



**AGENDA
TECHNICAL REVIEW COMMITTEE
REGULAR MEETING
JUNE 13, 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 May 23, 2019 Regular Meeting**
- 4. DISCUSSION ITEMS**
 - 4.1 Pre-Application Discussion: Rice Architect will present plans for a 176 SF addition to the rear of 110 Centre Street along with plans for a 2-3 story structure on the vacant lot of record to the east.**
- 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 JUNE 27TH

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
MAY 23, 2019**

1. CALL TO ORDER – 9:10 AM

2. ROLL CALL

MEMBERS PRESENT:

Jacob Platt, Planning
John Mandrick, Utilities
Andre Desilet, Stormwater
Sal Cumella, Planning

Rex Lester, Streets
Michelle Forstrom, Code
Shane Magnus, FL Public Utilities
Dave Holley, Trees (arrived at 9:15)

3. APPROVAL OF MINUTES

3.1 April 25, 2019 Regular Meeting

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

Motion passed by unanimous voice vote.

4. DISCUSSION ITEMS

4.1 Pre-Application Discussion: Parcel # 00-00-30-044B-0037-0010 located at the Southeast corner of Bailey Road and the Amelia Island Parkway - Lindsay Haga with England-Thims & Miller will be present to discuss a proposed shopping center. This property is zoned C-3, General Commercial.

Lindsay Haga was present along with Lionel Perez, Riley Skinner, and Bois Farrar to discuss the proposed project, which Ms. Haga described as a 9 acre site, currently located within in the county.

4.2 Change of Use: 22 S. 8th Street, Grand Oak Plaza - Richard Sasser will be present to discuss the tenant build out for the eastern side of the building which includes a proposed 4,100 square foot brew pub. This property is zoned C-3, Central Business District.

Richard Sasser, Chip Sasser, and Mike McKloskey were present to discuss the proposed project. Mr. Richard Sasser described the site plan.

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

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

There were no inquiries.

6. COMMITTEE BUSINESS

DRAFT

There was no committee business to discuss.

7. ADJOURNMENT – 10:38 AM

Jacob Platt

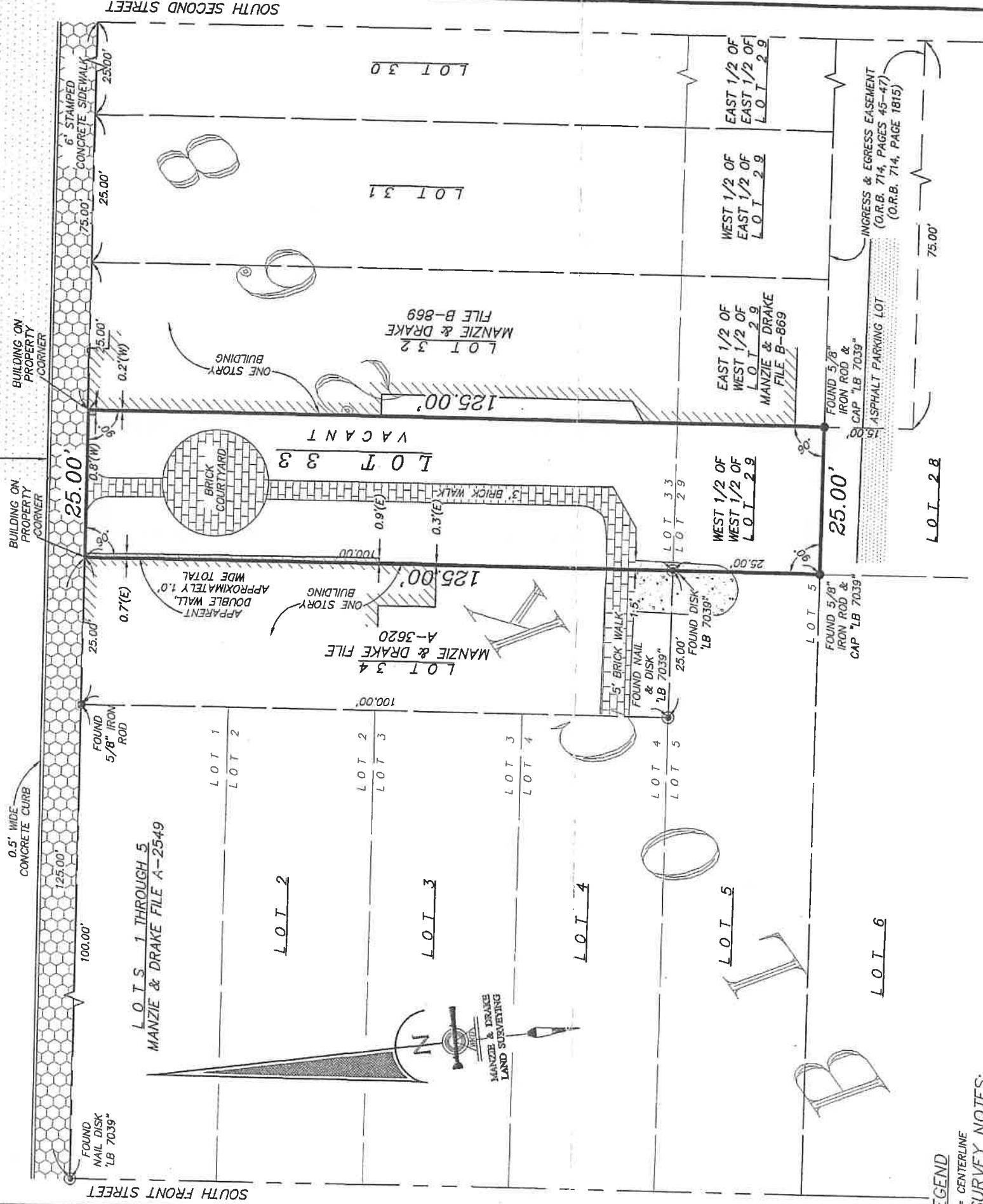
MAP OF BOUNDARY SURVEY

ALL 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 AND BEING FURTHER DESCRIBED ACCORDING TO THE OFFICIAL MAP OR 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:

LOT 33 AND THE WEST 25 FEET OF LOT 29 IN BLOCK 268

CENTRE STREET

80'-FOOT RIGHT-OF-WAY



LEGEND

☒ = CENTERLINE

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) Angles shown hereon are based on recovered monumentation.
- 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-10" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C 0237E, Dated 12/17/2010. 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. COPYRIGHT © 2015 BY MANZIE AND DRAKE LAND SURVEYING

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

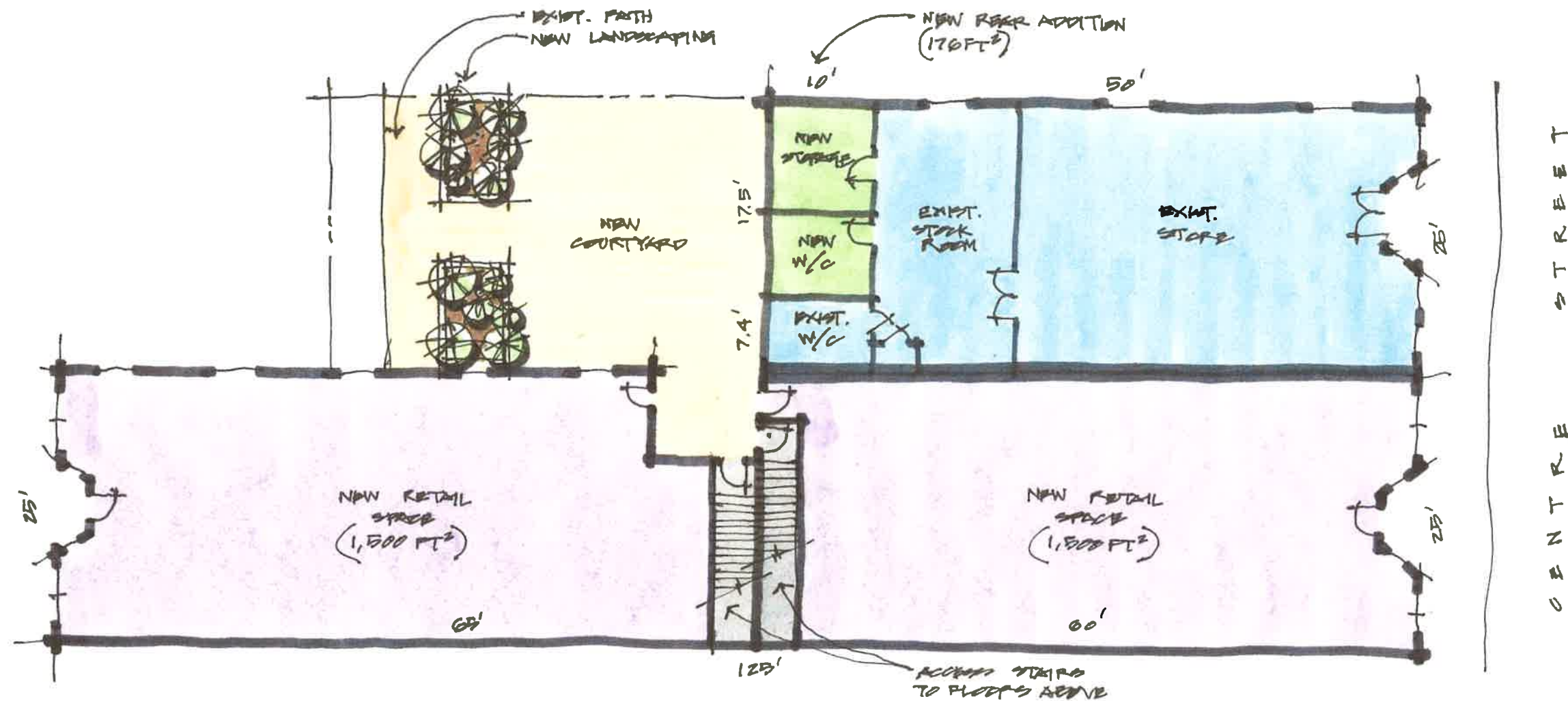
10/13/15

SCALE: 1"=20' JOB NO: 19361 DATE: 10/08/15 CADD: BH

F.B. NO: X-282 PAGE NO: 22 FIELD CREW: CB FILE NO: A-3930

CERTIFIED TO:
ANDERSON, HOWARD & BAKER, LLC
JON C. LASSERRE, P.A.
FIDELITY NATIONAL TITLE INSURANCE COMPANY
GRAY FAMILY HOLDINGS, LLC

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."



G R O U N D F L O O R P L A N

- 2017 FBC SINGLE EXIT CRITERIA:
- MAX. 49 OCCUPANT LOAD
 - 100' MAX. TRAVEL DIST. (EPR).



MAY 29, 2019
RICE ARCHITECT

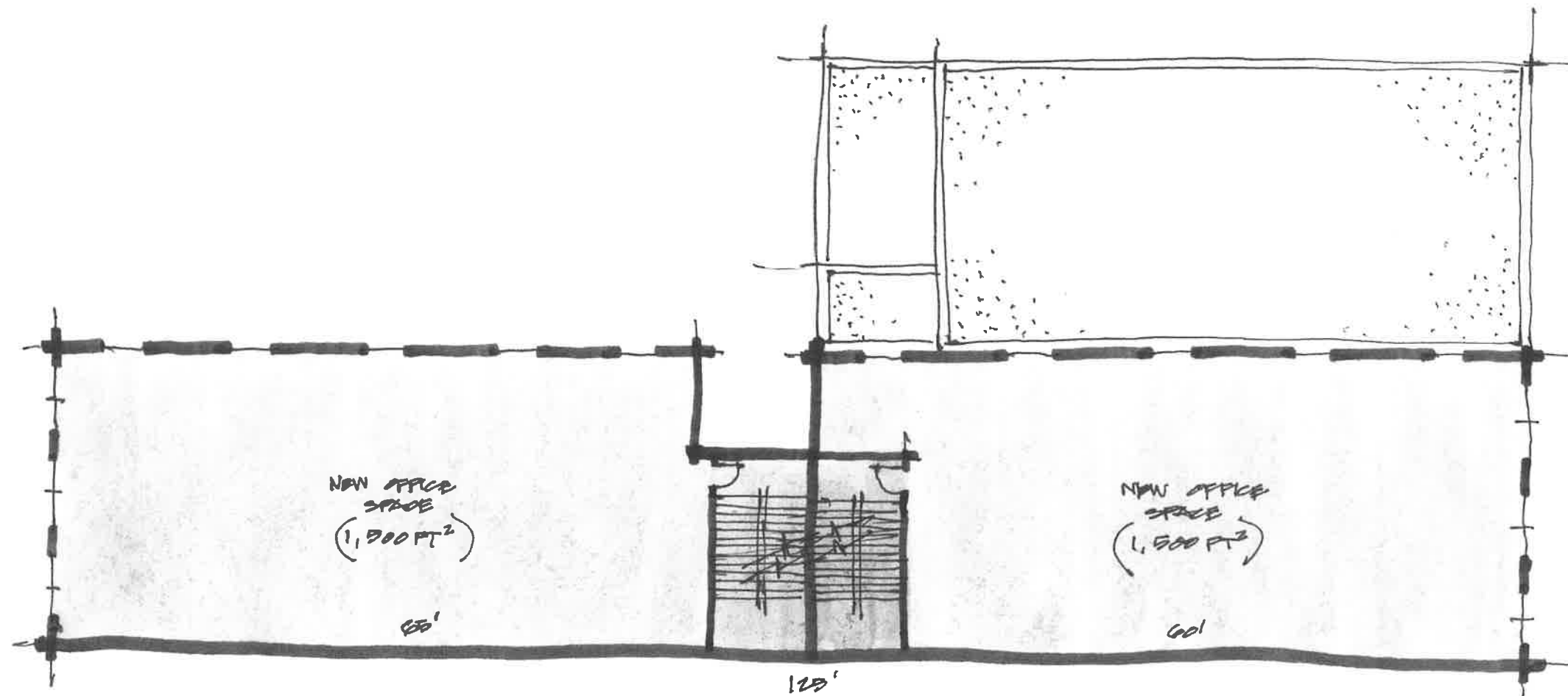
Issue Date: 05/29/2019

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

R I C E A R C H I T E C T

Kavanaugh Building

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



S E C O N D F L O O R P L A N



Issue Date: 05/29/2019

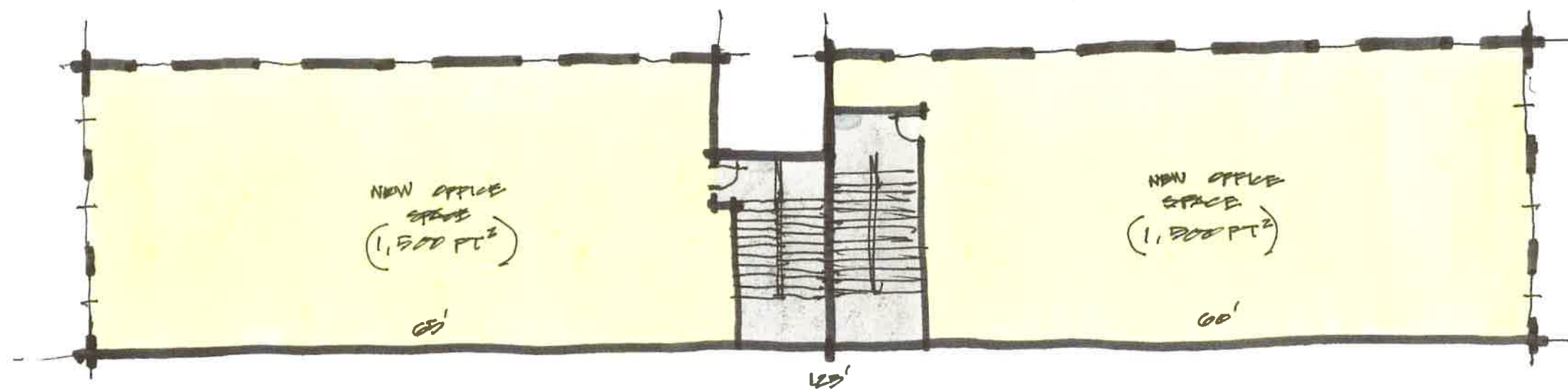
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R I C E A R C H I T E C T

MAY 29, 2019

Kavanaugh Building

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



T H I R D F L O O R P



MAY 21, 2019
RICE ARCHITECT

Kavanaugh Building

Issue Date: 05/29/2019

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

A R C H I T E C T

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034