



**AGENDA
TECHNICAL REVIEW COMMITTEE
REGULAR MEETING
DECEMBER 9, 2021
10:00 AM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE**
- 4. APPROVAL OF MINUTES**
 - 4.1 Approval of Minutes for the TRC Regular Meeting of November 18, 2021.
- 5. DISCUSSION ITEMS**
 - 5.1 Pre-Application Discussion - Eric Eppley, Lot 4, S. 14th St., to discuss using the vacant parcel for outside sales of mulch and pine straw. This property is zoned C-2.
 - 5.2 Pre-Application Discussion - Nick Gillette, S 13th Street, to discuss a 2-story group residential building. The property is zoned MU-1.
 - 5.3 Pre-Application Discussion - Dan McCranie, 1920-1944 First Ave., to discuss a 4-lot residential project. This property is zoned R-3.
- 6. DEVELOPMENT INQUIRIES FROM APPLICANTS NOT ON THE AGENDA - DISCUSSION ONLY, NO ACTION TO BE TAKEN.**
- 7. ADJOURNMENT**

NEXT REGULAR TRC MEETING IS SCHEDULED FOR DECEMBER 16, 2021

Persons with disabilities requiring accommodations in order to participate in this program or activity should contact 310-3115, TTY 711, or through the Florida Relay Services at 1-800-955-8771 (TTY number for all City offices) at least 24 hours in advance to request such accommodations.



**MINUTES
TECHNICAL REVIEW COMMITTEE
REGULAR MEETING
NOVEMBER 18, 2021**

1. CALL TO ORDER 10:07

2. ROLL CALL

MEMBERS PRESENT:

Jacob Platt, Planning	Don Kukla, Building
Michelle Forstrom, Code Enforcement	Jason Higginbotham, Fire
Andre Desilet, Stormwater/Utilities (10:22)	

OTHERS PRESENT:

Taylor Hartmann, Recording Secretary

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

4.1 Approval of the Minutes for the Regular Meeting of October 28, 2021.

ACTION TAKEN: A motion was made by Ms. Forstrom, seconded by Mr. Kukla to approve the minutes as presented.

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

5. DISCUSSION ITEMS

5.1 Change of Use: 1014 S. 7th St. - Tina Smith to discuss building two residential units and converting an art studio/retail space to an office. This property is zoned MU-8.

Mr. Platt introduced the case and invited the applicant to speak.

Tina Smith, Realtor, spoke about the proposed plan which includes 4 residential units and a centrally located commercial space. She mentioned it will also have a concierge laundry space with 2 washing machines and 2 clothes dryers.

Mr. Platt confirmed with the applicant that the proposed plans will be completed in phases, not all at once.

Mr. Kukla stated that particularly because this will be a phased renovation, the applicant should work closely with a design professional to ensure each phase is completed in the appropriate order.

Mr. Higginbotham stated that because this property will have 3 or more residential units it is considered an apartment building and will require installation of a fire sprinkler system.

Ms. Forstrom confirmed that all apartments and any commercial tenants will need their own Local Business Tax Receipts.

Mr. Desilet stated that he will assess the property for any required impact fees. He also inquired as to whether a backflow preventer was present on the property.

Mr. Higginbotham inquired about whether Ms. Smith would like to have individual addresses or one address with alphabetical unit identifiers.

Members agreed that the applicant can move forward with permitting

6. NEW BUSINESS

There were no New Business items to discuss.

7. OLD BUSINESS

There were no Old Business items to discuss.

8. DEVELOPMENT INQUIRIES FROM APPLICANTS NOT ON THE AGENDA - DISCUSSION ONLY, NO ACTION TO BE TAKEN.

No parties wished to speak.

9. COMMITTEE BUSINESS

9.1 Main Beach Planting Project

9.2 Downtown Planting Activities

Mr. Neville inquired about the use of the City excavator to remove multiple tree root balls downtown in order to prepare the ground for new plantings.

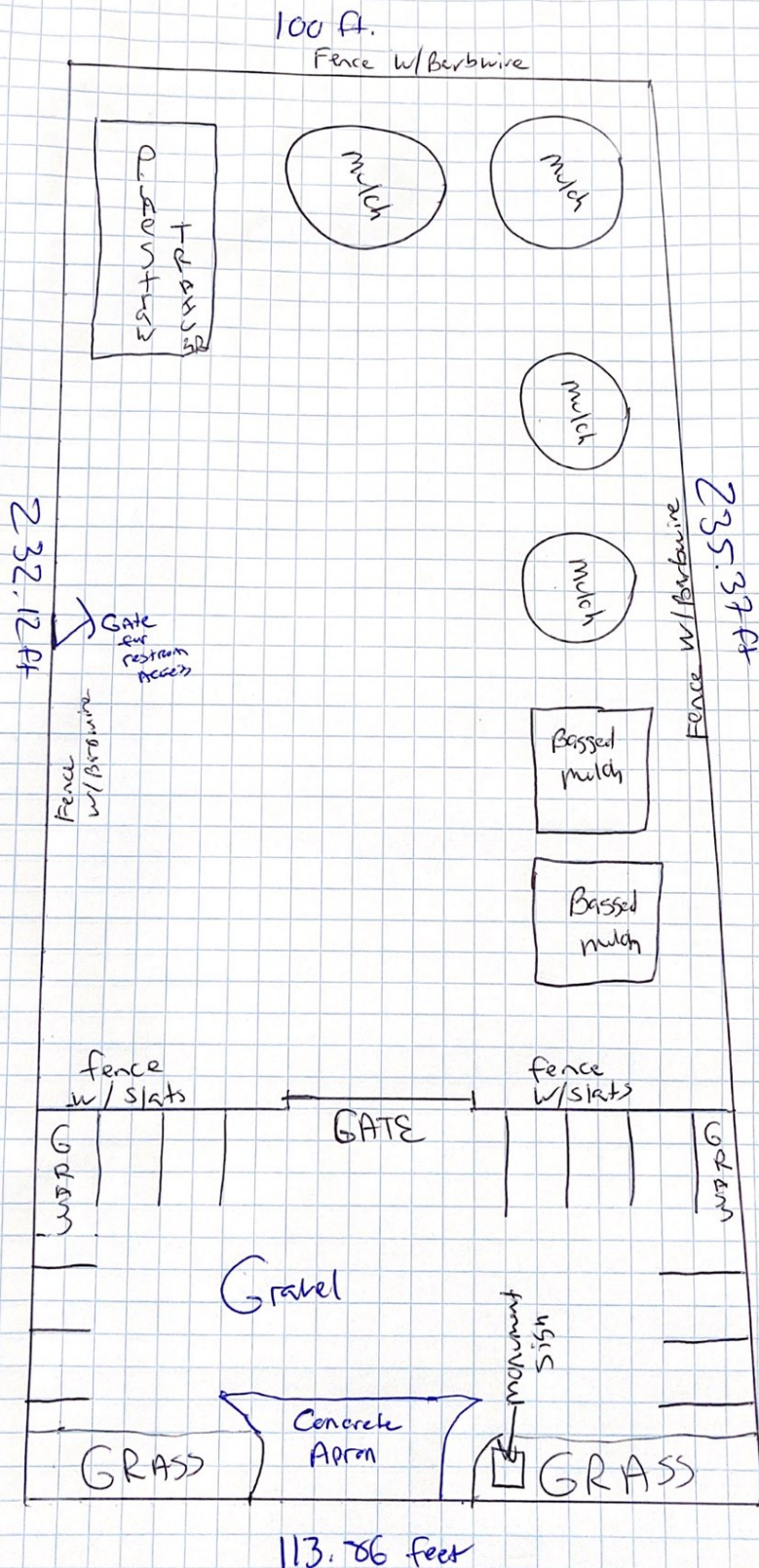
Members discussed the proposed Main Beach planting. A basic site plan will be sent to Mr. Desilet for review and feedback on where curbs need to be installed as well as the best way to handle stormwater runoff.

Members discussed recent and upcoming tree plantings and how there is a strong need for interdepartmental coordination to ensure proper care and maintenance of all new plantings.

Mr. Desilet updated members on his department's efforts to collect data that is being used to update the fire hydrant layer on the Nassau County GIS Map.

10. ADJOURNMENT 10:56

Jacob Platt



Print

Technical Review Committee (TRC): Pre-Application Meeting Request - Submission #8381

Date Submitted: 11/29/2021

Technical Review Committee (TRC) Pre-Application Meeting Request

USE THIS FORM TO Submit a project for input and guidance from the Technical Review Committee, the City group responsible for reviewing site plans and commercial projects. TRC pre-application meetings are a free service provided by the City of Fernandina Beach to help guide a project through the development review and permitting process. The TRC pre-application meeting is a meeting between an applicant and representatives of City departments responsible for reviewing applications for the purpose of exchanging information on the potential development of a site. This may include providing information on permissible uses of the site; required improvements; infrastructure requirements; any applicable design standards; any potential regional, state or federal standards; requirements for supporting plans, documents and studies; and any applicable design standards.

Fees

None

2022 Meeting Calendar



IMPORTANT NOTES

A change of use occurs when an existing use is replaced by a different use, as listed in table 2.03.02. A proposed change of use shall be subject to the pre-application conferences as set forth in 11.01.02 A change of use shall not require a local development order when all the conditions of 11.00.05 are met. The determination that a proposed use or development constitutes a change of use is an administrative decision subject to appeal. When a local development order is required due to a proposed change of use, all standards and procedures of the Comprehensive Plan and LDC shall apply to the proposed new use.

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



Local Development Orders for a Change of Use “ see LDC Section 11.00.05



Pre-Application Conference “ see LDC section 11.01.02

The LDC is available for review at

www.fbfl.us/LDC

Application Requirements

All applications and related documents for a Pre-Application Meeting must be submitted by 12:00 p.m. five (5) business days before the scheduled meeting. Required documents are as follow:

☒

A complete application.

☒

Site plans or scaled drawings; and

☒

Any other files that illustrate the proposed project.

PROPERTY INFORMATION

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

Site Address*

Lot 4 14t St

City*

Fernandina Beach

State*

FL

Zip*

32034

Parcel ID #(s)*

00-00-30-0800-0004-0020

Lot

4

Block

Subdivision

Zoning District*

C-2

Future Land Use Designation*

General Commercial

Overlay District

None

Size of Property (acres)*

.66

Present Property Use*

Parking/vacant

Wetlands*

No

Flood Zone*

X, area of minimal flood

Coastal Construction Control Line (CCCL)*

No

CONTACT INFORMATION

Applicant or interested party who will be present at the meeting.

First Name*

Eric

Last Name*

Eppley

Company (if applicable)

Telephone Number*

904-718-8534

E-mail Address*

ameliaislanderic@gmail.com

PROJECT INFORMATION

Project Name

Amelia Mulch & Straw LLC

Project Type*

Commercial

Project Description*

Outside sales of mulch and pinestraw

Describe your project in detail

Proposed Access Road*

14th St

Rd Maintenance Jurisdiction *

City Maintained

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*

Eric

Applicant Last Name*

Eppley

Today's Date*

11/29/2021

Upload Supporting Documentation*

14th draft mulch yard.pdf

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Upload 4

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Upload 5

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No file selected



DEPARTMENT OF PLANNING & CONSERVATION

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

PERMIT SET
NOT FOR CONSTRUCTION

ENGINEERING PLANS

FOR

HICKORY COVE

FOR

SIMMONS 9, LLC

HICKORY COVE
FOR
SIMMONS 9, LLC
RELEASED FOR CONSTRUCTION BY

GILLETTE & ASSOCIATES, INC.

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

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



PERMITTING AGENCIES

CITY OF FERNANDINA BEACH: 904-310-3421
SJRWMD: 904-730-6270

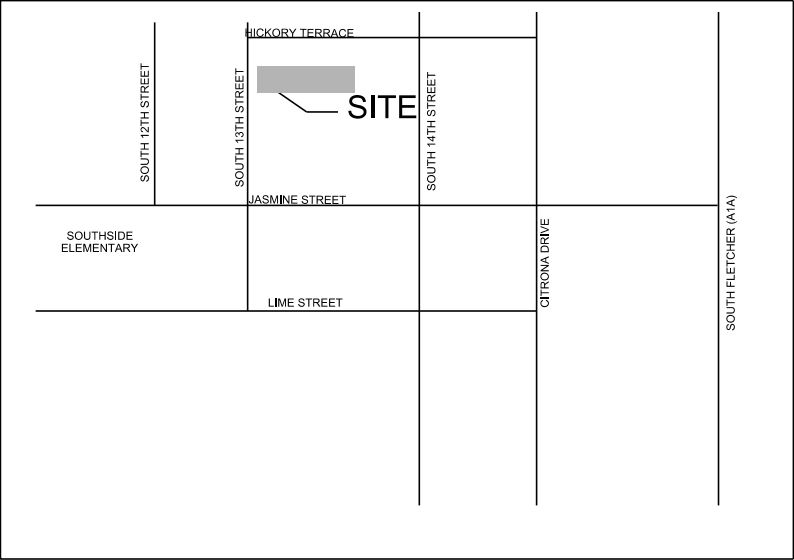
UTILITY PROVIDERS

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

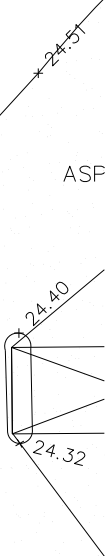
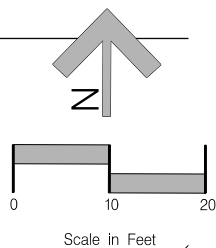
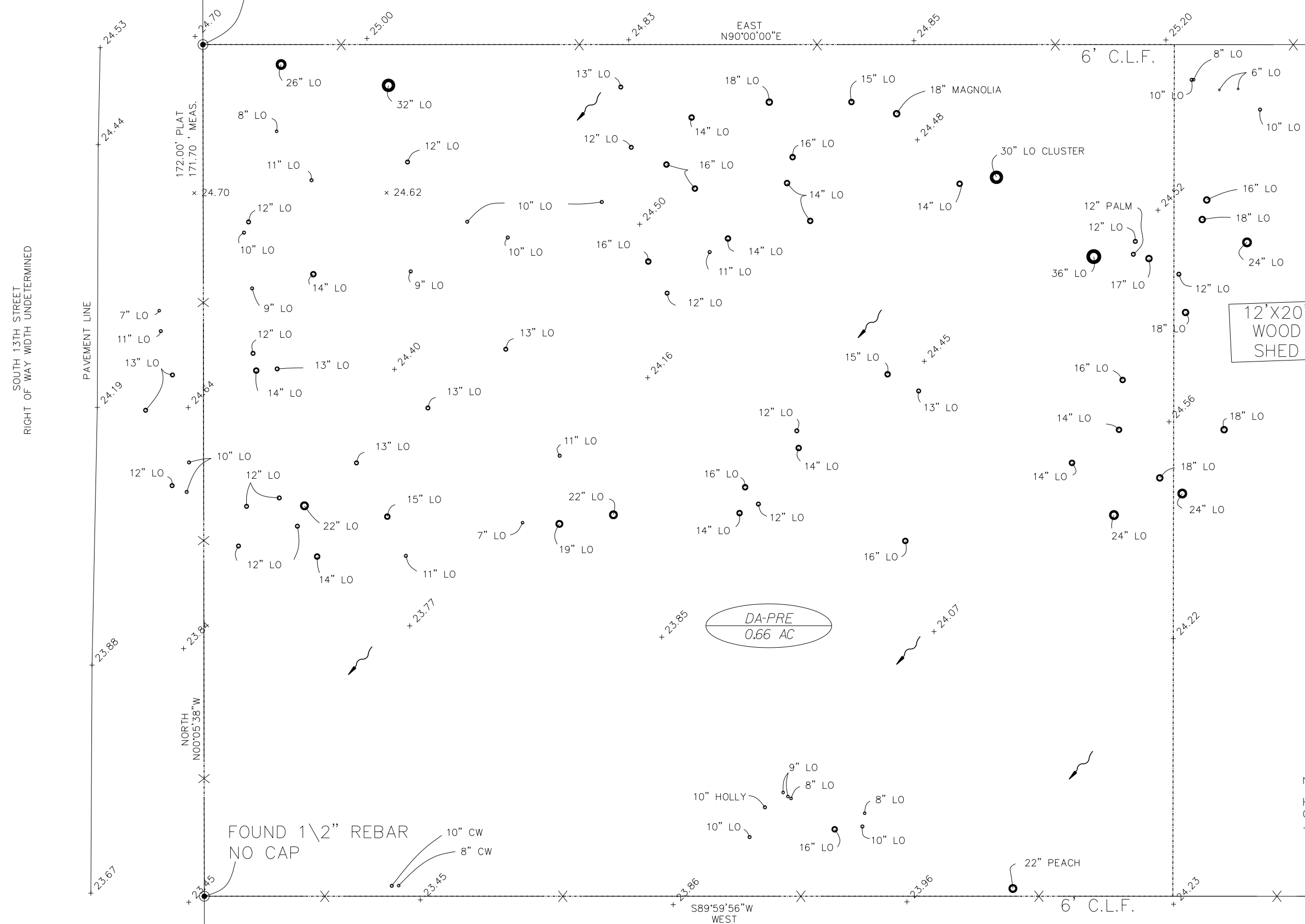
Issue Date: November 25, 2021



SITE LOCATION MAP



\$\$\$times\$\$\$dot\$\$\$ \$\$\$\$Fernandina\$\$\$



OFFSITE DENTAL OFFICE-
NOT PART OF PROJECT

LOT 3

8107

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Scale:	
Project Mgr:	NG
Designed by:	NG
Drawn by:	BM
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

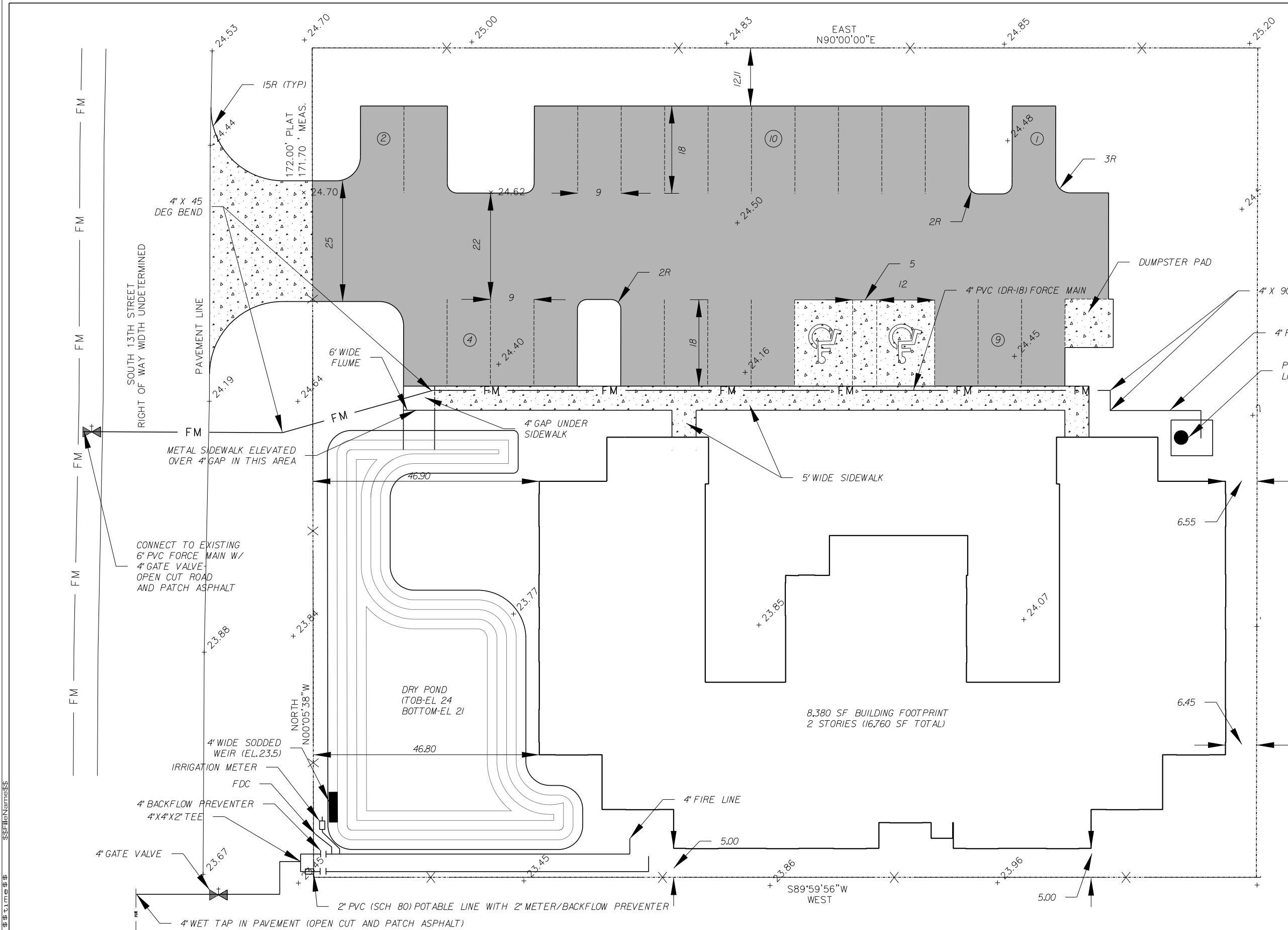
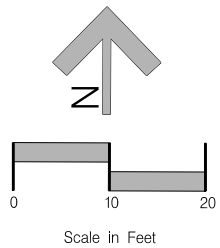
HICKORY COVE

SIMMONS 9, LLC

PREDEVELOPMENT
DRAINAGE PLAN

Registered Professional

SHEET NO.
PRE-1
3 of 9
Issue Date
NOVEMBER 2021
Project No.
21-10.42



NOTES

SITE ACREAGE = 0.77 ACRES

26 PARKING SPACES SHOWN
52 OCCUPANTS PROPOSED
1 PARKING SPACE / 2 OCCUPANTS REQ.

1 INDIVIDUAL UNIT PROPOSED

GROUP RESIDENTIAL USE

9,757 SF IMPERVIOUS (29%)

SANITARY		
	TOP EL.	INV EL.
E-ONE	25.0	21.7
MODEL DH502- 6,000 GPD CAPACITY 6" INFLUENT SIZE		

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- CONCRETE

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Certificate of Authorization No. 9332	
DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"	

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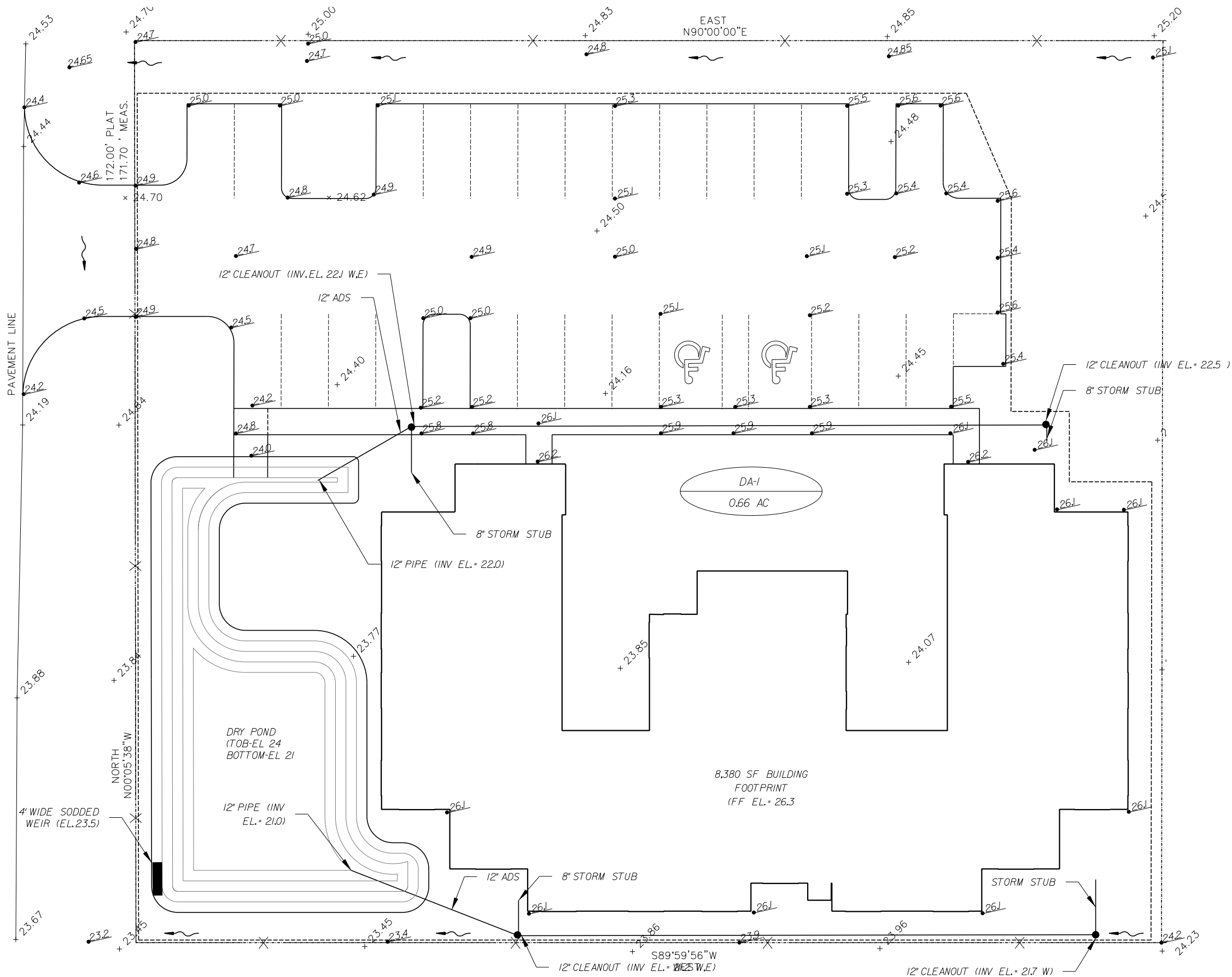
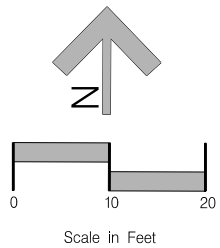
HICKORY COVE

SIMMONS 9, LLC

GEOMETRY PLAN

SHEET NO.
GE-1
4 of 9
Issue Date
NOVEMBER 2021
Project No.
21-10.42

Registered Professional



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HICKORY COVE

SIMMONS 9, LLC

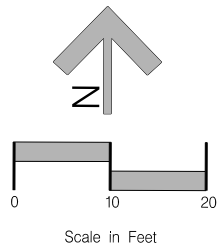
POST DEVELOPMENT
DRAINAGE PLAN

Registered Professional

SHEET NO.
DR-1
5 of 9

Issue Date
NOVEMBER 2021

Project No.
21-10.42



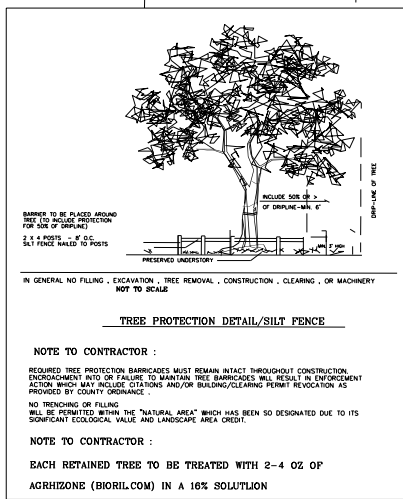
SOUTH 13TH STREET
RIGHT OF WAY WIDTH UNDETERMINED

PAVEMENT LINE

NORTH
N00°05'38"W

EAST
N90°00'00"E

S89°59'56"W
WEST



TREE PROTECTION DETAIL

NOTE TO CONTRACTOR :

REQUIRED TREE PROTECTION BARRIERS MUST REMAIN INTACT THROUGHOUT CONSTRUCTION. ENCROACHMENT INTO OR FAILURE TO MAINTAIN TREE BARRIERS WILL RESULT IN ENFORCEMENT ACTION. ANY DAY PROTECTING AND/OR BUILDING/CLEARING FROM REMOVAL IS PROHIBITED BY COUNTY ORDINANCE.

NO TRENCHING OR FILLING WILL BE PERMITTED WITHIN THE "NATURAL AREA" WHICH HAS BEEN SO DESIGNATED DUE TO ITS SIGNIFICANT ECOLOGICAL VALUE AND LANDSCAPE AREA CREDIT.

NOTE TO CONTRACTOR :

EACH RETAINED TREE TO BE TREATED WITH 2-4 OZ OF AGRIZONE (BIOFIL.COM) IN A 10% SOLUTION

Xeriscape Calculations		Points
1. Moisture Sensing Controller to be added(not rain switch) to all Irrigation		5
2. All grass to be drought toerant species		10
3. Compacted mulched planting beds to be used and to be at least 3" deep In all planting areas		10
4. Less than 75% of all beds to be sodded.		10
5. Crepe Myrtle considered extremely drought tolerant (ref.USDA database)		10
6. Dwarf Azaleas considered drought tolerant (ref.USDA database)		5

PARKING LOT LANDSCAPING CALC

VEHICULAR USE AREA = 8,423 SF

10% REQUIRED LANSCAPE = 842 SF

1 SHADE TREE PER 400 SF = 842/400 = 3 SHADE TREES REQUIRED

5 SHADE TREES SHOWN + 36 SHRUBS

#	SYM	PLANT TYPE
28		DWARF AZALEA (RHODODENDRON ATLANTICUM) SHRUB
9		CREPE MYRTLE TREE (LAGERSTROEMIA INDICA)
35		BIRD OF PARADISE (STRELITZIA REGINAE) SHRUB
3		FLORIDA ELM (ULMUS AMERICANA)
		TREE PROTECTION
M		TREE COUNTED TOWARD MITIGATION

TOTAL REGULATED INCHES ONSITE = 1,041"

50% REQUIRED RETENTION = 1,041" X 50% = 521"

RETENTION PROVIDED = 492"

DEFICIT = 29"

(7 CM + 3 ELM) X 3" = 30" PLANTED FOR MITIGATION

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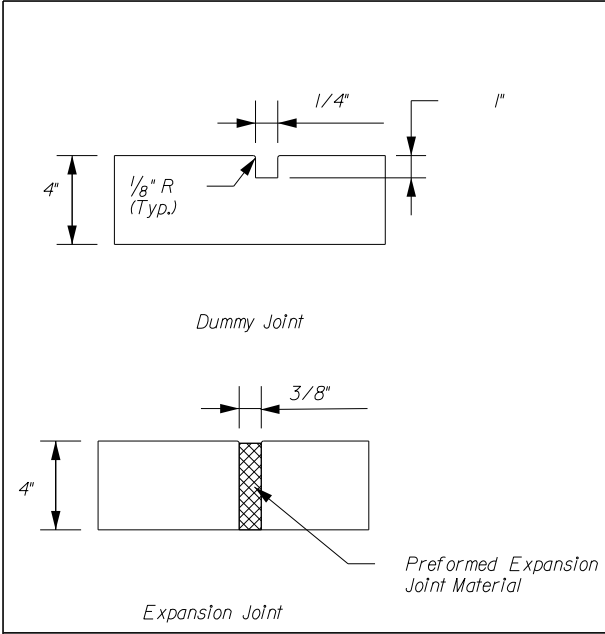
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FERNANDINA BEACH, FL 32034
PHONE: (904) 261-8819

HICKORY COVE

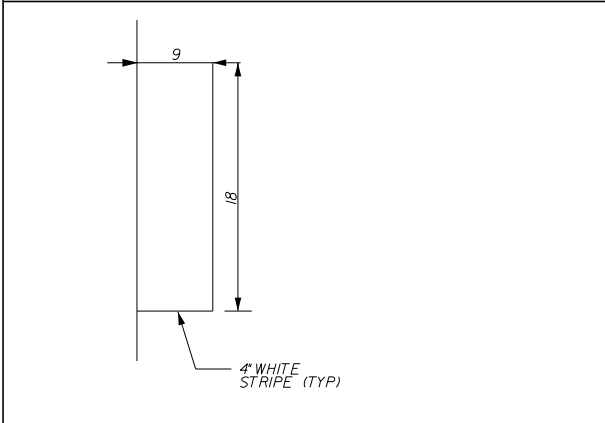
SIMMONS 9, LLC

LANDSCAPE -TREE PROTECTION PLAN

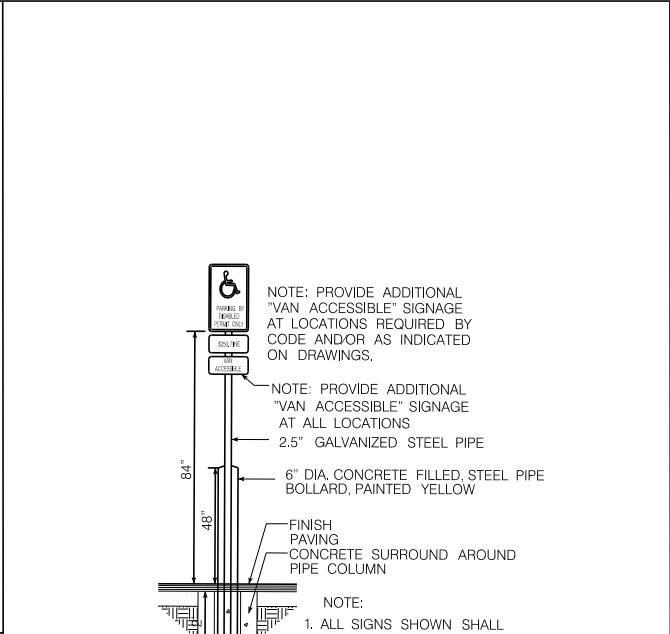
SHEET NO. LS-1
6 of 9
Issue Date NOVEMBER 2021
Project No. 21-10.42
Registered Professional



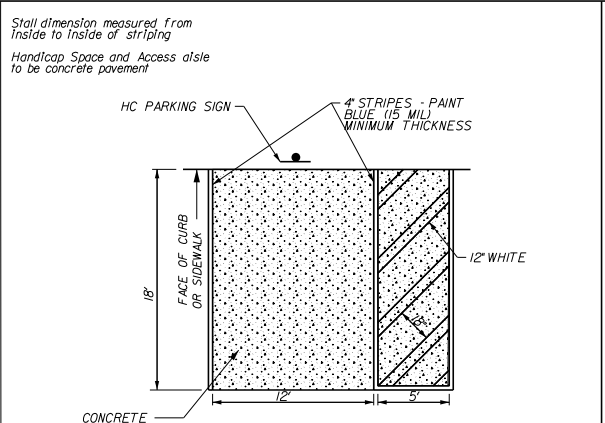
SIDEWALK JOINT DETAILS



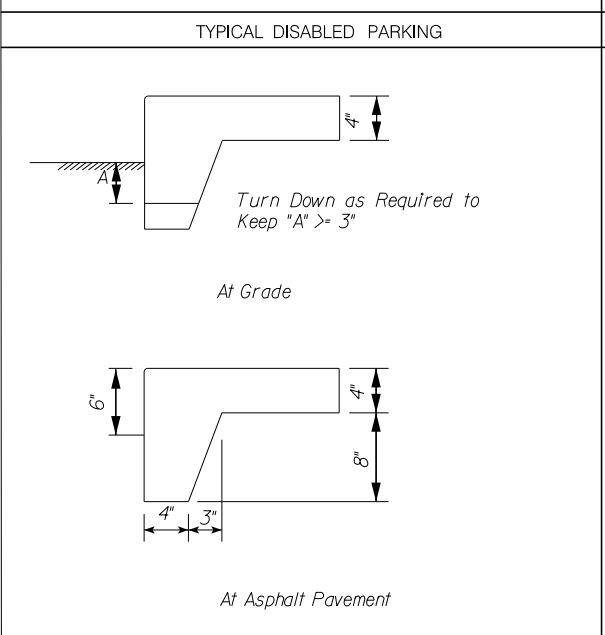
ONSTREET PARKING DETAIL



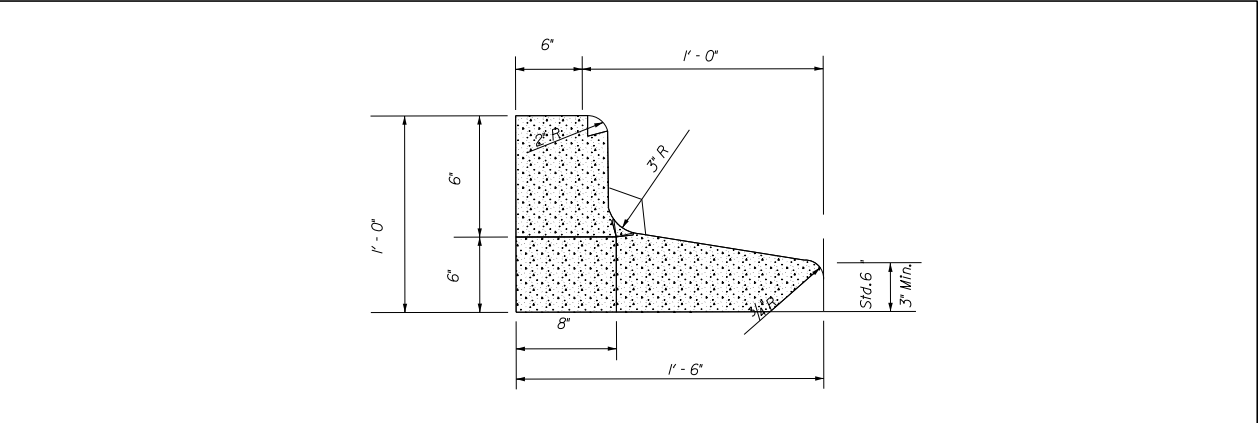
HANDICAP SIGN DETAIL



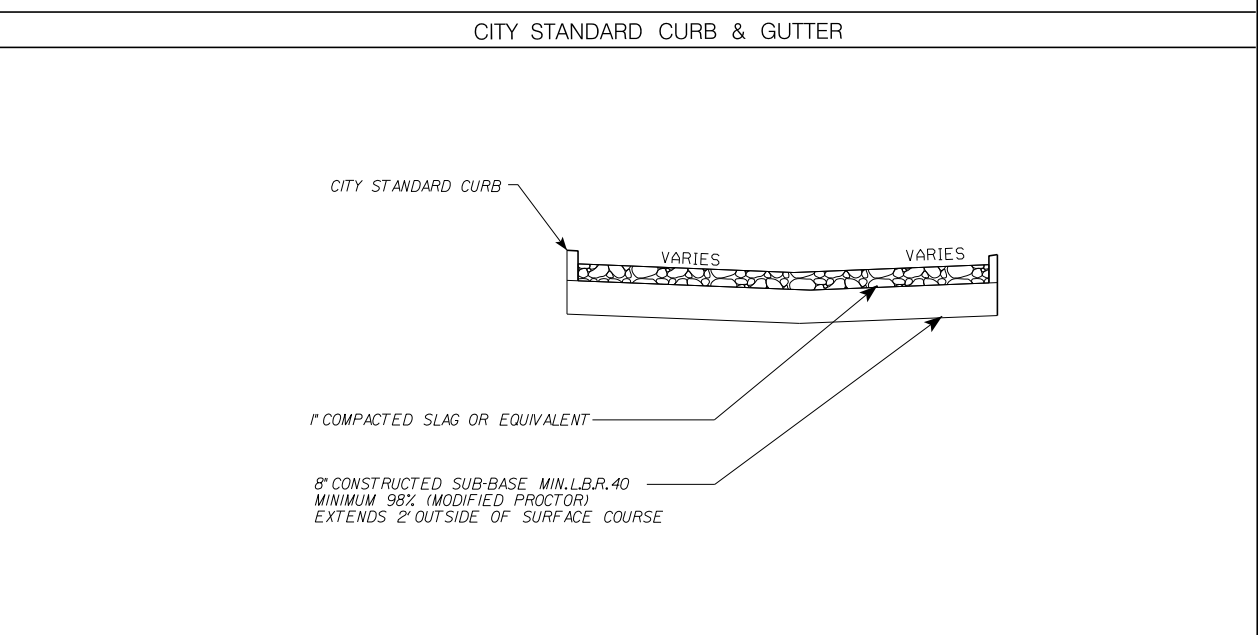
TYPICAL DISABLED PARKING



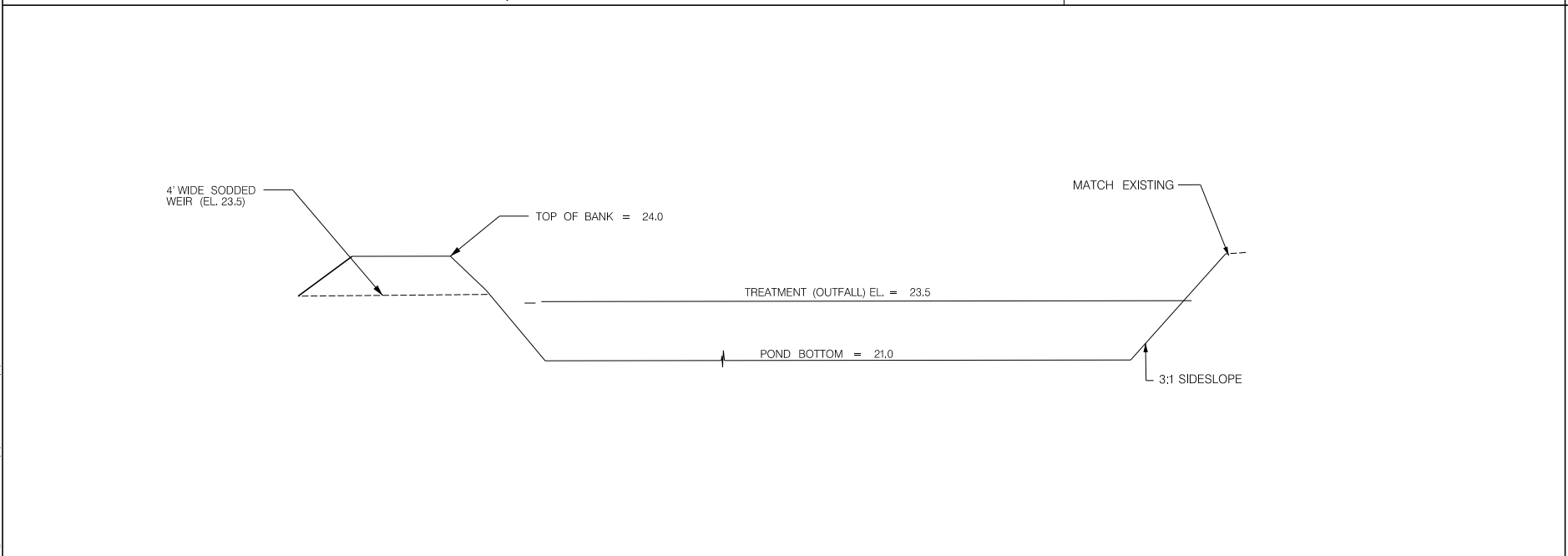
SIDEWALK TURNDOWN DETAILS



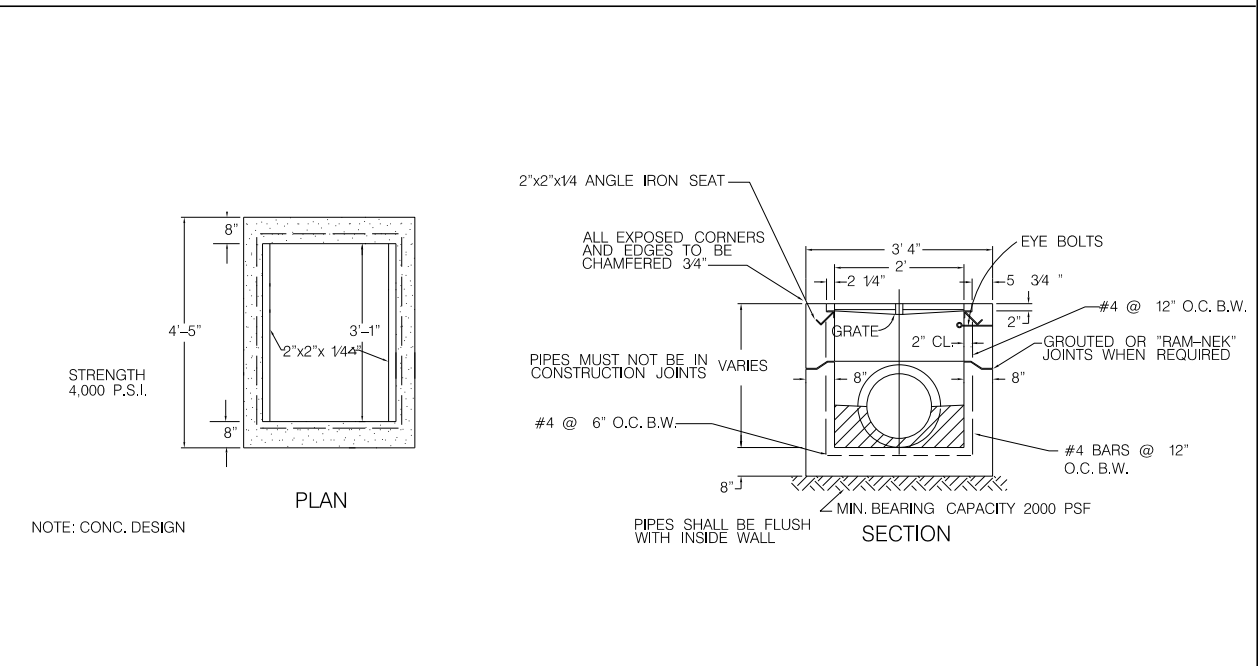
CITY STANDARD CURB & GUTTER



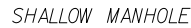
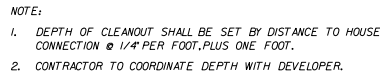
PARKING LOT TYPICAL SECTION



PONDS CROSS SECTION AND DETAIL



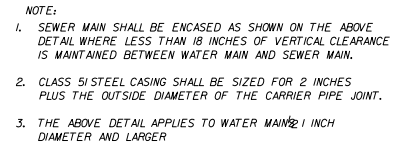
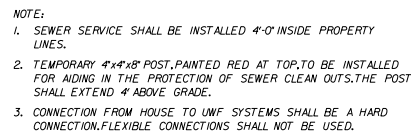
STORM SEWER TYPE "C" INLET



CLASS "B"

1. ALL MANHOLES SHALL BE PRECAST CONCRETE AND CONFORM TO ASTM C-478 STANDARDS. MANHOLE CONES AND RISERS SHALL BE CONSTRUCTED OF 400 PSI TYPE II CEMENT WITH RIVER ROCK OR GRANITE AGGREGATE.
2. ALL PIPES SHALL BE CONNECTED TO THE MANHOLE USING A LO CK JOINT FLEXIBLE MANHOLE SLEEVE (ASTM C-923) OR APPROVED EQUAL.
3. THE EXTERIOR AND INTERIOR OF THE MANHOLE SHALL BE COATED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS WITH FABERGITE AS MANUFACTURED BY BRIDGE BITUMINOUS COMPOSITION COMPANY.
4. AN INSIDE PVC DROP MANHOLE (TYPE "P") SHALL BE REQUIRED FOR MANHOLES WHICH HAVE A DISTANCE OF 18 INCHES OR GREATER BETWEEN INFLUENT PIPE INVERT AND EFFLUENT PIPE INVERT. ALL OTHER DROPS SHALL HAVE A SUEDE CONSTRUCTED TO DIRECT THE FLOW INTO THE INVERT CHANNEL.
5. SEWER SERVICES SHALL BE CAST IRON IF 2 1/2 FEET OF GROUND COVER CAN NOT BE MAINTAINED OVER THE SERVICE LINE.
6. ALL DUCTILE IRON SEWER PIPE, WHERE SPECIFIED, SHALL BE CLASS 51 AND COMPLY WITH ANSI/AWWA C300/A20.1 AND ANSI/AWWA C301/A20.1. DUCTILE IRON PIPE SHALL BE PROVIDED WITH FACTORY APPLIED INTERIOR POLYETHYLENE LINING IN ACCORDANCE WITH ANSI/ASTM D2426.
7. THE MAXIMUM NUMBER OF DIPS IS ONE, INCH DIP PER 135 LF OF PIPE, NO MORE THAN ONE DIP PER 135 LF OF PIPE. A DIP IS DEFINED AS A CHANGE IN ELEVATION OF 0.5' OR GREATER.

TYPE "C" MANHOLE



INSIDE PVC DROP CONNECTION TO MANHOLE



NOTE: ONE COAT OF ASPHALTIC PAINT

TYPE "B" MANHOLE

TYPE "A" MANHOLE

MANHOLE COVER

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J					Designed by:	NG
I					Drawn by:	BM
H					QAQC:	AG
G						Gillette & Associates, Inc. 20 South 4th Street Fernandina Beach, FL 32034
F						Certificate of Authorization No. 9332
E						DO NOT SCALE THIS DRAWING -- DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"
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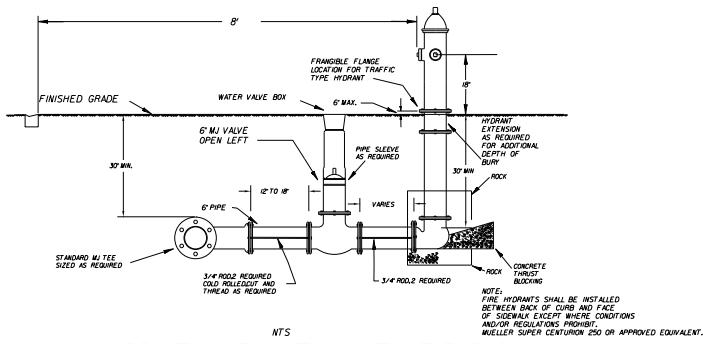
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FERNANDINA BEACH, FL 32034
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HICKORY COVE

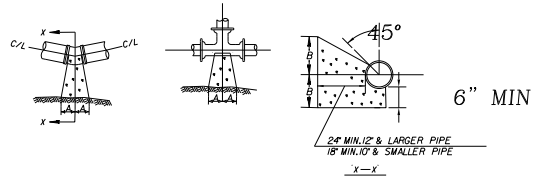
SIMMONS 9, LLC

SEWER DETAILS

SHEET NO.	
DT-2	
<u>8</u>	of <u>9</u>
Issue Date	
NOVEMBER 2021	
Project No.	
21-10.42	

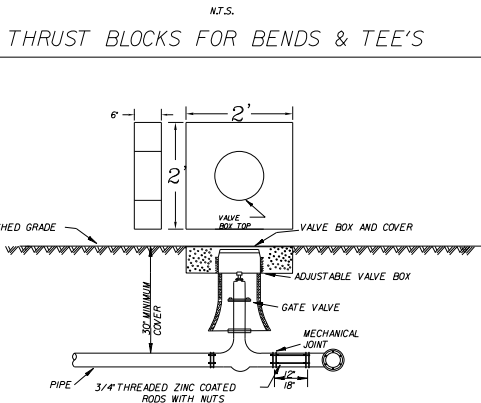


HYDRANT INSTALLATION WITH TIE RODS



SIZE	1/4 BENDS	CU FT	1/2 BENDS	CU FT	3/4 BENDS	CU FT	TEE	CU FT
A	B	CONC.	A	B	CONC.	A	B	CONC.
6"	24	10	12	15	10	6	10	13.5
8"	24	10	12	15	10	6	10	13.5
10"	24	10	12	15	10	6	10	13.5
12"	24	10	12	15	10	6	10	13.5
14"	24	10	12	15	10	6	10	13.5
16"	24	10	12	15	10	6	10	13.5
18"	24	10	12	15	10	6	10	13.5
20"	24	10	12	15	10	6	10	13.5

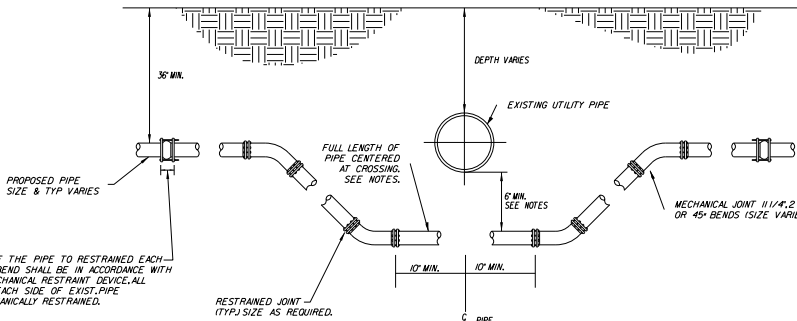
NOTE:
1. ALL BEARING SURFACES TO BE CARRIED TO UNDISTURBED SOIL.
2. THESE TABLES SHOW MINIMUM SIZE THRUST BLOCKS FOR GOOD SOIL.
(A1 THROUGH A-3, CLEAN SAND AND GRAVELS).
3. POOR SOIL (A-4 THROUGH A-8, SILTY SOILS, CLAYS, MUCK AND PEAT) WILL REQUIRE LARGER THRUST BLOCKS.



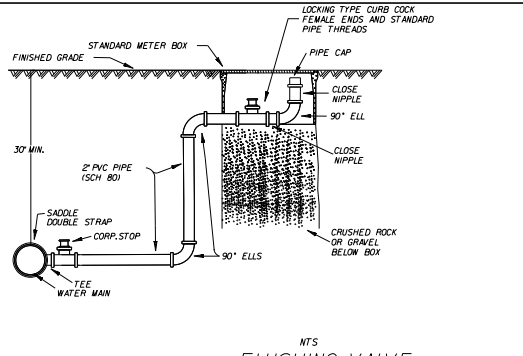
GATE VALVE & BOX DETAIL

TIE RODS

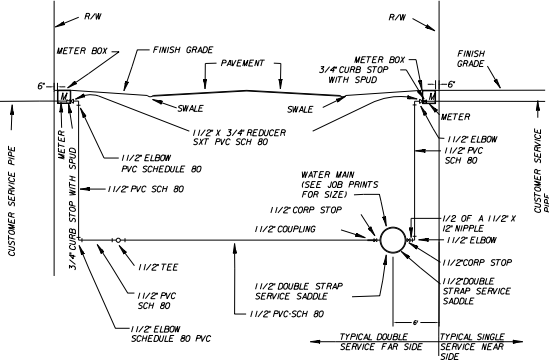
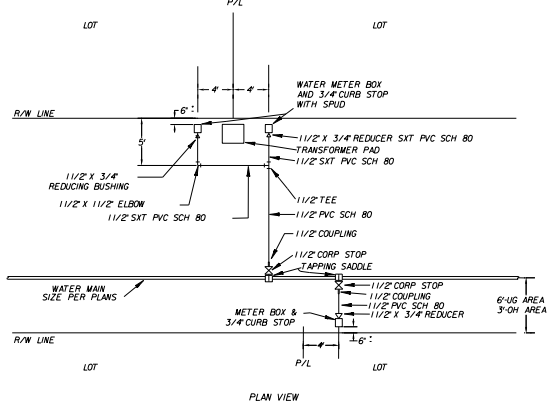
TWO RODS ON ALL SIX INCH (6") PIPE
THREE RODS ON ALL EIGHT INCH (8") PIPE
FOUR RODS ON ALL TEN AND TWELVE INCH (10" & 12") PIPE



UTILITY CONFLICT DETAIL "B"

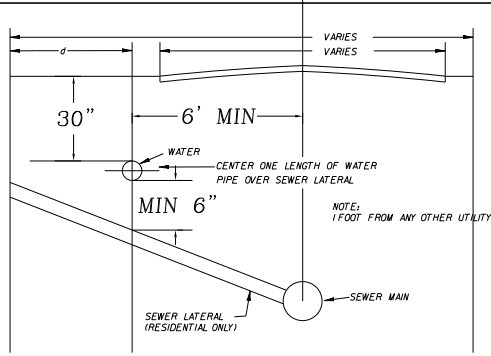


FLUSHING VALVE



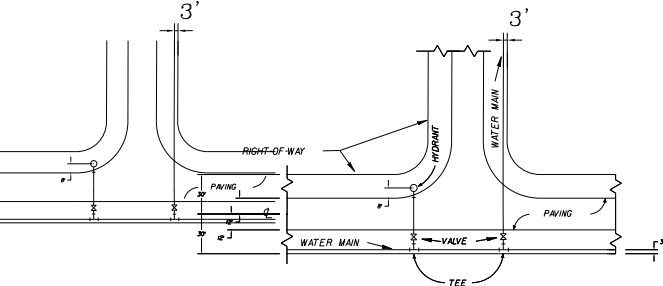
STATE ROAD-11/2" CARRIER PIPE-4" BLACK IRON CASING FOR JACK AND BORE INSTALLATION.
COUNTY AND CITY-11/2" CARRIER PIPE-3" PVC CASING FOR JACK AND BORE INSTALLATION.

TYPICAL WATER SERVICE LOCATIONS

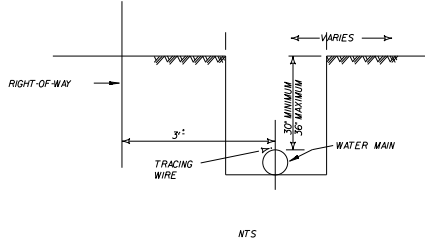


HORIZONTAL AND VERTICAL CLEARANCES BETWEEN WATER AND SEWER MAINS

- NOTES:
1. MAINTAIN MINIMUM 6' HORIZONTAL SEPARATION BETWEEN WATER AND WASTE WATER MAINS WHERE THIS IS NOT POSSIBLE, REPLACE WASTE WATER MAIN WITH DUCTILE IRON FOR THE LENGTH IN WHICH THE 10' HORIZONTAL SEPARATION CANNOT BE MAINTAINED (BY OTHERS).
2. MAINTAIN MINIMUM 6' VERTICAL SEPARATION BETWEEN ALL WATER AND WASTE WATER MAINS.
3. MAINTAIN MINIMUM 12" SEPARATION BETWEEN ALL OTHER FACILITIES



TYPICAL SECTION DETAIL

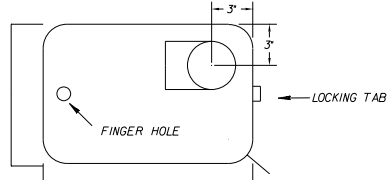


TRENCH DETAILS

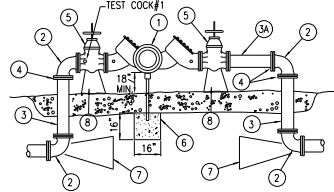
WHITE PVC DR 25 C900 PIPE FOR ALL 4", 6", 8", 10" AND 12" MAINS
*10' OF SLOID TRACING WIRE TO BE INSTALLED ON TOP OF MAIN TAPED EVERY TEN FEET
PIPE LETTERING TO BE AT TOP OF PIPE WITH EDGE OF JOINT LINE VISIBLE AT BELL

PIPE SIZE	11 1/4"	22 1/2"	45"	90"	TEE	VALVE	CAP	REDUCER
4"	2	4	7	18	20	39	39	N/A
6"	2	5	10	25	20	55	55	28
8"	3	6	13	32	20	72	72	30
10"	4	8	16	38	20	86	86	29
12"	4	9	19	45	20	102	102	50
16"	6	11	23	57	20	131	131	30

BELL RESTRAINT REQUIREMENTS



TOUCH READ COVER FOR PLASTIC METER BOX



ITEM	QUANT.	DESCRIPTION
1	1	2.5"-10" VALVE, DOUBLE CHECK OR REDUCED PRESSURE
2	4	2.5"-10" BEND - 90° F-T
3	2	2.5"-10" D.I.P. (48" LONG) F-PE
3A	1	2.5"-10" D.I.P. (24" LONG) F-PE (OPT.)
4	3	2.5"-10" FLANGE, D.I.P.
5	2	2.5"-10" VALVE, GATE, D.I., F-F, OS+Y (RESILIENT SEAT)
6	1	2" IRON PIPE/CONCRETE FOUNDATION
7	2	THRUST BLOCK
8	2	SUPPORT BLOCKING UNDER VALVES (6" AND LARGER SIZES)

LARGE WATER SERVICE

DOUBLE CHECK AND REDUCED PRESSURE
BACKFLOW PREVENTION
SINGLE SERVICE: 2 1/2" - 10"

BACKFLOW PREVENTER

CONTRACTORS ARE REQUIRED TO PAINT NEW HYDRANTS' SAFETY YELLOW AND MARK HYDRANTS'. THE TOPS AND NOZZLE CAPS SHALL BE PAINTED WITH THE FOLLOWING CAPACITY INDICATOR COLOR SCHEME:

BLUE (SW4079) 1500GPM AND HIGHER
GREEN (SW4085) 1000-1499 GPM
ORANGE (SW4083) 500-999 GPM
RED (SW4081) LESS THAN 500 GPM

IT IS REQUIRED THAT ALL NEW AND RELOCATED WATER MAINS BE PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600.

IT IS REQUIRED THAT ALL NEW AND RELOCATED WATER MAINS BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651 AND RULE 62-555.345, F.A.C.

ALL WATER MAINS WILL BE CONSTRUCTED WITH BLUE C900-DR25 PIPE
ALL WATER SERVICES WILL CONSTRUCTED WITH WHITE PVC SCHEDULE 80 PIPE. BLUE SPRAY PAINT WILL BE APPLIED TO THE TOP SURFACE.
JOINT RESTRAINERS MAY BE USED IN PLACE OF THRUST BLOCKS ON C900, DR25 PIPE, WITH APPROVAL OF THE CITY UTILITIES DEPARTMENT.



WATER SPECIFICATIONS

SCALE: NTS
DATE: 2/5/98
DRAWN BY: JLT
REVISED BY: JLT
DATE: 6/20/06

CITY OF FERNANDINA BEACH
FERNANDINA BEACH, FLORIDA 32034

No.	By	Date	Revision
1	K		
2	J		
3	H		
4	G		
5	F		
6	E		
7	D		
8	C		
9	B		

Scale:	
Project Mgr:	NG
Designed by:	NG
Drawn by:	BM
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

HICKORY COVE

SIMMONS 9, LLC

WATER DETAILS

SHEET NO.
DT-3

9 of 9
Issue Date
NOVEMBER 2021
Project No.
21-10-42

Registered Professional

Print

Technical Review Committee (TRC): Pre-Application Meeting Request - Submission #8401

Date Submitted: 12/2/2021

Technical Review Committee (TRC) Pre-Application Meeting Request

USE THIS FORM TO Submit a project for input and guidance from the Technical Review Committee, the City group responsible for reviewing site plans and commercial projects. TRC pre-application meetings are a free service provided by the City of Fernandina Beach to help guide a project through the development review and permitting process. The TRC pre-application meeting is a meeting between an applicant and representatives of City departments responsible for reviewing applications for the purpose of exchanging information on the potential development of a site. This may include providing information on permissible uses of the site; required improvements; infrastructure requirements; any applicable design standards; any potential regional, state or federal standards; requirements for supporting plans, documents and studies; and any applicable design standards.

Fees

None

2022 Meeting Calendar



IMPORTANT NOTES

A change of use occurs when an existing use is replaced by a different use, as listed in table 2.03.02. A proposed change of use shall be subject to the pre-application conferences as set forth in 11.01.02 A change of use shall not require a local development order when all the conditions of 11.00.05 are met. The determination that a proposed use or development constitutes a change of use is an administrative decision subject to appeal. When a local development order is required due to a proposed change of use, all standards and procedures of the Comprehensive Plan and LDC shall apply to the proposed new use.

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



Local Development Orders for a Change of Use “ see LDC Section 11.00.05



Pre-Application Conference “ see LDC section 11.01.02

The LDC is available for review at

www.fbfl.us/LDC

Application Requirements

All applications and related documents for a Pre-Application Meeting must be submitted by 12:00 p.m. five (5) business days before the scheduled meeting. Required documents are as follow:

☒

A complete application.

☒

Site plans or scaled drawings; and

☒

Any other files that illustrate the proposed project.

PROPERTY INFORMATION

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

Site Address*

14th Street

City*

Fernandina Beach

State*

Florida

Zip*

32034

Parcel ID #(s)*

00-00-31-1800-0239-0030 (new pin) 00-00-31-1800-0239-0081 (parent number from lot split)

Lot

3

Block

239

Subdivision

City of Fnda Bch

Zoning District*

MU-1

Future Land Use Designation*

Mixed Use

Overlay District

-- Select One --

Size of Property (acres)*

0.77

Present Property Use*

undeveloped portion of lot

Wetlands*

No

Flood Zone*

X, 0.2 % chance flood I

Coastal Construction Control Line (CCCL)*

No

CONTACT INFORMATION

Applicant or interested party who will be present at the meeting.

First Name*

Nick

Last Name*

Gillette

Company (if applicable)

13th Street FB, LLC

Telephone Number*

904-261-8819

E-mail Address*

nick@gilletteassociates.com

PROJECT INFORMATION

Project Name

Hickory Cove

Project Type*

Residential ▼

Project Description*

Residential Group Building of 16,760 sf total (2 story) with a total of 52 occupants

Describe your project in detail

Proposed Access Road*

South 13th Street

Rd Maintenance Jurisdiction *

City Maintained ▼

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*

Tricia

Applicant Last Name*

Bowen

Today's Date*

12/2/2021

Upload Supporting Documentation*

Hickory Cove Drainage Report.pdf

Upload 2

Civil Hickory Cove 12-1-21.pdf

Upload 3

Deed - Signed Deed (for recording).pdf(7).pdf

Upload 4

Choose File

No file selected

Upload 5

Choose File

No file selected



DEPARTMENT OF PLANNING & CONSERVATION

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

PREPARED BY & RETURN TO:

Name: Wood & Smith, P.A.
Address: 303 Centre Street
Suite 100
Fernandina Beach, FL 32034
File No. 21-203772

Parcel No.: 00-00-31-1800-0239-0081

This **WARRANTY DEED**, made the **24th day of November, 2021**, by **TRAMBAC, LLC**, a **Florida Limited Liability Company** (whether one or more, the "Grantor"), to **13th Street FB, LLC**, a **Florida Limited Liability Company**, whose post office address is South 13th Street, Fernandina Beach, FL 32034 (whether one or more, the "Grantee"):

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Nassau, State of Florida, viz:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA BEACH, (FORMERLY NAMED FERNANDINA), COUNTY OF NASSAU AND STATE OF FLORIDA AND BEING FURTHER DESCRIBED ACCORDING TO THE OFFICIAL MAP OR 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 DESCRIBED AS FOLLOWS:

A PART OF LOT 3, BLOCK 239, CITY OF FERNANDINA BEACH

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 8; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST (BEARING BASIS FOR THIS DEED) ALONG THE NORTH LINE OF SAID LOT 3 AND 8, A DISTANCE OF 265.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES, 01 MINUTES, 40 SECONDS WEST, A DISTANCE OF 171.70 FEET TO A POINT ON THE SOUTH LINE OF LOT 3 AND 8 AFORESAID; THENCE SOUTH 89 DEGREES, 59 MINUTES, 56 SECONDS WEST ALONG THE SOUTH LINE AFORESAID, A DISTANCE OF 195.30 FEET TO A POINT ON THE WESTERLY LINE OF LOT 3 AFORESAID AND BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SOUTH 13TH ST (AS NOW ESTABLISHED); THENCE NORTH 00 DEGREES, 05 MINUTES, 38 SECONDS WEST ALONG THE WESTERLY LINE AND EASTERLY RIGHT OF WAY LINE AFORESAID, A DISTANCE OF 171.70 FEET TO THE NORTHWEST CORNER OF LOT 3 AFORESAID; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST ALONG THE NORTH LINE OF LOT 3 AFORESAID, A DISTANCE OF 195.66 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2020.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, as of the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness Signature
Printed Name: Adrian Kennedy

[Signature]
Witness Signature
Printed Name: Nicholas F. Smith

TRAMBAC, LLC, a Florida Limited Liability Company

By: [Signature]
Drew H. Massey, Authorized Member

By: [Signature]
Jennifer L. Vienneau, Authorized Member

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of (✓) physical presence or () online notarization this 22 day of November, 2021 by by Drew H. Massey and Jennifer L. Vienneau, Authorized Members of TRAMBAC, LLC, a Florida limited liability company.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally known: _____
OR Produced Identification: ✓

Type of Identification Produced: FL Driver's License



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

SITE DRAINAGE EVALUATION

**HICKORY COVE
SOUTH 13TH STREET
FERNANDINA BEACH, FLORIDA**

BY

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

December 1, 2021

PROJECT DESCRIPTION

The proposed project consists of a single 2-story building that serves as a group residential project. 26 parking spaces are proposed with an 8,380 SF building footprint. The total impervious area is 9,757 SF with a majority of the parking being a pervious slag material. A dry pond is proposed to serve the site.

No wetlands are present on the subject site.

EXISTING CONDITIONS

The project site is wooded with no improvements. The soils are very well drained and are mapped as Eschaw fine sand which is moderately rapid to rapid and are similar to the Resoto soils found nearby at the Hickory Ridge project.

Drainage Analysis

The 10 year storm event was analyzed via MODRET. Treatment volume recovery was observed at the 16 hour mark for the pond. The maximum stage for the 10-year storm event is elevation 22.8 and the top of bank for the pond is set at elevation 24.0. The maximum predevelopment runoff for the site was estimated to be 0.39 cfs and the post development discharge was estimated to be less than 0.2 cfs.

SUPPORTING INFORMATION

Group Residential Post Developed - Massey

Basin Calculations

Basin 1

Composite Cn

Total Drainage Area = 28779 ft²
 Impervious Area = 17614 ft²
 Pond Area = 3142 ft²
 Impervious Cn = 98.0
 Pond Cn = 100.0
 Pervious Cn = 39.0
 Composite Cn = 81.8

0.661
61% Impervious

Time of Concentration, Tc

Minimum Time of Concentration = 10 min.
 Length of Overland Flow @ 1ft/sec. = 136 ft.
 Length of Pipe Flow @ 2.5 ft/sec. = 0 ft.
 Tc = 13 min.

Pond Information

El. (ft.)		Area ft ²	Volume ft ³
24.00	TOB	3142	6737
23.50	weir	2831	5244
22.00		1926	1677
21.00	Bottom	1427	0

Treatment Volume Required, TVR

(on-line retention)

TVR = 1" * (1'/12")*Total Drainage Area = 2398 ft³
 or

TVR = 1.25" * (1'/12")*Total Impervious Drainage Area + 0.5" * (1'/12")*Total Drainage Area = 3034 ft³

TVR = 3034 ft³

Treatment Volume Provided, TVP

TVP = Vol @ Weir = 5244 ft³ OK

MODRET ANALYSIS

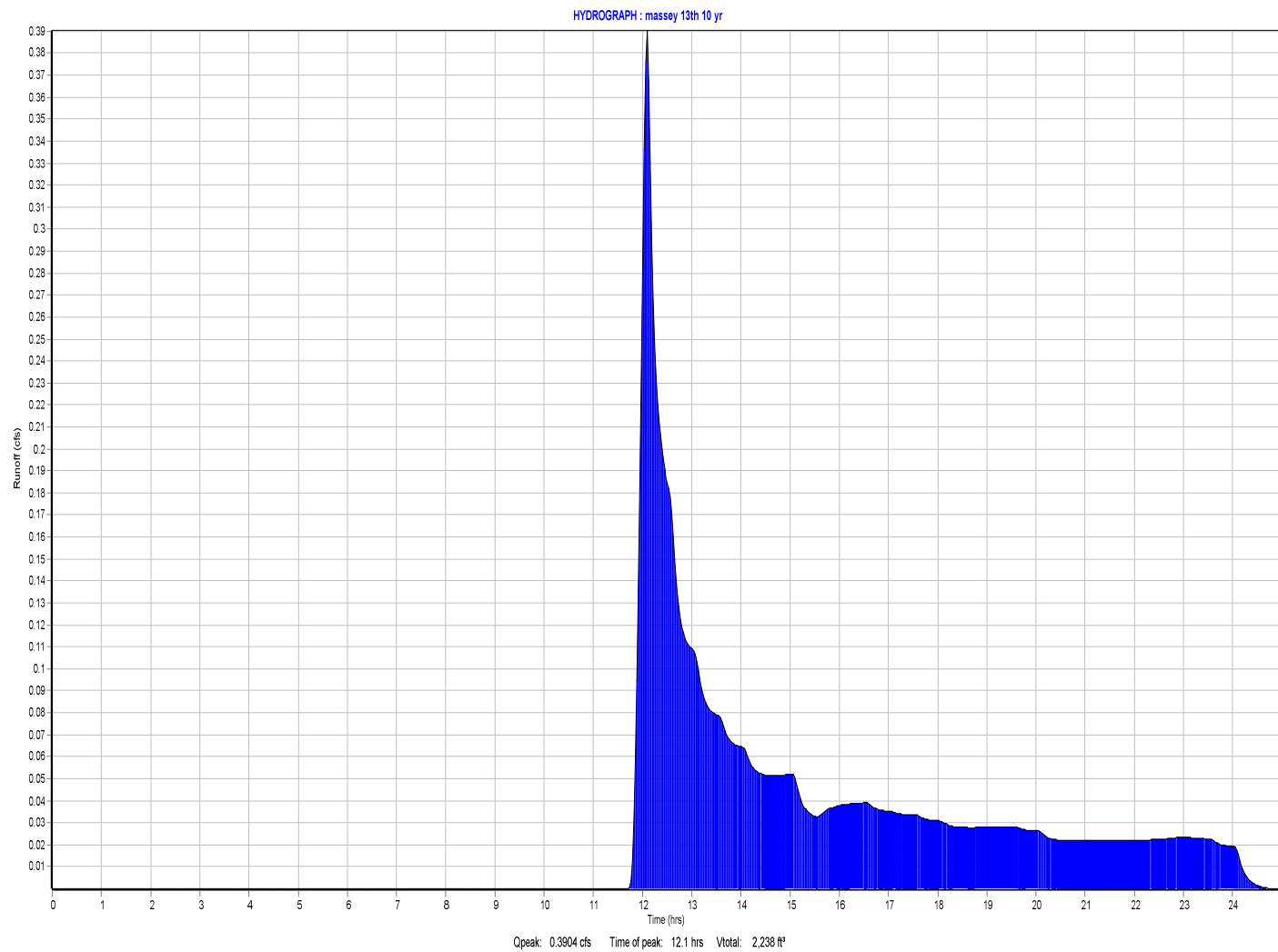
PREDEVELOPMENT HYDROGRAPH

MODRET

HYDROGRAPH DATA INPUT - SCS UNIT METHOD

Project Name : massey 13th 10 yr
Rainfall Distribution : SCS Type II (24 hrs)

Contributing Basin Area	0.66 ac.
SCS Curve Number	39.00
Time of Concentration	10.00 min.
Rainfall Depth	7.44 in.
Shape Factor	323
Percent DCIA	0.00 %



POST DEVELOPMENT ANALYSIS

MODRET

HYDROGRAPH DATA INPUT - SCS UNIT METHOD

Project Name : massey 13th 10 yr
Rainfall Distribution : SCS Type II (24 hrs)

Contributing Basin Area	0.66 ac.
SCS Curve Number	82.00
Time of Concentration	10.00 min.
Rainfall Depth	7.44 in.
Shape Factor	323
Percent DCIA	0.00 %

MODRET

SUMMARY OF UNSATURATED & SATURATED INPUT PARAMETERS

PROJECT NAME : Massey Infiltration
HYDROGRAPH RUNOFF DATA USED
UNSATURATED ANALYSIS INCLUDED

Pond Bottom Area	1,427.00 ft ²
Pond Volume between Bottom & DHWL	6,734.00 ft ³
Pond Length to Width Ratio (L/W)	2.00
Elevation of Effective Aquifer Base	10.00 ft
Elevation of Seasonal High Groundwater Table	18.00 ft
Elevation of Starting Water Level	21.00 ft
Elevation of Pond Bottom	21.00 ft
Is there overflow ?	Y
Avg. Effective Storage Coefficient of Soil for Unsaturated Analysis	0.18
Unsaturated Vertical Hydraulic Conductivity	26.60 ft/d
Factor of Safety	2.00
Saturated Horizontal Hydraulic Conductivity	10.15 ft/d
Avg. Effective Storage Coefficient of Soil for Saturated Analysis	0.25
Avg. Effective Storage Coefficient of Pond/Exfiltration Trench	1.00
Time Increment During Storm Event	2.00 hrs
Time Increment After Storm Event	6.00 hrs
Total Number of Increments After Storm Event	6.00

Runoff Hydrograph File Name: scs10.SCS

Time of Peak Runoff: 12.06 hrs

Rate of Peak Runoff: 2.95 cfs

Hydraulic Control Features:

Groundwater Control Features - Y/N

Distance to Edge of Pond

Elevation of Water Level

Impervious Barrier - Y/N

Elevation of Barrier Bottom

Top	Bottom	Left	Right
N	N	N	N
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00

N	N	N	N
0.00	0.00	0.00	0.00

MODRET

ELEVATION VS OVERFLOW RELATIONSHIP

PROJECT NAME : Massey Infiltration
Structure Type: BROAD CRESTED

Crest Elevation	22.70 ft
Crest Length	4.00 ft
Coefficient of Discharge	3.31
Weir Flow Exponent	1.50
Number of Contractions	0.00
Design High Water Level Elevation	24.00 ft

MODRET

SUMMARY OF RESULTS

PROJECT NAME : Massey Infiltration

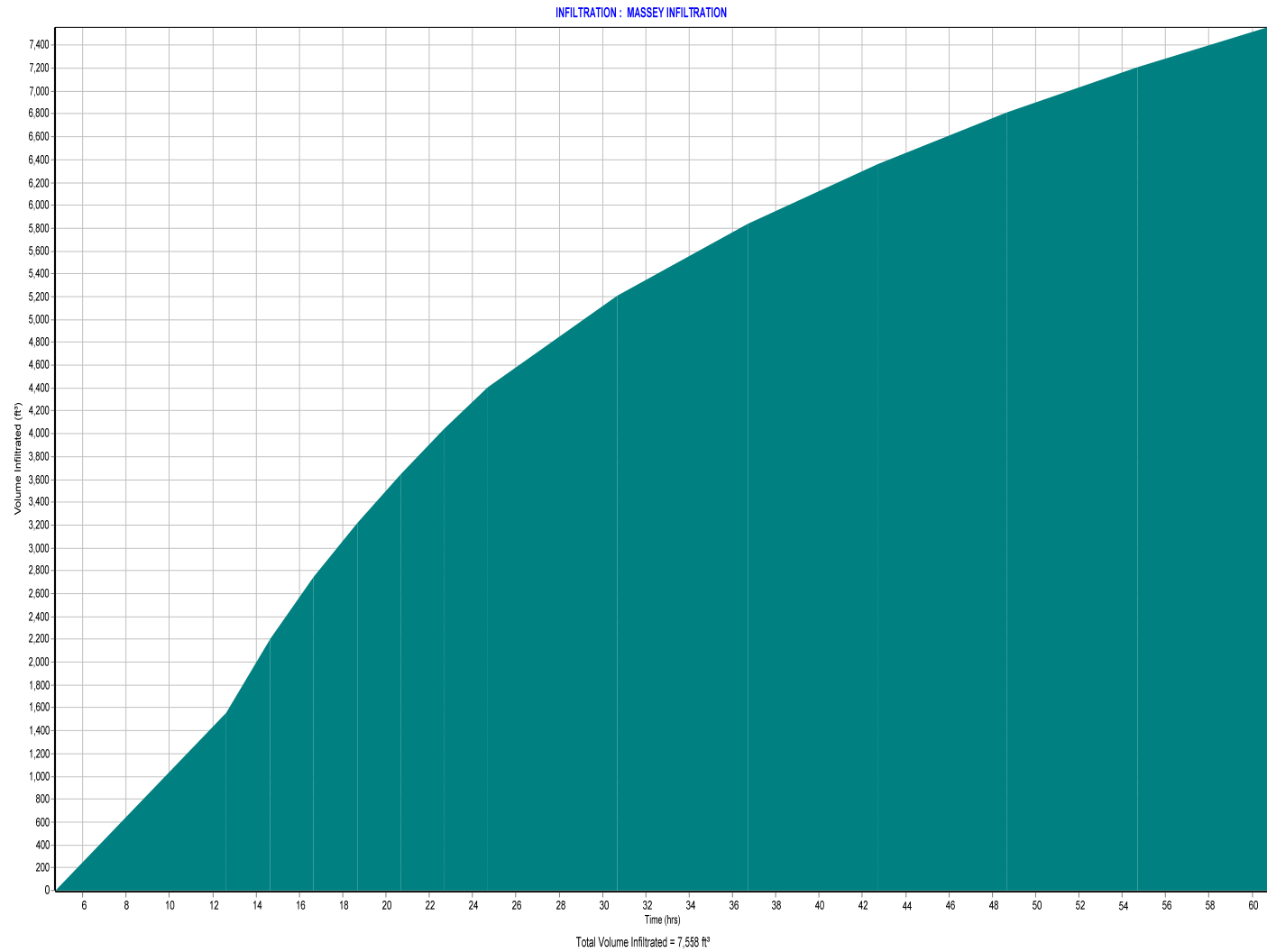
CUMULATIVE TIME (hrs)	WATER ELEVATION (feet)	INSTANTANEOUS INFILTRATION RATE (cfs)	AVERAGE INFILTRATION RATE (cfs)	CUMULATIVE OVERFLOW (ft ³)
00.00 - 4.74	18.000	0.000 *		
			0.00000	
4.74	18.000	0.02716		
			0.05473	
12.63	22.787	0.08229		2,480.50
			0.08931	
14.64	22.751	0.08212		3,901.40
			0.07493	
16.65	22.714	0.07031		4,296.10
			0.06568	
18.66	22.706	0.06247		4,471.10
			0.05925	
20.67	22.703	0.05694		4,542.80
			0.05463	
22.68	22.700	0.05245		4,552.40
			0.05026	
24.69	22.671	0.04694		4,552.40
			0.03704	
30.69	22.315	0.03314		4,552.40
			0.02924	
36.69	22.034	0.02680		4,552.40
			0.02436	
42.69	21.799	0.02262		4,552.40
			0.02088	
48.69	21.598	0.01956		4,552.40
			0.01824	
54.69	21.423	0.01720		4,552.40
			0.01617	
60.69	21.267			4,552.40

Maximum Water Elevation: 22.787 feet @ 12.63 hours

Recovery @ > 42.690 hours

* Time increment when there is no runoff

Maximum Infiltration Rate: 3.438 ft/day



INFILTRATION - MASSEY INFILTRATION



Max Water Elevation = 22.79 ft

MODRET

SUMMARY OF UNSATURATED & SATURATED INPUT PARAMETERS

PROJECT NAME : Massey Infiltration
POLLUTION VOLUME RUNOFF DATA USED
UNSATURATED ANALYSIS INCLUDED

Pond Bottom Area	1,427.00 ft ²
Pond Volume between Bottom & DHWL	6,734.00 ft ³
Pond Length to Width Ratio (L/W)	2.00
Elevation of Effective Aquifer Base	10.00 ft
Elevation of Seasonal High Groundwater Table	18.00 ft
Elevation of Starting Water Level	21.00 ft
Elevation of Pond Bottom	21.00 ft
Is there overflow ?	Y
Avg. Effective Storage Coefficient of Soil for Unsaturated Analysis	0.18
Unsaturated Vertical Hydraulic Conductivity	26.60 ft/d
Factor of Safety	2.00
Saturated Horizontal Hydraulic Conductivity	10.15 ft/d
Avg. Effective Storage Coefficient of Soil for Saturated Analysis	0.25
Avg. Effective Storage Coefficient of Pond/Exfiltration Trench	1.00

Hydraulic Control Features:

Groundwater Control Features - Y/N

	Top	Bottom	Left	Right
Distance to Edge of Pond	N	N	N	N
Elevation of Water Level	0.00	0.00	0.00	0.00

Impervious Barrier - Y/N

	Top	Bottom	Left	Right
Elevation of Barrier Bottom	N	N	N	N
	0.00	0.00	0.00	0.00

MODRET

TIME - RUNOFF INPUT DATA

PROJECT NAME: MASSEY INFILTRATION

STRESS PERIOD NUMBER	INCREMENT OF TIME (hrs)	VOLUME OF RUNOFF (ft³)
Unsat	0.97	770.58
1	1.00	2,263.42
2	8.75	0.00
3	8.75	0.00
4	8.75	0.00
5	8.75	0.00
6	8.75	0.00
7	8.75	0.00
8	8.75	0.00
9	8.75	0.00

MODRET

ELEVATION VS OVERFLOW RELATIONSHIP

PROJECT NAME : Massey Infiltration
Structure Type: BROAD CRESTED

Crest Elevation	22.70 ft
Crest Length	4.00 ft
Coefficient of Discharge	3.31
Weir Flow Exponent	1.50
Number of Contractions	0.00
Design High Water Level Elevation	24.00 ft

MODRET

SUMMARY OF RESULTS

PROJECT NAME : Massey Infiltration

CUMULATIVE TIME (hrs)	WATER ELEVATION (feet)	INSTANTANEOUS INFILTRATION RATE (cfs)	AVERAGE INFILTRATION RATE (cfs)	CUMULATIVE OVERFLOW (ft ³)
00.00 - 0.00	18.000	0.000 *		
			0.00000	
0.00	18.000	0.17689		
			0.15638	
1.97	21.856	0.13586		0.00
			0.04492	
10.73	21.226	0.03571		0.00
			0.02650	
16.04	21.000	0.02247		0.00
			0.01845	
28.23	20.595	0.01638		0.00
			0.01431	
36.99	20.394	0.01301		0.00
			0.01170	
45.74	20.230	0.01079		0.00
			0.00989	
54.49	20.091	0.00921		0.00
			0.00854	
63.25	19.971	0.00801		0.00
			0.00749	
72.00	19.866			0.00

Maximum Water Elevation: 21.856 feet @ 1.97 hours

Recovery @ 16.041 hours

* Time increment when there is no runoff

Maximum Infiltration Rate: 6.019 ft/day

Analysis Date: 12/1/2021

Print

Technical Review Committee (TRC): Pre-Application Meeting Request - Submission #8402

Date Submitted: 12/2/2021

Technical Review Committee (TRC) Pre-Application Meeting Request

USE THIS FORM TO Submit a project for input and guidance from the Technical Review Committee, the City group responsible for reviewing site plans and commercial projects. TRC pre-application meetings are a free service provided by the City of Fernandina Beach to help guide a project through the development review and permitting process. The TRC pre-application meeting is a meeting between an applicant and representatives of City departments responsible for reviewing applications for the purpose of exchanging information on the potential development of a site. This may include providing information on permissible uses of the site; required improvements; infrastructure requirements; any applicable design standards; any potential regional, state or federal standards; requirements for supporting plans, documents and studies; and any applicable design standards.

Fees

None

2022 Meeting Calendar



IMPORTANT NOTES

A change of use occurs when an existing use is replaced by a different use, as listed in table 2.03.02. A proposed change of use shall be subject to the pre-application conferences as set forth in 11.01.02 A change of use shall not require a local development order when all the conditions of 11.00.05 are met. The determination that a proposed use or development constitutes a change of use is an administrative decision subject to appeal. When a local development order is required due to a proposed change of use, all standards and procedures of the Comprehensive Plan and LDC shall apply to the proposed new use.

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



Local Development Orders for a Change of Use “ see LDC Section 11.00.05



Pre-Application Conference “ see LDC section 11.01.02

The LDC is available for review at

www.fbfl.us/LDC

Application Requirements

All applications and related documents for a Pre-Application Meeting must be submitted by 12:00 p.m. five (5) business days before the scheduled meeting. Required documents are as follow:

☒

A complete application.

☒

Site plans or scaled drawings; and

☒

Any other files that illustrate the proposed project.

PROPERTY INFORMATION

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

Site Address*

1920 1st Avenue

City*

Fernandina Beach

State*

FL

Zip*

32034

Parcel ID #(s)*

20-3N-29-0000-0031-0000

Lot

Block

Subdivision

Zoning District*

R-3

Future Land Use Designation*

High Density Residential

Overlay District

None

Size of Property (acres)*

0.43

Present Property Use*

vacant

Wetlands*

No

Flood Zone*

X, area of minimal flood

Coastal Construction Control Line (CCCL)*

Yes

CONTACT INFORMATION

Applicant or interested party who will be present at the meeting.

First Name*

Dan

Last Name*

McCranie

Company (if applicable)

1920-1944 First Avenue, LLC

Telephone Number*

904-753-8777

E-mail Address*

dan@mccranie-engineers.com

PROJECT INFORMATION

Project Name

1920-1944 First Avenue

Project Type*

Residential ▼

Project Description*

4 lot residential project

Describe your project in detail

Proposed Access Road*

1st Avenue

Rd Maintenance Jurisdiction *

City Maintained ▼

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*

DANIEL

Applicant Last Name*

MCCRANIE

Today's Date*

12/2/2021

Upload Supporting Documentation*

FIRSTAVEAMELIA-SITEPLAN03.pdf

Upload 2

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Upload 5

Choose File

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DEPARTMENT OF PLANNING & CONSERVATION

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

