



**AGENDA
TECHNICAL REVIEW COMMITTEE
REGULAR MEETING
DECEMBER 5, 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 November 14, 2019 regular meeting
- 4. NEW BUSINESS**
 - 4.1 **SPR 2019-08: Habitat for Humanity Townhomes** - Asa Gillette, Gillette & Associates & Teresa Prince, Tomassetti & Prince, review 1st distribution comments.
- 5. DISCUSSION ITEMS**
 - 5.1 **Pre-Application Discussion:** Richard Sasser, CMR Properties and Dan McCranie, 116 N. 2nd Street. Zoned C-3, Central Business District, Community Redevelopment Area (CRA).
- 6. DEVELOPMENT INQUIRIES FROM APPLICANTS NOT ON THE AGENDA - DISCUSSION ONLY, NO ACTION TO BE TAKEN.**
- 7. COMMITTEE BUSINESS**
 - 7.1 SPR 2019-01 Raynorstarr - Sign Off
 - 7.2 SPR 2019-04 Page Properties, North 2nd Street
- 8. ADJOURNMENT**

NEXT REGULAR TRC MEETING IS SCHEDULED FOR DECEMBER 12, 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
NOVEMBER 14, 2019**

1. CALL TO ORDER – 9:05am

2. ROLL CALL

MEMBERS PRESENT:

Jacob Platt, Planning
John Mandrick, Utilities
Michelle Forstrom, Code
Andre Desilet, Stormwater

Sal Cumella, Historic Preservation
Jason Higginbotham, Fire
Terry Cotter, Building

3. APPROVAL OF MINUTES

3.1 October 24, 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: Jose Miranda, Miranda Architects – Construction of a new parking lot for St. Michael Catholic Church on N 5th Street, with the relocation of the Liberty Billings House.

Jose Miranda and Sam Hamilton provided information and details specific to the project. Sidewalk requirements, crosswalks and ADA accessibility were discussed.

Mr. Platt advised the applicant to submit a formal application for full site plan review.

5. NEW BUSINESS

5.1 SPR 2019-07 Utilities Department Water Reservoir & Solar Field – Sign Off

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

Asa Gillette and John Cotner were present to follow up on ongoing projects.

David Sturges was present to discuss 1214 Beech Street.

Joel Ritzer was present to discuss improvements to the Peppers restaurant and parking lot. The applicant was advised to move forward with the HDC approval process, and then on to permitting.

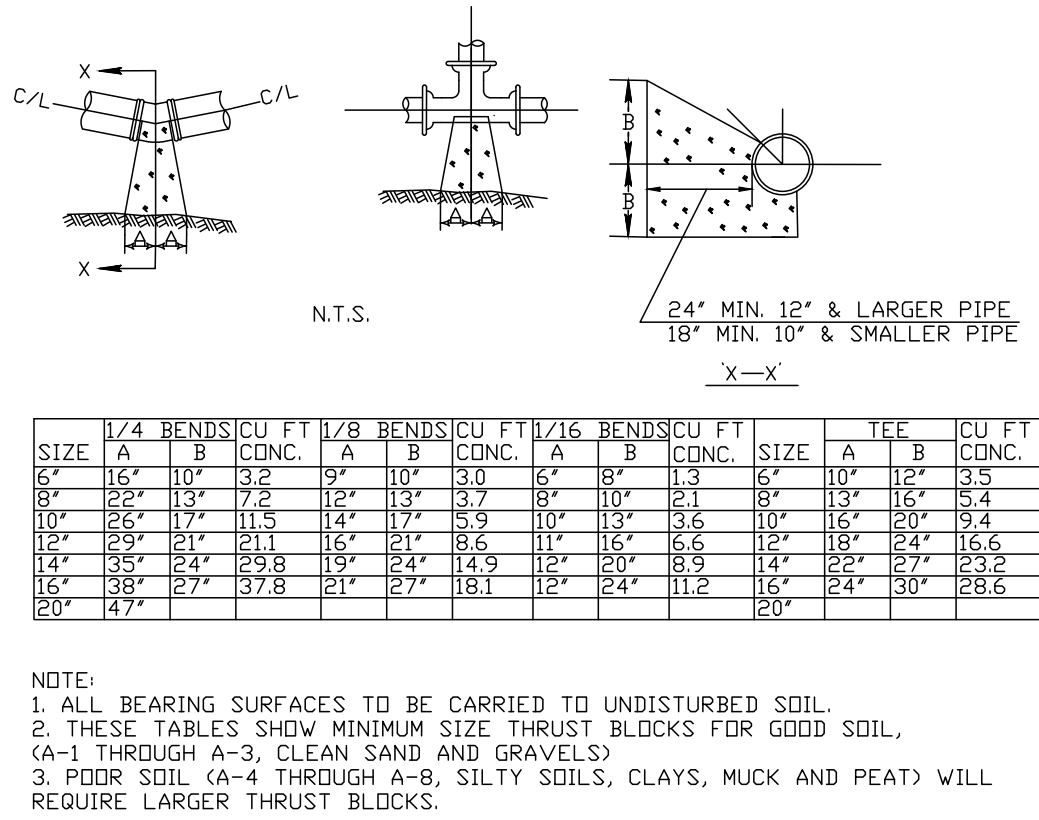
DRAFT

*****Audio recording stopped due to power outage*****

7. COMMITTEE BUSINESS

8. ADJOURNMENT – 10:16am

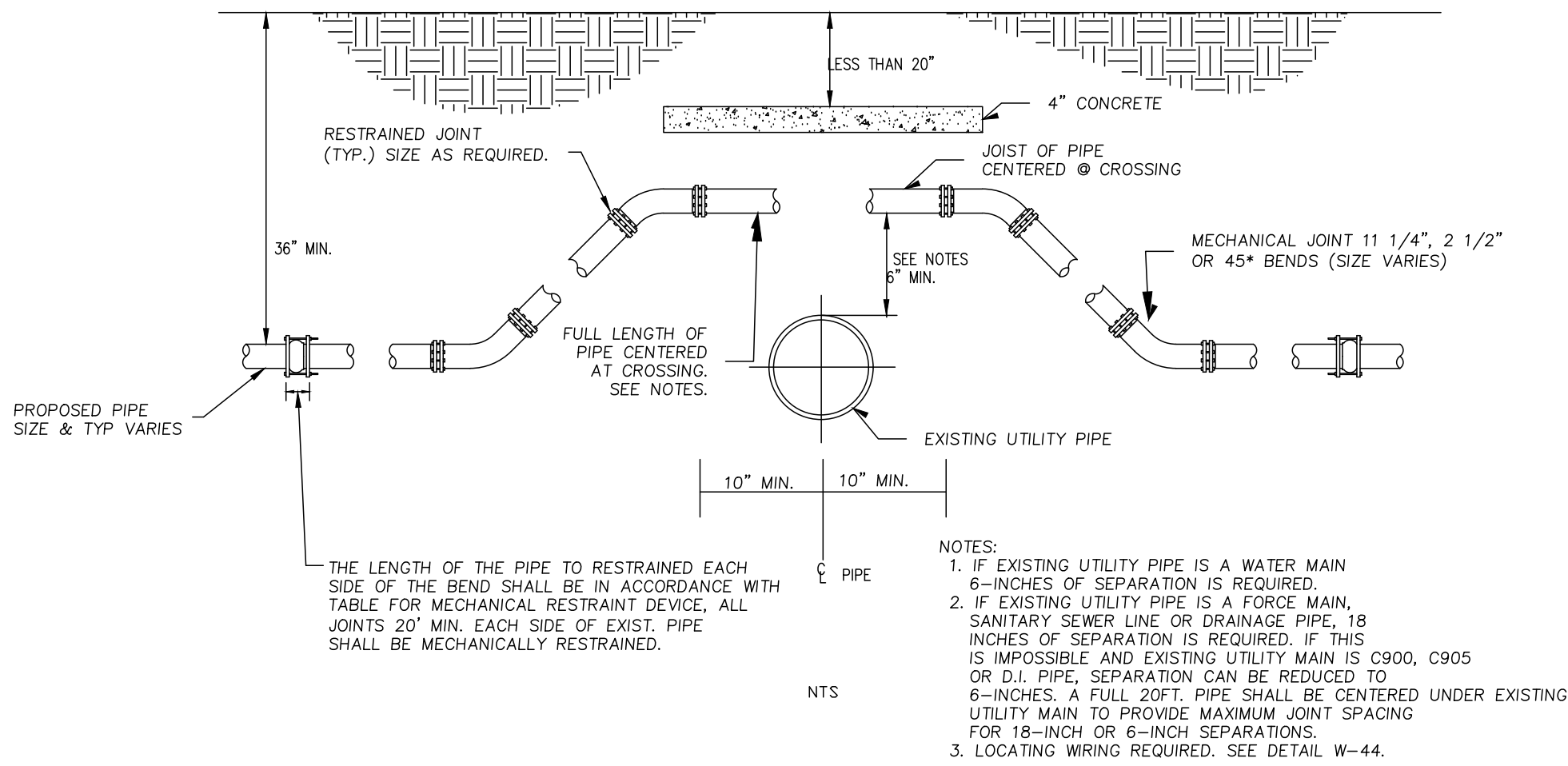
Jacob Platt



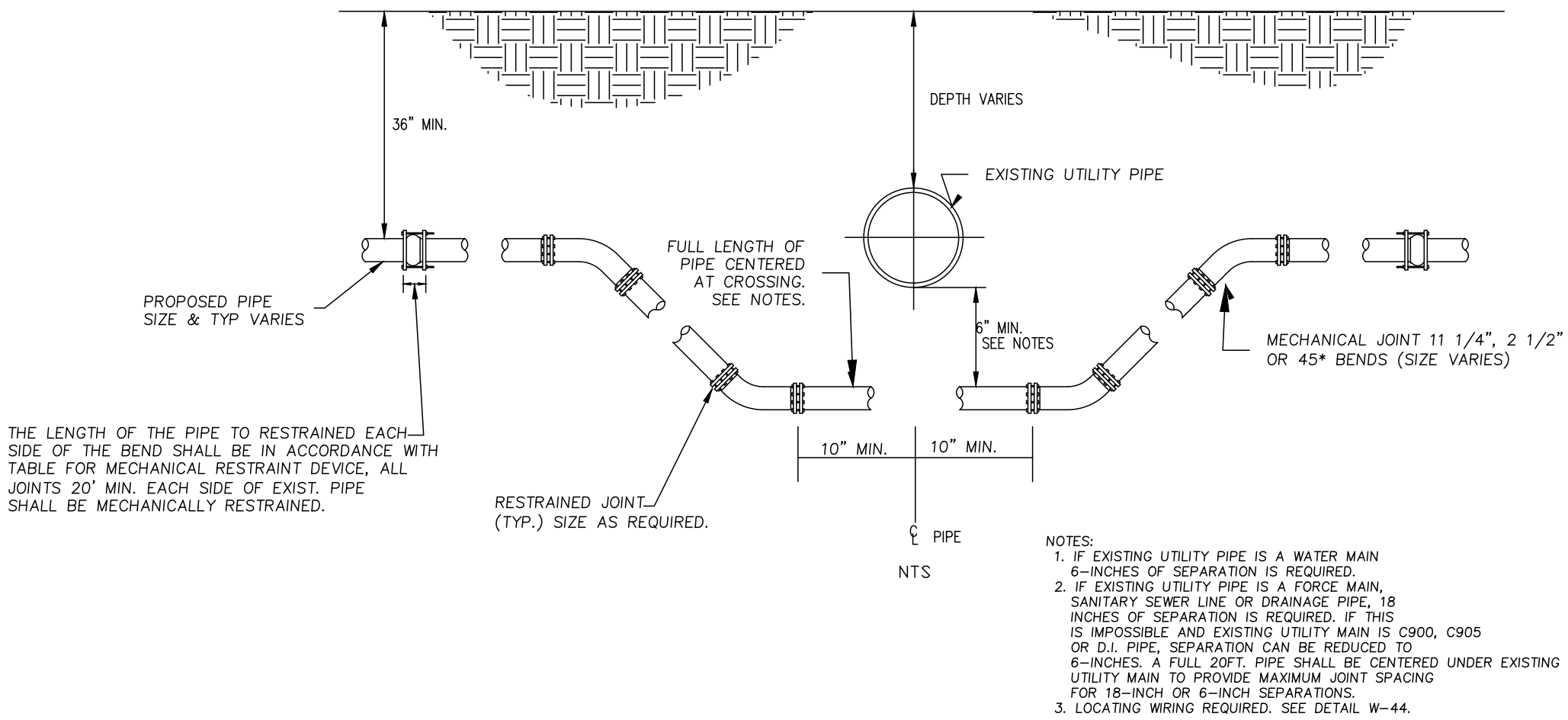
1. ALL MANHOLES SHALL BE PRECAST CONCRETE AND CONFORM TO ASTM C-478 STANDARDS. MANHOLE CONES AND RISERS SHALL BE CONSTRUCTED OF 4,000 PSI, TYPE II CEMENT WITH RIVER ROCK OR GRANITE AGGREGATE.
2. ALL PIPES SHALL BE CONNECTED TO THE MANHOLE USING A LOCK JOINT FLEXIBLE MANHOLE SLEEVE (ASTM C-923) OR APPROVED EQUAL.
3. THE EXTERIOR AND INTERIOR OF THE MANHOLE SHALL BE COATED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS WITH FABRITITE AS MANUFACTURED BY BRIGGS BITUMINOUS COMPOSITION COMPANY.
4. AN INSIDE PVC DROP MANHOLE (TYPE "B") SHALL BE REQUIRED FOR MANHOLES WHICH HAVE A DISTANCE OF 18 INCHES OR GREATER BETWEEN INFLUENT PIPE INVERT AND EFFLUENT PIPE INVERT. ALL OTHER DROPS SHALL HAVE A SLIDE CONSTRUCTED TO DIRECT THE FLOW INTO THE INVERT CHANNEL.
5. SEWER SERVICES SHALL BE CAST IRON IF 2 FEET OF GROUND COVER CANNOT BE MAINTAINED OVER THE SERVICE LINE.

6. ALL DUCTILE IRON SEWER PIPE, WHERE SPECIFIED, SHALL BE CLASS 51 AND COMPLY WITH ANSI/AWWA C150/A21.50 AND ANSI/AWWA C151/A21.51. DUCTILE IRON PIPE SHALL BE PROVIDED WITH A FACTORY APPLIED INTERIOR POLYETHYLENE LINING IN ACCORDANCE WITH ANSI/ASTM D1248.
7. THE MAXIMUM NUMBER OF DIPS IS ONE, 1-INCH DIP PER 135 LF OF PIPE. NO MORE THAN ONE DIP PER 135 LF OF PIPE. A DIP IS DEFINED AS A CHANGE IN ELEVATION OF 0.5" OR GREATER.

THRUST BLOCKS FOR BENDS & TEE'S

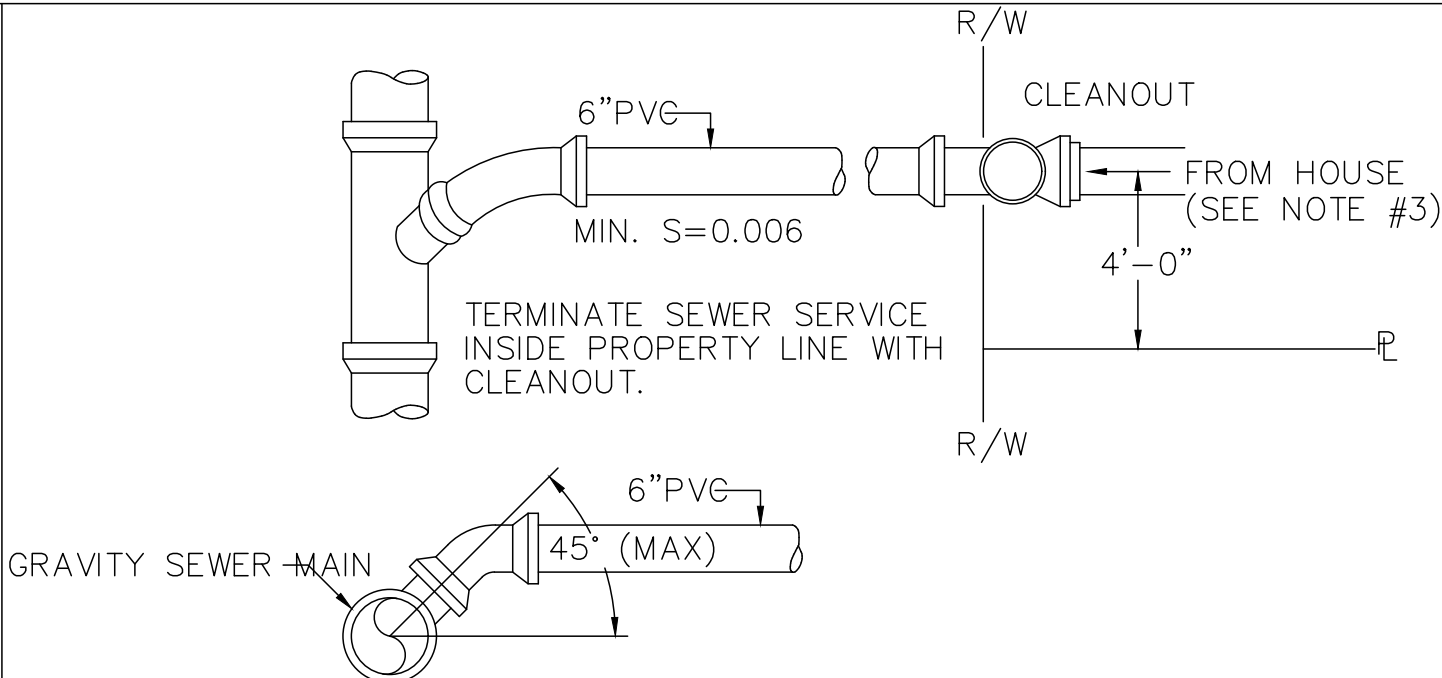
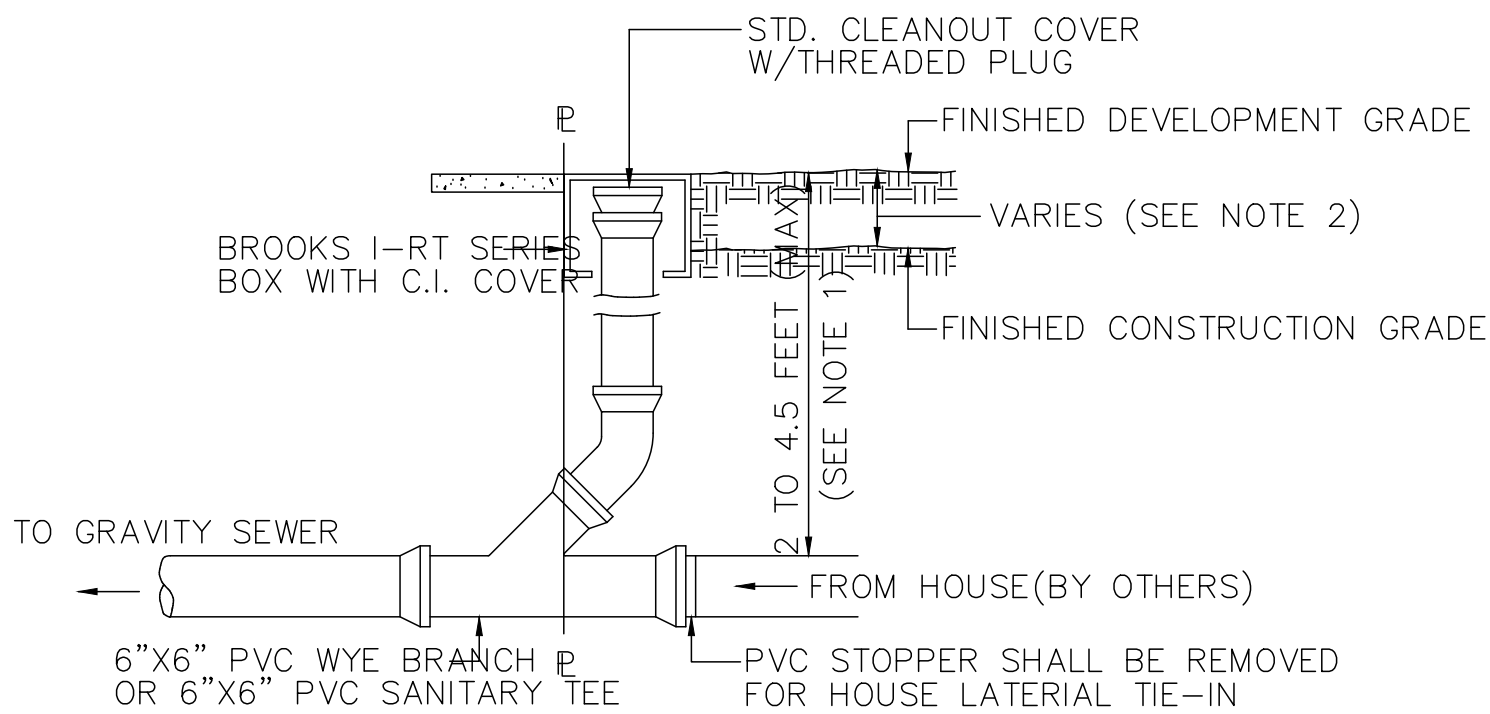


UTILITY CONFLICT DETAIL "A"

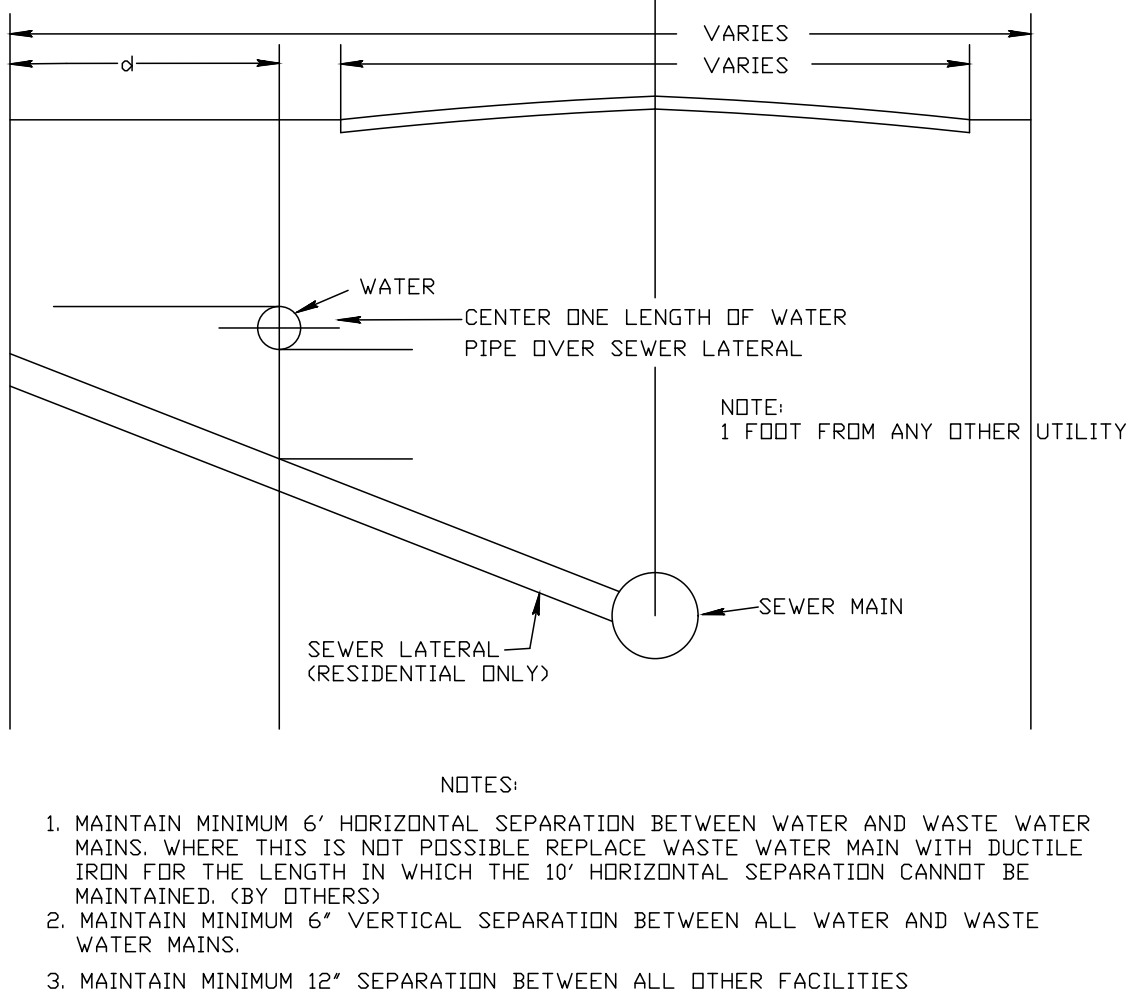


UTILITY CONFLICT DETAIL "B"

GRAVITY SEWER NOTES



CLEANOUT



HORIZONTAL AND VERTICAL CLEARANCES

TYPICAL SEWER SERVICE

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:

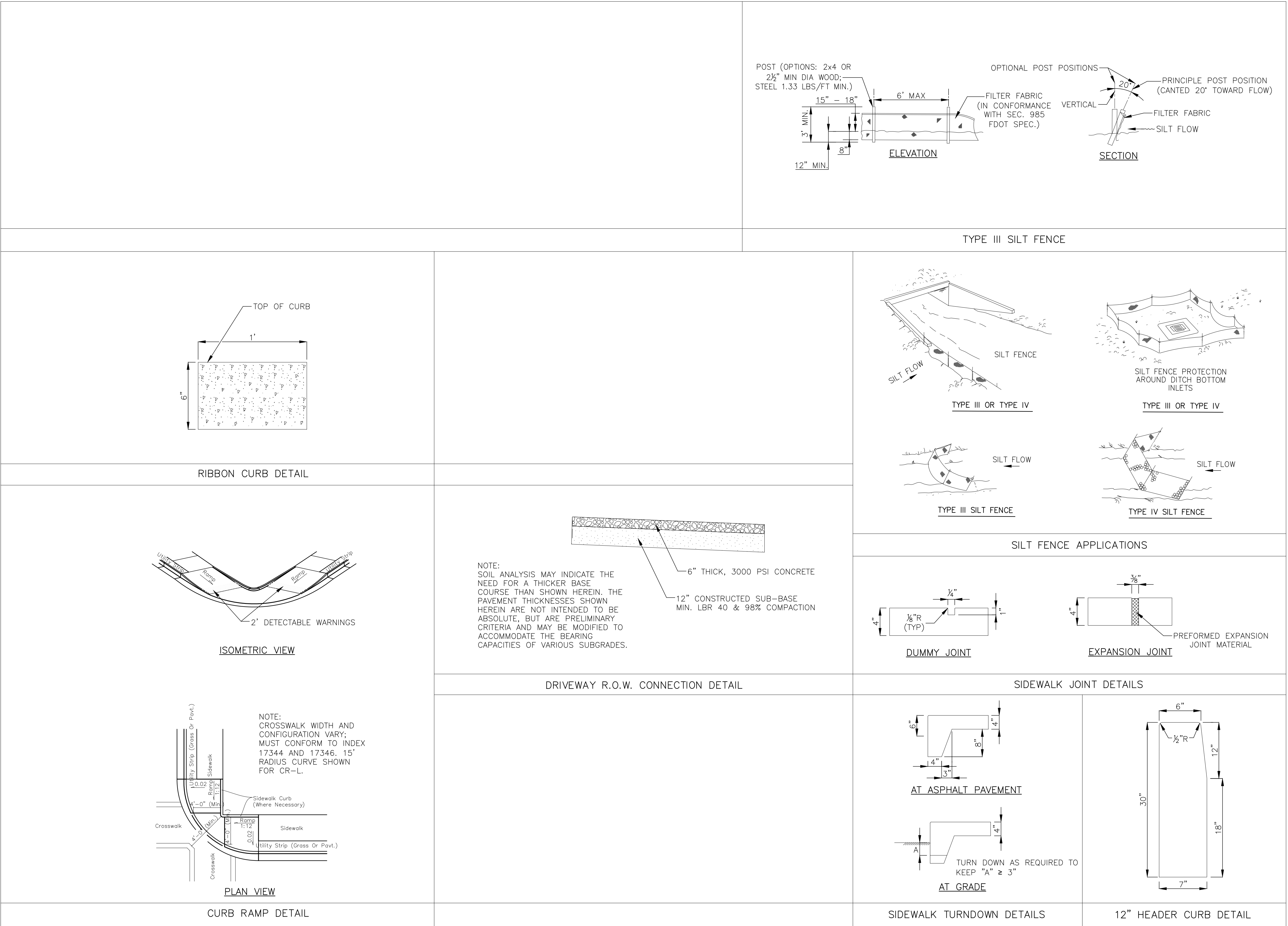
COLOR SCHEME:	CAPACITY
BLUE (SW4079)	1500GPM AND HIGHER
GREEN (SW4085)	1000-1499 GPM
ORANGE (SW4083)	500-999 GPM
RED (SW4081)	LESS THAN 500 GPM

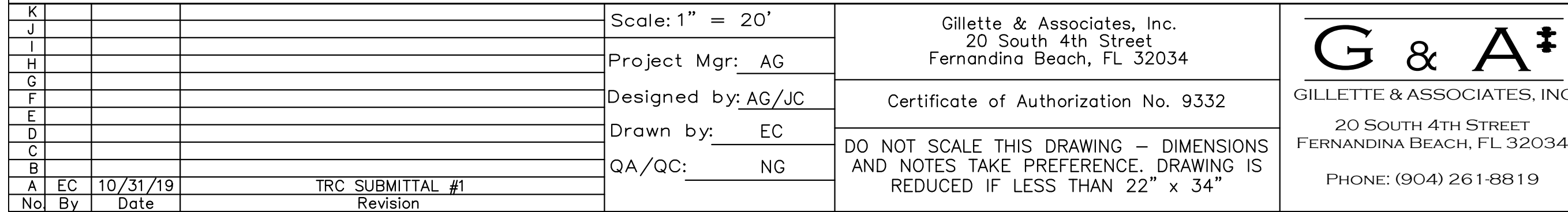
IT IS REQUIRED THAT ALL NEW AND RELOCATED WATER MAINS BE PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600.

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.

POTABLE WATER NOTES

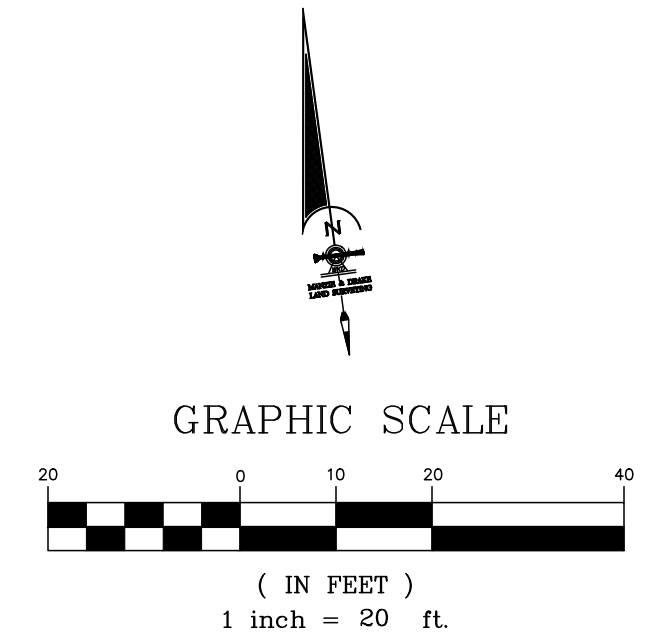
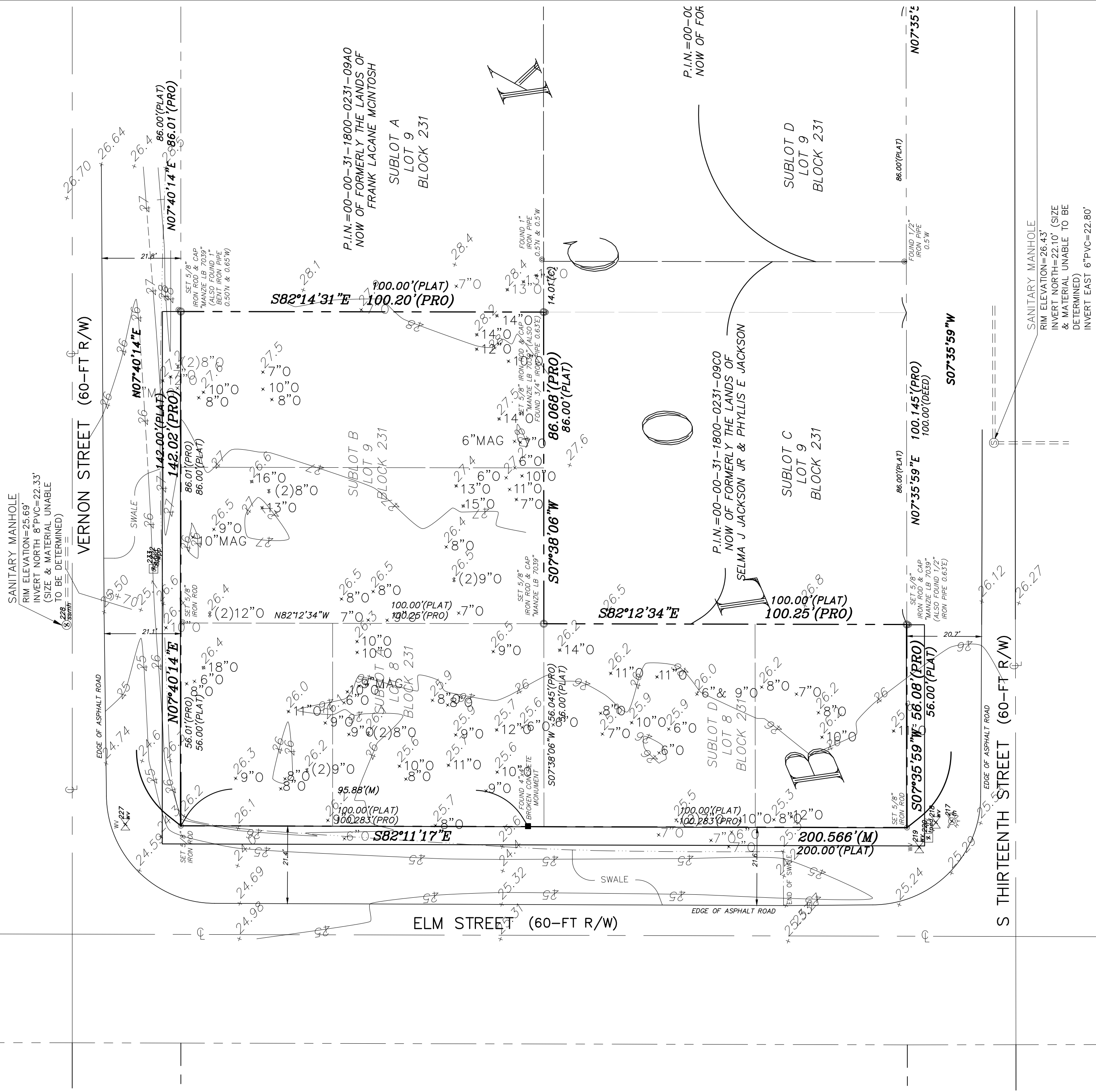




EXISTING TREE LEGEND		
SYMBOL	DESCRIPTION	QTY.
X	TREE TO BE REMOVED	54
O	TREE TO REMAIN	33
1	TREE ID NO.	—
O	OAK TREE	84
MAG	MAGNOLIA TREE	3

TOTAL LOT TREE MITIGATION DATA		BUILDING FOOTPRINT TREE MITIGATION DATA	
PRE-DEVELOPMENT DBH	805	PRE-DEVELOPMENT DBH	213
REQUIRED PRESERVATION (20%)	161	REQUIRED REPLACEMENT (20%)	42.6
DBH SAVED	525	TOTAL LOT DBH SAVED	525
		TOTAL LOT PRES. ALLOCATED DBH	161
		PROVIDED FOOTPRINT REPLACEMENT FROM SAVED TREES	364

Sheet No.
 LS-1
 7 of 10
 Issue Date
 NOVEMBER 27, 2019
 Project No.
 19-XX-XX



- LEGEND**
- CL = CENTERLINE
 - FH = FIRE HYDRANT
 - P.I.N. = PARCEL IDENTIFICATION NUMBER
 - WV = WATER VALVE
 - WP = WOOD POWER POLE
 - O = OAK TREE
 - MAG = MAGNOLIA TREE

SURVEY NOTES:

- 1) The "Legal Description" hereon is in accord with 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 S00°00'00"E for the Easterly line of subject property. 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 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)

K				Scale: 1" = 20'	Gillette & Associates, Inc. 20 South 4th Street Fernandina Beach, FL 32034	G & A[®] GILLETTE & ASSOCIATES, INC. 20 SOUTH 4TH STREET FERNANDINA BEACH, FL 32034 PHONE: (904) 261-8819	VERNON AND ELM STREET HOMES	NASSAU HABITAT FOR HUMANITY	PREDEVELOPMENT PLAN	Registered Professional	Sheet No.
J				Project Mgr: AG							PRE-1
I				Designed by: AG/JC							3 of 10
H				Drawn by: EC							Issue Date
G				QA/QC: NG							NOVEMBER 27, 2019
F											Project No.
E											19-XX-XX
D											
C											
B											
A	EC	10/31/19		TRC SUBMITTAL #1							
No.	By	Date		Revision							

ENGINEERING PLANS

FOR

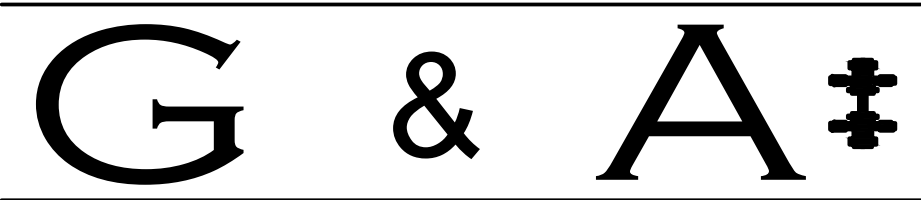
VERNON & ELM STREET HOMES

FOR

NASSAU HABITAT FOR HUMANITY

GILLETTE & ASSOCIATES, INC.

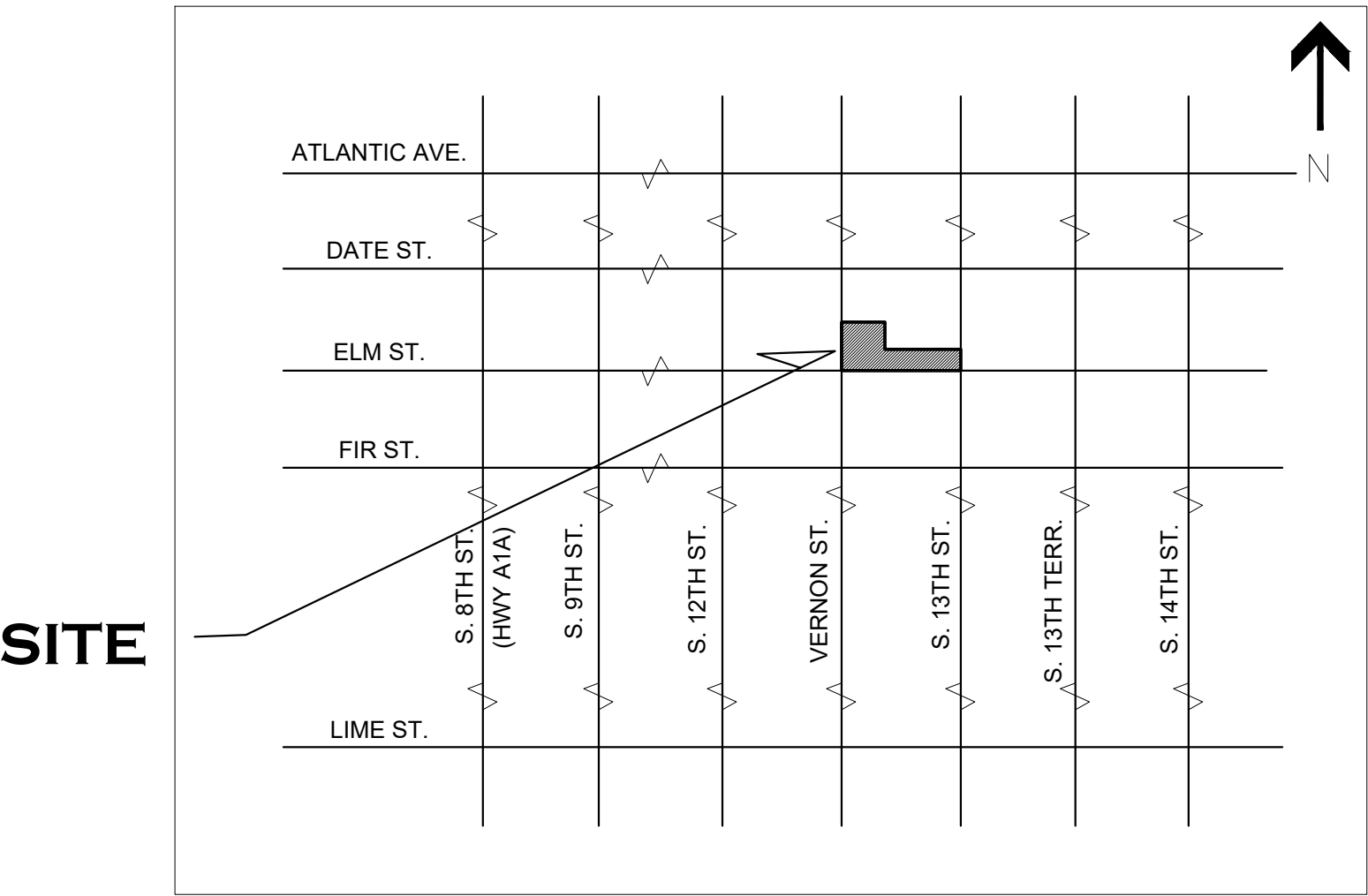
CIVIL & ENVIRONMENTAL ENGINEERING
MECHANICAL & STRUCTURAL ENGINEERING
PERMITTING & CONSTRUCTION MANAGEMENT
20 SOUTH 4TH STREET AMELIA ISLAND, FLORIDA 32034
PHONE: 904/261-8819



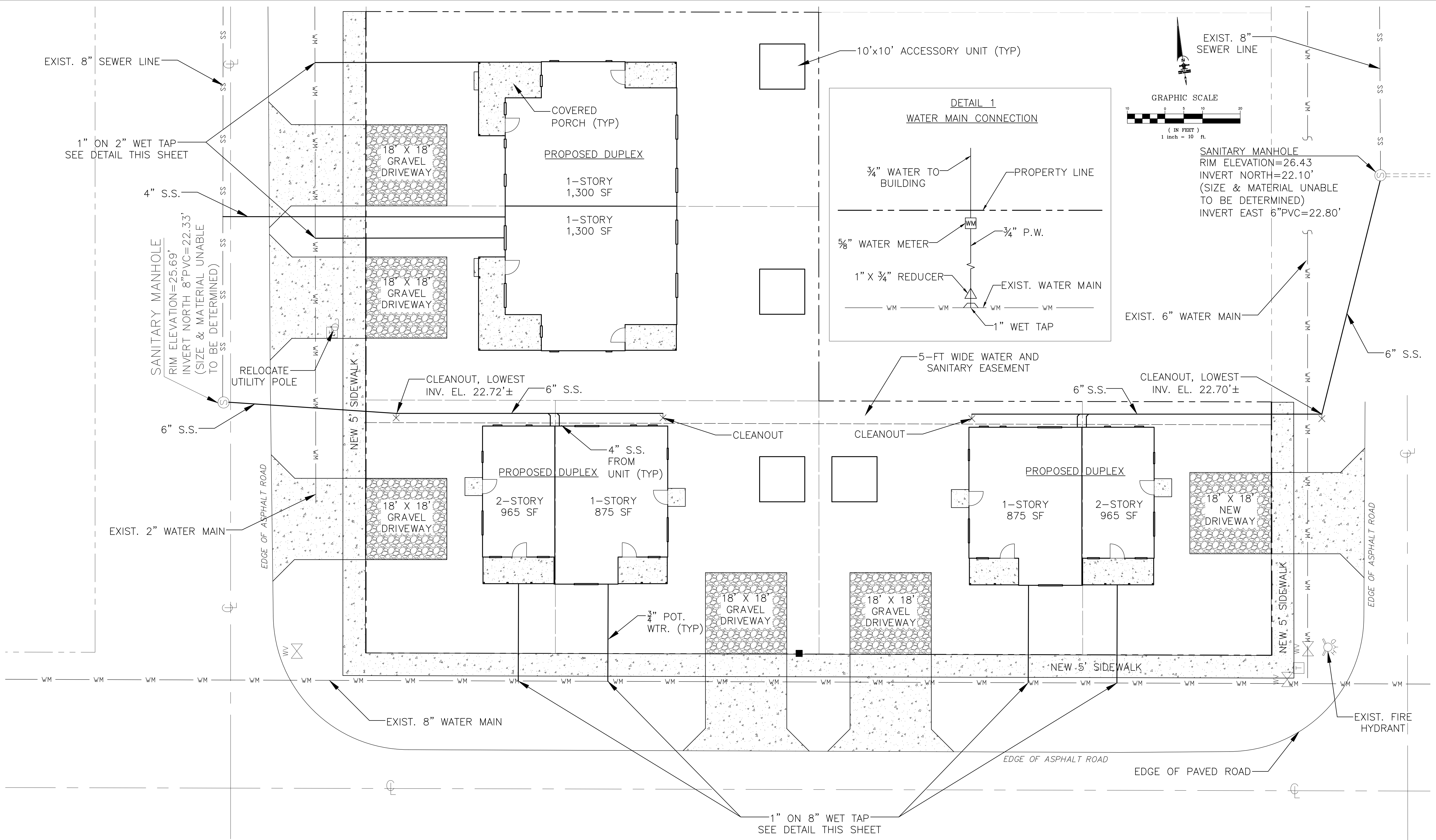
ISSUE DATE: NOVEMBER 27, 2019

PERMITTING AGENCIES
CITY OF FERNANDINA BEACH

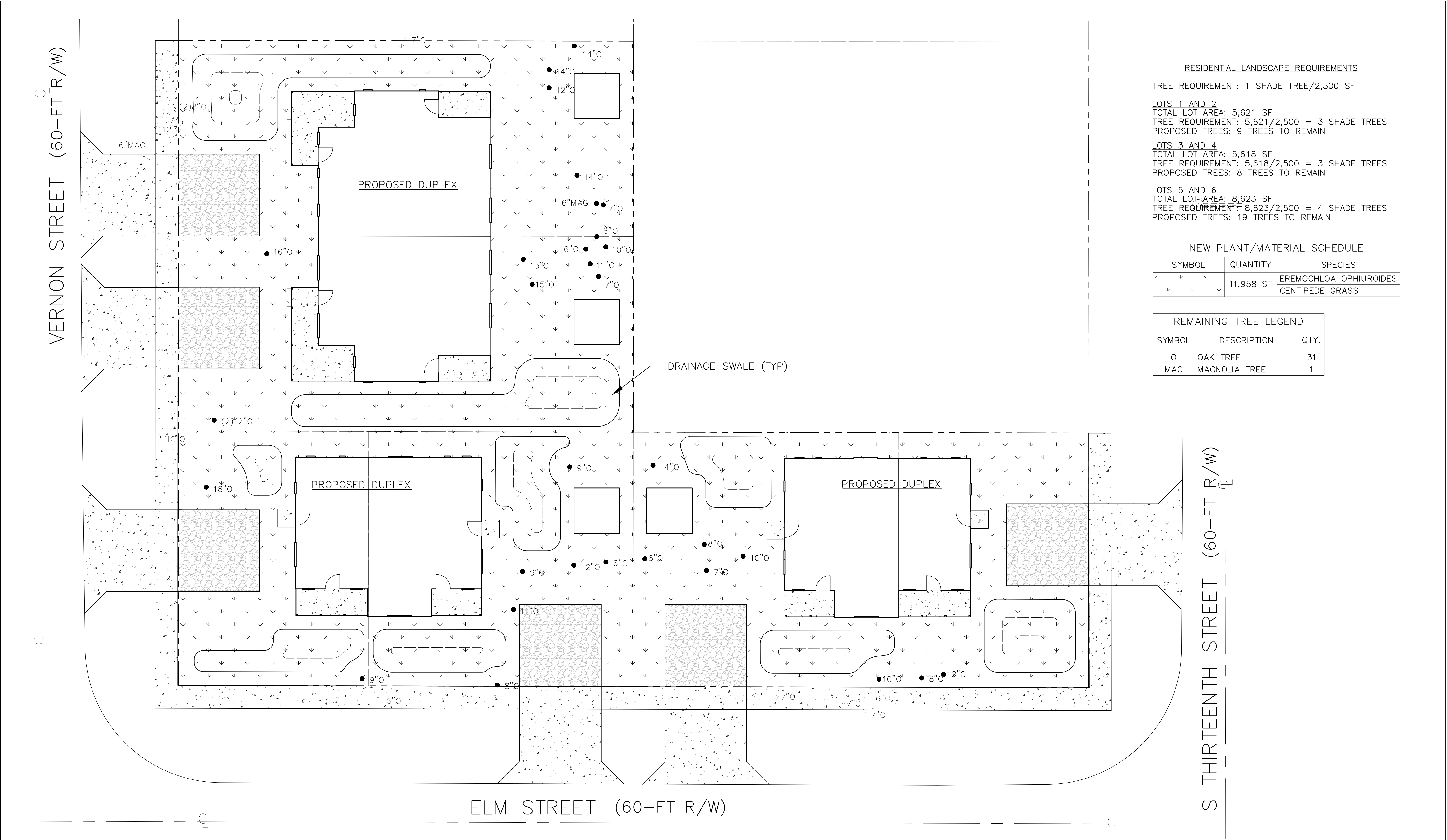
SITE LOCATION MAP



J				Scale: 1" = 10'	Gillette & Associates, Inc. 20 South 4th Street Fernandina Beach, FL 32034	 GILLETTE & ASSOCIATES, INC. 20 SOUTH 4TH STREET FERNANDINA BEACH, FL 32034 PHONE: (904) 261-8819	VERNON AND ELM STREET HOMES	NASSAU HABITAT FOR HUMANITY	COVER SHEET	Registered Professional	Sheet No. CVR						
I				Project Mgr: AG							1 of 10						
H				Designed by: AG/JC	Certificate of Authorization No. 9332 DO NOT SCALE THIS DRAWING – DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"							Issue Date NOVEMBER 27, 2019					
G				Drawn by: EC								Project No.					
F				QA/QC: NG								19–XX–XX					
E																	
D																	
C																	
B																	
A	EC	10/31/19		TRC SUBMITTAL #1													
No	By	Date		Revision													



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J				Project Mgr: AG							Certificate of Authorization No. 9332	<u>6</u> of <u>10</u>
H				Designed by: AG/JC	DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"						Issue Date NOVEMBER 27, 2019	
F				Drawn by: EC							QA/QC: NG	Project No. 19-XX-XX
E												
D												
C												
B												
A	EC	10/31/19		TRC SUBMITTAL #1								
No.	By	Date		Revision								



RESIDENTIAL LANDSCAPE REQUIREMENTS

TREE REQUIREMENT: 1 SHADE TREE/2,500 SF

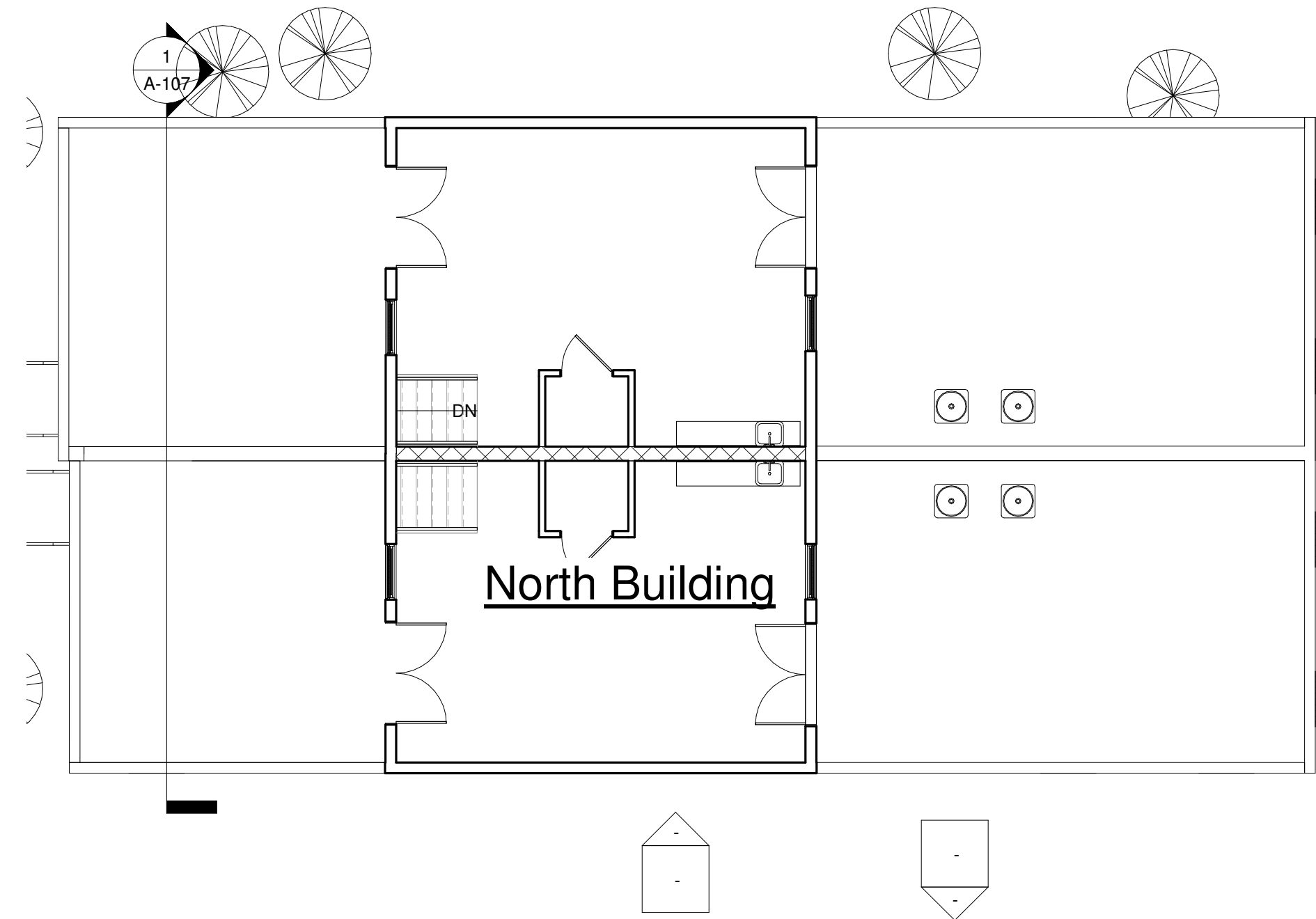
LOTS 1 AND 2
TOTAL LOT AREA: 5,621 SF
TREE REQUIREMENT: 5,621/2,500 = 3 SHADE TREES
PROPOSED TREES: 9 TREES TO REMAIN

LOTS 3 AND 4
TOTAL LOT AREA: 5,618 SF
TREE REQUIREMENT: 5,618/2,500 = 3 SHADE TREES
PROPOSED TREES: 8 TREES TO REMAIN

LOTS 5 AND 6
TOTAL LOT AREA: 8,623 SF
TREE REQUIREMENT: 8,623/2,500 = 4 SHADE TREES
PROPOSED TREES: 19 TREES TO REMAIN

NEW PLANT/MATERIAL SCHEDULE		
SYMBOL	QUANTITY	SPECIES
↓ ↓ ↓	11,958 SF	EREMOCHLOA OPHIUROIDES
↓ ↓ ↓		CENTPEDE GRASS

REMAINING TREE LEGEND		
SYMBOL	DESCRIPTION	QTY.
O	OAK TREE	31
MAG	MAGNOLIA TREE	1



Rooftop Plan
Scale: 1/8" = 1'-0"

[illegible]

Project number	2018NST	PTM
Date	8-15-19	
Drawn by	RAS	
Checked by	JES-MM-RAS	

Scale $1/8" = 1'-0"$

18/10/2019 5:27:20 PM



**First Floor Plan - North Building -
Townhomes C and D 116 North 2nd
Street Townhomes**

12' wide Driveway

CMR Properties, LLC

First Floor Plan

A102

Scale $1/4" = 1'-0"$

08/16/2019 5:27:20 PM



Second Floor Plan - North Building
116 North 2nd Street Townhomes

[illegible]

Second Floor Plan

A103

Scale $1/4" = 1'-0"$

8/15/2019 3:27:21 PM



1
A-107

Front Rooftop
with interior roof drains

Entertainment Room

Down to second floor

Elevator

Refrig.

Rear Rooftop
drains to scuppers and downspouts at rear wall

Rooftop AC units

scupper

Front Rooftop
with interior roof drains

Entertainment Room

Down to second floor

Elevator

Refrig.

Front Rooftop
drains to scuppers and downspouts at rear wall

Rooftop AC units

scupper

[illegible]

Project number	2018NST
Date	8-15-19
Drawn by	Author
Checked by	Checker

Scale $1/4" = 1'-0"$

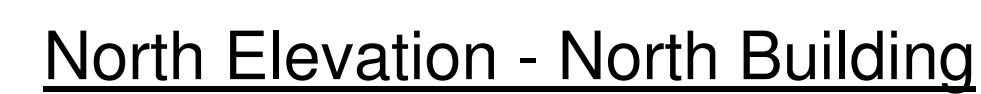
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Townhomes



Scale: 1/8" = 1'-0"

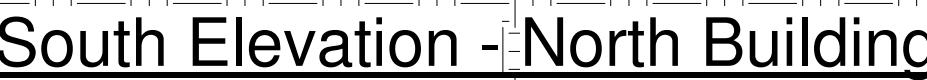


Scale: 1/8" = 1'-0"

CMR Properties, LLC	
Exterior Elevations	
Project number	2018NST
Date	8-15-19
Drawn by	RAS
Checked by	JES-MAM-RAS
A105	
Scale	1/4" = 1'-0"

A105

MAM-RAS

TownshipsCMR Properties, LLC

Exterior Elevations

A106

Scale $1/4" = 1'-0"$

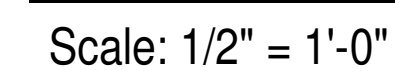
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[illegible]

Building Section

A-107

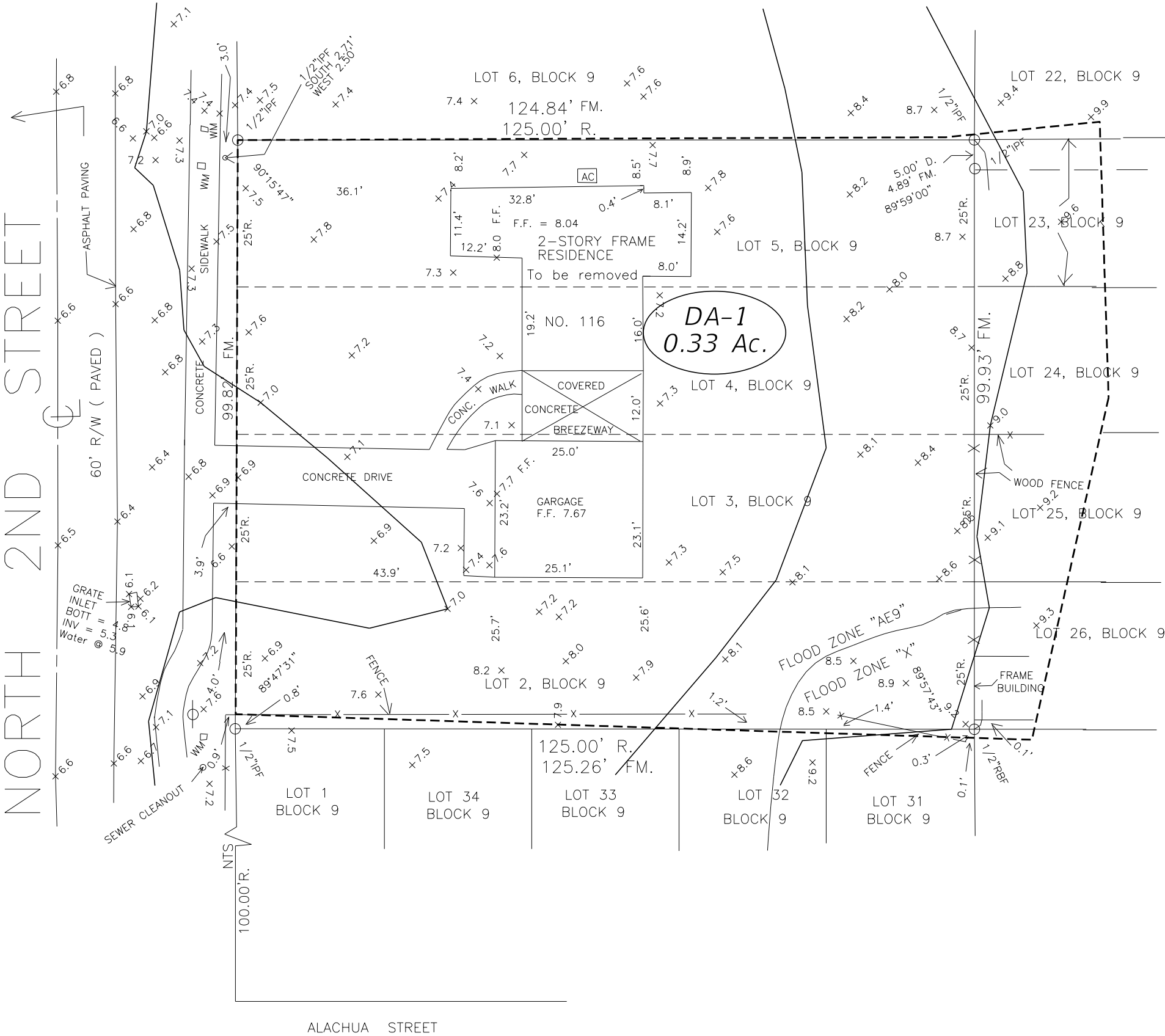
Scale $1/2" = 1'-0"$



MAP SHOWING BOUNDARY AND TOPOGRAPHIC 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.

PRE-CONSTRUCTION



SPOT ELEVATIONS SHOWN THUS X 0.0 REFER TO NORTH AMERICAN VERTICAL DATUM 1988.

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

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 ZONEX & AE9 AS SHOWN ON

FEMA FLOOD INSURANCE RATE MAP,
COMMUNITY NO.120172 PANEL NO.0237G
DATED 8/2/17.

DATE OF SURVEY: APRIL 23, 2019
SCALE 1"=20'
JOB NO.1810-10 F.B.348, 351

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
CENTERLINE - CL
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
POINT OF TANGENCY - PT
OFFICIAL RECORDS BOOK - O.R.B.
FINISHED FLOOR - F.F.

MAP SHOWING BOUNDARY AND TOPOGRAPHIC SURVEY OF
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BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901).

FOR: CMR ISLAND PROPERTIES, LLC.

S-1 - 8" PVC 90° Bend
Inv. El = 6.0
Top of riser = 8.0
2" orifice drilled @ 6.5

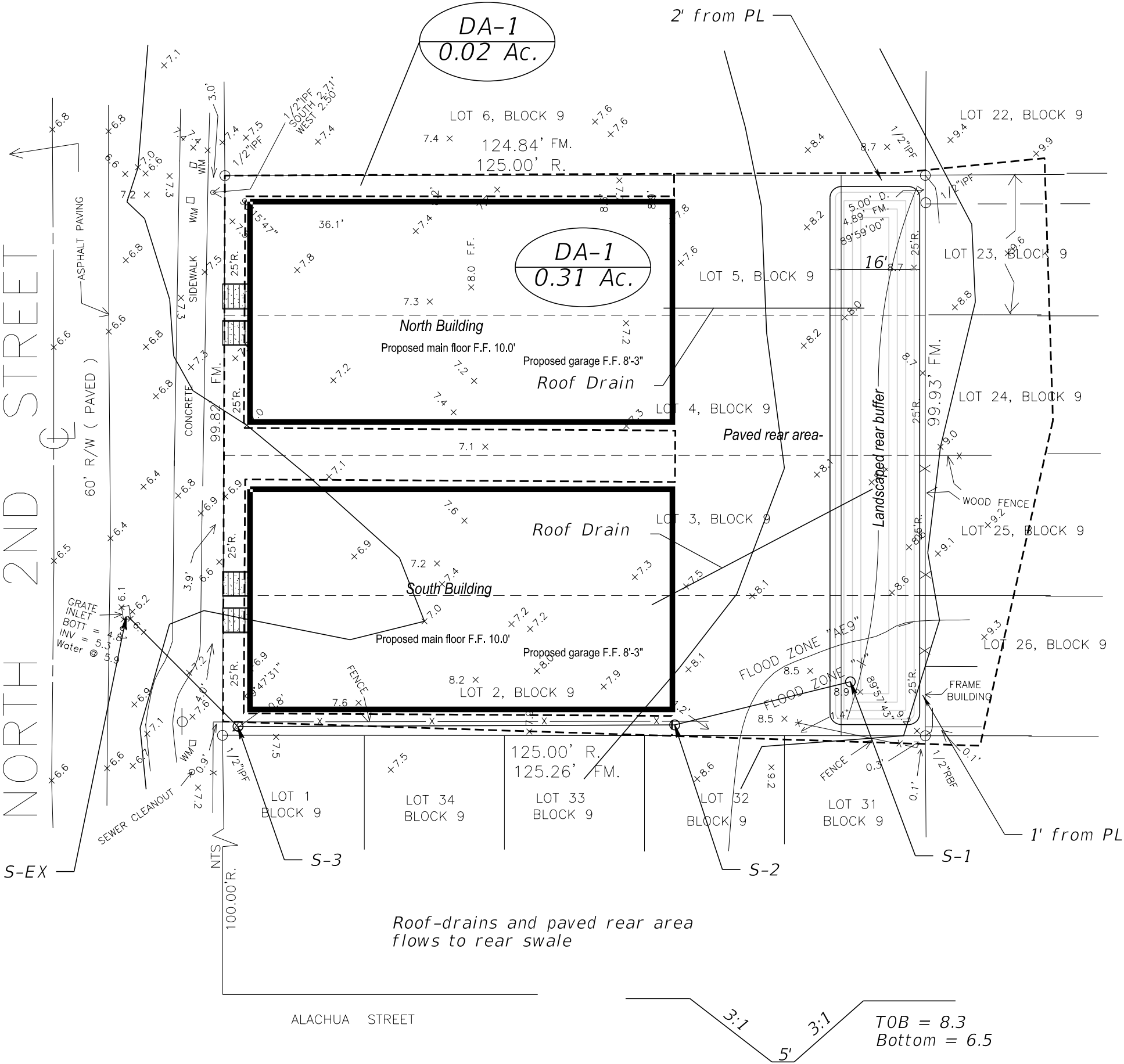
S-2
manhole/clean-out
Inv. El = 5.85

S-3
manhole/clean-out
Inv. El = 5.53

S-EX - Existing Inlet
Grate El. = 6.2
Inv. El = 5.4 (east, new)
Inv. El = 5.3 (west, existing)

NORTH

POST-CONSTRUCTION



SPOT ELEVATIONS SHOWN THUS X 0.0 REFER TO NORTH AMERICAN VERTICAL DATUM 1988.

Swale Typical

COASTAL LAND SURVEYORS
& MAPPERS, INC.

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

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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: APRIL 23, 2019
SCALE 1"=20'
JOB NO. 1810-10 F.B. 348, 351

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FIELD MEASURED - FM.
RECORD - R. DEED - D.
POWER POLE - O
CONCRETE - CONC.
FENCE - X
RIGHT-OF-WAY - R/W
POINT OF REVERSE CURVE - PRC
OFFICIAL RECORDS BOOK - O.R.B.
FINISHED FLOOR - F.F.