



**AGENDA  
BOARD OF ADJUSTMENT  
REGULAR MEETING  
SEPTEMBER 21, 2022  
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 May 18, 2022 Regular Meeting.
- 4. NEW BUSINESS**
  - 4.1 **BOA 2022-0016 - ASA GILLETTE, GILLETTE & ASSOCIATES, AGENT FOR LINEAGE PROPERTIES, LOT 1 SEC 6, AMELIA ISLAND PARKWAY + AMELIA ROAD**  
Variance request from LDC Section 7.01.04(A)(7) Parking Standards and parking Lot Design and Table 7.01.04(A) Parking Space Requirements. (*Quasi-Judicial*)
- 5. BOARD BUSINESS**
- 6. PUBLIC COMMENT**
- 7. ADJOURNMENT**

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**NEXT BOA REGULAR MEETING IS SCHEDULED FOR OCTOBER 19, 2022.**

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  
MAY 18, 2022  
CITY HALL CHAMBERS**

- 1. CALL TO ORDER: 5:00 PM**
- 2. PLEDGE OF ALLEGIANCE**

**ROLL CALL / DETERMINATION OF QUORUM**

**MEMBERS PRESENT**

|                        |                           |
|------------------------|---------------------------|
| Geoffrey Grant (Chair) | Steven Papke (Vice Chair) |
| Barry Hertslet         | Chuck Oliva               |
| Bill Skulmis           |                           |

**MEMBERS ABSENT**

Jag Pagnucco (Alt 1)

**OTHERS PRESENT:**

Taylor Hartmann, City Planner  
Tammi Bach, City Attorney  
Kelly Gibson, Recording Secretary

Chair Grant seated Member Skulmis as a permanent voting member and stated that Member Pagnucco moves to the Alternate 1 seat. The Alternate 2 seat vacancy will be advertised by the City Clerk's Office.

Member Grant disclosed one ex parte communicating with Ms. Hartmann about the meeting management prior to the hearing as the newly appointed Chair.

City Attorney Bach explained the quasi-judicial procedures.

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

- 3. APPROVAL OF MEETING MINUTES**

- 3.1 Approval of Minutes for the Regular Meeting of April 20, 2022.**

Member Hertslet provided comments amending the meeting minutes as follows:

- Members Present, consistency with V-chair and vice chair
- Under 5.1, Mr. Tuttle's comment, add the word "impact,"
- Under 5.1, Mr. Carli, change "was", to "were"
- Under 6.2 reappoint needs a hyphen.
- Adjournment 6:14PM, not AM

Member Skulmis added that he did not second Item 6.2, check the record to determine who 2<sup>nd</sup> the

motion, possibly member Oliva.

**ACTION TAKEN:** A motion was made by Member Hertslet and seconded by Member Papke to approve the minutes as amended.

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

**4. NEW BUSINESS**

**4.1 BOA 2022-0013 - MIRANDA ARCHITECTS, JOSE MIRANDA, AGENT FOR FERNANDINA BEACH CHURCH OF CHRIST, 1005 S. 14TH STREET**

Variance request from LDC Section 6.02.28(H) to increase total floor area to 30% of the Fellowship Hall use which is limited to 20%. (*Quasi-Judicial*)

Ms. Hartmann presented the case and staff recommended approval as the request is consistent with all 6 criteria for granting a variance.

Board members asked clarifying questions of Ms. Hartmann.

Mr. Jose Miranda presented oral testimony on behalf of the applicant.

Board members asked clarifying questions of Mr. Miranda.

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

Board members had no discussion.

**ACTION TAKEN:** A motion was made by Member Oliva and seconded by Member Hertslet to approve BOA 2022-0013 without conditions; AND moved that the BOA make the following findings of fact and conclusions of law part of the record: That BOA case 2022-0013, as presented, is substantially compliant with the Comprehensive Plan and Land Development Code to warrant approval at this time; and that BOA case number 2021-0013 meets all criteria for granting a variance.

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

**5. BOARD BUSINESS**

There were no Board Business items to discuss.

Ms. Hartmann announced that the Planning & Conservation Department will welcome an intern for the summer starting in June 2022 until August 2022.

**6. PUBLIC COMMENT**

No parties wished to speak.

**7. ADJOURNMENT: 5:33 PM**

**Print**

## **Board of Adjustment (BOA) - Submission #9703**

**Date Submitted: 8/9/2022**

### **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 \$2,500

☒

Non-Residential properties \$5,000

☐

Administrative Appeals \$500

**2022 Submission Deadlines + Board Meetings Calendar**



### Application Requirements

- ☐ A complete application filed at least forty-five (45) days before the date of the Board of Adjustment's public hearing;
- ☐ A current signed, sealed, scaled survey of the property (no older than two years from date of application);
- ☐ Proof of ownership (copy of deed or tax statement)
- ☐ If applying as an agent, Owner's Authorization for Agent Representation form must be signed/ notarized and submitted as part of the application;
- ☐ A detailed letter stating the reasons for the request;
- ☐ Materials as needed to illustrate the nature of the request, including but not limited to, site plans, architectural drawings, photographs, etc. (Site plans must be dimensioned and to scale).

### Pre-Application Meeting

To guide you through the process and ensure that your application is understood and properly processed, you must meet with the applicable planner prior to submitting your application. Completed Board applications are **due forty-five (45) days prior** to the meeting date. Cases in the historic districts or Community Redevelopment Area are heard by the Historic District Council, please use the HDC Variance Application. Cases in all other areas of the City are heard by the Board of Adjustment.

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

- ☐ Procedures for Variances – LDC Section 10.02.04.
- ☐ Expiration of Variance Approval – LDC Section 10.02.04(C).
- ☐ Appeals on a Variance – LDC Section 10.02.04(D).
- ☐ Appeals of Administrative Action – LDC 11.07.00

The LDC is available for review at

[www.fbfl.us/LDC](http://www.fbfl.us/LDC)

## Appeals

Any person aggrieved by any decision of the BOA regarding a variance may present to a court of record a petition, duly verified, setting forth that the decision is illegal, in whole or in part, specifying the grounds of the illegality. The petition shall be presented to the court within thirty (30) days after the filing of the decision at the office of the Board; otherwise, the decision of the Board shall be final.

### Limitations on the Grant of a Variance

- ☐ 1. A variance shall not be granted which authorizes a use that is not permissible in the zoning district in which the property subject to the variance is located.
- ☐ 2. A variance shall not be granted which authorizes any use or standard that is prohibited by the City's Comprehensive Plan.
- ☐ 3. No nonconforming use of adjacent lands, structures, or buildings in the same zoning district, and no permitted use of land, structures, or buildings in other zoning districts, shall be considered g
- ☐ 4. A variance shall not change the requirements for concurrency.
- ☐ 5. A variance shall not be granted to permit the use of a single media peonia for the construction of a dwelling unit.
- ☐ 6. A variance shall not be granted if the evidence submitted by an applicant is solely a demonstration of financial hardship or economic considerations.
- ☐ 7. A variance shall not be granted for procedure or process components of this Land Development Code.
- ☐ 8. A variance shall not be granted to deviate from LDC section 4.02.02 to combine two (2) or more lots which would result in a lot width greater than 100 feet for lots or parcels that abut Ocean Ave
- ☐ 9. A variance will not be granted which authorizes the filling of wetlands prohibited by Land Development Code Section 3.03.03(A)
- ☐ 10. No variance shall be granted to exceed the maximum building height of 35 feet for a building on any lot within 800 feet of the mean highwater line of the Atlantic Ocean under LDC Section 4.02.03(D)
- ☐ 11. A variance shall not be granted for any residential or residential mixed-use structure to exceed the maximum building height requirements contained in Table 4.02.03(E).
- ☐ 12. A variance shall not be granted to exceed the minimum side yard setbacks listed in Table 4.02.03(E) for any building within 800 feet of the mean high-water mark of the Atlantic Ocean.

### 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?\*

7/21/2022

## PROPERTY INFORMATION

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

Site Address\*

Amelia Island Parkway/Amelia Road

City\*

Fernandina Beach

State\*

FL

Zip\*

32034

Parcel ID #(s)\*

06-2N-28-0000-0001-0010

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\*

Metz

Company (if applicable)

Lineage Properties II, LLC

Mailing Address\*

103 Solana Road, Ste. B

City\*

Ponte Vedra Beach

State\*

FL

Zip\*

32034

Telephone Number\*

904-273-2717

E-mail Address\*

szerbe@beachesdermatology.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

FL

Zip

32034

Telephone Number

9042618819

E-mail Address

asa@gilletteassociates.com

## PROJECT INFORMATION

Variance Requested from LDC Section(s)\*

7.01.04 (A)(2)(4)(7) and Table 7.01.04(A) also 7.01.04

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

Variance from Section 7.01.04 (A)(2),(4),(7) and Table 7.01.04(A) of the City of Fernandina Beach's LDC which limits the amount of parking spaces allowed based on use. Variance from Section 7.01.04 (C) of the LDC, which requires building(s) to be placed toward the front of the lot with parking at the side or rear of the building(s).

## 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 property geometry is somewhat pie-shaped and presents some challenges. However, we're not sure this contributes to the request for additional parking. The small, point area (western portion) of the lot lends itself to stormwater retention (due to odd shape). Creating a focal point for the building. Narrowness of the lot where building one resides only allows for parking on one side.

**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.\***

Granting the parking count variance would only confer upon the applicant what would be allowed in the adjacent permitting district (Nassau County). The variance for parking in front the building would have the unwanted aesthetics compensated by additional and complementary landscaping.

This property is denied additional parking that would be allowed in Nassau County proper for the equivalent zoning

As described and calculated in our attached summary, this is what we feel is a justifiable minimum parking spaces. Adjacent LDL's do not have restrictions for placement of parking relative to the building (zonings being equivalent).

We believe the property development as proposed is in harmony with the general intent and purpose of the LDC and Comp. Plan since it asks for minimal deviation that would be allowed in the adjacent Nassau County area. The submitted plan also goes above and beyond the landscaping tree protection required in the City's LDC.

The proposed side development meets all City requirements (except the variances asked here) as well as SJRWMD, FDEP and Nassau County Engineering requirements. We would say the final product would be more than compatible with surrounding airport, commercial and adjacent residential area.

## beaches dermatology.pdf

## agent form.jpeg

## deed.pdf

## sunbiz.pdf

## beaches derm\_amelia island\_civil\_la\_051622.pdf

Choose File | No file selected

Choose File | No file selected

☒ 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.

|     |
|-----|
| Asa |
|-----|

## Gillette

Today's Date\*

8/9/2022



## DEPARTMENT OF PLANNING & CONSERVATION

204 Ash Street | Fernandina Beach, Florida 32034 | 904 310-3480 |  
[www.fbfl.us/planning](http://www.fbfl.us/planning)

Please make sure to disable pop-up blocker in order to submit.



**BOARD OF ADJUSTMENT STAFF REPORT**  
**BOA 2022-0016**  
**SEPTEMBER 21, 2022**

|                                   |                                                          |
|-----------------------------------|----------------------------------------------------------|
| <b>Agent/Owner:</b>               | Gillette & Associates, Inc., Agent for: Russell Metz     |
| <b>Property Address:</b>          | Amelia Road & Amelia Island Parkway                      |
| <b>Parcel Number:</b>             | 06-2N-28-0000-0001-0010                                  |
| <b>Requested action:</b>          | Variance from LDC Sections 7.01.04(A)(7) & 7.01.04(C)(1) |
| <b>Current zoning:</b>            | MU-1                                                     |
| <b>FLUM land use category:</b>    | Mixed-use                                                |
| <b>Existing uses on the site:</b> | Vacant                                                   |

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

Subject Property Map:



## **SUMMARY OF REQUEST AND BACKGROUND INFORMATION:**

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This subject property is a 2.63-acre parcel, fronting Amelia Island Parkway and Amelia Road. The lot has never been developed and currently remains vacant land. The proposed commercial development includes one professional medical office building comprised of 7,880 ft<sup>2</sup> and a second 9,200 ft<sup>2</sup> commercial building with a use to be determined later. The development will contain common parking and stormwater facilities and required landscaping.

The applicant is requesting two variances from Land Development Code. The first requested variance is from LDC Section 7.01.04(A)(7) restricting parking spaces to no greater than 110% of the required minimum. The second variance request is from LDC Section 7.01.04(C)(1) which requires all new non-residential development to locate parking to the side or in the rear of the structures. A traffic study was not generated as part of the applicants request however, their letter of intent indicates a desire to consider the medical office needs through benefit of an alternative calculation which relies on the number of anticipated doctors, staff, and exam rooms instead of gross floor area.

Based on the proposed uses and per LDC 7.01.04(A), the number of allowable parking stalls are limited as follows:

**Medical Offices: 1 space per 250 ft<sup>2</sup> of gross floor area**

Building 1: 7,880 ft<sup>2</sup> = 31 spaces

With 10% overage: 34

**Professional Offices: 1 space per 300 ft<sup>2</sup> of gross floor area**

Building 2: 9,200 ft<sup>2</sup> = 31 spaces

With 10% overage: 35

The applicant's proposed gross floor area, for both uses, results in a maximum of 69 permissible spaces, including the 10% allowed overage. The applicant is requesting a total of 82 parking spaces. Additionally, LDC Section 7.01.04(C)(1) requires all parking to be located on the side or to the rear of the structures. The applicant seeks to deviate from this standard to allow approximately 20% of the parking stalls in front of the proposed structures.

The applicant has offered an offset to their requested variances by more than doubling the required landscaping directed by LDC Section 4.05.06. Non-residential development is required to provide a at least 20% landscaped area. Although, a formal landscape plan has not been furnished at this time, the proposed site plan depicts 42% of the lot area will be landscaped. As demonstrated the applicant is working toward meeting the City's desired goal of masking parking and reducing an auto dominated focus with new commercial development. It is anticipated that the landscape plan will be reviewed for technical compliance as part of the Technical Review Committee issuance of a Local Development Order.

Staff offers that additional measures to support vertical layering of landscape materials such as a low-grade berm or retaining walls be considered in the landscape design to offer further masking of required parking from the Amelia Island Parkway frontage. Additionally, given that the proposed project is exclusively commercial in its expected use and its total square footage equals is over 17,000, staff requests board direction to require the City's commercial design standards contained in LDC Section 6.04.01 be a condition of approval should the board wish to grant the variance. Incorporation of these standards as a condition of approval, introduces minimum architectural design features for structures located along a highly visible corridor of the City.

## APPLICABLE GUIDELINES:

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### 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:

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*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:*

|                                  |                                                                                                                                                                                                                                   |
|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Consistent with Criteria?</b> | <u>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 and articulated in any motion for approval made by the board.</u> |
|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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| Criteria                                                                                                                                                                                                                                                                                                                                                                                                 | Applicant Response                                                                                                                                                                                                                                                                                                                                                                                        | Staff Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Meets Criteria                                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| <p><b>1. Special Conditions</b><br/> <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></p> | <p>The property geometry is pie-shaped and presents design challenges from a technical perspective. The small, point area (western portion) of the lot lends itself to stormwater retention (due to odd shape). The lot lends itself to create a focal point for the proposed building one with stormwater feature located in the more narrow portion of the lot with parking in the front and sides.</p> | <p><b>Yes.</b> Special conditions <b>do exist</b> as they relate to the land. The subject parcel is a unique shape, distinctly narrowing towards the west, which significantly limits site design possibilities in this area.</p> <p>The property itself is arguably constrained in its ability to comply with structural design and practical use for the business in locating parking to the side or rear, however it does not account for the need to have additional parking beyond the required 110% maximum. To address this need, the applicant has indicated that their office dynamic requires stacking of patients with a waiting room and exam room along with doctors, nurses and administrative employees which generates additional parking beyond the allowable numbers provided by the City's code. Given the dynamic presented by the property owners and listed business needs, staff finds that special conditions do exist.</p> | <p><input checked="" type="checkbox"/> <b>Yes</b></p> <p><input type="checkbox"/> <b>No</b></p> |

| Criteria                                                                                                                                                                                                                             | Applicant Response                                                                                                                                                                                                                                                                                                                                                                                                                              | Staff Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Meets Criteria                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|
| <b>2. Special Privilege</b><br><i>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.</i> | Granting the variance to increase the total number of parking spaces would only confer upon the applicant what would be allowed in the adjacent permitting district (Nassau County). Without benefit of a variance for parking in front the business and its proposed development cannot achieve its needs to locate at this property. The applicant offers that the request be considered favorably with the offset in additional landscaping. | <p><b>No.</b> Granting the variance <b>does not confer</b> upon the applicant a special privilege that is denied by the Land Development Code.</p> <p>Staff notes that the LDC does not consider the needs of the populations to be served by the described use such as a higher rate of parking turnover and readily accessible parking locations. Staff recognizes the conflict between the adjoining jurisdiction (Nassau County) allowable parking calculations for the particular use described for Building 1 as a Medical Professional Office.</p> <p>Given the professional office use depicted in Building 2 and without benefit of the more intensive nature of the medical office use, special privilege would be granted to the entirety of the proposed project.</p> | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No |
| <b>3. Literal Interpretation</b><br><i>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.</i>             | This property is denied additional parking that would be allowed in Nassau County proper for the equivalent zoning.                                                                                                                                                                                                                                                                                                                             | <p><b>Yes.</b> Due to the subject property's unique geometry, literal interpretation of the Land Development Code <b>would deprive</b> the applicant of the ability to develop their property to its highest and best use.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No |
| <b>4. Minimum Variance</b><br><i>The variance requested is the minimum variance needed that will make possible the reasonable use of the land, structure, or building.</i>                                                           | As described and calculated in the summary, the applicant submits that 82 spaces are a justifiable minimum number of parking spaces to support their business operations.                                                                                                                                                                                                                                                                       | <p><b>No.</b> The variance requested <b>is not the minimum</b> variance needed to make possible the reasonable use of the land. Because a traffic analysis was not submitted and there is not a determined use for the larger of the 2 proposed buildings. Without this information staff is not able to determine adequate parking needs.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                    | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No |

| Criteria                                                                                                                                                                                                                           | Applicant Response                                                                                                                                                                                                                                                                                                                  | Staff Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Meets Criteria                                                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|
| <b>5. General Harmony</b><br><i>Granting the variance will be in harmony with the general intent and purpose of the Land Development Code and Comprehensive Plan.</i>                                                              | We believe the property development as proposed is in harmony with the general intent and purpose of the LDC and Comp. Plan since it asks for minimal deviation that would be allowed in the adjacent Nassau County area. The submitted plan also goes above and beyond the landscaping tree protection required in the City's LDC. | <b>Yes.</b> Granting the variance <u>will be</u> in harmony with the general intent and purpose of Land Development Code and Comprehensive Plan. Both documents intend to provide a safe, comfortable, and aesthetically pleasing City. The proposed project's robust landscape plan is more than double what the LDC requires for this type of development and will serve as an additional buffer to mask the parking from the view corridor along Amelia Island Parkway.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No |
| <b>6. Public Interest</b><br><i>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.</i> | The proposed side development meets all City requirements (except the variances asked here) as well as SJRWMD, FDEP and Nassau County Engineering requirements. We would say the final product would be more than compatible with surrounding airport, commercial and adjacent residential area.                                    | <b>Yes.</b> Granting the variance <u>is compatible</u> with the surrounding properties, will not cause injury to the area involved, or otherwise be detrimental to the public health, safety, welfare, or environment. Due to the populations to be served by the proposed medical office, ample parking and a small number of spaces being located in front of the structure could potentially reduce confusion for new and returning patients. Additionally, the subject property is adjacent to a major parkway and other commercial uses compatible with the proposed development.<br><br>The submitted site plan provides enhanced pedestrian connectivity and circulation with interior sidewalks throughout the facility, leaving drive aisles for vehicular traffic only. With the inclusion of minimum architectural design standards as provided in LDC Section 6.04.00. Staff has greater confidence in the project serving the long term public interest along one of the City's highly visible commercial corridors, Amelia Island Parkway. | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No |

## STAFF RECOMMENDATION:

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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 all six criteria for granting a variance, therefore staff must recommend DENIAL, but offers the following three considerations as a condition should the board seek to grant the requested variances:

1. The applicant must achieve at least 42% total lot area landscaping with a planting emphasis along Amelia Island Parkway.
2. The applicant must incorporate a vertical berm or landscape wall, measuring at least two feet high, within the landscape buffer fronting Amelia Island Parkway.
3. Buildings must provide architectural features consistent with LDC Section 6.04.00(L)(1). On building #2, a prominent architectural feature be designed to serve as a gateway feature at the corner of Amelia Island Parkway and Amelia Road and that greater detail in architectural features be included along its southern and eastern elevations.

**Staff recommends: DENIAL of BOA 2022-0016.**

## MOTION(S) TO CONSIDER

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I move to **approve (with listed conditions) or deny** BOA case number 2022-0016;

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

That BOA case 2022-0016, 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 2022-0016 **meets or does not meet** the following criteria for granting a variance:

\_\_\_\_\_ (please state criteria on the record).

## LIST OF EXHIBITS:

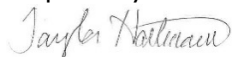
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**EXHIBIT A – SITE PLAN**

**EXHIBIT B – SURVEY**

**EXHIBIT C – SURROUNDING AREA PARCELS**

Respectfully Submitted,



**Taylor Hartmann**  
**Planner I**

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Prepared by:  
Andrea F. Lennon, P.A.,  
3391 South Fletcher Avenue  
Fernandina Beach, Florida 32034

File Number: 21-260

## Corporate Warranty Deed

**This Indenture**, made, **November 19, 2021 A.D.**

**Between J. H. Cobb Properties, Inc.**, a Florida corporation whose post office address is: **10138 Whippoorwill Lane, Jacksonville, Florida 32256**, a corporation existing under the laws of the **State of Florida**, Grantor and  
**Lineage Properties II, LLC**, a Florida limited liability company whose post office address is: **103 Solana Road, Suite B, Ponte Vedra Beach, Florida 32082**, Grantee,

**Witnesseth**, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Nassau, State of Florida, to wit:

A part of Sections 6 and 7, Township 2 North, Range 28 East, Nassau County, Florida, being more particularly described as follows: For a Point of Beginning commence at the corner common to Sections 3, 5, 6, 7, said Township 2 North, Range 28 East; thence South 89 degrees 47 minutes 51 seconds East, along the Northerly line of said Section 7, a distance of 363.00 feet to the West right of way line of Amelia Road (as now monumented); thence South 07 degrees 10 minutes 58 seconds West along said West right of way line, a distance of 183.15 feet to the Northerly right of way line of Amelia Island Parkway (a 113.5 foot right of way as now monumented); thence Southwesterly and Northwesterly along said Northerly right of way line the following Three courses: course (1) South 83 degrees 09 minutes 16 seconds West, a distance of 122.84 feet to the Point of Curve of a curve concave Northerly having a radius of 743.25 feet; course (2) Northwesterly 614.66 feet along the arc of said curve, a chord bearing North 73 degrees 09 minutes 15 seconds West and a chord distance of 597.29 feet to the Point of Tangency of said curve: course (3) North 49 degrees 27 minutes 46 seconds West a distance of 39.80 feet to an intersection with the Northerly line of aforesaid Section 6; thence South 89 degrees 47 minutes 51 seconds East, along said Northerly line of Section 6, a distance of 383.77 feet to the Point of Beginning.

A part of Sections 6 and 7, Township 2 North, Range 28 East, Nassau County, Florida, being more particularly described as follows: For a Point of Beginning commence at the corner common to Sections 3, 5, 6, 7, said Township 2 North, Range 28 East; thence South 89 degrees 47 minutes 51 seconds East, along the Northerly line of said Section 7, a distance of 363.00 feet to the West right of way line of Amelia Road (as now monumented); thence South 07 degrees 10 minutes 58 seconds West along said West right of way line, a distance of 183.15 feet to the Northerly right of way line of Amelia Island Parkway (a 113.5 foot right of way as now monumented); thence Southwesterly and Northwesterly along said Northerly right of way line the following Three courses: course (1) South 83 degrees 09 minutes 16 seconds West, a distance of 122.84 feet to the Point of Curve of a curve concave Northerly having a radius of 743.25 feet; course (2) Northwesterly 614.66 feet along the arc of said curve, a chord bearing North 73 degrees 09 minutes 15 seconds West and a chord distance of 597.29 feet to the Point of Tangency of said curve: course (3) North 49 degrees 27 minutes 46 seconds West a distance of 39.80 feet to an intersection with the Northerly line of aforesaid Section 6; thence South 89 degrees 47 minutes 51 seconds East, along said Northerly line of Section 6, a distance of 383.77 feet to the Point of Beginning.

Prepared by:  
Andrea F. Lennon, P.A.,  
3391 South Fletcher Avenue  
Fernandina Beach, Florida 32034

File Number: 21-260

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: 06-2N-28-0000-0001-0010

**And** the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

**In Witness Whereof**, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

J. H. Cobb Properties, Inc., a Florida  
corporation

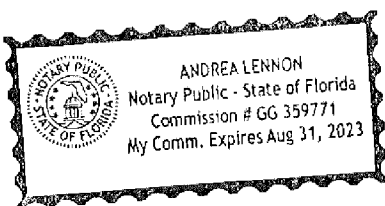
**Signed and Sealed in Our Presence:**

By: [Signature]  
James H. Cobb, III  
Its: President

[Signature]  
Witness  
Print Name: Andrea F. Lennon  
[Signature]  
Witness  
Print Name: Kelly F. Morris

State of Florida  
County of Nassau

The foregoing instrument was acknowledged before me by means of [ X ] physical presence or [ ] online notarization, this 18 day of November, 2021, by James H. Cobb, III, the President of J. H. Cobb Properties, Inc., a Florida corporation, a corporation existing under the laws of the State of Florida, on behalf of the corporation. He has produced a driver's license as identification.



[Signature] (Seal)  
Notary Public  
Notary Printed Name: Andrea F. Lennon  
My Commission Expires:



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
LINEAGE PROPERTIES II, LLC

### Filing Information

|                        |              |
|------------------------|--------------|
| <b>Document Number</b> | L21000053332 |
| <b>FEI/EIN Number</b>  | NONE         |
| <b>Date Filed</b>      | 02/10/2021   |
| <b>State</b>           | FL           |
| <b>Status</b>          | ACTIVE       |

### Principal Address

2437 FOX FOREST DRIVE  
LUTZ, FL 33549

Changed: 02/10/2022

### Mailing Address

103 SOLANA ROAD,  
SUITE B  
PONTE VEDRA BEACH, FL 32082

### Registered Agent Name & Address

CLARENCE BOUDREAUX  
103 SOLANA ROAD, SUITE B  
PONTE VEDRA BEACH, FL 32082

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

CLARENCE BOUDREAUX  
103 SOLANA ROAD,  
SUITE B  
PONTE VEDRA BEACH, FL 32082

Title MGR

RUSSELL METZ  
103 SOLANA ROAD, SUITE B  
PONTE VEDRA BEACH, FL 32082

### Annual Reports

|                    |                   |
|--------------------|-------------------|
| <b>Report Year</b> | <b>Filed Date</b> |
| 2022               | 01/31/2022        |

### Document Images

[01/31/2022 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[02/10/2021 -- Florida Limited Liability](#)

[View image in PDF format](#)



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### AGENT AUTHORIZATION

I, Russell D. Metz of Lineage Properties II, 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): 06-2N-28-0000-0001-0010

Location: Amelia Island Parkway, Fernandina Beach

[Signature]  
Signature

5/6/2022  
Date

904-273-2717 ext. 314  
Telephone Number

STATE OF FLORIDA  
COUNTY OF St. Johns

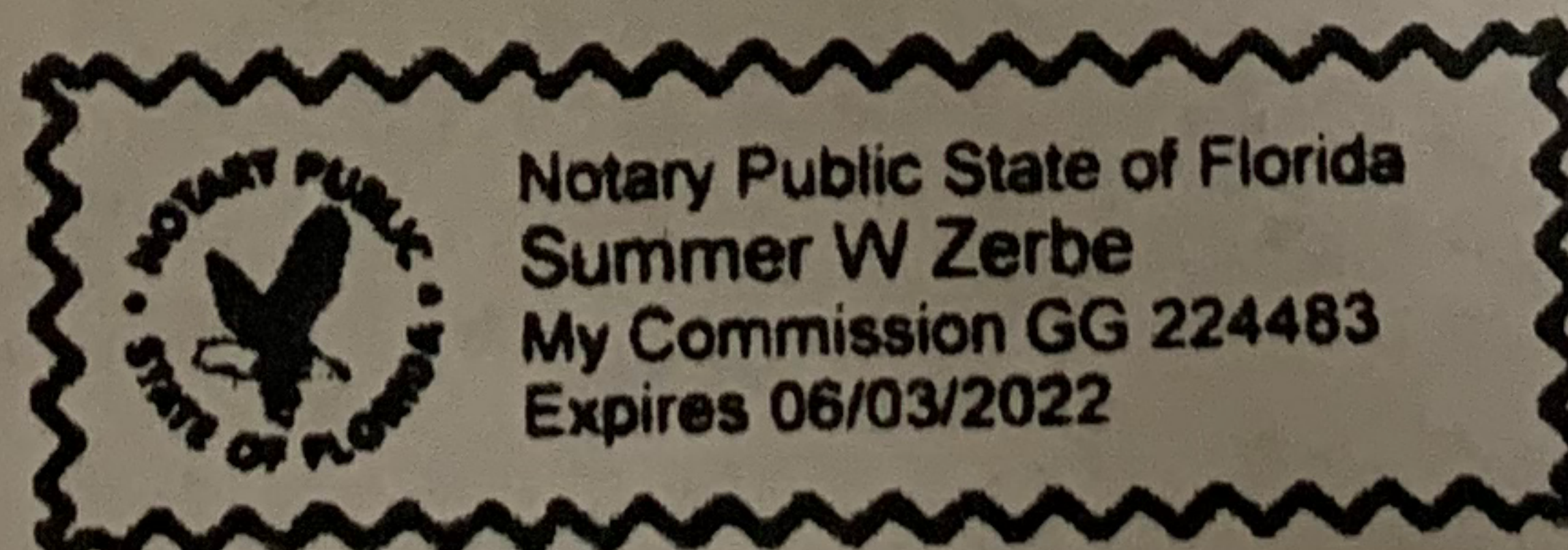
Subscribed and sworn to before me this 6 day of May,  
2022.

Who is personally known to me ☒ or has produced identification

Summer W. Zerbe  
Notary Public: Signature

Summer W. Zerbe  
Printed Name

My Commission Expires: 06/03/2022





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August 8, 2022

Ms. Taylor Hartman  
Planner and BOA Liaison  
City of Fernandina Beach  
204 Ash Street  
Fernandina Beach, FL 32034

Re: Beaches Dermatology – Fernandina Beach Location  
Board of Adjustments (BOA)  
Variance from City of Fernandina Beach Land Development Code  
TRC Case Number: TRC 2022-0019

Dear Ms. Hartman:

On behalf of our client, we are respectfully requesting the following variances to the City of Fernandina Beach's Land Development Code (LDC). We ask the BOA to consider the following items.

- We request a variance from Section 7.01.04 (A)(2),(4),(7) and Table 7.01.04(A) of the City of Fernandina Beach's LDC which limits the amount of parking spaces allowed based on use. We ask for a variance to this section to allow the medical office building(s) use to have a total of seven (7) more parking spaces than allowed by Section 7.01.04 (A); Four (4) spaces for Building #1 and three (3) spaces for Building #2. Attachment A gives a breakdown and comparison of the current parking requirements of the City's LDC and Nassau County's LDC for the same use. This comparison can serve as reasonable support for the additional requested parking spaces.
- We request a variance from Section 7.01.04 (C) of the LDC, which requires building(s) to be placed toward the front of the lot with parking at the side or rear of the building(s). We understand that the premise is to prevent the design of large parking lots, becoming the focal point of the site and lowering aesthetic quality. If you review the site plan, we only show a small amount of parking (ten spaces) in front of Building #1 and no spaces in front of Building #2. Due to the geometry of the lot, architectural focus on elderly clientele moving the parking spaces for Building #1 to the rear could render confusion to older clientele as it relates to entry into the building, as well as reducing space count. We feel a large effort to preserve trees along with above average landscape and xeriscape design, will offset the aesthetic event a small number of parking spaces would cause in front of Building #1. A proposed landscape architect plan will be distributed to Board members prior to the September meeting to demonstrate this landscaping intent.

We appreciate your consideration in this matter. If you have any questions, please contact our office at 261-8819.

Sincerely,

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

cc: Beaches Dermatology (owner)  
C. Meek  
file



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**Attachment A**

**Beaches Dermatology – Fernandina Beach Facility**  
**Explanation for Additional Parking**

Date: August 8, 2022

Re: Beaches Dermatology – Fernandina Beach Location  
Board of Adjustments (BOA)  
Variance from LDC Section 7.01.04 (A)  
*Parking Standards and Parking Lot Design*  
TRC Case Number: TRC 2022-0019

**LDC Parking Calculation Comparison:**

The following is a comparison of parking requirements for the City of Fernandina Beach and Nassau County. Building #2 is currently planned for construction sometime within the next five years. Beaches Dermatology have provided doctor and staff data.

**Current City of Fernandina Beach LDC parking requirements (Table 7.04.04(A)):**

Medical Offices and Clinics: One space per 250 square feet of gross floor area

LDC Parking Calculation (F. B.):

Bldg. #1:  $(7880 \text{ s.f.}) / (250 \text{ s.f. per space}) = 31 \text{ spaces}$

*Total with 10% overage allowance: 34*

Bldg. #2:  $(9200 \text{ s.f.}) / (250 \text{ s.f. per space}) = 37 \text{ spaces}$

*Total with 10% overage allowance: 41*

**Total allowed between both buildings: 75 spaces (City of Fernandina Beach)**

**Current Nassau County LDC parking requirements (Ordinance 97-19, Article 31, Section 31.12(E)(1))**

Medical & Dental Office or Clinic: One space for each doctor, plus  
One space per each two employees, plus  
One and one-half (1-1/2) spaces per consult/exam room

LDC Parking Calculation (N.C.):

Bldg. #1:  $(7 \text{ doctors/PA}) * (1 \text{ space/doctor}) = 7 \text{ spaces}$

$(16 \text{ employees}) * (0.5 \text{ space/employee}) = 8 \text{ spaces}$

$(14 \text{ exam rooms}) * (1.5 \text{ spaces/room}) = 21 \text{ spaces}$

Total calculated spaces: 34

*Total Allowed Spaces with 10% overage: 37 spaces*

Bldg. #2: Since Building 2 has not been designed, we will assume a ratio based on building area, utilizing the same use as Bldg. #1.

$(9200 \text{ s.f.}) / (7880 \text{ s.f.}) = 1.2$

Total calculated spaces:  $(34) * (1.2) = 40$

*Total spaces with 10% overage: 44 spaces*

**Total allowed between both buildings: 81 spaces (Nassau County)**

**Attachment A**  
**(continued)**

Re: Beaches Dermatology – Fernandina Beach Location  
Board of Adjustments (BOA)  
Variance from LDC Section 7.01.04 (A)  
*Parking Standards and Parking Lot Design*  
TRC Case Number: TRC 2022-0019

**Summary**

Per information obtained from Beaches Dermatology (as well as observations of other practices), the number of clients and associated parking spaces needed is greater than what would be allowed by either of the LDCs mentioned above. We do feel Nassau County's LDC requirements appear to be more realistic and should be considered as supporting evidence for increased parking as shown on the drawings. The City should consider Nassau County's parking calculation methodology in lieu of a straight square-foot calculation for medical offices.

Based on current medical office practice, one could justify increasing Nassau County's parking requirements to one space per employee (representative of today's living practices) and two spaces per exam room (representative of queueing, staging and processing of patients). Implementing both of these items would add up to about 15 additional parking spaces for building one, which is more representative of current medical office practices.

We respectfully ask for a variance from LDC Section 7.01.04 (A) to allow for an additional four (4) parking spaces for Building #1 (total of 38 spaces) and an additional three (3) parking spaces for Building #2 (total of 44 spaces). This equates to a total of seven (7) additional parking spaces above that allowed by the City's L.D.C.

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

NOTE: SOME DETAILS IN THESE DRAWINGS ARE TO BE CONSIDERED TYPICAL AND MAY NOT BE CALLED OUT ON PLANS. CONTRACTOR SHALL BECOME FAMILIAR WITH AND FOLLOW ALL DETAILS DURING CONSTRUCTION IN ALL TYPICAL AREAS.

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

# ENGINEERING PLANS

FOR

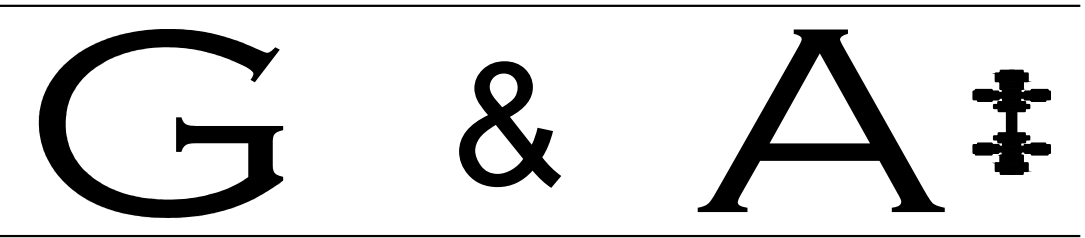
AMELIA ISLAND MEDICAL OFFICES

FOR

BEACHES DERMATOLOGY

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  
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT  
NASSAU COUNTY (RIGHT OF WAY)  
F.D.E.P. (UTILITIES)

G&A Project  
No.: XX-XX-XX

ISSUE DATE: MAY 12, 2022

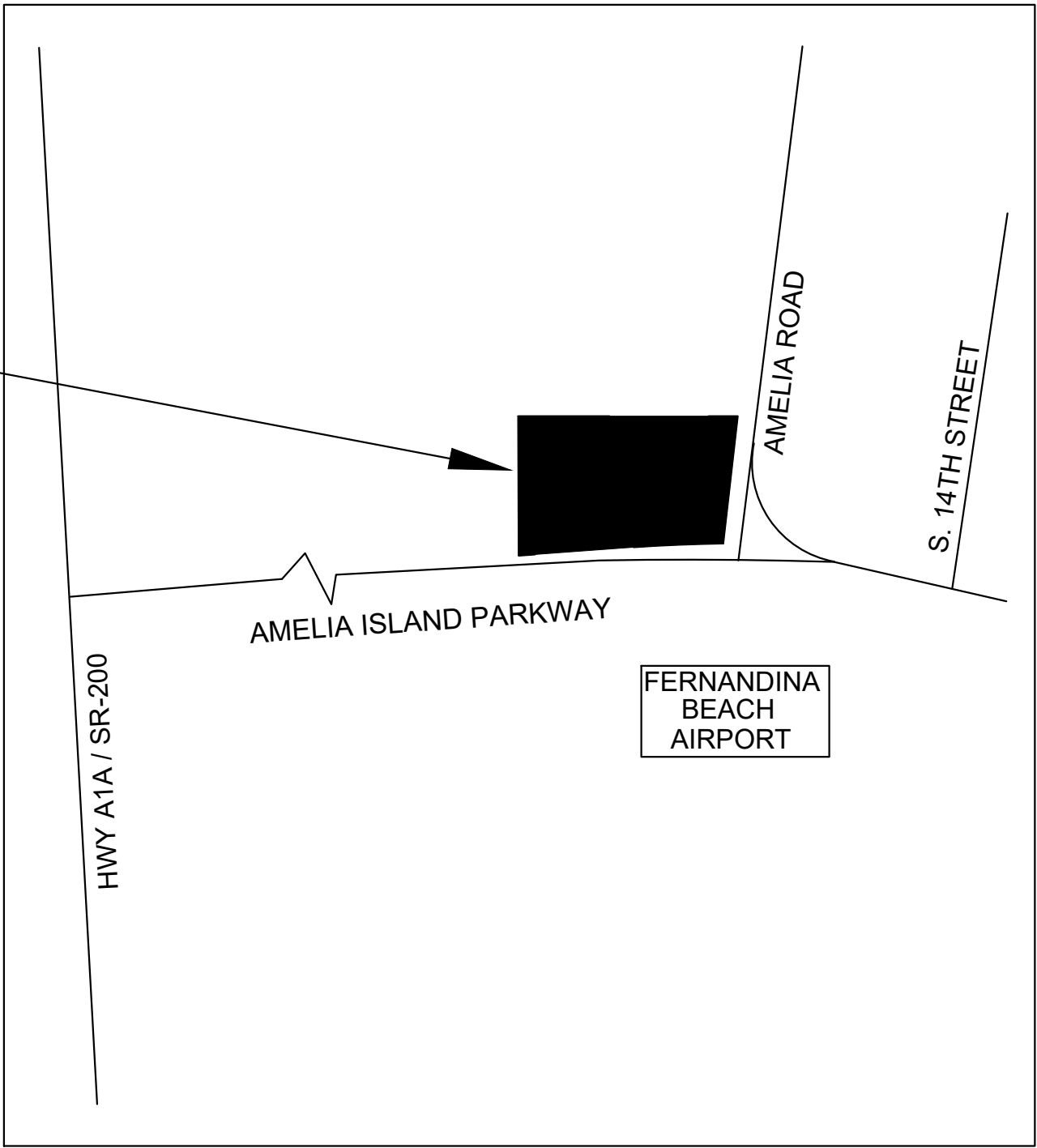
AMELIA ISLAND MEDICAL OFFICES

FOR  
BEACHES DERMATOLOGY

RELEASED FOR CONSTRUCTION BY

SITE LOCATION MAP

SITE



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

AMELIA ISLAND MEDICAL OFFICE  
BEACHES DERMATOLOGY  
AMELIA ISLAND PARKWAY  
FERNANDINA BEACH, FLORIDA

DATE: 5/16/22  
SCALE: NONE  
DRAWING IS REDUCED IF LESS THAN 22" x 34"  
COVER SHEET  
North / Elev Key Sheet  
CVR  
Page



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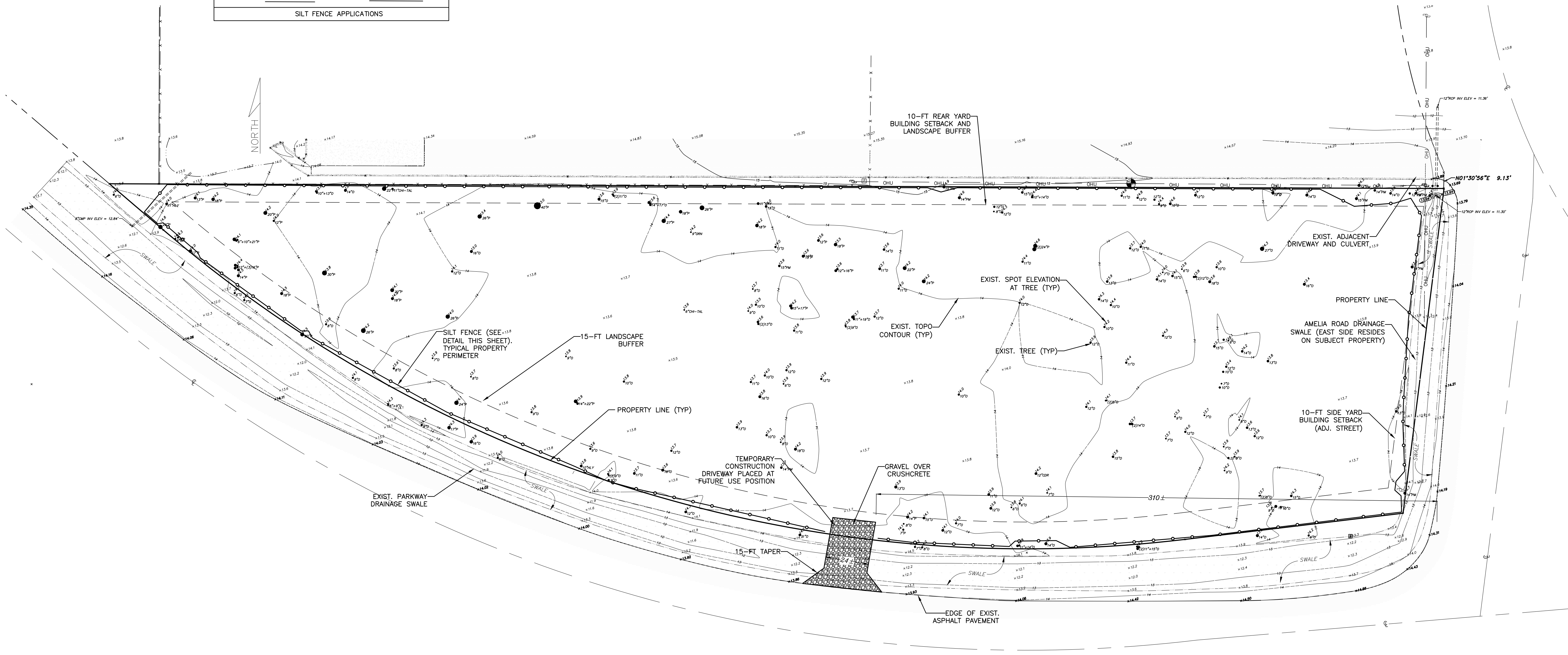
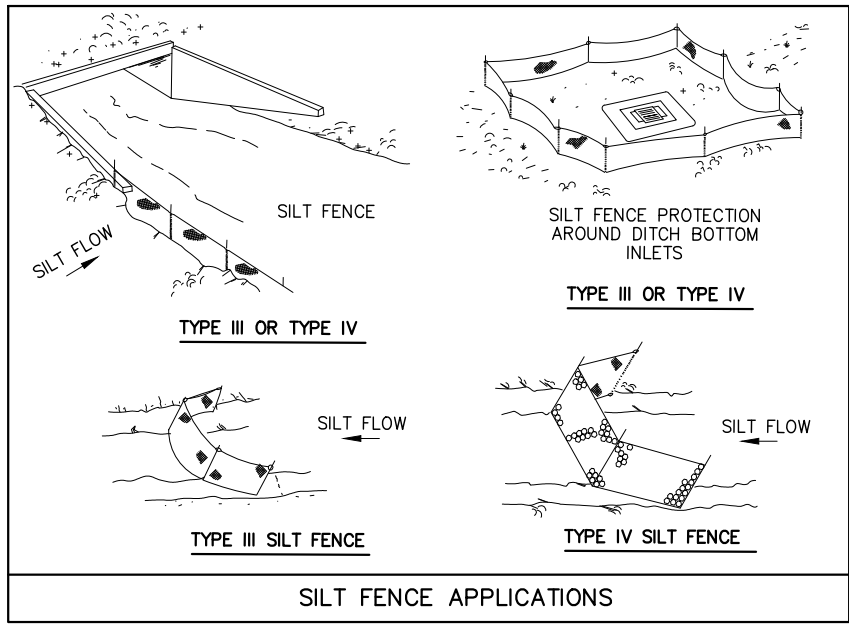
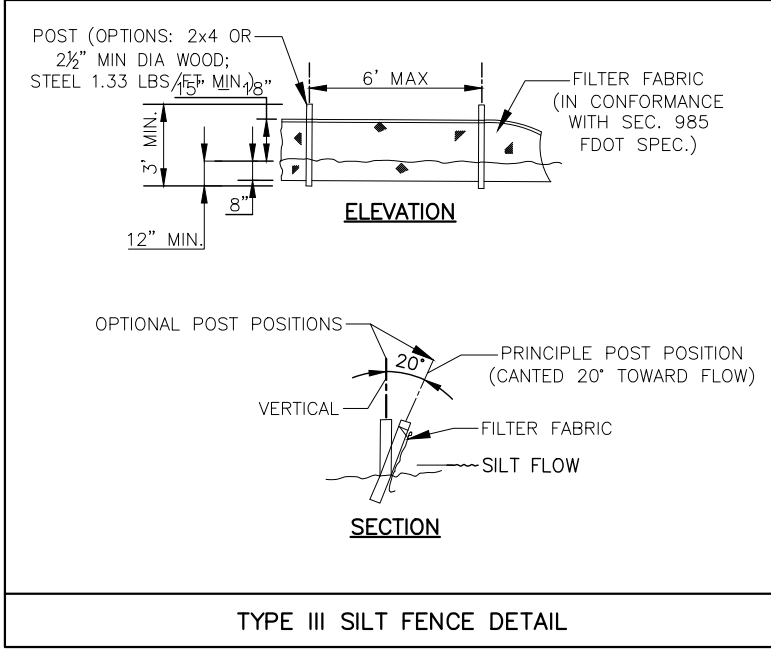
REGISTERED DESIGN PROFESSIONAL  
**NOT FOR CONSTRUCTION**  
ASA R. GILLETTE, P.E.  
FLORIDA P.E. NO. 56177

| REV | DATE     | ITEM                      |
|-----|----------|---------------------------|
| A   | 05/16/22 | C.O.F.B. TRC SUBMITTAL #1 |
|     |          |                           |
|     |          |                           |
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**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](http://www.gilletteassociates.com)

**AMELIA ISLAND MEDICAL OFFICE  
BEACHES DERMATOLOGY**  
AMELIA ISLAND PARKWAY  
FERNANDINA BEACH, FLORIDA

DATE: 5/16/22  
SCALE: 1"=30'  
DRAWING IS REDUCED IF LESS THAN 22" x 34"  
**PRE-DEVELOPED  
PLAN**  
North / Elev Key Sheet  
PRE-1  
Page



**PRE-DEVELOPED SITE PLAN**  
SCALE: 1:30

NOTE: SOME DETAILS IN THESE DRAWINGS ARE TO BE CONSIDERED TYPICAL, AND MAY NOT BE CALLED OUT ON PLANS. CONTRACTOR SHALL BECOME FAMILIAR WITH AND FOLLOW ALL DETAILS DURING CONSTRUCTION IN ALL TYPICAL AREAS.

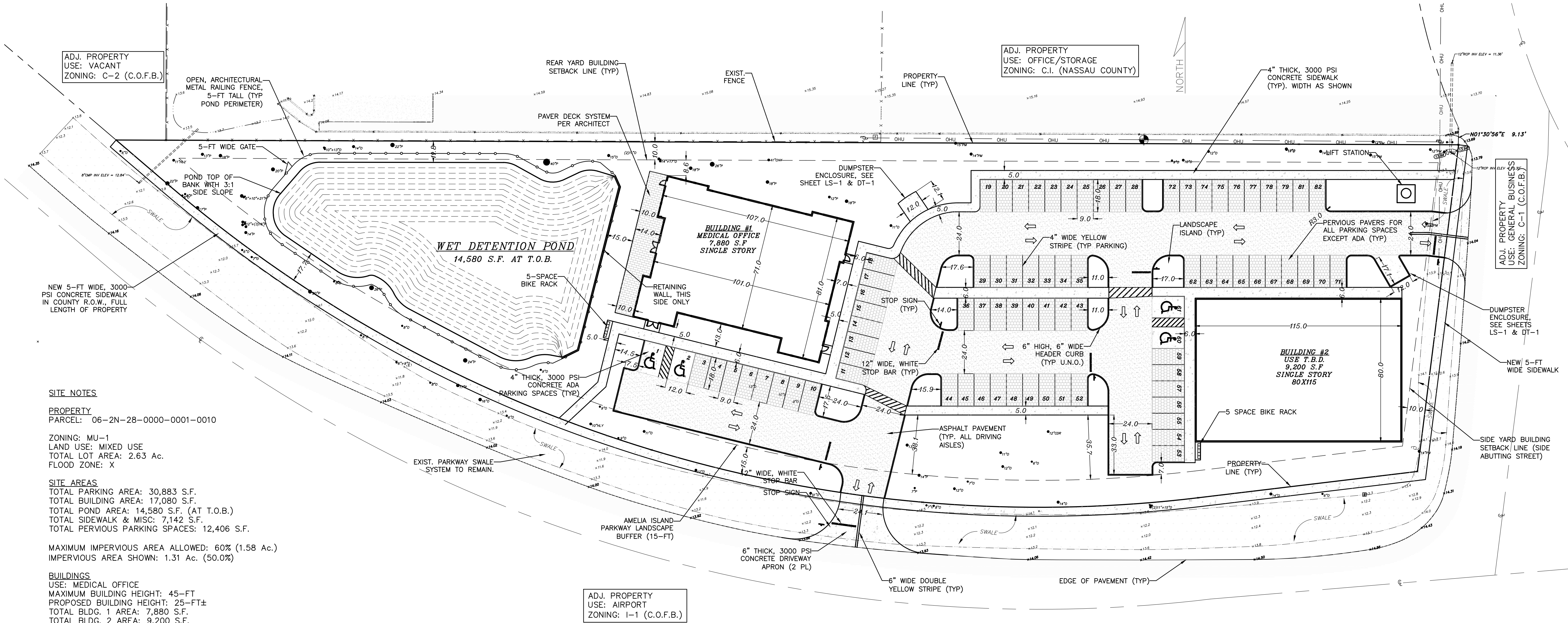
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NOT FOR CONSTRUCTION  
ASA R. GILLETTE, P.E.  
FLORIDA P.E. NO. 56177

| REV | DATE     | ITEM                      |
|-----|----------|---------------------------|
| A   | 05/16/22 | C.O.F.B. TRC SUBMITTAL #1 |
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**GILLETTE & ASSOCIATES, INC.**  
CIVIL, ENVIRONMENTAL, MECHANICAL, & STRUCTURAL ENGINEERING  
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ASA R. GILLETTE, P.E. \* FL PE NO. 56177  
20 S. 4th STREET \* FERNANDINA BEACH, FL 32034  
PHONE: 904-261-8819 \* [www.gilletteassociates.com](http://www.gilletteassociates.com)

**AMELIA ISLAND MEDICAL OFFICE  
BEACHES DERMATOLOGY**  
  
**AMELIA ISLAND PARKWAY  
FERNANDINA BEACH, FLORIDA**

DATE: 5/16/22  
SCALE: 1"=30'  
DRAWING IS REDUCED IF LESS THAN 22" x 34"  
**GEOMETRY PLAN**  
North / Elev Key Sheet  
GE-1  
Page



GEOMETRY PLAN  
SCALE: 1:30

**SITE NOTES**

PROPERTY  
PARCEL: 06-2N-28-0000-0001-0010

ZONING: MU-1  
LAND USE: MIXED USE  
TOTAL LOT AREA: 2.63 Ac.  
FLOOD ZONE: X

**SITE AREAS**  
TOTAL PARKING AREA: 30,883 S.F.  
TOTAL BUILDING AREA: 17,080 S.F.  
TOTAL POND AREA: 14,580 S.F. (AT T.O.B.)  
TOTAL SIDEWALK & MISC: 7,142 S.F.  
TOTAL PERVIOUS PARKING SPACES: 12,406 S.F.

MAXIMUM IMPERVIOUS AREA ALLOWED: 60% (1.58 Ac.)  
IMPERVIOUS AREA SHOWN: 1.31 Ac. (50.0%)

**BUILDINGS**  
USE: MEDICAL OFFICE  
MAXIMUM BUILDING HEIGHT: 45-FT  
PROPOSED BUILDING HEIGHT: 25-FT±  
TOTAL BLDG. 1 AREA: 7,880 S.F.  
TOTAL BLDG. 2 AREA: 9,200 S.F.  
MAXIMUM FLOOR TO AREA RATIO: 0.5  
PROPOSED FLOOR TO AREA RATIO: 0.15

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

**UTILITIES:**  
- ELECTRIC: FLORIDA PUBLIC UTILITIES  
- WATER: CITY OF FERNANDINA BEACH  
- SEWER: CITY OF FERNANDINA BEACH  
- GAS: FLORIDA PUBLIC UTILITIES  
- CABLE/PHONE: VARIES

**PARKING:**  
- BLDG 1: MEDICAL OFFICE: 1 SPACE PER 250 S.F.  
(7,880 S.F.)/(250 SF/SPACE) = 31 SPACES  
- BLDG 2: MEDICAL OFFICE: 1 SPACE PER 250 S.F.  
(9,200)/(250 SF/SPACE) = 37 SPACES  
TOTAL SPACES ALLOWED: 68  
TOTAL SPACES W/10% OVERAGE: 75

TOTAL SPACES SHOWN: 82  
ADA SPACES: 4  
- NOTE: SITE IS OVERPARKED; VARIANCE REQUIRED FOR SEVEN (7) ADD'L SPACES.

**LANDSCAPE & TREE PROTECTION REQUIREMENTS:**

- MIN. 20% OF TOTAL GROSS AREA TO BE LANDSCAPED  
- MIN. ONE (1) SHADE TREE FOR EACH 1,500 SF OF SITE  
- 50% OF THE TOTAL D.B.H. OF THE PROTECTED TREES SHALL BE EXEMPT FROM REPLACEMENT.  
- IMPERVIOUS IMPROVEMENTS (OR W/IN 5-FT THEREOF) REQUIRE REPLACEMENT OF 50% OF THE TOTAL D.B.H. OF THE PROTECTED TREES.

NOTE: SOME DETAILS IN THESE DRAWINGS ARE TO BE CONSIDERED TYPICAL, AND MAY NOT BE CALLED OUT ON PLANS. CONTRACTOR SHALL BECOME FAMILIAR WITH AND FOLLOW ALL DETAILS DURING CONSTRUCTION IN ALL TYPICAL AREAS.

REGISTERED DESIGN PROFESSIONAL  
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ASA R. GILLETTE, P.E.  
FLORIDA P.E. NO. 56177

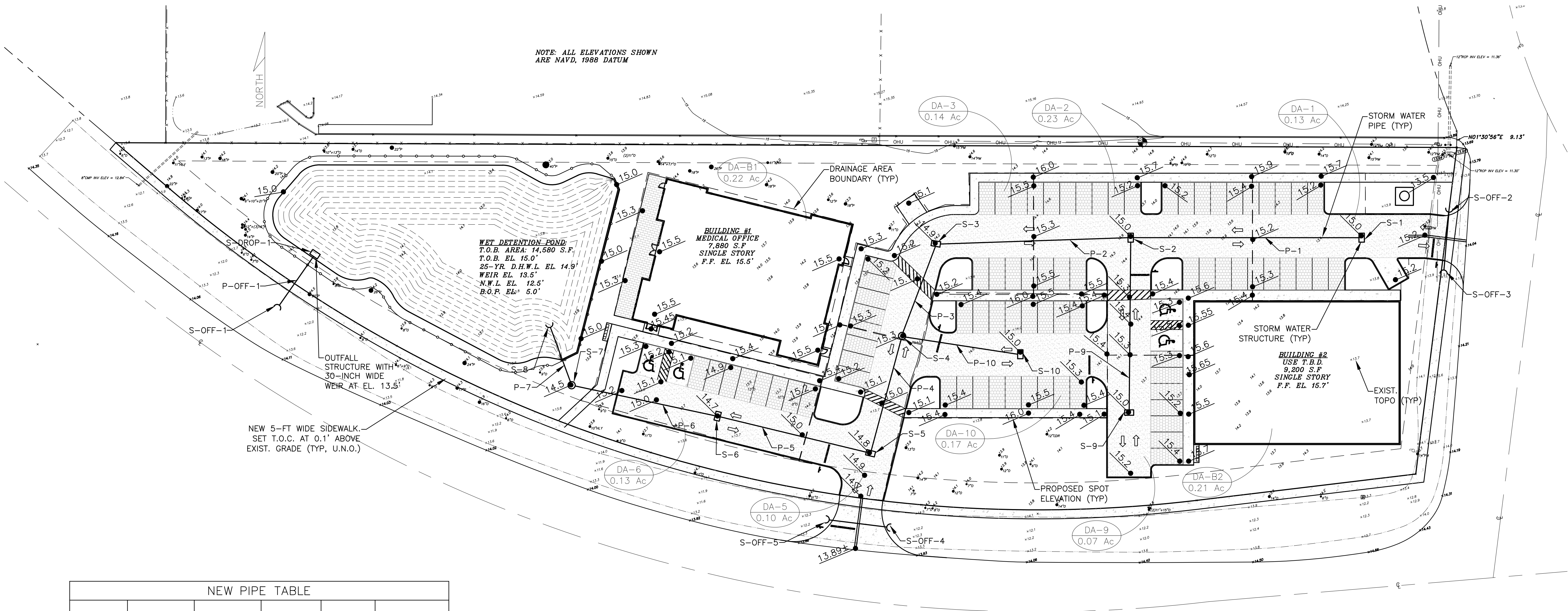
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AMELIA ISLAND MEDICAL OFFICE  
BEACHES DERMATOLOGY  
AMELIA ISLAND PARKWAY  
FERNANDINA BEACH, FLORIDA

DATE: 5/16/22  
SCALE: 1"=30'  
DRAWING IS REDUCED IF LESS THAN 22" x 34"  
DRAINAGE PLAN  
North / Elev Key Sheet  
DR-1  
Page

NOTE: ALL ELEVATIONS SHOWN ARE NAVD, 1988 DATUM



PAVING & DRAINAGE PLAN  
SCALE: 1:30

| NEW PIPE TABLE |          |         |               |             |          |
|----------------|----------|---------|---------------|-------------|----------|
| NAME           | FROM     | TO      | DIAMETER (IN) | LENGTH (FT) | MATERIAL |
| P-1            | S-1      | S-2     | 18            | 126         | PE       |
| P-2            | S-2      | S-3     | 24            | 105         | PE       |
| P-3            | S-3      | S-4     | 24            | 51          | PE       |
| P-4            | S-4      | S-5     | 30            | 64          | PE       |
| P-5            | S-5      | S-6     | 30            | 84          | PE       |
| P-6            | S-6      | S-7     | 30            | 79          | PE       |
| P-7            | S-7      | S-8     | 30            | 33          | PE       |
| P-9            | S-9      | S-2     | 18            | 93          | PE       |
| P-10           | S-10     | S-4     | 18            | 63          | PE       |
| P-OFF-1        | S-DROP-1 | S-OFF-1 | 24            | 33          | PE       |
| P-OFF-2        | S-OFF-2  | S-OFF-3 | 18            | 35          | PE       |
| P-OFF-3        | S-OFF-4  | S-OFF-5 | 18            | 35          | PE       |

NOTE: PIPE LISTED ABOVE TO BE PER FDOT PARAMETERS AND SPECIFICATIONS

| NEW STRUCTURE TABLE |      |                  |                  |       |       |       |
|---------------------|------|------------------|------------------|-------|-------|-------|
| NAME                | TYPE | TOP/ INLET ELEV. | INVERT ELEVATION |       |       |       |
|                     |      |                  | N                | S     | E     | W     |
| S-1                 | C    | 15.00            | —                | —     | —     | 11.25 |
| S-2                 | E    | 15.00            | —                | 11.01 | 10.93 | 10.43 |
| S-3                 | E    | 14.90            | —                | 10.25 | 10.25 | —     |
| S-4                 | M/H  | 14.80            | 10.16            | 9.66  | 10.99 | —     |
| S-5                 | E    | 14.70            | 9.58             | —     | —     | 9.58  |
| S-6                 | E    | 14.60            | —                | 9.47  | 9.47  | —     |
| S-7                 | M/H  | 14.50            | 9.37             | —     | 9.37  | —     |
| S-8                 | MES  | —                | —                | 9.32  | —     | —     |
| S-9                 | C    | 15.00            | 11.25            | —     | —     | —     |
| S-10                | C    | 14.90            | —                | —     | —     | 11.15 |
| S-DROP-1            | C    | 14.90            | —                | —     | 12.50 | —     |
| S-OFF-1             | MES  | —                | —                | —     | —     | 12.00 |
| S-OFF-2             | MES  | —                | —                | 12.10 | —     | —     |
| S-OFF-3             | MES  | —                | 12.20            | —     | —     | —     |
| S-OFF-4             | MES  | —                | —                | —     | 12.20 | —     |
| S-OFF-5             | MES  | —                | —                | —     | —     | 12.10 |

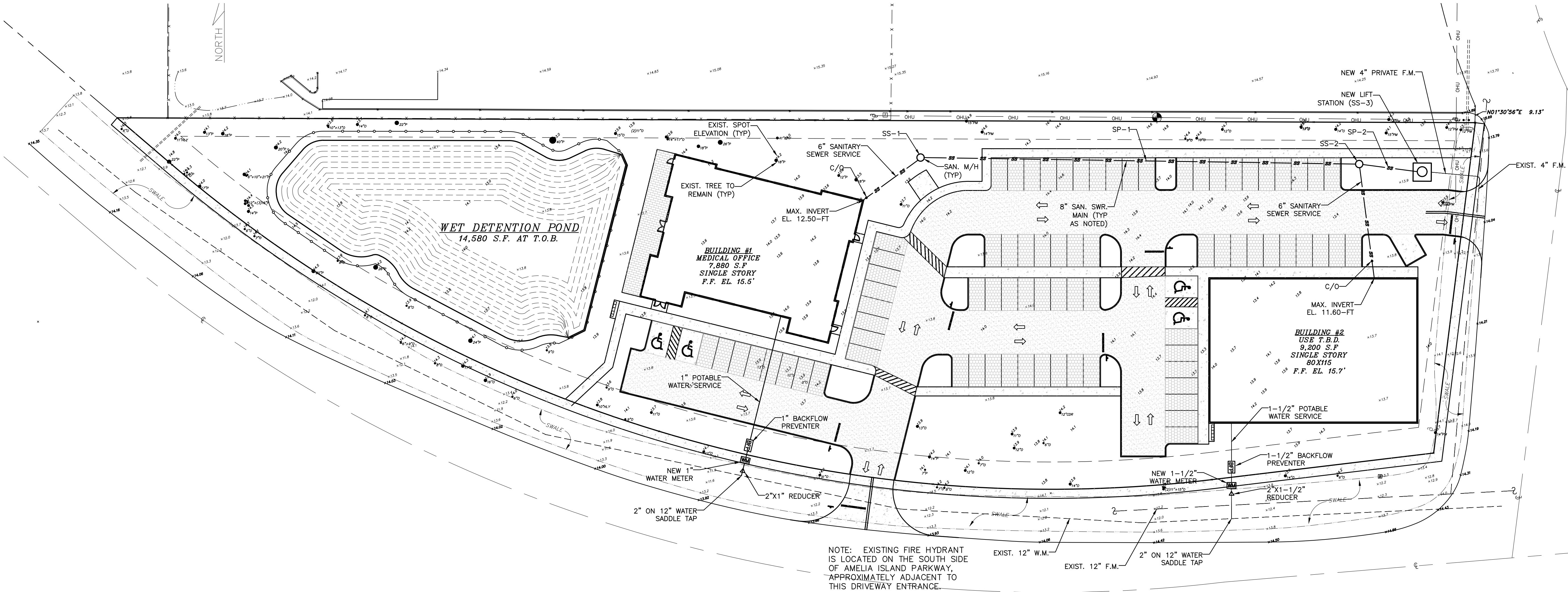
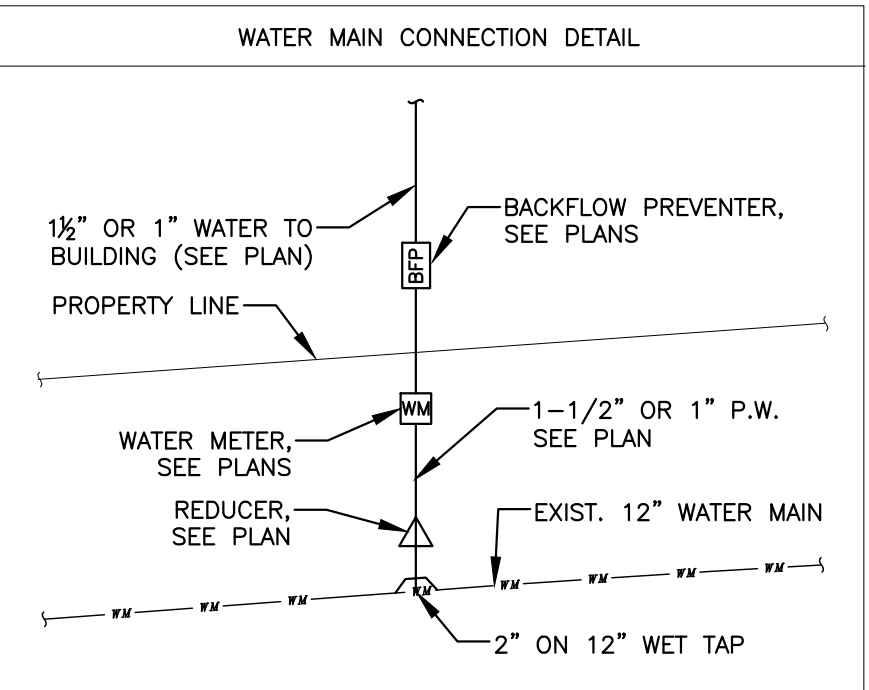
NOTE: STRUCTURE TYPES LISTED ABOVE TO BE PER FDOT PARAMETERS AND SPECIFICATIONS

NOTE: SOME DETAILS IN THESE DRAWINGS ARE TO BE CONSIDERED TYPICAL AND MAY NOT BE CALLED OUT ON PLANS. CONTRACTOR SHALL BECOME FAMILIAR WITH AND FOLLOW ALL DETAILS DURING CONSTRUCTION IN ALL TYPICAL AREAS.

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

| SANITARY STRUCTURE TABLE |      |                     |                  |       |       |       |
|--------------------------|------|---------------------|------------------|-------|-------|-------|
| NAME                     | TYPE | TOP/<br>INLET ELEV. | INVERT ELEVATION |       |       |       |
|                          |      |                     | N                | S     | E     | W     |
| SS-1                     | M/H  | 14.0                | —                | 12.10 | 12.00 | —     |
| SS-2                     | M/H  | 14.0                | —                | 10.95 | 10.95 | 11.05 |
| SS-3                     | L.S. | 14.0                | —                | —     | 10.83 | —     |
|                          |      |                     |                  |       |       |       |
|                          |      |                     |                  |       |       |       |

| SANITARY PIPE TABLE |      |      |      |        |          |
|---------------------|------|------|------|--------|----------|
| NAME                | FROM | TO   | SIZE | LENGTH | MATERIAL |
| SP-1                | SS-1 | SS-2 | 8"   | 238'   | SDR-9    |
| SP-2                | SS-2 | SS-3 | 8"   | 30'    | SDR-9    |
|                     |      |      |      |        |          |
|                     |      |      |      |        |          |



UTILITY PLAN  
SCALE: 1:30

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

AMELIA ISLAND MEDICAL OFFICE  
BEACHES DERMATOLOGY  
AMELIA ISLAND PARKWAY  
FERNANDINA BEACH, FLORIDA

DATE: 5/16/22  
SCALE: 1"=30'  
DRAWING IS REDUCED IF LESS THAN 22" x 34"  
UTILITY PLAN  
North / Elev Key Sheet  
UT-1  
Page

NOTE: SOME DETAILS IN THESE DRAWINGS ARE TO BE CONSIDERED TYPICAL AND MAY NOT BE CALLED OUT ON PLANS. CONTRACTOR SHALL BECOME FAMILIAR WITH AND FOLLOW ALL DETAILS DURING CONSTRUCTION IN ALL TYPICAL AREAS.

REGISTERED DESIGN PROFESSIONAL  
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ASA R. GILLETTE, P.E.  
FLORIDA P.E. NO. 56177

| REV | DATE     | ITEM                     |
|-----|----------|--------------------------|
| A   | 05/16/22 | C.O.F.B. TRC SUBMITAL #1 |

GILLETTE & ASSOCIATES, INC.  
CIVIL, ENVIRONMENTAL, MECHANICAL, & STRUCTURAL ENGINEERING  
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AMELIA ISLAND MEDICAL OFFICE  
BEACHES DERMATOLOGY  
AMELIA ISLAND PARKWAY  
FERNANDINA BEACH, FLORIDA

| Beaches Dermatology - Amelia Island Parkway - Tree Mitigation Table |                 |         |              |               |                        |                 |                       |
|---------------------------------------------------------------------|-----------------|---------|--------------|---------------|------------------------|-----------------|-----------------------|
| Tree ID                                                             | Survey Label    | Species | DBH (Inches) | Health Status | Mitigable DBH (Inches) | Retained? (Y/N) | Retained DBH (Inches) |
| 531                                                                 | 14"PM           | PM      | 14           | 29.5          | 0                      | Y               | 0                     |
| 533                                                                 | 13"O            | WO      | 13           | 26.5          | 0                      | Y               | 0                     |
| 534                                                                 | 14"PM           | PM      | 14           | 33.5          | 14                     | N               | 0                     |
| 535                                                                 | 12"PM           | PM      | 12           | 33.5          | 12                     | Y               | 12                    |
| 536                                                                 | 12"PM           | PM      | 12           | 32.5          | 12                     | Y               | 12                    |
| 537                                                                 | 12"PM           | PM      | 12           | 29.5          | 0                      | N               | 0                     |
| 538                                                                 | 14"O            | LO      | 14           | 26.5          | 0                      | N               | 0                     |
| 539                                                                 | 14"PM           | PM      | 14           | 29.5          | 0                      | N               | 0                     |
| 540                                                                 | 14"PM (offsite) | PM      | 14           | 29.5          | 0                      | Y               | 0                     |
| 541                                                                 | 15"PM           | PM      | 15           | 39.5          | 15                     | Y               | 15                    |
| 542                                                                 | 14"O            | LO      | 14           | 36.5          | 14                     | Y               | 14                    |
| 543                                                                 | 22"P            | SP      | 22           | 41.5          | 22                     | Y               | 22                    |
| 544                                                                 | 11"HLV          | AH      | 11           | 44.5          | 11                     | Y               | 11                    |
| 545                                                                 | 6"O (offsite)   | WO      | 6            | 39            | 6                      | Y               | 6                     |
| 546                                                                 | 13"P            | SP      | 13           | 36            | 13                     | Y               | 13                    |
| 547                                                                 | 8"P             | SP      | 8            | 33            | 8                      | Y               | 8                     |
| 548                                                                 | 8"O             | WO      | 8            | 36            | 8                      | Y               | 8                     |
| 549                                                                 | 17"P            | SP      | 17           | 46.5          | 17                     | Y               | 17                    |
| 550                                                                 | 18"P            | SP      | 18           | 44.5          | 18                     | Y               | 18                    |
| 551                                                                 | 6"O (offsite)   | WO      | 6            | 39            | 6                      | Y               | 6                     |
| 552                                                                 | 13"O            | WO      | 13           | 36            | 13                     | Y               | 13                    |
| 553                                                                 | 8"P             | SP      | 8            | 33            | 8                      | Y               | 8                     |
| 554                                                                 | 8"O             | WO      | 8            | 36            | 8                      | Y               | 8                     |
| 555                                                                 | 17"P            | SP      | 17           | 46.5          | 17                     | Y               | 17                    |
| 556                                                                 | 18"P            | SP      | 18           | 44.5          | 18                     | Y               | 18                    |
| 557                                                                 | 6"O (offsite)   | WO      | 6            | 39            | 6                      | Y               | 6                     |
| 558                                                                 | 13"O            | WO      | 13           | 36            | 13                     | Y               | 13                    |
| 559                                                                 | 8"P             | SP      | 8            | 33            | 8                      | Y               | 8                     |
| 560                                                                 | 8"O             | WO      | 8            | 36            | 8                      | Y               | 8                     |
| 561                                                                 | 17"P            | SP      | 17           | 46.5          | 17                     | Y               | 17                    |
| 562                                                                 | 18"P            | SP      | 18           | 44.5          | 18                     | Y               | 18                    |
| 563                                                                 | 6"O (offsite)   | WO      | 6            | 39            | 6                      | Y               | 6                     |
| 564                                                                 | 13"O            | WO      | 13           | 36            | 13                     | Y               | 13                    |
| 565                                                                 | 8"P             | SP      | 8            | 33            | 8                      | Y               | 8                     |
| 566                                                                 | 8"O             | WO      | 8            | 36            | 8                      | Y               | 8                     |
| 567                                                                 | 17"P            | SP      | 17           | 46.5          | 17                     | Y               | 17                    |
| 568                                                                 | 18"P            | SP      | 18           | 44.5          | 18                     | Y               | 18                    |
| 569                                                                 | 6"O (offsite)   | WO      | 6            | 39            | 6                      | Y               | 6                     |
| 570                                                                 | 13"O            | WO      | 13           | 36            | 13                     | Y               | 13                    |
| 571                                                                 | 8"P             | SP      | 8            | 33            | 8                      | Y               | 8                     |
| 572                                                                 | 8"O             | WO      | 8            | 36            | 8                      | Y               | 8                     |
| 573                                                                 | 17"P            | SP      | 17           | 46.5          | 17                     | Y               | 17                    |
| 574                                                                 | 18"P            | SP      | 18           | 44.5          | 18                     | Y               | 18                    |
| 575                                                                 | 6"O (offsite)   | WO      | 6            | 39            | 6                      | Y               | 6                     |
| 576                                                                 | 13"O            | WO      | 13           | 36            | 13                     | Y               | 13                    |
| 577                                                                 | 8"P             | SP      | 8            | 33            | 8                      | Y               | 8                     |
| 578                                                                 | 8"O             | WO      | 8            | 36            | 8                      | Y               | 8                     |
| 579                                                                 | 17"P            | SP      | 17           | 46.5          | 17                     | Y               | 17                    |
| 580                                                                 | 18"P            | SP      | 18           | 44.5          | 18                     | Y               | 18                    |
| 581                                                                 | 6"O (offsite)   | WO      | 6            | 39            | 6                      | Y               | 6                     |
| 582                                                                 | 13"O            | WO      | 13           | 36            | 13                     | Y               | 13                    |
| 583                                                                 | 8"P             | SP      | 8            | 33            | 8                      | Y               | 8                     |
| 584                                                                 | 8"O             | WO      | 8            | 36            | 8                      | Y               | 8                     |
| 585                                                                 | 17"P            | SP      | 17           | 46.5          | 17                     | Y               | 17                    |
| 586                                                                 | 18"P            | SP      | 18           | 44.5          | 18                     | Y               | 18                    |
| 587                                                                 | 6"O (offsite)   | WO      | 6            | 39            | 6                      | Y               | 6                     |
| 588                                                                 | 13"O            | WO      | 13           | 36            | 13                     | Y               | 13                    |
| 589                                                                 | 8"P             | SP      | 8            | 33            | 8                      | Y               | 8                     |
| 590                                                                 | 8"O             | WO      | 8            | 36            | 8                      | Y               | 8                     |
| 591                                                                 | 17"P            | SP      | 17           | 46.5          | 17                     | Y               | 17                    |
| 592                                                                 | 18"P            | SP      | 18           | 44.5          | 18                     | Y               | 18                    |
| 593                                                                 | 6"O (offsite)   | WO      | 6            | 39            | 6                      | Y               | 6                     |
| 594                                                                 | 13"O            | WO      | 13           | 36            | 13                     | Y               | 13                    |
| 595                                                                 | 8"P             | SP      | 8            | 33            | 8                      | Y               | 8                     |
| 596                                                                 | 8"O             | WO      | 8            | 36            | 8                      | Y               | 8                     |
| 597                                                                 | 17"P            | SP      | 17           | 46.5          | 17                     | Y               | 17                    |
| 598                                                                 | 18"P            | SP      | 18           | 44.5          | 18                     | Y               | 18                    |
| 599                                                                 | 6"O (offsite)   | WO      | 6            | 39            | 6                      | Y               | 6                     |
| 600                                                                 | 13"O            | WO      | 13           | 36            | 13                     | Y               | 13                    |
| 601                                                                 | 8"P             | SP      | 8            | 33            | 8                      | Y               | 8                     |
| 602                                                                 | 8"O             | WO      | 8            | 36            | 8                      | Y               | 8                     |
| 603                                                                 | 17"P            | SP      | 17           | 46.5          | 17                     | Y               | 17                    |
| 604                                                                 | 18"P            | SP      | 18           | 44.5          | 18                     | Y               | 18                    |
| 605                                                                 | 6"O (offsite)   | WO      | 6            | 39            | 6                      | Y               | 6                     |
| 606                                                                 | 13"O            | WO      | 13           | 36            | 13                     | Y               | 13                    |
| 607                                                                 | 8"P             | SP      | 8            | 33            | 8                      | Y               | 8                     |
| 608                                                                 | 8"O             | WO      | 8            | 36            | 8                      | Y               | 8                     |
| 609                                                                 | 17"P            | SP      | 17           | 46.5          | 17                     | Y               | 17                    |
| 610                                                                 | 18"P            | SP      | 18           | 44.5          | 18                     | Y               | 18                    |
| 611                                                                 | 6"O (offsite)   | WO      | 6            | 39            | 6                      | Y               | 6                     |
| 612                                                                 | 13"O            | WO      | 13           | 36            | 13                     | Y               | 13                    |
| 613                                                                 | 8"P             | SP      | 8            | 33            | 8                      | Y               | 8                     |
| 614                                                                 | 8"O             | WO      | 8            | 36            | 8                      | Y               | 8                     |
| 615                                                                 | 17"P            | SP      | 17           | 46.5          | 17                     | Y               | 17                    |
| 616                                                                 | 18"P            | SP      | 18           | 44.5          | 18                     | Y               | 18                    |
| 617                                                                 | 6"O (offsite)   | WO      | 6            | 39            | 6                      | Y               | 6                     |
| 618                                                                 | 13"O            | WO      | 13           | 36            | 13                     | Y               | 13                    |
| 619                                                                 | 8"P             | SP      | 8            | 33            | 8                      | Y               | 8                     |
| 620                                                                 | 8"O             | WO      | 8            | 36            | 8                      | Y               | 8                     |
| 621                                                                 | 17"P            | SP      | 17           | 46.5          | 17                     | Y               | 17                    |
| 622                                                                 | 18"P            | SP      | 18           | 44.5          | 18                     | Y               | 18                    |
| 623                                                                 | 6"O (offsite)   | WO      | 6            | 39            | 6                      | Y               | 6                     |
| 624                                                                 | 13"O            | WO      | 13           | 36            | 13                     | Y               | 13                    |
| 625                                                                 | 8"P             | SP      | 8            | 33            | 8                      | Y               | 8                     |
| 626                                                                 | 8"O             | WO      | 8            | 36            | 8                      | Y               | 8                     |
| 627                                                                 | 17"P            | SP      | 17           | 46.5          | 17                     | Y               | 17                    |
| 628                                                                 | 18"P            | SP      | 18           | 44.5          | 18                     | Y               | 18                    |
| 629                                                                 | 6"O (offsite)   | WO      | 6            | 39            | 6                      | Y               | 6                     |
| 630                                                                 | 13"O            | WO      | 13           | 36            | 13                     | Y               | 13                    |
| 631                                                                 | 8"P             | SP      | 8            | 33            | 8                      | Y               | 8                     |
| 632                                                                 | 8"O             | WO      | 8            | 36            | 8                      | Y               | 8                     |
| 633                                                                 | 17"P            | SP      | 17           | 46.5          | 17                     | Y               | 17                    |
| 634                                                                 | 18"P            | SP      | 18           | 44.5          | 18                     | Y               | 18                    |
| 635                                                                 | 6"O (offsite)   | WO      | 6            | 39            | 6                      | Y               | 6                     |
| 636                                                                 | 13"O            | WO      | 13           | 36            | 13                     | Y               | 13                    |
| 637                                                                 | 8"P             | SP      | 8            | 33            | 8                      | Y               | 8                     |
| 638                                                                 | 8"O             | WO      | 8            | 36            | 8                      | Y               | 8                     |
| 639                                                                 | 17"P            | SP      | 17           | 46.5          | 17                     | Y               | 17                    |
| 640                                                                 | 18"P            | SP      | 18           | 44.5          | 18                     | Y               | 18                    |
| 641                                                                 | 6"O (offsite)   | WO      | 6            | 39            | 6                      | Y               | 6                     |
| 642                                                                 | 13"O            | WO      | 13           | 36            | 13                     | Y               | 13                    |
| 643                                                                 | 8"P             | SP      | 8            | 33            | 8                      | Y               | 8                     |
| 644                                                                 | 8"O             | WO      | 8            | 36            | 8                      | Y               | 8                     |
| 645                                                                 | 17"P            | SP      | 17           | 46.5          | 17                     | Y               | 17                    |
| 646                                                                 | 18"P            | SP      | 18           | 44.5          | 18                     | Y               | 18                    |
| 647                                                                 | 6"O (offsite)   | WO      | 6            | 39            | 6                      | Y               | 6                     |
| 648                                                                 | 13"O            | WO      | 13           | 36            | 13                     | Y               | 13                    |
| 649                                                                 | 8"P             | SP      | 8            | 33            | 8                      | Y               | 8                     |
| 650                                                                 | 8"O             | WO      | 8            | 36            | 8                      | Y               | 8                     |
| 651                                                                 | 17"P            | SP      | 17           | 46.5          | 17                     | Y               | 17                    |
| 652                                                                 | 18"P            | SP      | 18           | 44.5          | 18                     | Y               | 18                    |
| 653                                                                 | 6"O (offsite)   | WO      | 6            | 39            | 6                      | Y               | 6                     |
| 654                                                                 | 13"O            | WO      | 13           | 36            | 13                     | Y               | 13                    |
| 655                                                                 | 8"P             | SP      | 8            | 33            | 8                      | Y               | 8                     |
| 656                                                                 | 8"O             | WO      | 8            | 36            | 8                      | Y               | 8                     |
| 657                                                                 | 17"P            | SP      | 17           | 46.5          | 17                     | Y               | 17                    |
| 658                                                                 | 18"P            | SP      | 18           | 44.5          | 18                     | Y               | 18                    |
| 659                                                                 | 6"O (offsite)   | WO      | 6            | 39            | 6                      | Y               | 6                     |
| 660                                                                 | 13"O            | WO      | 13           | 36            | 13                     | Y               | 13                    |
| 661                                                                 | 8"P             | SP      | 8            | 33            | 8                      | Y               | 8                     |
| 662                                                                 | 8"O             | WO      | 8            | 36            | 8                      | Y               | 8                     |
| 663                                                                 | 17"P            | SP      | 17           | 46.5          | 17                     | Y               | 17                    |
| 664                                                                 | 18"P            | SP      | 18           | 44.5          | 18                     | Y               | 18                    |
| 665                                                                 | 6"O (offsite)   | WO      | 6            | 39            | 6                      | Y               | 6                     |
| 666                                                                 | 13"O            | WO      | 13           | 36            | 13                     | Y               | 13                    |
| 667                                                                 | 8"P             | SP      | 8            | 33            | 8                      | Y               | 8                     |
| 668                                                                 | 8"O             | WO      | 8            | 36            | 8                      | Y               | 8                     |
| 669                                                                 | 17"P            | SP      | 17           | 46.5          | 17                     | Y               | 17                    |
| 670                                                                 | 18"P            | SP      | 18           | 44.5          | 18                     | Y               | 18                    |
| 671                                                                 | 6"O (offsite)   | WO      | 6            | 39            | 6                      | Y               | 6                     |
| 672                                                                 | 13"O            | WO      | 13           | 36            | 13                     | Y               | 13                    |
| 673                                                                 | 8"P             | SP      | 8            | 33            | 8                      | Y               | 8                     |
| 674                                                                 | 8"O             | WO      | 8            | 36            | 8                      | Y               | 8                     |
| 675                                                                 | 17"P            | SP      | 17           | 46.5          | 17                     | Y               | 17                    |
| 676                                                                 | 18"P            | SP      | 18           | 44.5          | 18                     | Y               | 18                    |
| 677                                                                 | 6"O (offsite)   | WO      | 6            | 39            | 6                      | Y               | 6                     |
| 678                                                                 | 13"O            | WO      | 13           | 36            | 13                     | Y               | 13                    |
| 679                                                                 | 8"P             | SP      | 8            | 33            | 8                      | Y               | 8                     |
| 680                                                                 | 8"O             | WO      | 8            | 36            | 8                      | Y               | 8                     |
| 681                                                                 | 17"P            | SP      | 17           | 46.5          | 17                     | Y               | 17                    |
| 682                                                                 | 18"P            | SP      | 18           | 44.5          | 18                     | Y               | 18                    |
| 683                                                                 | 6"O (offsite)   | WO      | 6            | 39            | 6                      | Y               | 6                     |
| 684                                                                 | 13"O            | WO      | 13           | 36            | 13                     | Y               | 13                    |
| 685                                                                 | 8"P             | SP      | 8            | 33            | 8                      | Y               | 8                     |
| 686                                                                 | 8"O             | WO      | 8            | 36            | 8                      | Y               | 8                     |
| 687                                                                 | 17"P            | SP      | 17           | 46.5          | 17                     | Y               | 17                    |
| 688                                                                 | 18"P            | SP      | 18           | 44.5          | 18                     | Y               | 18                    |
| 689                                                                 | 6"O (offsite)   | WO      | 6            | 39            | 6                      | Y               | 6                     |
| 690                                                                 | 13"O            | WO      | 13           | 36            | 13                     | Y               | 13                    |
| 691                                                                 | 8"P             | SP      | 8            | 33            | 8                      | Y               | 8                     |
| 692                                                                 | 8"O             | WO      | 8            | 36            | 8                      | Y               | 8                     |
| 693                                                                 | 17"P            | SP      | 17           | 46.5          | 17                     | Y               | 17                    |
| 694                                                                 | 18"P            | SP      | 18           | 44.5          | 18                     | Y               | 18                    |
| 695                                                                 | 6"O (offsite)   | WO      | 6            | 39            | 6                      | Y               | 6                     |
| 696                                                                 | 13"O            | WO      | 13           | 36            | 13                     | Y               | 13                    |
| 697                                                                 | 8"P             | SP      | 8            | 33            | 8                      | Y               | 8                     |
| 698                                                                 | 8"O             | WO      | 8            | 36            | 8                      | Y               | 8                     |
| 699                                                                 | 17"P            | SP      | 17           | 46.5          | 17                     | Y               | 17                    |
| 700                                                                 | 18"P            | SP      | 18           | 44.5          | 18                     | Y               | 18                    |
| 701                                                                 | 6"O (offsite)   | WO      | 6            | 39            | 6                      | Y               | 6                     |
| 702                                                                 | 13"O            | WO      | 13           | 36            | 13                     | Y               | 13                    |
| 703                                                                 | 8"P             | SP      | 8            | 33            | 8                      | Y               | 8                     |
| 704                                                                 | 8"O             | WO      | 8            | 36            | 8                      | Y               | 8                     |
| 705                                                                 | 17"P            | SP      | 17           | 46.5          | 17                     | Y               | 17                    |
| 706                                                                 | 18"P            | SP      | 18           | 44.5          | 18                     | Y               | 18                    |
| 707                                                                 | 6"O (offsite)   | WO      | 6            | 39            | 6                      | Y               | 6                     |
| 708                                                                 | 13"O            | WO      | 13           | 36            | 13                     | Y               | 13                    |
| 709                                                                 | 8"P             | SP      | 8            | 33            | 8                      | Y               | 8                     |
| 710                                                                 | 8"O             | WO      | 8            | 36            | 8                      | Y               | 8                     |
| 711                                                                 | 17"P            | SP      | 17           | 46.5          | 17                     | Y               | 17                    |
| 712                                                                 | 18"P            | SP      | 18           | 44.5          | 18                     | Y               | 18                    |
| 713                                                                 | 6"O (offsite)   | WO      | 6            | 39            | 6                      | Y               | 6                     |
| 714                                                                 | 13"O            | WO      | 13           | 36            | 13                     | Y               | 13                    |
| 715                                                                 | 8"P             | SP      | 8            | 33            | 8                      | Y               | 8                     |
| 716                                                                 | 8"O             | WO      | 8            | 36            | 8                      | Y               | 8                     |
| 717                                                                 | 17"P            | SP      | 17           | 46.5          | 17                     | Y               | 17                    |
| 718                                                                 | 18"P            | SP      | 18           | 44.5          | 18                     | Y               | 18                    |
| 719                                                                 | 6"O (offsite)   | WO      | 6            | 39            | 6                      | Y               | 6                     |
| 720                                                                 | 13"O            | WO      | 13           | 36            | 13                     | Y               | 13                    |
| 721                                                                 | 8"P             | SP      | 8            | 33            | 8                      | Y               | 8                     |
| 722                                                                 | 8"O             | WO      | 8            | 36            | 8                      | Y               | 8                     |
| 723                                                                 | 17"P            | SP      | 17           | 46.5          | 17                     | Y               | 17                    |
| 724                                                                 | 18"P            | SP      | 18           | 44.5          | 18                     | Y               | 18                    |

| DESIGN     | STANDARD                                                                                                                                                                | POINTS AVAILABLE | POINTS USED |
|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|-------------|
| IRRIGATION | MOISTURE SENSING CONTROLLER OTHER THAN RAIN SWITCH                                                                                                                      | 5                | 5           |
|            | LANDSCAPE PLAN DEPICTS LOW, MODERATE AND HIGH WATER USAGE ZONES AND GROUPING OF PLANTS INTO HYDROZONES                                                                  | 5                |             |
| GRASS      | 25% TO 50% OF THE GRASS AREAS USE DROUGHT TOLERANT SPECIES                                                                                                              | 5                |             |
|            | 51% OR MORE OF THE GRASS AREAS USE DROUGHT TOLERANT SPECIES                                                                                                             | 10               | 10          |
|            | LESS THAN 75% OF THE LANDSCAPED AREA CONTAINS SOD                                                                                                                       | 10               | 10          |
|            | COMPACTED MULCHED PLANTING BEDS AT LEAST 3" DEEP ARE USED IN ALL PLANTING AREAS EXCEPT GROUND COVER                                                                     | 10               | 10          |
| SHRUBS     | 25% TO 50% OF THE REQUIRED SHRUBS ARE DROUGHT TOLERANT SPECIES                                                                                                          | 5                |             |
|            | 51% OR MORE OF THE REQUIRED SHRUBS ARE DROUGHT TOLERANT SPECIES                                                                                                         | 10               | 10          |
| TREES      | 25% TO 50% OF THE REQUIRED TREES ARE DROUGHT TOLERANT SPECIES                                                                                                           | 5                | 5           |
|            | 51% OR MORE OF THE REQUIRED TREES ARE DROUGHT TOLERANT SPECIES                                                                                                          | 10               |             |
|            | 25% INCREASE OVER THE REQUIRED NUMBER OF SHADE TREES IN VEHICULAR USE AREAS, PROVIDED THE PLANTING AREA IS LARGE ENOUGH TO ENSURE THAT THE ADDITIONAL TREES WILL THRIVE | 5                |             |
|            | 50% INCREASE OVER THE REQUIRED NUMBER OF SHADE TREES IN VEHICULAR USE AREAS, PROVIDED THE PLANTING AREA IS LARGE ENOUGH TO ENSURE THAT THE ADDITIONAL TREES WILL THRIVE | 10               |             |

PER THE CITY OF FERNANDINA BEACH LAND DEVELOPMENT  
CODE 4.05.12:

PARCEL ZONING DISTRICT: MU-1

NORTH PROPERTY LINE

REQUIRED BUFFER: TYPE A  
MINIMUM WIDTH: 10'  
BUFFER WIDTH PROVIDED: 10'  
LENGTH: 745'

REQUIRED PLANTS/100':

- 2 UNDERSTORY TREES
- 15 UNDERSTORY TREES REQ'D.

PROPOSED/EXISTING PLANTS:

- 20 SAVED SHADE TREES
- 0 UNDERSTORY TREES (AT THIS TIME)

SOUTH PROPERTY LINE

ZONING DISTRICT: I-1  
REQUIRED BUFFER: TYPE B  
MINIMUM WIDTH: 15'  
BUFFER WIDTH PROVIDED: 15'

LENGTH: 720'  
REQUIRED PLANTS/100':  
- 4 UNDERSTORY TREES  
- 29 UNDERSTORY TREES REQ'D.

PROPOSED/EXISTING PLANTS:

- 13 SAVED SHADE TREES
- 13 UNDERSTORY TREES

EAST PROPERTY LINE  
ZONING DISTRICTS: C-2  
REQUIRED BUFFER: NONE REQUIRED

1. PLANT MATERIALS SHALL MEET THE STANDARDS FOR FLORIDA NO. 1 OR BETTER, AS SET OUT IN GRADES AND STANDARDS FOR NURSERY PLANTS, DEPARTMENT OF AGRICULTURE, STATE OF FLORIDA.
2. SHRUBS SHALL BE AT LEAST EIGHTEEN (18) INCHES IN HEIGHT AT THE TIME OF INSTALLATION.
3. SHRUBS SHALL BE INSTALLED AT LEAST THIRTY-SIX (36) INCHES SPART SPACING ON CENTER.
4. ALL SHRUBS AND INTERIOR LANDSCAPING TO RECEIVE 100% IRRIGATION COVERAGE.
5. ALL AREAS SHOWN WITHOUT IMPROVEMENTS AROUND EXISTING TREES SHALL BE LEFT IN THE NATURAL STATE (UNDISTURBED).
6. GRASSED AREAS SHALL BE PLANTED WITH SPECIES NORMALLY GROWN ON PERMANENT LAWNS IN NASSAU COUNTY. GRASSED AREAS MAY BE SODDED, PLUGGED, SPRIGGED, OR SEEDING. SEEDING SHALL FULL COVERAGE SHALL BE ACHIEVED WITHIN ONE (1) YEAR AFTER PLANTING. SOLID SOD SHALL BE USED IN SWALES OR AREAS SUBJECT TO EROSION. GRASS SOD SHALL BE CLEAN AND REASONABLY FREE OF WEEDS AND NOXIOUS PESTS OR DISEASES. GRASS SHALL BE PLANTED TO THE JOB SITE IN BAGS WITH FLORIDA DEPARTMENT OF AGRICULTURE TAGS ATTACHED INDICATING THE QUALITY CONTROL PROGRAM.
7. INSTALLATION AND MAINTENANCE OF ALL PLANTINGS SHALL BE IN ACCORDANCE WITH ARTICLES 4.05.03 (D) AND 4.05.03 (E) OF THE CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE.
8. OTHER ACCEPTABLE CANOPY TREE SPECIES ARE LAUREL OAK, SOUTHERN MAGNOLIA, LOBLOLLY PINE AND RED MAPLE.
9. OTHER ACCEPTABLE UNDERSTORY TREE SPECIES ARE EASTERN REDBUD, DAHOON HOLLY, AMERICAN HOLLY AND CHERRY LAUREL.

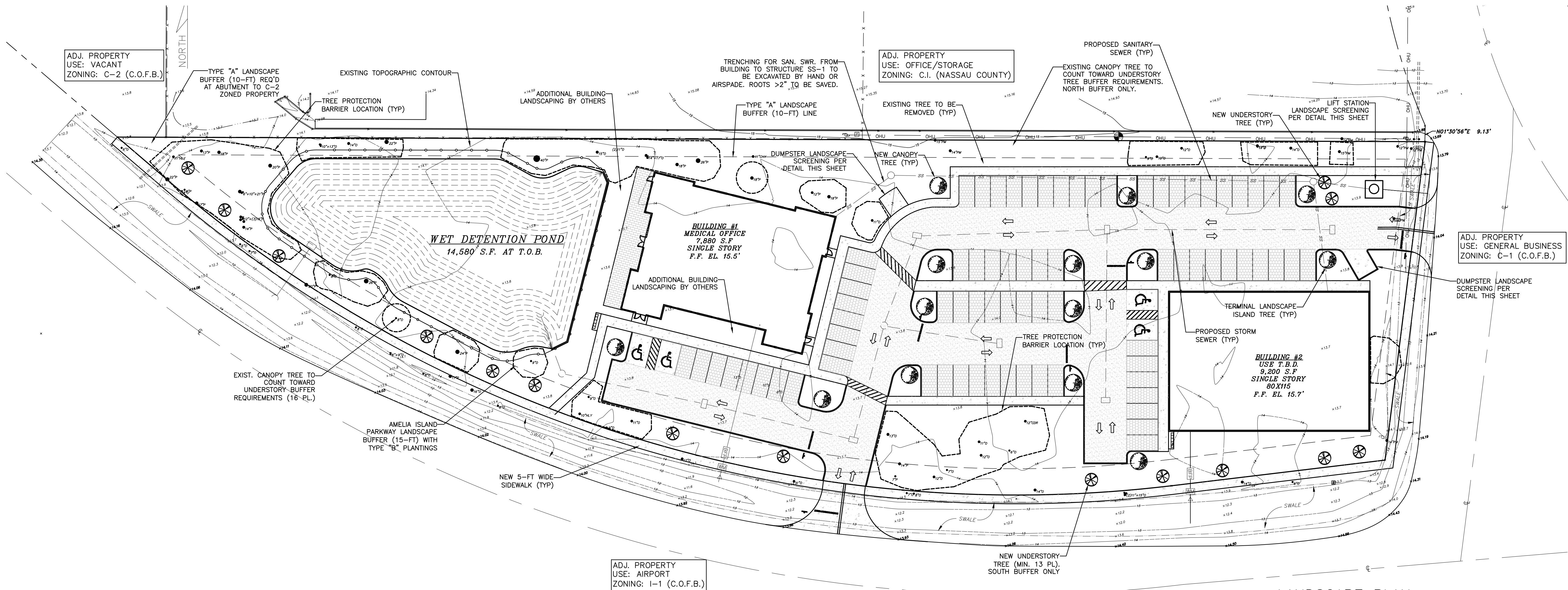
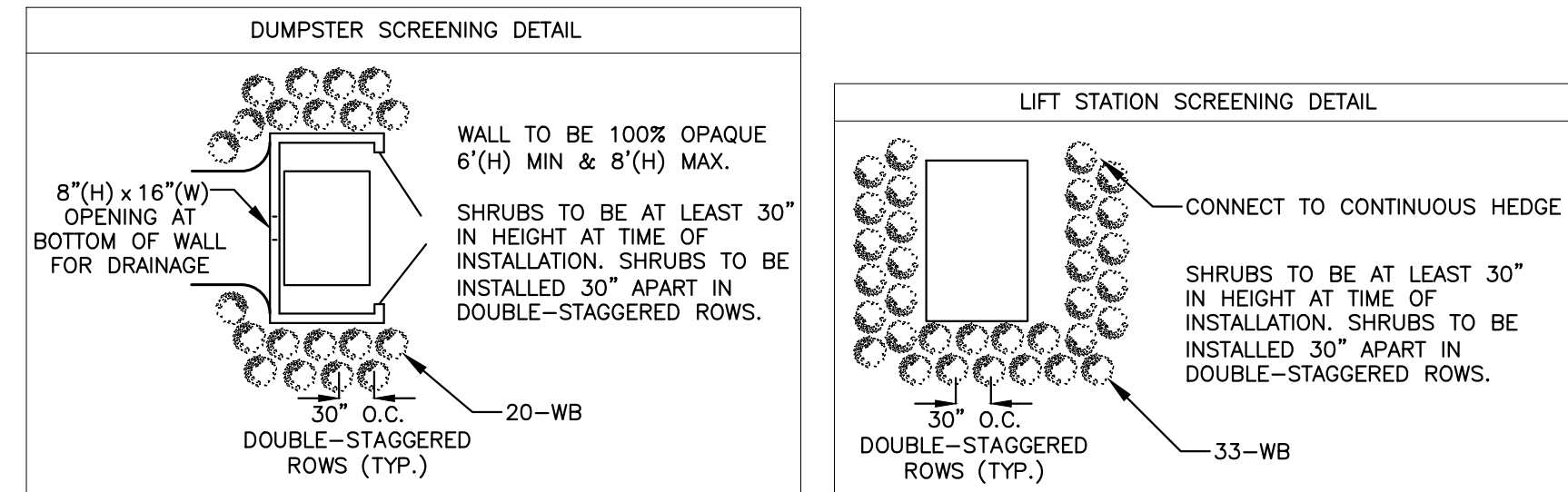
| SYMBOL                                                                              | QTY.                                                      | KEY | SPECIES                                    | SIZE/REMARKS                                                                 |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------|-----|--------------------------------------------|------------------------------------------------------------------------------|
|  | 14                                                        | LO  | QUERCUS VIRGINIANA<br>LIVE OAK             | 2.5" DBH AND 8' HT. MIN. (CANOPY TREE). SEE ALSO LANDSCAPE NOTES             |
|  | 15                                                        | FG  | CORNUS FLORIDA<br>FLOWERING DOGWOOD        | 2.5" DBH AND 8' HT. MIN. (UNDERSTORY TREE). SEE ALSO LANDSCAPE NOTES.        |
|  | SEE DUMPSTER & LIFT STATION SCREENING DETAILS. SHEET LS-1 | WB  | VIBURNUM OBOVATUM<br><br>WALTER'S VIBURNUM | 18" HT AND 15" SPREAD MIN. FOR HEDGE<br><br>30" HT MIN. FOR SCREENING SHRUBS |
|  | XXXX± SF                                                  |     | BOUTELOUA DACTYLOIDES<br>BUFFALO GRASS     |                                                                              |
|  | XXXX± SF                                                  |     | MUHLENBERGIA CAPILLARIS<br>MUHLY GRASS     |                                                                              |

1. ALL PLANTINGS SHALL BE CONTINUALLY MAINTAINED IN AN ATTRACTIVE AND HEALTHY CONDITION. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO: WATERING, TILLING, FERTILIZING AND SPRAYING, MOWING, WEEDING, REMOVAL OF LITTER AND DEAD PLANT MATERIAL, AND NECESSARY PRUNING AND TRIMMING.
2. TREES SHALL BE REPLACED IF THEY BECOME DISEASED OR DIE SHALL BE REPLACED NOT LATER THAN THREE (3) MONTHS FOLLOWING THE LOSS OF THE PLANT.
3. THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING IN A HEALTHY, ATTRACTIVE CONDITION.
4. TREES SHALL BE PRUNED ONLY AS NECESSARY TO PROMOTE HEALTHY GROWTH OR TO AVOID POWER LINES. TREES SHALL NOT BE SEVERELY PRUNED OR "HATRAKED" IN ORDER TO PERMANENTLY MAINTAIN A SPECIFIC REDUCED HEIGHT. PRUNING SHALL COMPLY WITH CURRENT NATIONAL ARBORISTS' SOCIETY STANDARDS.

TOTAL LOT AREA: 114,563 SF  
TOTAL LANDSCAPED AREA: 15,935 SF  
MINIMUM LOT LANDSCAPE COVERAGE: 20%  
PROPOSED LANDSCAPE COVERAGE: 42%

TOTAL PARKING AREA: 30,883 SF  
PARKING LOT LANDSCAPE COVERAGE REQ'D: 30,088 SF (10%)  
TOTAL PARKING LOT LANDSCAPING PROVIDED: 3,992 SF (13%)

MINIMUM TREE PLANTING: 1 SHADE TREE/1,500 SF = 76  
EXIST. SHADE TREES SAVED: 47  
SHADE TREES TO BE PLANTED: 29



LANDSCAPE PLAN  
SCALE: 1:30

**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](http://www.gilletteassociates.com)

AMELIA ISLAND MEDICAL OFFICE  
BEACHES DERMATOLOGY

AMELIA ISLAND PARKWAY  
FERNANDINA BEACH, FLORIDA

|                                                                                       |         |
|---------------------------------------------------------------------------------------|---------|
| DATE:                                                                                 | 5/16/22 |
| SCALE:                                                                                | 1"=30'  |
| DRAWING IS REDUCED IF LESS<br>THAN 22" x 34"                                          |         |
| <h1 style="margin: 0;">LANDSCAPE<br/>PLAN</h1>                                        |         |
| North / Elev Key                                                                      | Sheet   |
|  | LS-1    |
|                                                                                       | Page    |

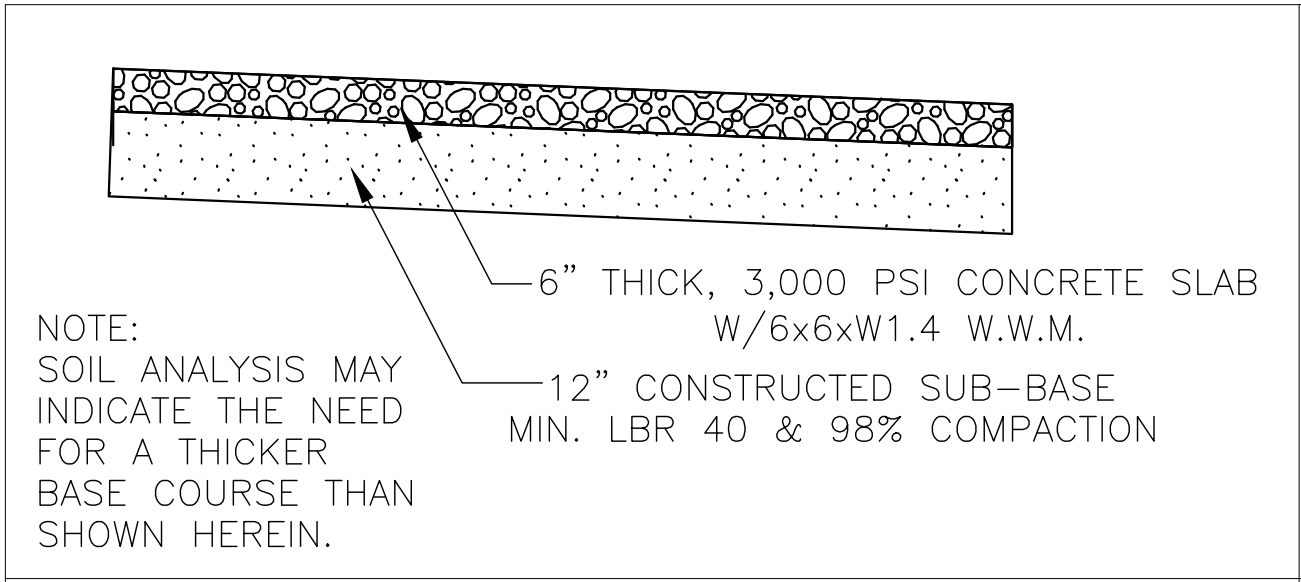
NOTE: SOME DETAILS IN THESE DRAWINGS ARE TO BE CONSIDERED TYPICAL AND MAY NOT BE CALLED OUT ON PLANS. CONTRACTOR SHALL BECOME FAMILIAR WITH AND FOLLOW ALL DETAILS DURING CONSTRUCTION IN ALL TYPICAL AREAS.

REGISTERED DESIGN PROFESSIONAL  
**NOT FOR CONSTRUCTION**  
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FLORIDA P.E. NO. 56177

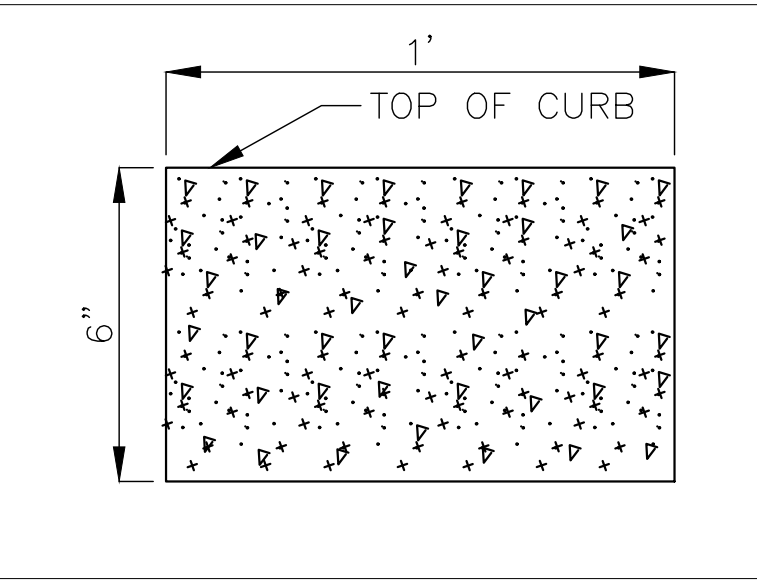
| REV | DATE     | ITEM                      |
|-----|----------|---------------------------|
| A   | 05/16/22 | C.O.F.B. TRC SUBMITTAL #1 |
|     |          |                           |
|     |          |                           |
|     |          |                           |
|     |          |                           |

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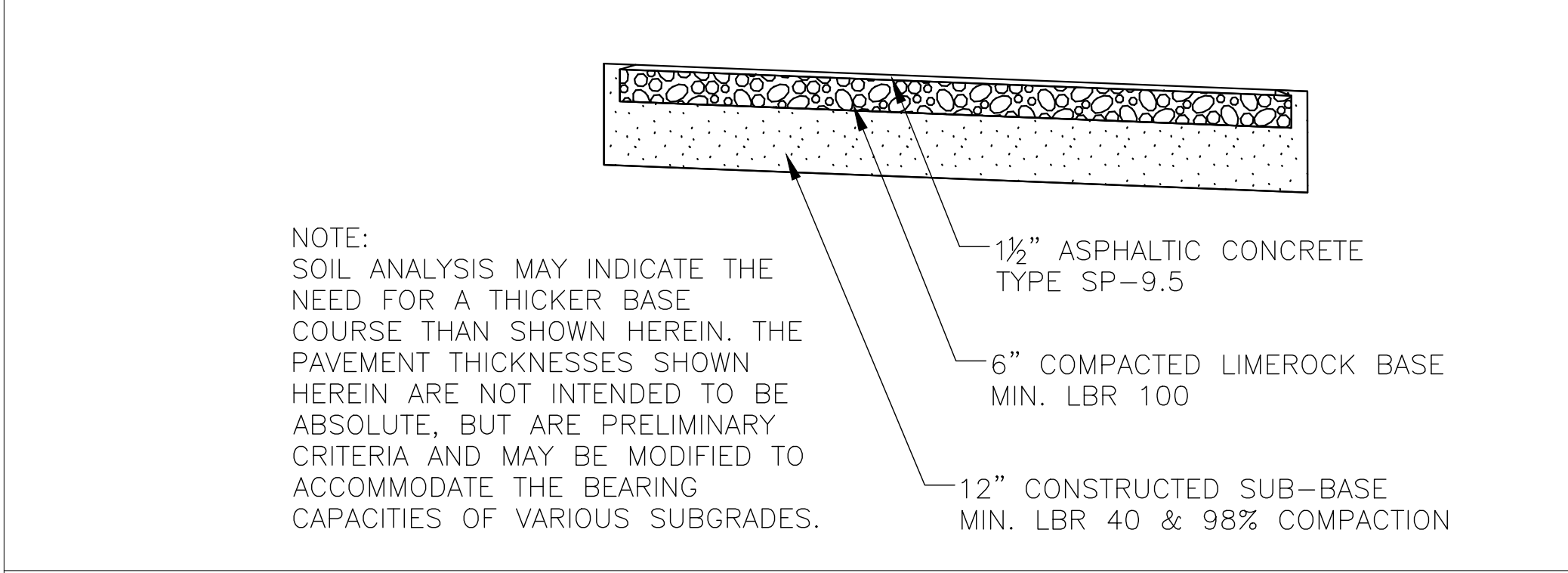
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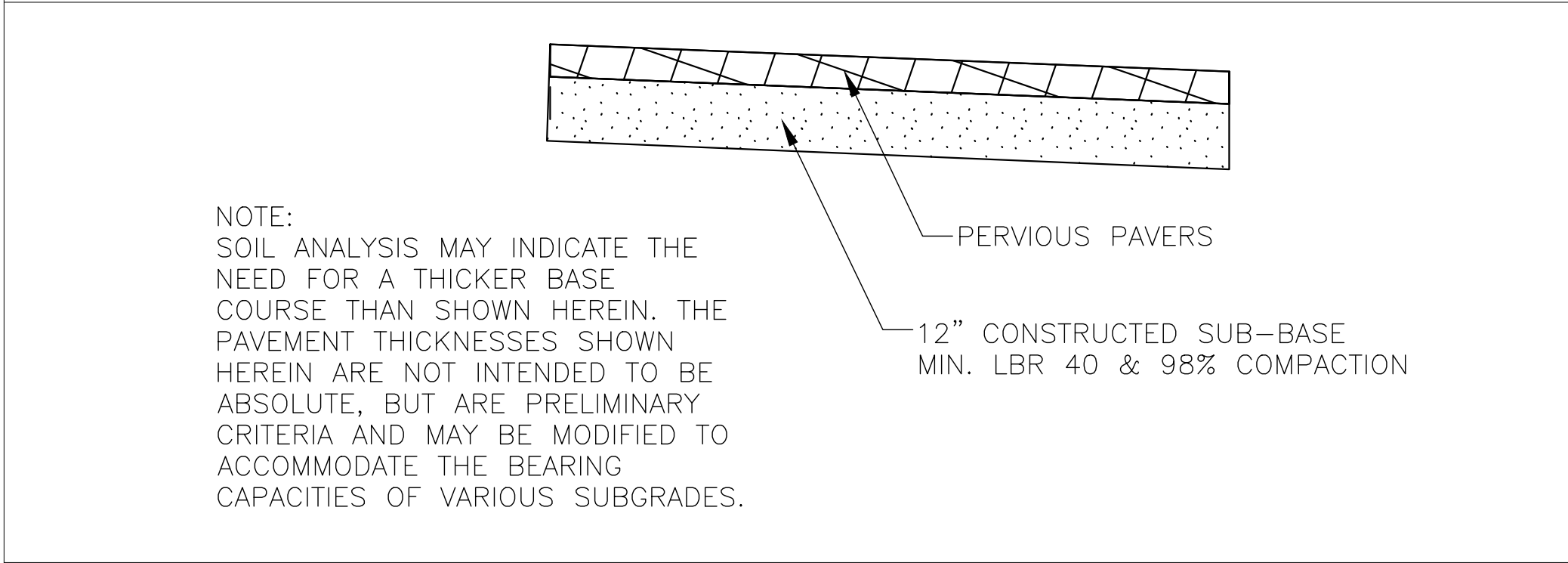
DUMPSTER PAD DETAIL



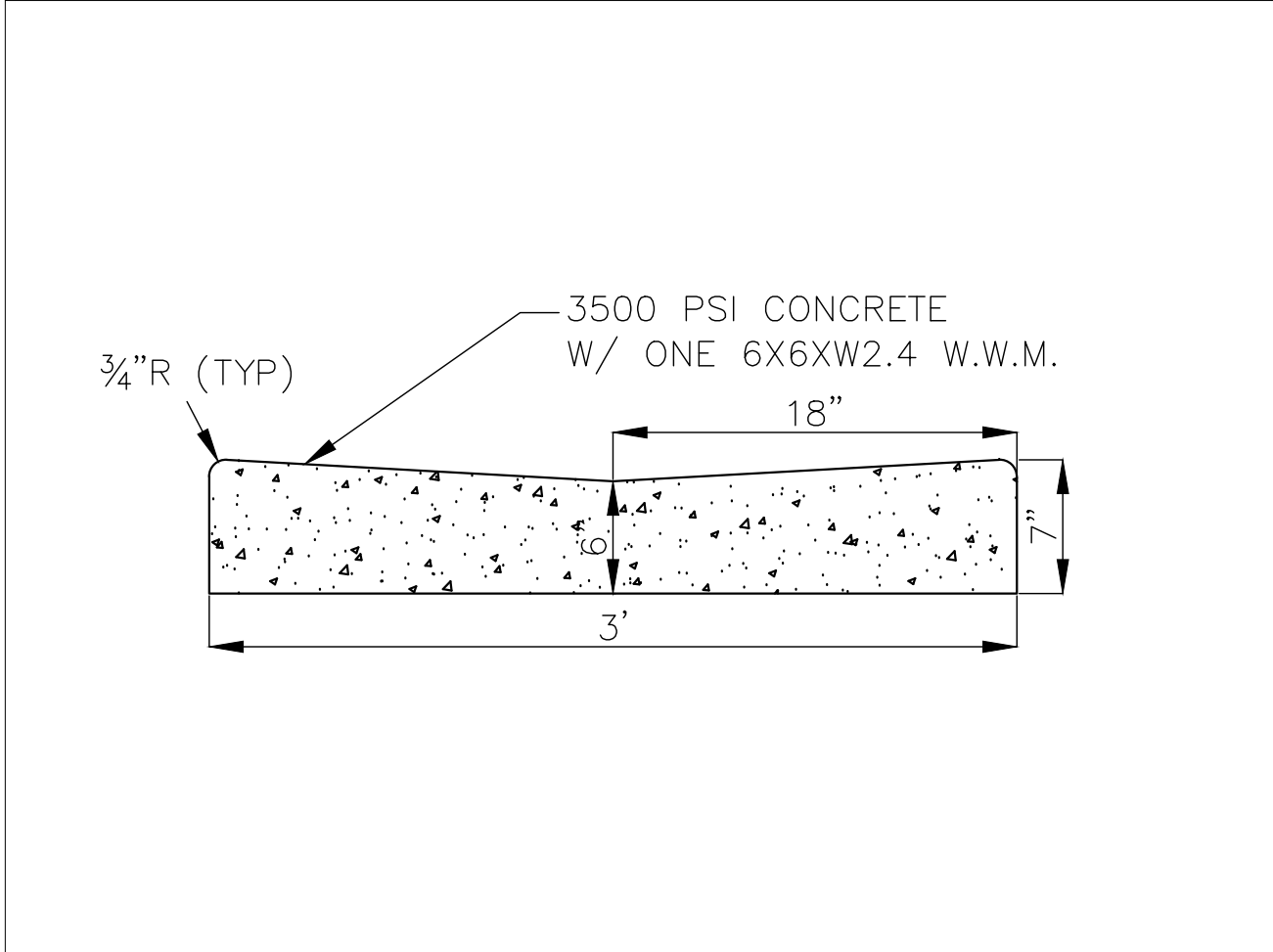
RIBBON CURB DETAIL



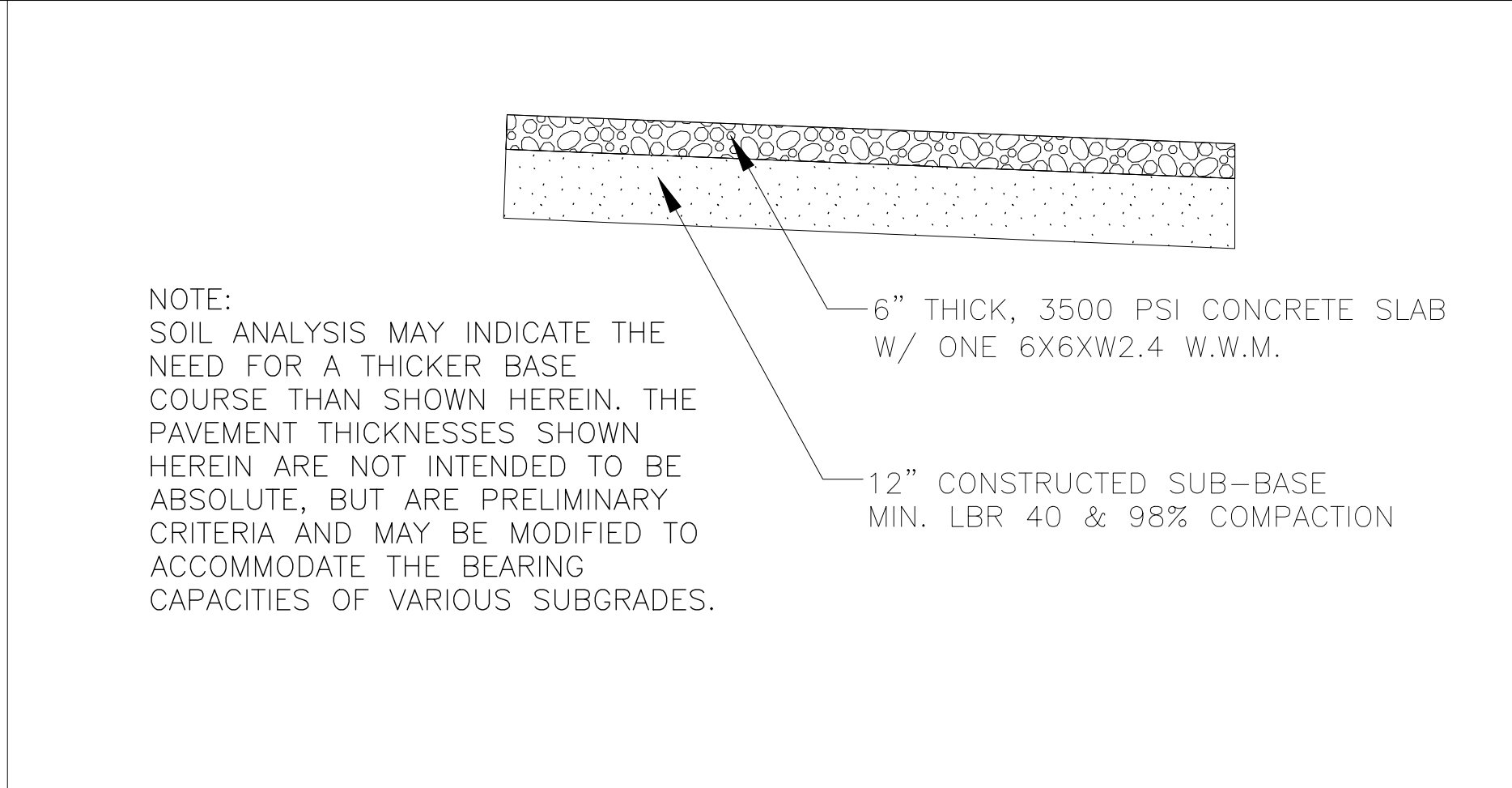
TYPICAL PAVEMENT DETAIL



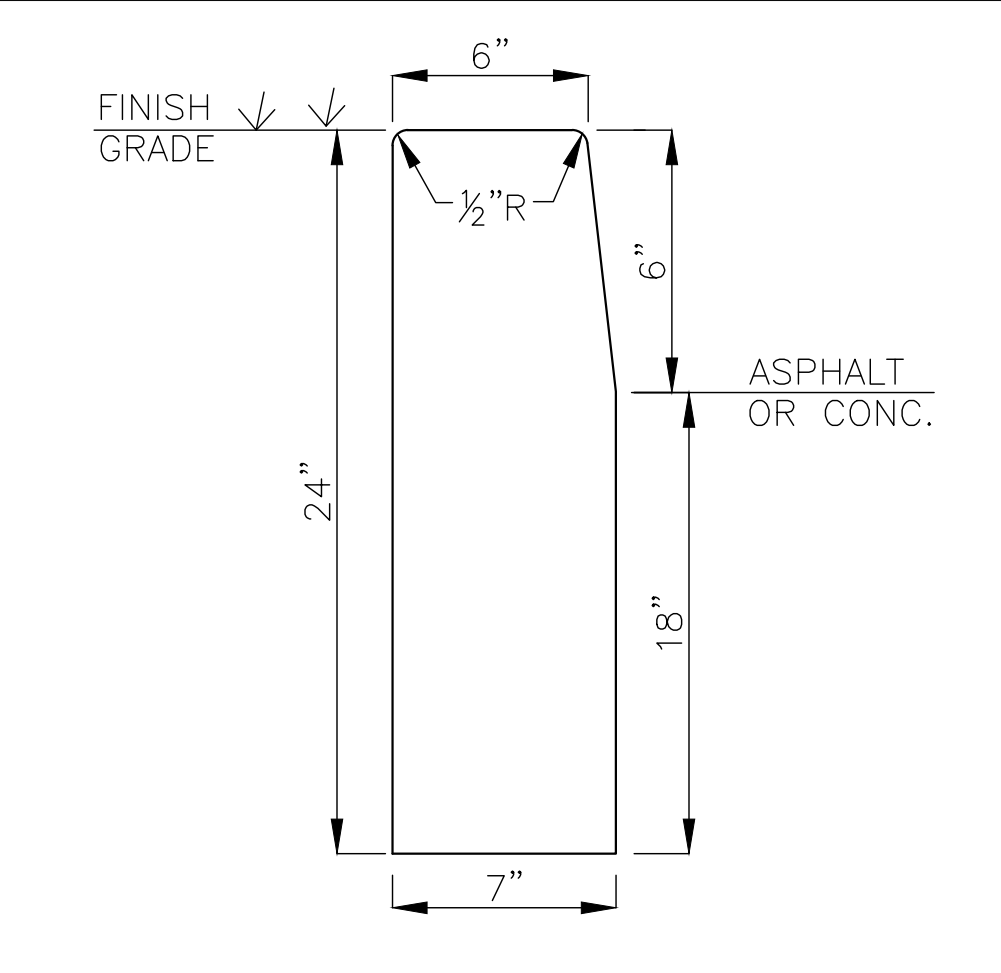
PERVIOUS PAVER SUB-BASE DETAIL



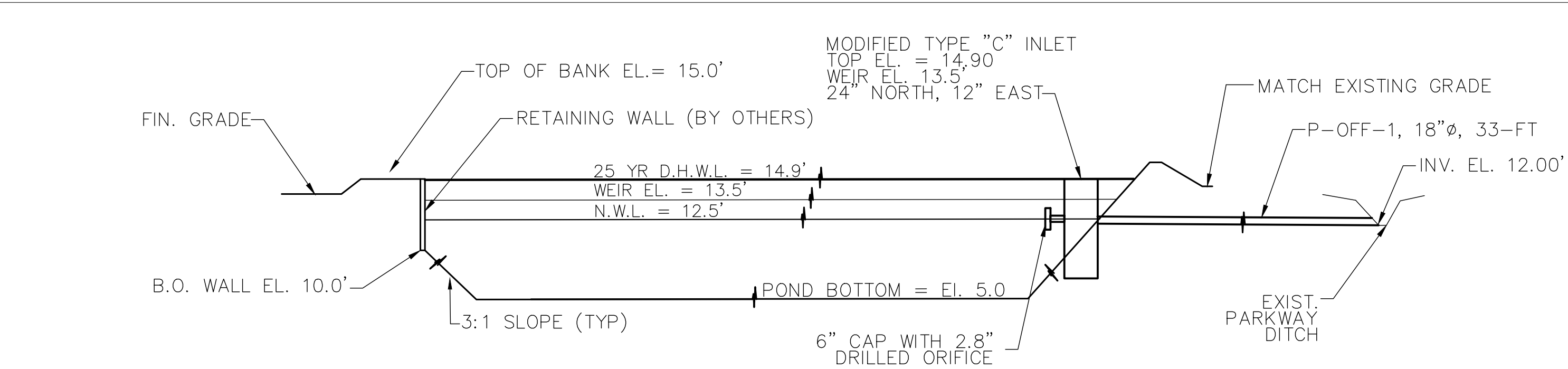
VALLEY GUTTER DETAIL



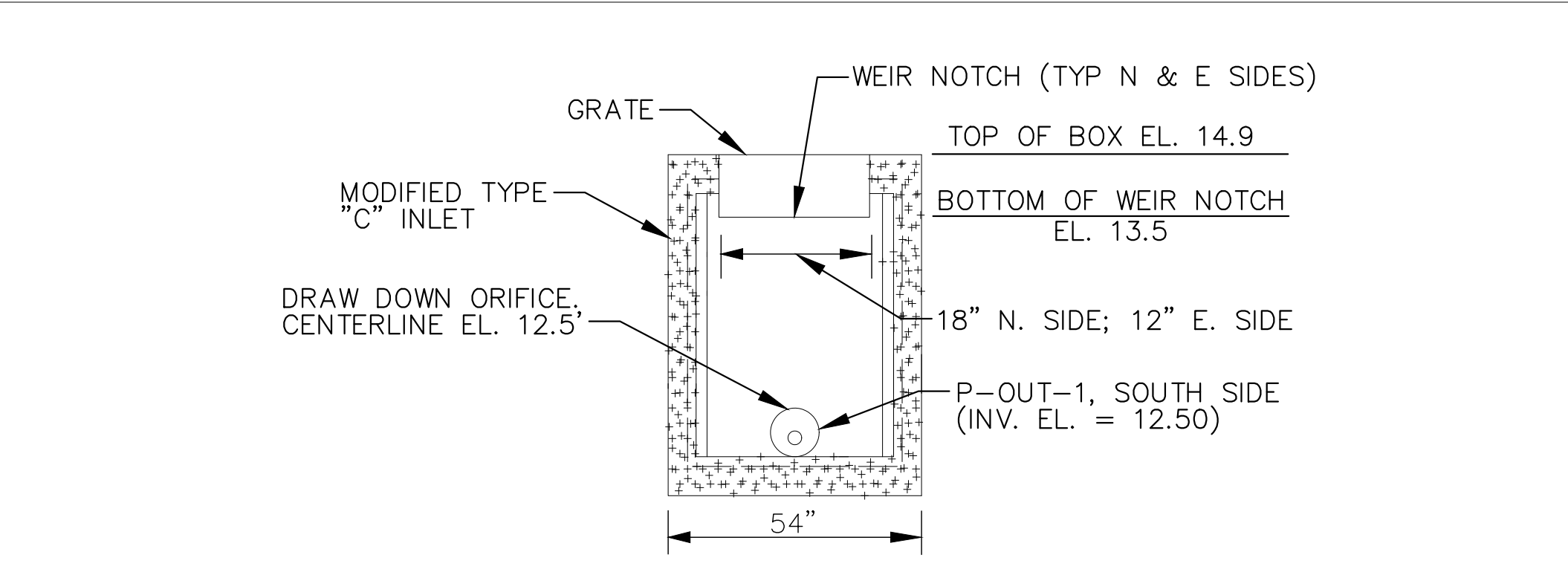
DRIVEWAY CONNECTION DETAIL



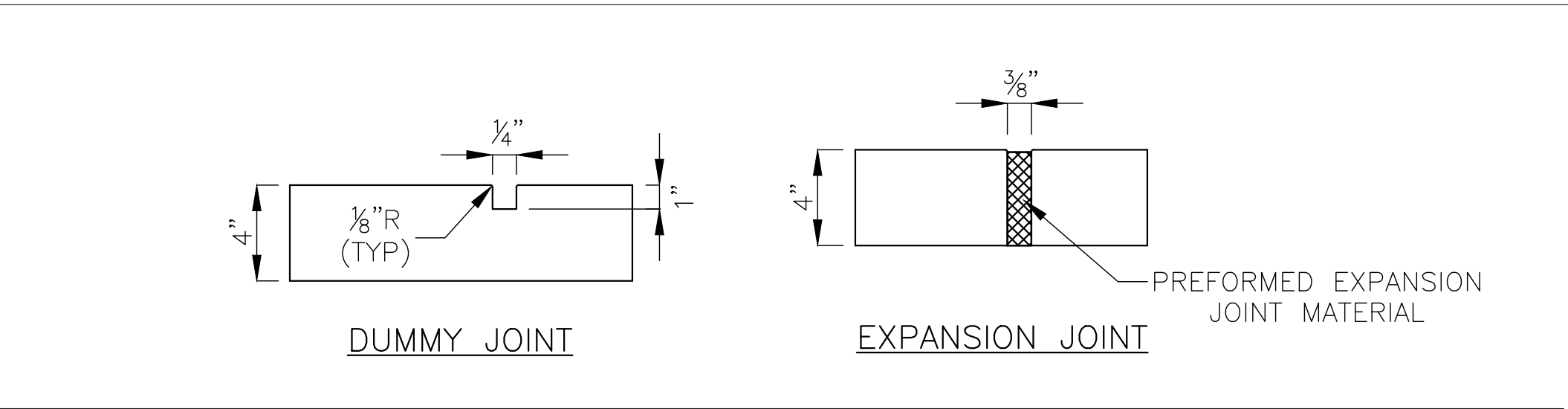
6" HEADER CURB DETAIL



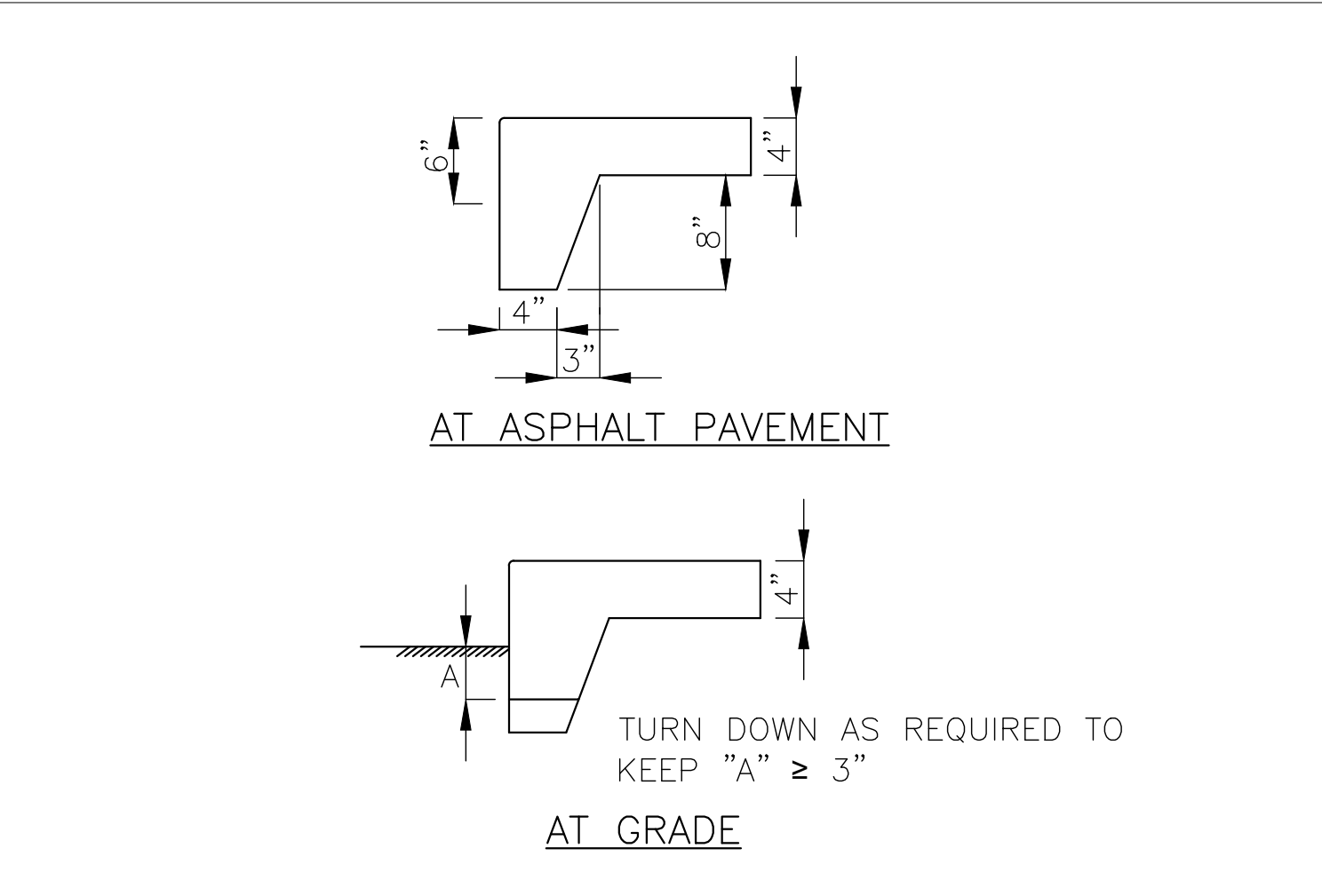
POND CROSS SECTION AND DETAIL



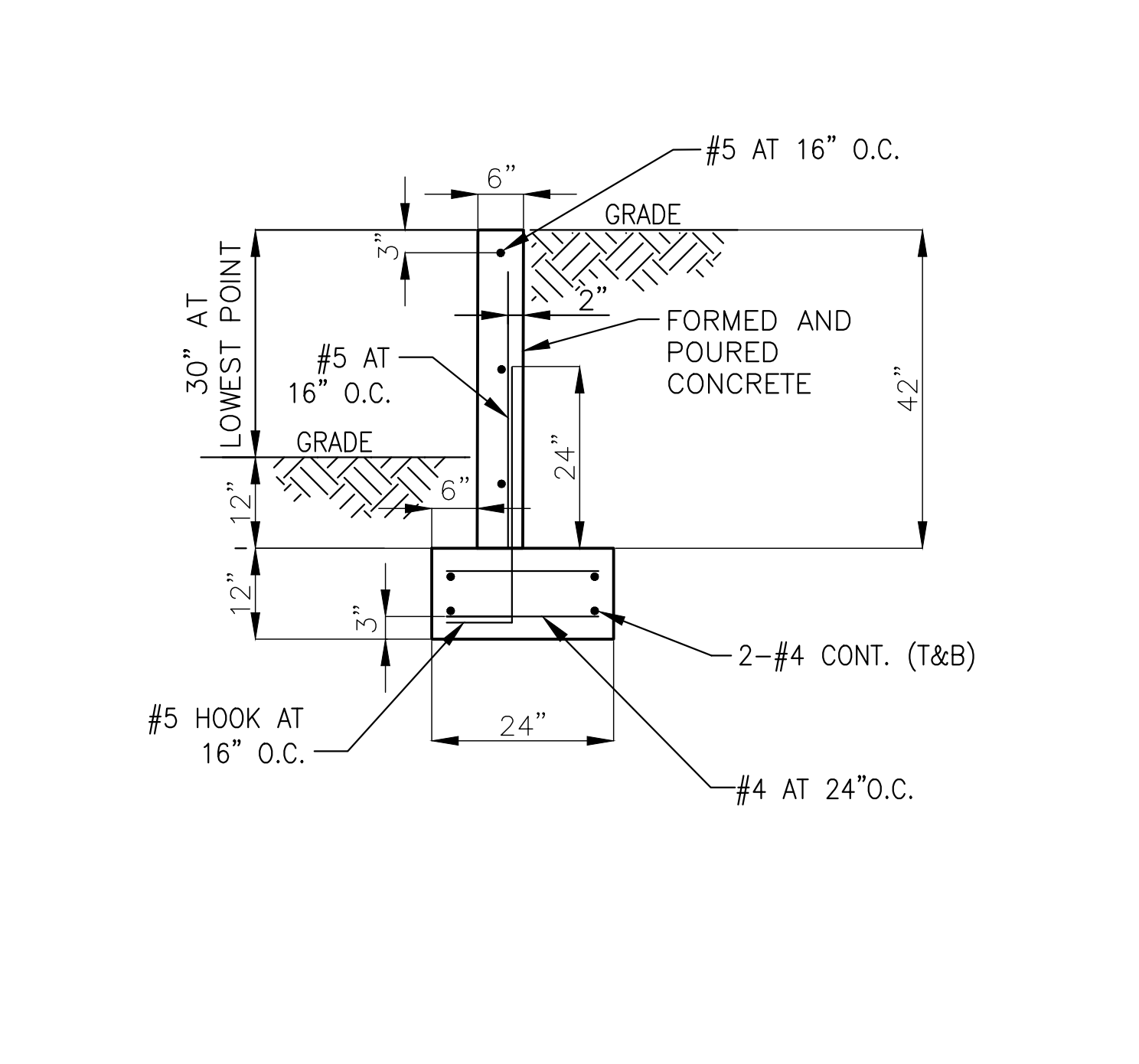
OUTFALL STRUCTURE DETAIL



SIDEWALK JOINT DETAILS



SIDEWALK TURNDOWN DETAILS

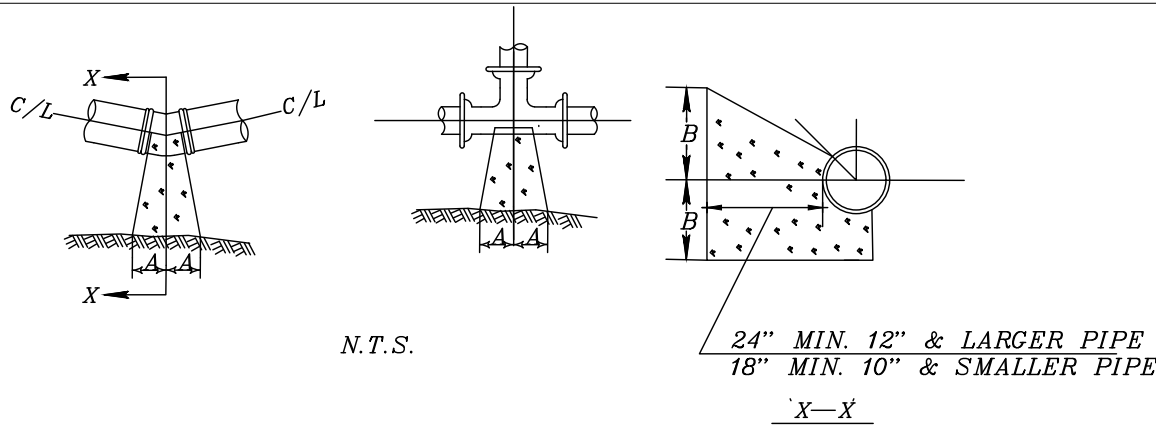


RETAINING WALL DETAIL (WHERE REQ'D)



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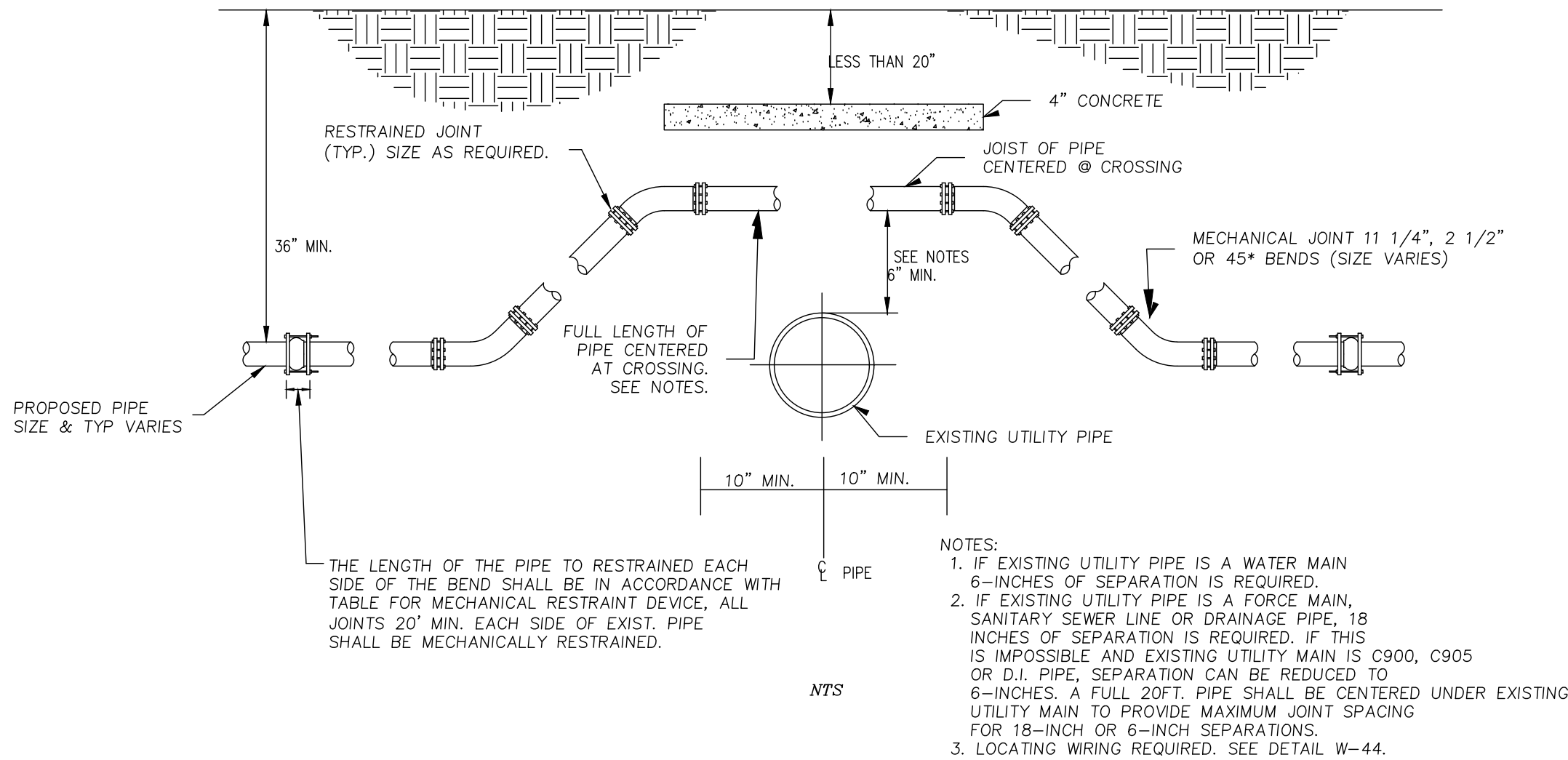
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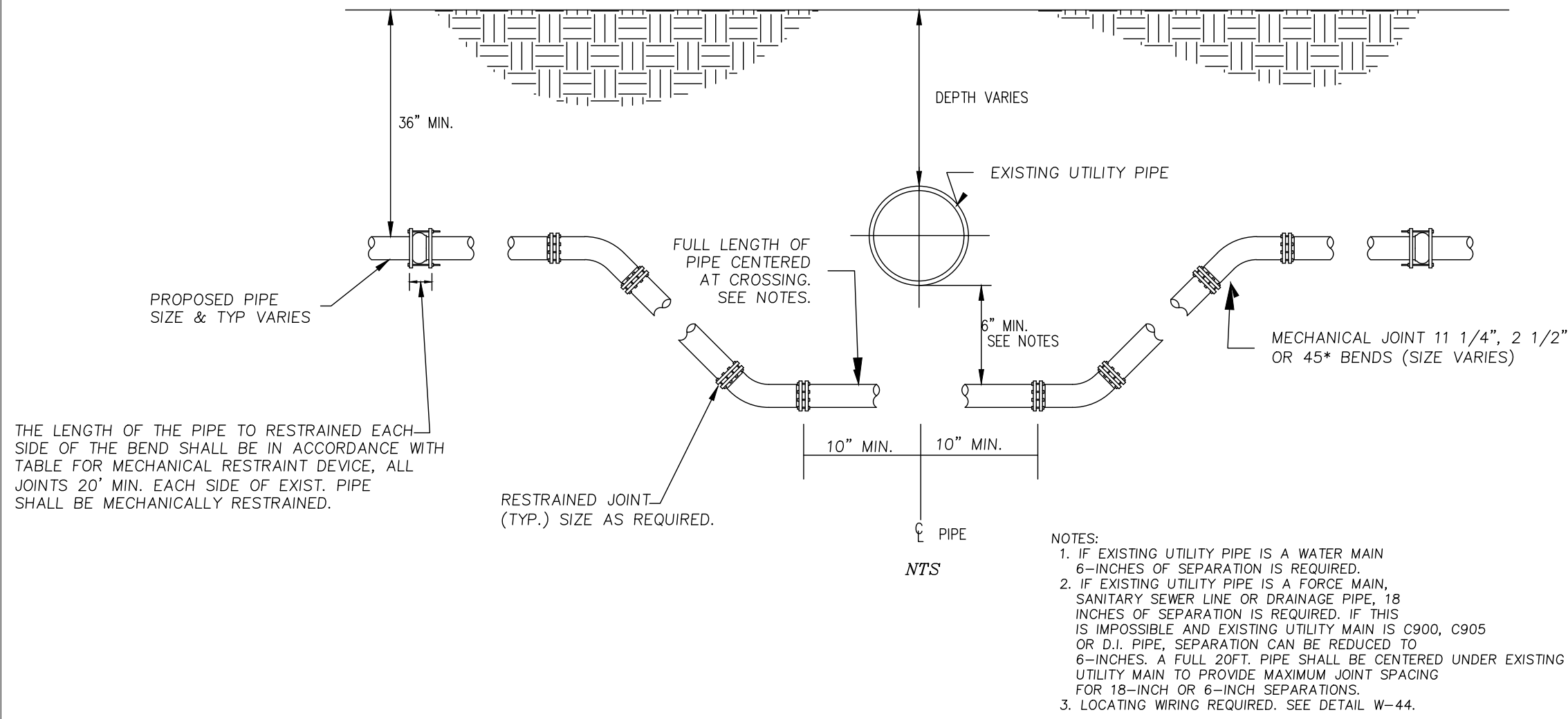
| L/4 BENDS |       | FT/L/8 BENDS |       | FT/L/16 BENDS |       | TEE  |       | CU FT |       |
|-----------|-------|--------------|-------|---------------|-------|------|-------|-------|-------|
| SIZE      | CONC. | SIZE         | CONC. | SIZE          | CONC. | SIZE | CONC. | SIZE  | CONC. |
| 6"        | 16"   | 10"          | 3.2   | 9"            | 10"   | 3.0  | 6"    | 8"    | 1.3   |
| 8"        | 22"   | 13"          | 7.2   | 12"           | 13"   | 3.7  | 8"    | 10"   | 2.1   |
| 10"       | 26"   | 17"          | 11.5  | 14"           | 17"   | 5.9  | 10"   | 13"   | 3.6   |
| 12"       | 29"   | 21"          | 14.1  | 16"           | 21"   | 8.6  | 12"   | 16"   | 6.6   |
| 14"       | 35"   | 24"          | 29.8  | 19"           | 24"   | 14.9 | 12"   | 20"   | 8.9   |
| 16"       | 38"   | 27"          | 37.8  | 21"           | 27"   | 18.1 | 12"   | 24"   | 11.2  |
| 20"       | 47"   |              |       | 27"           |       |      | 16"   | 24"   | 30"   |

NOTE:  
1. ALL BEARING SURFACES TO BE CARRIED TO UNDISTURBED SOIL.  
2. THESE TABLES SHOW MINIMUM SIZE THRUST BLOCKS FOR GOOD SOIL, (A-1 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.

THRUST BLOCKS FOR BENDS & TEE'S

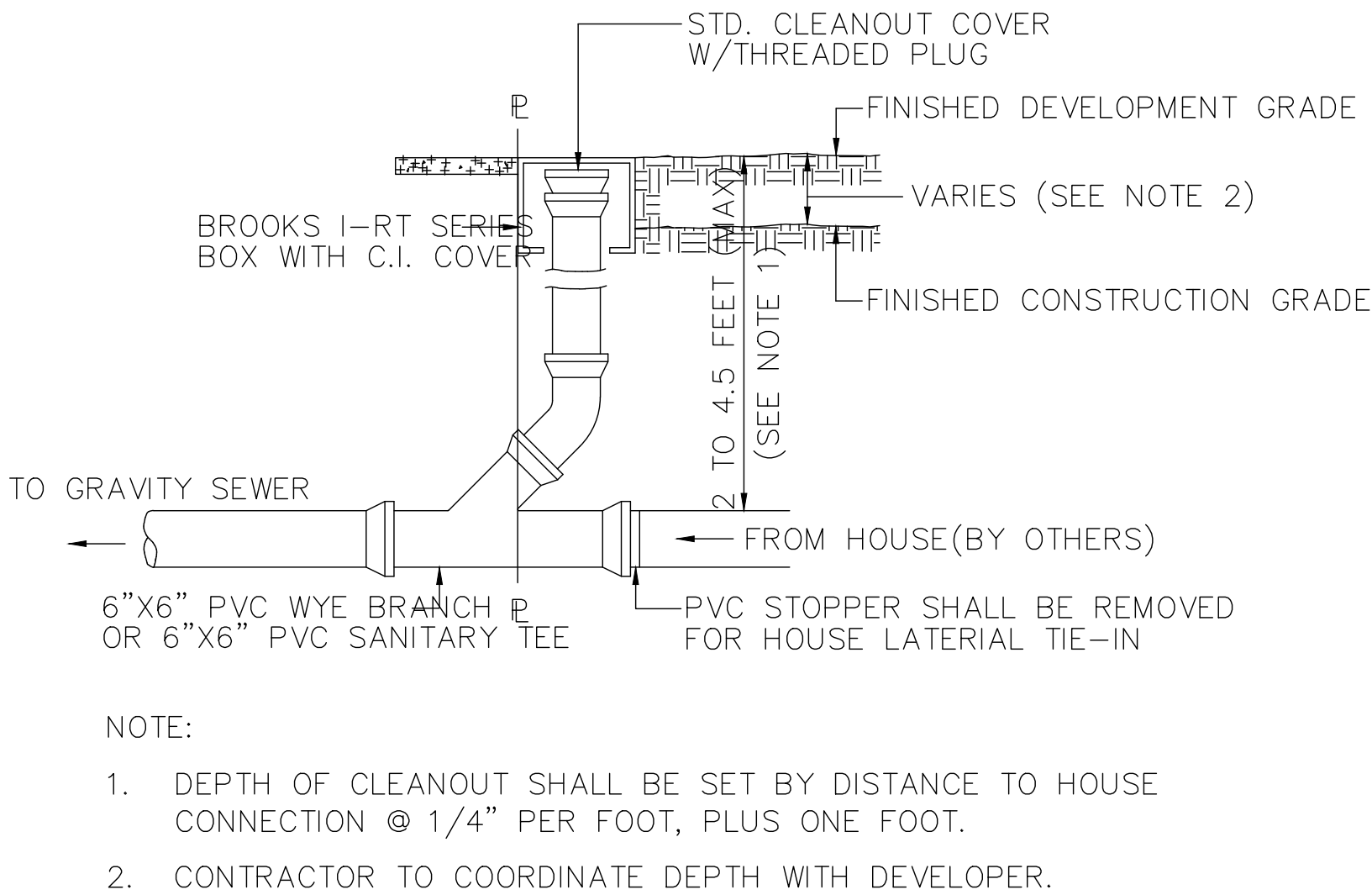


UTILITY CONFLICT DETAIL "A"

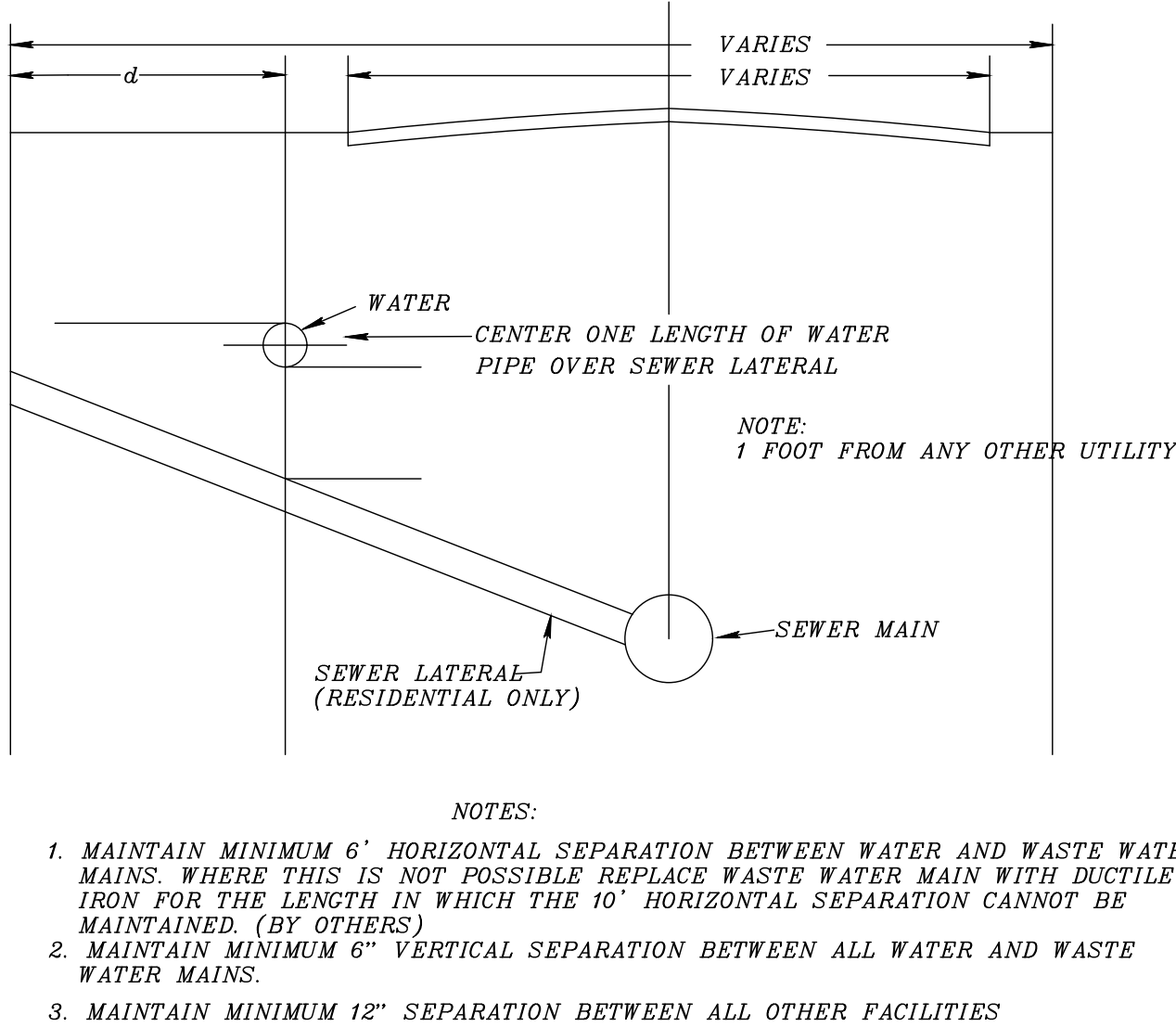


UTILITY CONFLICT DETAIL "B"

GRAVITY SEWER NOTES

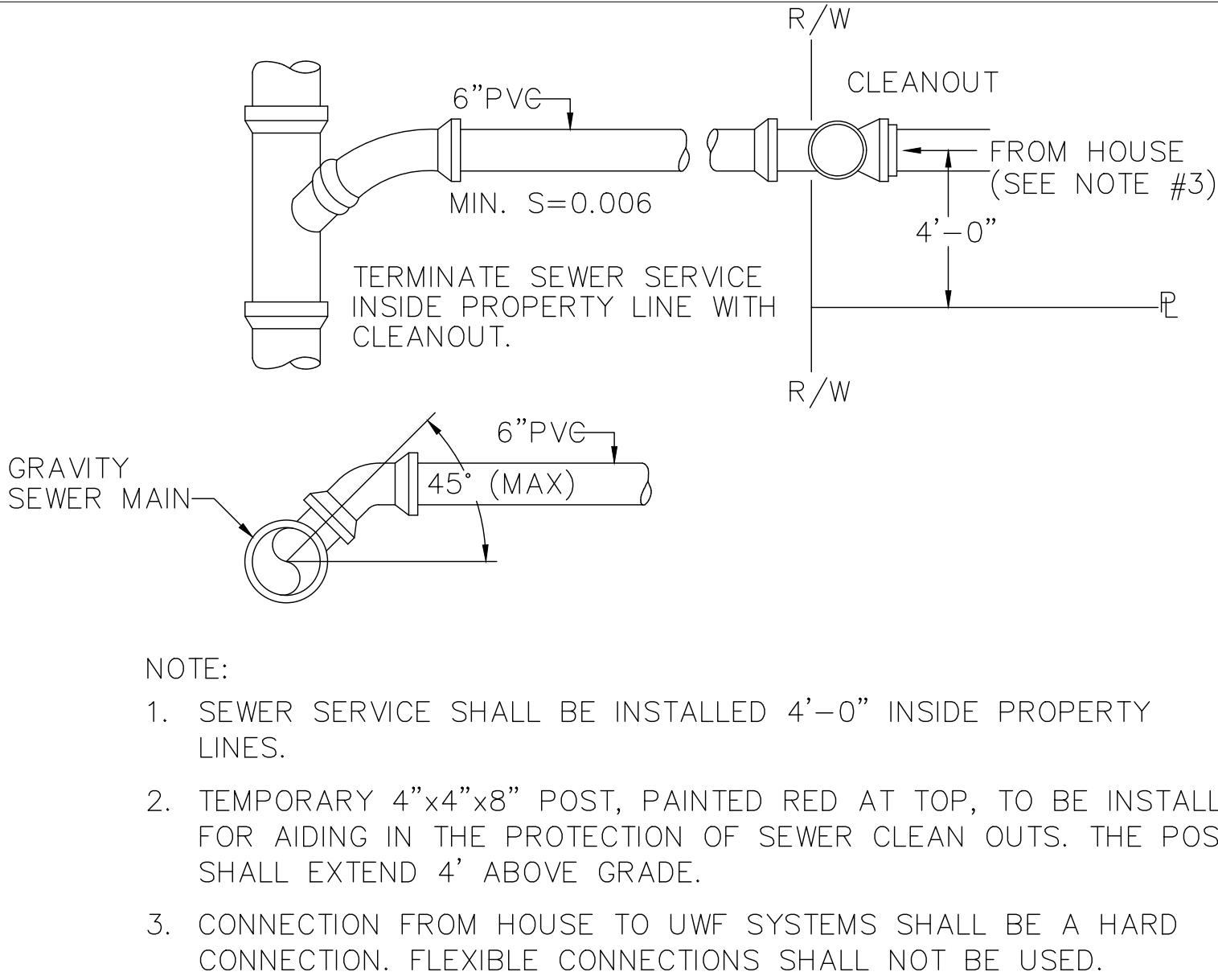


CLEANOUT



HORIZONTAL AND VERTICAL CLEARANCES

- ALL MANHOLES SHALL BE PRECAST CONCRETE AND CONFORM TO ASTM C-478 STANDARDS. MANHOLE CONES AND RISERS SHALL BE CONSTRUCTED OF 4,000 PSI, TYPE II CEMENT WITH RIVER ROCK OR GRANITE AGGREGATE.
- ALL PIPES SHALL BE CONNECTED TO THE MANHOLE USING A LOCK JOINT FLEXIBLE MANHOLE SLEEVE (ASTM C-923) OR APPROVED EQUAL.
- THE EXTERIOR AND INTERIOR OF THE MANHOLE SHALL BE COATED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS WITH FABERTITE AS MANUFACTURED BY BRIGGS BITUMINOUS COMPOSITION COMPANY.
- AN INSIDE PVC DROP MANHOLE (TYPE "B") 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 SLIDE CONSTRUCTED TO DIRECT THE FLOW INTO THE INVERT CHANNEL.
- SEWER SERVICES SHALL BE CAST IRON IF 2 FEET OF GROUND COVER CANNOT BE MAINTAINED OVER THE SERVICE LINE.
- ALL DUCTILE IRON SEWER PIPE, WHERE SPECIFIED, SHALL BE CLASS 51 AND COMPLY WITH ANSI/AWWA C150/A21.50 AND ANSI/AWWA C151/A21.51. DUCTILE IRON PIPE SHALL BE PROVIDED WITH A FACTORY APPLIED INTERIOR POLYETHYLENE LINING IN ACCORDANCE WITH ANSI/ASTM D1248.
- THE MAXIMUM NUMBER OF DIPS IS ONE, 1-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.



TYPICAL SEWER SERVICE

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.

POTABLE WATER NOTES

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BEACHES DERMATOLOGY  
AMELIA ISLAND PARKWAY  
FERNANDINA BEACH, FLORIDA

DATE: 5/16/22  
SCALE: NONE  
DRAWING IS REDUCED IF LESS THAN 22" x 34"  
WATER & SEWER DETAILS  
North / Elev Key Sheet  
DT-3  
Page