



**AGENDA
BOARD OF ADJUSTMENT
REGULAR MEETING
FEBRUARY 19, 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 January 15, 2020 Regular Meeting
- 4. OLD 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)*
- 5. NEW BUSINESS**
 - 5.1 **BOA 2020-01: DANIEL T. WARD LIVING TRUST, TRUSTEE DANIEL WARD, 3036 S FLETCHER AVE**
Variance from LDC Section 4.02.03 to allow for the additional stair encroachment connecting the third floor with the second floor exterior stair on the south side of the building. *(Quasi-Judicial)*
 - 5.2 **BOA 2020-02: TINA & JAMES MARTY SMITH, 510 DADE STREET**
Variance from LDC Section 5.01.11(B) & (F) to allow for pool and pool screen enclosure to be constructed in the front yard, and 5.01.11(D) reducing the five foot setback requirement for pool equipment in the side yard. *(Quasi-Judicial)*
- 6. BOARD BUSINESS**
- 7. STAFF REPORT**
- 8. PUBLIC COMMENT**
- 9. ADJOURNMENT**

NEXT BOA REGULAR MEETING IS SCHEDULED FOR MARCH 18, 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
JANUARY 15, 2020**

1. CALL TO ORDER – 5:02 PM

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT:

Matt Miller (Chair)

Steven Papke

Mark Gleason (Alt 2)

Tisha Dadd

Barry Hertslet

MEMBERS ABSENT:

Steven Cook (Alt 1)

Marcy Mock

OTHERS PRESENT

Tammi Bach, City Attorney

Jacob Platt, City Planner

Samantha Rogic, Recording Secretary

There were no ex-parte communications to report.
Alternate Member Gleason was seated as a voting member.

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES

3.1 December 18, 2019 Regular Meeting

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

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

All parties agreed to hear agenda item 4.2 / BOA Case# 2019-13 first

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)*

Computer auto restarted at 5:27 PM. Audio recording interrupted

Mr. Platt presented the Staff report and noting that criteria 2, 3, and 5 had not been met, recommended denial.

Chip Ross, 210 N 3rd Street, recalled how he first noticed the chip stacker had been constructed.

Clyde Davis, 2040 Oak Marsh Drive, agent to the applicant, provided information and details specific to the request. Mr. Davis submitted a binder of information into evidence.

Dana Kahlbaum, 95306 Arbor Ln, Environmental Engineer with WestRock, speaking on behalf of the applicant, provided credentials as an expert witness, and submitted testimony into evidence.

Pete Johnson, Senior Biologist with LG2 Environmental Solutions, 10475 Fortune Parkway, provided background and credentials as an expert witness, and submitted testimony into evidence.

Eric Schmidt, 6504 Spy Glass Circle, Civil Environmental Engineer and Community Relations and Training Manager for WestRock, provided his background and credentials as an expert witness.

John Imber, 1003 Broome Street, spoke against the granting of the variance.

Tammi Kosack, 322 N 3rd Street, using a slideshow presentation, spoke against the granting of the variance.

Margaret Kirkland, 1377 Plantation Point Dr, President of the Amelia Tree Conservancy, seconded Ms. Kosacks comments and spoke against the granting of the variance.

Clyde Davis, 2040 Oak Marsh Drive, submitted his closing argument.

Deborah Whiffen, 108 Ocean Ridge Dr, spoke against granting of the variance.

ACTION TAKEN: A motion was made by Member Hertslet, seconded by Member Dadd, to continue BOA 2019-12 to the February 19, 2020 Regular Meeting of the BOA.

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

- 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*)

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

Christopher Nardone of Passero Associates, agent to the applicant, was present to answer questions from the Board and noted a correction in the Staff report.

ACTION TAKEN: A motion was made by Member Dadd, seconded by Member Papke, to approve BOA case number 2019-13; AND 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 substantially compliant with the Comprehensive Plan and Land Development Code to warrant approval at this time; and that BOA case number 2019-13 meets the following criteria for granting a variance: special conditions, special privilege, literal interpretations, minimum variance, general harmony, and public interest and the reasons for my findings are: *it meets all 6 criteria for granting a variance.*

DRAFT

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

5. BOARD BUSINESS

6. STAFF REPORT

Saralyn Sellers, 1658 Field Street, provided additional comments regarding BOA 2019-12

7. PUBLIC COMMENT

8. ADJOURNMENT – 7:56 PM

Samantha Rogic, Recording Secretary

Matt Miller, Chair

As provided in the closing statement of the January 15th report, staff suggests that the Board consider the Comprehensive plan definition of Buffer in their findings of fact. When questions of interpretation arise, guidance should be sought through the Comprehensive Plan.

The intent of the code is to provide a buffer of undisturbed native vegetation. However, Policy 5.08.08 states that where new vegetation is required, plants or ground cover native or appropriate to a wetland transition area shall be used. WestRock has proposed replanting the disturbed area with native vegetation to meet the 25-foot buffer zone requirement.

While the retaining wall is closer than 25 feet to the jurisdictional wetland, it serves to protect the wetland from the adverse impacts of stormwater runoff and erosion that would occur if the wall was not in place.

LDC Definition

Buffer means a landscaped area which may include walls, fences, berms, trees, shrubs, hedges, ground cover, and other plant materials.

Comp Plan Definition

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)*

3.03.03 Development Within 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
 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



City of Fernandina Beach
Office of the City Manager

Mr. Dale L. Martin
dmartin@fbfl.org

July 24, 2019

Mr. Steve Voorhees
Chief Executive Officer, Westrock
1000 Abernathy Road NE
Atlanta GA 30328

Dear Mr. Voorhees:

First, my sincere apologies for the misspelling of your name: that was an unacceptable professional error by me.

Second, please be advised that City staff met yesterday with Fernandina Beach Westrock officials in response to my recent correspondence. The issues that gave rise to my initial concerns were appropriately addressed (or will be shortly with additional supporting documentation to be provided). Mr. Rowland and the other Westrock representatives provided further insight into the ongoing improvements at the Westrock facility. The City's Deputy Building Official made it clear to all attendees that recent efforts and communication between City and Westrock officials has been effective, productive, and compliant.

New ideas and opportunities were also discussed, such as the development of a combined heat and power (CHP) facility by Chesapeake Utilities Corporation/Florida Public Utilities, which will provide cleaner and more sustainable energy to the Westrock Fernandina Beach facility and, if needed, to the City and Amelia Island, enhancing the capabilities of Island residents and businesses to respond and recover from emergencies and disasters. The City looks forward to supporting that effort.

Regularly scheduled monthly meetings with City and Westrock officials are now planned to facilitate communication for issues affecting both agencies. An invitation was extended by Westrock officials to City staff to visit the local site as often as is necessary to familiarize that staff with planned and ongoing projects.

Westrock is a valued and respected partner in the Fernandina Beach community, providing personnel, support, and funding for a variety of civic and non-profit organizations and agencies. The challenges associated with the recent improvements to the Westrock facility do not diminish the legacy of Westrock within Fernandina Beach. City officials look forward to working with Westrock (and all others) to protect the quality of life in Fernandina Beach.

It was a pleasure to meet with Mr. Rowland, Mr. Schmidt, and Mr. Wilson: they are proud and professional representatives of Westrock, and I look forward to working with them.

Sincerely,

Dale L. Martin
City Manager

Cc: City Commission
T. Bach, City Attorney
D. Rowland, Westrock (Fernandina Beach), General Manager
E. Schmidt, Westrock (Fernandina Beach), Community Relations



Florida Department of Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Rick Scott
Governor

Carlos Lopez-Cantera
Lt. Governor

Noah Valenstein
Secretary

October 24, 2017

Thomas Sweetser
WestRock CP, LLC.
600 N 8th St PO Box 2000
Fernandina Beach, FL 32034 3319

RE: Facility ID: FLR10RJ66-001
WESTROCK CP LLC
County: Nassau

Dear Permittee:

The Florida Department of Environmental Protection has received and processed your *Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities* (NOI) and the accompanying processing fee. This letter acknowledges that:

- your NOI is complete;
- your processing fee is paid-in-full; and
- you are covered under the *Generic Permit for Stormwater Discharge from Large and Small Construction Activities* (CGP), DEP Document No. 62-621.300(4)(a).

Your project identification number is **FLR10RJ66-001**. Please include this number on all future correspondence to the Department regarding this permit.

This letter is **not** your permit; however, this letter does serve as **verification of permit coverage**. A copy of the permit language is available online at <https://www.flrules.org/Gateway/reference.asp?No=Ref-04265> or by contacting the NPDES Stormwater Notices Center.

Your permit coverage becomes effective **October 27, 2017** and will expire **October 26, 2022**. To terminate your coverage prior to this expiration date, you must file a *National Pollutant Discharge Elimination System (NPDES) Stormwater Notice of Termination*, DEP Form 62-621.300(6) (NOT). An NOT must be filed within 14 days of either (a) your final stabilization of the site or (b) your relinquishment of control of the construction activities to a new operator. To renew your coverage beyond the expiration date, you must submit a new NOI and processing fee to the Department no later than two days before coverage expires.

Until your permit coverage is terminated, modified, or revoked, you are authorized to discharge stormwater from the construction site referenced in your NOI to surface waters in accordance with the terms and conditions of the CGP. Some key conditions of the CGP are:

- implementation of your stormwater pollution prevention plan (SWPPP);
- implementation of appropriate construction best management practices (BMPs);
- conducting and documenting routine inspections; and
- retaining the records required by the permit (including your SWPPP) at the construction site or the alternate location specified in your NOI.

Projects that discharge stormwater associated with construction activity to a municipal separate stormwater system (MS4) shall submit a copy of the NOI or the Acknowledgement Letter within 7 days of receipt to the operator of the MS4.

If you have any questions concerning this Acknowledgment Letter, please contact the NPDES Stormwater Notices Center at (866) 336-6312 (toll-free).

Sincerely,

NPDES Stormwater Program

Dana Kahlbaum

From: Kershner, Matthew <Matthew.Kershner@dep.state.fl.us>
Sent: Wednesday, May 24, 2017 11:25 AM
To: Pete Johnson
Cc: Neumann, Jason; Sarchet, Aaron; Tim McKelvey; bschaefer@dom-eng.com
Subject: FW: Westrock Wetlands Determinations
Attachments: WestRock_SouthArea_WetlandFlags.pdf; WestRock_NorthArea_WetlandFlags.pdf

Re: West Rock Property North Area
West Rock Property South Area

Hello Pete,

The Department concurs with the wetlands jurisdictional determinations conducted by LG2 Environmental Solutions, Inc. dated May 23, 2017, attached.

Thank you all for your hospitality.

Matt Kershner

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

REMEMBER HURRICANES HAPPEN AND SUPPORT YOUR LOCAL BUILDING OFFICIALS

If you have received an authorization from the ERP program, please click on the survey link (below) to provide us valuable feedback about your experience.



From: Pete Johnson [mailto:pjohnson@lg2es.com]
Sent: Tuesday, May 23, 2017 5:34 PM
To: Kershner, Matthew <Matthew.Kershner@dep.state.fl.us>
Cc: Neumann, Jason <Jason.Neumann@dep.state.fl.us>; Sarchet, Aaron <Aaron.Sarchet@dep.state.fl.us>; 'Tim McKelvey' <tim.mckelvey@westrock.com>; 'Bill' <bschaefer@dom-eng.com>
Subject: RE: Westrock

Hi Matt,

Please see attached delineation maps, of our 5/18 inspection areas, for your concurrence with our wetlands/other surface water determination.

The other surface waters were estimated on the maps. They will be delineated on plans for ERP application as "top-of-bank" from the site/topo survey.

Thanks,

Pete Johnson

Senior Biologist

LG² Environmental Solutions, Inc.

Office Phone 904-363-1686 (new) or 1-800-435-0072

Cell Phone: 904-536-4806

From: Kershner, Matthew [<mailto:Matthew.Kershner@dep.state.fl.us>]

Sent: Friday, May 19, 2017 4:26 PM

To: Pete Johnson <pjohnson@lg2es.com>

Cc: Neumann, Jason <Jason.Neumann@dep.state.fl.us>; Sarchet, Aaron <Aaron.Sarchet@dep.state.fl.us>

Subject: Westrock

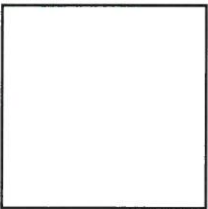
Hi Pete,

Thanks for arranging such nice hosts for us !

Please (re) send the wetland delineation/ other surface water determination and I will reply with a statement of concurrence for your records.

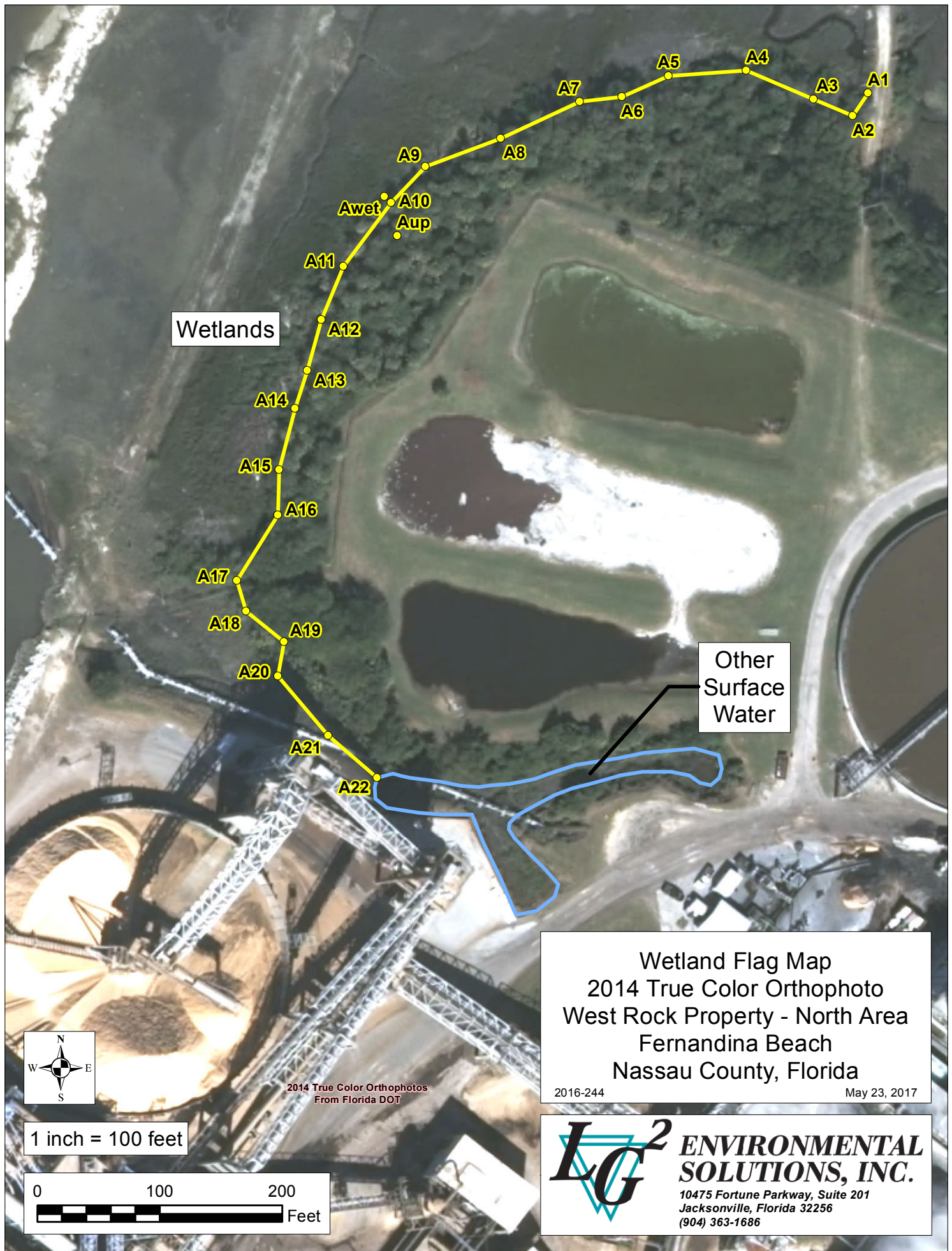
Cheers.

Matt



Virus-free. www.avast.com





Dana Kahlbaum

From: Ken Rushton <ken.rushton@westrock.com>
Sent: Thursday, March 01, 2018 10:45 AM
To: Kevin Reynolds
Subject: FW: Stacker Reclaimer Permit Information
Attachments: AmecFW-PlanElev-pkg.zip; Stacker Reclaimer Model Views.pdf

FYI

From: Ken Rushton
Sent: Thursday, March 1, 2018 10:27 AM
To: Tom Keenan <tom.keenan@westrock.com>
Cc: Robert Handley <robert.handley@westrock.com>; Michael Woodworth <michael.woodworth@westrock.com>; Mike Pennington <mike.pennington@westrock.com>
Subject: Stacker Reclaimer Permit Information

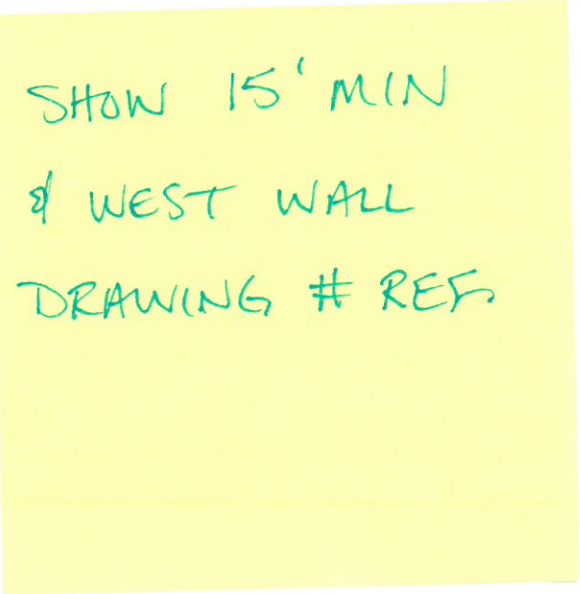
Tom,

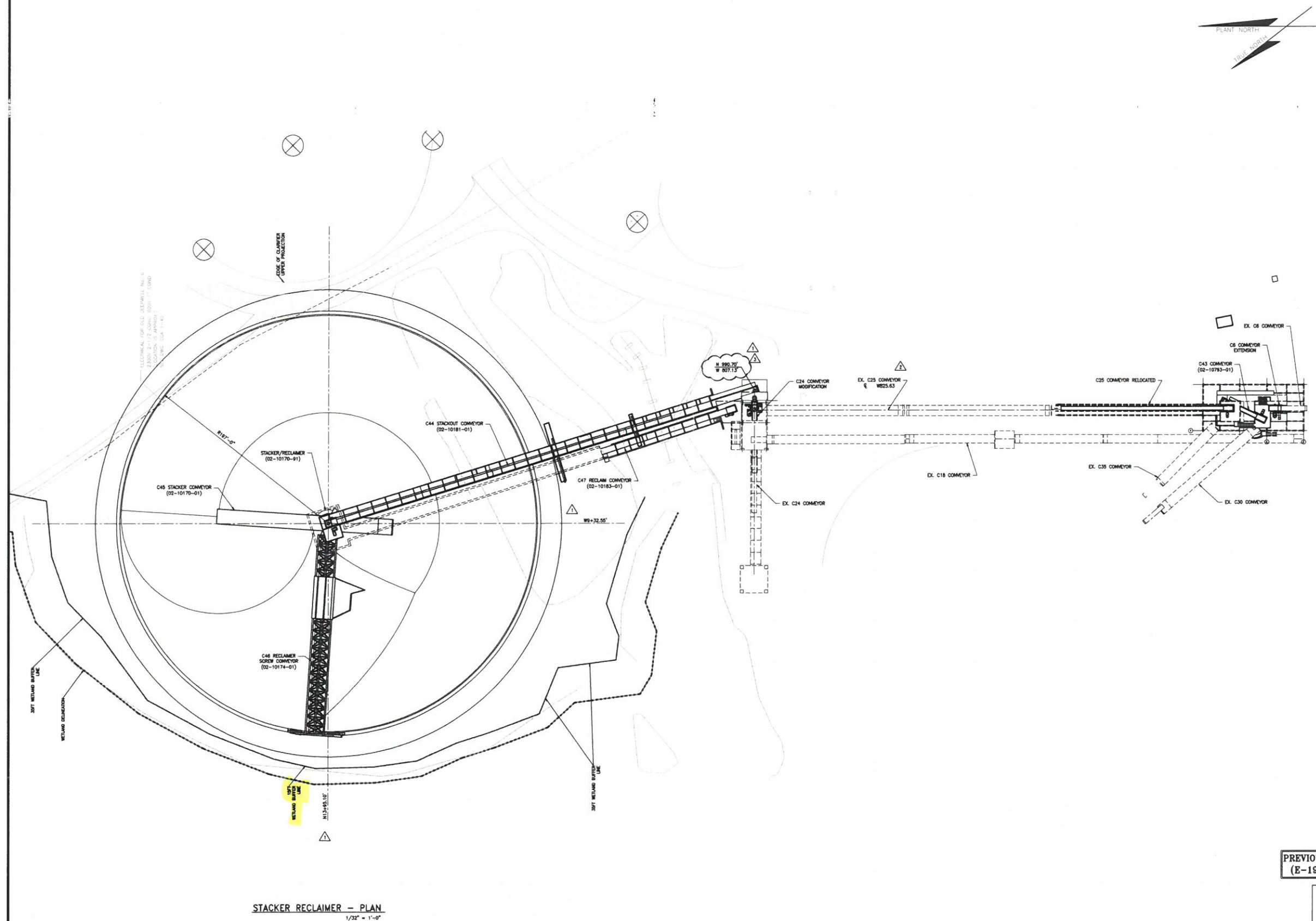
Attached are drawings for your Permit Review with the city. There are probably more drawings included than you need, but I wanted to you had enough information.

Please let Mike or I know if you need any additional information.

Thanks,

Ken Rushton

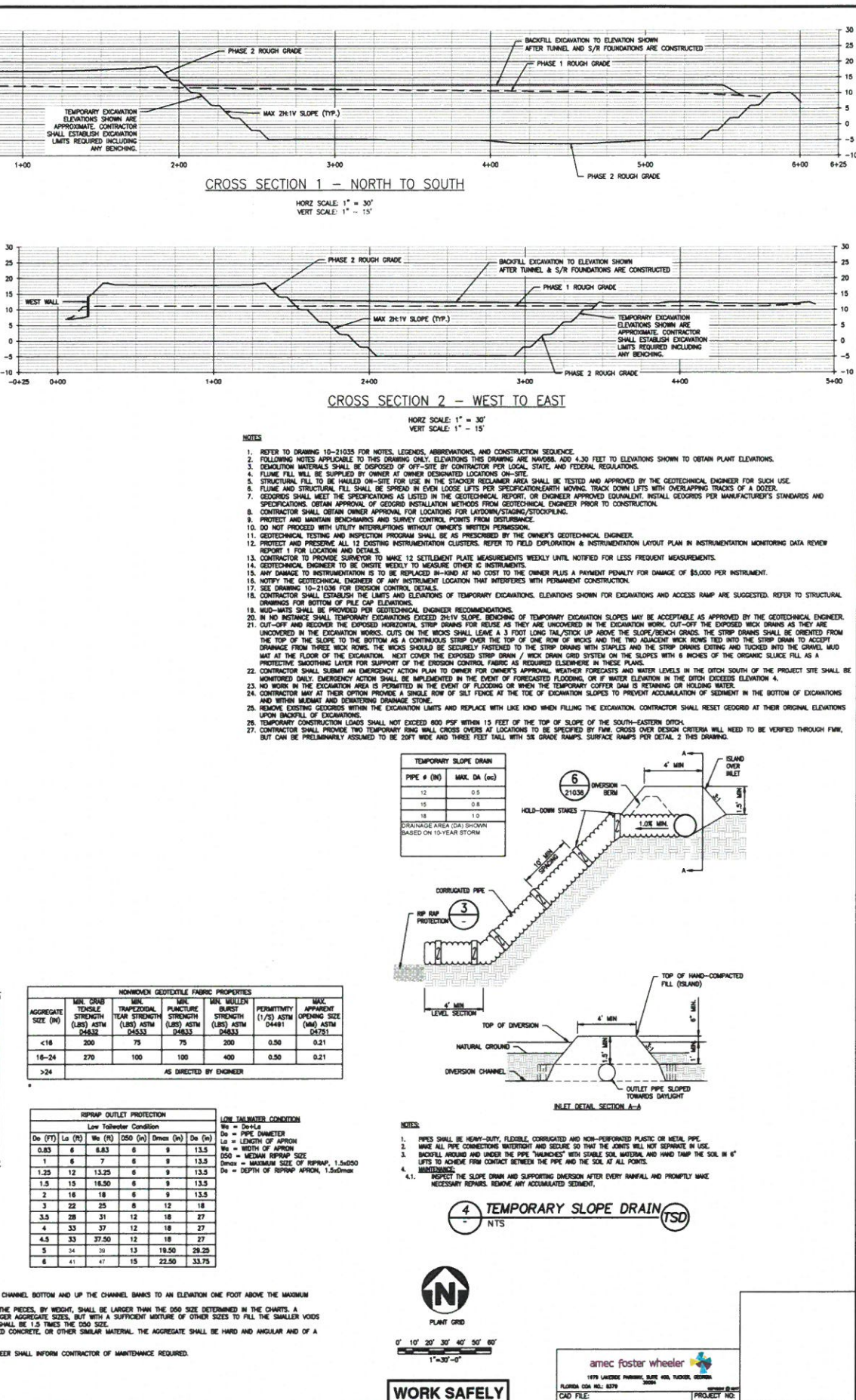


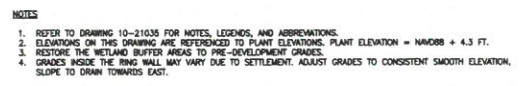


PREVIOUSLY DWG. NO.
(E-194203-T-106)



DRAWING TITLE		AREA	
WOODYARD RECONFIGURATION STACKER RECLAIMER AREA PLAN			
CAD FILE No. (acad File Location)	DWG. NO.	SHEET	REV.
10-13148.DWG	10-13148	1	3



[illegible]

 PLANT GRID 0' 10' 20' 30' 40' 50' 60' 1"=30'-0"		
WORK SAFELY	amec foster wheeler  1676 LAKESIDE PARKWAY, SUITE 400, FORT WORTH, TEXAS 76104 FOURTH CORNER PROJECT, 10-21047.dwg CAD FILE: P:\CAD\10-21047.dwg PROJECT NO: 104823 DATE: 10/1/2010 DRAWN BY: [blank] CHECKED BY: [blank] DATE: 10/1/2010 SCALE: 1"=30'-0"	

Grant Gilchrist

From: Tom Keenan
Sent: Tuesday, December 12, 2017 10:58 AM
To: Brandy Agee; Art Barthlow
Subject: RE: City Permits

Sounds great. On Wednesday, I have a meeting 11:00 to 11:30, but am free after that. Tom

From: Brandy Agee [mailto:bagee@universalengineering.com]
Sent: Monday, December 11, 2017 6:04 PM
To: Tom Keenan <tom.keenan@westrock.com>; Art Barthlow <ABarthlow@universalengineering.com>
Subject: RE: City Permits

EXTERNAL

Hi Tom,

I believe we are supposed to be going to Nassau County Building Department within the next 2 days. I will get with Art in the morning and confirm. You want to do lunch, say Wednesday?

Kind Regards,

Brandy Agee

Business Development Representative

Jacksonville Office

5561 Florida Mining Blvd So.

Jacksonville, FL 32257

Cell: 904.371.0202

Office: (904) 296-0757

Fax: (904) 296-0748

Cell: 904.371.0202

bagee@universalengineering.com

www.universalengineering.com



From: Tom Keenan [mailto:tom.keenan@westrock.com]
Sent: Monday, December 11, 2017 4:54 PM
To: Art Barthlow
Cc: Brandy Agee
Subject: City Permits

Hi Art, I would like to request your assistance in a meeting with the City Building Official in regard to several large capital projects we have going on. Are you available to come up in the next day or two? Thanks much, Tom

Tom Keenan
Engineering Manager



North 8th St. | Fernandina Beach, FL 32034

T 904.277.7732

tom.keenan@westrock.com | www.westrock.com

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Dana Kahlbaum

From: Martin, Steve W <steve.martin2@amecfw.com>
Sent: Thursday, March 08, 2018 9:40 AM
To: Mike Pennington
Cc: Ken Rushton; Kevin Reynolds; Michael Woodworth; Eccles, Micha; Diebold, John; Voss, Mike
Subject: RE: Building Permits

Mike – see below for our comments, relevant information, and questions (please advise).

Thanks,

Steve

From: Mike Pennington [mailto:mike.pennington@westrock.com]
Sent: Tuesday, March 06, 2018 11:52 AM
To: Oliver, Austin V ; Martin, Steve W
Cc: Ken Rushton ; Kevin Reynolds ; Albert Santiago ; Michael Woodworth
Subject: FW: Building Permits

Austin / Steve,

Please see below feedback from Tom Keenan regarding building permit review that Tom had with the city yesterday and general expectations on design and permit application. Please review these and discuss with Ken path forward and any issues that this represents with current design and we will discuss with respective project groups on any required changes from current design. Obviously, there is a change required on the bark truck dump hydraulic unit, but we were already aware of this item.

Thanks,

Mike P.

From: Tom Keenan
Sent: Tuesday, March 06, 2018 10:58 AM
To: Albert Santiago <albert.santiago@westrock.com>; Michael Woodworth <michael.woodworth@westrock.com>; Mike Pennington <mike.pennington@westrock.com>; Ken Rushton <ken.rushton@westrock.com>
Cc: Albert Price <buddy.price@westrock.com>; Manoharan Thamodharan <manoharan.thamodharan@westrock.com>; Bruce Ward <bruce.ward@westrock.com>; Thomas Sweetser <tom.sweetser@westrock.com>; Eric Schmidt <eric.schmidt@westrock.com>
Subject: Building Permits

This e-mail is to summarize the lengthy meeting I had yesterday with the City of Fernandina Beach Building Official Tony Perez. The subject of this meeting was to discuss Woodyard Reconfiguration, Batch Washers, Chloride Removal, and Heavy Black Liquor Tank projects.

1. We have numerous flood zone designations on our property.
2. AE9 and AE10 are considered Special Flood Hazard zones

MET W/CITY
MARCH 5, 2018
ONLY CONCERN W/
STAKER WAS
ELEVATIONS.

3. The flood zone lines for our area were redrawn and issued in Oct 2017. **[Steve Martin]** We assume the flood zones effective Aug 2, 2017 are the same as issued Oct 2017 – please confirm?
4. Our mill map has a layer with the new flood zone lines. **[Steve Martin]** Can you please provide AmecFW (Wood) with a copy?
5. The Base Flood Elevation is the same as the zone designation, ex. 9 ft in AE9.
6. The Design Flood Elevation is the lowest elevation that something can be built. That is the top of floor, top of slab, etc in AE. It is the bottom of the lowest structural member in VE zones, which we are not in on any of these projects.
7. The current COFB DFE is BFE +1ft. That is changing to BFE +2 ft in a couple of weeks. **[Steve Martin]** Our understanding is that BFE +2ft will be the current requirement for this project.
8. Note that for flood insurance rates in an AE zone, for a structure at BFE, the rates are full price. For BFE+1 = 47% discount, BFE+2 = 64%, BFE+3 = 70% and BFE +4 or more = 71% discount.
9. Note that Mill Datum elevations are approximately 4.1 ft higher than the NAVD88 (North American Vertical Datum 1988) elevation standard. **[Steve Martin]** Our previous reference/datum information indicates that Mill Datum to be NAVD88 +4.30 ft.
10. The bark truck dumper and a small section of Chloride are in AE9.
11. The **stacker reclaimer**, batch washers, and Heavy Black Liquor Tank are in Zone X. Elevation 11'-0" NAVD 88 is the minimum DFE in Zone X. **[Steve Martin]** Zone X is for the 500 year flood zone only and ASCE 24 specifically addresses the 500 year flood elevation as applicable to Flood Class 4 facilities that have critical or essential functions.
12. Any drawings we submit for plan review need to have the NAVD88 elevations shown. My suggestion is to leave mill datum as-is and add the NAVD88 elevation in parenthesis on the drawings under or following the Mill Datum. **[Steve Martin]** We currently show either Plant Datum elevations or NAVD88 per earlier project team/mill agreements/recommendations depending on drawing type, and provide a conversion from Plant Elevation to NAVD88 on ALL Civil, Structural, and relevant Process-Material Handling drawings. For Civil existing and rough grading plans we indicate NAVD88 with conversion info to Plant Datum. For Civil finished grading, Structural, and Materials Handling-Process we indicate Plant Datum elevations with conversion to NAVD88. Please advise if we need to add NAVD88 elevations in parenthesis for pertinent elevations on these drawings, or can leave as is (relevant conversion info indicated on all drawings).
13. For tanks, they want to see the elevation of the "lowest invert" on each tank or vessel listed on the drawings and in the Comments Section of the elevation certificate. This is the bottom elevation of the lowest nozzle, not the bottom of the flange. **[Steve Martin]** This will be added to General Arrangement drawing for Bark Truck Dumper, and a note can be added to the relevant Structural drawing showing this equipment pad.
14. We will need to have our surveyors prepare Elevation Certificates for the four projects. More below.
15. The City requires plan review and building permits for all civil structural and tanks. They are not interested in machinery, equipment, piping, process, etc. **My takeaway** is the exception will be that they want to review the **stacker reclaimer structure and conveyors**, which could be considered both structural and equipment. We will need to submit all foundation and steel drawings. **[Steve Martin]** Please advise which areas are being submitted for each permit, and whether three (3) sets of digitally or electronically stamped drawings can be sent in for submittal, or three sets of wet stamped drawings are required for hard copies that would be physically brought

or sent to the building officials. Digital or Electronic stamps are only for drawings that are electronically transmitted to the building officials. Please advise if Civil/Sitework drawings (site, grading, paving, underground utility, sheet piling) are required for plan review, in addition to all Structural (piling/foundations/steel, etc.), and whether or not signed/sealed Material Handling GA must also be submitted as this is the only “tank” on Woodyard Project.

16. The City will require all civil & structural drawings have a block that states the “designed in accordance with ASCE 24-14”. ASCE 24 states the minimum requirements and expected performance for the siting and design and construction of buildings and structures in flood hazard areas that are subject to building code requirements. Types of buildings and structures are described in ASCE 24-14, Table 1-1, and include commercial, residential, industrial, educational, healthcare, critical facilities, and other occupancy types. Buildings and structures designed according to ASCE 24 are better able to resist flood loads and flood damage. **[Steve Martin]** We can add the statement: “DESIGNED IN ACCORDANCE WITH ASCE 24-14” to the Structural drawings, as the structural design complies with these requirements.
17. We will have to get building permits for the civil structural component of each project. The General Building fees are 1) first \$1,000 of job cost is \$80, 2) each additional \$1,000 is \$7. There is also a Plan Review fee that is published as 50% of permit fee, but maybe we can negotiate that. To complete the applications, I will need three sets of drawings, three clear aerials of each jobsite (Jerry can probably make these), and the following. I will then prepare the permit application package and deliver it to the City. Once approved, the City will call the contractor to pick up and pay for the permit.
 - Description of Job: (160 characters max) _____
 - Estimated Job Cost: \$ _____
 - Contractor: _____ Telephone: _____
 - Contractor FL License #: _____ Cell: _____
 - Address: _____ Email: _____
 - Architect/Engineer: _____ Telephone: _____
 - Address: _____ Email: _____

Woodyard Reconfiguration

1. The 1000 gal hydraulic bowser for the bark truck dumper is too low by about 4 feet. The lowest invert must be at or above 11'-0" NAVD88. The 6" containment curb is fine as-is. **[Steve Martin]** Hydraulic Unit Pad will be raised from Plant Elevation 11'-6 ½" to Plant Elevation 14'-7". The skid height is 9" which places the top of the skid frame at Plant Elevation 15'-4" (11'-0 3/8" NAVD88).
2. Will need elevation certificate for the tank. The lowest invert elevation in the Comments box.
3. The opening on the south end of the reclaimer tunnel must be 11'-0" or higher **[Steve Martin]** The Stacker Reclaimer is a Flood Class 2 facility. The Stacker Reclaimer vault and tunnel are the only items within Zone X that are lower than the 500 year flood elevation of NAVD88 11'-0" + 4'-4" = 15'-4" Plant Elevation. The tunnel entry is protected by a perimeter curb with top of concrete elevation 15'-10".
4. The elevation certificate will be for the top of concrete on the centerwell of chip reclaimer. In the Comments box, need 1) elevation of the floor of the reclaimer centerwell pit / box / structure, 2) top of floor elevation at top of tunnel opening, 3) elevation of top of curb around tunnel opening, 4) elevation of top of the outer ring wall. I know there is a small sump in the bottom of the pit, but that does not need to be included.

[Steve Martin] See drawing 10-23062 Plan Det. 1 and 3, 10-23063 Elevation, and 10-23066 Plan as follows:

- Top of Vault at concrete at perimeter of hopper: Plant Elev. 20'-5 5/8" (16'-2" NAVD88) See 10-23066 Plan.
- Top of Floor of Reclaimer Vault (Pit) Elevation: See 10-23062 Plan Det. 1:
 - H.P. Plant EL = 4'-0 3/4" (-0'-2 7/8" NAVD88), L.P. Plant EL = 3'-9" (-0'-6 5/8" NAVD88)
- Top of Floor at Top of Tunnel Opening: Plant Elevation 14'-6" (10'-2 3/8" NAVD88) - See 10-23063 & 10-23062 Plan Det. 1.
- Top of Curb at Tunnel Entry: Plant Elevation 15'-10" (11'-6 3/8" NAVD88) See 10-23062 Plan Det. 1
- Top of Ring Beam: Plant Elevation 18'-6" (14'-2 3/8" NAVD88) See 10-23063

Additional Info: See 10-23063 and 10-23062 Plan Det. 1.:

- Top of Tunnel Floor at Low Point: Plant Elevation 0'-6" (-3'-9 5/8" NAVD88) (Lowest Point)
- Lowest point at Tunnel Sump: Sump Depth 3'-0" below top of tunnel floor low point: Plant Elevation -2'-6" (-6'-9 5/8" NAVD88)
- Lowest point at Vault Sump: sump depth is 3'-0" below top of Floor of Vault Pit L.P.: Plant Elevation -0'-9" (-5'-0 5/8" NAVD88)

Chloride Removal

- No concerns identified
- Need elevation certificate for top of slab. Comments box include 1) top of containment curb and 2) lowest invert on EACH tank.

Batch Washers

- No concerns identified
- Need to submit design calculations for the slab, with ASCE 24 block.
- Need elevation certificate for top of slab at grade. Comments box include 1) elevations of intermediate and top floors and 2) lowest invert on any vessel within the footprint of the new structure.

Heavy Black Liquor

- No concerns identified
- Need elevation certificate for top of slab under tank. Comments box include 1) elevations of lowest invert (bottom of flange on nozzle on bottom of cone) and 2) elevation of top of containment curb.

Please let me know if you have any questions. Tom

Tom Keenan
Engineering Manager



Dana Kahlbaum

From: Chris Allen <Chris@allen-graham.com>
Sent: Monday, May 07, 2018 8:50 PM
To: Kevin Reynolds
Cc: Mike Pennington; Ken Rushton; Dan Purcell
Subject: Re: bldg permits

EXTERNAL

Kevin, either me or Bruce will sign. Will call you in the morning to figure out what we need to do. Thanks

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Kevin Reynolds <kevin.reynolds@westrock.com>
Date: 5/7/18 5:55 PM (GMT-05:00)
To: Chris Allen <Chris@allen-graham.com>
Cc: Mike Pennington <mike.pennington@westrock.com>, Ken Rushton <ken.rushton@westrock.com>, Dan Purcell <dan.purcell@westrock.com>
Subject: FW: bldg permits

Chris,
Good evening. Please see email chain below. Sounds like Tom Keenan is ready to submit building permit applications for the Stacker Reclaimer and the Chloride Removal project to the City of Fernandina Beach. Who would sign and notarize the application(s) on behalf of A&G?

Thanks,

Kevin Reynolds

Contract Project Manager

(205) 296-6867 cell

Kevin.Reynolds@WestRock.com



From: Ken Rushton <ken.rushton@westrock.com>
Sent: Monday, May 7, 2018 5:54 PM
To: Kevin Reynolds <kevin.reynolds@westrock.com>
Cc: Mike Pennington <mike.pennington@westrock.com>
Subject: FW: bldg permits

From: Tom Keenan <tom.keenan@westrock.com>
Sent: Monday, May 7, 2018 4:18 PM
To: Ken Rushton <ken.rushton@westrock.com>
Subject: bldg permits

Ken, I need someone from A&G to get with me to sign and notarize these applications. Tom

Tom Keenan

Engineering Manager

Turnover at city has not helped permitting

JOHN SCHAFFNER
For the News-Leader

Stacks of construction materials have littered the future home of Sea Cottages of Amelia at 2528 Sadler Road for months, idled while awaiting permits from the city of Fernandina Beach. Other principals in local commercial projects say they too have experienced difficulty in obtaining required permits, delaying their projects and costing them valuable time and money. One thing is certain: The cottages project did not open last fall for business as planned, and co-owner and developer Phil Griffin wonders if it might even be personal. So what caused the delays?

Griffin and his wife, Janet, and Glenn Bewan and his wife, Emily, are partners in the cottages project. Griffin said a request for building permits was submitted to the city in July 2018, with hopes of having the new lodging space completed by November 2018.

While the foundation permit for the cottages was approved by then-building official Tony Perez-Guerra, it was discovered after a change in building officials that the plans for the Sea Cottages were created by a draftsman not qualified to work on commercial hospitality projects. An incorrect sheet had also been inserted in the initial plans. After being told the plans had to be properly drawn by a qualified engineer, Griffin submitted new ones in the spring of this year. Those were sent to the city's outside contractor, International Code Compliance, for review.

The News-Leader met in mid-July with City Manager Dale Martin and Angela Lester, the administrative coordinator in the city's Building Department, to hear the city's side of the story.

While Martin said there has been a significant turnover in the city's Building Department within the past two years, which might have caused delays in

approvals of building permits, he said he believes deliberate delays are "urban legend." Martin did agree that there was a "strong personality conflict" between Griffin, who is also a principal broker at Amelia Coastal Realty, and Perez-Guerra over the project's permits.

Martin said he is now personally overseeing the permits for Griffin's Sea Cottages project, something that he normally does not do. He said he hopes the permits will be issued very shortly. "I hope we are moving past those situations," he added.

In the meantime, Griffin said he was told that the property required 13 separate permits, one for each building at \$80 per permit. Martin said that is not true. Rather, there is one \$80 permit fee, but each building is considered an individual unit and requires individual inspection, Martin explained.

Griffin said construction could go rather quickly once permits are issued because "steel-formed kits of each cottage are manufactured in a warehouse in Valdosta, Ga." Bewan added, "They will go up like an Erector Set... basically screw together the parts."

Martin said the issue of personnel turnover and finding and hiring qualified replacements has been a challenge. Since the end of 2017, the city has had six either full-time or interim "building officials," the term for the top employee in the Building Department.

The revolving door began when Marshal McCrary left the city in January 2018. He was in charge of the city's planning, building and code enforcement functions. After McCrary left, Martin split the functions into three separate departments, placing Tony Perez-Guerra in charge of the Building Department, but Perez-Guerra ended up leaving the city as well. Jim Hare was hired on an interim basis to fill the post.

"Without a building official,

everything stops," Martin said.

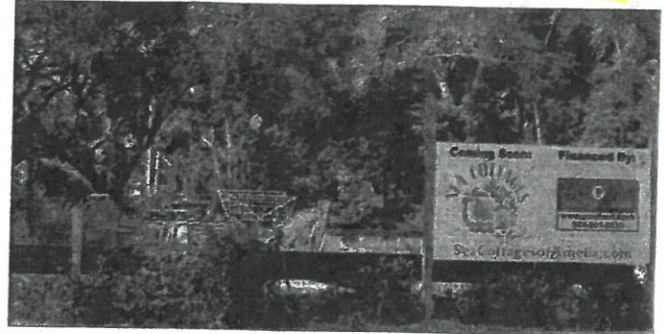
In August 2018, the city hired James "Jud" Allen, who had 25 years of experience as a building official, but Allen had a heart attack at the end of 2018 and died in January.

"Jud was a great loss for this community," Martin told the News-Leader. "In addition to the unfortunate passing of Allen, another part-time building inspector, Gary Garver, also passed away in late 2018."

The city then hired Art Barthlow from Jacksonville as building official, "a by-the-book straight shooter," according to Martin. However, Barthlow decided to return to a consulting business in Jacksonville, and the city replaced him in the spring with Terrence (Terry) Cotter, the city's present deputy building official, who also came from Jacksonville.

"We presently don't have a full-blown city building official," Martin said, but added that a candidate has been interviewed and could be on board Nov. 1.

Martin claims finding qualified



Phil Griffin said that a request for building permits for the Sea Cottages of Amelia project was submitted to the city in July 2018, with hopes of having the new lodging space completed by November 2018. City Manager Dale Martin is now personally overseeing permits for the project.

people is not just a problem for Fernandina Beach and smaller cities. "It is a challenge statewide and countywide across the country," Martin explained. "No young people are going into the

trades." Some small cities farm out all of the building department functions to private outside firms, and Fernandina Beach has the option of using a professional firm based in Alabama.

"We have one building official, one plans reviewer and one inspector in the Building Department, and we are doing

PERMITS Continued on 5A

The permitting process can be frustrating

In addition to the Sea Cottages of Amelia project, Fernandina Beach City Manager Martin and Angela Lester, the administrative coordinator in the city's Building Department, were recently asked about several other commercial projects, including the Amelia Schoolhouse Inn, the renovation of the former car dealership building at South Eighth and Gum streets into a brewery, and the Marriott Courtyard-Springhill Suites hotel planned for Atlantic Avenue, near Main Beach.

Amelia Schoolhouse Inn

The owners of the Amelia Schoolhouse Inn expected the renovation project to take seven months and to be open in time for the Georgia-Florida game in November 2018. Instead, the project took 11 months and the inn did not open until Dec. 28,

2018. The owners and architect told the News-Leader a major factor in the delay was the three months it took to get their permits.

City records show that the permit request went to the city on Oct. 9, 2017, according to Lester. The plans were then sent to ICC in Birmingham on Oct. 17 and ICC returned them on Dec. 14. The permit was issued to Amelia Schoolhouse Inn on Jan. 18, 2018, three months after the application was submitted. The final inspection was done in December 2018.

Lester told the News-Leader that the construction company was allowed to do some demolition work prior to the permit being granted.

Martin also pointed out that there are no time limits on how long it takes to process a commercial building permit, unlike

the 30-day deadline on residential property permits.

Brewery Project on South Eighth Street

City records show that a demolition permit was issued Sept. 18, 2018, a year after the owners of the former auto dealership property at South Eighth and Gum streets had hoped to begin construction, they told the News-Leader. A remodeling permit was issued, according to city records, on Nov. 2, 2018.

According to Lester, the primary problem has been that the property owners have changed construction companies three times during the process. Each time the contractors changed, it took time to get the new contractors signed onto the plans before the

PROCESS Continued on 5A

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PROCESS *Continued from 4A*

plans could go forward to permitting. The process is part of a city ordinance and must be followed, Martin confirmed. Lester pointed out that the work being done would require 17 inspections over the course of the redevelopment process.

Marriott property on Atlantic Avenue

When first announced last fall, developers hoped to break ground by late-2018 or early 2019 on the planned 239-room dual-branded SpringHill Suites-Courtyard by Marriott property at 2700 Atlantic Ave., across from the entrance to Fort Clinch State Park. By mid-July 2019, not a shovel of sand has been turned.

The 4.5-story, 37,251-square-foot building is supposed to hold a

105-room Courtyard by Marriott and a 134-room SpringHill Suites under one roof and will have the city's first secured parking garage for guests and visitors, according to Compass Group Inc. President Ron Flick Sr., the developer for the property.

Flick also pointed out that the property will include 5,000 square feet of meeting and event space with break-out capabilities to smaller spaces, and up to 2,200 square feet of commercial retail space along Atlantic Avenue, which Flick said "is designed for small shops."

When asked recently what the hold up has been on getting underway, Flick would only comment, "I will be willing to talk about that after I have the building permits in my hand." And, he added, he hoped that would be by Aug. 1.



JOHN SCHAFFNER/FOR THE NEWS-LEADER

This former auto dealership at the corner of South Eighth and Gum streets is becoming a brewery and beer garden.

When Martin and Lester were questioned about this at the mid-July meeting, Lester said the Building Department was still waiting on some information, seemingly items such as

the specific interior trim items planned for the two properties.

Captain Jack's Smokehouse

Although the News-Leader had heard the owners of Captain

Jack's Smokehouse complain about delays in getting their building permits from the city to renovate the former Barbara Jean's Restaurant space on Gateway Boulevard off State

Road 200/A1A, city show they received the April 15, just a month ago applied. The application March 14 and it was April 3.

PERMITS *Continued from 4A*

well over 300 inspections a month," Martin said. "We also use an outside private provider to help with reviews of plans, but not so much since March because they are too busy." Some plans have been sent to ICC in Birmingham, Ala. for review, he said.

A review of city documents provided by Lester covering the period from Jan. 1 to July 12 of this year shows the monthly number of all commercial and residential inspections performed by the city definitely averaged "well over than 300," and was actually around 550. The Building Department performed 4,013 inspections and the Planning and Conservation Department staff performed 77 during that period.

During the same six-plus-month period, more than 1,998 permit applications – an average of 270 per month – came through the Building Department, including 1,384 general residential building, 313 general commercial building, 149 tree removals, 87 zoning, 63 right-of-way and two site work permits. Permits issued during the same period totaled more than 1,887, including 1,355 general residential building, 281 general commercial building, 134 tree removals, 74 zoning and 43 right-of-way permits. Martin

pointed out the city has a 30-day deadline for responding to residential building permit applications.

According to the city's website, the Building Department currently has a staff of seven plus Code Enforcement Director Michelle Forstrom. The current budget allocates \$825,008 for nine staff personnel in the Building Department plus two staff in the Code Enforcement Department, which has a personnel budget of \$178,807. The Planning and Conservation Department was budgeted for a staff of six with a personnel budget of \$497,550. All of those positions are filled with the hiring of the city's first arborist-urban forester.

Martin told the News-Leader the city is working to promote at least one new building inspector from within and is interviewing for another inspector as well as a "really qualified" director. The budget has \$90,000 allocated for a building director-building official.

Before development projects get to the permitting stage, almost all go through a thorough review by the city's Technical Review Committee, which usually meets twice a month and includes representatives from the Planning, Building, Code Enforcement, Utilities, Streets and Parks Maintenance and Fire departments.

Many developers and property owners come before the TRC even before their plans are fully drawn up to get input from the city officials on issues they should address in their plans. They then return with fully developed plans for TRC review and hope for approval so that they can move on to permitting.

If a project is planned for the city's downtown Historic District, such as the Amelia Schoolhouse Inn was, then those plans also have to be reviewed and approved by the city's Historic District Council before being passed to the permitting process. That committee meets once a month. These committee review processes can sometimes add considerable time to the development project timeline, especially if the committees require changes in the project plans.

Martin and Lester had two messages for people planning to develop new or redevelop existing properties, either commercial and residential: Seek the advice and counsel of the city's professional staff before starting the planning process, maybe even before buying, and understand that the city is working to make the processes easier and more efficient and is not an adversary.

"The Building Code is there for public safety," Martin stated. He admitted that there are times

when the property owners are unhappy and complain about delays in getting their businesses

open. Such was the case with the owners of Aloha Bagel and Deli on South Eighth Street. "Now

when I go in there they like I am good friend forgotten."



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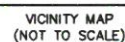
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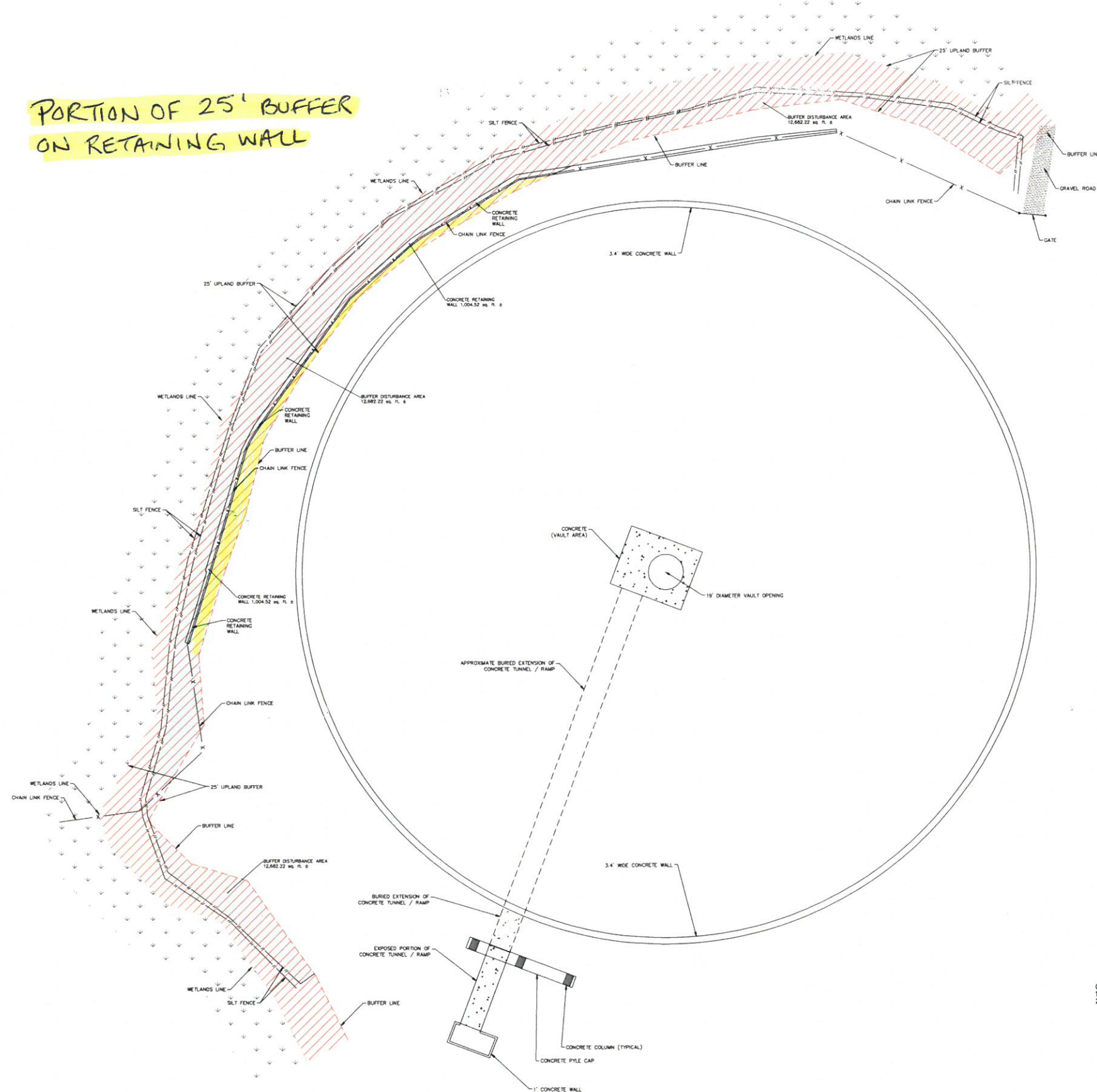
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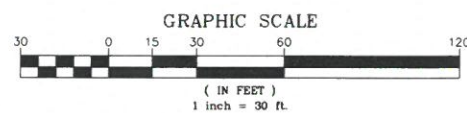


PORTION OF 25' BUFFER
ON RETAINING WALL



CONCRETE RETAINING WALL	1,004.52 sq. ft. ±
BUFFER DISTURBANCE AREA	12,682.22 sq. ft. ±

GENERAL NOTES
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2. THIS IS SKETCH OF LOCATED EXISTING CONDITIONS REQUESTED PER THE CLIENT.



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ENTIRE PERMIT IS 139 PAGES
ALL WE NEED IS REVISIONS



Florida Department of Environmental Protection

Northeast District
8800 Baymeadows Way West, Suite 100
Jacksonville, Florida 32256

Rick Scott
Governor

Carlos Lopez-Cantera
Lt. Governor

Noah Valenstein
Secretary

STATE OF FLORIDA INDUSTRIAL WASTEWATER FACILITY PERMIT

PERMITTEE:

WestRock CP, LLC. – Fernandina Beach Mill

PERMIT NUMBER: FL0001104 (Major)
FILE NUMBER: FL0001104
EFFECTIVE DATE: November 12, 2015 (008/NR)
EXPIRATION DATE: November 11, 2020
1ST REVISION DATE: December 6, 2016 (009/MM)
2nd REVISION DATE: June 21, 2017 (010/MR)
3rd REVISION DATE: August 25, 2017 (011/MR)
4th REVISION DATE: June 14, 2018 (012/MR)

RESPONSIBLE OFFICIAL:

Mr. Daniel Rowland
General Manager
WestRock CP LLC - Fernandina Beach Mill
P.O. Box 2000
600 North 8th Street
Fernandina Beach, Florida 32034
Telephone No. (904) 277-5551
daniel.rowland@westrock.com

FACILITY:

WestRock-Fernandina Beach Mill
600 North 8th Street
Fernandina Beach, Florida 32034
Nassau County
Latitude: 30° 40' 47.41" N Longitude: 81° 27' 21.7" W

3RD REVISION

ALLOCATE STORMWATER
FROM STACKER

4TH REVISION

REALLOCATE STORMWATER
FOR 100 YR. STORM
1ST 30 MIN FLUSH

This permit is issued under the provisions of Chapter 403, Florida Statutes (F.S.), and applicable rules of the Florida Administrative Code (F.A.C.) and constitutes authorization to discharge to waters of the state under the National Pollutant Discharge Elimination System. This permit does not constitute authorization to discharge wastewater other than as expressly stated in this permit. The above named permittee is hereby authorized to (operate or construct) the facilities in accordance with the documents attached hereto and specifically described as follows:

FACILITY DESCRIPTION:

This facility produces unbleached kraft linerboard with the primary SIC code of 2631, Paperboard Mills. The production consists of the following general steps: wood preparation, pulping, pulp processing and chemical recovery, and paper and paperboard manufacturing that contribute to the wastewater.

WASTEWATER TREATMENT:

PERMITTEE: WestRock, CP LLC
FACILITY: WestRock-Fernandina Beach Mill

PERMIT NUMBER: FL0001104 (Major)
EXPIRATION DATE: November 11, 2020

This facility is an existing 37.5 million gallons per day (MGD) design flow discharge of treated process wastewater and stormwater (28.7 MGD design wastewater flow and 8.8 MGD stormwater flow) to surface water. Treatment system consists of a grit chamber, bar screen, primary clarifier, heat exchanger, cooling tower (for the non-contact cooling water), UNOX pure oxygen activated sludge treatment system, and dual secondary clarifiers, with discharge to outfall D-001. Emergency spill collection and control systems include a lined, temporary wastewater holding pond to provide influent loading control.

Primary and secondary wastewater solids are handled by dewatering screw presses and belt presses or are conveyed to temporary storage area. Primary and secondary solids blending takes place in tank systems.

This facility has mixing zones for dissolved oxygen, temperature, copper, pH and nickel, pursuant to Rule 62-4.244 FAC.

PERMIT REVISION HISTORY:

1. First Permit Revision (PA: FL0001104 – 009 – IWF/MM)

This permit revision changes to the Condition I.B.3 which notifies that beginning December 21, 2016, the permit is requires using the Department's Electronic Discharge Monitoring Report (EzDMR) System for the electronic submittal of DMRs.

2. Second Permit Revision (PA: FL0001104 – 010 – IWB/MR)

This permit revision includes:

- An updated description of the Wastewater Treatment which is *“This facility is an existing 37.5 million gallons per day (MGD) design flow discharge of treated process wastewater and stormwater (30.0 MGD design wastewater flow and 7.5 MGD stormwater flow) to surface water. Treatment system consists of a grit chamber, bar screen, primary clarifier, heat exchanger, cooling tower (for the non-contact cooling water), UNOX pure oxygen activated sludge treatment system, and dual secondary clarifiers, with discharge to outfall D-001. Primary and secondary wastewater solids are handled by dewatering screw presses and belt presses or are conveyed to temporary storage area. Primary and secondary solids blending takes place in tank systems.”*
- Authorization to use approximately 2,200 gpd of final treated effluent/reclaimed water for dust suppression around the Fernandina Beach Mill. The reclaimed water shall be sprayed by trucks equipped with spray nozzles with adjustment to produce a fine spray on the mill property in areas adjacent to the lime kiln.

There are not any other changes to the permit requirements.

3. Third Permit Revision (PA: FL0001104 – 011 – IWB/MR)

- An updated description of the Wastewater Treatment to increase the allocated stormwater flow of the plant from 7.5 MGD to 8.8 MGD.
- The wording for the dust suppression of “on the paved roads along the lime kiln area”, is replaced with “on the Mill property in areas adjacent to the lime kiln.” This language was replaced in the description noted under the Second Permit Revision (PA: FL0001104-010-IWB/MR). The dust suppression shall not cause surface runoff or ponding of the applied areas.

There are not any other changes to the permit requirements.

PERMITTEE: WestRock, CP LLC
FACILITY: WestRock-Fernandina Beach Mill

PERMIT NUMBER: FL0001104 (Major)
EXPIRATION DATE: November 11, 2020

4. **Fourth Permit Revision (PA: FL0001104 – 012 – IWB/MR)**

- This permit revision includes changing the General Manager from Mr. Thomas Sweetser to Mr. Dan Rowland,
- **Updating the description of the wastewater treatment facility and authorization to reduce the amount of stormwater collected and treated from the new chip stacker reclaimers within the onsite wastewater treatment system.** The new system will collect the first 1.25 inch of rain resulting in a total of 21,038 gallons diverted to the wastewater treatment system. The remainder of stormwater from a storm event will be diverted to the existing MSGP permitted stormwater outfall (001).

Additionally, the wording concerning the emergency lined pond is revised to state: "Emergency spill collection and control systems include a lined, temporary wastewater holding pond to provide influent loading control".

There are not any other changes to the permit requirements.

EFFLUENT DISPOSAL:

Surface Water Discharge D-001: An existing 30.0 MGD Annual Average Daily Flow permitted discharge to Amelia River, Class III Marine Waters, (WBID# 2124) which is a 36-inch diameter pipe, 37.5 MGD design capacity (28.7 MGD design wastewater flow and 8.8 MGD stormwater flow), discharging to the Amelia River is approximately 250 feet in length, with 20 ports at a spacing of 12.5 feet, 6 inch diameter ports, discharging at a depth of approximately 32 feet. The point of discharge is located approximately at latitude 30° 41' 9" N and longitude 81° 27' 30" W.

Mixing zones for dissolved oxygen, copper, nickel, temperature and pH pursuant to Rule 62-4.244 FAC have been established for the discharge, see conditions I.A.9 and I.A.10.

IN ACCORDANCE WITH: The limitations, monitoring requirements and other conditions set forth in Part I through Part IX on pages 1 through 30 of this permit.

Figure 1: WestRock-Fernandina Beach Mill Outfall Location



WestRock Buffer Plants

PHOTOGRAPHS AND QUANTITIES

Hackberry
Tree
(*Celtis
lanceolata*)

50 qty



Wax Myrtle
(*Morella*
cerifera)

159 qty



Tough
Bumelia
(*Sideroxylon*
Tenax)

107 qty



Yaupon Holly
(*Ilex*
vomitorea)

383 qty



Florida Privet
(*Forestiera
segregata*)

300 qty



Saw
Palmetto
(*Serenoa
repens*)

244 qty



Sand Cord
Grass
(*Spartina
bakerii*)

29 qty



Carolina
Jasmine
(*Gelsemium
sempervirens*)

100 qty



Trumpet Vine
(*Campsis*
radicans)

100 qty





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



BOA 2019-12

600 N. 8th Street

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).



BOA 2019-12

600 N. 8th Street

- 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>: 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. 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.



BOA 2019-12

600 N. 8th Street

VI. MOTION TO CONSIDER:

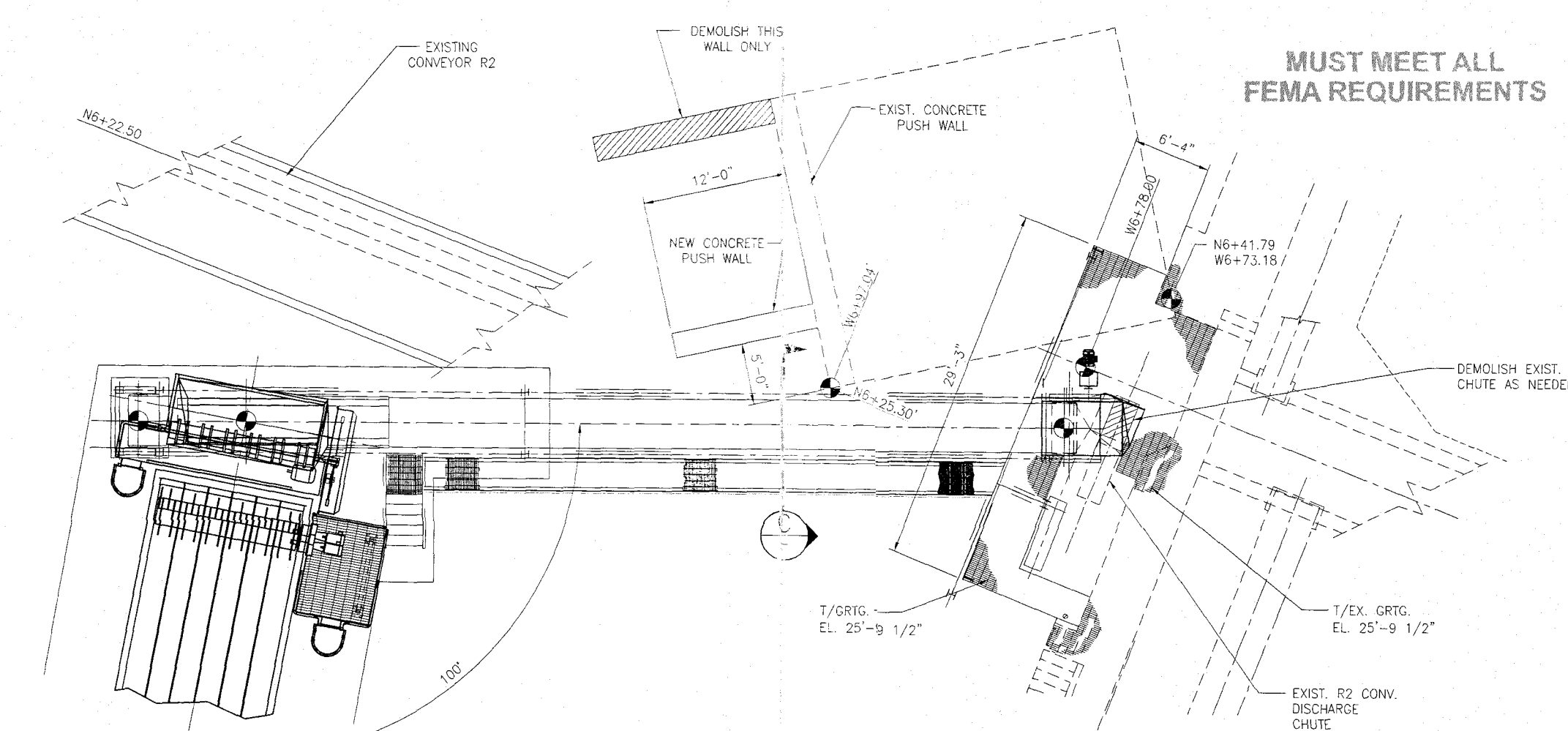
I move to **approve or deny** BOA case number 2019-12; AND I move that the BOA make the following findings of fact and conclusions of law part of the record: That BOA case 2019-12, as presented, **is or is not** substantially compliant with the Comprehensive Plan and Land Development Code to warrant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

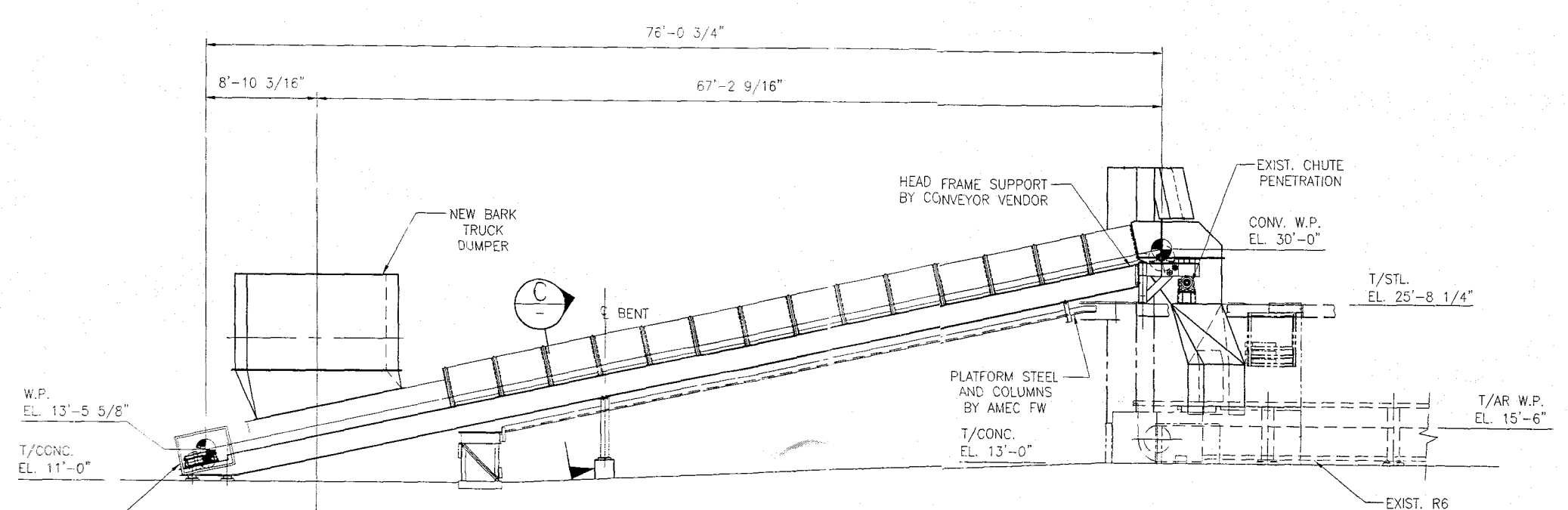
A handwritten signature in blue ink, appearing to read "J. Platt", is written over a horizontal line.

Jacob M. Platt
City Planner

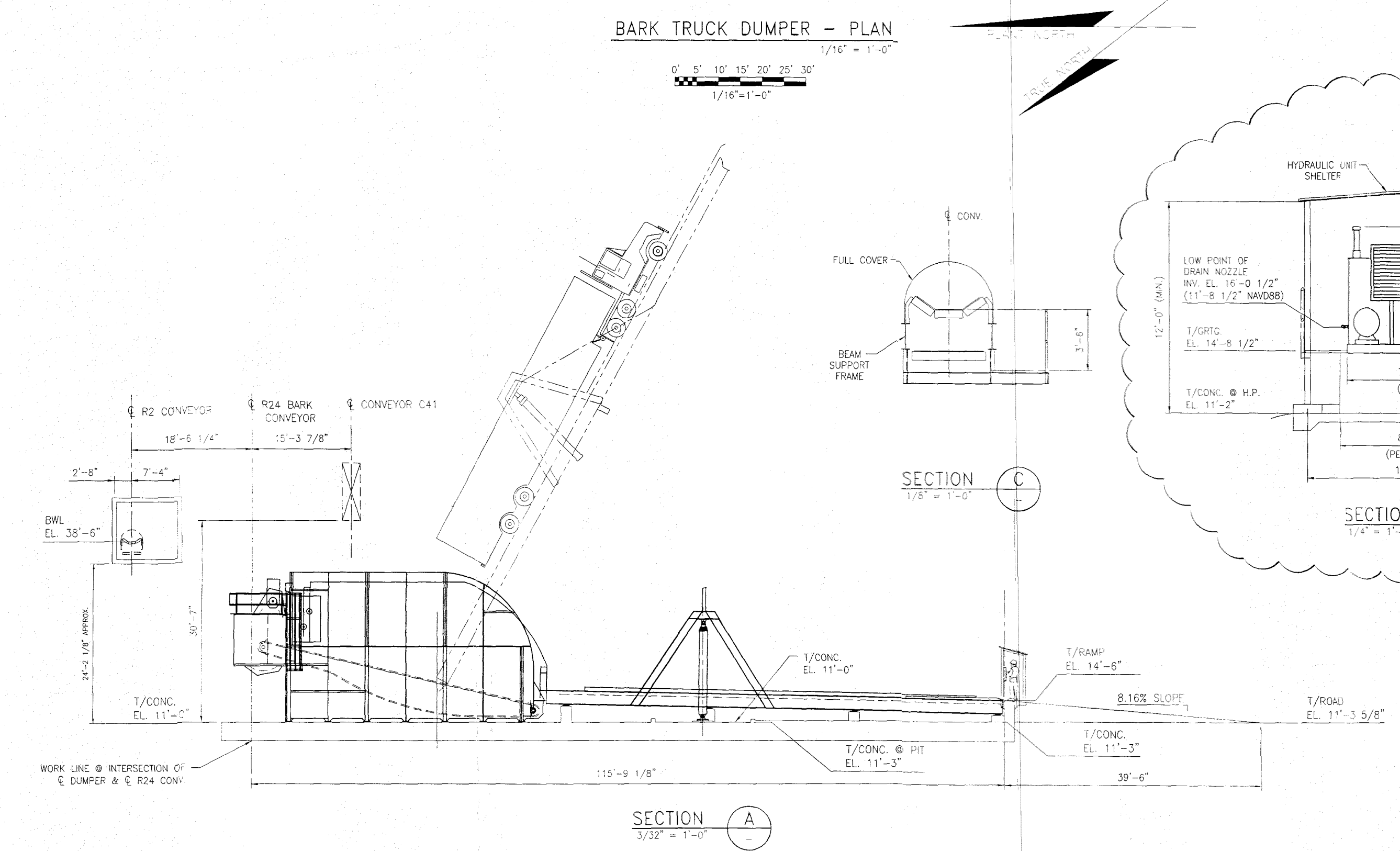
**MUST MEET ALL
FEMA REQUIREMENTS**



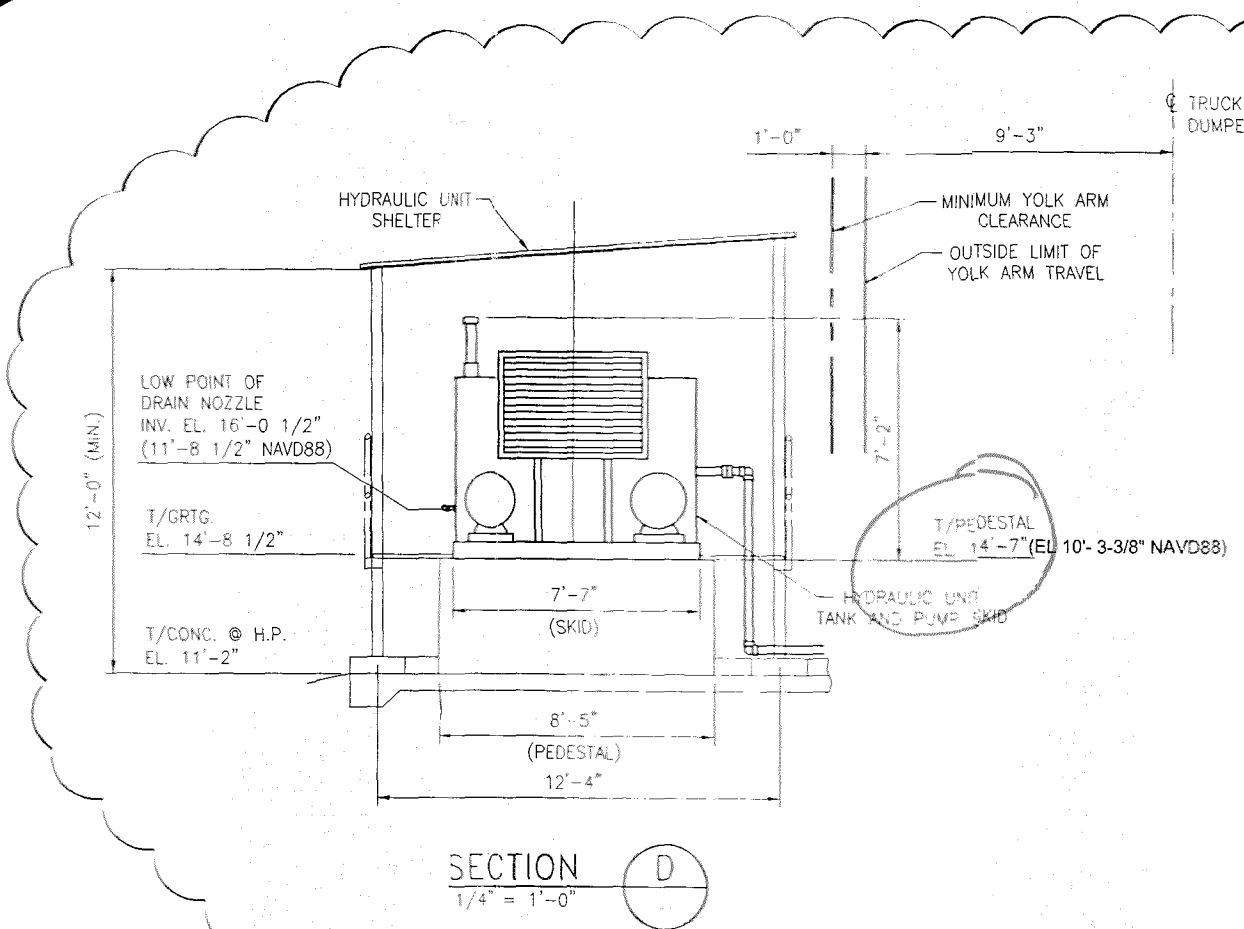
R24 BARK TRANSFER CONVEYOR - PLAN



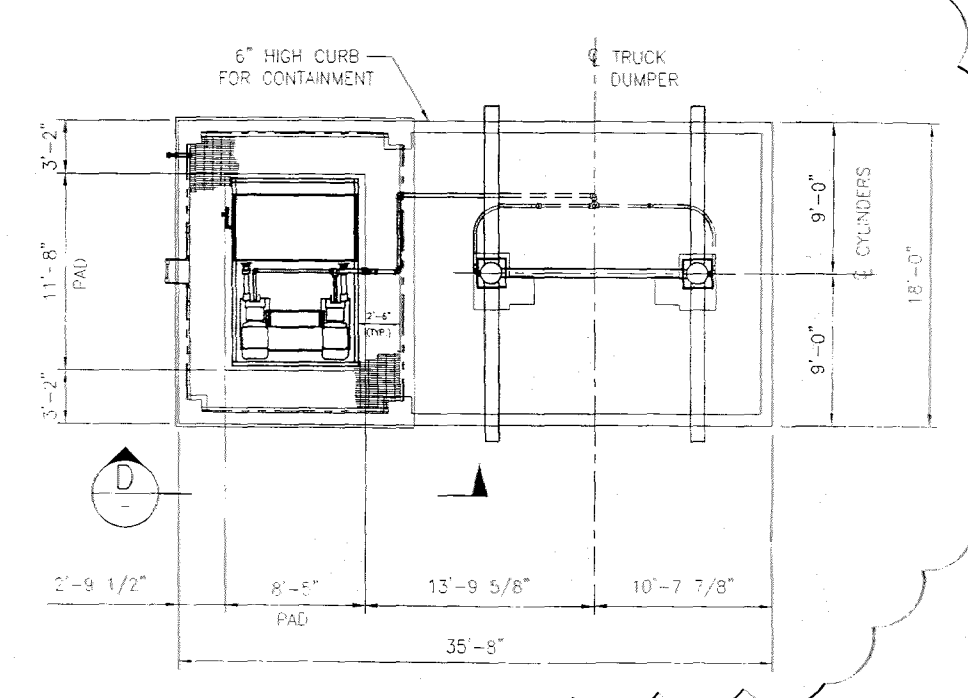
SECTION B
1/8" = 1'-0"



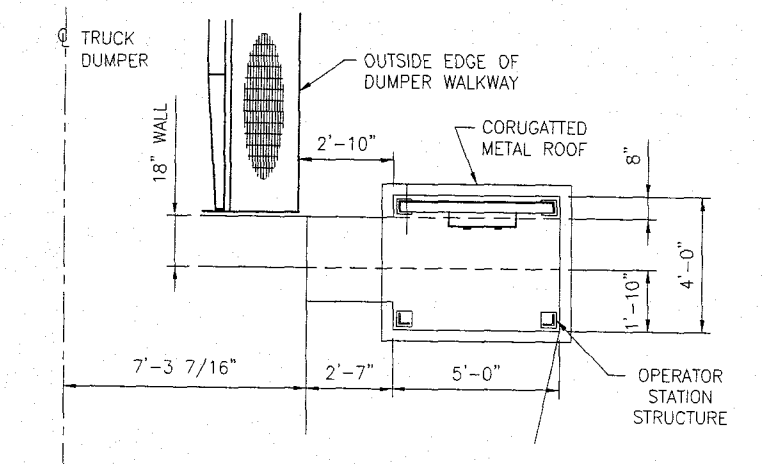
BARK TRUCK DUMPER - PLAN



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\1445\10-13140.DWG		copyright © 2011 PROJECT NO: 196623
DRAWING TITLE		

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

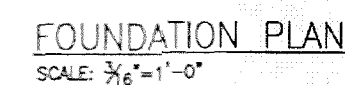
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[illegible]

CODES
ABC, INC.
INTERVIEW FOR CODE COMPARISON
OCT 31 2008
J.A.D.
FREDERICK A. BARNHARTT
211 - 1711 EX - 1155
FLORIDA

G:\-ts1\p00196623\CAD\Mat\Nisse\20180308-IFU\10-13146.dwg, 3/8/2018 8:25:43 AM, CALD TO PDF No Loyers.pc3, ryon.nance \\G:\-FS1\p00196623

MUST MEET ALL
FEMA REQUIREMENTS

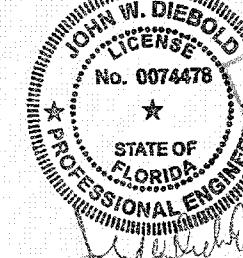
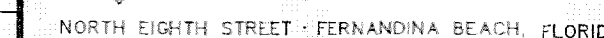


SCALE: $\frac{3}{8}'' = 1' - 0''$

NOTES:

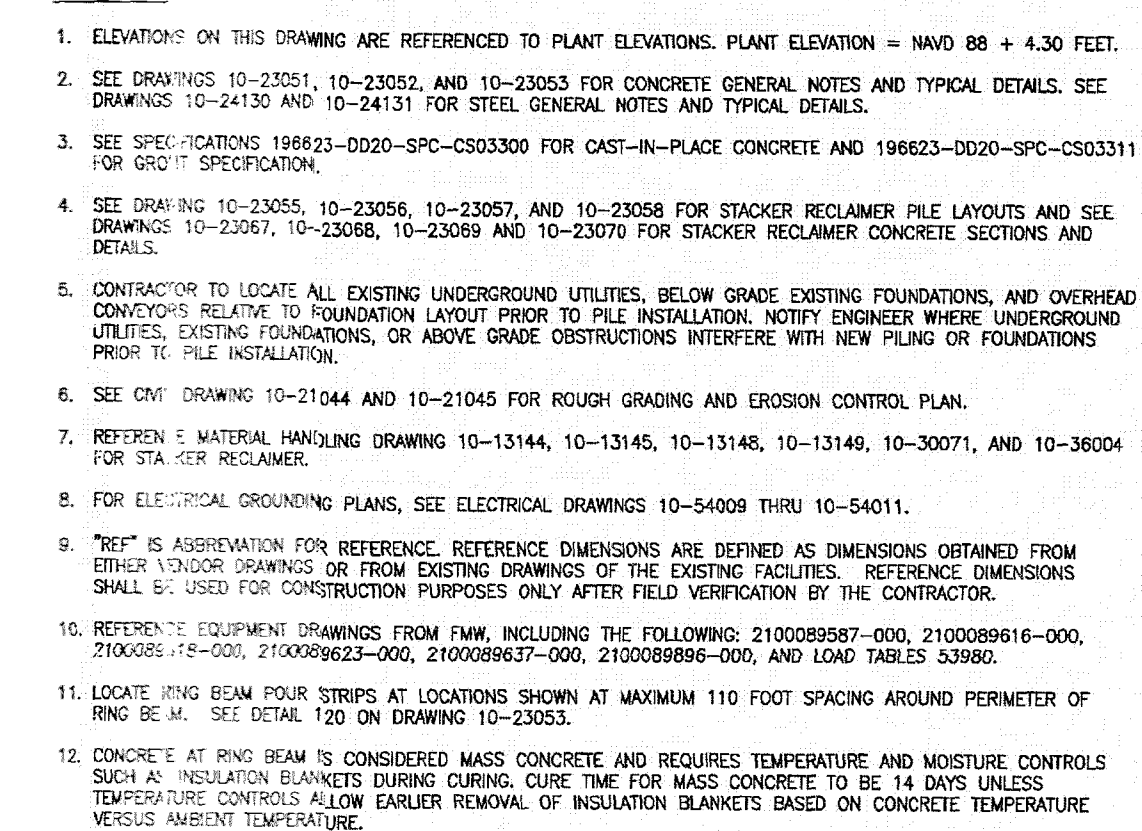
11. PROVIDE EPOXY GROUT AT PIVOT AND HYDRAULIC CYLINDER BASE PLATES AT GRIDS 2 & 3. PROVIDE NON-SHRINK NON-METALLIC GROUT AT ALL OTHER BASE PLATES. SEE GROUT SPECIFICATION CS03311.

WORK SAFELY



CODES
ABC, INC.
REVIEWED FOR CODE CONFERENCE
OCT 31 2018
J.A.D.
FREDERICKA BARNHART
PH. 1-813-115
FLORIDA

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 11/08/17 ISSUED FOR REVIEW JWD HCH REV. mm/dd/yy DESCRIPTION BY: APVD REV. DATE DESCRIPTION BY: APVD REV. DATE DESCRIPTION BY: APVD REV. DATE 1 03/29/18 ISSUED FOR CONSTRUCTION JWD HCH 2 01/22/18 ISSUED FOR CONSTRUCTION JWD HCH 3 01/12/18 ISSUED FOR CONSTRUCTION JWD HCH 4 12/12/17 ISSUED FOR BID JWD HCH 5 11/08/17 ISSUED FOR REVIEW JWD HCH										DESIGN BY: JWD 11/06/17 DRAWN BY: JSW 11/06/17 CHECKED BY: JH-TSH 12/16/17 APPROVED BY: APPROVED BY: APPROVED BY: APPROVED BY:  NORTH EIGHTH STREET - FERNANDINA BEACH, FLORIDA										P:\CAD\STBY-10-23065.DWG 198623 DRAWING TITLE: WOODYARD WOODYARD RECONFIGURATION FOUNDATION PLAN - SHEET 5 BARK TRUCK DUMPER & R24 TRANSFER CAD FILE No. Cadd File Location: 10-23065.DWG DWG NO: 10-23065 SHEET: 1 REV: 2									
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WORK SAFELY

10-23061.DWG

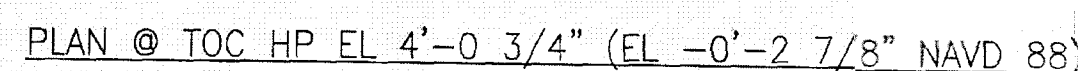
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WOODYARD RECONFIGURATION
FOUNDATION PLAN - SHEET 1
STACKER/RECLAIMER RING BEAM

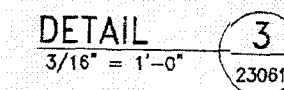
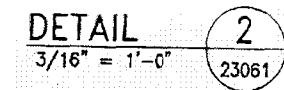
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[illegible]

**MUST MEET ALL
FEMA REQUIREMENTS**

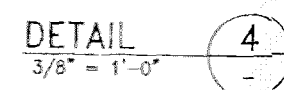


DETAIL 1
3/16" = 1'-0" 23061



NOTES:

- [illegible]



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

11-11-68 12M (10-23002 DM)	96623
DRAWING TITLE	Woodyard

WOODYARD RECONFIGURATION
FOUNDATION PLAN - SHEET 2
STACKER RECLAIMER

CAD FILE No. (cad file location)

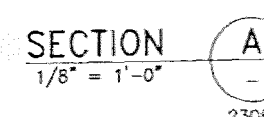
G. NO.

SHEET	REV.
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[illegible]

PLANT NCR

23061
DINATE) MUST MEET ALL
FEMA REQUIREMENTS



WORK SAFELY

JOHN W. DIEBOLD
LICENSE
No. 0074478
★
STATE OF

FLORIDA PROFESSIONAL ENGINEER

[Signature]

02218
10:

SEAL OF THE STATE OF FLORIDA

DISORDER RECONFIGURATION

WOODYARD RECONFIGURATION

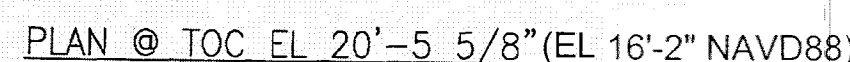
FOUNDATION PLAN - SHEET 3
STACKER RECLAIMER TUNNEL

CAD FILE No. (cad file location)	DWG. NO.	SHEET
10-22063.DWG	10-22063	1

10-23003.DWG	10-23003	1
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MUST N
MA REQ



1
23061



NOTES:

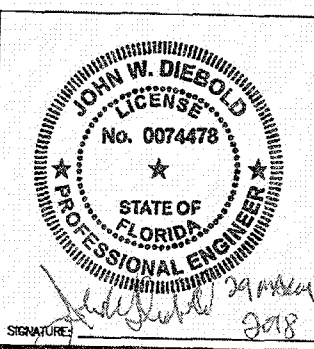
1. ELEVATIONS ON THIS DRAWING ARE REFERENCED TO PLANT ELEVATIONS. PLANT ELEVATION = $\pm$ NAVD 88 + 4.30 FEET.
2. SEE DRAWINGS 10-23051, 10-23052, AND 10-23063 FOR CONCRETE GENERAL NOTES AND TYPICAL DETAILS. SEE DRAWINGS 10-24130 AND 10-24131 FOR STEEL GENERAL NOTES AND TYPICAL DETAILS.
3. SEE SPECIFICATIONS 196523-0023-CONC-SD03300 FOR CAST-IN-PLACE CONCRETE AND 196523-0032-CONC-SD03311 FOR GROUT SPECIFICATION.
4. SEE DRAWING 10-23064, 10-23056, 10-23057, AND 10-23058 FOR STOCKER RECLAIMER PILE LAYOUTS AND DRAWING 10-23061, 10-23062, 10-23063, AND 10-23064 FOR STOCKER RECLAIMER CONCRETE FOUNDATION PLANS.
5. PROVIDE A POLYMER RUBBER GEL (PRO) WATERPROOFING SYSTEM TO THE UNDERSIDE OF THE VAULT AND TUNNEL PILE CAPS WITH PROTECTION MEMBRANE OVER THE PILE CAP AND CONTINUOUS TO RUN UP THE WALLS OF THE VAULT AND WALLS AND TUNNEL WITH THE PRO PROTECTANT. THE PROTECTANT IS TO BE BACKFILLED TO THE VAULT AND TUNNEL WITH THE PROTECTANT. THE POLYMER RUBBER GEL SYSTEM SHALL BE QTS 350 AND GTS 605-604T MAXI GEL-TECH SYSTEMS AS PROVIDED BY RE-SYSTEMS GROUP AMERICAS OR EQUIVALENT APPROVED SYSTEMS AS THE MANUFACTURER'S APPROVAL TO ACHIEVE A 20 YEAR WARRANTY.
6. SEE FWM DRAWINGS 2100089820300-SHT1, 2100089820300-SHT2, 2100089820300-SHT3, 2100089898600-SHT1, 2100089898600-SHT2, 2100089898600-SHT3, 2100070742-000, AND 2100062908-000 FOR DETAILS AT THE STOCKER RECLAIMER VAULT PILE LEGS, TABLE TOP, AND CENTER COLUMN.
7. SEE FWM DOCUMENT 50003980-2 FOR LIST OF FWM REQUIRED COUNTERTOPINGS TO BE CONSTRUCTED AND SEE FWM DRAWINGS 210007199-ISO1, 2100041850-USO, 2100049397-USO, 2100043997-USO-2, AND 2100054125-USO FOR FWM REQUIRED CONCRETE COUNTERTOPING DETAILS TO BE CONSTRUCTED FOR THE STOCKER VAULT. THE CONCRETE COUNTERTOPING SHALL BE FIBER 5Y 1450-HOMOGENEOUS EACH END WITH A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI. CONCRETE FOR THE COUNTERTOPINGS SHALL BE EXPOSURE CLASS C1 IN 31 WITH A MINIMUM CONCRETE MINIMUM EMBEDMENT OF 75% OF THE CONCRETE THICKNESS, UNLESS DIMENSIONED OTHERWISE. PROVIDE A MINIMUM COVER LIGTHS SHALL HAVE A MINIMUM 1500-ISO-FWM COUNTERTOPING DRAWING 2100041850-USO IS ON HOLD AND NOT INCLUDED AT THIS TIME.

WORK SAFELY

WORK SAFELY



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 FMW 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
FLORIDA COA NO.: 81578 30084

CAD FILE:	PROJECT N
P:\CAD\STR\10-23066.DWG	196623
DRAWING TITLE	

WOODYARD RECONFIGURATION
CONCRETE PLANS & SECTIONS
STACKER RECLAIMER

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

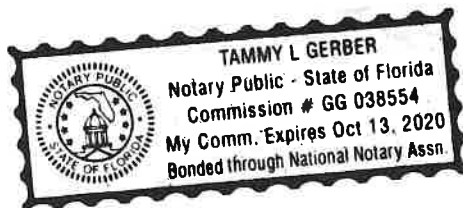
Subscribed and sworn to in my presence this 16 day of December, 2019, by
David Rowland

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.

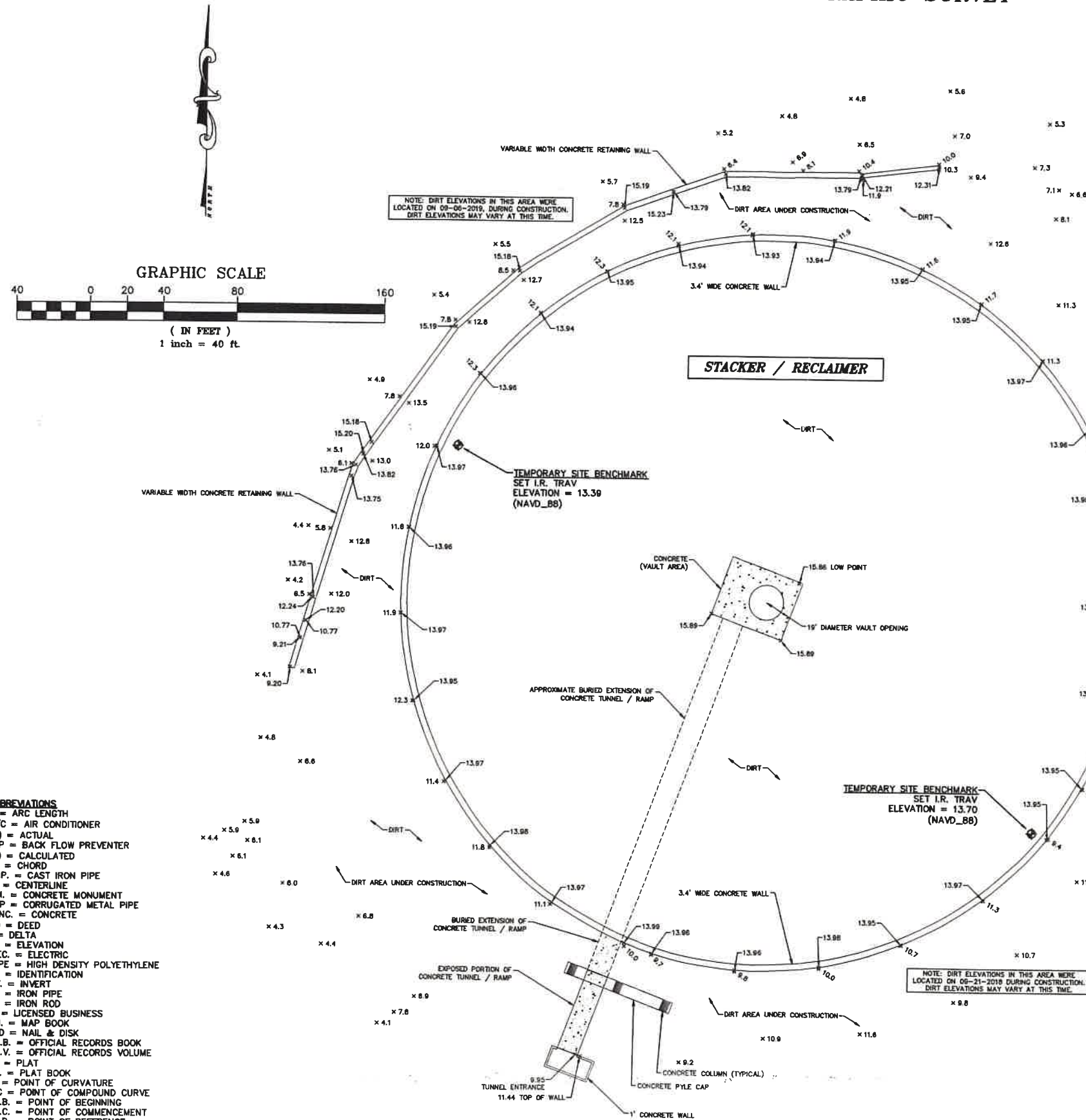
APPEALS: Any person aggrieved by any decision of the BOA or HDC regarding a variance may present to a court of record a petition, duly verified, setting forth that the decision is illegal, in whole or in part, specifying the grounds of the illegality. The petition shall be presented to the court within 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			
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, NOR THE STANDARD OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PRACTICE, A JUDICIAL DISTRICT COURT, FLORIDA. BOB L. PITTMAN, REMOVED 12-19-2019 FLORIDA REGISTERED CERTIFICATE, NO. 4827 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. 11th Ave., Suite 100 Ft. Lauderdale, FL 33309 Tel: (954) 580-1111 Email: info@arc-surveying.com			

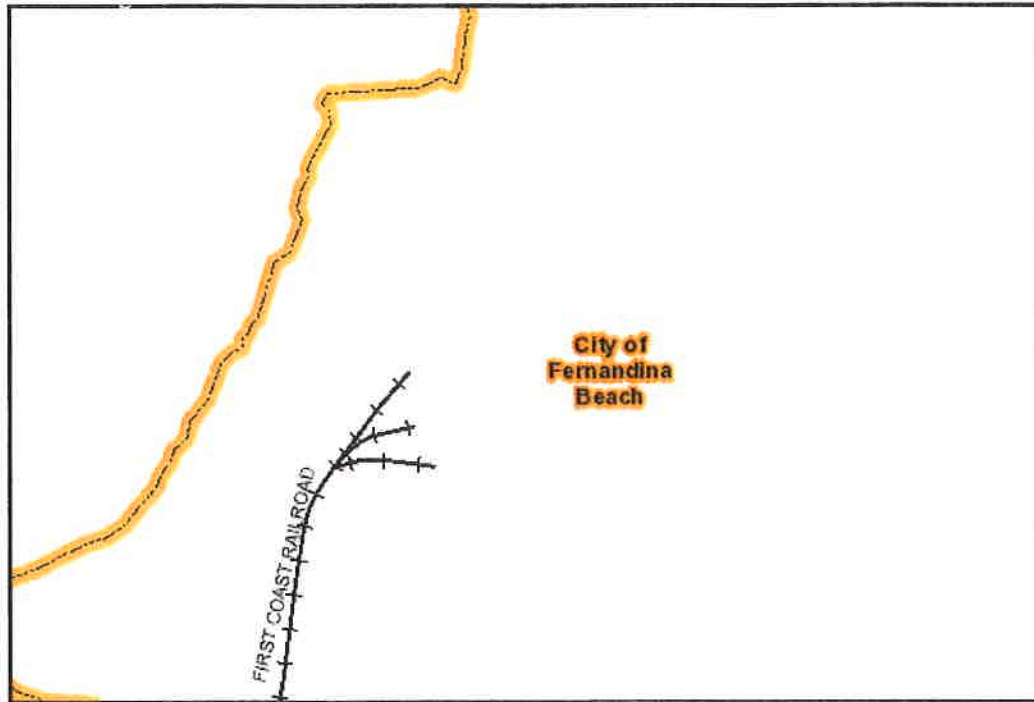
904-491-7300



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.

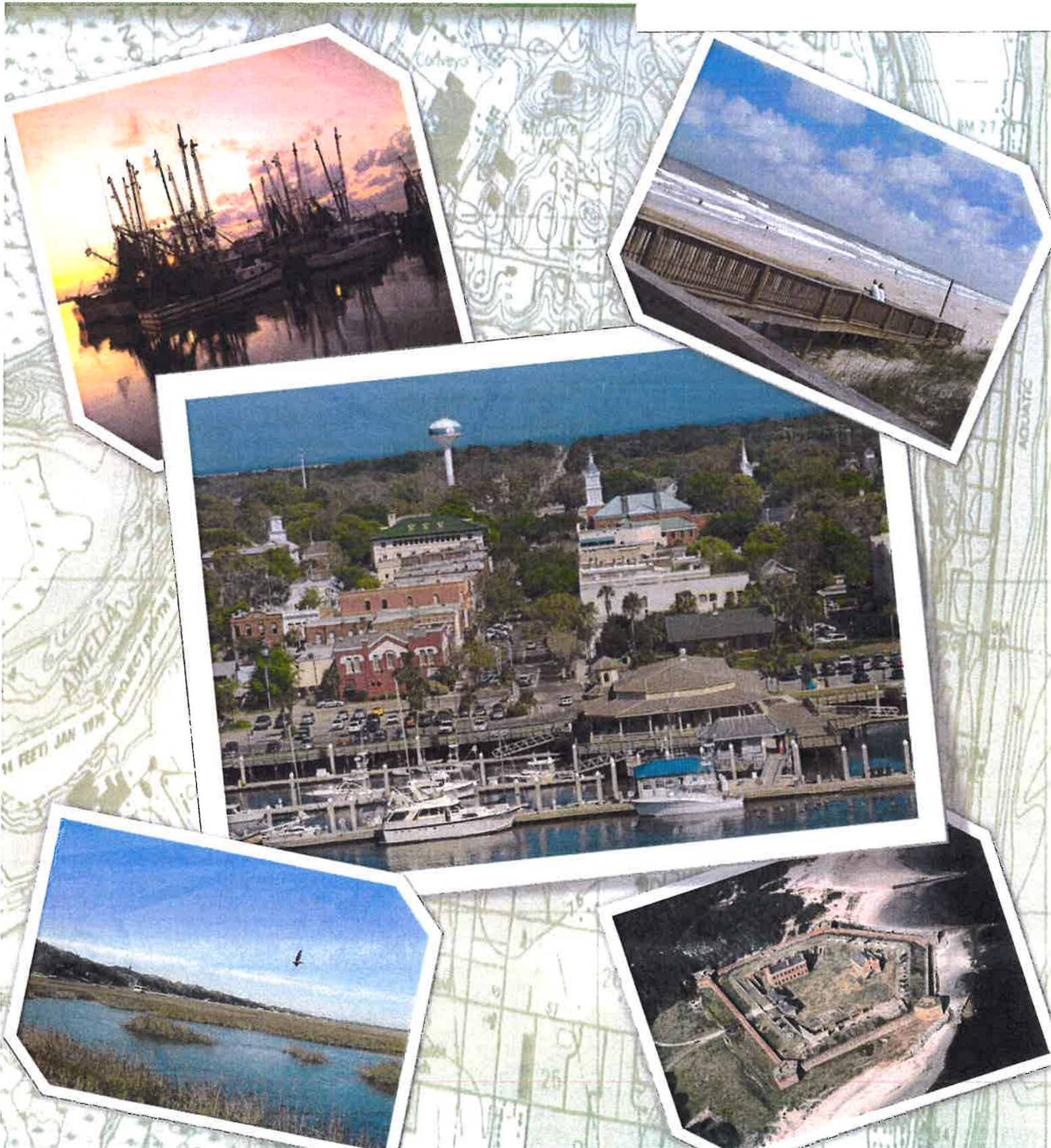
Matt

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.

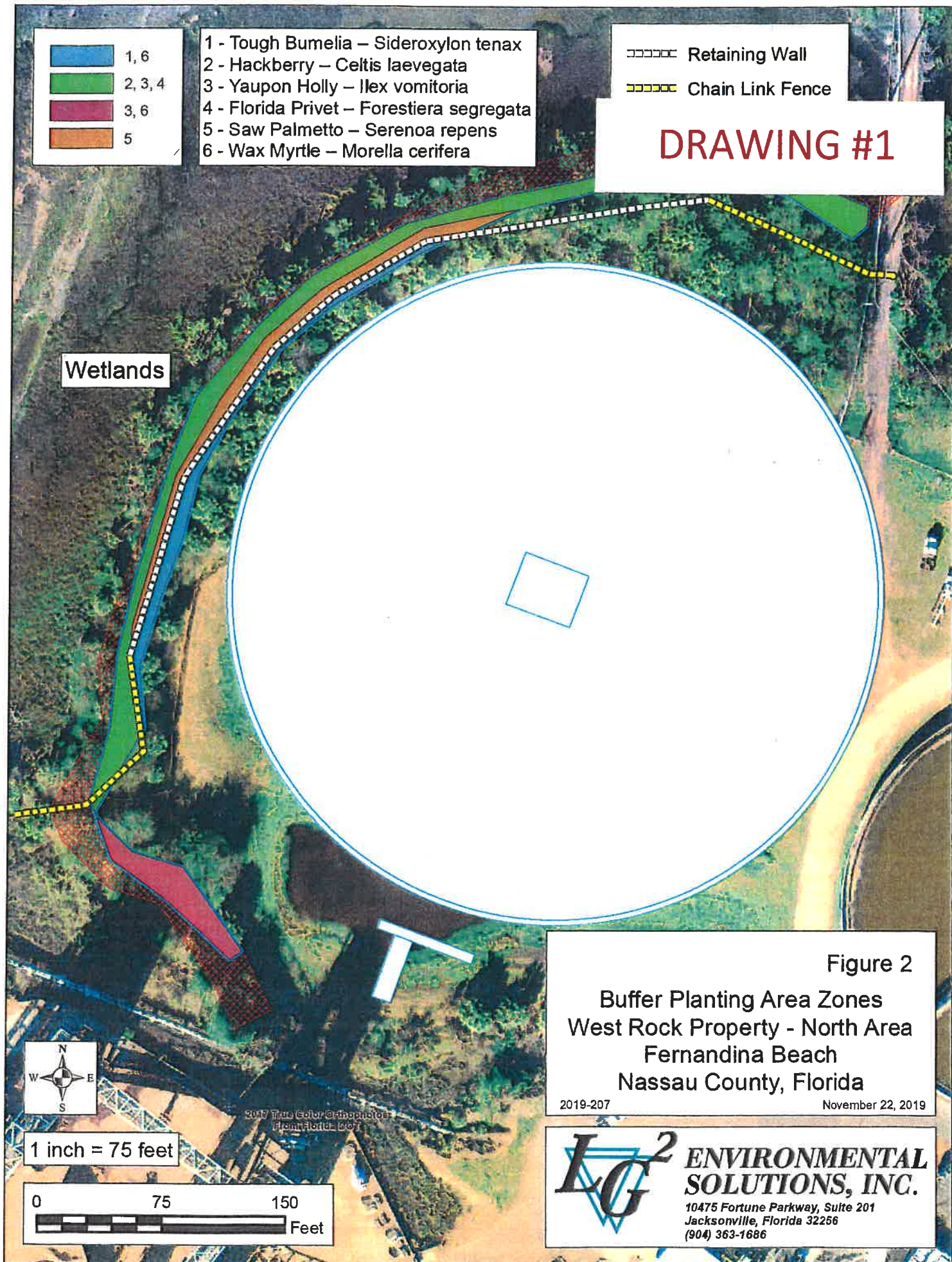
All new development and redevelopment adjacent to jurisdictional wetlands shall be required to include coordination with the agencies with regulatory jurisdiction over wetlands, including the County, representatives of the Florida DEP, the USACOE, and the SJRWMD, for assistance and verification in identifying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

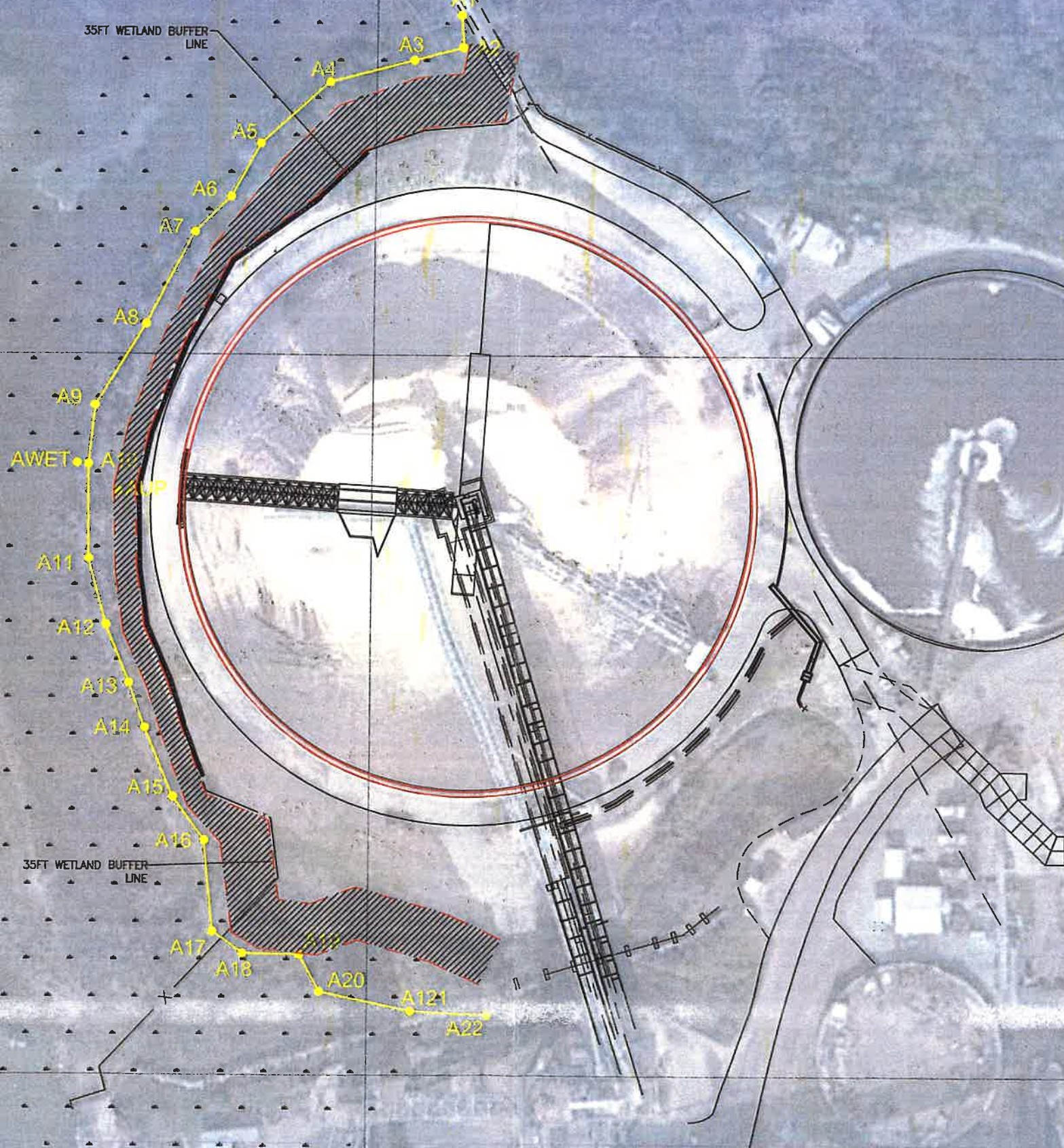
B. Buffering requirements for development adjacent to wetlands or natural water bodies:

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



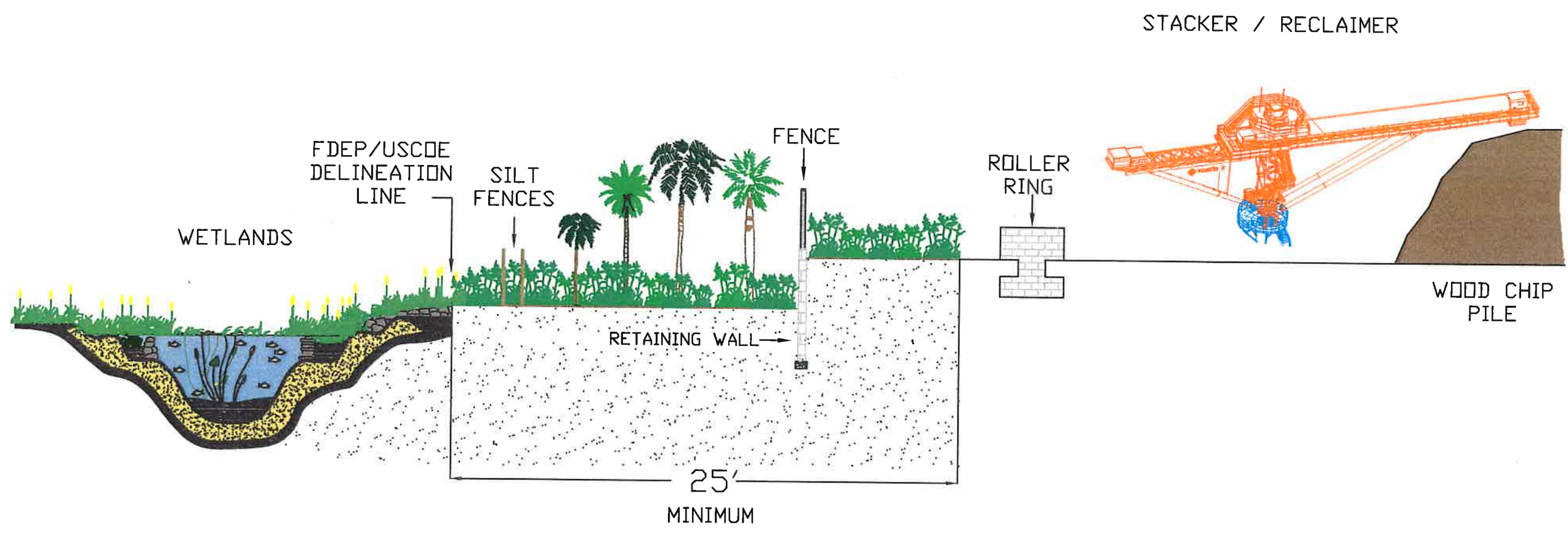
DRAWING #2

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

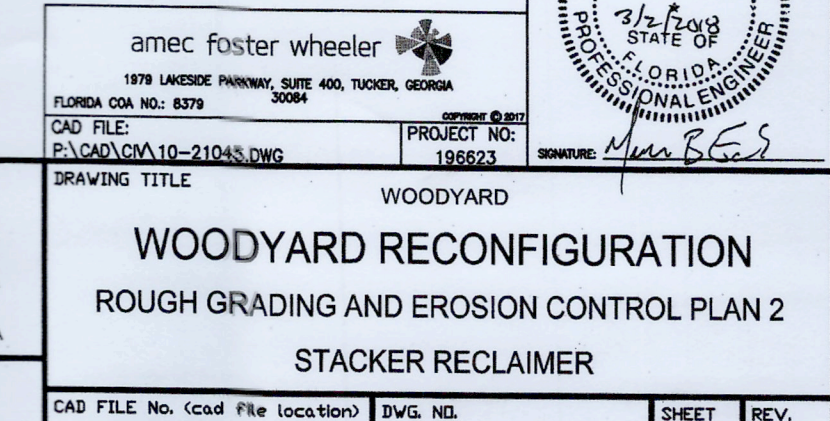


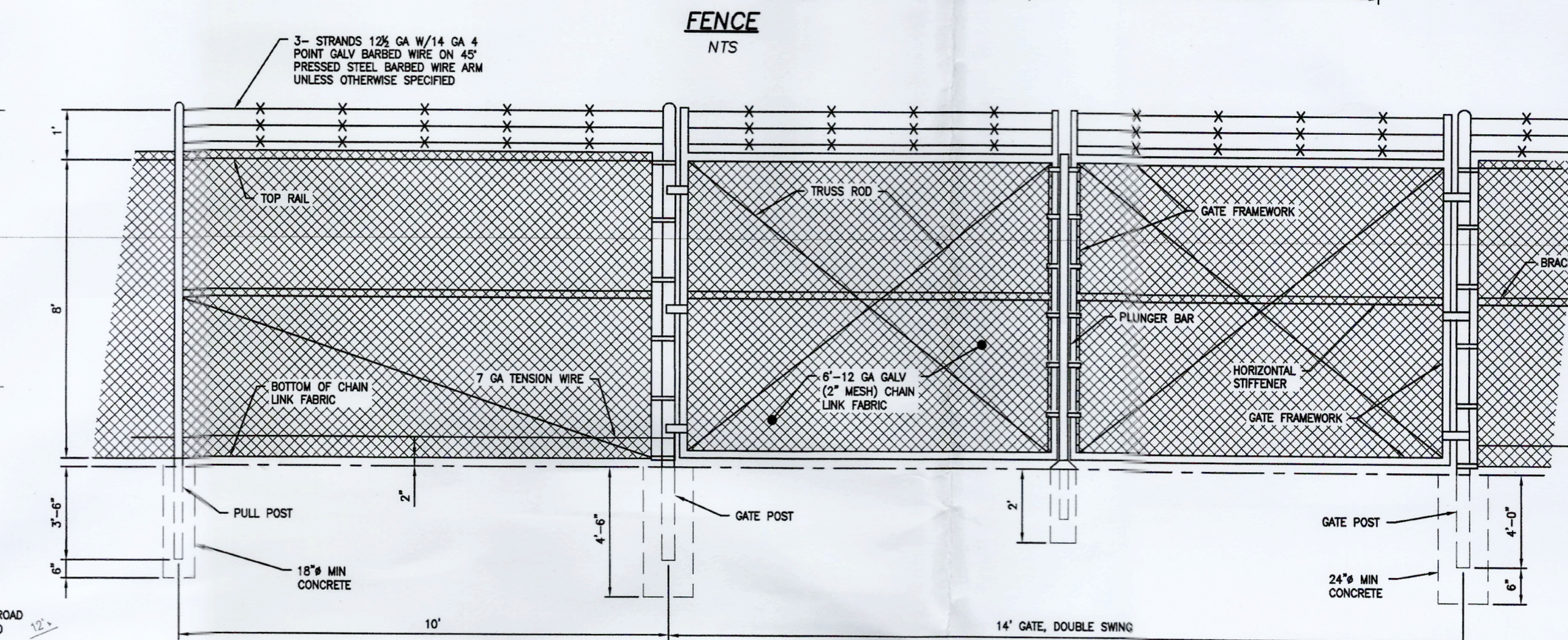
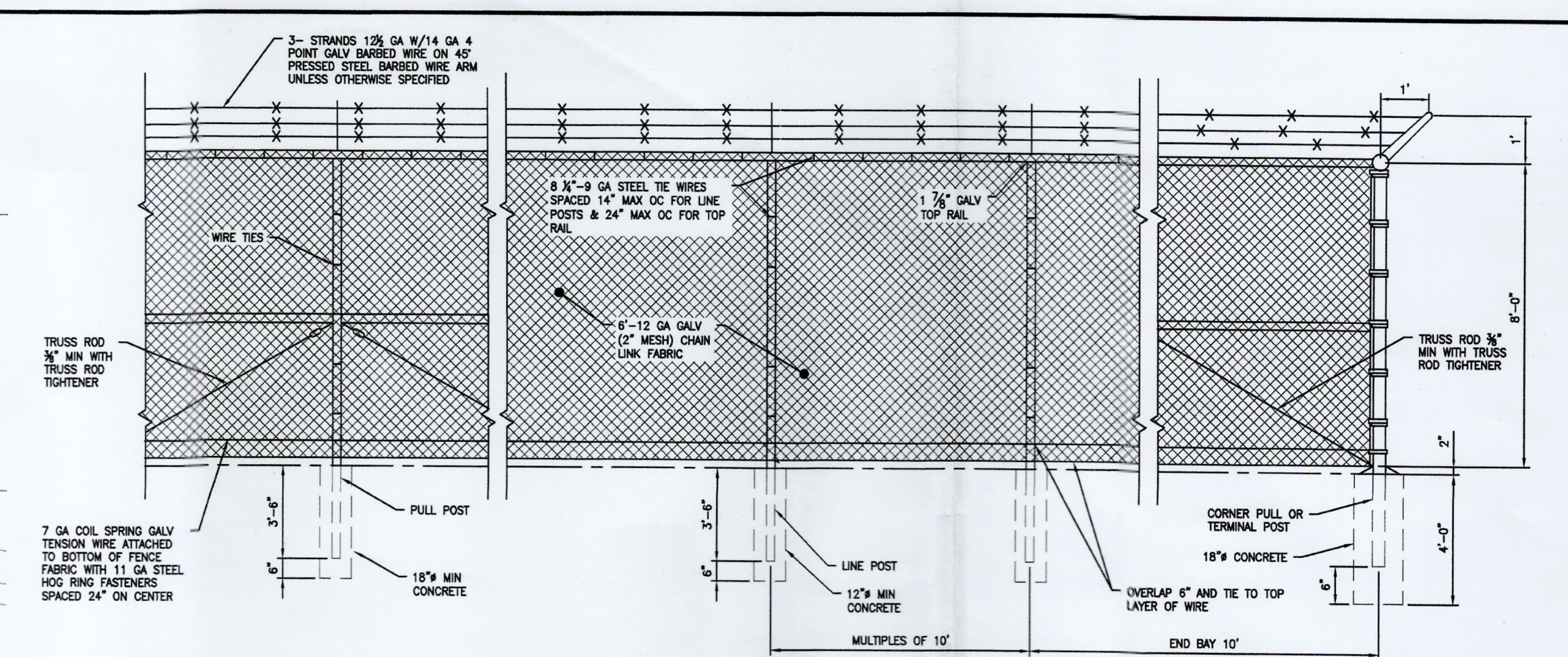
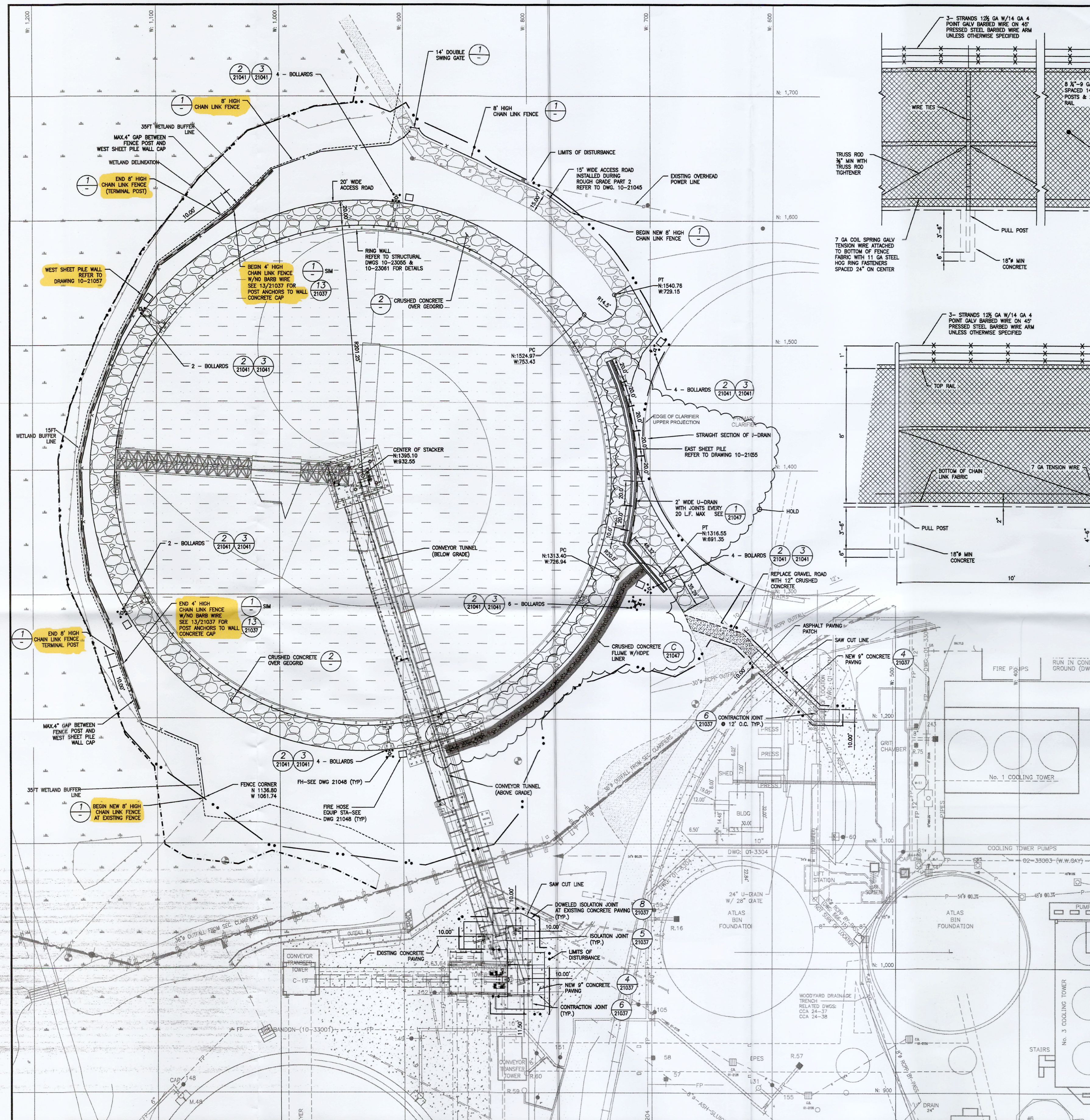
GRAPHIC SCALE





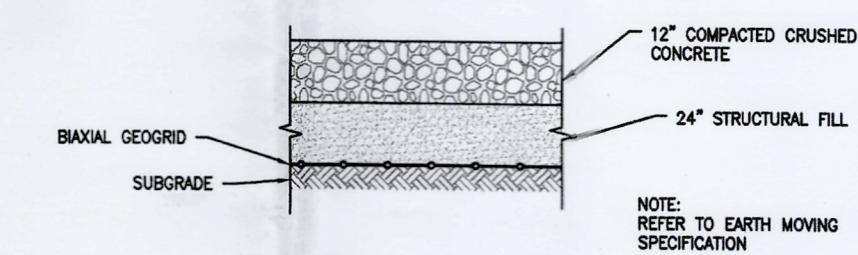
NOTE: NOT TO SCALE

[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



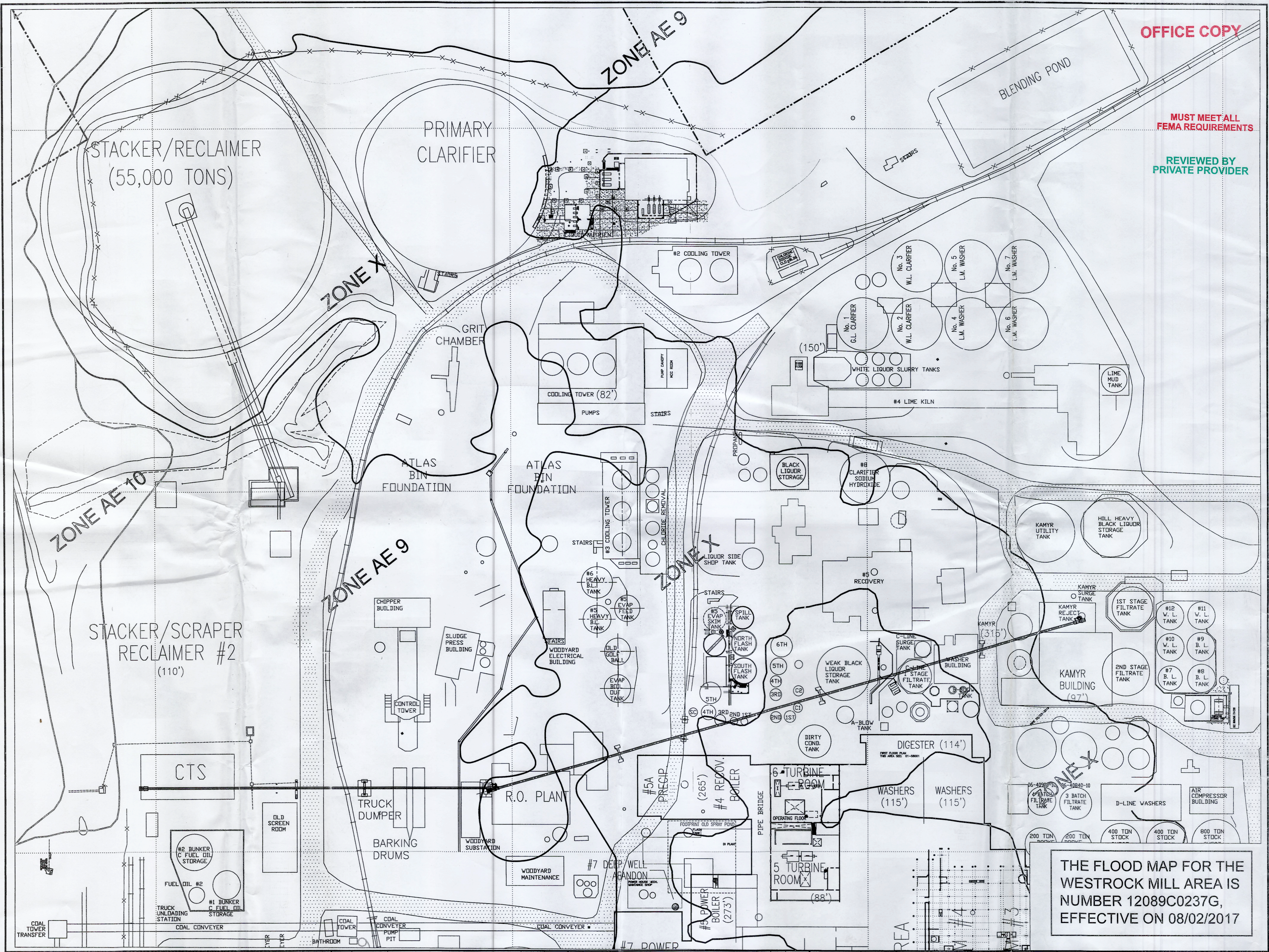
WORK SAFELY



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

REV.	DATE	DESCRIPTION	BY	APP'D	REV.	DATE	DESCRIPTION	BY	APP'D	REV.	DATE	DESCRIPTION	BY	APP'D	REV.	DATE	DESCRIPTION	BY	APP'D	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



OFFICE COPY

MUST MEET ALL FEMA REQUIREMENTS

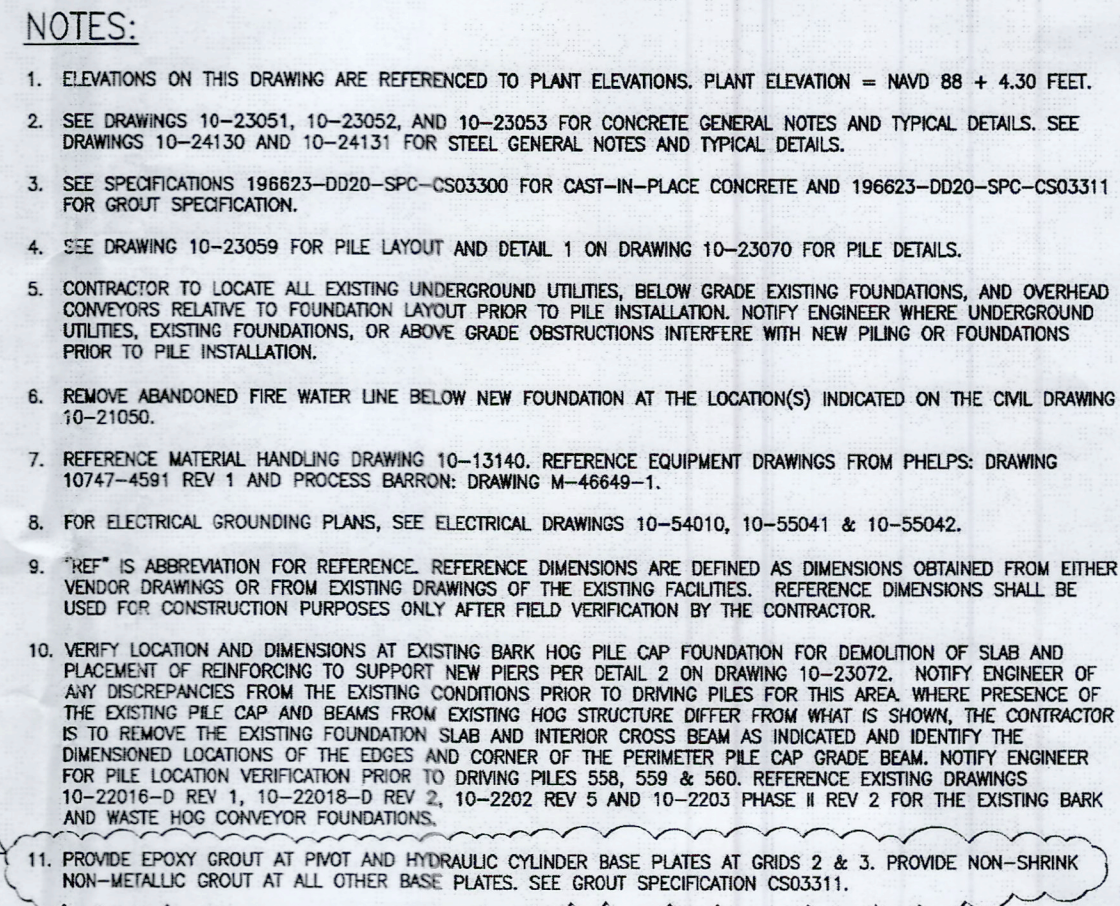
REVIEWED BY PRIVATE PROVIDER

THE FLOOD MAP FOR THE WESTROCK MILL AREA IS NUMBER 12089C0237G, EFFECTIVE ON 08/02/2017

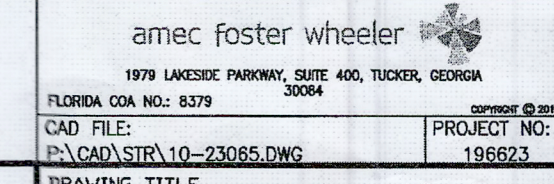
DESIGN BY: R.J.H. 08/15/16				DRAWING TITLE			
DRAWN BY: R.J.H. 08/15/16				FERNANDINA BEACH, FL			
CHECKED BY:				WESTROCK PAPER MILL			
APPROVED BY:				FEMA MAP			
APPROVED BY:				SCALE: AS NOTED			
APPROVED BY:				LAYOUT TAB: 2018 PROJECTS PLUS FEMA MAP			
APPROVED BY:				CAB FILE No. C:\A\2018\2018-01-21030.dwg			
APPROVED BY:				DWG. NO. 01-21030			
REV. DATE DESCRIPTION				SHEET REV. 1 1			
1	04/20/18	ADDED 2018 PROJECTS	R.J.H.	R.J.H.			
0	08/15/16	FOR INFORMATION	R.J.H.	R.J.H.			

JURISDICTION

COPY

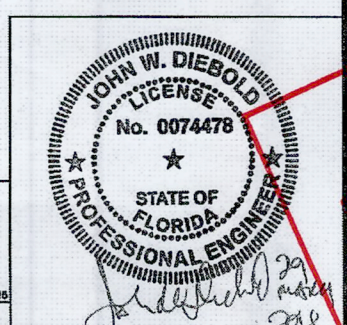


WORK SAFELY



WOODYARD RECONFIGURATION
FOUNDATION PLAN - SHEET 5
BARK TRUCK DUMPER & R24 TRANSFER

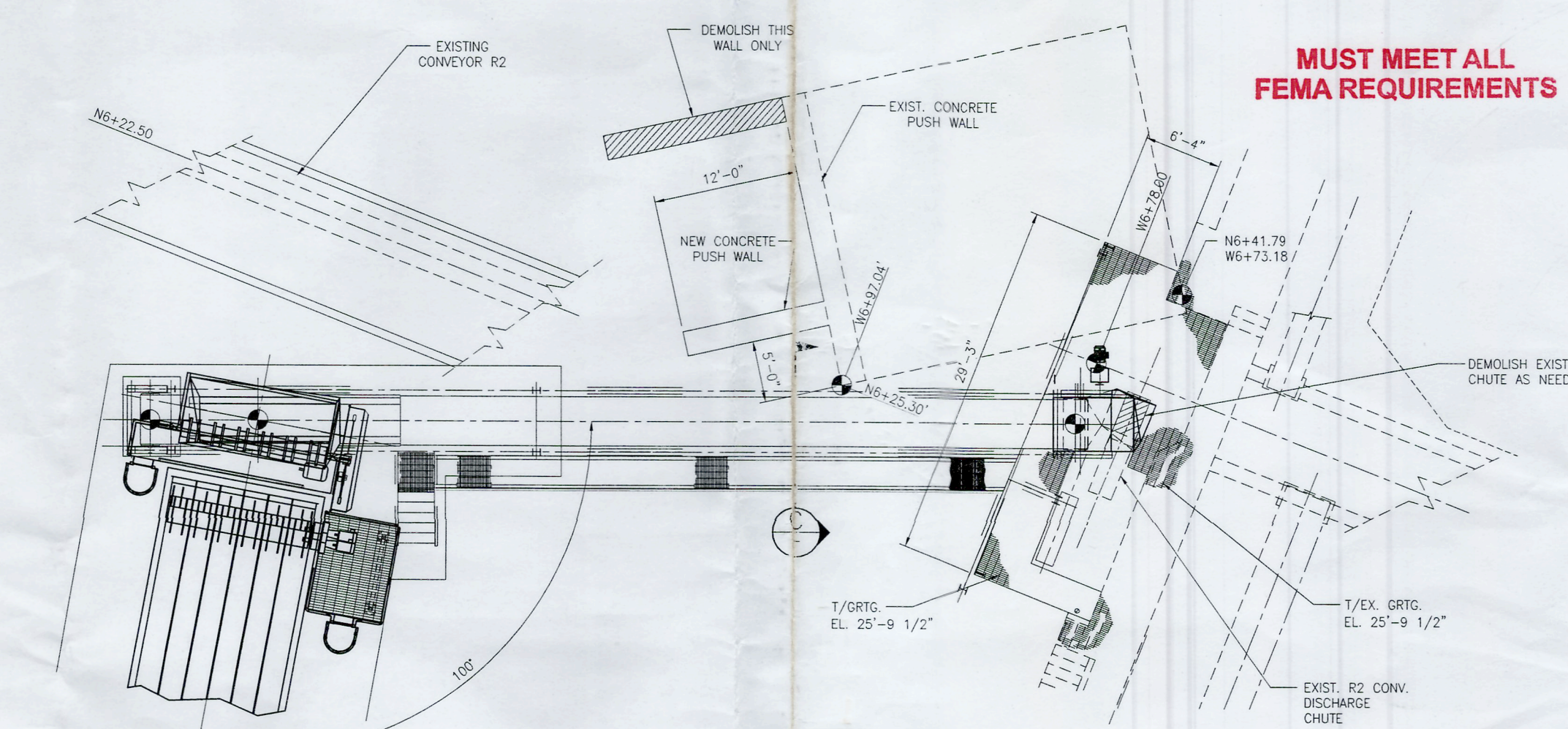
CAD FILE No. (cad file location)	DWG. NO.	SHEET	REV.
10-23065.DWG	10-23065	1	2



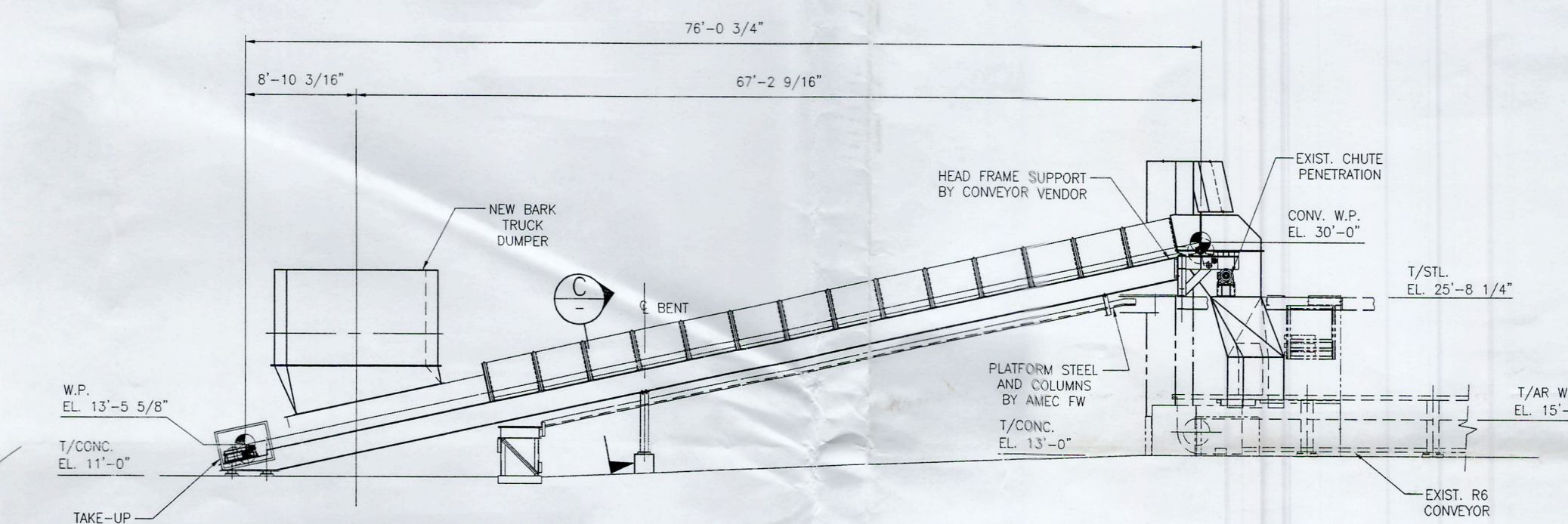
CODES
ABC, INC.
REVIEWED FOR CODE COMPLIANCE
OCT 31 2018
J.A.D.
FREDERICKA BARBICOW
800-701-019X - 1155
FLORIDA

[illegible]

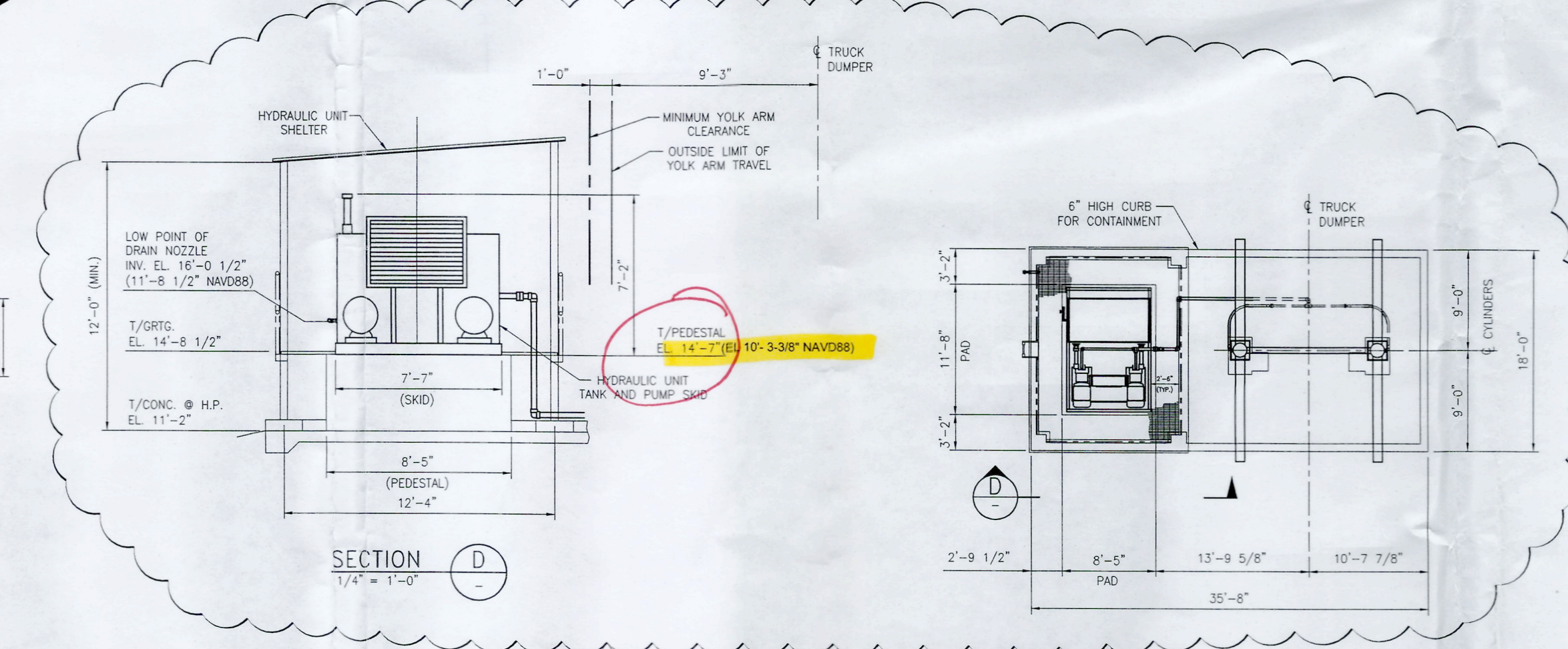
**MUST MEET ALL
FEMA REQUIREMENTS**



R24 BARK TRANSFER CONVEYOR -- PLAN



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



DETAIL $\frac{1}{4}'' = 1'-0''$ 2

REFERENCE DRAWINGS/SKETCHES:

(PHELPS)
10697-4591
10717-1501

0747-4591A
(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 31-14

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

WORK SAFELY

amec foster wheeler

1979 LAKESIDE PARKWAY, SUITE 400, TUCKER, GEORGIA 30084

FLORIDA COA NO.: 8379

CAD FILE: PROJ

P-CADD-WAT-10-13140.DWG		FR: 196623	SIGNATURE:	
DRAWING TITLE		WOODYARD		
WOODYARD RECONFIGURATION PLAN & ELEVATION				
BARK TRUCK DUMPER/TRANSFER CO				
CAD FILE No. (cad file location)	DWG. NO.	SHEET		REV.
10-13140.DWG	10-13140	1		

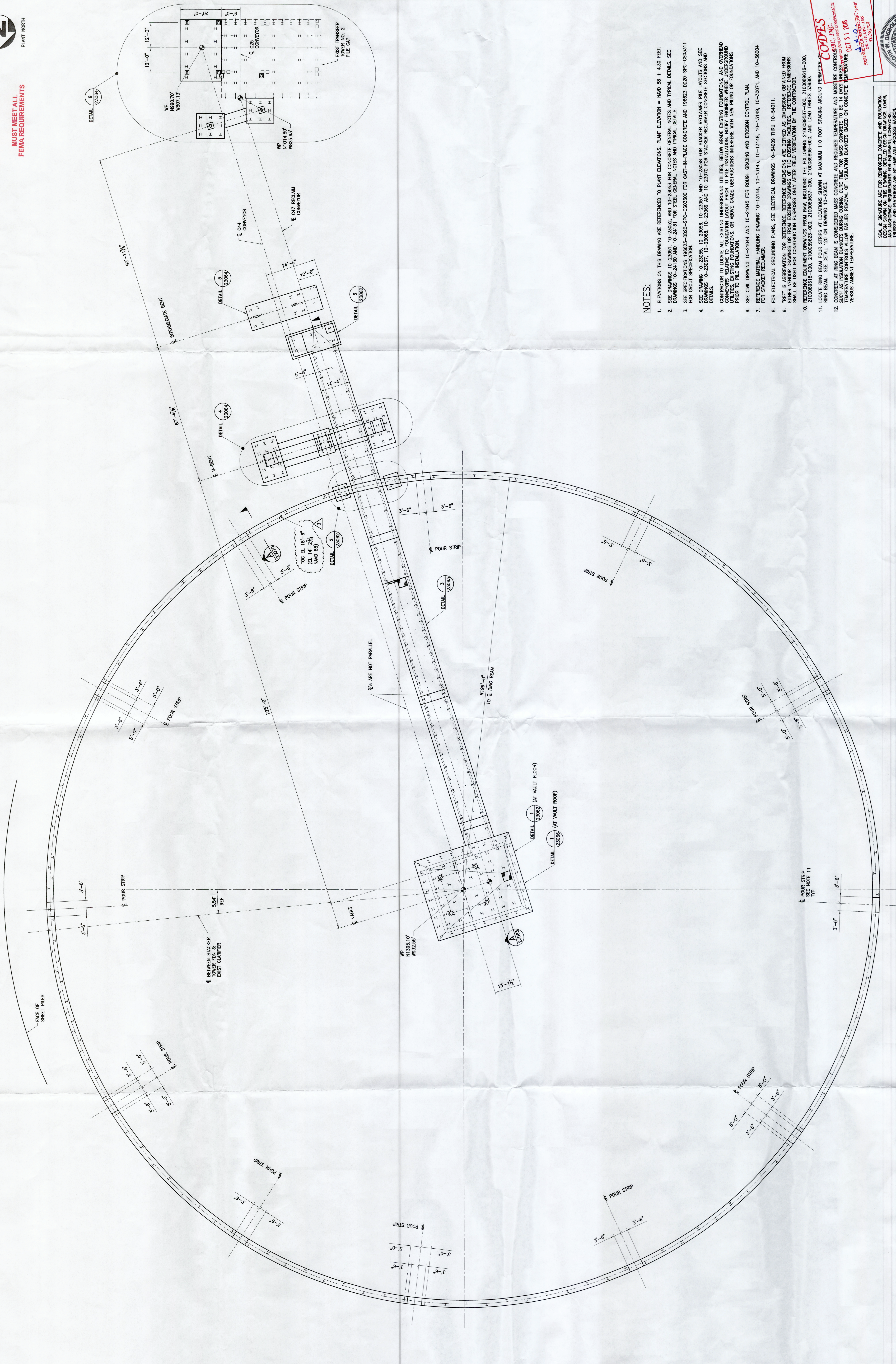
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CODES
ABC, INC.
REVIEWED FOR CODE COMPLIANCE
OCT 31 2008
J.A.D.
FREDERICKA BARTHELOW - "JAB"
BU - 1701/EX - 1155
FLORIDA

[illegible]



OFFICE COPY
MUST MEET ALL
FEMA REQUIREMENTS



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

NOTES:

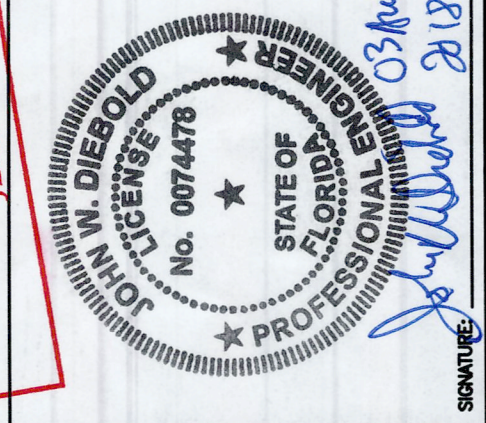
- ELEVATIONS ON THIS DRAWING ARE REFERENCED TO PLANT ELEVATIONS. PLANT ELEVATION = MWD 88 + 4.30 FEET.
- SEE DRAWINGS 10-23051, 10-23052, AND 10-23053 FOR CONCRETE GENERAL NOTES AND TYPICAL DETAILS. SEE DRAWINGS 10-24130 AND 10-24131 FOR STEEL GENERAL NOTES AND TYPICAL DETAILS.
- SEE SPECIFICATIONS 186623-0020-SFC-CS03300 FOR CAST-IN-PLACE CONCRETE AND 186623-0020-SFC-CS03311 FOR GROUT SPECIFICATION.
- SEE DRAWING 10-23053, 10-23054, 10-23055, 10-23056, 10-23057, AND 10-23058 FOR STACKER RECLAIMER PILE LAYOUTS AND SEE DRAWINGS 10-23057, 10-23058, 10-23059 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 OR OVERHEAD CONDUITS 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 METEOROLOGICAL DRAWING 10-13144, 10-13145, 10-13148, 10-13149, 10-30071, AND 10-30074 FOR ELECTRICAL GROUNDING PLANS. SEE ELECTRICAL DRAWINGS 10-54009 THRU 10-54011.
- "REF" IS ABBREVIATION FOR REFERENCE. REFERENCE DIMENSIONS ARE DEFINED AS DIMENSIONS OBTAINED FROM THE CONSTRUCTION OF THE FOUNDATION. DIMENSIONS SHALL BE USED FOR CONSTRUCTION PURPOSES ONLY AFTER FIELD VERIFICATION BY THE CONTRACTOR.
- REFERENCE EQUIPMENT DRAWINGS FROM FAW, INCLUDING THE FOLLOWING: 2100089597-000, 2100089616-000, 2100089618-000, 2100089623-000, 2100089627-000, 2100089686-000, AND LOAD TABLE 53890.
- LOCATE RING BEAM POUR 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 CONTROL. CONTRACTOR SHALL SUBMIT A CONCRETE TEMPERATURE CONTROL PLAN TO THE ENGINEER FOR REVIEW. TEMPERATURE CONTROLS ALLOW EARLIER REMOVAL OF INSULATION BLANKETS BASED ON CONCRETE TEMPERATURE VERSUS AMBIENT TEMPERATURE.

DESIGNED IN ACCORDANCE
WITH ASCE 24-14

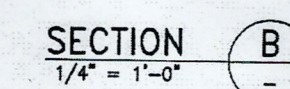
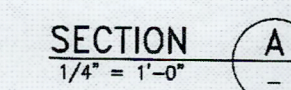
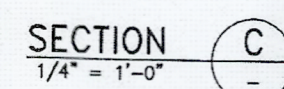
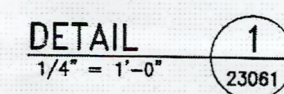
WORK SAFELY

anmec foster wheeler
179 LAKESHORE PARKWAY, SUITE 200
FALLS CHURCH, VA 22044
CAD FILE NO. 10-23061.DWG
PROJECT NO. 186623

SEA & SIGNATURE ARE FOR REINFORCED CONCRETE AND FOUNDATION DESIGN SHOWN ON THIS DRAWING. DETAILED DESIGN DRAWINGS, LOADS, TRUSSES, AND PLATFORMS ARE BY FAW AND PROCESS ENGINEER. INFORMATION IS REFERENCED FROM OWNER'S RECORD DRAWINGS.



DRAWING TITLE										WOODYARD		WOODYARD RECONFIGURATION FOUNDATION PLAN - SHEET 1 STACKER/RECLAIMER RING BEAM										CAB FILE No. (cad file location)		SHEET		REV.			
DESIGNER										JWD		10/14/17										10-23061.DWG		10-23061		1		3	
DRAWN BY										JWD		10/14/17																	
CHECKED BY										JSM		10/14/17																	
APPROVED BY										TSH																			
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1. ELEVATIONS ON THIS DRAWING ARE REFERENCED TO PLANT ELEVATIONS. PLANT ELEVATION = NAVD 86 + 4.30 FEET.

2. SEE DRAWINGS 10-23051, 10-23052, AND 10-23053 FOR CAST-IN-PLACE CONCRETE GENERAL NOTES AND TYPICAL DETAILS. SEE DRAWINGS 10-24130 AND 10-24131 FOR STEEL, GENERAL NOTES, AND TYPICAL DETAILS.

3. SEE SPECIFICATIONS 19862Z-0203C-CSS30330R FOR CAST-IN-PLACE CONCRETE AND 19862Z-0203C-CSS30331 FOR GROUT SPECIFICATION.

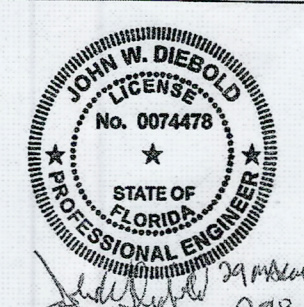
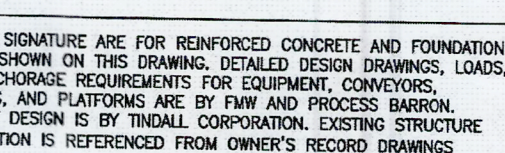
4. SEE DRAWING 10-23055, 10-23056, 10-23057, AND 10-23058 FOR STACKER RECLAIMER PILE LAYOUTS AND DRAWING 10-23061, 10-23062, 10-23063, AND 10-23064 FOR STACKER RECLAIMER CONCRETE FOUNDATION PLANES.

5. PROVIDE A POLYMER RUBBER GEL (PRO) WATERPROOFING SYSTEM TO THE UNDERSIDE OF THE VAULT AND TUNNEL. PILE CAPS WITH PROTECTION MEMBRANE OVER THE MUD MAT WITH THE PIG WATERPROOFING SYSTEM EXTENDED UP THE PILE CAP AND CONTINUOUS TO RUN UP THE WALLS OF THE VAULT AND WALLS AND BASE OF THE TUNNEL. WITH PROTECTIVE MEMBRANE, COMPLETE FIVE COUNTERWEIGHT SHEETS BE EXPOSED CLASS IF AT LEAST 1 FT WITH A MINIMUM COVERAGE SHALL BE QTS 350 AND QTS=BOUAT MAXI MET-GEL-TECH SYSTEMS AS PROVIDED BY THE MANUFACTURER. THE PRO PRIOR TO BACKFILLING SOIL. THE POLYMER RUBBER GEL SYSTEM SHALL BE APPLIED TO ALL EXPOSED SURFACES. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE DESIGN GROUP AMERICAN OR EQUIVALENT APPROVED SYSTEMS. THE CONTRACTOR SHALL OBTAIN THE MANUFACTURER'S APPROVAL. THE CONTRACTOR SHALL MEET THE WRITTEN RECOMMENDATIONS OF THE MANUFACTURER AND THE INSTALLATION SHALL REQUIRE THE CONTRACTOR TO ADHERE TO A 3 DAY CURE PERIOD.

6. SEE FPMW DRAWINGS 210008982300-SHT1, 210008982300-SHT2, 210008982300-SHT3, 210008986000-SHT1, 210008986000-SHT2, 210008986000-SHT3, 210007042-000, AND 2100062906-000-SHT1 FOR DETAILS AT THE OUTRECKED JACK PILE, TIEBARS, TUNNEL, AND OTHER COLLING.

7. SEE FPMW DOCUMENT 210008982300-2 FOR LIST OF FPMW REQUIRED COUNTERWEIGHTS TO BE CONSTRUCTED AND SEE FPMW DRAWINGS 2100077919-U00, 2100043927-U00, 2100043927-U01, 2100043927-U02, AND 2100054125-U00 FOR FPMW REQUIRED COUNTERWEIGHT COUNTERWEIGHT DETAILS TO BE CONSTRUCTED FOR THE STACKER RECLAIMER CONCRETE FIVE COUNTERWEIGHT SHEETS BE EXPOSED CLASS IF AT LEAST 1 FT WITH A MINIMUM COVERAGE SHALL BE COMPRESSIVE STRENGTH OF 4000 PSI. COUNTERWEIGHT REINFORCING SHALL BE #5@8" END BAR HOOKED EACH END WITH 3' COVER. LEAVING LUGS LONG ENOUGH TO ALLOW EMBEDMENT OF 1/2" INTO CONCRETE. PROVIDE A MINIMUM LUGGING LUG EMBEDMENT OF 1/2" FOR 2100041850-U00, FPMW COUNTERWEIGHT DRAWING 2100051850-U00 IS ON HOLD AND NOT INCLUDE.

WORK SAFELY



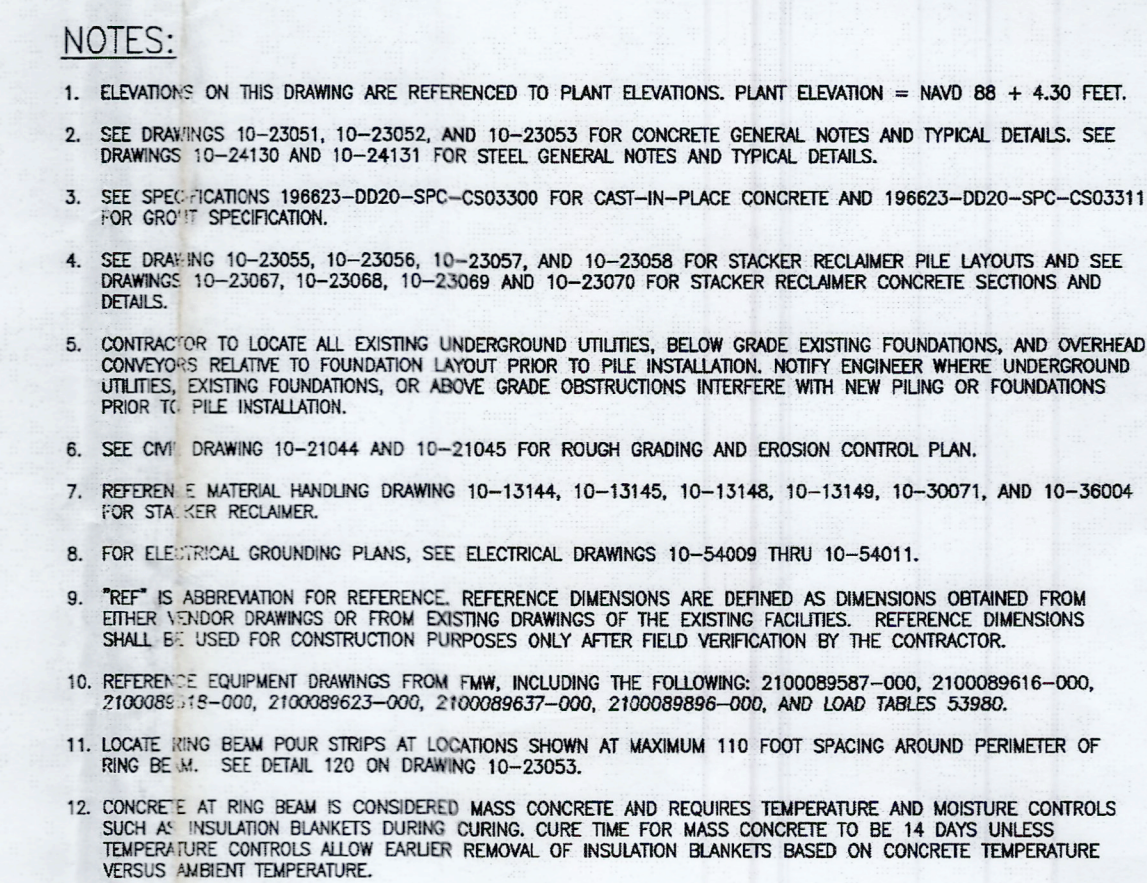
Woodyard

WOODYARD RECONFIGURATION
CONCRETE PLANS & SECTIONS
STACKER RECLAIMER

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

10-23066	1	1
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[illegible]



A circular professional engineer seal for John W. Diebold. The outer ring contains the text "JOHN W. DIEBOLD" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. Inside the ring, the word "LICENSE" is at the top, "No. 0074478" is in the center, and "STATE OF FLORIDA" is at the bottom, also flanked by two stars. A signature is written across the bottom of the seal.

WORK SAFELY

arnec foster wheeler

1979 LAKESIDE PARKWAY, SUITE 400, TUCKER, GEORGIA 30084

FLORIDA OCA NO.: 8378

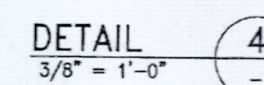
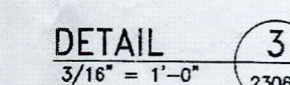
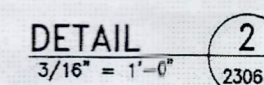
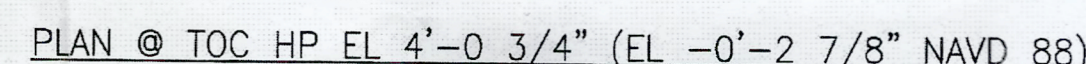
CAD FILE:

PROU

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

CAD FILE No. (cad file location)	DWG. NO.	SHEET	PAGE
10-23061.DWG	10-23061	1	1

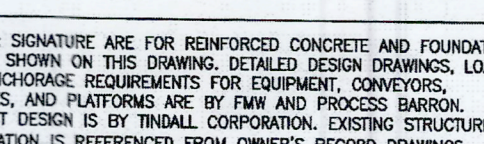
[illegible]



1. ELEVATIONS ON THIS DRAWING ARE REFERENCED TO PLANT ELEVATIONS. PLANT ELEVATION = NAD 83 + 4.30 FEET.
2. SEE DRAWINGS 10-23051, 10-23052, AND 10-23053 FOR CONCRETE GENERAL NOTES AND TYPICAL DETAILS. SEE DRAWINGS 10-24136 AND 10-24131 FOR STICKER, GENERAL NOTES AND TYPICAL DETAILS.
3. SEE SPECIFICATIONS 196623-0200-SPC03300 FOR CAST-IN-PLACE CONCRETE AND 196623-0200-SPC03331 FOR GROUT SPECIFICATION.
4. SEE DRAWING 10-23055, 10-23056, 10-23057, AND 10-23058 FOR STACKER RECLAIMER PILE LAYOUTS AND SEE DRAWINGS 10-23097, 10-23088, 10-23089 AND 10-23070 FOR STACKER RECLAIMER CONCRETE SECTIONS AND DETAILS.
5. CONTRACTOR TO LOCATE ALL EXISTING UNDERGROUND UTILITIES, BELOW GRADE EXISTING FOUNDATIONS, AND OVERHEAD UTILITIES, EXISTING FOUNDATIONS, OR ABOVE GRADE OBSTRUCTIONS INTERFERE WITH NEW PILING WORK, UNDERGROUND UTILITY INSTALLATION.
6. SEE CIVIL DRAWING 10-21044 AND 10-21045 FOR ROUGH GRADING AND EROSION CONTROL PLAN.
7. REFERENCE MATERIAL HANDLING DRAWING 10-13144, 10-13145, 10-13146, 10-13149, 10-13071, AND 10-36004 FOR STACKER RECLAIMER.
8. FOR ELECTRICAL GROUNDING PLANS, SEE ELECTRICAL DRAWINGS 10-54000 THRU 10-54011.
9. "REF" IS ABBREVIATION FOR REFERENCE. REFERENCE DIMENSIONS ARE DEFINED AS DIMENSIONS OBTAINED FROM EITHER UNDERGROUND UTILITY OR FROM EXISTING DRAWINGS OF THE EXISTING FACILITIES. REFERENCE DIMENSIONS ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES, ONLY AFTER FIELD VERIFICATION BY THE CONTRACTOR.
10. REFERENCE EQUIPMENT DRAWINGS FROM NFW, INCLUDING THE FOLLOWING: 2100089587-000, 2100089616-000, 2100089618-000, 2100089623-000, 2100089637-000, 2100089686-000, 2100089886-000, 2100089887-000 AND LOAD TABLES 53990.
11. CONCRETE AT DETAIL 1 WALL FOUNDATION IS CONSIDERED MASS CONCRETE AND REQUIRES TEMPERATURE AND WARMUP CONTROL DURING CURING AS INSULATION. CONCRETE SHALL BE PLACED IN 12" MAXIMUM MASS CONCRETE TO BE 14 DAYS UNLESS TEMPERATURE CONTROLS ALLOW EARLY REMOVAL OF INSULATION BLANKETS BECAUSE CONCRETE TEMPERATURES ARE MAINTAINED AT 50°F OR HIGHER.

DESIGNED IN ACCORDANCE
WITH ASCE 24-14

WORK SAFELY



amec foster wheeler 

1979 LAKESIDE PARKWAY, SUITE 400, TUCKER, GEORGIA
30084

FLORIDA COA NO: 8379	
CAD FILE:	PROJ

P:\CAD\STR\10-23062.DWG	19
DRAWING TITLE	

Wood

WOODYARD REC

FOUNDATION P

FOUNDATION
STACKER

STACKER R

CAD FILE No. (cad file location)	DWG. NO.
10-22060.DWG	

10-23062.DWG

WOODYARD RECONFIGURATION
FOUNDATION PLAN - SHEET 2
STACKER RECLAIMER

CAD FILE No. (cad file location)	DWG. NO.	SHEET	REVISION
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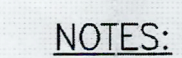
10-23062.DWG	10-23062	1
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[illegible][illegible]

C44 STACKOUT
CONVEYOR
(SEE DWG 10-23061
FOR WP COORDINATE)

FEM

Q C47 RECLAIM
CONVEYOR
(SEE DWG
10-23061 FOR
WP COORDINATE)



1. ELEVATIONS ON THIS DRAWING ARE REFERENCED TO PLANT ELEVATIONS. PLANT ELEVATION = MVD 88 + 4.30 FEET.
2. 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.
3. SEE SPECIFICATIONS 198623-0202-SPC-C503300 FOR CAST-IN-PLACE CONCRETE AND 198623-0202-SPC-C503311 FOR GROUT SPECIFICATION.
4. SEE DRAWING 10-23055, 10-23056, 10-23057, AND 10-23058 FOR STACKER REINFORCED PILE LAYOUTS AND SEE DRAWINGS 10-23067, 10-23068, 10-23069 AND 10-23070 FOR STACKER REINFORCED CONCRETE SECTIONS AND DETAILS.
5. CONTRACTOR TO LOCATE ALL EXISTING UNDERGROUND UTILITIES, BELOW GRADE EXISTING FOUNDATIONS, AND OVERHEAD CONVEYORS RELATIVE TO FOUNDATION LAYOUT PRIOR TO PILE INSTALLATION. NOTIFY ENGINEER WHENEVER UNDERGROUND UTILITIES, EXISTING FOUNDATIONS, OR ABOVE GRADE OBSTRUCTIONS INTERFERE WITH NEW PILING OR FOUNDATIONS PRIOR TO PILE INSTALLATION.
6. SEE CIVIL DRAWING 10-21044 AND 10-21045 FOR ROUGH GRADING AND EROSION CONTROL PLAN.
7. REFERENCE MATERIAL HANDLING DRAWING 10-13144, 10-13145, 10-13148, 10-13149, 10-30071, AND 10-36004 FOR STACKER RECLAIMER.
8. FOR ELECTRICAL GROUNDING PLANS, SEE ELECTRICAL DRAWINGS 10-54009 THRU 10-54011.
9. "REF" IS ABBREVIATION FOR REFERENCE. REFERENCE DIMENSIONS ARE DEFINED AS DIMENSIONS OBTAINED FROM EITHER EXISTOR DRAWINGS OR FROM EXISTING DRAWINGS OF THE EXISTING FACILITIES. REFERENCE DIMENSIONS SHALL BE USED FOR CONSTRUCTION PURPOSES ONLY AFTER FIELD VERIFICATION BY THE CONTRACTOR.
10. REFERENCE EQUIPMENT DRAWINGS FROM PUMP, INCLUDING THE FOLLOWING: 2100085887-000, 2100089616-000, 2100089617-000, 2100089618-000, 2100089619-000, 2100089620-000, AND LOW PILES 520805.
11. LOCATE TUNNEL FOUNDATION POUR STRIPS AT LOCATIONS SHOWN AT MAXIMUM 76" SPACING. SEE DETAIL 120 ON DRAWING 10-23053.

DETAIL 3
 $\frac{1}{8"} = 1'-0"$ 2308

SECTION $\frac{1}{8"} = 1'-0"$  230

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, CONVEYORS, TRUSSES, AND PLATFORMS ARE BY FMW AND PROCESS BARRON. PRECAST DESIGN IS BY TINDALL CORPORATION. EXISTING STRUCTURE INFORMATION IS REFERENCED FROM OWNER'S RECORD DRAWINGS

arnec foster wheeler

CAD FILE:

PROJECT NO:

A circular professional engineer seal for John W. Diebold. The outer ring contains the text "JOHN W. DIEBOLD" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. Inside the ring, the word "LICENSE" is at the top, "No. 0074478" is in the center, and "STATE OF FLORIDA" is at the bottom, also separated by two stars. Below the seal, there is a handwritten signature "John W. Diebold" and the date "29 mch 2018".

WOODYARD RECONFIGURATION
FOUNDATION PLAN - SHEET 3
STACKER RECLAIMER TUNNEL

CAD FILE No. (cad file location)	DWG. NO.	SHEET	REV.
10-23063.DWG	10-23063	1	1

[illegible]

Per'd Plan 11/13/18

OFFICE USE ONLY	
REC'D: 11/9/18	BY: HD
APPLICATION #: 2018-001779	
BUILDING / FIRE / PLANNING	
APPROVED BY: [Signature]	DATE: 11/30/18
Max Occupancy: _____	Max Load: _____
Sprinkled: _____	
PERMIT #: 20184076	

REVIEWED BY
PROVIDER



**MUST MEET ALL
FEMA REQUIREMENTS**

**PERMITS
General
Building**

Revised 01/24/18

USE THIS FORM TO: Apply for permits for new construction, renovation, additions, structural fences/walls, interior build-outs, and out-buildings (like non-exempt)

☒ New ☐ CCCL ☐ DEP ☐ Repair

FEES: Are based on the costs of the scope of work to determine the cost of your permit.

IMPORTANT NOTES: Prior to applying for a permit, obtain licensing information, insurance, and worker's compensation to your first inspection. Building permits are issued on a project. You'll be contacted when your permit is ready.
NEC NAPA70 National Electrical Code is in effect
submitted between the hours of 8:00 a.m. to 4:30 p.m.

KEY CONTACTS: The Building Department will guide you through the permit process.

Description of Job:

INSTALL CHIP STACKER/RECLAIMER SYSTEM

Estimated Job Cost: \$ 8,299,988

Job Address: 600 N. 8TH ST. FERNANDINA BEACH, FL 32034

Parcel ID #: 00-00-31-1860-0000-0000

Print Property Owner(s): WESTROCK CP, LLC

Telephone: 904-261-5551 Email: tom.keenan@westrock.com

Print Contractor: ALLEN & GRAHAM, JNL Telephone: 912-264-2550

Contractor License #: CGC1525036 Cell: 912-258-2176

Address: 106 ALLEN GRAHAM BLVD, BRUNSWICK, GA 31520 Email: chris@allen-graham.com

Print Architect/Engineer: WOOD PLC (AMEL FOSTER WHEELER) Telephone: 864-552-9624

Address: 400 EXECUTIVE CENTER DR GREENVILLE, SC 29615 Email: steve.martin2@woodplc.com

Need to confirm that all inlets + openings are at least 1 ft above BFE per UDC section 3.02.06(B)

Unable to determine or validate from drawings provided.

COASTAL CONSTRUCTION CONTROL LINE/WETLAND INFORMATION:

CCCL/DEP Approval: ☐ Yes ☐ No Wetlands: ☐ Yes ☐ No

PROJECT INFORMATION:

Change of Owner: ☐ Yes ☒ No Increase in Sq. Ft.: ☐ Yes ☐ No If yes, how much: _____ S.F.

Change in Use: ☐ Yes ☒ No If yes, change from _____ to _____

Substantial Improvement: ☒ Yes ☐ No If yes, change from sludge ponds to chip storage

HDC or BOA Case # if applicable: n/a

TREE REMOVAL:

How many trees are proposed to be removed as part of the project? none

What is the total diameter at breast height (DBH) of all trees proposed for removal? _____

What is the total diameter at breast height (DBH) of all trees proposed for retention? _____

Have you provided a site plan illustrating the following:

Certified survey including the location, size, and species of all trees? ☐ Yes ☐ No

Location of all proposed and existing structures and other planned improvements? ☐ Yes ☐ No

Trees to be removed versus trees to be retained? ☐ Yes ☐ No

Location of tree protection barriers around preserved trees? ☐ Yes ☐ No

Proposed grade changes that might adversely affect or endanger trees? ☐ Yes ☐ No

If yes to grade changes, have you included specs for tree maintenance/protection? ☐ Yes ☐ No

Have you physically marked each tree on the site with flagging tape? ☐ Yes ☐ No

Does the removal of trees applied for require a replacement/replanting plan? ☐ Yes ☐ No

If yes, have you included the replacement/replanting plan? ☐ Yes ☐ No

EXCAVATE AND FILL:

Describe the extent of excavation and/or fill involved for construction of improvements:

ADDING 3 FT OF FILL OVER A CIRCULAR AREA WITH A RADIUS OF 230 FT.

What is the estimated cost of grade, excavation, and fill? \$ 1,141,835

What are the estimated quantities (cubic yards) of excavation and/or fill? 18,500 cu yds

How many cubic yards will be added within the building footprint? 0 cu yds

Type of fill to be used? mill generated material (flume dirt) and structural fill

What is the proposed finished floor elevation? 18' 6" NAVD88

What is the average natural grade? 10' 6" NAVD88

What is the proposed finished grade? 18' 6" NAVD 88

Have you included a certified survey illustrating the following:

- Location of all proposed and existing structures and other planned improvements? ☐ Yes ☐ No
- Pre-development lot dimensions, elevations, or contours? ☐ Yes ☐ No
- Post-development lot dimensions, elevations, or contours to be achieved? ☐ Yes ☐ No
- Existing and proposed drainage and related construction details? ☐ Yes ☐ No
- Location of proposed retaining walls or similar structures? ☐ Yes ☐ No
- Location of appropriate erosion control measures? ☐ Yes ☐ No

WARNING: Your failure to record a Notice of Commencement may result in your paying twice for improvements to your property. If you intend to obtain financing, consult with your lender or attorney before recording your Notice of Commencement.

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as Water Management Districts, state agencies, or federal agencies.

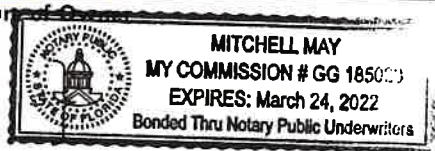
SIGNATURE/NOTARY

Application is hereby made to obtain a permit to do the work and installation as indicated. I certify that no work has commenced prior to the issuance of a permit and that work will conform to all building regulations and ordinances in accordance with plans submitted. I understand that a separate permit must be secured for electrical, mechanical, plumbing, signs, pools, fences, etc.

THOMAS A. KEENAN (ENG MGR)
Printed Name of Owner

4/9/18
Date

STATE OF FLORIDA
COUNTY OF NASSAU



Subscribed and sworn to before me this 9 day of MAY, 20 18.

Mitchell May Printed Name
Notary Public Signature

Personally Known ☒ Produced ID: _____ ID Type _____

Allen & Graham, Inc.
Printed Name of Applicant/Contractor

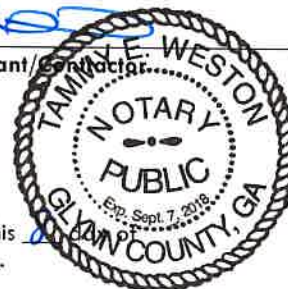
5/8/18
Date

STATE OF FLORIDA
COUNTY OF NASSAU
COUNTY OF GLYNN

Subscribed and sworn to before me this 8 day of MAY, 20 18.

Tammy E. Weston Printed Name
Notary Public Signature

Personally Known ☒ Produced ID: _____ ID Type _____



FOR OFFICE USE ONLY

ZONING CONFIRMATION	FLOOD ZONE	PANEL NUMBER
MINIMUM FLOOR ELEVATION	CONSTRUCTION TYPE	
ROAD FRONTAGE (LIN. FEET)	FLOOD PROOFING CERTIFICATE REQUIRED	
LOT SIZE (ACRES OR SQ FOOTAGE)	ELEVATION CERT. REQ	
STRUCTURAL SQ. FT. - MINIMUM VALUATION CALCULATION		
HEATED SQ. FT.	X MINIMUM \$	PER SQ. FT. = \$
GARAGE SQ. FT.	X MINIMUM \$	PER SQ. FT. = \$
PORCH(ES) SQ. FT.	X MINIMUM \$	PER SQ. FT. = \$
OTHER SQ. FT.	X MINIMUM \$	PER SQ. FT. = \$
DESCRIBE OTHER	TOTAL MINIMUM VALUATIONS: \$	



0 80

SCALE FEET

ZONE AE (EL=10)

ZONE AE (EL=9)

ZONE AE (EL=9)

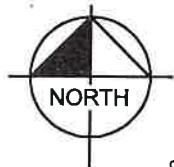
ZONE X
WITH 0.2% ANNUAL
CHANCE FLOOD HAZARD,
AREAS OF 1% ANNUAL
CHANCE OF FLOOD WITH
AVERAGE DEPTH OF LESS
THAN 1' PER YEAR

OFFICE COPY



STACKER RECLAIMER

Kimley»Horn



0 80
SCALE FEET

ZONE AE (EL=10)

ZONE AE (EL=9)

ZONE AE (EL=9)

ZONE X
WITH 0.2% ANNUAL
CHANCE FLOOD HAZARD,
AREAS OF 1% ANNUAL
CHANCE OF FLOOD WITH
AVERAGE DEPTH OF LESS
THAN 1' PER YEAR

OFFICE COPY

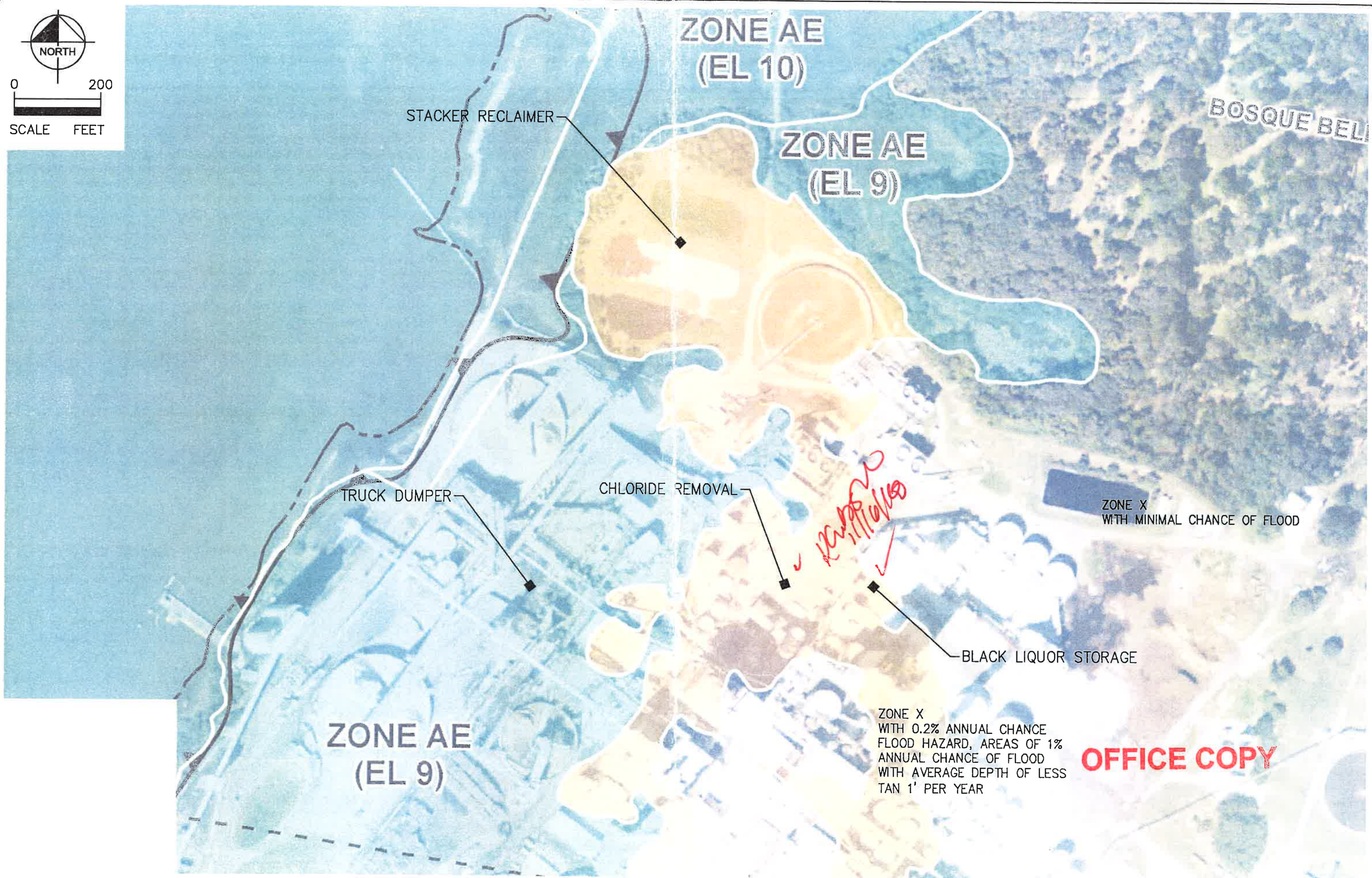
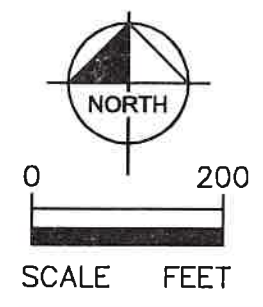


STACKER RECLAIMER

Kimlev»Horn

Drawing name: K:\JAX_Civil\000000000 Marketing\Westrock\CAD\2018-10-26 - individual.dwg Layout1 (4) Oct 26, 2018 10:15am by: chris.reuther

Drawing name: K:\JAX_Civil\000000000 Marketing\Westrock\CAD\2018-10-26 - OVERALL.dwg Layout1 Oct 26, 2018 10:31am by: chris.reuther



WESTROCK OVERALL PLAN

OFFICE COPY

OFFICE USE ONLY

REC'D: 11/9/18 BY: HD

APPLICATION #: 2018-001780

BUILDING / FIRE / PLANNING

APPROVED BY: [Signature] DATE: 11-20-18

Max Occupancy: _____ Max Load: _____

Sprinkled: _____

PERMIT #: 201840

REVIEWED BY
PRIVATE PROVIDER



MEET ALL
FEMA REQUIREMENTS

PERMITS General Building

Revised 01/24/18

USE THIS FORM TO: Apply for permits for new construction, renovation, additions, structural fences/walls, interior build-outs, and out-buildings (like non-exempted sheds, garages, and accessory buildings).

☒ New ☐ CCCL ☐ DEP ☐ Repair/Remodel ☐ Historic ☐ Existing Building

FEES: Are based on the costs of the scope of work. See fee schedule for specific fees. Staff can help you determine the cost of your permit.

IMPORTANT NOTES: Prior to applying for a permit, contractors must be registered with the City (current licensing information, insurance, and worker's compensation). Be sure to record a Notice of Commencement prior to your first inspection. Building permits are issued within 7 days or 30 days depending on the scope of the project. You'll be contacted when your permit is ready for pick-up. **The 6th Edition Florida Building Code/ 2017 NEC NAPA70 National Electrical Code is in effect as of application date. 105.1 FBC. Application may be submitted between the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday.**

KEY CONTACTS: The Building Department will guide your application through appropriate reviews with other departments.

Description of Job:

INSTALL BARK TRUCK PUMP SYSTEM

Estimated Job Cost: \$ 970,000

Job Address: 600 N. 8TH ST. FERNANDINA BEACH, FL 32034

Parcel ID #: 00-00-31-1860-0000-0000

Print Property Owner(s): WESTROCK CP, LLC

Telephone: 904-261-5551 Email: Tom.Keenan@westrock.com

Print Contractor: ALLEN & GRAHAM INC Telephone: 912-264-2550

Contractor License #: CGC1525036 Cell: 912-258-2176

Address: 106 ALLEN & GRAHAM BLVD BRUNSWICK, GA 31520 Email: chris@allen-graham.com

Print Architect/Engineer: WOOD GROUP (AMEC FOSTER WHEELER) Telephone: 864-552-9624

Address: 400 EXECUTIVE CENTER DR. GREENVILLE, SC 29615 Email: steve.martin2@woodplc.com

COASTAL CONSTRUCTION CONTROL LINE/WETLAND INFORMATION:

CCCL/DEP Approval: ☐ Yes ☒ No

Wetlands: ☐ Yes ☒ No

PROJECT INFORMATION:

Change of Owner: ☐ Yes ☒ No Increase in Sq. Ft.: ☐ Yes ☒ No If yes, how much: _____ S.F.

Change in Use: ☐ Yes ☒ No If yes, change from _____ to _____.

Substantial Improvement: ☐ Yes ☒ No If yes, change from _____ to _____.

HDC or BOA Case # if applicable: _____

TREE REMOVAL:

How many trees are proposed to be removed as part of the project? none

What is the total diameter at breast height (DBH) of all trees proposed for removal? _____

What is the total diameter at breast height (DBH) of all trees proposed for retention? _____

Have you provided a site plan illustrating the following:

Certified survey including the location, size, and species of all trees?

☐ Yes ☐ No

Location of all proposed and existing structures and other planned improvements?

☐ Yes ☐ No

Trees to be removed versus trees to be retained?

☐ Yes ☐ No

Location of tree protection barriers around preserved trees?

☐ Yes ☐ No

Proposed grade changes that might adversely affect or endanger trees?

☐ Yes ☐ No

If yes to grade changes, have you included specs for tree maintenance/protection?

☐ Yes ☐ No

Have you physically marked each tree on the site with flagging tape?

☐ Yes ☐ No

Does the removal of trees applied for require a replacement/replanting plan?

☐ Yes ☐ No

If yes, have you included the replacement/replanting plan?

☐ Yes ☐ No

EXCAVATE AND FILL:

Describe the extent of excavation and/or fill involved for construction of improvements:

Excavate an area for truck dump foundation and back fill

What is the estimated cost of grade, excavation, and fill? \$ 106,417

What are the estimated quantities (cubic yards) of excavation and/or fill? 350 cu yds

How many cubic yards will be added within the building footprint? 0 cu yds

Type of fill to be used? material that was removed (native soils)

What is the proposed finished floor elevation? 8.2' NAVD 88

What is the average natural grade? 7.24' NAVD 88

What is the proposed finished grade? 8.2 NAVD 88

Have you included a certified survey illustrating the following:

- Location of all proposed and existing structures and other planned improvements? ☐ Yes ☐ No
- Pre-development lot dimensions, elevations, or contours? ☐ Yes ☐ No
- Post-development lot dimensions, elevations, or contours to be achieved? ☐ Yes ☐ No
- Existing and proposed drainage and related construction details? ☐ Yes ☐ No
- Location of proposed retaining walls or similar structures? ☐ Yes ☐ No
- Location of appropriate erosion control measures? ☐ Yes ☐ No

WARNING: Your failure to record a Notice of Commencement may result in your paying twice for improvements to your property. If you intend to obtain financing, consult with your lender or attorney before recording your Notice of Commencement.

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as Water Management Districts, state agencies, or federal agencies.

SIGNATURE/NOTARY

Application is hereby made to obtain a permit to do the work and installation as indicated. I certify that no work has commenced prior to the issuance of a permit and that work will conform to all building regulations and ordinances in accordance with plans submitted. I understand that a separate permit must be secured for electrical, mechanical, plumbing, signs, pools, fences, etc.

THOMAS A. KEENAN (ENG MGR)

Printed Name of Owner

Allen & Graham, Inc.

Printed Name of Applicant/Contractor

4/9/18
Date

Signature of Owner

5/8/18
Date

Signature of Applicant/Contractor

STATE OF FLORIDA

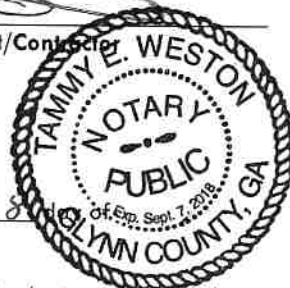
COUNTY OF NASSAU

SS



MITCHELL MAY
MY COMMISSION # GG 185023 STATE OF FLORIDA GA
EXPIRES: March 24, 2022
Bonded Thru Notary Public Underwriters
COUNTY OF NASSAU
Glynn

SS



Subscribed and sworn to before me this 9 day of MAY, 2018.

Subscribed and sworn to before me this 8 day of May, 2018.

Mitchell May Mitchell May

Notary Public Signature

Printed Name

My Commission Expires

3/24/22

Tammy E. Weston Tammy E. Weston

Notary Public Signature

Printed Name

My Commission Expires

9-7-18

Personally Known ☒ Produced ID: _____ ID Type _____

Personally Known ☒ Produced ID: _____ ID Type _____

FOR OFFICE USE ONLY

ZONING CONFIRMATION	FLOOD ZONE	PANEL NUMBER
MINIMUM FLOOR ELEVATION	CONSTRUCTION TYPE	
ROAD FRONTAGE (LIN. FEET)	FLOOD PROOFING CERTIFICATE REQUIRED	
LOT SIZE (ACRES OR SQ FOOTAGE)	ELEVATION CERT. REQ	
STRUCTURAL SQ. FT. - MINIMUM VALUATION CALCULATION		
HEATED SQ. FT.	X MINIMUM \$	PER SQ. FT. = \$
GARAGE SQ. FT.	X MINIMUM \$	PER SQ. FT. = \$
PORCH(ES) SQ. FT.	X MINIMUM \$	PER SQ. FT. = \$
OTHER SQ. FT.	X MINIMUM \$	PER SQ. FT. = \$
DESCRIBE OTHER	TOTAL MINIMUM VALUATIONS: \$	

OFFICE USE ONLY

REC'D: 11/9/18 BY: HD

APPLICATION #: 2018-001780

BUILDING / FIRE / PLANNING 11/30/18

APPROVED BY: [Signature] DATE: 11/16/18

Max Occupancy: _____ Max Load: _____

Sprinkled: _____

PERMIT #: 20184081



**MUST MEET ALL
FEMA REQUIREMENTS**

PERMITS General Building

Revised 01/24/18

USE THIS FORM TO: Apply for permits for new construction, renovation, additions, structural fences/walls, interior build-outs, and out-buildings (like non-exempted sheds, garages, and access).

☒ New ☐ CCCL ☐ DEP ☐ Repair/Remodel ☐ H

FEES: Are based on the costs of the scope of work. See fee schedule to determine the cost of your permit.

IMPORTANT NOTES: Prior to applying for a permit, contractors must obtain current licensing information, insurance, and worker's compensation. Be sure to rec... prior to your first inspection. Building permits are issued within 7 days or 30 days depending on the scope of the project. You'll be contacted when your permit is ready for pick-up. **The 6th Edition Florida Building Code/ 2017 NEC NAPA70 National Electrical Code is in effect as of application date. 105.1 FBC. Application may be submitted between the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday.**

KEY CONTACTS: The Building Department will guide your application through appropriate reviews with other departments.

Description of Job:

INSTALL BARK TRUCK PUMP SYSTEM

Estimated Job Cost: \$ 970,000

Job Address: 600 N. 8TH. ST. FERNANDINA BEACH, FL 32034

Parcel ID #: 00-00-31-1860-0000-0000

Print Property Owner(s): WESTROCK CP, LLC

Telephone: 904-261-5551 Email: tom.keenan@westrock.com

Print Contractor: ALLEN & GRAHAM INC Telephone: 912-264-2550

Contractor License #: CGC1525036 Cell: 912-258-2176

Address: 106 ALLEN & GRAHAM BLVD BRUNSWICK, GA 31520 Email: chris@allen-graham.com

Print Architect/Engineer: WOOD GROUP (AMEC FOSTER WHEELER) Telephone: 864-552-9624

Address: 400 EXECUTIVE CENTER DR. GREENVILLE, SC 29615 Email: steve.martin2@woodplc.com

COASTAL CONSTRUCTION CONTROL LINE/WETLAND INFORMATION:

CCCL/DEP Approval: ☐ Yes ☒ No

Wetlands: ☐ Yes ☒ No

PROJECT INFORMATION:

Change of Owner: ☐ Yes ☒ No Increase in Sq. Ft.: ☐ Yes ☒ No If yes, how much: _____ S.F.

Change in Use: ☐ Yes ☒ No If yes, change from _____ to _____.

Substantial Improvement: ☐ Yes ☒ No If yes, change from _____ to _____.

HDC or BOA Case # if applicable: _____

TREE REMOVAL:

How many trees are proposed to be removed as part of the project? none

What is the total diameter at breast height (DBH) of all trees proposed for removal? _____

What is the total diameter at breast height (DBH) of all trees proposed for retention? _____

Have you provided a site plan illustrating the following:

Certified survey including the location, size, and species of all trees?

☐ Yes ☐ No

Location of all proposed and existing structures and other planned improvements?

☐ Yes ☐ No

Trees to be removed versus trees to be retained?

☐ Yes ☐ No

Location of tree protection barriers around preserved trees?

☐ Yes ☐ No

Proposed grade changes that might adversely affect or endanger trees?

☐ Yes ☐ No

If yes to grade changes, have you included specs for tree maintenance/protection?

☐ Yes ☐ No

Have you physically marked each tree on the site with flagging tape?

☐ Yes ☐ No

Does the removal of trees applied for require a replacement/replanting plan?

☐ Yes ☐ No

If yes, have you included the replacement/replanting plan?

☐ Yes ☐ No

EXCAVATE AND FILL:

Describe the extent of excavation and/or fill involved for construction of improvements:

Excavate an area for truck dump foundation and back fill

What is the estimated cost of grade, excavation, and fill? \$ 106,417

What are the estimated quantities (cubic yards) of excavation and/or fill? 350 cu yds

How many cubic yards will be added within the building footprint? 0 cu yds

Type of fill to be used? material that was removed (native soils)

What is the proposed finished floor elevation? 8.2' NAVD 88

What is the average natural grade? 7.24' NAVD 88

What is the proposed finished grade? 8.2' NAVD 88

Have you included a certified survey illustrating the following:

- Location of all proposed and existing structures and other planned improvements? ☐ Yes ☐ No
- Pre-development lot dimensions, elevations, or contours? ☐ Yes ☐ No
- Post-development lot dimensions, elevations, or contours to be achieved? ☐ Yes ☐ No
- Existing and proposed drainage and related construction details? ☐ Yes ☐ No
- Location of proposed retaining walls or similar structures? ☐ Yes ☐ No
- Location of appropriate erosion control measures? ☐ Yes ☐ No

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SIGNATURE/NOTARY

Application is hereby made to obtain a permit to do the work and installation as indicated. I certify that no work has commenced prior to the issuance of a permit and that work will conform to all building regulations and ordinances in accordance with plans submitted. I understand that a separate permit must be secured for electrical, mechanical, plumbing, signs, pools, fences, etc.

THOMAS A. KEENAN (ENG MGR) Allen & Graham, Inc.
Printed Name of Owner Printed Name of Applicant/Contractor

4/9/18 [Signature] 5/8/18 [Signature]
Date Signature of Owner Date Signature of Applicant/Contractor

STATE OF FLORIDA ss }  ss } STATE OF FLORIDA GA
COUNTY OF NASSAU ss } COUNTY OF NASSAU ss }
Glynn

Subscribed and sworn to before me this 9 day of MAY, 2018. Subscribed and sworn to before me this 8 day of May, 2018.

Mitchell May Mitchell May 3/24/22 Tammy E. Weston Tammy E. Weston 9-7-18
Notary Public Signature Printed Name My Commission Expires Notary Public Signature Printed Name My Commission Expires

Personally Known ☒ Produced ID: _____ ID Type _____ Personally Known ☒ Produced ID: _____ ID Type _____

FOR OFFICE USE ONLY		
ZONING CONFIRMATION	FLOOD ZONE	PANEL NUMBER
MINIMUM FLOOR ELEVATION	CONSTRUCTION TYPE	
ROAD FRONTAGE (LIN. FEET)	FLOOD PROOFING CERTIFICATE REQUIRED	
LOT SIZE (ACRES OR SQ FOOTAGE)	ELEVATION CERT. REQ	
STRUCTURAL SQ. FT. - MINIMUM VALUATION CALCULATION		
HEATED SQ. FT.	X MINIMUM \$	PER SQ. FT. = \$
GARAGE SQ. FT.	X MINIMUM \$	PER SQ. FT. = \$
PORCH(ES) SQ. FT.	X MINIMUM \$	PER SQ. FT. = \$
OTHER SQ. FT.	X MINIMUM \$	PER SQ. FT. = \$
DESCRIBE OTHER	TOTAL MINIMUM VALUATIONS: \$	

Final Inspected Meeting

OFFICE USE ONLY

REC'D: 11/9/18 BY: HD

APPLICATION #: 2018-001780

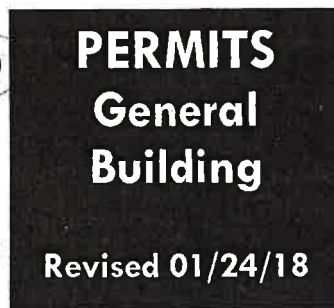
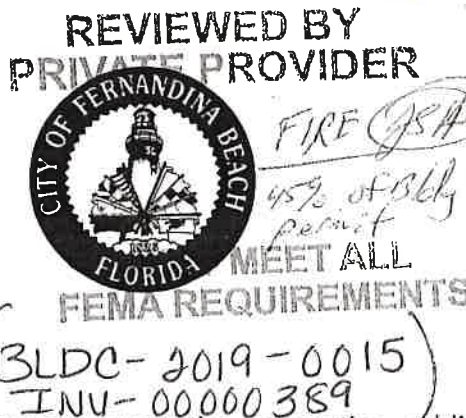
BUILDING / FIRE / PLANNING

APPROVED BY: [Signature] DATE: 11-20-18

Max Occupancy: _____ Max Load: _____

Sprinkled: _____

PERMIT #: 201840



USE THIS FORM TO: Apply for permits for new construction, renovation, additions, structural fences/walls, interior build-outs, and out-buildings (like non-exempted sheds, garages, and accessory buildings).

☒ New ☐ CCCL ☐ DEP ☐ Repair/Remodel ☐ Historic ☐ Existing Building

FEES: Are based on the costs of the scope of work. See fee schedule for specific fees. Staff can help you determine the cost of your permit.

IMPORTANT NOTES: Prior to applying for a permit, contractors must be registered with the City (current licensing information, insurance, and worker's compensation). Be sure to record a Notice of Commencement prior to your first inspection. Building permits are issued within 7 days or 30 days depending on the scope of the project. You'll be contacted when your permit is ready for pick-up. **The 6th Edition Florida Building Code/ 2017 NEC NAPA70 National Electrical Code is in effect as of application date. 105.1 FBC. Application may be submitted between the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday.**

KEY CONTACTS: The Building Department will guide your application through appropriate reviews with other departments.

Description of Job:

INSTALL BARK TRUCK PUMP SYSTEM

Estimated Job Cost: \$ 970,000

Job Address: 600 N. 8TH. ST. FERNANDINA BEACH, FL 32034

Parcel ID #: 00-00-31-1860-0000-0000

Print Property Owner(s): WESTROCK CP, LLC

Telephone: 904-261-5551 Email: tom.keenan@westrock.com

Print Contractor: ALLEN & GRAHAM INC

Telephone: 912-264-2550

Contractor License #: CGC1525036

Cell: 912-258-2176

Address: 106 ALLEN & GRAHAM BLVD BRUNSWICK, GA 31520

Email: chris@allen-graham.com

Print Architect/Engineer: WOOD GROUP (AMEC FOSTER WHEELER)

Telephone: 864-552-9624

Address: 400 EXECUTIVE CENTER DR. GREENVILLE, SC 29615

Email: steve.martin2@woodplc.com



City of Fernandina Beach
204 Ash Street, Fernandina Beach, Florida
32034

Permit

Permit NO. **BLDC-2019-0015**

Permit Type: **General Building - Commercial**

Work Classification: **Addition**

Permit Status: **Issued**

Issue Date: **05/02/2019**

Expiration: **08/20/2019**

Location Address

600 N 8TH ST, FERNANDINA BEACH, FL 32034

Parcel Number

00-00-31-1860-0000-0000

Contacts

ROCKTENN CP LLC
3950 SHACKLEFORD ROAD, DULUTH, GA 30096

Owner

Allen & Graham Inc.
106 Allen Graham Blvd, Brunswick, GA 31520
(912)264-2550

Applicant

chris@allen-graham.com

Kevin Moore
106 Allen Graham Blvd, Brunswick, GA 31520
(912)264-2550

Contractor

Description: Install Bark Truck Pump System

Valuation: **\$970,000.00**

Total Sq Feet: **0.00**

Inspection Requests:

Building 904-310-3135
Zoning 904-310-3480

Fees	Amount
Building Plan Review Fee	\$3,431.50
DBPR Surcharge	\$154.42
DCA Surcharge	\$102.95
Fire Marshal Review	\$3,088.35
Permit Base Fee	\$6,863.00
Zoning Review	\$50.00
Total:	\$13,690.22

Payments	Amt Paid
Total Fees	\$13,690.22
Check # 031073	\$13,690.22
Amount Due:	\$0.00

Available Inspections:	
Inspection Type	
Notice of Commencement	
Footings	
Slab / Form Board Survey	
Elevation Certificate - Under Construction	
Elevation Certificate - Finished	
Building Final	
Zoning Final - As Built Survey	

PERMIT VOID SIX MONTHS AFTER DATE OF ISSUE WITHOUT A PASSED INSPECTION. ALL PERMITS SUBJECT TO INSPECTION. INSPECTIONS MUST BE MADE BEFORE PROCEEDING WITH SUBSEQUENT WORK.

WARNING TO OWNER: Your failure to record a NOTICE OF COMMENCEMENT may result in your paying twice for improvements to your property. If you intend to obtain financing, consult with your lender or attorney before recording your NOTICE OF COMMENCEMENT.

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of the County, and there may be additional permits required from other governmental entities.

THE APPROVED PLANS AND THIS PERMIT MUST BE POST IN THE DOCUMENT BOX OR AN OTHERWISE CONSPICUOUS PLACE FOR INSPECTION.
(See Chapter 1 Building Code)

**CITY OF FERNANDINA BEACH
BUILDING DEPARTMENT
BUILDING PERMIT**

20184081

PERMIT INFORMATION	LOCATION INFORMATION
Permit Number: 20184081 Permit Type: GEN BLDG PERMIT - COMM Class of Work: COMMERCIAL ADDITION/REMODEL Proposed Use: COMMERCIAL Square Feet: 240 Est. Value: 16,500.00 Improv. Cost: 970,000.00 Date Issued: 12/03/2018 Total Fees: 10,601.87 Amount Paid: Date Paid:	Address: 600 N. 8TH STREET FERNANDINA BEACH, FLORIDA Township: Range: Book: Lot(s): Block: Section: Subdivision: FERNANDINA BEACH Parcel Number: 00-00-31-1860-0000-0000
	OWNER INFORMATION
	Name: ROCKTENN CP LLC Address: N. 8TH STREET FERNANDINA BEACH FLORIDA 32034 Phone: 904-753-4557

Work Desc: INSTALL BARK TRUCK PUMP SYSTEM

CONTRACTOR(S)	APPLICATION FEES	
ALLEN & GRAHAM, INC.	BUILDING PERMIT 6,863.00 DBPR SURCHARGE 154.42 ZONING/PLAN REVIEW 50.00	BLDG PERMIT- CONST.PLAN REV 3,431.50 DCA SURCHARGE 102.95

Inspections Required

NOTICE OF COMMENCEMENT FOOTER/ELEVATION CERT SLAB ZONING FINAL BUILDING FINAL			
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PERMIT VOID SIX MONTHS AFTER DATE OF ISSUE WITH OUT A PASSED INSPECTION

ALL PERMITS SUBJECT TO INSPECTION. INSPECTIONS MUST BE MADE BEFORE PROCEEDING WITH SUBSEQUENT WORK

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of the County, and there may be additional permits required from other governmental entities.

THE APPROVED PLANS AND THIS PERMIT MUST BE POSTED IN THE DOCUMENT BOX OR AN OTHERWISE CONSPICUOUS PLACE FOR INSPECTIONS - (See CHAPTER 1 Building Code) PH. 904-310-3135 for inspections

OFFICE USE ONLY

REC'D: 11/9/18 BY: HD

APPLICATION #: 2018-001779

BUILDING / FIRE / PLANNING

APPROVED BY: JA DATE: 11-20-18

Max Occupancy: _____ Max Load: _____

Sprinkled: _____

PERMIT #: 20184076

REVIEWED BY
PRIVATE PROVIDER



FIRE 984
45% of Bldg
Permit Fee

PERMITS General Building

Revised 01/24/18

**MUST MEET ALL
FEMA REQUIREMENTS**

USE THIS FORM TO: Apply for permits for new construction, renovation, additions, structural fences/walls, interior build-outs, and out-buildings (like non-exempted sheds, garages, and accessory buildings).

☒ New ☐ CCCL ☐ DEP ☐ Repair/Remodel ☐ Historic ☐ Existing Building

FEES: Are based on the costs of the scope of work. See fee schedule for specific fees. Staff can help you determine the cost of your permit.

IMPORTANT NOTES: Prior to applying for a permit, contractors must be registered with the City (current licensing information, insurance, and worker's compensation). Be sure to record a Notice of Commencement prior to your first inspection. Building permits are issued within 7 days or 30 days depending on the scope of the project. You'll be contacted when your permit is ready for pick-up. **The 6th Edition Florida Building Code/ 2017 NEC NAPA70 National Electrical Code is in effect as of application date. 105.1 FBC. Application may be submitted between the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday.**

KEY CONTACTS: The Building Department will guide your application through appropriate reviews with other departments.

Description of Job:

INSTALL CHIP STACKER/RECLAIMER SYSTEM

Estimated Job Cost: \$ 8,279,988

Job Address: 600 N. 8TH ST. FERNANDINA BEACH, FL 32034

Parcel ID #: 00-00-31-1860-0000-0000

Print Property Owner(s): WESTROCK CP, LLC

Telephone: 904-261-5551 Email: Tom.Keenan@westrock.com

Print Contractor: ALLEN & GRAHAM, JNL Telephone: 912-264-2550

Contractor License #: C6C1525036 Cell: 912-258-2176

Address: 106 ALLEN GRAHAM BLVD, BRUNSWICK, GA 31520 Email: chris@allen-graham.com

Print Architect/Engineer: WOOD PLC (AMEL FOSTER WHEELER) Telephone: 864-552-9624

Address: 400 EXECUTIVE CENTER DR GREENVILLE, SC 29615 Email: steve.martin2@woodplc.com

What is the proposed finished grade? 18' 6" NAD 88

Have you included a certified survey illustrating the following:

- Location of all proposed and existing structures and other planned improvements? ☐ Yes ☐ No
- Pre-development lot dimensions, elevations, or contours? ☐ Yes ☐ No
- Post-development lot dimensions, elevations, or contours to be achieved? ☐ Yes ☐ No
- Existing and proposed drainage and related construction details? ☐ Yes ☐ No
- Location of proposed retaining walls or similar structures? ☐ Yes ☐ No
- Location of appropriate erosion control measures? ☐ Yes ☐ No

WARNING: Your failure to record a Notice of Commencement may result in your paying twice for improvements to your property. If you intend to obtain financing, consult with your lender or attorney before recording your Notice of Commencement.

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SIGNATURE/NOTARY

Application is hereby made to obtain a permit to do the work and installation as indicated. I certify that no work has commenced prior to the issuance of a permit and that work will conform to all building regulations and ordinances in accordance with plans submitted. I understand that a separate permit must be secured for electrical, mechanical, plumbing, signs, pools, fences, etc.

THOMAS A. KEENAN (ENG MGR)
Printed Name of Owner
4/9/18
Date
[Signature]
Signature of Owner

STATE OF FLORIDA
COUNTY OF NASSAU



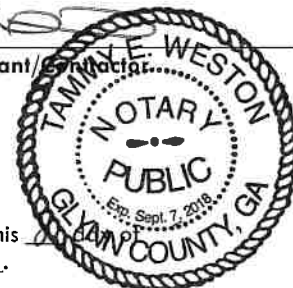
Subscribed and sworn to before me this 9 day of MAY, 2018.

[Signature] Mitchell May 3/24/22
Notary Public Signature Printed Name My Commission Expires

Personally Known ☒ Produced ID: _____ ID Type _____

Allen & Graham, Inc.
Printed Name of Applicant/Contractor
5/8/18
Date
[Signature]
Signature of Applicant/Contractor

STATE OF FLORIDA
COUNTY OF NASSAU
CLYNN



Subscribed and sworn to before me this May, 2018.

[Signature] Tammy E. Weston 9-7-18
Notary Public Signature Printed Name My Commission Expires

Personally Known ☒ Produced ID: _____ ID Type _____

FOR OFFICE USE ONLY		
ZONING CONFIRMATION	FLOOD ZONE	PANEL NUMBER
MINIMUM FLOOR ELEVATION	CONSTRUCTION TYPE	
ROAD FRONTAGE (LIN. FEET)	FLOOD PROOFING CERTIFICATE REQUIRED	
LOT SIZE (ACRES OR SQ FOOTAGE)	ELEVATION CERT. REQ	
STRUCTURAL SQ. FT. - MINIMUM VALUATION CALCULATION		
HEATED SQ. FT.	X MINIMUM \$	PER SQ. FT. = \$
GARAGE SQ. FT.	X MINIMUM \$	PER SQ. FT. = \$
PORCH(ES) SQ. FT.	X MINIMUM \$	PER SQ. FT. = \$
OTHER SQ. FT.	X MINIMUM \$	PER SQ. FT. = \$
DESCRIBE OTHER	TOTAL MINIMUM VALUATIONS: \$	



City of Fernandina Beach
204 Ash Street, Fernandina Beach, Florida
32034

Permit

Permit NO. **BLDC-2019-0014**

Permit Type: **General Building - Commercial**

Work Classification: **Addition**

Permit Status: **Issued**

Issue Date: **05/02/2019**

Expiration: **08/20/2019**

Location Address

600 N 8TH ST, FERNANDINA BEACH, FL 32034

Parcel Number

00-00-31-1860-0000-0000

Contacts

ROCKTENN CP LLC
3950 SHACKLEFORD ROAD, DULUTH, GA 30096

Owner

Allen & Graham Inc.
106 Allen Graham Blvd, Brunswick, GA 31520
(912)264-2550

Applicant

chris@allen-graham.com

Kevin Moore
106 Allen Graham Blvd, Brunswick, GA 31520
(912)264-2550

Contractor

Description: Install Chip Stacker / Reclaimer System

Valuation: **\$8,299,988.00**

Total Sq Feet: **0.00**

Inspection Requests:

Building 904-310-3135

Zoning 904-310-3480

Fees	Amount
Building Plan Review Fee	\$29,086.50
DBPR Surcharge	\$1,308.89
DCA Surcharge	\$872.60
Fire Marshal Review	\$26,177.85
Permit Base Fee	\$58,173.00
Zoning Review	\$50.00
Total:	\$115,668.84

Payments	Amt Paid
Total Fees	\$115,668.84
Check # 031073	\$7,868.14
Check # 031073	\$7,868.14
Amount Due:	\$99,932.56

Available Inspections:

Inspection Type	
Notice of Commencement	
Footings	
Elevation Certificate - Under Construction	
Elevation Certificate - Finished	
Building Final	
Zoning Final - As Built Survey	

PERMIT VOID SIX MONTHS AFTER DATE OF ISSUE WITHOUT A PASSED INSPECTION. ALL PERMITS SUBJECT TO INSPECTION. INSPECTIONS MUST BE MADE BEFORE PROCEEDING WITH SUBSEQUENT WORK.

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(See Chapter 1 Building Code)

**CITY OF FERNANDINA BEACH
BUILDING DEPARTMENT**

20184076

BUILDING PERMIT

PERMIT INFORMATION		LOCATION INFORMATION	
Permit Number: 20184076		Address: 600 N. 8TH STREET	
Permit Type: GEN BLDG PERMIT - COMM		FERNANDINA BEACH, FLORIDA	
Class of Work: COMMERCIAL ADDITION/REMODEL		Township:	Range: Book:
Proposed Use: COMMERCIAL		Lot(s):	Block: Section:
Square Feet: 240		Subdivision: FERNANDINA BEACH	
Est. Value: 16,500.00		Parcel Number: 00-00-31-1860-0000-0000	
Improv. Cost: 8,299,988.00		OWNER INFORMATION	
Date Issued: 12/03/2018		Name: ROCKTENN CP LLC	
Total Fees: 89,490.99		Address: N. 8TH STREET	
Amount Paid:		FERNANDINA BEACH FLORIDA 32034	
Date Paid:		Phone: 904-753-4557	
Work Desc: INSTALL CHIP STACKER / RECLAIMER SYSTEM			

CONTRACTOR(S)	APPLICATION FEES			
ALLEN & GRAHAM, INC.	BUILDING PERMIT	58,173.00	COM FIRE MARSHAL PLAN REVIE	0.00
	BLDG PERMIT- CONST.PLAN REV	29,086.50	DBPR SURCHARGE	1,308.89
	DCA SURCHARGE	872.60	ZONING/PLAN REVIEW	50.00

Inspections Required			
NOTICE OF COMMENCEMENT			
FOOTER/ELEVATION CERT			
SLAB/ELEVATION CERT			
ZONING FINAL			
BUILDING FINAL			

PERMIT VOID SIX MONTHS AFTER DATE OF ISSUE WITH OUT A PASSED INSPECTION

ALL PERMITS SUBJECT TO INSPECTION. INSPECTIONS MUST BE MADE BEFORE PROCEEDING WITH SUBSEQUENT WORK

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of the County, and there may be additional permits required from other governmental entities.

THE APPROVED PLANS AND THIS PERMIT MUST BE POSTED IN THE DOCUMENT BOX OR AN OTHERWISE CONSPICUOUS PLACE FOR INSPECTIONS - (See CHAPTER 1 Buiding Code) PH. 904-310-3135 for inspections

OFFICE OF
NOTICE OF COMMENCEMENT

**THIS NOTICE MUST BE RECORDED BY THE NASSAU COUNTY CLERK'S OFFICE AND SUBMITTED TO THE FERNANDINA BEACH
BUILDING DEPARTMENT PRIOR TO SCHEDULING THE FIRST INSPECTION**

Required on all General Building Permits over \$2,499 or Mechanical Permits over \$7,499
Expiration date of Notice of Commencement – one (1) year from the date of recording unless a different date is specified

Application Number: _____ Permit Number: 20184076 Tax Folio Number: _____

The undersigned hereby gives notice that improvements will be made to certain real property, and in accordance with section 713.13 of the Florida Statutes, the following information is provided in this NOTICE OF COMMENCEMENT.

Legal description of property (include street address, if available)	CONTAINER CORP MILL SITE D8 102/326 OLD TOWN BLOCKS 26 27 (EX LOTS 3,4,5,6,7)
General description of improvements	
Owner or Lessee if Lessee contracted improvement: <u>ROCKTENN CP LLC (WESTROCK)</u>	
Address: <u>PO BOX 4098 NORCROSS, GA 30091</u>	
Interest in property: _____	
Fee Simple Title Holder (if different from owner listed above):	
Name: _____	
Address: _____	
Contractor <u>ALLEN & GRAHAM, INC</u>	
Address: <u>106 ALLEN & GRAHAM BLVD BRUNSWICK, GA 31520</u>	
Phone Number: <u>912-264-2550</u>	
Surety (attach copy of payment bond if applicable)	
Address: _____	
Phone Number: _____ Amount of Bond: \$ _____	
Any person making a loan for the construction of the improvements:	
Name: _____	
Address: _____	
Phone Number: _____	
Person within the State of Florida designated by the owner upon whom notices or other documents may be served as provided by Section 713.13(1)(a)(7), Florida Statutes:	
Name _____	
Address _____ Phone Number _____	
In addition to himself /herself, owner designates _____ of _____	
To receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes.	
Phone Number of Designee _____	

Inst: 201945005350 Date: 02/21/2019 Time: 3:09PM
Page 1 of 1 B: 2256 P: 1083, Doc Type: NOC
John A. Crawford, Clerk of Court, Nassau County,
By: KB, Deputy Clerk

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART 1, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT

The undersigned having been duly sworn on oath states the above information is true and correct as (s)he is informed and believes.

Hugh E. Wilson
Printed Name of Owner/Lessee

[Signature]
Signature of Owner/Lessee
Engineering Manager
Signature Title/Office

State of Florida Ss }
County of Nassau

Subscribed and sworn to before me this 31 day of January, 2019.

[Signature]
Notary Public Signature

Mitchell May
Notary Public Printed Name

3/24/22
My Commission Expires

Personally Known ☒ OR Produced Identification: _____ ID Produced: _____

Revised January 27, 2016





**City of Fernandina Beach – Building Division
Community Development Department
NOTICE TO BUILDING OFFICIAL
OF USE OF PRIVATE PROVIDER**

OFFICIAL USE ONLY
Received Date: _____
Received By: _____
Route to Quality Assurance Office

PRIVATE PROVIDER CONTACT INFORMATION	CONTRACTOR CONTACT INFORMATION
Services to be provided: ☒ Plan Review (See Florida Building Code Section 537.791(k)(2)) ☐ Inspections (Foundation/Slab) ☐ Inspections (Above Slab) ☐ Inspections (Mechanical) ☐ Inspections (Electrical) ☐ Inspections (Plumbing) ☐ Inspections (Complete)	Primary Contact: <u>BRUCE MOORE</u> ALLEN & GRAHAM Position: <u>SENIOR MANAGER</u> Phone #: <u>904-838-1328</u> Secondary Contact: <u>CHRIS ALLEN</u> Position: <u>VICE PRESIDENT</u> Phone #: <u>912-258-2176</u> <u>BARK DUMBER</u>
NOTE: Private Provider to perform all inspections in the category selected. Name of Firm: <u>Codes - ABC, Inc.</u> Primary Contact: <u>Art Barthlow</u> Phone #: <u>904-327-8007</u>	

OWNER & PROJECT INFORMATION
Permit Number: _____ ☐ Residential ☒ Commercial / <u>INDUSTRIAL</u> Address: <u>600 NORTH 8TH ST. FERNANDINA BEACH, FL 32034</u> Property Owner: <u>WESTROCK CP, LLC</u> ☐ Individual ☒ Corporation ☐ Partnership Primary Contact: <u>TOM KEENAN</u> Phone #: <u>904-261-5551</u>

As condition of this request, I accept that the City of Fernandina Beach reserves the right to also provide random inspections for assurance of Code compliance. If found unsatisfactory, the City of Fernandina Beach will require further corrective action. I have elected to use one or more private providers to provide inspection services on Permit listed above. I also acknowledge that I, the property owner, am in contract with the Private Provider firm, as specified in FS.553.791 (Florida Statutes). I understand the local building official may not perform the required inspections to determine compliance with applicable codes, except to the extent specified by law. Instead, inspections will be by licensed or certified personnel identified in the application. The law requires minimum insurance requirements for such personnel, but I understand that I may require more insurance to protect my interests. By executing this form, I acknowledge that I have made inquiry regarding the licensed or certified personnel and the level of the insurance and am satisfied that my interests are adequately protected. I agree to indemnify, defend, and hold harmless the local government, the local building official, and their building code enforcement personnel from any and all claims arising from my use of these licensed or certified personnel to perform building code services with respect to the building that is the subject of the enclosed permit application.

I attest this information is true and accurate to the best of my knowledge.

Property Owner Signature ☒ Owner ☐ Authorized Agent

Print Name

Date

THOMAS KEENAN

7/13/18

NOTARY AS TO OWNER

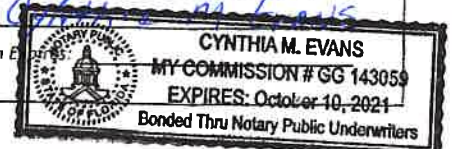
Before me this 13th day of July, 2018
 Personally appeared Thomas H. Keenan
 Who executed the foregoing instrument, and acknowledged
 before me the same was executed for the purposes therein
 expressed.

Type of ID produced: Personally Known

Notary (Signature): Cynthia M. Evans

Printed Name: Cynthia M. Evans

My Commission Expires



OFFICE COPY



**City of Fernandina Beach – Building Division
Community Development Department
NOTICE TO BUILDING OFFICIAL
OF USE OF PRIVATE PROVIDER**

OFFICIAL USE ONLY

Received Date: _____

Received By: _____

Route to Quality Assurance Office

PRIVATE PROVIDER CONTACT INFORMATION

Services to be provided:

- | | | |
|--|---|--|
| ☐ Plan Review (See Florida Building Code Section 537.791(k)(2)) | ☒ Inspections (Foundation/Slab) | ☒ Inspections (Above Slab) |
| ☐ Inspections (Mechanical) | ☐ Inspections (Electrical) | |
| ☐ Inspections (Plumbing) | ☐ Inspections (Complete | |

NOTE: Private Provider to perform all inspections in the category selected.

Name of Firm: Universal Engineering Sciences

Primary Contact: Christian "Eric" Pardee BOBBY COLEMAN

Phone #: 904.296.0757 904-803-0130

CONTRACTOR CONTACT INFORMATION

Primary Contact: BRUCE MOORE ALLEN & GRAHAM

Position: SENIOR MANAGER

Phone #: 904-838-1328

Secondary Contact: CHRIS ALLEN

Position: VICE PRESIDENT

Phone #: 912-258-2176

OWNER & PROJECT INFORMATION

Permit Number: _____



Residential



Commercial

Address: 600 NORTH 8TH ST

Property Owner: WESTROCK CP LLC



Individual



Corporation



Partnership

Primary Contact: TOM KEENAN

Phone #: 904-261-5551

As condition of this request, I accept that the City of Fernandina Beach reserves the right to also provide random inspections for assurance of Code compliance. If found unsatisfactory, the City of Fernandina Beach will require further corrective action. I have elected to use one or more private providers to provide inspection services on Permit listed above. I also acknowledge that I, the property owner, am in contract with the Private Provider firm, as specified in FS.553.791 (Florida Statutes). I understand the local building official may not perform the required inspections to determine compliance with applicable codes, except to the extent specified by law. Instead, inspections will be by licensed or certified personnel identified in the application. The law requires minimum insurance requirements for such personnel, but I understand that I may require more insurance to protect my interests. By executing this form, I acknowledge that I have made inquiry regarding the licensed or certified personnel and the level of the insurance and am satisfied that my interests are adequately protected. I agree to indemnify, defend, and hold harmless the local government, the local building official, and their building code enforcement personnel from any and all claims arising from my use of these licensed or certified personnel to perform building code services with respect to the building that is the subject of the enclosed permit application.

I attest this information is true and accurate to the best of my knowledge.

Property Owner Signature



Owner



Authorized Agent

THOMAS KEENAN

Print Name

Date

NOTARY AS TO OWNER

Before me this 13 day of July, 2013

Personally appeared Thomas Keenan
Who executed the foregoing instrument, and acknowledged before me the same was executed for the purposes therein expressed.

Type of ID produced: Personally Known

Notary (Signature): Cynthia M. Evans

Print Name: Cynthia M. Evans

My Commission Expires: _____





PRIVATE PROVIDER PLAN COMPLIANCE AFFIDAVIT

Effective September 19, 2016

Private Provider Firm: Codes - ABC, Inc.

Private Provider: Art Barthlow

Address: 786 Blanding Blvd. Ste. 120
Orange Park, FL 32065

Phone: 904-327-8007

Fax: _____

Email: codesabc@icloud.com

I hereby certify that to the best of my knowledge and belief the plans submitted were reviewed for and are in compliance with the Florida Building Code and all local amendments to the Florida Building Code by the following affiant, who is duly authorized to perform plans review pursuant to Section 553.791, Florida Statute and holds the appropriate license or certificate:

Name: Art Barthlow

Plan Sheets: _____

Florida License/Registration/Certificate #(s) and description:

PX0001155

Plans Examiner

Signature of Reviewer: *J. A. Barthlow*

SWORN AND SUBSCRIBED before me by Art Barthlow

Being personally known to me _____ or having produced as identification _____

and who being fully sworn and cautioned, state that the foregoing is true and correct to the best of his/her knowledge or belief.

Signature of Notary

Print Name

Notary Public: NOTARY STAMP BELOW

My commission expires:



PRIVATE PROVIDER PLAN COMPLIANCE AFFIDAVIT
Effective September 19, 2016

Private Provider Firm: Codes - ABC, Inc.

Private Provider: Art Barthlow

Address: 786 Blanding Blvd. Ste. 120
Orange Park, FL 32065

Phone: 904-327-8007

Fax: _____

Email: codesabc@icloud.com

I hereby certify that to the best of my knowledge and belief the plans submitted were reviewed for and are in compliance with the Florida Building Code and all local amendments to the Florida Building Code by the following affiant, who is duly authorized to perform plans review pursuant to Section 553.791, Florida Statute and holds the appropriate license or certificate:

Name: Art Barthlow

Plan Sheets: 2-4

Florida License/Registration/Certificate #(s) and description:

PX0001155 Plans Examiner

Signature of Reviewer: *[Signature]*

SWORN AND SUBSCRIBED before me by Art Barthlow

Being personally known to me _____ or having produced as identification _____

and who being fully sworn and cautioned, state that the foregoing is true and correct to the best of his/her knowledge or belief.

[Signature]
Signature of Notary

Meghan Owens
Print Name

Notary Public: NOTARY STAMP BELOW

My commission expires:



OFFICE COPY



City of Fernandina Beach -- Building Division
Community Development Department
NOTICE TO BUILDING OFFICIAL
OF USE OF PRIVATE PROVIDER

OFFICIAL USE ONLY

Received Date: _____

Received By: _____

Route to Quality Assurance Office

PRIVATE PROVIDER CONTACT INFORMATION

Services to be provided:

- ☐ Plan Review (See Florida Building Code Section 537.791(k)(2))
☒ Inspections (Foundation/Slab) ☒ Inspections (Above Slab)
☐ Inspections (Mechanical) ☐ Inspections (Electrical)
☐ Inspections (Plumbing) ☐ Inspections (Complete)

NOTE: Private Provider to perform all inspections in the category selected.

Name of Firm: Universal Engineering Sciences

Primary Contact: Christian "Eric" Pardee BOBBY COLEMAN

Phone #: 904.296.0757 904-803-0130

CONTRACTOR CONTACT INFORMATION

Primary Contact: BRUCE MOORE

Position: VICE PRESIDENT

Phone #: 904-838-1328

Secondary Contact: CHRIS ALLEN

Position: VICE PRESIDENT

Phone #: 912-258-2176

OWNER & PROJECT INFORMATION

Permit Number: _____

☐ Residential

☒ Commercial / INDUSTRIAL

Address: 600 NORTH 8TH ST. FERNANDINA BEACH, FL 32034

Property Owner: WESTROCK CP, LLC

☐ Individual

☒ Corporation

☐ Partnership

Primary Contact: TOM KEENAN

Phone #: 904-277-7732

As condition of this request, I accept that the City of Fernandina Beach reserves the right to also provide random inspections for assurance of Code compliance. If found unsatisfactory, the City of Fernandina Beach will require further corrective action. I have elected to use one or more private providers to provide inspection services on Permit listed above. I also acknowledge that I, the property owner, am in contract with the Private Provider firm, as specified in FS.553.791 (Florida Statutes). I understand the local building official may not perform the required inspections to determine compliance with applicable codes, except to the extent specified by law. Instead, inspections will be by licensed or certified personnel identified in the application. The law requires minimum insurance requirements for such personnel, but I understand that I may require more insurance to protect my interests. By executing this form, I acknowledge that I have made inquiry regarding the licensed or certified personnel and the level of the insurance and am satisfied that my interests are adequately protected. I agree to indemnify, defend, and hold harmless the local government, the local building official, and their building code enforcement personnel from any and all claims arising from my use of these licensed or certified personnel to perform building code services with respect to the building that is the subject of the enclosed permit application.

I attest this information is true and accurate to the best of my knowledge.

Property Owner Signature

☒ Owner

☐ Authorized Agent

THOMAS A. KEENAN

Print Name

7/30/18

Date

NOTARY AS TO OWNER

Before me this 30 day of July, 2018

Personally appeared Thomas Keenan

Who executed the foregoing instrument, and acknowledged before me the same was executed for the purposes therein expressed.

Type of ID produced: DL

Notary (Signature): Mitchell May

Printed Name: Mitch May

My Commission Expires: 3/24/22



Form # 9B-3.053-2002-01
Notice to Building Official of
Use of Private Provider
Effective January 20, 2003

Project Name: CHIP STACKER / RECLAIMER SYSTEM

Parcel Tax ID: 00 - 00 - 31 - 1860 - 0000 - 0000

Services to be provided: Plans Review X Inspections

Note: If the notice applies to either private plan review or private inspection services the Building Official may require, at his or her discretion, the private provider be used for both services pursuant to Section 553.791(2) Florida Statute.

I THOMAS A. KEENAN (WESTROCK CP, LLC), the fee owner, affirm I have entered into a contract with the Private Provider indicated below to conduct the services indicated above.

Private Provider Firm: CODES - ABC, INC.

Private Provider: FREDERICK (ART) BARTHLOW

Address: 786 BLANDING BOULEVARD, SUITE 120, ORANGE PARK, FLORIDA, 32065

Telephone: 904.759.3432

Fax:

Email Address (Optional): M.CODESABC@ICLOUD.COM

Florida License, Registration or Certificate #: BU1701 PX1155

I have elected to use one or more private providers to provide building code plans review and/or inspection services on the building that is the subject of the enclosed permit application, as authorized by s. 553.791, Florida Statutes. I understand that the local building official may not review the plans submitted or perform the required building inspections to determine compliance with the applicable codes, except to the extent specified in said law. Instead, plans review and/or required building inspections will be performed by licensed or certified personnel identified in the application. The law requires minimum insurance requirements for such personnel, but I understand that I may require more insurance to protect my interests. By executing this form, I acknowledge that I have made inquiry regarding the competence of the licensed or certified personnel and the level of their insurance and am satisfied that my interests are adequately protected. I agree to indemnify, defend, and hold harmless the local government, the local building official, and their building code enforcement personnel from any and all claims arising from my use of these licensed or certified personnel to perform building code inspection services with respect to the building that is the subject of the enclosed permit application.

I understand the Building Official retains authority to review plans, make required inspections, and enforce the applicable codes within his or her charge pursuant to the standards established by s. 553.791, Florida Statutes. If I make any changes to the listed private providers or the services to be provided by those private providers, I shall, within 1 business day after any change, update this notice to reflect such changes. The building plans review and/or inspection services provided by the private provider is limited to building code compliance and does not include review for fire code, land use, environmental or other codes.

The following attachments are provided as required:

1. Qualification statements and/or resumes of the private provider and all duly authorized representatives.
2. Proof of insurance for professional and comprehensive liability in the amount of \$1 million per occurrence relating to all services performed as a private provider, including tail coverage for a minimum of 5 years subsequent to the performance of building code inspection services.

Individual

(signature)
Print
Name: _____
Address: _____
Telephone
No.: _____

Corporation

WESTROCK CP, LLC
Print Corporation Name
By: [Signature]
(signature)
Print
Name: THOMAS KEENAN
Its: ENGINEERING MANAGER
Address: PO Box 2000
FERNANDINA BEACH, FL 32035
Telephone
No. 904-261-5551

Partnership

Print Partnership Name
By: _____
(signature)
Print
Name: _____
Its: _____
Address: _____
Telephone
No.: _____

Please use appropriate notary block.

STATE OF Florida
COUNTY OF NASSAU

Individual

Before me, this 30 day of
JULY, 2018, personally
appeared Thomas Keenan
who executed the foregoing instrument,
and acknowledged before me that same
was executed for the purposes therein
expressed.



Corporation

Before me, this _____ day of
_____, 20____,
personally appeared _____
of _____, a
_____ corporation, on
behalf of the state corporation, who
executed the foregoing instrument and
acknowledged before me that same was
executed for the purposes therein
expressed.

Partnership

Before me, this _____ day
of _____, 20____,
personally appeared _____,
partner/agent on behalf of _____,
a partnership, who executed the
foregoing instrument and
acknowledged before me that same
was executed for the purposes therein
expressed.

Personally known ☒; or Produced identification _____ Type of identification produced _____

Signature of Notary Mitchell May

Print Name Mitch May

Notary Public: NOTARY STAMP BELOW

My commission expires: 3/24/2022

City of Fernandina Beach, FL
Building Department
204 ASH STREET
Fernandina Beach, FL 32034
(904) 310-3135
Welcome

000828-0017 Karen A. 05/02/2019 02:55PM

INVOICE

Allen & Graham Inc.
BLDC-2019-0015
2019 Item: INV-00000389
PM - Adjustable 6,863.00
PM - 50% Percentage Fee 3,431.50
PM Fire Marshal Review 3,088.35
PM - DBPR Surcharge 154.42
PM - DCA Surcharge 102.95
PL - \$100 50.00

Allen & Graham Inc.
BLDC-2019-0014
2019 Item: INV-00000386
PM - Adjustable 58,173.00
PM - 50% Percentage Fee 29,086.50
PM Fire Marshal Review 26,177.85
PM - DBPR Surcharge 1,308.89
PM - DCA Surcharge 872.60
PL - \$100 50.00

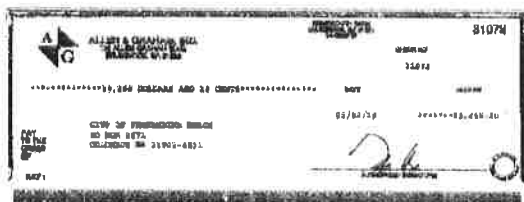
Moore, Kevin (Allen & Graham Inc.)
BLDC-2019-0041
2019 Item: INV-00001631
PM - Adjustable 3,853.00
PM - 50% Percentage Fee 1,926.50
PM Fire Marshal Review 1,733.85
PM - DBPR Surcharge 86.69
PM - DCA Surcharge 57.80
PL - \$100 50.00

137,066.90

Subtotal 137,066.90
Total 137,066.90

CHECK 107,800.70
Check Number 031072
CHECK 29,266.20
Check Number 031073

Change due 0.00



Thank you for your payment

CUSTOMER COPY
DUPLICATE RECEIPT

**INVOICE (INV-00001631)
FOR CITY OF FERNANDINA BEACH**

BILLING CONTACT

Allen & Graham Inc.
106 Allen Graham Blvd
Brunswick, GA 31520

Kevin Moore
Allen & Graham Inc.
106 Allen Graham Blvd
Brunswick, GA 31520



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00001631	04/11/2019	04/11/2019	Invoiced, Past Due	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
BLDC-2019-0041	Building Plan Review Fee	\$1,926.50
	DBPR Surcharge	\$86.69
	DCA Surcharge	\$57.80
	Fire Marshal Review	\$1,733.85
	Permit Base Fee	\$3,853.00
	Zoning Review	\$50.00
600 N 8Th St Fernandina Beach, FL 32034		SUB TOTAL \$7,707.84

REMITTANCE INFORMATION
City of Fernandina Beach, Florida 204 Ash Street Fernandina Beach, FL 32034

TOTAL **\$7,707.84**

INVOICE (INV-00000386)
FOR CITY OF FERNANDINA BEACH

BILLING CONTACT

Allen & Graham Inc.
106 Allen Graham Blvd
Brunswick, GA 31520



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00000386	01/30/2019	01/30/2019	Invoiced, Past Due	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
BLDC-2019-0014	Building Plan Review Fee	\$29,086.50
	DBPR Surcharge	\$1,308.89
	DCA Surcharge	\$872.60
	Fire Marshal Review	\$26,177.85
	Permit Base Fee	\$58,173.00
	Zoning Review	\$50.00
600 N 8Th St Fernandina Beach, FL 32034		SUB TOTAL \$115,668.84

REMITTANCE INFORMATION
City of Fernandina Beach, Florida 204 Ash Street Fernandina Beach, FL 32034

TOTAL **\$115,668.84**

**INVOICE (INV-00000389)
FOR CITY OF FERNANDINA BEACH**

BILLING CONTACT

Allen & Graham Inc.
106 Allen Graham Blvd
Brunswick, GA 31520



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00000389	01/30/2019	01/30/2019	Invoiced, Past Due	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
BLDC-2019-0015	Building Plan Review Fee	\$3,431.50
	DBPR Surcharge	\$154.42
	DCA Surcharge	\$102.95
	Fire Marshal Review	\$3,088.35
	Permit Base Fee	\$6,863.00
	Zoning Review	\$50.00
600 N 8Th St Fernandina Beach, FL 32034		SUB TOTAL \$13,690.22

REMITTANCE INFORMATION
City of Fernandina Beach, Florida 204 Ash Street Fernandina Beach, FL 32034

TOTAL **\$13,690.22**

137066.90
- 115668.84

- 21398.06 delete

Kelly Gibson

From: James Allen
Sent: Tuesday, November 20, 2018 11:53 AM
To: Kelly Gibson
Subject: permits 20181779 & 1780
Attachments: IMG_1654.jpg; IMG_1660.JPG.pdf; National Flood Hazard Layer FIRMETTE.pdf; Properties within a SFHA_June 2017_with roads labled.pdf; Special Flood Hazard Area.pdf

Kelly,

I approved these project based on the submitted email. Thanks.

Jud Allen CBO, CEAP
Building Director
City of Fernandina Beach
204 Ash Street
Fernandina Beach, Florida 32034
Office: 904-310-3139
Cell: 904-624-0807
Email: jallen@fbfl.city

From: cls clsi.com <cls@cls.com>
Sent: Monday, October 29, 2018 2:08 PM
To: James Allen <jallen@fbfl.org>
Subject: Fwd: License Florida - information about the geographical location of the construction sites

Hi Jud,

Enclosed please find the information regarding the installation site that you requested. Please let me know if anything else is required from our company for this project. Thank you.

The construction site is located in an area of light flood hazard. Please see the attached file „national flood hazard layer FIRMETTE“ for further information.

Our facility is built on a concrete foundation - all around ist earth and gravel. Please find enclosed two photos to see details. One is a current photo of the construction site which shows the concrete foundation and ring. The second photo shows how the plant will look after completion (= photo of a construction project for another customer from the past).

Angela
Kresta Industries
(505)452-8311

OFFICE COPY

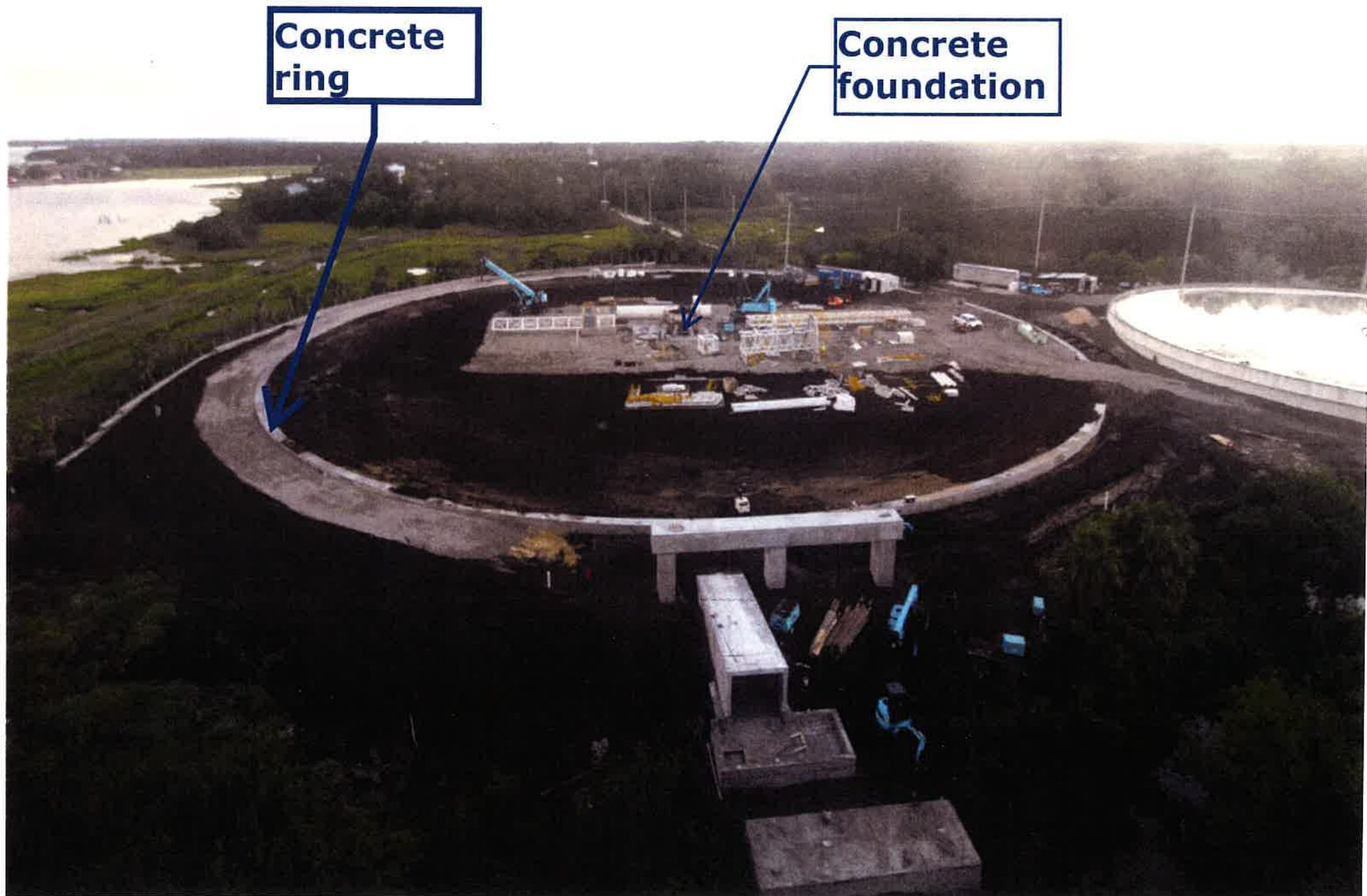
PRIVILEGED AND CONFIDENTIAL COMMUNICATION

This electronic transmission, and any documents attached hereto, (a) are protected by the Electronic Communications Privacy Act (18 USC §§ 2510-2521), (b) may contain confidential and/or legally privileged information, and (c) are for the



OFFICE COPY

OFFICE COPY



Special Flood Hazard Area

From Wikipedia, the free encyclopedia

[Jump to navigation](#)[Jump to search](#)

A **Special Flood Hazard Area** (SFHA) is an area identified by the United States [Federal Emergency Management Agency](#) (FEMA) as an area with a special flood or [mudflow](#), and/or flood related erosion hazard, as shown on a flood hazard boundary map or [flood insurance rate map](#).^[1] Areas within the SFHA are designated on the flood insurance rate map as Zone A, AO, A1-A30, AE, A99, AH, AR, AR/A, AR/AE, AR/AH, AR/AO, AR/A1-A30, V1-V30 or V.^[2]

Land areas that are at high risk for flooding are called special flood hazard areas (SFHAs), or floodplains. These areas are indicated on flood insurance rate maps (FIRMs).

In high-risk areas, there is at least a 1 in 4 chance of flooding during a 30-year mortgage.

OFFICE COPY



CITY OF FERNANDINA BEACH INSPECTIONS CHECKLIST

Address: 600 N 8th Street
IMS #: 2518 00 1780
2018 00 1779

RESIDENTIAL INSPECTIONS

- ☐ Notice of Commencement
- ☐ Tree Preservation/Restoration
- ☐ Stem Wall
- ☐ Footer/Elevation Cert
- ☐ Slab/Elevation Cert
- ☐ Pilings/Pile Cap
- ☐ Tie Beam/Lintel
- ☐ Fill Cell
- ☐ Monolithic Slab
- ☐ Footings/Pier/Column
- ☐ Floor Joist/Girder
- ☐ Framing
- ☐ Insulation/Foam
- ☐ Nail Off/Sheathing

Swimming Pool:

- ☐ Steel/Pool ☐ Pool Safety Inspection/Barrier
- ☐ Pool Deck ☐ Pool Final
- ☐ Bonding

- ☐ Windows/Doors Rough
- ☐ Window/Door Final
- ☐ Roof Sheathing/Nail off
- ☐ Truss/Engineering/Connectors
- ☐ Lath/Stucco Rough
- ☐ Lath/Stucco Final
- ☐ Exterior Siding/Wall Repair
- ☐ Deck/Porch Framing
- ☐ Fireplace Rough/Throat
- ☐ Fireplace Final
- ☐ Building Final
- ☐ Zoning Final
- ☐ Historic District Inspection
- ☐ Turtle - Code Enforcement

- ☐ Associated Inspections:
 - ☐ Roof ☐ Electrical ☐ Plumbing ☐ Irrigation
 - ☐ Mechanical ☐ LP/Gas ☐ Demolition ☐ Fire

☐ Other: _____

COMMERCIAL INSPECTIONS

- ☒ Notice of Commencement
- ☒ Slab/Elevation Cert
- ☐ Tree Preservation/Restoration
- ☐ Stem Wall
- ☐ Monolithic Slab
- ☐ Tie Beam/Lintel
- ☐ Fill Cell
- ☐ Pilings/Pile Cap
- ☐ Footer/Elevation Cert
- ☐ Framing
- ☐ Insulation/Foam
- ☐ Nail Off/Sheathing
- ☐ Drywall Screw
- ☐ Floor Joist/Girder
- ☐ Windows/Doors Rough
- ☐ Windows/Door Final
- ☐ Lath/Stucco Rough
- ☐ Lath/Stucco Final
- ☐ Truss/Engineering/Connectors

- ☐ Structural Steel Frame
- ☐ Steel Truss/Bar Joist
- ☐ Landscaping
- ☐ Parking
- ☐ Historic District Inspection
- ☐ ADA Final Inspection
- ☐ Elevator Shaft Inspection
- ☐ Zoning Final
- ☒ Building Final
- ☐ Firewall/Smoke Barrier
- ☐ Fire Caulking
- ☐ Fire Sprinkler + Alarm Rough
- ☐ Fire Sprinkler + Alarm Final
- ☐ Fire Marshal Rough
- ☒ Fire Marshal Final
- ☐ Turtle - Code Enforcement

- ☒ Associated Inspections:
 - ☐ Roof ☒ Electrical ☐ Plumbing ☐ Irrigation
 - ☐ Mechanical ☐ LP/Gas ☒ Demolition ☐ Fire

☐ Other: _____

INVOICE (INV-00000389)
FOR CITY OF FERNANDINA BEACH

BILLING CONTACT

Allen & Graham Inc.
106 Allen Graham Blvd
Brunswick, GA 31520



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00000389	01/30/2019	01/30/2019	Due	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
BLDC-2019-0015	Building Plan Review Fee	\$3,431.50
	DBPR Surcharge	\$154.42
	DCA Surcharge	\$102.95
	Permit Base Fee	\$6,863.00
	Zoning Review	\$50.00
600 N 8Th St Fernandina Beach, FL 32034		SUB TOTAL \$10,601.87

REMITTANCE INFORMATION
City of Fernandina Beach, Florida 204 Ash Street Fernandina Beach, FL 32034

TOTAL **\$10,601.87**

**INVOICE (INV-00000386)
FOR CITY OF FERNANDINA BEACH**

BILLING CONTACT

Allen & Graham Inc.
106 Allen Graham Blvd
Brunswick, GA 31520



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00000386	01/30/2019	01/30/2019	Due	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
BLDC-2019-0014	Building Plan Review Fee	\$29,086.50
	DBPR Surcharge	\$1,308.89
	DCA Surcharge	\$872.60
	Permit Base Fee	\$58,173.00
	Zoning Review	\$50.00
600 N 8Th St Fernandina Beach, FL 32034		SUB TOTAL \$89,490.99

REMITTANCE INFORMATION
City of Fernandina Beach, Florida 204 Ash Street Fernandina Beach, FL 32034

TOTAL **\$89,490.99**



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STORMWATER CALCULATIONS

WESTROCK DROP YARD ADDITION

MDG #18037

May 23, 2018



OFFICE COPY

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www.matthewsdesign.net

Scott A. Knowles, P.E.
#55391
CA #26535

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4.	POST-DEVELOPED EVALUATION A. Introduction B. Run-off Coefficient Calculations C. Time of Concentration D. Peak Rate Factor E. SJRWMD Requirements 1. Treatment Volume Calculations 2. Permanent Pool Volume Calculations 3. Mean Depth Calculations
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SECTION 1
EXECUTIVE SUMMARY



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Section 1 - Executive Summary

A. Project Summary

This analysis is for the proposed improvements to the existing Westrock paper facility drop yard to be constructed on the existing Westrock paper facility site. The proposed improvements include construction of asphalt and concrete paving, gravel container parking, and wet detention facility with associated conveyance system. The stormwater from the improved areas will be routed to the wet detention pond located to the south western side of the property.

The proposed detention pond will also be used for water treatment and attenuation for parts of the existing site that freely discharge into the Amelia River Basin. The wet detention pond design will include a concrete sediment basin that will allow for sediment removal due to the nature of onsite activities. In addition to the sediment basin, a littoral shelf is incorporate in the pond design for further treatment. This drainage analysis has been prepared in accordance with current requirements of the Florida Department of Environmental Protection, St. Johns River Water Management District and Fernandina Beach LDC.

B. Pre Development Summary

- Pre Developed Drainage Basin A = 8.7 acres
 - Impervious area = None
 - CN = 58
 - Tc = 22 minutes

C. Post Development Summary

- Post Developed Drainage Basin A = 8.7 acres
 - Impervious area = 6.7 acres
 - Pond area = 1.24 acres (at NWL)
 - CN = 98
 - Tc = 10 minutes

Wet Detention Area Calculation Summary:

Pond ID	Bottom Elevation	TOB	Drawdown Control Elevation	Normal Water Level	Weir Elevation	Required Treatment Volume	Provided Treatment Volume	Required Permanent Pool Volume	Provided Permanent Pool Volume
-	(ft)	(ft)	(ft)	(ft)	(ft)	(cf)	(cf)	(cf)	(cf)
1	-5.00	6.00	3.00	3.00	5.30	90,797	135,362	182,589	277,075

The pond stage and peak flow results from the computer model analysis are as follows:

Pre-developed Analysis	SJRWMD Storm Event	Peak Pre-Developed (Pre-Basin 1)
		(cfs)
	Mean Annual	3.99
	10yr-24hr	12.58
	25yr-24hr	17.53
	100yr-24hr*	26.42

Basin A Analysis Results	SJRWMD Storm Event	Peak Post-Developed flow Basin A with Detention	Pond Stage
		(cfs)	(ft)
	Mean Annual	0.53	5.36
	10yr-24hr	8.07	5.68
	25yr-24hr	17.45	5.93
	100yr-24hr*	35.17	6.27

*100yr-24hr storm event analyzed for pond capacity only

Site Total Discharge Summary	SJRWMD Storm Event	Pre-Developed	Post-Developed	Pre-Developed	Post-Developed
		(cfs)	(cfs)	(ac-ft)	(ac-ft)
	Mean Annual	3.99	.53	7.91	1.05
	10yr-24hr	12.58	8.07	24.9	15.9
	25yr-24hr	17.53	17.45	34.7	34.6
	100yr-24hr*	26.42	35.17	52.4	69.7

SECTION 2
INTRODUCTION



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Section 2 – Introduction

A. General Project Information:

This analysis is for the proposed improvements to the Westrock paper facility drop yard to be constructed on the existing Westrock paper facility site. The proposed improvements include construction of asphalt and concrete paving, gravel container parking, and wet detention facility with associated conveyance system. The stormwater runoff from the improved areas will be routed to the proposed wet detention pond located on the south western side of the property. The wet detention pond design will include a concrete sediment basin that will allow for sediment removal due to the nature of onsite activities.

The existing site is comprised of a mixture of impervious and pervious surfaces and can be classified by two distinct outfall basins. The first outfall basin is an existing SJRWM permitted wet detention pond (#42-089-0338AN). The pond was permitted for the improvements of Escambia Way (8th Street) and the original Westrock asphalt drop yard. This outfall system will remain in place and unimproved. The second outfall basin is the Amelia River, a Class II receiving body located in Nassau County. There are existing stormwater system improvements located within the Amelia River Basin outfall that will either be utilized or improved upon in the proposed design associated with this projects scope. The existing characteristics of this stormwater system consists of a mixture of open channels and piping that led to several discharge locations into the Amelia River Bain. Generally, there is minimal to no water quality treatment provided for the stormwater runoff entering the Amelia River Basin.

B. Site Location:

The project site is located on a 213-acre parcel, located in Fernandina Beach, Florida (see Location Map, Attachment A). More particularly, the property address is 600 North 8th Street, Fernandina Beach, FL 32034. The site currently contains the Rocktenn CP LLC paper plant. The site will be expanded to the south into a currently mildly developed area.

As required by the Florida Department of Environmental Protection, Fernandina Beach, and St. Johns River Water Management District the following items are also included as reference material: Aerial Map (Attachment B), USGS Quad Map (Attachment C), and Flood Insurance Rate Map (Attachment D).

C. General Geotechnical Information:

Based on the NRCS Soil Survey of the Westrock drop yard, the soils present throughout the entire project site are: #2, Arents; #9, Leon fine sand; #17, Urban Land; #28, Tisonia Mucky peat; #29, Resota fine sand; and #31, Kershaw fine sand. The NRCS Soil Survey has been attached with this submittal.

D. Drainage Patterns:

Pre-Developed

The existing site is the location of a large industrial use, wood pulp/chipping plant. The drainage characteristics of the site can be broken into the 2 drainage outfall basins that are currently present. The existing asphalt drop yard, along with the paved section of Escambia way, are routed to and treated in an existing wet detention pond permitted with the SJRWMD (located to southeast). This area is to remain undisturbed.

The second basin, the Amelia River Basin, incorporates the remained of the site and will be the focal point of this drainage design. This basin is comprised of grassed areas and smaller areas of existing pavements. The second basin area discharge directly into the Amelia River at several locations. At one outfall location there is a single existing weir/screen, located in an outfall ditch, that is utilized to screen woodchips that are present onsite from entering the Amelia River waterway. Other than this controlled outfall, water generally exits the site by water sheet flows collected into onsite ditches which are then directly discharge into the Amelia River Basin. A peak rate factor of 484 was used for pre-developed conditions. For purposes of the pre-developed drainage analysis, one (1) pre-development onsite basin was modeled.

Post-Developed

The SJRWMD permitting wet detention pond for the existing asphalt drop yard and Escambia way will remain unchanged. The proposed stormwater pond will be designed for treatment and attenuation of the stormwater runoff associated with the construction of new asphalt and concrete paving, as well as gravel container parking. The existing impervious areas stormwater currently directly discharging into the Amelia River Basin will be routed into this proposed pond for treatment. A sediment basin and littoral shelf are included in the proposed stormwater treatment facility design to provide further treatment and removal of nutrients and debris.

The post developed condition is modeled as one drainage basin (Post Basin A) covering approximately 8.7 acres of which 6.7 acres is to be impervious. The stormwater system will discharge over an earthen weir control structure and outfall into an existing ditch along the south western side of the site. The ditch discharges to the Amelia River. A K factor of 484 was used for the post-development analysis of the developed areas.

E. Methodology:

This drainage report has been prepared in accordance with current requirements of the Florida Department of Environmental Protection, St Johns River Water Management District and St. Johns County. In addition, storm events (frequencies), run off calculations, discharge criteria, pipe hydraulics, and evaluation methods (including computer software applications), etc., have been based on the guidelines/requirements of these permitting entities.

Stormwater design for this site will incorporate on-line wet detention systems. ICPR was used to route the various storms through the ponds and into the receiving waters. The SCS Unit Hydrograph Method was used to create the pre and post-development run-off hydrographs. Peak flow and maximum stage

considerations were given to the mean annual, 10yr-24hr and 25yr-24hr storms. The 100yr-24hour storm was also modeled to verify pond capacity only.

Manning "n" Values, SCS Runoff Coefficients (C), and Curve Numbers (CN) are based on recommended practices as published by the USDA in Technical Release 55 (TR-55) titled "Urban Hydrology for Small Watersheds." These guidelines are repeated in the FDOT Hydrology Drainage Handbook, which is also used as reference throughout this report.

SECTION 3
PRE-DEVELOPED (EXISTING) EVALUATION

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Section 3 – Pre-Developed (Existing) Evaluation

A. Project Area Information:

This analysis is for the proposed improvements to the Westrock paper facility drop yard to be constructed on the existing Westrock paper facility site. The pre-developed condition is modeled as one drainage basin (Pre-Basin A) covering approximately 8.7 acres. The existing site is comprised of grassed areas and dirt driveways. The proposed improvements to this site area include; construction of asphalt and concrete paving, gravel container parking, and wet detention facility with associated conveyance system. The stormwater from the improved areas will be routed to the wet detention pond located on the south western side of the property. The wet detention pond design will include a concrete sediment basin that will allow for sediment removal due to the nature of onsite activities.

B. Soils Data:

Based on the NRCS Soil Survey of the Westrock drop yard, the soils present throughout the entire project site are: #2, Arents (Hydrologic Group – A); Urban Land; #28, Tisonia Mucky peat (Hydrologic Group – A/D); #29, Resota fine sand; and #31, Kershaw fine sand (Hydrologic Group – A). The NRCS Soil Survey has been attached with this submittal.

C. Run-off Coefficient Calculations:

The existing site hydrologic conditions and corresponding CN values used for the pre-developed runoff analysis are listed in the table below:

Runoff Curve Number Summary

Drainage Area (Acres)	Description	CN
8.7	Pre Basin 1	58
4.8	Open Space (Fair)	49
3.9	Open Space (Poor)	68

D. Time of Concentration:

The predeveloped time of concentration for the current Westrock site, Basin 1, was calculated as 22 minutes. For time of concentration worksheets, please see Attachment F.

E. Seasonal High Ground Water Level:

The normal water elevation for the pond was established to be an elevation of 3.0'. Based on the geotechnical report provided by Universal Engineering, boring LA-1 best represents the conditions that will be found in the pond location. Boring LA-1 (Approx. elevation of 4.0') shows a water table location 1.5' below existing ground and Universal Engineering estimated SHGW will occur 0.5' to 1.0' above the encounter water levels, the NWL was established as 3.0'.

F. Peak Rate Factor:

The pre-development site condition was modeled as woods with moderate slopes to the east throughout the site.

Using the SJRWMD memorandum for a "Procedure for Selection of SCS Peak Rate Factors for Use in MSSE Permit Applications" dated April 25, 1990 as reference, this particular site most closely resembles the description given for watersheds with a SCS Peak Rate (K) Factor ranging between 256-284. For modeling purposes a K factor of 256 was used.

SECTION 4
POST-DEVELOPED (PROPOSED) EVALUATION

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Section 4 – Post-Developed Evaluation

A. Introduction

The developed site will discharge into a single wet detention pond located on the southwestern side of the property. The proposed stormwater pond will be designed for treatment and attenuation of the stormwater runoff associated with the construction of new asphalt and concrete paving, as well as gravel container parking. In addition, existing stormwater currently directly discharging into the Amelia River Basin will be routed into this proposed pond for treatment. A sediment basin and littoral shelf are included in the proposed stormwater treatment facility design to provide further treatment.

The post developed condition is modeled as one drainage basin (Post Basin A) covering approximately 8.7 acres of which 6.7 acres is to be impervious. The stormwater system will discharge over an earthen weir control structure and outfall into an existing ditch along the south western side of the site. The ditch discharges to the Amelia River.

B. Runoff Coefficient Calculations:

The drainage basin's curve numbers are calculated as the composite of the impervious areas, pond and pervious areas. The following is a breakdown of the site surface coverage and runoff coefficient and curve number calculations:

Basin A	Description	Area	CN	C
		(ac)		
	Impervious	6.7	98	1.00
	Pond	2.0	100	1.00
	Sum	8.7		
	Composite CN & C		98.5	1.00

C. Time of Concentration:

Due to the high imperviousness of the site, the time of concentration (T_c) for the post-developed basins is estimated to be:

- Post-Basin A T_c = 10 minutes

D. Peak Rate Factor:

The Standard Peak Rate (K) Factor of 484, which is typical for watersheds with significant drainage works, was used for the post development drainage basins.

E. SJRWMD Requirements:

The following tables are a summary of the stage – volume relationship for the pond.

Stage vs. Volume (Pond 1):

Stage	Area	Area	Incremental Volume	Incremental Volume	Volume Sum	Treatment Volume	Treatment Volume Sum
(ft)	(sf)	(ac)	(ft ³)	(ac-ft)	(ft ³)	(ft ³)	(ft ³)
-5	19,158	0.440	0	0.000	0	0.000	0
-4	22,298	0.512	20,728	0.476	20,728	0.000	20,728
-3	25,559	0.587	23,929	0.549	44,657	0.000	44,657
-2	28,942	0.664	27,251	0.626	71,907	0.000	71,907
-1	32,860	0.754	30,901	0.709	102,808	0.000	102,808
0	36,917	0.847	34,889	0.801	137,697	0.000	137,697
1	44,710	1.026	40,814	0.937	178,510	0.000	178,510
2	49,239	1.130	46,975	1.078	225,485	0.000	225,485
3	53,942	1.238	51,591	1.184	277,075	0.000	277,075
4	59,051	1.356	56,497	1.297	333,572	1.297	333,572
5	64,101	1.472	61,576	1.414	395,148	2.711	395,148
6	68,924	1.582	66,513	1.527	461,660	4.237	461,660

1. Treatment Volume Calculations (Basin A)

Since the project improvements will discharge to a Class II receiving water body, an addition 50% of treatment volume is required. Calculation of SJRWMD Required Treatment Volume for a wet detention system (WDA) is as follows:

1. 1-inch of rainfall over the improved drainage area (Basin B):

$$V_r = 1.5 \cdot PA = 1.5 \cdot (1 \text{ inch} \times 459,151 \text{ sf}) / 12 \text{ in/ft} = 47,511 \text{ cf} = 1.09 \text{ ac-ft}$$

2. 2.5-inches of rainfall over the impervious area:

$$V_t = 1.5 \cdot PA_{\text{imp}} = 1.5 \cdot (2.5 \text{ inch} \times 422,968 \text{ sf}) / 12 \text{ in/ft} = 90,797 \text{ cf} = 2.08 \text{ ac-ft}$$

The required treatment volume is the greater of the two; therefore, the required treatment volume for the SJRWMD is 90,797 cubic feet or 2.08 ac-ft.

Setting the overflow weir elevation: The pond is designed to retain the required permanent pool volume and slowly release the treatment volume using the existing stormwater pump station. An overflow weir will be employed to discharge runoff volumes in excess of the treatment volume.

The minimum weir elevation is to be 5.20 ft using the pond stage volume table for the required treatment volume calculated previously.

Summary Table:

Required TV =	90,797 cf	2.08 ac-ft	At weir= 4.48
Provided TV=	135,362 cf	3.107 ac-ft	At weir= 5.20

2. Permanent Pool Volume Calculations (Basin A)

The permanent pool is calculated to provide a residence time of 14 days during the wet season (June-October) in the pond. The permanent pool is that portion of the pond which is designed to hold water at all times. This provides the wet detention pond the additional capacity to remove pollutants through uptake of nutrients by algae, absorption of nutrients and heavy metals onto the bottom, biological oxidation of organic materials and sedimentation.

The permanent pool volume (PPV) is calculated using equation 29-4 of the SJRWMD handbook which is:

$$PPV = \frac{(DA \times C \times R \times RT)}{(WS \times CF)} \times LZF$$

Where:

DA = Drainage area to pond

C = the runoff coefficient

R = wet seasonal rainfall depth = 28 inches

RT = minimum residence time = 14 days

WS = the length of the wet season = 153 days

CF = Conversion Factor = 12

LZF = Littoral Zone Factor

(if littoral zone provided, LZF = 1.0, otherwise, LZF = 1.5)

$$PPV = \frac{(8.7 \text{ ac})(1.0)(28 \text{ in})(21 \text{ days})}{(153 \text{ days}) 12 \text{ in/ft}} \times 1.5 = 4.191 \text{ ac} - \text{ft}$$

The pond volume below elevation 3.0' is 6.361 ac-ft (277,075 ft³), therefore adequate storage is provided to satisfy the permanent pool criteria.

3. Mean Depth Calculations (Pond 1)

The mean depth of a wet detention pond is required to be between 2-ft and 8-ft in accordance with the SJRWMD rules. The mean depth equation is the permanent pool volume divided by the pond surface area at the normal water level (NWL). The mean depth is checked as follows:

$$MD = \frac{PPV}{A} = \frac{277075 \text{ ft}^3}{53,942 \text{ ft}^2} = 5.14 \text{ ft}$$

The design permanent pool mean depth of 5.14 ft complies with the requirement.

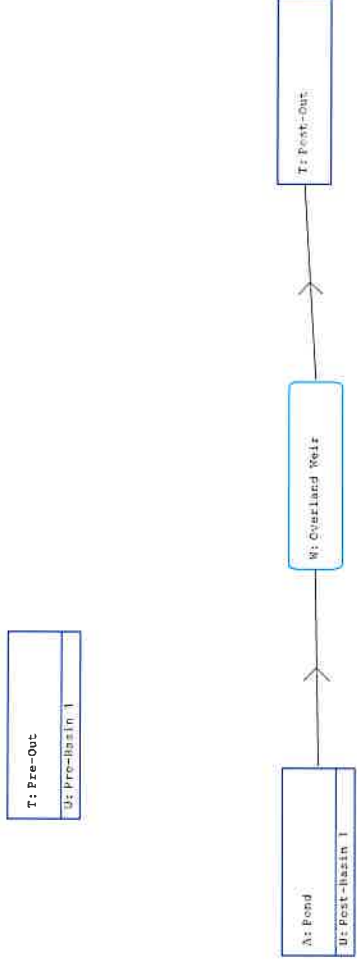
SECTION 5
Pre/Post ICPR Analysis

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18073 - WESTROCK DROP YARD
NODE DIAGRAM

- Nodes
A Stage/Area
V Stage/Volume
T Time/Stage
M Manhole
- Basins
O Overland Flow
U SCS Unit CN
S SBUH CN
Y SCS Unit GA
Z SBUH GA
- Links
P Pipe
W Weir
C Channel
D Drop Structure
B Bridge
R Rating Curve
H Breach
E Percolation
F Filter
X Exfil Trench



18073 - WESTROCK DROP YARD
INPUT REPORT

==== Basins =====

```

Name: Post-Basin 1      Node: Pond      Status: Onsite
Group: BASE             Type: SCS Unit Hydrograph CN

Unit Hydrograph: Uh484      Peaking Factor: 484.0
Rainfall File:              Storm Duration(hrs): 0.00
Rainfall Amount(in): 0.000  Time of Conc(min): 10.00
                          Area(ac): 8.700    Time Shift(hrs): 0.00
                          Curve Number: 98.00 Max Allowable Q(cfs): 999999.000
                          DCIA(%): 0.00

```

```

Name: Pre-Basin 1      Node: Pre-Out      Status: Onsite
Group: BASE             Type: SCS Unit Hydrograph CN

Unit Hydrograph: Uh256      Peaking Factor: 256.0
Rainfall File:              Storm Duration(hrs): 0.00
Rainfall Amount(in): 0.000  Time of Conc(min): 22.00
                          Area(ac): 8.700    Time Shift(hrs): 0.00
                          Curve Number: 98.00 Max Allowable Q(cfs): 999999.000
                          DCIA(%): 0.00

```

==== Nodes =====

```

Name: Pond              Base Flow(cfs): 0.000      Init Stage(ft): 3.000
Group: BASE              Warn Stage(ft): 6.000
Type: Stage/Area

```

Stage(ft)	Area(ac)
3.000	1.2380
4.000	1.3560
5.000	1.4720
6.000	1.5820

```

Name: Post-Out          Base Flow(cfs): 0.000      Init Stage(ft): 3.000
Group: BASE              Warn Stage(ft): 6.000
Type: Time/Stage

```

Time(hrs)	Stage(ft)
0.00	3.000
12.00	5.000
24.00	5.000

```

Name: Pre-Out          Base Flow(cfs): 0.000      Init Stage(ft): 3.000
Group: BASE              Warn Stage(ft): 6.000
Type: Time/Stage

```

Time(hrs)	Stage(ft)
0.00	3.000
12.00	5.000
24.00	5.000

==== Weirs =====

18073 - WESTROCK DROP YARD
INPUT REPORT

Name: Overland Weir From Node: Pond
Group: BASE To Node: Post-Out
Flow: Both Count: 1
Type: Vertical: Mavis Geometry: Trapezoidal

Bottom Width(ft): 10.00
Left Side Slope(h/v): 2.00
Right Side Slope(h/v): 2.00
Invert(ft): 5.300
Control Elevation(ft): 5.300
Struct Opening Dim(ft): 9999.00

TABLE

Bottom Clip(ft): 0.000
Top Clip(ft): 0.000
Weir Discharge Coef: 3.200
Orifice Discharge Coef: 0.600

==== Hydrology Simulations =====

Name: 100yr-24hr
Filename: S:\Projects\15000\15073 - Hospice Thrift Store\ENG\Storm Calcs\ICPR\100yr-24hr.R32

Override Defaults: Yes
Storm Duration(hrs): 24.00
Rainfall File: Flmod
Rainfall Amount(in): 12.00

Time(hrs)	Print Inc(min)
30.000	5.00

Name: 10yr-24hr
Filename: S:\Projects\15000\15073 - Hospice Thrift Store\ENG\Storm Calcs\ICPR\10yr-1hr.R32

Override Defaults: Yes
Storm Duration(hrs): 24.00
Rainfall File: Flmod
Rainfall Amount(in): 8.00

Time(hrs)	Print Inc(min)
30.000	5.00

Name: 25Yr-24hr
Filename: S:\Projects\15000\15073 - Hospice Thrift Store\ENG\Storm Calcs\ICPR\25Yr-24hr.R32

Override Defaults: Yes
Storm Duration(hrs): 24.00
Rainfall File: Flmod
Rainfall Amount(in): 9.50

Time(hrs)	Print Inc(min)
30.000	5.00

Name: MA-24
Filename: S:\Projects\15000\15073 - Hospice Thrift Store\ENG\Storm Calcs\ICPR\MA-24.R32

Override Defaults: Yes
Storm Duration(hrs): 24.00
Rainfall File: Flmod
Rainfall Amount(in): 4.95

Time(hrs)	Print Inc(min)
30.000	5.00

18073 - WESTROCK DROP YARD
INPUT REPORT

==== Routing Simulations =====

Name: 100yr-24hr Hydrology Sim: 100yr-24hr
Filename: S:\Projects\15000\15073 - Hospice Thrift Store\ENG\Storm Calcs\ICPR\100yr-24hr.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
Time Step Optimizer: 10.000
Start Time(hrs): 0.000 End Time(hrs): 30.00
Min Calc Time(sec): 0.5000 Max Calc Time(sec): 60.0000
Boundary Stages: Boundary Flows:

Time(hrs)	Print Inc(min)
30.000	5.000

Group	Run
BASE	Yes

Name: 10yr-24hr Hydrology Sim: 10yr-24hr
Filename: S:\Projects\15000\15073 - Hospice Thrift Store\ENG\Storm Calcs\ICPR\10yr-24hr.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
Time Step Optimizer: 10.000
Start Time(hrs): 0.000 End Time(hrs): 30.00
Min Calc Time(sec): 0.5000 Max Calc Time(sec): 60.0000
Boundary Stages: Boundary Flows:

Time(hrs)	Print Inc(min)
30.000	5.000

Group	Run
BASE	Yes

Name: 25yr-24hr Hydrology Sim: 25Yr-24hr
Filename: S:\Projects\15000\15073 - Hospice Thrift Store\ENG\Storm Calcs\ICPR\25yr-24hr.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
Time Step Optimizer: 10.000
Start Time(hrs): 0.000 End Time(hrs): 30.00
Min Calc Time(sec): 0.5000 Max Calc Time(sec): 60.0000
Boundary Stages: Boundary Flows:

Time(hrs)	Print Inc(min)
30.000	5.000

Group	Run
BASE	Yes

Name: MA-24 Hydrology Sim: MA-24

18073 - WESTROCK DROP YARD
INPUT REPORT

Filename: S:\Projects\15000\15073 - Hospice Thrift Store\ENG\Storm Calcs\ICPR\MA-24.I32

Execute: Yes Restart: No
Alternative: No

Patch: No

Max Delta Z(ft): 1.00
Time Step Optimizer: 10.000
Start Time(hrs): 0.000
Min Calc Time(sec): 0.5000
Boundary Stages:

Delta Z Factor: 0.00500
End Time(hrs): 30.00
Max Calc Time(sec): 60.0000
Boundary Flows:

Time(hrs)	Print Inc(min)
30.000	5.000

Group	Run
BASE	Yes

18073 - WESTROCK DROP YARD
BASIN SUMMARY REPORT

Basin Name: Post-Basin 1
Group Name: BASE
Simulation: 100yr-24hr
Node Name: Pond
Basin Type: SCS Unit Hydrograph

Unit Hydrograph: Uh484
Peaking Fator: 484.0
Spec Time Inc (min): 1.33
Comp Time Inc (min): 1.33
Rainfall File: Flmod
Rainfall Amount (in): 12.000
Storm Duration (hrs): 24.00
Status: Onsite
Time of Conc (min): 10.00
Time Shift (hrs): 0.00
Area (ac): 8.700
Vol of Unit Hyd (in): 1.001
Curve Number: 98.000
DCIA (%): 0.000

Time Max (hrs): 12.00
Flow Max (cfs): 76.34
Runoff Volume (in): 11.743
Runoff Volume (ft3): 370850

Basin Name: Pre-Basin 1
Group Name: BASE
Simulation: 100yr-24hr
Node Name: Pre-Out
Basin Type: SCS Unit Hydrograph

Unit Hydrograph: Uh256
Peaking Fator: 256.0
Spec Time Inc (min): 2.93
Comp Time Inc (min): 2.93
Rainfall File: Flmod
Rainfall Amount (in): 12.000
Storm Duration (hrs): 24.00
Status: Onsite
Time of Conc (min): 22.00
Time Shift (hrs): 0.00
Area (ac): 8.700
Vol of Unit Hyd (in): 1.000
Curve Number: 58.000
DCIA (%): 0.000

Time Max (hrs): 12.17
Flow Max (cfs): 26.50
Runoff Volume (in): 6.251
Runoff Volume (ft3): 197408

Basin Name: Post-Basin 1
Group Name: BASE
Simulation: 10yr-24hr
Node Name: Pond
Basin Type: SCS Unit Hydrograph

Unit Hydrograph: Uh484
Peaking Fator: 484.0
Spec Time Inc (min): 1.33
Comp Time Inc (min): 1.33
Rainfall File: Flmod
Rainfall Amount (in): 8.000
Storm Duration (hrs): 24.00
Status: Onsite
Time of Conc (min): 10.00
Time Shift (hrs): 0.00
Area (ac): 8.700
Vol of Unit Hyd (in): 1.001

18073 - WESTROCK DROP YARD
BASIN SUMMARY REPORT

Curve Number: 98.000
DCIA (%): 0.000

Time Max (hrs): 12.00
Flow Max (cfs): 50.83
Runoff Volume (in): 7.750
Runoff Volume (ft3): 244748

Basin Name: Pre-Basin 1
Group Name: BASE
Simulation: 10yr-24hr
Node Name: Pre-Out
Basin Type: SCS Unit Hydrograph

Unit Hydrograph: Uh256
Peaking Fator: 256.0
Spec Time Inc (min): 2.93
Comp Time Inc (min): 2.93
Rainfall File: Flmod
Rainfall Amount (in): 8.000
Storm Duration (hrs): 24.00
Status: Onsite
Time of Conc (min): 22.00
Time Shift (hrs): 0.00
Area (ac): 8.700
Vol of Unit Hyd (in): 1.000
Curve Number: 58.000
DCIA (%): 0.000

Time Max (hrs): 12.22
Flow Max (cfs): 12.64
Runoff Volume (in): 3.108
Runoff Volume (ft3): 98167

Basin Name: Post-Basin 1
Group Name: BASE
Simulation: 25Yr-24hr
Node Name: Pond
Basin Type: SCS Unit Hydrograph

Unit Hydrograph: Uh484
Peaking Fator: 484.0
Spec Time Inc (min): 1.33
Comp Time Inc (min): 1.33
Rainfall File: Flmod
Rainfall Amount (in): 9.500
Storm Duration (hrs): 24.00
Status: Onsite
Time of Conc (min): 10.00
Time Shift (hrs): 0.00
Area (ac): 8.700
Vol of Unit Hyd (in): 1.001
Curve Number: 98.000
DCIA (%): 0.000

Time Max (hrs): 12.00
Flow Max (cfs): 60.40
Runoff Volume (in): 9.247
Runoff Volume (ft3): 292031

Basin Name: Pre-Basin 1
Group Name: BASE
Simulation: 25Yr-24hr
Node Name: Pre-Out
Basin Type: SCS Unit Hydrograph

Unit Hydrograph: Uh256

18073 - WESTROCK DROP YARD
BASIN SUMMARY REPORT

Peaking Fator: 256.0
Spec Time Inc (min): 2.93
Comp Time Inc (min): 2.93
Rainfall File: Flmod
Rainfall Amount (in): 9.500
Storm Duration (hrs): 24.00
Status: Onsite
Time of Conc (min): 22.00
Time Shift (hrs): 0.00
Area (ac): 8.700
Vol of Unit Hyd (in): 1.000
Curve Number: 58.000
DCIA (%): 0.000

Time Max (hrs): 12.22
Flow Max (cfs): 17.60
Runoff Volume (in): 4.234
Runoff Volume (ft3): 133729

Basin Name: Post-Basin 1
Group Name: BASE
Simulation: MA-24
Node Name: Pond
Basin Type: SCS Unit Hydrograph

Unit Hydrograph: Uh484
Peaking Fator: 484.0
Spec Time Inc (min): 1.33
Comp Time Inc (min): 1.33
Rainfall File: Flmod
Rainfall Amount (in): 4.950
Storm Duration (hrs): 24.00
Status: Onsite
Time of Conc (min): 10.00
Time Shift (hrs): 0.00
Area (ac): 8.700
Vol of Unit Hyd (in): 1.001
Curve Number: 98.000
DCIA (%): 0.000

Time Max (hrs): 12.00
Flow Max (cfs): 31.34
Runoff Volume (in): 4.707
Runoff Volume (ft3): 148650

Basin Name: Pre-Basin 1
Group Name: BASE
Simulation: MA-24
Node Name: Pre-Out
Basin Type: SCS Unit Hydrograph

Unit Hydrograph: Uh256
Peaking Fator: 256.0
Spec Time Inc (min): 2.93
Comp Time Inc (min): 2.93
Rainfall File: Flmod
Rainfall Amount (in): 4.950
Storm Duration (hrs): 24.00
Status: Onsite
Time of Conc (min): 22.00
Time Shift (hrs): 0.00
Area (ac): 8.700
Vol of Unit Hyd (in): 1.000
Curve Number: 58.000
DCIA (%): 0.000

Time Max (hrs): 12.32
Flow Max (cfs): 4.00
Runoff Volume (in): 1.140
Runoff Volume (ft3): 35996

18073 - WESTROCK DROP YARD
BASIN SUMMARY REPORT

18073 - WESTROCK DROP YARD
NODE MIN/MAX

Name	Group	Simulation	Max Time Stage hrs	Max Stage ft	Warning Stage ft	Max Delta Stage ft	Max Surf Area ft2	Max Time Inflow hrs	Max Inflow cfs	Max Time Outflow hrs	Max Outflow cfs
Pond	BASE	100yr-24hr	12.26	6.27	6.00	0.0050	70197	12.00	76.28	12.26	35.17
Post-Out	BASE	100yr-24hr	12.00	5.00	6.00	0.0028	0	12.26	35.17	0.00	0.00
Pre-Out	BASE	100yr-24hr	12.00	5.00	6.00	0.0028	0	12.17	26.42	0.00	0.00
Pond	BASE	10yr-24hr	12.62	5.68	6.00	0.0050	67396	12.00	50.82	12.62	8.07
Post-Out	BASE	10yr-24hr	12.00	5.00	6.00	0.0028	0	12.62	8.07	0.00	0.00
Pre-Out	BASE	10yr-24hr	12.00	5.00	6.00	0.0028	0	12.25	12.58	0.00	0.00
Pond	BASE	25yr-24hr	12.39	5.93	6.00	0.0050	68560	12.00	60.40	12.39	17.45
Post-Out	BASE	25yr-24hr	12.00	5.00	6.00	0.0028	0	12.39	17.45	0.00	0.00
Pre-Out	BASE	25yr-24hr	12.00	5.00	6.00	0.0028	0	12.17	17.53	0.00	0.00
Pond	BASE	MA-24	22.73	5.36	6.00	0.0050	65867	12.00	31.31	22.73	0.53
Post-Out	BASE	MA-24	12.00	5.00	6.00	0.0028	0	22.73	0.53	0.00	0.00
Pre-Out	BASE	MA-24	12.00	5.00	6.00	0.0028	0	12.33	3.99	0.00	0.00

18073 - WESTROCK DROP YARD
LINK MIN/MAX

Name	Group	Simulation	Max Time Flow hrs	Max Flow cfs	Delta Q cfs	Max Q cfs	Max Time US Stage hrs	Max US Stage ft	Max Time DS Stage hrs	Max DS Stage ft	Max stage ft
Overland Weir	BASE	100yr-24hr	12.26	35.17	-0.256	0.075	12.26	6.27	12.00	5.00	5.00
Overland Weir	BASE	10yr-24hr	12.62	8.07	0.075	0.075	12.62	5.68	12.00	5.00	5.00
Overland Weir	BASE	25yr-24hr	12.39	17.45	-0.154	0.075	12.39	5.93	12.00	5.00	5.00
Overland Weir	BASE	MA-24	22.73	0.53	-0.005	0.075	22.73	5.36	12.00	5.00	5.00

SECTION 6
ATTACHMENTS

MATTHEWS
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ATTACHMENT A
LOCATION MAP

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LOCATION MAP



**MATTHEWS
DESIGN GROUP**

INCORPORATED

PO Box 3126 • 7 Waldo Street • St Augustine • FL • 32084
Phone: 904.826.1334 • Fax: 904.826.4547

LOCATION MAP
WESTROCK DROP YARD
600 N 8TH ST, FERNANDINA BEACH, FL 32034

MDG# 18037
ST. AUGUSTINE, FLORIDA

ATTACHMENT B

AERIAL MAP



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AERIAL MAP



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AERIAL MAP
WESTROCK DROP YARD
MDG# 18037

ST. AUGUSTINE, FLORIDA

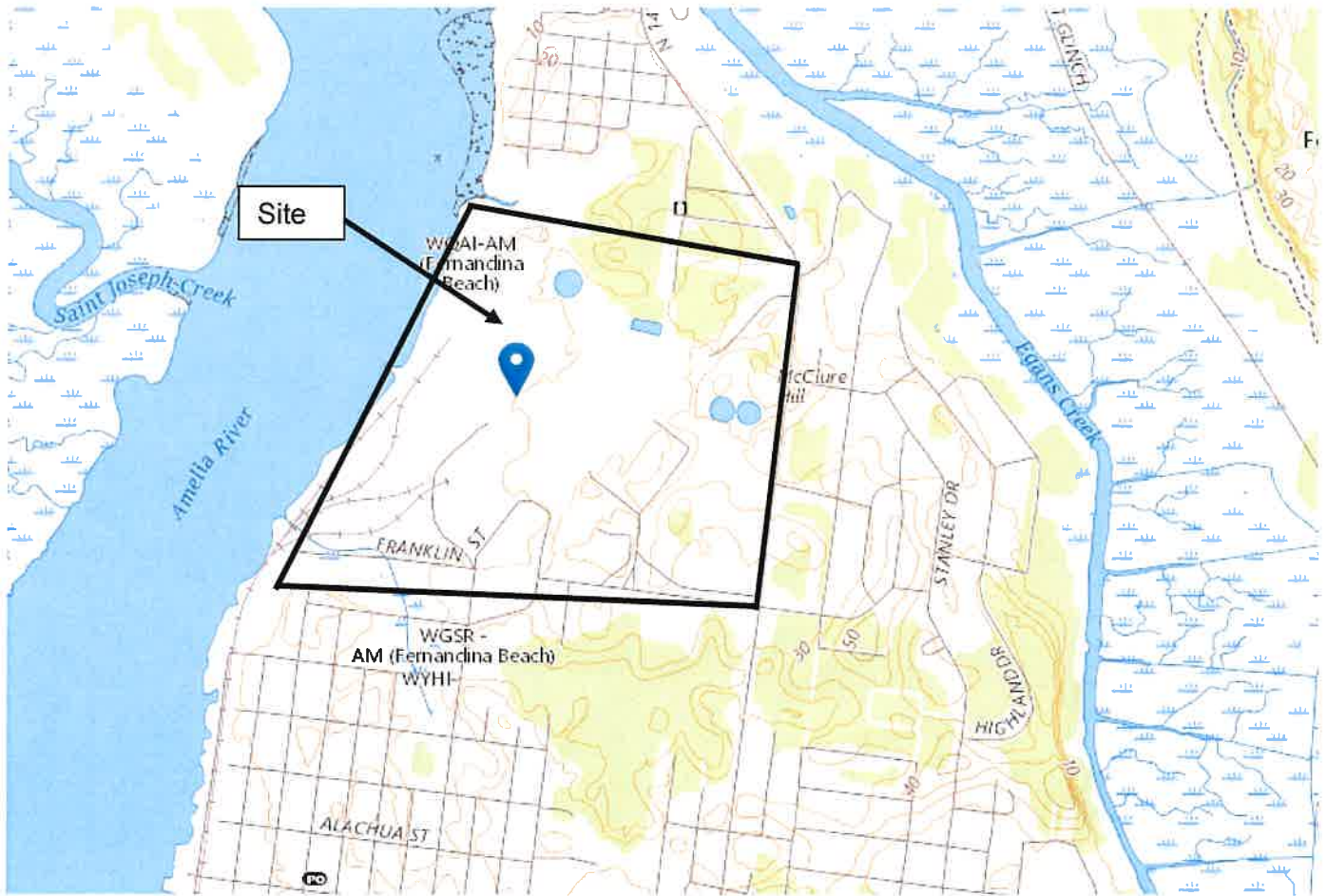
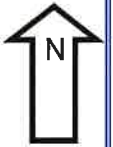
ATTACHMENT C

USGS MAP



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USGS QUAD MAP



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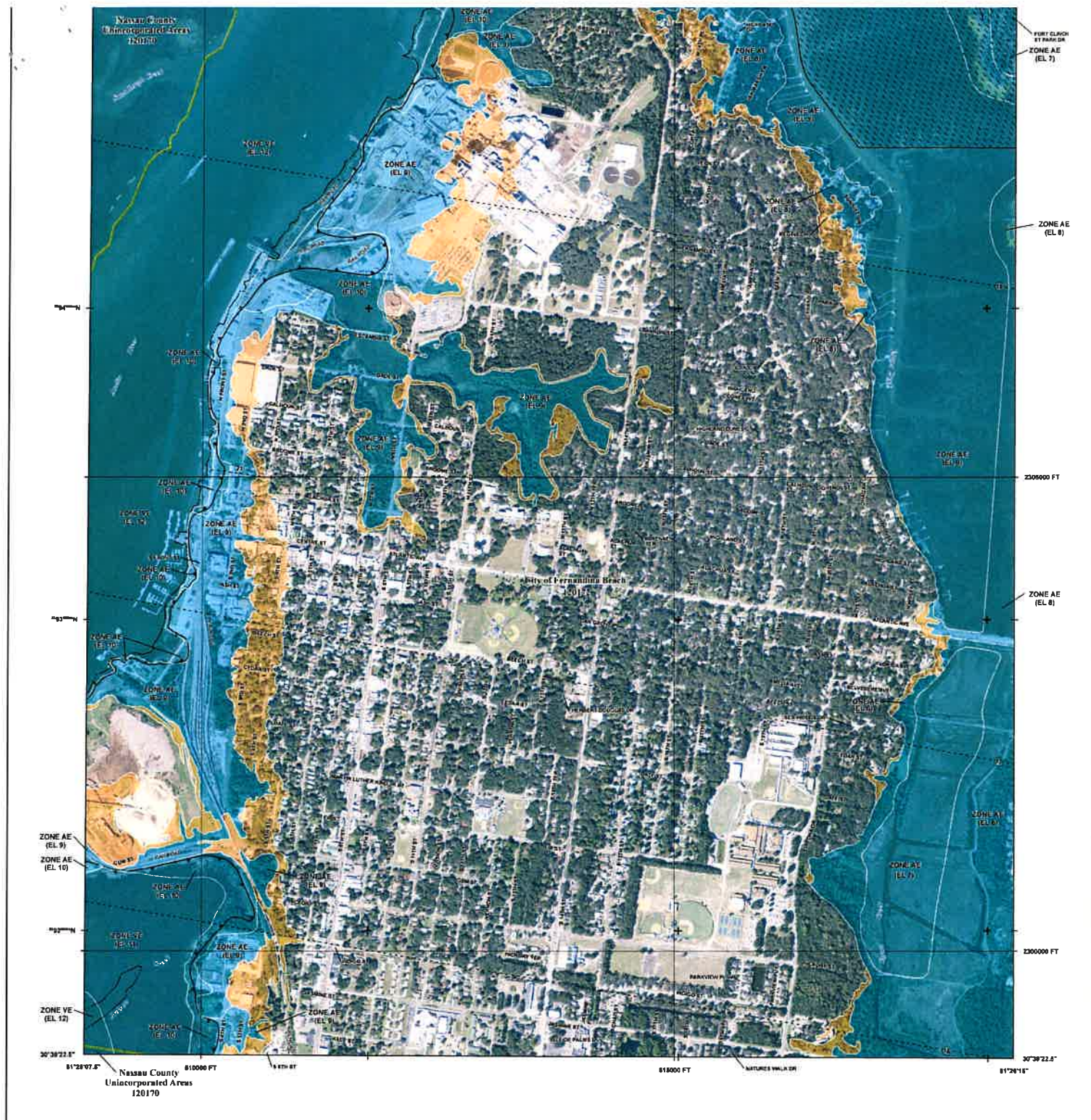
QUAD MAP
WESTROCK DROP YARD
MDG# 18037

FERNANDINA BEACH, FLORIDA

ATTACHMENT D
FLOOD INSURANCE RATE MAP (FIRM)

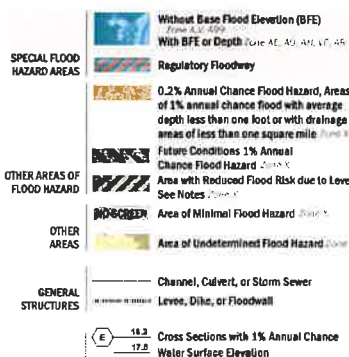


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FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING
DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT
[HTTP://MSC.FEMA.GOV](http://MSC.FEMA.GOV)



NOTES TO USERS

For information and questions about the Flood Insurance Rate Map (FIRM), available products associated with the FIRM, including historic versions, the sources used for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information Center at 1-877-434-6247 (1-877-434-6247) or visit the FEMA Flood Map Service Center website at <http://www.fema.gov>. Available products may include printouts, aerial photos, or digital data. A Flood Insurance Study Report, and/or digital versions of this map, many of these products can be ordered or obtained directly from the website.

Communities receiving land or adjacent FIRM panels must check a current copy of the adjacent panel as well as the current FIRM panel. There may be several editions from the Flood Map Service Center of the current panel shown.

For community and countywide map dates refer to the Flood Insurance Study report for the jurisdiction. To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-8632.

Base map information shown on the FIRM was derived from digital orthorectified photography selected by the U.S. Department of Agriculture Farm Service Agency. The imagery was flown in 2013 and was produced with a 1-meter ground sample distance.

LIMIT OF MODERATE WAVE ACTION (LIMWA) Zone AE has been divided by a Limit of Moderate Wave Action (LIMWA). The LIMWA represents the approximate boundary limit of the 1-hour breaking wave. The effects of wave heights between Zone VE and the LIMWA (at between the shoreline and the LIMWA) for areas where Zone VE is not identified will be similar to, but less severe than, those in Zone VE.

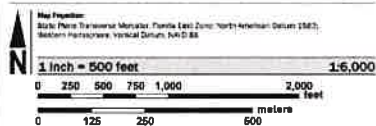
Limit of Moderate Wave Action (LIMWA)

COASTAL BARRIER RESOURCES (CBRS) This map includes approximate boundaries of the CBRS for informational purposes only. Flood insurance is not available within CBRS areas for structures that are newly built or substantially improved on or after the date(s) indicated on the map. For more information see <http://www.fema.gov>, the FIRM Report, or call the U.S. Fish and Wildlife Service Customer Service Center at 1-888-344-6842.

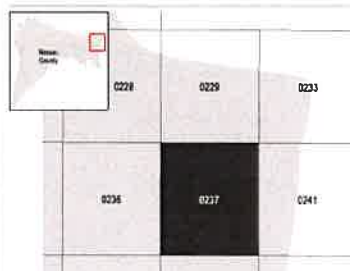
CBRS Area

Otherwise Protected Area

SCALE



PANEL LOCATOR



ATTACHMENT E
SOILS MAP AND DESCRIPTION



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United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Nassau County, Florida**

WestRock Drop Yard



March 27, 2018

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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17—Urban land.....	12
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Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



MAP LEGEND

Area of Interest (AOI)	
	Area of Interest (AOI)
Soils	
	Soil Map Unit Polygons
	Soil Map Unit Lines
	Soil Map Unit Points
Special Point Features	
	Blowout
	Borrow Pit
	Clay Spot
	Closed Depression
	Gravel Pit
	Gravelly Spot
	Landfill
	Lava Flow
	Marsh or swamp
	Mine or Quarry
	Miscellaneous Water
	Perennial Water
	Rock Outcrop
	Saline Spot
	Sandy Spot
	Severely Eroded Spot
	Sinkhole
	Slide or Slip
	Sodic Spot
Water Features	
	Streams and Canals
Transportation	
	Rails
	Interstate Highways
	US Routes
	Major Roads
	Local Roads
Background	
	Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Nassau County, Florida
Survey Area Data: Version 17, Oct 27, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Apr 5, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Arents, nearly level	29.9	13.8%
9	Leon fine sand, 0 to 2 percent slopes	0.8	0.3%
17	Urban land	99.8	46.0%
28	Tisonia mucky peat, tidal	19.7	9.1%
29	Resota fine sand, 0 to 5 percent slopes	0.2	0.1%
31	Kershaw fine sand, 2 to 8 percent slopes	59.9	27.6%
99	Water	6.8	3.1%
Totals for Area of Interest		217.1	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it

Custom Soil Resource Report

was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Nassau County, Florida

2—Arents, nearly level

Map Unit Setting

National map unit symbol: 4g99
Mean annual precipitation: 47 to 55 inches
Mean annual air temperature: 64 to 72 degrees F
Frost-free period: 305 to 335 days
Farmland classification: Not prime farmland

Map Unit Composition

Arents and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Arents

Setting

Landform: Rises on marine terraces
Landform position (three-dimensional): Rise
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Altered marine deposits

Typical profile

AC - 0 to 80 inches: sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Somewhat poorly drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): Very high (19.98 to 50.02 in/hr)
Depth to water table: About 18 to 30 inches
Frequency of flooding: None
Frequency of ponding: None
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 4.0
Available water storage in profile: Very low (about 2.4 inches)

9—Leon fine sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2sxqv
Elevation: 0 to 250 feet
Mean annual precipitation: 47 to 61 inches
Mean annual air temperature: 55 to 81 degrees F
Frost-free period: 267 to 347 days
Farmland classification: Not prime farmland

Custom Soil Resource Report

Map Unit Composition

Leon, non-hydric, and similar soils: 89 percent

Minor components: 11 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Leon, Non-hydric

Setting

Landform: Flatwoods

Landform position (three-dimensional): Talf

Down-slope shape: Convex

Across-slope shape: Linear

Parent material: Sandy marine deposits

Typical profile

A - 0 to 8 inches: fine sand

E - 8 to 18 inches: fine sand

Bh - 18 to 37 inches: fine sand

E' - 37 to 45 inches: fine sand

B'h - 45 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Poorly drained

*Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high
(0.06 to 2.00 in/hr)*

Depth to water table: About 6 to 18 inches

Frequency of flooding: None

Frequency of ponding: None

*Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0
mmhos/cm)*

Sodium adsorption ratio, maximum in profile: 4.0

Available water storage in profile: Low (about 4.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4w

Hydrologic Soil Group: A/D

*Forage suitability group: Sandy soils on flats of mesic or hydric lowlands
(G153AA141FL)*

Hydric soil rating: No

Minor Components

Leon, hydric

Percent of map unit: 5 percent

Landform: Flatwoods

Landform position (three-dimensional): Talf

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: Yes

Mandarin

Percent of map unit: 3 percent

Landform: Rises

Custom Soil Resource Report

Landform position (three-dimensional): Talf, rise
Down-slope shape: Convex, linear
Across-slope shape: Convex, linear
Hydric soil rating: No

Mascotte

Percent of map unit: 3 percent
Landform: Flatwoods
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: Yes

17—Urban land

Map Unit Composition

Urban land: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Setting

Landform: Marine terraces
Landform position (three-dimensional): Interfluve, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: No parent material

28—Tisonia mucky peat, tidal

Map Unit Setting

National map unit symbol: 4g9l
Elevation: 10 to 150 feet
Mean annual precipitation: 47 to 55 inches
Mean annual air temperature: 64 to 72 degrees F
Frost-free period: 305 to 335 days
Farmland classification: Not prime farmland

Map Unit Composition

Tisonia, tidal, and similar soils: 98 percent
Minor components: 2 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Tisonia, Tidal

Setting

Landform: Tidal marshes on marine terraces
Landform position (three-dimensional): Talf

Custom Soil Resource Report

Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Organic material over clayey alluvium

Typical profile

Oe - 0 to 40 inches: mucky peat
C - 40 to 65 inches: clay

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Very poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: About 0 to 6 inches
Frequency of flooding: Very frequent
Frequency of ponding: None
Salinity, maximum in profile: Strongly saline (16.0 to 32.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 35.0
Available water storage in profile: Very high (about 15.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Hydrologic Soil Group: A/D
Forage suitability group: Forage suitability group not assigned (G153AA999FL)
Other vegetative classification: Salt Marsh (R153AY009FL)
Hydric soil rating: Yes

Minor Components

Kingsland

Percent of map unit: 1 percent
Landform: Flood plains on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: Yes

Maurepas

Percent of map unit: 1 percent
Landform: Flood plains on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: Yes

29—Resota fine sand, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: 4g9m
Mean annual precipitation: 47 to 55 inches
Mean annual air temperature: 64 to 72 degrees F
Frost-free period: 305 to 335 days
Farmland classification: Not prime farmland

Map Unit Composition

Resota and similar soils: 95 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Resota

Setting

Landform: Knolls on marine terraces, ridges on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 4 inches: fine sand
E - 4 to 27 inches: fine sand
Bw - 27 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Moderately well drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Very high (19.98 in/hr)
Depth to water table: About 42 to 60 inches
Frequency of flooding: None
Frequency of ponding: None
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 4.0
Available water storage in profile: Very low (about 2.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: A
Forage suitability group: Sandy soils on rises, knolls, and ridges of mesic uplands (G153AA121FL)
Other vegetative classification: Sand Pine Scrub (R153AY001FL)
Hydric soil rating: No

Custom Soil Resource Report

Minor Components

Kureb

Percent of map unit: 3 percent
Landform: Dunes on marine terraces, ridges on marine terraces
Landform position (three-dimensional): Interfluvium
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sand Pine Scrub (R153AY001FL)
Hydric soil rating: No

Ridgewood

Percent of map unit: 2 percent
Landform: Knolls on marine terraces, ridges on marine terraces
Landform position (three-dimensional): Interfluvium
Down-slope shape: Convex
Across-slope shape: Linear
Hydric soil rating: No

31—Kershaw fine sand, 2 to 8 percent slopes

Map Unit Setting

National map unit symbol: 4g9q
Elevation: 40 to 500 feet
Mean annual precipitation: 47 to 55 inches
Mean annual air temperature: 64 to 72 degrees F
Frost-free period: 305 to 335 days
Farm land classification: Not prime farmland

Map Unit Composition

Kershaw and similar soils: 98 percent
Minor components: 2 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Kershaw

Setting

Landform: Knolls on marine terraces, ridges on marine terraces
Landform position (three-dimensional): Interfluvium, side slope
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

A - 0 to 7 inches: fine sand
C - 7 to 80 inches: fine sand

Properties and qualities

Slope: 2 to 8 percent
Depth to restrictive feature: More than 80 inches

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Natural drainage class: Excessively drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): Very high (19.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 4.0
Available water storage in profile: Very low (about 2.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: A
Forage suitability group: Sandy soils on ridges and dunes of xeric uplands (G153AA111FL)
Other vegetative classification: Longleaf Pine-Turkey Oak Hills (R153AY002FL)
Hydric soil rating: No

Minor Components

Ortega

Percent of map unit: 2 percent
Landform: Ridges on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Hydric soil rating: No

99—Water

Map Unit Composition

Water: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

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ATTACHMENT F
GEOTECHNICAL REPORT



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REPORT OF A GEOTECHNICAL EXPLORATION

**WestRock Guard Shack and Retention Pond
Fernandina Beach, Florida**

October 17, 2017

**PROJECT NO. 0930.1700175.0000
REPORT NO. 1496640**

Prepared For:

**WestRock
600 North 8th Street
Fernandina Beach, Florida 32034**

Prepared By:

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Threshold Inspection ▪ Private Provider Inspection ▪ Geophysical Studies**

**OFFICES: Daytona Beach, FL ▪ Fort Myers, FL ▪ Fort Pierce, FL ▪ Gainesville, FL ▪ Jacksonville, FL ▪ Leesburg, FL ▪ Miami, FL ▪ Norcross, GA ▪ Ocala, FL
Orlando, FL ▪ Palm Coast, FL ▪ Panama City, FL ▪ Pensacola, FL ▪ Rockledge, FL ▪ Sarasota, FL ▪ St. Augustine, FL ▪ Tampa, FL ▪ West Palm Beach, FL**



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- West Palm Beach

October 17, 2017

WestRock
600 North 8th Street
Fernandina Beach, Florida 32034

Attention: Mr. Manoharan Thamodharan

Reference: **REPORT OF A GEOTECHNICAL EXPLORATION**
WestRock Guard Shack and Retention Pond
Fernandina Beach, Florida
UES Project No. 0930.1700175.0000 and Report No. 1496640

Dear Mr. Thamodharan:

Universal Engineering Sciences, Inc. has completed a subsurface exploration at the site of the proposed project located in Fernandina Beach, Florida. This report contains the results of our exploration, an engineering evaluation with respect to the project characteristics described to us, and recommendations for groundwater considerations, foundation design, and site preparation. A summary of our findings is as follows:

- The boring in the vicinity of the proposed guard shack (B-1A) encountered loose to medium dense fine sand (SP) throughout the 15-foot boring depth. The borings performed in the vicinity of the proposed pond (LA-1, LA-2) encountered mulch and silt (ML) in the upper 2 to 2.75 feet underlain with silty fine sand with wood pieces and organics (SM/Pt) to a depths of 7 to 10 feet. The borings then encountered clayey silt (MH) to the 20-foot boring termination depths. As an exception, boring LA-1 encountered slightly silty fine sand (SP-SM) at a depth range of 2.75 to 6.5 feet below the existing ground surface.
- We measured the groundwater level at the boring locations between depths of 0.7 to 7.0 feet below the existing grade. The differences in groundwater levels are due to elevation differences between the boring locations. We estimate the seasonal high groundwater level will be encountered within 6 to 12 inches above the measured groundwater levels at the time of our exploration. We note, however, that the groundwater will perch above the silt and silty sand layers after periods of prolonged or intense rainfall.

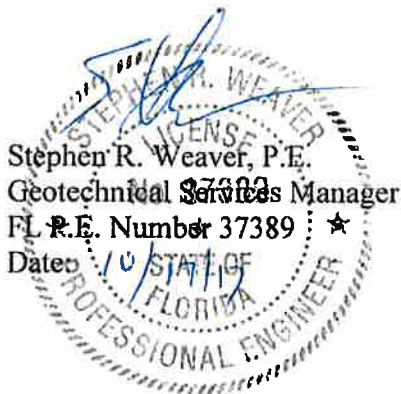
- Assuming the building area will be constructed in accordance with our Site Preparation Recommendations, we have recommended the proposed structure be supported on conventional, shallow spread foundations with an allowable soil bearing pressure of 2,500 pounds per square foot.
- We recommend only normal, good practice site preparation techniques to prepare the existing subgrade to support the proposed structure. These techniques include clearing the construction areas, dewatering if warranted, removing existing utilities, stripping topsoils and vegetation, compacting the subgrade and placing engineered fill to the desired grades.

We trust this report meets your needs and addresses the geotechnical issues associated with the proposed construction. We appreciate the opportunity to have worked with you on this project and look forward to a continued association. Please do not hesitate to contact us if you should have any questions, or if we may further assist you as your plans proceed.

Respectfully submitted,

UNIVERSAL ENGINEERING SCIENCES, INC.

Certificate of Authorization No. 549


 Stephen R. Weaver, P.E.
 Geotechnical Services Manager
 FL P.E. Number 37389 ★
 Date: 10/15/15


 Johnathan T. Miller, E.I.
 Staff Geotechnical Engineer
 FL E.I. Number 1100019370



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1.0 INTRODUCTION

In this report, we present the results of the subsurface exploration of the site for the proposed project located in Fernandina Beach, Florida. We have divided this report into the following sections:

- **SCOPE OF SERVICES** - Defines what we did
- **FINDINGS** - Describes what we encountered
- **RECOMMENDATIONS** - Describes what we encourage you to do
- **LIMITATIONS** - Describes the restrictions inherent in this report
- **APPENDICES** - Presents support materials referenced in this report

2.0 SCOPE OF SERVICES

2.1 PROJECT DESCRIPTION

Project information was provided to us in recent correspondence with you. We were provided with a copy of a plan titled Soil Boring Locations dated 09/07/2017. This plan shows the boundary limits for the property, the roadways located adjacent to the site, existing site features, and the requested boring locations.

It is understood that the proposed construction will consist of the construction of a guard shack and retention pond at the existing WestRock facility in Fernandina Beach, Florida. Detailed structural loads have not been provided to us, therefore we have assumed maximum column and wall loads of 75 kips and 3 klf, respectively. Detailed grading information has not been provided, therefore we assume that maximum elevating fill heights will not exceed 2 feet in the guard shack area.

We note that since the applicability of geotechnical recommendations is very dependent upon project characteristics, most specifically: improvement locations, grade alterations, and actual structural loads applied, UES must review the preliminary and final site and grading plans, and structural design loads to validate all recommendations rendered herein. Without such review our recommendations should not be relied upon for final design or construction of any site improvements.

2.2 PURPOSE

The purposes of this exploration were:

- to explore the general subsurface conditions at the site for the proposed construction;
- to interpret and evaluate the subsurface conditions with respect to the proposed construction; and
- to provide geotechnical engineering recommendations for groundwater considerations, foundation design, and site preparation.



This report presents an evaluation of site conditions on the basis of traditional geotechnical procedures for site characterization. The recovered samples were not examined, either visually or analytically, for chemical composition or environmental hazards. Universal Engineering Sciences would be pleased to perform these services, if you desire.

Our exploration was confined to the zone of soil likely to be stressed by the proposed construction. Our work did not address the potential for surface expression of deep geological conditions. This evaluation requires a more extensive range of field services than performed in this study. We will be pleased to conduct an investigation to evaluate the probable effect of the regional geology upon the proposed construction, if you desire.

2.3 FIELD EXPLORATION

A field exploration was performed on October 3, 2017. The approximate boring locations are shown on the attached Boring Location Plan in Appendix A. The approximate boring locations were determined in the field by our personnel using taped measurements from existing features at the site, and should be considered accurate only to the degree implied by the method of measurement used. Samples of the soils encountered will be held in our laboratory for your inspection for 60 days unless we are notified otherwise.

2.3.1 SPT Borings

To explore the subsurface conditions within the proposed guard shack area, we located and drilled one (1) Standard Penetration Test (SPT) boring to a depth of 15 feet below the existing ground surface in general accordance with the methodology outlined in ASTM D 1586. A summary of this field procedure is included in Appendix A. Split-spoon soil samples recovered during performance of the borings were visually classified in the field and representative portions of the samples were transported to our laboratory for further evaluation.

2.3.2 Auger Borings

To determine the subsurface conditions within the proposed pond area, we located and drilled two (2) auger borings to depths of 20 feet below the existing ground surface in general accordance with the methodology outlined in ASTM D 1452. A summary of this field procedure is included in Appendix A. Representative soil samples recovered from the auger borings were returned to our laboratory for further evaluation.

2.4 LABORATORY TESTING

Representative soil samples obtained during our field exploration were returned to our office and classified by a geotechnical engineer. The samples were visually classified in general accordance with ASTM D 2488 (Unified Soil Classification System).



Seven (7) fines content tests, seven (7) moisture content tests, one (1) organic content test, and two (2) Atterberg Limits tests were conducted in the laboratory on representative soil samples obtained from the borings. These tests were performed to aid in classifying the soils and to help quantify and correlate engineering properties. The results of these tests are presented on the Boring Logs in Appendix A. A brief description of the laboratory procedures used is also provided in Appendix A.

3.0 FINDINGS

3.1 SOIL SURVEY

Based on the Soil Survey for Nassau County, Florida, as prepared by the US Department of Agriculture Soil Conservation Service, the predominant predevelopment soil types at the site are identified as Mascotte fine sand (38), Pelham fine sand (51), and Surrency loamy fine sand (66)

A summary of characteristics of these soil series were obtained from the Soil Survey and is included in Table 1.

TABLE 1 Summary of Soil Survey Information					
Soil Type	Constituents	Hydrologic Group	Natural Drainage	Soil Permeability (Inches/Hr)	Seasonal High Water Table
Arents (2)	0-80" Sand	A	Somewhat Poorly Drained	-	1.5 – 2.5
Urban land (17)	-	-	-	-	-
Kershaw (31)	0-80" Fine sand	A	Excessively Drained	0-80" > 20	> 6.0

3.2 SURFACE CONDITIONS

The site of the proposed construction is located at the WestRock facility at 600 North 8th Street in Fernandina Beach, Florida. The west side of the property consists of a large pile of wood and further to the west of that is a small inlet and marsh area. The proposed guard shack is located adjacent to an existing asphalt pavement area with storage boxes. Moderate cracking was observed in this asphalt pavement area. There is a small wet retention pond located to the south of the property. The area near the proposed pond is located adjacent to some train tracks and a marsh area to the south. It is cleared with ground cover consisting of grass and some mulch.



3.3 SUBSURFACE CONDITIONS

The boring locations and detailed subsurface conditions are illustrated in Appendix A: Boring Location Plan and Boring Logs. It should be noted that soil conditions will vary away from and between boring locations. The classifications and descriptions shown on the logs are generally based upon visual characterizations of the recovered soil samples and a limited number of laboratory tests. Also, see Appendix A: Key to Boring Logs, for further explanation of the symbols and placement of data on the Boring Logs. Tables 2A and 2B: General Soil Profile, summarize the soil conditions encountered.

TABLE 2A		
General Soil Profile (B-1A)		
Typical depth (ft)		Soil Descriptions
From	To	
0	15	Loose to medium dense fine sand (SP)
* Termination Depth of Deepest Boring () Indicates Unified Soil Classification		

TABLE 2B		
General Soil Profile (LA-1, LA-2)		
Typical depth (ft)		Soil Descriptions
From	To	
0	2 to 2.75	Mulch and silt (ML)
2 to 2.75	7 to 10	Silty fine sand with wood pieces and organics (SM/Pt)
7 to 10	20*	Clayey silt (MH)
* Termination Depth of Deepest Boring () Indicates Unified Soil Classification		

As an exception, boring LA-1 encountered slightly silty fine sand (SP-SM) at a depth range of 2.75 to 6.5 feet below the existing ground surface.

The groundwater level was recorded between depths of 0.7 to 7.0 feet below the existing ground surface. The differences in groundwater levels are due to elevation differences between the boring locations.



4.0 RECOMMENDATIONS

4.1 GENERAL

In this section of the report, we present our detailed recommendations for groundwater control, building foundation, site preparation, and construction related services. The following recommendations are made based upon a review of the attached soil test data, our understanding of the proposed construction, and experience with similar projects and subsurface conditions. We recommend that we be provided the opportunity to review the project plans and specifications to confirm that our recommendations have been properly interpreted and implemented. If the structural loadings or the building locations change significantly from those discussed previously, we request the opportunity to review and possibly amend our recommendations with respect to those changes. The discovery of any subsurface conditions during construction which deviate from those encountered in the borings should be reported to us immediately for observation, evaluation and recommendations.

4.2 GROUNDWATER CONSIDERATIONS

The groundwater table will fluctuate seasonally depending upon local rainfall. The rainy season in Northeast Florida is normally between June and September. Based upon our review of U.S.G.S. data, Nassau County Soils Survey, and regional hydrogeology, it is our opinion the seasonal high groundwater at the site will be encountered within 6 to 12 inches above the measured groundwater levels at the time of our exploration. We note, however, that the groundwater will perch above the silt and silty sand layers after periods of prolonged or intense rainfall.

Note, it is possible the estimated seasonal high groundwater levels will temporarily exceed these estimated levels during any given year in the future. Should impediments to surface water drainage exist on the site, or should rainfall intensity and duration, or total rainfall quantities exceed the normally anticipated rainfall quantities, groundwater levels may exceed our seasonal high estimates. We recommend positive drainage be established and maintained on the site during construction. We further recommend permanent measures be constructed to maintain positive drainage from the site throughout the life of the project. We recommend all foundation and pavement grade designs be based on the seasonal high groundwater conditions.

4.3 BUILDING FOUNDATIONS

Based on the results of our exploration, we consider the subsurface conditions at the site adaptable for support of the proposed structure when constructed on a properly designed conventional shallow foundation systems. Provided the site preparation and earthwork construction recommendations outlined in Section 4.4 of this report are performed, the following parameters may be used for foundation design.



4.3.1 Bearing Pressure

The maximum allowable net soil bearing pressure for use in shallow foundation design should not exceed 2,500 psf. Net bearing pressure is defined as the soil bearing pressure at the foundation bearing level in excess of the natural overburden pressure at that level. The foundations should be designed based on the maximum load which could be imposed by all loading conditions.

4.3.2 Foundation Size

The minimum widths recommended for any isolated column footings and continuous wall footings are 24 inches and 18 inches, respectively. Even though the maximum allowable soil bearing pressure may not be achieved, these width recommendations should control the minimum size of the foundations.

4.3.3 Bearing Depth

The exterior foundations should bear at a depth of at least 18 inches below the finished exterior grades and the interior foundations should bear at a depth of at least 12 inches below the finish floor elevation to provide confinement to the bearing level soils. It is recommended that stormwater be diverted away from the building exteriors to reduce the possibility of erosion beneath the exterior footings.

4.3.4 Bearing Material

The foundations may bear in either the compacted suitable natural soils or compacted structural fill. The bearing level soils, after compaction, should exhibit densities equivalent to at least 95 percent of the Modified Proctor maximum dry density (ASTM D 1557) to a depth of at least one foot below the foundation bearing level.

4.3.5 Settlement Estimates

Post-construction settlements of the structure will be influenced by several interrelated factors, such as (1) subsurface stratification and strength/compressibility characteristics; (2) footing size, bearing level, applied loads, and resulting bearing pressures beneath the foundations; and (3) site preparation and earthwork construction techniques used by the contractor. Our settlement estimates for the structure are based on the use of site preparation/earthwork construction techniques as recommended in Section 4.5 of this report. Any deviation from these recommendations could result in an increase in the estimated post-construction settlements of the structure.

Using the recommended maximum bearing pressure, the assumed maximum structural loads and the field data which we have correlated to geotechnical strength and compressibility characteristics of the subsurface soils, we estimate that total settlements of the structure could be on the order of one inch or less.



Differential settlements result from differences in applied bearing pressures and variations in the compressibility characteristics of the subsurface soils. Because of the general uniformity of the subsurface conditions and the recommended site preparation and earthwork construction techniques outlined in Section 4.4, we anticipate that differential settlements of the structure should be within tolerable magnitudes ($\frac{1}{2}$ inch or less). The estimated differential settlements are considered structurally tolerable; however, aesthetic cracking may occur. The project budget should account for any cosmetic repairs.

4.3.6 Floor Slabs

The floor slab can be constructed as a slab-on-grade member using a modulus of subgrade reaction (K) of 100 pci provided the subgrade materials are compacted as outlined in Section 4.4. It is recommended the floor slab bearing soils be covered with an impervious membrane to reduce moisture entry and floor dampness in accordance with current Florida Building Code requirements. A 10-mil thick plastic membrane is commonly used for this purpose. Care should be exercised not to tear the membrane during placement of reinforcing steel and concrete.

4.4 SITE PREPARATION

We recommend normal, good practice site preparation procedures. These procedures include: stripping the site of vegetation and topsoil, compacting the subgrade, and placing necessary fill or backfill to grade with engineered fill. A more detailed synopsis of this work is as follows:

1. Prior to construction, the location of any existing underground utility lines within the construction area should be established. Provisions should then be made to relocate interfering utilities to appropriate locations. It should be noted that if underground pipes are not properly removed or plugged, they may serve as conduits for subsurface erosion which may subsequently lead to excessive settlement of overlying structure(s).
2. The groundwater level was recorded between depths of 0.7 to 7.0 feet below the existing ground surface. The differences in groundwater levels are due to elevation differences between the boring locations. We estimate the seasonal high groundwater level will be encountered within 6 to 12 inches above the measured groundwater levels at the time of our exploration. We note, however, that the groundwater will perch above the silt and silty sand layers after periods of prolonged or intense rainfall. The groundwater level should be maintained at least 1 foot below any excavations and 2 feet below the surface of any vibratory compaction procedures. We anticipate that surface water management could be needed if the construction occurs during a relatively wet climatic period.



3. Compact the subgrade from the surface with a medium weight vibratory roller (a 3- to 4-ton roller, static weight and 2- to 3-foot drum diameter) operating until you obtain a minimum density of at least 95 percent of the Modified Proctor maximum dry density (ASTM D-1557), to a depth of 2 feet below the compacted surface. A minimum of eight (8) complete coverages (in perpendicular directions) should be made in the building construction area with the roller to improve the uniformity and increase the density of the underlying sandy soils.

Should the bearing level soils experience pumping and soil strength loss during the compaction operations, compaction work should be immediately terminated and (1) the disturbed soils removed and backfilled with dry structural fill soils which are then compacted, or (2) the excess pore pressures within the disturbed soils allowed to dissipate before recompaction.

4. Care should be exercised to avoid damaging any nearby structures while the compaction operation is underway. Prior to commencing compaction, occupants of adjacent structures should be notified and the existing conditions of the structures be documented with photographs and survey (if deemed necessary). Compaction should cease if deemed detrimental to adjacent structures. Universal Engineering Sciences can provide vibration monitoring services to help document and evaluate the effects of the surface compaction operation on existing structures. In the absence of vibration monitoring it is recommended the vibratory roller remain a minimum of 50 feet from existing structures. Within this zone, use of a bulldozer or a vibratory roller operating in the static mode is recommended.
5. Place fill material, as required. The fill should consist of "clean," fine sand with less than 5 percent soil fines. You may use fill materials with soil fines between 5 and 12 percent, but strict moisture control may be required. Typically, the soils should exhibit moisture contents within ± 2 percent of the Modified Proctor optimum moisture content during compaction. Place fill in uniform 10- to 12-inch loose lifts and compact each lift to a minimum density of 95 percent of the Modified Proctor maximum dry density.
6. Perform compliance tests within the fill/backfill at a frequency of not less than one test per 2,500 square feet per lift in the building area, or at a minimum of two tests, whichever is greater.
7. Test all footing cuts for compaction to a depth of 1 foot. We recommend you conduct density testing in every column footing, and every 100 linear feet in wall footings. Recomposition of the foundation excavation bearing level soils, if loosened by the excavation process, can probably be achieved by making several coverages with a light weight walk-behind vibratory sled or roller.



4.5 RETENTION POND CONSIDERATION

4.5.1 Fill Suitability

Based on the results of borings LA-1 and LA-2 performed in the proposed pond areas, the slightly silty fine sand (SP-SM), as encountered at a depth range of 2.75 to 6.5 at boring LA-1, are considered suitable for use as structural fill. The topsoils containing silt and surficial organic material will require removal and are unsuitable as structural fill. The topsoils could be used in non-structural areas such as landscape islands. It should be understood that soils excavated from below the water table may be excessively wet and may require stockpiling or spreading to dry prior to placement and compaction. Soils described as slightly silty fine sand (SP-SM) may be moisture sensitive and more difficult to dry, depending on weather conditions at the time of construction. Soils described as mulch, silt (ML/MH), and silty fine sand with wood pieces (SM) are unsuitable for use as structural fill due to the excessive fines and organic content and moisture sensitivity.

4.5.2 Seasonal High Groundwater

The groundwater was encountered at a depth range of 0.7 to 1.5 feet below the existing ground surface at boring LA-1 and LA-2 at the time of our exploration. We estimate the seasonal high groundwater table will occur within 6 to 12 inches above the groundwater levels measured at the time of our exploration.

4.6 CONSTRUCTION RELATED SERVICES

We recommend the owner retain Universal Engineering Sciences to perform construction materials tests and observations on this project. Field tests and observations include verification of foundation and pavement subgrades by performing quality assurance tests on the placement of compacted structural fill and pavement courses. We can also provide concrete testing, pavement section testing, structural steel testing, and general construction observation services.

The geotechnical engineering design does not end with the advertisement of the construction documents. The design is an on-going process throughout construction. Because of our familiarity with the site conditions and the intent of the engineering design, we are most qualified to address problems that might arise during construction in a timely and cost-effective manner.



5.0 LIMITATIONS

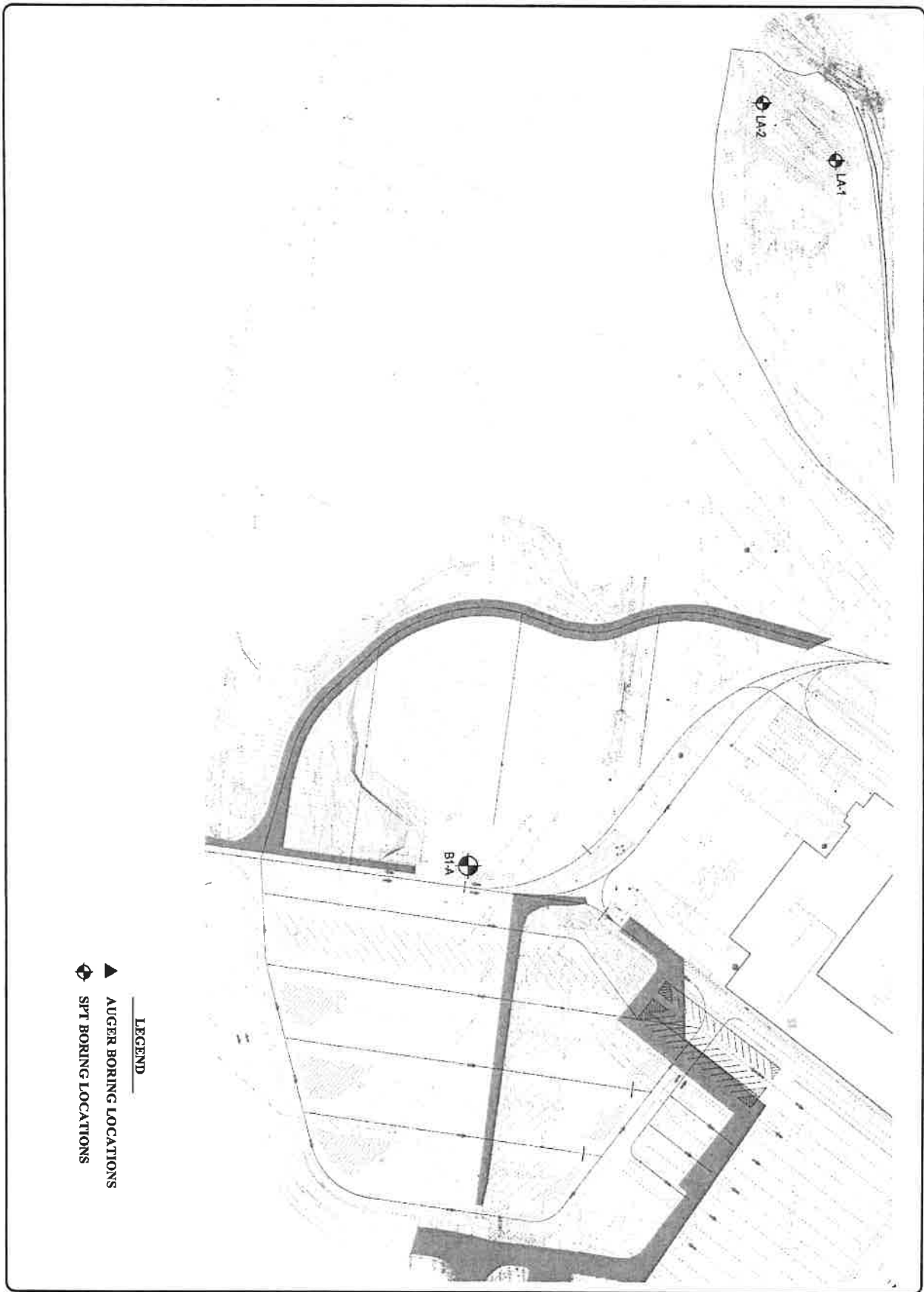
During the early stages of most construction projects, geotechnical issues not addressed in this report may arise. Because of the natural limitations inherent in working with the subsurface, it is not possible for a geotechnical engineer to predict and address all possible problems. A Geotechnical Business Council (GBC) publication, "Important Information About This Geotechnical Engineering Report" appears in Appendix B, and will help explain the nature of geotechnical issues.

Further, we present documents in Appendix B: Constraints and Restrictions, to bring to your attention the potential concerns and the basic limitations of a typical geotechnical report.



APPENDIX A

**BORING LOCATION PLAN
BORING LOGS
KEY TO BORING LOGS
FIELD EXPLORATION PROCEDURES
LABORATORY TESTING PROCEDURES**



▲ AUGER BORING LOCATIONS
 ⊕ SPT BORING LOCATIONS

LEGEND

PAGE NO. FIGURE 1	 UNIVERSAL ENGINEERING SERVICES	CLIENT: WEST ROCK	
		DRAWN BY: TW	DATE: 10/13/17
		CHECKED BY: JM	DATE: 10/13/17
		SCALE: N.T.S.	
		PROJECT NO: 0930.1700175.0000	REPORT NO:

GEOTECHNICAL EXPLORATION
 WEST ROCK GUARD SHACK AND RETENTION POND
 FERNANDINA BEACH, FLORIDA

BORING LOCATION PLAN



UNIVERSAL ENGINEERING SCIENCES BORING LOG

PROJECT NO.: 0930.1700175.0000	REPORT NO.:	PAGE: A-1
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PROJECT: GEOTECHNICAL EXPLORATION

WESTROCK GUARD SHACK AND RETENTION POND

FERNANDINA BEACH, FLORIDA

CLIENT: WESTROCK

LOCATION: SEE BORING LOCATION PLAN

REMARKS:

BORING DESIGNATION: B-1A

SECTION:

TOWNSHIP:

SHEET: 1 of 1

DATE STARTED: 10/3/17

DATE FINISHED: 10/3/17

DRILLED BY: BT/MICHAEL

TYPE OF SAMPLING: ASTM D 1586

DEPTH (FT.)	BLOWS PER 6" INCREMENT	W.T. (FT.)	DESCRIPTION	MC (%)	LL (%)	PI (%)	ATTERBERG LIMITS	K (FT./DAY)	ORG. CONT. (%)
0	1-4	5	Loose to medium dense brown fine SAND (SP)	1.0	20.2				
5	9-9-9	18							
6	5-7-8	15							
7	6-8-9	17							
8	6-9-9	18							
9	5-9-8	17							
10	4-5-8	13							
15	7-11-14	25							



PAGE: A-2

1 of 1

DEPTH (FT.)	SOIL SAMPLE	BLOWS PER 6" INCREMENT	W.T. (FT.)	LAB	DESCRIPTION	-200 (%)	MC (%)	LL (%)	PI	ATTERBERG LIMITS	ORG. CONT. (%)
0					MULCH						
0					Gray SILT (ML)	86.7	44.5	NP	NP		
0					Dark brown slightly Silty fine SAND (SP-SM)	11.6	27.2				
0					Dark brown very Silty fine SAND with Wood fragments (SM/PT)						
0					Gray Clayey SILT (MH)	95.6	118.5				



UNIVERSAL ENGINEERING SCIENCES
BORING LOG

PROJECT NO.: 0930.1700175.0000
REPORT NO.:
PAGE: A-3

PROJECT: GEOTECHNICAL EXPLORATION

WESTROCK GUARD SHACK AND RETENTION POND

FERNANDINA BEACH, FLORIDA

CLIENT: WESTROCK

LOCATION: SEE BORING LOCATION PLAN

REMARKS:

BORING DESIGNATION: LA-2

SECTION:

TOWNSHIP:

SHEET: 1 of 1

G.S. ELEVATION (ft):

DATE STARTED: 10/3/17

WATER TABLE (ft): 0.7

DATE FINISHED: 10/3/17

DRILLED BY: BT/MICHAEL

EST. W.S.W.T. (ft):

TYPE OF SAMPLING: ASTM D 1452

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	W.T. (FT.)	DESCRIPTION	MC (%)	LL LIMITS	PI	ATTERBERG LIMITS	K (FT./ DAY)	ORG. CONT. (%)
0				Gray Clayey SILT (ML)	85.7	40.8				
5				Dark brown very Silty fine SAND with Wood fragments and Organics (SM/PI)	35.3	38.1				12.4
10				Dark gray Clayey SILT (MH)	95.1	126.6	73	33		
15										
20										

BORING LOG 0930.1700175.0000-WESTROCK GUARD SHACK RET POND.GPJ UNIEGSC GOT 10/16/17



SYMBOLS

SYMBOL	DESCRIPTION
N	No. of blows of a 140-lb weight falling 30 inches required to drive standard spoon 1 foot.
WOR	Weight of Drill Rods
WOH	Weight of Drill Rods and Hammer
% REC	Percent Core Recovery from Rock Core Drilling
RQD	Rock Quality Designation
EOB	End Of Boring
BT	Boring Terminated
-200	Fines Content or % Passing No. 200 Sieve
MC	Moisture Content
LL	Liquid Limit
PI	Plasticity Index
K	Coefficient of Permeability
O.C.	Organic Content
▽	Estimated seasonal high groundwater level
▼	Measured groundwater level at time of drilling

RELATIVE DENSITY (sand-silt)

Very Loose - Less Than 4 Blows/Ft.
Loose - 4 to 10 Blows/Ft.
Medium - 11 to 30 Blows/Ft.
Dense - 31 to 50 Blows/Ft.
Very Dense - More Than 50 Blows/Ft.

CONSISTENCY (clay)

Very Soft - Less than 2 Blows/Ft.
Soft - 2 to 4 Blows/Ft.
Medium - 5 to 8 Blows/Ft.
Stiff - 9 to 15 Blows/Ft.
Very Stiff - 16 to 30 Blows/Ft.
Hard - More Than 30 Blows/Ft.

RELATIVE HARDNESS (Limestone)

Soft - 100 Blows for more than 2"
Hard - 100 Blows for less than 2"

UNIFIED CLASSIFICATION SYSTEM

MAJOR DIVISIONS			GROUP SYMBOLS	TYPICAL NAMES
COARSE-GRAINED SOILS More than 50% retained on No. 200 sieve*	GRAVELS 50% or more of coarse fraction retained on No. 4 sieve	CLEAN GRAVELS	GW	Well-graded gravels and gravel-sand mixtures, little or no fines
			GP	Well-graded gravel and gravel-sand mixtures, little or no fines
		GRAVELS WITH FINES	GM	Silty gravel, gravel-sand-silt mixtures
			GC	Clayey gravels, gravel-sand-clay mixtures
	SANDS More than 50% of coarse fraction passes No. 4 sieve	CLEAN SANDS	SW**	Well-graded sands and gravelly sands, little or no fines
			SP**	Well-graded sands and gravelly sands, little or no fines
		SANDS WITH FINES	SM**	Silty sands, sand-silt mixtures
			SC**	Clayey sands, sand-clay mixtures
FINE-GRAINED SOILS 50% or more passes No. 200 sieve*	SILTS AND CLAYS Liquid limit 50% or less	ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands	
		CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays	
		OL	Organic silts and organic silty clays of low plasticity	
	SILTS AND CLAYS Liquid limit greater than 50%	MH	Inorganic silt, micaceous or diatomaceous fine sands or silts, elastic silts	
		CH	Organic clays or high plasticity, fat clays	
		OH	Organic clays of medium to high plasticity	
		PT	Peat, muck and other highly organic soils	

* Based on the material passing the 3-in. (75 mm) sieve.

** Use dual symbol (such as, SP-SM and SP-SC) for soil with more than 5% but less than 12% passing through No. 200 sieve.

MODIFIERS

These modifiers provide our estimate of the amount of minor constituents (SILT or CLAY sized particles) in the soil sample.

Trace - 5% or less

With SILT or with CLAY - 6% to 11%

SILTY or CLAYEY - 12% to 30%

Very SILTY or Very CLAYEY - 31% to 50%

These modifiers provide our estimate of the amount of organic components in the soil sample.

Trace - 1% to 2%

Few - 3% to 4%

Some - 5% to 8%

Many - Greater than 8%

These modifiers provide our estimate of the amount of other components (Shell, Gravel, Etc.) in the soil sample

Trace - 5% or less

Few - 6% to 12%

Some - 13% to 30%

Many - 31% to 50%

FIELD EXPLORATION PROCEDURES

Standard Penetration Test Boring

The penetration boring was made in general accordance with the latest revision of ASTM D 1586, "Penetration Test and Split-Barrel Sampling of Soils". The boring was advanced by rotary drilling techniques using a circulating bentonite fluid for borehole flushing and stability. At 2 ½ to 5 foot intervals, the drilling tools were removed from the borehole and a split-barrel sampler inserted to the borehole bottom and driven 18 inches into the soil using a 140 pound hammer falling on the average 30 inches per hammer blow. The number of blows for the final 12 inches of penetration is termed the "penetration resistance, blow count, or N-value". This value is an index to several in-place geotechnical properties of the material tested, such as relative density and Young's Modulus.

After driving the sampler 18 inches (or less if in hard rock-like material), the sampler was retrieved from the borehole and representative samples of the material within the split-barrel were placed in glass jars and sealed. After completing the drilling operations, the samples for each boring were transported to our laboratory where they were examined by our engineer in order to verify the driller's field classification.

Auger Boring

The auger boring was performed mechanically by the use of a continuous-flight auger attached to the drill rig and in general accordance with the latest revision of ASTM D 1452, "Soil Investigation and Sampling by Auger Borings". Representative samples of the soils brought to the ground surface by the augering process were placed in glass jars, sealed and transported to our laboratory where they were examined by our engineer to verify the driller's field classification.

LABORATORY TESTING PROCEDURES

Natural Moisture Content

The water content of the sample tested was determined in general accordance with the latest revision of ASTM D 2216. The water content is defined as the ratio of "pore" or "free" water in a given mass of material to the mass of solid material particles.

Percent Fines Content

The percent fines or material passing the No. 200 mesh sieve of the sample tested was determined in general accordance with the latest revision of ASTM D 1140. The percent fines are the soil particles in the silt and clay size range.

Atterberg Limits

The Atterberg Limits consist of the Liquid Limit (LL) and the Plastic Limit (PL). The LL and PL were determined in general accordance with the latest revision of ASTM D 4318. The LL is the water content of the material denoting the boundary between the liquid and plastic states. The PL is the water content denoting the boundary between the plastic and semi-solid states. The Plasticity Index (PI) is the range of water content over which a soil behaves plastically and is denoted numerically by as the difference between the LL and the PL. The water content of the sample tested was determined in general accordance with the latest revision of ASTM D 2216. The water content is defined as the ratio of "pore" or "free" water in a given mass of material to the mass of solid material particles.

Organic Loss on Ignition (Percent Organics)

The organic loss on ignition or percent organic material in the sample tested was determined in general accordance with ASTM D 2974. The percent organics is the material, expressed as a percentage, which is burned off in a muffle furnace at 550° Celsius.

APPENDIX B

**IMPORTANT INFORMATION ABOUT THIS
GEOTECHNICAL ENGINEERING REPORT**

CONSTRAINTS AND RESTRICTIONS

Important Information about This Geotechnical-Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

Geotechnical Services Are Performed for Specific Purposes, Persons, and Projects

Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical-engineering study conducted for a civil engineer may not fulfill the needs of a constructor — a construction contractor — or even another civil engineer. Because each geotechnical-engineering study is unique, each geotechnical-engineering report is unique, prepared *solely* for the client. No one except you should rely on this geotechnical-engineering report without first conferring with the geotechnical engineer who prepared it. *And no one — not even you — should apply this report for any purpose or project except the one originally contemplated.*

Read the Full Report

Serious problems have occurred because those relying on a geotechnical-engineering report did not read it all. Do not rely on an executive summary. Do not read selected elements only.

Geotechnical Engineers Base Each Report on a Unique Set of Project-Specific Factors

Geotechnical engineers consider many unique, project-specific factors when establishing the scope of a study. Typical factors include: the client's goals, objectives, and risk-management preferences; the general nature of the structure involved, its size, and configuration; the location of the structure on the site; and other planned or existing site improvements, such as access roads, parking lots, and underground utilities. Unless the geotechnical engineer who conducted the study specifically indicates otherwise, do not rely on a geotechnical-engineering report that was:

- not prepared for you;
- not prepared for your project;
- not prepared for the specific site explored; or
- completed before important project changes were made.

Typical changes that can erode the reliability of an existing geotechnical-engineering report include those that affect:

- the function of the proposed structure, as when it's changed from a parking garage to an office building, or from a light-industrial plant to a refrigerated warehouse;
- the elevation, configuration, location, orientation, or weight of the proposed structure;
- the composition of the design team; or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project changes—even minor ones—and request an

assessment of their impact. *Geotechnical engineers cannot accept responsibility or liability for problems that occur because their reports do not consider developments of which they were not informed.*

Subsurface Conditions Can Change

A geotechnical-engineering report is based on conditions that existed at the time the geotechnical engineer performed the study. *Do not rely on a geotechnical-engineering report whose adequacy may have been affected by:* the passage of time; man-made events, such as construction on or adjacent to the site; or natural events, such as floods, droughts, earthquakes, or groundwater fluctuations. *Contact the geotechnical engineer before applying this report to determine if it is still reliable.* A minor amount of additional testing or analysis could prevent major problems.

Most Geotechnical Findings Are Professional Opinions

Site exploration identifies subsurface conditions only at those points where subsurface tests are conducted or samples are taken. Geotechnical engineers review field and laboratory data and then apply their professional judgment to render an opinion about subsurface conditions throughout the site. Actual subsurface conditions may differ — sometimes significantly — from those indicated in your report. Retaining the geotechnical engineer who developed your report to provide geotechnical-construction observation is the most effective method of managing the risks associated with unanticipated conditions.

A Report's Recommendations Are Not Final

Do not overrely on the confirmation-dependent recommendations included in your report. *Confirmation-dependent recommendations are not final*, because geotechnical engineers develop them principally from judgment and opinion. Geotechnical engineers can finalize their recommendations *only* by observing actual subsurface conditions revealed during construction. *The geotechnical engineer who developed your report cannot assume responsibility or liability for the report's confirmation-dependent recommendations if that engineer does not perform the geotechnical-construction observation required to confirm the recommendations' applicability.*

A Geotechnical-Engineering Report Is Subject to Misinterpretation

Other design-team members' misinterpretation of geotechnical-engineering reports has resulted in costly

problems. Confront that risk by having your geotechnical engineer confer with appropriate members of the design team after submitting the report. Also retain your geotechnical engineer to review pertinent elements of the design team's plans and specifications. Constructors can also misinterpret a geotechnical-engineering report. Confront that risk by having your geotechnical engineer participate in prebid and preconstruction conferences, and by providing geotechnical construction observation.

Do Not Redraw the Engineer's Logs

Geotechnical engineers prepare final boring and testing logs based upon their interpretation of field logs and laboratory data. To prevent errors or omissions, the logs included in a geotechnical-engineering report should *never* be redrawn for inclusion in architectural or other design drawings. Only photographic or electronic reproduction is acceptable, *but recognize that separating logs from the report can elevate risk.*

Give Constructors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can make constructors liable for unanticipated subsurface conditions by limiting what they provide for bid preparation. To help prevent costly problems, give constructors the complete geotechnical-engineering report, *but* preface it with a clearly written letter of transmittal. In that letter, advise constructors that the report was not prepared for purposes of bid development and that the report's accuracy is limited; encourage them to confer with the geotechnical engineer who prepared the report (a modest fee may be required) and/or to conduct additional study to obtain the specific types of information they need or prefer. A prebid conference can also be valuable. *Be sure constructors have sufficient time to perform additional study. Only then might you be in a position to give constructors the best information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions.*

Read Responsibility Provisions Closely

Some clients, design professionals, and constructors fail to recognize that geotechnical engineering is far less exact than other engineering disciplines. This lack of understanding has created unrealistic expectations that have led to disappointments, claims, and disputes. To help reduce the risk of such outcomes, geotechnical engineers commonly include a variety of explanatory provisions in their reports. Sometimes labeled "limitations," many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help

others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Environmental Concerns Are Not Covered

The equipment, techniques, and personnel used to perform an *environmental* study differ significantly from those used to perform a *geotechnical* study. For that reason, a geotechnical-engineering report does not usually relate any environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated environmental problems have led to numerous project failures.* If you have not yet obtained your own environmental information, ask your geotechnical consultant for risk-management guidance. *Do not rely on an environmental report prepared for someone else.*

Obtain Professional Assistance To Deal with Mold

Diverse strategies can be applied during building design, construction, operation, and maintenance to prevent significant amounts of mold from growing on indoor surfaces. To be effective, all such strategies should be devised for the *express purpose* of mold prevention, integrated into a comprehensive plan, and executed with diligent oversight by a professional mold-prevention consultant. Because just a small amount of water or moisture can lead to the development of severe mold infestations, many mold- prevention strategies focus on keeping building surfaces dry. While groundwater, water infiltration, and similar issues may have been addressed as part of the geotechnical- engineering study whose findings are conveyed in this report, the geotechnical engineer in charge of this project is not a mold prevention consultant; *none of the services performed in connection with the geotechnical engineer's study were designed or conducted for the purpose of mold prevention. Proper implementation of the recommendations conveyed in this report will not of itself be sufficient to prevent mold from growing in or on the structure involved.*

Rely, on Your GBC-Member Geotechnical Engineer for Additional Assistance

Membership in the Geotechnical Business Council of the Geoprofessional Business Association exposes geotechnical engineers to a wide array of risk-confrontation techniques that can be of genuine benefit for everyone involved with a construction project. Confer with you GBC-Member geotechnical engineer for more information.



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CONSTRAINTS AND RESTRICTIONS

WARRANTY

Universal Engineering Sciences has prepared this report for our client for his exclusive use, in accordance with generally accepted soil and foundation engineering practices, and makes no other warranty either expressed or implied as to the professional advice provided in the report.

UNANTICIPATED SOIL CONDITIONS

The analysis and recommendations submitted in this report are based upon the data obtained from soil borings performed at the locations indicated on the Boring Location Plan. This report does not reflect any variations which may occur between these borings.

The nature and extent of variations between borings may not become known until excavation begins. If variations appear, we may have to re-evaluate our recommendations after performing on-site observations and noting the characteristics of any variations.

CHANGED CONDITIONS

We recommend that the specifications for the project require that the contractor immediately notify Universal Engineering Sciences, as well as the owner, when subsurface conditions are encountered that are different from those present in this report.

No claim by the contractor for any conditions differing from those anticipated in the plans, specifications, and those found in this report, should be allowed unless the contractor notifies the owner and Universal Engineering Sciences of such changed conditions. Further, we recommend that all foundation work and site improvements be observed by a representative of Universal Engineering Sciences to monitor field conditions and changes, to verify design assumptions and to evaluate and recommend any appropriate modifications to this report.

MISINTERPRETATION OF SOIL ENGINEERING REPORT

Universal Engineering Sciences is responsible for the conclusions and opinions contained within this report based upon the data relating only to the specific project and location discussed herein. If the conclusions or recommendations based upon the data presented are made by others, those conclusions or recommendations are not the responsibility of Universal Engineering Sciences.

CHANGED STRUCTURE OR LOCATION

This report was prepared in order to aid in the evaluation of this project and to assist the architect or engineer in the design of this project. If any changes in the design or location of the structure as outlined in this report are planned, or if any structures are included or added that are not discussed in the report, the conclusions and recommendations contained in this report shall not be considered valid unless the changes are reviewed and the conclusions modified or approved by Universal Engineering Sciences.

USE OF REPORT BY BIDDERS

Bidders who are examining the report prior to submission of a bid are cautioned that this report was prepared as an aid to the designers of the project and it may affect actual construction operations.

Bidders are urged to make their own soil borings, test pits, test caissons or other investigations to determine those conditions that may affect construction operations. Universal Engineering Sciences cannot be responsible for any interpretations made from this report or the attached boring logs with regard to their adequacy in reflecting subsurface conditions which will affect construction operations.

STRATA CHANGES

Strata changes are indicated by a definite line on the boring logs which accompany this report. However, the actual change in the ground may be more gradual. Where changes occur between soil samples, the location of the change must necessarily be estimated using all available information and may not be shown at the exact depth.

OBSERVATIONS DURING DRILLING

Attempts are made to detect and/or identify occurrences during drilling and sampling, such as: water level, boulders, zones of lost circulation, relative ease or resistance to drilling progress, unusual sample recovery, variation of driving resistance, obstructions, etc.; however, lack of mention does not preclude their presence.

WATER LEVELS

Water level readings have been made in the drill holes during drilling and they indicate normally occurring conditions. Water levels may not have been stabilized at the last reading. This data has been reviewed and interpretations made in this report. However, it must be noted that fluctuations in the level of the groundwater may occur due to variations in rainfall, temperature, tides, and other factors not evident at the time measurements were made and reported. Since the probability of such variations is

anticipated, design drawings and specifications should accommodate such possibilities and construction planning should be based upon such assumptions of variations.

LOCATION OF BURIED OBJECTS

All users of this report are cautioned that there was no requirement for Universal Engineering Sciences to attempt to locate any man-made buried objects during the course of this exploration and that no attempt was made by Universal Engineering Sciences to locate any such buried objects. Universal Engineering Sciences cannot be responsible for any buried man-made objects which are subsequently encountered during construction that are not discussed within the text of this report.

TIME

This report reflects the soil conditions at the time of investigation. If the report is not used in a reasonable amount of time, significant changes to the site may occur and additional reviews may be required.

ATTACHMENT G
TIME OF CONCENTRATION WORKSHEETS



PO Box 3126 • 7 Waldo Street • St. Augustine • Florida • 32084
www.matthewsdesign.net

Time of Concentration (Tc) or Travel time (Tt)

Project	18037 - Westrock Drop Yard	By	K. Masters	Date	4/18/2018
Location	Pre Basin 1	Checked	S. Knowles	Date	4/18/2018

Check one; ☒ Present ☐ Developed

Check one; ☒ Tc ☐ Tt through sub area

Sheet Flow (Applicable to Tc only)

1. Surface description (table 3-1)	Segment ID	S1	
2. Manning's roughness coefficient, n (table 3-1)		Grass (Dense)	
3. Flow length, L (total L ≥ 300 ft)	ft	0.15	
4. Two-year 24-hour rainfall, p ₂	in	400	
5. Land slope, s	ft/ft	5	
6. $T_t = \frac{0.007(nL)^{0.8}}{P_2^{0.5} s^{0.4}}$ Compute T _t	hr	0.0250	
		0.362	+
			=
			0.362

Shallow concentrated flow

7. Surface description (Paved or Unpaved)	Segment ID		
8. Flow length, L	ft	Unpaved	
9. Watercourse slope, s	ft/ft	0	
10. Average velocity, V (figure 3-1)	ft/s	0.0000	
11. $T_t = \frac{L}{3600 V}$ Compute T _t	hr	0	
		0.000	+
			=
			0.000

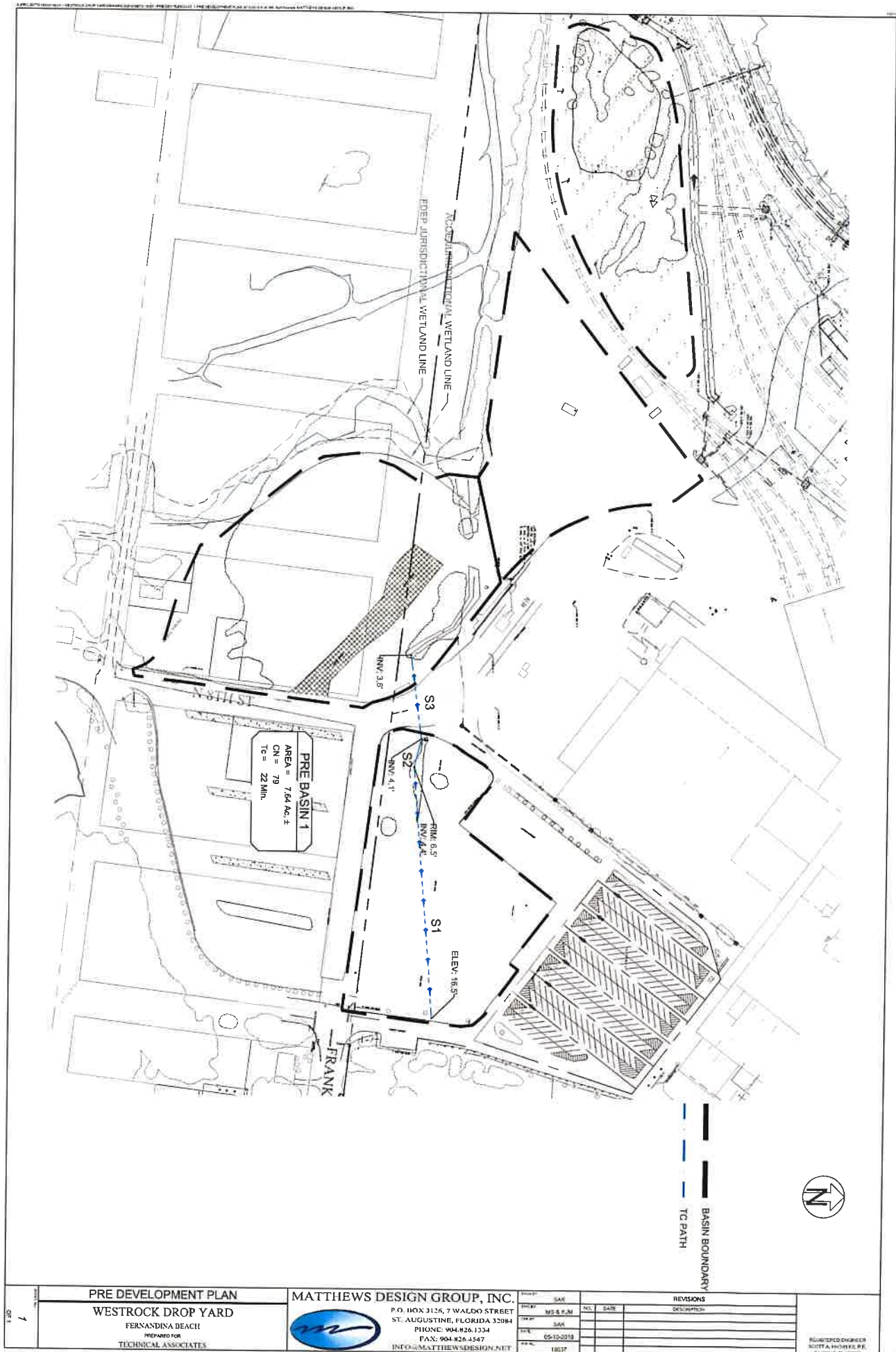
Channel flow

12. Cross sectional flow area, a	Segment ID	S2	S3	
13. Wetted perimeter, P _w		18	18	
14. Hydraulic radius, r=a/P _w compute r	ft ²	1.766	1.766	
15. Channel slope, s	ft	4.71	4.71	
16. Manning's roughness coefficient, n	ft	0.375	0.375	
17. $V = \frac{1.49 r^{2/3} s^{1/2}}{n}$ Compute V	ft/ft	0.003	0.003	
18. Flow length, L	ft/s	0.013	0.013	
19. $T_t = \frac{L}{3600 V}$ Compute T _t	ft	3.264557998	3.264557998	
	hr	118	152	
		0.01004	+	0.012934
			=	0.022974
20. Watershed or sub area Tc or Tt (add Tt in steps 6, 11, and 19)	hr			0.37
	min			22

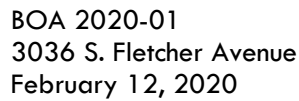
ATTACHMENT H
PRE AND POST DEVELOPMENT MAPS

MATTHEWS
DESIGN GROUP
INCORPORATED

PO Box 3126 • 7 Waldo Street • St. Augustine • Florida • 32084
www.matthewsdesign.net



SHEET 7	PRE DEVELOPMENT PLAN	MATTHEWS DESIGN GROUP, INC.  P.O. BOX 3136, 7 WALDO STREET ST. AUGUSTINE, FLORIDA 32084 PHONE: 904.826.1334 FAX: 904.826.4547 INFO@MATTHEWSDESIGN.NET	DATE	BY	NO.	DATE	REVISIONS	
	WESTROCK DROP YARD		05-10-2019	SAK				DESCRIPTION
	FERNANDINA BEACH		DATE					
	PREPARED FOR TECHNICAL ASSOCIATES		05-10-2019					
			18037					
								REGISTERED ENGINEER SCOTT A. MATTHEWS, P.E. EXCISE 15-00001



Case Number	2020-01
Meeting Date	February 19, 2020
Owner/Applicant	Daniel T Ward Living Trust, Daniel T Ward Trustee
Property Location:	3036 S. Fletcher
Parcel Number:	00-00-31-1720-0002-0010
Requested action:	VARIANCE from LDC Section 4.02.03(E) Building Heights &
Current zoning:	R-3
FLUM land use category:	High Density Residential
Existing uses on the site:	Duplex

I. SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

[illegible]



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.

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.



BOA 2020-01
3036 S. Fletcher Avenue
February 12, 2020

9. A variance shall not be granted which authorizes the filling of wetlands prohibited by LDC Section 3.03.03(A) and Comprehensive Plan Policy 5.08.04.
10. No variance shall be granted to exceed the maximum building height of 35 feet for a building on any lot within 800 feet of the mean high water line of the Atlantic Ocean under LDC section 4.02.03(D), table 4.02.03(E), specifically note 1

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

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

**Consistent
with
Criteria?**

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

☒ Yes ☐ No	1. <u>Special Conditions</u>: Special conditions and circumstances <u>do exist</u> 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. Originally constructed as a bed and breakfast later turned into an up down duplex. The third floor unit does not have an exterior exit which the proposed stair would provide.
☐ Yes ☒ No	2. <u>Special Privilege</u>: Granting the variance <u>does 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. No. The City's code recognizes existing nonconforming structures but states they should not be expanded except in compliance within current code.
☐ Yes ☒ No	3. <u>Literal Interpretation</u>: Literal interpretation of the provisions of the Land Development Code <u>would not deprive</u> the applicant of rights commonly enjoyed by other properties in the same zoning district. No. The request is an expansion of an existing nonconforming situation.
☐ Yes ☒ No	4. <u>Minimum Variance</u>: The variance requested <u>is not</u> the minimum variance needed that will make possible the reasonable use of the land, structure, or building. No. While the proposed stair appears to be the minimum required to connect to the existing exterior stair, it would further an encroachment into a view corridor. (Staff recognizes that the south side of the structure is heavily landscaped with palms)



☐ Yes ☒ No	5. <u>General Harmony</u>: Granting the variance <u>will not be</u> in harmony with the general intent and purpose of the Land Development Code and Comprehensive Plan. No. The code states that existing nonconforming structures should not be expanded. Stairs are not an allowable encroachment into side yards because they block view corridors.
☒ Yes ☐ No	6. <u>Public Interest</u>: 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. Yes. While it appears that an exterior stair was not a building code requirement at the time it was converted to a duplex. It is reasonable to have an exterior egress from a third floor unit.

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 1, 5, and 6, but does not meet criteria 2, 3, or 4, for granting a variance, therefore staff must recommend denial.



BOA 2020-01
3036 S. Fletcher Avenue
February 12, 2020

VI. MOTION TO CONSIDER:

I move to **approve or deny** BOA case number 2020-01 AND I move that the BOA make the following findings of fact and conclusions of law part of the record: That BOA case 2020-01, 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 2020-01 **meets or does not meet** the following criteria for granting a variance: special conditions, special privilege, literal interpretations, minimum variance, general harmony, and public interest **and the reasons for my findings are:**

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

Jacob M. Platt
City Planner

BOA2019- 00 01

REC'D: 1/10/2020 BY: (8)
INVOICE #: 6230
PAYMENT: \$850- TYPE: CR 2161
BOARD MEETING DATE: 2/19/2020



APPLICATION FOR VARIANCE FROM THE LDC

APPLICANT INFORMATION

Owner Name: Daniel T Ward Living Trust, Trustee Daniel Ward
Mailing Address: 3036 S. Fletcher Avenue, Fernandina Beach, FL 32034
Telephone: 904-321-7922 Fax: _____
Email: dantward@johm.com

Agent Name: _____
Mailing Address: _____
Telephone: _____ Fax: _____
Email: _____

PROPERTY INFORMATION

Street Address: 3036 And 30 1/2 S. Fletcher Avenue, Fernandina Beach, FL 32034
Parcel Identification Number(s): 00-00-31-1720-0010
Lot Number: 1 Block Number: 2

PROJECT INFORMATION (see attachment)

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

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

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.

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.

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.

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

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

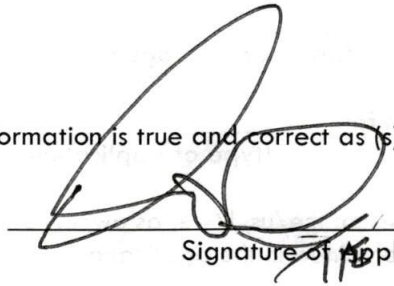
☐ If your property is located within the Historic Districts or the Community Redevelopment Area, please fill out responses to the supplemental variance criteria, attached as Appendix A, on a separate sheet of paper.

SIGNATURE/NOTARY

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

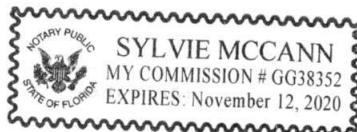
Date

1/10/20


Signature of Applicant

STATE OF FLORIDA
COUNTY OF NASSAU

ss }



Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 10th day of January, 20 20, by DAN WARD.


Notary Public

SYLVIE MCCANN
Printed Name

11/12/20
My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: ☐



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE _____
(print name of property owner(s))

hereby authorize: _____
(print name of agent)

to represent me/us in processing an application for: _____
(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)

(Print name of owner)

STATE OF FLORIDA
COUNTY OF NASSAU }
ss

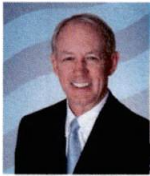
Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this _____ day
of _____, 20_____, by _____.

Notary Public

Printed Name

My Commission Expires

Personally Known _____ OR Produced Identification _____ ID Produced: _____



A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER



PROPERTY INFORMATION

Parcel Number 00-00-31-1720-0002-0010

Owner Name WARD DANIEL T TRUSTEE
Mailing Address OF DANIEL T WARD LIVING TRUST
3036 S FLETCHER AV
FERNANDINA BEACH, FL 32034
Location Address 3036 FLETCHER AVE S
FERNANDINA BEACH 32034
Tax District FERNANDINA BEACH
Millage 20.3245
Homestead Yes
Property Usage MULTI-FAMI 000800
Deed Acres 0
Short Legal BLOCK 2 LOT 1 IN OR 1831/1753 SOUTH BEACH SUB PB 3/11

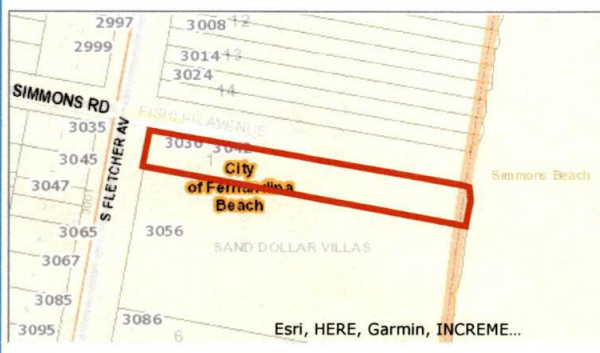
2019 Certified Values

Land Value	\$718,750
(+) Improved Value	\$1,895,740
(=) Market Value	\$2,614,490
(-) Agricultural Classification	\$0
(-) SOH or Non-Hx* Capped Savings	\$1,051,701
(=) Assessed Value	\$1,562,789
(-) Homestead	\$25,000
(-) Additional Exemptions	\$0
(=) School Taxable Value	\$1,821,962
(-) Non-School HX & Other Exempt Value	\$25,000
(=) County Taxable Value	\$1,512,789

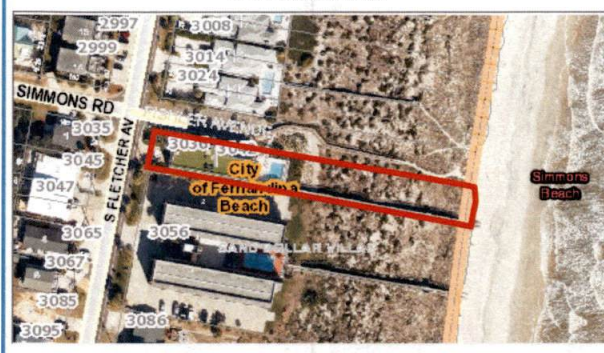


Note: *10% Cap does not apply to School Taxable Value

PARCEL MAP



2019 AERIAL MAP

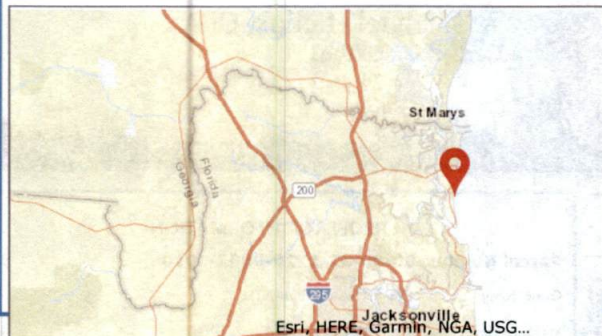


PROPERTY PHOTO

LOCATION MAP



If this picture is incorrect, please email info@nassauflpa.com



BUILDING INFORMATION

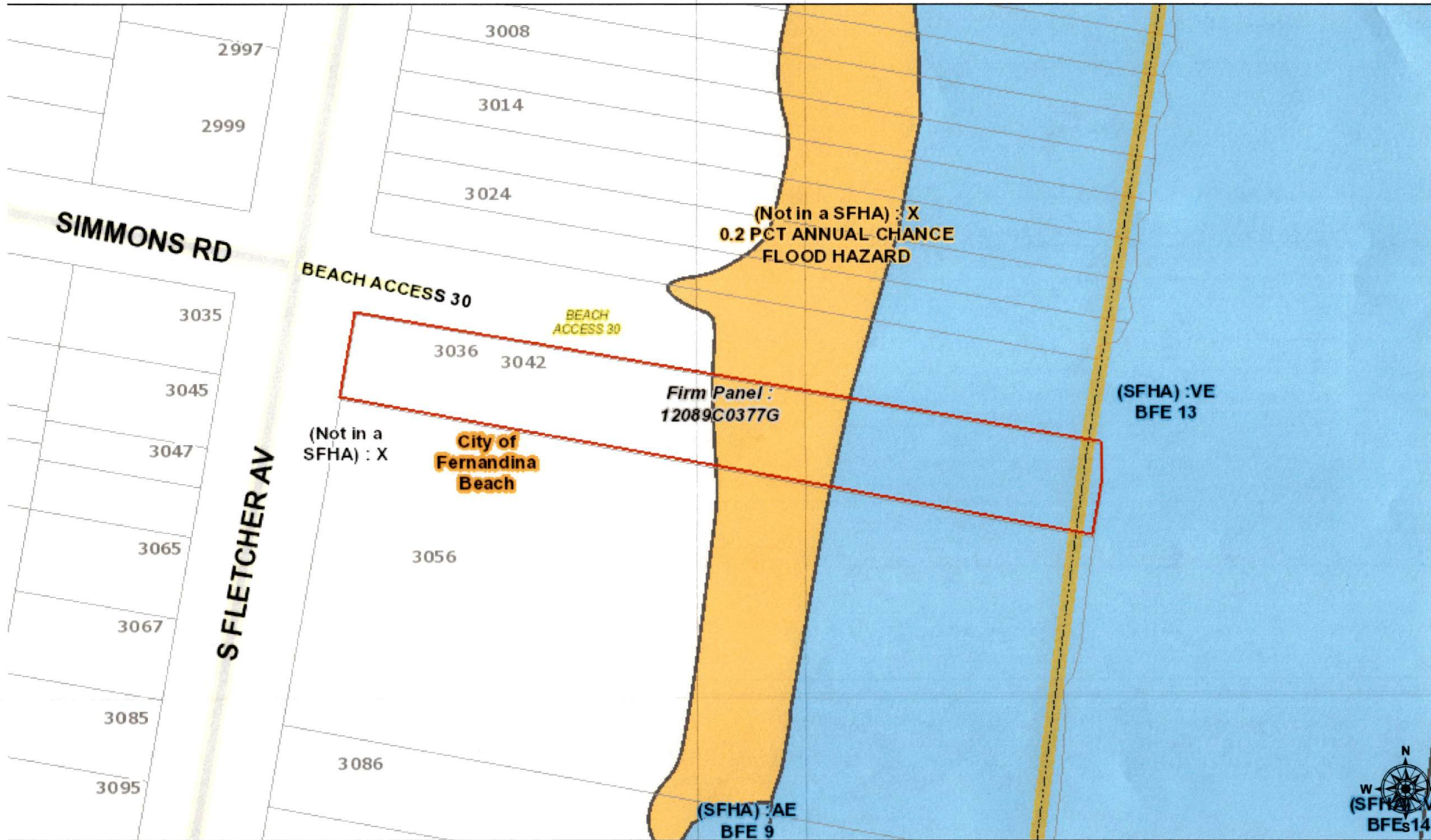
Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built	Building Sketch
DUPLEX SUP	18016	7438	5	8					2008	

MISCELLANEOUS INFORMATION

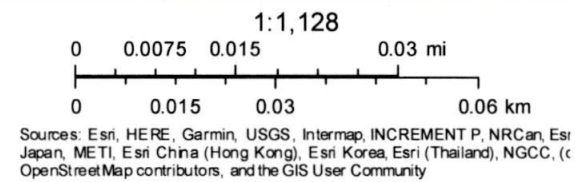
Description	Dimensions L X W	Units	Year Built
POOL GUNIT	0 X 0	630	2016
POOL GUNIT	0 X 0	1350	2016
ST/AL FNC	0 X 0	176	2016
CB/STC 8"	0 X 0	540	2016
POOL HTR R	0 X 0	1	2016

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2012-12-21	1831 / 1753	\$1,400,000	WD	Q	Y	HERITAGE BANK OF NORTH FLORIDA	WARD DANIEL T TRUSTEE
2009-01-05	1601 / 364	\$100	CT	U	N	CLERK OF COURT	HERITAGE BANK OF NORTH FLA
2004-11-19	1275 / 986	\$695,000	WD	U	Y	HIGHBEAM INC	HANAU INVESTMENTS INC
2004-01-02	1199 / 610	\$375,000	WD	U	Y	AULD LAND SYNE INC	HIGHBEAM INC
1993-07-21	685 / 510	\$200,000	WD	Q	Y	SNOW WM JR & JEAN	AULD LAND SYNE INC
1987-09-29	527 / 789	\$110,000	WD	Q	Y	TYSON J MALCOM & AMY	SNOW WM JR & JEAN L



ovember 4, 2019



244M00

ON 244M00

W. J. STELCHER

1970. 1. 244M00

Attachment for Application for Variance From the LDC

Applicant information

Owner Name: Daniel T. Ward Living Trust

Mailing Address: 3036 S. Fletcher Avenue, Fernandina Beach, Fl. 32034

Telephone: 904-321-7922

Email: dantward@yahoo.com

Property Information

Street Address: 3036 and 3042 S. Fletcher Avenue, Fernandina Beach, Fl. 32034

Parcel Identification Number: 00-00-31-1720-0010

Lot Number: 1 in or 18311753 South Beach sub PB3/11

Block Number: 2

Project Information

Variance requested from LDC Section: Exterior Stair Addition

Brief Description of work proposed: For health and safety reasons, to connect an exterior staircase from third floor duplex, unit 3042, to exiting second floor exit, unit 3036, thereby providing an exterior exit. Three story R3 zoned duplex structure, 3036 and 3042 S. Fletcher Avenue property has two existing southern exterior exits from the 2nd floor unit, 3036, to ground level (see provided survey). Third floor unit, 3042, has no exterior exit. This unit has Miami Dade hurricane solid pane windows with only an interior northern staircase consisting of six separate staircases that wrap around an interior elevator. Should a natural disaster occur or electric outage the elevator becomes either inoperable or automatically descends to ground level. Top level duplex unit is 3600 sq. ft. This variance request is to provide an exterior southern exit by remove an existing full panel window with a door and connect the staircase into the exiting second floor staircase which will not impact any additional ground level footprint. This exterior exist will provide an external exit route which will minimize liability and increase safety in an emergency situation. Note the current existing second floor exit is within the fenced yard and adjacent to the Sand Dollar Villas parking lot and will not impact the spatial ground footprint, access nor view. Please see survey to view the two exiting approved southern staircases and walkover that were included in renovations 2013 and 2015. In addition, during 2013 renovation, the city approved a northern rooftop staircase from the third floor to the rooftop (staircase does not connect to the second nor ground level). Both the northern and southern property lines are adjacent to parking lots. The northern side is next to Beach Access 30.

Below are responses to questions 1-6 of the Planning and Conservation BOA Variance Application:

- 1) **Special Conditions:** External southern staircase to provide a secondary exit route to 3600 sq. ft., unit 3042.
- 2) **Special Privilege:** Does not.
- 3) **Literal Interpretation:** No impact.
- 4) **Minimum Variance:** Variance will not impact exiting structure footprint or adjacent property.
- 5) **General Harmony:** Variance request is in harmony with R3 zoning and compatible and compliant with surrounding area.
- 6) **Public Interest:** Request is compatible and will not impact surrounding properties.

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Project Information

Variance requested from LDC Section: Exterior Stair Addition

Brief Description of work proposed: For health and safety reasons, to connect an exterior staircase from third floor duplex, unit 3042, to exiting second floor exit, unit 3036, thereby providing an exterior exit. Three story R3 zoned duplex structure, 3036 and 3042 S. Fletcher Avenue property has two existing southern exterior exits from the 2nd floor unit, 3036, to ground level (see provided survey). Third floor unit, 3042, has no exterior exit. This unit has Miami Dade hurricane solid pane windows with only an interior northern staircase consisting of six separate staircases that wrap around an interior elevator. Should a natural disaster occur or electric outage the elevator becomes either inoperable or automatically descends to ground level. Top level duplex unit is 3600 sq. ft. This variance request is to provide an exterior southern exit by remove an existing full panel window with a door and connect the staircase into the exiting second floor staircase which will not impact any additional ground level footprint. This exterior exist will provide an external exit route which will minimize liability and increase safety in an emergency situation. Note the current existing second floor exit is within the fenced yard and adjacent to the Sand Dollar Villas parking lot and will not impact the spatial ground footprint, access nor view. Please see survey to view the two exiting approved southern staircases and walkover that were included in renovations 2013 and 2015. In addition, during 2013 renovation, the city approved a northern rooftop staircase from the third floor to the rooftop (staircase does not connect to the second nor ground level). Both the northern and southern property lines are adjacent to parking lots. The northern side is next to Beach Access 30.

Below are responses to questions 1-6 of the Planning and Conservation BOA Variance Application:

- 1) **Special Conditions:** External southern staircase to provide a secondary exit route to 3600 sq. ft., unit 3042.
- 2) **Special Privilege:** Does not.
- 3) **Literal Interpretation:** No impact.
- 4) **Minimum Variance:** Variance will not impact exiting structure footprint or adjacent property.
- 5) **General Harmony:** Variance request is in harmony with R3 zoning and compatible and compliant with surrounding area.
- 6) **Public Interest:** Request is compatible and will not impact surrounding properties.

1. The first part of the report is a general introduction to the project.

2. The second part is a detailed description of the methodology used.

3. The third part is a discussion of the results of the study.

4. The fourth part is a conclusion and recommendations.

5. The fifth part is a list of references.

6. The sixth part is an appendix containing additional data.

7. The seventh part is a summary of the findings of the study.

8. The eighth part is a list of abbreviations and acronyms.

9. The ninth part is a list of figures and tables.

10. The tenth part is a list of footnotes.

11. The eleventh part is a list of appendices.

12. The twelfth part is a list of references.

13. The thirteenth part is a list of abbreviations and acronyms.

14. The fourteenth part is a list of figures and tables.

15. The fifteenth part is a list of footnotes.

16. The sixteenth part is a list of appendices.

17. The seventeenth part is a list of references.

18. The eighteenth part is a list of abbreviations and acronyms.

19. The nineteenth part is a list of figures and tables.

20. The twentieth part is a list of footnotes.

21. The twenty-first part is a list of appendices.

22. The twenty-second part is a list of references.

23. The twenty-third part is a list of abbreviations and acronyms.

24. The twenty-fourth part is a list of figures and tables.

25. The twenty-fifth part is a list of footnotes.

26. The twenty-sixth part is a list of appendices.

27. The twenty-seventh part is a list of references.

28. The twenty-eighth part is a list of abbreviations and acronyms.

29. The twenty-ninth part is a list of figures and tables.

30. The thirtieth part is a list of footnotes.

31. The thirty-first part is a list of appendices.

AS RECORDED IN PLAT BOOK 3, PAGE 11 OF THE
PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

(50-FOOT RIGHT-OF-WAY)
(BEACH ACCESS)

-S79°21'29"E

3-STORY
RESIDENCE
#3036

L O T 1
BLOCK 2

LOT 2
BLOCK 2

SOUTH FLETCHER AVENUE
(75-FOOT RIGHT-OF-WAY)

ATLANTIC OCEAN

SURVEY NOTES:

- 1) The "Legal Description" herein is in accord with the description provided by the client.
- 2) Underground improvements were not located or shown.
- 3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- 4) Bearings shown hereon are based on the State Plane Coordinate System for the East Zone of the State of Florida. North American Datum of 1983 (NAD '83)
- 5) "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.
- 6) The property shown hereon lies within flood zones "XI, VE 13" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C 0377 G, Dated 08/02/2017. Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- 7) This survey is protected by copyright and is certified only to the entities listed and only for this particular transaction. Any use or reproduction of this survey without the express written permission of the surveyor is prohibited. Use of this survey in any subsequent transactions is expressly prohibited and is not authorized. The surveyor expressly disclaims any certification to any parties in future transactions. No entity other than those listed should rely upon this survey.
- 8) It is our interpretation of the record plat that all lots shown nearest to the Atlantic Ocean extend to the Mean High Water Line of the Atlantic Ocean.

CERTIFIED TO:
DAN WARD

PROPERTY ADDRESS:
3036 SOUTH FLETCHER AVENUE
FERNANDINA BEACH, FLORIDA 32034

THE INFORMATION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

MICHAEL A. MANZIE, P.L.S. 4069

3.15.19

MANZIE & DRAKE LAND SURVEYING

117 South Ninth Street, Fernandina Beach, FL 32034

Certificate of Authorization Number "LB 7039"

"OUR *SIGHTS* ARE ON THE FUTURE,
SET YOUR *SITES* ON US."

SCALE: 1"=20' JOB NO: 19104 DATE: 3/13/2019 CADD: BH/WKD

F.B. NO: X-276 PAGE NO: 42-43 FIELD CREW: CB/GS FILE NO: A-4797

COPYRIGHT © 2019 BY MANZIE AND DRAKE LAND SURVEYING

LEGEND

LEGEND
A/C = AIR CONDITIONER

℄ = CENTERLINE

 = CONCRETE FLATWORK

Ⓢ = SEWER MANHOLE

WM = WATER METER

 = WOOD FENCE

 = WOOD FLATWORK

Q₃ = WOOD POWER POLE

 = LIGHT POLE



BOA 2020-02
510 Dade Street
February 12, 2020

BOARD OF ADJUSTMENT STAFF REPORT

Case Number 2019-10

Meeting Date February 19, 2020

Owner/Applicant James & Tina Smith
Property Location: 510 Dade
Parcel Number: 00-00-31-1800-0033-0090

Requested action: VARIANCE from LDC Section 5.01.11(B)&(F) Swimming Pools and Pool Enclosures.
LDC Section 5.01.11(D)Pool equipment setback

Current zoning: R-2
FLUM land use category: Medium Density Residential
Existing uses on the site: Single Family Residence

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 applicant is seeking a variance to allow for the construction of an inground swimming pool and pool enclosure within the front yard; along with a request to locate the pool equipment closer than 5 feet from the north property line.

LDC section 5.01.11(F)(1) The minimum front setback shall be the same as that required for a residence located on the parcel where the pool is to be constructed. However, in no case is the pool to be located closer to a front property line than the principal building is located.

Pools are permissible in the side and rear yard provided that the setback from the property line to the water's edge is no less than 8 feet. Pool screen enclosures have a 3-foot minimum side and rear yard setback. The proposed pool would be located 8 ½ feet from the Dade Street property line, and the screen enclosure would have a 7 foot setback.

The Smith residence was constructed in 2017/2018. The large live oak in the center of the property was incorporated into the design and built around.



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.

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 with regard to each of the following provisions:

**Consistent
with
Criteria?**

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

☒ Yes ☐ No	1. <u>Special Conditions</u>: Special conditions and circumstances <u>do exist</u> 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. A heritage tree caliber live oak is in the middle of the site which the house was designed and constructed around. The pool could be located in the east side yard; however, the tree would need to be removed.
☐ Yes ☒ No	2. <u>Special Privilege</u>: Granting the variance <u>does 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. No. Pools are not permissible in front of the principle structure within any of our residential zoning districts and therefor neither are pool screen enclosures. However, the board may wish to consider the large live oak in the center of the lot and the relatively high elevation of the front yard in relationship to Dade Street.
☐ Yes ☒ No	3. <u>Literal Interpretation</u>: Literal interpretation of the provisions of the Land Development Code <u>would not deprive</u> the applicant of rights commonly enjoyed by other properties in the same zoning district. No. However, it would force the removal of a large live oak tree that was incorporated into the Smith's home design. Therefore, staff request that the board take the site features into the applicant's request.
☐ Yes ☒ No	4. <u>Minimum Variance</u>: The variance requested <u>is not</u> the minimum variance needed that will make possible the reasonable use of the land, structure, or building. No. Pools are allowed on all residential properties. However, a newly constructed primary and accessory dwelling were recently designed and built.



☒ Yes ☐ No	5. <u>General Harmony</u>: Granting the variance <u>will be</u> in harmony with the general intent and purpose of the Land Development Code and Comprehensive Plan. Yes. Allowing the pool to be constructed in the front yard will save the large live oak in the center of the property and allow the property owner to have an allowable accessory structure.
☒ Yes ☐ No	6. <u>Public Interest</u>: 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. Yes. The 50 x 100 foot corner lot of record is unique with it's high elevation above both streets. Existing vegetation on the north side of the property and within the right of way provides a screen to the proposed improvements. Allowing the pool and screen enclosure within the front yard will preserve a large specimen tree that the owner designed the home around.

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 1, 5, and 6, but does not meet criteria 2, 3, or 4, for granting a variance, therefore staff must recommend denial.



BOA 2020-02
510 Dade Street
February 12, 2020

VI. MOTION TO CONSIDER:

I move to **approve or deny** BOA case number 2020-02 AND I move that the BOA make the following findings of fact and conclusions of law part of the record: That BOA case 2020-02, 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 2020-02 **meets or does not meet** the following criteria for granting a variance: special conditions, special privilege, literal interpretations, minimum variance, general harmony, and public interest **and the reasons for my findings are:**

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

Jacob M. Platt
City Planner

FOUND 1 1/2" REBAR
AND CAP PLS 1558

DADE STREET

A.L. OF THAT CERTAIN LOT, PIECE OF PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA BEACH,
(FORMERLY NAMED FERNANDINA), COUNTY OF NASSAU, STATE OF FLORIDA AND BEING FURTHER DESCRIBED ACCORDING
TO THE OFFICIAL MAP OR PLAT OF SAID CITY (AS LITOGRAPIED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN
1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901)
KNOW AND DESCRIBED AS FOLLOWS: LOT 9, BLOCK 33, FERNANDINA BEACH, OF THE PUBLIC RECORDS OF
NASSAU COUNTY, FLORIDA.



50.02' MEAS.

FOUND 1 1/2" REBAR
AND CAP PLS 3718

N79°37'10"W

LOT 9
BLOCK 33

50.00' PLAT
50.09' MEAS.

100.00' PLAT
99.84' MEAS.

10' x 16'
CONCRETE
SPA

CONCRETE
PAVER
DECKING

(1) 2x3'
(2) 3x3'
POOL
EQ PADS

LOT 8
BLOCK 33

2 STORY WOOD
FRAME HOME

S10°14'24"W

FOUND 1 1/2" REBAR
AND CAP PLS 1558

50.31' MEAS.

FOUND 1 1/2" IRON
PIPE, NO CAP

S79°34'18"E

50.51' MEAS.
50.00' PLAT

FOUND 1 1/2" REBAR
AND CAP PLS 1558

NORTH 6TH STREET
R.O. RIGHT OF WAY E.A.T.

PREPARED FOR:
JAMES MARTY SMITH
FOR THE BENEFIT OF:
FIRST FEDERAL BANK OF FLORIDA
FIDELITY NATIONAL TITLE INSURANCE COMPANY
TRADEMARK TITLE SERVICES, INC.

SURVEY NOTES:

- 1) The "Legal Description" hereon is in accord with the description provided by the client.
- 2) Underground improvements were not located or shown.
- 3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- 4) Bearings based on N 10°00'00" E on the Westerly right of way line, N. 6TH Street, (Assumed).
- 5) Fence ownership, if applicable, has not been determined by this office. Fences are drawn out of scale in order to accentuate their relationship to property lines. Fences are not deemed to be encroachments unless ownership is apparent.
- 6) "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."
- 7) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 1288900237E, Dated 12-17-2010.
- 8) Unless otherwise noted Measured angles and distances are the same as Plat or Deed angles and distances.
- 9) This survey has been performed according to the standard of care to achieve the following accuracies for the following surveyed:
Surveyed Accuracy - 1 foot in 15818 feet
Commercial/High Risk Linear - 1 foot in 10000 feet
SOP rule 5J-17.051(3) (B) (15) b.ii

LEGEND

—E—E— = AERIAL SURVEY WIRE
A/T = AIR TIGHT WIRE
AKA = A.S.O. KNOWN AS
(K.R.) = KENTON RESISTION LINE
[] = CABLE TELEVISION FLEXIBLE
Δ = CENTRAL ANGLE
V = CENTERLINE
—+— = TRANS. LINE, ELEV.
C.R. = CURVE BEARING
T.R. = TRANS. BEARING

CONC. = CONCRETE
[] = CONCRETE FLATWORK
CMP = CORRUGATED METAL PIPE
[] = ELECTRICITY METER
ELEV. = ELEVATION
F.F. = FINISHED FLOOR
[] = FIRE HYDRANT
[] = GAS METER
L = AND LENGTH
[] = LIGHT POLE

MEAS. = MEASURED
N.G.V.E. = NATIONAL GEODESIC VERTICAL DATUM
O.R.G. = OFFICIAL RECORD BOOK
P.N. = PARTIAL IDENTIFICATION NUMBER
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R = RADIUS
R.C.P. = REINFORCED CONCRETE PIPE
R/W = RIGHT-OF-WAY
[] = SEWER CLEARDIRT
[] = SCALE MANHOLE

[] = STORM MANHOLE
[] = TELEPHONE FIELD BOX
[] = WOOD FENCE
[] = WOOD FRAME FENCE
[] = WATER METER
[] = WELL

THE INFORMATION SHOWN HEREON MEETS THE MINIMUM
TECHNICAL STANDARDS SET FORTH BY THE FLORIDA
BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS
IN CHAPTER 61C17-6, FLORIDA ADMINISTRATIVE CODE,
PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY:
ALAN FRANKLIN GLASS
FLORIDA REGISTERED SURVEYOR AND
MAPPER CERTIFICATE No. 5712

ALAN FRANKLIN GLASS

ALAN FRANKLIN GLASS
2700A CHESAIRE PARK DRIVE, FERNANDINA BEACH, FLORIDA 32034
(904) 261-0128 • CELL (904) 370-0318

DATE: 11-9-18
BY: JLS
CHECKED: JLS
DATE: 11-9-18
BY: JLS
CHECKED: JLS

BOA2020.0002

REC'D: 1/14/20 BY: [Signature]
INVOICE #: 6276
PAYMENT: 850 TYPE: CK 1006
BOARD MEETING DATE: 2/19/2020



APPLICATION FOR VARIANCE FROM THE LDC

APPLICANT INFORMATION

Owner Name: James Marty Smith Tina R Smith
Mailing Address: PO Box 695
Telephone: 704-309-7227 Fax: 704-589-1965
Email: marty.collisionsafety@gmail.com tina@sellingnassau.com

Agent Name: N/A
Mailing Address: _____
Telephone: _____ Fax: _____
Email: _____

PROPERTY INFORMATION

Street Address: 510 Dade St Fernandina Beach FL
Parcel Identification Number(s): 00-00-31-1800-0033-0090
Lot Number: Lot 9 Block Number: _____

PROJECT INFORMATION

Variance(s) requested from LDC Section(s): 5.01.11 Swimming Pools & Pool Enclosure

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

Spool location / Spool Equipment location /
Spool Enclosure

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.

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.

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.

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

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

☐ 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

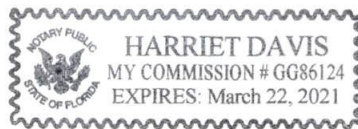
The undersigned states the above information is true and correct as (s)he is informed and believes.

1-14-2020
Date

[Signature]
Signature of Applicant

STATE OF FLORIDA
COUNTY OF NASSAU

ss }



Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 14 day of January, 2020, by Tina Smith.

Harriet Davis
Notary Public

Harriet Davis
Printed Name

3/22/21
My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: _____

1. Special Condition: 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.

When planning to construct our home on the subject property, we recognized multiple circumstances that needed to be taken into account when planning our home. First, there was a significant grade difference of approximately 9-FT from the street elevation along Dade Street to where the lot would level out for the construction of our home. Second, this is a corner lot located at the corner of Dade Street and North 6th Street and the Special Flood Hazard Area, Zone AE runs along the edge of both Dade Street and North 6th Street. Third, the lot contained multiple tree specimens that are encouraged to be protected or preserved by the City, including an approximately 152 inch diameter Live Oak tree that is located toward the middle of the lot from both front to back and side to side. Last, the property is visually impacted by the lights and noise generated by the nearby Westrock facility. Being impacted by so many special conditions and circumstances is peculiar to the subject property. As a result of these impacts, careful consideration went into the design of the home to minimize the grading of the lot in order to protect against floodplain, to preserve as many trees as possible, especially the mature Live Oak, as well as, to minimize the impacts of light and noise from Westrock.

None of the special conditions and circumstances resulted from the actions of the applicant and resulted in an increased development cost to construct our home and has limited the applicants ability to develop the requested amenity as would normally be allowed.

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.

With this being a corner lot and in order to minimize grading, impacts from the adjacent floodplain, tree removal, as well as, light and noise from Westrock, the house was designed with an architectural front, access and parking from North 6th Street that resulted in the preservation of trees along Dade Street. If granted, the concrete spa and pool screen enclosure would meet the normal setbacks from property lines, would not increase the impervious surfaces over that allowed in the R-2 zoning district and would have the appearance of being located in a side yard instead of a front yard.

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.

The maximum impervious surface ratio allowed for property located in the R-2 zoning district is 60%. The house was custom designed, at the request of the City, to preserve the mature 152-inch diameter Live Oak tree that is located within the lot's building envelope. This severely limited the amount of impervious surface that could be developed upon the lot, which is a right that is commonly enjoyed by other properties. Impervious surfaces currently cover approximately 45% of the lot. The variance where to be approved, the amount of impervious surface is proposed to only increase to 56%, which is less than the 60% normally allowed in the R-2 zoning district and would be done in such a way that it would not impact the Live Oak and/or other trees located upon the property.

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 design of the concrete spa and paver decking was designed to minimize the degree of variance needed. The in-ground concrete spa and pool screen enclosure would meet required side and rear yard setbacks and only need relief in order to be placed in the technical front yard of the lot. The pool equipment is proposed to be located in the internal side yard adjacent to the house.

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

As with the design of the house itself, careful consideration has been taken in the design of the in-ground concrete spa and paver decking area to ensure that minimal land disturbance will occur and that no existing trees would be removed as a result of the project. The elevation differences down to each of the adjacent streets, along with trees and other existing vegetation was also taken into consideration with the design to ensure minimal visibility of the in-ground concrete spa and pool screen enclosure from each of the streets. In addition, a waterfall has been designed into the concrete spa that will generate sound to mitigate noise from Westrock.

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.

The concrete spa, pool screen enclosure and location of the pool equipment as designed will not cause a detriment to the public health, safety, welfare or environment. The project area is bounded by two streets and only one adjacent home to the interior side yard. We have reached out to the adjacent home owner to share our plans and careful consideration has been given to the location of the pool equipment that will adjacent to their garage that does not contain any windows or doors. The adjacent owner did not indicate any objections to the request. The pool screen enclosure would be constructed

utilizing black materials to minimize the visibility of the enclosure from each street and all adjacent properties. The project is also designed to continue the protection of the natural environment by not impacting the tree canopy, the floodplain and staying below the maximum impervious surfaces allowed.

Notice of Proposed Property Taxes

NASSAU COUNTY TAXING AUTHORITY
96135 NASSAU PLACE, SUITE 4
YULEE, FL 32097

2018 REAL ESTATE PROPERTY

020829 P2 T47*****AUTO**MIXED AADC 328 00
00-00-31-1800-0033-0090
SMITH TINA CROSBY & JAMES M
PO BOX 1275
GASTONIA NC 28053-1275

DO NOT PAY THIS IS NOT A BILL

The taxing authorities which levy property taxes against your property will soon hold public hearings to adopt budgets and tax rates for the next year. The purpose of these public hearings is to receive opinions from the general public and to answer questions on the proposed tax changes and budget prior to taking final action. Each taxing authority may amend or alter its proposals at the hearing.

LEGAL DESCRIPTION

SEC 21 TWN 3N RNG 28
BLOCK 33 LOT 9
IN OR 2072/1096
CITY OF FDNA BEACH

SITUS ADDRESS

510 DADE ST
FERNANDINA BEACH

Taxing Authority	COLUMN 1*		COLUMN 2*		COLUMN 3*		PUBLIC HEARING INFORMATION A public hearing on the proposed taxes and budget will be held on:
	Tax Rate 2017	Your Property Taxes 2017	Tax Rate If No Budget Change is Adopted 2018	Your Property Taxes If No Budget Change is Adopted 2018	Tax Rate PROPOSED 2018	Your Property Taxes IF PROPOSED Budget is Adopted 2018	
002 NASSAU COUNTY	6.5670	\$ 541.78	6.2105	\$ 512.37	7.4278	\$ 612.79	9/10/18 6PM COMMISSION CHAMBERS 96135 NASSAU PL YULEE, FL 32097
SCHOOL BOARD- STATE	4.3500	\$ 358.88	4.1222	\$ 340.08	4.0690	\$ 335.69	9/13/18 5:30PM 1201 ATLANTIC AVE FERNANDINA BEACH, FL 32034
SCHOOL BOARD - LOCAL	2.2480	\$ 185.46	2.1303	\$ 175.75	2.2480	\$ 185.46	9/13/18 5:30PM 1201 ATLANTIC AVE FERNANDINA BEACH, FL 32034
FERNANDINA BEACH	6.0000	\$ 495.00	5.2469	\$ 432.87	5.8553	\$ 483.06	9/04/18 5:01PM CITY COMM CHAMBERS 204 ASH ST FERNANDINA BCH FL 32034
AMELIA ISL BEACH MSTU	.1021	\$ 8.42	.0962	\$ 7.94	.1021	\$ 8.42	9/10/18 6PM COMMISSION CHAMBERS 96135 NASSAU PL YULEE, FL 32097
ST JOHNS WTR MGMT DIST	.2724	\$ 22.47	.2562	\$ 21.14	.2562	\$ 21.14	9/11/18 5:05PM 4049 REID ST, HWY 100 WEST, PALATKA, FL 32177
FL INLAND NAVIGATION DIST	.0320	\$ 2.64	.0302	\$ 2.49	.0320	\$ 2.64	9/06/18 5:30PM RIVIERA BCH MARINA EVT CTR 190E 13ST RIV BCH FL 33404
AMELIA ISLAND MOSQ CONTRL	.1495	\$ 12.33	.1412	\$ 11.65	.1412	\$ 11.65	9/05/18 5:30PM 2500 LYNNDALE RD FERNANDINA BEACH, FL 32034
FDNA BCH VOTER APPR DEBT	.2097	\$ 17.30	.1929	\$ 15.91	.1929	\$ 15.91	9/04/18 5:01PM CITY COMM CHAMBERS 204 ASH ST FERNANDINA BCH FL 32034
Total Property Taxes	19.9307	\$ 1,644.28	18.4266	\$ 1,520.20	20.3245	\$ 1,676.76	

Taxing Districts	Market Value		Assessed Value		Exemptions		Taxable Value	
	2017	2018	2017	2018	2017	2018	2017	2018
County	82,500	82,500	82,500	82,500	0	0	82,500	82,500
School	82,500	82,500	82,500	82,500	0	0	82,500	82,500
Municipality	82,500	82,500	82,500	82,500	0	0	82,500	82,500
Other	82,500	82,500	82,500	82,500	0	0	82,500	82,500

Assessment Reductions	Applicable to:	Value
None		

Exemptions	Applicable to:	Value
None		

* See reverse side for explanations.

* If you feel the market value of your property is inaccurate or does not reflect fair market value or if you are entitled to an exemption that is not reflected above contact your county property appraiser at 96135 NASSAU PL #4 YULEE, FL 32097 904-491-7300.

* If the property appraiser's office is unable to resolve the matter as to market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available from the county property appraiser and must be filed ON OR BEFORE **9/14/2018**.

* Your final tax bill may contain non-ad valorem assessments which may not be reflected on this notice such as assessments for roads, drainage, garbage, fire, lighting, water, sewer, or other government services and facilities which may be levied by your county, city, or any special district.

December 9, 2019

City of Fernandina Beach

Fernandina Beach, FL 32034

To Whom it May Concern:

Tina and Marty Smith live next door to our house under construction at 508 Dade Street. We hope to be next door neighbors to Tina and Marty for many years in the future. They would like to put in an in ground hot tub and lanai on the north side of their property which will be next to our driveway and front yard.

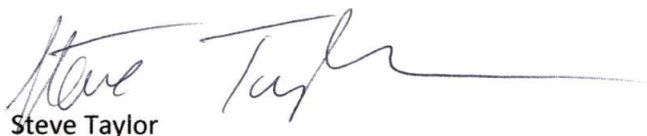
We are in complete agreement that this improvement to their property would be both fitting and increase property values in the neighborhood. Tina and Marty have always done things first class and above and beyond what would look good for everyone surrounding them.

Please consider approving their request for this improvement.

Sincerely,



Lynda Taylor



Steve Taylor

December 19, 2019

City of Fernandina Beach

Fernandina beach, FL 32034

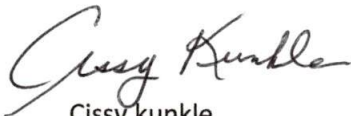
To whom it may concern

We live next door to Tina and Marty Smith at 331 North 6th Street and we greatly value them as neighbors. They want to make some improvements to their property on the North side facing Dade Street which include an in ground hot tub and Lanai. They have already done a terrific job landscaping their Property on that side which has significantly improved the neighborhood. We support and look forward to their plans for the Hot tub and Lanai because those too will enhance the entire area. We hope you will approve this request.

Sincerely,

A handwritten signature in black ink, appearing to read "Dick Kunkle", with a long horizontal flourish extending to the right.

Dick Kunkle

A handwritten signature in black ink, appearing to read "Cissy Kunkle", with a long horizontal flourish extending to the right.

Cissy kunkle

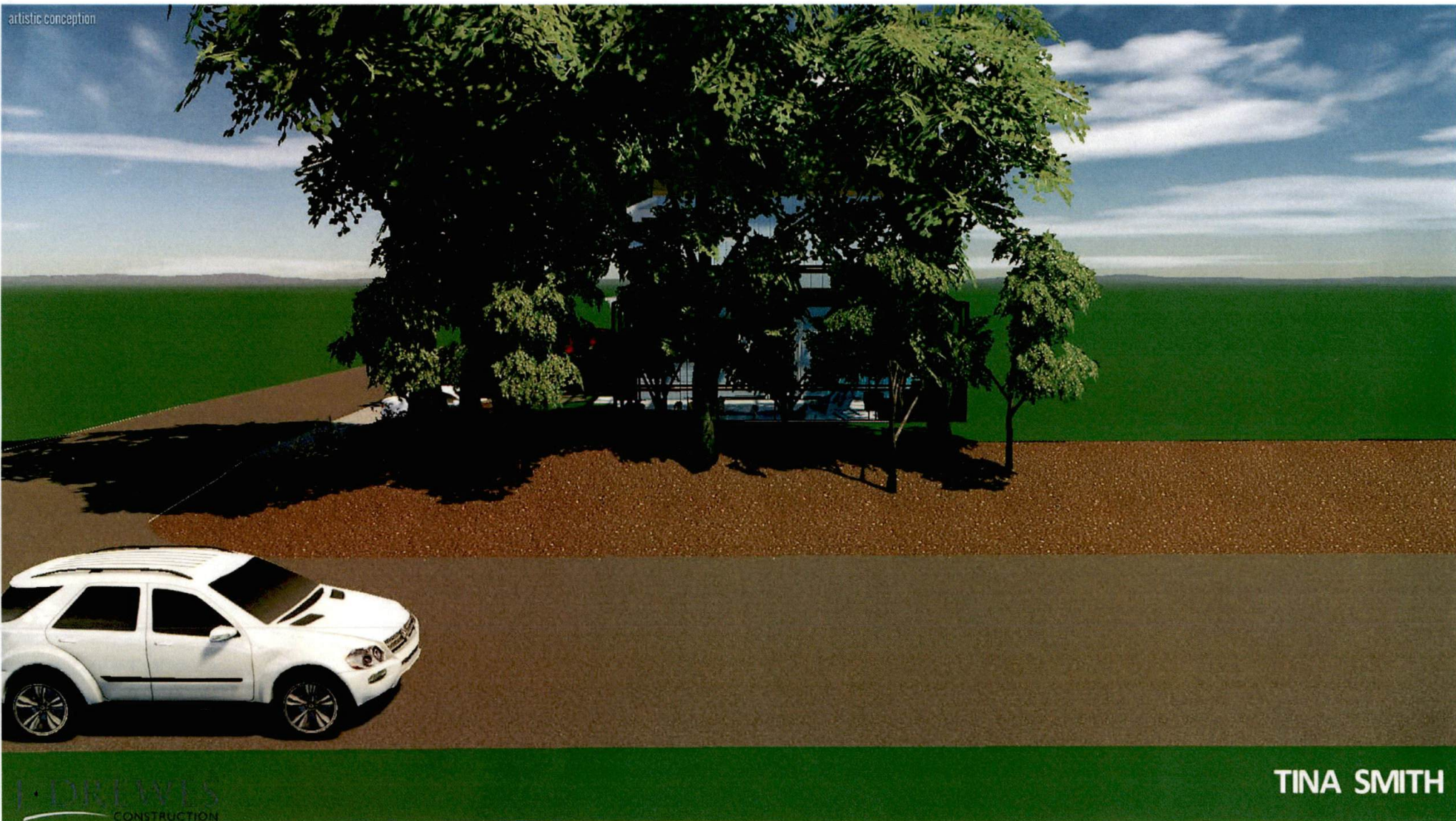
artistic conception



DREWES
CONSTRUCTION

TINA SMITH

artistic conception



EDWARDS
CONSTRUCTION

TINA SMITH

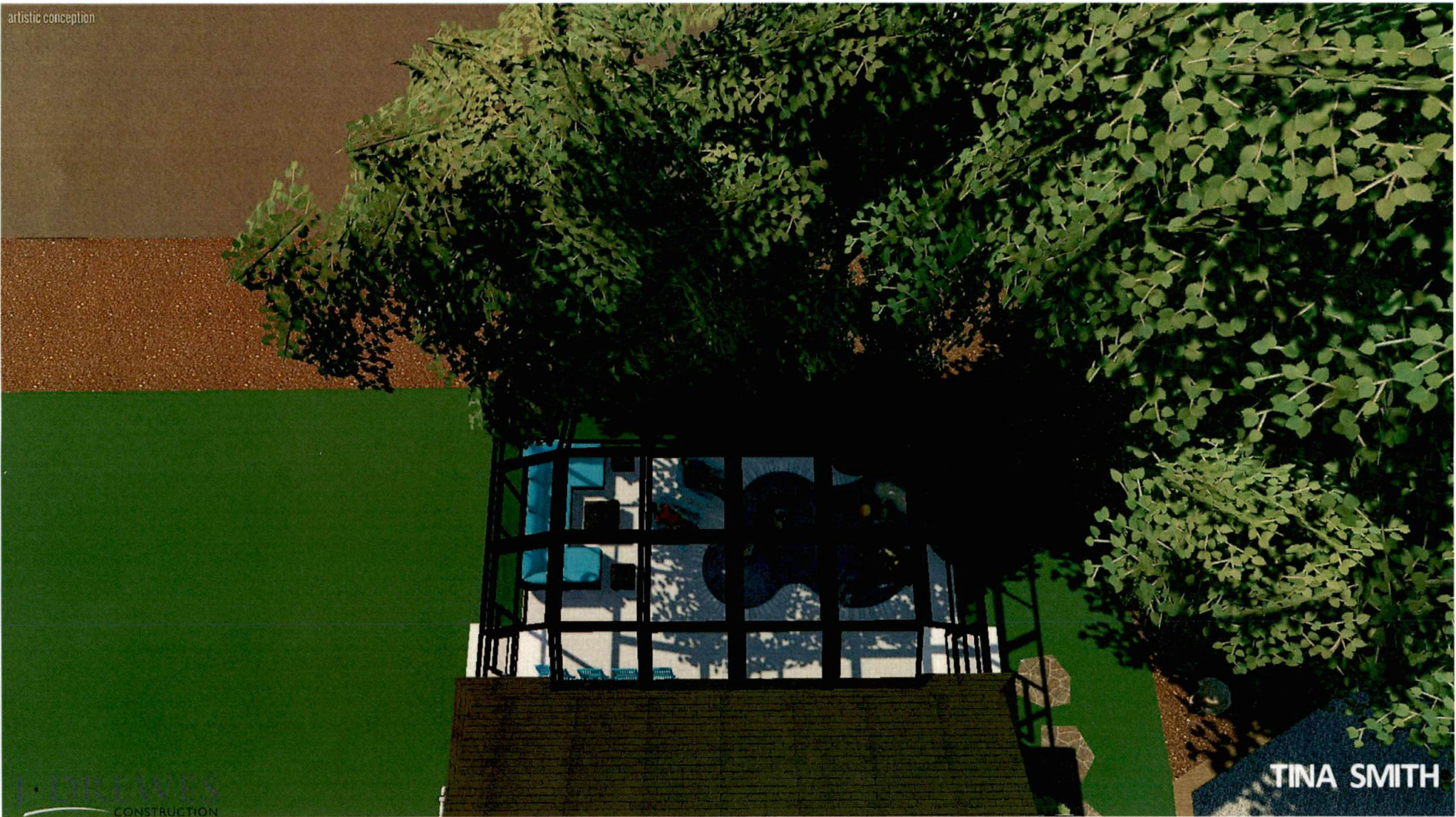
artistic conception



DREWES
CONSTRUCTION

TINA SMITH

artistic conception



J. DREWES
CONSTRUCTION

TINA SMITH



BRISBANE CONCEPT

J. DREWES
CONSTRUCTION

TINA SMITH

artistic conception



TINA SMITH

artistic conception



TINA SMITH



artistic conception

J DREWES

TINA SMITH

artistic conception



J DREWES

TINA SMITH