



**AGENDA
PLANNING ADVISORY BOARD
REGULAR MEETING
MARCH 8, 2023
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 Regular Meeting of February 8, 2023
 - 3.2 Approval of Minutes for the PAB and City Commission Joint Meeting of February 22, 2023
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
 - 5.1 **PAB 2023-0034 - SCOTT ROAD PARTNERS LLC, 2754 + 2766 BAILEY ROAD**
Final Subdivision Plat - Island View - 12 Single Family Residential Lots
 - 5.2 **PAB 2023-0035 - CITY OF FERNANDINA BEACH, 2852 BAILEY ROAD**
Voluntary Annexation of approximately 0.39 acres of land into the City Limits, Assignment of the City's Medium Density Residential (MDR) Future Land Use Map Category, and Assignment of the City's R-2 Zoning District
 - 5.3 **PAB 2023-0036 - CITY OF FERNANDINA BEACH, VARIOUS LOCATIONS**
Future Land Use Map and Zoning Map Amendments for 9 city-owned parcels totaling 1.29 acres of land. Lands will be moved from various Residential (R-1, R-2, R-3) designations to either Conservation or Recreation Future Land Use and Zoning Districts.
- 6. BOARD BUSINESS**
 - 6.1 Election of Chair
 - 6.2 *PAB and HDC Joint Meeting - Scheduling for Wednesday, April 26, 2022 at 5pm.
- 7. STAFF REPORT**
 - 7.1 PAB and City Commission Joint Meeting - Follow-up and Next Steps
 - 7.2 Commercial Redevelopment Obstacles - Upcoming Comprehensive Plan Amendment and LDC Edits
- 8. PUBLIC COMMENT**

9. ADJOURNMENT

THE NEXT PAB REGULAR MEETING IS SCHEDULED FOR WEDNESDAY, APRIL 12, 2023 AT 5PM.

All members of the public are invited to be present and be heard. Persons with disabilities requiring accommodations in order to participate in this program or activity should contact the City Clerk at (904) 310-3115 or TTY/TDD 711 (for the hearing or speech impaired). All interested parties may appear at said meeting and be heard as to the advisability of any action, which may be considered with respect to such matter. For information regarding this matter, please contact the Planning Department (904) 310-3135.



**MINUTES
PLANNING ADVISORY BOARD
REGULAR MEETING
FEBRUARY 8, 2023
5:00 PM
CITY HALL COMMISSION CHAMBERS**

1. CALL TO ORDER 5:00 PM

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT:

Victoria Robas (Chair)
Barbara Gingher
Mark Bennett

Peter Stevenson (Vice-Chair)
Richard Doster
Nick Gillette

MEMBERS ABSENT

John Boylan

OTHERS PRESENT:

Daphne Forehand, City Planner
Sylvie McCann, Recording Secretary

Tammi Bach, City Attorney

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MEETING MINUTES

3.1 Approval of Minutes for the Regular Meeting of January 11, 2023.

Member Stevenson noted a small typo. He also suggested some reading material introduced by Joyce Tuten during that meeting. He asked that the link to this document be emailed to all board members.

ACTION TAKEN: A motion was made by Member Stevenson, seconded by Member Gingher to approve the Minutes with the noted amendment.

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

4. OLD BUSINESS

There was no Old Business presented.

5. NEW BUSINESS

**5.1 PAB 2023-0033 - CITY OF FERNANDINA BEACH, 700 AIRPORT ROAD
Future Land Use Map and Zoning Map Amendments**

Ms. Forehand began her presentation of the case with the Future Land Use and Zoning Map amendment request. She spoke of the FAA requirements and compliances and their impact with the current City uses and

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that this approval would allow for aviation uses. She then explained that the applicant also requested a LDC text amendment to add “Recreation” as a permissible principal use within the I-A zoning. She spoke of the evaluation of net loss needing to be completed and provided through the Technical Review process.

Chair Robas asked about the lack of information regarding what is planned for this 26-acres once the zoning change is approved and voiced concern about that fact. Member Gillette suggested that a mitigation plan should have been presented at this time. Ms. Bach relayed some information about some discussion that took place regarding possible relocation the Ybor Alvarez soccer field to the Hickory Park but that this would create a net loss of facilities. Mr. Gillette mentioned that there would be a net loss and loss of facilities at the Hickory Park with the loss of the practice field. He reiterated that a mitigation plan would be needed. Member Stevenson asked about an existing lease or contractual agreement with the Airport.

Ms. Bach made it clear to the members that the FAA has not requested for this change to take place.

Chair Robas voiced concerns about the perception of this change and suggested that this be tabled until more information about net recreation loss is brought forward.

At 5:32 Mr. Nathan Coyle joined the audience.

Nathan Coyle, 32444 Fern Parke Way, previous Airport Manager, provided a brief history of the airport property, its community use benefit, and the obligation from the airport to work with future potential applicants who would like to use the property for aviation and non-aviation uses. Members presented Mr. Coyle with questions regarding enterprises funds, leases, current uses, aviation activities.

Shannon O’Connor, 2440 Lyndale Road, Amelia Island Industrial Park, voiced support in the property remaining Recreational and the fact that this property is already improved with infrastructure and utilities versus any future properties acquired or mitigated which could require costly improvements.

Members Doster and Stevenson commented that one solution would be for the City to initiate a lease in order to provide revenue to the Airport Enterprise Fund.

5.2 PAB CASE 2023-0033: CITY OF FERNANDINA BEACH, LAND DEVELOPMENT CODE TEXT AMENDMENTS: AMENDING SECTION 2.03.02 TABLE OF LAND USES TO ADD RECREATION AS A PERMISSIBLE PRINCIPAL USE WITHIN INDUSTRIAL AIRPORT (I-A) ZONING DISTRICT.

ACTION TAKEN: A motion was made by Member Gillette seconded by Member Stevenson to table PAB case 2023-0033; AND that PAB case 2023-0033 regarding Zoning Map and Future Land Use Map amendments and Land Development Code Text Amendment as presented and according to Policy 6.03.03 is insufficient and incomplete, that the applicant should provide more information regarding net loss and these loss and uses will be mitigated, and that this application is not compliant with the Comprehensive Plan and Land Development Code and applicable Florida Statutes to be approved at this time.

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

5.3 PAB 2022-0032 - CITY OF FERNANDINA BEACH, 3421 CESSNA LANE Vacation of Right of Way

Ms. Forehand presented the case and recommended approval.

Ms. Bach spoke of the history of the request, the potential sale of the property, and clarified that any proceeds from the sale would be allocated to the Airport Enterprise Funds.

ACTION TAKEN: A motion was made by Member Stevenson, seconded by Member Gillette, to recommend Approval of PAB case 2022-0032 to the City Commission; AND that PAB case 2022-0032, as presented is sufficiently compliant with the Comprehensive Plan and Land Development Code and applicable Florida Statutes

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to be approved at this time.

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

6. BOARD BUSINESS

Chair Robas asked about some upcoming Land Use and Zoning Changes map amendments. Ms. Gibson commented that these parcels will be presented to the Board for approval at the March 8, 2023 regular meeting.

Member Stevenson asked about the agenda to the Joint Committee Meeting of February 22, 2023. It was noted that the agenda will be posted the week before the meeting.

Chair Robas asked for an update on upcoming projects. Ms. Forehand mentioned that this will probably be talked about during the Joint Meeting.

7. STAFF REPORT

8. PUBLIC COMMENT

9. ADJOURNMENT 6:34

Sylvie McCann, Recording Secretary

Victoria Robas, Chair



**MINUTES
FERNANDINA BEACH CITY COMMISSION
PLANNING ADVISORY BOARD
JOINT SPECIAL MEETING FEBRUARY 22, 2023
5:00 PM
CITY HALL COMMISSION CHAMBERS**

1. CALL TO ORDER

2. ROLL CALL

PRESENT:

Planning Advisory Board Members: James Boylan, Mark Bennett, Nick Gillette, Richard Doster, Barbara Gingher, Peter Stevenson (Vice-Chair), Victoria Robas (Chair)

City Commissioners: Commissioner Ayscue, Commissioner Antun, Commissioner Ross, Vice-Mayor Sturges, Mayor Bean.

ABSENT: none

OTHER PRESENT: Daphne Forehand (City Planner), Kelly Gibson (P&C Deputy Director), Tammi Bach (City Attorney), Sylvie McCann (Recording Secretary).

3. PLEDGE OF ALLEGIANCE

4. DISCUSSION/ACTION ITEMS

4.1 Staff Presentation on:

- Role of the Planning Advisory Board;
- Relationship with Comprehensive Plan, Land Development Code, Capital Improvements Plan, and Budget; and
- Review of 2023 Projects and Priorities.

Ms. Forehand introduced the Power Point presentation by first speaking about the Role of the PAB. Ms. Gibson then continued the presentation by speaking about the relationship with the Comprehensive Plan, Land Development Code, Capital Improvements Plan, the budget, and finally, the Review of 2023 Projects and Priorities.

Commissioner Ross asked about the slide showing the Community Demographics number and inquired about the origin of the numbers shown. Member Doster also inquired about the population numbers provided.

4.2 Request for Direction on future Comprehensive Plan Text Amendments (*Anticipated Timeframe < 6-12 Months*)

- 2030 Comprehensive Plan, as amended, is located at: www.fbfl.us/compplan
- 2045 Vision documents are found at: www.fbfl.us/vision2045
- American Planning Association's Bronze Level Recognition of Fernandina Beach 2030 Comp Plan for Creating Sustaining Places - Information at: www.planning.org/sustaining_places

Chair Robas spoke of the positive working flow between the PAB and Staff. Mayor Bean asked to hear what the goals and priorities are from all PAB members and suggested that each, in turn, provide comments on their own ideas and priorities.

Member Stevenson spoke about the LDC restructuring and the vision of what the City could be in 20 years.

Member Bennett commented about his concerns about density and the impact of Nassau County's decisions about density.

Member Gillette spoke of the re-evaluation of the impact fees, incentivizing re-development, and also asked about the Land Use and Housing chart and inquired about the residential percentage.

Member Boylan spoke about the updating of the Comprehensive Plan.

Member Doster voiced his concerns about how we view neighborhoods and their character and emphasized the need to work closely with these neighborhoods, to find out how they would like to see their evolution, and how to build trust with citizens.

Member Gingher also voiced her concerns about keeping the character of neighborhoods.

Mayor Bean then asked each Commissioner to speak of their priorities.

Commissioner Antun hope that working on clarifying the codes will be the priority.

Commissioner Ayscue concurred with Commissioner Antun and also agreed with Member Doster's comment about the importance of neighborhoods; he also would like to prioritize redevelopment.

Commissioner Ross commented about current undeveloped lots and the change of density process, its impact on environmental sensitive parcels, and affordable housing. Mayor Bean noted that Fernandina Beach is a working town and not a quaint beach town and that affordable house is possible. Commissioner Ross disagreed.

Member Sturges voiced agreement with Commissioner Ross about density and expanded his thought by encouraging changes that could be presented within the Comprehensive Plan and Land Development Code. He also spoke of protection of property rights, development within the CCCL area, and addressing conflicting codes.

- 4.3 Staff and the Planning Advisory Board would like to receive general direction or consensus to focus attention on areas of greatest interest to the City Commission. (*Anticipated Timeframe for completion 6-24 Months - depending on complexity of issue*)

Mayor Bean asked to build a list of goals/action items, the following were proposed:

Review of all fees, Comprehensive Plan amendments (transportation options), Commercial Redevelopment (revising the PUD code), LDC Clarification (conflicting codes), affordable housing.

Member Stevenson asked if anybody would entertain the creation of a separate zoning for affordable housing which would allow higher elevation. Ms. Bach suggested that Staff provide information about income levels for affordable housing.

- 4.4 Request for Consensus to host Joint Annual Meeting of the PAB and City Commission.

The consensus from all who attended that there should be an annual joint meeting with the PAB and City Commission.

5. OTHER DISCUSSION ITEMS

6. PUBLIC COMMENT

Margaret Kirkland, spoke about the importance of neighborhood character, the development impact on environment, and

the sense of place. She also reminded all that the City of Fernandina Beach is on a barrier island and the impact of climate change and sea rise is imminent.

Bryn Byron, 1438 S. Fletcher Avenue, asked if a traffic survey was ever done and suggested that one should be performed.

7. ADJOURNMENT 6:40 PM

Sylvie McCann, Recording Secretary

Victoria Robas, PAB Chair

Print

Planning Advisory Board (PAB) - Submission #10721

Date Submitted: 1/31/2023

Planning Advisory Board (PAB) Application

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

Fees

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

☐

Zoning Map Amendment (≤ 10 acres \$2,500 / > 10acres \$5,000)

☐

Land Use Map Amendment (≤ 10 acres \$2,500 / > 10acres \$5,000)

☐

LDC Text Amendment (\$1,500)

☐

Comp Plan Amendment (\$5,000)

☐

Subdivision Plat " Preliminary (≤ 20 units \$3,000 / > 20 units \$5,000)

☒

Subdivision Plat " Final (\$1,500)

☐

Vacation of R.O.W. (\$3,500)

☐

Small Cell Outside R.O.W. (per application) (\$500)

☐

Voluntary Annexation (\$2,000)

☐

Development of Regional Impact: Amend Development Order (\$1,500)

☐

New Telecommunications Structure (\$2,000)

☐

Revision to each PAB Application - 1/2 cost of original application fee (To offset additional display ad fee)

PAB 2023



IMPORTANT NOTES

Pre-Application Meeting

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

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



LDC Text Amendment “ see LDC Section 11.01.08.



Preliminary Subdivision Plat “ see LDC Section 11.01.05.



Final Subdivision Plat “ LDC Section 11.01.05.



Zoning Map Changes “ See LDC Section 11.01.07.

The LDC is available for review at

www.fbfl.us/LDC

Application Requirements



A complete application filed at least forty-five (45) days before the date of the Planning Advisory Board’s public hearing;



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



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



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



A detailed letter of intent stating the following:



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



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

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

Yes

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

1/31/2023

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

PROPERTY INFORMATION

Property information can be found at the Nassau County Property Appraiser’s Website’s Map Search

Site Address*

2754 and 2766 Bailey Road

City*

Fernandina Beach

State*

FL

Zip*

32034

Parcel ID #(s)*

00-00-30-044B-0076-0010 and 00-00-30-044B-0076-0020

Lot*

1-12

Block*

1

Subdivision*

Island View

Zoning District*

R-1

Future Land Use Designation*

Low Density Residential

REVIEW TYPE*

☐ Zoning Map Amendment ≤ 10 acres

☐ Zoning Map Amendment > 10 acres

☐ LDC Text Amendment

☐ Comp Plan Amendment

☐ Subdivision Plat “ Preliminary ≤ 20 units

☐ Subdivision Plat “ Preliminary > 20 units

☒ Subdivision Plat “ Final

☐ Vacation of R.O.W.

☐ Voluntary Annexation

☐ Revision to PAB Application

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Tim

Last Name*

Ritch

Company (if applicable)

Scott Road Partners, LLC

Mailing Address*

9995 GATE PKWY N 400,

City*

Jacksonville

State*

FL

Zip*

32246

Telephone Number*

3214032777

Email Address*

jadeb@fcginc.net

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

Barron (Jade)

Last Name

Brown

Mailing Address

9995 GATE PKWY N 400,

City

Jacksonville

State

FL

Zip

32246

Telephone Number

3214032777

E-mail Address

jadeb@fcginc.net

PROJECT INFORMATION

Previous Planning/Zoning Approvals

Preliminary Plat Approval 9/20/22 (Resolution 2022-168) Final Plat processed on 12/20/22 through TRC process.

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

Final Plat Approval through PAB and then City Commission

Certification*



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



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

Applicant First Name*

Barron (Jade)

Applicant Last Name*

Brown

Today's Date*

1/31/2023

Upload Supporting Documentation*

2754 Bailey - Owners Policy Of Title Insurance .pdf



Upload 2

2022-168 Approves
Preliminary Plat Titled
Island View.pdf

Upload 3

Final Plat letter.docx

Upload 4

Choose File

No file selected

DEPARTMENT OF PLANNING & CONSERVATION

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



STAFF REPORT
PAB 2023-0034 (Final Plat)
Planning Advisory
March 08, 2023

APPLICATION FOR FINAL PLAT
ISLAND VIEW

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	Tim Ritch; Scott Road Partners LLC				
AGENT:	Gillette and Associates, Inc.				
REQUESTED ACTION:	Final Plat for Island View				
LOCATION:	2754 and 2766 Bailey Road 00-00-30-044B-0076-0010 00-00-30-044B-0076-0020				
CURRENT LAND USE + ZONING:	Low Density Residential (LDR) Land Use + Low Density Residential (R-1) Zoning				
EXISTING USES ON SITE:	Three mobile homes and two ancillary structures				
PROPERTY SIZE:	Approximately 4.85 acres				
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Year Built</u>	<u>Zoning</u>	<u>FLUM</u>
NASSAU COUNTY	North	Pine Meadow Subdivision SFH	Around 1960	Nassau County Residential Single Family 2	Nassau County Medium Density
NASSAU COUNTY	South	Willa Villa Subdivision SFH	Mid to late 1950's	Nassau County Residential Single Family 2	Nassau County Medium Density
WITHIN CITY LIMITS	East	Vacant land and Isle De Mai Stormwater Pond	N/A	R-1	Low Density Residential
WITHIN CITY LIMITS	West	Dunes of Amelia Subdivision	2015	RLM	Medium Density Residential

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

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant, Gillette and Associates Inc, agent for owner, Tim Ritch (Scott Road Partners LLC) requests final plat approval of a single family home subdivision containing 12 lots on 4.85 acres of land located on Bailey Road. The property was annexed in December 2021 (Ordinance 2021-30) and assigned the Low Density Residential (LDR) land use (Ordinance 2021-31) and R-1 Low Density Residential zoning designation (Ordinance 2021-32). The applicant intends to build a single family home subdivision to be named "Island View". The site acreage could accommodate up to 20 dwelling units, with a maximum density of up to four (4) dwelling units per acre, consistent with the approved land use and zoning designation. There are no common amenities beyond the required stormwater management ponds, bike rack, landscaping, and signage associated with the development. Primary access to the subdivision is off of Bailey Road (County maintained) with a secondary emergency vehicular access point also off of Bailey Road.

The proposed subdivision was submitted for review to the Technical Review Committee (TRC) in March of 2022 (SPR 2022-0018) and has been issued a Local Development Order. In accordance with subdivision requirements of the Land Development Code, the Final Plat is to be considered by the Planning Advisory Board for a recommendation to the City Commission. The City Commission will then consider the Final Plat.



**STAFF REPORT
PAB 2023-0034 (Final Plat)
Planning Advisory
March 08, 2023**

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

Policy 1.01.02. The approval of all development shall be subject to the availability of adequate levels of service for all facilities and services that are subject to concurrency management requirements.

AND

Policy 1.02.03. The City shall ensure that the location, scale, timing, and design of development is coordinated with the availability of public facilities and services. The City seeks to ensure compact development patterns that integrate neighborhood and commercial activities and promote connectivity through the use of sidewalks, bike lanes and alternative low-speed shared-use vehicle paths in order to achieve a reduction in vehicular trips on arterial roadways. The purpose of this policy is to prevent the proliferation of urban sprawl and to achieve cost effective and energy efficient land development patterns and avoid or eliminate existing patterns that may be described as: described below.

- a. No Areas of urban development or uses, which are not functionally related to land uses which predominate the adjacent area;**
- b. No Areas of urban development or uses which fail to maximize the use of existing public facilities;**
- c. No Areas of urban development or uses which fail to use areas within which public services are currently provided; and**
- d. No Leapfrog/scattered development or ribbon/strip commercial development patterns.**

The proposed development is consistent with the Comprehensive Plan's direction for compact urban development and serves to maximize the use of existing public facilities. The subject property lies in an area of existing urban development. The proposed development will rely on an open roadway (Bailey Road) for access to the subdivision. Water and sewer services are available to serve the site and this proposed development. No leapfrog development is occurring. The development is accessed through Nassau County improved and maintained roadways.

Uses along Bailey Road are consistent with the City's single family residential land use pattern for the area. The requested final plat development pattern is consistent with the characteristics of the surrounding developed properties. The applicant has not supplied a report stating the soil suitability or the presence or absence of natural resources; however, this is not a greenfield development. The site currently contains three (3) mobile homes and two (2) ancillary structures. This site is not located in a Coastal Upland Protection Zone or special flood hazard area, and the levels of service are discussed above.

Policy 4.01.01. The following level of service standards are hereby adopted, and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development.

Facility/Service Area	Level of Service Standard
Wastewater Treatment System	300 gallons per day per ERU (Equivalent Residential Unit)
Solid Waste Facilities	Average Solid Waste Generation Rate: 5.9 pounds per capita per day
Stormwater Management Facilities	Policy 4.01.02 <i>All subdivisions, multifamily, commercial, industrial, city, and institutional projects shall provide for retention of stormwater resulting from project, unless off-site shared facilities are available. For projects within areas designated for "zero discharge," storage shall accommodate a ten (10)-year, twenty-four (24)-hour storm event. For all other areas, retention shall accommodate the greater of: (a) the first one-half (1/2) inch of stormwater within the boundaries of their project, or (b) the</i>



STAFF REPORT
PAB 2023-0034 (Final Plat)
Planning Advisory
March 08, 2023

first one (1) inch of storm flow from all roofs, sidewalks, paved surfaces, and parking areas (at 100 percent runoff), whether paved or not. The project shall also provide detention for all storm flows. Detention shall prevent peak flows after development from exceeding the peak flow prior to development.

**Potable Water
Facilities**

Water Allocation Level of Service: 350 gallons per day per ERU (Equivalent Residential Unit)

Fire-Rescue Services

**240-second travel time to 90% of the incidents (EMS with AED or BLS) &
480-second travel time to 90% of the incidents (ALS Response)**

**Police and Law
Enforcement Services**

**Response Time: 3 minutes or less for emergency calls and 7 minutes or less for
non-emergency calls**

The City has five public facilities that have adopted levels of service: Transportation, Water, Sewer, Drainage, and Solid Waste. The City's ability to maintain adopted levels of service for these utilities was confirmed at the time the City annexed the property and assigned the Low Density Residential land use and R-1 Zoning and additionally through TRC site plan review process. Given the established Low Density Residential (LDR) land use and R-1 (Low Density Residential) zoning which allows for up to four (4) dwelling units per acre on the subject property, the development potential of the site could have resulted in a maximum of 20 dwelling units.

A concurrency determination for impacts to Nassau County roadways must be assessed under the City's current requirements contained in LDC Section 7.04.05. All proposed developments generating more than 400 Average Daily Trips (ADT) require a traffic concurrency determination from the Northeast Regional Council. Under the proposed development scenario containing 12 dwelling units, Staff estimates that approximately 114 Average Daily Trips (ADT) could be generated by this development; resulting in 12 p.m. peak hour trips¹. Traffic impacts are likely on only State and Nassau County maintained roadways. Nassau County collects mobility fees for roadway impacts based on their adopted a mobility plan. It is expected that the City will, through its adopted Interlocal agreement with Nassau County, collect mobility fees on their behalf for projects within the City. This would be similar to the past collection of transportation impact fees which ceased in 2006.

The City owns and operates three potable water treatment facilities which combined can provide 18.2 million gallons per day. Potable water customers on the average consume approximately 5 million gallons per day. The City owns and operates one sanitary sewer treatment facility which has an operation/design capacity to treat 3.5 million gallons of wastewater per day. At the adopted level of service and the proposed development density, the residential units will consume 4,200 gallons of water per day (12 units x 350 gallons per ERC per day).

The City owns and operates one sanitary sewer treatment facility which has an operation/design capacity to treat 3.5 million gallons of wastewater per day. The facility's customers currently generate, on average, 1.9 million gallons per day. At the adopted level of service and the proposed development density, the site will generate 9,660 gallons of wastewater per day (12 units x 2.3 x 350 gallons per ERC per day). The Commercial facilities are calculated by an Equivalent Residential Connection (ERC) standard, which is calculated by the utilities director. The utilities director indicates that plant capacity is available for the site; however, other facilities, such as pipe and lift station capacity, will have to be evaluated, and the developer will have to pay for what improvements are necessary to accommodate any proposed development. These determinations will be made in advance of site plan review and necessary improvements will be required as a part of site plan approval.

¹ ITE Code 210 (Single-Family Detached Housing) average PM peak hour trips = 12 (~1 trip/ dwelling unit)



**STAFF REPORT
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As for solid waste and drainage, the City currently has a contracted services with Advanced Disposal to dispose of solid waste city-wide, therefore the impact is not necessary as part of the final plat review. Drainage impacts from any new development or redevelopment will be reviewed by the City's Technical Review Committee (TRC). The City requires storm water drainage to be retained on-site and permitting through the St. John's River Water Management District (SJRWMD). Permitting from SJRWMD is a requirement for final approval and receipt of a local development order from the TRC.

All public facilities and services are currently available to the development and each service is able to maintain or exceed its level of service standards as required by Policies 1.01.02, 1.02.03, and 4.01.01.

CONSISTENCY WITH THE LAND DEVELOPMENT CODE:

11.01.02 Requirements for Subdivision Plats (Preliminary and Final)

- A. A preliminary subdivision plat shall be required when new streets, water lines, and sewer lines are required; when three or more residential lots are created; and where one nonresidential lot is created or proposed for development. Where new streets, water lines, and sewer lines are not required, the preliminary and final plat may be combined into a single submittal. A preliminary plat provides for a complete review of technical data and preliminary engineering drawings prior to completion of the final plat for recording.
- B. In addition to the information required in Section 11.01.03, all applications for preliminary subdivision plat approval shall contain the following information:
 - 1. The name, addresses, telephone number, facsimile number, and email address of the person preparing the plat.
 - 2. The date of preparation and date(s) of any modifications, a north arrow, and a written and graphic scale.
 - 3. The proposed name of the subdivision.
 - 4. Development specifications for the tract: area, proposed number and layout of lots and blocks, location, names, and widths of proposed roadways, consistent with this LDC and the Future Transportation Circulation Map of the Comprehensive Plan.
 - 5. All contiguous properties shall be identified by subdivision title, plat book and page, or, if un-platted, the land shall be so designated, and otherwise identified.
 - 6. Location of land to be dedicated or reserved for public use for rights-of-way, streets, sidewalks, bike trails, pedestrian trails, easements, schools, parks, open spaces, or other public uses. Proposed street names shall be included.
 - 7. Locations of utilities, utility service, connections to existing utility facilities, and easements necessary to provide access to the utility facilities for maintenance or other activity.
 - 8. Location of the nearest available public water supply and wastewater disposal system.
 - 9. A topographic survey, soils report, grading plan, and an erosion control plan.
 - 10. Existing surface water bodies, wetlands, streams, and canals, including the location of the mean high water line for each feature.
 - 11. A preliminary surface drainage plan showing direction of flow and methods of stormwater retention.
 - 12. A floodplain map indicating areas subject to inundation and high groundwater levels up to a 100-year flood classification, and establishing a base flood elevation for all proposed lots within the subdivision.
 - 13. A tree survey showing protected trees, proposed replacement trees, if required, and landscaping and buffering.



STAFF REPORT
PAB 2023-0034 (Final Plat)
Planning Advisory
March 08, 2023

The applicant has complied with the subdivision requirements of the Land Development Code. The proposed plans have been reviewed for technical completeness by the Technical Review Committee and a local development order is pending final review at this time. The applicant understands that site work cannot commence until a Local Development Order has been issued and permits are granted to begin infrastructure installation.

CONCLUSION:

The requested Final Plat is consistent with the City's Comprehensive Plan and the Land Development Code. Based on the findings of the Technical Review Committee and planning staff's review of the application, staff recommends approval of the Final Plat

Following the recommendation of the Planning Advisory Board (PAB), the Final Plat will move forward to the City Commission in the form of a Resolution.

MOTION(S) TO CONSIDER

I move to recommend **(approval or denial)** of PAB case number 2023-0034 to the City Commission requesting that a Final Plat for Island View be **(approved or denied)** and that PAB case 2023-0034, as presented, **(is or is not)** sufficiently compliant with the Comprehensive Plan and Land Development Code to be approved at this time.

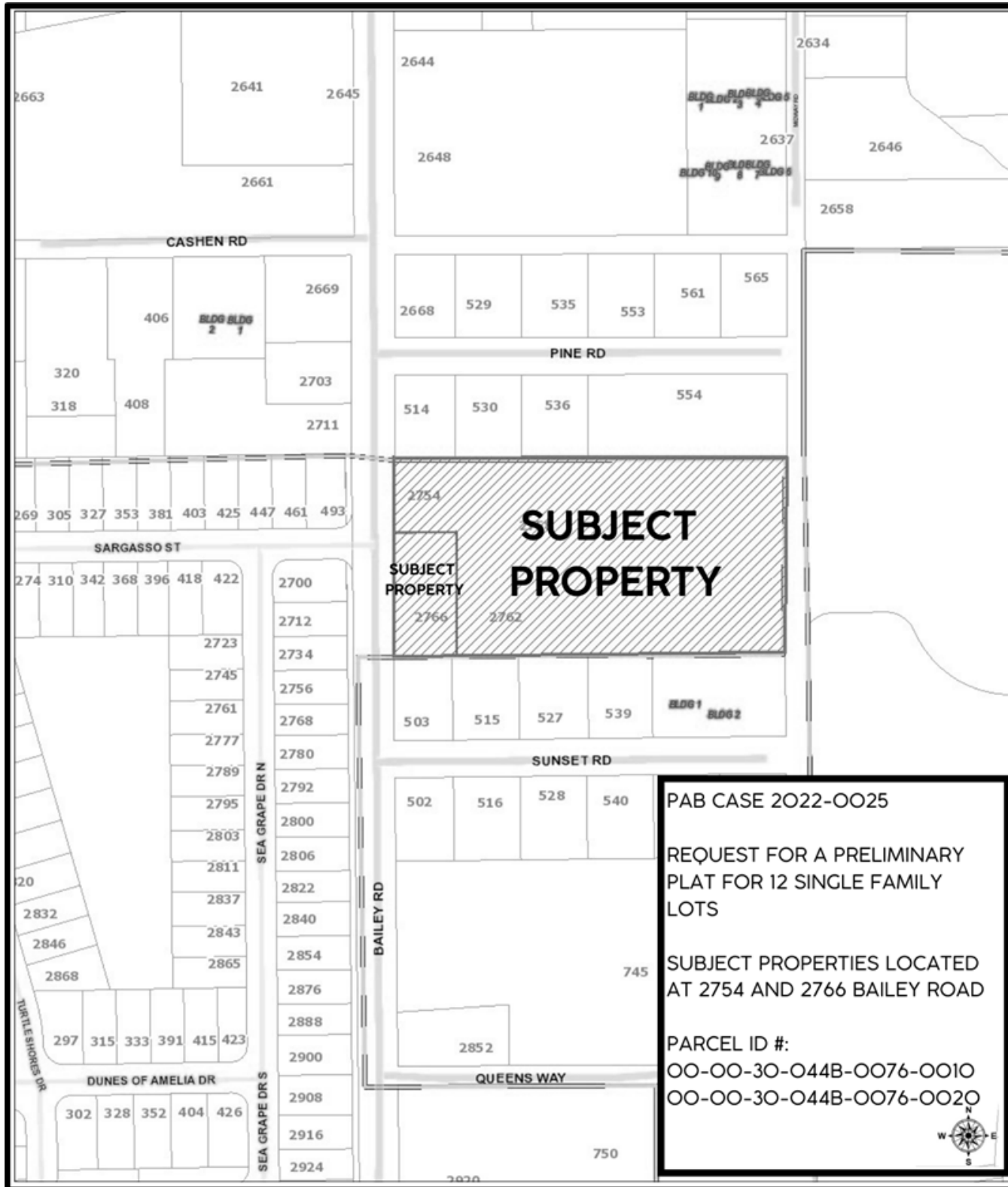
Respectfully submitted by:

Daphne Forehand
Planner I



STAFF REPORT
PAB 2023-0034 (Final Plat)
Planning Advisory
March 08, 2023

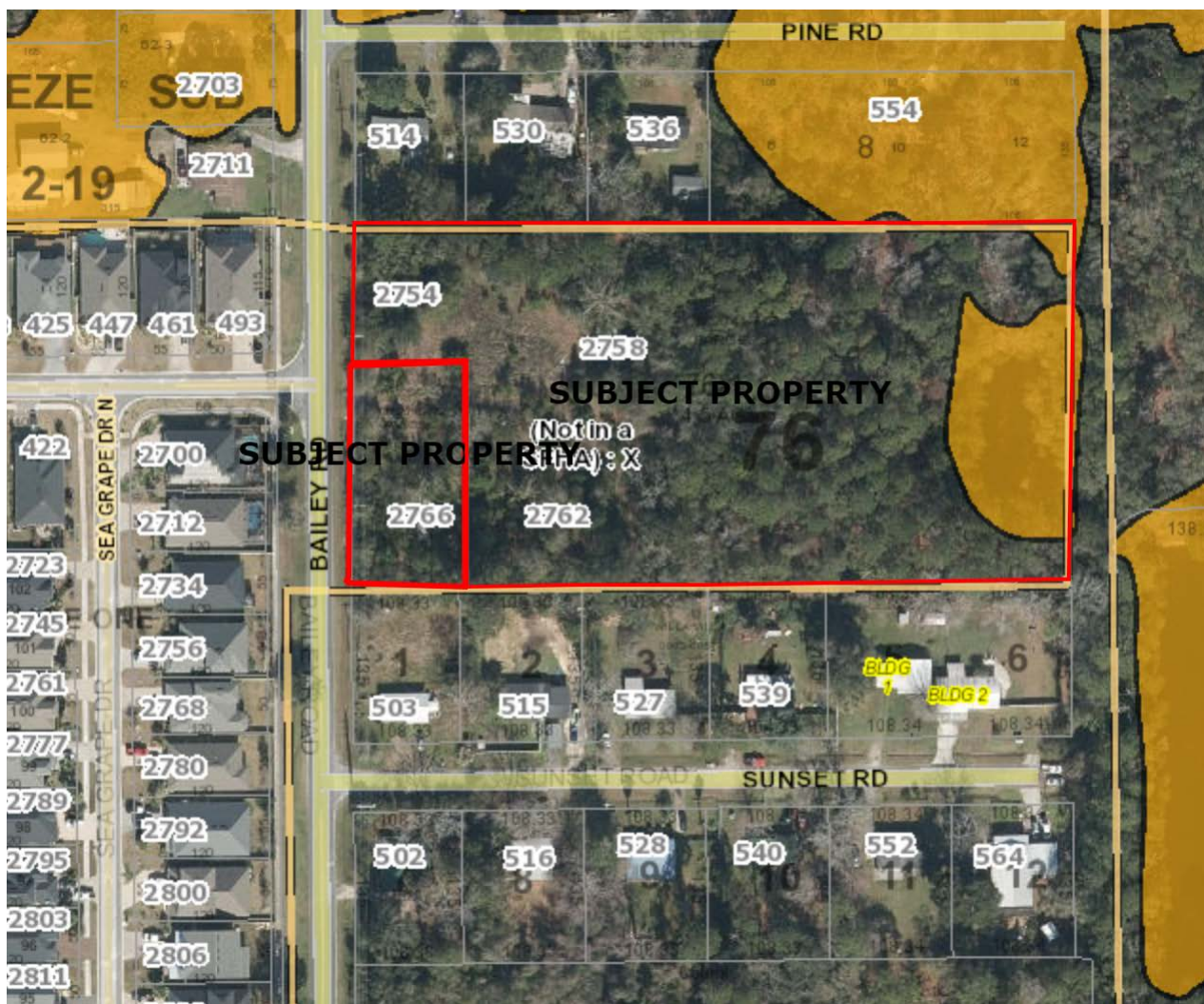
EXHIBIT A

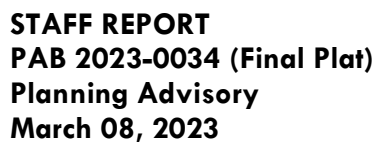




STAFF REPORT
PAB 2023-0034 (Final Plat)
Planning Advisory
March 08, 2023

FLOODZONE

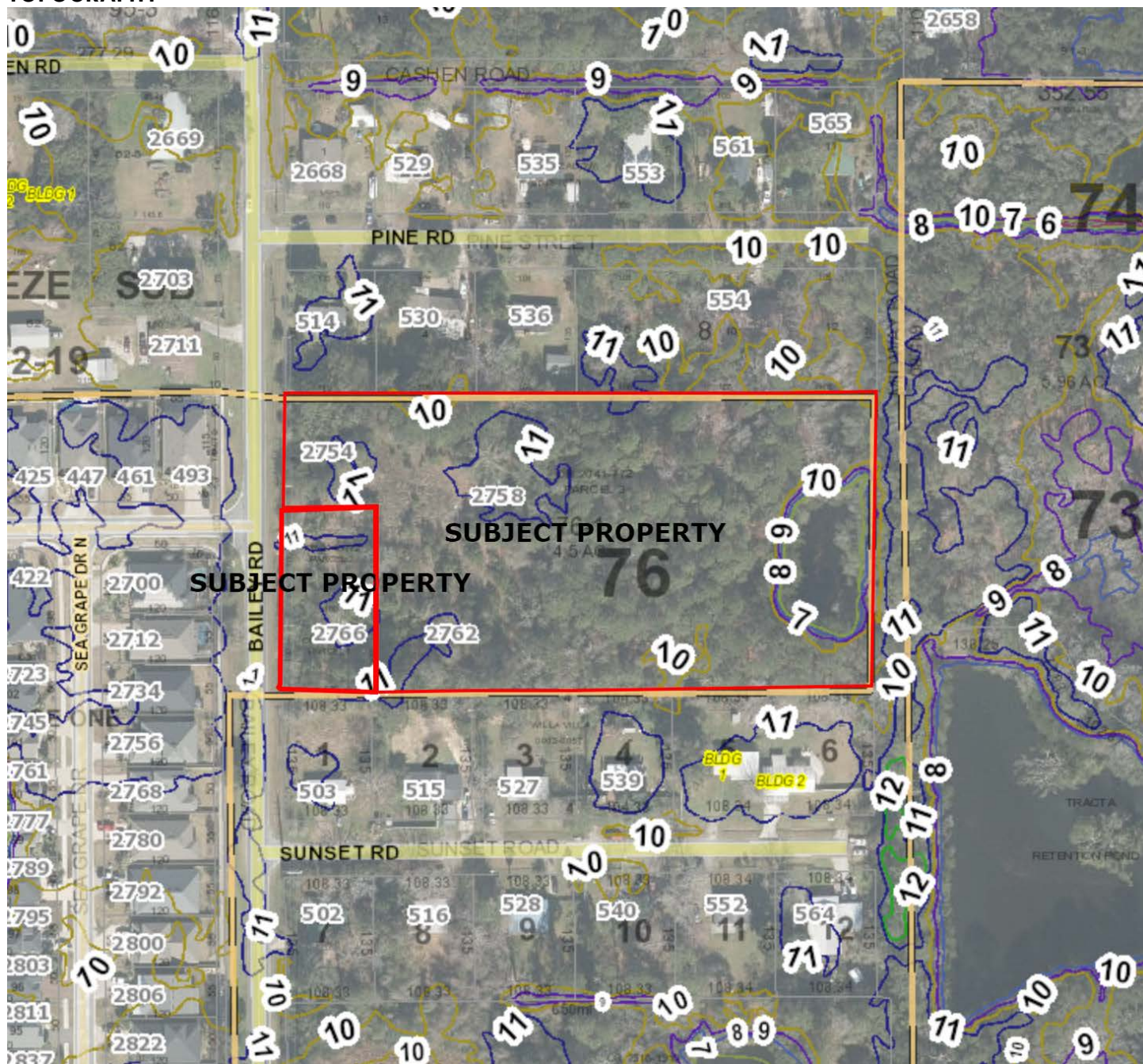


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STAFF REPORT
PAB 2023-0034 (Final Plat)
Planning Advisory
March 08, 2023

TOPOGRAPHY





1/31/23

Kelly N. Gibson, AICP
Planning and Conservation Director
City of Fernandina Beach
204 Ash Street
Fernandina Beach, Florida 32034
Main: (904) 310-3480 | Direct: (904) 310-3481 | kgibson@fbfl.org
www.fbfl.us

Dear Kelly:

Please find our submittal for Final Plat for the Island View Subdivision.

Based on the findings of the Technical Review Committee and planning staff's review of the application and the consistency of the application with the City's Comprehensive Plan, we request that staff recommends approval of the Final Plat. Our justification for approval of the Final Plat is that we are consistent with the subdivision requirements of the Land Development Code. The proposed plans have been reviewed for technical completeness by the Technical Review Committee and a local development order has been issued.

Following the recommendation of the Planning Advisory Board (PAB), we request that the Final Plat will move forward to the City Commission in the form of a Resolution.

Sincerely,

B. Jade Brown, P.E., CGC
Senior Vice President
[Forum Capital Partners](#)



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Scott Road Partners, LLC

(print name of property owner(s))

hereby authorize: Jade Brown

(print name of agent)

to represent me/us in processing an application for: Final Plat

(type of application)

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

(Signature of owner)

(Signature of owner)

Tim Ritch

(Print name of owner)

(Print name of owner)

STATE OF FLORIDA

COUNTY OF ~~NASSAU~~ DAVAL

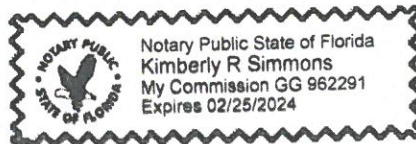
Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 13th day of February, 20 23, by Tim Ritch.

Notary Public

Kimberly R. Simmons
Printed Name

02/25/2024
My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: ☐



ISLAND VIEW
CITY OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA.
SECTION 5, TOWNSHIP 2 NORTH, RANGE 28 EAST

A REPLAT OF A PORTION OF LOT 76 OF "OCEAN BREEZE FARMS", A SUBDIVISION OF A PORTION OF SECTIONS 3 AND 5, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 2, PAGE 19 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA; LESS AND EXCEPT THE WESTERLY EIGHTEEN (18) FEET OF SAID LOT 76 WHICH WAS TAKEN TO WIDEN "BAILEY ROAD".

CAPTION

A REPLAT OF A PORTION OF LOT 76 OF "OCEAN BREEZE FARMS", A SUBDIVISION OF A PORTION OF SECTIONS 3 AND 5, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 2, PAGE 19 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA; LESS AND EXCEPT THE WESTERLY EIGHTEEN (18) FEET OF SAID LOT 76 WHICH WAS TAKEN TO WIDEN "BAILEY ROAD", AS PER BOOK 77, PAGE 520, BOOK 78, PAGE 525, AND BOOK 79, PAGE 307, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE MOST NORTHWESTERLY CORNER OF LOT 1, "WILLA VILLA", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 57 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF "BAILEY ROAD", A 66 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS PRESENTLY MONUMENTED, AND RUN THENCE, NORTH 00°06'20" WEST, ALONG THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF "BAILEY ROAD", A DISTANCE OF 328.55 FEET, TO A POINT, BEING THE MOST SOUTHWESTERLY CORNER OF LOT 2, "PINE MEADOW", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 58 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA; RUN THENCE, NORTH 89°27'07" EAST, ALONG THE SOUTHERLY BOUNDARY OF THE AFORESAID PLAT OF "PINE MEADOW", (AND BEING FURTHER DESCRIBED AS THE SOUTHERLY LINE OF LOTS 2, 4, 6, 8, 10 AND THEN 12, OF SAID "PINE MEADOWS"), A DISTANCE OF 643.26 FEET, TO THE MOST SOUTHEASTERLY CORNER OF LOT 12, OF SAID "PINE MEADOWS"; RUN THENCE, SOUTH 00°06'20" EAST, ALONG A SOUTHERLY PROLONGATION OF THE EASTERLY BOUNDARY OF SAID "PINE MEADOW", A DISTANCE OF 328.55 FEET, TO A POINT, BEING THE MOST NORTHEASTERLY CORNER OF LOT 6, OF AFORESAID "WILLA VILLA"; RUN THENCE, ALONG THE NORTHERLY BOUNDARY OF THE AFORESAID PLAT OF "WILLA VILLA", (AND BEING FURTHER DESCRIBED AS THE NORTHERLY LINE OF LOTS 6, 5, 4, 3, 2 AND THEN 1, OF SAID "WILLA VILLA"), A DISTANCE OF 643.26 FEET, TO THE AFORESAID MOST NORTHWESTERLY CORNER OF SAID LOT 1, "WILLA VILLA", AND ALSO BEING A POINT ON THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF "BAILEY ROAD", AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 211,335 SQUARE FEET, OR 4.85 ACRES, MORE OR LESS, IN AREA.

CERTIFICATE OF REVIEW BY CITY EMPLOYED/
CONTRACTED SURVEYOR / MAPPER

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, F.S., AND THAT I AM EMPLOYED BY OR UNDER CONTRACT TO THE APPROPRIATE LOCAL GOVERNING BODY AND ACTING HERETO AS AN AGENT THEREOF. THIS LIMITED CERTIFICATION AS TO FACIAL CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, F.S., IS NOT INTENDED TO BE AND SHOULD NOT BE CONSTRUED AS A CERTIFICATION OF THE ACCURACY OR QUALITY OF THE SURVEYING/MAPPING REFLECTED ON THIS PLAT.

SURVEYOR/MAPPER DATE
FLORIDA REGISTRATION No. _____

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION; THAT THE SURVEY WORK WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; THAT THE SURVEY AND LEGAL DESCRIPTION ARE ACCURATE; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET ACCORDING TO CHAPTER 177.091 (7); AND THAT PERMANENT CONTROL POINTS (P.C.P.'s) WILL BE SET ACCORDING TO CHAPTER 177.091 (8); ALL ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND NASSAU COUNTY.

SIGNED THIS _____ DAY OF _____, A.D., 2023

JONATHON B. BOWAN
STATE OF FLORIDA
REGISTERED LAND SURVEYOR
CERTIFICATE No. 4800

SURVEYOR'S COMMENTS REGARDING THE PROPERTY INFORMATION REPORT PREPARED BY (INSERT NAME OF COMPANY), DATED (INSERT DATE) AT (TIME) A.M.

GENERAL NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY RIGHT OF WAY LINE OF "BAILEY ROAD", AS N 00°06'20" W, AS MONUMENTED, AND AS PER STATE OF FLORIDA, STATE PLANE COORDINATES, EAST ZONE (ZONE901).

2) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THIS PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. FLORIDA STATUTES 177.091(27)

3) AT THE TIME THAT THIS PLAT WAS RECORDED, BY GRAPHIC PLOTTING ONLY, THE LANDS SHOWN ON THIS PLAT ARE IN FLOOD ZONE "X" (INSIDE 500 YEAR AND OUTSIDE 500 YEAR), AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM), COMMUNITY: NASSAU COUNTY, COMMUNITY No. 120170, MAP NUMBER 12069C 0239 G, WITH AN EFFECTIVE DATE OF AUGUST 02, 2017.

ANY FIRM, PERSON, INSURANCE COMPANY/AGENT OR BANKING INSTITUTION UTILIZING THIS PLAT TO MAKE A FLOOD ZONE DETERMINATION SHOULD BE AWARE THAT THIS FLOOD DETERMINATION MAY BE SUPERSEDED BY EITHER: a) A FLOOD INSURANCE RATE MAP PUBLISHED AT A LATER DATE, b) LETTER OF MAP REVISION (LOMAR), OR LETTER OF MAP REVISION BASED ON FILL (LOMAR-F) ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

4) AT THE TIME THAT THIS PLAT WAS RECORDED, BY GRAPHIC PLOTTING ONLY, THE AREA AS DEPICTED HEREIN IS SUBJECT TO STORM SURGE INUNDATION DURING A CATEGORY 3 HURRICANE, AS PER THE SEA, LAKE AND OVERLAND SURGES FROM HURRICANES (SLOSH) ATLAS PUBLISHED IN 2010.

ANY FIRM, PERSON, INSURANCE COMPANY/AGENT OR BANKING INSTITUTION UTILIZING THIS PLAT TO MAKE A STORM SURGE CATEGORY DETERMINATION SHOULD BE AWARE THAT THE STORM SURGE CATEGORY SHOWN ON THIS PLAT MAY BE SUPERSEDED BY A SEA, LAKE AND OVERLAND SURGES FROM HURRICANES (SLOSH) ATLAS PUBLISHED AT A LATER DATE.

5) FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INFORMATION AND SEA, LAKE AND OVERLAND SURGES FROM HURRICANES (SLOSH) LISTED ABOVE AND SHOWN ON THIS SURVEY IS PROVIDED AS A COURTESY BY THIS FIRM AS NASSAU COUNTY REQUIREMENT FOR PLATS AND SHOULD BE VERIFIED BY THE NASSAU COUNTY BUILDING DEPARTMENT FOR THEIR INTERPRETATION. THIS FIRM ASSUMES NO LIABILITY FOR ITS ACCURACY. FLOOD ZONE INFORMATION IS NOT COVERED BY THE CERTIFICATION HEREON, NOR IS IT A REQUIREMENT OF CHAPTER 177 FLORIDA STATUTES OR 5A-17, FLORIDA ADMINISTRATIVE CODE.

6) THE STATE PLANE CO-ORDINATES SHOWN HEREON WERE OBTAINED BY GPS METHODS FROM THE FOLLOWING CONTROL MONUMENTS FROM "A GEODETIC CONTROL SURVEY FOR NASSAU COUNTY, STATE OF FLORIDA FOR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, DIVISION OF STATE LANDS, AND BUREAU OF SURVEYING AND MAPPING" SURVEY DATE: APRIL 02, 2002. THE STATE PLANE CO-ORDINATES SHOWN ARE IN NORTH AMERICAN DATUM (NAD) 83/90, ZONE 901, FLORIDA EAST ZONE, UNLESS OTHERWISE NOTED.
STATION: NASSAU 3 N(y)=2,279,078.540, E(x)= 516,502.787
STATION: NASSAU 4 N(y)=2,281,338.747, E(x)= 516,872.782

7) NO FURTHER SUBDIVISION OF THE LOTS IS ALLOWED UNLESS SUCH SUBDIVISION CONFORMS TO THE CURRENT NASSAU COUNTY SUBDIVISION REGULATIONS AND IS APPROVED BY THE NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS.

8) THE GROSS SQUARE FOOTAGE (OR TOTAL SQUARE FOOTAGE) IS CALCULATED UTILIZING THE EXTERIOR DIMENSIONS OF THE LOT AND IS INCLUSIVE OF ALL EASEMENTS. THE NET SQUARE FOOTAGE (OR NET USEABLE) IS THE TOTAL SQUARE FOOTAGE OF THE LOT (GROSS SQUARE FOOTAGE) EXCLUDING ANY JURISDICTIONAL WETLANDS ONLY, AS PER NASSAU COUNTY DEFINITION OF NET AND GROSS.

9) THE BUILDING SETBACK/RESTRICTION LINES, AS PER THE APPROVED ENGINEERING PLANS, PREPARED BY GILLETTE & ASSOCIATES, (G&A PROJECT No. 21-10-36) AND THE CITY OF FERNANDINA BEACH ZONE OF "RS-1", ARE AS FOLLOWS:

FRONT - TWENTY-FIVE (25) FEET
CORNER LOT SECONDARY FRONT SETBACK - 15 FEET
SIDE YARDS - TEN (10x) PERCENT OF LOT WIDTH OR EIGHT (8) FEET,
REAR - TWENTY-FIVE (25) FEET

ZONING: RS-1

MINIMUM LOT WIDTH - 75 FEET
MINIMUM AREA - 0.25 AC.

MAXIMUM LOT COVERAGE BY BUILDING: 75% (AS PER NOTE ON ENGINEERING PLANS)
PERCENTAGE OF IMPERVIOUS SURFACE RATIO: 49.2% (AS PER NOTE ON ENGINEERING PLANS)

10) THERE ARE TWELVE (12) LOTS RECORDED IN THIS PLAT.

11) THIS PROPERTY WAS ANNEXED INTO THE CITY OF FERNANDINA BEACH, FLORIDA, AS PER THAT CITY OF FERNANDINA BEACH ORDINANCE 2021-30.

ADOPTION and DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, SCOTT ROAD PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HEREINAFTER TO BE KNOWN AS "OWNER", IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, WHICH SHALL HEREAFTER BE KNOWN AS "ISLAND VIEW", AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS.

THE ROAD RIGHT OF WAY SHOWN HEREON AND DESIGNATED ON THIS PLAT AS: ISLAND VIEW DRIVE IS TO REMAIN PRIVATELY OWNED IN FEE SIMPLE AND THE SOLE EXCLUSIVE PROPERTY OF THE "OWNER", ITS SUCCESSORS AND ASSIGNS. NO PART OF SAID LANDS IS DEDICATED TO NASSAU COUNTY OR TO THE PUBLIC, EXCEPT AS OTHERWISE EXPRESSLY STATED HEREIN OR SHOWN ON THIS PLAT.

THOSE TRACTS SHOWN HEREON AND DESIGNATED HEREON AS: TRACT "A" (EMERGENCY ACCESS, PRIVATE LIFT STATION, MAIL KIOSK AND VISITOR PARKING) AND TRACT "SWMF" (STORM WATER MANAGEMENT FACILITY) ARE TO REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE "OWNER", ITS SUCCESSORS AND ASSIGNS. NONE OF THESE TRACTS ARE DEDICATED TO NASSAU COUNTY OR TO THE PUBLIC.

THOSE EASEMENTS SHOWN HEREON AND DESIGNATED HEREON AS "10' UTILITY EASEMENT DEDICATED TO CITY OF FERNANDINA BEACH", ARE HEREBY DEDICATED TO THE CITY OF FERNANDINA BEACH, AND FLORIDA PUBLIC UTILITIES, THEIR SUCCESSORS AND ASSIGNS FOR THEIR NON-EXCLUSIVE USE FOR THE INSTALLATION AND MAINTENANCE OF THE UNDERGROUND WATER, SEWER AND ELECTRICAL SYSTEM LOCATED WITHIN THE BOUNDARIES OF SAID PLAT.

THE UNDERSIGNED "OWNER", ITS SUCCESSORS AND ASSIGNS, DOES HEREBY GRANT TO THE PRESENT AND FUTURE LOT OWNERS OF THE LOTS SHOWN ON THIS PLAT, THEIR SUCCESSORS AND ASSIGNS, GUESTS, INVITEES, DOMESTIC HELP, DELIVERY, PICKUP AND FIRE PROTECTION SERVICE PROVIDERS, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES POSTAL CARRIERS, REPRESENTATIVES OF THE UTILITIES AUTHORIZED BY SAID OWNERS, TO SERVE THE LAND SHOWN HEREON, HOLDERS OF MORTGAGE LIENS ON SUCH LANDS AND SUCH OTHER PERSONS AS MAY BE DESIGNATED, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS, EGRESS OVER AND ACROSS THE PRIVATE ROADWAYS SHOWN ON THIS PLAT. THE "OWNER", ITS SUCCESSORS AND ASSIGNS RESERVE AND SHALL HAVE THE UNRESTRICTED AND ABSOLUTE RIGHT TO DENY INGRESS TO ANY PERSON WHO MAY CREATE OR PARTICIPATE IN A DISTURBANCE OR NUISANCE ON ANY PART OF THE LANDS SHOWN HEREON.

THE UNDERSIGNED "OWNER", ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT AT ANY TIME, WITH THE CONSENT OF NASSAU COUNTY, TO DEDICATE TO THE PUBLIC ALL OR PART OF THE LANDS SHOWN ON THIS PLAT, DESIGNATED AS ROADWAYS, TRACTS AND/OR EASEMENTS.

THE UNDERSIGNED OWNERS, ITS SUCCESSORS AND ASSIGNS HEREBY RESERVES AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT AT ANY TIME, TO GRANT PROVIDERS OF UTILITIES, EASEMENTS FOR THE INSTALLATION AND MAINTENANCE, (INCLUDING INGRESS AND EGRESS) OF SUCH IMPROVEMENTS THAT ARE NECESSARY OR BENEFICIAL TO THE FUTURE LOT OWNERS OF THE LAND DESCRIBED HEREIN, OR TO THE OWNERS OF ADJACENT LANDS.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. (FLORIDA STATUTE 177.091 (28)).

IN WITNESS WHEREOF, THE "OWNER", HAS CAUSED THIS PLAT TO BE EXECUTED BY ITS (COMPLETE SENTENCE DEPENDING ON SIGNATORY).

SCOTT ROAD PARTNERS, LLC

A FLORIDA LIMITED LIABILITY COMPANY
MANAGED BY: ARTISAN HOMES, LLC
A FLORIDA LIMITED LIABILITY COMPANY,
MANAGED BY: FORUM CAPITAL PARTNERS LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS

PRINTED NAME

WITNESS

PRINTED NAME

NOTARY FOR
SCOTT ROAD PARTNERS, LLC

STATE OF FLORIDA
COUNTY OF NASSAU

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGE BEFORE ME BY MEANS OF () PHYSICAL PRESENCE OR () ONLINE NOTARIZATION THIS _____ DAY OF _____, 2023, A.D., BY TIM RITCH, AS MANAGER OF FORUM CAPITAL PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THE MANAGER OF ARTISAN HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS MANAGER OF SCOTT ROAD PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME.

SIGNATURE OF NOTARY
PRINT, TYPE/STAMP NAME OF NOTARY

PERSONALLY KNOWN: () OR PRODUCED

IDENTIFICATION:

PRODUCED:

OFFICIAL RECORDS BOOK _____, PAGE _____

SHEET ONE (1) of TWO (2) SHEETS

SEE SHEET TWO (2) FOR LEGEND AND VICINITY MAP

ZONING CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY ME AND IS IN COMPLIANCE WITH THE ZONING RULES AND REGULATIONS OF THE CITY OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA, CURRENTLY IN EFFECT.

THIS _____ DAY OF _____, A.D., 2023.

DIRECTOR OF PLANNING

CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH FLORIDA STATUTE 177.061 AND IS FILED FOR RECORD AND RECORDED IN OFFICIAL RECORDS BOOK _____, PAGES _____ AND _____, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, THIS _____ DAY OF _____, A.D., 2023.

CLERK OF THE CIRCUIT COURT

APPROVED FOR THE RECORD:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY MANAGER OF THE CITY OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA. WITNESS BY SIGNATURE THIS _____ DAY OF _____, A.D., 2023

CITY MANAGER

MAYOR CERTIFICATE:

THIS PLAT HAS BEEN EXAMINED AND IS HEREBY ACCEPTED AND APPROVED BY THE CITY COMMISSION OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA, PURSUANT TO A RESOLUTION OF SAID COMMISSION ADOPTED THIS _____ DAY OF _____, A.D., 2023

BY: _____ MAYOR BY: _____ CITY CLERK

TAX COLLECTOR

TAX IDENTIFICATION NUMBERS- 00-00-30-044B-0076-0010 and 00-00-30-044B-0076-0020
I, THE UNDERSIGNED DO HEREBY AFFIRM THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO UNPAID REAL PROPERTY TAXES APPLICABLE TO THE LANDS SUBJECT TO THIS PLAT.

THIS _____ DAY OF _____, A.D., 2023.

COUNTY TAX COLLECTOR
NASSAU COUNTY, FLORIDA

DIRECTOR OF EMERGENCY SERVICES CERTIFICATE:

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN APPROVED BY THE DIRECTOR OF EMERGENCY SERVICES OF THE CITY OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA.

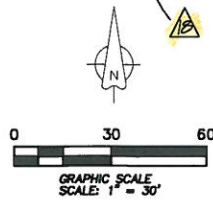
THIS _____ DAY OF _____, A.D., 2023.

DIRECTOR OF EMERGENCY SERVICES

Prepared by:
A & J Land Surveyors, Inc.
5847 Luella Street
Jacksonville, Florida 32207
T 904.346.1733
F 904.346.1736

ISLAND VIEW
CITY OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA.
SECTION 5, TOWNSHIP 2 NORTH, RANGE 28 EAST

A REPLAT OF A PORTION OF LOT 76 OF "OCEAN BREEZE FARMS", A SUBDIVISION OF A PORTION OF SECTIONS 3 AND 5, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 2, PAGE 19 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA; LESS AND EXCEPT THE WESTERLY EIGHTEEN (18) FEET OF SAID LOT 76 WHICH WAS TAKEN TO WIDEN "BAILEY ROAD".

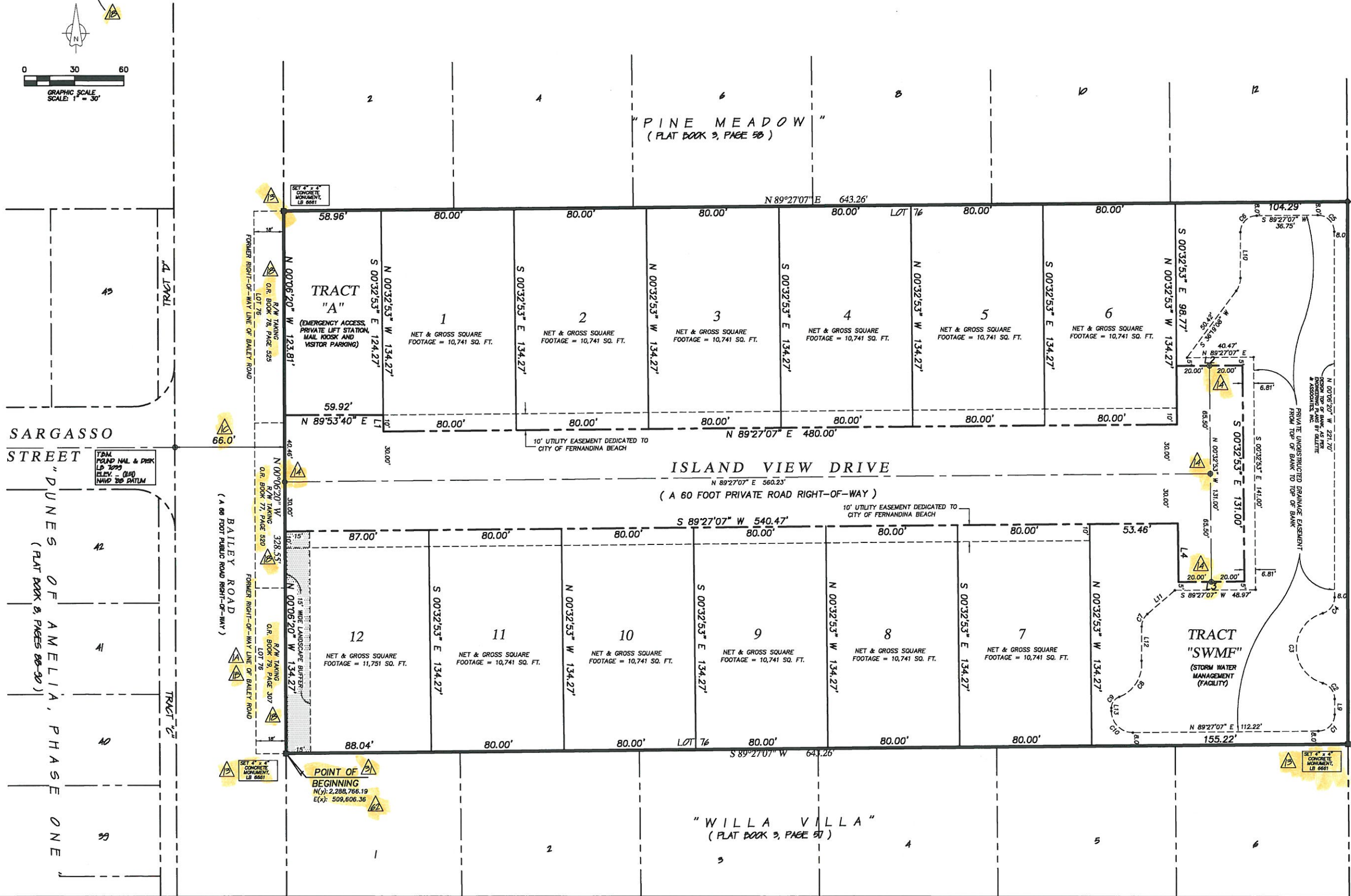
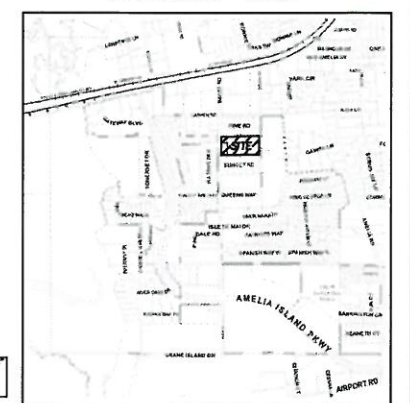


CURVE TABLE FOR THIS PLAT					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	10.00'	89°33'27"	15.63'	N 44°40'23" E	14.09'
C2	10.00'	73°48'14"	12.68'	N 37°00'27" W	12.01'
C3	22.00'	147°58'58"	56.68'	S 00°08'20" E	42.25'
C4	10.00'	73°48'14"	12.68'	N 36°47'47" E	12.01'
C5	10.00'	90°26'33"	15.79'	N 45°19'37" W	14.20'
C6	10.00'	89°33'27"	15.63'	S 44°40'23" W	14.09'
C7	10.00'	48°30'40"	8.52'	S 24°37'33" W	8.27'
C8	21.00'	78°46'44"	27.77'	N 31°51'10" E	23.79'
C9	7.00'	71°21'31"	8.72'	S 39°35'18" W	8.17'
C10	13.00'	90°28'41"	20.82'	S 45°19'33" E	18.48'

LINE TABLE FOR THIS PLAT		
LINE	BEARING	DISTANCE
L1	S 00°32'53" E	10.00'
L2	N 89°27'07" E	40.00'
L3	S 89°27'07" W	40.00'
L4	N 00°32'53" W	33.50'
L5	N 00°08'20" W	8.39'
L10	N 00°08'20" W	27.81'
L11	S 49°02'53" W	21.97'
L12	N 00°12'13" E	20.68'
L13	S 00°08'12" E	1.89'

SEE SHEET ONE (1) FOR GENERAL NOTES AND SURVEYOR'S COMMENTS REGARDING THE PROPERTY INFORMATION REPORT

VICINITY MAP



- LEGEND**
- OFFICIAL RECORDS BOOK
 - PAGE
 - POINT OF CURVATURE
 - POINT OF TANGENCY
 - POINT OF REVERSE CURVE
 - RADIUS POINT
 - POINT OF INTERSECTION
 - POINT OF COMPOUND CURVE
 - RADIUS
 - ARC LENGTH
 - CHORD DISTANCE
 - TABULATED CURVE DATA
 - OVERALL
 - RIGHT OF WAY
 - EASEMENT
 - CONCRETE MONUMENT
 - SQUARE FOOTAGE
 - STORMWATER MANAGEMENT FACILITY
 - VEGETATED NATURAL BUFFER
 - FLORIDA POWER & LIGHT
 - TOP OF BANK
 - CONCRETE MONUMENT
 - FINISHED FLOOR ELEVATION
 - DENOTES PERMANENT CONTROL POINT SET L.B. NO. 6661
 - DENOTES SET 4" x 4" CONCRETE MONUMENT, L.B. 6661
 - MONUMENT, L.B. 6661
 - 20' SETBACK EASEMENT
 - LIMITS OF 10' LANDSCAPE BUFFER WITHIN TRACT "A"

Prepared by
A & J Land Surveyors, Inc.
5847 Luella Street
Jacksonville, Florida 32207
T 904.346.1733
F 904.346.1736

RESOLUTION 2022-168

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, APPROVING A PRELIMINARY PLAT FOR A SUBDIVISION CALLED "ISLAND VIEW" TO CREATE TWELVE SINGLE FAMILY HOME SITES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Gillette and Associates Inc., applied to the City Commission of the City of Fernandina Beach, Florida, for approval of a preliminary plat titled "Island View"; and

WHEREAS, the Island View subdivision, includes the creation of twelve lots for single family home sites containing twelve total dwelling units; and

WHEREAS, the Technical Review Committee reviewed the preliminary plat under SPR 2022-18 and is pending a local development order; and

WHEREAS, staff reviewed the applicant's request for a preliminary plat and found the request to be compliant with the City's Comprehensive Plan and Land Development Code; and

WHEREAS, on August 10, 2022, the Planning Advisory Board reviewed the preliminary plat and issued a recommendation of approval.

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

SECTION 1. The City Commission hereby accepts and approves the preliminary plat titled "Island View", attached hereto as Exhibit A.

SECTION 2. This Resolution shall take effect immediately upon passage.

ADOPTED this 20th day of September, 2022

CITY OF FERNANDINA BEACH



MICHAEL A. LEDNOVICH
Commissioner - Mayor

ATTEST:

APPROVED AS TO FORM AND LEGALITY:



CAROLINE BEST
City Clerk



TAMMI E. BACH
City Attorney

ISLAND VIEW
CITY OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA.
SECTION 5, TOWNSHIP 2 NORTH, RANGE 28 EAST

A REPLAT OF LOT 76 OF "OCEAN BREEZE FARMS", A SUBDIVISION OF A PORTION OF SECTIONS 3 AND 5, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 2, PAGE 19 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA; LESS AND EXCEPT THE WESTERLY TEN (10) FEET OF SAID LOT 76 WHICH WAS TAKEN TO WIDEN "BAILEY ROAD".

CAPTION

A REPLAT OF LOT 76 OF "OCEAN BREEZE FARMS", A SUBDIVISION OF A PORTION OF SECTIONS 3 AND 5, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 2, PAGE 19 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA; LESS AND EXCEPT THE WESTERLY TEN (10) FEET OF SAID LOT 76 WHICH WAS TAKEN TO WIDEN "BAILEY ROAD", AS PER BOOK 77, PAGE 520, BOOK 78, PAGE 525, AND BOOK 79, PAGE 307, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE MOST NORTHWESTERLY CORNER OF LOT 1, "WILLA VILLA", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 57 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF "BAILEY ROAD", A 66 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS PRESENTLY MONUMENTED, AND RUN THENCE, NORTH 00°06'20" WEST, ALONG THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF "BAILEY ROAD", A DISTANCE OF 328.55 FEET, TO A POINT, BEING THE MOST SOUTHWESTERLY CORNER OF LOT 2, "PINE MEADOW", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 58 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA; RUN THENCE, NORTH 89°27'07" EAST, ALONG THE SOUTHERLY BOUNDARY OF THE AFORESAID PLAT OF "PINE MEADOW", (AND BEING FURTHER DESCRIBED AS THE SOUTHERLY LINE OF LOTS 2, 4, , 8, 10 AND THEN 12, OF SAID "PINE MEADOWS"), A DISTANCE OF 643.26 FEET, TO THE MOST SOUTHEASTERLY CORNER OF LOT 12, OF SAID "PINE MEADOWS"; RUN THENCE, SOUTH 00°06'20" EAST, ALONG A SOUTHERLY PROLONGATION OF THE EASTERLY BOUNDARY OF SAID "PINE MEADOW", A DISTANCE OF 328.55 FEET, TO A POINT, BEING THE MOST NORTHEASTERLY CORNER OF LOT 6, OF AFORESAID "WILLA VILLA"; RUN THENCE, ALONG THE NORTHERLY BOUNDARY OF THE AFORESAID PLAT OF "WILLA VILLA", (AND BEING FURTHER DESCRIBED AS THE NORTHERLY LINE OF LOTS 6, 5, 4, 3, 2 AND THEN 1, OF SAID "WILLA VILLA"), A DISTANCE OF 643.26 FEET, TO THE AFORESAID MOST NORTHWESTERLY CORNER OF SAID LOT 1, "WILLA VILLA", AND ALSO BEING A POINT ON THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF "BAILEY ROAD", AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 211,335 SQUARE FEET, OR 4.85 ACRES, MORE OR LESS, IN AREA.

CERTIFICATE OF REVIEW BY COUNTY EMPLOYED/
CONTRACTED SURVEYOR / MAPPER

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, F.S., AND THAT I AM EMPLOYED BY OR UNDER CONTRACT TO THE APPROPRIATE LOCAL GOVERNING BODY AND ACTING HERETO AS AN AGENT THEREOF. THIS LIMITED CERTIFICATION AS TO FACIAL CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, F.S., IS NOT INTENDED TO BE AND SHOULD NOT BE CONSTRUED AS A CERTIFICATION OF THE ACCURACY OR QUALITY OF THE SURVEYING/MAPPING REFLECTED ON THIS PLAT.

SURVEYOR/MAPPER DATE
FLORIDA REGISTRATION No. _____

TITLE CERTIFICATION

WE (INSERT NAME OF TITLE COMPANY) A TITLE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE SEARCHED THE TITLE TO THE HEREIN DESCRIBED PROPERTY AND PROVIDED A PROPERTY INFORMATION REPORT AS DEFINED IN FLORIDA STATUTES 627.7843 DISCLOSING ALL UNSATISFIED MORTGAGES OF RECORD AND EASEMENTS OF RECORD AFFECTING THE LAND DESCRIBED HEREON AND THAT RECORD TITLE TO THE LAND IS VESTED IN (INSERT TITLE HOLDER) AND THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES OR OTHER ENCUMBRANCES OR EASEMENTS OTHER THAN THOSE SHOWN IN THE PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT IN NASSAU COUNTY, FLORIDA.

SIGNATURE DATE

PRINT NAME

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION; THAT THE SURVEY WORK WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; THAT THE SURVEY AND LEGAL DESCRIPTION ARE ACCURATE; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET ACCORDING TO CHAPTER 177.091 (7); AND THAT PERMANENT CONTROL POINTS (P.C.P.'s) WILL BE SET ACCORDING TO CHAPTER 177.091 (8); ALL ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND NASSAU COUNTY.

SIGNED THIS ____ DAY OF _____, A.D., 2022

JONATHON B. BOWAN
STATE OF FLORIDA
REGISTERED LAND SURVEYOR
CERTIFICATE No. 4600

SURVEYOR'S COMMENTS REGARDING THE PROPERTY INFORMATION REPORT
BY (INSERT NAME OF COMPANY), DATED (INSERT DATE) AT (TIME) A.M. PREPARED

GENERAL NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY RIGHT OF WAY LINE OF "BAILEY ROAD", AS N 00°06'20" W, AS MONUMENTED, AND AS PER STATE OF FLORIDA, STATE PLANE COORDINATES, EAST ZONE (ZONE901).

2) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THIS PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. FLORIDA STATUTES 177.091(27)

3) AT THE TIME THAT THIS PLAT WAS RECORDED, BY GRAPHIC PLOTTING ONLY, THE LANDS SHOWN ON THIS PLAT ARE IN FLOOD ZONE "X" (INSIDE 500 YEAR AND OUTSIDE 500 YEAR), AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM), COMMUNITY: NASSAU COUNTY, COMMUNITY No. 120170, MAP NUMBER 12099C 0239 G, WITH AN EFFECTIVE DATE OF AUGUST 02, 2017.

ANY FIRM, PERSON, INSURANCE COMPANY/AGENT OR BANKING INSTITUTION UTILIZING THIS PLAT TO MAKE A FLOOD ZONE DETERMINATION SHOULD BE AWARE THAT THIS FLOOD DETERMINATION MAY BE SUPERSEDED BY EITHER: a) A FLOOD INSURANCE RATE MAP PUBLISHED AT A LATER DATE, b) LETTER OF MAP REVISION (LOMAR), OR LETTER OF MAP REVISION BASED ON FILL (LOMAR-F) ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

4) AT THE TIME THAT THIS PLAT WAS RECORDED, BY GRAPHIC PLOTTING ONLY, THE AREA AS DEPICTED HEREIN IS SUBJECT TO STORM SURGE INUNDATION DURING A CATEGORY 3 HURRICANE, AS PER THE SEA, LAKE AND OVERLAND SURGES FROM HURRICANES (SLOSH) ATLAS PUBLISHED IN 2010.

ANY FIRM, PERSON, INSURANCE COMPANY/AGENT OR BANKING INSTITUTION UTILIZING THIS PLAT TO MAKE A STORM SURGE CATEGORY DETERMINATION SHOULD BE AWARE THAT THE STORM SURGE CATEGORY SHOWN ON THIS PLAT MAY BE SUPERSEDED BY A SEA, LAKE AND OVERLAND SURGES FROM HURRICANES (SLOSH) ATLAS PUBLISHED AT A LATER DATE.

5) FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INFORMATION AND SEA, LAKE AND OVERLAND SURGES FROM HURRICANES (SLOSH) LISTED ABOVE AND SHOWN ON THIS SURVEY IS PROVIDED AS A COURTESY BY THIS FIRM, AS A NASSAU COUNTY REQUIREMENT FOR PLATS AND SHOULD BE VERIFIED BY THE NASSAU COUNTY BUILDING DEPARTMENT FOR THEIR INTERPRETATION. THIS FIRM ASSUMES NO LIABILITY FOR ITS ACCURACY. FLOOD ZONE INFORMATION IS NOT COVERED BY THE CERTIFICATION HEREON, NOR IS IT A REQUIREMENT OF CHAPTER 177 FLORIDA STATUTES OR 5J-17, FLORIDA ADMINISTRATIVE CODE.

6) THE STATE PLANE CO-ORDINATES SHOWN HEREON WERE OBTAINED BY GPS METHODS FROM THE FOLLOWING CONTROL MONUMENTS FROM "A GEODETIC CONTROL SURVEY FOR NASSAU COUNTY, STATE OF FLORIDA FOR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, DIVISION OF STATE LANDS, AND BUREAU OF SURVEYING AND MAPPING" SURVEY DATE: APRIL 02, 2002. THE STATE PLANE CO-ORDINATES SHOWN ARE IN NORTH AMERICAN DATUM (NAD) 83/90, ZONE 901, FLORIDA EAST ZONE, UNLESS OTHERWISE NOTED.
STATION: NASSAU 3 N(x)=2,279,078.540, E(x)= 516,502.787
STATION: NASSAU 4 N(x)=2,281,339.747, E(x)= 516,872.792

7) NO FURTHER SUBDIVISION OF THE LOTS IS ALLOWED UNLESS SUCH SUBDIVISION CONFORMS TO THE CURRENT NASSAU COUNTY SUBDIVISION REGULATIONS AND IS APPROVED BY THE NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS.

8) THE GROSS SQUARE FOOTAGE (OR TOTAL SQUARE FOOTAGE) IS CALCULATED UTILIZING THE EXTERIOR DIMENSIONS OF THE LOT AND IS INCLUSIVE OF ALL EASEMENTS. THE NET SQUARE FOOTAGE (OR NET USEABLE) IS THE TOTAL SQUARE FOOTAGE OF THE LOT (GROSS SQUARE FOOTAGE) EXCLUDING ANY JURISDICTIONAL WETLANDS ONLY, AS PER NASSAU COUNTY DEFINITION OF NET AND GROSS.

9) THE BUILDING SETBACK/RESTRICTION LINES, AS PER THE APPROVED ENGINEERING PLANS, PREPARED BY GILLETTE & ASSOCIATES, (G&A PROJECT No. 21-10-36) AND THE CITY OF FERNANDINA BEACH ZONE OF "RS-1", ARE AS FOLLOWS:

FRONT – TWENTY-FIVE (25) FEET
CORNER LOT SECONDARY FRONT SETBACK – 15 FEET
SIDE YARDS – TEN (10%) PERCENT OF LOT WIDTH OR EIGHT (8) FEET,
REAR – TWENTY-FIVE (25) FEET

ZONING: RS-1

MINIMUM LOT WIDTH – 75 FEET
MINIMUM AREA – 0.25 AC.

MAXIMUM LOT COVERAGE BY BUILDING: 75% (AS PER NOTE ON ENGINEERING PLANS)
PERCENTAGE OF IMPERVIOUS SURFACE RATIO: 49.2% (AS PER NOTE ON ENGINEERING PLANS)

10) THERE ARE TWELVE (12) LOTS RECORDED IN THIS PLAT.

11) THIS PROPERTY WAS ANNEXED INTO THE CITY OF FERNANDINA BEACH, FLORIDA, AS PER THAT CITY OF FERNANDINA BEACH ORDINANCE 2021-30.

ADOPTION and DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, SCOTT ROAD PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HEREINAFTER TO BE KNOWN AS "OWNER", IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON, WHICH SHALL HEREAFTER BE KNOWN AS "ISLAND VIEW", AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS.

THE ROAD RIGHT OF WAY SHOWN HEREON AND DESIGNATED ON THIS PLAT AS: ISLAND VIEW DRIVE IS TO REMAIN PRIVATELY OWNED IN FEE SIMPLE AND THE SOLE EXCLUSIVE PROPERTY OF THE "OWNER", ITS SUCCESSORS AND ASSIGNS. NO PART OF SAID LANDS IS DEDICATED TO NASSAU COUNTY OR TO THE PUBLIC, EXCEPT AS OTHERWISE EXPRESSLY STATED HEREIN OR SHOWN ON THIS PLAT.

THOSE TRACTS SHOWN HEREON AND DESIGNATED HEREON AS: TRACT "A" (EMERGENCY ACCESS, PRIVATE LIFT STATION, MAIL KIOSK AND VISITOR PARKING) AND TRACT "SWMF" (STORM WATER MANAGEMENT FACILITY) ARE TO REMAIN PRIVATELY OWNED AND THE SOLE EXCLUSIVE PROPERTY OF THE "OWNER", ITS SUCCESSORS AND ASSIGNS. NONE OF THESE TRACTS ARE DEDICATED TO NASSAU COUNTY OR TO THE PUBLIC.

THOSE EASEMENTS SHOWN HEREON AND DESIGNATED HEREON AS "10' UTILITY EASEMENT DEDICATED TO CITY OF FERNANDINA BEACH", ARE HEREBY DEDICATED TO THE CITY OF FERNANDINA BEACH, AND FLORIDA PUBLIC UTILITIES, THEIR SUCCESSORS AND ASSIGNS FOR THEIR NON-EXCLUSIVE USE FOR THE INSTALLATION AND MAINTENANCE OF THE UNDERGROUND WATER, SEWER AND ELECTRICAL SYSTEM LOCATED WITHIN THE BOUNDARIES OF SAID PLAT.

THE UNDERSIGNED "OWNER", ITS SUCCESSORS AND ASSIGNS, DOES HEREBY GRANT TO THE PRESENT AND FUTURE LOT OWNERS OF THE LOTS SHOWN ON THIS PLAT, THEIR SUCCESSORS AND ASSIGNS, GUESTS, INVITEES, DOMESTIC HELP, DELIVERY, PICKUP AND FIRE PROTECTION SERVICE PROVIDERS, POLICE, AND OTHER AUTHORITIES OF THE LAW, UNITED STATES POSTAL CARRIERS, REPRESENTATIVES OF THE UTILITIES AUTHORIZED BY SAID OWNERS, TO SERVE THE LAND SHOWN HEREON, HOLDERS OF MORTGAGE LIENS ON SUCH LANDS AND SUCH OTHER PERSONS AS MAY BE DESIGNATED, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS, EGRESS OVER AND ACROSS THE PRIVATE ROADWAYS SHOWN ON THIS PLAT. THE "OWNER", ITS SUCCESSORS AND ASSIGNS RESERVE AND SHALL HAVE THE UNRESTRICTED AND ABSOLUTE RIGHT TO DENY INGRESS TO ANY PERSON WHO MAY CREATE OR PARTICIPATE IN A DISTURBANCE OR NUISANCE ON ANY PART OF THE LANDS SHOWN HEREON.

THE UNDERSIGNED "OWNER", ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT AT ANY TIME, WITH THE CONSENT OF NASSAU COUNTY, TO DEDICATE TO THE PUBLIC ALL OR PART OF THE LANDS SHOWN ON THIS PLAT, DESIGNATED AS ROADWAYS, TRACTS AND/OR EASEMENTS.

THE UNDERSIGNED OWNERS, ITS SUCCESSORS AND ASSIGNS HEREBY RESERVES AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT AT ANY TIME, TO GRANT PROVIDERS OF UTILITIES, EASEMENTS FOR THE INSTALLATION AND MAINTENANCE, (INCLUDING INGRESS AND EGRESS) OF SUCH IMPROVEMENTS THAT ARE NECESSARY OR BENEFICIAL TO THE FUTURE LOT OWNERS OF THE LAND DESCRIBED HEREIN, OR TO THE OWNERS OF ADJACENT LANDS.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. (FLORIDA STATUTE 177.091 (28)).

IN WITNESS WHEREOF, THE "OWNER", HAS CAUSED THIS PLAT TO BE EXECUTED BY ITS (COMPLETE SENTENCE DEPENDING ON SIGNATORY).

SCOTT ROAD PARTNERS, LLC

A FLORIDA LIMITED LIABILITY COMPANY
MANAGED BY: ARTISAN HOMES, LLC
A FLORIDA LIMITED LIABILITY COMPANY,
MANAGED BY: FORUM CAPITAL PARTNERS LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS

PRINTED NAME

WITNESS

PRINTED NAME

NOTARY FOR
SCOTT ROAD PARTNERS, LLC

STATE OF FLORIDA
COUNTY OF NASSAU

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGE BEFORE ME BY MEANS OF () PHYSICAL PRESENCE OR () ONLINE NOTARIZATION THIS ____ DAY OF _____, 2022, A.D., BY TIM RITCH, AS MANAGER OF FORUM CAPITAL PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF ARTISAN HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS MANAGER OF SCOTT ROAD PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME.

SIGNATURE OF NOTARY
PRINT, TYPE/STAMP NAME OF NOTARY

PERSONALLY KNOWN: () OR PRODUCED

IDENTIFICATION:

PRODUCED:

INSTRUMENT #

OFFICIAL RECORDS BOOK _____, PAGE _____

SHEET ONE (1) of TWO (2) SHEETS

SEE SHEET TWO (2) FOR LEGEND AND VICINITY MAP

COUNTY HEALTH CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE PLAT THIS ____ DAY OF _____, A.D., 2022, AND THESE LOTS ARE APPROVED TO BE PLACE ON APPROVED PUBLIC WATER AND APPROVED PUBLIC SEWAGE SYSTEMS

COUNTY HEALTH DEPARTMENT

CLERK'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN OFFICIAL RECORDS BOOK _____, PAGES _____ AND _____ OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, THIS ____ DAY OF _____, A.D., 2022.

CLERK OF THE CIRCUIT COURT

CERTIFICATE OF APPROVAL BY COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, THIS ____ DAY OF _____, A.D., 2022

CHAIRMAN OF THE BOARD

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE COUNTY ATTORNEY OF NASSAU COUNTY, FLORIDA, THIS ____ DAY OF _____, A.D., 2022

COUNTY ATTORNEY

COUNTY TAX COLLECTOR CERTIFICATE

THIS IS TO CERTIFY THAT THE TAXES HAVE BEEN PAID ON PARCEL IDENTIFICATION NUMBERS 00-00-30-044B-0076-0010 AND 00-00-30-044B-0076-0020 THROUGH AND INCLUDING THE TAX YEAR OF 2021.

COUNTY TAX COLLECTOR

DATE

CERTIFICATE OF APPROVAL BY COUNTY PLANNER

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY A COUNTY PLANNER OF NASSAU COUNTY, FLORIDA THIS ____ DAY OF _____ A.D., 2022.

COUNTY PLANNER

CERTIFICATE OF APPROVAL ENGINEERING SERVICES

DIRECTOR OF ENGINEERING SERVICES

CERTIFICATE OF APPROVAL BY NASSAU COUNTY
FIRE RESCUE CHIEF

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE NASSAU COUNTY FIRE RESCUE CHIEF, THIS ____ DAY OF _____ A.D., 2022.

DIRECTOR OF ENGINEERING SERVICES

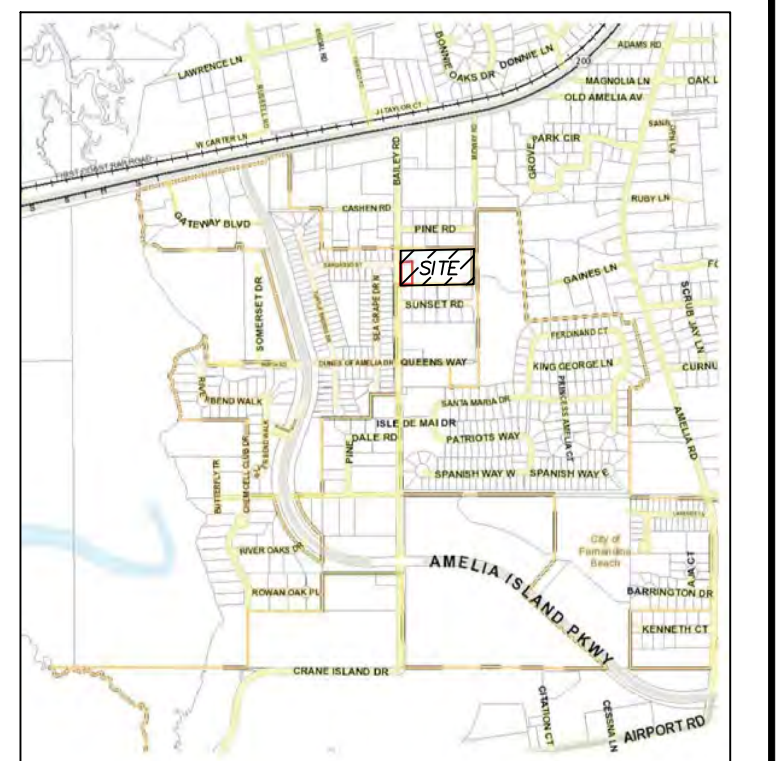
A REPLAT OF LOT 76 OF "OCEAN BREEZE FARMS", A SUBDIVISION OF A PORTION OF SECTIONS 3 AND 5, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 2, PAGE 19 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA; LESS AND EXCEPT THE WESTERLY TEN (10) FEET OF SAID LOT 76 WHICH WAS TAKEN TO WIDEN "BAILEY ROAD".

CURVE TABLE FOR THIS PLAT					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	10.00'	89°33'27"	15.63'	N 44°40'23" W	14.09'
C2	10.00'	73°48'14"	12.88'	N 37°00'27" W	12.01'
C3	22.00'	147°38'28"	56.68'	S 00°06'20" E	42.20'
C4	10.00'	72°48'14"	12.88'	N 36°44'27" W	12.01'
C5	10.00'	90°26'33"	15.79'	N 45°19'37" W	14.20'
C6	10.00'	89°33'27"	15.63'	N 44°40'23" W	14.09'
C7	10.00'	48°50'40"	8.52'	S 24°37'33" W	8.27'
C8	21.00'	72°48'14"	25.77'	S 35°10'13" W	25.77'
C9	7.00'	71°21'31"	8.72'	S 35°35'13" W	8.17'
C10	13.00'	90°26'41"	20.52'	S 45°19'37" S	18.46'

LINE	BEARING	DISTANCE
L1	S 00°32'53" E	10.00'
L2	N 89°27'07" E	40.00'
L3	S 89°27'07" W	40.00'
L4	N 00°32'53" W	35.50'
L9	N 00°06'20" W	9.39'
L10	N 00°06'20" W	27.81'
L11	S 49°02'53" W	21.97'
L12	N 00°12'13" E	20.68'
L13	S 00°06'12" E	1.89'

SHEET TWO (2) of TWO (2) SHEETS

SEE SHEET ONE (1) FOR GENERAL NOTES AND
SURVEYOR'S COMMENTS REGARDING THE PROPERTY
INFORMATION REPORT



LEGEND

O.R.B.	OFFICIAL RECORDS BOOK
P.G.	PAGE
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
R.C.	POINT OF REVERSE CURVE
R.P.	RADIUS POINT
P.I.	POINT OF INTERSECTION
P.C.C.	POINT OF COMPOUND CURVE
R.	RADIUS
L	ARC LENGTH
CH.	CHORD DISTANCE
C.	TABULATED CURVE DATA
(OA)	OVERALL
R/W	RIGHT OF WAY
ESMT.	EASEMENT
C.M.	CONCRETE MONUMENT
SQ. FT.	SQUARE FOOTAGE
SW	STORMWATER MANAGEMENT FACILITY
V.N.B.	VEGETATED NATURAL BUFFER
F.P.L.	FLORIDA POWER & LIGHT
TOB	TOP OF BANK
C.M.	CONCRETE MONUMENT
(C.M.)	
F.F.E.	FINISHED FLOOR ELEVATION

 DENOTES PERMANENT CONTROL POINT SET L.B. NO. 6661
 DENOTES SET 4" x 4" CONCRETE MONUMENT, LB 6661
 MONUMENT, LB 6661
 20' SEWER EASEMENT
 LIMITS OF 10' LANDSCAPE BUFFER WITHIN TRACT "0-9"

MIDWAY ROAD
(A 30 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS PER
PLAT BOOK 2, PAGE 19, NOT PHYSICALLY OPENED AT THIS TIME)

Prepared by:
A & J Land Surveyors, Inc.
5847 Luella Street
Jacksonville, Florida 32207
T 904.346.1733
F 904.346.1736



STAFF REPORT
PAB 2022-0025 (Preliminary Plat)
Planning Advisory
August 10, 2022

APPLICATION FOR PRELIMINARY PLAT
ISLAND VIEW

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	Tim Ritch; Scott Road Partners LLC				
AGENT:	Gillette and Associates, Inc.				
REQUESTED ACTION:	Preliminary Plat for Island View				
LOCATION:	2754 and 2766 Bailey Road 00-00-30-044B-0076-0010 00-00-30-044B-0076-0020				
CURRENT LAND USE + ZONING:	Low Density Residential (LDR) Land Use + Low Density Residential (R-1) Zoning				
EXISTING USES ON SITE:	Three mobile homes and two ancillary structures				
PROPERTY SIZE:	Approximately 4.85 acres				
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Year Built</u>	<u>Zoning</u>	<u>FLUM</u>
NASSAU COUNTY	North	Pine Meadow Subdivision SFH	Around 1960	Nassau County Residential Single Family 2	Nassau County Medium Density
NASSAU COUNTY	South	Willa Villa Subdivision SFH	Mid to late 1950's	Nassau County Residential Single Family 2	Nassau County Medium Density
WITHIN CITY LIMITS	East	Vacant land and Isle De Mai Stormwater Pond	N/A	R-1	Low Density Residential
WITHIN CITY LIMITS	West	Dunes of Amelia Subdivision	2015	RLM	Medium Density Residential

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

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant, Gillette and Associates Inc, agent for owner, Tim Ritch (Scott Road Partners LLC) requests preliminary plat approval of a single family home subdivision containing 12 lots on 4.85 acres of land located on Bailey Road. The property was annexed in December 2021 (Ordinance 2021-30) and assigned the Low Density Residential (LDR) land use (Ordinance 2021-31) and R-1 Low Density Residential zoning designation (Ordinance 2021-32). The applicant intends to build a single family home subdivision to be named "Island View". The site acreage could accommodate up to 20 dwelling units, with a maximum density of up to four (4) dwelling units per acre, consistent with the approved land use and zoning designation. There are no common amenities beyond the required stormwater management ponds, bike rack, landscaping, and signage associated with the development. Primary access to the subdivision is off of Bailey Road (County maintained) with a secondary emergency vehicular access point also off of Bailey Road.

The proposed subdivision was submitted for review to the Technical Review Committee (TRC) in March of 2022 (SPR 2022-0018) and is pending issuance of a Local Development Order. In accordance with subdivision requirements of the Land Development Code, the Preliminary Plat is to be considered by the Planning Advisory Board for a recommendation to the City Commission. The City Commission will then consider the Preliminary Plat.



STAFF REPORT
PAB 2022-0025 (Preliminary Plat)
Planning Advisory
August 10, 2022

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

Policy 1.01.02. The approval of all development shall be subject to the availability of adequate levels of service for all facilities and services that are subject to concurrency management requirements.

AND

Policy 1.02.03. The City shall ensure that the location, scale, timing, and design of development is coordinated with the availability of public facilities and services. The City seeks to ensure compact development patterns that integrate neighborhood and commercial activities and promote connectivity through the use of sidewalks, bike lanes and alternative low-speed shared-use vehicle paths in order to achieve a reduction in vehicular trips on arterial roadways. The purpose of this policy is to prevent the proliferation of urban sprawl and to achieve cost effective and energy efficient land development patterns and avoid or eliminate existing patterns that may be described as: described below.

- a. No Areas of urban development or uses, which are not functionally related to land uses which predominate the adjacent area;**
- b. No Areas of urban development or uses which fail to maximize the use of existing public facilities;**
- c. No Areas of urban development or uses which fail to use areas within which public services are currently provided; and**
- d. No Leapfrog/scattered development or ribbon/strip commercial development patterns.**

The proposed development is consistent with the Comprehensive Plan's direction for compact urban development and serves to maximize the use of existing public facilities. The subject property lies in an area of existing urban development. The proposed development will rely on an open roadway (Bailey Road) for access to the subdivision. Water and sewer services are available to serve the site and this proposed development. No leapfrog development is occurring. The development is accessed through Nassau County improved and maintained roadways.

Uses along Bailey Road are consistent with the City's single family residential land use pattern for the area. The requested preliminary plat development pattern is consistent with the characteristics of the surrounding developed properties. The applicant has not supplied a report stating the soil suitability or the presence or absence of natural resources; however, this is not a greenfield development. The site currently contains three (3) mobile homes and two (2) ancillary structures. This site is not located in a Coastal Upland Protection Zone or special flood hazard area, and the levels of service are discussed above.

Policy 4.01.01. The following level of service standards are hereby adopted, and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development.

Facility/Service Area	Level of Service Standard
Wastewater Treatment System	300 gallons per day per ERU (Equivalent Residential Unit)
Solid Waste Facilities	Average Solid Waste Generation Rate: 5.9 pounds per capita per day
Stormwater Management Facilities	Policy 4.01.02 All subdivisions, multifamily, commercial, industrial, city, and institutional projects shall provide for retention of stormwater resulting from project, unless off-site shared facilities are available. For projects within areas designated for "zero discharge," storage shall accommodate a ten (10)-year, twenty-four (24)-hour storm event. For all other areas, retention shall accommodate the greater of: (a) the



STAFF REPORT
PAB 2022-0025 (Preliminary Plat)
Planning Advisory
August 10, 2022

first one-half (1/2) inch of stormwater within the boundaries of their project, or (b) the first one (1) inch of storm flow from all roofs, sidewalks, paved surfaces, and parking areas (at 100 percent runoff), whether paved or not. The project shall also provide detention for all storm flows. Detention shall prevent peak flows after development from exceeding the peak flow prior to development.

**Potable Water
Facilities**

Water Allocation Level of Service: 350 gallons per day per ERU (Equivalent Residential Unit)

Fire-Rescue Services

240-second travel time to 90% of the incidents (EMS with AED or BLS) & 480-second travel time to 90% of the incidents (ALS Response)

**Police and Law
Enforcement Services**

Response Time: 3 minutes or less for emergency calls and 7 minutes or less for non-emergency calls

The City has five public facilities that have adopted levels of service: Transportation, Water, Sewer, Drainage, and Solid Waste. The City's ability to maintain adopted levels of service for these utilities was confirmed at the time the City annexed the property and assigned the Low Density Residential land use and R-1 Zoning and additionally through TRC site plan review process. Given the established Low Density Residential (LDR) land use and R-1 (Low Density Residential) zoning which allows for up to four (4) dwelling units per acre on the subject property, the development potential of the site could have resulted in a maximum of 20 dwelling units.

A concurrency determination for impacts to Nassau County roadways must be assessed under the City's current requirements contained in LDC Section 7.04.05. All proposed developments generating more than 400 Average Daily Trips (ADT) require a traffic concurrency determination from the Northeast Regional Council. Under the proposed development scenario containing 12 dwelling units, Staff estimates that approximately 114 Average Daily Trips (ADT) could be generated by this development; resulting in 12 p.m. peak hour trips¹. Traffic impacts are likely on only State and Nassau County maintained roadways. Nassau County collects mobility fees for roadway impacts based on their adopted a mobility plan. It is expected that the City will, through its adopted Interlocal agreement with Nassau County, collect mobility fees on their behalf for projects within the City. This would be similar to the past collection of transportation impact fees which ceased in 2006.

The City owns and operates three potable water treatment facilities which combined can provide 18.2 million gallons per day. Potable water customers on the average consume approximately 5 million gallons per day. The City owns and operates one sanitary sewer treatment facility which has an operation/design capacity to treat 3.5 million gallons of wastewater per day. At the adopted level of service and the proposed development density, the residential units will consume 4,200 gallons of water per day (12 units x 350 gallons per ERC per day).

The City owns and operates one sanitary sewer treatment facility which has an operation/design capacity to treat 3.5 million gallons of wastewater per day. The facility's customers currently generate, on average, 1.9 million gallons per day. At the adopted level of service and the proposed development density, the site will generate 9,660 gallons of wastewater per day (12 units x 2.3 x 350 gallons per ERC per day). The Commercial facilities are calculated by an Equivalent Residential Connection (ERC) standard, which is calculated by the utilities director. The utilities director indicates that plant capacity is available for the site; however, other facilities, such as pipe and lift station capacity, will have to be evaluated, and the developer will have to pay for what improvements are necessary to accommodate any proposed development. These determinations will be

¹ ITE Code 210 (Single-Family Detached Housing) average PM peak hour trips = 12 (~1 trip/ dwelling unit)



STAFF REPORT
PAB 2022-0025 (Preliminary Plat)
Planning Advisory
August 10, 2022

made in advance of site plan review and necessary improvements will be required as a part of site plan approval.

As for solid waste and drainage, the City currently has a contracted services with Advanced Disposal to dispose of solid waste city-wide, therefore the impact is not necessary as part of the preliminary plat review. Drainage impacts from any new development or redevelopment will be reviewed by the City's Technical Review Committee (TRC). The City requires storm water drainage to be retained on-site and permitting through the St. John's River Water Management District (SJRWMD). Permitting from SJRWMD is a requirement for final approval and receipt of a local development order from the TRC.

All public facilities and services are currently available to the development and each service is able to maintain or exceed its level of service standards as required by Policies 1.01.02, 1.02.03, and 4.01.01.

CONSISTENCY WITH THE LAND DEVELOPMENT CODE:

11.01.02 Requirements for Subdivision Plats (Preliminary and Final)

- A. A preliminary subdivision plat shall be required when new streets, water lines, and sewer lines are required; when three or more residential lots are created; and where one nonresidential lot is created or proposed for development. Where new streets, water lines, and sewer lines are not required, the preliminary and final plat may be combined into a single submittal. A preliminary plat provides for a complete review of technical data and preliminary engineering drawings prior to completion of the final plat for recording.**
- B. In addition to the information required in Section 11.01.03, all applications for preliminary subdivision plat approval shall contain the following information:**
 - 1. The name, addresses, telephone number, facsimile number, and email address of the person preparing the plat.**
 - 2. The date of preparation and date(s) of any modifications, a north arrow, and a written and graphic scale.**
 - 3. The proposed name of the subdivision.**
 - 4. Development specifications for the tract: area, proposed number and layout of lots and blocks, location, names, and widths of proposed roadways, consistent with this LDC and the Future Transportation Circulation Map of the Comprehensive Plan.**
 - 5. All contiguous properties shall be identified by subdivision title, plat book and page, or, if un-platted, the land shall be so designated, and otherwise identified.**
 - 6. Location of land to be dedicated or reserved for public use for rights-of-way, streets, sidewalks, bike trails, pedestrian trails, easements, schools, parks, open spaces, or other public uses. Proposed street names shall be included.**
 - 7. Locations of utilities, utility service, connections to existing utility facilities, and easements necessary to provide access to the utility facilities for maintenance or other activity.**
 - 8. Location of the nearest available public water supply and wastewater disposal system.**
 - 9. A topographic survey, soils report, grading plan, and an erosion control plan.**
 - 10. Existing surface water bodies, wetlands, streams, and canals, including the location of the mean high water line for each feature.**
 - 11. A preliminary surface drainage plan showing direction of flow and methods of stormwater retention.**
 - 12. A floodplain map indicating areas subject to inundation and high groundwater levels up to a 100-year flood classification, and establishing a base flood elevation for all proposed lots within the subdivision.**



STAFF REPORT
PAB 2022-0025 (Preliminary Plat)
Planning Advisory
August 10, 2022

13. A tree survey showing protected trees, proposed replacement trees, if required, and landscaping and buffering.

The applicant has complied with the subdivision requirements of the Land Development Code. The proposed plans have been reviewed for technical completeness by the Technical Review Committee and a local development order is pending final review at this time. The applicant understands that site work cannot commence until a Local Development Order has been issued and permits are granted to begin infrastructure installation.

CONCLUSION:

The requested Preliminary Plat is consistent with the City's Comprehensive Plan and the Land Development Code. Based on the findings of the Technical Review Committee and planning staff's review of the application, staff recommends approval of the Preliminary Plat

Following the recommendation of the Planning Advisory Board (PAB), the Preliminary Plat will move forward to the City Commission in the form of a Resolution.

MOTION(S) TO CONSIDER

I move to recommend **(approval or denial)** of PAB case number 2022-0025 to the City Commission requesting that a Preliminary Plat for Island View be **(approved or denied)** and that PAB case 2022-0025, as presented, **(is or is not)** sufficiently compliant with the Comprehensive Plan and Land Development Code to be approved at this time.

Respectfully submitted by:

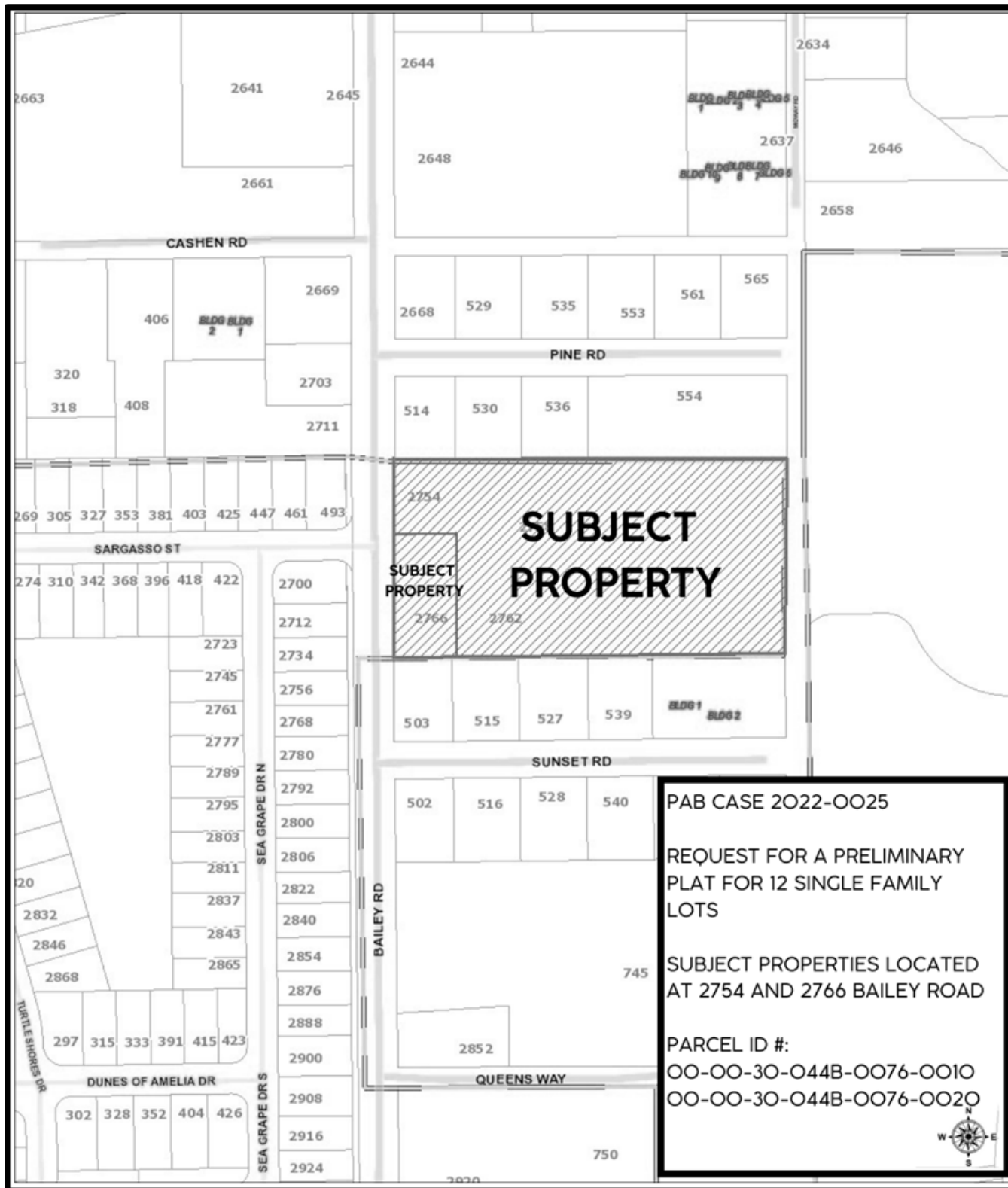
A handwritten signature in blue ink, appearing to read "Daphne Forehand".

Daphne Forehand
Planner I



STAFF REPORT
PAB 2022-0025 (Preliminary Plat)
Planning Advisory
August 10, 2022

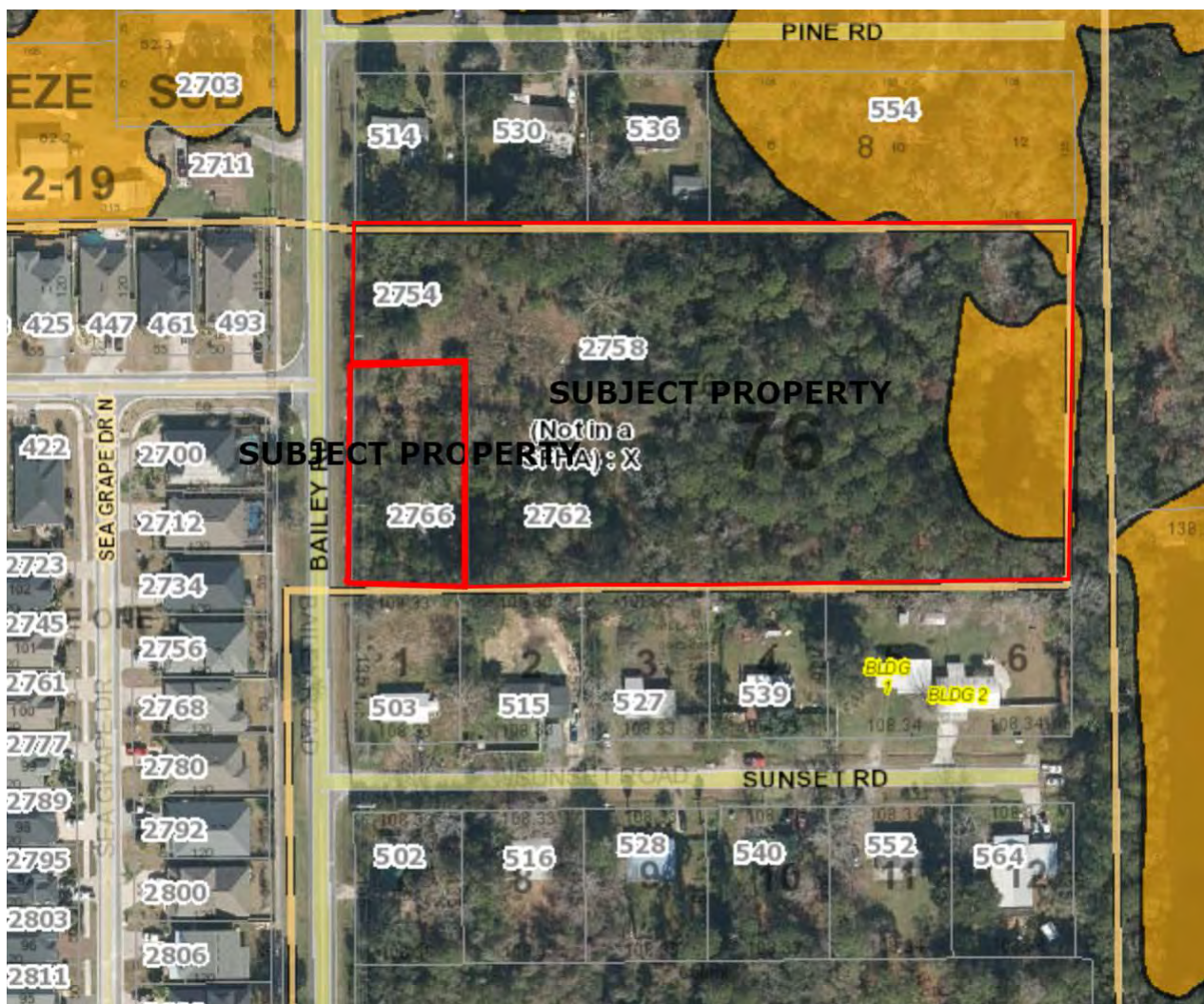
EXHIBIT A





STAFF REPORT
PAB 2022-0025 (Preliminary Plat)
Planning Advisory
August 10, 2022

FLOODZONE





STAFF REPORT
PAB 2022-0025 (Preliminary Plat)
Planning Advisory
August 10, 2022

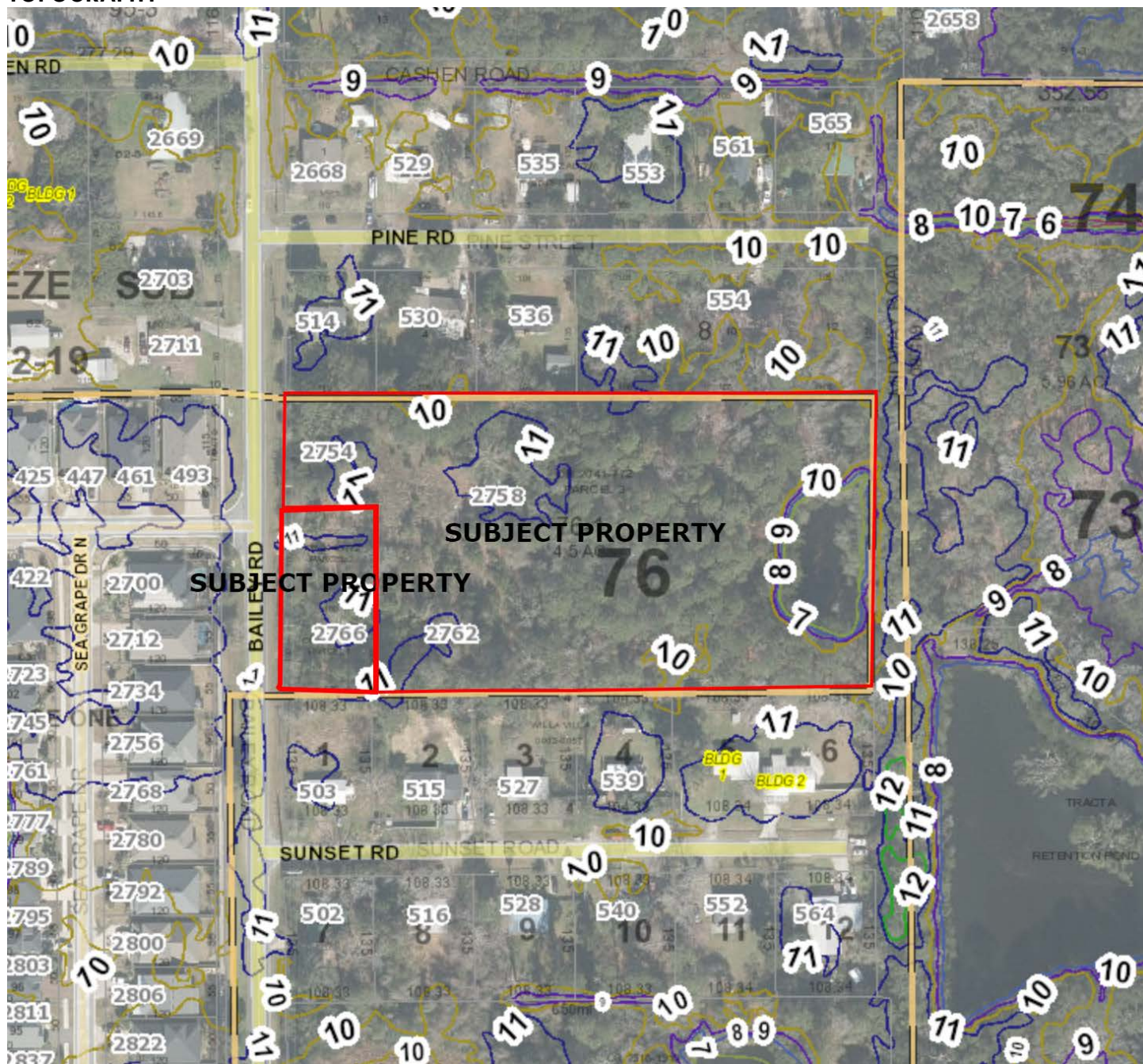
SOILS





STAFF REPORT
PAB 2022-0025 (Preliminary Plat)
Planning Advisory
August 10, 2022

TOPOGRAPHY



Print

Planning Advisory Board (PAB) - Submission #9612

Date Submitted: 7/22/2022

Planning Advisory Board (PAB) Application

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

Fees

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

☐

Zoning Map Amendment (≤ 10 acres \$2,500 / > 10acres \$5,000)

☐

Land Use Map Amendment (≤ 10 acres \$2,500 / > 10acres \$5,000)

☐

LDC Text Amendment (\$1,500)

☐

Comp Plan Amendment (\$5,000)

☒

Subdivision Plat " Preliminary (≤ 20 units \$3,000 / > 20 units \$5,000)

☐

Subdivision Plat " Final (\$1,500)

☐

Vacation of R.O.W. (\$3,500)

☐

Small Cell Outside R.O.W. (per application) (\$500)

☐

Voluntary Annexation (\$2,000)

☐

Development of Regional Impact: Amend Development Order (\$1,500)

☐

New Telecommunications Structure (\$2,000)

☐

Revision to each PAB Application - 1/2 cost of original application fee (To offset additional display ad fee)

pab 2022



IMPORTANT NOTES

Pre-Application Meeting

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

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

☐

LDC Text Amendment “ see LDC Section 11.01.08.

☐

Preliminary Subdivision Plat “ see LDC Section 11.01.05.

☐

Final Subdivision Plat “ LDC Section 11.01.05.

☐

Zoning Map Changes “ See LDC Section 11.01.07.

The LDC is available for review at

www.fbfl.us/LDC

Application Requirements

☐

A complete application filed at least forty-five (45) days before the date of the Planning Advisory Board’s public hearing;

☐

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

☐

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

☐

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

☐

A detailed letter of intent stating the following:

☐

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

☐

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

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

Yes

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

3/1/2022

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

PROPERTY INFORMATION

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

Site Address*

2754 Bailey Road and 2766 Bailey Road

City*

Fernandina Beach

State*

FL

Zip*

32034

Parcel ID #(s)*

00-00-30-044B-0076-0010; 00-00-30-044B-0076-0020

Lot*

1, 2

Block*

76

Subdivision*

Ocean Breeze Farms

Zoning District*

R-1

Future Land Use Designation*

Low Density Residential

REVIEW TYPE*

☐

Zoning Map Amendment ≤ 10 acres

☐

Zoning Map Amendment > 10 acres

☐

LDC Text Amendment

☐

Comp Plan Amendment

☐

Subdivision Plat “ Preliminary ≤ 20 units

☒

Subdivision Plat “ Preliminary > 20 units

☐

Subdivision Plat “ Final

☐

Vacation of R.O.W.

☐

Voluntary Annexation

☐

Revision to PAB Application

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Tim

Last Name*

Ritch

Company (if applicable)

Scott Road Partners

Mailing Address*

9995 Gate Parkway North

City*

Jacksonville

State*

Florida

Zip*

32246

Telephone Number*

9049283912

Email Address*

tim@fcginc.net

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

Ritch

Mailing Address

20 South 4th Street

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

9042618819

E-mail Address

asa@gilletteassociates.com

PROJECT INFORMATION

Previous Planning/Zoning Approvals

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

Preliminary Plat for 12 lot single family residential subdivision known as Island View

Certification*



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



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

Applicant First Name*

Asa

Applicant Last Name*

Gillette

Today's Date*

7/22/2022

Upload Supporting Documentation*

Sheet 1.pdf



Upload 2

Sheet 2.pdf

Upload 3

Island view_LOI.pdf

Upload 4

AGENT FORM.pdf

DEPARTMENT OF PLANNING & CONSERVATION

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



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

July 22, 2022

Ms. Kelly Gibson, AICP
Planning & Conservation Director
City of Fernandina Beach
204 Ash Street
Fernandina Beach, Florida 32034

Re: Letter of Intent – Island View

Dear Kelly,

Gillette & Associates, Inc., on behalf of our client, is pleased to submit the attached plat and associated application for the above referenced project. The attached plat and application reflect the intent to construct 12-units single family residential subdivision.

Thank you for your time and consideration on this application and please feel free to contact me with any questions that you may have.

Sincerely,

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



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

AGENT AUTHORIZATION

I, Timothy Ritch of Scott Road Partners, LLC the owner of the following property(s) do hereby authorize, Gillette & Associates, Inc. to act as my Agent in conjunction with all site plan applications and any other Local, State and/or Federal development permits necessary for development of the following property, without any further notice.

Property ID Number(s): 00-00-31-044B-00076-0010; 00-00-30-044B-0076-0020

Location: 2754 Bailey Road and 2766 Bailey Road, Fernandina Beach

[Signature] February 3, 2022 904-928-3912
Signature Date Telephone Number

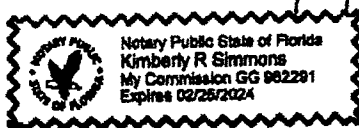
STATE OF FLORIDA
COUNTY OF DUVAL

Subscribed and sworn to before me this 3RD day of February, 2022.

Who is personally known to me Tim Ritch or has produced identification

[Signature] Kimberly R. Simmons
Notary Public: Signature Printed Name

My Commission Expires: 02/25/2024



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



**MINUTES
PLANNING ADVISORY BOARD
REGULAR MEETING
AUGUST 10, 2022**

1. CALL TO ORDER 5:00

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT:

Victoria Robas (Chair) Peter Stevenson
Genece Minshew (Vice-chair) Mark Bennett
John Boylan

MEMBERS ABSENT:

Barbara Gingher

OTHERS PRESENT:

Kelly Gibson, Planning & Conservation Director
Tammi Bach, City Attorney
Daphne Forehand, City Planner
Taylor Hartmann, Recording Secretary

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MEETING MINUTES

3.1 Approval of Minutes from the Regular Meeting of June 8, 2022.

Member Stevenson noted that under item 4.1 he voted no, he did not abstain from voting.

ACTION TAKEN: A motion was made by Member Stevenson, seconded by Member Minshew to approve the Minutes with the noted amendment.

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

3.2 Approval of Minutes for the PAB Special Meeting of June 22, 2022.

Member Stevenson noted that under item 4.1 last line, change the word “reapproved” to “reaffirmed”.

ACTION TAKEN: A motion was made by Member Stevenson, seconded by Member Minshew to approve the Minutes with the noted amendment.

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

Chair Robas and Members agreed to hear Public Comment prior to the New Business items.

8. PUBLIC COMMENT

Jose Miranda, 309 ½ Centre Street, spoke about the current LDC definition for building footprint, as it relates to accessory dwellings and accessory structures, and requested that the Board consider amending the definition to achieve consistency and accuracy.

Michael Stauffer, 422 S. 6th Street, echoed Mr. Miranda's concern and thanked Staff for working to issue a Memorandum and addressing this concern so quickly.

James Pozzetta, 103 S. 18th Street, first disclosed that he sits on the Historic District Council as a member, spoke of the importance of this issue within the Historic District Council review process.

Judy Fitzwater, 927 S. 7th Street, spoke in favor of PAB case 2022-0024 regarding re-zoning to conservation land.

4. OLD BUSINESS

There were no Old Business items to discuss.

5. NEW BUSINESS

5.1 PAB 2022-0023 - FUTURE LAND USE MAP AND ZONING CHANGES FOR PROPERTIES LOCATED AT 1060 JEAN LAFITTE BLVD AND ON THIRD STREET TOTALING APPROXIMATELY 3.17 ACRES OF LAND FROM LOW DENSITY RESIDENTIAL (LDR / R-1) TO CONSERVATION (CON)

Ms. Forehand provided a summary of the requested action. She noted that the City would be closing on the property on 3rd Street by the end of this month of August. She also mentioned that this property is mostly wetland. Staff recommended approval.

Member Stevenson asked about if future budget allocations were in place for the maintenance of acquired properties.

ACTION TAKEN: A motion was made by Member Stevenson, seconded by Member Minshew to recommend approval of PAB case 2022-0023 to the City Commission; AND that PAB case 2022-0023 as presented is sufficiently compliant with the Comprehensive Plan and Land Development Code and applicable Florida Statutes to be approved at this time.

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

5.2 PAB 2022-0024 - FUTURE LAND USE AND ZONING MAP CHANGES FOR FLORIDA STATE LANDS LOCATED ON LOTS 8 + 9 S. 7TH STREET AND LOTS 3 + 4 INDIGO/S. 6TH STREET TOTALING 0.24 ACRES OF LAND FROM MEDIUM DENSITY RESIDENTIAL (MDR)/ R-2 TO CONSERVATION/CON

Ms. Forehand provided a summary of the requested action and staff recommended approval.

Judy Fitzwater, 923 S. 7th Street, spoke in favor of re-zoning to conservation land.

Breanna Pajevic, 917 S. 7th Street, voice some concerns about development near her property and would like to keep as much conservation as possible.

John Holbrook, 2009 Beech Street, spoke about the ownership of vacant parcels adjacent to the subject properties.

Margaret Kirkland, 1377 Plantation Point Drive, spoke of the importance of the conservation zoning designation on this parcel.

Judy Fitzwater, 923 S. 7th Street, noted that there is a creek close to these lots.

ACTION TAKEN: A motion was made by Member Stevenson, seconded by Member Boylan to recommend approval of PAB case 2022-0024 to the City Commission; AND that PAB case 2022-0024 as presented is sufficiently compliant with the Comprehensive Plan and Land Development Code and applicable Florida Statutes to be approved at this time.

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

5.3 PAB 2022-0025 - PRELIMINARY PLAT - FOR 2754 + 2766 BAILEY ROAD, FOR 12 SINGLE FAMILY LOTS

Ms. Forehand provided a summary of the requested action. She noted that this request has been reviewed by the Technical Review Committee and are awaiting the result from this review to acquire their Local Development Order. Staff recommended approval.

Margaret Kirkland, 1377 Plantation Point Drive, expressed concern regarding higher ground water levels in that area and the amount of tree and vegetation removal.

Asa Gillette, 20 S. 4th Street, was present to answer any questions and addressed the higher ground water level comment.

ACTION TAKEN: A motion was made by Member Minshew, seconded by Member Bennett to recommend approval of PAB case 2022-0025 to the City Commission; AND that PAB case 2022-0025 as presented is sufficiently compliant with the Comprehensive Plan and Land Development Code and applicable Florida Statutes to be approved at this time.

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

5.4 PAB 2022-0022 - VOLUNTARY ANNEXATION + ZONING + LAND USE MAP AMENDMENTS - 2753 AMELIA ROAD - CHARLES HINTON GAINES + BARBARA G. HARPER
REQUEST FOR VOLUNTARY ANNEXATION FOR A PARCEL OF LAND TOTALING 0.90 ACRES OF LAND, ASSIGNMENT OF THE CITY'S FUTURE LAND USE MAP CATEGORY OF MEDIUM DENSITY RESIDENTIAL (MDR), AND ZONING DISTRICT OF MEDIUM DENSITY RESIDENTIAL (R-2) FROM NASSAU COUNTY RESIDENTIAL SINGLE-FAMILY 2 ZONING DISTRICT AND MEDIUM DENSITY LAND USE.

Ms. Forehand provided a summary of the requested action and staff recommended approval.

Members expressed concern with the R-2 and would rather see this parcel zoned R1.

Barbara Harper, 2069 Clinch Drive, owner of the parcel, stated that they would be happy with an R-1 zoning district.

Marsha Christopher, 667 Ferdinand Court, voiced a concern regarding potential development of adjacent properties.

Barbara Harper, 2069 Clinch Drive, spoke about a neighbor's request for an easement.

ACTION TAKEN: A motion was made by Member Minshew, seconded by Member Bennett to recommend approval of PAB case 2022-0022 to the City Commission; requesting a Voluntary Annexation assignment of Low Density Residential Land Use and Low Density Residential R-1 Zoning District for property located at 2753 Amelia Road be approved; AND that PAB case 2022-0022 as presented with the proposed change is sufficiently compliant with the Comprehensive Plan and Land Development Code to be approved at this time.

Rachel Taylor, 2649 Robert Oliver Avenue, asked for clarification of the different zoning densities.

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

6. BOARD BUSINESS

6.1

- a. Discussion of Commission Directed LDC Text Amendments: *Impervious Surface, Gross Site Area, Defining "Marina", "Surface Water"*
- b. *Consistency of LDC Sections 8.01.02 (D) (1) and 3.03.03 (B)(1) "Water-Enhanced Uses" to be exempt from wetland buffers.*

Ms. Forehand provided a summary of the requested action and Staff's analysis.

Margaret Kirkland, 1377 Plantation Point Drive, spoke of concerns regarding the development of land located on the Amelia River.

6.2 Member Bennett requested discussion of historically platted lots of record.

Member Bennett indicated that Ms. Gibson has provided substantial information to the Board via email.

6.3 Vision 2045 Update: City Commission consideration of Vision 2045 at its regular meeting on August 16, 2022. Documents can be obtained from the City Commission agenda packet or the City's website at www.fbfl.us/vision2045.

The City Commission Agenda with this item is expected to be published on Tuesday, August 9, 2022.

7. STAFF REPORT

Margaret Kirkland, 1377 Plantation Point Drive, spoke of concerns about the smaller platted lots of record and tree loss.

8. ADJOURNMENT 7:19

Taylor Hartmann. Recording Secretary

Victoria Robas, Chair

ENGINEERING PLANS

FOR

ISLAND VIEW SUBDIVISION

FOR

ARTISAN HOMES LLC

GILLETTE & ASSOCIATES, INC.

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

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

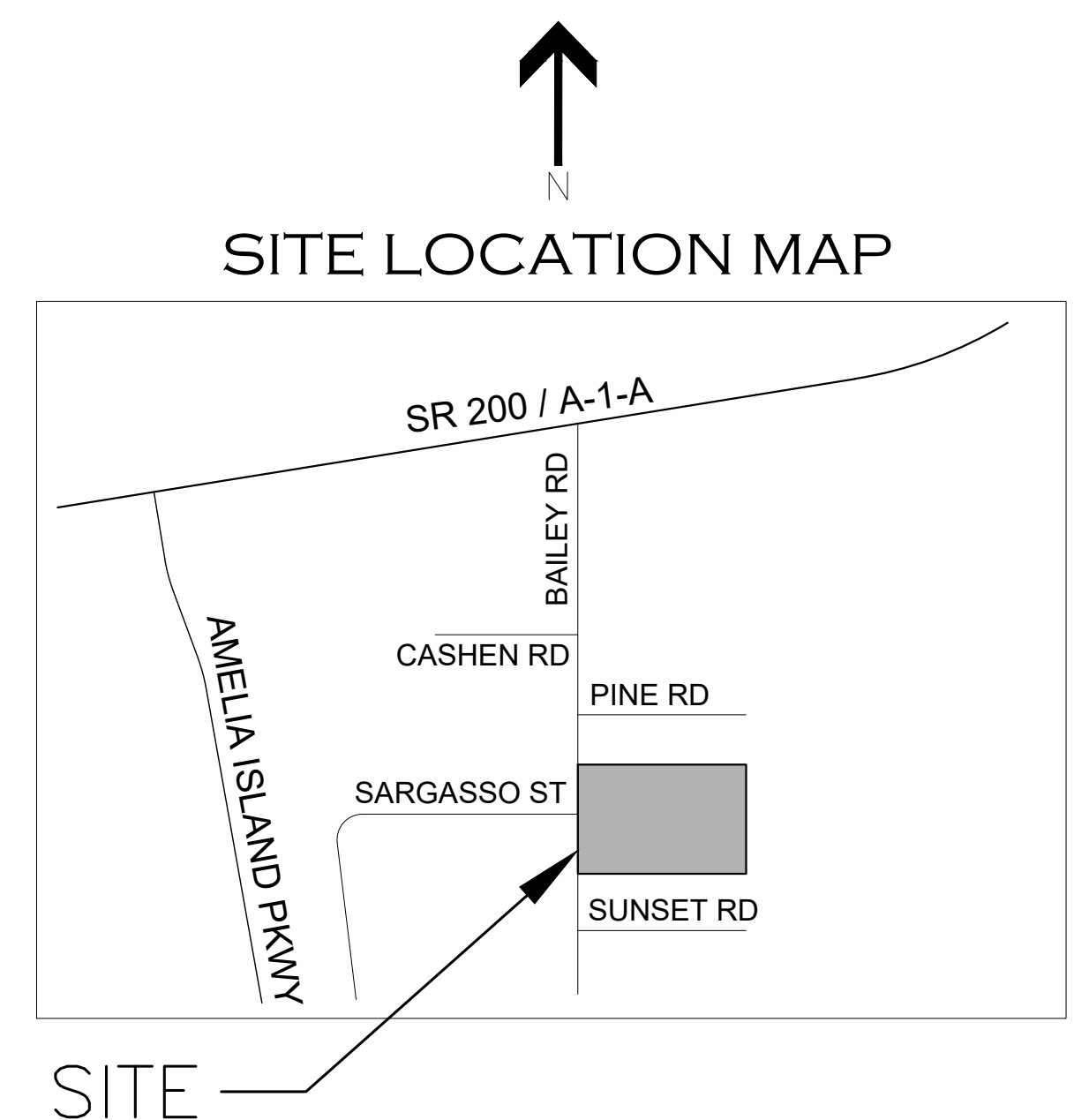
PERMITTING AGENCIES

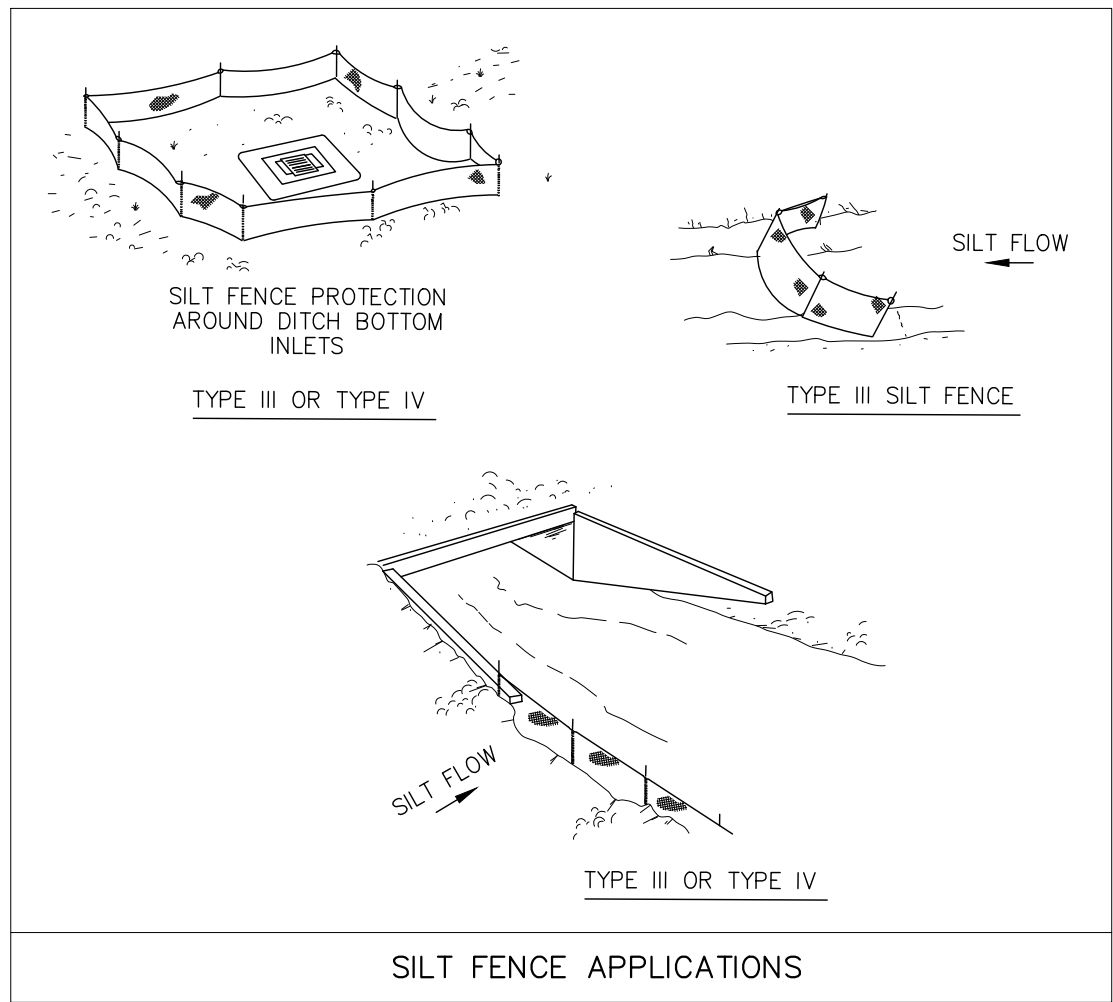
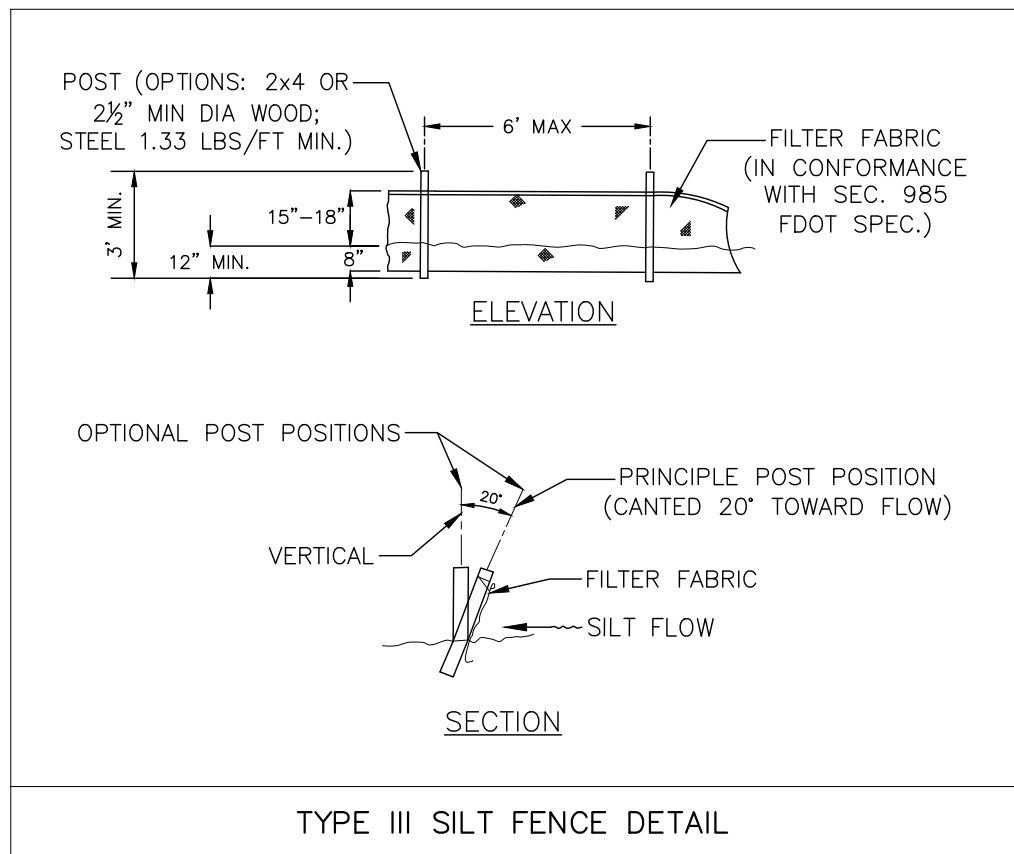
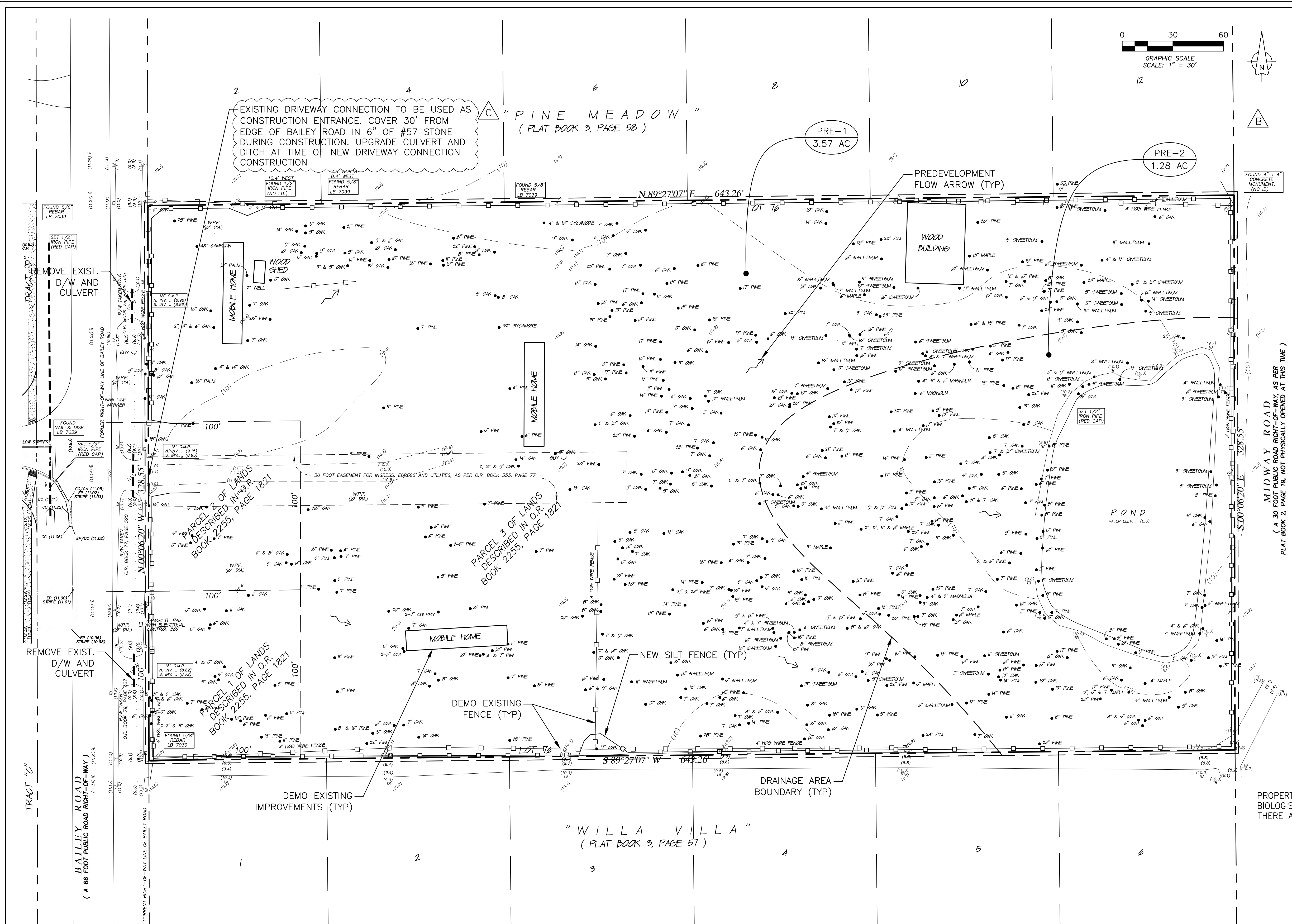
CITY OF FERNANDINA BEACH
ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION



ISSUE DATE: 03/01/22
REVISION DATE: 07/14/22

G&A Project
No.: 21-10-36





PROPERTY WAS REVIEWED BY ENVIRONMENTAL BIOLOGIST BRIAN SPAHR, WHO DETERMINED THAT THERE ARE NO WETLANDS PRESENT ON SITE

K					
J					
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H					
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D					
C	EC	07/14/22	REVISED PER C.O.F.B. & NASSAU COUNTY COMMENTS		
B	EC	05/23/22	REVISED PER C.O.F.B. COMMENTS		
A	EC	03/01/22	ISSUE FOR C.O.F.B. REVIEW		
No.	By	Date	Revision		

Scale: 1"=30'
Project Mgr: AG
Designed by: AG/EC
Drawn by: EC/AG
QA/QC: NG

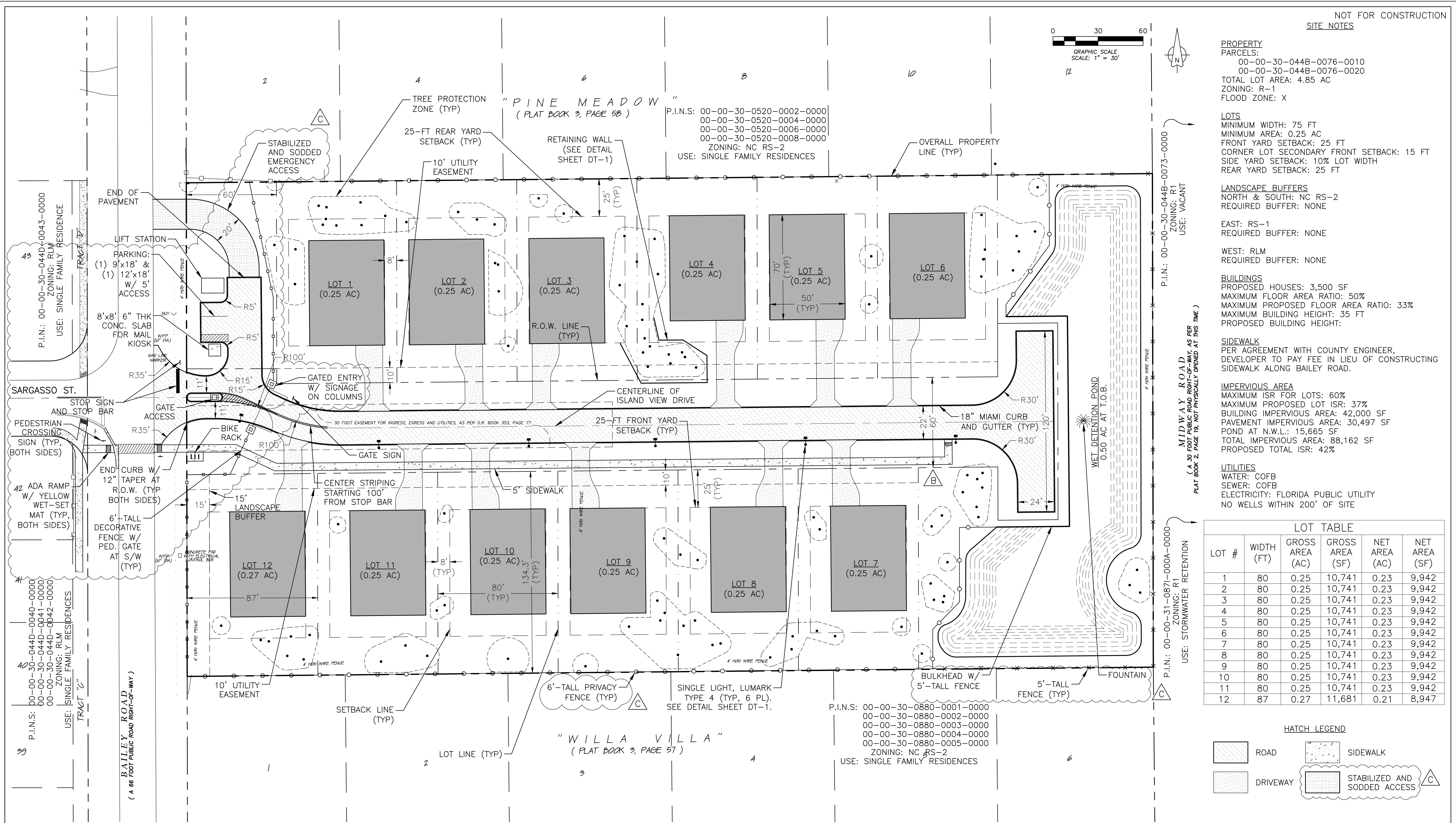
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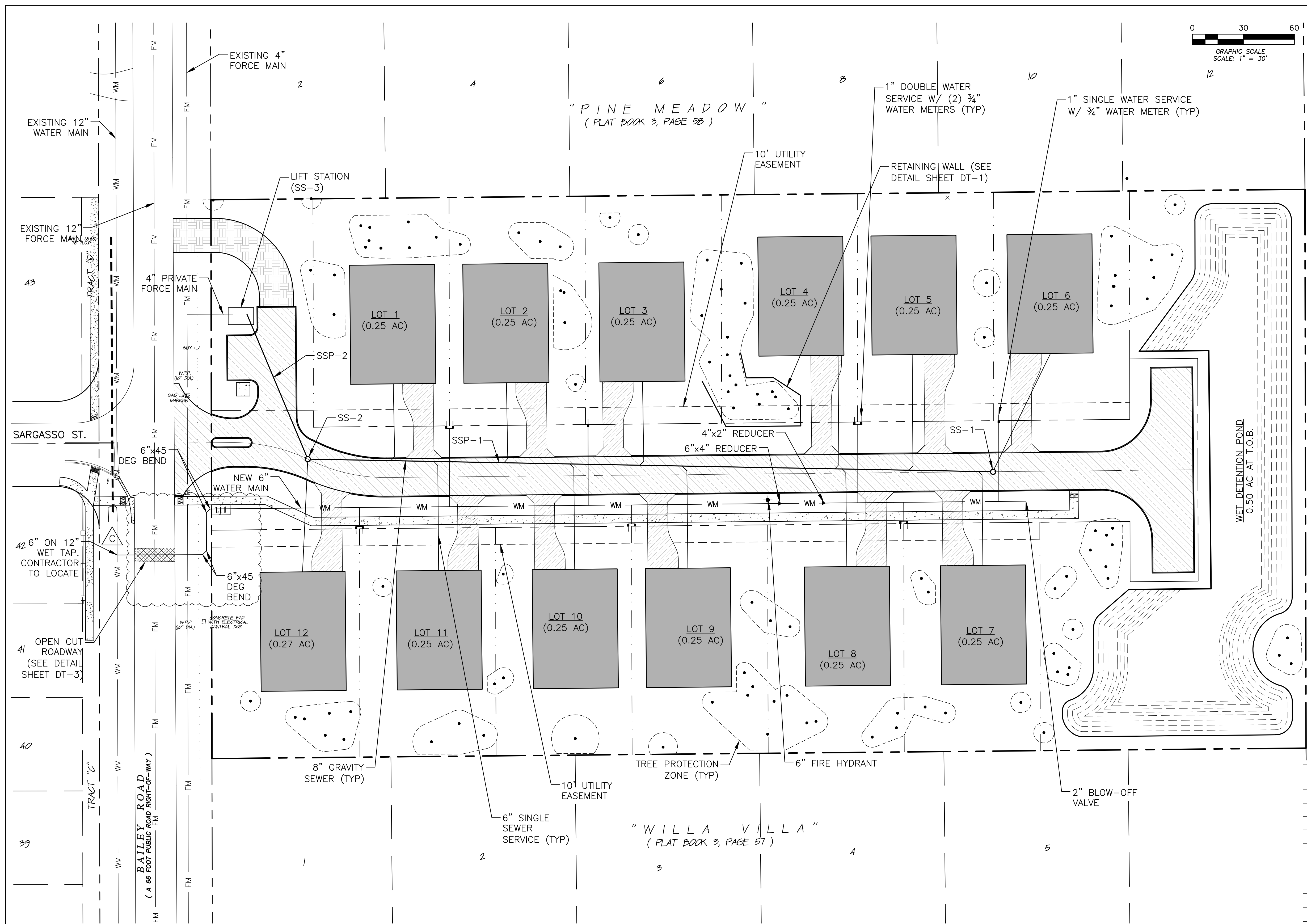
G & A GILLETTE & ASSOCIATES, INC. 20 SOUTH 4TH STREET FERNANDINA BEACH, FL 32034 PHONE: (904) 261-8819
ARTISAN HOMES LLC 2754 BAILEY ROAD FERNANDINA BEACH, FLORIDA

ISLAND VIEW SUBDIVISION

PREDEVELOPMENT PLAN

REGISTERED DESIGN PROFESSIONAL	ISSUE DATE: 07/14/22
Sheet PRE-1	
Page 3 of 14	
Project No. 21-10-36	





SANITARY SEWER PIPE TABLE					
NAME	FROM	TO	SIZE	LENGTH	MATERIAL
SSP-1	SS-1	SS-2	8"	400'	PVC SDR-16
SSP-2	SS-2	SS-3	8"	91'	PVC SDR-16

SANITARY SEWER STRUCTURE TABLE						
NAME	TYPE	TOP ELEV.	INVERT ELEVATION			
			N	S	E	W
SS-1	4'Ø SAN. M/H	12.12'	—	—	—	6.26'
SS-2	4'Ø SAN. M/H	12.07'	4.56'	—	4.66'	—
SS-3	LIFT STATION	13.00'	—	4.20'	—	—

No.	By	Date	Revision
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PHONE: (904) 261-8819

ARTISAN HOMES LLC

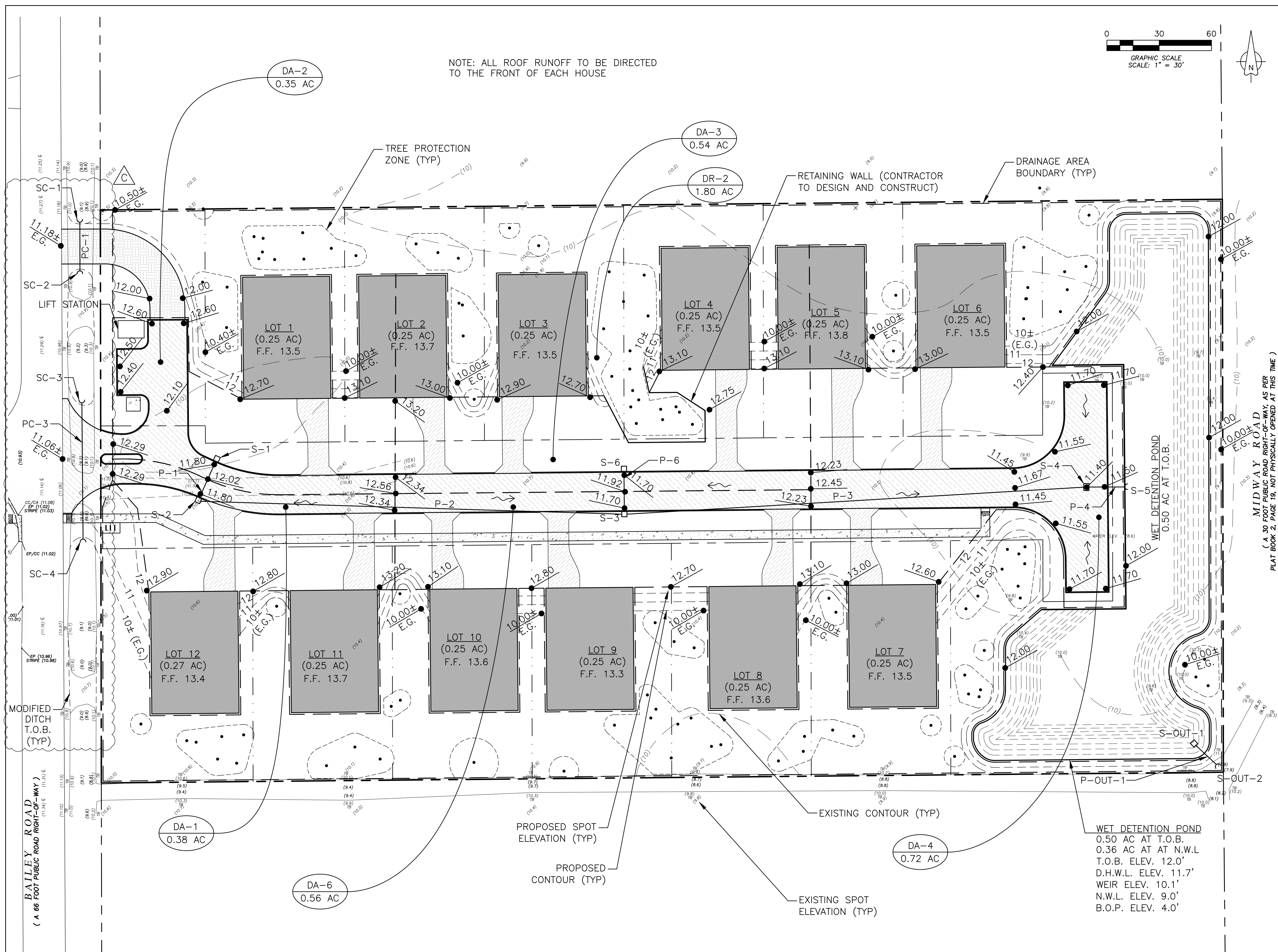
2754 BAILEY ROAD
FERNANDINA BEACH, FLORIDA

ISLAND VIEW SUBDIVISION

UTILITY PLAN

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

ISSUE DATE: 07/14/22
Sheet
UT-1
Page 5 of 14
Project No. 21-10-36



PIPE TABLE					
NAME	FROM	TO	SIZE	LENGTH	MATERIAL
P-1	S-1	S-2	18"	23'	HDPE
P-2	S-2	S-3	18"	242'	HDPE
P-3	S-3	S-4	36"	262'	HDPE
P-4	S-4	S-5	36"	21'	HDPE
P-6	S-6	S-3	24"	23'	HDPE
PC-3	SC-1	SC-2	18"	28'	RCP
PC-3	SC-3	SC-4	18"	78'	RCP
P-OUT-1	S-OUT-1	S-OUT-2	18"	16'	HDPE

STRUCTURE TABLE							
NAME	TYPE	TOP/INLET ELEV.	INVERT ELEVATION				DRAINAGE AREA (AC)
			N	S	E	W	
S-1	CURB INLET	11.80	8.05	-	-	-	0.38
S-2	CURB INLET	11.80	-	7.99	7.49	-	0.35
S-3	CURB INLET	11.70	-	7.36	6.36	7.07	0.54
S-4	CURB INLET	11.40	-	-	4.27	6.02	0.72
S-5	MES	-	-	-	-	4.25	-
S-6	CURB INLET	11.70	7.42	-	-	-	0.56
SC-1	MES	-	-	9.00	-	-	-
SC-2	MES	-	8.90	-	-	-	-
SC-3	MES	-	-	9.10	-	-	-
SC-4	MES	-	8.90	-	-	-	-
S-OUT-1	MOD. TYPE E INLET	11.70	-	9.00	-	-	-
S-OUT-2	MES	-	8.90	-	-	-	-

No.	By	Date	Revision
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Scale: 1"=30'
Project Mgr: AG
Designed by: AG/EC
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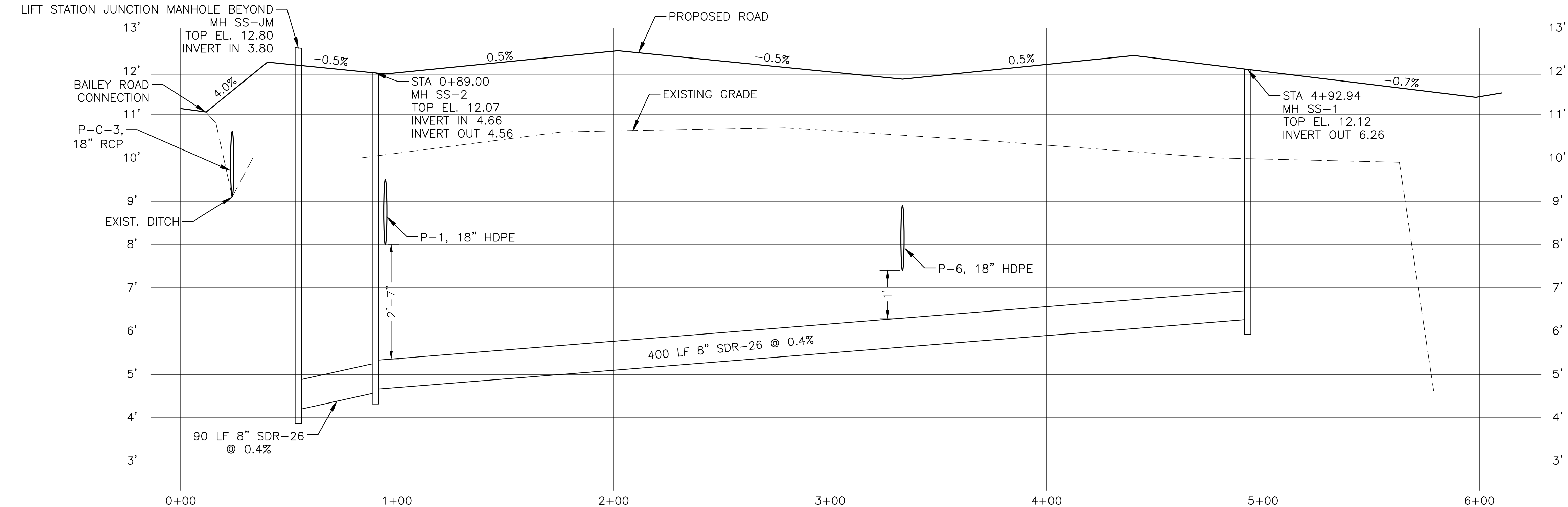
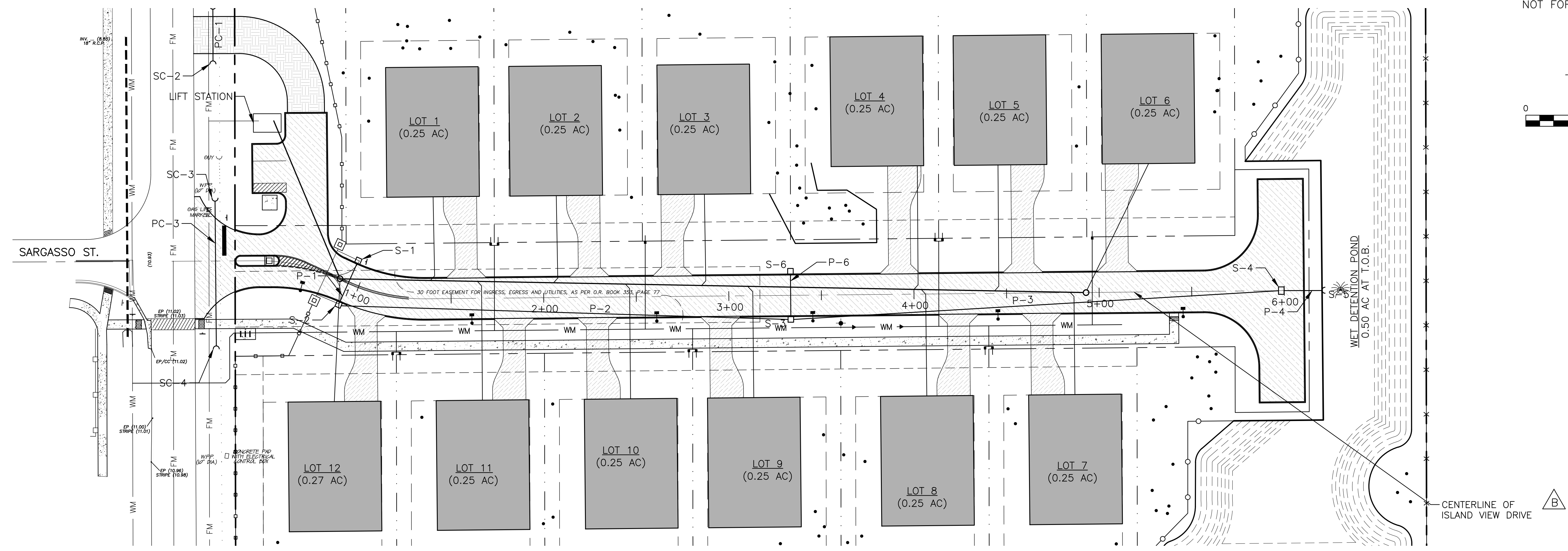
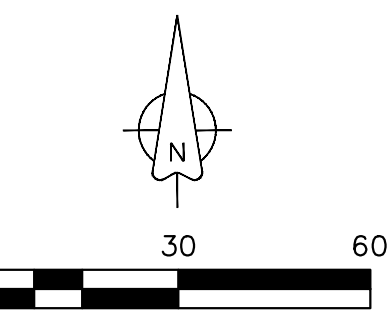
ARTISAN HOMES LLC
2754 BAILEY ROAD
FERNANDINA BEACH, FLORIDA

ISLAND VIEW SUBDIVISION

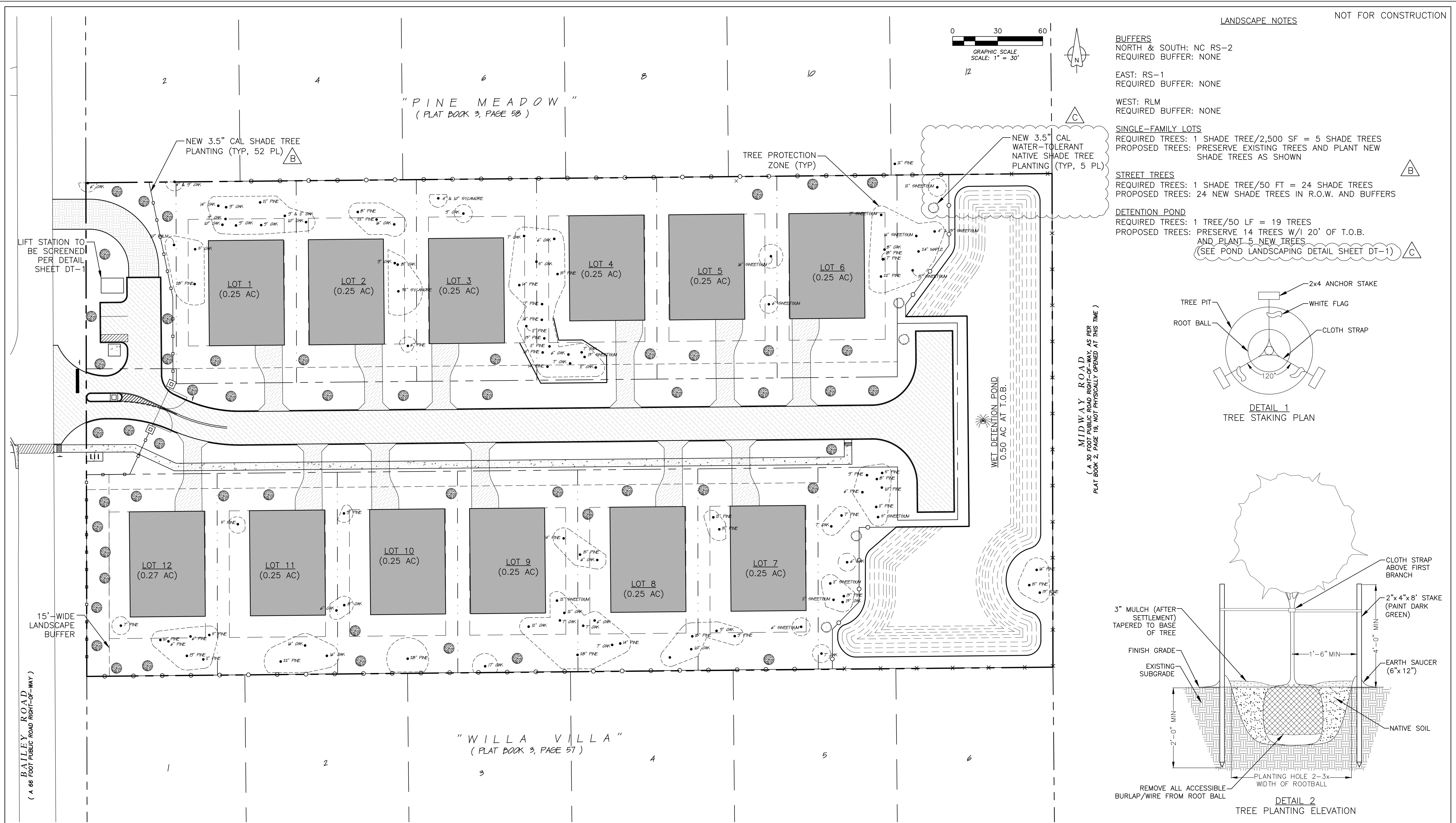
DRAINAGE PLAN

REGISTERED DESIGN PROFESSIONAL	ISSUE DATE: 07/14/22
ASA R. GILLETTE, P.E. FLORIDA P.E. NO. 56177	Sheet DR-1 Page 6 of 14 Project No. 21-10-36

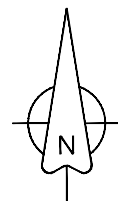
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—NEW 3.5" CAL SHADE TREE
PLANTING (TYP, 28 PL)
SEE ALSO SHEET LS-1

REMOVE 4"
SIDE OF FORK

REMOVE 4"
SIDE OF FORK

TREE PROTECTION
ZONE (TYP)

CUT OFF 4"
STEM AT BASE

MIDWAY ROAD
(A 30 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS PER
PLAT BOOK 2, PAGE 19, NOT PHYSICALLY OPENED AT THIS TIME)

EXISTING TREE LEGEND		
SYMBOL	DESCRIPTION	QTY.
X	TREE TO BE REMOVED	444
•	TREE TO REMAIN	121

PROPOSED MITIGATION	
PREDEVELOPED PROTECTED TOTAL (DBH):	3,494
REQUIRED PRESERVATION (50% DBH):	1,747
PRESERVED TOTAL (DBH):	1,349
DEFICIT (DBH):	398
PROPOSED PLANTINGS (3.5" SHADE TREES):	57
PROPOSED PLANTINGS (DBH):	199.5
DBH MITIGATED THROUGH CITY TREE REPLACEMENT FUND:	199
PROPOSED MITIGATION (DBH):	398.5

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 PHONE: (904) 261-8819

ARTISAN HOMES LLC

2754 BAILEY ROAD
FERNANDINA BEACH, FLORIDA

ISLAND VIEW SUBDIVISION

TREE MITIGATION PLAN

REGISTERED DESIGN PROFESSIONAL	
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ISSUE DATE: 07/14/22

Sheet

TM-1

Page 9 of 14

Project No. 21-10-36

ASA R. GILLETTE, P.E.
FLORIDA P.E. NO. 56177

TREE MITIGATION DATA						
TREE ID	SPECIES	DBH	HEALTH STATUS	PROTECTED DBH	RETAINED? (Y/N)	RETAINED DBH
664	Pond P	29	4	0	N	0
665	Pond P	7	3	7	N	0
666	Pond P	7	2	7	Y	7
667	Pond P	5	4	0	N	0
668	Pond P	5	4	0	N	0
669	Pond P	7	3	7	Y	7
670	Pond P	14	1	14	N	0
671	Pond P	15	4	0	N	0
672	Pond P	21	1	21	Y	21
673	Pond P	18	4	0	N	0
674	Pond P	10	2	10	N	0
675	Pond P	11	2	11	N	0
676	Pond P	8	4	0	N	0
677	Pond P	22	1	22	Y	22
678	Pond P	8	1	8	Y	8
679	Pond P	7	2	7	N	0
680	Pond P	5	4	0	N	0
681	Pond P	8	1	8	Y	8
682	Pond P	6	3	6	N	0
683	Pond P	6	2	6	Y	6
684	Pond P	6	3	6	N	0
685	Pond P	8	3	8	N	0
686	Pond P	7	4	0	N	0
687	Pond P	9	1	9	Y	9
688	Pond P	5	4	0	N	0
688	Pond P	5	4	0	N	0
689	Pond P	5	1	5	N	0
690	Pond P	7	4	0	N	0
691	Pond P	5	1	5	N	0
692	Pond P	8	1	8	Y	8
693	Pond P	11	2	11	N	0
694	Pond P	11	2	11	N	0
695	Pond P	10	1	10	N	0
696	Pond P	6	4	0	N	0
696	Pond P	7	2	7	N	0
697	Pond P	10	3	10	N	0
698	Pond P	22	1	22	Y	22
699	Pond P	8	4	0	N	0
699	Pond P	16	4	0	N	0
700	Pond P	10	2	10	Y	10
701	Pond P	9	1	9	Y	9
702	Pond P	19	1	19	Y	19
703	Pond P	11	2	11	Y	11
704	Pond P	5	1	5	N	0
705	Pond P	28	4	0	N	0
706	Pond P	20	4	0	N	0
707	Pond P	20	1	20	N	0
708	Pond P	14	1	14	Y	14
709	Pond P	14	2	14	Y	14
710	Pond P	17	2	17	N	0
711	Pond P	12	2	12	N	0
712	Pond P	11	2	11	Y	11
713	Pond P	13	2	13	Y	13
714	Pond P	11	1	11	Y	11
715	Pond P	14	1	14	Y	14
716	Pond P	15	3	15	N	0
717	Pond P	15	2	15	N	0
718	Pond P	17	1	17	Y	17
719	Pond P	14	1	14	Y	14
720	Pond P	18	2	18	N	0
721	Pond P	17	4	0	N	0
722	Pond P	23	5	0	N	0
723	Pond P	13	4	0	N	0
724	Pond P	15	1	15	Y	15
725	Pond P	19	1	19	N	0
726	Pond P	15	2	15	N	0
727	Pond P	17	1	17	N	0
728	Pond P	17	4	0	N	0
729	Pond P	13	1	13	N	0
730	Pond P	22	4	0	N	0
731	Pond P	16	4	0	N	0

TREE MITIGATION DATA CONTINUED						
TREE ID	SPECIES	DBH	HEALTH STATUS	PROTECTED DBH	RETAINED? (Y/N)	RETAINED DBH
732	Pond P	23	1	23	N	0
733	Pond P	16	2	16	N	0
734	Pond P	13	4	0	N	0
735	Pond P	20	1	20	N	0
736	Pond P	19	2	19	N	0
737	Pond P	12	4	0	N	0
738	Pond P	13	1	13	N	0
739	Pond P	22	1	22	N	0
740	Pond P	21	4	0	N	0
741	Pond P	16	2	16	N	0
742	Pond P	11	4	0	N	0
743	Pond P	12	4	0	Y	0
744	Pond P	10	3	10	N	0
745	Pond P	15	4	0	N	0
746	Pond P	9	4	0	N	0
746	Pond P	12	4	0	N	0
747	Pond P	18	1	18	N	0
748	Pond P	13	1	13	N	0
750	Pond P	13	1	13	N	0
751	Pond P	18	4	0	N	0
752	Pond P	15	1	15	Y	15
753	Pond P	14	4	0	N	0
754	Pond P	14	3	14	Y	14
755	Pond P	13	4	0	N	0
757	Pond P	21	4	0	N	0
757	Pond P	24	4	0	N	0
758	Pond P	20	1	20	N	0
759	Pond P	10	4	0	N	0
760	Pond P	16	1	16	N	0
762	Pond P	14	4	0	N	0
763	Pond P	11	2	11	N	0
764	Pond P	17	1	17	N	0
765	Pond P	19	4	0	N	0
766	Pond P	11	2	11	N	0
767	Pond P	12	1	12	Y	12
768	Pond P	13	4	0	N	0
768	Pond P	9	4	0	N	0
769	Pond P	15	2	15	Y	15
770	Pond P	23	4	0	N	0
771	Pond P	14	4	0	N	0
772	Pond P	16	4	0	N	0
773	Pond P	22	4	0	N	0
774	Pond P	14	1	14	N	0
775	Pond P	15	1	15	Y	15
776	Pond P	12	1	12	Y	12
777	Pond P	12	4	0	N	0
778	Pond P	20	1	20	N	0
779	Pond P	19	2	19	N	0
780	Pond P	9	4	0	N	0
780	Pond P	13	4	0	N	0
781	Pond P	15	1	15	N	0
782	Pond P	13	4	0	N	0
783	Pond P	9	4	0	N	0
784	Pond P	18	2	18	N	0
785	Pond P	14	4	0	N	0
786	Pond P	12	4	0	N	0
787	Pond P	14	4	0	N	0
788	Pond P	12	1	12	Y	12
789	Pond P	16	1	16	N	0
790	Pond P	17	4	0	N	0
791	Pond P	15	2	15	N	0
792	Pond P	15	1	15	N	0
793	Pond P	15	2	15	N	0
794	Pond P	13	4	0	N	0
795	Pond P	20	3	20	N	0
796	Pond P	7	3	7	Y	7
797	Pond P	9	1	9	N	0
798	Pond P	10	1	10	N	0
799	Pond P	5	1	5	N	0
800	Pond P	8	2	8	N	0
801	Pond P	7	2	7	N	0

TREE MITIGATION DATA CONTINUED						
TREE ID	SPECIES	DBH	HEALTH STATUS	PROTECTED DBH	RETAINED? (Y/N)	RETAINED DBH
802	Pond P	11	1	11	N	0
803	Pond P	9	4	0	N	0
804	Pond P	11	1	11	Y	11
805	Pond P	5	4	0	N	0
805	Pond P	6	4	0	N	0
806	Pond P	6	1	6	Y	6
807	Pond P	10	1	10	Y	10
808	Pond P	8	3	8	Y	8
809	Pond P	8	1	8	Y	8
810	Pond P	5	1	5	Y	5
811	Pond P	9	1	9	Y	9
812	Pond P	7	1	7	Y	7
813	Pond P	8	1	8	N	0
814	Pond P	8	1	8	N	0
815	Pond P	7	4	0	N	0
816	Pond P	6	1	6	N	0
817	Pond P	6	4	0	N	0
818	Pond P	7	1	7	N	0
819	Pond P	10	1	10	N	0
820	Pond P	8	1	8	N	0
821	Pond P	9	4	0	N	0
822	Pond P	13	4	0	N	0
823	Pond P	17	1	17	N	0
824	Pond P	12	1	12	N	0
825	Pond P	21	4	0	N	0
826	Pond P	17	1	17	N	0
827	Pond P	24	1	24	N	0
828	Pond P	15	3	15	N	0
829	Pond P	15	1	15	Y	15
830	Pond P	13	3	13	Y	13
831	Pond P	16	2	16	Y	16
832	Pond P	22	4	0	N	0
833	Pond P	22	1	22	Y	22
834	Pond P	8	4	0	N	0
835	Pond P	19	2	19	N	0
836	Pond P	12	2	12	Y	12
837	Pond P	18	1	18	Y	18
838	Pond P	12	4	0	N	0
838	Pond P	15	4	0	N	0
839	Pond P	28	2	28	Y	28
840	Pond P	5	1	5	Y	5
841	Pond P	5	2	5	Y	5
842	Pond P	6	4	0	N	0
843	Pond P	7	1	7	Y	7
844	Pond P	6	1	6	Y	6
845	Pond P	6	1	6	Y	6
846	Pond P	5	1	5	N	0
847	Pond P	6	4	0	N	0
848	Pond P	6	3	6	Y	6
849	Pond P	7	4	0	N	0
850	Pond P	8	1	8	N	0
851	Pond P	7	1	7	N	0
852	Pond P	6	4	0	N	0
853	Pond P	28	1	28	Y	28
854	Pond P	14	1	14	Y	14
855	Pond P	14	4	0	N	0
856	Pond P	10	4	0	N	0
857	Pond P	19	1	19	N	0
858	Pond P	9	5	0	N	0
859	Pond P	14	1	14	Y	14
860	Pond P	28	1	28	Y	28
861	Pond P	18	1	18	Y	18
862	Pond P	9	2	9	Y	9
863	Pond P	22	2	22	N	0
864	Pond P	24	4	0	N	0
865	Pond P	24	4	0	N	0
866	Pond P	16	4	0	N	0
867	Pond P	19	5	0	N	0
867	Pond P	16	5	0	N	0
868	Pond P	20	4	0	N	0
869	Pond P	15	4	0	N	0

TREE MITIGATION DATA CONTINUED						
TREE ID	SPECIES	DBH	HEALTH STATUS	PROTECTED DBH	RETAINED? (Y/N)	RETAINED DBH
871	Pond P	22	2	22	N	0
872	Pond P	29	4	0	N	0
873	Pond P	19	2	19	N	0
874	Pond P	22	3	22	N	0
876	CAM	48	5	0	N	0
877	MAG	6	4	0	N	0
877	MAG	5	4	0	N	0
877	MAG	4	4	0	N	0
6060	WO	8	4	0	N	0
6061	WO	10	4	0	N	0
6087	WO	14	4	0	N	0
6155	WO	4	4	0	N	0
6155	WO	9	2	9	Y	9
6164	SABAL	10	1	10	Y	10
6167	WO	4	5	0	N	0
6167	WO	14	2	14	N	0
6168	RED TIP	2	5	0	N	0
6168	RED TIP	4	5	0	N	0
6168	RED TIP	6	5	0	N	0
6169	WO	10	1	10	N	0
6170	SABAL	18	1	18	N	0
6190	CHY	11	4	0	N	0
6191	LAU	11	2	11	N	0
6192	CAM	14	4	0	N	0
6202	CAM	9	2	0	N	0
6203	WO	14	2	14	Y	14
6204	CAM	9	4	0	N	0
6205	WO	9	4	0	N	0
6206	WO	10	4	0	N	0
6207	WO	9	4	0	N	0
6208	WO	5	4	0	N	0
6208	WO	9	4	0	N	0
6209	WO	9	3	9	Y	9
6209	WO	11	3	11	Y	11
6210	WO	10	2	10	Y	10
6214	WO	13	4	0	N	0
6226	WO	16	3	16	Y	16
6227	WO	16	2	16	Y	16
6228	WO	8	1	8	Y	8
6229	WO	9	4	0	N	0
6233	CAM	20	5	0	N	0
6234	CHY	7	4	0	N	0
6234	CHY	7	4	0	N	0
6236	LAU	38	4	0	N	0
6237	WO	14	4	0	N	0
6238	WO	3	4	0	N	0
6238	WO	8	4	0	N	0
6238	WO	9	4	0	N	0
6239	WO	9	2	9	N	0
6240	WO	13	3	13	N	0
6241	WO	5	5	0	N	0
6241	WO	10	3	10	N	0
6255	SYC	4	5	0	N	0
6255	SYC	10	1	10	Y	10
6256	WO	9	3	9	Y	9
6257	WO	16	3	16	Y	16
6258	WO	12	2	12	N	0
6259	SYC	32	1	32	Y	32
6260	WO	14	4	0	N	0
6261	WO	12	2	12	N	0
6273	WO	17	2	17	Y	17
6275	WO	9	4	0	N	0
6275	WO	16	3	16	N	0
6276	WO	12	5	0	N	0
6276	WO	14	5	0	N	0
6277	WO	20	4	0	N	0
6278	WO	8	3	8	N	0
6279	WO	8	1	8	N	0
6297	WO	11	1	11	Y	11
6298	SG	13	3	13	Y	13
6299	WO	9	1	9	N	0

TREE MITIGATION DATA CONTINUED						
TREE ID	SPECIES	DBH	HEALTH STATUS	PROTECTED DBH	RETAINED? (Y/N)	RETAINED DBH
6386	SG	11	2	11	N	0
6387	SG	4	4	0	N	0
6387	SG	13	1	13	Y	13
6388	SG	16	1	16	Y	16
6389	MA	24	3	24	Y	24
6390	SG	15	1	15	Y	15
6391	WO	6	4	0	N	0
6391	WO	9	4	0	N	0
6392	WO	8	3	8	Y	8
6393	WO	9	5	0	N	0
6394	WO	9	4	0	N	0
6396	WO	11	1	11	N	0
6397	SG	12	2	12	N	0
6398	WO	8	4	0	N	0
6399	SG	4	4	0	N	0
6399	SG	9	3	9	N	0
6400	SG	13	2	13	N	0
6401	SG	8	1	8	N	0
6402	WO	29	2	29	N	0
6403	SG	9	1	9	N	0
6404	SG	14	2	14	N	0
6405	SG	12	1	12	N	0
6406	SG	12	1	12	N	0
6407	SG	9	2	9	N	0
6408	SG	8	4	0	N	0
6408	SG	10	3	10	N	0
6409	WO	13	3	13	N	0
6410	WO	8	4	0	N	0
6481	WO	9	4	0	N	0
6482	WO	8	1	8	N	0
6491	WO	5	5	0	N	0
6492	LAU	5	5	0	N	0
6493	LAU	6	5	0	N	0
6493	LAU	8	5	0	N	0
6494	WO	5	2	5	N	0
6495	WO	3	2	3	N	0
6496	WO	5	1	5	N	0
6497	WAX M	4	5	0	N	0
6497	WAX M	5	5	0	N	0
6499	WO	5	3	5	N	0
6500	WO	5	1	5	N	0
6501	WO	7	2	7	N	0
6502	CAM	7	5	0	N	0
6503	WO	5	1	5	Y	5
6504	WO	7	4	0	N	0
6505	LAU	5	4	0	N	0
6506	LAU	6	4	0	N	0
6506	LAU	6	4	0	N	0
6507	WO	7	4	0	N	0
6508	WO	6	1	6	Y	6
6509	LAU	7	4	0	N	0
6510	WO	5	5	0	N	0
6511	WO	9	2	9	Y	9
6512	CHY	9	3	9	Y	9
6513	WO	8	2	8	Y	8
6514	WO	6	1	6	Y	6
6515	WO	3	4	0	N	0
6515	WO	6	4	0	N	0
6516	WO	5	4	0	N	0
6516	WO	6	4	0	N	0
6517	WO	5	4	0	N	0
6517	WO	5	4	0	N	0
6518	WO	6	4	0	N	0
6519	WO	2	4	0	N	0
6519	WO	2	4	0	N	0
6519	WO	5	4	0	N	0
6520	WO	7	2	7	N	0
6521	WO	7	3	7	N	0
6522	WO	8	4	0	N	0
6523	WO	6	3	6	Y	6
6524	WO	7	2	7	Y	7

TREE MITIGATION DATA CONTINUED						
TREE ID	SPECIES	DBH	HEALTH STATUS	PROTECTED DBH	RETAINED? (Y/N)	RETAINED DBH
6525	WO	5	2	5	N	0
6526	WO	7	1	7	N	0
6527	WO	5	4	0	N	0
6527	WO	7	4	0	N	0
6529	WO	7	2	7	N	0
6530	WO	7	1	7	N	0
6531	WO	7	1	7	N	0
6532	WO	6	4	0	N	0
6533	WO	7	2	7	N	0
6534	WO	5	3	5	N	0
6535	WO	7	4	0	N	0
6536	WO	5	3	5	N	0
6539	CAM	7	5	0	N	0
6539	CAM	9	5	0	N	0
6541	WO	7	1	7	Y	7
6542	WO	7	2	7	Y	7
6543	WO	6	2	6	Y	6
6544	WO	7	4	0	N	0
6545	WO	7	1	7	Y	7
6546	SG	5	4	0	N	0
6547	WO	6	3	6	Y	6
6548	SG	7	5	0	N	0
6549	WO	6	2	6	N	0
6550	SG	4	4	0	N	0
6550	SG	7	2	7	N	0
6551	WO	6	4	0	N	0
6552	WO	6	4	0	N	0
6553	WO	5	4	0	N	0
6554	WO	5	4	0	N	0
6555	WO	5	1	5	N	0
6556	WO	5	1	5	N	0
6557	WO	7	2	7	N	0
6558	WO	6	3	6	N	0
6559	WO	6	4	0	N	0
6560	WO	5	4	0	N	0
6561	WO	5	3	5	N	0
6562	MA	5	3	5	N	0
6563	SG	5	3	5	Y	5
6564	SG	5	3	5	N	0
6565	WO	6	4	0	N	0
6566	SG	7	3	7	N	0
6567	SG	7	1	7	N	0
6568	MA	6	1	6	N	0
6569	SG	7	2	7	N	0
6570	SG	5	1	5	N	0
6571	SG	5	1	5	N	0
6572	WO	4	4	0	N	0
6572	SG	7	3	7	N	0
6573	SG	6	3	6	N	0
6574	WO	6	3	6	N	0
6577	WO	5	4	0	N	0
6578	WO	6	3	6	Y	6
6579	WO	7	1	7	Y	7
6580	WO	7	1	7	N	0
6581	WO	6	2	6	N	0
6582	WO	6	2	6	N	0
6583	WO	5	3	5	N	0
6584	WO	6	4	0	N	0
6585	WO	5	3	5	Y	5
6586	WO	7	1	7	Y	7
6587	CHY	7	4	0	N	0
6588	WO	7	4	0	N	0
6589	WO	6	4	0	N	0
6590	WO	5	4	0	N	0
6591	WO	6	2	6	Y	6
6592	WO	5	2	5	N	0
6593	WO	6	2	6	N	0
6594	WO	5	3	5	N	0
6595	WO	7	1	7	Y	7
6596	WO	6	4	0	N	0
6597	WO	6	4	0	N	0

TREE MITIGATION DATA CONTINUED						
TREE ID	SPECIES	DBH	HEALTH STATUS	PROTECTED DBH	RETAINED? (Y/N)	RETAINED DBH
6598	SG	5	3	5	N	0
6599	SG	7	1	7	Y	7
6601	WO	5	4	0	N	0
6602	SG	6	1	6	Y	6
6603	SG	6	4	0	N	0
6604	WO	7	3	7	N	0
6605	WO	6	2	6	N	0
6606	WO	7	2	7	N	0
6607	WO	7	1	7	N	0
6608	WO	5	3	5	N	0
6609	WO	5	4	0	N	0
6610	WO	7	4	0	N	0
6611	WO	5	4	0	N	0
6612	MA	5	1	5	Y	5
6613	WO	6	4	0	N	0
6614	WO	5	2	5	N	0
6615	WO	6	4	0	N	0
6616	SG	6	1	6	Y	6
6617	WO	7	2	7	Y	7
6618	SG	6	1	6	N	0
6619	WO	4	4	0	N	0
6619	WO	5	4	0	N	0
6620	WO	7	4	0	N	0
6621	WO	6	1	6	Y	6
6622	WO	7	1	7	Y	7
6623	WO	5	2	5	N	0
6624	WO	7	3	7	N	0
6625	WO	5	2	5	N	0
6626	WO	6	4	0	N	0
6627	WO	5	4	0	N	0
6628	WO	5	4	0	N	0
6629	WO	6	4	0	N	0
6630	WO	7	4	0	N	0
6631	WO	7	2	7	N	0
6632	WO	5	1	5	N	0
6633	SG	5	1	5	Y	5
6634	WO	5	1	5	N	0
6635	MA	6	1	6	N	0
6636	MA	6	1	6	N	0
6637	WO	5	4	0	N	0
6638	SG	5	1	5	N	0
6640	WO	6	2	6	N	0
6641	WO	5	4	0	N	0
6641	WO	5	4	0	N	0
6642	WO	6	1	6	N	0
6643	MA	5	4	0	N	0
6643	MA	6	4	0	N	0
6643	MA	7	4	0	N	0
6644	SG	7	1	7	N	0
6645	WO	4	4	0	N	0
6645	WO	6	4	0	N	0
6646	SG	6	1	6	N	0
6647	WO	7	4	0	N	0
6648	WO	7	4	0	N	0
6649	WAX M	6	5	0	N	0
6650	WO	5	4	0	N	0
6651	SG	5	1	5	N	0
6652	SG	5	1	5	N	0
6653	SG	6	1	6	N	0
6654	MA	5	4	0	N	0
6655	SG	6	1	6	N	0
6656	SG	5	4	0	N	0
6657	WO	5	4	0	N	0
6658	CHY	7	2	7	N	0
6659	WO	7	1	7	N	0
6661	SG	6	1	6	N	0
6662	MA	6	3	6	N	0
6663	WO	6	4	0	N	0
PREDEVELOPED PROTECTED TOTAL:				3494		
PRESERVED TOTAL:					1349	
REQUIRED PRESERVATION (50%):				1747		
DEFICIT:				398		

HEALTH STATUS CODES		
STATUS CODE	MITIGABLE? (Y/N)	HEALTH STATUS
1	Y	NO APPARENT DEFECT
2	Y	MINOR DEFECT
3	Y	COULD KEEP TREE BUT HAS DEFECTS
4	N	POOR HEALTH AND SUGGEST REMOVAL
5	N	SEVERE DEFECT AND SHOULD BE REMOVED

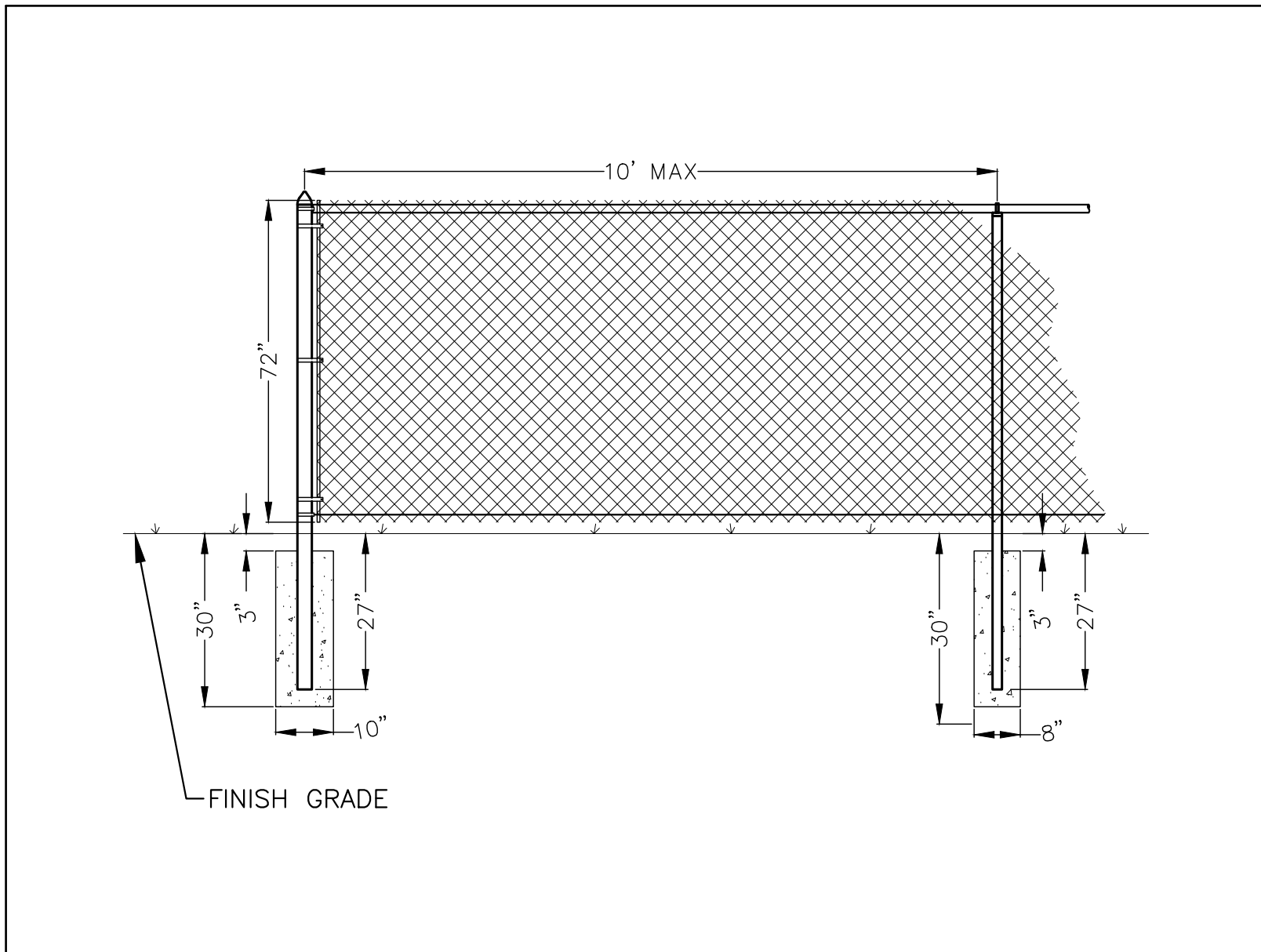
EXISTING TREE LEGEND		
SYMBOL	DESCRIPTION	QTY.
LAU	LAUREL OAK	9
WO	WATER OAK	221
MA	MAPLE	17
MAG	MAGNOLIA	3
SG	SWEETGUM	72
Pond P	POND PINE	217
CHY	CHERRY	7
SABAL	SABAL PALM	2
CAM	CAMPHOR	8
SYC	SYCAMOR	3
RED TIP	RED TIP SHRUB	3
WAX M	WAX MYRTLE	3
X	TREE TO BE REMOVED	444
•	TREE TO REMAIN	121

I, _____, am a certified arborist through the International Society of Arboriculture and my certification number is _____. I hereby attest that I have approved this tree protection and/or replacement plan. This includes not only the evaluation of individual trees, but also review of the complete construction plan set and the techniques that will be utilized to mitigate impacts to protected trees. Further, I attest that best practices, as supported by the International Society of Arboriculture, are being implemented to avoid and mitigate impacts to protected trees.

Signed,

PROPOSED MITIGATION	
PREDEVELOPED PROTECTED TOTAL (DBH):	3,494
REQUIRED PRESERVATION (50% DBH):	1,747
PRESERVED TOTAL (DBH):	1,349
DEFICIT (DBH):	398
PROPOSED PLANTINGS (3.5" SHADE TREES):	57
PROPOSED PLANTINGS (DBH):	199.5
DBH MITIGATED THROUGH CITY TREE REPLACEMENT FUND:	199
PROPOSED MITIGATION (DBH):	398.5

K			
J			
I			
H			
G			
F			
E			
D			
C	EC	07/14/22	REVISED PER C.O.F.B. & NASSAU COUNTY

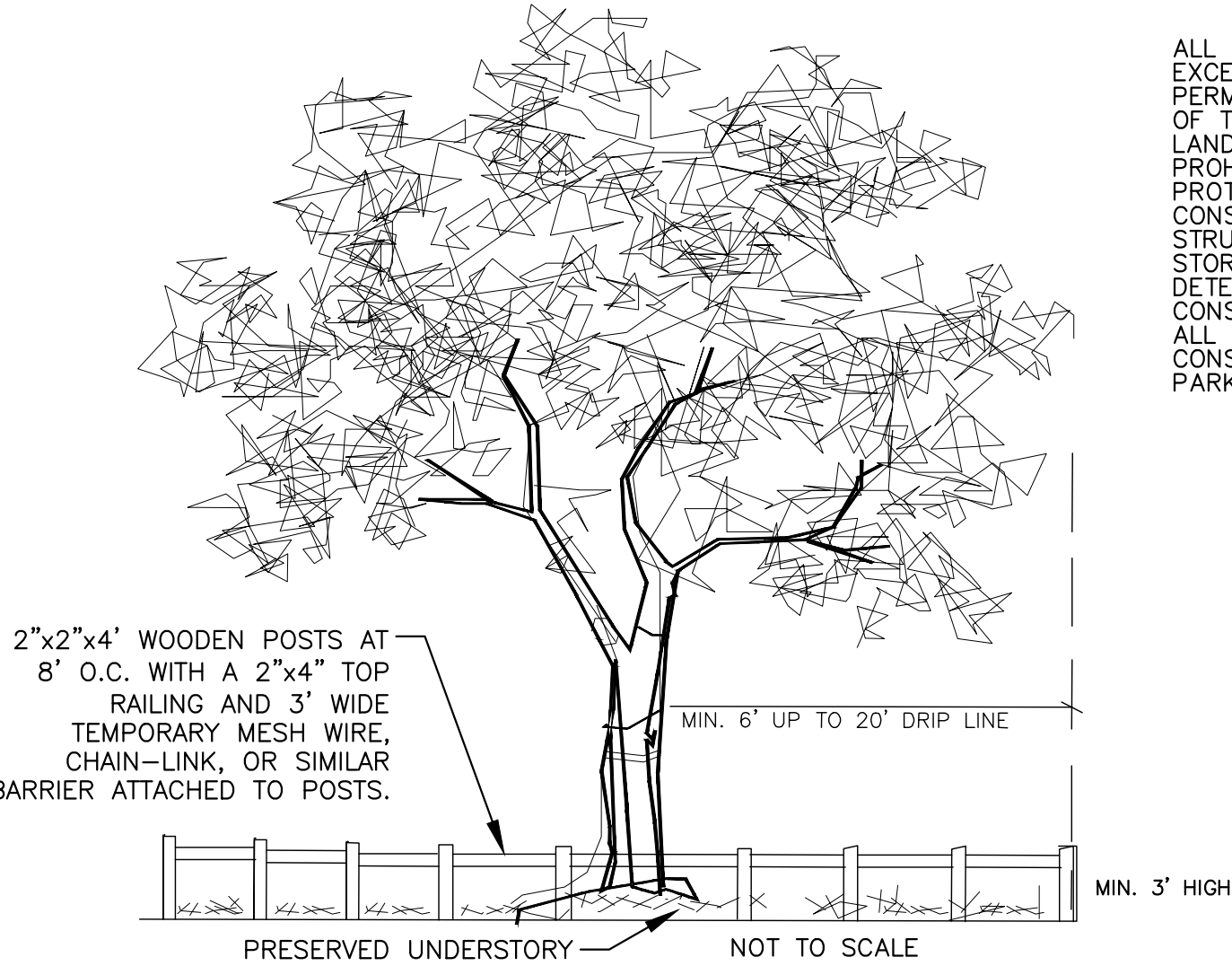


BARRIER TO BE PLACED AROUND TREE SHALL BE PLACED AROUND TREE PROTECTION ZONE AND BE CONSISTENT WITH SPECIFICATIONS DEFINED IN SECTION 4.05.14(E) OF THE CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE.

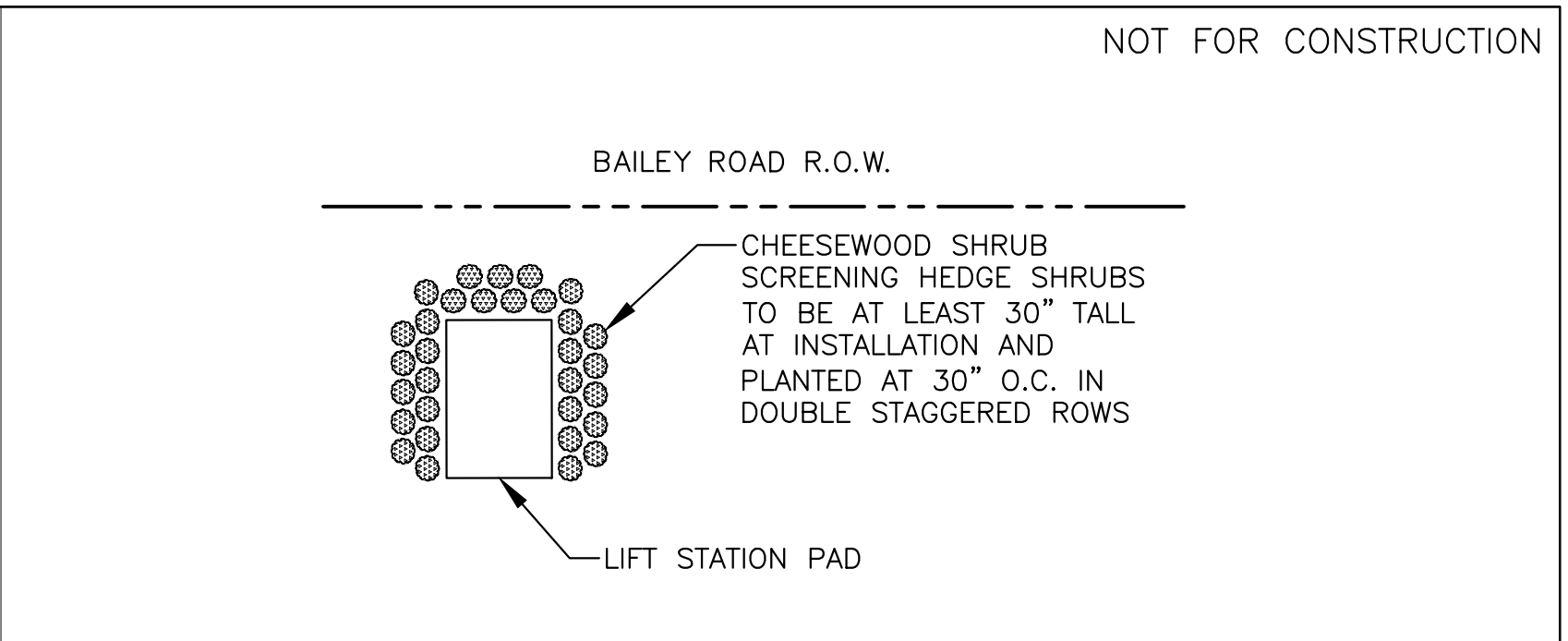
UNLESS NOTED OTHERWISE, THE TREE PROTECTION ZONE IS AT MINIMUM A CIRCULAR ZONE AROUND THE TREE TRUNK OF A RADIUS:

- 1) 6 FEET, IF THE DRIP LINE OF THE TREE IS LESS THAN 6 FEET FROM THE TRUNK OF THE TREE.
- 2) 6-20 FEET ENCOMPASSING THE FULL DRIP LINE OF THE TREE, IF THE DRIP LINE OF THE TREE IS BETWEEN 6 AND 20 FEET FROM THE TRUNK OF THE TREE.
- 3) 20 FEET, IF THE DRIP LINE OF THE TREE IS GREATER THAN 20 FEET FROM THE TRUNK OF THE TREE. 3" MULCH LAYER SHALL BE APPLIED TO THE REMAINING AREA BETWEEN THE TREE PROTECTION ZONE AND DRIP LINE.

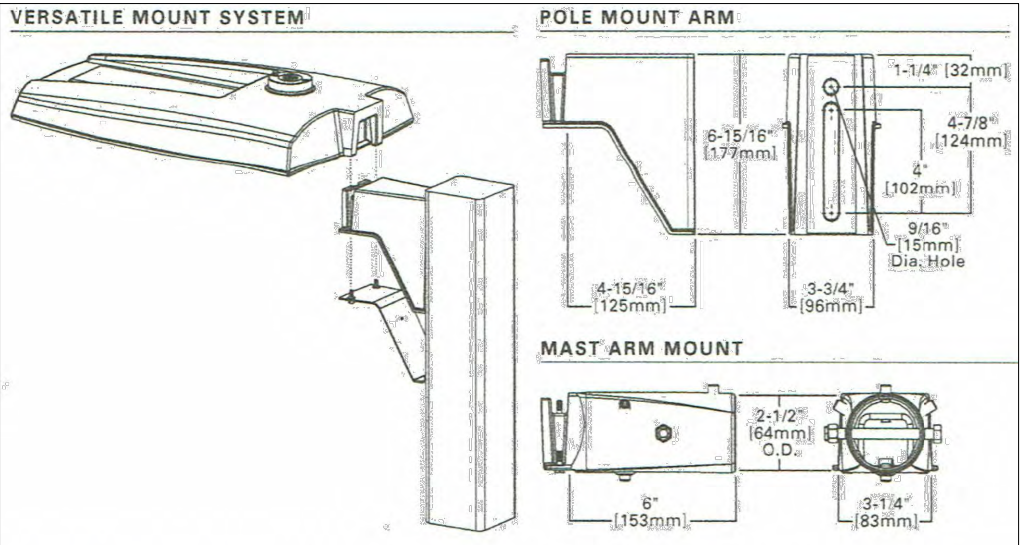
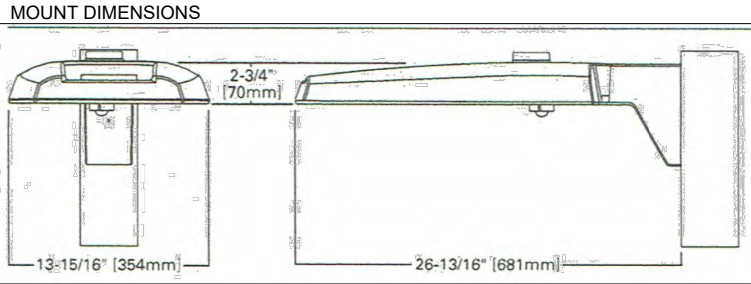
SEE SHEET TM-1 FOR ISA-CERTIFIED ARBORIST APPROVED TREE PROTECTION ZONES.



ALL DEVELOPMENT ACTIVITIES, EXCEPT THOSE SPECIFICALLY PERMITTED BY SECTION 4.05.14(F)(4) OF THE CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE, SHALL BE PROHIBITED WITHIN THE TREE PROTECTION ZONE, INCLUDING ANY CONSTRUCTION OF BUILDINGS, STRUCTURES, PAVING SURFACES, STORMWATER RETENTION OR DETENTION PONDS, AND TEMPORARY CONSTRUCTION ACTIVITIES, INCLUDING ALL DIGGING, STORAGE OF CONSTRUCTION MATERIAL, AND PARKING OF CONSTRUCTION VEHICLES.

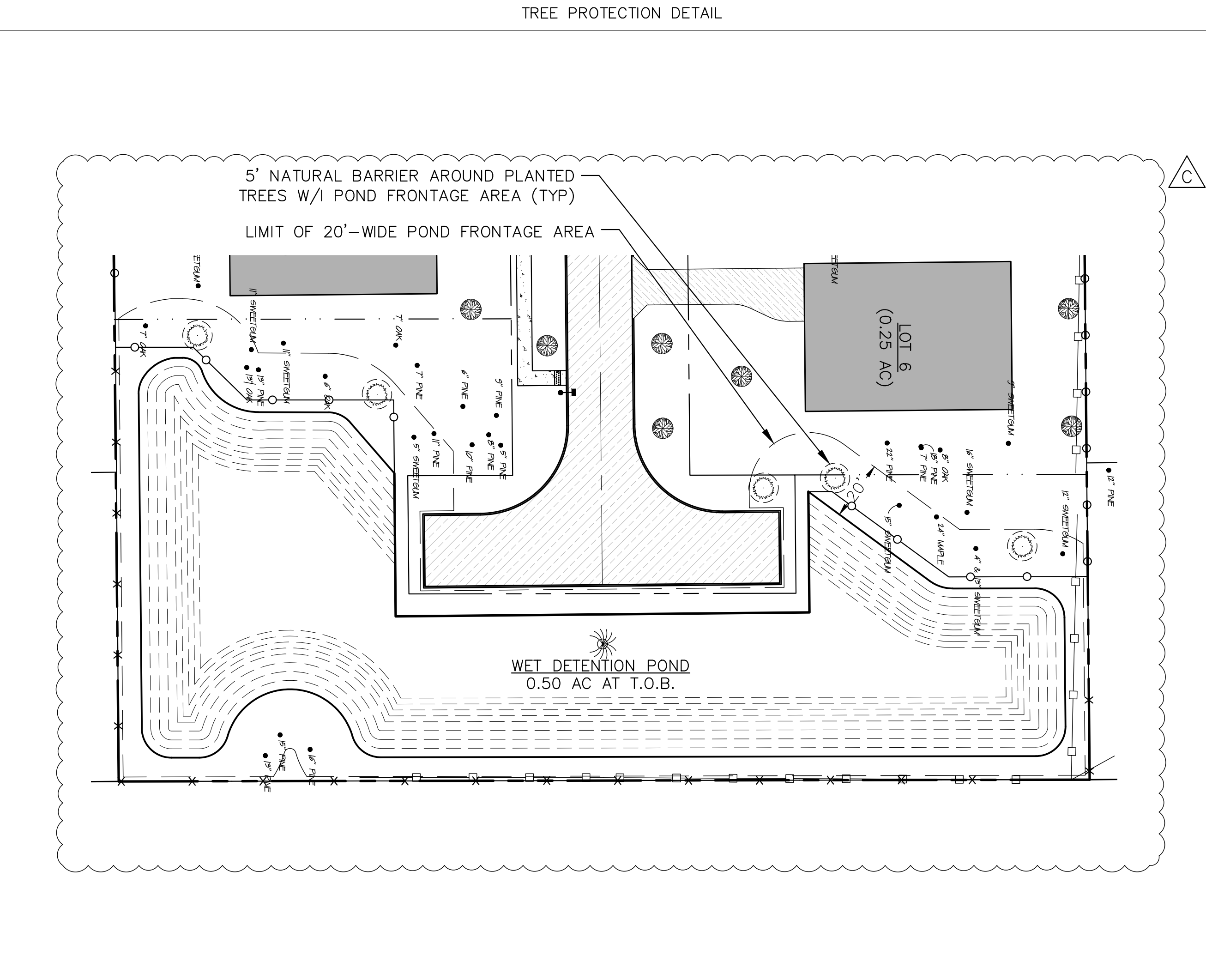
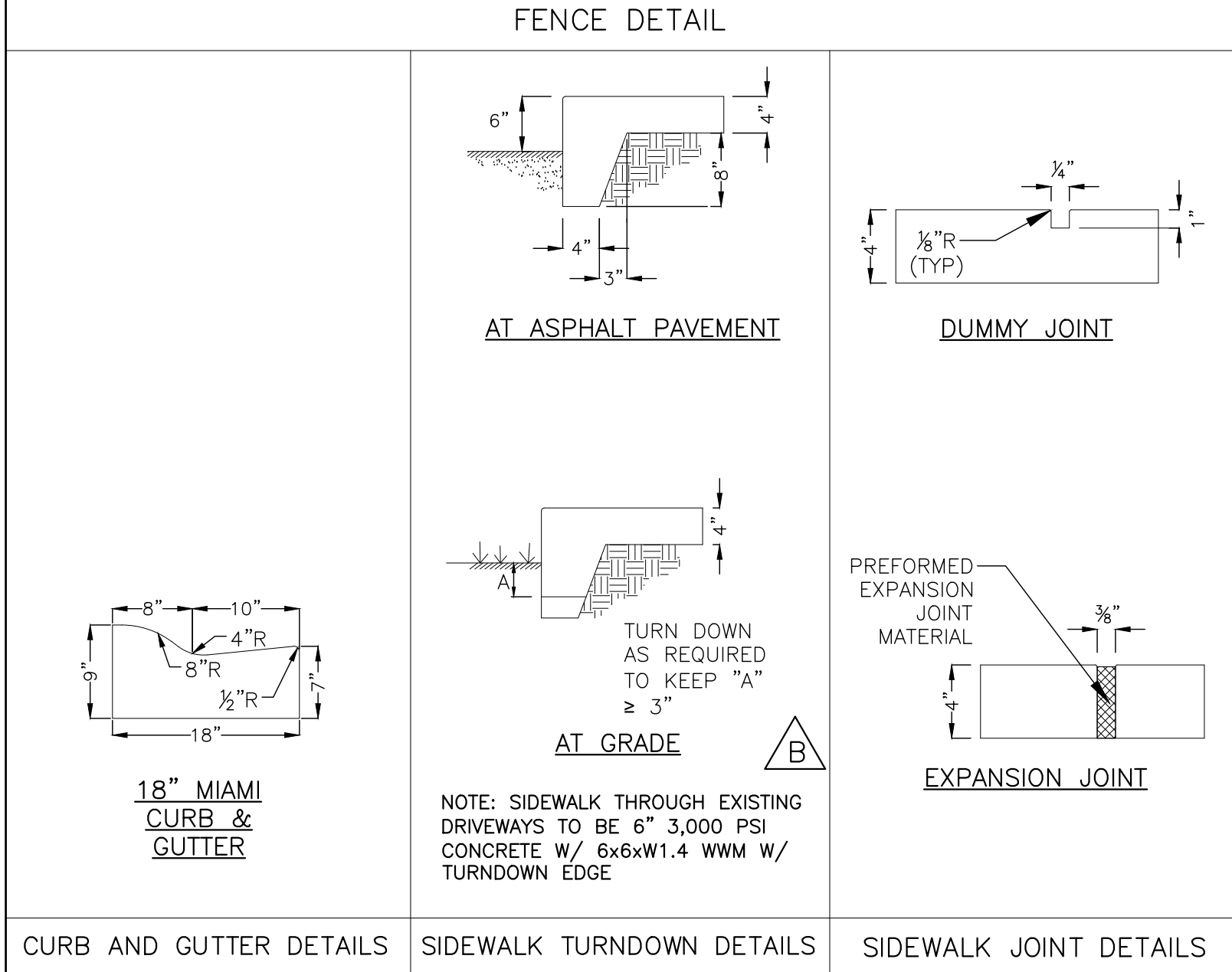
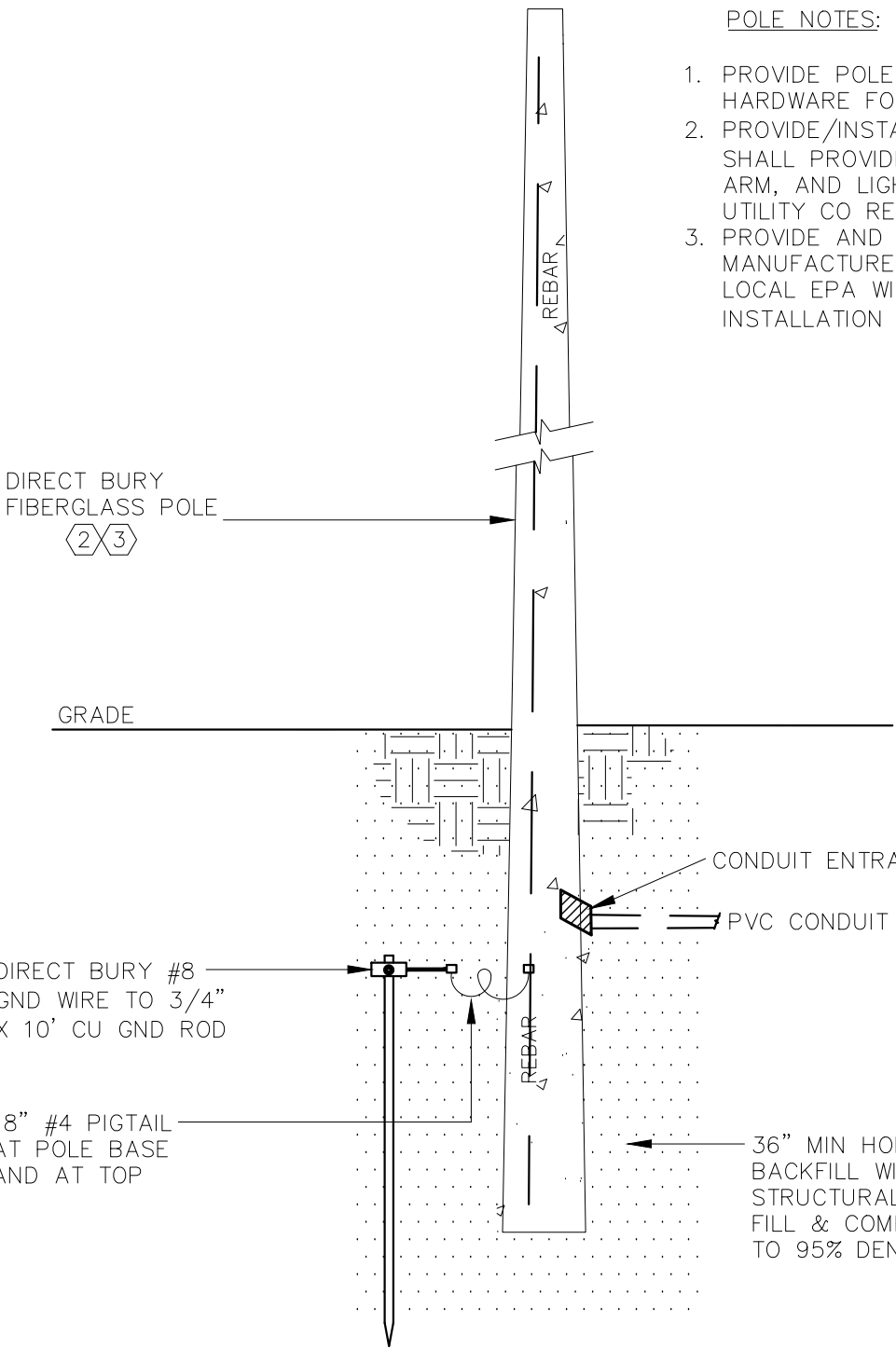


LIFT STATION SCREENING

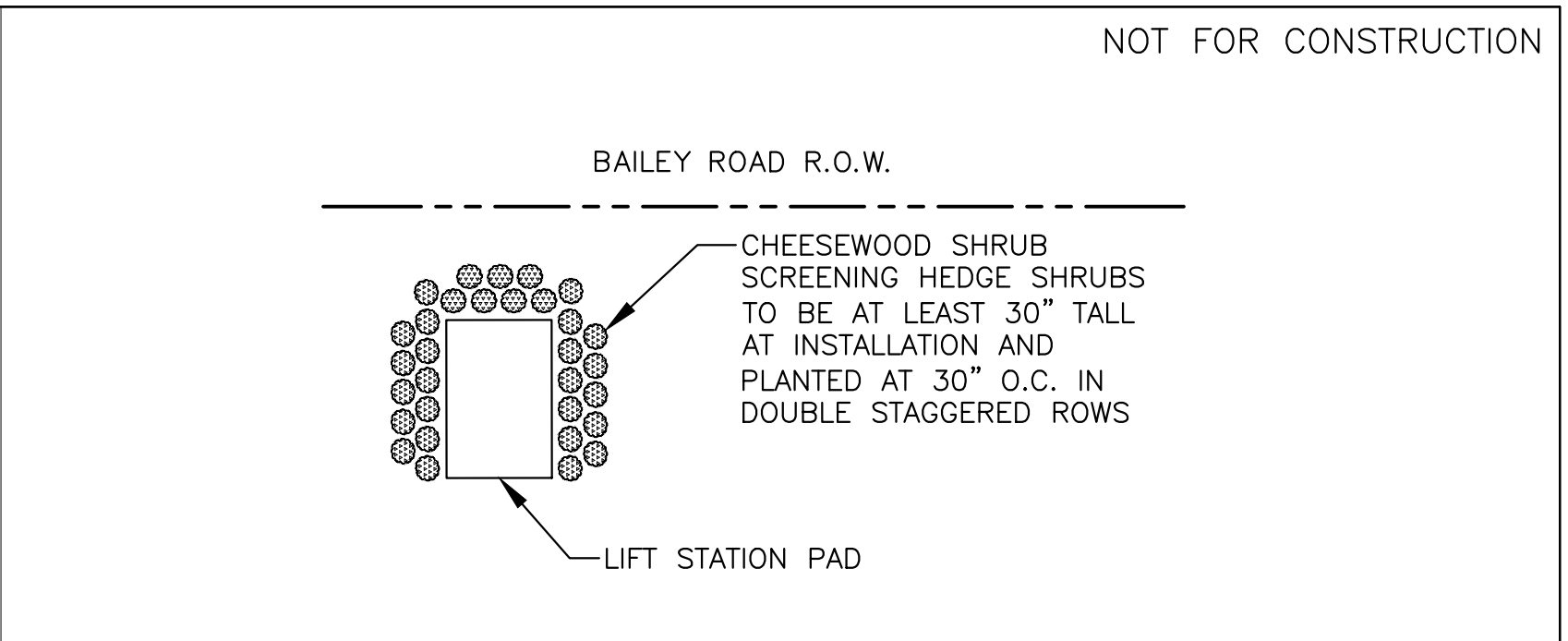


POLE NOTES:

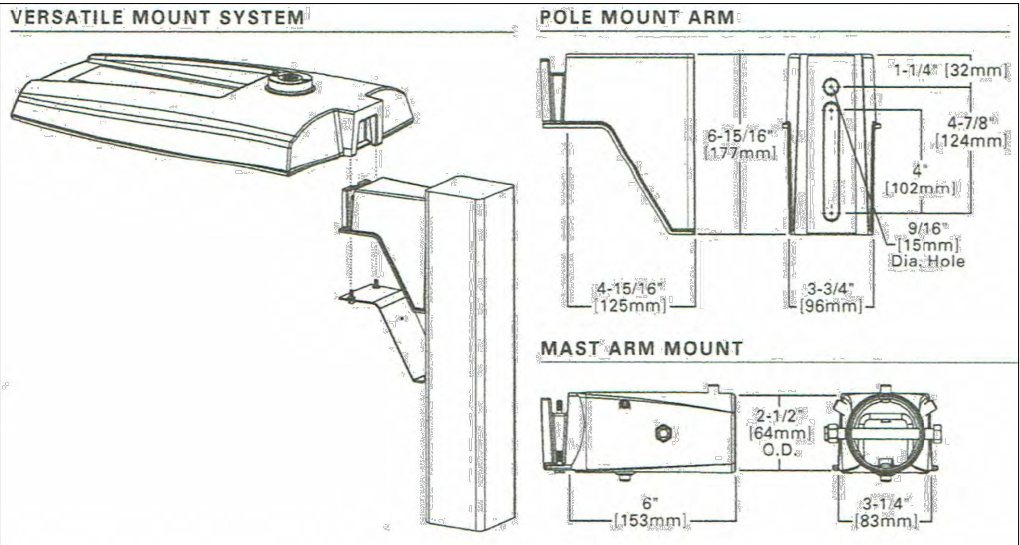
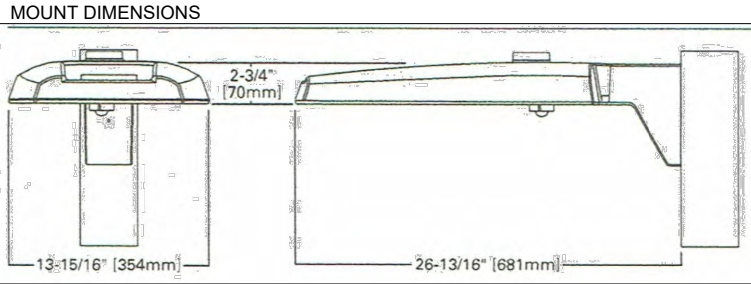
1. PROVIDE POLE/LT FIXTURES WITH ALL REQUIRED HARDWARE FOR MTG.
2. PROVIDE/INSTALL CONDUIT, AND PULLSTRING, JEA SHALL PROVIDE/INSTALL CONDUCTORS, POLE, MTG ARM, AND LIGHT FIXTURE. INSTALL ALL PER UTILITY CO REQUIREMENTS.
3. PROVIDE AND INSTALL CONCRETE LIGHT POLE PER MANUFACTURERS RECOMMENDATIONS TO WITHSTAND LOCAL EPA WIND SPEED RATINGS FOR AREA OF INSTALLATION (130MPH MINIMUM).



ALL DEVELOPMENT ACTIVITIES, EXCEPT THOSE SPECIFICALLY PERMITTED BY SECTION 4.05.14(F)(4) OF THE CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE, SHALL BE PROHIBITED WITHIN THE TREE PROTECTION ZONE, INCLUDING ANY CONSTRUCTION OF BUILDINGS, STRUCTURES, PAVING SURFACES, STORMWATER RETENTION OR DETENTION PONDS, AND TEMPORARY CONSTRUCTION ACTIVITIES, INCLUDING ALL DIGGING, STORAGE OF CONSTRUCTION MATERIAL, AND PARKING OF CONSTRUCTION VEHICLES.

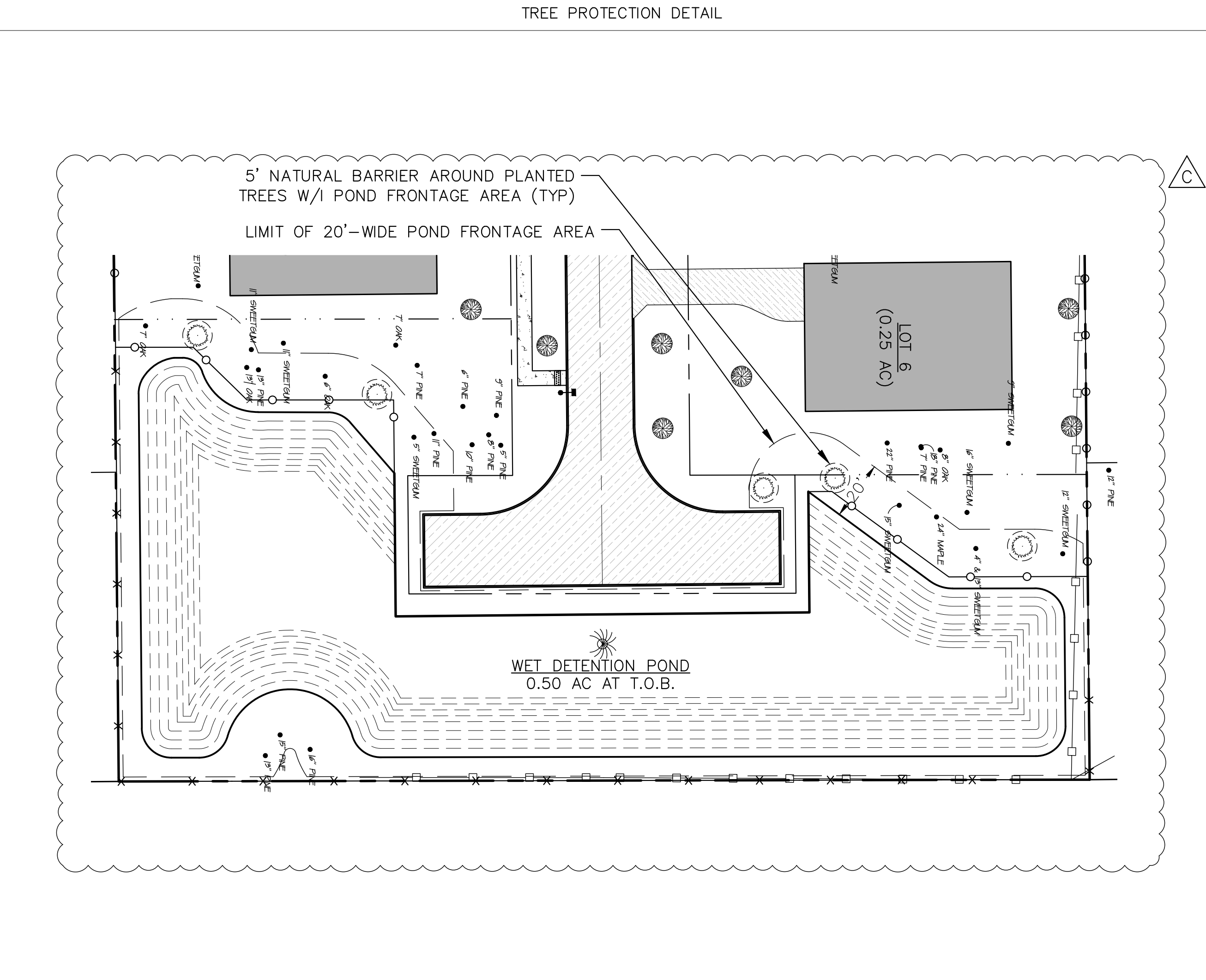
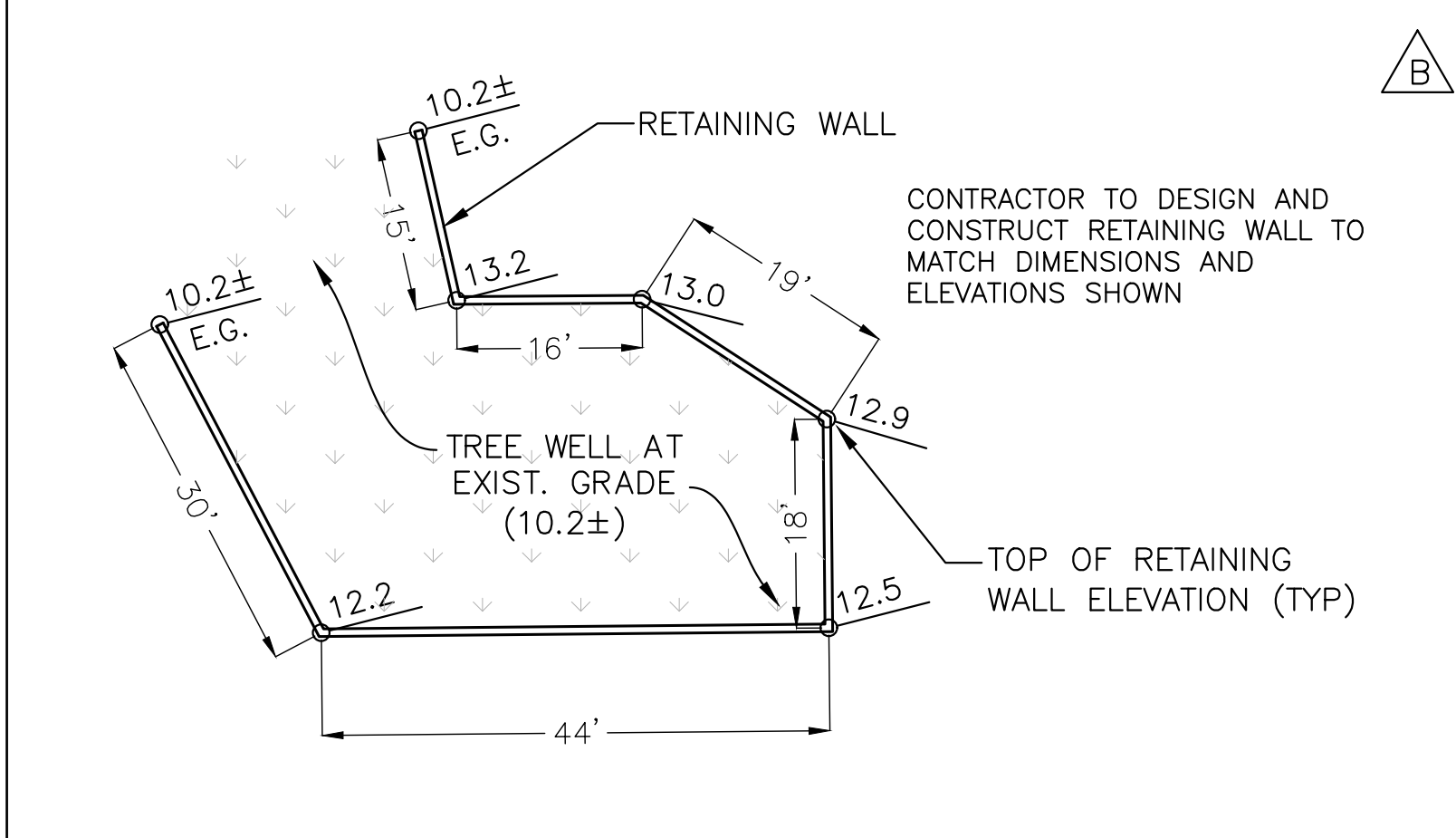
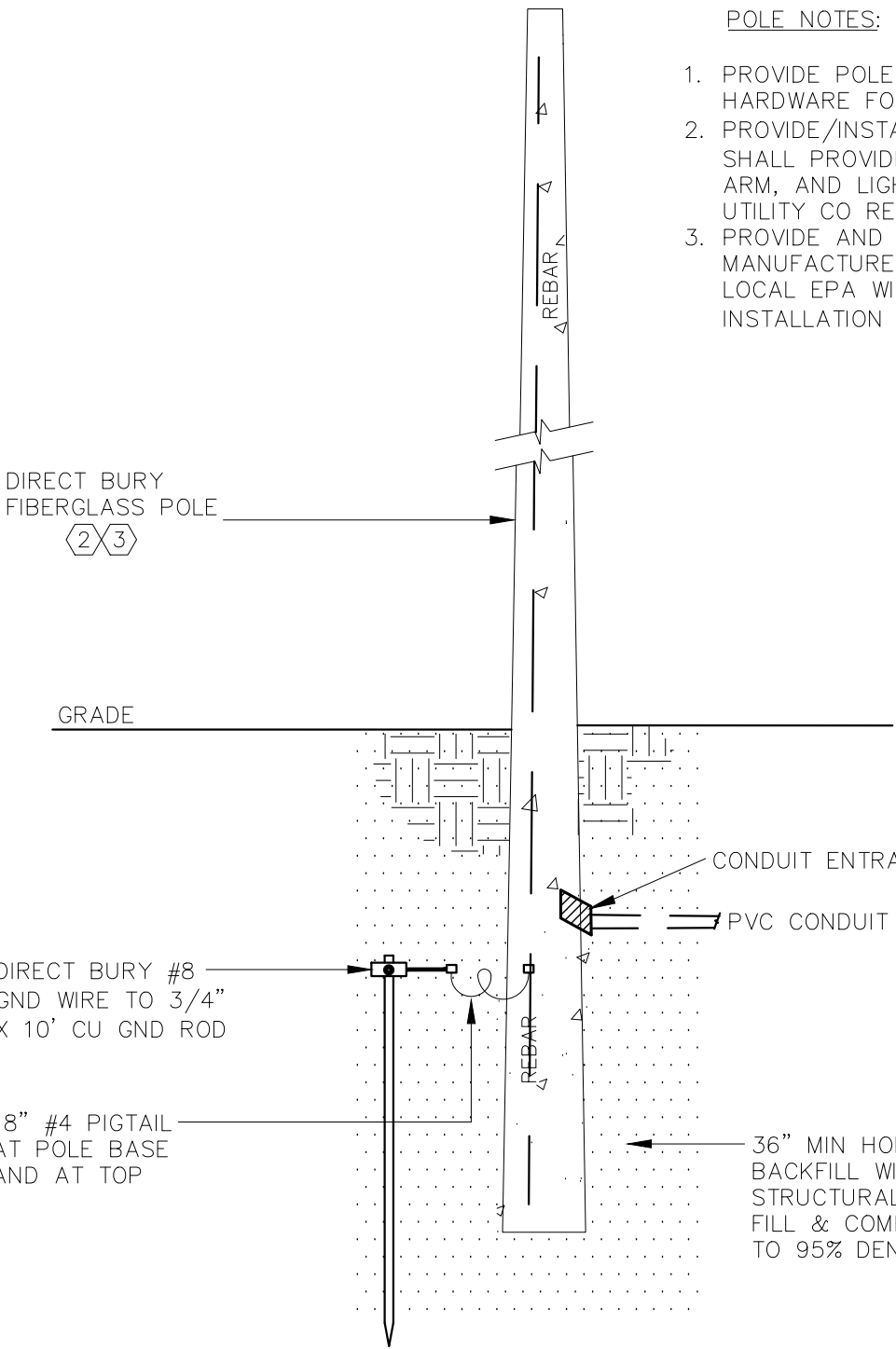


LIFT STATION SCREENING

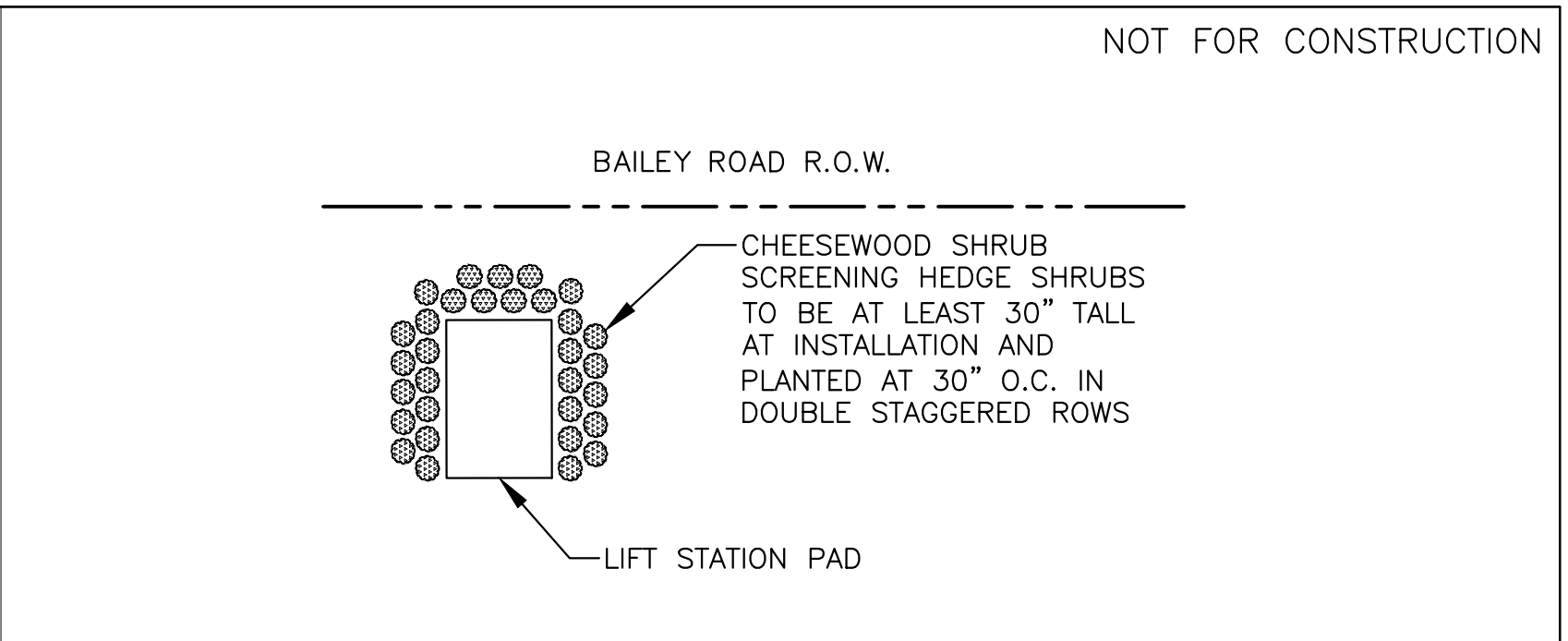


POLE NOTES:

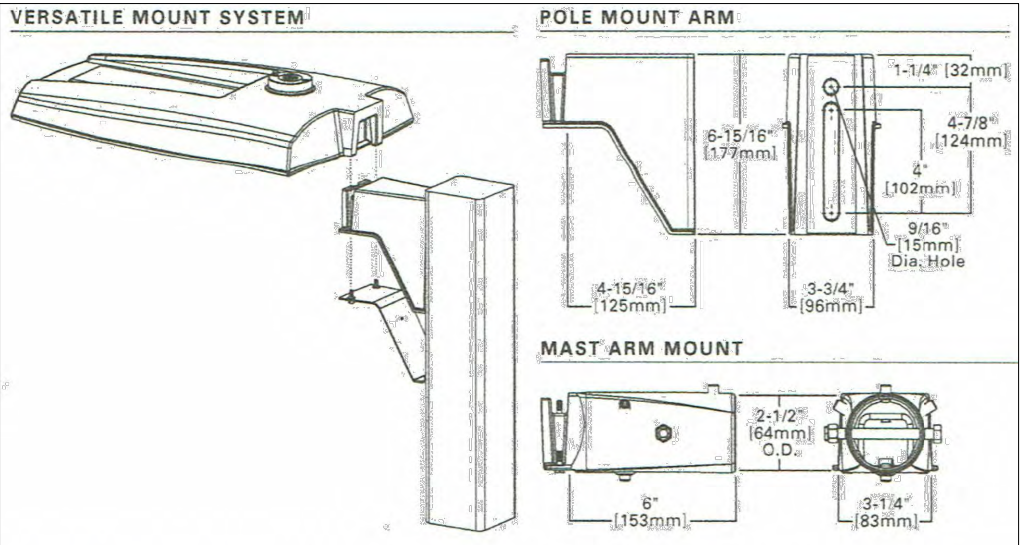
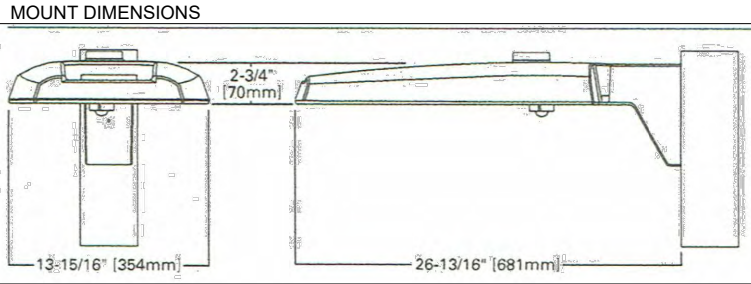
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2. PROVIDE/INSTALL CONDUIT, AND PULLSTRING, JEA SHALL PROVIDE/INSTALL CONDUCTORS, POLE, MTG ARM, AND LIGHT FIXTURE. INSTALL ALL PER UTILITY CO REQUIREMENTS.
3. PROVIDE AND INSTALL CONCRETE LIGHT POLE PER MANUFACTURERS RECOMMENDATIONS TO WITHSTAND LOCAL EPA WIND SPEED RATINGS FOR AREA OF INSTALLATION (130MPH MINIMUM).



ALL DEVELOPMENT ACTIVITIES, EXCEPT THOSE SPECIFICALLY PERMITTED BY SECTION 4.05.14(F)(4) OF THE CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE, SHALL BE PROHIBITED WITHIN THE TREE PROTECTION ZONE, INCLUDING ANY CONSTRUCTION OF BUILDINGS, STRUCTURES, PAVING SURFACES, STORMWATER RETENTION OR DETENTION PONDS, AND TEMPORARY CONSTRUCTION ACTIVITIES, INCLUDING ALL DIGGING, STORAGE OF CONSTRUCTION MATERIAL, AND PARKING OF CONSTRUCTION VEHICLES.

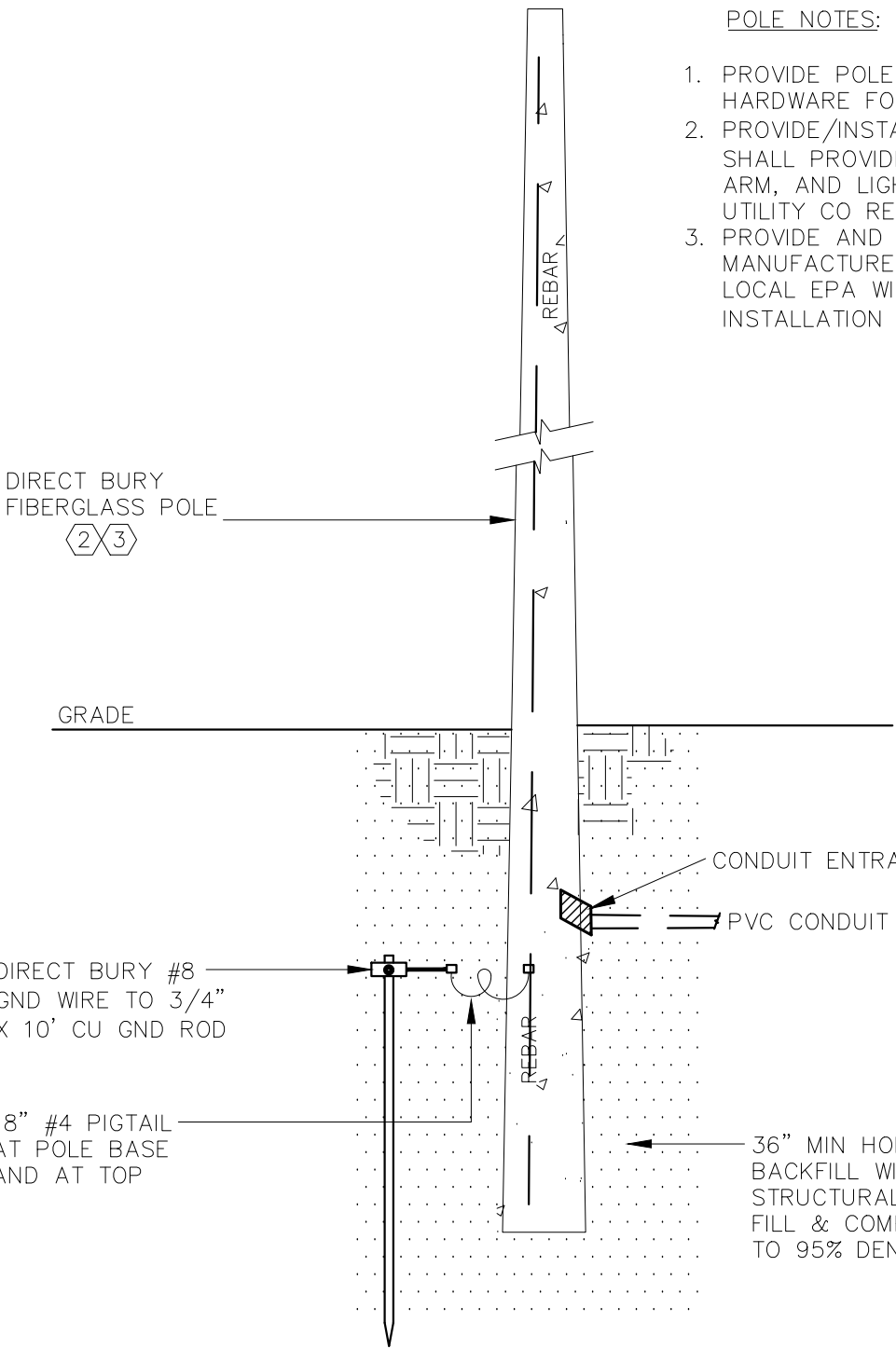


LIFT STATION SCREENING



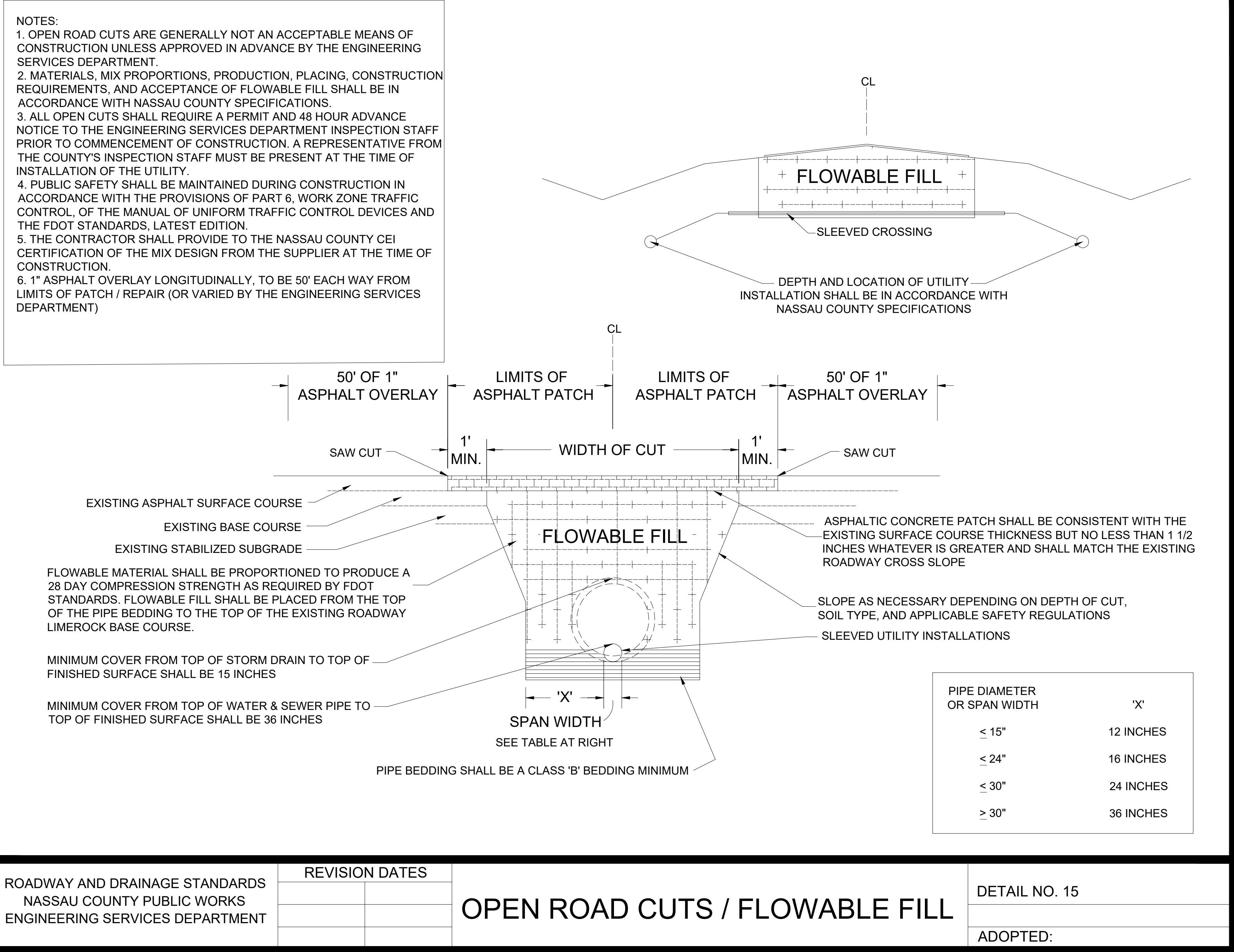
POLE NOTES:

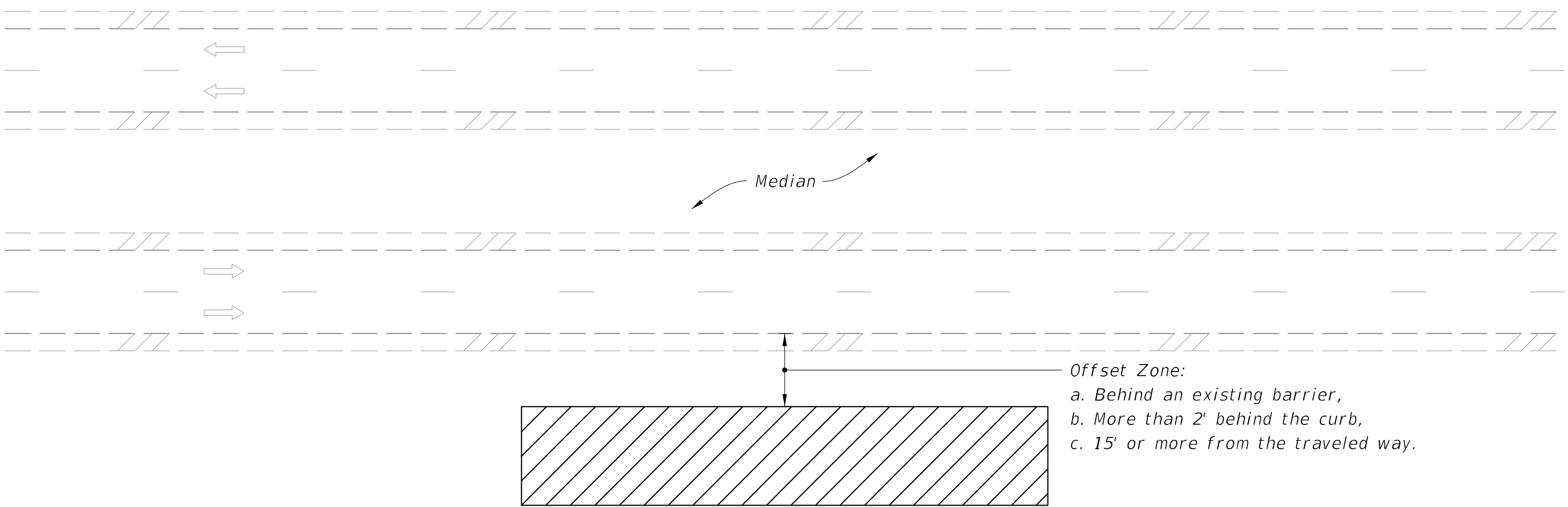
1. PROVIDE POLE/LT FIXTURES WITH ALL REQUIRED HARDWARE FOR MTG.
2. PROVIDE/INSTALL CONDUIT, AND PULLSTRING, JEA SHALL PROVIDE/INSTALL CONDUCTORS, POLE, MTG ARM, AND LIGHT FIXTURE. INSTALL ALL PER UTILITY CO REQUIREMENTS.
3. PROVIDE AND INSTALL CONCRETE LIGHT POLE PER MANUFACTURERS RECOMMENDATIONS TO WITHSTAND LOCAL EPA WIND SPEED RATINGS FOR AREA OF INSTALLATION (130MPH MINIMUM).



TREE WELL RETAINING WALL PLAN				POND LANDSCAPING DETAIL				SITE LIGHTING DETAIL			
K				Scale:				REGISTERED DESIGN PROFESSIONAL			ISSUE DATE: 07/14/22
J				Project Mgr: AG							Sheet
I				Designed by: AG/EC							DT-1
H				Drawn by: EC/AG							Page 12 of 14
G				QA/QC: NG							Project No. 21-10-36
F											
E											
D											
C	EC	07/14/22	REVISED PER C.O.F.B. & NASSAU COUNTY COMMENTS								
B	EC	05/23/22	REVISED PER C.O.F.B. COMMENTS								
A	EC	03/01/22	ISSUE FOR C.O.F.B. REVIEW								
No.	By	Date	Revision								

Gillette & Associates, Inc. 20 South 4th Street Fernandina Beach, FL 32034 Certificate of Authorization No. 9332 DO NOT SCALE THIS DRAWING – DIMENSIONS AND NOTES TAKE PREFFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"	G & A GILLETTE & ASSOCIATES, INC 20 SOUTH 4TH STREET FERNANDINA BEACH, FL 32034 PHONE: (904) 261-8819	ARTISAN HOMES LLC 2754 BAILEY ROAD FERNANDINA BEACH, FLORIDA	ISLAND VIEW SUBDIVISION	MISCELLANEOUS DETAILS	ASA R. GILLETTE, P.E. FLORIDA P.E. NO. 56177	ISSUE DATE: 07/14/22 Sheet DT-1 Page 12 of 14 Project No. 21-10-36
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MULTILANE ROADWAY SHOWN, TWO-LANE ROADWAY SIMILAR

- NOTES:**
- 1. This Index applies to Two-Lane, Two-Way and Multilane Roadways, including Medians of divided roadways, with work beyond the shoulder.
 - 2. Use Index 102-602 when the work operation (excluding establishing and terminating the work area) requires that two or more work vehicles cross the Offset Zone in any one hour period.
 - 3. Use Index 102-660 when Work Area encroaches a Sidewalk.

- SYMBOLS**
- Work Area
 - Lane Identification + Direction of Traffic

10/9/2020 1:18:22 PM

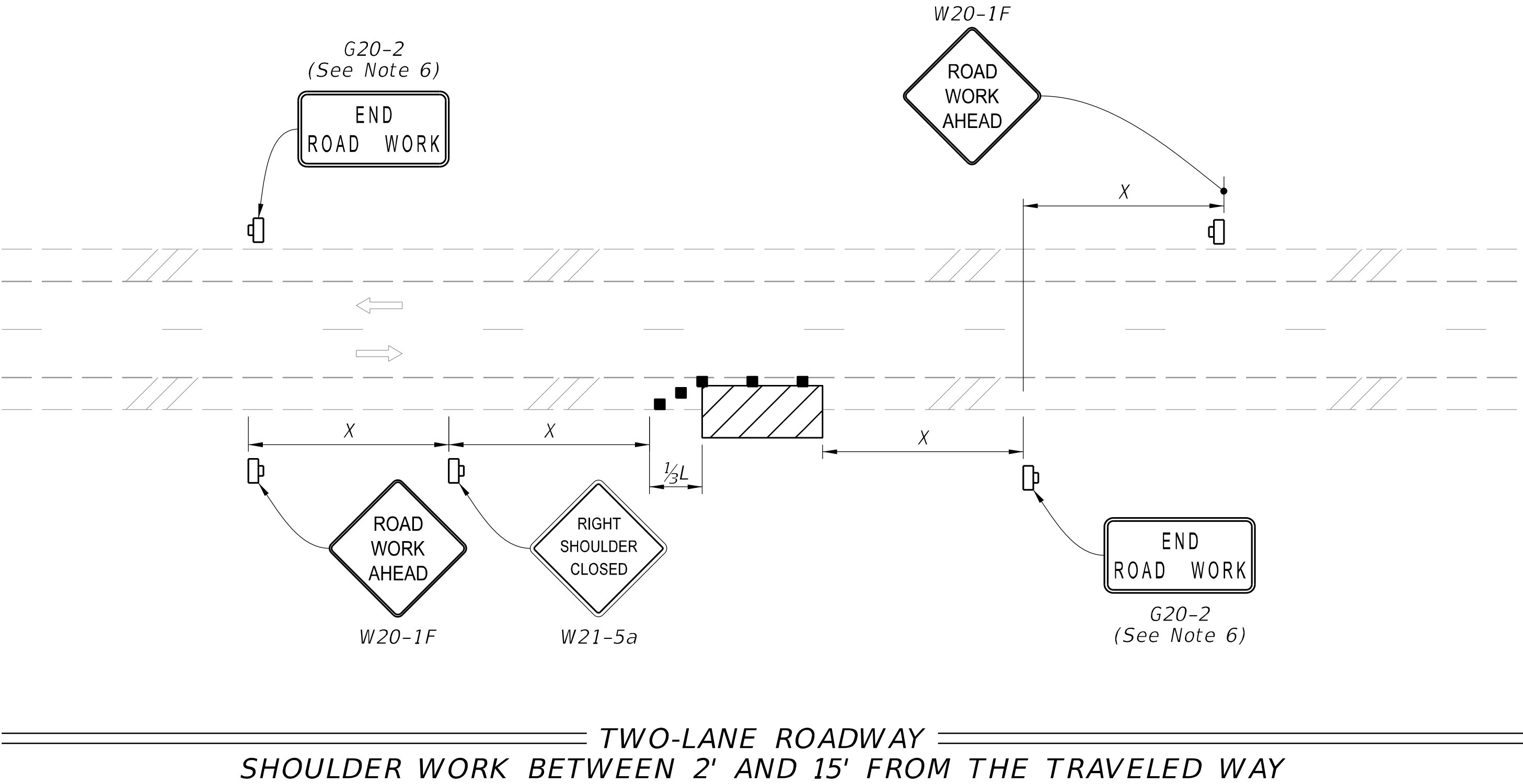
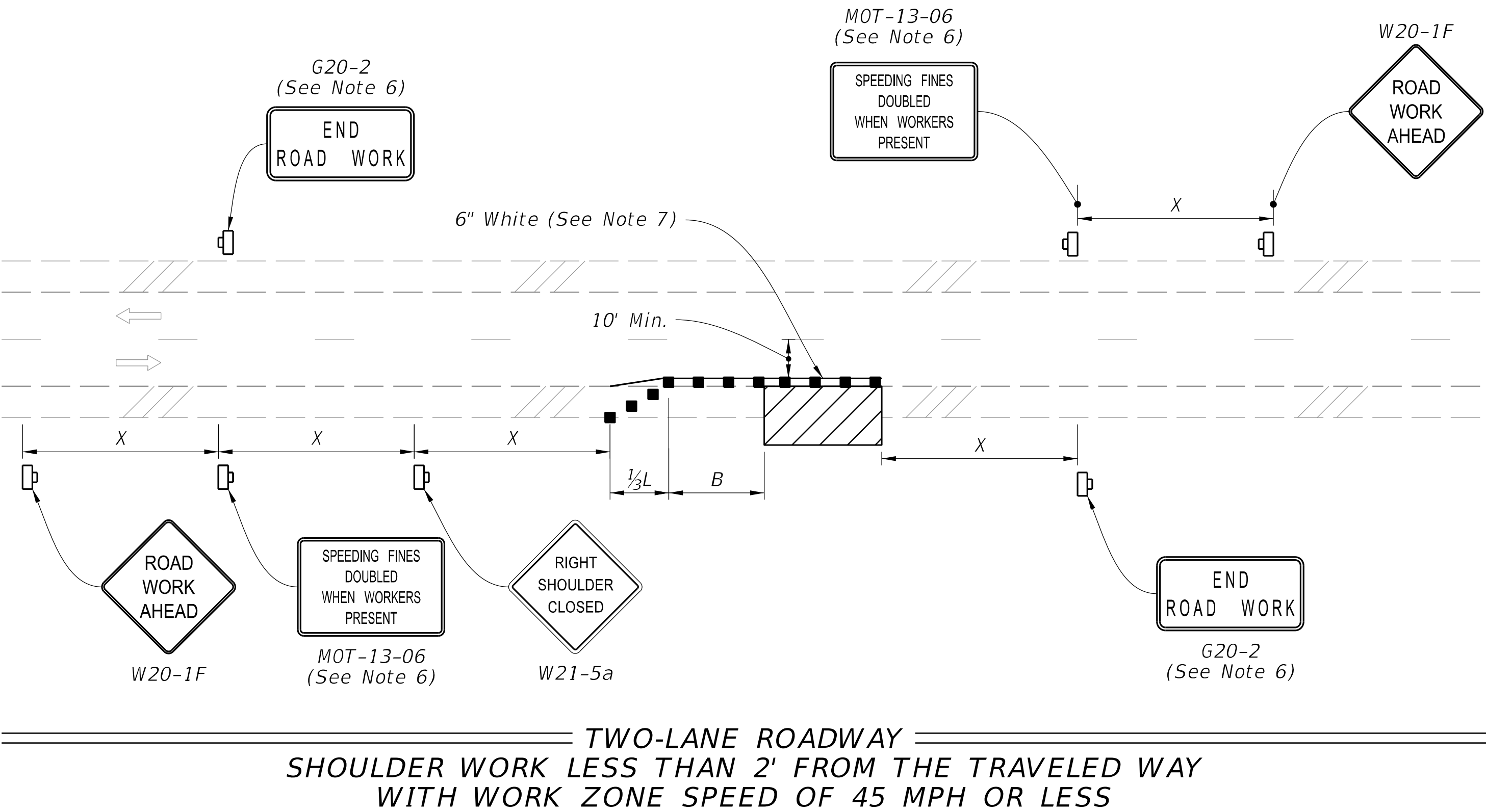
LAST REVISION 11/01/20	REVISION	DESCRIPTION:	FY 2021-22 STANDARD PLANS	TWO-LANE AND MULTILANE ROADWAY, WORK BEYOND THE SHOULDER	INDEX 102-601	SHEET 1 of 1
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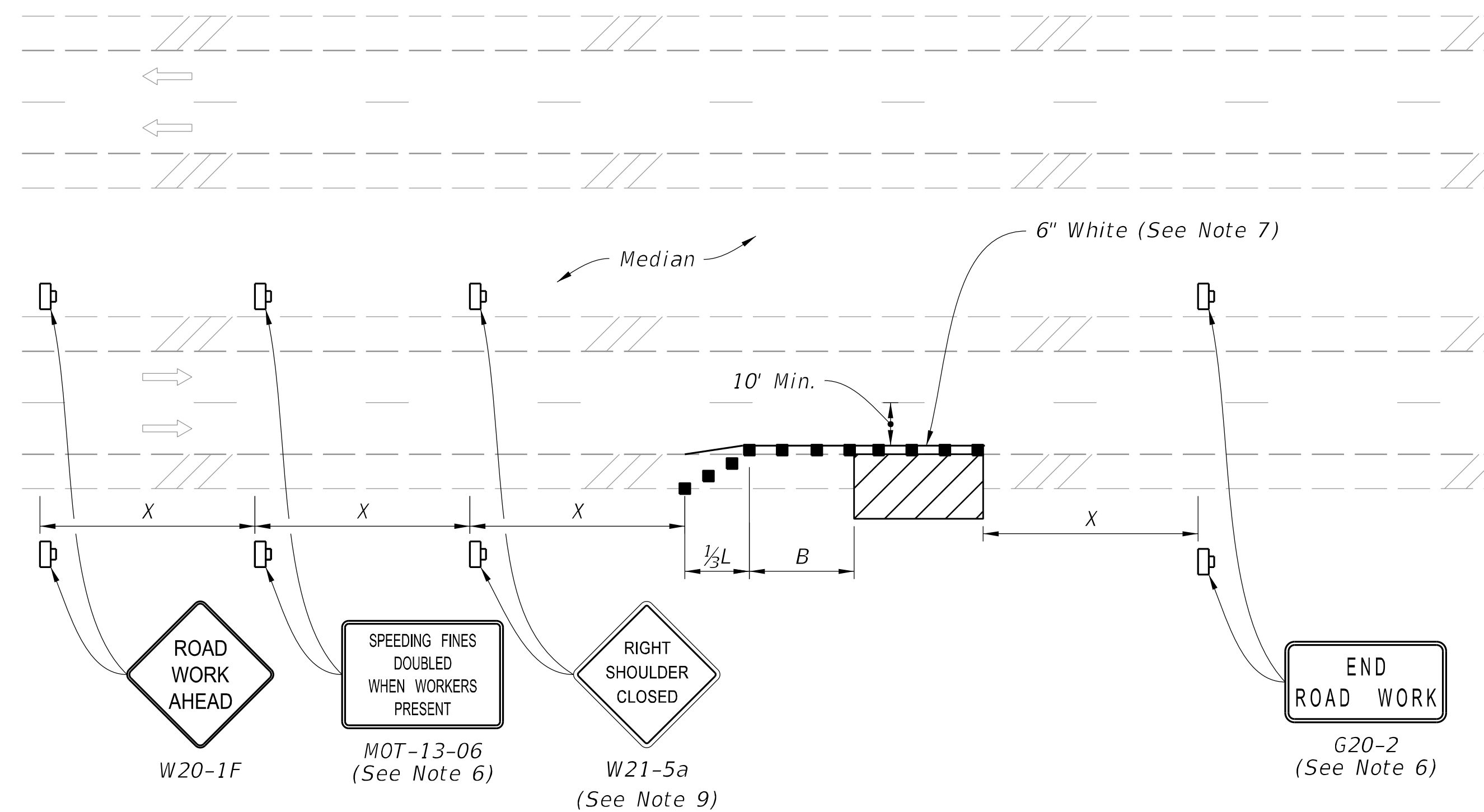
NOTES:

1. This Index applies to Two-Lane, Two-Way and Multilane Roadways, including Medians of divided roadways, with work on the shoulder.
2. L = Taper Length
 X = Work Zone Sign Spacing
 B = Buffer Length
See Index 102-600 for " L ", " X ", " B ", and channelizing device spacing values.
3. For incidental work (e.g. mowing or litter removal), only the Road Work Ahead sign is required.
4. When four or more work vehicles enter the through traffic lanes in a one hour period (excluding establishing and terminating the work area), use a flagger or lane closure to accommodate work vehicle ingress and egress.
5. For work less than two feet from the traveled way and work zone speed is greater than 45 MPH, use a lane closure.
6. The "Speeding Fines Doubled When Workers Present" signs (MOT-13-06) and "End Road Work" Signs (G20-2) along with the associated work zone sign spacing distances may be omitted when the temporary condition is in place for 24 hours or less.
7. Temporary pavement markings may be omitted when the work zone is in place for 3 days or less.
8. If the work encroaches on a marked bicycle lane or rideable shoulder, close the lane or shoulder in accordance with the Plans.
9. Omit "Shoulder Closed" signs (W21-5a) along with associated work zone sign spacing distances for work on the median

SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Lane Identification and Direction of Traffic





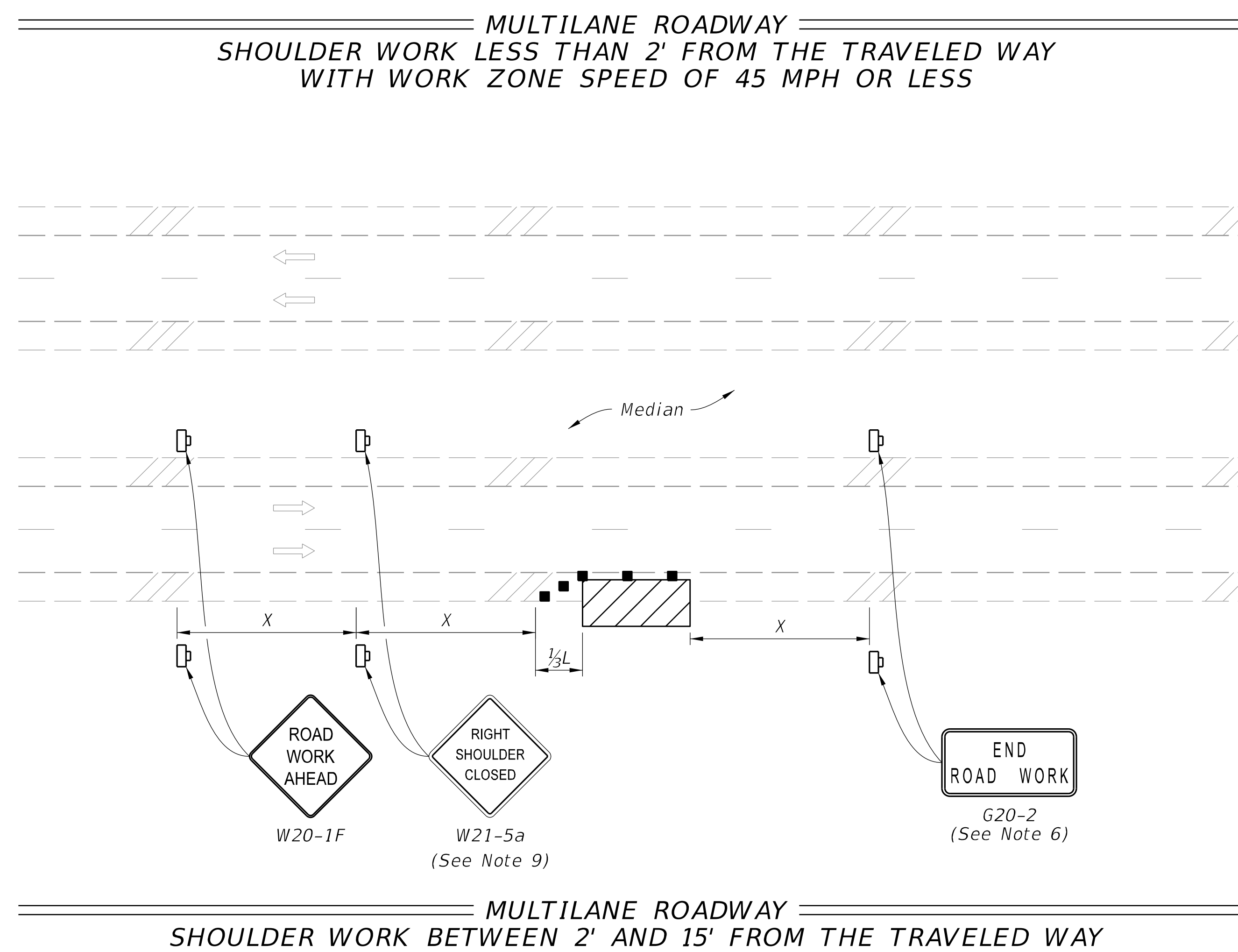
SYMBOLS:

 *Work Area*

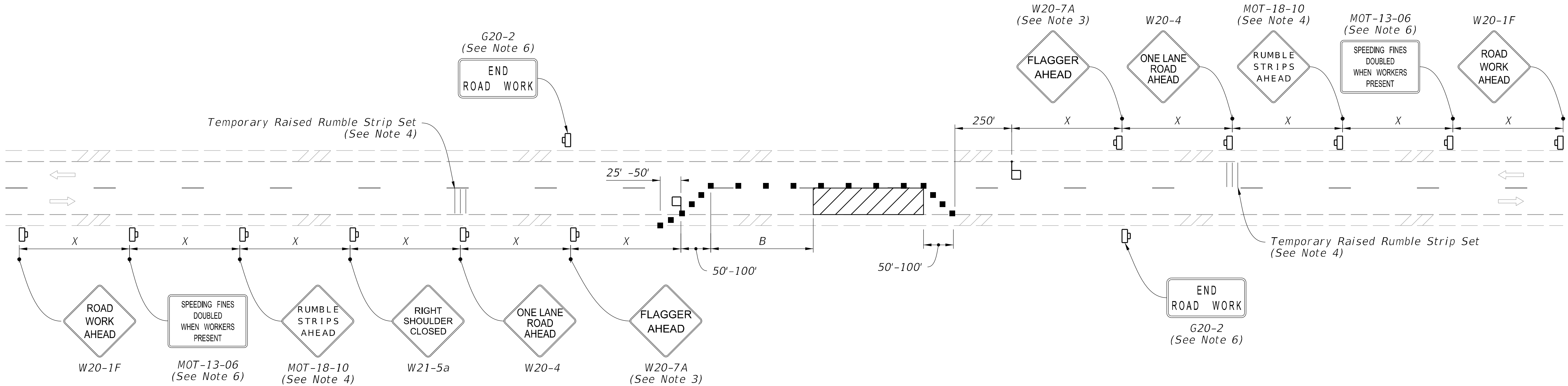
- *Channelizing Device (See Index 102-600)*

 Work Zone Sign

⇒ *Lane Identification and Direction of Traffic*



7/13/2022 7:07:33 AM



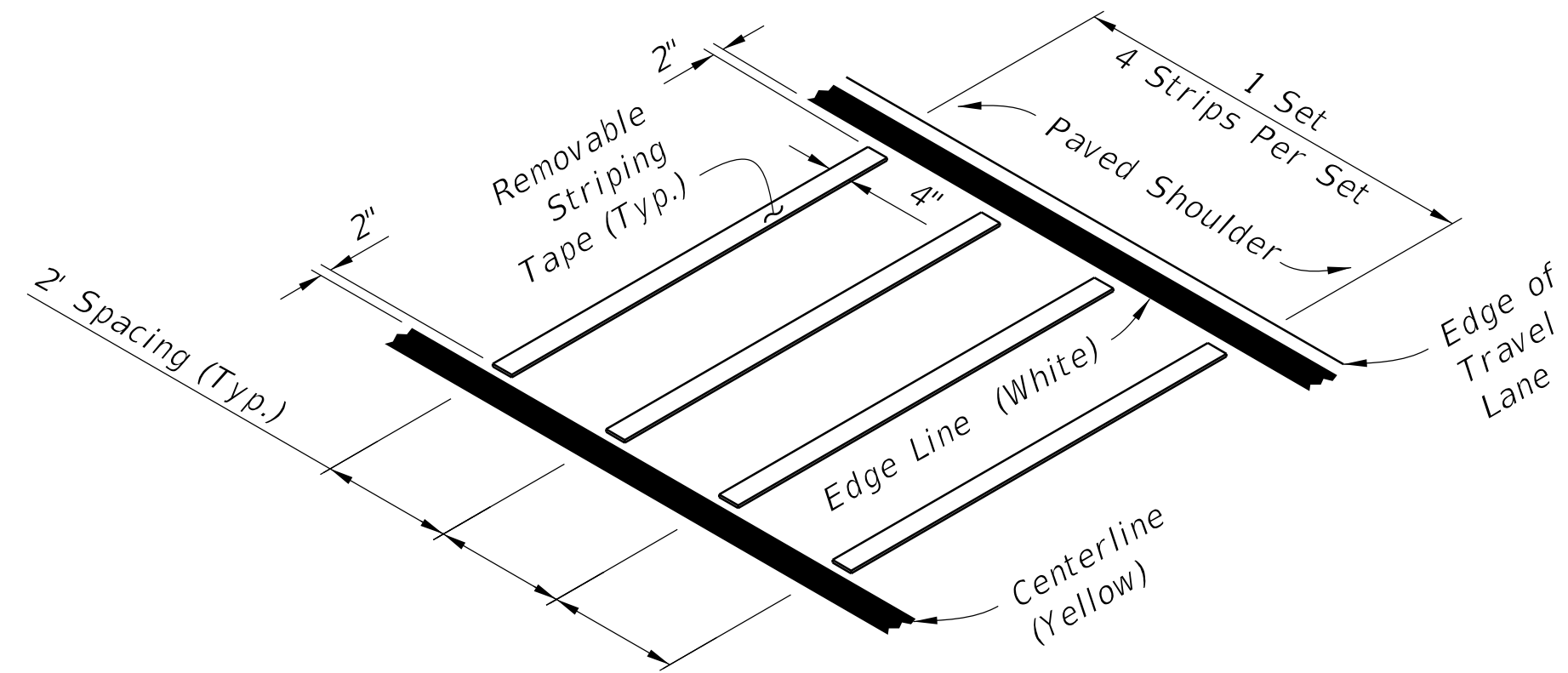
NOTES:

1. This Index applies to Two-Lane, Two-Way Roadways with work within the traveled way.
2. L = Taper Length
B = Buffer Length
X = Work Zone Sign Spacing
See Index 102-600 for "L", "B", "X" and channelizing device spacing values.
3. Optionally, use "Flagger Ahead" sign with symbol (W20-7) instead of "Flagger Ahead" sign with text (W20-7A).
4. Use temporary raised rumble strips when the existing posted speed is 55 mph or greater and the work duration is greater than 60 minutes. If temporary raised rumble strips are not used, omit "Rumble Strips Ahead" signs (MOT-18-10) and associated work zone sign spacing.
5. Additional one-way control may be provided by the following means:
 - a. Flag-carrying vehicle
 - b. Official vehicle
 - c. Pilot vehicles
 - d. Traffic signals
6. The "Speeding Fines Doubled When Workers Present" signs (MOT-13-06) and "End Road Work" signs (G20-2), along with associated work zone sign spacing, may be omitted when the work operation will be in place for 24 hours or less.
7. Automated Flagger Assistance Devices (AFADs) may be used in accordance with Specification Sections 102, 990 and the APL vendor drawings.
8. Railroad Crossings:
 - a. If an active railroad crossing is located closer to the Work Area than the queue length plus 300 feet, extend the Buffer Space as shown on Sheet 2.
 - b. If the queuing of vehicles across an active railroad crossing cannot be avoided, provide a uniformed traffic control officer or flagger at the highway-rail grade crossing to prevent vehicles from stopping within the highway-rail grade crossing, even if automatic train warning devices are in place.

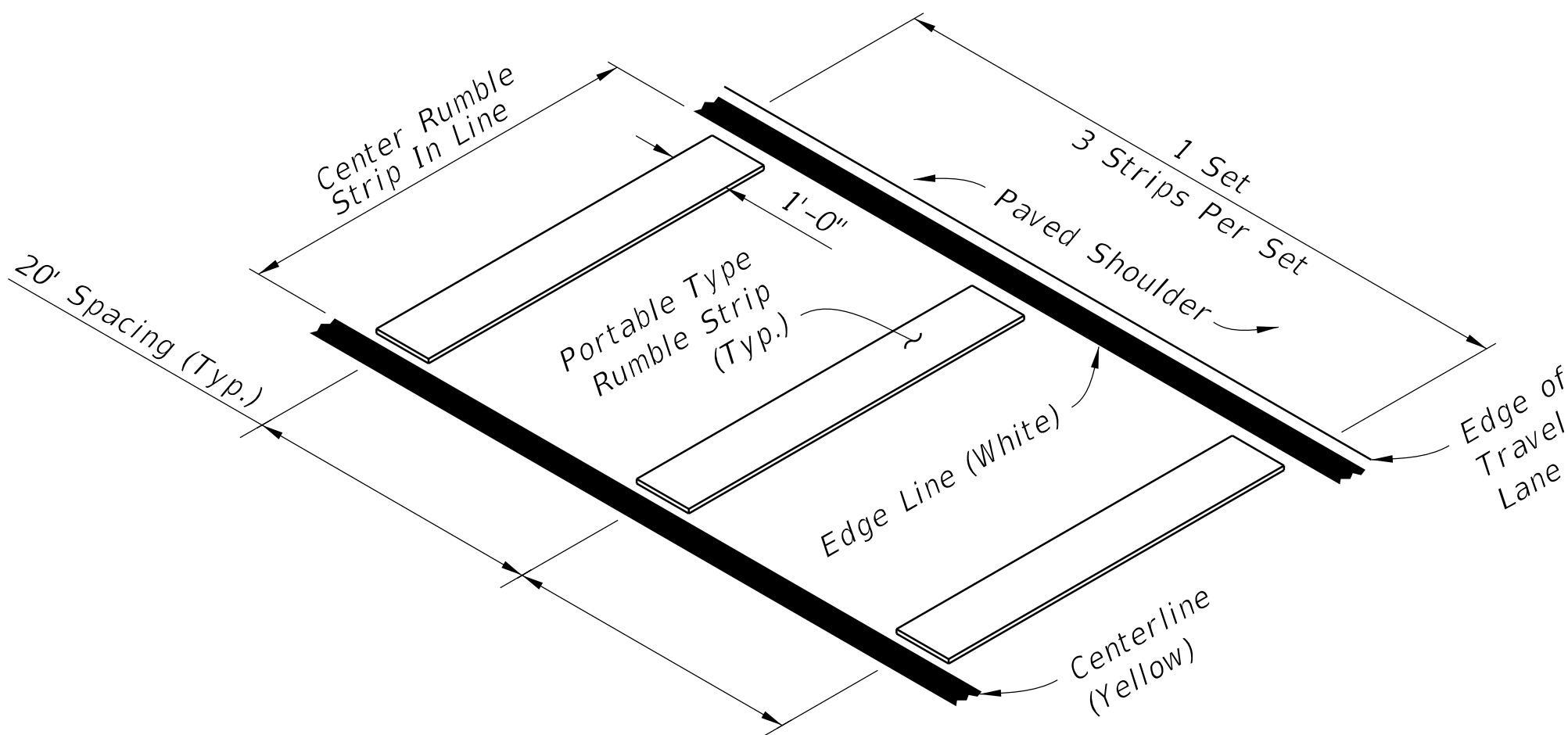
When flaggers are the sole means of one-way control, the flaggers must be in sight of each other or in direct communication at all times.

SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Flagger
- Lane Identification and Direction of Traffic



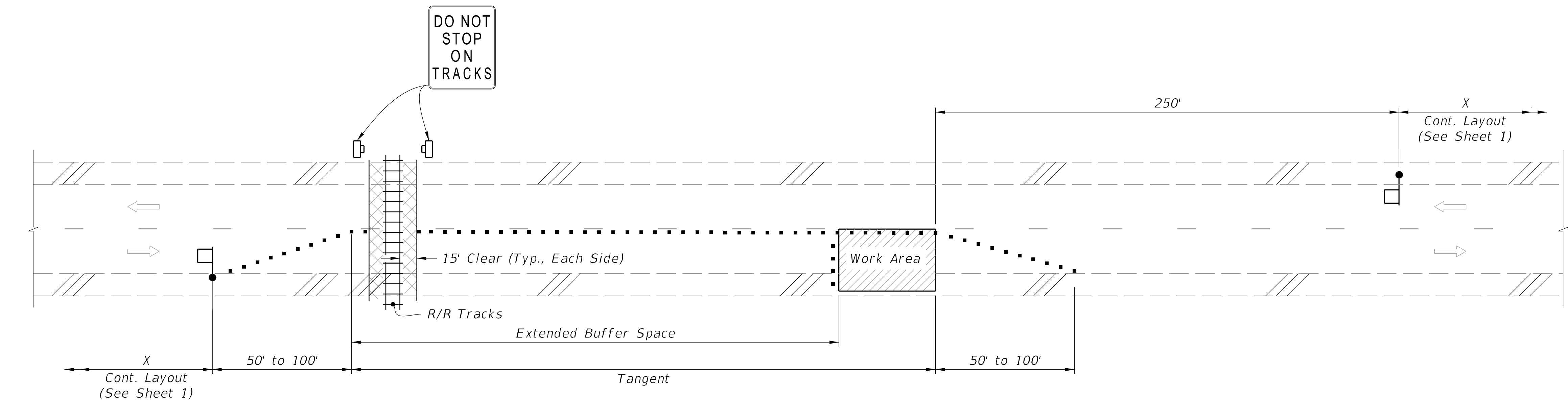
OPTION - 1
REMOVABLE STRIPING TYPE



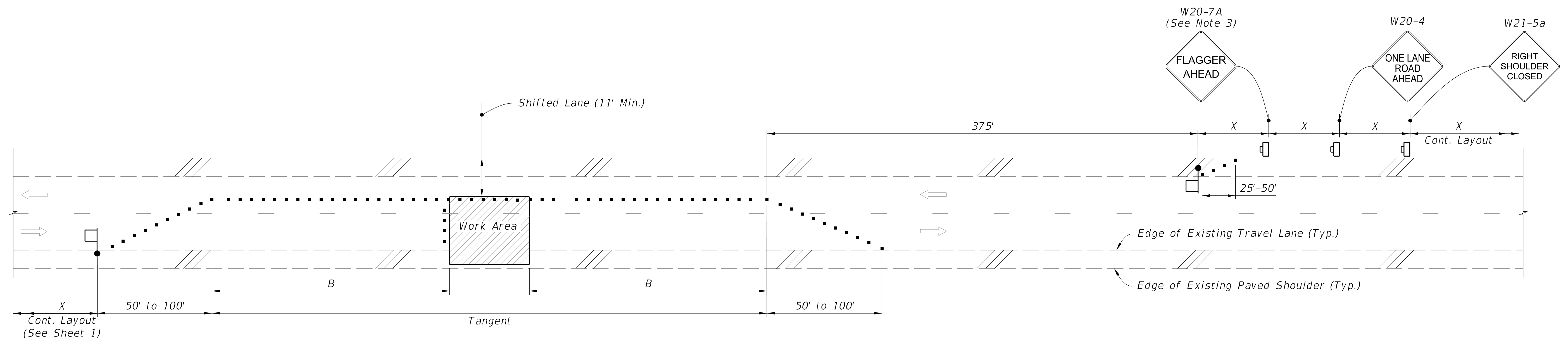
OPTION - 2
PORTABLE TYPE

RUMBLE STRIP SETS

LAST REVISION	DESCRIPTION:	FDOT	FY 2022-23 STANDARD PLANS	TWO-LANE, TWO-WAY WORK WITHIN THE TRAVEL WAY	INDEX	SHEET
11/01/21					102-603	1 of 2



TEMPORARY RAILROAD CROSSING BUFFER SPACE EXTENSION



TEMPORARY LANE SHIFT TO SHOULDER WHEN WORK AREA ENCROACHES ON THE CENTERLINE (For Work Operations In place 24 Hours or Less)

SYMBOLS:

-  Work Area
-  Channelizing Device (See Index 102-600)
-  Work Zone Sign
-  Flagger
-  Lane Identification and Direction of Traffic

SPECIAL CONDITIONS

LAST REVISION 11/01/21	REVISION	DESCRIPTION:		FY 2022-23 STANDARD PLANS	TWO-LANE, TWO-WAY WORK WITHIN THE TRAVEL WAY	INDEX 102-603	SHEET 2 of 2
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Print

Planning Advisory Board (PAB) - Submission #10825

Date Submitted: 2/10/2023

Planning Advisory Board (PAB) Application

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

Fees

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



Zoning Map Amendment (≤ 10 acres \$2,500 / > 10acres \$5,000)



Land Use Map Amendment (≤ 10 acres \$2,500 / > 10acres \$5,000)



LDC Text Amendment (\$1,500)



Comp Plan Amendment (\$5,000)



Subdivision Plat “ Preliminary (≤ 20 units \$3,000 / > 20 units \$5,000)



Subdivision Plat “ Final (\$1,500)



Vacation of R.O.W. (\$3,500)



Small Cell Outside R.O.W. (per application) (\$500)



Voluntary Annexation (\$2,000)



Development of Regional Impact: Amend Development Order (\$1,500)



New Telecommunications Structure (\$2,000)



Revision to each PAB Application - 1/2 cost of original application fee (To offset additional display ad fee)

PAB 2023



IMPORTANT NOTES

Pre-Application Meeting

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

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

☐

LDC Text Amendment “ see LDC Section 11.01.08.

☐

Preliminary Subdivision Plat “ see LDC Section 11.01.05.

☐

Final Subdivision Plat “ LDC Section 11.01.05.

☒

Zoning Map Changes “ See LDC Section 11.01.07.

The LDC is available for review at

www.fbfl.us/LDC

Application Requirements

☐

A complete application filed at least forty-five (45) days before the date of the Planning Advisory Board’s public hearing;

☐

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

☐

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

☐

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

☐

A detailed letter of intent stating the following:

☐

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

☐

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

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

Yes

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

2/7/2023

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

PROPERTY INFORMATION

Property information can be found at the Nassau County Property Appraiser’s Website’s Map Search

Site Address*

2852 Bailey Road

City*

Fernandina Beach

State*

FL

Zip*

32034

Parcel ID #(s)*

00-00-30-044B-0078-0010

Lot*

78

Block*

78 S-1

Subdivision*

bailey road

Zoning District*

R-2 w/PUD

Future Land Use Designation*

Medium Density Residential

REVIEW TYPE*

☒

Zoning Map Amendment ≤ 10 acres

☒

Zoning Map Amendment > 10 acres

☐

LDC Text Amendment

☐

Comp Plan Amendment

☐

Subdivision Plat “ Preliminary ≤ 20 units

☐

Subdivision Plat “ Preliminary > 20 units

☐

Subdivision Plat “ Final

☐

Vacation of R.O.W.

☒

Voluntary Annexation

☐

Revision to PAB Application

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Katherine

Last Name*

Maley

Company (if applicable)

Mailing Address*

2852 Bailey Road

City*

Fernandina Beach

State*

FL

Zip*

32034

Telephone Number*

904-310-3480

Email Address*

planninginfo@fbfl.city

OWNER'S AGENT

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

First Name

City of Fernandina Beach

Last Name

Dale Martin

Mailing Address

204 Ash Street

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

904-310-3480

E-mail Address

planninginfo@fbfl.city

PROJECT INFORMATION

Previous Planning/Zoning Approvals

RESO 2023-17

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

Zoning Map and Future Land Use Map Amendments and Voluntary Annexation

Certification*



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



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

Applicant First Name*

Dale

Applicant Last Name*

Martin

Today's Date*

2/10/2023

Upload Supporting Documentation*

2023-17 Voluntary Annexation Agreement Katherine Maley 2852 Bailey Road.pdf



Upload 2

Choose File

No file selected

Upload 3

Choose File

No file selected

Upload 4

Choose File

No file selected

DEPARTMENT OF PLANNING & CONSERVATION

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

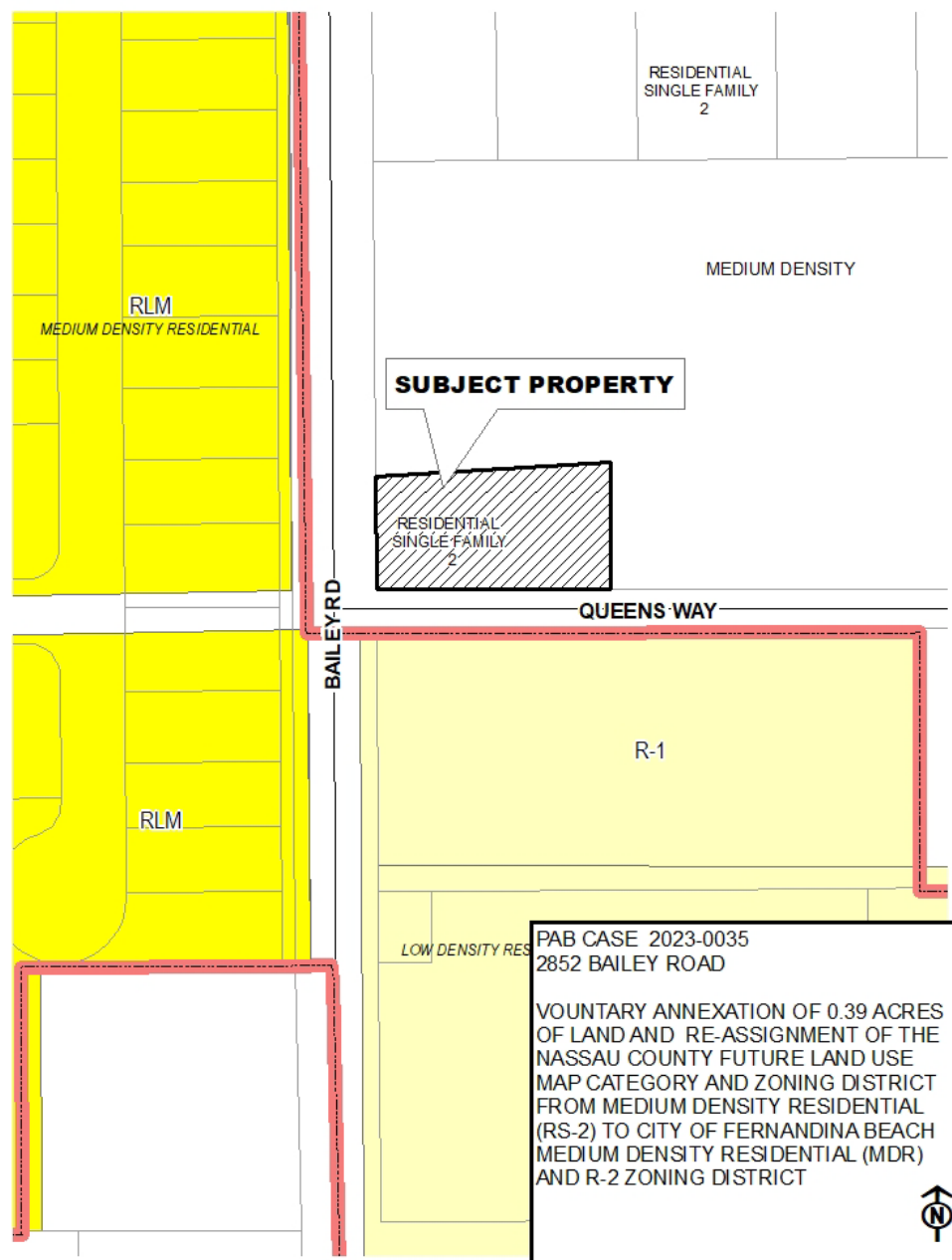


APPLICATION FOR VOLUNTARY ANNEXATION, LAND USE AND ZONING
2852 BAILEY ROAD

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	Katherine Maley				
AGENT:	City of Fernandina Beach				
REQUESTED ACTION:	Voluntary Annexation, Assignment of a Future Land Use Map Category of Medium Density Residential (MDR) and Medium Density Residential (R-2) Zoning District				
LOCATION:	2852 Bailey Road				
CURRENT ZONING:	Nassau County Residential Single Family 2				
CURRENT LAND USE:	Medium Density				
EXISTING USES ON SITE:	Single Family Home				
PROPERTY SIZE	Approximately 0.39 Acres of Land				
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Year Built</u>	<u>Zoning</u>	<u>FLUM</u>
NASSAU COUNTY	North	Vacant	-	NC Residential Single Family 2	Medium Density
WITHIN CITY LIMITS	South	Church	Appx. 1997	R-1	Low Density Residential
NASSAU COUNTY	East	Vacant	-	NC Residential Single Family 2	Medium Density
WITHIN CITY LIMITS	West	Dunes of Amelia	Varies	RLM	Medium Density Residential

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The City of Fernandina Beach requests voluntary annexation, assignment of City Future Land Use Map Category of Medium Density Residential and corresponding Zoning District of R-2. Resolution 2023-17 approved the extension of water and sewer services for 2852 Bailey Road. This property is contiguous to the municipal boundary along the southern side of the parcel. The requested FLUM and zoning categories are consistent with the properties' existing Nassau County land use and zoning assignments.



CONSISTENCY WITH THE COMPREHENSIVE PLAN / LAND DEVELOPMENT CODE:

This is a voluntary annexation of property as compliant with all applicable Florida Statutes and the City's Municipal Code. The annexation area is compact, does not create an "enclave", and represents a logical extension of the City boundary. The area is a logical extension of urban development, and any development or redevelopment is capable of achieving full compliance with the City's Land Development Code and Comprehensive Plan. The City is able to serve this property and meet or exceed all levels of service required by Comprehensive Plan policies referenced herein.

<i>Applicable Policy Reference</i>	<i>Determination of Consistency</i>
CP 1.02.02	✓
CP 1.02.03	✓
CP 1.02.04	✓
CP 1.02.10	✓
CP 1.03.01	✓
CP 1.04.03	✓
CP 1.07.09	✓
CP 4.01.01	✓
CP 4.01.02	✓
LDC 2.01.12	✓
LDC11.01.07	✓

CONCLUSION AND STAFF RECOMMENDATIONS:

The requested action is consistent with the City's Comprehensive Plan and the Land Development Code. Staff recommends approval of the voluntary annexation, assignment of the **Medium Density Residential (MDR) FLUM** category, and **Medium Density Residential (R-2) Zoning District**. Following the recommendation of the Planning Advisory Board (PAB), the application will move forward to the City Commission in the form of three separate ordinances at a public hearing anticipated for April 18th, 2023.



STAFF REPORT
PAB 2023-0035 (AX, LU, CZ)
Planning Advisory Board Hearing
March 8, 2023

Daphne Forehand
Planner I

MOTION TO CONSIDER:

I move to recommend **(approval or denial)** of PAB case number 2023-0035 to the City Commission requesting that a Voluntary Annexation, Assignment of the Medium Density Residential (MDR) land use category, and Medium Density Residential (R-2) zoning district for property located at 2852 Bailey Road be **(approved or denied)** and that PAB case 2023-0035, as presented, **(is or is not)** sufficiently compliant with the Comprehensive Plan and Land Development Code to be approved at this time.

Respectfully submitted,

Daphne Forehand
Planner I

RESOLUTION 2023-17

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, APPROVING THE EXTENSION OF WATER SERVICES OUTSIDE THE CORPORATE LIMITS; ACCEPTING THE VOLUNTARY ANNEXATION PETITION FOR ONE PARCEL CONTAINING APPROXIMATELY 0.39 ACRES OF LAND LOCATED AT 2852 BAILEY ROAD; AUTHORIZING EXECUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, property owner, Katherine Maley, completed the City of Fernandina Beach Voluntary Annexation Petition/Water/Wastewater Annexation Agreement Application pursuant to Chapter 171.044, Florida Statutes, for one parcel containing approximately 0.39 acres located at 2852 Bailey Road, identified as Parcel No. 00-00-30-044B-0078-0010; and

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

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

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

SECTION 1. The City Commission hereby authorizes the extension of water services to the property owners identified, whose property is located outside the corporate limits of the City at 2852 Bailey Road and identified as Parcel No. 00-00-30-044B-0078-0010, attached hereto as Exhibit A, and approves the Voluntary Annexation Petition, attached hereto as Exhibit B.

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

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

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

ADOPTED this 7th day of February, 2023.

CITY OF FERNANDINA BEACH



BRADLEY M. BEAN

Commissioner – Mayor

ATTEST:

APPROVED AS TO FORM AND LEGALITY:



CAROLINE BEST

City Clerk



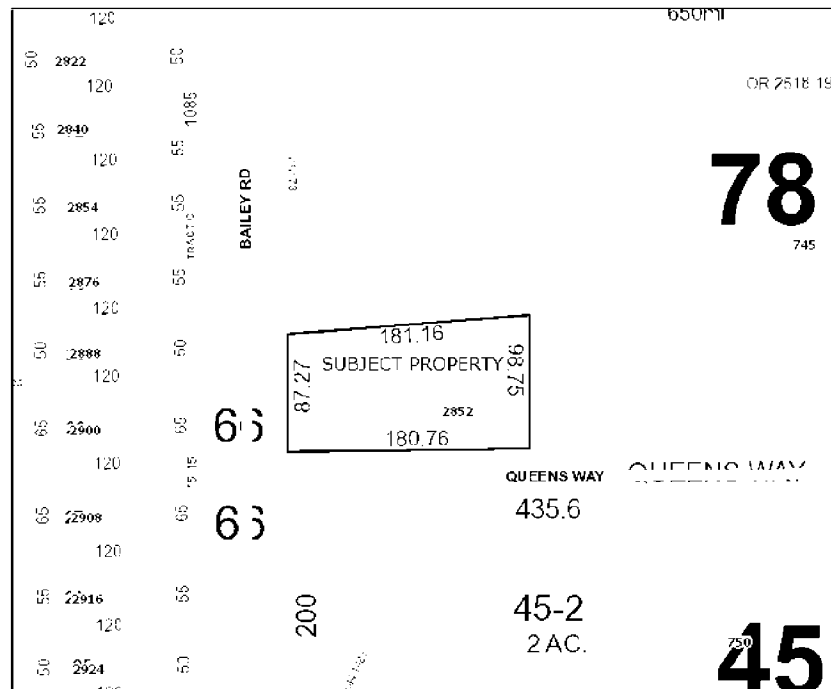
TAMMI E. BACH

City Attorney

Resolution 2023-17
Exhibit "A"

WATER AGREEMENT / VOLUNTARY PETITION FOR ANNEXATION OF PARCEL ID NUMBER: 00-00-30-044B-0078-0010 LOCATED AT 2852 BAILEY ROAD TOTALING APPROXIMATELY 0.39 ACRES OF LAND

2852 BAILEY ROAD



Resolution 2023- 17
Exhibit "B"

CITY OF FERNANDINA BEACH
VOLUNTARY ANNEXATION AGREEMENT / PETITION FOR ANNEXATION

THIS VOLUNTARY ANNEXATION AGREEMENT / PETITION FOR ANNEXATION dated this 10 day of January, 2023 by and between the CITY OF FERNANDINA BEACH, a municipal corporation, (hereinafter referred to as "City"); and Katherine N Maley (hereinafter collectively referred to as the "Applicants").

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

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

PARCEL ID#: 00-00-30-044B-0078-0010

GENERALLY DESCRIBED AS: _____

ADDRESSED AS: 2852 Bailey Rd

See Attached Exhibit "A"

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

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

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

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

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

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

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

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

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

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

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

CITY OF FERNANDINA BEACH

ATTEST:



2/7/23

DALE L. MARTIN
City Manager



CAROLINE BEST
City Clerk

APPROVED AS TO FORM AND LEGALITY:

City of Fernandina Beach, Department of Planning & Conservation · 204 Ash Street Fernandina Beach, FL 32034

P: 904.310.3480 – Email: PlanningInfo@fbfl.city – www.fbfl.us

T.E.B.

TAMMI E. BACH
City Attorney

APPLICANT(S)

By: *Katherine Maley*
Applicant

By: _____
Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU ss }

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization,

this 12th day of January, 2023,

by Katherine Maley.

Sylvie McCann
Notary Public

SYLVIE MCCANN
Printed Name

11/12/2024
My Commission Expires

Personally Known ☐ OR Produced Identification ☒ ID Produced: ☐

Florida Driver's License



EXHIBIT A

City of Fernandina Beach, Department of Planning & Conservation · 204 Ash Street Fernandina Beach, FL 32034

P: 904.310.3480 – Email: PlanningInfo@fbfl.city – www.fbfl.us

Page 3 of 4

**NASSAU COUNTY PROPERTY APPRAISER
PARCEL REPORT**

A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER

PROPERTY INFORMATION

Parcel Number 00-00-30-044B-0078-0010

Owner Name

MALEY KATHERINE

Mailing Address

96318 GRANDE OAKS LANE

FERNANDINA BEACH, FL 32034

Location Address

2852 BAILEY RD

FERNANDINA BEACH 32034

Tax District

UNINCORPORATED MIDDLE ISLAND

Milage

16.1909

Homestead

No

Property Usage

MISC RESID 000700

Deed Acres

0

Short Legal

05 2N 28E PT OF LOT 78 (S 1) L/E IN OR 995/1743 OCEAN

BREEZE FARMS PB 2/19

2022 Certified Values

Land Value

\$60,000

(+) Improved Value

\$54,958

(=) Market Value

\$114,958

() Agricultural Classification

\$0

(-) SOH or Non-Hx* Capped Savings

\$19,688

(=) Assessed Value

\$95,273

(-) Homestead

\$0

(-) Additional Exemptions

\$0

(=) School Taxable Value

\$114,961

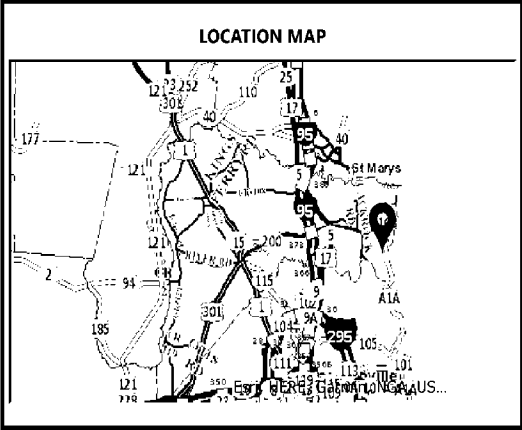
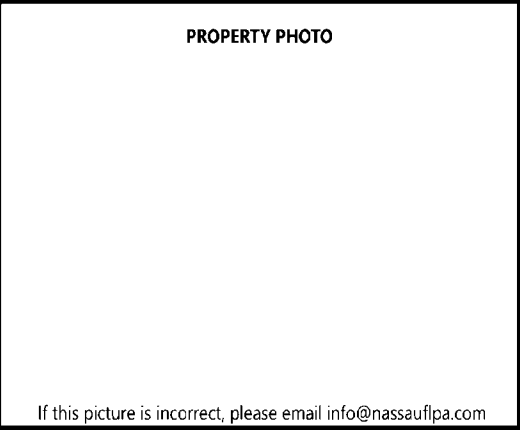
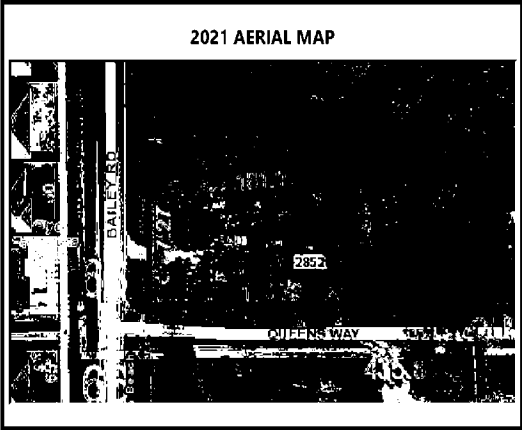
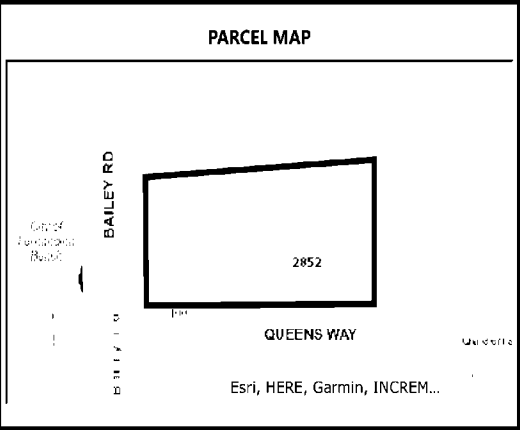
(-) Non-School HX & Other Exempt Value

\$0

(=) County Taxable Value

\$95,273

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



BUILDING INFORMATION									
Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built
GARAGE	1300	1300	0	0	MOD METAL		N/A	N/A	2022

MISCELLANEOUS INFORMATION			
Description	Dimensions L X W	Units	Year Built
WELL	0 X 0	1	1962

WELL 0 X 0 0 C

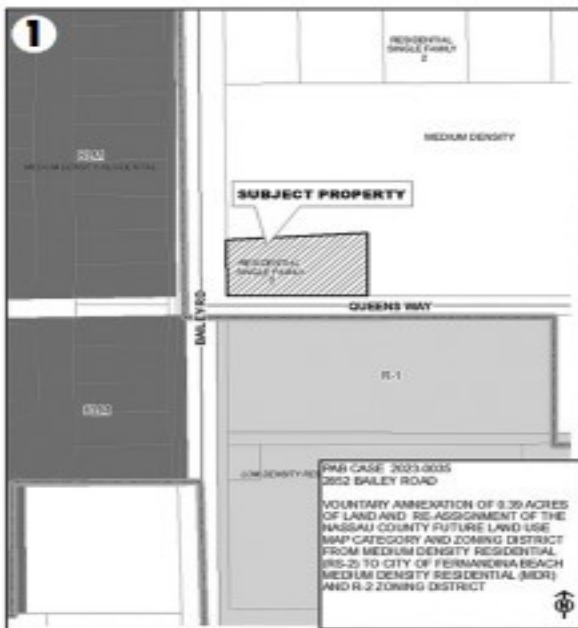
SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2001-07-05	<u>905 / 163</u>	\$100	WD	U	Y	NORMAN BETTY J	NORMAN BETTY J L/E
2001-06-21	<u>993 / 932</u>	\$100	WD	U	Y	NORMAN BETTY J	NORMAN BETTY J L/E



NOTICE OF PUBLIC HEARING PLANNING ADVISORY BOARD CITY OF FERNANDINA BEACH

NOTICE IS HEREBY GIVEN that a Public Hearing is scheduled for **Wednesday, March 8, 2023, at 5:00 p.m.** in the City Commission Chambers, 204 Ash Street Fernandina Beach, Florida to consider the following applications:



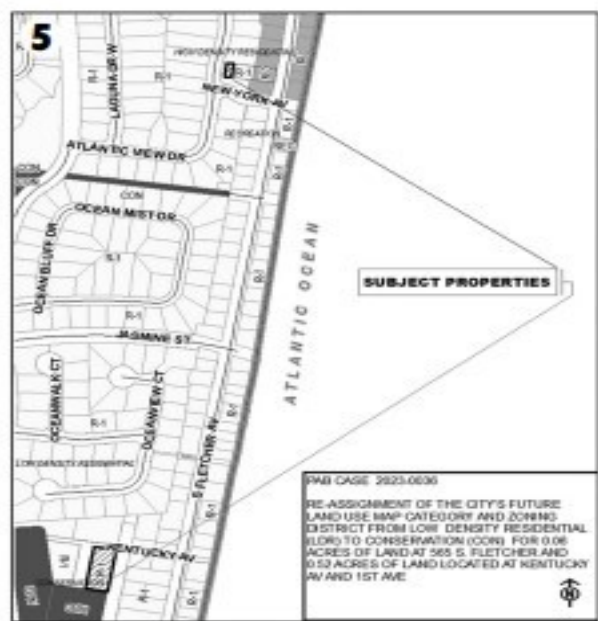
1 VOLUNTARY ANNEXATION/ FUTURE LAND USE MAP AMENDMENT/ ZONING CHANGE
PAB CASE 2023-0035: CITY OF FERNANDINA BEACH, VOLUNTARY ANNEXATION OF 0.39 ACRES OF LAND LOCATED AT 2052 BAILEY ROAD AND RE-ASSIGNMENT OF THE NASSAU COUNTY FUTURE LAND USE MAP CATEGORY OF MEDIUM DENSITY RESIDENTIAL (MDR) TO CITY OF FERNANDINA BEACH FUTURE LAND USE MAP CATEGORY OF MEDIUM DENSITY RESIDENTIAL (MDR) AND ZONING DISTRICT OF R-2

2 FUTURE LAND USE MAP AMENDMENT/ ZONING CHANGE
PAB CASE 2023-0036: CITY OF FERNANDINA BEACH, RE-ASSIGNMENT OF THE CITY'S FUTURE LAND USE MAP CATEGORY FROM HIGH DENSITY RESIDENTIAL (HDR) AND ZONING DISTRICT OF R-3 TO FUTURE LAND USE MAP CATEGORY OF CONSERVATION (CON) AND ZONING DISTRICT OF CONSERVATION (CON) FOR PROPERTIES TOTALING 0.16 ACRES OF LAND LOCATED ON N. 14TH STREET

3 FUTURE LAND USE MAP AMENDMENT/ ZONING CHANGE
PAB CASE 2023-0036: CITY OF FERNANDINA BEACH, RE-ASSIGNMENT OF THE CITY'S FUTURE LAND USE MAP CATEGORY FROM MEDIUM DENSITY RESIDENTIAL (MDR) AND ZONING DISTRICT OF R-2 TO FUTURE LAND USE MAP CATEGORY OF CONSERVATION (CON) AND ZONING DISTRICT OF CONSERVATION (CON) FOR PROPERTIES LOCATED AT THE CORNER OF CALHOUN AND N. 7TH STREET

4 FUTURE LAND USE MAP AMENDMENT/ ZONING CHANGE
PAB CASE 2023-0036: CITY OF FERNANDINA BEACH, RE-ASSIGNMENT OF THE CITY'S FUTURE LAND USE MAP CATEGORY FROM LOW DENSITY RESIDENTIAL (LDR) AND ZONING DISTRICT OF R-1 TO FUTURE LAND USE MAP CATEGORY OF RECREATION (REC) AND ZONING DISTRICT OF REC FOR BEACH ACCESS PROPERTY AND RE-ASSIGNMENT OF FUTURE LAND USE MAP CATEGORY FROM MEDIUM DENSITY RESIDENTIAL (MDR) AND R-2 ZONING TO FUTURE LAND USE MAP CATEGORY OF CONSERVATION (CON) AND ZONING DISTRICT OF CONSERVATION (CON) FOR PROPERTIES LOCATED ON KETCH COURT AND AT THE END OF ROBERT OLIVER AVENUE

5 FUTURE LAND USE MAP AMENDMENT/ ZONING CHANGE
PAB CASE 2023-0036: CITY OF FERNANDINA BEACH, RE-ASSIGNMENT OF THE CITY'S FUTURE LAND USE MAP CATEGORY FROM LOW DENSITY RESIDENTIAL (LDR) AND ZONING DISTRICT OF R-1 TO FUTURE LAND USE MAP CATEGORY OF CONSERVATION (CON) AND ZONING DISTRICT OF CONSERVATION (CON) FOR 0.06 ACRES OF LAND LOCATED AT 565 S. FLETCHER AVE AND 0.52 ACRES OF LAND LOCATED AT KENTUCKY AVE AND 1ST AVE



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

Copies of the applications may be inspected in the office of the Planning Department, City Hall, 204 Ash Street, between the hours of 8:00 AM - 5:00 PM, Monday through Friday. To make an appointment with a planner, please call 904-310-3480.

Print

Planning Advisory Board (PAB) - Submission #10828

Date Submitted: 2/10/2023

Planning Advisory Board (PAB) Application

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

Fees

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



Zoning Map Amendment (≤ 10 acres \$2,500 / > 10acres \$5,000)



Land Use Map Amendment (≤ 10 acres \$2,500 / > 10acres \$5,000)



LDC Text Amendment (\$1,500)



Comp Plan Amendment (\$5,000)



Subdivision Plat " Preliminary (≤ 20 units \$3,000 / > 20 units \$5,000)



Subdivision Plat " Final (\$1,500)



Vacation of R.O.W. (\$3,500)



Small Cell Outside R.O.W. (per application) (\$500)



Voluntary Annexation (\$2,000)



Development of Regional Impact: Amend Development Order (\$1,500)



New Telecommunications Structure (\$2,000)



Revision to each PAB Application - 1/2 cost of original application fee (To offset additional display ad fee)

PAB 2023



IMPORTANT NOTES

Pre-Application Meeting

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

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

☐

LDC Text Amendment “ see LDC Section 11.01.08.

☐

Preliminary Subdivision Plat “ see LDC Section 11.01.05.

☐

Final Subdivision Plat “ LDC Section 11.01.05.

☒

Zoning Map Changes “ See LDC Section 11.01.07.

The LDC is available for review at

www.fbfl.us/LDC

Application Requirements

☐

A complete application filed at least forty-five (45) days before the date of the Planning Advisory Board’s public hearing;

☐

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

☐

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

☐

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

☐

A detailed letter of intent stating the following:

☐

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

☐

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

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

Yes

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

2/10/2023

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

PROPERTY INFORMATION

Property information can be found at the Nassau County Property Appraiser’s Website’s Map Search

Site Address*

various

City*

Fernandina Beach

State*

FL

Zip*

32034

Parcel ID #(s)*

9 parcels

Lot*

1

Block*

1

Subdivision*

1

Zoning District*

CONSERVATION

Future Land Use Designation*

Conservation

REVIEW TYPE*

☒ Zoning Map Amendment ≤ 10 acres

☐ Zoning Map Amendment > 10 acres

☐ LDC Text Amendment

☐ Comp Plan Amendment

☐ Subdivision Plat “ Preliminary ≤ 20 units

☐ Subdivision Plat “ Preliminary > 20 units

☐ Subdivision Plat “ Final

☐ Vacation of R.O.W.

☐ Voluntary Annexation

☐ Revision to PAB Application

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Dale

Last Name*

Martin

Company (if applicable)

City of Fernandina Beach

Mailing Address*

204 Ash Street

City*

Fernandina Beach

State*

FL

Zip*

32034

Telephone Number*

904-310-3480

Email Address*

planninginfo@fbfl.city

OWNER'S AGENT

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

First Name

Kelly

Last Name

Gibson

Mailing Address

204 Ash Street

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

904-310-3480

E-mail Address

planninginfo@fbfl.city

PROJECT INFORMATION

Previous Planning/Zoning Approvals

Zoning Map Amendment

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

Zoning Map Amendments on 9 parcels

Certification*



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



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

Applicant First Name*

Dale

Applicant Last Name*

Martin

Today's Date*

2/10/2023

Upload Supporting Documentation*

2023 Conservation FLUM and Zoning Changes.xlsx



Upload 2

Choose File

No file selected

Upload 3

Choose File

No file selected

Upload 4

Choose File

No file selected

DEPARTMENT OF PLANNING & CONSERVATION

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



STAFF REPORT
PAB 2023-0036
Planning Advisory Board Hearing
March 8, 2023

APPLICATION FOR FUTURE LAND USE MAP + ZONING AMENDMENTS

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

APPLICATION & SURROUNDING AREA INFORMATION:

PARCEL ID # AND PROPERTY OWNER:	18-3N-29-0000-0005-0000, City of Fernandina Beach				
APPLICANT/AGENT:	City of Fernandina Beach				
REQUESTED ACTION:	Future Land Use Map Amendment and Zoning Map Change				
LOCATION AND DESCRIPTION OF SITE:	565 S. Fletcher Avenue				
CURRENT LAND USE + ZONING:	Low Density Residential + R-1				
PROPOSED LAND USE + ZONING:	Conservation (CON) and Conservation (CON)				
EXISTING USES ON SITE:	Vacant				
PROPERTY SIZE:	0.06 Acres				
ENVIRONMENTAL CHARACTERISTICS:	<u>Flood zone</u>	<u>Potential Wetlands</u>	<u>Avg. Topography</u>	<u>Soil Type</u>	<u>Coastal Upland Protection Zone</u>
	(Not in SFHA): X 0.2 PCT Annual Flood Hazard	n/a	8.5'	Fripp Fine Sand	Yes
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Year Built</u>	<u>Zoning</u>	<u>FLUM</u>
	North	SF Home	1997	R-1	LDR
	South	Vacant	n/a	R-1	LDR
	East	Vacant	n/a	R-2/R-3	MDR/HDR
	West	Vacant	n/a	R-1	LDR
APPLICABLE COMPREHENSIVE PLAN POLICIES:	1.02.04 (FLUM amendments); 1.02.09 (smooth land use transition and buffering); 1.07.15 (conservation land use category); Objective 5.11 (Tree Preservation and Urban Forestry) specifically policy 5.11.09; 5.14.09 (LDC Standards for development of environmentally sensitive and conservation lands);				



STAFF REPORT
PAB 2023-0036
Planning Advisory Board Hearing
March 8, 2023

	6.02.06 (level of service for parks); 6.02.07 (level of service for neighborhood parks) 10.06.01 (level of service for public schools) Reference: www.fbfl.us/Compplan
APPLICABLE LAND DEVELOPMENT CODE SECTIONS:	2.00.03 (Establishment of district boundary); 2.01.20 (CON zoning district); 4.05.00 (Landscaping, Buffers, and Tree Protection); 11.01.07 (Zoning Map Amendments); and 11.03.03 (Procedures for Action of the Planning Advisory Board) Reference: www.fbfl.us/LDC

APPLICATION & SURROUNDING AREA INFORMATION:

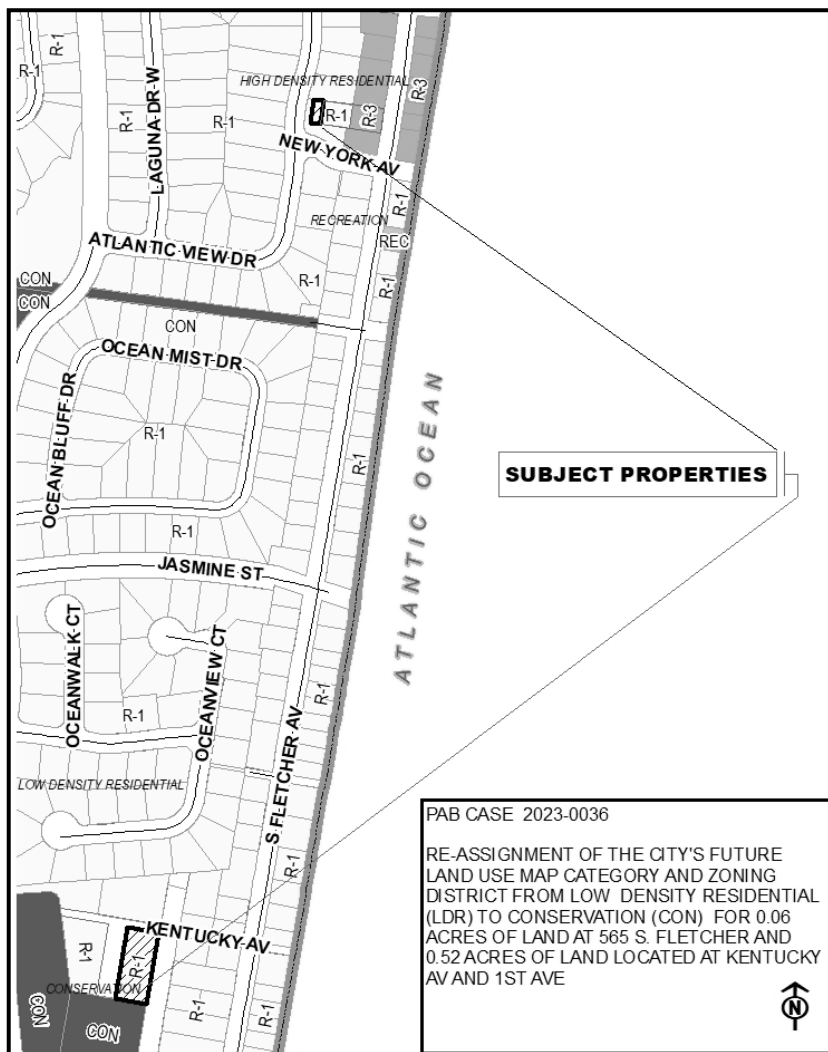
PARCEL ID # AND PROPERTY OWNER:	00-00-31-1540-0018-0030, City of Fernandina Beach				
APPLICANT/AGENT:	City of Fernandina Beach				
REQUESTED ACTION:	Future Land Use Map Amendment and Zoning Map Change				
LOCATION AND DESCRIPTION OF SITE:	Kentucky Ave and 1 st Ave				
CURRENT LAND USE + ZONING:	Low Density Residential + R-1				
PROPOSED LAND USE + ZONING:	Conservation (CON) & Conservation (CON)				
EXISTING USES ON SITE:	Vacant Government				
PROPERTY SIZE:	0.52 Acres				
ENVIRONMENTAL CHARACTERISTICS:	<u>Flood zone</u>	<u>Potential Wetlands</u>	<u>Avg. Topography</u>	<u>Soil Type</u>	<u>Coastal Upland Protection Zone</u>
	AE	Yes	1'	Maurepas Muck	Yes
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Year Built</u>	<u>Zoning</u>	<u>FLUM</u>
	North	Single Family Home	1997	R-1	LDR
	South	Vacant	n/a	CON	CON
	East	Residential	Varies	R-1	LDR
	West	Single Family Home	2016	R-1	LDR
APPLICABLE	1.02.04 (FLUM amendments); 1.02.09 (smooth land use transition and buffering);				



STAFF REPORT
PAB 2023-0036
Planning Advisory Board Hearing
March 8, 2023

COMPREHENSIVE PLAN POLICIES:	1.07.15 (conservation land use category); Objective 5.11 (Tree Preservation and Urban Forestry) specifically policy 5.11.09; 5.14.09 (LDC Standards for development of environmentally sensitive and conservation lands); 6.02.06 (level of service for parks); 6.02.07 (level of service for neighborhood parks) 10.06.01 (level of service for public schools) Reference: www.fbfl.us/Compplan
APPLICABLE LAND DEVELOPMENT CODE SECTIONS:	2.00.03 (Establishment of district boundary); 2.01.20 (CON zoning district); 4.05.00 (Landscaping, Buffers, and Tree Protection); 11.01.07 (Zoning Map Amendments); and 11.03.03 (Procedures for Action of the Planning Advisory Board) Reference: www.fbfl.us/LDC

Map Exhibit: 565 S. Fletcher and Kentucky Ave and 1st Ave





STAFF REPORT
PAB 2023-0036
Planning Advisory Board Hearing
March 8, 2023

APPLICATION & SURROUNDING AREA INFORMATION:

PARCEL ID # AND PROPERTY OWNER:	00-00-31-1800-0062-0081, City of Fernandina Beach				
APPLICANT/AGENT:	City of Fernandina Beach				
REQUESTED ACTION:	Future Land Use Map Amendment and Zoning Map Change				
LOCATION AND DESCRIPTION OF SITE:	Calhoun Street				
CURRENT LAND USE + ZONING:	Medium Density Residential + R-2				
PROPOSED LAND USE + ZONING:	Conservation (CON) and Conservation (CON)				
EXISTING USES ON SITE:	Vacant Government				
PROPERTY SIZE:	0.11 Acres				
ENVIRONMENTAL CHARACTERISTICS:	<u>Flood zone</u>	<u>Potential Wetlands</u>	<u>Avg. Topography</u>	<u>Soil Type</u>	<u>Coastal Upland Protection Zone</u>
	AE	n/a	7'	Kershaw Fine Sand	No
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Year Built</u>	<u>Zoning</u>	<u>FLUM</u>
	North	Vacant	n/a	CON	CON
	South	Vacant	n/a	CON	CON
	East	Vacant	n/a	CON	CON
	West	Single Family Home	2002	R-2	MDR
APPLICABLE COMPREHENSIVE PLAN POLICIES:	1.02.04 (FLUM amendments); 1.02.09 (smooth land use transition and buffering); 1.07.15 (conservation land use category); Objective 5.11 (Tree Preservation and Urban Forestry) specifically policy 5.11.09; 5.14.09 (LDC Standards for development of environmentally sensitive and conservation lands); 6.02.06 (level of service for parks); 6.02.07 (level of service for neighborhood parks); 10.06.01 (level of service for public schools) Reference: www.fbfl.us/Compplan				
APPLICABLE LAND DEVELOPMENT CODE	2.00.03 (Establishment of district boundary); 2.01.20 (CON zoning district); 4.05.00 (Landscaping, Buffers, and Tree Protection);				

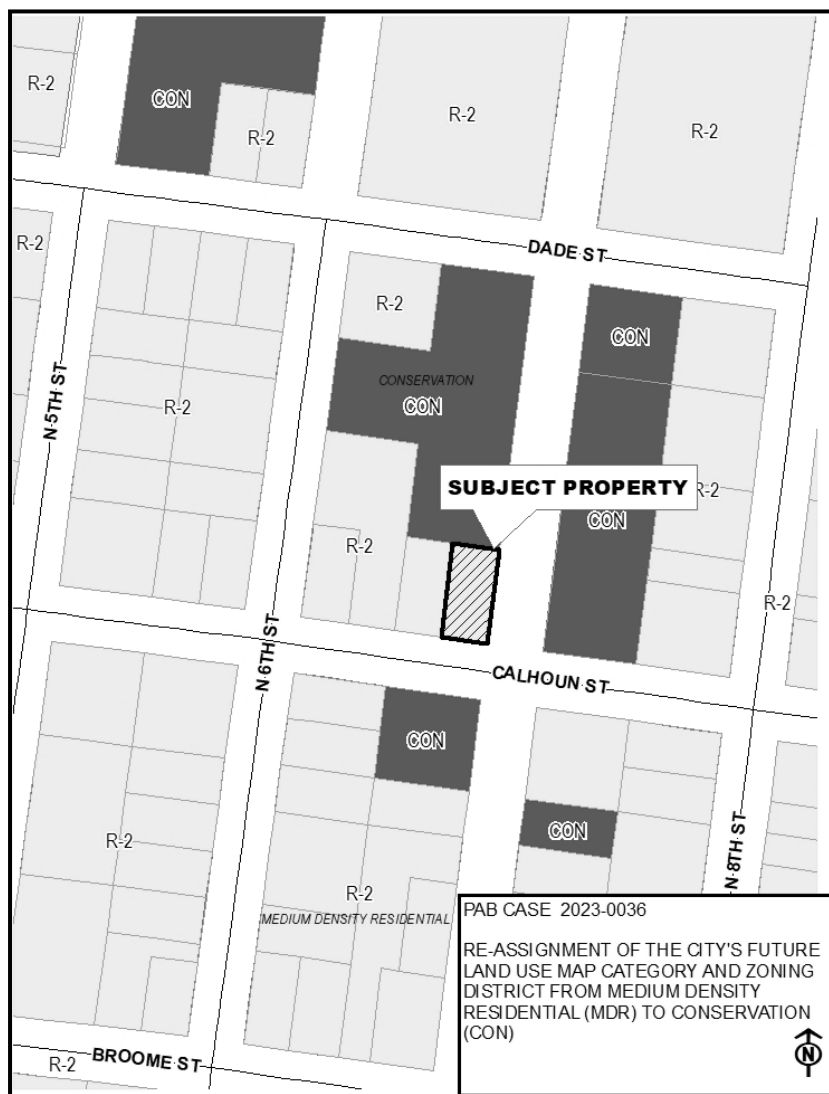


STAFF REPORT
PAB 2023-0036
Planning Advisory Board Hearing
March 8, 2023

SECTIONS:

11.01.07 (Zoning Map Amendments); and
11.03.03 (Procedures for Action of the Planning Advisory Board)
Reference: www.fbfl.us/LDC

Map Exhibit: Calhoun Street





STAFF REPORT
PAB 2023-0036
Planning Advisory Board Hearing
March 8, 2023

APPLICATION & SURROUNDING AREA INFORMATION:

PARCEL ID # AND PROPERTY OWNER:	00-00-31-1580-0022-0070, TIITF/ State of Florida 00-00-31-1580-0022-0011, City of Fernandina Beach 00-00-31-1800-0224-0070, City of Fernandina Beach				
APPLICANT/AGENT:	City of Fernandina Beach				
REQUESTED ACTION:	Future Land Use Map Amendment and Zoning Map Change				
LOCATION AND DESCRIPTION OF SITE:	North 14 th Street				
CURRENT LAND USE + ZONING:	High Density Residential + R-3				
PROPOSED LAND USE + ZONING:	Conservation (CON) and Conservation (CON)				
EXISTING USES ON SITE:	Vacant Government				
PROPERTY SIZE:	0.2 Acres 0.04 Acres 0.06 Acres				
ENVIRONMENTAL CHARACTERISTICS:	<u>Flood zone</u>	<u>Potential Wetlands</u>	<u>Avg. Topography</u>	<u>Soil Type</u>	<u>Coastal Upland Protection Zone</u>
	X 0.2 PCT Annual Flood Hazard/AE	n/a	6'	Fripp Fine Sand	No
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Year Built</u>	<u>Zoning</u>	<u>FLUM</u>
	North	Single Family Home and Store/Office	1983 & 1983	R-3/IW	HDR/IWF
	South	Vacant	n/a	R-3	HDR
	East	Marina	Varies	R-3/IW/R-1	HDR/IWF/LDR
	West	Vacant	n/a	OT-2	HDR
APPLICABLE COMPREHENSIVE PLAN POLICIES:	1.02.04 (FLUM amendments); 1.02.09 (smooth land use transition and buffering); 1.07.15 (conservation land use category); Objective 5.11 (Tree Preservation and Urban Forestry) specifically policy 5.11.09; 5.14.09 (LDC Standards for development of environmentally sensitive and conservation lands); 6.02.06 (level of service for parks);				



STAFF REPORT
PAB 2023-0036
Planning Advisory Board Hearing
March 8, 2023

APPLICABLE LAND DEVELOPMENT CODE SECTIONS:	6.02.07 (level of service for neighborhood parks) 10.06.01 (level of service for public schools) Reference: www.fbfl.us/Compplan 2.00.03 (Establishment of district boundary); 2.01.20 (CON zoning district); 4.05.00 (Landscaping, Buffers, and Tree Protection); 11.01.07 (Zoning Map Amendments); and 11.03.03 (Procedures for Action of the Planning Advisory Board) Reference: www.fbfl.us/LDC
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Map Exhibit: North 14th Street Parcels





STAFF REPORT
PAB 2023-0036
Planning Advisory Board Hearing
March 8, 2023

APPLICATION & SURROUNDING AREA INFORMATION:

PARCEL ID # AND PROPERTY OWNER:	00-00-31-1460-0034-0010, City of Fernandina Beach				
APPLICANT/AGENT:	City of Fernandina Beach				
REQUESTED ACTION:	Future Land Use Map Amendment and Zoning Map Change				
LOCATION AND DESCRIPTION OF SITE:	South Fletcher Ave; Beach Access Parcel				
CURRENT LAND USE + ZONING:	High Density Residential + R-3				
PROPOSED LAND USE + ZONING:	Recreation (REC) & Recreation (REC)				
EXISTING USES ON SITE:	Beach Access				
PROPERTY SIZE:	0.2 Acres				
ENVIRONMENTAL CHARACTERISTICS:	<u>Flood zone</u>	<u>Potential Wetlands</u>	<u>Avg. Topography</u>	<u>Soil Type</u>	<u>Coastal Upland Protection Zone</u>
	VE	n/a	18'	Newhan-Corolla Fine Sands	Yes
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Year Built</u>	<u>Zoning</u>	<u>FLUM</u>
	North	Single Family Home	1965	R-1	LDR
	South	Single Family Home	2021	R-1	LDR
	East	Atlantic Ocean	n/a	n/a	n/a
	West	Vacant	n/a	R-1	LDR
APPLICABLE COMPREHENSIVE PLAN POLICIES:	1.02.04 (FLUM amendments); 1.02.09 (smooth land use transition and buffering); 1.07.15 (conservation land use category); Objective 5.11 (Tree Preservation and Urban Forestry) specifically policy 5.11.09; 5.14.09 (LDC Standards for development of environmentally sensitive and conservation lands); 6.02.06 (level of service for parks); 6.02.07 (level of service for neighborhood parks) 10.06.01 (level of service for public schools) Reference: www.fbfl.us/Compplan				
APPLICABLE LAND	2.00.03 (Establishment of district boundary); 2.01.21 (REC zoning district);				



STAFF REPORT
PAB 2023-0036
Planning Advisory Board Hearing
March 8, 2023

DEVELOPMENT CODE SECTIONS:	4.05.00 (Landscaping, Buffers, and Tree Protection); 11.01.07 (Zoning Map Amendments); and 11.03.03 (Procedures for Action of the Planning Advisory Board) Reference: www.fbfl.us/LDC
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APPLICATION & SURROUNDING AREA INFORMATION:

PARCEL ID # AND PROPERTY OWNER:	00-00-31-1651-0116-0000, City of Fernandina Beach				
APPLICANT/AGENT:	City of Fernandina Beach				
REQUESTED ACTION:	Future Land Use Map Amendment and Zoning Map Change				
LOCATION AND DESCRIPTION OF SITE:	Ketch Court				
CURRENT LAND USE + ZONING:	Medium Density Residential + R-2				
PROPOSED LAND USE + ZONING:	Conservation (CON) and Conservation (CON)				
EXISTING USES ON SITE:	Vacant Government				
PROPERTY SIZE:	0.14 Acres				
ENVIRONMENTAL CHARACTERISTICS:	<u>Flood zone</u>	<u>Potential Wetlands</u>	<u>Avg. Topography</u>	<u>Soil Type</u>	<u>Coastal Upland Protection Zone</u>
	X 0.2 PCT Annual Flood Hazard/AE	n/a	6'	Fripp Fine Sand	No
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Year Built</u>	<u>Zoning</u>	<u>FLUM</u>
	North	Vacant	n/a	R-2	MDR
	South	Single Family House	1993	R-2	MDR
	East	Amelia Landings Common Area	n/a	R-2	MDR
	West	Single Family House	1991	R-2	MDR
APPLICABLE	1.02.04 (FLUM amendments); 1.02.09 (smooth land use transition and buffering);				



STAFF REPORT
PAB 2023-0036
Planning Advisory Board Hearing
March 8, 2023

COMPREHENSIVE PLAN POLICIES:	1.07.15 (conservation land use category); Objective 5.11 (Tree Preservation and Urban Forestry) specifically policy 5.11.09; 5.14.09 (LDC Standards for development of environmentally sensitive and conservation lands); 6.02.06 (level of service for parks); 6.02.07 (level of service for neighborhood parks) 10.06.01 (level of service for public schools) Reference: www.fbfl.us/Compplan
APPLICABLE LAND DEVELOPMENT CODE SECTIONS:	2.00.03 (Establishment of district boundary); 2.01.20 (CON zoning district); 4.05.00 (Landscaping, Buffers, and Tree Protection); 11.01.07 (Zoning Map Amendments); and 11.03.03 (Procedures for Action of the Planning Advisory Board) Reference: www.fbfl.us/LDC

APPLICATION & SURROUNDING AREA INFORMATION:

PARCEL ID # AND PROPERTY OWNER:	02-2N-28-0000-0001-0010, City of Fernandina Beach				
APPLICANT/AGENT:	City of Fernandina Beach				
REQUESTED ACTION:	Future Land Use Map Amendment and Zoning Map Change				
LOCATION AND DESCRIPTION OF SITE:	End of Robert Oliver Ave				
CURRENT LAND USE + ZONING:	Medium Density Residential + R-2				
PROPOSED LAND USE + ZONING:	Conservation (CON) & Conservation (CON)				
EXISTING USES ON SITE:	Vacant Government				
PROPERTY SIZE:	0.25 Acres				
ENVIRONMENTAL CHARACTERISTICS:	<u>Flood zone</u>	<u>Potential Wetlands</u>	<u>Avg. Topography</u>	<u>Soil Type</u>	<u>Coastal Upland Protection Zone</u>
	AE	Yes	18'	Maurepas Muck	No
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Year Built</u>	<u>Zoning</u>	<u>FLUM</u>
	North	Vacant	n/a	CON	CON
	South	Single Family Home	1999	R-2	MDR
	East	Vacant	n/a	CON	CON



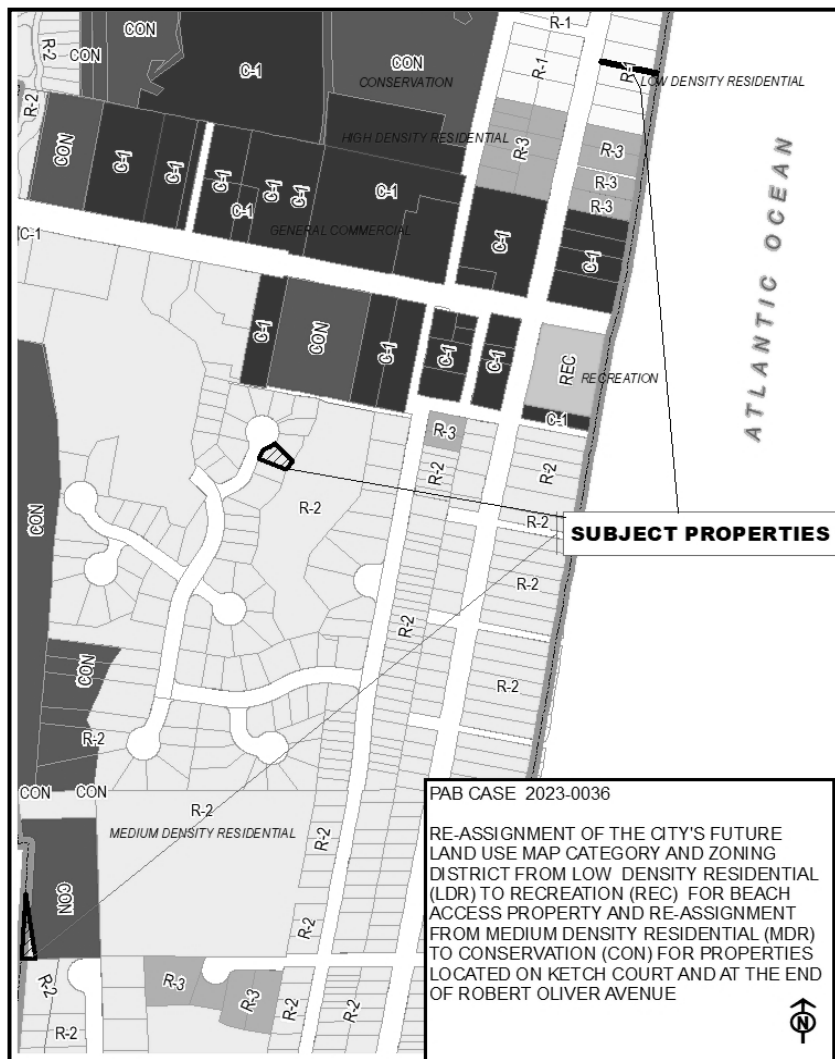
STAFF REPORT
PAB 2023-0036
Planning Advisory Board Hearing
March 8, 2023

		West	Vacant	n/a	Nassau County Residential Single Family 2	Nassau County Medium Density
APPLICABLE COMPREHENSIVE PLAN POLICIES:	1.02.04 (FLUM amendments); 1.02.09 (smooth land use transition and buffering); 1.07.15 (conservation land use category); Objective 5.11 (Tree Preservation and Urban Forestry) specifically policy 5.11.09; 5.14.09 (LDC Standards for development of environmentally sensitive and conservation lands); 6.02.06 (level of service for parks); 6.02.07 (level of service for neighborhood parks) 10.06.01 (level of service for public schools) Reference: www.fbfl.us/Compplan					
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STAFF REPORT
PAB 2023-0036
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March 8, 2023

Map Exhibit: S. Fletcher Ave, Beach Access Property and Ketch Court and Property at the end of Robert Oliver Ave



STAFF RECOMMENDATION:

Staff finds the requested amendments to be sufficiently compliant with the Comprehensive Plan, Land Development Code, and established City Commission Goal to increase conservation land use and zoning acreage. Staff recommends approval of the request.

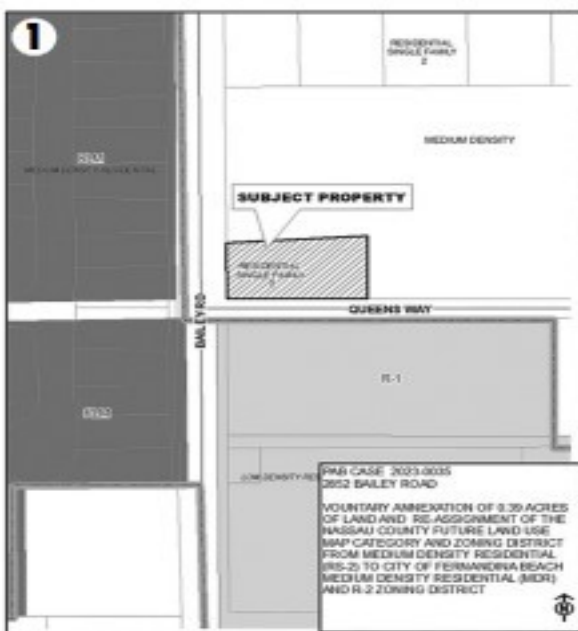
Daphne Forehand
Planner I



NOTICE OF PUBLIC HEARING PLANNING ADVISORY BOARD CITY OF FERNANDINA BEACH

NOTICE IS HEREBY GIVEN that a Public Hearing is scheduled for **Wednesday, March 8, 2023, at 5:00 p.m.** in the City Commission Chambers, 204 Ash Street Fernandina Beach, Florida to consider the following applications:

- 1 VOLUNTARY ANNEXATION/ FUTURE LAND USE MAP AMENDMENT/ ZONING CHANGE**
PAB CASE 2023-0035: CITY OF FERNANDINA BEACH, VOLUNTARY ANNEXATION OF 0.39 ACRES OF LAND LOCATED AT 2852 BAILEY ROAD AND RE-ASSIGNMENT OF THE NASSAU COUNTY FUTURE LAND USE MAP CATEGORY OF MEDIUM DENSITY AND ZONING DISTRICT OF RS-2 TO CITY OF FERNANDINA BEACH FUTURE LAND USE MAP CATEGORY OF MEDIUM DENSITY RESIDENTIAL (MDR) AND ZONING DISTRICT OF R-2
- 2 FUTURE LAND USE MAP AMENDMENT/ ZONING CHANGE**
PAB CASE 2023-0036: CITY OF FERNANDINA BEACH, RE-ASSIGNMENT OF THE CITY'S FUTURE LAND USE MAP CATEGORY FROM HIGH DENSITY RESIDENTIAL (HDR) AND ZONING DISTRICT OF R-3 TO FUTURE LAND USE MAP CATEGORY OF CONSERVATION (CON) AND ZONING DISTRICT OF CONSERVATION (CON) FOR PROPERTIES TOTALING 0.16 ACRES OF LAND LOCATED ON N. 14TH STREET
- 3 FUTURE LAND USE MAP AMENDMENT/ ZONING CHANGE**
PAB CASE 2023-0036: CITY OF FERNANDINA BEACH, RE-ASSIGNMENT OF THE CITY'S FUTURE LAND USE MAP CATEGORY FROM MEDIUM DENSITY RESIDENTIAL (MDR) AND ZONING DISTRICT OF R-2 TO FUTURE LAND USE MAP CATEGORY OF CONSERVATION (CON) AND ZONING DISTRICT OF CONSERVATION (CON) FOR PROPERTY LOCATED AT THE CORNER OF CALHOUN AND N. 7TH STREET
- 4 FUTURE LAND USE MAP AMENDMENT/ ZONING CHANGE**
PAB CASE 2023-0036: CITY OF FERNANDINA BEACH, RE-ASSIGNMENT OF THE CITY'S FUTURE LAND USE MAP CATEGORY FROM LOW DENSITY RESIDENTIAL (LDR) AND ZONING DISTRICT OF R-1 TO FUTURE LAND USE MAP CATEGORY OF RECREATION (REC) AND ZONING DISTRICT OF REC FOR BEACH ACCESS PROPERTY AND RE-ASSIGNMENT OF FUTURE LAND USE MAP CATEGORY FROM MEDIUM DENSITY RESIDENTIAL (MDR) AND R-2 ZONING TO FUTURE LAND USE MAP CATEGORY OF CONSERVATION (CON) AND ZONING DISTRICT OF CONSERVATION (CON) FOR PROPERTIES LOCATED ON KETCH COURT AND AT THE END OF ROBERT OLIVER AVENUE
- 5 FUTURE LAND USE MAP AMENDMENT/ ZONING CHANGE**
PAB CASE 2023-0036: CITY OF FERNANDINA BEACH, RE-ASSIGNMENT OF THE CITY'S FUTURE LAND USE MAP CATEGORY FROM LOW DENSITY RESIDENTIAL (LDR) AND ZONING DISTRICT OF R-1 TO FUTURE LAND USE MAP CATEGORY OF CONSERVATION (CON) AND ZONING DISTRICT OF CONSERVATION (CON) FOR 0.06 ACRES OF LAND LOCATED AT 565 S. FLETCHER AVE AND 0.52 ACRES OF LAND LOCATED AT KENTUCKY AVE AND 1ST AVE



PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



SUBJECT:

ITEM TYPE: Zoning Map Amendment < 10 Acres

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Daphne Forehand, Planner I

Kelly Gibson, Planning Director

Katie Newton, Legal Assistant

A handwritten signature in blue ink, which appears to read "Daphne Forehand", is written over a horizontal line.

Date: March
01, 2023

Submitted By: Daphne Forehand, Planner I

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PAB + CC JOINT MEETING – 02/22/2023

ACTION ITEMS

1. Fees
2. Comprehensive Plan: Transportation options
3. Commercial Redevelopment: Parking standards, commercial PUD
4. LDC Code Clarification: Correct inconsistencies
5. Affordable Housing
6. Annual Joint Meetings