



**AGENDA
BOARD OF ADJUSTMENT
REGULAR MEETING
DECEMBER 18, 2019
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

- 1. CALL TO ORDER / ROLL CALL / DETERMINATION OF QUORUM**
- 2. APPROVAL OF MEETING MINUTES**
 - 2.1 October 17, 2019 Regular Meeting
- 3. NEW BUSINESS**
 - 3.1 **BOA 2019-11: TERESA PRINCE, TOMASSETTI & PRINCE, AGENT FOR JOHN M. COTNER, 425 S 13TH STREET**
VARIANCE from LDC Table 4.02.03(E) 'Standards for Building Heights and Setbacks' to reestablish building setbacks for four town home lots. (*Quasi-Judicial*)
- 4. BOARD BUSINESS**
- 5. STAFF REPORT**
- 6. PUBLIC COMMENT**
- 7. ADJOURNMENT**

NEXT BOA REGULAR MEETING IS SCHEDULED FOR JANUARY 15, 2020.

All members of the public are invited to be present and be heard. Persons with disabilities requiring accommodations in order to participate in this program or activity should contact (904) 310-3115 or through the Florida Relay Services at 711 at least 24 hours in advance to request such accommodations.

All interested parties may appear at said meeting and be heard as to the advisability of any action, which may be considered with respect to such matter. For information regarding this matter, please contact the Planning Department (904) 310-3135.



**MINUTES
BOARD OF ADJUSTMENT
REGULAR MEETING
OCTOBER 16, 2019**

1. CALL TO ORDER – 5:01 PM

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT:

Matt Miller (Chair)

Steven Papke

Mark Gleason (Alt 2)

Marcy Mock

Barry Hertslet

MEMBERS ABSENT:

Tisha Dadd

Steven Cook (Alt 1)

OTHERS PRESENT

Tammi Bach, City Attorney

Valerie Faltemier, Board Attorney

Jacob Platt, City Planner

Samantha Rogic, Recording Secretary

There were no ex-parte communications to report.

Alternate Member Gleason was seated as a voting member.

2. APPROVAL OF MINUTES

2.1 July 17, 2019 Regular Meeting

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

Vote upon passage of the motion was taken by ayes and nays, and being all ayes, carried.

3. OLD BUSINESS

4. NEW BUSINESS

4.1 BOA 2019-02: SIDNEY F. ANSBACHER, AGENT FOR AMELIA HOSPITALITY, LLC, 1962 S. FLETCHER AVE

Administrative Appeal regarding the expiration of local development order SPR-03b. (*Quasi-Judicial*)

Sid Ansbacher, 780 N Ponce De Leon Blvd, agent for the applicant, offered that BOA 2019-02 and BOA

2019-03 are identical, and proposed hearing both cases together, and motioning and voting separately. All parties agreed.

Mr. Ansbacher provided information and details specific to the request.

Asa Gillette, 20 S 4th Street, engineer of record for the site design, provided his testimony, which included a timeline of permits received.

The Board discussed and City Attorney Bach spoke to the items.

Using a slideshow presentation, Mr. Platt presented testimony and recommended the applicant return to TRC for site plan review and issuance of a new local development order.

City Attorney Bach elaborated that Staff recommends denial of the appeal.

Bonnie Dickens, 132 S 15th Street, spoke against the granting of the appeal and inquired on the reason for the rezoning of the property to the north of the subject parcel.

Kelly Gibson, Planning & Conservation Director for the City of Fernandina Beach, stated that the 2016 application for rezoning was privately initiated as it was historically used as residential and the owner had no intentions of using it commercially, so they requested the change to R-3.

Mr. Ansbacher rebutted. Discussion ensued. Ms. Gibson spoke to email communications.

The Board discussed at length.

ACTION TAKEN: A motion was made by Member Papke, seconded by Member Mock, to reverse the decision of the City, based upon demonstration of due diligence and continuity by the applicant.

Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

4.2 BOA 2019-03: SIDNEY F. ANSBACHER, AGENT FOR AMIT PATEL, 1974 S. FLETCHER AVE

Administrative Appeal regarding the expiration of local development order SPR-03a. *(Quasi-Judicial)*

ACTION TAKEN: A motion was made by Member Papke, seconded by Member Hertslet, to reverse the decision of the City, based upon demonstration of due diligence and continuity by the applicant.

Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

4.3 BOA 2019-10: ANTHONY & MARJORIE BREWER, 1401 BEECH STREET

Variance from LDC Table 4.02.03(E) 'Standards for Building Heights and Setbacks' to allow for a roofed screen enclosure to encroach into the required side yard setback. *(Quasi-Judicial)*

After some discussion, all parties agreed to move item 4.3 to the top of the agenda. BOA 2019-10 was heard first.

Mr. Platt presented the Staff Report, and noting that Criteria #2 had not been met, recommended denial.

Marjorie Brewer, the owner and applicant, provided information and details specific to the proposed project.

ACTION TAKEN: A motion was made by Member Mock, seconded by Member Papke, to approve BOA case number 2019-10; AND that the BOA make the following findings of fact and conclusions of law part of the record: That BOA case 2019-10, as presented, is substantially compliant with the Comprehensive Plan and Land Development Code to warrant approval at this time; and that BOA case number 2019-10 meets the following criteria for granting a variance: special conditions, special privilege, literal interpretations, minimum variance, general harmony, and public interest and the reasons for my findings are: *it will look fine, it won't deter from 14th Street, and will help buffer the sound and sun because the west sun is devastating.*

Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

5. BOARD BUSINESS

It was suggested and agreed upon to begin Board of Adjustment meetings with the Pledge of Allegiance.

6. STAFF REPORT

There was no staff report.

7. PUBLIC COMMENT

No members of the public wished to speak.

8. ADJOURNMENT – 7:27 PM

Samantha Rogic, Recording Secretary

Matt Miller, Chair



BOARD OF ADJUSTMENT STAFF REPORT

Case Number 2019-11

Meeting Date December 18, 2019

Owner/Applicant John M. Conter/Teresa Prince with Tomasseti & Prince

Property Location: Elm Street – Between Vernon & South 13th Street

Parcel Number: 00-00-31-1800-0231-08A0

Requested action: VARIANCE from LDC Section 4.02.03(E) Standards for Building Heights and Setbacks

Current zoning: R-2

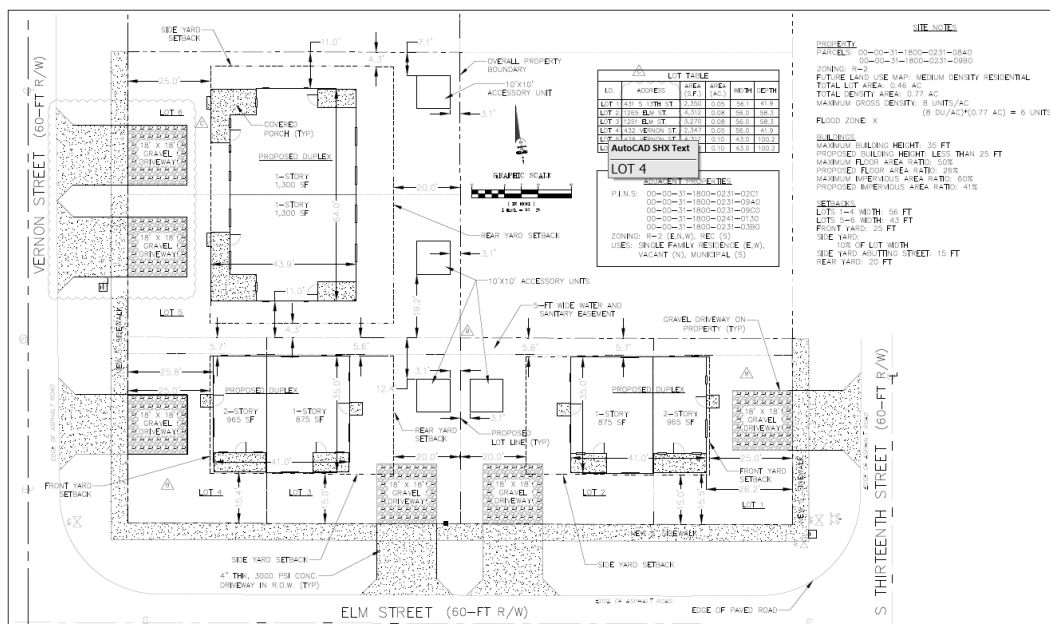
FLUM land use category: Medium Density Residential

Existing uses on the site: Vacant

All required application materials have been received. All fees have been paid. All required notices have been made.

I. SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

Nassau Habitat for Humanity is proposing to build six fee simple townhomes. The project consists of re-platting three existing lots of record in order to build three two-unit buildings. The requested action simply allows for the building orientation that exist today to remain in place.





II. CONSISTENCY WITH THE COMPREHENSIVE PLAN:

The following Comprehensive Plan statements are applicable in this case:

- **OBJECTIVE 3.03. AFFORDABLE HOUSING** The City shall ensure that adequate sites for affordable housing, including workforce housing, are available now and in the future. The City shall implement policies that ensure that the supply of affordable housing is consistent with the demand for affordable housing.
- **Policy 3.03.02** - The City shall ensure that its Land Development Code discourages the concentration of affordable housing units in specific areas of the City and encourages affordable housing units throughout the City.
- **Policy 3.03.04** - The City shall coordinate with the Fernandina Beach Housing Authority, the County, nonprofit organizations, and the private sector to establish and implement strategies and techniques for improving the provision of affordable housing and for promoting neighborhood stability within the City limits.
- **Policy 3.03.06** - The City shall maintain Land Development Code policies that minimize barriers to the development of existing vacant lots.
- **Policy 3.03.09** - The City is committed to fair and affordable housing and shall approve sites for affordable workforce housing and extremely low, very low, low, and moderate income housing units which are consistent with the Fernandina Beach Comprehensive Plan. The City shall ensure that affordable housing development proposals meet the following criteria:
 - a. Sites are able to meet adopted level of service standards;
 - b. Sites are located on a paved street; and
 - c. Sites have adequate access to public parks, recreation areas, open space systems and schools.
- **Policy 3.03.10** - The City shall consider adopting, as part of its Land Development Code, incentives for developers of affordable housing which may include, but not be limited to, the following:
 - a. Density bonuses;
 - b. Reduction or waiver of eligible impact fees (excludes water/sewer impact fees);
 - c. Mixed use bonuses;
 - d. Reduction of site requirements;
 - e. Green building certifications; and
 - f. Expedited permitting.
- **Policy 1.02.07** – The City shall implement the Fernandina Beach Comprehensive Plan in a manner that acknowledges private property rights.
- **Policy 1.02.10** – The City shall protect privacy and access to light, air, and open space. The City shall consider regulations such as building placement on a site, building design, and building orientation as one means to achieve this policy.

III. CONSISTENCY WITH THE LAND DEVELOPMENT CODE:

Variance procedures and criteria are set forth in sections 10.02.01 through 10.02.04.

- Section 10.02.01(B) states that the BOA may authorize a variance from the design and improvement standards of the LDC, except for areas within the Historic District Overlay, the CRA Overlay, or as limited by 10.02.01(D), where the requirements of Section 10.02.00 are met.



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- Section 10.02.01(C) states that the City Commission may take action to authorize a variance request from LDC section 4.02.02 for properties which are contained within the Comprehensive Plan defined “Job Opportunity Areas,” but only for properties located on the west side of North or South Fletcher Avenues. The City Commission shall hear such variance requests in accordance with the provisions for variances as set forth in Chapter 10.
- Section 10.02.02(B) states that the applicant for a variance has the burden of proof of demonstrating that the variance application complies with each of the requirements of Section 10.02.02(A).
- Section 10.02.04 sets forth the application requirements. This application includes information necessary for the BOA to make the required findings.
- Section 10.02.01(C) sets forth the limitations on the grant of a variance:
 1. A variance shall not be granted which authorizes a use that is not permissible in the zoning district in which the property subject to the variance is located.
 2. A variance shall not be granted which authorizes any use or standard that is prohibited by the City’s Comprehensive Plan.
 3. No nonconforming use of adjacent lands, structures, or buildings in the same zoning district, and no permitted use of land, structures, or buildings in other zoning districts, shall be considered grounds for the authorization of a variance.
 4. A variance shall not change the requirements for concurrency.
 5. A variance shall not be granted to permit the use of a single media peonia for the construction of a dwelling unit.
 6. A variance shall not be granted if the evidence submitted by an applicant is a demonstration of financial hardship or economic considerations.
 7. A variance shall not be granted for procedure or process components of this Land Development Code.
 8. A variance shall not be granted to deviate from LDC section 4.02.02 to combine two (2) or more lots which would result in a lot width greater than 100 feet for lots or parcels that abut Ocean Avenue, North Fletcher Avenue, or South Fletcher Avenue.
 9. A variance shall not be granted which authorizes the filling of wetlands prohibited by LDC Section 3.03.03(A) and Comprehensive Plan Policy 5.08.04.
 10. No variance shall be granted to exceed the maximum building height of 35 feet for a building on any lot within 800 feet of the mean high water line of the Atlantic Ocean under LDC section 4.02.03(D), table 4.02.03(E), specifically note 1

Staff’s review of this application finds it is not subject to any of these limitations and can therefore be considered by the Board.

In order for an application for a variance to be approved or approved with conditions, the BOA shall make a positive finding with regard to each of the following provisions:

**Consistent
with
Criteria?**

All questions must be answered in the affirmative in order for staff to recommend approval of a variance. Negative answers must be addressed in the findings.



☒ Yes ☐ No	1. <u>Special Conditions</u>: Special conditions and circumstances do exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district. Special conditions or circumstances do not result from actions of the applicant and are not based on a desire to reduce development costs. Yes. SubLots A and D of Lot 8, Block 231, have enough land area to support two dwelling units based on the City's Definition of Net Density. The requested action simply allows for the re-platted interior lots to front Elm Street. The buildable envelope that exist currently for Lots A & D, will remain the same with this requested action.
☒ Yes ☐ No	2. <u>Special Privilege</u>: Granting the variance does not confer upon the applicant a special privilege that is denied by the Land Development Code to other lands, structures, or buildings in the same zoning district. Yes. The proposal is consistent with the Land Development Code as it relates to the housing type, density, and platting process. The proposal simply allows for the building envelope to remain as it currently exist.
☒ Yes ☐ No	3. <u>Literal Interpretation</u>: Literal interpretation of the provisions of the Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district. Yes. Literal interpretation of the code would prevent the City from cooperating with Nassau Habitat for Humanity, a non-profit organization which provides affordable housing. The proposal is consistent with Comprehensive Plan Policy 3.03.04, in that it provides a unique opportunity for six fee simple dwelling units within an existing neighborhood that is centrally located with in the City.
☒ Yes ☐ No	4. <u>Minimum Variance</u>: The variance requested is the minimum variance needed that will make possible the reasonable use of the land, structure, or building. Yes. The requested variance does not change the buildable footprint, number of dwelling units, or any other applicable code section. It simply allows for the dwelling units to be conveyed fee simple and to allow for the interior lots to have an Elm Street address.
☒ Yes ☐ No	5. <u>General Harmony</u>: Granting the variance will be in harmony with the general intent and purpose of the Land Development Code and Comprehensive Plan. Yes. It will allow Nassau Habitat for Humanity to construct six dwelling units and further Comprehensive Plan Objective 3.03 for Affordable Housing within the City.



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☒ Yes ☐ No	6. <u>Public Interest</u>: <i>Granting the variance is compatible with surrounding properties, will not cause injury to the area involved, or otherwise be detrimental to the public health, safety, welfare or environment.</i> Yes. Granting of a variance is compatible with the surrounding properties, it will not cause injury to the area involved, or otherwise be detrimental to the public health, safety, welfare or environment.
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V. ANALYSIS:

The variance requested is consistent/inconsistent with the criteria for granting a variance as follows:

	Consistent	Inconsistent
1. Special Conditions	X	
2. Special Privilege	X	
3. Literal Interpretations	X	
4. Minimum Variance	X	
5. General Harmony	X	
6. Public Interest	X	

The applicant appears to meet all six criteria; therefore, staff recommends approval.



VI. MOTION TO CONSIDER:

I move to approve or deny BOA case number 2019-11; AND I move that the BOA make the following findings of fact and conclusions of law part of the record: That BOA case 2019-11, as presented, is or is not substantially compliant with the Comprehensive Plan and Land Development Code to warrant approval at this time; and that BOA case number 2019-11 meets or does not meet the following criteria for granting a variance: special conditions, special privilege, literal interpretations, minimum variance, general harmony, and public interest **and the reasons for my findings are:**

	Meets	Does Not Meet	Reason for Finding
Special Conditions	_____	_____	_____
Special Privilege	_____	_____	_____
Literal Interpretations	_____	_____	_____
Minimum Variance	_____	_____	_____
General Harmony	_____	_____	_____
Public Interest	_____	_____	_____

Jacob M. Platt
City Planner



Law Office of

TOMASSETTI & PRINCE

Teresa L. Prince
A. Jeffrey Tomassetti

November 20, 2019

VIA EMAIL ONLY

City of Fernandina Beach, FL
Board of Adjustment
c/o Jacob Platt, Senior Planner
204 Ash Street
Fernandina Beach, Florida 32034
planninginfo@fbfl.org

RE: Synopsis Letter
Variance Application for John M. Cotner

Dear Board of Adjustment:

Our office represents Nassau Habitat for Humanity, Inc. ("Habitat") who is submitting this application as the proposed buyer of property owned by John M. Cotner. The property for purchase is the subject of this variance application. The purchase of the property is made possible through a donation which requires Habitat to be able to construct six (6) fee simple affordable housing homes. As such, Habitat has made an application to replat Tracts A & D of the parcel which is the subject of this variance. Another adjacent parcel is being purchased and will also be subject to the replat and is shown on the proposed replat and engineering plans attached hereto. However, that parcel does not require a variance.

The requested variance is consistent with the criteria for the grant of a variance. The variance requested is consistent with the limits of construction of nearby homes. There is a hardship arising from a strict application of the Land Development Code and the applicant meets all criteria for the grant of a variance.

Please do not hesitate to contact our office with any concerns or questions.

Sincerely yours,
TOMASSETTI & PRINCE

Teresa L. Prince, for the firm

TLP/jmh
cc: client

APPLICATION REQUIREMENTS VARIANCE APPLICATIONS

These requirements are not inclusive of the requirements for the proposed work. The Planning Department may require additional drawings, specifications or information in order to complete the review of the application.

THE FOLLOWING MUST BE PROVIDED IN ORDER TO BE A COMPLETE APPLICATION FOR FILING A VARIANCE REQUEST:
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- ☒ Signed, sealed, scaled survey of the property no older than two years from date of application
- ☒ Proof of ownership (copy of deed or tax statement)
- ☒ Completed agent authorization, if needed
- ☒ Synopsis letter of reasons for request
- ☒ Materials as needed to illustrate nature of the request, including but not limited to, site plans, architectural drawings, photographs, etc. (Any site plans or drawings must be dimensioned and to scale.)

The following limitations on the grant of a variance apply:

1. A variance shall not be granted which authorizes a use that is not permissible in the zoning district in which the property subject to the variance is located.
2. A variance shall not be granted which authorizes any use or standard that is prohibited by the City's Comprehensive Plan.
3. No nonconforming use of adjacent lands, structures, or buildings in the same zoning district, and no permitted use of land, structures, or buildings in other zoning districts, shall be considered grounds for the authorization of a variance.
4. A variance shall not change the requirements for concurrency.
5. A variance shall not be granted to permit the use of a single media peonia for the construction of a dwelling unit.
6. A variance shall not be granted if the evidence submitted by an applicant is solely a demonstration of financial hardship or economic considerations.
7. A variance shall not be granted for procedure or process components of this Land Development Code.
8. A variance shall not be granted to deviate from LDC section 4.02.02 to combine two (2) or more lots which would result in a lot width greater than 100 feet for lots or parcels that abut Ocean Avenue, North Fletcher Avenue, or South Fletcher Avenue.

You will receive a staff report one week before your meeting.

APPEALS: Any person aggrieved by any decision of the BOA or HDC regarding a variance may present to a court of record a petition, duly verified, setting forth that the decision is illegal, in whole or in part, specifying the grounds of the illegality. The petition shall be presented to the court within thirty (30) days after the filing of the decision at the office of the Board; otherwise, the decision of the Board shall be final.

STAFF CONTACT:

Jacob Platt
Senior Planner
jplatt@fbfl.city
904.310.3482

BOA2019- 00_____

REC'D: _____ BY: _____

INVOICE #: _____

PAYMENT: _____ TYPE: _____

BOARD MEETING DATE: _____



APPLICATION FOR VARIANCE FROM THE LDC

APPLICANT INFORMATION

Owner Name: John M. Cotner

Mailing Address: 9 S. 3rd Street, Fernandina Beach, FL 32034

Telephone: (904) 277-4593

Fax: _____

Email: john@cotnerassociates.com

Agent Name: Teresa Prince with Tomassetti & Prince

Mailing Address: 406 Ash Street, Fernandina Beach, FL 32034

Telephone: (904) 261-1833

Fax: _____

Email: tprince@tpislandlaw.com & info@tpislandlaw.com

PROPERTY INFORMATION

Street Address: Vernon Street and 425 S. 13th Street, Fernandina Beach, FL 32034

Parcel Identification Number(s): 00-00-31-1800-0231-08A0

Lot Number: 8 ; Tracts A & D **Block Number:** 231

PROJECT INFORMATION

Variance(s) requested from LDC Section(s): 4.02.03 Standards for Building & Building Placement for proposed new interior platted lots 2 and 3.

Brief description of work proposed (use additional sheets if necessary):

See attached.

In order for an application for a variance to be approved or approved with conditions, the BOA or the HDC must make a positive finding with regard to each of the provisions below. The applicant has the burden of proof of demonstrating that the application for a variance complies with each of the requirements. Please explain in detail how your case meets the following requirements:

1. Special Conditions: Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district. Special conditions or circumstances do not result from actions of the applicant and are not based on a desire to reduce development costs.

See attached.

2. Special Privilege: Granting the variance does not confer upon the applicant a special privilege that is denied by the Land Development Code to other lands, structures, or buildings in the same zoning district.

See attached.

3. Literal Interpretation: Literal interpretation of the provisions of the Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district.

See attached.

4. Minimum Variance: The variance requested is the minimum variance needed that will make possible the reasonable use of the land, structure, or building.

See attached.

5. General Harmony: Granting the variance will be in harmony with the general intent and purpose of the Land Development Code and Comprehensive Plan.

See attached.

6. Public Interest: Granting the variance is compatible with surrounding properties, will not cause injury to the area involved, or otherwise be detrimental to the public health, safety, welfare or environment.
See attached.

☐ If your property is located within the Historic Districts or the Community Redevelopment Area, please fill out responses to the supplemental variance criteria, attached as Appendix A, on a separate sheet of paper.

SIGNATURE/NOTARY

The undersigned states the above information is true and correct as (s)he is informed and believes.

11/20/2019
Date

Teresa Prince, Agent
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU } ss

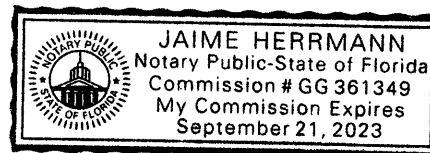
Subscribed and sworn to in my presence this 20th day of November, 2019, by
Teresa Prince.

Jaime Herrmann
Notary Public: Signature

Jaime Herrmann
Printed Name

9/21/23
My Commission Expires

Personally Known X OR Produced Identification _____ ID Produced: _____



**SUPPLEMENT TO
APPLICATION FOR VARIANCE FROM THE LDC
Nassau Habitat for Humanity, Inc.**

Brief description of work proposed:

Nassau Habitat for Humanity, Inc. ("Habitat") is purchasing property from John M. Cotner which is the subject of this variance application. The purchase of the property is made possible through a donation which requires Habitat to be able to construct six (6) fee simple affordable housing homes. As such, Habitat has made an application to replat Tracts A & D of the parcel which is the subject of this variance. Another adjacent parcel is being purchased and will also be subject to the replat and is shown on the proposed replat and engineering plans attached hereto. However, that parcel does not require a variance.

As shown on the proposed replat, Tracts A & D will be subdivided into four (4) lots. Habitat shall construct one (1) townhome on each lot. The townhomes on lots 1 and 2 will be one (1) building and have a shared party wall and the townhomes on lots 3 and 4 will be one (1) building and have a shared party wall. The plans for construction show lots 2 and 3 fronting and being addressed off Elm Street and the exterior lots 1 and 4 to be addressed off S. 13th Street and Vernon Street respectively. There will be one building structure straddling lots 1 and 2 and one building structure straddling lots 3 and 4. This variance is required to vary from the requirements of 4.02.03 Standards for Buildings. The variance will allow each structure to use the exterior lot as its front yard setback. The buildings on the eastside will have a front yard facing S. 13th Street, and the building on the westside shall have a front yard facing Vernon Street. The front yard setback shall be off S. 13th Street and Vernon Street respectively and the side and rear yards will be met. For lots 1 and 2, the front yard shall face S. 13th Street, the side yard shall be north and south on the property line and the rear yard shall face west. The western facing lots 3 and 4 shall have a front yard facing Vernon Street, and the side yards facing east and west with the rear yard to the east. Each building structure will meet all required setbacks. The variance will allow lots 2 and 3 to have their front area considered their side yard. Please see Exhibit "A" for the proposed Plat under review and Exhibit "B" for the proposed engineering plans still under review.

Demonstration of complying with variance requirements (Questions 1 through 6 on the Variance Application):

1. Special Conditions:

This property is being legally platted to accommodate townhomes which is a permissible use within the zoning district. The six (6) townhomes will be constructed with one building for two (2) townhomes for a total of three (3) building structures. Since the newly platted lots will have two interior lots, it is reasonable to have access to their interior lot and the front door facing Elm Street. However, the building should be considered to face either Vernon or S. 13th Street as appropriate to be considered for the front yard

setback. This request is not for the purposes of reducing development cost. The request is made to allow for the practical application for the setback requirements for a building.

2. Special Privilege:

This variance application does not confer upon the applicant any special privilege. The applicant will meet all required setbacks. The variance is to clearly designate the way each building will be situated on the lot in order to consider the front, rear and side setbacks. The interior lots will be able to utilize Elm Street as their address and their front door; however, their front yard setback will be met on either Vernon Street or S. 13th Street.

3. Literal Interpretation:

The literal interpretation of the Code would deprive the applicant of rights commonly enjoyed by other properties in the zoning district. Each building will meet the required setbacks in this zoning district. However, this building requires two (2) front doors to accommodate two (2) different fee simple owners. For access purposes, the interior lots will address and enter off Elm Street.

4. Minimum Variance:

This is the minimum variance needed that will make reasonable use of the land and will allow Habitat to construct six (6) fee simple affordable housing units which will be available to qualified applicants. The buildings will meet the setback requirements one the variance is granted to allow their front yard setback to be calculated off S. 13th Street and Vernon Street respectively.

5. General Harmony:

The variance granted will be in harmony with the general intent and purpose of the Land Development Code and the Comprehensive Plan. The use of the land and the application of this variance will not allow for any violation of density or setbacks. This variance will keep in the general harmony of the building having a single front yard. The use of the land for townhomes and fee simple ownership are harmonious with the zoning district and the general intent of the Land Development Code and the Comprehensive Plan.



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE John M. Cotner

(print name of property owner(s))

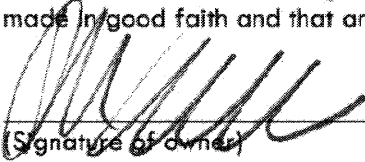
hereby authorize: Tomassetti & Prince

(print name of agent)

to represent me/us in processing an application for: Parcel ID 00-00-31-1800-0231-08A0

(type of application)

on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.


(Signature of owner)

(Signature of owner)

John M. Cotner

(Print name of owner)

(Print name of owner)

STATE OF FLORIDA

COUNTY OF NASSAU

ss }

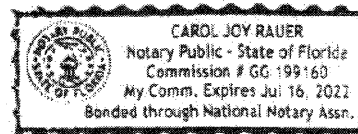
Subscribed and sworn to before me this 11th day of July, 2019.


Notary Public: Signature

CAROL J. RAUER
Printed Name

7/16/22
My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: ☐



THIS INSTRUMENT PREPARED BY:

JACOBS & ASSOCIATES, P. A.
401 Centre Street, Second Floor
Fernandina Beach, Florida 32034

RECORD AND RETURN TO:

JACOBS & ASSOCIATES, P. A.
401 Centre Street, Second Floor
Fernandina Beach, Florida 32034

Doc# 200101896
Book: 967
Page: 1609 - 1610
Filed & Recorded
01/23/2001 10:46:08 AM
J. M. OULEY JR.
CLERK OF CIRCUIT COURT
NASSAU COUNTY, FLORIDA
DEED DOC STAMP \$ 166.60
RECORDING \$ 9.00
TRUST FUND \$ 1.50

RE PARCEL ID #:
BUYER'S TIN:

Recording / 0.30
Doc. Stamps / 166.60
L.S. Tax /
Total / 177.50

**CORPORATE
WARRANTY DEED**

THIS INDENTURE made this 1st day of December, 2000 by Mongoose Investments, L.L.C., a Georgia limited liability company, hereinafter called Grantor, and whose address is 7276 Sanctuary Lane, Fernandina Beach, FL 32034 to John M. Cotner, hereinafter called Grantee, and whose address is 1627 Atlantic Ave., Fernandina Beach, FL 32034.

(Wherever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other valuable considerations, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee the following described land situate, lying and being in the County of Nassau, State of Florida to wit:

All that certain piece or parcel of land, situate, lying and being in the City of Fernandina Beach (formerly City of Fernandina), in the County of Nassau and State of Florida, known and designated according to the official plat of the City of Fernandina (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:

Sublots A and D of Lot 8 and Sublot B of Lot 9 in Block 231.

This instrument prepared without benefit of title examination, title insurance or attorney's opinion of title.

SUBJECT TO taxes accruing subsequent to December 31, 1999.

SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference shall not operate to reimpose same.

AND the said Grantor hereby covenants that it is lawfully seized of said land in fee simple and fully warrants the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer(s) and caused its corporate seal to be hereto affixed the day and year first above written.

Signed, sealed and delivered in our presence:

Roswitha A. Graves
Witness Signature

Roswitha A. Graves
Witness Printed Signature

Belinda Gearis
Witness Signature

BELINDA GEARIS
Witness Printed Signature

Mongoose Investments, L.L.C.,
a Georgia Limited Liability Company

by: R.P. Smyth
Richard P. Smyth, Managing Partner

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 1st day of December, 2000 by Richard P. Smyth, Managing Member, on behalf of Mongoose Investments, L.L.C., a Georgia limited liability company. He/She is personally known to me or has produced _____ as identification.

Notary Public, State and County Aforesaid

Roswitha A. Graves
Notary Signature

(Title or Rank)

Roswitha A. Graves
Notary Printed Signature

(Serial No., if any)



REVIEW SET
NOT FOR CONSTRUCTION

ENGINEERING PLANS

FOR

VERNON & ELM STREET HOMES

FOR

NASSAU HABITAT FOR HUMANITY

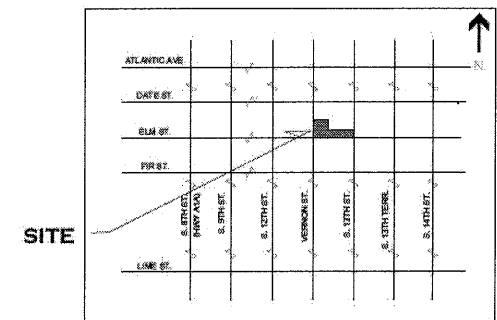
GILLETTE & ASSOCIATES, INC.

CIVIL & ENVIRONMENTAL ENGINEERING
MECHANICAL & STRUCTURAL ENGINEERING
PERMITTING & CONSTRUCTION MANAGEMENT

20 SOUTH 4TH STREET AMELIA ISLAND, FLORIDA 32034
PHONE: 904/261-8819

G & A*

SITE LOCATION MAP



SITE

PERMITTING AGENCIES

CITY OF FERNANDINA BEACH
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

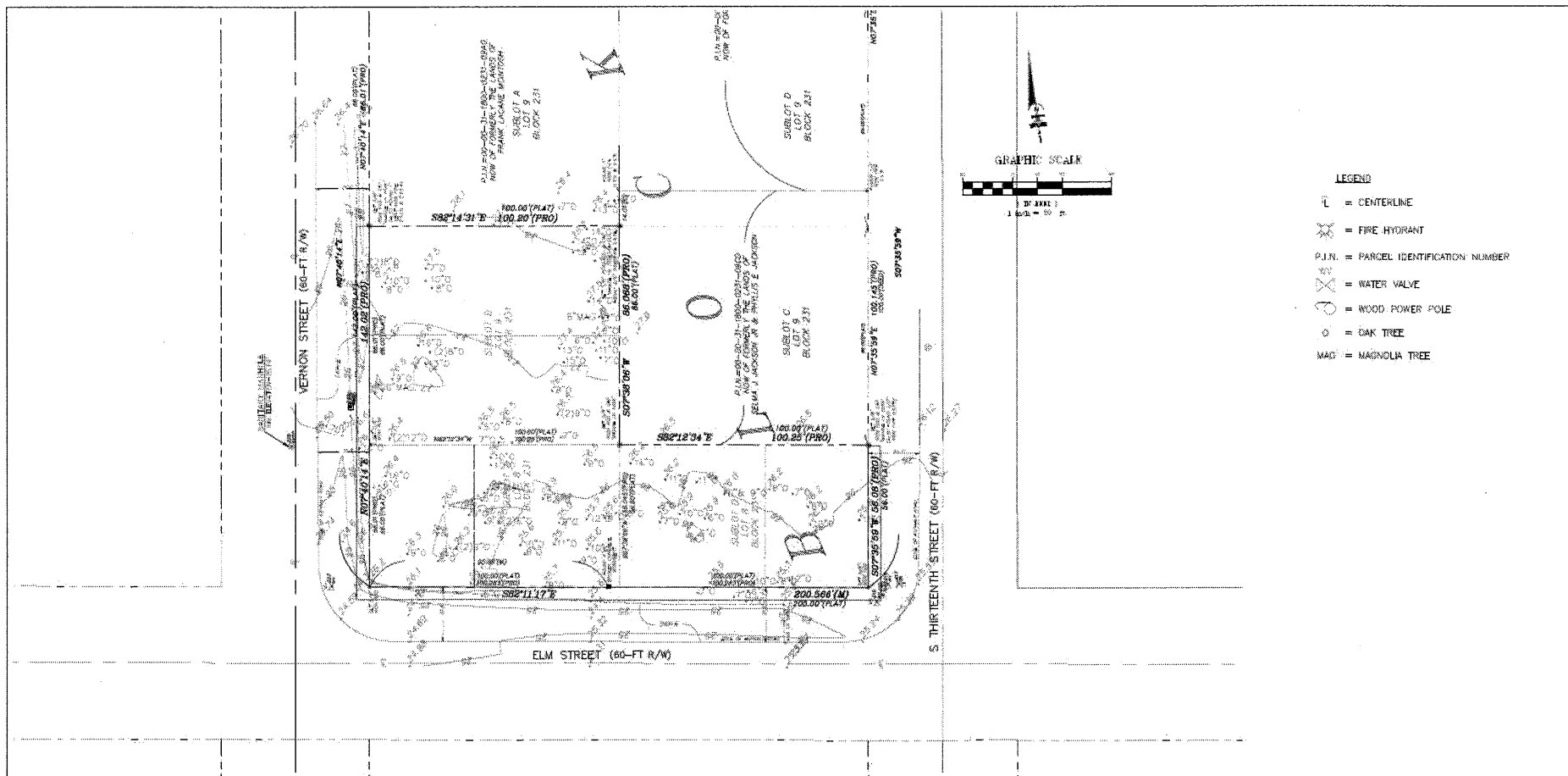
ISSUE DATE: OCTOBER 31, 2019

EXHIBIT "B"

K			Scale: 1" = 10'	Gillette & Associates, Inc.	G & A*	VERNON AND ELM STREET	NASSAU		Sheet No.
J			Project Mgr: AG	20 South 4th Street	GILLETTE & ASSOCIATES, INC.	HOMES	HABITAT FOR		CVR
I			Designed by: AG/GC	Fernandina Beach, FL 32034	20 SOUTH 4TH STREET		HUMANITY		1 of 1
H			Drawn by: EC	Certificate of Authorization No. 9332	FERNANDINA BEACH, FL 32034				Issue Date
G			QA/QC: NG	DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PRECEDENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"	PHONE: (904) 261-8819				OCTOBER 31, 2019
F									Project No.
E									15-KJ-KK
D									Registered Professional
C									
B									
A	EC	10/30/19	TRC SUBMITTAL #						
Rev	No.	Date	Description						

[illegible]

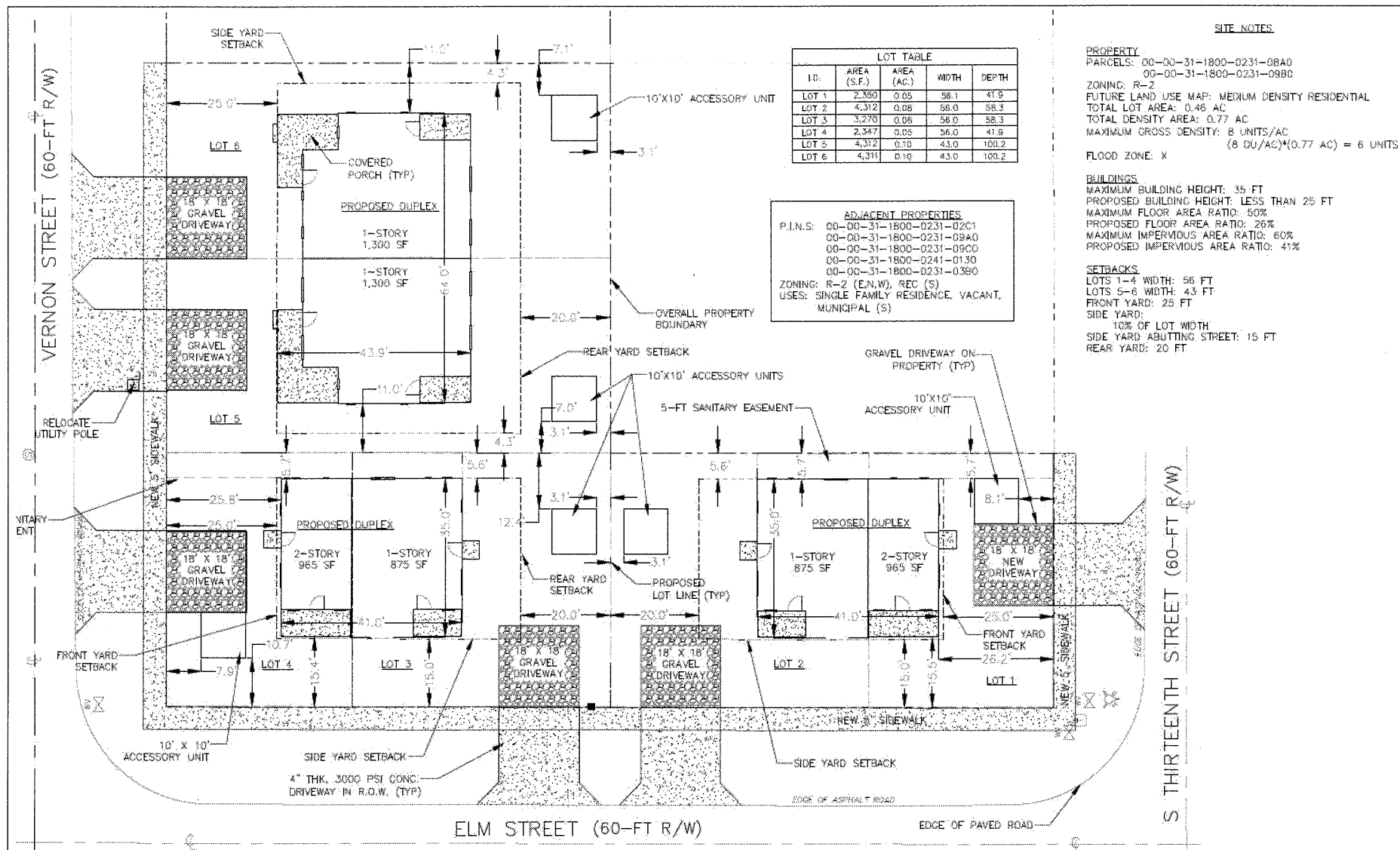
1			Scale: 1" = 10'	Gillette & Associates, Inc. 20 South 4th Street Fernandina Beach, FL 32034		VERNON AND ELM STREET HOMES	NASSAU HABITAT FOR HUMANITY	INDEX AND NOTES	Sheet No. IN-1 2 of 2
2			Project Mgr.: AG	Certificate of Authorization No. 9332					
3			Designed by: AG/EC	20 South 4th Street Fernandina Beach, FL 32034					Base Date OCTOBER 31, 2018
4			Drawn by: EC	20' NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PRECEDENCE. DRAWING IS REPLACED IF LESS THAN 22" x 34"	PHONE: (904) 261-8819				Project No. 18-00-KK
5			DA/OC: NG						Registered Professional
6	4	82 10/30/18	TRC 00001141						



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 $500^{\circ}00'00''$ 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 02396, 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 5A-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).

			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) 261-6810	VERNON AND ELM STREET HOMES	NASSAU HABITAT FOR HUMANITY	PREDEVELOPMENT PLAN	Sheet No. PRE-1
			Project Mgr.: AG	Certificate of Authorization No. 9332					<u>3</u> of <u>X</u>
			Designed by: AG/AG	90 NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PRECEDENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"					Issue Date OCTOBER 31, 2019
			Drawn by: EC						Project No. 19-02-XX
			QA/QC: NG						
A EC 10/30/19 TRC SUBMITAL #			Reundered Professional						



LOT TABLE				
ID.	AREA (S.F.)	AREA (AC.)	WIDTH	DEPTH
LOT 1	2,350	0.05	56.1	41.9
LOT 2	4,312	0.09	66.0	65.3
LOT 3	3,270	0.08	56.0	58.3
LOT 4	2,347	0.05	56.0	41.9
LOT 5	4,312	0.10	43.0	100.2
LOT 6	4,311	0.10	43.0	100.2

ADJACENT PROPERTIES
P.I.N.S: 00-00-31-1800-0231-0201
00-00-31-1800-0231-09A0
00-00-31-1800-0231-09C0
00-00-31-1800-0241-0130
00-00-31-1800-0231-03B0
ZONING: R-2 (E.N.W), REC (S)
USES: SINGLE FAMILY RESIDENCE, VACANT, MUNICIPAL (S)

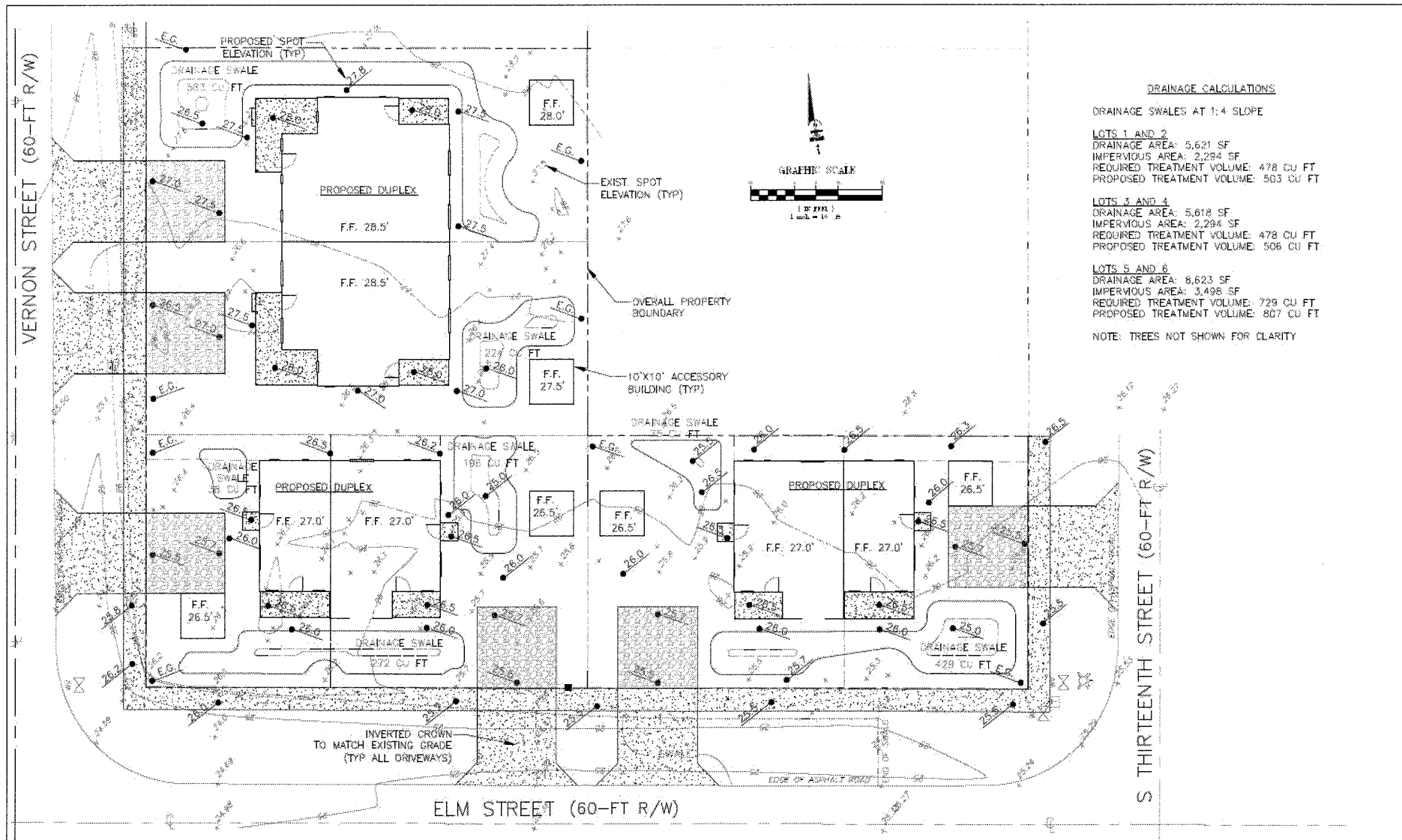
SITE NOTES

PROPERTY
PARCELS: 00-00-31-1800-0231-09A0
00-00-31-1800-0231-09B0
ZONING: R-2
FUTURE LAND USE MAP: MEDIUM DENSITY RESIDENTIAL
TOTAL LOT AREA: 0.48 AC
TOTAL DENSITY AREA: 0.77 AC
MAXIMUM GROSS DENSITY: 8 UNITS/AC
(8 DU/AC)*(0.77 AC) = 6 UNITS
FLOOD ZONE: X

BUILDINGS
MAXIMUM BUILDING HEIGHT: 35 FT
PROPOSED BUILDING HEIGHT: LESS THAN 25 FT
MAXIMUM FLOOR AREA RATIO: 50%
PROPOSED FLOOR AREA RATIO: 26%
MAXIMUM IMPERVIOUS AREA RATIO: 60%
PROPOSED IMPERVIOUS AREA RATIO: 41%

SETBACKS
LOTS 1-4 WIDTH: 56 FT
LOTS 5-6 WIDTH: 43 FT
FRONT YARD: 25 FT
SIDE YARD:
10% OF LOT WIDTH
SIDE YARD ABUTTING STREET: 15 FT
REAR YARD: 20 FT

Scale: 1" = 10' Project Mgr: AS Designed by: AG/JS Drawn by: EC QA/QC: NG		Gillette & Associates, Inc. 20 South 4th Street Fernandina Beach, FL 32034 Certificate of Authorization No. 9332 00 NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PRECEDENCE. 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		VERNON AND ELM STREET HOMES		NASSAU HABITAT FOR HUMANITY		GEOMETRY PLAN		Sheet No. GE-1 Issue Date OCTOBER 31, 2019 Project No. 18-00-XX	
A1 EC 10/31/19 Rev. No. Date		ENC 33/31/19 Submittal # Source		Registered Professional									



Drainage Calculations

Drainage Swales at 1:4 Slope

LOTS 1 AND 2

Drainage Area: 5,621 SF
Impermeous Area: 2,294 SF
Required Treatment Volume: 478 CU FT
Proposed Treatment Volume: 503 CU FT

LOTS 3 AND 4

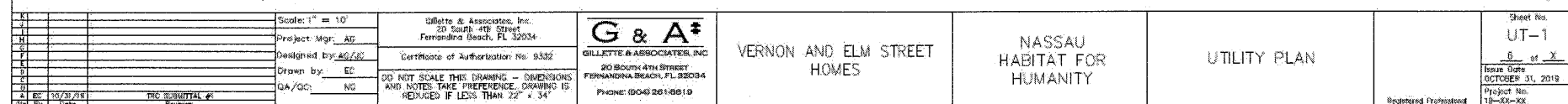
Drainage Area: 5,618 SF
Impermeous Area: 2,294 SF
Required Treatment Volume: 478 CU FT
Proposed Treatment Volume: 506 CU FT

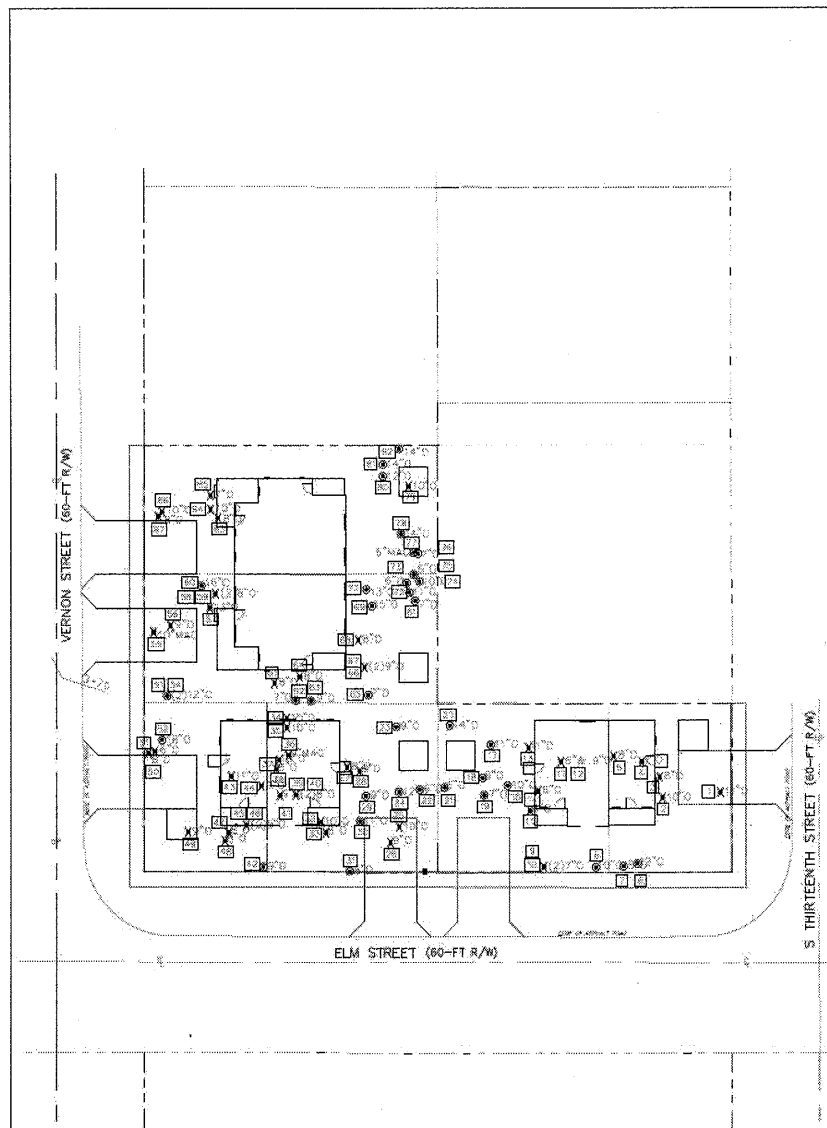
LOTS 5 AND 6

Drainage Area: 8,623 SF
Impermeous Area: 3,498 SF
Required Treatment Volume: 729 CU FT
Proposed Treatment Volume: 807 CU FT

NOTE: TREES NOT SHOWN FOR CLARITY

K J I H G F E D C B A	Scale: 1" = 10' Project Mgr: AS Designed by: AG/JS Drawn by: EC QA/QC: NG	Gillette & Associates, Inc. 20 South 4th Street Fernandina Beach, FL 32034 Certificate of Authorization No. 9332 DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PRECEDENCE. 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	VERNON AND ELM STREET HOMES	NASSAU HABITAT FOR HUMANITY	DRAINAGE PLAN	Sheet No. DR-1 Issue Date: OCTOBER 31, 2018 Project No. 18-02-XX Registered Professional
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TREE PRESERVATION DATA					
TREE ID NO.	SIZE (DBH)	SAVED? (Y/N)	SPECIES	PRESERVATION CREDIT MULTIPLIER	SAVED DBH (INC. PRESERVATION CREDIT)
1	11	N	OAK	0.0	0.0
2	10	N	OAK	0.0	0.0
3	8	N	OAK	0.0	0.0
4	7	N	OAK	0.0	0.0
5	8	N	OAK	0.0	0.0
6	12	Y	OAK	1.5	18.0
7	6	Y	OAK	1.5	12.0
8	10	Y	OAK	1.5	15.0
9	7	N	OAK	0.0	0.0
10	7	N	OAK	0.0	0.0
11	6	N	OAK	0.0	0.0
12	9	N	OAK	0.0	0.0
13	11	N	OAK	0.0	0.0
14	6	N	OAK	0.0	0.0
15	6	N	OAK	0.0	0.0
16	10	Y	OAK	1.5	15.0
17	11	Y	OAK	1.5	16.5
18	8	Y	OAK	1.5	12.0
19	7	Y	OAK	1.0	7.0
20	14	Y	OAK	2.0	28.0
21	6	Y	OAK	1.0	6.0
22	6	Y	OAK	1.0	6.0
23	9	Y	OAK	1.5	13.5
24	12	Y	OAK	1.5	18.0
25	10	N	OAK	0.0	0.0
26	9	N	OAK	0.0	0.0
27	8	N	OAK	0.0	0.0
28	8	N	OAK	0.0	0.0
29	9	Y	OAK	1.5	13.5
30	11	Y	OAK	1.5	16.5
31	8	Y	OAK	1.5	12.0
32	10	N	OAK	0.0	0.0
33	8	N	OAK	0.0	0.0
34	10	N	OAK	0.0	0.0
35	10	N	OAK	0.0	0.0
36	9	N	MAG	0.0	0.0
37	10	N	OAK	0.0	0.0
38	6	N	OAK	0.0	0.0
39	8	N	OAK	0.0	0.0
40	8	N	OAK	0.0	0.0
41	9	N	OAK	0.0	0.0
42	9	Y	OAK	1.5	13.5
43	11	N	OAK	0.0	0.0
44	9	N	OAK	0.0	0.0
45	9	N	OAK	0.0	0.0
46	9	N	OAK	0.0	0.0
47	8	N	OAK	0.0	0.0
48	8	N	OAK	0.0	0.0
49	9	N	OAK	0.0	0.0
50	6	N	OAK	0.0	0.0
51	6	N	OAK	0.0	0.0
52	18	Y	OAK	2.0	36.0
LOTS A+B TOTAL	464				258.5

TREE PRESERVATION DATA CONT.					
TREE ID NO.	SIZE (DBH)	SAVED? (Y/N)	SPECIES	PRESERVATION CREDIT MULTIPLIER	SAVED DBH (INC. PRESERVATION CREDIT)
53	12	Y	OAK	1.5	18.0
54	12	Y	OAK	1.5	18.0
55	10	N	MAG	0.0	0.0
56	9	N	OAK	0.0	0.0
57	13	N	OAK	0.0	0.0
58	8	N	OAK	0.0	0.0
59	6	N	OAK	0.0	0.0
60	16	Y	OAK	2.0	32.0
61	8	N	OAK	0.0	0.0
62	7	Y	OAK	1.0	7.0
63	9	Y	OAK	1.5	13.5
64	8	N	OAK	0.0	0.0
65	7	Y	OAK	1.0	7.0
66	8	N	OAK	0.0	0.0
67	9	N	OAK	0.0	0.0
68	8	N	OAK	0.0	0.0
69	15	Y	OAK	2.0	30.0
70	13	Y	OAK	1.5	19.5
71	11	Y	OAK	1.5	16.5
72	7	Y	OAK	1.0	7.0
73	6	Y	OAK	1.0	6.0
74	10	Y	OAK	1.5	15.0
75	6	Y	OAK	1.0	6.0
76	7	Y	OAK	1.0	7.0
77	6	Y	MAG	1.0	6.0
78	14	Y	OAK	2.0	28.0
79	10	N	OAK	0.0	0.0
80	12	Y	OAK	1.5	18.0
81	14	Y	OAK	2.0	28.0
82	14	Y	OAK	2.0	28.0
83	10	N	OAK	0.0	0.0
84	8	N	OAK	0.0	0.0
85	7	N	OAK	0.0	0.0
86	10	N	OAK	0.0	0.0
87	8	N	OAK	0.0	0.0
LOTS C+D TOTAL	341				310.5
COMBINED TOTAL	805				569.0

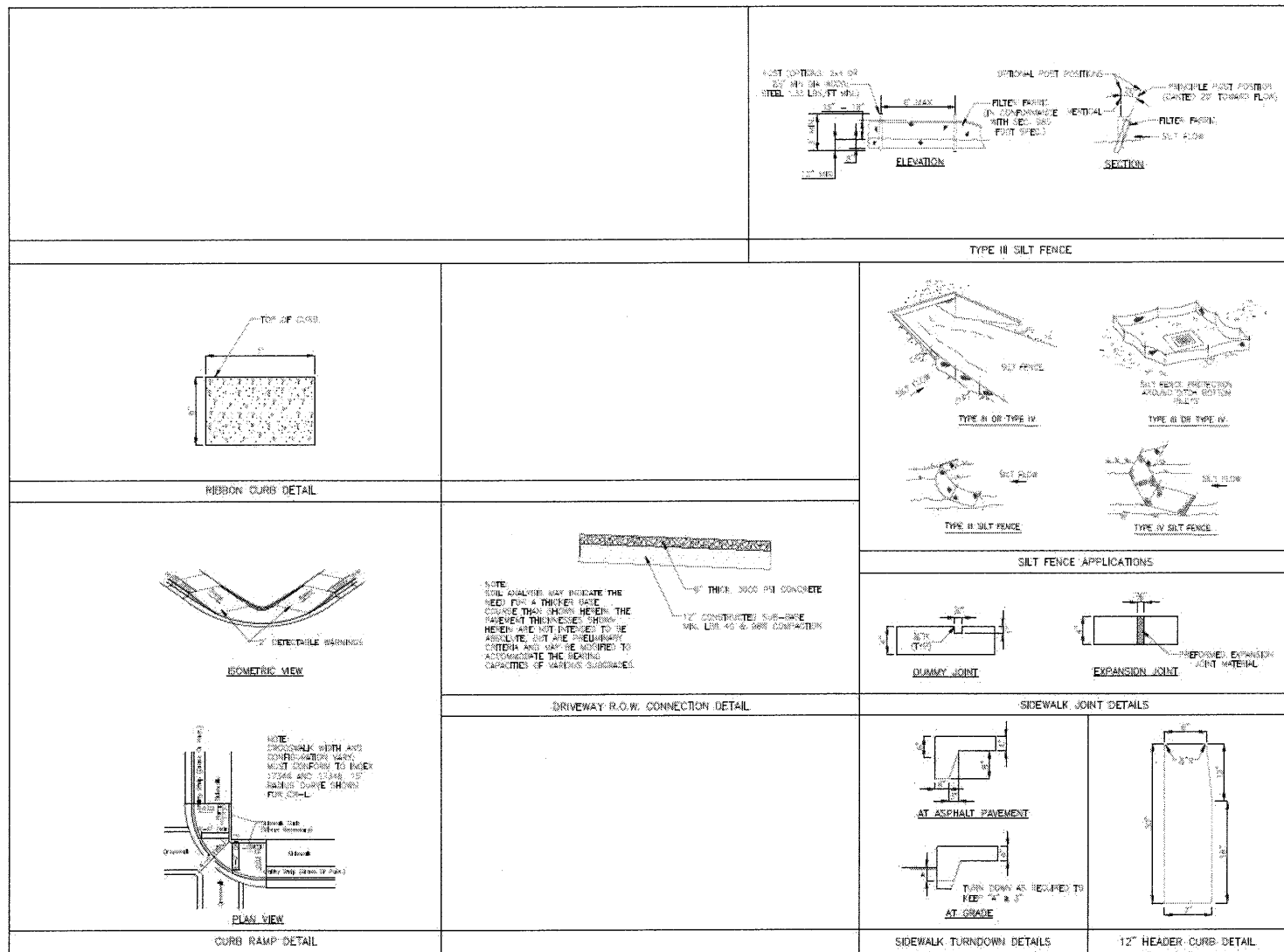
TREES WITHIN BUILDING FOOTPRINTS + 5 FT		
TREE ID NO.	SIZE (DBH)	SPECIES
2	10	OAK
3	8	OAK
4	7	OAK
5	8	OAK
11	6	OAK
12	9	OAK
13	11	OAK
14	8	OAK
15	6	OAK
27	8	OAK
32	10	OAK
33	8	OAK
34	10	OAK
35	10	OAK
36	9	MAGNOLIA
37	10	OAK
38	6	OAK
39	8	OAK
40	8	OAK
41	9	OAK
43	11	OAK
44	9	OAK
45	9	OAK
46	9	OAK
47	8	OAK
57	13	OAK
58	8	OAK
59	8	OAK
61	8	OAK
64	8	OAK
68	8	OAK
83	10	OAK
84	8	OAK
85	7	OAK
TOTAL	213	

TOTAL LOT TREE MITIGATION DATA	
PRE-DEVELOPMENT DBH	805
REQUIRED PRESERVATION (20%)	161
DBH SAVED	569

BUILDING FOOTPRINT TREE MITIGATION DATA	
PRE-DEVELOPMENT DBH	213
REQUIRED REPLACEMENT (20%)	42.6
TOTAL LOT DBH SAVED	569
TOTAL LOT PRES. ALLOCATED DBH	161
PROVIDED FOOTPRINT REPLACEMENT FROM SAVED TREES	408

EXISTING TREE LEGEND		
SYMBOL	DESCRIPTION	QTY.
X	TREE TO BE REMOVED	43
O	TREE TO REMAIN	44
[]	TREE ID NO.	-
O	OAK TREE	84
MAG	MAGNOLIA TREE	3

Scale: 1" = 20' Project Mgr.: AG Designed by: AG/JC Drawn by: EC QA/QC: RS Date: 10/31/19 No. By:		Gillette & Associates, Inc. 20 South 4th Street Fernandina Beach, FL 32034 Certificate of Authorization No. 5332 DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PRECEDENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34". PHONE: (904) 201-0819	G & A GILLETTE & ASSOCIATES, INC. 20 SOUTH 4TH STREET FERNANDINA BEACH, FL 32034 PHONE: (904) 201-0819	VERNON AND ELM STREET HOMES	NASSAU HABITAT FOR HUMANITY	TREE MITIGATION DATA	Sheet No. LS-2 Date: OCTOBER 31, 2019 Project No. 18-03-XX Registered Professional
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K				Scale: 1" = 10'	Gillette & Associates, Inc. 20 South 4th Street Ft. Lauderdale, FL 33304	G & A [®] GILLETTE & ASSOCIATES, INC. 20 SOUTH 4TH STREET FORT LAUDERDALE, FL 33304 PHONE: (904) 261-8819	VERNON AND ELM STREET HOMES	NASSAU HABITAT FOR HUMANITY	SITE DETAILS	Registered Professional	Sheet No. DT-1 8 of 10 Issue Date OCTOBER 31, 2019 Project No. 19-02-KK
J				Project Mgr: AG	Certificate of Authorization No. 9332						
I				Designed by: AG/EC							
H				Drawn by: EC							
G				QA/QC: NG	DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PRECEDENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"						
F											
E											
D											
C											
B											
A	EC	10/31/19	ENC. SUBMITTAL #								
	Rev. By	Date	Revised								

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

SUBLOT A AND D OF LOT 8 AND SUBLOT B OF LOT 9 IN BLOCK 231, THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), NASSAU COUNTY, 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).

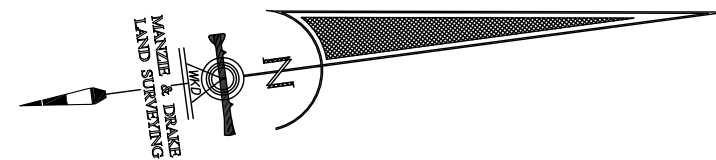
GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

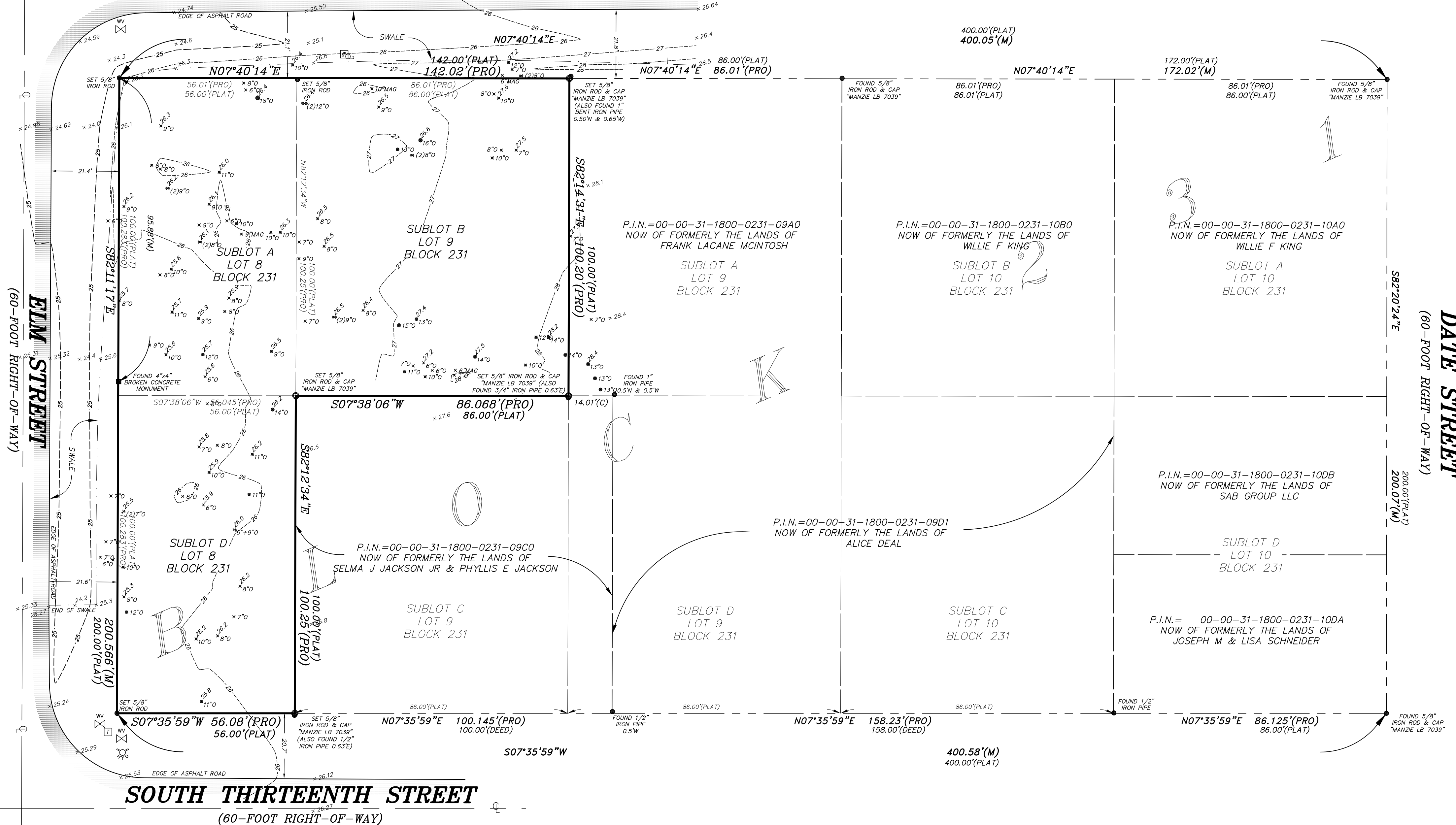
VERNON STREET
(60-FOOT RIGHT-OF-WAY)

SANITARY MANHOLE
RIM ELEVATION=25.69'



ELM STREET
(60-FOOT RIGHT-OF-WAY)

DATE STREET
(60-FOOT RIGHT-OF-WAY)



SURVEY NOTES:

- The "Legal Description" hereon is in accord with the description provided by the client.
- Underground improvements were not located or shown.
- Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- Bearings & Coordinates shown hereon are based on The State Plane Coordinate System for the East Zone of the State of Florida, North American Datum of 1983/1990 (N.A.D. '83/'90).
The bearing reference line is indicated as thus (BR).
- "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."
- The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C 0237 G, Dated "08/02/2012". 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.
- Elevations shown hereon refer to North American Vertical Datum of 1988 (N.A.V.D. '88) and were GPS derived.
- 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.

CERTIFIED TO:
NASSAU HABITAT FOR HUMANITY
LAW OFFICE OF TOMASSETTI & PRINCE
JOHN M. COTNER

LEGEND

CL = CENTERLINE
FH = FIRE HYDRANT
WV = WATER VALVE
(PRO) = PRORATED DISTANCE
(M) = MEASURED
SM = SEWER MANHOLE
TP = TELEPHONE PEDESTAL
OP = WOOD POWER POLE
OR = 5/8" IRON ROD & CAP
(LB 7039) SET
N.A.D. = NATIONAL AMERICAN DATUM
P.I.N. = PARCEL IDENTIFICATION NUMBER
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM

TREE LEGEND

O = OAK TREE
MAG = MAGNOLIA TREE

TREE DISCLAIMER:

NUMBER OF TREES SHOWN ON SURVEY: 103

SPECIES OF TREES HAVE BEEN IDENTIFIED TO THE BEST OF OUR KNOWLEDGE AND BELIEF; HOWEVER MANZIE & DRAKE LAND SURVEYING WILL ASSUME NO LIABILITY, EXPRESSED OR IMPLIED, FOR THE CORRECTNESS OF SAID SPECIES IDENTIFICATION.

TREES HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE UNDER CURRENT CONDITIONS AND HAVE A POSITIONAL TOLERANCE OF APPROXIMATELY 2 TO 3 FEET. CRITICAL TREES SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.

THE INFORMATION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 472, F.S., FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

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SCALE: 1"=20' JOB NO: 20753 DATE: 10/15/19 CADD: WKD
F.B. NO: X-332 PAGE NO: 26 FIELD CREW: JM FILE NO: B-1376