AGENDA
PLANNING ADVISORY BOARD
REGULAR MEETING
JANUARY 9, 2019
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034

1. CALL TO ORDER / ROLL CALL / DETERMINATION OF QUORUM

1.1 Seating of New Board Member: Commissioner Lednovich appointee, Richard Clark

1.2 Determine Chair and Vice Chair Roles

2. APPROVAL OF MEETING MINUTES

2.1 October 10, 2018 Regular Meeting

2.2 November 14, 2018 Regular Meeting

3. NEW BUSINESS

3.1 **PAB 2019-01: FUTURE LAND USE MAP AMENDMENT- AMELIA BLUFF -** ORDINANCE 2018-___ CORRECTING A SCRIVENERS ERROR ON THE FUTURE LAND USE MAP FROM CONSERVATION TO LOW DENSITY RESIDENTIAL, PAB CASE 2019-01 TITLED "AMELIA BLUFF MAP CORRECTION"; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Corrects 6.40 acres of land from a prior scriveners error from Conservation to Low Density Residential Future Land Use category.*

Final Staff report to be uploaded as an attachment on Monday, December 31, 2018.

3.2 **PAB 2019-02 PRELIMINARY PLAT- AMELIA PARK LAKESIDE -** RESOLUTION 2018-___ APPROVAL OF A PRELIMINARY PLAT FOR 16 DWELLING UNITS WITHIN THE AMELIA PARK PLANNED UNIT DEVELOPMENT (PUD), PAB CASE 2019-02 TITLED "AMELIA PARK LAKESIDE"; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Approves a preliminary plat for 16 dwelling units within the Amelia Park Planned Unit Development, as consistent with amended PUD (Ordinance 2018-07).*

4. OLD 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.*

5. BOARD BUSINESS

5.1 Continued Discussion Item: CBD browsing area permissible uses (1st floor - pedestrian viewing areas)

6. STAFF REPORT

6.1 - Procedural changes with board applications, total volume, and review time frames for LDC text amendments
- EnerGov GoLive (paperless document submittal!)
- Evaluation and Appraisal Review (EAR) process, timeframes, etc.

7. PUBLIC COMMENT

8. ADJOURNMENT

NEXT PAB REGULAR MEETING IS SCHEDULED FOR WEDNESDAY, FEBRUARY 13, 2019.

All members of the public are invited to be present and be heard. Persons with disabilities requiring accommodations in order to participate in this program or activity should contact the City Clerk at (904) 310-3115 or TTY/TDD 711 (for the hearing or speech impaired). All interested parties may appear at said meeting and be heard as to the advisability of any action, which may be considered with respect to such matter. For information regarding this matter, please contact the Planning Department (904) 310-3135.

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach

SUBJECT: Seating of Member Clark

ITEM TYPE: Zoning Map Amendment < 10 Acres

REQUESTED ACTION:

SYNOPSIS: Richard Clark has been appointed to fill Commissioner Lednovich's appointee seat on the Planning Advisory Board.

CITY ATTORNEY COMMENTS:

Date: December 18, 2018

Submitted By: Samantha Rogic, Planning Technician

Advisory Board/Committee Application

This application is intended to provide information that will enable the City Commission to select the most qualified Board/Committee members. Please complete all applicable sections and return the form along with your current résumé to the City Clerk's Office.

City of Fernandina Beach
City Clerk's Office

204 Ash Street
Fernandina Beach, FL 32034
(904) 310-3115

Name	Richard A. Clark
Home Mailing Street Address	1502 Northpark Dr
City	Fernandina Beach
Zip Code	32034
Primary Phone	5152028316
Secondary Phone	*Field not completed.*

Please note that board materials are distributed electronically.

Email to receive board materials	racndm@me.com
Employer	Self employed consultant
Position Title	CEO
Business Address	1502 Northpark Dr
City	Fernandina Beach
Zip	32034
Select the board you are applying for:	Planning Advisory Board

Additional board that you are applying for:	None
Why are you interested in serving on this Board? Please explain.	I have a 41 year background in city management and planning, and I want to use this experience to make Fernandina Beach the best coastal community it can be through good planning decisions.

Eligibility

Are you a resident of the City?	Yes
Length of time:	8 months
Do you hold a public office?	No
Office name:	Richard A. Clark
Are you employed by the City?	No
Position:	*Field not completed.*
Are you currently serving on a Board?	No
Board Name:	Richard A. Clark

Potential Conflict of Interest:

Have you ever been engaged in the management/ownership of any business enterprise that has a financial interest with the City of Fernandina Beach?	No
If yes, please provide details:	*Field not completed.*

Major Affiliations:

List community, professional, or other applicable policy-making Boards on which you have served. Note the length of service and office held (if any):	International City Management Association
Qualifications:	
Please list any specific qualifications, education or experience that would directly relate to the Board for which you are being recommended:	BA in Business and Economics, Master of Science in community and regional planning, 11 years as a city planner, 20 years as Deputy City Manager, and 10 years as City Manager (all with City of Des Moines).
Organization or Commissioner sponsoring nomination (if applicable):	*Field not completed.*
Educational Background: (Check all that apply)	MS/A
Other:	*Field not completed.*
Major areas of study:	Business and Economics, Community and Regional Planning

Florida's Public Records Law, Chapter 119, Florida Statutes, states:

"It is the policy of this state that all state, county, and municipal records shall at all times be open for a personal inspection by any person." Your application when filed will become a public record and subject to the above statute. In addition, any appointed member of a board of any political subdivision (except members of solely advisory bodies) and all members of bodies exercising planning or zoning, are required to file a financial disclosure form (Form1) within 30 days after appointment and annually thereafter, for the duration of the appointment as required by Chapter 112, Florida Statutes

I understand that if I am appointed to one of the City's boards, I will be required to file a financial disclosure form - Form 1, as described above, and I am willing to

comply with this requirement.

I understand that any false, incomplete or misleading information given by me on the application is sufficient cause for rejection of this application. I understand and agree that any such false, incomplete or misleading information discovered on this application at any time after appointment to a Board may result in my removal.

I also understand that all board appointments are for voluntary, uncompensated services. Additionally, if appointed, I am able to attend meetings and otherwise fulfill the duties of the office.

Applications are submitted to the City Commission when vacancies occur and are effective for two years from date of completion.

Do you understand the duties and responsibilities of the Board/Committee that you are applying for?	Yes

By submitting this form, I declare the foregoing facts to be true, correct, and complete.

Date	12/14/2018
Applicant's Signature	Richard A. Clark

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach

SUBJECT:

ITEM TYPE: Preliminary Subdivision Plat

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Kelly N. Gibson, AICP

Submitted By: Kelly Gibson, AICP, Planning Director

Date: December 20, 2018

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach

SUBJECT:

ITEM TYPE: Zoning Map Amendment < 10 Acres

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Date: December 27, 2018

Submitted By: Samantha Rogic, Planning Technician

DRAFT

MINUTES
PLANNING ADVISORY BOARD
REGULAR MEETING
OCTOBER 10, 2018

1. CALL TO ORDER – 5:01 PM

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT:
Mark Bennett (Chair)
Donna Lewis (Alt 1)
Greg Roland (arrived at 5:03 PM)
Frank Santry
Jenny Schaffer (Alt 2)

MEMBERS ABSENT:
Wayne Peterson

OTHERS PRESENT
Tami Bach, City Attorney
Kelly Gibson, Planning Director
Samantha Rogic, Recording Secretary

Member Lewis (Alt 1) and Member Schaffer (Alt 2) were seated as voting members.

Chair Bennett notified the Board that Member Beal has resigned from the PAB.

2. APPROVAL OF MINUTES
2.1 August 8, 2018 Regular Meeting

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

Motion passed by unanimous voice vote.

Member Roland arrived at this time.

3. OLD BUSINESS

4. NEW BUSINESS

4.1 **PAB 2018-25: FUTURE LAND USE MAP AMENDMENT AND ZONING CHANGE - 233 S. 14TH STREET-** ORDINANCE 2018-__ CHANGING THE CITY'S FUTURE LAND USE MAP AND ZONING MAP FROM MEDIUM DENSITY RESIDENTIAL (MDR) /R-2 TO ASSIGN A FUTURE LAND USE MAP DESIGNATION AND ZONING CATEGORY OF MIXED USE (MU)/ MU-1 FOR PROPERTY TOTALING APPROXIMATELY 0.91 ACRES OF LAND LOCATED AT 233 S. 14TH STREET; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Requests assignment of a Future Land Use Map Category of Mixed Use (MU) and Zoning District of MU-1 to approximately 0.91 acres located at 233 S. 14th Street.*

Nick Gillette, the applicant, provided information and details specific to the requested action and was

available to answer questions from the Board.

ACTION TAKEN: A motion was made by Member Santry, seconded by Member Roland, to recommend denial of PAB case number 2018-25 to the City Commission requesting a Future Land Use Map assignment of Mixed Use land use and MU-1 zoning from Medium Density Residential land use and R-2 zoning, on the basis that it violates policy number 1.02.04 of the Comprehensive Plan and that PAB case 2018-25 as presented, is not sufficiently compliant with applicable Florida Statutes, Comprehensive Plan and Land Development Code to be approved at this time.

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

Member Roland:	**Aye**
Member Santry:	**Aye**
Member Lewis:	**Nay**
Member Schaffer:	**Nay**
Chair Bennett:	**Nay**

Motion Failed

A motion was made by Member Lewis, seconded by Member Schaffer, to recommend approval of PAB case number 2018-25 to the City Commission requesting a Future Land Use Map assignment of Mixed Use land use and MU-1 zoning from Medium Density Residential land use and R-2 zoning, as described and that PAB case 2018-25 as presented, is sufficiently compliant with applicable Florida Statutes, Comprehensive Plan and Land Development Code to be approved at this time.

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

Member Roland:	**Nay**
Member Santry:	**Nay**
Member Lewis:	**Aye**
Member Schaffer:	**Aye**
Chair Bennett:	**Aye**

Motion Passed

4.2 **PAB 2018-20: LAND DEVELOPMENT CODE (LDC) AMENDMENT - BUILDING HEIGHTS AND VARIANCES -** ORDINANCE 2018-__ AMENDING THE LAND DEVELOPMENT CODE (LDC) SECTION(S): 4.02.03 STANDARDS FOR BUILDINGS AND BUILDING PLACEMENT - MECHANICAL EQUIPMENT AND CALCULATION OF HEIGHTS, AND 10.02.01 LIMITATIONS ON THE GRANTING OF A VARIANCE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Amends the Land Development Code specific to referenced sections.*

Ron Flick, agent for Amelia Island Care Centers, 961687 Gateway Blvd, spoke in opposition of the requested action, and offered suggestions for reconsideration.

ACTION TAKEN: A motion was made by Member Roland, seconded by Member Santry, to refer to staff for additional review with outside support from the design community to address concerns, with a December time frame to return to the PAB.

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

4.3 **PAB 2018-24: LAND DEVELOPMENT CODE (LDC) AMENDMENT - INDUSTRIAL WATERFRONT AND WATERFRONT MIXED USE PARKING REQUIREMENTS -** ORDINANCE 2018-__ AMENDING THE LAND DEVELOPMENT CODE (LDC) SECTION

8.01.02(D)(4) AND 7.01.04 (A) PARKING SPACE REQUIREMENTS AND ALLOWANCE FOR FEE IN LIEU; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Amends the Land Development Code specific to remove non-residential parking requirements for properties within the CRA. This item was originally discussed on August 22,2018 and placed on this agenda following published advertising on September 14, 2018.*

Arlene Filkoff spoke to the history of the CRA and in support of the requested action.

ACTION TAKEN: A motion was made by Member Roland, seconded by Member Lewis, to recommend approval of PAB case number 2018-24.

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

5. BOARD BUSINESS

5.1 **CENTRAL BUSINESS DISTRICT (C-3) LDC Text Amendments:** Continued board discussion of "Browsing Areas" and 1st floor uses permissible by LDC Table 2.03.02. *This item is for discussion only.*
Member Santry suggested returning this item to workshop status. Member Lewis seconded.
The Board agreed to move the item to the November regular meeting.

6. STAFF REPORT

7. PUBLIC COMMENT
No members of the public wished to speak at this time.
The Board briefly discussed the City's involvement in and the future of the Waterfront.

8. ADJOURNMENT – 6:48 PM

_____ _____

Samantha Rogic, Secretary **Mark Bennett, Chair**

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach

SUBJECT:

ITEM TYPE: Zoning Map Amendment < 10 Acres

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Date: December 27, 2018

Submitted By: Samantha Rogic, Planning Technician

DRAFT

MINUTES
PLANNING ADVISORY BOARD
REGULAR MEETING
NOVEMBER 14, 2018

1. CALL TO ORDER – 5:01 PM

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT:
Greg Roland (acting Chair)
Donna Lewis (Alt 1) (arrived at 5:02PM)
Wayne Peterson
Frank Santry
Jenny Schaffer (Alt 2)

MEMBERS ABSENT:
Mark Bennett (Chair)

OTHERS PRESENT
Tami Bach, City Attorney
Kelly Gibson, Planning Director
Samantha Rogic, Recording Secretary

ACTION TAKEN: A motion was made by Member Santry to continue all new business agenda items to the next scheduled meeting. Mr. Santry indicated that the Board was not provided with an agenda or case material in time to prepare for the meeting.

Acting Chair Roland passed the gavel to Member Peterson and seconded the motion.

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

Member Roland:	Aye
Member Santry:	Aye
Member Peterson:	Aye
Member Lewis:	Nay
Member Schaffer:	Nay

Motion passed.

Teresa Prince, representative to PAB case 2018-27, inquired on the next meeting date. Ms. Prince expressed that she does not agree with the decision. She stated that her client's application was submitted on time, notice was posted, and she believes postponing her case violates her due process rights.

Wirt Beard, applicant for PAB case 2018-26, agreed with Ms. Princes comments. He expressed disappointment in the proceedings and stated that he does not agree with the Boards decision to postpone.

2. APPROVAL OF MINUTES
There were no minutes presented for approval.

3. OLD BUSINESS

DRAFT

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.*

Item continued to the January 09, 2019 regular meeting.

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.*

Item continued to the January 09, 2019 regular meeting.

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.*

Item continued to the January 09, 2019 regular meeting.

5. BOARD BUSINESS

6. STAFF REPORT

7. PUBLIC COMMENT

8. ADJOURNMENT – 5:26 PM

_____ _____

Samantha Rogic, Secretary **Greg Roland, Acting Chair**

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. Suite 400 Jacksonville, FL 32210

Telephone: 904.545.6590 Fax: —

Email: wbeardjr@comcast.net

Agent Name: Wirt A. Beard, Jr.

Mailing Address: 80 Players Club Villas Rd., Ponte Vedra Beach, FL 32082

Telephone: same as above Fax: —

Email: same as above

PROPERTY INFORMATION

Street Address: East side of Citrona Ave. / Hickory St. R/W unimproved

Parcel Identification Number(s): 00-00-31-1180-0017-0040

Lot Number: N/A Block Number: N/A Subdivision: Amelia Bluff (proposed plat)

Section: Portion of 15, 19, 26, 27 & 28 Township: 3 North Range: 28 East

PROJECT INFORMATION

Total Number of Lots/Parcels: 30 (thirty)

Less than One (1) acre Sq. Footage: 75' x 110' One (1) Acre or Greater: —

Existing Zoning Classification: R-1

Existing Future Land Use Classification: Low Density Residential (LDR)

Previous Planning/Zoning Approvals: Preliminary plat approved

Description of Request:

Correct mapping error.

SIGNATURE/NOTARY

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

Nov 15, 2018 — Date

William D. Howell, II — Signature of Applicant

William R. Howell, II
Manager

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

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

ESMERALDO S. VERGEL JR
Notary Public - State of Florida
Commission # FF 196470
My Comm. Expires Jun 1, 2019
Bonded through National Notary Assn.

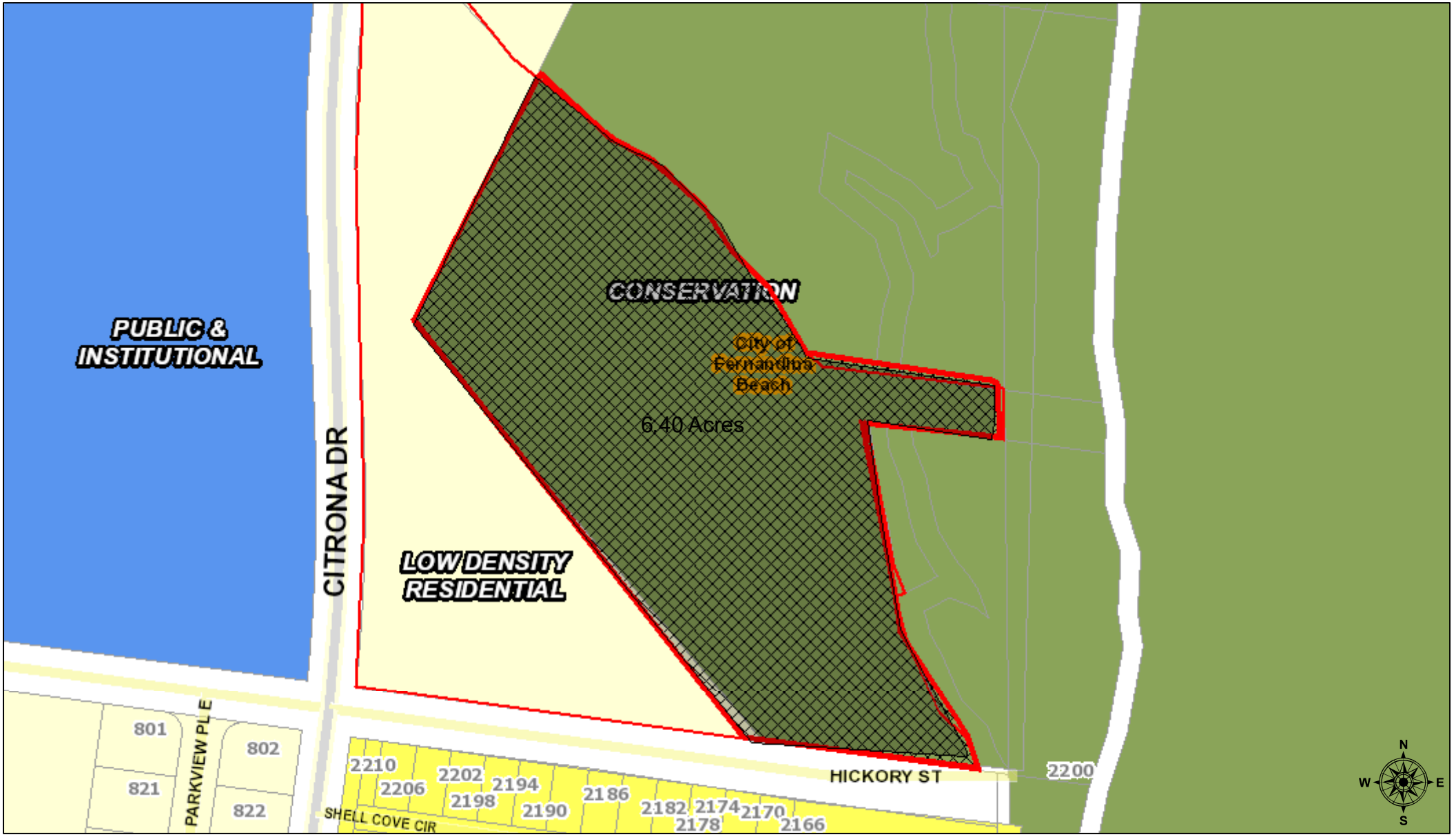
Notary Public: Signature

ESMERALDO S. VERGEL JR — Printed Name

JUNE 1, 2019 — My Commission Expires

Personally Known _____ OR Produced Identification ✓ ID Produced: FLORIDA D.L.

PAB 2019-01 FLUM Map with Approx. Acreage of Correction



December 5, 2018

Land Parcels

1:2,257

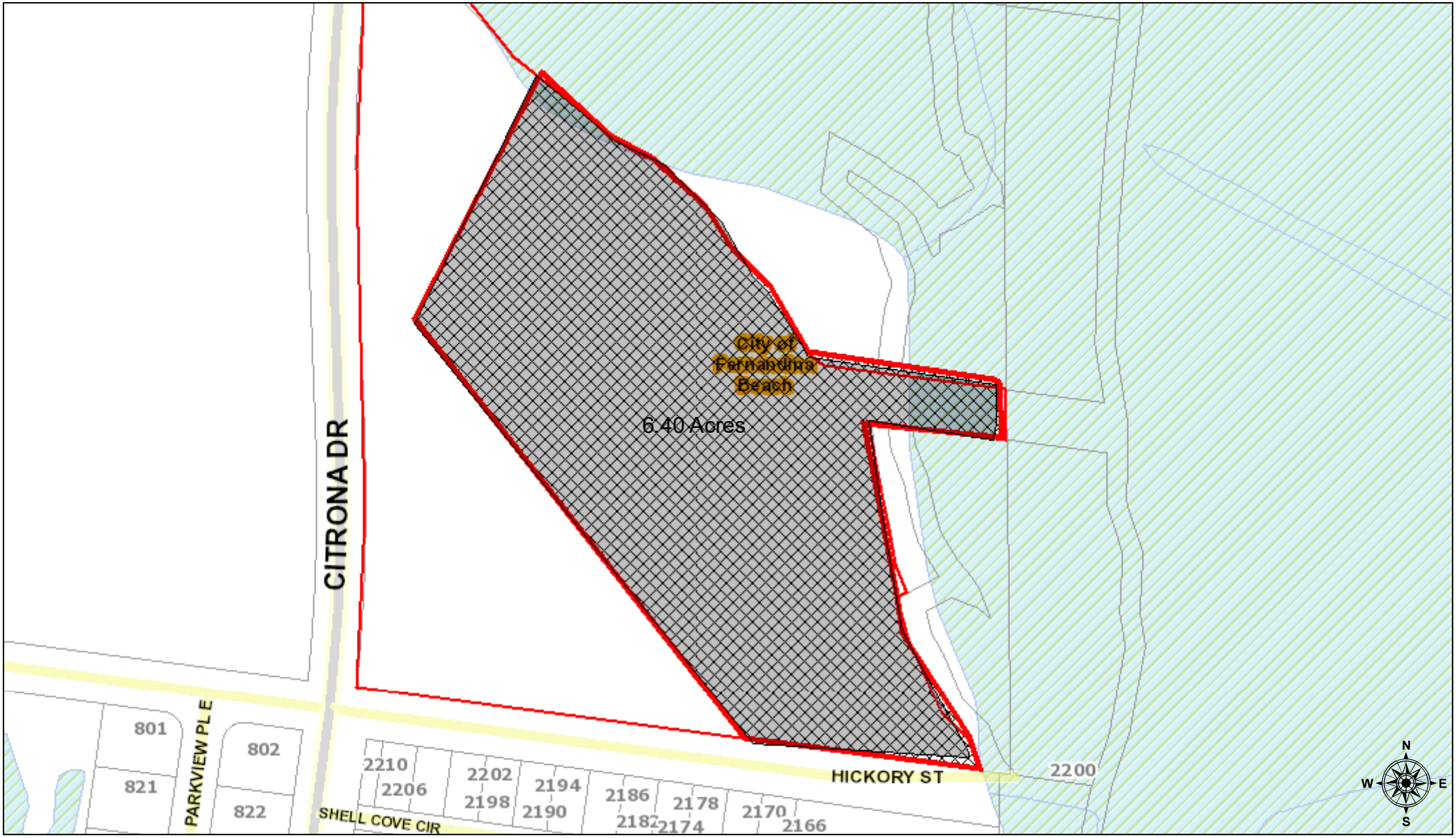
0 0.0175 0.035 0.07 mi

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

PAB 2019-01 - Wetlands



December 5, 2018

Potential Wetlands

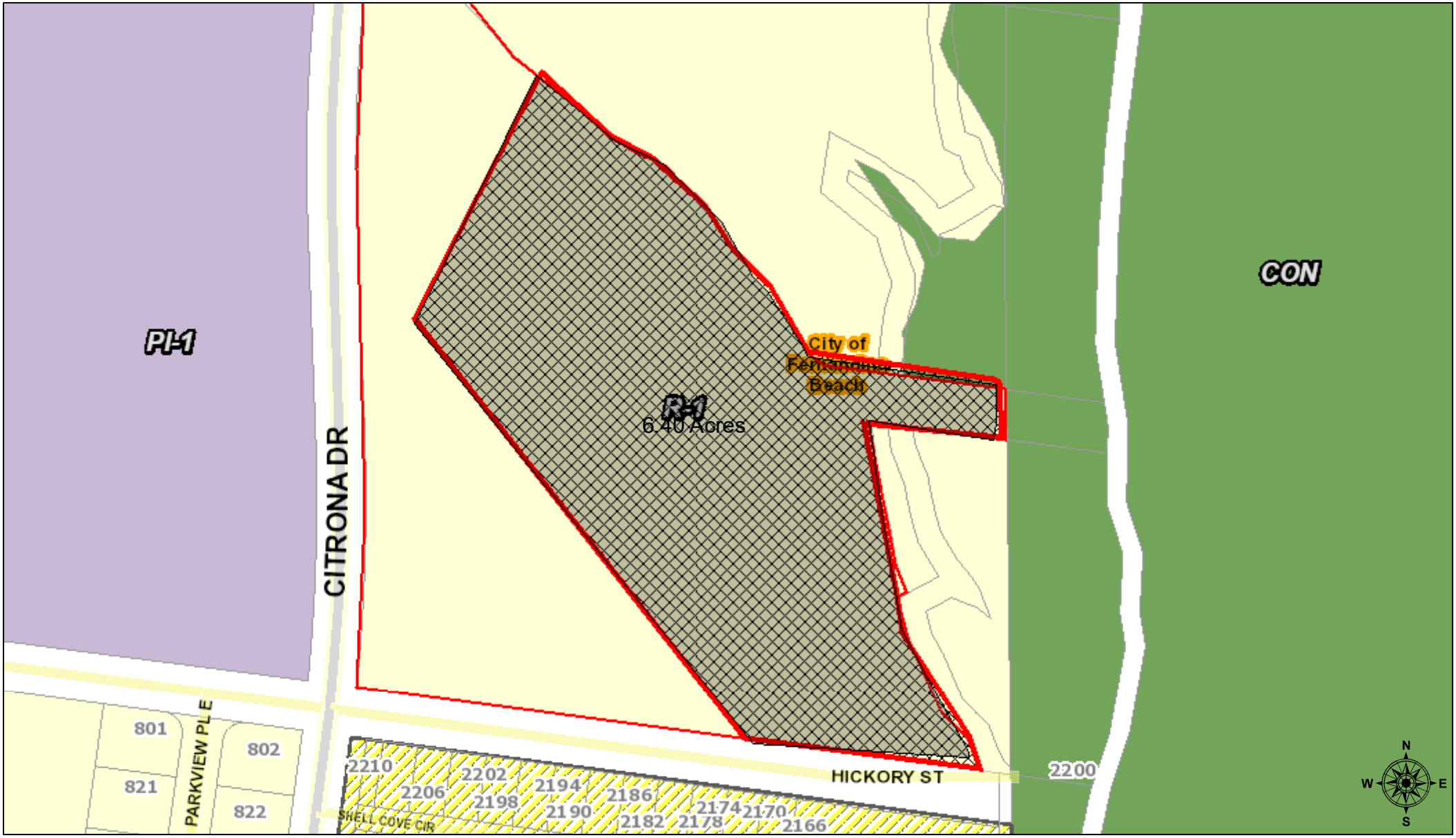
1:2,257

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

PAB 2019-01- Zoning Map



December 5, 2018

Land Parcels

1:2,257

0 0.0175 0.035 0.07 mi

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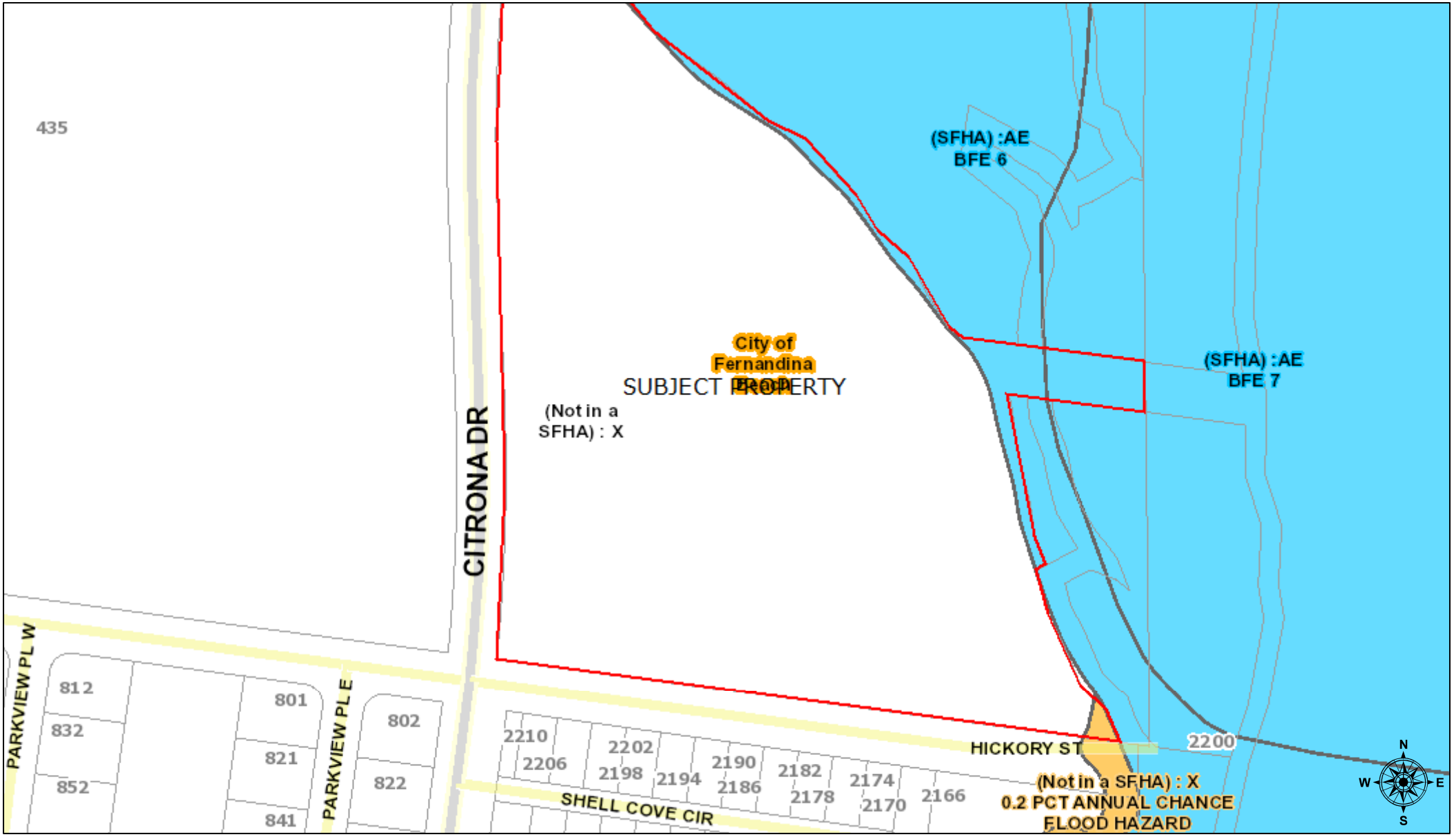
PAB 2019-01- Floodplain



December 20, 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

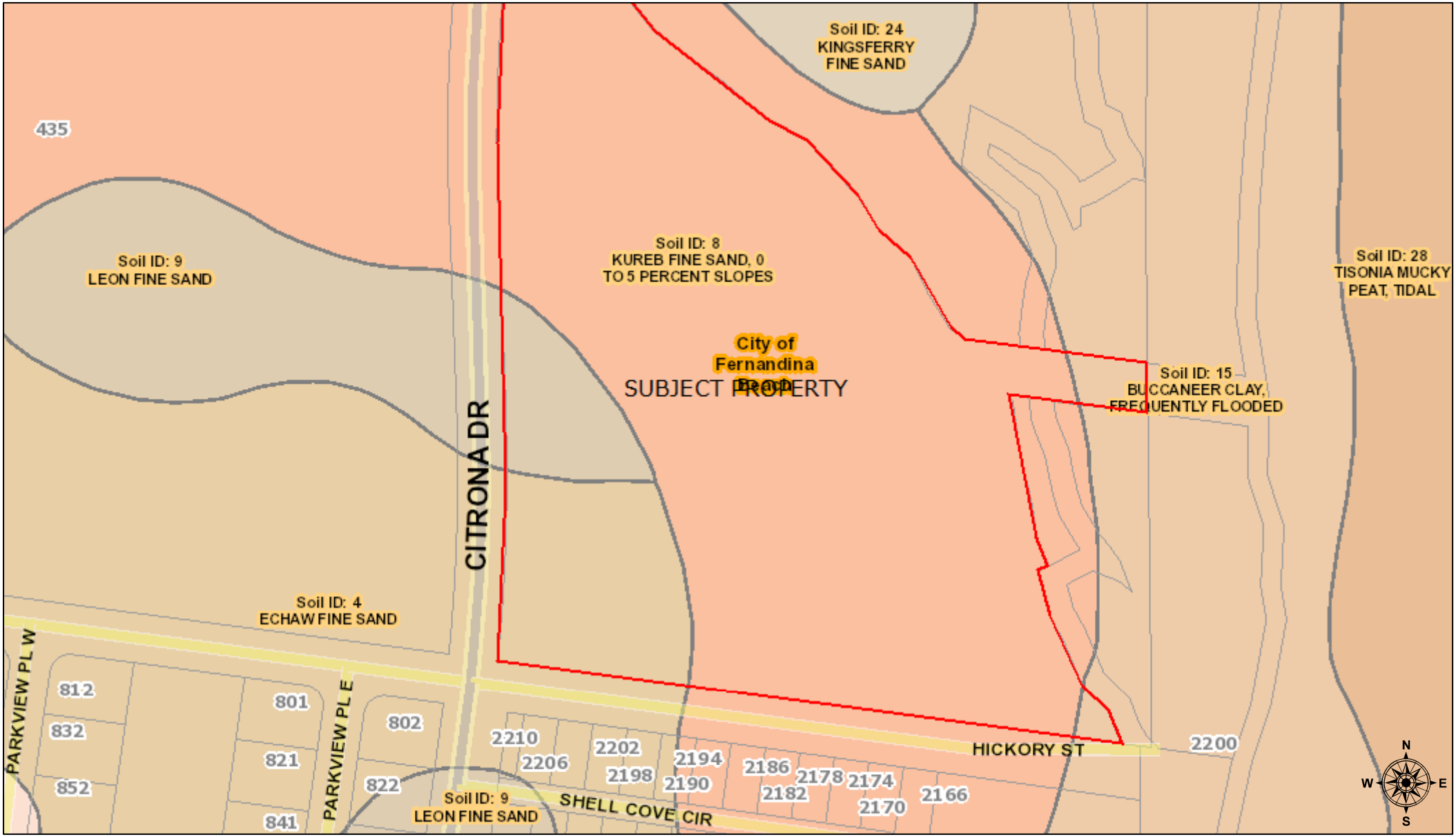
1:2,257

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

PAB 2019-01- SOILS MAP



December 20, 2018

Land Parcels

1:2,257

0 0.0175 0.035 0.07 mi

0 0.03 0.06 0.12 km

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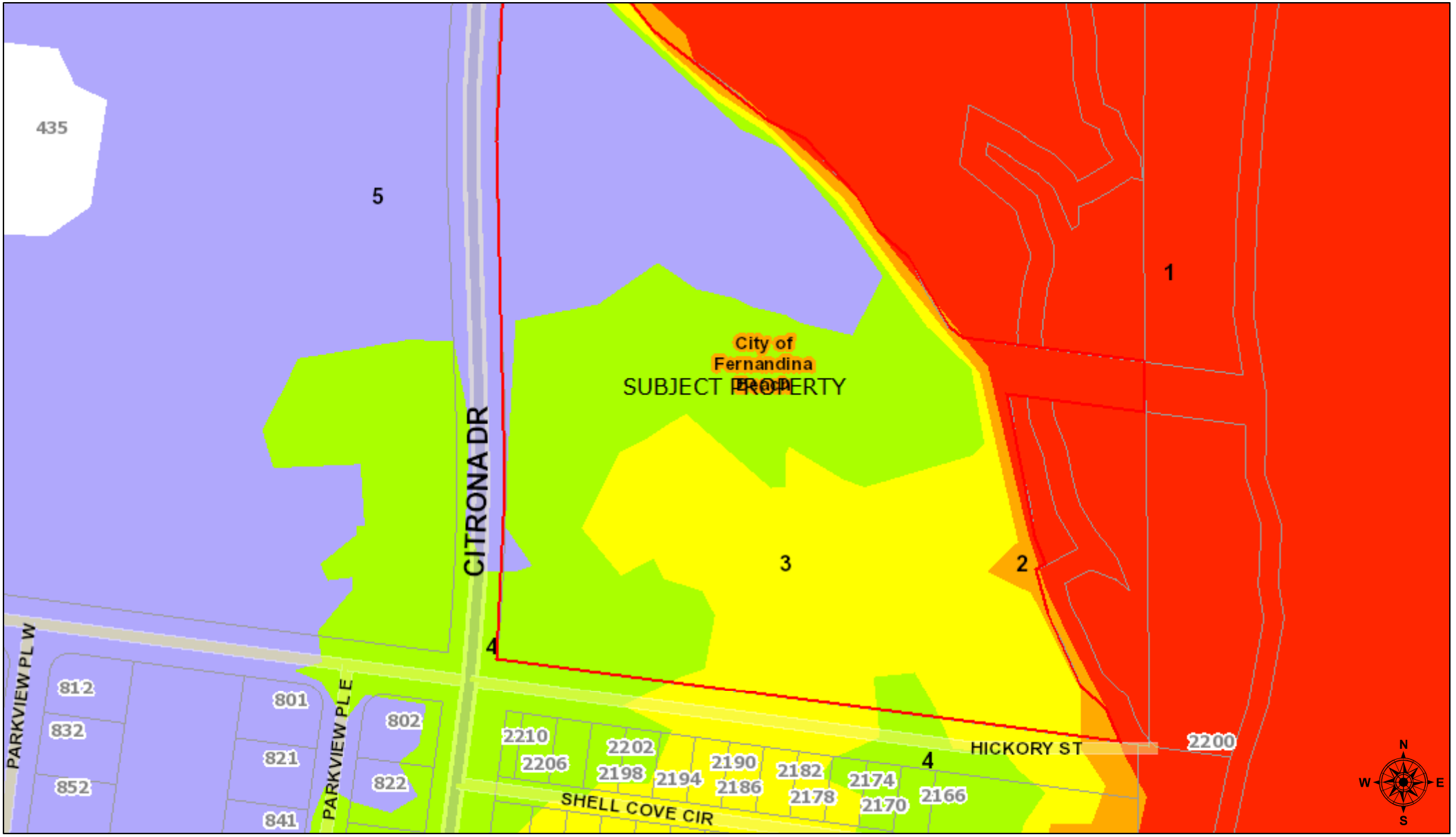
2018

PAB 2019-01- Storm Surge



December 20, 2018

Storm Surge

- Category 1 Storm - up to 7.1'
- Category 2 Storm - up to 11.2'
- Category 3 Storm - up to 14.9'
- Category 4 Storm - up to 19.0'
- Category 5 Storm - up to 23.5'

1:2,257

0 0.0175 0.035 0.07 mi

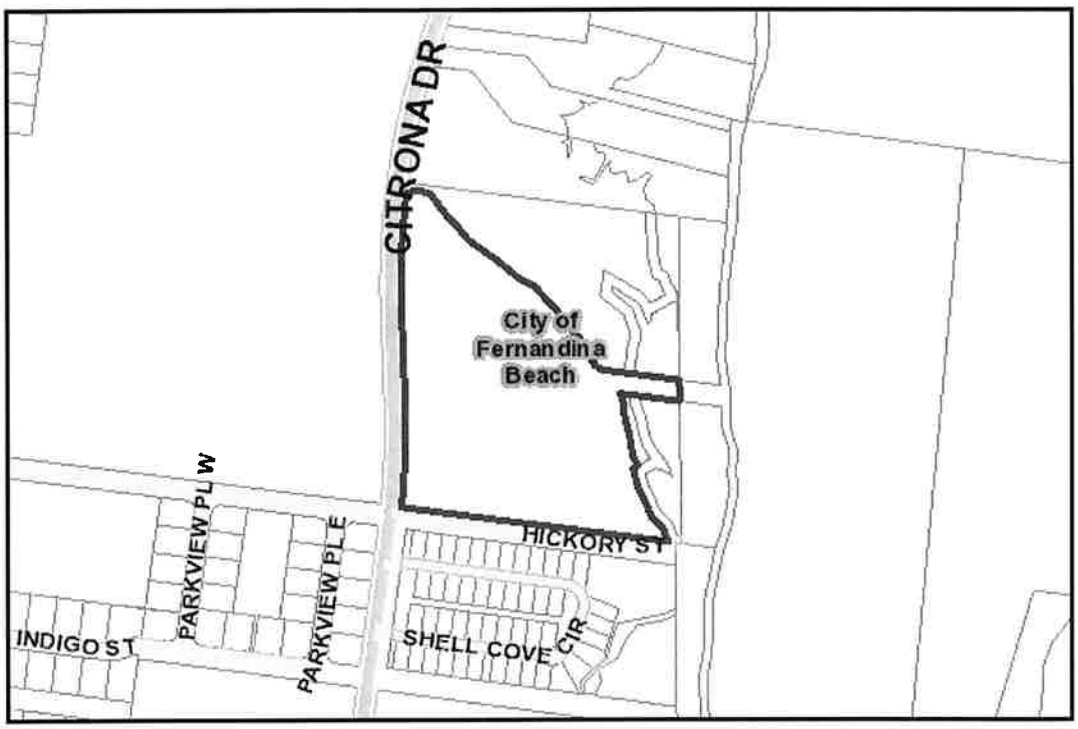
0 0.03 0.06 0.12 km

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

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
	4339 ROOSEVELT BLVD
Mailing Address	
	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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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

Florida Department of State, Division of Corporations

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:

Witness Print Name: Robin Jones

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.

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

11/29/17

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

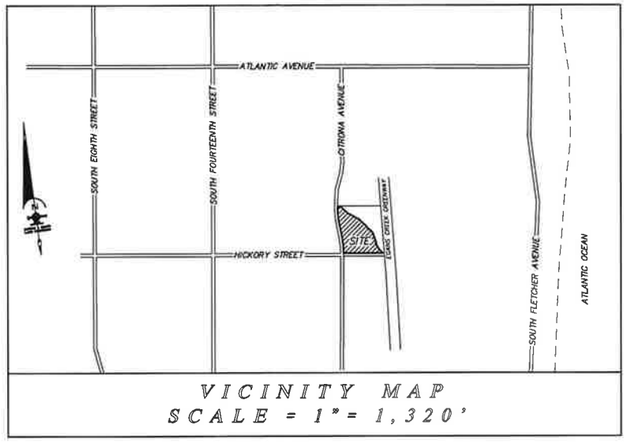
A REPLAT OF A PORTION OF CITRONA LOTS 17, 18, 19 AND GUM STREET, THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), NASSAU COUNTY, FLORIDA, AS SHOWN ON THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA 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

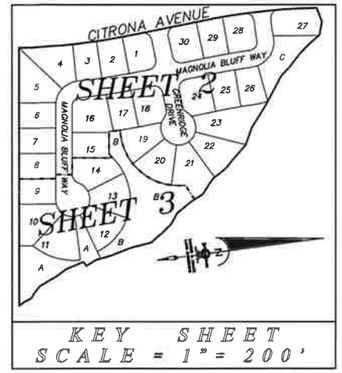
THIS IS TO CERTIFY THAT THE UNDERSIGNED, AMELIA BLUFF, LLC, A FLORIDA LIMITED LIABILITY COMPANY IS THE LAWFUL OWNER OF THE LAND DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS "AMELIA BLUFF", AND THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THAT THIS PLAT, MADE IN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

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 _____

STATE OF FLORIDA

MORTGAGEE'S CONSENT

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

WITNESS _____

_____
PRINT OR TYPE NAME

_____
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 _____

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"

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 6 & AE 7" AS PER F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 12089C 0237 D , 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 & 3 , 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"

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

COPYRIGHT © 2018 BY MANZIE AND DRAKE LAND SURVEYING

\\Computer1\c\Civil 3D Projects\19580 CITRONA PARCEL\19580-PLAT.dwg

"AMELIA BLUFF"

PLAT BOOK ____ PAGE ____

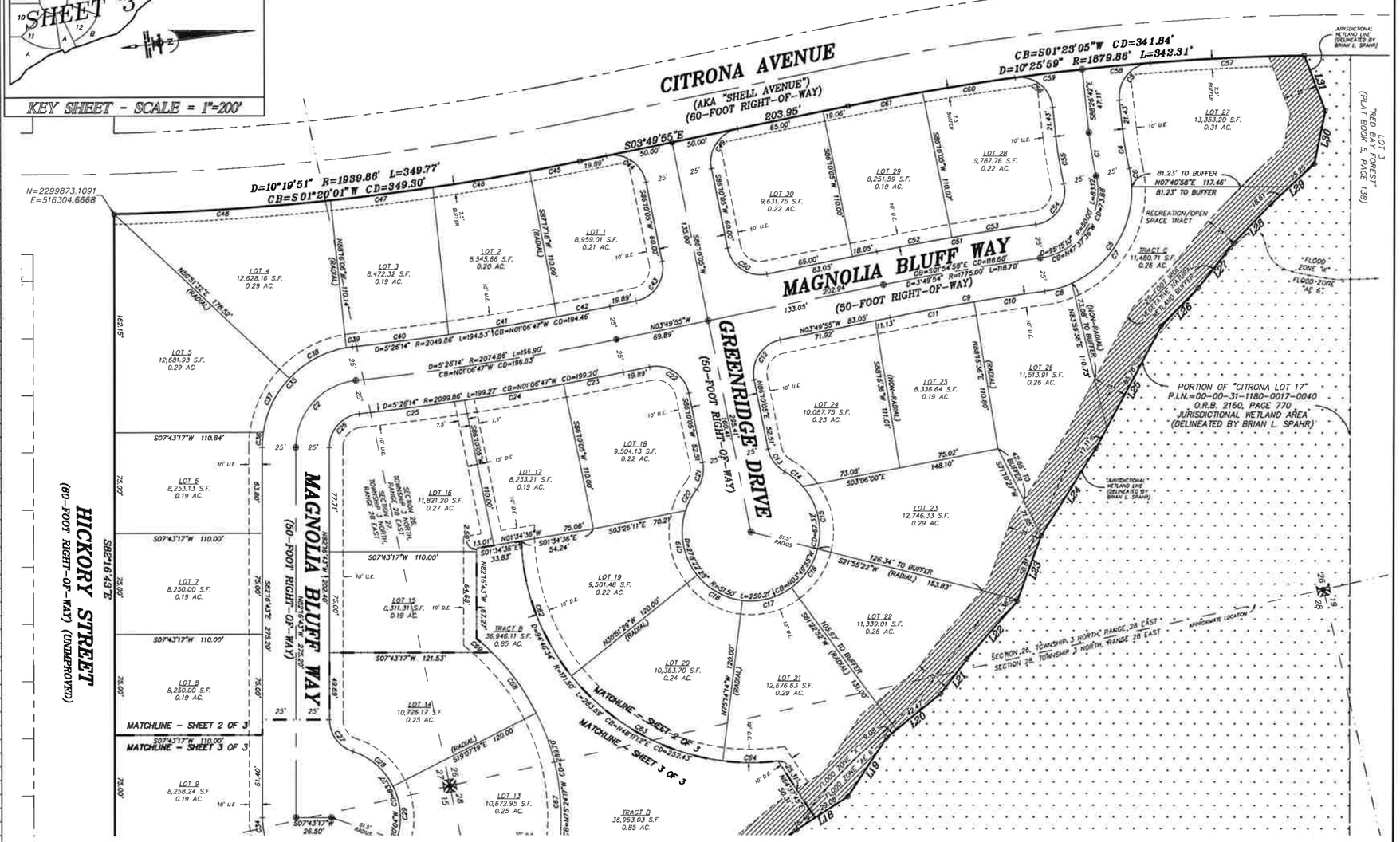
SHEET 2 OF 3 SHEETS

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'


CITRONA AVENUE
(AKA "SHELL AVENUE")
(60-FOOT RIGHT-OF-WAY)
MAGNOLIA BLUFF WAY
(50-FOOT RIGHT-OF-WAY)
GREENRIDGE DRIVE
(50-FOOT RIGHT-OF-WAY)
HICKORY STREET
(60-FOOT RIGHT-OF-WAY) (UNIMPROVED)
"RED BAY FOREST"
(PLAT BOOK 5, PAGE 136)
N=2299873.1091
E=516304.6668
S03°49'55"E 203.95'
CB=S01°23'05"W CD=341.84'
D=10°25'59" R=1879.86' L=342.31'
D=10°19'51" R=1939.86' L=349.77'
CB=S01°20'01"W CD=349.30'
S07°43'17"W 110.84'
S07°43'17"W 110.00'
S07°43'17"W 121.53'
S82°16'43"E 302.60'
N82°16'43"W 302.60'
MATCHLINE - SHEET 2 OF 3
MATCHLINE - SHEET 3 OF 3
LOT 1 8,959.01 S.F. 0.21 AC.
LOT 2 8,545.66 S.F. 0.20 AC.
LOT 3 8,472.32 S.F. 0.19 AC.
LOT 4 12,628.16 S.F. 0.29 AC.
LOT 5 12,681.93 S.F. 0.29 AC.
LOT 6 8,253.13 S.F. 0.19 AC.
LOT 7 8,250.00 S.F. 0.19 AC.
LOT 8 8,250.00 S.F. 0.19 AC.
LOT 9 8,258.24 S.F. 0.19 AC.
LOT 10 10,726.17 S.F. 0.25 AC.
LOT 11 10,672.95 S.F. 0.25 AC.
LOT 12 36,946.11 S.F. 0.85 AC.
LOT 13 10,672.95 S.F. 0.25 AC.
LOT 14 10,726.17 S.F. 0.25 AC.
LOT 15 8,311.31 S.F. 0.19 AC.
LOT 16 11,821.20 S.F. 0.27 AC.
LOT 17 8,233.21 S.F. 0.19 AC.
LOT 18 9,504.13 S.F. 0.22 AC.
LOT 19 9,501.46 S.F. 0.22 AC.
LOT 20 10,363.70 S.F. 0.24 AC.
LOT 21 12,676.83 S.F. 0.29 AC.
LOT 22 11,339.01 S.F. 0.26 AC.
LOT 23 12,746.33 S.F. 0.29 AC.
LOT 24 10,087.75 S.F. 0.23 AC.
LOT 25 8,336.64 S.F. 0.19 AC.
LOT 26 11,513.91 S.F. 0.26 AC.
LOT 27 8,336.64 S.F. 0.19 AC.
LOT 28 9,787.76 S.F. 0.22 AC.
LOT 29 8,251.59 S.F. 0.19 AC.
LOT 30 9,631.75 S.F. 0.22 AC.
TRACT B 36,946.11 S.F. 0.85 AC.
TRACT C 11,480.71 S.F. 0.26 AC.
RECREATION/OPEN SPACE TRACT
81.23' TO BUFFER
N07°40'58"E 117.46'
126.34' TO BUFFER
S21°55'22"W (RADIAL) 153.83'
105.97' TO BUFFER
S81°22'52"W (RADIAL) 131.09'
N62°21'11"W 52.19'
N03°49'55"W 71.92'
N03°49'55"W 69.89'
S86°10'05"W 110.00'
S86°10'05"W 53.51'
S86°10'05"W 110.00'
S86°10'05"W 110.00'
S86°10'05"W 60.00'
S86°10'05"W 110.00'
S86°10'05"W 110.07'
S86°10'05"W 110.00'
N86°10'05"E 110.00'
N86°10'05"E 110.00'
N86°10'05"E 110.00'
N86°10'05"E 52.51'
N86°10'05"E 110.00'
N86°10'05"E 110.00'
N86°10'05"E 110.00

"AMELIA BLUFF"

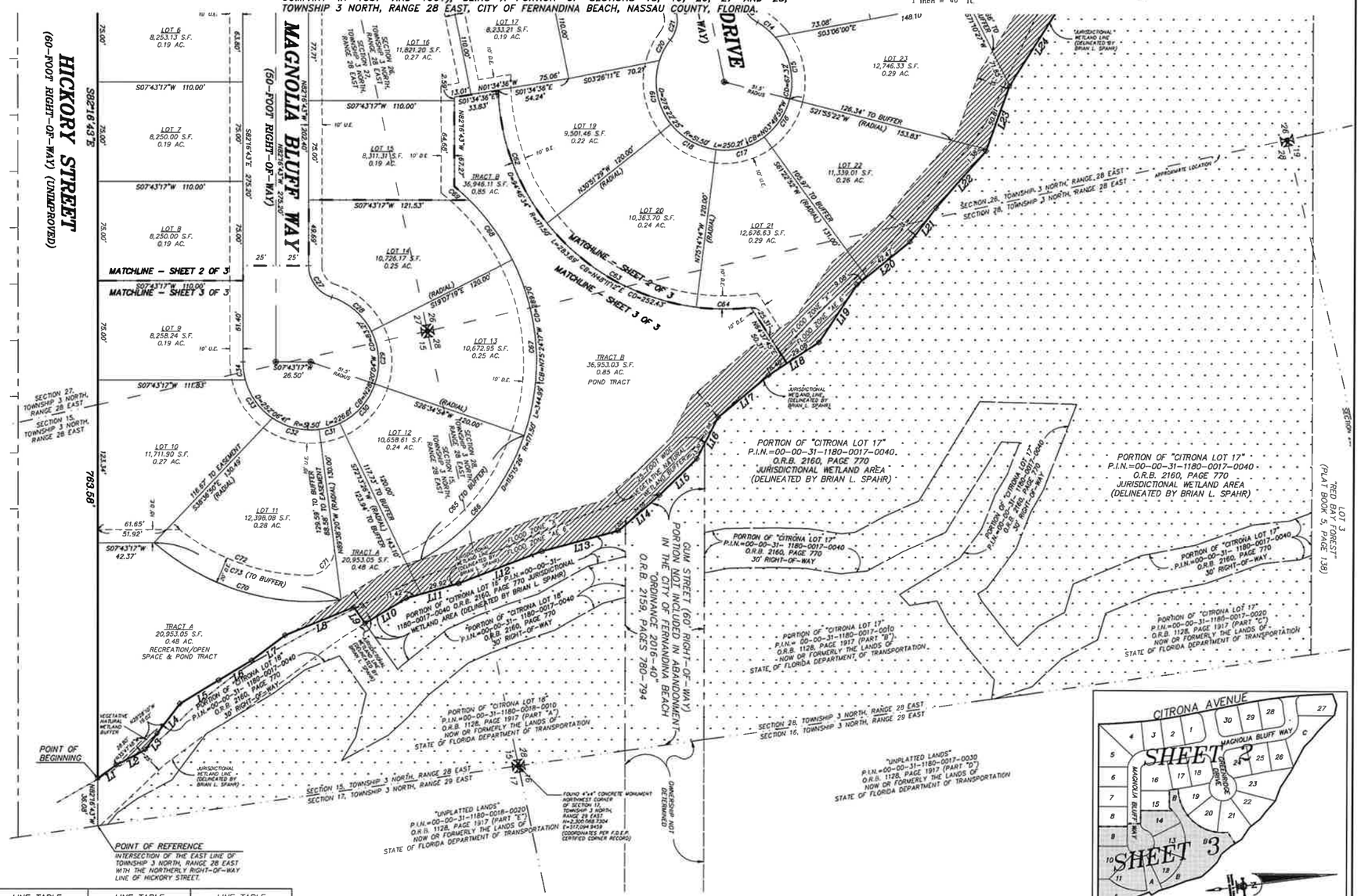
PLAT BOOK ____ PAGE ____

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.


HICKORY STREET (60'-ROW RIGHT-OF-WAY) (UNIMPROVED)
MAGNOLIA BLUFF WAY (50'-ROW RIGHT-OF-WAY)
GUM STREET (60' RIGHT-OF-WAY) PORTION NOT INCLUDED IN ABANDONMENT IN THE "ORDINANCE 2016-40" O.R.B. 2159, PAGES 780-794
DRIVE
WAY)
S82°16'43"E 763.58'
N26°16'43"W 760.46'
LOT 6 8,253.13 S.F. 0.19 AC.
LOT 7 8,250.00 S.F. 0.19 AC.
LOT 8 8,250.00 S.F. 0.19 AC.
LOT 9 8,258.24 S.F. 0.19 AC.
LOT 10 11,711.90 S.F. 0.27 AC.
LOT 11 12,398.08 S.F. 0.28 AC.
LOT 12 10,658.61 S.F. 0.24 AC.
LOT 13 10,672.95 S.F. 0.25 AC.
LOT 14 10,726.17 S.F. 0.25 AC.
LOT 15 8,311.31 S.F. 0.19 AC.
LOT 16 11,821.20 S.F. 0.27 AC.
LOT 17 8,233.21 S.F. 0.19 AC.
LOT 19 9,501.46 S.F. 0.22 AC.
LOT 20 10,363.70 S.F. 0.24 AC.
LOT 21 12,676.63 S.F. 0.29 AC.
LOT 22 11,339.01 S.F. 0.26 AC.
LOT 23 12,746.33 S.F. 0.29 AC.
TRACT A 20,953.05 S.F. 0.48 AC. RECREATION/OPEN SPACE & POND TRACT
TRACT B 36,946.11 S.F. 0.85 AC.
TRACT B 36,953.03 S.F. 0.85 AC. POND TRACT
MATCHLINE - SHEET 2 OF 3
MATCHLINE - SHEET 3 OF 3
MATCHLINE - SHEET 2 OF 3
MATCHLINE - SHEET 3 OF 3
POINT OF BEGINNING
POINT OF REFERENCE
INTERSECTION OF THE EAST LINE OF TOWNSHIP 3 NORTH, RANGE 28 EAST WITH THE NORTHERLY RIGHT-OF-WAY LINE OF HICKORY STREET.
SECTION 27, TOWNSHIP 3 NORTH, RANGE 28 EAST
SECTION 15, TOWNSHIP 3 NORTH, RANGE 28 EAST
SECTION 26, TOWNSHIP 3 NORTH, RANGE 28 EAST
SECTION 28, TOWNSHIP 3 NORTH, RANGE 28 EAST
SECTION 15, TOWNSHIP 3 NORTH, RANGE 28 EAST
SECTION 17, TOWNSHIP 3 NORTH, RANGE 29 EAST
SECTION 26, TOWNSHIP 3 NORTH, RANGE 28 EAST
SECTION 16, TOWNSHIP 3 NORTH, RANGE 29 EAST
APPROXIMATE LOCATION
"RED BAY FOREST" (PLAT BOOK 5, PAGE 13B)
LOT 3
PORTION OF "CITRONA LOT 17" P.I.N.=00-00-31-1180-0017-0040. O.R.B. 2160, PAGE 770 JURISDICTIONAL WETLAND AREA (DELINEATED BY BRIAN L. SPAHR)
PORTION OF "CITRONA LOT 17" P.I.N.=00-00-31-1180-0017-0040 O.R.B. 2160, PAGE 770 30' RIGHT-OF-WAY
PORTION OF "CITRONA LOT 17" P.I.N.=00-00-31-1180-0017-0040 O.R.B. 2160, PAGE 770 JURISDICTIONAL WETLAND AREA (DELINEATED BY BRIAN L. SPAHR)
PORTION OF "CITRONA LOT 17" P.I.N.=00-00-31-1180-0017-0040 O.R.B. 2160, PAGE 770 30' RIGHT-OF-WAY
PORTION OF "CITRONA LOT 17" P.I.N.=00-00-31-1180-0017-0020 O.R.B. 1128, PAGE 1917 (PART "C") NOW OR FORMERLY THE LANDS OF STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
PORTION OF "CITRONA LOT 17" P.I.N.=00-00-31-1180-0017-0010 O.R.B. 1128, PAGE 1917 (PART "B") NOW OR FORMERLY THE LANDS OF STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
PORTION OF "CITRONA LOT 17" P.I.N.=00-00-31-1180-0018-0010 O.R.B. 1128, PAGE 1917 (PART "A") NOW OR FORMERLY THE LANDS OF STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
"UNPLATTED LANDS" P.I.N.=00-00-31-1180-0018-0020 O.R.B. 1128, PAGE 1917 (PART "E") NOW OR FORMERLY THE LANDS OF STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
"UNPLATTED LANDS" P.I.N.=00-00-31-1180-0017-0030 O.R.B. 1128, PAGE 1917 (PART "D") NOW OR FORMERLY THE LANDS OF STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
JURISDICTIONAL WETLAND LINE (DELINEATED BY BRIAN L. SPAHR)
VEGETATIVE NATURAL WETLAND BUFFER
FOUND 4"x4" CONCRETE MONUMENT NORTHWEST CORNER OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 28 EAST N=2,300,568.7304 E=317,094.9459 (COORDINATES PER F.D.E.P. CERTIFIED CORNER RECORD)
OWNERSHIP NOT DETERMINED
116.57' TO EASEMENT S38°39'39"E (RADIAL) 130.49'
129.58' TO BUFFER S38°39'39"E (RADIAL) 130.00'
117.23' TO BUFFER S25°34'54"W (RADIAL) 144.10'
120.00' TO BUFFER (RADIAL)
126.34' TO BUFFER (RADIAL) 153.83'
105.97' TO BUFFER (RADIAL) 131.00'
S07°43'17"W 110.00'
S07°43'17"W 121.53'
S07°43'17"W 111.83'
S07°43'17"W 42.37'
S07°43'17"W 26.50'
S01°34'36"E 54.24'
S03°26'11"E 70.27'
S03°06'00"E 148.10'
S21°55'22"W
S01°22'52"W
S07°43'17"W 110.00'
S07°43'17"W 110.00'
S07°43'17"W 110.00'
N01°34'36"W 33.83'
N30°51'29"W 120.00' (RADIAL)
N19°07'19"E 120.00' (RADIAL)
S26°34'54"W 220.00' (RADIAL)
N17°54'14"W 120.00' (RADIAL)
S89°14'43"E 275.20'
S89°14'43"E 275.20'
S89°14'43"E 275.20'
S89°14'43"E 275.20'
N89°14'43"W 275.20'
N89°14'43"W 275.20'
N89°14'43"W

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.

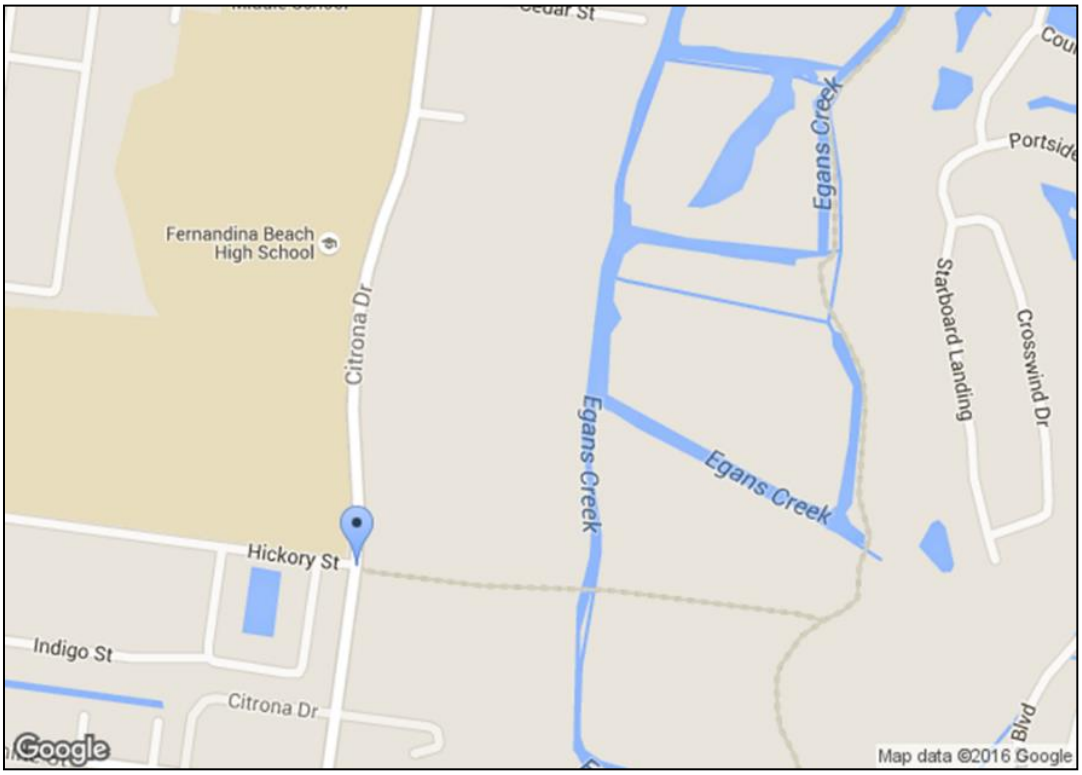


Figure 1. Eagle nest locator map summary indicating no documented Bald eagle nests are located within 1-mile distance of subject property.

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
Environmental Scientist
LG2 Environmental Solutions, Inc.

VI. REFERENCES

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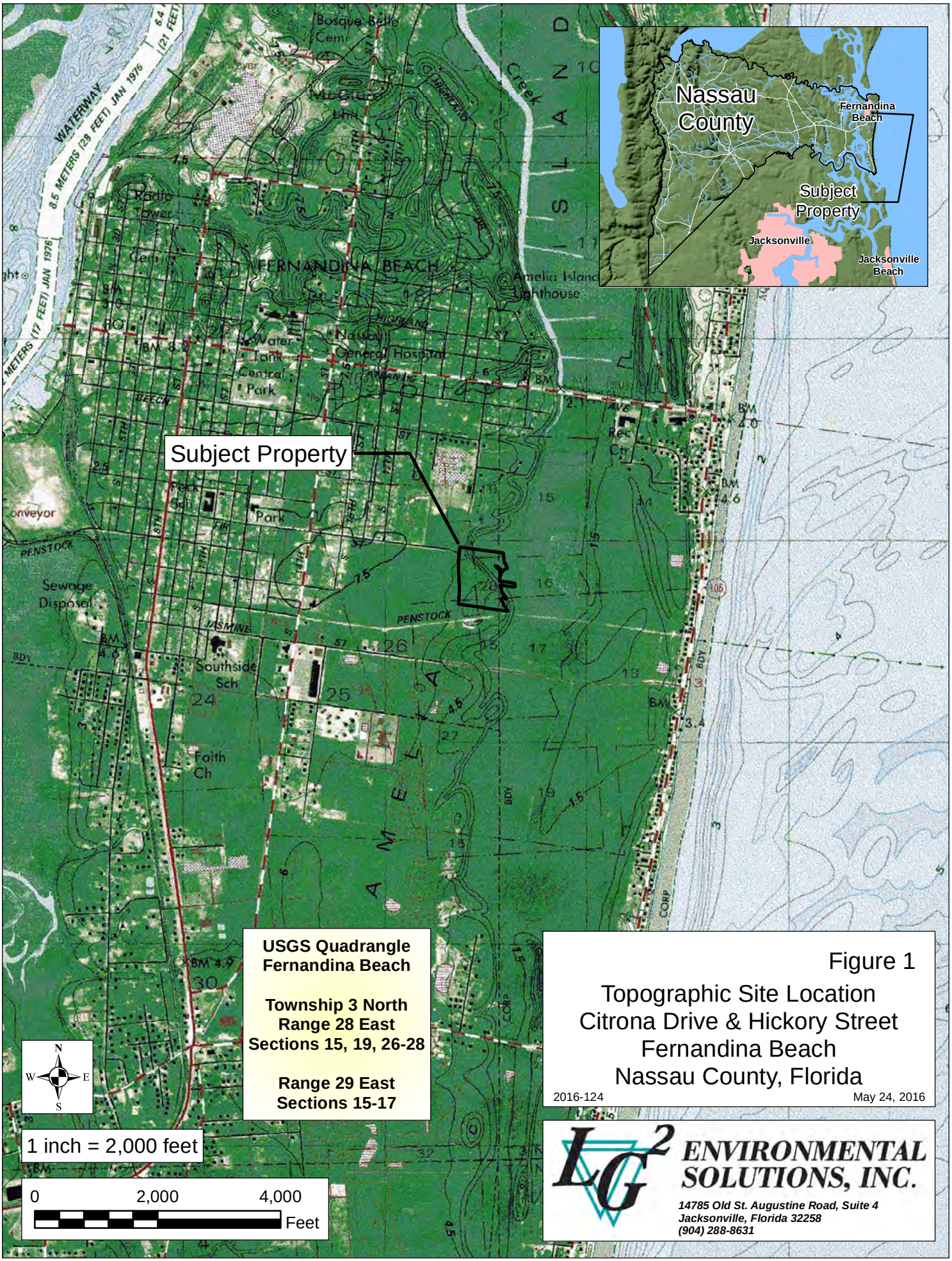
APPENDIX A

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

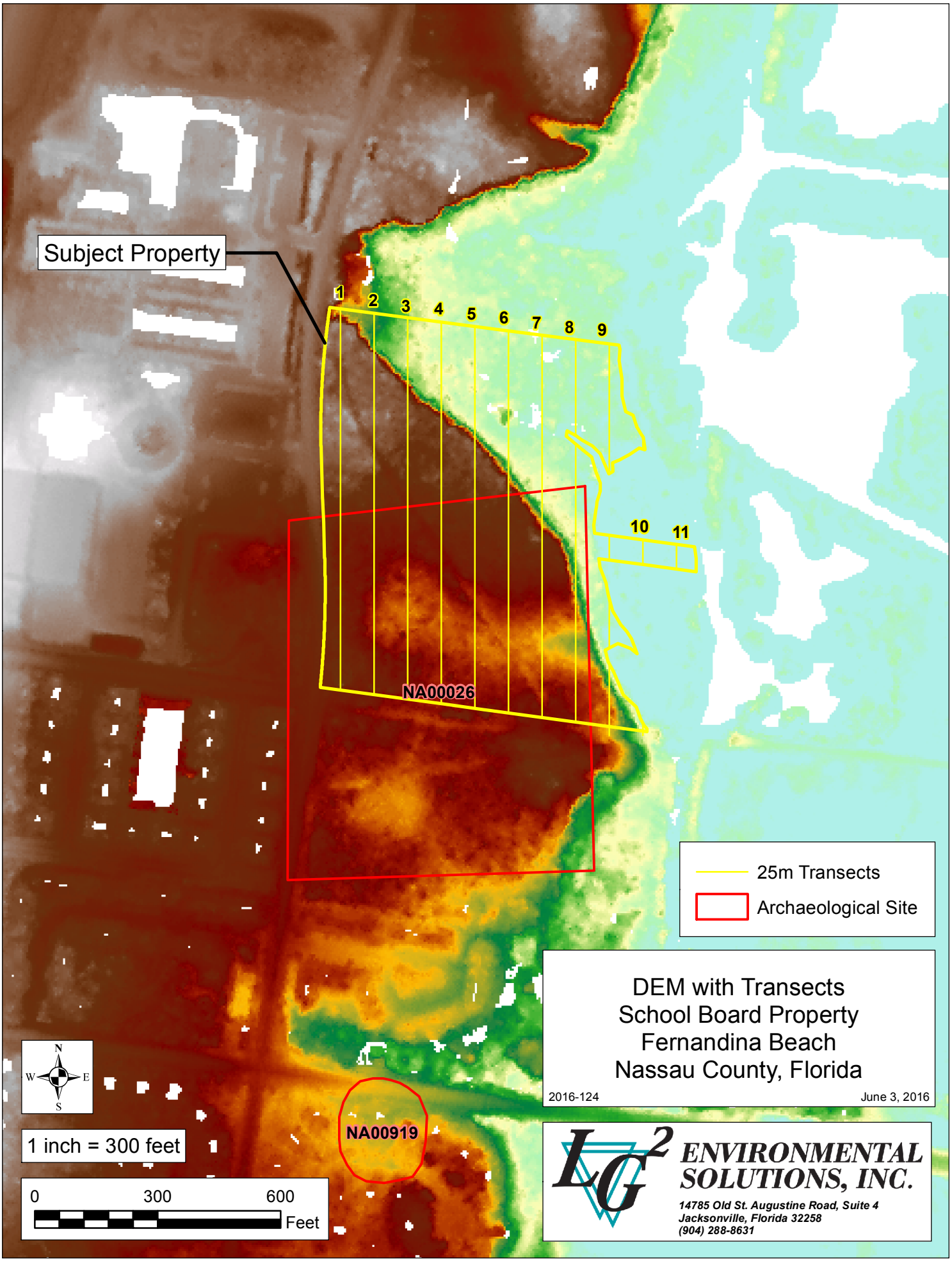
2016-124 May 24, 2016

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

APPENDIX B

Digital Elevation Map with Survey Transects

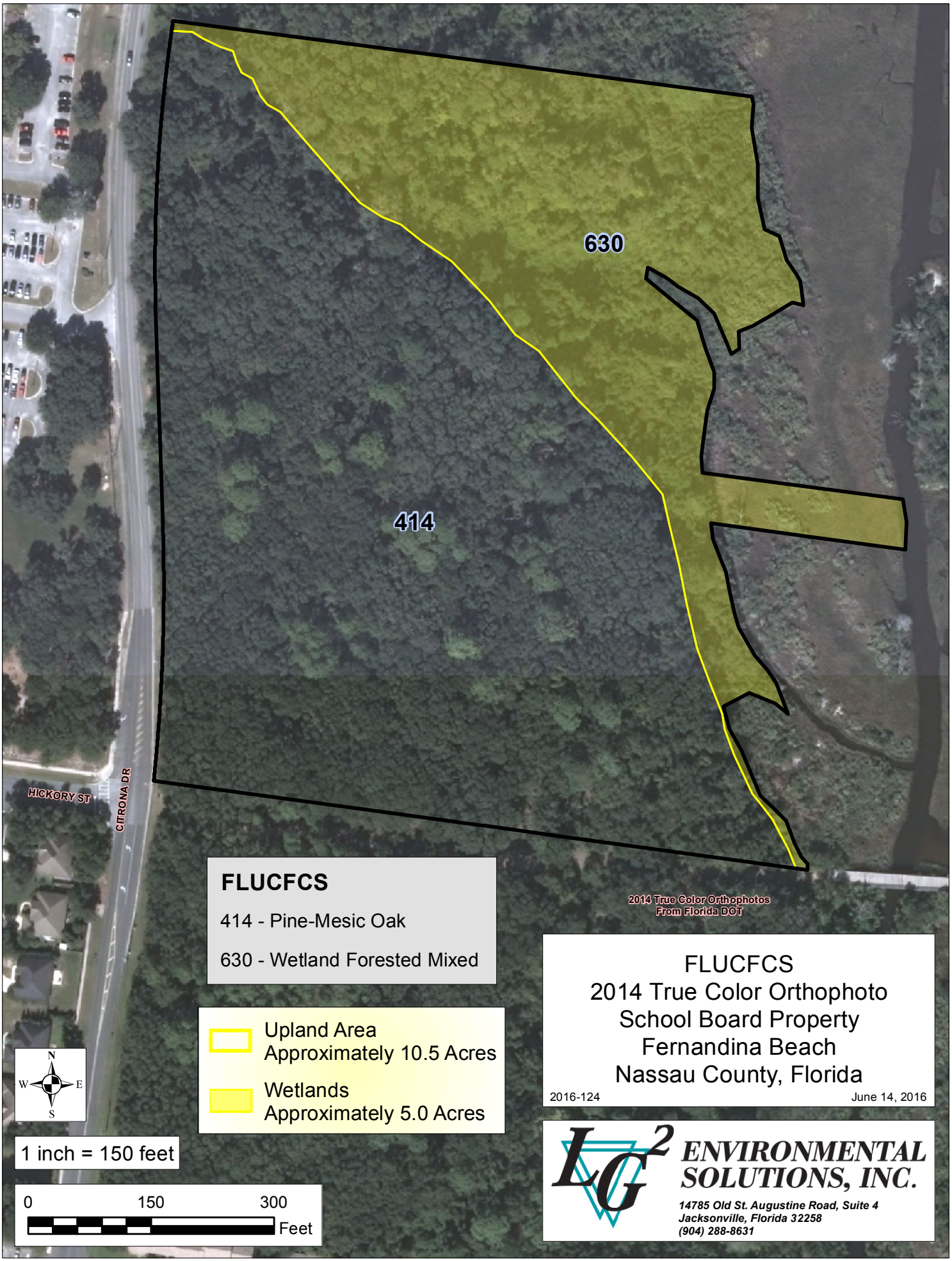
FLUCCS Map



DEM with Transects
School Board Property
Fernandina Beach
Nassau County, Florida

2016-124 June 3, 2016

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

N
W E
S

1 inch = 150 feet

0 150 300
Feet

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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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.

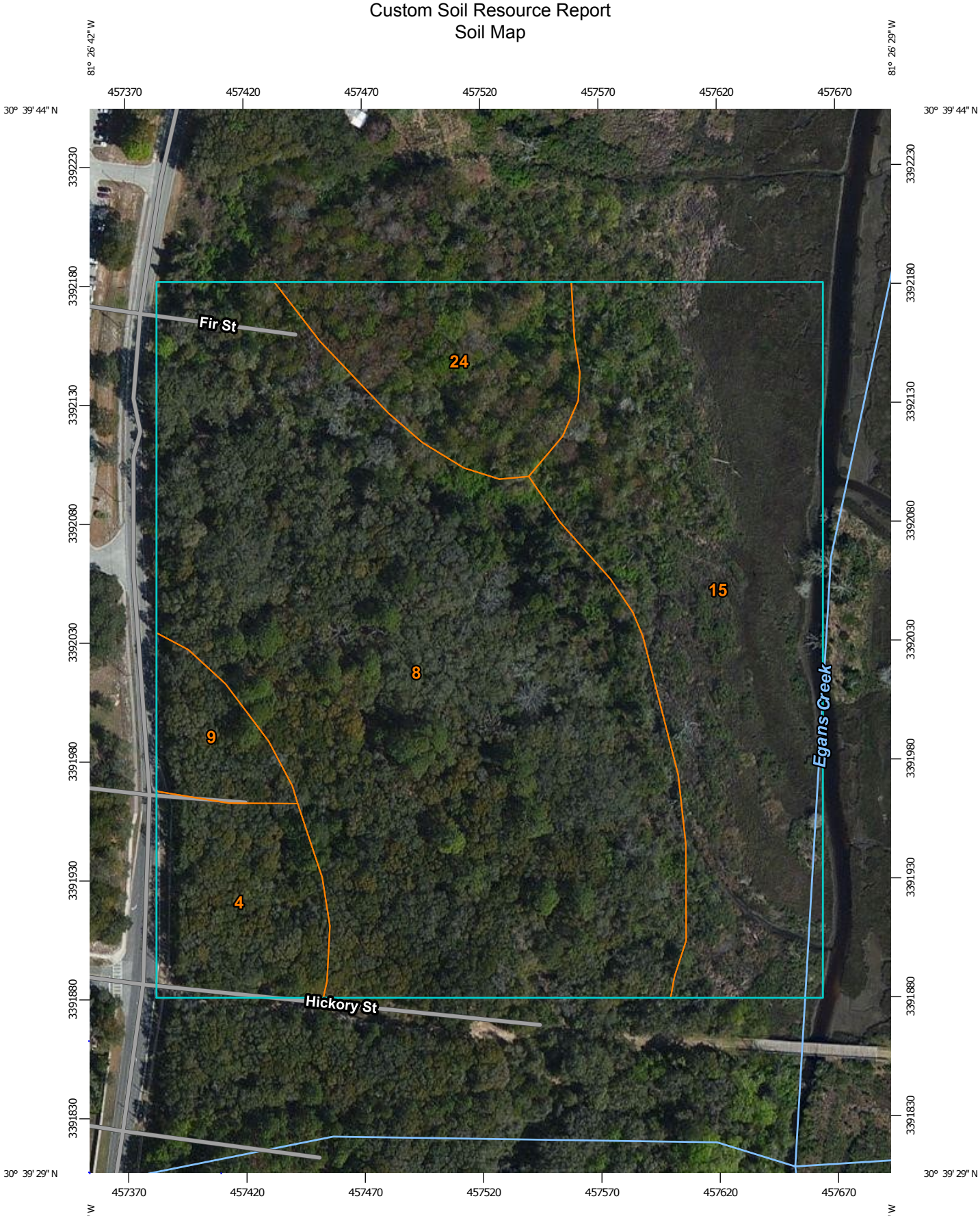
Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree 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 W R Howell, Company
Title Wallin R Howell, II
PH# President
Address 904-631-3643
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

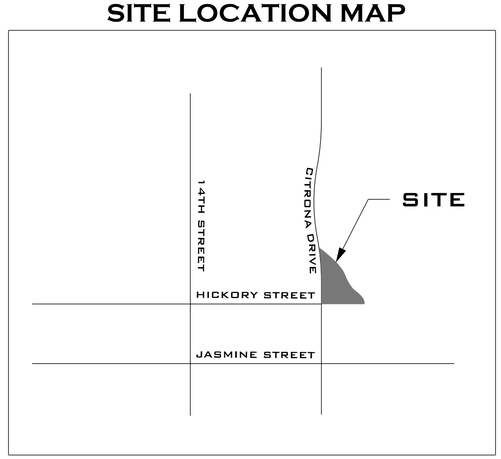
PERMITTING AGENCIES

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

SITE LOCATION MAP



G&A Project
No.:17-10.27

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.

17. A. 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.Ø — 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	3918	REVISED PER COFB COMMENTS
C	NG	22218	REVISED ROADWAY ORIENTATION
B	BM	11618	REVISED PER COFB COMMENTS
A	BM	121817	REVISED PER SJRWMD/COFB COMMENTS

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

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Certificate of Authorization No. 9332

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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			
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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

$$FileName$$

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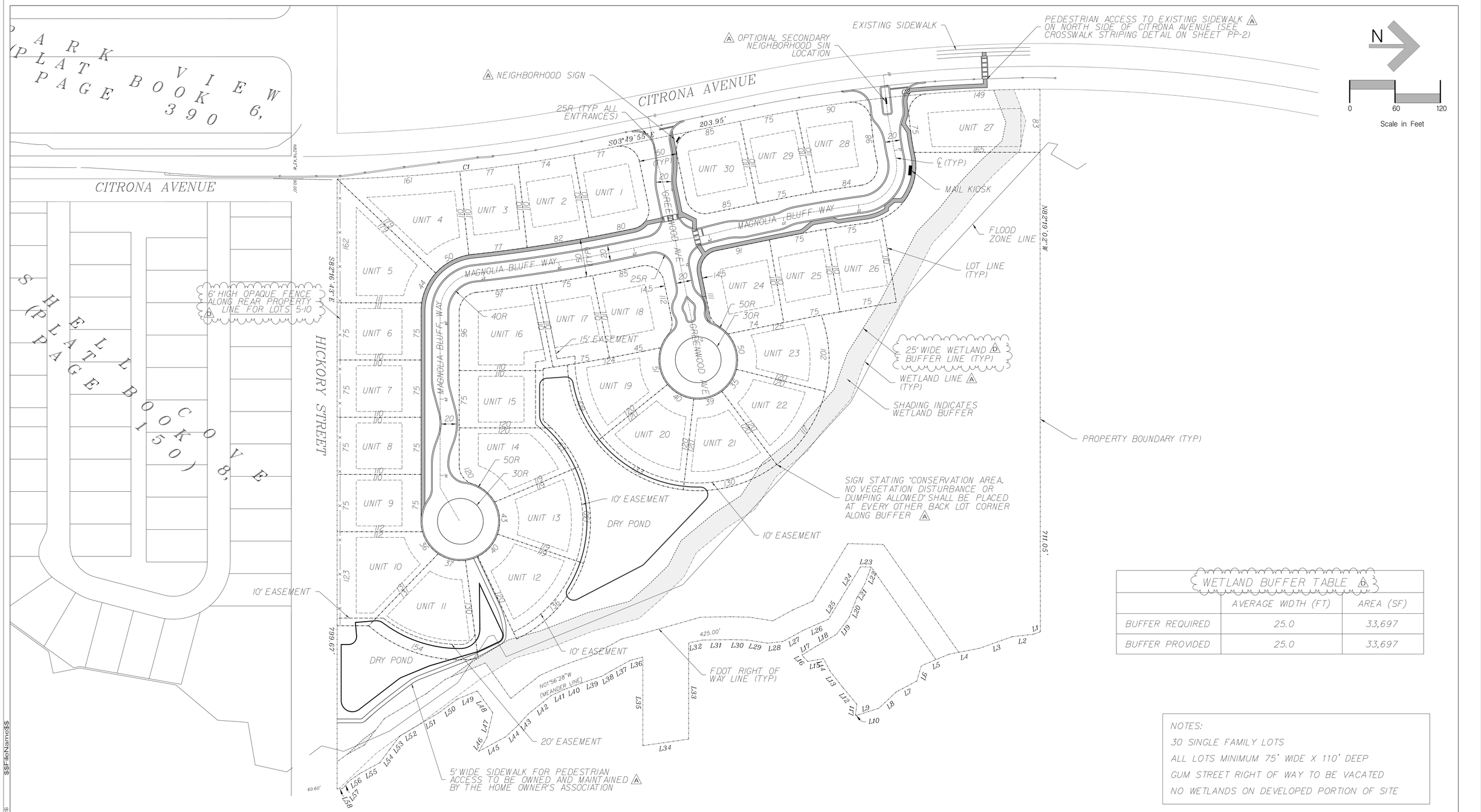
PRE-DEVELOPMENT DRAINAGE PLAN

Registered Professional

SHEET NO.
PRE-1
3 of 15

Issue Date
March 9, 2018

Project No.
17-10.27



WETLAND BUFFER TABLE (D)		
	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

No.	By	Date	Revision
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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

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

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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C	NG	2.2218	REVISED ROADWAY ORIENTATION
B	BM	1.1618	REVISED PER COFB COMMENTS
A	BM	12.1817	REVISED PER SJRWMD-COFB COMMENTS

Scale: 1" = 60'
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

POST-DEVELOPMENT DRAINAGE PLAN

Registered Professional

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

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

$$FileName$$

No.	By	Date	Revision
K			
J			
I			
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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: 1" = 50'
Project Mgr: NG
Designed by: NG
Drawn by: BM
QA/QC: AG

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20 South 4th Street
Fernandina Beach, FL 32034

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FERNANDINA BEACH, FL 32034
PHONE: (904) 261-8819

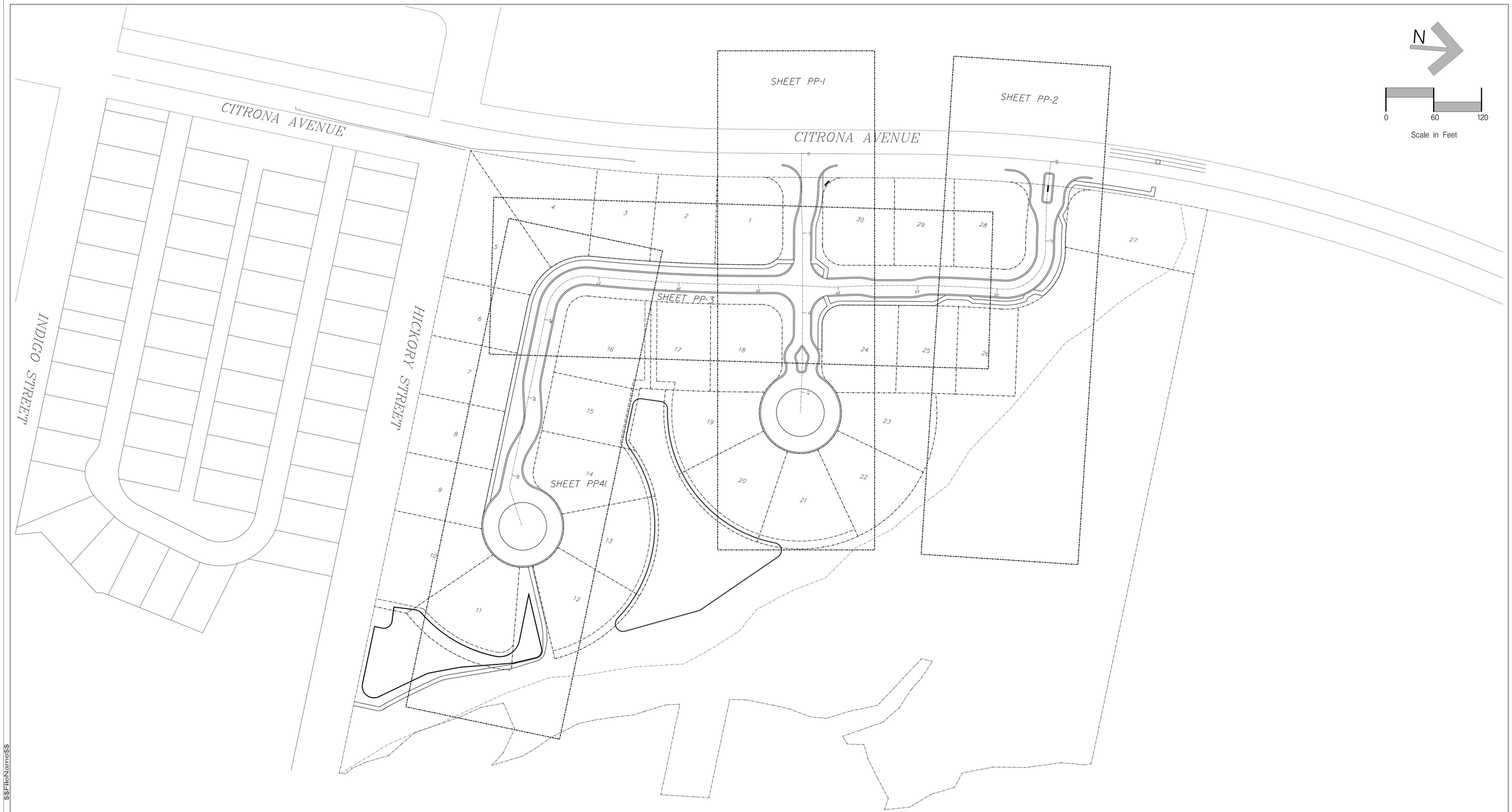
AMELIA BLUFF

AMELIA BLUFF LLC

LOT GRADING PLAN

Registered Professional

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



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No.	By	Date	Revision
K			
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D	NG	3918	REVISED PER COFB COMMENTS
C	NG	22218	REVISED ROADWAY ORIENTATION
B	BM	11618	REVISED PER COFB COMMENTS
A	BM	121817	REVISED PER SJRWMD/COFB COMMENTS

Scale: 1" = 60'

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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AMELIA BLUFF

AMELIA BLUFF LLC

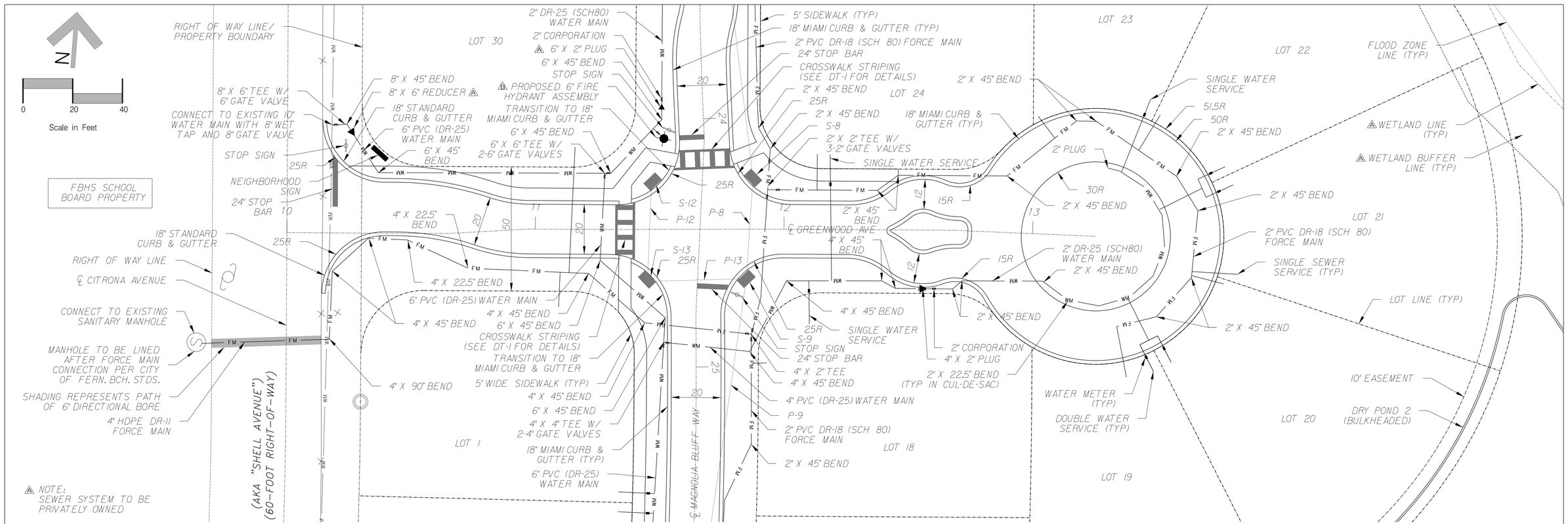
PLAN AND PROFILE
SHEET KEY

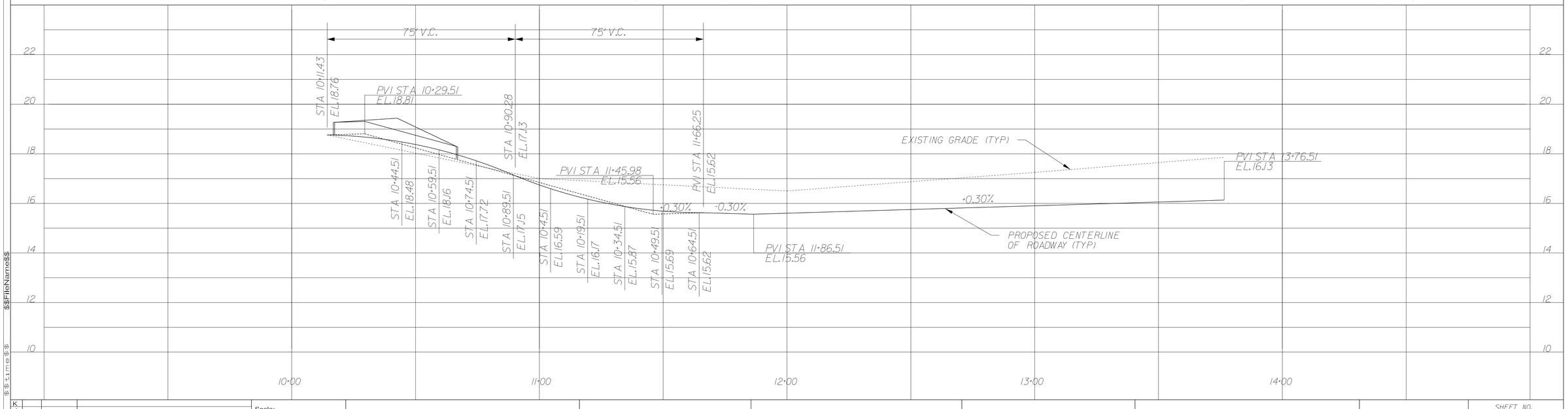
Registered Professional

SHEET NO.
KEY-1
7 of 15

Issue Date
March 9, 2018

Project No.
17-10.27





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Scale:
Project Mgr: NG
Designed by: NG
Drawn by: BM
QA/QC: AG

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PHONE: (904) 261-8819

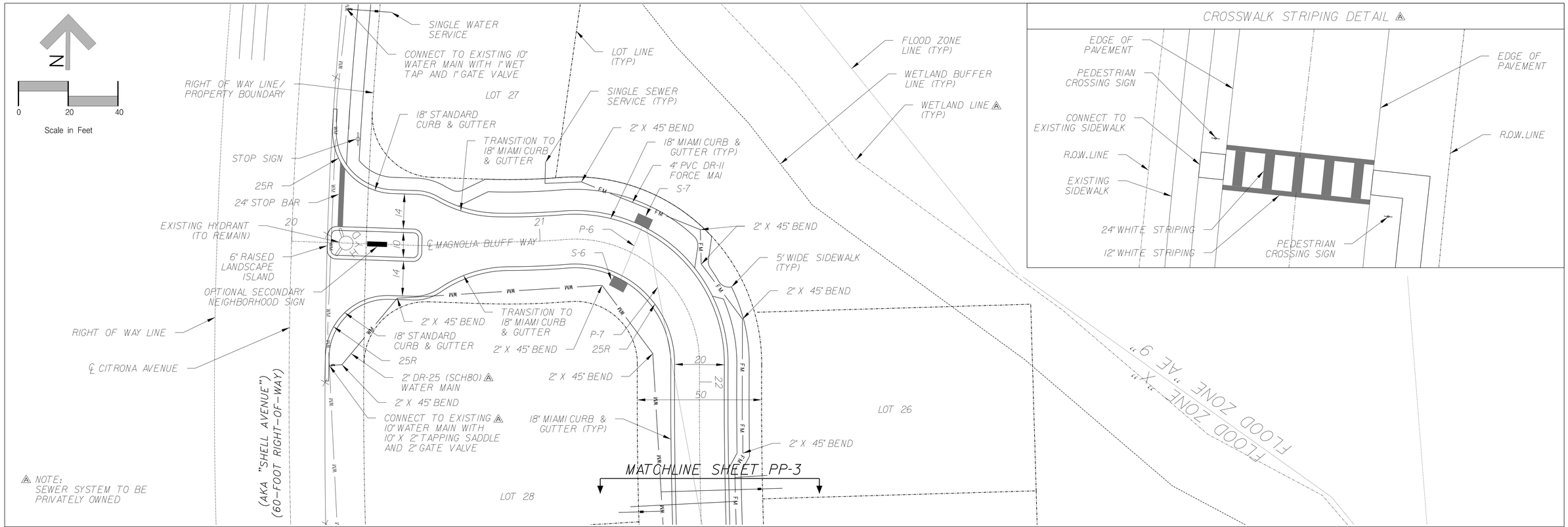
AMELIA BLUFF

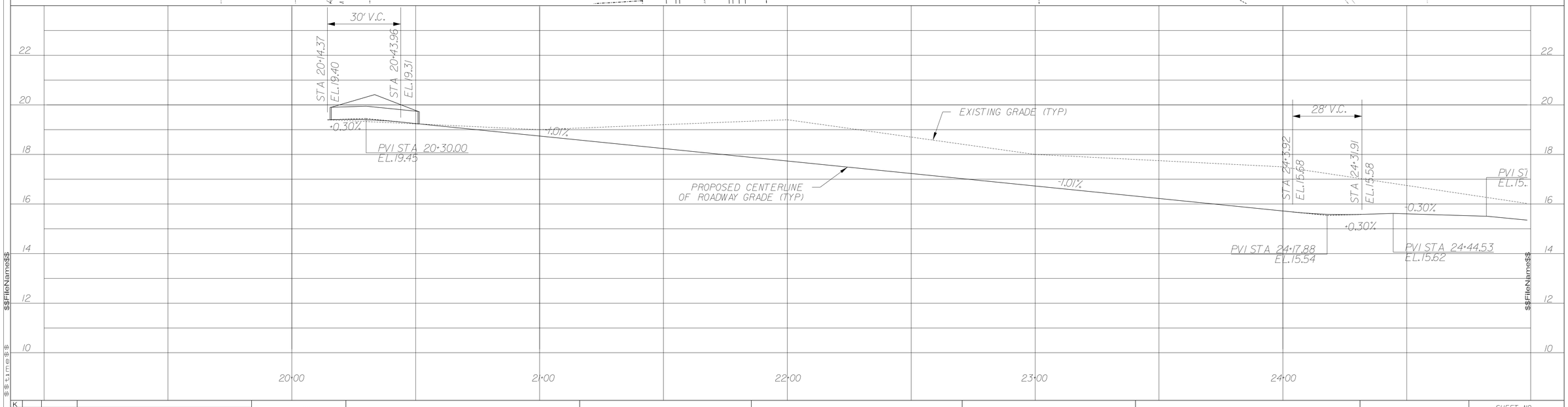
AMELIA BLUFF LLC

GREENWOOD AVE
PLAN AND PROFILE

Registered Professional

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





No.	By	Date	Revision
K			
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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" = 20'
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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PHONE: (904) 261-8819

AMELIA BLUFF

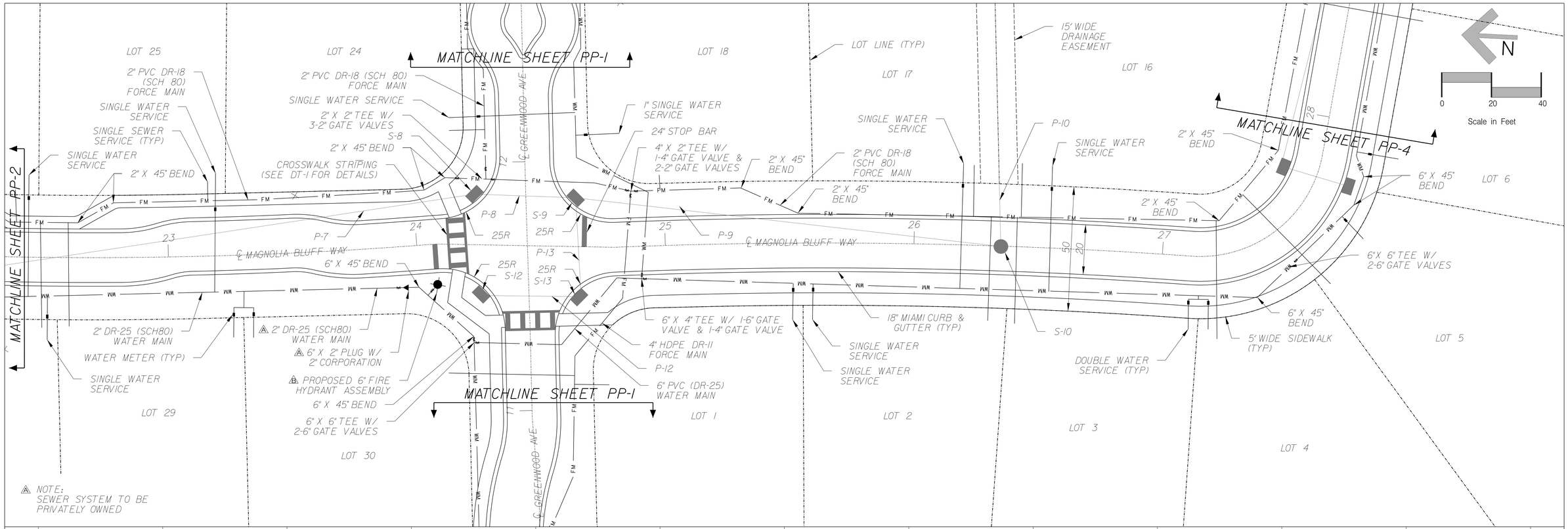
AMELIA BLUFF LLC

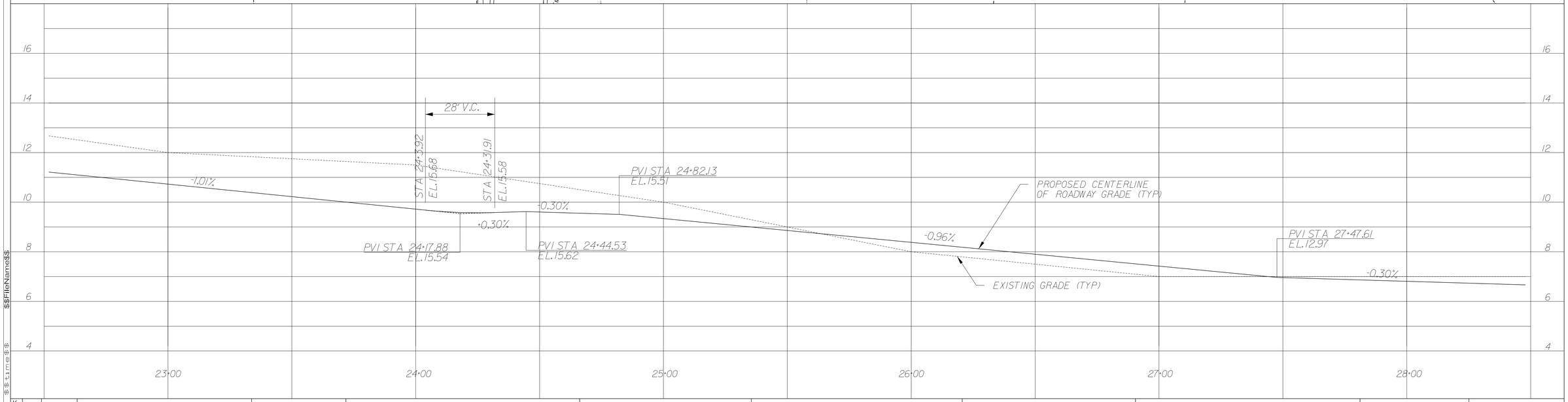
MAGNOLIA BLUFF WAY
PLAN AND PROFILE

Registered Professional

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

$$FileName$$
$$Time$$





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A	BM	12/18/17	REVISED PER SJRWMD-COFB COMMENTS

Scale: 1" = 20'
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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FERNANDINA BEACH, FL 32034
PHONE: (904) 261-8819

AMELIA BLUFF

AMELIA BLUFF LLC

MAGNOLIA BLUFF WAY PLAN AND PROFILE

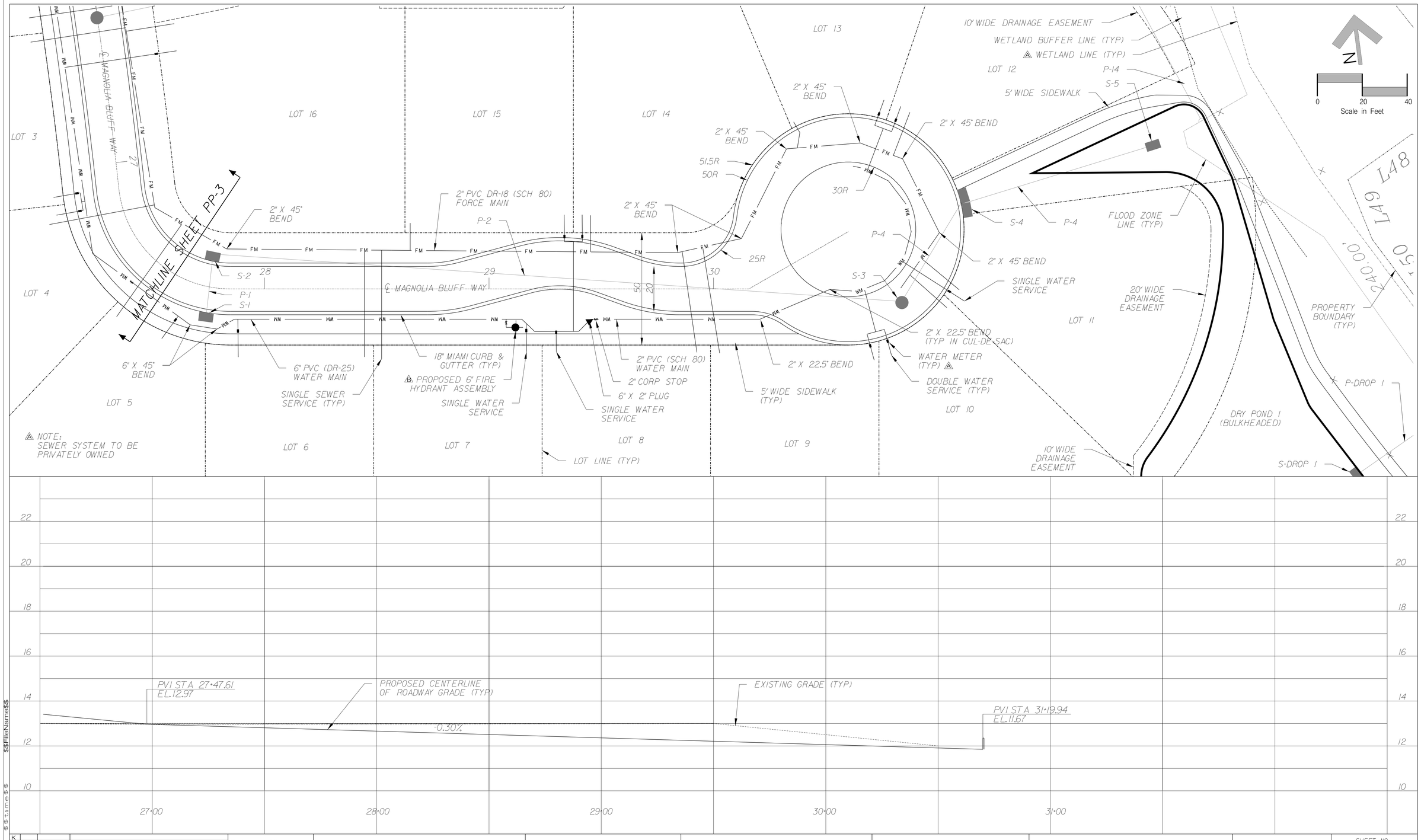
Registered Professional

SHEET NO.
PP-3
10 of 15

Issue Date
March 9, 2018

Project No.
17-10.27

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



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Scale:1" = 20'
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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FERNANDINA BEACH, FL 32034
PHONE: (904) 261-8819

AMELIA BLUFF

AMELIA BLUFF LLC

MAGNOLIA WAY
PLAN AND PROFILE

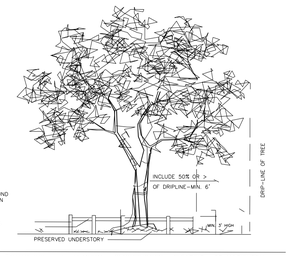
Registered Professional

SHEET NO.
PP-4
11 of 15

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

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% SOLUTLION

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

No.	By	Date	Revision
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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
QA/QC: AG

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

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FERNANDINA BEACH, FL 32034
PHONE: (904) 261-8819

AMELIA BLUFF

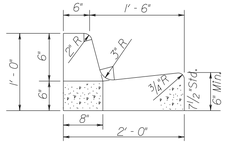
AMELIA BLUFF LLC

TREE RETENTION/ REMOVAL PLAN

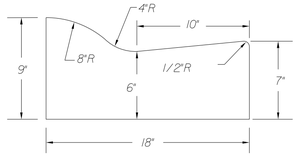
Registered Professional

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

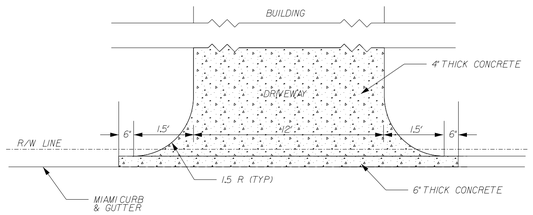
$$FileName$$
$$Time$$
$$Date$$



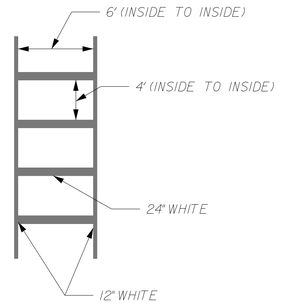
STANDARD CURB & GUTTER



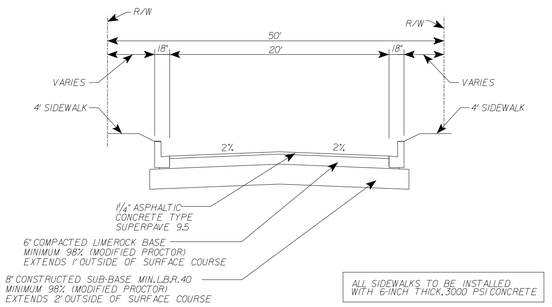
MIAMI CURB & GUTTER



DRIVEWAY CONNECTION DETAIL



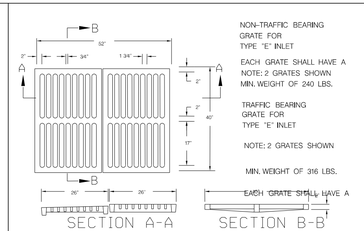
CROSSWALK DETAIL ⚠

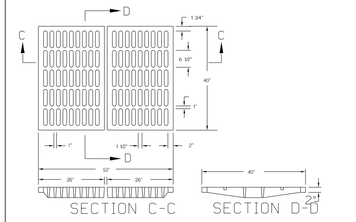


NOTES:

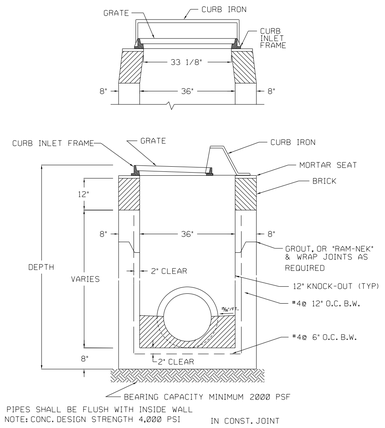
1) LOCATION OF SIDEWALK MAY VARY TO AVOID EXISTING TREES
2) 16" STRIP OF SOD TO BE ADDED ALONG BOTH SIDES OF STREET ADJACENT TO THE BACK OF CURB
3) ALL ROADWAY MARKINGS TO BE THERMOPLASTIC

ROADWAY DESIGN TYPICAL SECTION ⚠

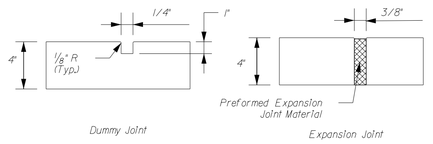




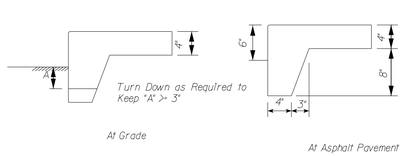
GRATE DETAIL FOR TYPE "E" INLET



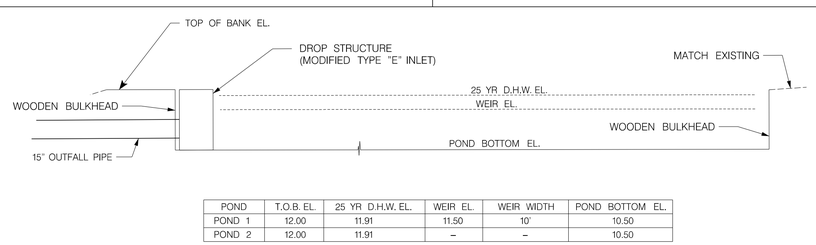
36" CURB INLET



SIDEWALK JOINT DETAILS

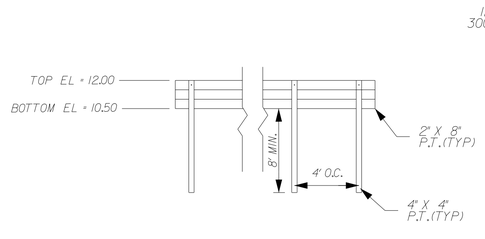


SIDEWALK TURNDOWN DETAILS

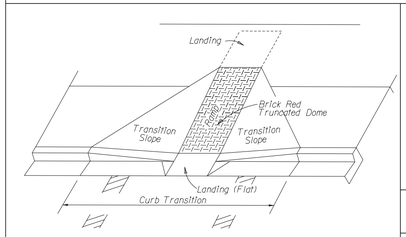


POND	T.O.B. EL.	25 YR D.H.W. EL.	WEIR EL.	WEIR WIDTH	POND BOTTOM EL.
POND 1	12.00	11.91	11.50	10'	10.50
POND 2	12.00	11.91	–	–	10.50

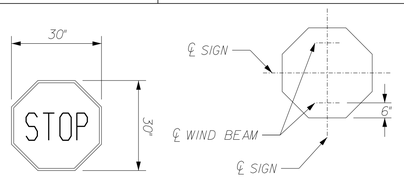
DRY POND CROSS SECTIONS AND DETAILS ⚠



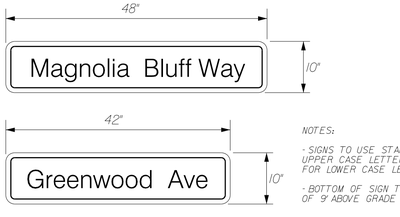
TIMBER RETAINING WALL DETAIL ⚠



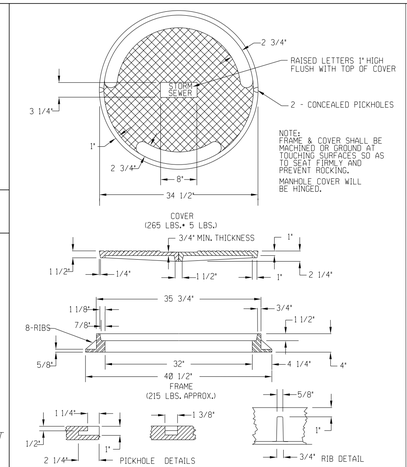
ADA CROSSWALK DETAIL



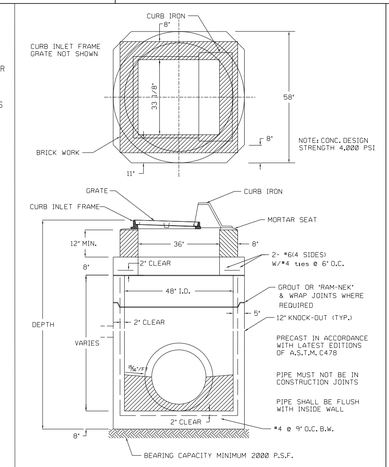
STOP SIGN DETAIL ⚠



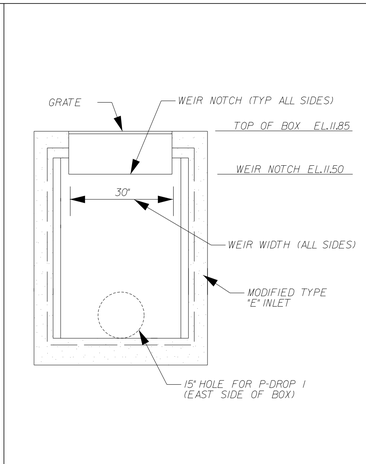
STREET NAME SIGN DETAIL ⚠



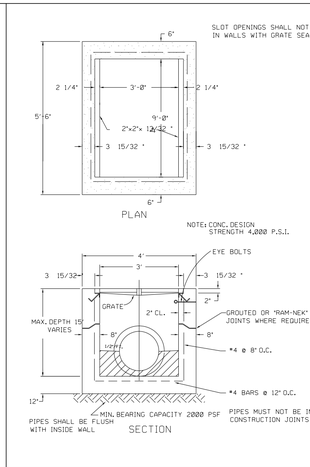
MANHOLE FRAME AND COVER



48" I.D. CURB INLET



STRUCTURE S-DROP 1 DETAIL ⚠



DOUBLE STORM SEWER TYPE "E" INLET

No.	By	Date	Revision
K			
J			
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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

MISCELLANEOUS DETAILS

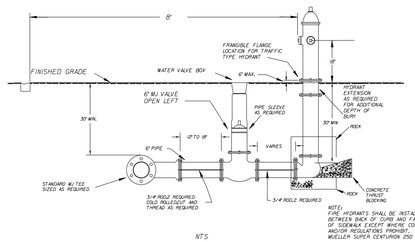
Registered Professional

SHEET NO.
DT-1
13 of 15

Issue Date
March 9, 2018

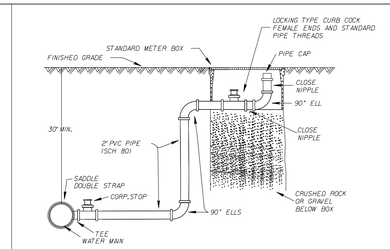
Project No.
17-10.27

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



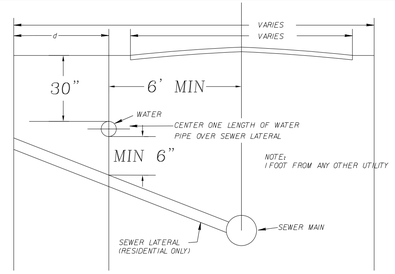
NTS

HYDRANT INSTALLATION WITH TIE RODS



NTS

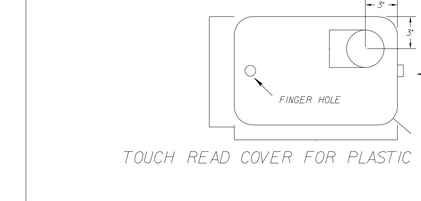
FLUSHING VALVE



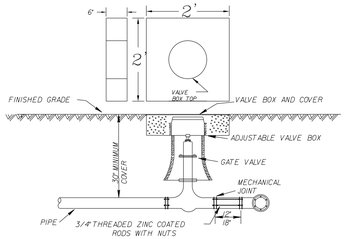
NOTES:

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

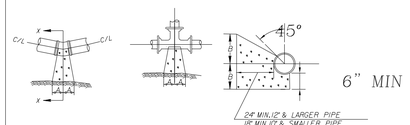


TOUCH READ COVER FOR PLASTIC METER BOX



NTS

GATE VALVE & BOX DETAIL

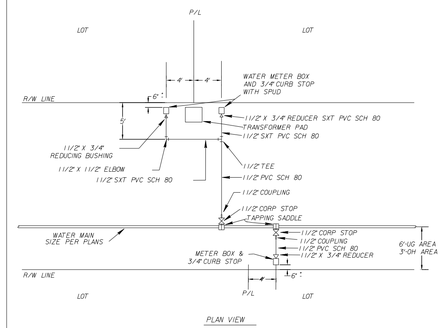


SIZE	1/4 BENDS A	1/4 BENDS B	CU FT CONC.	1/8 BENDS A	1/8 BENDS B	CU FT CONC.	1/16 BENDS A	1/16 BENDS B	CU FT CONC.	SIZE	TEE A	TEE B	CU FT CONC.
6"	16"	10"	3.2	9"	10"	3.0	6"	8"	1.3	6"	10"	12"	3.5
8"	22"	15"	7.2	12"	11"	3.7	8"	10"	2.1	8"	13"	16"	5.4
10"	26"	17"	11.5	14"	17"	5.9	10"	13"	3.6	10"	16"	20"	9.4
12"	29"	20"	16.2	16"	21"	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"	22"	27"	23.2
16"	38"	27"	37.8	21"	27"	18.1	16"	24"	11.2	16"	24"	30"	28.6
20"	47"						18"			18"			

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.

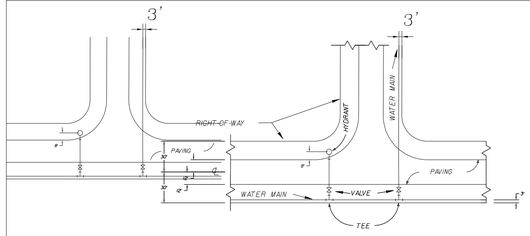
N.T.S.

THRUST BLOCKS FOR BENDS & TEE'S



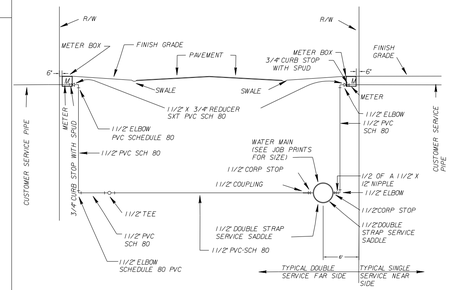
MINIMUM LENGTH TO BE RESTRAINED ON EACH SIDE OF FITTING (FEET)								
PIPE SIZE	11 1/4	22 1/2	45	90	TEE	VALVE	CAP	REDUCER
4	2	4	7	18	20	39	39	N/A
6	2	5	10	25	20	55	55	28
8	3	6	13	32	20	72	72	30
10	4	8	16	38	20	86	86	29
12	4	9	19	45	20	102	102	50
16	6	11	23	57	20	131	131	30

BELL RESTRAINT REQUIREMENTS



NTS

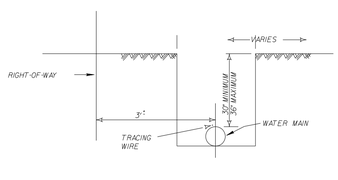
TYPICAL SECTION DETAIL



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

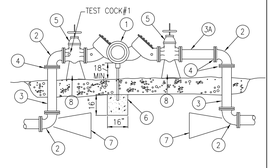


NTS

WHITE PVC DR 25 C900 PIPE FOR ALL 4",6",8",10" AND 12" MAINS
#10 UF SOIID 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

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)



N.T.S.

LARGE WATER SERVICE

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

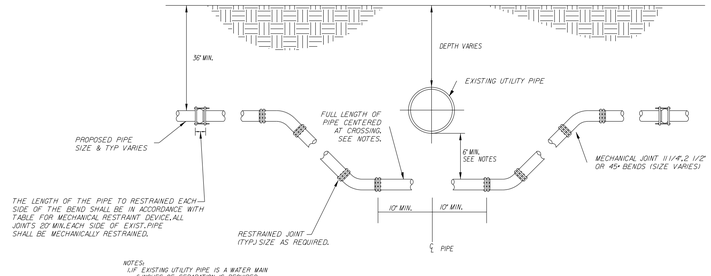
BACKFLOW PREVENTER

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..

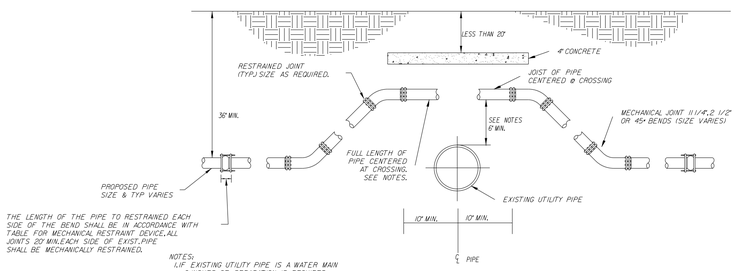
ALL WATER MAINS WILL BE CONSTRUCTED WITH BLUE C900-DR25 PIPE
ALL WATER SERVICES WILL CONSTRUCTED WITH WHITE PVC SCHEDULE 80 PIPE. BLUE SPRAY PAINT WILL BE APPLIED TO THE TOP SURFACE.
JOINT RESTRAINERS MAY BE USED IN PLACE OF THRUST BLOCKS ON C900, DR25 PIPE. WITH APPROVAL OF THE CITY UTILITIES DEPARTMENT.



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"



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 "A"

CITY OF FERNANDINA BEACH FLORIDA

WATER SPECIFICATIONS

SCALE: NTS
DATE: 12/5/18
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
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

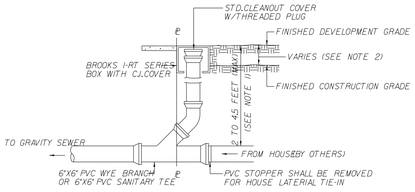
AMELIA BLUFF LLC

WATER DETAILS

Registered Professional

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

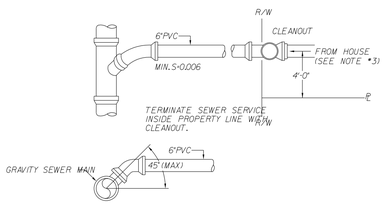
$$Plotted$$ $$Time$$ $$FileName$$



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.

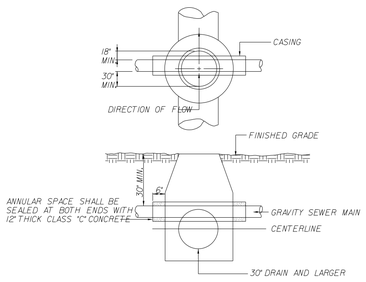
CLEANOUT



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.

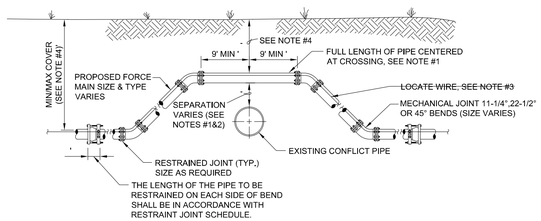
TYPICAL SEWER SERVICE



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

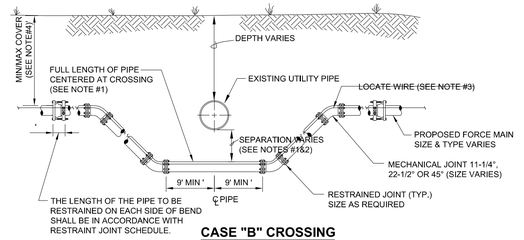


CASE "A" CROSSING

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

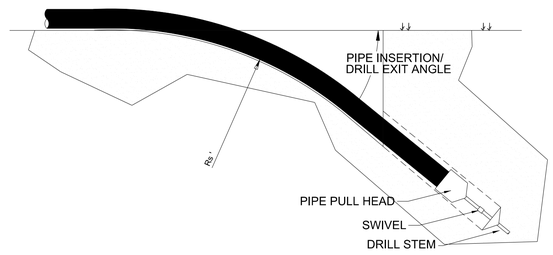


CASE "B" CROSSING

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.

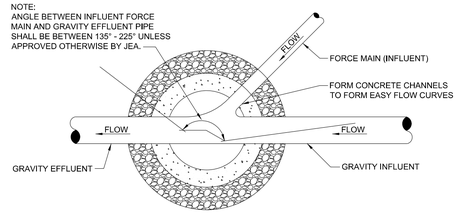
ADJUSTMENT UNDER EXISTING UTILITIES MECHANICAL RESTRAINTS



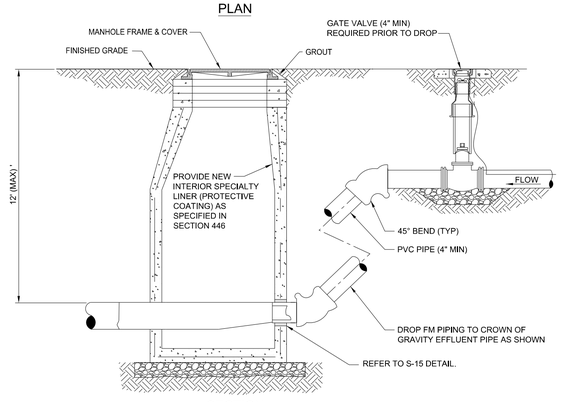
PIPE SIZE	MAXIMUM ALLOWABLE BENDING RADIUS - Rs (FT)	MAXIMUM ALLOWABLE PULLING FORCE (DR18) (K-LBS)
4"	100	10
6"	144	21
8"	189	37
10"	231	56
12"	275	80

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

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

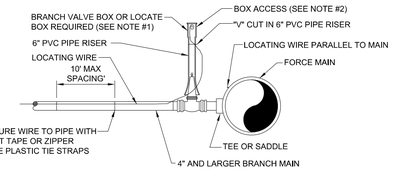


PLAN



SECTION

TYPICAL FORCE MAIN CONNECTION TO MANHOLE

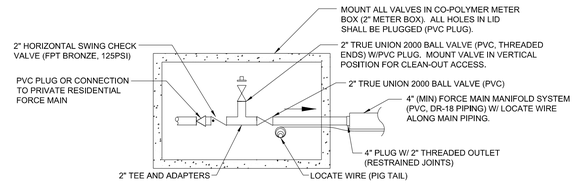


BRANCH FORCE MAIN
(4" AND LARGER SEWER MAIN)

NOTE:

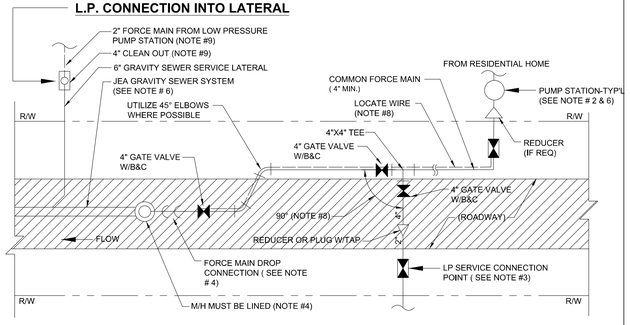
1. NOTE THAT THE BRANCH WIRE IS NOT CONNECTED TO THE MAIN WIRE.
2. LOCATE WIRE SHALL ENTER THE VALVE BOX THROUGH A "V" CUT IN THE 6" PVC RISER PIPE SECTION (SEE S-30).

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	3918	REVISED PER COFB COMMENTS
C	NG	22218	REVISED ROADWAY ORIENTATION
B	BM	11618	REVISED PER COFB COMMENTS
A	BM	121817	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

EXHIBIT A - MAP
HICKORY ST
CITRONA DR
Legend
FDOT OWNED LAND

ORDINANCE 2016-40

EXHIBIT "B"

LEGAL DESCRIPTION:

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
Notary Public: Signature

Marian Carroll
Printed Name

8-24-20
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

(Signature of owner)

By: John F. Ruis
(Signature of owner)

(Print name of owner)

John L. Ruis
(Print name of owner)

Title: Superintendent

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: _____

'16 SEP 27 PM2:50

EZELL
LAW FIRM

3560 CARDINAL POINT DRIVE, SUITE 101
JACKSONVILLE, FLORIDA 32257

TEL 904.432.3200

FAX 904.432.3201

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

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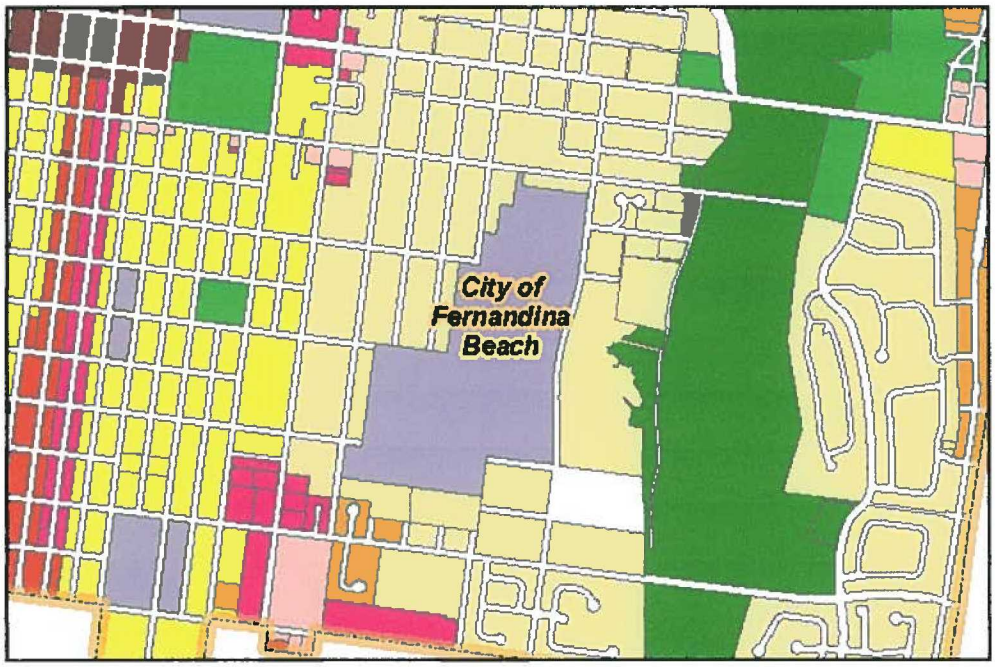
904-491-7300 www.NassauFLPA.com

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

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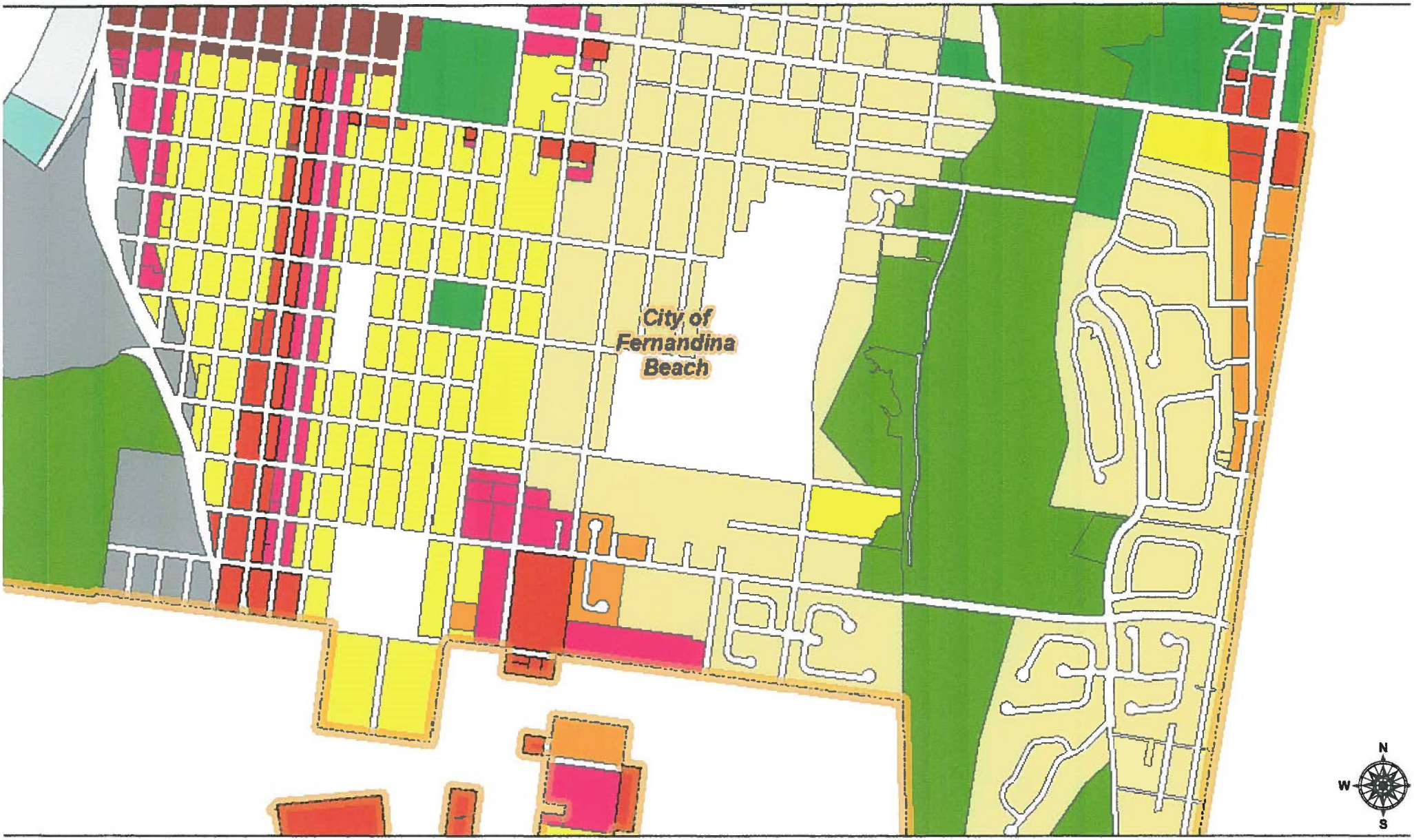


igust 31, 2016

1:16,523

0 0.125 0.25 0.5 mi

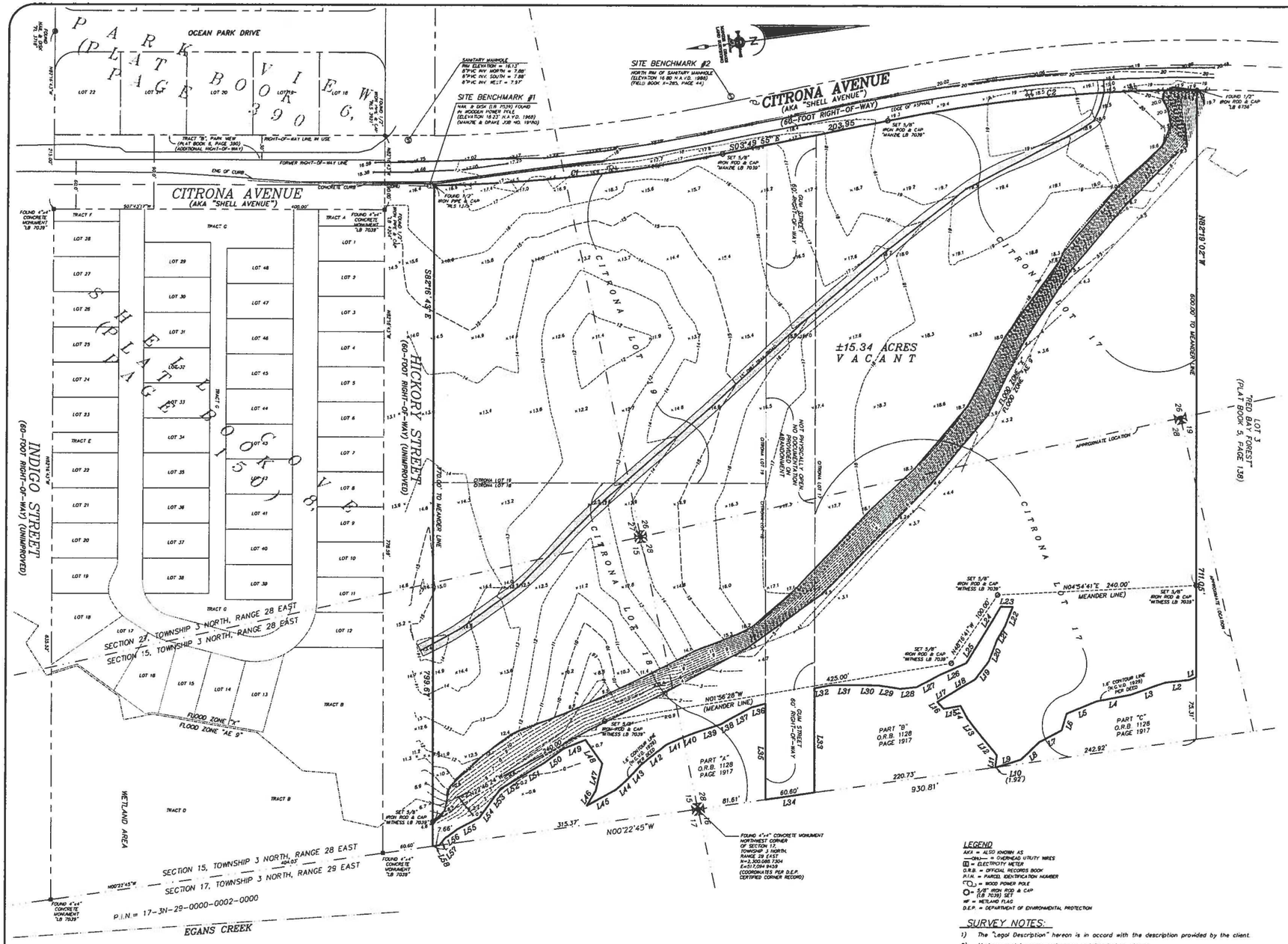
0 0.225 0.45 0.9 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCA 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 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°27'36" WEST A DISTANCE OF 29.62 FEET; (4) NORTH 45°37'20" 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; (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 13°29'39" 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 SOUTH 82°17'13" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID GUM STREET, A DISTANCE OF 116.05 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 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 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 18°34'47" 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 24.88 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°53'34" WEST, A DISTANCE OF 30.18 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 11°37'42" 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 1,873.86 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 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 DISTANCE OF 799.67 FEET TO THE POINT OF BEGINNING.



LEGEND

AKA = ALSO KNOWN AS
—OHU— = OVERHEAD UTILITY WIRES
(E) = ELECTRICITY METER
O.R.B. = OFFICIAL RECORDS BOOK
P.I.N. = PARCEL IDENTIFICATION NUMBER
= WOOD POWER POLE
= 5/8" IRON ROD & CAP (I.D. 7039) SET
WF = WETLAND FLAG
D.E.P. = DEPARTMENT OF ENVIRONMENTAL PROTECTION

SURVEY NOTES:

1) The "Legal Description" hereon is in accord with the description provided by the client.
2) Underground improvements were not located or shown.
3) Commitment for Title Insurance by Chicago Title Insurance Company (Order No. 5787742, dated May 05, 2016) was referenced during the preparation of this survey.
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.

GRAPHIC SCALE

60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

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	N11°37'42"W	9.39'	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°7'05"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	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	N16°05'50"W	36.06'	L26	N16°05'50"W	36.06'	L36	N6°54'18"E	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	N85°38'10"E	21.34'	L40	N12°55'15"W	23.23'	L50	N29°02'32"W	29.42'			

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'

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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

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(904) 491-5700 FAX (904) 491-5777
Certificate of Authorization Number "LB 7039"
"OUR *SIGHTS* ARE ON THE FUTURE, SET YOUR *SITES* ON US."

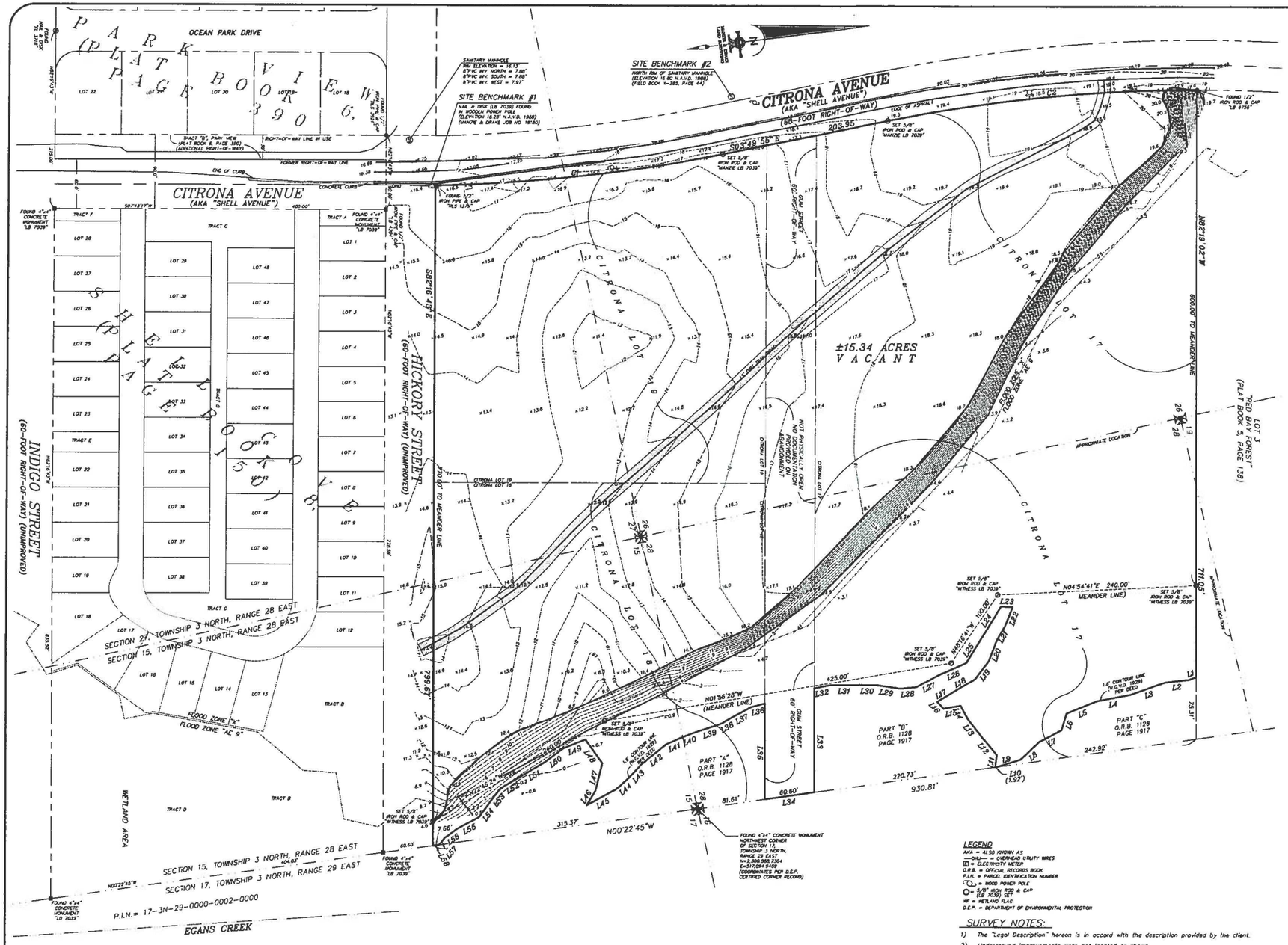
SCALE: 1"=60' JOB NO: 19580 DATE: 5/26/16 CADD: WKD
F.B. NO: X-285 PAGE NO: 43 FIELD CREW: GS FILE NO: C-735

'16 SEP 27 PM2:50

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 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°27'28" 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 30°48'25" 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°43'03" 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 SOUTH 82°17'13" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID GUM STREET, A DISTANCE OF 116.05 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 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 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 38.21 FEET; (3) NORTH 08°58'10" EAST A DISTANCE OF 21.34 FEET; (4) NORTH 18°34'41" 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 81°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°53'34" WEST, A DISTANCE OF 30.18 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 17°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" EAST, 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 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 1,839.86 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.



LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
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L6	N65°32'41"W	20.95'	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'	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'	L28	N17°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'	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°38'10"E	21.34'	L40	N12°55'15"W	23.23'	L50	N29°02'32"W	29.42'			

CURVE TABLE					
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C2	376.62'	1879.86'	11°28'44"	S1°54'27"W	375.99'

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

LEGEND
AKA = ALSO KNOWN AS
—OHU— = OVERHEAD UTILITY WIRES
E = ELECTRICITY METER
O.R.B. = OFFICIAL RECORDS BOOK
P.I.N. = PARCEL IDENTIFICATION NUMBER
= WOOD POWER POLE
= 5/8" IRON ROD & CAP (LB 7039) SET
WF = WETLAND FLAG
D.E.P. = DEPARTMENT OF ENVIRONMENTAL PROTECTION

SURVEY NOTES:

1) The "Legal Description" hereon is in accord with the description provided by the client.
2) Underground improvements were not located or shown.
3) Commitment for Title Insurance by Chicago Title Insurance Company (Order No. 5787742, dated May 05, 2016) was referenced during the preparation of this survey.
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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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

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.

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

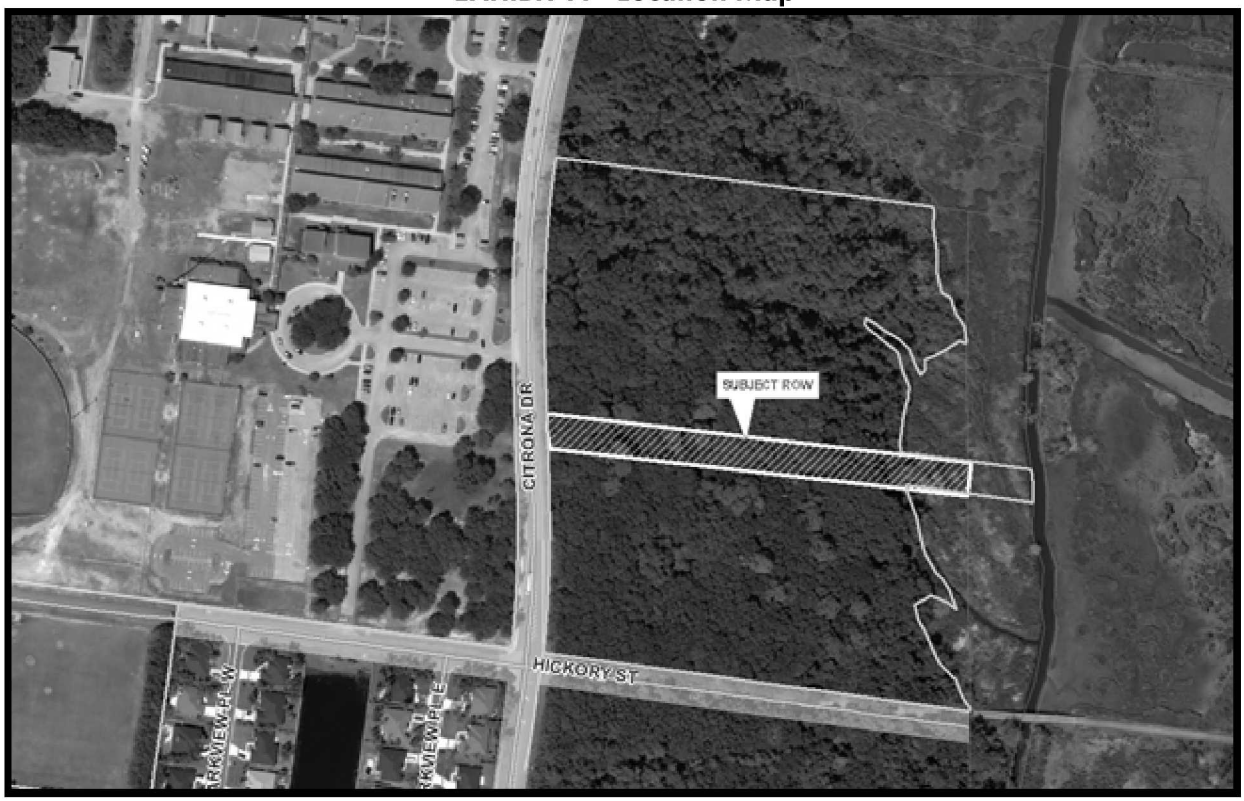
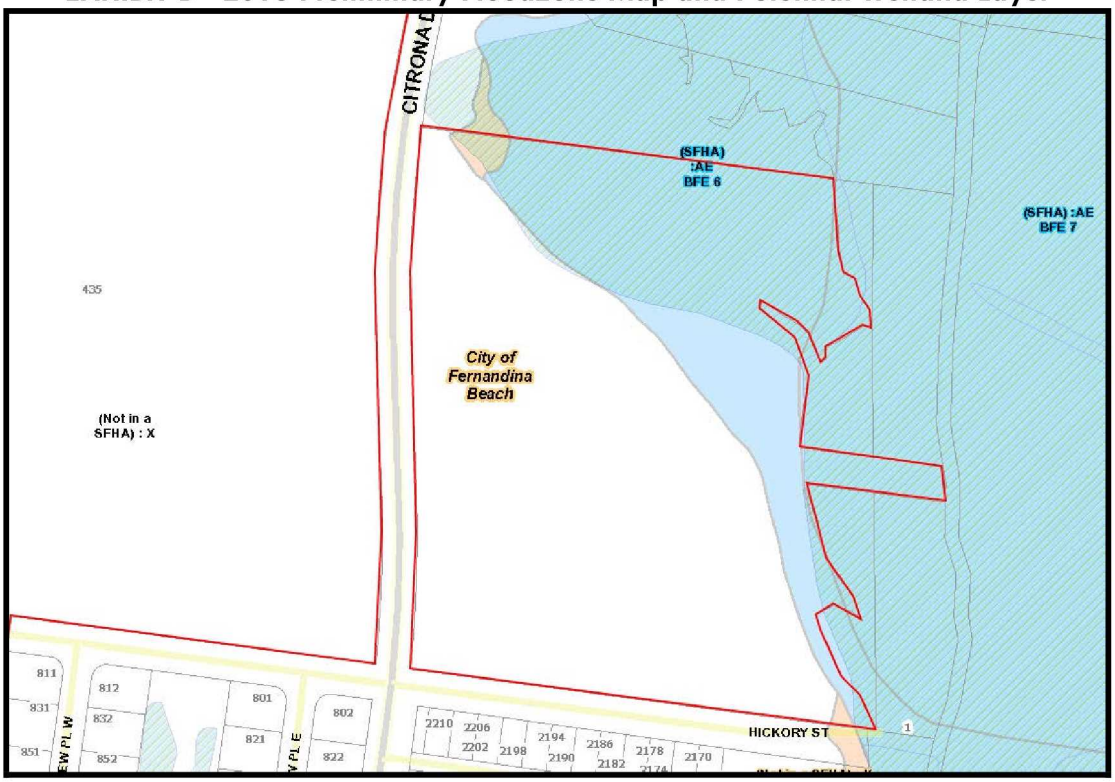


EXHIBIT B - 2016 Preliminary Floodzone Map and Potential Wetland Layer



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: Cathy Sabattini, Administrative Coordinator Date: July 20, 2017

COMMISSION ACTION: Enact

OFFICE USE ONLY

REC'D: 12/6/18 BY: G

PAYMENT: $ 1000 TYPE: CK 1010 $250 CK 1011 $250

APPLICATION #: 2018.00 1893

CASE #: PAB 2019-02

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: AP LAKESIDE, LLC

Mailing Address: 228 Clatter Bridge Road, Ponte Vedra, FL 32081

Telephone: 904.361.8193 Fax: _____

Email: mcsdev@comcast.net

Agent Name: Michael Antonopoulos, President; MCS Development Corporation, Manager

Mailing Address: 228 Clatter Bridge Road, Ponte Vedra, FL 32081

Telephone: 904.361.8193 Fax: _____

Email: mcsdev@comcast.net

PROPERTY INFORMATION

Street Address: Lake Park Drive

Parcel Identification Number(s): 29 3N 28 0000 0003 0090

Lot Number: N/A Block Number: N/A Subdivision: N/A

Section: 29 Township: 3N Range: 28E

PROJECT INFORMATION

Total Number of Lots/Parcels: 16 Lots / 9 Tracts

Less than One (1) acre Sq. Footage: 16 One (1) Acre or Greater: _____

Existing Zoning Classification: R2 (PUD)

Existing Future Land Use Classification: MDR

Previous Planning/Zoning Approvals: Ord 2018-07

Description of Request:

Request approval of Preliminary Plat in accordance with LDC Section 11

SIGNATURE/NOTARY

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

11/9/18
Date

Signature of Applicant

STATE OF FLORIDA
RB ss
COUNTY OF ~~NASSAU~~ St. Johns

Michael Antonopoulos, President
MCS Development Corporation, Manager

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

Notary Public: Signature

Ryan Bailey
Printed Name

01/17/2022
My Commission Expires

Personally Known ✓ OR Produced Identification ✓ ID Produced: FLDL

RYAN BAILEY
State of Florida-Notary Public
Commission # GG 176613
My Commission Expires
January 17, 2022

Mic ael Antonopoulos, ' .C

November 11, 2018

Ms. Kelly Gibson, AICP, Manager
City of Fernandina Beach
Planning & Zoning
204 Ash Street
Fernandina Beach, FL 32034

RE: Amelia Park Lakeside Preliminary Plat Submittal

Dear Kelly,

Please find the following documents delivered herewith regarding the referenced plat submittal.

1. Completed preliminary plat application form.
2. Application fee in the amount of $750.00.
3. Four full size and four ledger size copies of the plat and property survey.

I will email you a pdf copy of the plat and survey.

Please process through the appropriate city departments for review and schedule on the December 12, 2018 Planning Commission meeting for consideration.

As always, your help is appreciated.

Sincerely,

Michael Antonopoulos, P.E.
President

Cc: Joel Embry

Attachments

904.361.8193 ma-llc@comcast.net

PLANNING
PAB
Revised 03/01/18

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

FEES: See below. Fees are payable upon application.

IMPORTANT NOTES: To guide you through the process and ensure that your application is understood and properly processed, you'll need to meet with a City Planner prior to submitting your application. Completed applications are due 30 days prior to the Planning Advisory Board meeting date.

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

PLANNING ADVISORY BOARD APPLICATION FOR:

- ☐ ZONING MAP AMENDMENT (≤ 10 acres $850 / > 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)

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

"AMELIA PARK LAKESIDE"

A PORTION OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 28 EAST, FERNANDINA BEACH, NASSAU COUNTY, FLORIDA

OFFICIAL RECORDS BOOK _____ PAGE _____

SHEET 1 OF 2 SHEETS

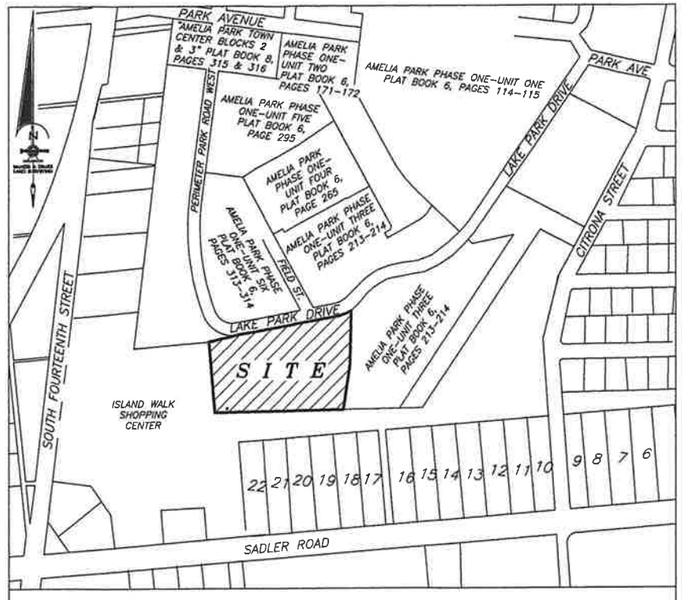
LEGAL DESCRIPTION (CAPTIONED LAND):

PORTIONS OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA; SAID PORTIONS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL B:

A PARCEL OF LAND LYING IN AND BEING PART OF SAID SECTION 29 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF OAK CREST SUBDIVISION, AS RECORDED IN PLAT BOOK 5, PAGE 135, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE; ON THE WESTERLY RIGHT OF WAY LINE OF CITRONA DRIVE (FORMERLY WILL HARDEE ROAD) A 66 FOOT RIGHT OF WAY AS NOW ESTABLISHED, SOUTH 10 DEGREES, 58 MINUTES, 12 SECONDS WEST, 1243.47 FEET TO A POINT OF CURVATURE; THENCE, CONTINUE ON SAID RIGHT OF WAY LINE, AROUND AND ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 861.98 FEET AND A DELTA OF 25 DEGREES, 11 MINUTES, 38 SECONDS, AN ARC DISTANCE OF 379.09 FEET (SOUTH 23 DEGREES 34 MINUTES, 01 SECOND WEST, 375.98 FEET, CHORD BEARING AND DISTANCE), TO THE POINT OF TANGENCY OF SAID CURVE; THENCE, CONTINUE ON SAID RIGHT OF WAY LINE, SOUTH 36 DEGREES, 09 MINUTES 50 SECONDS WEST, 200.00 FEET TO A POINT OF CURVATURE; THENCE, CONTINUE ON SAID RIGHT OF WAY LINE, AROUND AND ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1103.00 FEET AND A DELTA OF 40 DEGREES, 59 MINUTES, 06 SECONDS, AN ARC DISTANCE OF 789.00 FEET (SOUTH 15 DEGREES, 40 MINUTES, 16 SECONDS WEST, 772.29 FEET, CHORD BEARING AND DISTANCE), TO THE POINT OF SAID CURVE; THENCE, CONTINUE ON SAID RIGHT OF WAY LINE, SOUTH 04 DEGREES, 49 MINUTES, 17 SECONDS EAST, 58.92 FEET TO THE NORTH LINE OF GOVERNMENT LOT 4 OF SAID SECTION 29; THENCE ON SAID NORTH LINE, SOUTH 88 DEGREES, 46 MINUTES, 30 SECONDS WEST, 785.92 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE OF SAID NORTH LINE, SOUTH 88 DEGREES, 46 MINUTES, 30 SECONDS WEST, 528.00 FEET; THENCE, NORTH 04 DEGREES, 42 MINUTES, 32 SECONDS WEST, 290.28 FEET; THENCE, NORTH 76 DEGREES, 54 MINUTES, 54 SECONDS EAST, 130.02 FEET; THENCE, NORTH 79 DEGREES, 42 MINUTES, 24 SECONDS EAST, 397.52 FEET TO A POINT OF CURVATURE; THENCE, AROUND AND ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 200.00 FEET AND A DELTA OF 20 DEGREES, 09 MINUTES, 16 SECONDS, AN ARC DISTANCE OF 70.35 FEET (NORTH 69 DEGREES, 37 MINUTES, 46 SECONDS EAST, 69.99 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF SAID CURVE, SAID POINT HAVING A RADIAL BEARING OF NORTH 30 DEGREES, 26 MINUTES, 52 SECONDS WEST; THENCE, SOUTH 01 DEGREE, 17 MINUTES, 26 SECONDS WEST, 219.11 FEET; THENCE, SOUTH 08 DEGREES, 16 MINUTES, 25 SECONDS WEST, 185.72 FEET TO THE POINT OF BEGINNING.



VICINITY MAP

SCALE = 1" = 300'

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT A.P. LAKESIDE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, (DEVELOPER) IS THE LAWFUL OWNER OF THE LAND DESCRIBED IN THE CAPTION HEREON KNOWN AS AMELIA PARK LAKESIDE, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT IS MADE IN ACCORDANCE WITH SAID SURVEY AND IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF SAID LANDS.

ALL UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF FERNANDINA BEACH AND ITS SUCCESSORS. THE PRIVATE LANES ARE AND SHALL REMAIN PRIVATELY OWNED, AND ARE HEREBY DEDICATED TO THE AMELIA PARK NEIGHBORHOOD ASSOCIATION, INC. THE PRIVATE LANES ARE SUBJECT TO EASEMENT RIGHTS HEREBY GRANTED TO THE CITY OF FERNANDINA BEACH FOR POLICE, FIRE AND RESCUE VEHICLES, GARBAGE AND RECYCLE COLLECTION, WATER DISTRIBUTION AND SANITARY SEWER COLLECTION, AND TO FLORIDA PUBLIC UTILITIES (FPU) FOR ITS UNDERGROUND ELECTRIC SYSTEM, AND EASEMENTS RESERVED TO DEVELOPER FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, MAINTENANCE AND FOR THE BENEFIT OF COMPLYING WITH ITS DUTIES AND OBLIGATIONS AS THE DEVELOPER.

FLORIDA PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED TO FLORIDA PUBLIC UTILITIES, ITS SUCCESSORS OR ASSIGNS, FOR USE WITH ITS UNDERGROUND ELECTRIC SYSTEM.

ALL LOTS, TRACTS AND NON-DEDICATED EASEMENTS ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE DEVELOPER, ITS SUCCESSORS AND GRANTEES. THE DEVELOPER MAY CONVEY CERTAIN NON-DEDICATED PROPERTIES TO A PROPERTY OWNERS' ASSOCIATION BY SEPARATE INSTRUMENT.

AP LAKESIDE, LLC

WITNESS _____ _____

_____ MICHAEL ANTONOPOULOS, PRESIDENT
PRINT OR TYPE NAME MCS DEVELOPMENT CORPORATION
ITS 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 _____

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

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 177.081 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 – 29-3N-28-0000-0003-0090

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

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"

SURVEYOR'S NOTES

1.) ○ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) (5/8" IRON ROD & CAP) SET WITH IDENTIFICATION "PRM LB 7039".
■ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) (4"X4" CONCRETE MONUMENT) FOUND WITH VARYING IDENTIFICATION INFORMATION (IDENTIFICATION SHOWN AT APPLICABLE CORNERS ON MAP SHEET).
◉ DENOTES PERMANENT CONTROL POINT (P.C.P.) SET WITH IDENTIFICATION "LB 7039".

2.) 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.

3.) BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 79°42'24" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF LAKE PARK DRIVE.

4.) THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS PER FLOOD INSURANCE RATE MAP (FIRM) FOR NASSAU COUNTY, COMMUNITY PANEL NO. 12089C-0239-G, DATED 08/03/2017 AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). 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 LOTS SHOWN HEREON MAY NOT BE FURTHER SUBDIVIDED WITHOUT APPROVAL FROM THE CITY OF FERNANDNA BEACH, NASSAU COUNTY, FLORIDA.

8.) THE CURRENT ZONING FOR THE LANDS SHOWN ON THIS PLAT AS OF THE DATE OF RECORDING IS "R-2 (PUD)".

9.) THE LANDS SHOWN HEREON ARE LOCATED WITHIN STORM SURGE CATEGORY 5, AS SCALED FROM THE NASSAU COUNTY "STORM SURGE" MAP LOCATED ON THE NASSAU COUNTY PROPERTY APPRAISER'S GIS WEBSITE UNDER THE "PUBLIC SAFETY" SECTION (SCALED 08/01/2018).

10.) BUILDING SETBACK REQUIREMENTS FOR THIS SUBDIVISION ZONED "R-2 & C-2 (PUD)", ARE AS FOLLOWS:

LOTS 1 THRU 9: HOUSE TYPE III		LOTS C1 THRU C7: HOUSE TYPE II	
SIDE YARD SETBACK	10% LOT WIDTH	SIDE YARD SETBACK	10% LOT WIDTH
MAIN HOUSE SETBACK	18'	MAIN HOUSE SETBACK	10'
PORCH SETBACK	8'	PORCH SETBACK	2'
UP TO 40% OF FACADE MAY BE ENCLOSED		GARAGE SETBACK	3' (FROM ALLEY PROPERTY LINE)
GARAGE SETBACK	3' (FROM ALLEY PROPERTY LINE)		

LEGEND

O.R.B. = OFFICIAL RECORDS BOOK
P.I.N. = PARCEL IDENTIFICATION NUMBER
P.R.M = PERMANENT REFERENCE MONUMENT
P.C.P. = PERMANENT CONTROL POINT
L.B. = LICENSED BUSINESS
P.L.S. = PROFESSIONAL LAND SURVEYOR
P.I. = POINT OF INTERSECTION
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY
R.P. = RADIUS POINT
C1 = CURVE LABEL
S.F. = SQUARE FOOTAGE
I.D. = IDENTIFICATION
(BR) = BEARING REFERENCE

MANZIE & DRAKE LAND SURVEYING
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CERTIFICATE OF AUTHORIZATION NUMBER "LB 7039"

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

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OFFICIAL RECORDS BOOK _____ PAGE _____

SHEET 2 OF 2 SHEETS

"AMELIA PARK LAKESIDE"

A PORTION OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 28 EAST, FERNANDINA BEACH, NASSAU COUNTY, FLORIDA

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

N

MANZIE & DRAKE LAND SURVEYING

SECTION 30, TOWNSHIP 3 NORTH, RANGE 28 EAST
SECTION 29, TOWNSHIP 3 NORTH, RANGE 28 EAST

AMELIA PARK PHASE ONE UNIT 6
PLAT BOOK 6, PAGES 313 & 314

FIELD STREET
(60 FOOT RIGHT-OF-WAY)

AMELIA PARK PHASE ONE UNIT 3
PLAT BOOK 6, PAGES 213 & 214

LAKE PARK DRIVE
(50 FOOT RIGHT-OF-WAY)

N79°42'24"E 397.52' (BR)

N76°54'54"E 130.02' 120.69' (TO P.I.)

TRACT "M"
AMELIA PARK,
PHASE ONE-UNIT SEVEN
PLAT BOOK 6, PAGE 365

RADIUS=129.00'

P.T.

P.I.

2.98'

30.0'

FOUND 4"X4" CONCRETE MONUMENT (I.D. ILLEGIBLE)

FOUND 4"X4" CONCRETE MONUMENT PER "LB 7039" (PLAT P.R.M. PLAT BOOK 6, PAGES 366 & 367)

15' DRAINAGE EASEMENT PLAT BOOK 6, PAGE 365

15' UTILITY EASEMENT (O.R.B. 642, PAGE 1005) PER PLAT BOOK 6, PAGE 365

UTILITY EASEMENT PER PLAT BOOK 6, PAGE 365

15' FORCEMAIN EASEMENT (O.R.B. 642, PAGE 1005)

N04°42'32"W 24.23'

8' BUILDING RESTRICTION LINE

TRACT A
12,802.6 S.F.
0.29 ACRE
BUFFER TRACT

TRACT E
2516.16 S.F.
0.05 ACRE
ALLEY EDGE BUFFER TRACT

LOT 1
6,497.92 S.F.
0.15 ACRE

LOT 2
5,200 S.F.
0.12 ACRE

LOT 3
5,200 S.F.
0.12 ACRE

LOT 4
5,200 S.F.
0.12 ACRE

LOT 5
5,200 S.F.
0.12 ACRE

LOT 6
5,200 S.F.
0.12 ACRE

LOT 7
5,200 S.F.
0.12 ACRE

LOT 8
5,200 S.F.
0.12 ACRE

LOT 9
5,200 S.F.
0.12 ACRE

TRACT B
5,154.33 S.F.
0.07 ACRE
BUFFER TRACT

TRACT C
7,332.10 S.F.
0.17 ACRE
COMMON AREA TRACT

TRACT D
2,824.12 S.F.
0.06 ACRE
ALLEY EDGE BUFFER TRACT

LOT C1
4,846.83 S.F.
0.11 ACRE

LOT C2
5,000 S.F.
0.11 ACRE

LOT C3
5,000 S.F.
0.11 ACRE

LOT C4
5,756.68 S.F.
0.13 ACRE

LOT C5
4,500 S.F.
0.10 ACRE

LOT C6
5,899.39 S.F.
0.14 ACRE

LOT C7
4,928 S.F.
0.11 ACRE

TRACT F
24,186.72 S.F.
0.55 ACRE
OPEN SPACE/ RECREATION TRACT

TRACT G
5,418.44 S.F.
0.12 ACRE
BUFFER TRACT

TRACT H
3,108.94 S.F.
0.07 ACRE
BUFFER TRACT

TRACT I
1,000 S.F.
0.02 ACRE
PEDESTRIAN TRACT

TRACT J
3,978 S.F.
0.09 ACRE
PRIVATE GREEN TRACT

10-FOOT SANITARY SEWER EASEMENT

LAKESIDE COURT
(RIGHT-OF-WAY VARIES)

LAKEVIEW LANE
(RIGHT-OF-WAY VARIES)

8' BUILDING RESTRICTION LINE

219.11'

S01°17'26"W

185.72'

S08°16'25"W

290.28'

N04°42'32"W

(UNPLATTED LANDS)
P.I.N. = 00-00-30-0800-0038-0000
ISLAND WALK SHOPPING CENTER

(UNPLATTED LANDS)
P.I.N. = 00-00-30-0800-0038-0000
ISLAND WALK SHOPPING CENTER

(UNPLATTED LANDS)
P.I.N. = 00-00-30-036A-0017-0020
ISLAND WALK SHOPPING CENTER

S88°46'30"W 528.00'

277.75'

229.97'

785.92'

S88°46'30"W

S01°13'30"E 15.00'

15' FORCEMAIN EASEMENT (NO. 2) (O.R.B. 642, PAGE 1005)

FOUND 4"X4" CONCRETE MONUMENT "ERM 3129"

POINT OF BEGINNING

DELTA=77°30'17"
RADIUS=68.00'
ARC LENGTH=91.98'
CHORD BEARING=N81°04'16"W
CHORD DISTANCE=85.13'

DELTA=20°09'16"
RADIUS=200.00'
ARC LENGTH=70.35'
CHORD BEARING=N69°37'46"E
CHORD DISTANCE=69.99'

POINT OF REFERENCE
SOUTHEAST CORNER OAK CREST SUBDIVISION
PLAT BOOK 5, PAGE 135

TRACT "E"
AMELIA PARK, PHASE ONE-UNIT THREE
PLAT BOOK 6, PAGE 213

50-FOOT DRAINAGE EASEMENT (O.R.B. 672, PAGE 1721) PER PLAT BOOK 6, PAGE 213

DELTA=3°51'38"
RADIUS=281.98'
ARC LENGTH=18.03'
CHORD BEARING=S52°34'10"W
CHORD DISTANCE=18.02'

DELTA=40°39'08"
RADIUS=1,103.00'
ARC LENGTH=782.57'
CHORD BEARING=S15°40'16"W
CHORD DISTANCE=766.29'

S36°59'50"W 200.00'

S01°41'17"E 58.92'

S10°36'12"E 244.47'

LEGEND

O.R.B. = OFFICIAL RECORDS BOOK
P.I.N. = PARCEL IDENTIFICATION NUMBER
P.R.M. = PERMANENT REFERENCE MONUMENT
P.C.P. = PERMANENT CONTROL POINT
L.B. = LICENSED BUSINESS
P.L.S. = PROFESSIONAL LAND SURVEYOR
P.I. = POINT OF INTERSECTION
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY
R.P. = RADIUS POINT
C1 = CURVE LABEL
S.F. = SQUARE FOOTAGE
I.D. = IDENTIFICATION
(BR) = BEARING REFERENCE

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	62.77'	230.00'	15°38'14"	N71°53'17"E	62.58'
C2	40.79'	230.00'	10°09'39"	N74°37'35"E	40.73'
C3	21.98'	230.00'	5°28'36"	N66°48'28"E	21.98'

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CERTIFICATE OF AUTHORIZATION NUMBER "LB 7039"

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SET YOUR *SITES* ON US."

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MAP OF BOUNDARY & TOPOGRAPHIC SURV

PORTIONS OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA; SAI
PORTIONS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL B:

A PARCEL OF LAND LYING IN AND BEING PART OF SAID SECTION 29 AND BEING MORE PARTICULARL
DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF OAK CREST SUBDIVISION, AS RECORDED IN PLAT BOO
5, PAGE 135, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE; ON THE WESTERLY RIGHT OF WA
LINE OF CITRONA DRIVE (FORMERLY WILL HARDEE ROAD) A 66 FOOT RIGHT OF WAY AS NO
ESTABLISHED, SOUTH 10 DEGREES, 58 MINUTES, 12 SECONDS WEST, 1243.47 FEET TO A POINT O
CURVATURE; THENCE, CONTINUE ON SAID RIGHT OF WAY LINE, AROUND AND ALONG A CURVE TO TH
RIGHT, SAID CURVE HAVING A RADIUS OF 861.98 FEET AND A DELTA OF 25 DEGREES, 11 MINUTES
38 SECONDS, AN ARC DISTANCE OF 379.09 FEET (SOUTH 23 DEGREES 34 MINUTES, 01 SECOND WES
375.98 FEET, CHORD BEARING AND DISTANCE), TO THE POINT OF TANGENCY OF SAID CURVE; THENC
CONTINUE ON SAID RIGHT OF WAY LINE, SOUTH 36 DEGREES, 09 MINUTES 50 SECONDS WEST, 200.0
FEET TO A POINT OF CURVATURE; THENCE, CONTINUE ON SAID RIGHT OF WAY LINE, AROUND AN
ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1103.00 FEET AND A DELTA OF 4
DEGREES, 59 MINUTES, 06 SECONDS, AN ARC DISTANCE OF 789.00 FEET (SOUTH 15 DEGREES, 4
MINUTES, 16 SECONDS WEST, 772.29 FEET, CHORD BEARING AND DISTANCE), TO THE POINT OF SAI
CURVE; THENCE, CONTINUE ON SAID RIGHT OF WAY LINE, SOUTH 04 DEGREES, 49 MINUTES, 1
SECONDS EAST, 58.92 FEET TO THE NORTH LINE OF GOVERNMENT LOT 4 OF SAID SECTION 29
THENCE ON SAID NORTH LINE, SOUTH 88 DEGREES, 46 MINUTES, 30 SECONDS WEST, 785.92 FEET TO
THE POINT OF BEGINNING; THENCE, CONTINUE OF SAID NORTH LINE, SOUTH 88 DEGREES, 46 MINUTES
30 SECONDS WEST, 528.00 FEET; THENCE, NORTH 04 DEGREES, 42 MINUTES, 32 SECONDS WEST
290.28 FEET; THENCE, NORTH 76 DEGREES, 54 MINUTES, 54 SECONDS EAST, 130.02 FEET; THENCE
NORTH 79 DEGREES, 42 MINUTES, 24 SECONDS EAST, 397.52 FEET TO A POINT OF CURVATURE
THENCE, AROUND AND ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 200.0
FEET AND A DELTA OF 20 DEGREES, 09 MINUTES, 16 SECONDS, AN ARC DISTANCE OF 70.35 FEE
(NORTH 69 DEGREES, 37 MINUTES, 48 SECONDS EAST, 69.99 FEET, CHORD BEARING AND DISTANCE
TO A POINT OF SAID CURVE, SAID POINT HAVING A RADIAL BEARING OF NORTH 30 DEGREES, 2
MINUTES, 52 SECONDS WEST; THENCE, SOUTH 01 DEGREE, 17 MINUTES, 26 SECONDS WEST, 219.1
FEET; THENCE, SOUTH 08 DEGREES, 16 MINUTES, 25 SECONDS WEST, 185.72 FEET TO THE POINT O
BEGINNING.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

AMELIA PARK PHASE ONE UNIT 6
PLAT BOOK 6, PAGES 313 & 314

AMELIA PARK PHASE ONE UNIT 3
PLAT BOOK 6, PAGES 213 & 214

FIELD STREET
(60 FOOT RIGHT-OF-WAY)

LAKE PARK DRIVE
(60 FOOT RIGHT-OF-WAY)

SITE BENCHMARK #1
FOUND NAIL & DISK "LB 6756"
ELEVATION = 18.08' NAVD '88
FIELD BOOK X-302, PAGE 46

SITE BENCHMARK #2
FOUND NAIL & DISK "LB 6756"
ELEVATION = 17.55' NAVD '88
FIELD BOOK X-302, PAGE 46

SANITARY MANHOLE
RIM ELEVATION = 18.15'
NORTH INVERT = 8.29'
EAST INVERT = 9.35'
(CLOSED) WEST INVERT = 9.27'

SANITARY MANHOLE
RIM ELEVATION = 17.97'

FOUND NAIL & DISK "LB 6756"
N79°42'24"E 50.13'

FOUND 1/2" IRON ROD & CAP "LB 7035"

CURB INLET CAP (ILLEGIBLE)
GRATE ELEVATION = 17.40'
48" RCP-EAST INVERT = 10.99'
48" RCP-NORTH INVERT = 11.38'
BOTTOM ELEVATION = 10.91'
(UNABLE TO DETERMINE WEST INVERT)

FOUND 4"x4" CONCRETE MONUMENT "LB 6756"

C1

N79°42'24"E 397.52'

N79°42'24"E 300.03'

N76°54'54"E 130.02'

TRACT "M"
AMELIA PARK
PHASE ONE-UNIT SEVEN
PLAT BOOK 6, PAGE 368

15' DRAINAGE EASEMENT
PLAT BOOK 6, PAGE 368

15' UTILITY EASEMENT
(O.R.B. 642, PAGE 1005)
PER PLAT BOOK 6, PAGE 365

FOUND 4"X4" CONCRETE MONUMENT (ILLEGIBLE)

FOUND NAIL & DISK "LB 6756"

FOUND 4"x4" CONCRETE MONUMENT "LB 7035"

FOUND 1/2" IRON ROD & CAP "CLARY"

CURB INLET
GRATE ELEVATION = 17.05'

290.28'
N04°42'32"W

15' FORCEMAIN EASEMENT
O.R.B. 642, PAGE 1005

4.42 ACRES ±
PER FIELD STUDY
PARCEL B
O.R.B. 728
PAGE 429
VACANT

219.11'
S01°17'26"W

185.72'
S08°16'25"W

TRACT "F"
AMELIA PARK, PHASE ONE-UNIT THREE
PLAT BOOK 6, PAGE 213

POINT OF REFERENCE
SOUTHEAST CORNER OAK CREST SUBDIVISION
PLAT BOOK 5, PAGE 135

S10°58'12"W 243.47'

S38°09'50"W 200.00'

C2

S04°49'17"E 58.92'

APPROXIMATE LOCATION OF DIRT WALKING TRAIL

TOP OF POND BANK

EDGE OF WATER

50-FOOT DRAINAGE EASEMENT
O.R.B. 672, PAGE 1172
PER PLAT BOOK 6, PAGE 213

FOUND 1/2" IRON ROD & CAP "LB 7035"

0.65' WIDE CONCRETE HEADWALL
TOP OF HEADWALL ELEVATION=15.8'
INVERT 36" RCP = 10.34'

S88°46'30"W 785.92'

S88°46'30"W 528.00'

15' FORCEMAIN EASEMENT (NO. 2)
O.R.B. 642, PAGE 1005

ABANDONED
EQUIPMENT INSIDE
2' WOOD FENCE

3.0' WOOD RAILING

FOUND 4"X4" CONCRETE MONUMENT "DRM 3129"

GROUP OF 6 WATER METERS

TRANSFORMER PADS

ASPHALT DRIVE

WELL HOUSE

FOUND 1/2" IRON ROD

STORM MANHOLE
RIM ELEVATION = 19.30'

POINT OF BEGINNING

CATCH BASIN
GRATE ELEVATION = 18.65'

SANITARY MANHOLE
RIM ELEVATION = 19.05'

SANITARY MANHOLE
RIM ELEVATION = 18.53'

STORM MANHOLE
RIM ELEVATION = 18.69'

SANITARY MANHOLE
RIM ELEVATION = 19.27'

CATCH BASIN
GRATE ELEVATION = 18.06'

SANITARY MANHOLE
RIM ELEVATION = 18.83'

P.I.N. = 00-00-30-036A-0017-0020
ISLAND WALK SHOPPING CENTER

P.I.N. = 00-00-30-036A-0017-0020
ISLAND WALK SHOPPING CENTER

SECTION 29, TOWNSHIP 3 NORTH, RANGE 28 EAST
SECTION 30, TOWNSHIP 3 NORTH, RANGE 28 EAST

TREE LEGEND
TREE = (UNKNOWN SPECIES)
CHY = CHERRY TREE
MAG = MAGNOLIA TREE
MPL = MAPLE TREE
HB = HACKBERRY TREE
P = PINE TREE
O = OAK TREE

TREE DISCLAIMER:
SPECIES OF TREES HAVE BEEN IDENTIFIED TO THE BEST OF OUR KNOWLEDGE AND BELIEF; HOWEVER MANZIE & DRAKE LAND SURVEYING WILL ASSUME NO LIABILITY, EXPRESSED OR IMPLIED, FOR THE CORRECTNESS OF SAID SPECIES IDENTIFICATION.

TREES HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE UNDER CURRENT CONDITIONS AND HAVE A POSITIONAL TOLERANCE OF APPROXIMATELY 2 TO 3 FEET. CRITICAL TREES SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.

LEGEND
℄ = CENTERLINE
E = ELECTRICAL BOX
EM = ELECTRICITY METER
FH = FIRE HYDRANT
WV = WATER VALVE
O.R.B. = OFFICIAL RECORDS BOOK
P.I.N. = PARCEL IDENTIFICATION NUMBER
T = TELEPHONE PEDESTAL
WM = WATER METER
-x-x- = WOOD FENCE
W = WELL

REVISIONS:
1) REVISED ON 07/05/2018 TO SHOW TREE & TOPOGRAPHIC INFORMATION. (BH)
2) REVISED ON 07/30/2018 TO SHOW VARIOUS EASEMENTS AND REFERENCE SECTION LINE. (WKD)

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	70.35'	200.00'	20°09'16"	N69°37'48"E	69.99'
C2	789.00'	1103.00'	40°59'03"	S15°40'16"W	772.29'
C3	379.03'	861.98'	25°11'38"	N23°34'01"E	375.98'

SURVEY NOTES:
1) The "Legal Description" hereon is in accord with the description provided by the clien
2) Underground improvements were not located or shown.
3) Lands shown hereon were not abstracted by this office for easements, rights-of-way ownership or other instruments of record.
4) Bearings shown hereon are based on N79°42'24"E for the Southerly right-of-way line of Lake Park Drive. The bearing reference line is indicated as thus (BR).
5) "Unless it bears the signature and the original raised seal of a Florida licensed surve and mapper, this map/report is for informational purposes only and is not valid.
6) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C 0239G. Dated 08/02/2017. Flood Zone informa listed above and shown on this survey is provided as a courtesy and is approximate All data should be verified by Nassau County Building Department for accuracy. We no liability for its accuracy. Flood Zone information is not covered by the certificati and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pur to Section 472.027, Florida Statutes.
7) Site Benchmark is as shown hereon.
8) Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D.
9) The Reference Benchmark is a Found Nail & Disk located at the intersection of Park Avenue & Lake Park Drive. (Elevation = 20.12' NAVD '88).
10) This survey is protected by copyright and is certified only to the entities listed and this particular transaction. Any use or reproduction of this survey without the expres permission of the surveyor is prohibited. Use of this survey in any subsequent transa expressly prohibited and is not authorized. The surveyor expressly disclaims any certi any parties in future transactions. No entity other than those listed should rely upon

CERTIFIED TO:
MCS DEVELOPMENT CORPORATION

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

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

MANZIE & DRAKE LAND SURVEY
117 South Ninth Street, Fernandina Beach, FL
(904) 491-5700 FAX (904) 491-577
Certificate of Authorization Number "LB 70
"OUR SIGHTS ARE ON THE FUTURE, SET YOUR SITES ON US."

SCALE: 1"=30' JOB NO: 20083 DATE: 09/07/17 CADD: BH
F.B. NO: X-302 PAGE NO: 45 FIELD CREW: SS FILE NO: C-825

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STAFF REPORT
PAB 2019-02 (Preliminary Plat)
Planning Advisory Board Hearing
January 9, 2019

APPLICATION FOR PRELIMINARY PLAT
AMELIA PARK- LAKESIDE

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	AP Lakeside, LLC				
AGENT:	Michael Antonopoulos				
REQUESTED ACTION:	Preliminary Plat				
LOCATION:	**Lake Park Drive**				
CURRENT LAND USE + ZONING:	Medium Density Residential (MDR) Land Use + General Commercial (GC) Medium Density Residential (R-2) zoning + General Commercial (C-2) zoning with Planned Unit Development (PUD) overlay as amended by Ordinance 2018-07 (July 3, 2018).				
EXISTING USES ON SITE:	Vacant Land/ Partially Cleared with active infrastructure installation and site preparation				
PROPERTY SIZE:	4.42 Acres Parcel ID #: 29-3N-28-0000-0003-0090 **(EXHIBIT A- MAP)**				
ADJACENT PROPERTIES:	Direction	Existing Use(s)	Year Built	Zoning	FLUM
	North	Single Family Detached Homes	2000's	R-2	Medium Density Residential
	South	Island Walk Shopping Center	1990's	C-2	General Commercial
	East	Lake/ Stormwater Pond	N/A	R-2	Medium Density Residential
	West	Island Walk Shopping Center	N/A	C-2	General Commercial

*** 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 Department of Planning and Conservation. ***

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is requesting approval of a Preliminary Plat for 16 dwelling units on 9 tracts of land located on Lake Park Drive in the Amelia Park neighborhood. The property is located on the south side of Lake Park Drive. The property is surrounded by developed medium density residential uses (single-family homes) to its north and west with a large stormwater pond to the east.

The request is made to allow for development of the property in compliance with Amelia Park land development restrictions for nine (9) Type III single family homes and seven (7) Type II single family homes **(EXHIBIT B – SITE PLAN AND TRACT DESIGN).** The proposed development configuration would be developed at a parcel level density of 3.85 dwelling units per acre; however, density is applied as part of the entire Amelia Park PUD overlay. The existing PUD overlay (Resolution 92-31 adopted in 1992) allocates a maximum buildout for Amelia Park of 421 dwelling units. At the present time, a total of 387 units have either been developed or have approved development associated with the remaining properties. A balance of 34 dwelling units remains available under the provisions of the overall Amelia Park PUD overlay. The applicant seeks to develop 16 of the remaining units.

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 also confirms service capabilities. The City can serve this property as proposed and meet or exceed all required levels of service. As previously mentioned, the overall Amelia Park neighborhood was capable of achieving a total of 421 dwelling units. Approval of the preliminary plat will allow for build out of 403 dwelling units.

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 the City.

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.

The City has five public facilities that have adopted levels of service: Transportation, Water, Sewer, Drainage, and Solid Waste. The City's ability to maintain adopted levels of service for these utilities was confirmed at the time that the City adopted the Amelia Park PUD overlay. Impacts to the City's overall system would have been accounted for in the early phases of the neighborhoods development. Parcel level impact fees would be collected as each individual property develops to ensure that long term maintenance of the City's infrastructure is achieved.

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 16 dwelling units, staff estimates that approximately 153 Average Daily Trips (ADT) could be generated by this development; resulting in 16 average p.m. peak hour trips[1]. Nassau County collects mobility fees for roadway impacts based on their adopted a mobility plan. The City will, through its adopted Interlocal agreement with Nassau County, collect mobility fees on their behalf for projects within the City. This would be similar to the past collection of transportation impact fees which ceased in 2006. Each single family home will pay the established mobility fee at the time of building permit issuance.

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 5,600 gallons of water per day (16 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 12,880 gallons of wastewater per day (16 units x 2.3 x 350 gallons per ERC per day). The Commercial facilities are calculated by an Equivalent Residential Connection (ERC) standard, which is calculated by the utilities' director. The utilities' director indicates that plant capacity is available for the site and approval of connection to the City's systems are authorized under the Site Plan approval (SPR 2018-06).

[1] ITE Code 210 (Single-Family Detached Housing) average PM peak hour trips = 16 (~1 trip/ dwelling unit)

As for solid waste and drainage, the City currently has services contracted with Advanced Disposal to dispose of solid waste city-wide, therefore the impact is not necessary as part of the preliminary 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). Permits were issued from SJRWMD on August 28, 2018 and a compliance letter was issued for Site Plan approval (SPR 2018-06) by the City's TRC on October 11, 2018. The associated approval documents have been provided as part of the back up materials provided in this application for preliminary plat approval.

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 of the Land Development Code as contained in LDC Section 4.04.00. The Preliminary Plat has been reviewed for technical completeness by the Technical Review Committee and a compliance was issued on October 11, 2018. Requirements for infrastructure improvements and landscape compliance are addressed in the applicant's site plan and engineering documents. The approved site plan has been provided as part of the back-up materials for the applicant's preliminary plat request.

CONCLUSION:

The requested Preliminary Plat for development of Amelia Park Lakeside is consistent with the City's Comprehensive Plan and the Land Development Code. The preliminary plat document reflects the approval of the PUD overlay conditions as granted under Ordinance 2018-07 on July 3, 2018. Staff recommends approval of the Preliminary Plat request. Once infrastructure and site preparations are completed, the applicant will return to the board and commission for consideration of a final plat approval.

MOTION TO CONSIDER:

I move to recommend **(approval or denial)** of PAB case number 2019-02 to the City Commission requesting that a Preliminary Plat for the Amelia Park Lakeside subdivision be **(approved or denied)** and that PAB case 2019-02, 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

EXHIBIT A – MAP
EXHIBIT B – PUD APPROVED TRACTS AND HOUSING TYPES PER ORDINANCE 2018-07

EXHIBIT A – MAP

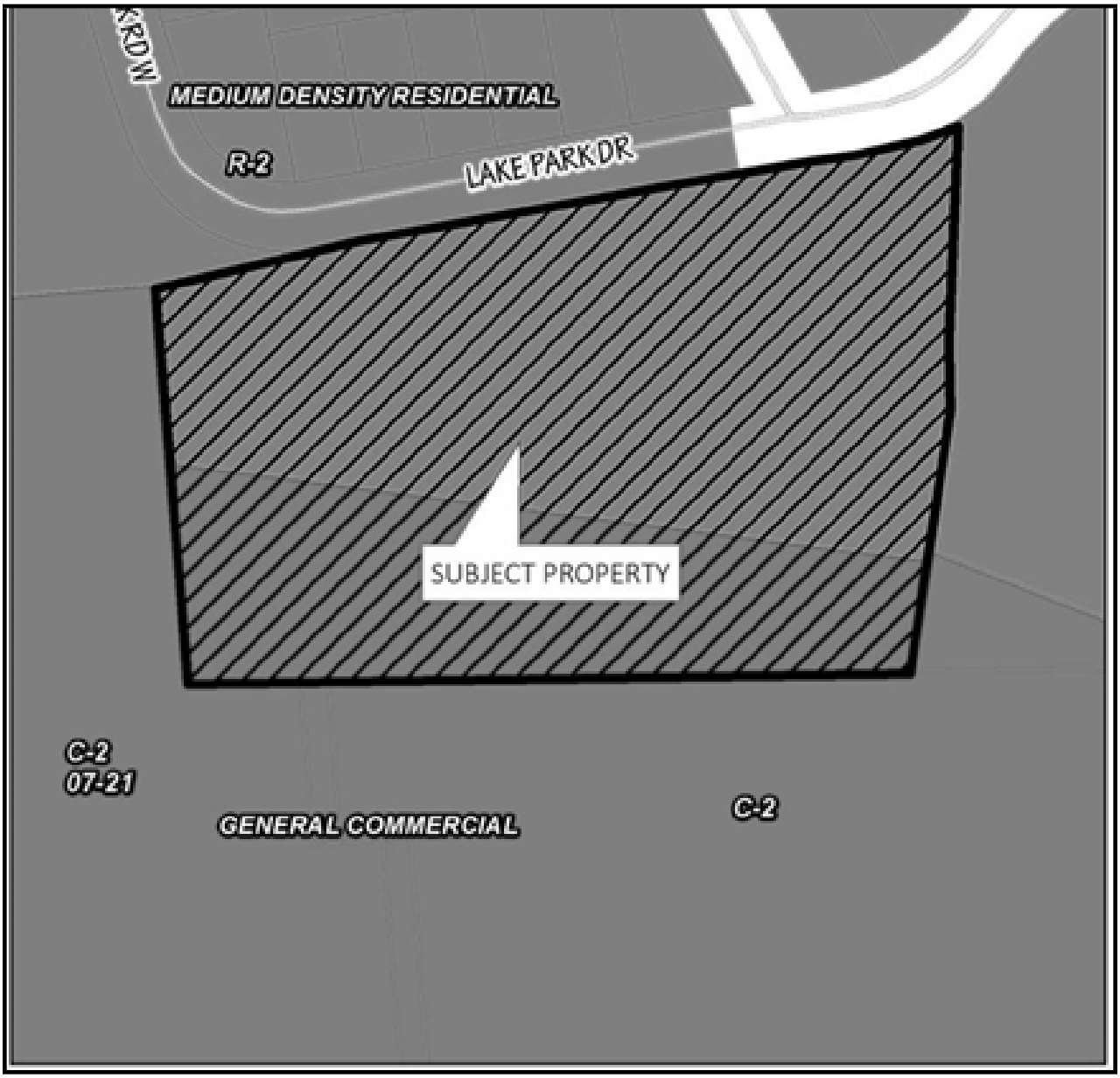
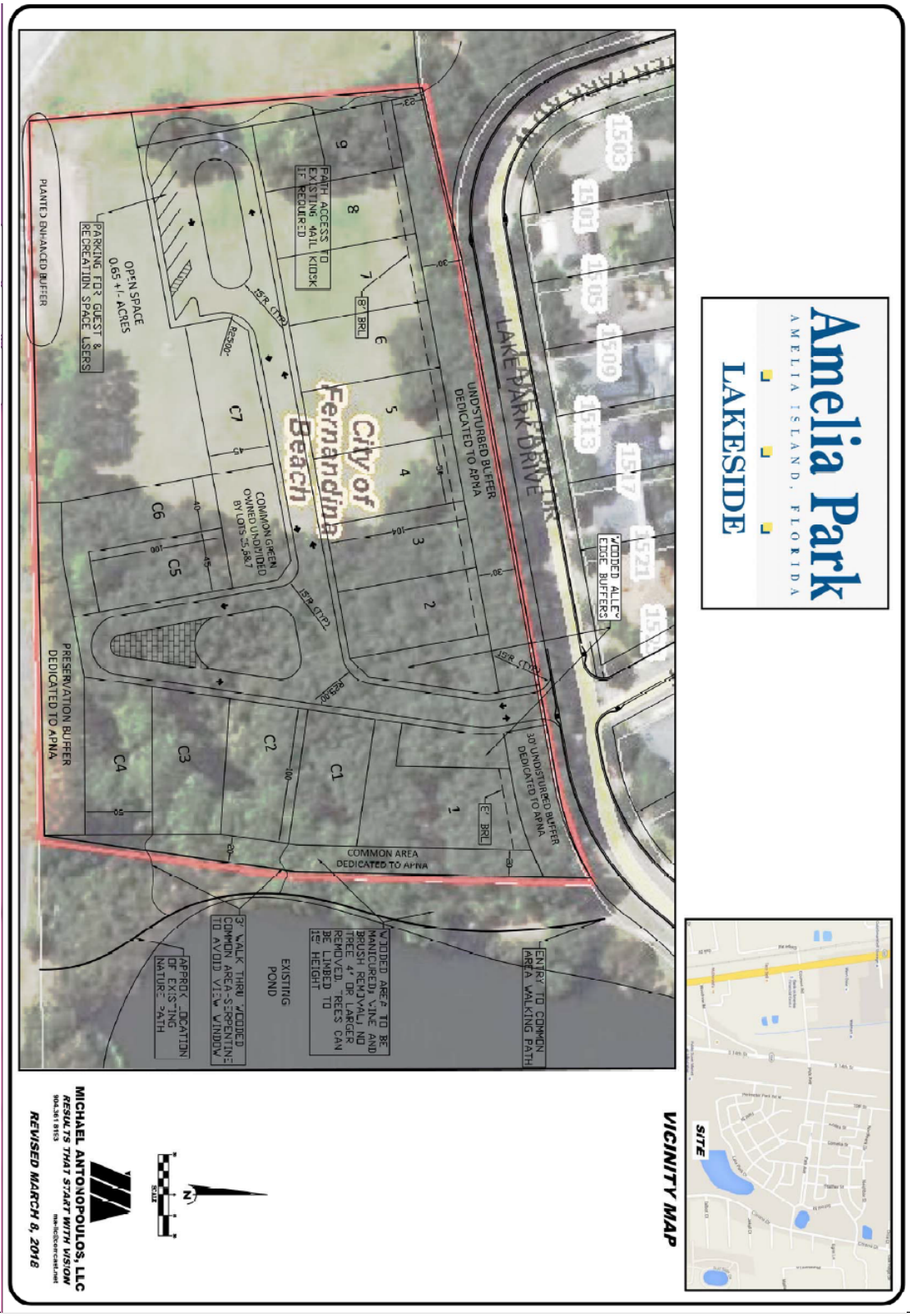


EXHIBIT B – PUD APPROVED TRACTS AND HOUSING TYPES PER ORDINANCE 2018-07


Amelia Park
AMELIA ISLAND, FLORIDA
LAKESIDE
LAKE PARK DRIVE
City of Fernandina Beach
UNDISTURBED BUFFER DEDICATED TO APNA
PRESERVATION BUFFER DEDICATED TO APNA
COMMON AREA DEDICATED TO APNA
30' UNDISTURBED BUFFER DEDICATED TO APNA
WOODED ALLEY EDGE BUFFERS
PATH ACCESS TO EXISTING MAIL KIOSK IF REQUIRED
PARKING FOR GUEST & RECREATION SPACE USERS
OPEN SPACE 0.65 +/- ACRES
PLANTED ENHANCED BUFFER
COMMON GREEN OWNED UNDIVIDED BY LOTS 5,6&7
ENTRY TO COMMON AREA WALKING PATH
WOODED AREA TO BE MANICURED VINE AND BRUSH REMOVAL, NO TREE 4" DR LARGER REMOVED. TREES CAN BE LIMBED TO 15' HEIGHT
EXISTING POND
3' WALK THRU WOODED COMMON AREA SERPENTINE TO AVOID VIEW WINDOW
APPROX. LOCATION OF EXISTING NATURE PATH
VICINITY MAP
SITE
MICHAEL ANTONOPOULOS, LLC
REVISED MARCH 8, 2016

STAFF REPORT
PAB 2019-02 (Preliminary Plat)
Planning Advisory Board Hearing
January 9, 2019

"AMELIA PARK LAKESIDE"

A PORTION OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 28 EAST, FERNANDINA BEACH, NASSAU COUNTY, FLORIDA

OFFICIAL RECORDS BOOK _____ PAGE _____

SHEET 1 OF 2 SHEETS

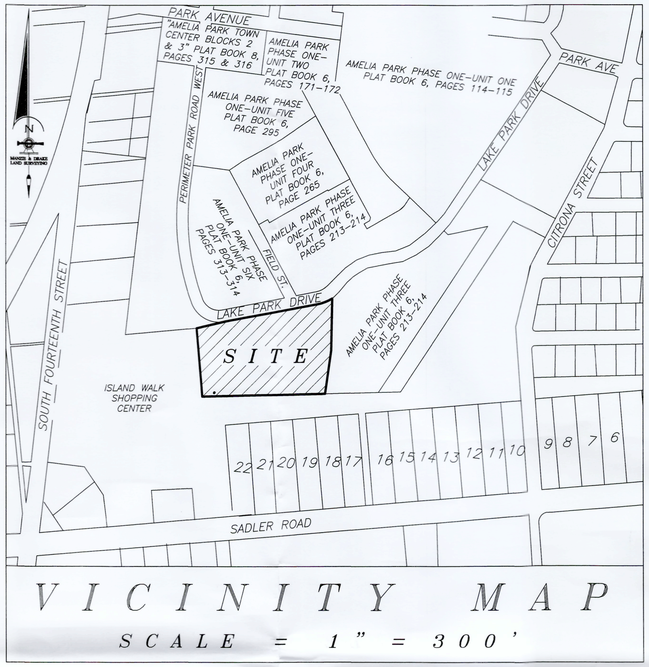
LEGAL DESCRIPTION (CAPTIONED LAND):

PORTIONS OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA; SAID PORTIONS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL B:

A PARCEL OF LAND LYING IN AND BEING PART OF SAID SECTION 29 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF OAK CREST SUBDIVISION, AS RECORDED IN PLAT BOOK 5, PAGE 135, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE; ON THE WESTERLY RIGHT OF WAY LINE OF CITRONA DRIVE (FORMERLY WILL HARDEE ROAD) A 66 FOOT RIGHT OF WAY AS NOW ESTABLISHED, SOUTH 10 DEGREES, 58 MINUTES, 12 SECONDS WEST, 1243.47 FEET TO A POINT OF CURVATURE; THENCE, CONTINUE ON SAID RIGHT OF WAY LINE, AROUND AND ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 861.98 FEET AND A DELTA OF 25 DEGREES, 11 MINUTES, 38 SECONDS, AN ARC DISTANCE OF 379.09 FEET (SOUTH 23 DEGREES 34 MINUTES, 01 SECOND WEST, 375.98 FEET, CHORD BEARING AND DISTANCE), TO THE POINT OF TANGENCY OF SAID CURVE; THENCE, CONTINUE ON SAID RIGHT OF WAY LINE, SOUTH 36 DEGREES, 09 MINUTES 50 SECONDS WEST, 200.00 FEET TO A POINT OF CURVATURE; THENCE, CONTINUE ON SAID RIGHT OF WAY LINE, AROUND AND ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1103.00 FEET AND A DELTA OF 40 DEGREES, 59 MINUTES, 06 SECONDS, AN ARC DISTANCE OF 789.00 FEET (SOUTH 15 DEGREES, 40 MINUTES, 16 SECONDS WEST, 772.29 FEET, CHORD BEARING AND DISTANCE), TO THE POINT OF SAID CURVE; THENCE, CONTINUE ON SAID RIGHT OF WAY LINE, SOUTH 04 DEGREES, 49 MINUTES, 17 SECONDS EAST, 58.92 FEET TO THE NORTH LINE OF GOVERNMENT LOT 4 OF SAID SECTION 29; THENCE ON SAID NORTH LINE, SOUTH 88 DEGREES, 46 MINUTES, 30 SECONDS WEST, 785.92 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE OF SAID NORTH LINE, SOUTH 88 DEGREES, 46 MINUTES, 30 SECONDS WEST, 528.00 FEET; THENCE, NORTH 04 DEGREES, 42 MINUTES, 32 SECONDS WEST, 290.28 FEET; THENCE, NORTH 76 DEGREES, 54 MINUTES, 54 SECONDS EAST, 130.02 FEET; THENCE, NORTH 79 DEGREES, 42 MINUTES, 24 SECONDS EAST, 397.52 FEET TO A POINT OF CURVATURE; THENCE, AROUND AND ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 200.00 FEET AND A DELTA OF 20 DEGREES, 09 MINUTES, 16 SECONDS, AN ARC DISTANCE OF 70.35 FEET (NORTH 69 DEGREES, 37 MINUTES, 46 SECONDS EAST, 69.99 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF SAID CURVE, SAID POINT HAVING A RADIAL BEARING OF NORTH 30 DEGREES, 26 MINUTES, 52 SECONDS WEST; THENCE, SOUTH 01 DEGREE, 17 MINUTES, 26 SECONDS WEST, 219.11 FEET; THENCE, SOUTH 08 DEGREES, 16 MINUTES, 25 SECONDS WEST, 185.72 FEET TO THE POINT OF BEGINNING.



VICINITY MAP

SCALE = 1" = 300'

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT A P LAKESIDE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, (DEVELOPER) IS THE LAWFUL OWNER OF THE LAND DESCRIBED IN THE CAPTION HEREON KNOWN AS AMELIA PARK LAKESIDE, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT IS MADE IN ACCORDANCE WITH SAID SURVEY AND IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF SAID LANDS.

ALL UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF FERNANDINA BEACH AND ITS SUCCESSORS. THE PRIVATE LANES ARE AND SHALL REMAIN PRIVATELY OWNED, AND ARE HEREBY DEDICATED TO THE AMELIA PARK NEIGHBORHOOD ASSOCIATION, INC. THE PRIVATE LANES ARE SUBJECT TO EASEMENT RIGHTS HEREBY GRANTED TO THE CITY OF FERNANDINA BEACH FOR POLICE, FIRE AND RESCUE VEHICLES, GARBAGE AND RECYCLE COLLECTION, WATER DISTRIBUTION AND SANITARY SEWER COLLECTION, AND TO FLORIDA PUBLIC UTILITIES (FPU) FOR ITS UNDERGROUND ELECTRIC SYSTEM, AND EASEMENTS RESERVED TO DEVELOPER FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, MAINTENANCE AND FOR THE BENEFIT OF COMPLYING WITH ITS DUTIES AND OBLIGATIONS AS THE DEVELOPER.

FLORIDA PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED TO FLORIDA PUBLIC UTILITIES, ITS SUCCESSORS OR ASSIGNS, FOR USE WITH ITS UNDERGROUND ELECTRIC SYSTEM.

ALL LOTS, TRACTS AND NON-DEDICATED EASEMENTS ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE DEVELOPER, ITS SUCCESSORS AND GRANTEES. THE DEVELOPER MAY CONVEY CERTAIN NON-DEDICATED PROPERTIES TO A PROPERTY OWNERS' ASSOCIATION BY SEPARATE INSTRUMENT.

AP LAKESIDE, LLC

WITNESS _____

PRINT OR TYPE NAME

WITNESS _____

PRINT OR TYPE NAME

_____

MICHAEL ANTONOPOULOS, PRESIDENT
MCS DEVELOPMENT CORPORATION
ITS MANAGING MEMBER

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 _____

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

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 – 29-3N-28-0000-0003-0090

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

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"

SURVEYOR'S NOTES

1.) ⊡ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) (5/8" IRON ROD & CAP) SET WITH IDENTIFICATION "PRM LB 7039".
■ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) (4"X4" CONCRETE MONUMENT) FOUND WITH VARYING IDENTIFICATION INFORMATION (IDENTIFICATION SHOWN AT APPLICABLE CORNERS ON MAP SHEET).
◉ DENOTES PERMANENT CONTROL POINT (P.C.P.) SET WITH IDENTIFICATION "LB 7039".

2.) 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.

3.) BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 79°42'24" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF LAKE PARK DRIVE.

4.) THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS PER FLOOD INSURANCE RATE MAP (FIRM) FOR NASSAU COUNTY, COMMUNITY PANEL NO. 12089C-0239-G, DATED 08/02/2017 AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). 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 LOTS SHOWN HEREON MAY NOT BE FURTHER SUBDIVIDED WITHOUT APPROVAL FROM THE CITY OF FERNANDNA BEACH, NASSAU COUNTY, FLORIDA.

8.) THE CURRENT ZONING FOR THE LANDS SHOWN ON THIS PLAT AS OF THE DATE OF RECORDING IS "R-2 (PUD)".

9.) THE LANDS SHOWN HEREON ARE LOCATED WITHIN STORM SURGE CATEGORY 5, AS SCALED FROM THE NASSAU COUNTY "STORM SURGE" MAP LOCATED ON THE NASSAU COUNTY PROPERTY APPRAISER'S GIS WEBSITE UNDER THE "PUBLIC SAFETY" SECTION (SCALED 08/01/2018).

10.) BUILDING SETBACK REQUIREMENTS FOR THIS SUBDIVISION ZONED "R-2 & C-2 (PUD)", ARE AS FOLLOWS:

LOTS 1 THRU 9: HOUSE TYPE III		LOTS C1 THRU C7: HOUSE TYPE II	
SIDE YARD SETBACK	10% LOT WIDTH	SIDE YARD SETBACK	10% LOT WIDTH
MAIN HOUSE SETBACK	16'	MAIN HOUSE SETBACK	10'
PORCH SETBACK	8'	PORCH SETBACK	2'
UP TO 40% OF FACADE MAY BE ENCLOSED		GARAGE SETBACK	3' (FROM ALLEY PROPERTY LINE)
GARAGE SETBACK	3' (FROM ALLEY PROPERTY LINE)		

LEGEND

O.R.B. = OFFICIAL RECORDS BOOK
P.I.N. = PARCEL IDENTIFICATION NUMBER
P.R.M = PERMANENT REFERENCE MONUMENT
P.C.P. = PERMANENT CONTROL POINT
L.B. = LICENSED BUSINESS
P.L.S. = PROFESSIONAL LAND SURVEYOR
P.I. = POINT OF INTERSECTION
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY
R.P. = RADIUS POINT
C1 = CURVE LABEL
S.F. = SQUARE FOOTAGE
I.D. = IDENTIFICATION
(BR) = BEARING REFERENCE

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

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

COPYRIGHT © 2018 BY MANZIE AND DRAKE LAND SURVEYING

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MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

PORTIONS OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA; SAID PORTIONS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL B:

A PARCEL OF LAND LYING IN AND BEING PART OF SAID SECTION 29 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF OAK CREST SUBDIVISION, AS RECORDED IN PLAT BOOK 5, PAGE 135, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE; ON THE WESTERLY RIGHT OF WAY LINE OF CITRONA DRIVE (FORMERLY WILL HARDEE ROAD) A 66 FOOT RIGHT OF WAY AS NOW ESTABLISHED, SOUTH 10 DEGREES, 58 MINUTES, 12 SECONDS WEST, 1243.47 FEET TO A POINT OF CURVATURE; THENCE, CONTINUE ON SAID RIGHT OF WAY LINE, AROUND AND ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 861.98 FEET AND A DELTA OF 25 DEGREES, 11 MINUTES, 38 SECONDS, AN ARC DISTANCE OF 379.09 FEET (SOUTH 23 DEGREES 34 MINUTES, 01 SECOND WEST, 375.98 FEET, CHORD BEARING AND DISTANCE), TO THE POINT OF TANGENCY OF SAID CURVE; THENCE, CONTINUE ON SAID RIGHT OF WAY LINE, SOUTH 36 DEGREES, 09 MINUTES 50 SECONDS WEST, 200.00 FEET TO A POINT OF CURVATURE; THENCE, CONTINUE ON SAID RIGHT OF WAY LINE, AROUND AND ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1103.00 FEET AND A DELTA OF 40 DEGREES, 59 MINUTES, 06 SECONDS, AN ARC DISTANCE OF 789.00 FEET (SOUTH 15 DEGREES, 40 MINUTES, 16 SECONDS WEST, 772.29 FEET, CHORD BEARING AND DISTANCE), TO THE POINT OF SAID CURVE; THENCE, CONTINUE ON SAID RIGHT OF WAY LINE, SOUTH 04 DEGREES, 49 MINUTES, 17 SECONDS EAST, 58.92 FEET TO THE NORTH LINE OF GOVERNMENT LOT 4 OF SAID SECTION 29; THENCE ON SAID NORTH LINE, SOUTH 88 DEGREES, 46 MINUTES, 30 SECONDS WEST, 785.92 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE OF SAID NORTH LINE, SOUTH 88 DEGREES, 46 MINUTES, 30 SECONDS WEST, 528.00 FEET; THENCE, NORTH 04 DEGREES, 42 MINUTES, 32 SECONDS WEST, 290.28 FEET; THENCE, NORTH 76 DEGREES, 54 MINUTES, 54 SECONDS EAST, 130.02 FEET; THENCE, NORTH 79 DEGREES, 42 MINUTES, 24 SECONDS EAST, 397.52 FEET TO A POINT OF CURVATURE; THENCE, AROUND AND ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 200.00 FEET AND A DELTA OF 20 DEGREES, 09 MINUTES, 16 SECONDS, AN ARC DISTANCE OF 70.35 FEET (NORTH 69 DEGREES, 37 MINUTES, 46 SECONDS EAST, 69.99 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF SAID CURVE, SAID POINT HAVING A RADIAL BEARING OF NORTH 30 DEGREES, 26 MINUTES, 52 SECONDS WEST; THENCE, SOUTH 01 DEGREE, 17 MINUTES, 26 SECONDS WEST, 219.11 FEET; THENCE, SOUTH 08 DEGREES, 16 MINUTES, 25 SECONDS WEST, 185.72 FEET TO THE POINT OF BEGINNING.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

FIELD STREET (60 FOOT RIGHT-OF-WAY)

AMELIA PARK PHASE ONE UNIT 6 PLAT BOOK 6, PAGES 313 & 314

AMELIA PARK PHASE ONE UNIT 3 PLAT BOOK 6, PAGES 213 & 214

SECTION 30, TOWNSHIP 3 NORTH, RANGE 28 EAST
SECTION 25, TOWNSHIP 3 NORTH, RANGE 27 EAST

SITE BENCHMARK #1
FOUND NAIL & DISK "LB 6756"
ELEVATION = 18.09' NAVD '88
FIELD BOOK X-302, PAGE 46

SITE BENCHMARK #2
FOUND NAIL & DISK "LB 6756"
ELEVATION = 17.55' NAVD '88
FIELD BOOK X-302, PAGE 46

SANITARY MANHOLE
RIM ELEVATION = 18.16'
NORTH INVERT = 9.29'
EAST INVERT = 9.36'
(CLOSED) WEST INVERT = 9.33'

SANITARY MANHOLE
RIM ELEVATION = 17.97'

LAKE PARK DRIVE (50 FOOT RIGHT-OF-WAY)

FOUND NAIL & DISK "LB 6756"
FOUND NAIL & DISK "LB 6756"
FOUND NAIL & DISK "LB 6756"
FOUND 1/2" IRON ROD & CAP "LB 7039"
FOUND 1/2" IRON ROD & CAP "LB 7039"
FOUND 4"X4" CONCRETE MONUMENT "LB 6756"
FOUND 4"X4" CONCRETE MONUMENT "LB 7039"
FOUND 4"X4" CONCRETE MONUMENT "PRM 3129"
FOUND 4"X4" CONCRETE MONUMENT (ILLEGIBLE)
FOUND 1/2" IRON ROD & CAP "CLARY"

CURB INLET
GRATE ELEVATION = 17.05'

CURB INLET CAP (ILLEGIBLE)
GRATE ELEVATION = 17.68'
48" RCP-EAST INVERT = 10.99'
42"-RCP NORTH INVERT = 11.38'
BOTTOM ELEVATION = 10.97'
(UNABLE TO DETERMINE WEST INVERT)

WATERMAN IN THIS AREA IS 3.00' BELOW GROUND GROUND ELEVATION=18.54'
WATERLINE ELEVATION=15.49'

TRACT "M"
AMELIA PARK,
PHASE ONE-UNIT SEVEN
PLAT BOOK 6, PAGE 366

15' DRAINAGE EASEMENT PLAT BOOK 6, PAGE 366

15' UTILITY EASEMENT (O.R.B. 642, PAGE 1005) PER PLAT BOOK 6, PAGE 366

N76°54'54"E 130.02'
N79°42'24"E 300.03'
N79°42'24"E 397.52'
(BR)
308.99'
50.33'
97.49

S01°17'26"W 219.11'
S08°16'25"W 185.72'
S04°49'17"E 58.92'
S88°46'30"W 785.92'
S88°46'30"W 528.00'
N04°42'32"W 290.28'

APPROXIMATE LOCATION OF DIRT WALKING TRAIL
TOP OF POND BANK
EDGE OF WATER
TOP OF POND BANK
EDGE OF WATER

4.42 ACRES ±
PER FIELD STUDY
PARCEL B
O.R.B. 728
PAGE 429
V A C A N T

DIRT PILE

15' FORCEMAIN EASEMENT O.R.B. 642, PAGE 1005

15' FORCEMAIN EASEMENT (NO. 2) O.R.B. 642, PAGE 1005

50-FOOT DRAINAGE EASEMENT (O.R.B. 672, PAGE 1170) PER PLAT BOOK 6, PAGE 213

3.0' WOOD RAILING

ABANDONED EQUIPMENT INSIDE 2' WOOD FENCE

0.85' WIDE CONCRETE HEADWALL
TOP OF HEADWALL ELEVATION=15.8'
INVERT 36" ROP = 10.94'

WELL HOUSE

POINT OF BEGINNING

STORM MANHOLE
RIM ELEVATION = 19.30'

STORM MANHOLE
RIM ELEVATRON = 19.68'

SANITARY MANHOLE
RIM ELEVATION = 19.53'

SANITARY MANHOLE
RIM ELEVATION = 19.05'

CATCH BASIN
GRATE ELEVATION = 18.65'

SANITARY MANHOLE
RIM ELEVATION = 19.27'

CATCH BASIN
GRATE ELEVATION = 18.06'

SANITARY MANHOLE
RIM ELEVATION = 18.83'

TRANSFORMER PADS

GROUND OF 8 WATER METERS

ASPHALT DRIVE

P.I.N. = 00-00-30-036A-0017-0020
ISLAND WALK SHOPPING CENTER

P.I.N. = 00-00-30-036A-0017-0020
ISLAND WALK SHOPPING CENTER

P.I.N. = 00-00-30-036A-0017-0020
ISLAND WALK SHOPPING CENTER

POINT OF REFERENCE
SOUTHEAST CORNER OAK CREST SUBDIVISION
PLAT BOOK 5, PAGE 135

S10°58'12"W 1243.47'

TRACT "E"
AMELIA PARK, PHASE ONE-UNIT THREE
PLAT BOOK 6, PAGE 213

S36°09'50"W 200.00'

C1
C2
C3

CERTIFIED TO:
MCS DEVELOPMENT CORPORATION

SURVEY NOTES:

1) The "Legal Description" hereon is in accord with the description provided by the client.
2) Underground improvements were not located or shown.
3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
4) Bearings shown hereon are based on N79°42'24"E for the Southerly right-of-way line of Lake Park Drive. The bearing reference line is indicated as thus (BR).
5) "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.
6) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C 0239G, 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 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
7) Site Benchmark is as shown hereon.
8) Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)
9) The Reference Benchmark is a Found Nail & Disk located at the intersection of Park Avenue & Lake Park Drive. (Elevation = 20.12' NAVD '88).
10) 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.

TREE LEGEND

TREE = (UNKNOWN SPECIES)
CHY. = CHERRY TREE
MAG = MAGNOLIA TREE
MPL = MAPLE TREE
HB = HACKBERRY TREE
P = PINE TREE
O = OAK TREE

TREE DISCLAIMER:
SPECIES OF TREES HAVE BEEN IDENTIFIED TO THE BEST OF OUR KNOWLEDGE AND BELIEF; HOWEVER MANZIE & DRAKE LAND SURVEYING WILL ASSUME NO LIABILITY, EXPRESSED OR IMPLIED, FOR THE CORRECTNESS OF SAID SPECIES IDENTIFICATION.

TREES HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE UNDER CURRENT CONDITIONS AND HAVE A POSITIONAL TOLERANCE OF APPROXIMATELY 2 TO 3 FEET. CRITICAL TREES SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.

LEGEND

℄ = CENTERLINE
E = ELECTRICAL BOX
E = ELECTRICITY METER
FH = FIRE HYDRANT
WV = WATER VALVE
O.R.B. = OFFICIAL RECORDS BOOK
P.I.N. = PARCEL IDENTIFICATION NUMBER
T = TELEPHONE PEDESTAL
W = WATER METER
-x-x- = WOOD FENCE
W = WELL

REVISIONS:

1) REVISED ON 07/05/2018 TO SHOW TREE & TOPOGRAPHIC INFORMATION. (BH)
2) REVISED ON 07/30/2018 TO SHOW VARIOUS EASEMENTS AND REFERENCE SECTION LINE. (WKD)

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	70.35'	200.00'	20°09'16"	N69°37'46"E	69.99'
C2	789.00'	1103.00'	40°59'07"	S15°40'16"W	772.29'
C3	379.03'	861.98'	25°11'38"	N23°34'01"E	375.98'

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

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

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

SCALE: 1"=30' JOB NO: 20083 DATE: 09/07/17 CADD: BH
F.B. NO: X-302 PAGE NO: 45 FIELD CREW: SS FILE NO: C-825

COPYRIGHT © 2017 BY MANZIE AND DRAKE LAND SURVEYING

"AMELIA PARK LAKESIDE"

A PORTION OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 28 EAST, FERNANDINA BEACH, NASSAU COUNTY, FLORIDA

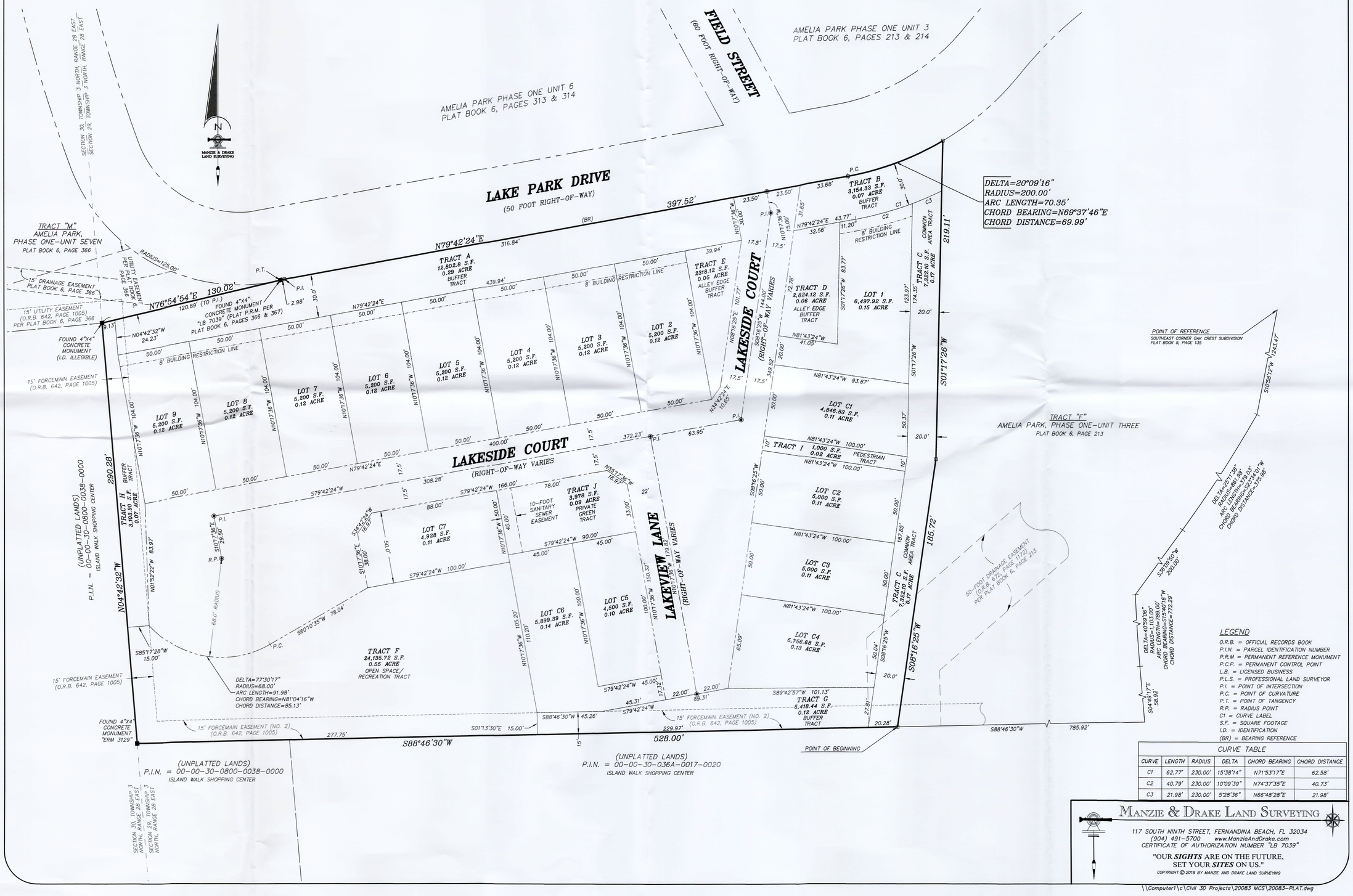
OFFICIAL RECORDS BOOK _____ PAGE _____

SHEET 2 OF 2 SHEETS

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.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MANZIE & DRAKE LAND SURVEYING
SECTION 30, TOWNSHIP 3 NORTH, RANGE 28 EAST
SECTION 29, TOWNSHIP 3 NORTH, RANGE 28 EAST
AMELIA PARK PHASE ONE UNIT 6
PLAT BOOK 6, PAGES 313 & 314
FIELD STREET
(60 FOOT RIGHT-OF-WAY)
AMELIA PARK PHASE ONE UNIT 3
PLAT BOOK 6, PAGES 213 & 214
LAKE PARK DRIVE
(50 FOOT RIGHT-OF-WAY)
N79°42'24"E 397.52' (BR)
316.84'
TRACT "M"
AMELIA PARK,
PHASE ONE-UNIT SEVEN
PLAT BOOK 6, PAGE 366
RADIUS=125.00'
15' DRAINAGE EASEMENT
PLAT BOOK 6, PAGE 366
15' UTILITY EASEMENT
(O.R.B. 642, PAGE 1005)
PER PLAT BOOK 6, PAGE 366
15' FORCEMAIN EASEMENT
(O.R.B. 642, PAGE 1005)
N76°54'54"E 130.02'
120.89' (TO P.I.)
FOUND 4"X4" CONCRETE MONUMENT
"LB 7039" (PLAT P.R.M. PER
PLAT BOOK 6, PAGES 366 & 367)
P.T.
P.I.
2.98'
30.0'
FOUND 4"X4" CONCRETE MONUMENT (I.D. ILLEGIBLE)
N04°42'32"W 24.23'
8' BUILDING RESTRICTION LINE
TRACT A
12,802.8 S.F.
0.29 ACRE
BUFFER TRACT
TRACT E
2318.12 S.F.
0.05 ACRE
ALLEY EDGE BUFFER TRACT
LAKESIDE COURT
(RIGHT-OF-WAY VARIES)
TRACT B
3,154.33 S.F.
0.07 ACRE
BUFFER TRACT
P.C.
DELTA=20°09'16"
RADIUS=200.00'
ARC LENGTH=70.35'
CHORD BEARING=N69°37'46"E
CHORD DISTANCE=69.99'
TRACT D
2,834.12 S.F.
0.06 ACRE
ALLEY EDGE BUFFER TRACT
LOT 1
6,497.92 S.F.
0.15 ACRE
TRACT C
7,322.10 S.F.
0.17 ACRE
COMMON AREA TRACT
219.11'
S01°17'26"W
LOT 2
5,200 S.F.
0.12 ACRE
LOT 3
5,200 S.F.
0.12 ACRE
LOT 4
5,200 S.F.
0.12 ACRE
LOT 5
5,200 S.F.
0.12 ACRE
LOT 6
5,200 S.F.
0.12 ACRE
LOT 7
5,200 S.F.
0.12 ACRE
LOT 8
5,200 S.F.
0.12 ACRE
LOT 9
5,200 S.F.
0.12 ACRE
LOT C1
4,846.83 S.F.
0.11 ACRE
LOT C2
5,000 S.F.
0.11 ACRE
LOT C3
5,000 S.F.
0.11 ACRE
LOT C4
5,756.58 S.F.
0.13 ACRE
TRACT I
1,000 S.F.
0.02 ACRE
PEDESTRIAN TRACT
10' BUILDING RESTRICTION LINE
N81°43'24"W 93.87'
N81°43'24"W 41.05'
N81°43'24"W 100.00'
POINT OF REFERENCE
SOUTHEAST CORNER OAK CREST SUBDIVISION
PLAT BOOK 5, PAGE 135
S10°58'12"W 1243.47'
TRACT "F"
AMELIA PARK, PHASE ONE-UNIT THREE
PLAT BOOK 6, PAGE 213
DELTA=25°11'58"
RADIUS=280.00'
ARC LENGTH=123.13'
CHORD BEARING=S23°34'01"W
CHORD DISTANCE=122.14'
S36°09'05"W 200.00'
DELTA=40°39'08"
RADIUS=41.00'
ARC LENGTH=29.09'
CHORD BEARING=S15°40'16"W
CHORD DISTANCE=28.49'
S04°49'17"E 58.92'
50-FOOT DRAINAGE EASEMENT
(O.R.B. 672, PAGE 1172)
PER PLAT BOOK 6, PAGE 213
S08°16'25"W 185.72'
S88°46'30"W 785.92'
POINT OF BEGINNING
TRACT H
3,103.90 S.F.
0.07 ACRE
BUFFER TRACT
290.28'
N04°42'32"W
N01°32'22"W 83.97'
(UNPLATTED LANDS)
P.I.N. = 00-00-30-0800-0038-0000
ISLAND WALK SHOPPING CENTER
P.I.
S01°17'36"E 29.50'
R.P.
68.0' RADIUS
S60°10'35"W 78.04'
P.C.
S85°17'28"W 15.00'
DELTA=77°30'17"
RADIUS=68.00'
ARC LENGTH=91.98'
CHORD BEARING=N81°04'16"W
CHORD DISTANCE=85.13'
15' FORCEMAIN EASEMENT (O.R.B. 642, PAGE 1005)
FOUND 4"X4" CONCRETE MONUMENT "ERM 3129"
15' FORCEMAIN EASEMENT (NO. 2) (O.R.B. 642, PAGE 1005)
277.75'
S88°46'30"W
S01°13'30"E 15.00'
S88°46'30"W 45.26'
S79°42'24"W
229.97'
528.00'
15' FORCEMAIN EASEMENT (NO. 2) (O.R.B. 642, PAGE 1005)
(UNPLATTED LANDS)
P.I.N. = 00-00-30-0800-0038-0000
ISLAND WALK SHOPPING CENTER
SECTION 30, TOWNSHIP 3 NORTH, RANGE 28 EAST
SECTION 29, TOWNSHIP 3 NORTH, RANGE 28 EAST
(UNPLATTED LANDS)
P.I.N. = 00-00-30-036A-0017-0020
ISLAND WALK SHOPPING CENTER
LOT C7
4,928 S.F.
0.11 ACRE
LOT C6
5,899.39 S.F.
0.14 ACRE
LOT C5
4,500 S.F.
0.10 ACRE
TRACT F
24,135.72 S.F.
0.55 ACRE
OPEN SPACE/
RECREATION TRACT
TRACT J
3,978 S.F.
0.09 ACRE
PRIVATE GREEN EASEMENT
10-FOOT SANITARY SEWER EASEMENT
LAKEVIEW LANE
(RIGHT-OF-WAY VARIES)
N01°17'36"W 179.82'
S89°42'57"W 101.13'
TRACT G
5,418.44 S.F.
0.12 ACRE
BUFFER TRACT
S04°49'17"E 58.92'
20.28'
27.81'
89.31'
22.00'
N34°42'24"E 10.65'
N08°16'25"E 101.77'
S08°16'25"W 144.00'
VARIES
N01°17'36"W 30.00'
N01°17'36"W 15.00'
S01°17'36"E 38.00'
S34°42'28"W 16.97'
N53°17'36"W 16.97'
S08°16'25"W 50.00'
N01°17'36"W 105.20'
110.20'
N01°17'36"W 100.00'
150.32'
S08°16'25"W 50.04'
S01°17'36"E 45.00'
S79°42'24"W 45.00'
17.32'
S79°42'24"W 90.00'
S79°42'24"W 100.00'
S79°42'24"W 166.00'
78.00'
88.00'
308.28'
372.23'
63.95'
400.00'
N79°42'24"E 50.00'
S79°42'24"W 50.00'
N79°42'24"E 43.77'
11.20'
32.56'
72.78'
83.77'
S01°17'26"W
123.97'
174.35'
157.85'
N01°17'36"W 104.00'
N01°17'36"W 104.00'
N01°17'36"W 104.00

Amelia Park

AMELIA ISLAND, FLORIDA

LAKESIDE

AP LAKESIDE, LLC

GENERAL NOTES

1. All construction shall be performed in a good workmanship manner using methods that are consistent with industry standards; in accordance with the approved plans; and shall comply with all applicable City of Fernandina Beach (COFB) Subdivision and Land Development Regulations and Practices and required State or Federal permit approvals including but not limited to the Department of Environmental Protection and the St. Johns River Water Management District (SJRWMD).

2. The contractor(s) shall visit the site prior to submitting a work proposal to become familiar with existing, on-the-ground conditions of the project site. Existing conditions as reflected on the construction documents were compiled from best available information including, but not limited to, topographic surveys and "As-Built" drawings made available to the engineer. Boundary, tree and topographic survey information was provided by Manzie & Drake Surveyors, 904.491.5700.

3. The contractor shall schedule and hold pre-construction conferences as required by the various regulatory entities involved in the inspection and approval process. The contractor shall schedule all work and inspections with the inspectors for the various approving entities.

4. The contractor must call for utility locates prior to any construction and shall use extreme caution while working in areas of exiting structures and utilities. The contractor shall make repairs and/or pay for any repairs required as a result of damage caused by its work.

5. Refer to the Water and Sewer Detail Sheets for instructions and conditions associated with said work. All utility work shall be accomplished in accordance with COFB Standard Details, Specifications and Construction requirements, latest by a Florida Certified Utility Contractor.

6. The contractor shall provide "As-Built" drawings for all construction as required by and acceptable to the the Engineer of Record and all entities responsible for final approval and acceptance of the work. No final payment will be certified or made until all "As-Builts" are approved by the appropriate entities.

7. The contractor shall obtain any and all right-of-way or construction permits required by the local municipality and/or state.

8. The contractor shall comply with ALL NPDES sediment and erosion regulations including but not limited all monitoring and reporting requirements.

9. It is the intension of the Developer to maximize tree and understory preservation. Tree survey shows only trees that are 5" and larger. There are many trees less than 5" that are worthy of preservation in clusters. Trees shown on Tree Removal & Preservation Plan depicts trees in work areas that are to be preserved. Impacts to trees not affected by construction shall be avoided.

INDEX TO DRAWINGS

SHEET	DESCRIPTION
1	COVER
2	EXISTING SURVEY
3	HORIZONTAL CONTROL PLAN/NOTES
4	PAVING & DRAINAGE PLAN
5	WATER & SEWER PLAN
6	SEDIMENT CONTROL & TREE REMOVAL/PRESERVATION PLAN
PDD-1	PAVING & DRAINAGE DETAILS
WSD-1	SEWER DETAILS
WSD-2	WATER DETAILS
SCD-1	SEDIMENT CONTROL DETAILS & SPECIFICATIONS

VICINITY MAP
NTS
JULY 2018
AUGUST, 2018
SEPTEMBER, 2018

GENERAL PROJECT INFORMATION

Property Appraiser Number (RE #)	29-3N-28-0000-0003-0090
Section/Township/Range	29 / 3 North / 28 East
Land Use	Med. Density Residential
Zoning Designation	R-2, PUD 2018-07, last amended
FIRM – Community – Panel	Panel 12089C 0239G, Dated 08/02/2017
Flood Zones	X
Vertical Datum Used for Project	NAVD 1988
Density	4.42 Acres, 16 Lots, 3.62 Units / Acre

PLAN APPROVAL

_____ _____
Date

_____ _____
Date

PLAN APPROVAL IS SUBJECT TO THE FOLLOWING NOTES AND CONDITIONS:

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

City of Fernandina Beach Site Plan Review			
	Approval		Signature
	Yes	No	
Storm Water	✓		
Utilities	✓		
Fire	✓		
Planning	✓		
Building	✓		
Code Enforcement	✓		
Streets	✓		
Trees			

MICHAEL ANTONOPOULOS, LLC
RESULTS THAT START WITH VISION
228 CLATTER BRIDGE ROAD
PONTE VEDRA, FLORIDA
904.361.8193 ma-llc@comcast.net
CERTIFICATE OF AUTHORIZATION #30138

MICHAEL ANTONOPOULOS, P.E., REG. NO. 32620 9/27/18

NOTICE: THESE CONDITION OF USE SHALL APPLY TO ALL USERS.
DATA CONTAINED HEREIN MAY BE SUBJECT TO CHANGE WITHOUT NOTICE OR OBLIGATION
RESPONSIBILITY FOR THE ACCURACY OF CURRENT CONDITIONS AND/OR DIGITAL TRANSFER IS IS SOLELY THAT OF THE USER.
THE SIGNED AND SEALED DOCUMENTS TAKE PRECEDENCE OVER MAGNETIC OR ELECTRONICALLY STORED MEDIUM.
THE FOLLOWING FORMAT AND TECHNIQUE ARE THE PROPERTY OF MICHAEL ANTONOPOULOS, LLC.
ND PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF THE OWNER.

MAP OF BOUNDARY & TOPOGRAPHIC SURV

PORTIONS OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA; SAID PORTIONS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL B:

A PARCEL OF LAND LYING IN AND BEING PART OF SAID SECTION 29 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF OAK CREST SUBDIVISION, AS RECORDED IN PLAT BOOK 5, PAGE 135, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE; ON THE WESTERLY RIGHT OF WAY LINE OF CITRONA DRIVE (FORMERLY WILL HARDEE ROAD), A 66 FOOT RIGHT OF WAY AS NOW ESTABLISHED, SOUTH 10 DEGREES, 58 MINUTES, 12 SECONDS WEST, 1243.47 FEET TO A POINT OF CURVATURE; THENCE, CONTINUE ON SAID RIGHT OF WAY LINE, AROUND AND ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 861.98 FEET AND A DELTA OF 25 DEGREES, 11 MINUTES, 38 SECONDS, AN ARC DISTANCE OF 379.09 FEET (SOUTH 23 DEGREES 34 MINUTES, 01 SECOND WEST, 375.98 FEET, CHORD BEARING AND DISTANCE), TO THE POINT OF TANGENCY OF SAID CURVE; THENCE, CONTINUE ON SAID RIGHT OF WAY LINE, SOUTH 36 DEGREES, 09 MINUTES 50 SECONDS WEST, 200.00 FEET TO A POINT OF CURVATURE; THENCE, CONTINUE ON SAID RIGHT OF WAY LINE, AROUND AND ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1103.00 FEET AND A DELTA OF 40 DEGREES, 59 MINUTES, 06 SECONDS, AN ARC DISTANCE OF 789.00 FEET (SOUTH 15 DEGREES, 40 MINUTES, 16 SECONDS WEST, 772.29 FEET, CHORD BEARING AND DISTANCE), TO THE POINT OF SAID CURVE; THENCE, CONTINUE ON SAID RIGHT OF WAY LINE, SOUTH 04 DEGREES, 49 MINUTES, 17 SECONDS EAST, 58.92 FEET TO THE NORTH LINE OF GOVERNMENT LOT 4 OF SAID SECTION 29; THENCE ON SAID NORTH LINE, SOUTH 88 DEGREES, 46 MINUTES, 30 SECONDS WEST, 785.92 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE OF SAID NORTH LINE, SOUTH 88 DEGREES, 46 MINUTES, 30 SECONDS WEST, 528.00 FEET; THENCE, NORTH 04 DEGREES, 42 MINUTES, 32 SECONDS WEST, 290.28 FEET; THENCE, NORTH 76 DEGREES, 54 MINUTES, 54 SECONDS EAST, 130.02 FEET; THENCE, NORTH 79 DEGREES, 42 MINUTES, 24 SECONDS EAST, 397.52 FEET TO A POINT OF CURVATURE; THENCE, AROUND AND ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 200.00 FEET AND A DELTA OF 20 DEGREES, 09 MINUTES, 16 SECONDS, AN ARC DISTANCE OF 70.35 FEET (NORTH 69 DEGREES, 37 MINUTES, 46 SECONDS EAST, 69.99 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF SAID CURVE, SAID POINT HAVING A RADIAL BEARING OF NORTH 30 DEGREES, 26 MINUTES, 52 SECONDS WEST; THENCE, SOUTH 01 DEGREE, 17 MINUTES, 26 SECONDS WEST, 219.11 FEET; THENCE, SOUTH 08 DEGREES, 16 MINUTES, 25 SECONDS WEST, 185.72 FEET TO THE POINT OF BEGINNING.

POINT OF REFERENCE
SOUTHEAST CORNER OAK CREST SUBDIVISION
PLAT BOOK 5, PAGE 135

City of Fernandina Beach Site Plan Review			
	Approval		Signature
	Yes	No	
Storm Water	✓		
Utilities	✓		
Fire	✓		
Planning	✓		
Building	✓		
Code Enforcement	✓		
Streets	✓		
Trees			

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

AMELIA PARK PHASE ONE UNIT 3
PLAT BOOK 6, PAGES 213 & 214

AMELIA PARK PHASE ONE UNIT 6
PLAT BOOK 6, PAGES 313 & 314

FIELD STREET
(60 FOOT RIGHT-OF-WAY)

LAKE PARK DRIVE
(60 FOOT RIGHT-OF-WAY)

SITE BENCHMARK #1
FOUND NAIL & DISK "LB 6756"
ELEVATION = 18.09' NAVD '88
FIELD BOOK X-302, PAGE 45

SITE BENCHMARK #2
FOUND NAIL & DISK "LB 6756"
ELEVATION = 17.55' NAVD '88
FIELD BOOK X-302, PAGE 45

SANITARY MANHOLE
RIM ELEVATION = 17.97'

SANITARY MANHOLE
RIM ELEVATION = 18.18'
NORTH INVERT = 9.29'
EAST INVERT = 9.36'
(CLOSED) WEST INVERT = 9.37'

CURB INLET
GRATE ELEVATION = 17.05'

CURB INLET CAP (ILLEGIBLE)
GRATE ELEVATION = 17.62'
48" RCP-EAST INVERT = 10.99'
48" RCP-NORTH INVERT = 11.38'
BOTTOM ELEVATION = 10.31'
(UNABLE TO DETERMINE WEST INVERT) = 787.

TRACT "M"
AMELIA PARK,
PHASE ONE-UNIT SEVEN
PLAT BOOK 6, PAGE 388

TRACT "E"
AMELIA PARK, PHASE ONE-UNIT THREE
PLAT BOOK 6, PAGE 213

N79°42'24"E 397.52'
N76°54'54"E 130.02'
N79°42'24"E 300.03'
S88°46'30"W 528.00'
S88°46'30"W 785.92'
N04°42'32"W 290.28'
S08°11'26"W 219.11'
S08°16'25"W 185.72'
S36°25'50"W 200.00'
S04°49'17"E 58.92'

4.42 ACRES ±
PER FIELD STUDY
PARCEL B
O.R.B. 728
PAGE 429
V A C A N T

P.I.N. = 00-00-30-036A-0017-0020
ISLAND WALK SHOPPING CENTER

15' FORCEMAIN EASEMENT (NO. 2)
O.R.B. 642, PAGE 1005

15' FORCEMAIN EASEMENT
O.R.B. 642, PAGE 1005

50-FOOT DRAINAGE EASEMENT
(O.R.B. 612,
PER PLAT BOOK 6, PAGE 213)

APPROXIMATE LOCATION OF DIRT WALKING TRAIL

APPROXIMATE LOCATION OF CROSS DRAIN

EDGE OF WATER

3.0' WOOD RAILING

ABANDONED EQUIPMENT INSIDE 3' WOOD FENCE

0.65' WIDE CONCRETE HEADWALL
TOP OF HEADWALL ELEVATION=15.6'
INVERT 36" RCP = 10.94'

WELL HOUSE

FOUND 1/2" IRON ROD

FOUND 4"x4" CONCRETE MONUMENT "LB 6756"

FOUND 4"x4" CONCRETE MONUMENT "ERM 3129"

FOUND 1/2" IRON ROD & CAP "CLARY"

FOUND 1/2" IRON ROD & CAP "LB 7039"

FOUND 4"x4" CONCRETE MONUMENT (ILLEGIBLE)

IRONBRIDGE PASS

GROOM OF 8 WATER METERS

ASPHALT DRIVE

POINT OF BEGINNING

STORM MANHOLE
RIM ELEVATION = 19.30'

STORM MANHOLE
RIM ELEVATION = 19.96'

CATCH BASIN
GRATE ELEVATION = 18.65'

SANITARY MANHOLE
RIM ELEVATION = 19.05'

SANITARY MANHOLE
RIM ELEVATION = 19.53'

SANITARY MANHOLE
RIM ELEVATION = 19.27'

CATCH BASIN
GRATE ELEVATION = 18.05'

SANITARY MANHOLE
RIM ELEVATION = 18.83'

P.I.N. = 00-00-30-036A-0017-0020
ISLAND WALK SHOPPING CENTER

SECTION 30, TOWNSHIP 3 NORTH, RANGE 28 EAST
SECTION 29, TOWNSHIP 3 NORTH, RANGE 28 EAST

ISLAND WALK SHOPPING CENTER

CERTIFIED TO:
MCS DEVELOPMENT CORPORATION

SHEET 2

AMELIA PARK LAKESIDE

SURVEY NOTES:

1) The "Legal Description" hereon is in accord with the description provided by the client.
2) Underground improvements were not located or shown.
3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
4) Bearings shown hereon are based on N79°42'24"E for the Southerly right-of-way line of Lake Park Drive. The bearing reference line is indicated as thus (BR).
5) "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.
6) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C 0239C, Dated 08/02/2017. Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at All data should be verified by Nassau County Building Department for accuracy. We as no liability for its accuracy. Flood Zone information is not covered by the certification and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursu to Section 472.027, Florida Statutes.
7) Site Benchmark is as shown hereon.
8) Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '8
9) The Reference Benchmark is a Found Nail & Disk located at the intersection of Park Avenue & Lake Park Drive. (Elevation = 20.12' NAVD '88).
10) This survey is protected by copyright and is certified only to the entities listed and ant this particular transaction. Any use or reproduction of this survey without the express w permission of the surveyor is prohibited. Use of this survey in any subsequent transacti expressly prohibited and is not authorized. The surveyor expressly disclaims any certific any parties in future transactions. No entity other than those listed should rely upon t

TREE LEGEND
TREE = (UNKNOWN SPECIES)
CHY = CHERRY TREE
MAG = MAGNOLIA TREE
MPL = MAPLE TREE
HB = HACKBERRY TREE
C = PINE TREE
O = OAK TREE

TREE DISCLAIMER:
SPECIES OF TREES HAVE BEEN IDENTIFIED TO THE BEST OF OUR KNOWLEDGE AND BELIEF; HOWEVER MANZIE & DRAKE LAND SURVEYING WILL ASSUME NO LIABILITY, EXPRESSED OR IMPLIED, FOR THE CORRECTNESS OF SAID SPECIES IDENTIFICATION.

TREES HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE UNDER CURRENT CONDITIONS AND HAVE A POSITIONAL TOLERANCE OF APPROXIMATELY 2 TO 3 FEET. CRITICAL TREES SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.

LEGEND
℄ = CENTERLINE
EB = ELECTRICAL BOX
EM = ELECTRICITY METER
FH = FIRE HYDRANT
WV = WATER VALVE
O.R.B. = OFFICIAL RECORDS BOOK
P.I.N. = PARCEL IDENTIFICATION NUMBER
TB = TELEPHONE PEDESTAL
WM = WATER METER
WF = WOOD FENCE
● = WELL

REVISIONS:
1) REVISED ON 07/05/2018 TO SHOW TREE & TOPOGRAPHIC INFORMATION. (BH)
2) REVISED ON 07/30/2018 TO SHOW VARIOUS EASEMENTS AND REFERENCE SECTION LINE. (WKD)

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	70.35'	200.00'	20°09'16"	N69°37'46"E	69.99'
C2	789.00'	1103.00'	40°59'07"	S15°40'16"W	772.29'
C3	379.03'	861.98'	25°11'36"	N23°34'01"E	375.98'

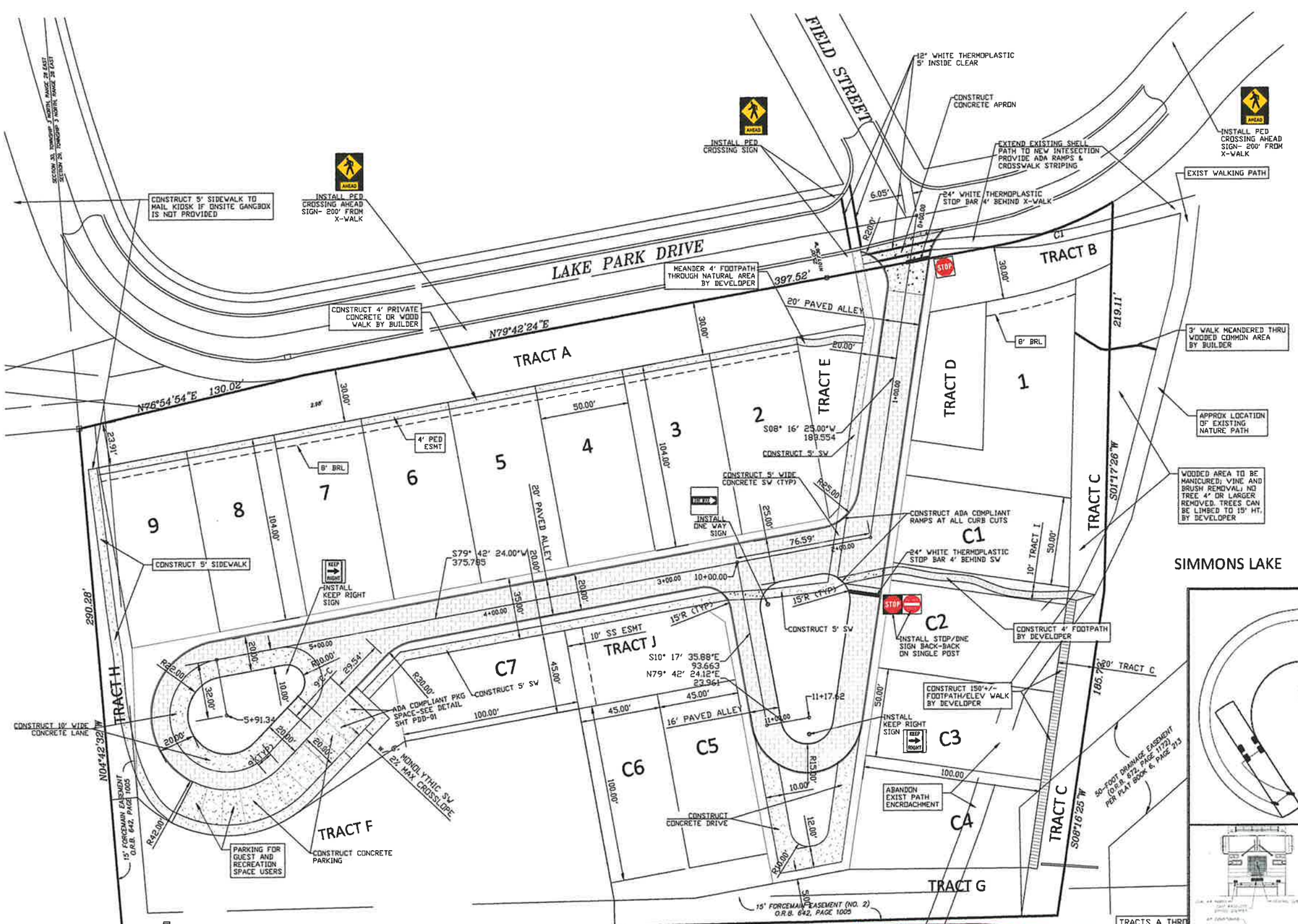
THE INFORMATION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

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

MANZIE & DRAKE LAND SURVE
117 South Ninth Street, Fernandina Beach, FL 32
(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"=30' JOB NO: 20083 DATE: 09/07/17 CADD: BH
F.B. NO: X-302 PAGE NO: 45 FIELD CREW: SS FILE NO: C-825

© 2017 BY MANZIE AND DRAKE LAND SURVEYING



SCALE

LOTS 1 THRU 9: HOUSE TYPE III

MIN LOT WIDTH	50'
SIDE YARD SETBACK	10% LOT WIDTH
MAIN HOUSE SETBACK	16'
PORCH SETBACK	8'
	UP TO 40% OF FACADE MAY BE ENCLOSED
GARAGE SETBACK	3'

LOTS C1 THRU C7: HOUSE TYPE II

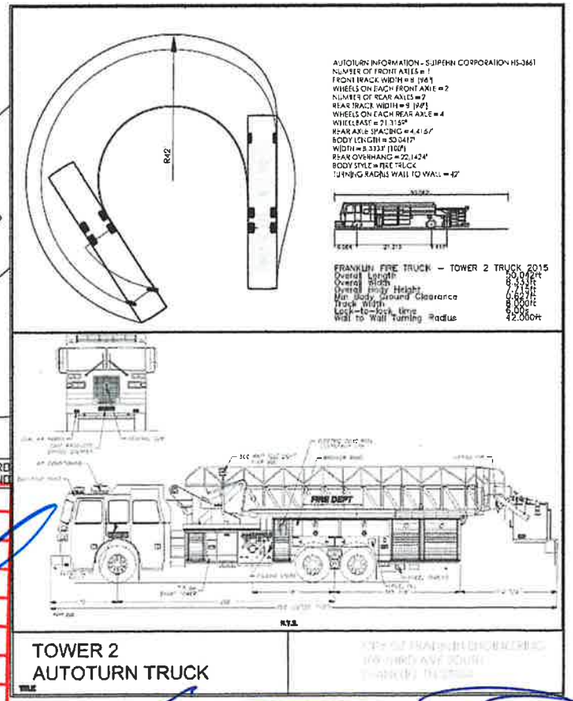
MIN LOT WIDTH	40'
SIDE YARD SETBACK	10% LOT WIDTH
MAIN HOUSE SETBACK	10'
PORCH SETBACK	2'
GARAGE SETBACK	3'

TRACT A: PRESERVED UNDISTURBED WOODED BUFFER
TRACT B: PRESERVED UNDISTURBED WOODED BUFFER
TRACT C: COMMON WOODED AREA
TRACT D: WOODED ALLEY EDGE BUFFER
TRACT E: WOODED ALLEY EDGE BUFFER
TRACT F: OPEN SPACE
TRACT G: PRESERVED WOODED BUFFER
TRACT H: BUFFER
TRACT I: PEDESTRIAN TRACT
TRACT J: COMMON LOT GREEN

NOTES:

1. TRACTS A THRU H SHALL BE DEDICATED AT NO COST TO AMELIA PARK NEIGHBORHOOD ASSOCIATION, INC.
2. TRACT I SHALL BE OWNED BY LOTS OWNERS OF AMELIA PARK LAKESIDE
3. TRACT J SHALL BE OWNED IN UNDIVIDED INTEREST BY THE OWNERS OF LOTS C6, C6 AND C7.

SIMMONS LAKE



TOWER 2
AUTOTURN TRUCK

City of Fernandina Beach Site Plan Review			
	Approval		Signature
	Yes	No	
Storm Water	✓		
Utilities	✓		
Fire	✓		
Planning	✓		
Building	✓		
Code Enforcement	✓		
Streets	✓		

4	TRACT C REVISION, ENHANCEMENTS	9/22/18
3	REVISED LAKEVIEW LANE GEOMETRY, ENHANCEMENTS	9/12/18
2	CHANGE ROADWAY CONFIGURATION	8/20/18

MICHAEL ANTONOPOULOS, LLC
RESULTS THAT START WITH VISION
228 CLATTER BRIDGE ROAD - PONTE VEDRA, FL 32081

AMELIA PARK LAKESIDE

HORIZONTAL CONTROL PLAN

SHEET No
3
JULY 2018

MICHAEL ANTONOPOULOS, P.E. #32520

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THE CONTRACTOR SHALL LEGIBLY MARK AS-BUILT CHANGES ON A SET OF PLANS AND/OR ELECTRONICALLY STORED MEDIUM.
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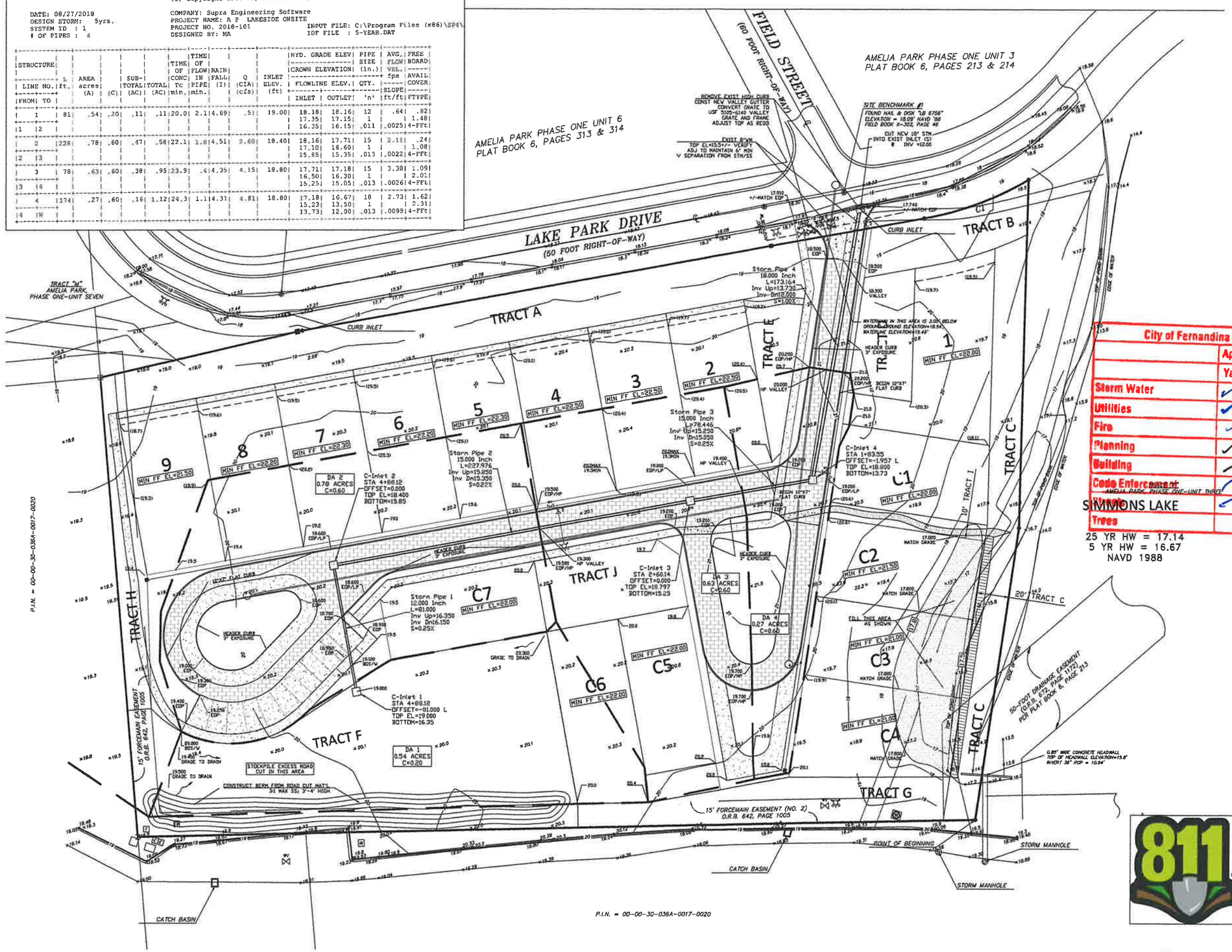
Supra-4 (V5.20) - Storm Sewer Design and Analysis
(c) Copyright 1987-99, Kato T. Dee, P.E.

DATE: 08/27/2018
DESIGN STORM: 5yrs.
SYSTEM ID : 1
OF PIPES : 4

COMPANY: Supra Engineering Software
PROJECT NAME: A P LAKESIDE ONSITE
PROJECT NO. 2016-101
DESIGNED BY: MA

INPUT FILE: C:\Program Files (x86)\SP4\
IDF FILE : 5-YEAR.DAT

STRUCTURE LINE NO. FROM	TO	L ft.	AREA acres (A)	C	SUB-TOTAL (AC)	TOTAL (AC)	TIME OF CONC Tc min.	TIME OF FLOW IN PIPE min.	RAIN FALL (I)	Q (CIA) (cfs)	INLET ELEV. (ft)	HYD. GRADE ELEV (CROWN ELEVATION) FLOWLINE ELEV. INLET	OUTLET	PIPE SIZE (in.) QTY. 'n'	AVG. FLOW VEL. fps SLOPE ft/ft	FREE BOARD AVAIL COVER FTYPE
1	2	81	.54	.20	.11	.11	20.0	2.1	4.69	.51	19.00	18.18	18.16	12	.64	.82
												17.35	17.15	1		1.48
												16.35	16.15	.011	.0025	4-FFC
2	3	228	.78	.60	.47	.58	22.1	1.8	4.51	2.60	18.40	18.16	17.71	15	2.11	.24
												17.10	16.60	1		1.08
												15.85	15.35	.013	.0022	4-FFC
3	4	78	.63	.60	.38	.95	23.9	.4	4.35	4.15	18.80	17.71	17.18	15	3.30	1.09
												16.50	16.30	1		2.01
												15.25	15.05	.013	.0026	4-FFC
4	IN	174	.27	.60	.16	1.12	24.3	1.1	4.31	4.81	18.80	17.18	16.67	18	2.73	1.62
												15.23	13.50	1		2.31
												13.73	12.00	.013	.0099	4-FFC



N

SCALE 30 0 15 30

3	REVISED GRADING-LAKEVIEW LANE	9/12/18
2	CHANGE ROADWAY CONFIGURATION	8/20/18

City of Fernandina Beach Site Plan Review

	Approval Yes	No	Signature
Storm Water	✓		
Utilities	✓		
Fire	✓		
Planning	✓		
Building	✓		
Code Enforcement	✓		
Trees			

25 YR HW = 17.14
5 YR HW = 16.67
NAVD 1988

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

MICHAEL ANTONOPOULOS, LLC
RESULTS THAT START WITH VISION
228 CLATTER BRIDGE ROAD - PONTE VEDRA, FL 32081
904.285.8525

AMELIA PARK LAKESIDE

PAVING & DRAINAGE PLAN

SHEET No. 4
JULY 2018

MICHAEL ANTONOPOULOS, P.E. #32520

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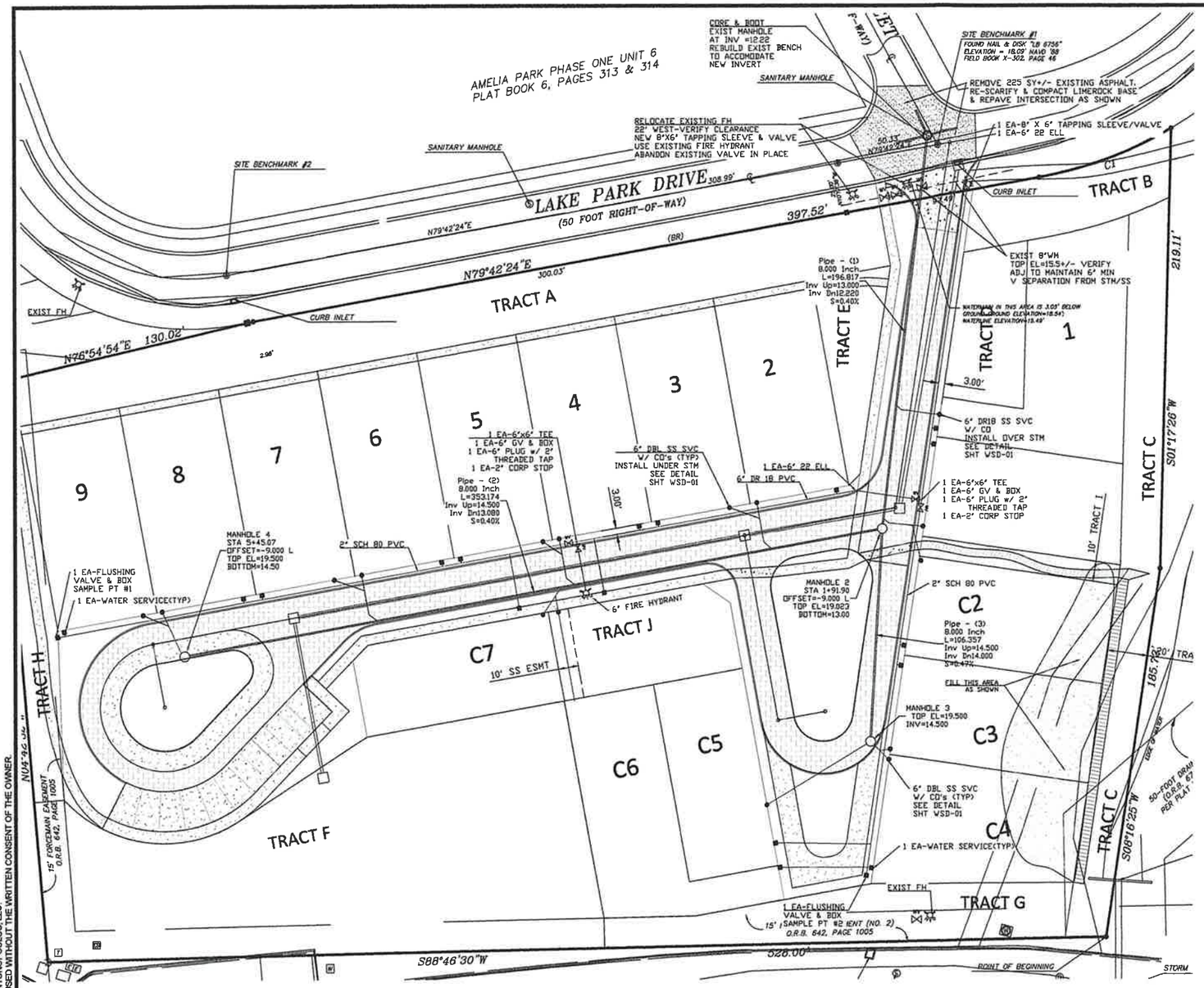
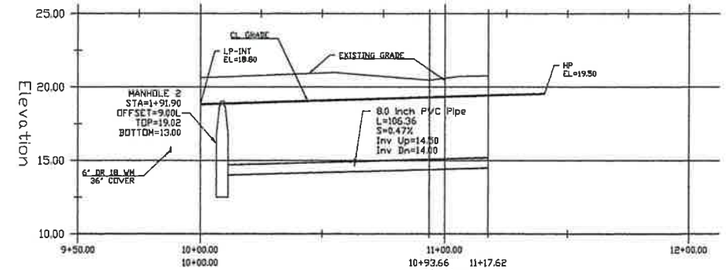
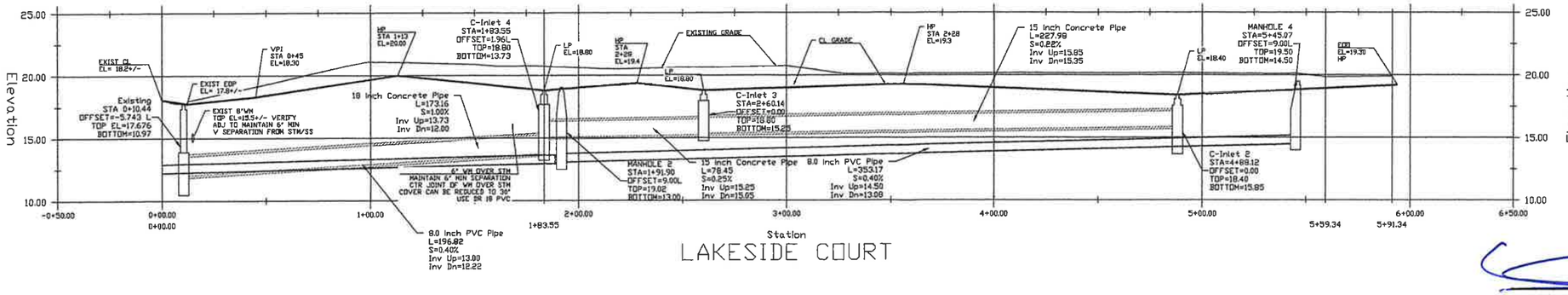




LAKEVIEW LANE



LAKESIDE COURT

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

City of Fernandina Beach Site Plan Review			
	Approval		Signature
	Yes	No	
Storm Water	✓		
Utilities	✓		
Fire	✓		
Planning	✓		
Building	—		
Code Enforcement	—		
Streets	—		
Trees			

MICHAEL ANTONOPOULOS, P.E. #32520

8/20/18 2 CHANGE ROADWAY CONFIGURATION

MICHAEL ANTONOPOULOS, LLC
RESULTS THAT START WITH VISION
228 CLATTER BRIDGE ROAD - PONTE VEDRA, FL 32081

AMELIA PARK LAKESIDE

WATER & SEWER PLAN

SHEET No 5
JULY 2018

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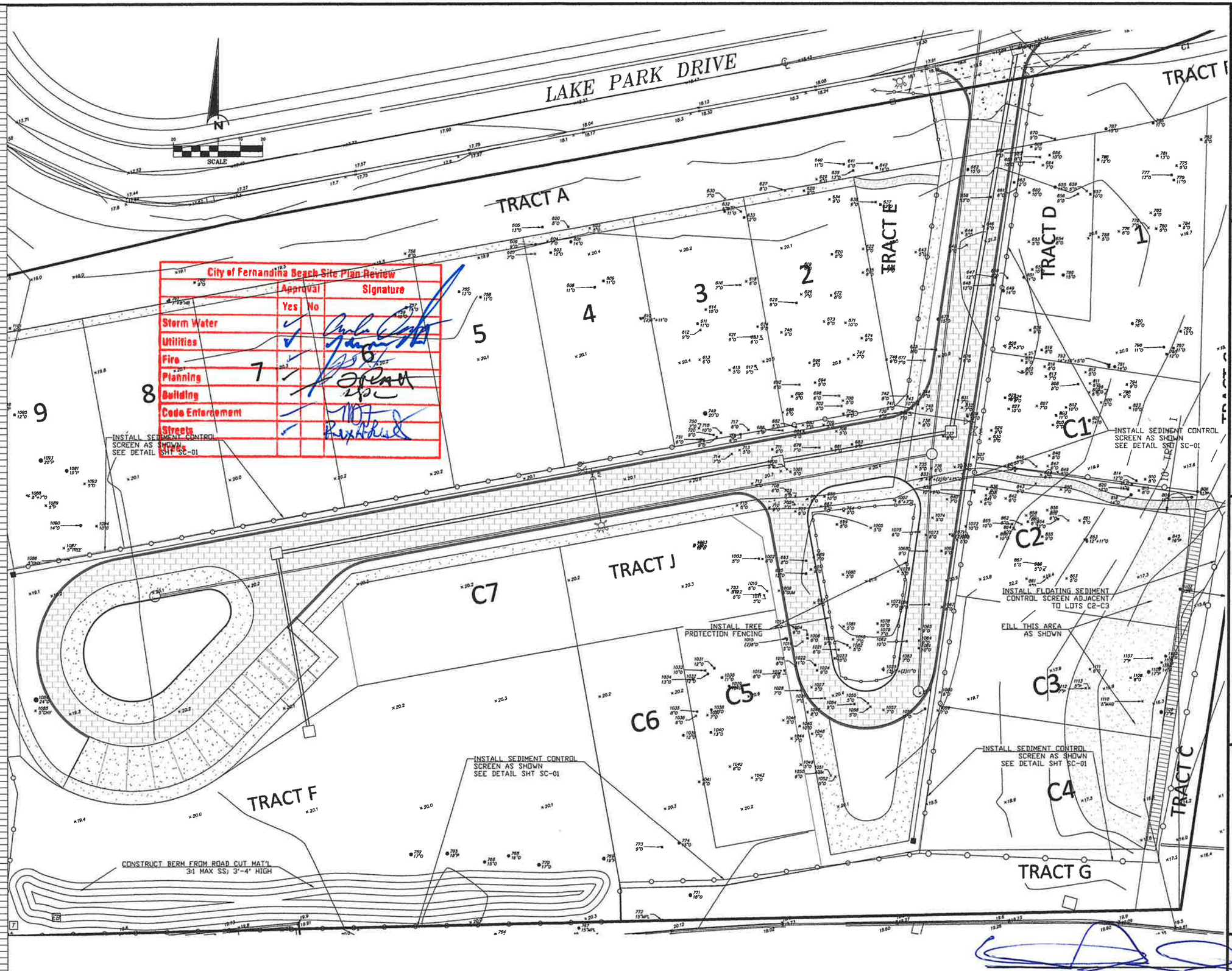
TREE No.	LOCATION	DESCRIPTION	REMOVED	SAVED
636	Tract E	7"D		7
637	Tract E	12"D		12
638	Tract E	9"D		9
643	Tract E	5"D		5
644	Alley	5"D	5	
645	Alley	5"D	5	
646	Alley	5"D	5	
647	Alley	12"D	12	
648	Alley	13"D	13	
649	Tract D	14"D		14
650	Tract D	9"D		9
651	Tract D	11"D		11
652	Tract D	10"D		10
653	Tract D	5"D		5
654	Tract D	8"D		8
655	Tract D	14"D		14
656	Tract D	9"D		9
657	Tract D	10"D		10
658	Alley	13"D	13	
659	Tract D	5"D		5
660	Tract D	10"D		10
661	Tract D	6"D		6
662	Tract D	15"D	15	
663	Tract D	12"D	12	
664	Tract D	7"D		7
665	Tract D	10"D		10
666	Tract D	10"D		10
667	Tract D	8"D		8
668	Tract D	9"D		9
669	Tract D	7"D		7
675	Alley	8"D	8	
676	Alley	6"D	6	
677	Alley	7"D	7	
678	Alley	15"D	15	
679	Alley	7"D	7	
680	Alley	7"D	7	
681	Alley	7"D	7	
682	Alley	5"D	5	
684	Alley	5"D		
685	Median	10"D		10
686	Alley	5"D	5	
687	Median	6"D		6
689	Alley	7"D	7	
691	Alley	9"D	9	
693	Alley	8"D	8	
695	Alley	12"D	12	
697	Alley	7"D	7	
699	Median	8"D		8
701	Alley	5"D	5	
703	Alley	5"D	5	
705	Alley	7"D	7	
706	Alley	5"D	5	
707	Alley	6"D	6	
708	Alley	6"D	6	
709	Alley	5"D	5	
710	Alley	9"D	9	
713	Alley	8"D	8	
712	Alley	6"D	6	
713	Alley	5"D	5	
714	Alley	7"D	7	
715	Alley	5"D	5	
716	Alley	6"D		6
735	Alley	5"D	5	
736	Alley	6"D	6	
737	Alley	8"D	8	
738	Alley	6"D	6	
739	Alley	9"D	9	
740	Alley	7"D	7	
741	Alley	6"D	6	
742	Alley	8"D	8	
743	Alley	10"D	10	
744	Alley	7"D	7	
745	Alley	7"D	7	
746	Tract E	9"D		9
754	Median	9"D		9
789	Tract D	15"D		15
818	Tract I	14"D		14
831	Alley	7"D	7	
832	Alley	7"D	7	
834	Alley	13"D	12	
835	Alley	7"D	7	
836	Tract I	9"D		9
837	Alley	7"D	7	
838	Tract I	5"D		5
839	Alley	10"D		10
839	Alley	9"D		9
840	Alley	7"D	7	
842	Tract I	6"D		6
850	Tract I	7"D		7
1000	Alley	5"D	5	
1001	Alley	5"D	5	
1004	Alley	9"D	9	
1005	Median	5"D		5
1006	Alley	9"D	8	
1007	Median	6"D		6
1007	Median	7"D		7
1009	Alley	5"GUM		
1013	Alley	8"D	8	
1014	Alley	5"D	5	
1018	Median	7"D		7
1020	Median	9"D		9
1021	Alley	6"D		6
1022	Alley	11"D	11	
1023	Alley	10"D	10	
1024	Alley	9"D	9	
1025	Median	7"D		7
1025	Median	7"D		7
1025	Median	7"D		7
1025	Median	11"D		11
1025	Median	11"D		11
1026	Alley	7"D	7	
1027	Alley	5"D	5	
1045	Alley	10"D	10	
1047	Alley	8"D	8	
1048	Alley	7"D	7	
1050	Alley	6"D	6	
1051	Alley	6"D	6	
1052	Alley	5"D	5	
1054	Alley	9"D	9	
1055	Alley	5"D	5	
1056	Alley	5"D	5	
1057	Alley	7"D	7	
1058	Alley	11"D	11	
1059	Alley	7"D	7	
1060	Alley	6"D	6	
1061	Alley	10"D	10	
1062	Alley	10"D	10	
1063	Alley	7"D	7	
1064	Alley	6"D	6	
1065	Alley	9"D	9	
1066	Alley	10"D	10	
1067	Alley	6"D	6	
1068	Alley	9"D	9	
1069	Alley	9"D	9	
1070	Alley	5"D	5	
1071	Alley	8"D	8	
1073	Alley	8"D	8	
1073	Alley	6"D	6	
1074	Alley	5"D	5	
1075	Alley	6"D	6	
1076	Median	5"D		5
1077	Median	7"D		7
1078	Median	10"D		10
1079	Median	7"D		7
1080	Median	5"D		5
1081	Median	5"D		5
1082	Median	5"D		5
1084	Alley	24"D		24
1085	Alley	5"CHY	5	
1086	Alley	5"CHY		5
1108	Lot C3	8"D	8	
1110	Lot C3	5" Mag	5	
1111	Lot C3	8"D	8	
TOTALS			709	476
PERCENTAGE			59.93%	40.07%



City of Fernandina Beach Site Plan Review			
	Approval		Signature
	Yes	No	
Storm Water	✓		
Utilities	✓		
Fire	✓		
Planning	✓		
Building			
Code Enforcement			
Streets	✓		

3	REVISE LOT C1-C4 CONFIGURATION	9/22/18
2	CHANGE ROADWAY CONFIGURATION	8/20/16

MICHAEL ANTONOPOULOS, LLC
RESULTS THAT START WITH VISION
228 CLATTER BRIDGE ROAD - PONTE VEDRA, FL 32081
904-361-8193
ma@comcast.net

AMELIA PARK LAKESIDE

SEDIMENT CONTROL & TREE REMOVAL PLAN

SHEET No. 6

JULY 2018

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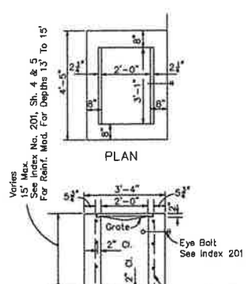
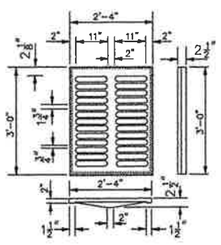
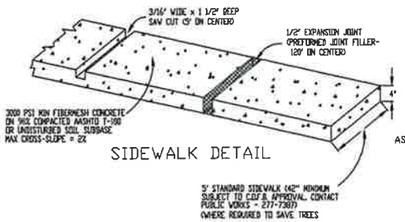


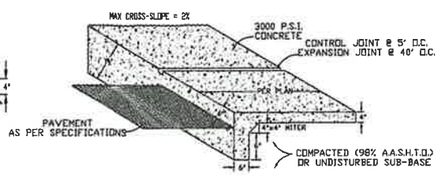
C INLET DETAIL

Recommended Maximum Pipe Size:
2'-0" Wall-18" Pipe
3'-1" Wall-24" Pipe



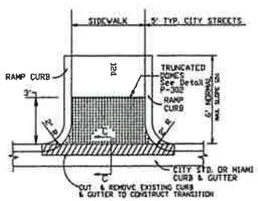


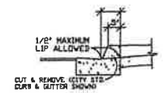
SIDEWALK DETAIL



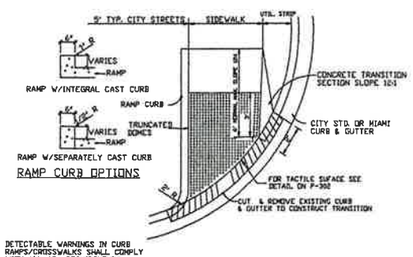
COMBINATION SIDEWALK DETAIL

NOTE: ALL CONCRETE FLAT WORK SHALL BE 5' THICK, 3000 PSI FIBERMESH CONCRETE PLACE ON STABILIZED (LBR 40), COMPACTED (98% AASHTO T-180) SUBBASE UNLESS OTHERWISE SPECIFIED





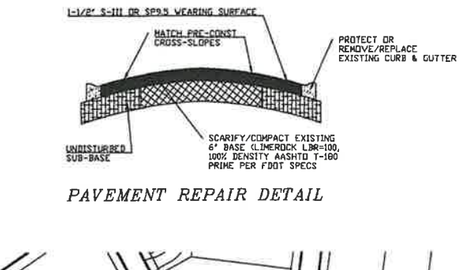
SECTION C - C



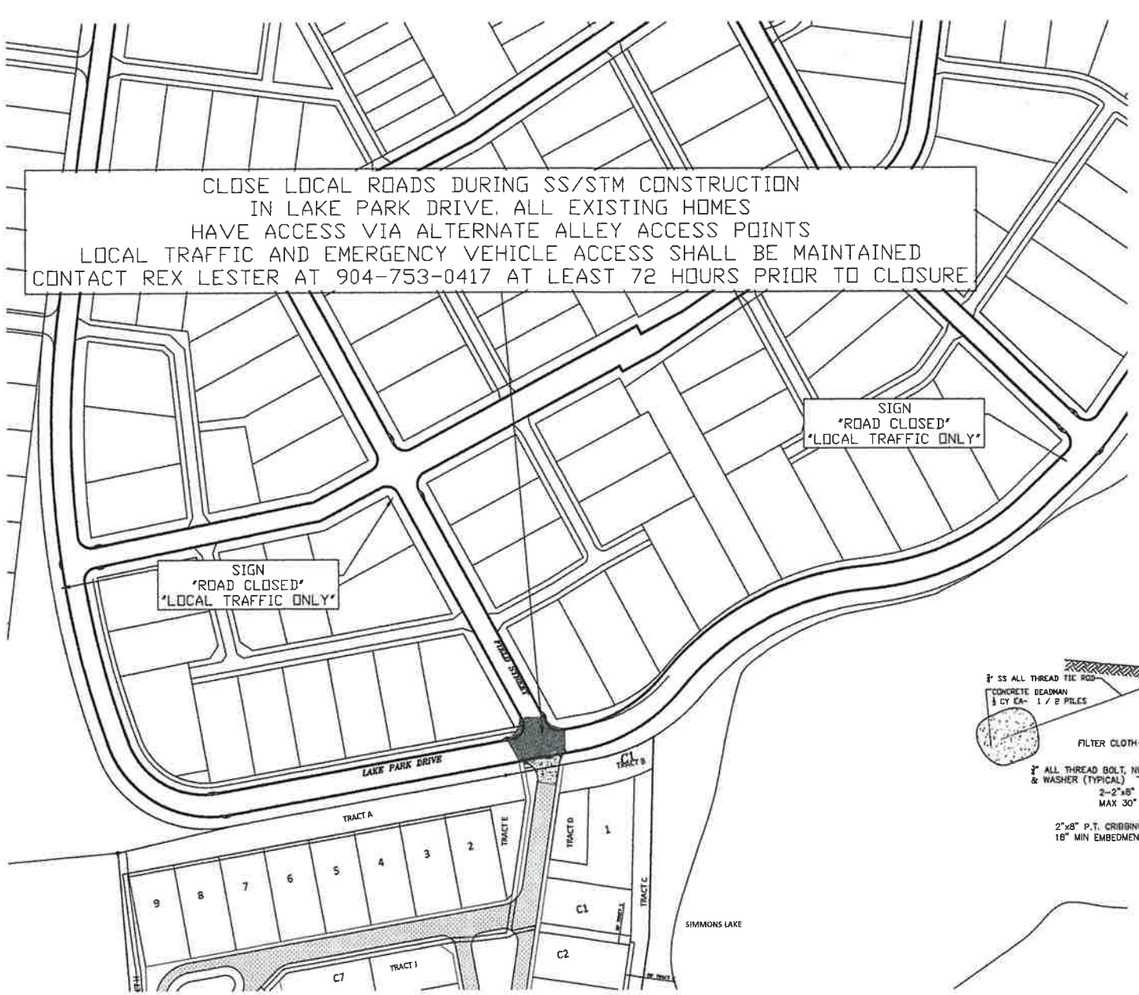
RAMP CURB OPTIONS

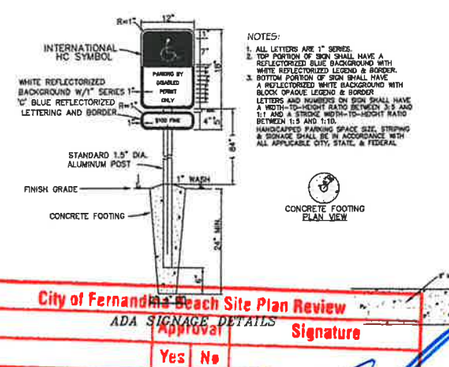
ADA RAMP DETAILS

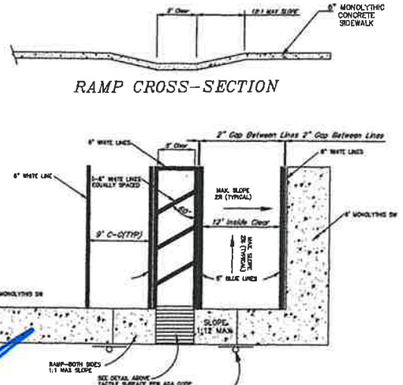
USE AT ALL SW RAMPS AT CURBS



PAVEMENT REPAIR DETAIL





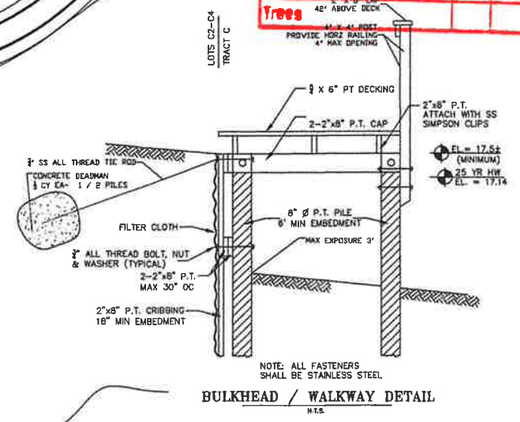


RAMP CROSS-SECTION

ADA PARKING DETAILS

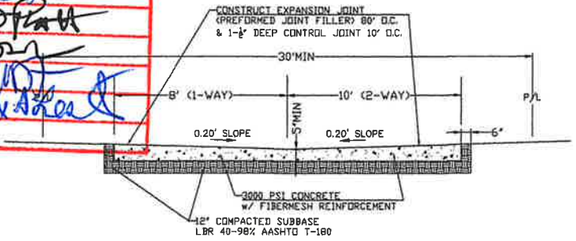
ADA PARKING DETAILS PER FDOT INDEX 17346, SHT 12

City of Fernandina Beach Site Plan Review ADA SIGNAGE DETAILS	Approval		Signature
	Yes	No	
Storm Water	✓		
Utilities	✓		
Fire	✓		
Planning	✓		
Building	✓		
Code Enforcement	✓		
Streets	✓		
Trees	✓		

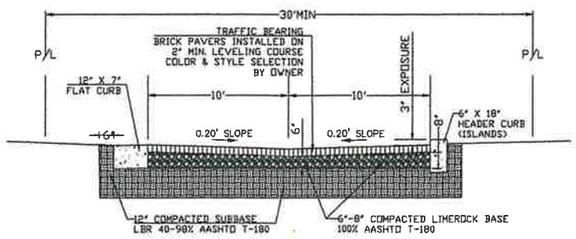


BULKHEAD / WALKWAY DETAIL

N.T.S.



ALT 2 - ALLEY CROSS-SECTION



ALT 1 - ALLEY CROSS-SECTION

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3	REVISED ALLEY DETAILS	9/12/18

MICHAEL ANTONOPOULOS, LLC
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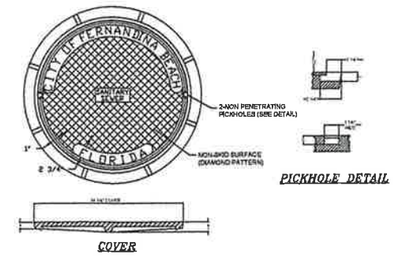
228 CLATTER BRIDGE ROAD - PONTE VEDRA, FL 32081

AMELIA PARK LAKESIDE

PAVING & DRAINAGE DETAILS

SHEET No
PDD-0
JULY 2018

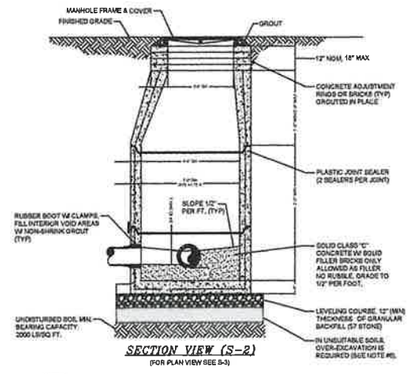
MICHAEL ANTONOPOULOS, P.E. #32520



NOTES:

1. MATERIAL: ASTM A-48 CLASS 35B GRAY IRON.
2. RING WEIGHT 230 LBS APPROX.
3. COVER WEIGHT 230 LBS. APPROX.
4. ALL DIMENSIONS ARE SHOWN IN INCHES.

SANITARY SEWER MANHOLE FRAME AND COVER

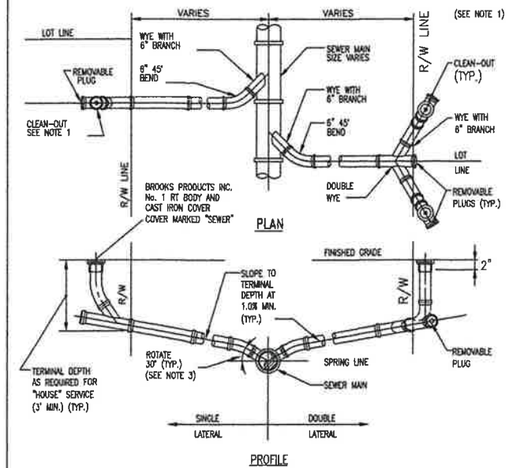


SECTION VIEW (S-2)
(FOR PLAN VIEW SEE S-3)

NOTES:

1. PRECAST MANHOLE SECTIONS TO BE MANUFACTURED IN ACCORDANCE WITH THE LATEST EDITIONS OF A.S.T.M. C-478 WITH 4000 LB. CONC., TYPE II CEMENT. ALL LIFTING HOLES AND OUTSIDE INSERTS SHALL BE FILLED WITH NON-SHRINK GROUT AND COATED WITH BITUMINOUS WATERPROOFING MATERIAL.
2. THE INTERIOR AND EXTERIOR OF MANHOLE AND ADJUSTING RINGS SHALL BE GIVEN TWO COATS OF BITUMINOUS WATERPROOFING MATERIAL.

SANITARY SEWER TYPE "A" MANHOLE 8"-21" SEWERS

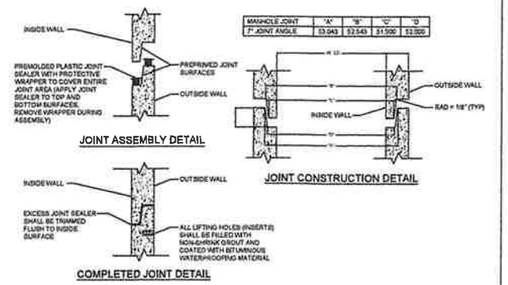


PROFILE

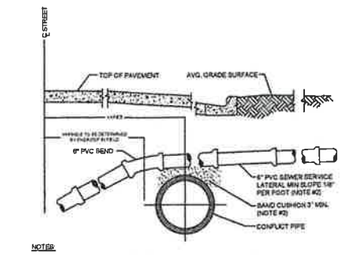
NOTES:

1. CLEAN-OUT (SHOWN DASHED) SHALL BE INSTALLED BY THE UTILITY CONTRACTOR IN ACCORDANCE WITH STANDARD PLUMBING CODE.
2. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.

HOUSE LATERAL - PLAN VIEW



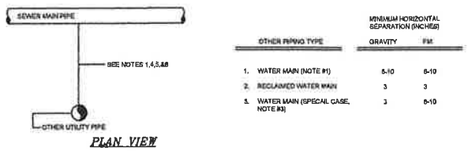
PRECAST SEWER MANHOLE JOINT DETAIL



NOTES:

1. ALTERNATE GRADIENT FOR 6 INCH LATERAL SEWERS AT CONFLICTS.
2. FLATTER SLOPES MUST BE PREAPPROVED BY COFB PRIOR TO CONSTRUCTION.
3. THE SOILS BETWEEN THE NEW 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.

HOUSE LATERAL OVER CONFLICT PIPE



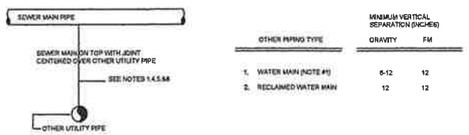
OTHER PIPING TYPE	MINIMUM HORIZONTAL SEPARATION (INCHES) GRAVITY	FM
1. WATER MAIN (NOTE #1)	6-10	6-10
2. RECLAIMED WATER MAIN	3	3
3. WATER MAIN (SPECIAL CASE, NOTE #3)	3	6-10

PLAN VIEW

NOTES:

1. THE HORIZONTAL SEPARATION BETWEEN OTHER UTILITY MAINS NOT NOTED ABOVE SHALL BE 2 FEET MINIMUM.
2. THE PLANTING OF HARDWOOD TREES WITHIN 36 INCHES (HORIZONTAL CLEARANCE) OF THE MAIN SHALL BE PROHIBITED.

MINIMUM HORIZONTAL SEPARATION REQUIREMENTS



OTHER PIPING TYPE	MINIMUM VERTICAL SEPARATION (INCHES) GRAVITY	FM
1. WATER MAIN (NOTE #1)	6-12	12
2. RECLAIMED WATER MAIN	12	12

SECTION VIEW

NOTES:

1. IF THE SEWER MAIN IS ABOVE THE WATER MAIN THEN A 12" MINIMUM VERTICAL SEPARATION IS REQUIRED.
2. THE VERTICAL SEPARATION BETWEEN OTHER UTILITY MAINS NOT NOTED ABOVE SHALL BE 6 INCHES MINIMUM.

MINIMUM VERTICAL SEPARATION REQUIREMENTS

SEPARATION REQUIREMENTS FOR SEWER MAINS

WATER MAIN AND NON-WATER MAIN SEPARATION REQUIREMENTS - NOTES

1. IT IS REQUIRED THAT "WATER MAINS" BE INSTALLED, CLEANED, DISINFECTED AND HAVE A SATISFACTORY BACTERIOLOGICAL SURVEY PERFORMED IN ACCORDANCE WITH THE LATEST APPLICABLE AWWA STANDARDS, CHAPTER 62-555, F.A.C. AND LATEST JEA WATER AND SEWER STANDARDS. FOR THE PURPOSE OF THIS SECTION, THE PHRASE "WATER MAINS" SHALL MEAN MAINS, INCLUDING TREATMENT PLANT PROCESS PIPING, CONVEYING EITHER RAW, PARTIALLY TREATED, OR FINISHED DRINKING WATER; FIRE HYDRANT LEADS; AND SERVICE LINES THAT HAVE AN INSIDE DIAMETER OF THREE (3) INCHES OR GREATER. IN ADDITION, THE PHRASE "RECLAIMED WATER" REFERS TO THE WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
2. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE (3) FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER.
3. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX (6) FEET, AND PREFERABLY TEN (10) FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS MAY BE REDUCED TO THREE (3) FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX (6) INCHES ABOVE THE TOP OF THE SEWER (SPECIAL CASE).
4. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX (6) INCHES, AND PREFERABLE TWELVE (12) INCHES, ABOVE OR AT LEAST TWELVE (12) INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
6. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS A LEAST TWELVE (12) INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
8. AT THE UTILITY CROSSINGS DESCRIBED IN NOTES 4 AND 5 ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE (3) FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER, AND AT LEAST SIX (6) FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINE CONVEYING RECLAIMED WATER.
7. NEW OR RELOCATED FIRE HYDRANTS SHALL BE LOCATED SO THAT THE HYDRANTS ARE AT LEAST THREE (3) FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER; AT LEAST THREE (3) FEET, AND PREFERABLY TEN (10) FEET, FROM ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER; AT LEAST SIX (6) FEET, AND PREFERABLY TEN (10) FEET, FROM ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER OR WASTEWATER FORCE MAIN.
8. WHERE AN UNDERGROUND WATER MAIN IS BEING LAID LESS THAN THE REQUIRED MINIMUM HORIZONTAL DISTANCE FROM ANOTHER PIPELINE AND WHERE AN UNDERGROUND WATER MAIN IS CROSSING ANOTHER PIPELINE AND JOINTS IN THE WATER MAIN ARE BEING LOCATED LESS THAN THE REQUIRED MINIMUM DISTANCE FROM JOINTS IN THE OTHER PIPELINE, THE CONTRACTOR SHALL CONSULT THE DESIGN ENGINEER TO OBTAIN APPROVAL OF ANY ALTERNATIVE CONSTRUCTION METHODS, PRIOR TO CONSTRUCTION.

NOTES ON UTILITY SEPARATION REQUIREMENTS - SEWER

SEWER REQUIREMENTS & NOTES

1. GRAVITY SEWER LINES SHALL BE PVC PIPE, SDR 26 (GREEN), CONFORMING TO ASTM D-3034-74 UNLESS OTHERWISE NOTED ON THE PLANS.
2. ALL SEWER FITTINGS TO BE SDR 26 HEAVY WALL
3. THE END OF ALL SANITARY SEWER SERVICE CONNECTIONS SHALL BE 36" TO 60" DEEP. DEVIATIONS SHALL BE NOTED ON THE AS-BUILT PLANS.
4. PIPE INFILTRATION SHALL NOT EXCEED 200 GPD PER INCH DIAMETER PER MILE.
5. ALL 6" OR LARGER SANITARY SEWER LINES SHALL BE CLEANED AND TELEVISED BY THE CITY OF FERNANDINA BEACH. THE CONTRACTOR SHALL PAY THE CITY FOR THESE SERVICES ACCORDING TO THEIR CURRENT RATE SCHEDULE.

City of Fernandina Beach Site Plan Review	Approval		Signature
	Yes	No	
Storm Water	✓		
Utilities	✓		
Fire	✓		
Planning	✓		
Building	✓		
Code Enforcement	✓		
Streets	✓		
Trees			

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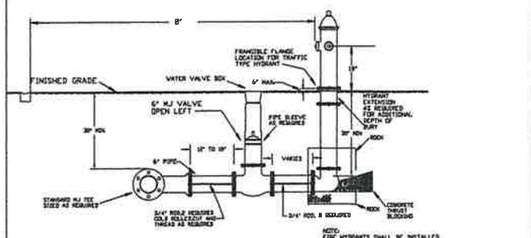
MICHAEL ANTONOPOULOS, LLC
RESULTS THAT START WITH VISION
226 CLATTER BRIDGE ROAD - PONTE VEDRA, FL 32081

AMELIA PARK LAKESIDE

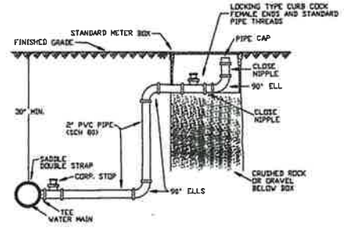
SEWER DETAILS

SHEET No.
WSD-0
JULY 2018

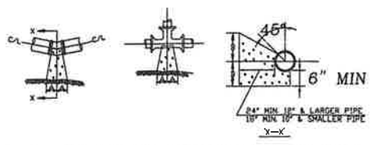


HYDRANT INSTALLATION WITH TIE RODS
NTS

NOTE:
FIRE HYDRANTS SHALL BE INSTALLED BETWEEN BACK OF CURB AND FACE OF SIDEWALK UNLESS OTHERWISE APPROVED BY THE UTILITIES PROVIDER.
MUELLER SUPER CENTURION 250 OR APPROVED EQUIVALENT.



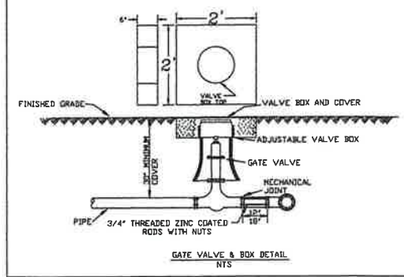
FLUSHING VALVE
NTS



SIZE	A	B	1/4 BEND/DEU FT CONC.	A	B	1/8 BEND/DEU FT CONC.	A	B	1/16 BEND/DEU FT CONC.	SIZE	A	B	TEE CU FT CONC.
4"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	0.5	1'-0"	1'-0"	0.5	4"	1'-0"	1'-0"	0.5
6"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	0.5	1'-0"	1'-0"	0.5	6"	1'-0"	1'-0"	0.5
8"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	0.5	1'-0"	1'-0"	0.5	8"	1'-0"	1'-0"	0.5
10"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	0.5	1'-0"	1'-0"	0.5	10"	1'-0"	1'-0"	0.5
12"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	0.5	1'-0"	1'-0"	0.5	12"	1'-0"	1'-0"	0.5
16"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	0.5	1'-0"	1'-0"	0.5	16"	1'-0"	1'-0"	0.5
20"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	0.5	1'-0"	1'-0"	0.5	20"	1'-0"	1'-0"	0.5
24"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	0.5	1'-0"	1'-0"	0.5	24"	1'-0"	1'-0"	0.5

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.

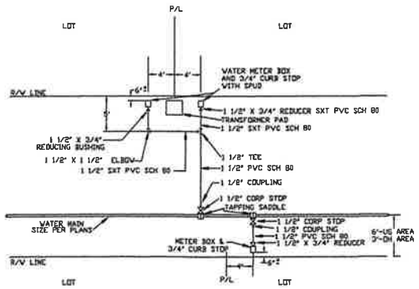
THRUST BLOCKS FOR BENDS & TEE'S
N.T.S.



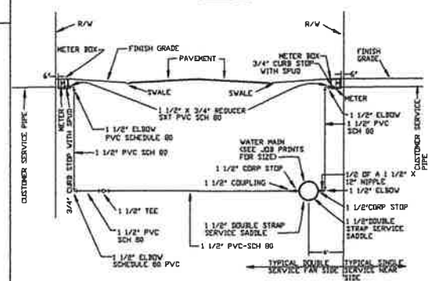
GATE VALVE & BOX DETAIL
NTS

TIE RODS

TWO RODS ON ALL SIX INCH (6") PIPE
THREE RODS ON ALL EIGHT INCH (8") PIPE
FOUR RODS ON ALL TEN AND TWELVE INCH (10" & 12") PIPE



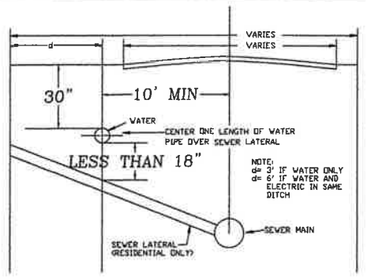
PLAN VIEW



TYPICAL WATER SERVICE LOCATIONS
NTS

STATE ROAD~ 1 1/2" CARRIER PIPE-4" BLACK IRON CASING FOR JACK AND BORE INSTALLATION.

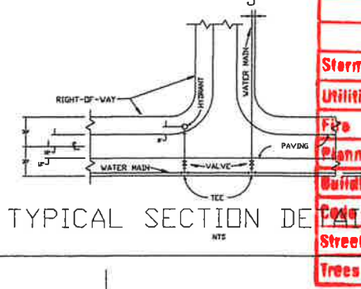
COUNTY AND CITY- 1 1/2" CARRIER PIPE- 3" PVC CASING FOR JACK AND BORE INSTALLATION.



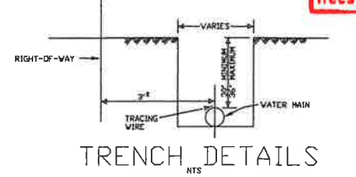
HORIZONTAL AND VERTICAL CLEARANCES BETWEEN WATER AND SEWER MAINS

NOTES:

1. MAINTAIN MINIMUM 10' 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 18" VERTICAL SEPARATION BETWEEN ALL WATER AND WASTE WATER MAINS. WHERE THIS IS NOT POSSIBLE REPLACE WASTE WATER MAIN WITH DUCTILE IRON FOR 10' EACH SIDE OF CROSSING (BY OTHERS)



TYPICAL SECTION DETAIL
NTS

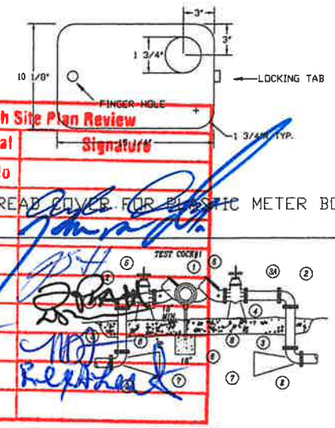


TRENCH DETAILS
NTS

BLUE PVC DR 25 C900 PIPE FOR ALL 4", 6", 8", 10" AND 12" MAINS
TRACING WIRE TO BE INSTALLED ON TOP OF MAIN TAPED EVERY TEN FEET
PIPE LETTERING TO BE AT TOP OF PIPE

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



TOUCH READ COVER FOR ELECTRIC METER BOX

MATERIALS		
ITEM	QUANT.	DESCRIPTION
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.)
4	5	2.5"-10" FLANGE, D.I.P.
5	8	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 PREVENTION
SINGLE SERVICE: 4" - 10"

FIRE LINE SERVICES
DOUBLE CHECK AND REDUCED PRESSURE WITH WINTER PROTECTION AND FLOW DETECTOR ASSEMBLY

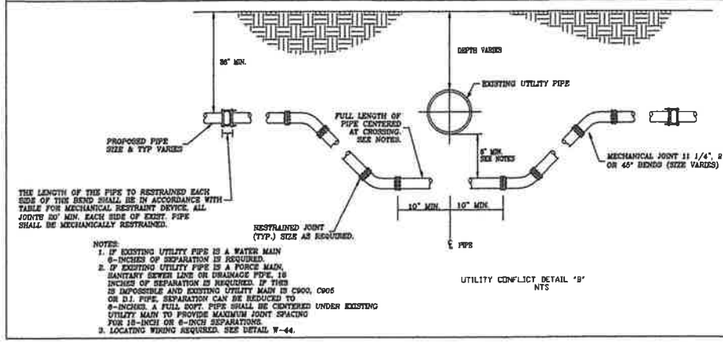
BACKFLOW PREVENTER
N.T.S.

CONTRACTORS ARE REQUIRED TO PAINT 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 (SW4093) 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.

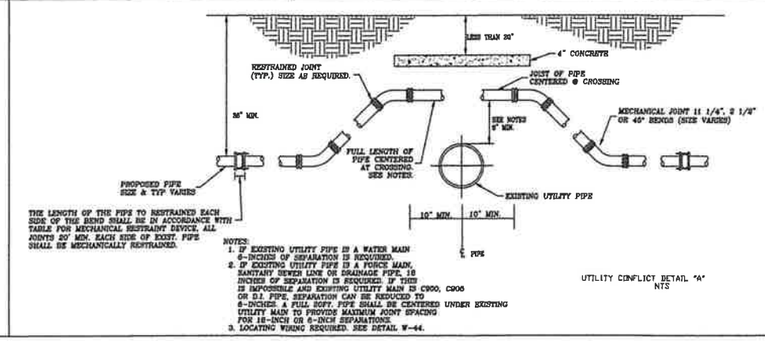
IT IS REQUIRED THAT ALL NEW AND RELOCATED WATER MAINS BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651 AND RULE 62-555.345, F.A.C.,

ALL WATER MAINS WILL BE CONSTRUCTED WITH BLUE AWWA C900-DR25 PIPE NSF CERTIFIED
ALL WATER SERVICES WILL CONSTRUCTED WITH WHITE PVC SCHEDULE 80 PIPE
BLUE SPRAY PAINT WILL BE APPLIED TO THE TOP SURFACE WITH #10 COPPER UF TRACE WIRE.
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 D.I. PIPE, SEPARATION CAN BE REDUCED TO 6-INCHES. A FULL SOFT. 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.

UTILITY CONFLICT DETAIL "B"
NTS



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 D.I. PIPE, SEPARATION CAN BE REDUCED TO 6-INCHES. A FULL SOFT. 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.

UTILITY CONFLICT DETAIL "A"
NTS

WATER SPECIFICATIONS	
SCALE: NTS	CITY OF FERNANDINA BEACH
DATE: 8/5/08	FERNANDINA BEACH, FLORIDA 32034
DRAWN BY: VLT	
REVISED BY: JMM	
DATE: 8/20/12	DRAWING # WD-1

City of Fernandina Beach Site Plan Review

	Approval		Signature
	Yes	No	
Storm Water	✓		
Utilities	✓		
Fire	✓		
Planning	✓		
Building	✓		
Code Enforcement	✓		
Streets	✓		
Trees	✓		

NOTICE: THESE CONDITION OF USE SHALL APPLY TO ALL USERS;
DATA CONTAINED HEREIN MAY BE SUBJECT TO CHANGE WITHOUT NOTICE OR OBLIGATION.
RESPONSIBILITY FOR THE ACCURACY OF DIGITAL DATA AND/OR DIGITAL TRANSFER IS IS SOLELY THAT OF THE USER.
THE SIGNED AND SEALED DOCUMENTS TAKE PRECEDENCE OVER MAGNETIC OR ELECTRONICALLY STORED MEDIUM.
THE FOLLOWING FORMAT AND TECHNIQUES ARE THE PROPERTY OF MICHAEL ANTONOPOULOS, LLC.
NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF THE OWNER.

MICHAEL ANTONOPOULOS, LLC
RESULTS THAT START WITH VISION
228 CLATTER BRIDGE ROAD - PONTE VEDRA, FL 32081

AMELIA PARK LAKESIDE

WATER DETAILS

SHEET No
WSD-0
JULY 2018

MICHAEL ANTONOPOULOS, P.E. #32520

SPECIFICATIONS FOR THE STORMWATER POLLUTION AND EROSION/SEDIMENT CONTROL PLAN

GENERAL

1. All pond construction, clearing, grubbing, and other soil disturbing activity shall be completed in accordance with EPA Publication No. 832-R-92-005 (latest), "Stormwater Management for Construction Activities" and all stormwater/environmental permits issued for construction of the project. The contractor shall obtain copies of all such permits prior to commencing construction and keep copies of those permits on site at all times.

2. The contractor shall take all measures to minimize erosion and sediment transport including, but not limited to, filter fabric barriers (silt screens), straw (hay) bale barriers, inlet sediment filters, sediment basins, etc. All such controls shall be constructed in accordance with the details shown hereon.

3. The contractor shall minimize the disturbed area of work whenever possible.

   Stockpiles and disturbed portions of the site where construction activity ceases for 21 consecutive days shall be temporarily stabilized with seed and mulch or some other method of stabilization approved by the engineer no later than the end of said 21 day period. Seeding and mulching shall be per local specifications.

   Disturbed portions of the site where construction activity is completed shall be permanently stabilized in accordance with the instructions on the plans and/or local specifications.

4. The contractor shall avoid point source discharges. If such a discharge is necessary, the contractor shall take all necessary precautions to minimize erosion and sediment transport.

CONSTRUCTION PRACTICES (see details hereon)

1. Straw bale barrier -- straw bale barriers can be used below disturbed areas subject to sheet and rill erosion with the following limitations:
   a. where the maximum slope behind the barrier is 33 percent;
   b. in minor swales or ditch lines where the maximum contributing drainage area is no greater than 2 acres;
   c. where effectiveness is required for less than 3 months;
   d. every effort should be made to limit the use of straw bale barriers constructed in live streams or in swales where there is the possibility of a washout. If necessary, measures shall be taken to properly anchor bales to insure against washout.

2. Filter fabric barrier -- filter fabric barriers can be used below disturbed areas subject to sheet and rill erosion with the following limitations:
   a. where the maximum slope behind the barrier is 33 percent;
   b. in minor swales or ditch lines where the maximum contributing drainage area is no greater than 2 acres.

3. Brush barrier with filter fabric -- brush barrier may be used below disturbed areas subject to sheet and rill erosion where enough residue material is available on site.

4. Temporary diversion dike -- temporary diversion dikes may be used to divert runoff through a sediment-trapping facility.

5. Temporary sediment basin -- a sediment basin is usually installed in a drainageway at a storm drain inlet or at other points of discharge from a disturbed area with the following limitations:
   a. the sediment trap may be constructed either independently or in conjunction with a temporary diversion dike.

6. Level spreader -- a level spreader may be used where sediment-free storm runoff is intercepted and diverted away from the graded areas onto undisturbed stabilized areas. This practice applies only in those situations where the spreader can be constructed on undisturbed soil and the area below the level lip is stabilized. The water should not be allowed to reconcentrate after release.

7. Surface Roughening -- surface roughening may be used to reduce erosion and provide sediment trapping for the following conditions:
   a. for slopes steeper than 3:1, surface roughening will consist of either stair-step grading, grooving, furrowing or tracking if they are to be stabilized with vegetation;
   b. areas with grades less steep than 3:1 should have the soil surface lightly roughened and loose to a depth of 2 to 4 inches;
   c. areas which have been graded and will not be stabilized immediately may be roughened to reduce runoff velocity until seeding takes place.

8. Stockpiling Material -- no excavated material shall be stockpiled in such a manner as to direct runoff directly off the project site into any adjacent water body or stormwater collection facility.

9. Inlet Protection -- inlets and catch basins which discharge directly off-site shall be protected from sediment-laden storm runoff until the completion of all construction operations that may contribute sediment to the inlet.

10. Temporary Seeding -- areas opened by construction operations and that are not anticipated to be re-excavated or dressed and receive final grassing treatment within 21 days shall be seeded with a quick-growing grass species which will provide an early cover during the season in which it is planted and will not later compete with the permanent grassing.

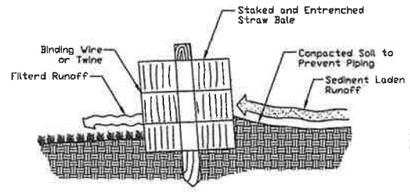
11. Temporary Seeding and Mulching -- slopes steeper than 6:1 that fall within the category established in Paragraph 10 above shall additionally receive mulching of approximately 2 inches loose measure of mulch material cut into the soil of the seeded area adequate to prevent movement of seed and mulch.

12. Temporary Grassing -- the seeded or seeded and mulched area(s) shall be rolled and watered or hydromulched or other suitable methods if required to assure optimum growing conditions for the establishment of a good grass cover.

13. Temporary Regrassing -- if, after 14 days from seeding, the temporary grassed areas have not attained a minimum of 75 percent good grass cover, the area will be reworked and additional seed applied sufficient to establish the desired vegetative cover.

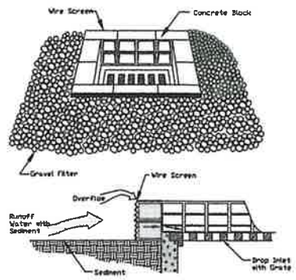
14. Maintenance -- all features of the project designed and constructed to prevent erosion and sediment shall be maintained during the life of the construction so as to function as they were originally designed and constructed.

15. Permanent Seeding -- all areas which have been disturbed by construction will, as a minimum, be seeded. The seeding mix must provide both long-term vegetation and rapid growth seasonal vegetation. Slopes steeper than 4:1 shall be seeded and mulched or sodded.



CROSS-SECTION OF A PROPERLY INSTALLED STRAW BALE

E-3

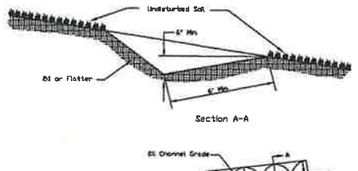


Specific Application

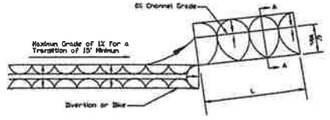
This method of inlet protection is applicable where heavy flows are expected and where overflow capacity is necessary to prevent excessive ponding around the structure.

BLOCK AND GRAVEL DROP INLET SEDIMENT FILTER

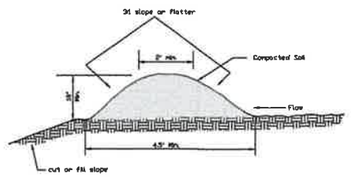
E-1



Section A-A

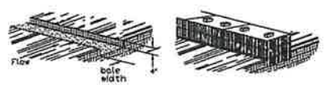


LEVEL SPREADER

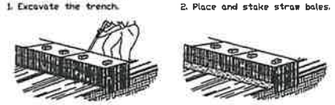


TEMPORARY DIVERTION DIKE

E-4



1. Excavate the trench. 2. Place and stake straw bales.



3. Wedge loose straw between bales. 4. Backfill and compact the excavated soil.

CONSTRUCTION OF A STRAW BALE BARRIER

Points A should be higher than point B

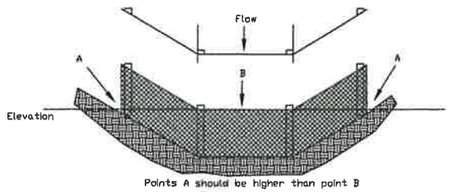
PROPER PLACEMENT OF STRAW BALE BARRIER IN DRAINAGE WAY

E-9

1. Set the stakes. 2. Excavate a 4"x4" trench upslope along the line of stakes.

3. Staple filter material to stakes and extend it into the trench. 4. Backfill and compact the excavated soil.

CONSTRUCTION OF A FILTER BARRIER



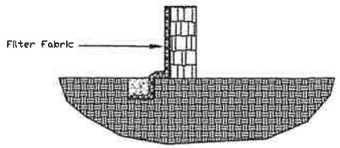
Points A should be higher than point B

PROPER PLACEMENT OF A FILTER BARRIER IN A DRAINAGE WAY

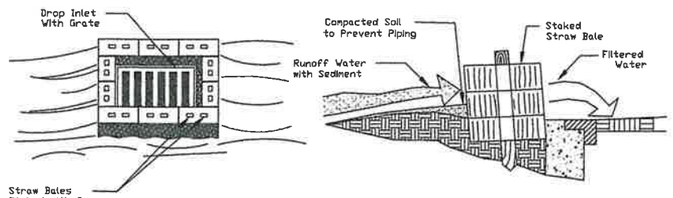
1. Set posts and excavate a 4"x4" trench upslope along the line of posts. 2. Staple wire fencing to the post.

3. Attach the filter fabric to the wire fence and extend it into the trench. 4. Backfill and compact the excavated soil.

Extention of fabric and wire into the trench.



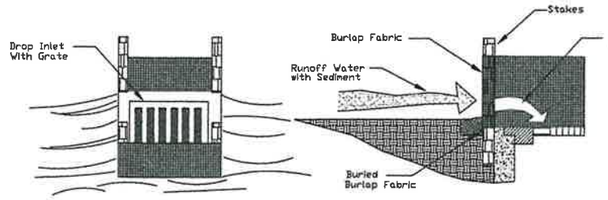
CONTRUTION OF A SILT FENCE



Specific Application

This method of inlet protection is applicable where the inlet drains a relatively flat area (slopes no greater than 5 percent) where sheet or overland flows (not exceeding 0.5 cfs) are typical. The method shall not apply to inlets receiving concentrated flows, such as in street or highway medians.

STRAW BALE DROP INLET SEDIMENT FILTER



Specific Application

This method of inlet protection is applicable where the inlet drains a relatively flat area (slopes no greater than 5 percent) where sheet or overland flows (not exceeding 0.5 cfs) are typical. The method shall not apply to inlets receiving concentrated flows, such as in street or highway medians.

BURLAP DROP INLET SEDIMENT FILTER

TABLE 1.65 A
TEMPORARY SEEDING PLANT MATERIALS

Common Name (Botanical Name)	Seeding Rate: Acre	Seeding Rate: 1000 Ft²	Planting Dates: SOUTH	Comments
OATS (Avena sativa)	3 Bu (125 lbs)	3 lbs	October-February	Will not tolerate flooding, high water table soils.
RYE (Secale cereale)	3 Bu (170 lbs)	4 lbs	October-February	Tolerates cold and drought.
WHEAT (Triticun sp)	3 Bu (120 lbs)	3 lbs	October-February	
ANNUAL RYEGRASS (Lolium multiflorum)	60 lbs	1.5 lbs	October-January	Volunteers may return.
CRIMSON CLOVER (Trifolium incarnatun)	25 lbs	9 oz		Annual winter legume. Innoculate seed at 5 times recommended rate. Does poorly on dry sands, will not tolerate flooding.
RED CLOVER (Trifolium pratense)	15 lbs	6 oz	October-December	Annual winter legume. Innoculate seed at 5 times recommended rate. Grows best on moist soils, will not tolerate flooding. Easily hurt by drought.
WHITE CLOVER (Trifolium repens)	6 lbs	2.5 lbs	October-December	Annual winter legume. Innoculate seed at 5 times recommended rate. Grows best on moist-wet soils, tolerates some flooding.
ANNUAL SWEETCLOVER (Melilotus altissima)	15 lbs	6 oz	October-December	Annual winter legume. Innoculate seed at 3- 5 times recommended rate. Grows well on both Flatwoods and upland soils. will not tolerate flooding.
ARROWLEAF CLOVER (Trifolun vesiculosun)	15 lbs	6 oz	November-December	Annual winter legume. Innoculate seed at 3- 5 times recommended rate. Grows on soils too wet for crimson, tolerates some flooding. Use scarified seeds.
LUAINE CLOVER (Lupinus sp.)	60 lbs	1.5 lbs	October-December	Annual winter legume. Innoculate seed at 3 times recommended rate. Susceptible to freeze damage at time of emergence. Use scarified seed.
ALFALFA (Medicago sativa)	22 lbs	8 oz	October-December	Short lived perennial. Some drought resistance. Grows best on well-drained, fertile soils. Will not tolerate wet soils.
AUSTRAIN WINTER PEAS	45 lbs	1 oz	October-December	Grows best on well-drained soils with high clay content.
HAIRY VETCH (Vicia villosa)	25 lbs	9 oz	October-December	Grows best on well-drained, loany soils.
ALYCECLOVER (Mysicarpus vaginalis)	15 lbs	6 oz	March-July	Warn season annual legume. Grows best on well-drained sandy soils.
COMMON LESPEDEZA (Lespideza striata)	30 lbs	11 oz	February-July	Warm season annual. Needs innoculation on eroded soils. Grows best on sandy loans. Fairly drought resistant.
HAIRY INDIGO (Indigofera hirsuta)	8 lbs (120 lbs)	3 oz	February-July	
JOINT VETCH (Aeschynomera americana)	8 lbs	3 oz	February-August	Warn season annual legume. Most suitable of summer legumes for use in low, wet areas.
MILLET (Setaria sp)	30 lbs	11 oz	February-August	Warn season annual. Does not tolerate flooding. Grows best in fertile, moist soils. Pearl and Browntop are good varieties to use.
SESBANIA (Sesban macrocarpa)	30 lbs	11 oz	February-July	Warn season annual legume. Does well under extremely wet conditions.
SORGHAM-SUNDANGRASS HYBRID	30 lbs	11 oz	February-July	Warn season annual. Rapid grower. Tolerates dryer soils than millet. Grows best on well-drained soils. Can also use Sudangrass alone.
WEEPING LOVEGRASS (Eragrostis curvula)	5 lbs	2 oz	February-August	Short-lived perennial, 2-3 years. Tolerates hot, dry slopes and acid, infertile soils.

Usually mixture of the above plant materials are better than a single plant alone. Each of the legumes discussed above can be grown in mixture with annual ryegrass and/or the small grains. In a two-crop mixture cut the seeding rate of each cropto one-half of the recommended planting rate when grown alone. Similarly three plant types in a mixture requires approximately one-third of the normal seeding rate for each plant. In a three plant mixture containing a single legume, the legume should be planted at one-half of the pure stand seeding rate.

TABLE 1.66 A
SEEDING MIXTURE, RATES AND DATES

Site Conditions	Seeding Mixtures	Seeding Rate: Per Acre	Seeding Rate: Per 1000 Ft²	Seeding Dates: South	Comments
High Maintenance Lawns	See Table 1.67A				
General Use	1. Bahiagrass	40-60 lbs	1 lbs	1/15-9/15	Use 50% scarified seed.
	2. Bahiagrass	40-60 lbs	1 lbs	1/15-9/15	Use 50% scarified Bahia seed.
	Bahiagrass (Hulled)	8-12 lbs			
	3. Bahiagrass with one of the following:	20-30 lbs	2 lbs		Use 50% scarified Bahia seed.
	Southern White Clover	8 lbs	1.2 oz	10/1-12/15	Innoculate legume
	Annual White Sweetclover	8 lbs	3 oz	10/1-12/15	
	Crimson Clover	12 lbs	4.5 oz	10/1-12/15	
	Arrowleaf Clover	8 lbs	3 oz	10/1-12/15	
	Alyce Clover	8 lbs	3 oz	10/1-12/15	
	Hairy Indigo	5 lbs	1.5 oz	1/15-7/15	
	Aeschynanene	12 lbs	4.5 oz	1/15-7/15	
Slopes	1. Sericea lespedeza	a. 40-50 lbs	1.2 lbs	1/15-7/15	For scarified seed.
		b. 75 lbs	1.7 lbs	1/15-7/15	For hulled seed.
	2. Sericea lespedeza with one of the following:				
	Bahiagrass	15 lbs	7 oz		Use seeding rate specified above.
	Tall Fescue	20 lbs	8 oz		Best adapted to N. Florida.
	Weeping Lovegrass	5 lbs	1.2 oz		
DROUGHTY AREAS	1. Weeping Lovegrass	5 lbs	2 oz	1/15-9/15	Does not tolerate summer cover
	2. Weeping Lovegrass with one of the following:	5 lbs	2 oz	1/15-9/15	
	a. Bahiagrass (50% scarified seed)	30-40 lbs	12 oz	1/15-9/15	
	b. Bermudagrass (hulled)	8-12 lbs	4 oz	1/15-9/15	
	c. Hairy panicun	8-12 lbs	4 oz	1/15-9/15	
	d. Sericea lespedeza				Use seeding rate and dates specified above.

City of Fernandina Beach Site Plan Review Signatures

Approved
Not Approved

Storm Water — Date: 10/1/18
Utilities — Date: 10/1/18
Fire — Date: 10/1/18
Planning — Date: 10/1/18
Building — Date: 10/1/18
Code Enforcement — Date: 10/1/18
Streets — Date: 10/1/18
Trees — Date: 10/1/18

MICHAEL ANTONOPOULOS, LLC
RESULTS THAT START WITH VISION
228 CLATTER BRIDGE ROAD - PONTE VEDRA, FL 32081

AMELIA PARK LAKESIDE

SEDIMENT CONTROL DETAILS/SPECIFICATIONS

SHEET No.
SC-01
JULY 2018

MICHAEL ANTONOPOULOS, P.E. #32520

NOTICE: THESE CONDITION OF USE SHALL APPLY TO ALL USERS.
DATA CONTAINED HEREIN MAY BE SUBJECT TO CHANGE WITHOUT NOTICE OR OBLIGATION
RESPONSIBILITY FOR THE ACCURACY OF CURRENT CONDITIONS AND/OR DIGITAL TRANSFER IS SOLELY THAT OF THE USER.
THE SIGNED AND SEALED DOCUMENTS TAKE PRECEDENCE OVER MAGNETIC OR ELECTRONICALLY STORED MEDIUM.
THE FOLLOWING FORMAT AND TECHNIQUES ARE THE PROPERTY OF MICHAEL ANTONOPOULOS, LLC.
NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF THE OWNER.

CITY OF FERNANDINA BEACH **Jacob M. Platt**
Community Development Department Planner II

October 11, 2018

Michael Antonopoulos
228 Clatter Bridge Road
Ponte Vedra, FL 32081

Re: SPR 2018-06 Amelia Park Lakeside, Lake Park Drive

Based on findings from the Technical Review Committee (TRC) and their review of the plans dated September 24, 2018 the site plan for the above referenced project is hereby approved. This compliance letter serves as your technical review approval.

At this point, your project will move forward under the coordination of the City's Planning Streets, Stormwater and Utilities Departments for securing necessary site and construction permits.

If you have any further questions, please do not hesitate to contact me at 904.310.3140.

Sincerely,

Jacob M. Platt

CC: File
CDD
Kelly N. Gibson, AICP, Planning Manager

MIRIAM R. HILL, ESQ., PLLC
Phone: 321.202.0636
1890 South 14th Street Suite 202
Fernandina Beach, Florida 32034
miriam@miriamrhill.com
Miriam R. Hill, Attorney licensed in Florida and New York

MEMORANDUM

To: City of Fernandina Beach Commissioners,
Dale Martin, City Manager,
Tammi Bach, City Attorney, and
Caroline Best, City Clerk

From: Miriam R. Hill, ESQ., agent for The YMCA of Florida's First Coast, Inc. (the "Applicant")

Re: Supplemental pleading for June 5, 2018 Quasi-Judicial Hearing
Item 8.1, first reading (rehearing) of Ordinance 2018-07 (the "Ordinance") affecting 4.42 acres of land fronting Lake Park Drive in Amelia Park (the "Parcel")

Date: June 19, 2018

At the City Commission meeting on June 5, 2018, during rehearing of first reading of Ordinance 2018-07, two Commissioners opposed the Ordinance, and each cited evidence which is inapposite to the consideration of the Ordinance. This memo is the Applicant's rebuttal to those statements.

The first opposing argument was by Commissioner Ross, who cited as legal authority for his position three policies of the Comprehensive Plan. The other opposing vote was from Mayor Miller, and was based upon testimony of an Amelia Park resident that the Realtor who sold him his property made certain representations regarding the future uses of the Parcel. Because the second argument is more readily disposed of, we address that argument first.

Florida law requires decisions in quasi-judicial hearings to be based upon evidence which is both "competent and substantial." Yonge v. Askew, 293 So.2d 395 (Fla. App., 1974). In other words, relied upon evidence must be relevant and verifiable. §90.401, F.S.; Sims v. Brown, 574 So.2d 131, 134 (Fla. 1991), stating, "to be legally relevant, evidence must pass the tests of materiality (bearing on a fact to be proved), competency (being testified to by one in a position to know), and legal relevancy (having a tendency to make the fact more or less probable) and must not be excluded for other countervailing reasons." See also DeGroot v. Shefield, 95 So.2d 912, 916 (Fla.1957) (citations omitted), noting that, "in employing the

adjective 'competent' to modify the word 'substantial,' we are aware of the familiar rule that in administrative proceedings the formalities in the introduction of testimony common to the courts of justice are not strictly employed. *We are of the view, however, that the evidence relied upon to sustain the ultimate finding should be sufficiently relevant and material that a reasonable mind would accept it as adequate to support the conclusion reached.* To this extent the "substantial" evidence should also be 'competent'" (emphasis added).

Testimony presented regarding a Realtor's alleged statements as to the future uses of the Parcel is not relevant, verifiable evidence upon which this Commission should affirm or deny the requested PUD amendment. See §§90.607, 90.801, 90.802 F.S., (Florida Rules of Evidence excluding hearsay testimony). Even if the testimony was admissible, it is not relevant to an analysis of the Ordinance because it was not authorized by the Developer or Owner of the Parcel. Appellate Courts have held that in quasi-judicial hearings, "[only] relevant fact-based statements, whether expert or not, are to be considered." Metro Dade County v. Blumenthal, 675 So.2d 598 (Fla. 3d DCA 1995), at 607; Evidence must be "based on something more than mere probabilities, guesses, whims, or caprices, but rather … [support] a reasonable foundation for the conclusion reached." Dep't of Highway Safety & Motor Vehicles v. Trimble, 821 So.2d 1084, 1086-87 (Fla. 1st DCA 2002).

While it is indeed troubling to hear testimony that unauthorized representations may have been made to purchasers, the Commission should remember that this testimony is being presented to challenge the otherwise valid zoning rights of the property owner.

What *is* relevant to this analysis are the verifiable representations made by the Developer regarding the Parcel. The Applicant is the owner of the property and is represented (as Agent) by the original Developer, Joel E. Embry.

Attached to this memo is an affidavit authenticating copies of marketing materials (Exhibit A and Exhibit B) *that were authorized* to be provided to prospective home purchasers. The materials contain depictions of site plans for Amelia Park, including the Parcel. Below each of the depictions is a statement that depictions are for illustrative purposes only and subject to revision. The Affiant attests that all marketing materials authorized to be provided to home purchasers contained similar language. It is noteworthy that preliminary PUD renderings on record prior to any residential sales in Amelia Park depicted 37 on-street parking spaces along Lake Park Drive and a clear-cut baseball field on the Parcel—a far

more intense permissible use than that currently being proposed (*see* Fernandina Beach Ordinances 92-31 at 52 and 97-129 at 19).

The balance of this memo addresses legal arguments made by Commissioner Ross.

At the June 5 City Commission meeting, Commissioner Ross read a prepared statement in opposition to Ordinance 2018-07 and cited, as legal authority for his position, Policy 6.03.03, Objective 6.05 and Policy 6.06.04 of the City's Comprehensive Plan. Commissioner Ross stated that these subsections of the Comprehensive Plan were the only legal requirements which the proposed Ordinance 2018-07 did not meet. As discussed in detail below, the cited policies do not apply to the Parcel because the policies pertain to, respectively, publicly owned land, land designated as open space on the FLUM, and land available for acquisition by the City. Because the Applicant has otherwise complied with the PUD process and requirements of law, Ordinance 2018-07 should be approved.

I. Public Recreation Land Policy Not Applicable. Commissioner Ross quoted Comprehensive Plan Policy 6.03.03 which states: "the City shall have a no net loss policy for recreation facilities." The entirety of section of 6.03 of the Comprehensive Plan pertains to *public* parks. The section is entitled: "OBJECTIVE 6.03. PARKS AND RECREATION *FACILITY MANAGEMENT*" (emphasis added). Section 6.01.01 incorporates, by reference, the 2015 Parks and Recreation Masterplan into the Comprehensive Plan. The Parks and Recreation Masterplan does not include private lands in its definitions of Parks and Recreation facilities. *See* Fernandina Beach Parks and Recreation Masterplan 2015 Section 2.3 at p. 22, referring to YMCA and other private and state-owned facilities, and stating that the city prefers to provide public parks and recreation facilities through City-owned facilities. *See* also City of Fernandina Beach Comprehensive Plan Policy 6.02.06, and Fernandina Beach 2015 Parks and Recreation Masterplan at page 37, stating that calculation of [12 acres] of parks land [to every 1,000 City residents] is using *City-owned parks and recreation land* (emphasis added).

The policies of Section 6.03 of the Comprehensive Plan apply to land managed by the City. Included in the requirements of Policy 6.03 is a policy regarding the amount of fertilizer to be utilized by the parks maintenance department (Policy 6.03.07), the use of native plants in park plantings (Policy 6.03.06), and the use of energy efficient vehicles by the

Parks and Recreation vehicle fleet (Policy 6.03.09). Application of this section to private land would result in a ludicrous—and in this case, unlawful—result.

The Parcel is private land, owned and operated by a private nonprofit. Since its inclusion in the PUD in 1992, the parcel is and has been private and has continuously been maintained by private entities. Because the parcel is private land, it is not subject to the no-net-loss policy within the Public Parks section of the Comprehensive Plan. As presented to the Board at the April 17 and June 5 Commission meetings, the requested amendment actually results in a *net increase* of preserved open space and passive park space available to the neighborhood, because now-private land will be assigned greenspace transects for the first time and passive park space and buffers will be deeded to the Amelia Park Neighborhood Association ("APNA") as part of the development agreement between the Developer and the APNA (*see* proposed Ordinance 2018-07, at 3 and 6).

II. **Open Space not Designated or Required by FLUM.** Objective 6.05 was the second provision of the Comprehensive Plan cited by Commissioner Ross. Section 6.05 contains provisions pertinent to both public and private land, and land designated open space on the FLUM. Objective 6.05 states:

"Open spaces shall be protected within urbanized areas for their aesthetic, health, environmental, and economic benefits. The City shall continue to maintain standards *in its land development regulations* for the provision and maintenance of open space in the community, including in private developments and publicly owned lands" (emphasis added).

The Parcel is private land and was never assigned an open space designation on the FLUM. It is not subject to any land development regulations which require it to be open space. Other land within the PUD has been assigned conservation transects, preserve transects, and the like. See Amendment to Amelia Park PUD dated September 5, 2006, Fernandina Beach CU 2006-45 at page 4 "Regulating Plan" assigning Rural Preserve, Rural Reserve, and Civic Space Preservation Transects. The regulatory process for transect assignment requires that the current owner consent to the City assigning such a designation, and the Parcel owner has not so consented.

Not only does the requested amendment not violate any open space LDC or zoning requirement, it actually results in a net increase in preserve space on the parcel and in Amelia Park as a whole, as has been presented at the April 17 and June 5 Commission meetings. Accordingly, Policy 6.05 does not prohibit approval of the Ordinance.

III. **Parcel not Available for Sale.** Policy 6.06.04 is the last Comprehensive Plan policy cited in Commissioner Ross' statement in opposition. The subsection cited by the Commissioner appears in Section 6.06, which pertains to City acquisition of land for public parks and recreation space and is appropriately entitled, "Land Acquisition." The main heading of this policy states: The City shall maintain a program to continually evaluate the *potential purchase of land* for parks, recreation, conservation, and open space needs, and *shall identify and map potential land for acquisition as recreation or open space*" (emphasis added). Commissioner Ross cited section 6.06.04, and read only the first sentence of the section. If read in its entirety, it is clear that the subsection is a policy to be applied to lands acquired by the City. Policy 06.06.04 states:

> Whenever possible, recreational sites should be established with active and passive uses to provide both recreational facilities and to ensure preservation or conservation of environmentally sensitive lands. The City shall identify those recreational sites containing environmentally sensitive lands and limit those portions to passive use recreation only; where it is determined that passive recreational use of these lands would not endanger the public health, safety, welfare, or environment.

The parcel in question is privately owned and under contract for sale and is therefore not available for purchase by the City. Impact Fees levied on Amelia Park development to date are substantial, have been paid in full and are required to be fully accounted for by the City. *See* F.S. §163.31801(b). Such amounts include parks and recreation fees which may be used by the City to purchase available land pursuant to Policy 6.06.07.

Because the above-cited evidence in opposition does not apply to the analysis of the Ordinance, we request it be excluded and a finding be made that the requested amendment complies in all material respects with the provisions of the Comprehensive Plan, the Land Development Code, and PUD.

The Amelia Park PUD is both a form of development and a regulatory process. The regulatory process of the PUD is the process undertaken by the City in assigning and approving zoning, density and uses and considering factors which affect property values and public health, safety and welfare (*See* F.S. §§163.3202, 163.3231; Fernandina Beach Ordinance 92-31, at 1-2; City of Fernandina Beach Charter Section 7 (a)(4); *see also* "Planning Implementation Tools, Planned Unit Development," Center for Land Use Education (Nov 2005) *avail at* ftp.wi.gov/DOA/public/comprehensiveplans/ImplementationToolkit/Documents/PUD.pdf.

The Amelia Park PUD, as it has been amended from time to time since its establishment in 1992, allows for a total of 421 residential units (Fernandina Beach Resolution 97-129 at 2). The units were approved after extensive consideration of level of service standards for traffic, fire rescue, police, sewer, water, and waste removal, among others (*See generally*, Fernandina Beach Resolutions 92-31, 97-129, and Fernandina Beach Resolution 2006-45). The total units approved under the PUD is not changing; of the 421 units that the PUD allows, only 387 units have been built or begun. The amendment utilizes 16 of the 34 remaining units. Because the 16 units have already been approved, the current analysis does not include level of service impacts.

The Amelia Park PUD provides for a mix of passive and active uses and more green space and preserve land in relation to residential land than is required by the City's Land Development Code. See Fernandina Beach Land Development Code Section 4.03.01 (I)(7) requiring twenty percent nonresidential use as compared with the approximately thirty percent nonresidential use in the Amelia Park PUD.

The creation of the PUD did not vacate the underlying zoning of R-2 and C-1; without further use restrictions through the PUD process, the zoning reverts to the underlying zoning. The requested use is essentially a down-zoning from the current zoning on the site. As noted in the Staff presentation at the June 5 commission meeting, the Parcel is currently zoned R-2 and C-1 and no use transect was ever applied under the PUD (*see, inter alia*, Fernandina Beach Resolutions 92-31, 97-129 and Fernandina Beach Resolution 2006-45).

See Fernandina Beach Resolution 97-129 II 1.(b):

> It is agreed and understood that the remaining development of this PUD must be accomplished in accordance with the final development plan to be approved by the CITY in accordance with

such laws, ordinances and regulations as may be in effect at the time of such final development plan approval. *Notwithstanding the foregoing, the parties herein acknowledge that this PUD was adopted by the CITY by Resolution 92-31 as a conditional use which may be abandoned, returning the undeveloped portion of the land to the existing zoning classifications* (emphasis added).

The developer has in all respects complied with the requirements of the 1992 PUD. The proposed amendment would not raise health, safety and welfare concerns. To the contrary, even opponents of the proposed Ordinance acknowledge that Amelia Park is a net contributor to the City in terms of revenues raised and services utilized.

As Commissioner Ross stated, the analysis from the City's perspective is rather narrow. The question is whether the proposed amendment complies with the Comprehensive Plan and Land Development Code. The answer to that question is yes.

Because the Applicant has met the legal requirements of the PUD, the Comprehensive Plan and the Land Development Code, we respectfully request that you make findings of fact consistent with the foregoing and vote for passage of Ordinance 2018-07 on July 3.

ORDINANCE 2018-07

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, AMENDING THE AMELIA PARK PLANNED UNIT DEVELOPMENT OVERLAY DESIGNATING A PARCEL OF LAND TOTALING 4.42 ACRES LOCATED ON LAKE PARK DRIVE UNDER THE T1, T3, T4, AND CIVIC SPACE RESERVATION TRANSECTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning Advisory Board reviewed the applicant's amendment to the Amelia Park Planned Unit Development overlay regulatory plan as Case# 2018-01 at its Regular Meeting on March 14, 2018, and unanimously recommended approval of the requested change to allow development of sixteen single family home sites on 4.42 acres of land fronting Lake Park Drive and assigning the T1, T3, T4, and Civic Space Reservation transects on the subject property; and

WHEREAS, City Planning Staff found the applicant's request to be consistent with the intent of the Amelia Park development plan and existing overlay requirements; 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 December 27, 2017.

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

SECTION 1. PROPERTY INVOLVED. The property identified for the PUD amendment is located on Lake Park Drive and identified as Parcel ID 29-3N-28-0000-0003-0090, totaling approximately 4.42 acres, and is shown on the map, attached hereto as Exhibit "A".

SECTION 2. ZONING MAP CHANGE. For the property in question, the City's Zoning Map is hereby changed Planned Unit Development Overlay as consistent with the assigned transects for Amelia Park and retains the existing Medium Density Residential/ R-2 and General Commercial (C-1) zoning district.

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

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

ADOPTED this 3rd day of July, 2018.

CITY OF FERNANDINA BEACH

_____
JOHN A. MILLER
Mayor - Commissioner

ATTEST:

CAROLINE BEST
City Clerk

APPROVED AS TO FORM AND LEGALITY:

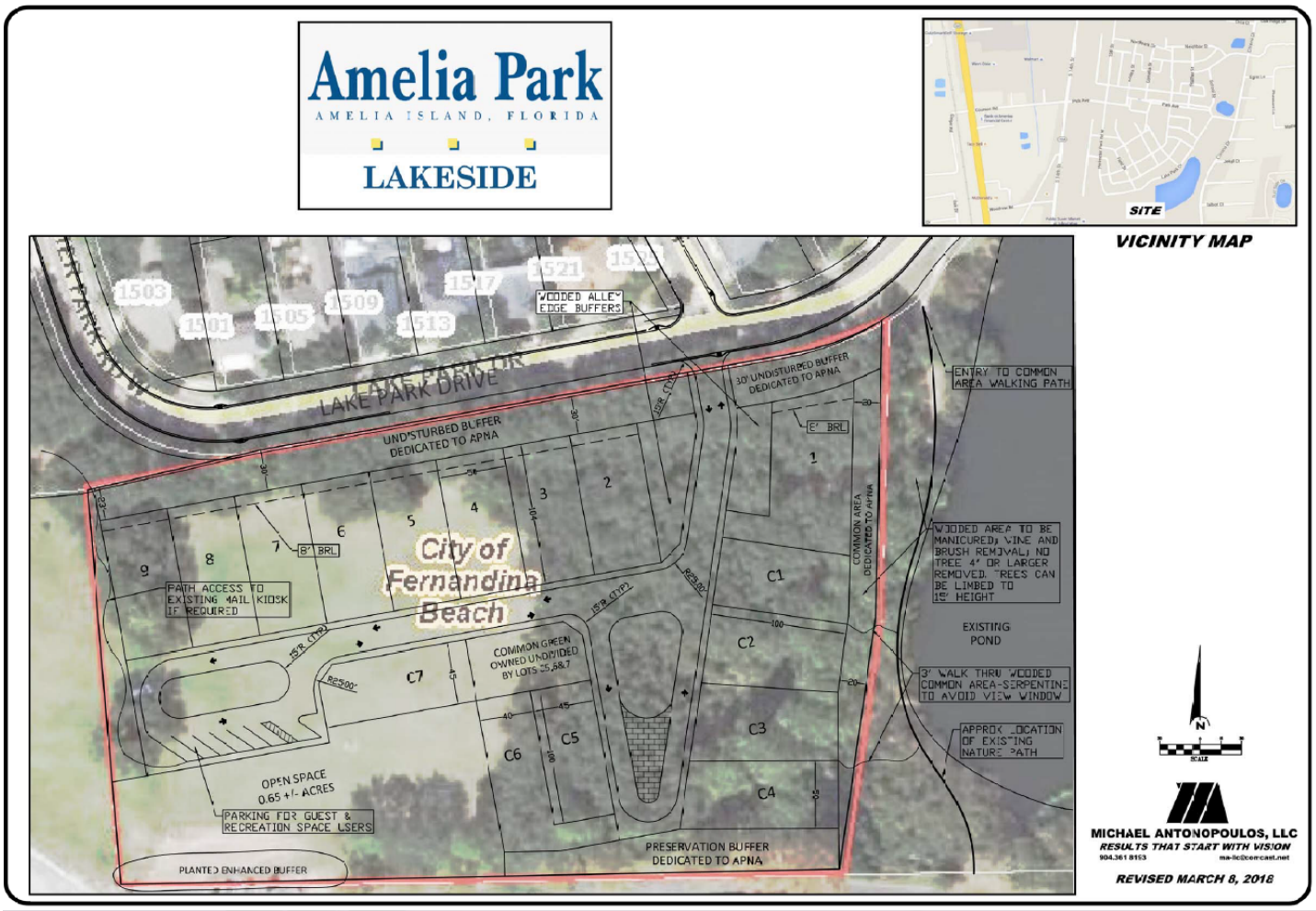
_____
TAMMI E. BACH
City Attorney

ORDINANCE 2018-07
EXHIBIT "A"

ZONING MAP CHANGE WITH PLANNED UNIT DEVELOPMENT OVERLAY CONSISTENT WITH AMELIA PARK TRANSECTS OF T4, T3, T1, AND CIVIC SPACE RESERVATION FOR AN APROXIMATELY 4.42 ACRE PARCEL IDENTIFIED AS 29-3N-28-0000-0003-0090 AND LOCATED ON LAKE PARK DRIVE.

REGULATING PLAN

CONCEPT PLAN



WRITTEN DESCRIPTION

AMELIA PARK – LAKESIDE PUD WRITTEN DESCRIPTION REVISED MARCH 8, 2018
PUD Written Description

INTRODUCTION

The proposed Project is located on the south side of Lake Park Drive opposite Lots 1 through 7, Block 14, Unit 6 in Amelia Park. The Land Use designation for the Parcel is Medium Density Residential (MDR) according to the City's Land Use Map allowing up to eight (8) units per acre. The Zoning classification is RS-2 with the Amelia Park PUD overlay.

The Parcel is 4.42 acres and partially treed. The proposed project includes two types of single-family detached residential homes; Lots 1 through 9 as shown on the Site Plan meeting the criteria of House Type III under the existing PUD, and lots C1 through C7 meeting the criteria of House Type II under the existing PUD.

Total Site: 4.42 acres
Number of Lots: 16
Density: 3.62 U/Acre

Residential structures shall consist of detached single-family homes on platted lots. The setbacks shall follow the criteria set forth in the existing PUD for Home Types II and III, except as stipulated herein. The maximum building height for residential and accessory buildings shall be 35'.

The original version of the PUD approved in 1992 allowed a maximum of 421 dwelling units. A total of 387 residential units have been developed or approved in all other units of Amelia Park. A balance of 34 units remains available under the PUD, of which this application includes 16 units, less than half of those available, on the only remaining undeveloped/ committed land in Amelia Park.

PARKING

Parking for a minimum of two vehicles shall be provided within the driveway or garage of each residential unit. Sufficient parking to serve a model home or sales office will be located either on an adjacent stabilized lot or in the alley parking spaces described below, until the model home/sales office has been sold or upon build-out of the residential units. Angled parking spaces will be located in the turn-around of the east bound lane of the alley serving Lots 2 through 9. One parking space and interconnecting sidewalks, if any, will comply with the requirements of the Americans with Disabilities Act.

STORMWATER

There are several existing retention ponds that serve Amelia Park. All stormwater runoff generated by the Project will be detained and treated in the existing ponds and will be subject to compliance with SJRWMD requirements. The existing storm water permit will be modified, if required, to address changes in the system to accommodate runoff from the proposed Project. The Amelia Park Neighborhood Association, Inc. (APNA) has agreed to cooperate with the Applicant in pursuing said permit, at no cost to APNA.

ACCESS

Vehicle access to all lots will be via a proposed two-way alley as shown on the Site Plan. The alley's connection to Lake Park Drive will align at its intersection with Field Street. A stop sign

will be provided at this new intersection. This alley terminates with a one-way loop. A one-way loop also serves Cottage Lots C2 through C6. The minimum right-of-way and pavement widths of the two-way alley are 30' and 20', respectively. Minimum pavement width for the one-way portions of the alleys is 14'. Minimum alley right-of-way returns are 15'. Lighting in the alley shall be kept to a minimum.

BUFFERS / OPEN SPACE

a. A minimum of a 30' buffer will be preserved adjacent to Lake Park Drive. This buffer will taper to 23' from the western-most point of the property that is contiguous to Lake Park Drive at the northwest property corner. No sidewalks shall be allowed to be constructed in this buffer or in the adjacent Lake Park Drive right-of-way. A sidewalk is allowed in the front setback of lots 2 through 9, providing connectivity between these homes. To accommodate this sidewalk, the front yard setback of these lots in increased to 8'.

b. A buffer will be provided along the property's eastern boundary. This buffer will be 20' wide from Lake Park Drive to the common property corner of Lots C2 and C3 at which point it tapers to 0' at the property's southeast corner.

c. A wooded edge buffer will be preserved between the alley and Lots 1 and 2; shown on the Site Plan as "Wooded Alley Edge Buffers."

d. A buffer will be preserved on the south property line adjacent to Lots C4 and C6, including the terminus of the alley.

All preserved buffers will remain wooded in their natural condition and shall be dedicated to APNA at no cost. Select clearing shall be allowed in the eastern property buffer (b) limited to removal of small trees (4" or smaller), vines, and noxious or invasive vegetation. Preserved trees may be limbed to a height not to exceed 15'. The select clearing shall be approved by the APNA landscape committee with the understanding that the objective is to provide a "filtered" view of the lake after completion of the select clearing. Two 3' wide paths, constructed of natural material such as shell, mulch or wood, connecting lots C1 through C4 to the existing nature walk on the adjacent APNA property shall be allowed. APNA shall not erect or construct any object or material on its property adjacent to the lake that will impede or detract from the lake views from Lot 1 or Lots C1 through C4.

A 0.65+/- acre open space tract will be dedicated to APNA at no cost. Allowable uses in this tract include children's playground, adult recreation activities or passive park. No activities are required. Landscaping shall be added to this tract to extend the natural buffer along the southern property boundary to the southwest corner. The landscape plan shall be mutually developed by the Applicant and the APNA landscape committee.

A common green adjacent to the front lot lines of Cottage Lots C5 through C7 will be dedicated to those lots in an undivided interest. This interest will attach to each of those lots and cannot be separated from ownership of those lots. The treed portion of this tract shall remain treed. Clearing of the treed portion of this tract shall be limited only pursuant to the City's Landscape Code. The tract may be used for individual gardens of any or all of the owners of the tract.

A buffer will be provided along the western property boundary as shown on the Site Plan. In the event a common mail box is not approved by the USPS within the boundaries of Amelia Park Lakeside, the existing mail kiosk located in Tract "M", Unit 7 of Amelia Park shall be modified to accommodate the additional homes at the expense of the Applicant, subject to the approval of the USPS. In such event, a path shall be provided in this western-most buffer as shown on the Site Plan.

Total open space includes the following areas as shown on the Site Plan:
Lake Park Buffer (Lots 2-9): 0.30+/- Acres
Lake Park Buffer (Lot 1): 0.08+/- Acres
Eastern Boundary Buffer: 0.13+/- Acres
Alley Edge Buffers: 0.11+/- Acres
Southern Boundary Buffer: 0.14+/- Acres
Common Green Lots (C5, C6, C7) 0.08+/- Acres
Open Space 0.65+/- Acres
Western Boundary Buffer: 0.07+/- Acres
TOTAL 1.56 Acres (35% of Total Site Area)

UTILITIES

Water and sewer service for the Lots will be provided by the City of Fernandina Beach. Details of the utility extensions will be provided on engineering drawings at the design and permitting phase of the approval process. All utilities (including electrical) will be installed underground. Irrigation shall be provided for all planted areas connected the existing APNA irrigation loop at no cost to APNA.

Tree removal and protection will be provided in accordance with the City of Fernandina Beach Land Development Code. Trees existing within the Project will be removed only as necessary to facilitate construction of internal drive aisles, building footprints, parking areas, drainage facilities and other Project infrastructure or due to disease or safety concerns.

The property shall be annexed into the APNA and be made subject to the Amelia Park Master Deed Restrictions as recorded in Official Records Book 842, Page 0056 et. Seq and the Amelia Park Declaration of Charter, Easement, Covenants, and Restrictions as recorded in Official Records Book 842, page 0066, et. Seq. all in the Public Records of Nassau County. The annexation shall occur after recordation of the record plat for the subject property and prior to any home construction on any of the Lots.

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: Wheardjr@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@gillettassociates.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

STATE OF FLORIDA
COUNTY OF NASSAU } ss

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

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.

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

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

_____ DANIEL TAPIA DEC. 9, 2020
Notary Public Signature Printed Name 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 MANAGER
(Signature of owner)

(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

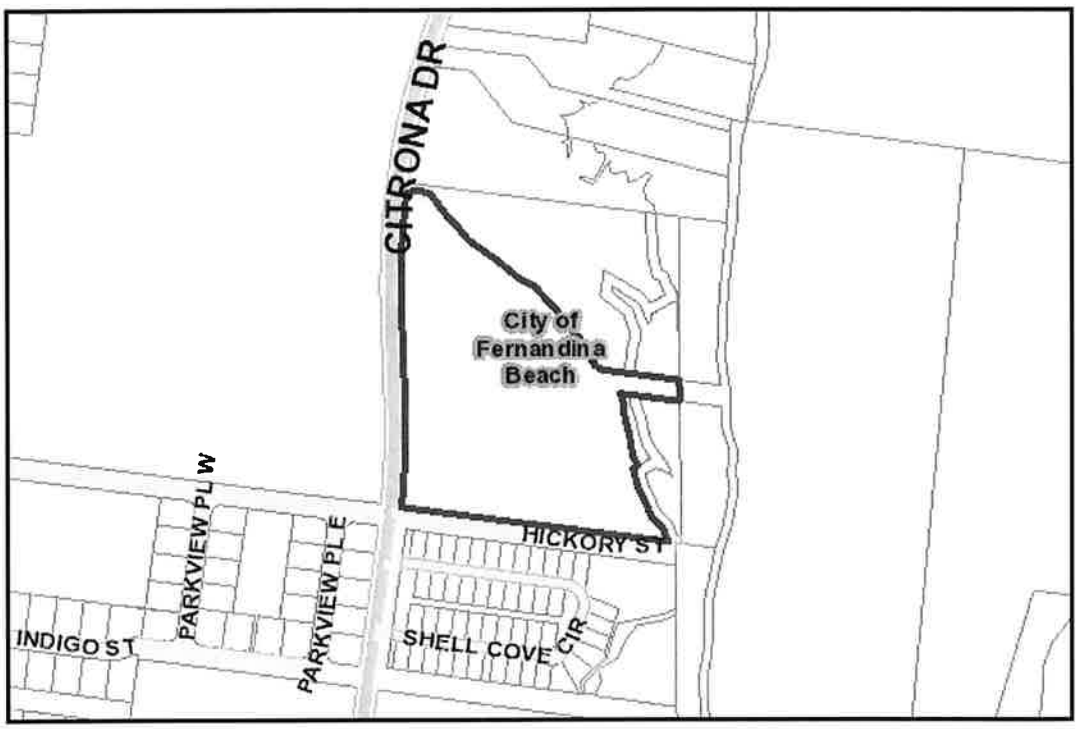
DEC. 9, 2020
My Commission Expires

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
	4339 ROOSEVELT BLVD
Mailing Address	
	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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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

Florida Department of State, Division of Corporations

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:

Witness Print Name: Robin Jones

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.

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

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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

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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.

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11/29/17

"AMELIA BLUFF"

PLAT BOOK ____ PAGE ____

SHEET 1 OF 3 SHEETS

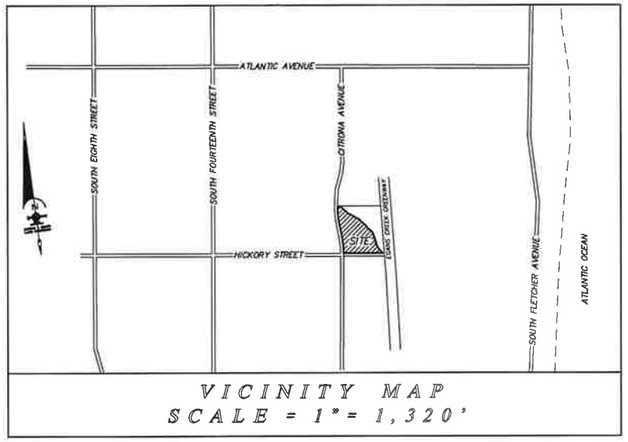
A REPLAT OF A PORTION OF CITRONA LOTS 17, 18, 19 AND GUM STREET, THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), NASSAU COUNTY, FLORIDA, AS SHOWN ON THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA 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

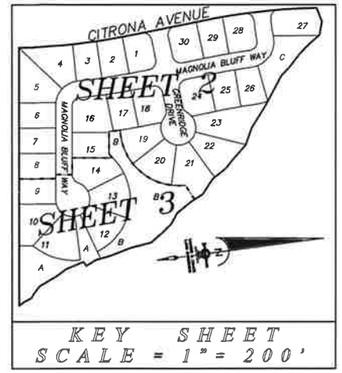
THIS IS TO CERTIFY THAT THE UNDERSIGNED, AMELIA BLUFF, LLC, A FLORIDA LIMITED LIABILITY COMPANY IS THE LAWFUL OWNER OF THE LAND DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS "AMELIA BLUFF", AND THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THAT THIS PLAT, MADE IN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

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 _____

STATE OF FLORIDA

MORTGAGEE'S CONSENT

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

WITNESS _____

_____
PRINT OR TYPE NAME

_____
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 _____

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"

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 6 & AE 7" AS PER F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 12089C 0237 D , 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 & 3 , 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"

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

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\\Computer1\c\Civil 3D Projects\19580 CITRONA PARCEL\19580-PLAT.dwg

"AMELIA BLUFF"

PLAT BOOK ____ PAGE ____

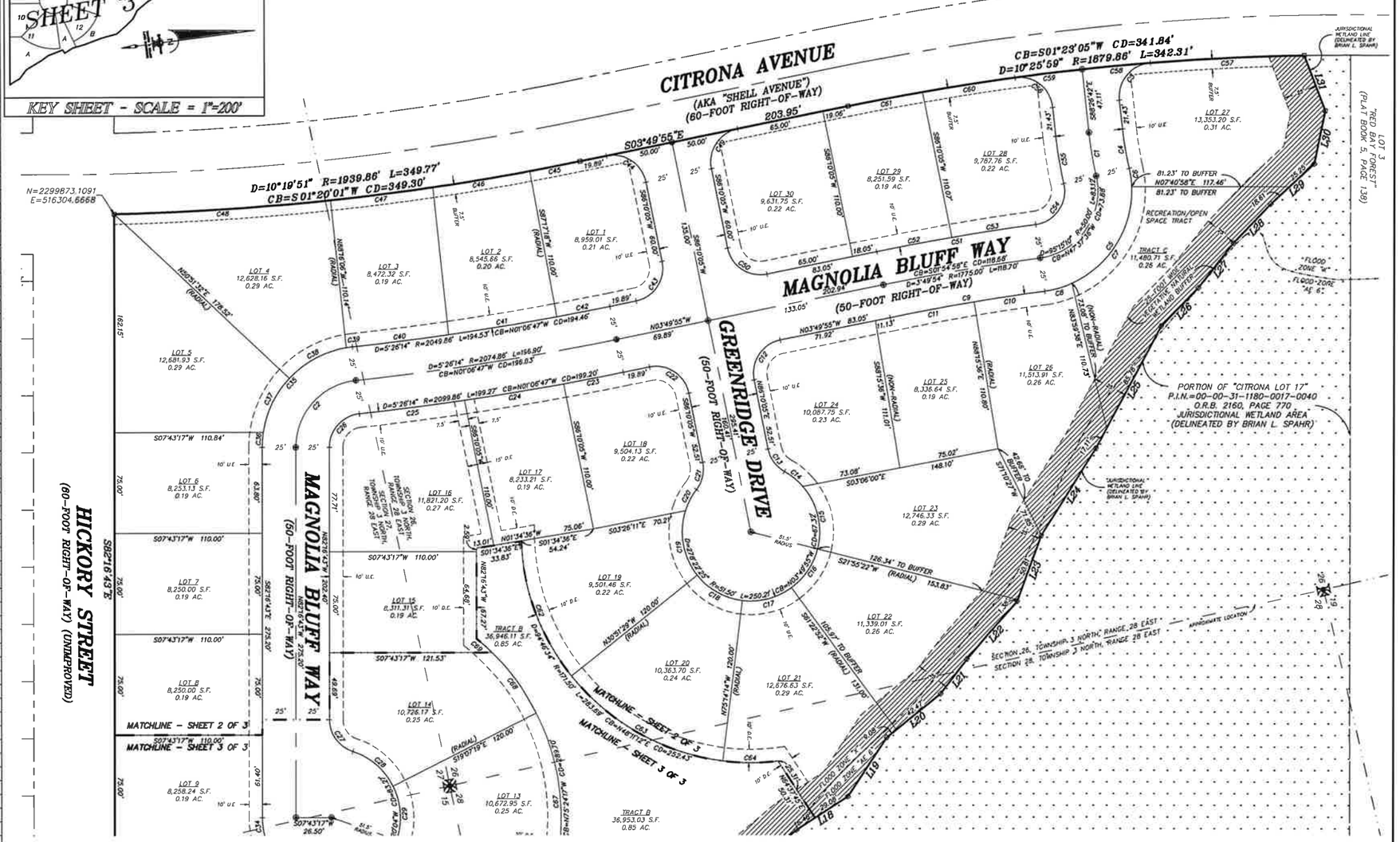
SHEET 2 OF 3 SHEETS

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'


CITRONA AVENUE
(AKA "SHELL AVENUE")
(60-FOOT RIGHT-OF-WAY)
MAGNOLIA BLUFF WAY
(50-FOOT RIGHT-OF-WAY)
GREENRIDGE DRIVE
(50-FOOT RIGHT-OF-WAY)
HICKORY STREET
(60-FOOT RIGHT-OF-WAY) (UNIMPROVED)
"RED BAY FOREST"
(PLAT BOOK 5, PAGE 136)
N=2299873.1091
E=516304.6668
S03°49'55"E 203.95'
CB=S01°23'05"W CD=341.84'
D=10°25'59" R=1879.86' L=342.31'
D=10°19'51" R=1939.86' L=349.77'
CB=S01°20'01"W CD=349.30'
S07°43'17"W 110.84'
S07°43'17"W 110.00'
S07°43'17"W 121.53'
S82°16'43"E 302.60'
N82°16'43"W 302.60'
MATCHLINE - SHEET 2 OF 3
MATCHLINE - SHEET 3 OF 3
LOT 1 8,959.01 S.F. 0.21 AC.
LOT 2 8,545.66 S.F. 0.20 AC.
LOT 3 8,472.32 S.F. 0.19 AC.
LOT 4 12,628.16 S.F. 0.29 AC.
LOT 5 12,681.93 S.F. 0.29 AC.
LOT 6 8,253.13 S.F. 0.19 AC.
LOT 7 8,250.00 S.F. 0.19 AC.
LOT 8 8,250.00 S.F. 0.19 AC.
LOT 9 8,258.24 S.F. 0.19 AC.
LOT 10 10,726.17 S.F. 0.25 AC.
LOT 11 10,672.95 S.F. 0.25 AC.
LOT 12 36,946.11 S.F. 0.85 AC.
LOT 13 10,672.95 S.F. 0.25 AC.
LOT 14 10,726.17 S.F. 0.25 AC.
LOT 15 8,311.31 S.F. 0.19 AC.
LOT 16 11,821.20 S.F. 0.27 AC.
LOT 17 8,233.21 S.F. 0.19 AC.
LOT 18 9,504.13 S.F. 0.22 AC.
LOT 19 9,501.46 S.F. 0.22 AC.
LOT 20 10,363.70 S.F. 0.24 AC.
LOT 21 12,676.83 S.F. 0.29 AC.
LOT 22 11,339.01 S.F. 0.26 AC.
LOT 23 12,746.33 S.F. 0.29 AC.
LOT 24 10,087.75 S.F. 0.23 AC.
LOT 25 8,336.64 S.F. 0.19 AC.
LOT 26 11,513.91 S.F. 0.26 AC.
LOT 27 8,336.64 S.F. 0.19 AC.
LOT 28 9,787.76 S.F. 0.22 AC.
LOT 29 8,251.59 S.F. 0.19 AC.
LOT 30 9,631.75 S.F. 0.22 AC.
TRACT B 36,946.11 S.F. 0.85 AC.
TRACT C 11,480.71 S.F. 0.26 AC.
RECREATION/OPEN SPACE TRACT
81.23' TO BUFFER
N07°40'58"E 117.46'
126.34' TO BUFFER
S21°55'22"W (RADIAL) 153.83'
105.97' TO BUFFER
S81°22'52"W (RADIAL) 131.09'
N62°21'11"W 52.19'
N03°49'55"W 71.92'
N03°49'55"W 69.89'
S86°10'05"W 110.00'
S86°10'05"W 53.51'
S86°10'05"W 110.00'
S86°10'05"W 110.00'
S86°10'05"W 60.00'
S86°10'05"W 110.00'
S86°10'05"W 110.07'
S86°10'05"W 110.00'
N86°10'05"E 110.00'
N86°10'05"E 110.00'
N86°10'05"E 110.00'
N86°10'05"E 52.51'
N86°10'05"E 110.00'
N86°10'05"E 110.00'
N86°10'05"E 110.00

"AMELIA BLUFF"

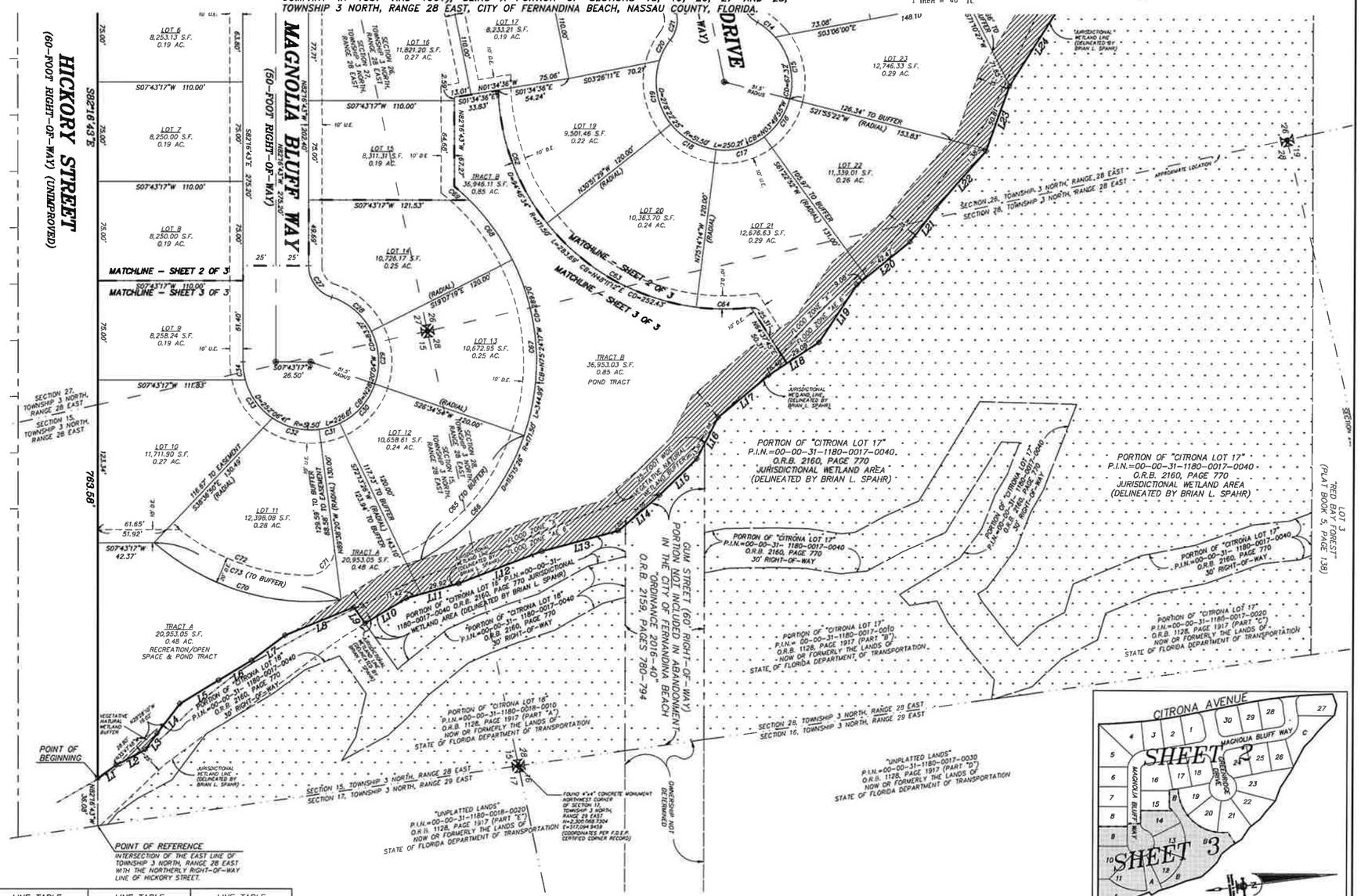
PLAT BOOK ____ PAGE ____

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.


HICKORY STREET (60'-ROW RIGHT-OF-WAY) (UNIMPROVED)
MAGNOLIA BLUFF WAY (50'-ROW RIGHT-OF-WAY)
GUM STREET (60' RIGHT-OF-WAY) PORTION NOT INCLUDED IN ABANDONMENT IN THE "ORDINANCE 2016-40" O.R.B. 2159, PAGES 780-794
DRIVE
WAY)
S82°16'43"E 763.58'
N26°16'43"W 760.46'
LOT 6 8,253.13 S.F. 0.19 AC.
LOT 7 8,250.00 S.F. 0.19 AC.
LOT 8 8,250.00 S.F. 0.19 AC.
LOT 9 8,258.24 S.F. 0.19 AC.
LOT 10 11,711.90 S.F. 0.27 AC.
LOT 11 12,398.08 S.F. 0.28 AC.
LOT 12 10,658.61 S.F. 0.24 AC.
LOT 13 10,672.95 S.F. 0.25 AC.
LOT 14 10,726.17 S.F. 0.25 AC.
LOT 15 8,311.31 S.F. 0.19 AC.
LOT 16 11,821.20 S.F. 0.27 AC.
LOT 17 8,233.21 S.F. 0.19 AC.
LOT 19 9,501.46 S.F. 0.22 AC.
LOT 20 10,363.70 S.F. 0.24 AC.
LOT 21 12,676.63 S.F. 0.29 AC.
LOT 22 11,339.01 S.F. 0.26 AC.
LOT 23 12,746.33 S.F. 0.29 AC.
TRACT A 20,953.05 S.F. 0.48 AC. RECREATION/OPEN SPACE & POND TRACT
TRACT B 36,946.11 S.F. 0.85 AC.
TRACT B 36,953.03 S.F. 0.85 AC. POND TRACT
MATCHLINE - SHEET 2 OF 3
MATCHLINE - SHEET 3 OF 3
MATCHLINE - SHEET 2 OF 3
MATCHLINE - SHEET 3 OF 3
POINT OF BEGINNING
POINT OF REFERENCE
INTERSECTION OF THE EAST LINE OF TOWNSHIP 3 NORTH, RANGE 28 EAST WITH THE NORTHERLY RIGHT-OF-WAY LINE OF HICKORY STREET.
SECTION 27, TOWNSHIP 3 NORTH, RANGE 28 EAST
SECTION 15, TOWNSHIP 3 NORTH, RANGE 28 EAST
SECTION 26, TOWNSHIP 3 NORTH, RANGE 28 EAST
SECTION 28, TOWNSHIP 3 NORTH, RANGE 28 EAST
SECTION 15, TOWNSHIP 3 NORTH, RANGE 28 EAST
SECTION 17, TOWNSHIP 3 NORTH, RANGE 29 EAST
SECTION 26, TOWNSHIP 3 NORTH, RANGE 28 EAST
SECTION 16, TOWNSHIP 3 NORTH, RANGE 29 EAST
APPROXIMATE LOCATION
"RED BAY FOREST" (PLAT BOOK 5, PAGE 13B)
LOT 3
PORTION OF "CITRONA LOT 17" P.I.N.=00-00-31-1180-0017-0040. O.R.B. 2160, PAGE 770 JURISDICTIONAL WETLAND AREA (DELINEATED BY BRIAN L. SPAHR)
PORTION OF "CITRONA LOT 17" P.I.N.=00-00-31-1180-0017-0040 O.R.B. 2160, PAGE 770 30' RIGHT-OF-WAY
PORTION OF "CITRONA LOT 17" P.I.N.=00-00-31-1180-0017-0040 O.R.B. 2160, PAGE 770 JURISDICTIONAL WETLAND AREA (DELINEATED BY BRIAN L. SPAHR)
PORTION OF "CITRONA LOT 17" P.I.N.=00-00-31-1180-0017-0040 O.R.B. 2160, PAGE 770 30' RIGHT-OF-WAY
PORTION OF "CITRONA LOT 17" P.I.N.=00-00-31-1180-0017-0040 O.R.B. 2160, PAGE 770 30' RIGHT-OF-WAY
PORTION OF "CITRONA LOT 17" P.I.N.=00-00-31-1180-0017-0020 O.R.B. 1128, PAGE 1917 (PART "C") NOW OR FORMERLY THE LANDS OF STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
PORTION OF "CITRONA LOT 17" P.I.N.=00-00-31-1180-0017-0010 O.R.B. 1128, PAGE 1917 (PART "B") NOW OR FORMERLY THE LANDS OF STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
PORTION OF "CITRONA LOT 17" P.I.N.=00-00-31-1180-0018-0010 O.R.B. 1128, PAGE 1917 (PART "A") NOW OR FORMERLY THE LANDS OF STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
"UNPLATTED LANDS" P.I.N.=00-00-31-1180-0018-0020 O.R.B. 1128, PAGE 1917 (PART "E") NOW OR FORMERLY THE LANDS OF STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
"UNPLATTED LANDS" P.I.N.=00-00-31-1180-0017-0030 O.R.B. 1128, PAGE 1917 (PART "D") NOW OR FORMERLY THE LANDS OF STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
FOUND 4"x4" CONCRETE MONUMENT NORTHWEST CORNER OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 28 EAST N=2,300,568.7304 E=317,094.9459 (COORDINATES PER F.D.E.P. CERTIFIED CORNER RECORD)
OWNERSHIP NOT DETERMINED
JURISDICTIONAL WETLAND LINE (DELINEATED BY BRIAN L. SPAHR)
VEGETATIVE NATURAL WETLAND BUFFER
30' U.E.
10' U.E.
10' D.E.
116.57' TO EASEMENT (RADIAL)
129.58' TO BUFFER (RADIAL)
117.23' TO BUFFER (RADIAL)
105.97' TO BUFFER (RADIAL)
128.34' TO BUFFER (RADIAL)
153.83'
S07°43'17"W 763.58'
S07°43'17"W 110.00'
S07°43'17"W 121.53'
S07°43'17"W 111.83'
S07°43'17"W 26.50'
S07°43'17"W 42.37'
S01°34'36"E 54.24'
S01°34'36"E 33.83'
S03°26'11"E 70.27'
S03°06'00"E 73.08'
S21°55'22"W
S87°22'52"W
N30°51'29"W 120.00' (RADIAL)
N13°41'47"W 120.00' (RADIAL)
S19°07'19"E 120.00' (RADIAL)
S26°34'54"W 120.00' (RADIAL)
N01°34'36"W 13.01'
N53°30'39"E 130.49' (RADIAL)
S53°30'39"W 130.49' (RADIAL)
N36°44'18"W 39.55'
N53°09'32"W 35.28'
N32°00'36"W 50.08'
N25°22'15"W 45.56'
N49°10'18"W 52.31'
N31°13'40"W 51.55'
N44°39'30"W 32.34'
N41°03'50"W 57.18'
N13°18'43"W 67.78'
N73°23'24"W 60.05'
N33°20'39"W 41.08'
N62°21'11"W 52.19'
N49°54'25"W 76.56'
N54°23'32"W 102.89'
N38°20'27"W 39.63'
N43°55'01"W 42.49'
N38°37'53"W 40.36'
N34°56'00"W 43.86'
N70°37'36"W 40.23'
S76°43'41"W 43.73'
R=275.00' L=226.16' CB=N66°57'45"E CD=219.90'
R=9.50' L=14.92' CB=N46°11'12"E CD=13.43'
R=9.50' L=14.92' CB=N46°11'12"E CD=13.43'
R=275.00' L=250.20' CB=N03°48'55"E CD=241.67'
R=275.00' L=250.20' CB=N03°48'55"E CD=241.67'
R=1,000.00' L=344.89' CB=N74°55'56"E CD=343.27'
R=1,000.00' L=29.08' CB=N83°37'45"E CD=29.08'
R=1,000.00' L=42.47' CB=N85°05'56"E CD=42.47'
R=1,000.00' L=42.47' CB=N85°05'56"E CD=42.47'
R=1,000.00' L=29.08' CB=N83°37'45"E CD=29.08'
R=1,000.00' L=344.89' CB=N74°55'56"E CD=343.27'
R=1,000.00' L=42.47' CB=N85°05'56"E CD=42.47'
R=1,000.00' L=29.08' CB=N83°37'45"E CD=29.08'
R=1,000.00' L=42.47' CB=N85°05'56"E CD=42.47'
R=1,000.00' L=42.47' CB=N85°05'56"E CD=42.47'
R=1,000.00' L=29.08' CB=N83°37'45"E CD=29.08'
R=1,000.00' L=344.89' CB=N74°55'56"E CD=343.27

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.

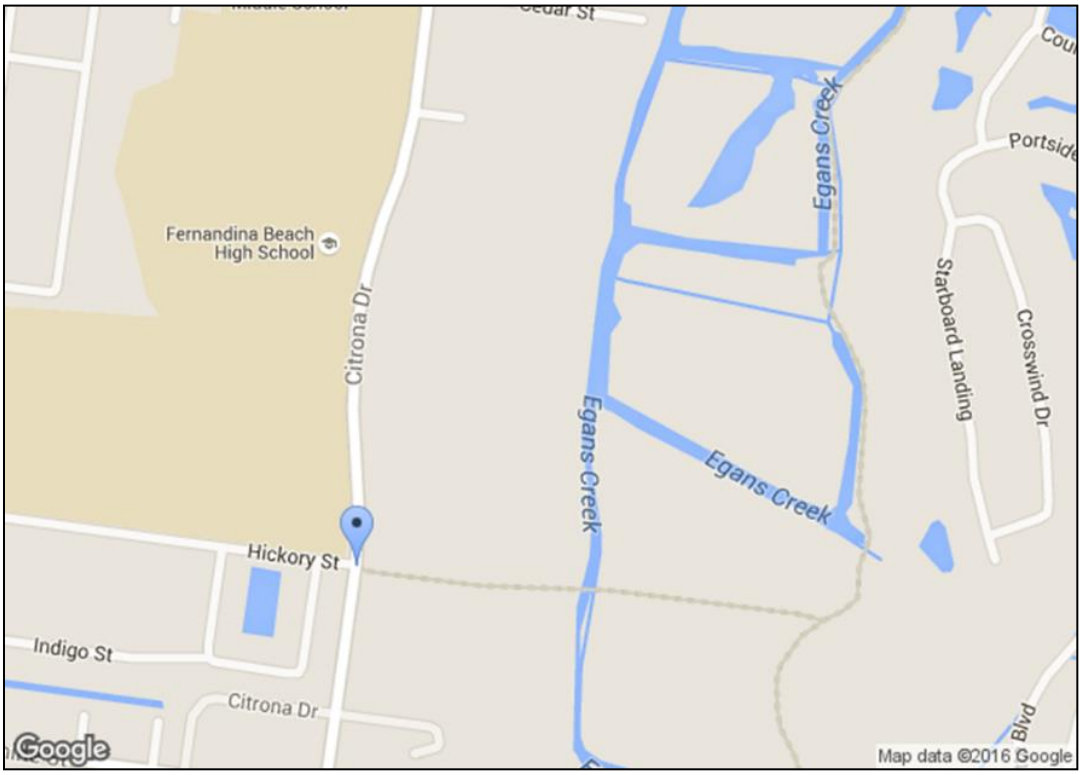


Figure 1. Eagle nest locator map summary indicating no documented Bald eagle nests are located within 1-mile distance of subject property.

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
Environmental Scientist
LG2 Environmental Solutions, Inc.

VI. REFERENCES

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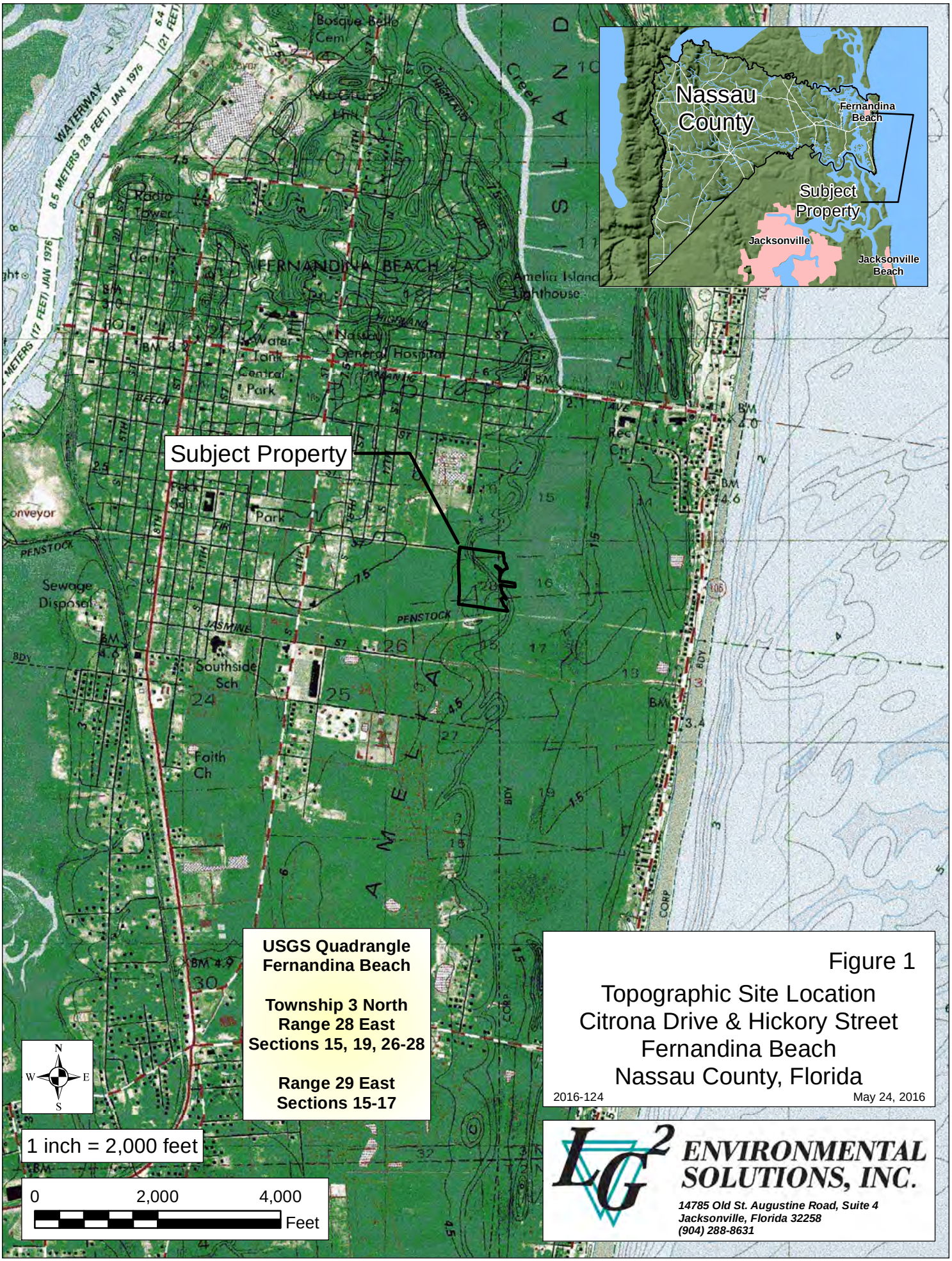
APPENDIX A

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

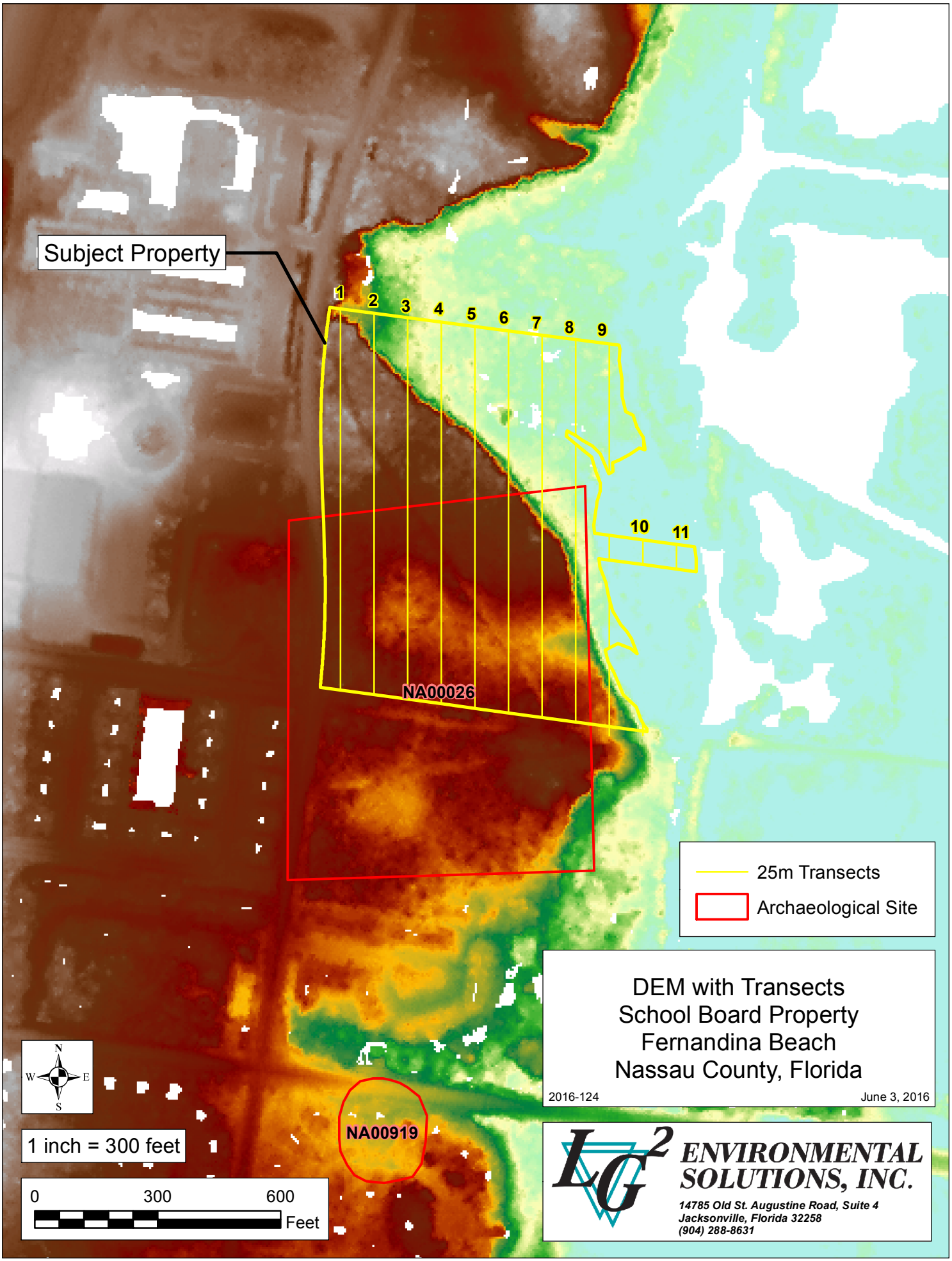
2016-124 May 24, 2016

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

APPENDIX B

Digital Elevation Map with Survey Transects

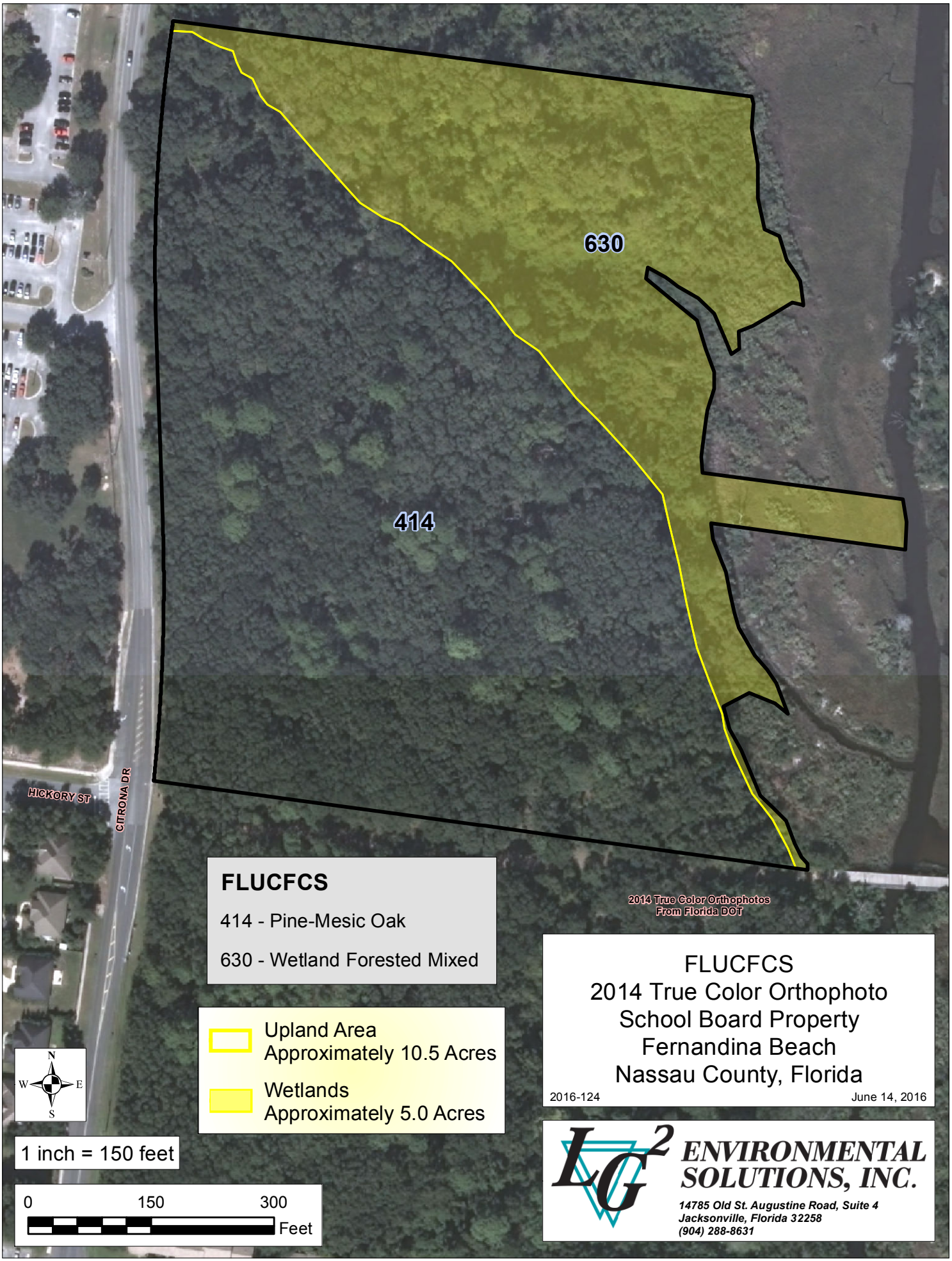
FLUCCS Map



DEM with Transects
School Board Property
Fernandina Beach
Nassau County, Florida

2016-124 June 3, 2016

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

N
W E
S

1 inch = 150 feet

0 150 300
Feet

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.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means

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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.

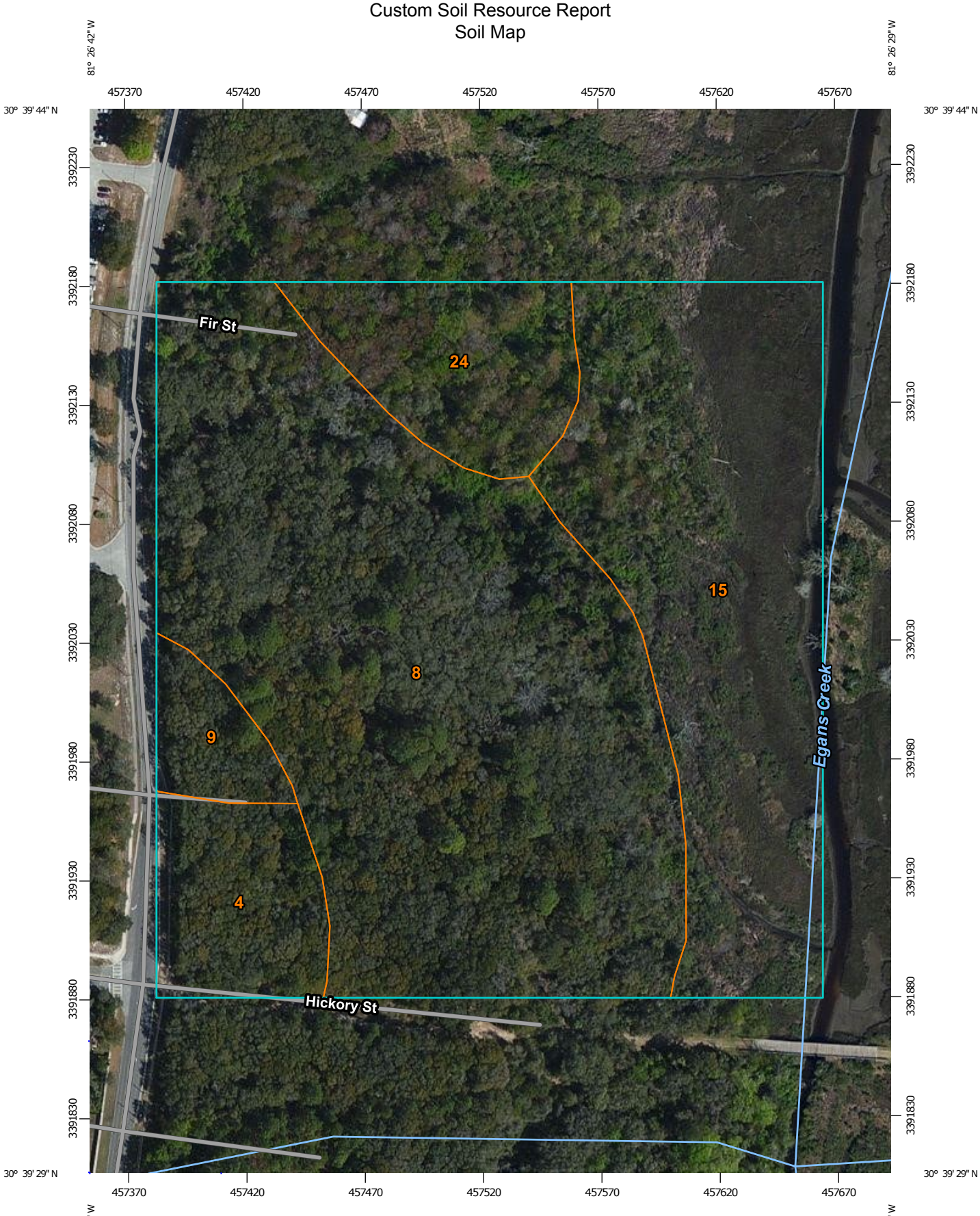
Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree 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 W R Howell, Company
Title William R Howell, II
PH# President
Address 904-631-3643
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

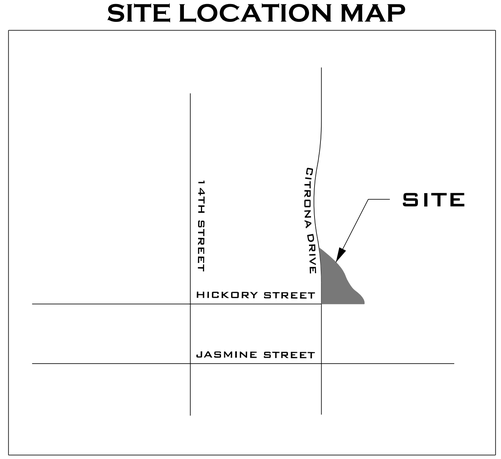
PERMITTING AGENCIES

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

SITE LOCATION MAP



G&A Project
No.:17-10.27

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.

17. A. 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.Ø — PROPOSED CONTOUR
- PROPOSED EDGE OF PAVEMENT
- PROPOSED PROPERTY LINE
- PROPOSED R.O.W. LINE
- 16 — EXISTING CONTOUR

No.	By	Date	Revision
K			
J			
I			
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G			
F			
E			
D	NG	3918	REVISED PER COFB COMMENTS
C	NG	22218	REVISED ROADWAY ORIENTATION
B	BM	11618	REVISED PER COFB COMMENTS
A	BM	121817	REVISED PER SJRWMD/COFB COMMENTS

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

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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			
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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
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PRE-DEVELOPMENT DRAINAGE PLAN

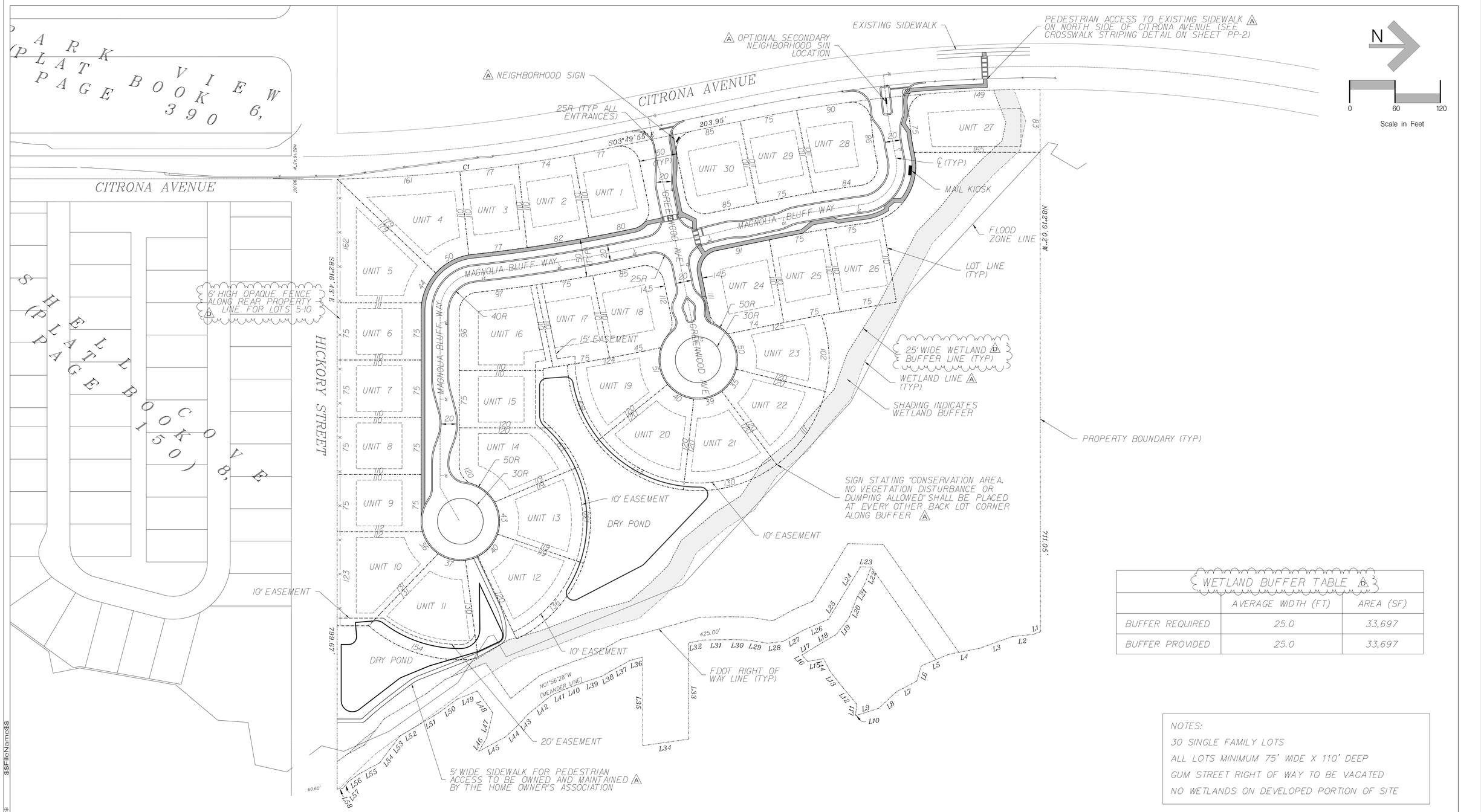
Registered Professional

SHEET NO.
PRE-1
3 of 15

Issue Date
March 9, 2018

Project No.
17-10.27

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



WETLAND BUFFER TABLE (D)		
	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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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

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

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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POST-DEVELOPMENT DRAINAGE PLAN

Registered Professional

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

$$FileName$$
$$Time$$
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$$FileName$$

No.	By	Date	Revision
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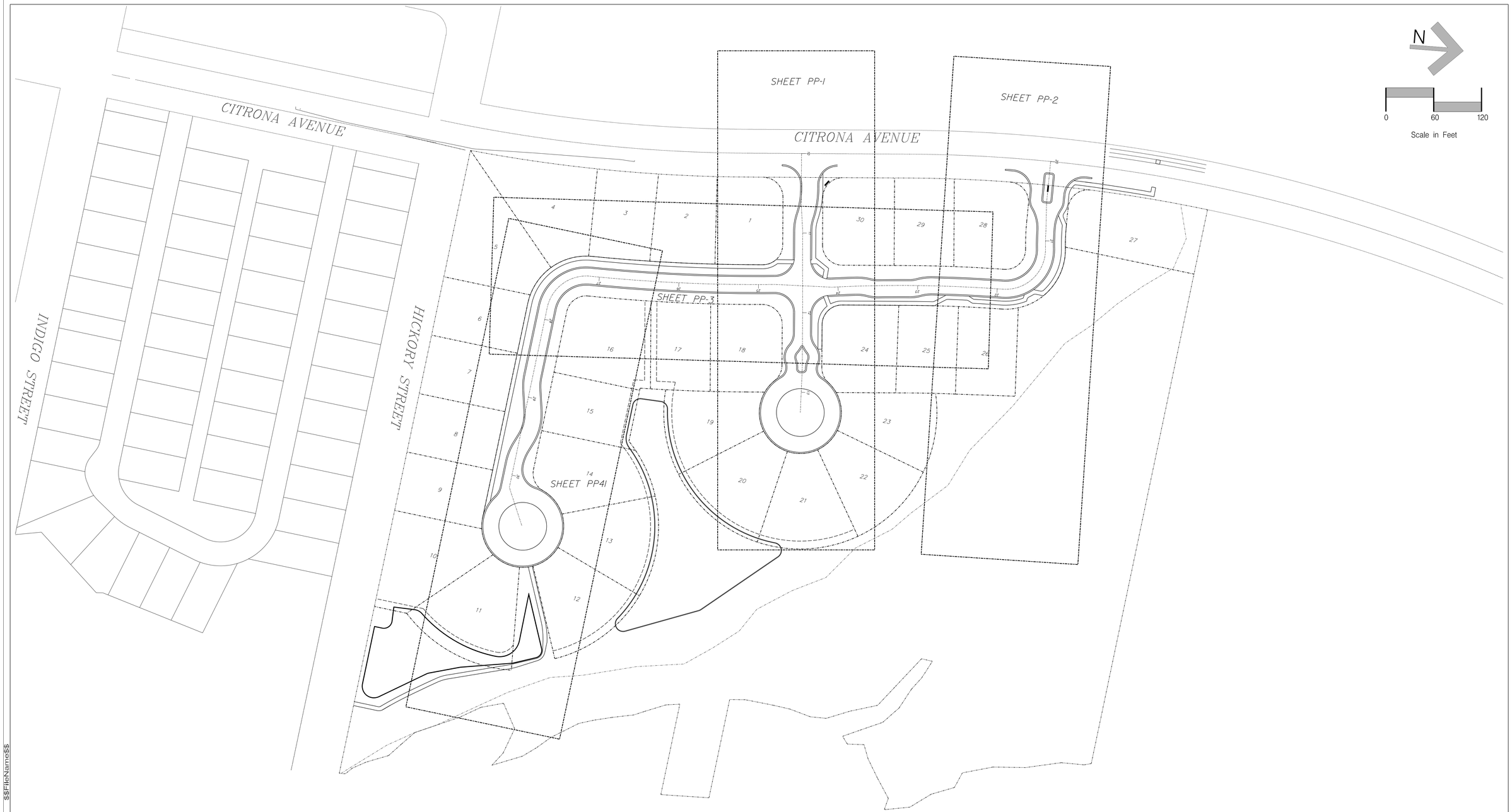
AMELIA BLUFF LLC

LOT GRADING PLAN

Registered Professional

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



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No.	By	Date	Revision
K			
J			
I			
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G			
F			
E			
D	NG	3918	REVISED PER COFB COMMENTS
C	NG	22218	REVISED ROADWAY ORIENTATION
B	BM	11618	REVISED PER COFB COMMENTS
A	BM	121817	REVISED PER SJRWMD/COFB COMMENTS

Scale: 1" = 60'

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

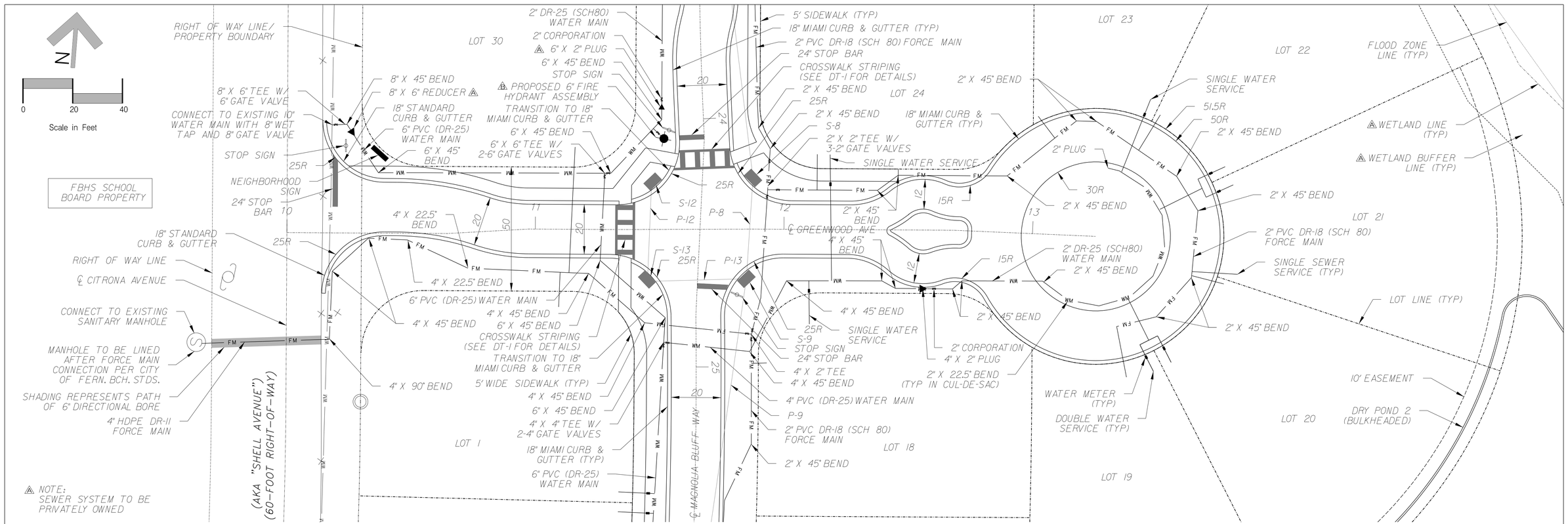
PLAN AND PROFILE
SHEET KEY

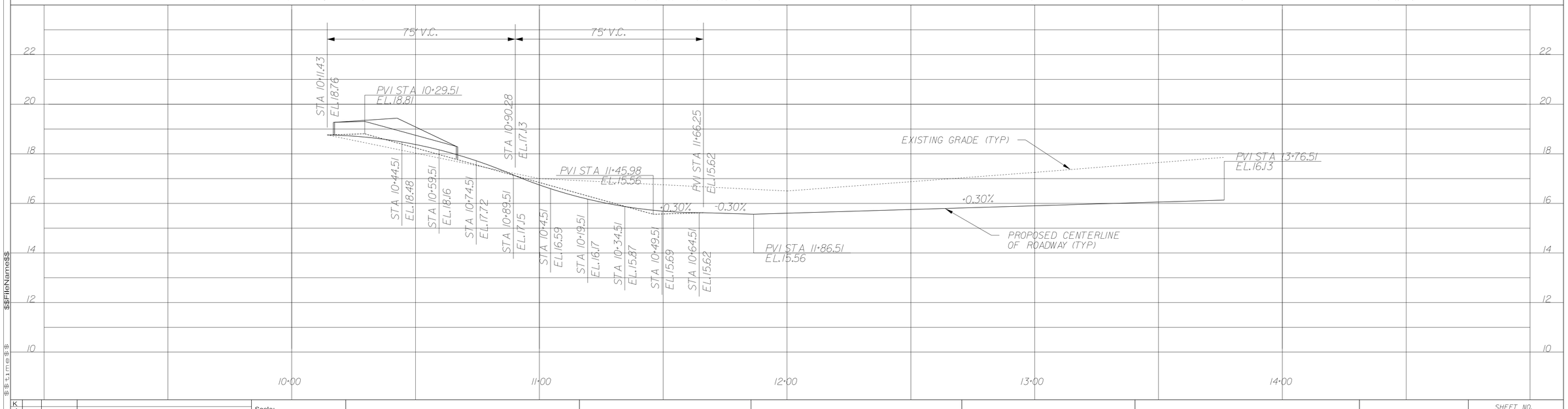
Registered Professional

SHEET NO.
KEY-1
7 of 15

Issue Date
March 9, 2018

Project No.
17-10.27





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Scale:
Project Mgr: NG
Designed by: NG
Drawn by: BM
QA/QC: AG

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PHONE: (904) 261-8819

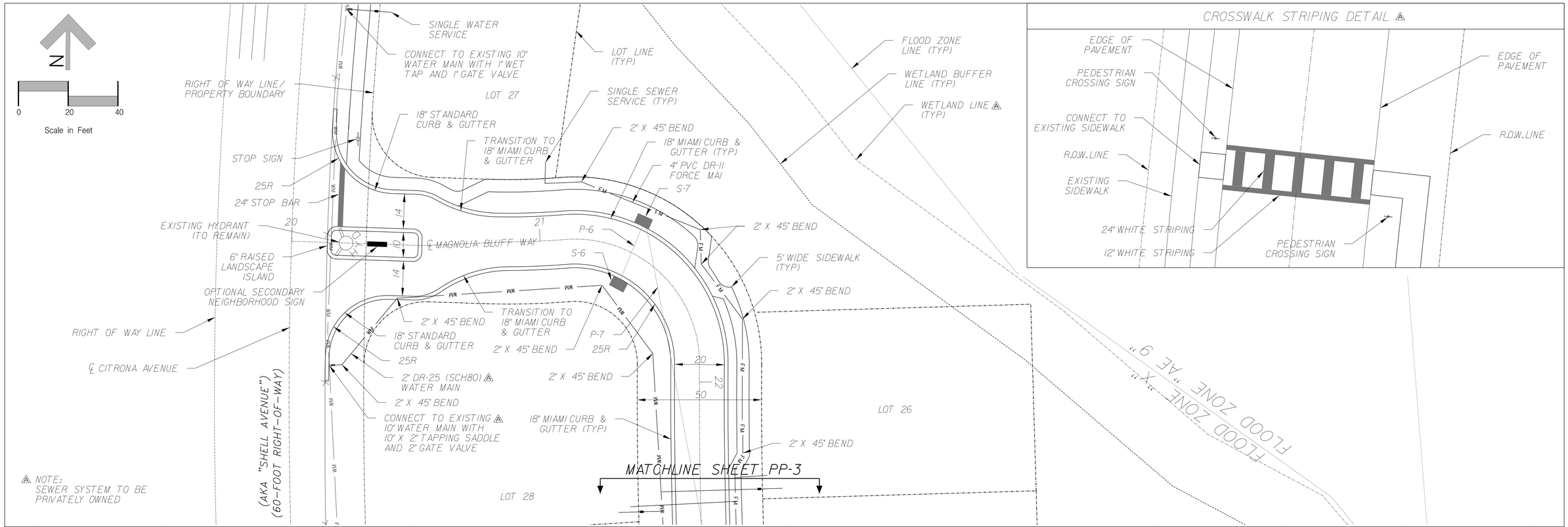
AMELIA BLUFF

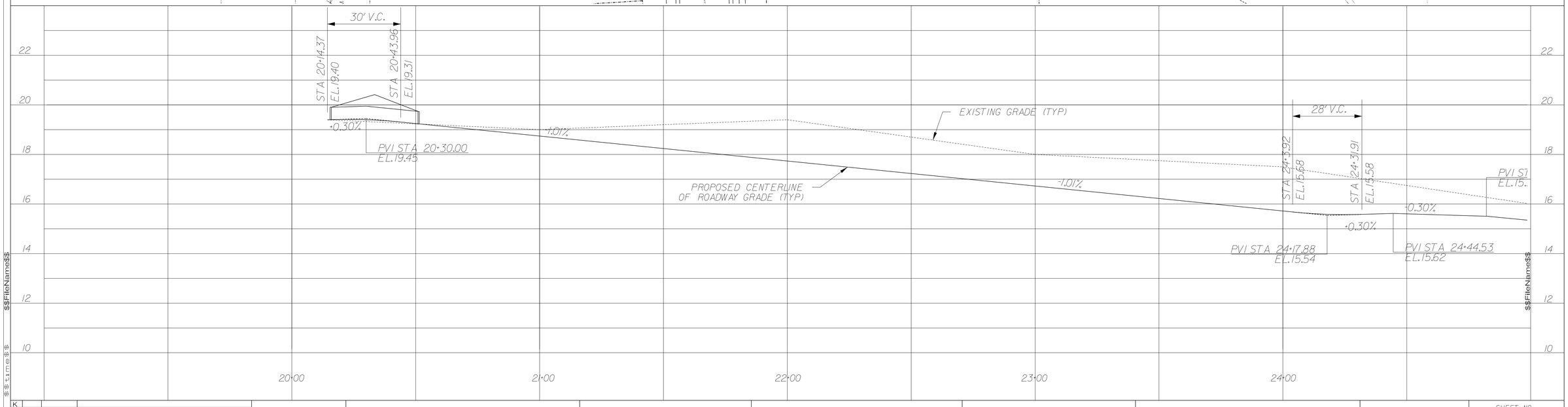
AMELIA BLUFF LLC

GREENWOOD AVE
PLAN AND PROFILE

Registered Professional

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





No.	By	Date	Revision
K			
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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" = 20'
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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AMELIA BLUFF

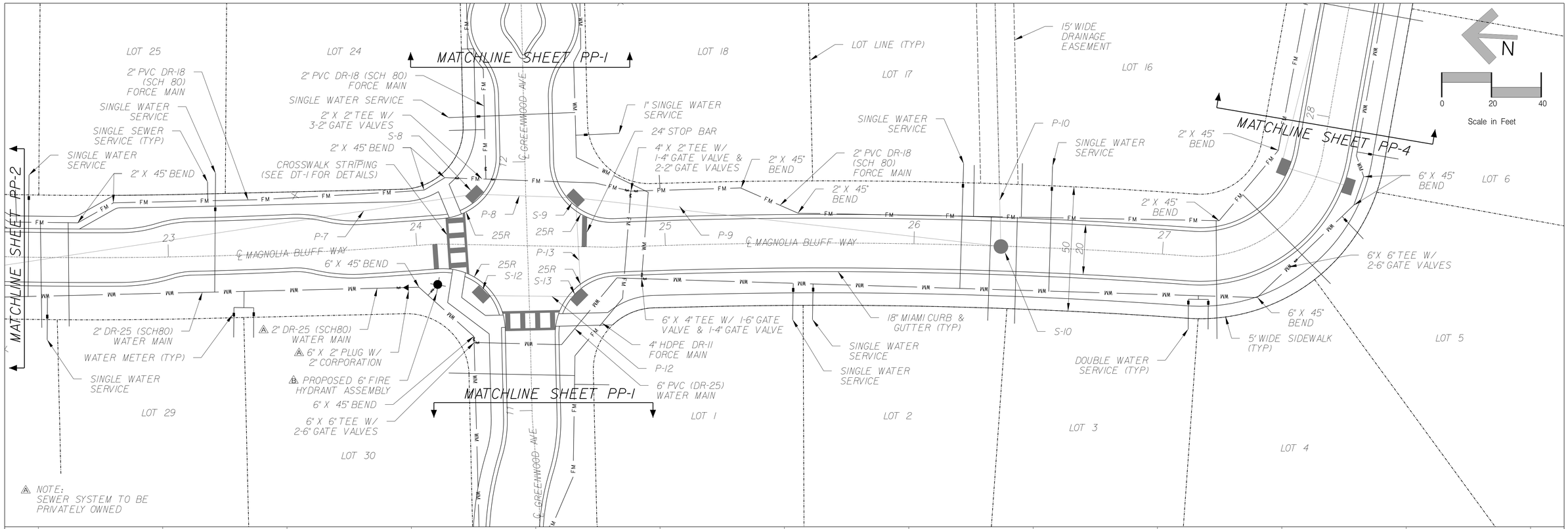
AMELIA BLUFF LLC

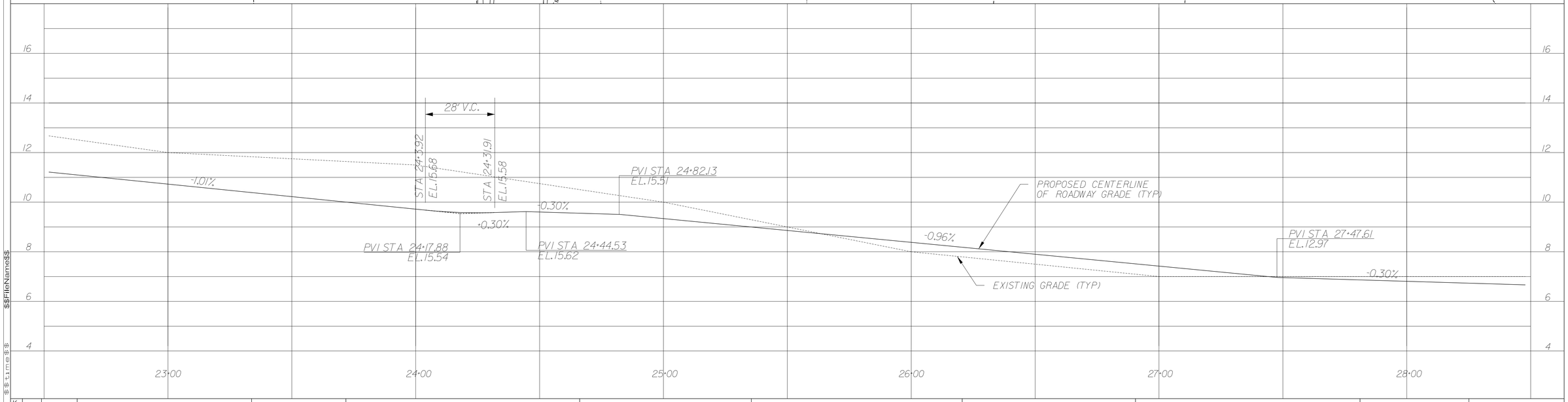
MAGNOLIA BLUFF WAY
PLAN AND PROFILE

Registered Professional

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

$$FileName$$
$$Time$$





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Scale: 1" = 20'
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

MAGNOLIA BLUFF WAY PLAN AND PROFILE

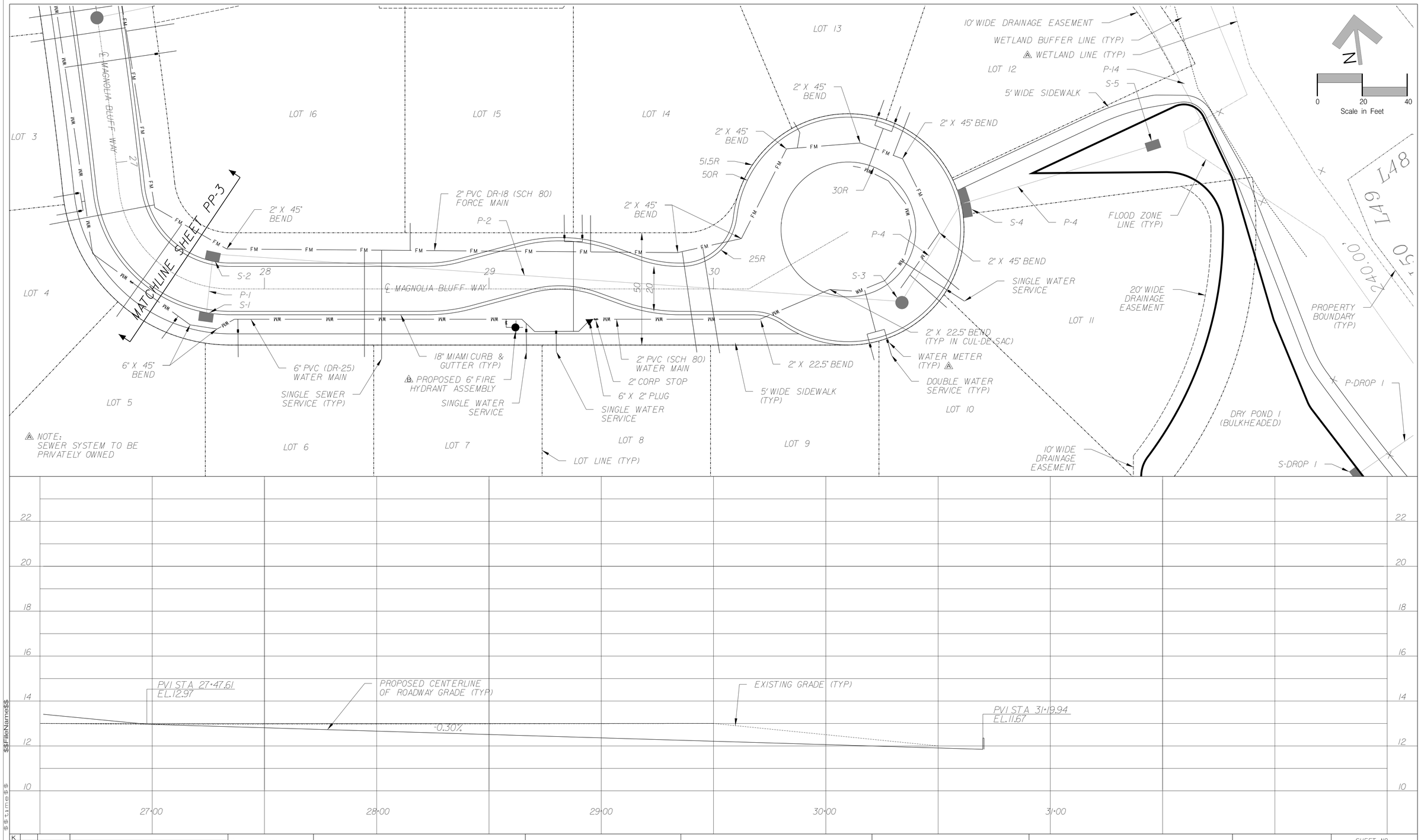
Registered Professional

SHEET NO.
PP-3
10 of 15

Issue Date
March 9, 2018

Project No.
17-10.27

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



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Scale:1" = 20'
Project Mgr: NG
Designed by: NG
Drawn by: BM
QA/QC: AG

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20 South 4th Street
Fernandina Beach, FL 32034

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AMELIA BLUFF

AMELIA BLUFF LLC

MAGNOLIA WAY
PLAN AND PROFILE

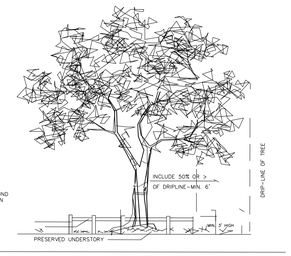
Registered Professional

SHEET NO.
PP-4
11 of 15

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

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% SOLUTLION

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

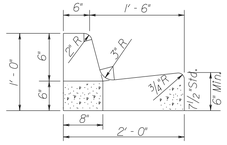
AMELIA BLUFF LLC

TREE RETENTION/ REMOVAL PLAN

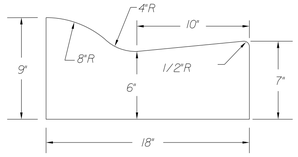
Registered Professional

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

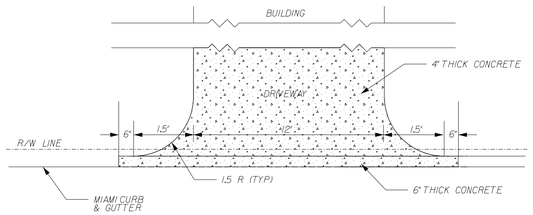
$$FileName$$
$$Time$$
$$Date$$



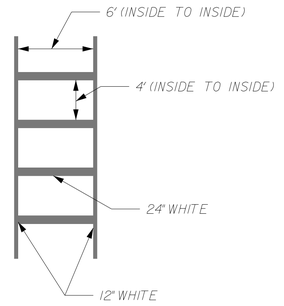
STANDARD CURB & GUTTER



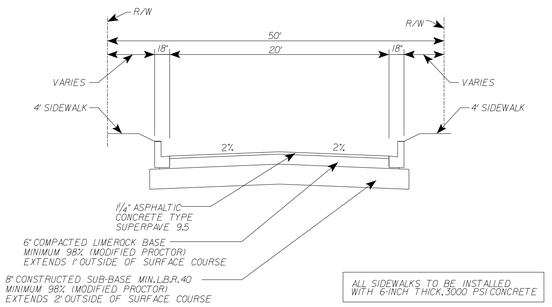
MIAMI CURB & GUTTER



DRIVEWAY CONNECTION DETAIL



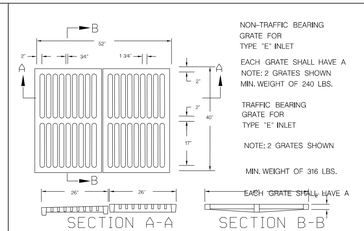
CROSSWALK DETAIL ⚠

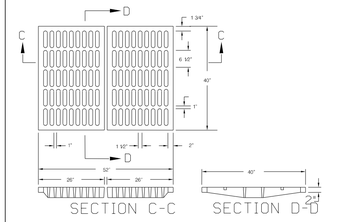


NOTES:

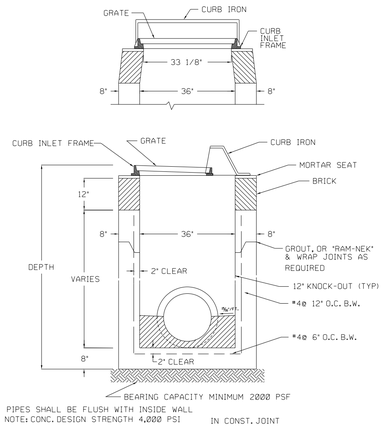
1) LOCATION OF SIDEWALK MAY VARY TO AVOID EXISTING TREES
2) 16" STRIP OF SOD TO BE ADDED ALONG BOTH SIDES OF STREET ADJACENT TO THE BACK OF CURB
3) ALL ROADWAY MARKINGS TO BE THERMOPLASTIC

ROADWAY DESIGN TYPICAL SECTION ⚠

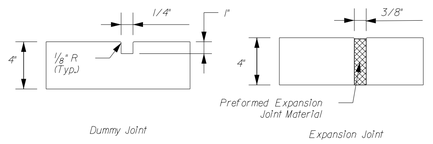




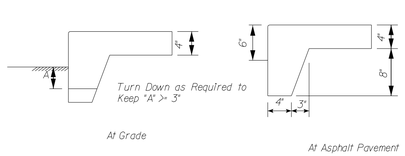
GRATE DETAIL FOR TYPE "E" INLET



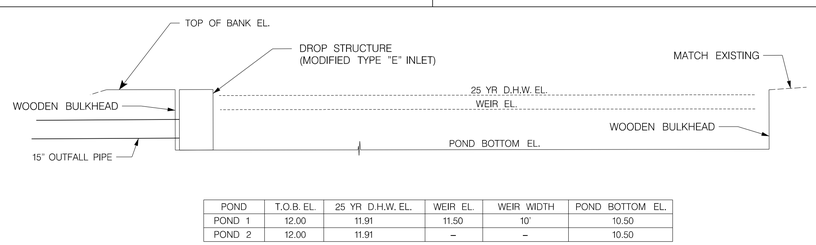
36" CURB INLET



SIDEWALK JOINT DETAILS

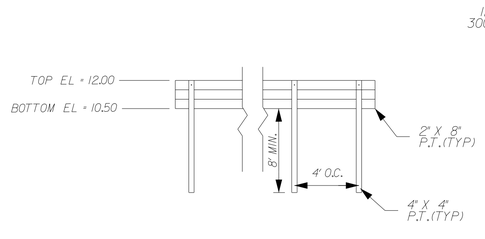


SIDEWALK TURNDOWN DETAILS

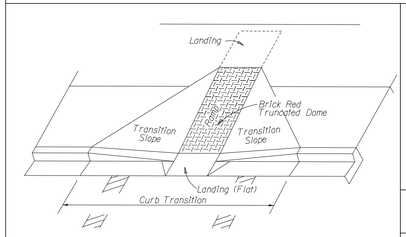


POND	T.O.B. EL.	25 YR D.H.W. EL.	WEIR EL.	WEIR WIDTH	POND BOTTOM EL.
POND 1	12.00	11.91	11.50	10'	10.50
POND 2	12.00	11.91	–	–	10.50

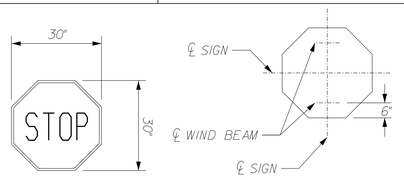
DRY POND CROSS SECTIONS AND DETAILS ⚠



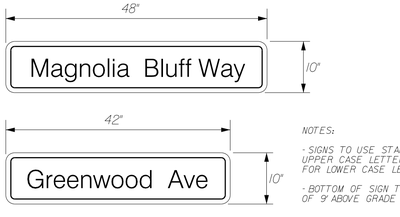
TIMBER RETAINING WALL DETAIL ⚠



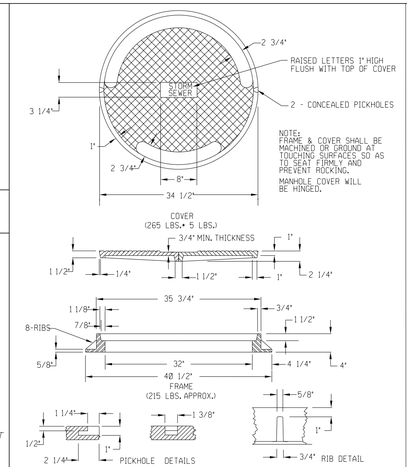
ADA CROSSWALK DETAIL



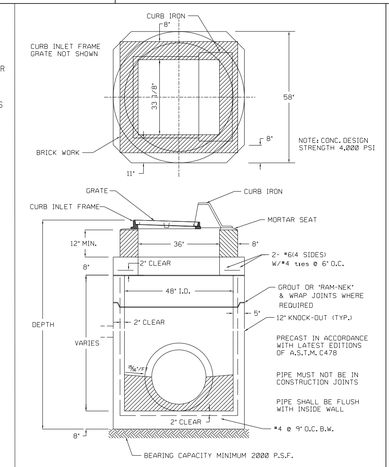
STOP SIGN DETAIL ⚠



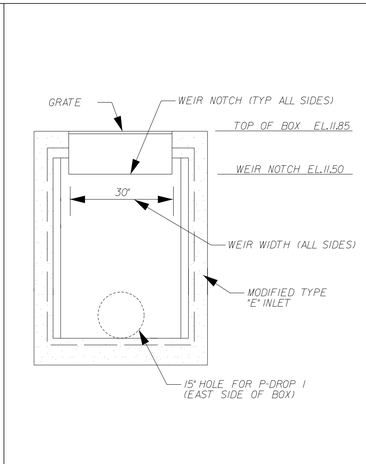
STREET NAME SIGN DETAIL ⚠



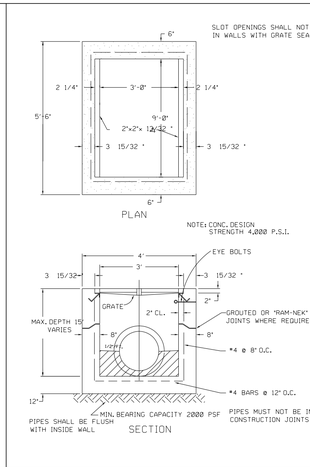
MANHOLE FRAME AND COVER



48" I.D. CURB INLET



STRUCTURE S-DROP 1 DETAIL ⚠



DOUBLE STORM SEWER TYPE "E" INLET

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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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FERNANDINA BEACH, FL 32034
PHONE: (904) 261-8819

AMELIA BLUFF

AMELIA BLUFF LLC

MISCELLANEOUS DETAILS

Registered Professional

SHEET NO.
DT-1
13 of 15

Issue Date
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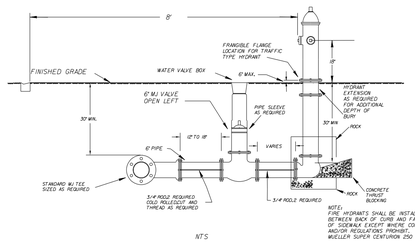
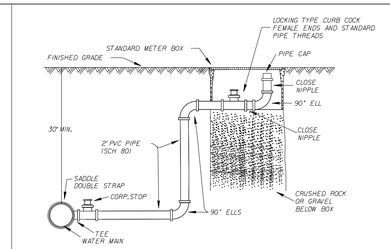
17-10.27

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



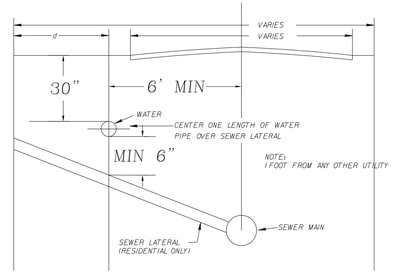
NTS

HYDRANT INSTALLATION WITH TIE RODS



NTS

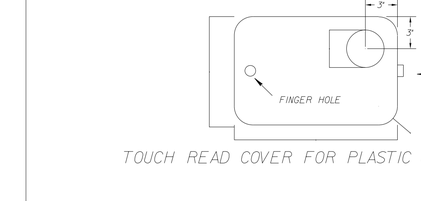
FLUSHING VALVE



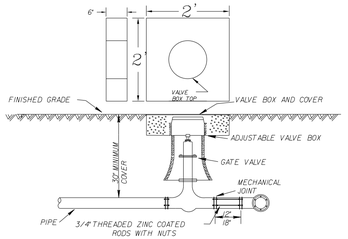
NOTES:

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

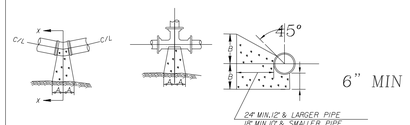


TOUCH READ COVER FOR PLASTIC METER BOX



NTS

GATE VALVE & BOX DETAIL

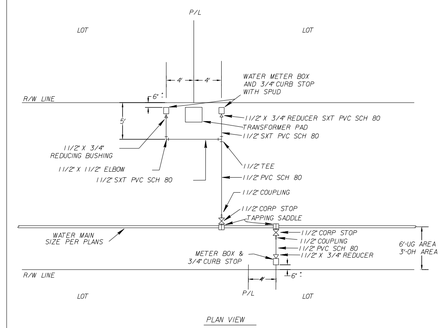


SIZE	1/4 BENDS A	1/4 BENDS B	CU FT CONC.	1/8 BENDS A	1/8 BENDS B	CU FT CONC.	1/16 BENDS A	1/16 BENDS B	CU FT CONC.	SIZE	TEE A	TEE B	CU FT CONC.
6"	16"	10"	3.2	9"	10"	3.0	6"	8"	1.3	6"	10"	12"	3.5
8"	22"	15"	7.2	12"	11"	3.7	8"	10"	2.1	8"	13"	16"	5.4
10"	26"	17"	11.5	14"	17"	5.9	10"	13"	3.6	10"	16"	20"	9.4
12"	29"	20"	16.2	16"	21"	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"	22"	27"	23.2
16"	38"	27"	37.8	21"	27"	18.1	16"	24"	11.2	16"	24"	30"	28.6
20"	47"						18"			18"			

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.

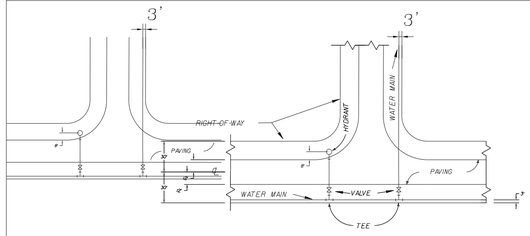
N.T.S.

THRUST BLOCKS FOR BENDS & TEE'S



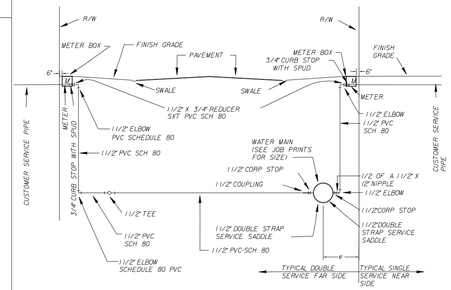
MINIMUM LENGTH TO BE RESTRAINED ON EACH SIDE OF FITTING (FEET)								
PIPE SIZE	11 1/4	22 1/2	45	90	TEE	VALVE	CAP	REDUCER
4	2	4	7	18	20	39	39	N/A
6	2	5	10	25	20	55	55	28
8	3	6	13	32	20	72	72	30
10	4	8	16	38	20	86	86	29
12	4	9	19	45	20	102	102	50
16	6	11	23	57	20	131	131	30

BELL RESTRAINT REQUIREMENTS



NTS

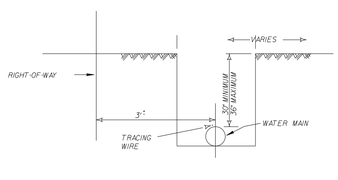
TYPICAL SECTION DETAIL



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

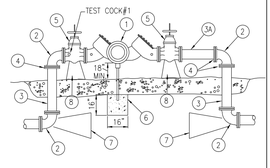


NTS

WHITE PVC DR 25 C900 PIPE FOR ALL 4",6",8",10" AND 12" MAINS
#10 UF SOIID 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

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)



N.T.S.

LARGE WATER SERVICE

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

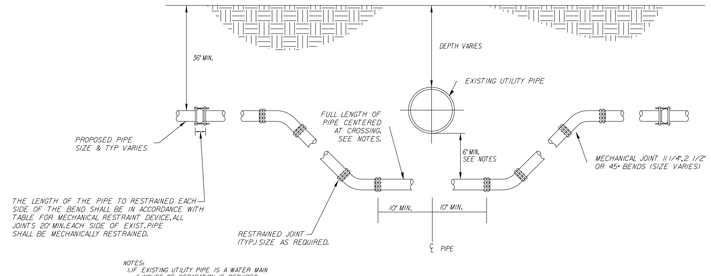
BACKFLOW PREVENTER

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..

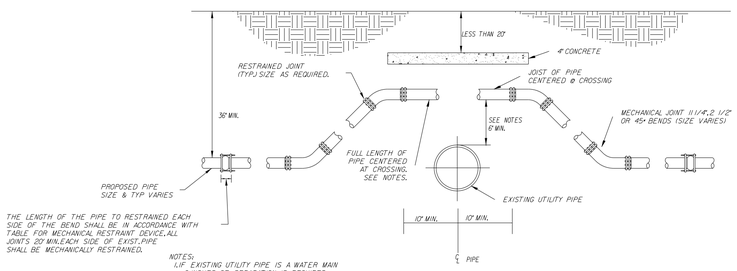
ALL WATER MAINS WILL BE CONSTRUCTED WITH BLUE C900-DR25 PIPE
ALL WATER SERVICES WILL CONSTRUCTED WITH WHITE PVC SCHEDULE 80 PIPE. BLUE SPRAY PAINT WILL BE APPLIED TO THE TOP SURFACE.
JOINT RESTRAINERS MAY BE USED IN PLACE OF THRUST BLOCKS ON C900, DR25 PIPE. WITH APPROVAL OF THE CITY UTILITIES DEPARTMENT.



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"



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 "A"

CITY OF FERNANDINA BEACH FLORIDA

WATER SPECIFICATIONS

SCALE: NTS
DATE: 12/5/18
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
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
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PHONE: (904) 261-8819

AMELIA BLUFF

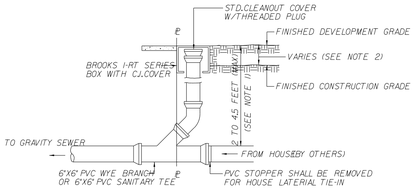
AMELIA BLUFF LLC

WATER DETAILS

Registered Professional

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

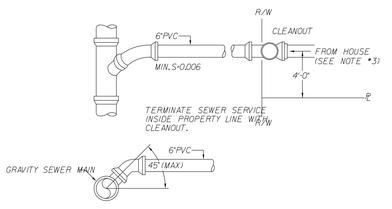
$$Plotted$$ $$Time$$ $$FileName$$



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.

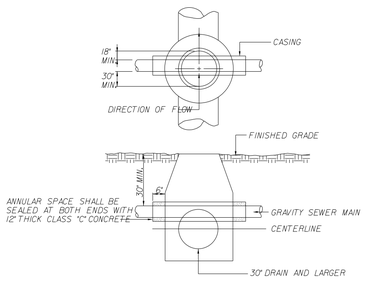
CLEANOUT



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.

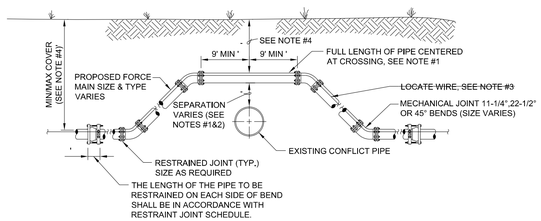
TYPICAL SEWER SERVICE



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

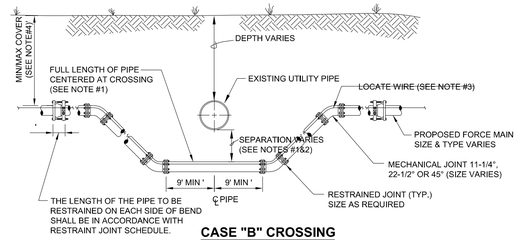


CASE "A" CROSSING

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

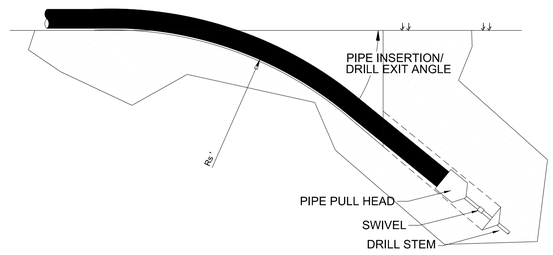


CASE "B" CROSSING

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.

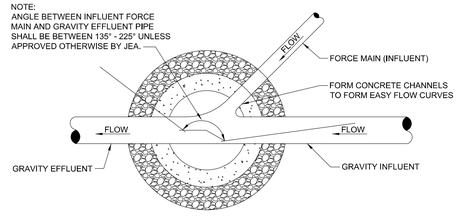
ADJUSTMENT UNDER EXISTING UTILITIES MECHANICAL RESTRAINTS



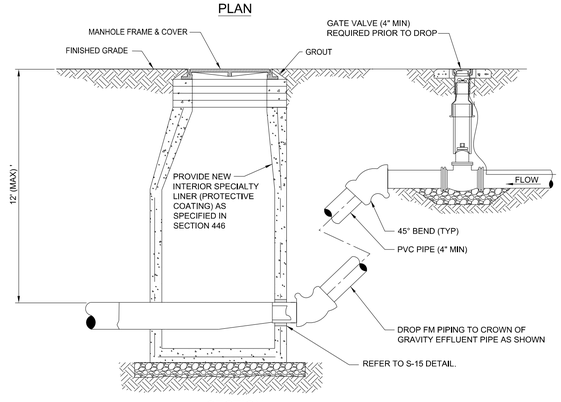
PIPE SIZE	MAXIMUM ALLOWABLE BENDING RADIUS - Rs (FT)	MAXIMUM ALLOWABLE PULLING FORCE (DR18) (K-LBS)
4"	100	10
6"	144	21
8"	189	37
10"	231	56
12"	275	80

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

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

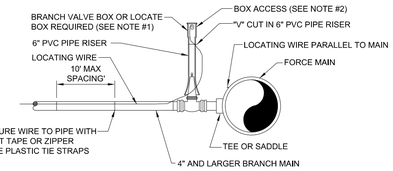


PLAN



SECTION

TYPICAL FORCE MAIN CONNECTION TO MANHOLE

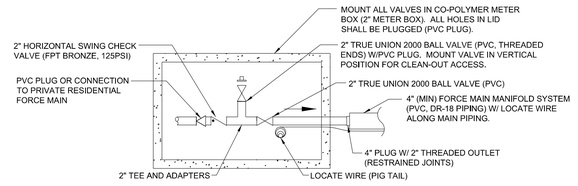


BRANCH FORCE MAIN
(4" AND LARGER SEWER MAIN)

NOTE:

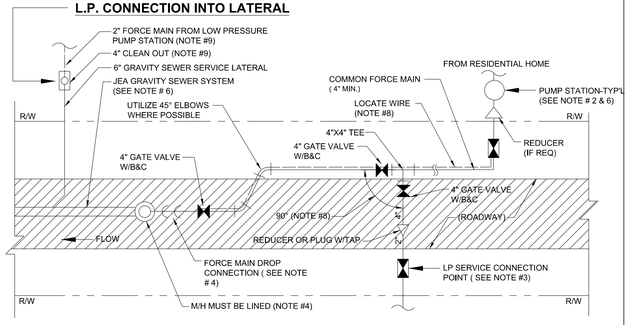
1. NOTE THAT THE BRANCH WIRE IS NOT CONNECTED TO THE MAIN WIRE.
2. LOCATE WIRE SHALL ENTER THE VALVE BOX THROUGH A "V" CUT IN THE 6" PVC RISER PIPE SECTION (SEE S-30).

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	3918	REVISED PER COFB COMMENTS
C	NG	22218	REVISED ROADWAY ORIENTATION
B	BM	11618	REVISED PER COFB COMMENTS
A	BM	121817	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

SEWER DETAILS

Registered Professional

SHEET NO.
DT-3
15 of 15
Issue Date
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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

EXHIBIT A - MAP
HICKORY ST
CITRONA DR
Legend
FDOT OWNED LAND

ORDINANCE 2016-40

EXHIBIT "B"

LEGAL DESCRIPTION:

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.

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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
Notary Public: Signature

Marian Carroll
Printed Name

8-24-20
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

(Signature of owner)

By: John F. Ruis
(Signature of owner)

(Print name of owner)

John L. Ruis
(Print name of owner)

Title: Superintendent

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: _____

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EZELL
LAW FIRM

3560 CARDINAL POINT DRIVE, SUITE 101
JACKSONVILLE, FLORIDA 32257

TEL 904.432.3200

FAX 904.432.3201

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

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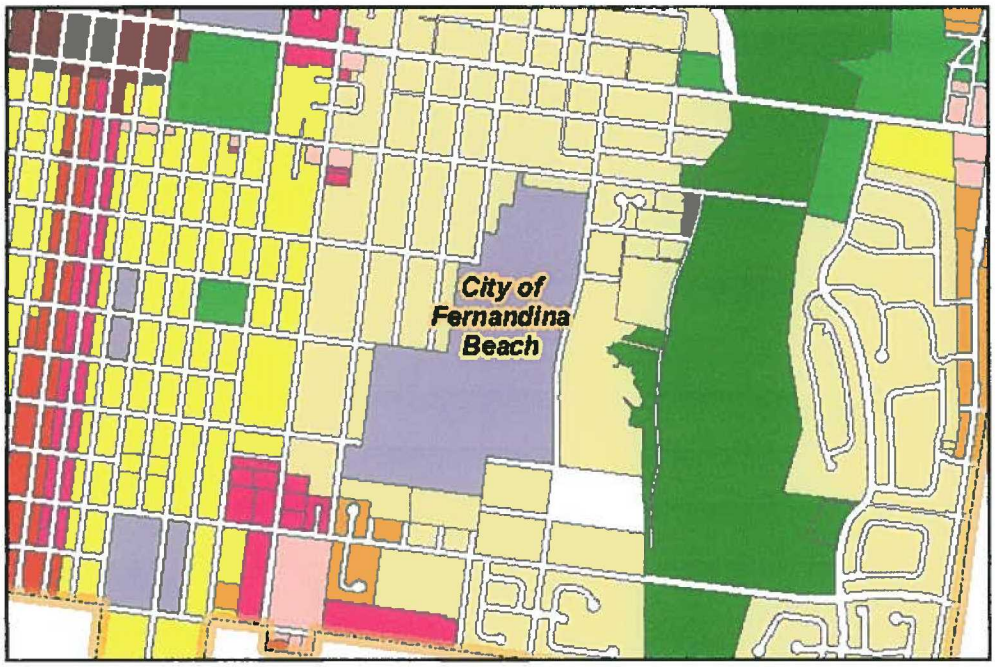
904-491-7300 www.NassauFLPA.com

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

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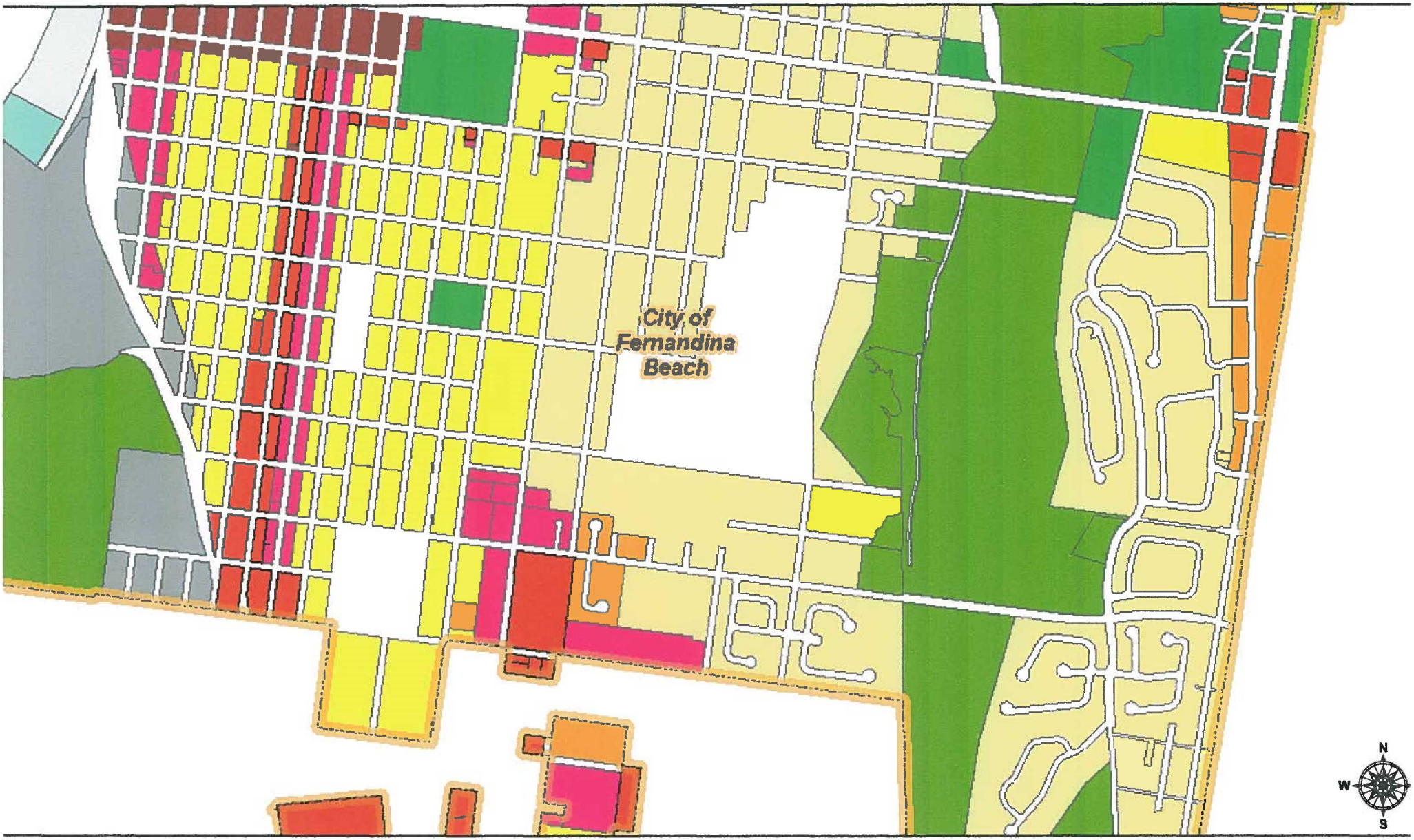

igust 31, 2016

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0 0.125 0.25 0.5 mi

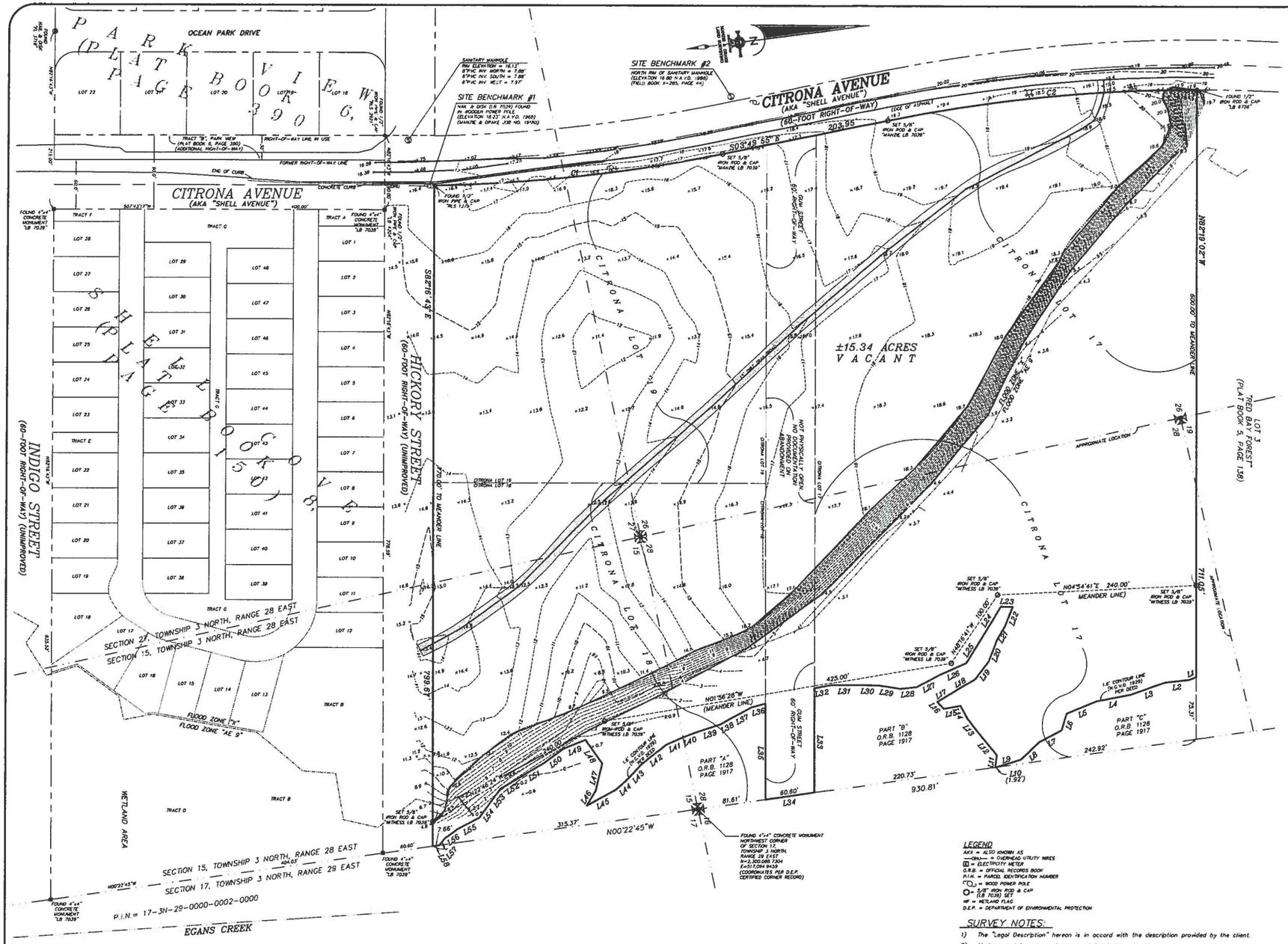
0 0.225 0.45 0.9 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCA 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 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°27'36" WEST A DISTANCE OF 29.62 FEET; (4) NORTH 45°37'20" 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; (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 13°29'39" 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 SOUTH 82°17'13" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID GUM STREET, A DISTANCE OF 116.05 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 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 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 18°34'47" 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 24.88 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°53'34" WEST, A DISTANCE OF 30.18 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 11°37'42" 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 1,873.86 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 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 DISTANCE OF 799.67 FEET TO THE POINT OF BEGINNING.



LEGEND

AKA = ALSO KNOWN AS
—OHU— = OVERHEAD UTILITY WIRES
(E) = ELECTRICITY METER
O.R.B. = OFFICIAL RECORDS BOOK
P.I.N. = PARCEL IDENTIFICATION NUMBER
= WOOD POWER POLE
= 5/8" IRON ROD & CAP (I.D. 7039) SET
WF = WETLAND FLAG
D.E.P. = DEPARTMENT OF ENVIRONMENTAL PROTECTION

SURVEY NOTES:

1) The "Legal Description" hereon is in accord with the description provided by the client.
2) Underground improvements were not located or shown.
3) Commitment for Title Insurance by Chicago Title Insurance Company (Order No. 5787742, dated May 05, 2016) was referenced during the preparation of this survey.
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.

GRAPHIC SCALE

60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

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	N11°37'42"W	9.39'	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°7'05"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	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	N16°05'50"W	36.06'	L26	N16°05'50"W	36.06'	L36	N6°54'18"E	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	N85°38'10"E	21.34'	L40	N12°55'15"W	23.23'	L50	N29°02'32"W	29.42'			

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'

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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

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

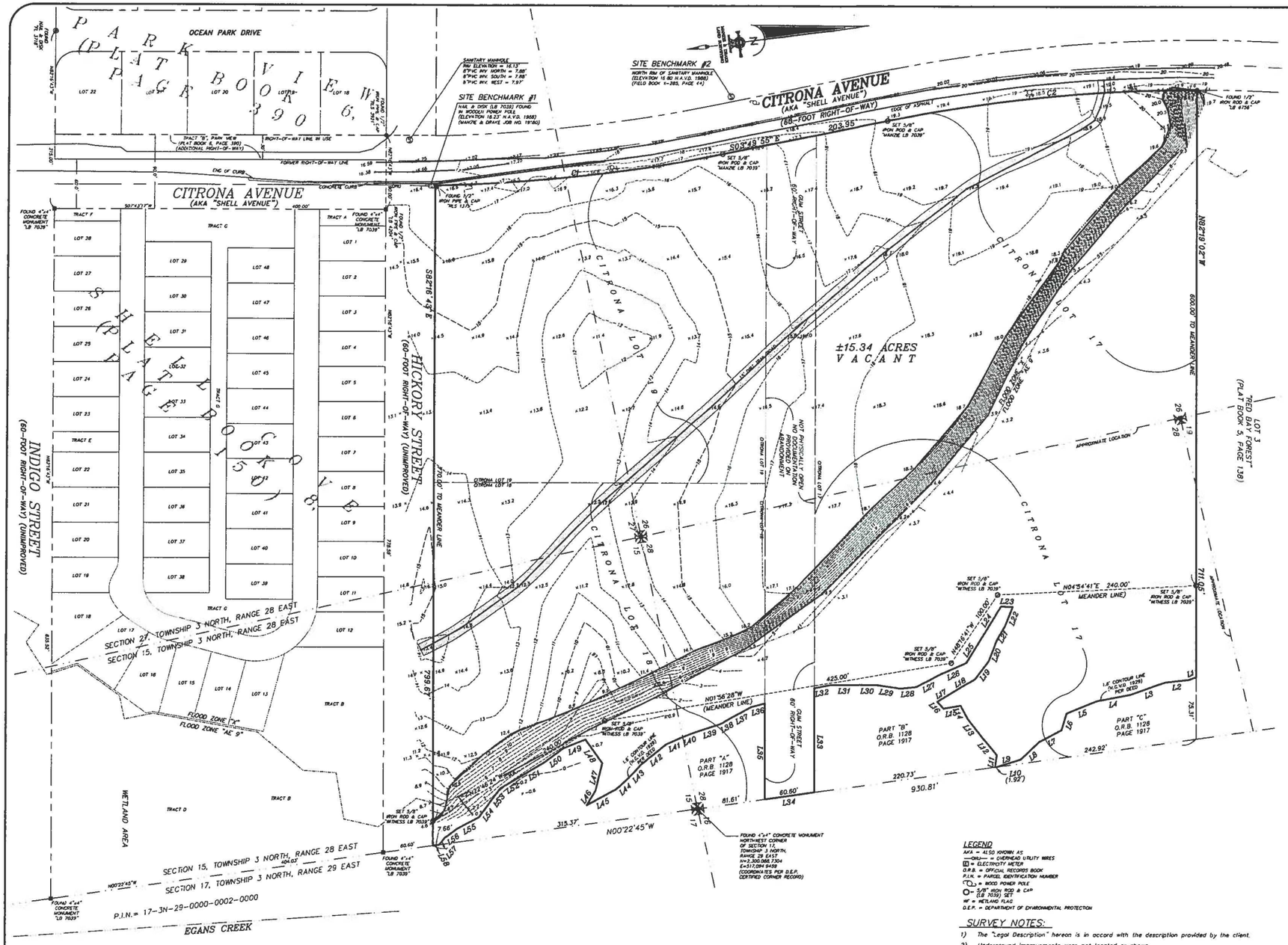
SCALE: 1"=60' JOB NO: 19580 DATE: 5/26/16 CADD: WKD
F.B. NO: X-285 PAGE NO: 43 FIELD CREW: GS FILE NO: C-735

'16 SEP 27 PM2:50

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 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°27'28" 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 30°48'25" 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°43'03" 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 SOUTH 82°17'13" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID GUM STREET, A DISTANCE OF 116.05 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 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 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 38.21 FEET; (3) NORTH 08°58'10" EAST A DISTANCE OF 21.34 FEET; (4) NORTH 18°34'41" 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 81°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°53'34" WEST, A DISTANCE OF 30.18 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 17°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" EAST, 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 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 1,839.86 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.



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'	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	N17°05'E	28.48'	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'	L23	N19°09'39"E	14.02'	L33	N82°17'13"W	126.16'	L43	N39°44'13"W	22.86'	L53	N44°53'52"W	22.05'			
L4	N3°19'30"W	41.10'	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'			
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L6	N65°32'41"W	20.95'	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'	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'	L28	N17°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'	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°38'10"E	21.34'	L40	N12°55'15"W	23.23'	L50	N29°02'32"W	29.42'			

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'

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

LEGEND
AKA = ALSO KNOWN AS
—OHU— = OVERHEAD UTILITY WIRES
(E) = ELECTRICITY METER
O.R.B. = OFFICIAL RECORDS BOOK
P.I.N. = PARCEL IDENTIFICATION NUMBER
= WOOD POWER POLE
= 5/8" IRON ROD & CAP (LB 7039) SET
WF = WETLAND FLAG
D.E.P. = DEPARTMENT OF ENVIRONMENTAL PROTECTION

SURVEY NOTES:

1) The "Legal Description" hereon is in accord with the description provided by the client.
2) Underground improvements were not located or shown.
3) Commitment for Title Insurance by Chicago Title Insurance Company (Order No. 5787742, dated May 05, 2016) was referenced during the preparation of this survey.
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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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

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.

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

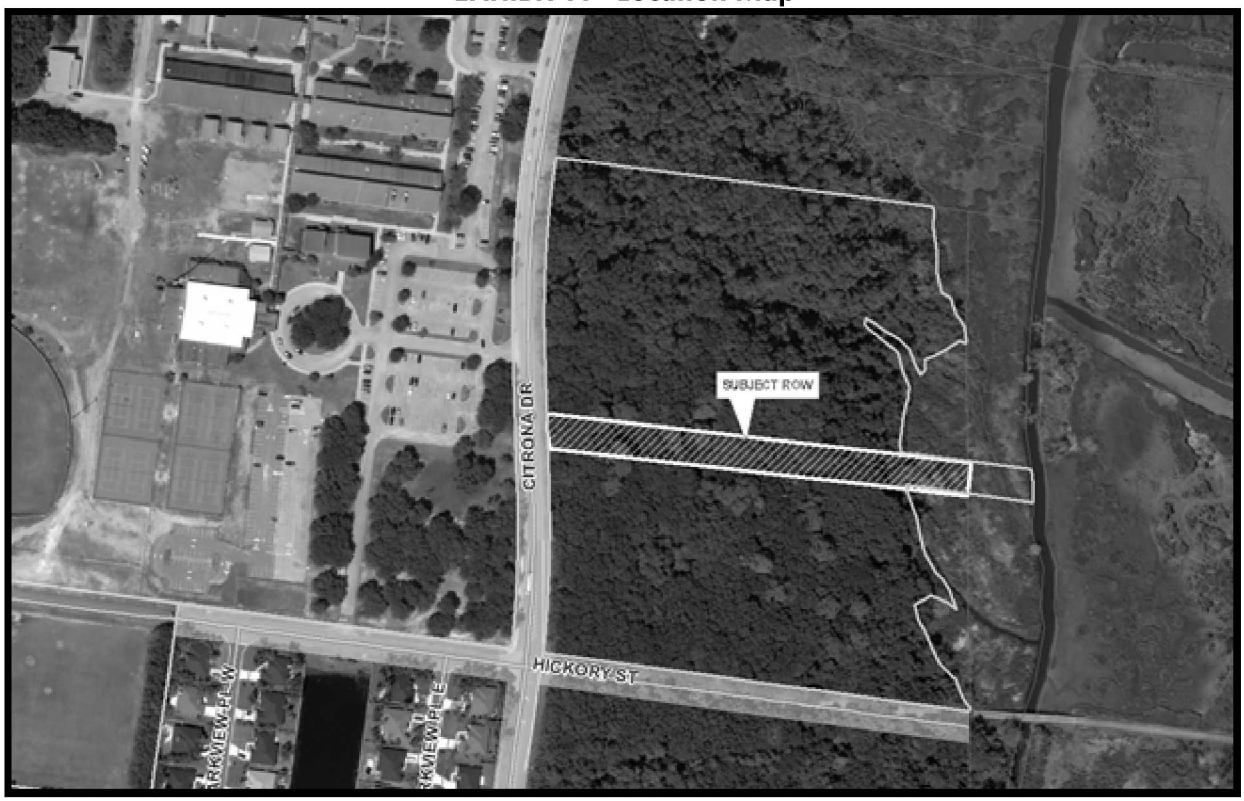
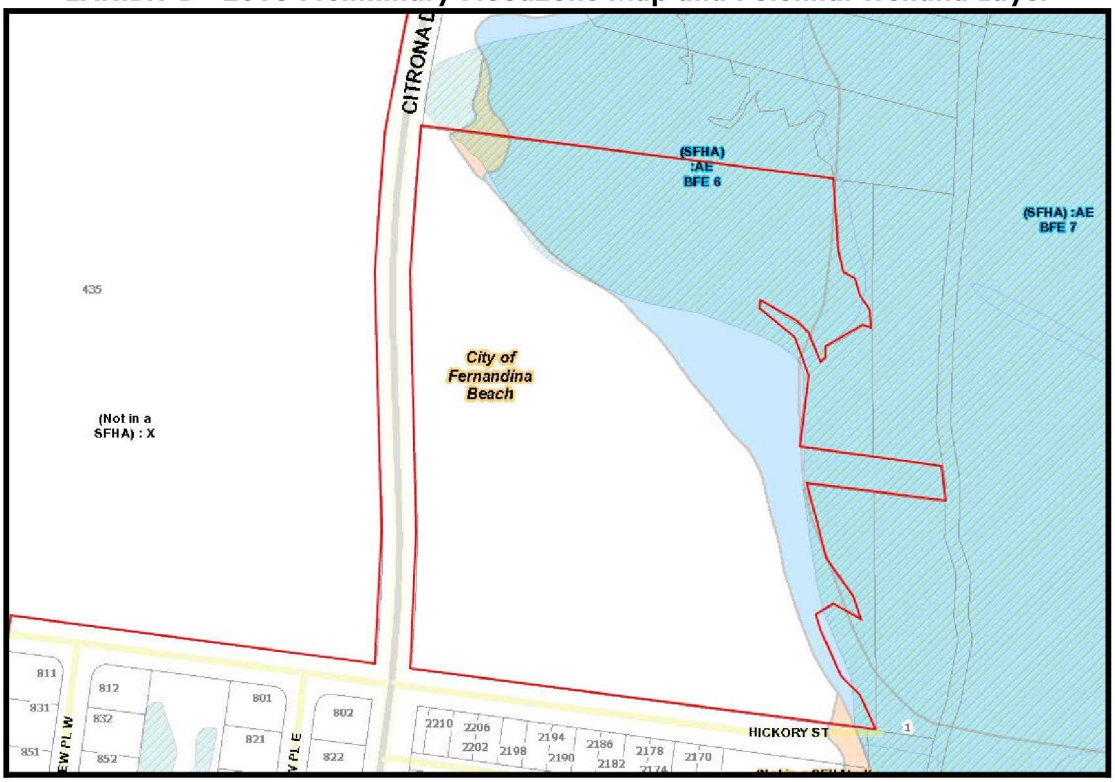


EXHIBIT B - 2016 Preliminary Floodzone Map and Potential Wetland Layer



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: Cathy Sabattini, Administrative Coordinator Date: July 20, 2017

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:	Future Land Use Map Amendment < 10 Acres
REQUESTED ACTION:	Consider proposed Ordinance 2017-24.
SYNOPSIS:	
CITY ATTORNEY COMMENTS:	

Kelly N. Gibson, AICP

Date: November 16, 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

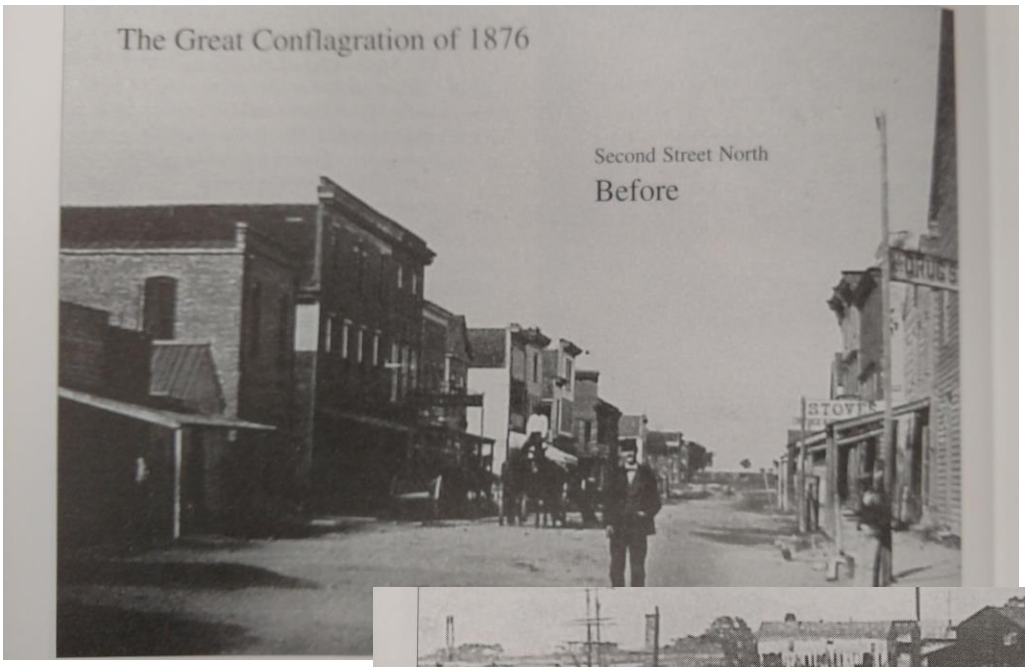
land use transition. Any potential adverse impacts caused by incompatible land uses located adjacent to each other shall be minimized by drought tolerant and native landscaping, low impact development strategies and buffer requirements.

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, AICP
Director of Planning & Conservation

EXHIBIT A

SUBJECT PROPERTIES
C-3
17-16
I-1
C-3
17-20
R-2
W-1
08-03
C-3
07-20
C-2
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 3RD ST
N 4TH ST
City of Fernandina Beach

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. " " " frame side. (DIVIDED BY FRAME PARTITION)
SHINGLE ROOF X	
(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'S'MT	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.

DWELLING

DWELLING STORE

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

DWELLING

DWELLING STORE

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.

78' 5 — 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.

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

12 / 1-4 — Communications protected by single fire-proof doors { With designation of floors.
." " double " "

IRON SHUTTERS. NONE. — Openings exposing Buildings.

E — 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.

IRON. FRAME. — 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.

A

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

G

BRICK.		FRAME.	
A	Construction = to 1st class Warehouse.	G	Construction = to 1st class Store or Dwelling.
B	" = " 2nd " "	H	" = to 2nd class Store or Dwelling.
C	" = " 3rd " "		
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).

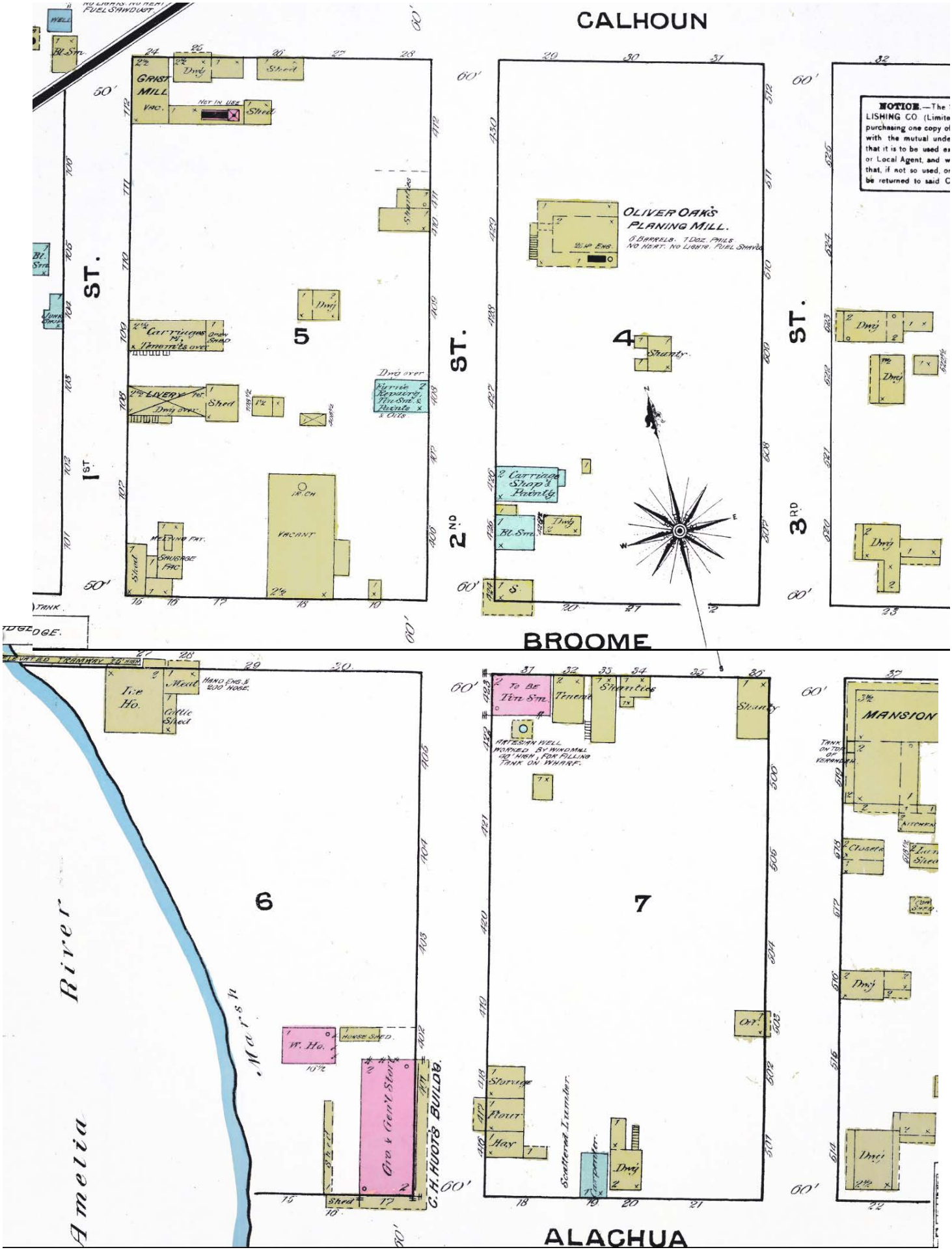
Brick ..... ⋮ ..... ××× ..... Frame

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.)

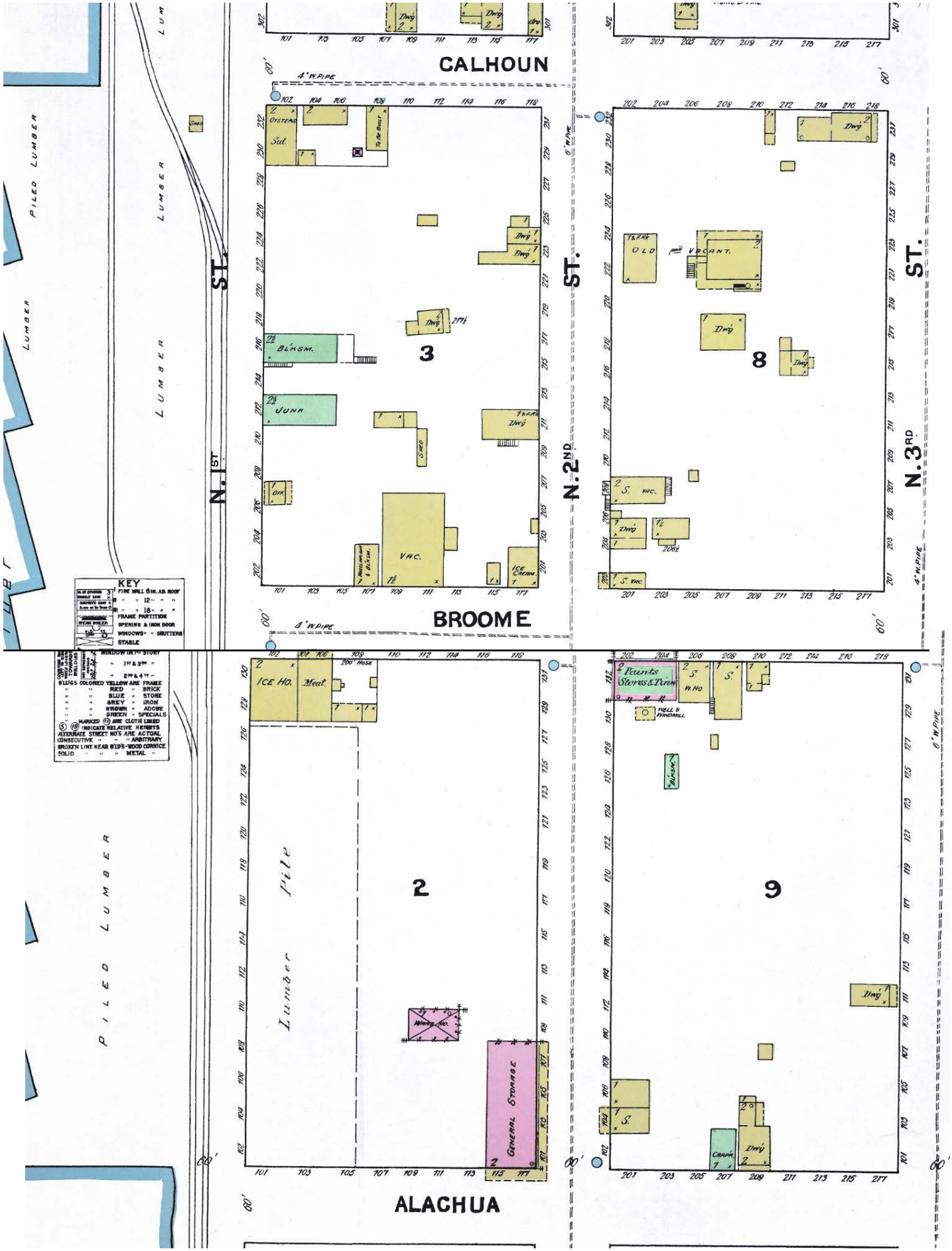
Brick ..... ⋮ ..... ×××× ..... Frame

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.

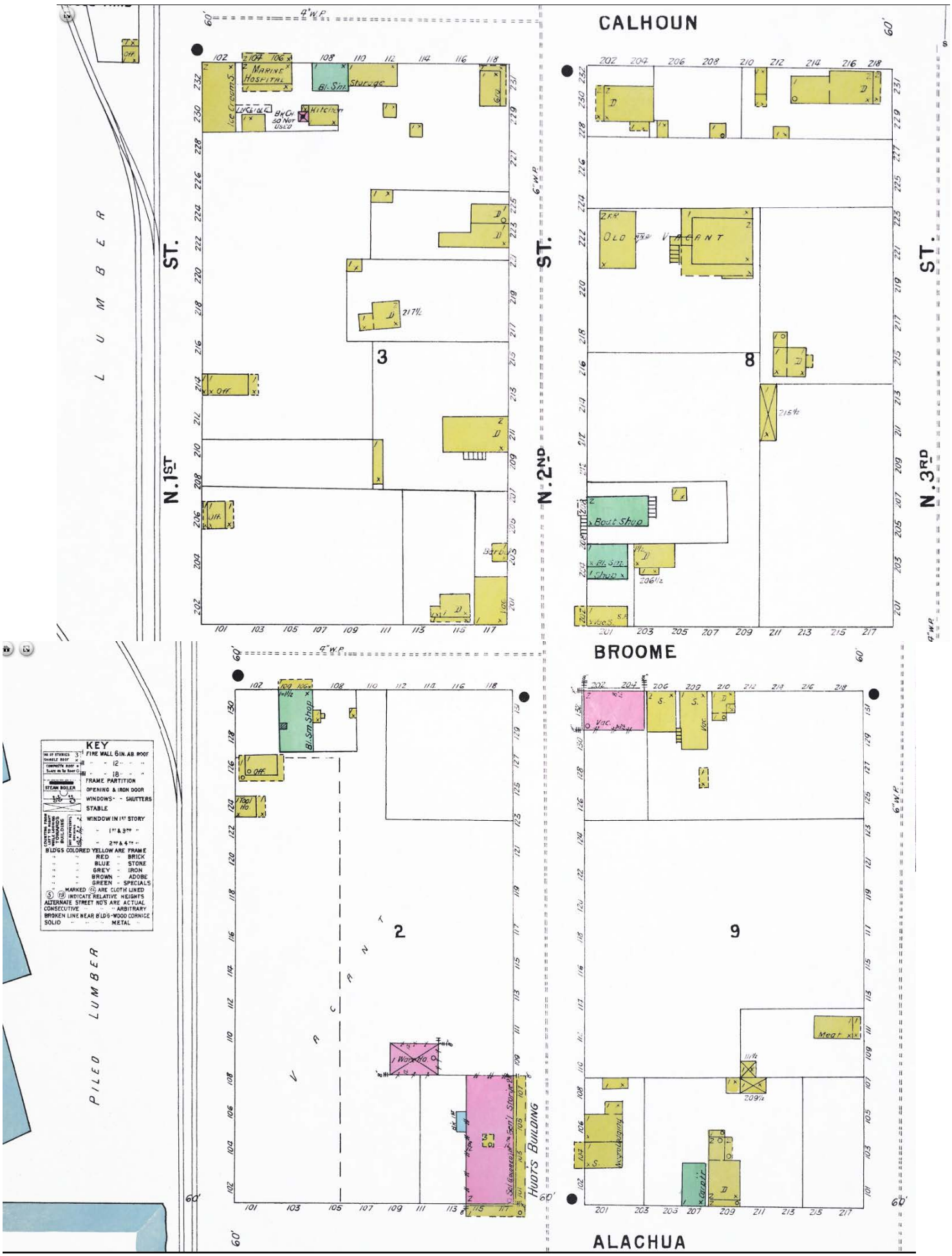
1884 Sanborn Map of North 2nd Street



1891 Sanborn Map of N. 2nd Street



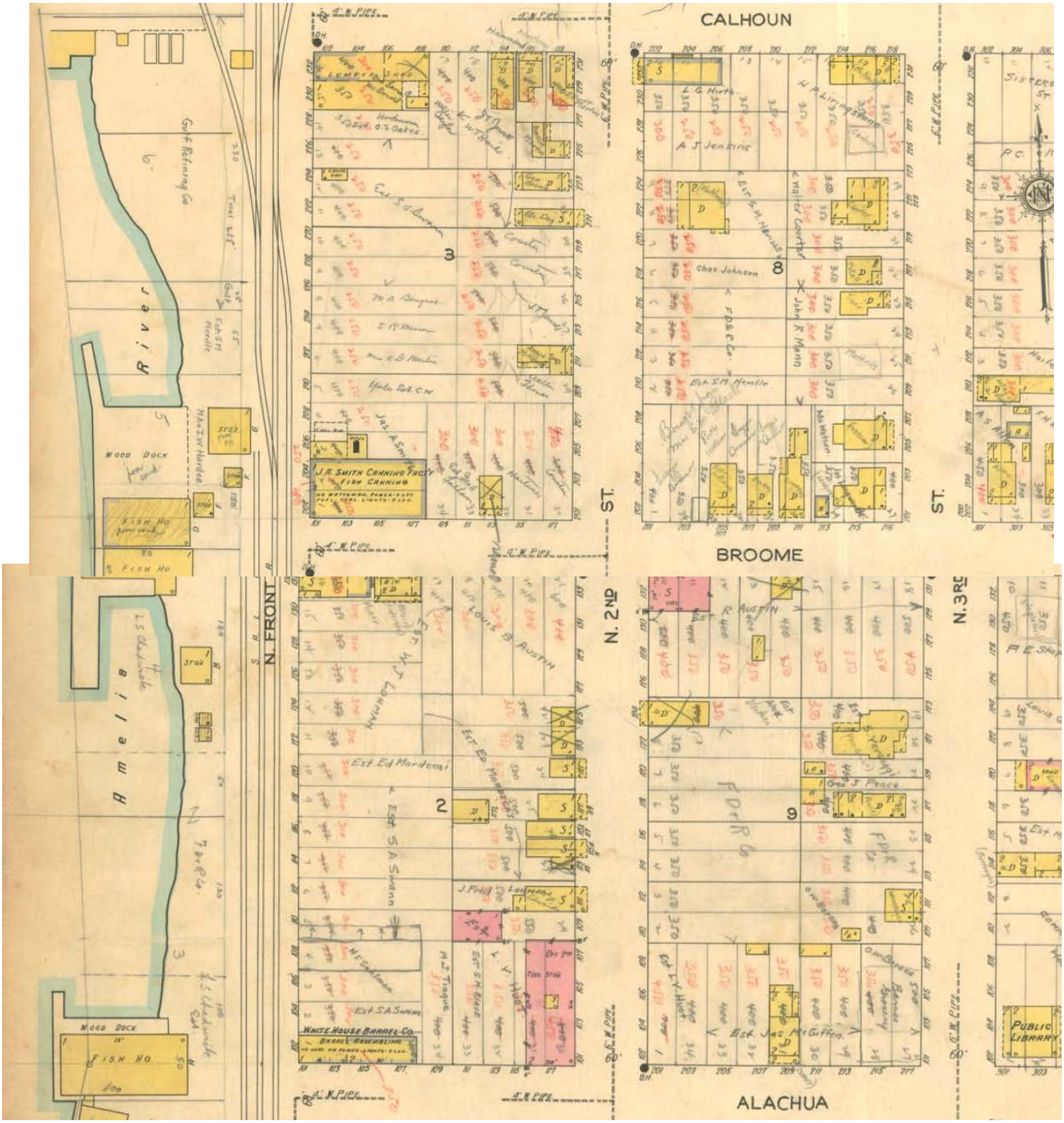
1897 Sanborn Map of N. 2nd Street



1903 Sanborn Map

1909 Sanborn Map of N. 2nd Street

1926 Sanborn Map of N. 2nd Street



OFFICE USE ONLY Revised from 10/10/18

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

PAYMENT: $ 2,000 TYPE: Ck #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. Price
Signature of Applicant

STATE OF FLORIDA
COUNTY OF NASSAU } ss

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

Danya Roth
Notary Public: Signature

Tanya Roth
Printed Name

8/1/2022
My Commission Expires

Personally Known _____ OR Produced Identification ✓ ID Produced: FI DL # C620-046-49-508 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
COUNTY OF NASSAU } ss

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
COUNTY OF NASSAU } ss

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

November 1, 2018

A. Jeffrey Tomassetti
Teresa L. Prince

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

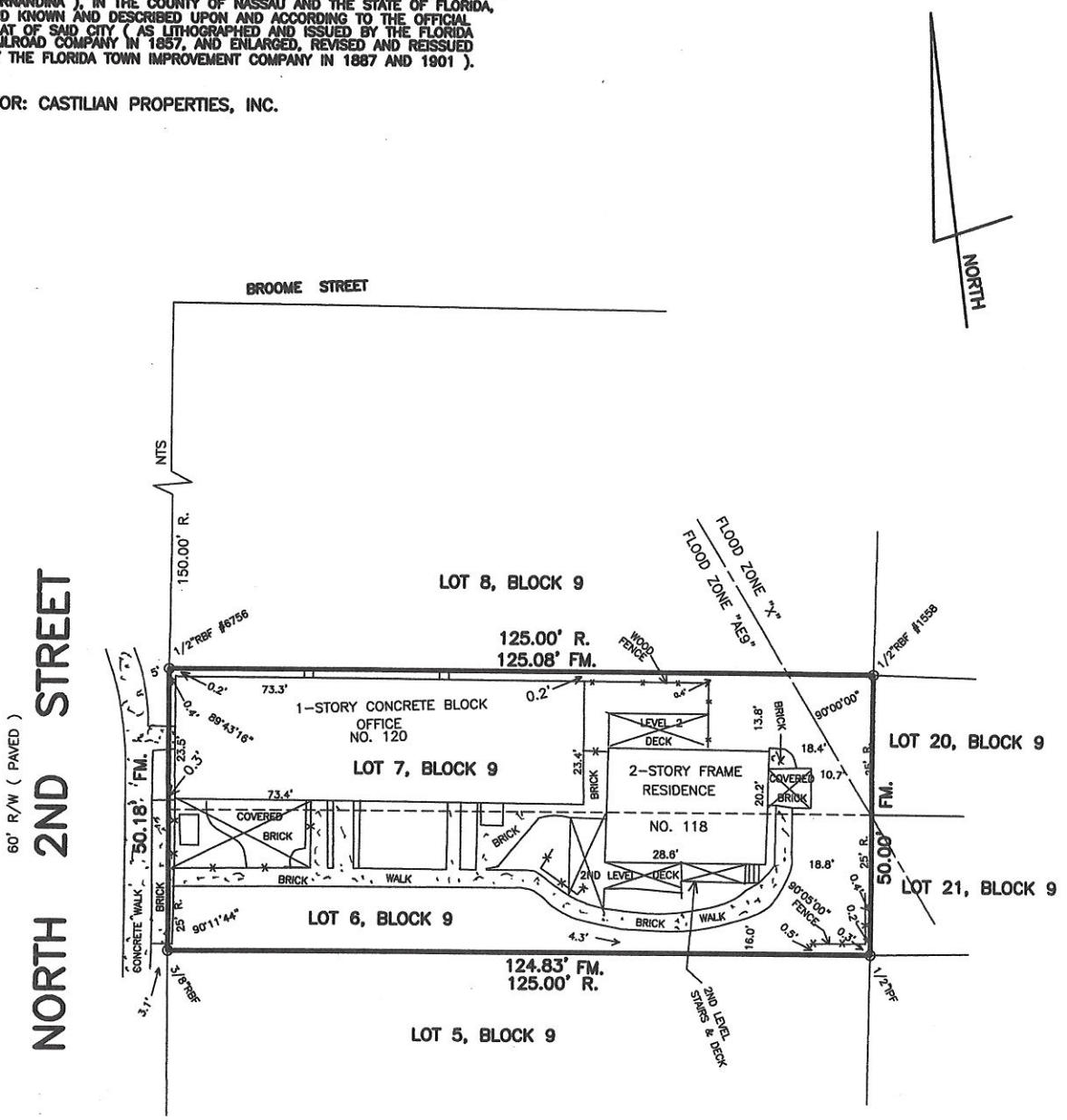
A. Jeffrey Tomassetti, for the firm

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

10-3-18

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

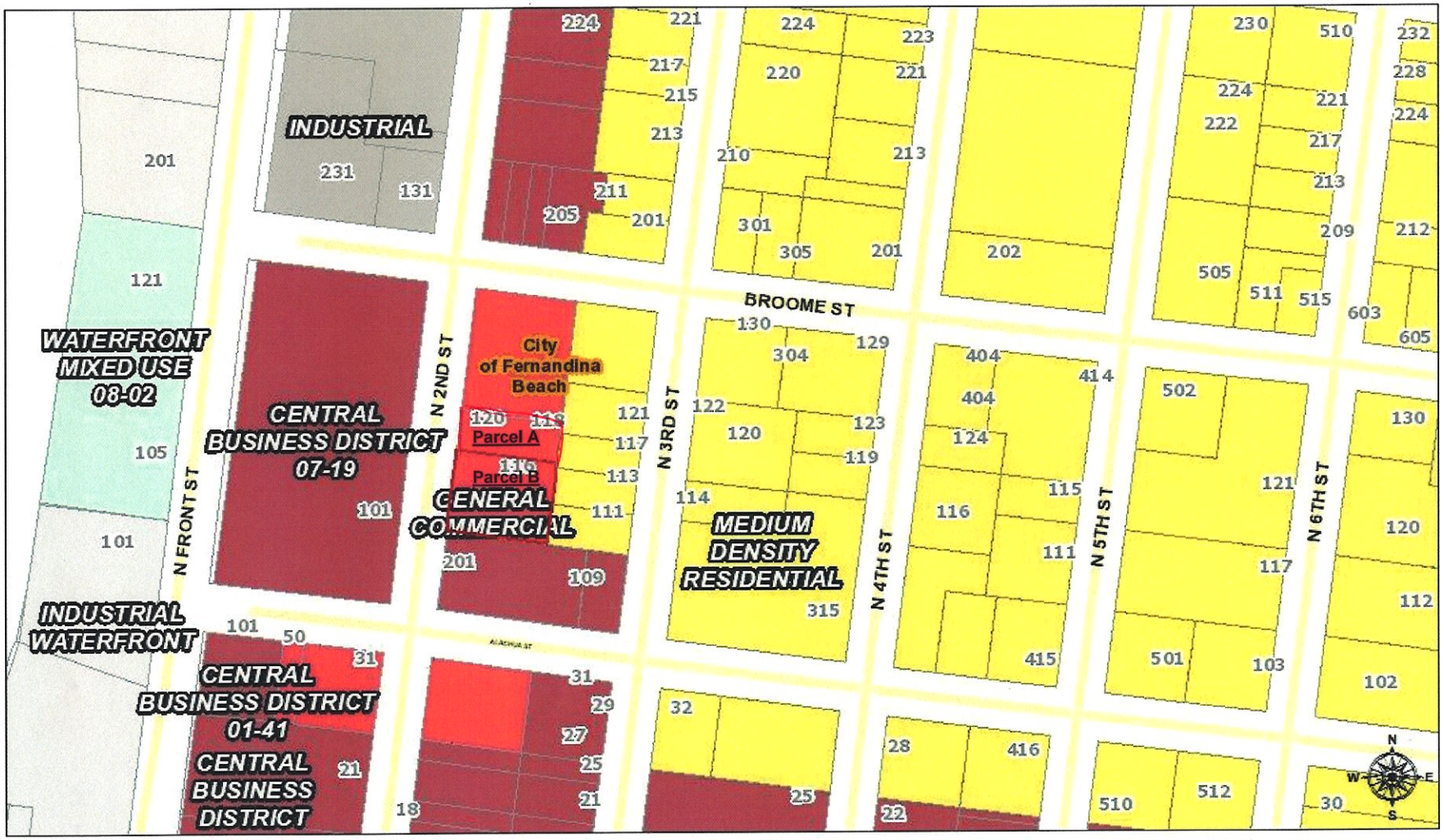
DATE OF SURVEY: OCTOBER 30, 2018
SCALE 1"=20'
JOB NO. 1810-21 F.B. 347

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 REVERSE CURVE – PRC
CENTERLINE – ℄	POINT OF TANGENCY – PT
	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

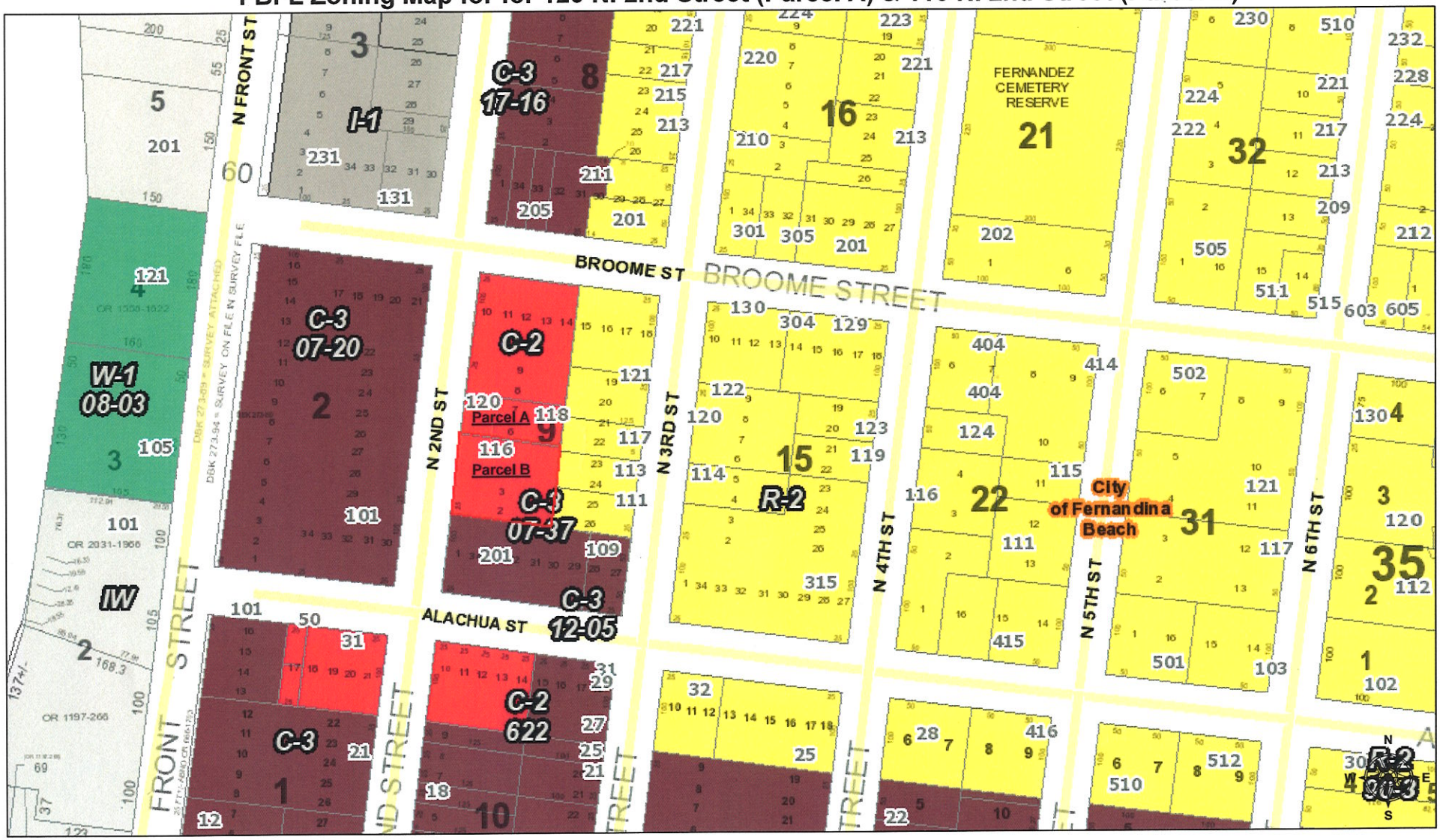
0 0.03 0.06 0.12 km

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

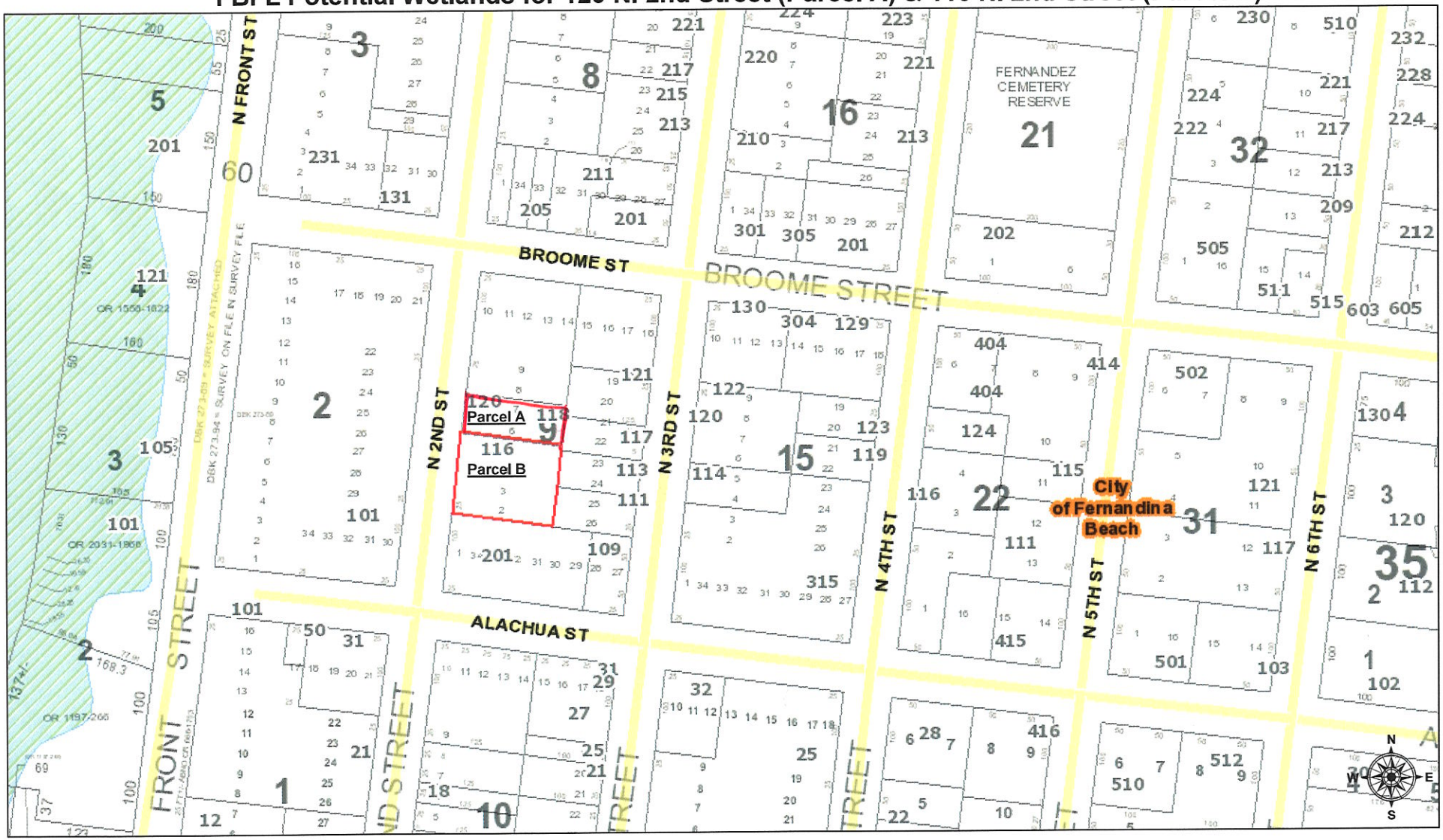
0 0.03 0.06 0.12 km

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

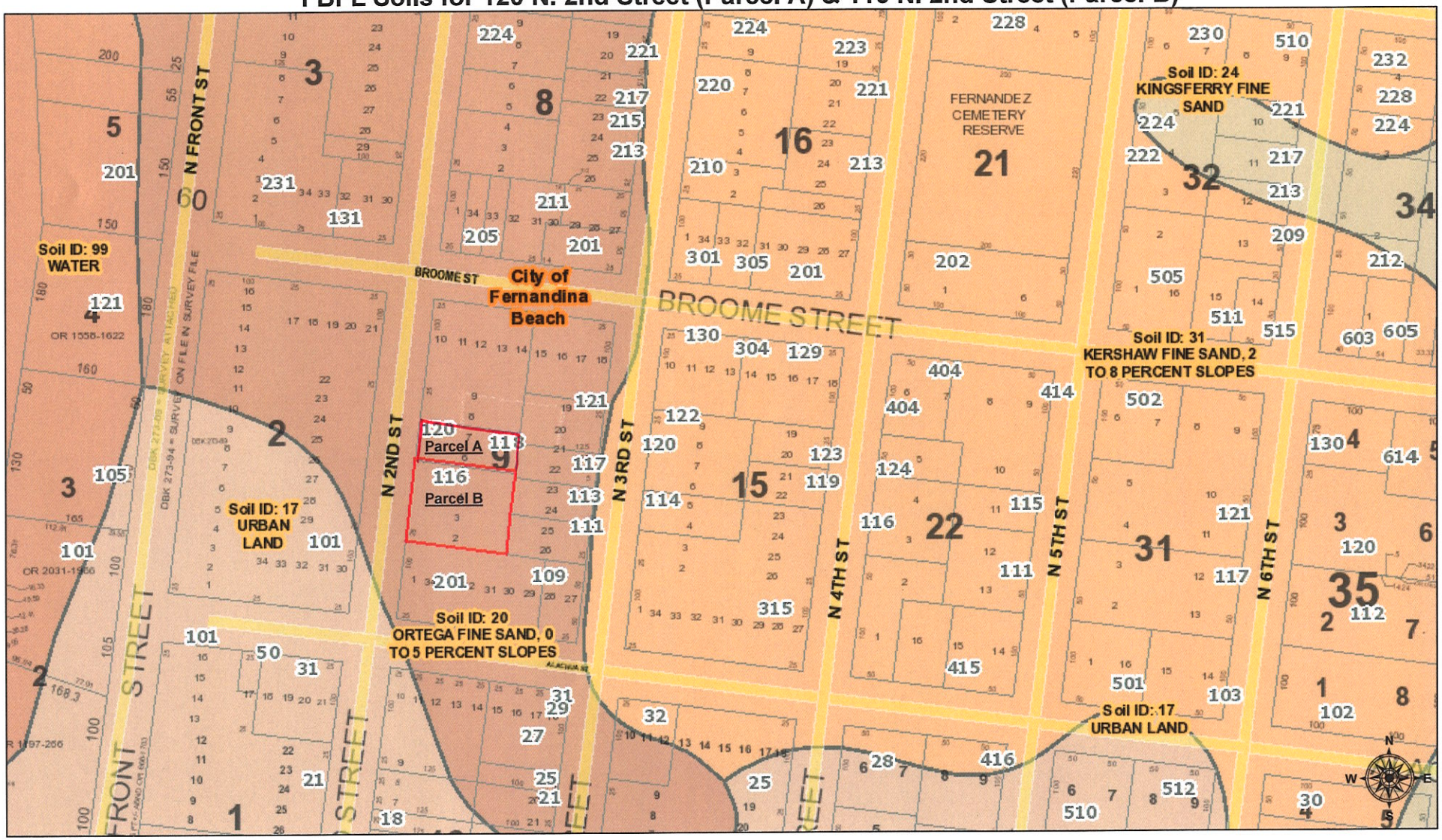
0 0.03 0.06 0.12 km

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

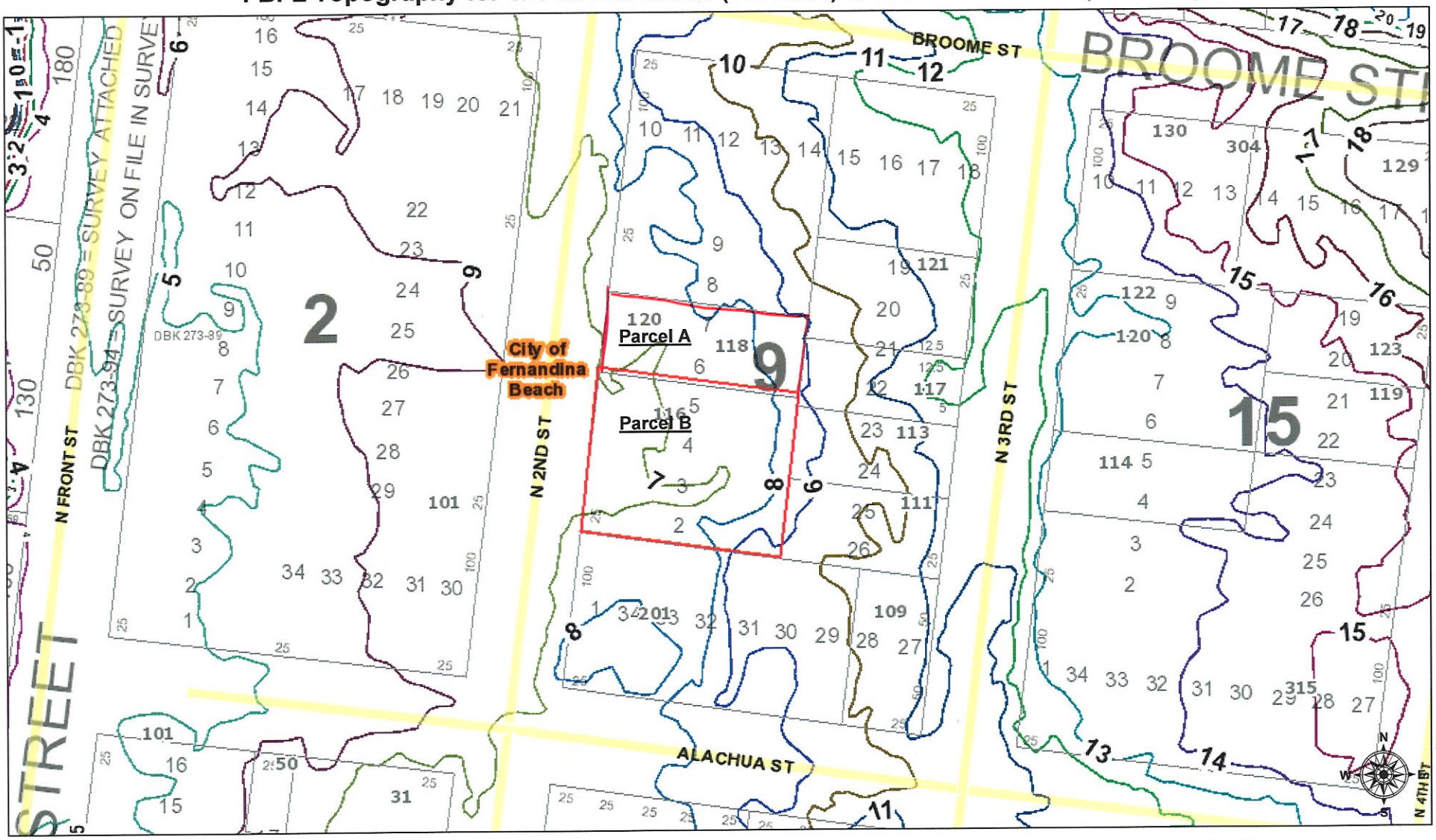
0 0.03 0.06 0.12 km

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)

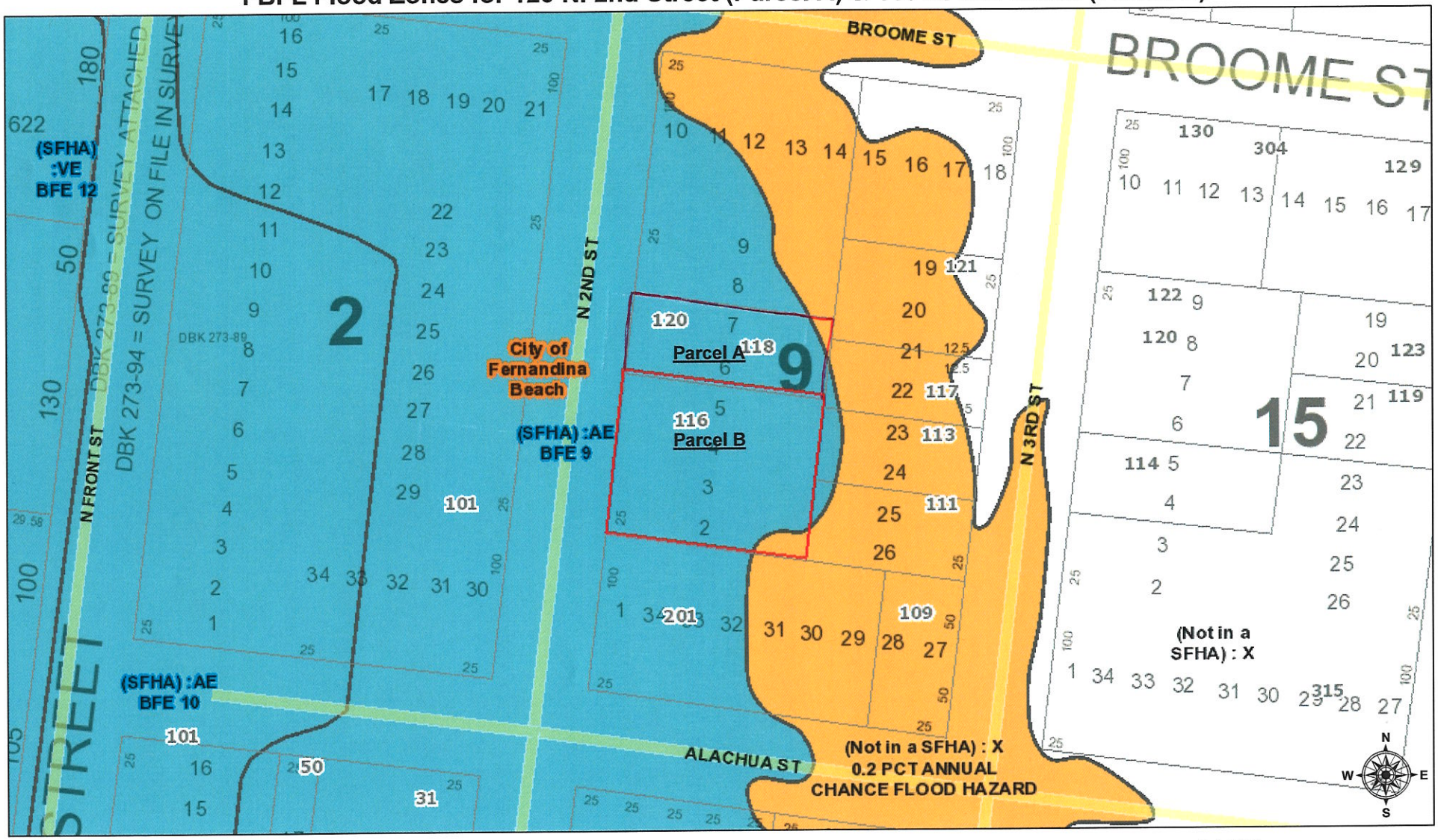


October 14, 2018

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

EXHIBIT F

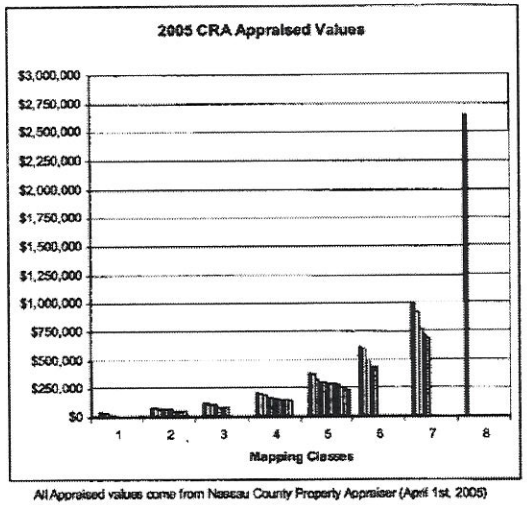
1:1,128

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

2018



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

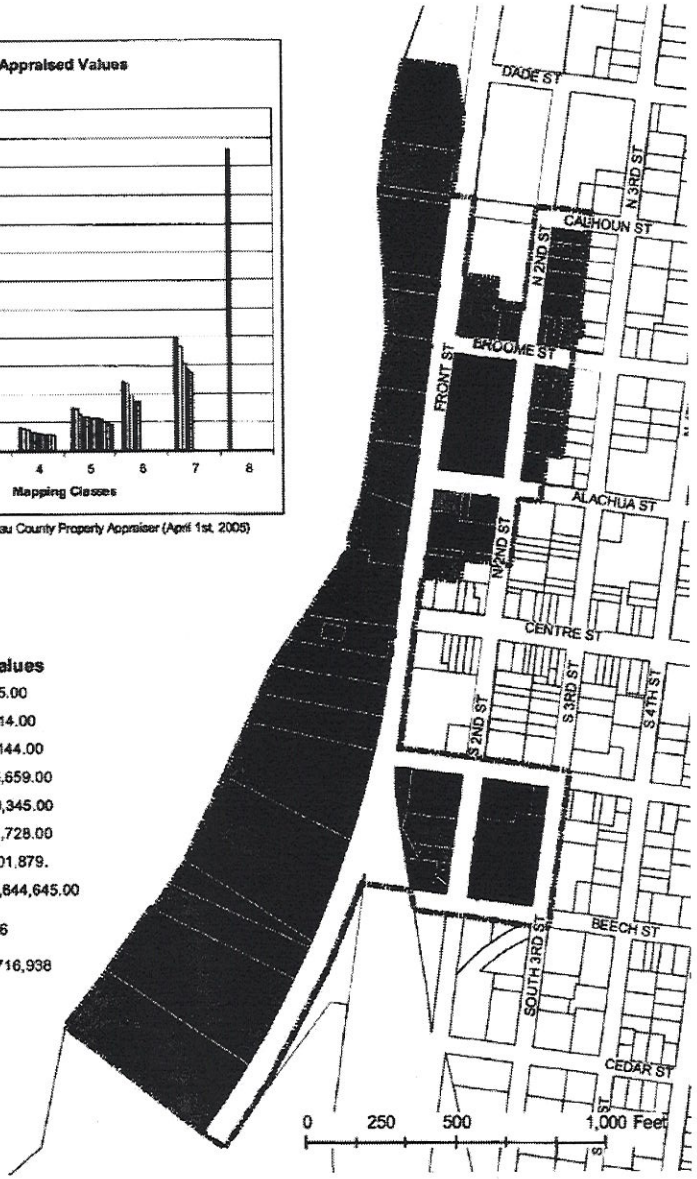
Legend

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 - $2,644,645.00

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 **John Mandrick, PE**
Utilities Department 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

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

Law Office of
TOMASSETTI & PRINCE

Teresa L. Prince
A. Jeffrey Tomassetti
M. Bradley Manning

Addendum to Application PAB 2018-27
for FLUM Amendment and Rezoning of
Parcel #'s: 00-00-31-1800-0009-0060 & 00-00-31-1800-0009-0020
(the "Subject Properties") .

This Addendum is submitted by the Applicants to support the Applicants' position that Application PAB 2018-27 meets the subjective requirement of Comprehensive Plan Policy 1.07.10(1) as follows:

Pursuant to Policy 1.07.10 of the City of Fernandina Beach's 2030 Comprehensive Plan (the "Comp. Plan"), "a proposed amendment to the FLUM to increase the land area within the Central Business District (the "CBD") 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;"

As noted in the Staff Report, "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 (the "CRA") and further bolstered by the range of uses which historically existed on this block face." The City's Staff findings are considered competent and substantial evidence that the need for additional land area within the CBD land use category has been demonstrated.

In further support of Staff's determination of the need of additional land area within the CBD land use category, as noted in the Future Land Use Element Highlights, one of the goals of the Future Land Use element is to "provide incentives for businesses to locate and stay in the Central Business District." In addition, Pursuant to Policy 1.02.08, of the Comp. Plan, "[s]table or established residential areas shall be protected from encroachment by incompatible development by establishing and increasing the amount of mixed use transitional areas." Pursuant to Section 8.01.02 of the LDC, "[i]t is the purpose of the CRA overlay to provide a broad mix of uses and compatible design in the downtown area in order to promote revitalization of the working waterfront and adjacent areas." Taking these policies into consideration, the CRA overlay is intended to facilitate a mixed use area, which is accommodated in the CBD zoning district. Further, a re-zoning of the subject properties located within the CRA to the CBD zoning designation, which will allow for a mixed-use of commercial and residential development, will provide a logical transition area from the established residential uses to the west.

Pursuant to Policy 1.02.09, of the Comp. Plan, "[t]he 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 subject properties are adjacent to the CBD zoning district on their western and southern borders, with an established node of CBD zoning district also being

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

located just north of the subject properties. (See Exhibit A, B, and C attached hereto.) An expansion of the CBD to the subject properties not only provides for an orderly transition of incompatible uses, but also supplements the established node of the CBD zoning designation along the portion of North 2nd Street that is located within the CRA.

The subject properties are currently employed for residential purposes which is a non-conforming use in the applicable C-2 zoning district. Pursuant to the Comp. Plan Objective 1.05, the City shall seek to eliminate nonconforming uses. Objective 1.05 states:

> OBJECTIVE 1.05. "NONCONFORMING STRUCTURES, USES AND LOTS To promote re-use of structures that contribute to the character, diversity and sustainability of a neighborhood and to promote economic redevelopment by regulating structures and uses that do not conform to the current Plan or Land Development Code, but were lawfully established and in compliance with all applicable ordinances and laws at the time the structure was constructed and/or the use began, the City shall permit the continuation of the structure until such time that it becomes hazardous or dangerous and shall seek to eliminate nonconforming land uses."
>
> Comp. Plan (emphasis provided).

The Central Business District permits the residential use of properties as a conforming use. By approving the FLUM amendment and rezoning to the CBD, the City will be in compliance with the Comp. Plan by eliminating the current non-conforming land use of the subject properties. Such amendment will also allow for continued use as residential.

Sincerely,
TOMASSETTI & PRINCE

Teresa L. Prince

Teresa L. Prince, for the firm

TLP/mbm

EXHIBIT A

ZONING

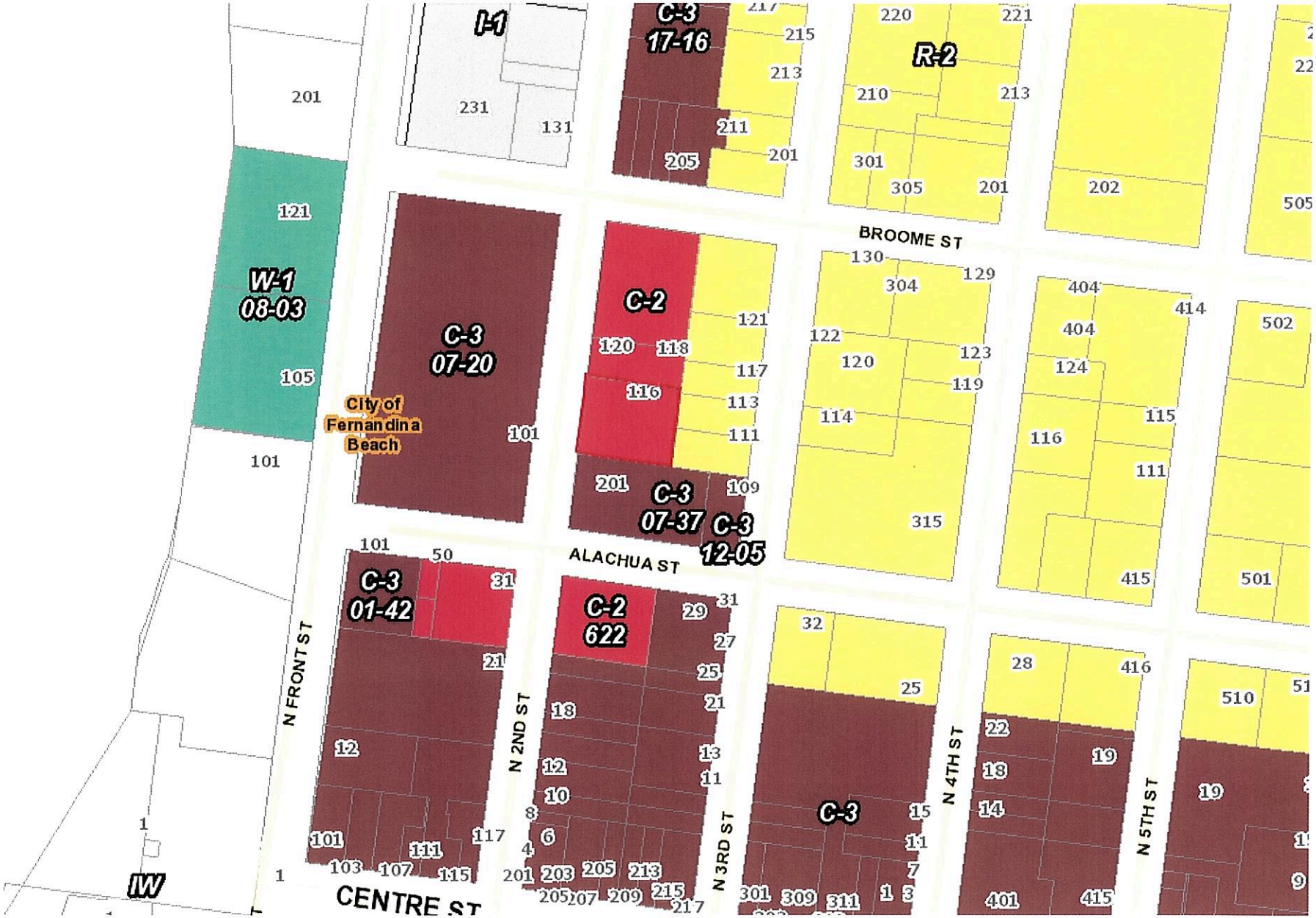
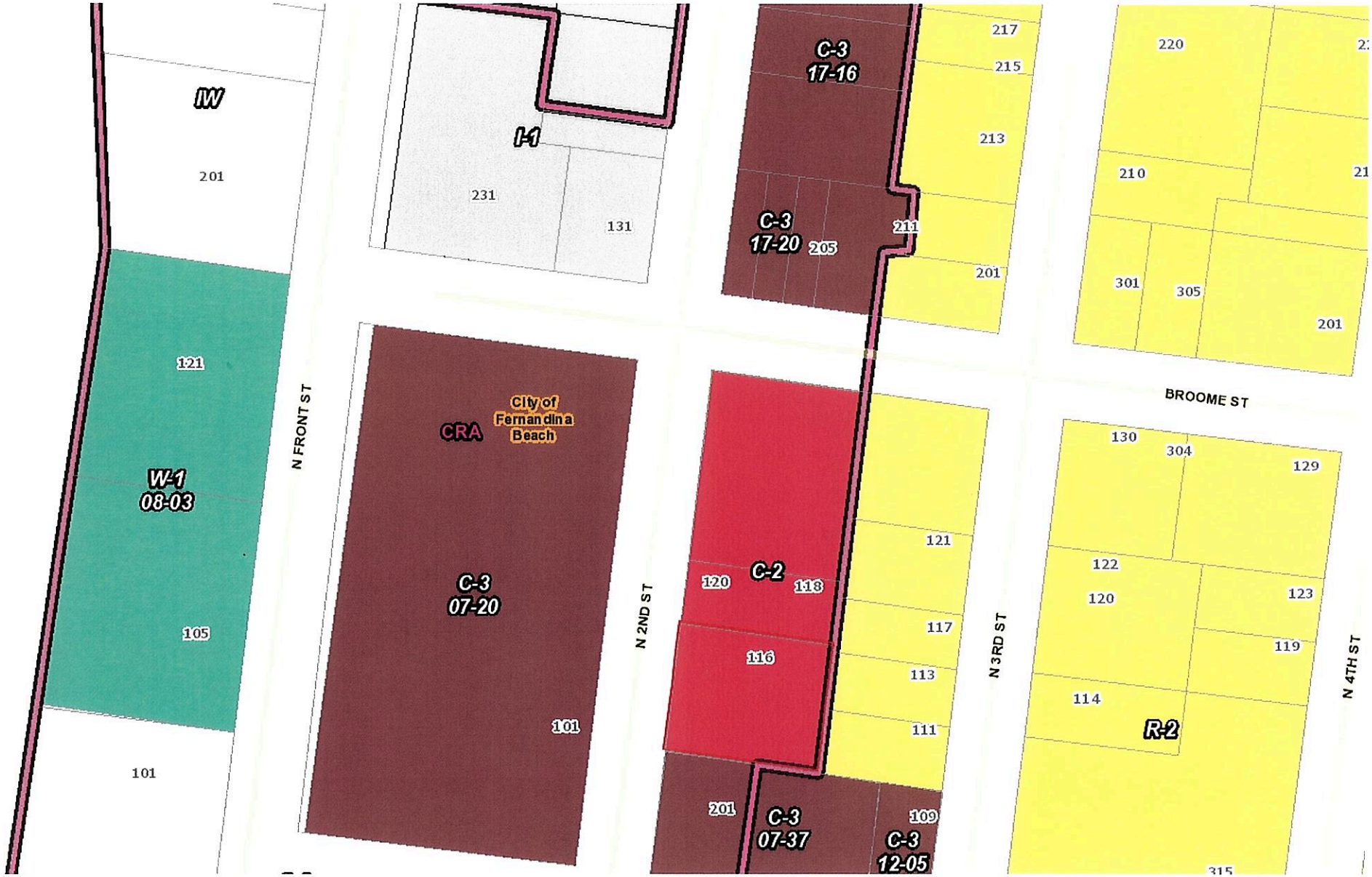


EXHIBIT B

ZONING AND CRA BOUNDARY

EXHIBIT C

ZONING AND CRA BOUNDARY

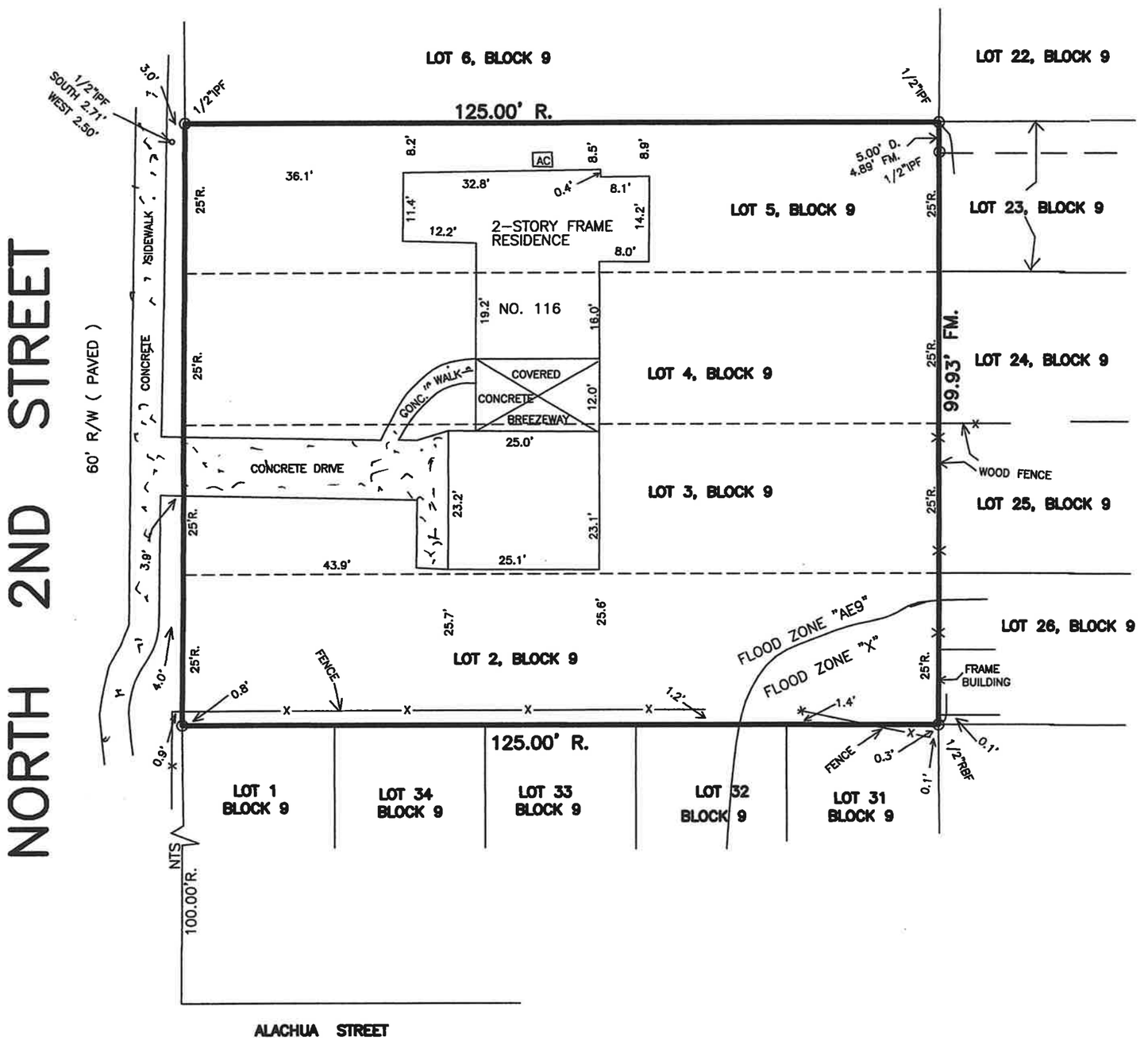


MAP SHOWING BOUNDARY SURVEY OF
LOTS 2, 3, 4 AND 5, BLOCK 9,

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.

NORTH



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

(912) 258-5580

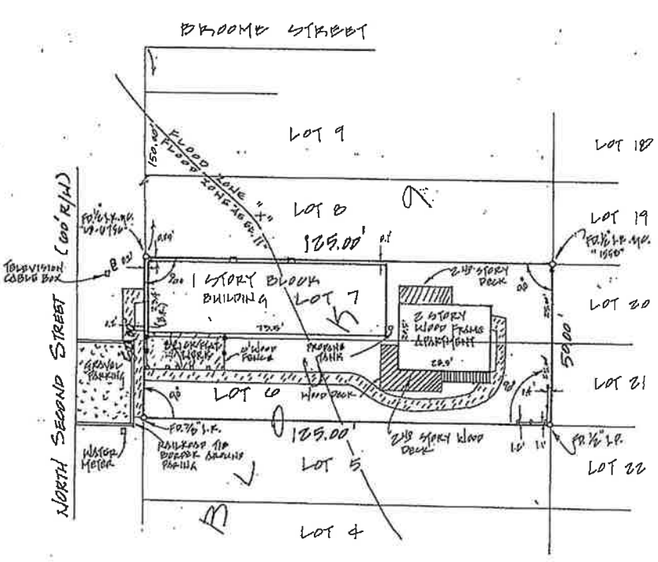
MAP OF BOUNDARY SURVEY

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. WOOD, P.A.



N

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 obstructed 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 aplicable, 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 & AO" 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 WIRES
A/C = AIR CONDITIONER
B.R. = BEARING REFERENCE
B.R.L. = BUILDING RESTRICTION LINE
CALC = CALCULATED
Δ = CENTRAL ANGLE
C = CENTERLINE
—x—x— = 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
(13.0) = SPOT-ELEVATION
U.E. = UTILITY EASEMENT
—o—o— = WOOD FENCE
▨▨ = WOODS/TIMBERS
○ = WOOD POWER POLE

THE INFORMATION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHARTER 61017-6, 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: G.T.H.
CKD BY: A.G.
JOB NO: 016063
F.B. NO: 85
PAGE NO: 31

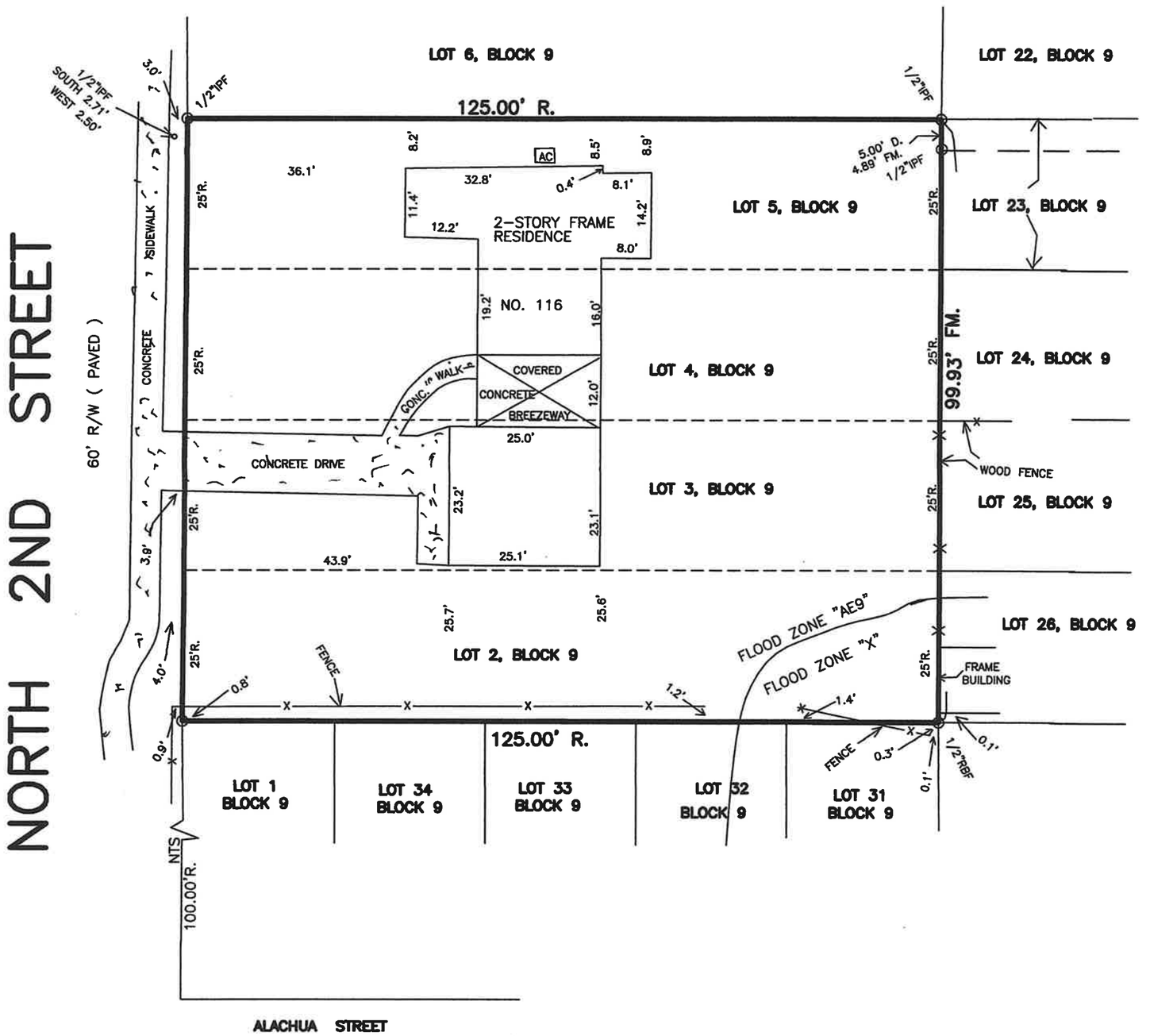
DWG No. _____

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.

NORTH



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. 2385
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.

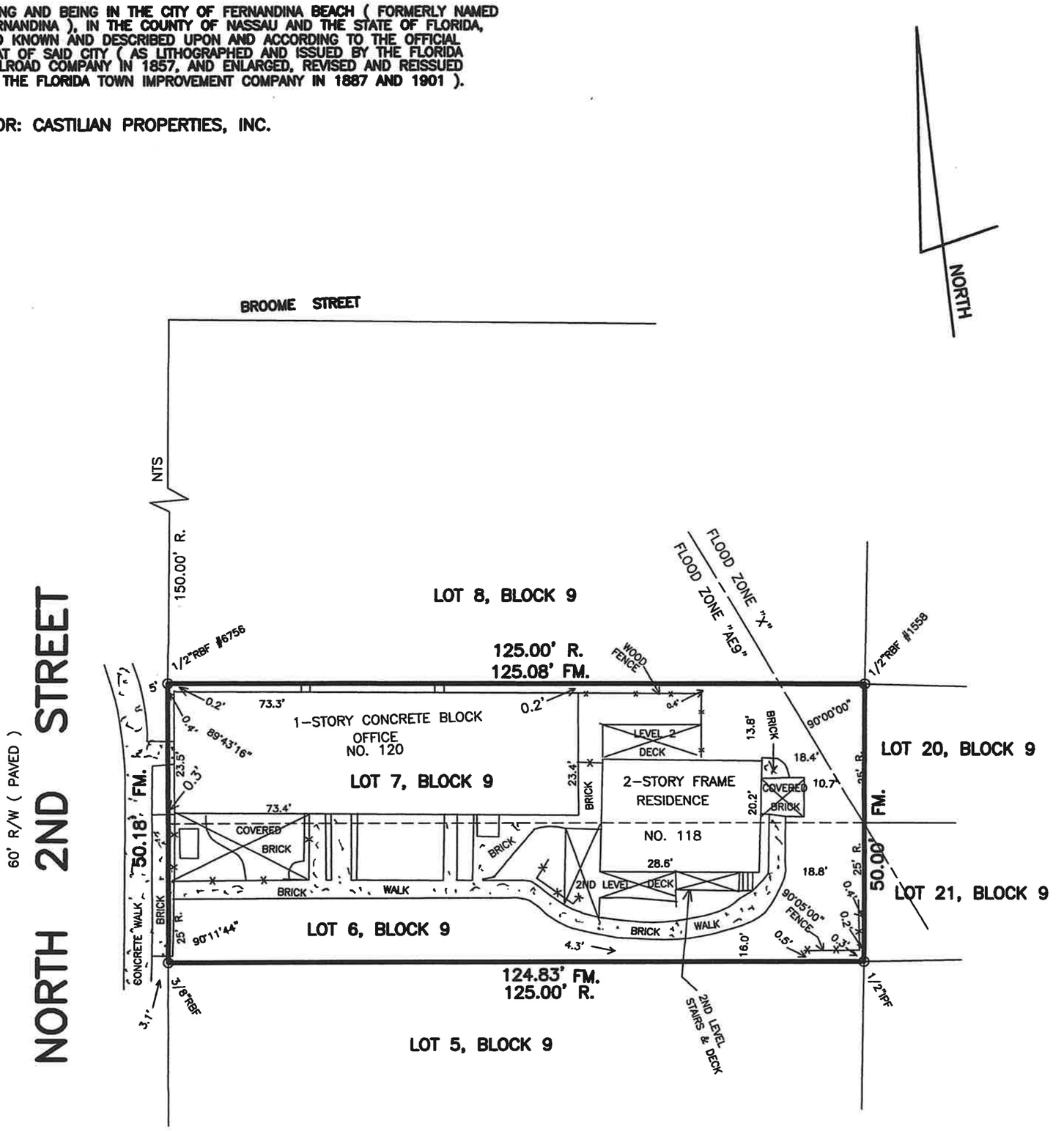
LEGEND:

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.



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& MAPPERS, INC.

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

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LICENSED BUSINESS NO. 6412

10-3-18

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.

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach

SUBJECT:

ITEM TYPE: LDC Text Amendment

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Kelly N. Gibson, AICP

Submitted By: Kelly Gibson, AICP, Planning Director

Date: December 18, 2018

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach

SUBJECT:

ITEM TYPE: Comprehensive Plan Amendment

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Kelly N. Gibson, AICP

Date: December 18, 2018

Submitted By: Kelly Gibson, AICP, Planning Director