailed and published notice.

CONCLUSION:
Through the development of a single family subdivision, an appropriate location for ingress and egress will be established to provide required access as consistent with City Standards. Abandonment of the Gum Street ROW segment provides flexibility in design of the entire site and allows for the developer to better account for the environmental constrains contained on the property. The location in context of the property itself creates a hardship for the development of the property as it continues through the entire site. LDC Section 4.04.02 requires a minimum of 2 points of ingress and egress. Further an opportunity exists to connect to the unimproved Hickory Street ROW for access to the Egans Creek Greenway. As, such Staff finds the applicant's request for a Vacation of ROW of a portion of Gum Street to be consistent with the City's Comprehensive Plan and the Land Development Code.

MOTION(S) TO CONSIDER:
I move to recommend **(approval or denial)** of PAB case number 2016-24 to the City Commission requesting a Vacation of ROW for a portion of Gum Street be approved and that PAB case 2016-24 as presented, **(is or is not)** sufficiently compliant with the Comprehensive Plan and Land Development Code to be approved at this time

Submitted by:

Kelly N. Gibson, AICP
Senior Planner

STAFF REPORT
PAB 2016-24 Gum Street Vacation of ROW
Planning Advisory Board Hearing
November 9, 2016

EXHIBIT A - Location Map

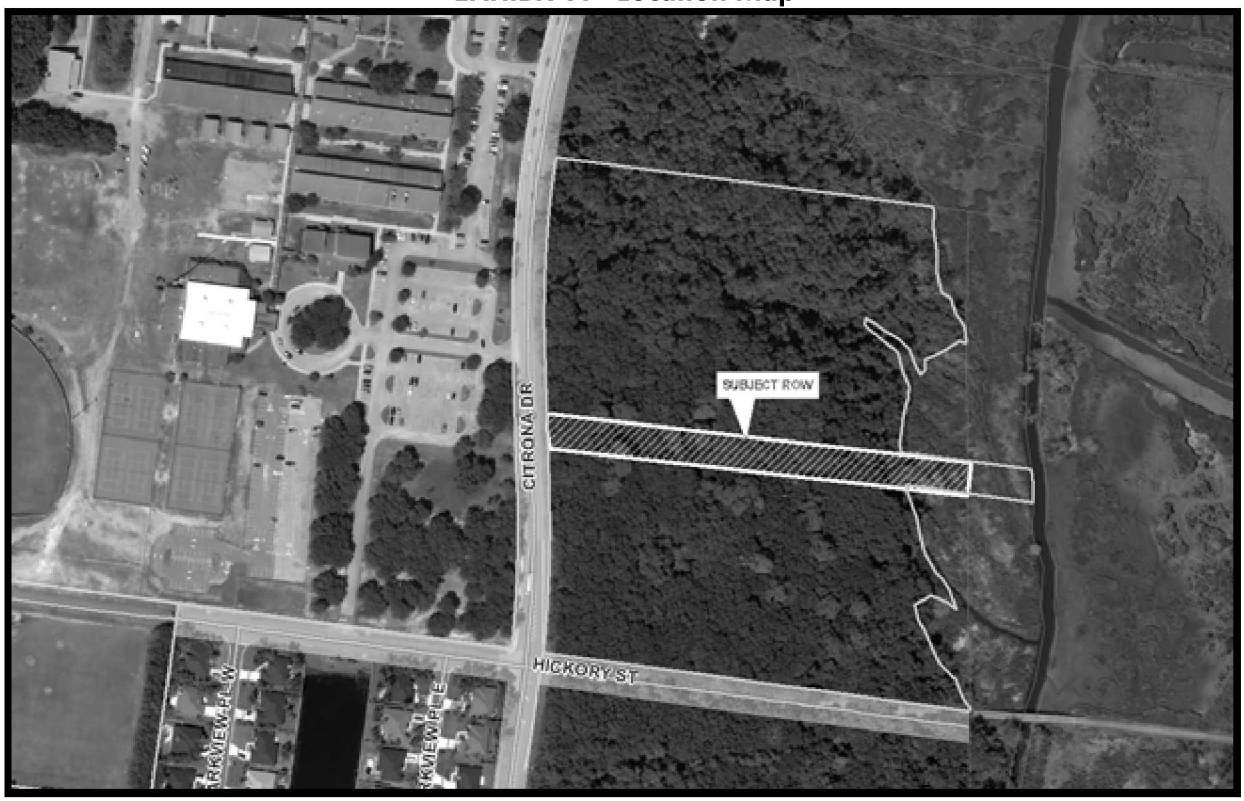
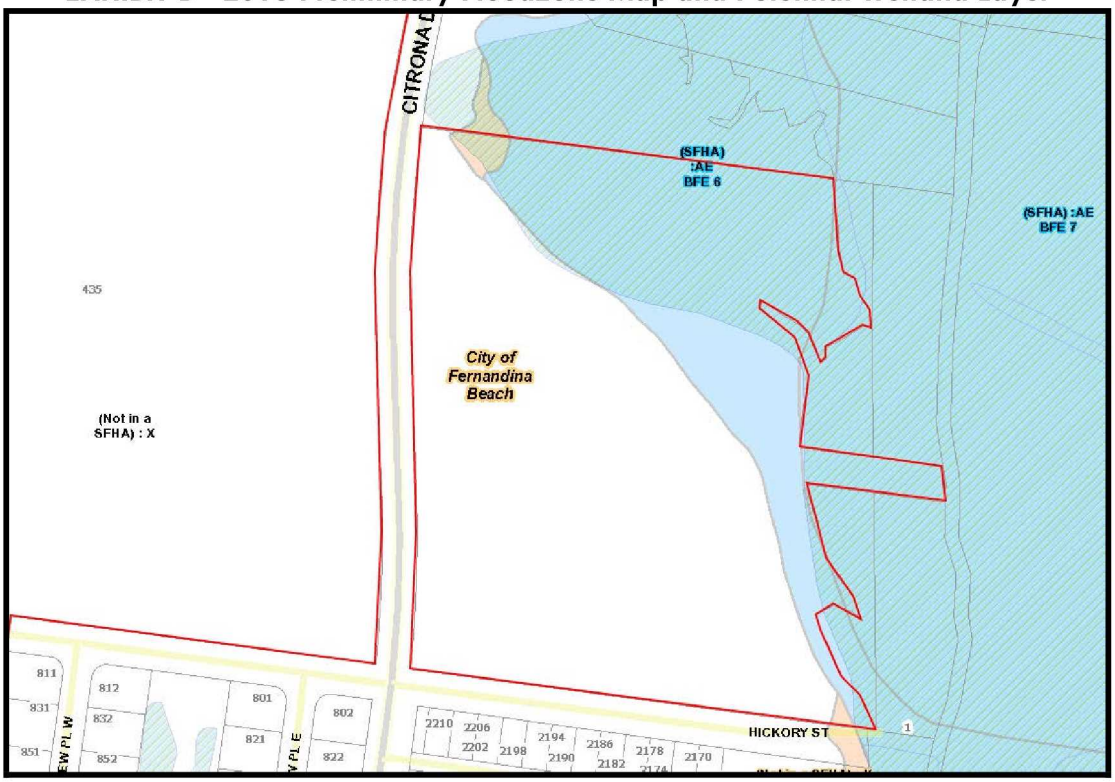


EXHIBIT B - 2016 Preliminary Floodzone Map and Potential Wetland Layer



1. Call to Order - The meeting was called to order at 5:04 pm.

Roll Call/Determination of Quorum

Board Members Present

Mark Bennett, Vice-Chair
Chris Occhuizzo
Eric Lawrence
David Beal
Chip Ross

Board Members Present

Jamie Morrill

Others Present

Kelly Gibson, City Planner
Tammi Bach, City Attorney
Sylvie McCann, Recording Secretary

2. Review and Approve September 14, 2016 Regular Meeting Minutes – A motion was made by Member Occhuizzo, seconded by Member Beal to approve as presented.

Chair Bennett noted that item 3.1. was withdrawn

3. New Business

3.1 PAB 2016-23 - Future Land Use Map Amendment And Zoning Change For The Surf Properties At S. Fletcher Ave And Hutchins Ave – *This request was withdrawn from consideration.*

3.2 PAB 2016-24: Nassau County School Board C/O Brenda Ezell, Pa, Gum Street + Citrona Drive – Ms. Gibson explained that the applicant is requesting abandonment of approximately 1.04 acres of the Gum Street Right-of-Way (ROW) (roughly 755 feet in length and 60 feet in width) which terminates within the eastern portion of the applicant's property at the Egan's Creek Greenway. The applicant anticipates the sale of the property to a developer with an intention of developing a new single family subdivision, as consistent with the underlying Future Land Use Map Category of Low Density Residential and R-1 zoning. The segment of Gum Street requested for abandonment was originally platted as part of the 1857 City of Fernandina Beach Plat. The ROW has never been used for access, has not been improved, and bisects the applicant's property roughly in half. Ms. Gibson stated that the Land Development Code requires 2 points of ingress and egress whether this is for public or private roads to serve as access to the property as a subdivision. She also commented that this project would be presented to the Planning Advisory Board through a preliminary plat and to the Technical Review Committee for engineering and compliance with the City's Land Development code.

Brandie Ezell, representative for the Nassau County School Board explains that the School Board is attempting to sell the property and is requesting this ROW to be closed as it was never platted, opened or constructed. Ms. Ezell also comments that based on the review of all access points, all property owners would have alternate access and that requirements from the developer to provide necessary accesses

according to the Land Development Code would be met and that vacation of this ROW would not impair access since this segment of Gum Street was never used or required to provide access.

Member Ross asks why Nassau County did not offer the City of Fernandina Beach the possibility to make this segment an extension of the greenway. Ms. Ezell had no insight about this question. Member Ross also asks about section 70-40 Vacation of public Right of Way and the ordinance that controls this in Section 4, "… the proposed vacation is not detrimental to the public interest". Member Ross commented that this would be detrimental to the public since it is cutting off one more access to the greenway to the public and positive benefit to the City of Fernandina Beach. Ms. Ezell answered that it is the opinion that this right of way was never used to access greenway since it has other means of access. In addition, taxable revenue benefits to the City would also be created.

Member Ross asked to define "public interest". City Attorney Bach explained that this is a discretionary definition.

Public hearing was opened.

Philip Chapman, 2120 Florida Avenue, commented on the impact of this development and the already heavy traffic on Citrona Avenue and that the benefit would be to the Nassau County School Board not to the City of Fernandina.

Anna Occhuizzo, 1585 Canopy Drive, also agreed that this development would increase the traffic. She also added that chances that a change of density could be presented. She also commented that if the City of Fernandina Beach decides to go ahead with this approval maybe an exchange of property could also take place to expand on the greenway. City Attorney Bach explained that this would be an acceptable condition and that the City Commission could review this recommendation.

Christine Mazzucco, 2111 Oak Bluff Court, also agreed that we shouldn't just give the land away without anything in return.

Marlene Chapman, 2120 Florida Avenue, commented that there are people using the pathway located closer to Atlantic, south of the Beech Street access and that to just give the land up is ridiculous.

Motion by Member Occhuizzo to close the public hearing was presented; all voted in favor.

Board members discussed the impact of the flood plain within this property and the possibility to exchange some lower land area to expand the greenway and save trees. Member Beal asked City Attorney Bach to explain the ownership of right of ways. Ms. Bach explained that right of ways are platted and that this particular right of way was given to the City by the Spanish Land Grant and Rail Road Grant and that according to the Court benefiting from right of ways is not appropriate, but putting conditions is acceptable. Member Beal commented that it would behoove the developer to offer some kind of incentive to the vacation of this right of way. Board Members discussed possible increase in density and conditions. Ms. Gibson reiterated that the potential owner will have to present a preliminary and final plat to this Board and that at this point there are no changes of zoning planned at this time.

A motion was made by Member Ross, seconded by Member Occhuizzo, to deny PAB case number 2016-24 to the City Commission requesting a Vacation of ROW for a portion of Gum Street be approved and that PAB case 2016-24 as presented, is not sufficiently compliant with the Comprehensive Plan and Land Development Code and City Ordinance 70-40, Section 4 to be

approved at this time. With conditional comment offered that if the City Commission moves to approve case PAB 2016-24, the City Commission would consider a land swap of some kind to benefit the public. Vote upon passage of the motion was taken by ayes and nays being all ayes, carried.

6. Board Business – Member Ross asked Ms. Gibson about the status of the Port Recommendation regarding the Comprehensive Plan and if the recommendation had been mailed to their representatives. Ms. Gibson will verify if this document has been sent. Member Ross asked what is next regarding the process and proposed that the Planning Advisory Board Chairman write a letter asking for their comments within a set time frame. Further discussion ensued with input from City Attorney Bach. The Planning Advisory Board Chairman will work with Ms. Gibson to draft this letter.

Member Ross asked City Attorney Bach about the process of permitting that allows filling of wetlands by St. Johns Water Management, its jurisdiction and the City of Fernandina Beach ordinance regarding the same action. City Attorney Bach and Ms. Gibson addressed and explained the ordinance. Member Ross also had questions about the impact of the annexation and possible dual jurisdiction. City Attorney Bach explained the City's position and its permitting process.

Member Ross asked that Chairman Bennett attend the next Commission Meeting and asked the Commission on behalf of the other PAB board members why the current PAB Board is being replaced. Chair Bennett mentioned that it wasn't clear which member would be replaced. City Attorney Bach added that she was aware of the new summary report and recommendations for the new Board members except for one, the last one being recommended by Commission Miller who has just been re-elected to the Commission. The new recommended members are Mark Bennett (appointed by Commissioner Kreger), David Beal (appointed by Commissioner Smith), Judith Lane (appointed by Commissioner Poynter), and Benjamin Morrison (Commissioner Lentz). She also mentioned that the Board is being reconstituted from 7 to 5 members with alternates being encouraged to apply.

7. Staff Report

8. Comments by the public – There were no comments from the public at this time.

9. Adjournment - There being no further business to come before the Planning Advisory Board, the meeting was adjourned 6:22 pm.

_____ _____

Secretary **Mark Bennett, Chair**

August 2, 2017
Newsleader Edition

NOTICE OF PUBLIC HEARING
CITY COMMISSION
CITY OF FERNANDINA BEACH

NOTICE IS HEREBY GIVEN that a Public Hearing is scheduled for **Tuesday, August 15, 2017, at 6:00 PM** in the City Commission Chambers, 204 Ash Street Fernandina Beach, Florida to consider the following application:

ORDINANCE 2016-40

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, APPROVING A VACATION OF PUBLIC RIGHT-OF-WAY WITH SPECIFIC TERMS AND CONDITIONS FOR A PORTION OF GUM STREET TOTALING APPROXIMATELY 600 LINEAR FEET EXTENDING BETWEEN CITRONA DRIVE AND JUST WEST OF THE EGANS CREEK GREENWAY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Interested parties may appear at said hearing and be heard as to the advisability of any action, which may be considered. Any persons with disabilities requiring accommodations in order to participate in this program or activity should contact 310-3115, TTY/TDD 711 or through the Florida Relay Service at 1-800-955-8771 at least 24 hours in advance to request such accommodation.

IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD/COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH HEARING, S/HE WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

For information, please contact the Staff of the City Clerk's Office, 204 Ash Street, between the hours of 8:00 AM – 5:00 PM, Monday through Friday, (904) 310-3115.

CITY COMMISSION AGENDA ITEM
City of Fernandina Beach

SUBJECT: Ordinance 2016-40
Right-of-Way Vacation - Portion of Gum Street

ITEM TYPE: Ordinances (w/ fiscal impact)

REQUESTED ACTION: Enact Ordinance 2016-40 at Second Reading.

SYNOPSIS: The Nassau County School Board seeks to vacate a portion of the public right-of-way described as a portion of Gum Street located between Citrona Drive and the Egans Creek Greenway.

The Planning Advisory Board reviewed the application numbered PAB 2016-24 at its November 9, 2016, meeting and issued a recommendation of denial and a provisional request to consider a land swap or conservation easement in exchange for the vacation of right-of-way. 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 October 26, 2016.

The City Commission tabled this Ordinance at first reading on December 6, 2016. The Commission voted to remove this Ordinance from the table on July 5, 2017, for consideration at its July 18, 2017 meeting. The developer that has a purchase and sale contract with the Nassau County School Board has agreed to include conditions to the vacation of right-of-way that include FDOT transferring 2 parcels on the Greenway to the City or developer granting access through the plat to the FDOT parcels, donating $115,000 to the City for land conservation and transferring all wetlands on the affected property to the City for conservation purposes. This Ordinance was approved by the City Commission on First Reading at its Regular Meeting on July 18, 2017.

FISCAL IMPACT: To be determined based upon proposed design concept.

CITY ATTORNEY COMMENTS: No additional comments.

CITY MANAGER RECOMMENDATION(S): I recommend that the City Commission enact proposed Ordinance 2016-40 at Second Reading.

Tammi E. Bach, City Attorney	08/08/2017
Marshall McCrary, Community Development Director	08/08/2017
Nicole Bednar, Administrative Services Manager	08/09/2017
Dale Martin, City Manager	08/09/2017
Patti Clifford, Comptroller	08/09/2017

Submitted By: _____ Date: July 20, 2017
Cathy Sabattini, Administrative Coordinator

COMMISSION ACTION: Enact

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach

SUBJECT: Ordinance 2018-__
Future Land Use Map Amendment and Zoning Change (Small Scale)
Properties located on N. 2nd Street in CRA

ITEM TYPE: Ordinance (w/o fiscal impact)

REQUESTED ACTION: Consider proposed Ordinance 2017-24.

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Kelly N. Gibson, AICP

Date: July 11, 2018

Submitted By: Kelly Gibson, AICP, Planning Director

STAFF REPORT
PAB (LU/CZ) 2018-27
Planning Advisory Board Hearing
November 14, 2018

APPLICATION FOR SMALL- SCALE AMENDMENT TO THE FUTURE LAND USE MAP & ZONING CHANGE REQUEST

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	Parcel A: Castilian Properties Inc. (120 N. 2nd Street) Parcel B: Beverly Freeman Crews, James Kelly Freeman, Angela Karen Morgan, George Thomas Freeman (116 N. 2nd Street)				
AGENT:	A. Jeffrey Tomasetti, d/b/a Tomasetti & Prince				
REQUESTED ACTION:	Small Scale Future Land Use Map Change and Zoning Map Change				
LOCATION:	120 N. 2nd Street and 116 N. 2nd Street– See Exhibit A				
CURRENT LAND USE + ZONING:	General Commercial (GC)/ General Commercial (C-2)				
PROPOSED LAND USE + ZONING:	Central Business District (CBD)/ Central Business District (C-3)				
EXISTING USES ON SITE:	**118 and 120 N. 2nd Street: Mixed Use Office and Residential Built in 1900 and 1970 (Flood Zone AE BFE 9)** **116 N. 2nd Street: Single Family Residential Home Built in 1940 (Flood Zone AE BFE 9)**				
PROPERTY SIZE:	Totaling 0.43 Acres Parcel ID #s: 00-00-31-1800-0009-0060 and 00-00-31-1800-0009-0020				
ADJACENT PROPERTIES:	Direction	Existing Use(s)	Year Built	Zoning	FLUM
CRA	North	Vacant Commercial Structure/ Proposed Miniature Golf Course		C-3	Central Business District
CRA	South	City Parking Lot	2016	C-2	General Commercial
HISTORIC DISTRICT	East	Single Family Residential Homes	1930, 2007, 1910	R-2	Medium Density Residential
CRA	West	Former Standard Marine Building		C-3	Central Business District

*** 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 and at the Community Development Department Office. ***

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant's and property owners of 118, 120 and 116 N. 2nd Street have requested a small scale Future Land Use Map amendment and zoning change from the General Commercial (GC) land use and C-2 zoning designation to Central Business District (CBD) land use, and C-3 (Central Business District) zoning designation. (**Exhibit A**).

The action is requested in order to allow for an urban mixed use redevelopment pattern and to correct the existing non-conforming uses of the properties where residential dwelling units have existed in a General Commercial land use and C-2 zoning district for many years. Both properties have maintained grandfather residential units on the respective properties.

The parcels involved with the applicants' request are located within the City's Amelia River Waterfront Community Redevelopment Area (CRA). As such, any future structures constructed on the vacant properties must comply with LDC provisions specific to CRA properties. LDC Section 8.01.02 addresses criteria for development within the CRA; more specifically 8.01.02 (E) contains standards for CRA properties located east of Front Street. In 2007, City adopted CRA design guidelines to guide the design of future redevelopment of this area. The City's website contains more information about the CRA and its design guidelines at www.fbfl.us/CRA. Design review is handled through the Historic District Council. One of the established criteria of blight for the CRA was inadequate and outdated densities. Through individually initiated private applications, the City has supported the change from General Commercial/ C-2 or Industrial/ I-1 to the Central Business District/ C-3. Support for the conversion has been based on the compatibility with extending the urban development pattern historically witnessed within the area and as demonstrated by the property located at 120 N. 2nd Street.

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

Policy 1.01.02. The approval of all development shall be subject to the availability of adequate levels of service for all facilities and services that are subject to concurrency management requirements.

AND

Policy 4.01.01. The following level of service standards are hereby adopted, and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development.

Facility/Service Area	Level of Service Standard
Wastewater Treatment System	**300 gallons per day per ERU (Equivalent Residential Unit)**
Solid Waste Facilities	**Average Solid Waste Generation Rate: 5.9 pounds per capita per day**
Stormwater Management Facilities	**Policy 4.01.02** *All subdivisions, multifamily, commercial, industrial, city, and institutional projects shall provide for retention of stormwater resulting from project, unless off-site shared facilities are available. For projects within areas designated for "zero discharge," storage shall accommodate a ten (10)-year, twenty-four (24)-hour storm event. For all other areas, retention shall accommodate the greater of: (a) the first one-half (1/2) inch of stormwater within the boundaries of their project, or (b) the first one (1) inch of storm flow from all roofs, sidewalks, paved surfaces, and parking areas (at 100 percent runoff), whether paved or not. The project shall also provide detention for all storm flows. Detention shall prevent peak flows after development from exceeding the peak flow prior to development.*
Potable Water Facilities	**Water Allocation Level of Service: 350 gallons per day per ERU (Equivalent Residential Unit)**
Fire-Rescue Services	**240-second travel time to 90% of the incidents (EMS with AED or BLS) & 480-second travel time to 90% of the incidents (ALS Response)**
Police and Law Enforcement Services	**Response Time: 3 minutes or less for emergency calls and 7 minutes or less for non-emergency calls**

The existing land use and zoning (General Commercial/ C-2) of these properties does not permit any residential dwelling units. Under the proposed request of Central Business District (C-3), 34 dwelling units per acre are

supported. Under Comprehensive Plan Section 1.05.04, existing platted lots of record within a residential or mixed use land use category are permitted one (1) residential unit due to nonconforming lot size. If the property is changed to a land use category containing residential density, the subject properties could either request to utilize existing underlying lots of record totaling 6 lots or configure the properties to achieve eleven (11) dwelling units.

The City has seven public facilities that have adopted levels of service: Transportation, Water, Sewer, Drainage, Solid Waste, Fire-Rescue Services and Police and Law Enforcement Services. A determination of the impact of the proposed land use and zoning change must assess the net increase in development potential. The applicant has not provided a site plan as part of their application materials. A site plan is not required for Future Land Use Map change or zoning assignment request. All public facilities and services are currently available to the development and each service is able to maintain or exceed its level of service standards as required by Policies 1.01.02, 4.01.01 and 4.01.02. All levels of service will again be evaluated at the time that a development proposal is made through the Technical Review Committee and/or through a preliminary plat request.

Policy 1.02.03. The City shall ensure that the location, scale, timing, and design of development is coordinated with the availability of public facilities and services. The City seeks to ensure compact development patterns that integrate neighborhood and commercial activities and promote connectivity through the use of sidewalks, bike lanes and alternative low-speed shared-use vehicle paths in order to achieve a reduction in vehicular trips on arterial roadways. The purpose of this policy is to prevent the proliferation of urban sprawl and to achieve cost effective and energy efficient land development patterns and avoid or eliminate existing patterns that may be described as:

a. **No Areas of urban development or uses, which are not functionally related to land uses which predominate the adjacent area;**
b. **No Areas of urban development or uses which fail to maximize the use of existing public facilities;**
c. **No Areas of urban development or uses which fail to use areas within which public services are currently provided; and**
d. **No Leapfrog/scattered development or ribbon/strip commercial development patterns.**

The applicant's requested land use of Central Business District (CBD) and C-3 zoning achieves compliance with the direction provided in policy statement 1.02.03, specifically subsections a and b. The request is consistent with the Comprehensive Plan's policy statement 1.02.03, the configuration of the property by lot/block as well as the characteristics of the subject properties are in keeping with other properties found within the CBD.

The CRA was created and specific properties targeted for the purpose of realizing compact and energy efficient development which serves to maximize the use of existing pubic facilities within this area. The CRA established a Finding of Necessity in 2005, one for the four principal reasons why this area was determined to contain blighted conditions is due to its "inadequate and outdated building density patterns." It found that the entire district needed to be assessed for outdated land use patterns in connection with the downtown urban core, waterfront area, and industrial port properties.

The applicant's requested action serves to address the long term redevelopment strategy and for future infill opportunities in the CRA which serve to extend the urban development pattern leading from downtown to the Port of Fernandina. In keeping with the historic pattern for this area which contained a variety of uses (**See Sanborn Maps Exhibits**), the most appropriate land use and zoning district assignment under the City's current regulations are the Central Business District (CBD)/ C-3 zoning.

1.02.04. Decisions on amendments to the FLUM shall be based on an analysis of the suitability and compatibility of the proposed use, based on the following factors:

a. **Type and density or intensity of surrounding uses;**
b. **Zoning districts in the surrounding area;**
c. **Demonstration of adequate water supply and water supply facilities;**
d. **Appropriateness of the size of the parcel compared to the proposed use;**
e. **Physical condition of the site, and the suitability of soils and topography for the proposed use;**
f. **Suitability of the site based on the presence or absence of natural resources, environmentally sensitive lands, flood zones, or historic resources;**
g. **Compatibility factors;**
h. **Impact on adopted levels of service standards and quality of service standards; and**
i. **Location in a Coastal Upland Protection Zone (CUPZ).**

Within the area surrounding the applicants' property are a wide range of existing uses including; a warehouse and storage area serving the port's needs; public parking directly facing the properties; and vacant land within the CRA which historically contained a variety of uses. The properties' existing land use and zoning under General Commerical/ C-2 not compatible with the surrounding area. The applicant's requested action serves to provide a down-zoning or transition from the port's industrial operations to the adjoining residential areas.

The most compatible land use and zoning designation for these properties as well as the properties fronting N. 2nd Street is Central Business District (CBD)/ C-3 zoning. The CBD/C-3 zoning designation exists diagonally from the applicants' properties as part of the former Standard Marine property on North 2nd Street between Alachua and Broome Streets. Staff recognizes the need to assign the appropriate land use and zoning district of Central Business District (CBD)/ C-3 zoning to the public parking lots located at the corners of N. 2nd at Alachua Street and Broome Streets in keeping with the direction to create and extend the urban core through the CRA. Staff intends to file an application to correct the land use and zoning for these properties in order to establish a consistent land use and zoning district patter for properties on N. 2nd Street.

The applicant has not supplied a report stating the soil suitability or the presence or absence of natural resources; however, this is not a greenfield development. A soil suitability analysis and biological survey will be required prior to receiving a local development order from the Technical Review Committee, as applicable. Adequate levels of service are discussed in the preceding paragraphs. The applicant has provided some general information within their synopsis letter which describes the type of soil found on the properties.

Policy 1.02.08.
Stable or established residential areas shall be protected from encroachment by incompatible development by establishing and increasing the amount of mixed use transitional areas. This policy does not preclude necessary community facilities from locating within residential areas when such activities satisfy the criteria established in the City's comprehensive plan and land development regulations.

The applicant's request for assignment of the Central Business District (CBD) future land use category for the subject properties serves to accomplish the intent of this policy statement. By definition of the land use category requested, Central Business District (CBD) allows for a mixed use urban development pattern. Assignment of this land use category not only corrects the existing non-conformities on the subject properties, but it also permits the historic built pattern of this area to be realized through future redevelopment efforts whereby commercial and residential coexist. (**See Sanborn Maps Exhibits**)

Policy 1.02.09.
The City shall provide for the orderly transition of incompatible uses. Where infeasible to separate incompatible uses then, buffering and mixed use transition areas shall be required to promote a smooth

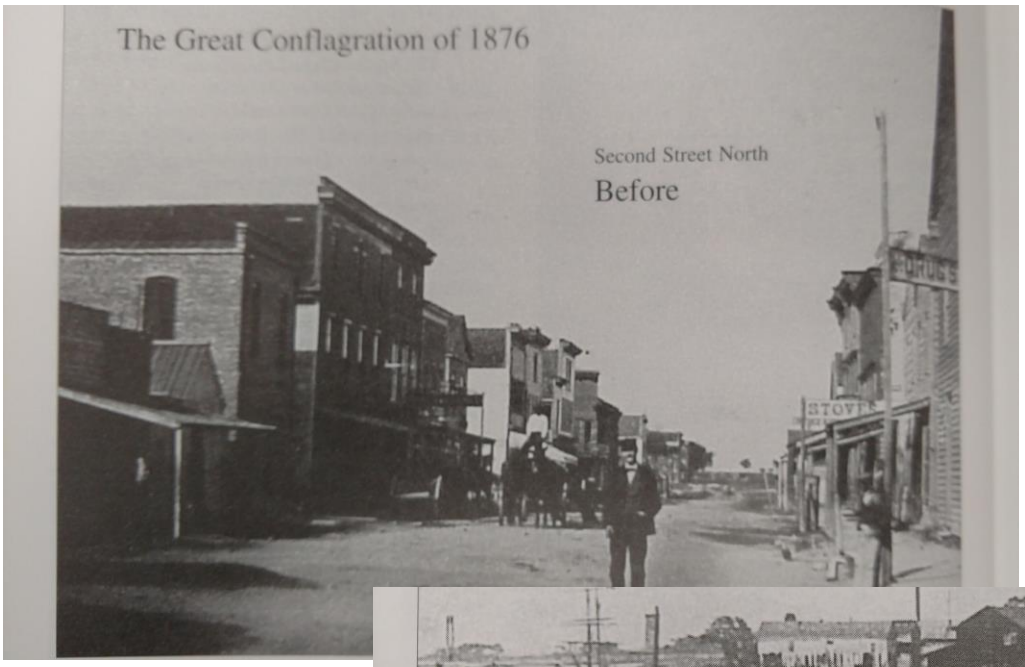
land use transition. Any potential adverse impacts caused by incompatible land uses located adjacent to each other shall be minimized by drought tolerant and native landscaping, low impact development strategies and buffer requirements.

The applicant's request for assignment of the Central Business District (CBD) future land use category for the subject properties serves to accomplish the intent of this policy statement. The most compatible land use and zoning designation for these CRA properties as well as the CRA properties fronting North 2nd Street is Central Business District (CBD)/ C-3 zoning in order to create a smooth land use transition. The City has established policies for buffering and setbacks established in Chapter 4 of the Land Development Code. Further, these properties are bound by even more stringent design criteria found in Chapter 8 of the LDC due to its location within the CRA.

Policy 1.07.09.
Central Business District (CBD)

a. The FLUM designation of central business district is applied to the City's downtown, as the center for residential, financial, commercial, governmental, professional, cultural, and related activities.
b. The Central Business District category is designed to accommodate single-family or duplex residential uses, either "stand alone" or in mixed residential and business use structures; offices; commercial retail; personal services establishments; restaurants; transient accommodations; commercial parking facilities; civic uses; and cultural uses.
c. Additional uses may be permissible subject to additional standards: indoor recreation facilities, multi-family dwellings, marinas, day-care centers, and educational facilities.
d. The density of residential development in the Central Business District land use category shall not exceed thirty-four (34) units per acre.
e. The intensity of non-residential development shall not exceed a FAR of 2.0.
f. A proposed amendment to the FLUM to increase the land area within the Central Business District; land use category shall demonstrate the suitability of the proposed site based on:
   1. The need for additional land area within the Central Business District land use category;
   2. Consistency of the land area with the characteristics of the Central Business District; and;
   3. Consistency of the land area with the characteristics of the downtown.

The applicant clearly articulates the consistency of the proposed CBD land use with the subject properties on the surrounding area. Staff finds that the need for additional land area within the CBD land use category is demonstrated through the properties' location within the Community Redevelopment Area (CRA) and further bolstered by the range of uses which historically existed on this block face (**See Sanborn Map Exhibits**). Application of the CBD land use category to these properties serves to correct the current inefficient and inadequate land use pattern which exists within the area. Further, the proposed land use category serves to protect the neighboring residential uses and allows for residential development opportunities within walking distance to the services and employment options in the downtown area. The future infill development of these properties that may be accomplished under the proposed CBD land use enables the downtown streetscape to be extended thereby, making an even clearer connection between this area and the rest of downtown consistent with how the City originally developed. This would make the area more walkable and pedestrian friendly to the adjoining residential neighborhood. Staff found photographic evidence of the urbanized streetscape that existing along N. 2nd Street prior to the 1876 fire which burned the original structures within this area. Previously, the County Courthouse was located along N. 2nd Street in addition to a variety of retail and trade services.



Reference: Johannes, J. (2000). Yesterday's Reflections II Nassau County, Florida - A Pictorial History. Fernandina Beach: Lexington Ventures, Inc.

CONSISTENCY WITH THE LAND DEVELOPMENT CODE:

The requested Central Business District C-3 zoning provides for a mix of residential and non-residential uses which are typically found within a downtown urban environment. Permissible uses are provided in Table 2.03.02 of the Land Development Code (LDC).

Section 2.01.13 of the LDC states the intent of the C-3, Central Business District, zoning classification.
The C-3 District is intended for the development of land uses within the central business district as the City's center for residential, financial, commercial, governmental, professional, and cultural activities. The Central Business District category is designed to accommodate single-family or duplex residential uses, either

freestanding or in mixed residential and business use structures; offices; commercial retail; personal services establishments; restaurants; transient accommodations; commercial parking facilities; civic uses; and cultural uses.

The C-3 zoning assignment is requested by the applicants in order to correct the existing non-conforming use aspects of the multi-family structure and allow for development of residential and non-residential use either as stand-alone structures or in a mixed use form. Any future redevelopment of the site will be reviewed by the Technical Review Committee (TRC) and Historic District Council (HDC) and consistency with LDC and design requirements will be addressed at that time.

CONCLUSION:

Staff finds the requested action to be consistent with the Comprehensive Plan and Land Development Code, as it is an appropriate extension of a mixed residential and non-residential land use and zoning district into a historically urbanized area leading to the port. The requested action extends a compatible zoning district to properties adjoining industrial and commercial land uses. Further, the requested action serves to satisfy the goals to eliminate inadequate and inefficient land uses within the Community Redevelopment Area (CRA) Plan and provide for meaningful redevelopment opportunities.

It is recommended that the assignment of Central Business District (CBD) land use and C-3 zoning be approved for these properties. Extension of the CBD/C-3 land use and zoning district provides a harmonious and beneficial relation among buildings and uses within the area. This mixed use category allows for redevelopment and infill development opportunities which serve to enhance the City's downtown core while realizing the goals established for the CRA. The CRA guidelines and LDC requirements, previously discussed, provide standards intended to protect the exiting residential zoned properties on the east side of this block.

Please Note: All properties within the CRA, regardless of the assigned zoning district, are required to satisfy requirements for on-site parking as determined by use and allocated in LDC Section 7.01.04. Non-residential uses within the CRA are able to pay a fee in-lieu of the required parking in order to satisfy their on-site parking demands.

MOTIONS TO CONSIDER

I move to recommend **(approval or denial)** of PAB case number 2018-27 to the City Commission requesting a Future Land Use Map assignment of Central Business District land use and C-3 zoning from General Commercial land use and C-2 zoning, as described and that PAB case 2018-27 as presented, **(is or is not)** sufficiently compliant with applicable Florida Statutes, Comprehensive Plan and Land Development Code to be approved at this time.

Submitted by:

Kelly N. Gibson

Kelly N. Gibson, AICP
Director of Planning & Conservation

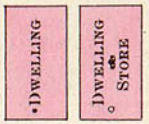
EXHIBIT A

C-3
17-16
I-1
R-2
C-3
17-20
W-1
08-03
City of
Fernandina
Beach
C-3
07-20
C-2
SUBJECT PROPERTIES
C-3
07-37
C-3
12-05
IW
C-3
01-42
C-2
622
C-3
10-35
BROOME ST
ALACHUA ST
N FRONT ST
N 4TH ST

KEY

TILE 1ST / BRICK 1ST / PYROBAR 1ST	Fire proof construction. (OR FIRE RESISTIVE CONST'N)
ADOBE	Adobe building.
HEIGHT OF BUILDING IN FEET FROM GROUND TO ROOF LINE. 5	Stone building.
(C. BR.)	Concrete, lime, cinder or cement brick
(C. B.)	Hollow concrete or cement block const'n
(CONC.)	Concrete or reinforced concrete const'n
(TILE)	Tile building.
NUMBER OF STORIES 4	Brick building with frame cornice.
TWO STORIES AND B'SMT 2d COMPOSITION ROOF ●	" " " stone front.
SHINGLE ROOF X	" " " frame side. (DIVIDED BY FRAME PARTITION)
(VEN'D)	Brick veneered building.
BRICK 1ST	" and frame building.
FRAME, BRICK LINED	Frame building, brick lined.
F=FLAT S=STORE	" " metal clad.
D=DWELLING	Frame building.
A in B AUTO IN B'SMT	Iron building.
LOFT	Tenant building occupied by various manufacturing or occupancies
(ASB. CL.)	Frame building covered with asbestos
NON COMBUSTIBLE ROOF COVERING OF METAL, SLATE, TILE OR ASBESTOS SHINGLES ○	Brick building with brick or metal cornice.

DWELLINGS.



☞ Framed air-shafts are shown but *colored over*. Brick air-shafts are left white.

CLASSIFICATION OF BUILDINGS

Shown by varying number of dots or circles. Classed by New York Board of Fire Underwriters as follows:

BRICK	FRAME
1st Class (.) Slate or metal roof, coped walls.	1st Class (.) Slate or metal roof.
2nd " (. .) " " walls not coped.	2nd " (. .) Shingle roof.
3rd " (. . .) Shingle roof.	

Frame Buildings with BRICK FRONTS.

Height of Buildings, in Stories and feet (74 ft. 6 in. and over).

Fronts of marble or other stone.

Iron Fronts.

"Dotted line." Interior brick wall, omitted on one or more floors.

Superior construction. { Built of non-inflammable material *"throughout,"* except flooring and trim.

Communications protected by single fire-proof doors } With designation
" " double " " } of floors.

Openings exposing Buildings.

Elevators with steam or other power. { Where enclosed with Brick or Fire-proof material a *heavy line* is drawn around them.

Hatchways or "Dumb-waiters."

Sky-lights in Roof only.

" over Opening in floor.

Smoke-houses. Retorts, and Ovens.

Mansard Roofs. Corrugated Iron. Steam-boilers.

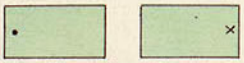
REFERENCE.

SPECIAL HAZARDS.

NAMES of Manufactories, &c., are written on buildings, when there is sufficient space, and their *construction* classified by the same marks as on Dwellings. Other Specially Hazardous Risks are **COLORED GREEN,** the varying number of dots (*brick*) and crosses (*frame*) showing the comparative danger from fire by occupancy.

NOTE.—In classifying a building as a Special, its CONSTRUCTION is obliterated, necessitating a series of letters, as follows:

BRICK.	FRAME.
A Construction = to 1st class Warehouse.	G Construction = to 1st class Store or Dwelling.
B " = " 2nd " "	
C " = " 3rd " "	H " = to 2nd class Store or Dwelling.
D " = " 1st " Store or D'w'g.	
E " = " 2nd " " "	
F " = " 3rd " " "	

Brick .....  ..... Frame

Bakeries (ovens in building). Breweries. Cooperages. Drug stores (retail, with privilege of compounding). Dyeing establishments. Fur dressers. Glass stainers. Hat finishers. Hay (open stock, loose). Lamp sellers (privilege for kerosene &c.) Laundries. Malt houses. Manufactories of Baskets, Bonnet-frames, Boots and shoes, Caps, Clothing, Combs, Envelopes, Feather dusters, Fringe &c., Gas-fixtures, Gold pens, Hats, Hemp, Jewelry cases, Morocco, Paper bags, Pocket-books, Ruffling and ruches, Segars, Shirts, Tobacco, Umbrellas, Vinegar, Watches, Watch-cases, Writing ink. Map mounting and varnishing. Metal mills. Molasses houses. Photographers. Private stables. Smoke-houses. Tanneries. Tin-shops. Wheelwrights. Wire workers. Wool-pullers.

Brick .... Frame

Bleaching works. Book-binderies. Brass and iron foundries. Coppersmiths. Cotton presses. Fulling mills. Junk shops. Letter-press printers. Lithographers. Livery and Cartmen's stables. Machine shops. Manufactories of Agricultural Implements. Artificial flowers, Brooms, Brushes, Carriages, Cedar-ware, Floor-cloth, Grates, Guns, Hoop-skirts, Jewelry, Lamps, Musical instruments, Oil-cloths, Paper boxes, Paper collars, Paper patterns, Patent Medicines, Plated ware, Rope and cordage, Safes, Silverware, Starch, Stoves, Tin cans, Upholstery. Oil stores (petroleum and products). Print works. Rag stores. Slaughter houses. Snuff mills. Type and stereotype foundries. (And generally buildings not occupied by workers of light wood).

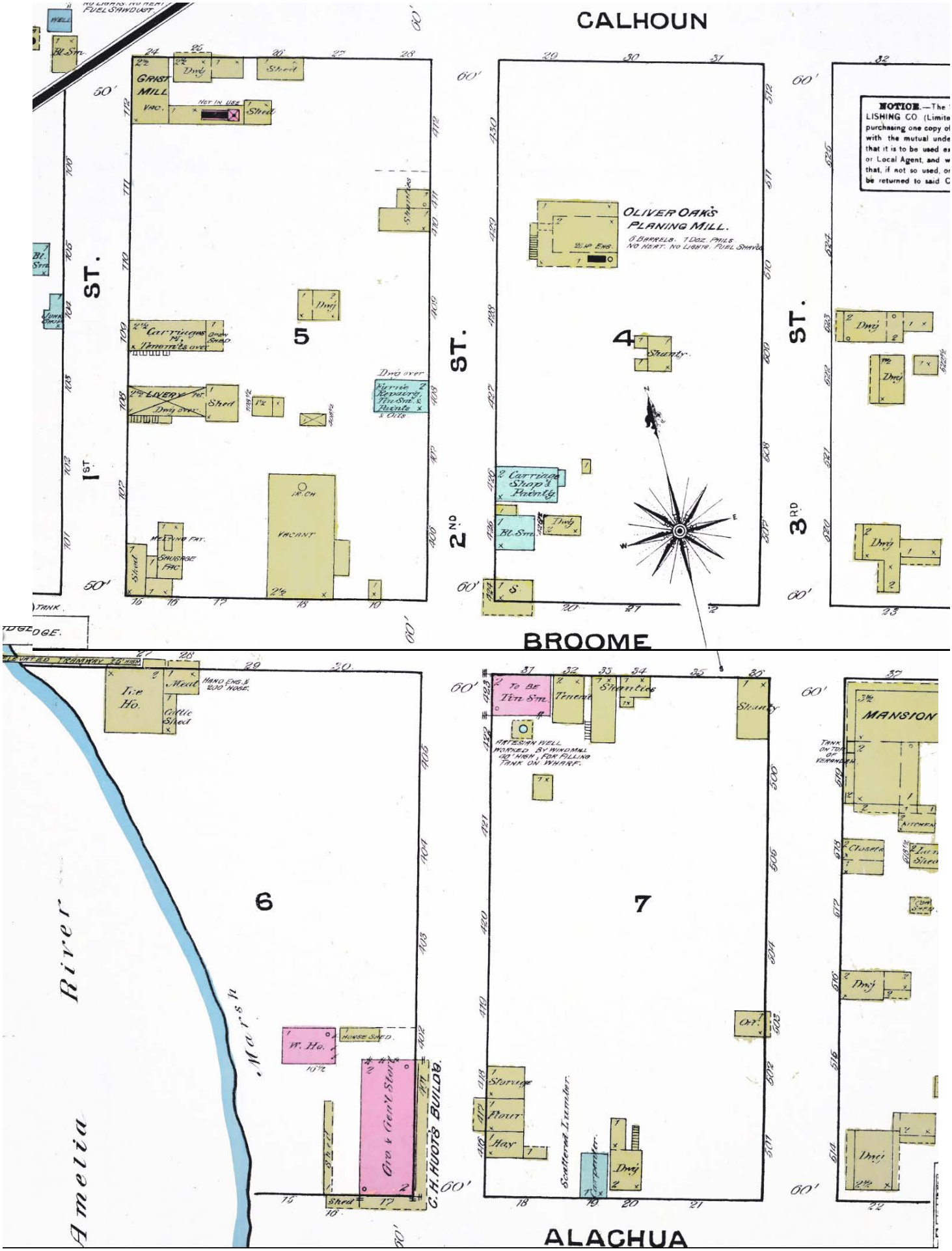
Brick .... Frame

Box repairing. Cabinet-making. Carpenters' shops. Distilleries. Flax mills. Flour or Grist mills. Japanners. Lard refineries. Manufactories of Artificial hair, Bagging, Candles, Chairs, Clocks, Confectionery, India-rubber or gutta-percha, Ivory or lamp-black, Looking-glass and Picture frames, Oiled clothing, Organs, Paper-hangings, Perfumery, Pianos, Soap, Trunks. Oil mills. Paper mills. Rectifying establishments. Sugar refineries. Tallow-melting or chandleries. Wholesale druggists (with compounding). Woolen mills. (And generally risks where much heat or light wood is used.)

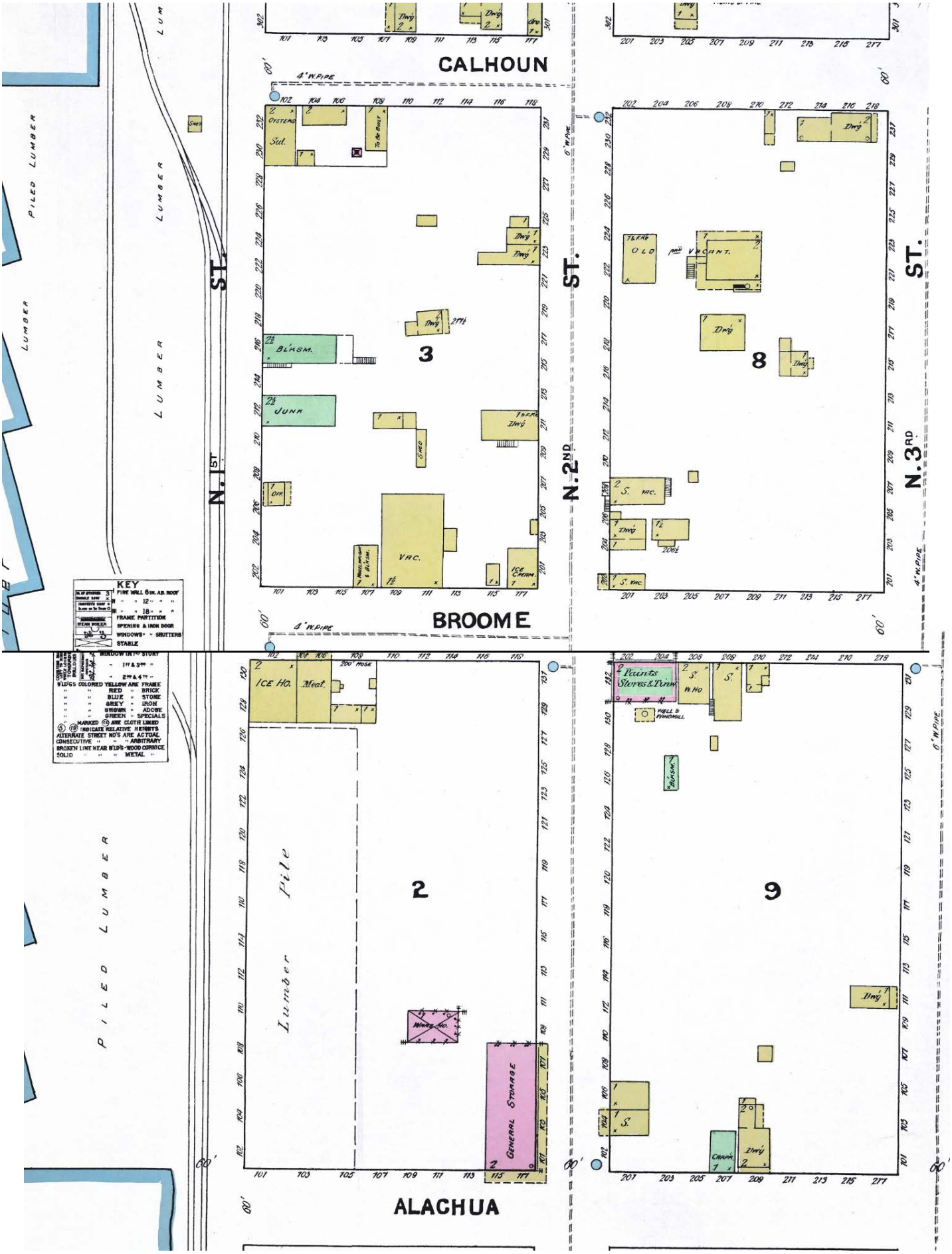
Brick .... Frame

Chemical laboratories. Coffee and Spice mills. Drug mills. Fireworks on sale. Match factories. Oil-boiling houses. Planing and Moulding mills. Printing-ink factories. Sash, blind and door factories. Saw mills. Tar-boiling houses. Turpentine distilleries. Varnish making. Window-shade factories.

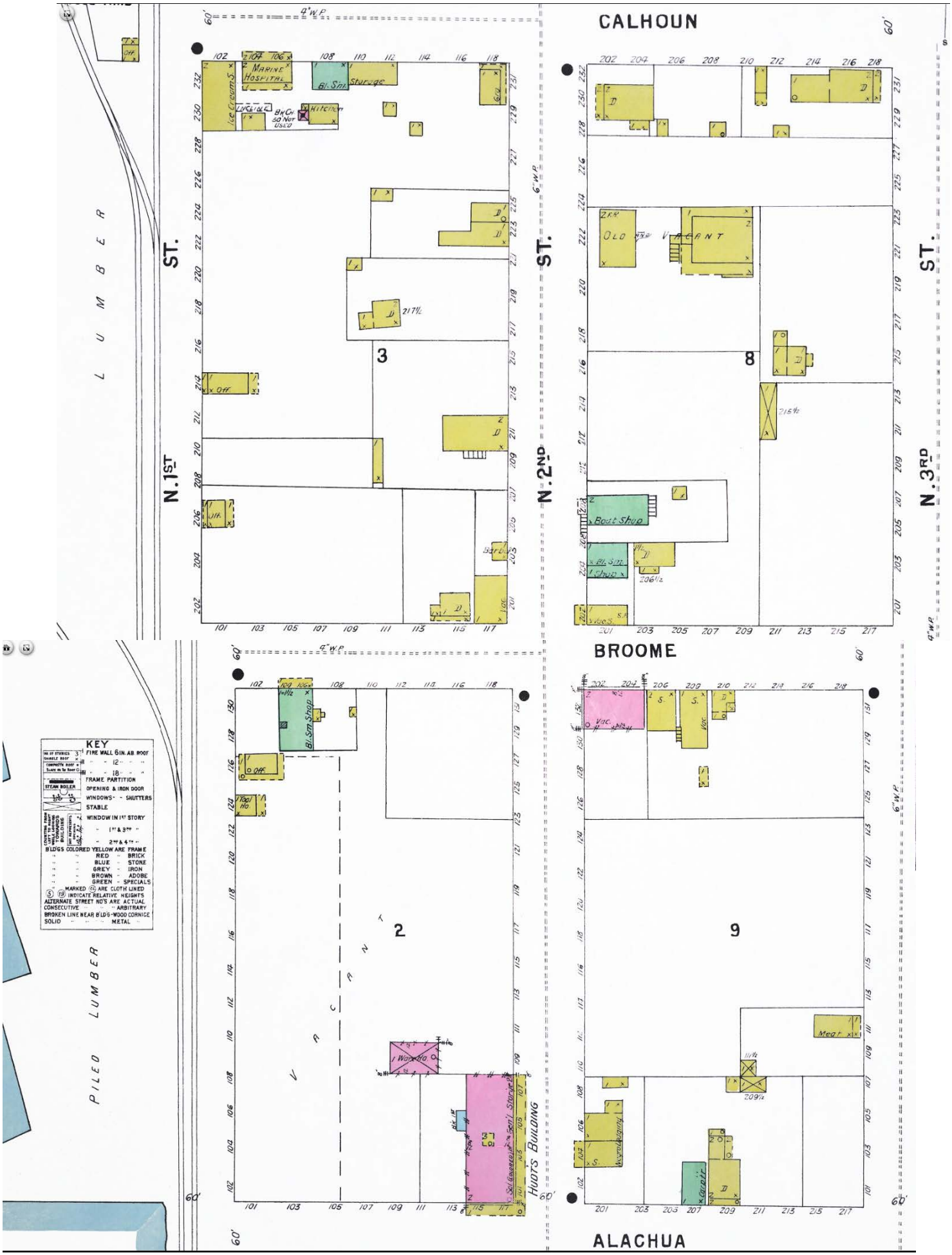
1884 Sanborn Map of North 2nd Street



1891 Sanborn Map of N. 2nd Street



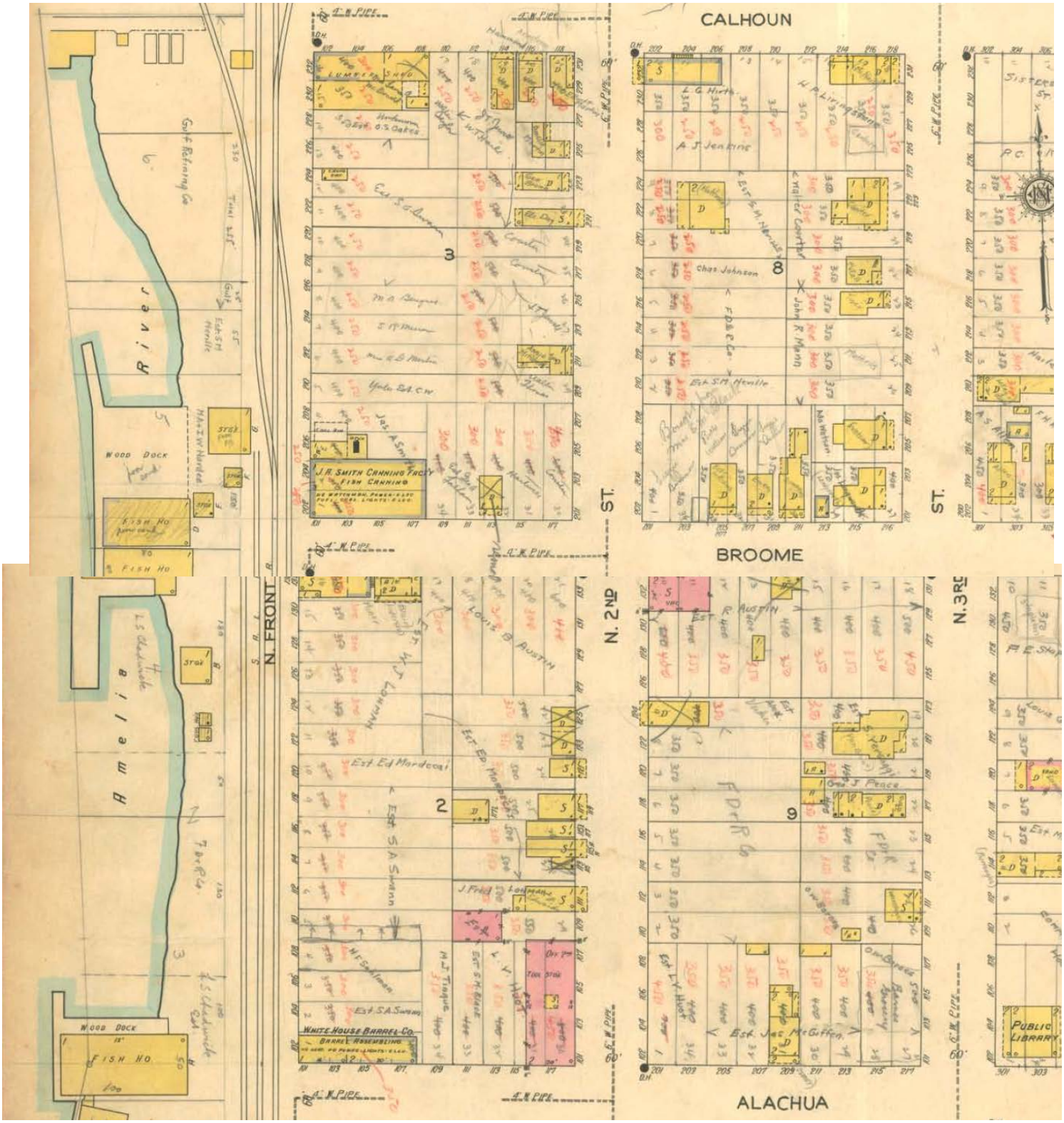
1897 Sanborn Map of N. 2nd Street



1903 Sanborn Map

1909 Sanborn Map of N. 2nd Street

1926 Sanborn Map of N. 2nd Street



OFFICE USE ONLY Revised from 10/16/18

REC'D: 11/06/18 BY: KG

PAYMENT: $ 2000 TYPE: ✓#1061 ✓#1038

APPLICATION #: 2018-0001658

CASE #: PAB 2018-27

BOARD MEETING DATE: 11/14/18

AMENDED

PLANNING ADVISORY BOARD APPLICATION

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

APPLICANT INFORMATION

Owner Name: Parcel A: Castilian Properties, Inc. for 120 N. 2nd Street
Parcel B: Beverly Freeman Crews, James Kelly Freeman, Angela Karen Morgan, George Thomas Freeman for 116 N. 2nd Street

Mailing Address: Parcel A: 120 N. 2nd Street, Suite A, Fernandina Beach, FL 32034
Parcel B: 96174 Marantha Road, Yulee, FL 32097

Telephone: _____ Fax: _____

Email: _____

Agent Name: A. Jeffrey Tomassetti, PLC, d/b/a Tomassetti & Prince

Mailing Address: 406 Ash Street, Fernandina Beach, FL 32034

Telephone: (904) 261-1833 Fax: (904) 212-0350

Email: info@tpislandlaw.com and tprince@tpislandlaw.com

PROPERTY INFORMATION

Street Address: Parcel A: 120 N. 2nd Street and Parcel B: 116 N. 2nd Street

Parcel Identification Number(s): Parcel A: 00-00-31-1800-0009-0060 and Parcel B: 00-00-31-1800-0009-0020

Lot Number: Parcel A: 6 & 7 Parcel B: 2, 3, 4, & 5 Block Number: 9 (both parcels) Subdivision: _____

Section: _____ Township: _____ Range: _____

PROJECT INFORMATION

Total Number of Lots/Parcels: 1

Less than One (1) acre Sq. Footage: Parcel B: .29 acres Parcel A: .14 acres One (1) Acre or Greater: _____

Existing Zoning Classification: C-2

Existing Future Land Use Classification: General Commercial

Previous Planning/Zoning Approvals: _____

Description of Request:

This application requests a small scale FLUM amendment from the General Commerical (GC) land use to the Central Business District ("CBD") land use, and from General Commercial (C-2) zoning designation to Central Business District (C-3) zoning designation for the property located at 116 N. 2nd Street, and 120 N. 2nd Street, Fernandina Beach, FL.

SIGNATURE/NOTARY

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

10/31/18
Date

Teresa A. Prince
Signature of Applicant

STATE OF FLORIDA
ss
COUNTY OF NASSAU

Subscribed and sworn to before me this 31st day of October, 2018.

Jaime Herrmann
Notary Public: Signature

Jaime Herrmann
Printed Name

9/21/19
My Commission Expires

Personally Known X OR Produced Identification _____ ID Produced: _____

JAIME HERRMANN
Commission # FF 920297
My Commission Expires
September 21, 2019

DocuSign Envelope ID: CBF76D9F-34B1-46DE-B8E2-24A68A2FFB67

OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Beverly F. Crews, James K. Freeman Jr., George T. Freeman, Angela K. Morgan
(print name of property owner(s))

hereby authorize: CMR Island Properties, LLC
(print name of agent)

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

Beverly F. Crews — DocuSigned by: George T. Freeman 1F36D7C0E94C425...
(Signature of owner)

DocuSigned by: J K F FA797D0C65EA4E9...
(Signature of owner)

DocuSigned by: Angela K Morgan 3DE77C0977D44AC...

Beverly F. Crews George T. Freeman
(Print name of owner)

James K. Freeman Angela K. Morgan
(Print name of owner)

STATE OF FLORIDA
COUNTY OF NASSAU } ss

Subscribed and sworn to before me this 12th day of October, 2018

Notary Public State of Florida
Tanya Roth
My Commission GG 244919
Expires 08/01/2022

Tanya Roth
Notary Public: Signature

Tanya Roth
Printed Name

8/1/2022
My Commission Expires

Personally Known _____ OR Produced Identification ✓ ID Produced: FL DL# C620-000-49-508 0

_____
(Signature of owner)

Beverly F. Crews
(Signature of owner)

_____
(Print name of owner)

Beverly F. Crews
(Print name of owner)

BUYER'S AUTHORIZATION
FOR REPRESENTATION FOR APPLICATION

I, John E. Sasser, an Authorized Member for CMR Island Properties, Inc., a foreign limited liability company, duly licensed to do business in Florida, and the buyer of real property located at 116 N. 2nd Street, Fernandina Beach, FL 32034 (the "Property") hereby authorize our legal counsel, A. Jeffrey Tomassetti, PLC, d/b/a/ Tomassetti and Prince to apply to the City of Fernandina Beach to process an application for Rezoning and FLUM Amendment on our behalf for the Property. In authorizing the agent to represent our entity, I attest that the application is made in good faith and that any information contained in the application is accurate and complete.

CMR Island Properties, a foreign limited
liability company

_____
By: John E. Sasser
Its: Authorized Member

STATE OF GA

COUNTY OF Ware

Subscribed and sworn to before me this 15 day of October, 2018

Kem Strickland
Notary Public
Kem Strickland
Printed Name
9-8-2020
Commission Expiration

KEM STRICKLAND NOTARY PUBLIC Exp. Sept. 08, 2020 PIERCE COUNTY, GA

Personally known ✓ OR Produced Identification _____

ID Produced: _____

OWNER'S AUTHORIZATION
FOR AGENT REPRESENTATION

I /WE Peter O. Mallory, President of Castilian Properties, Inc.
(print name of property owner(s))

hereby authorize: A. Jeffrey Tomassetti, PLC d/b/a Tomassetti & Prince
(print name of agent)

to represent me/us in processing an application for: Rezoning and FLUM Amendment
(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.

Peter O. Mallory
(Signature of owner)

(Signature of owner)

Peter O. Mallory, Castilian Properties Inc.
(Print name of owner)

(Print name of owner)

STATE OF FLORIDA
ss
COUNTY OF NASSAU

Subscribed and sworn to before me this 31st day of October, 2018.

Jane Marie Malcolm
Notary Public: Signature

Jane Marie Malcolm
Printed Name

10/24/22
My Commission Expires

Personally Known ✓ OR Produced Identification _____ ID Produced: _____

JANE MARIE MALCOLM
Notary Public - State of Florida
Commission # GG 233556
My Comm. Expires Oct 24, 2022
Bonded through National Notary Assn.

OWNER'S AUTHORIZATION
FOR AGENT REPRESENTATION

I /WE Peter O. Mallory, President of Castilian Properties, Inc.
(print name of property owner(s))

hereby authorize: A. Jeffrey Tomassetti, PLC d/b/a Tomassetti & Prince
(print name of agent)

to represent me/us in processing an application for: Rezoning and FLUM Amendment
(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.

Peter O. Mallory
(Signature of owner)

(Signature of owner)

Peter O. Mallory, Castilian Properties Inc.
(Print name of owner)

(Print name of owner)

STATE OF FLORIDA
ss
COUNTY OF NASSAU

Subscribed and sworn to before me this 31st day of October, 2018.

Jane Marie Malcolm
Notary Public: Signature

Jane Marie Malcolm
Printed Name

10/24/22
My Commission Expires

Personally Known ✓ OR Produced Identification _____ ID Produced: _____

JANE MARIE MALCOLM
Notary Public - State of Florida
Commission # GG 233556
My Comm. Expires Oct 24, 2022
Bonded through National Notary Assn.

Law Office of

TOMASSETTI & PRINCE

A. Jeffrey Tomassetti
Teresa L. Prince

November 1, 2018

AMENDED LETTER OF INTENT FOR CASTILIAN PROPERTIES, INC. AND CMR ISLAND PROPERTIES, LLC

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

Our office represents Castilian Properties, Inc., a Florida corporation, owner of the real property located at 120 N. 2nd Street, Fernandina Beach, FL 32034 ("Parcel A") and CMR Island Properties, LLC, a foreign limited liability company, duly licensed to do business in Florida, who is the Buyer of real property owned by Beverly Freeman Crews, James Kelly Freeman, Jr., Angela Karen Morgan, and George Thomas Freeman, and located at 116 N. 2nd Street, Fernandina Beach, Florida 32034 (the "Parcel B") (collectively, the "Subject Properties"). In support of redevelopment efforts within the Community Redevelopment Area ("CRA"), this application requests a Future Land Use Map ("FLUM") amendment from the General Commercial ("GC") land use to Central Business District ("CBD") land use, and zoning change from General Commercial ("C-2") to Central Business District ("C-3"), for Parcel B, which is approximately .29 acres, and Parcel A, which is .14 acres.

Pursuant to Section 2.01.13, Land Development Code ("LDC") and Policy 1.07.10, Comprehensive Plan Policy ("Comp Plan"), the CBD FLUM and C-3 zoning designation is a mixed-use category that serves as a logical transition between the industrial activities to the west, and the residential uses to the east of the Subject Properties. This is because the CBD FLUM and C-3 zoning allow for both residential and commercial uses. This transitional land use and zoning pattern is witnessed throughout the City's urban core. Similarly, an extension of the CBD FLUM and C-3 zoning to the Subject Properties provides the opportunity for continuity in urban form and pattern from Centre Street north to Calhoun Street along N. 2nd Street, preventing the proliferation of urban sprawl and supporting cost effective and energy efficient land development patterns in accord with Policy 1.02.03, Comp Plan.

In addition, the Subject Properties are immediately adjacent to CBD FLUM and C-3 zoning on its southern and western borders. There is also an established node of CBD FLUM and C-3 zoning on properties to the north and south of the Subject Properties. Therefore, consistent with Policy 1.02.04, Comp Plan, the proposed use is compatible with the type and intensity of surrounding uses and surrounding zoning districts. See attached Exhibit A for the FLUM map and the attached Exhibit B for the zoning map.

Parcel B is currently occupied by a single-family residential structure which does not conform to the permitted uses in the existing General Commercial (GC) FLUM designation and General Commercial (C-2) zoning classification. Similarly, Parcel A is currently occupied by both a residential structure and commercial office structure, and therefore does not conform to the permitted uses in the existing General Commercial (GC) FLUM designation and the General Commercial (C-2) zoning district. Residential use is not permitted in the General Commercial (C-2) zoning district. In accord with Policy 1.05.03, Comp Plan, an extension of the CBD FLUM and C-3 zoning to the Subject Properties corrects the nonconforming use of

406 Ash Street • Fernandina Beach, Florida • 32034
Telephone: (904) 261-1833 • Fax: (904) 212-0350 • Email: tprince@tpislandlaw.com

residential dwellings on the (C-2) zoned Subject Properties because the CBD FLUM designation and C-3 zoning permits both residential and commercial uses.

Consistent with Policy 1.02.04, Comp Plan, the size of the Subject Properties, the physical condition of the Subject Properties, the soils and topography, and the "suitability of the site based on the presence or absence of natural resources, environmentally sensitive lands, flood zones, or historic resources" is appropriate for the proposed use given the Subject Properties are already developed; and therefore, any impact on adopted levels of service standards and quality of service standards would be minimal. See attached Exhibit C for the potential wetlands, the attached Exhibit D for soils, the attached Exhibit E for topography, and the attached Exhibit F for flood zones. As depicted in Exhibit C, there are no potential wetlands impacting the Subject Properties. The topography and soil characteristics of the Subject Properties, as noted in Exhibits D and E, are suitable for development as evidenced by the fact that development currently exist on the Subject Properties. A significant majority of both Subject Parcels are located in a Special Flood Hazard Area designated as AE, which only has a 1 % probability of flooding every year. See attached Exhibit F.

Adequate levels of service, including water and sewage availability by the City of Fernandina Beach Utility Department, already exist to support the extension of the CBD FLUM category to the Subject Properties in compliance with Policies 1.02.02, 4.01.01 and 4.01.02, Comp Plan. See attached letter of availability.

The Subject Properties are also located within the CRA and subject to certain design criteria specific to the CRA. See attached Exhibit G of the CRA Boundary by Resolution 2005-91. Pursuant to Section 8.01.02, LDC, "It is the purpose of the CRA overlay to provide a broader mix of uses and compatible design with the downtown area in order to promote revitalization of the working waterfront and adjacent areas." An extension of the CBD FLUM and C-3 zoning district to the Subject Properties would provide a more harmonious and beneficial relation among buildings and uses within the area in compliance with Policy 12.05.03, Comp Plan. The mixed-use category would allow for redevelopment and infill development opportunities which serve to enhance the City's downtown core while realizing the goals established for the CRA in accord with Objective 1.04, Comp Plan. Development review for these properties is provided by the Historic District Council. Section 8.01.02, LDC, sets additional regulatory standards for development of CRA properties. All properties within the CRA, regardless of use, are required to satisfy on-site parking demands. Furthermore, Section 4.05.12, LDC, will require adequate buffers between commercial and residential uses. Therefore, the CRA guidelines and LDC requirements previously discussed, provide standards that will protect the existing residential zoned properties adjacent to the Subject Properties.

Sincerely,
TOMASSETTI & PRINCE

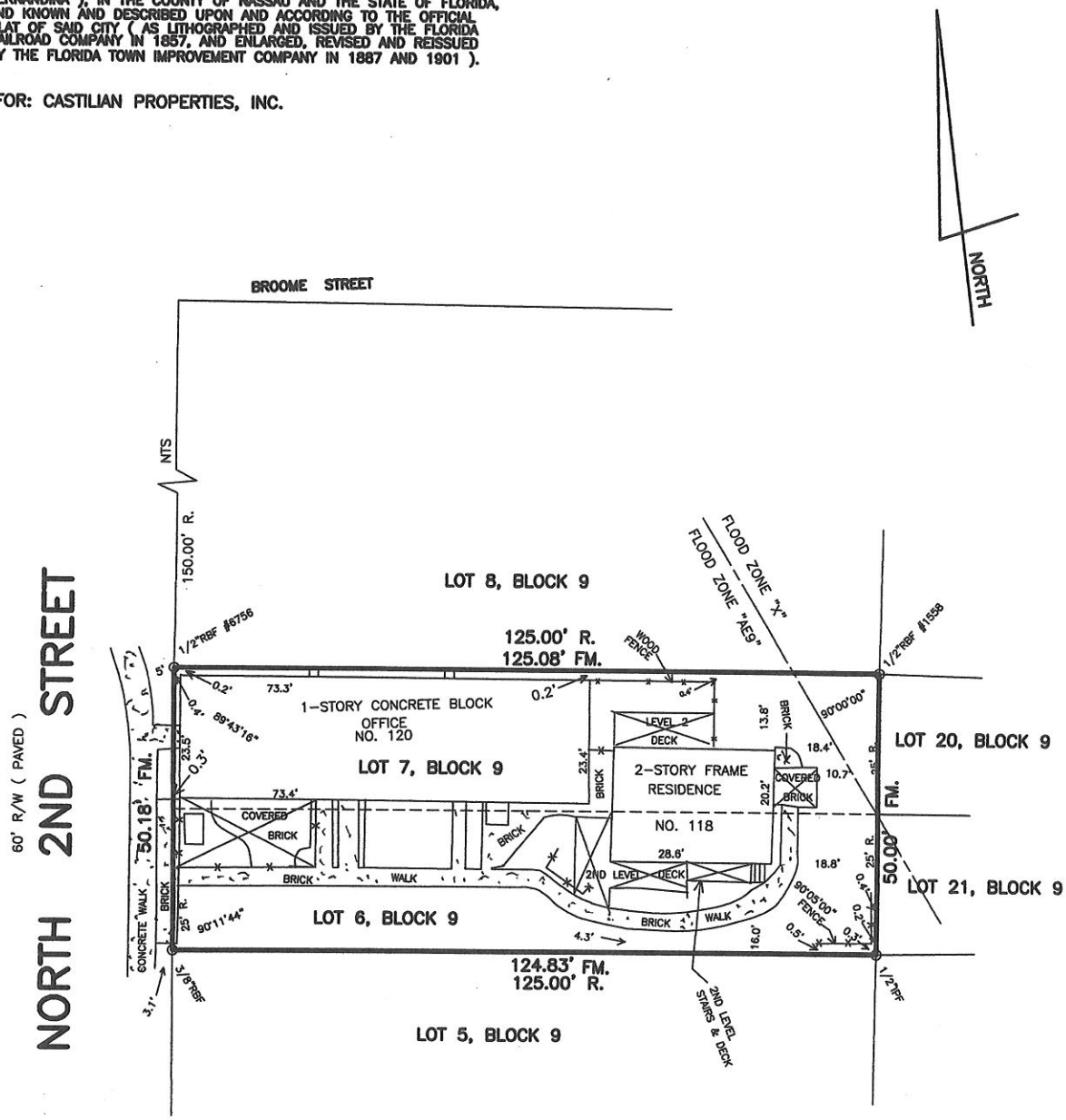
A. Jeffrey Tomassetti, for the firm

AJT/mbm

MAP SHOWING BOUNDARY SURVEY OF
LOTS 6 AND 7, BLOCK 9,

LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), IN THE COUNTY OF NASSAU AND THE STATE OF FLORIDA, AND KNOWN AND DESCRIBED UPON AND ACCORDING TO THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857, AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901).

FOR: CASTILIAN PROPERTIES, INC.



COASTAL LAND SURVEYORS

& MAPPERS, INC.
34 NORTH FOURTEENTH STREET
FERNANDINA BEACH, FLORIDA 32032
TEL. 904-261-8950 FAX 904-277-6650

I HEREBY CERTIFY THE INFORMATION DEPICTED HEREON AS MEETING THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING, CHAPTER 5J-17.050, FLORIDA ADMIN. CODE, AND/OR CHAPTER 180-7, GEORGIA STATUTES.

LICENSED BUSINESS NO. 6412

10-31-18

JAMES C. PEACOCK, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3718
GEORGIA CERTIFICATE NO. 2365
NOT VALID UNLESS EMBOSSED WITH SURVEYORS OFFICIAL SEAL

BEARINGS BASED ON N/A

PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X & AE9 AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP, COMMUNITY NO. 120172 PANEL NO. 0237G DATED 8/2/17

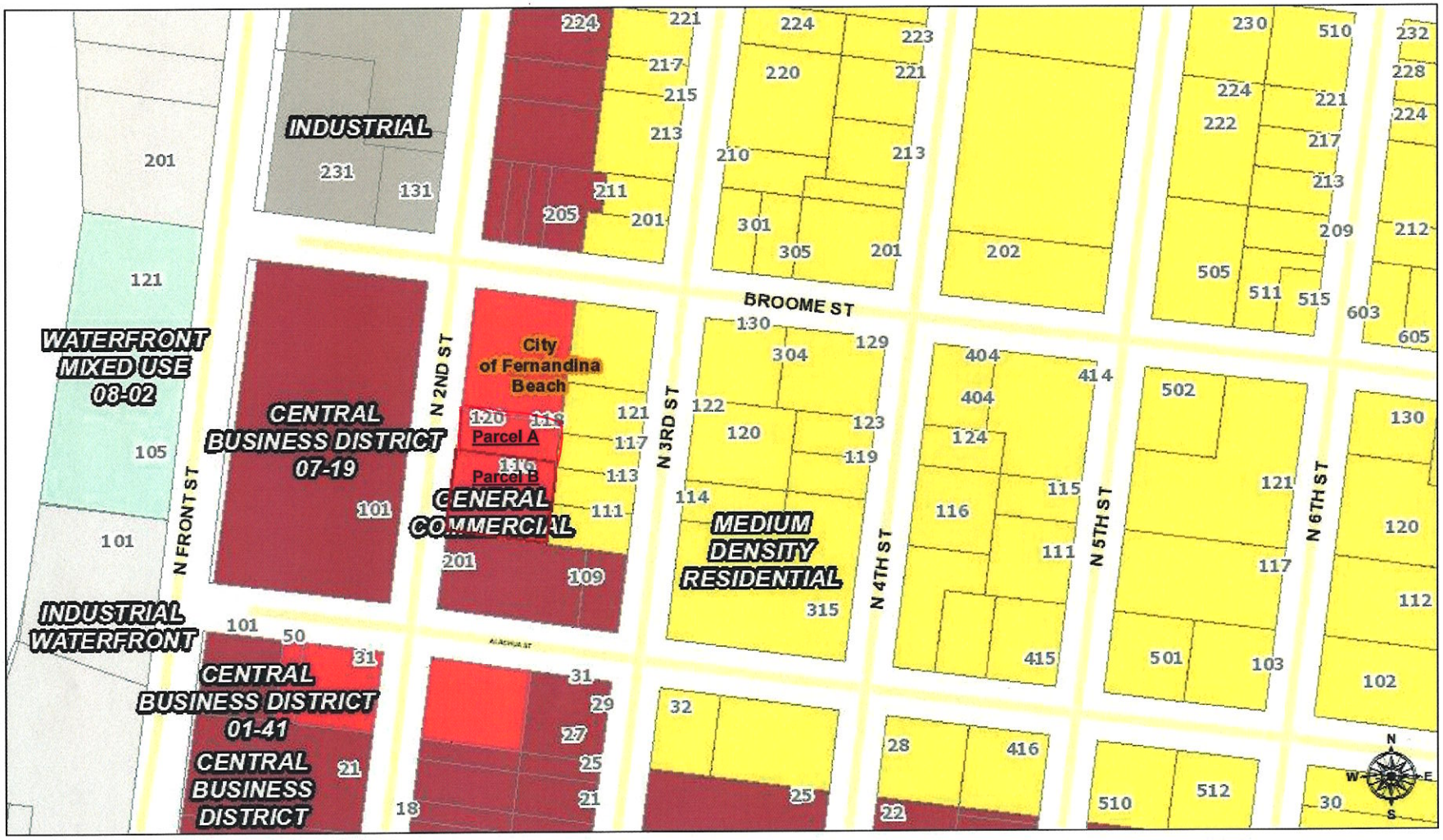
DATE OF SURVEY: OCTOBER 30, 2018
SCALE 1"=20'
JOB NO. 1810-21 F.B. 347

CORNER MARKERS HAVE NO IDENTIFICATION U.N.O.

LEGEND:

IRON PIPE FOUND – IPF	POWER LINE ---P----
IRON PIPE SET – IPS	PLAT – P.
RE/BAR FOUND – RBF	FIELD MEASURED – FM.
NOT TO SCALE – NTS	RECORD – R. DEED – D.
BUILDING RESTRICTION LINE – BRL	POWER POLE – O
CONCRETE MONUMENT FOUND – CMF	CONCRETE – CONC.
STAINLESS STEEL PIPE FOUND – SSPF	FENCE ----X----
RIGHT-OF-WAY – R/W	RIGHT-OF-WAY – R/W
POINT OF CURVE – PC POINT OF TANGENCY – PT	POINT OF REVERSE CURVE – PRC
CENTERLINE – ℄ OFFICIAL RECORDS BOOK – O.R.B.	

FBFL FLUM Map for 120 N. 2nd Street (Parcel A) & 116 N. 2nd Street (Parcel B)



October 15, 2018

1:2,257

0 0.0175 0.035 0.07 mi

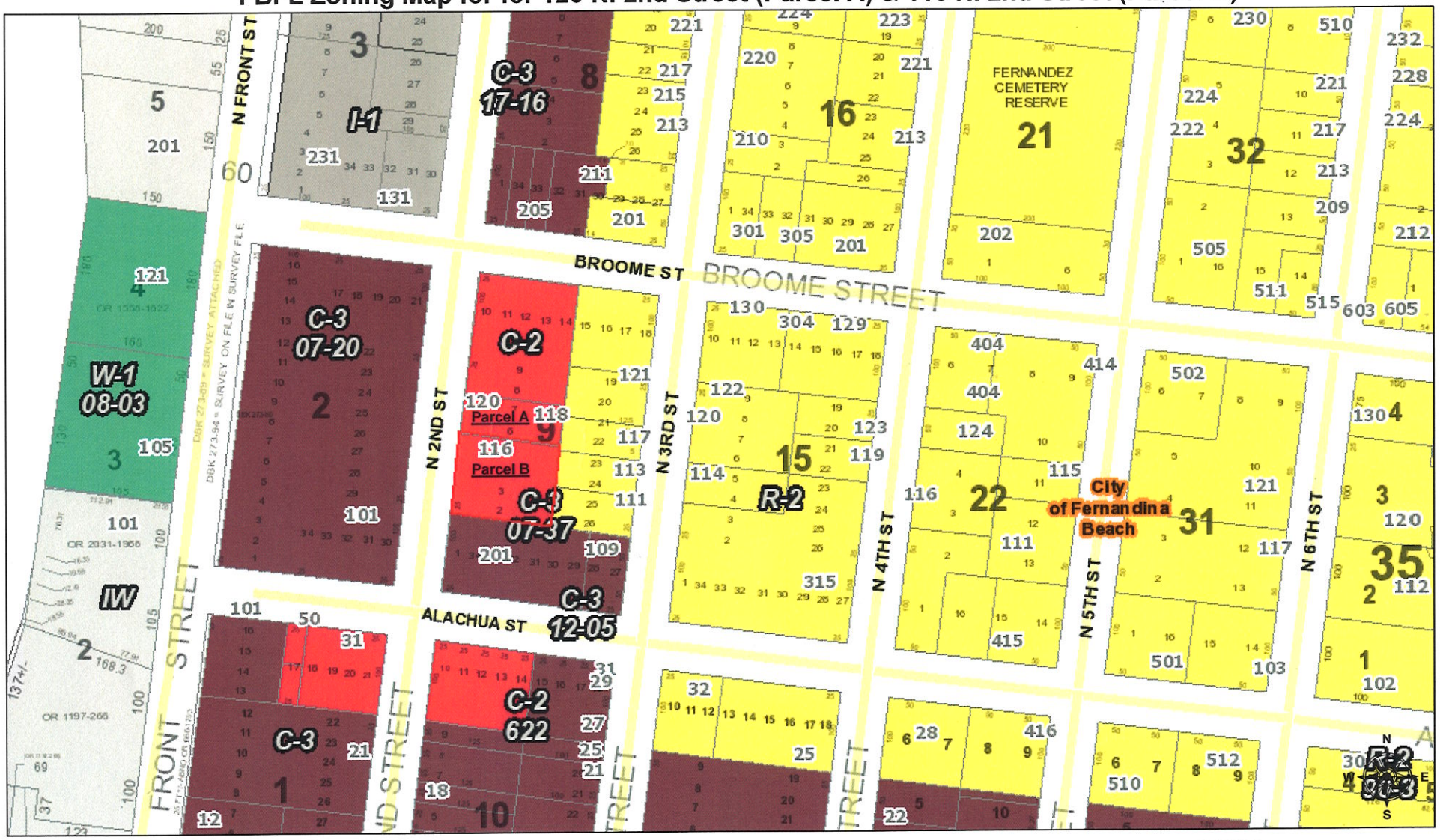
0 0.03 0.06 0.12 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

2018

EXHIBIT A

FBFL Zoning Map for for 120 N. 2nd Street (Parcel A) & 116 N. 2nd Street (Parcel B)



October 14, 2018

1:2,257

0 0.0175 0.035 0.07 mi

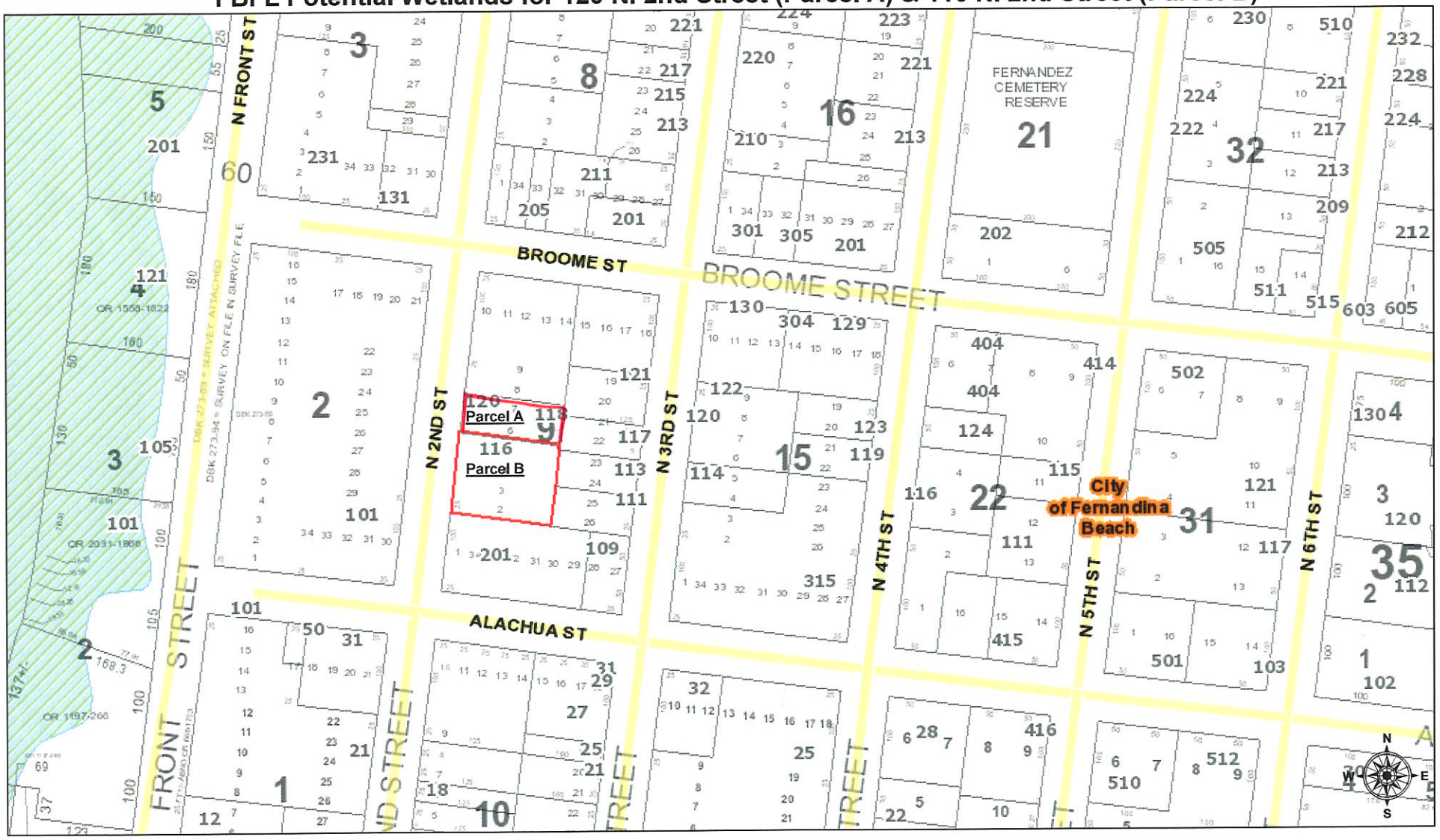
0 0.03 0.06 0.12 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

EXHIBIT B

2018

FBFL Potential Wetlands for 120 N. 2nd Street (Parcel A) & 116 N. 2nd Street (Parcel B)



October 14, 2018

Potential Wetlands

1:2,257

0 0.0175 0.035 0.07 mi

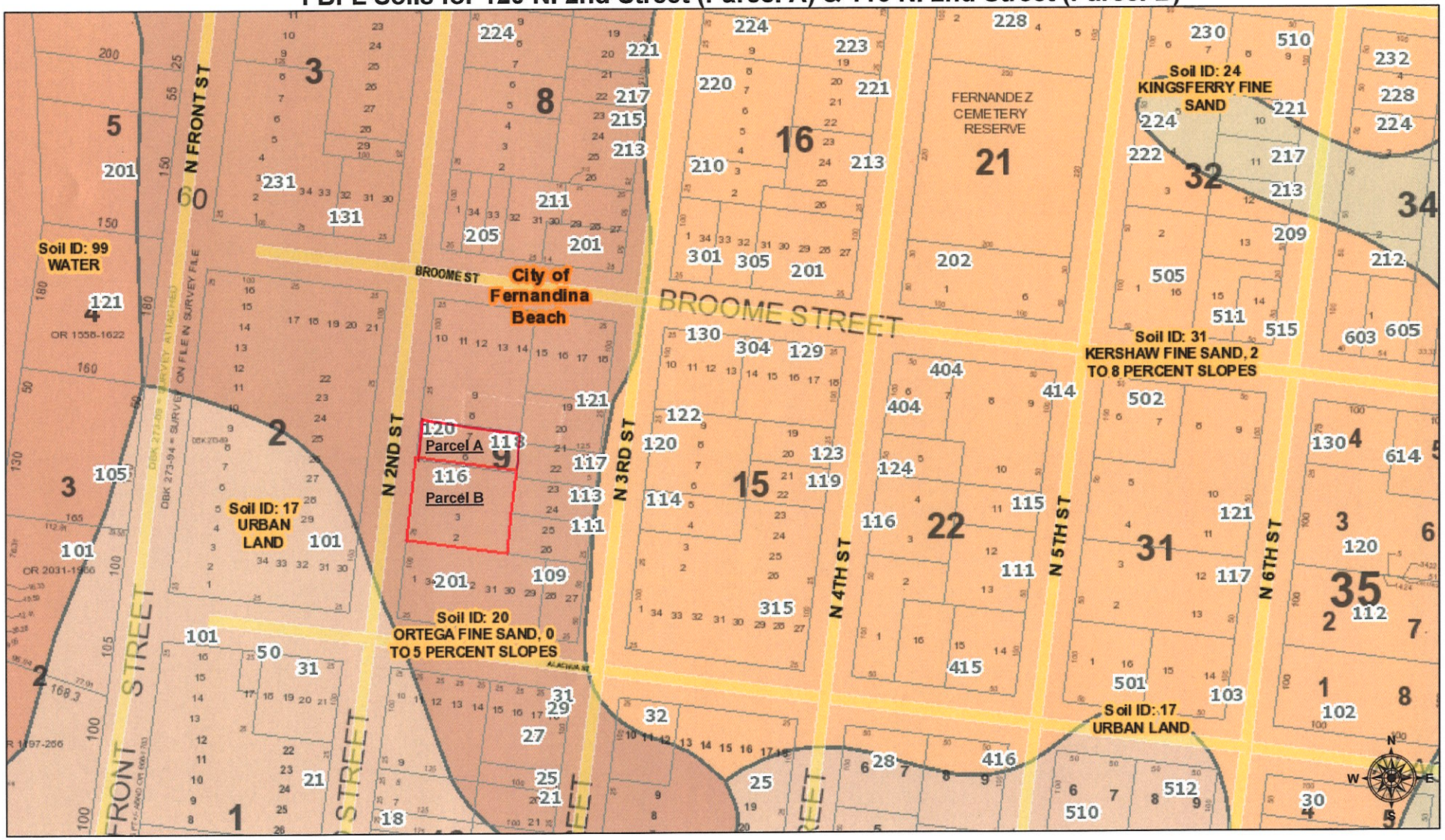
0 0.03 0.06 0.12 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

EXHIBIT C

2018

FBFL Soils for 120 N. 2nd Street (Parcel A) & 116 N. 2nd Street (Parcel B)



October 14, 2018

1:2,257

0 0.0175 0.035 0.07 mi

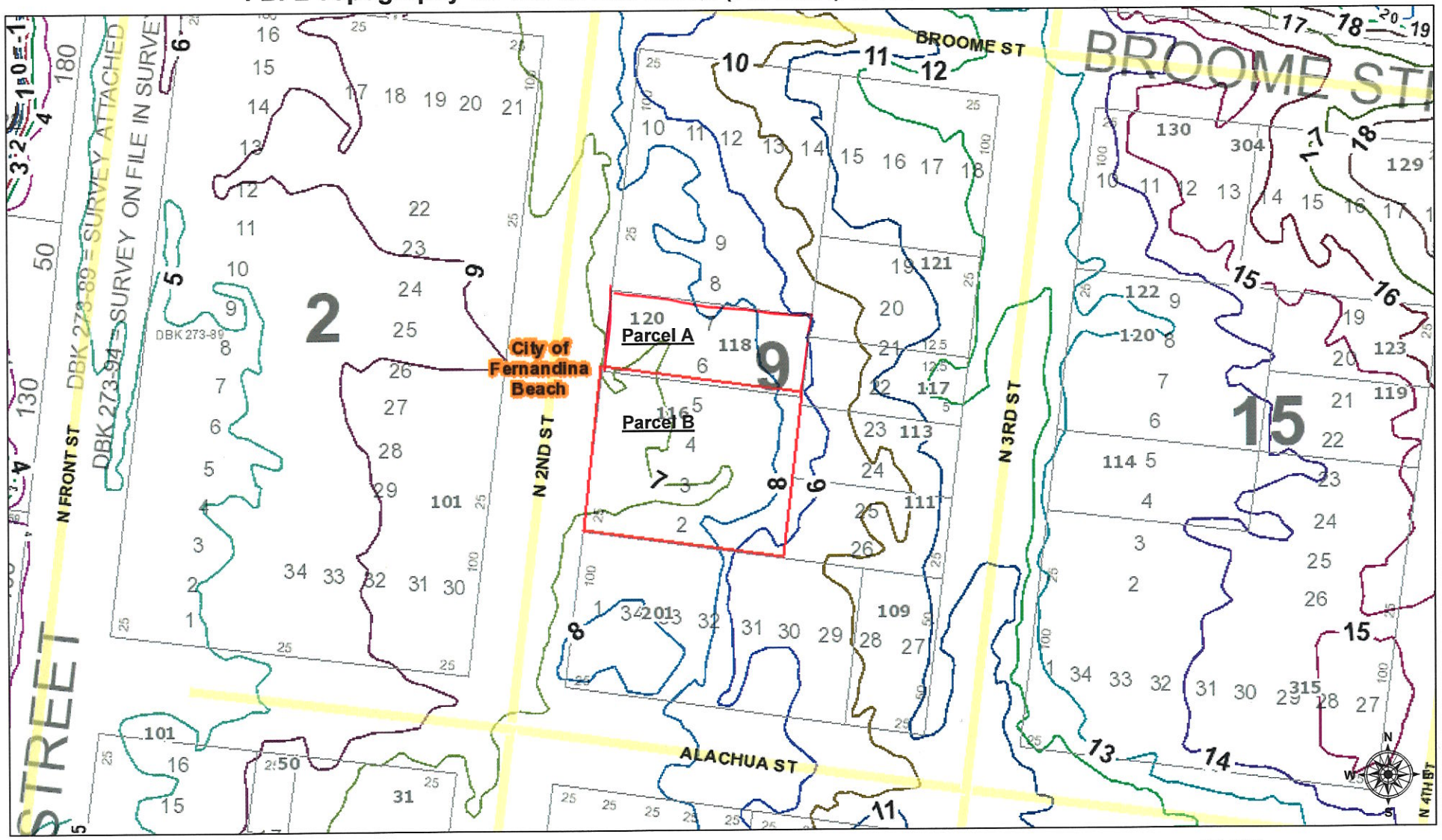
0 0.03 0.06 0.12 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

EXHIBIT D

2018

FBFL Topography for 120 N. 2nd Street (Parcel A) & 116 N. 2nd Street (Parcel B)



October 14, 2018

1:1,128

0 0.0075 0.015 0.03 mi

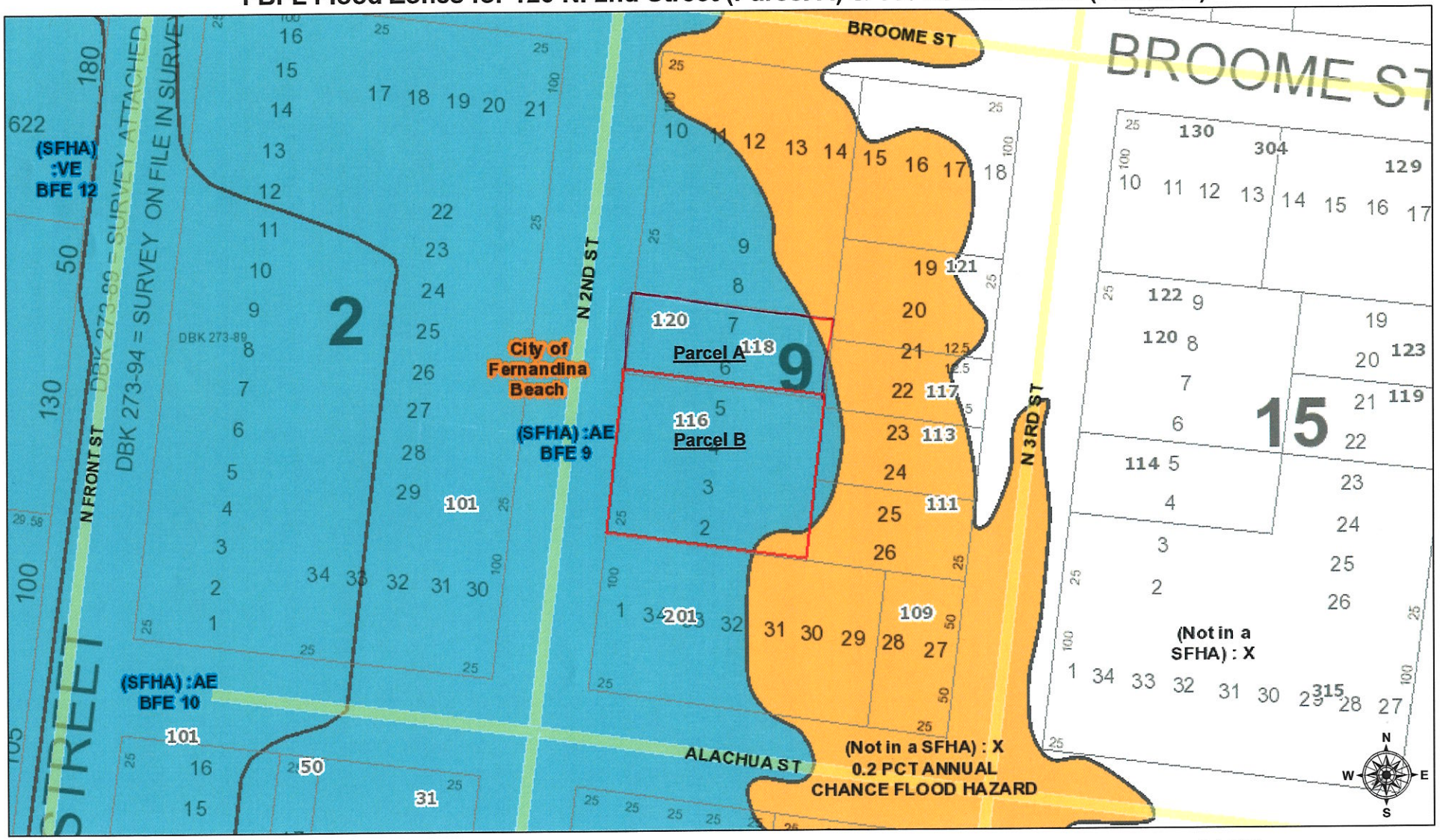
0 0.015 0.03 0.06 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

EXHIBIT E

2018

FBFL Flood Zones for 120 N. 2nd Street (Parcel A) & 116 N. 2nd Street (Parcel B)



October 14, 2018

Flood Zones - Effective Date August 2,2017

- A,
- AE,
- AO,
- VE,
- X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- X, AREA OF MINIMAL FLOOD HAZARD

1:1,128

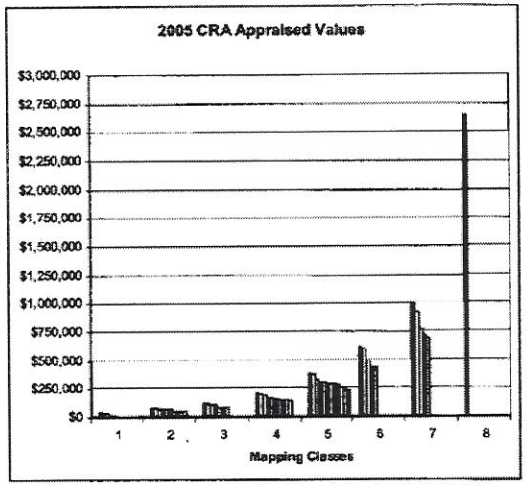
0 0.0075 0.015 0.03 mi

0 0.015 0.03 0.06 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

EXHIBIT F

2018



All Appraised values come from Nassau County Property Appraiser (April 1st, 2005)

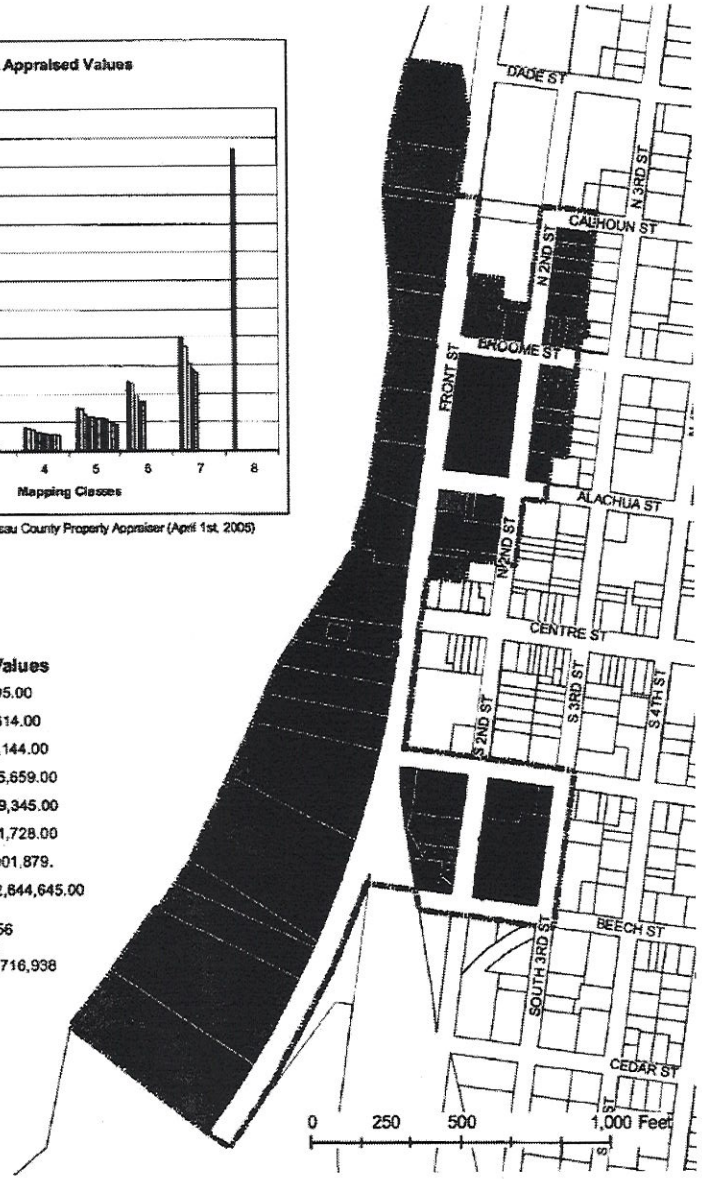
Legend

CRA Boundary

2005 CRA Appraised Values

1 $3,982.00 - $30,195.00
2 $30,195.00 - $71,614.00
3 $71,614.00 - $114,144.00
4 $114,144.00 - $205,659.00
5 $205,659.00 - $379,345.00
6 $379,345.00 - $611,728.00
7 $611,728.00 - $1,001,879.
8 $10,01,879.00 - $2,844,645.00

Involved Properties: 56
Total Acres: 37.364
Total Assessed Value: $15,716,938



May 3, 2005

Amended CRA Boundary by Resolution 2005-91

Totaling: 56 Properties

EXHIBIT G

CITY OF FERNANDINA BEACH
Utilities Department

John Mandrick, PE
Utilities Director

October 16, 2018

Subject: Water & Wastewater Availability
116 N 2nd Street **(Parcel A)**
Fernandina Beach, FL 32034

To Whom It May Concern:

The City of Fernandina Beach Water and Wastewater Division has sufficient capacity to serve the above-mentioned location, provided all applicable permit fees, zoning fees, impact fees or any other requirements of the City are met.

If you have any questions, please contact the undersigned at 904-310-3421.

Sincerely,

John Mandrick, P. E.
Utilities Director

/ag

1180 S. 5th Street Ext. • Fernandina Beach, FL 32034 • (904) 310-3420 • Fax (904) 310-3464 • TDD/TTY 711
www.fbfl.us
Equal Opportunity Employer

CITY OF FERNANDINA BEACH
Utilities Department

John Mandrick, PE
Utilities Director

November 1, 2018

Subject: Water & Wastewater Availability
120 N 2nd Street (Parcel #: 00-00-31-1800-0009-0060) **(Parcel B)**
Fernandina Beach, FL 32034

To Whom It May Concern:

The City of Fernandina Beach Water and Wastewater Division has sufficient capacity to serve the above-mentioned location, provided all applicable permit fees, zoning fees, impact fees or any other requirements of the City are met.

If you have any questions, please contact the undersigned at 904-310-3421.

Sincerely,

John Mandrick, P. E.
Utilities Director

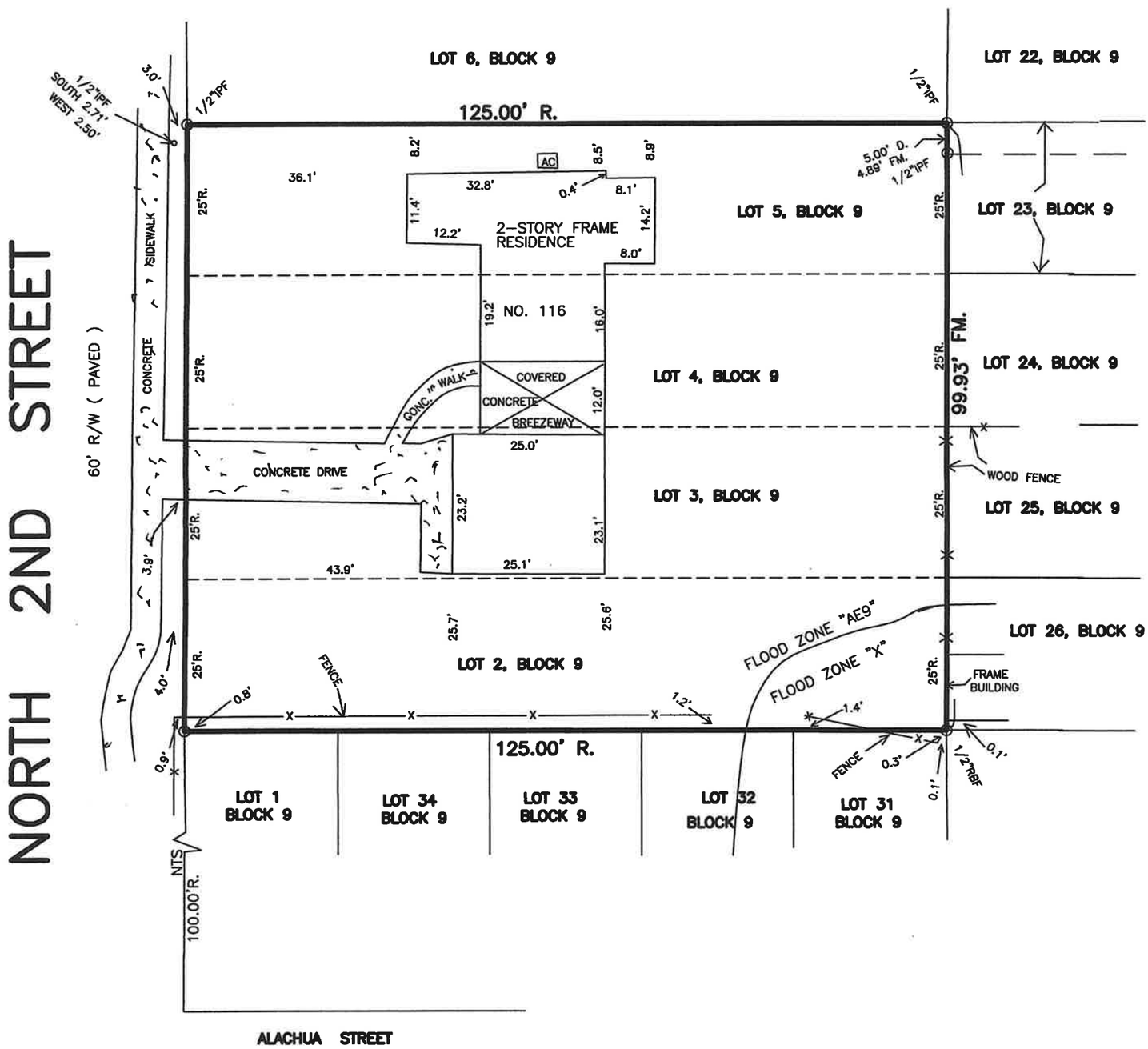
/ag

1180 S. 5th Street Ext. • Fernandina Beach, FL 32034 • (904) 310-3420 • Fax (904) 310-3464 • TDD/TTY 711
www.fbfl.us
Equal Opportunity Employer

MAP SHOWING BOUNDARY SURVEY OF
LOTS 2, 3, 4 AND 5, BLOCK 9,

LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), IN THE COUNTY OF NASSAU AND THE STATE OF FLORIDA, AND KNOWN AND DESCRIBED UPON AND ACCORDING TO THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857, AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901).

FOR: CMR ISLAND PROPERTIES, LLC.



COASTAL LAND SURVEYORS

& MAPPERS, INC.
34 NORTH FOURTEENTH STREET
FERNANDINA BEACH, FLORIDA 32032
TEL. 904-261-8950 FAX 904-277-6650

I HEREBY CERTIFY THE INFORMATION DEPICTED HEREON AS MEETING THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING, CHAPTER 5J-17.050, FLORIDA ADMIN. CODE, AND/OR CHAPTER 180-7, GEORGIA STATUTES.

LICENSED BUSINESS NO. 6412

10-16-18

JAMES C. PEACOCK, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3718
GEORGIA CERTIFICATE NO. 2365
NOT VALID UNLESS EMBOSSED WITH SURVEYORS OFFICIAL SEAL

BEARINGS BASED ON N/A

PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X & AE9 AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP, COMMUNITY NO. 120172 PANEL NO. 0237G DATED 8/2/17.

DATE OF SURVEY: OCTOBER 15, 2018
SCALE 1"=20'
JOB NO. 1810-10 F.B. 348

CORNER MARKERS HAVE NO IDENTIFICATION U.N.O.

LEGEND:

IRON PIPE FOUND – IPF
IRON PIPE SET – IPS
RE/BAR FOUND – RBF
NOT TO SCALE – NTS
BUILDING RESTRICTION LINE – BRL
CONCRETE MONUMENT FOUND – CMF
STAINLESS STEEL PIPE FOUND – SSPF
RIGHT-OF-WAY – R/W
POINT OF CURVE – PC POINT OF TANGENCY – PT
CENTERLINE – ℄ OFFICIAL RECORDS BOOK – O.R.B.
POWER LINE ---P----
PLAT – P.
FIELD MEASURED – FM.
RECORD – R. DEED – D.
POWER POLE – O
CONCRETE – CONC.
FENCE ----X----
RIGHT-OF-WAY – R/W
POINT OF REVERSE CURVE – PRC

Peter Mallory!

He would like to know if we can add to CAR

Kelly

Call Nika (912) 288-5880

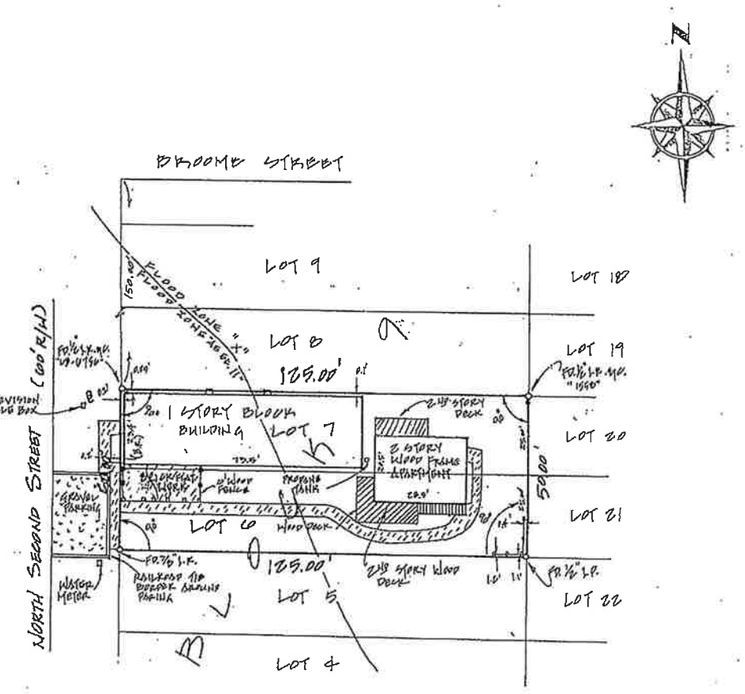
MAP OF BOUNDARY SURVEY

LEGAL DESCRIPTION:

ALL OF THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), NASSAU COUNTY, FLORIDA, AS SHOWN ON THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901) KNOWN AND DESCRIBED AS FOLLOWS:

LOTS SIX (6) & SEVEN (7), BLOCK NUMBER NINE (9), CITY OF FERNANDINA BEACH

CERTIFY TO:
CASTILIAN PROPERTIES, INC.
FOR THE BENEFIT OF:
FIRST NATIONAL BANK OF NASSAU COUNTY
FIRST AMERICAN TITLE INSURANCE COMPANY
MARSHALL E. KOOO, P.A.



SURVEY NOTES:

1) The "Legal Description" hereon is in accord with the 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 and/or angles shown heron are relative to those shown on the plat referenced in the legal description. The bearing reference line is indicated as thus (BR).
5) Fence ownership, if apllicable, has not been determined by this office. Fences are drawn out of scale in order to accentuate their relationship to property lines. Fences are not deemed to be encroachments unless ownership is apparent.
6) "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.
7) The property shown hereon lies within flood zone "X" & "A" as per F.E.M.A. Flood Insurance Rate Map, Panel 12017C 0008-B Dated 5-18-95
8) Unless otherwise noted Measured angles and distances are the same as Plat or Deed angles and distances.

REVISED 12-27-01 TO SHOW NEW CERTIFICATIONS.

LEGEND

—E—E— = AERIAL UTILITY WIRE
A/C = AIR CONDITIONER
B.R. = BEARING REFERENCE
B.R.L. = BUILDING RESTRICTION LINE
CALC = CALCULATED
Δ = CENTRAL ANGLE
℄ = CENTERLINE
—•—•— = CHAIN LINK FENCE
CH. BRG = CHORD BEARING
CH. = CHORD DISTANCE
CONC. = CONCRETE
CONC. = CONCRETE FLATWORK
CM = CONCRETE MONUMENT
CMP = CORRUGATED METAL PIPE
D.B. = DEED BOOK
D.E. = DRAINAGE EASEMENT
D/F = DRAIN FIELD
DIA = DIAMETER
EASE. = EASEMENT
ELEV. = ELEVATION
FD = FOUND
F.F.E. = FINISHED FLOOR ELEVATION
I.P. = IRON PIPE
I.P. & C. = IRON PIPE & CAP
I.R. = IRON ROD
I.R. & C. = IRON ROD & CAP
L = ARC LENGTH
MEAS. = MEASURED
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
O.R.B. = OFFICIAL RECORD BOOK
P.B. = PLAT BOOK
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.C.P. = PERMANENT CONTROL POINT
P.I. = POINT OF INTERSECTION
P.I.N. = PARCEL IDENTIFICATION NUMBER
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVATURE
P.R.M. = PERMANENT REFERENCE MONUMENT
P.T. = POINT OF TANGENT
R = RADIUS
RCP = REINFORCED CONCRETE PIPE
R/W = RIGHT-OF-WAY
S/T = SEPTIC TANK
(13.3) = SPOT ELEVATION
U.E. = UTILITY EASEMENT
—•—•— = WOOD FENCE
▨ = WOODFLATWORK
(○) = WOOD POWER POLE

THE INFORMATION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY: _____
ALAN FRANKLIN GLASS
FLORIDA REGISTERED SURVEYOR AND MAPPER CERTIFICATE No. 5712

Olde Isle Surveying & Mapping Company

OLDE ISLE SURVEYING & MAPPING COMPANY
493 North U.S. Highway 17, Suite #2, Yulee, FL 32097
(904) 225-0597 * FAX (904) 548-0456 * oldeisle@earthlink.net
Certificate of Authorization Number "LB 6756"

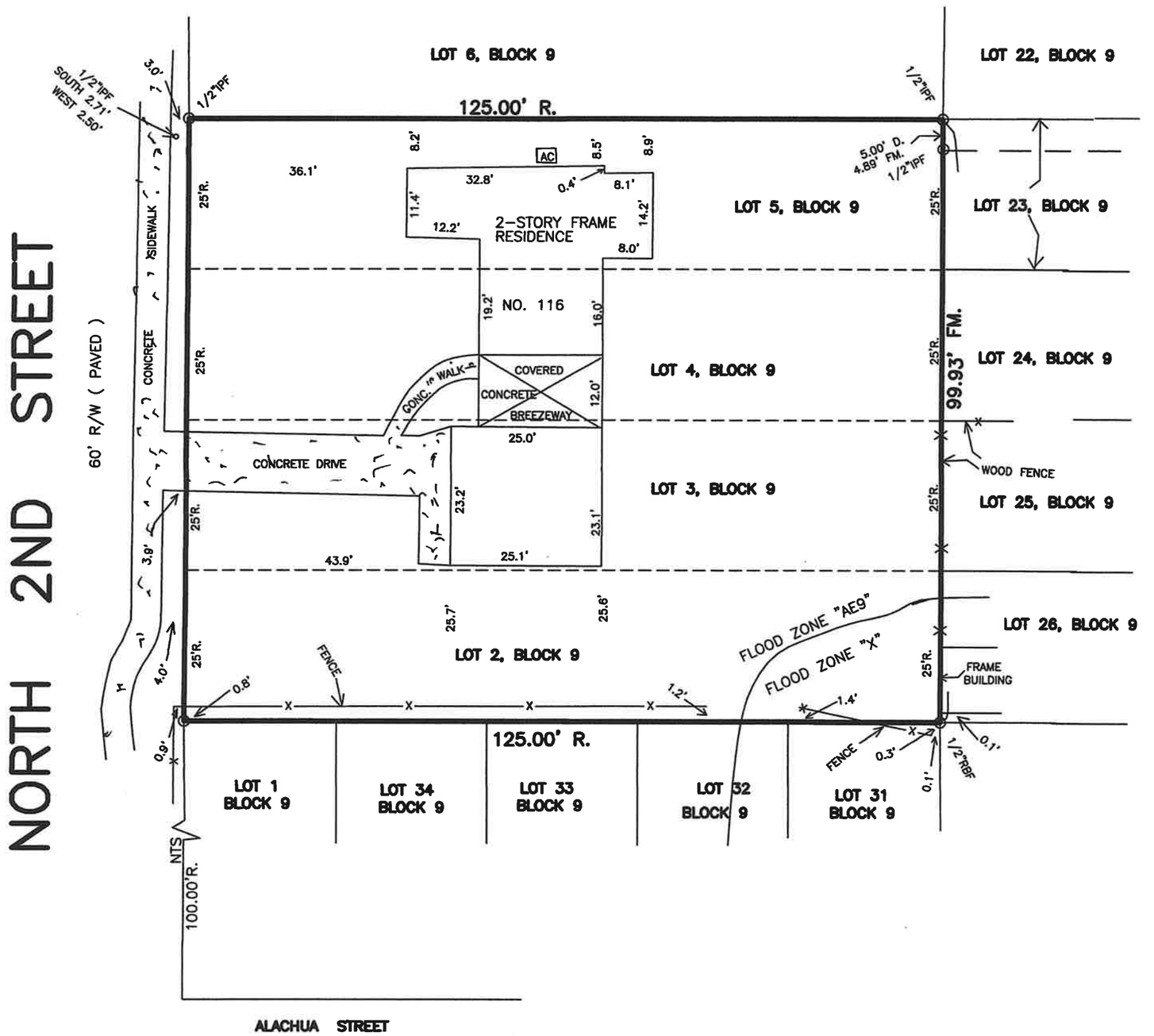
SCALE: 1"=30'
DATE: 12-15-01
DRN BY: S.T.H.
CKD BY: A.G.
JOB NO: 01603
F.B. NO: 85
PAGE NO: 31

DWG No.

MAP SHOWING BOUNDARY SURVEY OF
LOTS 2, 3, 4 AND 5, BLOCK 9,

LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), IN THE COUNTY OF NASSAU AND THE STATE OF FLORIDA, AND KNOWN AND DESCRIBED UPON AND ACCORDING TO THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857, AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901).

FOR: CMR ISLAND PROPERTIES, LLC.



COASTAL LAND SURVEYORS

& MAPPERS, INC.
34 NORTH FOURTEENTH STREET
FERNANDINA BEACH, FLORIDA 32032
TEL. 904-261-8950 FAX 904-277-6650

I HEREBY CERTIFY THE INFORMATION DEPICTED HEREON AS MEETING THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING, CHAPTER 5J-17.050, FLORIDA ADMIN. CODE, AND/OR CHAPTER 180-7, GEORGIA STATUTES.

LICENSED BUSINESS NO. 6412

10-16-18

JAMES C. PEACOCK, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3718
GEORGIA CERTIFICATE NO. 2365
NOT VALID UNLESS EMBOSSED WITH SURVEYORS OFFICIAL SEAL

BEARINGS BASED ON N/A

PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X & AE9 AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP, COMMUNITY NO. 120172 PANEL NO. 0237G DATED 8/2/17.

DATE OF SURVEY: OCTOBER 15, 2018
SCALE 1"=20'
JOB NO. 1810-10 F.B. 348

CORNER MARKERS HAVE NO IDENTIFICATION U.N.O.

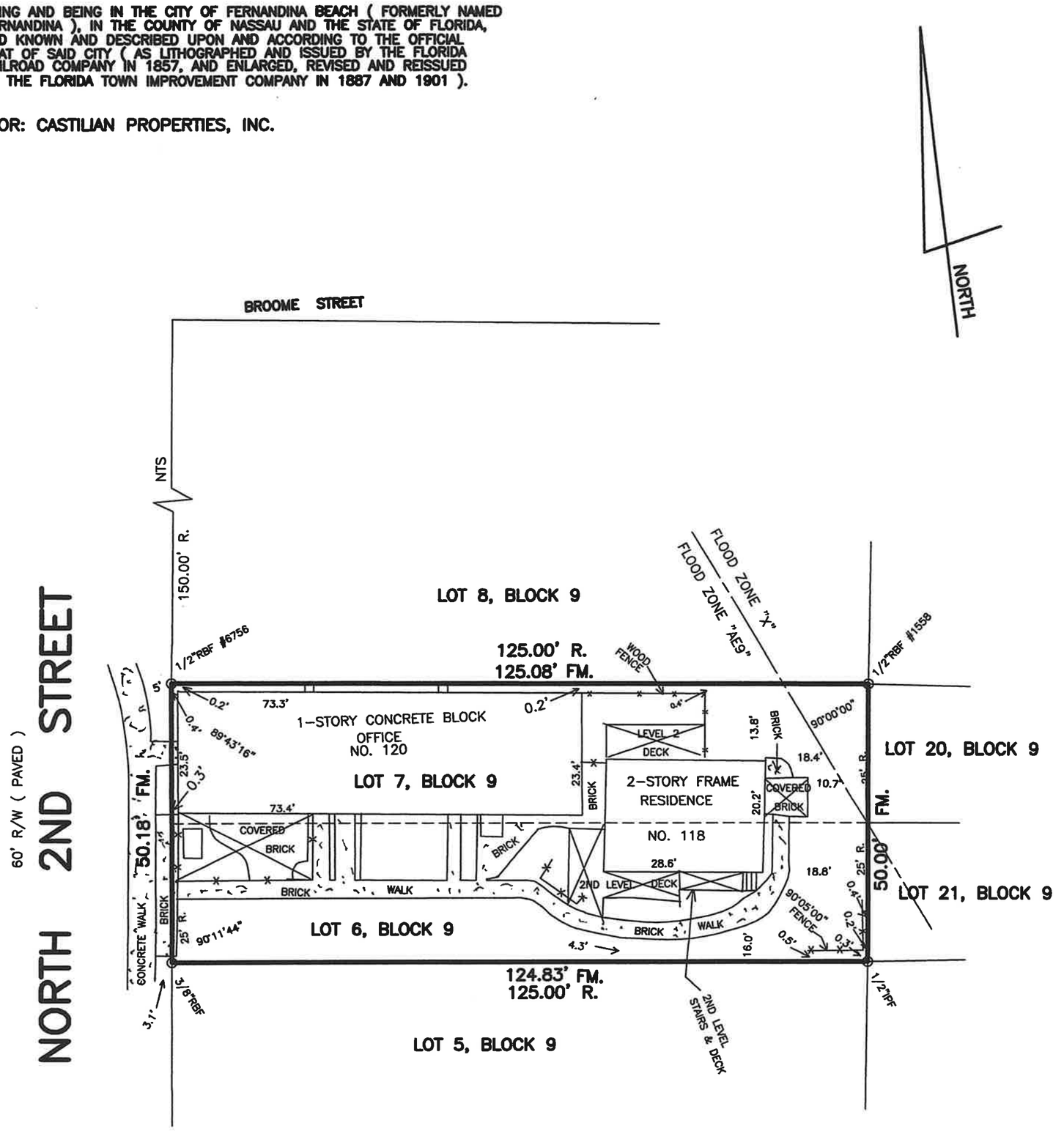
LEGEND:

IRON PIPE FOUND – IPF
IRON PIPE SET – IPS
RE/BAR FOUND – RBF
NOT TO SCALE – NTS
BUILDING RESTRICTION LINE – BRL
CONCRETE MONUMENT FOUND – CMF
STAINLESS STEEL PIPE FOUND – SSPF
RIGHT-OF-WAY – R/W
POINT OF CURVE – PC POINT OF TANGENCY – PT
CENTERLINE – ℄ OFFICIAL RECORDS BOOK – O.R.B.
POWER LINE ---P----
PLAT – P.
FIELD MEASURED – FM.
RECORD – R. DEED – D.
POWER POLE – O
CONCRETE – CONC.
FENCE ----X----
RIGHT-OF-WAY – R/W
POINT OF REVERSE CURVE – PRC

MAP SHOWING BOUNDARY SURVEY OF
LOTS 6 AND 7, BLOCK 9,

LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), IN THE COUNTY OF NASSAU AND THE STATE OF FLORIDA, AND KNOWN AND DESCRIBED UPON AND ACCORDING TO THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857, AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901).

FOR: CASTILIAN PROPERTIES, INC.



COASTAL LAND SURVEYORS

& MAPPERS, INC.

34 NORTH FOURTEENTH STREET
FERNANDINA BEACH, FLORIDA 32032
TEL. 904-261-8950 FAX 904-277-6650

I HEREBY CERTIFY THE INFORMATION DEPICTED HEREON AS MEETING THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING, CHAPTER 5J-17.050, FLORIDA ADMIN. CODE, AND/OR CHAPTER 180-7, GEORGIA STATUTES.

LICENSED BUSINESS NO. 6412

10-31-18

JAMES C. PEACOCK, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3718
GEORGIA CERTIFICATE NO. 2365
NOT VALID UNLESS EMBOSSED WITH SURVEYORS OFFICIAL SEAL

BEARINGS BASED ON N/A

PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X & AE9 AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP, COMMUNITY NO. 120172 PANEL NO. 0237G DATED 8/2/17.

DATE OF SURVEY: OCTOBER 30, 2018
SCALE 1"=20'
JOB NO. 1810-21 F.B. 347

CORNER MARKERS HAVE NO IDENTIFICATION U.N.O.

LEGEND:

IRON PIPE FOUND – IPF
IRON PIPE SET – IPS
RE/BAR FOUND – RBF
NOT TO SCALE – NTS
BUILDING RESTRICTION LINE – BRL
CONCRETE MONUMENT FOUND – CMF
STAINLESS STEEL PIPE FOUND – SSPF
RIGHT-OF-WAY – R/W
POINT OF CURVE – PC POINT OF TANGENCY – PT
CENTERLINE – ℄ OFFICIAL RECORDS BOOK – O.R.B.
POWER LINE ---P----
PLAT – P.
FIELD MEASURED – FM.
RECORD – R. DEED – D.
POWER POLE – O
CONCRETE – CONC.
FENCE ----X----
RIGHT-OF-WAY – R/W
POINT OF REVERSE CURVE – PRC

OFFICE USE ONLY

REC'D: 10/16/18 BY: KG

PAYMENT: $ 2000- TYPE: CK 0091

APPLICATION #: 2018-001660

CASE #: PAB 2018-28

BOARD MEETING DATE: NOV 14, 2018

PLANNING ADVISORY BOARD APPLICATION

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

APPLICANT INFORMATION

Owner Name: Southern Bell Telephone and Telegraph Company bda AT&T Florida

Mailing Address: P.O. Box 7207, Bedminster, New Jersey 07921

Telephone: _____ Fax: _____

Email: _____

Agent Name: Rogers Towers, P.A. C/O Jon C. Lasserre, Esq.

Mailing Address: 960185 Gateway Blvd, Suite 203, Fernandina Beach, Florida 32034

Telephone: (904) 261-5618 Fax: (904) 396-0663

Email: jlasserre@rtlaw.com

PROPERTY INFORMATION

Street Address: 3243 Amelia Road, Fernandina Beach, Florida 32034

Parcel Identification Number(s): 00-00-30-044B-0104-0000

Lot Number: 104 Block Number: _____ Subdivision: Ocean Breeze Farms

Section: 3 & 5 Township: 2N Range: 28E

PROJECT INFORMATION

Total Number of Lots/Parcels: One

Less than One (1) acre Sq. Footage: _____ One (1) Acre or Greater: Approx. 2.91 Acres

Existing Zoning Classification: Nassau County - Commercial Intensive

Existing Future Land Use Classification: Nassau County - Medium Density Residential

Previous Planning/Zoning Approvals: None.

Description of Request:

Request: (i) Annexation into City of Fernandina Beach; (ii) Designation of General Commercial on Future Land Use Map; and (iii) Designation of C-2, General Commercial Zoning.

SIGNATURE/NOTARY

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

10/15/2018
Date

Signature of Applicant

STATE OF FLORIDA
ss
COUNTY OF NASSAU

JENNIFER T. ATHAVALE
Commission # GG 252230
Expires September 30, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

Subscribed and sworn to before me this 15th day of October, 2018.

Jennifer T. Athavale
Notary Public: Signature

Jennifer T. Athavale
Printed Name

9-30-2022
My Commission Expires

Personally Known ✓ OR Produced Identification _____ ID Produced: _____

OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE BellSouth dba AT&T Florida
(print name of property owner(s))

hereby authorize: Rogers Towers, P.A. C/O Jon C. Lasserre, Esq.
(print name of agent)

to represent me/us in processing an application for: Zoning and Future Land Use Map Amendments
(type of application)

on our behalf. In authorizing the agent to represent me/us, I/we, as ~~owner/owners~~ AUTHORIZED REPRESENTATIVE OF, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

BellSouth Telecommunications, LLC d/b/a AT&T Florida

(Signature of owner) D.W. Hollingsworth
Sr. Manager-Corporate Real Estate AT&T

(Signature of owner)

(Print name of owner)

(Print name of owner)

STATE OF FLORIDA
COUNTY OF ~~NASSAU~~ DUVAL ss

Subscribed and sworn to before me this 5th day of October, 2018

Notary Public: Signature

Thomas J Ambrose
Printed Name

My Commission Expires

Personally Known ✓ OR Produced Identification _____ ID Produced: _____

THOMAS J AMBROSE JR
Notary Public - State of Florida
Commission # GG 214775
My Comm. Expires Aug 8 2022

OWNER'S AUTHORIZATION
FOR AGENT REPRESENTATION

I /WE BellSouth dba AT&T Florida
(print name of property owner(s))

hereby authorize: Rogers Towers, P.A. C/O Jon C. Lasserre, Esq.
(print name of agent)

to represent me/us in processing an application for: Voluntary Annexation
(type of application)

on our behalf. In authorizing the agent to represent me/us, I/we, AUTHORIZED REPRESENTATIVE OF as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.
BELLSOUTH TELECOMMUNICATIONS, LLC d/b/a AT&T FLORIDA

(Signature of owner) D.W. Hollingsworth
Sr. Manager - Corporate Real Estate AT&T

(Signature of owner)

(Print name of owner)

(Print name of owner)

STATE OF FLORIDA
COUNTY OF ~~NASSAU~~ DUVAL SS

Subscribed and sworn to before me this 5th day of October, 2018.

Notary Public: Signature

Thomas J Ambrose Jr
Printed Name

My Commission Expires

Personally Known ✓ OR Produced Identification _____ ID Produced: _____

THOMAS J AMBROSE JR
Notary Public - State of Florida
Commission # GG 214775
My Comm. Expires Aug 8, 2022

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:

- [X] ZONING MAP AMENDMENT (≤ 10 acres $850 / > 10acres $1,600)
- [X] LAND USE MAP AMENDMENT (≤ 10 acres $850 / > 10acres $1,600)
- [ ] LDC TEXT AMENDMENT ($850)
- [ ] COMP PLAN AMENDMENT ($850)
- [ ] SUBDIVISION PLAT – PRELIM ($750)
- [ ] SUBDIVISION PLAT – FINAL ($850)
- [ ] VACATION OF R.O.W. ($850)
- [X] 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, AICP
Planning Manager
kgibson@fbfl.org
904.310.3135

ROGERS | TOWERS
ATTORNEYS AT LAW

Jon C. Lasserre
JLasserre@rtlaw.com

960185 Gateway Boulevard • Suite 203
Amelia Island, Florida 32034

904 . 261 . 5618 Main
904 . 261 . 9159 Fax
www.rtlaw.com

October 15, 2018

Ms. Kelly N. Gibson, AICP
Senior Planner
City of Fernandina Beach
204 Ash Street
Fernandina Beach, Florida 32034

RE: APPLICATION FOR ANNEXATION, REZONING, AND FLUM DESIGNATION
3243 AMELIA ROAD, FERNANDINA BEACH, FLORIDA 32034
PARCEL ID#: 00-00-30-044B-0104-0000

Dear Ms. Gibson,

Our firm is pleased to present the enclosed Application for Annexation, Zoning Map and FLUM Designation (the "Application") concerning approx. 2.91 acres located at 3243 Amelia Road, Fernandina Beach, Florida (the "Property") owned by Southern Bell Telephone and Telegraph Company dba AT&T Florida.

Please find enclosed a checks in the amount of $2,750.00 for the Application. This Application is submitted in conformity with Section 11.01.03 and 11.01.07 of Ordinance 2006-14 (as amended), also known as the City of Fernandina Beach Land Development Code.

The Property is presently zoned Nassau County Commercial Intensive with a Future Land Use Map designation of Nassau County Medium Density Residential. The Property currently consists of a commercial office and warehouse that were constructed in 1976. The site is nearly entirely paved with relatively little vegetation. There are no known environmentally sensitive lands within the Property. The Property is not within the Airport Overlay Zone.

This application requests annexation into the City of Fernandina Beach, designating the companion zoning to Commercial Intensive of City of Fernandina Beach General Commercial (C-2) and a FLUM designation of General Commercial.

As shown by the enclosed maps, the adjoining properties are zoned as follows:

A. North – Nassau County – Residential Mixed
B. East (Across Amelia Road) – City of Fernandina Beach Community Commercial (C-1)
C. South – City of Fernandina Beach – Mixed Use (MU-1)
D. West – City of Fernandina Beach – General Commercial (C-2)

As shown by the enclosed maps, the adjoining properties have the following FLUM Designations:

A. North – Nassau County – Medium Density Residential
B. East (Across Amelia Road) – City of Fernandina Beach General Commercial
C. South – City of Fernandina Beach – Mixed Use
D. West – City of Fernandina Beach – General Commercial

Pursuant to 11.01.07.A.2.a of the LDc, this requested rezoning is consistent with the following Objectives of the Future Land Use Element of the City's Comprehensive Plan:

Objective 1.02 – Growth Management

A. Policy 1.02.04 – FLUM amendments shall be based upon the following factors:

i. *Type and density or intensity of surrounding uses* – The Property is bounded on the North by medium density residenta, East by Amelia Road, and vacant land to the south and west. The property across Amelia Road to the east is also vacant. Development within the vicinity of the Property is increasing, with the recent construction of a senior living facility called "The Lakeside at Amelia" which features transitional living facilities for senior adults. The vacant land around the Property is zoned commercial and the area is developing in a mixed use fashion. A FLUM designation of General Commercial is in harmony with the surrounding designations and would not be considered spot zoning. Locating commercial within walking distance of Medium Density Residential is appropriate in order to provide services.

ii. *Zoning districts in the surrounding area* – The zoning and FLUM designations of the surrounding areas are discussed above. A zoning map designation of C-2 for the Property would be suitable and compatible with the surrounding zoning districts and would not be considered spot zoning.

iii. *Demonstration of adequate water supply and water supply facilities* –Adequate water and water supply facilities exist to extend to the Property.

iv. *Appropriateness of the size of the parcel compared to the proposed use* – At nearly three acres, the Property is an appropriate size for use as general commercial.

v. *Physical condition of the site and the suitability of soils and topography for the proposed use* – The Property's physical condition, soils and topography are suitable for commercial use. The site is nearly completely paved and is level.

vi. *Suitability of the site based on the presence or absence of natural resources, environmentally sensitive lands, flood zones, or historic resources* – The Property is suitable for use as general commercial as there are no known natural resources, environmentally sensitive lands, special flood hazard zones, or historic resources associated with the Property.

vii. *Compatibility factors* – The Property is compatible with the surrounding uses as it has continuously operated for over four decades as a commercial use. The proposed rezoning and FLUM designation change would make the current use compatible with the zoning code and comprehensive plan.

viii. *Impact on adopted levels of service standards and quality of service standards* – Any impact on adopted level of service standards and quality of service standards resulting from a change in the FLUM designation would be minimal.

ix. *Location in a Coastal Upland Protection Zone (CUPZ)* – The property is not located within the CUPZ.

B. Policy 1.02.09 – The City shall provide for the orderly transition of incompatible uses. Where infeasible to separate incompatible uses then, buffering and mixed use transition areas shall be required to promote a smooth land use transition.

The Property is an appropriate location for commercial as it is within an area that is primarily zoned and is developing for commercial uses. The property to the east is within the city limits and zoned C-2 with no buffer requirement. The property to the south is also within the city, zoned MU-1, and will require a Buffer Type "B" which is 15' wide with four understory trees per 100 linear feet. The properties to the north are residential and located outside of the City of Fernandina Beach's jurisdictional limits. If the property to the north were within the city, then the companion zoning would be R-1, RLM, or R-2 and a Buffer Type "C" would be required, which is a 15' wide buffer with two shade trees and four understory trees for every 100 linear feet with a continuous, unbroken hedge.

Objective 1.04 – Redevelopment and Infill Development

A. Policy 1.04.03 – The City shall promote redevelopment of general commercial activities, which fulfillmarket demands of eth Citys' residents for retail sales and services.

The Property is currently a telephone servicing office and warehouse. The use has become antiquated and new uses should be encouraged pursuant to to the Comprehensive Plan. Redevelopment is appropriate as this property has been underutilized for many years.

Objective 1.08 – Commercial and Mixed Use Conversion

A. Policy 1.08.02 – Commercial Development shall be concentrated in stategically located area. These areas shal lhave location characteristics, which best accommodate specific land, site, plubic facilities, and market location requirements of respective commercial uses.

The Property is in an area that is becoming more commercial in use. This is part due to the proximity of the airport and Amelia Island Parkway. Further, access to the adjoining Mixed Use and Commercially zoned property may be achieved which will help with reduced impacts and curb cuts onto roadways.

Pursuant to 11.01.07.A.2.b of the LDC, the proposed zoning district is justified because Section 2.01.12 of the Land Development Code states:

> The C-2 District is intended for the development of land uses to accommodate offices, commercial retail; personal services establishments, restaurants; transient accommodations; uses that provide sales and services for several neighborhoods; repair shops; retail sales and services; and other similar uses. The General Commercial District recognizes existing development with locations that have access to arterial roads.
>
> The Property is currently zoned Nassau County – Commercial Intensive. The companion zoning within the City of Fernandina Beach is Commercial General (C-2) so it is appropriate to zone it in comformity with the existing zoning. Futher, the Property is currently used as a commercial office building with a metal warehouse. It also fronts along Amelia Road and has easy access to Amelia Island Parkway, a major arterial road.

Our client reserves the right to withdraw the annexation application in the event that the city staff, the City's Planning Agency, or the City Commission votes or moves to approve a zoning or FLUM designation that is unacceptable to them, in our client's sole opinion.

I look forward to reviewing your staff report on this Application. If you have any questions, please do not hesitate to contact me.

Sincerely,

Jon C. Lasserre, Esq

OFFICIAL RECORDS

REC'D NOV 17 1975

BOOK 206 PAGE 617

Ret to:
THIS INSTRUMENT WAS PREPARED BY:
KENNETH M. KEEFE, JR., ATTORNEY
900 BARNETT BANK BUILDING
JACKSONVILLE, FLORIDA 32202

Warranty Deed

This Indenture, Made the 11th day of November, 19 75, between

ROBERT W. JOHNSON and GLORIA S. JOHNSON, his wife,

party of the first part, herein called the grantor (The term "grantor" includes the heirs, executors, administrators, successors and assigns of the grantor and should be construed as singular or plural, as the context requires.) and

SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, a New York corporation,

whose mailing address is: 819 Jacobs Building, Jacksonville, Florida 32202, party of the second part, herein called the grantee (The term "grantee" includes the heirs, executors, administrators, successors and assigns of the grantee and should be construed as singular or plural, as the context requires.);

Witnesseth, that in consideration of the sum of $10.00 and other valuable considerations paid by the grantee, receipt of which is acknowledged by the grantor, the grantor does hereby grant, bargain, sell and convey to the grantee forever, all the land in Nassau County, Florida, described as:

A part of Lot One Hundred Four (104), OCEAN BREEZE FARMS, as recorded in Plat Book 2, page 19, of the public records of Nassau County, Florida, being more particularly described as follows:

Begin at the Northwest corner of said Lot One Hundred Four (104), thence South One (01) degree, Thirty-seven (37) minutes, Zero (00) seconds West along the Westerly line of said Lot a distance of One Hundred Eighty-one and Fifty Hundreths (181.50) feet; thence South Eighty-eight (88) degrees, Twenty-three (23) minutes, Zero (00) seconds East along the Southerly line of said Lot a distance of Seven Hundred Eighteen and Eighty-seven Hundredths (718.87) feet; thence North One (01) degree, Thirty-five (35) minutes, Zero (00) seconds East along the Easterly line of said Lot a distance of Nine (9.0) feet to a point on the Southwesterly right-of-way line of State Road 105-A, (a One Hundred (100.0) foot right of way as now established), said point lying on a curve to the right being concave Northeasterly and having a radius of Three Hundred Sixty-eight and Thirty-one Hundredths (368.31) feet; thence along said right-of-way curve an arc distance of One Hundred Forty-nine and Forty-nine Hundredths (149.49) feet to the point of tangency of said curve; thence North One (01) degree, Thirty-five (35) minutes, Zero (00) seconds East along said right-of-way line a distance of Twenty-seven and Eight Hundredths (27.08) feet to a point on the Northerly line of aforementioned Lot One Hundred Four (104); thence North Eighty-eight (88) degrees, Twenty-three (23) minutes, Zero (00) seconds West along said Northerly Lot line a distance of Six Hundred Eighty-eight and Ninety Hundredths (688.90) feet to the point of beginning.

And the grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, except taxes accruing subsequent to December 31, 1974.

STATE OF FLORIDA
DOCUMENTARY
SUR TAX

$5.50

$11.00

$11.00

$11.00

In Witness Whereof, the grantor has executed this deed on the date set forth above.

Signed, sealed and delivered
in the presense of

Robert W. Johnson (SEAL)

Gloria S. Johnson (SEAL)

STATE OF FLORIDA)

COUNTY OF DUVAL)

Before me, an officer authorized to take acknowledgments of deeds and other instruments, personally appeared Robert W. Johnson and Gloria S. Johnson, his wife, each known to me and known by me to be the person described in and who executed this deed and they acknowledged to me that they executed it.

In Witness Whereof, I have set my hand and affixed my official seal this 11th day of November, 1975, in the State and County aforesaid.

Notary Public, State of Florida at Large.

KENNETH M. KEEFE, JR. NOTARY PUBLIC SEAL STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES 3-8-78

My Commission expires:

32452

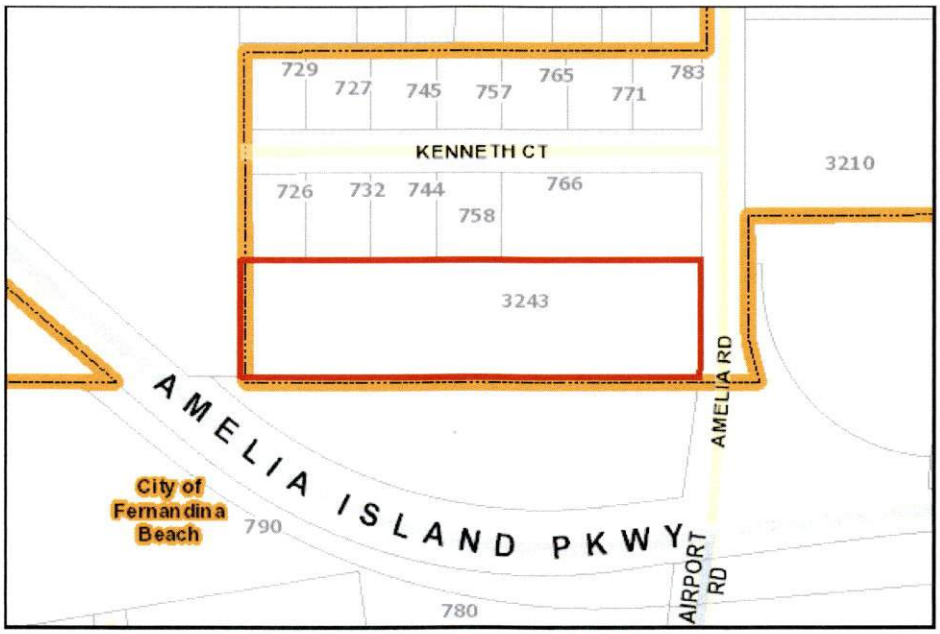
FILED AND RECORDED
IN OFFICIAL RECORDS

1975 NOV 17 AM 10:47

D. O. OXLEY
CLERK CIRCUIT COURT
NASSAU COUNTY, FLA.

904-491-7300 www.NassauFLPA.com

A. Michael Hickox
Nassau County Property Appraiser



Parcel Report	Results
Parcel ID	00-00-30-044B-0104-0000
Owner Information	SOUTHERN BELL TEL & TEL CO
Mailing Address	C/O BELLSOUTH TELECOMM INC DBA AT & T FLORIDA PO BOX 7207 BEDMISTER, NJ 07921
Site Address	3243 AMELIA RD FERNANDINA BEACH 32034
Previous Site Address (If Changed by 911)	3243 AMELIA RD
Deed Acre	3.12
Approximate Acres (GIS Calculated)	2.88
Property Use Code	009100
Municipality	Unincorporated Nassau County
Census Tract	
MLS Zone	5 - Island
Subdivision	DUNES OF AMELIA PHASE

Value & Sales Report	Results	
Land Value	$140,400.00	Value of land

Building Value	$64,062.00	Value of all improvement on the land
Misc. Value	$47,438.00	Any extra features to the land and/or building(s)
Just Value (Market Value)	$251,900.00	The Just, or Market Value, for tax purposes
Assessed Value	$257,315.00	Market Value minus assessment limits
Taxable Value		Assessed Value minus any Exemptions

Sales Information

Date	Price	Vacant?	Qual
19750101	$35,000.00	Y	Q
19720101	$4,500.00	Y	U

Land Use Report	**Results**	
Zoning	CI	Note: (Must be verified with Municipality)
Future Land Use	MEDIUM DENSITY	Note: (Must be verified with Municipality)
Community Development District	No	
Community Redevelopment Area	No	Note: (Must be verified with City of Fernandina Beach)
Historic District	No	Note: (Must be verified with City of Fernandina Beach)
Municipal Service Benefit Unit (MSBU)	No	
Mobility Fee Zone	Zone 1	

Topographical Report	**Results**	
Soil Map Unit Name	LEON FINE SAND	
Drainage Basin	St. Marys River	
Drainage Basin Number	Coming Soon	
Vegetation		Not a jurisdictional survey
Approximate Elevation	Coming Soon	

Utility Report	**Results**
Water Source	Private Well
Waste Water	Septic System
Electric Provider	Florida Public Utility

Emergency Management Report	**Results**	
Fire District	20	Note: (Must be verified with Nassau County Fire & Rescue)
USNG	17R MP 56 85	Note: (Must be verified with Nassau County Emergency Management)
Storm Surge Zone	Coming Soon	Note: (Must be verified with Nassau County Emergency Management)
Hurricane Evacuation Zone	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	Unincorporated Nassau County	
Voting Precinct	201	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	2 - Stephen W. Kelley	Note: (Must be verified with SOE)
School Board	2 - Gail G. Cook	Note: (Must be verified with SOE)
Ocean, Highway & Port Authority	2 - Danny Fullwood	Note: (Must be verified with SOE)
City of Fernandina Beach Commission	Does Not Apply	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)

The Nassau County interactive map displays GIS data that is subject to continual updating, change and the data accuracy representations adjustments over time. The information contained within this document is not intended to be used for the preparation of construction documents and under no circumstance shall this product or representations from this product be used for final design purposes.

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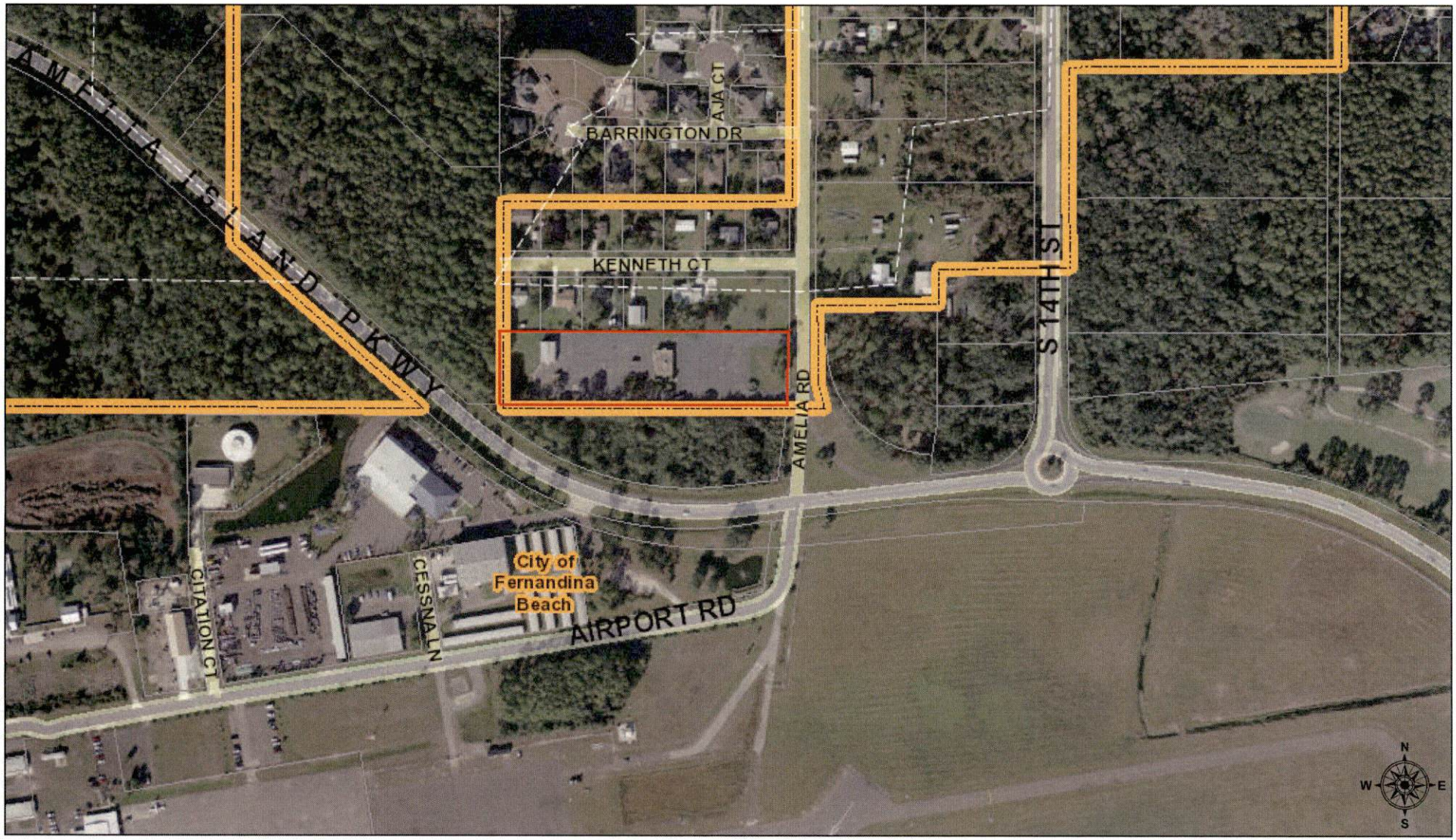
GIS NASSAU COUNTY

Aerial



October 12, 2018

Land Parcels

1:4,514

0 0.0375 0.075 0.15 mi

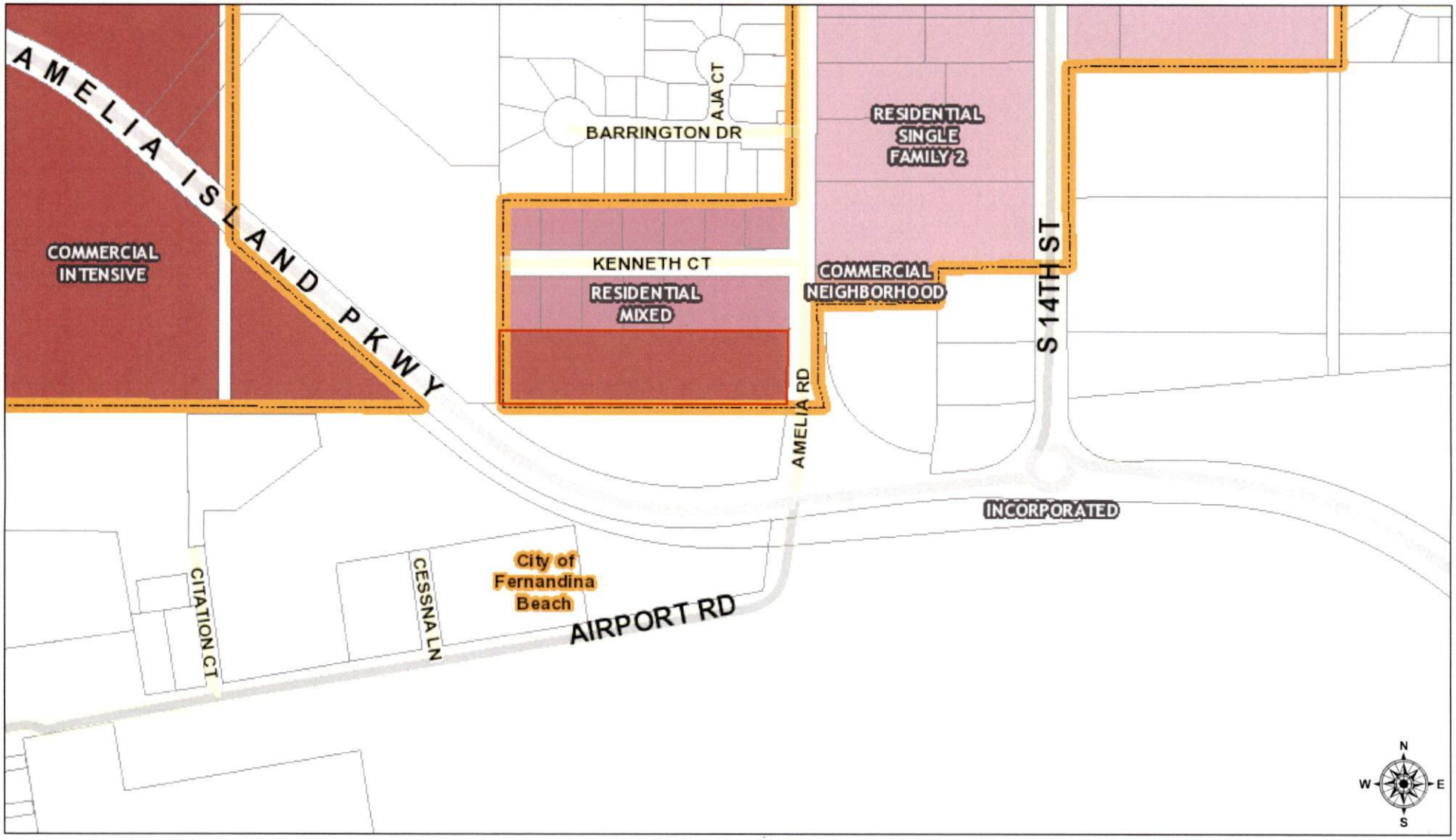
0 0.05 0.1 0.2 km

Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

2018

Nassau County Zoning



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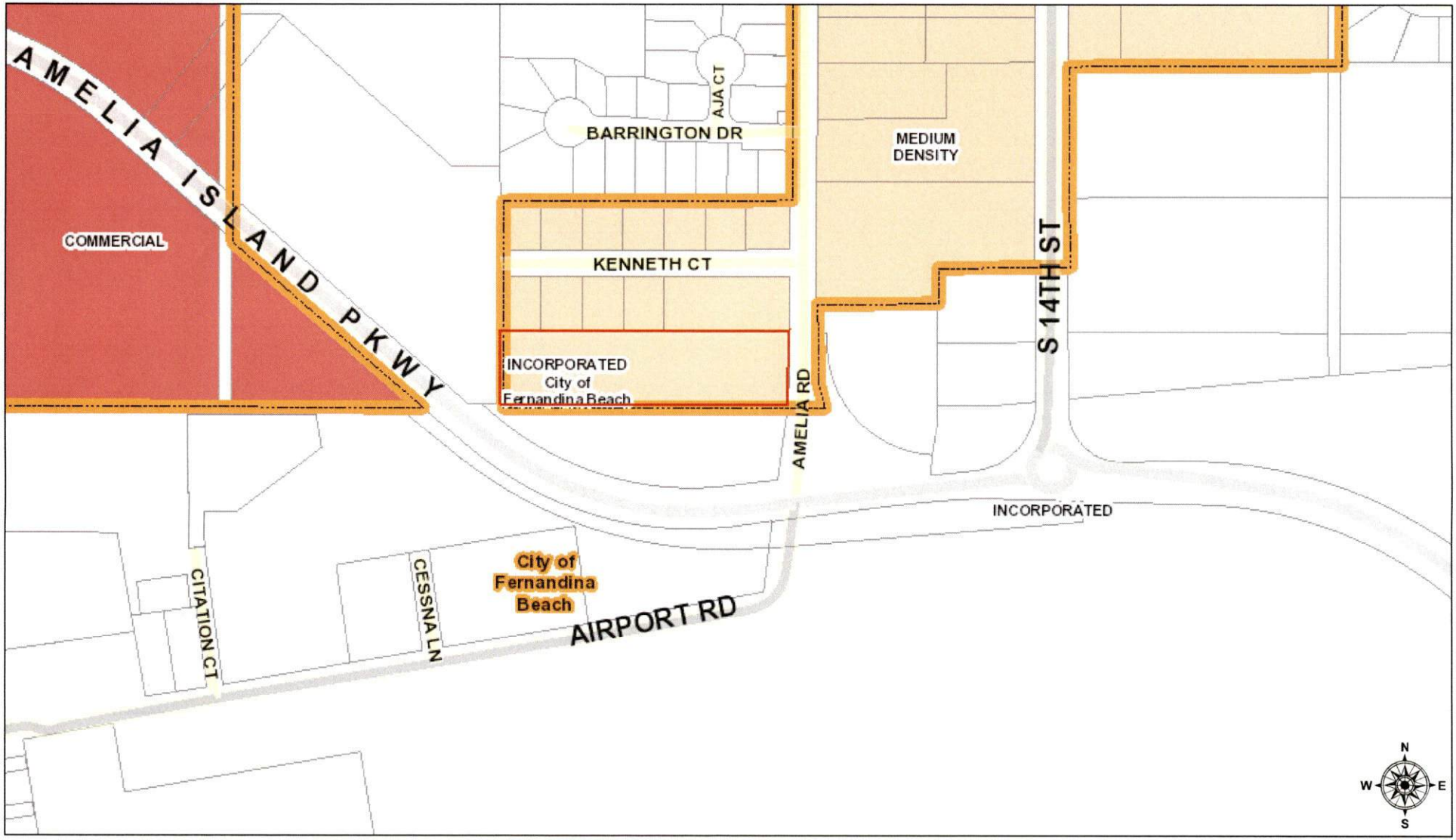
2018

Nassau County FLUM



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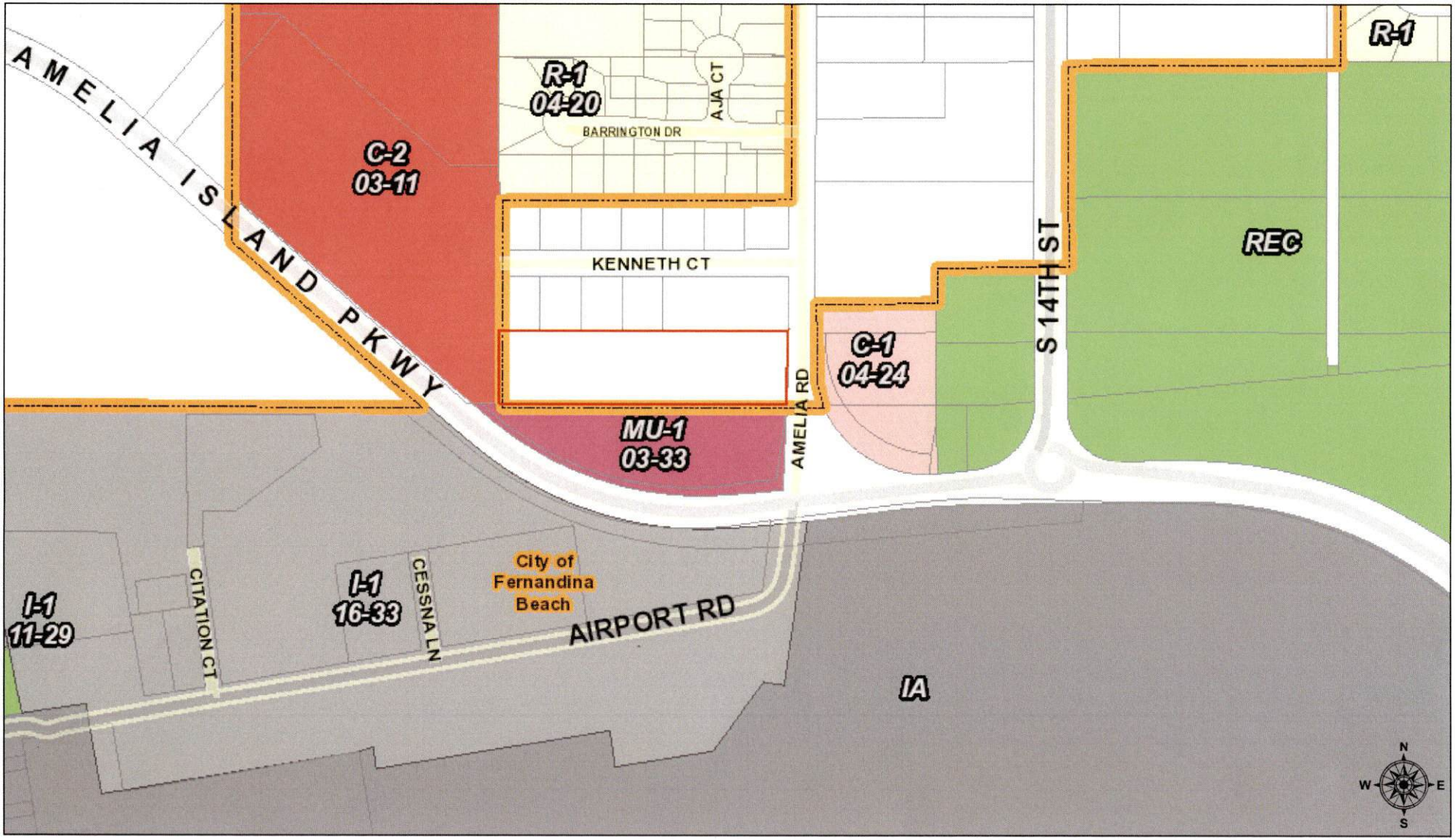
2018

City of Fernandina Beach Zoning



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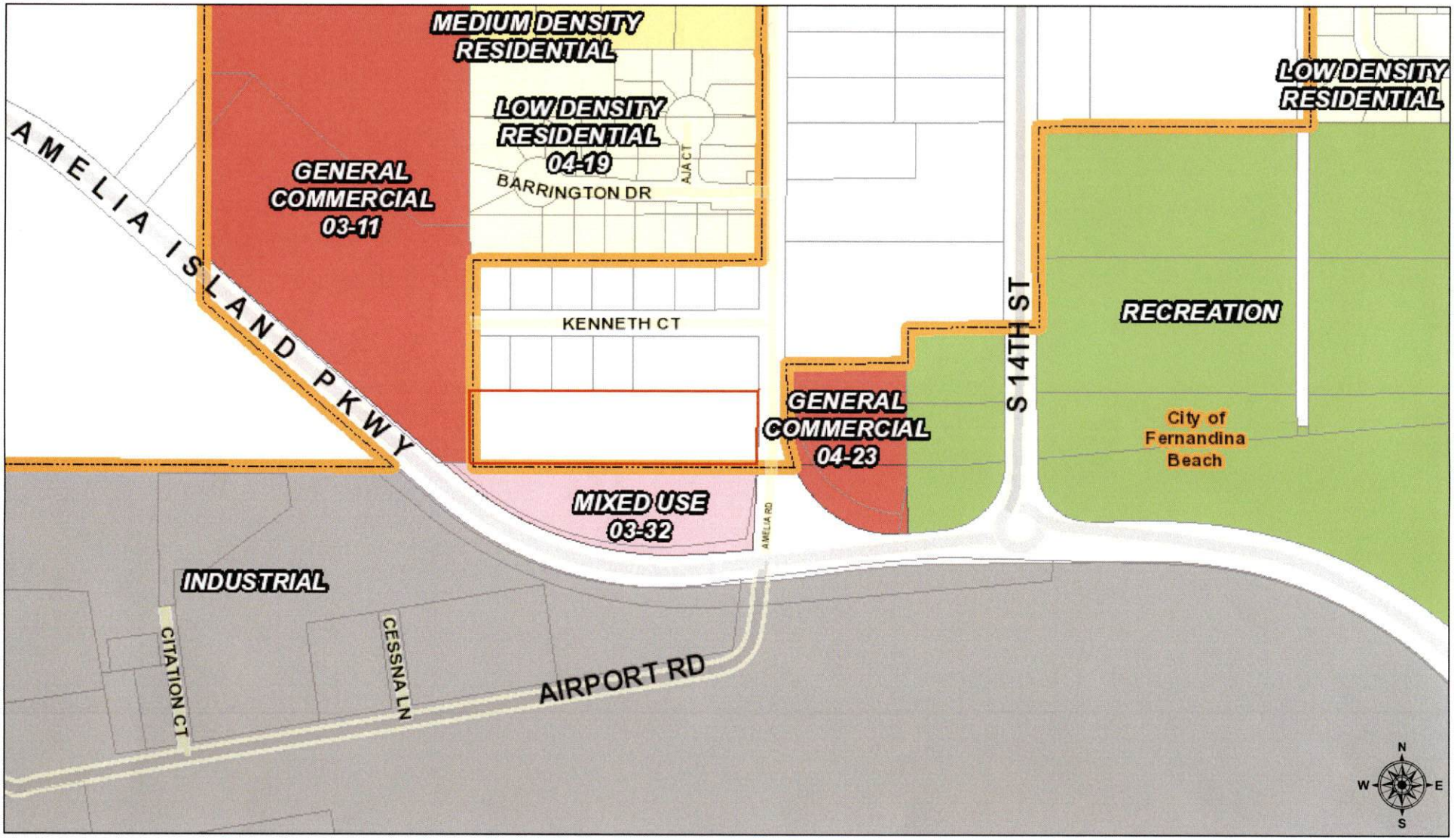

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2018

OCEAN BREEZE FARMS

NASSAU COUNTY FLORIDA

A re-subdivision of that part of Sections 3 and 5, T.2N. R.28E. County of Nassau State of Florida, as lies west of the Fernandina-Amelia road, and South of the right-of-way of the Seaboard Air Line Railway, being a part of OCEAN-BREEZE as surveyed by Walter Schuck, and filed in the office of the Clerk of the Circuit Court of Nassau County, Florida on July 10, 1910. And also included in the plat of Sections 3 and 5 T.2N. R.28E. and Section 30 T.3N. R.28E. in said County and State, as surveyed by A.S. Sesson, Walter Schuck and W.L. Burgner and filed in the office of the Clerk of the Circuit Court of Nassau County Florida on December 10, 1910.

Know all men by these presents that the Nassau Truck and Farm Company, a Corporation organized and existing under the laws of the State of Florida does hereby adopt the attached plat as a true and correct plat of the lands of the said Company as described in caption; and the said Company does hereby dedicate to the public, as highways, streets, roads and alleys as shown hereon.

In witness whereof the said Nassau Truck and Farm Company has caused these presents to be executed in its Corporate name by its President and its Corporate seal to be hereunto affixed.

Signed and Sealed in the presence of — Nassau Truck and Farm Company
By [signature], President.
Attest [signature], Secretary.

STATE OF FLORIDA
COUNTY OF NASSAU } ss

I HEREBY CERTIFY, That on this 6th day of January A.D. 1927, before me a Notary Public in and for the State of Florida at Large, duly commissioned and acting, personally appeared L.G. Hirth, to me well known and known to me to be the President of the Nassau Truck and Farm Company, the Corporation named in the foregoing dedication, and who acknowledged to and before me that he executed said instrument in the name of said Corporation as its President and caused the corporate seal of said Corporation to be hereto affixed by authority of the Board of Directors of said Corporation and that said instrument is the free act and deed of said Corporation. And I further certify that I knew the Seal affixed to said instrument to be the Corporate or Common Seal of said Corporation.

WITNESS my hand and official seal at Fernandina Nassau County Florida, this 6th day of January A.D. 1927.

[signature]
Notary Public for the State of Florida at Large.
My Commission expires February 2th, 1928.

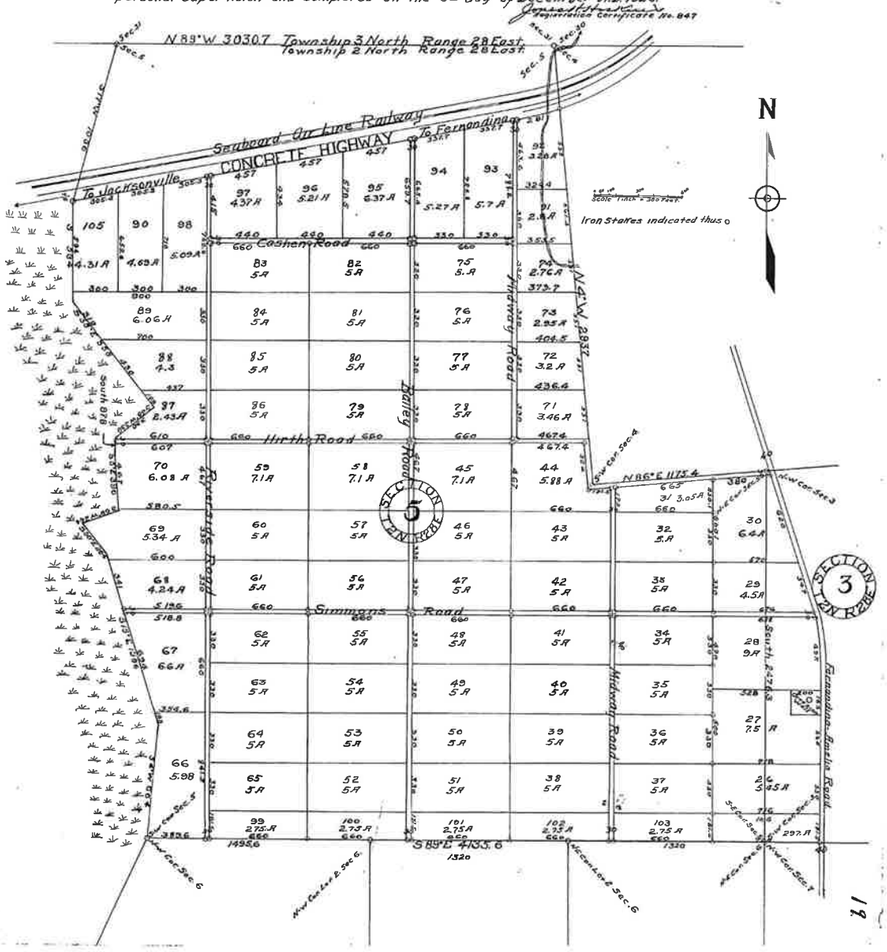
Approved by the Commissioners of Nassau County Florida, this 12th day of January A.D. 1927
Attest: G.C. Burgess, Clerk — [signature], Chairman.

Filed and Recorded in the Public Records of Nassau County Florida, this 12th day of January A.D. 1927, in Plat Book No. 2 Page No. 19.

G.C. Burgess, Clerk.

I hereby certify that the attached plat is made in accordance with a true survey made under my personal supervision and completed on the 6th day of December A.D. 1926.

[signature]
Registered Surveyor Certificate No. 847



MAP SHOWING ALTA/NSPS LAND TITLE SURVEY OF:

A PART OF LOT 104, OCEAN BREEZE FARMS, AS RECORDED IN PLAT BOOK 2, PAGE 19, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 104, THENCE SOUTH 01°35'00" WEST, ALONG THE WESTERLY LINE OF SAID LOT, A DISTANCE OF 181.50 FEET; THENCE SOUTH 88°23'00" EAST, ALONG THE SOUTHERLY LINE OF SAID LOT, A DISTANCE OF 718.87 FEET; THENCE NORTH 01°35'00" EAST, ALONG THE EASTERLY LINE OF LOT, A DISTANCE OF 9.0 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 105-A, (A 100.0 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), SAID POINT LYING ON A CURVE TO THE RIGHT BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 368.31 FEET; THENCE ALONG SAID RIGHT-OF-WAY CURVE AN ARC DISTANCE OF 149.49 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 01°35'00" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 27.08 FEET TO A POINT ON THE NORTHERLY LINE OF AFOREMENTIONED LOT 104; THENCE NORTH 88°23'00" WEST, ALONG SAID NORTHERLY LOT LINE, A DISTANCE OF 688.90 FEET TO THE POINT OF BEGINNING

TBM-1 NAIL & DISK "MILLER 5189" (ELEVATION=13.83)(NAVD88)

TBM-2 NAIL & DISK "MILLER 5189" (ELEVATION=14.16)(NAVD88)

TITLE COMMITMENT NOTES:

I HEREBY CERTIFY TO DOV AND FIDELITY NATIONAL TITLE INSURANCE COMPANY THAT I HAVE REVIEWED THAT CERTAIN TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NUMBER: 1804000, COMMITMENT DATE: 06/18/2018 AT 5:00 P.M. AND THAT THE LANDS SHOWN AND DESCRIBED HEREON ARE ONE AND THE SAME AS DESCRIBED ON EXHIBIT "A" THEREIN AND FURTHER CERTIFY THE FOLLOWING COMMENTS TO SCHEDULE B SECTION 2 EXCEPTIONS

1. EFFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS FORM
COMMENT: NOT A SURVEY RELATED MATTER

2. TAXES AND ASSESSMENTS FOR THE YEAR 2018 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE
COMMENT: NOT A SURVEY RELATED MATTER

3. STANDARD EXCEPTIONS

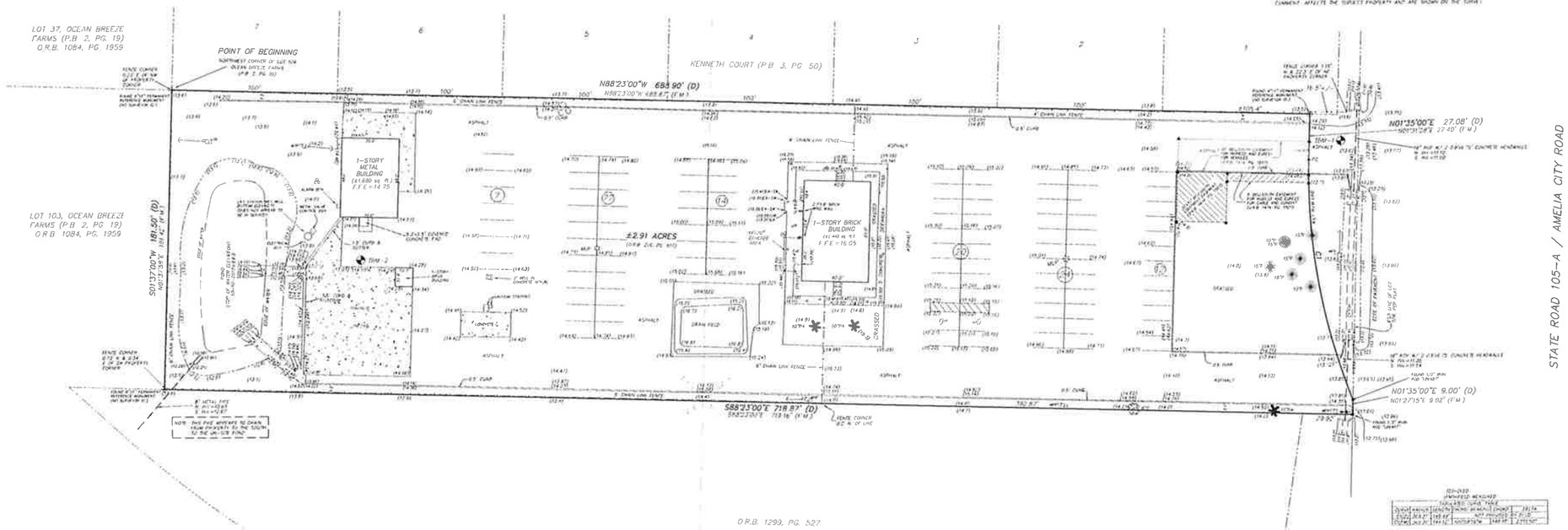
4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND
COMMENT: ALL SUCH MATTERS KNOWN TO THE SURVEYOR ARE SHOWN ON THE SURVEY

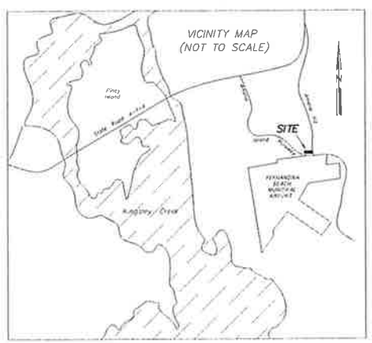
10-30 DELETED

4. RIGHTS OF TENANTS OCCUPYING ALL OR PART OF THE INSURED LAND UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS
COMMENT: NOT A SURVEY RELATED MATTER

5. MATTERS AS SHOWN ON THE PLAT OF OCEAN BREEZE FARMS RECORDED IN PLAT BOOK 2, PAGE 19
COMMENT: ALL SUCH MATTERS KNOWN TO THE SURVEYOR ARE SHOWN ON THE SURVEY

8. PERMANENT EXCLUSIVE EASEMENTS RESERVED AND RETAINED FOR EQUIPMENT AREA, VEHICLE AREA AND CABLE CONDUIT AS RECORDED IN OFFICIAL RECORDS BOOK 1474, PAGE 1327
COMMENT: AFFECTS THE SUBJECT PROPERTY AND ARE SHOWN ON THE SURVEY





GRAPHIC SCALE

1 INCH = 30 FT

TREE DETAIL

TREE NOTES

TREE LEGEND

ADDITIONAL SYMBOLS

ELEVATION NOTES

NOTES

LEGEND

RICHARD A. MILLER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
4101 BEACH BOULEVARD, SUITE 3A1
JACKSONVILLE, FLORIDA 32207

FILE NO. LG-2185