



**AGENDA
BOARD OF ADJUSTMENT
REGULAR MEETING
AUGUST 18, 2021
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

- 1. CALL TO ORDER / ROLL CALL / DETERMINATION OF QUORUM**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MEETING MINUTES**
 - 3.1 Approval of Minutes for the June 16, 2021 Regular Meeting.
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
 - 5.1 **BOA 2021-0007 - GILLETTE & ASSOCIATES, INC., AGENT FOR RUSSELL
STACKHOUSE, 6 S. 14TH STREET**
Variance Requested from LDC Sections: 7.01.04, 7.01.01, 4.05.12. (*Quasi-Judicial*)
- 6. BOARD BUSINESS**
- 7. STAFF REPORT**
- 8. PUBLIC COMMENT**
- 9. ADJOURNMENT**

NEXT BOA REGULAR MEETING IS SCHEDULED FOR WEDNESDAY, SEPTEMBER 15, 2021

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

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



**MINUTES
BOARD OF ADJUSTMENT
REGULAR MEETING
JUNE 16, 2021**

1. **CALL TO ORDER 5:00**
2. **ROLL CALL / DETERMINATION OF QUORUM**

MEMBER PRESENT:

Matthew Miller (Chair)	Steven Papke (V-Chair)
Barry Hertslet	Chuck Oliva
Geoffrey Grant	Bill Skulmis (Alt 1)

MEMBERS ABSENT:

None

OTHERS PRESENT:

Daphne Forehand, City Planner
Tammi Bach, City Attorney
Taylor Hartmann, Recording Secretary

3. **PLEDGE OF ALLEGIANCE**
4. **APPROVAL OF MEETING MINUTES**

- 4.1 Approval of Minutes for the Regular Meeting of May 19, 2021.

Member Hertslet noted the following corrections that should be made under Item 5.1: PAB should be recognized as the Planning Advisory Board (PAB) when it is mentioned for the first time in a document, provide the last name of speaker Kevin during the Public Hearing portion, and correct case BOA 2021-0012 to BOA 2021-0005 under Action Taken.

ACTION TAKEN: A motion was made by Member Hertslet, seconded by Member Papke to approve the minutes with the noted amendments.

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

- 4.2 Approval of Minutes for the Board of Adjustment Workshop of May 19, 2021.

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

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

Chair Miller disclosed one ex parte communication with staff regarding the agenda.

City Attorney Bach explained the quasi-judicial procedures.

Ms. Hartmann administered the oath to the parties that would be giving testimony.

5. OLD BUSINESS

There were no Old Business items to discuss.

6. NEW BUSINESS

6.1 BOA 2021-0006 - COTNER ASSOCIATES, INC., AGENT FOR SUSAN CAPLES, 59 S. FLETCHER AVENUE

Variance request from LDC Section 1.07.00 Acronyms & definitions. (*Quasi-Judicial*)

Ms. Forehand presented the case and recommended denial because of inconsistencies with the Special Privilege and Minimum Variance criteria for granting a variance.

Member Skulmis asked for a condensed summary of the variance request.

Ms. Forehand confirmed that because of the location, combining lots for redevelopment is not permissible.

Member Oliva inquired as to why the lot combination restrictions were included in the staff report.

John Cotner, 1627 Atlantic Avenue, agent for the applicant, provided a brief explanation as to why this variance is being sought. He stated that there would be a stackable washer and dryer, a range top for cooking, and the ability to check-in remotely which he feels is more in line with the speed of technology and the way people use it.

Mr. Cotner pointed out other hotels and short-term rentals that offer amenities including a full kitchen and washer and dryer.

Member Oliva inquired whether a consideration has been made to request a zoning change.

Members inquired about whether the applicant would have to come back to the BOA should they decide to add additional units in the future.

Public Hearing was opened and closed with no parties wishing to speak.

Member Hertslet stated that the proposed plan appears to be an improvement from what currently exists, and he is in favor of supporting this variance request.

Member Skulmis stated there may eventually be multiple other units on this parcel.

Member Grant questioned whether the C-1 designation or the Job Opportunity designation took priority.

Ms. Bach stated that the conversation moved well beyond the purview of this Board.

ACTION TAKEN: A motion was made by Member Hertslet and seconded by Member Papke to approve BOA 2021-0006 with the condition that the variance approval only applies to the single existing structure; AND moved that the BOA make the following findings of fact and conclusions of law part of the record: That BOA case 2021-0006, as presented, is substantially compliant with the Comprehensive Plan and Land Development Code to warrant approval at this time; and that BOA case number 2021-0006 meets the following criteria for granting a variance: special conditions, special privilege, literal interpretation,

DRAFT

minimum variance, general harmony, and public interest.

Vote upon passage of the motion was taken by ayes and nays and being as follows:

Member Hertslet	Aye
Member Grant	Nay
Member Oliva	Aye
Vice-chair Papke	Aye
Chair Miller	Aye

Motion carried.

7. BOARD BUSINESS

There were no Board Business items to discuss.

8. STAFF REPORT

9. PUBLIC COMMENT

No parties wished to speak.

10. ADJOURNMENT 6:02

Taylor Hartmann, Recording Secretary

Matt Miller, Chair



BOARD OF ADJUSTMENTS STAFF REPORT
BOA 2021-07
AUGUST 18, 2021

Owner/Applicant:	Asa Gillette, Agent for Owner: Russell Stackhouse, CVC RE Holdings, LLC
Property Address:	6 South 14 th Street
Parcel Number:	00-00-31-1800-0260-01B0, 00-00-31-1480-0027-0000
Requested action:	VARIANCE from LDC Sections: 7.01.04(A)(7): Off-street parking may not exceed 10% of the required parking amount on any site. 4.05.07(C)(1): A landscaped area not less than ten (10) feet in width, exclusive of impervious area, using vertical layering of landscape materials shall be located around the perimeter of the parking lot in order to provide visual screening from the right-of-way. Perimeter landscape are requirements shall not apply to shared vehicular access areas or to the portion of the perimeter areas where physical interconnections exist. 7.01.01(E)(b): Non-residential driveways shall be twenty-five (25) feet in width; when two (2) or more uses share a driveway, the width may be increased to thirty-five (35) feet. When a landscaped median is provided the total width shall not exceed fifty (50) feet.
Current zoning:	C-1, MU-1
FLUM land use category:	General Commercial, Mixed Use
Existing uses on the site:	Medical office, Vacant: parking

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is requesting a variance from three sections of the Land Development Code to allow for additional parking for Coastal Vision Center patients and employees. Medical offices and clinics are required to have 1

space per 250 ft² of gross floor area with off street parking not to exceed 10% of the required parking amount on any site. Required spaces per LDC 7.01.04(A): $(6,820)/(250) = 27.3$; there are approximately 28 existing spaces and the applicant is requesting an additional 13 spaces for a total of 41 parking spaces.

Section 4.05.07(C)(1) of the Land Development Code requires a minimum landscape area of not less than 10 feet in width around the perimeter of parking lots to provide visual screening from the (Atlantic Avenue) right-of-way. The applicant is seeking to reduce that requirement to approximately 6'.

All nonresidential driveways are required to be 25' per 7.01.01(E)(b). The applicant seeks to reduce this requirement to utilize the existing 12' driveway on Atlantic Avenue.

EXHIBIT A: SURVEY

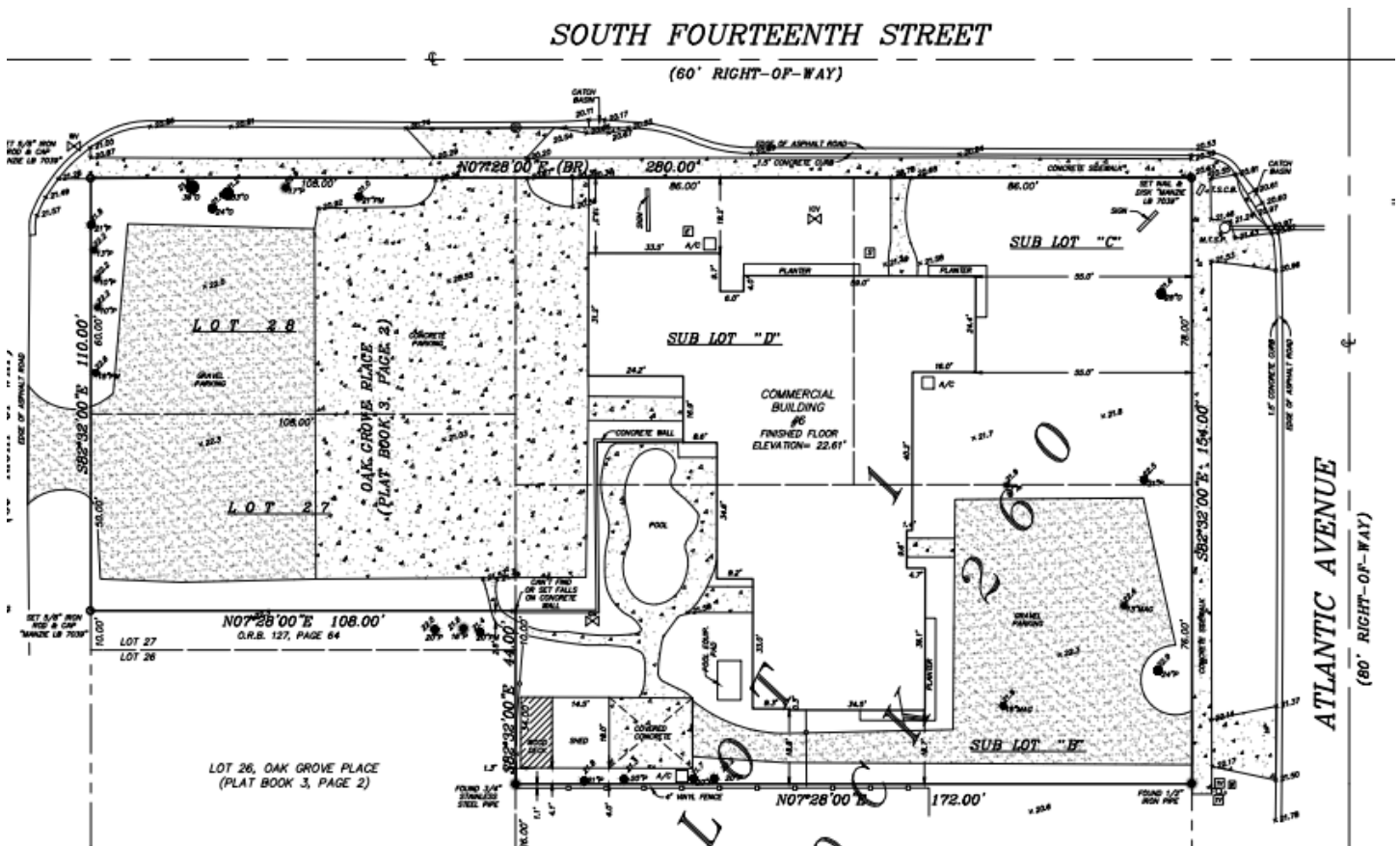
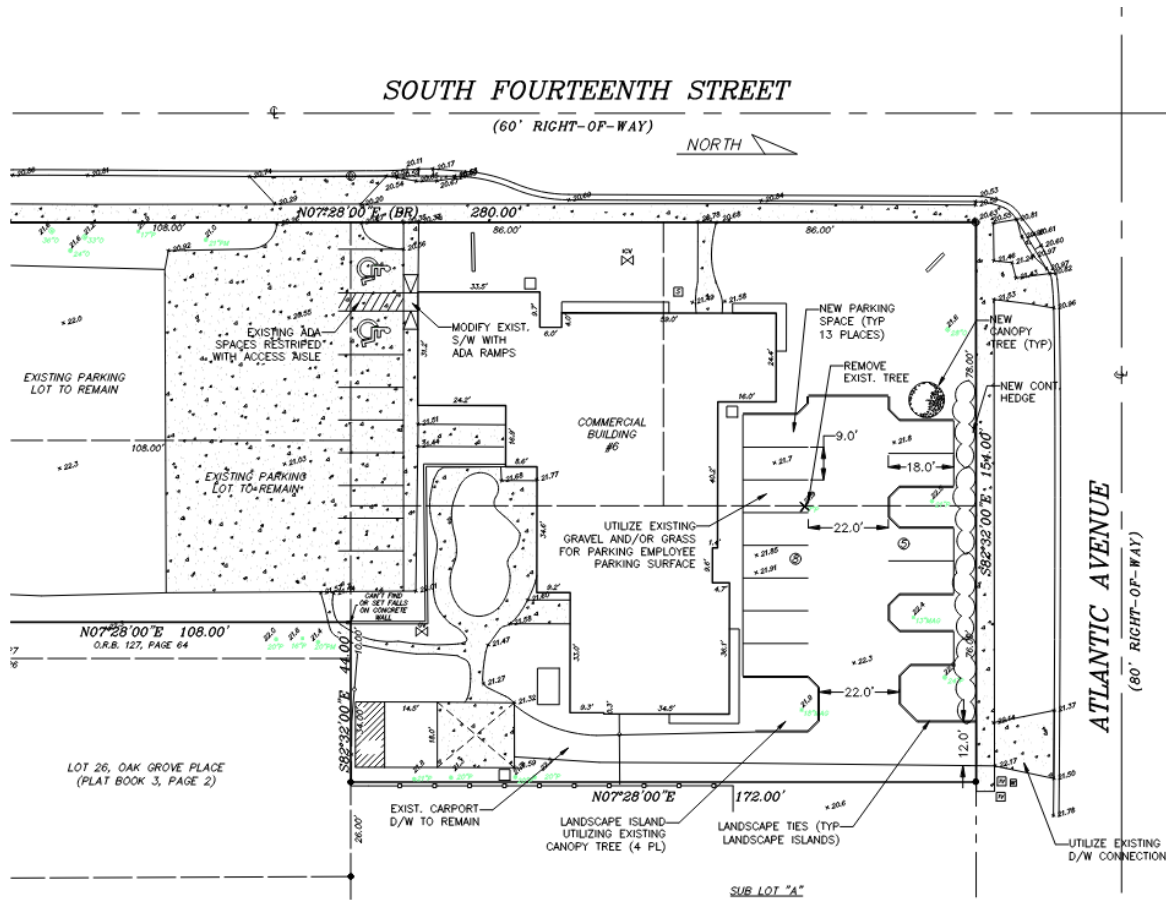


EXHIBIT B: SITE PLAN



APPLICABLE GUIDELINES:

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE:

Staff's review of this application finds it is not subject to any of the limitations of Section 10.02.01 and can therefore be considered by the Board.

CITY OF FERNANDINA BEACH COMPREHNSIVE PLAN:

The following Comprehensive Plan statements are applicable in this case:

- Policy 1.02.07 – The City shall implement the Fernandina Beach Comprehensive Plan in a manner that acknowledges private property rights.
- Policy 1.02.10 – The City shall protect privacy and access to light, air, and open space. The City shall consider regulations such as building placement on a site, building design, and building orientation as one means to achieve this policy.

ANALYSIS:

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

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

Criteria	Staff Analysis	Meets Criteria
<u>1. Special Conditions</u> <i>Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district. Special conditions or circumstances do not result from actions of the applicant and are not based on a desire to reduce development costs.</i>	No. Special conditions <u>do not exist</u> as it relates to the land, structure, or building that are not applicable to other lands, structures or building in the same zoning district. All C-1 properties are required to meet the Land Development Code standards for off street parking, perimeter landscaping and driveway width.	☐ Yes ☒ No
<u>2. Special Privilege</u> Granting the variance does not confer upon the applicant a special privilege that is denied by the Land Development Code to other lands, structures, or buildings in the same zoning district.	No. Granting the variance <u>does confer</u> upon the applicant a special privilege that is denied by the Land Development Code to other lands, structures, or buildings in the same zoning district. Based on the parking demand currently witnessed during normal operations, the demand clearly exceeds what the site can support. Additionally, all new development, redevelopment and additions within the C-1 zoning district must comply with the Land Development Code's standards.	☐ Yes ☒ No
<u>3. Literal Interpretation</u> Literal interpretation of the provisions of the Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district.	No. Literal interpretation of the Land Development Code <u>would not deprive</u> the applicant of rights enjoyed by other properties within this zoning district since all new and redeveloping C-1 properties are required to meet these standards.	☐ Yes ☒ No
<u>4. Minimum Variance</u> The variance requested is the minimum variance needed that will make possible the reasonable use of the land, structure, or building.	No. The variance requested <u>is not the minimum</u> variance needed to make possible the reasonable use of the land, structure, or building. Reasonable use of the structure and land is possible without the need for the variances.	☐ Yes ☒ No
<u>5. General Harmony</u> Granting the variance will be in harmony with the general intent and purpose of the Land Development Code and Comprehensive Plan.	No. Granting the variance <u>will not be in harmony</u> with the general intent and purpose of Land Development Code and Comprehensive Plan. The intent of these sections of code are to eliminate sprawling asphalt parking lots by only permitting 10% over the minimum requirement and provide visual screening/protection from the right-of-way. Nonresidential redevelopment should also incorporate strategies for masking parking areas and create a more pedestrian oriented environment.	☐ Yes ☒ No

6. Public Interest Granting the variance is compatible with surrounding properties, will not cause injury to the area involved, or otherwise be detrimental to the public health, safety, welfare or environment.	No. Granting the variance is <u>not compatible</u> with the surrounding properties. Granting of the variance does not take into consideration the amount of pedestrian traffic that occurs on Atlantic Avenue, nor does it create a more pedestrian oriented environment as is the intent of the LDC. Additionally, the proposed parking additions will result in the removal of a healthy 7" pine tree.	☐ Yes ☒ No
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STAFF RECOMMENDATION:

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

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

Staff finds that the requested action, as presented, does not meet criteria 1, 2, 3, 4, 5 OR 6 and as such, must recommend denial.

Staff recommends:

DENIAL of BOA 2021-07.

MOTION TO CONSIDER

I move to approve or deny BOA case number 2021-07;

AND I move that the BOA make the following findings of fact and conclusions of law part of the record:

That BOA case 2021-07, item, as presented, is or is not substantially compliant with the Comprehensive Plan and Land Development Code to warrant approval at this time;

AND that BOA case number 2021-07 meets or does not meet the following criteria for granting a variance:

LIST OF EXHIBITS:

EXHIBIT A – SITE PLAN

EXHIBIT B – SURVEY

Respectfully Submitted,



Daphne Forehand
Planner I

Print

Board of Adjustment (BOA) - Submission #7647

Date Submitted: 7/6/2021

BOARD OF ADJUSTMENT (BOA)

USE THIS FORM TO Apply for a variance to obtain relief from the design standards of this Land Development Code (LDC) where otherwise hardship would occur. A person who is adversely affected by any administrative decision may appeal such decision to the BOA.

Fees

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

☐

Residential Properties \$1,000

☐

Non-Residential properties \$2,500

☐

Administrative Appeals \$500

2021 Submission Deadline + Meeting Calendar

REVIEW TYPE*



Variance



Appeal of Administrative Decision

Have you met with a planner for a pre-application meeting?*

Yes

What was the date of your pre-application meeting?*

6/7/2021

If you have yet to have a pre-application meeting, please choose a date and time to schedule your meeting now. Every Tuesdays are reserved for pre-application appointments.*

mm/dd/yyyy

hh:mm am/pm

PROPERTY INFORMATION

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

Site Address*

6 South 14th Street

City*

Fernandina Beach

State*

Florida

Zip*

32034

Parcel ID #(s)*

00-00-31-1800-0260-01B0; 00-00-31-1480-0027-0000

Zoning District*

MU-1

Future Land Use Designation*

Mixed Use

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Russell

Last Name*

Stackhouse

Company (if applicable)

CVC RE HOLDINGS, LLC

Mailing Address*

6 South 14th Street

City*

Fernandina Beach

State*

Florida

Zip*

32034

Telephone Number*

919-922-3991

E-mail Address*

gerrilyn.sylvester@gmail.com

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

Asa

Last Name

Gillette

Company (if applicable)

Gillette & Associates, Inc.

Mailing Address

20 South 4th Street

City

Fernandina Beach

State

Florida

Zip

32034

Telephone Number

904-261-8819

E-mail Address

asa@gilletteassociates.com

PROJECT INFORMATION

Variance Requested from LDC Section(s)*

7.01.04, 7.01.01, 4.05.12

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

Relief from overparking Relief from substandard landscape buffer width along Atlantic Avenue for new parking lot Residential Driveway to Commercial Driveway on Atlantic Avenue

REQUIRED FINDINGS FOR A GRANT OF A VARIANCE

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

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

The subject structure was originally constructed as a residence around 1957, per the property appraiser's records. For many decades, it has been used as an Optometry practice. It is presently zoned C-1 with a commercial future land use map designation. Over the many years, the practice has evolved and grown. Through advancements in methods and technology, the practice has experienced a steady increase in the number of patients. The current space has been sufficient to accommodate this growth inside the building, but providing sufficient parking, for patients and employees, has been challenging. Due to regulations in the land development code, there exists a cap in the maximum number of parking spaces allowed and this cap is calculated based on the use and gross square footage of the building. However, the applicant does not need (nor does it desire) a bigger building to service its patients, which is what the code would require to provide additional spaces.

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

Other land within this zoning district would be able to apply for the same variance we are requesting.

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

This is a classic situation of an unintended consequence in the code. The LDC presumes a certain level of parking as being necessary for every medical office. Yet, not all medical offices are the same. Whereas an internal medicine or dental practice might anticipate patients being on site for an hour, or longer, for each visit, for the applicant, the office visits are often much shorter, meaning a larger number of patients can be seen during the same time frame as is the case with other medical offices. Thus, it naturally follows that the parking requirements for an optometry practice would exceed those for other medical offices. A literal interpretation of the code would allow other medical offices to operate in the same property in the same zoning district, but would have the effect of squeezing out optometry practices.

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

These are the minimum variance required to make the property comply with the City's Land Development Code.

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

One of the stated purposes of the LDC is to, "Foster and preserve public health, safety, comfort, and welfare, and aid in the harmonious, orderly, aesthetically pleasing, and socially beneficial development of the City in accordance with the comprehensive plan." The granting of the variance will promote public safety (see section 6 below) and further assist in the health of the general public. The applicant provides a medical service that is in high demand in the area and to deny the application would act to encourage the practice to leave the city, to the detriment to the many city residents that rely on the applicant for their vision needs. Further, the LDC abhors the inefficient use of space (which is a primary concern regarding parking requirements). "Parking Flexibility" This section recognizes that minimum parking requirements, in certain circumstances, may result in excess provision of parking. Excess parking supply results in the inefficient use of land at the expense of additional landscaped areas, civic space, enhanced site design or building area and the reduction in subsequent tax revenue and employment opportunities. " However, in the instant matter, the applicant can clearly demonstrate that the additional parking will not result in an "inefficient use of land" and certainly will not reduce "employment opportunities." If anything, a denial of the application would have the adverse impact - inefficient use of space and decreased employment opportunities - both results the LDC seeks to avoid. Granting the variance is consistent with the stated Goals in the Comp Plan, such as: Goal 12.03 " The City shall develop and maintain strategies that support and promote the expansion of existing businesses within the City, including its small businesses." The subject property is within one of the City's designated Job Opportunity Areas. 12.05 "The City shall protect existing land designated for employment-generating uses, whether vacant or developed, from encroachment of incompatible uses and promote sustainable development and redevelopment of properties within its designated Job Opportunity Areas." 12.05.02 " The City shall prioritize the retention of land within its designated Job Opportunity Areas suitable for employment-generating uses which seek to achieve the City's goals for creating energy efficient, low impact development through sustainable building techniques. The City shall recognize this priority during its review of plan amendments, future land use map designations and/or re-zonings (as may be necessary), site plan review, and permitting processes" 12.05.03 " The City will encourage urban development patterns which support its existing and established built environment to create a functional, compact, mix of residential uses (including qualified workforce housing), supporting civic and commercial uses, and employment opportunities within close proximity in an effort to effectively reduce the number of vehicle miles traveled for employment while providing for alternative transportation choices, energy efficiency, and enhanced quality of life."

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

The public interest would be served in allowing the variances. Without the additional parking, the applicant's employees and patients (many of which are elderly and with poor vision) would have to utilize off-site street parking along 14th street and Atlantic Avenue. It would present a hazard to public safety to require these patients to park blocks away and cross busy intersections, which could be avoided by allowing the applicant to utilize the existing site for additional parking. The applicant provides a medical service that is in high demand in the area and to deny the application would act to encourage the practice to leave the city, to the detriment to the many city residents that rely on the applicant for their vision needs

Upload Supplemental Materials

Stackhouse Agent Auth.pdf

Upload 2

sunbiz.pdf

Upload 3

Parcel 1.pdf

Upload 4

Parcel 2.pdf

Upload 5

deed.pdf

Upload 6

city letter.pdf

Upload 7

coastal_PSP-1.pdf

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*

Asa

Applicant's Last Name*

Gillette

Today's Date*

7/6/2021





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

July 6, 2021

Ms. Daphne Forehand, City Planner
204 Ash Street
Fernandina Beach, Florida 32034

**Re: Coastal Vision
6 South 14th Street**

Dear Ms. Forehand,

The intent of this application is to seek the following variances from the City of Fernandina Beach Land Development Code:

- Relief from overparking
- Relief from substandard landscape buffer width along Atlantic Avenue for new parking lot
- Residential Driveway to Commercial Driveway on Atlantic Avenue

If you have any questions or need additional information, please contact our office.

Sincerely,

Asa R. Gillette, P.E.
Gillette & Associates, Inc.

NOT FOR CONSTRUCTION

NOTE: SOME DETAILS IN THESE DRAWINGS ARE TO BE OBTAINED FROM THE FIELD. CONTRACTOR SHALL BECOME RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS IN ALL TYPICAL AREAS.

REGISTERED DESIGN PROFESSIONAL
NOT FOR CONSTRUCTION
ASA R. GILLETTE, P.E.
FLORIDA P.E. NO. 56177

REV	DATE	ITEM
A	3/18/21	DEVELOPMENT REVIEW

GILLETTE & ASSOCIATES, INC.
CIVIL, ENVIRONMENTAL, MECHANICAL, & STRUCTURAL ENGINEERING
CERTIFICATE OF AUTHORIZATION NO. 9332
ASA R. GILLETTE, P.E. * FL PE NO. 56177
20 S. 4th STREET * FERNANDINA BEACH, FL 32034
PHONE: 904-261-8819 * www.gilletteassociates.com

COASTAL VISION CENTER
SITE UPGRADES
14TH ST. & ATLANTIC AVE
FERNANDINA BEACH, FLORIDA

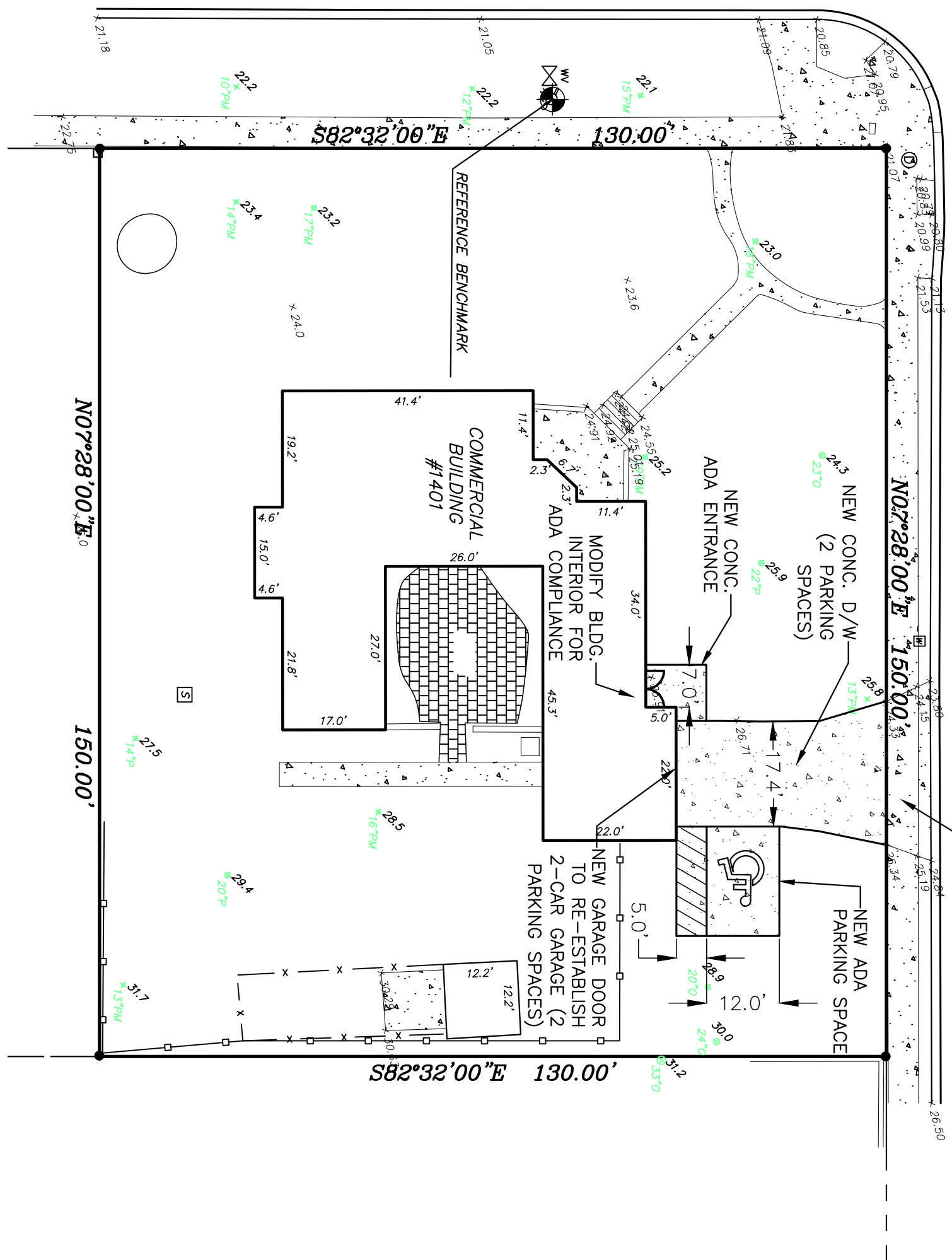
DATE: 03/18/21
SCALE: 1:20
DRAWING IS REDUCED F.I.S.S.
THIN 22" x 34"
PRELIMINARY
SITE PLAN
North / Elev Key Sheet
PSP-1
Page

SOUTH FOURTEENTH STREET

(60' RIGHT-OF-WAY)



EXIST. D/W CUT TO REMAIN.
REWORK NEW D/W TO EXIST.
CUT.

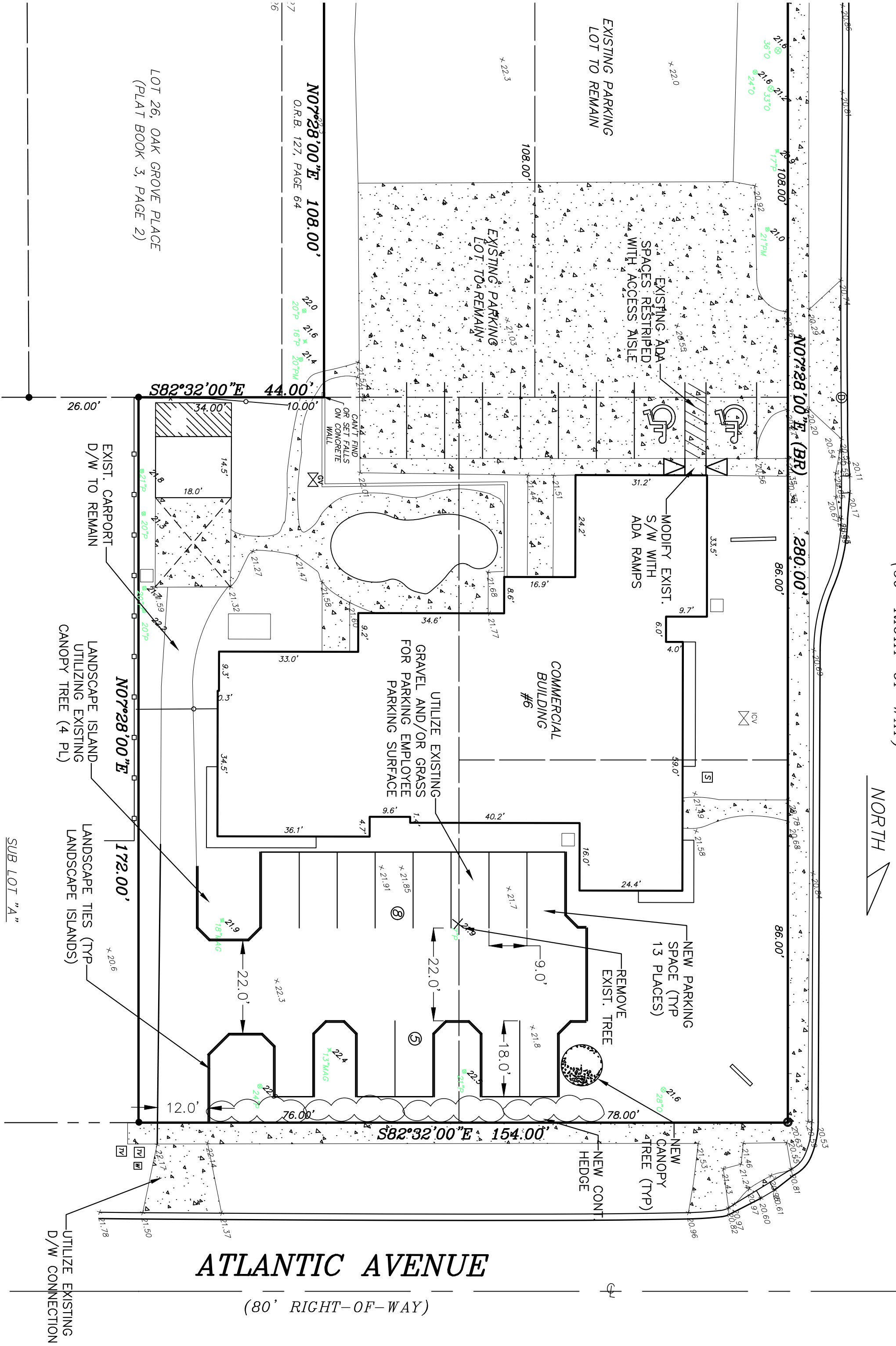


ATLANTIC AVENUE

(80' RIGHT-OF-WAY)

ATLANTIC AVENUE

(80' RIGHT-OF-WAY)



SITE NOTES

PROPERTY 1 - 6 S. 14TH STREET
PARCEL I.D.: 00-00-31-1800-0260-01B0
AREA: 0.6 Ac

ZONING: C-1
LAND USE: GENERAL COMMERCIAL
FLOOD ZONE: X
USE: EXISTING MEDICAL OFFICE

- NEW PARKING ADDED: 13 SPACES

SETBACKS:
FRONT YARD: 0
SIDE YARD: 0
REAR YARD: 10
SIDE YARD ABUTTING A STREET: 10-FT

- NET IMPERVIOUS AREA REMAINS UNCHANGED
- EXISTING BUILDING TO REMAIN UNCHANGED
- EXISTING SOUTHERN PARKING TO REMAIN UNCHANGED
EXCEPT AS NOTED ON THE PLANS.

PROPOSED OFFICE EXPANSION
PROPOSED SITE PLAN

SCALE: 1:20

PROPERTY 2 - 1401 ATLANTIC AVENUE
PARCEL I.D.: 00-00-31-1800-0259-0012
AREA: 0.45 Ac

ZONING: MU-1
LAND USE: MIXED USE
FLOOD ZONE: X
PROPOSED USE: GENERAL OFFICE

PARKING:
- REQUIRED: 300 S.F. PER SPACE
- SPACES AVAILABLE: 5
- ALLOWABLE BUSINESS OCCUPANCY AREA: 1,500 S.F.
- REMAINING SPACE TO BE STORAGE

SETBACKS:
FRONT YARD: 0
SIDE YARD: 0
REAR YARD: 10-FT
SIDE YARD ABUTTING A STREET: 10-FT

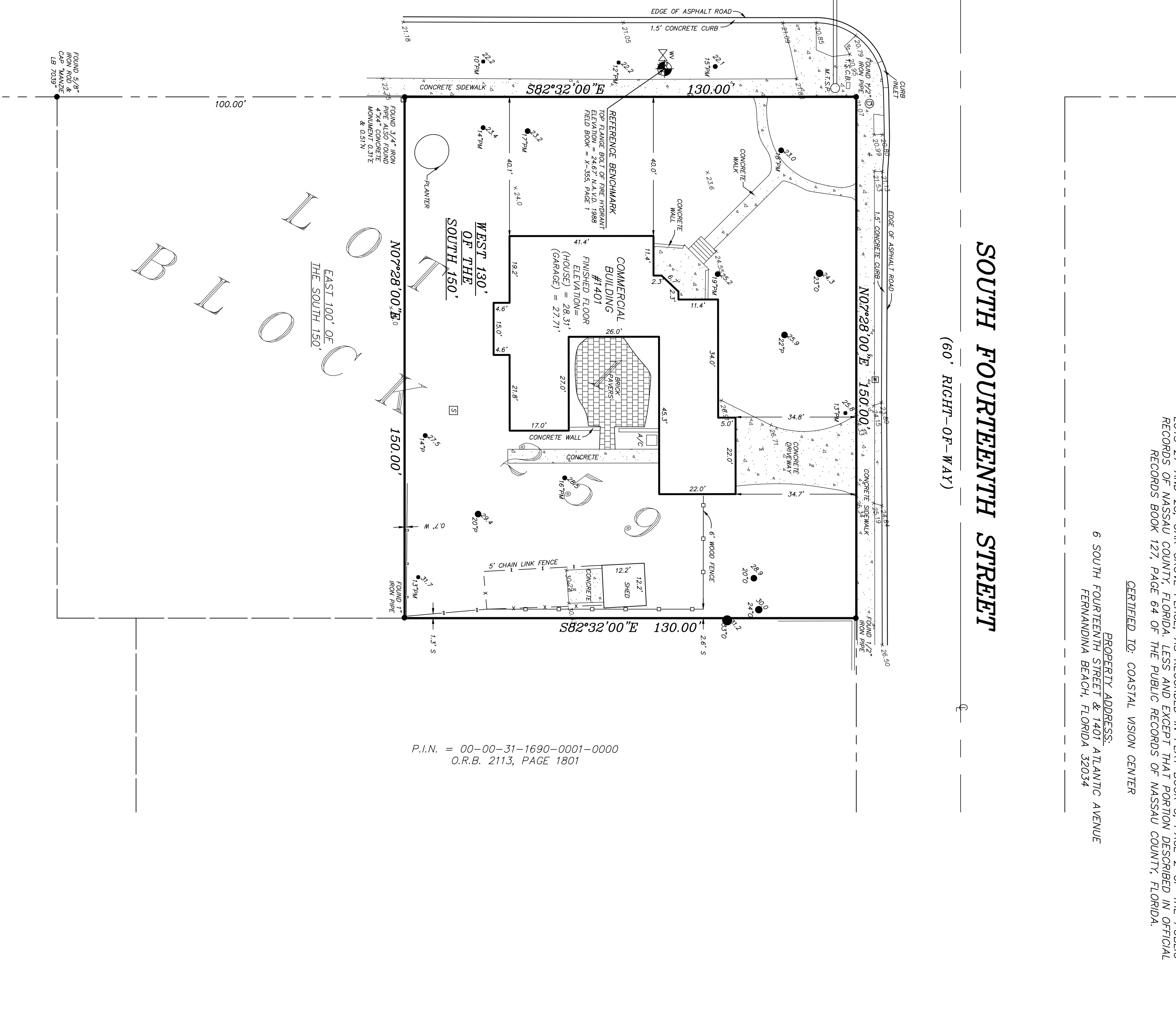
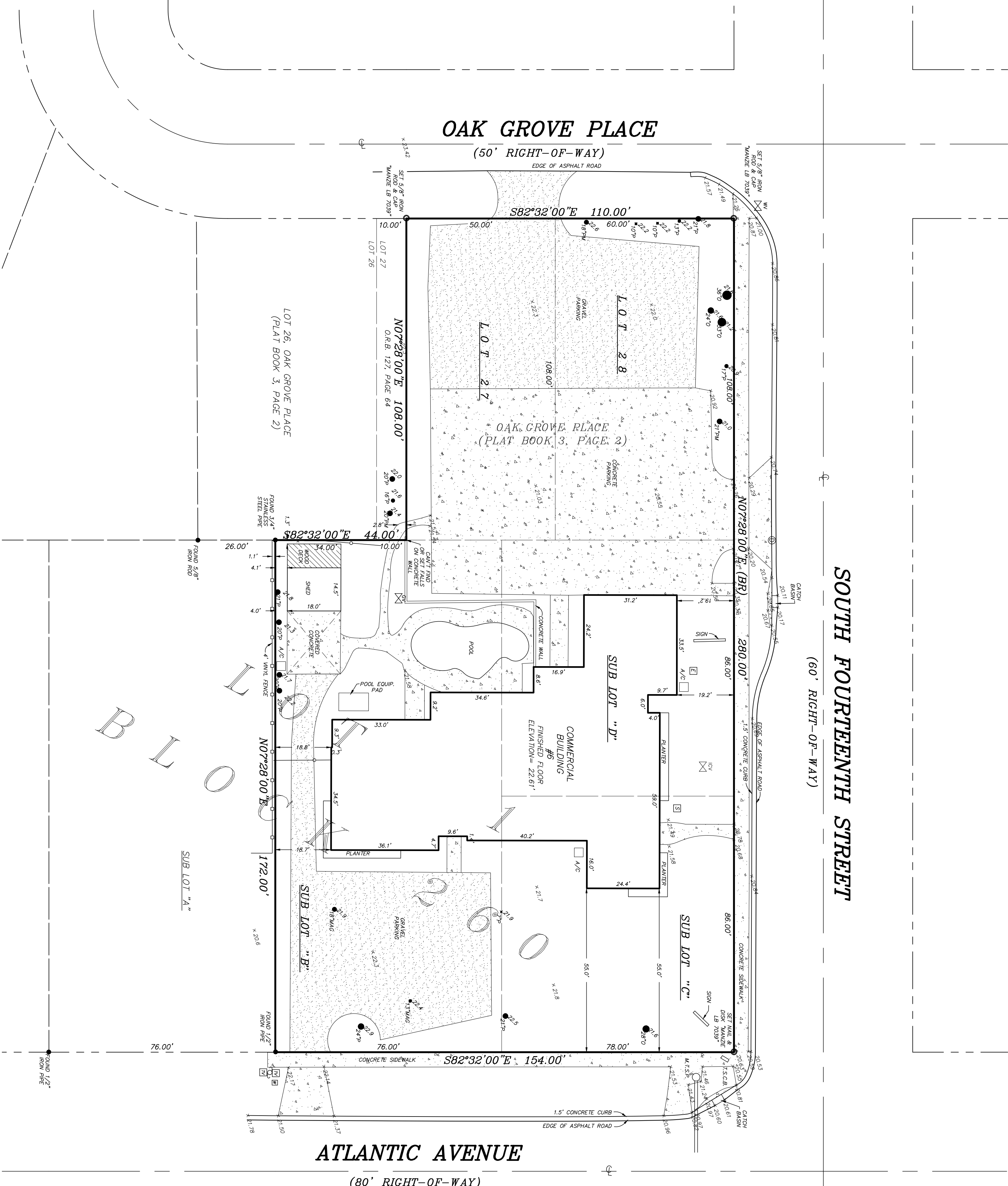
- EXISTING BUILDING FOOTPRINT TO REMAIN UNCHANGED.
- ADDITIONAL IMPERVIOUS AREA IS CONSIDERED DEMINIMIS.

NOT FOR CONSTRUCTION

CERTIFIED TO: COASTAL VISION CENTER

PROPERTY ADDRESS:
CENTU STREET 2, 1401

6 SOUTH FOURTEENTH STREET & 1401 ATLANTIC AVENUE
FERNANDINA BEACH, FLORIDA 32034



SURVEY NOTES:

- (1) The "Legal Description" hereon is in accord with the description provided by the client.
(2) Underground improvements were not located or shown.
(3) Lands shown hereon were not distrusted by this office for easements, rights-of-way, ownership or other instruments of record.
(4) Bearings shown hereon are based on the assumed bearing of N07°28'00"E for the easterly right-of-way line of South Fourteenth Street. The bearing reference line is indicated as thus (Br).
(5) The property shown hereon lies within flood zone "X," as per F.E.M.A. Flood Insurance Rate Map, Map "12089C 0237 C," Dated "08/02/2017." Flood zone information listed above and shown on this survey is provided as it is and is approximate of best. All details 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 50-17, Florida Administrative Code, pursuant to Section 417.027, Florida Statutes.
(6) Reference Benchmark as is shown hereon.
(7) Elevation shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)

LEGEND	CABLE TELEVISION PEDESTAL	⊕	CENTURINE
—	CONCRETE FLATWORK	X—X	CHAIN LINK OR WIRE FENCE
—	FINCH	M.A.S.R.	NORTH AMERICAN KEYSTONE, DATA
—	GATE VALVE	T.S.C.B.	TRAFFIC SIGNAL, POLICE BOX
—	COVERED AREA	O.R.B.	OFFICIAL RECORDS BOOK
—	STAIRS	C.N.	CANAL ELEVATION NUMBER
—	WATER METER	—	WOOD POWER POLE
—	WOOD OR VINYL FENCE		

TREE LEGEND

PM = PALM TREE
MAG = MAGNOLIA TREE
O = OAK TREE

THEE DISCLAIMER.
NUMBER OF TREE CROWN ON CROWN: 40

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

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



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

AGENT AUTHORIZATION

I, Russell Stackhouse of CVC RE HOLDINGS, LLC. 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 and any other Local, State and/or Federal development permits necessary for development of the following property, without any further notice.

Property ID Number(s): 00-00-31-1800-0260-0180; 00-00-31-1480-0027-0000

Location: 6 South 14th Street (Corner of 14th Street and Atlantic Avenue)

[Signature]
Signature

6/24/21
Date

919-922-3991
Telephone Number

STATE OF FLORIDA
COUNTY OF Nassau

Subscribed and sworn to before me this 24 day of June,
2021.

Who is personally known to me or has produced identification

[Signature]
Notary Public: Signature

Heidi B. Street
Printed Name

My Commission Expires: March 28, 2022

