



**AGENDA
BOARD OF ADJUSTMENT
REGULAR MEETING
JANUARY 15, 2020
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

- 1. CALL TO ORDER / ROLL CALL / DETERMINATION OF QUORUM**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MEETING MINUTES**
 - 3.1 December 18, 2019 Regular Meeting
- 4. NEW BUSINESS**
 - 4.1 BOA 2019-12: WestRock CP, LLC, 600 N 8th Street**
Variance from LDC Section 3.03.03(B)(1) requesting a reduction to the twenty-five foot wetland buffer requirement for the wood chip reclaim system constructed in 2018. (*Quasi-Judicial*)
 - 4.2 BOA 2019-13: Passero Associates, LLC, agent for South Shore CRE, 700 Airport Road**
Variance from LDC Section 4.03.02 Standards for Development in the Airport Overlay, specifically the minimum building setback shall be 25 feet from any adjacent ground lease boundary. (*Quasi-Judicial*)
- 5. BOARD BUSINESS**
- 6. STAFF REPORT**
- 7. PUBLIC COMMENT**
- 8. ADJOURNMENT**

NEXT BOA REGULAR MEETING IS SCHEDULED FOR FEBRUARY 19, 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
DECEMBER 18, 2019**

1. CALL TO ORDER – 5:01 pm

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT:

Matt Miller (Chair)

Steven Papke

Mark Gleason (Alt 2)

Tisha Dadd

Marcy Mock

Barry Hertslet

Steven Cook (Alt 1)

MEMBERS ABSENT:

OTHERS PRESENT

Tammi Bach, City Attorney

Jacob Platt, City Planner

Samantha Rogic, Recording Secretary

City Attorney Bach presented the Quasi-Judicial procedures. There were no questions from the audience.

2. APPROVAL OF MINUTES

2.1 October 17, 2019 Regular Meeting

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

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

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*)

Mr. Platt presented the Staff Report and noting that all 6 criteria had been met, recommended approval.

Teresa Prince of Tomassetti & Prince, agent to the owner, provided information and details specific to the request.

Alvaro Pertuz, 96776 Soap Creek Drive, President of the Habitat Board of Fernandina, explained the

importance of fee simple town homes rather than a condo association.

Selma Jackson, 425 S 13th Street, inquired on how the project might affect his property.

Phyllis Jackson, 425 S 13th Street, wondered if a fence would be constructed between her property and the subject property and voiced concerns

Betsy Huben, 4615 Philips Manor Pl, inquired on how the setbacks would be changing.

The Board discussed accessory structures present in the front yard setback on the site plan. Ms. Prince explained that the encroaching accessory structures would be removed.

ACTION TAKEN: A motion was made by Member Dadd, seconded by Member Hertslet to approve BOA case number 2019-11 with the condition that the accessory buildings facing Vernon and S 13th will not be allowed; AND that the BOA make the following findings of fact and conclusions of law part of the record: That BOA case 2019-11, with condition, is substantially compliant with the Comprehensive Plan and Land Development Code to warrant approval at this time; and that BOA case number 2019-11 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: *in agreement with Staff*.

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

4. BOARD BUSINESS

Board Members requested the Pledge of Allegiance be added to future agendas.

5. STAFF REPORT

6. PUBLIC COMMENT

7. ADJOURNMENT – 6:02 pm

Samantha Rogic, Recording Secretary

Matt Miller, Chair



BOA 2019-12

600 N. 8th Street

BOARD OF ADJUSTMENT STAFF REPORT

Case Number 2019-12
Meeting Date January 15, 2020

Owner/Applicant WestRock CP, LLC
Property Location: 600 N 8th Street
Parcel Number: 00-00-31-1860-0000-0000

Requested action: VARIANCE from LDC Section 3.03.03(B) Buffering requirements for development adjacent to wetlands or natural waterbodies.
1. All new development and redevelopment adjacent to jurisdictional wetlands or surface water bodies shall be required to provide a buffer zone of native vegetation at least twenty-five (25) feet wide around wetlands and fifty (50) feet from natural water bodies to prevent erosion, retard runoff, and provide areas for habitat. All new construction that is a water dependent or water related use within the CRA and I-W zoning is exempt from the required buffers established by this Section; and
2. This setback shall be required for any development, except docks or piers which have received a permit from the Florida DEP, SJRWMD, or the USACOE and are compliant with standards found in section 3.01.03

Current zoning: I-2
FLUM land use category: Industrial
Existing uses on the site: Manufacturing

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:

The WestRock mill permitted a wood chip reclaim system with the City and other applicable agencies in 2018. As required, the mill coordinated the wetland delineation with the Army Corp of Engineers (ACE), Florida Department of Environmental Protection (FDEP), and the St. John's River Water Management District (SJRWMD).

The City's LDC requires a twenty-five foot wetland buffer zone of native vegetation as compared to the SRJWMD twenty-five foot average with a fifteen foot minimum.

A key component to the chip stacker design is a retaining wall supporting the fill used to build the stacker. It also ensures that stormwater is contained on site, preventing runoff and erosion into the wetlands. The majority of the retaining wall has been built within City's wetland protection zone, resulting in the need for an after the fact variance.



II. CONSISTENCY WITH THE COMPREHENSIVE PLAN:

The following Comprehensive Plan statements are applicable in this case:

- **Wetland Transition Area** – An ecological transition zone from uplands to wetlands which is an integral portion of the wetlands ecosystem, providing temporary refuge for wetlands fauna during high water episodes, critical habitat for animals dependent upon but not resident in wetlands, and slight variations of wetland boundaries over time due to hydrologic or climatologic effects; and a sediment and storm water control zone to reduce the impacts of development upon wetlands and wetlands species. Wetland transition areas are commonly protected through the use of buffer requirements. POLICY REFERENCES: 5.08.03 (pg. 5-15), 5.08.09 (pg. 5-16), 5.08.10 (pg. 5-16)
- **Environmentally Sensitive Lands/Areas** – Any land area and/or water resources that may be determined to contain naturally occurring and relatively unaltered flora, fauna, or geologic conditions. Environmentally sensitive lands may include historical and archaeological resources, wetlands, wetland transition areas, estuarine shoreline areas; 100-year floodplains, open space, dune systems, wildlife habitat, and aquifer recharge areas. POLICY REFERENCES: 1.02.04 (pg. 1-3), 1.02.05 (pg. 1-3), 1.03 (pg. 1-6), 1.07.11 (pg. 1-17), 1.07.12 (pg. 1-18), 1.09.04 (pg. 1-22), 2.03.09 (pg. 2-6), 5.08.03 (pg. 5-15), 5.08.08 (pg. 5-16), 5.08.13 (pg. 5-17), 5.14.01 (pg. 5-24), 5.14.04 (pg. 5-24), 5.14.07 – 5.14.09 (pg. 5-25), 6.05.02 (pg. 6-5), 6.05.03 (pg. 6-5), 6.06.01 (pg. 6-5), 6.06.04 (pg. 6-5), 7.04.10 (pg. 7-6)
- **Buffer** – Land area and landscaping provided to separate a use which may have a negative impact on an adjacent use or natural resource. Buffers may include physical barriers, vegetated berms, hedges, landscape cover, walls, fences and land area with dense vegetation and tree canopies. POLICY REFERENCES: 1.02.05 (pg. 1-3), 1.02.09 (pg. 1-5), 1.07.11 (pg. 1-17), 1.07.12 (pg. 1-18), 1.07.13 (pg. 1-18), 1.09.07 (pg. 1-22), 1.10.01 (pg. 1-22), 2.03.09 (pg. 2-6), 2.13.05 (pg. 2-23), 4.02.05 (pg. 4-3), 4.05.16 (pg. 4-9), 5.04.10 (pg. 5-7), 5.05.12 (pg. 5-9), 5.08.07 (pg. 5-15), 5.08.09 (pg. 5-16), 5.10.01 (pg. 5-18), 5.10.05 (pg. 5-19), 5.11.09 (pg. 5-21), 7.04.10 (pg. 7-6), 9.03.02 (pg. 9-2), 9.03.03 (pg. 9-2)
- **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.
- **OBJECTIVE 5.08. WETLANDS PROTECTION AND PRESERVATION** - The City shall direct incompatible land uses away from wetlands, and shall protect and preserve wetlands from physical and hydrologic alterations, in order to maintain the following functions: natural biological functions, including food chain production; general habitat; nesting, spawning, rearing, and resting sites for aquatic or land species; natural drainage systems impacting sedimentation patterns, salinity distribution, flushing characteristics, current patterns, and other environmental characteristics; shielding other areas from wave action, erosion, or storm damage; storage areas for stormwater and flood waters; natural recharge areas; and natural water filtration processes that serve to purify water.
- **Policy 5.08.03** - The delineation of any wetlands on any proposed development shall be determined prior to the issuance of development orders which permit site alteration. The



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City's land development regulations shall require that any application for a local development order for sites containing wetlands shall include wetland delineation. A delineation of the upland wetland boundary shall be established based upon an on-site field survey by a professional biologist or registered engineer provided by the applicant and coordinated with the SJRWMD, the DEP, and/or the U.S. Army Corps of Engineers. The delineation and determination of these areas shall be in accordance with SJRWMD rules

- **Policy 5.08.06** - The City shall protect wetlands from impacts of adjacent development, and shall ensure through regulations included in the Land Development Code: a. Proper siting of development structures and infrastructure, including clustering of development away from wetlands; b. Location of buffer zones of native vegetation around wetlands and surface water bodies to prevent erosion, retard runoff, and provide habitat; and c. Setback of buildings and other structures from wetlands and water bodies.
- **Policy 5.08.08** - In instances in which development is proposed that is adjacent to a wetland, the boundary of a wetland transition area shall be established by an on-site field survey by a professional biologist or registered engineer provided by the applicant and coordinated with the SJRWMD, the DEP, and/or the U.S. Army Corps of Engineers. The City shall maintain land development regulations which ensure that the transition area provides a buffer between wetlands and upland development. Such buffer shall ensure existing vegetation is not disturbed; where new vegetation is required, plants or ground cover native or appropriate to a wetlands transition area shall be used.
- **Policy 5.08.09** - The Land Development Code shall be updated to prohibit the following uses within the wetland transition areas: a. Industrial uses; b. Sanitary landfills; c. Wastewater treatment facilities; d. Animal feedlots; e. Incinerators; f. Petroleum or pesticide storage facilities; g. Above-ground or below-ground pipes for pollutants or contaminants, excluding pipes carrying treated stormwater runoff or wastewater effluent; h. Septic tanks; i. Any land use that stores, handles, or generates hazardous material or waste; j. Removal, excavation, or disturbance of the soil; k. Dumping or filling with any material; l. Erection of structures; m. Placement of pavements; n. Destruction of plant life which would alter the existing pattern of vegetation; and o. Placement of any portion of a development project.

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.
- 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).



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- 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 regarding each of the following provisions:

**Consistent
with
Criteria?**

All questions must be answered in the affirmative 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 <u>do</u> 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. The mill was constructed in 1938 and the location of the newly constructed chip stacker was designed and built in a location that supports the modern-day operation of the mill. The SJRWMD allows of a twenty-five-foot average buffer with a fifteen foot minimum requirement which the design meets. Policy 5.08.08 states that buffers shall ensure existing vegetation is not
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	disturbed, but where required, appropriate, native vegetation shall be used. WestRock has prepared a planting plan which will establish a twenty-five-foot buffer zone of native vegetation in conjunction with the retaining wall.
☐ Yes ☒ No	2. <u>Special Privilege</u>: Granting the variance does 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. No. While the SJRWMD allows for an average buffer, the City's code requires a consistent twenty-five-foot buffer from delineated wetlands with exemptions for docks and piers which have received the applicable approvals.
☐ Yes ☒ No	3. <u>Literal Interpretation</u>: Literal interpretation of the provisions of the Land Development Code would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning district. No. The City's wetland buffer zone is more stringent and takes precedent over the SRJWMD's requirement. The chip stacker plans that were submitted to the City did not clearly show the retaining wall and did not include a wetland delineation. Consideration could be given to the "buffer" definition in the LDC, which states, "a landscaped area which may include walls, fences, berms, trees, shrubs, hedges, ground cover, and other plant materials. However, the City also defines "Wetland Protection Zone," "means the jurisdictional wetland and the land area within twenty-five-feet of the wetland boundary.
☒ 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 would recognize unique circumstances associated with the operation of a modern mill facility. As well as the fact that the City's LDC does not specifically define a "wetland buffer." "Buffer" in the Comprehensive Plan is defined as, "Land area and landscaping provided to separate a use which may have a negative impact on <u>an adjacent use or natural resource</u>. Buffers may include physical barriers, vegetated berms, hedges, landscape cover, <u>walls, fences</u> and land area with dense vegetation and tree canopies."
☐ Yes ☒ No	5. <u>General Harmony</u>: Granting the variance will not be in harmony with the general intent and purpose of the Land Development Code and Comprehensive Plan. No. Objective 5.08 of the City's Comprehensive Plan directs development away from wetlands with supporting policies to do so through wetland buffers which are implemented in the LDC. The City defined Wetland Protection Zone is that the land area within twenty-five-feet of a wetland boundary.



☒ Yes ☐ No	6. <u>Public Interest</u>: <i>Granting the variance <u>is</u> 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. The chip stacker and associated retaining wall that WestRock constructed allows the mill to modernize its facility in a design that is compatible with the facilities operation. While a hard twenty-five-foot wetland buffer is required by the City' LDC, the project does comply with the SJRWMD average buffer requirement. As approved by the SJRWMD it appears to be consistent with their permitting guidance and therefore will not adversely impact the wetlands. Westrock has proposed to reestablish the twenty-five-foot buffer zone with native vegetation
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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 criteria one, four, and six, but does not meet criteria two, three, or five; therefore, staff must recommend denial.

Although this is an after the fact variance which staff has recommended denial, the board may wish to consider that "Wetland buffer" is not clearly defined in the Comprehensive Plan or Land Development Code. "Buffer" is defined in the Comprehensive Plan as, "Land area and landscaping provided to separate a use which may have a negative impact on an adjacent use or natural resource. Buffers may include physical barriers, vegetated berms, hedges, landscape cover, walls, fences and land area with dense vegetation and tree canopies.



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VI. MOTION TO CONSIDER:

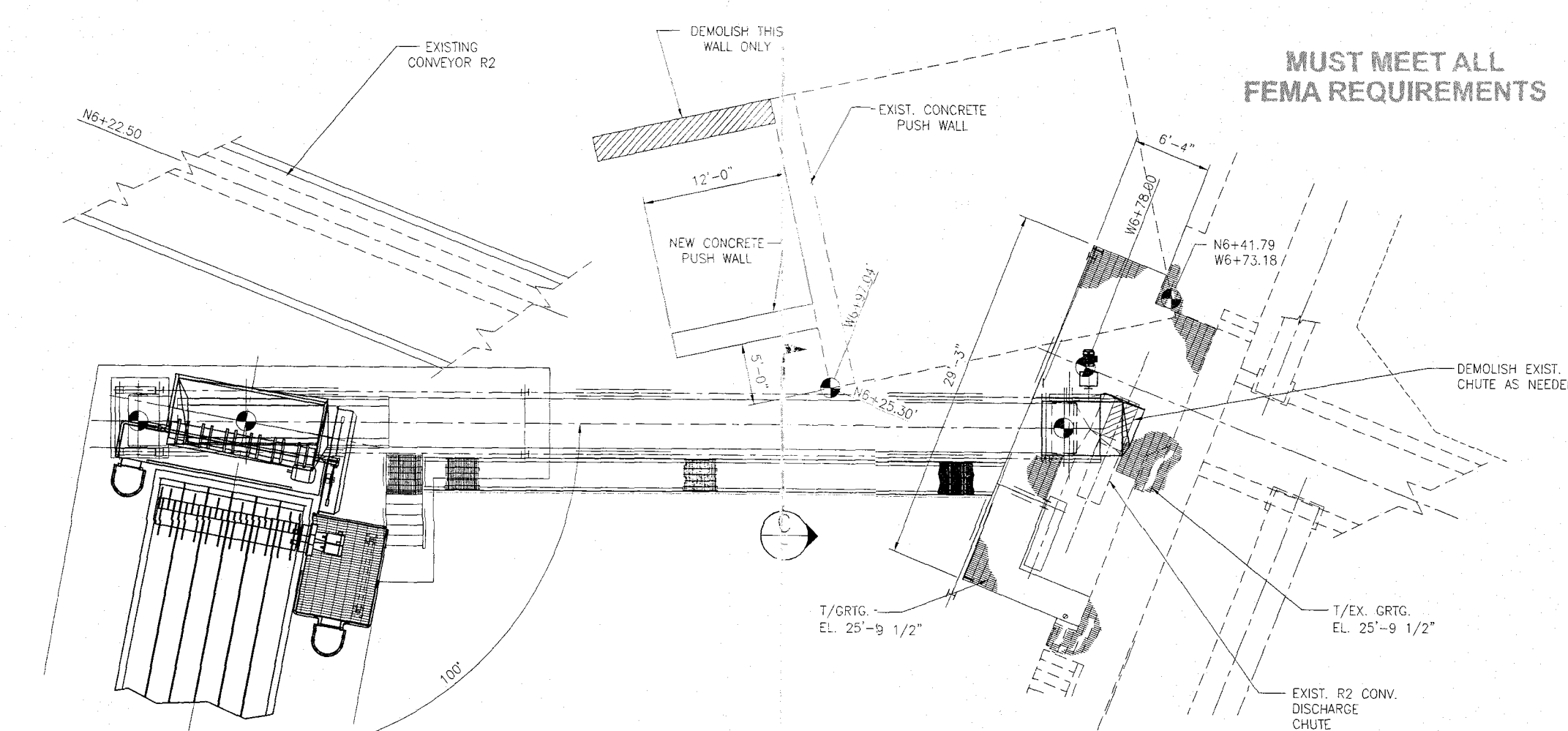
I move to **approve or deny** BOA case number 2019-12; AND I move that the BOA make the following findings of fact and conclusions of law part of the record: That BOA case 2019-12, as presented, **is or is not** substantially compliant with the Comprehensive Plan and Land Development Code to warrant approval at this time; and that BOA case number 2019-12 **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	_____	_____	_____

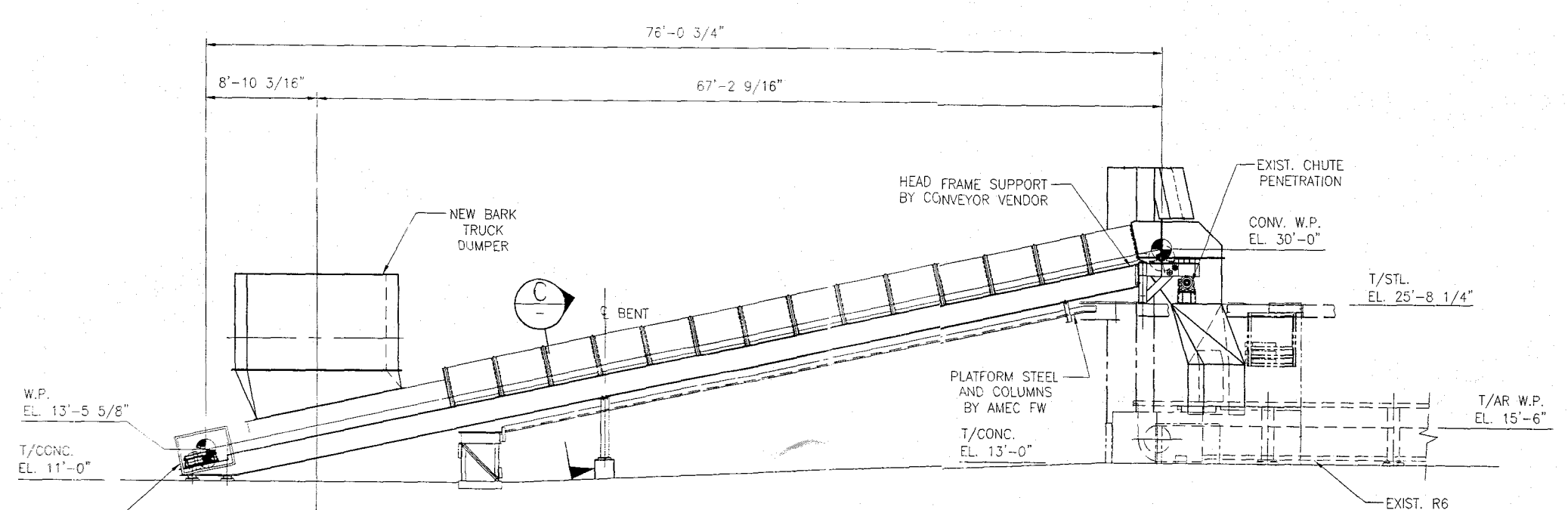
A handwritten signature in blue ink, appearing to read "J. Platt", is written over a horizontal line.

Jacob M. Platt
City Planner

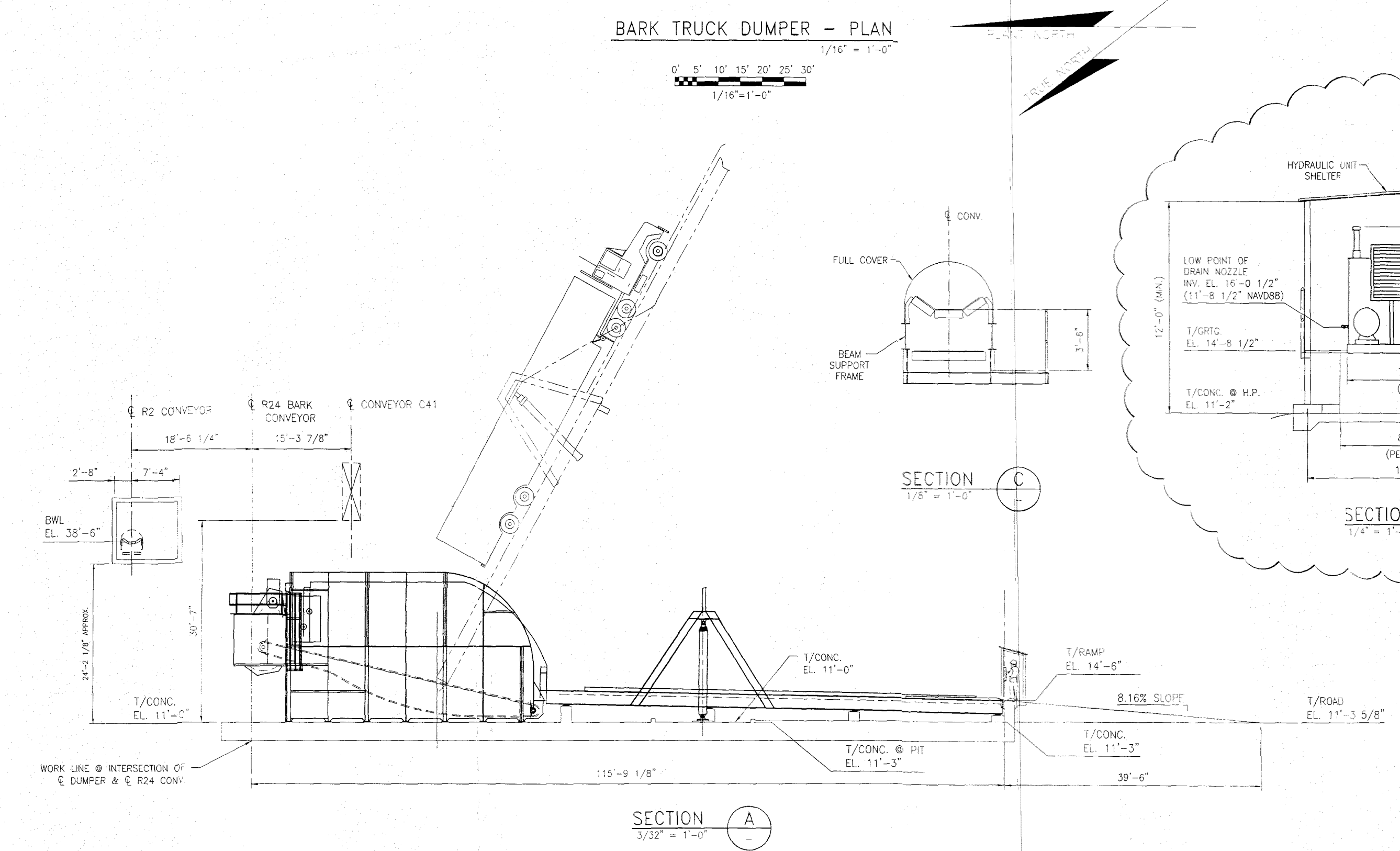
**MUST MEET ALL
FEMA REQUIREMENTS**



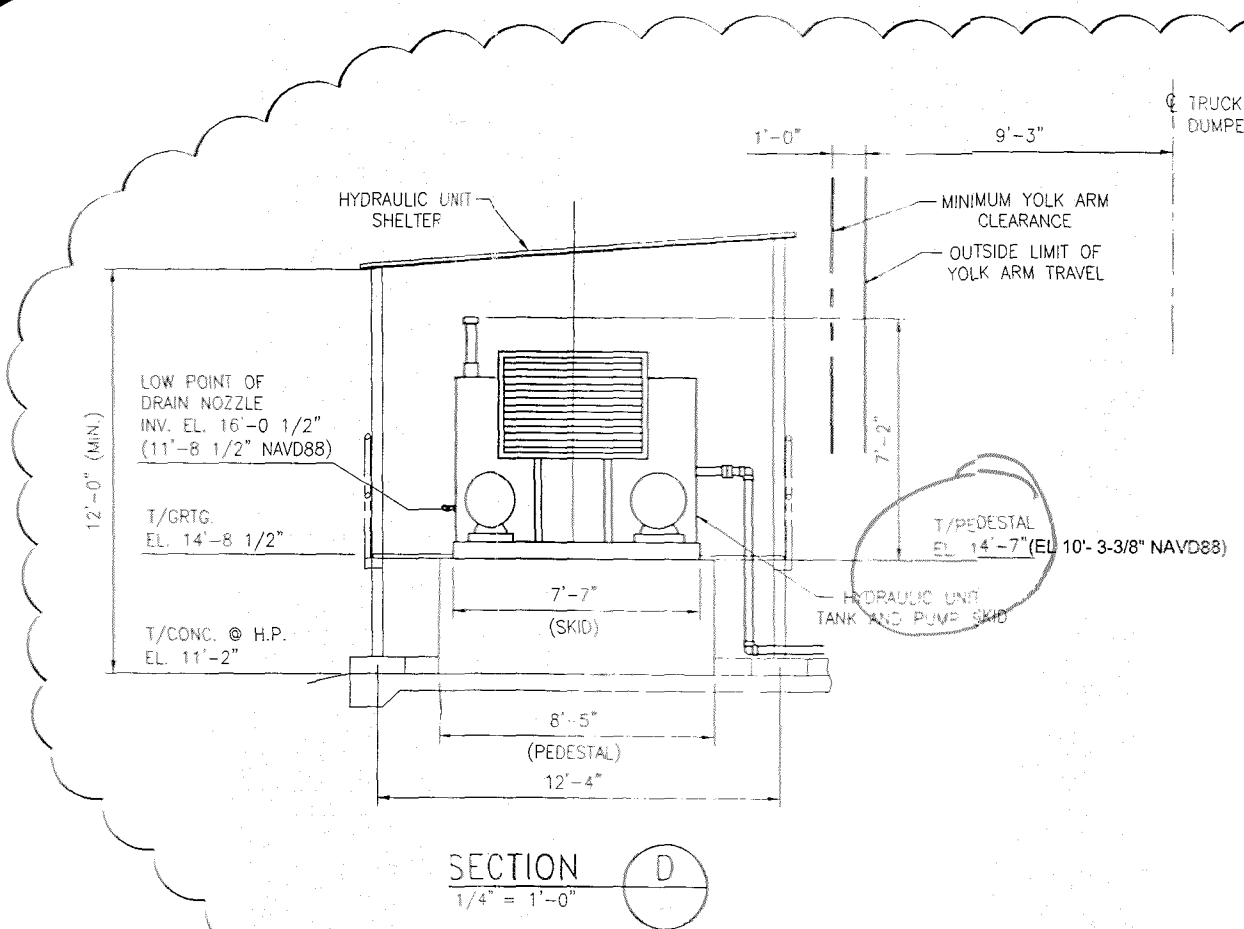
R24 BARK TRANSFER CONVEYOR - PLAN



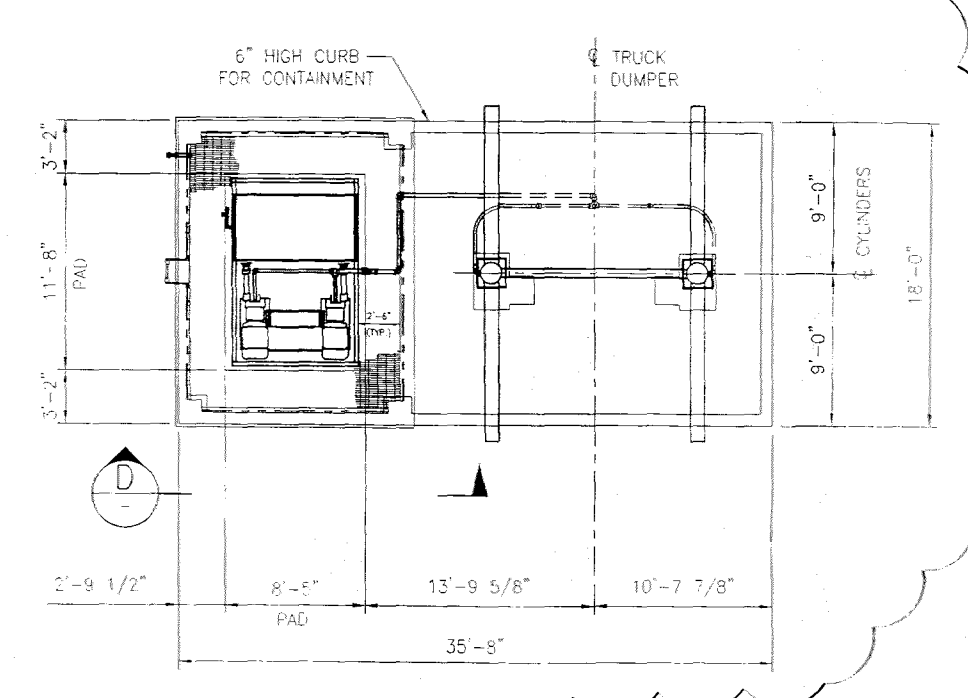
SECTION B
1/8" = 1'-0"



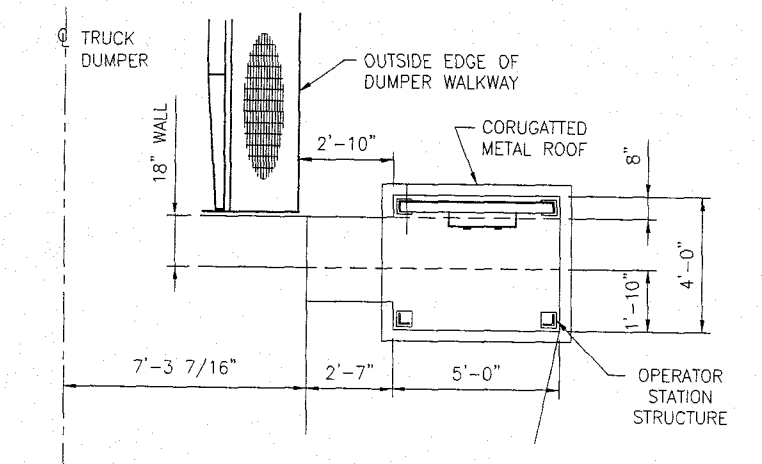
BARK TRUCK DUMPER - PLAN



SECTION D
1/4" = 1'-0"



DETAIL 1
1/8" = 1'-0"



DETAIL $\frac{1}{4}'' = 1'-0''$ 

REFERENCE DRAWINGS/SKETCHES:

(PHELPS)
10697-4591A
10747-4591A

(PROCESS BARRON)
M46649-1 1D
M46649-1 2D
M46649-1 3D
M46649-1 4D
M46649-1 5D
M46649 1S

PREVIOUSLY DWG. NO.
(E-194203-T-090)

ALL ELEVATIONS ARE PLANT ELEVATIONS
REFER TO DRAWING 10-21035 FOR SURVEY CONTROL
POINTS. PLANT ELEVATIONS ARE 4.30 FEET GREATER
THAN NAVD88 ELEVATIONS. ELEVATIONS SHOWN ON
DRAWINGS 10-21044 AND 10-21045 ARE NAVD88.

DESIGNED IN ACCORDANCE
WITH ASCE 24-14

THIS DRAWING IS FOR INFORMATION ONLY.
THE EQUIPMENT SUPPLIER WILL PROVIDE
DETAILED DESIGN FEATURES WITH SUPPORT
LOCATIONS AND EQUIPMENT LAYOUTS.

WORK SAFELY



WestRock
NORTH EIGHTH STREET • FERNANDINA BEACH, FLORIDA

amec foster wheeler 1079 LAKESIDE PARKWAY, SUITE 400, TUCKER, GEORGIA 30084 FLORIDA COA NO.: 8379		
CAD FILE: P:\CAD\144510-13140.DWG		DATE: 05/11/01 PROJECT NO: 196623
DRAWING TITLE		

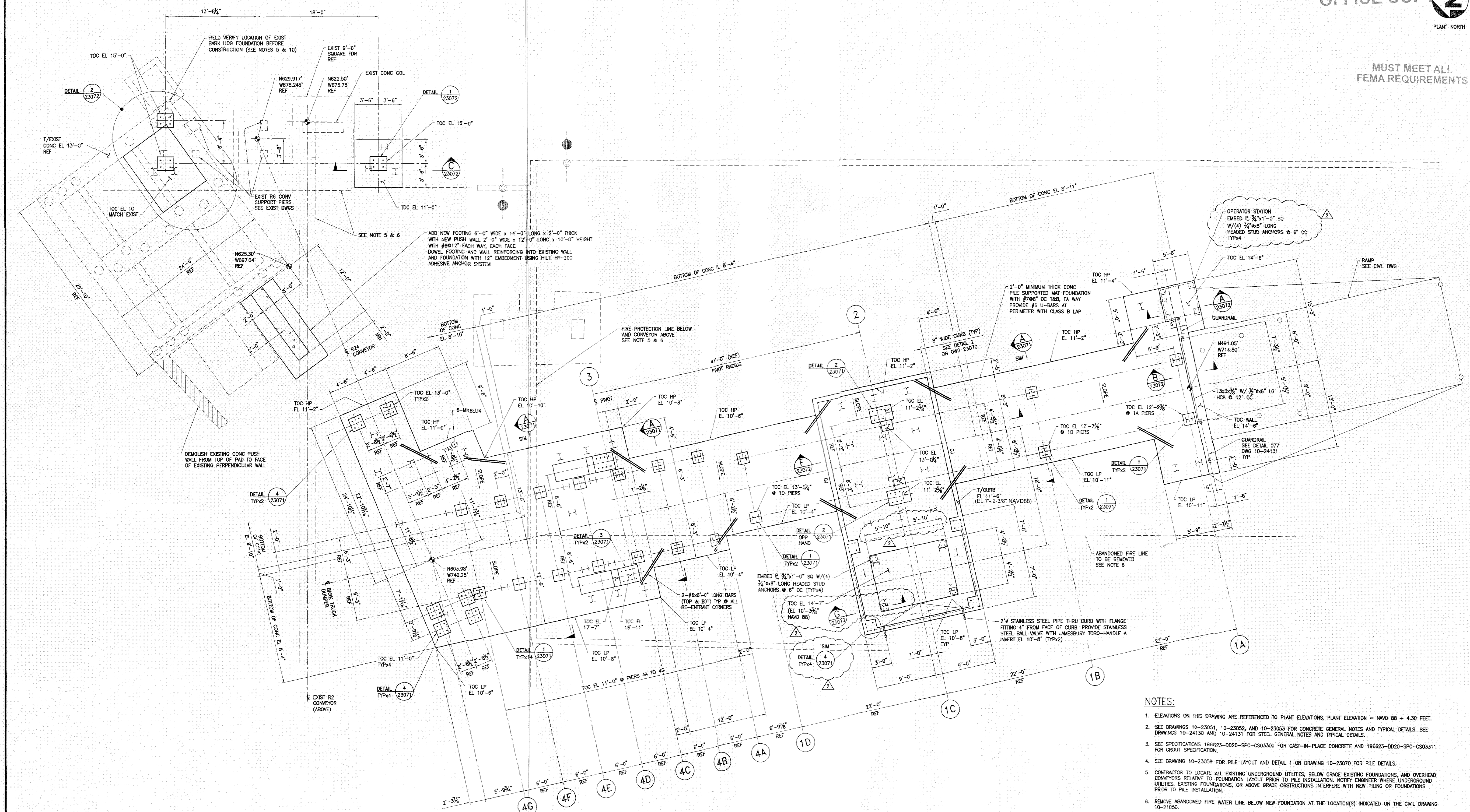
WOODYARD RECONFIGURATION
PLAN & ELEVATION
BARK TRUCK DUMPER/TRANSFER CONV.

CAD FILE No. (cad file location)	DWG. NO.	SHEET	REV.
10-13140.DWG	10-13140	1	3

REV.	DATE	DESCRIPTION	BY	APPROVED	REV.	DATE	DESCRIPTION	BY	APPROVED	ENGINEERING	DATE
3	03/08/18	REVISED HYDRAULIC SKID	RTN	MV							
2	12/19/17	ADDED DIMENSION AND TRUCK CONTOURS	RTN	MV							
1	11/09/17	GENERAL REVISION	RTN	MV							
0	09/05/17	ISSUED FOR DESIGN	RTN	MV							
A	08/22/17	ISSUED FOR OWNERS REVIEW	RTN	MV							

CODES
ABC, INC.
INTERVIEW FOR CODE COMPARISON
OCT 31 2 18
J. A. D
FREDERICK A. BARNHARTT
211 - 1711 EX - 1155
FLORIDA

MUST MEET ALL
FEMA REQUIREMENTS



FOUNDATION PLAN
SCALE: 3/8"=1'-0"

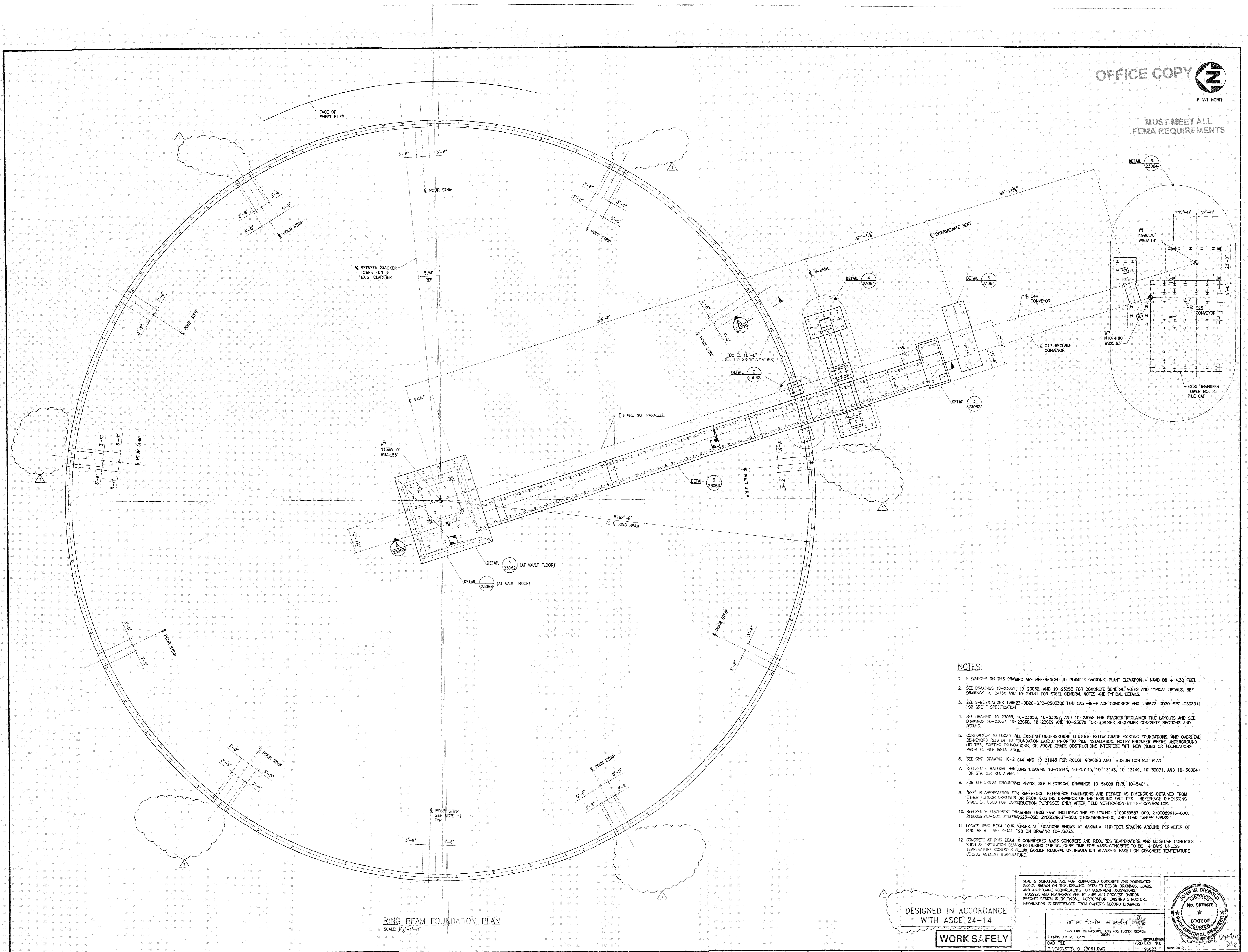
- NOTES:
- ELEVATIONS ON THIS DRAWING ARE REFERENCED TO PLANT ELEVATIONS. PLANT ELEVATION = NAVD 88 + 4.30 FEET.
 - SEE DRAWINGS 10-23051, 10-23052, AND 10-23053 FOR CONCRETE GENERAL NOTES AND TYPICAL DETAILS. SEE DRAWINGS 10-24130 AND 10-24131 FOR STEEL GENERAL NOTES AND TYPICAL DETAILS.
 - SEE SPECIFICATIONS 188823-02020-SPC-C503300 FOR CAST-IN-PLACE CONCRETE AND 196623-02020-SPC-C503311 FOR GROUT SPECIFICATION.
 - SEE DRAWING 10-23059 FOR PILE LAYOUT AND DETAIL 1 ON DRAWING 10-23070 FOR PILE DETAILS.
 - CONTRACTOR TO LOCATE ALL EXISTING UNDERGROUND UTILITIES, BELOW GRADE EXISTING FOUNDATIONS, AND OVERHEAD CONDUITS RELATIVE TO FOUNDATION LAYOUT PRIOR TO PILE INSTALLATION. NOTIFY ENGINEER WHERE UNDERGROUND UTILITIES, EXISTING FOUNDATIONS, OR ABOVE GRADE OBSTRUCTIONS INTERFERE WITH NEW PILING OR FOUNDATIONS PRIOR TO PILE INSTALLATION.
 - REMOVE ABANDONED FIRE WATER LINE BELOW NEW FOUNDATION AT THE LOCATION(S) INDICATED ON THE CIVIL DRAWING 10-21050.
 - REFERENCE MATERIAL HANDLING DRAWING 10-13140, REFERENCE EQUIPMENT DRAWINGS FROM PHELPS: DRAWING 10747-45H, RCV 1 AND PROCESS BAYRON, DRAWING 10-4664B-1.
 - FOR ELECTRICAL GROUNDING PLANS, SEE ELECTRICAL DRAWINGS 10-54010, 10-55041 & 10-55042.
 - "DET" IS ABBREVIATION FOR REFERENCE. REFERENCE DIMENSIONS ARE DEFINED AS DIMENSIONS OBTAINED FROM EITHER VENDOR DRAWINGS OR FROM EXISTING DRAWINGS OF THE EXISTING FACILITIES. REFERENCE DIMENSIONS SHALL BE USED FOR CONSTRUCTION PURPOSES ONLY AFTER FIELD VERIFICATION BY THE CONTRACTOR.
 - VERIFY LOCATION AND DIMENSIONS AT EXISTING BARK HOG PILE CAP FOUNDATION FOR DEMOLITION OF SLAB AND PLACEMENT OF REINFORCING TO SUPPORT NEW PIERS PER DETAIL 2 ON DRAWING 10-23072. NOTIFY ENGINEER OF ANY DISCREPANCIES FROM THE EXISTING CONDITIONS PRIOR TO DRIVING PILES FOR THIS AREA. WHERE PRESENCE OF THE EXISTING PILE CAP AND BEAMS FROM EXISTING HOG STRUCTURE DIFFER FROM WHAT IS SHOWN, THE CONTRACTOR IS TO REMOVE THE EXISTING FOUNDATION SLAB AND INTERIOR CROSS BEAM AS INDICATED AND IDENTIFY THE DIMENSIONED LOCATIONS OF THE EDGES AND CORNER OF THE PERIMETER PILE CAP GRADE BEAM. NOTIFY ENGINEER FOR PILE LOCATION VERIFICATION PRIOR TO DRIVING PILES 550, 558 & 560. REFERENCE EXISTING DRAWINGS 10-22016-D REV 1, 10-22016-D REV 2, 10-2202 REV 5 AND 10-2203 PHASE II REV 2 FOR THE EXISTING BARK AND WASTE HOG CONVEYOR FOUNDATIONS.
 - PROVIDE EPOXY GROUT AT PILOT AND HYDRAULIC CYLINDER BASE PLATES AT GRIDS 2 & 3. PROVIDE NON-SHRINK NON-METALLIC GROUT AT ALL OTHER BASE PLATES. SEE GROUT SPECIFICATION C503311.

REV.	DATE	DESCRIPTION	BY	APVD	REV.	DATE	DESCRIPTION	BY	APVD	REV.	DATE	DESCRIPTION	BY	APVD	ENGINEERING	DATE
2	03/29/18	ISSUED FOR CONSTRUCTION	JWD	HCH												
1	01/22/18	ISSUED FOR CONSTRUCTION	JWD	HCH												
0	01/12/18	ISSUED FOR CONSTRUCTION	JWD	HCH												
B	12/12/17	ISSUED FOR BID	JWD	HCH												
A	11/09/17	ISSUED FOR REVIEW	JWD	HCH												

DESIGNED BY: JWD	11/06/17	CHECKED BY: JWD	12/12/17	APPROVED BY: JWD	12/12/17	APPROVED BY: JWD	12/12/17	APPROVED BY: JWD	12/12/17	APPROVED BY: JWD	12/12/17	APPROVED BY: JWD	12/12/17	APPROVED BY: JWD	12/12/17	APPROVED BY: JWD	12/12/17
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amc foster wheeler	1979 LANTREE PARKWAY, SUITE 400, TUCKER, GEORGIA 30084	PROJECT NO: 196623	DRAWING NO: 10-23065	DRAWING TITLE: WOODYARD RECONFIGURATION FOUNDATION PLAN - SHEET 5 BARK TRUCK DUMPER & R24 TRANSFER	CAD FILE NO: 10-23065.DWG	DATE: 11/06/17	SHEET: 1	OF: 2
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MUST MEET ALL
FEMA REQUIREMENTS



NOTES:

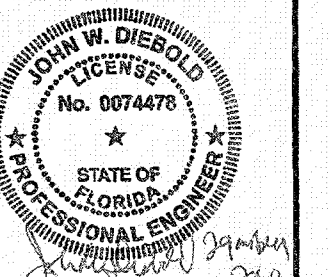
- ELEVATIONS ON THIS DRAWING ARE REFERENCED TO PLANT ELEVATIONS. PLANT ELEVATION = NAVD 88 + 4.30 FEET.
- SEE DRAWINGS 10-23051, 10-23052, AND 10-23053 FOR CONCRETE GENERAL NOTES AND TYPICAL DETAILS. SEE DRAWINGS 10-24130 AND 10-24131 FOR STEEL GENERAL NOTES AND TYPICAL DETAILS.
- SEE SPECIFICATIONS 196623-DD20-SFC-CS03300 FOR CAST-IN-PLACE CONCRETE AND 196623-DD20-SFC-CS03311 FOR GROUT SPECIFICATIONS.
- SEE DRAWING 10-23055, 10-23056, 10-23057, AND 10-23058 FOR STACKER RECLAIMER PILE LAYOUTS AND SEE DRAWINGS 10-23067, 10-23068, 10-23069 AND 10-23070 FOR STACKER RECLAIMER CONCRETE SECTIONS AND DETAILS.
- CONTRACTOR TO LOCATE ALL EXISTING UNDERGROUND UTILITIES, BELOW GRADE EXISTING FOUNDATIONS, AND OVERHEAD CONDUITS RELATIVE TO FOUNDATION LAYOUT PRIOR TO PILE INSTALLATION. NOTIFY ENGINEER WHERE UNDERGROUND UTILITIES, EXISTING FOUNDATIONS, OR ABOVE GRADE OBSTRUCTIONS INTERFERE WITH NEW PILING OR FOUNDATIONS PRIOR TO PILE INSTALLATION.
- SEE CIVIL DRAWING 10-21044 AND 10-21045 FOR ROUGH GRADING AND EROSION CONTROL PLAN.
- REFER TO MATERIAL HANDLING DRAWING 10-13144, 10-13145, 10-13146, 10-13148, 10-30071, AND 10-36004 FOR STACKER RECLAIMER.
- FOR ELECTRICAL GROUNDING PLANS, SEE ELECTRICAL DRAWINGS 10-54009 THRU 10-54011.
- "REF" IS ASSUMPTION FOR REFERENCE. REFERENCE DIMENSIONS ARE DEFINED AS DIMENSIONS OBTAINED FROM EITHER 1/2" SCALE DRAWINGS OR FROM EXISTING DRAWINGS OF THE EXISTING FACILITIES. REFERENCE DIMENSIONS SHALL BE USED FOR CONSTRUCTION PURPOSES ONLY AFTER FIELD VERIFICATION BY THE CONTRACTOR.
- REFERENCE EQUIPMENT DRAWINGS FROM FWM, INCLUDING THE FOLLOWING: 2100089867-000, 2100089868-000, 2100089869-000, 2100089870-000, 2100089871-000, 2100089872-000, 2100089873-000, 2100089874-000, 2100089875-000, 2100089876-000, 2100089877-000, 2100089878-000, 2100089879-000, 2100089880-000, AND LOAD TABLES 53980.
- LOCATE RING BEAM FOUR STRIPS AT LOCATIONS SHOWN AT MAXIMUM 110 FOOT SPACING AROUND PERIMETER OF RING BEAM. SEE DETAIL 120 ON DRAWING 10-23053.
- CONCRETE AT RING BEAM IS CONSIDERED MASS CONCRETE AND REQUIRES TEMPERATURE AND MOISTURE CONTROLS SUCH AS INSULATION BLANKETS DURING CURING. CURE TIME FOR MASS CONCRETE TO BE 14 DAYS UNLESS TEMPERATURE CONTROLS ALLOW EARLIER REMOVAL OF INSULATION BLANKETS BASED ON CONCRETE TEMPERATURE VERSUS AMBIENT TEMPERATURE.

DESIGNED IN ACCORDANCE
WITH ASCE 24-14

WORK SAFELY

SEAL & SIGNATURE ARE FOR REINFORCED CONCRETE AND FOUNDATION DESIGN SHOWN ON THIS DRAWING. DETAILED DESIGN DRAWINGS, LOADS, AND ANCHORAGE REQUIREMENTS FOR EQUIPMENT, CONDUITS, TRUSSES, AND PLATFORMS ARE BY FWM AND PROCESS DRAWING. PRECAST DESIGN IS BY TIDAL CORPORATION. EXISTING STRUCTURE INFORMATION IS REFERENCED FROM OWNER'S RECORD DRAWINGS.

amec foster wheeler
1975 LAKESIDE PARKWAY, SUITE 400, TUCKER, GEORGIA 30084
FLORIDA CIVIL NO. 8379
GEO. FILE: P:\CAD\STV\10-23061.DWG
PROJECT NO. 196623

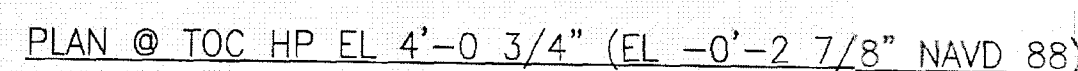


DRAWING TITLE: WOODYARD
WOODYARD RECONFIGURATION
FOUNDATION PLAN - SHEET 1
STACKER/RECLAIMER RING BEAM

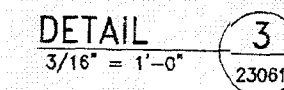
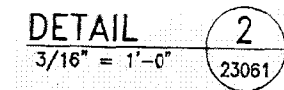
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DWG NO: 10-23061
SHEET: 1
REV: 1

REV.	DATE	DESCRIPTION	BY	APPROVED	REV.	DATE	DESCRIPTION	BY	APPROVED	ENGINEERING	DATE
1	03/29/18	ISSUED FOR CONSTRUCTION	JWD	HCH							
0	03/01/18	ISSUED FOR CONSTRUCTION	JWD	HCH							
C	02/01/18	ISSUED FOR BID - FIRE LINE SUPPORT	JWD	HCH							
B	12/21/17	ISSUED FOR BID	JWD	HCH							
A	11/17/17	ISSUED FOR REVIEW	JWD	HCH							

**MUST MEET ALL
FEMA REQUIREMENTS**

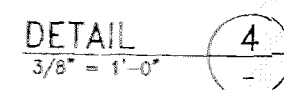


DETAIL 1
3/16" = 1'-0" 23061



NOTES:

1. ELEVATIONS ON THIS DRAWING ARE REFERENCED TO PLANT ELEVATIONS. PLANT ELEVATION = NAVD 88 + 4.30 FEET.
2. SEE DRAWINGS 100-23051, 100-23052, AND 100-23053 FOR CONCRETE GENERAL NOTES AND DETAIL DETAILS. SEE DRAWINGS 100-24124 AND 100-24131 FOR STEEL GENERAL NOTES AND DETAIL DETAILS.
3. SEE SPECIFICATIONS 19622-0200-SPCC-C503300 FOR CAST-IN-PLACE CONCRETE AND 19622-0200-SPCC-C503311 FOR CAST-IN-PLACE CONCRETE.
4. SEE DRAWING 100-23057, 100-23058, 100-23059, 100-23057, AND 100-23058 FOR STACKER RECLAIMER PILE LAYOUTS AND SEE DRAWINGS 100-23057, 100-23058, 100-23059 AND 100-23070 FOR STACKER RECLAIMER CONCRETE SECTIONS AND DETAILS.
5. CONTRACTOR TO LOCATE ALL EXISTING UNDERGROUND UTILITIES, BELOW GRADE EXISTING FOUNDATIONS, AND OVERHEAD UTILITIES RELATIVE TO FOUNDATIONS 100-23060 AND 100-23070 FOR STACKER RECLAIMER CONCRETE SECTIONS AND DETAILS. EXISTING FOUNDATIONS, OR ABOVE GRADE OBSTRUCTIONS INTERFERING WITH NOTIFY ENGINEER WHERE UNDERGROUND UTILITIES ARE TO BE INSTALLED TO BE REMOVED OR TO BE RELOCATED TO ACCOMMODATE NEW PILING OR FOUNDATIONS.
6. SEE CIVIL DRAWING 100-21044 AND 100-21045 FOR ROAD GRADING AND EROSION CONTROL PLAN.
7. REFERENCE MATERIAL HANDLING DRAWING 100-13144, 100-13145, 100-13146, 100-13148, 100-13149, 100-30071, AND 100-36004 FOR STACKER RECLAIMER.
8. FOR ELECTRICAL GROUNDING PLANS, SEE ELECTRICAL DRAWINGS 100-54009 THRU 100-54011.
9. "RPT" IS ABBREVIATION FOR REFERENCE. REFERENCE DIMENSIONS ARE DEFINED AS DIMENSIONS OBTAINED FROM EITHER MEJOR DRAWINGS OR FROM EXISTING DRAWINGS OF THE EXISTING FACILITIES. REFERENCE DIMENSIONS SHALL BE USED FOR CONSTRUCTION PURPOSES UNLESS OTHERWISE NOTED FOR FIELD VERIFICATION BY THE CONTRACTOR.
10. REFERENCE EQUIPMENT DRAWINGS FROM FWW, INCLUDING THE FOLLOWING: 2100089557-000, 2100089567-000, 2100089816-000, 2100089818-000, 2100089823-000, 2100089537-000, 2100089537-000, 2100089537-000 AND LOAD TABLES 2100089537-000.
11. CONTRACTOR AT DETAIL 1/4" VERTICAL FOUNDATION IS CONSIDERED MASS CONCRETE AND REQUIRES TEMPERATURE AND MOISTURE CONTROLS SUCH AS INSULATION BARRIERS DURING CURING. CURING FOR MASS CONCRETE CAN BE 14 TEMPERATURES VERSUS AMBIENT TEMPERATURES.
12. CONTRACTOR SHALL ALLOW REMOVAL OF INSULATION BARRIERS BASED ON CONCRETE



DESIGNED IN ACCORDANCE
WITH ASCE 24-14

WORK SAFELY

SEA & SIGNATURE ARE FOR REINFORCED CONCRETE AND FOUNDATION
DESIGN SHOWN ON THIS DRAWING. DETAILED DESIGN DRAWINGS, LOADS,
AND ANCHORAGE REQUIREMENTS FOR EQUIPMENT, CONVEYORS,
TRUSSES, AND PLATFORMS ARE BY FMH AND PROCESS BARRON.
PRECAST DESIGN IS BY TINDALL CORPORATION. EXISTING STRUCTURE
INFORMATION IS REFERENCED FROM OWNER'S RECORD DRAWINGS

amec foster wheeler 
1979 LAKESIDE PARKWAY, SUITE 400, TUCKER, GEORGIA 30084
FLORIDA COA NO. R-1729

DRAWING TITLE	Woodyard
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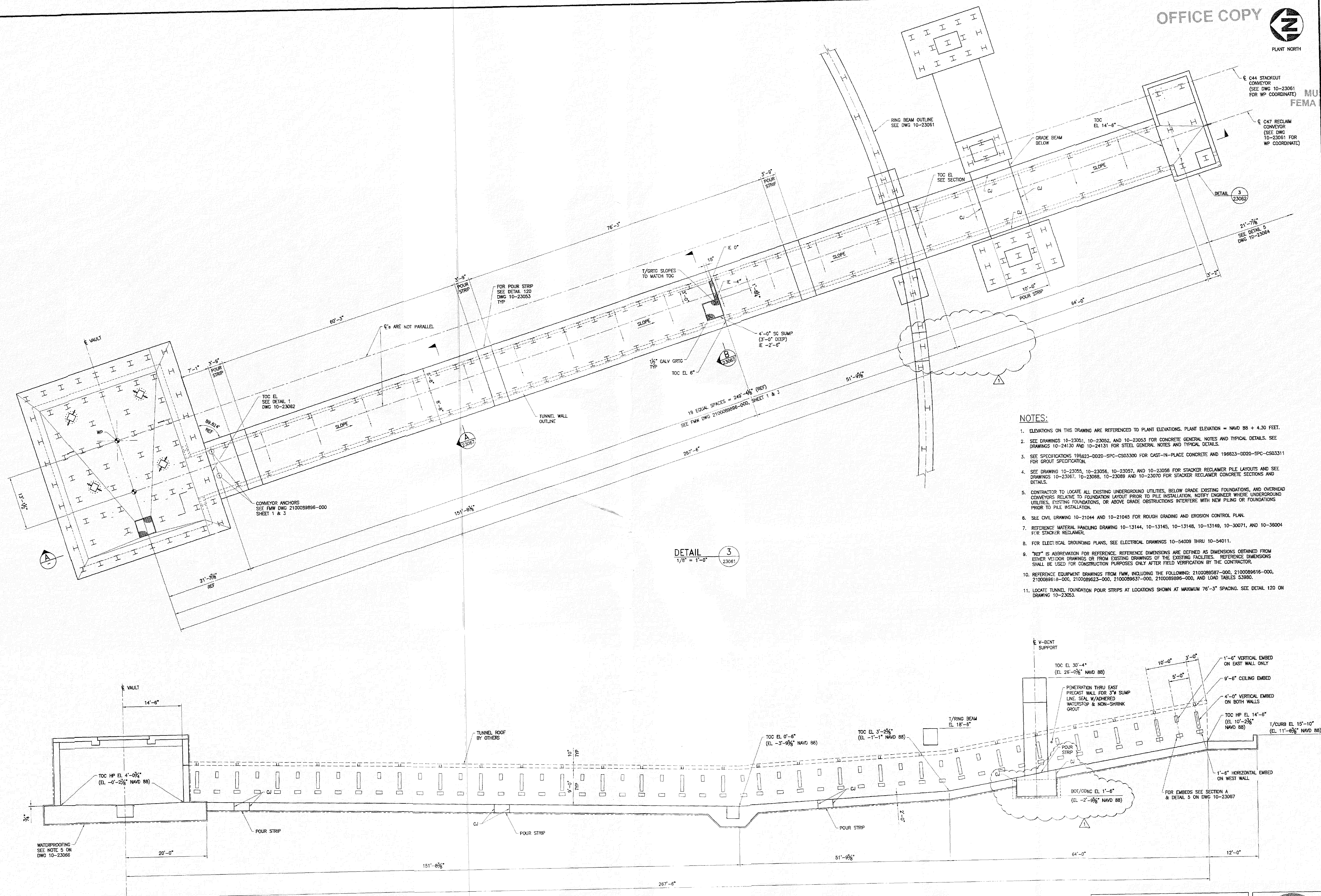
WOODYARD RECONFIGURATION
FOUNDATION PLAN - SHEET 2
STACKER RECLAIMER

CAD FILE No. (cad file location)	DWG. NO.	SHEET	REV.
10-23062.DWG	10-23062	1	1

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PLANT NORTH

MUST MEET ALL
FEMA REQUIREMENTS

NOTES:

- ELEVATIONS ON THIS DRAWING ARE REFERENCED TO PLANT ELEVATIONS. PLANT ELEVATION = NAVD 88 + 4.30 FEET.
- SEE DRAWINGS 10-23051, 10-23052, AND 10-23053 FOR CONCRETE GENERAL NOTES AND TYPICAL DETAILS. SEE DRAWINGS 10-24130 AND 10-24131 FOR STEEL GENERAL NOTES AND TYPICAL DETAILS.
- SEE SPECIFICATIONS 198823-0020-SPC-C503300 FOR CAST-IN-PLACE CONCRETE AND 198823-0020-SPC-C503311 FOR GROUT SPECIFICATION.
- SEE DRAWING 10-23054, 10-23055, 10-23056, 10-23057, AND 10-23058 FOR STACKER RECLAIMER PILE LAYOUTS AND SEE DRAWINGS 10-23061, 10-23062, 10-23063, 10-23064, 10-23065, 10-23066, 10-23067, 10-23068, 10-23069 AND 10-23070 FOR STACKER RECLAIMER CONCRETE SECTIONS AND DETAILS.
- CONTRACTOR TO LOCATE ALL EXISTING UNDERGROUND UTILITIES, BELOW GRADE EXISTING FOUNDATIONS, AND OVERHEAD CONVEYORS RELATIVE TO FOUNDATION LAYOUT PRIOR TO PILE INSTALLATION. NOTIFY ENGINEER WHERE UNDERGROUND UTILITIES, EXISTING FOUNDATIONS, OR ABOVE GRADE OBSTRUCTIONS INTERFERE WITH NEW PILING OR FOUNDATIONS PRIOR TO PILE INSTALLATION.
- SEE CIVIL DRAWING 10-21044 AND 10-21045 FOR ROUGH GRADING AND EROSION CONTROL PLAN.
- REFERENCE MATERIAL HANDLING DRAWING 10-13144, 10-13145, 10-13148, 10-13149, 10-30071, AND 10-38004 FOR STACKER RECLAIMER.
- FOR ELECTRICAL GROUNDING PLANS, SEE ELECTRICAL DRAWINGS 10-54009 THRU 10-54011.
- "763" IS ABBREVIATION FOR REFERENCE. REFERENCE DIMENSIONS ARE DEFINED AS DIMENSIONS OBTAINED FROM EITHER VENDOR DRAWINGS OR FROM EXISTING DRAWINGS OF THE EXISTING FACILITIES. REFERENCE DIMENSIONS SHALL BE USED FOR CONSTRUCTION PURPOSES ONLY AFTER FIELD VERIFICATION BY THE CONTRACTOR.
- REFERENCE EQUIPMENT DRAWINGS FROM FPM, INCLUDING THE FOLLOWING: 210008987-000, 210008988-000, 210008989-000, 210008990-000, 210008991-000, 210008992-000, 210008993-000, 210008994-000, 210008995-000, 210008996-000, 210008997-000, 210008998-000, 210008999-000, AND LOAD TABLES 53980.
- LOCATE TUNNEL FOUNDATION POUR STRIPS AT LOCATIONS SHOWN AT MAXIMUM 76'-3" SPACING. SEE DETAIL 120 ON DRAWING 10-23053.

DETAIL 3
1/8" = 1'-0"SECTION A
1/8" = 1'-0"DESIGNED IN ACCORDANCE
WITH ASCE 24-14

WORK SAFELY

SEAL AND SIGNATURE ARE FOR REINFORCED CONCRETE AND FOUNDATION DESIGN SHOWN ON THIS DRAWING. DETAILED DESIGN DRAWINGS, LOADS, AND ANCHORAGE REQUIREMENTS FOR EQUIPMENT, CONVEYORS, TRUSSES, AND PLATFORMS ARE BY FPM AND PROCESS BARRON. PRECAST DESIGN IS BY TUNAL CORPORATION. EXISTING STRUCTURE INFORMATION IS RETAINED FROM OWNER'S RECORD DRAWINGS.

amec foster wheeler

1575 LAWRENCE PARKWAY, SUITE 400, TUCKER, GEORGIA 30084

FLORIDA CON. NO.: 8379

CAD FILE: PACAD/STIR/10-23063.DWG

PROJECT NO.: 186823

DRAWING TITLE: Woodyard

WOODYARD RECONFIGURATION
FOUNDATION PLAN - SHEET 3
STACKER RECLAIMER TUNNEL

CAD FILE No. (cad file location) DWG NO.

10-23063.DWG 10-23063

SHEET

1

REV.

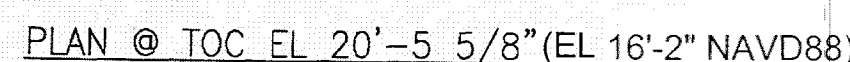
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REV.	DATE	DESCRIPTION	BY	APVD	REV.	DATE	DESCRIPTION	BY	APVD	ENGINEERING	DATE
1	03/29/18	ISSUED FOR CONSTRUCTION	JWD	HCH							
0	03/01/18	ISSUED FOR CONSTRUCTION	JWD	HCH							
C	02/01/18	ISSUED FOR BID - ADDED DETAIL 3 REFERENCE	JWD	HCH							
B	12/21/17	ISSUED FOR BID	JWD	HCH							
A	11/17/17	ISSUED FOR REVIEW	JWD	HCH							

DESIGN BY: JWD 11/14/17
DRAWN BY: JSW 11/14/17
CHECKED BY: JHS TSH 11/14/17
APPROVED BY:
APPROVED BY:
APPROVED BY:
APPROVED BY: MM/05/17

WestRock
NORTH EIGHTH STREET - FERNANDINA BEACH, FLORIDA

MUST N
MA REC



1
23061



NOTES

1. ELEVATIONS ON THIS DRAWING ARE REFERENCED TO PLANT ELEVATIONS. PLANT ELEVATION = NWD 88 + 4.30 FEET.
2. SEE DRAWINGS 10-20501, 10-20502, AND 10-20503 FOR CONCRETE GENERAL NOTES AND TYPICAL DETAILS. SEE DRAWINGS 10-24130 AND 10-24131 FOR STEEL GENERAL NOTES AND TYPICAL DETAILS.
3. SEE SPECIFICATIONS 196523-0020-SPC-CS03300 FOR CAST-IN-PLACE CONCRETE AND 196623-0020-SPC-CS03311 FOR GROUT SPECIFICATION.
4. SEE DRAWING 10-20505, 10-20508, 10-20507, AND 10-20508 FOR STACKER RECLAIMER PILE LAYOUTS AND DRAWING 10-20506, 10-20508, 10-20503, AND 10-2384 FOR STACKER RECLAIMER CONCRETE FOUNDATION PLANS.
5. PROVIDE A POLYMER RUBBER GEL (PRG) WATERPROOFING SYSTEM TO THE UNDERSIDE OF THE VAULT AND TUNNEL PILE CAPS WITH PROTECTION MEMBRANE OVER THE MID MAT. PROVIDE A POLYMER RUBBER GEL (PRG) SYSTEM OVER THE PILE CAP AND CONTINUOUS TO RUN UP THE WALLS OF THE VAULT AND WALLS AND BAYS. USE GTS 500 AND GTS-6024T (MID MAT) GEL-TON SYSTEMS AS PROVIDED BY GE-SYSTEMS GROUP AMERICA OR EQUIVALENT APPROVED SYSTEM. ALL COMPONENTS AND ALL APPLICATION SHALL BE IN WRITTEN RECOMMENDATIONS OF THE MANUFACTURER AND THE INSTALLATION SHALL RECEIVE THE MANUFACTURER'S APPROVAL TO ACHIEVE A 2.0 YEAR WARRANTY.
6. SEE FPM DRAWINGS 210008962300-SH1, 210008962300-SH2, 210008962300-SH3, 210008989600-SH1, 210008989600-SH2, 210008989600-SH3, 2100097042-000, AND 210009206-000 FOR LIST OF FPM REQUIRED COUNTERTOPS FOR DETAILS AT THE STACKER RECLAIMER VAULT PILE LEGS, TABLE TOPS, AND CENTER COLUMNS.
7. SEE FPM DRAWING 5000380-00 FOR LIST OF FPM REQUIRED COUNTERTOPS TO BE CONSTRUCTED AND SEE FPM DRAWINGS 2100077918-USD, 2100041850-USD, 210004397-USD SH1, 210004397-USD SH2, AND 2100054125-USD FOR FPM REQUIRED COUNTERTOP COUNTERTOP DETAILS TO BE COMPRESSIVE STRENGTH OF 4000 PSI. COUNTERTOP REINFORCING SHALL BE #5@8" X 783 HOOKED BARS WITH 3" COVER. LIFTING LUGS SHALL HAVE A MINIMUM DIMENSION OF 75% OF THE CONCRETE THICKNESS, UNLESS DIMENSIONED OTHERWISE. PROVIDE A MINIMUM LIFTING LUG AREA OF 1/2" FOR 2100041850-USD FPM COUNTERTOP. DRAWING 2100054125-USD IS ON HOLD AND NOT INCLUDED AT THIS TIME.

WORK SAFELY

WORK SAFELY



EIGHTH STREET • FERNANDINA BEACH, FLORIDA

SEAL & SIGNATURE ARE FOR REINFORCED CONCRETE AND FOUNDATION
DESIGN SHOWN ON THIS DRAWING. DETAILED DESIGN DRAWINGS, LOADS,
AND ANCHORAGE REQUIREMENTS FOR EQUIPMENT, CONVEYORS,
TRUSSES, AND PLATFORMS ARE BY FWW AND PROCESS BARRON.
PRECAST DESIGN IS BY TINDALL CORPORATION. EXISTING STRUCTURE
INFORMATION IS REFERENCED FROM OWNER'S RECORD DRAWINGS

arnec foster wheeler 
1979 LAKESIDE PARKWAY, SUITE 400, TUCKER, GEORGIA
FLORIDA COA NO.: 8379 30084

DRAWING TITLE	Woodward
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WOODYARD RECONFIGURATION
CONCRETE PLANS & SECTIONS
STACKER RECLAIMER

CAD FILE No. (cad file location)	DWG. NO.	SHEET	R
10-23066.DWG	10-23066	1	

[illegible]

BOA2019- 00_____

REC'D: _____ BY: _____

INVOICE #: _____

PAYMENT: _____ TYPE: _____

BOARD MEETING DATE: _____



APPLICATION FOR VARIANCE FROM THE LDC

APPLICANT INFORMATION

Owner Name: WestRock CP, LLC

Mailing Address: PO Box 2000, Fernandina Beach, FL 32035

Telephone: 904-261-5000 **Fax:** 904-277-5877

Email: daniel.rowland@westrock.com

Agent Name: _____

Mailing Address: _____

Telephone: _____ **Fax:** _____

Email: _____

PROPERTY INFORMATION

Street Address: 600 North 8th Street, Fernandina Beach, FL 32034

Parcel Identification Number(s): 00-00-31-1860-0000-0000

Lot Number: N/A **Block Number:** 120, 121, 122

PROJECT INFORMATION

Variance(s) requested from LDC Section(s): 3.03.00

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

See Attachment #5

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 Attachment #6

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 Attachment #6

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 Attachment #6

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 Attachment #6

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 Attachment #6

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 Attachment #6

☐ 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.

12/16/19
Date

David Rowland
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU } ss

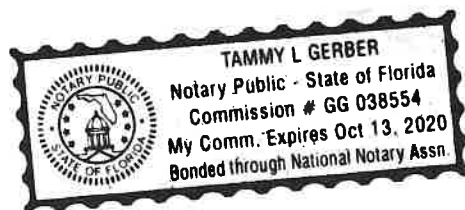
Subscribed and sworn to in my presence this 16 day of December, 2019, by
David Rowland

Tammy L Gerber
Notary Public Signature

Tammy L Gerber
Printed Name

10/13/20
My Commission Expires

Personally Known ☒ OR Produced Identification _____ ID Produced: _____



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:

- ☒ Signed, sealed, scaled survey of the property no older than two years from date of application See Attachment #1
- ☒ Proof of ownership (copy of deed or tax statement) See Attachment #2
- ☒ Completed agent authorization, if needed See Attachment #3
- ☒ Synopsis letter of reasons for request See Attachment #4
- ☒ 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.) See Drawings #1- #6

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.

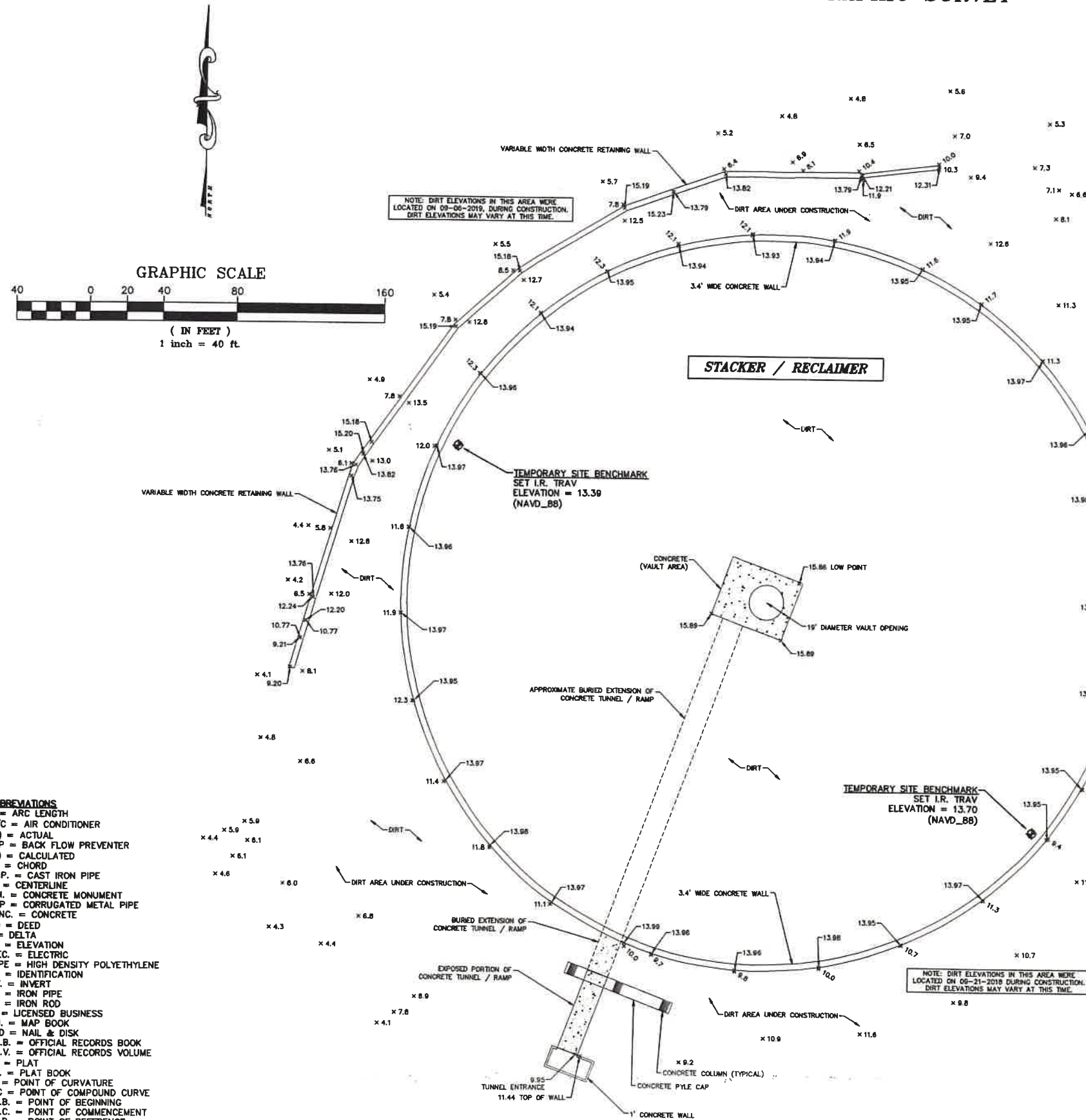
APPEALS: Any person aggrieved by any decision of the BOA or HDC regarding a variance may present to a court of record a petition, duly verified, setting forth that the decision is illegal, in whole or in part, specifying the grounds of the illegality. The petition shall be presented to the court within 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

MAP SHOWING TOPOGRAPHIC SURVEY

ATTACHMENT #1



PROJECT NO. 170318		FILE NO. 170318	
SHEET 1 OF 1		SHEET 1 OF 1	
THIS IS TO CERTIFY THAT THE ABOVE LANDS WERE SURVEYED UNDER MY PERSONAL SUPERVISION AND DIRECTION, THAT THERE WAS NO FLOOD INSURANCE ZONE "X-SHADED" AREA SHOWN ON THE SURVEY SHOWN HEREON, AND THAT THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS HAVE BEEN FOLLOWED IN THE CONDUCT OF THIS SURVEY. BOB L. PITTMAN, F.S.M. FLORIDA REGISTERED CERTIFICATE NO. 4827 DATE OF EXPIRATION: 12-31-2019 SEAL OF A FLORIDA LICENSED SURVEYOR			
Party Chief:	CC	Field Bk/Pg	SKETCH
Dwn by:	AMB	Chd by:	BLP
Drawing Date:	12-18-2019	Survey Date:	09-06-2019
File name:	Reference file:		
NASSAU COUNTY, FLORIDA FERNANDINA			
ARC SURVEYING & MAPPING, INC. 5800 S.W. 1st Ave. Ft. Lauderdale, FL 33309 Tel: (954) 581-1111 www.arc-surveying.com			

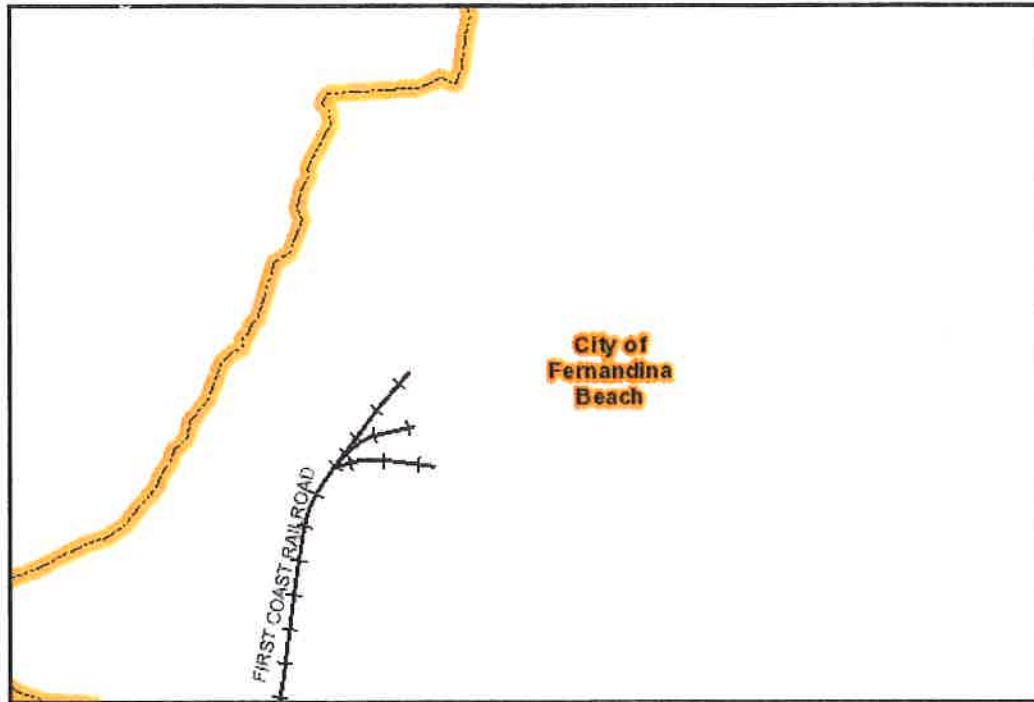
904-491-7300



www.NassauFLPA.com

ATTACHMENT #2

A. Michael Hickox
Nassau County Property Appraiser



Parcel Report	Results
Parcel ID	00-00-31-1860-0000-0000
Owner Information	ROCKTENN CP LLC
	C/O WESTROCK CP LLC
	PROPERTY TAX DEPARTMENT
Mailing Address	3950 SHACKLEFORD RD
	DULUTH, GA 30096
Site Address	600 N 8TH ST
	FERNANDINA BEACH
	32034
	801 N 14TH ST
	FERNANDINA BEACH
	32034
Previous Site Address (If Changed by 911)	Null
Deed Acre	228.15
Approximate Acres (GIS Calculated)	227.27
Property Use Code	004200
Municipality	City of Fernandina Beach
Census Tract	
MLS Zone	1 - Island
Subdivision	CONTAINER CORP. OF AMERICA



DELEGATION OF AUTHORITY FOR ENVIRONMENTAL MATTERS

CORRUGATED PACKAGING

As Executive Vice President of Containerboard Mills, I hereby ratify and confirm the authority of each General Manager (GM) and Designated Representative (DR) listed below to act as the responsible official and/or the duly authorized representative for the purpose of overseeing environmental compliance matters at the facility(ies) he manages (Covered Facilities). This Delegation of Authority includes, without limitation, the authority to execute and submit all environmental applications, certifications and reports required by the Covered Facilities, as well as the authority to act with respect to facilities in the U.S. as the "responsible official" as that term is defined at 40 C.F.R. § 70.2 and corresponding U.S. federal, state and local agency regulations.

To the extent allowed by applicable law, the GM or DR may re-delegate this authority, in writing, to any appropriately trained facility manager for the specific purpose of executing any monthly discharge monitoring or similar wastewater report that may be required under a National Pollutant Discharge Elimination System (NPDES) or comparable state or local wastewater discharge permit.

This Delegation of Authority will remain in effect until revoked or superseded.

Thomas M. Stigers
Executive Vice President, Containerboard Mills
WestRock

Effective Date: May 21, 2018

Covered Facilities	Designated Representative	Covered Facilities	Designated Representative
Dublin, GA	John McCarthy	Newberg, OR (Closed)	Nina Butler
Fernandina Beach, FL	Dan Rowland	Panama City, FL	Tommy Martin
Florence, SC	Devin Nix	Pointe-aux-Trembles, QC	Karyne Trudeau
Hodge, LA	Eric Taylor	Solvay, NY	Peter Tantaló
Hopewell, VA	James Osborne	Stevenson, AL	Mike Ballew
Jacksonville, FL	Bob Dansby	Tacoma, WA	Steve Devlin
La Tuque, QC	Pierre Pacarar	Uncasville, CT (Closed)	Nina Butler
Lynchburg, VA	Mark Murphy	West Point, VA	Chris Broome
Matane (Closed)	Pierre Pacarar		

ATTACHMENT #4

The WestRock mill permitted and constructed a wood chip reclaim system in 2018 (see Drawings #1- #6). The Mill and its contractor, as required by the City's Land Development Code(LDC) and Comprehensive Plan, met with representatives of the Army Corp of Engineers (ACE), the Florida Dept of Environmental Protection (FDEP) and consulted with the St. John's River Water Management District (SJRWMD) guidance to ensure the edge line of the adjoining wetlands were identified and marked and protected by an enhanced buffer (see Attachment #7). In summary:

- No construction or activity took place in the wetlands.
- The ACE and FDEP helped set and approve the line that delineates the wetlands (see Drawings #1- #6).
- The issue is how to buffer the wetlands from potential adverse impacts of the project.
- The buffer follows the FDEP/SJRWMD wetlands permitting handbook (see Attachment #8).
- The buffer averages 35-foot (see Drawings #1- #6).
- The FDEP has approved our buffer as it is (see Attachment #9).
- The City's Comprehensive Plan defines buffers to include walls and fences (see Attachment #10).
- The buffer includes a wall + fence that cost >\$800000 to ensure stormwater is captured onsite and prevents erosion.

This request is to allow a variance to the City's interpretation of its LDC as requiring 25' minimum undisturbed vegetated buffer, to allow the previously constructed wall, with additional planting of native vegetation on either side of the existing wall and fences, to achieve the 25' minimum vegetated buffer required by the City's LDC.

ATTACHMENT #5

The WestRock mill constructed a wood chip reclaim system in 2018. The project was located on the northern most portion of the Mill site. The Mill and contractor met repeatedly with representatives of the Army Corp of Engineers (ACE), the Florida Dept of Environmental Protection (FDEP) and consulted with the St. John's River Water Management District (SJRWMD) to ensure the edge line of the adjoining wetlands were identified and marked and protected by an enhanced buffer.

The Mill designed an enhanced buffer between the project and the wetlands edge to ensure stormwater would be retained on site and no runoff or erosion into the wetlands would occur from the project site. This design included a band of native vegetation, two silt fences using upgraded materials, and a steel and concrete wall topped by an additional fence. This design met all FDEP/SJRWMD and ACE requirements and followed the design criteria in the current FDEP/SJRWMD Environmental Resource Permit handbook. The City's own Comprehensive Plan calls for buffers to include vegetation, walls, and fences. The steel/concrete wall was built as an enhancement to the project at an expense of over \$800,000. This buffer design, including the wall and fences was shown on 4 different drawings submitted to the City in support of the permit application for the Chip Project.

The State (FDEP), the Water Management District (SJRWMD), and Federal Government (ACE) all call for a 25-foot average buffer around this project. The FDEP/SJRWMD approved design more than met that requirement with an average of 35-feet of vegetative buffer in addition to the enhancements noted above. To meet the City's LDC requirement to provide at least 25' of vegetation we have proposed to add additional vegetation in the buffer. However, current City staff is interpreting the City's Land Development Code (LDC) to require a 25' minimum **undisturbed** vegetative buffer.

This request is to allow a variance to the City's interpretation of its LDC as requiring 25' minimum undisturbed buffer, to allow the previously constructed wall, and planting of native vegetation on either side of the wall and fences to achieve the 25' minimum buffer required by the LDC. The vegetation we plan to add to the existing band of native vegetation in the 25' buffer is designed by professional wetlands biologists and horticulturists to achieve a lasting native vegetated buffer area at least 25' and in the majority of the buffer area, greater than the 25' minimum. The purpose of the buffer is to protect the adjacent wetlands. This buffer enhancement of silt fences, a wall, and fence atop the wall, will remain in place between the Chip pile and the wetlands.

ATTACHMENT #6

Special Conditions-The location of the chip pile is dictated by the layout of the mill's original 1938 design. The chip pile is a critical part of the Mill's woodyard that provides the raw material to the pulp and paper making process. Logs are chipped or chips are unloaded adjacent to, or nearby, the chip pile. It is not feasible to convey chips from other parts of the mill site. While construction would have been easier and less costly to locate the chip pile in other locations on the Mill site, the inherent design of a modern day woodyard dictated the location of the pile on the most northern portion of the mill, despite the additional cost of construction. In addition, after consultation with FDEP (see Attachment #9), it was agreed that merely maintaining the existing vegetation, alone, provided insufficient protection for the adjoining wetland and that the better practice was to enhance the buffer with the retaining wall that was constructed.

Special Privilege-There are no other chip piles located in the district that would require a variance to the 25' of undisturbed vegetation. No unique or special advantage would be gained for the mill because no other chip piles are located near the wetland's boundary. The cost of revegetation added to the existing vegetation, the original cost of adding the silt fences and the wall with a fence atop are all additional and unique cost to the Mill that afford no special privileges.

Literal Interpretation- While the project design could have simply provided a 25' buffer of native vegetation to meet the City's literal interpretation of The City's Land Development Code(LDC) requirement, that would not achieve, by itself, maximum protection to the adjoining wetlands (see Attachment #11). It appears that is why the City's own Comprehensive Plan calls for other buffer options like walls and fences (see Attachment #10). The City's LDC and Florida State Code of regulations for protection of wetlands, both requires "reasonable assurance" that wetlands will be protected. The addition of fences and walls, while disturbing the native vegetation for a short time, provide that assurance. Establishment of 25' minimum of vegetation within the buffer will meet both the letter and the express intent of the building code, and combined with the additional enhancements, will utilize buffer elements specifically listed in the City's Comprehensive Plan buffer definition (see Attachment #10).

Minimum Variance- One possible and reasonable variance request would be to request total relief from the City's 25' minimum vegetated buffer due to meeting all State, Water Management District and Federal requirements, combined with the enhancement of silt fencing and wall with fence atop (see Attachment #8). The request to provide revegetation of native vegetation, combined with enhancement of fences and a wall, will provide maximum protection to the wetlands and stormwater impacts while allowing reasonable use of the industrial Mill property for a chip pile. This request is the minimum variance possible to both provide reasonable assurance to minimize wetland impact while meeting the intent of the City's building code and exceeding the express requirement.

General Harmony-This approach meets or exceeds the State, Water Management District and Federal buffer requirements (see Attachment #9). It includes features defined for buffers in the City's Comprehensive plan (see Attachment #10) and will result in meeting the unique City's building code thru revegetation (see Attachment #11).

Public Interest- This variance will ensure an enhanced buffer will protect the wetlands adjacent to the project are protected from runoff (see Attachment #9). The Buffer, as designed and built, ensures storm water will be contained on site and minimizes any chance of erosion into the adjacent wetlands. The project is located on a zoned parcel for Industrial use and is compatible with the rest of the mill site.

local sanitary sewer service is made available to the residents, consistent with County Health Department requirements.

- B. All new development shall be required to connect to the central sewer system, except as provided in Section 7.02.02(C).

**7.02.04 Standards Regarding Reclaimed Water Facilities
(RESERVED)**

7.03.00 REQUIREMENTS REGARDING DRAINAGE AND STORMWATER MANAGEMENT

7.03.01 Generally

- A. The purpose of the stormwater management requirements set forth in this section is to minimize the detrimental effects of stormwater runoff and to provide for mitigation of stormwater impacts from new development and redevelopment.
- B. The regulations in this section are intended to:
 1. Provide maximum water quality and habitat benefits;
 2. Provide retention/detention of stormwater runoff to maintain surface water quality, ensure percolation, and reduce contamination to drainage canals, surface water, and groundwater;
 3. Prevent any development activity that would endanger lives and harm property, water quality, or environmental systems;
 4. Preserve natural lakes, creeks, other water courses, and natural drainage features;
 5. Encourage the use of stormwater management systems for urban landscape irrigation; and
 6. Prevent creation of flood hazards due to new development.
- C. The requirements of this LDC do not supersede those of other State, federal, or regional agencies. All applications for development shall include proof of a permit or exemption from SJRWMD.

7.03.02 Applicability and Exemptions

- A. All proposed development, except as specifically described in this section, shall comply with the standards and criteria set forth in Section 7.03.00.
- B. No drainage system, whether natural or manmade, shall be altered, designed, constructed, abandoned, restricted, or removed without prior written approval of the City and all appropriate State and federal agencies.
- C. The following activities may alter or disrupt existing stormwater runoff patterns, and unless specifically exempted under Section 7.03.02(D) below, shall be authorized only through issuance of a stormwater management permit prior to initiation of development:
 1. Clearing and/or drainage of land prior to construction of a project;
 2. Altering the shoreline or bank or any surface water body; or
 3. Altering any ditches, dikes, terraces, berms, swales, or other water management facilities.
- D. The following development activities are exempt from the requirements of this section:
 1. Single-family dwellings and associated accessory structures, provided they are within a subdivision having a valid stormwater management permit and properly operating stormwater management systems designed and sealed by an engineer;
 2. Maintenance, alteration, or improvement of an existing structure where it has been determined by the City that such maintenance, alteration, or improvement will not

change the peak discharge rate, volume, or pollution load of stormwater runoff from the site on which that structure is located;

3. Activities that are not considered development; and
4. Emergencies requiring immediate action to prevent material harm or danger to persons, when obtaining a permit is impractical and would cause undue hardship in protection of property from fire, violent storms, hurricanes, or other hazards. A report of the emergency shall be made to the City Manager as soon as practicable.

7.03.03 Standards for Stormwater Management

- A. All development shall comply with the specifications, standards of design, and detailed technical requirements provided in the manuals adopted by reference in Chapter 1.
- B. No subdivision shall be platted, nor shall construction commence for any single-family, multi-family, commercial, industrial, or institutional project, until the drainage design for such project has been approved by the City, and proof of permit from the SJRWMD, the USACOE, if applicable, and the Amelia Island Mosquito Control District, has been provided to the City.
- C. The drainage design plans for the project shall be prepared, signed, and sealed by a Florida registered professional engineer.
- D. All drainage facilities and easements shall be documented to ensure the City that capacity and right-of-way are adequate from the source, through the development, to the receiving body of water, without adversely affecting upstream or downstream properties. Any improvements or increase in capacity of those facilities required to keep the project in compliance with all applicable regulations shall be made at the expense of the applicant.
- E. Design basis
 1. All subdivisions and multi-family, commercial, industrial, and institutional projects shall provide for retention of stormwater within the boundaries of the project.
 - a. For projects within areas designated for zero discharge, storage shall accommodate a ten (10) year, twenty-four (24) hour storm event.
 - b. For all other areas, retention shall accommodate the greater of the first one-half ($\frac{1}{2}$) inch of stormwater within the boundaries of the project, or the first one (1) inch of storm flow from all roofs, sidewalks, paved surfaces, and parking areas (at 100 percent runoff), whether paved or not.
 - c. The project shall also provide detention for all stormwater flows.
 - d. Detention shall prevent peak flows after development from exceeding the peak flow prior to development.
 - e. Retention or detention areas for multi-family, commercial, industrial, and institutional projects shall not be located in public road rights-of-way or within single-family zoning districts.
 2. All floor slab elevations shall be constructed at least one (1) foot higher than the 100-year flood level.
 - a. Unless the drainage master plan dictates higher levels, in areas where the floodplain has been established under the requirements of the FEMA or the National Flood Insurance Program, the level shall comply with such requirements.
 - b. In all other areas, floor slab levels shall be constructed to the elevations specified in the engineer of record's approved drainage plan.

- c. If no drainage plan exists, or if the plan predates this chapter, the floor level shall be at least eighteen (18) inches above the roadway unless otherwise approved by the City.
 3. Where a development includes a retention basin in the drainage system, the basin shall be located in such a manner as to minimize damage when the design storm is exceeded.
 - a. A minimum of twenty (20) feet of drainage right-of-way shall be set aside to allow for ingress and egress, and a continuous maintenance berm shall be provided around the perimeter of the retention basin.
- F. Rainfall and runoff criteria
 1. The system or project shall be designed for design floods resulting from rainstorms of the following expected frequencies or greater:
 - a. Ten (10) year, twenty-four (24) hour intervals for all drainage except floodways, street inlets, and cross drains.
 - b. Floodway and receiving body of water flood conditions as shown for 100 years' duration storm in the FEMA flood insurance study, latest edition.
 - c. Five (5) year, twenty (20) minute intervals for street inlets and cross drains.
 2. Ultimate land usage shall be assumed for selection of proper runoff coefficients within the basins involved. Weighted runoff coefficients shall be applied where different coefficients apply within the areas comprising the basin.
- G. Drainage map
 1. The project engineer shall include in the construction plans a master drainage map showing all existing and proposed features. The map shall be prepared on a scale not to exceed one (1) inch equals 200 feet. As a minimum, it shall include:
 - a. The limits of the drainage basin or sub-basin;
 - b. Topography of the project;
 - c. Topography between the project and the receiving body of water, or the receiving City-, County- or State-owned drainage facility;
 - b. Topography of adjacent property;
 - c. Existing points of entry of water from adjacent property;
 - d. Points of discharge of water from the project;
 - e. Limits of fill required to construct facilities and to prevent minimum flooding of future dwelling units, except that no filling for construction will be permitted in the 100-year floodplain;
 - f. Finished floor slab elevations and minimum elevation of the bottom of floor framing for each structure to accommodate the 100-year flood elevation;
 - g. Location of National Flood Insurance Program rate map flood zones; and
 - h. Soil profiles, using the USDA soil classification method, to be performed on sufficient areas throughout the project to provide adequate information on the overall suitability of the proposed drainage plan.
 2. With respect to Sections 7.03.03(G)(1)(a),(c), and (d), if a project fronts on an approved public or private road and the applicant can demonstrate to the satisfaction of the City that no drainage will be discharged from the project onto any adjacent property, these items may be waived. No waiver of any kind will relieve the applicant of responsibility or liability from damage caused by increased runoff from his project.
- H. Drainage during construction
 1. All off-site drainage entering the property prior to the commencement of construction shall be maintained through the construction period.

**ENVIRONMENTAL RESOURCE PERMIT
APPLICANT'S HANDBOOK
VOLUME I
(GENERAL AND ENVIRONMENTAL)**

**This Volume, including Appendices G, H, and I only is
incorporated by reference in subsection 62-330.010(4), F.A.C.**

Effective June 1, 2018

FOR:

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION



NORTHWEST FLORIDA WATER MANAGEMENT DISTRICT



SUWANNEE RIVER WATER MANAGEMENT DISTRICT



ST. JOHNS RIVER WATER MANAGEMENT DISTRICT



SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT



SOUTH FLORIDA WATER MANAGEMENT DISTRICT



10.2.7 Secondary Impacts

Pursuant to **section 10.1.1(f), above**, an applicant must provide reasonable assurances that a regulated

activity will not cause adverse secondary impacts to the water resource, as described in **sections (a)**

A.H. Volume I June 1, 2018

10-14

Secondary impacts to the habitat functions of wetlands associated with adjacent upland activities will not be considered adverse if buffers, with a minimum width of 15 ft. and an average width of 25 ft., are provided abutting those wetlands that will remain under the permitted design, unless additional measures are needed for protection of wetlands used by bald eagles for nesting, or listed species for nesting, denning, or critically important feeding habitat. The mere fact that a species is listed does not imply that all of its feeding habitat is critically important. Buffers shall be maintained in an undisturbed vegetated condition, except when the permit requires removal of exotic and nuisance vegetation or the planting of appropriate native species to prevent adverse secondary impacts to the habitat functions of the wetlands. Drainage features such as spreader swales and discharge structures are acceptable within the buffer, provided the construction or use of these features does not adversely impact wetlands. Where an applicant elects not to use buffers of the above-described dimensions, buffers of different dimensions, or other measures, may be proposed to provide the required reasonable assurance. Wetlands or other surface waters shall not be filled to achieve this buffer requirement. For example, an undisturbed upland buffer would not be required to be established waterward of areas of wetlands or other surface waters that are authorized to be filled for other purposes, such as to construct a bulkhead, although this does not relieve the applicant from providing other reasonable assurance demonstrating that the construction, alteration, and intended or reasonably expected uses of a proposed activity will not result in adverse secondary impacts to wetlands and other surface waters. Buffers proposed to protect against secondary impacts shall be allowed to overlap with vegetated natural buffers, except where the Agency determines that such overlap would adversely affect the purposes each buffer is designed to address.

A.H. Volume I June 1, 2018

10-17

Dana Kahlbaum

From: Kershner, Matthew <Matthew.Kershner@FloridaDEP.gov>
Sent: Thursday, October 17, 2019 2:03 PM
To: Dana Kahlbaum
Cc: Michele Rundlett
Subject: FW: WestRock Buffer Pictures
Attachments: Buffer Pics.pdf

EXTERNAL – Use Caution

Hello Dana,

Thank you for providing the recent photos and plan views of the existing upland buffer.

As we discussed, due in part to the upland buffer, the upland activity should not cause an adverse secondary impact to the habitat functions of the proximate estuarine wetlands. The design is consistent with that defined in the SJRWMD Applicant's Handbook Volume I, having an average width of 25 ft. and a minimum width of 15 ft. More significantly, the facility is designed to not discharge stormwater across the buffer nor to the wetlands as the retaining wall prevents this. The inclusion of a length of retaining wall within the buffer, or within 25 ft. of the wetlands, also appears to be consistent with the intent of the rule which allows for drainage structures within the buffer, provided the construction or use of this feature does not adversely impact wetlands.

Thank you for your inquiry! If I can be of any assistance, please let me know.

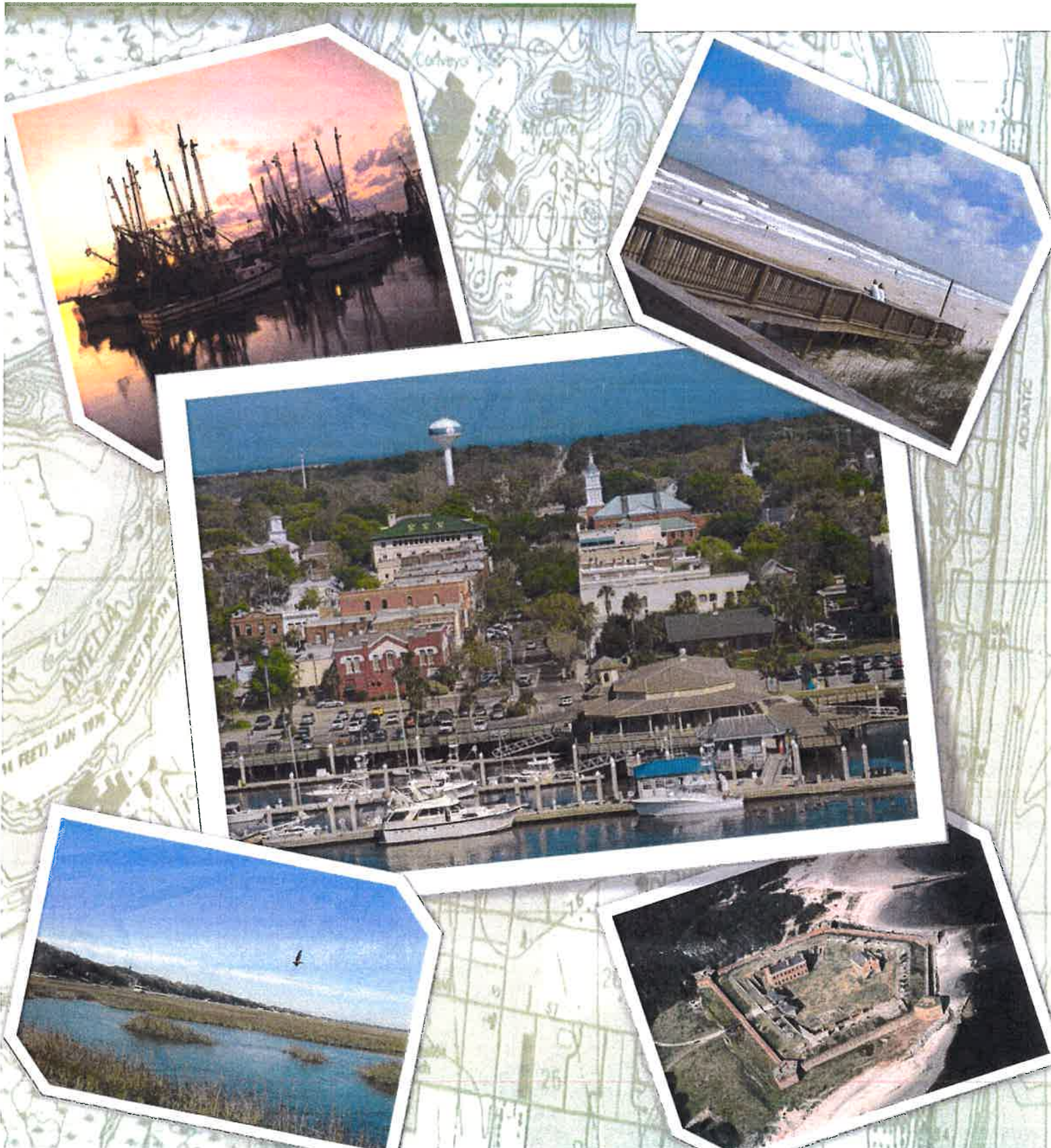
Matt

Matthew Kershner
Compliance Assurance Manager
Florida Department of Environmental Protection
(904) 256-1649



CITY OF FERNANDINA BEACH 2030 COMPREHENSIVE PLAN

ATTACHMENT #10



2030 COMPREHENSIVE PLAN ACRONYMS & DEFINITIONS



ADA:	Americans with Disabilities Act
AED:	Automated External Defibrillator
AGI:	Adjusted Gross Income
ALS:	Advanced Life Support
BLS:	Basic Life Support
CBD:	Central Business District
CCCL:	Coastal Construction Control Line
CHHA:	Coastal High Hazard Area
CITY:	City of Fernandina Beach
CUP:	Consumptive Use Permit
CUPZ:	Coastal Upland Protection Zone
COUNTY:	Nassau County
CRA:	Community Redevelopment Area
DEO:	Department of Economic Opportunity
DEP:	Florida Department of Environmental Protection
DOT:	Florida Department of Transportation
EMS:	Emergency Medical Services
ERU:	Equivalent Residential Unit
ESL:	Environmentally Sensitive Lands/Areas
FAA:	Federal Aviation Administration
FAC:	Florida Administrative Code
FCC:	Federal Communications Commission
FAR:	Floor Area Ratio
FBFRD:	Fernandina Beach Fire-Rescue Department
FBPD:	Fernandina Beach Police Department
FEMA:	Federal Emergency Management Agency
FIRM:	Flood Insurance Rate Map
FLUM:	Future Land Use Map
FS:	Florida Statute
FSUTMS:	Florida Standard Urban Transportation Model Structure
GHG:	Greenhouse Gases
ISO:	Insurance Services Office
LOS:	Levels of Service
LID:	Low Impact Development
NFPA:	National Fire Protection Association
NEFRC:	Northeast Florida Regional Council
NPS:	Non-point Source Pollution
OFW:	Outstanding Florida Waters
PUD:	Planned Unit Development
SCHOOL BOARD:	Nassau County School Board
SHPO:	State Historic Preservation Officer
SLOSH:	Sea, Lake and Overland Surges from Hurricanes
SJRWMD:	St. Johns River Water Management District
STATE:	State of Florida
USACE:	United States Army Corps of Engineers
USDA:	United States Department of Agriculture
QOS:	Quality of Service
VMT:	Vehicle Miles Traveled

Active Recreation – Active recreation refers to a mix of uses that may include the following facilities or facility types: athletic fields, buildings or structures for recreational activities, concession, community garden, courses or courts, children's play area, dog play area, or a bike path.

Adjusted Gross Income – Per F.S., “Adjusted gross income” means all wages, assets, regular cash or noncash contributions or gifts from persons outside the household, and such other resources and benefits as may be determined to be income by the United States Department of Housing and Urban Development, adjusted for family size, less deductions allowable under s. 62 of the Internal Revenue Code.

Affordable workforce housing – (See Housing) *POLICY REFERENCE: 3.03.09 (pg. 3-3)*

ARTPLAN Software – ARTPLAN is software that was developed by the Florida Department of Transportation (FDOT) to aid in determining the multimodal level of service (LOS) of a variety of facilities. This software is primarily used in the planning phase of a transportation project, and it evaluates multiple variables affecting all modes of transportation (automobile, pedestrian, bicycle, and transit) in order to assess the efficiency of the facility. This software allows a more detailed analysis of multimodal operations prior to the preliminary engineering phase of a transportation project. This software is one of the few professionally accepted methodologies for evaluating multimodal LOS. While it builds on the Highway Capacity Manual (HCM) methodologies, it is expanded to account for the entire multimodal system. This approach is beneficial to communities and agencies by providing a more reliable and quantitative multimodal assessment in the planning process.

Buffer – Land area and landscaping provided to separate a use which may have a negative impact on an adjacent use or natural resource. Buffers may include physical barriers, vegetated berms, hedges, landscape cover, walls, fences and land area with dense vegetation and tree canopies. *POLICY REFERENCES: 1.02.05 (pg. 1-3), 1.02.09 (pg. 1-5), 1.07.11 (pg. 1-17), 1.07.12 (pg. 1-18), 1.07.13 (pg. 1-18), 1.09.07 (pg. 1-22), 1.10.01 (pg. 1-22), 2.03.09 (pg. 2-6), 2.13.05 (pg. 2-23), 4.02.05 (pg. 4-3), 4.05.16 (pg. 4-9), 5.04.10 (pg. 5-7), 5.05.12 (pg. 5-9), 5.08.07 (pg. 5-15), 5.08.09 (pg. 5-16), 5.10.01 (pg. 5-18), 5.10.05 (pg. 5-19), 5.11.09 (pg. 5-21), 7.04.10 (pg. 7-6), 9.03.02 (pg. 9-2), 9.03.03 (pg. 9-2)*

Class II and III waters – Class II waters are waters suitable for shellfish propagation or harvesting. Class III waters are waters suitable for fish consumption; recreation, propagation and maintenance of a healthy, well-balanced population of fish and wildlife. Water quality classifications are arranged in order of the degree of protection required, with Class I water having generally the most stringent water quality criteria and Class V the least. However, Class I, II, and III surface waters share water quality criteria established to protect fish consumption, recreation and the propagation and maintenance of a healthy, well-balanced population of fish and wildlife. *POLICY REFERENCES: 4.05.07 (pg. 4-7), 5.07.03 (pg. 5-11), 5.07.04 (pg. 5-11), 5.10.12 (pg. 5-20)*

Coastal Construction Control Line – establishes an area of jurisdiction in which special siting and design criteria are applied for construction and related activities. These standards may be more stringent than those already applied in the rest of the coastal building zone because of the greater forces expected to occur in the more seaward zone of the beach during a storm event. It is an essential element of Florida's coastal management program because it provides protection for Florida's beaches and dunes

3.03.01 Applicability

3.03.03 Development Within Wetlands

The requirements of this section shall apply to all of the areas under the jurisdiction of the Florida DEP, the USACOE, and the SJRWMD, as well as those lands identified as "Conservation" on the FLUM and on the adopted zoning map. Exemptions to buffering requirements exist for resource-based recreational facilities such as trails, boardwalks, piers and boat ramps, and components of water-dependent commercial uses such as port facilities, marinas, fish camps, and commercial fishing operations.

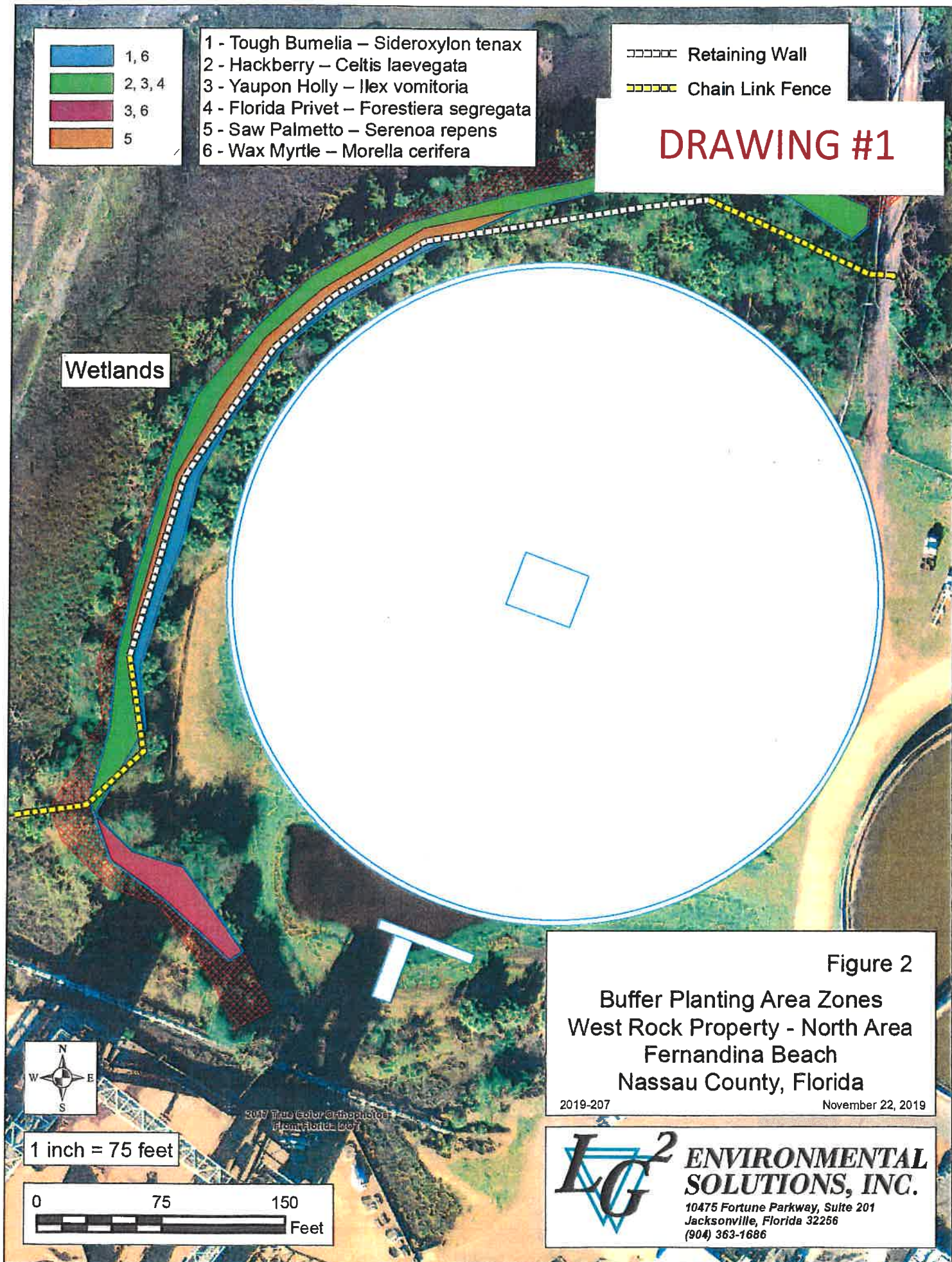
All new development and redevelopment adjacent to jurisdictional wetlands shall be required to include coordination with the agencies with regulatory jurisdiction over wetlands, including the County, representatives of the Florida DEP, the USACOE, and the SJRWMD, for assistance and verification in identifying and delineating wetlands.

Except as expressly provided in this section, no development activity shall be permitted in a wetlands area, as defined in Section 3.03.01.

A. Wetlands shall be preserved in their natural state. No fill shall be placed in a wetland, and the wetland shall not be altered.

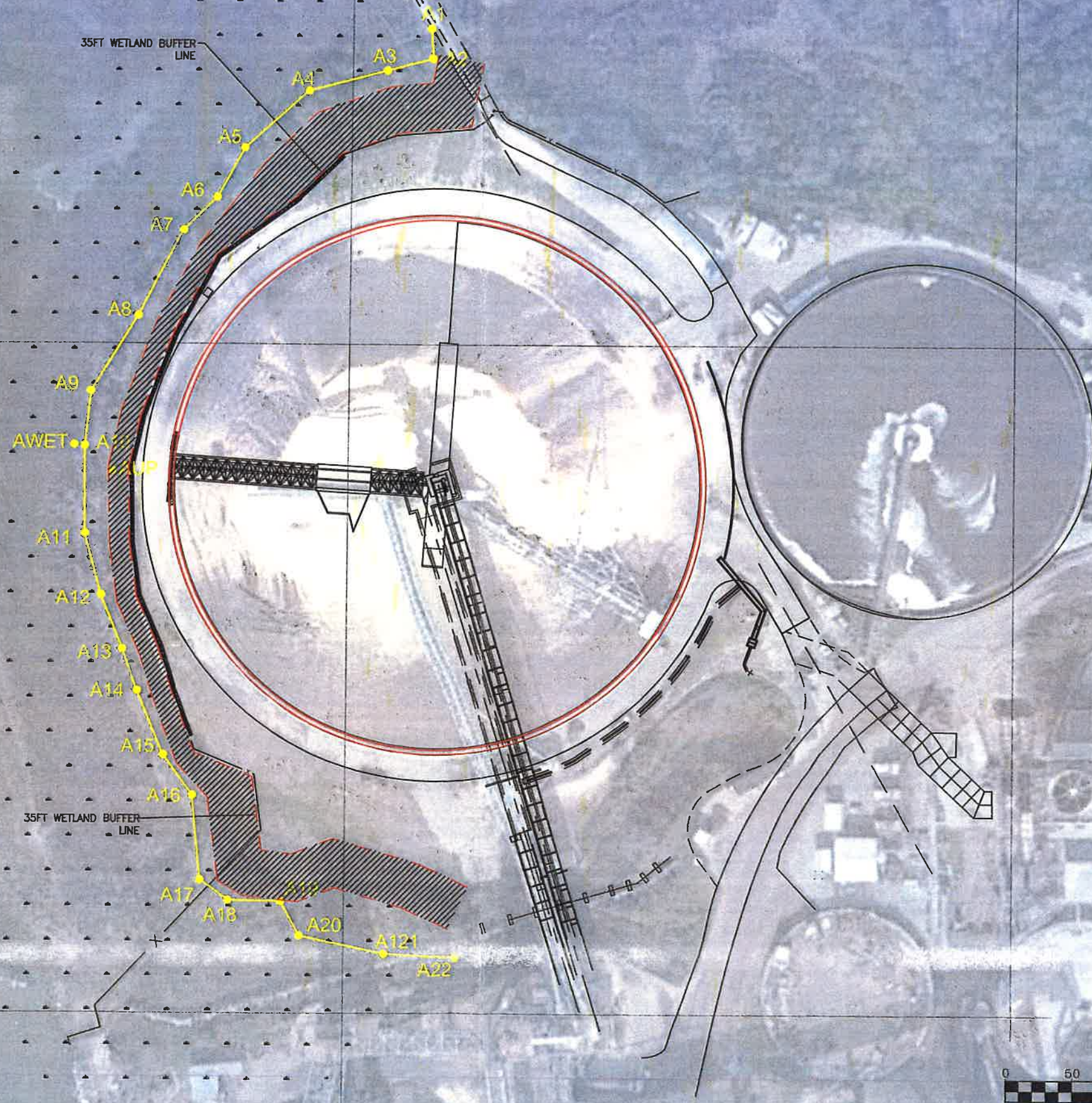
B. Buffering requirements for development adjacent to wetlands or natural water bodies:

1. All new development and redevelopment adjacent to jurisdictional wetlands or surface water bodies shall be required to provide a buffer zone of native vegetation at least twenty-five (25) feet wide around wetlands and fifty (50) feet from natural water bodies to prevent erosion, retard runoff, and provide areas for habitat. All new construction that is a water dependent or water related use within the CRA and I-W zoning is exempt from the required buffers established by this Section; and



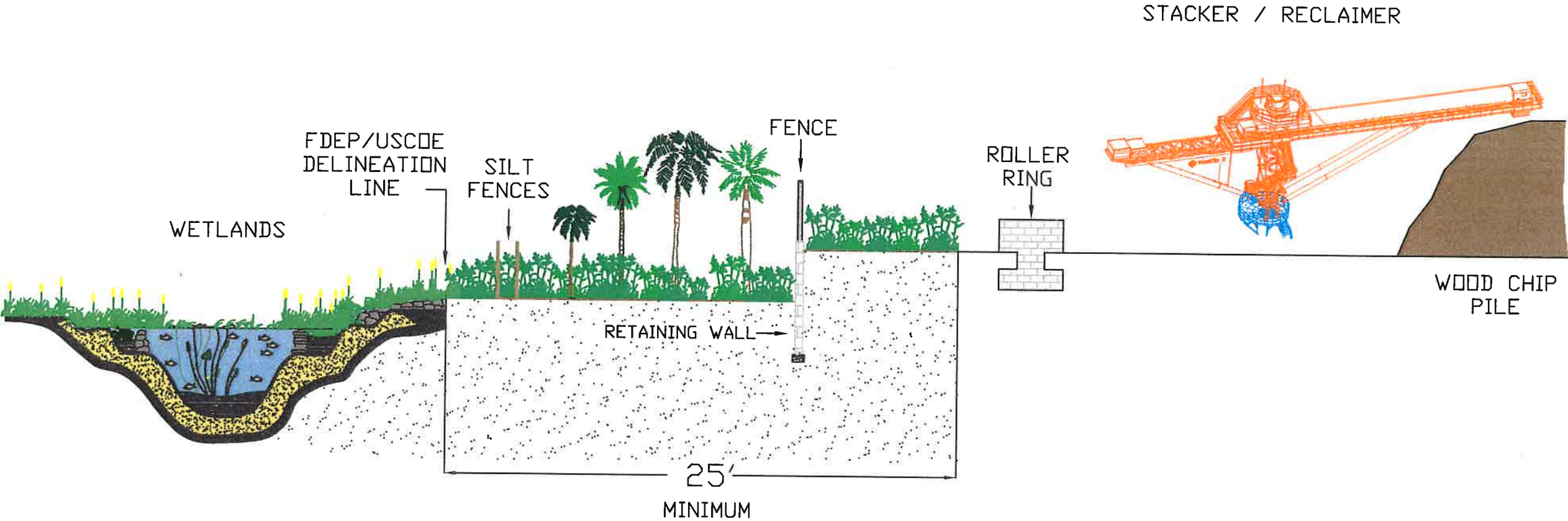
DRAWING #2

W:\Acad-01\Mill Area 02 (Dwg Area 10,13)\Civil\10-21046 FOR BUFFER.dwg, 7/31/2019 1:09:13 PM

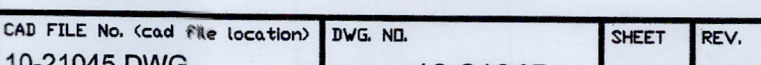


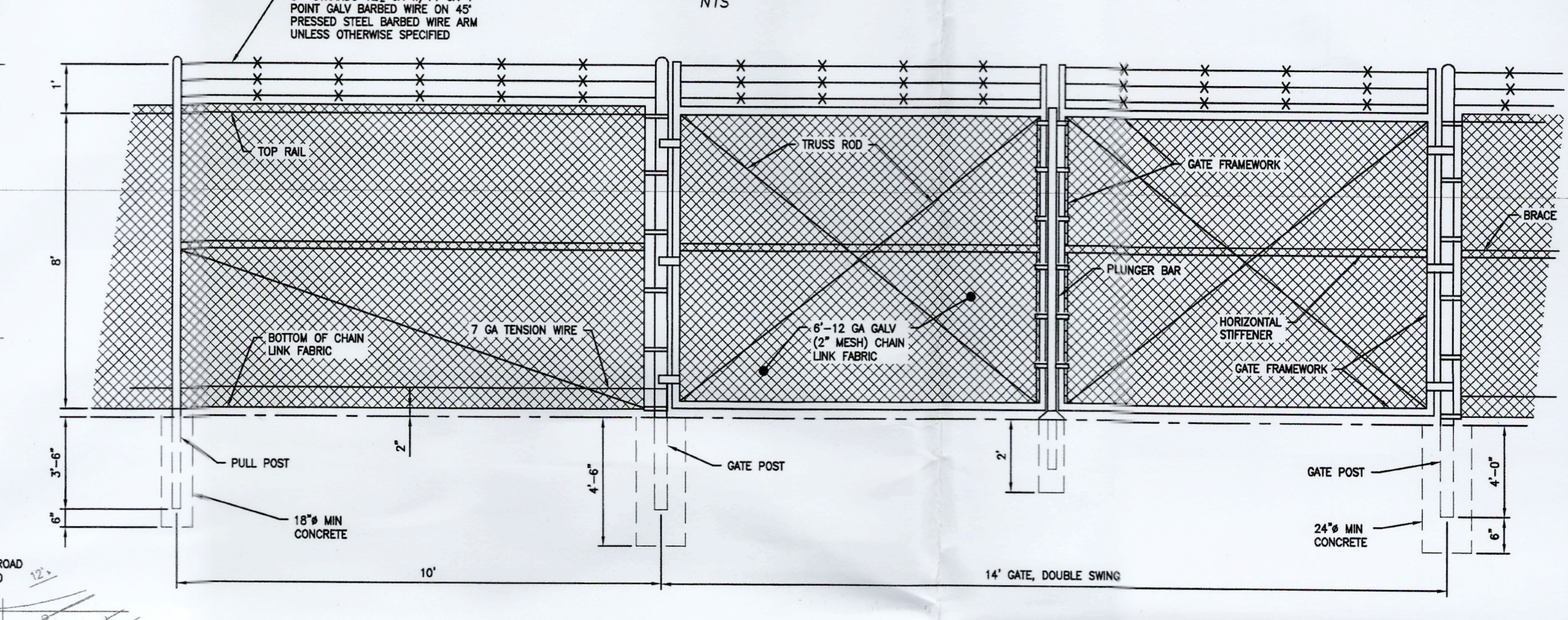
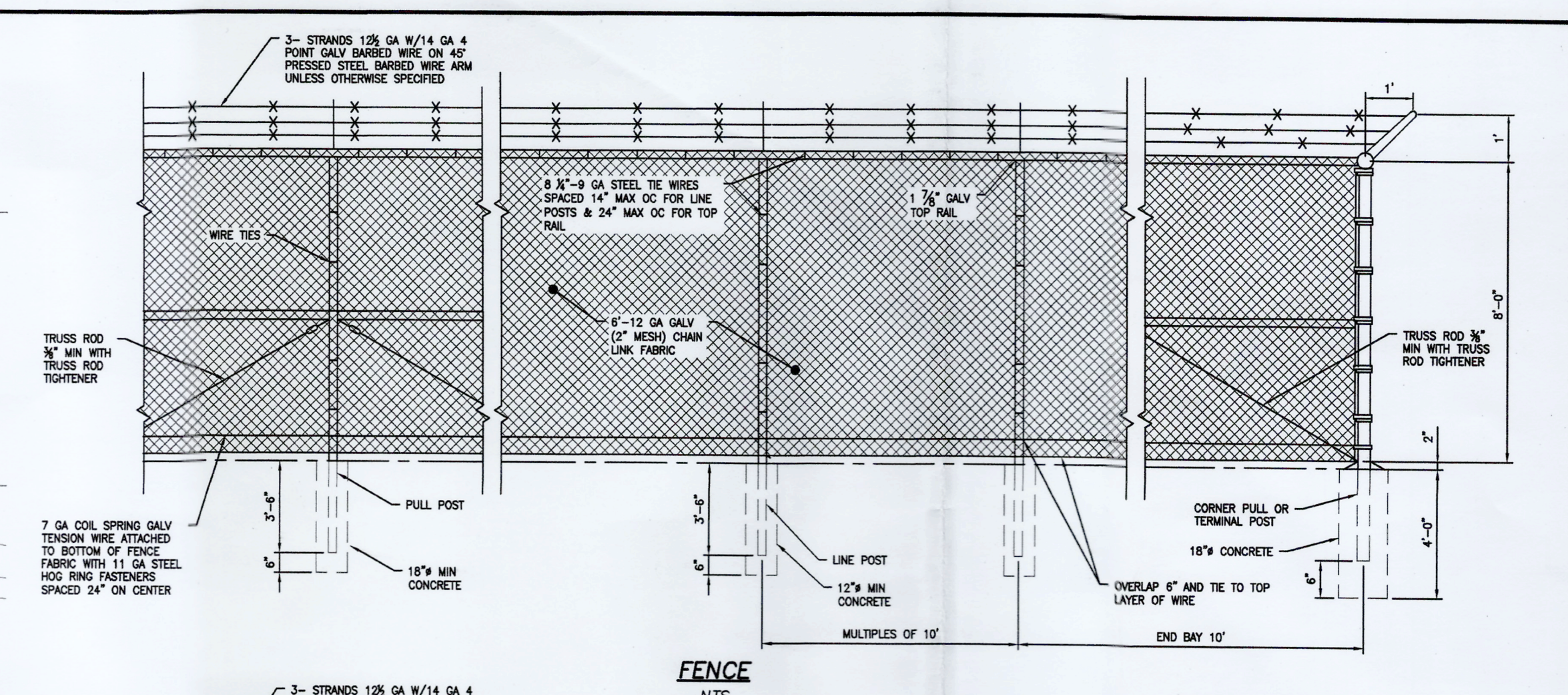
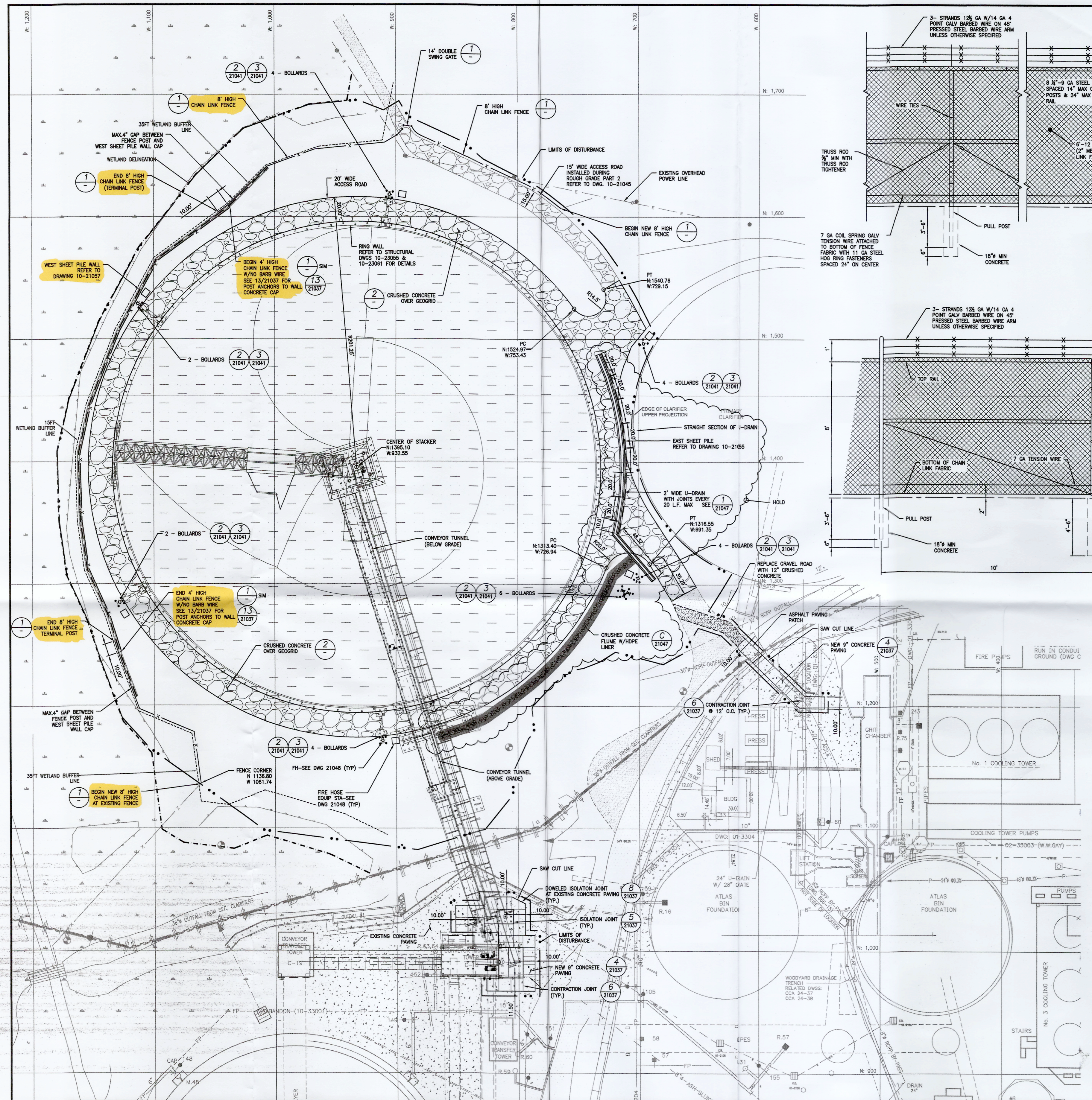
GRAPHIC SCALE





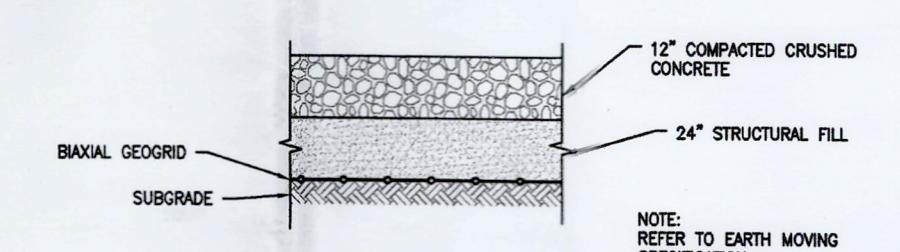
NOTE: NOT TO SCALE

[illegible]

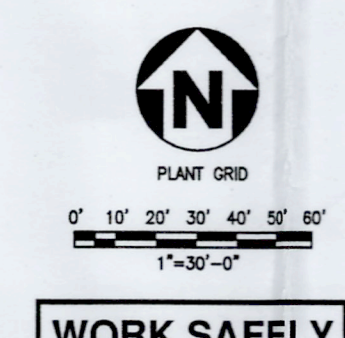


1 8' CHAIN LINK FENCE AND SWING GATE DETAILS
NTS

- NOTES
1. REFER TO DRAWING 10-21035 FOR NOTES, LEGENDS, AND ABBREVIATIONS.
 2. INSTALL THE NEW 8' HIGH FENCE AND GATE TOWARDS THE END OF CONSTRUCTION.
 3. SEE SPECIFICATION SPEC. 323113, CHAIN LINK FENCES AND GATES.



2 CRUSHED CONCRETE PAVEMENT
NTS



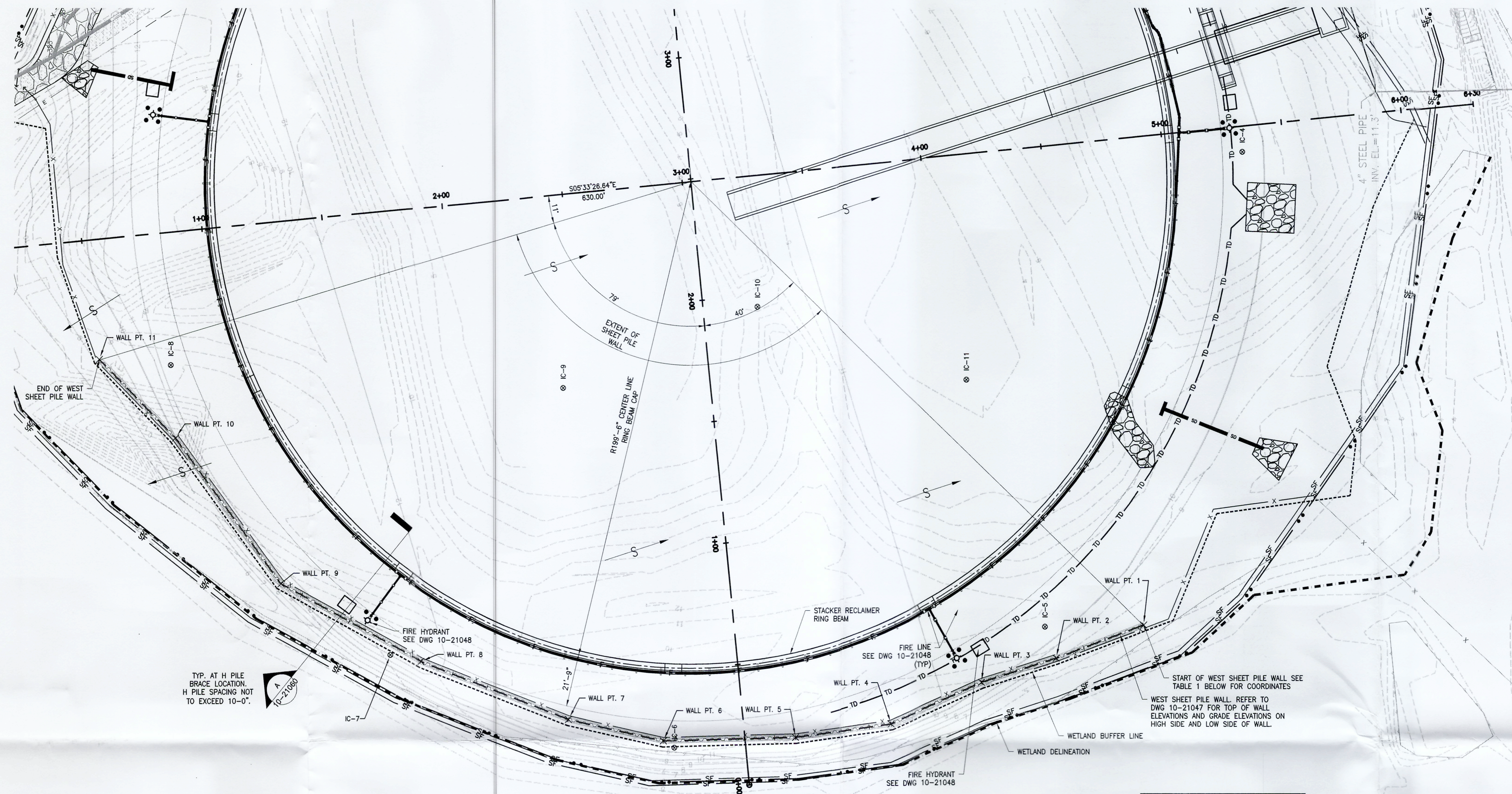
WORK SAFELY



amec foster wheeler 1879 LINDSEY PARKWAY, SUITE 400, TUCKER, GEORGIA 30084 FLORIDA C.O. NO.: 8379 CAD FILE: P:\CAD\10-21046.dwg	
DRAWING TITLE: WOODYARD RECONFIGURATION SITE PLAN STACKER RECLAIMER	
CAD FILE No. (cad file location): 10-21046.DWG	DWG. NO.: 10-21046
SHEET	REV.
0	0

REV.	DATE	DESCRIPTION	BY	APVD	REV.	DATE	DESCRIPTION	BY	APVD	REV.	DATE	DESCRIPTION	BY	APVD	REV.	DATE	DESCRIPTION	BY	APVD	REV.	DATE	DESCRIPTION
D	03/02/18	ISSUED FOR CONSTRUCTION	MBE	SWM																		
C	02/01/18	BID ADDENDUM	MBE	SWM																		
B	12/21/17	ISSUED FOR BID	MBE	SWM																		
A	12/04/17	ISSUED FOR REVIEW	MBE	SWM																		

DRAWING #5



PLAN - WEST SHEET PILE WALL

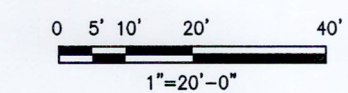
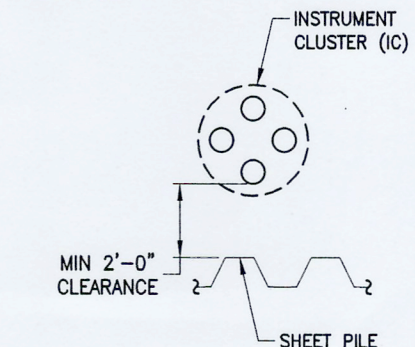


TABLE 1 - WEST SHEET PILE WALL WALL COORDINATES AT EAST FACE OF WALL		
WALL PT.	NORTHING	EASTING
1	1207.1954	-1114.6200
2	1243.4411	-1128.2309
3	1274.3496	-1138.1344
4	1311.7454	-1154.9018
5	1351.9723	-1160.5235
6	1406.6836	-1161.8889
7	1445.9565	-1153.0996
8	1507.0233	-1129.3755
9	1565.0664	-1097.7617
10	1608.7074	-1037.8201
11	1640.2040	-1005.6195

- NOTES
1. WORK THIS DRAWING WITH 10-21056 AND REFERENCE DRAWINGS 10-21044, 10-21045, 10-21047 AND 10-23055.
 2. FOR GENERAL NOTES SEE 10-23051 AND 10-24130.
 3. REFER TO GEOTECHNICAL FINAL DESIGN RECOMMENDATIONS SUMMARY REPORT - WOODYARD RECONFIGURATION PROJECT, WESTROCK COMPANY, FERNANDINA BEACH, FLORIDA, PREPARED BY AMECFW E&I, INC., DATED, JANUARY 24, 2018.
 4. ELEVATIONS THIS DRAWING ARE REFERENCED TO PLANT ELEVATIONS. NAVD83 DATUM IS 4.30' LOWER THAN PLANT DATUM.
 5. COORDINATES ON THIS DRAWING ARE BASED ON PLANT COORDINATE SYSTEM.
 6. THE ON-SITE GEOTECHNICAL INSTRUMENTATION CLUSTERS (DESIGNATED IC-1 THRU IC-12) ARE TO BE PROTECTED AND PRESERVED AS EXISTING CONDITION. THE IC LOCATIONS NEAR THE WEST SHEET PILE WALL LOCATION ARE IC-5, IC-6, IC-7 AND IC-8 AS SHOWN ON THIS DRAWING. THE IC LOCATIONS INCLUDE A SETTLEMENT PLATE, SLOPE INCHMETER, PIEZOMETER AND FOR IC-5 AND IC-7, AN EXPLORATORY WELL. ANY DAMAGE OF THE INSTRUMENTATION IS TO BE REPLACED IN-KIND AT NO COST TO THE OWNER, PLUS A PAYMENT PENALTY FOR DAMAGE OF \$5,000 PER INDIVIDUAL INSTRUMENT. NOTIFY THE PROJECT GEOTECHNICAL ENGINEER OF ANY INSTRUMENT LOCATION THAT INTERFERES WITH TEMPORARY OR PERMANENT CONSTRUCTION WORK. THE PROPOSED SHEET PILE WALL LOCATION MAY BE ADJUSTED SLIGHTLY AS REQUIRED TO MAINTAIN A MINIMUM 2'-0" CLEARANCE BETWEEN THE SHEET PILE AND CLOSEST INSTRUMENT CLUSTER PIPE/CASING AS SHOWN BELOW.



- ALL IC'S SHOULD ALSO BE INSIDE OR EAST OF WALL LOCATION SO WALL LOCATION SHOULD BE ADJUSTED ACCORDINGLY.
7. OTHER CONSTRUCTION NEAR OR ASSOCIATED WITH THE WALL INCLUDE A SITE BORDER FENCE, FIRE WATER LINES/PIPES AND HYDRANTS, STORMWATER CONTROL, GRADING, AND THE PERIMETER ROADWAY SUBGRADE AND WEARING SURFACE. FOR LOCATIONS OF ALL EXISTING ABANDONED AND LIVE BURIED UTILITIES AND FUTURE UTILITIES SUCH AS FENCES, FIRE LINES AND FIRE HYDRANTS, STORMWATER DRAINS, ETC., SEE CIVIL DRAWINGS.
 8. THE USE OF VIBRATORY PILE HAMMERS WOULD BE APPROPRIATE FOR USE IN INSTALLING THE SHEET PILES.
 9. THE USE OF JETTING TO FACILITATE THE INSTALLATION OF THE SHEET PILES SHOULD NOT BE PERMITTED BELOW AN ELEVATION OF -30 FEET (NAVD 83). JETTING SHOULD NOT BE PERFORMED WITHIN 10 FEET OF AN INSTRUMENTATION CLUSTER.
 10. THE FINAL SEATING OF THE SHEET PILE SHOULD BE PERFORMED WITH A VIBRATORY OR IMPACT-TYPE HAMMER TO THE ESTIMATED TIP OF -45 FEET (NAVD 83).

WORK SAFELY

REV.	mm/dd/yyyy	DESCRIPTION	BY:	APVD	REV.	DATE	DESCRIPTION	BY:	APVD	REV.	DATE	DESCRIPTION	BY:	APVD	ENGINEERING	DATE
D	03/02/18	ISSUED FOR CONSTRUCTION	CKB	AGS												
C	01/31/18	ISSUED FOR BID (REVISED)	CKB	AGS												
B	01/15/18	ISSUED FOR BID	CKB	AGS												
A	12/21/17	ISSUED FOR REVIEW	CKB	AGS												



amec foster wheeler
1579 LAKESHORE PARKWAY, SUITE 400, TUCKER, GEORGIA 30084
FLORIDA CO. NO.: 8379
CAD FILE: 10-21057.dwg
PROJECT NO.: 196623
SIGNATURE: _____

DRAWING TITLE
WOODYARD
WOODYARD RECONFIGURATION
WEST SHEET PILE WALL
LAYOUT PLAN

CAD FILE NO. (cad file location) DWG NO. SHEET REV.
10-21057.DWG 10-21057 0

DRAWING #6



BOA 2019-13

Airport Road – SouthShore CRE

BOARD OF ADJUSTMENT STAFF REPORT

Case Number	2019-13
Meeting Date	January 15, 2020
Owner/Applicant	COFB: Proposed Lease Agreement with SouthShore CRE, Inc./Passero Associates, LLC represented by Christopher Nardone
Property Location:	Airport Road
Parcel Number:	06-2N-28-0000-0001-0000
Requested action:	VARIANCE from LDC Section 4.03.02 Standard for Development in the Airport Overlay – Architecture and Building Design Standards for Development on the Airport as adopted by reference in the LDC. Specifically – Setbacks: The minimum building setback shall be twenty-five-feet from any adjacent ground lease boundary.
Current zoning:	I-A
FLUM land use category:	Industrial
Existing uses on the site:	Aviation related

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:

The requested action is to reduce the building setback for the three-unit box hangar from twenty-five-feet, to seven feet, on the north and west side of the building. During the pre-application discussion with the City's Technical Review Committee, an existing twelve-inch watermain was identified on the west side of the proposed leasehold. The proposal location seeks to reduce adverse impacts to the existing watermain as recommended by the City's Utilities Department, and work with the existing dry pond to the north.

The twenty-five-foot building setback in the design standards appears to support the National Fire Protection Association (NFPA) fifty-foot clear area separation for hangar buildings. The applicant has proposed a means of fire protection allowed by the NFPA for instances where clear area requirements can not be met.

The Airport Advisory Commission unanimously recommended approval of the proposal at their November 14th, 2019 regular meeting.



II. CONSISTENCY WITH THE COMPREHENSIVE PLAN:

The following Comprehensive Plan statements are applicable in this case:

- **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.
- **OBJECTIVE 4.08 - AIRPORT** It is the goal of the Fernandina Beach Municipal Airport to provide a safe, attractive and well-maintained airport facility; to support the economic development of our community; to be responsive to the business and recreational needs of our residents, neighbors, visitors and users; to operate in an efficient, self-sustaining and prudent manner; and to be in compliance with all applicable federal, state and local regulations.
- **Policy 4.08.01** - The City shall coordinate with the Federal Aviation Administration (FAA), the Florida Department of Transportation, the St. Johns Water Management District, the Florida Fish and Wildlife Conservation Commission and the Department of Environmental Protection, as may be required, regarding master planning for the airport and for the placement and specifications of structures and facilities.
- **Policy 4.08.02** - The airport shall maintain a Federal Aviation Administration (FAA) approved airport master plan.
- **Policy 4.08.03** - The City shall promote financial independence of the Fernandina Beach Municipal Airport through: a. Preparing periodic updates to the airport development plan; b. Development of a long-range capital improvements program consistent with financial capacity; and c. Development of an operations and maintenance program compatible with financial resources.

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.
- 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 regarding each of the following provisions:

**Consistent
with
Criteria?**

All questions must be answered in the affirmative 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 <u>do</u> 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. An existing 12" watermain passes through the site along the western side of the proposed hangar units which was identified during the City's Technical Review Committee process. The reduction in building setback is sought in order to reduce possible adverse impacts to the watermain and work with the existing dry pond on the north side of the proposed hangar.
--	---



☒ Yes ☐ No	2. <u>Special Privilege</u>: Granting the variance <u>does not confer</u> 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 location of the existing watermain warrants a reduction in building setback to allow for the reasonable development of the hangar project. The twenty-five-foot leasehold setback furthers (NFPA) clear area requirements between hangars. To fulfill this requirement, the applicant has proposed a 3-hour fire rated wall to meet fire protection requirements as allowed by the NFPA.
☒ Yes ☐ No	3. <u>Literal Interpretation</u>: Literal interpretation of the provisions of the Land Development Code <u>would</u> deprive the applicant of rights commonly enjoyed by other properties in the same zoning district. Yes. The setback is intended to provide clear area protection between adjoining hangars. However, the NFPA allows for other means of protection which the applicant has proposed. The site plan was reviewed and approved by the Airport Advisory Commission (AAC) at their November 14, 2019 regular meeting.
☒ Yes ☐ No	4. <u>Minimum Variance</u>: The variance requested <u>is the minimum</u> variance needed that will make possible the reasonable use of the land, structure, or building. Yes. The request allows for the reasonable construction of the hangars consistent with the airport's Master Plan and the Airport Layout Plan, as approved by the AAC.
☒ Yes ☐ No	5. <u>General Harmony</u>: Granting the variance <u>will</u> be in harmony with the general intent and purpose of the Land Development Code and Comprehensive Plan. Yes. The site plan has been reviewed and approved by the AAC for consistency with the Master Plan and Airport Layout Plan. The reduction in building separation will be satisfied by as allowed by the FBC and NFPA.
☒ Yes ☐ No	6. <u>Public Interest</u>: Granting the variance <u>is compatible</u> with surrounding properties, will not cause injury to the area involved, or otherwise be detrimental to the public health, safety, welfare or environment. Yes. Reducing the building setback on the north and west side of the proposed hangar will not cause injury to the area involved, or otherwise be detrimental to the public health, safety, welfare or environment.



BOA 2019-13

Airport Road – SouthShore CRE

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.

Jacob M. Platt, City Planner

VI. MOTION TO CONSIDER:

I move to **approve or deny** BOA case number 2019-13; AND I move that the BOA make the following findings of fact and conclusions of law part of the record: That BOA case 2019-13, 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 2019-13 **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	_____	_____	_____

BOA2019- 00 13

REC'D: 12/23 BY: AB

INVOICE #: 6034

PAYMENT: _____ TYPE: _____

BOARD MEETING DATE: _____



APPLICATION FOR VARIANCE FROM THE LDC

APPLICANT INFORMATION

Owner Name: South Shore CRE

Mailing Address: 4835 Munson St. Canton, Ohio 44718

Telephone: 330-418-2086 **Fax:** 330-494-6005

Email: hgiltz@giltzassociates.com

Agent Name: Passero Associates, LLC (Christopher Nardone)

Mailing Address: 4730 Casa Cola Way #200 St. Augustine, Florida 32095

Telephone: 904-757-6106 **Fax:** _____

Email: cnardone@passero.com

PROPERTY INFORMATION

Street Address: Airport Road Fernandina Beach, Florida 32034

Parcel Identification Number(s): 06-2N-28-0000-0001-0000

Lot Number: _____ **Block Number:** _____

PROJECT INFORMATION

Variance(s) requested from LDC Section(s): Airport's Design Standards Building Leasehold Setback from 25' to 7'

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

Proposed 3 Unit Box Hangar Building approximately 127'-2" x 35'-0" (4,451 SF) within a 11,109 SF ground lease site area at Fernandina Beach Municipal Airport.

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.

The existing 12" watermain for the Airport passes through the proposed site for the 3 Unit Box Hangar Building including the existing Dry Pond which restricts the site. In order to be consistent with the Airport Layout Plan and minimize the impact to the existing 12" watermain and dry pond a variance is requested.

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.

The existing condition of the 12" watermain and dry pond is a unique condition within this site location.

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.

It would deprive the Airport from being able to be consistent in following the Airport Layout Plan.

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

The reduction of the required set back from 25' to 7' is the minimum variance needed.

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

Granting the variance will also be in harmony with the FAA approved Airport Layout Plan.

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.
Granting the variance also will not be detrimental to the FAA approved Airport Layout Plan.

☐ 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.

12/16/19
Date

[Signature]
Signature of Applicant

Ohio
STATE OF ~~FLORIDA~~
COUNTY OF ~~NASSAU~~ Stark } ss

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 16th day of December, 2019, by Harry W Gith

[Signature]
Notary Public

Christie A. Koontz
Printed Name

August 16, 2022
My Commission Expires

Personally Known X OR Produced Identification _____ ID Produced: _____



CHRISTINE A. KOONTZ
Notary Public, State of Ohio
My Commission Expires 08-16-2022



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Harry W. Giltz
(print name of property owner(s))

hereby authorize: Passero Associates, LLC (Christopher Nardone)
(print name of agent)

to represent me/us in processing an application for: Variance from the LDC
(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)

(Print name of owner)

HARRY W. GILTZ
(Print name of owner)

Ohio
STATE OF ~~FLORIDA~~
COUNTY OF ~~NASSAU~~ Stark } ss

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 16th day of December, 20 19, by Harry W. Giltz.

Christine A. Koontz
Notary Public

Christine A. Koontz
Printed Name

August 16, 2022
My Commission Expires

Personally Known X OR Produced Identification _____ ID Produced: _____



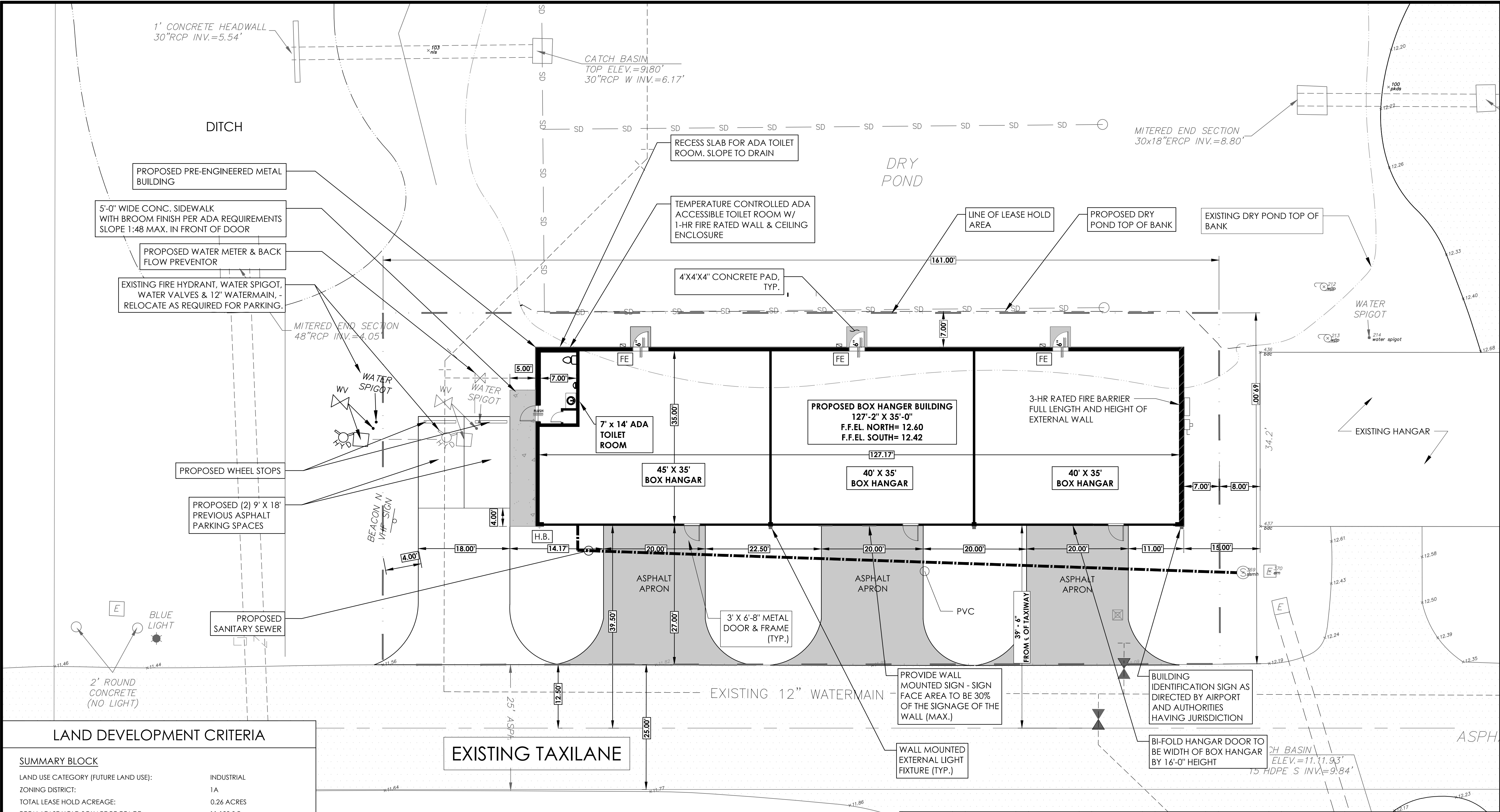
CHRISTINE A. KOONTZ
Notary Public, State of Ohio
My Commission Expires 08-16-2022

SYNOPSIS LETTER OF REASONS FOR REQUEST

The proposed development and site plan of the three Unit Box Hangar Building at Fernandina Beach Municipal Airport has been reviewed by the Airport Advisory Commission during its November 14, 2019 Regular AAC meeting. The AAC unanimously recommended approval of the proposal to construct three shared wall row hangars as was submitted to TRC.

The airport's "Architectural and Building Design Standards for Development on the Airport" require under "Leasehold Size" that "4. Individually built hangars shall have a minimum 25 foot setback on each side or side of outbuilding (from whichever structure may extend out furthest) to establish the side yard and minimum leasehold area unless one side abuts the runway restriction line." The request for variance is for two sides to be reduced from 25' to 7'. In the rear of the building the request for a 7' leasehold setback that is along the existing Dry Pond's modified top of bank. The purpose for the leasehold to be there is because the Dry Pond is not just for this development only and therefore can not be included in the leasehold. On the side of the proposed building however there is an existing hangar 15' East of the proposed building. NFPA 409 allows for a reduction of the clear area if fire protection is utilized. The proposed hangar building will be 15' from an existing adjacent hangar with a proposed 3-hour fire barrier to meet NFPA requirements. The positioning of this hangar follows a recommendation from the Pre-TRC meeting where the utility department expressed concern about a structure being built in close proximity to an existing 12" watermain and hydrant West of the development. The AAC unanimously recommended approval to allow for placement of the three shared wall row hangar development in this location, contingent upon concurrence from the City of Fernandina Beach Fire Marshall. Therefore, a request is also for a 7' leasehold along the side of the proposed building.

This development meets other components of the airport's architectural standards and is consistent with the airport's Master Plan and Airport Layout Plan.



LAND DEVELOPMENT CRITERIA

SUMMARY BLOCK

LAND USE CATEGORY (FUTURE LAND USE):	INDUSTRIAL
ZONING DISTRICT:	1A
TOTAL LEASE HOLD ACREAGE:	0.26 ACRES
TOTAL LEASE HOLD SQUARE FOOTAGE:	11,109 S.F.
IMPERVIOUS SURFACE RATIO:	
7,213 S.F. IMPERVIOUS SURFACE / 11,109 S.F. TOTAL SITE	
EQUALS: 64.9% PROPOSED IMPERVIOUS SURFACE - PER LDC	
PERMISSIBLE MAX. IMPERVIOUS SURFACE RATIO = 75% PER	
LDC AIRPORT MIN. TOTAL GROSS LANDSCAPE AREA = 20%	
FLOOR AREA RATIO:	
4451 S.F. FLOOR AREA / 11,109 S.F. TOTAL SITE EQUALS	
40.0% PROPOSED FLOOR AREA RATIO -	
PER LDC PERMISSIBLE MAX. FLOOR AREA RATIO = 50%	
TOTAL NUMBER OF PARKING SPACES:	
2 PARKING SPACES PROVIDED - PER LDC 0.5 PARKING	
SPACES PER 1 BOX HANGAR UNIT	
TOTAL NUMBER OF PERVIOUS PARKING SPACES:	
2 PARKING SPACES PROVIDED - PER LDC 75% OF PARKING	
SPACES SHALL USE PERVIOUS PARKING MATERIALS	
2 PERVIOUS PARKING SPACES PROVIDED - 100%	
TOTAL TREES ON SITE CRITERIA:	
PER AIRPORT LDC - FOR SAFETY REASONS NO NEW TREES	
SHALL BE PERMITTED WITHIN THE AIR OPERATIONS AREA.	
PLAT BOOK SECTION TOWNSHIP RANGE: 06 - 2N - 28 - 0000 - 0001 - 0000	

EXISTING TAXILANE

1 PROPOSED SITE PLAN

IF THERE IS A DISCREPANCY BETWEEN ARCHITECTURAL AND ENGINEERING SPECIFICATIONS OR DRAWINGS, THEN ENGINEERING SHALL BE FOLLOWED UNLESS ARCHITECTURAL DESIGN IS AFFECTED; THEN CONTACT ENGINEER IN ANY CASE OF DISCREPANCY, CONTACT ARCHITECT FOR DIRECTION.

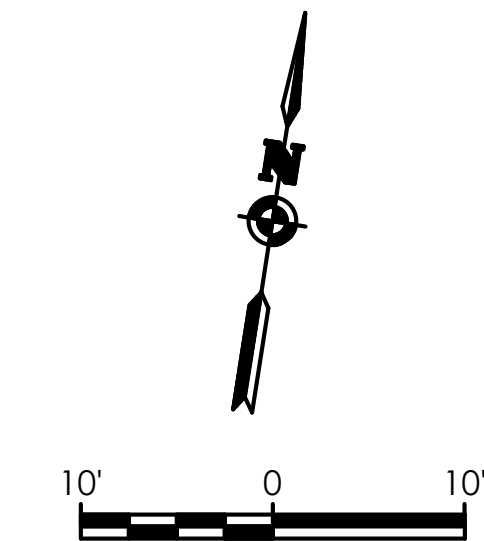
CODE RESEARCH

FBC 2010 & NFPA 409 2011

OCCUPANCY CLASSIFICATION: GROUP S-1 MODERATE - HAZARD STORAGE
SPECIAL OCCUPANCY REQUIREMENTS: AIRCRAFT HANGAR
TYPE OF CONSTRUCTION: TYPE II B & TYPE II (000) UNPROTECTED / UN-SPRINKLERED
ALLOWABLE BLDG HGT & AREA PER FBC: 55' HGT 2 STORY 17,500 S.F.
AIRCRAFT HANGAR GROUP PER NFPA: GROUP III
ALLOWABLE DOOR/BLDG HGT & AREA PER NFPA: 28' ACCESS DR HGT 1 STORY 12,000 S.F.
ALLOWABLE BLDG HGT PER FAA PART 77 FROM RUNWAY 13-31: 100' HGT
ALLOWABLE BLDG HGT PER AIRPORT DEVELOPMENT CODE: 45' HGT
REQUIRED SEPARATION OF OCCUPANCIES PER FBC: NOT REQUIRED
MAXIMUM FIRE AREA ALLOWABLE PER FBC & NFPA: 12,000 S.F.
FIRE SEPARATION DISTANCE FOR EXTERIOR WALLS PER FBC: $x \geq 30' = 3$ FIRE RATING
MINIMUM BLDG SEPARATION REQUIRED BETW. BLDGS PER NFPA: 50'
SEPARATION OF INCIDENTAL ACCESSORY OCCUPANCIES PER FBC: 1 HOUR
ROOF COVERINGS SHALL BE LISTED AS PER NFPA: CLASS C OR BETTER
EXPOSED INTERIOR INSULATION PER FBC: THERMAL/ACOUSTICAL INSUL CLASS A ONLY
OIL SEPARATOR REQUIRED PER FBC: SINGLE LEASE SPACE EXCEEDING 2000 S.F.

PROVIDED

TOTAL EACH HANGAR BUILDING SQUARE FOOTAGE: 1,455 S.F.
TOTAL HANGAR CLUSTER BUILDINGS SQUARE FOOTAGE: 4,451 S.F.
TOTAL HANGAR BUILDING HEIGHT: +/- 20'-3" HGT 1 STORY
MAXIMUM SINGLE LEASE SPACE UNIT: 1,455 S.F.
NEAREST BUILDING & PROPERTY LINE: $x > 15'$
WIND LOADS DESIGN CRITERIA
ULTIMATE DESIGN WIND SPEEDS, V_{ult} FOR RISK CATEGORY II BUILDINGS
BASIC WIND SPEED: 130 MPH
EXPOSURE CATEGORY: "C"
WIND IMPORTANCE FACTOR: 1.0
BUILDING CATEGORY: ENCLOSED
WIND BORNE DEBRIS REGION REQUIREMENTS ARE NOT APPLICABLE
REFER TO STRUCTURAL DRAWINGS



TRC REVIEW

Stamp:



Client:

Giltz & Associates
4835 Munson St. NW
Canton, OH 44718

Owner:

City of Fernandina Beach



204 Ash Street
Fernandina Beach, FL 32034

Passero Associates

4730 Casa Cola Way, Suite 208
St. Augustine, FL 32055
(850) 325-1000
Fax: (850) 325-1699

Principal-In-Charge
Project Manager
Project Architect
Andrew Holesko, C.M.
Matt Singletary, P.E.
Chris Nordone, R.A.

No.	Date	By	Description

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING
IS IN VIOLATION OF STATE EDUCATION LAW ARTICLE 145
SECTION 7209 AND ARTICLE 147 SECTION 7307, THESE PLANS
ARE COPYRIGHT PROTECTED. ©

PROPOSED SITE PLAN

THREE UNIT BOX HANGAR BUILDING

Fernandina Beach Municipal Airport
Town/City: Fernandina Beach
County: Nassau State: Florida

Project No.:

20182651.0003

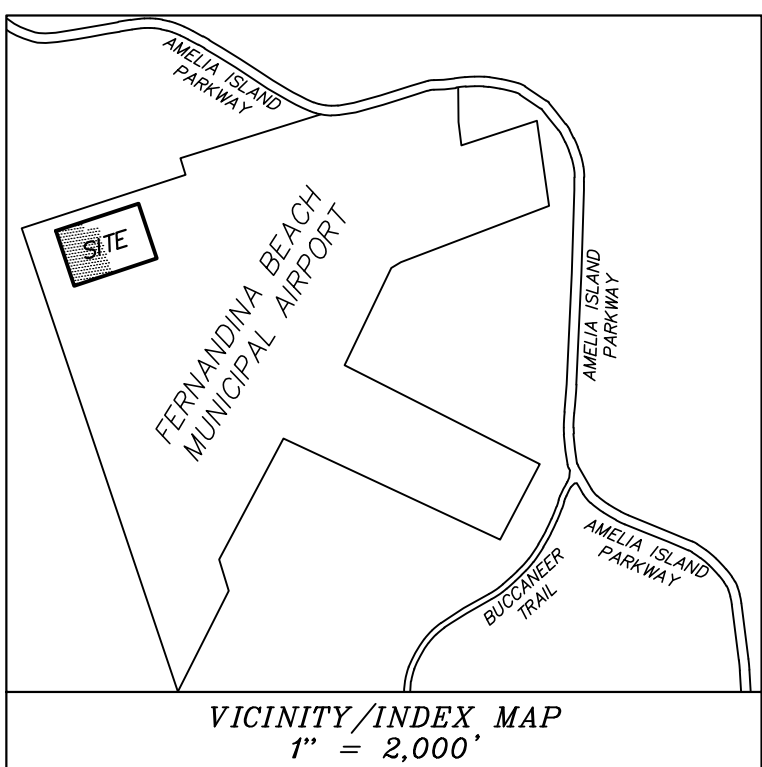
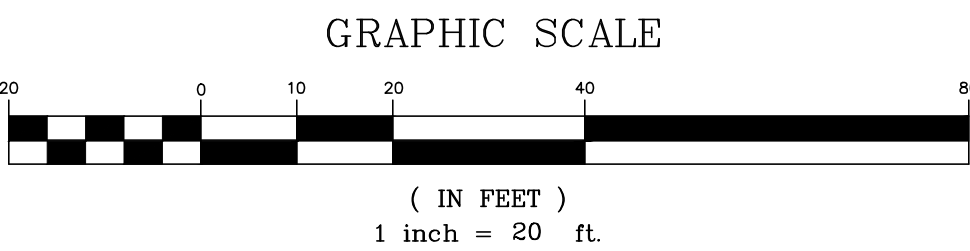
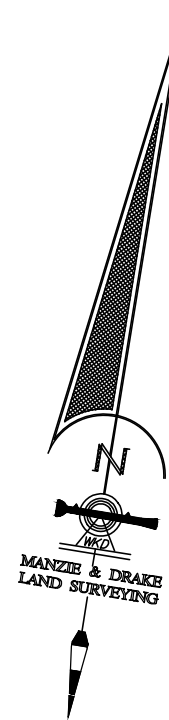
Drawing No.:

C-101

Date:

November, 2019

MAP OF TOPOGRAPHIC SURVEY
FERNANDINA BEACH MUNICIPAL
AIRPORT BOX HANGAR SITE
FERNANDINA BEACH, NASSAU COUNTY, FLORIDA.
(THIS IS NOT A BOUNDARY SURVEY)



- LEGEND**
- CHAIN LINK FENCE
 - CONCRETE FLATWORK
 - CORRUGATED METAL PIPE
 - ELECTRICITY METER
 - FIRE HYDRANT
 - GATE CONTROLS
 - LIGHT POLE
 - N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
 - M.C.S. = MITERED END SECTION
 - RCP = REINFORCED CONCRETE PIPE
 - S/T = SEPTIC TANK
 - SEWER CLEANOUT
 - STORM MANHOLE
 - TELEPHONE PEDESTAL
 - WATER METER
 - WOOD POWER POLE
 - WELL
 - ELLIPTICAL REINFORCED CONCRETE PIPE
 - HANDICAP PARKING SIGN

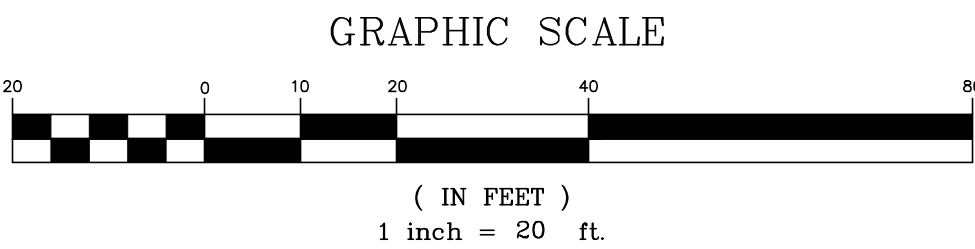
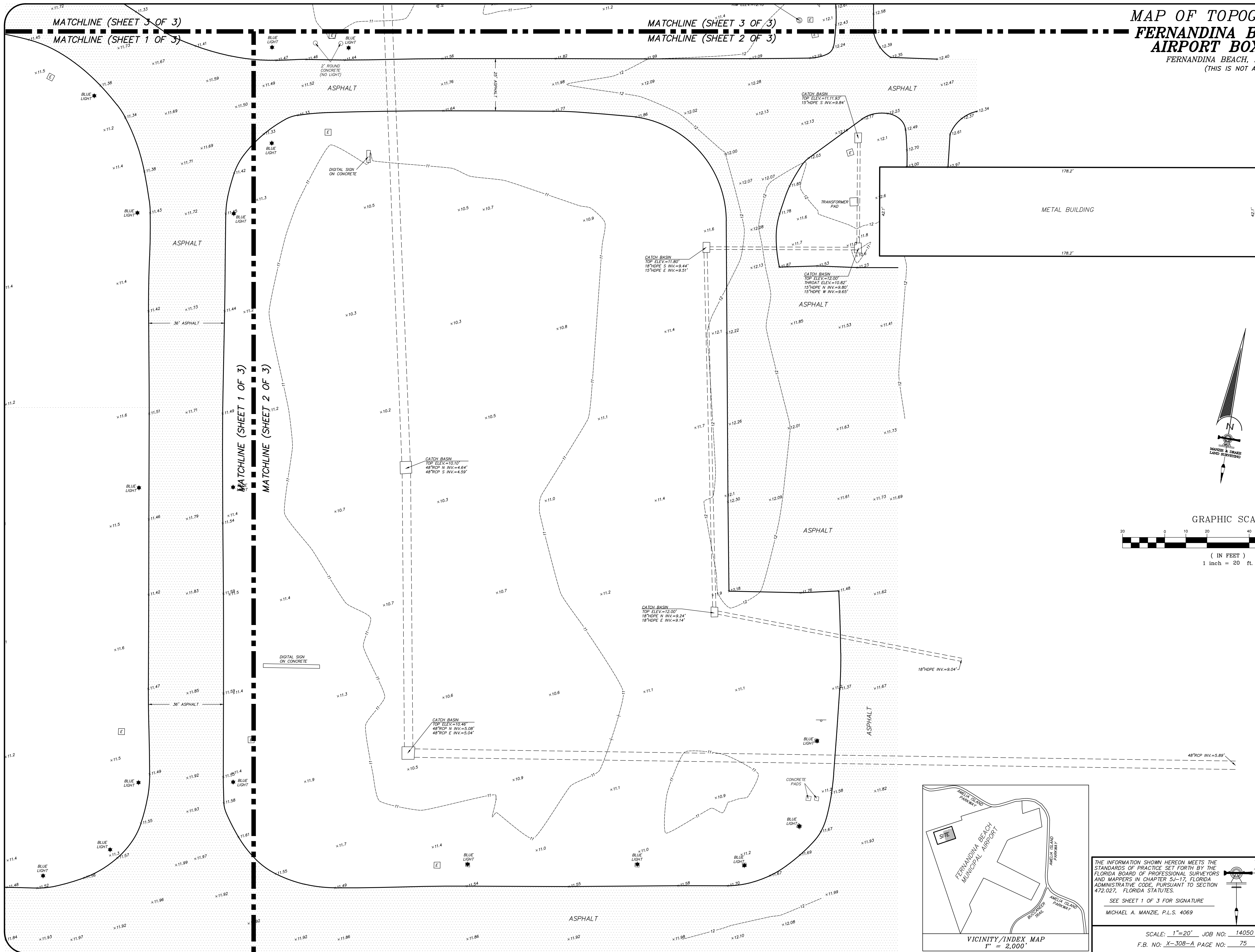
- SURVEY NOTES:**
- This is not a boundary survey.
 - Underground improvements were not located or shown.
 - Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
 - Project & coordinates shown hereon are based on The State Plane Coordinate System, East Zone, State of Florida, North American Datum of 1983. (NAD '83)
 - "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.
 - Site Benchmark is as shown hereon.
 - Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)
 - The Reference Benchmark is published benchmark "Fernport AZ MK". (Elevation=12.00' NAVD 1988)
 - 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.

THE INFORMATION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 337, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

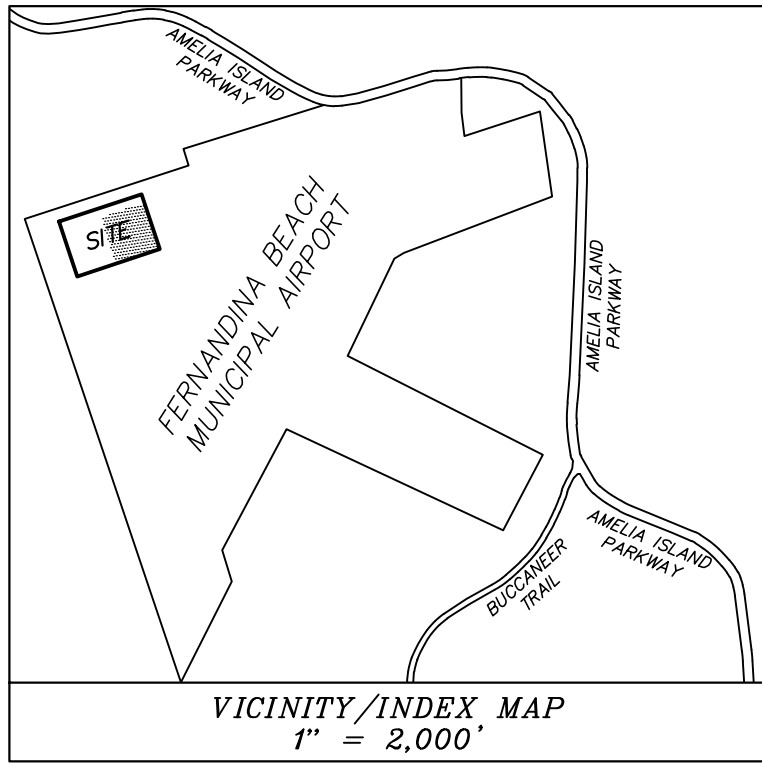
STATE OF FLORIDA
MANZIE & DRAKE LAND SURVEYING
117 South Ninth Street, Fernandina Beach, FL 32034
(904) 491-5700 www.ManzieAndDrake.com
Certificate of Authorization Number "LB 7039"
"OUR SIGHTS ARE ON THE FUTURE, SET YOUR SITES ON US."

SCALE: 1"=20' JOB NO: 14050 DATE: 10/16/2018 CADD: WKO
F.B. NO: X-308-A PAGE NO: 75 FIELD CREW: GS FILE NO: C-898 SHEET 1 OF 3

MAP OF TOPOGRAPHIC SURVEY
FERNANDINA BEACH MUNICIPAL
AIRPORT BOX HANGAR SITE
FERNANDINA BEACH, NASSAU COUNTY, FLORIDA.
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 - HANDICAP PARKING SIGN



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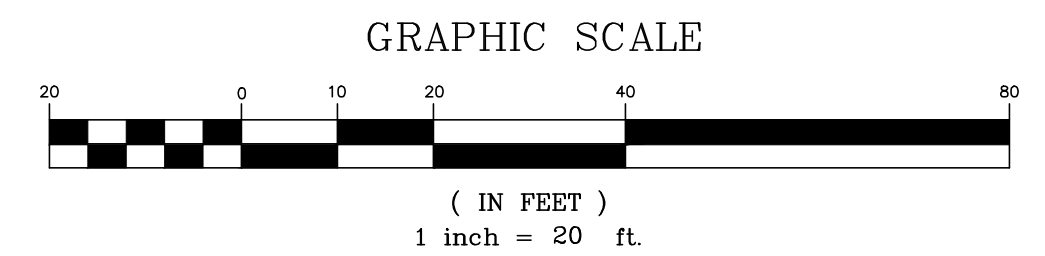
SEE SHEET 1 OF 3 FOR SIGNATURE
MICHAEL A. MANZIE, P.L.S. 4069

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SHEET 2 OF 3

FERNANDINA BEACH, NASSAU COUNTY, FLORIDA.
(THIS IS NOT A BOUNDARY SURVEY)



LEGEND

- CHAIN LINK FENCE
- CORRUGATED PLATEWORK
- ▣ CORRUGATED METAL PIPE
- ⊖ ELECTRICITY METER
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SEE SHEET 1 OF 3 FOR SIGNATURE
MICHAEL A. MANZIE, P.L.S. 4069

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