



**AGENDA
BOARD OF ADJUSTMENT
REGULAR MEETING
JULY 19, 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 January 18, 2023.
 - 3.2 Approval of Minutes for the Workshop of March 15, 2023.
 - 3.3 Approval of the Minutes for the Regular Meeting of March 15, 2023.
- 4. NEW BUSINESS**
 - 4.1 **BOA 2023-0021 - BOHLER ENGINEERING FL, LLC, AGENT FOR ISLAND WALK STATION LLC, 1421 SADLER ROAD**
Variance Request from LDC Section 4.02.01(I) Standards for Lot Design to reduce the maximum impervious surface ratio. (*Quasi-Judicial*)
- 5. BOARD BUSINESS**
 - 5.1 Election of Vice-chairperson
- 6. STAFF REPORT**
- 7. PUBLIC COMMENT**
- 8. ADJOURNMENT**

NEXT BOA REGULAR MEETING IS SCHEDULED FOR AUGUST 16, 2023

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

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



**MINUTES
BOARD OF ADJUSTMENT
REGULAR MEETING
JANUARY 18, 2023
5:00 PM
CITY HALL CHAMBERS**

1. CALL TO ORDER 5:00 PM

ROLL CALL / DETERMINATION OF QUORUM

Present: Geoffrey Grant Chuck Oliva
 Barry Hertslet Jag Pagnucco
 Faith Ross Janet Mann

Absent: Steven Papke

Others: Taylor Hartmann, City Planner
 Harrison Poole, Proxy City Attorney
 Sylvie McCann, Recording Secretary

2. PLEDGE OF ALLEGIANCE

Chair Grant seated Member Ross as a voting member.

All members disclosed no ex parte communication except for Member Ross who spoke to Staff regarding ordinances included in the agenda packet and a possible conflict of interest with Mr. Harrison Poole, seating as Proxy City Attorney, noting that he previously had a professional relationship with the owner of the property of the current case.

Mr. Poole, from Poole & Poole, Proxy City Attorney, explained his previous professional relationship with the owners of the current case. He noted that he had disclosed this professional relationship with City Attorney Tammi Bach and it was clarified that there was no conflict of interest. Mr. Poole then explained the Quasi-Judicial procedures regarding variance.

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

3. APPROVAL OF MEETING MINUTES

3.1 Approval of Minutes from the Regular Meeting of October 19, 2022.

Member Ross proposed a correction into the Action Taken of case 2022-0016 to show that the approval was “with conditions” and according to Staff noted conditions.

ACTION TAKEN: A motion was made by Member Ross and seconded by Member Hertslet to approve the Minutes with corrections.

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

4. NEW BUSINESS

4.1 BOA 2022-0019 - GILLETTE & ASSOCIATES, AGENT FOR DBTW AT FBFL LLC

Requests a Variance from LDC Sections 6.04.01(E) Commercial Development Standards, 10.01.02(A) Expansion of a Nonconforming Structure, and 7.01.04(C)(2) Parking Area Pervious Materials for redevelopment of a 1970's commercial shopping center known as "8 Flags" located at parcels with addresses of 1010 and 1000 - 1132 S. 14th Street. (*Quasi-Judicial*)

Ms. Hartman presented the case and recommended denial.

Chair Grant questioned Staff's analysis covering all three Sections instead of separating the analysis for each variance request. He also asked about adaptive reuse.

Member Mann asked if the request encompassed the whole parcel. Member Ross inquired about the possibility for the owner's expansion request and if it could create a bigger opened structure by knocking walls down. Mr. Poole explained that this property would remain a non-compliant property and that Staff added that the possibility for the owner to initiate any change of use would trigger some additional requirements, such as parking, and that this change request would then bring them back in front of a City Board or Committee.

Asa Gillette, Gillette & Associates, 20 S. 4th Street, representing Mr. Tom Wheeler, spoke of the 3 different variances and the owner's efforts to make the property more code-compliant and appealing. Mr. Gillette spoke of the added green spaces, dry pond, trees planting and removal, and the protection of a Heritage tree located on site. Mr. Gillette addressed Member Ross' inquiry about expanding the square footage of tenant spaces by knocking walls down and noted that this was not the intention if this request was granted.

Member Oliva inquired about sidewalks and trees.

Tom Wheeler, West 13th Street, Sea Island, GA, introduced himself and spoke of the history of the ownership of the shopping center and the owner's future plans to keep its current 7 separate tenants' occupancy.

Members asked if the expansion would take place if the other request would be denied. Mr. Gillette answered in the negative.

Board Discussion was opened.

Member Oliva asked about Special Privilege.

Member Pagnucco spoke in support of these requests. He noted he was looking at the big picture and the impact on the community. Members discussed the non-conforming use and the expansion request which would add to the non-conformity.

Chair Grant reopened the Public Hearing.

Tom Wheeler, West 13th Street, Sea Island, GA, reiterated that the improvement that the variance would allow them to perform would be of value to the community and would help current tenants.

Asa Gillette, Gillette & Associates Inc, 20 S. 4th Street, spoke of the criteria Special Privilege. Chair Grant asked if there would be any other changes to the rest of the building. Mr. Gillette explained that there would be painting and possibly some architectural "items". He also noted that any change could mean that there could be building code compliance that would be triggered which they would have to correct.

Public Hearing was closed.

Members continued their discussion about the expansion of an already non-compliant structure.

ACTION TAKEN: A motion was made by Member Ross and seconded by Member Oliva to deny BOA 2022-0019; AND moved that the BOA make the following findings of fact and conclusions of law part of the record: That BOA case 2022-0019, as presented, is not substantially compliant with the Comprehensive Plan and Land Development

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Code to warrant approval at this time; and that BOA case number 2021-0019 does not meet all 6 criteria for a variance as stated in the staff report.

Vote upon passage of the motion was taken as follows:

Member Hertslet	Nay
Member Oliva	Aye
Member Ross	Aye
Member Pagnucco	Nay
Chair Grant	Aye

Motion carried.

5. BOARD BUSINESS

5.1 Election of Chairperson

5.2 Election of Vice-chairperson

Member Oliva nominated Geoffrey Grant to remain as Chairperson. Member Oliva nominated member Papke to remain as Vice-Chair.

ACTION TAKEN: A motion was made by Member Oliva and seconded by Member Ross to re-elect Member Grant as Chairperson.

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

ACTION TAKEN: No motion was made to move this action although seconded by Member Oliva to re-elect Member Papke as Vice-Chair.

This item will be represented at the next meeting.

6. PUBLIC COMMENT

7. ADJOURNMENT 6:44 PM

Sylvie McCann

Geoffrey Grant, Chair



**MINUTES
BOARD OF ADJUSTMENT
WORKSHOP
MARCH 15, 2023
4:00 PM
CITY HALL COMMISSION CHAMBERS**

1. CALL TO ORDER

ROLL CALL / DETERMINATION OF QUORUM

Present: Geoffrey Grant Steven Papke (Vice Chair)
 Chuck Oliva Barry Hertslet
 Faith Ross Janet Mann (Alt 2)

Absent: Jag Pagnucco (Alt 1)

Others: Taylor Hartmann, City Planner
 Tammi Bach, City Attorney
 Sylvie McCann, Recording Secretary

2. PLEDGE OF ALLEGIANCE

3. BOARD BUSINESS

3.1 Quasi-Judicial Procedures and Sunshine Law Refresher - Attorney Tammi Bach
 Requested by Chair Grant

Ms. Bach provided Board Members with a presentation on Quasi-Judicial Procedures and Sunshine Law overview.

3.2 Annual Ethics in Local Government Training Seminar

4. PUBLIC COMMENT

5. ADJOURNMENT 5:00 PM

Sylvie McCann, Recording Secretary

Geoffrey Grant, Chair



**MINUTES
BOARD OF ADJUSTMENT
REGULAR MEETING
MARCH 15, 2023
5:00 PM
CITY HALL COMMISSION CHAMBERS**

1. CALL TO ORDER 5:03PM

ROLL CALL / DETERMINATION OF QUORUM

Present:	Geoffrey Grant (Chair)	Steven Papke (Vice Chair)
	Chuck Oliva	Barry Hertslet
	Faith Ross (Alt 1)	Janet Mann (Alt 2)

Absent: Jag Pagnucco

Others: Taylor Hartmann, City Planner
Harrison Poole, Proxy City Attorney
Sylvie McCann, Recording Secretary

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MEETING MINUTES

3.1 Approval of Minutes for the Regular Meeting of January 18, 2023.

No Minutes were available for approval.

Mr. Harrison Poole, Proxy City Attorney, explained the quasi-judicial procedures and variance approval process.

Chair Grant asked Board members if they had any ex parte communications to disclose. Member Ross disclosed email communications with the applicant and an invitation to look at the property which she declined. Chair Grant disclosed driving by the property but having no contact with either the applicant or owner. No other ex parte communications were disclosed.

Member Ross was seated as a voting member for this meeting.

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

4. NEW BUSINESS

4.1 BOA 2023-0020 - GILLETTE & ASSOCIATES, AGENTS FOR HIGGS FAMILY JOINT REV TRUST, MARY JO HIGGS TRUSTEE, 701 S. 6TH STREET

Variance from LDC Section 1.03.05 to restore underlying lots of records. (Quasi-Judicial)

Ms. Hartmann presented the case and recommended approval with all 6 criteria being met.

DRAFT

Member Ross asked about the Special Conditions criteria and if other lots within City boundaries also had wetlands. Member Hertslet asked if Egans Creek is being considered wetlands. Chair Grant asked Staff about a previously reviewed request for a property nearby which was denial 2 years ago. Ms. Hartmann explained her analysis further. Chair Grant presented his concern about the analysis of 4 of the criteria. Member Ross then had questions about the Minimum Variance criteria.

Nick Gillette, 20 S. 4th Street, agent for the owners, noted that the owners are willing to convert all of the wetland areas into a Conservation zoning category. He also spoke about the neighboring property brought up by Chair, which was denied a variance years ago. Member Ross spoke of the size of the R-2 lots and of the buildable area on the lot 1. She also asked if the property is buildable and able to be used without a variance.

Public Hearing was opened.

Michael Spino, 317 S. 5th Street, spoke in favor of the request.

Public Hearing was closed.

Board Discussion was opened. Member Ross spoke of her concerns regarding the Special Conditions regarding wetlands area on lots. Chair Grant opined that Staff did not make the case for approval with the 6 criteria being met.

ACTION TAKEN: A motion was made by Member Hertslet and seconded by Member Papke to approve BOA 2023-0020; AND moved that the BOA make the following findings of fact and conclusions of law part of the record: That BOA case 2023-0020, as presented, is substantially compliant with the Comprehensive Plan and Land Development Code to warrant approval at this time; and that BOA case number 2023-0020 meets all 6 criteria for a variance as stated in the staff report.

Vote upon passage of the motion was taken as follows:

Member Hertslet	Aye
Member Oliva	Aye
Member Ross	Nay
Vice Chair Papke	Aye
Chair Grant	Aye

Motion carried.

5. BOARD BUSINESS

Member Mann asked that the LDC code be included within the Staff report. She also noted that no mention of the demolition of a structure was included in the report.

6. STAFF REPORT

6.1 Annual Ethics in Local Government Training Seminar

Ms. Hartmann encouraged all members to attend the 4-hour training seminar.

7. PUBLIC COMMENT

8. ADJOURNMENT 5:55 PM



BOARD OF ADJUSTMENT STAFF REPORT
BOA 2023-0021
JULY 19, 2023

Agent/Owner:	Andrew Savage of Bohler Engineering FL, LLC. Agent for: Joe Schlosser, Island Walk Station LLC.
Property Address:	1421 Sadler Road
Parcel Number:	00-00-30-0800-0038-0000, 00-00-30-036A-0017-0020
Requested action:	Variance Request from LDC Section: 4.02.01(J)
Current zoning:	C-2
FLUM land use category:	General Commercial
Existing uses on the site:	Supermarket, Shopping Center

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

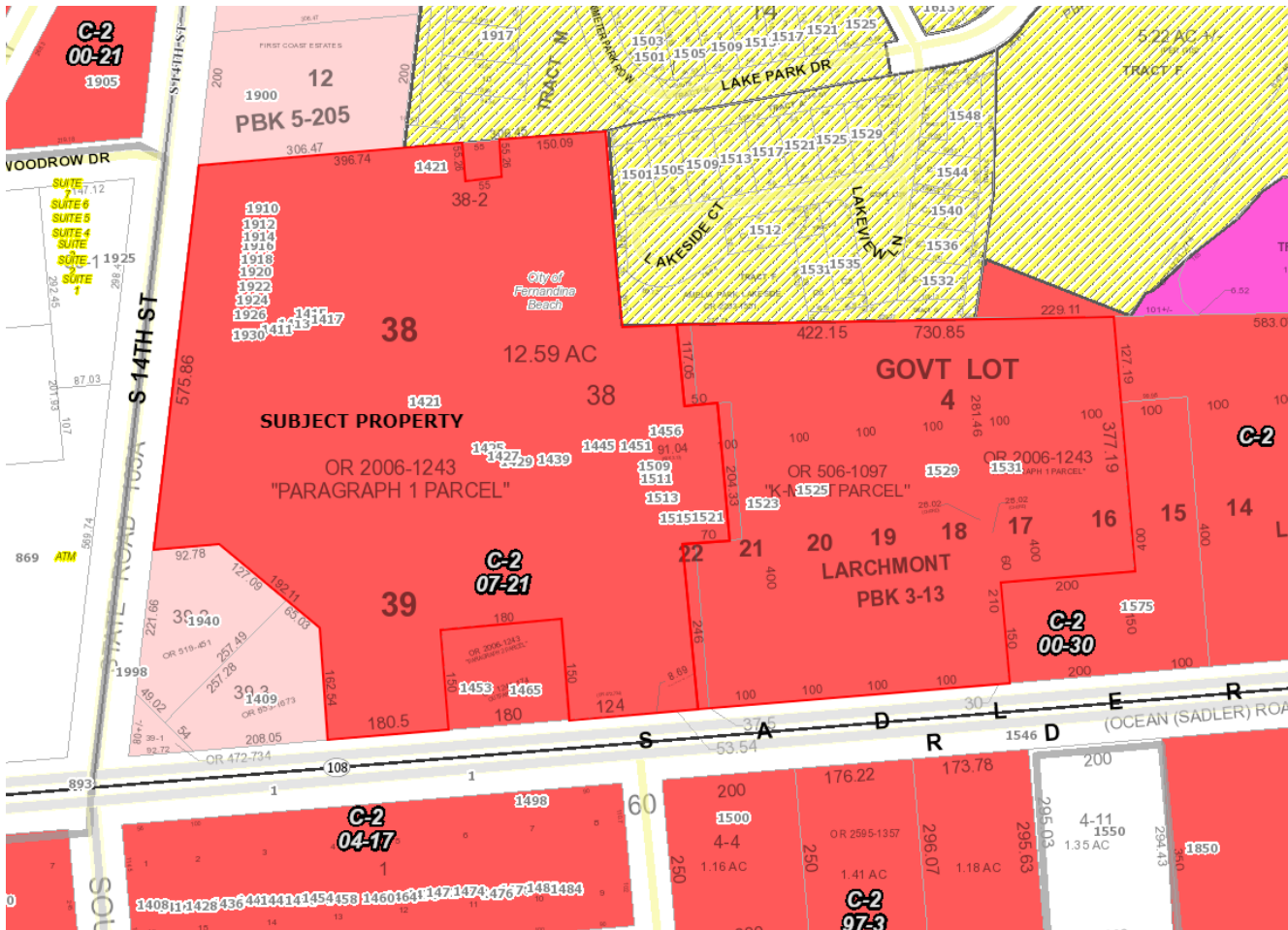
The subject property currently contains a commercial structure of approximately 213,000 square feet and was originally developed in 1987. When first constructed, the shopping center was zoned C-2/General Commercial and met all applicable codes. However, adoption of the Land Development Code in 2006 rendered this structure and its' parking lot legal non-conformities. On February 22, 2023, the City Commission held a joint meeting with the Planning Advisory Board and acknowledged the significant challenges posed by existing limitations on large-scale commercial development for property owners seeking reasonable reinvestments or rebuilding in the same

location. This recognition prompted a need to revisit the Land Development Code standards for large-scale commercial redevelopment as a key action item.

Building upon this recognition, the April 2023 PAB Meeting reviewed amendments to the Land Development Code and Comprehensive Plan to address these challenges. The proposed amendments aim to create a more conducive environment for reasonable commercial redevelopment efforts, alleviating the difficulties faced by property owners. The proposed amendments received a recommendation of approval to the City Commission and are currently undergoing the approval process at the state and City Commission levels. In light of the challenges faced and the ongoing revisions, the applicant's request for a variance aligns with the objectives discussed during the joint meeting and subsequent PAB Meeting in February and April, respectively, reflecting the City Commission and Community's objectives.

Today, the applicant is requesting one variance from LDC section: 4.02.01(J) to deviate from the maximum allowable impervious lot coverage of 60%. The LDC allows for the shopping center to remain exactly as it is, indefinitely. However, the applicant's proposed site plan will correct a current non-conformity relating to LDC section 4.05.07(D)(2) stating that, "There shall be not more than ten (10) contiguous parking spaces (or twenty (20) parking spaces in a double row) between planting areas. The proposed improvements will also reduce the current impervious lot coverage by approximately 13,000 square feet.

[illegible]



APPLICABLE GUIDELINES:

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE:

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

CITY OF FERNANDINA BEACH COMPREHENSIVE PLAN:

The following Comprehensive Plan statements are applicable in this case:

- Policy 1.02.07 - The City shall implement the Fernandina Beach Comprehensive Plan in a manner that acknowledges private property rights.
- Policy 1.02.10 - The City shall protect privacy and access to light, air, and open space. The City shall consider regulations such as building placement on a site, building design, and building orientation as one means to achieve this policy.
- Objective 1.05. - To promote re-use of structures that contribute to the character, diversity and sustainability of a neighborhood and to promote economic redevelopment by regulating structures and uses that do not conform to the current Plan or Land Development Code, but were lawfully established and in compliance with all applicable ordinances and laws at the time the structure was constructed and/or the use began, the City shall permit the continuation of the structure until such time that it becomes hazardous or dangerous and shall seek to eliminate nonconforming land uses.

ANALYSIS:

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

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

Criteria	Applicant Response	Staff Analysis	Meets Criteria
1. Special Conditions <i>Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district. Special conditions or circumstances do not result from actions of the applicant and are not based on a desire to reduce development costs.</i>	The Impervious Surface Ratio of the existing plaza located on our site is over 80%. This presents a significant challenge for us as we are replacing only a small amount of pavement and making no significant modification to the plaza.	Yes. Special conditions do exist as they relate to the land. The subject commercial center was code compliant at the time of its construction and was only rendered a legal non-conformity due to code changes adopted decades later, beyond the applicant's control. At the time of construction, in 1987, commercial zoning districts did not have any impervious surface lot coverage requirements.	☒ Yes ☐ No
2. Special Privilege <i>Granting the variance does not confer upon the applicant a special privilege that is denied by the Land Development Code to other lands, structures, or buildings in the same zoning district.</i>	The Impervious Surface Ratio of the existing plaza located on our site is over 80%. There is no possibility of removing enough pavement to reach the required impervious surface ratio of 60% while keeping enough parking to meet the requirements. As a result, variance of this section is the only possibility for development of the property. There is no special privilege that would be conferred because the site was previously developed under different requirements.	Yes. Granting the variance does not confer upon the applicant a special privilege that is denied by the Land Development Code. Any property owner within the C-2 zoning district has the right to request relief from LDC Section 4.02.01(J).	☒ Yes ☐ No
3. Literal Interpretation <i>Literal interpretation of the provisions of the Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district.</i>	The Impervious Surface Ratio of the existing plaza located on our site is over 80%. There is no possibility of removing enough pavement to reach the required impervious surface ratio of 60% while keeping enough parking to meet the requirements. As a result, without removing a substantial amount of existing building space to decrease parking requirements, the site would be undevelopable without Variance of this LDC section.	Yes. The literal interpretation of the Land Development Code would deprive the applicant of rights enjoyed by other properties within this zoning district. All new development, within the same zoning district, has the benefit of working with a "blank slate" to comply with current code requirements. The LDC does not have any allowances for previously developed sites resulting in a disproportionate burden on property owners.	☒ Yes ☐ No

Criteria	Applicant Response	Staff Analysis	Meets Criteria
4. Minimum Variance <i>The variance requested is the minimum variance needed that will make possible the reasonable use of the land, structure, or building.</i>	The project proposes to decrease the existing impervious surface area on site. The project is minimizing the impervious surface ratio as much as possible, while still keeping the project in compliance with parking requirements and maintaining circulation through the site.	Yes. The variance requested is the minimum variance needed to make possible the reasonable use of the land. This is the only variance needed to move forward with the proposed plan and reduce the current impervious surface lot coverage.	☒ Yes ☐ No
5. General Harmony <i>Granting the variance will be in harmony with the general intent and purpose of the Land Development Code and Comprehensive Plan.</i>	The purpose of the Land Development Code is to be a guideline for development. If this variance is not granted, the site cannot be redeveloped. The project proposes substantial improvement to the site, including a new grocery store, decreased impervious area, and a fully resurfaced and refreshed parking lot. As the purpose of the Land Development Code is to improve the quality of development within the City of Fernandina Beach, the intent should be to improve every site as much as possible. The proposed project is in alignment with that goal.	Yes. Granting the variance will be in harmony with the general intent and purpose of the Land Development Code and Comprehensive Plan. The LDC and Comp Plan both support environmentally conscious redevelopment, revitalization of existing construction, and improving site conditions of legal non-conformities.	☒ Yes ☐ No
6. Public Interest <i>Granting the variance is compatible with surrounding properties, will not cause injury to the area involved, or otherwise be detrimental to the public health, safety, welfare or environment.</i>	Decreased impervious surface will benefit the environment. Redevelopment of the plaza will ensure that all existing safety risks on site are eliminated. Without granting of this variance, the site will not be able to be redeveloped and these improvements will not be possible.	Yes. Granting the variance is compatible with the surrounding properties, may not cause injury to the area involved, or otherwise be detrimental to the public health, safety, welfare, or environment. The shopping center is a well-established community resource and the proposed plan will only improve the current site conditions including pedestrian safety, an increase in pervious surface area, and stormwater management.	☒ Yes ☐ No

STAFF RECOMMENDATION:

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

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

Staff finds that the requested action, as presented, **DOES** meet all six criteria for granting a variance, therefore staff must recommend **APPROVAL**.

Staff recommends:

APPROVAL of BOA 2023-0021.

MOTION TO CONSIDER

I move to **approve or deny** BOA case number 2023-0021;

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

That BOA case 2023-0021, as presented, **is or is not** substantially compliant with the Comprehensive Plan and Land Development Code to warrant approval at this time;

AND that BOA case number 2023-0021 **meets or does not meet** the following criteria for granting a variance:

LIST OF EXHIBITS:

EXHIBIT A – CURRENT SURVEY

EXHIBIT B – PROPOSED SITE PLAN

EXHIBIT C – SURROUNDING AREA PARCELS

Respectfully Submitted,



Taylor Hartmann
Planner I

Print

Board of Adjustment (BOA) - Submission #11694

Date Submitted: 6/6/2023

BOARD OF ADJUSTMENT (BOA)

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

Fees

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

☐

Residential Properties \$2,500

☒

Non-Residential properties \$5,000

☐

Administrative Appeals \$500

2023 Submission Deadlines + Board Meetings Calendar



Application Requirements



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



A current signed, sealed, scaled survey of the property (no older than two years from date of application);



Proof of ownership (copy of deed or tax statement)



If applying as an agent, Owner's Authorization for Agent Representation form must be signed/ notarized and submitted as part of the application;



A detailed letter stating the reasons for the request;



Materials as needed to illustrate the nature of the request, including but not limited to, site plans, architectural drawings, photographs, etc. (Site plans must be dimensioned and to scale).

Pre-Application Meeting

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

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



Procedures for Variances " LDC Section 10.02.04.



Expiration of Variance Approval " LDC Section 10.02.04(C).



Appeals on a Variance " LDC Section 10.02.04(D).



Appeals of Administrative Action " LDC 11.07.00

The LDC is available for review at

www.fbfl.us/LDC

Appeals

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

Limitations on the Grant of a Variance

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

REVIEW TYPE*

- ☒ Variance
- ☐ Appeal of Administrative Decision

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

Yes

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

6/2/2023

PROPERTY INFORMATION

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

Site Address*

1421 Sadler Rd

City*

Fernandina Beach

State*

FL

Zip*

32034

Parcel ID #(s)*

00-00-30-0800-0038-0000, 00-00-30-036A-0017-0020

Zoning District*

C-2

Future Land Use Designation*

General Commercial

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Joe

Last Name*

Schlosser

Company (if applicable)

Island Walk Station, LLC

Mailing Address*

11501 Northlake Dr

City*

Cincinnati

State*

OH

Zip*

45249

Telephone Number*

5137462579

E-mail Address*

jbruckner@phillipsedison.com

OWNER'S AGENT

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

First Name

Andrew

Last Name

Savage

Company (if applicable)

Bohler Engineering FL, LLC

Mailing Address

1900 NW Corporate Blvd

City

Boca Raton

State

FL

Zip

33431

Telephone Number

5615710280

E-mail Address

asavage@bohlereng.com

PROJECT INFORMATION

Variance Requested from LDC Section(s)*

4.02.01.I

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

Our request is for the maximum Impervious Surface Ratio to be waived for our site. The project is a teardown-rebuild of an existing grocery store within an existing shopping plaza, and we are decreasing the impervious area from the existing condition by about 13,000 SF.

REQUIRED FINDINGS FOR A GRANT OF A VARIANCE

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

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

The Impervious Surface Ratio of the existing plaza located on our site is over 80%. This presents a significant challenge for us as we are replacing only a small amount of pavement and making no significant modification to the plaza.

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

The Impervious Surface Ratio of the existing plaza located on our site is over 80%. There is no possibility of removing enough pavement to reach the required impervious surface ratio of 60% while keeping enough parking to meet the requirements. As a result, variance of this section is the only possibility for development of the property. There is no special privilege that would be conferred because the site was previously developed under different requirements.

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

The Impervious Surface Ratio of the existing plaza located on our site is over 80%. There is no possibility of removing enough pavement to reach the required impervious surface ratio of 60% while keeping enough parking to meet the requirements. As a result, without removing a substantial amount of existing building space to decrease parking requirements, the site would be undevelopable without Variance of this LDC section.

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

The project proposes to decrease the existing impervious surface area on site. The project is minimizing the impervious surface ratio as much as possible, while still keeping the project in compliance with parking requirements and maintaining circulation through the site.

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

The purpose of the Land Development Code is to be a guideline for development. If this variance is not granted, the site can not be redeveloped. The project proposes substantial improvement to the site, including a new grocery store, decreased impervious area, and a fully resurfaced and refreshed parking lot. As the purpose of the Land Development Code is to improve the quality of development within the City of Fernandina Beach, the intent should be to improve every site as much as possible. The proposed project is in alignment with that goal.

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

Decreased impervious surface will benefit the environment. Redevelopment of the plaza will ensure that all existing safety risks on site are eliminated. Without granting of this variance, the site will not be able to be redeveloped and these improvements will not be possible.

Upload Supplemental Materials

Owner Authorization for Agent.pdf

Upload 2

City of Fernandina Beach - Variance Letter.pdf

Upload 3

FLB210028ALT0.pdf

Upload 4

Property Appriaser.pdf

Upload 5

Property Appraiser2.pdf

Upload 6

C-301 OVERALL SITE LAYOUT PLAN.pdf

Upload 7

No file selected

Certification*

☒

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

☒

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

I/We understand that the City Staff will install a Notice of Hearing sign on the property 14 days before the scheduled hearing and that the sign must only be removed after the hearing by City Staff, unless, the applicant or property owner brings the Notice of Hearing back to City Hall.

Applicant's First Name*

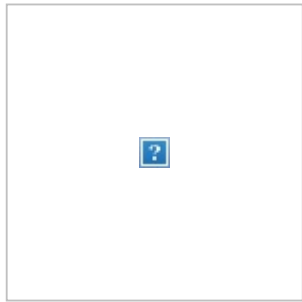
Andrew

Applicant's Last Name*

Savage

Today's Date*

6/6/2023



DEPARTMENT OF PLANNING & CONSERVATION

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

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



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Island Walk Station LLC
(print name of property owner(s))

hereby authorize: Bohler Engineering FL, LLC
(print name of agent)

to represent me/us in processing an application for: Board of Adjustment
(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)

(Print name of owner)

Joe Schlosser
(Print name of owner)

STATE OF ~~FLORIDA~~ Ohio

COUNTY OF ~~NASSAU~~ Hamilton

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 31 day
of May, 20 23, by Joe Schlosser

Anna M. Sevier
Notary Public

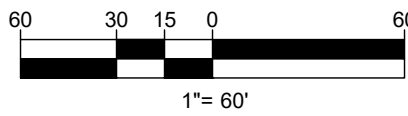
Anna M. Sevier
Printed Name

July 30, 2027
My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: ☐



ANNA M SEVIER
Notary Public
State of Ohio
My Comm. Expires
July 30, 2027



ORG. DATE - 6/5/2023

May 2, 2023

City of Fernandina Beach
204 Ash Street
Fernandina Beach, FL 32034

Dear City of Fernandina Beach,

Please accept this as the letter of intent for the requested Variance for the project located at 1421 Sadler Road, Fernandina Beach, FL 32034.

Our Variance request is for the maximum impervious surface ratio for zoning district C-2 found in LDC section 4.02.01.I to be eliminated.

Our project is a teardown-rebuild of an existing grocery store in a fully developed shopping plaza. The project will include replacing a small amount of pavement directly in front and behind the proposed new building, new landscape islands throughout the plaza, and milling and resurfacing of pavement throughout the plaza.

The maximum Impervious Surface Ratio according to the LDC section 4.02.01.I is 60%, but the existing shopping center has an impervious surface ratio of over 80%. Our project proposes to remove a total of about 13,000 SF of impervious surface. We are making no modifications to the overall site with the exceptions of new landscape islands and milling and resurfacing of the existing pavement within the plaza. For these reasons, our project will improve the existing shopping center, and that this variance should be acceptable to the City of Fernandina Beach.

Should there be any questions or should additional information required, please feel free to contact us at (561) 571-0280 or via email: ASavage@bohlereng.com.

Sincerely,

BOHLER ENGINEERING



Andrew Savage, P.E.
Project Manager

NOTES:

1. THE PROPERTY IS THE LANDS OF ISLAND WALK STATION LLC AS RECORDED IN OFFICIAL RECORD BOOK 2006 PAGE 1243, AMONG THE LAND RECORDS OF NASSAU COUNTY, FLORIDA AND HAVING PID#(S) OF: 00-00-30-0800-0039-0000; 00-00-30-036A-0017-0020; 00-00-30-0800-0038-0040; PER THE NASSAU COUNTY, FLORIDA PROPERTY APPRAISER, THE PROPERTY IS LYING IN SECTION 28 & 30; TOWNSHIP 3 NORTH; RANGE 28 EAST.
2. AREA = 893,428 SQUARE FEET OR 20.510 ACRES (MEASURE)
3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED, WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
4. THIS SURVEY WAS PERFORMED IN THE FIELD ON JANUARY 31, 2023 UTILIZING THE REFERENCE DOCUMENTS, AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES, AND OTHER IMPROVEMENTS. REVISIONS LISTED ON THIS SURVEY APPLY ONLY TO THE SPECIFIC CHANGES REFERENCED, AND DO NOT CONSTITUTE AN UPDATE OF OTHER DATA ON THIS SURVEY. THE "SURVEY DATE" SHOWN HEREON IS THE APPLICABLE DATE AS RELATED TO PROVISIONS OF STATUTES OF LIMITATION UNLESS NOTED OTHERWISE.
5. ELEVATIONS ARE BASED ON NAVD88 DATUM DETERMINED BY GPS OBSERVATIONS AND TIED IN TO THE NGS BENCHMARK NO. 820154 WITH A PUBLISHED ELEVATION OF 19.30 FEET.
6. THE PROPERTY IS LOCATED IN OTHER AREAS, ZONE X (AREA OF MINIMAL FLOOD HAZARD) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, NASSAU COUNTY, FLORIDA AND INCORPORATED AREAS, PANEL 239 OF 510", MAP NUMBER 120895022896, WITH A MAP REVISION DATE OF AUGUST 2, 2017.
7. ZONING: C2

ALL ZONING INFORMATION WAS PROVIDED IN A ZONING REPORT PREPARED BY BOHLER ENGINEERING, LLC, ON APRIL 13, 2021 AND MUST BE VERIFIED PRIOR TO USE OR RELIANCE UPON SAME. TO CONFIRM THE ZONING INFORMATION REPRESENTS AND DEPICTS THE THEN-CURRENT SITE-SPECIFIC INFORMATION, SHOULD THERE BE ANY CHANGE IN USE, SETBACK(S) AND/OR SET BACK REQUIREMENTS, ZONING CLASSIFICATION AND/OR ANY OTHER CHANGE OR VARIATION FROM THE CONDITIONS RECORDED HEREIN, THE CLIENT MUST VERIFY COMPLIANCE WITH THE USE, SET BACK, ZONING CLASSIFICATION AND/OR ORDINANCE, REGULATION OR LEGAL REQUIREMENT, PRIOR TO USING OR RELYING UPON THE FINDINGS RECORDED HEREIN, OR REFERENCE SAME AS RELATED TO THE PROPERTY, PROJECT AND/OR DEVELOPMENT.

8. NO SURVEY OF SUBTERRANEAN STRUCTURES OR INTERIOR SPACES SUCH AS FOOTINGS, FOUNDATIONS, VAULTS OR BASEMENTS WAS PERFORMED AS PART OF THIS LAND SURVEY, AND THIS PLAN SHOULD NOT BE CONSTRUED AS CERTIFICATION TO THE EXISTENCE OR LOCATION OF THE SAME.

9. TREES 4 INCHES DIAMETER AT BREAST HEIGHT (DBH) AND LARGER HAVE BEEN LOCATED WITHIN THE PROJECT BOUNDARY.

10. THERE ARE NO GAPI/GORES OR OVERLAPS BETWEEN THE RIGHT-OF-WAY LINES OF SOUTH 14TH STREET AND SADLER ROAD AND THE SUBJECT PROPERTY.

11. PARKING: 750 STANDARD
31 ADA
781 TOTAL SPACES

12. THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN ON THE SURVEY. ENCROACHMENT IS A LEGAL CONDITION, NOT A MATTER OF SURVEY AND, AS A RESULT, THERE MAY BE OTHER POSSIBLE ENCROACHMENTS AFFECTING THE PROPERTY THAT ARE NOT SHOWN.

13. THE PROPERTY HAS ACCESS ALONG SOUTH 14TH STREET AND SADLER ROAD.

14. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULES SJ-17-050 THROUGH SJ-17-053, OF THE FLORIDA ADMINISTRATIVE CODE.

15. THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITION SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY TRIMBLE.

16. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 - 2011 ADJUSTMENT, HOLDING THE SOUTH LINE OF THE SUBJECT PROPERTY, AS BEING SOUTH 85°29'53" WEST.

17. ALL DISTANCES ARE MEASURED GROUND DISTANCES UNLESS NOTED OTHERWISE.

18. THE CONTRACTED PURPOSE OF THIS SURVEY IS FOR PERMITTING AND SITE PLAN. THIS SURVEY IS NOT VALID FOR ANY OTHER USE.

19. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY ANYONE OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

20. THIS SURVEY WAS PREPARED FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE: PHILLIPS EDISON & COMPANY, INC.

21. THIS MAP IS INTENDED TO BE DEPICTED AT A SCALE OF 1"=30' AND 1"=100' ON 24"x36" SHEETS. UNITS SHOWN ARE U.S. SURVEY FEET.

22. SOME TOPOGRAPHIC FEATURES MAY BE EXAGGERATED IN SCALE FOR CLARITY. THE CENTER OF THE SYMBOL OF SUCH FEATURES IS THE CORRECT LOCATIONS.

23. THE LEGAL DESCRIPTION IS RECORDED IN OFFICIAL RECORD BOOK 2006 PAGE 1243.

24. RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.

25. THE AERIAL IMAGERY SHOWN HEREON WAS COLLATED BY BOHLER IN THE FIELD ON JANUARY 17, 2023 AND IS FOR REFERENCE ONLY.

26. © COPYRIGHT 2023 BY BOHLER ENGINEERING FL, LLC. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND STAMP, OR A DIGITALLY VERIFIED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY BOHLER ENGINEERING FL, LLC.

UTILITIES:

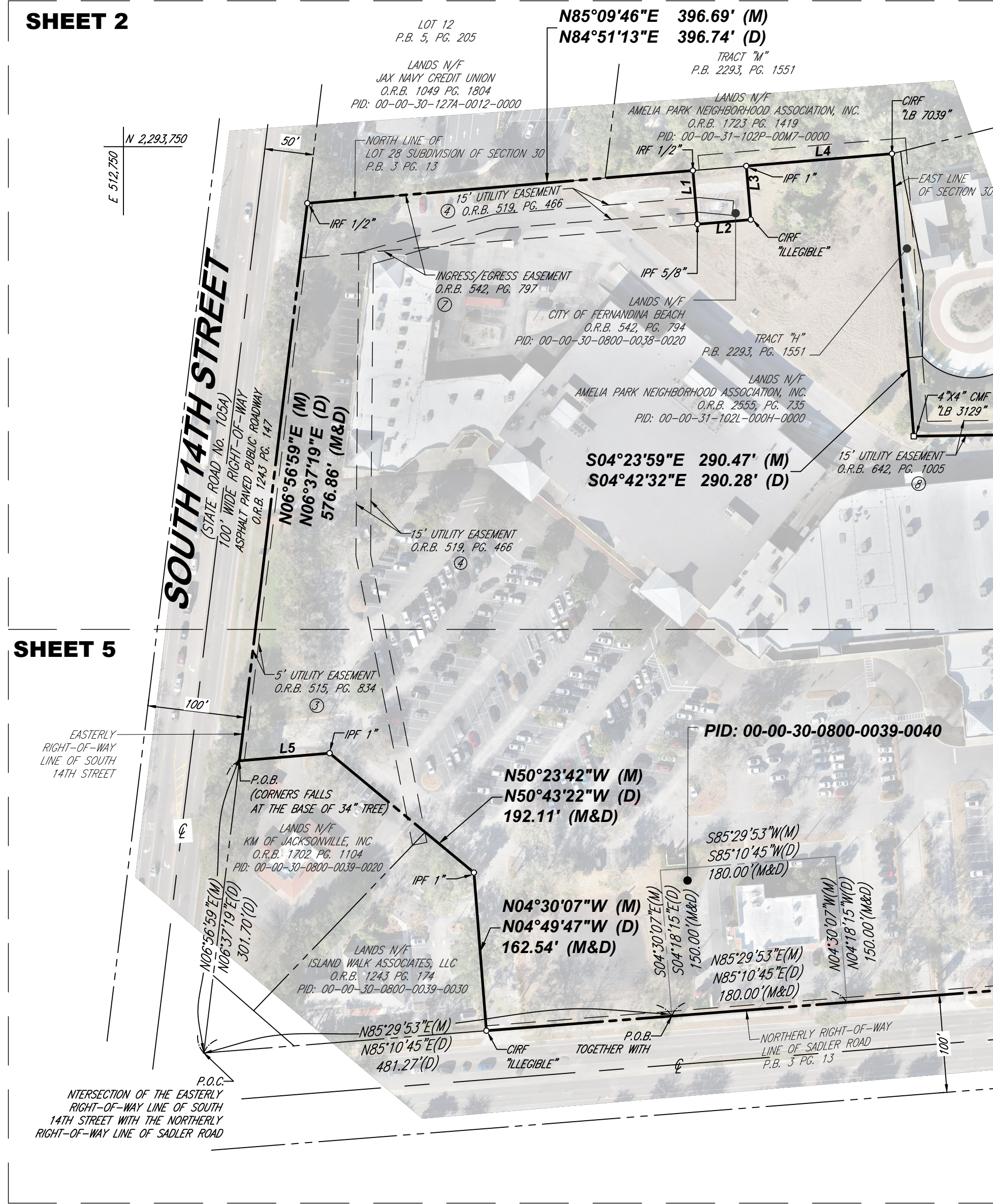
THE FOLLOWING COMPANIES WERE NOTIFIED BY SUNSHINE 811 UTILITY SYSTEM (1-800-432-4770) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 016305285

UTILITY COMPANY	LOCATE STATUS	PHONE NUMBER
A T & T DISTRIBUTION	NO CONFLICT	(561) 683-2729
CITY OF FERNANDINA BEACH	MARKED	(904) 310-3400 X3422
COMCAST CABLE COMMUNICATIONS	UNMARKED	(800) 778-9140
FLORIDA PUBLIC UTILITIES COMPANY	MARKED	(904) 362-0704
FLORIDA PUBLIC UTILITIES COMPANY	UNMARKED	(800) 778-9140
UNITI FIBER LLC	UNMARKED	(877) 652-2321



Know what's below.
Call before you dig.
Dial 811
Or Call 800-432-4770

SHEET 2



LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN AND BEING A PART OF LOTS 16 THROUGH 22, UNIT ONE OF CLAREMONT, AS RECORDED IN PLAT BOOK 3, PAGE 13, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, TOGETHER WITH THAT VACATED 30 FOOT STREET LYING ADJACENT TO SAID LOT 16 AND THAT VACATED 30 FOOT STREET LYING ADJACENT TO SAID LOT 22; TOGETHER WITH A PORTION OF GOVERNMENT LOT 4, SECTION 29, TOWNSHIP 3 NORTH, RANGE 28 EAST OF SAID COUNTY; TOGETHER WITH LOT 38 AND A PORTION OF LOT 39, SUBDIVISION OF SECTION 30, AS RECORDED IN PLAT BOOK "O", PAGE 59, OF SAID PUBLIC RECORDS; TOGETHER WITH A PORTION OF THOSE VACATED 20 FOOT ALLEYS LYING CONTIGUOUS TO SAID LOTS 38 AND 39; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF SADLER ROAD, A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED, WITH THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 105A AND/OR SOUTH FOURTEENTH STREET, A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED, THENCE ON SAID EASTERLY RIGHT OF WAY LINE, NORTH 06 DEGREES 37 MINUTES 19 SECONDS EAST, 301.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ON SAID RIGHT OF WAY LINE, NORTH 06 DEGREES 37 MINUTES 19 SECONDS EAST, 575.86 FEET TO THE SOUTH LINE OF LOT 28 OF SAID SUBDIVISION OF SECTION 30, THENCE ON SAID SOUTH LINE, NORTH 84 DEGREES 51 MINUTES 13 SECONDS EAST, 396.74 FEET; THENCE SOUTH 05 DEGREES 08 MINUTES 47 SECONDS EAST, 55.26 FEET; THENCE NORTH 84 DEGREES 51 MINUTES 13 SECONDS EAST, 55.00 FEET; THENCE NORTH 05 DEGREES 08 MINUTES 47 SECONDS WEST, 55.26 FEET TO SAID SOUTH LINE; THENCE ON SAID SOUTH LINE, NORTH 84 DEGREES 51 MINUTES 13 SECONDS EAST, 150.00 FEET TO THE EAST LINE OF SAID SECTION 30, THENCE ON SAID EAST LINE, SOUTH 04 DEGREES 42 MINUTES 32 SECONDS EAST, 290.28 FEET TO THE NORTH LINE OF SAID GOVERNMENT LOT 4; THENCE ON SAID NORTH LINE, NORTH 88 DEGREES 46 MINUTES 30 SECONDS EAST, 730.85 FEET TO THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 16; THENCE ON SAID EAST LINE AND THE NORTHERLY PROLONGATION THEREOF, SOUTH 04 DEGREES 49 MINUTES 47 SECONDS EAST, 377.19 FEET TO A POINT; THENCE SOUTH 85 DEGREES 10 MINUTES 13 SECONDS WEST, A DISTANCE OF 200.00 FEET; THENCE SOUTH 04 DEGREES 49 MINUTES 47 SECONDS EAST, A DISTANCE OF 150.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SADLER ROAD; THENCE SOUTH 85 DEGREES 10 MINUTES 13 SECONDS WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 1014.22 FEET TO A POINT; THENCE NORTH 04 DEGREES 49 MINUTES 47 SECONDS WEST, A DISTANCE OF 162.54 FEET TO A POINT; THENCE NORTH 84 DEGREES 45 MINUTES 22 SECONDS WEST, A DISTANCE OF 192.11 FEET TO A POINT; THENCE SOUTH 84 DEGREES 49 MINUTES 46 SECONDS WEST, A DISTANCE OF 92.78 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH UTILITY AND ACCESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 642, PAGE 1005, IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

TOGETHER WITH DECLARATION OF CROSS EASEMENTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 642, PAGE 1039, MODIFIED BY MODIFICATION OF DECLARATION OF CROSS-EASEMENTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 957, PAGE 533 AND FURTHER MODIFIED BY SECOND MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 1119, PAGE 1953, AS FURTHER MODIFIED BY THIRD MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 2001, PAGE 1523, IN THE PUBLIC RECORDS OF NASSAU COUNTY.

TOGETHER WITH RECIPROCAL ACCESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 519, PAGE 474, AND AMENDED BY AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 772, PAGE 972, IN THE PUBLIC RECORDS OF NASSAU COUNTY.

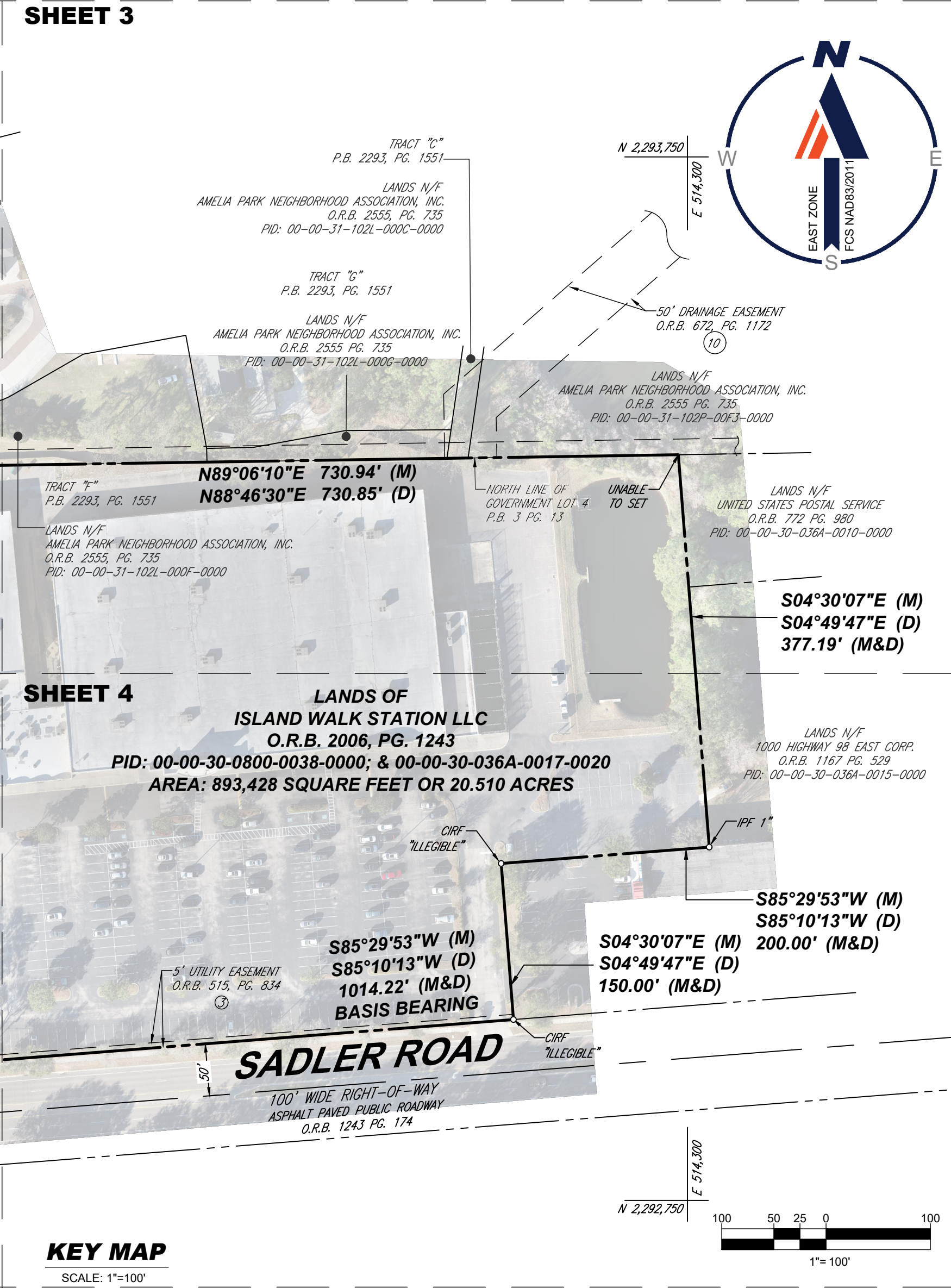
TOGETHER WITH DRAINAGE EASEMENT AND TERMINATION OF EXISTING EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 672, PAGE 1172, IN THE PUBLIC RECORDS OF NASSAU COUNTY.

TOGETHER WITH DECLARATION OF CROSS EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 957, PAGE 540, IN THE PUBLIC RECORDS OF NASSAU COUNTY.

TOGETHER WITH: A PORTION OF LOT 39 OF THE SUBDIVISION OF SECTION 30, AS RECORDED IN PLAT BOOK "O", PAGE 59 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A PORTION OF REFERENCE COMMENCE AT THE INTERSECTION OF EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 105A AS NOW ESTABLISHED, WITH THE NORTHERLY RIGHT OF WAY LINE OF SADLER ROAD (AS NOW ESTABLISHED AS A 100 FOOT RIGHT OF WAY); THENCE NORTH 85 DEGREES 10 MINUTES 45 SECONDS EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 481.27 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 85 DEGREES 10 MINUTES 45 SECONDS EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 180.00 FEET; THENCE NORTH 04 DEGREES 49 MINUTES 15 SECONDS WEST A DISTANCE OF 150.00 FEET; THENCE SOUTH 85 DEGREES 10 MINUTES 45 SECONDS WEST A DISTANCE OF 190.00 FEET; THENCE SOUTH 04 DEGREES 49 MINUTES 15 SECONDS EAST A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY AS DESCRIBED IN A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, POLICY NO. 18918-1-5395117, DATED SEPTEMBER 22, 2015, WITH A COMMITMENT DATE OF OCTOBER 2, 2015, AND IS SUBJECT TO RESTRICTIONS, COVENANTS, AND/OR EASEMENTS, WRITTEN OR IMPLIED.

SHEET 3



KEY MAP

SCALE: 1"=100'

TITLE NOTES:

THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, POLICY NO. 18918-1-5395117, DATED SEPTEMBER 22, 2015, WITH A COMMITMENT DATE OF OCTOBER 2, 2015, OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, EXCEPTIONS:

2. RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET FORTH IN THOSE INSTRUMENTS RECORDED IN OFFICIAL RECORDS BOOK 519, PAGE 1222 AND DECLARATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 519, PAGE 457; AFFECTS THE SUBJECT PROPERTY, USE RESTRICTIONS MAY HAVE EXPIRED.

3. EASEMENT AGREEMENT BY AND BETWEEN ISLAND WALK SHOPPING CENTER AND RIFLING CABLE INCOME PARTNERS AND SOUTHERN BELL TELEPHONE AND TELEGRAPH AS RECORDED IN OFFICIAL RECORDS BOOK 515, 634; AFFECTS THE SUBJECT PROPERTY, EASEMENT SHOWN.

4. SEWER EASEMENT BY AND BETWEEN ISLAND WALK SHOPPING CENTER AND DICKS FOOD & SPORT, INC. RECORDED IN OFFICIAL RECORDS BOOK 519, PAGE 486; AFFECTS THE SUBJECT PROPERTY, EASEMENT SHOWN, EASEMENTS FALL WITHIN THE EXISTING BUILDING.

5. TERMS AND CONDITIONS OF RECIPROCAL ACCESS EASEMENT BY AND BETWEEN ISLAND WALK SHOPPING CENTER AND DICKS FOOD & SPORT, INC. RECORDED IN OFFICIAL RECORDS BOOK 519, PAGE 474 AND AMENDED BY AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 772, 972; AFFECTS THE SUBJECT PROPERTY, GENERAL IN NATURE. NOT POTABLE.

6. AGREEMENT REGARDING CURBING RECORDED IN OFFICIAL RECORDS BOOK 539, PAGE 906; AFFECTS THE SUBJECT PROPERTY, NOT POTABLE.

7. INGRESS AND EGRESS EASEMENT BY AND BETWEEN ISLAND WALK JOINT VENTURE AND CITY OF FERNANDINA BEACH, FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 542, PAGE 797; AFFECTS THE SUBJECT PROPERTY, EASEMENT SHOWN.

8. UTILITY AND ACCESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 642, PAGE 1005; THE SUBJECT PROPERTY BENEFITS FROM THE EASEMENT, EASEMENT SHOWN.

9. DECLARATION OF CROSS-EASEMENTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 642, PAGE 1039 AS MODIFIED BY MODIFICATION OF DECLARATION OF CROSS-EASEMENTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 957, PAGE 533 AND FURTHER MODIFIED BY SECOND MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 1119, PAGE 1953, AS FURTHER MODIFIED BY THIRD MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 2001, PAGE 1523; AFFECTS THE SUBJECT PROPERTY, DOCUMENT CONTAINS USE RESTRICTIONS. CROSS-EASEMENTS ARE GENERAL IN NATURE AND NOT POTABLE.

10. TERMS AND CONDITIONS OF EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 672, PAGE 1172; THE SUBJECT PROPERTY BENEFITS FROM THE EASEMENT, EASEMENT SHOWN.

11. TERMS AND CONDITIONS OF DECLARATION OF CROSS EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 957, PAGE 540 TOGETHER WITH JOINER TO DECLARATION RECORDED IN OFFICIAL RECORDS BOOK 957, PAGE 557; AFFECTS THE SUBJECT PROPERTY, DOCUMENT CONTAINS USE RESTRICTIONS. CROSS-EASEMENTS ARE GENERAL IN NATURE AND NOT POTABLE.

12. TERMS AND CONDITIONS OF LEASE IN FAVOR OF PUBLIC SUPER MARKETS, INC., A FLORIDA CORPORATION, AS EVIDENCED BY THAT CERTAIN MEMORANDUM OF LEASE RECORDED IN OFFICIAL RECORDS BOOK 468, PAGE 768, AS ASSIGNED BY ASSIGNMENT OF LEASE RECORDED IN OFFICIAL RECORDS BOOK 494, PAGE 426 RE-RECORDED IN OFFICIAL RECORDS BOOK 495, PAGE 89, TOGETHER WITH FIRST ADDENDUM RECORDED IN OFFICIAL RECORDS BOOK 957, PAGE 528; THE SUBJECT PROPERTY FALLS WITHIN THE AREA DESCRIBED IN THE DOCUMENT, NOT POTABLE ITEMS.

13. TERMS AND CONDITIONS OF LEASE FROM ISLAND WALK SHOPPING CENTER TO BALL'S DEPARTMENT STORES, INC., A SHORT FORM LEASE RECORDED IN OFFICIAL RECORDS BOOK 713, PAGE 433, AS AFFECTED BY CONFIRMATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 736, PAGE 1745 AS AMENDED IN OFFICIAL RECORDS BOOK 957, PAGE 518; THE SUBJECT PROPERTY FALLS WITHIN THE AREA DESCRIBED IN THE DOCUMENT, NOT POTABLE ITEMS.

14. TERMS AND CONDITIONS OF THE LEASE FROM ISLAND WALK SHOPPING CENTER TO K. MART CORPORATION DATED NOVEMBER 14, 1986, A MEMORANDUM OF LEASE RECORDED IN OFFICIAL RECORDS BOOK 508, PAGE 1097 TOGETHER WITH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 957, PAGE 522; THE SUBJECT PROPERTY FALLS WITHIN THE AREA DESCRIBED IN THE DOCUMENT, NOT POTABLE ITEMS.

15. TERMS AND CONDITIONS OF THE LEASE FROM ISLAND WALK ASSOCIATES, LLC TO BALL'S OUTLET STORES, INC. DATED SEPTEMBER 12, 2012 A MEMORANDUM OF SAID LEASE BEING RECORDED IN OFFICIAL RECORDS BOOK 1855, PAGE 925 AS AFFECTED BY SUBORDINATION, NON DISTURBANCE AND ATTAINMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1855, PAGE 934; THE SUBJECT PROPERTY FALLS WITHIN THE AREA DESCRIBED IN THE DOCUMENT, NOT POTABLE ITEMS.

16. TERMS AND CONDITIONS OF THE LEASE FROM ISLAND WALK ASSOCIATES, LLC TO STAPLES THE OFFICE SUPERSTORE EAST, INC. DATED MAY 6, 2013 A MEMORANDUM OF SAID LEASE BEING RECORDED IN OFFICIAL RECORDS BOOK 1858, PAGE 125 AND OFFICIAL RECORDS BOOK 1858, PAGE 1548 AS AFFECTED BY SUBORDINATION, NON DISTURBANCE AND ATTAINMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1859, PAGE 1563; THE SUBJECT PROPERTY FALLS WITHIN THE AREA DESCRIBED IN THE DOCUMENT, NOT POTABLE ITEMS.

17. RIGHTS OF TENANTS IN POSSESSION, AS TENANTS ONLY, UNDER BONA FIDE WRITTEN LEASES; NOT A SURVEY MATTER.

18. THE FOLLOWING MATTERS AS DISCLOSED BY SURVEY PREPARED BY AMERICAN SURVEYING & MAPPING, INC. UNDER DRAWING NO: 1501174 FERNANDINA BEACH FL, DATED SEPTEMBER 22, 2015:

- a. ADJOINING SIDEWALK ENCROACHES OVER NORTH BOUNDARY LINE NEAR THE NORTHWEST CORNER OF THE SUBJECT PROPERTY;
- b. ASPHALT PAVEMENT AND CONCRETE CURB ENCROACH THE NORTH BOUNDARY LINE BY 4.3' AT MOST;
- c. FENCE ENCROACHES NORTH AND EAST LINE BY 2.3' AT MOST;
- d. BUILDING AND COVERED SIDEWALK ENCROACH ONTO SEWER EASEMENT BY 15.0' AT MOST (O.R. BOOK 519, PG. 466) NEAR THE NORTHWEST CORNER OF THE SUBJECT PROPERTY;
- e. DUMPSTER PAD ENCROACHES ONTO THE PROPERTY TO THE EAST ALONG THE EASTERN BOUNDARY LINE OF THE SUBJECT PROPERTY;
- f. ASPHALT SURFACE ENCROACHES OVER THE 5' UTILITY EASEMENT (O.R. BOOK 515, PG. 834);
- g. GRAVEL DRIVE AND ASPHALT SURFACE ENCROACH ONTO THE PROPERTY TO THE NORTH ALONG THE NORTH BOUNDARY LINE AND OUTSIDE THE 15' SEWER EASEMENT (O.R. BOOK 519, PG. 466)

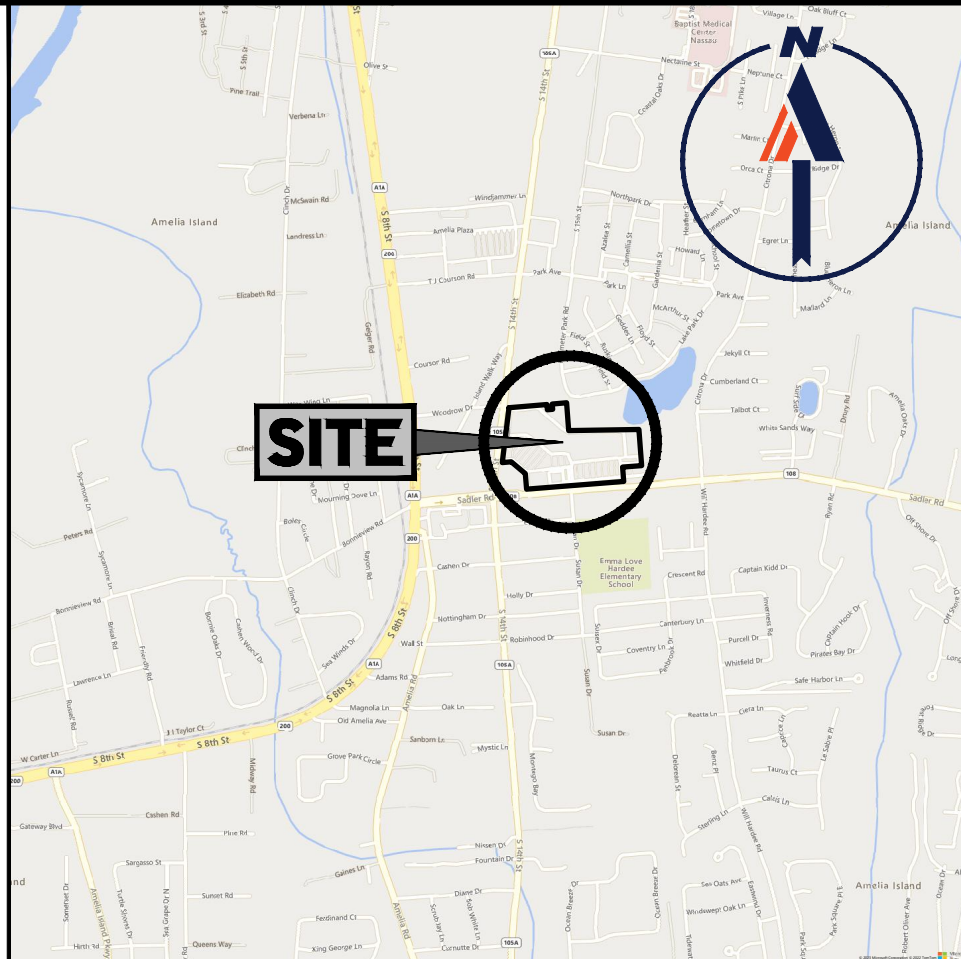
SEE CURRENT SURVEY.

19. RIGHT OF WAY EASEMENT AS SET FORTH IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 661, PAGE 901, AS TO EASEMENT PARCEL, OFFICIAL RECORDS BOOK 957, PAGE 540; DOES NOT AFFECT THE SUBJECT PROPERTY, AFFECTS THE LANDS TO THE SOUTHEAST.

TO:
FIDELITY NATIONAL TITLE INSURANCE COMPANY; ISLAND WALK LLC, A DELAWARE LIMITED LIABILITY COMPANY; & PHILLIPS EDISON & COMPANY, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/SNAPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND SNAPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(A), 7(B)(1), 7(C), 8, 9, 11(A) & 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 31, 2023.

DRAFT
COLLIN WOODWARD
PROFESSIONAL SURVEYOR AND MAPPER NO. L57423
THIS CERTIFICATION IS MADE BY ONLY NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR THE USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR ADVERTISING, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.



LOCATION MAP
SCALE: 1"=2000'

LEGEND

N/F	NOW OR FORMERLY
P.B.	PLAT BOOK
ORB	OFFICIAL RECORD BOOK
PG	PAGE
CL	CENTER LINE
N	NORTH
S	SOUTH
E	EAST
W	WEST
(M)	MEASURED
(D)	DEED
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
CIR	CAPPED IRON REBAR FOUND
IF	IRON REBAR FOUND
IP	IRON PIPE FOUND
CM	CONCRETE MONUMENT FOUND

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S04°50'14"E (M) S05°08'47"E (D)	55.15(M) 55.26(D)
L2	N85°09'46"E (M) N84°51'13"E (D)	54.96(M) 55.00(D)
L3	N04°50'14"W (M) N05°08'47"W (D)	55.15(M) 55.26(D)
L4	N85°09'46"E (M) N84°51'13"E (D)	149.99(M) 150.00(D)
L5	S85°09'26"W (M) S84°49'46"W (D)	92.78(M&D)

ALTA/NSPS LAND TITLE SURVEY
PHILLIPS EDISON & COMPANY, INC

1421 SADLER ROAD
FERNANDINA BEACH, FLORIDA
NASSAU COUNTY

FILE NO. FLB210028	DATE 02/21/2023		FIELD DATE 01/31/2023	CREW CHIEF T.B.	DRAWN A.S.	REVIEWED P.D.	APPROVED C.W.	SCALE 1"=100'	DWG. NO. 1 OF 5
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BOHLER

1900 CORPORATE BLVD., NW, SUITE 1010, BOCA RATON, FLORIDA 33431
561.571.0280
www.bohlerengineering.com
CERT. OF AUTHORIZATION: L889896

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SANITARY & STORM STRUCTURE TABLE		
GRATE INLET #1 RM=17.52' E & S INV=14.37'	GRATE INLET #21 RM=18.56' W INV=13.76'	SANITARY MH#41 RM=19.58' NW INV=12.28' SE INV=12.38'
GRATE INLET #2 RM=18.52' W INV=14.62' SE INV=15.02'	GRATE INLET #22 RM=17.98' BOTTOM=13.98' (RECESSED)	SANITARY MH#42 RM=18.54' W INV=12.10' (RECESSED)
GRATE INLET #3 RM=18.67' N INV=14.63' S INV=14.43'	GRATE INLET #23 RM=18.88' BOTTOM=14.24' (RECESSED)	SANITARY MH#43 RM=18.88' W & E INV=11.08' S INV=12.28'
GRATE INLET #4 RM=17.63' N INV=14.63' S INV=14.43'	GRATE INLET #24 RM=18.03' NW INV=14.39' SE INV=14.49'	SANITARY MH#44 RM=18.66' N INV=13.56' SW & SE INV=13.66' S INV=16.66'
STORM MH #5 RM=17.21' N & S INV=12.71'	GRATE INLET #25 RM=16.73' NE & S INV=13.79' NE INV=10.64' E INV=10.74' SW INV=12.14'	SANITARY MH#45 RM=19.34' SW & SE INV=10.90' SE INV=13.59'
STORM MH #6 RM=17.12' N INV=11.92' S INV=12.02' W INV=12.12'	GRATE INLET #26 RM=17.59' S INV=13.19'	SANITARY MH#46 RM=19.40' NE INV=10.51' SE INV=13.59'
GRATE INLET #7 RM=17.03' N INV=11.93' W INV=12.23'	GRATE INLET #27 RM=18.54' NE INV=12.80' S INV=12.90'	SANITARY MH#47 RM=19.29' NW & SE INV=9.79'
STORM MH #8 RM=17.12' N INV=13.02'	GRATE INLET #28 RM=18.83' NW & SE INV=9.79'	SANITARY MH#48 RM=19.94' SW & SE INV=10.90' SE INV=13.59'
GRATE INLET #9 RM=18.13' W INV=14.23' E INV=14.33'	GRATE INLET #29 RM=17.92' BOTTOM=12.72' (RECESSED)	SANITARY MH#49 RM=18.91' SW INV=10.51' SE INV=13.59'
SANITARY MH#10 RM=18.49' N INV=11.99' S INV=12.19'	GRATE INLET #30 RM=17.96' BOTTOM=12.56' (RECESSED)	SANITARY MH#50 RM=19.66' N INV=13.16' SW & E INV=13.26' SE INV=13.59'
GRATE INLET #11 RM=18.01' SW INV=14.11' SE INV=14.41'	GRATE INLET #31 RM=18.01' BOTTOM=12.31' (RECESSED)	SANITARY MH#51 RM=19.79' SW INV=13.49' SE INV=13.59'
GRATE INLET #12 RM=18.08' NW INV=14.18' SE INV=14.28'	GRATE INLET #32 RM=18.08' BOTTOM=12.38' (RECESSED)	STORM MH #54 RM=18.13' NW INV=12.20' BOTTOM=12.10' (RECESSED)
GRATE INLET #13 RM=18.14' NW INV=14.34' SE INV=14.44'	GRATE INLET #33 RM=18.07' BOTTOM=12.43' (RECESSED)	STORM MH #55 RM=19.33' BOTTOM=11.92' BOTTOM=10.03' (RECESSED)
GRATE INLET #14 RM=18.09' NW INV=14.29' SE INV=14.19'	GRATE INLET #34 RM=18.10' BOTTOM=12.30' (RECESSED)	GRATE INLET #37 RM=18.32' BOTTOM=11.92' BOTTOM=10.03' (RECESSED)
GRATE INLET #15 RM=18.14' NW INV=14.16' SE INV=14.26'	GRATE INLET #35 RM=18.14' BOTTOM=12.23' BOTTOM=12.10' (RECESSED)	GRATE INLET #38 RM=18.09' NE INV=11.79' SW INV=11.88'
GRATE INLET #16 RM=18.09' NW INV=14.16' SE INV=14.26'	GRATE INLET #36 RM=18.09' NE INV=11.79' SW INV=11.88'	SANITARY MH#40 RM=18.13' NW INV=13.03' S INV=13.63'
GRATE INLET #17 RM=18.11' NW INV=13.91' BOTTOM=13.61' (RECESSED)	GRATE INLET #37 RM=18.32' BOTTOM=11.92' BOTTOM=10.03' (RECESSED)	
GRATE INLET #18 RM=18.48' W INV=13.78' SE INV=13.88'	GRATE INLET #38 RM=18.09' NE INV=11.79' SW INV=11.88'	
GRATE INLET #19 RM=18.09' NW INV=13.91' BOTTOM=13.61' (RECESSED)	GRATE INLET #39 RM=18.32' BOTTOM=11.92' BOTTOM=10.03' (RECESSED)	
GRATE INLET #20 RM=17.70' N & S INV=14.60'	GRATE INLET #40 RM=18.13' NW INV=13.03' S INV=13.63'	



SOUTH 14TH STREET
(STATE ROAD NO. 1234)
100' WIDE RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY
G.A. 1241 PG. 417

N06°56'59"E (M)
N06°37'19"E (D)
576.86' (M&D)

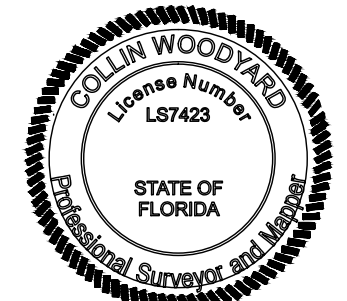
LEGEND

123	EXISTING CONTOUR	UTILITY POLE	CLEAN OUT	RCP	REINFORCED CONCRETE PIPE	N	NORTH
X 123.45	EXISTING SPOT ELEVATION	MONITORING WELL	COVER VALVE	PVC	POLYVINYL CHLORIDE	S	SOUTH
X TC 123.45	EXIST. TOP OF CURB ELEVATION	ELECTRIC METER	FIRE DEPARTMENT CONNECTION	MH	MANHOLE	E	EAST
X G 122.95	EXIST. GUTTER ELEVATION	ELECTRIC BOX	PAINTED ARROWS	ELEV.	ELEVATION	W	WEST
X TW 123.45	EXIST. TOP OF WALL ELEVATION	TRANSFORMER	TITLE REPORT EXCEPTION	HT	HEIGHT	E.O.P.	EDGE OF PAVEMENT
X BW 122.95	EXIST. BOTTOM OF WALL ELEVATION	SANITARY MANHOLE	DENOTES PARKING SPACE COUNT	INV	INVERT	G.I.	GRATE INLET
HYDRANT	HYDRANT	GREASE TRAP	BENCHMARK	ADA	AMERICANS WITH DISABILITIES ACT	TOB	TOP OF BANK
WATER VALVE	WATER VALVE	STORM DRAIN MANHOLE	GUY WIRE	(TYP.)	TYPICAL	BOB	BOTTOM OF BANK
BACK FLOW PREVENTER	BACK FLOW PREVENTER	WATER METER	TREE (SIZE AS NOTED)	FF	FINISH FLOOR	(M)	MEASURED
DOUBLE DETECTOR CHECK VALVE	DOUBLE DETECTOR CHECK VALVE	GAS METER	PALM TREE (SIZE AS NOTED)	±	PLUS OR MINUS	(D)	DEED
GAS VALVE	GAS VALVE	SIGN	FLARED END SECTION	N/F	NOW OR FORMERLY	P.O.B.	POINT OF BEGINNING
OVERHEAD WIRES	OVERHEAD WIRES	MAIL BOX	CONCRETE	L.S.A	LANDSCAPE AREA	P.O.C.	POINT OF COMMENCEMENT
APPROX. LOC. UNDERGROUND GAS LINE PER UTILITY MARKOUT	APPROX. LOC. UNDERGROUND GAS LINE PER UTILITY MARKOUT	BOLLARD	SQUARE FOOT	P.B.	PLAT BOOK	CIRP	CAPPED IRON REBAR FOUND
APPROX. LOC. UNDERGROUND WATER LINE PER UTILITY MARKOUT	APPROX. LOC. UNDERGROUND WATER LINE PER UTILITY MARKOUT	COLUMN	ACRES	ORB	OFFICIAL RECORD BOOK	IRP	IRON REBAR FOUND
APPROX. LOC. UNDERGROUND ELEC. LINE PER UTILITY MARKOUT	APPROX. LOC. UNDERGROUND ELEC. LINE PER UTILITY MARKOUT	FENCE	PROPERTY LINE	PG	PAGE	IPF	IRON PIPE FOUND
UNKNOWN MANHOLE	UNKNOWN MANHOLE	AREA LIGHT		€	CENTER LINE	CMF	CONCRETE MONUMENT FOUND

LANDS OF ISLAND WALK STATION LLC
O.R.B. 2006, PG. 1243
PID: 00-00-30-0800-0038-0000;
& 00-00-30-036A-0017-0020
AREA: 893,428 SQUARE FEET OR 20.510 ACRES

MATCH LINE SHEET 5

DRAFT



COLLIN WOODYARD
PROFESSIONAL SURVEYOR AND MAPPER NO. L57423

ALTA/NSPS LAND TITLE SURVEY
PHILLIPS EDISON & COMPANY, INC

1421 SADLER ROAD
FERNANDINA BEACH, FLORIDA
NASSAU COUNTY

FILE NO.
FLB210028

DATE
02/21/2023

FIELD DATE
01/31/2023

CREW CHIEF
T.B.

DRAWN
A.S.

REVIEWED
P.D.

APPROVED
C.W.

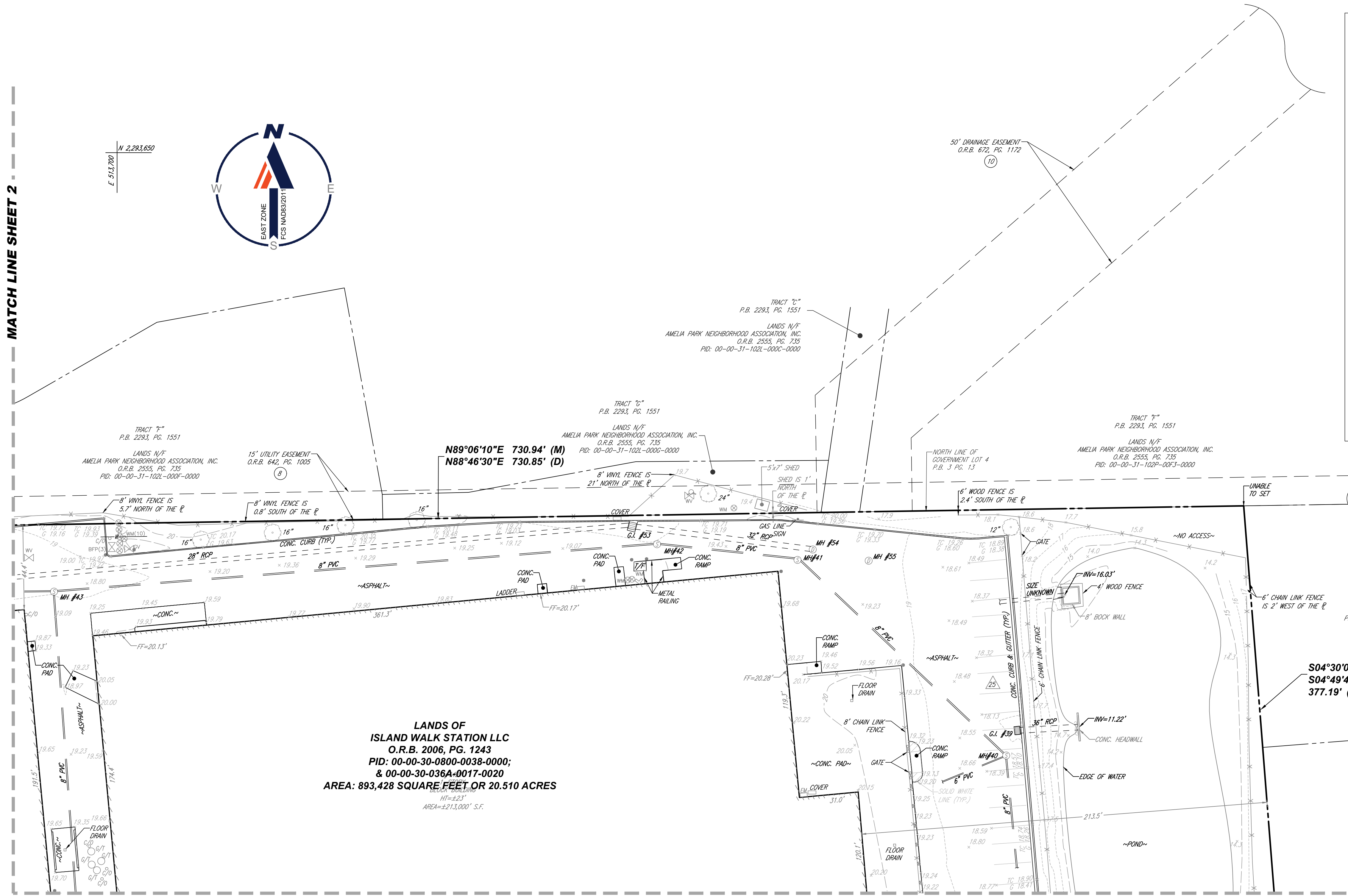
SCALE
1"=30'

DWG. NO.
2 OF 5

1900 CORPORATE BLVD. NW
SUITE 1010
BOCA RATON, FLORIDA 33431
951.571.0280
www.bohler-engineering.com
CERT. OF AUTHORIZATION LBB9898

BOHLER

MATCH LINE SHEET 2



SANITARY & STORM STRUCTURE TABLE					
GRATE INLET #1 RM=17.57' E INV=14.37'	GRATE INLET #11 RM=18.01' SW INV=14.11' SE INV=14.41'	GRATE INLET #20 RM=17.70' N & SW INV=14.60'	GRATE INLET #30 RM=17.96' BOTTOM=12.56' (RECESSED)	GRATE INLET #39 RM=17.94' E INV=11.54'	SANITARY MH#48 RM=18.94' SW & SE INV=10.90'
GRATE INLET #2 RM=18.52' W INV=14.82' SE INV=15.02'	GRATE INLET #12 RM=18.08' NW INV=14.18' SE INV=14.28'	GRATE INLET #21 RM=18.56' W INV=13.76' SE INV=14.28'	GRATE INLET #31 RM=18.01' W INV=12.31' (RECESSED)	SANITARY MH#49 RM=18.91' SW INV=10.51' NE INV=10.51' S INV=12.71'	SANITARY MH#49 RM=18.91' SW INV=10.51' NE INV=10.51' S INV=12.71'
GRATE INLET #3 RM=18.67' NW INV=15.07'	GRATE INLET #13 RM=18.14' NW INV=14.34' SE INV=14.44'	GRATE INLET #22 RM=17.98' BOTTOM=13.98' (RECESSED)	GRATE INLET #32 RM=18.08' W INV=12.38' BOTTOM=12.31' (RECESSED)	SANITARY MH#41 RM=19.58' NW INV=12.28' SE INV=12.38'	SANITARY MH#41 RM=19.58' NW INV=12.28' SE INV=12.38'
GRATE INLET #4 RM=17.83' N INV=14.63' S INV=14.43'	GRATE INLET #14 RM=18.09' NW INV=14.29' SE INV=14.19'	GRATE INLET #23 RM=18.24' BOTTOM=14.24' (RECESSED)	GRATE INLET #33 RM=18.03' W INV=11.90' SE INV=12.10'	SANITARY MH#42 RM=19.10' W INV=11.90' SE INV=12.10'	SANITARY MH#42 RM=19.10' W INV=11.90' SE INV=12.10'
STORM MH #5 RM=17.21' N & S INV=12.71'	GRATE INLET #15 RM=18.14' NW & SE INV=14.24'	GRATE INLET #24 RM=18.09' NW INV=14.39' SE INV=14.49'	GRATE INLET #34 RM=18.10' W INV=12.28' BOTTOM=12.30' (RECESSED)	SANITARY MH#43 RM=18.88' W & E INV=11.08' S INV=12.88'	GRATE INLET #52 RM=18.07' W INV=11.71' E INV=13.57'
STORM MH #6 RM=17.12' N INV=11.92' S INV=12.02'	GRATE INLET #16 RM=18.08' NW INV=14.16' SE INV=14.26'	GRATE INLET #25 RM=18.13' W INV=12.28' SE INV=13.79'	GRATE INLET #35 RM=18.13' W INV=12.23' (RECESSED)	SANITARY MH#44 RM=18.94' W INV=13.56' SW & SE INV=13.66' SE INV=16.66'	GRATE INLET #53 RM=18.66' N INV=13.56' SW & SE INV=13.66'
STORM MH #7 RM=17.03' N INV=11.93' W INV=12.23'	GRATE INLET #17 RM=18.11' NW INV=13.91' SE INV=14.01'	GRATE INLET #26 RM=17.59' S INV=13.19'	GRATE INLET #36 RM=17.82' W INV=11.92' E INV=10.74' (RECESSED)	SANITARY MH#45 RM=19.34' NW INV=10.64' E INV=10.74'	STORM MH #54 RM=19.70' NW INV=12.20' BOTTOM=12.10'
STORM MH #8 RM=17.12' N INV=13.02'	SANITARY MH#18 RM=18.48' W INV=14.23' E INV=14.33'	GRATE INLET #27 RM=18.54' S INV=14.04'	GRATE INLET #37 RM=18.32' W INV=12.12' BOTTOM=12.12' (RECESSED)	SANITARY MH#46 RM=19.40' NE INV=12.80' S INV=12.90'	STORM MH #55 RM=19.33' NE INV=12.80' S INV=12.90'
SANITARY MH#10 RM=18.49' N INV=11.89' S INV=12.19'	GRATE INLET #19 RM=18.09' W INV=13.78' SE INV=13.88'	GRATE INLET #28 RM=17.92' W INV=12.72' BOTTOM=12.72' (RECESSED)	GRATE INLET #38 RM=18.09' NE INV=11.79' SW INV=RECESSED	SANITARY MH#47 RM=19.29' NW & SE INV=9.79'	

N 2,293,650

E 514,800

N 2,293,650

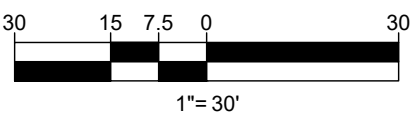
E 514,800

MATCH LINE SHEET 4

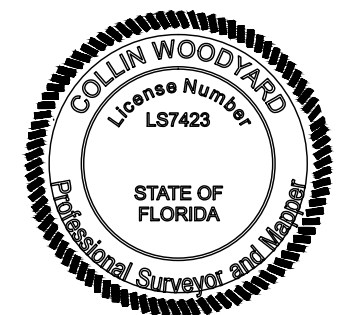
LEGEND

123.45	EXISTING CONTOUR	UTILITY POLE	CLEAN OUT	RCP	REINFORCED CONCRETE PIPE	N	NORTH
X 123.45	EXISTING SPOT ELEVATION	MONITORING WELL	COVER VALVE	PVC	POLYVINYL CHLORIDE	S	SOUTH
X TC 123.45	EXIST. TOP OF CURB ELEVATION	ELECTRIC BOX	FIRE DEPARTMENT CONNECTION	MH	MANHOLE	E	EAST
X G 122.95	EXIST. GUTTER ELEVATION	ELECTRIC METER	PAINTED ARROWS	ELEV.	ELEVATION	W	WEST
X TW 123.45	EXIST. TOP OF WALL ELEVATION	TRANSFORMER	TITLE REPORT EXCEPTION	HT.	HEIGHT	E.O.P.	EDGE OF PAVEMENT
X BW 122.95	EXIST. BOTTOM OF WALL ELEVATION	SANITARY MANHOLE	DENOTES PARKING SPACE COUNT	INV	INVERT	G.I.	GRATE INLET
HYDRANT	HYDRANT	GREASE TRAP	BENCHMARK	ADA	AMERICANS WITH DISABILITIES ACT	TOB	TOP OF BANK
WATER VALVE	WATER VALVE	STORM DRAIN MANHOLE	GUY WIRE	(TYP.)	TYPICAL	BOB	BOTTOM OF BANK
BACK FLOW PREVENTER	BACK FLOW PREVENTER	WATER METER	TREE (SIZE AS NOTED)	FF	FINISH FLOOR	(M)	MEASURED
DOUBLE DETECTOR CHECK VALVE	DOUBLE DETECTOR CHECK VALVE	GAS METER	PALM TREE (SIZE AS NOTED)	±	PLUS OR MINUS	(D)	DEED
GAS VALVE	GAS VALVE	SIGN	PINE TREE (SIZE AS NOTE)	N/F	NOW OR FORMERLY	P.O.B.	POINT OF BEGINNING
OVERHEAD WIRES	OVERHEAD WIRES	MAIL BOX	FLARED END SECTION	L.S.A	LANDSCAPE AREA	P.O.C.	POINT OF COMMENCEMENT
APPROX. LOC. UNDERGROUND GAS LINE PER UTILITY MARKOUT	APPROX. LOC. UNDERGROUND GAS LINE PER UTILITY MARKOUT	BOLLARD	CONCRETE	P.B.	PLAT BOOK	CIRF	CAPPED IRON REBAR FOUND
APPROX. LOC. UNDERGROUND WATER LINE PER UTILITY MARKOUT	APPROX. LOC. UNDERGROUND WATER LINE PER UTILITY MARKOUT	COLUMN	SQUARE FOOT	ORB	OFFICIAL RECORD BOOK	IRF	IRON REBAR FOUND
APPROX. LOC. UNDERGROUND ELEC. LINE PER UTILITY MARKOUT	APPROX. LOC. UNDERGROUND ELEC. LINE PER UTILITY MARKOUT	FENCE	ACRES	PG	PAGE	IPF	IRON PIPE FOUND
UNKNOWN MANHOLE	UNKNOWN MANHOLE	AREA LIGHT	PROPERTY LINE	£	CENTER LINE	CMF	CONCRETE MONUMENT FOUND

DRAFT



COLLIN WOODYARD



ALTA/NSPS LAND TITLE SURVEY

PHILLIPS EDISON & COMPANY, INC

1421 SADLER ROAD
FERNANDINA BEACH, FLORIDA
NASSAU COUNTY

FILE NO. FLB210028	DATE 02/21/2023	FIELD DATE 01/31/2023	CREW CHIEF T.B.	DRAWN A.S.	REVIEWED P.D.	APPROVED C.W.	SCALE 1"=30'	DWG. NO. 3 OF 5
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SUITE 1010
BOCA RATON, FLORIDA 33431
951.571.0280
www.bohlerengineering.com
CERT. OF AUTHORIZATION: LB88986

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■ CIVIL ENGINEERING ■ LAND SURVEYING ■ PROGRAM MANAGEMENT ■ PLANNING & LANDSCAPE ARCHITECTURE ■ SUSTAINABLE DESIGN

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MATCH LINE SHEET 3

LANDS OF
ISLAND WALK STATION LLC
O.R.B. 2006, PG. 1243

**PID: 00-00-30-0800-0038-0000;
& 00-00-30-036A-0017-0020
AREA: 893,428 SQUARE FEET OR 20.510 ACRES**



S04°30'07"E (M)
S04°49'47"E (D)
377.19' (M&D)

SANITARY & STORM STRUCTURE TABLE

GRAVE INLET #1 RM=17.57' E AS NW=14.37'	GRAVE INLET #11 RM=18.01' SW NW=14.11' SE NW=14.41'	GRAVE INLET #20 RM=17.70' N & SW NW=14.80'	GRAVE INLET #30 RM=17.96' BOTTOM=12.56' (RECESSED)	GRAVE INLET #39 RM=17.94' SE W=11.54' (RECESSED)	SANITARY #49 RM=18.94' SW & SE NW=10.90' (RECESSED)
GRAVE INLET #2 RM=18.52' W NW=14.62' SE NW=15.02'	GRAVE INLET #12 RM=18.08' NW NW=14.18' SE NW=14.28'	GRAVE INLET #21 RM=18.56' W NW=13.76'	GRAVE INLET #31 RM=18.01' BOTTOM=12.31' (RECESSED)	SANITARY #40 RM=18.13' NW NW=13.03' SE NW=12.71'	SANITARY #50 RM=18.91' SW NW=10.51' NE NW=10.11' SE W=12.71'
GRAVE INLET #3 RM=18.67' NW NW=15.07'	GRAVE INLET #13 RM=18.14' NW NW=14.34' SE NW=14.44'	GRAVE INLET #22 RM=17.98' BOTTOM=13.98' (RECESSED)	GRAVE INLET #32 RM=18.08' BOTTOM=12.38' (RECESSED)	SANITARY #41 RM=18.38' N NW=12.16' SE NW=12.38'	SANITARY #51 RM=19.66' NW NW=13.26' SW & SE W=13.26' SE NW=13.36'
GRAVE INLET #4 RM=17.83' N NW=14.63' S NW=14.43'	GRAVE INLET #14 RM=18.09' NW NW=14.29' SE NW=14.18'	GRAVE INLET #23 RM=18.24' BOTTOM=14.24' (RECESSED)	GRAVE INLET #33 RM=18.05' BOTTOM=12.43' (RECESSED)	SANITARY #42 RM=19.10' W NW=11.80' SE NW=12.01'	SANITARY #52 RM=19.79' SW NW=13.49' SE NW=13.58'
STORM MH #5 RM=17.21' N & S NW=12.71'	GRAVE INLET #15 RM=18.14' NW & S NW=14.24'	GRAVE INLET #24 RM=18.09' NW=14.39' SE NW=14.49'	GRAVE INLET #34 RM=18.10' BOTTOM=12.30' (RECESSED)	SANITARY #43 RM=18.88' W & E W=11.08' SE W=12.28'	GRAVE INLET #52 RM=18.07' W NW=16.17' E NW=13.57'
STORM MH #6 RM=17.12' NW NW=11.92' W NW=12.12'	GRAVE INLET #16 RM=18.06' NW NW=14.16' SE NW=14.26'	GRAVE INLET #25 RM=17.59' S NW=13.19'	GRAVE INLET #35 RM=18.13' BOTTOM=12.23' (RECESSED)	SANITARY #44 RM=19.66' SW NW=13.56' SW & SE NW=13.66' SE W=16.66'	GRAVE INLET #53 RM=18.67' SW NW=12.57' SE NW=12.67'
STORM MH #7 RM=17.03' N NW=11.03' W NW=12.23'	GRAVE INLET #17 RM=18.11' NW NW=13.91' BOTTOM=13.61' (RECESSED)	GRAVE INLET #26 RM=18.54' S NW=14.04'	GRAVE INLET #36 RM=17.82' BOTTOM=11.92' (RECESSED)	SANITARY #45 RM=19.34' NW NW=10.64' SE NW=12.14' SW NW=12.14'	GRAVE INLET #54 RM=19.70' NW NW=12.20' BOTTOM=12.10'
STORM MH #8 RM=17.12' NW NW=13.02'	SANITARY MH#18 RM=18.18' W NW=14.78' SE NW=13.88'	GRAVE INLET #27 RM=18.24' S NW=14.54'	GRAVE INLET #37 RM=18.05' BOTTOM=12.12' (RECESSED)	SANITARY #46 RM=19.40' NE NW=12.80' SW NW=12.90'	STORM MH #55 RM=18.35' BOTTOM=10.35' (RECESSED)
GRAVE INLET #9 RM=18.13' W NW=14.23' E NW=14.33'	GRAVE INLET #18 RM=18.08' BOTTOM=12.29' (RECESSED)	GRAVE INLET #28 RM=17.92' BOTTOM=12.72' (RECESSED)	GRAVE INLET #38 RM=18.01' NW NW=11.79' SW NW=11.79'	SANITARY #47 RM=19.29' NW & SE NW=9.79'	
SANITARY MH#10 RM=18.49' N NW=11.99' S NW=12.19'	GRAVE INLET #19 RM=18.08' BOTTOM=12.29' (RECESSED)	GRAVE INLET #29 RM=17.92' BOTTOM=12.72' (RECESSED)	GRAVE INLET #39 RM=18.01' NW NW=11.79' SW NW=11.79'	SANITARY #48 RM=19.29' NW & SE NW=9.79'	

MATCH LINE SHEET 5

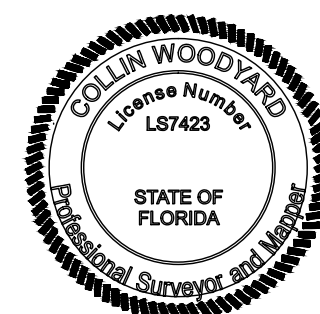
SADLER ROAD

100' WIDE RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY
C.B. 1243 PG. 174

LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EXISTING CONTOUR		UTILITY POLE		CLEAN OUT		REINFORCED CONCRETE PIPE		NORTH
	EXISTING SPOT ELEVATION		MONITORING WELL		COVER VALVE		POLYVINYL CHLORIDE		SOUTH
	EXIST. TOP OF CURB ELEVATION		ELECTRIC METER		FIRE DEPARTMENT CONNECTION		MANHOLE		EAST
	EXIST. GUTTER ELEVATION		ELECTRIC BOX		PAINTED ARROWS		ELEVATION		WEST
	EXIST. TOP OF WALL ELEVATION		TRANSFORMER		TITLE REPORT EXCEPTION		HEIGHT		EDGE OF PAVEMENT
	EXIST. BOTTOM OF WALL ELEVATION		SANITARY MANHOLE		DENOTES PARKING SPACE COUNT		INVERT		GRATE INLET
	HYDRANT		GREASE TRAP		BENCHMARK		AMERICANS WITH DISABILITIES ACT		TOP OF BANK
	WATER VALVE		STORM DRAIN MANHOLE		GUY WIRE		TYPICAL		BOTTOM OF BANK
	BACK FLOW PREVENTER		WATER METER		TREE (SIZE AS NOTED)		FINISH FLOOR		MEASURED
	DOUBLE DETECTOR CHECK VALVE		GAS METER		PALM TREE (SIZE AS NOTED)		PLUS OR MINUS		DEED
	GAS VALVE		SIGN		PINE TREE (SIZE AS NOTE)		NOW OR FORMERLY		POINT OF BEGINNING
	OVERHEAD WIRES		MAIL BOX		FLARED END SECTION		LANDSCAPE AREA		POINT OF COMMENCEMENT
	APPROX. LOC. UNDERGROUND GAS LINE PER UTILITY MARKOUT		BOLLARD		CONCRETE		PLAT BOOK		CAPPED IRON REBAR FOUND
	APPROX. LOC. UNDERGROUND WATER LINE PER UTILITY MARKOUT		COLUMN		SQUARE FOOT		OFFICIAL RECORD BOOK		IRON REBAR FOUND
	APPROX. LOC. UNDERGROUND ELEC. LINE PER UTILITY MARKOUT		FENCE		ACRES		PAGE		IRON PIPE FOUND
	UNKNOWN MANHOLE		AREA LIGHT		PROPERTY LINE		CENTER LINE		CONCRETE MONUMENT FOUND

DRAFT

**ALTA/NSPS LAND TITLE SURVEY**

PHILLIPS EDISON & COMPANY, INC

1421 SADLER ROAD
 RANDINA BEACH, FLORIDA
 NASSAU COUNTY

FILE NO.

FLB21002

DATE _____

02/21/2023

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■ BOCA RATON,
▲ CIVIL ENGINEER

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FL ■ MIAMI, FL
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■ TAMPA, FL ■ A

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FB

LINK

ATLANTA, GA ■ RALPH A. JOHNSON
MANAGEMENT ▲ PLANNING

EIGH, NC ■ CHARL

1900 CORPORATE
SUITE 10BOCA RATON, FL 33433
561.571.0000

www.bohlerengine.com
RT. OF AUTHORIZA

OTTE, NC ■ DALLA
TECTURE ▲ SUSTAINA

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MATCH LINE SHEET 2

SANITARY & STORM STRUCTURE TABLE

GRATE INLET #1 RM=17.57' E 85°14.37' W INV=14.37'	GRATE INLET #22 RM=17.98' BOTTOM=13.98' (RECESSED)	SANITARY MH#41 RM=18.58' NW INV=12.38' SE INV=12.38'
GRATE INLET #2 RM=18.52' W INV=14.62' SE INV=15.02'	GRATE INLET #23 RM=18.24' BOTTOM=14.24' (RECESSED)	SANITARY MH#42 RM=18.10' W INV=11.90' SE INV=12.10'
GRATE INLET #3 RM=18.67' NW INV=15.07'	GRATE INLET #24 RM=18.08' NW=14.39' S INV=14.43'	SANITARY MH#43 RM=18.88' W & E INV=11.08' S INV=12.28'
GRATE INLET #4 RM=17.83' N INV=14.63' S INV=14.43'	GRATE INLET #25 RM=16.78' NE & S INV=13.79'	SANITARY MH#44 RM=18.58' N INV=11.90' SW & SE INV=13.66' S INV=16.66'
STORM MH #5 RM=17.21' N & S INV=12.71'	GRATE INLET #26 RM=17.59' S INV=13.19'	SANITARY MH#45 RM=19.34' NW INV=10.64' E INV=10.74' S INV=12.71'
STORM MH #6 RM=17.12' W INV=11.92' S INV=12.02' N INV=12.12'	GRATE INLET #27 RM=17.01' S INV=14.04'	SANITARY MH#46 RM=18.40' NE INV=12.80' S INV=12.90'
STORM MH #7 RM=17.01' N INV=11.93' W INV=12.23'	GRATE INLET #28 RM=18.83' S INV=15.33'	SANITARY MH#47 RM=19.29' NW & SE INV=9.79'
STORM MH #8 RM=17.12' N INV=13.02'	GRATE INLET #29 RM=17.92' BOTTOM=12.72' (RECESSED)	SANITARY MH#48 RM=19.34' SW & SE INV=10.90'
GRATE INLET #9 RM=18.11' W INV=14.23' E INV=14.33'	GRATE INLET #30 RM=17.96' BOTTOM=12.96' (RECESSED)	SANITARY MH#49 RM=18.91' NW INV=10.51' NE INV=10.31' S INV=12.71'
SANITARY MH#10 RM=18.49' N INV=11.99' S INV=12.19'	GRATE INLET #31 RM=18.01' BOTTOM=12.31' (RECESSED)	SANITARY MH#50 RM=18.66' N INV=13.16' SW & E INV=13.26' SE INV=13.36'
GRATE INLET #11 RM=18.01' SW INV=14.11' SE INV=14.41'	GRATE INLET #32 RM=18.08' BOTTOM=12.38' (RECESSED)	SANITARY MH#51 RM=19.79' SW INV=13.49' SE INV=13.59'
GRATE INLET #12 RM=18.08' NW INV=14.18' SE INV=14.28'	GRATE INLET #33 RM=18.01' BOTTOM=12.43' (RECESSED)	GRATE INLET #52 RM=18.07' W INV=16.17' E INV=13.50'
GRATE INLET #13 RM=18.14' NW INV=14.34' SE INV=14.44'	GRATE INLET #34 RM=18.10' BOTTOM=12.30' (RECESSED)	GRATE INLET #53 RM=18.67' SW INV=12.67' SE INV=12.52'
GRATE INLET #14 RM=18.08' NW INV=14.29' SE INV=14.19'	GRATE INLET #35 RM=18.13' BOTTOM=12.23' (RECESSED)	STORM MH #54 RM=18.70' NW INV=12.20' BOTTOM=12.10'
GRATE INLET #15 RM=18.14' NW & SE INV=14.24'	GRATE INLET #36 RM=18.06' NW INV=14.16' SE INV=14.26'	STORM MH #55 RM=18.33' BOTTOM=10.03' (RECESSED)
GRATE INLET #16 RM=18.06' NW INV=14.16' SE INV=14.26'	GRATE INLET #37 RM=18.32' BOTTOM=12.12' (RECESSED)	
GRATE INLET #17 RM=18.11' NW INV=13.91' BOTTOM=13.61' (RECESSED)	GRATE INLET #38 RM=18.08' NE INV=11.79' SW INV=RECESSED	
SANITARY MH#18 RM=18.48' W INV=13.78' SE INV=13.88'	GRATE INLET #39 RM=17.94' E INV=11.54'	
GRATE INLET #19 RM=18.09' BOTTOM=12.29' (RECESSED)	SANITARY MH#40 RM=18.13' NW INV=13.03' S INV=13.13'	
GRATE INLET #20 RM=17.70' N & SW INV=14.60'		

SOUTH 14TH STREET
(STATE ROAD NO. 105A)
100' WIDE RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY
O.R.B. 1243 PG. 147

S85°09'26"W (M)
S84°49'46"W (D)
92.78' (M&D)

N50°23'42"W (M)
N50°43'22"W (D)
192.11' (M&D)

AREA: 893,428 SQUARE FEET OR 20.510 ACRES

LANDS OF
ISLAND WALK STATION LLC
O.R.B. 2006, PG. 1243
PID: 00-00-30-0800-0038-0000;
& 00-00-30-036A-0017-0020

N04°30'07"W (M)
N04°49'47"W (D)
162.54' (M&D)

S85°29'53"W (M)
S85°10'45"W (D)
1014.22' (M&D)

SADLER ROAD
100' WIDE RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY
O.R.B. 1243 PG. 174

LEGEND

123	EXISTING CONTOUR	UTILITY POLE	CLEAN OUT	RCP	REINFORCED CONCRETE PIPE	N	NORTH
X 123.45	EXISTING SPOT ELEVATION	MONITORING WELL	COVER VALVE	PVC	POLYVINYL CHLORIDE	S	SOUTH
X TC 123.45	EXIST. TOP OF CURB ELEVATION	ELECTRIC METER	FIRE DEPARTMENT CONNECTION	MH	MANHOLE	E	EAST
X G 122.95	EXIST. GUTTER ELEVATION	ELECTRIC BOX	PAINTED ARROWS	ELEV.	ELEVATION	W	WEST
X TW 123.45	EXIST. TOP OF WALL ELEVATION	TRANSFORMER	TITLE REPORT EXCEPTION	HT.	HEIGHT	E.O.P.	EDGE OF PAVEMENT
X BW 122.95	EXIST. BOTTOM OF WALL ELEVATION	SANITARY MANHOLE	DENOTES PARKING SPACE COUNT	INV	INVERT	G.I.	GRATE INLET
	HYDRANT	GREASE TRAP	BENCHMARK	ADA	AMERICANS WITH DISABILITIES ACT	TOB	TOP OF BANK
	WATER VALVE	STORM DRAIN MANHOLE	GUY WIRE	(TYP.)	TYPICAL	BOB	BOTTOM OF BANK
	BACK FLOW PREVENTER	WATER METER	TREE (SIZE AS NOTED)	FF	FINISH FLOOR	(M)	MEASURED
	DOUBLE DETECTOR CHECK VALVE	GAS METER	PALM TREE (SIZE AS NOTED)	±	PLUS OR MINUS	(D)	DEED
	GAS VALVE	SIGN	PINE TREE (SIZE AS NOTE)	N/F	NOW OR FORMERLY	P.O.B.	POINT OF BEGINNING
	OVERHEAD WIRES	MAIL BOX	FLARED END SECTION	L.S.A	LANDSCAPE AREA	P.O.C.	POINT OF COMMENCEMENT
	APPROX. LOC. UNDERGROUND GAS LINE PER UTILITY MARKOUT	BOLLARD	CONCRETE	P.B.	PLAT BOOK	CRP	CAPPED IRON REBAR FOUND
	APPROX. LOC. UNDERGROUND WATER LINE PER UTILITY MARKOUT	COLUMN	SQUARE FOOT	ORB	OFFICIAL RECORD BOOK	IRF	IRON REBAR FOUND
	APPROX. LOC. UNDERGROUND ELEC. LINE PER UTILITY MARKOUT	FENCE	ACRES	PG	PAGE	IPF	IRON PIPE FOUND
	UNKNOWN MANHOLE	AREA LIGHT	PROPERTY LINE	£	CENTER LINE	CMF	CONCRETE MONUMENT FOUND

DRAFT



ALTA/NSPS LAND TITLE SURVEY
PHILLIPS EDISON & COMPANY, INC
1421 SADLER ROAD
FERNANDINA BEACH, FLORIDA
NASSAU COUNTY

FILE NO.
FLB210028
DATE
02/21/2023
FIELD DATE
01/31/2023

CREW CHIEF
T.B.
DRAWN
A.S.
REVIEWED
P.D.
APPROVED
C.W.
SCALE
1"=30'
DWG. NO.
5 OF 5

1900 CORPORATE BLVD. NW
SUITE 1010
BOCA RATON, FLORIDA 33431
951.571.0280
www.bohlerphillips.com
CERT. OF AUTHORIZATION: LB88986

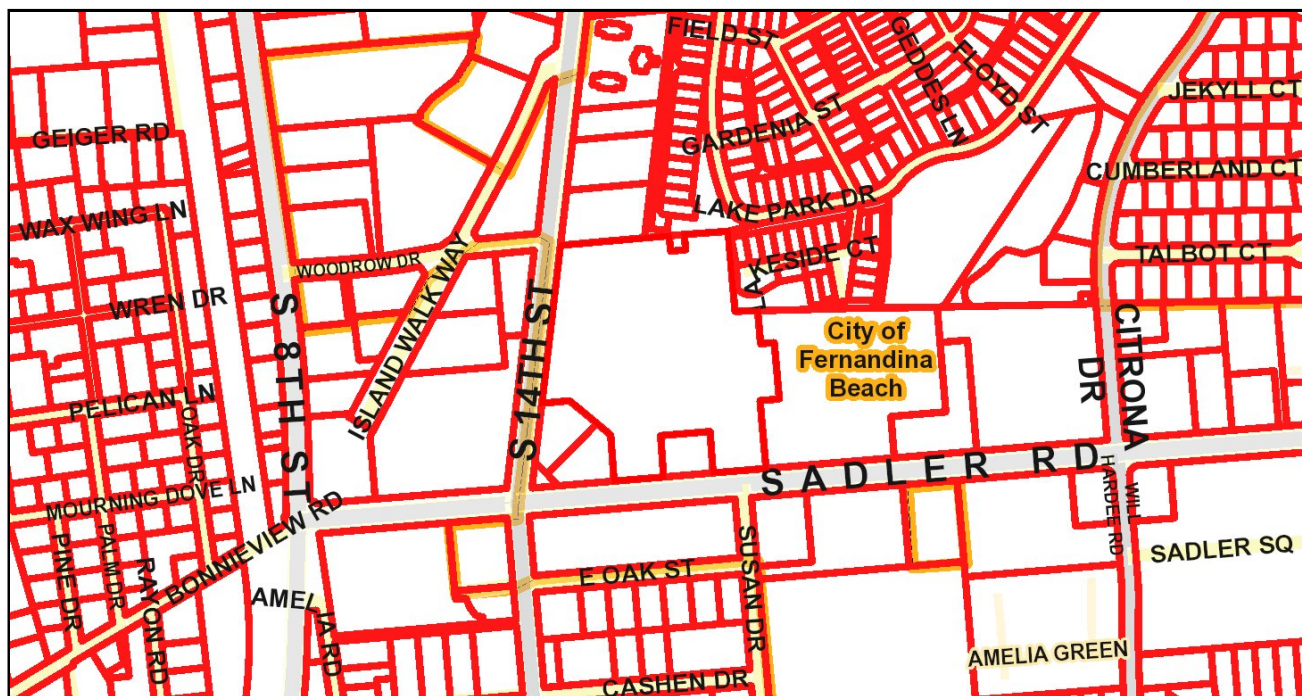
BOHLER
PHILLIPS
EDISON & COMPANY, INC.

904-491-7300



www.NassauFLPA.com

A. Michael Hickox
Nassau County Property Appraiser

**Parcel Report****Parcel ID****Owner Information****Results**

00-00-30-0800-0038-0000

ISLAND WALK STATION LLC

C/O PHILLIPS EDISON & CO
11501 NORTHLAKE DR**Mailing Address**

CINCINNATI, OH 45249

Site Address

1421 S 14TH ST
FERNANDINA BEACH
32034
1429 SADLER RD
FERNANDINA BEACH
32034
1427 SADLER RD
FERNANDINA BEACH
32034
1910 S 14TH ST
FERNANDINA BEACH
32034
1924 S 14TH ST
FERNANDINA BEACH
32034
1415 SADLER RD
FERNANDINA BEACH
32034

1425 SADLER RD
FERNANDINA BEACH
32034
1411 SADLER RD
FERNANDINA BEACH
32034
1521 SADLER RD
FERNANDINA BEACH
32034
1519 SADLER RD
FERNANDINA BEACH
32034
1445 SADLER RD
FERNANDINA BEACH
32034
1513 SADLER RD
FERNANDINA BEACH
32034
1918 S 14TH ST
FERNANDINA BEACH
32034
1912 S 14TH ST
FERNANDINA BEACH
32034
1920 S 14TH ST
FERNANDINA BEACH
32034
1421 SADLER RD
FERNANDINA BEACH
32034
1417 SADLER RD
FERNANDINA BEACH
32034
1413 SADLER RD
FERNANDINA BEACH
32034
1515 SADLER RD
FERNANDINA BEACH
32034
1511 SADLER RD
FERNANDINA BEACH
32034
1509 SADLER RD
FERNANDINA BEACH
32034
1439 SADLER RD
FERNANDINA BEACH
32034
1914 S 14TH ST
FERNANDINA BEACH
32034
1926 S 14TH ST
FERNANDINA BEACH
32034
1922 S 14TH ST
FERNANDINA BEACH
32034
1930 S 14TH ST
FERNANDINA BEACH
32034
1916 S 14TH ST
FERNANDINA BEACH
32034

1451 SADLER RD
FERNANDINA BEACH
32034
1456 SADLER RD
FERNANDINA BEACH
32034

Previous Site Address (If Changed by 911) Null
Deed Acre 12.59
Approximate Acres (GIS Calculated) 12.78
Property Use Code 001600
Municipality City of Fernandina Beach
Census Tract
MLS Zone 4 - Island
Subdivision SUBDIVISION OF SECTION 30

Value & Sales Report**Results**

Land Value \$1,952,773.00 Value of land
Building Value \$7,325,840.00 Value of all improvement on the land
Misc. Value \$0.00 Any extra features to the land and/or building(s)
Just Value (Market Value) \$9,278,613.00 The Just, or Market Value, for tax purposes
Assessed Value \$9,278,613.00 Market Value minus assessment limits
Taxable Value Assessed Value minus any Exemptions

Sales Information

Date
20150930
20040706

Price
\$21,830,000.00
\$11,000,000.00

Vacant?

N
N

Qual

Q
U

Land Use Report**Results**

Zoning C-2 Note: (Must be verified with Municipality)
Future Land Use GENERAL COMMERCIAL Note: (Must be verified with Municipality)
Community Development District No
Community Redevelopment Area No Note: (Must be verified with City of Fernandina Beach)
Historic District No Note: (Must be verified with City of Fernandina Beach)
Municipal Service Benefit Unit (MSBU) No
Mobility Fee Zone Zone 1

Topographical Report**Results**

Soil Map Unit Name MANDARIN FINE SAND,ECHAW FINE SAND
Drainage Basin St. Marys River
Drainage Basin Number Coming Soon
Vegetation Not a jurisdictional survey
Approximate Elevation Coming Soon

Utility Report**Results**

Water Source City of Fernandina Beach
Waste Water City of Fernandina Beach
Electric Provider Florida Public Utility

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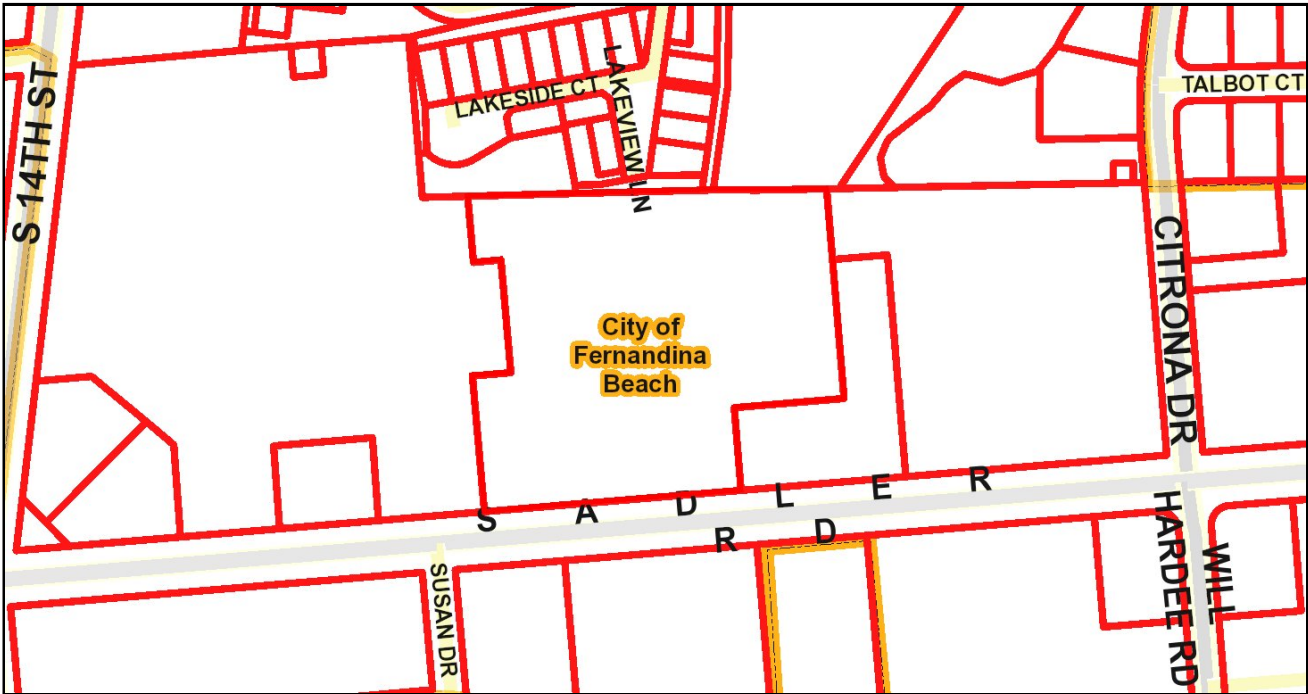


904-491-7300



www.NassauFLPA.com

A. Michael Hickox
Nassau County Property Appraiser



Parcel Report	Results
Parcel ID	00-00-30-036A-0017-0020
Owner Information	ISLAND WALK STATION LLC
	C/O PHILLIPS EDISON & CO
	11501 NORTHLAKE DR
Mailing Address	CINCINNATI, OH 45249
	1525 SADLER RD
	FERNANDINA BEACH
	32034
	1529 SADLER RD
	FERNANDINA BEACH
	32034
Site Address	1523 SADLER RD
	FERNANDINA BEACH
	32034
	1531 SADLER RD
	FERNANDINA BEACH
	32034
Previous Site Address (If Changed by 911)	Null
Deed Acre	7.30
Approximate Acres (GIS Calculated)	7.40

Property Use Code 001600
Municipality City of Fernandina Beach
Census Tract
MLS Zone 4 - Island
Subdivision LARCHMONT SUB

Value & Sales Report	Results	
Land Value	\$1,045,313.00	Value of land
Building Value	\$5,695,360.00	Value of all improvement on the land
Misc. Value	\$0.00	Any extra features to the land and/or building(s)
Just Value (Market Value)	\$6,740,673.00	The Just, or Market Value, for tax purposes
Assessed Value	\$6,740,673.00	Market Value minus assessment limits
Taxable Value		Assessed Value minus any Exemptions
Sales Information		

Date	Price	Vacant?	Qual
20150930	\$21,830,000.00	N	Q
20040706	\$11,000,000.00	N	U

Land Use Report	Results	
Zoning	C-2	Note: (Must be verified with Municipality)
Future Land Use	GENERAL COMMERCIAL	Note: (Must be verified with Municipality)
Community Development District	No	
Community Redevelopment Area	No	Note: (Must be verified with City of Fernandina Beach)
Historic District	No	Note: (Must be verified with City of Fernandina Beach)
Municipal Service Benefit Unit (MSBU)	No	
Mobility Fee Zone	Zone 1	

Topographical Report	Results	
Soil Map Unit Name	LYNN HAVEN-WESCONNETT-LEON COMPLEX, DEPRESSIONAL, MANDARIN FINE SAND, ECHAW FINE SAND	
Drainage Basin	St. Marys River	
Drainage Basin Number	Coming Soon	
Vegetation		Not a jurisdictional survey
Approximate Elevation	Coming Soon	

Utility Report	Results
Water Source	City of Fernandina Beach
Waste Water	City of Fernandina Beach
Electric Provider	Florida Public Utility

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APPROVED

**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 Ginger 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

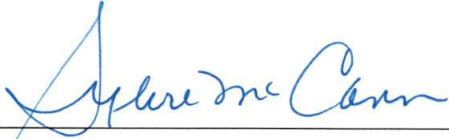
6. PUBLIC COMMENT

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

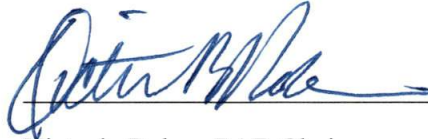
the sense of place. She also reminded all that the City of Fernandina Beach is on a barrier island and the impact of climate change and sea rise is imminent.

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

A handwritten signature in blue ink, appearing to read "Sylvie McCann", written over a horizontal line.

Sylvie McCann, Recording Secretary

A handwritten signature in blue ink, appearing to read "Victoria Robas", written over a horizontal line.

Victoria Robas, PAB Chair



APPROVED

**MINUTES
PLANNING ADVISORY BOARD
REGULAR MEETING
APRIL 12, 2023
5:00 PM
CITY HALL COMMISSION CHAMBERS**

1. CALL TO ORDER / ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT:

Victoria Robas (Chair)
John Boylan
Barbara Gingher
Nick Gillette

Peter Stevenson (Vice-Chair)
Mark Bennett
Richard Doster

MEMBERS ABSENT:

None

OTHERS PRESENT:

Kelly Gibson, Planning & Conservation Deputy Director
Tammi Bach, City Attorney
Taylor Hartmann, Recording Secretary

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MEETING MINUTES

3.1 Approval of Minutes from the Regular Meeting of March 8, 2023.

ACTION TAKEN: A motion was made by Member Stevenson seconded by Member Gingher to approve PAB Minutes from March 8th, 2023, as presented.

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

Chair Robas proposed a change in the order of the cases by reviewing item 5.4 as the second item of the New Business.

4. OLD BUSINESS

**4.1 PAB 2022-0026 - PRELIMINARY PLAT/REPLAT - TRINGALI PROPERTIES
FOR PROPERTIES LOCATED AT 119, 123, & 125 S. 4TH STREET + 124 S 3RD STREET +
LOTS 10-14 Block 12 S 3RD STREET TO CREATE A 12-LOT TOWNHOME DEVELOPMENT**

Member Bennett asked why this case is being heard a second time. Ms. Bach explained that the case is being presented a second time because the original application was deemed incomplete. Chair Robas asked for the City Commission to issue a ruling with clear direction on the ability to hear this case again and if LDC Section 1.03.05(C) really applies to this case.

Ms. Gibson clarified that this case would move to the City Commission as a quasi-judicial hearing, with the PAB approved recommendation of Denial from the PAB during its December 2022 regular meeting and direction on future application.

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

ACTION TAKEN: After some Board discussion, Chair Robas stated that the Board's December 2022 recommendation of Denial the City Commission stands.

5. NEW BUSINESS

5.1 PAB 2023-0038 - CITY OF FERNANDINA BEACH, VACATION OF RIGHT OF WAY FOR POMPANO ST VACATION OF AN APPROXIMATELY 142 FEET BY 50 FEET SECTION OF UNIMPROVED POMPANO STREET TO IMPROVE AND EXPAND THE EXISTING SKATE PARK AT MAIN BEACH

Chair Robas asked if the discussion could also include the Dolphin Avenue right-of-way located north of the parcel in the current case. Ms. Bach explained that it is best to wait for Staff to perform a staff report analysis before the Board makes a decision on a different property as this is a very specific process.

Catherine Vorrasi, Park & Recreation Director, explained the reason behind the request, the reason being the support of a possible expansion of the skate park with the help of fundraising scheduled events.

Ms. Forehand presented the case and recommended approval.

Chair Robas asked if a preliminary plan of the expansion was available. Ms. Forehand noted that there were no plans yet but Ms. Vorrasi indicated where the expansion would take place on the map.

Member Stevenson asked about the possibility to assess discussion about Dolphin Avenue.

Catherine Vorrasi, Parks & Recreation Director, commented that to her knowledge no request to consider vacation of the Dolphin right-of-way has recently presented or discussed.

ACTION TAKEN: A motion was made by Member Gillette seconded by Member Doster to recommend approval of PAB case 2023-0038 to the City Commission as per the Staff recommendation; AND that PAB case 2023-0038 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 Ayes and Nays, and being as follows:

Member Boylan	Aye
Member Bennett	Aye
Member Doster	Aye
Member Gingher	Aye
Member Gillette	Aye
Vice-Chair Stevenson	Nay
Chair Robas	Aye

Motion carried.

At this point Case 5.4 PAB 2023-0040 was presented first.

5.2 PAB CASE 2023-0041 - COMPREHENSIVE PLAN TEXT AMENDMENTS - TO SUPPORT COMMERCIAL DEVELOPMENT AND REDEVELOPMENT OPPORTUNITIES TO ALLOW REASONABLE REINVESTMENT IN EXISTING COMMERCIAL PROPERTIES BY SPECIFICALLY MODIFYING THE FUTURE LAND USE ELEMENT POLICY 1.08.05 (STANDARDS FOR DESTINATION ACTIVITY CENTERS OR CONVERSION OF EXISTING CONVENTIONAL SUBURBAN SHOPPING CENTERS) AND MODIFYING OR STRIKING THE MULTIMODAL TRANSPORTATION ELEMENT POLICIES 2.13.06 (REQUIRED PLACEMENT OF PARKING), 2.13.08 (VISUAL SCREENING OF PARKING), 2.13.11 (REQUIREMENTS FOR

PERVIOUS PARKING MATERIALS).

Ms. Gibson presented PAB case 2023-0041 and 2023-0039 contiguously and explained the amendments to all policies and LDC code sections, and recommended approval.

ACTION TAKEN: A motion was made by Member Gillette, seconded by Member Bennett to recommend approval of PAB case 2023-0041 Comprehensive Plan Text Amendments to the City Commission; AND that PAB case 2023-0041 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 Ayes and Nays, and being all ayes, carried.

- 5.3 PAB CASE 2023-0039 - LAND DEVELOPMENT CODE TEXT AMENDMENTS -**
TO SUPPORT COMMERCIAL DEVELOPMENT AND REDEVELOPMENT OPPORTUNITIES TO ALLOW REASONABLE REINVESTMENT IN EXISTING COMMERCIAL PROPERTIES BY SPECIFICALLY ADDING DEFINITIONS IN SECTION 1.07.00 (ACRONYMS AND DEFINITIONS) FOR ADAPTIVE REUSE, DEVELOPMENT AND DEVELOPMENT ACTIVITY, INFILL DEVELOPMENT, REDEVELOPMENT, AND GREENFIELD DEVELOPMENT, TO AMEND SECTION 6.04.01 STANDARDS FOR LARGE SCALE COMMERCIAL DEVELOPMENT SPECIFICALLY CHANGING POLICIES FOR MAXIMUM GROSS FLOOR AREA, CREATING ALLOWANCE FOR EXPANSION OF NON-CONFORMING STRUCTURES, PARKING MATERIALS, LOADING DOCKS, TO AMEND SECTION 7.01.04(C)(2) PARKING LOT DESIGN REQUIREMENTS, PARKING MATERIALS; TO AMEND SECTION 7.01.06 LOADING SPACE STANDARDS AND DESIGN TO ADD CRITERIA FOR REDEVELOPMENT PROJECTS, MODIFYING SECTION 10.01.02 TO ALLOW REASONABLE EXPANSION OF NON- CONFORMING COMMERCIAL DEVELOPMENT.

Ms. Gibson presented PAB case 2023-0041 and 2023-0039 contiguously, explained the amendments to all policy, and LDC code sections and recommended approval.

Member Gillette asked about Section 1.07.00. Ms. Gibson expanded on the adaptive reuse definition and redevelopment definition.

Vice-Chair Stevenson asked about LDC Chapter 7 and asked who sets parking requirements. Ms. Gibson noted that these are set locally. Members discussed the impact of these amendments on parking expansion requirements for adaptive reuse and their redesign.

Asa Gillette, Gillette & Associates, 24 S. 2nd Street, spoke about his experience dealing with pervious material and the cost of the improvement while not really creating a positive change to the percolating aspect, especially with re-designing of parking lots. With members discussing parking issues further, Ms. Gibson suggested that Parking Standards could be addressed at a later date, with the last parking standards review having been done back in 2011.

Ms. Gibson explained that the Board would vote on both the LDC and Comprehensive Plan mirrored components which would be presented to the City Commission for consideration for 1st Reading. Upon approval, the Comprehensive Plan amendments would be routed to the State for approval, and once approved by the State routed back to the City Commission for 2nd Reading.

Chair Robas asked how we currently meet the impervious requirements. Ms. Gibson provided the information.

Public Hearing was opened.

Julie Ferreira, 501 Date Street, spoke of needed visual in regard to size of structures vs its requirements for parking. She also spoke of vegetative berms and loading docks distance to residential areas.

Betsie Huben, 4615 Philip Manor Place, also spoke of needing visual and of pervious material requirements.

Janet Ancrun, 1901 Island Walk Way, spoke on behalf of Council on Aging, and inquired about the impact of an approval of these changes regarding their upcoming pavilion project.

Tim Everley, 1901 Island Walk Way, spoke on behalf of the Council on Aging, also spoke of the impact of these changes on their upcoming project.

Member Gillette spoke of the current punitive previous code for redevelopment.

Ms. Bach offered the Board members a different perspective by separating the different types of development and spoke of 3 categories: adaptive reuse, redevelopment and new development.

Kim Wolford, 1315 Broome Street, spoke of the purpose of making this change.

Mike Hertzberg, 1 Sleiman Parkway, Jacksonville, spoke of existing commercial development maintenance and the restrictive requirements for re-development.

Chair Robas inquired about the possibility for a tenant to double their footprint by acquiring an adjacent space and then exceeding the maximum square footage. Some Member opined that 60,000 sqft should be the maximum allowed footprint vs the proposed 55,000 sqft.

Jack Imber, 1003 Broome Street asked about the impact of this change on the Waterfront Development and opined that these code changes are premature considering the current economy.

Chair Robas voiced concern regarding the loading docks and the impact of noise close to a residential area. Ms. Gibson explained the current requirements of 40 feet to a property line.

Julie Ferreira, 501 Date Street, spoke of the Board's decision impacting the future.

At this point, the Board moved to item 6.

ACTION TAKEN: A motion was made by Member Gillette, seconded by Member Bennett to recommend approval of PAB case 2023-0039 Land Development Code Text Amendments to the City Commission; AND that PAB case 2023-0039 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 Ayes and Nays, and being all ayes, carried.

5.4 PAB CASE 2023-0040 - LAND DEVELOPMENT CODE TEXT AMENDMENTS -
TO MODIFY 10.02.02 (A) REQUIRED FINDINGS FOR GRANT OF A VARIANCE TO REMOVE
THE CRITERIA FOR SPECIAL PRIVILEGE AND TO ALLOW A VARIANCE TO BE
APPROVED WITH A SUPERMAJORITY OF THE CRITERIA BEING MET.

This case was presented after item 5.1.

Chair Robas suggested that this case be continued to the June 14, 2023 meeting so this topic can be discussed during a Joint Meeting on April 27, 2023 with all of the PAB, HDC and BOA members.

ACTION TAKEN: A motion was made by Member Stevenson seconded by Member Bennett to continue the PAB case 2023-0040 to the PAB regular meeting of June 14th, 2023.

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

At this point Item 5.2 case PAB 2023-0041 was presented.

6. BOARD BUSINESS

6.1 Reminder of HDC/PAB Joint Special Meeting on Wednesday, April 26, 2023 at 5pm.

Chair Robas suggested that the PAB meet with the BOA in a Joint Meeting to discuss item PAB case 2023-0040, possibly May 17th or May 24th at 5:00 p.m. at the Chambers.

7. STAFF REPORT

8. PUBLIC COMMENT

Joan Corey, 408 Beech Street, asked about the Tringali property. It was explained that the Board's recommendation from December 2022 stands and is moved to the CC commission for consideration at their regular meeting of May 16th, 2023.

Tina Christner, 406 Beech Street, spoke of the trust between government and citizens regarding the change to the variance criteria.

Ms. Bach clarified that the change request for PAB case 2023-0040 regarding the removal of a variance criteria was initiated from the Board of Adjustment, not by Staff.

Ms. Gibson also clarified that all the Land Development Case Text amendments synopsis were available through each staff report and throughout the materials within the agenda packet.

Len Kreger, 1313 Hickory Street, emphasized the super majority change was important.

9. ADJOURNMENT 7:10 PM



Sylvie McCann, Recording Secretary

Victoria Robas, Chair