



**AGENDA
TECHNICAL REVIEW COMMITTEE
REGULAR MEETING
APRIL 11, 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 March 14th, 2019 Meeting Minutes
- 4. DISCUSSION ITEMS**
 - 4.1 Change of Use: 731 S. 8th Street - Steve Johnson with Johnson Home Builders plans to relocate their office and design center to this location. This property is zoned MU-8, 8th Street Mixed Use.
 - 4.2 Pre-Application Discussion: 116 N. 2nd Street - CMR Properties plans to build townhouses on the four underlying lots of record. This property is zoned C-3, Central Business District and located within the CRA.
 - 4.3 Pre-Application Discussion: 420 Citrona Drive - Asa Gillette with Gillette & Associates will be present to discuss the subdivision of a 3.32 acre parcel on the east side of Citrona Avenue, south of Date Street. This property is zoned R-1, Low Density Residential with a sliver of Conservation Land Use on the southeast corner.
 - 4.4 Ash to Centre Street Sidewalk on the west side of the railroad tracks.
- 5. DEVELOPMENT INQUIRIES FROM APPLICANTS NOT ON THE AGENDA - DISCUSSION ONLY, NO ACTION TO BE TAKEN.**
- 6. COMMITTEE BUSINESS**
 - 6.1 Distribute: SPR 2018-12 - 2nd Review
- 7. ADJOURNMENT**

NEXT REGULAR TRC MEETING IS SCHEDULED FOR APRIL 25th

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
MARCH 14, 2019**

1. CALL TO ORDER – 9:02 AM

2. ROLL CALL

MEMBERS PRESENT:

Jacob Platt, Planning
Jason Higginbotham, Fire
Andre Desilet, Stormwater (*arrived at 9:03*)
Don Kukla, Building

Rex Lester, Streets (*arrived at 9:25*)
Terry Cotter, Building
Michelle Forstrom, Code
John Mandrick, Utilities

3. APPROVAL OF MINUTES

3.1 February 14, 2019 Regular Meeting

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

Motion passed by unanimous voice vote.

4. DISCUSSION ITEMS

4.1 Pre-Application Discussion: Nick Gillette & Associates will discuss a concept plan for a fee simple work/live product at 233 S. 14th Street. This property is zoned MU-1, with a Mixed Use land use designation.

Nick Gillette and Jay Mock were present to discuss the proposed project which was described as mixed use with office space and single family residential units. Mr. Mandrick spoke to the water main and the location of the fire hydrant. Buffer requirements, signage plan, sidewalks and striping were also discussed. Mr. Lester raised concerns with parking.

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

5.1 Greg Power was present to discuss a commercial project in Oldtown (Block 23, Lot 4) which he described as a basic workshop. The committee discussed water/sewer connection and potential road improvements in Oldtown. Mr. Desilet discussed drainage and runoff.

5.2 David Sturges was present to discuss a possible change of use at 1214 Beech Street. The committee provided comments and Mr. Platt advised the applicant to continue to permitting.

6. COMMITTEE BUSINESS

6.1 Distribute: SPR 2018-11 8th Street Condos – 3rd Review

DRAFT

The committee discussed roadway standards and site clearing permits.

7. ADJOURNMENT – 10:55 AM

Jacob Platt

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, IN REISSUED AND BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901).

[illegible]

& MAPPERS, INC.
34 NORTH FOURTEENTH STREET
FERNANDINA BEACH, FLORIDA 32032
TEL 904-281-8950 FAX 904-277-8850

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.

James C. Peacock 10-16-18
 LICENSED BUSINESS NO. 6412
 JAMES C. PEACOCK, PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 3718
 GEORGIA CERTIFICATE NO. 2365
 NOT VALID UNLESS EMBOSSED WITH SURVEYORS OFFICIAL SEAL

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

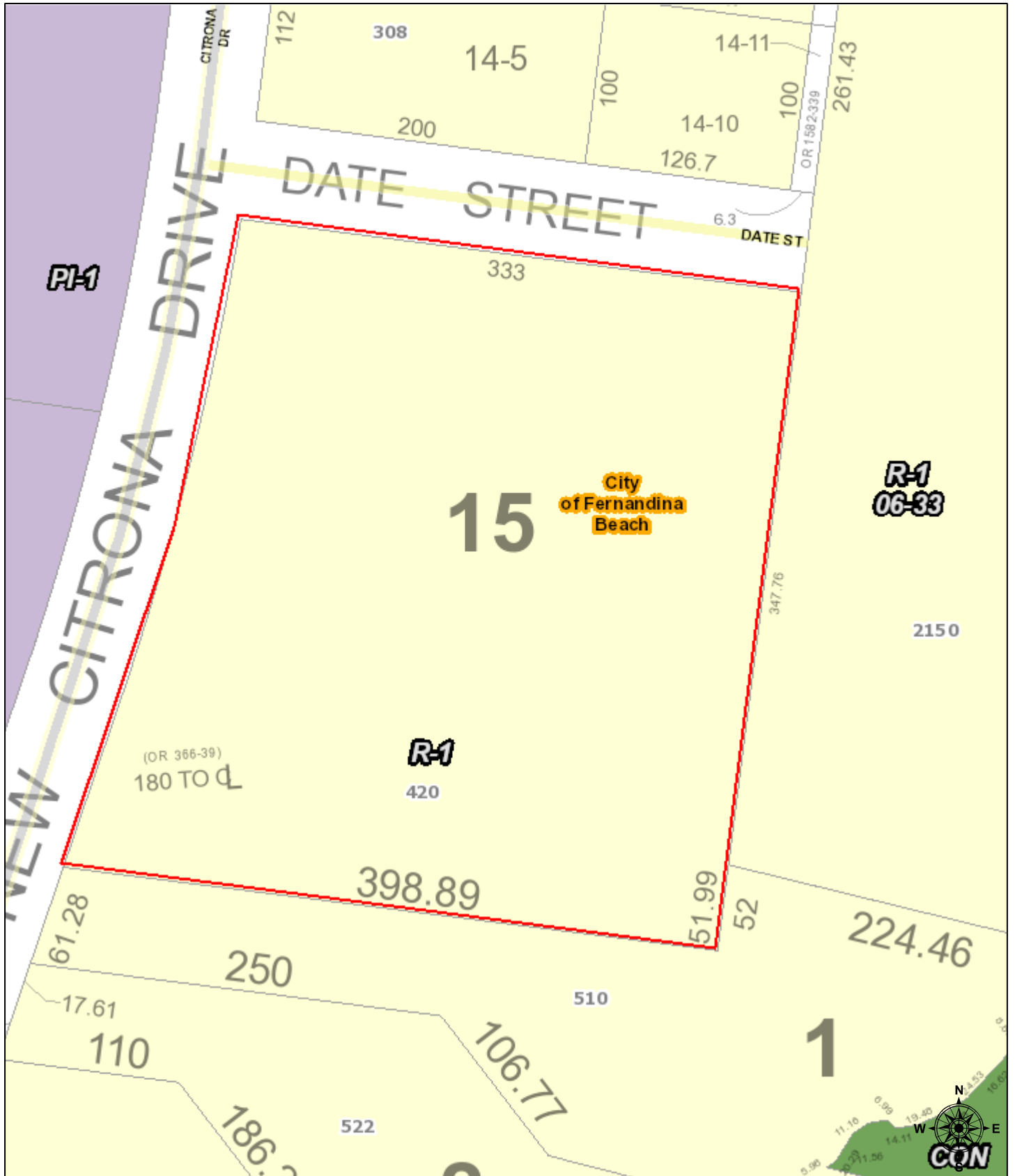
SCALE 1"=20'

JOB NO. 1810-10 F.B. 348
CORNER MARKERS HAVE NO IDENTIFICATION INFO

LEGEND:

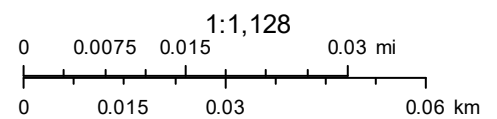
IRON PIPE FOUND	-	IPF	POWER LINE	----	P	----
IRON PIPE SET	-	IPS	PLAT	-	P.	
RE/BAR FOUND	-	RF	FIELD MEASURED	-	FM.	
NOT TO SCALE	-	NTS	RECORD - R.	DEED	-	D.
BUILDING RESTRICTION	LINE	-	BRL	POWER POLE	-	O
CONCRETE MONUMENT FOUND	-	CMF	CONCRETE	-	CONC.	
STAINLESS STEEL PIPE FOUND	-	SSPF	FENCE	----	X	----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

Citrona



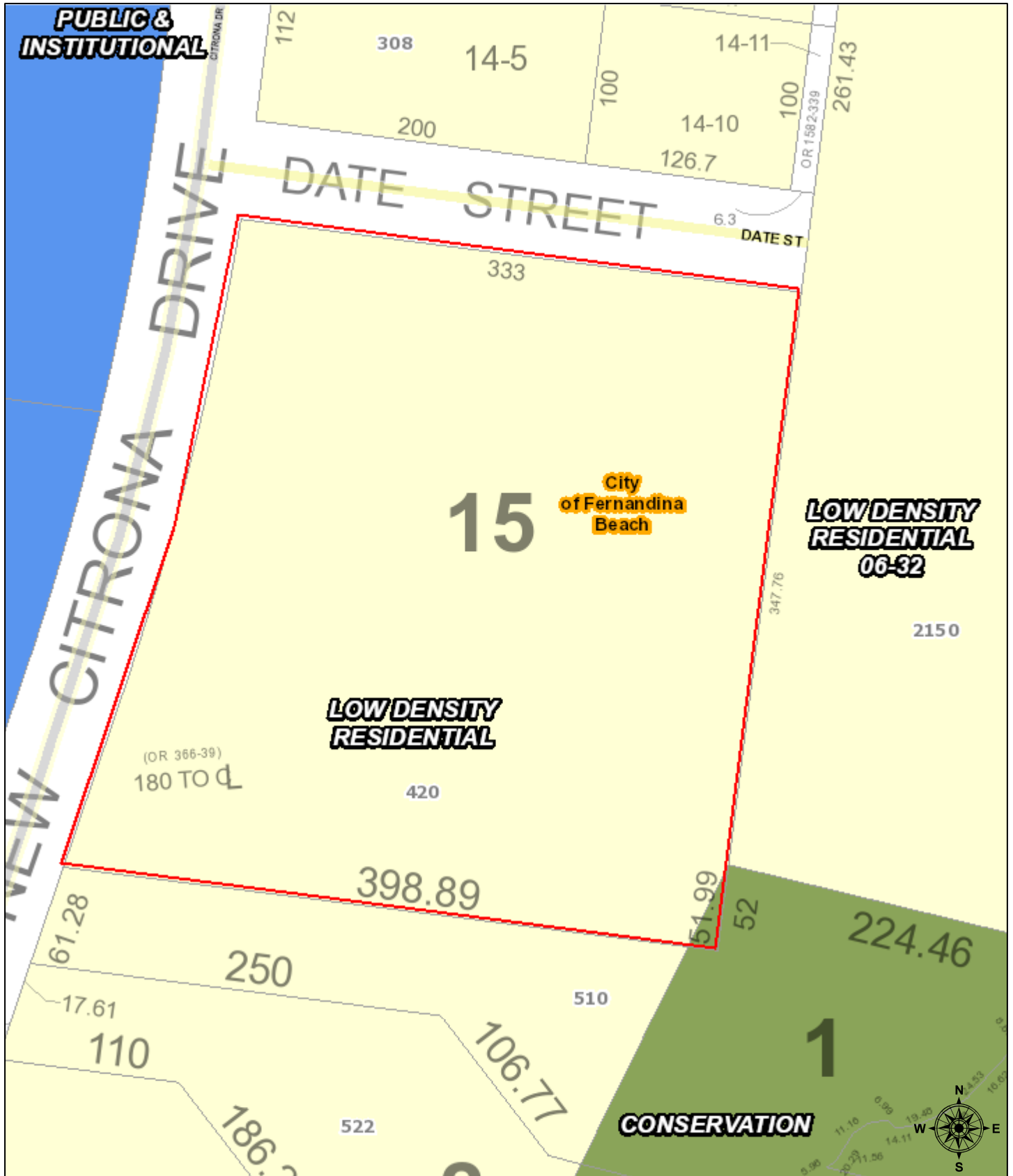
April 5, 2019

Land Parcels	C-1	R-3	I-1
City of F.B. Zoning	C-2	RE	IA
MU-8	C-3	R-1G	PI-1
I-2	MU-1	OT-1	CON
GC/C-2 with PUD	R-1	OT-2	REC
R-3 with PUD	RLM	W-1	
R-2 with PUD	R-2	IW	



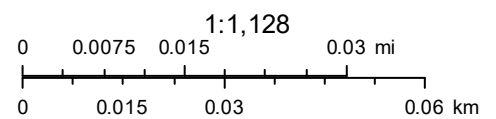
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

Citrona



April 5, 2019

☐ Land Parcels



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

GENERAL NOTES:

PIN *- 00-00-31-1180-0015-0000

FLOOD ZONE- X

PROPERTY AREA- 3.32 ACRES

ZONING- RIA (C.O.F.B.)

FLUM- LOW DENSITY RESIDENTIAL

DEVELOPMENT REQUIREMENTS:

LOT REQUIREMENTS:

MAX. LOT COVERAGE- 40%
MIN. LOT WIDTH- 75 FT
MIN. LOT AREA- 7,500 SF (0.17 AC.)
MAX. IMPERVIOUS SURFACE- 60% LOT AREA
MAX. FLOOR AREA RATIO- 50% LOT AREA

YARD REQUIREMENTS:

FRONT YARD- 25 FT
BACK YARD- 25 FT
SIDE YARDS- 10% LOT WIDTH

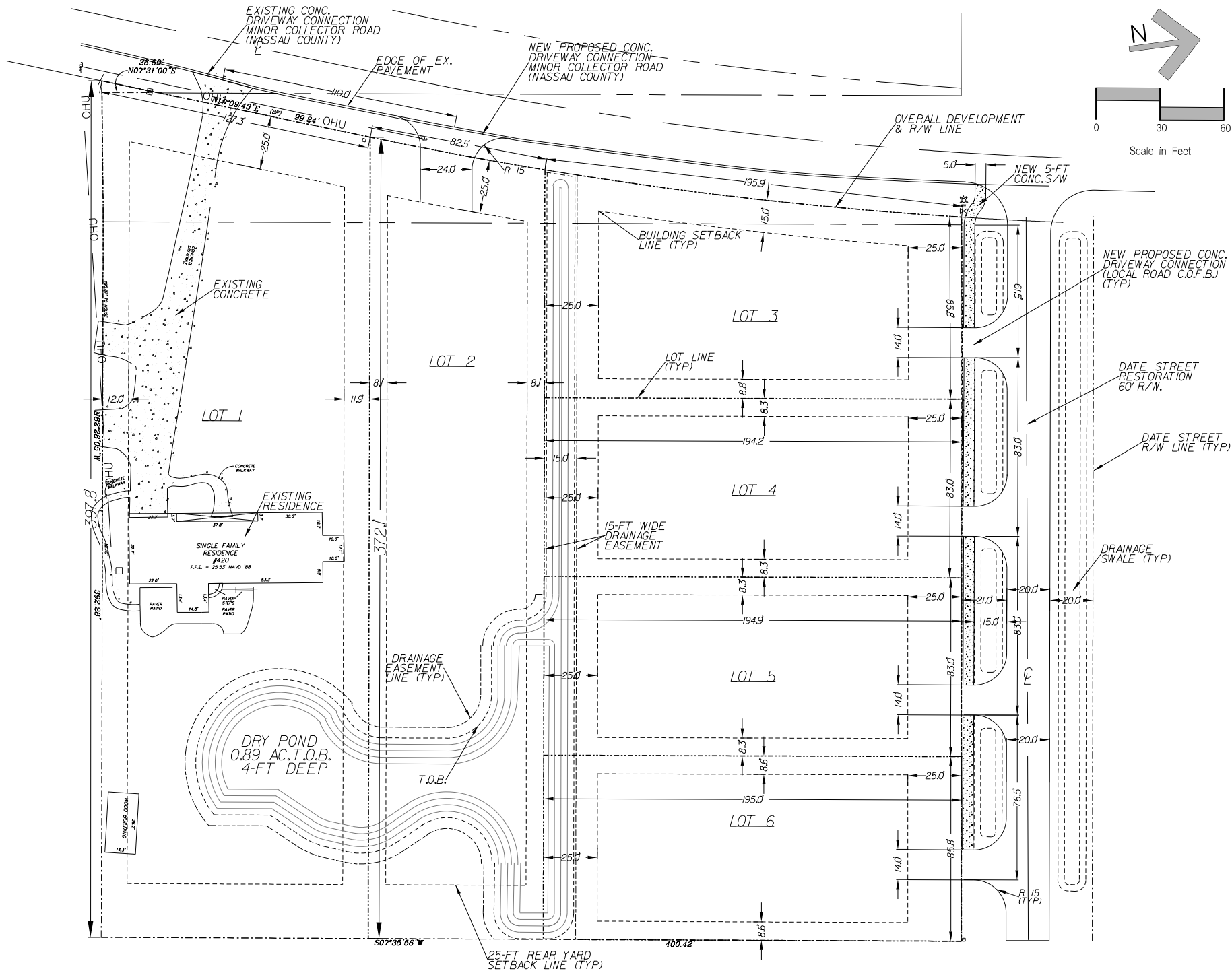
STREET AND DRIVEWAY REQUIREMENTS:

DATE STREET (LOCAL ROAD C.O.F.B.)

MIN. DISTANCE BETWEEN- 50 FT
MIN. DRIVEWAY RADIUS- 15 FT
MIN. DRIVEWAY WIDTH- 12 FT
MIN. DRIVEWAY WIDTH- 20 FT
SIDEWALKS- ONE SIDE OF STREET

CITRONA DRIVE (MINOR COLLECTOR NASSAU CO.)

MIN. DISTANCE BETWEEN- 100 FT
MIN. DRIVEWAY RADIUS- 15 FT
MIN. DRIVEWAY WIDTH- 24 FT
SIDEWALKS- ONE SIDE OF STREET (EXISTING)



10			
9			
8			
7			
6			
5			
4			
3			
2			
1			
0	LA	3-19-19	TRC PRE-DEVELOPMENT SET
No.	By	Date	REVISION

Scale: 1" = 30'

Project Mgr: AG

Designed by: AG

Drawn by: LA

QAQC: AG

GILLETTE & ASSOCIATES, INC.
20 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034
CERTIFICATE OF AUTHORIZATION NO.9332

ASA R GILLETTE, PE
FL PE NO.56177

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

ED BONER

CITRONA DRIVE

GEOMETRY PLAN

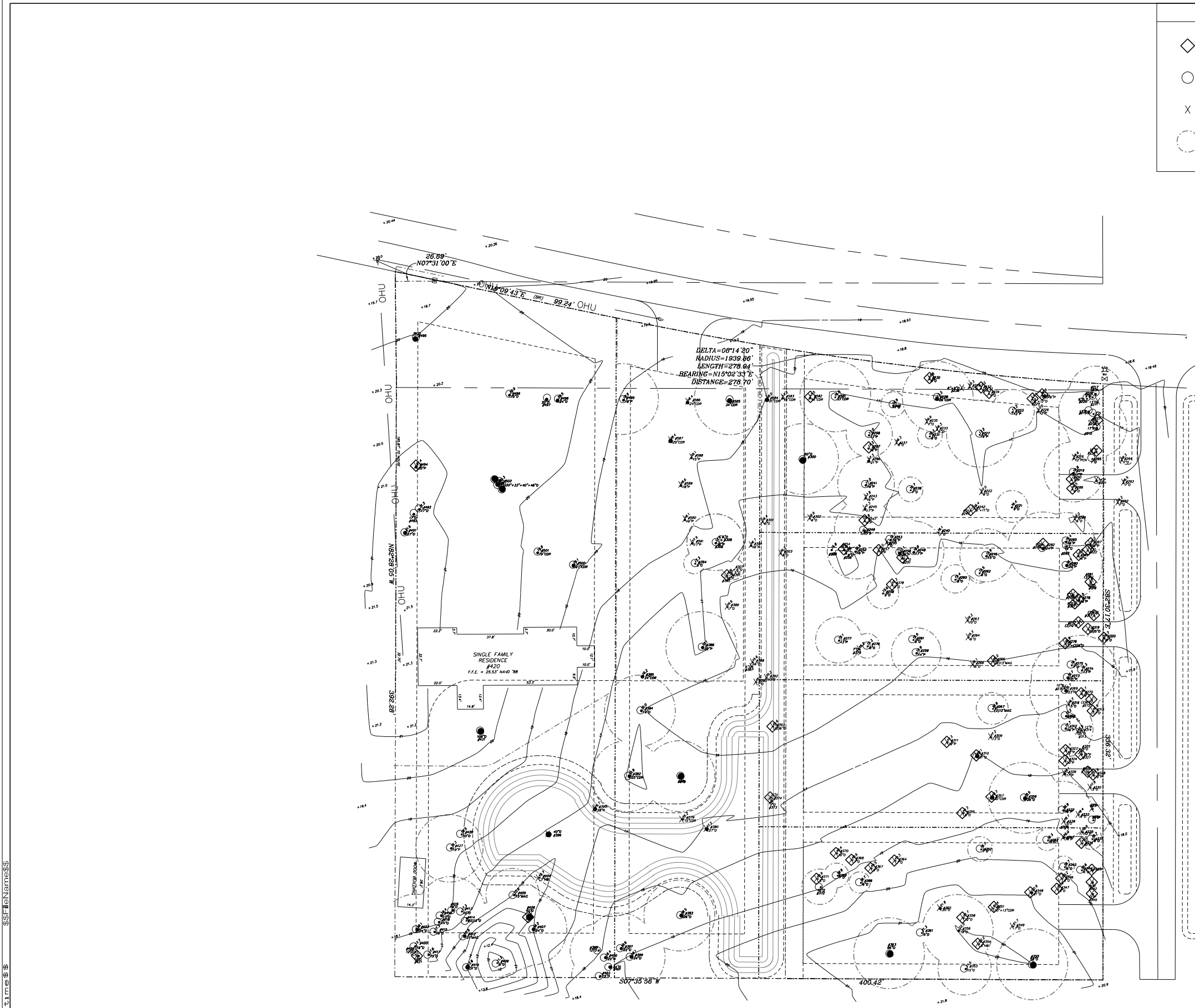
Sheet No.
GE-1

4 of 10

Issue Date
03-19-19

Project No.
19-10-09

Registered Professional



TREE MITIGATION LEGEND

- ◇ TREE IN POOR HEALTH
- TREE TO BE RETAINED
- X TREE TO BE REMOVED
- TREE PROTECTION BARRIER

TREE PROTECTION DETAIL

BARRIER TO BE PLACED AROUND TREE SHALL BE PLACED AROUND TREE PROTECTION ZONE AND BE CONSISTENT WITH SPECIFICATIONS DEFINED IN CHAPTER 4.05.14 OF THE FERNANDINA BEACH LAND DEVELOPMENT CODE.

TREE PROTECTION ZONE IS AT MINIMUM A CIRCULAR ZONE AROUND THE TREE TRUNK OF A RADIUS:

- 1) 6 FEET, IF THE DRIP LINE OF THE TREE IS LESS THAN 6 FEET FROM THE TRUNK OF THE TREE.
- 2) 6-20 FEET ENCOMPASSING THE FULL DRIP LINE OF THE TREE, IF THE DRIP LINE OF THE TREE IS BETWEEN 6 AND 20 FEET FROM THE TRUNK OF THE TREE.
- 3) 20 FEET, IF THE DRIP LINE OF THE TREE IS GREATER THAN 20 FEET FROM THE TRUNK OF THE TREE. 3" MULCH LAYER SHALL APPLIED TO THE REMAINING AREA BETWEEN THE TREE PROTECTION ZONE AND DRIP LINE.

2" x 2" x 4' WOODEN POSTS - 5' O.C. WITH A 2" x 4" TOP RAILING AND 3" WIDE TEMPORARY MESH WIRE, CHAIN-LINK, OR SIMILAR BARRIER ATTACHED TO POSTS.

MIN. 6" UP TO 20" DRIP LINE
MIN. 3' HIGH

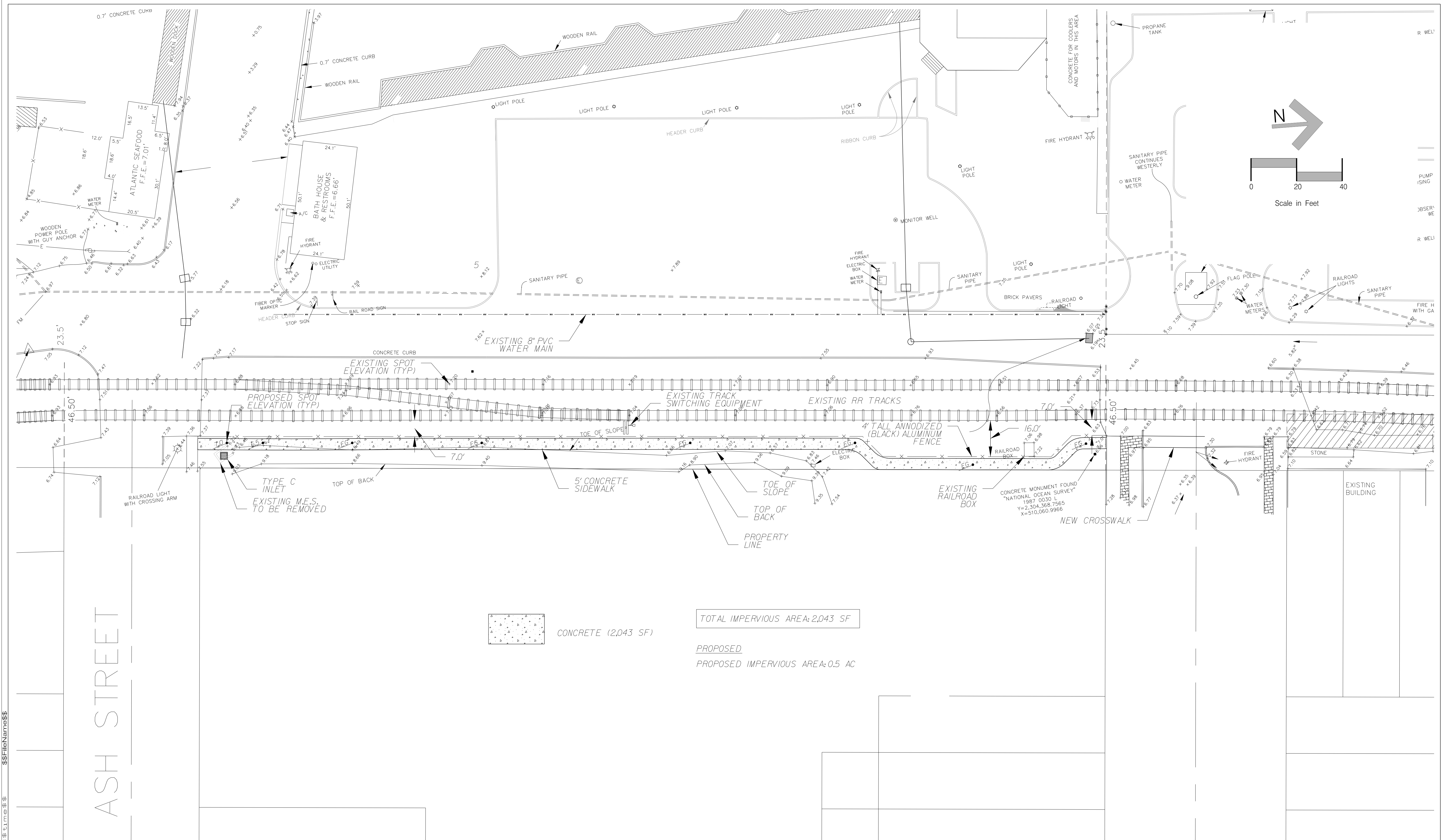
PREPARED UNDERSTORY
NOT TO SCALE

NO PARKING OF HEAVY EQUIPMENT OR VEHICLES; STOCKPILING OF MATERIALS; DEPOSITION OF SOIL, SEDIMENT, OR MULCH; GRADING OR GRUBBING; EXCAVATION OR TRENCHING; CONSTRUCTION MATERIALS, DUMPING, BURIAL OR BURNING OF DEBRIS WITHIN THE ENTIRE CONSTRUCTION SITE; DUMPING PETROCHEMICALS, CHEMICALS, WASTEWATER, OR OTHER CONSTRUCTION WASTE. ALL HAZARDOUS MATERIALS TO BE STORED AT A MAXIMUM DISTANCES FROM ANY TREE PROTECTION ZONE.

NOTE TO CONTRACTOR :

REQUIRED TREE PROTECTION BARRICADES MUST BE INSPECTED BY THE CERTIFYING ARBORIST PRIOR TO ANY CONSTRUCT ACTIVITIES, AND 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.

Boner Tree Count and Cumulative Dbh																											
Tree ID	Species	DBH (in)	Height (ft)	Health	Retention	Comments	DBH	Height	Health	Retention	Comments	Tree ID	Species	DBH (in)	Height (ft)	Health	Retention	Comments	Tree ID	Species	DBH (in)	Height (ft)	Health	Retention	Comments		
201	SP	12	15	Y	Y	Dead	202	SP	12	15	Y	Y	Dead	203	SP	12	15	Y	Y	Dead	204	SP	12	15	Y	Y	Dead
205	SP	12	15	Y	Y	Dead	206	SP	12	15	Y	Y	Dead	207	SP	12	15	Y	Y	Dead	208	SP	12	15	Y	Y	Dead
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487	SP	12	15	Y	Y	Dead	488	SP	12	15	Y	Y	Dead	489	SP	12	15	Y	Y	Dead	490	SP	12	15	Y	Y	Dead
491	SP	12	15	Y	Y	Dead	492	SP	1																		



1 2 3 4 5 6 7 8 9 10 11 12	J			Scale:		 GILLETTE & ASSOCIATES, INC. 20 SOUTH 4TH STREET FERNANDINA BEACH, FL 32034 PHONE: (904) 261-8819	CITY OF FERNANDINA BEACH	FRONT STREET SIDEWALK	FEASIBILITY STUDY	Registered Professional	SHEET NO. FS-1
	H			Project Mgr: AG	Gillette & Associates, Inc. 20 South 4th Street Fernandina Beach, FL 32034						X of X
	F			Designed by: MP							
	E			Drawn by: MP	Certificate of Authorization No. 9332						
	D			QAQC: NG	DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"						Issue Date APRIL 2, 2019 Project No. XX-10.27
	A										
	No.	By	Date	Revision							