



**AGENDA
PLANNING ADVISORY BOARD
REGULAR MEETING
SEPTEMBER 9, 2020
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

The Regular Planning Advisory Board Meeting will be held as a VIRTUAL MEETING with board members and City staff participating through video conferencing. This virtual meeting will be broadcasted live for members of the public to view on the City of Fernandina Beach website (www.fbfl.us) and Channel 264 (Comcast only).

- 1. CALL TO ORDER / ROLL CALL / DETERMINATION OF QUORUM**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MEETING MINUTES**
- 4. OLD BUSINESS**
 - 4.1 **LAND DEVELOPMENT CODE TEXT AMENDMENTS:** *CITY OF FERNANDINA BEACH, FLORIDA* REQUESTS LAND DEVELOPMENT CODE TEXT AMENDMENTS TO ADD DEFINITION IN SECTION 1.07.00 FOR RACETRACK, MODIFYING SECTION 2.03.02 AND 2.03.03 TO INCLUDE TERM RACETRACK WITH A LISTING AS “PROHIBITED.”
- 5. NEW BUSINESS**
 - 5.1 **PAB 2020-0008 - VOLUNTARY ANNEXATION - PLANTATION HAMMOCK SUBDIVISION**
Requests for annexation of properties located in the Plantation Hammock subdivision located on Simmons Road between S. 14th Street and Amelia Road and 847 Simmons Road, assignment of the Low Density Residential (LDR) Future Land Use map category and Low Density residential (R-1) zoning district for properties totaling 4.32 acres of land.
 - 5.2 **PAB CASE 2020-0009 VOLUNTARY ANNEXATION - SADLER ROAD**
Requests of properties located at 2246 Sadler Road, assignment of the General Commercial (GC) Future Land Use Map category and Community Commercial (C-1) zoning district for property totaling 3.24 acres of land; annexation of property at 2233 Sadler Road, assignment of the Mixed Use (MU) Future Land Use Map category and Mixed Use (MU-1) zoning district for properties totaling 0.46 acres of land.
 - 5.3 **PAB CASE 2020-0010 VOLUNTARY ANNEXATION - BAPTIST MEDICAL CENTER PROPERTIES**
Request for annexation of the Baptist Medical Center properties located at 1250 S. 18th Street, 1367 S. 18th Street, and vacant parcels with identification numbers of 00-00-31-0160-000-000 and 00-00-31-1600-0205-0021, assignment of the Public & Institutional (PI) Future Land Use Map category and Public & Institutional (PI) zoning district for properties totaling 31.39 acres of land.
- 6. BOARD BUSINESS**

6.1 September Boards Tracker

6.2 Follow up on FLUM and Zoning Discrepancies as noted in 2019

7. STAFF REPORT

8. PUBLIC COMMENT

9. ADJOURNMENT

NEXT PAB REGULAR MEETING IS SCHEDULED FOR WEDNESDAY, OCTOBER 14, 2020.

This will be conducted as a virtual meeting with restricted physical access. Written comments emailed to the Kelly Gibson (KGibson@fbfl.city) must be sent no later than 3 PM on September 9, 2020, and will be read aloud during the meeting. These comments shall have a maximum time allowance of 3 minutes or 400 words. Public comment may also be provided virtually through use of the Zoom Meeting link below, the phone number provided below, or in person at City Hall with strict restrictions to protect health and safety.

Individuals wishing to provide live comments during the meeting must dial-in or connect via the Zoom Meeting link or phone number below no later than 4:50 PM on September 9, 2020, and will be called upon by their individual registered Zoom Meeting ID Account or by the last-4 digits of their respective phone number. When called upon, please provide your name and home address prior to issuance of public comment. Please limit comment to 3 minutes.

Please click the link below to join the webinar:

<https://zoom.us/j/99676664316?pwd=UVFzNEo1WUc5MHIIdE9Tc2ZSUnhjdzo9>

Passcode: SEPT-PAB

Or iPhone one-tap :

US: +13017158592,,99676664316#,,,,,0#,,27656716# or +13126266799,,99676664316#,,,,,0#,,27656716#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 9128

Webinar ID: 996 7666 4316

Passcode: 27656716

International numbers available: <https://zoom.us/j/99676664316?pwd=UVFzNEo1WUc5MHIIdE9Tc2ZSUnhjdzo9>

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 the City Clerk at (904) 310-3115 or TTY/TDD 711 (for the hearing or speech impaired). 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.

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



SUBJECT:

ITEM TYPE: LDC Text Amendment

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Date: August 26, 2020

Submitted By: Sylvie McCann, Administrative Coordinator

LAND DEVELOPMENT CODE TEXT AMENDMENTS: TO ADD DEFINITION IN SECTION 1.07.00 FOR RACETRACK, MODIFYING SECTION 2.03.02 AND 2.03.03 TO INCLUDE USE AS AN RACETRACK WITH A LISTING OF “PROHIBITED.”

Existing Language: None- New language added as follows.

Proposed Revision: 1.07.00 Definition Racetrack: A facility consisting of a paved or unpaved surface used for any type of racing or driving. A racetrack may include seating, concession areas, suites, and parking facilities, but does not include accessory offices, residences, or retail facilities. This definition shall also include any facility used for simulated any type of racing or driving conditions (test tracks, “shakedown” tracks, or other similar facilities), but which does not include seating, concession areas, or retail facilities for the general public or for exclusively private use, except allowed as a permitted special event or through an approved facilities use agreement.

Adding:

Racetrack as a use to tables 2.03.02 (principal land uses) and 2.03.03 (accessory land uses) with a listing of “prohibited” or blank in all zoning districts.

Rationale: Directed by City Commission in August 2019 to eliminate possible future consideration of this type of use within the City of Fernandina Beach.

ZONING DISTRICTS

[illegible]

PAB 2020

LDC Text Amendments – Minor Revisions

September 9, 2020 – PAB REVISIONS

ZONING DISTRICTS																					
_ – Prohibited (Empty) P – Permissible S – Permissible Subject to Supplemental Standards	R-E	R1-G	R-1	RLM	R-2	R-3	OT-1	OT-2	MU-1	MU-8	C-1	C-2	C-3	I-1	I-2	I-A	I-W	W-1	PI-1	CON	REC
Docks and Other Waterfront Structures	P	P	P	P	P	P	P	P	P					P	P	P	P	P	P	P	P
Dumpsters						P			P	P	P	P	P	P	P	P	P	P	P		P
Fences	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Outside Storage – Agricultural Equipment and Materials	P													P	P		P				
Outside Storage – Equipment, Machinery, and Materials												P		P Note 1	P Note 1	P	P	P			
Satellite Dish Antenna	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Storage Buildings, Sheds, Utility Buildings, and Greenhouses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Swimming Pool	P	P	P	P	P	P	P	P	P	P	P	P	P						P		P

PAB 2020
LDC Text Amendments – Minor Revisions
September 9, 2020 – PAB REVISIONS

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



SUBJECT:

ITEM TYPE: Voluntary Annexation

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Jacob Platt, Senior Planner 9/2/2020

Date: August 24, 2020

Submitted By: Sylvie McCann, Administrative Coordinator



**APPLICATION FOR VOLUNTARY ANNEXATION,
SMALL-SCALE FUTURE LAND USE AND ZONING MAP**

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	Various Property Owners				
AGENT:	City of Fernandina Beach				
REQUESTED ACTION:	Voluntary Annexation, Assignment of a Future Land Use Map Category of Low Density Residential and, Zoning District of R-1				
LOCATION:	Simmons Road, between South 14 th Street and Amelia Road				
CURRENT ZONING:	Nassau County Residential Single-Family 2				
CURRENT LAND USE:	Nassau County Medium Density				
EXISTING USES ON SITE:	Single Family Homes and one stormwater pond				
PROPERTY SIZE:	Approximately 4.32 Acres of Land				
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Year Built</u>	<u>Zoning</u>	<u>FLUM</u>
	North	SFH Sites	Early 2000's	RS-2	MD
	South	SFH Sites	2011 & 2019	RS-2	MD
	East	Vacant Land	N/A	RS-2	MD
	West	SFH Sites	2019	RLM	MDR

*** All required application materials have been received. All fees have been paid. All required notices have been made. All copies of required materials are part of the official record and have been made available on the City's website, the City Clerk's Office and at the Planning and Conservation Department office. ***

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The City of Fernandina Beach requests annexation of eleven parcels of land located between Amelia Road and South 14th Street and along Simmons Road. These parcels became contiguous to the municipal limits in 2016 when the Aspire Phase II, Lakeside Reserve subdivision property was annexed into the City. Resolution 2014-154 approved extension of water services outside of the corporate limits of the City. This extension provided water to the nine lot Plantation Hammock subdivision on the south side of Simmons Road. Resolution 2018-182 approved extension of water services to the property located at 847 Simmons Road, lot 6 of the Glyndon Estates subdivision. Assignment of the Low Density Residential (LDR) Future Land Use Map (FLUM) category and Low Density Residential (R-1) zoning district is requested for the subject properties. This designation is the is the most closely aligned with the Current Nassau County FLUM category and zoning district.



CONSISTENCY WITH THE COMPREHENSIVE PLAN / LAND DEVELOPMENT CODE:

This is a voluntary annexation of property as compliant with all applicable Florida Statutes and the City's Municipal Code. The annexation area is compact, does not create an "enclave", and represents a logical extension of the City boundary. The subject parcels are recently constructed single family homes and any development or redevelopment can achieve full compliance with the City's Land Development Code and Comprehensive Plan. The City can serve this property and meet or exceed all levels of service required by the Comprehensive Plan.

CONCLUSION AND STAFF RECOMMENDATIONS:

The requested action is consistent with the City's Comprehensive Plan and Land Development Code. Staff recommends approval of the voluntary annexation, assignment of the Low Density Residential FLUM category, and R-1 zoning district. Following the recommendation of the Planning Advisory Board (PAB), the application will move forward to the City Commission in the form of three separate ordinances at a public hearing anticipated for October 20th, 2020.

<i>Applicable Policy Reference</i>	<i>Determination of Consistency</i>
CP 1.02.02	✓
CP 1.02.03	✓
CP 1.02.04	✓
CP 1.02.10	✓
CP 1.03.01	✓
CP 1.04.03	✓
CP 1.07.09	✓
CP 4.01.01	✓
CP 4.01.02	✓
LDC 11.01.07	✓

MOTION TO CONSIDER:

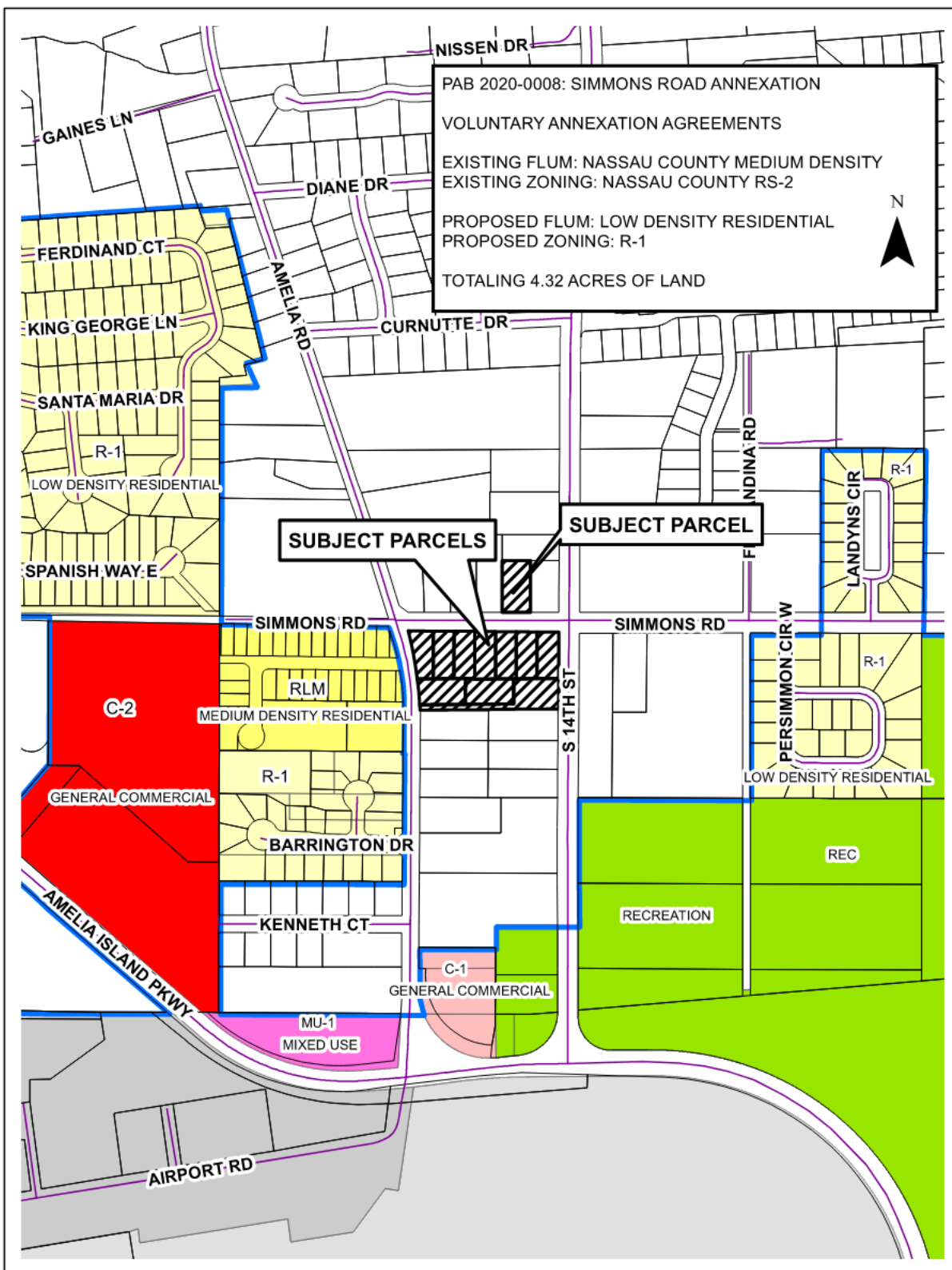
I move to recommend **(approval or denial)** of PAB case number 2020-0008 to the City Commission requesting that a Voluntary Annexation, Assignment of the Low Density Residential land use category, and R-1 zoning district be **(approved or denied)** and that PAB case 2020-0008, as presented, **(is or is not)** sufficiently compliant with the Comprehensive Plan and Land Development Code and applicable Florida Statutes to be approved at this time.



STAFF REPORT
PAB 2020-0008 (AX, LU, CZ)
Planning Advisory Board Hearing
September 9, 2020

Jacob M. Platt
Senior Planner





RESOLUTION 2018-182

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, APPROVING THE EXTENSION OF WATER SERVICES OUTSIDE THE CORPORATE LIMITS; ACCEPTING THE VOLUNTARY ANNEXATION PETITION FOR ONE PARCEL CONTAINING APPROXIMATELY 0.50 ACRES OF LAND LOCATED AT 847 SIMMONS ROAD; PROVIDING FOR EXECUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, property owners, Theodore and Melody Mandrick, have completed the City of Fernandina Beach Voluntary Annexation Petition/ Water/Sewer Annexation Agreement Application pursuant to Chapter 171.044, Florida Statutes, for one parcel containing approximately 0.50 acres located at 847 Simmons Road (Parcel ID Number: 00-00-30-0262-0006-0000); and

WHEREAS, staff has determined the request is consistent with the City's Municipal Code Sections 82-44 and 82-403, its Comprehensive Plan, and Land Development Code; and

WHEREAS, the City Commission has determined that it is in the best interest of the City to provide water services to the subject property.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, THAT:

SECTION 1. The City Commission hereby authorizes the extension of water services to the property owners identified, whose property is located outside the corporate limits of the City at 847 Simmons Road and noted as parcel 00-00-30-0262-0006-0000, and approves the Voluntary Annexation Petition, attached hereto as Exhibit "1".

SECTION 2. The City Commission authorized the City Manager and the City Clerk to execute said petition on behalf of the City of Fernandina Beach.

SECTION 3. The City Clerk is hereby directed to record the petition in the public records of Nassau County, Florida, as required by Ordinance No. 2001-01.

SECTION 4. This Resolution shall be effective immediately upon passage.

ADOPTED this 18th day of December, 2018.

CITY OF FERNANDINA BEACH



JOHN A. MILLER
Commissioner - Mayor

ATTEST:



CAROLINE BEST
City Clerk

APPROVED AS TO FORM AND LEGALITY:



TAMMI E. BACH
City Attorney

**WATER AND SEWER AGREEMENT/ VOLUNTARY PETITION FOR ANNEXATION OF
PARCEL ID NUMBER: 00-00-30-0262-0006-0000 LOCATED AT 847 SIMMONS ROAD
TOTALING APPROXIMATELY 0.50 ACRES OF LAND**

2965

833

847

3001

SIMMONS RD

N
W
S

Source: Gen. HERE, German, USGB, Interrup, INCREMENT P, NAC-
Carl Inman, SAC Carl PWm (When You're Carl Meyer, Carl (Thailand)

OFFICE USE ONLY

REC'D: KG BY: 11/15/18

PAYMENT: \$ ✓\$300 TYPE: _____

APPLICATION #: _____

CASE #: _____

CC MEETING DATE: 12/18/18



**WATER/SEWER & VOLUNTARY ANNEXATION
APPLICATION**

APPLICANT INFORMATION

Owner Name: Theodore + Melody Mandrick

Mailing Address: 847 Simmons Rd, Fernandina Beach, FL 32034

Telephone: 904-321-7134 Fax: _____

Email: mandrick+@yahoo.com

Agent Name: _____

Mailing Address: _____

Telephone: _____ Fax: _____

Email: _____

PROPERTY INFORMATION

Street Address: 847 Simmons Rd

Parcel Identification Number(s): 00-00-30-0262-0006-0000

PROJECT INFORMATION

Total Number of Lots/Parcels: 1

Less than One (1) acre Sq. Footage: 21,782.69 One (1) Acre or Greater: _____

Existing Zoning Classification: RS-2

Existing Future Land Use Classification: Medium density

Description of Request: Request for water services

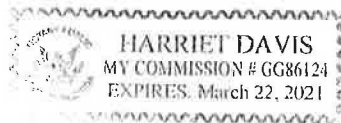
SIGNATURE/NOTARY

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

11/15/18
Date

Melody Mandrick
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU } ss



Subscribed and sworn to before me this 15 day of Nov, 2018.

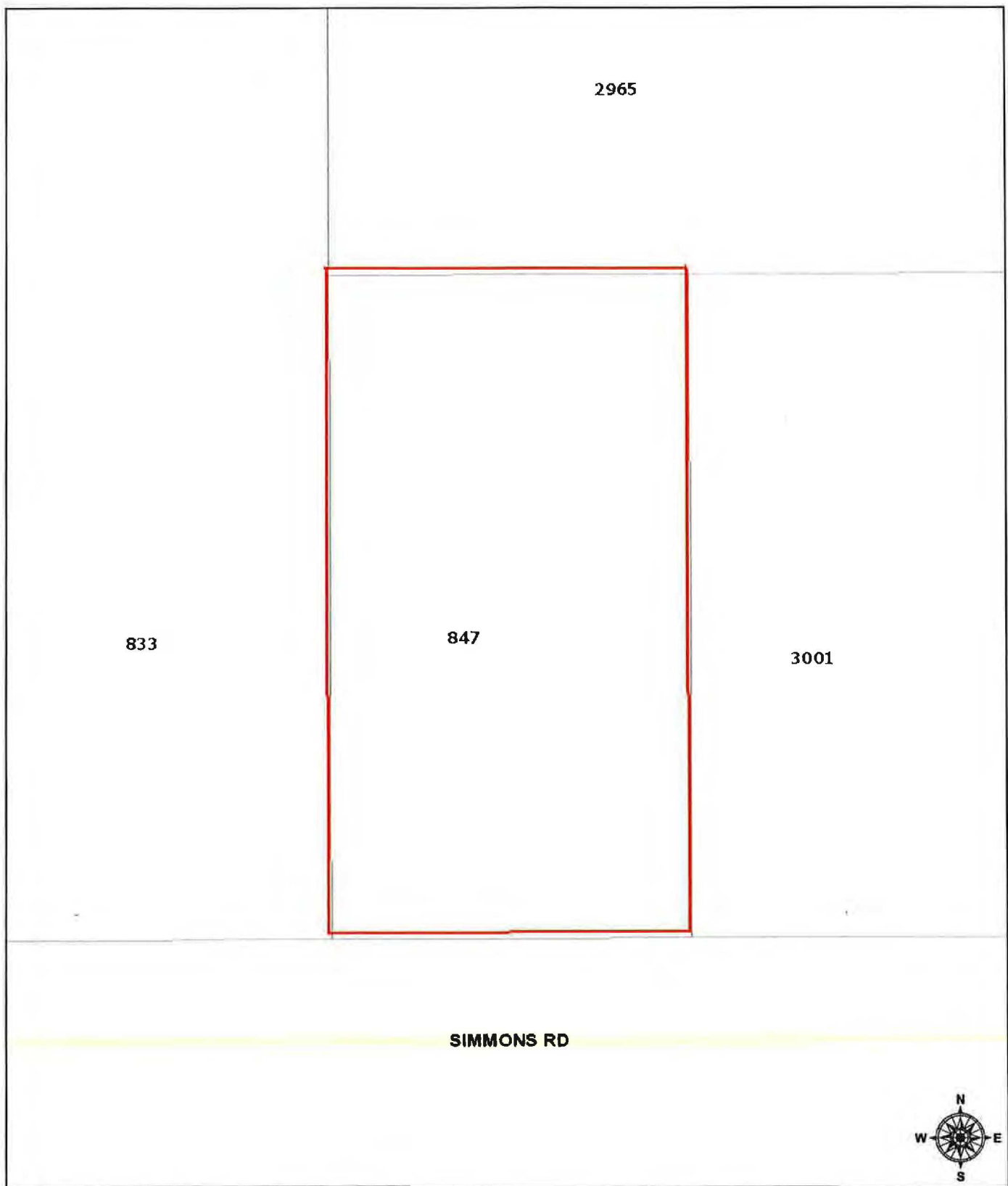
Harriet Davis
Notary Public: Signature

Harriet Davis
Printed Name

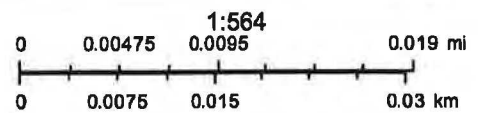
3/22/21
My Commission Expires

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

847 Simmons Road- Voluntary Annexation



November 15, 2018



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri (Japan), METI, Esri (China), Swire, Esri (Korea), Esri (Russia), Esri (Thailand)

Resolution 2018-182
Exhibit "1"

CITY OF FERNANDINA BEACH
VOLUNTARY ANNEXATION AGREEMENT / PETITION FOR ANNEXATION

THIS VOLUNTARY ANNEXATION AGREEMENT / PETITION FOR ANNEXATION dated this 15th day of November, 2018 by and between the CITY OF FERNANDINA BEACH, a municipal corporation, (hereinafter referred to as "City"); and Theodore & Melody Mandrick (hereinafter collectively referred to as the "Applicants").

WHEREAS, this Annexation Agreement/ Petition for Annexation (hereinafter referred to as "Agreement") shall be considered entered into upon execution, where the actual annexation of land shall occur once the subject property becomes contiguous to any boundary demarking the incorporated area of the City of Fernandina Beach and upon the execution of an Ordinance by the City Commission of the City authorizing and approving the execution of such annexation, consistent with the mutual promises, covenants and acknowledgments agreed to by the City Commission and the Applicants, as contained in this Agreement; and

WHEREAS, the Applicants collectively, are the owners of record of the parcel of land known and described as follows, comprising the property which is the subject of this Agreement (the "Property"):

PARCEL ID#: 00-00-30-0262-0006-0000

GENERALLY DESCRIBED AS: Lot 6 in OR 751/1652 & OR 1852/1538

ADDRESSED AS: Glyndon Estates PB 5/366
847 Simmons Road

See Attached Exhibit "A"

WHEREAS, the covenants and acknowledgments contained herein have been made in consideration of annexation into the City of Fernandina Beach of the above described Property; and

WHEREAS, it is the desire of the City to provide for appropriate use of the Property; and

WHEREAS, the Applicants are willing to have the Property annexed to the City and the City desires and believes that it would be in the best interest of the City to annex the Property, which is located outside the corporate limits of the City in Nassau County, Florida, at such time as the Property become contiguous; and

NOW, THEREFORE, in consideration of the mutual promises, covenants and acknowledgments stated herein, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **Effective Date:** This Agreement shall become effective upon execution.
2. **Execution:** The parties hereto agree to execute any and all such documents as are reasonably necessary to carry out the terms and provisions of this Agreement.
3. **Binding Effect:** The parties hereto do covenant and agree that this Agreement and its Exhibits, shall be binding on their successors and assigns, including the political subdivisions as the City of Fernandina Beach.
4. **Water and/or Sanitary Sewer:** The Applicants shall be permitted to tap into the City's water and/or sanitary sewer system at a point determined by the City. The Applicants shall also be responsible for payment to the City of any and all applicable fees that are assessable under City Ordinance and State Law.

5. Land Use and Zoning: Upon Annexation of the Property and until the adoption by the City Commission of the City's Comprehensive Plan and zoning district for the Property, the Comprehensive Plan (including future land use) and zoning ordinances and regulations shall remain in full force and effect for the Property, and shall be enforced by the City. The City shall adopt the future land use designation and zoning district for the Property that most closely approximate to the current Nassau County future land use designation and zoning district for the Property regarding allowable uses and development standards.

6. Governing Law: The laws of the State of Florida shall govern the interpretation, validity and construction of the terms and provisions of this Agreement. If any term or provision of this Agreement is declared illegal or invalid for any reason by a court of competent jurisdiction, the remaining terms and provisions of this Agreement shall, nevertheless, remain in full force and effect.

7. Entire Agreement: The parties hereto acknowledge that this Agreement constitutes the sole agreement between the parties; that all prior proposals and agreements, whether oral or written, are hereby superseded; and that this Agreement may not be changed, altered or modified except in writing and signed by the parties hereto. The parties hereto further acknowledge that, in entering into this Agreement, each party has not been induced by, has not relied upon, and has not included as part of the basis of the bargain herein, any representation or statement, whether expressed or implied, made by any agent, representative or employee, which representation or statement is not approved by the other at any public hearing or work session of the City Commission or otherwise made as part of the official public record in the proceedings related to this Agreement. This Agreement binds the Applicants' Property to being annexed into the City once the Property becomes contiguous to any boundary demarking the incorporated area of the City of Fernandina Beach and upon the execution of an Ordinance by the City Commission of the City authorizing and approving the execution of such agreement, consistent with the mutual promises, covenants and acknowledgments agreed to by the City Commission.

8. Default: In the event either of the parties default in the performance of the obligations set forth in this Agreement, then the other may, upon notice to defaulting party, allow the defaulting party sixty (60) days to cure the default or provide evidence to the non-defaulting party that such default will be cured in a timely manner if it cannot be cured during said period. If the defaulting party fails to cure such default or provide such evidence as provided above, then, with notice to defaulting party, the other party may begin proceedings to require specific performance of this Agreement or bring suit for damages for breach of the Agreement. The prevailing party shall be entitled to a reasonable attorney's fee for having brought such action.

8. Recording: This Agreement shall run with the land and a copy of this Agreement for Annexation shall be filed and recorded by the City Clerk's Office with the Nassau County Clerk of Circuit Court.

IN WITNESS WHEREOF, the City and Applicant(s) have caused this instrument to be executed by their respective proper parties duly authorized to execute the same on the day and the year first above written.

CITY OF FERNANDINA BEACH

ATTEST:



DALE L. MARTIN
City Manager



CAROLINE BEST
City Clerk

APPROVED AS TO FORM AND LEGALITY:

T.E. Bach

TAMMI E. BACH
City Attorney

APPLICANT(S)

By:

Applicant

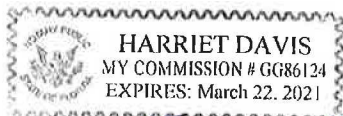
Harriet Davis

By:

Applicant

Melody Mardich

STATE OF FLORIDA
COUNTY OF Alachua



Sworn and subscribed before me this 15 day of Nov, 2018.

Harriet Davis

Signature of Notary

My Commission Expires:

Type of Identification Produced FL DL

EXHIBIT A
NASSAU COUNTY PROPERTY APPRAISER
PARCEL REPORT

NASSAU

A. Michael Hickox, CFA, Cert. Res. RD1941
Nassau County Property Appraiser

Property Search Sales Search Nassau Home

OWNER NAME	ROSS GARY H	PARCEL NUMBER	00-00-30-0262-0006-0000
MAILING ADDRESS	58240 COOPERS NECK RD	TAX DISTRICT	UNINCORPORATED MIDDLE ISLAND (DISTRICT 8)
		MILLAGE	15.3904
		PROPERTY USAGE	SINGLE FAMILY
LOCATION ADDRESS	HILLIARD, FL 32046	DEED ACRES	0
	847 SIMMONS RD	HOMESTEAD	N
	FERNANDINA BEACH 32034	PARCEL MAP RECORD	MAP THIS PARCEL
SHORT LEGAL	LOT 6 IN OR 751/1652 & OR 1852/1538	TAX COLLECTOR SEARCH	NASSAU TAX COLLECTOR LINK
	GLYNDON ESTATES PB 5/366	PROPERTY RECORD CARD	LINK TO PROPERTY RECORD CARD (PDF)

2018 Certified Values

JUST VALUE OF LAND	\$75,000
LAND VALUE AGRICULTURAL	\$0
TOTAL BUILDING VALUE	\$102,602
TOTAL MISC VALUE	\$5,531
JUST OR CLASSIFIED TOTAL VALUE	\$183,133
ASSESSED VALUE	\$183,133
EXEMPT VALUE	\$0
TAXABLE VALUE	\$183,133

Land Information

LAND USE	LAND UNITS	LAND UNIT TYPE	SECTION/RNG
SFR 000100	1	LT	3-2N-28

Building Information

TYPE	TOTAL AREA	HEATED AREA	BED ROOMS	BATHS	PRIMARY EXTERIOR	SECONDARY EXTERIOR	HEATING	COOLING	ACTUAL YEAR BUILT	BUILDING SKETCH
SINGLE FAM	2,591	1,759	3	2	AVERAGE	ABOVE AVG.	AIR DUCTED	FORCED AIR	1996	SHOW SKETCH

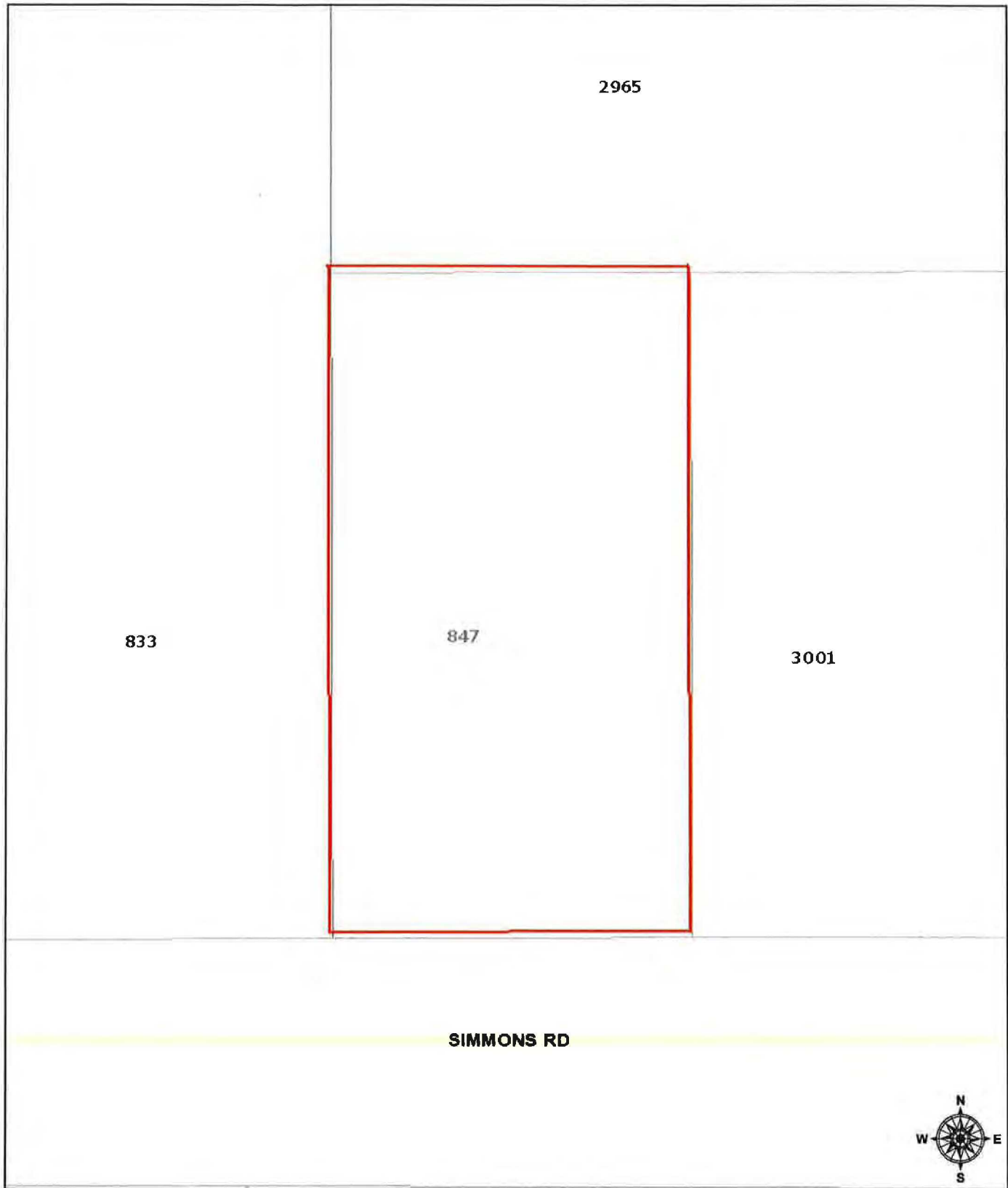
Miscellaneous Information

DESCRIPTION	DIMENSIONS L x W	UNITS	YEAR BUILT
CONCRETE C	0 X 0	1899	1996
CONCRETE C	0 X 0	159	1996
CONCRETE A	0 X 0	12	1996
FP-1-SG-AV	0 X 0	1	1996

Sales Information

SALE DATE	BOOK / PAGE	BOOK / PAGE	PRICE	INSTRUMENT	QUALIFICATION	IMPROVED? (AT TIME OF SALE)	GRANTOR	GRANTEE
04/25/2013	1852/1538	1852/1538	100	QC	U	Y	ROSS BARBARA TRAPP	ROSS GARY H
02/16/1996	751/1652	751/1652	20500	PR	Q	N	DAVIS CLYDE W P/R	ROSS GARY & BARBARA

847 Simmons Road- Voluntary Annexation



November 15, 2018



When recorded, return to:
Hamilton Group Funding, Inc.
Attn: Final Document Department
1551 Sawgrass Corporate PKWY, Suite 300
Sunrise, FL 33323

This document was prepared by:
Hamilton Group Funding, Inc.
1551 Sawgrass Corporate PKWY, Suite 300
Sunrise, FL 33323
954-241-2800

Title Order No.: 18-784

LOAN #: 1809091075

[Space Above This Line for Recording Data]

MORTGAGE

FHA Case No.

091-6595320-703-203B

MIN: 1005077-2012090023-7

MERS PHONE #: 1-888-679-6377

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 10, 12, 17, 19 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 15.

(A) "Security Instrument" means this document, which is dated **November 9, 2018**, together with all Riders to this document.

(B) "Borrower" is **THEODORE D MANDRICK AND MELODY S MANDRICK, HUSBAND AND WIFE, AND JOHN M MANDRICK, A MARRIED MAN.**

Borrower is the mortgagor under this Security Instrument.

(C) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. **MERS is the mortgagee under this Security Instrument.** MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

(D) "Lender" is **Hamilton Group Funding, Inc..**

Lender is **a Florida Corporation,**
under the laws of **Florida.**

organized and existing

Lender's address is **1551 Sawgrass Corporate PKWY, Suite 300, Sunrise , FL 33323**

(E) "Note" means the promissory note signed by Borrower and dated **November 9, 2018.** The Note states that Borrower owes Lender **THREE HUNDRED THOUSAND ONE HUNDRED SIXTY TWO AND NO/100*******
***** Dollars (U.S. **\$300,162.00**)
plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than **December 1, 2048.**

(F) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(G) "Loan" means the debt evidenced by the Note, plus interest and late charges due under the Note, and all sums due

LOAN #: 1809091075

- (I) **"Applicable Law"** means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.
- (J) **"Community Association Dues, Fees, and Assessments"** means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.
- (K) **"Electronic Funds Transfer"** means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.
- (L) **"Escrow Items"** means those items that are described in Section 3.
- (M) **"Miscellaneous Proceeds"** means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.
- (N) **"Mortgage Insurance"** means insurance protecting Lender against the nonpayment of, or default on, the Loan.
- (O) **"Periodic Payment"** means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.
- (P) **"RESPA"** means the Real Estate Settlement Procedures Act (12 U.S.C. §2601 et seq.) and its implementing regulation, Regulation X (12 C.F.R. Part 1024), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.
- (Q) **"Secretary"** means the Secretary of the United States Department of Housing and Urban Development or his designee.
- (R) **"Successor in Interest of Borrower"** means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to MERS (solely as nominee for Lender and Lender's successors and assigns) and to the successors and assigns of MERS, with power of sale, the following described property located in the **County** of **Nassau**

[Type of Recording Jurisdiction] [Name of Recording Jurisdiction]:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS "EXHIBIT A".
APN #: 00-00-30-0262-0006-0000

which currently has the address of **847 Simmons Rd, Fernandina Beach,**

Florida **32034**

("Property Address"):

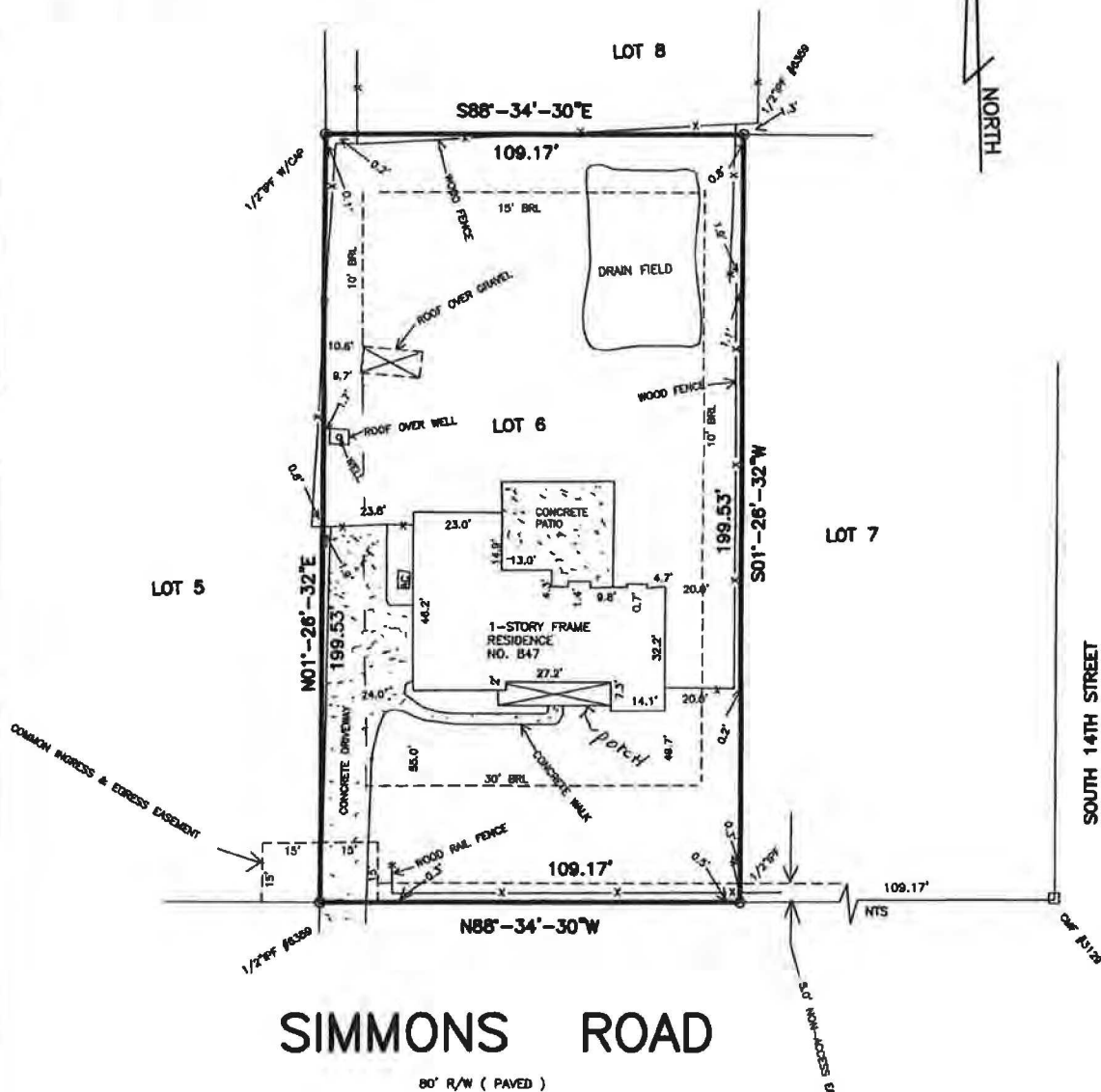
[Zip Code]

[Street] [City]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

MAP SHOWING BOUNDARY SURVEY OF
LOT 6, GLYNDON ESTATES,
AS RECORDED IN PLAT BOOK 5, PAGE 368,
OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

CERTIFIED TO:
THEODORE HANDRICK AND MELODY HANDRICK,
HAMILTON GROUP FUNDING,
FIRST AMERICAN TITLE INSURANCE CO.
ANDREA F. LENNON, P.A.



COASTAL LAND SURVEYORS

& MAPPERS, INC.

34 NORTH FOURTEENTH STREET
FERNANDINA BEACH, FLORIDA 32032
TEL. 904-281-8880 FAX 904-277-8880

I HEREBY CERTIFY THE INFORMATION DEPICTED HEREON AS
MEETING THE MINIMUM TECHNICAL STANDARDS FOR LAND
SURVEYING, CHAPTER 5J-17.060, FLORIDA ADMIN. CODE, AND/OR
CHAPTER 60-1, GEORGIA STATUTES.

LICENSED BUSINESS NO. 6412

JAMES C. PEACOCK, PROFESSIONAL SURVEYOR AND MAPPER

FLORIDA CERTIFICATE NO. 3718

GEORGIA CERTIFICATE NO. 2385

NOT VALID UNLESS EMBOSSED WITH SURVEYORS OFFICIAL SEAL

BEARINGS BASED ON PLAT OF RECORD

PROPERTY SHOWN HEREON LIES WITHIN
FLOOD ZONE X AS SHOWN ON

FEMA FLOOD INSURANCE RATE MAP,
COMMUNITY NO. 120170, PANEL NO. 03770
DATED 8/2/17

DATE OF SURVEY: NOVEMBER 8, 2018

SCALE 1"=30'

JOB NO. 1811-08, P.B. 348

CORNER MARKERS HAVE NO IDENTIFICATION U.N.O.

LEGEND:
IRON PIPE FOUND - IPF
IRON PIPE SET - IPS
RE/BAIR FOUND - RBF
NOT TO SCALE - NTS
BUILDING RESTRICTION LINE - BRL
CONCRETE MONUMENT FOUND - CMF
STAINLESS STEEL PIPE FOUND - SSPF
RIGHT-OF-WAY - R/W
POINT OF CURVE - PC
CENTERLINE - C
POWER LINE - P
FIELD MEASURED - FM
RECORD - R, DEED - D
POWER POLE - PO
CONCRETE - CONC.
RIGHT-OF-WAY - R/W
POINT OF REVERSE CURVE - PRC
OFFICIAL RECORDS BOOK - O.R.B.

RESOLUTION 2014-154

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, APPROVING THE EXTENSION OF WATER SERVICES OUTSIDE THE CORPORATE LIMITS; ACCEPTING THE VOLUNTARY ANNEXATION PETITION FOR ONE (1) PARCEL TOTALING 4.3 ACRES LOCATED AT SIMMONS ROAD; PROVIDING FOR EXECUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, property owners William and JoNell Jensen have completed the City of Fernandina Beach Voluntary Annexation Petition / Water/Sewer Annexation Agreement Application pursuant to Chapter 171.044, Florida Statutes, for one (1) parcel containing approximately 4.3 acres located at Simmons Road (Parcel ID Number: 00-00-30-044A-0004-0000); and

WHEREAS, staff has determined the request is consistent with the City's Municipal Code Sections 82-44 and 82-403, its Comprehensive Plan, and Land Development Code; and

WHEREAS, the City Commission has determined that it is in the best interest of the City to provide water services to the subject property.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, at its meeting duly called and assembled that:

SECTION 1. The City Commission hereby authorizes the extension of water services to the property owner identified, whose property is located outside the corporate limits of the City at Simmons Road and noted as Parcel 00-00-30-044A-0004-0000, and approves the Voluntary Annexation Petition, attached hereto as Exhibit "1".

SECTION 2. The City Commission authorizes the City Manager and the City Clerk to execute said petition on behalf of the City of Fernandina Beach.

SECTION 3. The City Clerk is hereby directed to record this petition in the public records of Nassau County, Florida, as required by Ordinance No. 2001-01.

SECTION 4. This Resolution shall be effective immediately upon passage.

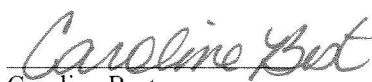
ADOPTED this 5th day of November, 2014.

CITY OF FERNANDINA BEACH



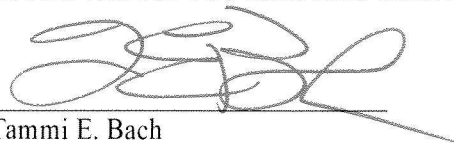
Edward E. Boner
Mayor - Commissioner

ATTEST:



Caroline Best
City Clerk

APPROVED AS TO FORM AND LEGALITY:



Tammi E. Bach
City Attorney

CITY OF FERNANDINA BEACH

VOLUNTARY ANNEXATION AGREEMENT / PETITION FOR ANNEXATION

THIS VOLUNTARY ANNEXATION AGREEMENT / PETITION FOR ANNEXATION dated this ____ day of _____, 2014 by and between the CITY OF FERNANDINA BEACH, a municipal corporation, (hereinafter referred to as "City"); and William and Jovell Jensen (hereinafter collectively referred to as the "Applicants").

WHEREAS, this Annexation Agreement/ Petition for Annexation (hereinafter referred to as "Agreement") shall be considered entered into upon execution, where the actual annexation of land shall occur once the subject property becomes contiguous to any boundary demarking the incorporated area of the City of Fernandina Beach and upon the execution of an Ordinance by the City Commission of the City authorizing and approving the execution of such annexation, consistent with the mutual promises, covenants and acknowledgments agreed to by the City Commission and the Applicants, as contained in this Agreement; and

WHEREAS, the Applicants collectively, are the owners of record of the parcel of land known and described as follows, comprising the property which is the subject of this Agreement (the "Property"):

PARCEL ID#: 00-00-30-044A-0004-0000

GENERALLY DESCRIBED AS: 3-2N-28 LOT 4 EX S-1 OR 242/269 EX R/W

ADDRESSED AS: Simmons Road OR 341/327 R/W IN OR 372/532

See Attached Exhibit "A"

WHEREAS, the covenants and acknowledgments contained herein have been made in consideration of annexation into the City of Fernandina Beach of the above described Property; and

WHEREAS, it is the desire of the City to provide for appropriate use of the Property; and

WHEREAS, the Applicants are willing to have the Property annexed to the City and the City desires and believes that it would be in the best interest of the City to annex the Property, which is located outside the corporate limits of the City in Nassau County, Florida, at such time as the Property become contiguous; and

NOW, THEREFORE, in consideration of the mutual promises, covenants and acknowledgments stated herein, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **Effective Date:** This Agreement shall become effective upon execution.
2. **Execution:** The parties hereto agree to execute any and all such documents as are reasonably necessary to carry out the terms and provisions of this Agreement.
3. **Binding Effect:** The parties hereto do covenant and agree that this Agreement and its Exhibits, shall be binding on their successors and assigns, including the political subdivisions as the City of Fernandina Beach.
4. **Water and/or Sanitary Sewer:** The Applicants shall be permitted to tap into the City's water and/or sanitary sewer system at a point determined by the City. The Applicants shall also be responsible for payment to the City of any and all applicable fees that are assessable under City Ordinance and State Law.

5. Land Use and Zoning: Upon Annexation of the Property, and until the adoption by the City Commission of the City's Comprehensive Plan and zoning district for the Property, the Comprehensive Plan (including future land use) and zoning ordinances and regulations shall remain in full force and effect for the Property, and shall be enforced by the City. The City shall adopt the future land use designation and zoning district for the Property that most closely approximate to the current Nassau County future land use designation and zoning district for the Property regarding allowable uses and development standards.

6. Governing Law: The laws of the State of Florida shall govern the interpretation, validity and construction of the terms and provisions of this Agreement. If any term or provision of this Agreement is declared illegal or invalid for any reason by a court of competent jurisdiction, the remaining terms and provisions of this Agreement shall, nevertheless, remain in full force and effect.

7. Entire Agreement: The parties hereto acknowledge that this Agreement constitutes the sole agreement between the parties; that all prior proposals and agreements, whether oral or written, are hereby superseded; and that this Agreement may not be changed, altered or modified except in writing and signed by the parties hereto. The parties hereto further acknowledge that, in entering into this Agreement, each party has not been induced by, has not relied upon, and has not included as part of the basis of the bargain herein, any representation or statement, whether expressed or implied, made by any agent, representative or employee, which representation or statement is not approved by the other at any public hearing or work session of the City Commission or otherwise made as part of the official public record in the proceedings related to this Agreement. This Agreement binds the Applicants' Property to being annexed into the City once the Property becomes contiguous to any boundary demarking the incorporated area of the City of Fernandina Beach and upon the execution of an Ordinance by the City Commission of the City authorizing and approving the execution of such agreement, consistent with the mutual promises, covenants and acknowledgments agreed to by the City Commission.

8. Default: In the event either of the parties default in the performance of the obligations set forth in this Agreement, then the other may, upon notice to defaulting party, allow the defaulting party sixty (60) days to cure the default or provide evidence to the non-defaulting party that such default will be cured in a timely manner if it cannot be cured during said period. If the defaulting party fails to cure such default or provide such evidence as provided above, then, with notice to defaulting party, the other party may begin proceedings to require specific performance of this Agreement or bring suit for damages for breach of the Agreement. The prevailing party shall be entitled to a reasonable attorney's fee for having brought such action.

8. Recording: This Agreement shall run with the land and a copy of this Agreement for Annexation shall be filed and recorded by the City Clerk's Office with the Nassau County Clerk of Circuit Court.

IN WITNESS WHEREOF, the City and Applicant(s) have caused this instrument to be executed by their respective proper parties duly authorized to execute the same on the day and the year first above written.

CITY OF FERNANDINA BEACH

ATTEST:



JOE GERRITY
City Manager



CAROLINE BEST
City Clerk

APPROVED AS TO FORM AND LEGALITY:



TAMMI E. BACH
City Attorney

APPLICANT(S)

X By: William P. Jensen
Applicant

By: _____
Applicant

STATE OF FLORIDA
COUNTY OF Nassau

Sworn and subscribed before me this 14 day of October, 2014.

Tricia D Bowen
Signature of Notary

My Commission Expires: 4/12/18

Type of Identification Produced Personally Known

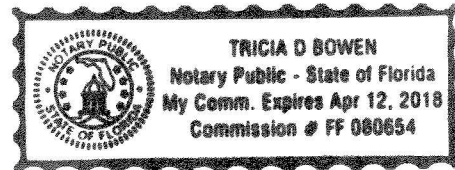


EXHIBIT A

NASSAU COUNTY PROPERTY APPRAISER
PARCEL REPORT

Nassau County Property Appraiser's Office
A. Michael Hickox, Cert.Res.RD1941 - Property Appraiser



Full Parcel Report

Parcel ID: 00-00-30-044A-0004-0000
Calculated Acreage: 3.80
Deed Acreage: 0.00
Property Use: VACANT

Ownership Information

Name: JENSEN WILLIAM P & JO NELL
Mailing Address: 3008 TIPPS DR

Situs/Physical Address: NEDERLAND, TX 776276755
SIMMONS RD

Values

Land Value: \$193,500.00
Ag Land Value: \$0.00
Building Value: \$0.00
Misc Value: \$0.00
Just Value: \$193,500.00
Assessed Value: \$156,090.00

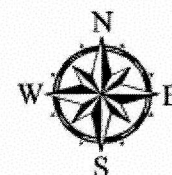
Last 2 Sales

Date	Price	Vacant?	Qual
19760101	\$20,000.00	Y	Q
19740101	\$50,000.00	Y	Q



A. Michael Hickox
Cert. Res. RD 1941
Nassau County Property Appraiser

THIS MAP HAS BEEN COMPILED FROM THE MOST AUTHENTIC INFORMATION AVAILABLE. NEITHER NASSAU COUNTY, ITS MUNICIPALITIES, NOR THE NASSAU COUNTY PROPERTY APPRAISER'S OFFICE ASSUMES RESPONSIBILITY FOR ERRORS OR OMISSIONS CONTAINED HEREON. THIS IS NOT A SURVEY.



Printed: Friday, September 26, 2014

OWNER NAME	JENSEN WILLIAM P & JO NELL	PARCEL NUMBER	00-00-30-044A-0004-0000
MAILING ADDRESS	3008 TIPPS DR	TAX DISTRICT	UNINCORPORATED ISLAND (DISTRICT 5)
		MILLAGE	15.1056
		PROPERTY USAGE	VACANT RESIDENTIAL
	NEDERLAND, TX 776276755	DEED ACRES	4.3
LOCATION ADDRESS	SIMMONS RD	HOMESTEAD	N
	FERNANDINA BEACH 32034	PARCEL MAP RECORD	MAP THIS PARCEL
SHORT LEGAL	3-2N-28 LOT 4 EX S-1 OR 242/269 EX R/W OR 341/327 & R/W IN OR 372/532	TAX COLLECTOR SEARCH	NASSAU TAX COLLECTOR LINK
		PROPERTY RECORD CARD	LINK PROPERTY RECORD CARD (PDF)

2014 Preliminary Values - Subject to Change

JUST VALUE OF LAND	\$193,500
LAND VALUE AGRICULTURAL	\$0
TOTAL BUILDING VALUE	\$0
TOTAL MISC VALUE	\$0
JUST OR CLASSIFIED TOTAL VALUE	\$193,500
ASSESSED VALUE	\$156,090
EXEMPT VALUE	\$0
TAXABLE VALUE	\$156,090

Land Information

LAND USE	LAND UNITS	LAND UNIT TYPE	SEC-TWN-RNG
SFR ACRES 000115	4	AC	5-2N-28

Building Information

There is no Building Information for this record.

Miscellaneous Information

There is no Miscellaneous Information for this record.

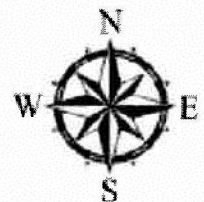
Sales Information

SALE DATE	BOOK / PAGE	BOOK / PAGE	PRICE	INSTRUMENT	QUALIFICATION	IMPROVED? (AT TIME OF SALE)	GRANTOR	GRANTEE
01/01/1976	221/146	221/146	20000	WD	Q	N		
01/01/1974	160/523	160/523	50000	WD	Q	N		



00-00-30-044A-0004-0000

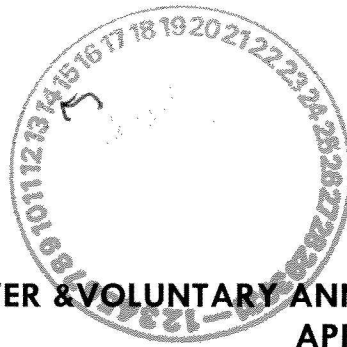
THIS MAP HAS BEEN COMPILED FROM THE MOST AUTHENTIC INFORMATION AVAILABLE. NEITHER NASSAU COUNTY, ITS MUNICIPALITIES, NOR THE NASSAU COUNTY PROPERTY APPRAISER'S OFFICE ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS CONTAINED HEREIN. THIS IS NOT A SURVEY.



Printed: Oct 15, 2014

OFFICE USE ONLY

REC'D: 10/14/14 BY: adi
PAYMENT: \$ 300.00 TYPE: CK #1757
APPLICATION #: 2014-0001343
CASE #: AX 2014-03
CC MEETING DATE: 11/4/14



WATER/SEWER & VOLUNTARY ANNEXATION APPLICATION

APPLICANT INFORMATION

Owner Name: William P & Jo Neil Jensen

Mailing Address: 3008 Tipps Drive Nederland, Texas 77627

Telephone: 409-727-2848 Fax: N/A

Email: _____

Agent Name: Gillette & Associates, Inc

Mailing Address: 20 South 4th Street Fernandina Beach, FL 32034

Telephone: 261-8819 Fax: 261-9905

Email: nici@gilletteassociates.com

PROPERTY INFORMATION

Street Address: Simmons Road

Parcel Identification Number(s): 00-00-30 044A-0004-0000

PROJECT INFORMATION

Total Number of Lots/Parcels: 1

Less than One (1) acre Sq. Footage: N/A One (1) Acre or Greater: 3.8

Existing Zoning Classification: RS-2

Existing Future Land Use Classification: Medium Density

Description of Request: water service connection to a 9 lot
single family residential subdivision.
Subject property is not contiguous.

SIGNATURE/NOTARY

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

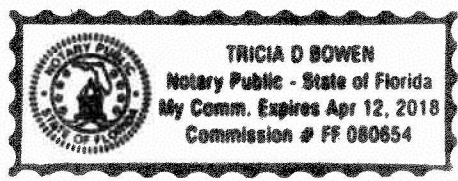
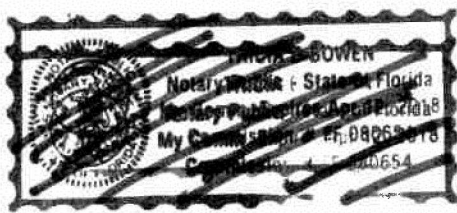
Oct. 6, 2014 x William F. Jensen
Date Signature of Applicant

STATE OF FLORIDA }
 ss
COUNTY OF NASSAU }

Subscribed and sworn to before me this 14 day of October, 2014.

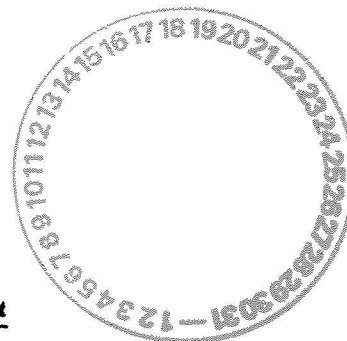
Tricia D Bowen Tricia D Bowen 4/12/18
Notary Public: Signature Printed Name My Commission Expires

Personally Known ✓ OR Produced Identification _____ ID Produced: _____





Civil & Environmental Engineering • Mechanical & Structural Engineering • Construction Management



AGENT AUTHORIZATION

I, WILLIAM P. JENSEN, of NEDERLAND, TX. the owner of the following property(s) do hereby authorize, Gillette & Associates, Inc., to act as my Agent in conjunction with all site plan applications, concurrency applications, preliminary plat applications, and any other Local, State and/or Federal development permits necessary for development of the following property, without any further notice.

Location: Simmons Road
Parcel No.: 00-00-30-044A-0004-0000

William P. Jensen 08-08-2014 409-727-2848
Signature Date Telephone Number

STATE OF FLORIDA
COUNTY OF DADE

Subscribed and sworn to before me this 8th day of July, 2014.

Who is personally known to me ☒ or has produced identification _____

Tricia D. Bowen
Notary Public: Signature

Tricia D. Bowen
Printed Name

My Commission Expires: 04/12/2018



TRICIA D BOWEN
Notary Public - State of Florida
My Comm. Expires Apr 12, 2018
Commission # FF 080654

C: CSD
UB
Jm

CITY COMMISSION AGENDA ITEM
CITY OF FERNANDINA BEACH

SUBJECT: Resolution 2014-154
Water Services Request and Voluntary Annexation Petition – Simmons Road

SCANNED
KB

DEPARTMENT: Community Development Department

ATTACHMENTS: ☐ Ordinance ☒ Resolution
☐ Support Documents ☐ Other

RECOMMENDED ACTION: Approve Resolution 2014-154 authorizing the extension of water services and execution of the voluntary annexation petition for Simmons Road Parcel ID 00-00-30-044A-0004-0000.

SUMMARY: William and JoNell Jensen have submitted an application for water services outside the municipal limits. In accordance with Municipal Code Sections 82-44 and 82-403, this application is also accompanied by a petition for voluntary annexation. The application applies to a 4.3 acre parcel located on Simmons Road (Parcel ID 00-00-30-044A-0004-0000). This property is vacant; it is not currently contiguous to the City limits.

Action on this application will not immediately annex the subject property; approval of this Resolution will authorize extension of water utilities to serve the property and will approve the voluntary annexation petition. The property will not be annexed until such time as it is contiguous to City limits.

FISCAL IMPACT: 25% Surcharge on utilities services based on monthly usage to be paid to the City Utilities Department until such time that the property is annexed into the municipal limits.

CITY ATTORNEY COMMENTS: No additional comments.

DEPARTMENT HEAD	Submitted by: Adrienne Burke <i>AB</i> Community Development Director	Date: 10/15/14
	Requested Agenda	Date: 11/5/14
FINANCE DEPARTMENT	Approved as to Budget Requirements <i>PHC</i>	Date: 10/17/14
CITY ATTORNEY	Approved as to Form & Legality <i>TEB</i>	Date: 10/16/14
CITY MANAGER	Approved Agenda Item for 11/5/14 <i>Jm</i>	Date: 10/16/14

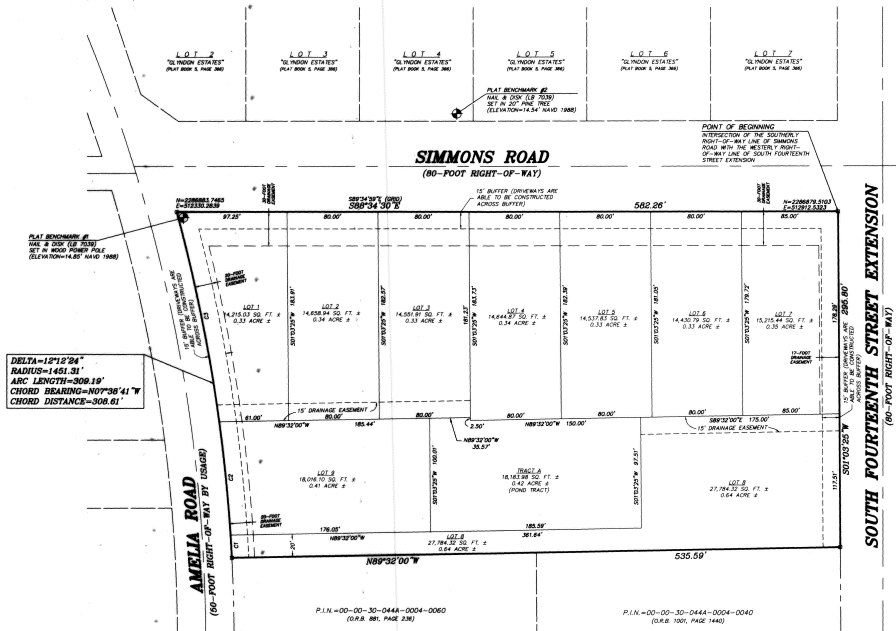
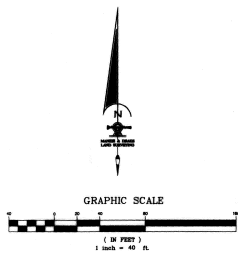
COMMISSION ACTION: ☒ Approved As Recommended ☐ Disapproved
☐ Approved With Modification ☐ Postponed to Time Certain
☐ Other ☐ Tabled

Approved at the City Commission
Meeting
Held on 10/15/14
Signed: [Signature] Initial: KB

"PLANTATION HAMMOCK"

A REPLAT OF A PORTION OF LOT 4, OCEAN BREEZE SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 11, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING A PORTION OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 20 EAST, NASSAU COUNTY, FLORIDA.

PLAT BOOK 8 PAGE 105
SHEET 2 OF 2 SHEETS
CFN # 201506773

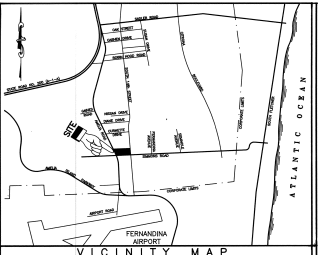


CURVE TABLE			
CHORD LENGTH	BEARING	CHORD BEARING	CHORD DISTANCE
100.00	12°12'24"	107°36'41"	100.00
100.00	12°12'24"	107°36'41"	100.00
100.00	12°12'24"	107°36'41"	100.00
100.00	12°12'24"	107°36'41"	100.00

SURVEYOR'S NOTES

1. [] DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) (7/4" CONCRETE MONUMENT) SET WITH IDENTIFICATION MARKING 18" TALL. [] DENOTES PERMANENT CONTROL POINT (P.C.P.) SET WITH IDENTIFICATION "18" TALL.
2. BEARINGS SHOWN HEREON ARE BASED ON AN ASSIGNED BEARING OF N00°00'00" FOR THE SOUTHERLY RIGHT-OF-WAY LINE OF SIMMONS ROAD.
3. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS PER F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 10000-0012-1, DATED 10/10/2005. FLOOD ZONE INFORMATION LISTED ABOVE ARE BASED ON THE SURVEYED ELEVATION OF THE PROPERTY AND IS APPROXIMATE. AT BEST, ALTHOUGH SHOULD BE REVIEWED BY NASSAU COUNTY ENGINEERING DEPARTMENT FOR ACCURACY. NO ASSURANCE OF LIABILITY FOR ITS ACCURACY. FLOOD ZONE INFORMATION IS NOT COVERED BY THE CERTIFICATION HEREON AND IS NOT GUARANTEED TO BE SHOWN PER CHAPTER 177, FLORIDA STATUTES. THE FLOOD ZONE DETERMINATION HEREON MAY BE SUPERSEDED AND/OR REVERSED FROM TIME TO TIME BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) OR BY THE APPROPRIATE LOCAL GOVERNMENTAL BODY.
4. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEFINITION OF THE SUBDIVISION LOTS, BOUNDARIES, AND AREAS. NO DISCREPANCIES OR SUPPLEMENTATION BY ANY OTHER DRAWING OR DATA FORM OF THE PLAT SHALL HAVE ANY ADDITIONAL RESTRICTIONS NOT ALLOWED BY THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
5. ALL UTILITIES EXISTING HEREON SHALL BE SUBORDINATE TO THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED, WHENEVER ANY SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE UTILITIES AND SERVICES OF ANY CABLE TELEVISION SERVICE PROVIDER TO NASSAU COUNTY.
6. NO FURTHER SUBDIVISION OF LOTS IS ALLOWED UNLESS SUCH SUBDIVISION CONFORMS TO NASSAU COUNTY SUBDIVISION REGULATIONS AND IS APPROVED BY THE NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS.
7. THE CURRENT ZONING FOR THE LANDS SHOWN ON THIS PLAT AS OF THE DATE OF RECORDING IS "T25-2".
8. ALL BUILDING SETBACK REQUIREMENTS FOR THIS SUBDIVISION ZONING "T25-2" ARE AS FOLLOWS: FRONT SETBACK = 25 FEET; SIDE SETBACK = 10 FEET; REAR SETBACK = 10 FEET.
9. THE LANDS SHOWN HEREON ARE LOCATED WITHIN STORM SURGE CATEGORY 1, AS SHOWN FROM STORM SURGE ATLAS VOLUME 2, PLATE 2, NASSAU COUNTY, FLORIDA, AS PER SLOSH 2004, LAND AND OVERLAND SURGES FROM HURRICANES.
10. ALL LOT LINES INTERSECTING CURVES ARE NON-RADIAL, UNLESS OTHERWISE NOTED.
11. LOTS SHOWN HEREON ARE INTENDED FOR RESIDENTIAL PURPOSES.
12. COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, PLAT ZONE, NORTH AMERICAN DATUM 1983 (NAD83).
13. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83).

MANZIE & DRAKE LAND SURVEYING
177 South 10th Street, Fort Lauderdale, FL 33304
(954) 481-5700 FAX (954) 481-5772
Certification of Authorization Number "187058"
"OUR SIGHTS ARE ON THE FUTURE.
SET YOUR SITES ON US."



CAPTION:
A PARCEL OF LAND BEING A PORTION OF LOT 3, OCEAN BREEZE FARMS, AS RECORDED IN PLAT BOOK 1, PAGE 10, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, LING IN AND BEING PART OF SECTION 3, TOWNSHIP 2, NORTH, RANGE 28 EAST, OF SAID COUNTY, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

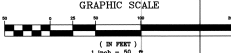
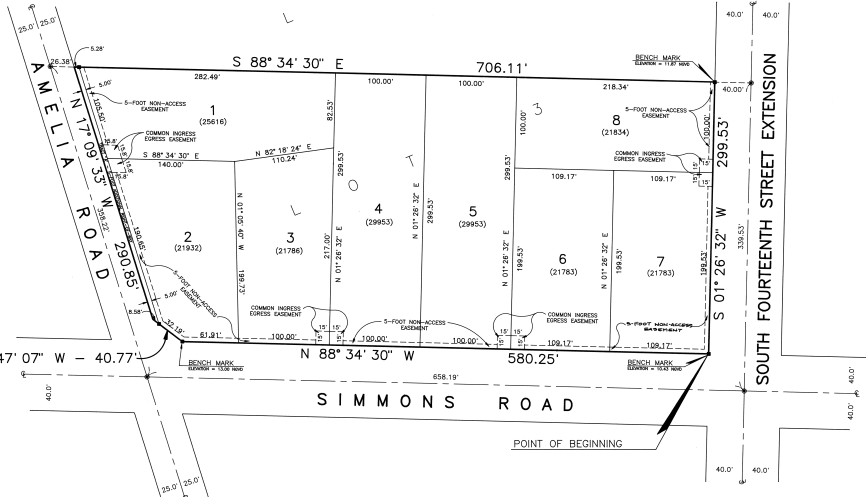
BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SOUTH FOURTEENTH STREET EXTENSION, AN 80-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED, WITH THE NORTH RIGHT-OF-WAY LINE OF SIMMONS ROAD, AN 80-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE ON LAST SAID WEST NORTH 88 DEGREES 34 MINUTES 30 SECONDS WEST A DISTANCE OF 580.25 FEET; THENCE NORTH 03 DEGREES 47 MINUTES 07 SECONDS WEST A DISTANCE OF 40.77 FEET TO THE EAST RIGHT-OF-WAY LINE OF AMELIA ROAD, A 50-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE ON LAST SAID LINE NORTH 17 DEGREES 09 MINUTES 33 SECONDS WEST A DISTANCE OF 290.85 FEET TO THE NORTH LINE OF SAID LOT 3; THENCE ON LAST SAID LINE SOUTH 88 DEGREES 34 MINUTES 30 SECONDS EAST A DISTANCE OF 706.11 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH FOURTEENTH STREET EXTENSION; THENCE ON LAST SAID LINE SOUTH 01 DEGREE 26 MINUTES 32 SECONDS WEST A DISTANCE OF 299.53 FEET TO THE POINT OF BEGINNING, BEING 4.50 ACRES, MORE OR LESS, IN AREA.

- SURVEYOR'S NOTES:
1. Survey Permanent Reference Monument (P.R.M.) Set - PLS #1129
 2. Survey Permanent Control Point (P.C.P.) set - LB #8399
 3. (43,580) denotes Lot Square Footage
 4. Bearings shown herein are based on N 88° 34' 30" W for the North Right-of-Way Line of Simmons Road
 5. This parcel lies within Flood Zone "A" as shown on Flood Insurance Rate Map 12027C (2017) C, dated May 4, 1985.
 6. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of Nassau County, Florida.
 7. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of Nassau County, Florida.
 8. Survey Mark elevations refer to National Geodetic Vertical Datum of 1929.
 9. Building Setback Requirements are as follows:
 - a. 5.0 feet from right-of-way
 - b. 10.0 feet from side property line
 - c. 15.0 feet from rear property line
 10. Common Ingress / Egress Elements are for the purpose of providing common driveway from the edge of pavement to street right-of-way line, limiting the number of driveways onto each existing street as shown.
 11. Non-Access Elements are for the purpose of limiting vehicular access to the Common Ingress / Egress Elements and may be used for zoning regulations, covenants, or restrictions, except vehicular access.
 12. Minimum Elevation for Finished Floor of Buildings is to be 14'-0".
 13. Minimum Elevation for Finished Floor of Buildings is to be 14'-0".

COUNTY HEALTH CERTIFICATE:
This is to certify that I have reviewed the above plat this 22nd day of May 2024 and that the same complies with the provisions of the Health Code, Florida Statute 381.001, and that the same complies with the provisions of the Health Code, Florida Statute 381.001, and that the same complies with the provisions of the Health Code, Florida Statute 381.001.

GLYNDON ESTATES

A REPLAT OF A PORTION OF LOT 3, OCEAN BREEZE FARMS
AS RECORDED IN PLAT BOOK 1, PAGE 10, PUBLIC RECORDS OF
NASSAU COUNTY, FLORIDA



ADOPTION AND DERIVATION:
This is to certify that the undersigned, Reginald H. W. De, the caption herein, known as Reginald H. W. De, and that the same is a true and correct representation of the land shown on the plat herein, and that the same is a true and correct representation of the land shown on the plat herein, and that the same is a true and correct representation of the land shown on the plat herein.

State of Florida
County of Nassau
This is to certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Reginald H. W. De, known as Reginald H. W. De, and that the same is a true and correct representation of the land shown on the plat herein, and that the same is a true and correct representation of the land shown on the plat herein, and that the same is a true and correct representation of the land shown on the plat herein.

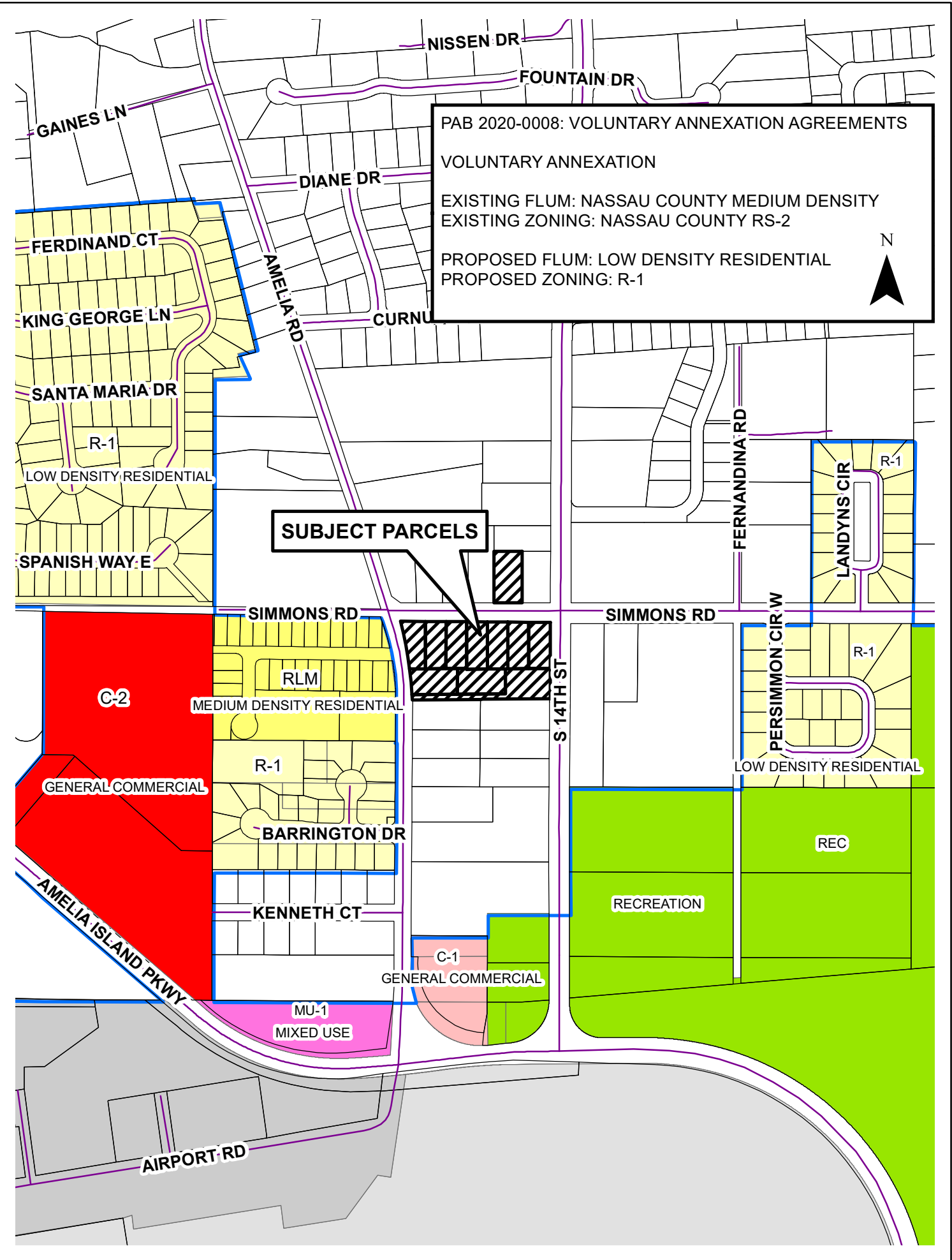
COMMISSION APPROVAL CERTIFICATE:
I hereby certify that this plat has been examined by me and is in accordance with the provisions of the Public Records Act, Florida Statute 117.01, and that the same is a true and correct representation of the land shown on the plat herein, and that the same is a true and correct representation of the land shown on the plat herein, and that the same is a true and correct representation of the land shown on the plat herein.

CERTIFICATE OF RECORDING:
I hereby certify that this plat has been examined by me and is in accordance with the provisions of the Public Records Act, Florida Statute 117.01, and that the same is a true and correct representation of the land shown on the plat herein, and that the same is a true and correct representation of the land shown on the plat herein, and that the same is a true and correct representation of the land shown on the plat herein.

PLANNING/ZONING DIRECTOR:
I hereby certify that this plat has been examined by me and is in accordance with the provisions of the Public Records Act, Florida Statute 117.01, and that the same is a true and correct representation of the land shown on the plat herein, and that the same is a true and correct representation of the land shown on the plat herein, and that the same is a true and correct representation of the land shown on the plat herein.

SURVEYOR'S CERTIFICATE:
This is to certify that the above plat is a true and correct representation of the land shown on the plat herein, and that the same is a true and correct representation of the land shown on the plat herein, and that the same is a true and correct representation of the land shown on the plat herein.

PGMS Corporation
CIVIL ENGINEERING - SURVEYING - LAND PLANNING
1000 N. W. 10th Ave., Suite 1000, Ft. Lauderdale, FL 33304
Tel: 954.333.1111 Fax: 954.333.1112



PERMIT SET
NOT FOR CONSTRUCTION

ENGINEERING PLANS

FOR

PLANTING HAMMOCK

FOR

HIGHLAND 35, LLC

GILLETTE & ASSOCIATES, INC.

CIVIL & ENVIRONMENTAL ENGINEERING
MECHANICAL & STRUCTURAL ENGINEERING
PERMITTING & CONSTRUCTION MANAGEMENT
20 SOUTH 4TH STREET AMELIA ISLAND, FLORIDA 32034
PHONE: 904/261-8819 FAX: 904/261-9905

PERMITTING AGENCIES

NASSAU COUNTY: 904-491-7328
CITY OF FERNANDINA BEACH: 904-310-3421
SJRWMD: 904-730-6270

UTILITY PROVIDERS

WATER/SEWER: CITY OF FERNANDINA BEACH
ELECTRIC: FLORIDA PUBLIC UTILITIES
CABLE: COMCAST
TELEPHONE: AT&T

G&A Project
No.:14-10.28



Gillette & Associates, Inc.

Issue Date:
November 4, 2014
Revised:
December 2, 2014

PLANTING HAMMOCK

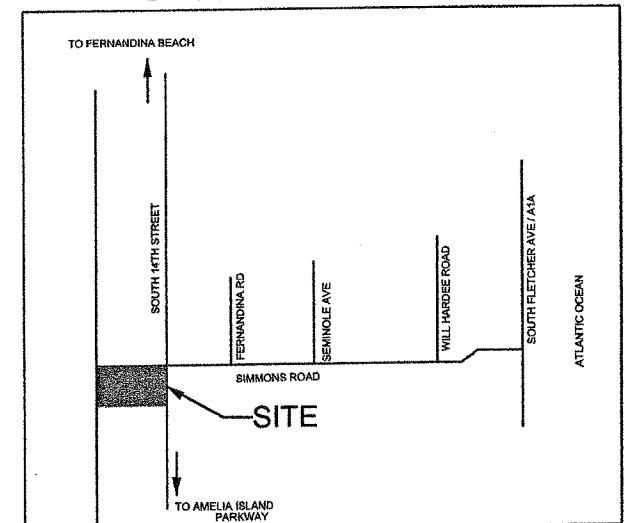
FOR

HIGHLAND 35, LLC

RELEASED FOR CONSTRUCTION BY



SITE LOCATION MAP



GENERAL NOTES

SITE / GEOMETRY

1. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER. ALL SAFETY RULES AND GUIDELINES OF OSHA SHALL BE FOLLOWED. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ANY INJURIES OF HIS EMPLOYEES, AND ANY DAMAGE TO PRIVATE PROPERTY OR PERSONS DURING THE COURSE OF THIS PROJECT. ALL COSTS ASSOCIATED WITH COMPLYING WITH OSHA REGULATIONS AND THE FLORIDA TRENCH SAFETY ACT MUST BE INCLUDED IN THE CONTRACTOR'S PRICE FOR PERFORMING THE WORK.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE JOB SITE PRIOR TO PREPARING THE BID FOR THE PURPOSE OF FAMILIARIZING HIMSELF WITH THE NATURE AND THE EXTENT OF THE WORK AND LOCAL CONDITIONS, EITHER SURFACE OR SUBSURFACE, WHICH MAY AFFECT THE WORK TO BE PERFORMED, AND THE EQUIPMENT, LABOR AND MATERIALS REQUIRED. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF COMPLETE PERFORMANCE UNDER THIS CONTRACT. THE CONTRACTOR IS URGED TO TAKE COLOR PHOTOGRAPHS ALONG THE ROUTE OF THIS PROJECT TO RECORD EXISTING CONDITIONS PRIOR TO CONSTRUCTION, AND TO AID IN RESOLVING POSSIBLE FUTURE COMPLAINTS THAT MAY OCCUR DUE TO CONSTRUCTION OF THE PROJECT. ALL COSTS ASSOCIATED WITH PRELIMINARY INVESTIGATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

3. ALL IMPROVEMENTS SHOWN ARE TO BE WARRANTED BY THE CONTRACTOR TO THE DEVELOPER.

4. ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.

5. TOPOGRAPHIC AND BOUNDARY INFORMATION WAS PROVIDED BY COASTAL LAND SURVEYORS (261-8950).

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BUILDING, RIGHT-OF-WAY PERMITS NOT PROVIDED AND INSURANCE REQUIRED FOR THE PROJECT.

7. THE CONTRACTOR SHALL COORDINATE THE WORK WITHIN COUNTY OR STATE RIGHT-OF-WAY WITH THE PROPER AGENCIES FOR MAINTENANCE OF TRAFFIC AND METHOD OF CONSTRUCTION & REPAIR.

8. THE CONTRACTOR SHALL ADVISE THE OWNER'S AUTHORIZED REPRESENTATIVE OF PLANNED WORK SCHEDULE. THE CONTRACTOR SHALL COORDINATE THEIR CONSTRUCTION WITH ALL OTHER CONTRACTORS. IN THE EVENT OF ANY CONFLICT WHATSOEVER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD, AND THE OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.

9. "AS-BUILT" DRAWINGS - "AS-BUILTS" ARE REQUIRED TO BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR. THEREFORE, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTRACT WITH A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA FOR THE PREPARATION, FIELD LOCATIONS, CERTIFICATION, AND SUBMITTAL OF "AS-BUILT" DRAWINGS.

10. "AS-BUILT" RECORD DATA AND INFORMATION SHALL BE MAINTAINED BY THE CONTRACTOR. RECORD DRAWINGS SHALL BE SUPPLIED TO THE ENGINEER.

11. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL SURVEY AND PROPERTY MONUMENTS. IF A MONUMENT IS DISTURBED, THE CONTRACTOR SHALL CONTRACT WITH THE SURVEYOR OF RECORD FOR REINSTALLATION OF THE MONUMENT.

12. ALL DEBRIS RESULTING FROM ALL ACTIVITIES SHALL BE DISPOSED OF OFF-SITE BY CONTRACTOR ON A DAILY BASIS.

13. ALL EXCESS SUITABLE AND UNSUITABLE MATERIALS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR UNLESS DIRECTED OTHERWISE BY THE ENGINEER.

14. ALL EXISTING TREES LISTED TO REMAIN SHALL BE PRESERVED AND PROTECTED.

15. THE LOCATION OF ALL EXISTING UTILITIES, STRUCTURES, AND IMPROVEMENTS ON THE DRAWINGS ARE BASED ON LIMITED INFORMATION AND MAY NOT HAVE BEEN FIELD VERIFIED. THE LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL NOTIFY RESPECTIVE UTILITY OWNERS AND FIELD VERIFY LOCATIONS OF EXISTING UTILITIES AND OTHER IMPROVEMENTS PRIOR TO COMMENCING ANY CONSTRUCTION. IF THE LOCATIONS SHOWN ARE CONTRARY TO ACTUAL FIELD LOCATIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF THE DISCREPANCY. THE DISCREPANCY SHOULD BE RESOLVED PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN AREAS NEAR EXISTING UTILITY IMPROVEMENTS AND SHALL BE RESPONSIBLE FOR REPAIRS OR PAYMENTS FOR ALL DAMAGE MADE TO EXISTING UTILITIES OR OTHER IMPROVEMENTS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL GRADES, INVERTS, AND TYPE OF MATERIAL OF EXISTING UTILITIES TO WHICH THEY SHALL CONNECT.

16. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER ON ALL MATERIALS, FOR REVIEW AND APPROVAL PRIOR TO PURCHASE OR CONSTRUCTION OF ANY UTILITY OR STRUCTURE.

17. UNSUITABLE MATERIALS UNDER WATER, SEWER, OR STORM PIPE AND/OR STRUCTURES SHALL BE REMOVED AND REPLACED WITH SELECTED BACKFILL COMPACTED TO 98% OF ITS MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D1557).

18. ALL WATER & SEWER CONSTRUCTION SHALL BE ACCOMPLISHED BY AN UNDERGROUND UTILITY CONTRACTOR LICENSED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES.

19. WHEN DEWATERING CAPACITY REQUIRES A PERMIT, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE PERMIT THROUGH THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.

20. WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SANITARY HAZARD. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE WHERE PARALLEL. WATER AND SEWER MAINS HAVE LESS THAN 10 FOOT HORIZONTAL SEPARATION, 20 FOOT LENGTHS OF C900 (DR18) WATER QUALITY PIPE SHALL BE USED WITH THE JOINTS STAGGERED AT 10 FOOT INTERVALS. THE PIPES SHALL BE PLACED IN SEPARATE TRENCHES WITH THE WATER MAIN AT LEAST 18 INCHES ABOVE THE SEWER.

21. WATER MAINS CROSSING SANITARY HAZARDS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER MAIN WHERE WATER AND SEWER MAINS CROSS WITH BETWEEN 18 INCHES AND 6 INCHES OF VERTICAL CLEARANCE. A 20 FOOT SECTION OF C900 (DR18) WATER QUALITY PIPE SHALL BE CENTERED ON THE POINT OF THE CROSSING. THE CONTRACTOR SHALL FIELD VERIFY THE VERTICAL SEPARATION. THE MINIMUM SEPARATION BETWEEN WATER AND SEWER PIPES IS TO BE 6 INCHES OUTSIDE DIAMETER TO OUTSIDE DIAMETER.

22. NO WATER MAIN PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SEWER MANHOLE.

23. BLANK

24. TRACER WIRE SHALL BE PROVIDED ON ALL WATER MAINS AND FORCE MAINS. TRACER WIRE SHALL BE A MINIMUM OF 14 GAUGE SOLID COPPER WIRE, COATED, AND SUITABLE FOR BURIAL. WIRE SHALL BE ATTACHED DIRECTLY TO TOP OF PIPE AND BROUGHT INTO EACH VALVE BOX AND COILED TO ALLOW FOR EASY ACCESS AND EXTENSION ABOVE FINISHED GRADE FOR ATTACHMENT OF LOCATING EQUIPMENT.

25. ALL PIPE LENGTHS ARE APPROXIMATE DIMENSIONS. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED TO CONFORM WITH TYPICAL SECTIONS AND DETAILS AS SHOWN ON THE MISCELLANEOUS DETAILS SHEET AND IN ACCORDANCE WITH THE SPECIFICATIONS.

26. ALL UNDERGROUND UTILITIES MUST BE INSTALLED PRIOR TO PREPARATION OF SUBGRADE FOR PAVEMENT.

27. GRADES SHOWN ON PLANS ARE EDGE OF PAVEMENT FINISHED GRADES UNLESS OTHERWISE NOTED.

28. SHOULD THE SURFACE OR SUBSURFACE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.

29. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE SEEDED AND MULCHED UNLESS OTHERWISE SPECIFICALLY STATED.

30. THE CONTRACTOR IS RESPONSIBLE FOR THE CONTROL OF SEDIMENT-LOADED RUNOFF RESULTING FROM STORM EVENTS DURING THE CONSTRUCTION PHASE. EROSION CONTROL FACILITIES SHOULD BE INSTALLED EARLY DURING THE CONSTRUCTION PERIOD SO AS TO PREVENT THE TRANSPORT OF SEDIMENT INTO SURFACE WATERS, RE-VEGETATION AND STABILIZATION OF DISTURBED AREAS SHOULD BE ACCOMPLISHED IMMEDIATELY TO REDUCE THE POTENTIAL FOR FURTHER SOIL EROSION.

31. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND NASSAU COUNTY BEFORE COMMENCING WORK.

32. MINIMUM COVER OVER PIPES SHALL BE 36" UNLESS OTHERWISE INDICATED.

33. ALL UNDERGROUND UTILITY COMPANIES SHALL BE CONTACTED AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.

34. IN ADDITION TO THE SPECIFICATIONS AND DETAILS PROVIDED FOR THIS CONTRACT, THE NASSAU COUNTY STANDARD DETAILS AND SPECIFICATIONS (LATEST REVISION) SHALL ALSO BE USED FOR ANY ITEMS NOT COVERED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A SET OF STANDARD DETAILS AND SPECIFICATIONS FROM NASSAU COUNTY.

35. BACKFILL MATERIAL SHALL BE COMPACTED TO 100% (±2%) PER NASSAU COUNTY REQUIREMENTS UNDER EXISTING AND PROPOSED ROADWAYS.

36. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN TO BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER.

37. STATIONING REFERS TO THE CENTERLINE OF THE ROADWAY EXCEPT AS NOTED ON PLANS. WHERE PAVEMENT SPLITS, THE STATIONING FOLLOWS THE INSIDE EDGE OF PAVEMENT UNTIL ROADWAY TRANSITIONS BACK TO THE TYPICAL ROADWAY SECTION.

38. ALL CONSTRUCTION, MATERIAL, AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH NASSAU COUNTY AND JEA STANDARDS.

WATER NOTES

1. WATER MAINS SHALL HAVE A MINIMUM OF 36" COVER UNDER PAVEMENT OR 30" COVER FROM FINISHED GRADE UNLESS OTHERWISE SHOWN. ALL WATER MAINS SHALL BE FLUSHED IN ACCORDANCE WITH, AND UNDER THE DIRECTION OF THE UTILITY COMPANY.

2. THRUST RESTRAINTS ARE REQUIRED IN ACCORDANCE WITH THE UTILITY COMPANY STANDARDS WHERE WATER MAINS ARE TERMINATED AND AT ALL BENDS AND TEES.

3. TIE RODS SHALL BE INSTALLED ON ALL VALVES LOCATED AT FITTINGS, ALL 10" AND LARGER VALVES AND LARGER SHALL REQUIRE (4) TIE RODS. MEGA LUG JOINT RESTRAINTS MAY BE USED IN LIEU OF THRUST BLOCKS OR TIE RODS.

4. UNLESS OTHERWISE NOTED, WATER MAINS ARE TO BE PVC DR18, DR-25, C-900 (BLUE), CLASS 150.

5. ALL WATER MAINS SHALL BE BACTERIOLOGICAL AND PRESSURE TESTED IN ACCORDANCE WITH AWWA C-600. NO CONNECTION TO EXISTING POTABLE WATER SYSTEM SHALL BE ALLOWED UNTIL ALL PROPOSED WATER MAINS HAVE BEEN PRESSURE TESTED, DISINFECTED, AND CLEARED FOR SERVICE. THE UTILITY COMPANY'S AUTHORIZED REPRESENTATIVE MUST BE NOTIFIED 48 HOURS PRIOR TO PERFORMING THE PRESSURE TEST AND MUST BE PRESENT.

6. THE CONTRACTOR SHALL AVOID SERVICE INTERRUPTIONS AND MAINTAIN ANY EXISTING WATER SERVICE TO MEET THE SYSTEM DEMANDS AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION OF AFFECTED CUSTOMERS OF THE UTILITY A MINIMUM OF 48 HOURS IN ADVANCE OF ANY INTERRUPTION OF SERVICE. BOIL WATER NOTICES SHALL BE DELIVERED IN ACCORDANCE WITH THE UTILITY COMPANY BOIL WATER NOTICE REQUIREMENTS.

7. ALL MAIN FLUSHING POINTS SHALL BE SAME SIZE AS MAIN UP TO 8 INCH WATER MAINS. FLUSHING POINTS FOR MAINS LARGER THAN 8 INCH SHALL BE REDUCED TO 8 INCH.

8. ALL WATER MAINS SHALL BE DISINFECTED USING LIQUID CHLORINE OR HYPOCHLORITES IN ACCORDANCE TO AWWA C651-86. WATER IN MAIN SHALL MAINTAIN A CHLORINE RESIDUAL OF 50 MG/L FOR A MINIMUM OF 24 HOURS. WATER MAIN SHALL NOT BE PLACED IN SERVICE UNTIL CLEARANCE HAS BEEN PROVIDED BY THE APPROPRIATE REGULATING AGENCY AND UNITED WATER FLORIDA.

9. IF SOLVENT CONTAMINATION IS FOUND IN THE PIPE TRENCH, WORK SHALL BE STOPPED AND THE PROPER AUTHORITIES NOTIFIED. BASED ON APPROVAL OF THE PERMITTING AGENCY, DUCTILE IRON PIPE, FITTINGS, AND SOLVENT RESISTANT GASKET MATERIAL SUCH AS FLUOROCARBON SHALL BE USED IN THE CONTAMINATED AREA. THE DUCTILE IRON PIPE SHALL EXTEND AT LEAST 100 FEET BEYOND ANY SOLVENT NOTED. ANY CONTAMINATED SOIL THAT IS EXCAVATED SHALL BE PLACED ON AN IMPERMEABLE MAT AND COVERED WITH A WATER PROOF COVERING. THE PROPER AUTHORITIES WILL BE NOTIFIED AND THE CONTAMINATED SOIL HELD FOR PROPER DISPOSAL.

10. 2" FLUSHING HYDRANTS SHALL BE INSTALLED AT ALL DEAD END LINES AND MAIN LINE STUB-OUTS.

11. A SEPARATE WATER SERVICE SHALL BE REQUIRED FOR EACH UNIT SERVED AND SHALL BE INSTALLED 3 FEET EITHER SIDE OF PROPERTY LINE. ALL WATER SERVICES SHALL BE MARKED WITH A "W" ETCHED ON THE CURB. ALL VALVES SHALL BE MARKED WITH A "V" ETCHED ON THE CURB.

12. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY COMPANY'S STANDARDS.

13. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED AT THE CONSUMER'S METER OR AT THE PROPERTY LINE WHEN A METER IS NOT USED.

14. BACKFLOW PREVENTION ASSEMBLIES SHALL BE TESTED BY A STATE OF FLORIDA LICENSED BACKFLOW TECHNICIAN. TEST RESULTS SHALL BE SUBMITTED TO AND APPROVED BY THE UTILITY COMPANY PRIOR TO ACCEPTANCE OF INSTALLATION.

15. MAXIMUM DEPTH ON WATER SERVICES TO METER TO BE 36".

INDEX

SHEET #

DESCRIPTION

ALL PERMITTING AGENCIES

COVER SHEET

INDEX SHEET

PREDEVELOPMENT DRAINAGE PLAN

SITE PLAN

POST DEVELOPMENT DRAINAGE PLAN

TREE REMOVAL PLAN

MISCELLANEOUS DETAIL

LEGEND

EXISTING VALVE

EXISTING WATER LINE

EXISTING SANITARY SEWER

EXISTING FIRE HYDRANT

PROPOSED SANITARY SEWER

PROPOSED WATER LINE

PROPOSED FIRE HYDRANT

EXISTING EDGE OF PAVEMENT

EXISTING PROPERTY LINE

PROPOSED SPOT ELEVATION

DRAINAGE STRUCTURE

PIPE

PROPOSED CONTOUR

PROPOSED EDGE OF PAVEMENT

PROPOSED PROPERTY LINE

PROPOSED R.O.W. LINE

EXISTING CONTOUR

J

T

H

E

D

C

B

A

No

By

12-2-14

Revised to address SJRWMD comments

Scale:

Project Mgr: NG

Designed by: NG

Drawn by: AD

QA/QC: AG

Gillette & Associates, Inc.

20 South 4th Street

Fernandina Beach, FL 32034

Certificate of Authorization No. 9332

DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"

G & A

GILLETTE & ASSOCIATES, INC.

20 SOUTH 4TH STREET

FERNANDINA BEACH, FL 32034

PHONE: (904) 261-8819

FAX: (904) 261-9905

PLANTING HAMMOCK

HIGHLAND 35, LLC

INDEX SHEET

SHEET NO.

IN-1

2 of 7

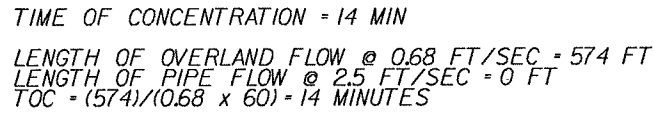
Issue Date

OCTOBER 2014

Project No.

14-10.22

Registered Professional

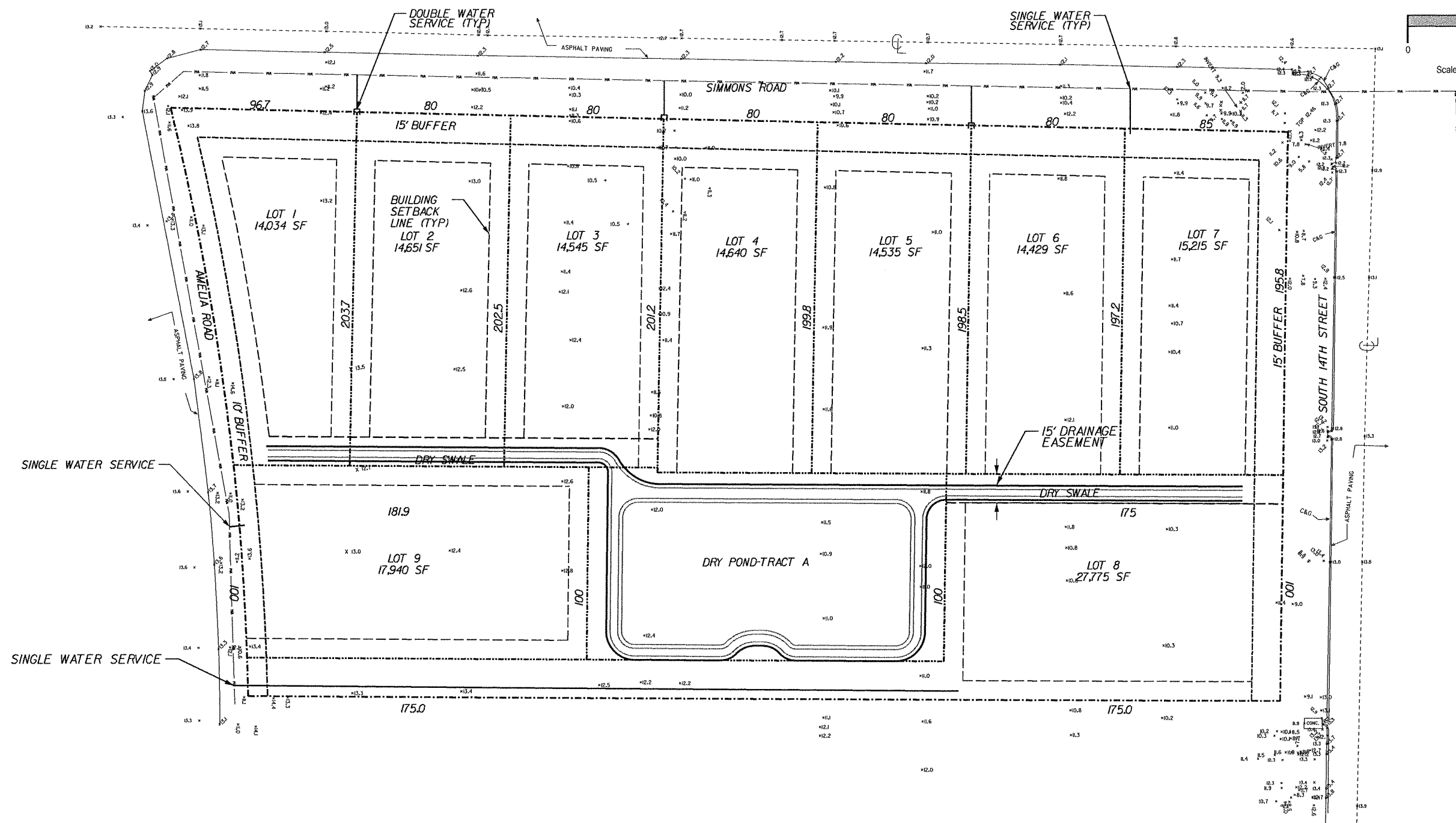


J				Scale:		 GILLETTE & ASSOCIATES, INC. 20 SOUTH 4TH STREET FERNANDINA BEACH, FL 32034 PHONE: (904) 261-8819 FAX: (904) 261-9905	PLANTING HAMMOCK	HIGHLAND 35, LLC	PREDEVELOPMENT DRAINAGE PLAN	Registered Professional	SHEET NO. PRE-1 <u>3 of 7</u>
H				Project Mgr: NG	Certificate of Authorization No. 9332						OCTOBER 2014 Project No. 14-10-22
G				Designed by: NG							
F				Drawn by: AD							
E				QA/QC: AG							
D											
C											
B											
A	NG	12-2-14	Revised to address SJRWMD comments								
No	BV	Date	Revision								

SITE WILL BE SERVED BY MUNICIPAL WATER AND SEPTIC



Scale in Feet



No.	By	Date	Revision
A	NG	12-2-14	Revised to address SJRWMD comments

Scale:	
Project Mgr:	NG
Designed by:	NG
Drawn by:	AD
QA/QC:	AG

Gillette & Associates, Inc. 20 South 4th Street Fernandina Beach, FL 32034
Certificate of Authorization No. 9332
DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"

G & A
GILLETTE & ASSOCIATES, INC.
20 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034
PHONE: (904) 261-8819
FAX: (904) 261-9905

PLANTING HAMMOCK

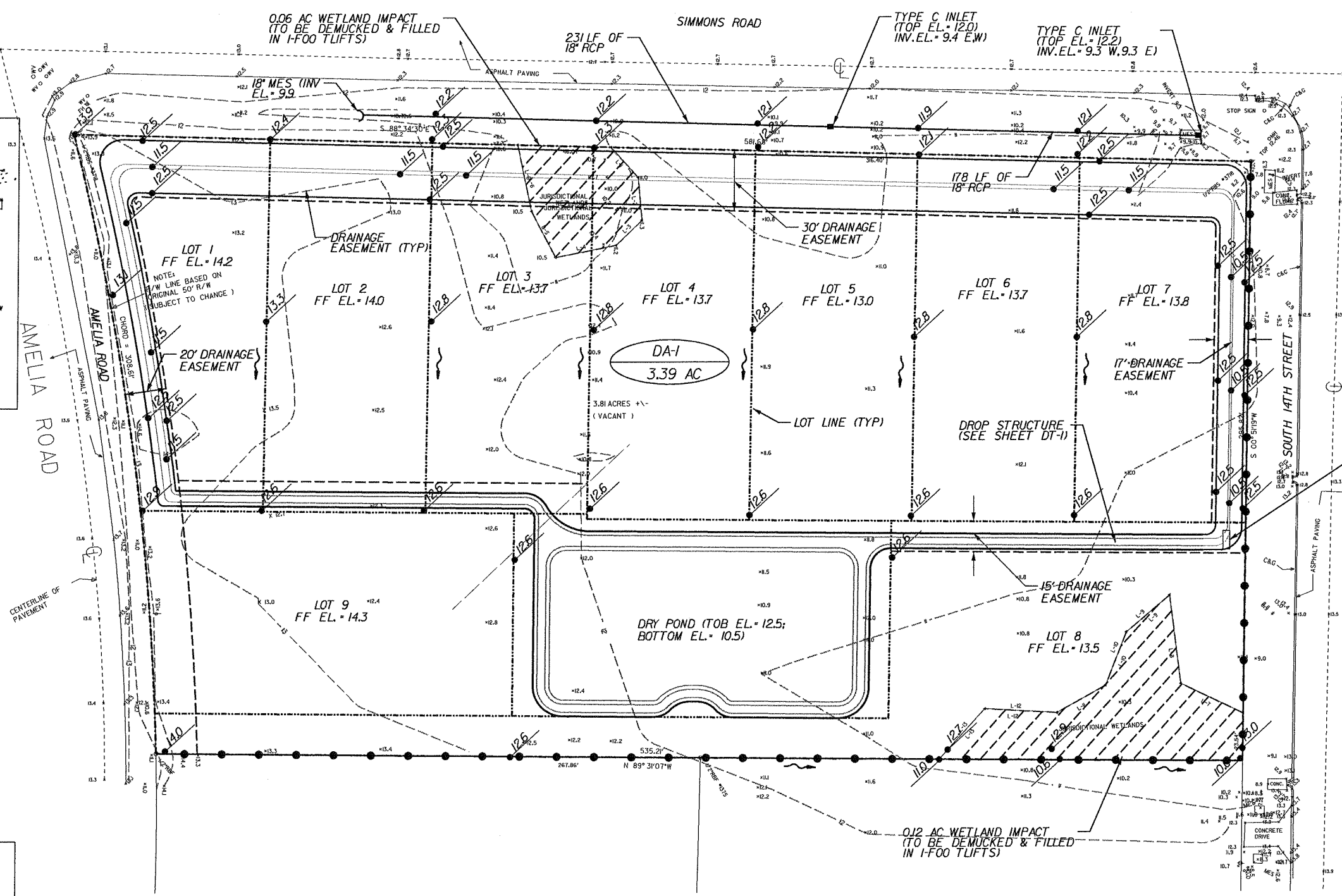
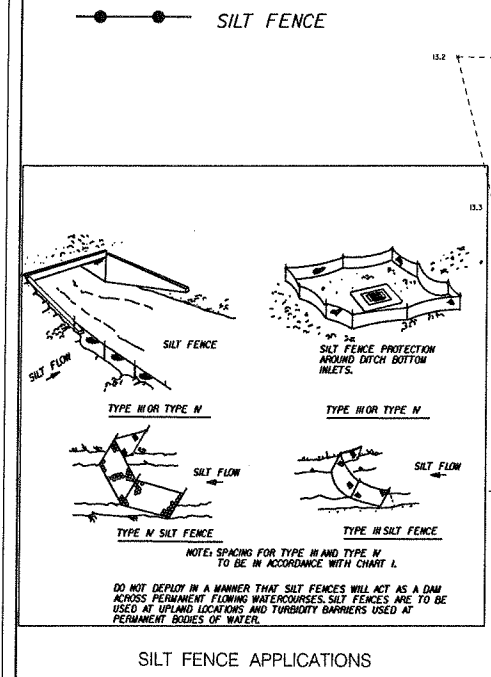
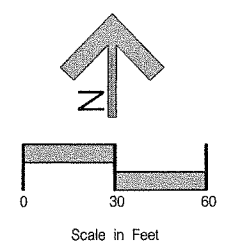
HIGHLAND 35, LLC

SITE PLAN

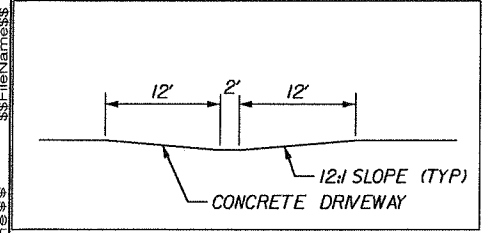
Registered Professional

SHEET NO. SP-1 4 of 7
Issue Date OCTOBER 2014
Project No. 14-10.22

NOTE ALL DRIVEWAYS TO BE LOWERED THROUGH FRONT LOT SWALE AREA



CONSTRUCT CONCRETE WEIR (TOP EL. = 11.0) WITH SPREADER SWALE THROUGH BUFFER TO ROADWAY DITCH



TYPICAL DRIVEWAY CROSS SECTION

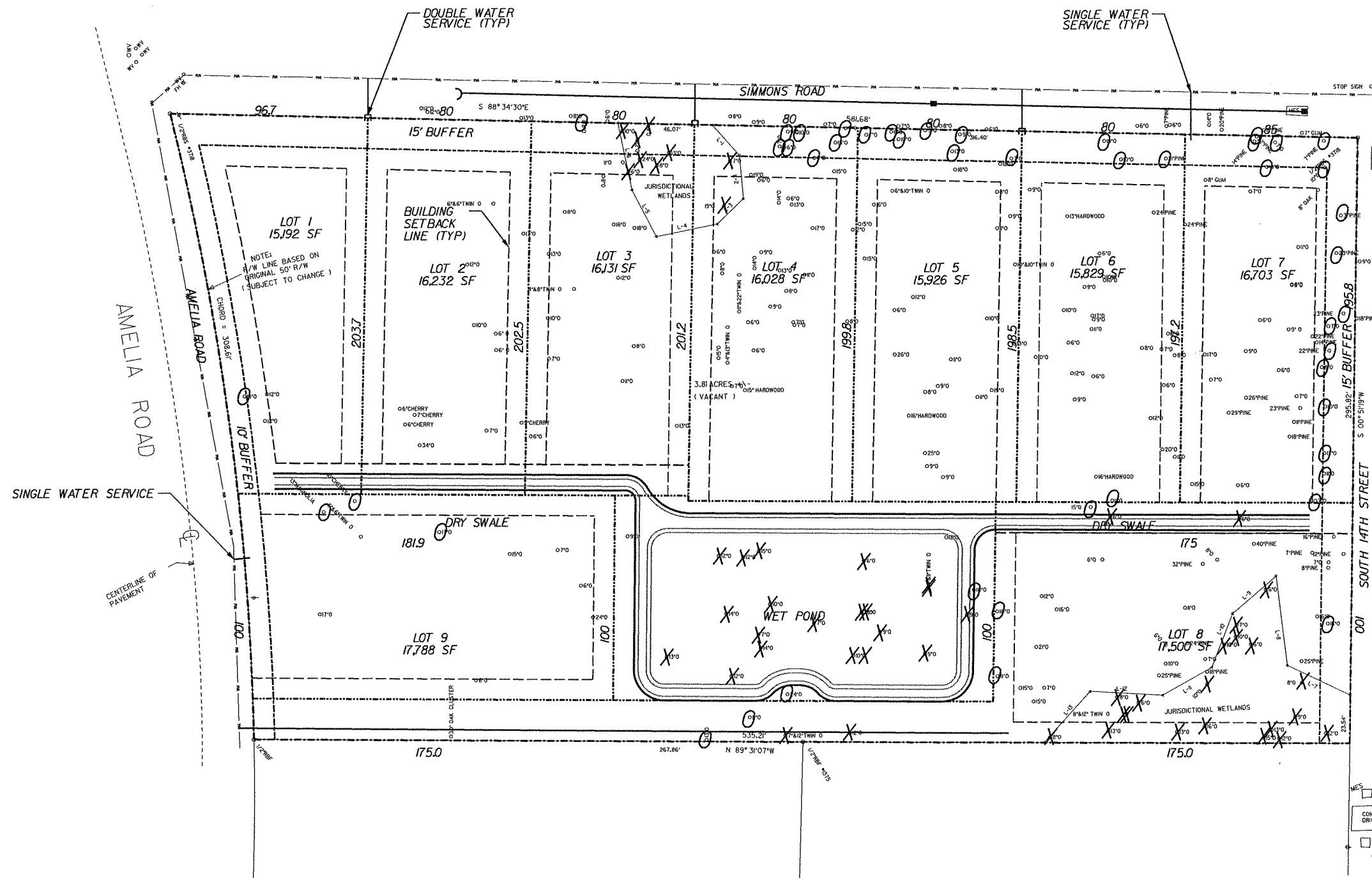
REVISIONS			
NO.	BY	DATE	REVISION
1	AG	12-2-14	Revised to address SJRWMD comments

Scale:	
Project Mgr:	NG
Designed by:	NG
Drawn by:	AD
QA/QC:	AG

Gillette & Associates, Inc. 20 South 4th Street Fernandina Beach, FL 32034
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G & A
GILLETTE & ASSOCIATES, INC.
20 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034
PHONE: (904) 261-8819
FAX: (904) 261-9905

PLANTING HAMMOCK	HIGHLAND 35, LLC	POST DEVELOPMENT DRAINAGE PLAN	SHEET NO. DR-1 5 of 7 Issue Date OCTOBER 2014 Project No. 14-10.22
Registered Professional			



TREE	* TREES	* INCHES	* TREES	* INCHES
DIAMETER	RETAINED	RETAINED	REMOVED	REMOVED
6	5	30	8	48
7	8	56	6	42
8	5	40	5	40
9	3	27	4	36
10	10	100	7	70
11	2	22	3	33
12	-	-	9	108
13	2	26	5	65
14	2	28	2	28
15	2	30	2	30
16	-	-	1	16
17	2	34	-	-
19	1	19	1	19
21	1	21	-	-
22	1	22	-	-
23	1	23	-	-
24	1	24	-	-
31	1	31	-	-

TOP 20% OF DBH FOR SITE IS 22" OR GREATER

PREDEVELOPMENT DBH: 1,049 INCHES
DBH SAVED WITHH BONUS: 558 INCHES

NO MITIGATION REQUIRED

No.	By	Date	Revision
1	NG	12-2-14	Revised to address SJRWMD comments

Scale:	
Project Mgr:	NG
Designed by:	NG
Drawn by:	AD
QA/QC:	AG

Gillette & Associates, Inc. 20 South 4th Street Fernandina Beach, FL 32034
Certificate of Authorization No. 9332
DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"

G & A
GILLETTE & ASSOCIATES, INC.
20 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034
PHONE: (904) 261-6819
FAX: (904) 261-9905

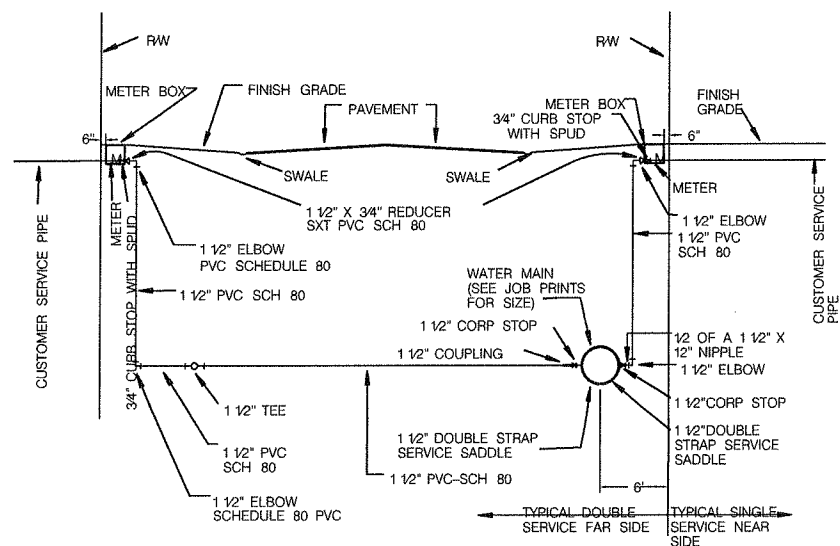
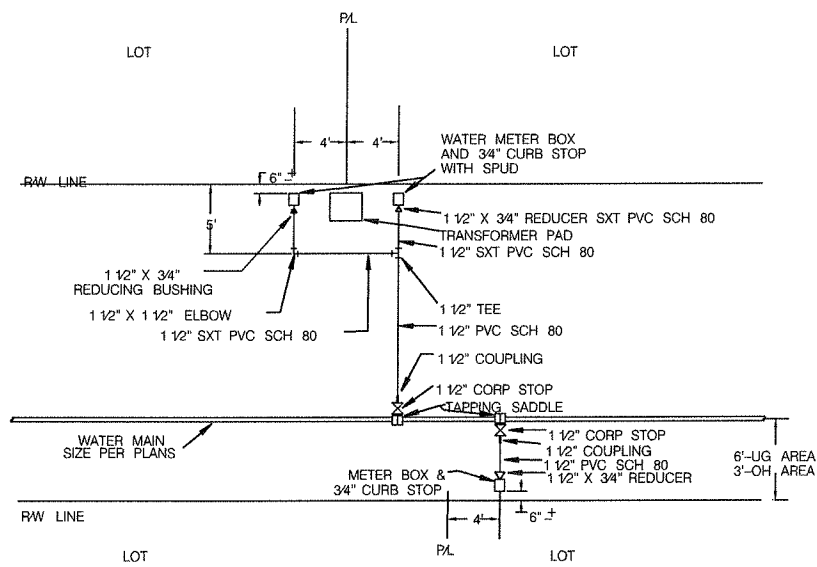
PLANTING HAMMOCK

HIGHLAND 35, LLC

TREE REMOVAL/
RETENTION PLAN

Registered Professional

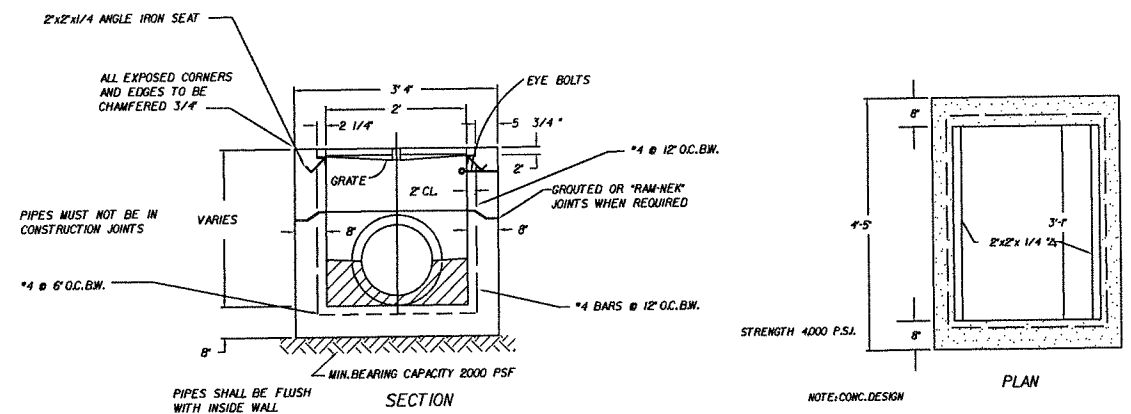
SHEET NO.
TREE-1
6 of 7
Issue Date
OCTOBER 2014
Project No.
14-10.22



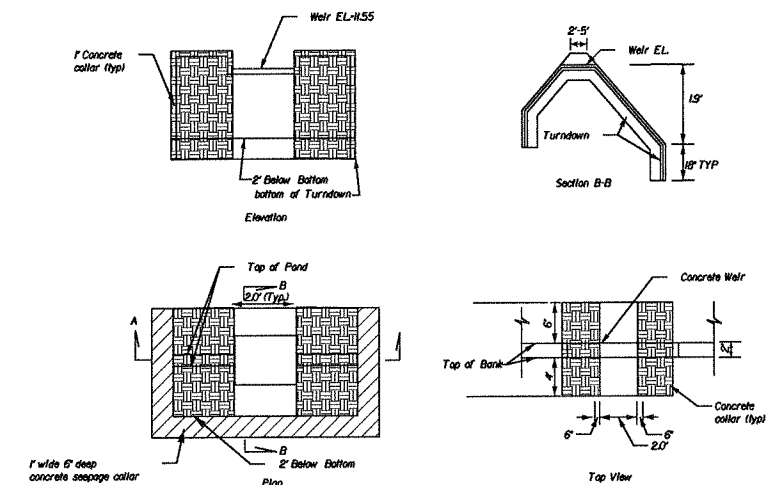
STATE ROAD- 1 1/2" CARRIER PIPE-4" BLACK IRON CASING FOR JACK AND BORE INSTALLATION.
 COUNTY AND CITY- 1 1/2" CARRIER PIPE- 3" PVC CASING FOR JACK AND BORE INSTALLATION.

NTS

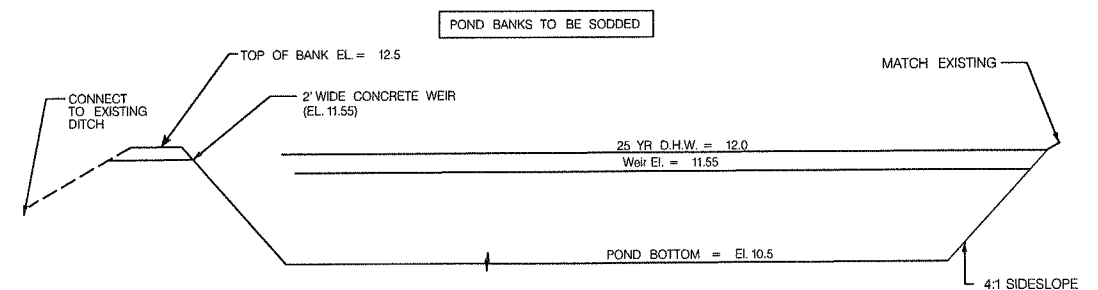
TYPICAL WATER SERVICE LOCATIONS



STORM SEWER TYPE "C" INLET



WEIR DETAIL



POND 1 CROSS SECTION AND DETAIL

No.	By	Date	Revision
A	NG	12-2-14	Revised to address SJRWMD comments

Scale:	
Project Mgr:	NG
Designed by:	NG
Drawn by:	AD
QA/QC:	AG

Gillette & Associates, Inc.
 20 South 4th Street
 Fernandina Beach, FL 32034

Certificate of Authorization No. 9332

DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PRECEDENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"

G & A
 GILLETTE & ASSOCIATES, INC.
 20 SOUTH 4TH STREET
 FERNANDINA BEACH, FL 32034

PHONE: (904) 261-8819
 FAX: (904) 261-9905

PLANTING HAMMOCK

HIGHLAND 35, LLC

MISCELLANEOUS DETAILS

Registered Professional

SHEET NO.
 DT-1
 7 of 7
 Issue Date
 OCTOBER 2014
 Project No.
 14-10.22

Print

Planning Advisory Board (PAB) - Submission #5893

Date Submitted: 9/2/2020

Planning Advisory Board (PAB) Application

USE THIS FORM TO Request actions to affect changes to property (zoning changes, annexations, allowable uses, subdivisions).

Fees

Once application is submitted it will be reviewed for completeness. Once verified complete, an invoice will be emailed to the applicant.



Zoning Map Amendment (≤ 10 acres \$1,000 / > 10acres \$2,000)



Land Use Map Amendment (≤ 10 acres \$1,000 / > 10acres \$2,000)



LDC Text Amendment (\$1,000)



Comp Plan Amendment (\$1,700)



Subdivision Plat " Preliminary (≤ 20 units \$1,000 / > 20 units \$1,600)



Subdivision Plat " Final (\$850)



Vacation of R.O.W. (\$1,700)



Voluntary Annexation (\$1,500)



Revision to each PAB Application - To offset additional display ad fee (\$400)

PAB 2020



IMPORTANT NOTES

Pre-Application Meeting

To guide you through the process and ensure that your application is understood and properly processed, youâ€™ll need to meet with a City Planner prior to submitting your application. Completed applications are due 30 days prior to the Planning Advisory Board meeting date.

Please see the Land Development Code (LDC) for detailed information:



LDC Text Amendment – see LDC Section 11.01.08.



Preliminary Subdivision Plat – see LDC Section 11.01.05.



Final Subdivision Plat – LDC Section 11.01.05.



Zoning Map Changes – See LDC Section 11.01.07.

The LDC is available for review at

www.fbfl.us/LDC

Application Requirements



A complete application filed at least thirty (30) days before the date of the Planning Advisory Board’s public hearing;



Proof of Ownership (copy of deed or tax statement);



A current survey of the property (no older than two years);



If applying as an agent, Owner’s Authorization for Agent Representation form needs to be signed/ notarized and included in application;



A detailed letter of intent stating the following:



o The consistency of the proposed amendment(s) or action(s) with the City’s Comprehensive Plan.



o A justification for the proposed amendment(s) or action(s).

PROPERTY INFORMATION

[Property information can be found at the Nassau County Property Appraiser’s Website – Map Search](#)

Site Address*

Simmons Road - Plantation Hammock

City*

Fernandina Beach

State*

FL

Zip*

32034

Parcel ID #(s)*

00-00-30-044C-0001-0000; 00-00-30-044C-0002-0000; 00-00-30-044C-0003-0000; 00-00-30-044C-0004-0000; 00-00-30-044C-0005-0000; 00-00-30-044C-0006-0000; 00-00-30-044C-0007-0000; 00-00-30-044C-0008-0000; 00-00-30-044C-0009-0000; 00-00-30-0262-0006-0000; 00-00-30-044C-000A-0000

Lot*

various

Block*

various

Subdivision*

Plantation Hammock

Zoning District*

R-1

Future Land Use Designation*

Low Density Residential

REVIEW TYPE*



Zoning Map Amendment ≤ 10 acres



Subdivision Plat ≤ Preliminary > 20 units



Zoning Map Amendment > 10 acres



Subdivision Plat ≤ Final



LDC Text Amendment



Vacation of R.O.W.



Comp Plan Amendment



Voluntary Annexation



Subdivision Plat ≤ Preliminary ≤ 20 units



Revision to PAB Application

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

various

Last Name*

various

Company (if applicable)

n/a

Mailing Address*

n/a

City*

Fernandina Beach

State*

FL

Zip*

32034

Telephone Number*

904-310-3480

Email Address*

dmartin@fbfl.city

OWNER'S AGENT

If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included

First Name

Dale

Last Name

Martin

Mailing Address

204 Ash Street

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

904-310-3480

E-mail Address

dmartin@fbfl.city

PROJECT INFORMATION

Previous Planning/Zoning Approvals

n/a

Summary of Request (more detailed information to be provided in required letter of intent)*

Voluntary Annexation, Future Land Use Map Amendment, Zoning Change for the following properties: 00-00-30-044C-0001-0000; 00-00-30-044C-0002-0000; 00-00-30-044C-0003-0000; 00-00-30-044C-0004-0000; 00-00-30-044C-0005-0000; 00-00-30-044C-0006-0000; 00-00-30-044C-0007-0000; 00-00-30-044C-0008-0000; 00-00-30-044C-0009-0000; 00-00-30-0262-0006-0000; 00-00-30-044C-000A-0000

Certification*



By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application.



I acknowledge that I understand and have complied with all of the submittal requirements and procedures.

Applicant First Name*

Dale

Applicant Last Name*

Martin

Today's Date*

9/2/2020

Upload Supporting Documentation*

Annexation_2020.xlsx

Upload 2

Choose File

No file selected

Upload 3

Choose File

No file selected

Upload 4

Choose File

No file selected



DEPARTMENT OF PLANNING & CONSERVATION

204 Ash Street | Fernandina Beach, Florida 32034 | 904 310-3480 | www.fbfl.us/planning

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



SUBJECT:

ITEM TYPE: Voluntary Annexation

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Jacob Platt, Senior Planner 9/2/2020

Date: August 24, 2020

Submitted By: Sylvie McCann, Administrative Coordinator



**APPLICATION FOR VOLUNTARY ANNEXATION,
 SMALL-SCALE FUTURE LAND USE AND ZONING MAP**

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	Fernandina Investments LLC and Harry & Constance King				
AGENT:	City of Fernandina Beach				
REQUESTED ACTION:	2246 Sadler Road: Voluntary Annexation, Assignment of a Future Land Use Map Category of General Commercial and C-1 Zoning District 2233 Sadler Road: Voluntary Annexation, Assignment of a Future Land Use Map Category of Mixed Use and MU-1 Zoning District				
LOCATION:	Sadler Road				
CURRENT ZONING:	2246 Sadler Road: Nassau County Commercial General 2233 Sadler Road: Nassau County Residential Single-Family 2				
CURRENT LAND USE:	2246 Sadler Road: Nassau County Commercial 2233 Sadler Road: Nassau County Commercial				
EXISTING USES ON SITE:	2246 Sadler Road: 103 Home2Suites Hilton by Hotel 2233 Sadler Road: Single-family home				
PROPERTY SIZE:	2246 Sadler Road: 3.24 Acres of Land 2233 Sadler Road: 0.46 Acres of Land				
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Year Built</u>	<u>Zoning</u>	<u>FLUM</u>
	North of 2233 Sadler	SF Residential	2014-2019	R-2 PUD	MDR
	North of 2246 Sadler	SF Residential & Office	1987 & 1987	NC RS-2 & NC Commercial General	NC Commercial
	South of 2233 Sadler	Hotel	2018	NC Commercial General	NC Commercial
	South of 2246 Sadler	Vacant	N/A	CON	Conservation
	East of 2233 Sadler	Office	1945	NC Commercial General	NC Commercial
	East of 2246 Sadler	Vacant	N/A	R-2 PUD	MDR
	West of 2233 Sadler	Office	1993	NC Commercial General	NC Commercial
	West of 2246 Sadler	Drive-In Restaurant	2010	NC Commercial General	NC Commercial

*** All required application materials have been received. All fees have been paid. All required notices have been made. All copies of required materials are part of the official record and have been made available on the City's website, the City Clerk's Office and at the Planning and Conservation Department office. ***



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The City of Fernandina Beach requests annexation of two parcels of land located off Sadler Road.

2246 Sadler Road

Resolution 2017-193 approved extension of water and sewer services outside of the corporate limits of the City to 2246 Sadler Road. City services were extended which allowed for the development of the 103 room Home2Suites by Hilton under the applicable Nassau County land use and zoning standards. Assignment of the General Commercial (GC) Future Land Use Map (FLUM) category and Community Commercial (C-1) Zoning District is requested for 2246 Sadler Road. These designations are the most closely aligned with the Current Nassau County FLUM category and zoning district.

2233 Sadler Road

The property owners of 2233 Sadler Road requested voluntary annexation in June of 2020 to connect to City Sewer after their septic and drain field failed. The single-family residence was built in 1987 with access to City water. Assignment of the Mixed Use (MU) Future Land Use Map (FLUM) category and Mixed Use (MU-1) Zoning District is requested for 2233 Sadler Road. This designation will eliminate the current discrepancies in the County's FLUM and zoning designation. The Mixed-Use land use and zoning will allow for a combination of residential, office, and limited neighborhood commercial uses which are represented in the current range of uses along this corridor and what the City anticipates in redevelopment scenarios. Single-family dwellings, such as the current structure on the property are a permissible use in the Mixed-Use FLUM designation and MU-1 Zoning District.

CONSISTENCY WITH THE COMPREHENSIVE PLAN / LAND DEVELOPMENT CODE:

This is a voluntary annexation of property as compliant with all applicable Florida Statutes and the City's Municipal Code. The annexation area is compact, does not create an "enclave", and represents a logical extension of the City boundary. The subject parcels include a recently constructed 103 room hotel and an existing single-family dwelling, development or redevelopment can achieve full compliance with the City's Land Development Code and Comprehensive Plan. The City can serve this property and meet or exceed all levels of service required by the Comprehensive Plan.

<i>Applicable Policy Reference</i>	<i>Determination of Consistency</i>
CP 1.02.02	✓
CP 1.02.03	✓
CP 1.02.04	✓
CP 1.02.10	✓
CP 1.03.01	✓
CP 1.04.03	✓
CP 1.07.09	✓
CP 4.01.01	✓
CP 4.01.02	✓
LDC 11.01.07	✓



STAFF REPORT
PAB 2020-0009 (AX, LU, CZ)
Planning Advisory Board Hearing
September 9, 2020

Jacob M. Platt
Senior Planner

CONCLUSION AND STAFF RECOMMENDATIONS:

The requested action is consistent with the City's Comprehensive Plan and Land Development Code. Staff recommends approval of the voluntary annexation, assignment of the General Commercial (GC) Future Land Use Map (FLUM) category and Community Commercial (C-1) zoning district for 2246 Sadler Road; Assignment of the Mixed Use (MU) Future Land Use Map (FLUM) category and Mixed Use (MU-1) Zoning District for 2233 Sadler Road. Following the recommendation of the Planning Advisory Board (PAB), the application will move forward to the City Commission in the form of three separate ordinances at a public hearing anticipated for October 20th, 2020.

MOTION TO CONSIDER:

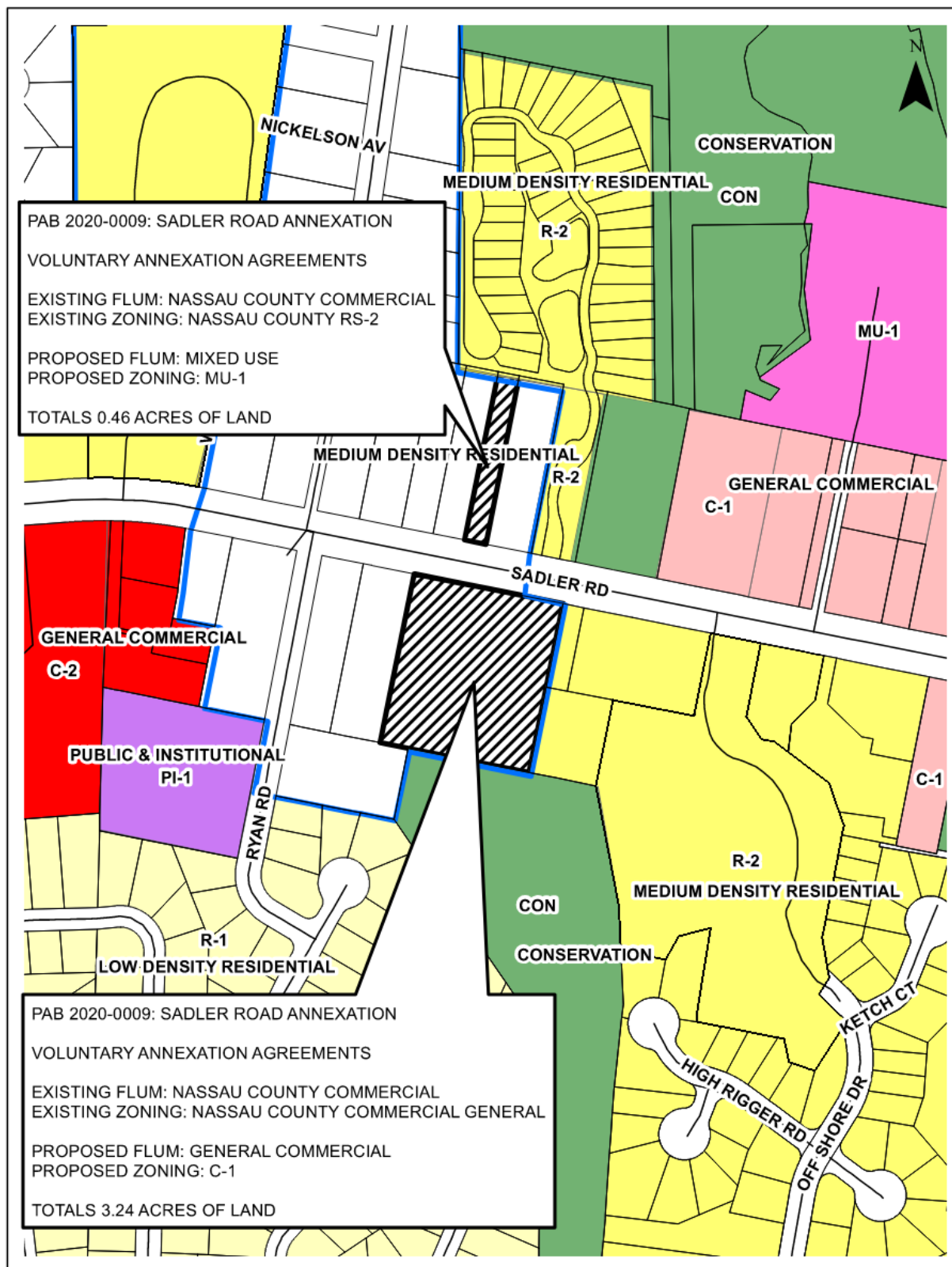
I move to recommend **(approval or denial)** of PAB case number 2020-0009 to the City Commission requesting that a Voluntary Annexation, assignment of the General Commercial (GC) Future Land Use Map (FLUM) category and Community Commercial (C-1) zoning district for 2246 Sadler Road; Voluntary annexation, assignment of the Mixed Use (MU) Future Land Use Map (FLUM) category and Mixed Use (MU-1) Zoning District for 2233 Sadler Road be **(approved or denied)** and that PAB case 2020-0009, as presented, **(is or is not)** sufficiently compliant with the Comprehensive Plan and Land Development Code and applicable Florida Statutes to be approved at this time.



STAFF REPORT
PAB 2020-0009 (AX, LU, CZ)
Planning Advisory Board Hearing
September 9, 2020

Jacob M. Platt
Senior Planner





CITY OF FERNANDINA BEACH
VOLUNTARY ANNEXATION AGREEMENT / PETITION FOR ANNEXATION

THIS VOLUNTARY ANNEXATION AGREEMENT / PETITION FOR ANNEXATION dated this 30th day of June, 2020 by and between the CITY OF FERNANDINA BEACH, a municipal corporation, (hereinafter referred to as "City"); and Costance King & Harry King III (hereinafter collectively referred to as the "Applicants").

WHEREAS, this Annexation Agreement/ Petition for Annexation (hereinafter referred to as "Agreement") shall be considered entered into upon execution, where the actual annexation of land shall occur once the subject property becomes contiguous to any boundary demarking the incorporated area of the City of Fernandina Beach and upon the execution of an Ordinance by the City Commission of the City authorizing and approving the execution of such annexation, consistent with the mutual promises, covenants and acknowledgments agreed to by the City Commission and the Applicants, as contained in this Agreement; and

WHEREAS, the Applicants collectively, are the owners of record of the parcel of land known and described as follows, comprising the property which is the subject of this Agreement (the "Property"):

PARCEL ID#: 00-00-30-0600-0001-0180

GENERALLY DESCRIBED AS: Sadler Estates Subdivision

ADDRESSED AS: 2233 Sadler Rd FB FL

See Attached Exhibit "A"

WHEREAS, the covenants and acknowledgments contained herein have been made in consideration of annexation into the City of Fernandina Beach of the above described Property; and

WHEREAS, it is the desire of the City to provide for appropriate use of the Property; and

WHEREAS, the Applicants are willing to have the Property annexed to the City and the City desires and believes that it would be in the best interest of the City to annex the Property, which is located outside the corporate limits of the City in Nassau County, Florida, at such time as the Property become contiguous; and

NOW, THEREFORE, in consideration of the mutual promises, covenants and acknowledgments stated herein, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **Effective Date:** This Agreement shall become effective upon execution.
2. **Execution:** The parties hereto agree to execute any and all such documents as are reasonably necessary to carry out the terms and provisions of this Agreement.
3. **Binding Effect:** The parties hereto do covenant and agree that this Agreement and its Exhibits, shall be binding on their successors and assigns, including the political subdivisions as the City of Fernandina Beach.
4. **Water and/or Sanitary Sewer:** The Applicants shall be permitted to tap into the City's water and/or sanitary sewer system at a point determined by the City. The Applicants shall also be responsible for payment to the City of any and all applicable fees that are assessable under City Ordinance and State Law.

5. Land Use and Zoning: Upon Annexation of the Property, and until the adoption by the City Commission of the City's Comprehensive Plan and zoning district for the Property, the Comprehensive Plan (including future land use) and zoning ordinances and regulations shall remain in full force and effect for the Property, and shall be enforced by the City. The City shall adopt the future land use designation and zoning district for the Property that most closely approximate to the current Nassau County future land use designation and zoning district for the Property regarding allowable uses and development standards.

6. Governing Law: The laws of the State of Florida shall govern the interpretation, validity and construction of the terms and provisions of this Agreement. If any term or provision of this Agreement is declared illegal or invalid for any reason by a court of competent jurisdiction, the remaining terms and provisions of this Agreement shall, nevertheless, remain in full force and effect.

7. Entire Agreement: The parties hereto acknowledge that this Agreement constitutes the sole agreement between the parties; that all prior proposals and agreements, whether oral or written, are hereby superseded; and that this Agreement may not be changed, altered or modified except in writing and signed by the parties hereto. The parties hereto further acknowledge that, in entering into this Agreement, each party has not been induced by, has not relied upon, and has not included as part of the basis of the bargain herein, any representation or statement, whether expressed or implied, made by any agent, representative or employee, which representation or statement is not approved by the other at any public hearing or work session of the City Commission or otherwise made as part of the official public record in the proceedings related to this Agreement. This Agreement binds the Applicants' Property to being annexed into the City once the Property becomes contiguous to any boundary demarking the incorporated area of the City of Fernandina Beach and upon the execution of an Ordinance by the City Commission of the City authorizing and approving the execution of such agreement, consistent with the mutual promises, covenants and acknowledgments agreed to by the City Commission.

8. Default: In the event either of the parties default in the performance of the obligations set forth in this Agreement, then the other may, upon notice to defaulting party, allow the defaulting party sixty (60) days to cure the default or provide evidence to the non-defaulting party that such default will be cured in a timely manner if it cannot be cured during said period. If the defaulting party fails to cure such default or provide such evidence as provided above, then, with notice to defaulting party, the other party may begin proceedings to require specific performance of this Agreement or bring suit for damages for breach of the Agreement. The prevailing party shall be entitled to a reasonable attorney's fee for having brought such action.

8. Recording: This Agreement shall run with the land and a copy of this Agreement for Annexation shall be filed and recorded by the City Clerk's Office with the Nassau County Clerk of Circuit Court.

IN WITNESS WHEREOF, the City and Applicant(s) have caused this instrument to be executed by their respective proper parties duly authorized to execute the same on the day and the year first above written.

CITY OF FERNANDINA BEACH

ATTEST:

DALE L. MARTIN
City Manager

CAROLINE BEST
City Clerk

APPROVED AS TO FORM AND LEGALITY:

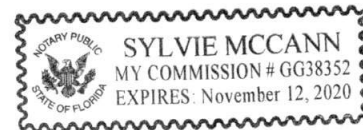
TAMMI E. BACH
City Attorney

APPLICANT(S)

By: Constance E. King
Applicant

By: _____
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 30th day of June, 2020,
by Constance E. King.

Sylvie M. Cann
Notary Public

SYLVIE M. CANN
Printed Name
Expires

11/12/2020
My Commission

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

EXHIBIT A

NASSAU COUNTY PROPERTY APPRAISER
PARCEL REPORT

From: noreply@civicplus.com
To: [Planning Info](#)
Subject: Online Form Submittal: Water /Wastewater Annexation
Date: Tuesday, June 30, 2020 3:22:02 PM

Water /Wastewater Annexation

WATER/ WASTEWATER ANNEXATION

USE THIS FORM TO: Request the City Commission's authorization to extend water and/or sanitary wastewater services to property not located within the City limits and not currently eligible for annexation. This form also includes a Petition for Annexation, as required by Municipal Code prior to the extension of services outside the City's jurisdiction.

Fees	\$300
------	-------

IMPORTANT NOTES

Per Municipal Code Sections 82-44 and 82-403, the extension of City water and/or sanitary sewer services to property located outside the municipal limits must be authorized by the City Commission. Application for these services shall be placed on the next available City Commission agenda. The City Commission meets the 1st and 3rd Tuesday of each month at 6:00PM. Applications must be received three (3) weeks prior to the requested agenda.

PROPERTY INFORMATION	Property information can be found at the Nassau County Property Appraiser's Website → Map Search
----------------------	--

Site Address	2233 Sadler Road, Fernandina Beach FL 32034
--------------	---

Parcel ID #(s)	00-00-30-0600-0001-0180
----------------	-------------------------

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name	Harry & Constance
------------	-------------------

Last Name	King
-----------	------

Company (if applicable)	<i>Field not completed.</i>
-------------------------	-----------------------------

Mailing Address	2233 Sadler Road, Fernandina Beach FL 32034
-----------------	---

Telephone Number	904-333-6903
------------------	--------------

E-mail Address	ckingjjj@bellsouth.net
----------------	------------------------

OWNER'S AGENT

If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included

First Name	<i>Field not completed.</i>
Last Name	<i>Field not completed.</i>
Company (if applicable)	<i>Field not completed.</i>
Mailing Address	<i>Field not completed.</i>
City	<i>Field not completed.</i>
State	<i>Field not completed.</i>
Zip	<i>Field not completed.</i>
Telephone Number	<i>Field not completed.</i>
E-mail Address	<i>Field not completed.</i>
PROJECT INFORMATION	
Total Number of Lots/Parcels	1
< One (1) acre sq. footage	(E 1/2) of Lot 18 Block 2 Sadler Estates
> One (1) acre sq. footage	(E 1/2 of lot 18 Block 2 Sadler Estates
Existing Zoning Classification	R2
Existing Future Land Use Classification	Residential
Description of Request	Would like to annex 2233 Sadler Road property into city and connect to city sewer. Property built in 1987 and has city water. Property currently has septic tank and drain field which has failed. Property has no water nor sewer facilities. Harry L King III is 100% Disabled Military Veteran and this is an emergency. Would ask the City Commission to allow Voluntary Annexation Agreement/Petition for Annexation in order to connect to City Sewer. Thank you for your concern and help in this urgent matter. Harry L & Constance E King
Certification	By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the

time of the application., I acknowledge that I understand and have complied with all of the submittal requirements and procedures.

Applicant's First Name	Harry & Constance
Applicant's Last Name	King
Today's Date	6/30/2020
Upload Supporting Documentation	King 001.tif
Upload 2	<i>Field not completed.</i>
Upload 3	<i>Field not completed.</i>
Upload 4	<i>Field not completed.</i>
Upload 5	<i>Field not completed.</i>
DEPARTMENT OF PLANNING & CONSERVATION 204 Ash Street Fernandina Beach Florida 32604 904 310-3480 www.fbfl.us/planning	

Email not displaying correctly? [View it in your browser.](#)



A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER



Change of Address

Envelope icon

Calculator icon

Document icon

Dollar sign icon

FAQ icon

Briefcase icon

APP icon

PROPERTY INFORMATION

Parcel Number 00-00-30-0600-0001-0180	
Owner Name	KING HARRY L III & CONSTANCE E
Mailing Address	2233 SADLER RD
	FERNANDINA BEACH, FL 32034
Location Address	2233 SADLER RD
	FERNANDINA BEACH 32034
Tax District	UNINCORPORATED MIDDLE ISLAND
Millage	16.5856
Homestead	Yes
Property Usage	SINGLE FAM 000100
Deed Acres	0
Short Legal	BLOCK 1 E1/2 OF LOT 18 IN OR 1452/4 SADLER ESTATES PB 2/68

2020 Preliminary Values

Land Value	\$117,534
(+) Improved Value	\$156,601
(=) Market Value	\$274,135
(-) Agricultural Classification	\$0
(-) SOH or Non-Hx* Capped Savings	\$0
(=) Assessed Value	\$274,135
(-) Homestead	\$274,135
(-) Additional Exemptions	\$0
(=) School Taxable Value	\$274,135
(-) Non-School HX & Other Exempt Value	\$0
(=) County Taxable Value	\$274,135

Note - *10% Cap does not apply to School Taxable Value

Property Search

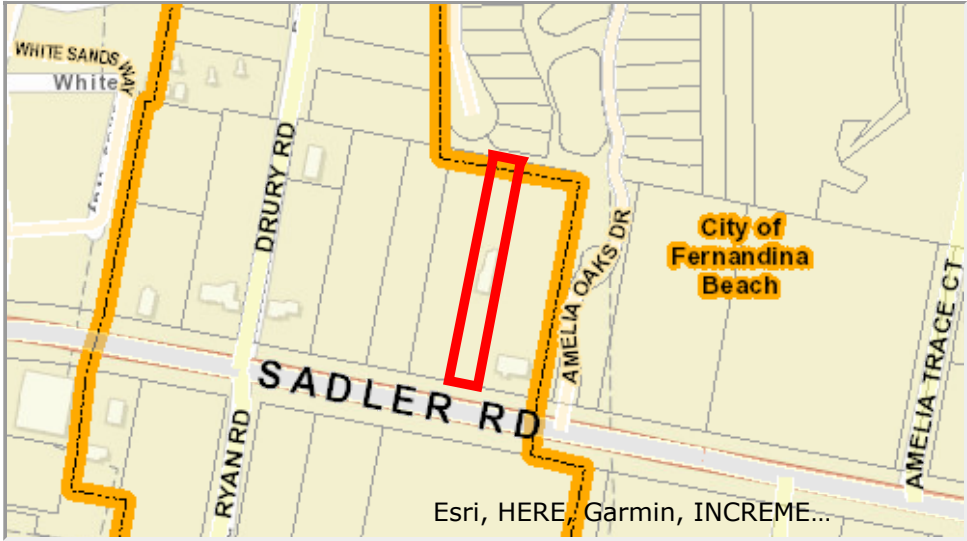
Map This Parcel

GIS Report

Property Record Card

Print Friendly Page

PARCEL MAP



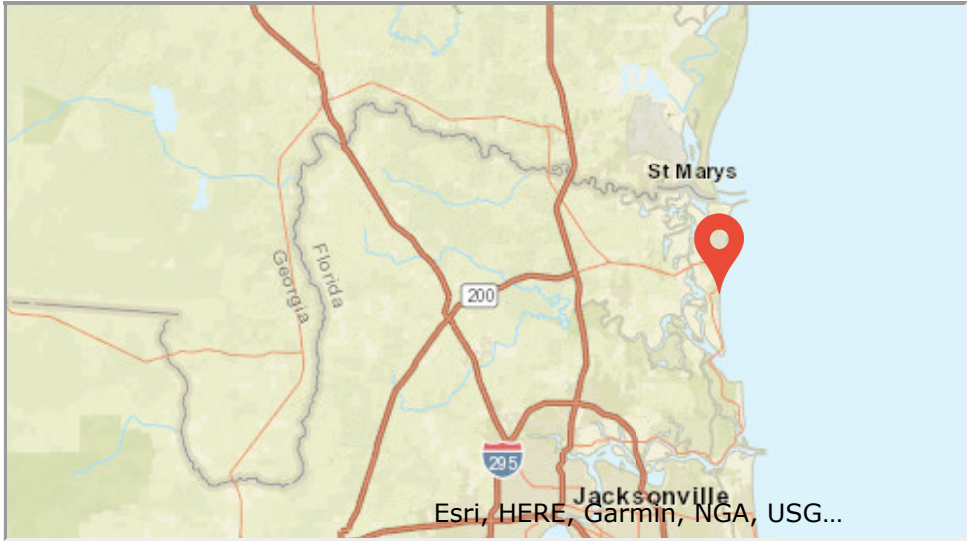
2019 AERIAL MAP



PROPERTY PHOTO

If this picture is incorrect, please email info@nassauflpa.com

LOCATION MAP



BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built	Building Sketch
SINGLE FAM	1656	1656	1	2	WD FR STUC		AIR DUCTED	FORCED AIR	1987	

MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units	Year Built
-------------	------------------	-------	------------

SALES INFORMATION							
Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2019-08-15	2298 / 1597	\$100	QC	U	Y	KING LIVING TRUST	KING HARRY L III & CONSTANCE E
2006-10-12	1452 / 4	\$100	WD	U	Y	KING HARRY L III & CONSTANCE G EDDY	KING HARRY L III & CONSTANCE E TRUSTEES
2004-06-16	1238 / 1009	\$100	QC	U	Y	EDDY CONSTANCE G	EDDY CONSTANCE G & HARRY L KING III
1999-12-30	913 / 1231	\$100	QC	U	Y	KING HARRY L	EDDY CONSTANCE G
1999-08-13	895 / 375	\$100	QC	U	Y	EDDY CONSTANCE G	KING HARRY L & CONSTANCE G EDDY
1998-03-19	826 / 1613	\$100	QC	U	Y	EDDY JOHN O	EDDY CONSTANCE G
1986-05-01	489 / 499	\$35,000	PR	U	Y		

RESOLUTION 2017-193

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, APPROVING THE EXTENSION OF WATER SERVICES OUTSIDE THE CORPORATE LIMITS; ACCEPTING THE VOLUNTARY ANNEXATION PETITION FOR THREE PARCELS CONTAINING APPROXIMATELY 3.22 ACRES OF LAND LOCATED AT 2246 SADLER ROAD; AUTHORIZING EXECUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, property owners, Fernandina Investments, LLC, have completed the City of Fernandina Beach Voluntary Annexation Petition/ Water/Sewer Annexation Agreement Application pursuant to Chapter 171.044, Florida Statutes, for three parcels containing approximately 3.22 acres located 2246 Sadler Road (Parcel ID Numbers: 29-3N-28-0000-0007-0000, 29-3N-28-0000-0008-0000, 00-00-30-0600-0002-0160); and

WHEREAS, staff has determined the request is consistent with the City's Municipal Code Sections 82-44 and 82-403, its Comprehensive Plan, and Land Development Code; and

WHEREAS, the City Commission has determined that it is in the best interest of the City to provide water and sewer services to the subject property.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, THAT:

SECTION 1. The City Commission hereby authorizes the extension of water and sewer services to the property owners identified, whose property is located outside the corporate limits of the City at 2246 Sadler Road and noted as parcels 29-3N-28-0000-0007-0000, 29-3N-28-0000-0008-0000, 00-00-30-0600-0002-0160 and approves the Voluntary Annexation Petition, attached hereto as Exhibit "1".

SECTION 2. The City Commission authorized the City Manager and the City Clerk to execute said petition on behalf of the City of Fernandina Beach.

SECTION 3. The City Clerk is hereby directed to record the petition in the public records of Nassau County, Florida, as required by Ordinance No. 2001-01.

SECTION 4. This Resolution shall be effective immediately upon passage.

ADOPTED this 5th day of December, 2017.

INSTR # 201736885, Book 2164, Page 1918
Pages 12
Doc Type UNK, Recorded 12/18/2017 at 10:55 AM,
John A Crawford, Nassau County Clerk of Circuit Court
Rec. Fee \$103.50
#3

CITY OF FERNANDINA BEACH



ROBIN C. LENTZ
Commissioner - Mayor

ATTEST:

APPROVED AS TO FORM AND LEGALITY:



CAROLINE BEST
City Clerk



TAMMI E. BACH
City Attorney

**RESOLUTION 2017-
EXHIBIT "A"**

**WATER AND SEWER AGREEMENT/ VOLUNTARY PETITION FOR ANNEXATION OF
PARCEL ID NUMBER: 29-3N-28-0000-0007-0000, 29-3N-28-0000-0008-0000, 00-00-30-0600-0002-0160**

**LOCATED AT 2246 SADLER ROAD
TOTALING APPROXIMATELY 3.22 ACRES OF LAND**





OFFICE USE ONLY

REC'D: 10/26/17 BY: KG
PAYMENT: \$ 300 TYPE: ✓# 490012
APPLICATION #: 2017-00001546
CASE #:
CC MEETING DATE: 12/5/17

WATER/SEWER & VOLUNTARY ANNEXATION
APPLICATION

APPLICANT INFORMATION

Owner Name: Fernandina Investments, LLC
Mailing Address: 1 Surry Court, Columbia, South Carolina 29212
Telephone: 803-772-2629 Fax: _____
Email: bpooser3@imichotels.com

Agent Name: Daniel McCranie / McCranie & Associates, Inc.
Mailing Address: 3 South 2nd Street, Fernandina Beach, FL 32034
Telephone: 904-335-8685 Fax: _____
Email: dan@mccranie-engineers.com

PROPERTY INFORMATION

Street Address: 2246 Sadler Road, Fernandina Beach, FL 32034
Parcel Identification Number(s): 29-3N-28-0000-0007-0000, 29-3N-28-0000-0008-0000
00-00-30-0600-0002-0160

PROJECT INFORMATION

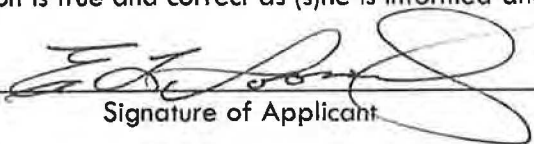
Total Number of Lots/Parcels: 2 lots
Less than One (1) acre Sq. Footage: _____ One (1) Acre or Greater: 3.22 Ac.
Existing Zoning Classification: CG - Nassau County
Existing Future Land Use Classification: Commercial

Description of Request: The owner of the subject property wishes to annex the property to be
able to connect to the City's water and sewer system. All engineering and permitting
approvals are proceeding with Nassau County, and said approvals are to transfer with
the property.

SIGNATURE/NOTARY

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

10-5-17
Date


Signature of Applicant

South Carolina
STATE OF ~~FLORIDA~~
COUNTY OF ~~NASSAU~~ ^{SS} Lexington

Subscribed and sworn to before me this 5th day of October, 2017.


Notary Public: Signature

Tammy L. Simpson
Printed Name

2-2-2019
My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: ☐



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Fernandina Investments, LLC

(print name of property owner(s))

Daniel McCranie / McCranie & Associates, Inc.

hereby authorize:

(print name of agent)

to represent me/us in processing an application for: annexation

(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)

South Carolina
STATE OF FLORIDA

SS }
COUNTY OF NASSAU
Lexington

Subscribed and sworn to before me this 5th day of October, 2017


Notary Public: Signature

Tammy L. Simpson
Printed Name

2-2-2019
My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: ☐

CITY OF FERNANDINA BEACH
VOLUNTARY ANNEXATION AGREEMENT / PETITION FOR ANNEXATION

THIS VOLUNTARY ANNEXATION AGREEMENT / PETITION FOR ANNEXATION dated this 20th day of December, 2017 by and between the CITY OF FERNANDINA BEACH, a municipal corporation, (hereinafter referred to as "City"); and Fernandina Investments, LLC (hereinafter collectively referred to as the "Applicants").

WHEREAS, this Annexation Agreement/ Petition for Annexation (hereinafter referred to as "Agreement") shall be considered entered into upon execution, where the actual annexation of land shall occur once the subject property becomes contiguous to any boundary demarking the incorporated area of the City of Fernandina Beach and upon the execution of an Ordinance by the City Commission of the City authorizing and approving the execution of such annexation, consistent with the mutual promises, covenants and acknowledgments agreed to by the City Commission and the Applicants, as contained in this Agreement; and

WHEREAS, the Applicants collectively, are the owners of record of the parcel of land known and described as follows, comprising the property which is the subject of this Agreement (the "Property"):

PARCEL ID#: 29-3N-28-0000-0007-0000, 29-3N-28-0000-0008-0000
00-00-30-0600-0002-0160

GENERALLY DESCRIBED AS: Amelia Island Hotel

ADDRESSED AS: 2246 Sadler Road, Fernandina Beach, FL 32034

See Attached Exhibit "A"

WHEREAS, the covenants and acknowledgments contained herein have been made in consideration of annexation into the City of Fernandina Beach of the above described Property; and

WHEREAS, it is the desire of the City to provide for appropriate use of the Property; and

WHEREAS, the Applicants are willing to have the Property annexed to the City and the City desires and believes that it would be in the best interest of the City to annex the Property, which is located outside the corporate limits of the City in Nassau County, Florida, at such time as the Property become contiguous; and

NOW, THEREFORE, in consideration of the mutual promises, covenants and acknowledgments stated herein, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **Effective Date:** This Agreement shall become effective upon execution.
2. **Execution:** The parties hereto agree to execute any and all such documents as are reasonably necessary to carry out the terms and provisions of this Agreement.
3. **Binding Effect:** The parties hereto do covenant and agree that this Agreement and its Exhibits, shall be binding on their successors and assigns, including the political subdivisions as the City of Fernandina Beach.
4. **Water and/or Sanitary Sewer:** The Applicants shall be permitted to tap into the City's water and/or sanitary sewer system at a point determined by the City. The Applicants shall also be responsible for payment to the City of any and all applicable fees that are assessable under City Ordinance and State Law.

5. Land Use and Zoning: Upon Annexation of the Property, and until the adoption by the City Commission of the City's Comprehensive Plan and zoning district for the Property, the Comprehensive Plan (including future land use) and zoning ordinances and regulations shall remain in full force and effect for the Property, and shall be enforced by the City. The City shall adopt the future land use designation and zoning district for the Property that most closely approximate to the current Nassau County future land use designation and zoning district for the Property regarding allowable uses and development standards.

6. Governing Law: The laws of the State of Florida shall govern the interpretation, validity and construction of the terms and provisions of this Agreement. If any term or provision of this Agreement is declared illegal or invalid for any reason by a court of competent jurisdiction, the remaining terms and provisions of this Agreement shall, nevertheless, remain in full force and effect.

7. Entire Agreement: The parties hereto acknowledge that this Agreement constitutes the sole agreement between the parties; that all prior proposals and agreements, whether oral or written, are hereby superseded; and that this Agreement may not be changed, altered or modified except in writing and signed by the parties hereto. The parties hereto further acknowledge that, in entering into this Agreement, each party has not been induced by, has not relied upon, and has not included as part of the basis of the bargain herein, any representation or statement, whether expressed or implied, made by any agent, representative or employee, which representation or statement is not approved by the other at any public hearing or work session of the City Commission or otherwise made as part of the official public record in the proceedings related to this Agreement. This Agreement binds the Applicants' Property to being annexed into the City once the Property becomes contiguous to any boundary demarking the incorporated area of the City of Fernandina Beach and upon the execution of an Ordinance by the City Commission of the City authorizing and approving the execution of such agreement, consistent with the mutual promises, covenants and acknowledgments agreed to by the City Commission.

8. Default: In the event either of the parties default in the performance of the obligations set forth in this Agreement, then the other may, upon notice to defaulting party, allow the defaulting party sixty (60) days to cure the default or provide evidence to the non-defaulting party that such default will be cured in a timely manner if it cannot be cured during said period. If the defaulting party fails to cure such default or provide such evidence as provided above, then, with notice to defaulting party, the other party may begin proceedings to require specific performance of this Agreement or bring suit for damages for breach of the Agreement. The prevailing party shall be entitled to a reasonable attorney's fee for having brought such action.

8. Recording: This Agreement shall run with the land and a copy of this Agreement for Annexation shall be filed and recorded by the City Clerk's Office with the Nassau County Clerk of Circuit Court.

IN WITNESS WHEREOF, the City and Applicant(s) have caused this instrument to be executed by their respective proper parties duly authorized to execute the same on the day and the year first above written.

CITY OF FERNANDINA BEACH

ATTEST:



DALE L. MARTIN
City Manager



CAROLINE BEST
City Clerk

APPROVED AS TO FORM AND LEGALITY:



TAMMI E. BACH
City Attorney

APPLICANT(S)

By: 

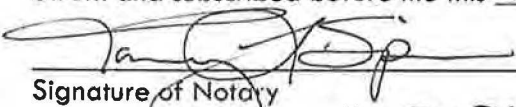
Applicant

By: _____

Applicant

STATE OF South Carolina
COUNTY OF Lexington

Sworn and subscribed before me this 5th day of October, 2017.


Signature of Notary

My Commission Expires: 2-2-2019

Type of Identification Produced Personally Known To Me

EXHIBIT A

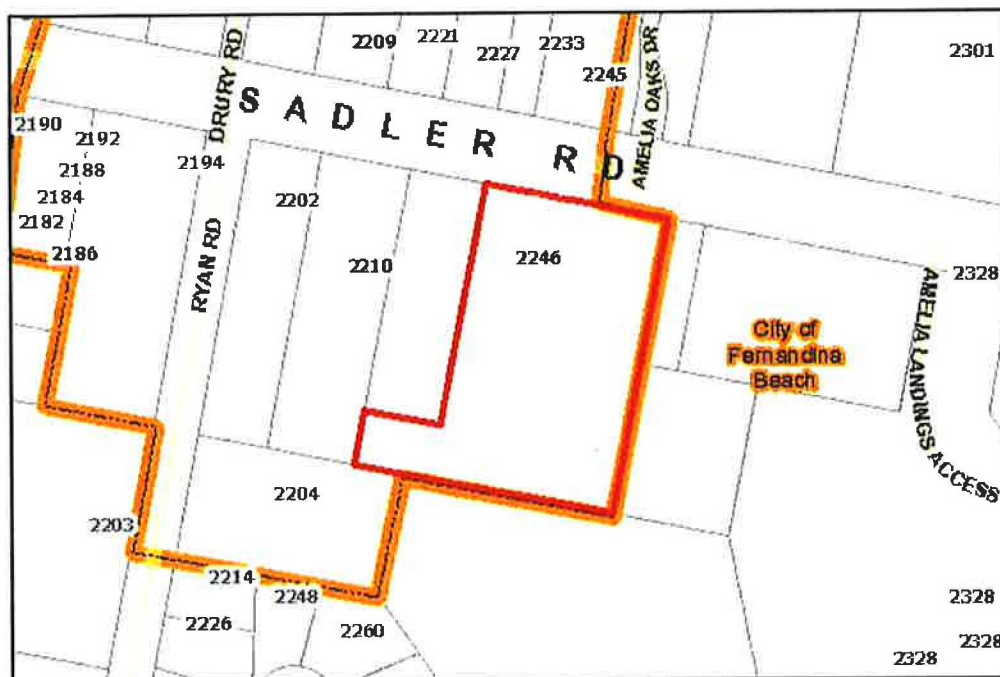
NASSAU COUNTY PROPERTY APPRAISER
PARCEL REPORT

904-491-7300



www.NassauFLPA.com

A. Michael Hickox
Nassau County Property Appraiser

**Parcel Report****Parcel ID****Owner Information****Results**

29-3N-28-0000-0007-0000

DOUGLASS JOHN WESLEY II

2246 SADLER ROAD

Mailing Address

FERNANDINA BEACH, FL 32034

Site Address2246 SADLER RD
FERNANDINA BEACH
32034**Previous Site Address (If Changed by 911)**

2246 SADLER RD

Deed Acre

0.00

Approximate Acres (GIS Calculated)

2.47

Property Use Code

000100

Municipality

Unincorporated Nassau County

Census Tract**MLS Zone**

5 - Island

Subdivision

Not in a Subdivision

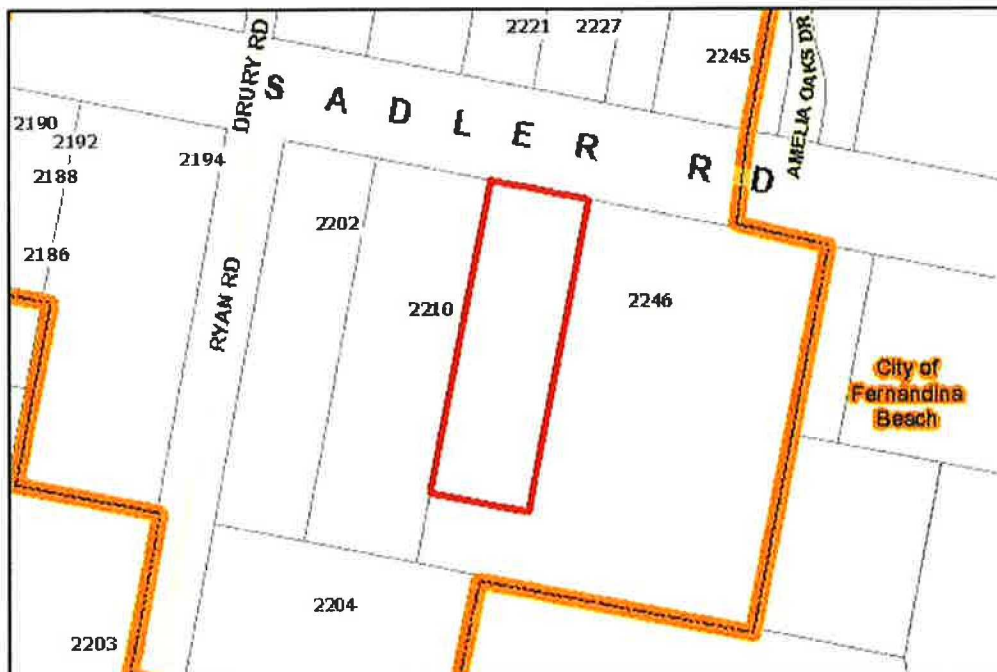
The Nassau County interactive map displays GIS data that is subject to continual updating, change and the data accuracy representations adjustments over time. The information contained within this document is not intended to be used for the preparation of construction documents and under no circumstance shall this product or representations from this product be used for final design purposes.

904-491-7300

www.NassauFLPA.com



A. Michael Hickox
Nassau County Property Appraiser

**Parcel Report****Parcel ID****Owner Information****Mailing Address****Site Address****Previous Site Address (If Changed by 911)****Deed Acre****Approximate Acres (GIS Calculated)****Property Use Code****Municipality****Census Tract****MLS Zone****Subdivision****Results**

29-3N-28-0000-0008-0000

FERNANDINA INVESTMENTS
LLC

1 SURREY CT

COLUMBIA, CT 29212

0.00

0.77

000000

Unincorporated Nassau County

5 - Island

Not in a Subdivision

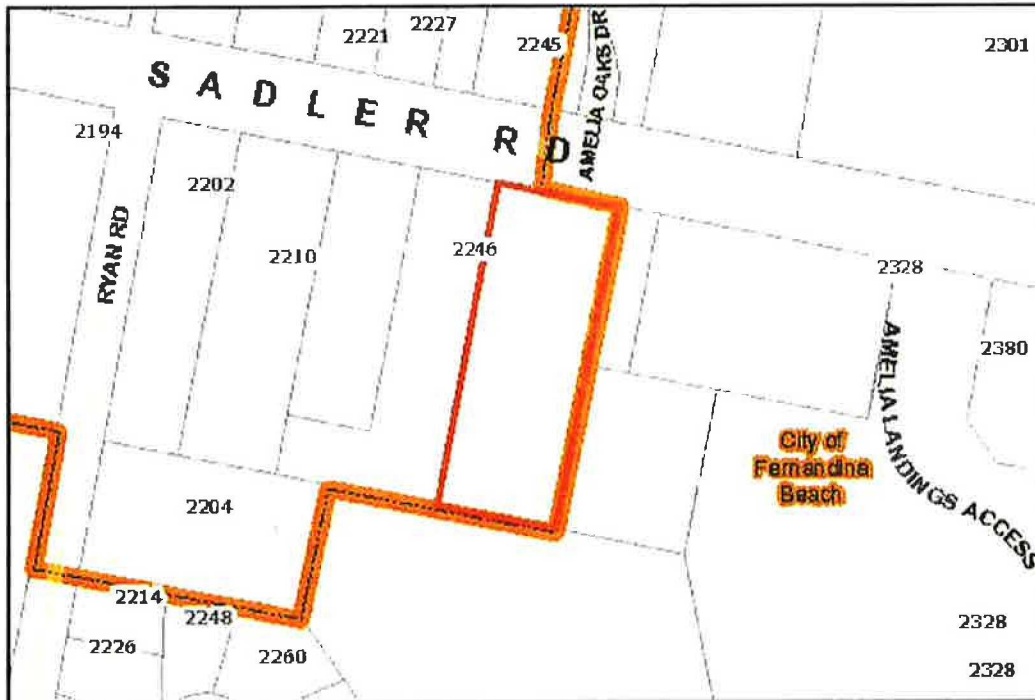
The Nassau County interactive map displays GIS data that is subject to continual updating, change and the data accuracy representations adjustments over time. The information contained within this document is not intended to be used for the preparation of construction documents and under no circumstance shall this product or representations from this product be used for final design purposes.

904-491-7300



www.NassauFLPA.com

A. Michael Hickox
Nassau County Property Appraiser

**Parcel Report****Parcel ID****Owner Information****Results**

00-00-30-0600-0002-0160

DOUGLASS JOHN WESLEY II

2246 SADLER ROAD

Mailing Address

FERNANDINA BEACH, FL 32034

Site Address**Previous Site Address (If Changed by 911)****Deed Acre**

0.00

Approximate Acres (GIS Calculated)**Property Use Code**

000000

Municipality

Unincorporated Nassau County

Census Tract**MLS Zone**

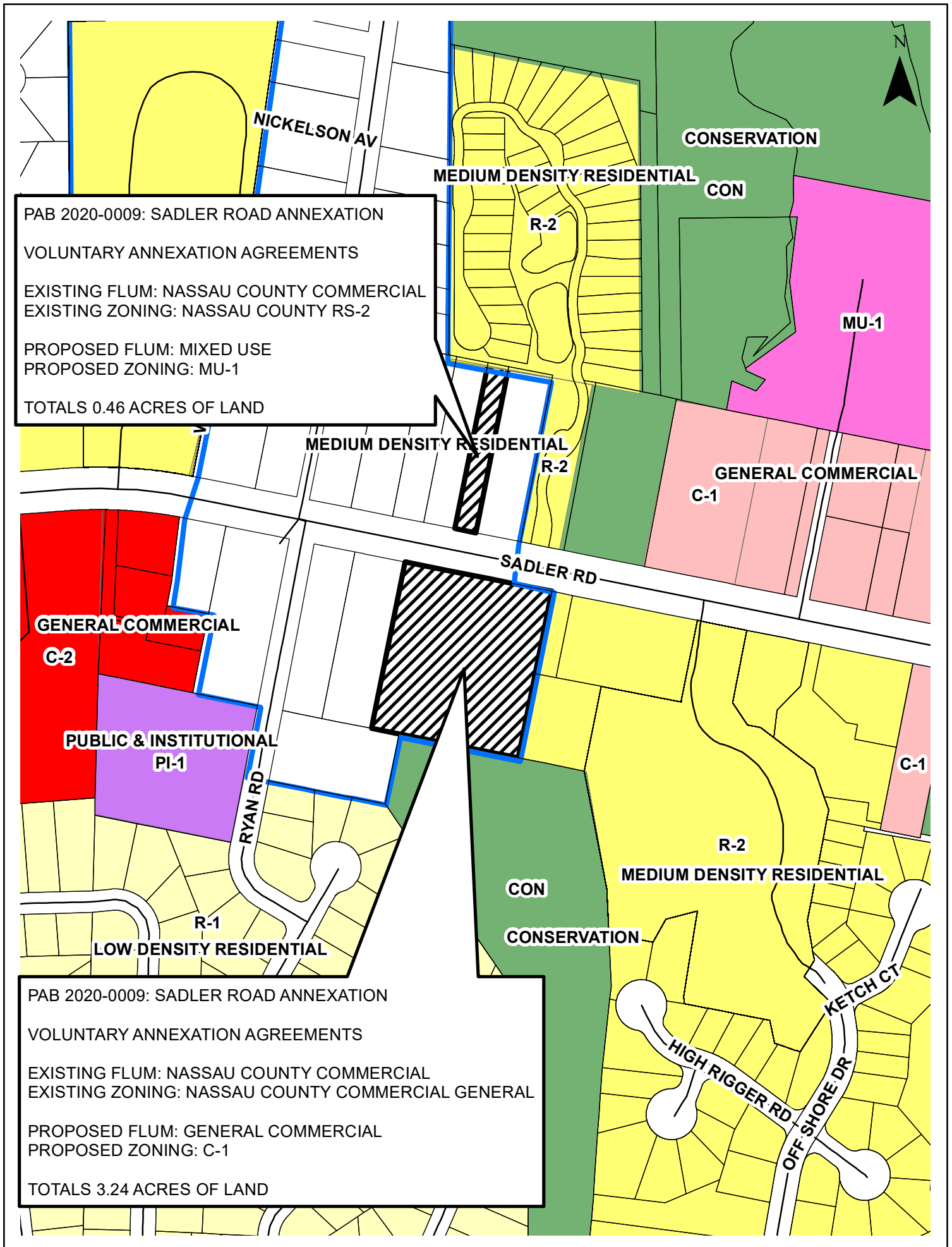
5 - Island

Subdivision

Not in a Subdivision

The Nassau County interactive map displays GIS data that is subject to continual updating, change and the data accuracy representations adjustments over time. The information contained within this document is not intended to be used for the preparation of construction documents and under no circumstance shall this product or representations from this product be used for final design purposes.

Nassau County makes no warranties or guarantees, either expressed or implied as to the completeness, accuracy, or correctness of the data portrayed in this product nor accepts any liability, arising from any incorrect, incomplete or misleading information contained therein. All information, data and databases are provided "as is"

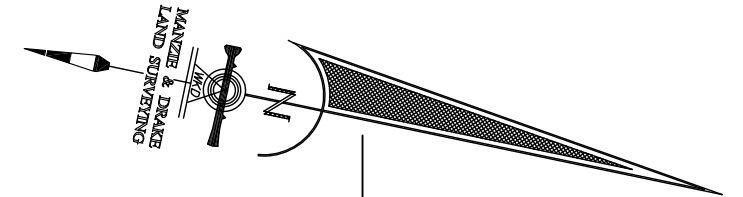


CERTIFIED TO:
VYSTAR TITLE AGENCY
FIRST AMERICAN TITLE INSURANCE COMPANY
VYSTAR CREDIT UNION
CONSTANCE E. KING

PROPERTY ADDRESS:
2233 SADLER ROAD
FERNANDINA BEACH, FLORIDA 32034

MAP OF BOUNDARY SURVEY

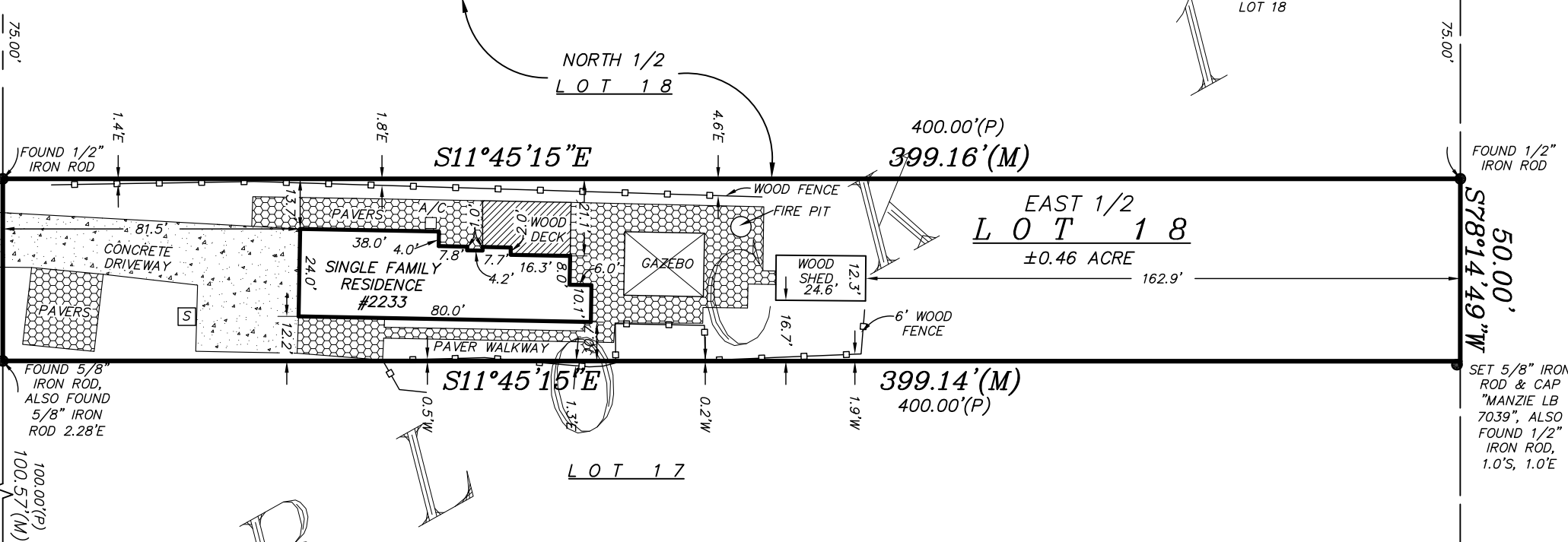
ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 29, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA AND BEING A PART OF THOSE CERTAIN LANDS DESCRIBED IN DEED BOOK 182 AT PAGE 454 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND BEING THE EASTERLY ONE HALF (E 1/2) OF LOT 18 IN BLOCK 1 OF THE SADLER ESTATES SUBDIVISION, AS RECORDED IN PLAT BOOK 2 AT PAGE 68 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA. ALL ACCORDING TO A CERTAIN UNRECORDED PLAT OF SURVEY MADE BY GEORGE W. LOVESEE, REGISTERED SURVEYOR NUMBER 627, ON AUGUST 6, 1959.



SADLER ROAD
(100 FOOT RIGHT-OF-WAY)

5' CONCRETE SIDEWALK
N78°14'00"E
50.00'(BR)
5' CONCRETE SIDEWALK
EDGE OF ASPHALT ROAD

FOUND 5/8" IRON ROD (IN PVC)
75.00'
FOUND 1/2" IRON ROD & CAP "PLS 1558"
75.00'
FOUND 1/2" IRON ROD
FOUND 5/8" IRON ROD
FOUND 1/2" IRON ROD
FOUND 5/8" IRON ROD, ALSO FOUND 5/8" IRON ROD 2.28'E
100.00'(P)
100.57'(M)
FOUND 4"x4" CONCRETE MONUMENT "PRM 3998"



P.I.N. = 29-3N-28-0100-000C-0000
TRACT "C" AMELIA OAKS,
PLAT BOOK 8, PAGES 85 THROUGH 87

- LEGEND**
- A/C = AIR CONDITIONER
 - CL = CENTERLINE
 - CONCRETE FLATWORK
 - P.I.N. = PARCEL IDENTIFICATION NUMBER
 - S = SEWER CLEANOUT
 - WOOD FENCE
 - WOOD FLATWORK
 - WOOD POWER POLE

SURVEY NOTES:

- The "Legal Description" hereon is in accord with the description provided by the client.
- Underground improvements were not located or shown.
- Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- Bearings shown hereon are based on N78°14'00"E for the Northerly right-of-way line of Sadler Road. The bearing reference line is indicated as thus (BR).
- "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid."
- The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C 0239G, 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.
- 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.

REVISIONS:

- REVISED ON 10/07/2019 TO SHOW CORRECTIONS TO SHED POSITION AND TO SHOW ADDITIONAL DIMENSIONING TO PROPERTY LINE FROM SHED. (WKD)

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
MICHAEL A. MANZIE, P.L.S. 4069

MANZIE & DRAKE LAND SURVEYING

117 South Ninth Street, Fernandina Beach, FL 32034

(904) 491-5700 www.ManzieAndDrake.com

Certificate of Authorization Number "LB 7039"

"OUR SIGHTS ARE ON THE FUTURE,
SET YOUR SITES ON US."

SCALE: 1"=40' JOB NO: 20714 DATE: 09/11/2019 CADD: BH

F.B. NO: X-320 PAGE NO: 24 FIELD CREW: JM FILE NO: A-4949

COPYRIGHT © 2019 BY MANZIE AND DRAKE LAND SURVEYING

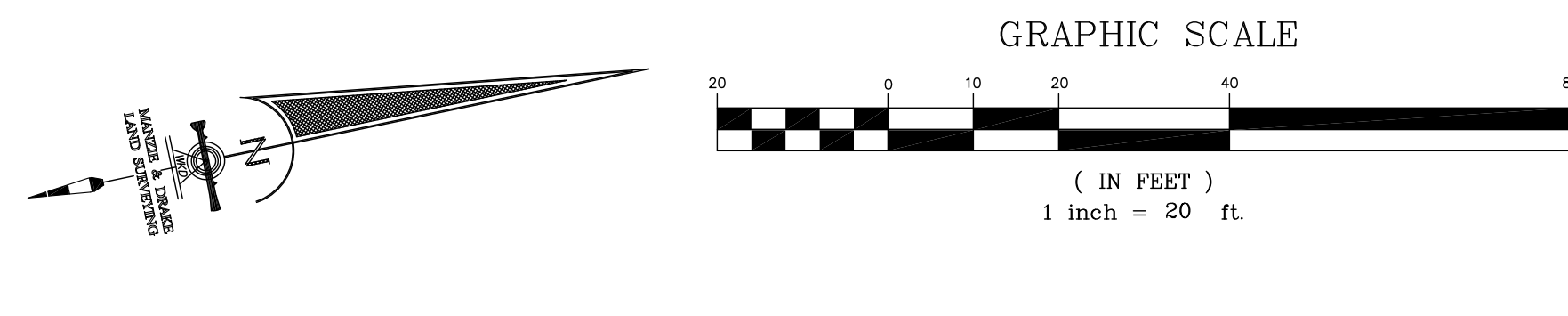
PARCEL 1
ALL OF THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE
COUNTY OF NASSAU, STATE OF FLORIDA BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

A PORTION OF GOVERNMENT LOT 6, SECTION 29, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING ALSO A PORTION OF THE LANDS DESCRIBED IN DEED PAGE503, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF LOT 16, BLOCK 2, SADLER ESTATES, PLAT BOOK 2, PAGE 68 OF NASSAU COUNTY PUBLIC RECORDS; AND RUN SOUTH 11° 46' WEST ALONG THE WESTERLY LINE OF SAID LOT 16, A DISTANCE OF 400.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT; RUN THENCE NORTH 78° 14' WEST ALONG THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF BLOCK 2, SADLER ESTATES AFOREMENTIONED A DISTANCE OF 200.0 FEET TO THE SOUTHEAST CORNER OF LOT 17, BLOCK 2, SADLER ESTATES AFOREMENTIONED; RUN THENCE NORTH 11° 46' EAST ALONG THE EASTERLY LINE OF SAID LOT 17, A DISTANCE OF 73.3 FEET; RUN THENCE SOUTH 78° 14' EAST, A DISTANCE OF 100.0 FEET; RUN THENCE NORTH 11° 46' EAST, A DISTANCE OF 326.70 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SADLER ROAD (A 100.0 FOOT RIGHT OF WAY); RUN THENCE SOUTH 78° 14' EAST ALONG SAID RIGHT OF WAY, A DISTANCE OF 100.0 FEET TO THE POINT OF BEGINNING.

PARCEL 2
LOT 16 AND THE WESTERLY ONE-HALF OF LOT 15, BLOCK 2, SADLER ESTATES, ACCORDING
TO PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 68, OF THE PUBLIC RECORDS OF
NASSAU COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCELS 1 AND 2 TOGETHER BEING THE SAME LANDS CONVEYED IN
Q.R. BOOK 107, PAGE 503

PARCEL 3
A PORTION OF GOVERNMENT LOT 6, SECTION 29, TOWNSHIP 3 NORTH, RANGE 28 EAST
NASSAU COUNTY, FLORIDA, BEING THE SAME LANDS DESCRIBED IN DEED RECORDED IN THE
PUBLIC RECORDS OF SAID COUNTY IN DEED BOOK 102, PAGES 276- PAGE 277. SAID
PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST
CORNER OF LOT 17, BLOCK 2, SADLER ESTATES, ACCORDING TO PLAT RECORDED IN THE
AFORESAD PUBLIC RECORDS IN PLAT BOOK 2, PAGE 68; AND RUN SOUTH 11 DEGREES, 46
MINUTES WEST ALONG THE EASTERLY LINE OF SAID LOT 17, A DISTANCE OF 326.70 FEET
RUN THENCE SOUTH 78 DEGREES, 14 MINUTES EAST, A DISTANCE OF 100.0 FEET; RUN
THENCE NORTH 11 DEGREES, 46 MINUTES EAST, A DISTANCE OF 326.70 FEET TO THE
SOUTHERLY RIGHT OF WAY LINE OF SADLER ROAD (A 100.0 FOOT RIGHT OF WAY); RUN
THENCE NORTH 78 DEGREES, 14 MINUTES WEST ALONG SAID RIGHT OF WAY, A DISTANCE
OF 100.0 FEET TO THE POINT OF BEGINNING.



SCHEDULE "B" SECTION II (EXCEPTIONS) AMERICAN LAND TITLE ASSOCIATION COMMITMENT BY OLD REPUBLIC TITLE INSURANCE COMPANY (COMMITMENT NO. 18-0149PV) COMMITMENT DATE: MARCH 15, 2018, 5:00PM REVISED APRIL 02, 2018						
ITEM NO.	TYPE OF DOCUMENT	RECORDING INFORMATION	SHOWN ON SURVEY	BLANKET	AFFECTS SUBJECT PROPERTY	SURVEYOR NOTES
8	Florida Public Utility Easement	DEED BOOK 102, PAGE 262	NO	NO	NO	Document does not make reference to easement granted to Florida Public Utilities.
9	Notice of Environmental Resource Permit	O.R.B. 2177, PG. 1097	YES	NO	YES	Reference to document made on map showing the recording information for Notice for Permit No. 151571-1.

SURVEYORS CERTIFICATE
THE UNDERSIGNED, BEING A SURVEYOR OF THE STATE OF FLORIDA,
CERTIFIES TO FERNANDINA INVESTMENT, LLC, A SOUTH CAROLINA LIMITED
LIABILITY COMPANY; CRABTREE LAW, P.A., d/b/a CRABTREE LAW GROUP,
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; SYNOVUS BANK, N
AS FOLLOWS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 13, 14 & 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 04/23/2018.

THE PARTIES LISTED ABOVE ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.

mi @mgi

MICHAEL A. MANZIE, P.L.S. 4069

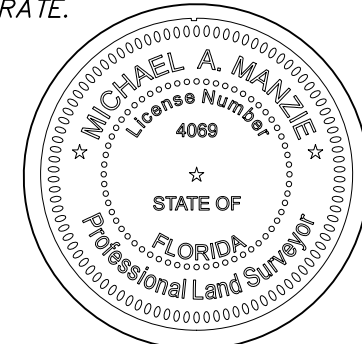
DATE SIGNED: 04/24/2018

MANZIE & DRAKE LAND SURVEYING

117 South Ninth Street, Fernandina Beach, FL 32034
(904) 491-5700 www.ManzieAndDrake.com

"OUR **SIGHTS** ARE ON THE FUTURE
SET YOUR **SITES** ON US."

SCALE: 1"=20' JOB NO: 19834 DATE: 04/23/2018 CADD: BH
F.B. NO: X-300 PAGE NO: 16 CREW: GS FILE NO: C-777-ALTA



LEGEND

E = CENTERLINE
 ☼ = LIGHT POLE
 [---] = CONCRETE FLATWORK
 -x-x- = CHAIN LINK FENCE
 ---|--- = OVERHEAD UTILITY WIRES
 O.R.B. = OFFICIAL RECORDS BOOK
 P.I.N. = PARCEL IDENTIFICATION NUMBER
 [|||||] = WOOD FENCE
 [|||||] = WOOD FLATWORK
 ⚡ = WOOD POWER POLE
 GV = GATE VALVE
 (C) = CALCULATED
 (P) = PLAT
 (T.C.) = TITLE COMMITMENT

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) American Land Title Association Commitment by Old Republic National Title Insurance Company, dated March 15, 2018 at 5:00pm, Commitment No. 18-0149P, was referenced in the preparation of this survey.
- 4) Bearings shown herein are based on N78°12'56"W for the Southerly right-of-way line of Sadler Road. The bearing reference line is indicated as shown (BR).
- 5) "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.
- 6) The property shown lies within flood zone "X" "AF 6" as per F.E.M.A. Flood Insurance Rate Map, Panel: 12088C-0233-5, Dated 08/02/2017. Flood Zone information listed herein is shown for informational purposes only and is not intended to be used in a test. 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 herein and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.00(2), 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 the survey in future transactions and shall not be liable for any use of this survey.

LOT 17
 MANZIE & DRAKE
 FILE NO. B-646
 P.I.N. = 00-00-30-0600-0002-0170
 O.R.B. 1679, PAGE 1997
 NOW OR FORMERLY THE LANDS OF
 DENUCCI'S SOFT SERVE, LLC.

PARCEL 1
PER TITLE
COMMITMENT
O.R.B. 107
PAGE 503

PARCEL 3 PER TITLE COMMITMENT
DEED BOOK 102, PAGES 276-277
O.R.B. 901, PAGE 1032
TRACT 7

±3.23 ACRES
(TOTAL PROJECT ACREAGE)
V A C A N T
EARTH WORK AND
TREE REMOVAL IN
PROGRESS AS OF
APRIL 23, 2018.

PARCEL 1
PER TITLE
COMMITMENT

O. R. B. 107
PAGE 503

PARCEL 2
PER TITLE
COMMITMENT

JURISDICTIONAL WETLAND AREA
* ENVIRONMENTAL RESOURCE *
PERMIT NO. 151571-1 ISSUED BY
ST. JOHNS RIVER WATER
* MANAGEMENT DISTRICT *
O.R.B. 2177, PAGE 1097

WEST 1/2 OF
L. & O. T. 1-5

P.I.N. = 00-00-31-142L-000A-0000
O.R.B. 996, PAGE 1884
NOW OR FORMERLY THE LANDS OF
ERIC KOLAR, D.A.

P.I.N. = 00-00-30-0600-0002-0151
O.R.B. 991, PAGE 1168
NOW OR FORMERLY THE LANDS OF
DUNELAND HOLDING COMPANY, LLC

COPYRIGHT © 2018 BY MANZIE AND DRAKE LAND SURVEYING

Engineering Plans
for

AMELIA ISLAND
HOTEL

PARCEL IDs:

29-3N-28-0000-0007-0000

29-3N-28-0000-0008-0000



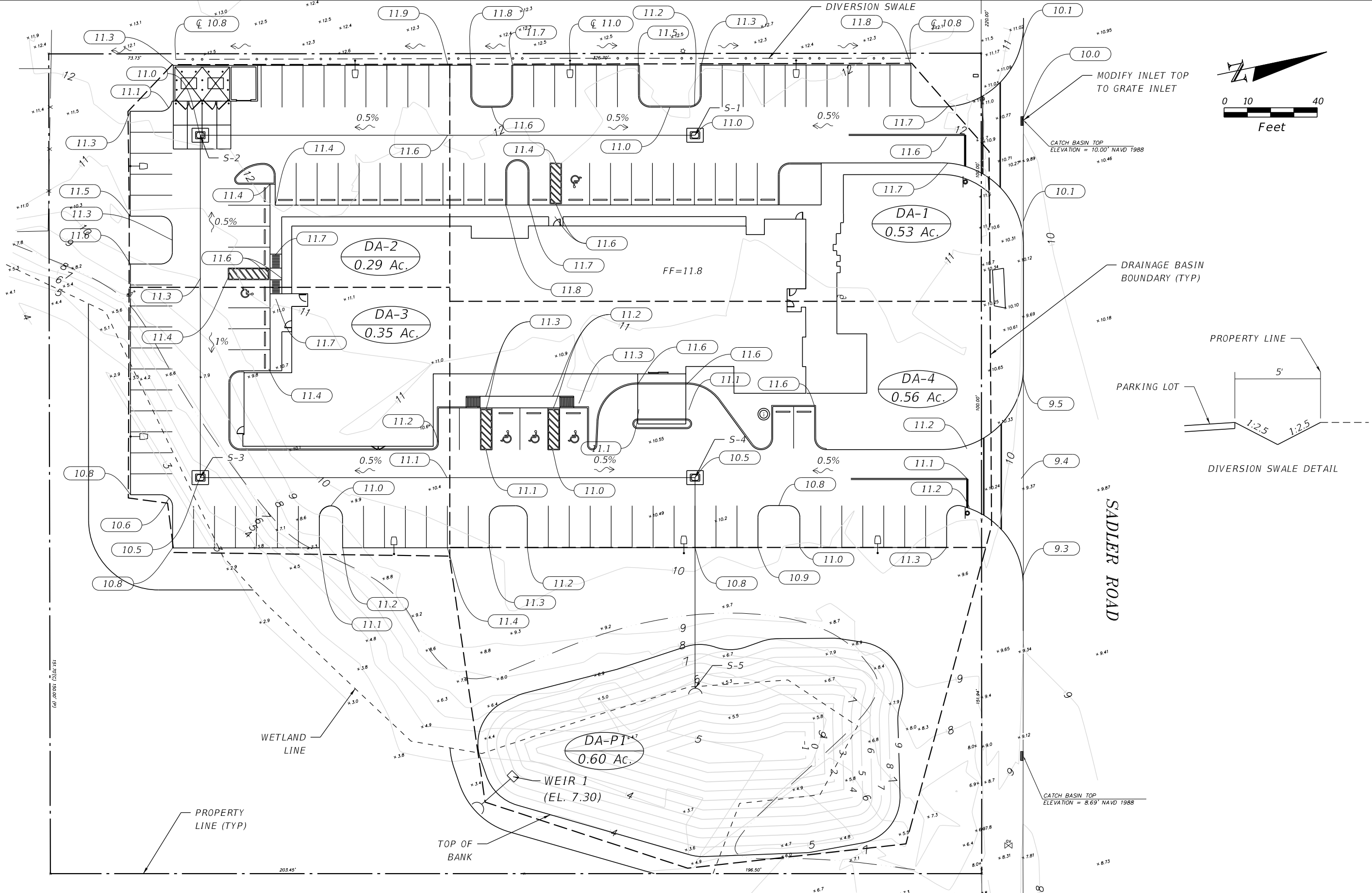
McCranie & Associates, Inc.

Land Development • Roadway Design • Permitting
3 South 2nd St. • Fernandina Beach, Florida 32034
904/335-8685

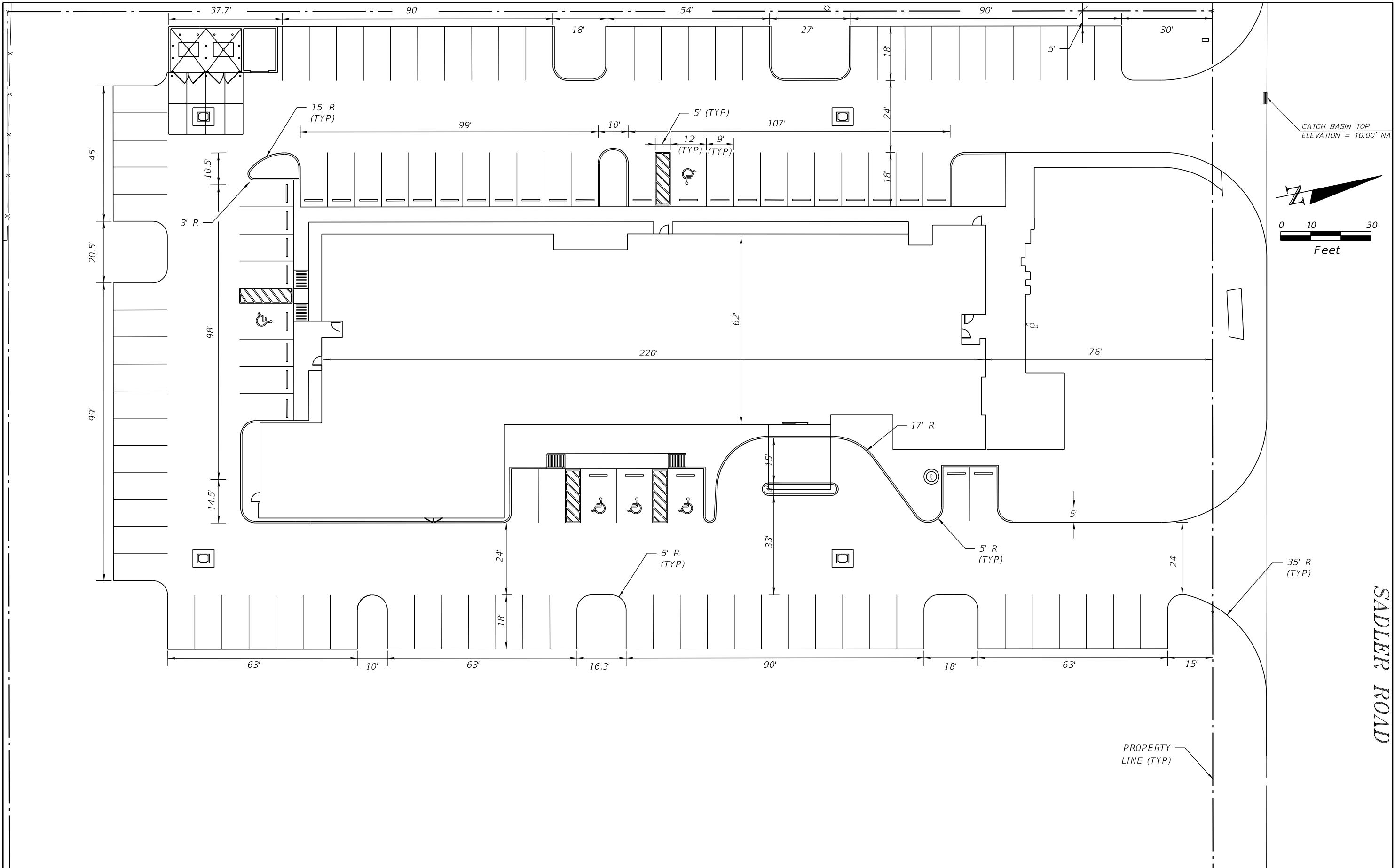
Issue Date:

August 2017

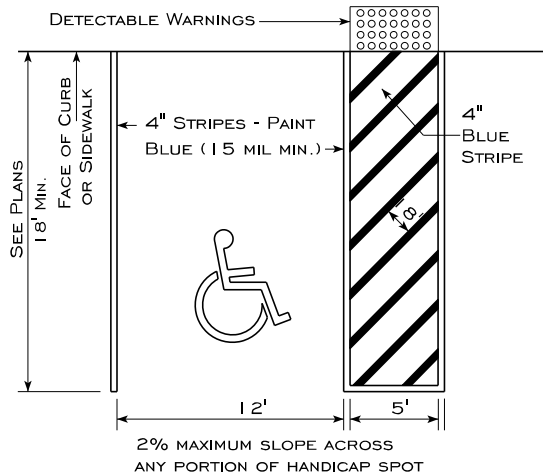
Revised November 2017



REVISIONS				Engineer of Record: M&A McCranie & Associates, Inc. Certificate of Authorization No. 8269	AMELIA ISLAND HOTEL FERNANDINA BEACH, FLORIDA			GRADING	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD	COUNTY	PROJECT ID		
						NASSAU	SP17-013		10

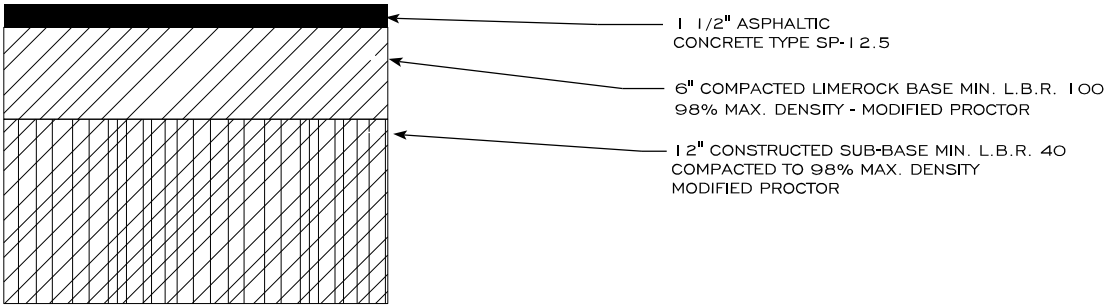
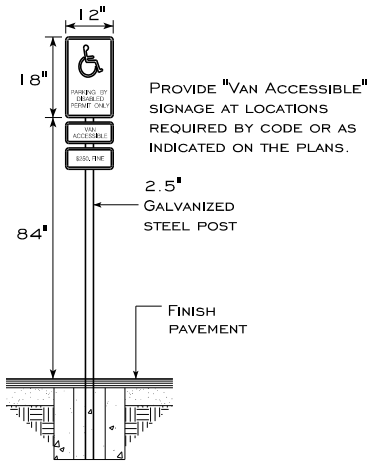


REVISIONS				Engineer of Record: Daniel I. McCranie, P.E. P.E. # 50627 M&A 3 South 2nd Street Fernandina Beach, FL 32034 McCranie & Associates, Inc. (904) 335-8685 Certificate of Authorization No. 8269	AMELIA ISLAND HOTEL FERNANDINA BEACH, FLORIDA		GEOMETRY PLAN	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD	COUNTY		
						NASSAU		11



NOTES:

1. ALL SIGNS SHOWN SHALL CONFORM TO FEDERAL ACCESSIBILITY SPECIFICATIONS.
2. ALL SIGNS SHOWN SHALL BE REFLECTORIZED TO SHOW THE SAME COLOR BY NIGHT AS BY DAY.
3. ALL SIGNS SHALL BE SECURELY MOUNTED GALVANIZED STEEL CHANNEL POSTS.
4. INSTALL QUANTITY AND AT LOCATIONS REQUIRED BY CODE AND/OR AS INDICATED ON DRAWINGS. CONFIRM ALL HANDICAPPED SIGNAGE CODES.

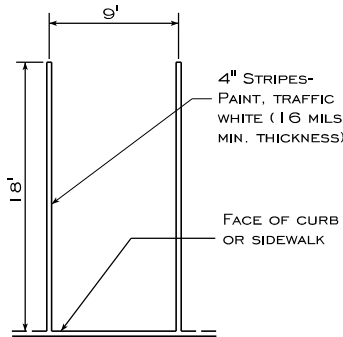


NOTE:
16" SOD STRIP REQUIRED ADJACENT TO ALL ROAD WORK

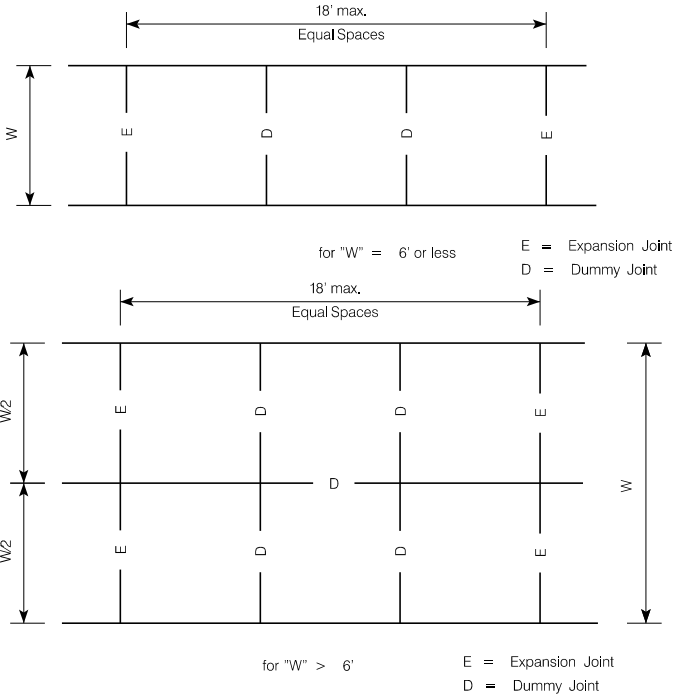
TYPICAL DISABLED PARKING

ACCESSIBLE PARKING SIGN DETAIL

TYPICAL PAVEMENT SECTION - ALL DRIVEWAYS

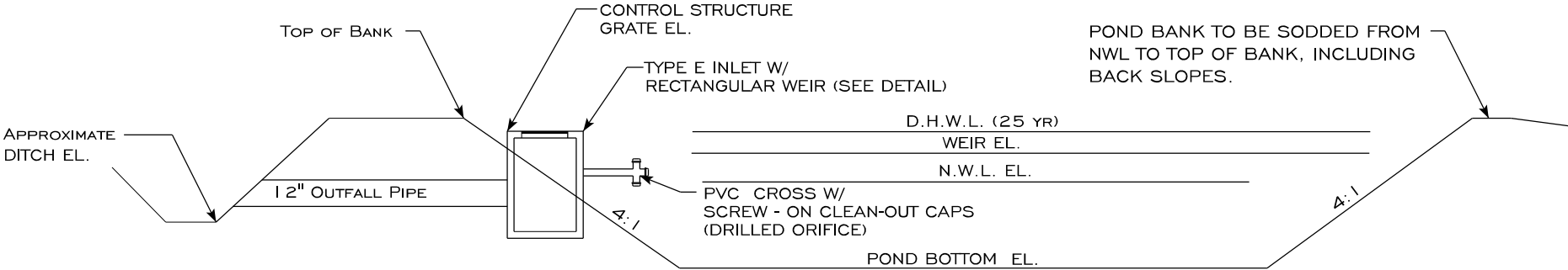
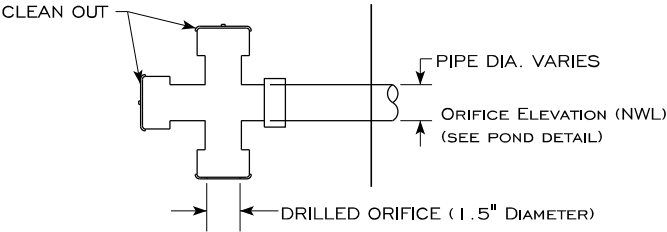


STRIPING DETAIL



SIDEWALK JOINT LOCATION DETAILS

REVISIONS				Engineer of Record: Daniel I. McCranie, P.E. P.E. # 50627 M&A McCranie & Associates, Inc. 3 South 2nd Street Fernandina Beach, FL 32034 (904) 335-8685 Certificate of Authorization No. 8269	AMELIA ISLAND HOTEL FERNANDINA BEACH, FLORIDA			MISCELANEOUS DETAILS	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD	COUNTY	PROJECT ID		
						NASSAU	SP17-013		14



POND CROSS-SECTION WITH DROP STRUCTURE (POND 1)

NOTE: ALL WEIRS TO HAVE SKIMMERS ON INSIDE OF POND (SEE THIS SHEET FOR DETAIL)

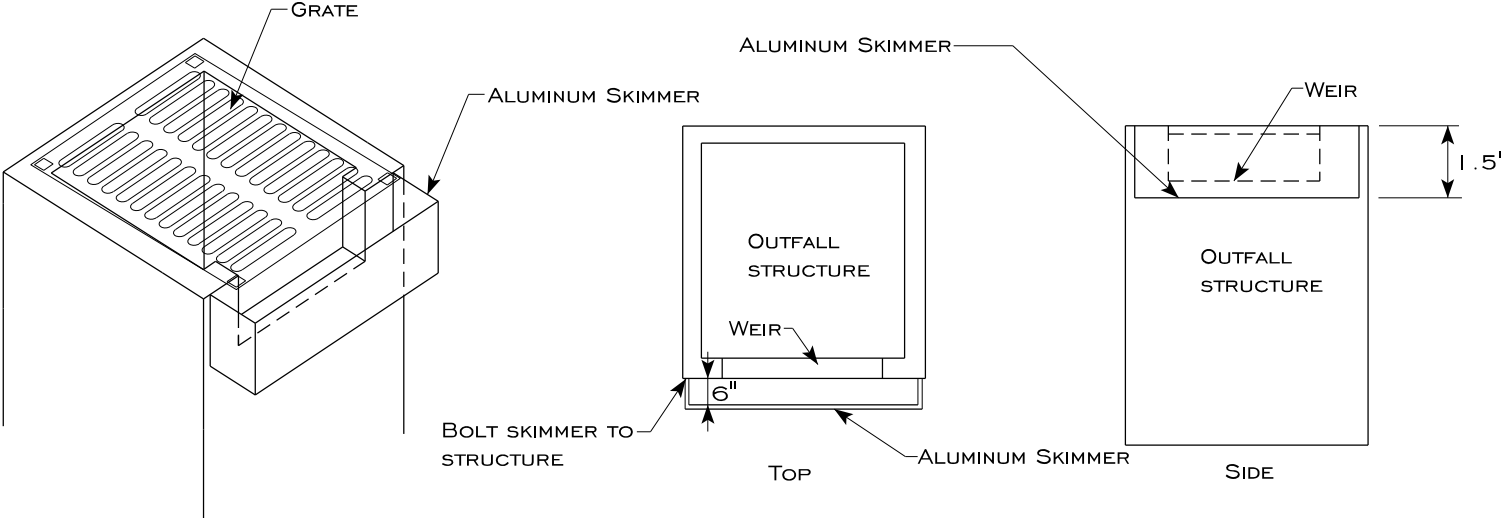
POND #	TOP OF BANK	N.W.L.	D.H.W.L.	WEIR EL.	WEIR WIDTH (IN)	ORIFICE DIA. (IN)	POND BOTTOM EL.	OUTFALL PIPE LENGTH	PIPE DIAMETER & SLOPE	OUTFALL EL.	WEIR OUTFALL (CFS)		
											5 YR	10 YR	25 YR
1	9.00	6.00	8.68	7.30	8	1.5	-1.00	20'	24" @ 0.25%	5.50	1.24	1.99	2.98

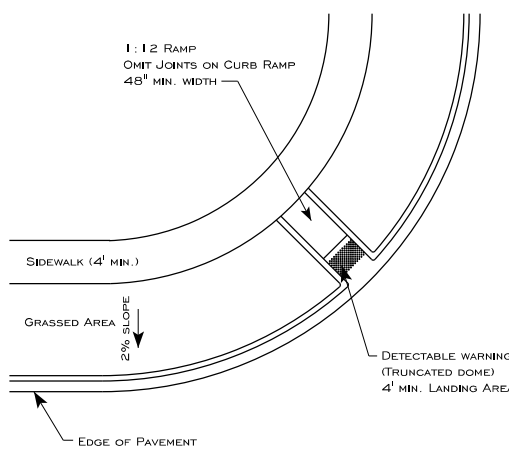
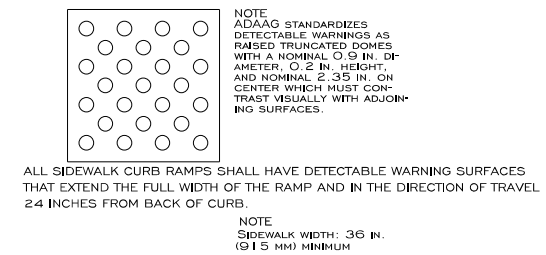
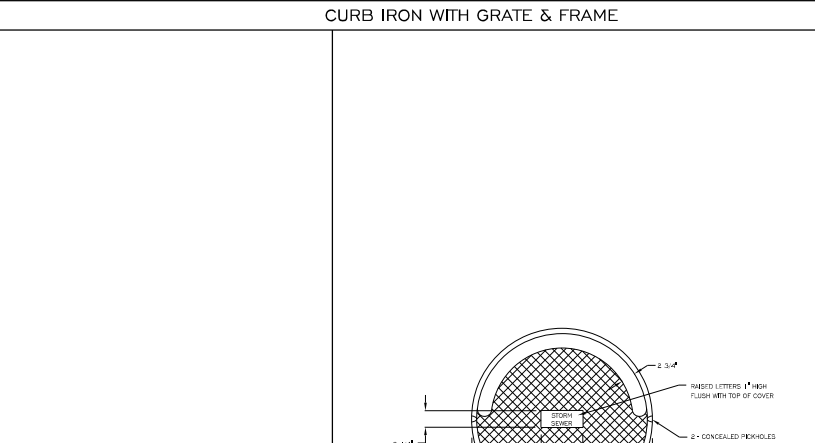
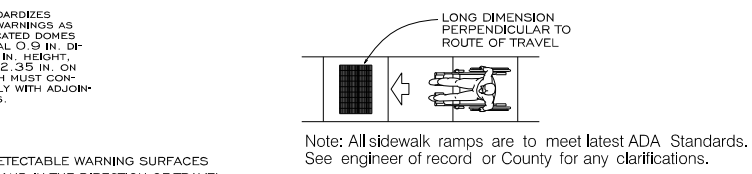
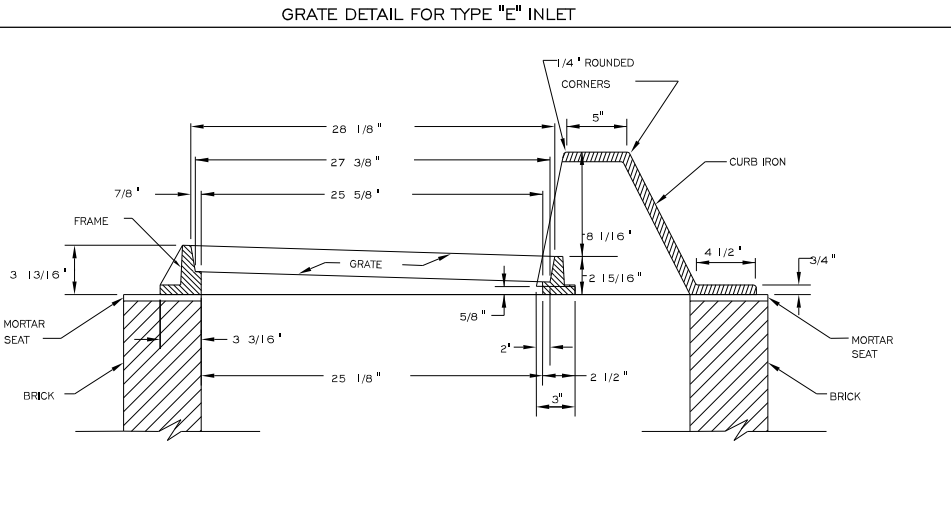
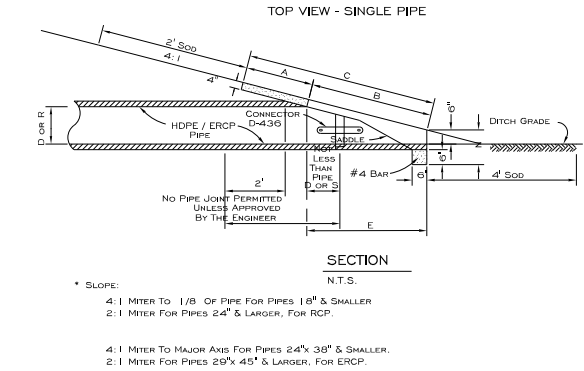
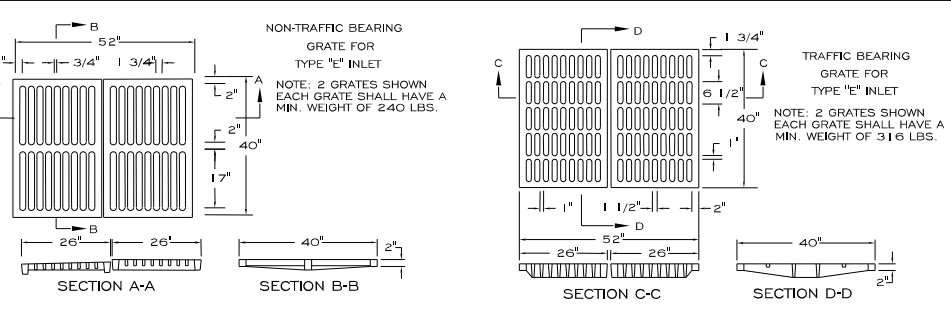
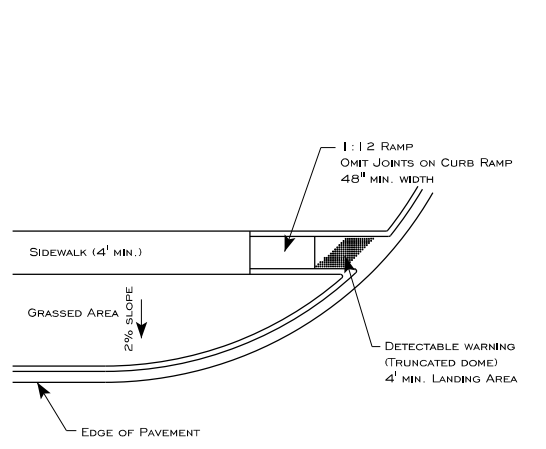
ORIFICE DETAIL

POND INFORMATION & CROSS SECTION

NOTE: SIMMER SHALL BE CONSTRUCTED OF 1/4" ALUMINUM

SKIMMER SHALL EXTEND FROM THE GRATE ELEVATION TO 3" BELOW THE WEIR ELEVATION (APPROXIMATELY 1.5')



[illegible]

TABLES OF DIMENSION FOR MITERED END SECTIONS TYPE B				MIAMI CURB AND GUTTER		MANHOLE FRAME AND COVER			SIDEWALK RAMP DETAILS			
REVISIONS				Engineer of Record: Daniel I. McCranie, P.E. P.E. # 50627  3 South 2nd Street Fernandina Beach, FL 32034 (904) 335-8685 Certificate of Authorization No. 8269		AMELIA ISLAND HOTEL FERNANDINA BEACH, FLORIDA			MISCELANEOUS DETAILS		SHEET NO.	
DATE	DESCRIPTION	DATE	DESCRIPTION									
						ROAD	COUNTY	PROJECT ID				
					NASSAU	SP17-013		16				

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



SUBJECT:

ITEM TYPE: Voluntary Annexation

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Jacob Platt, Senior Planner 9/2/2020

Date: August 24, 2020

Submitted By: Sylvie McCann, Administrative Coordinator



**APPLICATION FOR VOLUNTARY ANNEXATION,
LARGE-SCALE FUTURE LAND USE AND ZONING MAP**

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	Baptist Medical Center of Nassau Inc.				
AGENT:	City of Fernandina Beach				
REQUESTED ACTION:	Voluntary Annexation, Assignment of a Future Land Use Map Category of Public and Institutional, and Zoning District of PI-1				
LOCATION:	1250 S. 18 th Street				
CURRENT ZONING:	Nassau County Commercial Professional Office				
CURRENT LAND USE:	Nassau County Public Building Grounds				
EXISTING USES ON SITE:	Baptist Medical Center of Nassau Hospital Facilities				
PROPERTY SIZE:	Approximately 31.39 Acres of Land				
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Year Built</u>	<u>Zoning</u>	<u>FLUM</u>
	North	Commercial Condo	2013	MU-1	MU
	South	SF Residential	Early 2000's	R-2 PUD	MDR
	East	SF Residential	N/A	NC RG-1	MD
	West	MF & SF Residential	N/A	R-3, MU-1, R-2 NC RG-1	HDR MU MDR NC Industrial

*** All required application materials have been received. All fees have been paid. All required notices have been made. All copies of required materials are part of the official record and have been made available on the City's website, the City Clerk's Office and at the Planning and Conservation Department office. ***

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The City of Fernandina Beach requests annexation of four parcels of land associated with the Baptist Medical Center of Nassau on South 18th Street. Resolution 2013-186 approved extension of water and sewer services outside of the corporate limits of the City and allowed for an expansion of the hospital campus. Assignment of the Public and Institutional (PI) Future Land Use Map (FLUM) category and Public and Institutional (PI-1) zoning district is requested for the subject properties. This requested FLUM designation and zoning district are the only land use and zoning categories that allow for hospitals. Following the 2013 petition for water and sewer services and voluntary annexation, the City adopted ordinance 2014-21 which amended the Supplemental Standards Chapter of the Land Development Code (LDC) to accommodate the 60 foot maximum building height and off-site signage requirements in anticipation of annexation. Those LDC amendments eliminated what would have made the hospital a nonconforming structure upon annexation.



CONSISTENCY WITH THE COMPREHENSIVE PLAN / LAND DEVELOPMENT CODE:

This is a voluntary annexation of property as compliant with all applicable Florida Statutes and the City's Municipal Code. The annexation area is compact, does not create an "enclave", and represents a logical extension of the City boundary. The subject parcels make up the Baptist Medical Center of Nassau Campus, any development or redevelopment can achieve full compliance with the City's Land Development Code and Comprehensive Plan. The City can serve this property and meet or exceed all levels of service required by the Comprehensive Plan.

<i>Applicable Policy Reference</i>	<i>Determination of Consistency</i>
CP 1.02.02	✓
CP 1.02.03	✓
CP 1.02.04	✓
CP 1.02.10	✓
CP 1.03.01	✓
CP 1.04.03	✓
CP 1.07.09	✓
CP 4.01.01	✓
CP 4.01.02	✓
LDC 11.01.07	✓

CONCLUSION AND STAFF RECOMMENDATIONS:

The requested action is consistent with the City's Comprehensive Plan and Land Development Code. Staff recommends approval of the voluntary annexation, assignment of the Public and Institutional (PI) Future Land Use Map (FLUM) category and Public and Institutional (PI-1) zoning district. Following the recommendation of the Planning Advisory Board (PAB), the application will move forward to the City Commission in the form of three separate ordinances at a public hearing anticipated for October 20th, 2020.

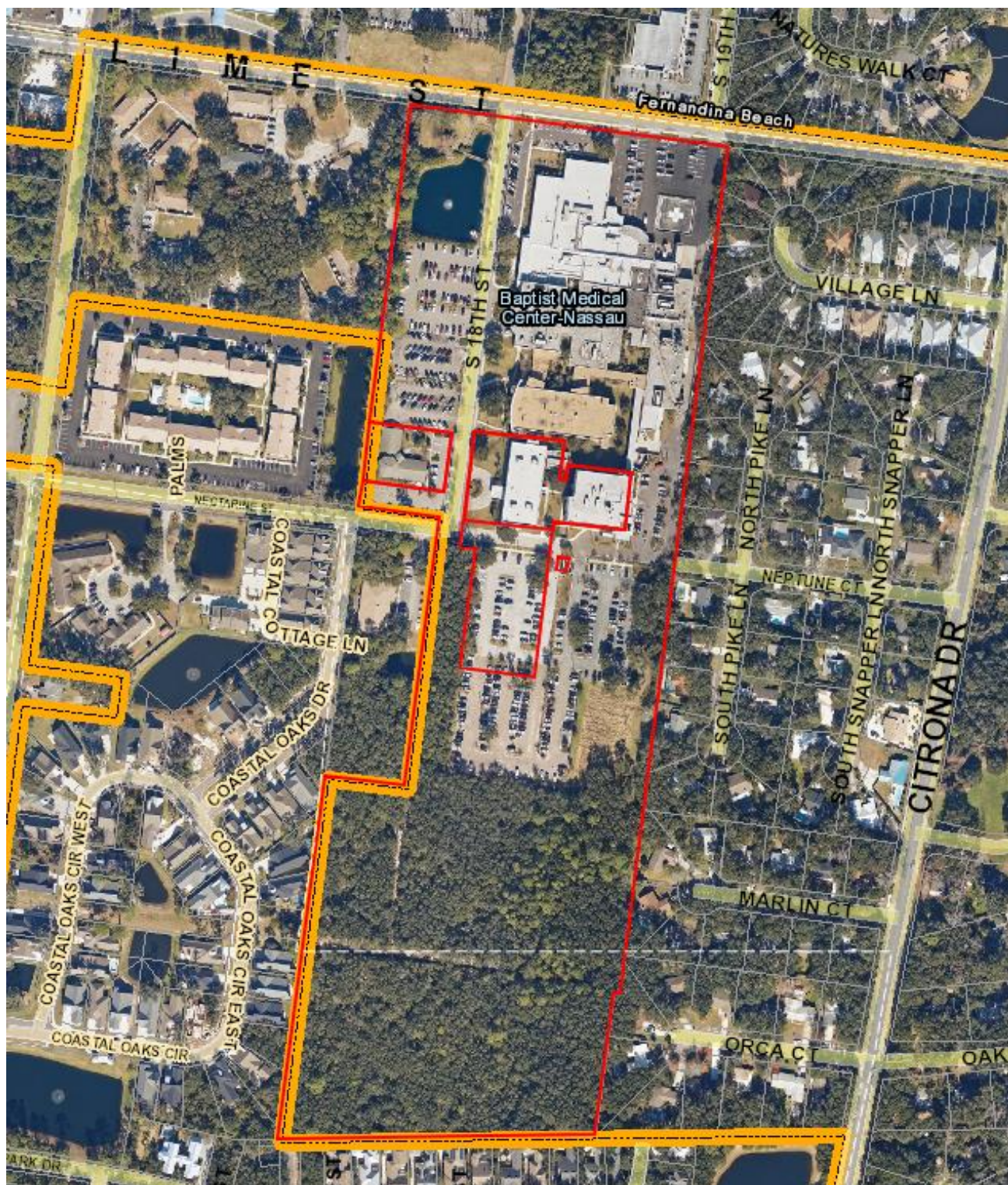
MOTION TO CONSIDER:

I move to recommend **(approval or denial)** of PAB case number 2020-0010 to the City Commission requesting that a voluntary annexation, assignment of the Public and Institutional (PI) Future Land Use Map (FLUM) category and Public and Institutional (PI-1) zoning district be **(approved or denied)** and that PAB case 2020-0010, as presented, **(is or is not)** sufficiently compliant with the Comprehensive Plan and Land Development Code and applicable Florida Statutes to be approved at this time.



STAFF REPORT
PAB 2020-0010 (AX, LU, CZ)
Planning Advisory Board Hearing
September 9, 2020

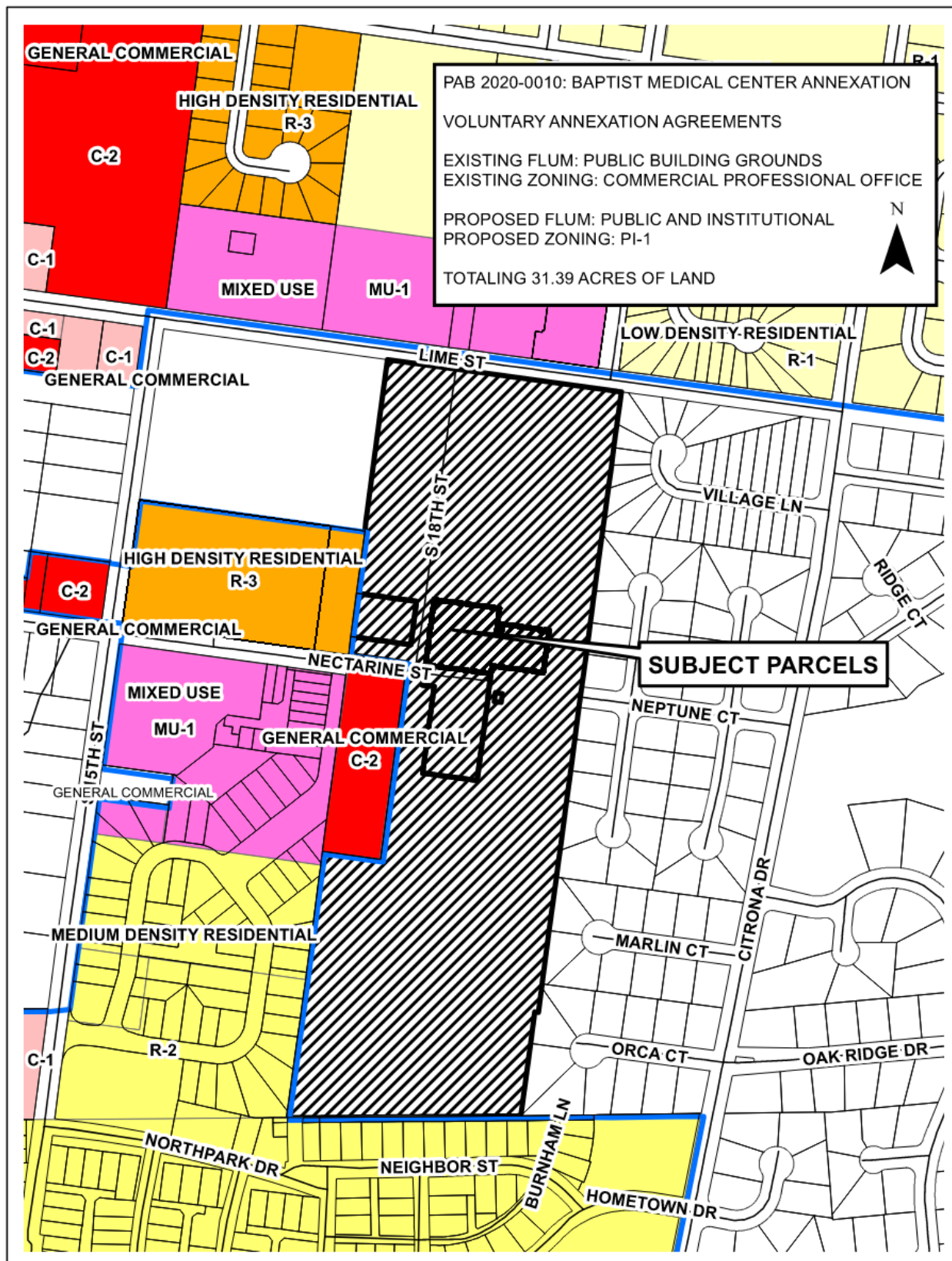
Jacob M. Platt
Senior Planner





STAFF REPORT
PAB 2020-0010 (AX, LU, CZ)
Planning Advisory Board Hearing
September 9, 2020

Jacob M. Platt
Senior Planner



RESOLUTION 2013-186

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, APPROVING THE EXTENSION OF WATER AND SANITARY SEWER SERVICES OUTSIDE THE CORPORATE LIMITS; ACCEPTING THE VOLUNTARY ANNEXATION PETITION FOR SIX (6) PARCELS TOTALING 31.13 ACRES LOCATED ON SOUTH 18th STREET; PROVIDING FOR EXECUTION; AND, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Baptist Medical Center of Nassau, Inc. and Baptist Health Properties, Inc. have completed the City of Fernandina Beach Voluntary Annexation Petition / Water/Sewer Annexation Agreement Application pursuant to Chapter 171.044, Florida Statutes, for six (6) parcels containing approximately 31.13 acres located on South 18th Street (Parcel ID Numbers: 00-00-31-1600-0203-0000, 00-00-31-1600-0205-002L, 00-00-31-1600-0211-0010, 00-00-31-1600-0211-0020, 00-00-31-1600-0205-0030 and 00-00-31-1600-0205-001L); and,

WHEREAS, staff has determined the request is consistent with the City's Municipal Code Sections 82-44 and 82-403, its Comprehensive Plan, and Land Development Code; and,

WHEREAS, the City Commission has determined that it is in the best interest of the City to provide water and sanitary sewer services to the subject property.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, at its meeting duly called and assembled that:

SECTION 1. The City Commission hereby authorizes the extension of water and sanitary sewer services to the property owners identified, whose property is located outside the corporate limits of the City along S. 18th Street and noted as Parcels 00-00-31-1600-0203-0000, 00-00-31-1600-0205-002L, 00-00-31-1600-0211-0010, 00-00-31-1600-0211-0020, 00-00-31-1600-0205-0030 and 00-00-31-1600-0205-001L, and approves the Voluntary Annexation Petition.

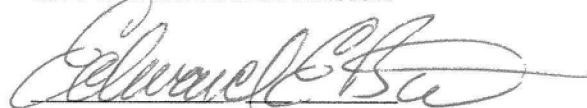
SECTION 2. The City Commission authorizes the City Manager and the City Clerk Pro Tem to execute all documents necessary to proceed with extension of water and sewer services and voluntary annexation on behalf of the City of Fernandina Beach.

SECTION 3. The City Clerk Pro Tem is hereby directed to record this Petition in the public records of Nassau County, Florida, as required by Ordinance No. 2001-01.

SECTION 4. This Resolution shall be effective immediately upon passage.

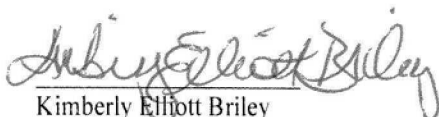
ADOPTED this 17th day of December, 2013.

CITY OF FERNANDINA BEACH



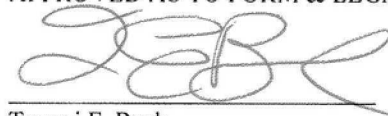
Edward E. Boner
Mayor - Commissioner

ATTEST:



Kimberly Elliott Briley
City Clerk Pro Tem

APPROVED AS TO FORM & LEGALITY:



Tammi E. Bach
City Attorney

CITY OF FERNANDINA BEACH
VOLUNTARY ANNEXATION AGREEMENT / PETITION FOR ANNEXATION

THIS VOLUNTARY ANNEXATION AGREEMENT / PETITION FOR ANNEXATION dated this 17th day of December, 2013 by and between the CITY OF FERNANDINA BEACH, a municipal corporation, (hereinafter referred to as "City"); and BAPTIST MEDICAL CENTER OF NASSAU, INC. AND BAPTIST HEALTH PROPERTIES, INC. (hereinafter collectively referred to as the "Applicant").

WHEREAS, this Annexation Agreement/ Petition for Annexation (hereinafter referred to as "Agreement") shall be considered entered into upon execution, where the actual annexation of land shall occur once the subject property becomes contiguous to any boundary demarking the incorporated area of the City of Fernandina Beach and upon the execution of an Ordinance by the City Commission of the City authorizing and approving the execution of such annexation, consistent with the mutual promises, covenants and acknowledgments agreed to by the City Commission and the Applicants, as contained in this Agreement; and

WHEREAS, the Applicants, collectively, are the owners of record of the parcels of land known and described as follows, comprising the property which is the subject of this Agreement (the "Property"):

PARCEL ID#s: 00-00-31-1600-0203-0000,
00-00-31-1600-0205-002L,
00-00-31-1600-0211-0010,
00-00-31-1600-0211-0020,
00-00-31-1600-0205-0030,
00-00-31-1600-0205-001L.

GENERALLY DESCRIBED AS: THE CAMPUS OF BAPTIST MEDICAL CENTER,
NASSAU

ADDRESSED AS: 1250 SOUTH 18TH STREET, 1340 SOUTH 18TH STREET, and
1367 SOUTH 18TH STREET

See Attached Exhibit "A"

WHEREAS, the covenants and acknowledgments contained herein have been made in consideration of annexation into the City of Fernandina Beach of the above described Property; and

WHEREAS, it is the desire of the City to provide for appropriate use of the Property; and

WHEREAS, the Applicants are willing to have the Property annexed to the City and the City desires and believes that it would be in the best interest of the City to annex the Property, which is located outside the corporate limits of the City in Nassau County, Florida, at such time as the Property become contiguous; and

NOW, THEREFORE, in consideration of the mutual promises, covenants and acknowledgments stated herein, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Effective Date: This Agreement shall become effective upon execution.
2. Execution: The parties hereto agree to execute any and all such documents as are reasonably necessary to carry out the terms and provisions of this Agreement.
3. Binding Effect: The parties hereto do covenant and agree that this Agreement and its Exhibits, shall be binding on their successors and assigns, including the political subdivisions as the City of Fernandina Beach.
4. Sanitary Sewer: The Applicants shall be permitted to tap into the City's sanitary sewer system at a point determined by the City. The Applicants shall also be responsible for payment to the City of any and all applicable fees that are assessable under City Ordinance and State Law.
5. Land Use and Zoning. Upon annexation of the Property, and until the adoption by the City Commission of the City's Comprehensive Plan and zoning district for the Property, the Comprehensive Plan (including future land use) and zoning ordinances and regulations shall remain in full force and effect for the Property, and shall be enforced by the City. The City shall adopt the future land use designation and zoning district for the Property that most closely approximate the current Nassau County future land use designation and zoning district for the Property regarding allowable uses and development standards.
6. Governing Law: The laws of the State of Florida shall govern the interpretation, validity and construction of the terms and provisions of this Agreement. If any term or provision of this Agreement is declared illegal or invalid for any reason by a court of competent jurisdiction, the remaining terms and provisions of this Agreement shall, nevertheless, remain in full force and effect.
7. Entire Agreement: The parties hereto acknowledge that this Agreement constitutes the sole agreement between the parties; that all prior proposals and agreements, whether oral or written, are hereby superseded; and that this Agreement may not be changed, altered or modified except in writing and signed by the parties hereto. The parties hereto further acknowledge that, in entering into this Agreement, each party has not been induced by, has not relied upon, and has not included as part of the basis of the bargain herein, any representation or statement, whether expressed or implied, made by any agent, representative or employee, which representation or statement is not approved by the other at any public hearing or work session of the City Commission or otherwise made as part of the official public record in the proceedings related to this Agreement. This Agreement binds the Applicants' Property to being annexed into the City once the Property becomes contiguous to any boundary demarking the incorporated area of the City of Fernandina Beach and upon the execution of an Ordinance by the City Commission of the City authorizing and approving the execution of such agreement, consistent with the mutual promises, covenants and acknowledgments agreed to by the City Commission.

8. Default: In the event either of the parties default in the performance of the obligations set forth in this Agreement, then the other may, upon notice to defaulting party, allow the defaulting party sixty (60) days to cure the default or provide evidence to the non-defaulting party that such default will be cured in a timely manner if it cannot be cured during said period. If the defaulting party fails to cure such default or provide such evidence as provided above, then, with notice to defaulting party, the other party may begin proceedings to require specific performance of this Agreement or bring suit for damages for breach of the Agreement. The prevailing party shall be entitled to a reasonable attorney's fee for having brought such action.

9. Recording: This Agreement shall run with the land and a copy of this Agreement for Annexation shall be filed and recorded by the City Clerk's Office with the Nassau County Clerk of Circuit Court.

IN WITNESS WHEREOF, the City and Applicant(s) have caused this instrument to be executed by their respective proper parties duly authorized to execute the same on the day and the year first above written.

CITY OF FERNANDINA BEACH

ATTEST:



JOE GERRITY
City Manager



KIMBERLY ELLIOT BRILEY
Deputy City Clerk

APPROVED AS TO FORM AND LEGALITY:



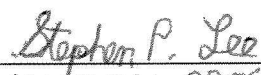
TAMMI E. BACH
City Attorney

APPLICANT(S)

BAPTIST HEALTH PROPERTIES, INC.

BAPTIST MEDICAL CENTER OF
NASSAU, INC.

By: 
Its: President John F. Wilbanks

By: 
Its: HOSPITAL PRESIDENT
Stephen P. Lee

STATE OF FLORIDA

COUNTY OF Nassau

As to John Wilbanks and Stephen Lee

Sworn and subscribed before me this 24 day of December, 2013.



Signature of Notary

My Commission Expires:

Type of Identification Produced personal knowledge

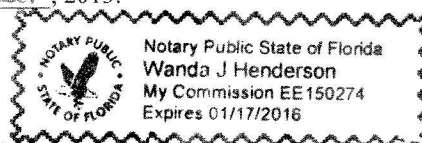
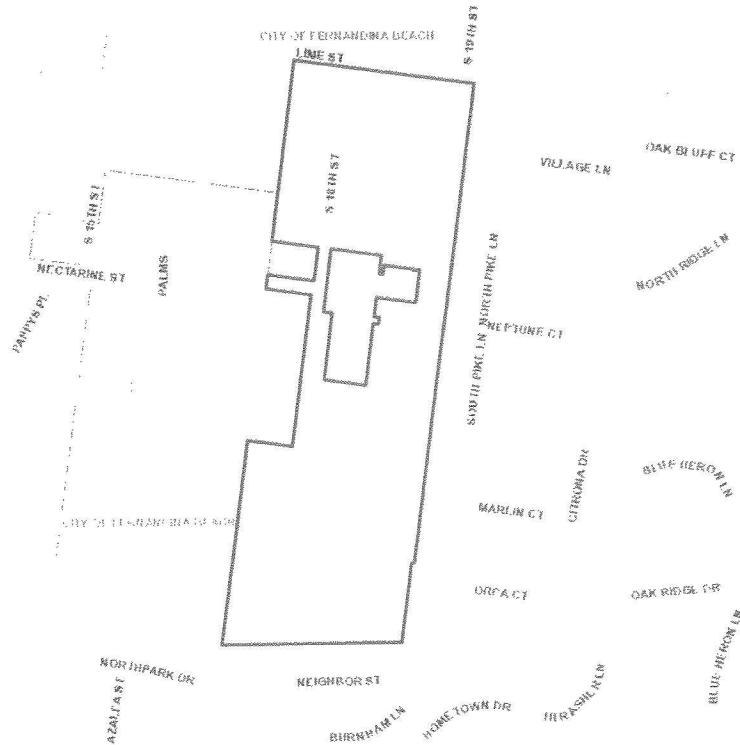


EXHIBIT A

NASSAU COUNTY PROPERTY APPRAISER
PARCEL REPORTS

Nassau County Property Appraiser's Office
A. Michael Hickox, Cert.Res.RD1941 - Property Appraiser



Full Parcel Report

Parcel ID: 00-00-31-1600-0203-0000
Calculated Acreage: 28.25
Deed Acreage: 32.11
Property Use: HOSPITALS

Ownership Information

Name: BAPTIST MEDICAL CENTER OF
Mailing Address: NASSAU INC
3563 PHILLIPS HWY SUITE 106

Situs/Physical Address: JACKSONVILLE, FL 32207
1250 S 18TH ST

Values

Land Value: \$1,301,200.00
Ag Land Value: \$0.00
Building Value: \$10,888,933.00
Misc Value: \$589,579.00
Just Value: \$12,779,712.00
Assessed Value: \$12,779,712.00

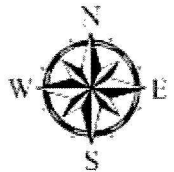
Last 2 Sales

Date	Price	Vacant?	Qual
19940708	\$580,000.00	N	U



A. Michael Hickox
Nassau County Property Appraiser

THIS MAP HAS BEEN COMPILED FROM THE MOST AUTHENTIC INFORMATION AVAILABLE. NEITHER NASSAU COUNTY, ITS MUNICIPALITIES, NOR THE NASSAU COUNTY PROPERTY APPRAISER'S OFFICE ASSUMES RESPONSIBILITY FOR ERRORS OR OMISSIONS CONTAINED HEREIN. THIS IS NOT A SURVEY.



Printed: Friday, December 13, 2013

Nassau County Property Appraiser's Office
A. Michael Hickox, Cert.Res.RD1941 - Property Appraiser



Full Parcel Report

Parcel ID: 00-00-31-1600-0205-002L
Calculated Acreage: 1.17
Deed Acreage: 1.30
Property Use: PROFESSION

Ownership Information

Name: BAPTIST MEDICAL CENTER OF
Mailing Address: NASSAU INC
3563 PHILIPS HWY STE 106

Situs/Physical Address: JACKSONVILLE, FL 32207
1340 S 18TH ST

Values

Land Value: \$534,675.00
Ag Land Value: \$0.00
Building Value: \$1,767,425.00
Misc Value: \$119,465.00
Just Value: \$2,421,565.00
Assessed Value: \$2,421,565.00

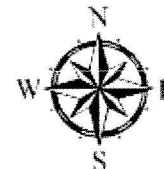
Last 2 Sales

Date	Price	Vacant?	Qual
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Nassau County Property Appraiser

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Printed: Friday, December 13, 2013

Nassau County Property Appraiser's Office
A. Michael Hickox, Cert.Res.RD1941 - Property Appraiser



Full Parcel Report

Parcel ID: 00-00-31-1600-0211-0010
Calculated Acreage: 0.01
Deed Acreage: 0.01
Property Use: HOSPITALS

Ownership Information

Name: BAPTIST HEALTH PROPERTIES INC
Mailing Address: 3563 PHILLIPS HWY BLDG F #608

Situs/Physical Address: JACKSONVILLE, FL 32207
OFF NECTARINE ST

Values

Land Value: \$0.00
Ag Land Value: \$0.00
Building Value: \$0.00
Misc Value: \$0.00
Just Value: \$0.00
Assessed Value: \$0.00

Last 2 Sales

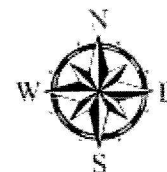
Date	Price	Vacant?	Qual
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A. Michael Hickox

Nassau County Property Appraiser

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Printed: Friday, December 13, 2013

Nassau County Property Appraiser's Office
A. Michael Hickox, Cert.Res.RD1941 - Property Appraiser



Full Parcel Report

Parcel ID: 00-00-31-1600-0211-0020
Calculated Acreage: 0.41
Deed Acreage: 0.41
Property Use: HOSPITALS

Ownership Information

Name: BAPTIST HEALTH PROPERTIES INC
Mailing Address: 3563 PHILLIPS HWY BLDG F #608

Situs/Physical Address: JACKSONVILLE, FL 32207
OFF NECTARINE ST

Values

Land Value: \$0.00
Ag Land Value: \$0.00
Building Value: \$0.00
Misc Value: \$0.00
Just Value: \$0.00
Assessed Value: \$0.00

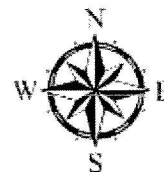
Last 2 Sales

Date	Price	Vacant?	Qual
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A. Michael Hickox
Nassau County Property Appraiser

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Printed: Friday, December 13, 2013

Nassau County Property Appraiser's Office
A. Michael Hickox, Cert.Res.RD1941 - Property Appraiser



Full Parcel Report

Parcel ID: 00-00-31-1600-0205-0030
Calculated Acreage: 0.78
Deed Acreage: 0.82
Property Use: PROFESSION

Ownership Information

Name: BAPTIST HEALTH PROPERTIES INC
Mailing Address: LAND PHILIPS HWY BLDG F #608

Situs/Physical Address: JACKSONVILLE, FL 32207
S 18TH ST

Values

Land Value	\$0.00
Ag Land Value	\$0.00
Building Value	\$0.00
Misc Value	\$0.00
Just Value	\$0.00
Assessed Value	\$0.00

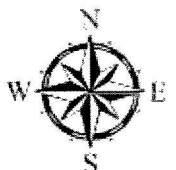
Last 2 Sales

Date	Price	Vacant?	Qual
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Nassau County Property Appraiser

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Printed: Friday, December 13, 2013

Nassau County Property Appraiser's Office
A. Michael Hickox, Cert.Res.RD1941 - Property Appraiser



Full Parcel Report

Parcel ID: 00-00-31-1600-0205-001L
Calculated Acreage: 0.51
Deed Acreage: 0.00
Property Use: HOSPITALS

Ownership Information

Name: BAPTIST MEDICAL CENTER OF
Mailing Address: NASSAU INC
3563 PHILLIPS HWY SUITE 106

Situs/Physical Address: JACKSONVILLE, FL 32207
1367 S 18TH ST

Values

Land Value: \$159,862.00
Ag Land Value: \$0.00
Building Value: \$244,610.00
Misc Value: \$9,773.00
Just Value: \$414,245.00
Assessed Value: \$414,245.00

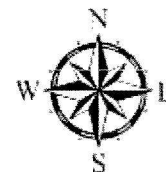
Last 2 Sales

Date	Price	Vacant?	Qual
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A. Michael Hickox
Nassau County Property Appraiser

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Printed: Friday, December 13, 2013

C: Marshall
adrienne
John
Melissa

CITY COMMISSION AGENDA ITEM
CITY OF FERNANDINA BEACH

SUBJECT: Resolution 2013-186
Water/Sewer Services Request and Voluntary Annexation Agreement

DEPARTMENT: Community Development Department

ATTACHMENTS: ☐ Ordinance ☒ Resolution
☐ Support Documents ☐ Other

RECOMMENDED ACTION: Approve Resolution 2013-186 - authorizing the extension of water and sewer services and execute the voluntary annexation agreement for Baptist Medical Center Nassau.

SUMMARY: Baptist Medical Center Nassau has submitted an application for water/sewer services outside the municipal limits. In accordance with Municipal Code Sections 82-44 and 82-403, this application is also accompanied by a petition for voluntary annexation. The application covers the entire Baptist Medical Center Nassau campus, including leaseholds and fee simple parcels as held by Baptist Health Properties, Inc.

Action on this application will not immediately annex the campus; future action to annex and assign a land use and zoning classification will be required to finalize inclusion within the municipal limits. This Resolution will authorize extension of water/sewer utilities to serve the property and will approve the voluntary annexation petition.

These properties are contiguous to the municipal boundary and can be annexed when the City and Baptist Medical Center Nassau are ready. The annexation process will take several months as it involves a large-scale Future Land Use Map amendment which requires State review. Commission approval of the water/sewer agreement is needed in the meantime to accommodate new construction on the campus. Additionally, City staff needs time to work with representatives of the hospital to review land use/zoning assignments and associated code requirements. Staff expects to be able to begin the annexation process within three (3) months.

FISCAL IMPACT: 25% Surcharge on utilities to be paid based on usage monthly to the City Utilities Department until such time that the property is annexed into the municipal limits.

CITY ATTORNEY COMMENTS: No additional comments.

DEPARTMENT HEAD	Submitted by: Marshall McCrary, Deputy CM <i>MM</i>	Date: 12/16/13
	Requested Agenda	Date: 12/17/13
FINANCE DEPARTMENT	Approved as to Budget Requirements <i>PTC</i>	Date: 12/16/13
CITY ATTORNEY	Approved as to Form & Legality <i>TEB</i>	Date: 12/16/13
CITY MANAGER	Approved Agenda Item for 12/17/13 <i>John D</i>	Date: 12/16/13

COMMISSION ACTION: ☒ Approved As Recommended ☐ Disapproved
☐ Approved With Modification ☐ Postponed to Time Certain
☐ Other ☐ Tabled

Approved at the City Commission
Meeting
Held on 12/17/13
Voted: 50 Initial: *VB*

ORDINANCE 2014-21

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH AMENDING THE LAND DEVELOPMENT CODE, REVISING CHAPTER 6 SECTION 6.02.11 FOR HOSPITAL SUPPLEMENTAL STANDARDS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission adopted a unified Land Development Code on September 5, 2006 which became effective on October 1, 2006; and

WHEREAS, the City's adopted 2030 Comprehensive Plan directs changes to the Land Development Code for consistency with State Laws and current planning methods for growth and economic development; and

WHEREAS, anticipating a future annexation, Staff has proposed the amendments which are consistent with the approved development plans for the existing hospital campus and addresses technical requirements for the function of the site; and

WHEREAS, the proposed amendments seek to increase the maximum building height limit to sixty (60) feet and provide for an allowance of specific off-site signage; and

WHEREAS, the City's planning staff have reviewed the proposed changes for consistency with the City's Comprehensive Plan and Land Development Code and finds the request sufficiently compliant to be approved at this time; and

WHEREAS, the proposed amendments will specifically modify the Land Development Code the supplemental standards specific for "Hospitals" as contained in Chapter 6, Section 6.02.11; and

WHEREAS, the Planning Advisory Board has reviewed the suggested amendments in a public hearing on May 14, 2014 and has issued a recommendation of approval; and

WHEREAS, notice of public hearing on such amendments was published in the News Leader, a newspaper of general circulation in Fernandina Beach, Nassau County, Florida, on April 28, 2014.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH AS FOLLOWS:

SECTION 1. The City Commission hereby approves and adopts modifications to the Land Development Code of the City of Fernandina Beach, attached hereto as Exhibit "A".

SECTION 2. SEVERABILITY. If any section, subsection, sentence, clause, phrase of this Ordinance, or the particular application thereof, shall be held invalid by any court, administrative agency or other body with appropriate jurisdiction, the remaining sections, subsections, sentences, clauses and phrases under application shall not be affected thereby.

SECTION 3. This Ordinance shall become effective immediately upon adoption.

ADOPTED this 15th day of July, 2014.

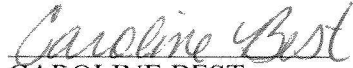
CITY OF FERNANDINA BEACH

A handwritten signature in cursive script, appearing to read "Edward E. Boner", written over a horizontal line.

EDWARD E. BONER

Mayor - Commissioner

ATTEST:

A handwritten signature in cursive script, appearing to read "Caroline Best", written over a horizontal line.

CAROLINE BEST

City Clerk

APPROVED AS TO FORM AND LEGALITY:

A handwritten signature in cursive script, appearing to read "Tammi E. Bach", written over a horizontal line.

TAMMI E. BACH

City Attorney

ORDINANCE 2014-21
EXHIBIT “A”

6.02.11 Hospitals

- A. Hospitals are allowable in the PI-1 zoning district, subject to the standards of the zoning district and the supplemental standards set forth in this section.
- B. The site design standards for hospitals are set forth in Table 6.02.11(B).

Table 6.02.11(B). Standards for Hospitals

Development Feature	Standard
Lots Minimum area Minimum street frontage	5 acres 100 feet
Height	Maximum 60 feet
Setback	At least 500 feet from the property line of residentially zoned lots
Access	Collector or arterial street
Buffer	As set forth in Section 4.05.05, but not less than buffer “C”
Exterior lighting	Directed and shielded to avoid direct illumination of a lot zoned or used for residential uses
Parking lots	Designed to avoid glare from vehicle lights onto property that is zoned or used for residential uses
Signage	Off-site signage is permissible

- C. Up to two (2) off-site signs are permissible, subject to the dimensional standards for free-standing signage. Such signage shall be limited to locations on arterial or collector streets at intersections which provide direct access to the hospital site. Signs may be located within the public right-of-way or on non-residentially zoned property with authorization from the property owner.

OFFICE USE ONLY

REC'D: 04/23/14 BY: BWPAYMENT: \$ — TYPE: —APPLICATION #: 2014-0000471CASE #: 2014-09BOARD MEETING DATE: May 14

PLANNING ADVISORY BOARD APPLICATION

- | | |
|--|--|
| ☐ ZONING MAP AMENDMENT
(≤ 10 acres \$850 / > 10 acres \$1,600) | ☐ SUBDIVISION PLAT – PRELIM (\$750) |
| ☐ LAND USE MAP AMENDMENT
(≤ 10 acres \$850 / > 10 acres \$1,600) | ☐ SUBDIVISION PLAT – FINAL (\$850) |
| ☒ LDC TEXT AMENDMENT (\$850) | ☐ VACATION OF R.O.W. (\$850) |
| ☐ COMP PLAN AMENDMENT (\$850) | ☐ VOLUNTARY ANNEXATION (\$1050) |

APPLICANT INFORMATION

Owner Name: Joe Gerrity - City of Fernandina BeachMailing Address: 204 Ash StreetTelephone: 904.310.3100 Fax: —Email: igerrity@fbfl.orgAgent Name: Marshall McCrary - City of Fernandina BeachMailing Address: 204 Ash StreetTelephone: 904.310.3102 Fax: —Email: dmccrary@fbfl.org

PROPERTY INFORMATION

Street Address: n/aParcel Identification Number(s): —Lot Number: — Block Number: — Subdivision: —Section: — Township: — Range: —

PROJECT INFORMATION

Total Number of Lots/Parcels: n/a

Less than One (1) acre Sq. Footage: _____ One (1) Acre or Greater: _____

Existing Zoning Classification: n/a

Existing Future Land Use Classification: n/a

Previous Planning/Zoning Approvals: n/a

Description of Request:

Text Amendment to Section 6.02.11 of the Land Development Code to provide for development standards specific to Hospitals. Amendment proposes allowing a maximum building height of sixty (60) feet / allowing for off-premise signage.

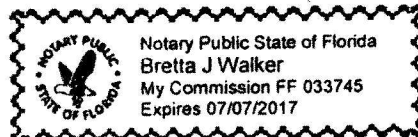
SIGNATURE/NOTARY

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

4/14/14
Date

[Signature]
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU } ss



Subscribed and sworn to before me this 23rd day of April, 2014.

[Signature]
Notary Public: Signature

Bretta J. Walker
Printed Name

7/7/17
My Commission Expires

Personally Known ☒ OR Produced Identification _____ ID Produced: _____



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Joe Gerrity – City of Fernandina Beach
(print name of property owner(s))

hereby authorize: Marshall McCrary – City of Fernandina Beach
(print name of agent)

to represent me/us in processing an application for: LDC Text Amendment to Section 6.02.11
(type of application)

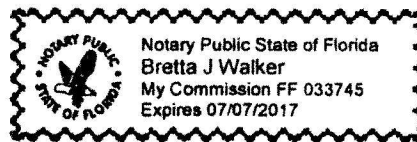
on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

(Signature of owner)

Joe Gerrity
(Signature of owner)

(Print name of owner)

JOE GERRITY
(Print name of owner)



STATE OF FLORIDA }
COUNTY OF NASSAU } ss

Subscribed and sworn to before me this 23rd day of April, 2014.

Brett J Walker
Notary Public: Signature

Bretta J. Walker
Printed Name

7/7/17
My Commission Expires

Personally Known ☒ OR Produced Identification _____ ID Produced: _____



NOTICE OF PUBLIC HEARING PLANNING ADVISORY BOARD CITY OF FERNANDINA BEACH

NOTICE IS HEREBY GIVEN that a Public Hearing is scheduled for **Wednesday, May 14, 2014 at 5:00 p.m.** in the City Commission Chambers, 204 Ash Street Fernandina Beach, Florida to consider the following applications:

LAND DEVELOPMENT CODE TEXT AMENDMENTS

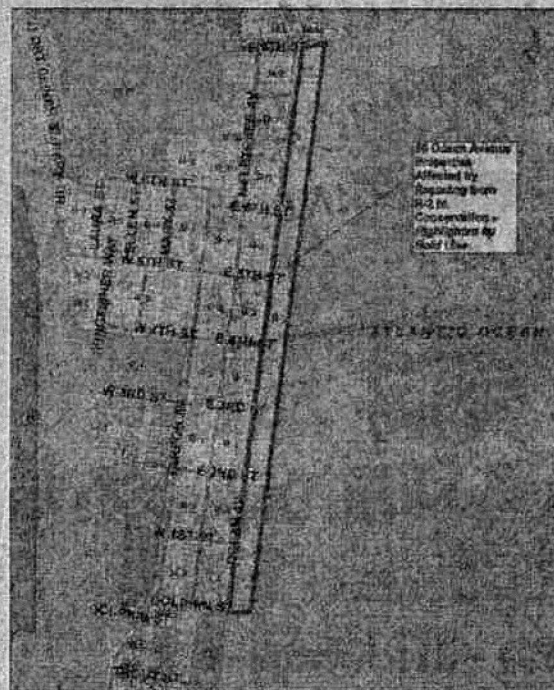
MARLIN & BARREL DISTILLERY, (PAB 2014-08) LAND DEVELOPMENT CODE (LDC) TEXT AMENDMENTS PROVIDING FOR A NEW USE OF CRAFT DISTILLERY AND SMALL-SCALE WINERY OR BREWERY WITH LIMITED DISTRIBUTION AND ASSOCIATED DEFINITIONS. PROPOSED AMENDMENTS AFFECT CHAPTER 1 SECTION 1.07.00 DEFINITIONS, CHAPTER 2 SECTION 2.03.02 TABLE OF LAND USES, AND CHAPTER 6 SUPPLEMENTAL STANDARDS SECTION 6.02.00.

LAND DEVELOPMENT CODE TEXT AMENDMENTS

CITY OF FERNANDINA BEACH, (PAB 2014-09) LAND DEVELOPMENT CODE (LDC) TEXT AMENDMENTS FOR HOSPITAL SUPPLEMENTAL STANDARDS PROVIDED IN CHAPTER 6 SECTION 6.02.11 TO ALLOW A MAXIMUM BUILDING HEIGHT OF SIXTY (60) FEET AND ALLOW FOR OFF-PREMISE SIGNAGE.

ZONING MAP CHANGE

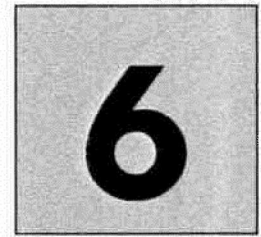
CITY OF FERNANDINA BEACH, (PAB 2014-10) REZONING OF 66 OCEAN AVENUE PROPERTIES FROM R-2 (MEDIUM DENSITY RESIDENTIAL) TO CON (CONSERVATION) ZONING TO MATCH EXISTING FUTURE LAND USE OF CONSERVATION AND CORRECTING A SCRIVENER'S MAPPING ERROR.



Interested parties may appear at said hearing and be heard as to the advisability of any action, which may be considered. Any persons with disabilities requiring accommodations in order to participate in this program or activity should contact 310-3100 TTY 711 (TTY number for all City offices) or through the Florida Relay Service at 711 at least 24 hours in advance to request such accommodation.

IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD/COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH HEARING, S/HE WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

Copies of the applications may be inspected in the office of the Community Development Department, City Hall, 204 Ash Street, between the hours of 8:00 AM - 5:00 PM Monday through Friday. For information on the application, please contact:



CHAPTER 6

SUPPLEMENTAL STANDARDS AND SPECIAL SITUATIONS

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6.02.00 SUPPLEMENTAL STANDARDS FOR SPECIFIC USES

6.02.01 Generally

Specific uses permissible in each zoning district are identified in Table 2.03.02. Uses permissible subject to supplemental standards are identified by the letter "S." These uses are permissible only in compliance with the standards applicable to the zoning district and any applicable overlay district, as set forth in Chapter 4, and the additional standards set forth in Section 6.02.00.

...

6.02.11 Hospitals

- A. Hospitals are allowable in the PI-1 zoning district, subject to the standards of the zoning district and the supplemental standards set forth in this section.
- B. The site design standards for hospitals are set forth in Table 6.02.11(B).

Table 6.02.11(B). Standards for Hospitals

Development Feature	Standard
Lots Minimum area Minimum street frontage	5 acres 100 feet
<u>Height</u>	<u>Maximum 60 feet</u>
Setback	At least 500 feet from the property line of residentially zoned lots
Access	Collector or arterial street
Buffer	As set forth in Section 4.05.05, but not less than buffer "C"
Exterior lighting	Directed and shielded to avoid direct illumination of a lot zoned or used for residential uses
Parking lots	Designed to avoid glare from vehicle lights onto property that is zoned or used for residential uses
<u>Signage</u>	<u>Off-site signage is permissible</u>

- C. Up to two (2) off-site signs are permissible, subject to the dimensional standards for free-standing signage. Such signage shall be limited to locations on arterial or collector streets at intersections which provide direct access to the hospital site. Signs may be located within the public right-of-way or on non-residentially zoned property with authorization from the property owner.



STAFF REPORT
PAB 2014-09
Planning Advisory Board Hearing
May 14, 2014

APPLICATION FOR TEXT AMENDMENT TO CHANGE THE LAND DEVELOPMENT CODE

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	City of Fernandina Beach
AGENT:	Self
REQUESTED ACTION:	Land Development Code Text Amendment specifically amending LDC Section 6.02.11 Hospital Supplemental Standards

*** All required application materials have been received. All fees have been paid. All required notices have been made. All copies of required materials are part of the official record and have been made available on the City's website, the City Clerk's Office and at the Community Development Department Office. ***

SUMMARY OF REQUEST:

The City is requesting a modification of its supplemental standards for LDC Section 6.02.11 to allow for a maximum building height of hospitals of 60 feet tall and to allow for off-site signage. In order to address an anticipated annexation of the Nassau County Baptist Hospital, the City is modifying its LDC to accommodate the existing approved development of the hospital. The requested changes are the same as the development requirements for this use in Nassau County. The height allowance is similar to prior City actions to allow for a height exemption for mill sites (Table 4.02.03(E) footnote 5). The City has agreed to these modifications in consultation with hospital administration.

MOTION(S) TO CONSIDER:

I move to recommend (approval or denial) of PAB case number 2014-09 to the City Commission requesting an amendment to LDC Section 6.02.11, as described and that PAB case 2014-09, as presented, (is or is not) sufficiently compliant with applicable Comprehensive Plan and Land Development Code to be approved at this time.

Submitted by:

A handwritten signature in cursive script, likely belonging to Kelly N. Gibson, is written below the "Submitted by:" text.

Kelly N. Gibson
Senior Planner

July 2, 2014
Newsheader Edition

SCANNED
KB



NOTICE OF PUBLIC HEARING
CITY COMMISSION
CITY OF FERNANDINA BEACH

NOTICE IS HEREBY GIVEN that a Public Hearing is scheduled for Tuesday, July 15, 2014, at 6:00 PM in the City Commission Chambers, 204 Ash Street Fernandina Beach, Florida to consider the following application:

ORDINANCE 2014-21

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH AMENDING THE LAND DEVELOPMENT CODE, REVISING CHAPTER 6 SECTION 6.02.11 FOR HOSPITAL SUPPLEMENTAL STANDARDS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Interested parties may appear at said hearing and be heard as to the advisability of any action, which may be considered. Any persons with disabilities requiring accommodations in order to participate in this program or activity should contact 310-3115, TTY/TDD 711 or through the Florida Relay Service at 1-800-955-8771 at least 24 hours in advance to request such accommodation.

IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD/COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH HEARING, S/HE WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

For information, please contact the Staff of the City Clerk's Office, 204 Ash Street, between the hours of 8:00 AM - 5:00 PM, Monday through Friday, (904) 310-3115, Monday through Friday.

Jul: Adrienne

CITY COMMISSION AGENDA ITEM
CITY OF FERNANDINA BEACH

SUBJECT: Ordinance 2014-21
LDC Text Amendments - Hospitals

DEPARTMENT: Community Development Department

ATTACHMENTS: ☒ Ordinance ☐ Resolution
☐ Support Documents ☐ Other

RECOMMENDED ACTION: Approve Ordinance 2014-21 at 2nd Reading.

SUMMARY: The City is requesting a modification of its supplemental standards in the Land Development Code (LDC) Section 6.02.11 to allow for a maximum building height of hospitals of 60 feet tall and to allow for off-site signage. In order to address an anticipated annexation of the Nassau County Baptist Hospital, the City is modifying its LDC to accommodate the existing approved development of the hospital. The requested changes are the same as the development requirements for this use in Nassau County. The height allowance is similar to prior City actions to allow for a height exemption for mill sites (Table 4.02.03(E) footnote 5). The City has agreed to these modifications in consultation with hospital administration.

Staff recommends approval of the requested change. The Planning Advisory Board issued a recommendation for approval of the proposed changes at its Regular Meeting on May 14, 2014. This Ordinance was approved at 1st reading by the City Commission at their June 17, 2014 meeting.

FISCAL IMPACT:

CITY ATTORNEY COMMENTS: No additional comments.

DEPARTMENT HEAD	Submitted by: Adrienne Burke, CDD Director <i>AB</i>	Date: 7/2/14
	Requested Agenda	Date: 7/15/14
FINANCE DEPARTMENT	Approved as to Budget Requirements	Date:
CITY ATTORNEY	Approved as to Form & Legality <i>TEB</i>	Date: 7/3/14
CITY MANAGER	Approved Agenda Item for 7/15/14 <i>JB</i>	Date: 7/2/14

COMMISSION ACTION: ☒ Approved As Recommended ☐ Disapproved
☐ Approved With Modification ☐ Postponed to Time Certain
☐ Other ☐ Tabled

Approved at the City Commission
Regular Meeting
held on 7/15/14
Voted: 5-0 Initial: *AB*

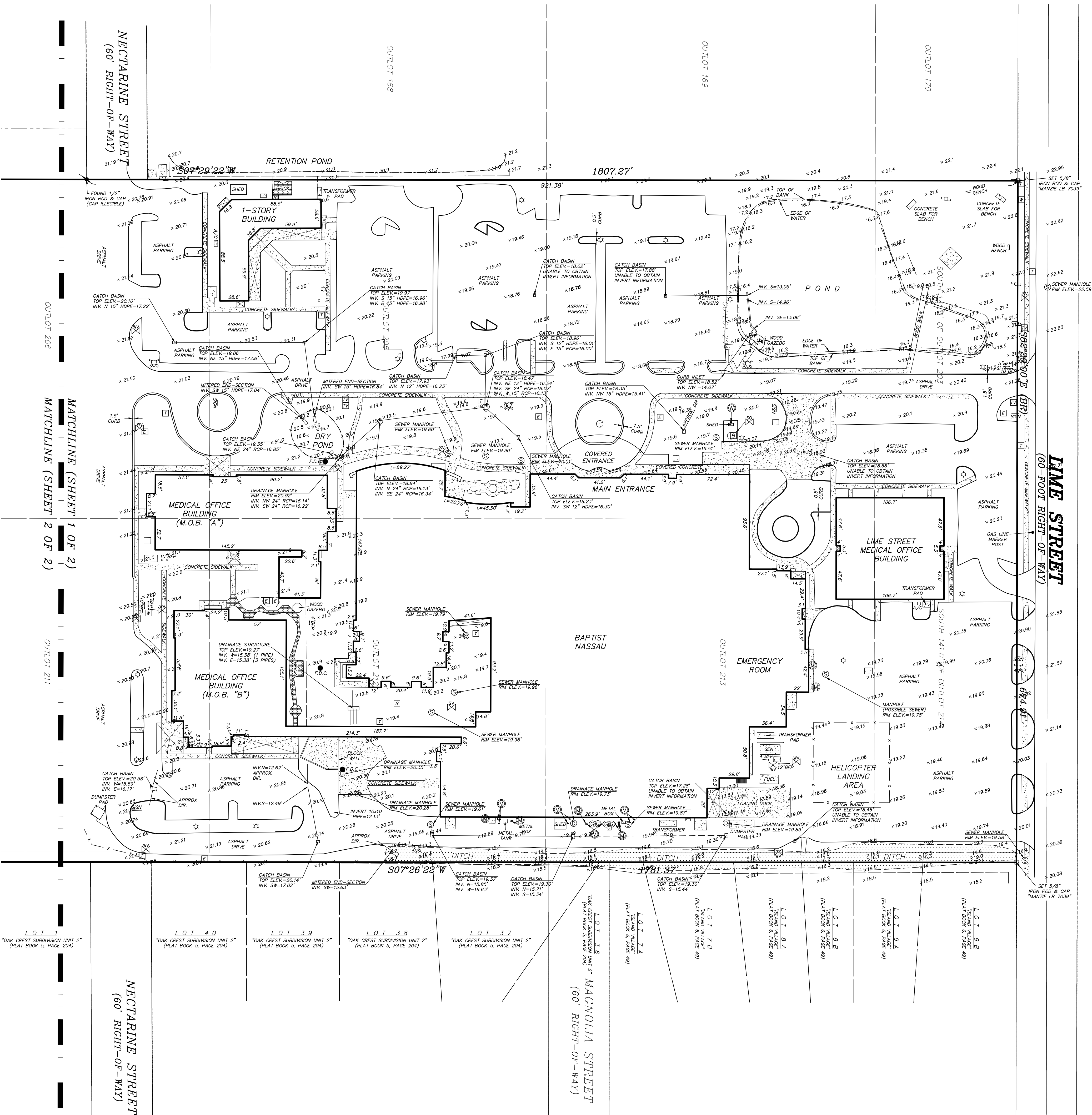
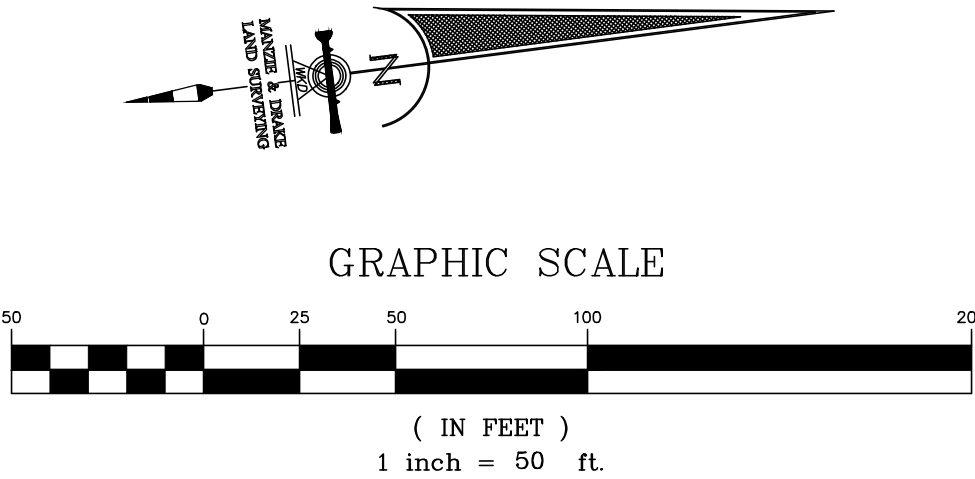
MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

ALL OF OUTLOTS 204, 205, 206, 207, 208, 209, 210, 211, 212, 213 AND THE SOUTHERLY 141.0 FEET OF OUTLOTS 203 AND 214; ALSO THE WESTERLY 10.0 FEET OF CITRONA LOTS 60, 61, 62 AND 63 TOGETHER WITH THE WESTERLY 10.0 FEET OF MAGNOLIA, NECTARINE AND OLIVE STREETS THAT LIES BETWEEN SAID CITRONA LOTS, FERNANDINA, NASSAU COUNTY, FLORIDA.

AS SHOWN ON THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857, AND ENLARGED, REVISED AND RE-ISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901).

ALSO, ALL OF THAT PORTION OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, THAT LIES SOUTHERLY AND ADJOINS OUTLOTS 208 AND 209 AFOREMENTIONED.

PREPARED FOR:
BAPTIST HEALTH



LEGEND	
A/C = AIR CONDITIONER	PVC = POLYVINYL CHLORIDE
CB = CABLE TELEVISION PEDESTAL	HOPE = HIGH DENSITY POLYETHYLENE
E = CENTERLINE	S = SEWER MANHOLE
--- = CHAIN LINK OR WIRE FENCE	SM = STORM MANHOLE
--- = CONCRETE FLATWORK	--- = GREASE MANHOLE
--- = OVERHEAD UTILITY WIRES	--- = TELEPHONE PEDESTAL
--- = ELECTRICITY METER	--- = WATER METER
--- = FIRE HYDRANT	--- = WOOD FENCE
--- = GAS METER	--- = WOOD FLATWORK
--- = LIGHT POLE	--- = WELL
--- = COVERED AREA	--- = MONITORING WELL
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM	B.R. = BEARING REFERENCE
F.D.C. = FIRE DEPARTMENT CONNECTION	B.F.P. = BACK-FLOW PREVENTER
--- = CORRUGATED METAL PIPE	--- = WATER VALVE
RCP = REINFORCED CONCRETE PIPE	--- = YARD DRAIN

- SURVEY NOTES:**
- The "Legal Description" hereon is in accord with the description provided by the client.
 - Underground improvements were not located or shown.
 - Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
 - Bearings shown hereon are based on S82°29'00"E for the southerly right-of-way line of Lime Street. The bearing reference line is indicated as thus (BR).
 - "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.
 - The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 12088C-0239 E, Dated 12/17/2010. 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.
 - Site Benchmark is as shown hereon.
 - Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)
 - The Reference Benchmark is a nail & disk (LB 7039) in 12" oak tree on the westerly right-of-way of Coastal Oaks Drive, 65' south of Nectarine Street. (Manzie & Drake Job No. 17006) (Field Book X-275, Page 74) (Elevation = 23.05' NAVD 1988).
 - This survey is protected by copyright and is certified only to the entities listed and only for this particular transaction. Any use or reproduction of this survey without the express written permission of the surveyor is prohibited. Use of this survey in any subsequent transactions is expressly prohibited and is not authorized. The surveyor expressly disclaims any certification to any parties in future transactions. No entity other than those listed should rely upon this survey.

THE INFORMATION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

☐ MICHAEL A. MANZIE, P.L.S. 4069
☐ WILLIAM D. PINKSTON, P.S.M. 6793

MANZIE & DRAKE LAND SURVEYING
117 South Ninth Street, Fernandina Beach, FL 32034
(904) 491-5700 FAX (904) 491-5777
Certificate of Authorization Number "LB 7039"
"OUR SIGHTS ARE ON THE FUTURE,
SET YOUR SITES ON US."

SCALE: 1"=50' JOB NO: 14681 DATE: 8/22/16 CADD: WKO
F.B. NO: X-292 PAGE NO: 20 FIELD CREW: GS/CB FILE NO: C-749 SHEET 1 OF 2

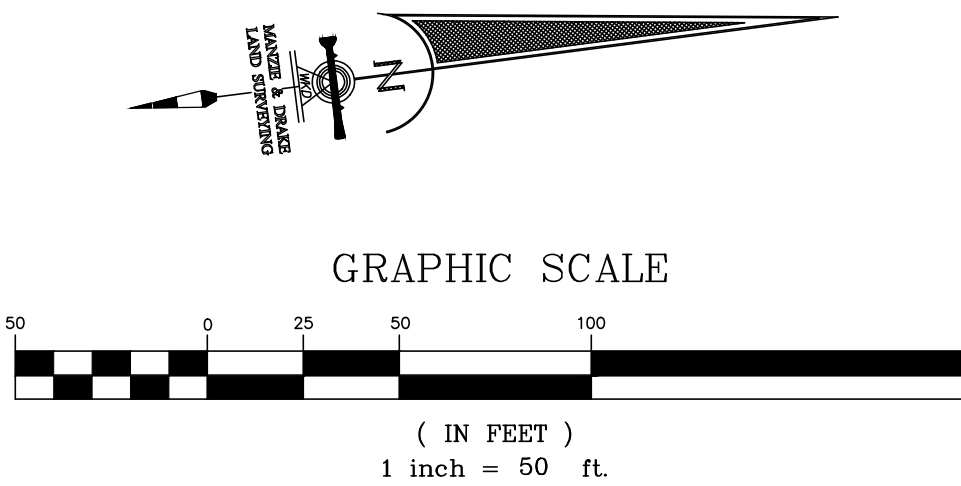
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PREPARED FOR:
BAPTIST HEALTH



IMPROVEMENTS NOT
LOCATED
IN THIS AREA

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SCALE: 1"=50' JOB NO: 14681 DATE: 8/22/16 CADD: WKD
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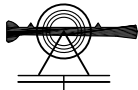
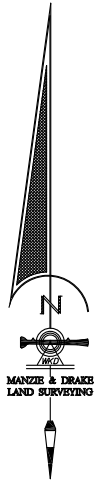


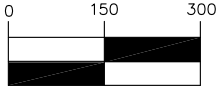
EXHIBIT "D"

SHEET 1 OF 3

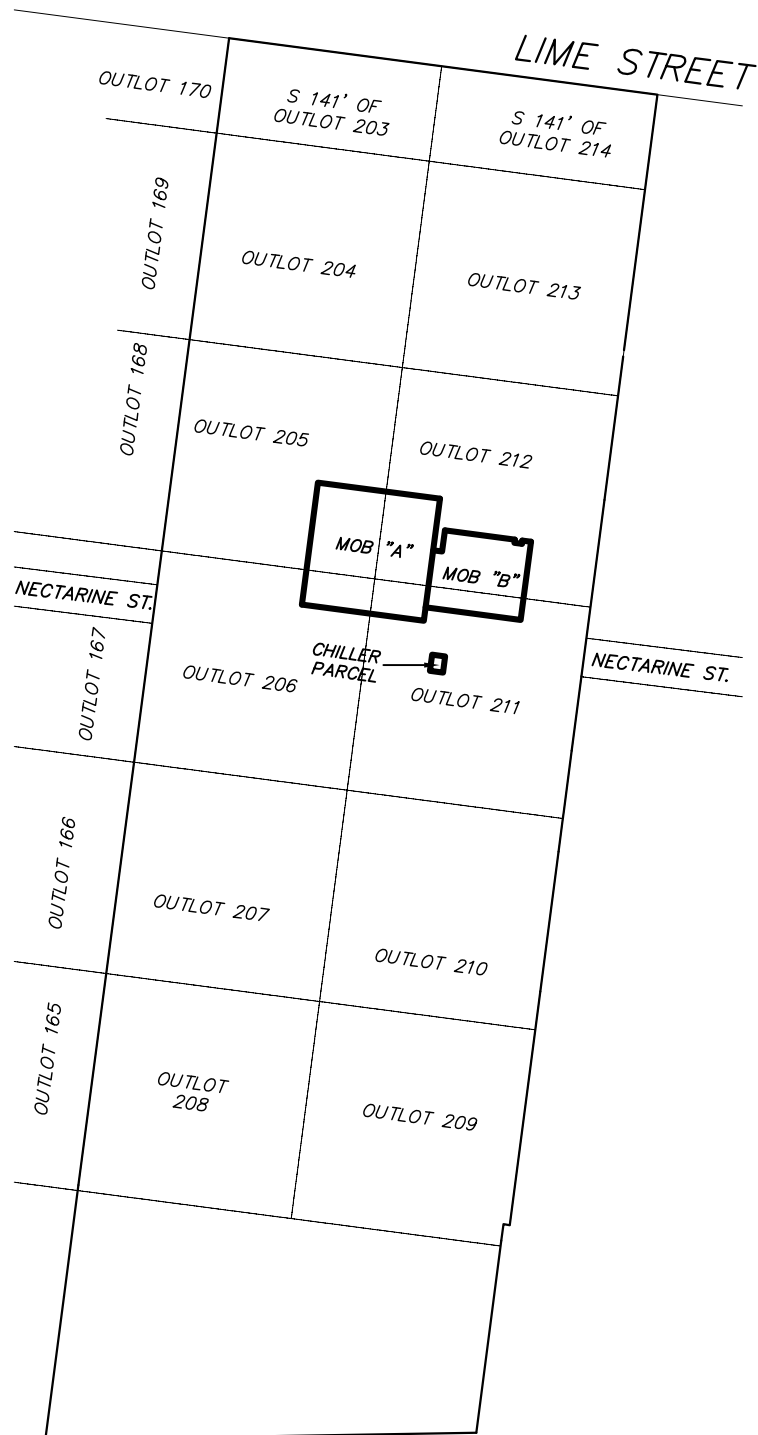
"SITE PLAN"



GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.

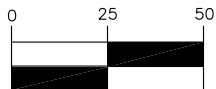


MANZIE & DRAKE LAND SURVEYING

EXHIBIT "D"

SHEET 2 OF 3
"SITE PLAN"

GRAPHIC SCALE



(IN FEET)

1 inch = 50 ft.

MANZIE & DRAKE
LAND SURVEYING

POINT OF
REFERENCE
NORTHWEST
CORNER OF
OUTLOT 206

OUTLOT 168
OUTLOT 167

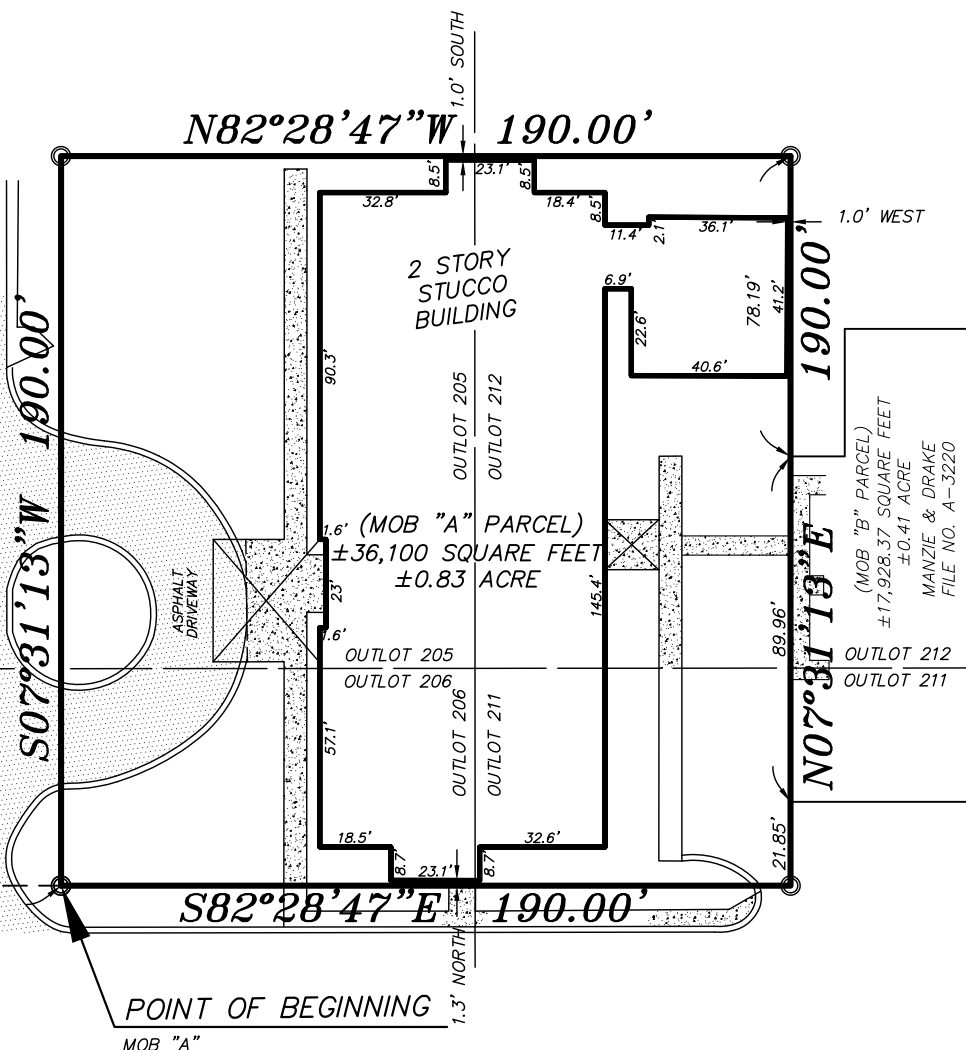
OUTLOT 205
OUTLOT 206

NECTARINE
STREET
(60' R/W)

S07°29'22"W (BR) 115.13'(M)
56.44'

S82°30'38"E
225.15'

POINT OF BEGINNING
MOB "A"

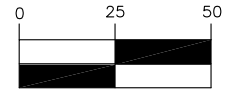


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EXHIBIT "D"

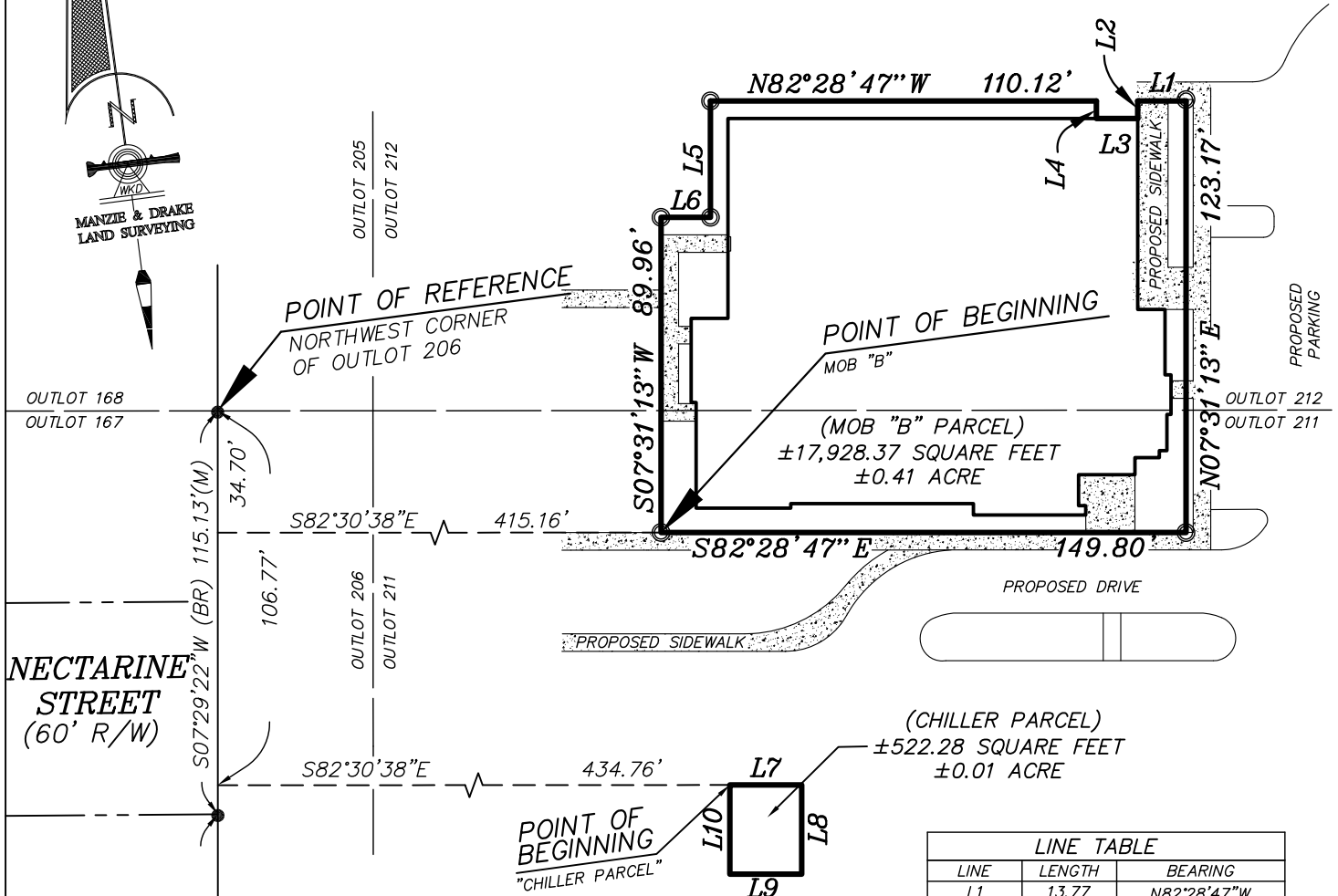
SHEET 3 OF 3
"SITE PLAN"

GRAPHIC SCALE



(IN FEET)

1 inch = 50 ft.



117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034

OFFICE (904)491-5700 * FAX (904)491-5777

WWW.MANZIEANDDRAKE.COM

LINE TABLE		
LINE	LENGTH	BEARING
L1	13.77	N82°28'47"W
L2	5.00	S07°31'13"W
L3	11.79	N82°28'47"W
L4	5.00	N07°31'13"E
L5	33.21	S07°31'13"W
L6	14.10	N82°28'47"W
L7	20.52	S82°28'47"E
L8	25.45	S07°31'13"W
L9	20.52	N82°28'47"W
L10	25.45	N07°31'13"E

MAP OF BOUNDARY SURVEY

PORTION OF NASSAU BAPTIST MEDICAL CENTER

MOB "B" PARCEL

A PORTION OF OUTLOTS 211 AND 212, CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), NASSAU COUNTY, FLORIDA, AS SHOWN ON THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF OUTLOT 206, ACCORDING TO SAID PLAT OF FERNANDINA BEACH; THENCE SOUTH 07°29'22" WEST, ALONG THE WEST LINE OF SAID OUTLOT 206, A DISTANCE OF 34.70 FEET; THENCE SOUTH 82°30'38" EAST A DISTANCE OF 415.16 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 82°28'47" EAST A DISTANCE OF 149.80 FEET; THENCE NORTH 07°31'13" EAST A DISTANCE OF 123.17 FEET; THENCE NORTH 82°28'47" WEST A DISTANCE OF 13.77 FEET; THENCE SOUTH 07°31'13" WEST A DISTANCE OF 5.00 FEET; THENCE NORTH 82°28'47" WEST, A DISTANCE OF 11.79 FEET; THENCE NORTH 07°31'13" EAST, A DISTANCE OF 5.00 FEET; THENCE NORTH 82°28'47" WEST, A DISTANCE OF 110.12 FEET; THENCE SOUTH 07°31'13" WEST, A DISTANCE OF 33.21 FEET; THENCE NORTH 82°28'47" WEST, A DISTANCE OF 14.10 FEET; THENCE SOUTH 07°31'13" WEST, A DISTANCE OF 89.96 FEET TO THE POINT OF BEGINNING.

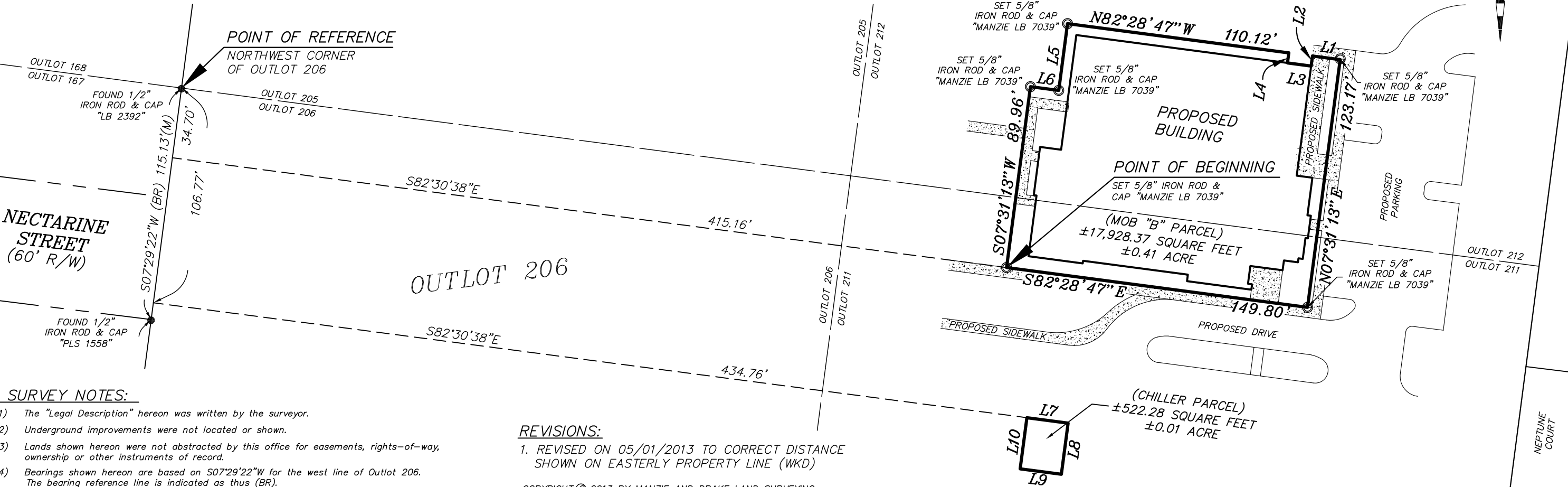
CONTAINING 17,928.37 SQUARE FEET (0.41 ACRE) MORE OR LESS.

CHILLER PARCEL

A PORTION OF OUTLOT 211, CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), NASSAU COUNTY, FLORIDA, AS SHOWN ON THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF OUTLOT 206, ACCORDING TO SAID PLAT OF FERNANDINA BEACH; THENCE SOUTH 07°29'22" WEST, ALONG THE WEST LINE OF SAID OUTLOT 206, A DISTANCE OF 106.77 FEET; THENCE SOUTH 82°30'38" EAST A DISTANCE OF 434.76 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 82°28'47" EAST A DISTANCE OF 20.52 FEET; THENCE SOUTH 07°31'13" WEST A DISTANCE OF 25.45 FEET; THENCE NORTH 82°28'47" WEST A DISTANCE OF 20.52 FEET; THENCE NORTH 07°31'13" EAST A DISTANCE OF 25.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 522.28 SQUARE FEET (0.01 ACRE) MORE OR LESS.



SURVEY NOTES:

- The "Legal Description" hereon was written by the surveyor.
- Underground improvements were not located or shown.
- Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- Bearings shown hereon are based on S07°29'22"W for the west line of Outlot 206. The bearing reference line is indicated as thus (BR).
- "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid."
- The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C 0239 F, Dated 12/17/2010. 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.
- Fence ownership, if applicable, has not been determined by this office.
- 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.

REVISIONS:

- REVISED ON 05/01/2013 TO CORRECT DISTANCE SHOWN ON EASTERLY PROPERTY LINE (WKD)

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THE INFORMATION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS 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

MANZIE & DRAKE LAND SURVEYING

117 South Ninth Street, Fernandina Beach, FL 32034

(904) 491-5700 FAX (904) 491-5777

Certificate of Authorization Number "LB 7039"

"OUR SIGHTS ARE ON THE FUTURE,
SET YOUR SITES ON US."

SCALE: 1"=50' JOB NO: 14681 DATE: 3/29/13 CADD: WKD

F.B. NO: FILE PAGE NO: FILE FIELD CREW: N/A FILE NO: A-3220

MAP OF BOUNDARY SURVEY

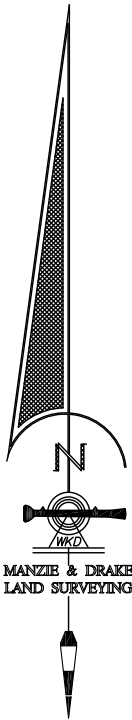
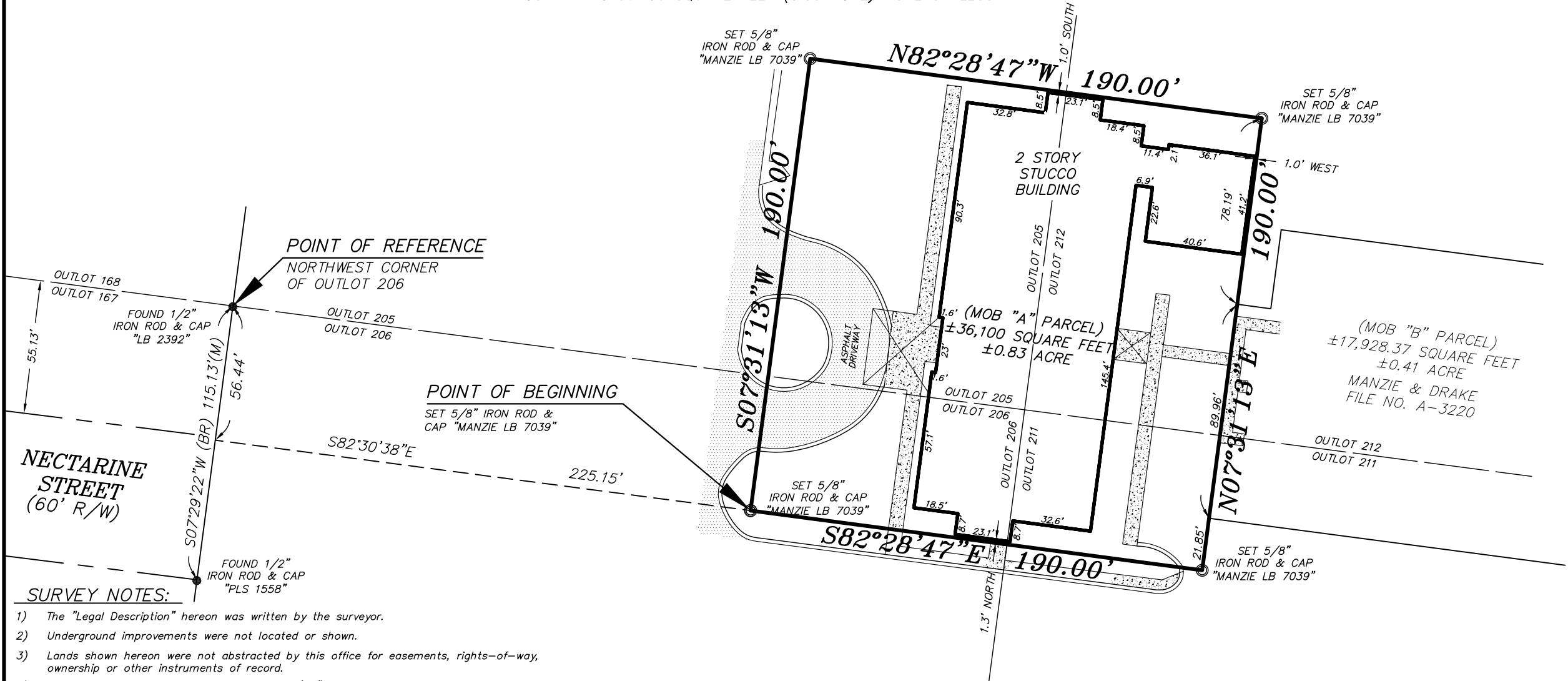
PORTION OF NASSAU BAPTIST MEDICAL CENTER

MOB "A" PARCEL

A PORTION OF OUTLOTS 205, 206, 211 AND 212, CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), NASSAU COUNTY, FLORIDA, AS SHOWN ON THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF OUTLOT 206, ACCORDING TO SAID PLAT OF FERNANDINA BEACH; THENCE SOUTH 07°29'22" WEST, ALONG THE WEST LINE OF SAID OUTLOT 206, A DISTANCE OF 56.44 FEET; THENCE SOUTH 82°30'38" EAST A DISTANCE OF 225.15 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 82°28'47" EAST A DISTANCE OF 190.00 FEET; THENCE NORTH 07°31'13" EAST A DISTANCE OF 190.00 FEET; THENCE NORTH 82°28'47" WEST A DISTANCE OF 190.00 FEET; THENCE SOUTH 07°31'13" WEST A DISTANCE OF 190.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 36.100 SQUARE FEET (0.83 ACRE) MORE OR LESS.



SURVEY NOTES:

- 1) The "Legal Description" hereon was written by the surveyor.
- 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 S07°29'22"W for the west line of Outlot 206. The bearing reference line is indicated as thus (BR).
- 5) "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid."
- 6) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C 0239 E, Dated 12/17/2010. 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) Fence ownership, if applicable, has not been determined by this office.
- 8) 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.

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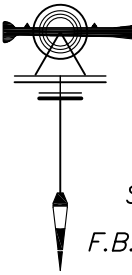
THE INFORMATION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

MICHAEL A. MANZIE, P.L.S. 4069

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SCALE: 1"=50' JOB NO: 14681 DATE: 8/9/13 CADD: WKD
F.B. NO: FILE PAGE NO: FILE FIELD CREW: N/A FILE NO: A-3334

JUL 8 1994

BK0708PG1569
OFFICIAL RECORDS

QUITCLAIM DEED

THIS QUITCLAIM DEED is made as of the 30th day of June, 1994, by NASSAU GENERAL HOSPITAL BOARD OF TRUSTEES (formerly Humphreys Memorial Hospital), a political subdivision of the State of Florida, organized and existing under Chapter 21228, Laws of Florida 1941 and subsequent additions and revisions thereof ("Grantor"), whose address is 1250 S. 18th Street, Fernandina Beach, Florida 32034, to BAPTIST MEDICAL CENTER OF NASSAU, INC., a Florida not-for-profit corporation ("Grantee"), whose address is 800 Prudential Drive, Jacksonville, Florida 32207.

WITNESSETH, that the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to that certain land situate in Nassau County, Florida, more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee.

THIS deed has been executed and delivered by Grantor pursuant to the authority set forth in 1994 Fla. Laws ch. 446.

IN WITNESS WHEREOF the Grantor has caused these presents to be executed in its name and its seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

NASSAU GENERAL HOSPITAL
BOARD OF TRUSTEES

Ann Hernandez
Print Name: ANN Hernandez

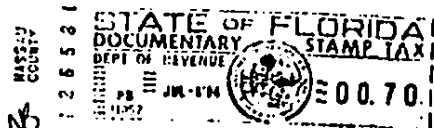
By Joni Branan
Joni Branan
Chairman of the Board

Fari Ullah MD
Print Name: Fari Ullah MD

(SPAL)

THIS INSTRUMENT PREPARED BY:
C. PRESTON KEYES
1300 FIRST UNION NATIONAL BANK TOWER
225 WATER STREET
JACKSONVILLE, FLORIDA 32202

RECORD AND RETURN TO:
SMITH HULSEY & BUSSEY
1300 FIRST UNION NATIONAL BANK TOWER
225 WATER STREET
JACKSONVILLE, FLORIDA 32202



BK 0708 PG 1570
OFFICIAL RECORDS

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 21st day of June, 1994, by Joni Branan, as Chairman of Nassau General Hospital Board of Trustees (formerly Humphreys Memorial Hospital), a political subdivision of the State of Florida, organized and existing under Chapter 21228, Laws of Florida 1941 and subsequent additions and revisions thereof, on behalf of Nassau General Hospital Board of Trustees. She is ~~personally~~ known to me or has produced _____ as identification.


Julia O. Burk
Notary Public, State of Florida
Commission No. _____
My Commission Expires  JULIA O. BURK
My Commission OC998753
Expires Aug. 12, 1997
Bonded by AMS
#10 852-5678

116778

OFFICIAL RECORDS

All those certain pieces or parcels of land, situate, lying and being adjacent to and South of the City Limits of the City of Fernandina Beach, Florida, formerly named Fernandina, Nassau County, Florida, and known and described on the official plat of said City (as lithographed and issued by the Florida Railroad Company in 1887 and enlarged, revised and reissued by the Florida Town Improvement Company in 1887 and 1901) as all of Outlots Numbered Two Hundred Four (204) through Two Hundred Thirteen (213), inclusive and the Southerly One Hundred Forty-one (141) feet of Outlots Two Hundred Three (203) and Two Hundred Fourteen (214). ALSO that part of Section Twenty-five (25), Township Three (3) North, Range Twenty-eight (28) East, described as follows:

Beginning at the Southwesterly corner of Outlot Number Two Hundred Eight (208) and go South Eighty-two (82) degrees, Twenty-eight (28) minutes East along the Southerly line of Outlot Two Hundred Eight (208) and Two Hundred Nine (209) for Six Hundred Sixty-six (666) feet, to the Southeast corner of Outlot Number Two Hundred Nine (209); thence go North Seven (7) degrees, Thirty-two (32) minutes East along the Easterly line of Outlot Number Two Hundred Nine (209), for Twenty-six (26) feet to the Southwesterly corner of Citrona Lot Number Sixty (60); thence go South Eighty-two (82) degrees, Twenty-eight (28) minutes East along the Southerly line of Citrona Lots Numbered Sixty (60) and Fifty-nine (59), for Six Hundred Eighty-one (681) feet, more or less, to the Southerly line of Section Twenty-five (25); thence go South Eighty-nine (89) degrees, Two (02) minutes West along the Southerly line of Section Twenty-five (25) for One Thousand Three Hundred Sixty-one and Ninety-five Hundredths (1361.95) feet; more or less, to a point on the extension of the West line of Outlot Number Two Hundred Eight (208) to the South; thence go North Seven (7) degrees, Thirty-two (32) minutes East, for One Hundred Seventy-five and Thirty-one Hundredths (175.31) feet to the point of beginning at the Southwest corner of Outlot Two Hundred Eight (208).

This parcel of land contains Two and Seventy-one Hundredths (2.71) acres, more or less. The Outlots described above contain Twenty-seven and Sixty-one Hundredths (27.61) acres. This makes a total of Thirty and Thirty-two Hundredths (30.32) acres, more or less.

FILED & RECORDED IN PUBLIC
RECORDS OF NASSAU COUNTY, FLA.
RECORD VERIFIED

110419

9411645

94 JUL -8 PM 3:44

J. J. [Signature]
CLERK OF COURTS
NASSAU COUNTY, FLORIDA

Print

Planning Advisory Board (PAB) - Submission #5889

Date Submitted: 9/2/2020

Planning Advisory Board (PAB) Application

USE THIS FORM TO Request actions to affect changes to property (zoning changes, annexations, allowable uses, subdivisions).

Fees

Once application is submitted it will be reviewed for completeness. Once verified complete, an invoice will be emailed to the applicant.

☐

Zoning Map Amendment (≤ 10 acres \$1,000 / > 10acres \$2,000)

☐

Land Use Map Amendment (≤ 10 acres \$1,000 / > 10acres \$2,000)

☐

LDC Text Amendment (\$1,000)

☐

Comp Plan Amendment (\$1,700)

☐

Subdivision Plat " Preliminary (≤ 20 units \$1,000 / > 20 units \$1,600)

☐

Subdivision Plat " Final (\$850)

☐

Vacation of R.O.W. (\$1,700)

☒

Voluntary Annexation (\$1,500)

☐

Revision to each PAB Application - To offset additional display ad fee (\$400)

PAB 2020



IMPORTANT NOTES

Pre-Application Meeting

To guide you through the process and ensure that your application is understood and properly processed, youâ€™ll need to meet with a City Planner prior to submitting your application. Completed applications are due 30 days prior to the Planning Advisory Board meeting date.

Please see the Land Development Code (LDC) for detailed information:



LDC Text Amendment – see LDC Section 11.01.08.



Preliminary Subdivision Plat – see LDC Section 11.01.05.



Final Subdivision Plat – LDC Section 11.01.05.



Zoning Map Changes – See LDC Section 11.01.07.

The LDC is available for review at

www.fbfl.us/LDC

Application Requirements



A complete application filed at least thirty (30) days before the date of the Planning Advisory Board’s public hearing;



Proof of Ownership (copy of deed or tax statement);



A current survey of the property (no older than two years);



If applying as an agent, Owner’s Authorization for Agent Representation form needs to be signed/ notarized and included in application;



A detailed letter of intent stating the following:



o The consistency of the proposed amendment(s) or action(s) with the City’s Comprehensive Plan.



o A justification for the proposed amendment(s) or action(s).

PROPERTY INFORMATION

[Property information can be found at the Nassau County Property Appraiser’s Website – Map Search](#)

Site Address*

S. 18th Street - Baptist Medical Center

City*

Fernandina Beachfl

State*

FL

Zip*

32034

Parcel ID #(s)*

00-00-31-1600-0203-0000; 00-00-31-1600-0205-001L; 00-00-31-1600-0205-002L; 00-00-31-0160-0000-0000

Lot*

various

Block*

various

Subdivision*

n/a

Zoning District*

C-1

Future Land Use Designation*

Public & Institutional

REVIEW TYPE*

☐

Zoning Map Amendment â‰‰ 10 acres

☐

Subdivision Plat â€“ Preliminary > 20 units

☐

Zoning Map Amendment > 10 acres

☐

Subdivision Plat â€“ Final

☐

LDC Text Amendment

☐

Vacation of R.O.W.

☐

Comp Plan Amendment

☒

Voluntary Annexation

☐

Subdivision Plat â€“ Preliminary â‰‰ 20 units

☐

Revision to PAB Application

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

various

Last Name*

various

Company (if applicable)

n/a

Mailing Address*

204 Ash Street

City*

Fernandina Beach

State*

FL

Zip*

32034

Telephone Number*

904-310-3480

Email Address*

kgibson@fbfl.city

OWNER'S AGENT

If other than owner. If an agent will be representing the owner, an Ownerâ€™s Authorization For Agent Representation form must be included

First Name

Kelly

Last Name

Gibson

Mailing Address

204 Ash Street

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

904-310-3480

E-mail Address

kgibson@fbfl.city

PROJECT INFORMATION

Previous Planning/Zoning Approvals

Summary of Request (more detailed information to be provided in required letter of intent)*

voluntary annexation of the following parcels: 00-00-31-1600-0203-0000; 00-00-31-1600-0205-001L; 00-00-31-1600-0205-002L; 00-00-31-0160-0000-0000

Certification*



By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application.



I acknowledge that I understand and have complied with all of the submittal requirements and procedures.

Applicant First Name*

Kelly

Applicant Last Name*

Gibson

Today's Date*

9/2/2020

Upload Supporting Documentation*

Annexation_2020.xlsx



Upload 2

Choose File

No file selected

Upload 3

Choose File

No file selected

Upload 4

Choose File

No file selected

DEPARTMENT OF PLANNING & CONSERVATION

204 Ash Street | Fernandina Beach, Florida 32034 | 904 310-3480 | www.fbfl.us/planning

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



SUBJECT:

ITEM TYPE: LDC Text Amendment

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Kelly N. Gibson, AICP

Date: September 02, 2020

Submitted By: Kelly Gibson, AICP, Planning Director



Planning Activity Report for

HISTORIC DISTRICT COUNCIL (HDC)

The HDC Board meets every 3rd Thursday of each month

LOCATION	CASE NUMBER	MEETING DATE	SUMMARY OF REQUEST	STAFF RECOMMENDATION OR ACTION	BOARD FINDING	NEXT STEPS
214 S. 7th Street	HDC 2020-0019	8/20/2020	COA for renovation of an accessory structure	Pending Review	Pending meeting	
Lot 14 + 10 Block 9 Someruelus St	HDC 2020-0020	8/20/2020	COA to construct a new 2 story residence with a 2 story accessory structure	Approval	Approved w/conditions	
511 Ash Street	HDC 2020-0021	8/20/2020	COA to construct a 2 story residential dwelling + one accessory dwelling	Approval	Approved w/conditions	
214 S. 7th Street	HDCV 2020-0006	8/20/2020	Variance from LDC Section 5.01.03(H)(I) + 5.01.04 to construct roof covering over deck and 8Ft privacy fence in rear yard	Pending Review	Pending meeting	
511 Ash Street	HDC 2020-0022	8/20/2020	COA to demo structure	Approval	Approved w/conditions	
HDC OLD BUSINESS						
LOCATION	CASE NUMBER	MEETING DATE	SUMMARY OF REQUEST	STAFF RECOMMENDATION OR ACTION	BOARD FINDING	NEXT STEPS
228 N. 4th Street/505 Broome St	HDCV2020-0002	8/20/2020	Variance from LDC 5.01.10 Fences & Walls - to increase front yard fence height to 6FT	Denial	This case was withdrawn by applicant	
211 Beech Street	HDC 2020-0017	8/20/2020	Amendment to previously approved COA HDC 2017-03 for Side and Rear Elevations: Redesign and relocate exit corridor to rear of rooftop to accommodate elevator	Approval	Approved	
1001 White Street	HDC 2020-0018	8/20/2020	Amendment to previous approved COA HDC 2020-0001 to revise and minimize improvements	Approval	Approved w/conditions	



Planning Activity Report for BOARD OF ADJUSTMENT (BOA) The Board meets on the 3rd Wednesday of each month						
LOCATION	CASE NUMBER	MEETING DATE	SUMMARY OF REQUEST	STAFF RECOMMENDATION OR ACTION	BOARD FINDING	NEXT STEPS
Lewis Gardner / Rogers Towers - 218 N. 6th Street	BOA 2020-0009	8/19/2020	Variance from LDC 4.02.03(E) to reduce side yard setback for the construction of a Single-Family Residence	Denial	Continuance to August 19, 2020 - Approved	
Beach - 861 Park View Place E	BOA 2020-0010	8/19/2020	Variance from LDC 4.02.03(E) to reduce rear yard setback in order to build a sunroom	Denial	Approved	
PLANNING ADVISORY BOARD (PAB) The Board meets on the 2nd Wednesday of each month						
LOCATION	CASE NUMBER	MEETING DATE	SUMMARY OF REQUEST	STAFF RECOMMENDATION OR ACTION	BOARD FINDING	NEXT STEPS



Planning Activity Report for TECHNICAL REVIEW COMMITTEE (TRC) The Committee meets on the 2nd and 4th Thursday of each month.						
LOCATION	CASE NUMBER	MEETING DATE	SUMMARY OF REQUEST	STAFF RECOMMENDATION OR ACTION	BOARD FINDING	NEXT STEPS
400 S. 8th Street	SPR 2020-0002	TBD	Site Review - Construction of 20 lot subdivisionvia 10 fee simple duplex -	pending meeting	pending meeting	
1015/1017/1019/1021 S. 8th Street	SPR 2020-0003	TBD	Site Review - Construction of 4 townhomes	pending meeting	pending meeting	
ADMINISTRATIVE REVIEW APPLICATIONS						
LOCATION	CASE NUMBER	APPLICATION DATE	SUMMARY OF REQUEST	STAFF RECOMMENDATION OR ACTION	REVIEW FINDING	NEXT STEPS
3635 First Avenue	ADMIN2020-0002	1/10/2020	Minor Subdivision	Pending	Pending Compliance with School Concurrency	
115 S. 6th Street	ADMIN2020-0007	4/3/2020	Lot Line Adjustment	Approval	Approved	Approved
115 S. 6th Street	ADMIN2020-0008	4/3/2020	Context Sensitive Review	Approval	Pending Posting	
722 Division Street	ADMIN2020-0013	5/27/2020	Lot Line Adjustment	Approval	Approved	Approved
218 N. 6th Street	ADMIN2020-0015	6/4/2020	Context Sensitive Review	Approval	Approved	Approved
511 Ash Street	ADMIN2020-0019	7/28/2020	Lot Line Adjustment	Approval	Pending Posting	
WATER SEWER ANNEXATION AGREEMENT						
LOCATION	CASE NUMBER	APPLICATION DATE	SUMMARY OF REQUEST	STAFF RECOMMENDATION OR ACTION	REVIEW FINDING	NEXT STEPS
2233 Sadler Road	ADMIN2020-0017	6/30/2020	Water/Sewer Annexation Agreement	City Commission Approval	Moved back to PAB for city annexation	
753 Magnolia Lane	ADMIN2020-0018	7/9/2020	Water/Sewer Annexation Agreement	City Commission Approval	Approved	Approved
743 Pelican Lane	ADMIN2020-0020	8/24/2020	Water/Sewer Annexation Agreement	City Commission Approval	Pending 9/15 CC Meeting	



Planning Activity Report for

HISTORIC DISTRICT COUNCIL (HDC)

The HDC Board meets every 3rd Thursday of each month

LOCATION	CASE NUMBER	MEETING DATE	SUMMARY OF REQUEST	STAFF RECOMMENDATION OR ACTION	BOARD FINDING	NEXT STEPS
115 S. 6th Street	HDCV 2020-0007	9/17/2020	Variance from LDC Section 4.02.03(E) side set back	Pending Review	Pending meeting	
115 S. 6th Street	HDC 2020-0004	9/17/2020	COA for Final approval for the construction of a single family dwelling & accessory structure.	Pending Review	Pending meeting	
112 S. 7th Street	HDC 2020-0026	9/17/2020	COA to remove old foundation and install new brick pier type foundation	Pending Review	Pending meeting	
Lots 3 + 4 Block 11 New Street	HDC 2020-0030	9/17/2020	COA to construct new 2 story primary structure	Pending Review	Pending meeting	
107 Estrada Street	HDC 2020-0023	9/30/2020	COA for the demolition of a non-contributing structure	Pending Review	Pending meeting	
715 San Fernando Street	HDC 2020-0031	9/30/2020	COA to construct additions and repair and alter various items according to scope of work, construct new pool	Pending Review	Pending meeting	
Lots 2 + 3 + 4 Block 8 N. 2nd Street	HDC 2020-0034	9/30/2020	Conceptual COA to construct two (2) 3-story single family homes on three (3) 25' lots of records	Pending Review	Pending meeting	
910 Someruelus Street	HDC 2020-0024	10/15/2020	COA for the demolition of a non-contributing structure	Pending Review	Pending meeting	
220 S. 8th Street	HDC 2020-0036	10/15/2020	COA to replace 19 windows	Pending Review	Pending meeting	
316 N. 3rd Street	HDC 2020-0037	10/15/2020	CONCEPTUAL COA to construct new 2-story primary structure with detached 1 1/2 car garage	Pending Review	Pending meeting	
231 N. Front Street	HDC 2020-0038	10/15/2020	COA to demolish a non-contributing primary structure	Pending Review	Pending meeting	
505 Cedar Street	HDC 2020-0039	10/15/2020	COA to Rehabilitate a contributing primary structure, to construction an addition in rear and to construct a 384 SF 2-story accessory structure	Pending Review	Pending meeting	
314 S. 7th Street	HDC 2020-0040	11/19/2020	COA to install roof mounted solar electric panel system	Pending Review	Pending meeting	
HDC OLD BUSINESS						
LOCATION	CASE NUMBER	MEETING DATE	SUMMARY OF REQUEST	STAFF RECOMMENDATION OR ACTION	BOARD FINDING	NEXT STEPS



Planning Activity Report for

515 Centre Street	HDC 2019-37	9/17/2020	COA To renovate the south & east elevations and add a rooftop terrace with canopy.	Denial	Case continued to March 19, 20 Meeting	
821 Garden	HDC 2020-0025	9/17/2020	Amendment to previously approved COA HDC 2019-31 for alteration to porches and gable vent and addition of foundation vents	pending review	pending meetng	
908 White Street	HDC 2020-0027	9/17/2020	Amendment to previously approved COA HDC 2019-0047 for roof height, relocation of a window & change plans replacing covered carport with wood pressure treated deck	pending review	pending meetng	
211 S. 6th Street	HDC 2020-0029	9/17/2020	Amendment to previously approved STAFF COA HDCSA2019-0065 to modify roof material	Pending Review	Pending meeting	
Lots 3 + 4 Block 18 Ladies Street	HDC 2020-0032	9/30/2020	Certificate of Approval (COA) for Final review to construct a 2-story primary structure and 1-story detached accessory structure on a parcel containing two media peonias	pending review	pending meetng	
Lot 6 Block 18 Ladies Street	HDC 2020-0033	9/30/2020	Certificate of Approval (COA) for Final review to construct 1-story primary structure and pool on a parcel containing one full peonia	pending review	pending meetng	
511 Ash Street	HDC 2020-0021	10/15/2020	COA to construct a 2 story residential dwelling + one accessory dwelling	Pending Review	Continued to October 15, 2020	
214 S. 7th Street	HDCV 2020-0006	10/15/2020	Variance from LDC Section 5.01.03(H)(I) + 5.01.04 to construct roof covering over deck and 8Ft privacy fence in rear yard	Pending Review	Continued to October 15, 2020	
214 S. 7th Street	HDC 2020-0019	10/15/2020	COA for renovation of an accessory structure	Pending Review	Continued to October 15, 2020	



Planning Activity Report for BOARD OF ADJUSTMENT (BOA) The Board meets on the 3rd Wednesday of each month						
LOCATION	CASE NUMBER	MEETING DATE	SUMMARY OF REQUEST	STAFF RECOMMENDATION OR ACTION	BOARD FINDING	NEXT STEPS
Jutta Goodbread - 837 Tarpon Avenue	BOA 2020-0004	9/16/2020	Variance from LDC 1.03.05(A) to separate lots 13 & 14 from each and from front parcel of lots 5 & 6	Pending Review	pending meeting	
Matthew Miller - 416 Fir Street	BOA 2020-0005	10/21/2020	Variance from LDC 5.01.03 to construct accessory structure for boat storage	Pending Review	pending meeting	
PLANNING ADVISORY BOARD (PAB) The Board meets on the 2nd Wednesday of each month						
LOCATION	CASE NUMBER	MEETING DATE	SUMMARY OF REQUEST	STAFF RECOMMENDATION OR ACTION	BOARD FINDING	NEXT STEPS
1440-1420 Nectarine / 1410-1412-1416 Nectarine / 1415-1505 S. 15th Street	PAB 2020-0011	10/14/2020	Voluntary Annexation / Land Use & Zoning Map Amendment	pending meeting	pending meeting	



Planning Activity Report for TECHNICAL REVIEW COMMITTEE (TRC) The Committee meets on the 2nd and 4th Thursday of each month.						
LOCATION	CASE NUMBER	MEETING DATE	SUMMARY OF REQUEST	STAFF RECOMMENDATION OR ACTION	BOARD FINDING	NEXT STEPS
400 S. 8th Street	SPR 2020-0002	TBD	Site Review - Construction of 20 lot subdivisionvia 10 fee simple duplex -	pending meeting	pending meeting	
1015/1017/1019/1021 S. 8th Street	SPR 2020-0003	TBD	Site Review - Construction of 4 townhomes	pending meeting	pending meeting	
600 N. 8th Street	SPR 2020-0008	9/10/2020	Site Review - expansion of gravel drop yard and adding to employee parking area -	pending meeting	pending meeting	
ADMINISTRATIVE REVIEW APPLICATIONS						
LOCATION	CASE NUMBER	APPLICATION DATE	SUMMARY OF REQUEST	STAFF RECOMMENDATION OR ACTION	REVIEW FINDING	NEXT STEPS
3635 First Avenue	ADMIN2020-0002	1/10/2020	Minor Subdivision	Pending	Pending Compliance with School Concurrency	
115 S. 6th Street	ADMIN2020-0008	4/3/2020	Context Sensitive Review	Pending Variance	Pending	
511 Ash Street	ADMIN2020-0019	7/28/2020	Lot Line Adjustment	pending review	pending	
WATER SEWER ANNEXATION AGREEMENT						
LOCATION	CASE NUMBER	APPLICATION DATE	SUMMARY OF REQUEST	STAFF RECOMMENDATION OR ACTION	REVIEW FINDING	NEXT STEPS
2233 Sadler Road	ADMIN2020-0017	6/30/2020	Water/Sewer Annexation Agreement	City Commission Approval	Moved back to PAB for city annexation	
743 Pelican Lane	ADMIN2020-0020	8/26/2020	Water/Sewer Annexation Agreement	City Commission Approval	pending Review CC 9/15/20	

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



SUBJECT:

ITEM TYPE: LDC Text Amendment

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Jacob Platt, Senior Planner

Kelly Gibson, AICP, Planning Director

Tammi E. Bach, City Attorney

Kelly N. Gibson, AICP

Date: September 02, 2020

Submitted By: Kelly Gibson, AICP, Planning Director
