



**AGENDA
TECHNICAL REVIEW COMMITTEE
REGULAR MEETING
JANUARY 24, 2019
9:00 AM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES**
 - 3.1 January 10, 2019 TRC Minutes
- 4. DISCUSSION ITEMS**
 - 4.1 Pre-Application Discussion: 30 S. 2nd Street: Steven Papke, AIA will be present to discuss the conversion of the Boathouse repair and service shop into a restaurant. This property is zoned C-3, Central Business District. It is located with in the Downtown Historic District.
- 5. DEVELOPMENT INQUIRIES FROM APPLICANTS NOT ON THE AGENDA - DISCUSSION ONLY, NO ACTION TO BE TAKEN.**
- 6. COMMITTEE BUSINESS**
- 7. ADJOURNMENT**

NEXT REGULAR TRC MEETING IS SCHEDULED FOR FEBRUARY 14TH 2019

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



**MINUTES
TECHNICAL REVIEW COMMITTEE
REGULAR MEETING
JANUARY 10, 2019**

1. CALL TO ORDER – 9:02 AM

2. ROLL CALL

MEMBERS PRESENT:

Donald Kukla, Building
Michelle Forstrom, Code Enforcement
Rex Lester, Streets

Sal Cumella, Historic Preservation
John Mandrick, Utilities (arrived at 9:05)
Jacob Platt, Planning

3. APPROVAL OF MINUTES

3.1 December 13, 2018 Regular Meeting Minutes

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

Motion passed by unanimous voice vote.

4. DISCUSSION ITEMS

4.1 Pre-Application Discussion: John Cotner, Cotner & Associates - Plans for the remodel/expansion of the Youth Activity Center at the Episcopal Church at 801 Atlantic Avenue. This property is split zoned, C-3 and R-2, and partially located within the Downtown Historic District Boundary. The Youth Center is located on the northwest side of the property, outside of the Historic District.

John Cotner was present to discuss the proposed project. Mr. Lester discussed the need for parking lot stripes, with special attention paid to the ADA spots and requested more details be provided on the site plan. Seeing no significant issues, Mr. Platt advised the applicant to continue with permitting.

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

Asa Gillette was present to discuss the miniature golf course project on Alachua Street. Mr. Mandrick discussed the need for an RPZ. Mr. Platt advised the applicant to continue to the HDC and then on to permitting.

Steve Wagner was present to discuss the expansion of cardiology space and the addition of primary care of the **St. Vincent's** medical offices. This expansion of professional office space would be a change of use. Mr. Mandrick provided the applicant with the impact fee calculation. Mr. Platt advised the applicant to continue to permitting.

6. COMMITTEE BUSINESS

6.1 Roadway Standards

DRAFT

6.2 3rd Distribution: SPR 2018-04 Amelia Palms

6.3 2nd Distribution: SPR 2018-11 8th Street Condos

7. ADJOURNMENT – 9:58 AM

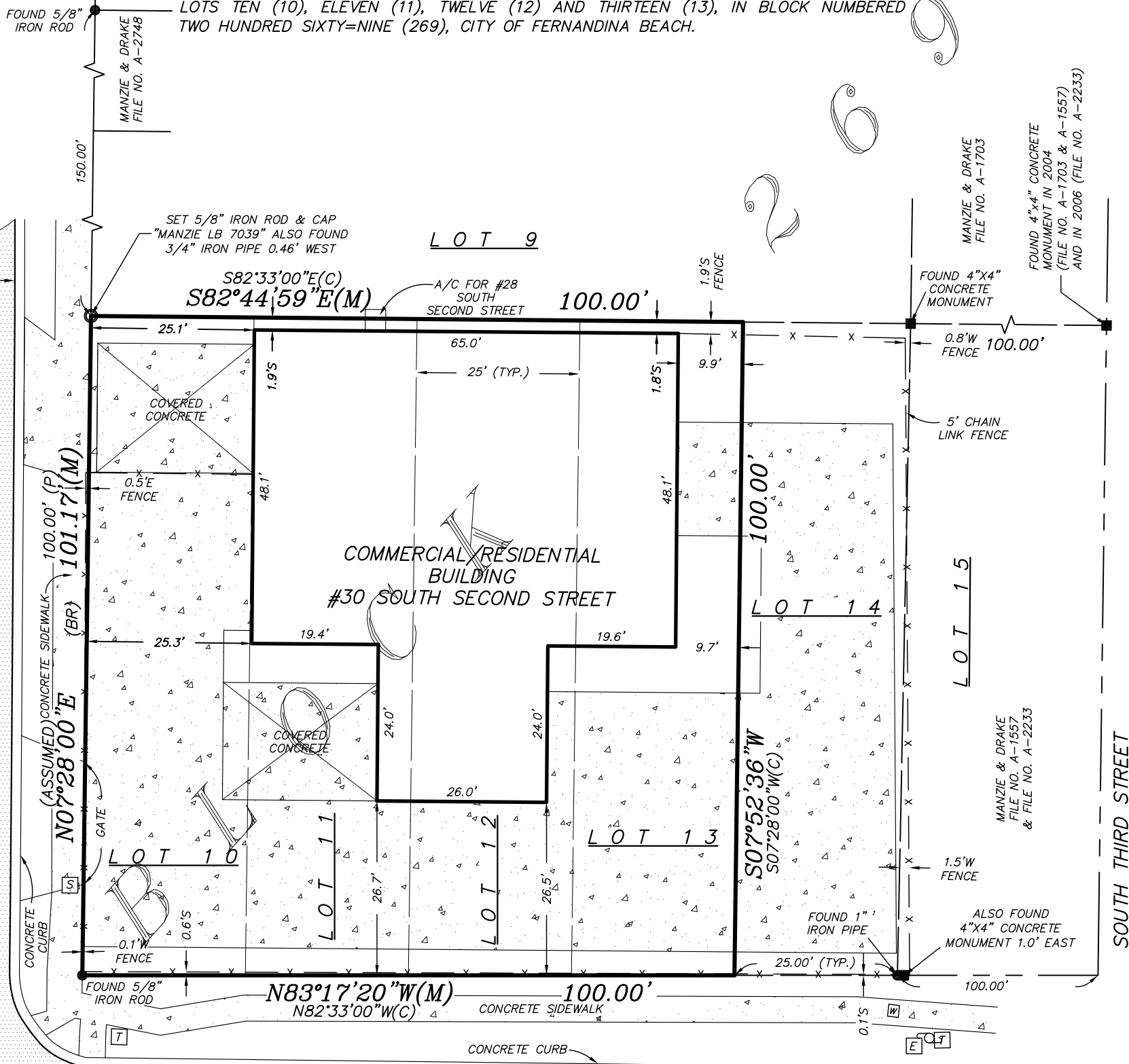
Jacob Platt

MAP OF BOUNDARY SURVEY

THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), COUNTY OF NASSAU AND STATE OF FLORIDA 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), AS:

LOTS TEN (10), ELEVEN (11), TWELVE (12) AND THIRTEEN (13), IN BLOCK NUMBERED TWO HUNDRED SIXTY=NINE (269), CITY OF FERNANDINA BEACH.

SOUTH SECOND STREET
(60 FOOT RIGHT-OF-WAY)



ASH STREET
(60 FOOT RIGHT-OF-WAY)

LEGEND

A/C = AIR CONDITIONER
CL = CENTERLINE
-x-x- = CHAIN LINK FENCE
[] = CONCRETE FLATWORK
[E] = ELECTRICAL BOX
[X] = COVERED AREA
[T] = TELEPHONE PEDESTAL
[W] = WATER METER
[O] = WOOD POWER POLE
[S] = SEWER CLEANOUT
(M) = MEASURED
(P) = PLAT
(C) = CALCULATED

REVISIONS:

- 1) REVISED ON 12/04/2018 TO SHOW NEW BOUNDARY INFORMATION. (BH)

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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

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

CERTIFIED TO:

SPURGEON RICHARDSON
BOAT HOUSE FERNANDINA, LLC
FNB SOUTH
GARY E. HILL

FIRST AMERICAN TITLE INSURANCE COMPANY
WOOD & SMITH, P.A.

PROPERTY ADDRESS:

30 SOUTH SECOND STREET
FERNANDINA BEACH, FL 32034

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 an assumed Bearing of N07°28'00"E for the Easterly right-of-way line of South Second Street. 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 "AE 9" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C 0237G, 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) 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.

MANZIE & DRAKE LAND SURVEYING

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

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

SCALE: 1"=20' JOB NO: 20346 DATE: 06/27/2018 CADD: BH

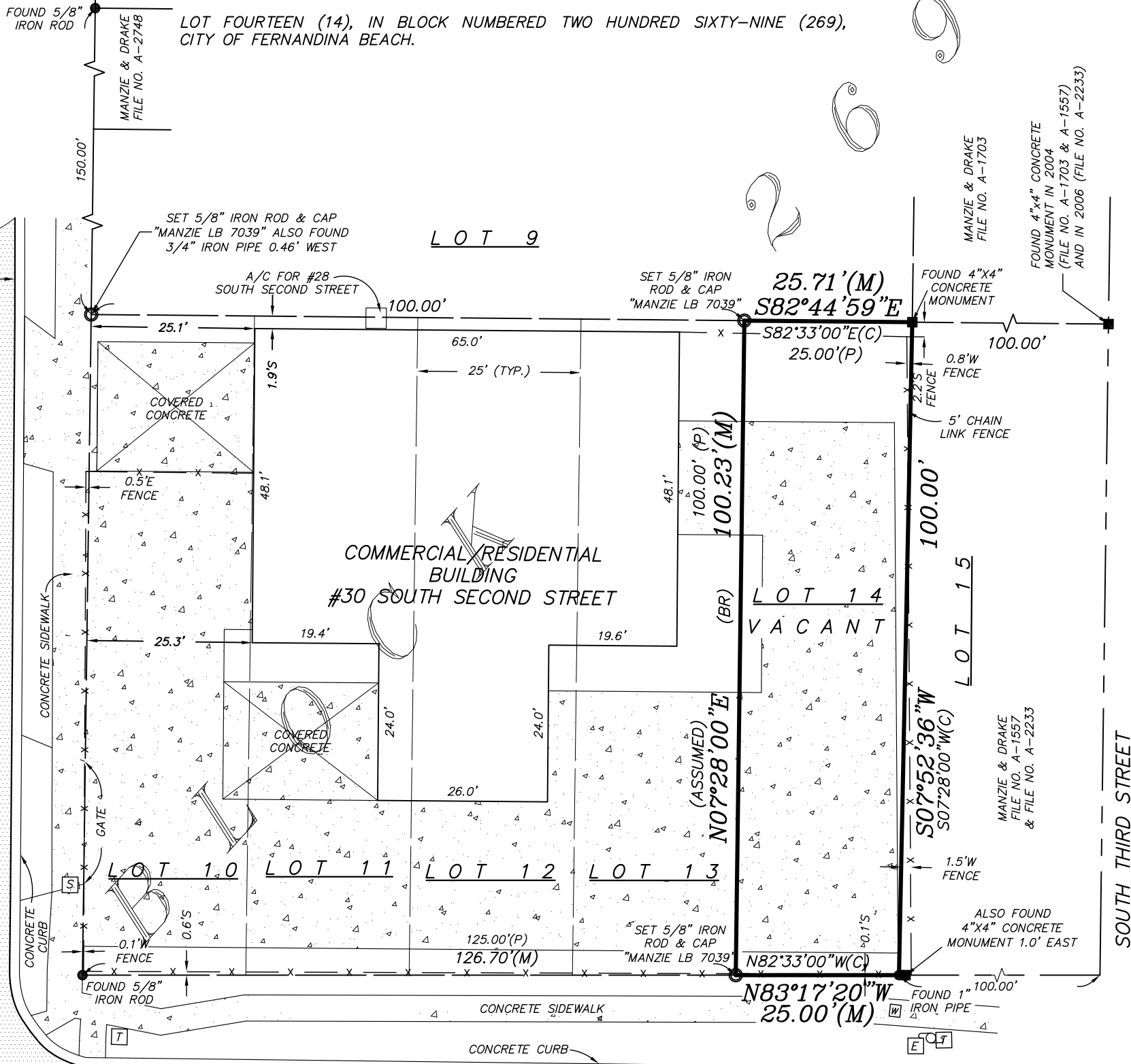
F.B. NO: X-307 PAGE NO: 58 FIELD CREW: CB FILE NO: A-4614

MAP OF BOUNDARY SURVEY

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LOT FOURTEEN (14), IN BLOCK NUMBERED TWO HUNDRED SIXTY-NINE (269), CITY OF FERNANDINA BEACH.

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(60 FOOT RIGHT-OF-WAY)



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