



**AGENDA
BOARD OF ADJUSTMENT
REGULAR MEETING
OCTOBER 19, 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*)
 - 4.2 BOA 2022-0017 - SULLIVAN POOL CONSTRUCTION, AGENT FOR EVERETT B. III + TAYLOR S. TATE, 2240 RYAN ROAD**
Variance request from LDC Section 5.01.11(F)(3) to reduce setbacks for swimming pool. (*Quasi-Judicial*)
- 5. BOARD BUSINESS**
- 6. PUBLIC COMMENT**
- 7. ADJOURNMENT**

NEXT BOA REGULAR MEETING IS SCHEDULED FOR NOVEMBER 16, 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 2nd 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

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.

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

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

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

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).

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

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.

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

The 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.

Upload Supplemental Materials

beaches dermatology.pdf

Upload 2

agent form.jpeg

Upload 3

deed.pdf

Upload 4

sunbiz.pdf

Upload 5

beaches derm_amelia island_civil_la_051622.pdf

Upload 6

Choose File

No file selected

Upload 7

Choose File

No file selected

Certification*

☒

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

☒

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

Applicant's First Name*

Asa

Applicant's Last Name*

Gillette

Today's Date*

8/9/2022



DEPARTMENT OF PLANNING & CONSERVATION

204 Ash Street | Fernandina Beach, Florida 32034 | 904 310-3480 |
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

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

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 ft² and a second 9,200 ft² 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 ft² of gross floor area

Building 1: 7,880 ft² = 31 spaces

With 10% overage: 34

Professional Offices: 1 space per 300 ft² of gross floor area

Building 2: 9,200 ft² = 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:

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE:

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

CITY OF FERNANDINA BEACH COMPREHNSIVE PLAN:

The following Comprehensive Plan statements are applicable in this case:

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

ANALYSIS:

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

Consistent with Criteria?	<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>
----------------------------------	---

Criteria	Applicant Response	Staff Analysis	Meets Criteria
1. Special Conditions <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>	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.	Yes. Special conditions do exist 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. 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.	☒ Yes ☐ No

Criteria	Applicant Response	Staff Analysis	Meets Criteria
2. Special Privilege <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.	No. Granting the variance does not confer upon the applicant a special privilege that is denied by the Land Development Code. 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. 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.	☐ Yes ☒ No
3. Literal Interpretation <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.	Yes. Due to the subject property's unique geometry, literal interpretation of the Land Development Code would deprive the applicant of the ability to develop their property to its highest and best use.	☒ Yes ☐ No
4. Minimum Variance <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.	No. The variance requested is not the minimum 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.	☐ Yes ☒ No

Criteria	Applicant Response	Staff Analysis	Meets Criteria
5. General Harmony <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.	Yes. 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.	☒ Yes ☐ No
6. Public Interest <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.	Yes. 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. 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.	☒ Yes ☐ No

STAFF RECOMMENDATION:

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

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

Staff finds that the requested action, as presented, DOES NOT meet 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

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).

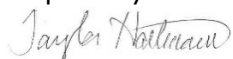
LIST OF EXHIBITS:

EXHIBIT A – SITE PLAN

EXHIBIT B – SURVEY

EXHIBIT C – SURROUNDING AREA PARCELS

Respectfully Submitted,



Taylor Hartmann
Planner I

PLAT MAP

SUBJECT PROPERTY

MU-1 03-33

MIXED USE 03-32

GENERAL COMMERCIAL 04-23

C-1 04-24

103

104

105

106

107

108

109

110

111

112

113

114

115

116

117

118

119

120

121

122

123

124

125

126

127

128

129

130

131

132

133

134

135

136

137

138

139

140

141

142

143

144

145

146

147

148

149

150

151

152

153

154

155

156

157

158

159

160

161

162

163

164

165

166

167

168

169

170

171

172

173

174

175

176

177

178

179

180

181

182

183

184

185

186

187

188

189

190

191

192

193

194

195

196

197

198

199

200

201

202

203

204

205

206

207

208

209

210

211

212

213

214

215

216

217

218

219

220

221

222

223

224

225

226

227

228

229

230

231

232

233

234

235

236

237

238

239

240

241

242

243

244

245

246

247

248

249

250

251

252

253

254

255

256

257

258

259

260

261

262

263

264

265

266

267

268

269

270

271

272

273

274

275

276

277

278

279

280

281

282

283

284

285

286

287

288

289

290

291

292

293

294

295

296

297

298

299

300

301

302

303

304

305

306

307

308

309

310

311

312

313

314

315

316

317

318

319

320

321

322

323

324

325

326

327

328

329

330

331

332

333

334

335

336

337

338

339

340

341

342

343

344

345

346

347

348

349

350

351

352

353

354

355

356

357

358

359

360

361

362

363

364

365

366

367

368

369

370

371

372

373

374

375

376

377

378

379

380

381

382

383

384

385

386

387

388

389

390

391

392

393

394

395

396

397

398

399

400</

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

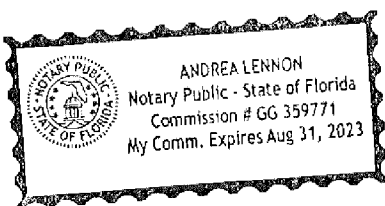
Signed and Sealed in Our Presence:

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

Document Number	L21000053332
FEI/EIN Number	NONE
Date Filed	02/10/2021
State	FL
Status	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

Report Year	Filed Date
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](#)



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

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

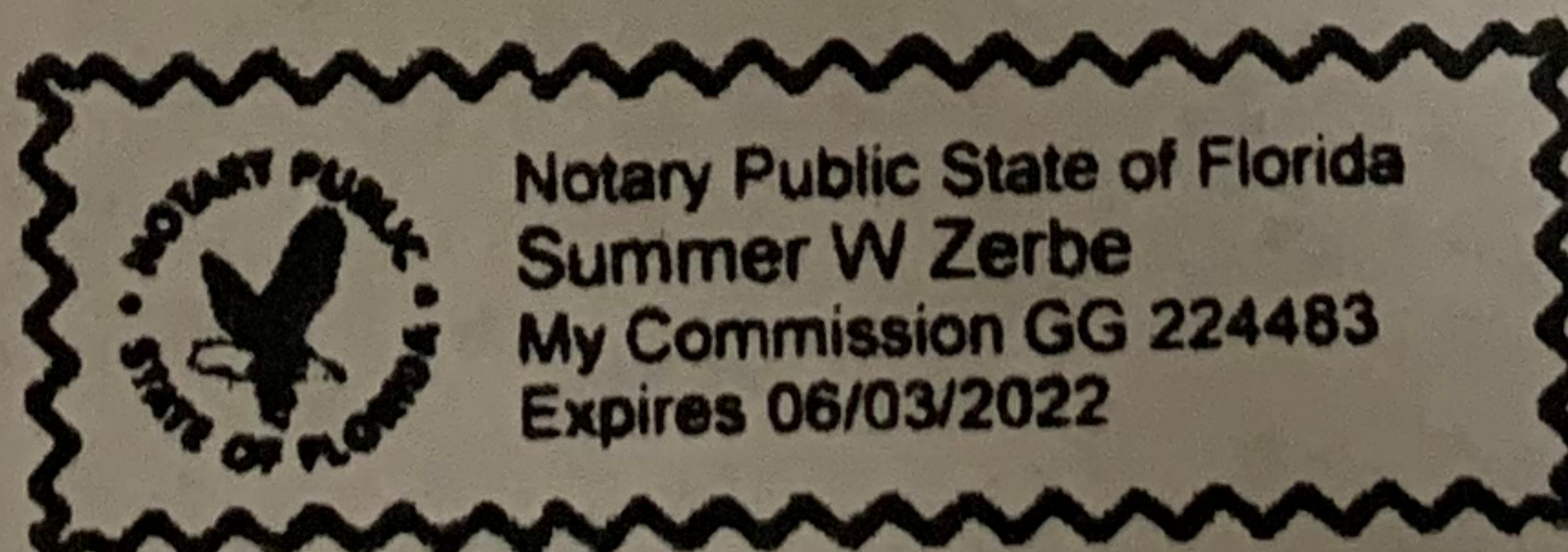
Subscribed and sworn to before me this 6 day of May,
2022.

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





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

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



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

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

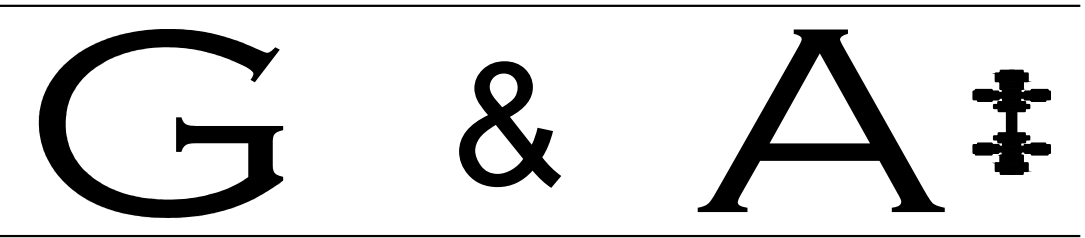
AMELIA ISLAND MEDICAL OFFICES

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)

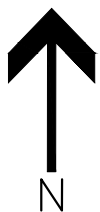
G&A Project
No.: XX-XX-XX

ISSUE DATE: MAY 12, 2022

AMELIA ISLAND MEDICAL OFFICES

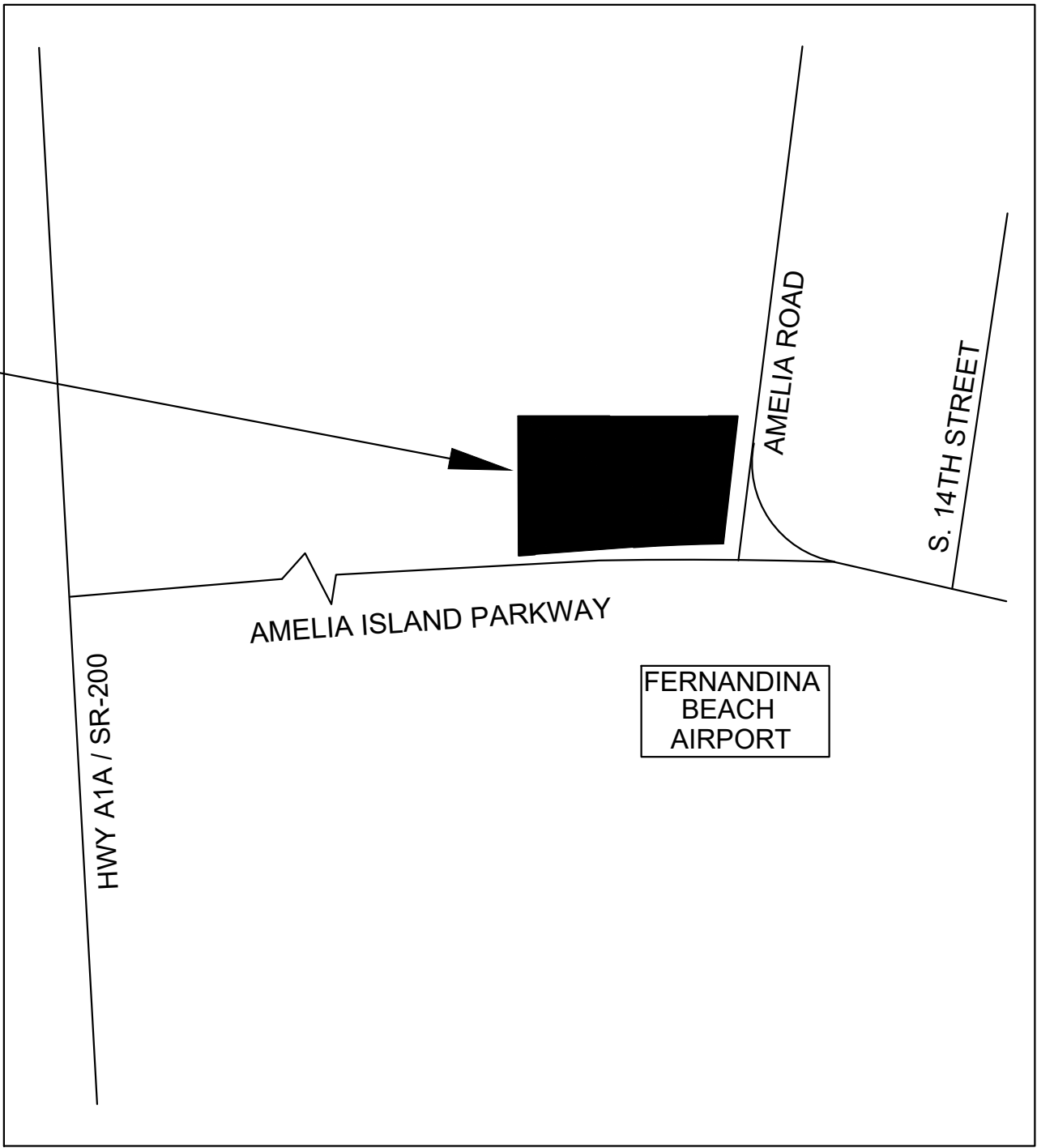
FOR
BEACHES DERMATOLOGY

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

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.

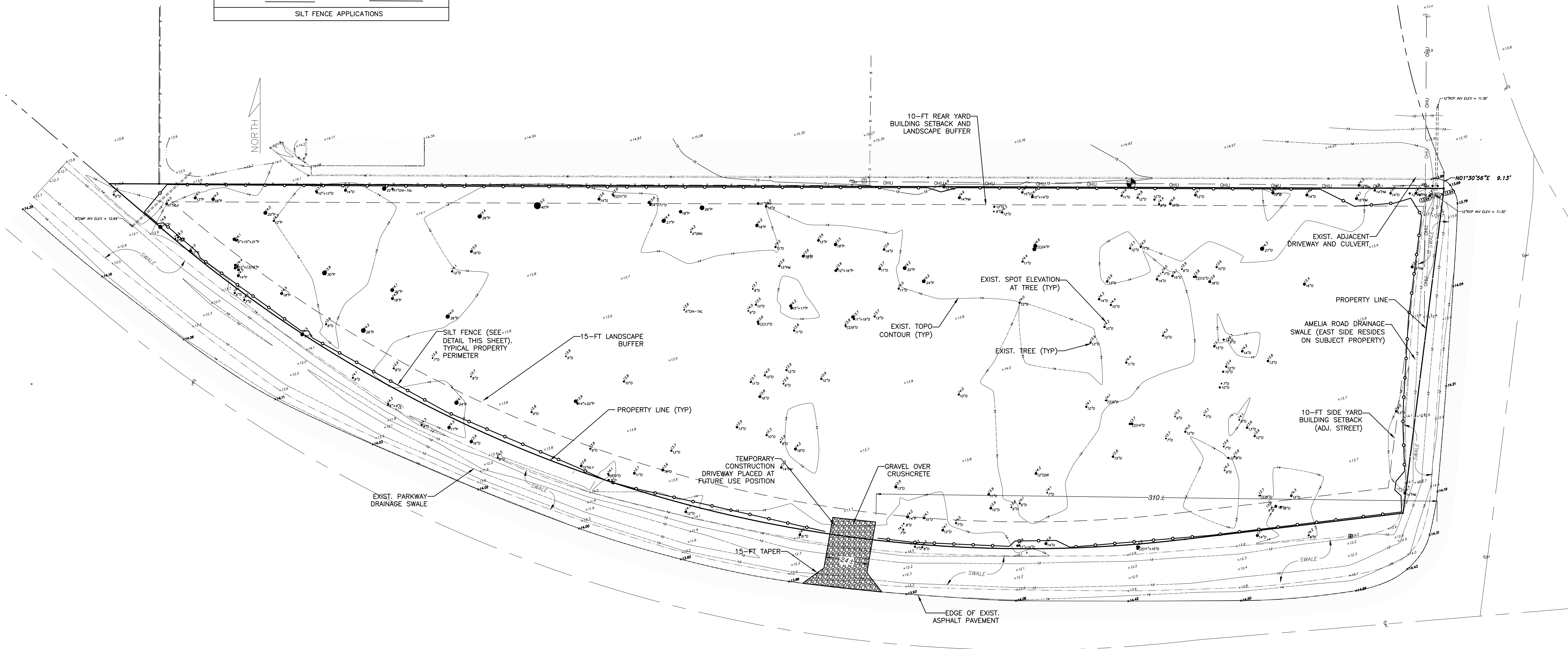
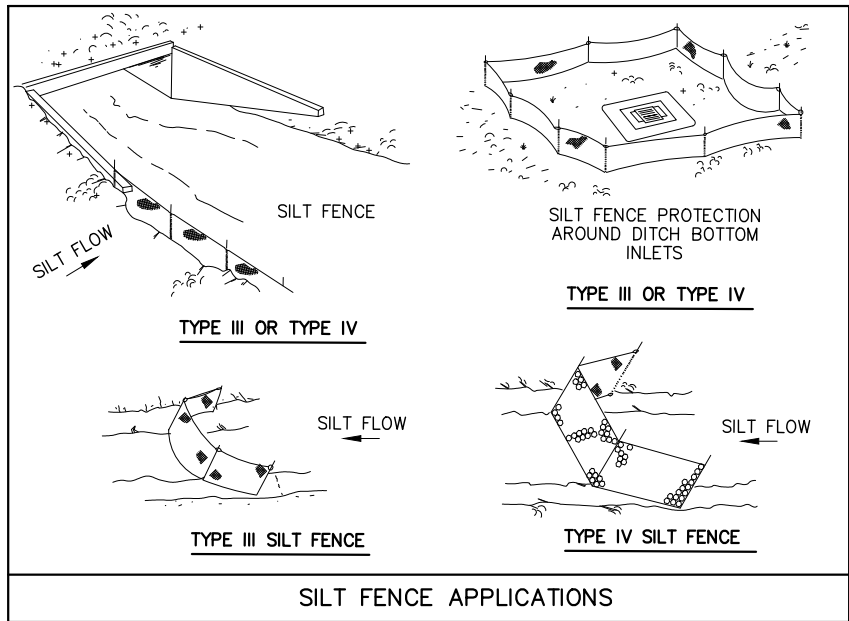
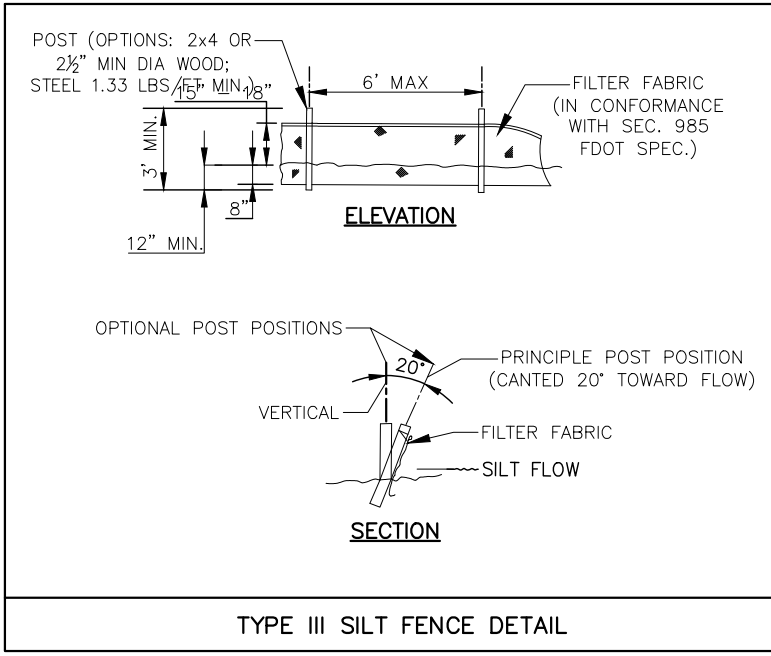
REGISTERED DESIGN PROFESSIONAL
NOT FOR CONSTRUCTION
ASA R. GILLETTE, P.E.
FLORIDA P.E. NO. 56177

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

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"
**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.

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

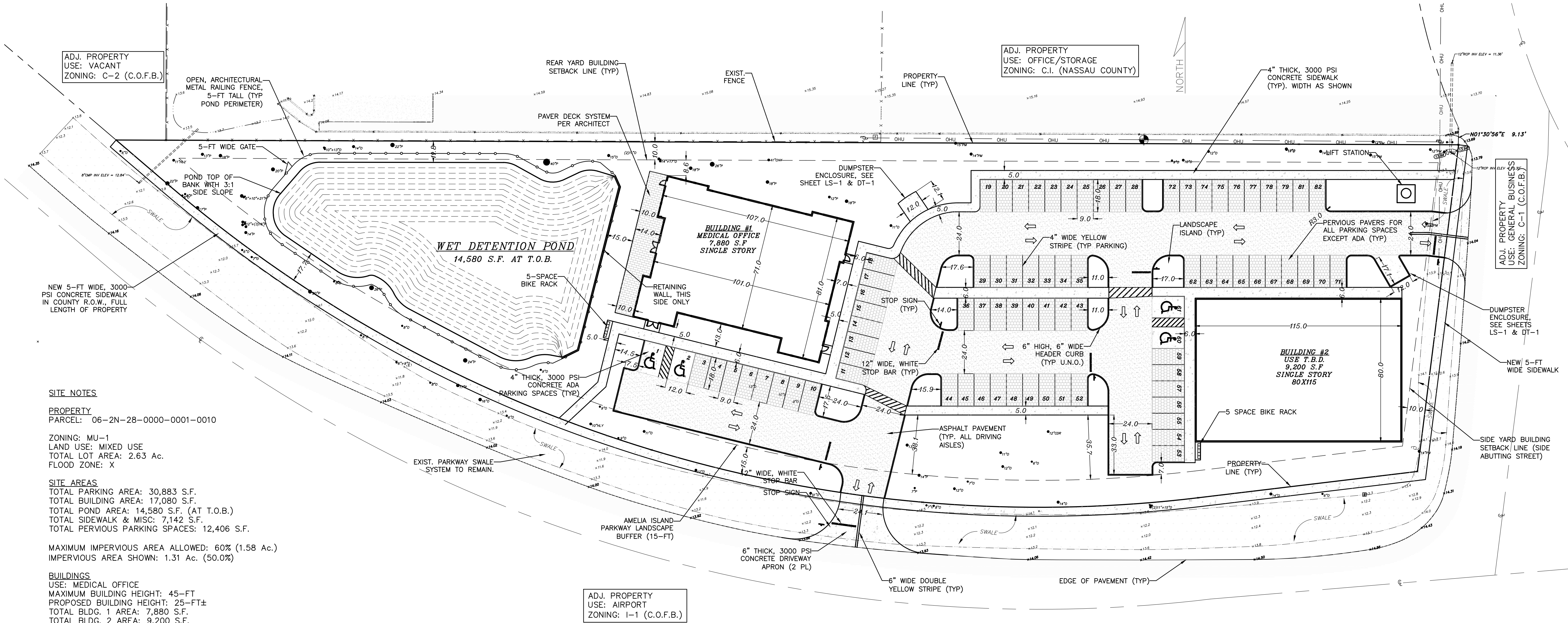
REV	DATE	ITEM
A	05/16/22	C.O.F.B. TRC SUBMITTAL #1

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

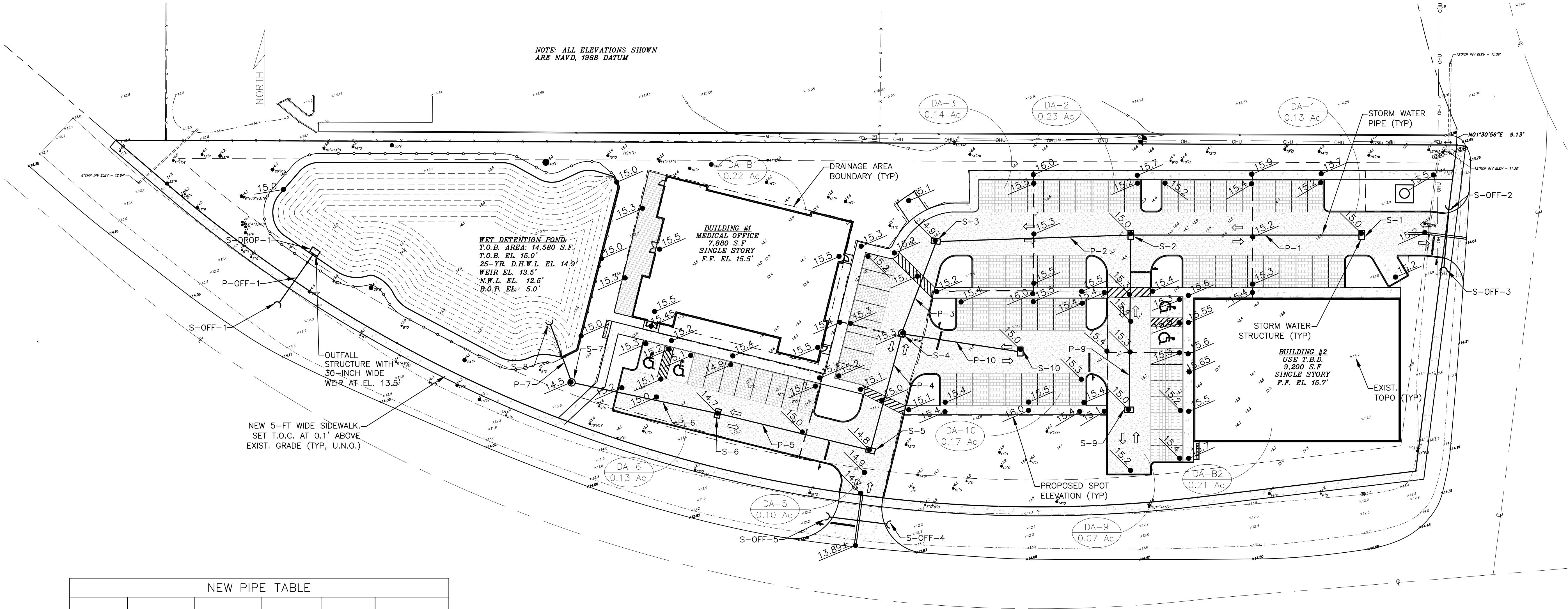
REV	DATE	ITEM
A	05/16/22	C.O.F.B. TRC SUBMITAL #1

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"
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

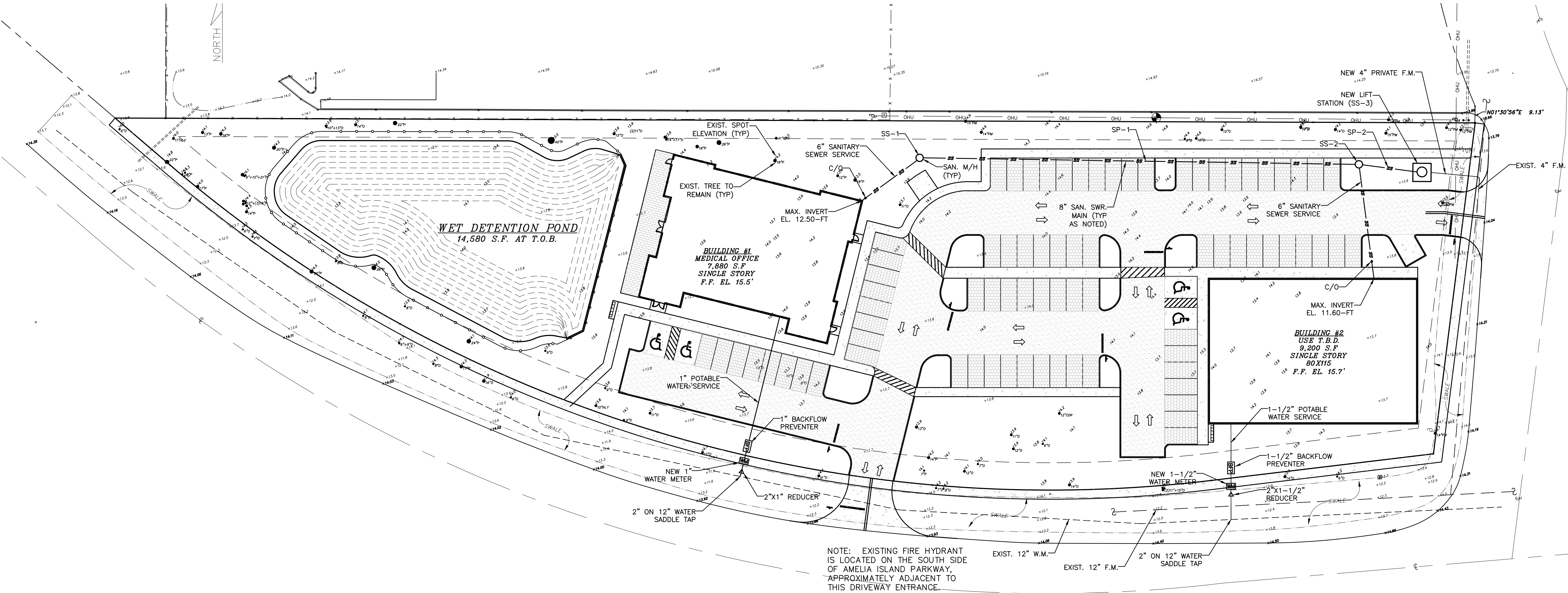
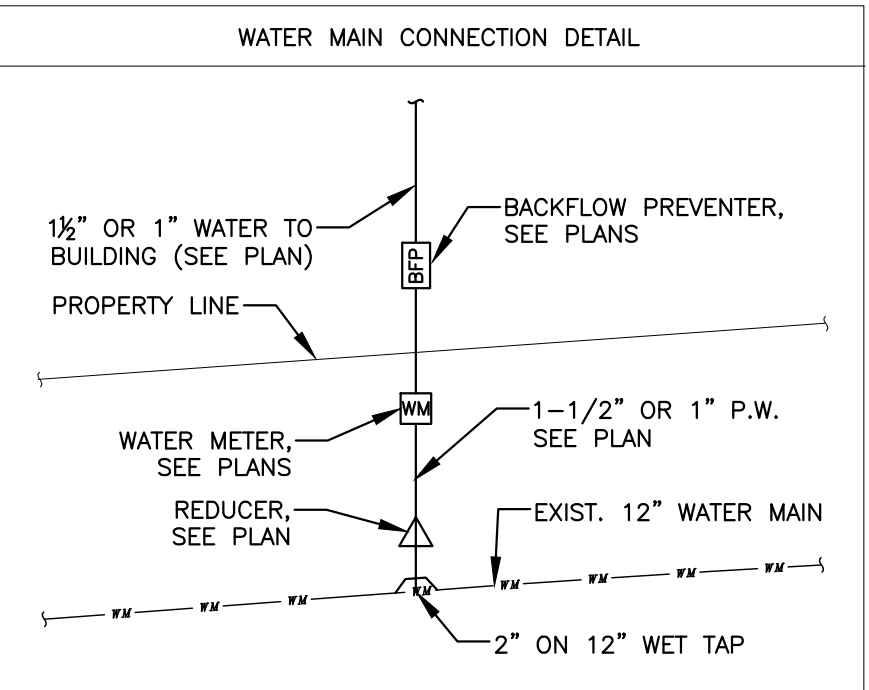
NOTE: STRUCTURE TYPES LISTED ABOVE TO BE PER FDOT PARAMETERS AND SPECIFICATIONS

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/ 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

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

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

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"
LANDSCAPE PLAN
North / Elev Key Sheet
TM-1
Page

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

XERISCAPE LANDSCAPING SCHEDULE			
DESIGN	STANDARD	POINTS AVAILABLE	POINTS USED
IRRIGATION	MOISTURE SENSING CONTROLLER OTHER THAN RAIN SWITCH	5	5
GRASS	LANDSCAPE PLAN DEPICTS LOW, MODERATE AND HIGH WATER USAGE ZONES AND GROUPING OF PLANTS INTO HYDROZONES	5	
	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
SHRUBS	COMPACTED MULCHED PLANTING BEDS AT LEAST 3" DEEP ARE USED IN ALL PLANTING AREAS EXCEPT GROUND COVER	10	10
	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 SHRUBS 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'

- RED PLANTS/100':
- 2 UNDERSTORY TREES
- 15 UNDERSTORY TREES REQ'D.

PROPOSED/EXISTING PLANTS:

- 0 UNDERSTORY TREES

SOUTH PROPERTY LINE

ZONING DISTRICT: T-1
REQUIRED BUFFER: TYPE

MINIMUM WIDTH: 13
BUFFER WIDTH PROVIDED: 15'

LENGTH: 720'
REQUIRED PLANTS (100':

- 4 UNDERSTORY TREES
 - 29 UNDERSTORY TREES REQ'D.
- POSED/EXISTING PLANTS:
- 13 SAVED SHADE TREES

- 13 SAVED SHADE TR
- 13 UNDERSTORY TR

EAST PROPERTY LINE
ZONING DISTRICTS: C-2

1. PLANT MATERIALS SHALL MEET THE STANDARDS FOR FLORIDA NO. 1 OR BETTER, AS SET OUT IN GRADES AND STANDARDS FOR FLORIDA 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 SMART MEASURED 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 SEED PLANTED, BUT 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. GRASSES GROWN TO THE NEAREST 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, LOBLOBBY PINE AND RED MAPLE.
9. OTHER ACCEPTABLE UNDERSTORY TREE SPECIES ARE EASTERN REDBUD, DAHOON HOLLY, AMERICAN HOLLY AND CHERRY LAUREL.

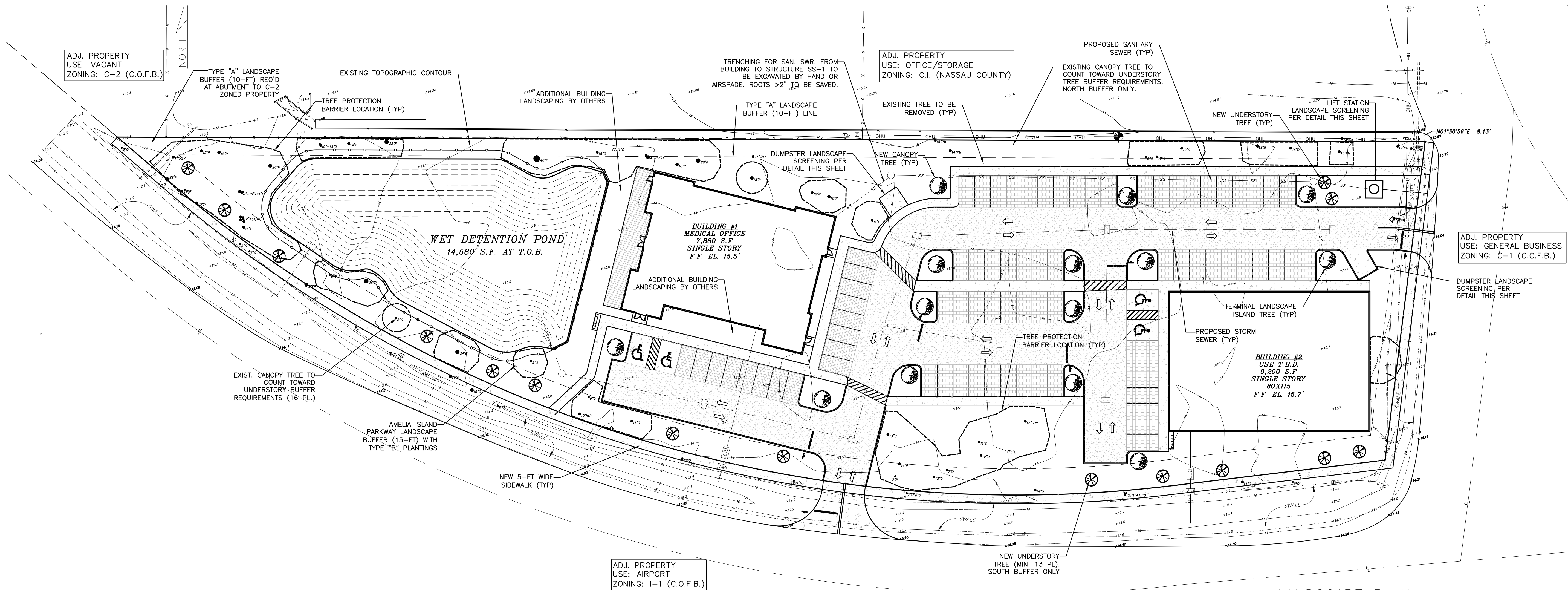
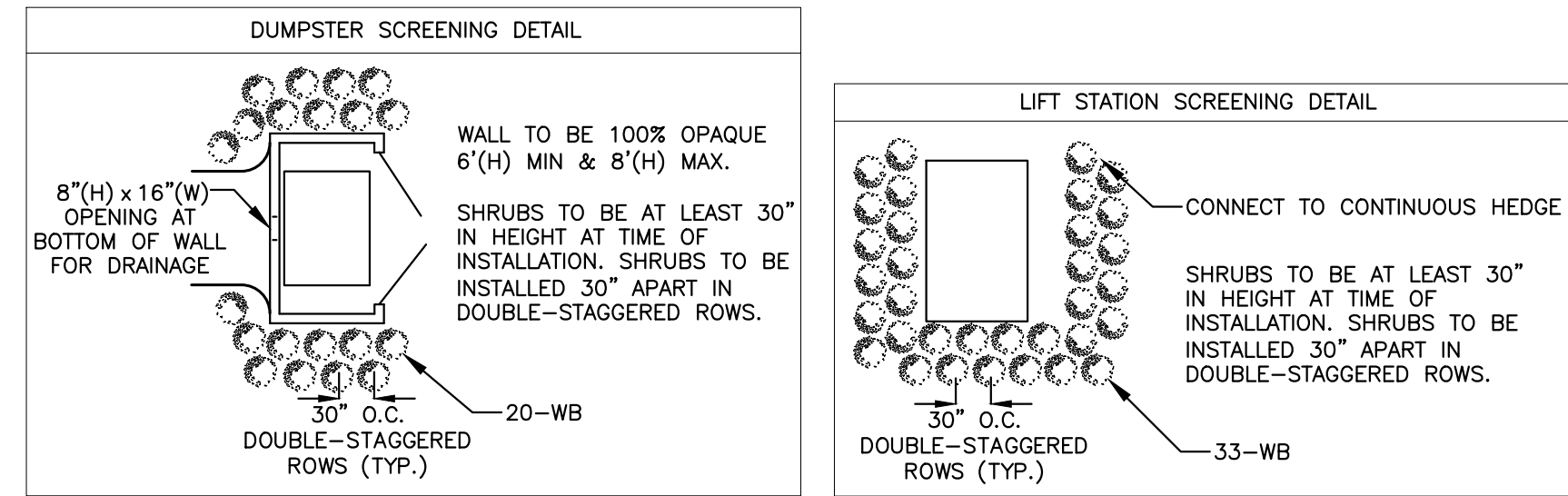
NEW PLANT/MATERIAL SCHEDULE				
SYMBOL	QTY.	KEY	SPECIES	SIZE/REMARKS
	14	LD	QUERCUS VIRGINIANA LIVE OAK	2.5" DBH AND 8' HT. MIN. (CANOPY TREE). SEE ALSO LANDSCAPE NOTES
	15	FG	CORNUS FLORIDA FLOWERING DOGWOOD	2.5" DBH AND 8' HT. MIN. (UNDERSTORY TREE). SEE ALSO LANDSCAPE NOTES.
	SEE DUMPSTER & LIFT STATION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



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.

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

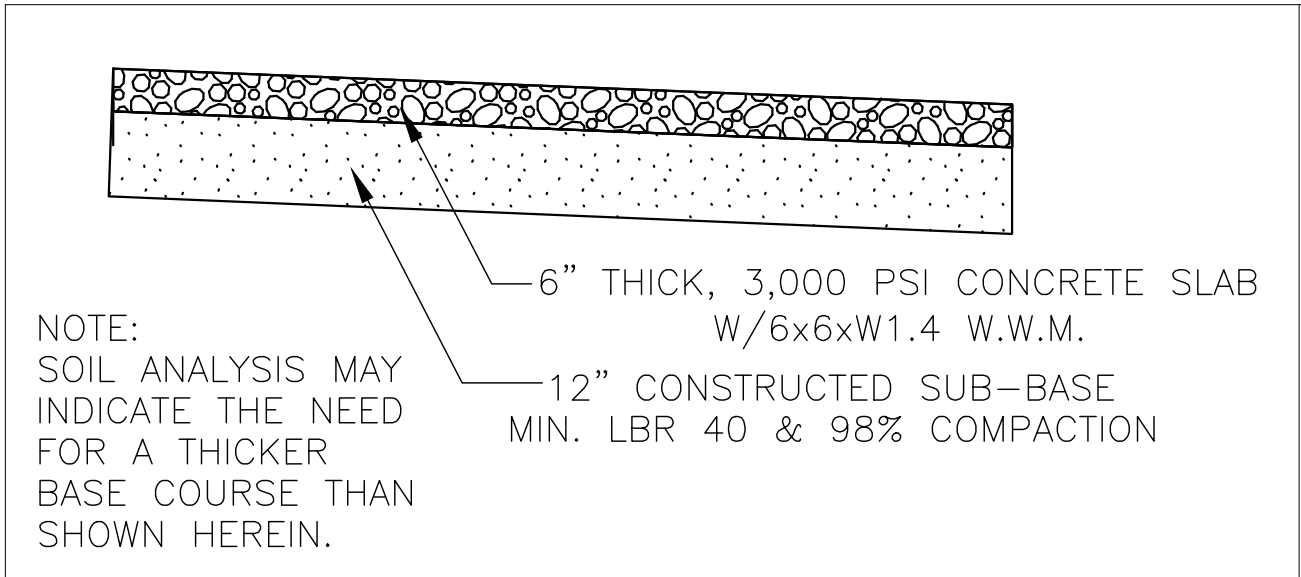
REV	DATE	ITEM
A	05/16/22	C.O.F.B. TRC SUBMITTAL #1

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

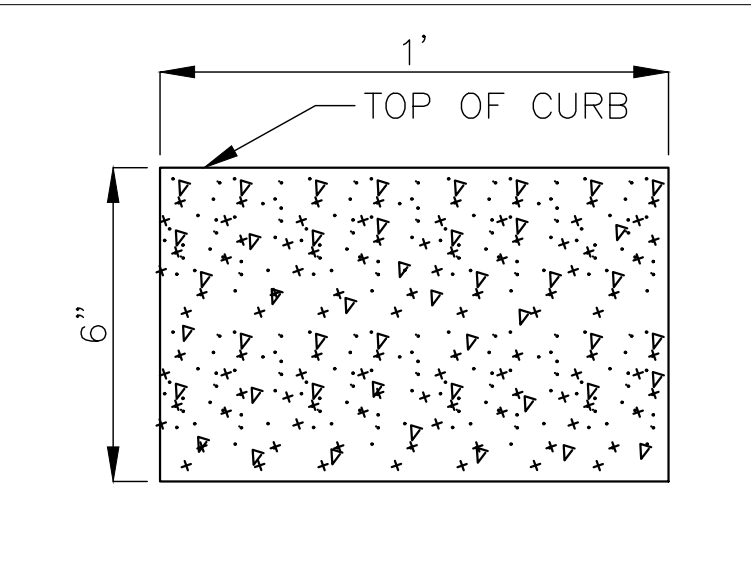
**AMELIA ISLAND MEDICAL OFFICE
BEACHES DERMATOLOGY**

AMELIA ISLAND PARKWAY
FERNANDINA BEACH, FLORIDA

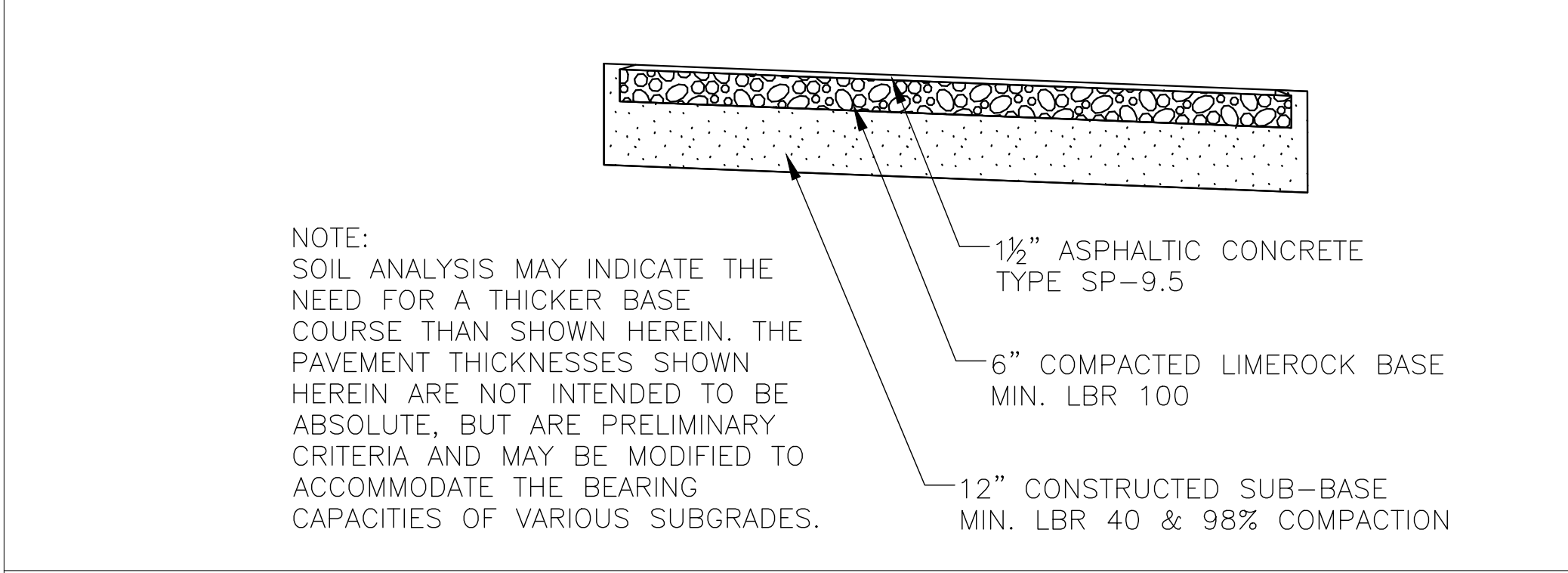
DATE:	5/16/22
SCALE:	NONE
DRAWING IS REDUCED IF LESS THAN 22" x 34"	
SITE DETAILS	
North / Elev Key Sheet	DT-1
W N E S	Page



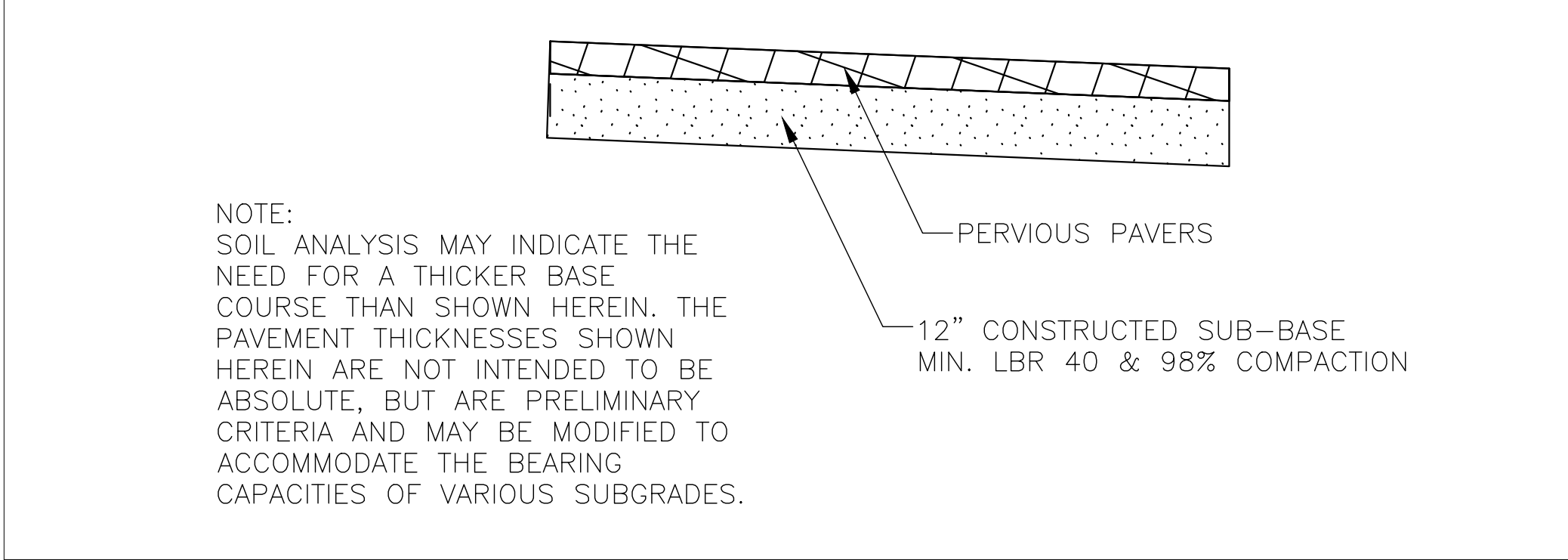
DUMPSTER PAD DETAIL



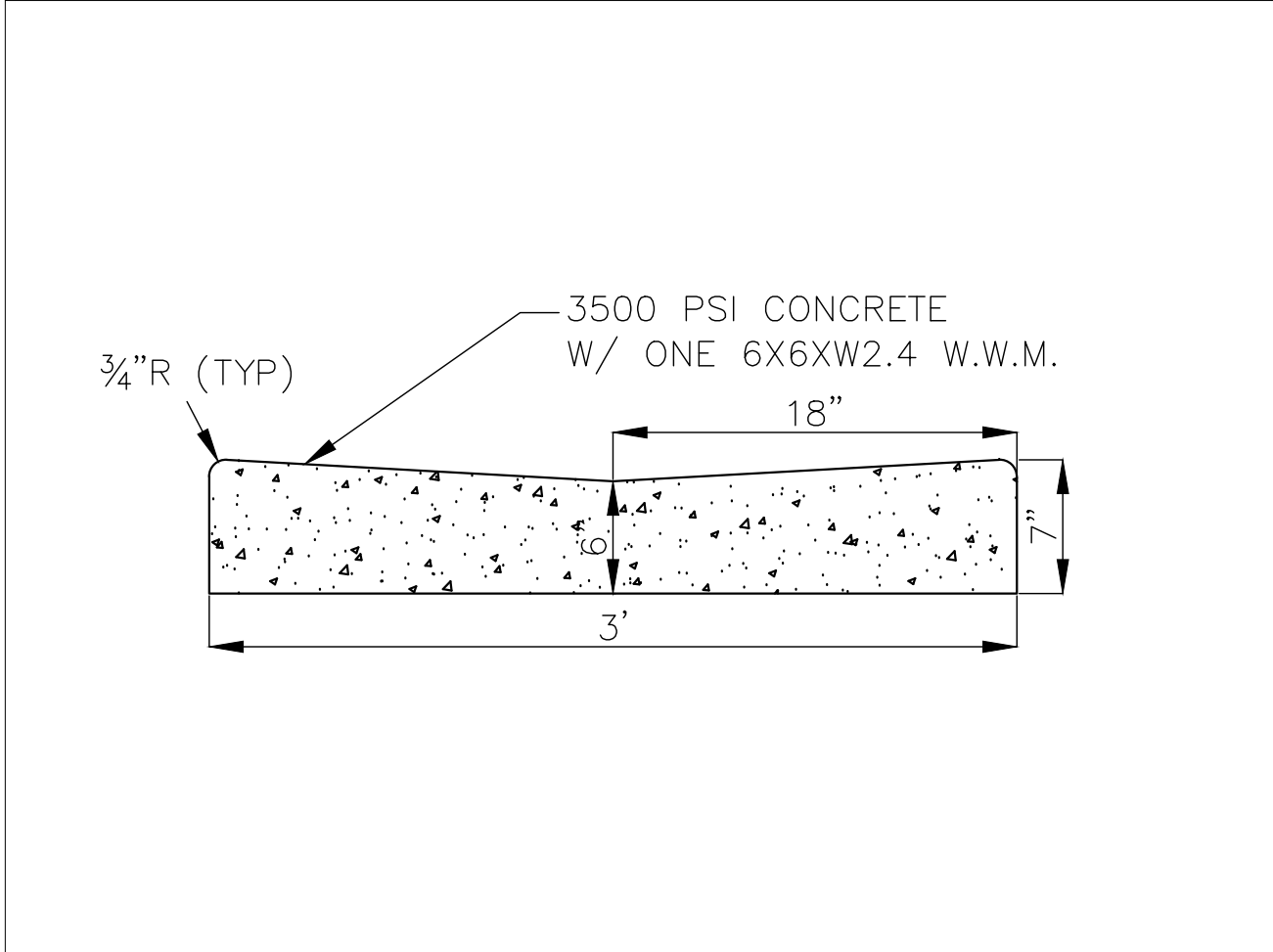
RIBBON CURB DETAIL



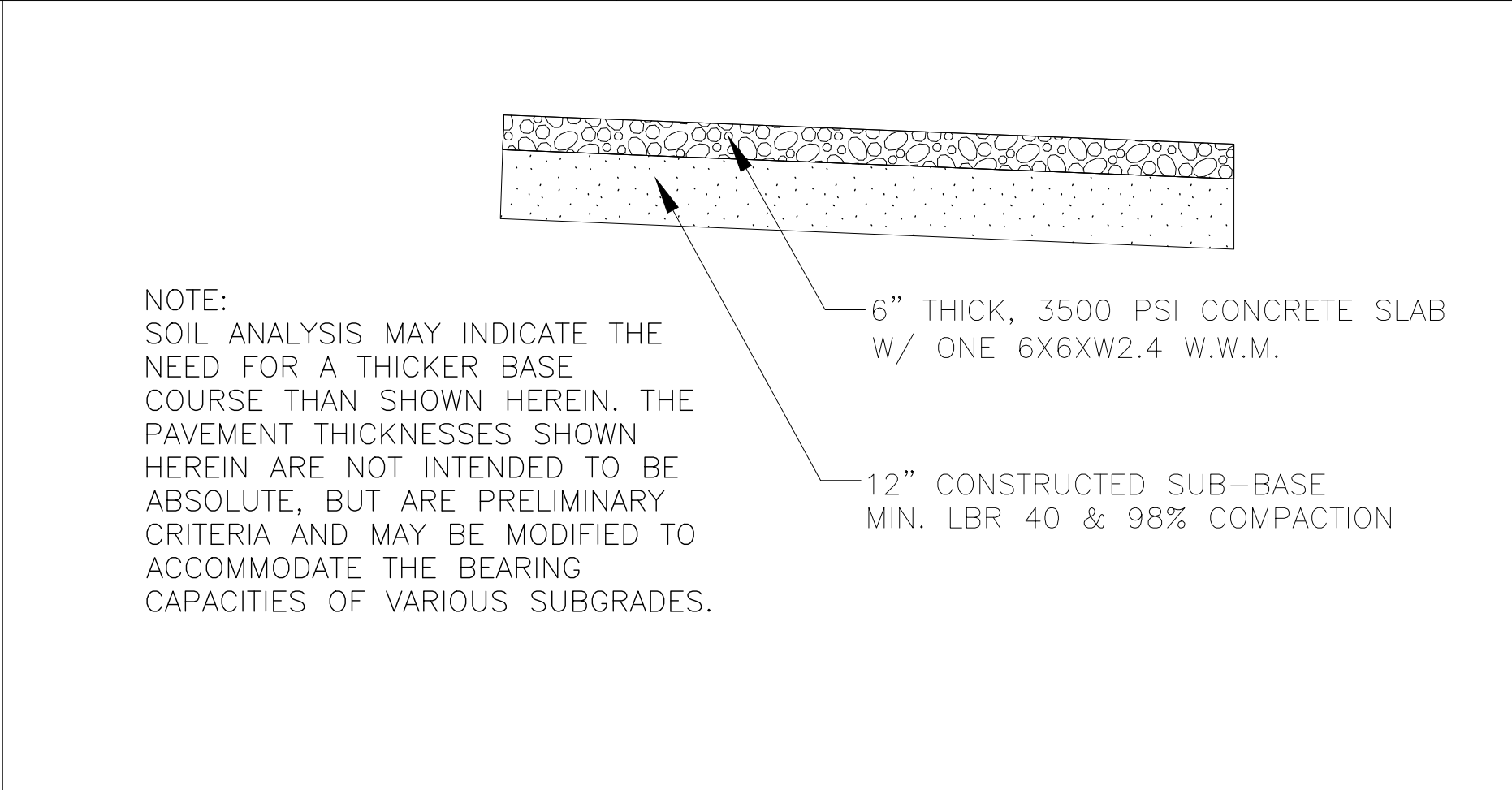
TYPICAL PAVEMENT DETAIL



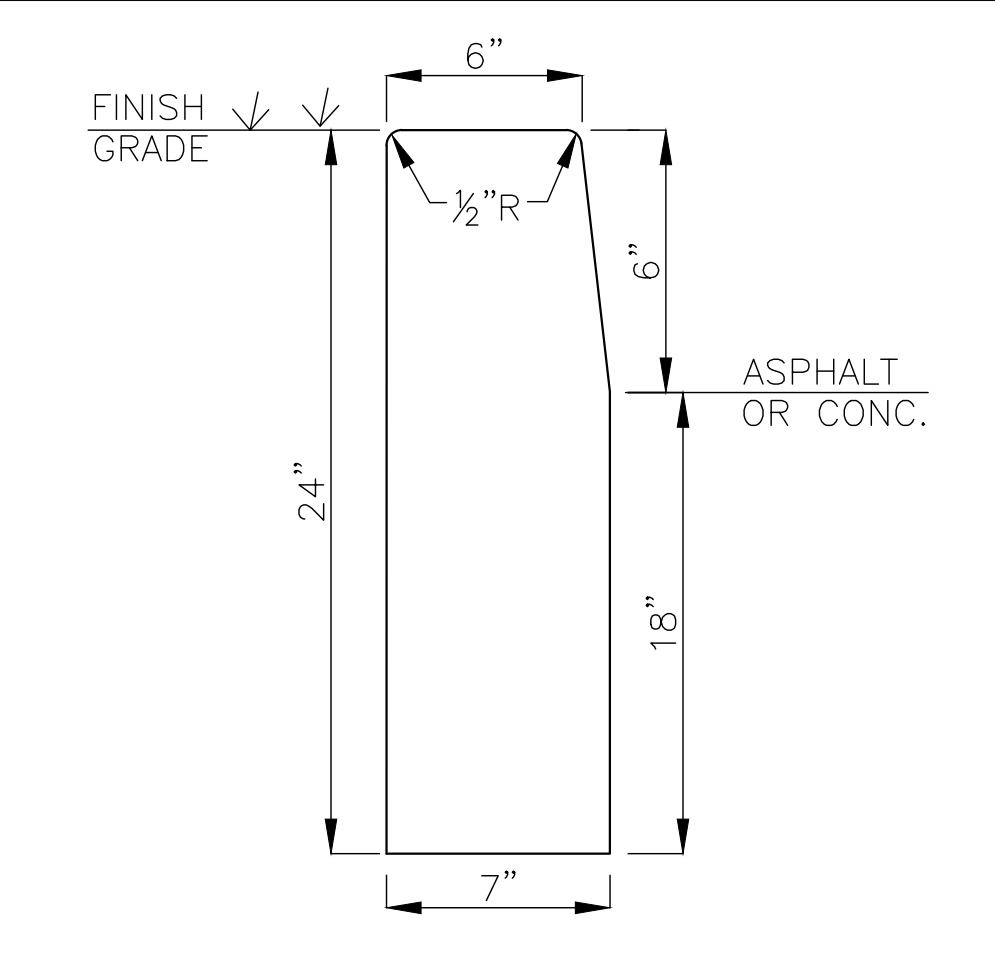
PERVIOUS PAVER SUB-BASE DETAIL



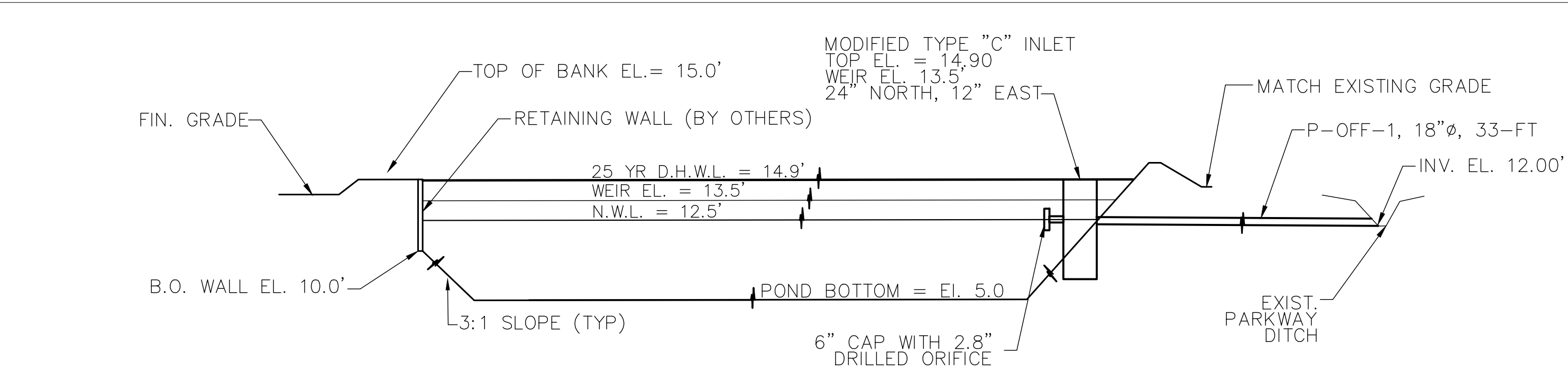
VALLEY GUTTER DETAIL



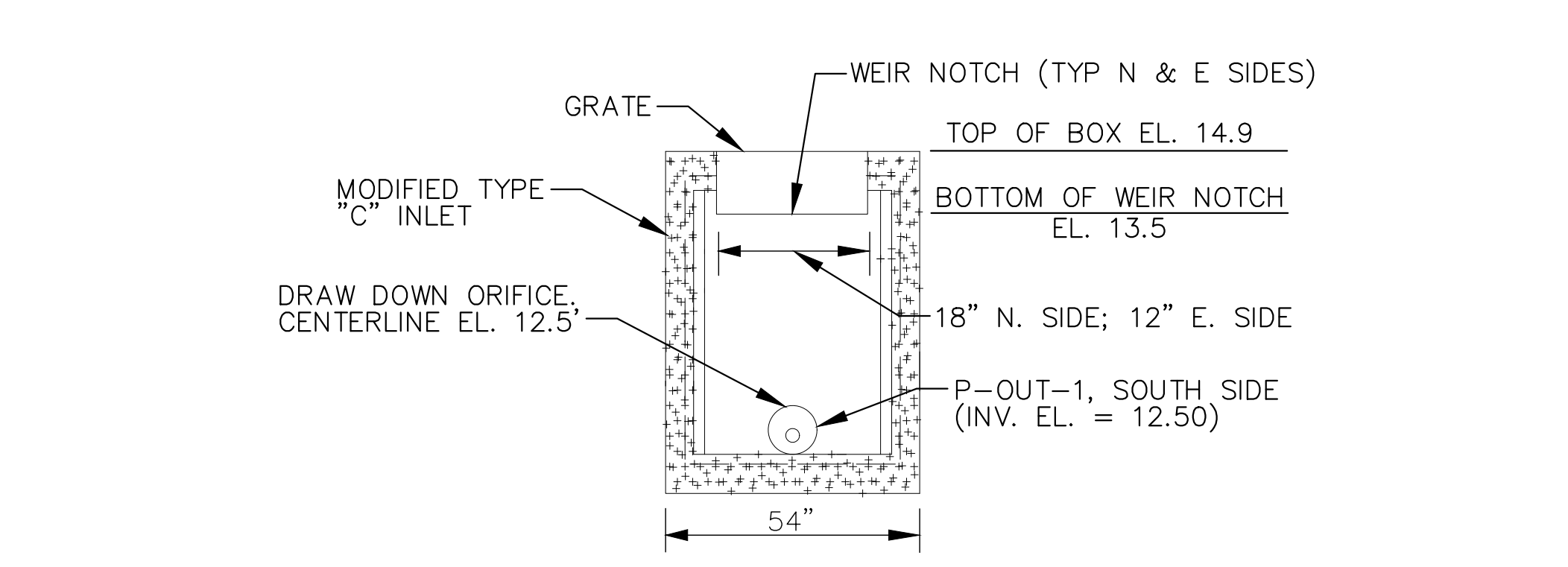
DRIVEWAY CONNECTION DETAIL



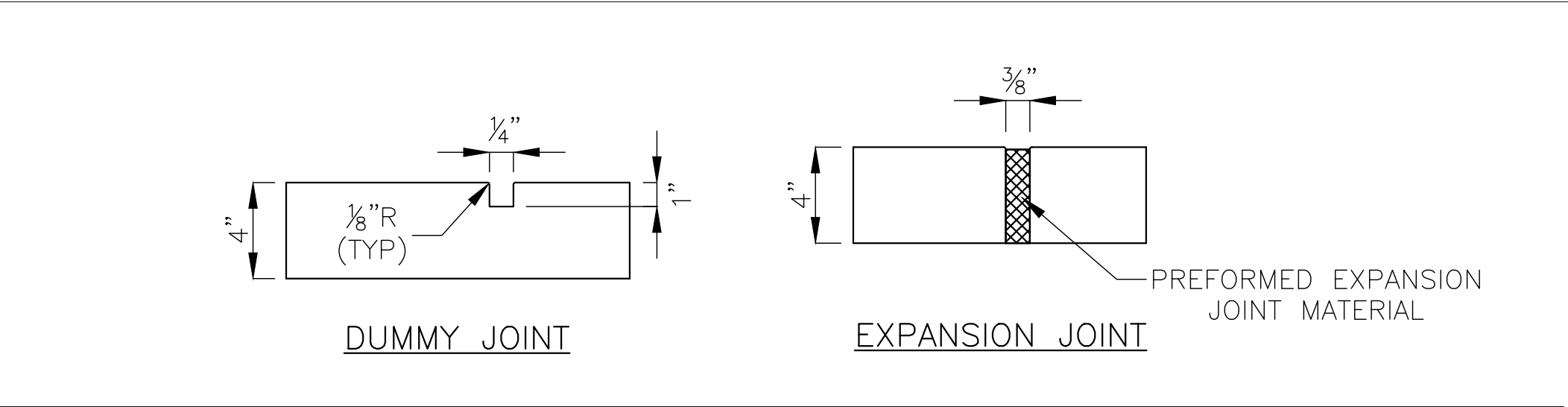
6" HEADER CURB DETAIL



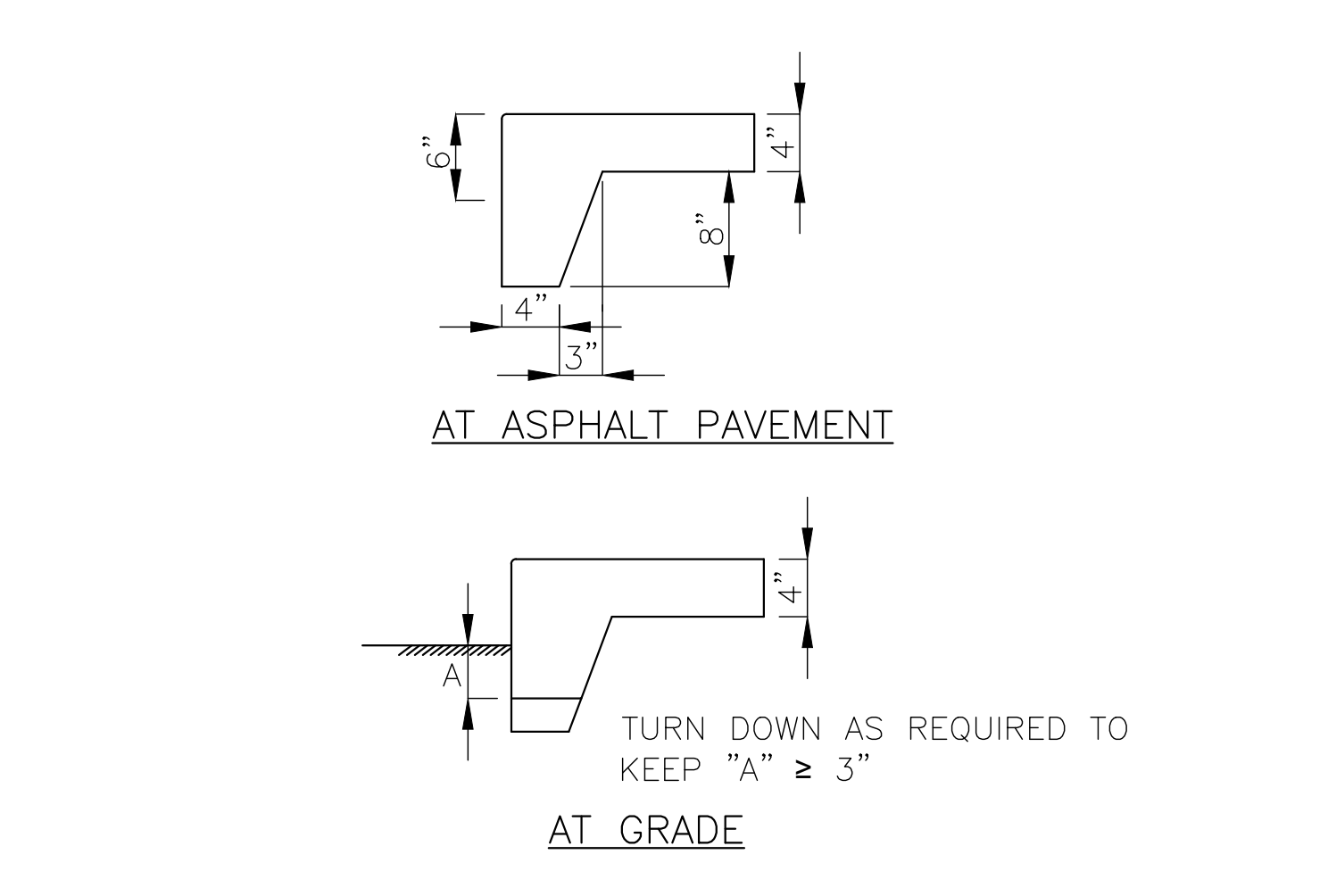
POND CROSS SECTION AND DETAIL



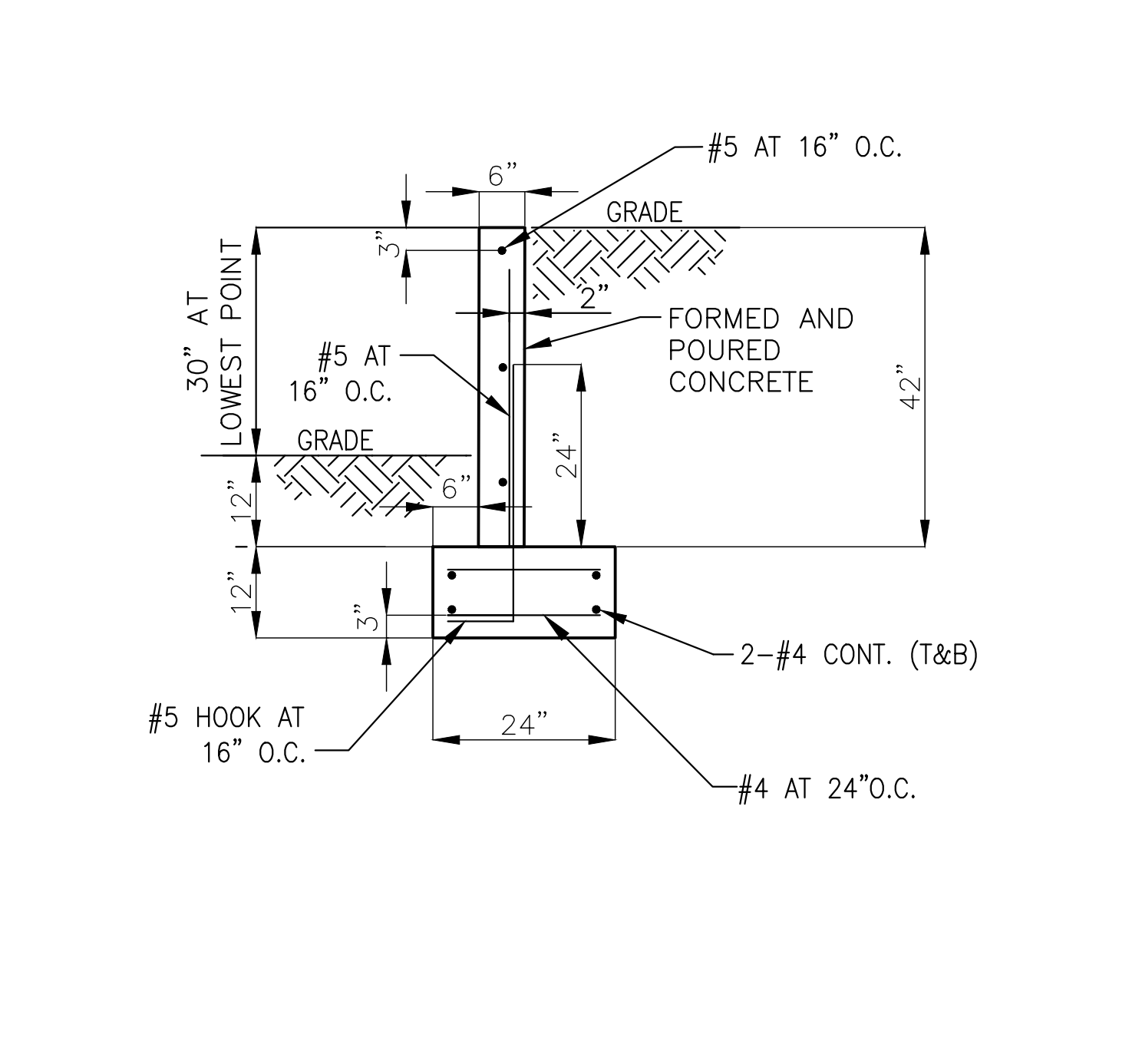
OUTFALL STRUCTURE DETAIL



SIDEWALK JOINT DETAILS



SIDEWALK TURNDOWN DETAILS



RETAINING WALL DETAIL (WHERE REQ'D)

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

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

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

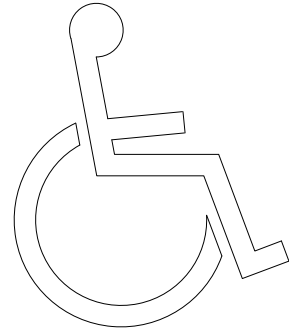
DRAWING IS REDUCED IF LESS THAN 22" x 34"

SITE DETAILS

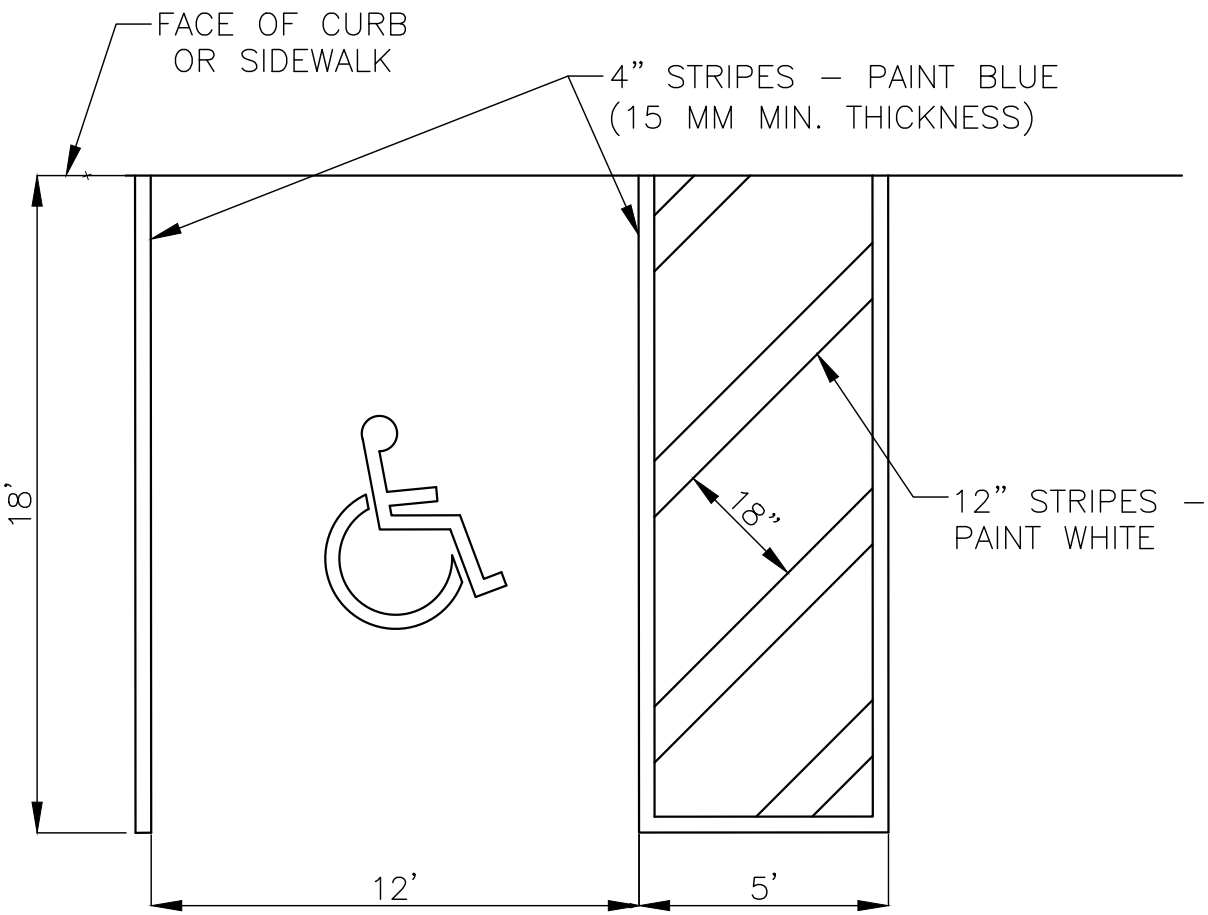
North / Elev Key Sheet

DT-2

Page



NOTE: PAINT SYMBOL ABOVE ONTO PAVED SURFACE WITH (2) COATS OF HANDI-CAP BLUE PAINT MANUFACTURED AS PER DEPT. OF TRANS. SPECS.

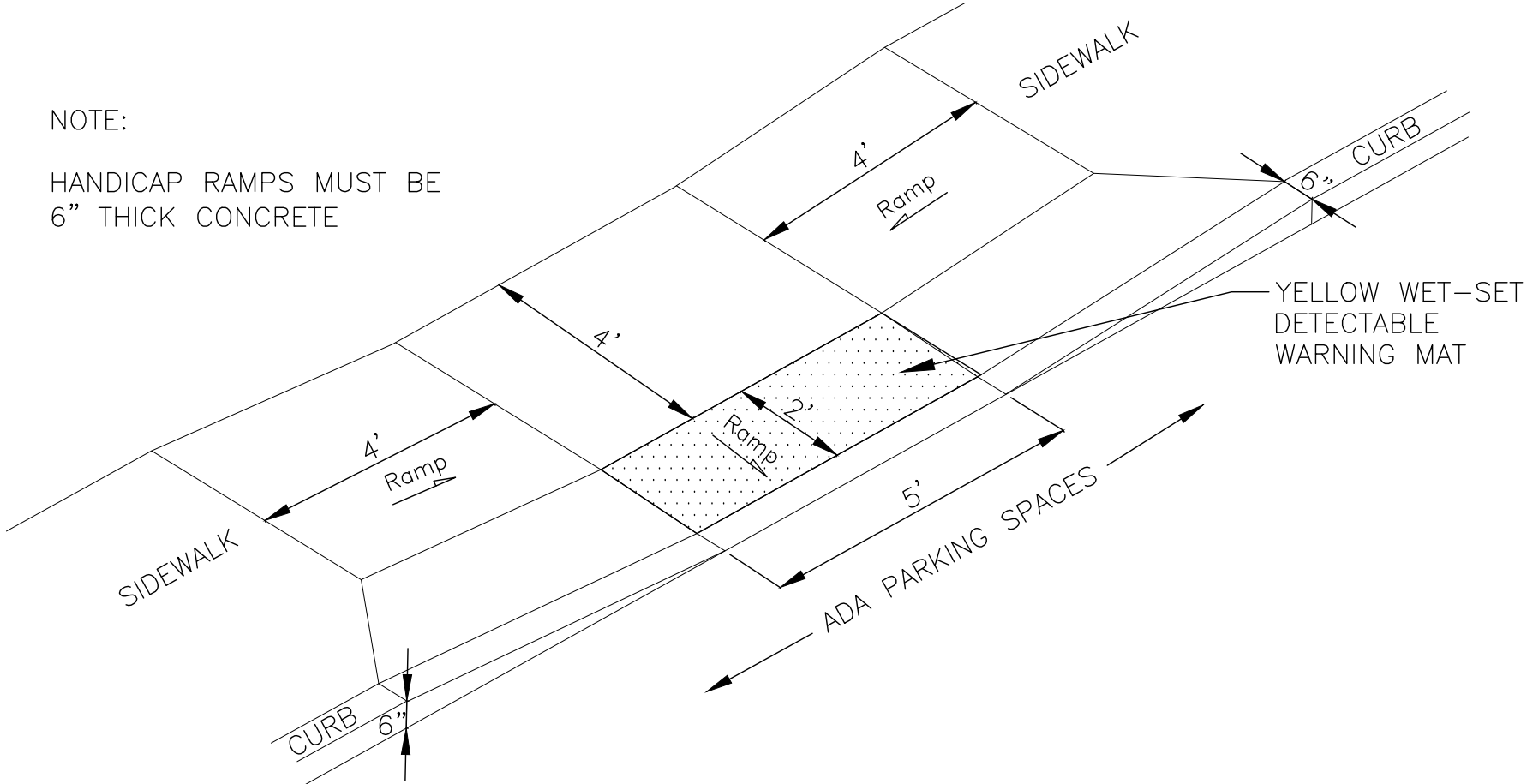


HANDICAPPED SYMBOL

TYPICAL DISABLED PARKING

NOTE:

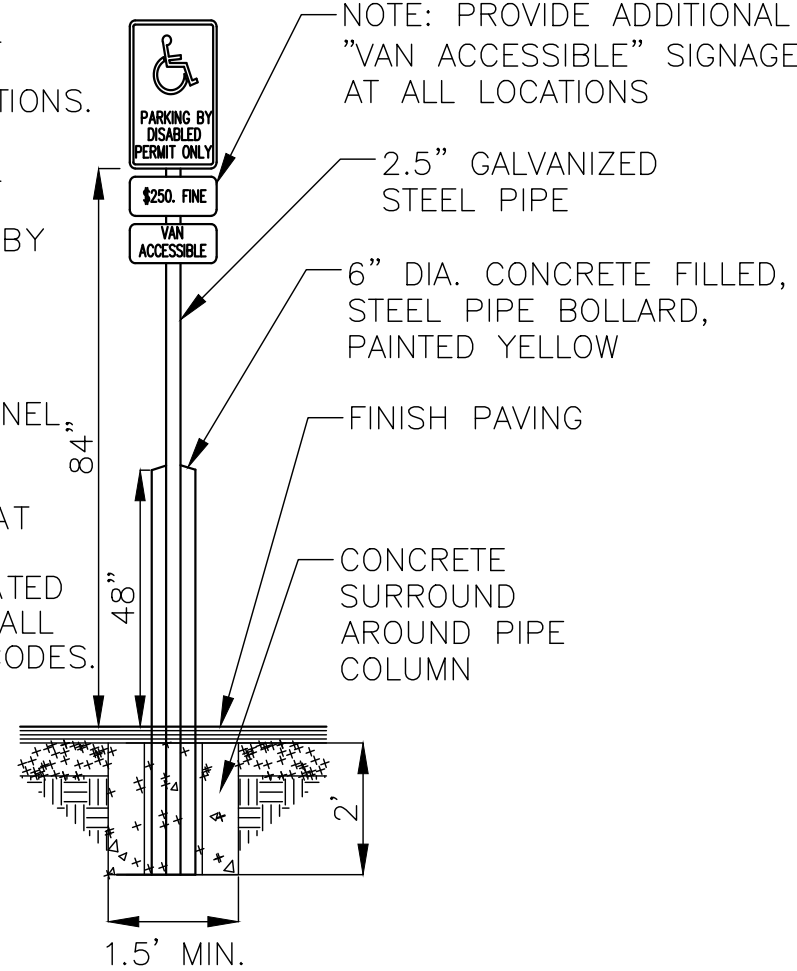
HANDICAP RAMPS MUST BE 6" THICK CONCRETE



PARKING LOT CURB RAMP DETAIL

NOTES:

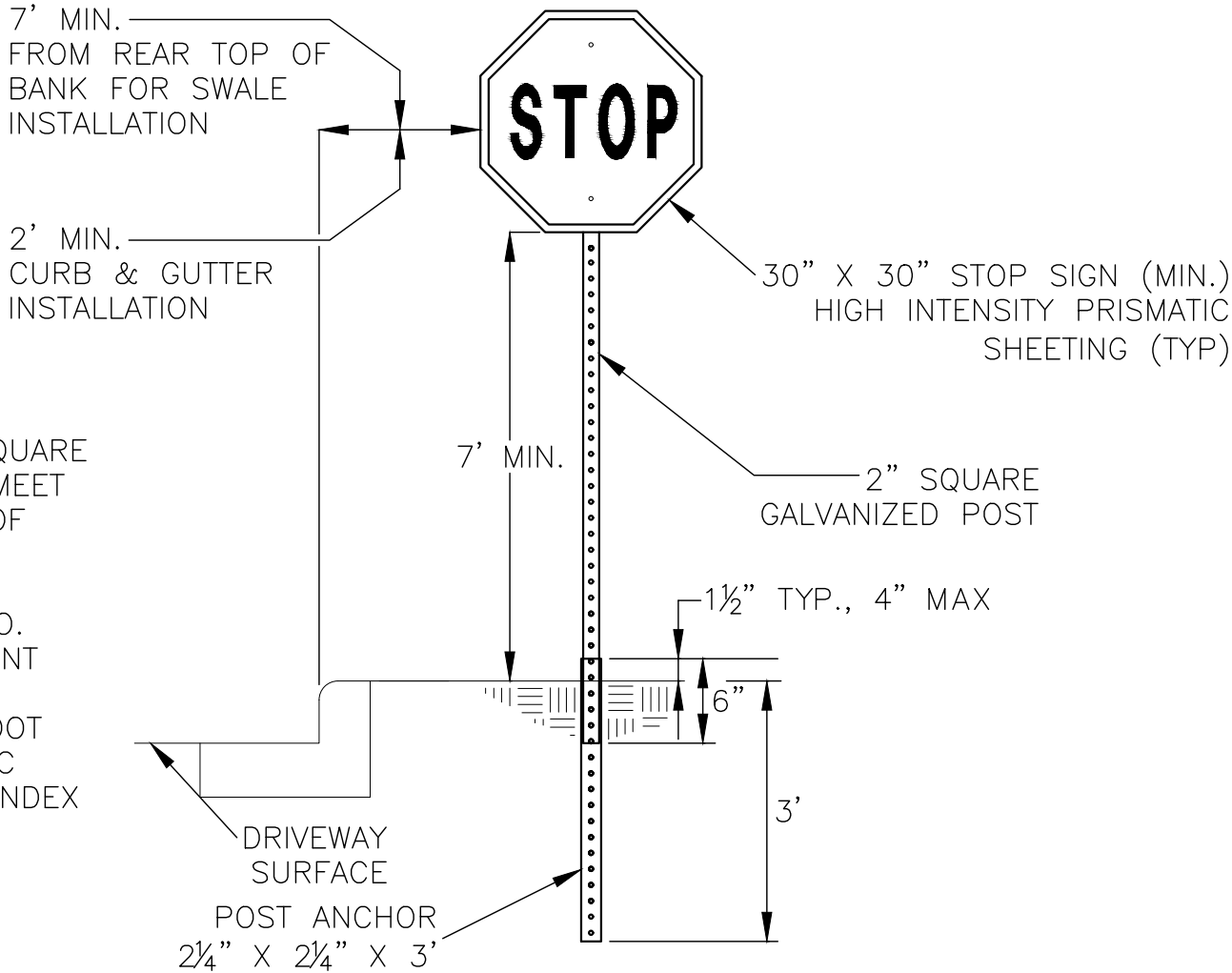
1. ALL SIGNS SHOWN SHALL CONFORM TO FEDERAL ACCESSIBILITY SPECIFICATIONS.
2. ALL SIGNS SHOWN SHALL BE REFLECTORIZED TO SHOW THE SAME COLOR BY NIGHT AS BY DAY.
3. ALL SIGNS SHALL BE SECURELY MOUNTED ON GALVANIZED STEEL CHANNEL POSTS.
4. INSTALL QUANTITY AND AT LOCATIONS REQUIRED BY CODE AND/OR AS INDICATED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



HANDICAP SIGN DETAIL

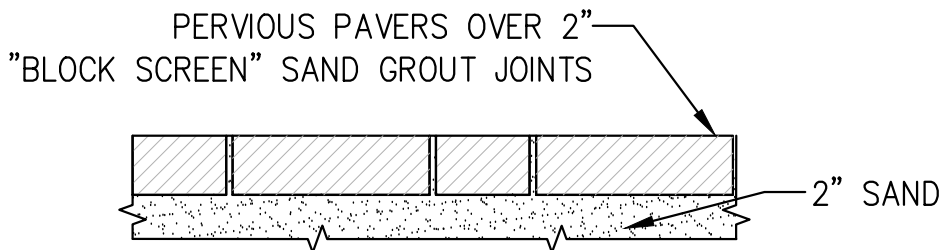
NOTES:

GALVANIZED STEEL SQUARE TUBE POSTS SHALL MEET THE REQUIREMENTS OF FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, INDEX NO. 11860 SIGN PLACEMENT SHALL MEET THE REQUIREMENTS OF FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, INDEX NO. 17302.



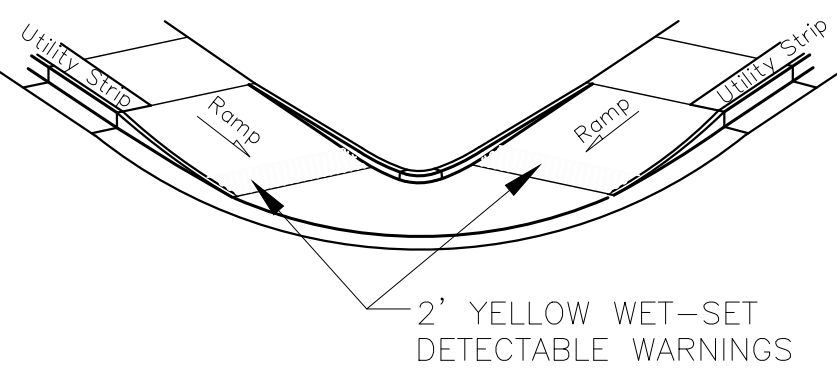
STOP SIGN DETAIL

NOTE: PERVIOUS PAVERS TO BE SWEEPED AND CLEANED ONCE EVERY 6 MONTHS TO MAINTAIN PERMEABILITY

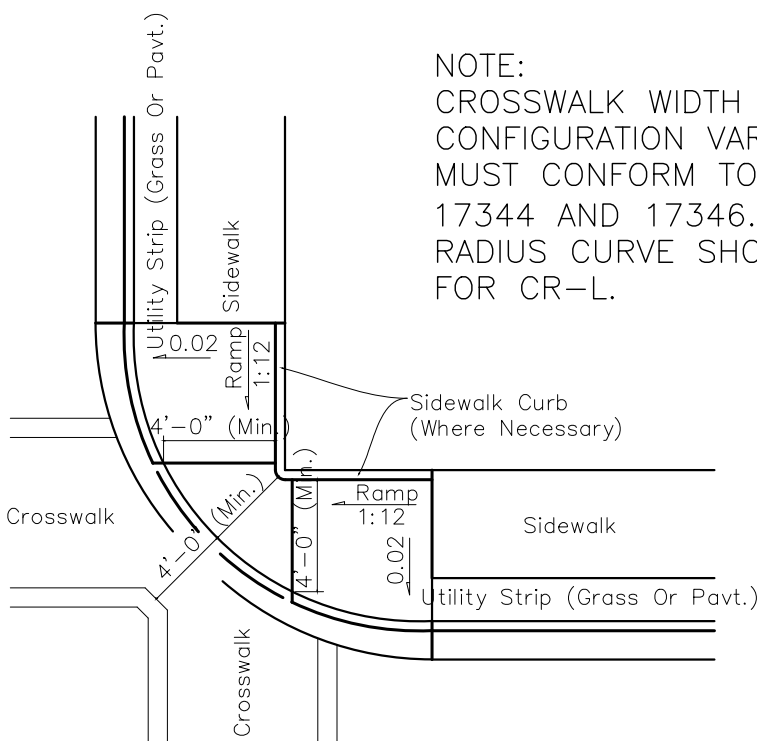


- SAND SETTING BED:
1. SPREAD SAND EVENLY OVER PREPARED SUBSTRATE SURFACE TO A NOMINAL THICKNESS OF 2"
 2. DAMPEN AND ROLLER COMPACT SAND TO LEVEL SURFACE
 3. SCREED AND SCARIFY TOP 1/2" OF SAND
 4. PLACE PAVER UNITS IN BOND PATTERN, FROM STRAIGHT PAVER LINE
 5. PLACE HALF-UNITS OR SPECIAL SHAPED UNITS AT EDGES AND INTERRUPTIONS. MAINTAIN TIGHT JOINTS. MACHINE SAW ALL PARTIAL UNITS.
 6. SPRINKLE SAND OVER SURFACE AND SWEEP INTO JOINTS. MOISTEN JOINTS AND RECOVER W/ ADDITIONAL SAND UNTIL FIRM JOINTS ARE ACHIEVED. REMOVE EXCESS SAND.
 7. TAMP AND LEVEL PAVER UNITS WITH MECHANICAL PLATE VIBRATOR UNTIL UNITS ARE FIRMLY BEDDED, LEVEL, AND TO CORRECT ELEVATION AND SLOPE GRADIENT.

PERVIOUS PAVER SETTING DETAIL

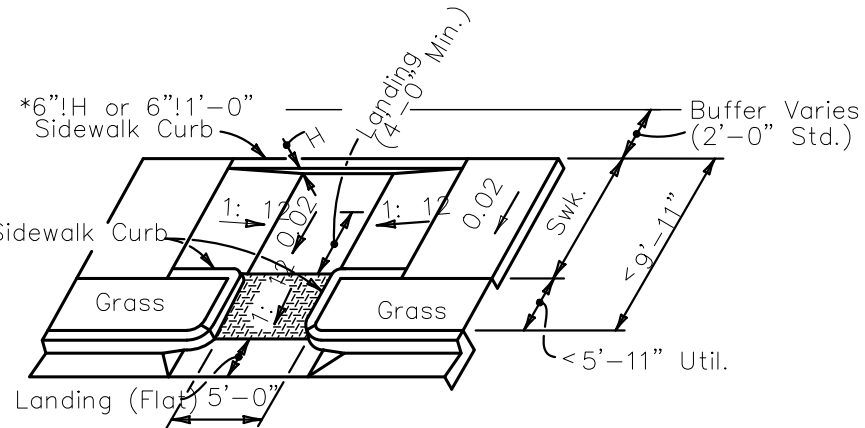


ISOMETRIC VIEW

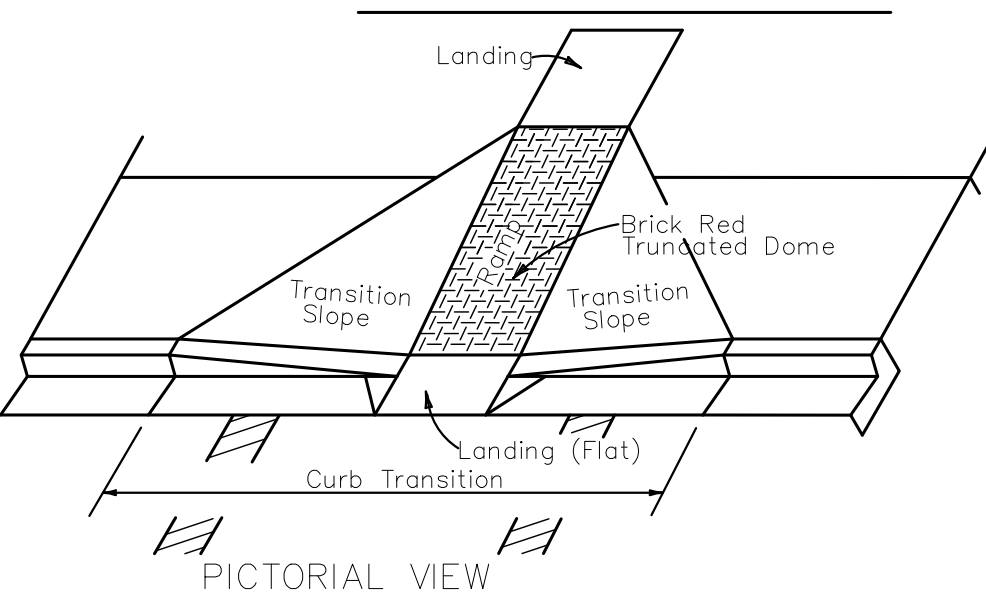


PLAN VIEW

ROAD CURB RAMP DETAIL



SIDEWALK W/ 5' UTILITY STRIP

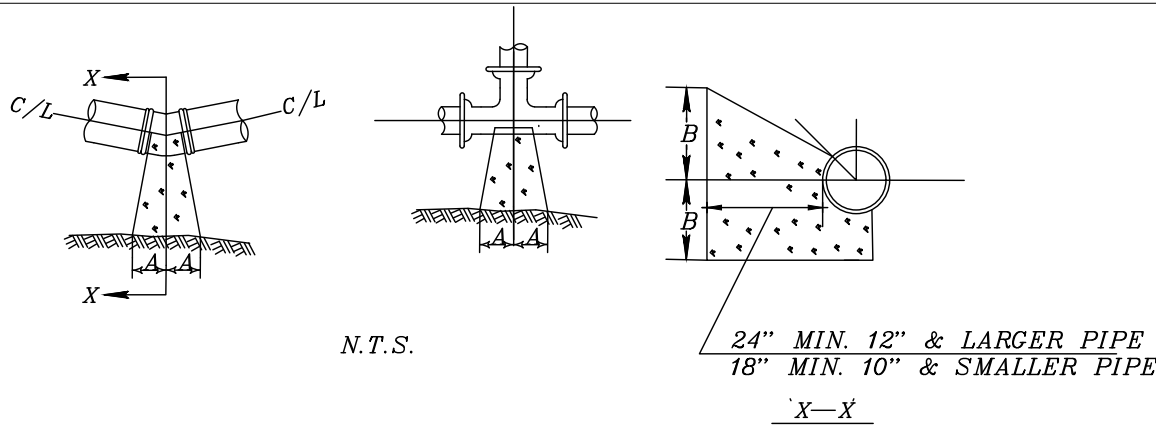


PICTORIAL VIEW

CURB RAMP DETAIL

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.

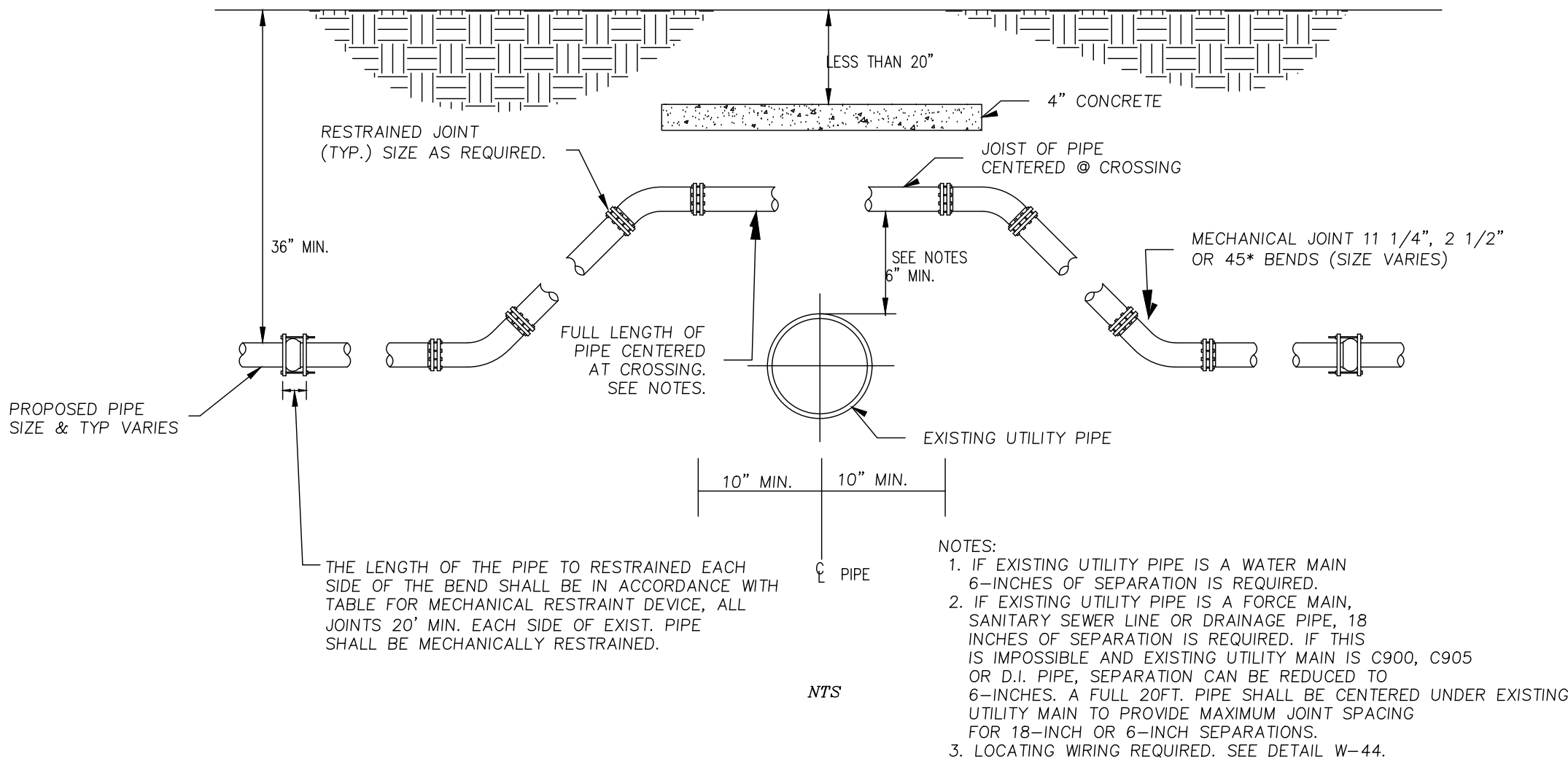
REGISTERED DESIGN PROFESSIONAL
NOT FOR CONSTRUCTION
ASA R. GILLETTE, P.E.
FLORIDA P.E. NO. 56177



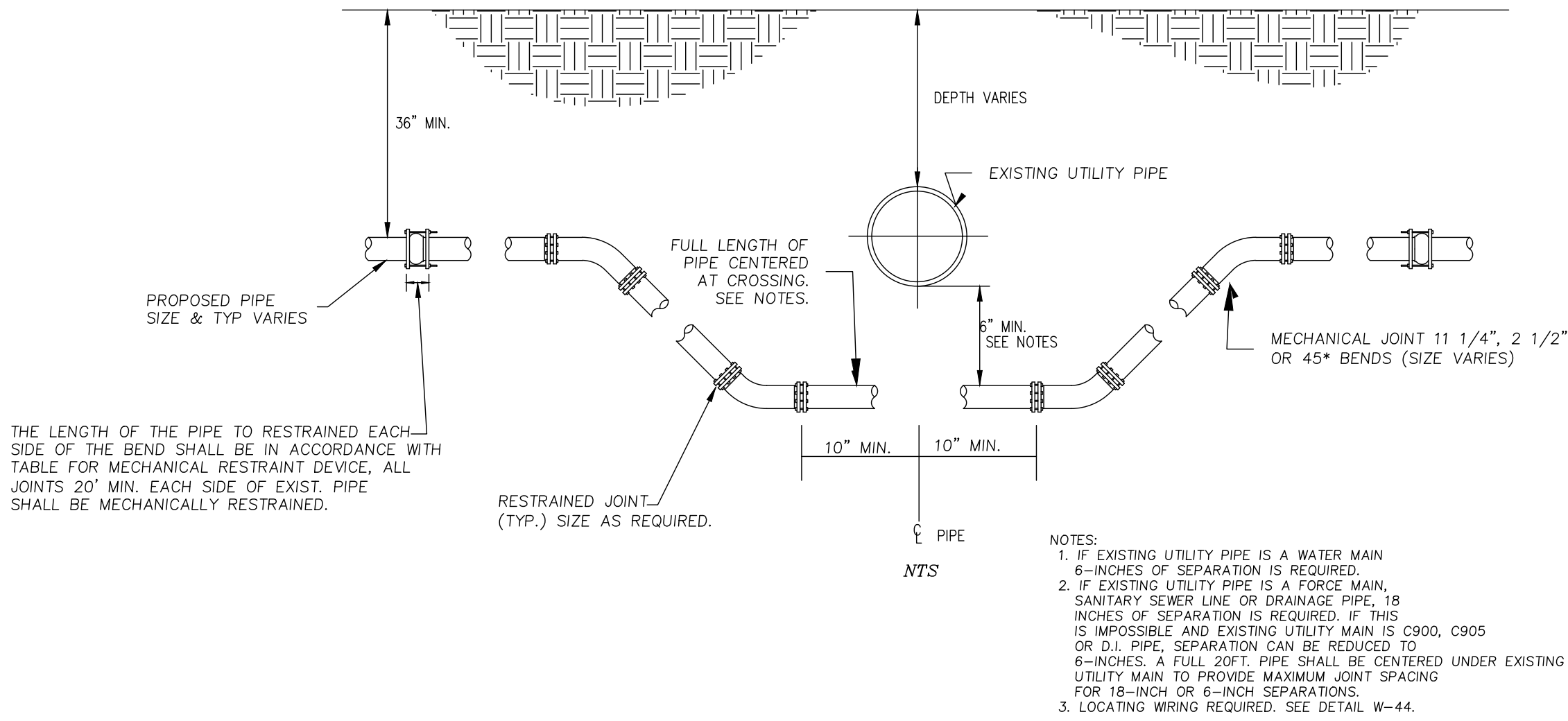
L/4 BENDS				FT/1/8 BENDS				FT/1/16 BENDS				TEE				CU FT	
SIZE	SIZE	CONC.	CONC.	SIZE	SIZE	CONC.	CONC.	SIZE	SIZE	CONC.	CONC.	SIZE	SIZE	CONC.	CONC.	CONC.	
6"	16"	10"	3.2	9"	10"	3.0	6"	8"	1.3	6"	10"	10"	12"	3.5			
8"	22"	13"	7.2	12"	13"	3.7	8"	10"	2.1	8"	13"	16"	16"	5.4			
10"	26"	17"	11.5	14"	17"	5.9	10"	13"	3.6	10"	16"	18"	20"	9.4			
12"	29"	21"	14.1	16"	21"	8.6	11"	16"	6.6	12"	18"	20"	24"	16.6			
14"	35"	24"	29.8	19"	24"	14.9	12"	20"	8.9	14"	22"	27"	27"	23.2			
16"	38"	27"	37.8	21"	27"	18.1	12"	24"	11.2	16"	24"	30"	30"	28.6			
20"	47"												20"				

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



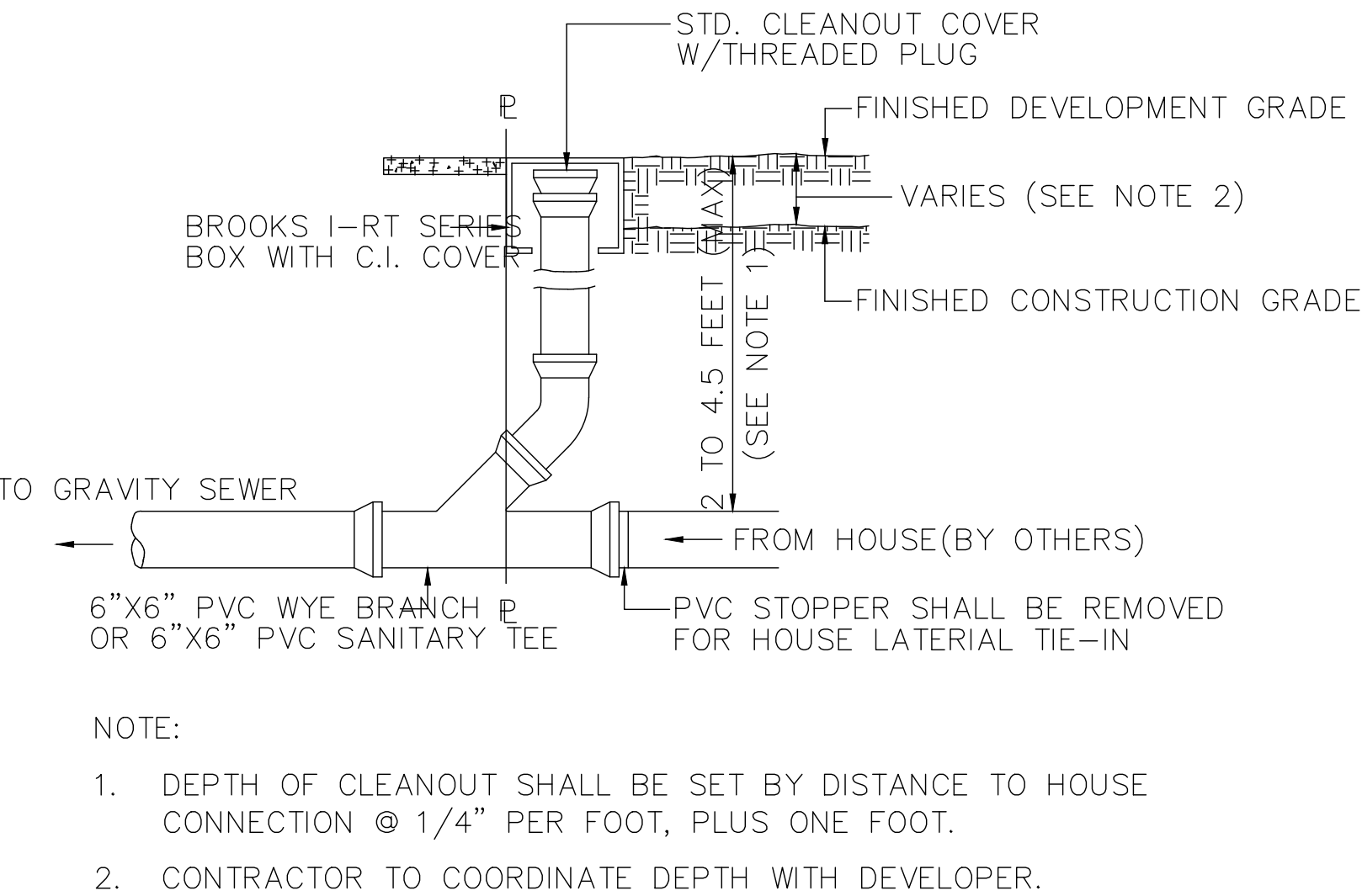
UTILITY CONFLICT DETAIL "A"



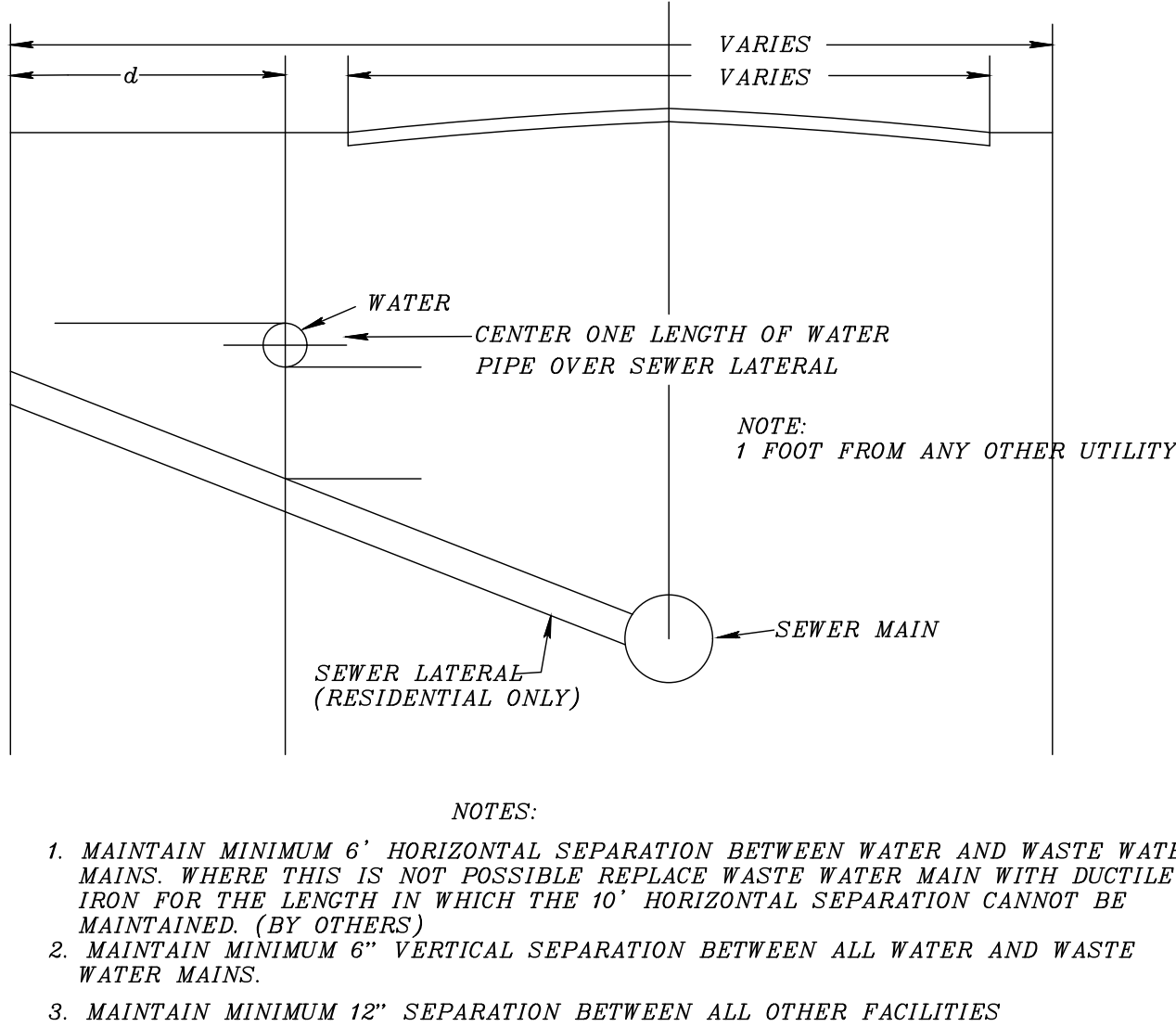
UTILITY CONFLICT DETAIL "B"

1. ALL MANHOLES SHALL BE PRECAST CONCRETE AND CONFORM TO ASTM C-478 STANDARDS. MANHOLE CONES AND RISERS SHALL BE CONSTRUCTED OF 4,00 PSI, TYPE II CEMENT WITH RIVER ROCK OR GRANITE AGGREGATE.
2. ALL PIPES SHALL BE CONNECTED TO THE MANHOLE USING A LOCK JOINT FLEXIBLE MANHOLE SLEEVE (ASTM C-923) OR APPROVED EQUAL.
3. THE EXTERIOR AND INTERIOR OF THE MANHOLE SHALL BE COATED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS WITH FABERTITE AS MANUFACTURED BY BRIGGS BITUMINOUS COMPOSITION COMPANY.
4. 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.
5. SEWER SERVICES SHALL BE CAST IRON IF 2 FEET OF GROUND COVER CANNOT BE MAINTAINED OVER THE SERVICE LINE.

GRAVITY SEWER NOTES

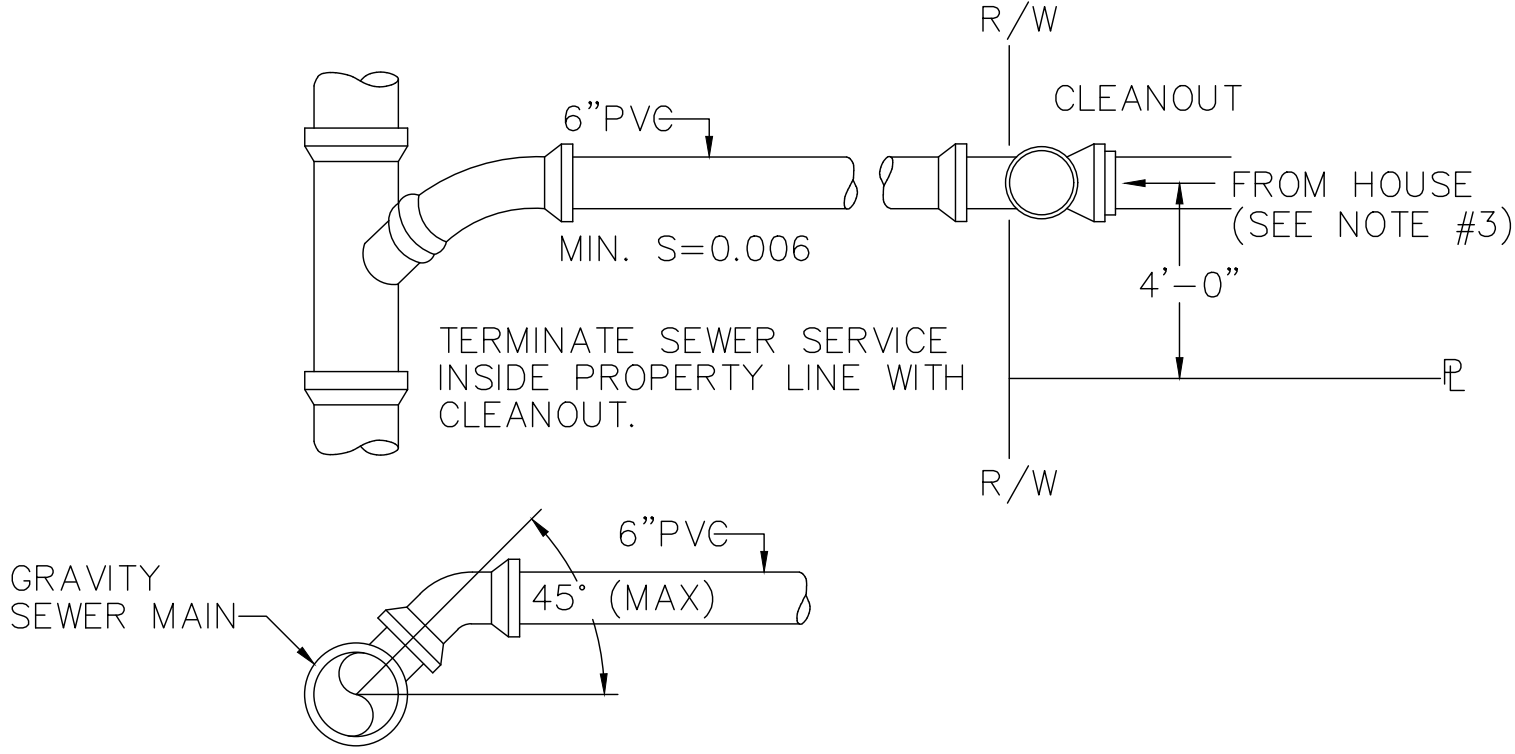


CLEANOUT



HORIZONTAL AND VERTICAL CLEARANCES

6. 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.
7. 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.



- NOTE:
1. SEWER SERVICE SHALL BE INSTALLED 4'-0" INSIDE PROPERTY LINES.
 2. TEMPORARY 4"x4"x8" POST, PAINTED RED AT TOP, TO BE INSTALLED FOR AIDING IN THE PROTECTION OF SEWER CLEAN OUTS. THE POST SHALL EXTEND 4' ABOVE GRADE.
 3. CONNECTION FROM HOUSE TO UWF SYSTEMS SHALL BE A HARD CONNECTION. FLEXIBLE CONNECTIONS SHALL NOT BE USED.

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

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"
WATER & SEWER DETAILS
North / Elev Key Sheet
DT-3
Page

Print

Board of Adjustment (BOA) - Submission #9705

Date Submitted: 8/10/2022

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

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?*

6/1/2022

PROPERTY INFORMATION

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

Site Address*

2240 Ryan Rd

City*

Fernandina Beach

State*

Florida

Zip*

32034

Parcel ID #(s)*

00-00-31-164B-0003-0000

Zoning District*

R-1

Future Land Use Designation*

Low Density Residential

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Everett

Last Name*

Tate

Company (if applicable)

Mailing Address*

2240 Ryan Rd

City*

Fernandina Beach

State*

Florida

Zip*

32034

Telephone Number*

904-775-2768

E-mail Address*

onshorepm@outlook.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

Tammy

Last Name

Blevins

Company (if applicable)

Sullivan Pool Construction

Mailing Address

14720 Amelia Vie Dr.

City

Jacksonville

State

Florida

Zip

32226

Telephone Number

904-861-8642

E-mail Address

tammyb.spc@gmail.com

PROJECT INFORMATION

Variance Requested from LDC Section(s)*

5.01.11 F3

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

Requesting Variance for a pool built 1.5' into the 8' setback to water's edge in a small 2' section of the pool. The rest of the pool meets setback requirements.

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.*

Special conditions to be considered are the circumstances surrounding the information submitted for permitting that ultimately was off scale and to not create opportunity for unknown future plumbing or structural issues for the homeowner.

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.*

This variance will not confer any special privilege to the applicant it will only serve to not deny the applicant long term use of the pool without concern for out of the ordinary maintenance or repairs.

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

With literal interpretation of the LDC a hardship would be imposed on the applicant.

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

This request of a 1.5' x 2' area in question is the minimum needed to correct the setback issue.

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

Granting the variance will keep in harmony with the general intent of the purpose of the LDC and Comprehensive plan by maintaining a safe and sustainable environment that is not intrusive to others.

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

The variance would be completely compatible with surrounding properties and in no way causes detriment of health, safety, or welfare to those properties. There would be no environmental impact, in fact not granting the variance would have more impact to the all of the factors the LDC is trying to protect.

Upload Supplemental Materials

Variance Request Leter-Tate.docx

Upload 2

Survey-Final POST Pool-Tate.pdf

Upload 3

Nassau-County-Real-Estate-00-00-31-164B-0003-0000-2021-Annual-Statement-Tate.pdf

Upload 4

Signed and Notarized Owner Authorization for Agent Representation-Tate.pdf

Upload 5

Aerial Map-Surrounding Area-Tate.PNG

Upload 6

Choose File

No file selected

Upload 7

Choose File

No file selected

Certification*



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



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

Applicant's First Name*

Tammy

Applicant's Last Name*

BBlevins

Today's Date*

8/10/2022



DEPARTMENT OF PLANNING & CONSERVATION

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

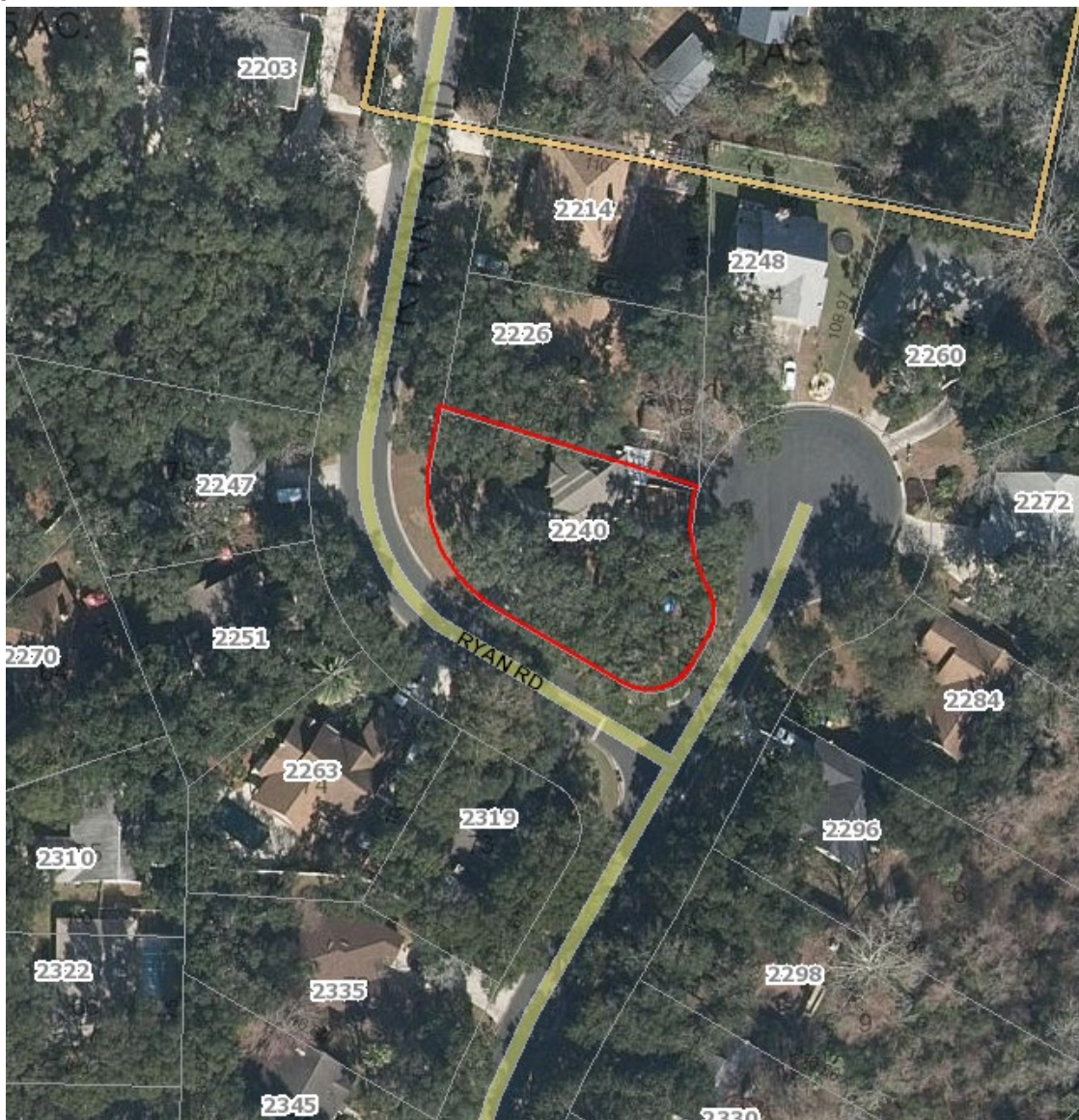
Please make sure to disable pop-up blocker in order to submit.



BOARD OF ADJUSTMENT STAFF REPORT
BOA 2022-0017
OCTOBER 19, 2022

Agent/Owner:	Sullivan Pool Construction, Agent for: Everett Tate
Property Address:	2240 Ryan Road
Parcel Number:	00-00-31-164B-0003-0000
Requested action:	After-the-fact VARIANCE from LDC Section 5.01.11(F)(3) to reduce the rear yard pool setback by one foot, six inches (1' 6").
Current zoning:	R-1
FLUM land use category:	Low-density Residential
Existing uses on the site:	Single-family residence

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is requesting an after-the-fact variance from LDC section 5.01.11(F)(3) for a reduction of the rear yard pool setback from eight feet (8') to six feet, six inches (6' 6"). The applicant hired Sullivan Pool Construction, LLC., to construct a concrete inground pool. On October 25, 2021, a permit was issued after all application requirements were met and required City departments reviewed the proposed plan.

The pool was designed and approved to be setback eight feet (8') from the rear property line. The Final Inspection was requested on April 20, 2022, and immediately put into a "re-inspection required" status due to missing pool setback dimensions. A second Final Inspection was scheduled for April 28, 2022, when staff received a call from John Sullivan, and it was discussed that the pool had not been constructed according to the approved plans. One curve of the pool encroaches into the rear yard pool setback by one foot, six inches (1' 6"). Staff met with the pool contractor's designer to discuss the options, including how to apply for an after-the-fact variance. A completed application was submitted in August.

The approved plans show that the pool's rear-yard setback is being properly measured from the water's edge to the property line. However, an existing fence is encroaching into the public right-of-way by approximately two feet (2'). Staff believes that the onsite contractor measured incorrectly, by using the fence instead of the property line for measuring setbacks and that this led to the measurement error.

The City Commission recently approved Ordinance 2022-22 amending LDC section 5.01.11(F)(3) allowing for pools to now be located seven feet, six inches (7' 6") from the rear property line. However, even considering this and the Administrative Waiver process, which reviews setback deviations up to three inches (3"), the current one-foot, six-inch (1' 6") encroachment is still non-compliant. Staff does note that the encroachment does not interfere with any environmentally sensitive lands or present conflicts with adjacent property owners as the subject property's rear yard abuts a cul-de-sac. Granting the variance would allow for the pool to remain in its currently constructed location (six feet, six inches from the rear property line).

EXHIBIT A: SURVEY AS APPROVED FOR PERMITTING



[illegible]

APPLICABLE GUIDELINES:

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE:

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

CITY OF FERNANDINA BEACH COMPREHENSIVE PLAN:

The following Comprehensive Plan statements are applicable in this case:

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

ANALYSIS:

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

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

Criteria	Applicant Response	Staff Analysis	Meets Criteria
<u>1. Special Conditions</u> <i>Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district. Special conditions or circumstances do not result from actions of the applicant and are not based on a desire to reduce development costs.</i>	Special conditions to be considered are the circumstances surrounding the information submitted for permitting that ultimately was off-scale and to not create opportunity for unknown future plumbing or structural issues for the homeowner.	No. Special conditions <u>do not exist</u> as they relate to the land or the pool in question.	☐ Yes ☒ No
<u>2. Special Privilege</u> <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>	This variance will not confer any special privilege to the applicant it will only serve to not deny the applicant long-term use of the pool without concern for out-of-the-ordinary maintenance or repairs.	No. Granting the variance <u>does confer</u> upon the applicant a special privilege that is denied by the Land Development Code. Every citizen requesting to construct a pool would be required to meet the minimum side and rear yard setbacks.	☐ Yes ☒ No
<u>3. Literal Interpretation</u> <i>Literal interpretation of the provisions of the Land Development Code would deprive the applicant of rights</i>	With literal interpretation of the LDC, a hardship would be imposed on the applicant.	No. Literal interpretation of the Land Development Code <u>would not deprive</u> the applicant of rights enjoyed by other properties within this zoning district. The applicant is not	☐ Yes ☒ No

Criteria	Applicant Response	Staff Analysis	Meets Criteria
<i>commonly enjoyed by other properties in the same zoning district.</i>		being denied the right to have a pool, it is human error that has resulted in the pool being built in the wrong location. The City's code allows for an Administrative Waiver, but it is limited to a 3" deviation from setback requirements. (LDC Section 10.03.01 (B)(2)). Due to the extent of the error at 1' 6" staff is unable to process a request for an Administrative Waiver.	
4. Minimum Variance <i>The variance requested is the minimum variance needed that will make possible the reasonable use of the land, structure, or building.</i>	This request of a 1.5' x 2' area in question is the minimum needed to correct the setback issue.	Yes. The variance requested is the minimum variance needed to make possible the reasonable use of the land and allow for the pool to remain as it exists today.	☒ Yes ☐ No
5. General Harmony <i>Granting the variance will be in harmony with the general intent and purpose of the Land Development Code and Comprehensive Plan.</i>	Granting the variance will keep in harmony with the general intent of the purpose of the LDC and Comprehensive plan by maintaining a safe and sustainable environment that is not intrusive to others.	Yes. Granting the variance will be in harmony with the general intent and purpose of the Land Development Code and Comprehensive Plan. The LDC and Comp Plan both acknowledge private property rights. Additionally, the subject property backs up to a cul-de-sac within the Pirates Bay subdivision and does not interfere with any adjacent properties.	☒ Yes ☐ No
6. Public Interest <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 variance would be completely compatible with surrounding properties and in no way causes detriment of health, safety, or welfare to those properties. There would be no environmental impact, in fact not granting the variance would have more impact to the all of the factors the LDC is trying to protect.	Yes. Granting the variance is compatible with the surrounding properties, will not cause injury to the area involved, or otherwise be detrimental to the public health, safety, welfare, or environment. The pool is already constructed and partial demolition, to correct the encroachment, could lead to future mechanical and structural issues that are significantly less likely to happen should the pool remain untouched.	☒ Yes ☐ No

STAFF RECOMMENDATION:

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

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

Staff finds that the requested action, as presented, DOES NOT meet all six criteria for granting a variance, therefore staff must recommend DENIAL.

Staff recommends:

DENIAL of BOA 2022-0017.

MOTION TO CONSIDER

I move to **approve or deny** BOA case number 2022-0017;

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

That BOA case 2022-0017, 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 2022-0017 **meets or does not meet** the following criteria for granting a variance:

LIST OF EXHIBITS:

EXHIBIT A – SURVEY AS APPROVED FOR PERMITTING

EXHIBIT B – AS-BUILT SURVEY

EXHIBIT C – SURROUNDING AREA PARCELS

Respectfully Submitted,



Taylor Hartmann
Planner I



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Everett & Taylor Tate
(print name of property owner(s))

hereby authorize: Tammy Blevins
(print name of agent)

to represent me/us in processing an application for: Variance
(type of application)

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

[Signature]
(Signature of owner)

[Signature]
(Signature of owner)

Everett Tate
(Print name of owner)

Taylor Tate
(Print name of owner)

STATE OF FLORIDA

COUNTY OF NASSAU

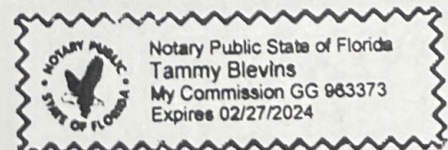
Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 9th day
of August, 20 22, by Everett Tate + Taylor Tate

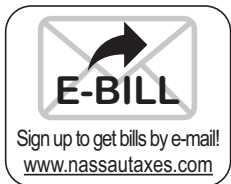
Tammy Blevins
Notary Public

Tammy Blevins
Printed Name

02/27/2024
My Commission Expires

Personally Known _____ OR Produced Identification ☒ ID Produced: Drivlic





JOHN M. DREW, CFC · Nassau County Tax Collector

www.nassautaxes.com

2021 REAL ESTATE

Notice of Ad Valorem and Non-Ad Valorem Assessments



SCAN TO PAY

TAX YEAR	ACCOUNT NUMBER	ALT KEY	MILLAGE CODE	ESCROW CODE
2021	00-00-31-164B-0003-0000	9982	002	CL-0011088

TATE EVERETT B III & TAYLOR S
2240 RYAN RD
FERNANDINA BEACH, FL 32034

Property Address and Legal Description:

2240 RYAN
LOT 3
PIRATES BAY PB 5/213

Exemptions:

AMENDMENT ONE, HOMESTEAD

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	6.7336	313,647	50,000	263,647	1,775.30
TRANSPORTATION	0.5902	313,647	50,000	263,647	155.60
AI BEACH RENOURISHMENT MSTU	0.0960	313,647	50,000	263,647	25.31
SCHOOL BOARD					
BASIC DISCRETIONARY	0.7480	313,647	25,000	288,647	215.91
CAPITAL OUTLAY	1.5000	313,647	25,000	288,647	432.97
SCHOOL BOARD LOCAL EFFORT	3.6320	313,647	25,000	288,647	1,048.37
ST JOHNS RIVER MGMT DIST	0.2189	313,647	50,000	263,647	57.71
FL INLAND NAVIGATION DIST	0.0320	313,647	50,000	263,647	8.44
MOSQUITO CONTROL DISTRICT	0.1277	313,647	50,000	263,647	33.67
CITY OF FERNANDINA BEACH					
FERNANDINA BEACH	5.3330	313,647	50,000	263,647	1,406.03
VOTER APPROVED DEBT	0.0000	313,647	50,000	263,647	0.00
TOTAL MILLAGE 19.0114					TOTAL AD VALOREM TAXES \$5,159.31

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	PHONE	RATE	AMOUNT
TOTAL NON-AD VALOREM TAXES \$0.00			
TOTAL COMBINED TAXES AND ASSESSMENTS			\$5,159.31

AMOUNT DUE IF PAID BY	Nov 30, 2021				
	\$0.00				

RETAIN FOR YOUR RECORDS

2021 REAL ESTATE

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NUMBER
00-00-31-164B-0003-0000
PROPERTY ADDRESS
2240 RYAN
ALT KEY
9982

TATE EVERETT B III & TAYLOR S
2240 RYAN RD
FERNANDINA BEACH, FL 32034

Make checks payable to:
JOHN M. DREW, CFC
Nassau County Tax Collector

86130 License Rd, Ste 3, Fernandina Beach, FL 32034

Pay online at www.nassautaxes.com

Payments in U.S. funds from a U.S. bank

PAY ONLY ONE AMOUNT

If Paid By Nov 30, 2021

☐ \$0.00

If Paid By

☐

If Paid By

☐

If Paid By

☐

If Paid By

☐

DO NOT FOLD, STAPLE, OR MUTILATE

RETURN WITH PAYMENT

Paid 11/18/2021

Receipt # EEX-21-00024773

\$4,952.94

Paid By ROCKET MORTGAGE LLC





Sullivan Pool Construction
14720 Amelia View Dr.
Jacksonville, FL. 32226
904-861-8642
CPC # 1459128

RE: 2240 Ryan Road
Request for 1.5' Setback for Pool Water's Edge

August 9, 202

County Planning & Zoning for City of Fernandina Beach,

This letter is being written to ask for a Setback Variance at 2240 Ryan Rd. My name is Tammy Blevins and I represent Sullivan Pool Construction (Pool Builder) as the Designer and Contract facilitator, also I'm responsible for the permitting documents that are submitted for the company's projects.

By Authorization Request as Agent, I am also acting on behalf of the Homeowners of the referenced property, Buddy, and Taylor Tate.

This Variance is being requested for a couple special circumstances. The first being, modifying the current condition of the area in question at this point in time may have uncertain issues. It is best to not create opportunity for compromised plumbing or structural integrity of the existing pool by modifying construction after the fact.

More impacting this situation, is this was not an intentional discrepancy to make the pool more than it should have been or ignore the setback but really awful timing of a personal and traumatic situation I was going through during this time. As I mentioned, I take care of permit applications and documents submitted. When I was creating this permit, I was working from the Pediatric Oncology floor at Wolfson's Children's Hospital. During this stay we were told the prognosis of our 11-year-old daughter was 2-6 months. It is my hope that whoever reviews this request can understand that I thought I was able to work at the same accuracy level in my grief as I would normally. Out of financial necessity, I had no choice but to continue work. I can't begin to tell you what I was going through and continue to go through after losing her in Dec. This is not meant to excuse the issue but to ask for this circumstance to be considered.

Regretfully, the scale of the Survey I submitted to the county was off, resulting in the pool being constructed in a small 1.5' x 2' area of the property's setback. It was not realized until after the pool was completed and a post pool Survey was done.

A Variance of this area would not give any special privilege denied to others in this zoned district. The Variance would strictly be to avoid disturbing the completed construction and not creating a potential for issues that may affect the Homeowner's enjoyment of the pool.

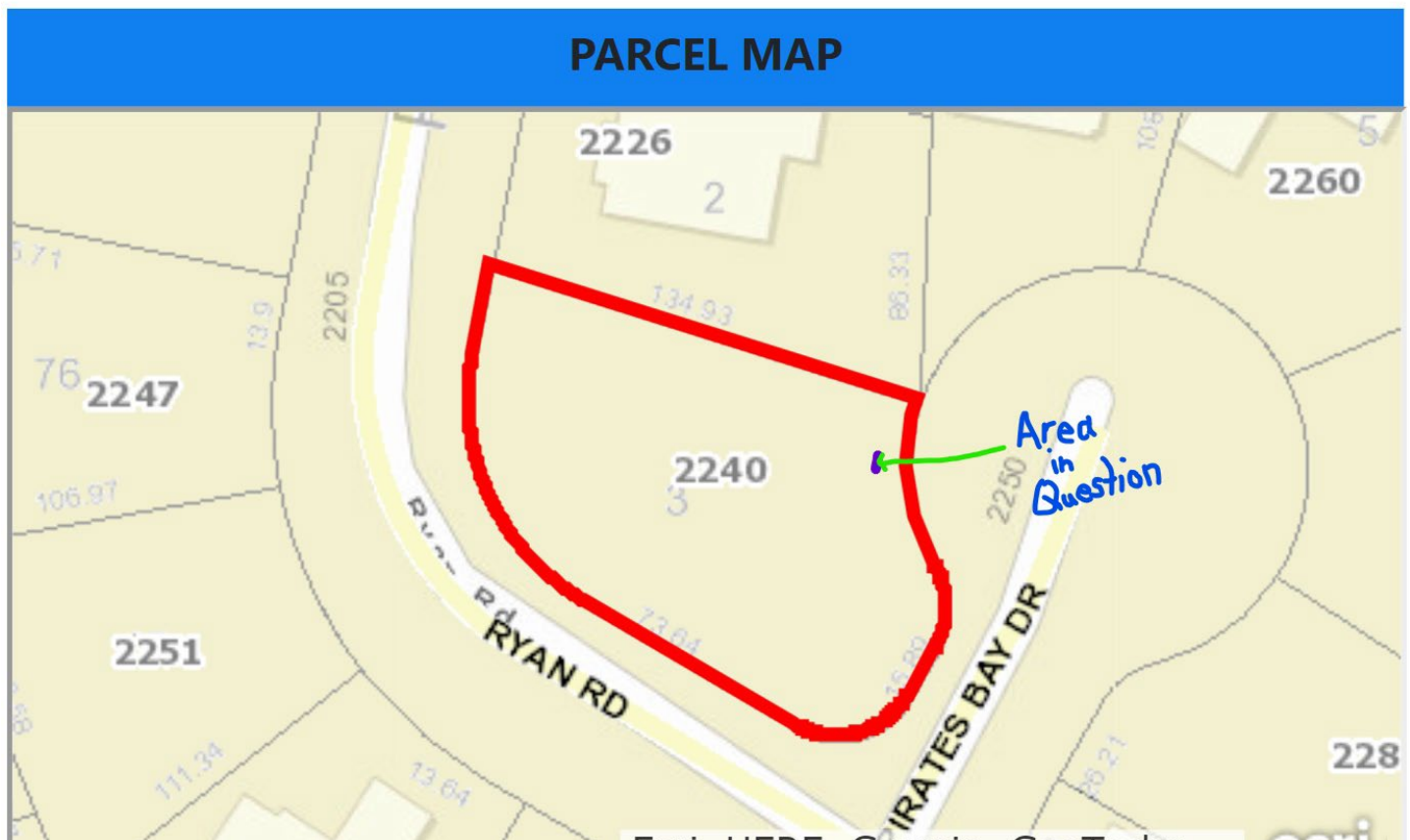
In a literal interpretation of the Land Development Code a hardship would be caused to the Homeowners. Unlike rights enjoyed by other properties in this zoning district theirs could be infringed upon by financial burden.

This request is the minimum needed to make possible the reasonable use without bigger demolition of the structure in question. Only a minute 1.5' portion of the pool edge encroaches over the setback in a 2' width and is being asked for this Variance consideration.

Granting this Variance would still maintain a safe and sustainable environment that is not intrusive to others. It in no way would be a detrimental impact of any kind to surrounding properties health, safety welfare, or other environmental factors. The area in question is inside the fenced property and is followed from behind the fence by a grassy area, and road inside a cul-de-sac, no neighboring homes, or structures.

I appreciate your time and consideration to this unfortunate situation,

Tammy Blevins
Sullivan Pool Construction





PROFESSIONAL SURVEYORS AND MAPPERS
2121 CORPORATE SQUARE BLVD, SUITE 130
JACKSONVILLE, FL 32216
PHONE: 904-615-6767
WWW.NEXTLEVELJAX.COM
NEXTLEVELSURVEYING@GMAIL.COM

ABBREVIATIONS AND LEGEND:

- AC = DENOTES AIR CONDITIONING UNIT
C.B. = DENOTES CHORD BEARING
R.L. = DENOTES RADIUS
CONC. = DENOTES LENGTH
P.C. = DENOTES CONCRETE
P.T. = DENOTES CENTERLINE
P.R.C. = DENOTES PLAT
P.C. = DENOTES CALCULATED
P.C. = DENOTES MEASURED
A.S.S.O.C. = DENOTES DEED
P.O.E. = DENOTES ASSOCIATES
P.O.B. = DENOTES UTILITY EASEMENT
P.B. = DENOTES POINT OF COMMENCEMENT
P.C. = DENOTES POINT OF BEGINNING
P.C. = DENOTES PLAT BOOK
P.C. = DENOTES PAGE/PAGES
P.C. = DENOTES POINT OF CURVATURE
P.C. = DENOTES POINT OF TANGENCY
P.C. = DENOTES POINT OF INTERSECTION
P.C. = DENOTES POINT OF COMPOUND CURVE
P.C. = DENOTES POINT OF REVERSE CURVE
I.D. = DENOTES IDENTIFICATION
P.C.P. = DENOTES LICENSED BUSINESS
C.&G. = DENOTES PERMANENT CONTROL POINT
V.G. = DENOTES VALLEY GUTTER
B.R.L. = DENOTES BUILDING RESTRICTION LINE
W.M. = DENOTES WATER METER
E.T. = DENOTES ELECTRIC TRANSFORMER
Δ = DENOTES DELTA
= DENOTES WOOD FENCE
= DENOTES CHAIN LINK FENCE
= DENOTES IRON FENCE
= DENOTES FOUND IRON PIPE (NO ID.)
= DENOTES FOUND NAIL AND DISC
= DENOTES ASPHALT PAVEMENT
= DENOTES CONCRETE PAD
X.XX = DENOTES ELEVATIONS

UNLESS A COMPARISON IS SHOWN
RECORD AND MEASURED CALLS ARE
IN SUBSTANTIAL AGREEMENT.

LEGAL DESCRIPTION:

LOT 3, PIRATES BAY, A SUBDIVISION ACCORDING TO THE
PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 213
AND 214, OF THE PUBLIC RECORDS OF NASSAU COUNTY,
FLORIDA.

PROPERTY ADDRESS:

PARCEL ID. 00-00-31-164B-0003-0000

2240 RYAN ROAD,
FERNANDINA BEACH, FLORIDA 32034

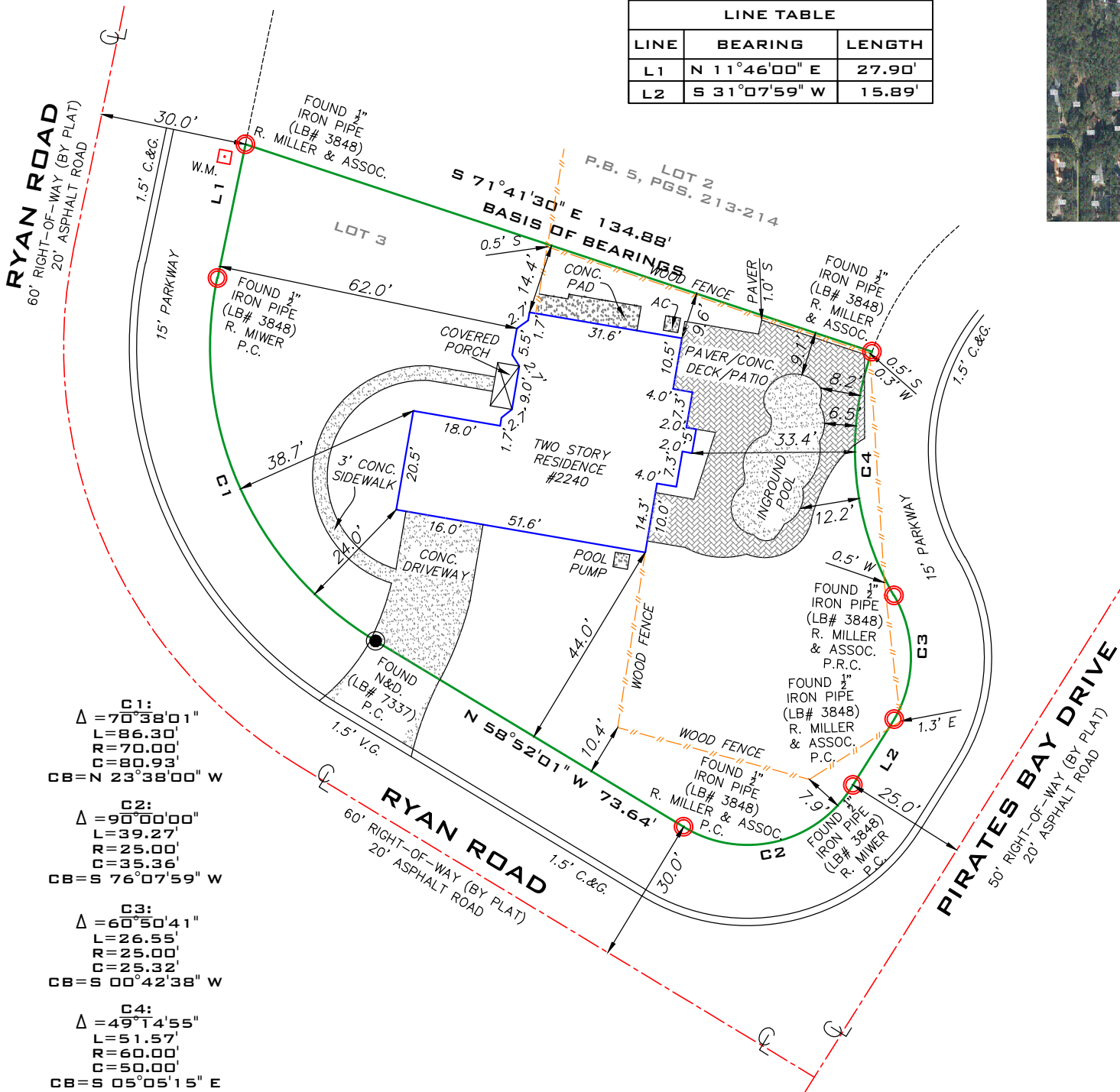
AREA OF PROPERTY: 13,053 SQUARE FEET AND/OR
0.300 ACRES MORE OR LESS.

CERTIFIED TO:

#

FLOOD ZONE:	X
FEMA MAP	12089C0239G
MAP DATE	08/02/2017
FIELD WORK DATE	07-04-2022
SIGNATURE DATE	07-05-2022
REVISED DATE	
JOB NUMBER	
22-1670	

MAP OF BOUNDARY SURVEY



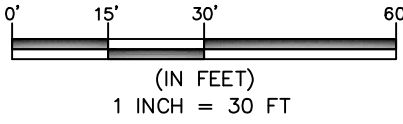
LINE TABLE		
LINE	BEARING	LENGTH
L1	N 11°46'00" E	27.90'
L2	S 31°07'59" W	15.89'

LOCATION MAP

SECTION 29, TOWNSHIP 3 NORTH, RANGE 28 EAST
LYING AND BEING IN NASSAU COUNTY FLORIDA
(NOT TO SCALE)



GRAPHIC SCALE



SURVEYOR'S NOTES:

- 1.) THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION: PROVIDED BY CLIENT.
- 2.) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED.
- 3.) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS BOUNDARY SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HIS COUNTY. EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
- 4.) FOUNDATIONS AND/OR FOOTINGS THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE PARCEL HEREIN DESCRIBED ARE NOT SHOWN.
- 5.) TYPE OF SURVEY: BOUNDARY SURVEY
- 6.) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
- 7.) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON. CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
- 8.) UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 9.) ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
- 10.) WALL TIES ARE TO THE FACE OF THE WALL.
- 11.) FENCE OWNERSHIP NOT DETERMINED.
- 12.) BASIS OF BEARINGS REFERENCED TO LINE NOTED AS B.B.
- 13.) BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD.
- 14.) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- 15.) THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.
- 16.) WETLANDS IF ANY NOT DELINEATED HEREON.



SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS "MAP OF BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS SURVEY MEETS THE STANDARDS OF PRACTICE, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SECTION 5J-17.051 THROUGH 5J-17.053 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

SIGNED K.F. Kuhn FOR THE FIRM
KARL F. KUHN, P.S.M. No. 5953-STATE OF FLORIDA NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES AND/OR NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.