



**AGENDA
TECHNICAL REVIEW COMMITTEE
REGULAR MEETING
AUGUST 8, 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 July 11, 2019 TRC Minutes
- 4. DISCUSSION ITEMS**
 - 4.1 Change of Use Discussion: Willys Assis, Owner of LaMancha Painting and Home Repair - 1002 S. 8th Street, MU-8 Zoning.
 - 4.2 Change of Use Discussion: Ray Bailey, Century Ambulance - 1880 S. 14th Street, this parcel is part of the Amelia Park PUD
- 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 AUGUST 22ND

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
JULY 11, 2019**

1. CALL TO ORDER – 9:06 AM

2. ROLL CALL

MEMBERS PRESENT:

Jacob Platt, Planning	Rex Lester, Streets
John Mandrick, Utilities	Don Kukla, Building
Sal Cumella, Planning	Terry Cotter, Building
Michele Forstrom, Code (arrived at 9:07am)	Jason Higginbotham, Fire (arrived at 9:36am)

3. APPROVAL OF MINUTES

3.1 June 13, 2019 Regular Meeting

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

Motion passed by unanimous voice vote.

4. DISCUSSION ITEMS

4.1 SPR 2017-13 – School Street & Hometown Drive Sidewalk

This item was pulled from the agenda at the request of the applicant.

4.2 Pre-Application Discussion: Nassau County Habitat for Humanity, with representative Teresa Prince will discuss a proposal to replat three lots of record into six fee simple townhouse lots. The property is located at the corner of Elm and Vernon Street. It carries an R-2 zoning and Medium Density Residential Future Land Use designation.

Teresa Prince, of Tomasseti and Prince, along with Al Patone, president of Habitat for Humanity, were present to discuss the proposed project. Ms. Prince explained that the property consists of 3 underlying lots of record. In order to construct the six fee simple homes, a replat will be required. Sewer lines were discussed at length.

4.3 Pre-Application Discussion: Wayne Chism, with Chism Development Company to discuss the proposed Grassi Bistro on North 2nd Street. This property is located in the Downtown Historic District. It carries a C-3 zoning and Central Business District Future Land Use designation.

Wayne Chism was present to discuss the project. Utility lines and flood proofing, trash can location, and drainage were discussed.

Mr. Platt advised the applicant to return for a full Site Plan Review.

4.4 Pre-Application Discussion: Al Tilly with Concept Companies will discuss a proposal for a single

tenant retail store on the western side of PIN #00-00-31-1800-0197-0010, located at the corner of South 14th and Lime Street. This parcel is part of a PUD.

Ms. Holley was present in Al Tilly's place to discuss the proposed project. Zoning was discussed. Ms. Holley provided information and details regarding the proposed retail store. The property will be divided by way of a minor subdivision. Sidewalk connectivity, utilities, impervious surface ratio, and drainage were discussed.

5. NEW BUSINESS

There were no new business items.

6. OLD BUSINESS

There were no old business items.

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

There were no inquiries.

8. COMMITTEE BUSINESS

8.1 SPR 2018-12 Holiday Inn Express - Sign off

8.2 Distribution SPR 2019-02 Canopy Park Subdivision

9. ADJOURNMENT – 11:09 am

Jacob Platt