



**AGENDA
BOARD OF ADJUSTMENT
REGULAR MEETING
DECEMBER 18, 2024
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 Review and Approval of Minutes for the Regular Meeting of November 20, 2024.
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
 - 5.1 **BOA 2024-0002 - TAINA CHRISTNER,**
Administrative Appeal for Staff Determination of Completeness under LDC 11.03.01 of TRC 2024-0005 (site plan review for mixed-use structure with condos and two triplex structures). *(Quasi-Judicial)*.
- 6. BOARD BUSINESS**
- 7. STAFF REPORT**
- 8. PUBLIC COMMENT**
- 9. ADJOURNMENT**

THE NEXT BOA REGULAR MEETING IS SCHEDULED FOR WEDNESDAY, JANUARY 15, 2025 AT 5PM.

All members of the public are invited to be present and be heard. Persons with disabilities requiring accommodations in order to participate in this program or activity should contact (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
NOVEMBER 20, 2024
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

1. CALL TO ORDER 5:00 PM

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT

Steven Papke (Chair)
Jag Pagnucco
Kelly Powers

Chuck Oliva (Vice-Chair)
Barry Hertslet
Margaret Davis (Alt 1)

MEMBERS ABSENT

OTHERS PRESENT

Kelly Gibson, Planning and Conservation Deputy Director
Margaret Pearson, Senior Planner
Tammi Bach, City Attorney
Morgan Ohlendorf, Recording Secretary

2. PLEDGE OF ALLEGIANCE

Chair Papke asked members to disclose ex-parte communications. Member Davis disclosed that she discussed the administrative appeal with the City Attorney and provided those communications for the record.

Tammi Bach, City Attorney, explained the Quasi-Judicial hearing procedures and appeal process.

Ms. Ohlendorf administered the oath to those who wished to provide testimony.

3. APPROVAL OF MEETING MINUTES

3.1 Approval of Minutes from the Regular Meeting of September 18, 2024.

ACTION TAKEN: A motion was made by Member Hertslet, seconded by Vice-Chair Oliva, to approve the Minutes for the regular meeting of September 18, 2024, as presented.

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

4. OLD BUSINESS

5. NEW BUSINESS

5.1 **BOA 2024-0005 - JOHN AND MARY HAMILTON, 28 NORTH 19TH STREET**

Variance request from LDC 4.02.03 to reduce rear setback from 25 feet to 20.8 feet. (*Quasi- Judicial*).

Margaret Pearson, Senior Planner, presented the Staff Report on this case. Staff recommended denial since the request does not meet all six criteria for variance approval.

Vice-Chair Oliva asked Mrs. Pearson to better define the requested expansion into the setback.

Member Davis asked about alternative options for expanding the structure without a variance.

Chair Papke invited the applicants to speak.

John Hamilton, 28 N. 19th Street, shared additional information about the variance request.

Member Hertslet asked if they would expand across the entire rear of the property or just at the section where the bathroom would be located.

Mr. Hamilton confirmed that the plan is to expand the entire rear of the property.

Member Powers asked Staff if a Context Sensitive Setback Review could be applicable for this property. Kelly Gibson, Director of Planning and Conservation, responded that the Context Sensitive Setback is only applicable to the front setback, and therefore would not apply to this property.

Public Hearing was closed. Board discussion was opened.

Member Hertslet commented on Staff's analysis of the variance criteria.

Member Pagnucco commented on the idea that this is a family community and that there is a good reason behind wanting to have two full bathrooms in a single-family home. Member Oliva agreed and commented on the practicality of a residence having 2 bathrooms.

Member Davis voiced concerns that granting this variance could be just for economic reasons. She also noted that trees possibly be impacted by this change. Vice-Chair Oliva noted that he didn't understand the request as being based on economics, but did note that trees may be impacted.

Board Members considered postponing voting until additional information is provided regarding another expansion option's impact on nearby trees.

Mrs. Bach re-iterated the appeal process emphasizing that any appeal submitted by an affected party can only be made if said party was present during the meeting, stating their objections to this possible decision. She noted that Board Members should explain why there are voting contrary to Staff's recommendation.

ACTION TAKEN: A motion was made by Member Pagnucco, seconded by Vice-Chair Oliva, to approve BOA case number 2024-0005 to reduce the rear setback from 25 feet to 20.7 feet; and that the BOA make the following findings of fact and conclusions of law part of the record: that BOA case 2024-0005, as presented, is substantially compliant with the Comprehensive Plan and Land Development Code to warrant approval at this time; AND that BOA case number 2024-0005 meets the following criteria for granting a variance: it is in harmony with the surrounding properties and it is the minimum variance needed, noting that this variance would not impact nearby located trees and that no affected parties brought any objections.

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

5.2 **ADMIN2024-0018 - MICHAEL S. MARTIN, 311 ELM STREET**

Appeal of an Administration Action LDC Section 11.07.00 by applicants Kevin Hamm, 315 Elm Street, and Thomas Budd, 307 Elm Street, regarding an Administrative Appeal from LDC Section 10.03.01(C) setback reduction (for tree protection). (*Quasi-Judicial*)

DRAFT

Kelly Gibson introduced the case and presented the Staff Report Analysis for the administrative appeal of case ADMIN2024-0018, a Tree Protection Setback Adjustment, and recommended denial of the appeal. As her first witness, Mrs. Gibson called David Neville to the podium to testify.

Dave Neville, City Arborist, 85325 Champlain Drive, Fernandina Beach, FL, answered the following questions:

Question: Please provide your name and title.

Question: How long have you worked for the City?

Question: Do you have any formal education or training to support your working for the City in this capacity?

Question: Have you completed any other training since being employed with the City?

Question: Did you review the application for the tree protection setback adjustment?

Question: Did you find that the application met all criteria for this type of adjustment?

Question: Did you meet with the applicant or their agent to discuss the application?

Question: Approximately, how many times did you meet with them?

Question: How many iterations of the draft plans served to support preservation of the Heritage tree?

Question: Was there any other reason provided for different draft plans?

Question: Are you aware of the request for a pool on the same property?

Question: Based on your knowledge of the location of the proposed pool and in your professional expertise would its location undermine the stability of the heritage tree?

Question: Do you have any other comments you would like to offer for the record?

After answering all questions, Mr. Neville had no further comments to provide.

Board Members started the cross-examination.

Member Davis asked Mr. Neville to clarify LDC Section 4.05.15 which says that a Heritage Tree cannot be pruned in such a way that alters its height or crown diameter. Mr. Neville replied by stating that the limbs that are proposed to be cut are the lowest limbs on the tree and would alter the appearance of the tree. Member Davis then asked about the proposed setbacks of the house and asked if the house could be built further back. Mr. Neville answered that the garage being located on the east side of the property would be built with a cement foundation which would then encroach further on the tree's roots system.

Member Davis asked Mrs. Gibson about the reduction of rear setback and the impact on the Heritage tree, in relation to the current footprint and the inclusion of a pool. Mr. Neville answered that although the current pool design would not affect the tree, the variance would bring the tree 2.5 feet further from the pool.

Members Powers asked if other drafts of the proposed site plan would cause the lower limbs of the tree to be affected. Mr. Neville answered in the affirmative.

As her second witness, Mrs. Gibson called Michael Martin to the podium to testify.

Michael Martin, 311 Elm Street, Fernandina Beach, FL, answered the following questions:

Question: Mr. Martin, thank you for being this evening, can you state that you are the owner of the property?

Question: How long have you owned that property?

Question: Approximately how long have you worked on plans to construct a home on this property?

Question: Are you working with a professional architect or engineer?

Question: Has it been the same architect through the entire process?

Question: Did you hire a certified arborist to review the design plans?

Question: Did you consult with the arborist about various design techniques to support the health of the tree?

Question: Have you met with your neighbors at all to discuss the development plans for this property?

Question: Did you make any adjustments to your plans based on the feedback you did receive from your neighbors?

Question: Was this property ever offered to the City for sale?

Board Members started the cross-examination.

Member Davis asked Mr. Martin to confirm that he is removing four other trees from this property to develop his property. Mr. Martin answered in the affirmative, explained the reasoning behind the removal of each tree, and clarified that the Heritage Oak tree is the main tree being protected and would count for the necessary tree mitigation. Mrs. Gibson also stated that the landscape plan would provide more details about the mitigation.

Chair Papke invited the Appellant to approach the stand to testify.

Kevin and Glenda Hamm, 315 Elm Street, asked Mrs. Gibson about the setbacks approved within the administrative decision and the fact that only a 17 ft setback was requested in the application. Mrs. Gibson clarified that the setback reduction was requested in the initial application by the property owner and were possibly tied to the submitted site plans.

Mr. Hamm explained the reasoning behind the purchase of his property, and why they initiated this administrative waiver appeal.

Member Davis asked if there were any other homes in the neighborhood that had setbacks less than 25 feet. Mr. Hamm answered that, to his knowledge, all of the other homes in his neighborhood complied with the 25 ft setback.

Tom Budd, 307 Elm Street, explained his reasoning behind initiating his request to appeal the administrative waiver, specifically the matter of the processing of the application and the non-adherence to LDC Section 10.03.01.

Member Davis asked Mr. Budd if he would have the same objections to the waiver if it had been approved at 17 feet, as opposed to 10 feet. Mr. Budd answered that he did not know and would have preferred that the front yard setback be consistent with the neighboring properties.

Vice-Chair Oliva questioned Mr. Budd's use of the term "reasonable build" and what that would look like on Mr. Martin's property. Mr. Budd answered that Mr. Martin's property design should resemble his or Mr. Hamm's property.

Member Powers asked for clarification about the setbacks in Mixed Use zoning districts.

Mr. Hamm asked Mrs. Gibson if Mr. Martin was able to change his proposed plan to take advantage of the 10-foot setback. Mrs. Gibson answered in the affirmative.

Public Hearing was opened.

Joseph Massey, 514 S. 4th Street, Broker with Massey Real Estate Group, commented on the "front porch" neighborhood and about the tree and claimed that the previously approved administrative waiver does not really protect the Heritage Tree..

Margaret Kirkland, speaking on behalf of Conserve Nassau, 1417 Sadler Road, handed out a copy of a statement to the Board regarding general concerns with the administrative waiver at 311 Elm Street and elaborated on the potential damage to the Heritage Tree root system, pruning of limbs, the impact of adjacent French drains, and stormwater and drainage issues in the area.

Member Powers asked if the pier foundation would help the impervious surface ratio. Mrs. Kirkland responded that the roof area of the house would still cause water run-off.

Vice-Chair Oliva asked Mrs. Kirkland to plainly state what she believes the correct solution would be to develop this property. Mrs. Kirkland answered that the property could either hold an appropriately sized house or it needs to stay undeveloped and be converted to conservation land.

Lynn Pannone, speaking on behalf of Amelia Tree Conservancy, stated that the Heritage Tree at 311 Elm Street should be given special treatment and that this project violates LDC Section 4.05.15.

Member Davis asked if Mrs. Pannone believed that no structure should be built on that lot. She answered that a structure could be built on that lot, but that it would need to be much smaller to protect the tree.

William A. Norris, 216 S. 4th Street, asked why the Board hasn't questioned the Planning Staff's decision to approve setback deviation. He stated that their proposed drainage would not be sufficient to contain the runoff.

Michael Martin returned to the podium to address the comments made about the size of the proposed structure and the stormwater drainage.

Vice-Chair Oliva asked if Mr. Martin agreed with a neighbor's testimony stating that his house could fit on Mr. Martin's property within the standard setbacks. Mr. Martin responded that he doesn't know because he isn't trying to build his neighbor's house.

Member Davis asked if Mr. Martin could build his house with three stories instead of two. Mr. Martin answered that it would destroy the canopy of the tree even further.

Allen Killen, 421 S. 4th Street, spoke of his vacant 25 ft lot, and spoke of the challenges he will face when preparing to build on that property. He proposed Mr. Martin build on the western 50 feet of the property and leave the 25 ft on the eastern half of the lot vacant to preserve the tree.

Matthew Miller, 416 Fir Street, shared his thoughts about the Tree Protection Setback Adjustment process and his experience with building a property that conforms to the existing nature of the lot.

Public Hearing was closed. Board Discussion was opened.

Vice-Chair Oliva expressed his gratitude to the people who came here and spoke to protect a Heritage Tree. He also shared that he was concerned that the lot, as a buildable lot, wouldn't be able to fully protect the tree.

Member Powers shared her experience with neighbors sticking to context sensitive setbacks, but also shared that it shouldn't be an expectation where it is not necessary. She stated that she believes moving the house forward is part of the solution to protect the tree.

Member Pagnucco disagreed with Member Powers and stated that moving the house forward would disrupt the harmony of the neighborhood. He also stated that Mr. Martin's proposed structure is too large for the available lot area and would interfere with the neighbors' consistent character with front setbacks.

Member Powers asked the Board if they agreed that the bottom limb of the Heritage Tree would need to be cut regardless of the size of the proposed development. Member Davis agreed and proposed that modifying the previously approved administrative waiver to only allow encroachments on the western side of the lot and adding the required front and rear setbacks to be consistent with the LDC's standards for this zoning district.

Member Hertslet said he would be more comfortable if more of the bottom limb of the tree could be saved.

Vice-Chair Oliva commented that reversing the administrative waiver doesn't necessarily solve the issue of saving the tree.

Member Powers asked why the property isn't being built all the way to the western lot line. David Neville, City Arborist, answered that the administrative waiver only allows a five-foot setback on the western side.

Member Hertslet asked what the next steps are for the property owners and if they would be allowed to submit additional plans with additional considerations to protect the tree. Mrs. Bach and Mrs. Gibson answered in the affirmative. They both provided additional comments about front yard setbacks allowances in the MU-1 zoning district.

DRAFT

Mr. Neville shared with the Board that this Tree Protection Waiver was an entirely voluntary process initiated by the property owner to further protect the tree. He also shared more information about tree trimming and Early McCall's assessment of the tree.

Member Davis suggested that the Board either move to reverse the administrative decision or modify it to approve only the reduction in the west side yard setback.

ACTION TAKEN: A motion was made by Member Hertslet, seconded by Member Pagnucco, that the BOA moves to modify ADMIN2024-0018 to approve only the reduction in the required 7.5 foot west side yard setback to 5 feet in order to retain a City of Fernandina Beach Heritage Tree, and further deny any reduction in the required setback for the front and rear yards; AND that the BOA makes the following findings of fact and conclusions of law as part of the record and that we incorporate references to Comprehensive Plan 1.02.10, 1.03.01, 5.11.03, 5.11.09, and 5.11.10, and LDC Sections 1.00.01, 4.00.01, 4.00.03, 4.02.03(D) and Table 4.02.03(E), 4.05.14, 4.05.15, and 10.03.01(C); and that the Board finds that based on competent substantial evidence, the Staff properly applied LDC Section 10.03.01(C) with respect to granting the setback reduction for the west side yard, in addition, the Board finds that a reduction in the setback requirements for the front and rear setback is unnecessary to protect the tree.

Mrs. Bach clarified to Board Members that the setback for a pool is 7.5 ft from the rear and side lot line, not the standard rear 20 ft for a residence.

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

6. BOARD BUSINESS

Member Davis commented on the training regarding Advisory Boards and variance process that she and Member Hertslet attended, which was very beneficial.

7. STAFF REPORT

8. PUBLIC COMMENT

9. ADJOURNMENT 8:20 PM

Morgan Ohlendorf, Recording Secretary

Steven Papke, Chair

Board of Adjustment (BOA) - Submission #14996

Date Submitted: 11/13/2024

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 \$1,500

☐ Non-Residential properties \$3,500

☒ Administrative Appeals \$500

2024 Submission Deadlines + Board Meetings Calendar

Application Deadline (4:30pm)	Nov 08 2023	Dec 06 2023	Jan 10 2024	Feb 07 2024	Mar 06 2024	Apr 03 2024	May 08 2024	June 05 2024	Jul 10 2024	Aug 07 2024	Sep 04 2024	Oct 09 2024	Nov 06 2024	Dec 04 2024
Meeting Date	Dec 20 2023	Jan 17 2024	Feb 21 2024	Mar 20 2024	Apr 17 2024	May 15 2024	June 26 2024	Jul 17 2024	Aug 21 2024	Sep 18 2024	Oct 16 2024	Nov 20 2024	Dec 18 2024	Jan 15 2025

IMPORTANT NOTES

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?*

No ▼

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

mm/dd/yyyy

PROPERTY INFORMATION

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

Site Address*

Beech Street, between 3rd and 4th Streets

City*

Fernandina Beach

State*

Florida

Zip*

32034

Parcel ID #(s)*

o Parcel number 00-00-31-1800-0012-0050 (Lots 5-9 of Block 12): 0 S. 3rd Street o Parcel number 00-00-31-1800-0012-0100 (Lots 10-14 of Block 12): 125 S. 4th Street o Parcel number 00-00-31-1800-0012-0150 (Lots 15-18 of Block 12): 123 S. 4th Street o Parcel number 00-00-31-1800-0012-0190 (Lots 19-20 of Block 12): 119 S. 4th Street o Parcel number 00-00-31-1800-0012-0210 (Lots 21-24 of Block 12).

Zoning District*

R-2 ▼

Future Land Use Designation*

Medium Density Residential ▼

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Worthy Investment, LLC

Last Name*

Worthy Investment LLC

Company (if applicable)

Worthy Investment LLC

Mailing Address*

1822 Highland Drive

City*	State*	Zip*
Fernandina Beach	Florida	32034

Telephone Number*	E-mail Address*
904-583-1234	ron.flick@compassgrp.coma

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	Last Name

Company (if applicable)

Mailing Address

City	State	Zip

Telephone Number	E-mail Address

PROJECT INFORMATION

Variance Requested from LDC Section(s)*

Appeal - Determination of Sufficiency and Completeness as required by LDC Section 11.03.01 (B) TRC Case Number TRC 2024-0005

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

As an individual directly and adversely affected by the administrative decision to deem the application for TRC Case Number TRC 2024-0005 complete, I am filing this appeal under LDC Section 11.07.01(A) and 11.07.01(B).

I am appealing the city's determination of sufficiency and completeness on TRC case 2024-005 for reasons of:

1. Lack of Legal Lot Combination Documentation.
2. Incomplete Impervious Surface Ratio (ISR) Calculations'
3. Inconsistent and Incomplete Stormwater Management Plan
4. Missing Property Survey
5. Missing Live Local Affidavit and Its Impact on Compliance Evaluation
6. Missing Topographic Survey and Environmental Information

More information is included in the attached memorandum

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.*

I am not asking for a variance; I am appealing the city's decision to deem application 2024-0005 Sufficient and Complete for the reasons outlined in the attached memorandum.

According to LDC Section 11.07.00 "A person adversely affected by the administrative decisions listed below in subsection (B) may appeal such decision to the BOA. ", and one of the items a person can appeal on is "Determination of Sufficiency and Completeness as required by LDC Section 11.03.01 (B). "

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.*

I am not asking for a variance; I am appealing the city's decision to deem application 2024-0005 Sufficient and Complete for the reasons outlined in the attached memorandum.

According to LDC Section 11.07.00 "A person adversely affected by the administrative decisions listed below in subsection (B) may appeal such decision to the BOA. ", and one of the items a person can appeal on is "Determination of Sufficiency and Completeness as required by LDC Section 11.03.01 (B). "

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.*

I am not asking for a variance; I am appealing the city's decision to deem application 2024-0005 Sufficient and Complete for the reasons outlined in the attached memorandum.

According to LDC Section 11.07.00 "A person adversely affected by the administrative decisions listed below in subsection (B) may appeal such decision to the BOA. ", and one of the items a person can appeal on is "Determination of Sufficiency and Completeness as required by LDC Section 11.03.01 (B). "

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

I am not asking for a variance; I am appealing the city's decision to deem application 2024-0005 Sufficient and Complete for the reasons outlined in the attached memorandum.

According to LDC Section 11.07.00 "A person adversely affected by the administrative decisions listed below in subsection (B) may appeal such decision to the BOA. ", and one of the items a person can appeal on is "Determination of Sufficiency and Completeness as required by LDC Section 11.03.01 (B). "

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

I am not asking for a variance; I am appealing the city's decision to deem application 2024-0005 Sufficient and Complete for the reasons outlined in the attached memorandum.
According to LDC Section 11.07.00 "A person adversely affected by the administrative decisions listed below in subsection (B) may appeal such decision to the BOA. ", and one of the items a person can appeal on is "Determination of Sufficiency and Completeness as required by LDC Section 11.03.01 (B). "

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.*

I am not asking for a variance; I am appealing the city's decision to deem application 2024-0005 Sufficient and Complete for the reasons outlined in the attached memorandum.
According to LDC Section 11.07.00 "A person adversely affected by the administrative decisions listed below in subsection (B) may appeal such decision to the BOA. ", and one of the items a person can appeal on is "Determination of Sufficiency and Completeness as required by LDC Section 11.03.01 (B). "

Upload Supplemental Materials

Appeal of Completeness Determination for TRC Case
Number TRC 2024-0005.docx

Upload 2

No file chosen

Upload 3

No file chosen

Upload 4

No file chosen

Upload 5

No file chosen

Upload 6

No file chosen

Upload 7

No file chosen

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 AGREE THAT A POSTING NOTICE WILL BE INSTALLED ON THE PROPERTY(IES) IN QUESTION AND THAT SAID SIGN WILL ONLY BE REMOVED BY STAFF AFTER THE MEETING OR BROUGHT BACK TO CITY HALL BY APPLICANT.

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*

Taina

Applicant's Last Name*

Christner

Today's Date*

11/13/2024



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.

Taina Christner

406 Beech Street

Fernandina Beach, FL 32034

Date: November 13, 2024

Mr. Jeremiah Glisson, Acting City Manager

City of Fernandina Beach

204 Ash Street

Fernandina Beach, FL 32034

Subject: Appeal of Completeness Determination for TRC Case Number: TRC 2024-0005

Mr. Glisson:

As an individual directly and adversely affected by the administrative decision to deem the application for TRC Case Number TRC 2024-0005 complete, I am filing this appeal under **LDC Section 11.07.01(A)** and **11.07.01(B)**.

These sections provide for the review of administrative decisions by the Board of Adjustment (BOA), including decisions regarding the sufficiency and completeness of development applications under **LDC Section 11.03.01(B)**.

This appeal is critical not only to safeguard my property rights, quality of life, and public safety but also to ensure that the city upholds its procedural standards and enforces compliance with the Land Development Code.

A complete and thorough review of this project is essential to maintain transparency, fairness, and adherence to the legal framework established to protect our community.

1. Lack of Legal Lot Combination Documentation

- **LDC Section 11.03.01(B)** requires that all necessary documentation be submitted before an application is deemed complete.
- **The deed reveals that the project spans multiple distinct parcels.** No formal documentation of a lot combination or replatting has been submitted.
- **LDC Section 4.02.01(B)** stipulates that “only one principal residential building and its allowable accessory buildings can be erected on any one lot.” This regulation requires clear lot boundaries and legal combination for a unified project.

Without this documentation, the application cannot support the developer’s claim of a unified development.

2. Incomplete Impervious Surface Ratio (ISR) Calculations

- **LDC Section 4.02.01(J)** requires accurate ISR calculations for all parcels.
- The application fails to provide ISR calculations specific to each parcel, making it impossible to determine compliance with zoning requirements for site coverage and permeability.
- ISR is a fundamental metric for assessing environmental and zoning compliance, and its omission renders the application incomplete under **LDC Section 11.03.01(B)**.

3. Inconsistent and Incomplete Stormwater Management Plan

- The stormwater management plan contains critical errors, including conflicting hydraulic conductivity values and discrepancies in retention pond design.
- **LDC Section 3.04.04** requires that stormwater facilities be designed to protect against flooding and ensure environmental safety. The submitted plan fails to meet these standards.
- Additionally, **LDC Section 4.05.10** requires that detention ponds be "naturally shaped without geometric straight edges." The current design violates this requirement and lacks a formal variance or justification.

These inconsistencies raise serious concerns about compliance with state and local stormwater regulations.

4. Missing Property Survey

LDC Section 11.01.03(A) requires that a complete development application include a property survey containing the legal description, land area, and existing improvements on the site. This survey must be prepared, signed, and sealed by a licensed surveyor and must have been conducted within the past two years.

The application, however, does not include a certified property survey. Instead, it provides a site or development plan, which does not meet the LDC's requirements for a property survey. This omission prevents a thorough evaluation of the application, as the survey is

essential for verifying the legal boundaries, existing improvements, and compliance with zoning requirements.

Without a valid property survey, the application fails to meet the basic criteria for completeness under LDC Section 11.03.01(B). This deficiency alone is sufficient to invalidate the completeness determination and underscores the need for the application to be resubmitted with all required documentation.

5. Missing Live Local Affidavit and Its Impact on Compliance Evaluation

The **Live Local affidavit**, essential for verifying the project's compliance with the 40% affordability requirement under the Live Local Act, has not been submitted. The Deputy Director of Planning and Conservation confirmed in an email dated 11/13/2024:

"The affidavit has not yet been received. This is something that must be provided before issuance of a local development order. Typically, during site design the total number of units may change to accommodate site requirements and so this document...will not get finalized until they are further along in the process of addressing TRC revisions."

While this may be standard practice, proceeding without the affidavit raises significant concerns. This document is central to determining the project's eligibility under the Live Local Act, including verifying that at least 40% of the units meet affordability criteria. Without it, critical aspects of the development—such as unit count, affordability provisions, and consistency with the city's **Comprehensive Plan**—cannot be properly evaluated.

The absence of the affidavit not only undermines the city's ability to ensure compliance with state law but also leaves key regulatory questions unanswered. Proceeding with an incomplete application at this stage compromises the integrity of the review process. **LDC Section 11.03.01(B)** mandates that all essential documentation be submitted as part of a complete application. Until the affidavit is provided and thoroughly reviewed, the application remains fundamentally incomplete and unfit for evaluation.

6. Procedural Oversight in TRC Review

- The TRC reviewed the application without key documents, including the Live Local affidavit, accurate ISR data, and an acceptable stormwater plan.
- Additionally, **the application cannot even be considered for review without properly defining the lots.** As of now, the property consists of five distinct parcels:

- **Parcel number 00-00-31-1800-0012-0050 (Lots 5-9 of Block 12):** 0 S. 3rd Street
- **Parcel number 00-00-31-1800-0012-0100 (Lots 10-14 of Block 12):** 125 S. 4th Street
- **Parcel number 00-00-31-1800-0012-0150 (Lots 15-18 of Block 12):** 123 S. 4th Street
- **Parcel number 00-00-31-1800-0012-0190 (Lots 19-20 of Block 12):** 119 S. 4th Street
- **Parcel number 00-00-31-1800-0012-0210 (Lots 21-24 of Block 12).**

Without formal lot combination documentation, the project cannot proceed as a unified development, and the application cannot be properly evaluated under **LDC Section 11.03.01(B)**. Ensuring the legal consolidation of parcels is fundamental to determining compliance with zoning, site planning, and environmental requirements.

LDC Section 11.03.01(B) is intended to prevent unnecessary delays by ensuring applications are properly complete before review. Proceeding with incomplete submissions undermines the LDC's procedural safeguards.

7. Missing Topographic Survey and Environmental Information

LDC Section 11.01.04(A)(8-9) requires the submission of a topographic survey, soils report, grading plan, and erosion control plan, along with a floodplain map identifying areas subject to inundation up to a 100-year flood classification.

Status: The application does not include a topographic survey or any of the required environmental data. These documents are essential to assess compliance with floodplain regulations and to ensure that the proposed development adheres to erosion control standards. Without this information, the potential impacts on the site's stability and the surrounding environment cannot be adequately evaluated.

8. The Need for Complete Resubmission

The deficiencies outlined in this appeal highlight the fundamental incompleteness of the current application. **LDC Section 11.03.01(B)** explicitly requires that all necessary documents and information be submitted for an application to be considered complete. This is not merely a procedural formality; it ensures that every aspect of the proposed development is thoroughly evaluated against zoning, environmental, and public safety standards.

The missing elements—including a certified property survey, impervious surface ratio calculations, stormwater management plans, and environmental data—are not minor omissions. These documents are essential for a lawful and comprehensive review. Proceeding with an incomplete application risks undermining public confidence in the city's development process and wasting valuable city resources.

I respectfully urge the City Manager and Board of Adjustment to invalidate the current application and require the applicant to resubmit a complete and compliant application. Doing so will uphold the procedural safeguards set forth in the Land Development Code, ensuring a transparent and fair review for all stakeholders.

Stay of Proceedings Required to Prevent Waste of Resources

Pursuant to **LDC Section 11.07.03**, an appeal to the Board of Adjustment (BOA) automatically stays all work on the premises and all proceedings related to the action appealed from. This stay is essential to prevent unnecessary expenditure of taxpayer resources on an application that may ultimately be found incomplete or procedurally deficient.

Proceeding with further review or development activities at this stage would not only undermine the procedural safeguards of the LDC but could also lead to wasted efforts by city staff and financial resources if the application is later deemed insufficient.

Unless the City Manager certifies to the BOA that such a stay would cause **imminent peril to life or property**, all work and review should be suspended pending the resolution of this appeal. Implementing this stay will ensure a fair and efficient review process, avoiding unnecessary costs and delays for all parties involved.

Conclusion

These deficiencies clearly demonstrate that the application should not have been deemed complete under **LDC Section 11.03.01(B)**. Therefore, I respectfully request that the Board of Adjustment overturn the completeness determination and require the applicant to address these issues fully before proceeding.

Additionally, pursuant to **LDC Section 11.07.03**, I request a stay of all work and proceedings related to this application until the Board of Adjustment has rendered its decision, unless the City Manager certifies that a stay would cause imminent peril to life or property.

Thank you for your time and careful consideration of this appeal.

Sincerely,

Taina Christner



**AGENDA
TECHNICAL REVIEW COMMITTEE
REGULAR MEETING
OCTOBER 24, 2024
10:00 AM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE**
- 4. APPROVAL OF MINUTES**
 - 4.1 Approval of Minutes for the Regular Meeting of August 22, 2024.
- 5. DISCUSSION ITEMS**
- 6. NEW BUSINESS**
 - 6.1 TRC 2024-0004 - GILLETTE & ASSOCIATES, AGENT FOR RICHMOND CHANDLER, 1520 S. 14TH STREET**
Site plan review for the construction of a condominium and medical office.
 - 6.2 TRC 2024-0005 - GILLETTE & ASSOCIATES, AGENT FOR RICHARD SIMMONS, 124 S. 3RD STREET, 119 S. 4TH STREET, 123 S. 4TH STREET, & 125 S. 4TH STREET**
Site plan review for the construction of two triplex units and a four-story residential building.
- 7. OLD BUSINESS**
- 8. DEVELOPMENT INQUIRIES FROM APPLICANTS NOT ON THE AGENDA - DISCUSSION ONLY, NO ACTION TO BE TAKEN.**
- 9. COMMITTEE BUSINESS**
- 10. ADJOURNMENT**

NEXT REGULAR TRC MEETING IS SCHEDULED FOR

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

NOTICE

3rd and all subsequent resubmittals will be charged a fee of 1/2 the original application fees.

DATE OF YOUR FIRST STEP MEETING (if you have not attended a First Step Meeting , return to the application page and choose the TRC First Step meeting application)	6/13/2024
PROPERTY INFORMATION	Property information can be found at the Nassau County Property Appraiser's Website → Map Search
Site Address	125 South 4th Street, 123 South 4th Street, 119 South 4th Street and 119 South 3rd Street
City	Fernandina Beach
State	Florida
Zip	32034
Parcel ID #(s)	00-00-31-1800-0012-0050; 00-00-31-1800-0012-0100; 00-00-31-1800-0012-0150; 00-00-31-1800-0012-0190; 00-00-31-1800-0012-0210
Lot	<i>Field not completed.</i>
Block	<i>Field not completed.</i>
Subdivision	<i>Field not completed.</i>
Zoning District	MU-1
Future Land Use Designation	Mixed Use
Overlay District	None
Size of Property (acres)	1.22
Present Property Use	vacant
Wetlands	No

Flood Zone	X, 0.2% chance flood hazard
Coastal Construction Control Line (CCCL)	No
OWNER OF RECORD <i>As recorded with the Nassau County Property Appraiser</i>	
First Name	Richard Steve
Last Name	Simmons
Company (if applicable)	Worthy Investments, LLC
Mailing Address	1822 Highland Drive
City	Fernandina Beach
State	FL
Zip	32034
Telephone Number	904-583-1234
Email Address	ron.flick@compassgrp.com
OWNER'S AGENT <i>If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included</i>	
First Name	Asa
Last Name	Gillette
Company (if applicable)	Gillette
Mailing Address	31 South 4th Street, Suite 1
City	Fernandina Beach
State	FL
Zip	32034
Telephone Number	904-261-8819
Email Address	asa@gilletteassociates.com

PROJECT INFORMATION

Project Type	Site Plan Review
Project Name	3rd and Beech Multifamily Condo
Proposed Access Road	Beech Street and South 4th
Rd Maintenance Jurisdiction	City Maintained
Project Estimated Cost	350000
Description of Request	Construction of 2 (two) two-story triplex units and a four-story, 29-unit residential condominium and apartment building
Site Plan Review Checklist	<i>Field not completed.</i>
School Concurrency	<i>New residential development is required to demonstrate compliance with school concurrency as regulated in the City of Fernandina Beach through the City of Fernandina Beach's Comprehensive Plan Intergovernmental Coordination Element and the Interlocal Agreement Amendment for Public School Facility Planning adopted by the City on May 21, 2019. No new residential rezoning, preliminary plat, site plan or functional equivalent may be approved by the City unless the residential development is exempt from requirements outlined in Section 9.13 of the Amended Interlocal Agreement OR a School Concurrency Reservation Letter has been issued by the School Board indicating that adequate school facilities exist.</i>
Certification	By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. , I acknowledge that I understand and have complied with all of the submittal requirements and procedures.
Applicant First Name	Tricia
Applicant Last Name	Bowen
Today's Date	7/12/2024
Upload Supporting Documentation	3rd-Beech-site_071224_signed.pdf
Upload 2	3rd-Beech_Drainage Report_071224_signed.pdf
Upload 3	agent auth.pdf
Upload 4	Sunbiz.pdf

Upload 5 [deed.pdf](#)

Upload 6 *Field not completed.*

Upload 7 *Field not completed.*

DEPARTMENT OF PLANNING & CONSERVATION
204 Ash Street | Fernandina Beach, FL 32034 | 904 310-3480 |
www.fbfl.us/planning

Email not displaying correctly? [View it in your browser.](#)



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

AGENT AUTHORIZATION

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

Property Id Number(s): 00-00-31-1800-0012-0150; 0-00-311800-0012-0100

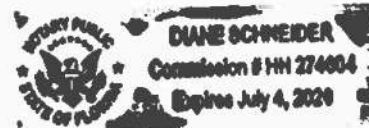
Location: 125 South 4th Street, Fernandina Beach

Richard Simmons 6-25-2024 904-588-1234
Signature Date Telephone Number

STATE OF FLORIDA
COUNTY OF NASSAU

Subscribed and sworn to before me this 25 day of June,
2024.

Who is personally known to me ☒ or has produced identification



Diane Schneider Diane Schneider
Notary Public: Signature Printed Name

My Commission Expires: 7/4/2024

Prepared by and return to:

Ronald J. Conte, Esq.
The Law Office of Ronald J. Conte, P.L.
5850 T.G. Lee Blvd., #180
Orlando, FL 32822

File Number: **22-0027**

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 13th day of July, 2023, between **David W. Sapp, individually and as Successor Trustee of the Anthony J. Tringali Revocable Trust dated March 27, 2017, (as to Parcels 1, 2, 3 & 4),** whose post office address is 225 BENJAMIN STREET, FERNANDINA BEACH, FL 32034, **Josephine Tringali, (as to Parcel 2 & 5)** whose post office address is 96585 BLACKROCK ROAD, YULEE, FL 32097, **Francesca Smith, (as to Parcel 2)** whose post office address is 5204 ARGALL AVE., NORFOLK, VA 23508, **Margaret Williams, (as to Parcel 2)** whose post office address is 7710 ISLAND CREEK COURT, KINGSTOWNE, VA 22315, **Michael Williams, (as to Parcel 2)** whose post office address is 103 MCCLELLAN COURT, YORKTOWN, VA 23692, **Phyllis Beaman, (as to Parcel 2)** whose post office address is 525 HOGAN DRIVE, HARKER HEIGHTS, TX 76548, **Robert J. Burrell, as Personal Representative of the Estate Carolyn Burrell, deceased (as to Parcel 2)** whose post office address 74 STONY BROOK LANE, PORTSMOUTH, RI 02871-1044, **Patricia Saunders, (as to Parcel 2)** whose post office address is 96064 BARNWELL CIRCLE, FERNANDINA BEACH, FL 32034, **Philip A. Sapp, (as to Parcel 2)** whose post office address is 96064 BARNWELL CIRCLE, FERNANDINA BEACH, FL 32034, **David W. Sapp, (as to Parcel 2)** whose post office address is 225 BENJAMIN STREET, FERNANDINA BEACH, FL 32034, **Mary Thompson a/k/a Mary Sapp Thompson a/k/a Paula Sapp Thompson, (as to Parcel 2)** whose post office address is 2102 WYNCHASE DRIVE, PRATTVILLE, AL 36067, **Glenda Luckie, (as to Parcel 2)** whose post office address is 2045 DRIFTWOOD CIRCLE, FORT MILL, SC 29708, **Sandra Jubito (as to Parcel 2)** whose post office address is 96585 BLACKROCK ROAD, YULEE, FL 32097, and **Elizabeth Benson, (as to Parcel 2)** whose post office address is 1120 BOCA GRANDE AVE., ATLANTIC BEACH, FL 32233, grantors, and **Worthy Investment LLC, a Florida limited liability company,** whose post office address is 1822 HIGHLAND DRIVE, FERNANDINA BEACH, FL 32034, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of **TEN AND 00/100 DOLLARS (U.S. \$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the **Nassau County, Florida**, to-wit:

Parcel 1:

All those certain lots or parcels of land situate, lying and being in the City of Fernandina Beach, County of Nassau and State of Florida and known and described on the official plat of said City (as lithographed and issued by the Florida Railroad Company in 1857, and enlarged, revised and reissued by The Florida Town Improvement Company in 1887 and 1901) as: All of Lots Numbered Five (5), Six (6), Seven (7), Eight (8), and Nine (9), in Block Numbered Twelve (12) of said City of Fernandina, Nassau County, Florida.

Parcel Identification Number: 00-00-31-1800-0012-0050

Parcel 2:

All those certain lots or parcels of land situate, lying and being in the City of Fernandina Beach, County of Nassau and State of Florida and known and described on the official plat of said City (as lithographed and issued by the Florida Railroad Company in 1857, and enlarged, revised and reissued by The Florida Town Improvement Company in 1887 and 1901) as: All of Lots Numbered Ten (10), Eleven (11), Twelve (12), Thirteen (13), and Fourteen (14), in Block Numbered Twelve (12) of said City of Fernandina, Nassau County, Florida.

Parcel Identification Number: 00-00-31-1800-0012-0100

Parcel 3:

All those certain lots or parcels of land situate, lying and being in the City of Fernandina Beach, County of Nassau and State of Florida and known and described on the official plat of said City (as lithographed and issued by the Florida Railroad Company in 1857, and enlarged, revised and reissued by The Florida Town Improvement Company in 1887 and 1901) as: All of Lots Numbered Twenty one (21), Twenty two (22), Twenty three (23), and Twenty four (24), in Block Numbered Twelve (12) of said City of Fernandina, Nassau County, Florida.

Parcel Identification Number: 00-00-31-1800-0012-0210

Parcel 4:

All those certain lots or parcels of land situate, lying and being in the City of Fernandina Beach, County of Nassau and State of Florida and known and described on the official plat of said City (as lithographed and issued by the Florida Railroad Company in 1857, and enlarged, revised and reissued by The Florida Town Improvement Company in 1887 and 1901) as: All of Lots Numbered Nineteen (19), and Twenty (20), in Block Numbered Twelve (12) of said City of Fernandina, Nassau County, Florida.

Parcel Identification Number: 00-00-31-1800-0012-0190

Parcel 5:

All those certain lots or parcels of land situate, lying and being in the City of Fernandina Beach, County of Nassau and State of Florida and known and described on the official plat of said City (as lithographed and issued by the Florida Railroad Company in 1857, and enlarged, revised and reissued by The Florida Town Improvement Company in 1887 and 1901) as: All of Lots Numbered Fifteen (15), Sixteen (16), Seventeen (17), and Eighteen (18), in Block Numbered Twelve (12) of said City of Fernandina, Nassau County, Florida.

Parcel Identification Number: 00-00-31-1800-0012-0150

Subject to taxes for 2023 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

David W. Sapp, individually and as
Successor Trustee of the Anthony J. Tringali
Revocable Trust dated March 27, 2017

David W. Sapp, individually and as Successor Trustee
of the Anthony J. Tringali Revocable Trust dated
March 27, 2017, (as to Parcels 1, 2, 3 & 4)

Ronald J. Conte

First Witness Signature

Printed Name: RONALD J. CONTE

Rachel L. Mack

Second Witness Signature

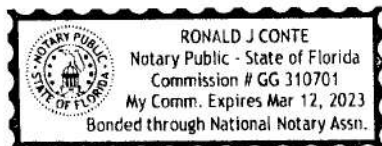
Printed Name: Rachel L. Mack

State of FLORIDA

County of NASSAU

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this
3 day of FEBRUARY, 2023, by **David W. Sapp, individually and as Successor Trustee of the**
Anthony J. Tringali Revocable Trust dated March 27, 2017, (as to Parcels 1, 2, 3 & 4), who (☐) is personally known to
me or (☒) has produced DRIVER LICENSE as identification.

(SEAL)



Ronald J. Conte

Notary Public

Printed Name: _____

My Commission Expires: _____

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Josephine Tringali by Sandra Jubito
her Attorney in Fact
Josephine Tringali, by Sandra Jubito, her Attorney in
Fact (as to Parcel 2 & 5)

Ronald J. Conte

First Witness Signature

Printed Name: RONALD J. CONTE

James Boehr

Second Witness Signature

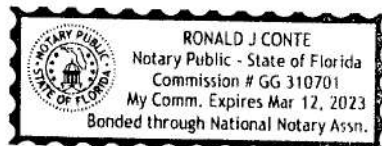
Printed Name: James Boehr

State of FLORIDA

County of NASSAU

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this
25 day of JANUARY, 2023, by Sandra Jubito as Attorney in Fact for Josephine Tringali, (as to
Parcel 2 & 5), who ☐ is personally known to me or ☒ has produced DRIVER LICENSE as identification.

(SEAL)



Ronald J. Conte

Notary Public

Printed Name: _____

My Commission Expires: _____

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Francesca Smith

Francesca Smith (Feb 2, 2023 15:39 EST)

Francesca Smith, (as to Parcel 2)

Donna McGee Christie

Donna McGee Christie (Feb 2, 2023 15:40 EST)

First Witness Signature

Printed Name: **Donna McGee Christie**

Rose Etta Hall

Rose Etta Hall (Feb 2, 2023 15:43 EST)

Second Witness Signature

Printed Name: **Rose Etta Hall**

State of **Virginia**

County of **City of Lynchburg**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 2nd day of February, 2023, by **Francesca Smith, (as to Parcel 2)**, who ☐ is personally known to me or ☒ has produced VA DL as identification.

(SEAL)

Digitally signed by Rose

Etta Hall

Date: 2023.02.02 19:56:02
-05'00'

Rose Etta Hall

Notary Public

Printed Name: **Rose Etta Hall**

My Commission Expires: **03/31/2025**



In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Margaret Williams

Margaret Williams (Feb 3, 2023 11:54 EST)

Margaret Williams, (as to Parcel 2)

Shannon Coffey

Shannon Coffey (Feb 3, 2023 11:54 EST)

First Witness Signature

Printed Name: Shannon Coffey

Rose Etta Hall

Rose Etta Hall (Feb 3, 2023 11:56 EST)

Second Witness Signature

Printed Name: Rose Etta Hall

State of Virginia

County of City of Lynchburg

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 3rd day of February, 2023, by **Margaret Williams, (as to Parcel 2)**, who (☐) is personally known to me or (☒) has produced VA DL as identification.

(SEAL)

Digitally signed by Rose

Etta Hall

Date: 2023.02.03 11:57:51

-05'00'

Rose Etta Hall

Notary Public

Printed Name:

Rose Etta Hall

My Commission Expires: 03/31/2025



In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

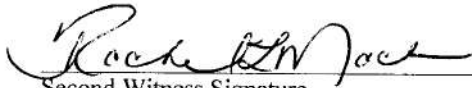


Michael Williams, (as to Parcel 2)



First Witness Signature

Printed Name: Ronald J. Conte



Second Witness Signature

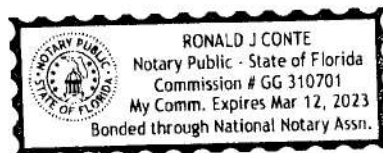
Printed Name: Rachel L. Mack

State of FLORIDA

County of NASSAU

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3 day of FEBRUARY, 2023, by **Michael Williams, (as to Parcel 2)**, who () is personally known to me or ☒ has produced DRIVER LICENSE as identification.

(SEAL)



Notary Public

Printed Name: _____

My Commission Expires: _____

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Phyllis Beaman

Phyllis Beaman (Feb 2, 2023 14:38:46 ET)
Phyllis Beaman, (as to Parcel 2)

Donna McGee Christie

Donna McGee Christie (Feb 2, 2023 15:40 EST)

First Witness Signature

Printed Name: Donna McGee Christie

Rose Etta Hall

Rose Etta Hall (Feb 2, 2023 15:43 EST)

Second Witness Signature

Printed Name: Rose Etta Hall

State of Virginia
County of City of Lynchburg

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this
2nd day of February, 2023, by **Phyllis Beaman, (as to Parcel 2)**, who (☐) is personally known to
me or (☒) has produced TX DL as identification.

(SEAL)



Digitally signed by

Rose Etta Hall

Rose Etta Hall

Date: 2023.02.02

19:56:19 -05'00'

Notary Public

Printed Name: Rose Etta Hall

My Commission Expires: 03/31/2025

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Robert J Burrell, Personal Representative

**Robert J. Burrell, as Personal Representative of the
Estate Carolyn Burrell, deceased (as to Parcel 2)**

Melissa K Garner

First Witness Signature

Printed Name: Melissa K. Garner

Rose Etta Hall

Second Witness Signature

Printed Name: Rose Etta Hall

State of Virginia

County of Lynchburg City

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this
13th day of July, 2023, by **Robert J. Burrell, as Personal Representative of the Estate
Carolyn Burrell, deceased (as to Parcel 2), who ()** is personally known to me or **(X)** has produced
driver's license as identification.

(SEAL)

Rose Etta Hall

Notary Public

Printed Name: Rose Etta Hall

My Commission Expires: 03/31/2025



In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Patricia Saunders
Patricia Saunders, (as to Parcel 2)

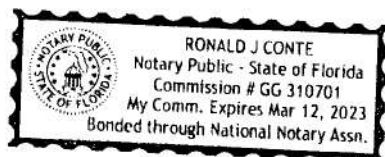
Ronald J Conte
First Witness Signature
Printed Name: Ronald J Conte

Rachel L Mack
Second Witness Signature
Printed Name: Rachel L. Mack

State of FLORIDA
County of NASSAU

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3 day of FEBRUARY, 2023, by **Patricia Saunders, (as to Parcel 2)**, who () is personally known to me or ☒ has produced DRIVER LICENSE as identification.

(SEAL)



Ronald J Conte
Notary Public
Printed Name: _____
My Commission Expires: _____

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Philip A. Sapp

Philip A. Sapp (Feb 3, 2023 13:51 EST)

Philip A. Sapp, (as to Parcel 2)

Isa Antepara

Isa Antepara (Feb 3, 2023 14:54 EST)

First Witness Signature

Printed Name: **Isa Antepara**

Rose Etta Hall

Rose Etta Hall (Feb 3, 2023 14:54 EST)

Second Witness Signature

Printed Name: **Rose Etta Hall**

State of **Virginia**

County of **City of Lynchburg**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this
3rd day of February, 2023, by **Philip A. Sapp, (as to Parcel 2)**, who ☐ is personally known to
me or ☒ has produced passport as identification.

(SEAL)

Digitally signed by

Rose Etta Hall

Rose Etta Hall

Date: 2023.02.03

13:55:54 -05'00'

Notary Public

Printed Name: **Rose Etta Hall**

My Commission Expires: **03/31/2025**



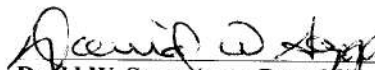
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

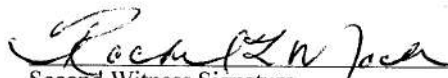
Signed, sealed and delivered in our presence:



First Witness Signature

Printed Name: Ronald J. Conte


David W. Sapp, (as to Parcel 2)



Second Witness Signature

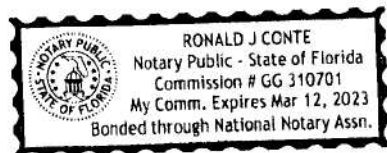
Printed Name: Rachel L. Mack

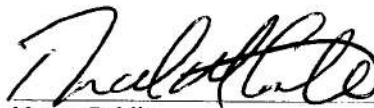
State of FLORIDA

County of NASSAU

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3 day of FEBRUARY, 2023, by **David W. Sapp, (as to Parcel 2)**, who (☐) is personally known to me or (☒) has produced DRIVER LICENSE as identification.

(SEAL)





Notary Public

Printed Name: _____

My Commission Expires: _____

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Mary Thompson a/k/a Mary Sapp Thompson a/k/a Paula Sapp Thompson

**Mary Thompson a/k/a Mary Sapp Thompson a/k/a
Paula Sapp Thompson, (as to Parcel 2)**



Donna McGee Christie (Feb 2, 2023 15:40 EST)

First Witness Signature

Printed Name: Donna McGee Christie



Rose Etta Hall (Feb 2, 2023 15:43 EST)

Second Witness Signature

Printed Name: Rose Etta Hall

State of Virginia

County of City of Lynchburg

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this
2nd day of February, 2023, by **Mary Thompson a/k/a Mary Sapp Thompson a/k/a Paula Sapp
Thompson, (as to Parcel 2),** who ☐ is personally known to me or ☒ has produced AL DL as
identification.

(SEAL)



Digitally signed by



Rose Etta Hall

Date: 2023.02.02

19:56:39 -05'00'

Notary Public

Printed Name: Rose Etta Hall

My Commission Expires: 03/31/2025

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Glenda Luckie (Feb 2, 2023 15:22 EST)
Glenda Luckie, (as to Parcel 2)


Donna McGee Christie (Feb 2, 2023 15:40 EST)
First Witness Signature
Printed Name: Donna McGee Christie


Rose Etta Hall (Feb 2, 2023 15:43 EST)
Second Witness Signature
Printed Name: Rose Etta Hall

State of Virginia
County of City of Lynchburg

The foregoing instrument was acknowledged before me by means of physical presence or ☒ online notarization, this
2nd day of February, 2023, by **Glenda Luckie, (as to Parcel 2)**, who () is personally known to
me or ☒ has produced SC DL as identification.

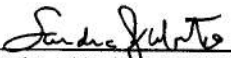
(SEAL)



Digitally signed by
 Rose Etta Hall
Date: 2023.02.02
19:56:53 -05'00'
Notary Public
Printed Name: Rose Etta Hall
My Commission Expires: 03/31/2025

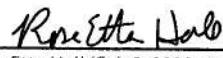
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Sandra Jubito (Feb 2, 2023 15:24 EST)

Sandra Jubito, (as to Parcel 2)


Donna McGee Christie (Feb 2, 2023 15:40 EST)
First Witness Signature
Printed Name: **Donna McGee Christie**


Rose Etta Hall (Feb 2, 2023 15:43 EST)
Second Witness Signature
Printed Name: **Rose Etta Hall**

State of **Virginia**
County of **City of Lynchburg**

The foregoing instrument was acknowledged before me by means of physical presence or ☒ online notarization, this 2nd day of February, 2023, by **Sandra Jubito, (as to Parcel 2)**, who () is personally known to me or ☒ has produced oath of credible witness identification.

(SEAL)



Digitally signed by Rose
Etta Hall
Date: 2023.02.02 19:57:06
-05'00'
Notary Public
Printed Name: **Rose Etta Hall**
My Commission Expires: **03/31/2025**

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:



First Witness Signature

Printed Name: Ronald J. Conte


Elizabeth Benson, (as to Parcel 2)



Second Witness Signature

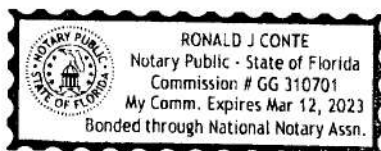
Printed Name: Rachel L. Mack

State of FLORIDA

County of NASSAU

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3 day of FEBRUARY, 2023, by **Elizabeth Benson, (as to Parcel 2)**, who () is personally known to me or (x) has produced DRIVER LICENSE as identification.

(SEAL)





Notary Public

Printed Name: _____

My Commission Expires: _____



July 30, 2024

Asa Gillette
31 S. 4th Street
Fernandina Beach, FL 32034
tricia@gilletteassociates.com

Sent Via Email to Project Team

Applicant Name: *(Agent Asa Gillette)*
Project Description: 3rd & Beech St. Multifamily
Location: South 14th Street
PIN(s):
TRC Case Number: TRC 2024-0005

Mr. Gillette,

The City of Fernandina Beach received your request for site plan review on Friday, July 12, 2024. A complete application was determined on Tuesday, July 16, 2024. All submitted documents provided were routed to the Technical Review Committee (TRC). The comments provided as part of this site plan review are valid for six months from the date of issuance.

Please submit response documents to address each comment in a narrative form and with an amended site plan. Please contact the office to schedule the formal public hearing for this case. The next available date is Thursday, August 22nd, 2024.

If you have any questions, please contact us at TRCinfo@fbfl.city or 904-310-3480.

Sincerely,

Kelly N. Gibson, AICP
TRC Coordinator



REVIEW COMMENTS:

PLANNING

☑ The Planning Department has reviewed the submittal and noted the following comments:

Live Local: Can you provide a calculation of total number of units being qualified under the Live Local Act? 40% minimum. Affidavit required, **see attached**.

AS PARTIALLY DISCUSSED, AT 1ST STEP, THERE ARE OUTSTANDING QUESTIONS WHICH REQUIRE RESPONSE BEFORE FURTHER COMMENTS CAN BE ISSUED ON THE OVERALL PROPOSED PROJECT(S).

Will the project be a condo development with a single condo covenant or will there be a separate condo association for the multi-family and tri-plex? Will this be a unified development and not sold fee simple? Need to consider LDC Section 4.02.01 (B) "Only one (1) principal residential building and its allowable accessory buildings can be erected on any one (1) lot." If separated parcels, then we need to consider the implications of LDC Sections 1.03.04 and 1.03.05 on the proposed project(s).

Please provide clear lines to define each new parcel, if there are multiple parcels to be created. (i.e. Parcel A- multifamily condos, Parcel B- Triplex, Parcel C – Triplex) so we can better analyze specific design requirements for each building type and the corresponding zoning district. Which parcel will contain the dry pond or will it be split between both tri-plex units. Is this shared stormwater along all of development?

Please clarify if there will be cross-access easements for all development except 1 unit of the northern triplex. If this is a single development site, this may not be required, but there is a development type constraint which was previously referenced with LDC Section 4.02.01(B).

Responses to above have an impact on how to apply 4.05.12 - Buffer Minimum Required, if Mu-1 to R-2 then B type buffer required, if R-2 – MU-1 then no buffer required. If Mu-1 land area carried out the entirety of the project, then buffer applies to 4th Street side.

Tree Planting Minimum calculation should be broken down by each parcel, if separated, so analysis can be performed to determine compliance with mitigation and landscaping requirements.

4.02.01 (J) - please provide impervious surface ratio calculation for each parcel. It is difficult to determine compliance.

4.05.10 requires detention ponds to be naturally shaped without geometric straight edges.



On Triplex units please dimension R-2 setbacks for compliance 4.02.03 (E)

Bike rack locations not identified.

Will there be any freestanding signage? If so, please consider the required surrounding landscaping and minimum setbacks of 5 ft.

Given the questions raised and depending on the responses for how to proceed, when revisions are submitted, additional comments may be provided that extend beyond those provided in this 1st round review.

OR

☐ All previous comments have been addressed and the Department of Planning & Conservation approves issuance of a local development order.

Name of Reviewer: Planning Staff

Today's Date: Thursday, July 25, 2024 [Select Date](#)

BUILDING

☐ The Building Department has reviewed the submittal and noted the following comments:

- No comments received as of 7/30/24

OR

☐ All previous comments have been addressed and the Building Department approves issuance of a local development order.

Name of Reviewer: First Last

Today's Date: [Select Date](#)

UTILITIES, STORMWATER, & STREETS

☒ The Public Works Department has reviewed the submittal and noted the following comments:

- Please provide information and location for potable and fire backflows.
- Please provide the size of the new sanitary sewer line.
- Note the services on Beech Street that need to be abandoned.
- Erosion control locations and construction entrance needs to be included.



- Provide details and locations on the weirs for both the dry pond and S-OFF-1.
- Include grading of the parallel parking spaces, as well as how the stormwater will be handled in these spots.
- Please provide cross-sections of transitions of grading.
- Please provide details of drainage on Beech Street to maintain flow in the current ditch.
- Please provide elevations on the driveways.
- The Saturated Horizontal Hydraulic Conductivity does not match the geo report.
- The access must be 100 feet from the centerline of intersection (LDC 7.01.01C).

OR

☐ All previous comments have been addressed and the Public Works Department approves issuance of a local development order.

Name of Reviewer: Victoria Guadagnino

Today's Date: Wednesday, July 24, 2024

CODE ENFORCEMENT

☐ The Code Enforcement Department has reviewed the submittal and noted the following comments:

Be sure to landscape around dumpster enclosure.

OR

☐ All previous comments have been addressed and the Code Enforcement Department approves issuance of a local development order.

Name of Reviewer: First Last

Today's Date: Select Date

FIRE

☐ The Fire Department has reviewed the submittal and noted the following comments:

- I see that there is a new fire main tap for the multi-family 4-story bldg.. This building will require a Fire Sprinkler & Fire Alarm System.
- Addresses will be discussed as we proceed through site development.



OR

☒ All previous comments have been addressed and the Fire Department approves issuance of a local development order.

Name of Reviewer: Jason Higginbotham

Today's Date: Friday, July 19, 2024



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

October 10, 2024

Mrs. Kelly Gibson, Deputy Director of Planning and Conservation
City of Fernandina Beach
204 Ash Street
Fernandina Beach, Florida 32034

**Re: Third and Beech Multifamily
TRC 2024-0005**

Dear Mrs. Gibson,

We are pleased to submit the following response to comments on 1st submittal review. Please find attached the revised plans.

The following responses are for comments received from the Planning Dept.

- 1. Live Local: Can you provide a calculation of the total number of units being qualified under the Live Local Act? 40% minimum. Affidavit required.**

Please see Sheet GE-1. Affidavit to come from the owner.

- 2. Will the project be a condo development with a single condo covenant, or will there be a separate condo association for the multi-family and tri-plex? Will this be a unified development and not sold fee simple? Need to consider LDC Section 4.02.01 (B) "Only one (1) principal residential building and its allowable accessory buildings can be erected on any one (1) lot." If separated parcels, then we need to consider the implications of LDC Sections 1.03.04 and 1.03.05 on the proposed project(s).**

The project is proposed to be a condominium development containing unified documents with individual covenants and restrictions. It will be a unified development and not sold fee simple. Sheets PRE-1 and GE-1 show the boundaries of the three proposed lots (unifying the underlying platted lots of record accordingly). There is only one structure shown per lot.

- 3. Please provide clear lines to define each new parcel, if there are multiple parcel to be created. (i.e. Parcel A- multifamily condos, Parcel B- Triplex, Parcel C-Triplex) so we can better analyze specific design requirements for each building type and the corresponding zoning district. Which parcel will contain the dry pond or will it be split between both tri-plex units. Is this shared stormwater along all of development.**

Please see response to question 2 above and sheets PRE-1 and GE-1.

4. Please clarify if there will be cross-access easements for all development except 1 unit of the northern triplex. If this is a single development site, this may not be required, but there is development type constraint which was previously referenced with LDC Section 4.02.0(B).

The plans have been revised such that all of the triplex units will access the rear alleyway. This alleyway will be contained in a cross-access easement.

5. Response to above have an impact on how to apply 4.05.12- Buffer Minimum Required, MU-1 to R-2 then B type buffer required, if R-2 – MU-1 then no buffer required. If MU-1 land area carried out the entirety of the project, then buffer applies to 4th Street side.

We have applied a Type B buffers to the South 4th Street, Beech Street and South 3rd Street sides of the property.

6. Tree Planting Minimum calculation should be broken down by each parcel if separated, so analysis can be performed to determine compliance with mitigation and landscaping requirements.

Please see Sheet TM-1 for lot breakdown. Lot identification is shown on this sheet too.

7. 4.02.01(J) – please provide impervious surface ratio calculation for each parcel. It is difficult to determine compliance.

Please see Sheet GE-1

8. 4.05.10 requires detention ponds to be naturally shaped without geometric straight edges.

Due to the small size of the pond, this becomes very inefficient and we cannot obtain the volume required for such a tight spot. We ask that the configuration shown remain and the consideration of additional landscaping in this area.

9. On triplex units please dimension R-2 setbacks for compliance 4.02,02 (E).

Please see Sheet GE-1

10. Bike rack locations not identified.

Please see Sheet GE-1

11. Will there be any freestanding signage? If so, please consider surrounding landscaping and minimum setbacks of 5 ft.

At this time, there are no plans for freestanding signage.

The following responses are for comments received from Utilities, Stormwater & Streets Dept.

- Please provide information and location for potable water.

Potable and fire water information is shown on Sheet UT-1

- **Please provide the size of the new sanitary sewer line.**

Sewer sizes are shown on Sheet UT-1

- **Note the services on Beech Street that need to be abandoned.**

These items are shown on Sheet UT-1. Please let us know if we've missed any.

- **Erosion control locations and construction entrance needs to be included.**

Please see Sheet PRE-1

- **Provide details and locations on the weir for both the dry pond and the S-OFF-1.**

Please see Sheet DR-1 and DT-2

- **Include the grading of the parallel parking spaces, as well as how the stormwater will be handled in these spots.**

Additional grading has been shown. The intent is to lift the backside of the parallel spaces slightly to get the water to drain back to the existing street.

- **Please provide cross sections of transitions of grading.**

Please see Sheet DR-1

- **Please provide details of grading.**

Additional grading is shown on Sheet DR-1

- **Please provide elevations on the driveways.**

Additional grading is shown on Sheet DR-1

- **The Saturated Horizontal Hydraulic Conductivity does not match the geo report.**

This has been updated.

- **The access must be 100 feet from the centerline of intersection (7.01.0C).**

Per previous discussions, this was to be treated as a residential development, requiring a 50-foot separation of access.

The following response is for comment received from Code Enforcement Department.

- **Be sure to landscape around dumpster enclosure.**

Please see Sheet LS-1.

The following response is for comment received from Fire Department.

- **I see that there is a new fire main tap for the multifamily 4 story building. This building will require a Fire Sprinkler and Fire Alarm System.**

Please see Sheet UT-1

- **Addresses will be discussed as we proceed through site development.**

So noted.

If you should have any questions concerning this submittal, please contact me at your earliest convenience.

Sincerely,

A handwritten signature in black ink, appearing to read 'A. Gillette', with a large circular flourish at the end.

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

ENGINEERING PLANS

FOR

3RD AND BEECH MULTIFAMILY

FOR

WORTHY INVESTMENTS, LLC

GILLETTE & ASSOCIATES, INC.

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

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

G & A

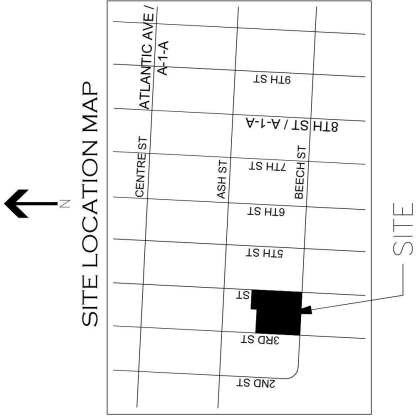
PERMITTING AGENCIES
CITY OF FERNANDINA BEACH
ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

ISSUE DATE: 07/11/24
REVISED: 10/09/24

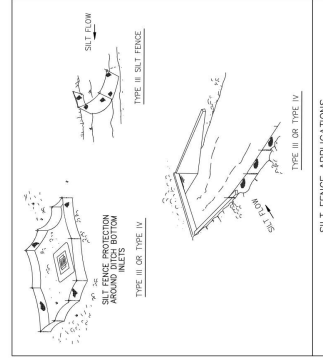
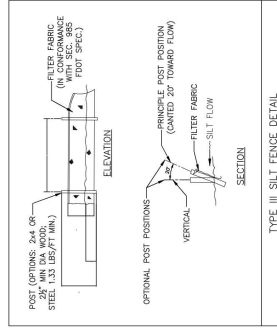
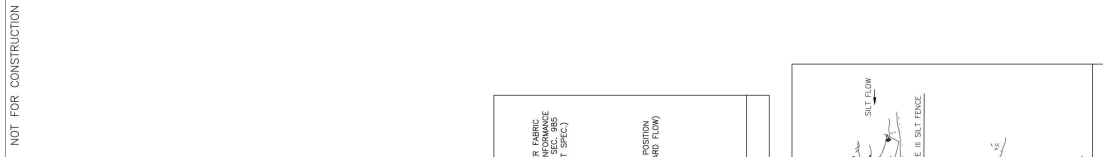
Asa Ray
Gillette
III

Digitally signed by Asa Ray Gillette
DN: cn=Asa Ray Gillette III, c=US,
email=arasraygilletteiii@gmail.com,
Reason: I agree to the terms
defined by the placement of my
signature
Date: 2024.10.11 09:54:17 -0400

G&A Project
No.: 24-10-XX



[illegible]



SIGNATURE	Date: 10/9/24
[Signature] (Please Print Name) Project No. 24-10-XX Sheet: PRE-1 Date: 10/9/24	Page 3 of 12

PREDEVELOPMENT PLAN

WORTHY INVESTMENTS LLC

3RD ST & BEECH ST.
MULTIFAMILY CONDO
FERNANDINA BEACH, FLORIDA

G & A[®]
GILLETTE & ASSOCIATES, INC.
20 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034
PHONE: (904) 261-8819

Gillette & Associates, Inc.
 31 South 4th Street
 Fernandina Beach, FL 32034

[illegible]

NOT FOR CONSTRUCTION

NOTES

PROPERTY
PARCEL IDS:
00-00-31-1800-0012-0050
00-00-31-1800-0012-0051
00-00-31-1800-0012-0100
00-00-31-1800-0012-0101
00-00-31-1800-0012-0190
00-00-31-1800-0012-0191
00-00-31-1800-0012-0210
00-00-31-1800-0012-0210
ZONING: MU-1 (3RD STREET) & R-2 (4TH STREET)
FUTURE LAND USE: MIXED USE & MEDIUM DENSITY RESIDENTIAL
FLOODING: FLOOD ZONE WITH FLOODING
FLOOD ZONE: FLOOD ZONE (SOME DWELLINGS RESIDE IN FLOOD ZONE)
TOTAL AREA: 53.125 SF = 1.22 AC

MU-1 SETBACKS:
FRONT: NONE
SIDE: BUILDING CODE REQUIRES 6 FT BETWEEN BUILDINGS AS MEASURED FROM THE OUTERMOST FACE OF ALL MATERIALS
SECONDARY SIDE: 10 FT
REAR: 10 FT

R-2 SETBACKS
FRONT: 25 FT
SIDE: 10% LOT WIDTH (12.5-FT MINIMUM)
(31-FT HEIGHT, 16.5-FT SIDE SETBACK)
REAR: 20 FT

IMPERVIOUS AREA
MAXIMUM IMPERVIOUS SURFACE RATIO: 60%
TOTAL LOT AREA: 53,125 SF
TOTAL IMPERVIOUS AREA: 3,176 SF
(DOES NOT INCLUDE IMPERVIOUS PAVERS)
TOTAL PROPOSED ISR: 51.9%

DENSITY: MU-1 ZONING, PER FLORIDA LIVE LOCAL ACT CHAPTER 125 /166 UTILIZES A DENSITY OF 34 UNITS PER ACRE, REQUIRING 40% OF THE UNITS TO MEET AFFORDABLE HOUSING.

DENSITY: (38.400 SF.)/(43,560 SF/AC) * (34 D.U./AC) = 29 UNITS

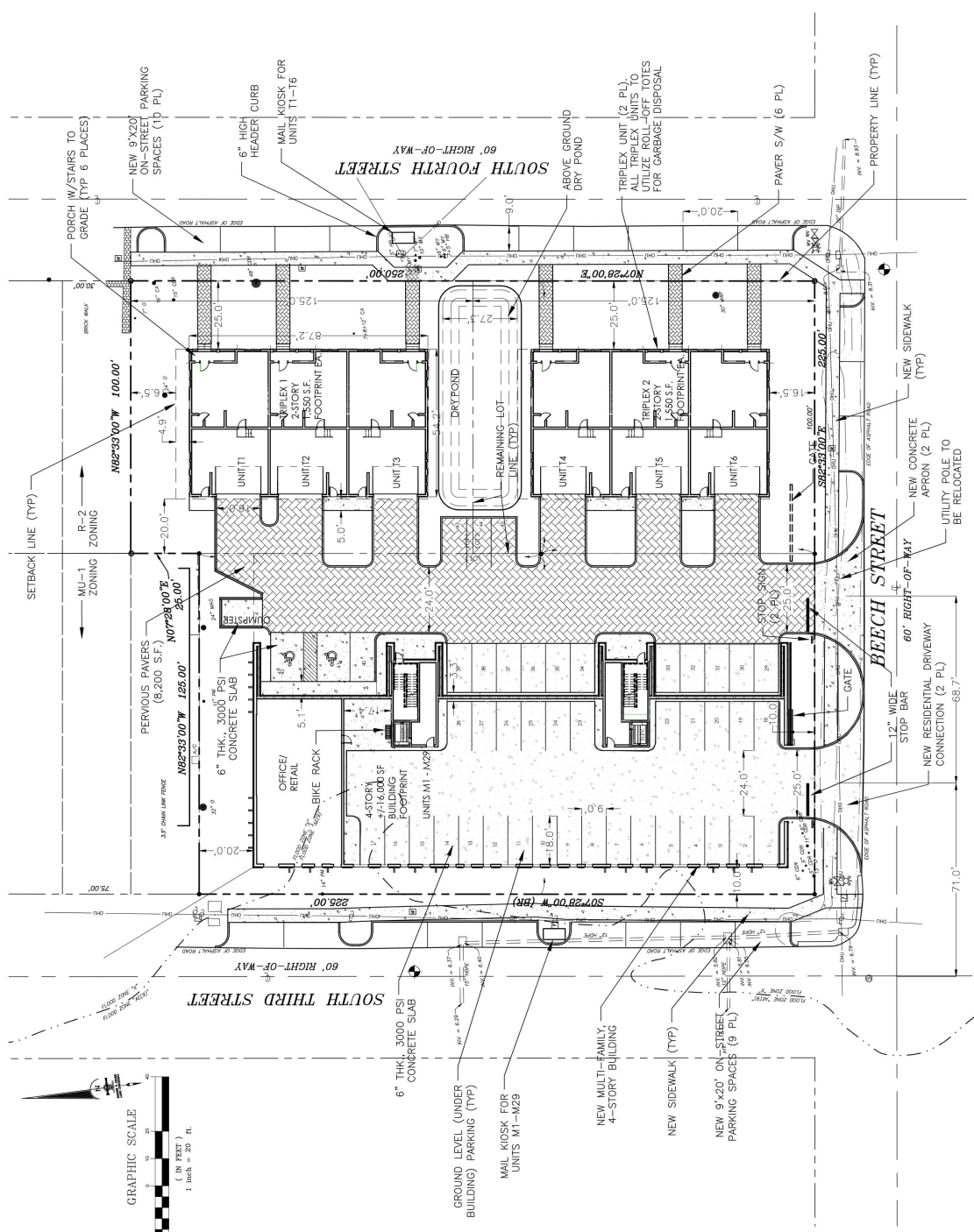
3RD FLOOR: 29 UNITS
STAIRS: 1 UNIT
PARKING: 29 SPACES
2ND FLOOR: 29 UNITS
1ST FLOOR: 29 UNITS
APARTMENTS (12 UNITS LT. 1,250 SF EA)
CONDOMINIUM (6 UNITS GT. 1,250 SF & LT. 2,200 SF EA)
CONDOMINIUM (9 UNITS GT. 1,250 SF & LT. 2,200 SF EA)
4TH FLOOR: 29 UNITS

R-2 ZONING (MEDIUM DENSITY RESIDENTIAL) OF 8 UNITS PER ACRE
 DENSITY: $(36,404 \text{ S.F.}) / (43,560 \text{ S.F.}) \times (8 \text{ DU/AC}) = 6 \text{ UNITS}$
 4TH STREET BUILDINGS: 1-STORY AND L.I. 25-FT HEIGHT
 TOTAL UNITS: 6
 (AVAILABLE HOUSING NOT APPLICABLE)

PARKING
3RD STREET OFFICE/RETAIL:
1,900 S.F. AT 1 SPACE PER 300 S.F.: 6 SPACES
TOTAL SPACES PROVIDED: 6

3RD STREET BUILDING:		
1ST FLOOR: PARKING		
2ND FLOOR: 12 UNITS AT 1 SPACE EACH:		12 SPACES
3RD FLOOR: 8 UNITS AT 1.5 SPACES EACH:		12 SPACES
4TH FLOOR: 9 UNITS AT 1.5 SPACES EACH:		14 SPACES
TOTAL UNITS: 29		
TOTAL REQ'D PARKING SPACES: 38		
TOTAL PARKING SPACES PROVIDED: 39		

4TH STREET BUILDINGS:
6 UNITS AT 2 SPACES EACH:
TOTAL PARKING SPACES PROVIDED: 12
(CONTAINED W/IN EACH STRUCTURE'S 2-CAR GARAGE)



K	Project No.	320324
L	Project Name	3RD ST & BEECH ST.
M	Project Mgr.	AG
N	Project Mgr. Title	AG/RF
O	Project Mgr. Phone	
P	Project Mgr. Email	
Q	Project Mgr. Address	
R	Project Mgr. City	
S	Project Mgr. State	
T	Project Mgr. Zip	
U	Project Mgr. Title	
V	Project Mgr. Title	
W	Project Mgr. Title	
X	Project Mgr. Title	
Y	Project Mgr. Title	
Z	Project Mgr. Title	
AA	Project Mgr. Title	
AB	Project Mgr. Title	
AC	Project Mgr. Title	
AD	Project Mgr. Title	
AE	Project Mgr. Title	
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AO	Project Mgr. Title	
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AY	Project Mgr. Title	
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BA	Project Mgr. Title	
BB	Project Mgr. Title	
BC	Project Mgr. Title	
BD	Project Mgr. Title	
BE	Project Mgr. Title	
BF	Project Mgr. Title	
BG	Project Mgr. Title	
BH	Project Mgr. Title	
BI	Project Mgr. Title	
BJ	Project Mgr. Title	
BK	Project Mgr. Title	
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BM	Project Mgr. Title	
BN	Project Mgr. Title	
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CN	Project Mgr. Title	
CO	Project Mgr. Title	
CP	Project Mgr. Title	
CQ	Project Mgr. Title	
CR	Project Mgr. Title	
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DL	Project Mgr. Title	
DM	Project Mgr. Title	
DN	Project Mgr. Title	
DO	Project Mgr. Title	
DP	Project Mgr. Title	
DQ	Project Mgr. Title	
DR	Project Mgr. Title	
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DV	Project Mgr. Title	
DW	Project Mgr. Title	
DX	Project Mgr. Title	
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DZ	Project Mgr. Title	
EA	Project Mgr. Title	
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EF	Project Mgr. Title	
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EM	Project Mgr. Title	
EN	Project Mgr. Title	
EO	Project Mgr. Title	
EP	Project Mgr. Title	
EQ	Project Mgr. Title	
ER	Project Mgr. Title	
ES	Project Mgr. Title	
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EU	Project Mgr. Title	
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FJ	Project Mgr. Title	
FK	Project Mgr. Title	

Scale: 1" = 20'
Project Mgr.: AG
Designed by: AG/RF
Drawn by: AG
QA/QC: NG
DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PRECEDENCE. DRAWING IS REDUCED IF LESS THAN 22 x 34"

G & A
GILLETTE & ASSOCIATES, INC.
20 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034
PHONE: (904) 261-6819

Gillette & Associates, Inc.
Fernandina Beach, FL 32034
Certificate of Authorization No. 9332
DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PRECEDENCE. DRAWING IS REDUCED IF LESS THAN 22 x 34"

3RD ST & BEECH ST.
MULTIFAMILY CONDO
FERNANDINA BEACH, FLORIDA

WORTHY INVESTMENTS LLC
GEOMETRY PLAN

Asa Ray Gillette III

ASAR, GILLETTE, P.E. FLORIDA P.E. NO. 12119

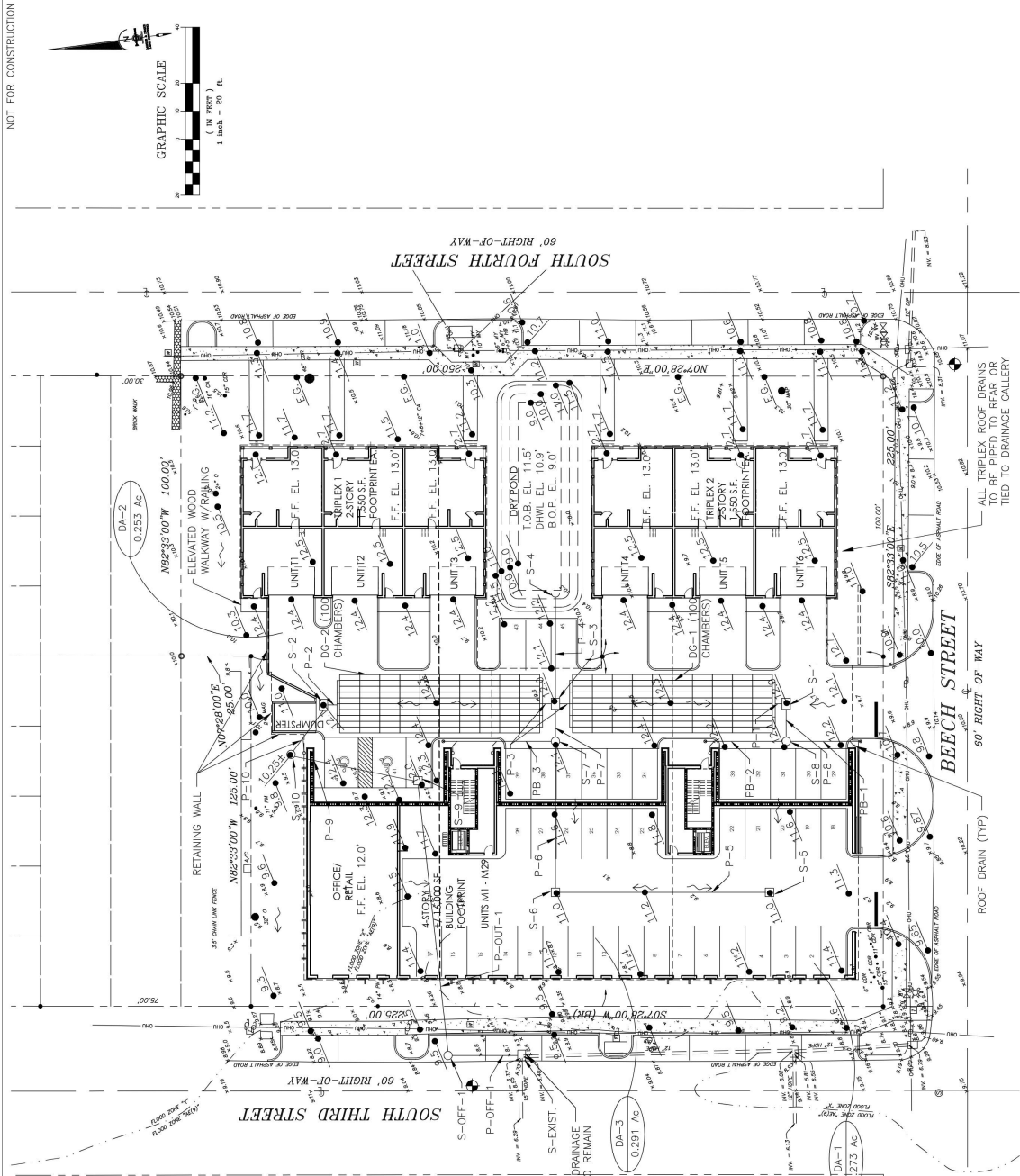
REGISTERED DESIGN PROFESSIONAL
Date: 10/9/24
Project No.: 24-10-000
Sheet: GE-1
Page 4 of 12

NOT FOR CONSTRUCTION

STRUCTURE TABLE						
NAME	TYPE	TOP/INLET ELEV.	INVERT ELEVATION			DRAINAGE AREA (AC)
			N	S	E	W
S-1	TYPE C INLET	12.00	9.10	—	9.10	0.273
S-2	TYPE C INLET	12.10	9.10	9.10	—	0.253
S-3	TYPE C INLET	12.00	9.10	10.10	9.10	0.291
S-4	MES	—	—	—	10.00	—
S-5	TYPE C INLET	11.00	5.60	—	—	—
S-6	TYPE C INLET	11.00	—	8.50	9.50	—
S-7	3" MANHOLE	12.10	9.20	—	9.20	9.20
S-8	3" MANHOLE	12.10	9.20	—	9.20	9.20
S-9*	TYPE C INLET	12.00	9.30	—	—	10.63
S-10	3" MANHOLE	10.25±	—	9.20	9.20	—
S-11	3" MANHOLE	9.00	—	8.45	—	—
S-EXIST	TYPE C INLET	12.00	6.40	6.40	—	6.37
DG-1	DRAINAGE GALLERY	11.00	9.00	9.00	—	—
DG-2	DRAINAGE GALLERY	11.00	9.00	9.00	—	—

* SEE OUTFALL STRUCTURE DETAIL, SHEET DT-1

PIPE TABLE				
NAME	FROM	TO	SIZE	LENGTH
P-1	S-1	DG-1 MANIF.	8"	3'
P-2	S-2	DG-2 MANIF.	8"	3'
P-3	S-3	DG-1 & DG-2 MANIF.	8"	3'
P-4	S-3	S-4	12"	31'
P-5	S-5	S-6	12"	66'
P-6	S-6	S-7	4"	51'
P-7	S-7	S-8	12"	10'
P-8	S-8	S-9	12"	44'
P-9	S-9	S-10	12"	18'
P-10	S-10	S-2	12"	25'
PB-1	BLDG	S-8	12"	27'
PB-2	BLDG	S-7	12"	38'
PB-3	BLDG	S-6	12"	38'
P-OUT-1	S-9	S-OFF-1	12"	94'
P-OFF-1	S-OFF-1	S-EXIST	12"	23'



Rev'd By	Date	Revised Per T.C. Review At	Issue For C.O.B. First Staff Meeting	Scale: 1" = 20'	Project Mgr: AG	Gillette & Associates, Inc. 31 South 4th Street Fernandina Beach, FL 32034	Certificate of Authorization No. 9332	DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTED TO BE LESS THAN 22' x 24'	20 SOUTH 4TH STREET FERNANDINA BEACH, FL 32034 PHONE (904) 261-6819	G & A ⁺ GILLETTE ASSOCIATES, INC.	3RD ST & BEECH ST. MULTIFAMILY CONDO FERNANDINA BEACH, FLORIDA	WORTHY INVESTMENTS LLC	OVERALL DRAINAGE PLAN	Asa Ray Gillette III REGISTERED DESIGN PROFESSIONAL Asa's Gillette, P.E. FLORIDA P.E. NO. 58177	Date: 10/9/24 Project No. 24-15-XX Sheet: DR-1 Page 6 of 12
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Civil & Environmental Engineering • Mechanical & Structural Engineering • Construction Management

SITE DRAINAGE EVALUATION

**3rd & Beech Multifamily Condos
Fernandina Beach, Florida**

BY

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

Issue Date: July 12, 2024
Revision Date: October 9, 2024

**Asa Ray
Gillette
III**

Digitally signed by Asa Ray Gillette
III
DN: cn=Asa Ray Gillette III, c=US,
email=asa@gilletteassociates.com
Reason: I agree to the terms
defined by the placement of my
signature on this document
Date: 2024.10.11 09:59:24 -0400

EXISTING CONDITIONS

The site consists of 1.22 acres of land at the south end of the block between Ash St. to Beech St., and between South 3rd St., and South 4th St in Fernandina Beach, Florida. The property is currently vacant with previous structures abolished in their entirety. In the pre-developed state, the site drains to the southwest.

PROPOSED CONDITIONS

The proposed development for this property includes the construction of two 3,600 s.f. footprint triplex homes and a four-story, 29-unit residential condominium and apartment building. Stormwater management for the four-story building, interior driving aisle and triplexes will be served by an underground drainage gallery, combined with an above ground dry pond. Stormwater runoff from the proposed improvements will be routed to the drainage gallery through a series of storm water pipes and structures, which are hydraulically connected to the above ground dry pond via structure S-3.

The drainage gallery has been designed to store 3,195 c.f. with the bottom of the stone fill at elev. 9.00' and the top of the stone fill at elev. 11.00'. The above ground dry pond has a top of bank at elevation 11.0' and a bottom of pond at elevation 9.0' and a volume of 4,237 c.f. The bottom of the stone fill and bottom of the dry pond are two feet above the seasonal high groundwater level based on the geotechnical report (see attached). The proposed outfall for the drainage gallery and dry pond is a weir notch in a baffle located in structure S-9. This structure is connected to an existing ditch bottom inlet to the west, located in the Third Street right-of-way. The weir notch in structure S-9 is set to elevation 10.75' per the MODRET calculations, which also satisfies the required treatment volume elevation of 10.73'.

DRAINAGE ANALYSIS

A stormwater simulation was conducted using MODRET utilizing the 10-year, 24-hour storm event to ensure that the drainage gallery recovers the treatment volume within 72 hours. The simulation information and results are shown below. Summary of the 10-year storm event:

- Top of Pond Elevation: 11.0-ft
- Design High Water Elevation: 10.9-ft
- Weir Elevation: 10.75-ft
- Recovery time 72 hours

TREATMENT VOLUME CALCULATIONS

Beech St. Multifamily Post Developed

Basin Calculations

Basin 1

Composite Cn

Total Drainage Area = 46864 ft²
 Impervious Area = 32101 ft²
 Pond Area = 3120 ft²

Impervious Cn = 98.0
 Pond Cn = 50.0
 Pervious Cn = 74.0

Composite Cn = 88.8

Time of Concentration, Tc

Minimum Time of Concentration = 10 min.
 Length of Overland Flow @ 1ft/sec. = 100 ft.
 Length of Pipe Flow @ 2.5 ft/sec. = 40 ft.

Tc = 12 min.

Dry Pond Information

El. (ft.)	Area ft ²	Volume ft ³
11.00	2130	3290
10.20	1985	1644
10.00	1550	1290
9.00	1030	0

TOB weir 0.80

U/G Vault Information

El. (ft.)	Area ft ²	Volume ft ³
11.00	2982	3195

Treatment Volume Required, TVR (on-line retention)

TVR = 1" * (1/12") * Total Drainage Area = 3905 ft³
 or
 TVR = 1.75" * (1/12") * Total Impervious Drainage Area = 4681 ft³

Treatment Volume Provided, TVP

TVR = 4681 ft³

TVP = Vol @ Weir = 4839 ft³ OK

Avg. Weir Elevation to Meet TVR: 10.73 ft

DRAINAGE GALLERY CALCULATIONS

Project: 3rd & Beech Multifamily



Chamber Model -
Units -

SC-160

Imperial

[Click Here for Metric](#)

100

Number of chambers -

200

Voids in the stone (porosity) -

40

%

Base of STONE Elevation -

9.00

ft

Amount of Stone Above Chambers -

6

in

Amount of Stone Below Chambers -

6

in

☐ Include Perimeter Stone in Calculations

2982

StormTech SC-160 Cumulative Storage Volumes

Height of System (inches)	Incremental Single Chamber (cubic feet)	Incremental Total Chamber (cubic feet)	Incremental Stone (cubic feet)	Incremental Ch & St (cubic feet)	Cumulative Chamber (cubic feet)	Elevation (feet)
24	0.00	0.00	98.84	98.84	3194.65	11.00
23	0.00	0.00	98.84	98.84	3095.81	10.92
22	0.00	0.00	98.84	98.84	2996.97	10.83
21	0.00	0.00	98.84	98.84	2898.13	10.75
20	0.00	0.00	98.84	98.84	2799.28	10.67
19	0.00	0.00	98.84	98.84	2700.44	10.58
18	0.05	10.24	94.75	104.99	2601.60	10.50
17	0.13	26.88	88.09	114.97	2496.61	10.42
16	0.29	58.12	75.60	133.71	2381.64	10.33
15	0.44	88.39	63.49	151.87	2247.92	10.25
14	0.54	107.83	55.71	163.54	2096.05	10.17
13	0.62	123.27	49.54	172.80	1932.51	10.08
12	0.68	136.15	44.38	180.53	1759.70	10.00
11	0.74	147.18	39.97	187.15	1579.17	9.92
10	0.78	156.68	36.17	192.85	1392.02	9.83
9	0.82	164.98	32.85	197.83	1199.17	9.75
8	0.86	172.07	30.01	202.08	1001.34	9.67
7	0.89	178.93	27.27	206.20	799.26	9.58
6	0.00	0.00	98.84	98.84	593.06	9.50
5	0.00	0.00	98.84	98.84	494.21	9.42
4	0.00	0.00	98.84	98.84	395.37	9.33
3	0.00	0.00	98.84	98.84	296.53	9.25
2	0.00	0.00	98.84	98.84	197.69	9.17
1	0.00	0.00	98.84	98.84	98.84	9.08

MODRET ANALYSIS
10-YEAR, 24-HOUR STORM EVENT

MODRET

HYDROGRAPH DATA INPUT - SCS UNIT METHOD

**Project Name : Beeches Townhomes 10-yr pre
Rainfall Distribution : SCS Type II (24 hrs)**

Contributing Basin Area

1.08 ac.

SCS Curve Number

76.40

Time of Concentration

13.00 min.

Rainfall Depth

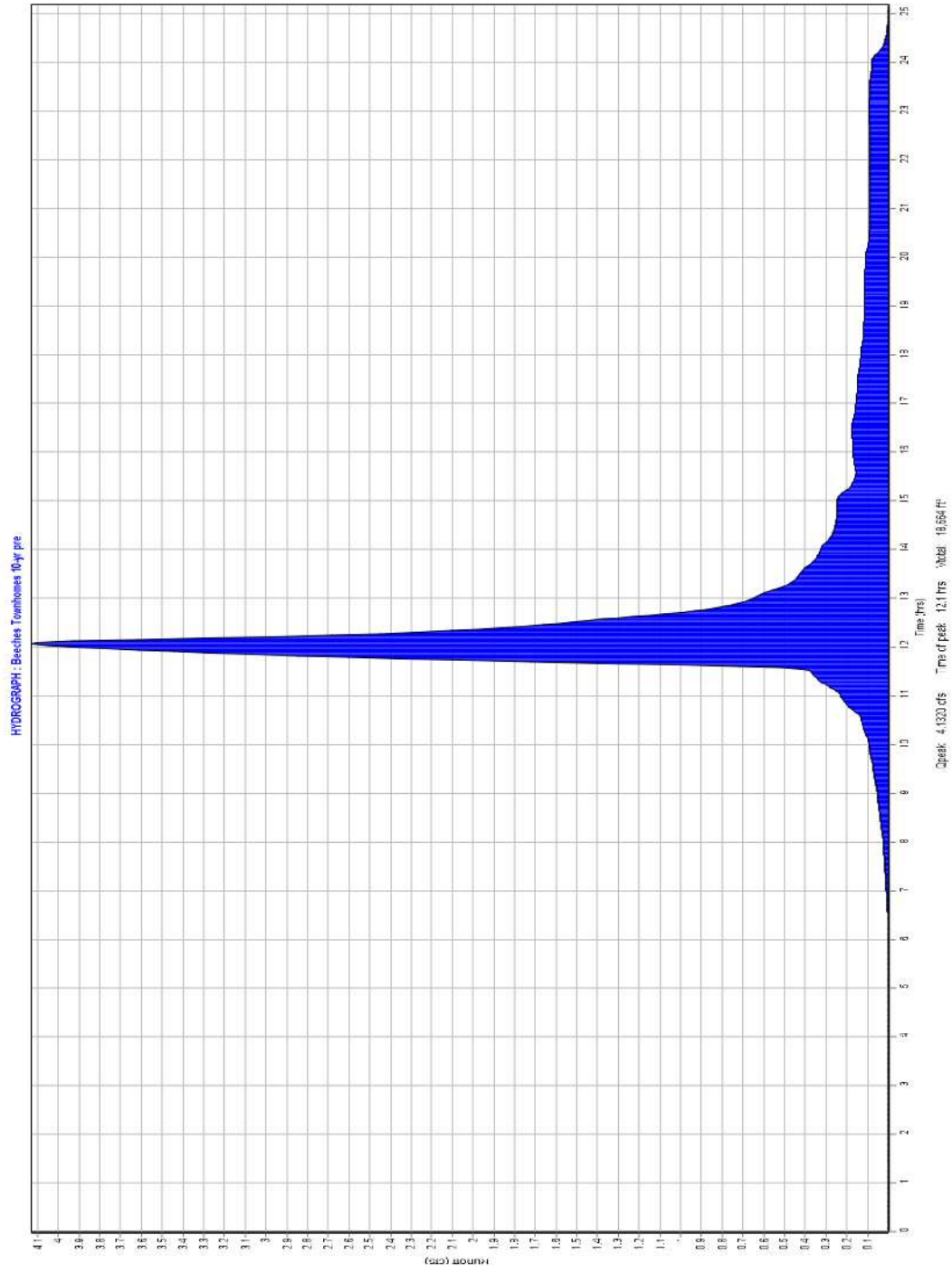
7.50 in.

Shape Factor

323

Percent DCIA

0.00 %



MODRET

SUMMARY OF UNSATURATED & SATURATED INPUT PARAMETERS

PROJECT NAME : Beeches Townhomes 10yr Treatment
HYDROGRAPH RUNOFF DATA USED
UNSATURATED ANALYSIS EXCLUDED

Pond Bottom Area	4,890.00 ft ²
Pond Volume between Bottom & DHWL	8,191.00 ft ³
Pond Length to Width Ratio (L/W)	2.50
Elevation of Effective Aquifer Base	-30.50 ft
Elevation of Seasonal High Groundwater Table	7.00 ft
Elevation of Starting Water Level	9.00 ft
Elevation of Pond Bottom	9.00 ft
Is there overflow ?	Y
Avg. Effective Storage Coefficient of Soil for Unsaturated Analysis	0.22
Unsaturated Vertical Hydraulic Conductivity	25.80 ft/d
Factor of Safety	2.00
Saturated Horizontal Hydraulic Conductivity	11.32 ft/d
Avg. Effective Storage Coefficient of Soil for Saturated Analysis	0.18
Avg. Effective Storage Coefficient of Pond/Exfiltration Trench	1.00
Time Increment During Storm Event	1.00 hrs
Time Increment After Storm Event	12.00 hrs
Total Number of Increments After Storm Event	6.00

Runoff Hydrograph File Name: SCS-10yr.SCS

Time of Peak Runoff: 12.03 hrs

Rate of Peak Runoff: 6.02 cfs

Hydraulic Control Features:

Groundwater Control Features - Y/N

Distance to Edge of Pond

Elevation of Water Level

Impervious Barrier - Y/N

Elevation of Barrier Bottom

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

N	N	N	N
0.00	0.00	0.00	0.00

MODRET

ELEVATION VS OVERFLOW RELATIONSHIP

**PROJECT NAME : Beeches Townhomes 10yr Treatment
Structure Type: SHARP CRESTED**

Crest Elevation	10.75 ft
Crest Length	6.00 ft
Coefficient of Discharge	3.31
Weir Flow Exponent	1.50
Number of Contractions	0.00
Design High Water Level Elevation	11.00 ft

MODRET

SUMMARY OF RESULTS

PROJECT NAME : Beeches Townhomes 10yr Treatment

CUMULATIVE TIME (hrs)	WATER ELEVATION (feet)	INSTANTANEOUS INFILTRATION RATE (cfs)	AVERAGE INFILTRATION RATE (cfs)	CUMULATIVE OVERFLOW (ft³)
00.00 - 0.03	7.000	0.000 *		
			0.00000	
0.03	7.000	0.21014		
			0.18191	
1.05	9.000	0.15369		0.00
			0.12546	
2.07	9.000	0.11234		0.00
			0.09923	
3.09	9.000	0.09252		0.00
			0.08580	
4.11	9.000	0.08266		0.00
			0.07953	
5.13	9.000	0.07775		0.00
			0.07597	
6.15	9.000	0.07588		0.00
			0.07580	
7.17	9.000	0.07612		0.00
			0.07643	
8.19	9.000	0.07870		0.00
			0.08097	
9.21	9.043	0.08497		0.00
			0.08898	
10.23	9.189	0.09989		0.00
			0.11080	
11.25	9.491	0.17580		0.00
			0.24081	
12.27	10.925	0.21488		5,376.60
			0.18895	
13.29	10.866	0.17443		8,248.30

MODRET

SUMMARY OF RESULTS

PROJECT NAME : Beeches Townhomes 10yr Treatment

CUMULATIVE TIME (hrs)	WATER ELEVATION (feet)	INSTANTANEOUS INFILTRATION RATE (cfs)	AVERAGE INFILTRATION RATE (cfs)	CUMULATIVE OVERFLOW (ft³)
			0.15990	
14.31	10.809	0.15241		9,305.20
			0.14492	
15.33	10.786	0.13964		9,813.20
			0.13435	
16.35	10.771	0.13129		10,052.00
			0.12823	
17.37	10.768	0.12552		10,240.00
			0.12281	
18.39	10.762	0.12070		10,354.00
			0.11858	
19.41	10.756	0.11671		10,415.00
			0.11484	
20.43	10.752	0.11282		10,437.00
			0.11080	
21.45	10.740	0.10922		10,437.00
			0.10765	
22.47	10.730	0.10646		10,437.00
			0.10527	
23.49	10.724	0.10250		10,437.00
			0.09973	
24.51	10.687	0.09668		10,437.00
			0.06074	
36.51	10.047	0.05175		10,437.00
			0.04277	
48.51	9.596	0.03747		10,437.00
			0.03217	
60.51	9.256	0.02868		10,437.00

MODRET

SUMMARY OF RESULTS

PROJECT NAME : Beeches Townhomes 10yr Treatment

[illegible]

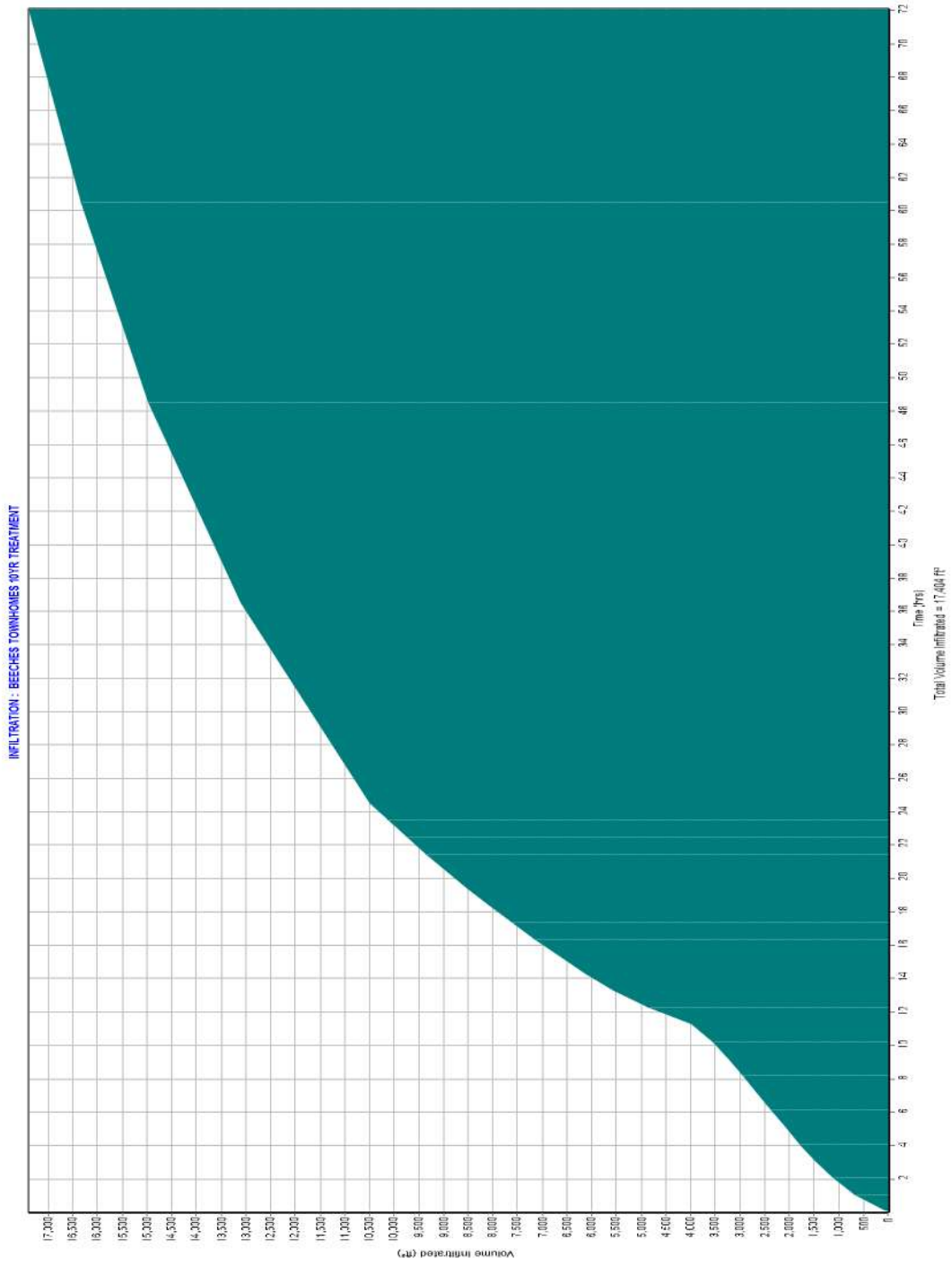
Maximum Water Elevation: 10.925 feet @ 12.27 hours

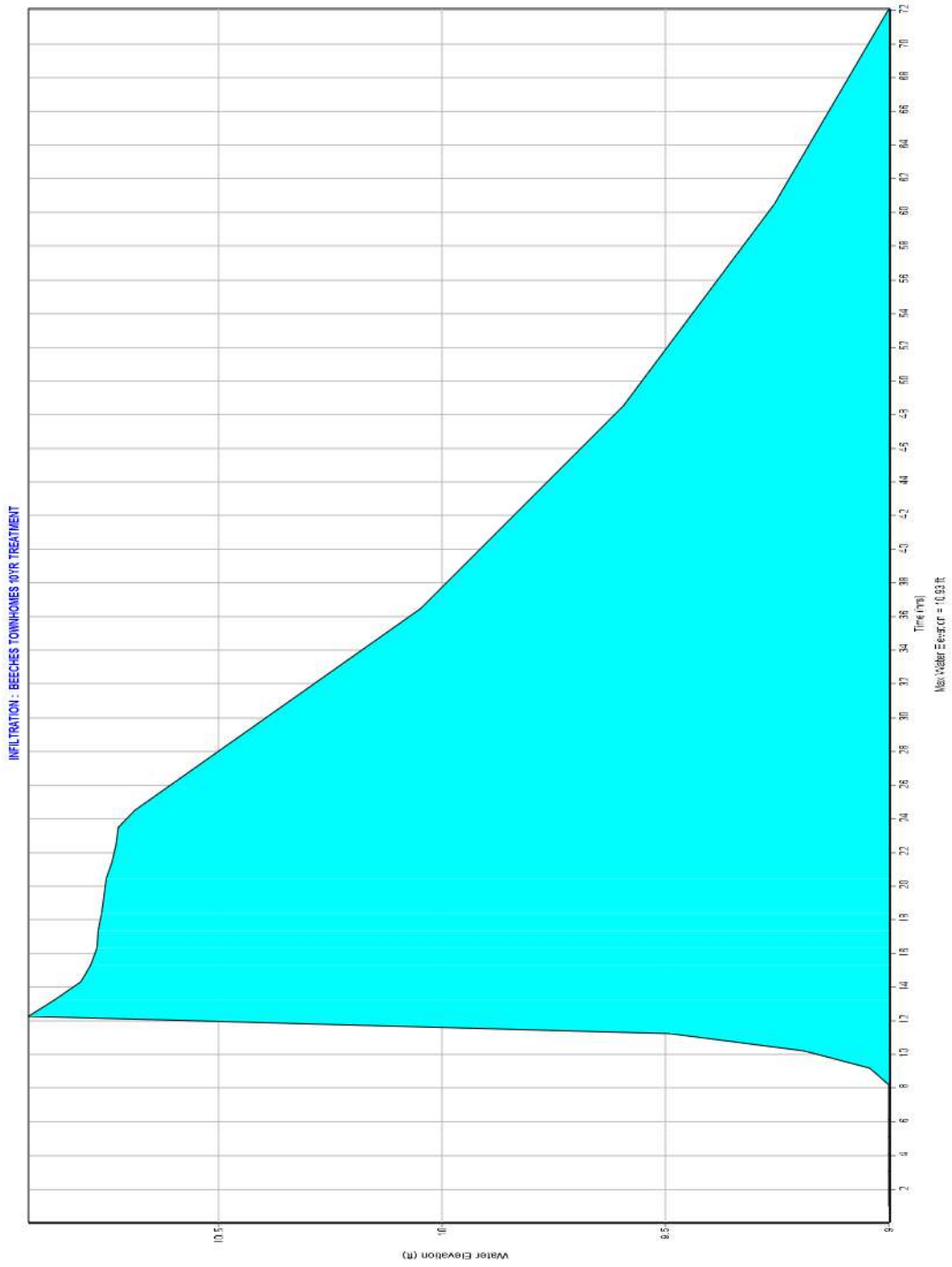
Recovery @ 72.082 hours

* Time increment when there is no runoff

Maximum Infiltration Rate: 5.080 ft/day

Analysis Date: 7/8/2024





GEOTECHNICAL REPORT



OF JAX, INC.

REPORT OF GEOTECHNICAL EXPLORATION
& ENGINEERING EVALUATION
BEECH STREET TOWN-HOMES
125 SOUTH FOURTH STREET
FERNANDINA BEACH, FLORIDA
AGES JOB NO. J20496, REPORT NO. 001

FOR

GILLETTE & ASSOCIATES, INC.
20 SOUTH FOURTH STREET
FERNANDINA BEACH, FLORIDA 32034

MR. ASA GILLETTE. P.E.

JULY 11, 2022

PREPARED BY

AGES of JAX, Inc.

P O Box 24008, Jacksonville FL 32241-4008
9556 Historic Kings Road South, Suite 201 • Jacksonville, Florida 32257-2010
(904) 886-0766 • (904) 880-5190 (FAX)



July 11, 2022

GILLETTE & ASSOCIATES, INC.
20 South Fourth Street
Fernandina Beach, Florida 32034

Attn: Mr. Asa Gillette, P.E.

Re: Report of Geotechnical Exploration & Engineering Evaluation
Beech Street Town-homes - 125 South Fourth Street
Fernandina Beach, Florida
AGES Job No. J20498, Report No. 001

Dear Mr. Gillette:

AGES OF JAX (AGES), Inc. has completed a geotechnical exploration of the subsurface conditions beneath the proposed town-home structure, roadway and storm-water pond construction areas for the referenced project. Our services were performed in general accordance with our Proposal No. 22JP9085 dated April 11, 2022 and formally authorized by Mr. Asa Gillette of Gillette & Associates, Inc. on April 21, 2022. This report includes: (1) A brief description of the planned construction; (2) A summary of the field exploration and laboratory testing performed and results that were obtained; (3) Foundation design and site preparation recommendations for the proposed town-home building structures, (4) Guideline pavement design and construction recommendations; and (5) Surface aquifer characterization parameters for use in storm-water pond design and permitting.

We appreciate the opportunity to be of service as the geotechnical consultant during this phase of your project. Should you have any questions concerning this report or if we may be of any further service to you, please feel free to contact us.

Very truly yours,

AGES of JAX, INC.

Timothy R. Wheeler, P.E.
Principal Engineer/Vice-President
Registered, Florida No. 42802



TRW/trw/J20498.wpd

Attachments
Email Distribution: Addressee (1)

AGES of JAX, Inc.

P O Box 24008, Jacksonville FL 32241-4008
9556 Historic Kings Road South, Suite 201 • Jacksonville, Florida 32257-2010
(904) 886-0766 • (904) 880-5190 (FAX)

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2.3 Laboratory Testing	RA2

3.0 Geotechnical Findings

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3.3 Storm-water Management Facility Test Results	RA3

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8.0 <u>Construction Plans & Specifications Review</u>	RA8
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DATA ATTACHMENTS

Site Location Map
Field Exploration Plan
Generalized Subsurface Profile
Key to Soil Classification
Test Boring Records
Auger Boring Records
Double Ring Infiltration Test Results Sheet
Temporary Well Completion Log
Rising and Falling Head Hydraulic Conductivity Test Results
Field Exploration and Laboratory Test Procedures

REPORT ATTACHMENTS

1.0 PROJECT BACKGROUND INFORMATION

General project information has been provided by Mr. Asa Gillette of Gillette & Associates, Inc. during recent phone conversations and Email correspondence. In Email correspondence from Mr. Gillette, dated April 11, 2022, we were provided with a Site Plan, undated, prepared by Gillette & Associates, Inc. which provides the site boundaries, proposed building layout and proposed location, configuration of the asphalt pavement areas and the suggested boring/test locations.

Based upon the information provided, we understand that a town-home residential development will be constructed on an approximate 1.3 acre parcel of land located on Beech Street between South Third Street and South Fourth Street, in Fernandina Beach, Florida. The proposed residential development will include:

- * Six(6) 2 to 3-story wood framed town-home structures with an individual floor footprint of approximately 3,000 square feet;
- * Asphalt paved parking and entrance drive through areas; and
- * Dry pond and swale storm-water management facilities.

Detailed structural loading information and construction details are unavailable at the present time. Therefore, we have assumed that the column and wall loads will be on the order of 75 kips and 3 klf, respectively. The proposed building finish floor design grades have not been provided. We have therefore estimated that one(1) to two(2) feet of elevating fill will be required in the building construction areas to achieve final site design grades.

2.0 GEOTECHNICAL FIELD EXPLORATION

2.1 Purpose of Exploration

The objective of this geotechnical field exploration was to obtain site and subsurface data for use in: (1) The evaluation of the site with respect to the proposed construction; (2) The development of foundation design and site preparation recommendations for the proposed town-home structure(s); (3) Development of guideline roadway pavement design and construction recommendations; and (4) The design and permitting of the stormwater management system. The geotechnical field exploration therefore consisted of field exploratory borings, laboratory testing program and a geotechnical engineering analysis of the collected test data.

2.2 Subsurface Testing

The field testing program, which was conducted during the period of June 10 to June 17, 2022, included two(2) 30 to 35-foot deep penetration test borings (B1 and B2) in the proposed town-home building construction areas and three(3) 6-foot auger borings (A1 to A3) in the planned roadway pavement construction areas. Storm-water management facility related testing included one(1) 15 feet deep auger boring (LA1), one(1) double ring infiltration test (DRI1) at a depth of 8 inches, installation of a 13 feet deep temporary monitoring well (TMW1) with 10-foot screen and performance of Rising and Falling Head hydraulic conductivity tests in TMW1. The Rising and Falling Head "slug" tests were performed in accordance with the procedures outlined in ASTM D4044/D4044M-15, to determine the saturated horizontal hydraulic conductivity (Khsat) of the surface aquifer. The test results were analyzed using Hvorslev Time Lag Analytical procedures.

The field testing locations were selected by the client and established in the field by our personnel using hand held GPS based measuring equipment. The boring/test locations are shown on the attached Field Exploration Plan and should be considered approximate. The ground surface elevations at the boring/test locations were interpolated from the information provided to us.

The attached Test Boring Records, Auger Boring Records and Generalized Subsurface Profile (GSP) present the descriptions of the subsurface soils encountered, the groundwater levels encountered and the penetration resistance values recorded when drilling and sampling the test borings. The subsurface conditions are graphically illustrated on the attached Generalized Subsurface Profile sheet. The stratification lines and depth designations on the boring records and profile represent the approximate boundary between the various soils encountered, as determined in the field by our drillers, and the transition from one strata to the next should be considered approximate. The rising and falling Head "Slug Test" data, and Double Ring Infiltration Test Data are also presented in the attachments. A brief discussion of the drilling, sampling, and field testing techniques used during the geotechnical exploration is provided in the attached Field Exploration Procedures section.

2.3 Laboratory Testing

Routine laboratory testing was conducted on representative samples of the soils encountered to provide data for: (1) Soil classification according to the AASHTO (ASTM D3282) and USCS (D2487) Soil Classification Systems, and (2) To provide data for correlation of strength, compressibility and shrink/swell parameters. The index classification testing included four (4) percent moisture content tests and four(4) percent fines content tests.

The laboratory test results are presented on the attached Summary of Laboratory Test Data Sheet. All laboratory testing was conducted in general accordance with applicable standards. A brief description of laboratory testing procedures is presented in the attached Laboratory Test Procedures sheets.

3.0 GEOTECHNICAL FINDINGS

3.1 Site Conditions

The existing site conditions were observed by our field representatives on June 10, 2022. As shown on the attached Site Location Map and Field Exploration Plan, the site is located at 125 South Fourth Street in Fernandina Beach, Florida. The site is slightly wooded and is relatively level in topography. There were several existing one(1) story residential structures observed on the property at the time of our site visit. No standing water was observed on the site at the time of our visit. The surface soils consisted of root mat, dark brown, grey brown and grey fine sands and slightly silty fine sands.

3.2 Subsurface Conditions

The subsurface conditions outlined below highlight the major subsurface stratifications encountered during our geotechnical exploration of the site. When reviewing the boring records, the attached Generalized Subsurface Profile and the subsurface conditions outlined below, it should be understood that the subsurface conditions will vary across the proposed construction area and between the boring locations.

3.2.1 Soil Conditions - After root mat for 4 inches, soil borings B1 and B2, performed within the proposed townhome structure building construction areas, typically encountered alternating strata of very loose to very dense brown to dark brown, grey, grey brown and greenish grey slightly silty fine sands(SP-SM) and silty to very silty fine sands(SM), along with very soft to stiff, grey and greenish grey silts(MH) to the maximum boring termination depth of 40 feet. Penetration resistance values within these strata varied from 3 to 20 blows per foot.

The auger borings A1 and A2, along with TMW1, typically encountered a similar subsurface profile as did the penetration test borings to the maximum boring termination depths of 6 and 15 feet.

3.2.2 Groundwater Conditions - The groundwater levels encountered at the time of drilling ranged from approximately 2.5 to 4.0 feet below the existing ground surface. These water levels are considered to be at the seasonal high groundwater levels. The groundwater level should be expected to fluctuate due to seasonal climatic variations, changes in surface water runoff patterns across the site, construction activity and the subsequent development as planned, and other interrelated factors. Since groundwater variations are anticipated, design drawings and specifications should accommodate such possibilities and construction planning should be based on the assumption that variations will occur.

3.3 Storm-water Management Facility Test Results

The borings/tests performed in the proposed storm-water treatment pond areas encountered alternating strata of slightly silty fine sands(SP-SM/A-3), silty fine sands(SM) and sandy silts. The groundwater level was encountered 4.0 feet (Elevation El.+6.0) below the ground surface. The seasonal high groundwater level is estimated to be 3.0 feet (Elevation El.+7.0) below the ground surface. The aquifer thickness is estimated to be 20 feet. The fillable porosity of the sand deposit is estimated to be 0.22. The saturated horizontal hydraulic conductivity of the surface sand stratum was calculated to be 5.66 ft/day at TMW1. The average unsaturated vertical hydraulic conductivity (Kvunsat, infiltration rate) was measured to be 12.9 inches/hour at DR11.

4.0 PRELIMINARY GEOTECHNICAL ENGINEERING EVALUATION

4.1 Basis of Evaluation & Recommendations

Our geotechnical engineering evaluation of the site and subsurface conditions with respect to the planned construction, and our recommendations for design and site preparation/earthwork construction, are based upon: (1) Our site observations; (2) The field test data obtained during this geotechnical exploration of the site; and (3) Our understanding of the project information and structural loading conditions as presented in this report. If the structural information or the Site Plan are altered, please contact us so we may review our recommendations. If any site or subsurface conditions are encountered during construction which appear to deviate from data obtained during this geotechnical exploration (as documented herein), please contact us so that we may visit the site, observe the differing conditions, and evaluate the new information relative to our geotechnical evaluation and recommendations.

4.2 Foundation System Evaluation

Based upon our geotechnical findings and our understanding of the proposed construction, we consider the site and subsurface conditions adaptable for support of the proposed structures upon a properly designed and constructed shallow foundations. The shallow foundation system may be designed using an allowable bearing pressure of 2,500 psf. Provided that the design and construction recommendations outlined subsequently are implemented, we estimate that total structural settlement

due to fill and structural loads should be on the order of one inch or less. In addition, post construction differential settlements should be within tolerable magnitudes. The settlements should occur concurrently with construction due to the generally sandy nature of the soils encountered. Site preparation necessary for proper foundation performance includes:

- * Demolition of any remaining existing buildings, asphalt and/or concrete pavement systems, driveway slabs, foundations and conflicting underground utilities.
- * Clearing/grubbing/stripping of all conflicting wooded areas, topsoil and surface vegetation, including their root systems.
- * Compaction of the exposed natural soils to depths of 12 to 24 inches to densities equivalent to 95 percent of the Modified Proctor maximum dry density (ASTM D 1557) using a medium weight vibratory drum roller with a minimum drum weight of 3 to 4 tons and a minimum drum diameter of 3 to 4 feet
- * Placement and compaction of any required structural fill to densities equivalent to 95 percent of the Modified Proctor maximum dry density (ASTM D 1557) within the building areas.

Due to the underlying very loose silty fine sands and very soft to soft silts encountered in the depth range of 12 to 22 feet, we strongly recommend that the placement and compaction of the required elevating fill be completed at least 60 to 90 days prior to the start of construction. This "pre-load period of 60 to 90 days will be necessary whether the monolithic slab option or the stem wall option for the shallow foundation system is used.

5.0 PRELIMINARY FOUNDATION DESIGN & SITE PREPARATION RECOMMENDATIONS

5.1 Foundation Design Recommendations

5.1.1 Foundation Type - We consider a conventional shallow foundation system applicable for this project if the site preparation recommendations presented in section 5.2 of this report are performed.

5.1.2 Bearing Pressure & Depth - The maximum allowable soil bearing pressure for use in shallow foundation design should not exceed 2,500 psf. The foundations should be designed based upon the maximum load which could be imposed by all loading conditions. The exterior footings should bear at a depth of at least 12 inches below the exterior final grades and the interior footings should bear at least 12 inches below the interior floor slab. These minimum bearing depths should provide the necessary confinement for the soils at the foundation bearing levels.

5.1.3 Foundation Size - The minimum widths recommended for isolated spread-type footings and continuous wall footings are 24 and 18 inches, respectively. Even though the maximum allowable soil bearing pressure may not be achieved, these minimum width recommendations should still control the size of the foundations.

5.1.4 Bearing Material - The foundations may bear in either the compacted suitable natural granular soils or compacted structural backfill or fill. The bearing level soils, after compaction, should exhibit densities equivalent to 95 percent of the Modified Proctor maximum dry density (ASTM D 1557) to a depth of at least one-foot below the foundation bearing levels.

Due to the underlying very loose silty fine sands and very soft to soft silts encountered in the depth range of 12 to 22 feet, we strongly recommend that the placement and compaction of the required elevating fill be completed at least 60 to 90 days prior to the start of construction. This "pre-load period of 60 to 90 days will be necessary whether the monolithic slab option or the stem wall option for the shallow foundation system is used.

5.2 Site Preparation Recommendations

5.2.1 Temporary Groundwater Control - During our preliminary geotechnical exploration, the groundwater level was encountered at depths of 2.5 to 4.0 feet below the existing site grades. Dependent upon the groundwater levels encountered at the time of construction, temporary dewatering may be required in some areas of the site. The groundwater should be controlled at all times at a depth of at least two feet below the construction level. Groundwater draw-downs on the order of one to two feet, if required, can probably be best achieved using temporary perimeter drainage ditches, four to five feet deep, which are graded: (1) To a positive gravity outfall away from the site; or (2) To sumps where the collected groundwater and surface water runoff can be removed by pumping.

5.2.2 Existing Utilities - Prior to construction, the locations of any existing underground utility lines within the construction area should be established. Provisions should be made to relocate interfering utilities to appropriate locations. It should be noted that if underground pipes are not properly removed or plugged, they may serve as conduits for subsurface erosion which may subsequently lead to excessive settlement of overlying structure(s). All excavations for the removal of utilities should be backfilled to the desired finish grades and compacted to at least 95 percent of the Modified Proctor maximum dry density.

5.2.3 Demolition and Pavement/Topsoil Removal - Initial site preparation should include the demolition of any remaining existing buildings, driveway slabs, pavements, foundations and conflicting underground utilities. Any existing foundations encountered should be completely removed, if possible, or cut off to a depth of at least four feet below the existing ground surface. Underground utility conduits, pipes, etc, (if encountered) should be either filled with grout or removed. All excavations requiring utility or foundation removal should be backfilled using clean structural fill placed in six-inch thick lifts and compacted to densities equivalent to 95 percent of the Modified Proctor maximum dry density.

The next step of site preparation should consist of clearing existing trees, vegetation, root systems and surficial topsoil from within the planned construction area. The clearing/stripping work should be performed within and to a distance of at least five feet beyond the perimeter of the planned building areas and three feet beyond the perimeter of the proposed pavement areas. It should be anticipated that surficial topsoil will be encountered in thicknesses of 3 inches or less. The perimeter areas may then need to be graded to help direct surface water runoff away from the construction areas.

5.2.4 Site & Fill Compaction - After completing the initial site preparation as referenced above in Sections 5.2.1 to 5.2.3, the exposed sandy soils should be compacted to densities of at least 95 percent of the Modified Proctor maximum dry density to a depth of 12 inches using a medium weight vibratory drum roller which has a minimum at-drum weight on the order of 3 to 5 tons and a minimum drum diameter on the order of four feet, with the exception that a lightweight vibratory drum or sled compactor having a maximum static weight on the order of 1,500 to 2,000 pounds should be used within 50 feet of existing structures. The structural fill required to raise the site to the planned finished grades may then be placed in loose lifts not exceeding 12 inches in thickness and should be

compacted to densities as recommended above. Loose lifts should not exceed eight inches in areas of the site in which lightweight vibratory equipment is used. Structural fill is defined as a non-plastic, inorganic, granular soil containing less than 12 percent material passing the No. 200 mesh sieve (i.e. a relatively clean sand).

5.2.5 Disturbed Soil Conditions - Should the near-surface soils and/or structural fill material experience "pumping" and subsequent soil strength loss during site work construction, work upon these areas should be immediately terminated and: (1) the disturbed soils removed and backfilled with "dry" structural fill soils, (i.e. percent water content on the order of five to 10 percent) which are then compacted; or (2) the excess moisture content within the disturbed soils allowed to dissipate before recompacting. Furthermore, the groundwater table should be checked and controlled as necessary to help insure proper draw-down of any high groundwater conditions that may be causing the "pumping" conditions during compaction or construction activity upon these soils.

5.2.6 Foundation Areas - After placement and compaction of all structural fill in the building areas, the foundations may be excavated to their planned bearing levels using a "smoothed" bucket backhoe. All fine sandy soils existing at the bearing level should be compacted to densities equivalent to 95 percent of the Modified Proctor maximum dry density. For confined footing areas compaction of the fine sandy bearing level soils can probably be best achieved using lightweight, walk-behind sleds, rollers, or tampers having a total weight of at least 100 pounds. Loose lifts of backfilled fine sandy soil in the footing excavations, if required, should be placed in thicknesses not exceeding six inches prior to densification with the lightweight compaction equipment.

6.0 PRELIMINARY GUIDELINE PAVEMENT DESIGN AND CONSTRUCTION RECOMMENDATIONS

6.1 General

The subsurface conditions at this site appear favorable for use of flexible pavements in the roadway pavement areas. Guideline pavement design and construction recommendations applicable to this project are presented below. Detailed flexible pavement design calculations have not been performed to verify adequacy of the recommended pavement sections since detailed traffic loading information is unavailable at this time. We request that **AGES** be retained to review the final pavement design, paving and drainage plans and specifications to evaluate whether our guideline recommendations have been properly interpreted and implemented into the project design.

6.2 Guideline Pavement Design Recommendations

The recommended minimum flexible pavement structure thicknesses for the subject project are provided in the following table.

PAVEMENT COURSE	Automobiles & Moderate to Heavy	
	<u>Light Truck Traffic</u>	<u>Traffic</u>
Asphalt Wearing Surface(In.)*	1.5	2.0
Limerock Base Course (In.）**	6.0	8.0
Prepared Subgrade(In.)***	12.0	12.0
* Superpave 9.5 Asphaltic Concrete or Type S-III, as defined by the Florida DOT Standard Specifications for Road and Bridge Construction Manual.		
** Florida Limerock, exhibiting an LBR Value of 100, and meeting the specifications outlined in the Florida DOT manual (Section 200).		
*** Stabilized and compacted subgrade should exhibit a Maximum LBR value of at least 40. Subgrade stabilization should be performed in accordance with Section 160 of the standard FDOT specifications.		

6.3 Guideline Pavement Construction Recommendations

6.3.1 Pavement Subgrade Preparation - Site preparation in the pavement areas should be performed in accordance with the guideline procedures as outlined above in Section 5 of this report, and should include: (1) Clearing wooded areas and stripping surface vegetation, (2) Compaction of the exposed soils using a medium weight vibratory drum roller, and (3) Placement/compaction of backfill and any required structural fill (if any) to densities equivalent to 95 percent of the Modified Proctor maximum dry density. In addition, the upper one foot of sub-grade in the pavement areas should be compacted to 98 percent of the Modified Proctor maximum dry density. Shell and or clay additives may be required to obtain the required design LBRs required.

6.3.2 Limerock Base Course Preparation - The limerock base course should be placed and compacted to densities equivalent to 100 percent of the Modified Proctor maximum dry density (ASTM D 1557). The surface of the limerock base course material should be "primed" with any of the following cutback asphalt grades: RC-70, RC-250, MC-70, or MC-250. Approximately 0.15 gallons per square yard should be applied to the base course surface. Care should be exercised to prevent over-priming of the base course surface. Prior to asphalt placement, the prime coat should be fully set and cured. The specifications governing the placement of prime coats on pavement base course surfaces and sanding is outlined in Section 300 of the Florida DOT Standard Specifications for Road and Bridge Construction (1986).

The primed base course should be sanded if: (1) more than one day (24 hours) will elapse prior to laying the asphalt wearing surface and excess prime is not absorbed, or (2) construction equipment will operate over the unprotected primed base course. If sanding is required, approximately 10 pounds of sand per square yard of surface (i.e., about 1/4 inch of sand) should be spread over the primed base course. The sand surface coating should contain less than 10 percent fines (i.e., material passing the No. 200 sieve) and be composed of non-elastic, inorganic, granular soil. If Krushcrete is used in lieu of limerock base, then base priming will not be required.

6.3.3 Asphalt Preparation - The placement and compaction of an asphaltic concrete wearing surface should be performed in general accordance with specifications outlined in the current Florida Department of Transportation (FDOT) Road and Bridge Construction manual. Prior to asphalt placement, the base course should be broomed to remove any excess sand and then tacked with a bituminous binder.

6.4 Permanent Groundwater Control Measures

Groundwater control is of utmost importance in maintaining the integrity of flexible pavement structures. In areas where groundwater is anticipated to exist within 24 inches of the bottom of the pavement base course, a properly designed and constructed under drain system will be necessary to maintain this 24-inch separation between the pavement base course and the groundwater level. After finalizing the civil grading plan, we would be pleased to review this plan and evaluate the need for an under drain system. If required, we can design an under drain system for this site.

7.0 QUALITY CONTROL TESTING GUIDELINES

Prior to initiating compaction operations, we recommend that representative samples of the structural fill material and exposed in-place fine sandy soils be collected and tested to determine their compaction and classification characteristics. The maximum dry density, optimum moisture content gradation and plasticity characteristics should be determined. These tests are needed for compaction quality control of the structural fill and existing soils and to determine if the fill material is acceptable.

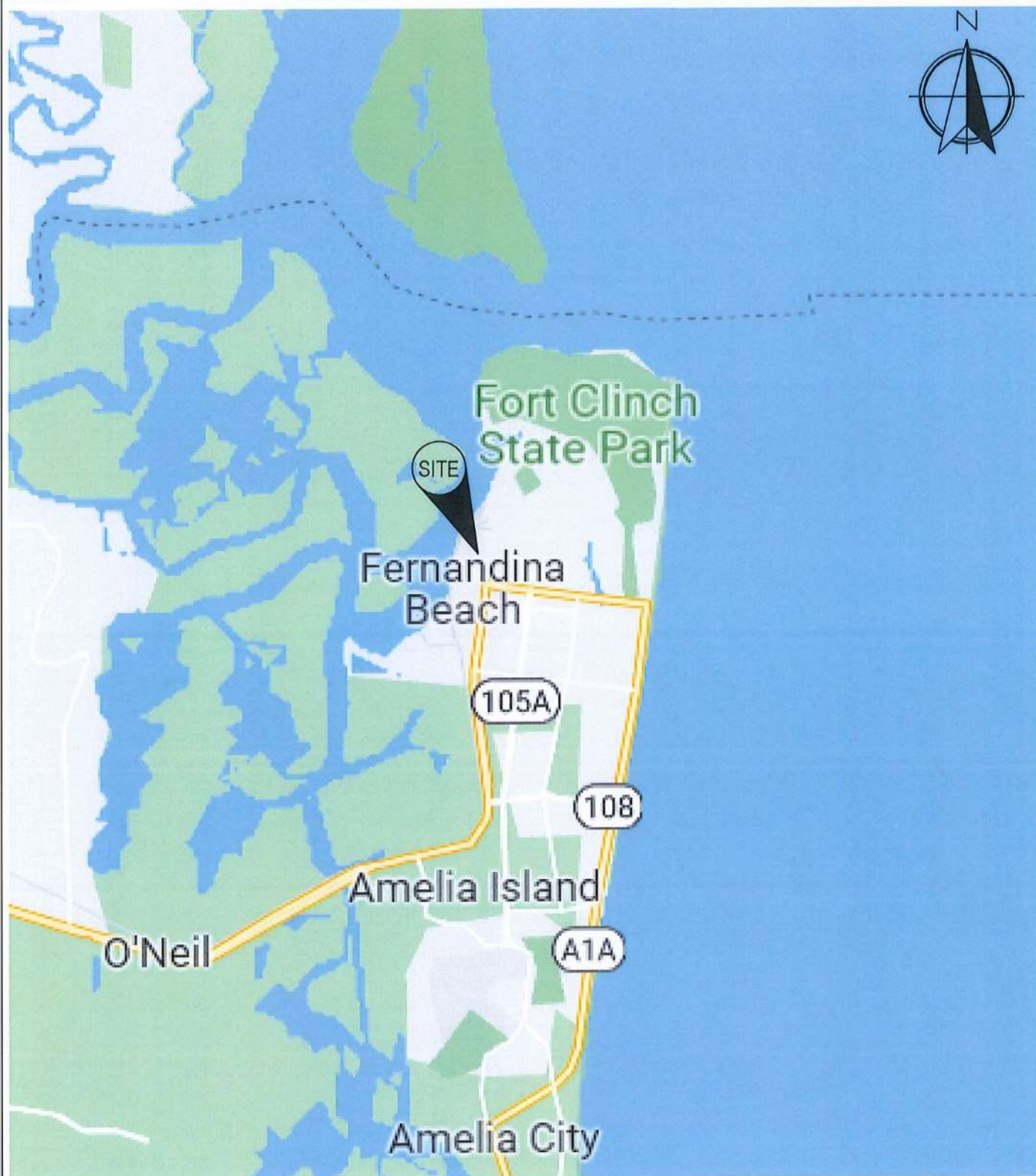
A representative number of field in-place density tests should be performed in the compacted existing soils and in each one foot lift of structural fill/backfill to confirm that the required degree of compaction has been obtained. At each test level, we recommend one density test be performed for every 2,500 square feet of building area. In-place density tests should also be performed at representative locations in the bearing level soils of the footings. We recommend that at least one density test be performed at a minimum of 25 percent of the isolated column footing bearing areas, and for every 100 linear feet of continuous footing bearing surface. In addition, in-place density tests should be performed at one location for every 7,500 square feet of pavement area (minimum of three locations).

8.0 CONSTRUCTION PLANS & SPECIFICATIONS REVIEW

We recommend that **AGES** be provided the opportunity to review the plans and the specifications prepared from the recommendations presented in this report. If necessary, we will suggest any modifications that may be required to verify that our recommendations have been properly interpreted and implemented. Our report has been written in a guideline recommendation format and is not appropriate for use as (or inclusion into) the specifications without being reworded in a specification type format. It is recommended that this report not be made part of the contract documents. However, it should be made available to prospective contractors for information purposes only.

DATA ATTACHMENTS

Site Location Map
Field Exploration Plan
Key to Soil Classification
Generalized Subsurface Profile
Test Boring Records
Auger Boring Records
Double Ring Infiltration Test Results Sheet
Temporary Well Completion Log
Rising & Falling Head Hydraulic Conductivity Test Results Sheets
Field Exploration Procedures
Laboratory Test Procedures



REFERENCE:

Google.com



AGES of JAX Inc.
9556 Historic Kings Rd.
Jacksonville, Florida 32257

SITE LOCATION MAP

Beech Street Townhomes
Fernandina Beach, Florida

DRAWN: JLK

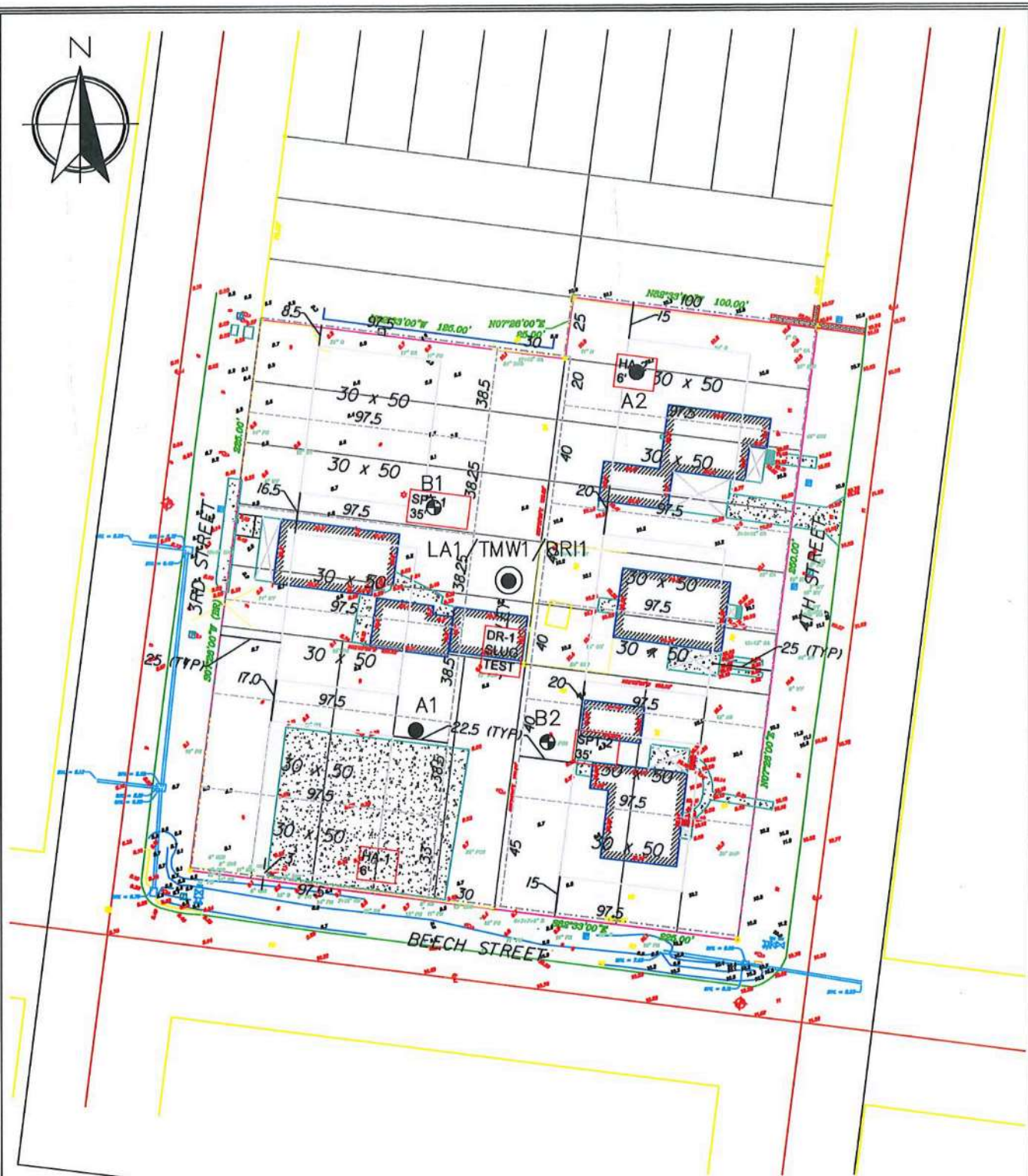
DATE: 06/13/22

SCALE:

CHECKED: TRW

JOB NO: J20496

NTS



LEGEND:

- Penetration Test Boring Location (approximate)
- Auger Boring Location (approximate)
- ⊙ Double Ring/Temporary Well Location (approximate)

REFERENCE:

Site Plan Prepared by Client, Undated.

NOTES:

The boring locations were established by AGES personnel using handheld GPS Locator Units. Boring locations as shown on this plan are approximate.



AGES of JAX Inc.
9556 Historic Kings Rd.
Jacksonville, Florida 32257

FIELD EXPLORATION PLAN

Beech Street Townhomes
Fernandina Beach, Florida

DRAWN: JLK

DATE: 06/13/22

SCALE:

CHECKED: TRW

JOB NO: J20496

1"=60'

KEY TO SOIL CLASSIFICATION

CORRELATION OF N-VALUE WITH RELATIVE DENSITY & CONSISTENCY

SANDS AND GRAVEL	
NO. OF BLOWS, N'	RELATIVE DENSITY
0 - 4	VERY LOOSE
5 - 10	LOOSE
11 - 20	FIRM
21 - 30	VERY FIRM
31 - 50	DENSE
OVER 50	VERY DENSE

SILTS AND CLAYS	
NO. OF BLOWS, N*	CONSISTENCY
0 - 2	VERY SOFT
3 - 4	SOFT
5 - 8	FIRM
9 - 15	STIFF
16 - 30	VERY STIFF
31 - 50	HARD
OVER 50	VERY HARD

PARTICLE SIZE IDENTIFICATION (UNIFIED SOIL CLASSIFICATION SYSTEM)

CATEGORY	DIMENSIONS
Boulders	Diameter exceeds 12 inches
Cobbles	3 to 12 inches
Gravel	Coarse - 0.75 to 3 inches in diameter
Sand	Coarse - 2.0 mm to 4.76 mm diameter Medium - 0.42 mm to 2.0 mm diameter
Silt and Clay	Less than 0.074 mm (Invisible to the naked eye)

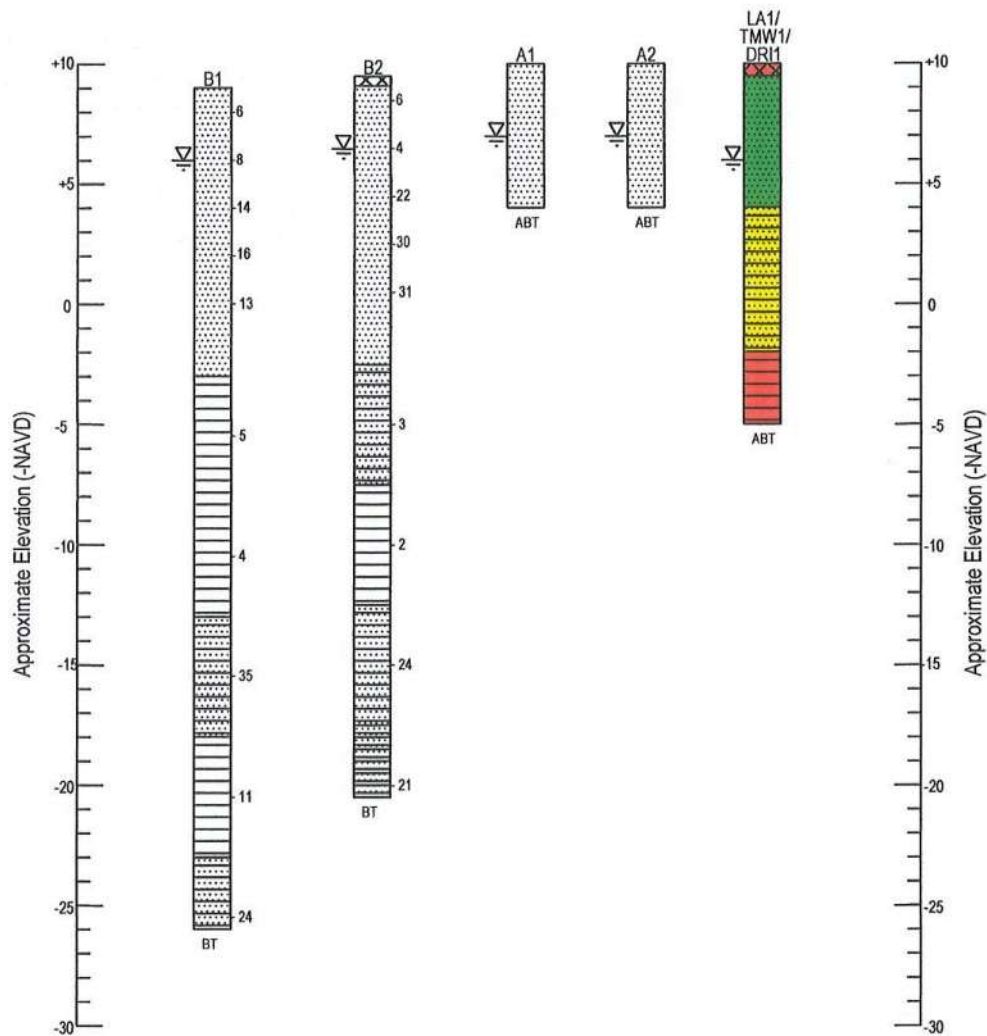
MODIFIERS

These modifiers provide our estimate of the amount of minor constituents (sand silt or clay size particles) in the soil sample.

PERCENTAGE OF MINOR CONSTITUENT	MODIFIERS
5% to 12%	Slightly Silty, Slightly Clayey, Slightly Sandy Silty, Clayey, Sandy Very Silty, Very Clayey, Very Sandy
12% to 30%	
30% to 50%	

These modifiers provide our estimate of the amount of other components in the soil sample.

APPROXIMATE CONTENT OF OTHER COMPONENTS (SHELL, GRAVEL, ETC.)	MODIFIERS	APPROXIMATE CONTENT OF ORGANIC COMPONENTS
0% to 5%	TRACE	1% to 2%
5% to 12%	FEW	2% to 4%
12% to 30%	SOME	4% to 8%
30% to 50%	MANY	>8%



FILL/BACKFILL CLASSIFICATION

-  CLASS I FILL/BACKFILL - Use as Trench Backfill, Elevating Fill in Roadway & Building Pads Areas
-  CLASS II FILL - Use as Elevating Fill in Building Pad Areas & Green Areas
-  UNSUITABLE - Not Suitable For Use as fill or backfill

LEGEND & SYMBOLS (USCS/AASHTO CLASSIFICATION)

- | | |
|--|--|
|  Fine SAND (SP/A-3) |  SILT (MH/A-5) |
|  Slightly Silty Fine SAND (SP-SM/A-3) |  Sandy SILT (ML/A-4) |
|  Silty Fine SAND (SM/A-2-4) |  Variably Cemented |
|  Very Silty Fine SAND (SM/A-4) |  Fine SAND (HARDPAN) |
|  Clayey Fine SAND (SC/A-2-6) |  Fine SAND with Many Organics (A-8) |
|  Silty Clayey Fine SAND (SC-SM/A-2-5) |  Root Mat |
|  Very Clayey Fine SAND (SC/A-6) |  Standard Penetration Resistance (blows/ft) |
|  Silty CLAY (CL/A-7-6) |  9 |
|  CLAY (CL/A-7-6) |  BT Boring Terminated |
| | ABT Auger Boring Terminated |
| | GWLNE Groundwater Level Not Encountered |
| | Topsoil |
| | Groundwater Level at Time of Drilling |



AGES of JAX Inc.
9556 Historic Kings Rd.
Jacksonville, Florida 32257

GENERALIZED SUBSURFACE PROFILE

Beech Street Townhomes
Fernandina Beach, Florida

DRAWN: JLW

DATE: 06/14/22

SCALE:

CHECKED: TRW

JOB NO: J20496

1"=8'



TEST BORING RECORD

Project Beech Street Townhomes
 Boring Location (See Field Exploration Plan)
 Ground Elevation EL.+9.0' Datum NAVD
 Groundwater Depth 3.0' Time: Drilling Date: 06/10/22
 Lat/Long N 30.66920°, W81.96294°

JOB NO J20496
 BORING NO B1
 Sheet 1 of 2
 Boring Begun 06/10/22
 Boring Completed 06/10/22
 Driller NW, AW & KW
 Soil Inspected By T. Wheeler

ELEV. (FT)	DEPTH (FT)	MATERIAL DESCRIPTION (USCS CLASSIFICATION)	SAMPLE NO.	STANDARD PENETRATION TEST				
				BLOWS PER 6-IN. INTERVAL				BLOW COUNT
+9.0	0							
		LOOSE Grey Brown Slightly Silty Fine SAND (SP-SM)	1	3	3	3	5	6
+7.0			2	1	3	5	5	8
		LOOSE to FIRM Brown Slightly Silty Fine SAND (SP-SM)	3	3	5	9	12	14
+3.0	5		4	7	7	9	12	16
		FIRM Grey Slightly Silty Fine SAND (SP-SM)	5	5	7	6		13
	10							
-3.0			6	3	3	2		5
		FIRM Grey Sandy SILT with Trace Shell Fragments (ML)						
	15							
-8.0			7	1	1	3		4
		SOFT Grey SILT (MH)						
	20							
-13.0			8	11	19	16		35
		DENSE Greenish Grey Silty Fine SAND (SM)						
	25							
-18.0			9	3	5	6		11
		STIFF Greenish Grey Sandy SILT (ML)						
	30							
		BORING CONTINUED ON NEXT PAGE						

REMARKS:

BORING & SAMPLING, ASTM D1586/CORE DRILLING, ASTM D213
 BLOW COUNT IS THE NUMBER OF BLOWS OF A 140 LB. HAMMER
 FALLING 30 IN. REQUIRED TO DRIVE 1.4 IN. I.D. SAMPLER 1 FT.



TEST BORING RECORD

Project Beech Street Townhomes
 Boring Location (See Field Exploration Plan)
 Ground Elevation EL.+9.0' Datum NAVD
 Groundwater Depth 3.0' Time: Drilling Date: 06/10/22
 Lat/Long N 30.66920°, W81.96294°

JOB NO J20496
 BORING NO B1
 Sheet 2 of 2
 Boring Begun 06/10/22
 Boring Completed 06/10/22
 Driller NW, AW & KW
 Soil Inspected By T. Wheeler

ELEV. (FT)	DEPTH (FT)	MATERIAL DESCRIPTION (USCS CLASSIFICATION)	SAMPLE NO.	STANDARD PENETRATION TEST	
				BLOWS PER 6-IN. INTERVAL	BLOW COUNT
	30	BORING CONTINUED FROM PREVIOUS PAGE			
		STIFF Greenish Grey Sandy SILT (ML)			
-23.0					
		VERY FIRM Grey Silty Fine SAND with Many Shell Fragments (SM)			
-26.0	35		10	3 14 10	24
		BORING TERMINATED			
	40				
	45				
	50				
	55				
	60				

REMARKS:

BORING & SAMPLING, ASTM D1586/CORE DRILLING, ASTM D213
 BLOW COUNT IS THE NUMBER OF BLOWS OF A 140 LB. HAMMER
 FALLING 30 IN. REQUIRED TO DRIVE 1.4 IN. I.D. SAMPLER 1 FT.



TEST BORING RECORD

Project Beech Street Townhomes
 Boring Location (See Field Exploration Plan)
 Ground Elevation EL.+9.5' Datum NAVD
 Groundwater Depth 2.5' Time: Drilling Date: 06/10/22
 Lat/Long N 30.66886°, W81.46281°

JOB NO J20496
 BORING NO B2
 Sheet 1 of 1
 Boring Begun 06/10/22
 Boring Completed 06/10/22
 Driller NW, AW & KW
 Soil Inspected By T. Wheeler

ELEV. (FT)	DEPTH (FT)	MATERIAL DESCRIPTION (USCS CLASSIFICATION)	SAMPLE NO.	STANDARD PENETRATION TEST				
				BLOWS PER 6-IN. INTERVAL				BLOW COUNT
+9.5	0	Root Mat - 4"	1	2	1	5	5	6
		LOOSE to VERY LOOSE Dark Brown Slightly Silty Fine SAND (SP-SM)	2	4	2	2	2	4
+5.5	5	VERY FIRM to DENSE Brown Slightly Silty Fine SAND (SP-SM)	3	4	7	15	23	22
			4	14	14	16	20	30
			5	14	14	17	14	31
	10							
-2.5		VERY LOOSE Grey Silty Fine SAND with Many Shell Fragments (SM)	6	2	2	1		3
	15							
-7.5	20	VERY SOFT Grey SILT with Many Shell Fragments (MH)	7	1	1	1		2
-12.5	25	VERY FIRM Grey Silty Fine SAND (SM)	8	7	12	12		24
-17.5		VERY FIRM Greenish Grey Very Silty Fine SAND (SM)						
-20.5	30	BORING TERMINATED	9	6	10	11		21

REMARKS:

BORING & SAMPLING, ASTM D1586/CORE DRILLING, ASTM D213
 BLOW COUNT IS THE NUMBER OF BLOWS OF A 140 LB. HAMMER
 FALLING 30 IN. REQUIRED TO DRIVE 1.4 IN. I.D. SAMPLER 1 FT.



AUGER BORING RECORDS
 Beech Street Townhomes
 Fernandina Beach, Florida
 AGES Job No. J20496; Report No. 001

Date Performed: 6/10/22

Performed By: NW & JW

Auger ID Lat / Longs Elev. (FT-NAVD)	Depth (Feet) ^a	SOIL DESCRIPTION (USCS CLASSIFICATION)
--	---------------------------	--

A1
 N 30.66910°
 W 81.46296°
 EL.+10.0'

0.0 - 1.0
 1.0 - 6.0
 A.B.T.^b

Grey Brown Slightly Silty Fine SAND (SP-SM/A-3)
 Dark Brown Slightly Silty Fine SAND (SP-SM/A-3)
 GWL^c = 3.0' (El.+ 7.0')

A2
 N 30.66931°
 W 81.46270°
 EL.+10.0'

0.0 - 1.0
 1.0 - 6.0
 A.B.T.^b

Grey Fine SAND (SP/A-3)
 Grey Brown Slightly Silty Fine SAND (SP-SM/A-3)
 GWL^c = 3.0' (El.+ 7.0')

TMW1/DRI1
 N 30.66912°
 W 81.46286°
 EL.+10.0'

0.0 - 0.5
 0.5 - 6.0
 6.0 - 12.0
 12.0 - 15.0
 A.B.T.^b

Root Mat - 6"
 Grey Brown Slightly Silty Fine SAND (SP-SM/A-3)
 Grey Brown Silty Fine SAND (SM/A-2-4)
 Grey Sandy SILT with Shell Fragments (MH/A-4)
 GWL^c = 4.0' (El.+ 6.0')
 Estimated Seasonal High Groundwater Level = 3.0 Feet (El.+7.0)

a - Depth measured below ground surface existing at boring location at time of drilling

b - Auger Boring Terminated (A.B.T.)

c - Groundwater Level (GWL) depth below existing ground surface, recorded at time of drilling, unless otherwise noted
 J20496 aug.wpd



SUMMARY OF LABORATORY TEST DATA

Beech Street Townhomes
Fernandina Beach, Florida
AGES Job No J20496, Report 001

Date Tested: 06/13/22 to 06/14/22

Tested By : D. Middleton

Boring ID	Sample	Depth (ft.)	USCS Symbol	AASHTO Symbol	Moisture Content (1) %	Fines Content (2) %	Atterberg Limits (%) (3)			Organics Content (4) %
							Liquid Limit	Plastic Limit	Plasticity Index	
B1	7	18.5 - 20.0	MH	A-5	105	98	--	--	--	--
	9	28.5 - 30.0	ML	A-4	45	78	--	--	--	--
B2	6	13.5 - 15.0	SM	A-2-4	44	21	--	--	--	--
	7	18.5 - 20.0	MH	A-5	102	96	--	--	--	--

-- - Not Tested

1- Moisture Content represents the insitu moisture content (Wn) and was determined in accordance with ASTM D-2216

2- Fines Content (FC) is defined as the percent of material by weight passing the # 200 Sieve (ASTM D-1140)

3- Atterberg Limits Determinations conducted in general accordance with ASTM D4378

4- Organic Content conducted in general accordance with ASTM D2974

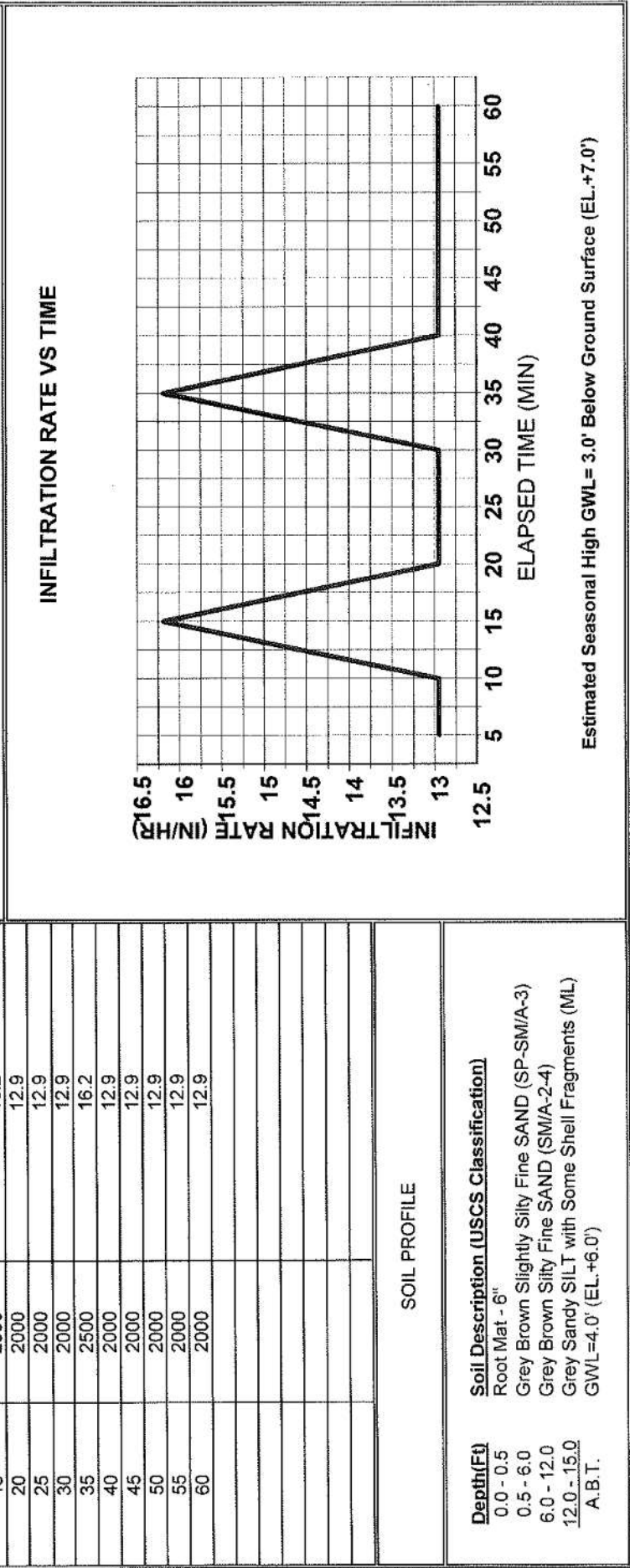
J20496 lab1.qpw



DOUBLE RING INFILTRATION TEST RESULTS

PROJECT:	Beech Street Townhomes	REPORT DATE:	06/13/22
LOCATION:	Fernandina Beach, Florida	TEST DATE:	06/10/22
JOB NUMBER:	J20496	FIELD PERSONNEL:	NW & JW
TEST NUMBER:	DR11	METHOD:	ASTM D3385
LAT/LONG	30.66912°N, -81.46286°W	WATER HEAD:	6"
GROUND ELEVATION = EL.+10.0'		TEST DEPTH	8"

SUMMARY OF TEST DATA & RESULTS	
INNER RING SIZE (INCHES):	12
OUTER RING SIZE (INCHES):	24
AVERAGE INFILTRATION RATE (IN/HR):	13.5
STEADY STATE INFILTRATION RATE (IN/HR)	12.9



TEMPORARY WELL COMPLETION LOG

CLIENT: Gillette & Associates **JOB NO:** J20496 **WELL NO:** TMW1
JOB NAME: Beech Street Townhomes **DRILLED BY:** NW, AW & KW
LOCATION: N 30.66912°, W 81.46286° **ENGINEER:** T. Wheeler
DATE INSTALLED: 06/10/22
PURPOSE: **MONITOR WELL** ☒ **TEST WELL** ☐ **OBSERVATION WELL** ☐
 WATER SUPPLY ☐ **OTHER** _____

CONSTRUCTION DATA

DRILLING METHOD: 3" Mud Rotary
WELL TYPE: _____
SCREEN/GRAVEL PACK ☐ **OPEN HOLE** ☐
PIEZOMETER ☒ **WELL POINT** ☐
OTHER _____
WELL DEPTH: 12.5' (BGS)

WELL MATERIAL: _____
CASING DIAMETER (INS): _____
INTERVAL (FT BGS): _____
BOREHOLE DIA. (INS): _____
SLOT SIZE (INS): _____

CASING/SCREEN/OPEN HOLE		
5.0'	10.0'	12.5'
2.0"	2.0"	NA
0.0 - 2.5'	2.5' - 12.5'	NA
3.0"	3.0"	NA
NA	0.010"	NA

MATERIAL TYPE: _____
INTERVAL (FT BGS): _____
LENGTH (FT): _____

ANNULUS MATERIAL		
Soil Cuttings	Bentonite Seal	20/30 Grade Sand
NA	NA	0.0' - 12.5'
NA	NA	NA

HYDROGEOLOGIC DATA

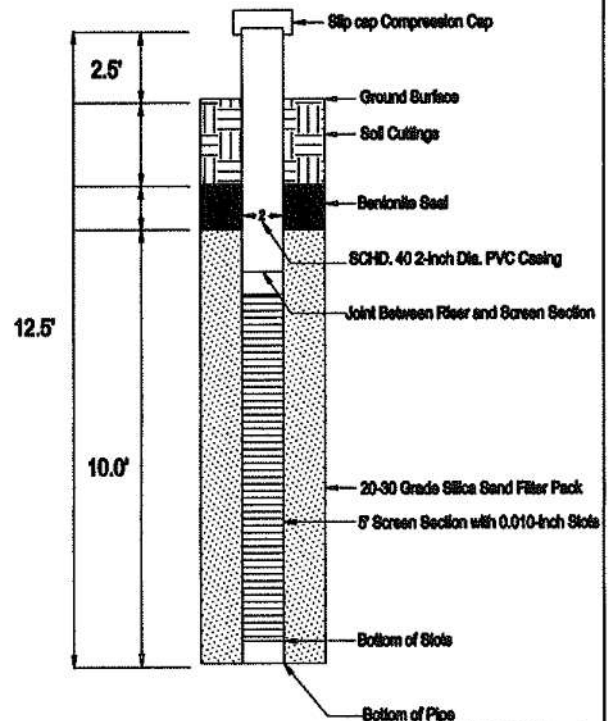
COMPLETION FORMATION: NA
SPECIFIC CAPACITY: NA
TRANSMISSIVITY: NA
STORAGE COEFFICIENT/SPECIFIC YIELD: NA
DEPTH TO WATER (FT): NA
DATE/TIME: NA

COMMENTS

ELEVATION DATA

GROUND ELEVATION (FT): +10.0'
TOP OF CASING STICKUP (FT): 2.5'
CASING ELEVATION (FT): +12.5'
SURVEYED BY: Estimate

WELL DIAGRAM



From	To	Soil Description
0.0	0.5	Root Mat - 6"
0.5	6.0	Grey Brown Slightly Silty Fine SAND (SP-SM)
6.0	12.0	Grey Brown Silty Fine SAND (SM)
12.0	15.0	Grey Sandy SILT with Shell Fragments (MH)

GWL: 4.0' (Below Ground Surface) (El. +6.0')



INSITU RISING HEAD HYDRAULIC CONDUCTIVITY TEST

Beech Street Townhomes
 Fernandina Beach, Florida
 AGES Job No. J20496

Governing Equation (NAVFAC)

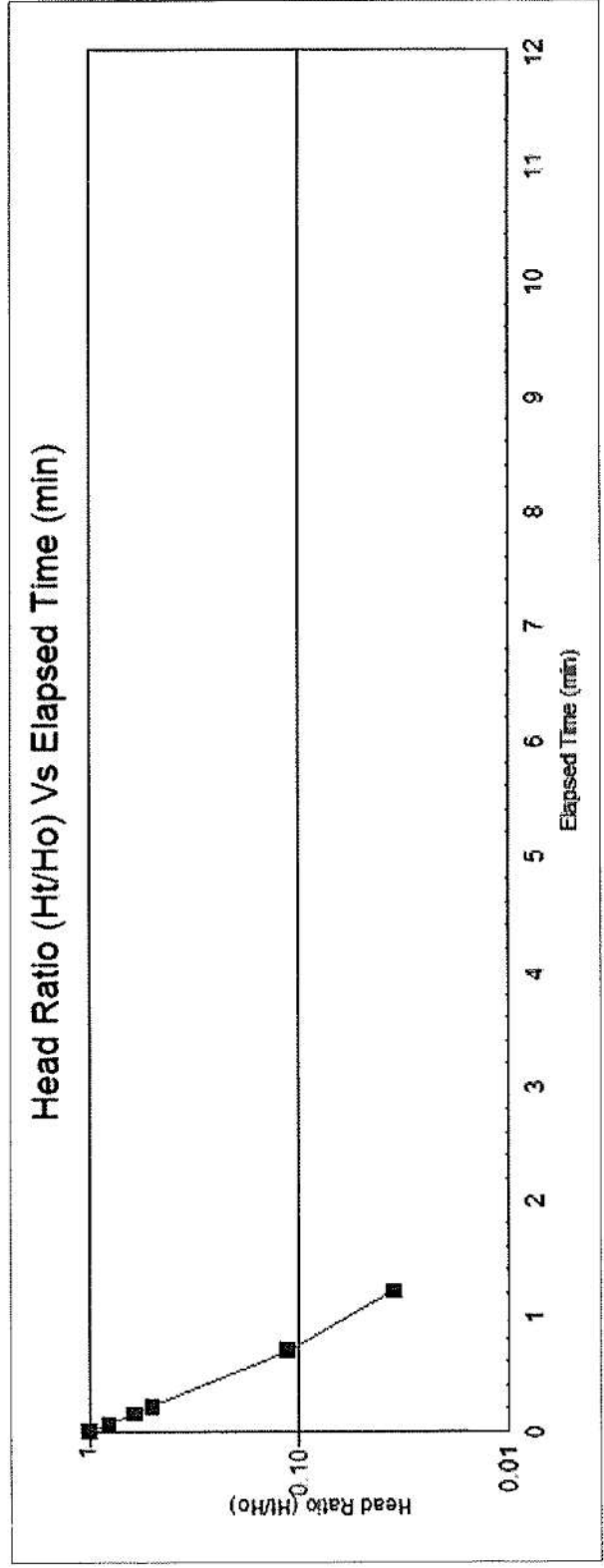
$$Khsat = \frac{r^2}{2L} \ln(L/R) \left[\ln(H1/H2) / (t2 - t1) \right]$$

Date Performed 06/17/22

Performed by D. Anderson

Well Data	
Well ID	TMW1
Well Radius - R (ft)	0.083
Saturated Screen Length - L(ft)	9.07
Well Stickup (ft)	2.33
Well Depth below TOC	15.00
Depth to Static GW below TOC	5.93
Initial Drawdown Depth below TOC	6.99

Field Data			Depth Below TOC (ft)	Head (Ht)	Head Ratio Ht/Ho
min	sec	min			
0	0.1	0.0	6.995	1.06	1.00
0	4	0.1	6.789	0.86	0.81
0	9	0.2	6.582	0.65	0.61
0	13	0.2	6.462	0.53	0.50
0	42	0.7	6.051	0.12	0.11
1	13	1.2	5.968	0.04	0.04
Results: Insitu Horizontal Hydraulic Conductivity (k)					
0.005495	ft/min	7.91	ft/day	2.8E-03	cm/sec





OF JAX, INC.

INSITU FALLING HEAD HYDRAULIC CONDUCTIVITY TEST

Beech Street Townhomes
Femandina Beach, Florida
AGES Job No. J20496

Governing Equation (NAVFAC)

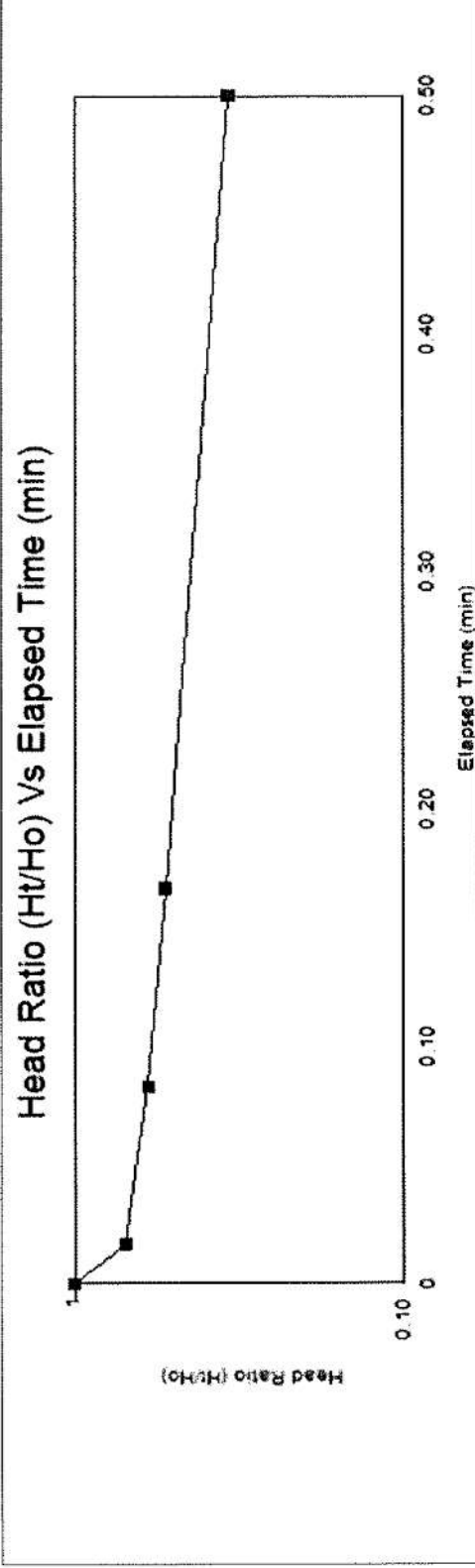
$$K = \frac{r^2}{2L} \ln(L/R) \left[\ln(H_1/H_2) / (t_2 - t_1) \right]$$

Date Performed 06/17/22

Performed by D Anderson

Well Data	
Test ID	TMW1
Well Radius - R (ft)	0.08
Well Stickup (ft)	2.33
Well Depth below TOC (ft)	15
Saturated Screen Length - L (ft)	9.07
Depth to Static GW below TOC	5.93
Initial Water Depth below TOC Slug In	5.20

Field Data		Water Level TOC (ft)	Head (Ht)	Head Ratio Ht/Ho
Elapsed Time t				
min	sec	min		
0	0.01	0.0		
0	1	0.0	0.726	1.0
0	5	0.1	0.51	0.7
0	10	0.2	0.43	0.6
0	30	0.5	0.39	0.5
0			0.25	0.3
Results: Insitu Horizontal Hydraulic Conductivity (k)				
0.002372	ft/min	3.41	ft/day	1.2E-03 cm/sec



FIELD EXPLORATION PROCEDURES

Penetration Borings

The penetration borings were made in general accordance with ASTM D 1586-67, "Penetration Test and Split-Barrel Sampling of Soils". The borings were advanced to the water table by augering and, after encountering the groundwater table, further advanced by rotary drilling techniques using a circulating bentonite fluid for borehole flushing and stability. At two-foot intervals within the upper 10 feet and at five-foot intervals thereafter, the drilling tools were removed from the borehole and a split-barrel sampler inserted to the borehole bottom and driven 18 inches into the material using a 140-pound SPT hammer falling, on the average, 30 inches per hammer blow. The number of hammer blows for the final 12 inches of penetration is termed the "penetration resistance, blow count, or N-value". This value is an index to several in-place geotechnical properties of the material tested, such as relative density and Young's Modulus.

After driving the sampler 18 inches (or less, if in hard rock or rock-like material) at each test interval, the sampler was retrieved from the borehole and a representative sample of the material within the split-barrel was placed in a glass jar and sealed. After completing the drilling operations, the samples for the borings were transported to our laboratory where they were examined by our engineer in order to verify the driller's field classifications. The samples will be kept in our laboratory for a period of two months after submittal of formal written report, unless otherwise directed by the client.

Auger Borings

The auger borings were performed manually using a post-hole auger. The auger borings were drilled in general accordance with ASTM D 1452-80 ("Soil Investigation and Sampling by Auger Borings"). Representative samples of the soils brought to the ground surface by the augering process were placed in glass jars, sealed, and transported to our laboratory where they were examined by a geotechnical engineer to verify the driller's field classification.

LABORATORY TEST PROCEDURES

Natural Moisture Content

The water content of the sample tested was determined in general accordance with ASTM D 2216-80. The water content is defined as the ratio of "pore" or "free" water in a given mass of material to the mass of solid material particles.

Fines Content

The percent fines of material passing the No. 200 mesh sieve of the sample tested was determined in general accordance with ASTM D 1140. The percent fines are the soil particles in the silt and clay size range.

----- Forwarded message -----

From: **Ralf Brookes** <ralfbrookes@gmail.com>

Date: Tue, Oct 22, 2024 at 10:11 AM

Subject: Fwd: Redevelopment of the Tringali properties: Live Local Act

To: Tammi E. Bach <tbach@fbfl.org>

Please find comment below resent today for the 10-24-2024 10:00am Technical Review Committee meeting.

Thank you,

Ralf Brookes

Ralf Brookes Attorney

P.O. Box 100238 Cape Coral Florida 33910

1217 East Cape Coral Parkway #107, Cape Coral Florida 33904

Phone/Text (239) 910-5464

Fax (866) 341-6086

RalfBrookes@gmail.com

Ralf@RalfBrookesAttorney.com



Board Certified in City, County and Local Government Law
by The Florida Bar

Please visit my website at:

www.RalfBrookesAttorney.com

----- Forwarded message -----

From: **Ralf Brookes** <ralfbrookes@gmail.com>

Date: Wed, Sep 4, 2024 at 11:40 AM

Subject: Redevelopment of the Tringali properties: Live Local Act

To: Tammi E. Bach <tbach@fbfl.org>

Please find the attached letter correspondence in PDF format:

Please promptly acknowledge this letter and forward to the appropriate City staff.

As adversely affected parties, please also provide us with notice and keep us informed of any administrative decisions affecting the subject property.

The letter is also reprinted below for handhelds:

Ralf Brookes Attorney

September 4, 2024

[Resent 10/22/24 for the 10-24-2024 10:00am Technical Review Committee]

Ms. Tammi Bach, City Attorney, City of Fernandina Beach, Florida

Re: Redevelopment of the Tringali properties:

Live Local Act; and

Circuit Court Order Case No. 23-CA-404 (Dec. 27, 2023)

Dear Mr. Glisson and Ms. Bach,

I represent adjacent property owners Merry and David Coalson (111 S. 4th Street), as well as Taina Christner (406 S. Beech Street), and in connection with Worthy Investment's efforts to obtain the City's approval to build increased density housing units on the "Tringali" properties located on S. 3rd and S. 4th Streets.^[1]

On July 12, 2024, Worthy Investment applied to the City under the Live Local Act proposing to redevelop all of the 3rd and 4th Street properties (the former "Tringali" properties) by building two 3600 square foot footprint triplex homes, a four story 29-unit residential condominium and apartment building, and a dry pond to handle stormwater management for the entire site.

I have reviewed Worthy Investment's application, which does not comply with the Live Local Act, and may not be administratively approved under the Live Local Act for the following reasons:

The S. 3rd Street lots are zoned MU-1, and the S. 4th Street lots are zoned **R-2**. The Live Local Act does not apply to the R-2 lots which remain subject to Section 1.03.05 and the Court's order. The application utilizes the R-2 zoned property for stormwater and other development criteria, which does not allow the application to proceed under the Live Local Act. Any proposed Live Local development on the MU-1 lots would have to include its own stormwater management system on the MU property to qualify for Live Local Act administrative approvals.

The City's Land Development Code (LDC) Section 3.04.03E 1 expressly states that "All subdivisions and multi-family, commercial, industrial, and institutional projects must provide for retention or detention of stormwater within the boundaries of the project." The project boundaries extend into R-2 zoned property that does not qualify for the Live Local Act.

The current application submitted by Worthy Investment would place the required dry pond for the MU-1 uses on the neighboring R-2 lots in violation of LDC Section 1.03.05.

Worthy Investment's application for one unified project encompassing both the MU-1 and R-2 properties not only violates the Live Local Act, the LDC, but also violates Judge

Roberson's order in Case No. 23-CA-404, issued on Dec. 27, 2023, as set forth in more detail below.

Therefore, the Live Local Application must be denied.

As you know, my clients sought judicial review after the Fernandina Beach City Commission voted on May 16, 2023, to approve the development of twelve (12) townhomes on the properties. After a brief and oral argument, Judge Roberson ruled that the properties are governed by the plain language of Section 1.03.05 of the LDC. Accordingly, Judge Roberson ordered that a request to increase the residential density on the properties must be sent to, and approved by, the Board of Adjustment (BOA) in accordance with the "plain language of Section 1.03.05." Although the defendants have appealed this order to the Fifth District Court of Appeal. The appeal is still pending and accordingly Judge Roberson's order remains in full force and effect.

The July 2024 application submitted by Worthy Investment attempts to use the Live Local Act to override both LDC Section 1.03.05 and Judge Roberson's order. Even if the Act permits higher density redevelopment of the MU-1 lots on S. 3rd Street, the Act by its terms does not apply to the R-2 lots on S. 4th Street.

The application seeks to build two triplex multi-family homes on the S. 4th Street lots; however, Judge Roberson's order instructs the city to follow the "plain language of section 1.03.05" for any proposed construction on these lots. The current version of Section 1.03.05 (adopted in 2022 and in effect when Judge Roberson ruled) states that "no permit will be issued for the construction of more than one residential dwelling unit on the site."^[2]

Under the Court order, the city is required to follow the current version of Section 1.03.05 and limit any permit to "one residential dwelling unit" on each of the three S. 4th Street parcels unless a variance is granted by the Board of Adjustment.

Because the pending application's proposed **triplex multi-family dwelling** does not constitute "one residential dwelling unit" within the meaning of Section 1.03.05, approval by the City would violate the "plain language" of that Section and the Court order^[3].

Please promptly acknowledge this letter and forward to the appropriate City staff.

As adversely affected parties, please also provide us with notice and keep us informed of any administrative decisions affecting the subject property.

We ask that the City adhere to the Court order and deny permission to build any structures on the subject properties under the Live Local Act and for triplex multifamily dwelling units that are inconsistent with the Court Order and City code without first obtaining a variance.

Thank you for your prompt attention to this matter.

Respectfully submitted,

Ralf Brookes Attorney

Ralf@RalfBrookesAttorney.com

RalfBrookes@gmail.com

Ralf Brookes Attorney

1217 E Cape Coral Parkway #107

Cape Coral Florida 33904

(239) 910-5464

^[1] The subject properties consist of the following: (1) 124 S. 3rd Street, Parcel number 00-00-31-1800-0012-0050 (Lots 5-9 of Block 12); (2) 0 S. 3rd Street, Parcel number 00-00-31-1800-0012-0100 (Lots 10-14 of Block 12); (3) 125 S. 4th Street, Parcel number 00-00-31-1800-0012-0150 (Lots 15-18 of Block 12); (4) 123 S. 4th Street , Parcel number 00-00-31-

1800-0012-0190 (Lots 19-20 of Block 12); and (5) 119 S. 4th Street , Parcel number, 00-00-31-1800-0012-0210 (Lots 21-24 of Block 12).

^[2] Significantly, the previous (2019) version of Section 1.03.05 permitted the construction of no “more than one residence or two-family building on the site.” This language was amended to the more restrictive version now found in the LDC. Taina Christner e-mailed City Attorney Tammi Bach, Planner Kelly Gibson, and Planner Taylor Hartmann on May 23, 2024, highlighting the current language of Section 1.03.05 and pointing out that it had been amended in 2022 to be more restrictive than the prior 2019 version. Ms. Christner sent this email because of statements made by City staff during the May 15, 2024, hearing at which the BOA unanimously rejected Worthy Investment’s request for a variance to reinstate the original underlying 25-foot lots of record with respect to the S. 4th Street properties. See BOA Case Number 13597. In the Staff Report prepared for BOA hearing 2024-0003, City staff stated: “Depending on the property owner’s desired development strategy and each property’s supporting land area the available housing types could include single family, townhome, duplex, or triplex structures.” City staff repeated this assertion orally at the hearing as well. This position contradicts Section 1.03.05 and Judge Roberson’s order.

^[3] Under the order, triplex units could be built on S. 4th Street only if Worthy Investment first sought and obtained a variance from the BOA, which it has not obtained.

Thank you,

Ralf Brookes

Ralf Brookes Attorney

P.O. Box 100238 Cape Coral Florida 33910

1217 East Cape Coral Parkway #107, Cape Coral Florida 33904

Phone/Text (239) 910-5464

Fax (866) 341-6086

RalfBrookes@gmail.com

Ralf@RalfBrookesAttorney.com



IN THE CIRCUIT COURT, FOURTH JUDICIAL
CIRCUIT, IN AND FOR NASSAU COUNTY,
FLORIDA

CASE NO.: 23-CA-404

DIVISION: A

MERRY COALSON, DAVID COALSON, TAINA
CHRISTNER,

Petitioners,

v.

CITY OF FERNANDINA BEACH, a Florida municipal
corporation, and ANTHONY J. TRINGALI REV.
TRUST AND JOSEPHINE TRINGALI
OWNER/APPLICANT.

Respondent.

_____ /

ORDER ON PETITION FOR WRIT OF CERTIORARI

The Court is called upon to decide what governmental entity gets to vote on the approval of a property investor's request to consolidate 8 single family lots and build 8 townhomes on that consolidated parcel. The parties differ on which section of the Land Development Code applies to this situation. In certiorari terms, the Court must determine whether the essential requirements of law were followed in having the City Commission, instead of the Board of Adjustment, determine whether to approve the development.

Petitioners, who live near and would be affected by the proposed development, claim that Section 1.03.05 controls. It states:

- A. In order to maintain open space, visual corridors, neighborhood character, property values and visual attractiveness of residential areas, wherever there may exist a single-family detached residential unit or, a duplex structure or any auxiliary building or structure, including but not limited to, swimming pools, or any other improvement which was heretofore constructed on property containing one or more platted lots or portions thereof (excluding walls or fences), such lots thereafter constitute one building

site and must be considered the “lot of record”, and no permit shall be issued for the construction of more than one residential unit on the site.

...

- C. A change from the foregoing provisions for the purpose of establishing building sites, or separation of building sites requires supermajority approval by the Board of Adjustment [].

Respondents, on the other hand, argue that the section of the Land Development Code dealing with subdivisions applies. The pertinent language in that section is:

Section 4.04.00 regulates the subdivision or re-subdivision of land in order to protect and promote the health, safety, and general welfare of the citizens of Fernandina Beach. The regulations are intended to assure the harmonious, orderly and progressive development of land by providing for proper legal description, identification, monumentation, and recording of real estate boundaries when parcels are subdivided.

The City Commission, relying on this section, voted to approve the development without sending the issue to the Board of Adjustment for a vote. This timely petition followed.

The Court does not need to go beyond the plain language of the 2 sections to determine which section applies. Section 1.03.05, by its plain language, clearly applies to this exact scenario. The property developers are attempting to combine 8 single-family lots into a single site for the purpose of building multi-family housing (8 separate townhomes).

The section on subdivisions, by its plain terms, cannot apply. Subdivision means the ‘division of a thing into smaller parts.’ Black’s Law Dictionary (11th Ed. 2019). Here, there were 8 separate parcels that were being combined into one building site in order to build a multi-family structure. Nothing was being divided into smaller parts. Even if this section could apply, it is commonly understood that more specific statutory requirements will control over general dictates. Here, the section regarding subdivisions – even if it was applicable – is a general scheme compared to the specific requirements of Section 1.03.05 that address the very situation in dispute.

That, however, does not end the inquiry. The Court must not substitute its judgment for that of the local government. When there is a plausible, albeit wrong, interpretation of local codes, the Court must give substantial deference to the government's interpretation. That does not mean, though, that the Court is a mere "rubber stamp" for any governmental action.

The Court, even with the benefit of Respondents' briefing and responses to questions at the hearing on this Petition, cannot find any plausible interpretation of the 'subdivision' section of the Land Development Code that applies to the actions at issue. The result of the Commission's vote is that 8 parcels were combined into one lot and approved for building a multi-family structure. That action, per the Land Development Code, must be approved by the Board of Adjustment. Deference is not warranted where there is no plausible explanation for the City's erroneous interpretation.

In the end, the Court will apply the plain language of Section 1.03.05 that squarely addresses the dispute at issue. The Court will not defer to the City's interpretation of Section 4.04.00 *et seq.* because the dispute at issue does not involve a subdivision of property. As such, the essential requirements of law were not followed and relief is warranted.

The Petition for Writ of Certiorari is **GRANTED**. The vote of the City Commission is quashed and this matter is remanded for a vote by the Board of Adjustment.

DONE AND ORDERED in Chambers in Nassau County, Florida, this 27th day of December, 2023.



Circuit Court Judge

Copies to counsel of record via electronic filing.

- participant at the pre-application conference, as a representation or implication that the proposal will be ultimately approved or rejected in any form.
- C. Prior to the submission of an application for a local development order, an applicant shall submit a written request for a pre-application conference.
 - D. A pre-application conference shall be held not more than two (2) weeks following the date of submission of the written request for such conference.
 - E. A pre-application conference shall be held not more than six (6) months prior to submission of an application.
 - F. The pre-application conference shall include representatives of City departments responsible for reviewing applications and independent reviewers hired by the City, and may include representatives of regional, State, or federal agencies with authority over specific aspects of the proposed development.

11.01.03 Requirements for All Board Applications

- A. Each application is due no later than 30 days prior to the scheduled public hearing dated for which the application will be considered and at a minimum include the following information:
 - 1. At least one (1) pre-application meeting with Planning Department Staff prior to submittal of an application.
 - 2. A completed application form available from the City.
 - 3. The name, address, telephone number, facsimile number, email address, and signature of the property owner.
 - 4. When the applicant is a representative of the property owner or purchaser under contract, a notarized statement authorizing the representative to act as an agent of the property owner with regard to the application and associated procedures.
 - 5. A property survey containing the legal description, land area, and existing improvements on the site. The survey shall be signed by a surveyor licensed in the State and shall have been performed not more than two (2) years prior to the date of application. The City is exempt from having to provide a property survey when the City files an application.
 - 6. Payment of applicable fees.
- B. An application regarding development within or affecting environmentally sensitive lands (see Chapter 3) shall include proof of receipt of applicable permits or exemptions from regional, State, or federal agencies with permitting authority for wetlands.
- C. All site plans and drawings for an application shall be prepared at the same scale. The sheet size shall not be less than eleven inches by seventeen inches (11 x 17) and shall not be more than thirty-six inches by forty-eight inches (36 x 48). An electronic version may be required.
- D. The number of copies of the application materials shall be as specified by the City Manager.
- E. Any development application for development proposed within the Airport Overlay Zone established for the Fernandina Beach Municipal Airport shall provide confirmation of notification to the FAA as required by Title 14, Code of Federal Regulations, Part 77 Subpart C. Comments by the FAA shall be included as part of the submittal.

11.01.04 Requirements for All Site Plans

- A. In addition to the information required in Section 11.01.03, all applications for site plan approval shall contain the following information:

1. The names, address, telephone number, facsimile number, and email address of the person preparing the plan.
2. The date of preparation and date(s) of any modifications, a north arrow, and a written and graphic scale.
3. The legal description of the property, consistent with the required survey.
4. A vicinity map showing the location of the property.
5. The location of streams, bodies of water, natural features, roads, rights-of-way, street intersections, and paved areas within the boundaries of the property.
6. The location of streams, bodies of water, dunes and dune systems, and other natural features within 250 feet of the boundaries of the property.
7. The location of the mean high-water line, if such line is within the boundaries of the property.
8. A topographic survey, soils report, grading plan, and an erosion control plan.
9. A general floodplain map indicating areas subject to inundation and high groundwater levels up to a 100-year flood classification.
10. A statement indicating the distances to schools and public safety facilities intended to serve the proposed development.
11. The name, plat book, and page number of any recorded subdivision comprising all or part of the site.
12. The location and use of any existing and proposed principal or accessory buildings and structures, showing proposed setbacks, building heights, and other dimensional requirements of the zoning district in which the property is located.
13. Elevations of all proposed structures.
14. The access points, driveway design, on-site parking, including required parking lot landscaping, internal circulation, sidewalks, and bicycle facilities.
15. The location of existing and proposed utilities, utility services, and easements.
16. A tree survey showing protected trees, proposed replacement trees, if required, and landscaping and buffering. (See Section 4.05.00.)
17. A soil erosion and sediment control plan compliant with Section 3.01.04.
18. For a PUD site plan, a detailed, written list and explanation of how the proposed PUD differs from any provision of this LDC applicable to the underlying zoning district.
19. For site plans and PUD site plans where development is proposed in phases, the plans shall include phase lines and the following supporting information:
 - a. Timeline for the development; and
 - b. Benchmarks for monitoring the progress of construction of each phase regarding land clearing, soil stabilization and erosion control, installation of infrastructure, and installation of landscaping.
20. A summary block containing:
 - a. Land use category from the Future Land Use Map in the comprehensive plan;
 - b. Zoning district;
 - c. Total acreage;
 - d. Total square footage for non-residential uses;
 - e. Total density and number of units, proposed and permissible, for residential uses;
 - f. Impervious surface ratio calculation, proposed and permissible;
 - g. Floor area ratio calculation, proposed and permissible;
 - h. Total number of parking spaces, required and provided; and
 - i. Number of trees required to be protected, number of trees remaining on the site, and number of trees to be planted.

- B. Additional plans, documents, or reports that are necessary to support the application shall be submitted. Such plans, documents, or reports may include, but are not limited to, concurrency analysis, traffic analysis reports, parking studies, stormwater management plans, or environmental impact studies.
- C. Concurrency analysis reports shall contain the information set forth in Section 7.04.00. Requirements for traffic analysis reports are set forth in Section 11.01.06. Requirements for parking studies are set forth in Section 7.01.04. Requirements for stormwater management plans are set forth in Section 7.03.00. Requirements for environmental impact studies are set forth by regional, State, and federal agencies with jurisdiction and in Chapter 3 of this LDC.

11.01.05 Requirements for Subdivision Plats (Preliminary and Final)

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

not affect the jurisdiction of the reviewing board or decision-making entity to consider the application or the validity of any resulting decision.

- B. The City shall post an agenda notice of a scheduled public hearing for the property subject to a board application in a conspicuous place at City Hall and on the City's website for a minimum of 5 days prior to a scheduled public hearing.
- C. The posted sign and agenda notices shall contain the following information:
 - 1. The name of the applicant;
 - 2. The location of property for which approval is sought;
 - 3. The nature of the approval sought by the applicant; and
 - 4. The date, time, and place of any and all applicable public hearings on the application.

11.02.03. Mailed Notice Requirements

- A. Mailed notice of a required public hearing will be prepared by the City for board reviewed applications.
- B. All mailed notices will be sent at least 10 days in advance of a scheduled meeting date by regular mail to all owners of real property located within 500 feet of the exterior lot lines of a property which is subject to the application.
- C. The mailed notice will contain the following information:
 - 1. The name of the applicant;
 - 2. The location of property for which approval is sought;
 - 3. The nature of the approval sought by the applicant; and
 - 4. The date, time, and place of any and all applicable public hearing on the application.
- D. The names and addresses of such property owners will be determined by reference to the latest ad valorem tax records for Nassau County, Florida.

11.02.04. Published Notice Requirements

- A. A notice shall be published in a newspaper of general circulation in Fernandina Beach for applications requiring published notice as directed by Florida Statutes.
- B. Applications requiring published notice per applicable State laws shall comply with all statutory requirements pertaining to size and placement in the newspaper.

11.03.00 PROCEDURES FOR REVIEW AND DECISION-MAKING

11.03.01 Determination of Completeness & Sufficiency

- A. Determination of Completeness:
 - 1. All applications are subject to a determination of completeness.
 - 2. A determination of completeness is a determination that all required documents and plans have been submitted in sufficient number, and whether all fees have been paid. A determination of completeness is not a determination of compliance with substantive standards and criteria.
 - 3. The City Manager shall issue a determination of completeness to the applicant, within five (5) days of receipt of an application. When the application is not complete, the determination shall specifically identify the missing documents and/or plans.
 - 4. The applicant shall have thirty (30) days from the date of determination to correct the deficiencies. The application shall not be processed until deficiencies are corrected and the application is determined to be complete. If the applicant fails to correct the deficiencies within the thirty (30) day period, the application shall be deemed withdrawn.

5. A determination of completeness is an administrative decision subject to appeal as set forth in Section 11.07.00.
- B. Determination of Sufficiency:
 1. All citizen-initiated Comprehensive Plan Amendments and Amendments to the land development Code are subject to a determination of sufficiency.
 2. A determination of sufficiency shall be made after an application is determined to be complete. The Planning Department and the City Attorney will review the application to determine whether the application is consistent with the Comprehensive Plan. This review is also designed to prevent the application from unnecessary delays in the process.
 3. A sufficiency determination shall be made within thirty (30) days of receipt of the application from the City Manager. If the application is deemed insufficient by either the Planning Department or the City Attorney, the Planning Department will notify the applicant, which notification shall specify any and all laws, rules, codes and/or regulations which the application fails to comply with.
 4. The applicant shall have thirty (30) days from the date the application is deemed insufficient to bring the application into compliance with all applicable laws, rules, codes and regulations. The application shall not be processed until the application is deemed sufficient by the Planning Department. If the applicant fails to correct the application within the thirty (30) day period, the application shall be deemed withdrawn.
 5. The applicant may appeal a determination of insufficiency in accordance with Section 11.07.00 within 30 days of receipt of the written decision by the City Attorney and/or the Planning Department.
 6. When an application is deemed sufficient by the Planning Department, the application shall be assigned a number and processed for review and action in accordance with the procedures set forth below.
- C. Material Changes to an Application:

A determination by the Planning Department or the City Attorney that the Applicant has made material changes to an application, not proposed by and/or approved by the Planning Advisory Board, will require a new Determination of Completeness and Determination of Sufficiency including the assignment of a new number for review and action in accordance with the procedures set forth below.

11.03.02 Review and Compliance Report by the Technical Review Committee

All applications for site plans, preliminary subdivision plats, final subdivision plats, minor subdivisions, and amendments to previously issued local development orders, change of use, and nonresidential building expansions shall be reviewed by the Technical Review Committee (TRC). The City Manager may assign review responsibility for other types of applications to the TRC.

- A. Within three (3) days following the determination that an application is complete; the application shall be sent to all TRC members.
- B. TRC members shall provide written comments to the TRC chair who shall be responsible for preparing a preliminary compliance report. The preliminary compliance report shall be provided to the applicant at least seven (7) days prior to the scheduled TRC meeting.
- C. When an application is for property within the Historic District Overlay, the application shall also be sent to the Historic District Council (HDC) for review and recommendation. The HDC shall hold a properly noticed quasi-judicial hearing as set forth in the published meeting schedule. The HDC shall make findings regarding

- compliance of the application with Section 4.03.02 and shall provide a written report regarding such compliance to the City for inclusion in the compliance report prepared by the TRC.
- D. When an application is for property within the Airport Overlay, the application shall also be sent to the Airport Advisory Commission for review and recommendation.
 - E. If the application fails to comply with the standards and criteria of this LDC, the compliance report shall specifically identify the manner in which the application is deficient, including a citation of applicable sections of this LDC.
 - F. Where the application includes a request for an administrative waiver, as set forth in Section 10.03.00, the compliance report shall include documentation of the compliance of the requested waiver with standards applicable to the requested waiver and the action taken on the requested waiver.
 - G. The TRC shall hold a public meeting for consideration of the preliminary compliance report and proposed revisions to the application provided by the applicant.
 - H. The applicant may request extensions of up to thirty (30) days for correction of deficiencies identified in the preliminary compliance report. Such request shall be in writing. The application will be rescheduled for a TRC meeting at the end of the thirty (30) day extension.
 - I. Within fifteen (15) days following receipt of a revised application, the TRC shall revise the compliance report, as needed, to evaluate additional information from the applicant for correction of deficiencies.
 - J. For matters to be considered by the BOA, Planning Advisory Board, or City Commission, the compliance report shall contain proposed findings, proposed conclusions, and a recommendation for approval, approval with conditions, or denial. When the recommendation is for approval with conditions, proposed conditions shall be provided.
 - K. For matters to be decided by the TRC, the compliance report shall contain proposed findings for consideration by the TRC when it renders a decision regarding the application.
 - L. The compliance report, including a written report from the HDC or Airport Advisory Commission where required, and the application materials shall be forwarded to the City Commission for action as set forth in Section 11.03.04.
 - M. Applications for minor subdivisions shall be reviewed for compliance with the site design requirements applicable to the zoning district in which the lots are located. Where the application demonstrates compliance with all such requirements, the TRC shall provide a notice of intent as set forth in Section 11.02.01(C) and (F). Following the notice period, the TRC shall issue a written order and approve the proposed boundary survey. The survey shall be recorded by the applicant.

11.03.03 Procedures for Action by the Planning Advisory Board

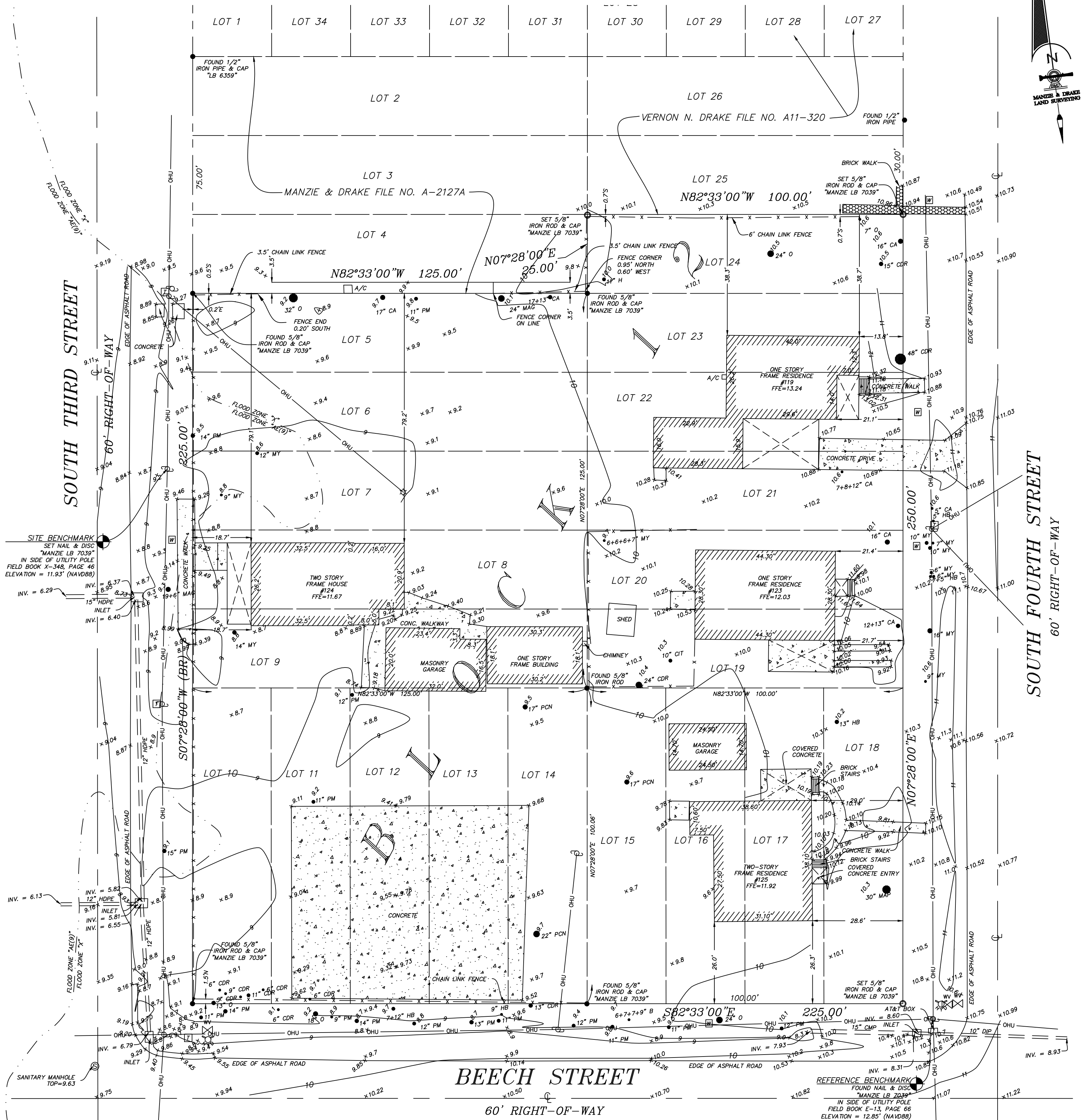
Consideration of applications by the Planning Advisory Board shall be for the purpose of making a recommendation to the City Commission.

- A. When a determination of an application's completeness has been made by the City as set forth in Section 11.03.01, the application shall be scheduled for consideration by the Planning Advisory Board according to the published meeting schedule.
- B. Notice shall be provided in compliance with the requirements of Section 11.02.00.
- C. The Planning Advisory Board shall recommend to the City Commission that the application be approved, approved with conditions, or denied.

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY LOTS 5 THROUGH 24, BLOCK 12, FERNANDINA BEACH, FLORIDA

AS SHOWN ON THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901).

CERTIFIED TO:
TONY TRINGALI



NOTE:
INTERNAL LOT DIMENSIONS:
LOTS 5-9, 19-24 ARE 25' X 125'
LOTS 10-18 ARE 25' X 100'

SURVEY NOTES:

- The "Legal Description" hereon is in accord with the description provided by the client
- Underground Improvements were not located or shown.
- Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- Bearings shown hereon are based on as assumed bearing of S07°28'00"W. The bearing reference line is indicated as thus (BR).
- The property shown hereon lies within flood zone "X & AE(9)" as per F.E.M.A. Flood Insurance Rate Map, Panel "12089C 0237 G", Dated "08/02/2017". Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- Site Benchmark is as shown hereon.
- Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)
- The Reference Benchmark is a nail & disc in the East face of a utility pole at the Northwest corner of 4th Street and Beech Street. (Elevation = 12.85' (NAVD88))

LEGEND

- OHU— = OVERHEAD UTILITY WIRES
- CONC— = CONCRETE FLATWORK
- FIRE— = FIRE HYDRANT
- LIGHT— = LIGHT POLE
- COVERED— = COVERED AREA
- SEWER— = SEWER MANHOLE
- TELEPHONE— = TELEPHONE PEDESTAL
- WATER— = WATER METER
- WOOD— = WOOD OR VINYL FENCE
- WOOD— = WOOD POWER POLE
- CENTERLINE— = CENTERLINE
- A/C— = AIR CONDITIONER
- X-X-X— = CHAIN LINK FENCE
- WV— = WATER VALVE
- BENCH— = BENCHMARK
- FFE— = FINISHED FLOOR ELEVATION
- HDPE— = HIGH-DENSITY POLYETHYLENE

GRAPHIC SCALE



(IN FEET) 1 inch = 20 ft.

THE INFORMATION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

MICHAEL A. MANZIE, P.L.S. 4069

TREE DISCLAIMER:

NUMBER OF TREES SHOWN ON SURVEY: 65

SPECIES OF TREES HAVE BEEN IDENTIFIED TO THE BEST OF OUR KNOWLEDGE AND BELIEF; HOWEVER MANZIE & DRAKE LAND SURVEYING WILL ASSUME NO LIABILITY, EXPRESSED OR IMPLIED, FOR THE CORRECTNESS OF SAID SPECIES IDENTIFICATION.

TREES HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE UNDER CURRENT CONDITIONS AND HAVE A POSITIONAL TOLERANCE OF APPROXIMATELY 2 TO 3 FEET. CRITICAL TREES SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.

TREE LEGEND

- CA = CAMPHOR
- CDR = CEDAR
- CT = CITRUS
- H = HOLLY
- HB = HACKBERRY
- MAG = MAGNOLIA
- MAP = MAPLE
- MY = MYRTLE
- O = OAK
- PCN = PECAN
- PM = PALM

MANZIE & DRAKE LAND SURVEYING

117 South Ninth Street, Fernandina Beach, FL 32034

(904) 491-5700 www.ManzieAndDrake.com

Certificate of Authorization Number "LB 7039"

"OUR SIGHTS ARE ON THE FUTURE,
SET YOUR SITES ON US."

SCALE: 1"=20' JOB NO: 16642 DATE: 3/23/2022 CADD: B. DAVIS

F.B. NO: X-348 PAGE NO: 46 CREW: GS FILE NO: B-1698

From: noreply@civicplus.com
To: [TRC Info](#)
Subject: Online Form Submittal: Technical Review Committee: Application
Date: Friday, July 12, 2024 12:13:47 PM

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender, were expecting this email, and know the content is safe.

Technical Review Committee: Application

Technical Review Committee: Application

USE THIS FORM TO To apply for review of site plans, preliminary subdivision plats, final subdivision plats, minor subdivisions, and amendments to previously issued local development orders, change of use, and nonresidential building expansions.

Fees	<i>Field not completed.</i>
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IMPORTANT NOTES

This application will be routed to the various departments for review of the applicable codes and design standards.

****Please note that, unless otherwise indicated, the TRC meetings are scheduled as the following:**

TRC Applications are reviewed at 10:00 AM on the 4th Thursdays of each month in City Hall Chambers (204 Ash Street).**

Please see the Land Development Code (LDC) for detailed information:	<i>Field not completed.</i>
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The LDC is available for review at	www.fbfl.us/LDC
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Application Requirements	<i>Field not completed.</i>
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Key Contacts

TRC will guide your application from start to finish, engaging other City departments as needed.

PROJECT INFORMATION

Submission Type	Initial Submittal
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NOTICE

3rd and all subsequent resubmittals will be charged a fee of 1/2 the original application fees.

DATE OF YOUR FIRST STEP MEETING (if you have not attended a First Step Meeting , return to the application page and choose the TRC First Step meeting application)	6/13/2024
PROPERTY INFORMATION	Property information can be found at the Nassau County Property Appraiser's Website → Map Search
Site Address	125 South 4th Street, 123 South 4th Street, 119 South 4th Street and 119 South 3rd Street
City	Fernandina Beach
State	Florida
Zip	32034
Parcel ID #(s)	00-00-31-1800-0012-0050; 00-00-31-1800-0012-0100; 00-00-31-1800-0012-0150; 00-00-31-1800-0012-0190; 00-00-31-1800-0012-0210
Lot	<i>Field not completed.</i>
Block	<i>Field not completed.</i>
Subdivision	<i>Field not completed.</i>
Zoning District	MU-1
Future Land Use Designation	Mixed Use
Overlay District	None
Size of Property (acres)	1.22
Present Property Use	vacant
Wetlands	No

Flood Zone	X, 0.2% chance flood hazard
Coastal Construction Control Line (CCCL)	No
OWNER OF RECORD <i>As recorded with the Nassau County Property Appraiser</i>	
First Name	Richard Steve
Last Name	Simmons
Company (if applicable)	Worthy Investments, LLC
Mailing Address	1822 Highland Drive
City	Fernandina Beach
State	FL
Zip	32034
Telephone Number	904-583-1234
Email Address	ron.flick@compassgrp.com
OWNER'S AGENT <i>If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included</i>	
First Name	Asa
Last Name	Gillette
Company (if applicable)	Gillette
Mailing Address	31 South 4th Street, Suite 1
City	Fernandina Beach
State	FL
Zip	32034
Telephone Number	904-261-8819
Email Address	asa@gilletteassociates.com

PROJECT INFORMATION

Project Type	Site Plan Review
Project Name	3rd and Beech Multifamily Condo
Proposed Access Road	Beech Street and South 4th
Rd Maintenance Jurisdiction	City Maintained
Project Estimated Cost	350000
Description of Request	Construction of 2 (two) two-story triplex units and a four-story, 29-unit residential condominium and apartment building
Site Plan Review Checklist	<i>Field not completed.</i>
School Concurrency	<i>New residential development is required to demonstrate compliance with school concurrency as regulated in the City of Fernandina Beach through the City of Fernandina Beach's Comprehensive Plan Intergovernmental Coordination Element and the Interlocal Agreement Amendment for Public School Facility Planning adopted by the City on May 21, 2019. No new residential rezoning, preliminary plat, site plan or functional equivalent may be approved by the City unless the residential development is exempt from requirements outlined in Section 9.13 of the Amended Interlocal Agreement OR a School Concurrency Reservation Letter has been issued by the School Board indicating that adequate school facilities exist.</i>
Certification	By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. , I acknowledge that I understand and have complied with all of the submittal requirements and procedures.
Applicant First Name	Tricia
Applicant Last Name	Bowen
Today's Date	7/12/2024
Upload Supporting Documentation	3rd-Beech-site_071224_signed.pdf
Upload 2	3rd-Beech_Drainage Report_071224_signed.pdf
Upload 3	agent auth.pdf
Upload 4	Sunbiz.pdf

Upload 5 [deed.pdf](#)

Upload 6 *Field not completed.*

Upload 7 *Field not completed.*

DEPARTMENT OF PLANNING & CONSERVATION
204 Ash Street | Fernandina Beach, FL 32034 | 904 310-3480 |
www.fbfl.us/planning

Email not displaying correctly? [View it in your browser.](#)



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

AGENT AUTHORIZATION

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

Property Id Number(s): 00-00-31-1800-0012-0150; 0-00-311800-0012-0100

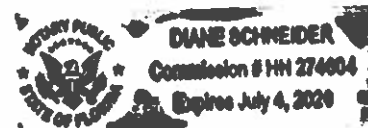
Location: 125 South 4th Street, Fernandina Beach

Richard Simmons 6-25-2024 904-585-1234
Signature Date Telephone Number

STATE OF FLORIDA
COUNTY OF NASSAU

Subscribed and sworn to before me this 25 day of June,
2024.

Who is personally known to me ☒ or has produced identification



Diane Schneider Diane Schneider
Notary Public: Signature Printed Name

My Commission Expires: 7/4/2026

Prepared by and return to:

Ronald J. Conte, Esq.
The Law Office of Ronald J. Conte, P.L.
5850 T.G. Lee Blvd., #180
Orlando, FL 32822

File Number: **22-0027**

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 13th day of July, 2023, between **David W. Sapp, individually and as Successor Trustee of the Anthony J. Tringali Revocable Trust dated March 27, 2017, (as to Parcels 1, 2, 3 & 4),** whose post office address is 225 BENJAMIN STREET, FERNANDINA BEACH, FL 32034, **Josephine Tringali, (as to Parcel 2 & 5)** whose post office address is 96585 BLACKROCK ROAD, YULEE, FL 32097, **Francesca Smith, (as to Parcel 2)** whose post office address is 5204 ARGALL AVE., NORFOLK, VA 23508, **Margaret Williams, (as to Parcel 2)** whose post office address is 7710 ISLAND CREEK COURT, KINGSTOWNE, VA 22315, **Michael Williams, (as to Parcel 2)** whose post office address is 103 MCCLELLAN COURT, YORKTOWN, VA 23692, **Phyllis Beaman, (as to Parcel 2)** whose post office address is 525 HOGAN DRIVE, HARKER HEIGHTS, TX 76548, **Robert J. Burrell, as Personal Representative of the Estate Carolyn Burrell, deceased (as to Parcel 2)** whose post office address 74 STONY BROOK LANE, PORTSMOUTH, RI 02871-1044, **Patricia Saunders, (as to Parcel 2)** whose post office address is 96064 BARNWELL CIRCLE, FERNANDINA BEACH, FL 32034, **Philip A. Sapp, (as to Parcel 2)** whose post office address is 96064 BARNWELL CIRCLE, FERNANDINA BEACH, FL 32034, **David W. Sapp, (as to Parcel 2)** whose post office address is 225 BENJAMIN STREET, FERNANDINA BEACH, FL 32034, **Mary Thompson a/k/a Mary Sapp Thompson a/k/a Paula Sapp Thompson, (as to Parcel 2)** whose post office address is 2102 WYNCHASE DRIVE, PRATTVILLE, AL 36067, **Glenda Luckie, (as to Parcel 2)** whose post office address is 2045 DRIFTWOOD CIRCLE, FORT MILL, SC 29708, **Sandra Jubito (as to Parcel 2)** whose post office address is 96585 BLACKROCK ROAD, YULEE, FL 32097, and **Elizabeth Benson, (as to Parcel 2)** whose post office address is 1120 BOCA GRANDE AVE., ATLANTIC BEACH, FL 32233, grantors, and **Worthy Investment LLC, a Florida limited liability company,** whose post office address is 1822 HIGHLAND DRIVE, FERNANDINA BEACH, FL 32034, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of **TEN AND 00/100 DOLLARS (U.S. \$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the **Nassau County, Florida**, to-wit:

Parcel 1:

All those certain lots or parcels of land situate, lying and being in the City of Fernandina Beach, County of Nassau and State of Florida and known and described on the official plat of said City (as lithographed and issued by the Florida Railroad Company in 1857, and enlarged, revised and reissued by The Florida Town Improvement Company in 1887 and 1901) as: All of Lots Numbered Five (5), Six (6), Seven (7), Eight (8), and Nine (9), in Block Numbered Twelve (12) of said City of Fernandina, Nassau County, Florida.

Parcel Identification Number: 00-00-31-1800-0012-0050

Parcel 2:

All those certain lots or parcels of land situate, lying and being in the City of Fernandina Beach, County of Nassau and State of Florida and known and described on the official plat of said City (as lithographed and issued by the Florida Railroad Company in 1857, and enlarged, revised and reissued by The Florida Town Improvement Company in 1887 and 1901) as: All of Lots Numbered Ten (10), Eleven (11), Twelve (12), Thirteen (13), and Fourteen (14), in Block Numbered Twelve (12) of said City of Fernandina, Nassau County, Florida.

Parcel Identification Number: 00-00-31-1800-0012-0100

Parcel 3:

All those certain lots or parcels of land situate, lying and being in the City of Fernandina Beach, County of Nassau and State of Florida and known and described on the official plat of said City (as lithographed and issued by the Florida Railroad Company in 1857, and enlarged, revised and reissued by The Florida Town Improvement Company in 1887 and 1901) as: All of Lots Numbered Twenty one (21), Twenty two (22), Twenty three (23), and Twenty four (24), in Block Numbered Twelve (12) of said City of Fernandina, Nassau County, Florida.

Parcel Identification Number: 00-00-31-1800-0012-0210

Parcel 4:

All those certain lots or parcels of land situate, lying and being in the City of Fernandina Beach, County of Nassau and State of Florida and known and described on the official plat of said City (as lithographed and issued by the Florida Railroad Company in 1857, and enlarged, revised and reissued by The Florida Town Improvement Company in 1887 and 1901) as: All of Lots Numbered Nineteen (19), and Twenty (20), in Block Numbered Twelve (12) of said City of Fernandina, Nassau County, Florida.

Parcel Identification Number: 00-00-31-1800-0012-0190

Parcel 5:

All those certain lots or parcels of land situate, lying and being in the City of Fernandina Beach, County of Nassau and State of Florida and known and described on the official plat of said City (as lithographed and issued by the Florida Railroad Company in 1857, and enlarged, revised and reissued by The Florida Town Improvement Company in 1887 and 1901) as: All of Lots Numbered Fifteen (15), Sixteen (16), Seventeen (17), and Eighteen (18), in Block Numbered Twelve (12) of said City of Fernandina, Nassau County, Florida.

Parcel Identification Number: 00-00-31-1800-0012-0150

Subject to taxes for 2023 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

David W. Sapp, individually and as
SUCCESSOR TRUSTEE OF THE ANTHONY J. TRINGALI
REVOCABLE TRUST DATED MARCH 27, 2017

David W. Sapp, individually and as Successor Trustee
of the Anthony J. Tringali Revocable Trust dated
March 27, 2017, (as to Parcels 1, 2, 3 & 4)

Ronald J. Conte

First Witness Signature

Printed Name: RONALD J. CONTE

Rachel L. Mack

Second Witness Signature

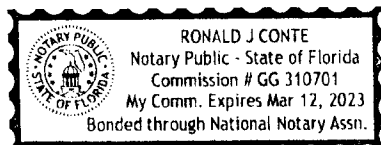
Printed Name: RACHEL L. MACK

State of FLORIDA

County of NASSAU

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this
3 day of FEBRUARY, 2023, by **David W. Sapp, individually and as Successor Trustee of the**
Anthony J. Tringali Revocable Trust dated March 27, 2017, (as to Parcels 1, 2, 3 & 4), who (☐) is personally known to
me or (☒) has produced DRIVER LICENSE as identification.

(SEAL)



Ronald J. Conte

Notary Public

Printed Name: _____

My Commission Expires: _____

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Josephine Tringali by Sandra Jubito
her Attorney in Fact
Josephine Tringali, by Sandra Jubito, her Attorney in
Fact (as to Parcel 2 & 5)

Ronald J. Conte

First Witness Signature

Printed Name: RONALD J. CONTE

James Boehmer

Second Witness Signature

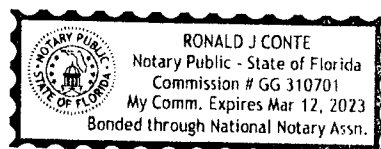
Printed Name: James Boehmer

State of FLORIDA

County of NASSAU

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this
25 day of JANUARY, 2023, by **Sandra Jubito as Attorney in Fact for Josephine Tringali, (as to**
Parcel 2 & 5), who (☐) is personally known to me or (☒) has produced DRIVER LICENSE as identification.

(SEAL)



Ronald J. Conte

Notary Public

Printed Name: _____

My Commission Expires: _____

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Francesca Smith

Francesca Smith (Feb 2, 2023 15:36 EST)

Francesca Smith, (as to Parcel 2)

Donna McGee Christie

Donna McGee Christie (Feb 2, 2023 15:40 EST)

First Witness Signature

Printed Name: **Donna McGee Christie**

Rose Etta Hall

Rose Etta Hall (Feb 2, 2023 15:43 EST)

Second Witness Signature

Printed Name: **Rose Etta Hall**

State of **Virginia**

County of **City of Lynchburg**

The foregoing instrument was acknowledged before me by means of: ☐ physical presence or ☒ online notarization, this
2nd day of February, 2023, by **Francesca Smith, (as to Parcel 2)**, who () is personally known to
me or (☒) has produced **VA DL** as identification.

(SEAL)

Digitally signed by Rose

Rose Etta Hall

Etta Hall

Date: 2023.02.02 19:56:02

-05'00'

Notary Public

Printed Name: **Rose Etta Hall**

My Commission Expires: **03/31/2025**



In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Margaret Williams

Margaret Williams (Feb 3, 2023 11:54 EST)

Margaret Williams, (as to Parcel 2)

Shannon Coffey

Shannon Coffey (Feb 3, 2023 11:54 EST)

First Witness Signature

Printed Name: Shannon Coffey

Rose Etta Hall

Rose Etta Hall (Feb 3, 2023 11:56 EST)

Second Witness Signature

Printed Name: Rose Etta Hall

State of Virginia

County of City of Lynchburg

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 3rd day of February, 2023, by **Margaret Williams, (as to Parcel 2)**, who (☐) is personally known to me or (☒) has produced VA DL as identification.

(SEAL)

Digitally signed by Rose

Etta Hall

Date: 2023.02.03 11:57:51

-05'00'

Rose Etta Hall

Notary Public

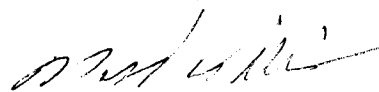
Printed Name: Rose Etta Hall

My Commission Expires: 03/31/2025



In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

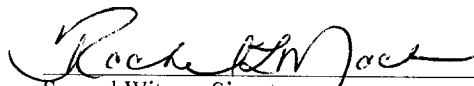


Michael Williams, (as to Parcel 2)



First Witness Signature

Printed Name: Ronald J. Conte



Second Witness Signature

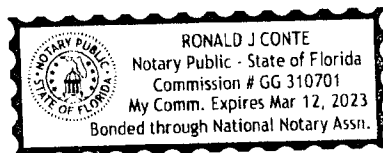
Printed Name: Rachel L. Mack

State of FLORIDA

County of NASSAU

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3 day of FEBRUARY, 2023, by **Michael Williams, (as to Parcel 2)**, who () is personally known to me or ☒ has produced DRIVER LICENSE as identification.

(SEAL)



Notary Public

Printed Name: _____

My Commission Expires: _____

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Phyllis Beaman

Phyllis Beaman, (as to Parcel 2)

Donna McGee Christie

Donna McGee Christie (Feb 2, 2023 15:40 EST)

First Witness Signature

Printed Name: Donna McGee Christie

Rose Etta Hall

Rose Etta Hall (Feb 2, 2023 15:43 EST)

Second Witness Signature

Printed Name: Rose Etta Hall

State of Virginia
County of City of Lynchburg

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this
2nd day of February, 2023, by **Phyllis Beaman, (as to Parcel 2)**, who ☐ is personally known to
me or ☒ has produced TX DL as identification.

(SEAL)



Digitally signed by

Rose Etta Hall

Rose Etta Hall

Date: 2023.02.02

19:56:19 -05'00'

Notary Public

Printed Name: Rose Etta Hall

My Commission Expires: 03/31/2025

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Robert J Burrell, Personal Representative

**Robert J. Burrell, as Personal Representative of the
Estate Carolyn Burrell, deceased (as to Parcel 2)**

Melissa K Garner

First Witness Signature

Printed Name: Melissa K. Garner

Rose Etta Hall

Second Witness Signature

Printed Name: Rose Etta Hall

State of Virginia

County of Lynchburg City

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this
13th day of July, 2023, by **Robert J. Burrell, as Personal Representative of the Estate
Carolyn Burrell, deceased (as to Parcel 2), who ()** is personally known to me or ☒ has produced
driver's license as identification.

(SEAL)

Rose Etta Hall

Notary Public

Printed Name: Rose Etta Hall

My Commission Expires: 03/31/2025



In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Patricia Saunders
Patricia Saunders, (as to Parcel 2)

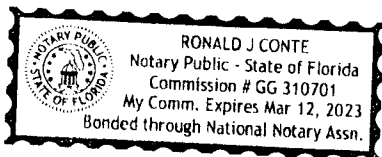
Ronald J Conte
First Witness Signature
Printed Name: Ronald J Conte

Rachel L Mack
Second Witness Signature
Printed Name: Rachel L. Mack

State of FLORIDA
County of NASSAU

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3 day of FEBRUARY, 2023, by **Patricia Saunders, (as to Parcel 2)**, who () is personally known to me or ☒ has produced DRIVER LICENSE as identification.

(SEAL)



Ronald J Conte
Notary Public
Printed Name: _____
My Commission Expires: _____

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Philip A. Sapp

Philip A. Sapp (Feb 3, 2023 13:51 EST)

Philip A. Sapp, (as to Parcel 2)

Isa Antepara

Isa Antepara (Feb 3, 2023 13:53 EST)

First Witness Signature

Printed Name: **Isa Antepara**

Rose Etta Hall

Rose Etta Hall (Feb 3, 2023 13:54 EST)

Second Witness Signature

Printed Name: **Rose Etta Hall**

State of **Virginia**

County of **City of Lynchburg**

The foregoing instrument was acknowledged before me by means of: ☐ physical presence or ☒ online notarization, this
3rd day of February, 2023, by **Philip A. Sapp, (as to Parcel 2)**, who () is personally known to
me or (☒) has produced passport as identification.

(SEAL)

Digitally signed by

Rose Etta Hall

Rose Etta Hall

Date: 2023.02.03

13:55:54 -05'00'

Notary Public

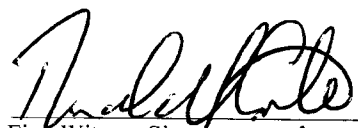
Printed Name: **Rose Etta Hall**

My Commission Expires: **03/31/2025**



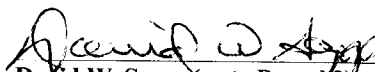
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:



First Witness Signature

Printed Name: Ronald J. Conte


David W. Sapp, (as to Parcel 2)



Second Witness Signature

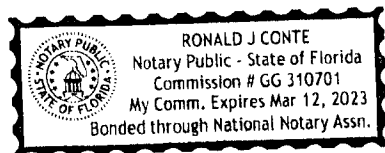
Printed Name: Rachel L. Mack

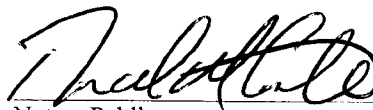
State of FLORIDA

County of NASSAU

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3 day of FEBRUARY, 2023, by **David W. Sapp, (as to Parcel 2)**, who () is personally known to me or (x) has produced DRIVER LICENSE as identification.

(SEAL)





Notary Public

Printed Name: _____

My Commission Expires: _____

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Mary Thompson a/k/a Mary Sapp Thompson a/k/a Paula Sapp Thompson

**Mary Thompson a/k/a Mary Sapp Thompson a/k/a
Paula Sapp Thompson, (as to Parcel 2)**


Donna McGee Christie (Feb 2, 2023 15:40 EST)
First Witness Signature
Printed Name: Donna McGee Christie


Rose Etta Hall (Feb 2, 2023 15:43 EST)
Second Witness Signature
Printed Name: Rose Etta Hall

State of Virginia
County of City of Lynchburg

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this
2nd day of February, 2023, by **Mary Thompson a/k/a Mary Sapp Thompson a/k/a Paula Sapp
Thompson, (as to Parcel 2),** who (☐) is personally known to me or (☒) has produced AL DL as
identification.

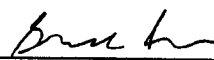
(SEAL)



Digitally signed by
 Rose Etta Hall
Date: 2023.02.02
19:56:39 -05'00'
Notary Public
Printed Name: Rose Etta Hall
My Commission Expires: 03/31/2025

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:



Glenda Luckie (Feb 2, 2023 15:22 EST)

Glenda Luckie, (as to Parcel 2)



Donna McGee Christie (Feb 2, 2023 15:40 EST)

First Witness Signature

Printed Name: **Donna McGee Christie**



Rose Etta Hall (Feb 2, 2023 15:43 EST)

Second Witness Signature

Printed Name: **Rose Etta Hall**

State of **Virginia**

County of **City of Lynchburg**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 2nd day of February, 2023, by **Glenda Luckie, (as to Parcel 2)**, who (☐) is personally known to me or (☒) has produced SC DL as identification.

(SEAL)

Digitally signed by

 Rose Etta Hall

Date: 2023.02.02

19:56:53 -05'00'

Notary Public

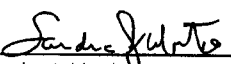
Printed Name: **Rose Etta Hall**

My Commission Expires: 03/31/2025



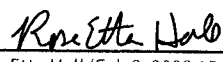
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Sandra Jubito (Feb 2, 2023 15:24 EST)

Sandra Jubito, (as to Parcel 2)

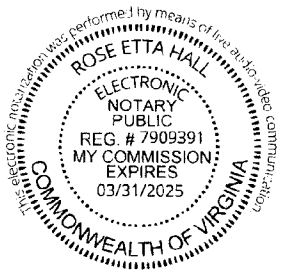

Donna McGee Christie (Feb 2, 2023 15:40 EST)
First Witness Signature
Printed Name: **Donna McGee Christie**


Rose Etta Hall (Feb 2, 2023 15:43 EST)
Second Witness Signature
Printed Name: **Rose Etta Hall**

State of **Virginia**
County of **City of Lynchburg**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this
2nd day of **February**, 2023, by **Sandra Jubito, (as to Parcel 2)**, who (☐) is personally known to
me or (☒) has produced oath of credible witness as identification.

(SEAL)



Digitally signed by Rose
Etta Hall
Date: 2023.02.02 19:57:06
-05'00'

Notary Public
Printed Name: **Rose Etta Hall**
My Commission Expires: **03/31/2025**

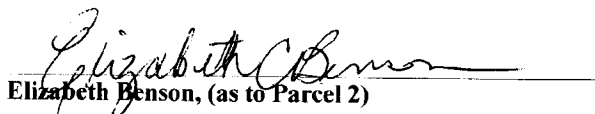
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:



First Witness Signature

Printed Name: Ronald J. Conte


Elizabeth Benson, (as to Parcel 2)



Second Witness Signature

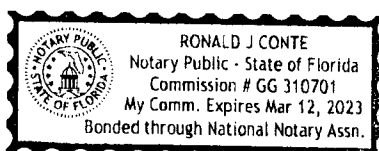
Printed Name: Rachel L. Mack

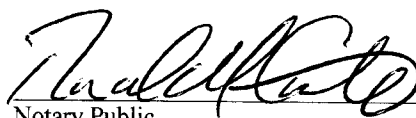
State of FLORIDA

County of NASSAU

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3 day of FEBRUARY, 2023, by **Elizabeth Benson, (as to Parcel 2)**, who () is personally known to me or (x) has produced DRIVER LICENSE as identification.

(SEAL)





Notary Public

Printed Name: _____

My Commission Expires: _____



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

Detail by Entity Name

Florida Limited Liability Company
 WORTHY INVESTMENT LLC

Filing Information

Document Number L22000491190
FEI/EIN Number N/A
Date Filed 11/16/2022
State FL
Status ACTIVE

Principal Address

1822 HIGHLAND DRIVE
 FERNANDINA BEACH, FL 32034

Mailing Address

1822 HIGHLAND DRIVE
 FERNANDINA BEACH, FL 32034

Registered Agent Name & Address

CONTE, RONALD J
 5422 FIRST COAST HIGHWAY
 SUITE 100
 FERNANDINA BEACH, FL 32034

Authorized Person(s) Detail

Name & Address

Title AMBR

SIMMONS, RICHARD S
 1822 HIGHLAND DRIVE
 FERNANDINA BEACH, FL 32034 UN

Annual Reports

Report Year	Filed Date
2023	04/11/2023
2024	03/07/2024

Document Images

03/07/2024 -- ANNUAL REPORT	View image in PDF format
04/11/2023 -- ANNUAL REPORT	View image in PDF format
11/16/2022 -- Florida Limited Liability	View image in PDF format



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

SITE DRAINAGE EVALUATION

**3rd & Beech Multifamily Condos
Fernandina Beach, Florida**

BY

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

Issue Date: July 12, 2024

EXISTING CONDITIONS

The site consists of 1.22 acres of land at the south end of the block between Ash St., Beech St., South 3rd St., and South 4th St in Fernandina Beach, Florida. The property is currently developed with four single family residences. In the pre-developed state, the site drains to the southwest. The site has been cleared of all buildings, foundations and miscellaneous items.

PROPOSED CONDITIONS

The proposed development for this property includes the construction of two 3,600 s.f. footprint triplex homes and a four-story, 29-unit residential condominium and apartment building. Stormwater management for the four-story building, interior driving aisle and triplexes will be served by an underground drainage gallery and above ground dry pond. Stormwater runoff from the proposed improvements is routed to the drainage gallery through a series of storm water pipes and structures, which is hydraulically connected to the above ground dry pond.

The drainage gallery has been designed to store 3,195 c.f. with the bottom of the stone fill at 9.00' and the top of the stone fill at 11.00'. The above ground dry pond has a top of bank elevation of 11.0' and a bottom of pond at elevation 9.0' and a volume of 4,237 c.f. The bottom of the stone fill and bottom of the dry pond is two feet above the seasonal high groundwater level based on the geotechnical report (see attached). The proposed outfall for the drainage gallery is a weir in one of the inlets connected to a bubble up structure to the west. The weir elevation is at 11.00' so that all of the treatment volume is contained before there is overflow.

DRAINAGE ANALYSIS

A stormwater simulation was conducted using MODRET utilizing the 10-year, 24-hour storm event to ensure that the drainage gallery recovers the treatment volume within 72 hours. The simulation information and results are shown below. Summary of the 10-year storm event:

- Top of Pond Elevation: 11.0-ft
- Design High Water Elevation: 10.9-ft
- Recovery time 72 hours

TREATMENT VOLUME CALCULATIONS

Beech St. Multifamily Post Developed

Basin Calculations

Basin 1

Composite Cn

Total Drainage Area = 46864 ft²
 Impervious Area = 32101 ft²
 Pond Area = 3120 ft²

Impervious Cn = 98.0
 Pond Cn = 50.0
 Pervious Cn = 74.0

Composite Cn = 88.8

Time of Concentration, Tc

Minimum Time of Concentration = 10 min.
 Length of Overland Flow @ 1ft/sec. = 100 ft.
 Length of Pipe Flow @ 2.5 ft/sec. = 40 ft.

Tc = 12 min.

Dry Pond Information

El. (ft.)		Area ft ²	Volume ft ³
12.50	TOB	3116	4996
12.25	weir	2958	4237
11.50		2484	2196
10.50		1908	0

U/G Vault Information

El. (ft.)	Area ft ²	Volume ft ³
11.00	2982	3195

Treatment Volume Required, TVR (on-line retention)

TVR = 1" * (1'/12")*Total Drainage Area = 3905 ft³
 or
 TVR = 1.75" * (1'/12")*Total Impervious Drainage Area = 4681 ft³

Treatment Volume Provided, TVP

TVR = 4681 ft³

TVP = Vol @ Weir = 7432 ft³

OK

DRAINAGE GALLERY CALCULATIONS

Project: 3rd & Beech Multifamily



Chamber Model -
Units -

SC-160

Imperial

[Click Here for Metric](#)

100

Number of chambers -

200

Voids in the stone (porosity) -

40

%

Base of STONE Elevation -

9.00

ft

Amount of Stone Above Chambers -

6

in

Amount of Stone Below Chambers -

6

in

2982

☐ Include Perimeter Stone in Calculations

StormTech SC-160 Cumulative Storage Volumes

Height of System (inches)	Incremental Single Chamber (cubic feet)	Incremental Total Chamber (cubic feet)	Incremental Stone (cubic feet)	Incremental Ch & St (cubic feet)	Cumulative Chamber (cubic feet)	Elevation (feet)
24	0.00	0.00	98.84	98.84	3194.65	11.00
23	0.00	0.00	98.84	98.84	3095.81	10.92
22	0.00	0.00	98.84	98.84	2996.97	10.83
21	0.00	0.00	98.84	98.84	2898.13	10.75
20	0.00	0.00	98.84	98.84	2799.28	10.67
19	0.00	0.00	98.84	98.84	2700.44	10.58
18	0.05	10.24	94.75	104.99	2601.60	10.50
17	0.13	26.88	88.09	114.97	2496.61	10.42
16	0.29	58.12	75.60	133.71	2381.64	10.33
15	0.44	88.39	63.49	151.87	2247.92	10.25
14	0.54	107.83	55.71	163.54	2096.05	10.17
13	0.62	123.27	49.54	172.80	1932.51	10.08
12	0.68	136.15	44.38	180.53	1759.70	10.00
11	0.74	147.18	39.97	187.15	1579.17	9.92
10	0.78	156.68	36.17	192.85	1392.02	9.83
9	0.82	164.98	32.85	197.83	1199.17	9.75
8	0.86	172.07	30.01	202.08	1001.34	9.67
7	0.89	178.93	27.27	206.20	799.26	9.58
6	0.00	0.00	98.84	98.84	593.06	9.50
5	0.00	0.00	98.84	98.84	494.21	9.42
4	0.00	0.00	98.84	98.84	395.37	9.33
3	0.00	0.00	98.84	98.84	296.53	9.25
2	0.00	0.00	98.84	98.84	197.69	9.17
1	0.00	0.00	98.84	98.84	98.84	9.08

MODRET ANALYSIS
10-YEAR, 24-HOUR STORM EVENT

MODRET

HYDROGRAPH DATA INPUT - SCS UNIT METHOD

Project Name : Beeches Townhomes 10-yr pre
Rainfall Distribution : SCS Type II (24 hrs)

Contributing Basin Area

1.08 ac.

SCS Curve Number

76.40

Time of Concentration

13.00 min.

Rainfall Depth

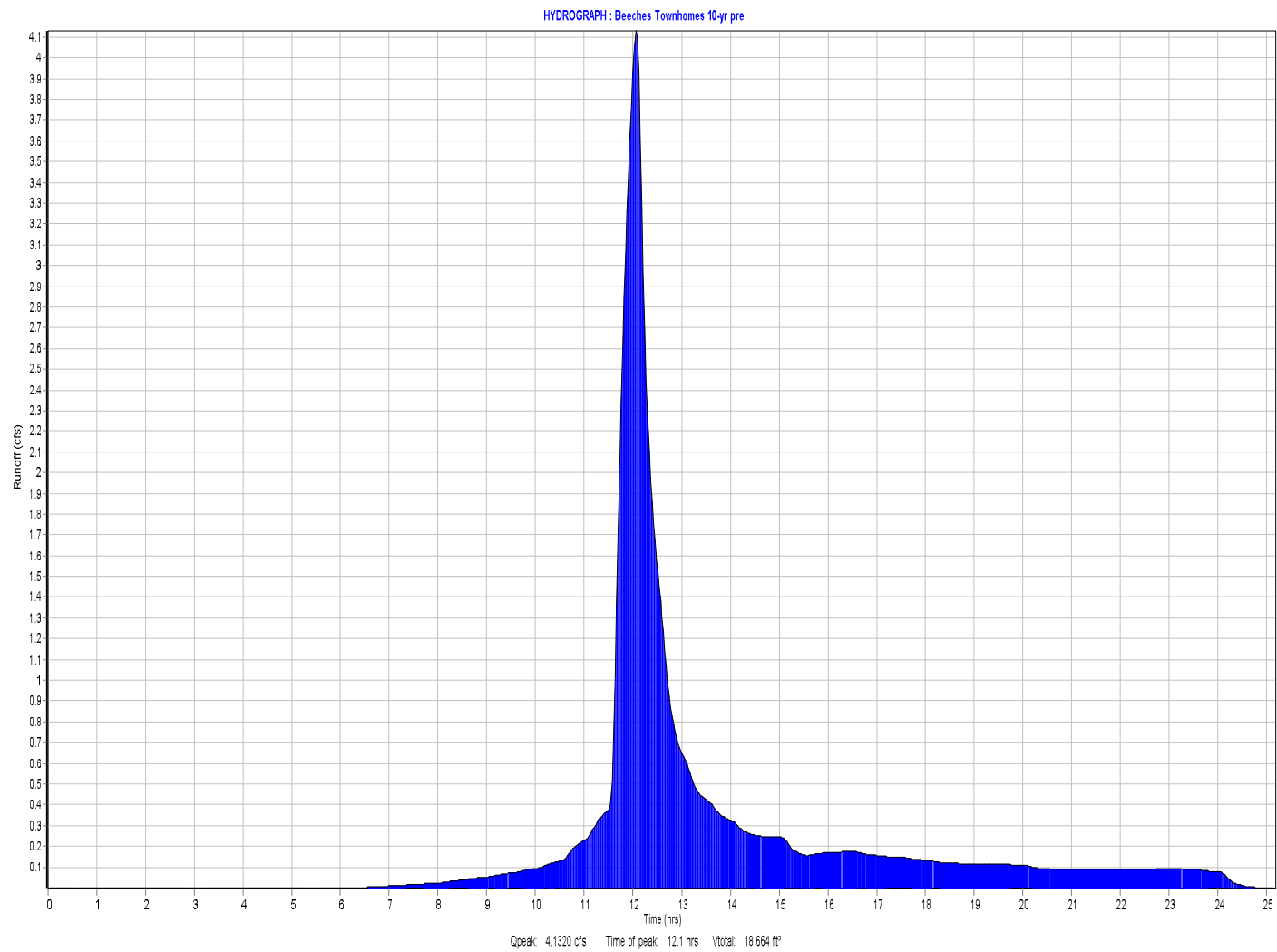
7.50 in.

Shape Factor

323

Percent DCIA

0.00 %



MODRET

SUMMARY OF UNSATURATED & SATURATED INPUT PARAMETERS

PROJECT NAME : Beeches Townhomes 10yr Treatment
HYDROGRAPH RUNOFF DATA USED
UNSATURATED ANALYSIS EXCLUDED

Pond Bottom Area	4,890.00 ft ²
Pond Volume between Bottom & DHWL	8,191.00 ft ³
Pond Length to Width Ratio (L/W)	2.50
Elevation of Effective Aquifer Base	-30.50 ft
Elevation of Seasonal High Groundwater Table	7.00 ft
Elevation of Starting Water Level	9.00 ft
Elevation of Pond Bottom	9.00 ft
Is there overflow ?	Y
Avg. Effective Storage Coefficient of Soil for Unsaturated Analysis	0.22
Unsaturated Vertical Hydraulic Conductivity	25.80 ft/d
Factor of Safety	2.00
Saturated Horizontal Hydraulic Conductivity	11.32 ft/d
Avg. Effective Storage Coefficient of Soil for Saturated Analysis	0.18
Avg. Effective Storage Coefficient of Pond/Exfiltration Trench	1.00
Time Increment During Storm Event	1.00 hrs
Time Increment After Storm Event	12.00 hrs
Total Number of Increments After Storm Event	6.00

Runoff Hydrograph File Name: SCS-10yr.SCS

Time of Peak Runoff: 12.03 hrs

Rate of Peak Runoff: 6.02 cfs

Hydraulic Control Features:

	Top	Bottom	Left	Right
Groundwater Control Features - Y/N	N	N	N	N
Distance to Edge of Pond	0.00	0.00	0.00	0.00
Elevation of Water Level	0.00	0.00	0.00	0.00
Impervious Barrier - Y/N	N	N	N	N
Elevation of Barrier Bottom	0.00	0.00	0.00	0.00

MODRET

ELEVATION VS OVERFLOW RELATIONSHIP

PROJECT NAME : Beeches Townhomes 10yr Treatment
Structure Type: SHARP CRESTED

Crest Elevation	10.75 ft
Crest Length	6.00 ft
Coefficient of Discharge	3.31
Weir Flow Exponent	1.50
Number of Contractions	0.00
Design High Water Level Elevation	11.00 ft

MODRET

SUMMARY OF RESULTS

PROJECT NAME : Beeches Townhomes 10yr Treatment

CUMULATIVE TIME (hrs)	WATER ELEVATION (feet)	INSTANTANEOUS INFILTRATION RATE (cfs)	AVERAGE INFILTRATION RATE (cfs)	CUMULATIVE OVERFLOW (ft ³)
00.00 - 0.03	7.000	0.000 *		
			0.00000	
0.03	7.000	0.21014		
			0.18191	
1.05	9.000	0.15369		0.00
			0.12546	
2.07	9.000	0.11234		0.00
			0.09923	
3.09	9.000	0.09252		0.00
			0.08580	
4.11	9.000	0.08266		0.00
			0.07953	
5.13	9.000	0.07775		0.00
			0.07597	
6.15	9.000	0.07588		0.00
			0.07580	
7.17	9.000	0.07612		0.00
			0.07643	
8.19	9.000	0.07870		0.00
			0.08097	
9.21	9.043	0.08497		0.00
			0.08898	
10.23	9.189	0.09989		0.00
			0.11080	
11.25	9.491	0.17580		0.00
			0.24081	
12.27	10.925	0.21488		5,376.60
			0.18895	
13.29	10.866	0.17443		8,248.30

MODRET

SUMMARY OF RESULTS

PROJECT NAME : Beeches Townhomes 10yr Treatment

CUMULATIVE TIME (hrs)	WATER ELEVATION (feet)	INSTANTANEOUS INFILTRATION RATE (cfs)	AVERAGE INFILTRATION RATE (cfs)	CUMULATIVE OVERFLOW (ft ³)
			0.15990	
14.31	10.809	0.15241		9,305.20
			0.14492	
15.33	10.786	0.13964		9,813.20
			0.13435	
16.35	10.771	0.13129		10,052.00
			0.12823	
17.37	10.768	0.12552		10,240.00
			0.12281	
18.39	10.762	0.12070		10,354.00
			0.11858	
19.41	10.756	0.11671		10,415.00
			0.11484	
20.43	10.752	0.11282		10,437.00
			0.11080	
21.45	10.740	0.10922		10,437.00
			0.10765	
22.47	10.730	0.10646		10,437.00
			0.10527	
23.49	10.724	0.10250		10,437.00
			0.09973	
24.51	10.687	0.09668		10,437.00
			0.06074	
36.51	10.047	0.05175		10,437.00
			0.04277	
48.51	9.596	0.03747		10,437.00
			0.03217	
60.51	9.256	0.02868		10,437.00

MODRET

SUMMARY OF RESULTS

PROJECT NAME : Beeches Townhomes 10yr Treatment

[illegible]

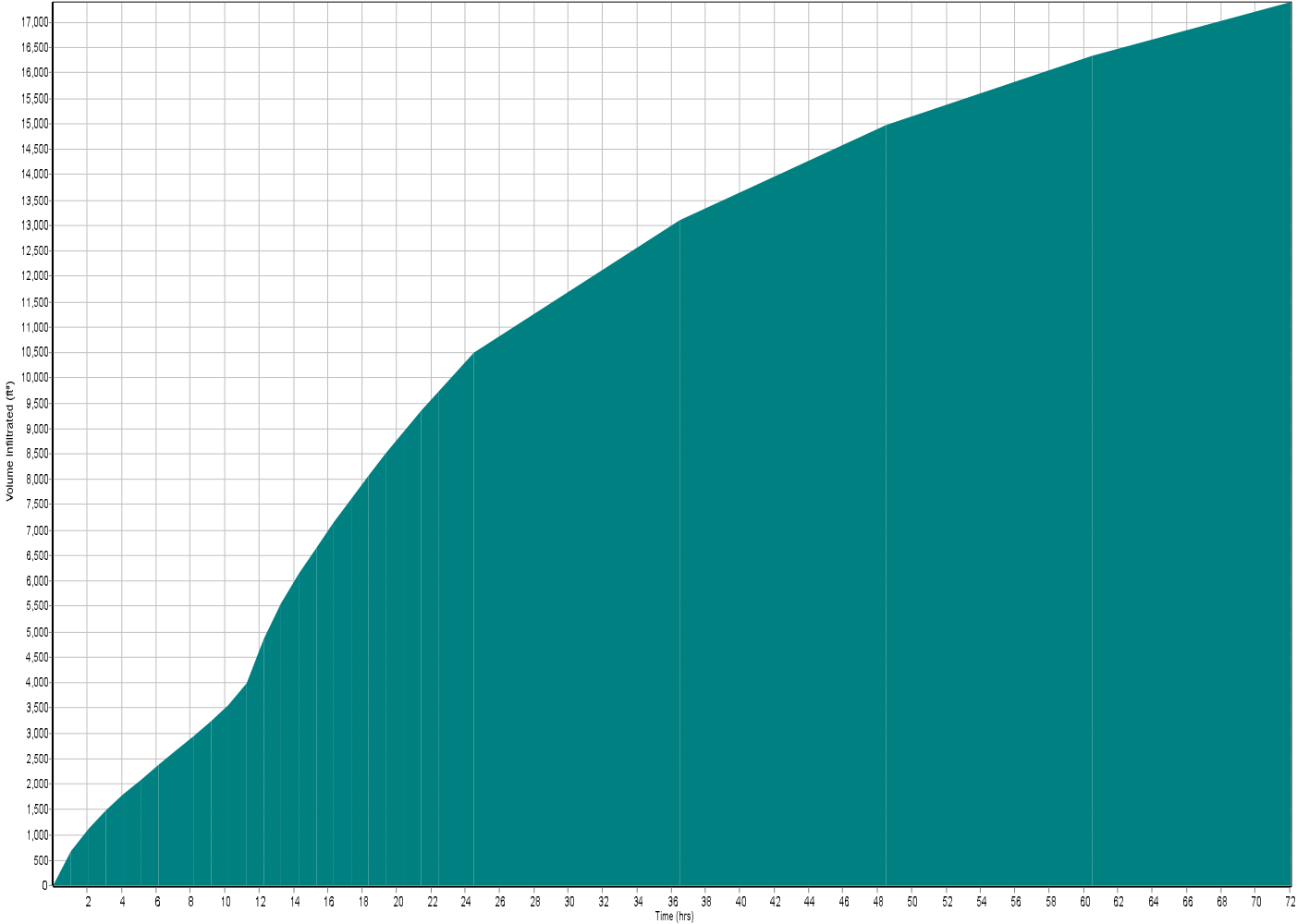
Maximum Water Elevation: 10.925 feet @ 12.27 hours

Recovery @ 72.082 hours

* Time increment when there is no runoff

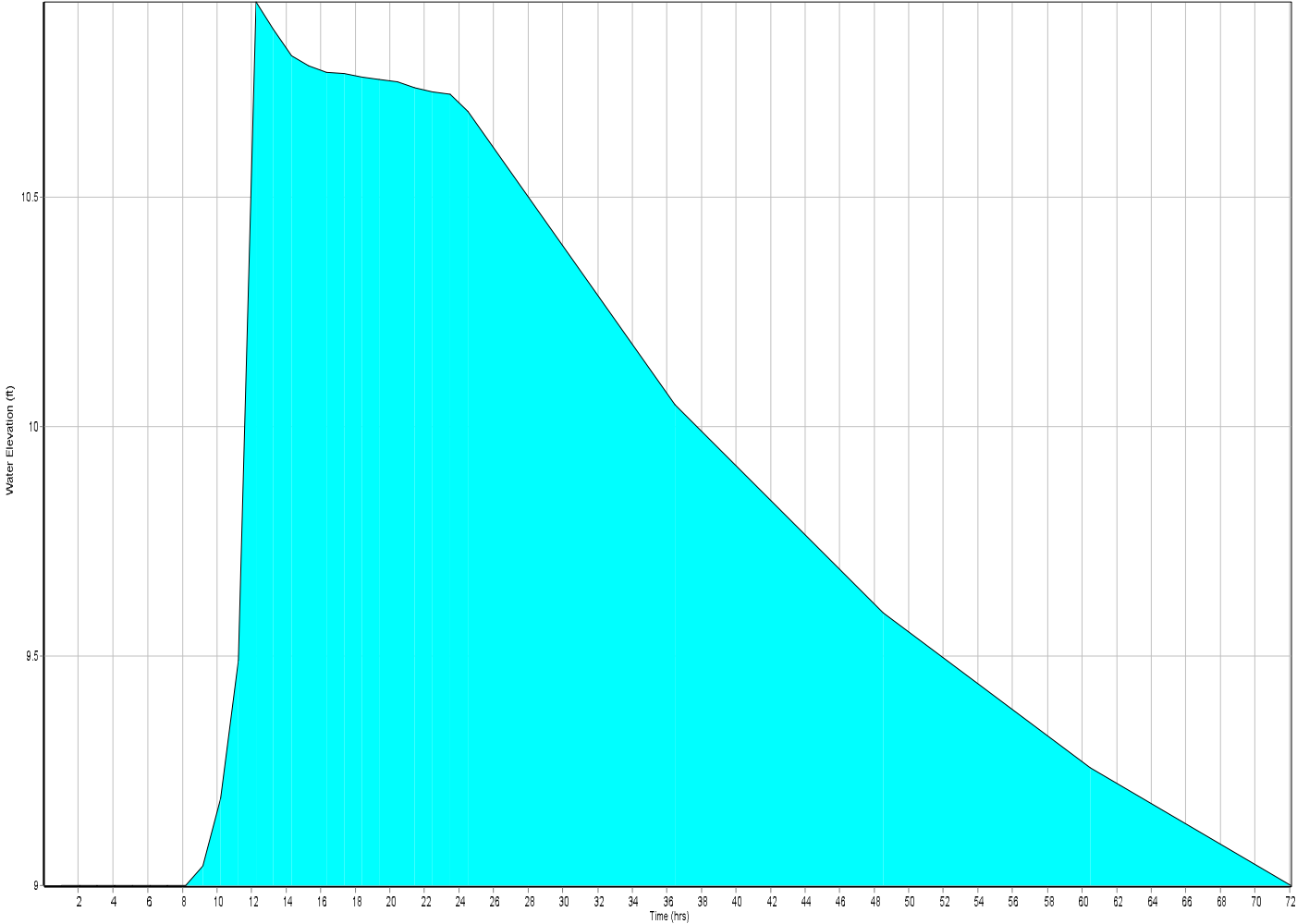
Maximum Infiltration Rate: 5.080 ft/day

INFILTRATION : BEECHES TOWNHOMES 10YR TREATMENT



Total Volume Infiltrated = 17,404 ft³

INFILTRATION : BEECHES TOWNHOMES 10YR TREATMENT



Max Water Elevation = 10.93 ft

GEOTECHNICAL REPORT



OF JAX, INC.

REPORT OF GEOTECHNICAL EXPLORATION
& ENGINEERING EVALUATION
BEECH STREET TOWN-HOMES
125 SOUTH FOURTH STREET
FERNANDINA BEACH, FLORIDA
AGES JOB NO. J20496, REPORT NO. 001

FOR

GILLETTE & ASSOCIATES, INC.
20 SOUTH FOURTH STREET
FERNANDINA BEACH, FLORIDA 32034

MR. ASA GILLETTE. P.E.

JULY 11, 2022

PREPARED BY

AGES of JAX, Inc.

P O Box 24008, Jacksonville FL 32241-4008
9556 Historic Kings Road South, Suite 201 ● Jacksonville, Florida 32257-2010
(904) 886-0766 ● (904) 880-5190 (FAX)



July 11, 2022

GILLETTE & ASSOCIATES, INC.
20 South Fourth Street
Fernandina Beach, Florida 32034

Attn: Mr. Asa Gillette, P.E.

Re: Report of Geotechnical Exploration & Engineering Evaluation
Beech Street Town-homes - 125 South Fourth Street
Fernandina Beach, Florida
AGES Job No. J20498, Report No. 001

Dear Mr. Gillette:

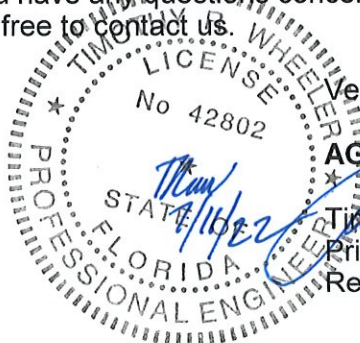
AGES OF JAX (AGES), Inc. has completed a geotechnical exploration of the subsurface conditions beneath the proposed town-home structure, roadway and storm-water pond construction areas for the referenced project. Our services were performed in general accordance with our Proposal No. 22JP9085 dated April 11, 2022 and formally authorized by Mr. Asa Gillette of Gillette & Associates, Inc. on April 21, 2022. This report includes: (1) A brief description of the planned construction; (2) A summary of the field exploration and laboratory testing performed and results that were obtained; (3) Foundation design and site preparation recommendations for the proposed town-home building structures, (4) Guideline pavement design and construction recommendations; and (5) Surface aquifer characterization parameters for use in storm-water pond design and permitting.

We appreciate the opportunity to be of service as the geotechnical consultant during this phase of your project. Should you have any questions concerning this report or if we may be of any further service to you, please feel free to contact us.

Very truly yours,

AGES of JAX, INC.

Timothy R. Wheeler, P.E.
Principal Engineer/Vice-President
Registered, Florida No. 42802



TRW/trw/J20498.wpd

Attachments
Email Distribution: Addressee (1)

AGES of JAX, Inc.

P O Box 24008, Jacksonville FL 32241-4008
9556 Historic Kings Road South, Suite 201 ● Jacksonville, Florida 32257-2010
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DATA ATTACHMENTS

Site Location Map
Field Exploration Plan
Generalized Subsurface Profile
Key to Soil Classification
Test Boring Records
Auger Boring Records
Double Ring Infiltration Test Results Sheet
Temporary Well Completion Log
Rising and Falling Head Hydraulic Conductivity Test Results
Field Exploration and Laboratory Test Procedures

REPORT ATTACHMENTS

1.0 PROJECT BACKGROUND INFORMATION

General project information has been provided by Mr. Asa Gillette of Gillette & Associates, Inc. during recent phone conversations and Email correspondence. In Email correspondence from Mr. Gillette, dated April 11, 2022, we were provided with a Site Plan, undated, prepared by Gillette & Associates, Inc. which provides the site boundaries, proposed building layout and proposed location, configuration of the asphalt pavement areas and the suggested boring/test locations.

Based upon the information provided, we understand that a town-home residential development will be constructed on an approximate 1.3 acre parcel of land located on Beech Street between South Third Street and South Fourth Street, in Fernandina Beach, Florida. The proposed residential development will include:

- * Six(6) 2 to 3-story wood framed town-home structures with an individual floor footprint of approximately 3,000 square feet;
- * Asphalt paved parking and entrance drive through areas; and
- * Dry pond and swale storm-water management facilities.

Detailed structural loading information and construction details are unavailable at the present time. Therefore, we have assumed that the column and wall loads will be on the order of 75 kips and 3 klf, respectively. The proposed building finish floor design grades have not been provided. We have therefore estimated that one(1) to two(2) feet of elevating fill will be required in the building construction areas to achieve final site design grades.

2.0 GEOTECHNICAL FIELD EXPLORATION

2.1 Purpose of Exploration

The objective of this geotechnical field exploration was to obtain site and subsurface data for use in: (1) The evaluation of the site with respect to the proposed construction; (2) The development of foundation design and site preparation recommendations for the proposed town-home structure(s); (3) Development of guideline roadway pavement design and construction recommendations; and (4) The design and permitting of the stormwater management system. The geotechnical field exploration therefore consisted of field exploratory borings, laboratory testing program and a geotechnical engineering analysis of the collected test data.

2.2 Subsurface Testing

The field testing program, which was conducted during the period of June 10 to June 17, 2022, included two(2) 30 to 35-foot deep penetration test borings (B1 and B2) in the proposed town-home building construction areas and three(3) 6-foot auger borings (A1 to A3) in the planned roadway pavement construction areas. Storm-water management facility related testing included one(1) 15 feet deep auger boring (LA1), one(1) double ring infiltration test (DRI1) at a depth of 8 inches, installation of a 13 feet deep temporary monitoring well (TMW1) with 10-foot screen and performance of Rising and Falling Head hydraulic conductivity tests in TMW1. The Rising and Falling Head "slug" tests were performed in accordance with the procedures outlined in ASTM D4044/D4044M-15, to determine the saturated horizontal hydraulic conductivity (Khsat) of the surface aquifer. The test results were analyzed using Hvorslev Time Lag Analytical procedures.

The field testing locations were selected by the client and established in the field by our personnel using hand held GPS based measuring equipment. The boring/test locations are shown on the attached Field Exploration Plan and should be considered approximate. The ground surface elevations at the boring/test locations were interpolated from the information provided to us.

The attached Test Boring Records, Auger Boring Records and Generalized Subsurface Profile (GSP) present the descriptions of the subsurface soils encountered, the groundwater levels encountered and the penetration resistance values recorded when drilling and sampling the test borings. The subsurface conditions are graphically illustrated on the attached Generalized Subsurface Profile sheet. The stratification lines and depth designations on the boring records and profile represent the approximate boundary between the various soils encountered, as determined in the field by our drillers, and the transition from one strata to the next should be considered approximate. The rising and falling Head "Slug Test" data, and Double Ring Infiltration Test Data are also presented in the attachments. A brief discussion of the drilling, sampling, and field testing techniques used during the geotechnical exploration is provided in the attached Field Exploration Procedures section.

2.3 Laboratory Testing

Routine laboratory testing was conducted on representative samples of the soils encountered to provide data for: (1) Soil classification according to the AASHTO (ASTM D3282) and USCS (D2487) Soil Classification Systems, and (2) To provide data for correlation of strength, compressibility and shrink/swell parameters. The index classification testing included four (4) percent moisture content tests and four(4) percent fines content tests.

The laboratory test results are presented on the attached Summary of Laboratory Test Data Sheet. All laboratory testing was conducted in general accordance with applicable standards. A brief description of laboratory testing procedures is presented in the attached Laboratory Test Procedures sheets.

3.0 GEOTECHNICAL FINDINGS

3.1 Site Conditions

The existing site conditions were observed by our field representatives on June 10, 2022. As shown on the attached Site Location Map and Field Exploration Plan, the site is located at 125 South Fourth Street in Fernandina Beach, Florida. The site is slightly wooded and is relatively level in topography. There were several existing one(1) story residential structures observed on the property at the time of our site visit. No standing water was observed on the site at the time of our visit. The surface soils consisted of root mat, dark brown, grey brown and grey fine sands and slightly silty fine sands.

3.2 Subsurface Conditions

The subsurface conditions outlined below highlight the major subsurface stratifications encountered during our geotechnical exploration of the site. When reviewing the boring records, the attached Generalized Subsurface Profile and the subsurface conditions outlined below, it should be understood that the subsurface conditions will vary across the proposed construction area and between the boring locations.

3.2.1 Soil Conditions - After root mat for 4 inches, soil borings B1 and B2, performed within the proposed townhome structure building construction areas, typically encountered alternating strata of very loose to very dense brown to dark brown, grey, grey brown and greenish grey slightly silty fine sands(SP-SM) and silty to very silty fine sands(SM), along with very soft to stiff, grey and greenish grey silts(MH) to the maximum boring termination depth of 40 feet. Penetration resistance values within these strata varied from 3 to 20 blows per foot.

The auger borings A1 and A2, along with TMW1, typically encountered a similar subsurface profile as did the penetration test borings to the maximum boring termination depths of 6 and 15 feet.

3.2.2 Groundwater Conditions - The groundwater levels encountered at the time of drilling ranged from approximately 2.5 to 4.0 feet below the existing ground surface. These water levels are considered to be at the seasonal high groundwater levels. The groundwater level should be expected to fluctuate due to seasonal climatic variations, changes in surface water runoff patterns across the site, construction activity and the subsequent development as planned, and other interrelated factors. Since groundwater variations are anticipated, design drawings and specifications should accommodate such possibilities and construction planning should be based on the assumption that variations will occur.

3.3 Storm-water Management Facility Test Results

The borings/tests performed in the proposed storm-water treatment pond areas encountered alternating strata of slightly silty fine sands(SP-SM/A-3), silty fine sands(SM) and sandy silts. The groundwater level was encountered 4.0 feet (Elevation El.+6.0) below the ground surface. The seasonal high groundwater level is estimated to be 3.0 feet (Elevation El.+7.0) below the ground surface. The aquifer thickness is estimated to be 20 feet. The fillable porosity of the sand deposit is estimated to be 0.22. The saturated horizontal hydraulic conductivity of the surface sand stratum was calculated to be 5.66 ft/day at TMW1. The average unsaturated vertical hydraulic conductivity (Kvunsat, infiltration rate) was measured to be 12.9 inches/hour at DRI1.

4.0 PRELIMINARY GEOTECHNICAL ENGINEERING EVALUATION

4.1 Basis of Evaluation & Recommendations

Our geotechnical engineering evaluation of the site and subsurface conditions with respect to the planned construction, and our recommendations for design and site preparation/earthwork construction, are based upon: (1) Our site observations; (2) The field test data obtained during this geotechnical exploration of the site; and (3) Our understanding of the project information and structural loading conditions as presented in this report. If the structural information or the Site Plan are altered, please contact us so we may review our recommendations. If any site or subsurface conditions are encountered during construction which appear to deviate from data obtained during this geotechnical exploration (as documented herein), please contact us so that we may visit the site, observe the differing conditions, and evaluate the new information relative to our geotechnical evaluation and recommendations.

4.2 Foundation System Evaluation

Based upon our geotechnical findings and our understanding of the proposed construction, we consider the site and subsurface conditions adaptable for support of the proposed structures upon a properly designed and constructed shallow foundations. The shallow foundation system may be designed using an allowable bearing pressure of 2,500 psf. Provided that the design and construction recommendations outlined subsequently are implemented, we estimate that total structural settlement

due to fill and structural loads should be on the order of one inch or less. In addition, post construction differential settlements should be within tolerable magnitudes. The settlements should occur concurrently with construction due to the generally sandy nature of the soils encountered. Site preparation necessary for proper foundation performance includes:

- * Demolition of any remaining existing buildings, asphalt and/or concrete pavement systems, driveway slabs, foundations and conflicting underground utilities.
- * Clearing/grubbing/stripping of all conflicting wooded areas, topsoil and surface vegetation, including their root systems.
- * Compaction of the exposed natural soils to depths of 12 to 24 inches to densities equivalent to 95 percent of the Modified Proctor maximum dry density (ASTM D 1557) using a medium weight vibratory drum roller with a minimum drum weight of 3 to 4 tons and a minimum drum diameter of 3 to 4 feet
- * Placement and compaction of any required structural fill to densities equivalent to 95 percent of the Modified Proctor maximum dry density (ASTM D 1557) within the building areas.

Due to the underlying very loose silty fine sands and very soft to soft silts encountered in the depth range of 12 to 22 feet, we strongly recommend that the placement and compaction of the required elevating fill be completed at least 60 to 90 days prior to the start of construction. This "pre-load period of 60 to 90 days will be necessary whether the monolithic slab option or the stem wall option for the shallow foundation system is used.

5.0 PRELIMINARY FOUNDATION DESIGN & SITE PREPARATION RECOMMENDATIONS

5.1 Foundation Design Recommendations

5.1.1 Foundation Type - We consider a conventional shallow foundation system applicable for this project if the site preparation recommendations presented in section 5.2 of this report are performed.

5.1.2 Bearing Pressure & Depth - The maximum allowable soil bearing pressure for use in shallow foundation design should not exceed 2,500 psf. The foundations should be designed based upon the maximum load which could be imposed by all loading conditions. The exterior footings should bear at a depth of at least 12 inches below the exterior final grades and the interior footings should bear at least 12 inches below the interior floor slab. These minimum bearing depths should provide the necessary confinement for the soils at the foundation bearing levels.

5.1.3 Foundation Size - The minimum widths recommended for isolated spread-type footings and continuous wall footings are 24 and 18 inches, respectively. Even though the maximum allowable soil bearing pressure may not be achieved, these minimum width recommendations should still control the size of the foundations.

5.1.4 Bearing Material - The foundations may bear in either the compacted suitable natural granular soils or compacted structural backfill or fill. The bearing level soils, after compaction, should exhibit densities equivalent to 95 percent of the Modified Proctor maximum dry density (ASTM D 1557) to a depth of at least one-foot below the foundation bearing levels.

Due to the underlying very loose silty fine sands and very soft to soft silts encountered in the depth range of 12 to 22 feet, we strongly recommend that the placement and compaction of the required elevating fill be completed at least 60 to 90 days prior to the start of construction. This "pre-load period of 60 to 90 days will be necessary whether the monolithic slab option or the stem wall option for the shallow foundation system is used.

5.2 Site Preparation Recommendations

5.2.1 Temporary Groundwater Control - During our preliminary geotechnical exploration, the groundwater level was encountered at depths of 2.5 to 4.0 feet below the existing site grades. Dependent upon the groundwater levels encountered at the time of construction, temporary dewatering may be required in some areas of the site. The groundwater should be controlled at all times at a depth of at least two feet below the construction level. Groundwater draw-downs on the order of one to two feet, if required, can probably be best achieved using temporary perimeter drainage ditches, four to five feet deep, which are graded: (1) To a positive gravity outfall away from the site; or (2) To sumps where the collected groundwater and surface water runoff can be removed by pumping.

5.2.2 Existing Utilities - Prior to construction, the locations of any existing underground utility lines within the construction area should be established. Provisions should be made to relocate interfering utilities to appropriate locations. It should be noted that if underground pipes are not properly removed or plugged, they may serve as conduits for subsurface erosion which may subsequently lead to excessive settlement of overlying structure(s). All excavations for the removal of utilities should be backfilled to the desired finish grades and compacted to at least 95 percent of the Modified Proctor maximum dry density.

5.2.3 Demolition and Pavement/Topsoil Removal - Initial site preparation should include the demolition of any remaining existing buildings, driveway slabs, pavements, foundations and conflicting underground utilities. Any existing foundations encountered should be completely removed, if possible, or cut off to a depth of at least four feet below the existing ground surface. Underground utility conduits, pipes, etc, (if encountered) should be either filled with grout or removed. All excavations requiring utility or foundation removal should be backfilled using clean structural fill placed in six-inch thick lifts and compacted to densities equivalent to 95 percent of the Modified Proctor maximum dry density.

The next step of site preparation should consist of clearing existing trees, vegetation, root systems and surficial topsoil from within the planned construction area. The clearing/stripping work should be performed within and to a distance of at least five feet beyond the perimeter of the planned building areas and three feet beyond the perimeter of the proposed pavement areas. It should be anticipated that surficial topsoil will be encountered in thicknesses of 3 inches or less. The perimeter areas may then need to be graded to help direct surface water runoff away from the construction areas.

5.2.4 Site & Fill Compaction - After completing the initial site preparation as referenced above in Sections 5.2.1 to 5.2.3, the exposed sandy soils should be compacted to densities of at least 95 percent of the Modified Proctor maximum dry density to a depth of 12 inches using a medium weight vibratory drum roller which has a minimum at-drum weight on the order of 3 to 5 tons and a minimum drum diameter on the order of four feet, with the exception that a lightweight vibratory drum or sled compactor having a maximum static weight on the order of 1,500 to 2,000 pounds should be used within 50 feet of existing structures. The structural fill required to raise the site to the planned finished grades may then be placed in loose lifts not exceeding 12 inches in thickness and should be

compacted to densities as recommended above. Loose lifts should not exceed eight inches in areas of the site in which lightweight vibratory equipment is used. Structural fill is defined as a non-plastic, inorganic, granular soil containing less than 12 percent material passing the No. 200 mesh sieve (i.e. a relatively clean sand).

5.2.5 Disturbed Soil Conditions - Should the near-surface soils and/or structural fill material experience "pumping" and subsequent soil strength loss during site work construction, work upon these areas should be immediately terminated and: (1) the disturbed soils removed and backfilled with "dry" structural fill soils, (i.e. percent water content on the order of five to 10 percent) which are then compacted; or (2) the excess moisture content within the disturbed soils allowed to dissipate before recompacting. Furthermore, the groundwater table should be checked and controlled as necessary to help insure proper draw-down of any high groundwater conditions that may be causing the "pumping" conditions during compaction or construction activity upon these soils.

5.2.6 Foundation Areas - After placement and compaction of all structural fill in the building areas, the foundations may be excavated to their planned bearing levels using a "smoothed" bucket backhoe. All fine sandy soils existing at the bearing level should be compacted to densities equivalent to 95 percent of the Modified Proctor maximum dry density. For confined footing areas compaction of the fine sandy bearing level soils can probably be best achieved using lightweight, walk-behind sleds, rollers, or tampers having a total weight of at least 100 pounds. Loose lifts of backfilled fine sandy soil in the footing excavations, if required, should be placed in thicknesses not exceeding six inches prior to densification with the lightweight compaction equipment.

6.0 PRELIMINARY GUIDELINE PAVEMENT DESIGN AND CONSTRUCTION RECOMMENDATIONS

6.1 General

The subsurface conditions at this site appear favorable for use of flexible pavements in the roadway pavement areas. Guideline pavement design and construction recommendations applicable to this project are presented below. Detailed flexible pavement design calculations have not been performed to verify adequacy of the recommended pavement sections since detailed traffic loading information is unavailable at this time. We request that **AGES** be retained to review the final pavement design, paving and drainage plans and specifications to evaluate whether our guideline recommendations have been properly interpreted and implemented into the project design.

6.2 Guideline Pavement Design Recommendations

The recommended minimum flexible pavement structure thicknesses for the subject project are provided in the following table.

PAVEMENT COURSE	Automobiles & Moderate to Heavy	
	<u>Light Truck Traffic</u>	<u>Traffic</u>
Asphalt Wearing Surface(In.)*	1.5	2.0
Limerock Base Course (In.)**	6.0	8.0
Prepared Subgrade(In.)***	12.0	12.0
* Superpave 9.5 Asphaltic Concrete or Type S-III, as defined by the Florida DOT Standard Specifications for Road and Bridge Construction Manual.		
** Florida Limerock, exhibiting an LBR Value of 100, and meeting the specifications outlined in the Florida DOT manual (Section 200).		
*** Stabilized and compacted subgrade should exhibit a Maximum LBR value of at least 40. Subgrade stabilization should be performed in accordance with Section 160 of the standard FDOT specifications.		

6.3 Guideline Pavement Construction Recommendations

6.3.1 Pavement Subgrade Preparation - Site preparation in the pavement areas should be performed in accordance with the guideline procedures as outlined above in Section 5 of this report, and should include: (1) Clearing wooded areas and stripping surface vegetation, (2) Compaction of the exposed soils using a medium weight vibratory drum roller, and (3) Placement/compaction of backfill and any required structural fill (if any) to densities equivalent to 95 percent of the Modified Proctor maximum dry density. In addition, the upper one foot of sub-grade in the pavement areas should be compacted to 98 percent of the Modified Proctor maximum dry density. Shell and or clay additives may be required to obtain the required design LBRs required.

6.3.2 Limerock Base Course Preparation - The limerock base course should be placed and compacted to densities equivalent to 100 percent of the Modified Proctor maximum dry density (ASTM D 1557). The surface of the limerock base course material should be "primed" with any of the following cutback asphalt grades: RC-70, RC-250, MC-70, or MC-250. Approximately 0.15 gallons per square yard should be applied to the base course surface. Care should be exercised to prevent over-priming of the base course surface. Prior to asphalt placement, the prime coat should be fully set and cured. The specifications governing the placement of prime coats on pavement base course surfaces and sanding is outlined in Section 300 of the Florida DOT Standard Specifications for Road and Bridge Construction (1986).

The primed base course should be sanded if: (1) more than one day (24 hours) will elapse prior to laying the asphalt wearing surface and excess prime is not absorbed, or (2) construction equipment will operate over the unprotected primed base course. If sanding is required, approximately 10 pounds of sand per square yard of surface (i.e., about 1/4 inch of sand) should be spread over the primed base course. The sand surface coating should contain less than 10 percent fines (i.e., material passing the No. 200 sieve) and be composed of non-elastic, inorganic, granular soil. If Krushcrete is used in lieu of limerock base, then base priming will not be required.

6.3.3 Asphalt Preparation - The placement and compaction of an asphaltic concrete wearing surface should be performed in general accordance with specifications outlined in the current Florida Department of Transportation (FDOT) Road and Bridge Construction manual. Prior to asphalt placement, the base course should be broomed to remove any excess sand and then tacked with a bituminous binder.

6.4 Permanent Groundwater Control Measures

Groundwater control is of utmost importance in maintaining the integrity of flexible pavement structures. In areas where groundwater is anticipated to exist within 24 inches of the bottom of the pavement base course, a properly designed and constructed under drain system will be necessary to maintain this 24-inch separation between the pavement base course and the groundwater level. After finalizing the civil grading plan, we would be pleased to review this plan and evaluate the need for an under drain system. If required, we can design an under drain system for this site.

7.0 QUALITY CONTROL TESTING GUIDELINES

Prior to initiating compaction operations, we recommend that representative samples of the structural fill material and exposed in-place fine sandy soils be collected and tested to determine their compaction and classification characteristics. The maximum dry density, optimum moisture content gradation and plasticity characteristics should be determined. These tests are needed for compaction quality control of the structural fill and existing soils and to determine if the fill material is acceptable.

A representative number of field in-place density tests should be performed in the compacted existing soils and in each one foot lift of structural fill/backfill to confirm that the required degree of compaction has been obtained. At each test level, we recommend one density test be performed for every 2,500 square feet of building area. In-place density tests should also be performed at representative locations in the bearing level soils of the footings. We recommend that at least one density test be performed at a minimum of 25 percent of the isolated column footing bearing areas, and for every 100 linear feet of continuous footing bearing surface. In addition, in-place density tests should be performed at one location for every 7,500 square feet of pavement area (minimum of three locations).

8.0 CONSTRUCTION PLANS & SPECIFICATIONS REVIEW

We recommend that **AGES** be provided the opportunity to review the plans and the specifications prepared from the recommendations presented in this report. If necessary, we will suggest any modifications that may be required to verify that our recommendations have been properly interpreted and implemented. Our report has been written in a guideline recommendation format and is not appropriate for use as (or inclusion into) the specifications without being reworded in a specification type format. It is recommended that this report not be made part of the contract documents. However, it should be made available to prospective contractors for information purposes only.

DATA ATTACHMENTS

Site Location Map
Field Exploration Plan
Key to Soil Classification
Generalized Subsurface Profile
Test Boring Records
Auger Boring Records
Double Ring Infiltration Test Results Sheet
Temporary Well Completion Log
Rising & Falling Head Hydraulic Conductivity Test Results Sheets
Field Exploration Procedures
Laboratory Test Procedures



REFERENCE:

Google.com



AGES of JAX Inc.
9556 Historic Kings Rd.
Jacksonville, Florida 32257

SITE LOCATION MAP

Beech Street Townhomes
Fernandina Beach, Florida

DRAWN: JLK

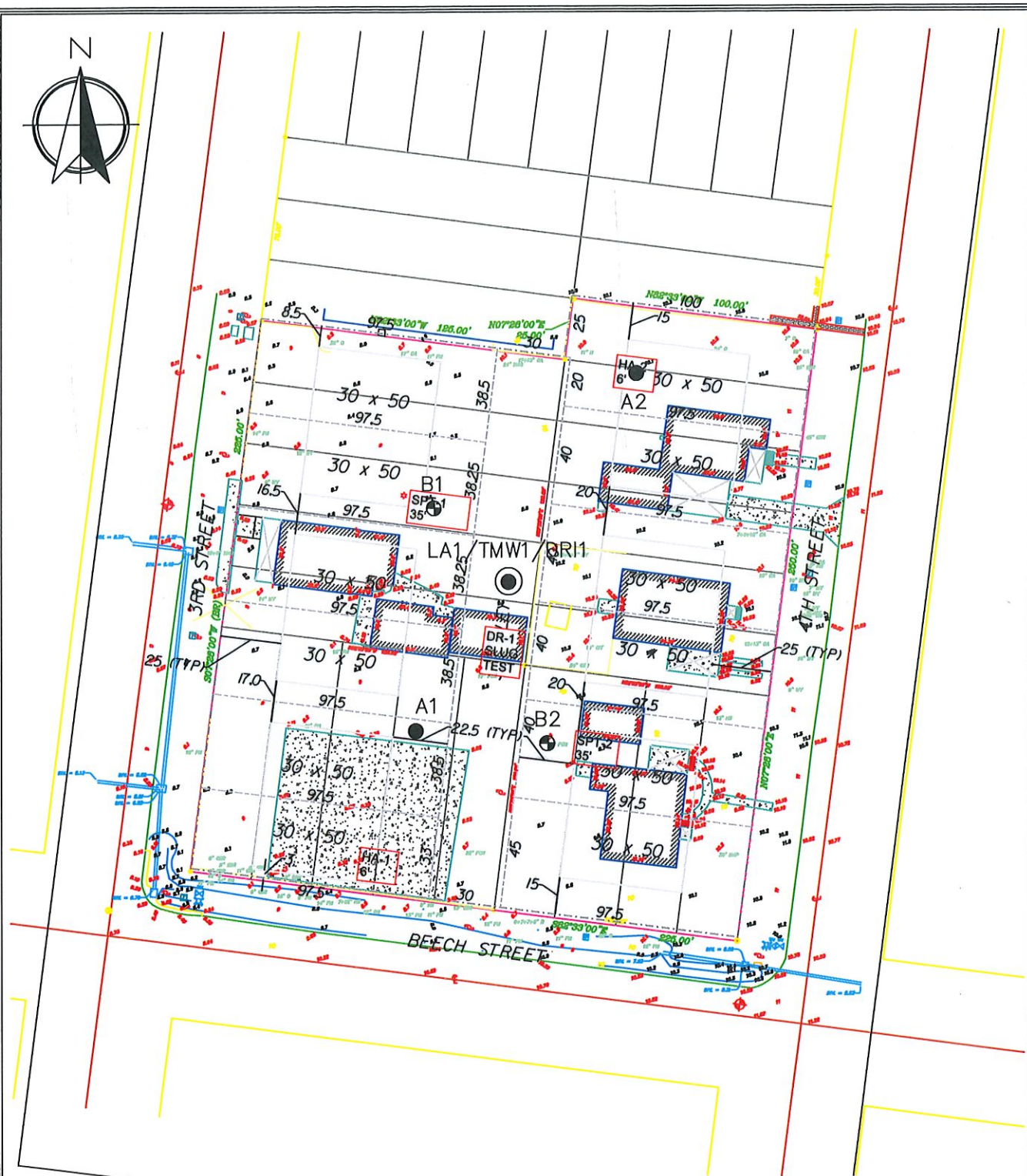
DATE: 06/13/22

SCALE:

CHECKED: TRW

JOB NO: J20496

NTS


$$1'' = 60'$$

KEY TO SOIL CLASSIFICATION

CORRELATION OF N-VALUE WITH RELATIVE DENSITY & CONSISTENCY

SANDS AND GRAVEL	
NO. OF BLOWS, N'	RELATIVE DENSITY
0 - 4	VERY LOOSE
5 - 10	LOOSE
11 - 20	FIRM
21 - 30	VERY FIRM
31 - 50	DENSE
OVER 50	VERY DENSE

SILTS AND CLAYS	
NO. OF BLOWS, N*	CONSISTENCY
0 - 2	VERY SOFT
3 - 4	SOFT
5 - 8	FIRM
9 - 15	STIFF
16 - 30	VERY STIFF
31 - 50	HARD
OVER 50	VERY HARD

PARTICLE SIZE IDENTIFICATION (UNIFIED SOIL CLASSIFICATION SYSTEM)

CATEGORY	DIMENSIONS
Boulders	Diameter exceeds 12 inches
Cobbles	3 to 12 inches
Gravel	Coarse - 0.75 to 3 inches in diameter
Sand	Coarse - 2.0 mm to 4.76 mm diameter Medium - 0.42 mm to 2.0 mm diameter
Silt and Clay	Less than 0.074 mm (Invisible to the naked eye)

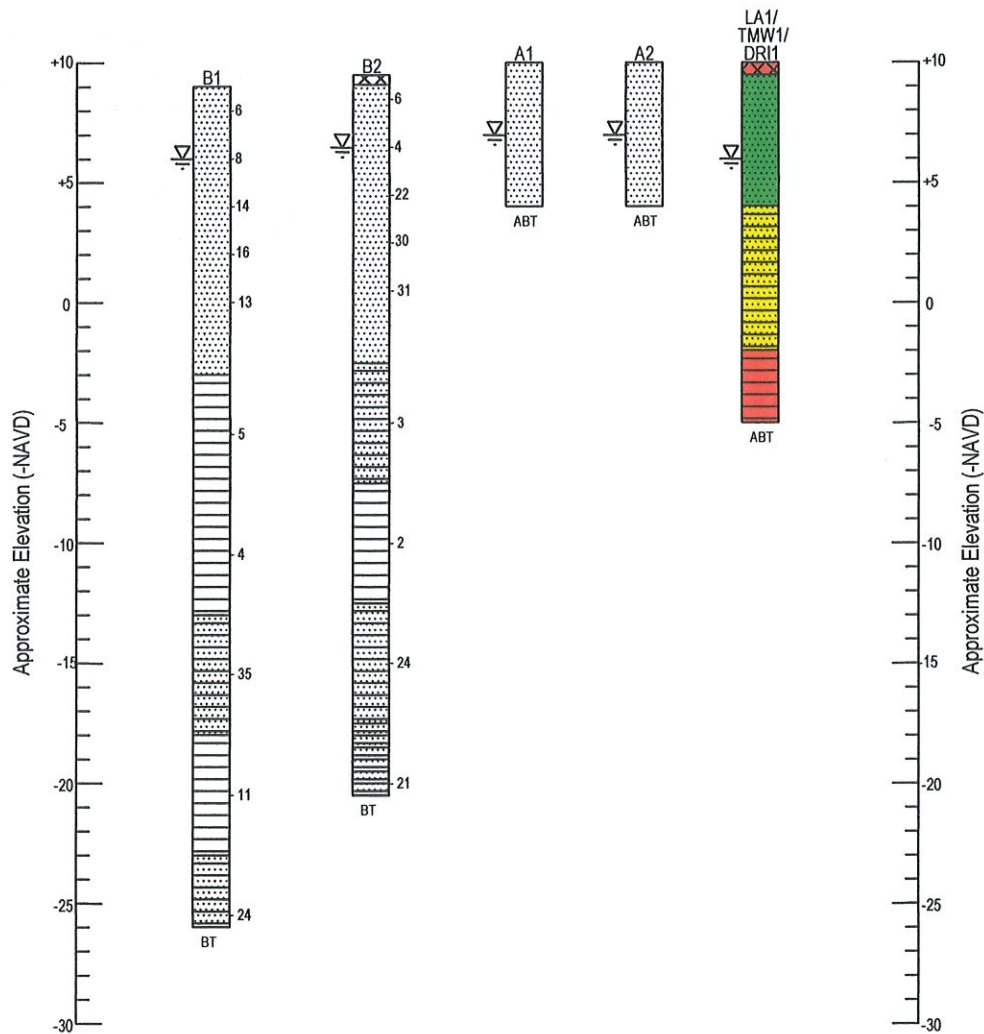
MODIFIERS

These modifiers provide our estimate of the amount of minor constituents (sand silt or clay size particles) in the soil sample.

PERCENTAGE OF MINOR CONSTITUENT	MODIFIERS
5% to 12%	Slightly Silty, Slightly Clayey, Slightly Sandy Silty, Clayey, Sandy Very Silty, Very Clayey, Very Sandy
12% to 30%	
30% to 50%	

These modifiers provide our estimate of the amount of other components in the soil sample.

APPROXIMATE CONTENT OF OTHER COMPONENTS (SHELL, GRAVEL, ETC.)	MODIFIERS	APPROXIMATE CONTENT OF ORGANIC COMPONENTS
0% to 5%	TRACE FEW SOME MANY	1% to 2%
5% to 12%		2% to 4%
12% to 30%		4% to 8%
30% to 50%		>8%



FILL/BACKFILL CLASSIFICATION

- CLASS I FILL/BACKFILL - Use as Trench Backfill, Elevating Fill in Roadway & Building Pads Areas
- CLASS II FILL - Use as Elevating Fill in Building Pad Areas & Green Areas
- UNSUITABLE - Not Suitable For Use as fill or backfill

LEGEND & SYMBOLS (USCS/AASHTO CLASSIFICATION)

- | | |
|--------------------------------------|--|
| Fine SAND (SP/A-3) | SILT (MH/A-5) |
| Slightly Silty Fine SAND (SP-SM/A-3) | Sandy SILT (ML/A-4) |
| Silty Fine SAND (SM/A-2-4) | Variably Cemented Fine SAND (HARDPAN) |
| Very Silty Fine SAND (SM/A-4) | Fine SAND with Many Organics (A-8) |
| Clayey Fine SAND (SC/A-2-6) | Root Mat |
| Silty Clayey Fine SAND (SC-SM/A-2-5) | Standard Penetration Resistance (blows/ft) |
| Very Clayey Fine SAND (SC/A-6) | BT Boring Terminated |
| Silty CLAY (CL/A-7-6) | ABT Auger Boring Terminated |
| CLAY (CL/A-7-6) | GWLNE Groundwater Level Not Encountered |
| | Topsoil |
| | Groundwater Level at Time of Drilling |



AGES of JAX Inc.
9556 Historic Kings Rd.
Jacksonville, Florida 32257

GENERALIZED SUBSURFACE PROFILE

Beech Street Townhomes
Fernandina Beach, Florida

DRAWN: JLW

DATE: 06/14/22

SCALE:

CHECKED: TRW

JOB NO: J20496

1"=8'



TEST BORING RECORD

JOB NO J20496

BORING NO B1

Sheet 1 of 2

Boring Begun 06/10/22

Boring Completed 06/10/22

Driller NW, AW & KW

Soil Inspected By T. Wheeler

Project Beech Street Townhomes

Boring Location (See Field Exploration Plan)

Ground Elevation EL.+9.0' Datum NAVD

Groundwater Depth 3.0' Time: Drilling Date: 06/10/22

Lat/Long N 30.66920°, W81.96294°

ELEV. (FT)	DEPTH (FT)	MATERIAL DESCRIPTION (USCS CLASSIFICATION)	SAMPLE NO.	STANDARD PENETRATION TEST				
				BLOWS PER 6-IN. INTERVAL				BLOW COUNT
+9.0	0							
		LOOSE Grey Brown Slightly Silty Fine SAND (SP-SM)	1	3	3	3	5	6
+7.0			2	1	3	5	5	8
		LOOSE to FIRM Brown Slightly Silty Fine SAND (SP-SM)	3	3	5	9	12	14
+3.0	5		4	7	7	9	12	16
		FIRM Grey Slightly Silty Fine SAND (SP-SM)	5	5	7	6		13
	10							
-3.0								
		FIRM Grey Sandy SILT with Trace Shell Fragments (ML)	6	3	3	2		5
-8.0	15							
		SOFT Grey SILT (MH)	7	1	1	3		4
	20							
-13.0								
		DENSE Greenish Grey Silty Fine SAND (SM)	8	11	19	16		35
	25							
-18.0								
		STIFF Greenish Grey Sandy SILT (ML)	9	3	5	6		11
	30							
BORING CONTINUED ON NEXT PAGE								

REMARKS:

BORING & SAMPLING, ASTM D1586/CORE DRILLING, ASTM D213
BLOW COUNT IS THE NUMBER OF BLOWS OF A 140 LB. HAMMER
FALLING 30 IN. REQUIRED TO DRIVE 1.4 IN. I.D. SAMPLER 1 FT.

J20496 B1a



TEST BORING RECORD

JOB NO J20496

BORING NO B1

Sheet 2 of 2

Boring Begun 06/10/22

Boring Completed 06/10/22

Driller NW, AW & KW

Soil Inspected By T. Wheeler

Project Beech Street Townhomes

Boring Location (See Field Exploration Plan)

Ground Elevation EL.+9.0' Datum NAVD

Groundwater Depth 3.0' Time: Drilling Date: 06/10/22

Lat/Long N 30.66920°, W81.96294°

ELEV. (FT)	DEPTH (FT)	MATERIAL DESCRIPTION (USCS CLASSIFICATION)	SAMPLE NO.	STANDARD PENETRATION TEST	
				BLOWS PER 6-IN. INTERVAL	BLOW COUNT
	30	BORING CONTINUED FROM PREVIOUS PAGE			
		STIFF Greenish Grey Sandy SILT (ML)			
-23.0					
		VERY FIRM Grey Silty Fine SAND with Many Shell Fragments (SM)			
-26.0	35		10	3 14 10	24
		BORING TERMINATED			
	40				
	45				
	50				
	55				
	60				

REMARKS:

BORING & SAMPLING, ASTM D1586/CORE DRILLING, ASTM D213
BLOW COUNT IS THE NUMBER OF BLOWS OF A 140 LB. HAMMER
FALLING 30 IN. REQUIRED TO DRIVE 1.4 IN. I.D. SAMPLER 1 FT.

J20496 B1b



TEST BORING RECORD

Project Beech Street Townhomes
 Boring Location (See Field Exploration Plan)
 Ground Elevation EL.+9.5' Datum NAVD
 Groundwater Depth 2.5' Time: Drilling Date: 06/10/22
 Lat/Long N 30.66886°, W81.46281°

JOB NO J20496
 BORING NO B2
 Sheet 1 of 1
 Boring Begun 06/10/22
 Boring Completed 06/10/22
 Driller NW, AW & KW
 Soil Inspected By T. Wheeler

ELEV. (FT)	DEPTH (FT)	MATERIAL DESCRIPTION (USCS CLASSIFICATION)	SAMPLE NO.	STANDARD PENETRATION TEST				
				BLOWS PER 6-IN. INTERVAL				BLOW COUNT
+9.5	0	Root Mat - 4"	1	2	1	5	5	6
		LOOSE to VERY LOOSE Dark Brown Slightly Silty Fine SAND (SP-SM)	2	4	2	2	2	4
+5.5	5	VERY FIRM to DENSE Brown Slightly Silty Fine SAND (SP-SM)	3	4	7	15	23	22
			4	14	14	16	20	30
			5	14	14	17	14	31
	10							
-2.5		VERY LOOSE Grey Silty Fine SAND with Many Shell Fragments (SM)	6	2	2	1		3
	15							
-7.5		VERY SOFT Grey SILT with Many Shell Fragments (MH)	7	1	1	1		2
	20							
-12.5		VERY FIRM Grey Silty Fine SAND (SM)	8	7	12	12		24
	25							
-17.5		VERY FIRM Greenish Grey Very Silty Fine SAND (SM)	9	6	10	11		21
-20.5	30							
		BORING TERMINATED						

REMARKS:

BORING & SAMPLING, ASTM D1586/CORE DRILLING, ASTM D213
 BLOW COUNT IS THE NUMBER OF BLOWS OF A 140 LB. HAMMER
 FALLING 30 IN. REQUIRED TO DRIVE 1.4 IN. I.D. SAMPLER 1 FT.



AUGER BORING RECORDS
 Beech Street Townhomes
 Fernandina Beach, Florida
 AGES Job No. J20496; Report No. 001

Date Performed: 6/10/22

Performed By: NW & JW

Auger ID Lat / Longs Elev. (FT-NAVD)	Depth (Feet) ^a	SOIL DESCRIPTION (USCS CLASSIFICATION)
--	---------------------------	--

A1 N 30.66910° W 81.46296° EL.+10.0'	0.0 - 1.0 <u>1.0 - 6.0</u> A.B.T. ^b	Grey Brown Slightly Silty Fine SAND (SP-SM/A-3) Dark Brown Slightly Silty Fine SAND (SP-SM/A-3) GWL ^c = 3.0' (El.+ 7.0')
A2 N 30.66931° W 81.46270° EL.+10.0'	0.0 - 1.0 <u>1.0 - 6.0</u> A.B.T. ^b	Grey Fine SAND (SP/A-3) Grey Brown Slightly Silty Fine SAND (SP-SM/A-3) GWL ^c = 3.0' (El.+ 7.0')
TMW1/DRI1 N 30.66912° W 81.46286° EL.+10.0'	0.0 - 0.5 0.5 - 6.0 6.0 - 12.0 <u>12.0 - 15.0</u> A.B.T. ^b	Root Mat - 6" Grey Brown Slightly Silty Fine SAND (SP-SM/A-3) Grey Brown Silty Fine SAND (SM/A-2-4) Grey Sandy SILT with Shell Fragments (MH/A-4) GWL ^c = 4.0' (El.+ 6.0') Estimated Seasonal High Groundwater Level = 3.0 Feet (El.+7.0)

a - Depth measured below ground surface existing at boring location at time of drilling

b - Auger Boring Terminated (A.B.T.)

c - Groundwater Level (GWL) depth below existing ground surface, recorded at time of drilling, unless otherwise noted
 J20496 aug.wpd



SUMMARY OF LABORATORY TEST DATA

Beech Street Townhomes
Fernandina Beach, Florida
AGES Job No J20496, Report 001

Date Tested: 06/13/22 to 06/14/22

Tested By : D. Middleton

Boring ID	Sample	Depth (ft.)	USCS Symbol	AASHTO Symbol	Moisture Content (%)	Fines Content (%)	Atterberg Limits (%) ⁽³⁾			Organics Content (%) ⁽⁴⁾
							Liquid Limit	Plastic Limit	Plasticity Index	
B1	7	18.5 - 20.0	MH	A-5	105	98	--	--	--	--
	9	28.5 - 30.0	ML	A-4	45	78	--	--	--	--
B2	6	13.5 - 15.0	SM	A-2-4	44	21	--	--	--	--
	7	18.5 - 20.0	MH	A-5	102	96	--	--	--	--

-- - Not Tested

1- Moisture Content represents the insitu moisture content (Wn) and was determined in accordance with ASTM D-2216

2- Fines Content (FC) is defined as the percent of material by weight passing the # 200 Sieve (ASTM D-1140)

3- Atterberg Limits Determinations conducted in general accordance with ASTM D4378

4- Organic Content conducted in general accordance with ASTM D2974

J20496 lab1.qpw



DOUBLE RING INFILTRATION TEST RESULTS

PROJECT: Beech Street Townhomes		REPORT DATE: 06/13/22	
LOCATION: Fernandina Beach, Florida		TEST DATE: 06/10/22	
JOB NUMBER: J20496		FIELD PERSONNEL: NW & JW	
TEST NUMBER: DRI1		METHOD: ASTM D3385	
LAT/LONG: 30.66912°N, -81.46286°W		WATER HEAD: 6"	
GROUND ELEVATION = EL +10.0'		TEST DEPTH: 8"	

ELAPSED TIME (MINUTES)	WATER QUANTITY (ML)	INFILTRATION RATE (IN/HOUR)
5	2000	12.9
10	2000	12.9
15	2500	16.2
20	2000	12.9
25	2000	12.9
30	2000	12.9
35	2500	16.2
40	2000	12.9
45	2000	12.9
50	2000	12.9
55	2000	12.9
60	2000	12.9

SOIL PROFILE	
Depth(Ft)	Soil Description (USCS Classification)
0.0 - 0.5	Root Mat - 6"
0.5 - 6.0	Grey Brown Slightly Silty Fine SAND (SP-SM/A-3)
6.0 - 12.0	Grey Brown Silty Fine SAND (SM/A-2-4)
12.0 - 15.0	Grey Sandy SILT with Some Shell Fragments (ML)
A.B.T.	GWL=4.0' (EL.+6.0')

SUMMARY OF TEST DATA & RESULTS	
INNER RING SIZE (INCHES):	12
OUTER RING SIZE (INCHES):	24
AVERAGE INFILTRATION RATE (IN/HR):	13.5
STEADY STATE INFILTRATION RATE (IN/HR):	12.9

INFILTRATION RATE VS TIME

Elapsed Time (MIN)	Infiltration Rate (IN/HR)
5	12.9
10	12.9
15	16.2
20	12.9
25	12.9
30	12.9
35	16.2
40	12.9
45	12.9
50	12.9
55	12.9
60	12.9

Estimated Seasonal High GWL = 3.0' Below Ground Surface (EL.+7.0')

TEMPORARY WELL COMPLETION LOG

CLIENT: Gillette & Associates **JOB NO:** J20496 **WELL NO:** TMW1
JOB NAME: Beech Street Townhomes **DRILLED BY:** NW, AW & KW
LOCATION: N 30.66912°, W 81.46286° **ENGINEER:** T. Wheeler
DATE INSTALLED: 06/10/22
PURPOSE: **MONITOR WELL** ☒ **TEST WELL** ☐ **OBSERVATION WELL** ☐
 WATER SUPPLY ☐ **OTHER** _____

CONSTRUCTION DATA

DRILLING METHOD: 3" Mud Rotary
WELL TYPE: _____
SCREEN/GRAVEL PACK ☐ **OPEN HOLE** ☐
PIEZOMETER ☒ **WELL POINT** ☐
OTHER _____
WELL DEPTH: 12.5' (BGS)

WELL MATERIAL: _____
CASING DIAMETER (INS): _____
INTERVAL (FT BGS): _____
BOREHOLE DIA. (INS): _____
SLOT SIZE (INS): _____

CASING/SCREEN/OPEN HOLE		
5.0'	10.0'	12.5'
2.0"	2.0"	NA
0.0 - 2.5'	2.5' - 12.5'	NA
3.0"	3.0"	NA
NA	0.010"	NA

MATERIAL TYPE: _____
INTERVAL (FT BGS): _____
LENGTH (FT): _____

ANNULUS MATERIAL		
Soil Cuttings	Bentonite Seal	20/30 Grade Sand
NA	NA	0.0' - 12.5'
NA	NA	NA

HYDROGEOLOGIC DATA

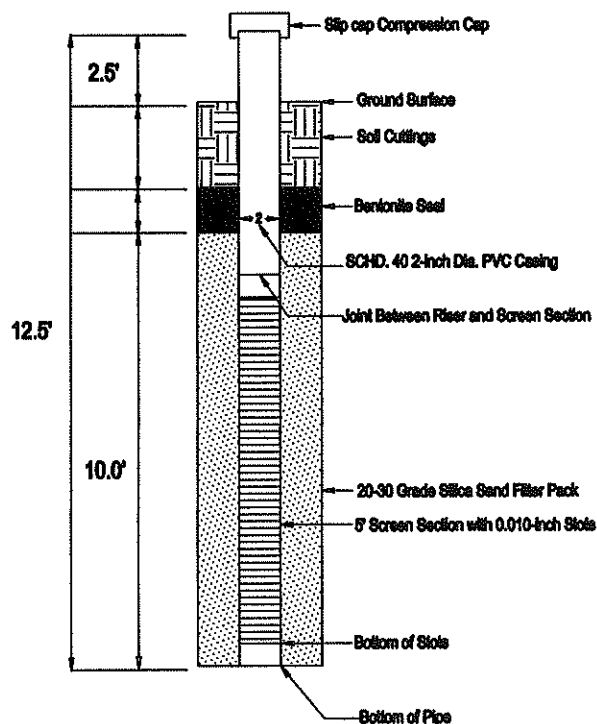
COMPLETION FORMATION: NA
SPECIFIC CAPACITY: NA
TRANSMISSIVITY: NA
STORAGE COEFFICIENT/SPECIFIC YIELD: NA
DEPTH TO WATER (FT): NA
DATE/TIME: NA

COMMENTS

ELEVATION DATA

GROUND ELEVATION (FT): +10.0'
TOP OF CASING STICKUP (FT): 2.5'
CASING ELEVATION (FT): +12.5'
SURVEYED BY: Estimate

WELL DIAGRAM



From	To	Soil Description
0.0	0.5	Root Mat - 6"
0.5	6.0	Grey Brown Slightly Silty Fine SAND (SP-SM)
6.0	12.0	Grey Brown Silty Fine SAND (SM)
12.0	15.0	Grey Sandy SILT with Shell Fragments (MH)

GWL: 4.0' (Below Ground Surface) (El. +6.0')



INSITU RISING HEAD HYDRAULIC CONDUCTIVITY TEST

Beech Street Townhomes
Fernandina Beach, Florida
AGES Job No. J20496

Governing Equation (NAVFAC)

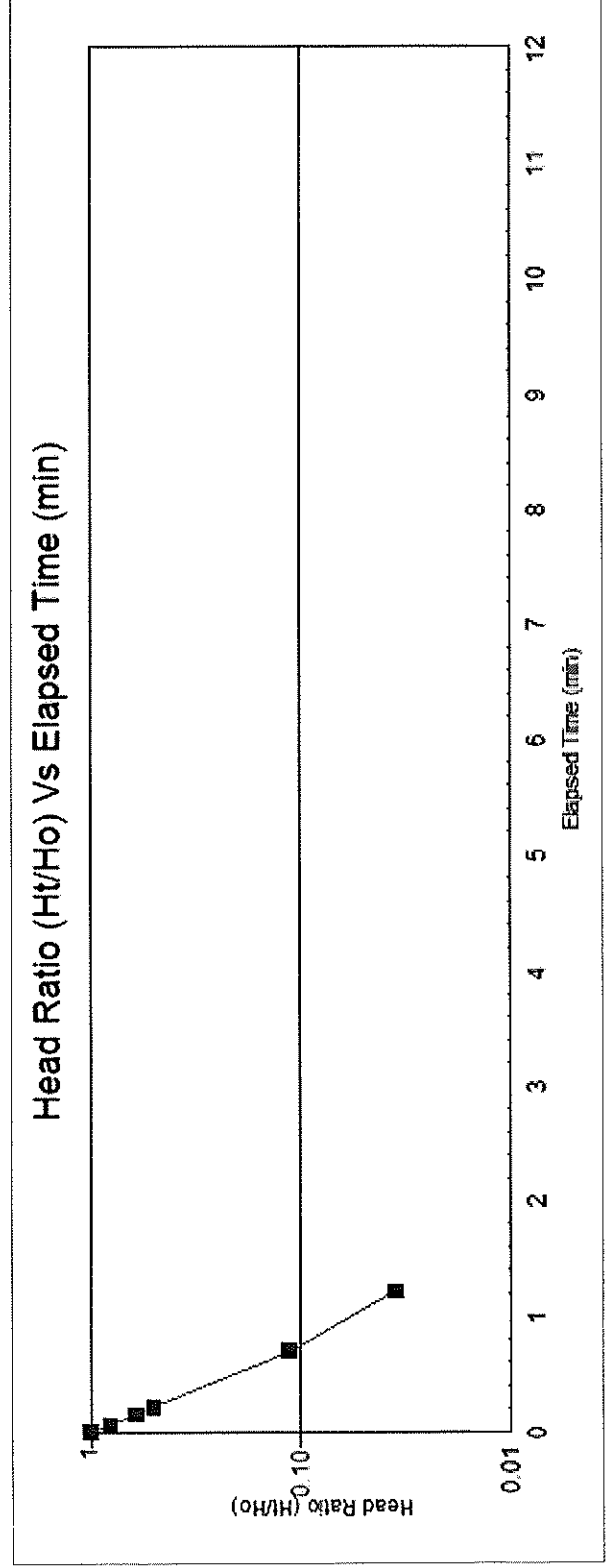
$$Khsat = \frac{r^2}{2L} \ln(L/R) [\ln(H1/H2)/(t2-t1)]$$

Date Performed 06/17/22

Performed by D. Anderson

Well Data	
Well ID	TMW1
Well Radius - R (ft)	0.083
Saturated Screen Length - L(ft)	9.07
Well Stickup (ft)	2.33
Well Depth below TOC	15.00
Depth to Static GW below TOC	5.93
Initial Drawdown Depth below TOC	6.99

Field Data			Depth Below TOC (ft)	Head (Ht)	Head Ratio Ht/Ho
Elapsed Time (t)	min	sec			
0	0	0.1	6.995	1.06	1.00
0	0	4	6.789	0.86	0.81
0	0	9	6.582	0.65	0.61
0	0	13	6.462	0.53	0.50
0	0	42	6.051	0.12	0.11
1	1	13	5.968	0.04	0.04
Results: Insitu Horizontal Hydraulic Conductivity (k)					
0.005495	ft/min	7.91	ft/day	2.8E-03	cm/sec





OF JAX, INC.

INSITU FALLING HEAD HYDRAULIC CONDUCTIVITY TEST

Beech Street Townhomes
Fernandina Beach, Florida
AGES Job No. J20496

Governing Equation (NAVFAC)

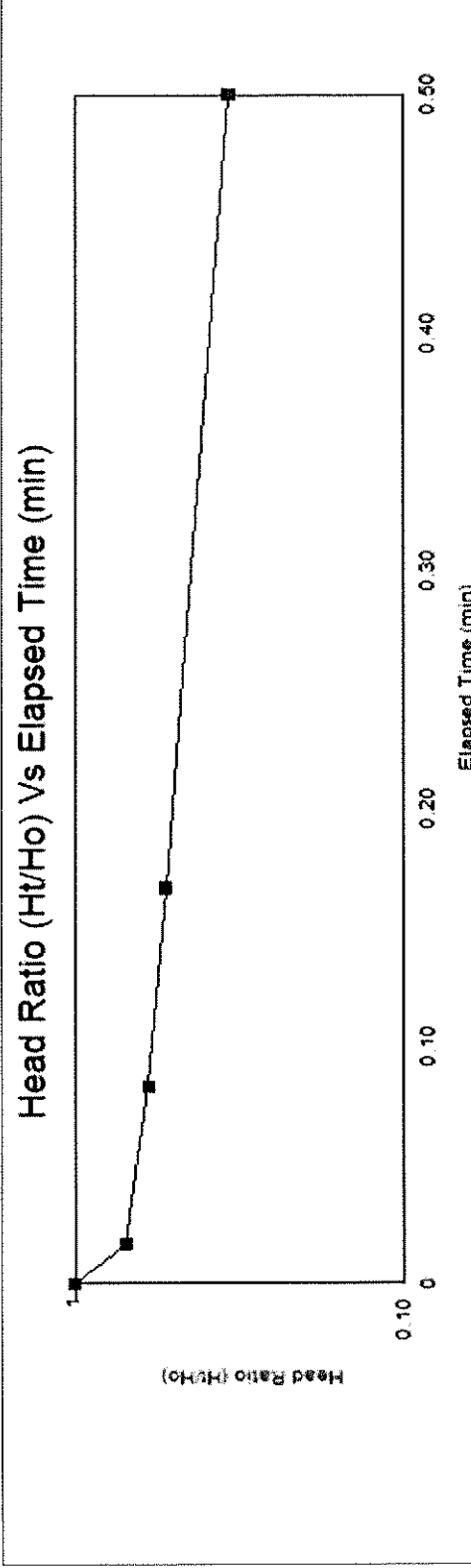
$$K = r^2/2L \ln(L/R) [\ln(H_1/H_2)/(t_2 - t_1)]$$

Date Performed 06/17/22

Performed by D Anderson

Well Data	
Test ID	TMW1
Well Radius - R (ft)	0.08
Well Stickup (ft)	2.33
Well Depth below TOC (ft)	15
Saturated Screen Length - L(ft)	9.07
Depth to Static GW below TOC	5.93
Initial Water Depth below TOC Slug In	5.20

Field Data		Water Level TOC (ft)	Head (Ht)	Head Ratio Ht/Ho
Elapsed Time t				
min	sec	min		
0	0.01	0.0		
0	1	0.0	0.726	1.0
0	5	0.1	0.51	0.7
0	10	0.2	0.43	0.6
0	30	0.5	0.39	0.5
0			0.25	0.3
Results: Insitu Horizontal Hydraulic Conductivity (k)				
0.002372	ft/min	3.41	ft/day	1.2E-03
			cm/sec	



FIELD EXPLORATION PROCEDURES

Penetration Borings

The penetration borings were made in general accordance with ASTM D 1586-67, "Penetration Test and Split-Barrel Sampling of Soils". The borings were advanced to the water table by augering and, after encountering the groundwater table, further advanced by rotary drilling techniques using a circulating bentonite fluid for borehole flushing and stability. At two-foot intervals within the upper 10 feet and at five-foot intervals thereafter, the drilling tools were removed from the borehole and a split-barrel sampler inserted to the borehole bottom and driven 18 inches into the material using a 140-pound SPT hammer falling, on the average, 30 inches per hammer blow. The number of hammer blows for the final 12 inches of penetration is termed the "penetration resistance, blow count, or N-value". This value is an index to several in-place geotechnical properties of the material tested, such as relative density and Young's Modulus.

After driving the sampler 18 inches (or less, if in hard rock or rock-like material) at each test interval, the sampler was retrieved from the borehole and a representative sample of the material within the split-barrel was placed in a glass jar and sealed. After completing the drilling operations, the samples for the borings were transported to our laboratory where they were examined by our engineer in order to verify the driller's field classifications. The samples will be kept in our laboratory for a period of two months after submittal of formal written report, unless otherwise directed by the client.

Auger Borings

The auger borings were performed manually using a post-hole auger. The auger borings were drilled in general accordance with ASTM D 1452-80 ("Soil Investigation and Sampling by Auger Borings"). Representative samples of the soils brought to the ground surface by the augering process were placed in glass jars, sealed, and transported to our laboratory where they were examined by a geotechnical engineer to verify the driller's field classification.

LABORATORY TEST PROCEDURES

Natural Moisture Content

The water content of the sample tested was determined in general accordance with ASTM D 2216-80. The water content is defined as the ratio of "pore" or "free" water in a given mass of material to the mass of solid material particles.

Fines Content

The percent fines of material passing the No. 200 mesh sieve of the sample tested was determined in general accordance with ASTM D 1140. The percent fines are the soil particles in the silt and clay size range.

ENGINEERING PLANS

FOR

3RD AND BEECH MULTIFAMILY

FOR

WORTHY INVESTMENTS, LLC

GILLETTE & ASSOCIATES, INC.

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

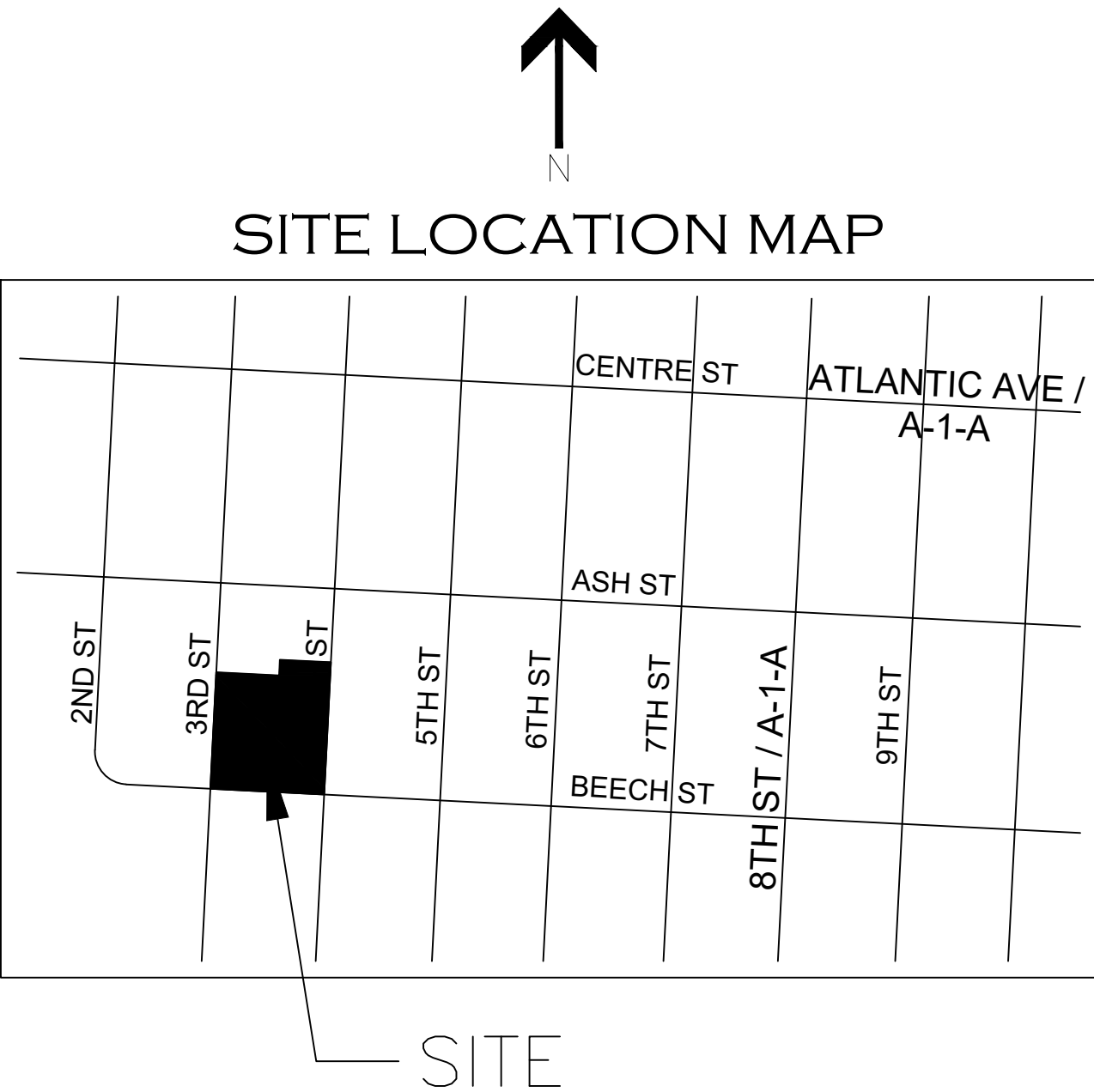
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PHONE: 904/261-8819

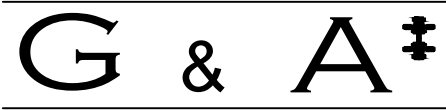


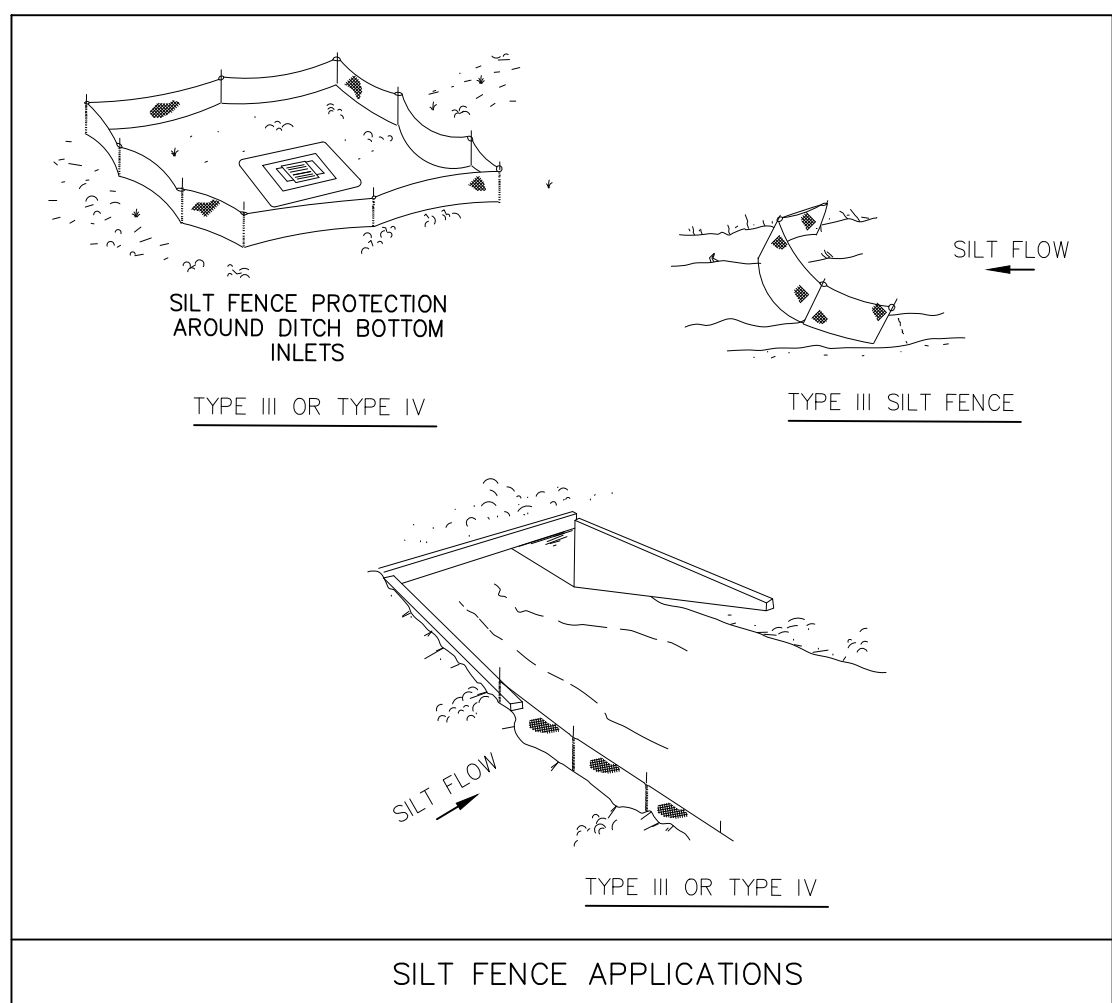
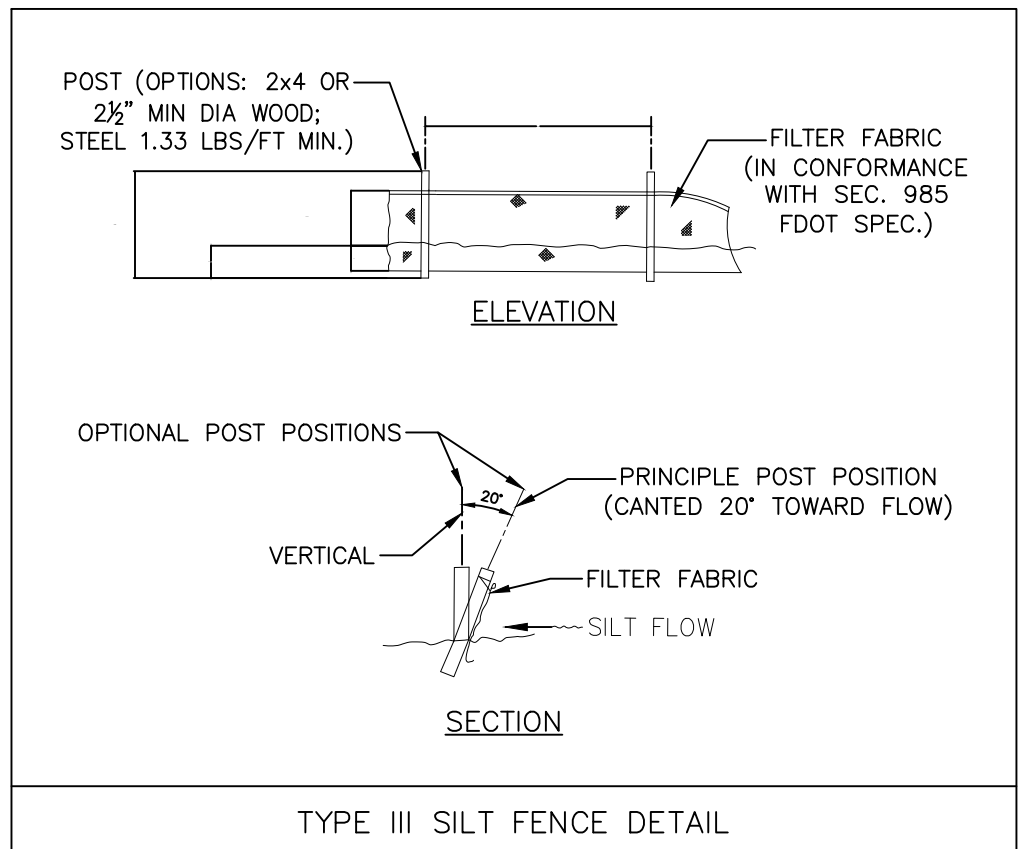
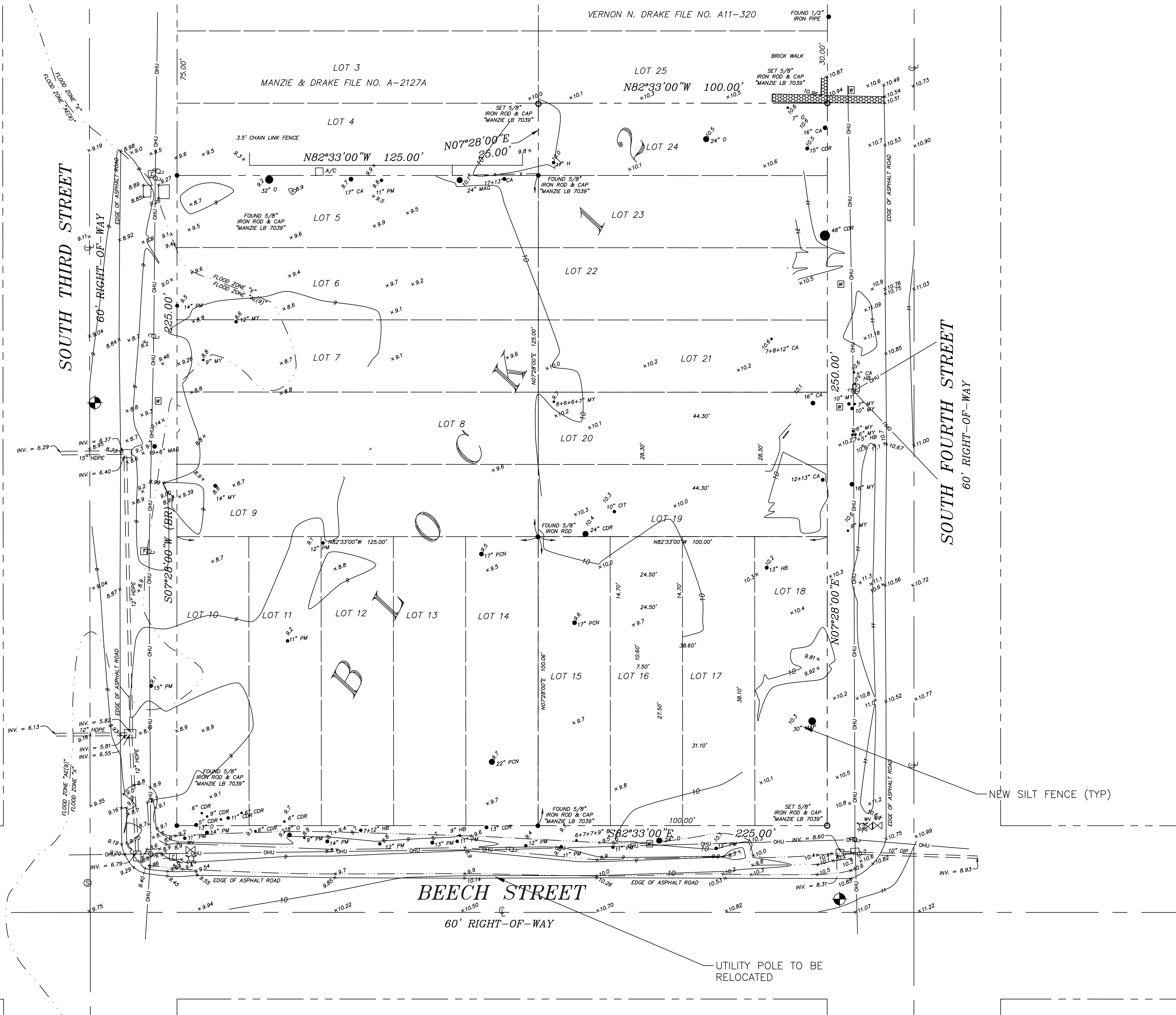
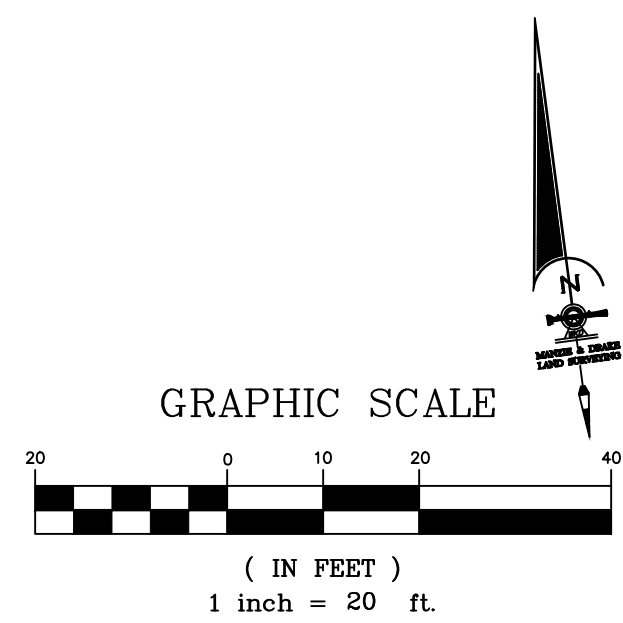
ISSUE DATE: 07/11/24

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

G&A Project
No.: 24-10-XX



				SITE / GEOMETRY NOTES				SITE / GEOMETRY NOTES CONT.				INDEX				NOT FOR CONSTRUCTION	
				1. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER. ALL SAFETY RULES AND GUIDELINES OF O.S.H.A. SHALL BE FOLLOWED. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ANY INJURIES OF HIS EMPLOYEES, AND ANY DAMAGE TO PRIVATE PROPERTY OR PERSONS DURING THE COURSE OF THIS PROJECT. ALL COSTS ASSOCIATED WITH COMPLYING WITH REGULATIONS AND THE FLORIDA TRENCH SAFETY ACT MUST BE INCLUDED IN THE CONTRACTOR'S PRICE FOR PERFORMING THE WORK. 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE JOB SITE PRIOR TO PREPARING THE BID FOR THE PURPOSE OF FAMILIARIZING HIMSELF WITH THE NATURE AND THE EXTENT OF THE WORK AND LOCAL CONDITIONS, EITHER SURFACE OR SUBSURFACE, WHICH MAY AFFECT THE WORK TO BE PERFORMED, AND THE EQUIPMENT, LABOR AND MATERIALS REQUIRED. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF COMPLETE PERFORMANCE UNDER THIS CONTRACT. THE CONTRACTOR IS URGED TO TAKE COLOR PHOTOGRAPHS ALONG THE ROUTE OF THIS PROJECT TO RECORD EXISTING CONDITIONS PRIOR TO CONSTRUCTION, AND TO AID IN RESOLVING POSSIBLE FUTURE COMPLAINTS THAT MAY OCCUR DUE TO CONSTRUCTION OF THE PROJECT. ALL COSTS ASSOCIATED WITH PRELIMINARY INVESTIGATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. 3. ALL IMPROVEMENTS SHOWN ARE TO BE WARRANTED BY THE CONTRACTOR TO THE DEVELOPER. 4. ELEVATIONS ARE BASED ON NAVD DATUM OF 1988. 5. TOPOGRAPHIC AND BOUNDARY INFORMATION WAS PROVIDED BY: MANZIE & DRAKE LAND SURVEYING (904-491-5700). 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BUILDING, RIGHT-OF-WAY PERMITS NOT PROVIDED AND INSURANCE REQUIRED FOR THE PROJECT. 7. THE CONTRACTOR SHALL COORDINATE THE WORK WITHIN COUNTY OR STATE RIGHT-OF-WAY WITH THE PROPER AGENCIES FOR MAINTENANCE OF TRAFFIC AND METHOD OF CONSTRUCTION & REPAIR. 8. THE CONTRACTOR SHALL ADVISE THE OWNER'S AUTHORIZED REPRESENTATIVE OF PLANNED WORK SCHEDULE. THE CONTRACTOR SHALL COORDINATE THEIR CONSTRUCTION WITH ALL OTHER CONTRACTORS. IN THE EVENT OF ANY CONFLICT WHATSOEVER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD, AND THE OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION. 9. "AS-BUILT" DRAWINGS - AS-BUILTS ARE REQUIRED TO BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR. THEREFORE, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTRACT WITH A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA FOR THE PREPARATION, FIELD LOCATIONS, CERTIFICATION, AND SUBMITTAL OF AS-BUILT DRAWINGS. 10. "AS-BUILT" RECORD DATA AND INFORMATION SHALL BE MAINTAINED BY THE CONTRACTOR. RECORD DRAWINGS SHALL BE SUPPLIED TO THE ENGINEER. 11. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL SURVEY AND PROPERTY MONUMENTS. IF A MONUMENT IS DISTURBED, THE CONTRACTOR SHALL CONTRACT WITH THE SURVEYOR OF RECORD FOR REINSTALLATION OF THE MONUMENT. 12. ALL DEBRIS RESULTING FROM ALL ACTIVITIES SHALL BE DISPOSED OF OFF-SITE BY CONTRACTOR ON A DAILY BASIS. 13. ALL EXCESS SUITABLE AND UNSUITABLE MATERIALS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR UNLESS DIRECTED OTHERWISE BY THE ENGINEER. 14. ALL EXISTING TREES LISTED TO REMAIN SHALL BE PRESERVED AND PROTECTED. 15. THE LOCATION OF ALL EXISTING UTILITIES, STRUCTURES, AND IMPROVEMENTS ON THE DRAWINGS ARE BASED ON LIMITED INFORMATION AND MAY NOT HAVE BEEN FIELD VERIFIED. THE LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL NOTIFY RESPECTIVE UTILITY OWNERS AND FIELD VERIFY LOCATIONS OF EXISTING UTILITIES AND OTHER IMPROVEMENTS PRIOR TO COMMENCING ANY CONSTRUCTION. IF THE LOCATIONS SHOWN ARE CONTRARY TO ACTUAL FIELD LOCATIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF THE DISCREPANCY. THE DISCREPANCY SHOULD BE RESOLVED PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN AREAS NEAR EXISTING UTILITY IMPROVEMENTS AND SHALL BE RESPONSIBLE FOR REPAIRS OR PAYMENTS FOR ALL DAMAGE MADE TO EXISTING UTILITIES OR OTHER IMPROVEMENTS. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL GRADES, INVERTS, AND TYPE OF MATERIAL OF EXISTING UTILITIES TO WHICH THEY SHALL CONNECT. 16. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER ON ALL MATERIALS, FOR REVIEW AND APPROVAL, PRIOR TO PURCHASE OR CONSTRUCTION OF ANY UTILITY OR STRUCTURE. 17A. UNSUITABLE MATERIALS UNDER WATER, SEWER, OR STORM PIPE AND/OR STRUCTURES SHALL BE REMOVED AND REPLACED WITH SELECTED BACKFILL COMPACTED TO 98% OF IT'S MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D1557). 17B. ALL FINISH FLOORS SHOWN ON THE PLANS ARE MINIMUM ELEVATIONS 18. GRADES SHOWN ON PLANS ARE EDGE OF PAVEMENT FINISHED GRADES UNLESS OTHERWISE NOTED. 19. SHOULD THE SURFACE OR SUBSURFACE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. 20. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE SEEDED AND MULCHED UNLESS OTHERWISE SPECIFICALLY STATED. ALL DISTURBED AREAS WITHIN THE NASSAU COUNTY RIGHT OF WAY SHALL BE COVERED WITH BERMUDA SOD. 21. THE CONTRACTOR IS RESPONSIBLE FOR THE CONTROL OF SEDIMENT-LADEN RUNOFF RESULTING FROM STORM EVENTS DURING THE CONSTRUCTION PHASE. EROSION CONTROL FACILITIES SHOULD BE INSTALLED EARLY DURING THE CONSTRUCTION PERIOD SO AS TO PREVENT THE TRANSPORT OF SEDIMENT INTO SURFACE WATERS. RE-VEGETATION AND STABILIZATION OF DISTURBED AREAS SHOULD BE ACCOMPLISHED IMMEDIATELY TO REDUCE THE POTENTIAL FOR FURTHER SOIL EROSION. 22. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND CITY BEFORE COMMENCING WORK.				23. MINIMUM COVER OVER PIPES SHALL BE 36" UNLESS OTHERWISE INDICATED. 24. ALL UNDERGROUND UTILITY COMPANIES SHALL BE CONTACTED AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION. 25. BACKFILL MATERIAL SHALL BE COMPACTED TO 100% (2%) UNDER EXISTING AND PROPOSED ROADWAYS. 26. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN TO BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER. 27. STATIONING REFERS TO THE CENTERLINE OF THE ROADWAY EXCEPT AS NOTED ON PLANS. WHERE PAVEMENT SPLITS, THE STATIONING FOLLOWS THE INSIDE EDGE OF PAVEMENT UNTIL ROADWAY TRANSITIONS BACK TO THE TYPICAL ROADWAY SECTION 28. ALL CONSTRUCTION, MATERIAL, AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH CITY OF F.B. AND NASSAU COUNTY STANDARDS.				ALL PERMITTING ENTITIES	PAGE #	SHEET	DESCRIPTION		
				WATER NOTES				1. ALL WATER & SEWER CONSTRUCTION SHALL BE ACCOMPLISHED BY AN UNDERGROUND UTILITY CONTRACTOR LICENSED UNDER THE PROVISIONS OF CHAPTER 489 FLORIDA STATUTES. 2. WHEN DEWATERING CAPACITY REQUIRES A PERMIT (CUP), IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE PERMIT THROUGH THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT. 3. WATER MAINS CROSSING SANITARY HAZARDS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER MAIN. WHERE WATER AND SEWER MAINS CROSS WITH BETWEEN 18 INCHES AND 6 INCHES OF VERTICAL CLEARANCE, A 20 FOOT SECTION OF C900 (DR18) WATER QUALITY PIPE SHALL BE CENTERED ON THE POINT OF THE CROSSING. THE CONTRACTOR SHALL FIELD VERIFY THE VERTICAL SEPARATION. THE MINIMUM SEPARATION BETWEEN WATER AND SEWER PIPES IS TO BE 6 INCHES OUTSIDE DIAMETER TO OUTSIDE DIAMETER. 4. ALL PIPE LENGTHS ARE APPROXIMATE DIMENSIONS, ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED TO CONFORM WITH TYPICAL SECTIONS AND DETAILS AS SHOWN ON THE MISCELLANEOUS DETAILS SHEET AND IN ACCORDANCE WITH THE SPECIFICATIONS. 5. ALL UNDERGROUND UTILITIES MUST BE INSTALLED PRIOR TO PREPARATION OF SUBGRADE FOR PAVEMENT. 6. CONTACT ANDRE DESILET, CITY OF FERNANDINA BEACH UTILITY DIRECTOR, AT 904-310-3431 PRIOR TO ANY UTILITY TIE-IN.									
				FIRE NOTES													
				1. WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO COMMENCING CONSTRUCTION WORK ON ANY STRUCTURE. (NFPA 1, 16.4.3.1.3, 2009 EDITION) 2. HYDRANTS SHALL HAVE CLEARANCES OF SEVEN AND ONE HALF FEET (7 FT-6 IN.) IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANT, WITH A FOUR FOOT CLEARANCE TO THE REAR OF THE HYDRANT. (NFPA 1, 18.3.4.1, 2009) 3. NEW FIRE HYDRANT(S) SHALL BE INSTALLED NOT MORE THAN 7 FEET 6 INCHES AWAY FROM CURB OR BERM OF THE ROADWAY.													
				LEGEND													
K				Scale: NONE	Gillette & Associates, Inc. 31 South 4th Street Fernandina Beach, FL 32034	 GILLETTE & ASSOCIATES, INC. 20 SOUTH 4TH STREET FERNANDINA BEACH, FL 32034 PHONE: (904) 261-8819	3RD ST & BEECH ST. MULTIFAMILY CONDO FERNANDINA BEACH, FLORIDA	WORTHY INVESTMENTS LLC	INDEX SHEET	REGISTERED DESIGN PROFESSIONAL	Date: 7/12/24						
J				Project Mgr: AG													
I				Designed by: AG/RF													
H				Drawn by: AG	Certificate of Authorization No. 9332	DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"				ASA R. GILLETTE, P.E. FLORIDA P.E. NO. 56177	Project No. 24-10-XX						
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I				Project Mgr: AG						Project No. 24-10-XX
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NOTES

PROPERTY
PARCEL IDS:
00-00-31-1800-0012-0050
00-00-31-1800-0012-0100
00-00-31-1800-0012-0150
00-00-31-1800-0012-0190
00-00-31-1800-0012-0210

ZONING: MU-1 & R-2
FUTURE LAND USE: MIXED USE & MEDIUM DENSITY RESIDENTIAL
PROPOSED USE: CONDOMINIUM / MULTI-FAMILY
FLOOD ZONE: X & AE-9 (SOME DWELLINGS RESIDE IN FLOOD ZONE)
TOTAL AREA: 53,125 SF = 1.22 AC

MU-1 SETBACKS
FRONT: NONE
SIDE: BUILDING CODE REQUIRES 6 FT BETWEEN BUILDINGS AS MEASURED FROM THE OUTERMOST FACE OF ALL MATERIALS
SECONDARY SIDE: 10 FT
REAR: 10 FT

R-2 SETBACKS
FRONT: 25 FT
SIDE: 10% LOT WIDTH (10-FT MINIMUM)
(31-FT HEIGHT, 14-FT SIDE SETBACK)
REAR: 20 FT

IMPERVIOUS AREA
MAXIMUM IMPERVIOUS SURFACE RATIO: 60%
TOTAL LOT AREA: 53,125 SF
TOTAL IMPERVIOUS AREA: 25,348 SF
TOTAL PROPOSED ISR: 47.8%

DENSITY

MU-1 ZONING DENSITY, PER FLORIDA LIVE LOCAL ACT CHAPTER 125 /166 UTILIZES A DENSITY OF 34 UNITS PER ACRE, REQUIRING 40% OF THE UNITS TO MEET AFFORDABLE HOUSING.
DENSITY: (38,400 S.F.)/(43,560 SF/AC) * (34 D.U./AC) = 29 UNITS
3RD STREET BUILDING: 4-STORY AND 45-FT HEIGHT
1ST FLOOR: PARKING
2ND FLOOR: APARTMENTS (12 UNITS L.T. 1,250 SF EA.)
3RD FLOOR: CONDOMINIUM (8 UNITS G.T. 1,250 SF & L.T. 2,200 SF EA.)
4TH FLOOR: CONDOMINIUM (9 UNITS G.T. 1,250 SF & L.T. 2,200 SF EA.)

TOTAL UNITS: 29
LOW INCOME UNITS: 12 (41%)

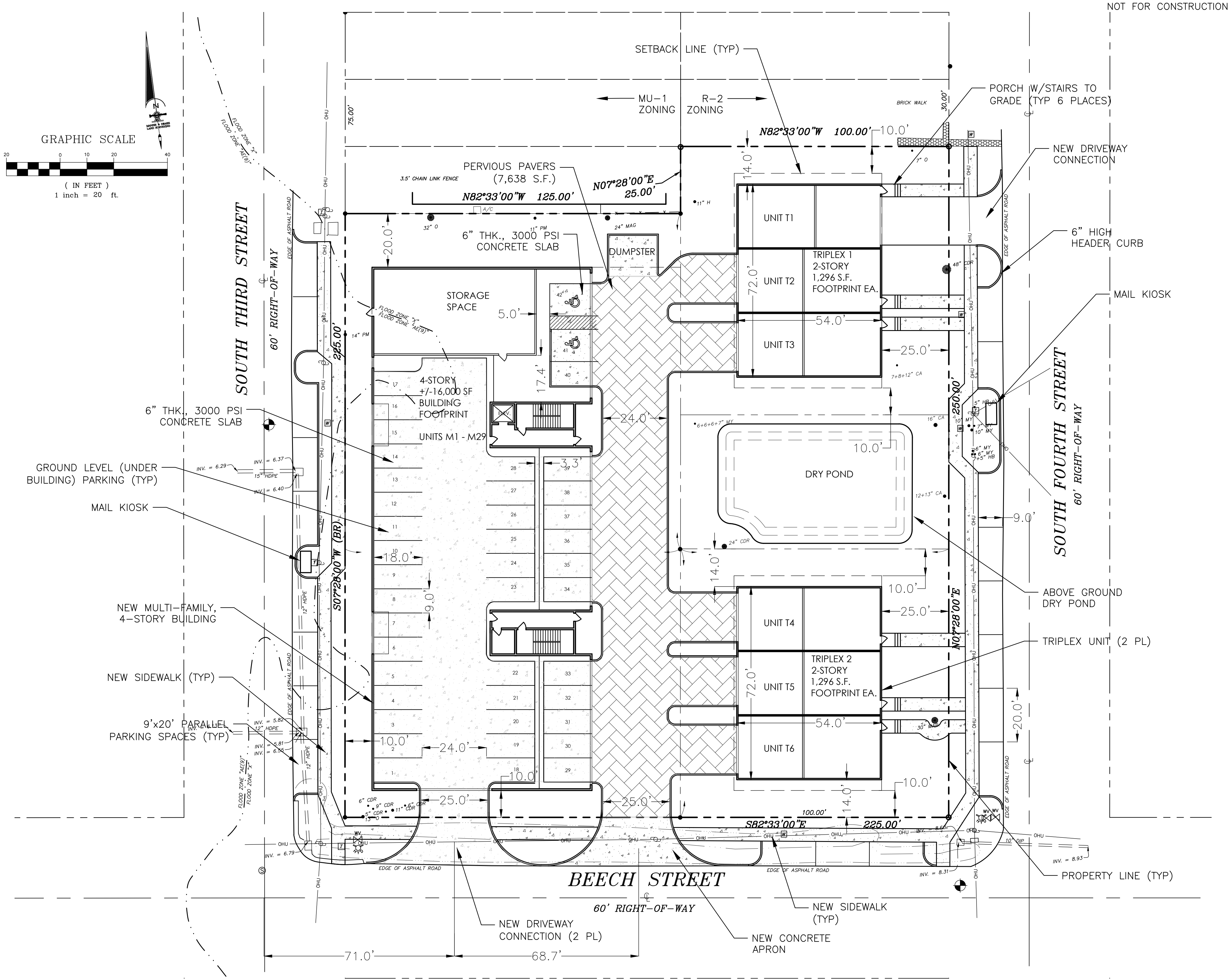
R-2 ZONING (MEDIUM DENSITY RESIDENTIAL) OF 8 UNITS PER ACRE
DENSITY: ((36,404 S.F.)/(43,560 S.F.)) * (8 DU/AC) = 6 UNITS
4TH STREET BUILDINGS: 1-STORY AND L.T. 25-FT HIGHT
TOTAL UNITS: 6
(AFFORDABLE HOUSING NOT APPLICABLE)

PARKING

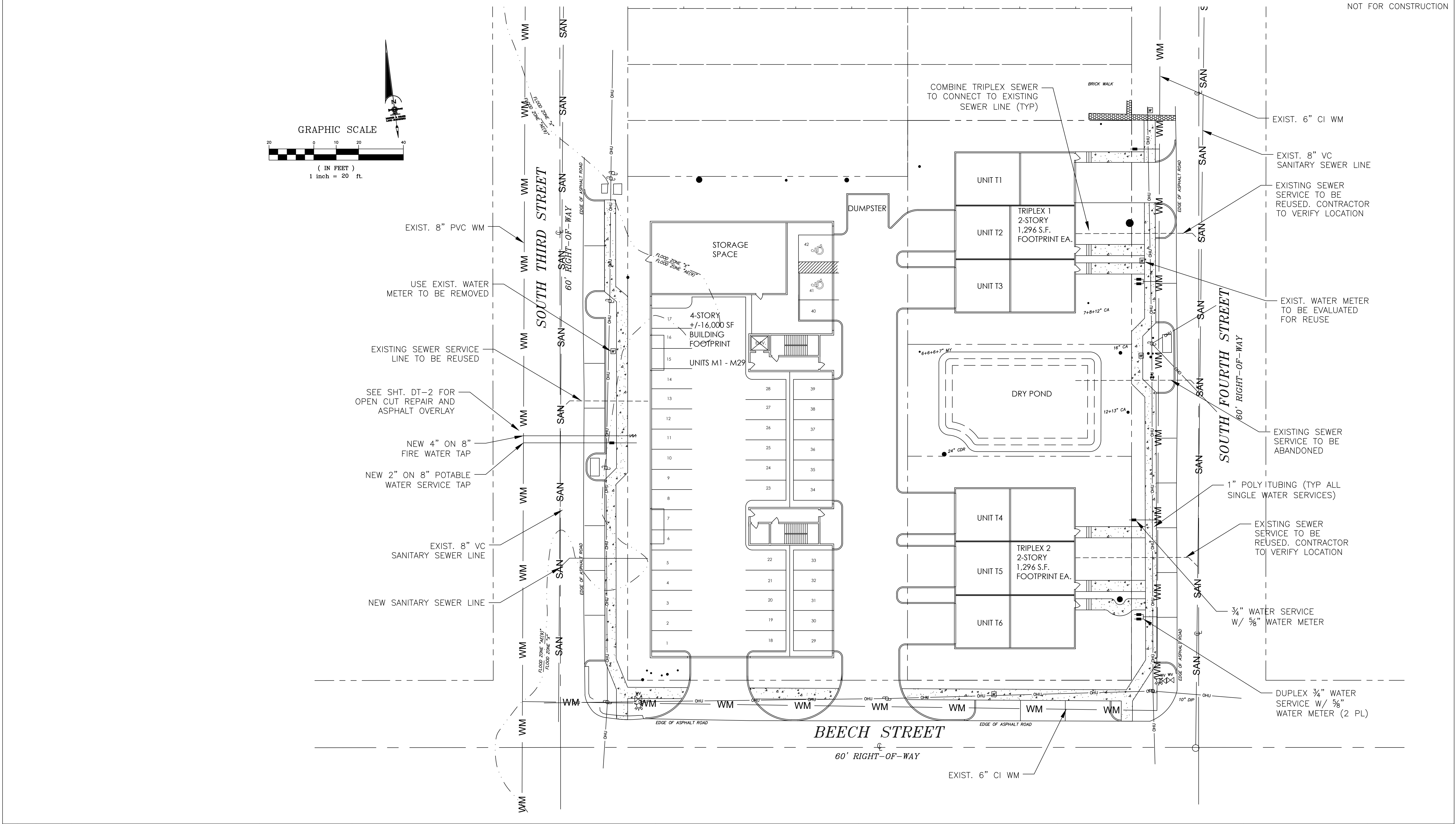
3RD STREET BUILDING:
1ST FLOOR: PARKING
2ND FLOOR: 12 UNITS AT 1 SPACE EACH: 12 SPACES
3RD FLOOR: 8 UNITS AT 1.5 SPACES EACH: 12 SPACES
4TH FLOOR: 9 UNITS AT 1.5 SPACES EACH: 14 SPACES

TOTAL UNITS: 29
TOTAL PARKING SPACES: 38

4TH STREET BUILDINGS:
6 UNITS AT 2 SPACES EACH: 12 SPACES
(ALL SPACES ARE CONTAINED W/IN THE STRUCTURE'S 2-CAR GARAGE)



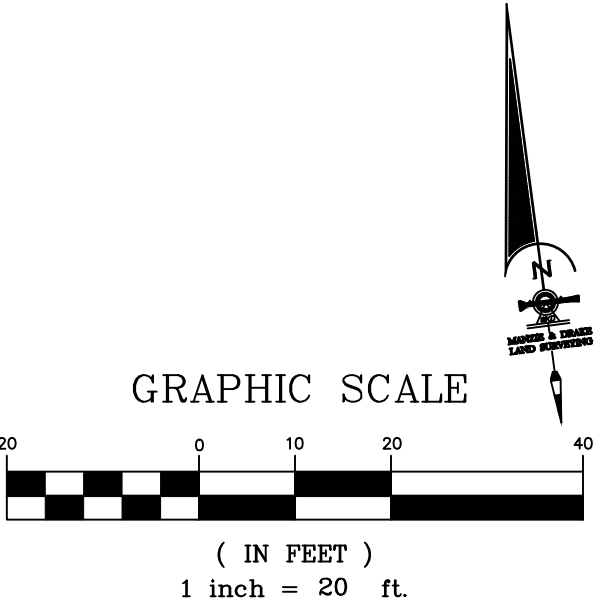
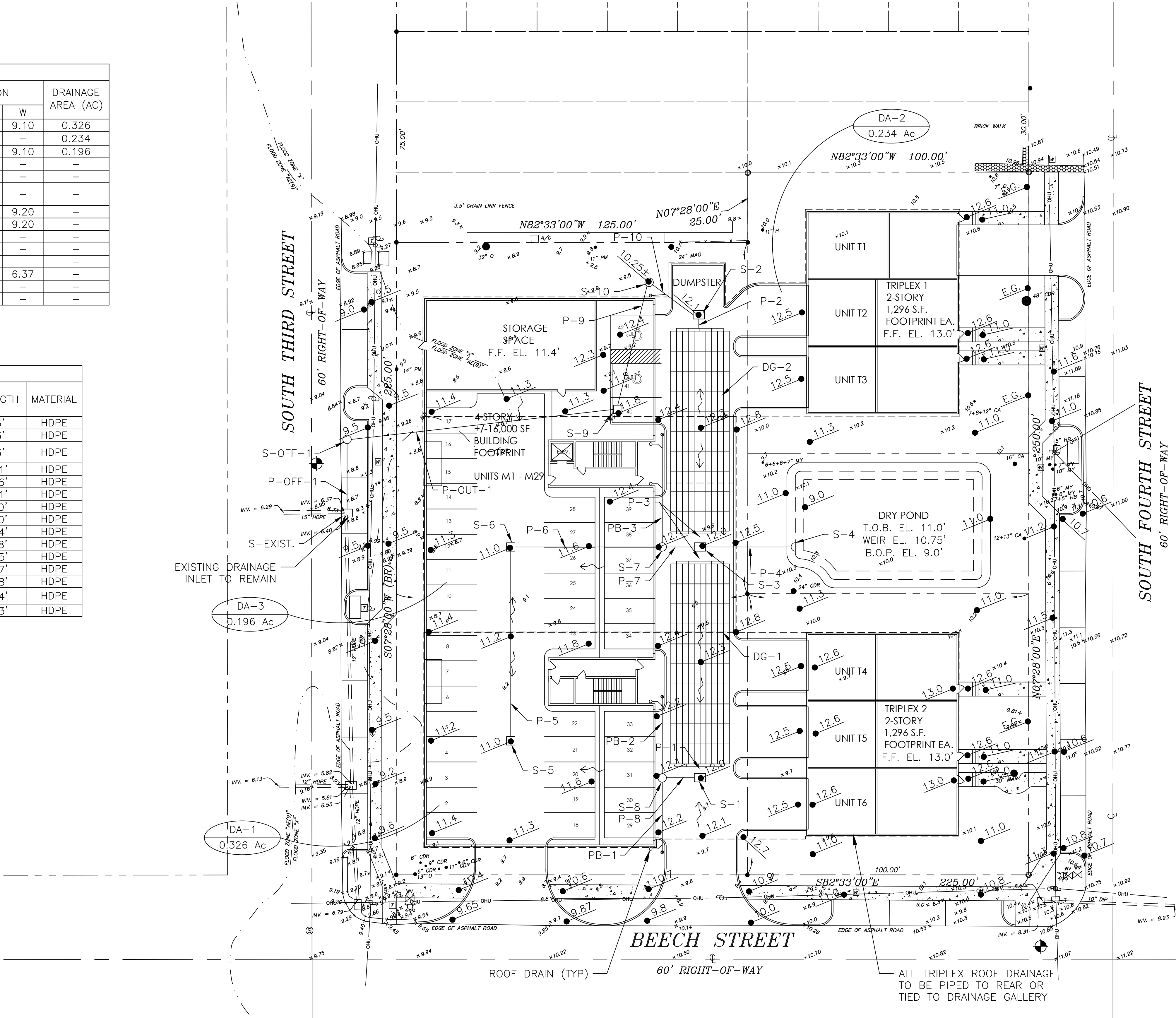
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STRUCTURE TABLE							
NAME	TYPE	TOP/INLET ELEV.	INVERT ELEVATION				DRAINAGE AREA (AC)
			N	S	E	W	
S-1	TYPE C INLET	12.00	9.10	—	—	9.10	0.326
S-2	TYPE C INLET	12.10	9.10	9.10	—	—	0.234
S-3	TYPE C INLET	12.00	9.10	9.10	10.10	9.10	0.196
S-4	MES	—	—	—	10.00	—	—
S-5	TYPE C INLET	11.00	8.60	—	—	—	—
S-6	TYPE C INLET W/ SUMP PUMP	11.00	—	8.50	9.50	—	—
S-7	3'Ø MANHOLE	12.10	9.20	—	9.20	9.20	—
S-8	3'Ø MANHOLE	12.10	9.20	—	9.20	9.20	—
S-9	TYPE C INLET	11.80	9.20	—	—	—	—
S-10	3'Ø MANHOLE	10.25±	—	9.20	9.20	—	—
S-OFF-1	3'Ø MANHOLE	9.00±	—	6.45	—	—	—
S-EXIST	TYPE C INLET	8.70	6.40	—	—	6.37	—
DG-1	DRAINAGE GALLERY	11.00	9.00	9.00	—	—	—
DG-2	DRAINAGE GALLERY	11.00	9.00	9.00	—	—	—

PIPE TABLE					
NAME	FROM	TO	SIZE	LENGTH	MATERIAL
P-1	S-1	DG-1 MANIF.	8"	3'	HDPE
P-2	S-2	DG-2 MANIF.	8"	3'	HDPE
P-3	S-3	DG-1 & DG-2 MANIF.	8"	3'	HDPE
P-4	S-3	S-4	12"	31'	HDPE
P-5	S-5	S-6	12"	66'	HDPE
P-6	S-6	S-7	4"	51'	HDPE
P-7	S-7	S-3	12"	10'	HDPE
P-8	S-8	S-1	12"	10'	HDPE
P-9	S-9	S-10	12"	44'	HDPE
P-10	S-10	S-2	12"	18'	HDPE
PB-1	BLDG	S-8	12"	25'	HDPE
PB-2	BLDG	S-8	12"	27'	HDPE
PB-3	BLDG	S-7	12"	38'	HDPE
P-OUT-1	S-9	S-OFF-1	12"	94'	HDPE
P-OFF-1	S-OFF-1	S-EXIST	12"	23'	HDPE



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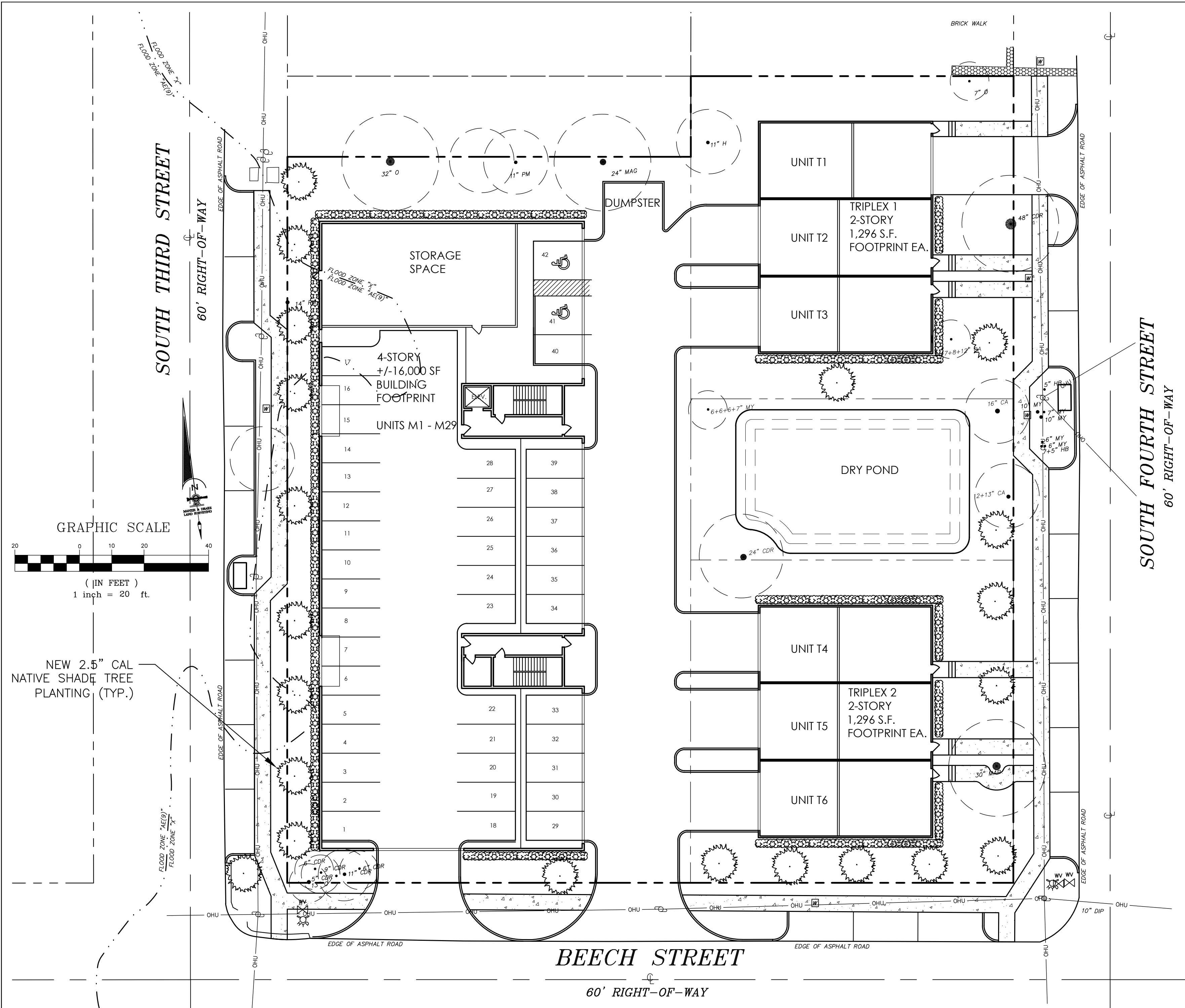
G & A⁺
GILLETTE & ASSOCIATES, INC.
20 SOUTH 4TH STREET FERNANDINA BEACH, FL 32034
PHONE: (904) 261-8819

3RD ST & BEECH ST. MULTIFAMILY CONDO
FERNANDINA BEACH, FLORIDA

WORTHY INVESTMENTS LLC

OVERALL DRAINAGE PLAN

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NON-RESIDENTIAL LANDSCAPE REQUIREMENTS:

LDC 4.05.05(B) REQUIREMENT:

- MINIMUM OF AT LEAST TWO NATIVE, SHADE TREES FOR EACH 1,500 SQUARE FEET OF DEVELOPMENT SITE. LANDSCAPE MATERIALS MUST BE AS FOLLOWS:
 - ONE TREE FOR EVERY 200 SQ. FT. OF PLANTING AREA
 - AT LEAST 50% OF TREES MUST BE SHADE TREES
 - CONTINUOUS HEDGE ALONG BUILDING WALLS
- PLANTING AREA NOT LESS THAN 10-FT IN WIDTH BETWEEN AN ABUTTING RIGHT-OF-WAY AND PARKING AREAS. LANDSCAPE MATERIALS MUST BE AS FOLLOWS:
 - ONE TREE PER 250 SQ. FT. OF PLANTING AREA.
 - AT LEAST 75% OF THE TREES MUST BE SHADE TREES.
 - CONTINUOUS HEDGE OR BERM WITH NATIVE PLANTINGS
 - GRASS OR GROUND COVER OUTSIDE OF PLANTING AREAS.

PROPOSED PLANTINGS:

DEVELOPMENT AREA: 53,125 S.F.
REQ'D TOTAL SHADE TREES (53125 SF)/(1500 SF/TREE)=36
TOTAL EXIST. & NEW SHADE TREES PLANTED: 42

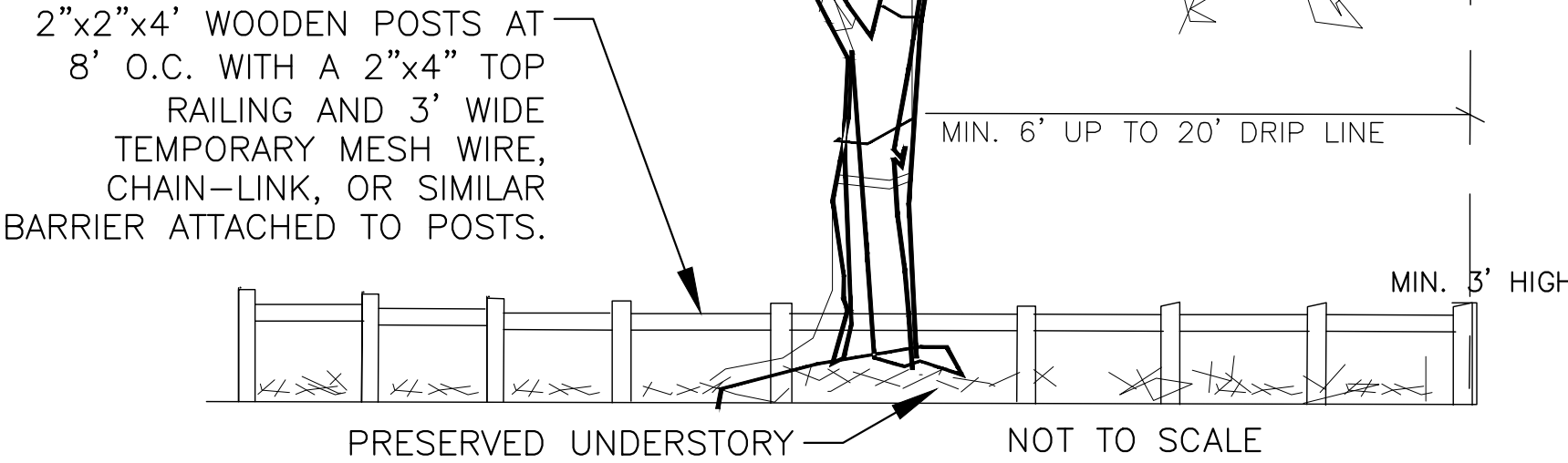
R.O.W. LANDSCAPE AREA: (710-FT)*(10-FT) = 7100 S.F.
REQ'D PERIMETER TREES: (7100 S.F.)/(250 S.F./TREE) = 28
MIN SHADE TREES REQ'D: (28)*(0.75)=21
NEW SHADE TREES PLANTED: 19
EXIST. SHADE TREES: 9

PLANT SCHEDULE				
SYMBOL	QTY.	KEY	SPECIES	SIZE/REMARKS
			COMMON NAME	
	14	SM	MAGNOLIA GRANDIFLORA	3" CAL MIN.
			SOUTHERN MAGNOLIA	
	14	LO	QUERCUS VIRGINIANA	3" CAL MIN.
	1	CM	LAGERSTROEMIA SPP.	3" CAL MIN.
			CREPE MYRTLE	
	1	LB	GORDONIA IASIANTHUS	3" CAL MIN.
			LOBLOLLY BAY	
	100	-	VIBURNUM OBOVATUM	18" HT & 30" O.C. MAX SPACING
			WALTER'S VIBURNUM	WITH A HEIGHT OF 3-FT AFTER 24 MONTHS
	7,930 S.F.	-	PASPALUM NOTATUM	INSTALL AS SOD
			BAHIA GRASS	

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

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

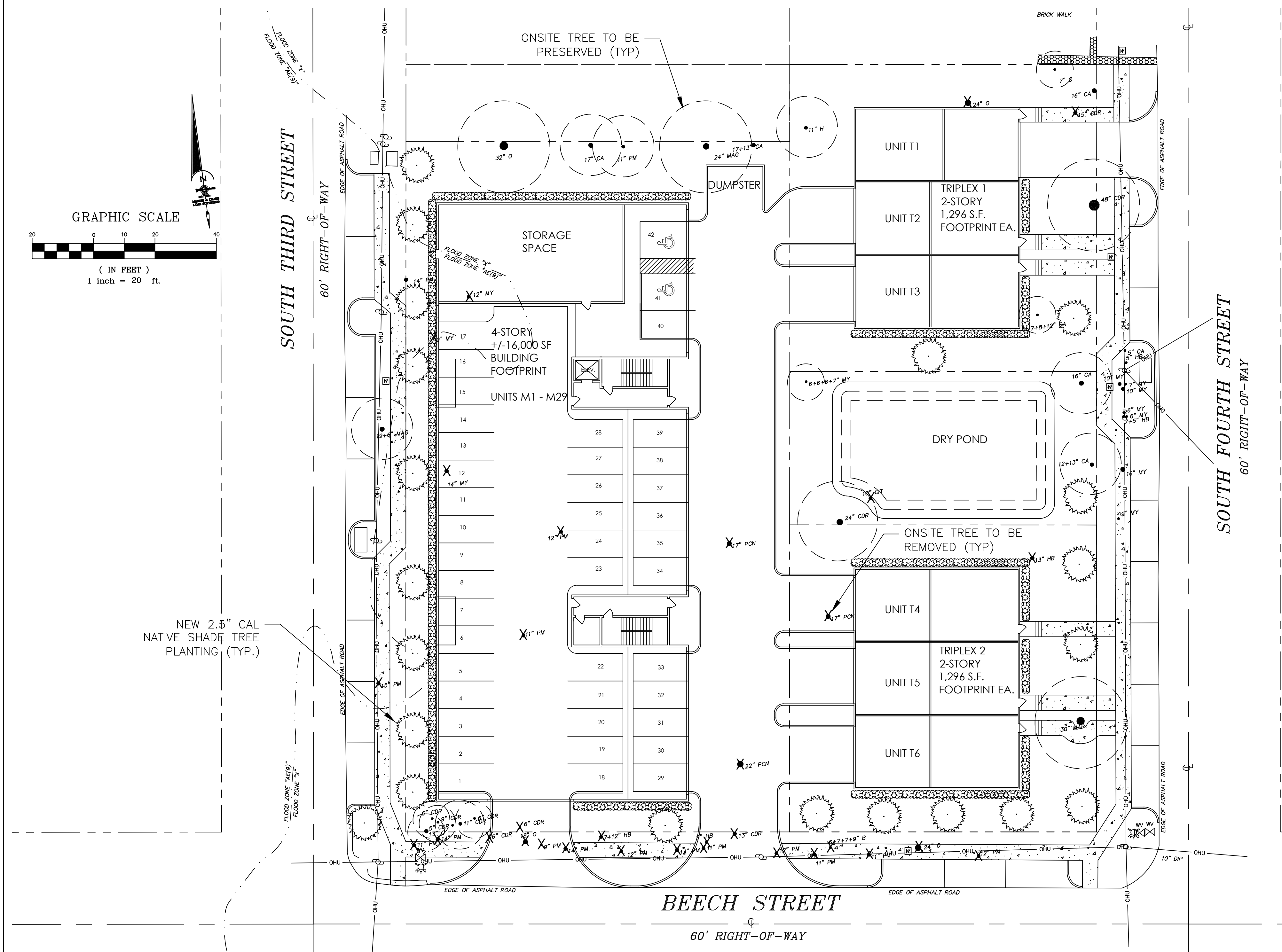
BARRIER TO BE PLACED AROUND TREE SHALL BE PLACED AROUND TREE PROTECTION ZONE AND BE CONSISTENT WITH SPECIFICATIONS DEFINED IN SECTION 4.05.14(E) OF THE CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE.



TREE PROTECTION DETAIL

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

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A	AG	06/06/24		ISSUE FOR C.O.F.B. FIRST STEP MEETING							
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TREE MITIGATION DATA (NOT INCLUDING R.O.W.)						
TREE ID	SPECIES	DBH	HEALTHY? (Y/N/INV)	PROTECTED DBH	RETAINED (Y/N)	RETAINED DBH
1	CAMPHOR	30	INVASIVE	0	N	0
2	MAGNOLIA	24	Y	24	N	0
3	PALM	11	Y	11	Y	11
4	CAMPHOR	17	INVASIVE	0	N	0
5	OAK	32	Y	32	Y	32
6	PALM	14	Y	14	Y	14
7	MYRTLE	12	Y	12	N	0
8	MYRTLE	9	Y	9	N	0
9	CAMPHOR	30	INVASIVE	0	N	0
10	PALM	12	Y	12	N	0
11	PECAN	17	Y	17	N	0
12	PALM	11	Y	11	N	0
13	PECAN	22	N	0	N	0
14	CEDAR	6	Y	6	Y	6
15	CEDAR	9	Y	9	Y	9
16	OAK	13	Y	13	Y	13
17	CEDAR	5	Y	5	Y	5
18	CEDAR	11	Y	11	Y	11
19	CEDAR	6	Y	6	Y	6
20	CEDAR	6	Y	6	Y	6
21	MAPLE	30	Y	30	Y	30
22	PECAN	17	N	0	N	0
23	HACKBERRY	13	Y	13	N	0
24	CEDAR	24	Y	24	N	0
25	CITRUS	10	Y	10	N	0
26	CAMPHOR	25	INVASIVE	0	N	0
27	CAMPHOR	16	INVASIVE	0	N	0
28	MYRTLE	25	Y	25	N	0
29	CAMPHOR	27	INVASIVE	0	N	0
30	CEDAR	48	Y	48	Y	48
31	CEDAR	15	Y	15	Y	15
32	CAMPHOR	16	INVASIVE	0	N	0
33	OAK	7	Y	7	Y	7
34	OAK	24	Y	24	N	0
35	HICKORY	11	Y	11	Y	11
36	PECAN	33	N	0	N	0
TOTAL PROTECTED DBH:				405	RETAINED DBH:	224
REQUIRED PRESERVATION (50%):				203		

EXISTING TREE LEGEND (NOT INCLUDING R.O.W.)		
SYMBOL	DESCRIPTION	QTY.
CA	CAMPHOR	7
MAG	MAGNOLIA	1
PM	PALM	4
O	OAK	4
MY	MYRTLE	3
PCN	PECAN	4
CDR	CEDAR	9
MAP	MAPLE	1
HB	HACKBERRY	1
CT	CITRUS	1
H	HICKORY	1
X	TREE TO BE REMOVED	20
	TREE TO REMAIN	16

MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS. (PAVER SYSTEM)	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE (B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER. UTILIZE 6" LIMEROCK	AASHTO M145 ¹ A-1, A-2.4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2, 3}

ADS GEOSYNTHETICS 601T NON-WOVEN GEOTEXTILE ALL AROUND CLEAN CRUSHED, ANGULAR STONE IN A & B LAYERS

PERIMETER STONE (SEE NOTE 5)

EXCAVATION WALL (CAN BE SLOPED OR VERTICAL)

SC-160 END CAP

SC-160 END CAP

SUBGRADE SOILS (SEE NOTE 3)

TOP OF PERVIOUS PAVER (EL = 12.0± : SEE PLANS)

TOP OF STONE (EL = 11.0)

TOP OF CHAMBER (EL = 10.5)

BOTTOM OF CHAMBER (EL = 9.5)

BOTTOM OF STONE (EL = 9.0)

AT LEAST 12"

EXISTING SHWT

12"

25"

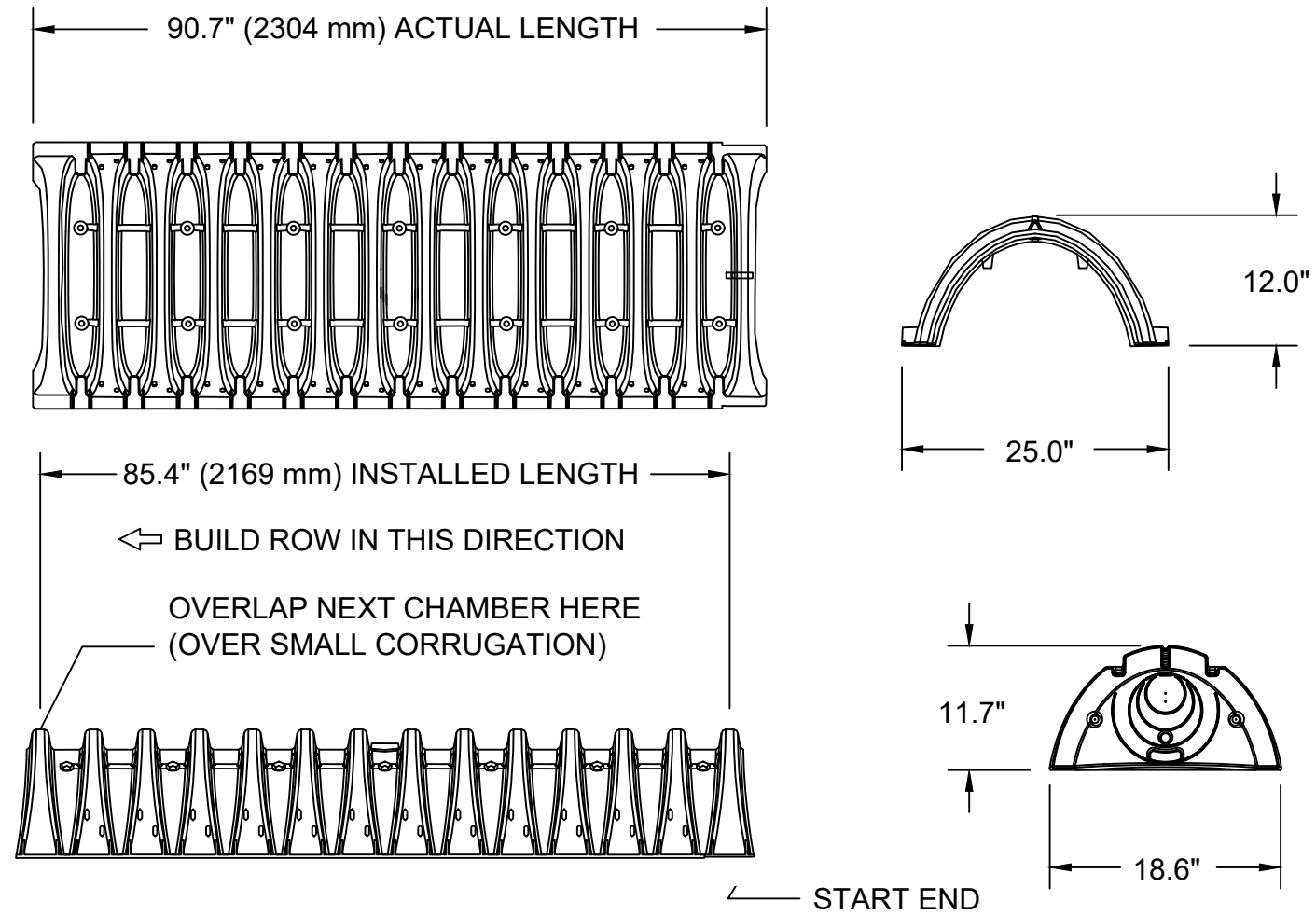
12"

6"

12"

6"

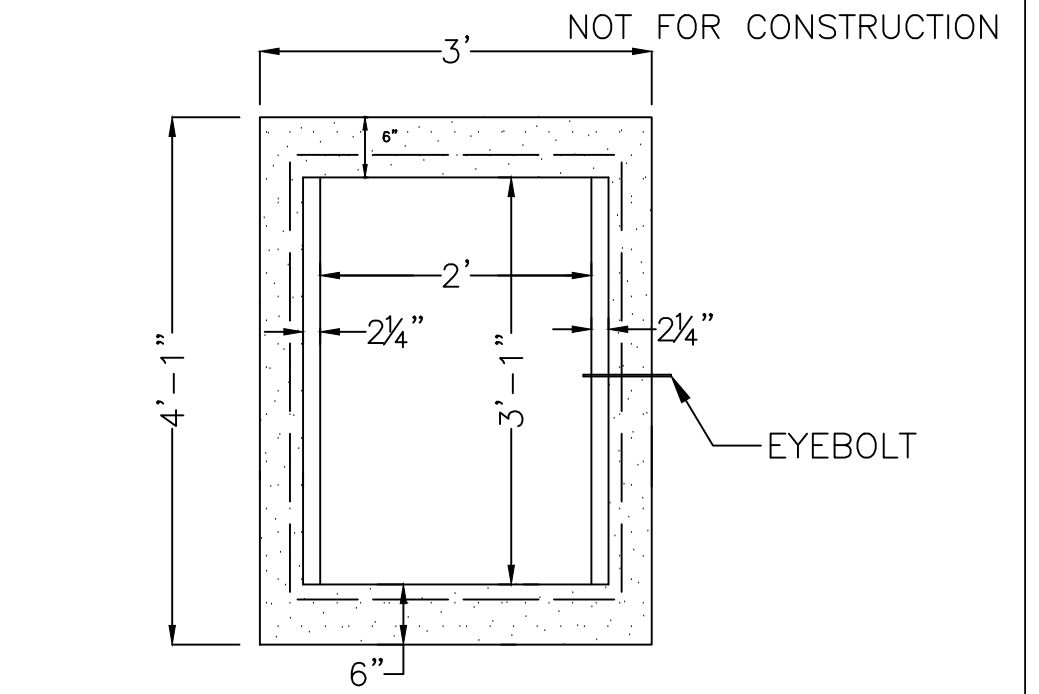
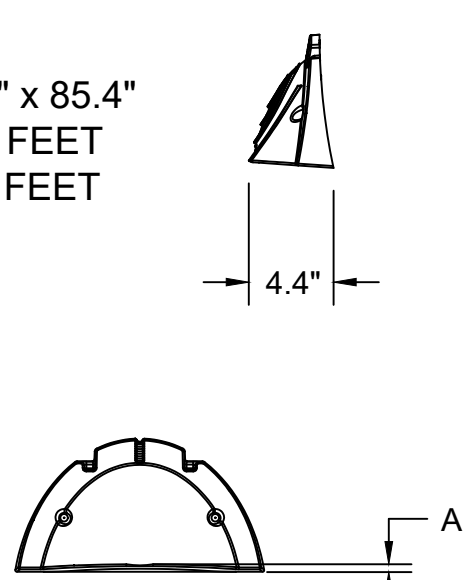
6. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



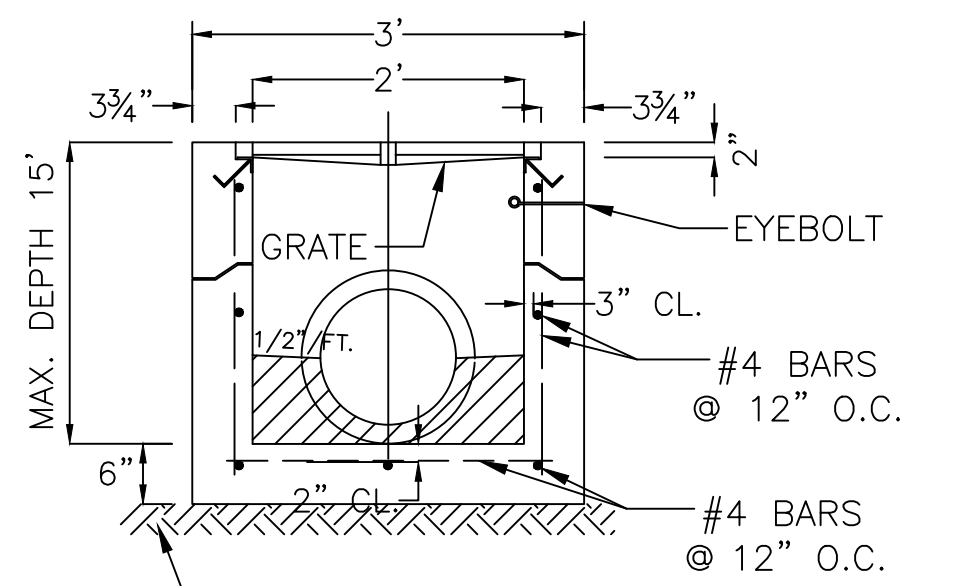
SIZE (W x H x INSTALLED LENGTH) :	25.0" x 12.0" x 85.4"
CHAMBER STORAGE:	6.85 CUBIC FEET
MINIMUM INSTALLED STORAGE:	16.0 CUBIC FEET
WEIGHT:	24.0 LBS.

PART #	STUB	A
SC160IEPP08	8"	0.96"

NOTE: ALL DIMENSIONS ARE NOMINAL



PLAN

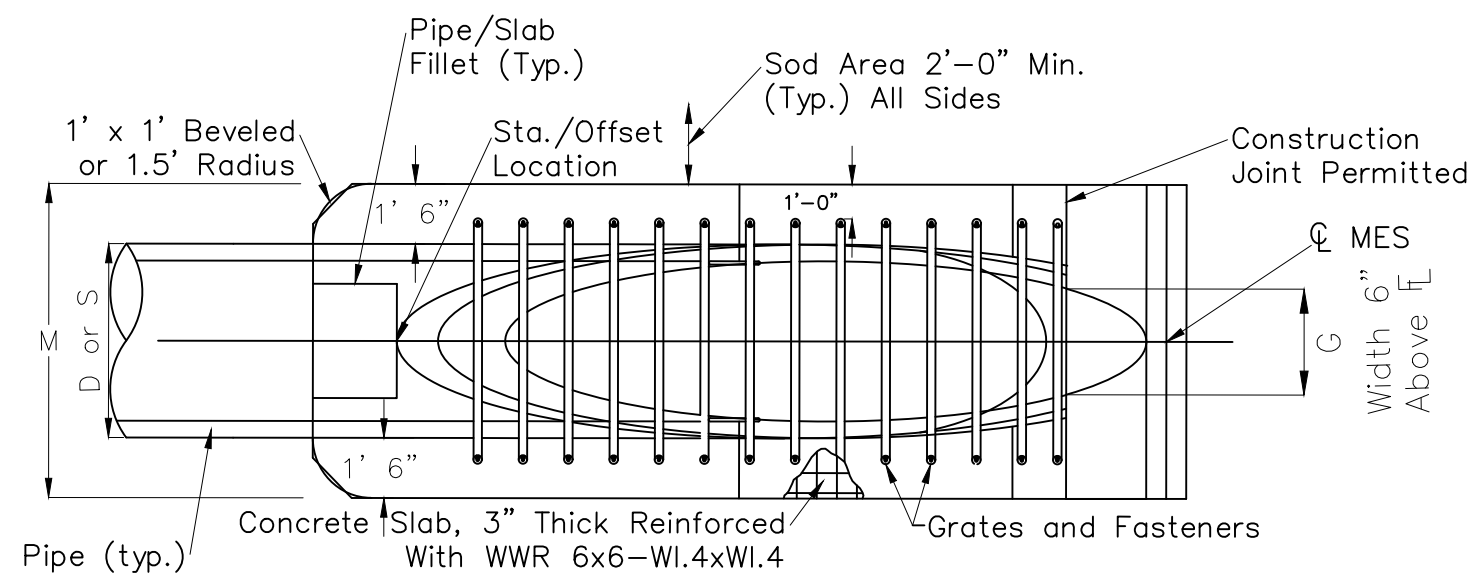


SECTION

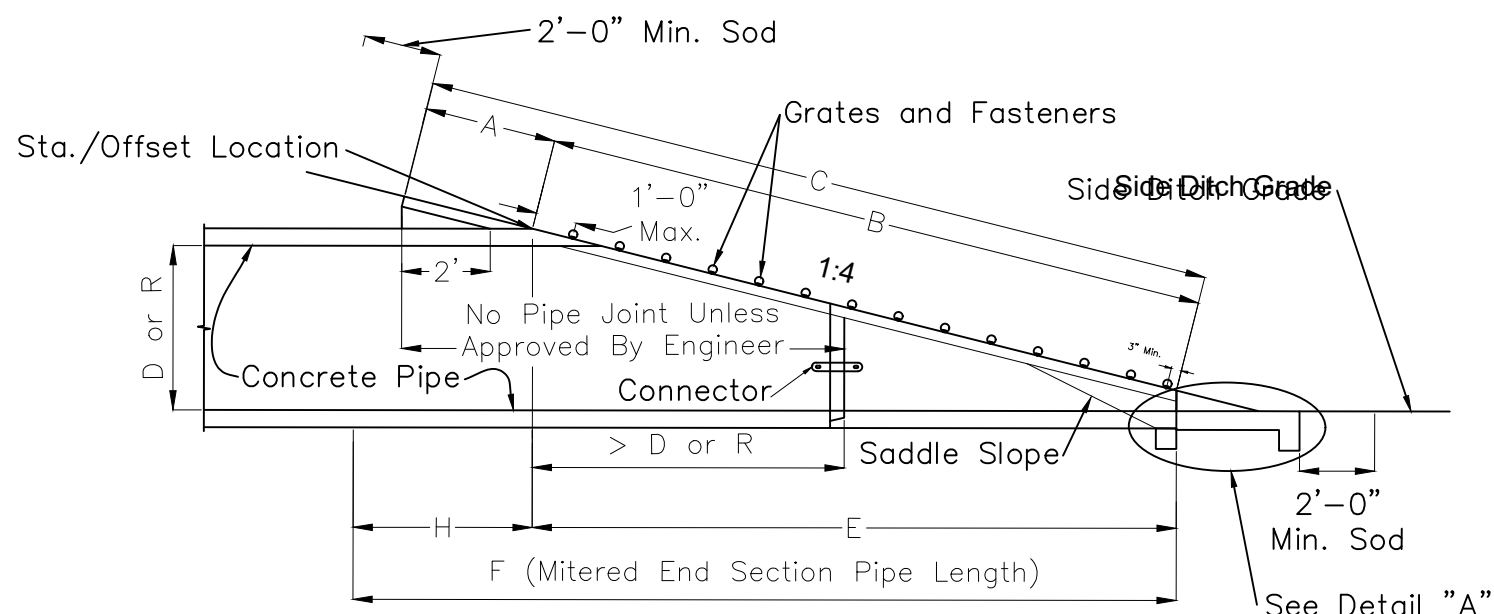
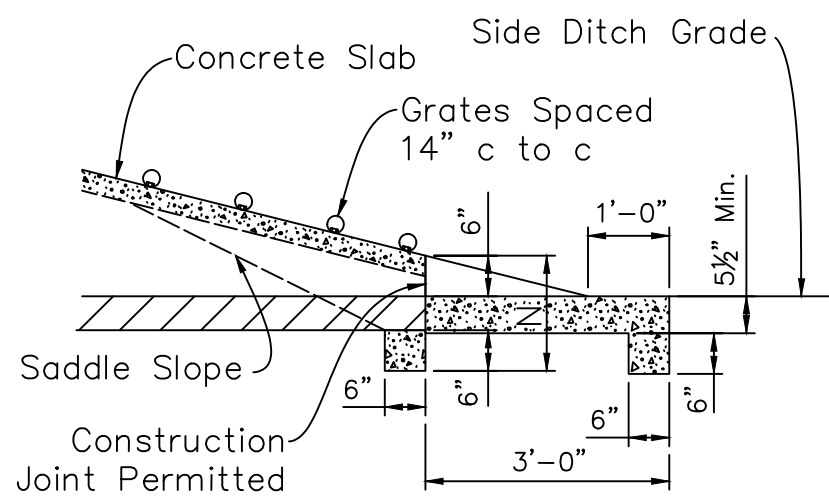
NOTES:
1. CONCRETE DESIGN STRENGTH 4,000 PSI
2. PIPES SHALL BE FLUSH WITH INSIDE WALL

STORMTECH SC-160LP CHAMBER

PRECAST TYPE C INLET DETAIL



PLAN - SINGLE PIPE

ELEVATION

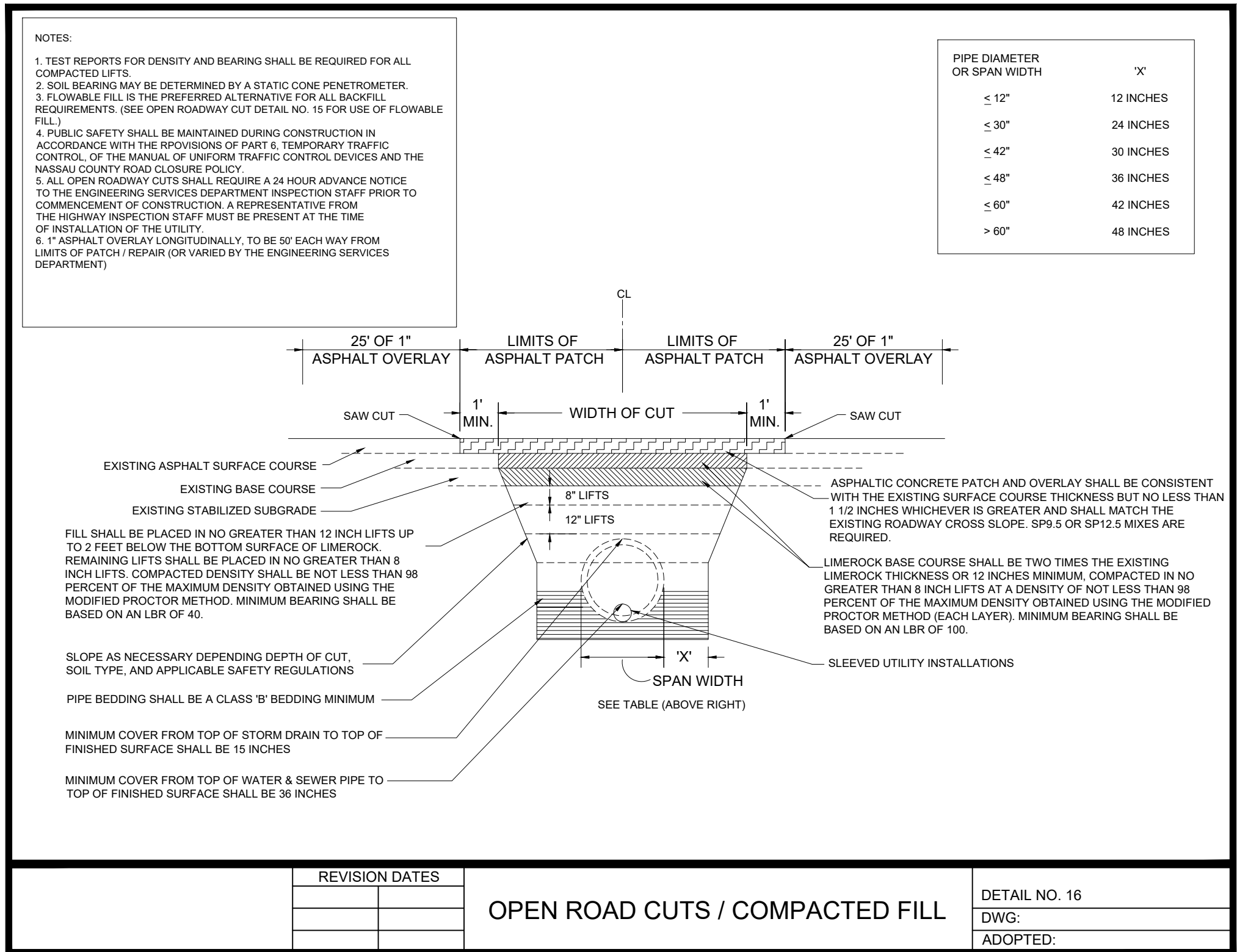
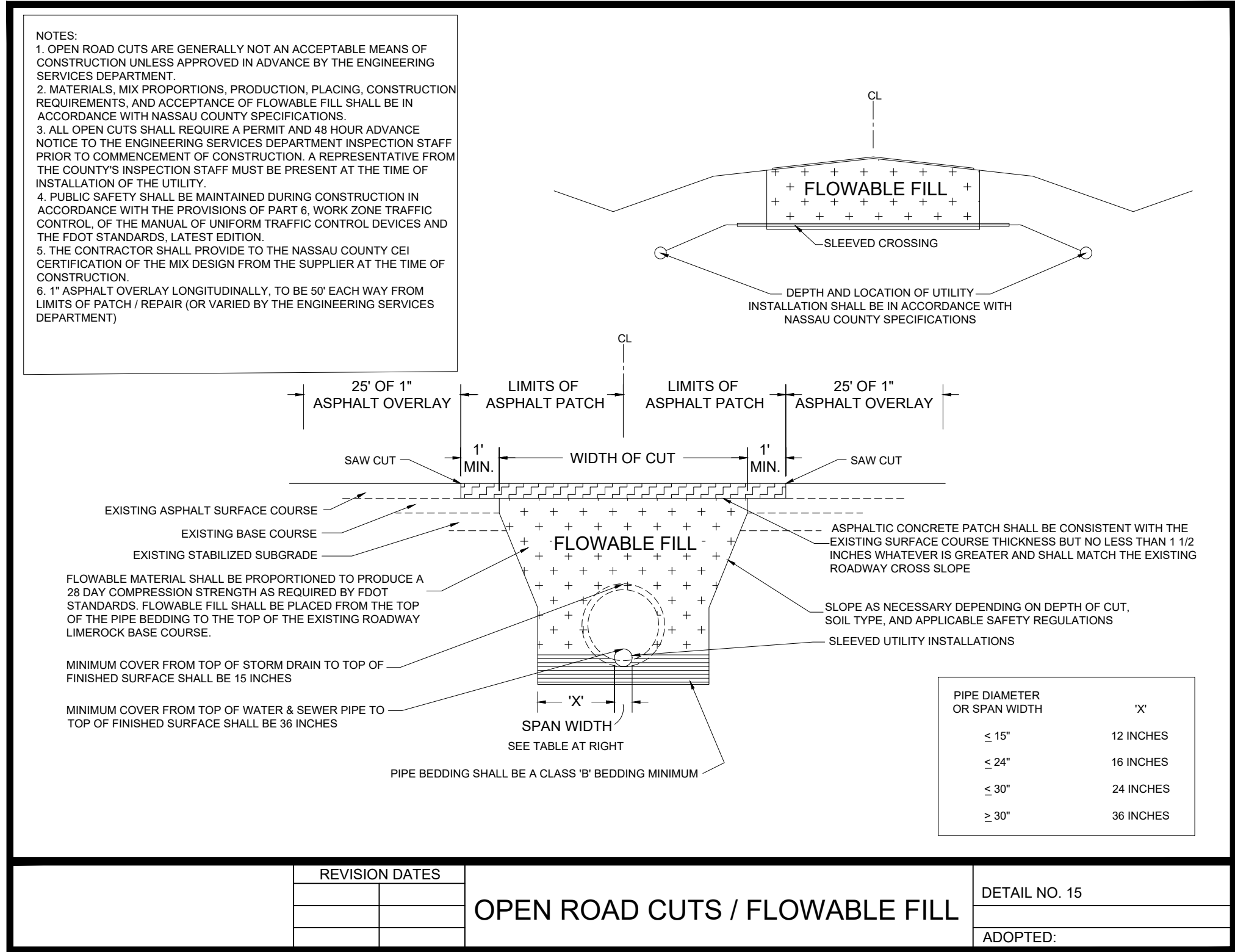
DETAIL "A"

SEE FDOT INDEX 430-022
FOR ADDITIONAL DETAILS

MES DETAIL

STRUCTURE S-2

K				Scale: NONE	Gillette & Associates, Inc. 31 South 4th Street Fernandina Beach, FL 32034	 GILLETTE & ASSOCIATES, INC. 20 SOUTH 4TH STREET FERNANDINA BEACH, FL 32034 PHONE: (904) 261-8819	3RD ST & BEECH ST. MULTIFAMILY CONDO	WORTHY INVESTMENTS LLC	MISCELLANEOUS DETAILS	REGISTERED DESIGN PROFESSIONAL ASA R. GILLETTE, P.E. FLORIDA P.E. NO. 56177	Date: 7/12/24
J				Project Mgr: AG							Project No. 24-10-XX
I				Designed by: AG/RF							Sheet DT-1
H				Drawn by: AG							
G				QA/QC: NG							Page 9 of X
F											
E											
D											
C											
B	AG	07/12/24		ISSUE FOR C.O.F.B. T.R.C. REVIEW							
A	AG	06/06/24		ISSUE FOR C.O.F.B. FIRST STEP MEETING							
Rev.	By	Date		Revision							



K				Scale: NONE	Gillette & Associates, Inc. 31 South 4th Street Fernandina Beach, FL 32034	G & A [®] GILLETTE & ASSOCIATES, INC. 20 SOUTH 4TH STREET FERNANDINA BEACH, FL 32034 PHONE: (904) 261-8819	3RD ST & BEECH ST. MULTIFAMILY CONDO FERNANDINA BEACH, FLORIDA	WORTHY INVESTMENTS LLC	OPEN ROAD CUT DETAIL	REGISTERED DESIGN PROFESSIONAL ASA R. GILLETTE, P.E. FLORIDA P.E. NO. 56177	Date: 7/12/24
J				Project Mgr: AG							Project No. 24-10-XX
I				Designed by: AG/RF							Sheet: DT-2
H				Drawn by: AG							Page 10 of X
G				QA/QC: NG							
F					DO NOT SCALE THIS DRAWING – DIMENSIONS AND NOTES TAKE PREFERENCE, DRAWING IS REDUCED IF LESS THAN 22" x 34"						
E											
D											
C											
B	AG	07/12/24		ISSUE FOR C.O.F.B. T.R.C. REVIEW							
A	AG	06/06/24		ISSUE FOR C.O.F.B. FIRST STEP MEETING							
Rev.	By	Date		Revision							



SCHOOL IMPACT ANALYSIS FORM

Revised 12/15/19

INTRODUCTION

New residential development is required to demonstrate compliance with school concurrency as regulated in the City of Fernandina Beach through the City of Fernandina Beach's Comprehensive Plan Intergovernmental Coordination Element and the Interlocal Agreement Amendment for Public School Facility Planning adopted by the City on May 21, 2019. No new residential rezoning, preliminary plat, site plan or functional equivalent may be approved by the City unless the residential development is exempt from requirements outlined in Section 9.13 of the Amended Interlocal Agreement OR a School Concurrency Reservation Letter has been issued by the School Board indicating that adequate school facilities exist.

Application Process for School Concurrency:

1. Submittal of Development Application, including this School Impact Analysis (SIA) Form.
2. The City of Fernandina Beach Staff transmits the SIA to Nassau County School Board.
3. The Nassau County School Board reviews the SIA Form per requirements in the Interlocal Agreement and makes a determination of capacity.
4. If sufficient capacity is available, the School Board will issue a School Concurrency Reservation Letter. This letter indicates only that school facilities are currently available, and capacity is not reserved until Nassau County issues a Certificate of Concurrency.
5. Upon receipt of a School Concurrency Reservation Letter, The City of Fernandina Beach Planning Staff will issue a Certificate of Concurrency for the development. Certificates are valid for a two (2) year period. Approved construction plans or building permits extend the life of the certificate concurrent with the expiration of the applicable plan or permit.
6. If sufficient capacity is not available, the School Board will issue a Concurrency Deficiency Letter, at which time the applicant will be offered the opportunity to enter into a negotiation period to allow time for the mitigation process as outlined in the Interlocal Agreement. As the end of the negotiation period, the School Board will issue a School Concurrency Reservation Letter where mitigation has been mutually agreed upon; or if mitigation has not been agreed upon, a School Concurrency Deficiency Letter. If a Reservation Letter is drafted, The City of Fernandina Beach will issue a subsequent Certificate of Concurrency.

KEY CONTACTS

The City of Fernandina Beach staff will guide your SIA form through the process. planninginfo@fbfl.city or 904.310.3480.

Owner of Record	As recorded with the Nassau County Property Appraiser	Applicant or Agent	If an agent will be representing the owner, an Owner's Authorization for Agent form must be included
Owner(s) Name Richard Steve SIMMONS		Applicant or Agent Name ASA R. Gillette	
Company (if applicable) Worthy Investments, LLC		Company (if applicable) Gillette & Associates Inc.	
Street Address 1822 Highland Drive		Mailing Address 31 South 4th St, Ste 1	
City, State, Zip Fernandina Beach, FL 32034		City, State, Zip Fernandina Beach FL 32034	
Telephone Number 904-583-1234		Telephone Number 904-261-8819	
Email Address ron.flick@compassgrp.com		Email Address tricia@gilletteassociates.com	

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

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

Revised December 2019



00-00-31-1800-0012-0210
00-00-31-1800-0012-0190
00-00-31-1800-0012-0150

Project Information 00-00-31-1800-0012-0010					
PIN: 00 - 00 - 31 - 1800 - 0012 - 0050					
Project Address	125 South 4th, 123 South 4th, 119 South 4th, 119 South 3rd				
Access Road	Name: Beech and South 4th st. ☐ County-Maintained ☐ Unpaved Private Easement				
Size of Property	1.22	Present Property Use	vacant		
Zoning District	MU-1 R-2	Future Land Use Map	Mixed use MDR	Overlay District	N/A
Wetlands	N/A	Flood Zone	X, AE-9	Water & Sewer	COTB
Project Description (use separate sheet if necessary): 29-unit residential condominium/apartment Building and 2 (two story) triplex units * site had 4 single family homes previously located on subject lots					
Number of Dwelling Units Proposed (Total):					
Number of Dwelling Units Proposed (By Type):					
Single-Family Detached:					
Single-Family Attached:					
Multi-Family:	35				
List any applications under review or approved which may assist in the review of this application:					

I HEREBY CERTIFY THAT ALL INFORMATION IS TRUE AND CORRECT I understand that reasonable inspections of the project may be made as part of the application review process. I understand that I will incur any costs associated with third-party review fees. I also understand that any material misrepresentations or errors contained in this application or supporting documents may void an approved application, at the reasonable determination of the County considering the Land Development Code, Comprehensive Plan, and other applicable regulations.		
ASA B Gillette	<i>CurRedd</i>	7/15/24
PRINT	SIGNATURE	DATE

The City of Fernandina recognizes that some content on this page may not be accessible. If you need assistance completing this form, please call our office and we will assist you (904)310-3480, or email Planninginfo@fbfl.city.



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

October 10, 2024

Mrs. Kelly Gibson, Deputy Director of Planning and Conservation
City of Fernandina Beach
204 Ash Street
Fernandina Beach, Florida 32034

**Re: Third and Beech Multifamily
TRC 2024-0005**

Dear Mrs. Gibson,

We are pleased to submit the following response to comments on 1st submittal review. Please find attached the revised plans.

The following responses are for comments received from the Planning Dept.

- 1. Live Local: Can you provide a calculation of the total number of units being qualified under the Live Local Act? 40% minimum. Affidavit required.**

Please see Sheet GE-1. Affidavit to come from the owner.

- 2. Will the project be a condo development with a single condo covenant, or will there be a separate condo association for the multi-family and tri-plex? Will this be a unified development and not sold fee simple? Need to consider LDC Section 4.02.01 (B) "Only one (1) principal residential building and its allowable accessory buildings can be erected on any one (1) lot." If separated parcels, then we need to consider the implications of LDC Sections 1.03.04 and 1.03.05 on the proposed project(s).**

The project is proposed to be a condominium development containing unified documents with individual covenants and restrictions. It will be a unified development and not sold fee simple. Sheets PRE-1 and GE-1 show the boundaries of the three proposed lots (unifying the underlying platted lots of record accordingly). There is only one structure shown per lot.

- 3. Please provide clear lines to define each new parcel, if there are multiple parcel to be created. (i.e. Parcel A- multifamily condos, Parcel B- Triplex, Parcel C-Triplex) so we can better analyze specific design requirements for each building type and the corresponding zoning district. Which parcel will contain the dry pond or will it be split between both tri-plex units. Is this shared stormwater along all of development.**

Please see response to question 2 above and sheets PRE-1 and GE-1.

4. **Please clarify if there will be cross-access easements for all development except 1 unit of the northern triplex. If this is a single development site, this may not be required, but there is development type constraint which was previously referenced with LDC Section 4.02.0(B).**

The plans have been revised such that all of the triplex units will access the rear alleyway. This alleyway will be contained in a cross-access easement.

5. **Response to above have an impact on how to apply 4.05.12- Buffer Minimum Required, MU-1 to R-2 then B type buffer required, if R-2 – MU-1 then no buffer required. If MU-1 land area carried out the entirety of the project, then buffer applies to 4th Street side.**

We have applied a Type B buffers to the South 4th Street, Beech Street and South 3rd Street sides of the property.

6. **Tree Planting Minimum calculation should be broken down by each parcel if separated, so analysis can be performed to determine compliance with mitigation and landscaping requirements.**

Please see Sheet TM-1 for lot breakdown. Lot identification is shown on this sheet too.

7. **4.02.01(J) – please provide impervious surface ratio calculation for each parcel. It is difficult to determine compliance.**

Please see Sheet GE-1

8. **4.05.10 requires detention ponds to be naturally shaped without geometric straight edges.**

Due to the small size of the pond, this becomes very inefficient and we cannot obtain the volume required for such a tight spot. We ask that the configuration shown remain and the consideration of additional landscaping in this area.

9. **On triplex units please dimension R-2 setbacks for compliance 4.02,02 (E).**

Please see Sheet GE-1

10. **Bike rack locations not identified.**

Please see Sheet GE-1

11. **Will there be any freestanding signage? If so, please consider surrounding landscaping and minimum setbacks of 5 ft.**

At this time, there are no plans for freestanding signage.

The following responses are for comments received from Utilities, Stormwater & Streets Dept.

- **Please provide information and location for potable water.**

Potable and fire water information is shown on Sheet UT-1

- **Please provide the size of the new sanitary sewer line.**

Sewer sizes are shown on Sheet UT-1

- **Note the services on Beech Street that need to be abandoned.**

These items are shown on Sheet UT-1. Please let us know if we've missed any.

- **Erosion control locations and construction entrance needs to be included.**

Please see Sheet PRE-1

- **Provide details and locations on the weir for both the dry pond and the S-OFF-1.**

Please see Sheet DR-1 and DT-2

- **Include the grading of the parallel parking spaces, as well as how the stormwater will be handled in these spots.**

Additional grading has been shown. The intent is to lift the backside of the parallel spaces slightly to get the water to drain back to the existing street.

- **Please provide cross sections of transitions of grading.**

Please see Sheet DR-1

- **Please provide details of grading.**

Additional grading is shown on Sheet DR-1

- **Please provide elevations on the driveways.**

Additional grading is shown on Sheet DR-1

- **The Saturated Horizontal Hydraulic Conductivity does not match the geo report.**

This has been updated.

- **The access must be 100 feet from the centerline of intersection (7.01.0C).**

Per previous discussions, this was to be treated as a residential development, requiring a 50-foot separation of access.

The following response is for comment received from Code Enforcement Department.

- **Be sure to landscape around dumpster enclosure.**

Please see Sheet LS-1.

The following response is for comment received from Fire Department.

- **I see that there is a new fire main tap for the multifamily 4 story building. This building will require a Fire Sprinkler and Fire Alarm System.**

Please see Sheet UT-1

- **Addresses will be discussed as we proceed through site development.**

So noted.

If you should have any questions concerning this submittal, please contact me at your earliest convenience.

Sincerely,

A handwritten signature in black ink, appearing to read 'A. Gillette', enclosed within a thin black rectangular border.

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

ENGINEERING PLANS

FOR

3RD AND BEECH MULTIFAMILY

FOR

WORTHY INVESTMENTS, LLC

GILLETTE & ASSOCIATES, INC.

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

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



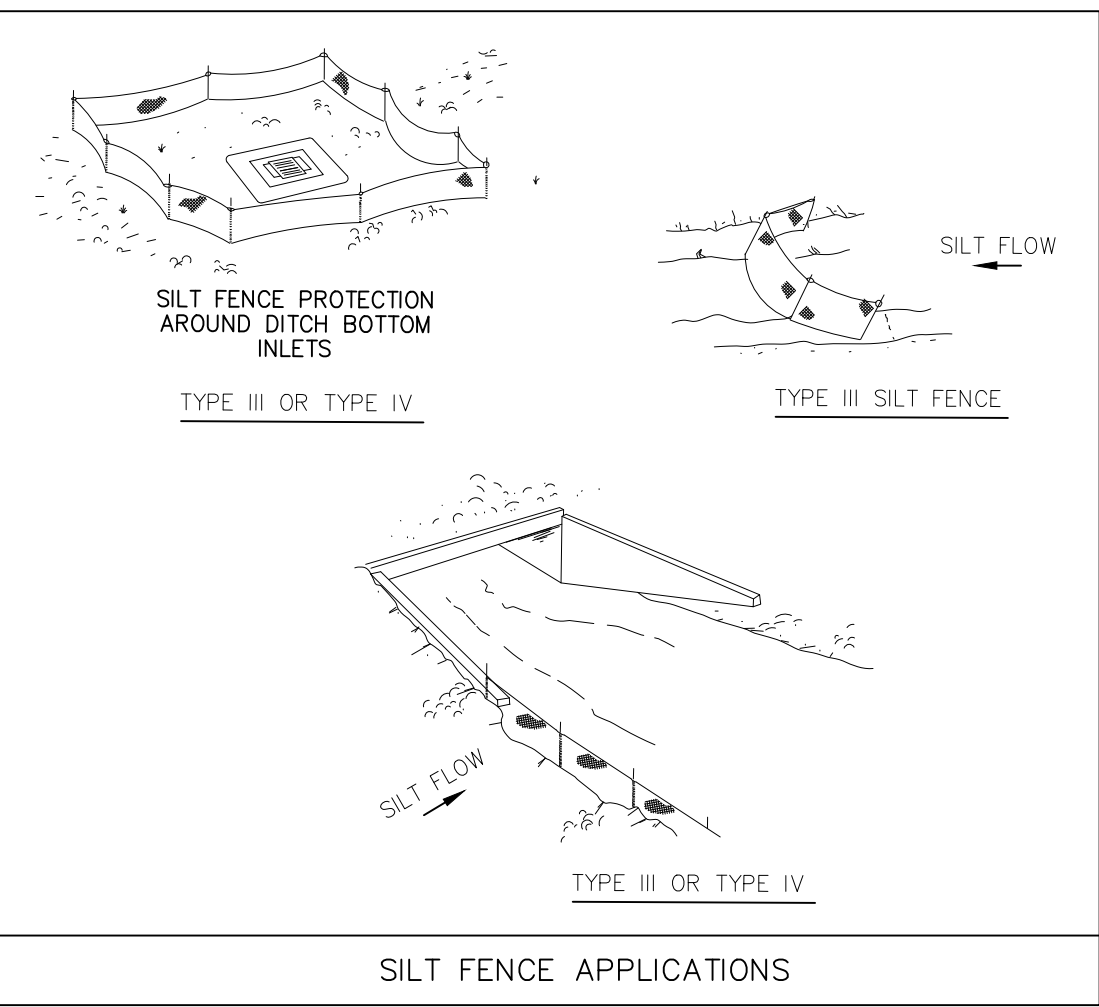
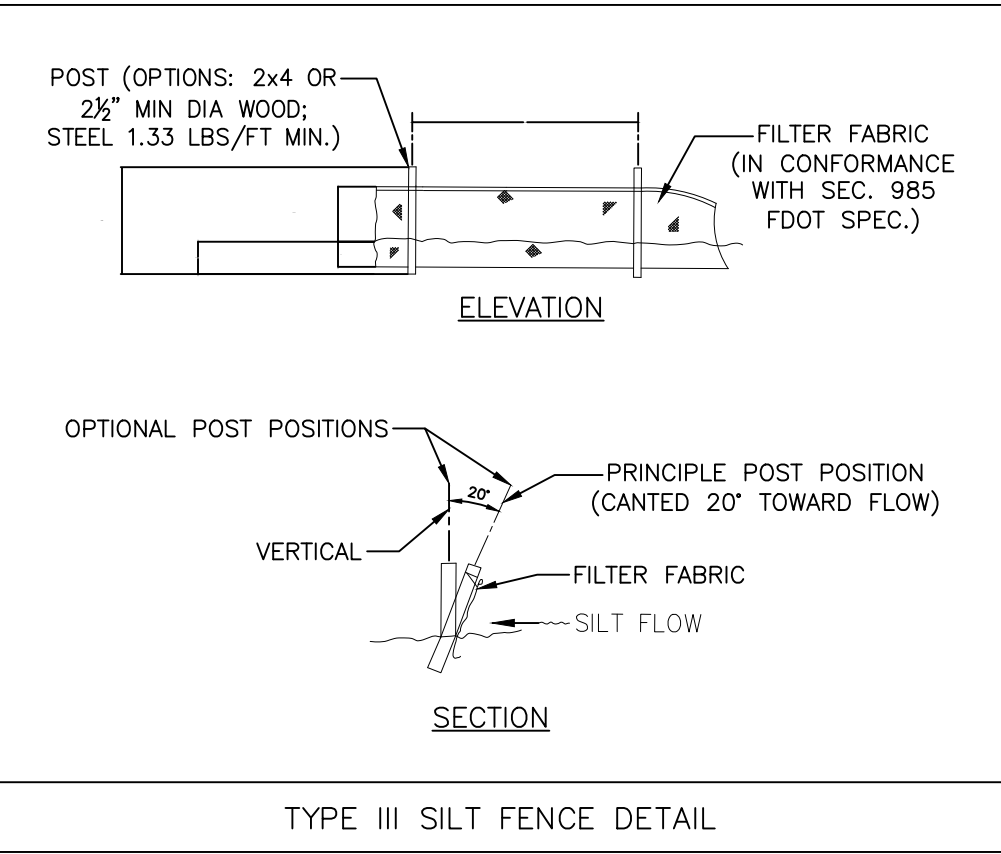
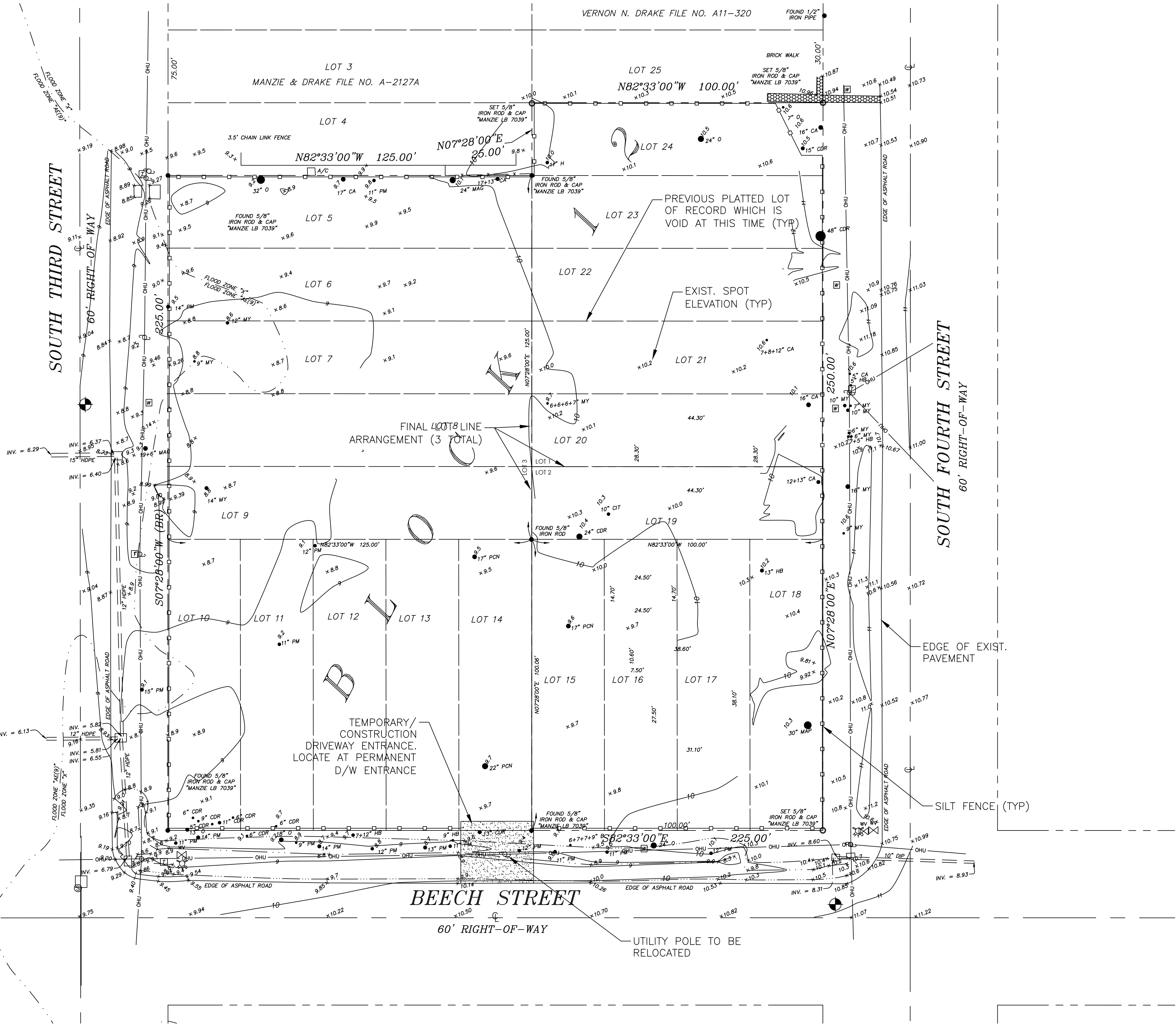
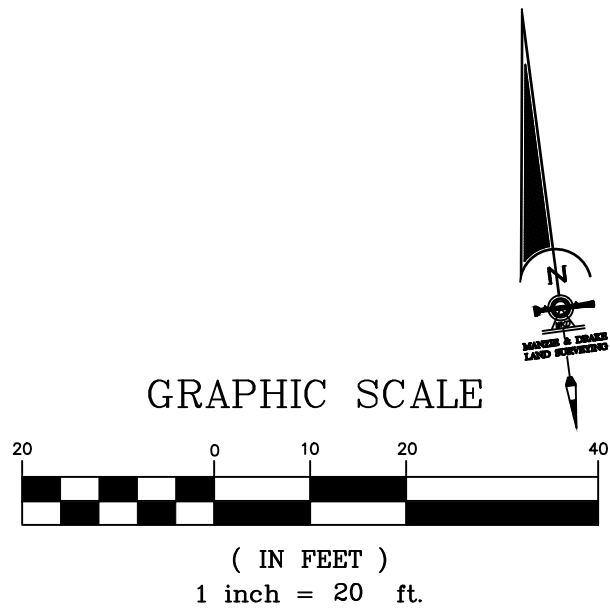
ISSUE DATE: 07/11/24
REVISED: 10/09/24

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

G&A Project
No.: 24-10-XX



[illegible]



K			
J			
I			
H			
G			
F			
E			
D			
C	AG	10/09/24	REVISED PER T.R.C REVIEW #1
B	AG	07/12/24	ISSUE FOR C.O.F.B. T.R.C. REVIEW
A	AG	06/06/24	ISSUE FOR C.O.F.B. FIRST STEP MEETING
Rev.	By	Date	Revision

Scale: 1" = 20'
Project Mgr: AG
Designed by: AG/RF
Drawn by: AG
QA/QC: NG

Gillette & Associates, Inc. 31 South 4th Street Fernandina Beach, FL 32034
Certificate of Authorization No. 9332
DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFFERENCE, DRAWING IS REDUCED IF LESS THAN 22" x 34"

G & A[®]
GILLETTE & ASSOCIATES, INC.
20 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034
PHONE: (904) 261-8819

3RD ST & BEECH ST.
MULTIFAMILY CONDO
FERNANDINA BEACH, FLORIDA

WORTHY INVESTMENTS LLC

PREDEVELOPMENT PLAN

REGISTERED DESIGN PROFESSIONAL

Date: 10/9/24

Project No. 24-10-XX

Sheet: PRE-1

Page 3 of 12

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

NOTES

PROPERTY
PARCEL IDS:
00-00-31-1800-0012-0050
00-00-31-1800-0012-0100
00-00-31-1800-0012-0150
00-00-31-1800-0012-0190
00-00-31-1800-0012-0210
ZONING: MU-1 (3RD STREET) & R-2 (4TH STREET)
FUTURE LAND USE: MIXED USE & MEDIUM DENSITY RESIDENTIAL
PROPOSED USE: CONDOMINIUM / MULTI-FAMILY
FLOOD ZONE: X & AE-9 (SOME DWELLINGS RESIDE IN FLOOD ZONE)
TOTAL AREA: 53,125 SF = 1.22 AC

MU-1 SETBACKS
FRONT: NONE
SIDE: BUILDING CODE REQUIRES 6 FT BETWEEN BUILDINGS AS MEASURED FROM THE OUTERMOST FACE OF ALL MATERIALS
SECONDARY SIDE: 10 FT
REAR: 10 FT

R-2 SETBACKS
FRONT: 25 FT
SIDE: 10% LOT WIDTH (12.5-FT MINIMUM)
(31-FT HEIGHT, 16.5-FT SIDE SETBACK)
REAR: 20 FT

IMPERVIOUS AREA
MAXIMUM IMPERVIOUS SURFACE RATIO: 60%
TOTAL LOT AREA: 53,125 SF
TOTAL IMPERVIOUS AREA: 27,576 SF
(DOES NOT INCLUDE PERVIOUS PAVERS)
TOTAL PROPOSED ISR: 51.9%

DENSITY
MU-1 ZONING DENSITY, PER FLORIDA LIVE LOCAL ACT CHAPTER 125 /166 UTILIZES A DENSITY OF 34 UNITS PER ACRE, REQUIRING 40% OF THE UNITS TO MEET AFFORDABLE HOUSING.
DENSITY: (38,400 S.F.)/(43,560 SF/AC) * (34 D.U./AC) = 29 UNITS
3RD STREET BUILDING: 4-STORY AND 45-FT HEIGHT
1ST FLOOR: PARKING
2ND FLOOR: APARTMENTS (12 UNITS L.T. 1,250 SF EA.)
3RD FLOOR: CONDOMINIUM (8 UNITS G.T. 1,250 SF & L.T. 2,200 SF EA.)
4TH FLOOR: CONDOMINIUM (9 UNITS G.T. 1,250 SF & L.T. 2,200 SF EA.)

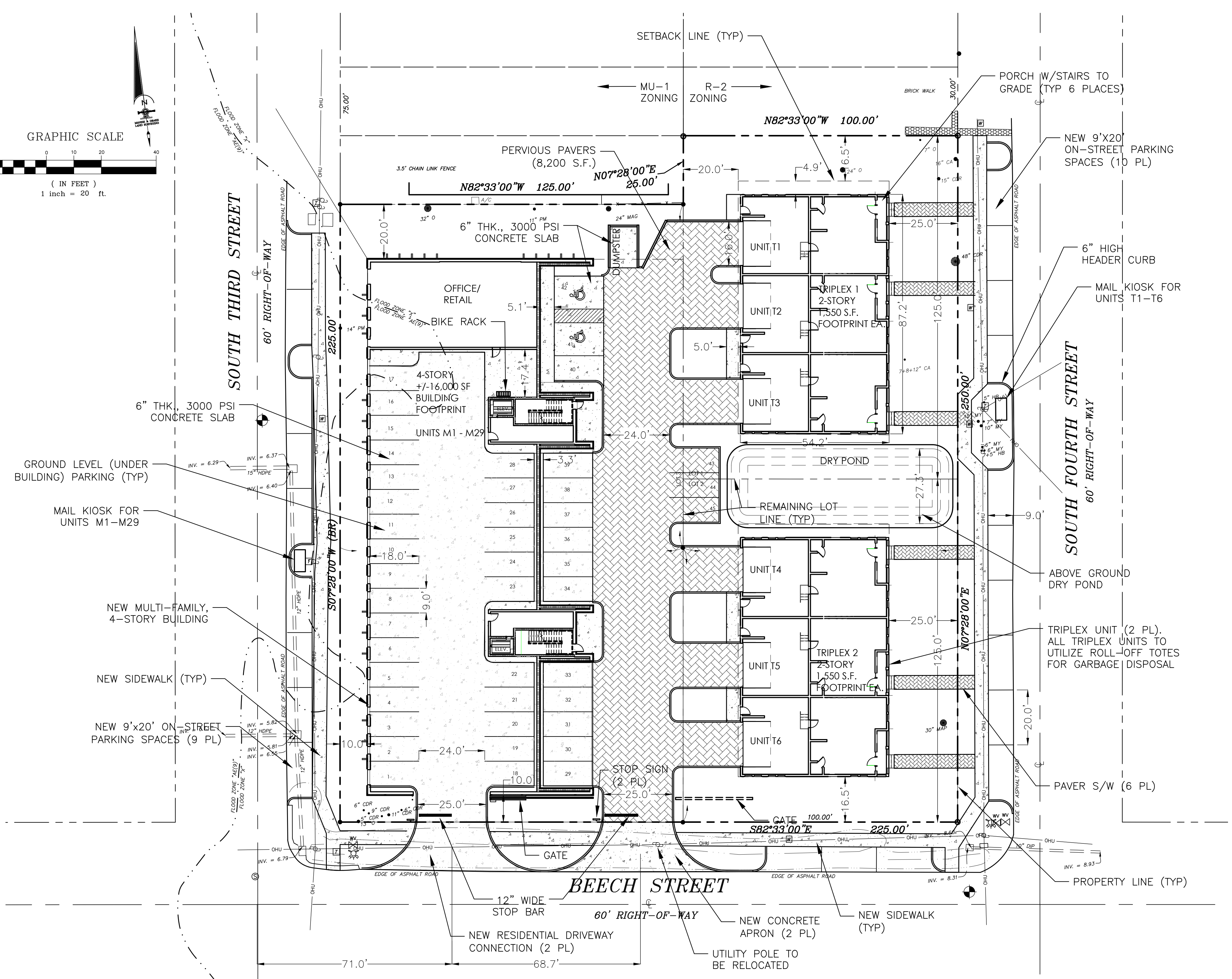
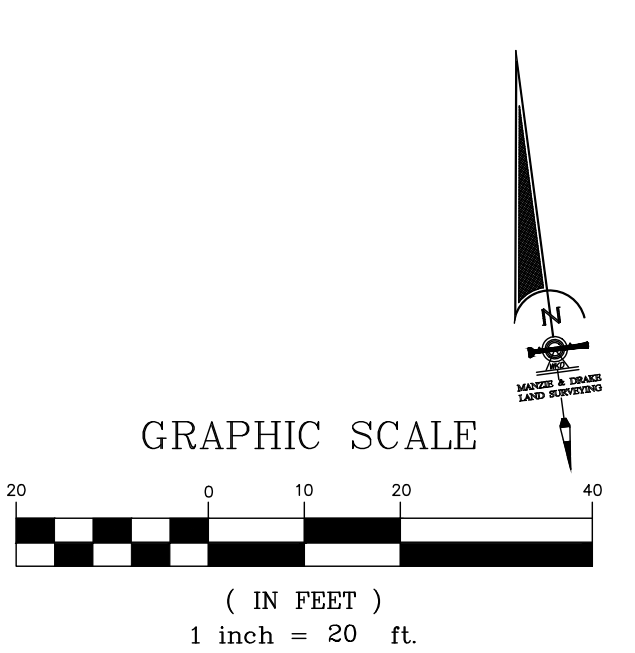
TOTAL UNITS: 29
LOW INCOME UNITS: 12 (41%)

R-2 ZONING (MEDIUM DENSITY RESIDENTIAL) OF 8 UNITS PER ACRE
DENSITY: ((36,404 S.F.)/(43,560 S.F.)) * (8 DU/AC) = 6 UNITS
4TH STREET BUILDINGS: 1-STORY AND L.T. 25-FT HEIGHT
TOTAL UNITS: 6
(AFFORDABLE HOUSING NOT APPLICABLE)

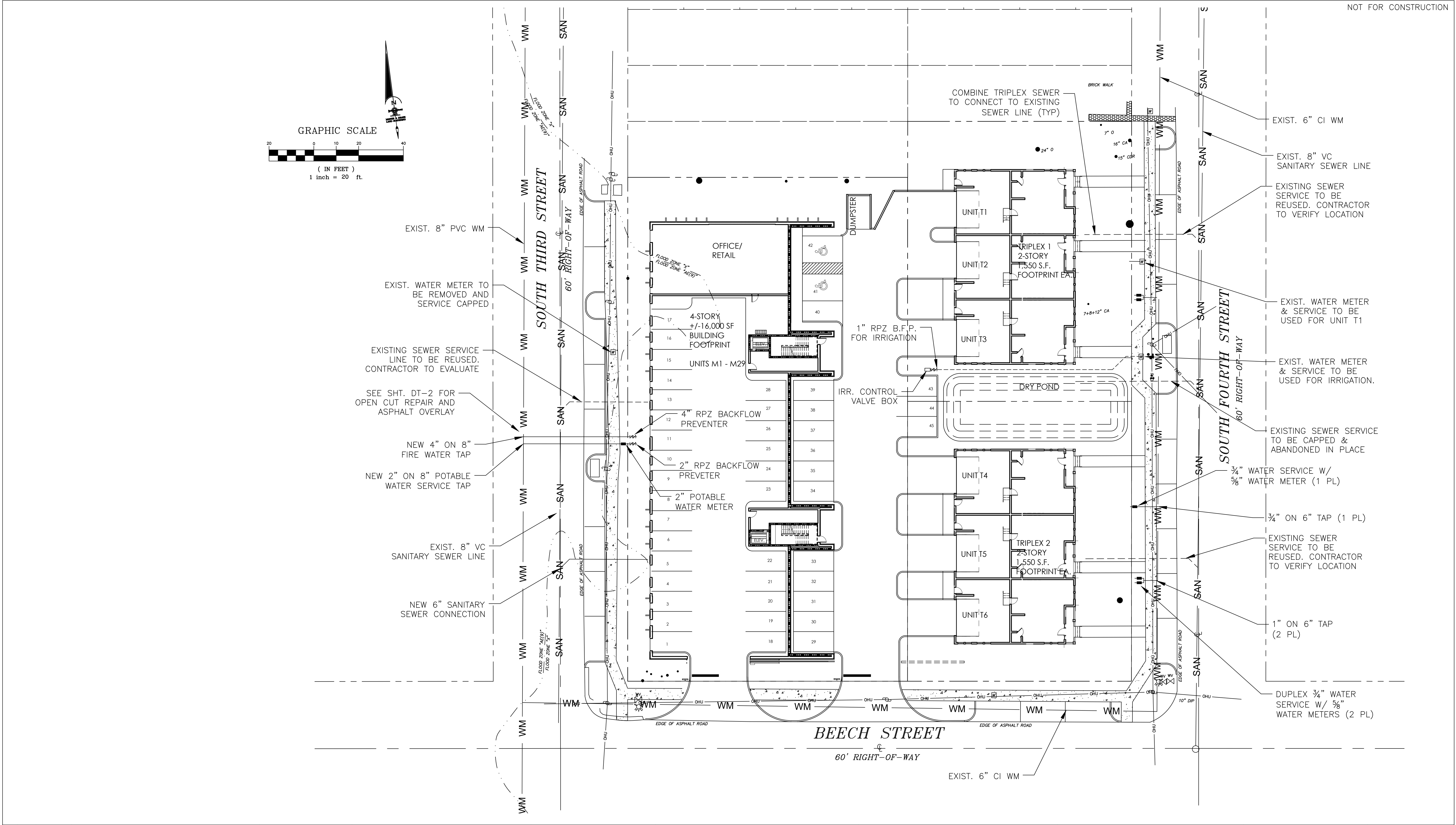
PARKING
3RD STREET OFFICE/RETAIL:
1,900 S.F. AT 1 SPACE PER 300 S.F.: 6 SPACES
TOTAL SPACES PROVIDED: 6
3RD STREET BUILDING:
1ST FLOOR: PARKING
2ND FLOOR: 12 UNITS AT 1 SPACE EACH: 12 SPACES
3RD FLOOR: 8 UNITS AT 1.5 SPACES EACH: 12 SPACES
4TH FLOOR: 9 UNITS AT 1.5 SPACES EACH: 14 SPACES

TOTAL UNITS: 29
TOTAL REQ'D PARKING SPACES: 38
TOTAL PARKING SPACES PROVIDED: 39

4TH STREET BUILDINGS:
6 UNITS AT 2 SPACES EACH: 12 SPACES
TOTAL PARKING SPACES PROVIDED: 12
(CONTAINED W/IN EACH STRUCTURE'S 2-CAR GARAGE)



				Scale: 1" = 20'	Gillette & Associates, Inc. 31 South 4th Street Fernandina Beach, FL 32034	G & A[®] GILLETTE & ASSOCIATES, INC. 20 SOUTH 4TH STREET FERNANDINA BEACH, FL 32034 PHONE: (904) 261-8819	3RD ST & BEECH ST. MULTIFAMILY CONDO	WORTHY INVESTMENTS LLC	GEOMETRY PLAN	REGISTERED DESIGN PROFESSIONAL	Date: 10/9/24
				Project Mgr: AG							Project No. 24-10-XX
				Designed by: AG/RF	Certificate of Authorization No. 9332						DO NOT SCALE THIS DRAWING – DIMENSIONS AND NOTES TAKE PREFERENCE, DRAWING IS REDUCED IF LESS THAN 22" x 34"
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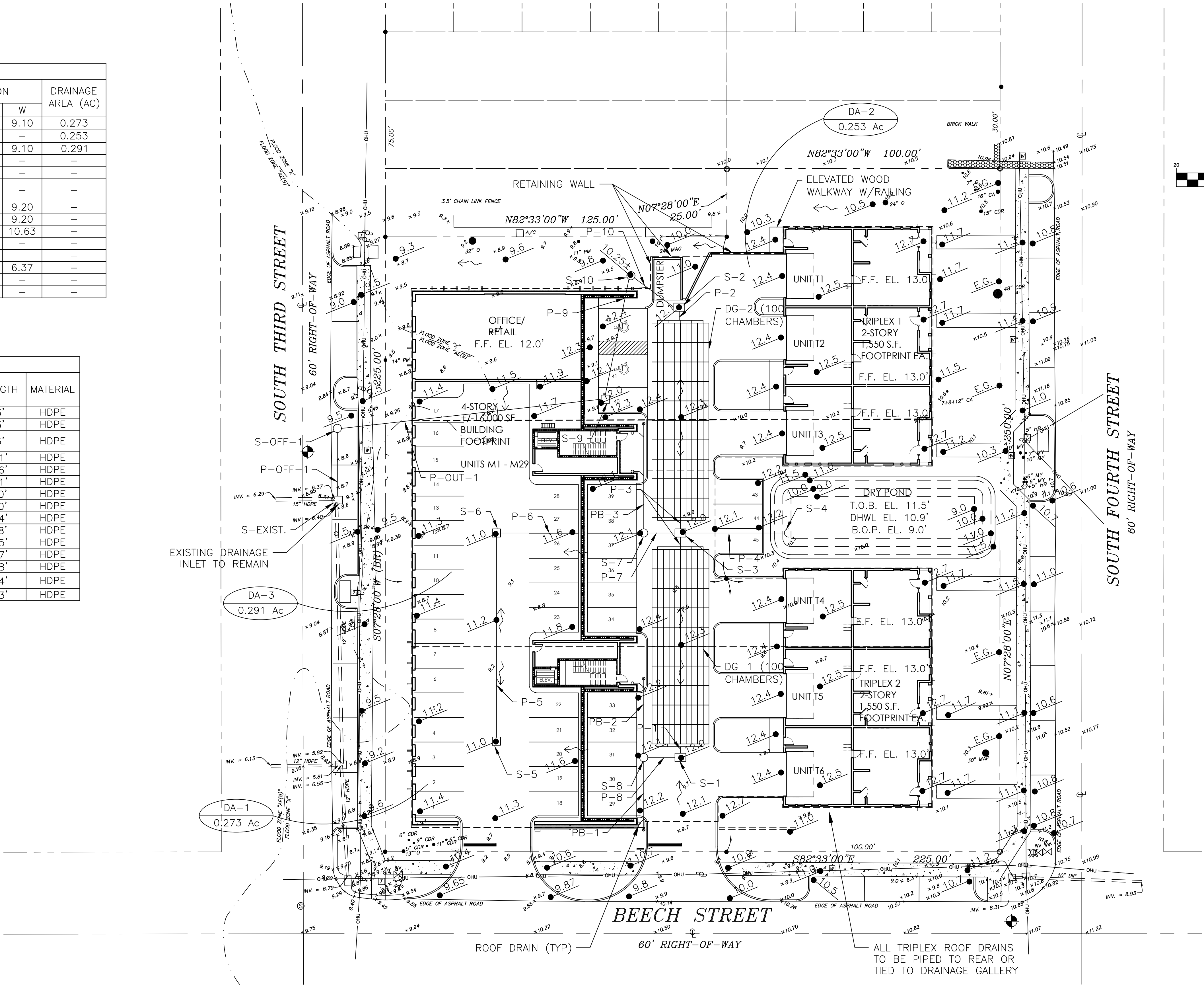


K J I H G F E D C B A Rev.	AG	10/09/24	REVISED PER T.R.C. REVIEW #1	Scale: 1" = 20'	Gillette & Associates, Inc. 31 South 4th Street Fernandina Beach, FL 32034	G & A[®] GILLETTE & ASSOCIATES, INC. 20 SOUTH 4TH STREET FERNANDINA BEACH, FL 32034 PHONE: (904) 261-8819	3RD ST & BEECH ST. MULTIFAMILY CONDO	FERNANDINA BEACH, FLORIDA	WORTHY INVESTMENTS LLC	UTILITY PLAN	REGISTERED DESIGN PROFESSIONAL	Date: 10/9/24
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												Page 5 of 12
By	Date		Revision		DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFFERENCE, DRAWING IS REDUCED IF LESS THAN 22" x 34"						ASA R. GILLETTE, P.E. FLORIDA P.E. NO. 56177	

STRUCTURE TABLE							
NAME	TYPE	TOP/INLET ELEV.	INVERT ELEVATION				DRAINAGE AREA (AC)
			N	S	E	W	
S-1	TYPE C INLET	12.00	9.10	—	—	9.10	0.273
S-2	TYPE C INLET	12.10	9.10	9.10	—	—	0.253
S-3	TYPE C INLET	12.00	9.10	9.10	10.10	9.10	0.291
S-4	MES	—	—	—	10.00	—	—
S-5	TYPE C INLET	11.00	8.60	—	—	—	—
S-6	TYPE C INLET W/ SUMP PUMP	11.00	—	8.50	9.50	—	—
S-7	3'Ø MANHOLE	12.10	9.20	—	9.20	9.20	—
S-8	3'Ø MANHOLE	12.10	9.20	—	9.20	9.20	—
S-9*	TYPE C INLET	12.00	9.30	—	—	10.63	—
S-10	3'Ø MANHOLE	10.25±	—	9.20	9.20	—	—
S-OFF-1	3'Ø MANHOLE	9.00±	—	6.45	6.45	—	—
S-EXIST	TYPE C INLET	8.70	6.40	—	—	6.37	—
DG-1	DRAINAGE GALLERY	11.00	9.00	9.00	—	—	—
DG-2	DRAINAGE GALLERY	11.00	9.00	9.00	—	—	—

* SEE OUTFALL STRUCTURE DETAIL, SHEET DT-1

PIPE TABLE					
NAME	FROM	TO	SIZE	LENGTH	MATERIAL
P-1	S-1	DG-1 MANIF.	8"	3'	HDPE
P-2	S-2	DG-2 MANIF.	8"	3'	HDPE
P-3	S-3	DG-1 & DG-2 MANIF.	8"	3'	HDPE
P-4	S-3	S-4	12"	31'	HDPE
P-5	S-5	S-6	12"	66'	HDPE
P-6	S-6	S-7	4"	51'	HDPE
P-7	S-7	S-3	12"	10'	HDPE
P-8	S-8	S-1	12"	10'	HDPE
P-9	S-9	S-10	12"	44'	HDPE
P-10	S-10	S-2	12"	18'	HDPE
PB-1	BLDG	S-8	12"	25'	HDPE
PB-2	BLDG	S-8	12"	27'	HDPE
PB-3	BLDG	S-7	12"	38'	HDPE
P-OUT-1	S-9	S-OFF-1	12"	94'	HDPE
P-OFF-1	S-OFF-1	S-EXIST	12"	23'	HDPE



K				Scale: 1" = 20'
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D				
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Certificate of Authorization No. 9332
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G & A⁺
GILLETTE & ASSOCIATES, INC.
20 SOUTH 4TH STREET FERNANDINA BEACH, FL 32034
PHONE: (904) 261-8819

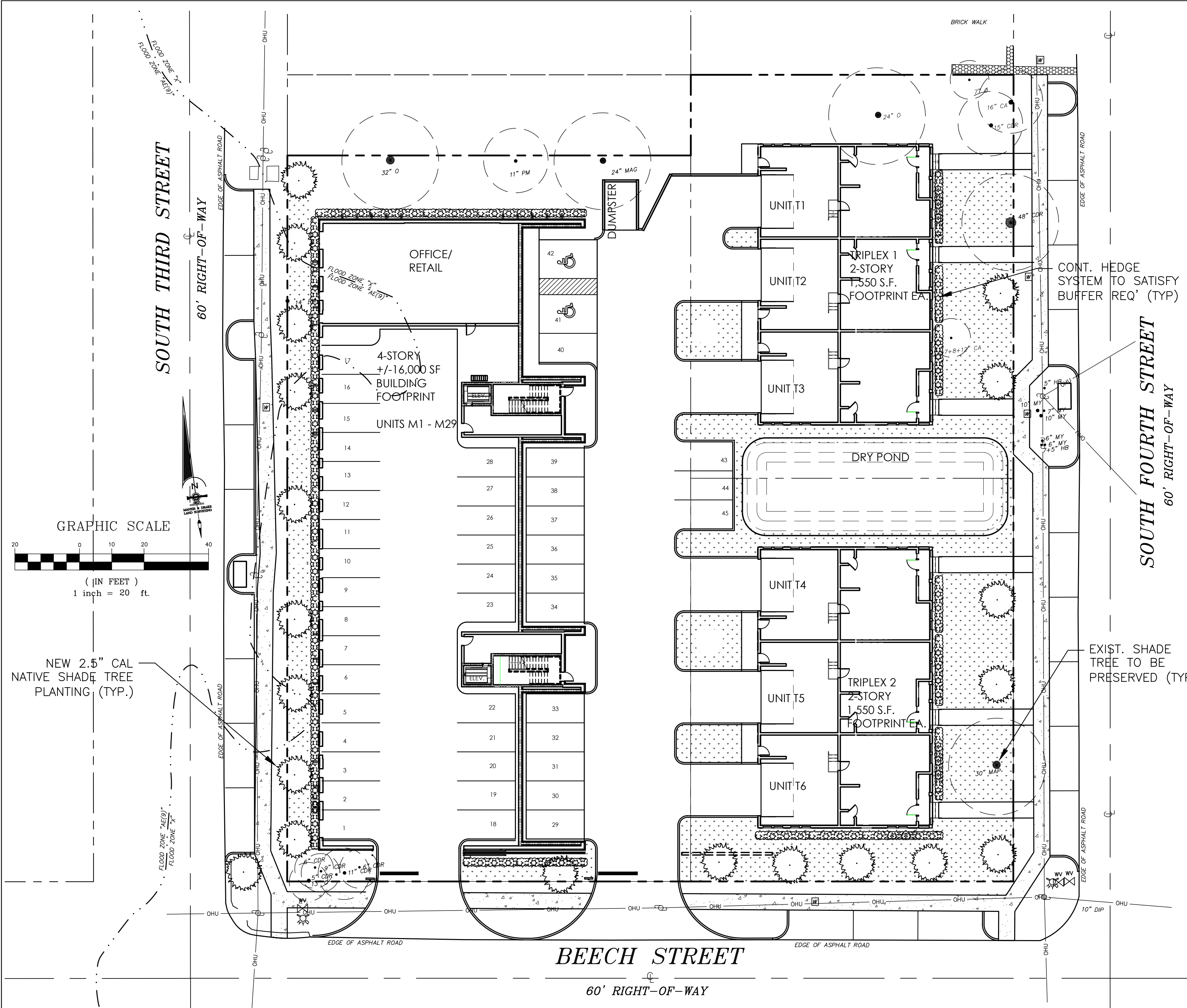
3RD ST & BEECH ST. MULTIFAMILY CONDO
FERNANDINA BEACH, FLORIDA

WORTHY INVESTMENTS LLC

OVERALL DRAINAGE PLAN

REGISTERED DESIGN PROFESSIONAL	Date: 10/9/24
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ASA R. GILLETTE, P.E.
FLORIDA P.E. NO. 56177



NON-RESIDENTIAL LANDSCAPE REQUIREMENTS:

LDC 4.05.05(B) REQUIREMENT:

- MINIMUM OF AT LEAST TWO NATIVE, SHADE TREES FOR EACH 1,500 SQUARE FEET OF DEVELOPMENT SITE. LANDSCAPE MATERIALS MUST BE AS FOLLOWS:
 - ONE TREE FOR EVERY 200 SQ. FT. OF PLANTING AREA
 - AT LEAST 50% OF TREES MUST BE SHADE TREES
 - CONTINUOUS HEDGE ALONG BUILDING WALLS
- PLANTING AREA NOT LESS THAN 10-FT IN WIDTH BETWEEN AN ABUTTING RIGHT-OF-WAY AND PARKING AREAS. LANDSCAPE MATERIALS MUST BE AS FOLLOWS:
 - ONE TREE PER 250 SQ. FT. OF PLANTING AREA.
 - AT LEAST 75% OF THE TREES MUST BE SHADE TREES.
 - CONTINUOUS HEDGE OR BERM WITH NATIVE PLANTINGS
 - GRASS OR GROUND COVER OUTSIDE OF PLANTING AREAS.

PROPOSED PLANTINGS:

DEVELOPMENT AREA: 53,125 S.F.
REQ'D TOTAL SHADE TREES (53125 SF)/(1500 SF/TREE)=36
TOTAL EXIST. & NEW SHADE TREES PLANTED: 42

R.O.W. LANDSCAPE AREA: (710-FT)*(10-FT) = 7100 S.F.
REQ'D PERIMETER TREES: (7100 S.F.)/(250 S.F./TREE) = 28
MIN SHADE TREES REQ'D: (28)*(0.75)=21
NEW SHADE TREES PLANTED: 19
EXIST. SHADE TREES: 9

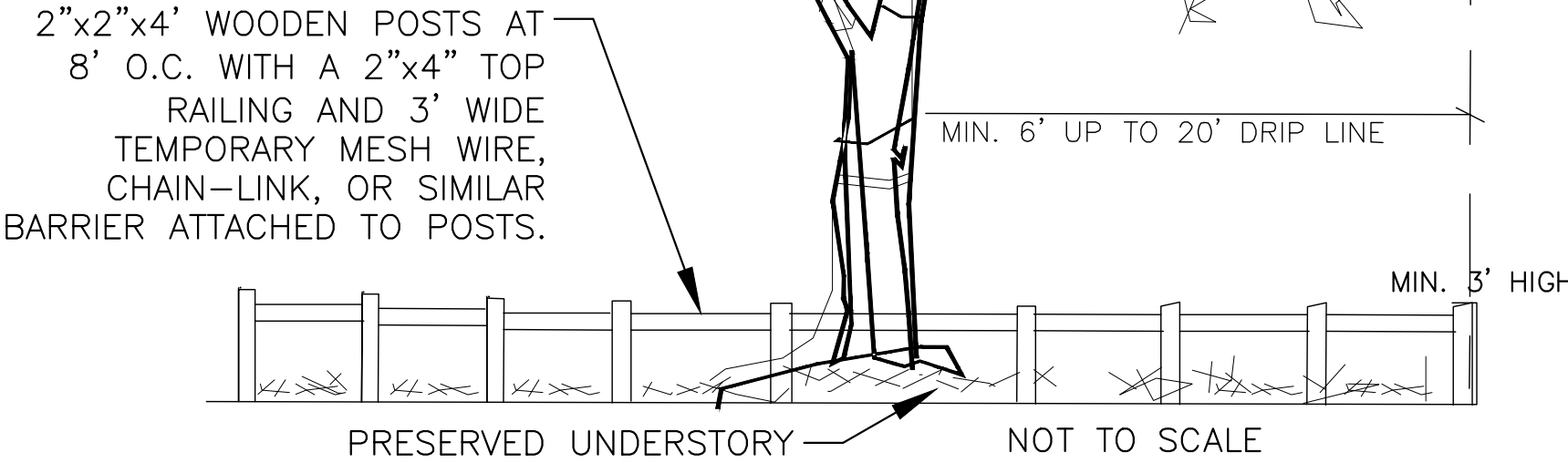
OTHER NOTES:

- IRRIGATION PLAN TO BE BY THE LANDSCAPE CONTRACTOR AND SUBMITTED TO THE C.O.F.B. PLANNING DEPARTMENT FOR REVIEW PRIOR TO PROCUREMENT AND INSTALLATION.

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

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

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



TREE PROTECTION DETAIL

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

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											Project No. 24-10-XX
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Rev.	By	Date	Revision	QA/QC: NG	DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFFERENCE, DRAWING IS REDUCED IF LESS THAN 22" x 34"						

LOT 1 (UNITS T1–T3) TREE TABLE						
SPECIES	DBH	HEALTHY? (Y/N/INV)	PROTECTED DBH	PARCEL I.D.	RETAINED (Y/N)	RETAINED DBH
CAMPHOR	16	INVASIVE	0	1	Y	0
MYRTLE	25	Y	25	1	Y	25
CAMPHOR	27	INVASIVE	0	1	Y	0
CEDAR	48	Y	48	1	Y	48
CEDAR	15	Y	15	1	Y	15
CAMPHOR	16	INVASIVE	0	1	Y	0
OAK	7	Y	7	1	Y	7
OAK	24	Y	24	1	Y	24
HICKORY	11	N	0	1	N	0
PROTECTED DBH:			119		RETAINED DBH:	119
50% MIN. REQ'D TO REMAIN:			60		DBH TO PLANT BACK:	–60 *

* ONSITE PLANTING/MITIGATION NOT REQUIRED

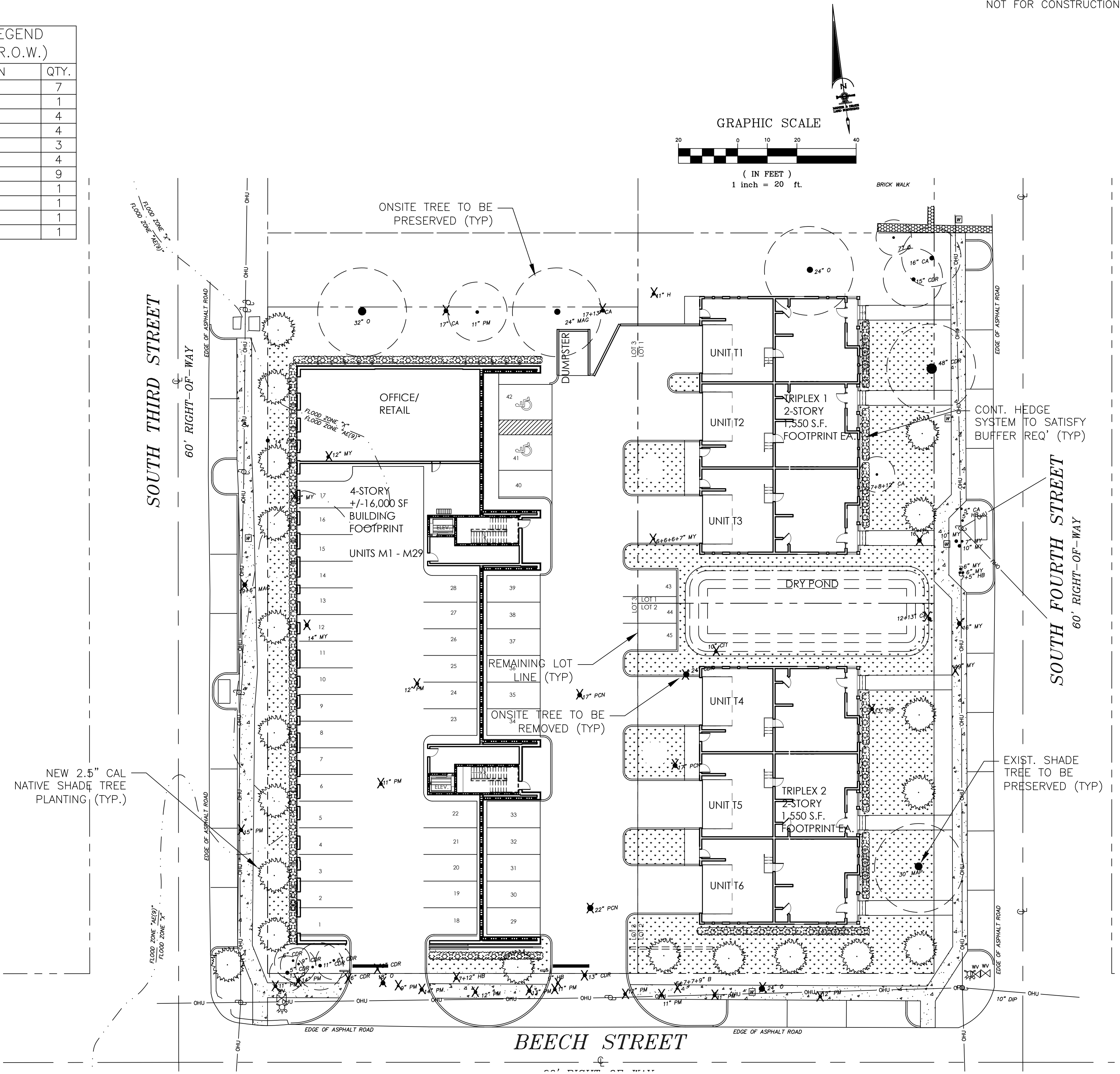
LOT 2 (UNITS T4–T6) TREE TABLE						
SPECIES	DBH	HEALTHY? (Y/N/INV)	PROTECTED DBH	PARCEL I.D.	RETAINED (Y/N)	RETAINED DBH
MAPLE	30	Y	30	2	Y	30
PECAN	17	N	0	2	N	0
HACKBERRY	13	Y	13	2	N	0
CEDAR	24	Y	24	2	N	0
CITRUS	10	Y	10	2	N	0
CAMPHOR	25	INVASIVE	0	2	Y	0
PROTECTED DBH:			77		RETAINED DBH:	30
50% MIN. REQ'D TO REMAIN:			39		DBH TO PLANT BACK:	9 *

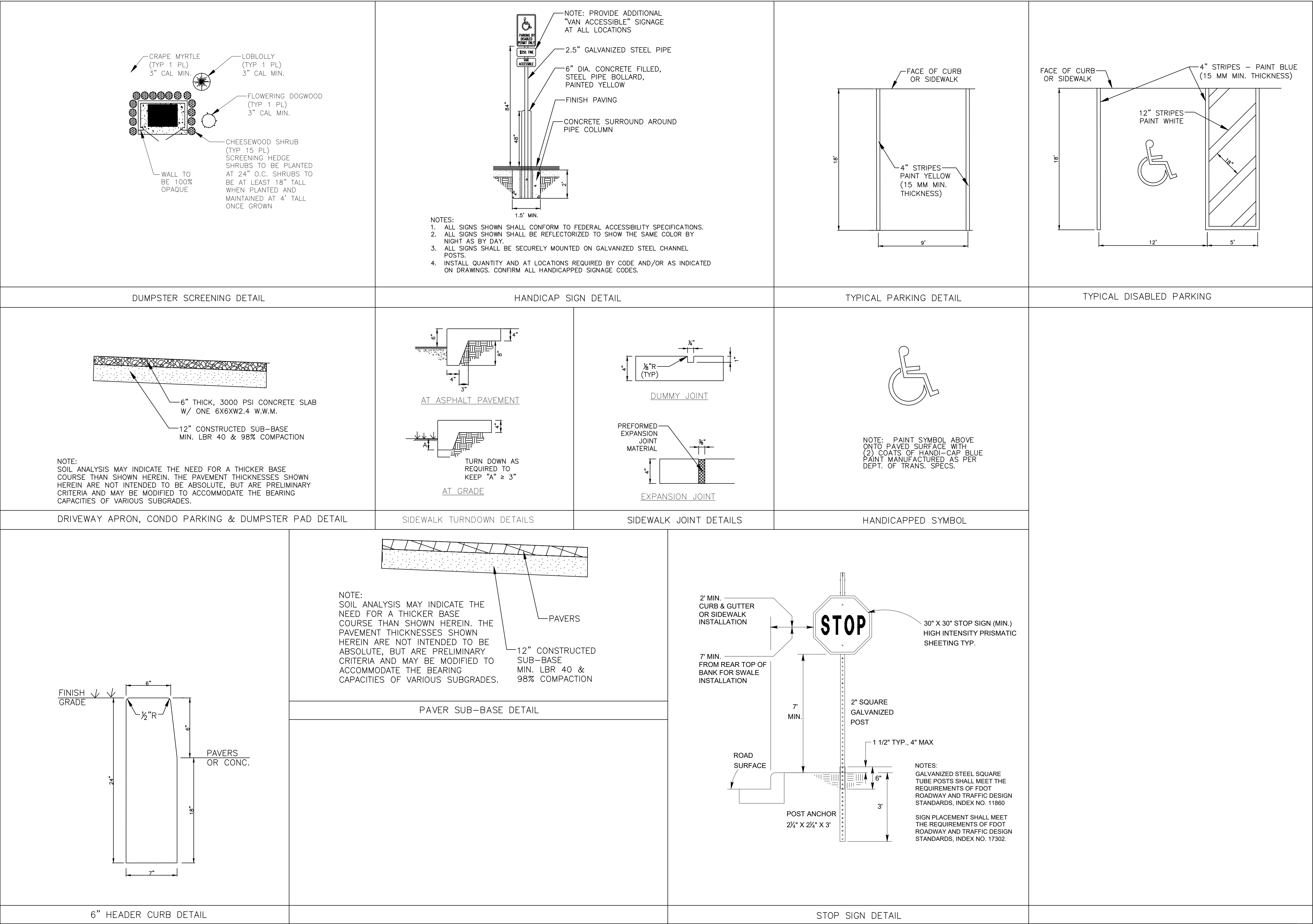
* 17.5" DBH PROPOSED TREE PLANTING

LOT 3 (UNITS M1–M29) TREE TABLE						
SPECIES	DBH	HEALTHY? (Y/N/INV)	PROTECTED DBH	PARCEL I.D.	RETAINED (Y/N)	RETAINED DBH
MAGNOLIA	24	Y	24	3	Y	24
PALM	11	Y	11	3	Y	11
CAMPHOR	17	INVASIVE	0	3	N	0
OAK	32	Y	32	3	Y	32
PALM	14	Y	14	3	N	0
MYRTLE	12	Y	12	3	N	0
MYRTLE	9	Y	9	3	N	0
CAMPHOR	30	INVASIVE	0	3	N	0
PALM	12	Y	12	3	N	0
PECAN	17	Y	17	3	N	0
PALM	11	Y	11	3	N	0
PECAN	22	N	0	3	N	0
CEDAR	6	Y	6	3	Y	6
CEDAR	9	Y	9	3	Y	9
OAK	13	Y	13	3	Y	13
CEDAR	5	Y	5	3	Y	5
CEDAR	11	Y	11	3	Y	11
CEDAR	6	Y	6	3	Y	6
CEDAR	6	Y	6	3	N	0
PROTECTED DBH:			198		RETAINED DBH:	117
50% MIN. REQ'D TO REMAIN:			99		DBH TO PLANT BACK:	–18 *

* ONSITE PLANTING/MITIGATION NOT REQUIRED

EXISTING TREE LEGEND (NOT INCLUDING R.O.W.)		
SYMBOL	DESCRIPTION	QTY.
CA	CAMPHOR	7
MAG	MAGNOLIA	1
PM	PALM	4
O	OAK	4
MY	MYRTLE	3
PCN	PECAN	4
CDR	CEDAR	9
MAP	MAPLE	1
HB	HACKBERRY	1
CT	CITRUS	1
H	HICKORY	1





MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS. (PAVER SYSTEM)	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE (B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER. UTILIZE 6" LIMEROCK	AASHTO M145 ¹ A-1, A-2.4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

ADS GEOSYNTHETICS 601T NON-WOVEN GEOTEXTILE ALL AROUND CLEAN CRUSHED, ANGULAR STONE IN A & B LAYERS

PERIMETER STONE (SEE NOTE 5)

EXCAVATION WALL (CAN BE SLOPED OR VERTICAL)

SC-160 END CAP

SC-160 END CAP

SUBGRADE SOILS (SEE NOTE 3)

25"

12"

6"

12"

6"

AT LEAST 12"

TOP OF PERVIOUS PAVER (EL = 12.0± : SEE PLANS)

TOP OF STONE (EL = 11.0)

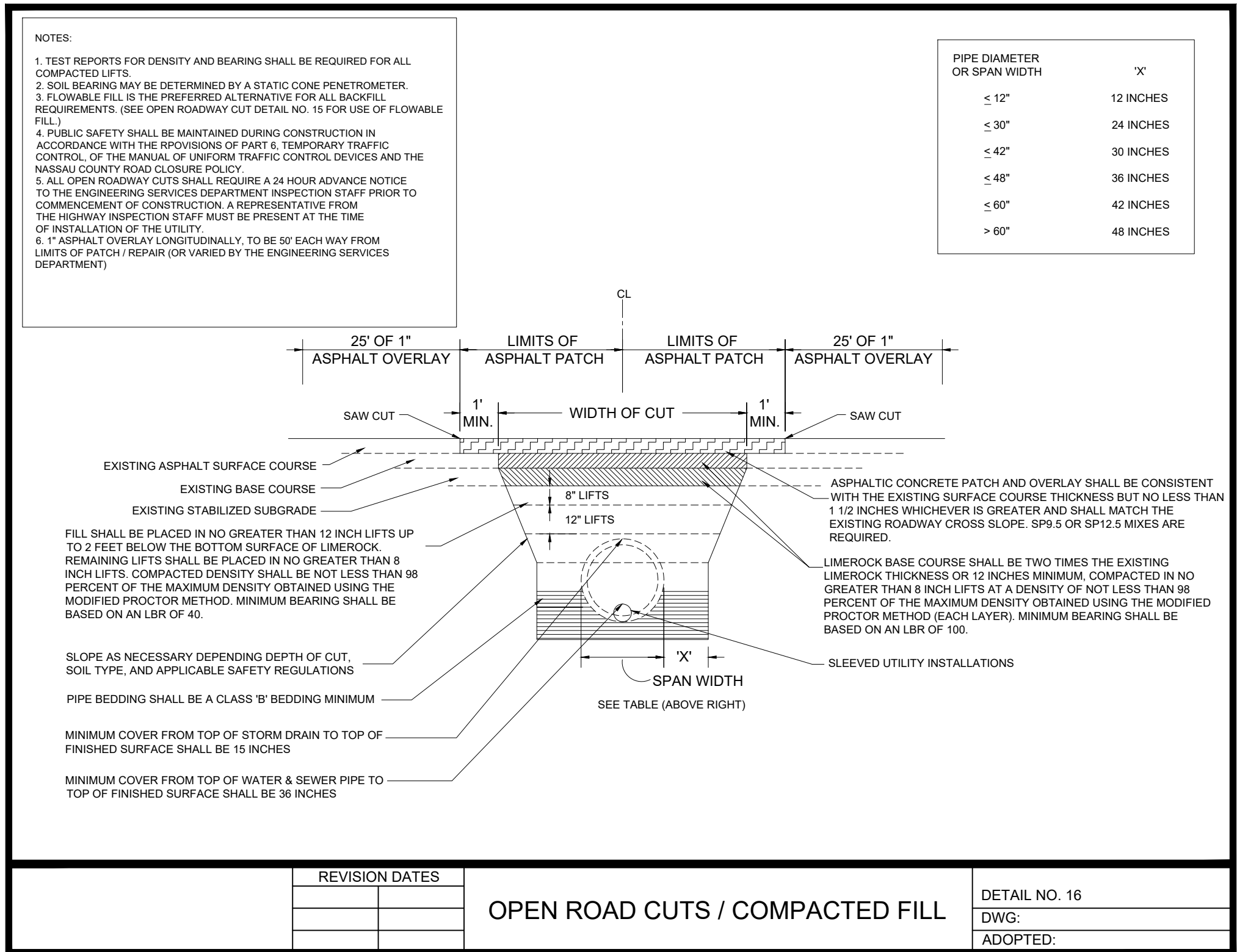
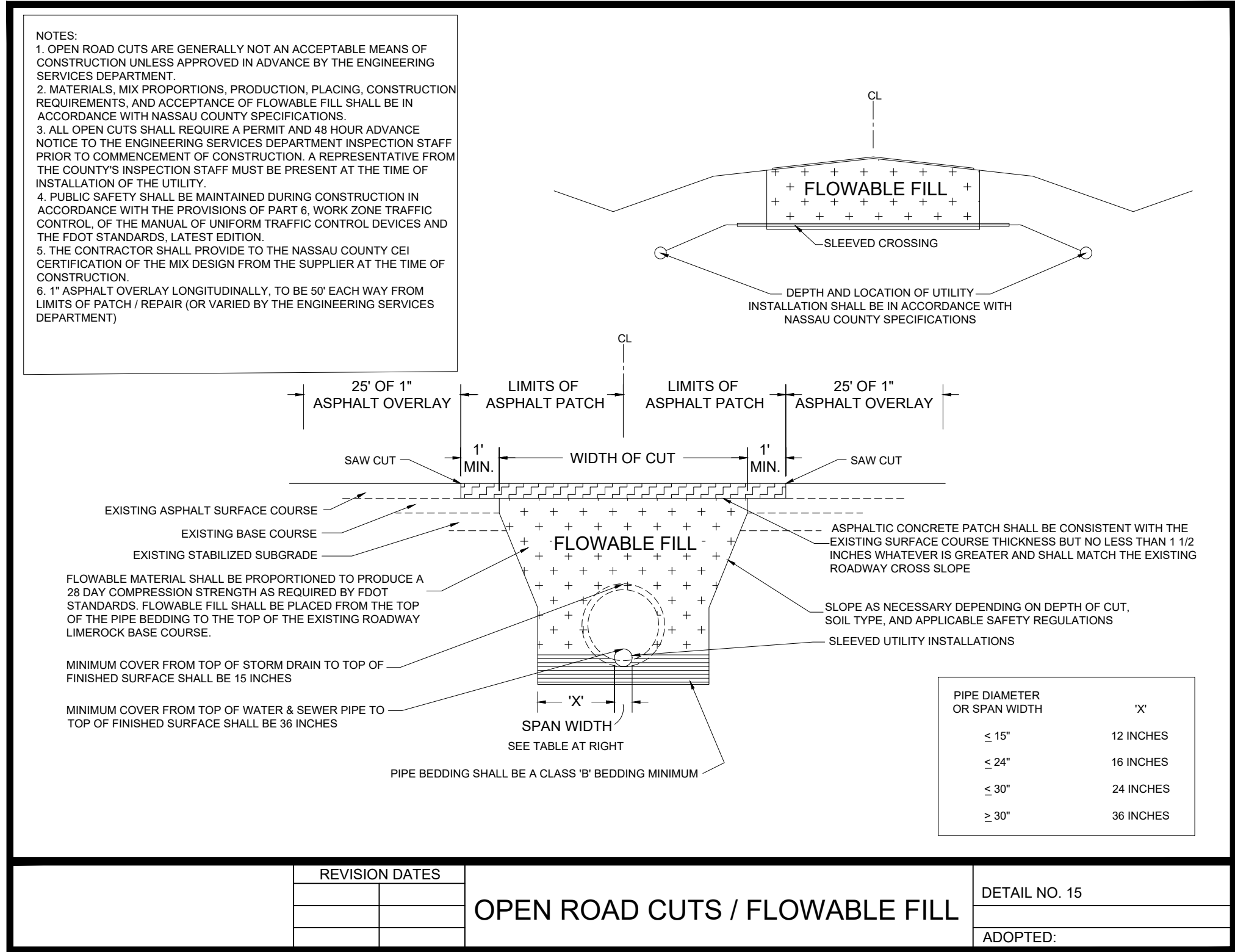
TOP OF CHAMBER (EL = 10.5)

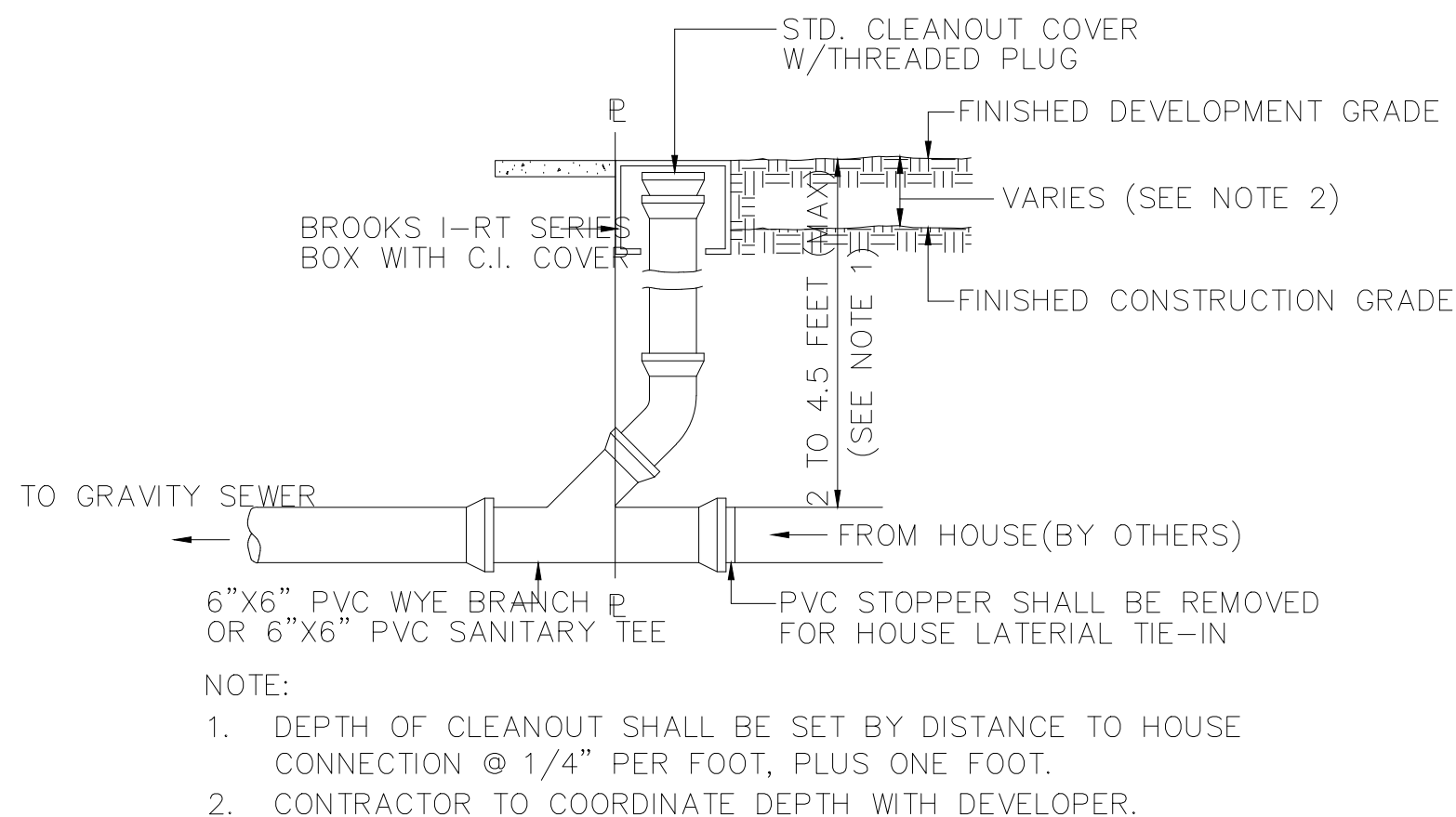
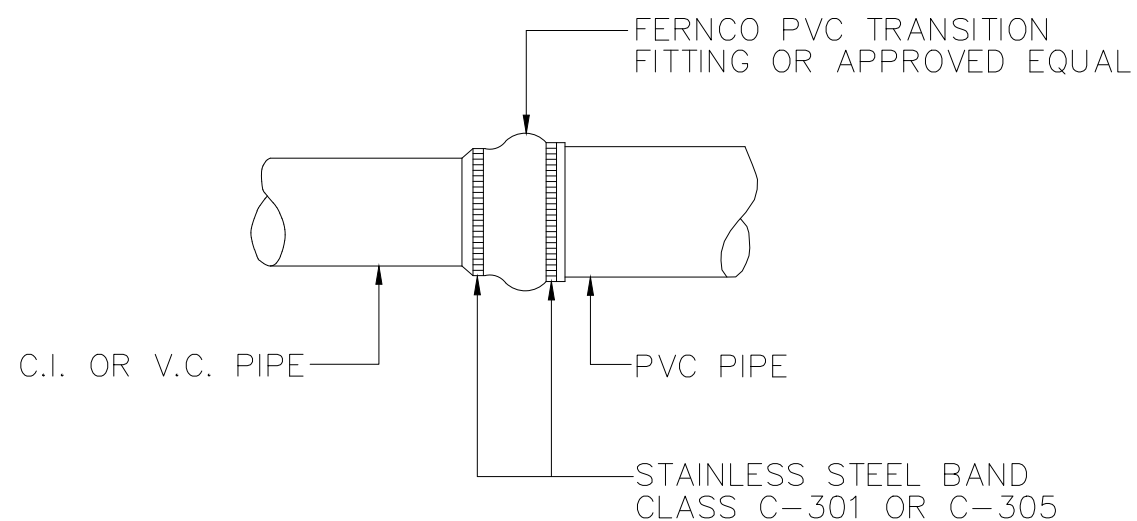
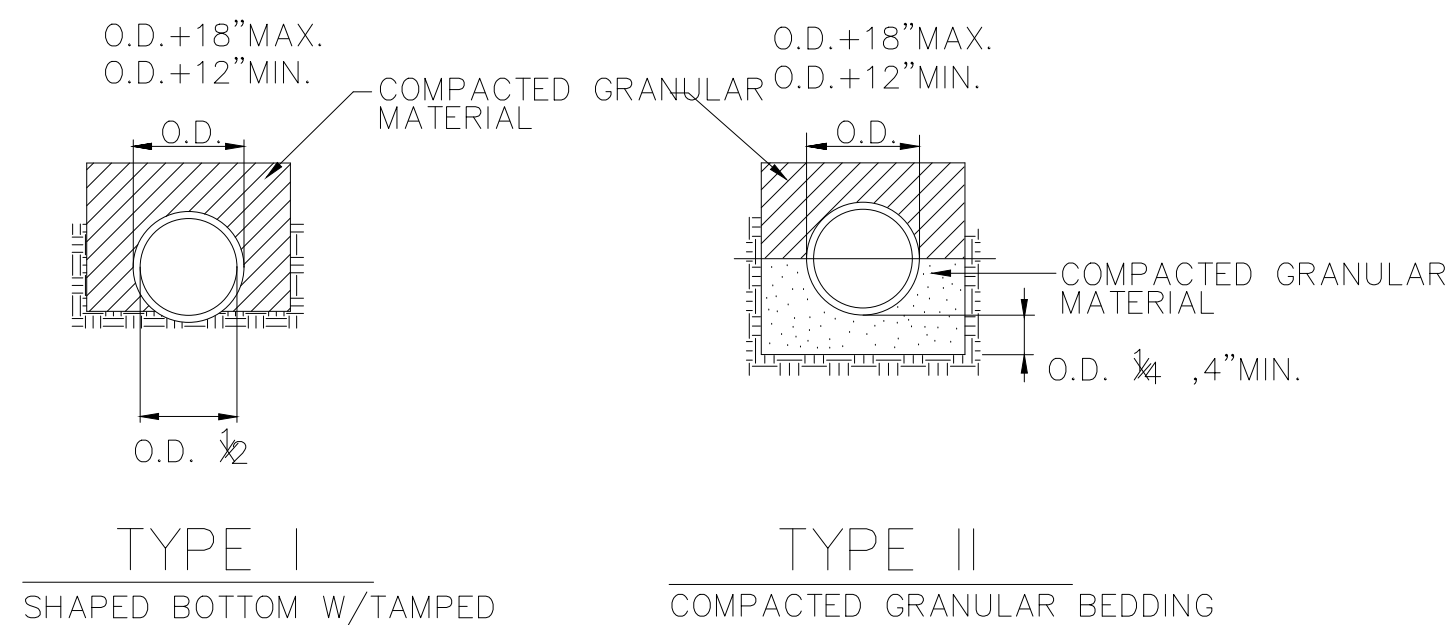
BOTTOM OF CHAMBER (EL = 9.5)

BOTTOM OF STONE (EL = 9.0)

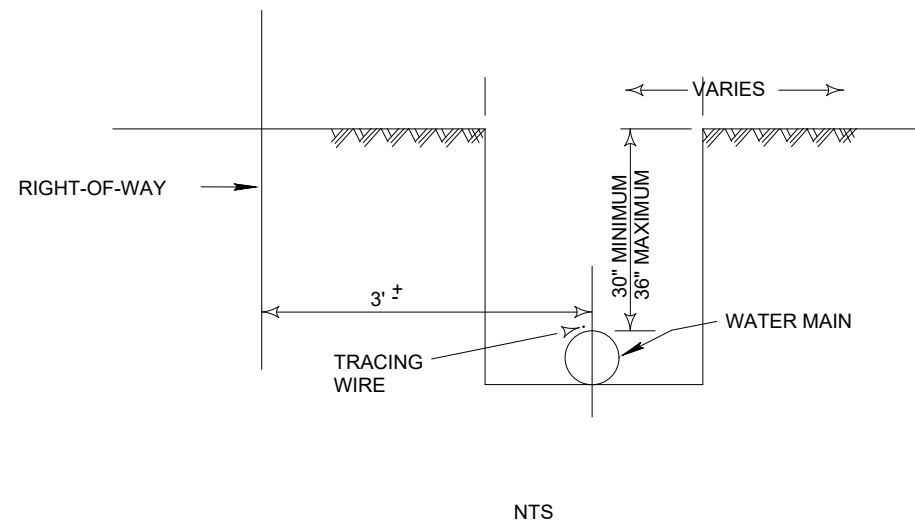
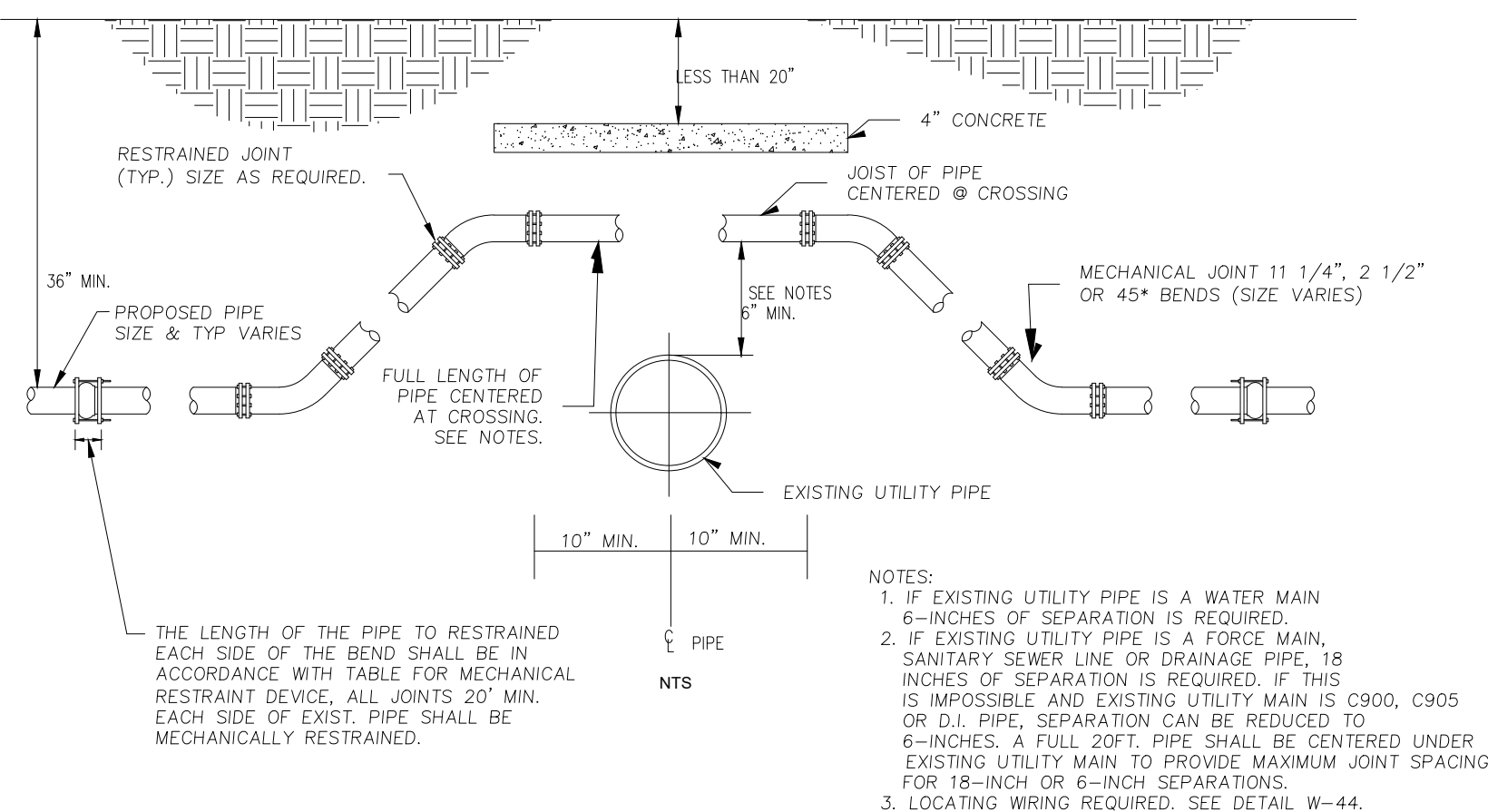
EXISTING SHWT

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G			Drawn by: AG							Page 10 of 12
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D										
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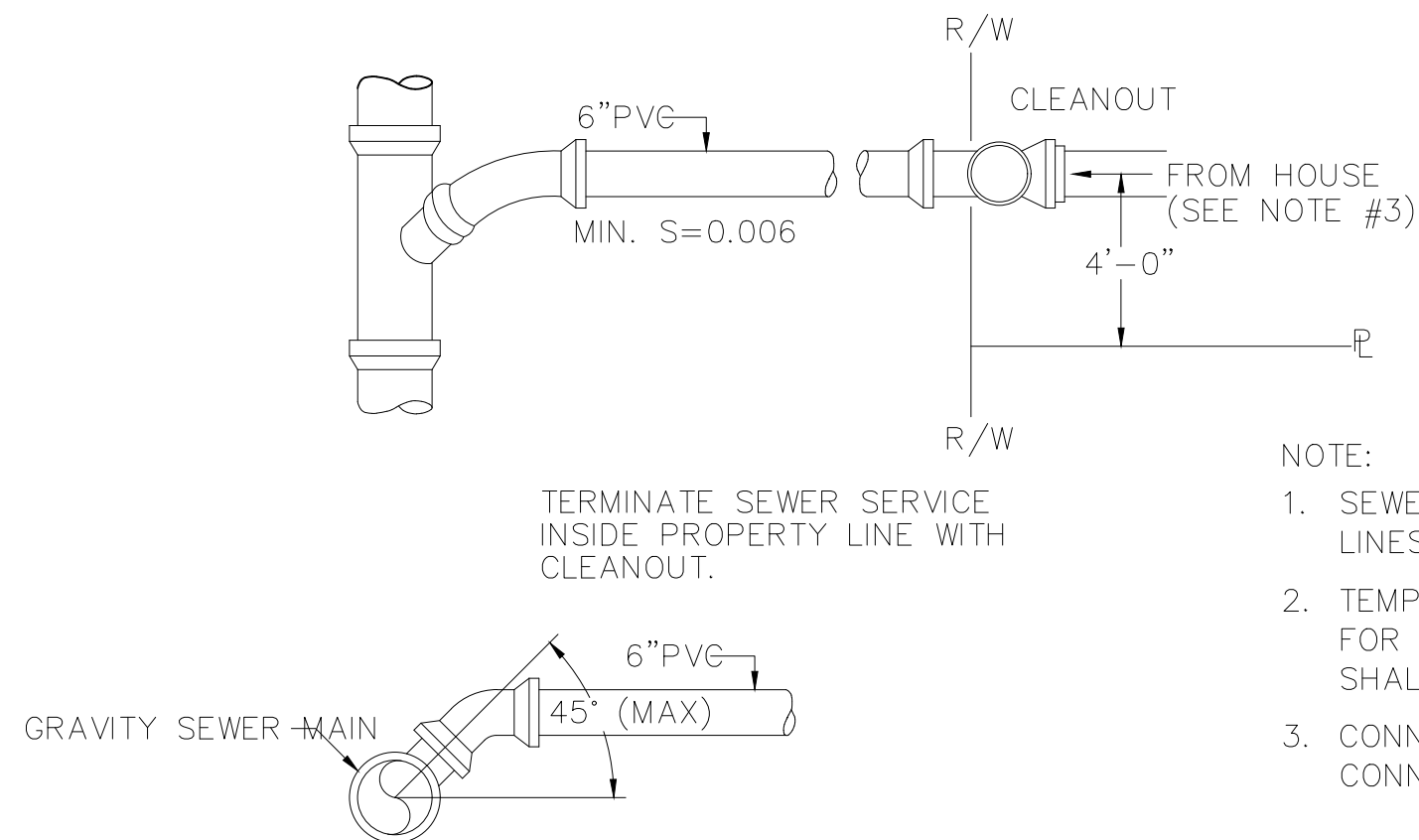




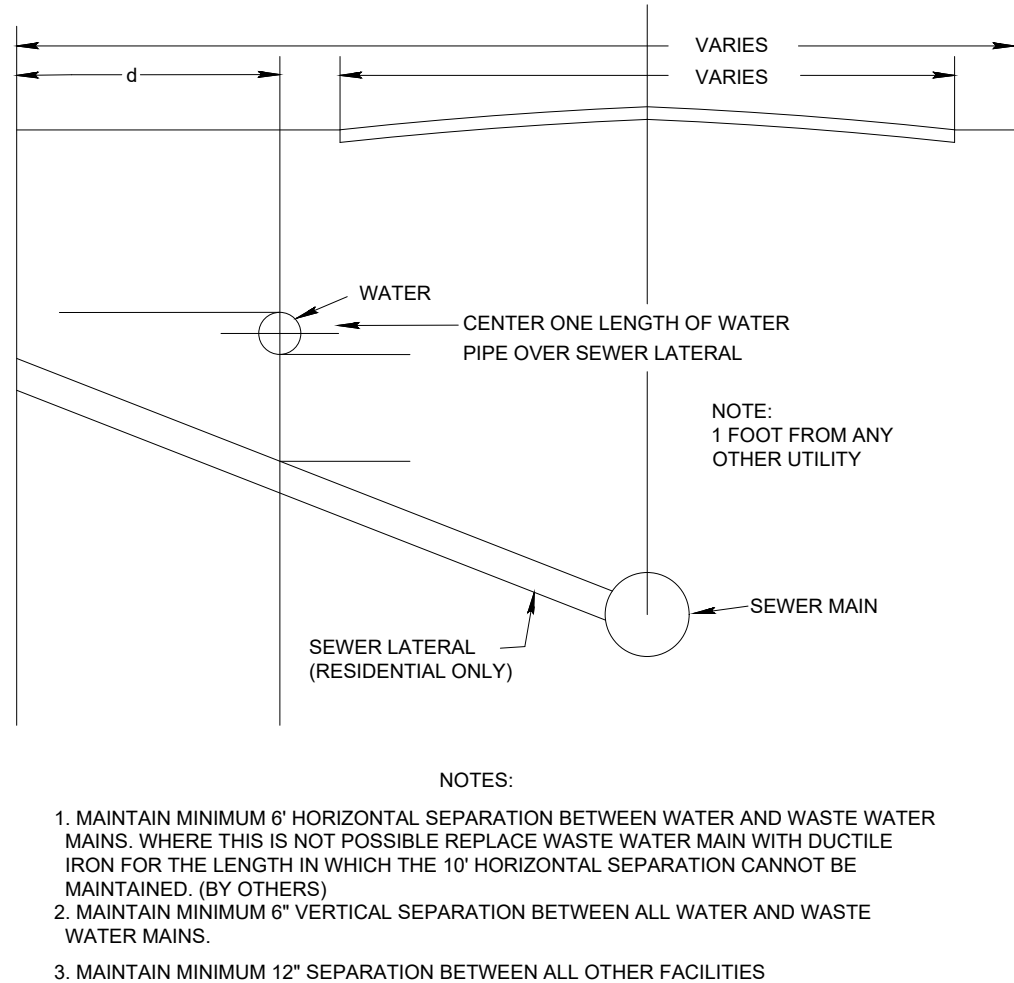
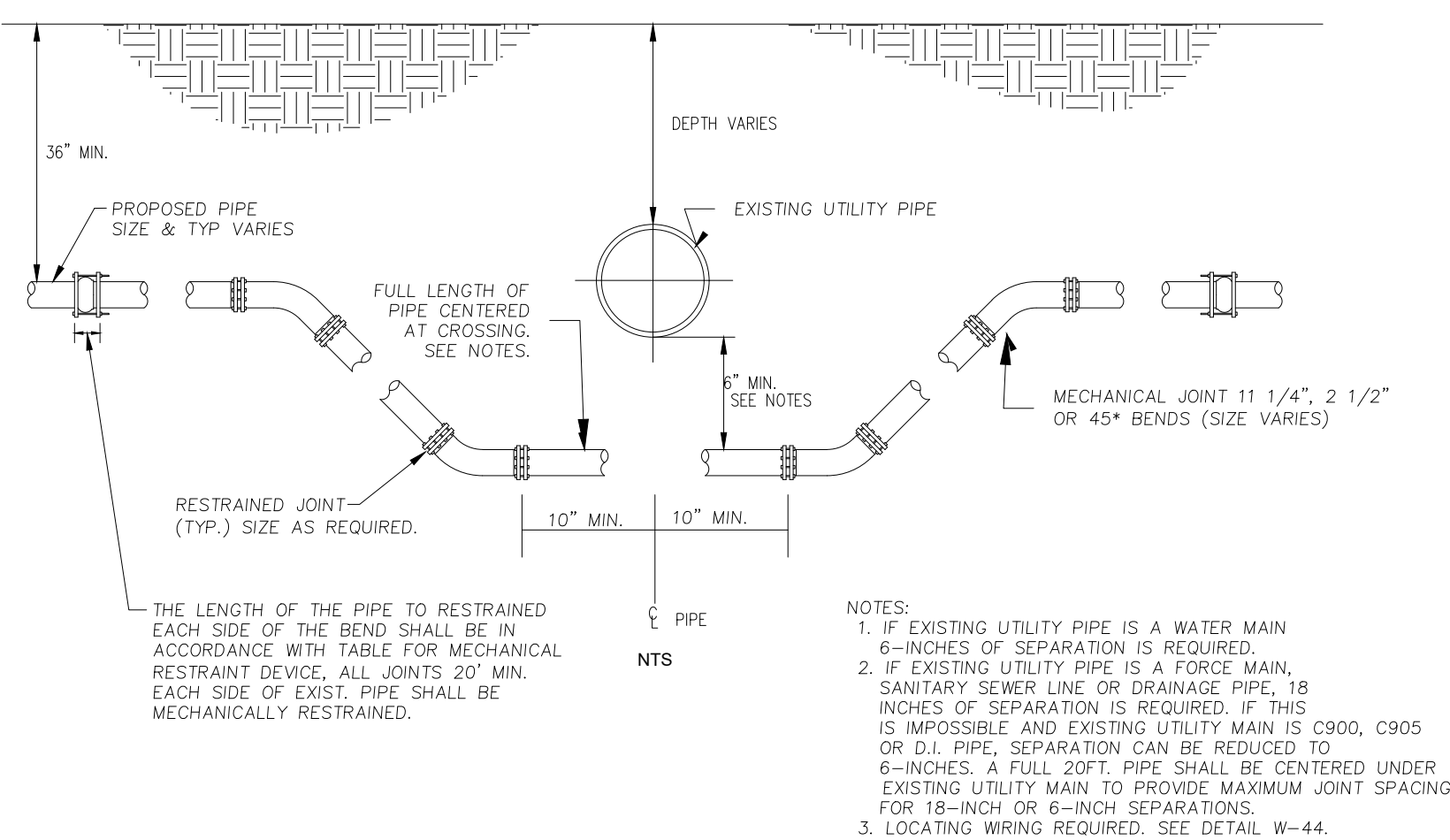
CLEANOUT



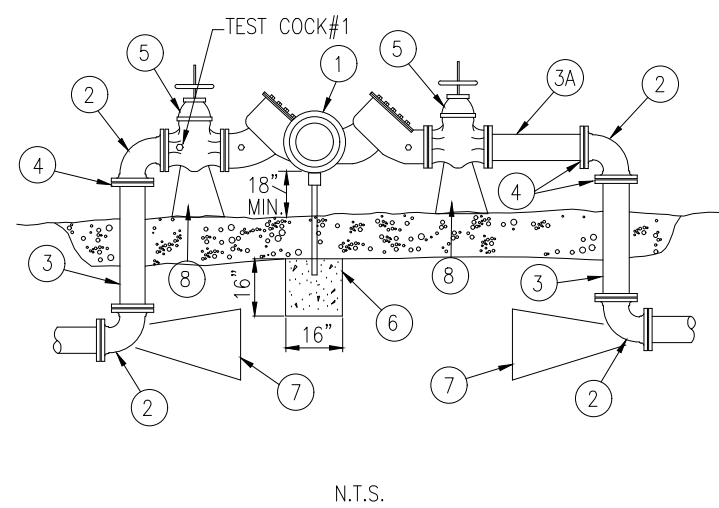
WHITE PVC DR 25 C900 PIPE FOR ALL 4", 6", 8", 10" AND 12" MAINS
#10 UF SOLID TRACING WIRE TO BE INSTALLED ON TOP OF MAIN TAPED EVERY TEN FEET
PIPE LETTERING TO BE AT TOP OF PIPE WITH EDGE OF JOINT LINE VISIBLE AT BELL



TYPICAL SEWER SERVICE



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



BACKFLOW PREVENTER

J				Scale: NONE	Gillette & Associates, Inc. 31 South 4th Street Fernandina Beach, FL 32034 Certificate of Authorization No. 9332 DO NOT SCALE THIS DRAWING – DIMENSIONS AND NOTES TAKE PREFERENCE, DRAWING IS REDUCED IF LESS THAN 22" x 34"	 GILLETTE & ASSOCIATES, INC. 20 SOUTH 4TH STREET FERNANDINA BEACH, FL 32034 PHONE: (904) 261-8819	3RD ST & BEECH ST. MULTIFAMILY CONDO FERNANDINA BEACH, FLORIDA	WORTHY INVESTMENTS LLC	WATER & SEWER DETAILS	REGISTERED DESIGN PROFESSIONAL ASA R. GILLETTE, P.E. FLORIDA P.E. NO. 56177	Date: 10/9/24
I				Project Mgr: AG							Project No. 24-10-XX
H				Designed by: AG/RF							Sheet: DT-4
G				Drawn by: AG							Page 12 of 12
F				QA/QC: NG							
E											
D											
C	AG	10/09/24	REVISED PER T.R.C REVIEW #1								
B	AG	07/12/24	ISSUE FOR C.O.F.B. T.R.C. REVIEW								
A	AG	06/06/24	ISSUE FOR C.O.F.B. FIRST STEP MEETING								
Rev.	By	Date	Revision								



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

SITE DRAINAGE EVALUATION

**3rd & Beech Multifamily Condos
Fernandina Beach, Florida**

BY

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

Issue Date: July 12, 2024
Revision Date: October 9, 2024

EXISTING CONDITIONS

The site consists of 1.22 acres of land at the south end of the block between Ash St. to Beech St., and between South 3rd St., and South 4th St in Fernandina Beach, Florida. The property is currently vacant with previous structures abolished in their entirety. In the pre-developed state, the site drains to the southwest.

PROPOSED CONDITIONS

The proposed development for this property includes the construction of two 3,600 s.f. footprint triplex homes and a four-story, 29-unit residential condominium and apartment building. Stormwater management for the four-story building, interior driving aisle and triplexes will be served by an underground drainage gallery, combined with an above ground dry pond. Stormwater runoff from the proposed improvements will be routed to the drainage gallery through a series of storm water pipes and structures, which are hydraulically connected to the above ground dry pond via structure S-3.

The drainage gallery has been designed to store 3,195 c.f. with the bottom of the stone fill at elev. 9.00' and the top of the stone fill at elev. 11.00'. The above ground dry pond has a top of bank at elevation 11.0' and a bottom of pond at elevation 9.0' and a volume of 4,237 c.f. The bottom of the stone fill and bottom of the dry pond are two feet above the seasonal high groundwater level based on the geotechnical report (see attached). The proposed outfall for the drainage gallery and dry pond is a weir notch in a baffle located in structure S-9. This structure is connected to an existing ditch bottom inlet to the west, located in the Third Street right-of-way. The weir notch in structure S-9 is set to elevation 10.75' per the MODRET calculations, which also satisfies the required treatment volume elevation of 10.73'.

DRAINAGE ANALYSIS

A stormwater simulation was conducted using MODRET utilizing the 10-year, 24-hour storm event to ensure that the drainage gallery recovers the treatment volume within 72 hours. The simulation information and results are shown below. Summary of the 10-year storm event:

- Top of Pond Elevation: 11.0-ft
- Design High Water Elevation: 10.9-ft
- Weir Elevation: 10.75-ft
- Recovery time 72 hours

TREATMENT VOLUME CALCULATIONS

Beech St. Multifamily Post Developed

Basin Calculations

Basin 1

Composite Cn

Total Drainage Area = 46864 ft²
 Impervious Area = 32101 ft²
 Pond Area = 3120 ft²

Impervious Cn = 98.0
 Pond Cn = 50.0
 Pervious Cn = 74.0

Composite Cn = 88.8

Time of Concentration, Tc

Minimum Time of Concentration = 10 min.
 Length of Overland Flow @ 1ft/sec. = 100 ft.
 Length of Pipe Flow @ 2.5 ft/sec. = 40 ft.

Tc = 12 min.

Dry Pond Information

El. (ft.)		Area ft ²	Volume ft ³	
11.00	TOB	2130	3290	0.80
10.20	weir	1985	1644	
10.00		1550	1290	
9.00		1030	0	

U/G Vault Information

El. (ft.)	Area ft ²	Volume ft ³
11.00	2982	3195

Treatment Volume Required, TVR (on-line retention)

TVR = 1" * (1/12") * Total Drainage Area = 3905 ft³
 or
 TVR = 1.75" * (1/12") * Total Impervious Drainage Area = 4681 ft³

Treatment Volume Provided, TVP

TVR = 4681 ft³

TVP = Vol @ Weir = 4839 ft³ **OK**

Avg. Weir Elevation to Meet TVR: 10.73 ft

DRAINAGE GALLERY CALCULATIONS

Project: 3rd & Beech Multifamily



Chamber Model -
Units -

SC-160

Imperial

[Click Here for Metric](#)

100

Number of chambers -

200

Voids in the stone (porosity) -

40

%

Base of STONE Elevation -

9.00

ft

Amount of Stone Above Chambers -

6

in

Amount of Stone Below Chambers -

6

in

2982

☐ Include Perimeter Stone in Calculations

StormTech SC-160 Cumulative Storage Volumes

Height of System (inches)	Incremental Single Chamber (cubic feet)	Incremental Total Chamber (cubic feet)	Incremental Stone (cubic feet)	Incremental Ch & St (cubic feet)	Cumulative Chamber (cubic feet)	Elevation (feet)
24	0.00	0.00	98.84	98.84	3194.65	11.00
23	0.00	0.00	98.84	98.84	3095.81	10.92
22	0.00	0.00	98.84	98.84	2996.97	10.83
21	0.00	0.00	98.84	98.84	2898.13	10.75
20	0.00	0.00	98.84	98.84	2799.28	10.67
19	0.00	0.00	98.84	98.84	2700.44	10.58
18	0.05	10.24	94.75	104.99	2601.60	10.50
17	0.13	26.88	88.09	114.97	2496.61	10.42
16	0.29	58.12	75.60	133.71	2381.64	10.33
15	0.44	88.39	63.49	151.87	2247.92	10.25
14	0.54	107.83	55.71	163.54	2096.05	10.17
13	0.62	123.27	49.54	172.80	1932.51	10.08
12	0.68	136.15	44.38	180.53	1759.70	10.00
11	0.74	147.18	39.97	187.15	1579.17	9.92
10	0.78	156.68	36.17	192.85	1392.02	9.83
9	0.82	164.98	32.85	197.83	1199.17	9.75
8	0.86	172.07	30.01	202.08	1001.34	9.67
7	0.89	178.93	27.27	206.20	799.26	9.58
6	0.00	0.00	98.84	98.84	593.06	9.50
5	0.00	0.00	98.84	98.84	494.21	9.42
4	0.00	0.00	98.84	98.84	395.37	9.33
3	0.00	0.00	98.84	98.84	296.53	9.25
2	0.00	0.00	98.84	98.84	197.69	9.17
1	0.00	0.00	98.84	98.84	98.84	9.08

MODRET ANALYSIS
10-YEAR, 24-HOUR STORM EVENT

MODRET

HYDROGRAPH DATA INPUT - SCS UNIT METHOD

Project Name : Beeches Townhomes 10-yr pre
Rainfall Distribution : SCS Type II (24 hrs)

Contributing Basin Area

1.08 ac.

SCS Curve Number

76.40

Time of Concentration

13.00 min.

Rainfall Depth

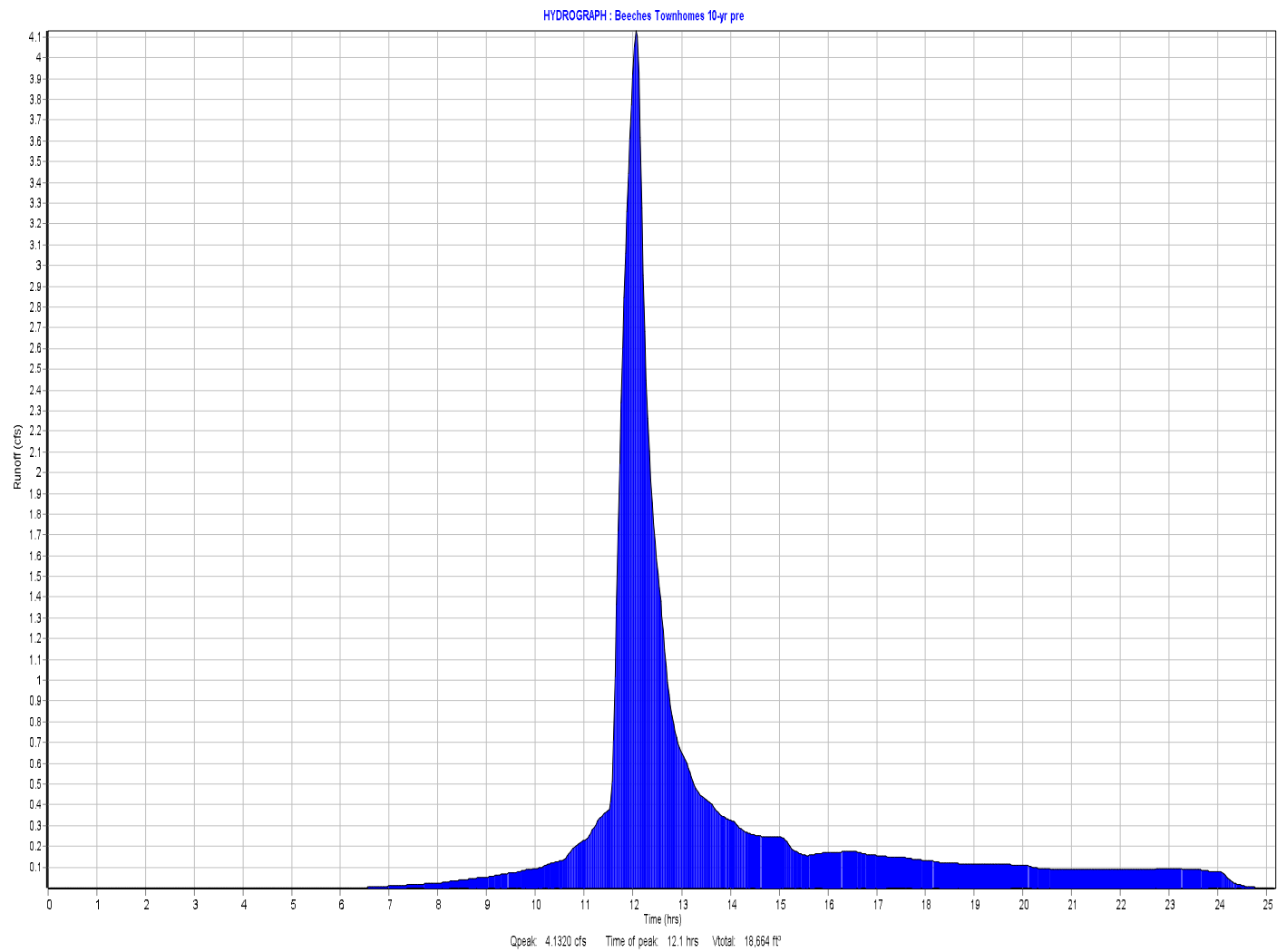
7.50 in.

Shape Factor

323

Percent DCIA

0.00 %



MODRET

SUMMARY OF UNSATURATED & SATURATED INPUT PARAMETERS

PROJECT NAME : Beeches Townhomes 10yr Treatment
HYDROGRAPH RUNOFF DATA USED
UNSATURATED ANALYSIS EXCLUDED

Pond Bottom Area	4,890.00 ft ²
Pond Volume between Bottom & DHWL	8,191.00 ft ³
Pond Length to Width Ratio (L/W)	2.50
Elevation of Effective Aquifer Base	-30.50 ft
Elevation of Seasonal High Groundwater Table	7.00 ft
Elevation of Starting Water Level	9.00 ft
Elevation of Pond Bottom	9.00 ft
Is there overflow ?	Y
Avg. Effective Storage Coefficient of Soil for Unsaturated Analysis	0.22
Unsaturated Vertical Hydraulic Conductivity	25.80 ft/d
Factor of Safety	2.00
Saturated Horizontal Hydraulic Conductivity	11.32 ft/d
Avg. Effective Storage Coefficient of Soil for Saturated Analysis	0.18
Avg. Effective Storage Coefficient of Pond/Exfiltration Trench	1.00
Time Increment During Storm Event	1.00 hrs
Time Increment After Storm Event	12.00 hrs
Total Number of Increments After Storm Event	6.00

Runoff Hydrograph File Name: SCS-10yr.SCS

Time of Peak Runoff: 12.03 hrs

Rate of Peak Runoff: 6.02 cfs

Hydraulic Control Features:

	Top	Bottom	Left	Right
Groundwater Control Features - Y/N	N	N	N	N
Distance to Edge of Pond	0.00	0.00	0.00	0.00
Elevation of Water Level	0.00	0.00	0.00	0.00
Impervious Barrier - Y/N	N	N	N	N
Elevation of Barrier Bottom	0.00	0.00	0.00	0.00

MODRET

ELEVATION VS OVERFLOW RELATIONSHIP

PROJECT NAME : Beeches Townhomes 10yr Treatment
Structure Type: SHARP CRESTED

Crest Elevation	10.75 ft
Crest Length	6.00 ft
Coefficient of Discharge	3.31
Weir Flow Exponent	1.50
Number of Contractions	0.00
Design High Water Level Elevation	11.00 ft

MODRET

SUMMARY OF RESULTS

PROJECT NAME : Beeches Townhomes 10yr Treatment

CUMULATIVE TIME (hrs)	WATER ELEVATION (feet)	INSTANTANEOUS INFILTRATION RATE (cfs)	AVERAGE INFILTRATION RATE (cfs)	CUMULATIVE OVERFLOW (ft ³)
00.00 - 0.03	7.000	0.000 *		
			0.00000	
0.03	7.000	0.21014		
			0.18191	
1.05	9.000	0.15369		0.00
			0.12546	
2.07	9.000	0.11234		0.00
			0.09923	
3.09	9.000	0.09252		0.00
			0.08580	
4.11	9.000	0.08266		0.00
			0.07953	
5.13	9.000	0.07775		0.00
			0.07597	
6.15	9.000	0.07588		0.00
			0.07580	
7.17	9.000	0.07612		0.00
			0.07643	
8.19	9.000	0.07870		0.00
			0.08097	
9.21	9.043	0.08497		0.00
			0.08898	
10.23	9.189	0.09989		0.00
			0.11080	
11.25	9.491	0.17580		0.00
			0.24081	
12.27	10.925	0.21488		5,376.60
			0.18895	
13.29	10.866	0.17443		8,248.30

MODRET

SUMMARY OF RESULTS

PROJECT NAME : Beeches Townhomes 10yr Treatment

CUMULATIVE TIME (hrs)	WATER ELEVATION (feet)	INSTANTANEOUS INFILTRATION RATE (cfs)	AVERAGE INFILTRATION RATE (cfs)	CUMULATIVE OVERFLOW (ft ³)
			0.15990	
14.31	10.809	0.15241		9,305.20
			0.14492	
15.33	10.786	0.13964		9,813.20
			0.13435	
16.35	10.771	0.13129		10,052.00
			0.12823	
17.37	10.768	0.12552		10,240.00
			0.12281	
18.39	10.762	0.12070		10,354.00
			0.11858	
19.41	10.756	0.11671		10,415.00
			0.11484	
20.43	10.752	0.11282		10,437.00
			0.11080	
21.45	10.740	0.10922		10,437.00
			0.10765	
22.47	10.730	0.10646		10,437.00
			0.10527	
23.49	10.724	0.10250		10,437.00
			0.09973	
24.51	10.687	0.09668		10,437.00
			0.06074	
36.51	10.047	0.05175		10,437.00
			0.04277	
48.51	9.596	0.03747		10,437.00
			0.03217	
60.51	9.256	0.02868		10,437.00

MODRET

SUMMARY OF RESULTS

PROJECT NAME : Beeches Townhomes 10yr Treatment

[illegible]

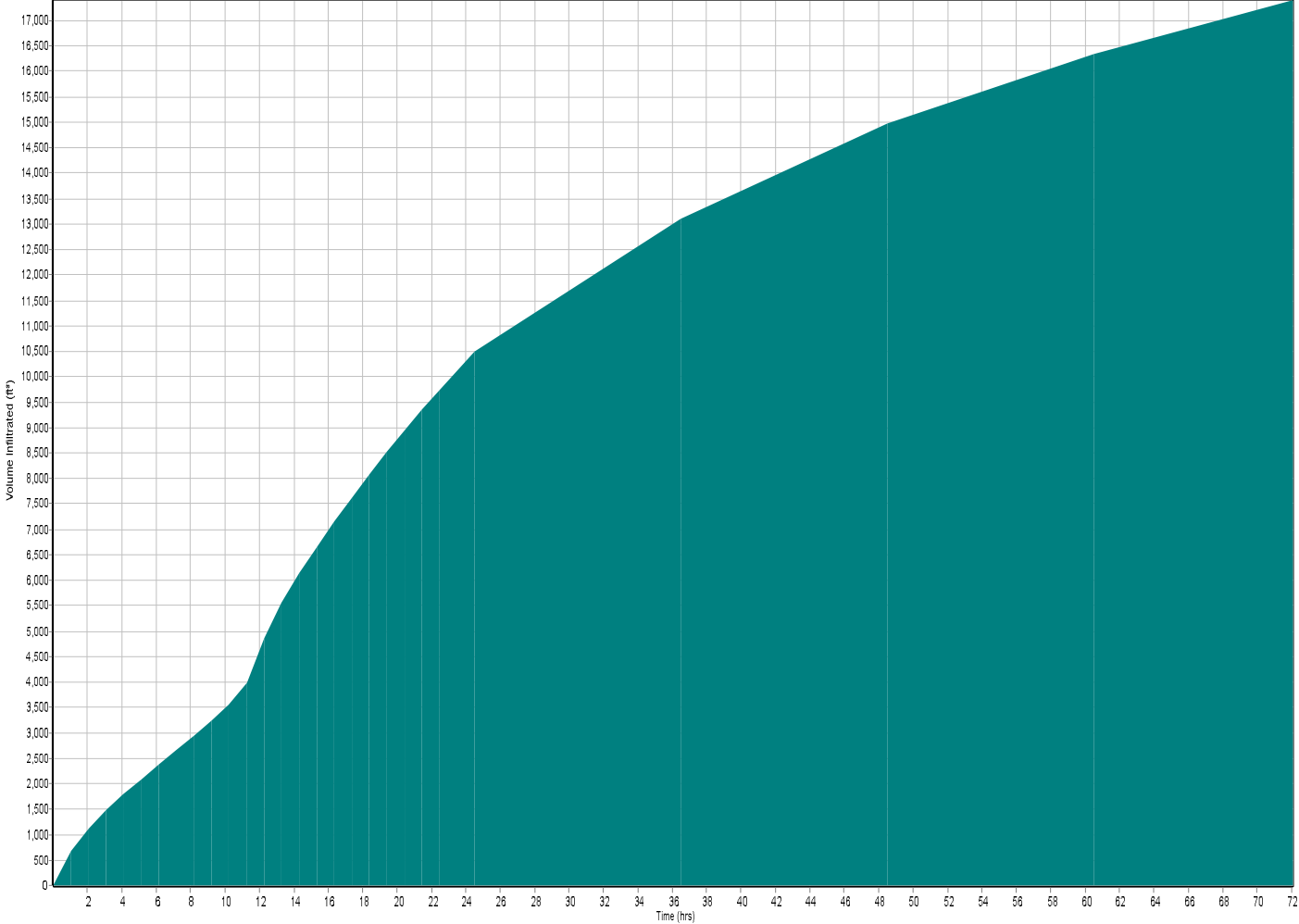
Maximum Water Elevation: 10.925 feet @ 12.27 hours

Recovery @ 72.082 hours

* Time increment when there is no runoff

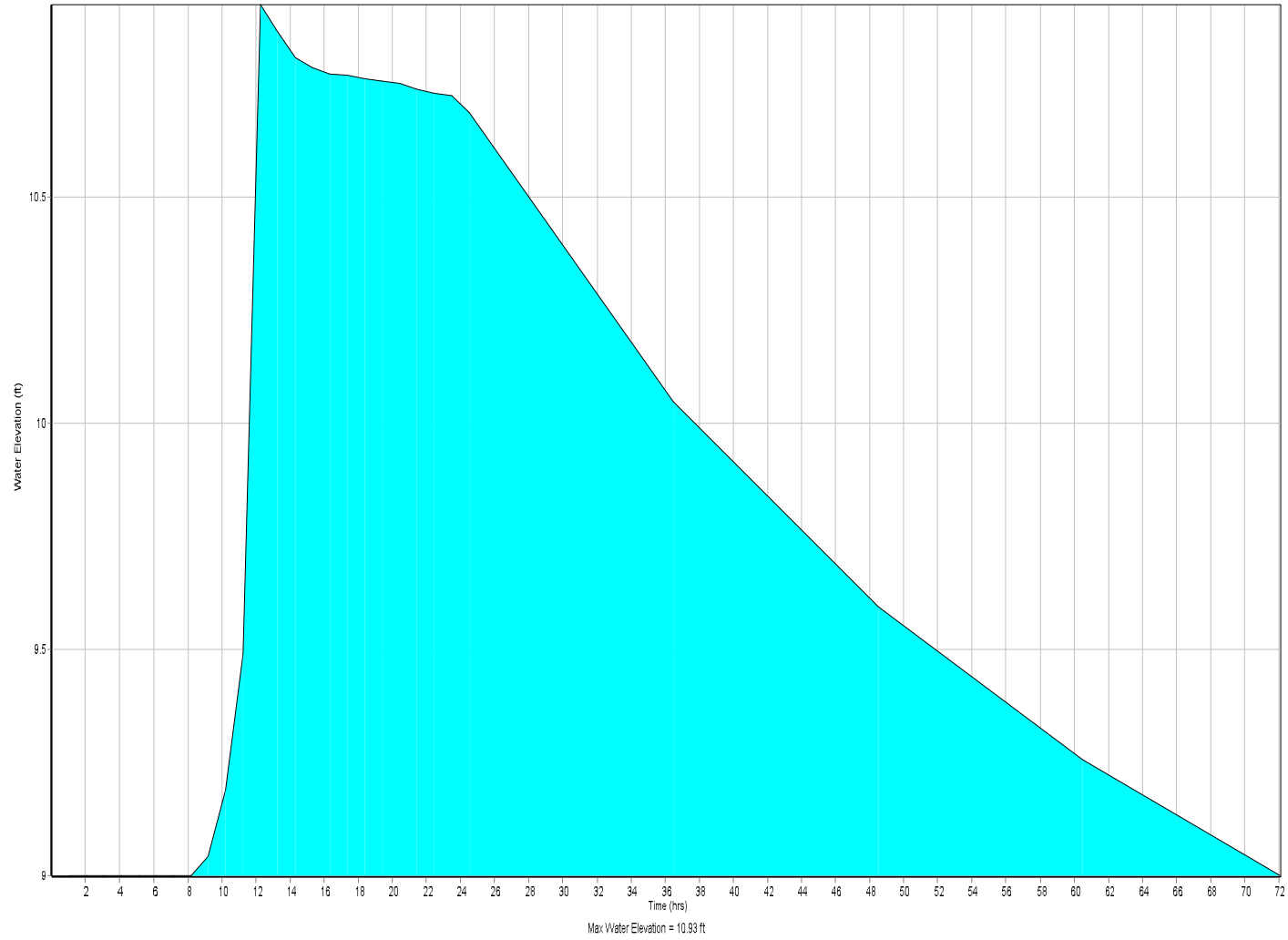
Maximum Infiltration Rate: 5.080 ft/day

INFILTRATION : BEECHES TOWNHOMES 10YR TREATMENT



Total Volume Infiltrated = 17,404 ft³

INFILTRATION : BEECHES TOWNHOMES 10YR TREATMENT



GEOTECHNICAL REPORT



OF JAX, INC.

REPORT OF GEOTECHNICAL EXPLORATION
& ENGINEERING EVALUATION
BEECH STREET TOWN-HOMES
125 SOUTH FOURTH STREET
FERNANDINA BEACH, FLORIDA
AGES JOB NO. J20496, REPORT NO. 001

FOR

GILLETTE & ASSOCIATES, INC.
20 SOUTH FOURTH STREET
FERNANDINA BEACH, FLORIDA 32034

MR. ASA GILLETTE. P.E.

JULY 11, 2022

PREPARED BY

AGES of JAX, Inc.

P O Box 24008, Jacksonville FL 32241-4008
9556 Historic Kings Road South, Suite 201 ● Jacksonville, Florida 32257-2010
(904) 886-0766 ● (904) 880-5190 (FAX)



July 11, 2022

GILLETTE & ASSOCIATES, INC.
20 South Fourth Street
Fernandina Beach, Florida 32034

Attn: Mr. Asa Gillette, P.E.

Re: Report of Geotechnical Exploration & Engineering Evaluation
Beech Street Town-homes - 125 South Fourth Street
Fernandina Beach, Florida
AGES Job No. J20498, Report No. 001

Dear Mr. Gillette:

AGES OF JAX (AGES), Inc. has completed a geotechnical exploration of the subsurface conditions beneath the proposed town-home structure, roadway and storm-water pond construction areas for the referenced project. Our services were performed in general accordance with our Proposal No. 22JP9085 dated April 11, 2022 and formally authorized by Mr. Asa Gillette of Gillette & Associates, Inc. on April 21, 2022. This report includes: (1) A brief description of the planned construction; (2) A summary of the field exploration and laboratory testing performed and results that were obtained; (3) Foundation design and site preparation recommendations for the proposed town-home building structures, (4) Guideline pavement design and construction recommendations; and (5) Surface aquifer characterization parameters for use in storm-water pond design and permitting.

We appreciate the opportunity to be of service as the geotechnical consultant during this phase of your project. Should you have any questions concerning this report or if we may be of any further service to you, please feel free to contact us.

Very truly yours,

AGES of JAX, INC.

Timothy R. Wheeler, P.E.
Principal Engineer/Vice-President
Registered, Florida No. 42802



TRW/trw/J20498.wpd

Attachments
Email Distribution: Addressee (1)

AGES of JAX, Inc.

P O Box 24008, Jacksonville FL 32241-4008
9556 Historic Kings Road South, Suite 201 ● Jacksonville, Florida 32257-2010
(904) 886-0766 ● (904) 880-5190 (FAX)

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DATA ATTACHMENTS

Site Location Map
Field Exploration Plan
Generalized Subsurface Profile
Key to Soil Classification
Test Boring Records
Auger Boring Records
Double Ring Infiltration Test Results Sheet
Temporary Well Completion Log
Rising and Falling Head Hydraulic Conductivity Test Results
Field Exploration and Laboratory Test Procedures

REPORT ATTACHMENTS

1.0 PROJECT BACKGROUND INFORMATION

General project information has been provided by Mr. Asa Gillette of Gillette & Associates, Inc. during recent phone conversations and Email correspondence. In Email correspondence from Mr. Gillette, dated April 11, 2022, we were provided with a Site Plan, undated, prepared by Gillette & Associates, Inc. which provides the site boundaries, proposed building layout and proposed location, configuration of the asphalt pavement areas and the suggested boring/test locations.

Based upon the information provided, we understand that a town-home residential development will be constructed on an approximate 1.3 acre parcel of land located on Beech Street between South Third Street and South Fourth Street, in Fernandina Beach, Florida. The proposed residential development will include:

- * Six(6) 2 to 3-story wood framed town-home structures with an individual floor footprint of approximately 3,000 square feet;
- * Asphalt paved parking and entrance drive through areas; and
- * Dry pond and swale storm-water management facilities.

Detailed structural loading information and construction details are unavailable at the present time. Therefore, we have assumed that the column and wall loads will be on the order of 75 kips and 3 klf, respectively. The proposed building finish floor design grades have not been provided. We have therefore estimated that one(1) to two(2) feet of elevating fill will be required in the building construction areas to achieve final site design grades.

2.0 GEOTECHNICAL FIELD EXPLORATION

2.1 Purpose of Exploration

The objective of this geotechnical field exploration was to obtain site and subsurface data for use in: (1) The evaluation of the site with respect to the proposed construction; (2) The development of foundation design and site preparation recommendations for the proposed town-home structure(s); (3) Development of guideline roadway pavement design and construction recommendations; and (4) The design and permitting of the stormwater management system. The geotechnical field exploration therefore consisted of field exploratory borings, laboratory testing program and a geotechnical engineering analysis of the collected test data.

2.2 Subsurface Testing

The field testing program, which was conducted during the period of June 10 to June 17, 2022, included two(2) 30 to 35-foot deep penetration test borings (B1 and B2) in the proposed town-home building construction areas and three(3) 6-foot auger borings (A1 to A3) in the planned roadway pavement construction areas. Storm-water management facility related testing included one(1) 15 feet deep auger boring (LA1), one(1) double ring infiltration test (DRI1) at a depth of 8 inches, installation of a 13 feet deep temporary monitoring well (TMW1) with 10-foot screen and performance of Rising and Falling Head hydraulic conductivity tests in TMW1. The Rising and Falling Head "slug" tests were performed in accordance with the procedures outlined in ASTM D4044/D4044M-15, to determine the saturated horizontal hydraulic conductivity (K_{hsat}) of the surface aquifer. The test results were analyzed using Hvorslev Time Lag Analytical procedures.

The field testing locations were selected by the client and established in the field by our personnel using hand held GPS based measuring equipment. The boring/test locations are shown on the attached Field Exploration Plan and should be considered approximate. The ground surface elevations at the boring/test locations were interpolated from the information provided to us.

The attached Test Boring Records, Auger Boring Records and Generalized Subsurface Profile (GSP) present the descriptions of the subsurface soils encountered, the groundwater levels encountered and the penetration resistance values recorded when drilling and sampling the test borings. The subsurface conditions are graphically illustrated on the attached Generalized Subsurface Profile sheet. The stratification lines and depth designations on the boring records and profile represent the approximate boundary between the various soils encountered, as determined in the field by our drillers, and the transition from one strata to the next should be considered approximate. The rising and falling Head "Slug Test" data, and Double Ring Infiltration Test Data are also presented in the attachments. A brief discussion of the drilling, sampling, and field testing techniques used during the geotechnical exploration is provided in the attached Field Exploration Procedures section.

2.3 Laboratory Testing

Routine laboratory testing was conducted on representative samples of the soils encountered to provide data for: (1) Soil classification according to the AASHTO (ASTM D3282) and USCS (D2487) Soil Classification Systems, and (2) To provide data for correlation of strength, compressibility and shrink/swell parameters. The index classification testing included four (4) percent moisture content tests and four(4) percent fines content tests.

The laboratory test results are presented on the attached Summary of Laboratory Test Data Sheet. All laboratory testing was conducted in general accordance with applicable standards. A brief description of laboratory testing procedures is presented in the attached Laboratory Test Procedures sheets.

3.0 GEOTECHNICAL FINDINGS

3.1 Site Conditions

The existing site conditions were observed by our field representatives on June 10, 2022. As shown on the attached Site Location Map and Field Exploration Plan, the site is located at 125 South Fourth Street in Fernandina Beach, Florida. The site is slightly wooded and is relatively level in topography. There were several existing one(1) story residential structures observed on the property at the time of our site visit. No standing water was observed on the site at the time of our visit. The surface soils consisted of root mat, dark brown, grey brown and grey fine sands and slightly silty fine sands.

3.2 Subsurface Conditions

The subsurface conditions outlined below highlight the major subsurface stratifications encountered during our geotechnical exploration of the site. When reviewing the boring records, the attached Generalized Subsurface Profile and the subsurface conditions outlined below, it should be understood that the subsurface conditions will vary across the proposed construction area and between the boring locations.

3.2.1 Soil Conditions - After root mat for 4 inches, soil borings B1 and B2, performed within the proposed townhome structure building construction areas, typically encountered alternating strata of very loose to very dense brown to dark brown, grey, grey brown and greenish grey slightly silty fine sands(SP-SM) and silty to very silty fine sands(SM), along with very soft to stiff, grey and greenish grey silts(MH) to the maximum boring termination depth of 40 feet. Penetration resistance values within these strata varied from 3 to 20 blows per foot.

The auger borings A1 and A2, along with TMW1, typically encountered a similar subsurface profile as did the penetration test borings to the maximum boring termination depths of 6 and 15 feet.

3.2.2 Groundwater Conditions - The groundwater levels encountered at the time of drilling ranged from approximately 2.5 to 4.0 feet below the existing ground surface. These water levels are considered to be at the seasonal high groundwater levels. The groundwater level should be expected to fluctuate due to seasonal climatic variations, changes in surface water runoff patterns across the site, construction activity and the subsequent development as planned, and other interrelated factors. Since groundwater variations are anticipated, design drawings and specifications should accommodate such possibilities and construction planning should be based on the assumption that variations will occur.

3.3 Storm-water Management Facility Test Results

The borings/tests performed in the proposed storm-water treatment pond areas encountered alternating strata of slightly silty fine sands(SP-SM/A-3), silty fine sands(SM) and sandy silts. The groundwater level was encountered 4.0 feet (Elevation El.+6.0) below the ground surface. The seasonal high groundwater level is estimated to be 3.0 feet (Elevation El.+7.0) below the ground surface. The aquifer thickness is estimated to be 20 feet. The fillable porosity of the sand deposit is estimated to be 0.22. The saturated horizontal hydraulic conductivity of the surface sand stratum was calculated to be 5.66 ft/day at TMW1. The average unsaturated vertical hydraulic conductivity (Kvunsat, infiltration rate) was measured to be 12.9 inches/hour at DRI1.

4.0 PRELIMINARY GEOTECHNICAL ENGINEERING EVALUATION

4.1 Basis of Evaluation & Recommendations

Our geotechnical engineering evaluation of the site and subsurface conditions with respect to the planned construction, and our recommendations for design and site preparation/earthwork construction, are based upon: (1) Our site observations; (2) The field test data obtained during this geotechnical exploration of the site; and (3) Our understanding of the project information and structural loading conditions as presented in this report. If the structural information or the Site Plan are altered, please contact us so we may review our recommendations. If any site or subsurface conditions are encountered during construction which appear to deviate from data obtained during this geotechnical exploration (as documented herein), please contact us so that we may visit the site, observe the differing conditions, and evaluate the new information relative to our geotechnical evaluation and recommendations.

4.2 Foundation System Evaluation

Based upon our geotechnical findings and our understanding of the proposed construction, we consider the site and subsurface conditions adaptable for support of the proposed structures upon a properly designed and constructed shallow foundations. The shallow foundation system may be designed using an allowable bearing pressure of 2,500 psf. Provided that the design and construction recommendations outlined subsequently are implemented, we estimate that total structural settlement

due to fill and structural loads should be on the order of one inch or less. In addition, post construction differential settlements should be within tolerable magnitudes. The settlements should occur concurrently with construction due to the generally sandy nature of the soils encountered. Site preparation necessary for proper foundation performance includes:

- * Demolition of any remaining existing buildings, asphalt and/or concrete pavement systems, driveway slabs, foundations and conflicting underground utilities.
- * Clearing/grubbing/stripping of all conflicting wooded areas, topsoil and surface vegetation, including their root systems.
- * Compaction of the exposed natural soils to depths of 12 to 24 inches to densities equivalent to 95 percent of the Modified Proctor maximum dry density (ASTM D 1557) using a medium weight vibratory drum roller with a minimum drum weight of 3 to 4 tons and a minimum drum diameter of 3 to 4 feet
- * Placement and compaction of any required structural fill to densities equivalent to 95 percent of the Modified Proctor maximum dry density (ASTM D 1557) within the building areas.

Due to the underlying very loose silty fine sands and very soft to soft silts encountered in the depth range of 12 to 22 feet, we strongly recommend that the placement and compaction of the required elevating fill be completed at least 60 to 90 days prior to the start of construction. This "pre-load period of 60 to 90 days will be necessary whether the monolithic slab option or the stem wall option for the shallow foundation system is used.

5.0 PRELIMINARY FOUNDATION DESIGN & SITE PREPARATION RECOMMENDATIONS

5.1 Foundation Design Recommendations

5.1.1 Foundation Type - We consider a conventional shallow foundation system applicable for this project if the site preparation recommendations presented in section 5.2 of this report are performed.

5.1.2 Bearing Pressure & Depth - The maximum allowable soil bearing pressure for use in shallow foundation design should not exceed 2,500 psf. The foundations should be designed based upon the maximum load which could be imposed by all loading conditions. The exterior footings should bear at a depth of at least 12 inches below the exterior final grades and the interior footings should bear at least 12 inches below the interior floor slab. These minimum bearing depths should provide the necessary confinement for the soils at the foundation bearing levels.

5.1.3 Foundation Size - The minimum widths recommended for isolated spread-type footings and continuous wall footings are 24 and 18 inches, respectively. Even though the maximum allowable soil bearing pressure may not be achieved, these minimum width recommendations should still control the size of the foundations.

5.1.4 Bearing Material - The foundations may bear in either the compacted suitable natural granular soils or compacted structural backfill or fill. The bearing level soils, after compaction, should exhibit densities equivalent to 95 percent of the Modified Proctor maximum dry density (ASTM D 1557) to a depth of at least one-foot below the foundation bearing levels.

Due to the underlying very loose silty fine sands and very soft to soft silts encountered in the depth range of 12 to 22 feet, we strongly recommend that the placement and compaction of the required elevating fill be completed at least 60 to 90 days prior to the start of construction. This "pre-load period of 60 to 90 days will be necessary whether the monolithic slab option or the stem wall option for the shallow foundation system is used.

5.2 Site Preparation Recommendations

5.2.1 Temporary Groundwater Control - During our preliminary geotechnical exploration, the groundwater level was encountered at depths of 2.5 to 4.0 feet below the existing site grades. Dependent upon the groundwater levels encountered at the time of construction, temporary dewatering may be required in some areas of the site. The groundwater should be controlled at all times at a depth of at least two feet below the construction level. Groundwater draw-downs on the order of one to two feet, if required, can probably be best achieved using temporary perimeter drainage ditches, four to five feet deep, which are graded: (1) To a positive gravity outfall away from the site; or (2) To sumps where the collected groundwater and surface water runoff can be removed by pumping.

5.2.2 Existing Utilities - Prior to construction, the locations of any existing underground utility lines within the construction area should be established. Provisions should be made to relocate interfering utilities to appropriate locations. It should be noted that if underground pipes are not properly removed or plugged, they may serve as conduits for subsurface erosion which may subsequently lead to excessive settlement of overlying structure(s). All excavations for the removal of utilities should be backfilled to the desired finish grades and compacted to at least 95 percent of the Modified Proctor maximum dry density.

5.2.3 Demolition and Pavement/Topsoil Removal - Initial site preparation should include the demolition of any remaining existing buildings, driveway slabs, pavements, foundations and conflicting underground utilities. Any existing foundations encountered should be completely removed, if possible, or cut off to a depth of at least four feet below the existing ground surface. Underground utility conduits, pipes, etc, (if encountered) should be either filled with grout or removed. All excavations requiring utility or foundation removal should be backfilled using clean structural fill placed in six-inch thick lifts and compacted to densities equivalent to 95 percent of the Modified Proctor maximum dry density.

The next step of site preparation should consist of clearing existing trees, vegetation, root systems and surficial topsoil from within the planned construction area. The clearing/stripping work should be performed within and to a distance of at least five feet beyond the perimeter of the planned building areas and three feet beyond the perimeter of the proposed pavement areas. It should be anticipated that surficial topsoil will be encountered in thicknesses of 3 inches or less. The perimeter areas may then need to be graded to help direct surface water runoff away from the construction areas.

5.2.4 Site & Fill Compaction - After completing the initial site preparation as referenced above in Sections 5.2.1 to 5.2.3, the exposed sandy soils should be compacted to densities of at least 95 percent of the Modified Proctor maximum dry density to a depth of 12 inches using a medium weight vibratory drum roller which has a minimum at-drum weight on the order of 3 to 5 tons and a minimum drum diameter on the order of four feet, with the exception that a lightweight vibratory drum or sled compactor having a maximum static weight on the order of 1,500 to 2,000 pounds should be used within 50 feet of existing structures. The structural fill required to raise the site to the planned finished grades may then be placed in loose lifts not exceeding 12 inches in thickness and should be

compacted to densities as recommended above. Loose lifts should not exceed eight inches in areas of the site in which lightweight vibratory equipment is used. Structural fill is defined as a non-plastic, inorganic, granular soil containing less than 12 percent material passing the No. 200 mesh sieve (i.e. a relatively clean sand).

5.2.5 Disturbed Soil Conditions - Should the near-surface soils and/or structural fill material experience "pumping" and subsequent soil strength loss during site work construction, work upon these areas should be immediately terminated and: (1) the disturbed soils removed and backfilled with "dry" structural fill soils, (i.e. percent water content on the order of five to 10 percent) which are then compacted; or (2) the excess moisture content within the disturbed soils allowed to dissipate before recompacting. Furthermore, the groundwater table should be checked and controlled as necessary to help insure proper draw-down of any high groundwater conditions that may be causing the "pumping" conditions during compaction or construction activity upon these soils.

5.2.6 Foundation Areas - After placement and compaction of all structural fill in the building areas, the foundations may be excavated to their planned bearing levels using a "smoothed" bucket backhoe. All fine sandy soils existing at the bearing level should be compacted to densities equivalent to 95 percent of the Modified Proctor maximum dry density. For confined footing areas compaction of the fine sandy bearing level soils can probably be best achieved using lightweight, walk-behind sleds, rollers, or tampers having a total weight of at least 100 pounds. Loose lifts of backfilled fine sandy soil in the footing excavations, if required, should be placed in thicknesses not exceeding six inches prior to densification with the lightweight compaction equipment.

6.0 PRELIMINARY GUIDELINE PAVEMENT DESIGN AND CONSTRUCTION RECOMMENDATIONS

6.1 General

The subsurface conditions at this site appear favorable for use of flexible pavements in the roadway pavement areas. Guideline pavement design and construction recommendations applicable to this project are presented below. Detailed flexible pavement design calculations have not been performed to verify adequacy of the recommended pavement sections since detailed traffic loading information is unavailable at this time. We request that **AGES** be retained to review the final pavement design, paving and drainage plans and specifications to evaluate whether our guideline recommendations have been properly interpreted and implemented into the project design.

6.2 Guideline Pavement Design Recommendations

The recommended minimum flexible pavement structure thicknesses for the subject project are provided in the following table.

PAVEMENT COURSE	Automobiles &	Moderate to Heavy
	<u>Light Truck Traffic</u>	<u>Traffic</u>
Asphalt Wearing Surface(In.)*	1.5	2.0
Limerock Base Course (In.)**	6.0	8.0
Prepared Subgrade(In.)***	12.0	12.0
* Superpave 9.5 Asphaltic Concrete or Type S-III, as defined by the Florida DOT Standard Specifications for Road and Bridge Construction Manual.		
** Florida Limerock, exhibiting an LBR Value of 100, and meeting the specifications outlined in the Florida DOT manual (Section 200).		
*** Stabilized and compacted subgrade should exhibit a Maximum LBR value of at least 40. Subgrade stabilization should be performed in accordance with Section 160 of the standard FDOT specifications.		

6.3 Guideline Pavement Construction Recommendations

6.3.1 Pavement Subgrade Preparation - Site preparation in the pavement areas should be performed in accordance with the guideline procedures as outlined above in Section 5 of this report, and should include: (1) Clearing wooded areas and stripping surface vegetation, (2) Compaction of the exposed soils using a medium weight vibratory drum roller, and (3) Placement/compaction of backfill and any required structural fill (if any) to densities equivalent to 95 percent of the Modified Proctor maximum dry density. In addition, the upper one foot of sub-grade in the pavement areas should be compacted to 98 percent of the Modified Proctor maximum dry density. Shell and or clay additives may be required to obtain the required design LBRs required.

6.3.2 Limerock Base Course Preparation - The limerock base course should be placed and compacted to densities equivalent to 100 percent of the Modified Proctor maximum dry density (ASTM D 1557). The surface of the limerock base course material should be "primed" with any of the following cutback asphalt grades: RC-70, RC-250, MC-70, or MC-250. Approximately 0.15 gallons per square yard should be applied to the base course surface. Care should be exercised to prevent over-priming of the base course surface. Prior to asphalt placement, the prime coat should be fully set and cured. The specifications governing the placement of prime coats on pavement base course surfaces and sanding is outlined in Section 300 of the Florida DOT Standard Specifications for Road and Bridge Construction (1986).

The primed base course should be sanded if: (1) more than one day (24 hours) will elapse prior to laying the asphalt wearing surface and excess prime is not absorbed, or (2) construction equipment will operate over the unprotected primed base course. If sanding is required, approximately 10 pounds of sand per square yard of surface (i.e., about 1/4 inch of sand) should be spread over the primed base course. The sand surface coating should contain less than 10 percent fines (i.e., material passing the No. 200 sieve) and be composed of non-elastic, inorganic, granular soil. If Krushcrete is used in lieu of limerock base, then base priming will not be required.

6.3.3 Asphalt Preparation - The placement and compaction of an asphaltic concrete wearing surface should be performed in general accordance with specifications outlined in the current Florida Department of Transportation (FDOT) Road and Bridge Construction manual. Prior to asphalt placement, the base course should be broomed to remove any excess sand and then tacked with a bituminous binder.

6.4 Permanent Groundwater Control Measures

Groundwater control is of utmost importance in maintaining the integrity of flexible pavement structures. In areas where groundwater is anticipated to exist within 24 inches of the bottom of the pavement base course, a properly designed and constructed under drain system will be necessary to maintain this 24-inch separation between the pavement base course and the groundwater level. After finalizing the civil grading plan, we would be pleased to review this plan and evaluate the need for an under drain system. If required, we can design an under drain system for this site.

7.0 QUALITY CONTROL TESTING GUIDELINES

Prior to initiating compaction operations, we recommend that representative samples of the structural fill material and exposed in-place fine sandy soils be collected and tested to determine their compaction and classification characteristics. The maximum dry density, optimum moisture content gradation and plasticity characteristics should be determined. These tests are needed for compaction quality control of the structural fill and existing soils and to determine if the fill material is acceptable.

A representative number of field in-place density tests should be performed in the compacted existing soils and in each one foot lift of structural fill/backfill to confirm that the required degree of compaction has been obtained. At each test level, we recommend one density test be performed for every 2,500 square feet of building area. In-place density tests should also be performed at representative locations in the bearing level soils of the footings. We recommend that at least one density test be performed at a minimum of 25 percent of the isolated column footing bearing areas, and for every 100 linear feet of continuous footing bearing surface. In addition, in-place density tests should be performed at one location for every 7,500 square feet of pavement area (minimum of three locations).

8.0 CONSTRUCTION PLANS & SPECIFICATIONS REVIEW

We recommend that **AGES** be provided the opportunity to review the plans and the specifications prepared from the recommendations presented in this report. If necessary, we will suggest any modifications that may be required to verify that our recommendations have been properly interpreted and implemented. Our report has been written in a guideline recommendation format and is not appropriate for use as (or inclusion into) the specifications without being reworded in a specification type format. It is recommended that this report not be made part of the contract documents. However, it should be made available to prospective contractors for information purposes only.

DATA ATTACHMENTS

Site Location Map
Field Exploration Plan
Key to Soil Classification
Generalized Subsurface Profile
Test Boring Records
Auger Boring Records
Double Ring Infiltration Test Results Sheet
Temporary Well Completion Log
Rising & Falling Head Hydraulic Conductivity Test Results Sheets
Field Exploration Procedures
Laboratory Test Procedures



REFERENCE:

Google.com



AGES of JAX Inc.
9556 Historic Kings Rd.
Jacksonville, Florida 32257

SITE LOCATION MAP

Beech Street Townhomes
Fernandina Beach, Florida

DRAWN: JLK

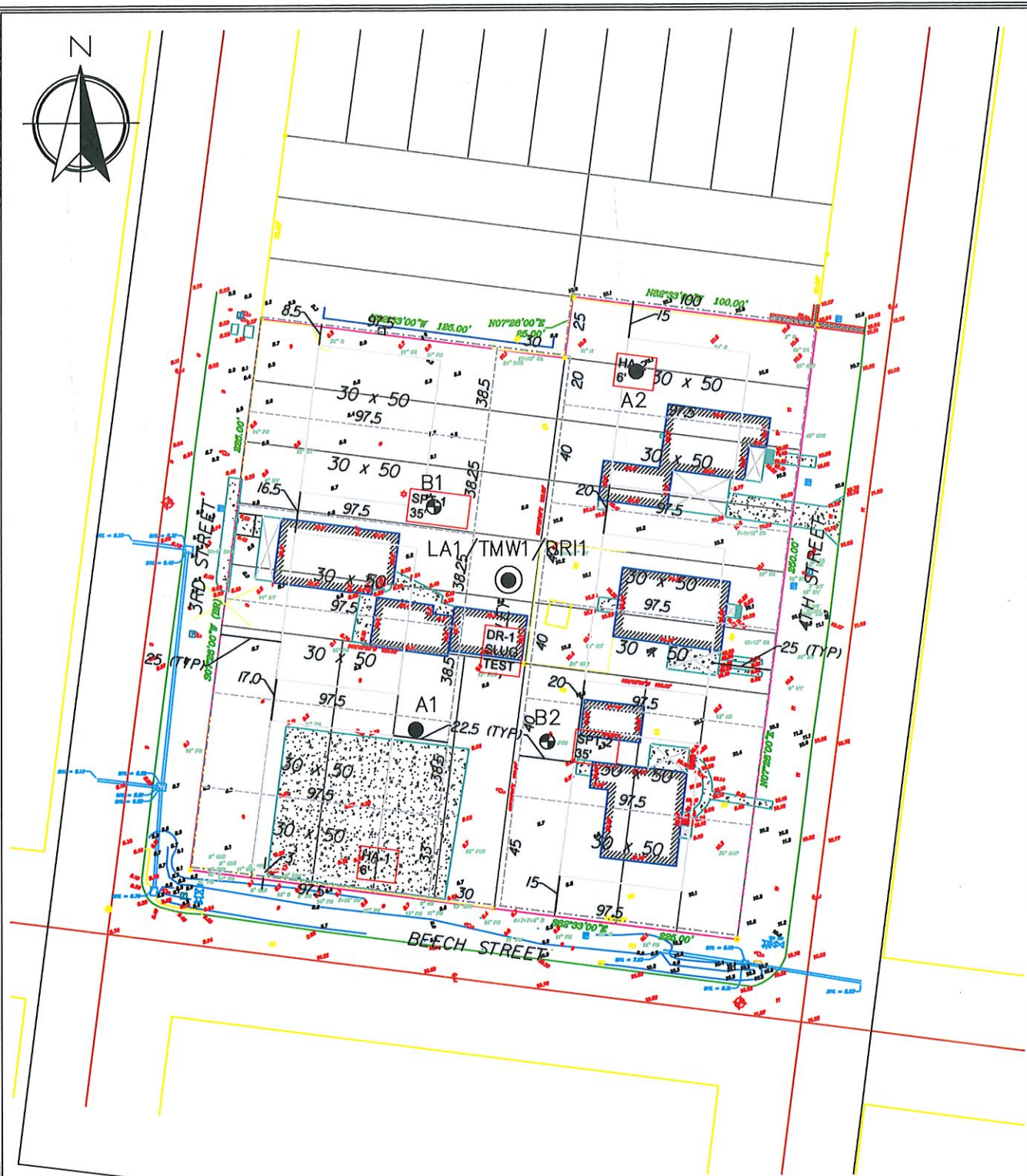
DATE: 06/13/22

SCALE:

CHECKED: TRW

JOB NO: J20496

NTS



LEGEND:

- ⊕ Penetration Test Boring Location (approximate)
- Auger Boring Location (approximate)
- ⊙ Double Ring/Temporary Well Location (approximate)

REFERENCE:

Site Plan Prepared by Client, Undated.

NOTES:

The boring locations were established by AGES personnel using handheld GPS Locator Units. Boring locations as shown on this plan are approximate.



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9556 Historic Kings Rd.
Jacksonville, Florida 32257

FIELD EXPLORATION PLAN

Beech Street Townhomes
Fernandina Beach, Florida

DRAWN: JLK

DATE: 06/13/22

SCALE:

CHECKED: TRW

JOB NO: J20496

1"=60'

KEY TO SOIL CLASSIFICATION

CORRELATION OF N-VALUE WITH RELATIVE DENSITY & CONSISTENCY

SANDS AND GRAVEL	
NO. OF BLOWS, N'	RELATIVE DENSITY
0 - 4	VERY LOOSE
5 - 10	LOOSE
11 - 20	FIRM
21 - 30	VERY FIRM
31 - 50	DENSE
OVER 50	VERY DENSE

SILTS AND CLAYS	
NO. OF BLOWS, N*	CONSISTENCY
0 - 2	VERY SOFT
3 - 4	SOFT
5 - 8	FIRM
9 - 15	STIFF
16 - 30	VERY STIFF
31 - 50	HARD
OVER 50	VERY HARD

PARTICLE SIZE IDENTIFICATION (UNIFIED SOIL CLASSIFICATION SYSTEM)

CATEGORY	DIMENSIONS
Boulders	Diameter exceeds 12 inches
Cobbles	3 to 12 inches
Gravel	Coarse - 0.75 to 3 inches in diameter
Sand	Coarse - 2.0 mm to 4.76 mm diameter Medium - 0.42 mm to 2.0 mm diameter
Silt and Clay	Less than 0.074 mm (Invisible to the naked eye)

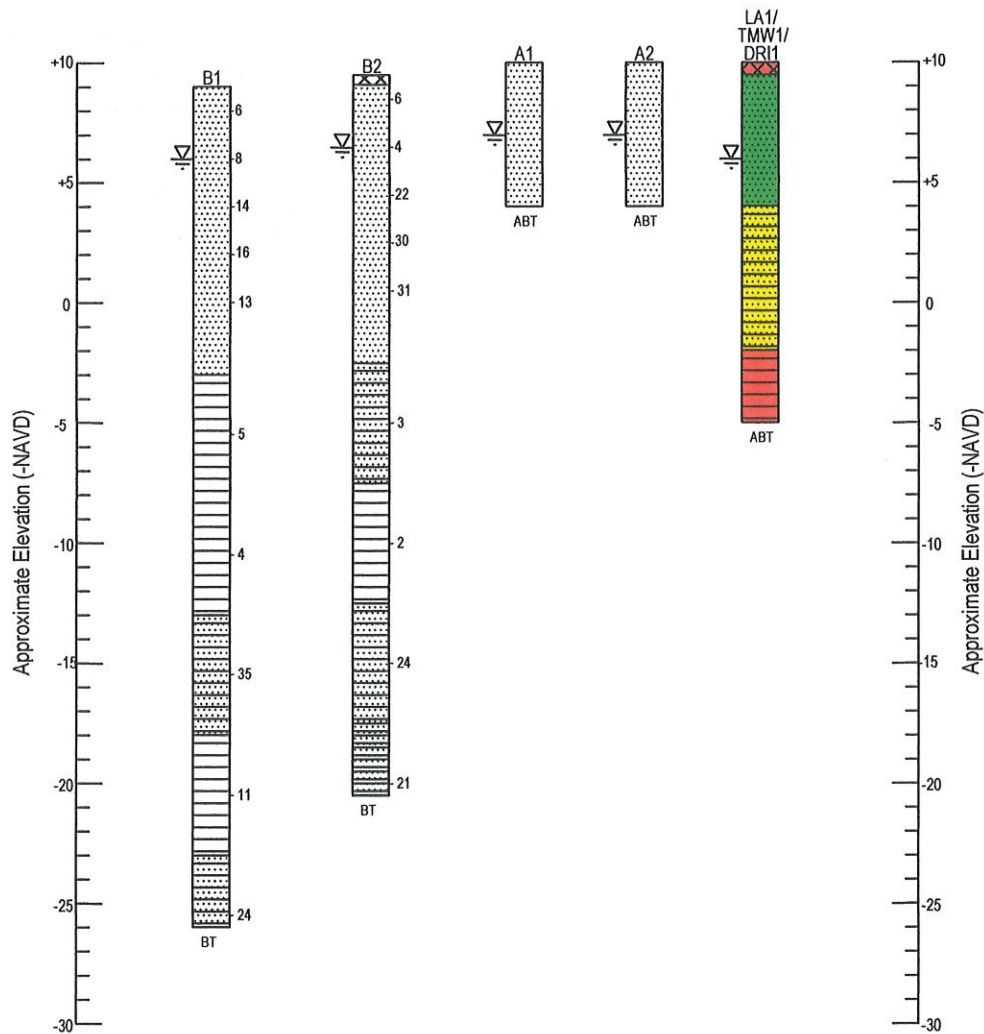
MODIFIERS

These modifiers provide our estimate of the amount of minor constituents (sand silt or clay size particles) in the soil sample.

PERCENTAGE OF MINOR CONSTITUENT	MODIFIERS
5% to 12%	Slightly Silty, Slightly Clayey, Slightly Sandy Silty, Clayey, Sandy Very Silty, Very Clayey, Very Sandy
12% to 30%	
30% to 50%	

These modifiers provide our estimate of the amount of other components in the soil sample.

APPROXIMATE CONTENT OF OTHER COMPONENTS (SHELL, GRAVEL, ETC.)	MODIFIERS	APPROXIMATE CONTENT OF ORGANIC COMPONENTS
0% to 5%	TRACE FEW SOME MANY	1% to 2%
5% to 12%		2% to 4%
12% to 30%		4% to 8%
30% to 50%		>8%



FILL/BACKFILL CLASSIFICATION

-  CLASS I FILL/BACKFILL - Use as Trench Backfill, Elevating Fill in Roadway & Building Pads Areas
-  CLASS II FILL - Use as Elevating Fill in Building Pad Areas & Green Areas
-  UNSUITABLE - Not Suitable For Use as fill or backfill

LEGEND & SYMBOLS (USCS/AASHTO CLASSIFICATION)

- | | |
|--|--|
|  Fine SAND (SP/A-3) |  SILT (MH/A-5) |
|  Slightly Silty Fine SAND (SP-SM/A-3) |  Sandy SILT (ML/A-4) |
|  Silty Fine SAND (SM/A-2-4) |  Variably Cemented |
|  Very Silty Fine SAND (SM/A-4) |  Fine SAND (HARDPAN) |
|  Clayey Fine SAND (SC/A-2-6) |  Fine SAND with Many Organics (A-8) |
|  Silty Clayey Fine SAND (SC-SM/A-2-5) |  Root Mat |
|  Very Clayey Fine SAND (SC/A-6) |  Standard Penetration Resistance (blows/ft) |
|  Silty CLAY (CL/A-7-6) |  BT Boring Terminated |
|  CLAY (CL/A-7-6) |  ABT Auger Boring Terminated |
| |  GWLINE Groundwater Level |
| |  Topsoil |
| |  Groundwater Level at Time of Drilling |



AGES of JAX Inc.
9556 Historic Kings Rd.
Jacksonville, Florida 32257

GENERALIZED SUBSURFACE PROFILE

Beech Street Townhomes
Fernandina Beach, Florida

DRAWN: JLW

DATE: 06/14/22

SCALE:

CHECKED: TRW

JOB NO: J20496

1"=8'



TEST BORING RECORD

JOB NO J20496

BORING NO B1

Sheet 1 of 2

Boring Begun 06/10/22

Boring Completed 06/10/22

Driller NW, AW & KW

Soil Inspected By T. Wheeler

Project Beech Street Townhomes

Boring Location (See Field Exploration Plan)

Ground Elevation EL.+9.0' Datum NAVD

Groundwater Depth 3.0' Time: Drilling Date: 06/10/22

Lat/Long N 30.66920°, W81.96294°

ELEV. (FT)	DEPTH (FT)	MATERIAL DESCRIPTION (USCS CLASSIFICATION)	SAMPLE NO.	STANDARD PENETRATION TEST				
				BLOWS PER 6-IN. INTERVAL				BLOW COUNT
+9.0	0							
		LOOSE Grey Brown Slightly Silty Fine SAND (SP-SM)	1	3	3	3	5	6
+7.0			2	1	3	5	5	8
		LOOSE to FIRM Brown Slightly Silty Fine SAND (SP-SM)	3	3	5	9	12	14
+3.0	5		4	7	7	9	12	16
		FIRM Grey Slightly Silty Fine SAND (SP-SM)	5	5	7	6		13
	10							
-3.0								
		FIRM Grey Sandy SILT with Trace Shell Fragments (ML)	6	3	3	2		5
-8.0	15							
		SOFT Grey SILT (MH)	7	1	1	3		4
	20							
-13.0								
		DENSE Greenish Grey Silty Fine SAND (SM)	8	11	19	16		35
	25							
-18.0								
		STIFF Greenish Grey Sandy SILT (ML)	9	3	5	6		11
	30							
		BORING CONTINUED ON NEXT PAGE						

REMARKS:

BORING & SAMPLING, ASTM D1586/CORE DRILLING, ASTM D213
BLOW COUNT IS THE NUMBER OF BLOWS OF A 140 LB. HAMMER
FALLING 30 IN. REQUIRED TO DRIVE 1.4 IN. I.D. SAMPLER 1 FT.



TEST BORING RECORD

Project Beech Street Townhomes
 Boring Location (See Field Exploration Plan)
 Ground Elevation EL.+9.0' Datum NAVD
 Groundwater Depth 3.0' Time: Drilling Date: 06/10/22
 Lat/Long N 30.66920°, W81.96294°

JOB NO J20496
 BORING NO B1
 Sheet 2 of 2
 Boring Begun 06/10/22
 Boring Completed 06/10/22
 Driller NW, AW & KW
 Soil Inspected By T. Wheeler

ELEV. (FT)	DEPTH (FT)	MATERIAL DESCRIPTION (USCS CLASSIFICATION)	SAMPLE NO.	STANDARD PENETRATION TEST	
				BLOWS PER 6-IN. INTERVAL	BLOW COUNT
	30	BORING CONTINUED FROM PREVIOUS PAGE			
		STIFF Greenish Grey Sandy SILT (ML)			
-23.0					
		VERY FIRM Grey Silty Fine SAND with Many Shell Fragments (SM)			
-26.0	35		10	3 14 10	24
		BORING TERMINATED			
	40				
	45				
	50				
	55				
	60				

REMARKS:

BORING & SAMPLING, ASTM D1586/CORE DRILLING, ASTM D213
 BLOW COUNT IS THE NUMBER OF BLOWS OF A 140 LB. HAMMER
 FALLING 30 IN. REQUIRED TO DRIVE 1.4 IN. I.D. SAMPLER 1 FT.



TEST BORING RECORD

Project Beech Street Townhomes
 Boring Location (See Field Exploration Plan)
 Ground Elevation EL.+9.5' Datum NAVD
 Groundwater Depth 2.5' Time: Drilling Date: 06/10/22
 Lat/Long N 30.66886°, W81.46281°

JOB NO J20496
 BORING NO B2
 Sheet 1 of 1
 Boring Begun 06/10/22
 Boring Completed 06/10/22
 Driller NW, AW & KW
 Soil Inspected By T. Wheeler

ELEV. (FT)	DEPTH (FT)	MATERIAL DESCRIPTION (USCS CLASSIFICATION)	SAMPLE NO.	STANDARD PENETRATION TEST				
				BLOWS PER 6-IN. INTERVAL				BLOW COUNT
+9.5	0	Root Mat - 4"	1	2	1	5	5	6
		LOOSE to VERY LOOSE Dark Brown Slightly Silty Fine SAND (SP-SM)	2	4	2	2	2	4
+5.5	5	VERY FIRM to DENSE Brown Slightly Silty Fine SAND (SP-SM)	3	4	7	15	23	22
			4	14	14	16	20	30
			5	14	14	17	14	31
	10							
-2.5		VERY LOOSE Grey Silty Fine SAND with Many Shell Fragments (SM)	6	2	2	1		3
	15							
-7.5		VERY SOFT Grey SILT with Many Shell Fragments (MH)	7	1	1	1		2
	20							
-12.5		VERY FIRM Grey Silty Fine SAND (SM)	8	7	12	12		24
	25							
-17.5		VERY FIRM Greenish Grey Very Silty Fine SAND (SM)	9	6	10	11		21
-20.5	30							
		BORING TERMINATED						

REMARKS:

BORING & SAMPLING, ASTM D1586/CORE DRILLING, ASTM D213
 BLOW COUNT IS THE NUMBER OF BLOWS OF A 140 LB. HAMMER
 FALLING 30 IN. REQUIRED TO DRIVE 1.4 IN. I.D. SAMPLER 1 FT.



AUGER BORING RECORDS
 Beech Street Townhomes
 Fernandina Beach, Florida
 AGES Job No. J20496; Report No. 001

Date Performed: 6/10/22

Performed By: NW & JW

Auger ID Lat / Longs Elev. (FT-NAVD)	Depth (Feet) ^a	SOIL DESCRIPTION (USCS CLASSIFICATION)
--	---------------------------	--

A1 N 30.66910° W 81.46296° EL.+10.0'	0.0 - 1.0 <u>1.0 - 6.0</u> A.B.T. ^b	Grey Brown Slightly Silty Fine SAND (SP-SM/A-3) Dark Brown Slightly Silty Fine SAND (SP-SM/A-3) GWL ^c = 3.0' (El.+ 7.0')
A2 N 30.66931° W 81.46270° EL.+10.0'	0.0 - 1.0 <u>1.0 - 6.0</u> A.B.T. ^b	Grey Fine SAND (SP/A-3) Grey Brown Slightly Silty Fine SAND (SP-SM/A-3) GWL ^c = 3.0' (El.+ 7.0')
TMW1/DRI1 N 30.66912° W 81.46286° EL.+10.0'	0.0 - 0.5 0.5 - 6.0 6.0 - 12.0 <u>12.0 - 15.0</u> A.B.T. ^b	Root Mat - 6" Grey Brown Slightly Silty Fine SAND (SP-SM/A-3) Grey Brown Silty Fine SAND (SM/A-2-4) Grey Sandy SILT with Shell Fragments (MH/A-4) GWL ^c = 4.0' (El.+ 6.0') Estimated Seasonal High Groundwater Level = 3.0 Feet (El.+7.0)

a - Depth measured below ground surface existing at boring location at time of drilling

b - Auger Boring Terminated (A.B.T.)

c - Groundwater Level (GWL) depth below existing ground surface, recorded at time of drilling, unless otherwise noted
 J20496 aug.wpd



SUMMARY OF LABORATORY TEST DATA

Beech Street Townhomes
Fernandina Beach, Florida
AGES Job No J20496, Report 001

Date Tested: 06/13/22 to 06/14/22

Tested By : D. Middleton

Boring ID	Sample	Depth (ft.)	USCS Symbol	AASHTO Symbol	Moisture Content (%) ⁽¹⁾	Fines Content (%) ⁽²⁾	Atterberg Limits (%) ⁽³⁾			Organics Content (%) ⁽⁴⁾
							Liquid Limit	Plastic Limit	Plasticity Index	
B1	7	18.5 - 20.0	MH	A-5	105	98	--	--	--	--
	9	28.5 - 30.0	ML	A-4	45	78	--	--	--	--
B2	6	13.5 - 15.0	SM	A-2-4	44	21	--	--	--	--
	7	18.5 - 20.0	MH	A-5	102	96	--	--	--	--

-- - Not Tested

1- Moisture Content represents the insitu moisture content (Wn) and was determined in accordance with ASTM D-2216

2- Fines Content (FC) is defined as the percent of material by weight passing the # 200 Sieve (ASTM D-1140)

3- Atterberg Limits Determinations conducted in general accordance with ASTM D4378

4- Organic Content conducted in general accordance with ASTM D2974

J20496 lab1.qpw



DOUBLE RING INFILTRATION TEST RESULTS

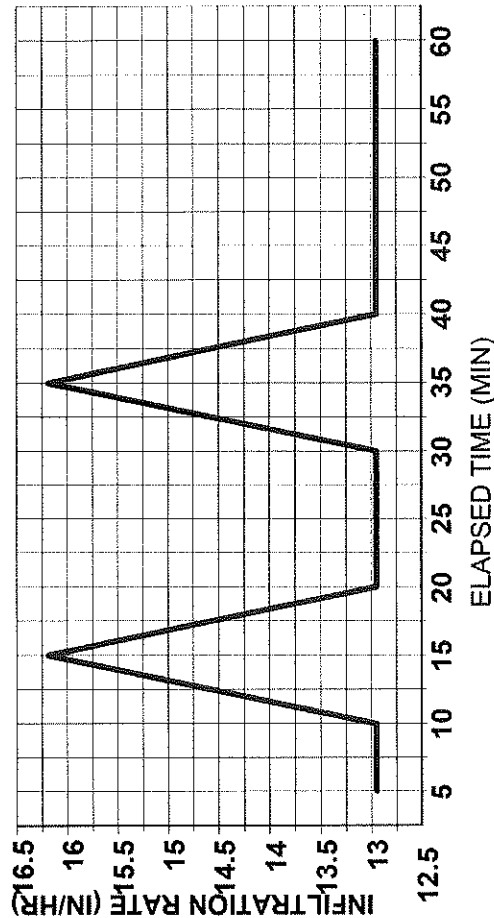
OF JAX, INC.

REPORT DATE:	06/13/22
TEST DATE:	06/10/22
FIELD PERSONNEL:	NW & JW
METHOD:	ASTM D3385
WATER HEAD:	6"
TEST DEPTH:	8"

SUMMARY OF TEST DATA & RESULTS

INNER RING SIZE (INCHES):	12
OUTER RING SIZE (INCHES):	24
AVERAGE INFILTRATION RATE (IN/HR):	13.5
STEADY STATE INFILTRATION RATE (IN/HR):	12.9

INFILTRATION RATE VS TIME



Estimated Seasonal High GWL= 3.0' Below Ground Surface (E.L.+7.0')

[illegible]

SOIL PROFILE

<u>Depth(Ft)</u>	<u>Soil Description (USCS Classification)</u>
0.0 - 0.5	Root Mat - 6"
0.5 - 6.0	Grey Brown Slightly Silty Fine SAND (SP-SM/A-3)
6.0 - 12.0	Grey Brown Silty Fine SAND (SM/A-2.4)
12.0 - 15.0	Grey Sandy SILT with Some Shell Fragments (ML)
A.B.T.	GW1=4.0' (EL.+6.0')

TEMPORARY WELL COMPLETION LOG

CLIENT: Gillette & Associates **JOB NO:** J20496 **WELL NO:** TMW1
JOB NAME: Beech Street Townhomes **DRILLED BY:** NW, AW & KW
LOCATION: N 30.66912°, W 81.46286° **ENGINEER:** T. Wheeler
DATE INSTALLED: 06/10/22
PURPOSE: **MONITOR WELL** ☒ **TEST WELL** ☐ **OBSERVATION WELL** ☐
 WATER SUPPLY ☐ **OTHER** _____

CONSTRUCTION DATA

DRILLING METHOD: 3" Mud Rotary
WELL TYPE: _____
SCREEN/GRAVEL PACK ☐ **OPEN HOLE** ☐
PIEZOMETER ☒ **WELL POINT** ☐
OTHER _____
WELL DEPTH: 12.5' (BGS)

WELL MATERIAL: _____
CASING DIAMETER (INS): _____
INTERVAL (FT BGS): _____
BOREHOLE DIA. (INS): _____
SLOT SIZE (INS): _____

CASING/SCREEN/OPEN HOLE		
5.0'	10.0'	12.5'
2.0"	2.0"	NA
0.0 - 2.5'	2.5' - 12.5'	NA
3.0"	3.0"	NA
NA	0.010"	NA

MATERIAL TYPE: _____
INTERVAL (FT BGS): _____
LENGTH (FT): _____

ANNULUS MATERIAL		
Soil Cuttings	Bentonite Seal	20/30 Grade Sand
NA	NA	0.0' - 12.5'
NA	NA	NA

HYDROGEOLOGIC DATA

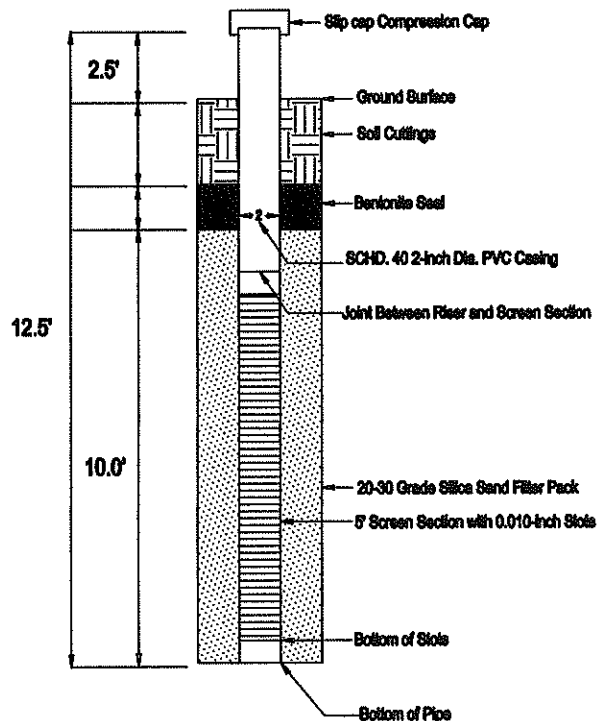
COMPLETION FORMATION: NA
SPECIFIC CAPACITY: NA
TRANSMISSIVITY: NA
STORAGE COEFFICIENT/SPECIFIC YIELD: NA
DEPTH TO WATER (FT): NA
DATE/TIME: NA

COMMENTS

ELEVATION DATA

GROUND ELEVATION (FT): +10.0'
TOP OF CASING STICKUP (FT): 2.5'
CASING ELEVATION (FT): +12.5'
SURVEYED BY: Estimate

WELL DIAGRAM



From	To	Soil Description
0.0	0.5	Root Mat - 6"
0.5	6.0	Grey Brown Slightly Silty Fine SAND (SP-SM)
6.0	12.0	Grey Brown Silty Fine SAND (SM)
12.0	15.0	Grey Sandy SILT with Shell Fragments (MH)

GWL: 4.0' (Below Ground Surface) (El. +6.0')



INSITU RISING HEAD HYDRAULIC CONDUCTIVITY TEST

Beech Street Townhomes
Fernandina Beach, Florida
AGES Job No. J20496

Governing Equation (NAVFAC)

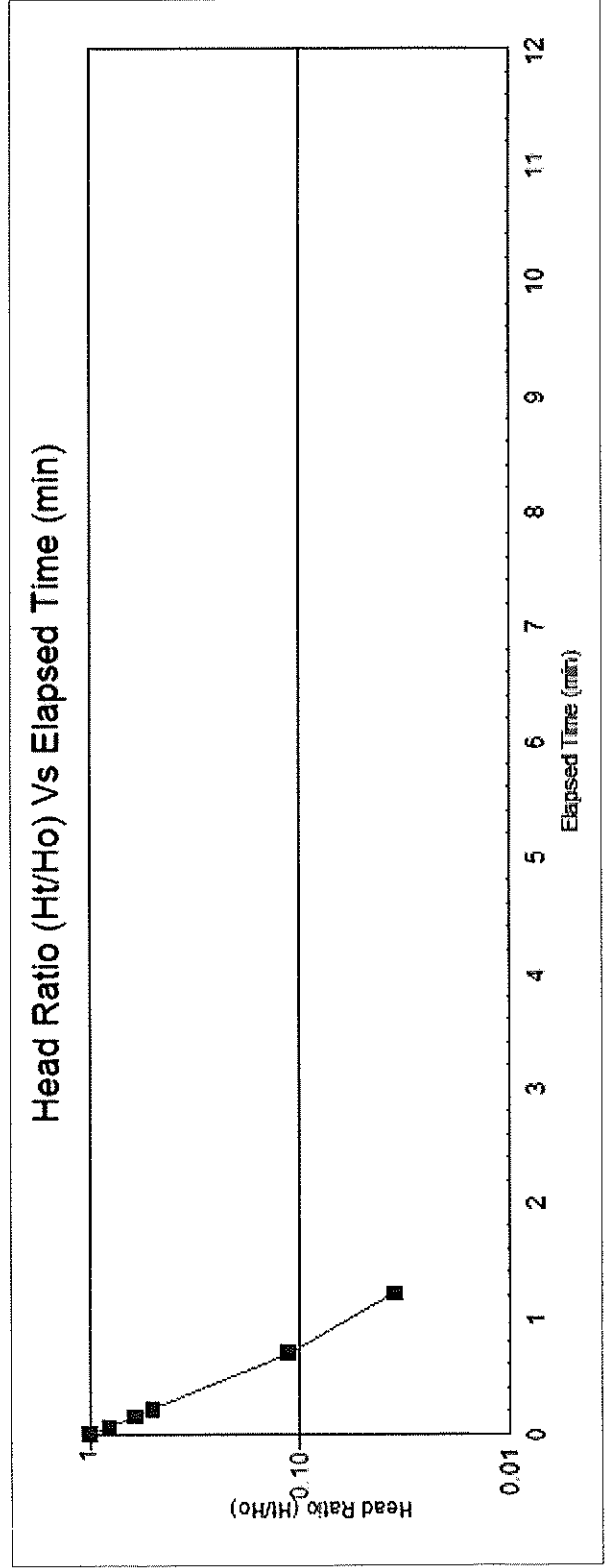
$$Khsat = \frac{r^2}{2L} \ln(L/R) [\ln(H1/H2)/(t2-t1)]$$

Date Performed 06/17/22

Performed by D. Anderson

Well Data	
Well ID	TMW1
Well Radius - R (ft)	0.083
Saturated Screen Length - L(ft)	9.07
Well Stickup (ft)	2.33
Well Depth below TOC	15.00
Depth to Static GW below TOC	5.93
Initial Drawdown Depth below TOC	6.99

Field Data			Depth Below TOC (ft)	Head (Ht)	Head Ratio Ht/Ho
Elapsed Time (t)	min	sec			
0	0	0.1	6.995	1.06	1.00
0	0	4	6.789	0.86	0.81
0	0	9	6.582	0.65	0.61
0	0	13	6.462	0.53	0.50
0	0	42	6.051	0.12	0.11
1	1	13	5.968	0.04	0.04
Results: Insitu Horizontal Hydraulic Conductivity (k)					
0.005495	ft/min	7.91	ft/day	2.8E-03	cm/sec





OF JAX, INC.

INSITU FALLING HEAD HYDRAULIC CONDUCTIVITY TEST

Beech Street Townhomes
Fernandina Beach, Florida
AGES Job No. J20496

Governing Equation (NAVFAC)

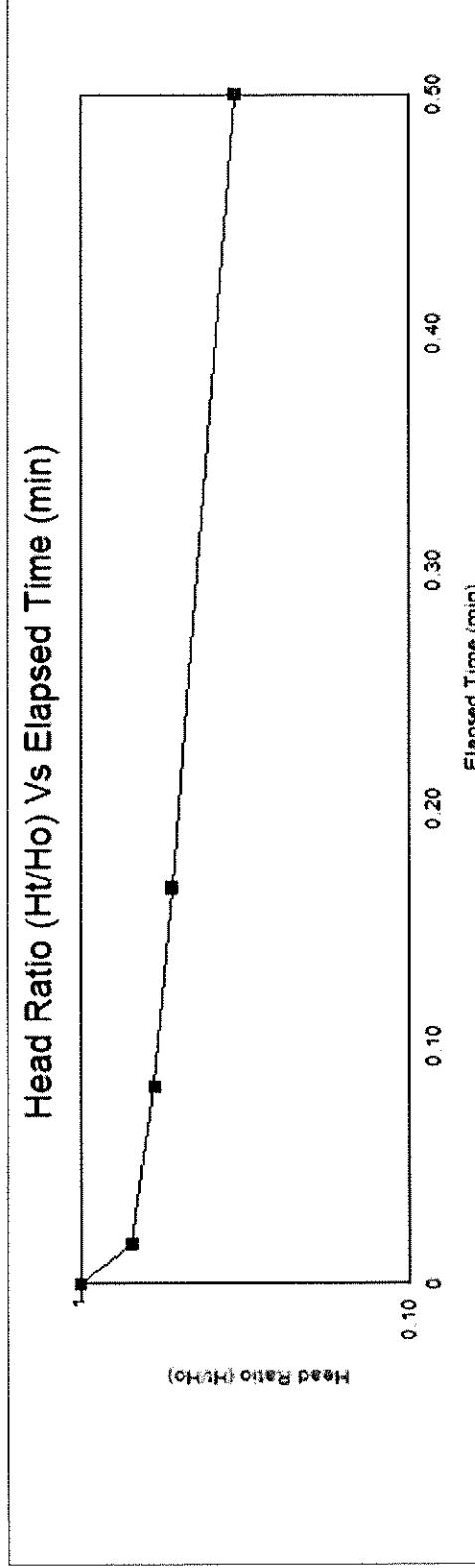
$$K = \frac{r^2}{2L} \ln(L/R) \left[\ln(H_1/H_2) / (t_2 - t_1) \right]$$

Date Performed 06/17/22

Performed by D Anderson

Well Data	
Test ID	TMW1
Well Radius - R (ft)	0.08
Well Stickup (ft)	2.33
Well Depth below TOC (ft)	15
Saturated Screen Length - L(ft)	9.07
Depth to Static GW below TOC	5.93
Initial Water Depth below TOC Slug In	5.20

Field Data		Water Level TOC (ft)	Head (Ht)	Head Ratio Ht/Ho
min	sec			
0	0.01	5.20	0.726	1.0
0	1	5.42	0.51	0.7
0	5	5.50	0.43	0.6
0	10	5.54	0.39	0.5
0	30	5.68	0.25	0.3
Results: Insitu Horizontal Hydraulic Conductivity (k)				
0.002372	ft/min	3.41	ft/day	1.2E-03 cm/sec



FIELD EXPLORATION PROCEDURES

Penetration Borings

The penetration borings were made in general accordance with ASTM D 1586-67, "Penetration Test and Split-Barrel Sampling of Soils". The borings were advanced to the water table by augering and, after encountering the groundwater table, further advanced by rotary drilling techniques using a circulating bentonite fluid for borehole flushing and stability. At two-foot intervals within the upper 10 feet and at five-foot intervals thereafter, the drilling tools were removed from the borehole and a split-barrel sampler inserted to the borehole bottom and driven 18 inches into the material using a 140-pound SPT hammer falling, on the average, 30 inches per hammer blow. The number of hammer blows for the final 12 inches of penetration is termed the "penetration resistance, blow count, or N-value". This value is an index to several in-place geotechnical properties of the material tested, such as relative density and Young's Modulus.

After driving the sampler 18 inches (or less, if in hard rock or rock-like material) at each test interval, the sampler was retrieved from the borehole and a representative sample of the material within the split-barrel was placed in a glass jar and sealed. After completing the drilling operations, the samples for the borings were transported to our laboratory where they were examined by our engineer in order to verify the driller's field classifications. The samples will be kept in our laboratory for a period of two months after submittal of formal written report, unless otherwise directed by the client.

Auger Borings

The auger borings were performed manually using a post-hole auger. The auger borings were drilled in general accordance with ASTM D 1452-80 ("Soil Investigation and Sampling by Auger Borings"). Representative samples of the soils brought to the ground surface by the augering process were placed in glass jars, sealed, and transported to our laboratory where they were examined by a geotechnical engineer to verify the driller's field classification.

LABORATORY TEST PROCEDURES

Natural Moisture Content

The water content of the sample tested was determined in general accordance with ASTM D 2216-80. The water content is defined as the ratio of "pore" or "free" water in a given mass of material to the mass of solid material particles.

Fines Content

The percent fines of material passing the No. 200 mesh sieve of the sample tested was determined in general accordance with ASTM D 1140. The percent fines are the soil particles in the silt and clay size range.



July 30, 2024

Asa Gillette
31 S. 4th Street
Fernandina Beach, FL 32034
tricia@gilletteassociates.com

Sent Via Email to Project Team

Applicant Name: *(Agent Asa Gillette)*
Project Description: 3rd & Beech St. Multifamily
Location: South 14th Street
PIN(s):
TRC Case Number: TRC 2024-0005

Mr. Gillette,

The City of Fernandina Beach received your request for site plan review on Friday, July 12, 2024. A complete application was determined on Tuesday, July 16, 2024. All submitted documents provided were routed to the Technical Review Committee (TRC). The comments provided as part of this site plan review are valid for six months from the date of issuance.

Please submit response documents to address each comment in a narrative form and with an amended site plan. Please contact the office to schedule the formal public hearing for this case. The next available date is Thursday, August 22nd, 2024.

If you have any questions, please contact us at TRCinfo@fbfl.city or 904-310-3480.

Sincerely,

Kelly N. Gibson, AICP
TRC Coordinator

**REVIEW COMMENTS:****PLANNING**

☒ The Planning Department has reviewed the submittal and noted the following comments:

Live Local: Can you provide a calculation of total number of units being qualified under the Live Local Act? 40% minimum. Affidavit required, **see attached**.

AS PARTIALLY DISCUSSED, AT 1ST STEP, THERE ARE OUTSTANDING QUESTIONS WHICH REQUIRE RESPONSE BEFORE FURTHER COMMENTS CAN BE ISSUED ON THE OVERALL PROPOSED PROJECT(S).

Will the project be a condo development with a single condo covenant or will there be a separate condo association for the multi-family and tri-plex? Will this be a unified development and not sold fee simple? Need to consider LDC Section 4.02.01 (B) "Only one (1) principal residential building and its allowable accessory buildings can be erected on any one (1) lot." If separated parcels, then we need to consider the implications of LDC Sections 1.03.04 and 1.03.05 on the proposed project(s).

Please provide clear lines to define each new parcel, if there are multiple parcels to be created. (i.e. Parcel A- multifamily condos, Parcel B- Triplex, Parcel C – Triplex) so we can better analyze specific design requirements for each building type and the corresponding zoning district. Which parcel will contain the dry pond or will it be split between both tri-plex units. Is this shared stormwater along all of development?

Please clarify if there will be cross-access easements for all development except 1 unit of the northern triplex. If this is a single development site, this may not be required, but there is a development type constraint which was previously referenced with LDC Section 4.02.01(B).

Responses to above have an impact on how to apply 4.05.12 - Buffer Minimum Required, if Mu-1 to R-2 then B type buffer required, if R-2 – MU-1 then no buffer required. If Mu-1 land area carried out the entirety of the project, then buffer applies to 4th Street side.

Tree Planting Minimum calculation should be broken down by each parcel, if separated, so analysis can be performed to determine compliance with mitigation and landscaping requirements.

4.02.01 (J) - please provide impervious surface ratio calculation for each parcel. It is difficult to determine compliance.

4.05.10 requires detention ponds to be naturally shaped without geometric straight edges.



On Triplex units please dimension R-2 setbacks for compliance 4.02.03 (E)

Bike rack locations not identified.

Will there be any freestanding signage? If so, please consider the required surrounding landscaping and minimum setbacks of 5 ft.

Given the questions raised and depending on the responses for how to proceed, when revisions are submitted, additional comments may be provided that extend beyond those provided in this 1st round review.

OR

☐ All previous comments have been addressed and the Department of Planning & Conservation approves issuance of a local development order.

Name of Reviewer: Planning Staff

Today's Date: Thursday, July 25, 2024 [Select Date](#)

BUILDING

☐ The Building Department has reviewed the submittal and noted the following comments:

- No comments received as of 7/30/24

OR

☐ All previous comments have been addressed and the Building Department approves issuance of a local development order.

Name of Reviewer: First Last

Today's Date: [Select Date](#)

UTILITIES, STORMWATER, & STREETS

☒ The Public Works Department has reviewed the submittal and noted the following comments:

- Please provide information and location for potable and fire backflows.
- Please provide the size of the new sanitary sewer line.
- Note the services on Beech Street that need to be abandoned.
- Erosion control locations and construction entrance needs to be included.



- Provide details and locations on the weirs for both the dry pond and S-OFF-1.
- Include grading of the parallel parking spaces, as well as how the stormwater will be handled in these spots.
- Please provide cross-sections of transitions of grading.
- Please provide details of drainage on Beech Street to maintain flow in the current ditch.
- Please provide elevations on the driveways.
- The Saturated Horizontal Hydraulic Conductivity does not match the geo report.
- The access must be 100 feet from the centerline of intersection (LDC 7.01.01C).

OR

☐ All previous comments have been addressed and the Public Works Department approves issuance of a local development order.

Name of Reviewer: Victoria Guadagnino

Today's Date: Wednesday, July 24, 2024

CODE ENFORCEMENT

☐ The Code Enforcement Department has reviewed the submittal and noted the following comments:

Be sure to landscape around dumpster enclosure.

OR

☐ All previous comments have been addressed and the Code Enforcement Department approves issuance of a local development order.

Name of Reviewer: First Last

Today's Date: Select Date

FIRE

☐ The Fire Department has reviewed the submittal and noted the following comments:

- I see that there is a new fire main tap for the multi-family 4-story bldg.. This building will require a Fire Sprinkler & Fire Alarm System.
- Addresses will be discussed as we proceed through site development.



OR

☒ All previous comments have been addressed and the Fire Department approves issuance of a local development order.

Name of Reviewer: Jason Higginbotham

Today's Date: Friday, July 19, 2024



October 22, 2024

Asa Gillette
31 S. 4th Street
Fernandina Beach, FL 32034
tricia@gilletteassociates.com

Sent Via Email to Project Team

Applicant Name: (Agent Asa Gillette)
Project Description: 3rd & Beech St. Multifamily
Location: 3rd and 4th Streets and Beech Street
PIN(s):
TRC Case Number: TRC 2024-0005

Mr. Gillette,

The City of Fernandina Beach received your request for site plan review on Friday, October 11, 2024. A complete application was determined on Monday, October 14, 2024. All submitted documents provided were routed to the Technical Review Committee (TRC). The comments provided as part of this site plan review are valid for six months from the date of issuance.

Please submit response documents to address each comment in a narrative form and with an amended site plan. This case is scheduled to appear on the next available date of Thursday, October 24nd, 2024 at 10am in City Commission Chambers.

If you have any questions, please contact us at TRCinfo@fbfl.city or 904-310-3480.

Sincerely,

Kelly N. Gibson, AICP
TRC Coordinator

REVIEW COMMENTS:

PLANNING



☑ The Planning Department has reviewed the submittal and noted the following comments:

Impervious Surface Ratio: 4.02.01 (J) - please provide impervious surface ratio calculation for each parcel. It is difficult to determine compliance.

Live Local: Reminder to provide required Affidavit, previously provided. This is required prior to issuance of the Local Development Order.

Three Projects: With the understanding that this is effectively three independent projects on three separate parcels, the case needs to be broken into three separate actions for review and decision making. Please separate the two triplex projects from the multi-family.

Next Steps: Please process lot line adjustment to account for change to reduce the total number of parcels/ residential lots. <https://www.fbfl.us/FormCenter/Planning-Conservation-15/Administrative-Reviews-Minor-Subdivision-170>

PIN: [00-00-31-1800-0012-0190](#)

Lot 19 needs to be shared with PIN 00-00-31-1800-0012-0150

Lot 20 needs to be shared with PIN 00-00-31-1800-0012-0210

Landscape Details: Add 15 ft dimensions for Buffers on Landscape Plan (LS-1), it appears compliant, but the detail is needed to ensure this along with the minimum planting requirement is achieved. With respect to the buffer between MU-1 and R-2, please provide a letter consistent with 4.05.13 and document how the site achieves the buffer minimums in alternate planting locations. Please incorporate additional tree planting with appropriate planting materials in larger internal islands located at the rear of the triplex structures.

Stormwater: 4.05.10 requires detention ponds to be naturally shaped without geometric straight edges. Please provide a letter consistent with 4.05.13 and document how the site achieves the planting requirements in alternate planting locations. Please demonstrate compliance with stormwater based on the lot itself. It is understood that the mixed use/ multi-family project will have underground vault/ storage that does not rely on the detention pond as demonstrated on the triplex projects.

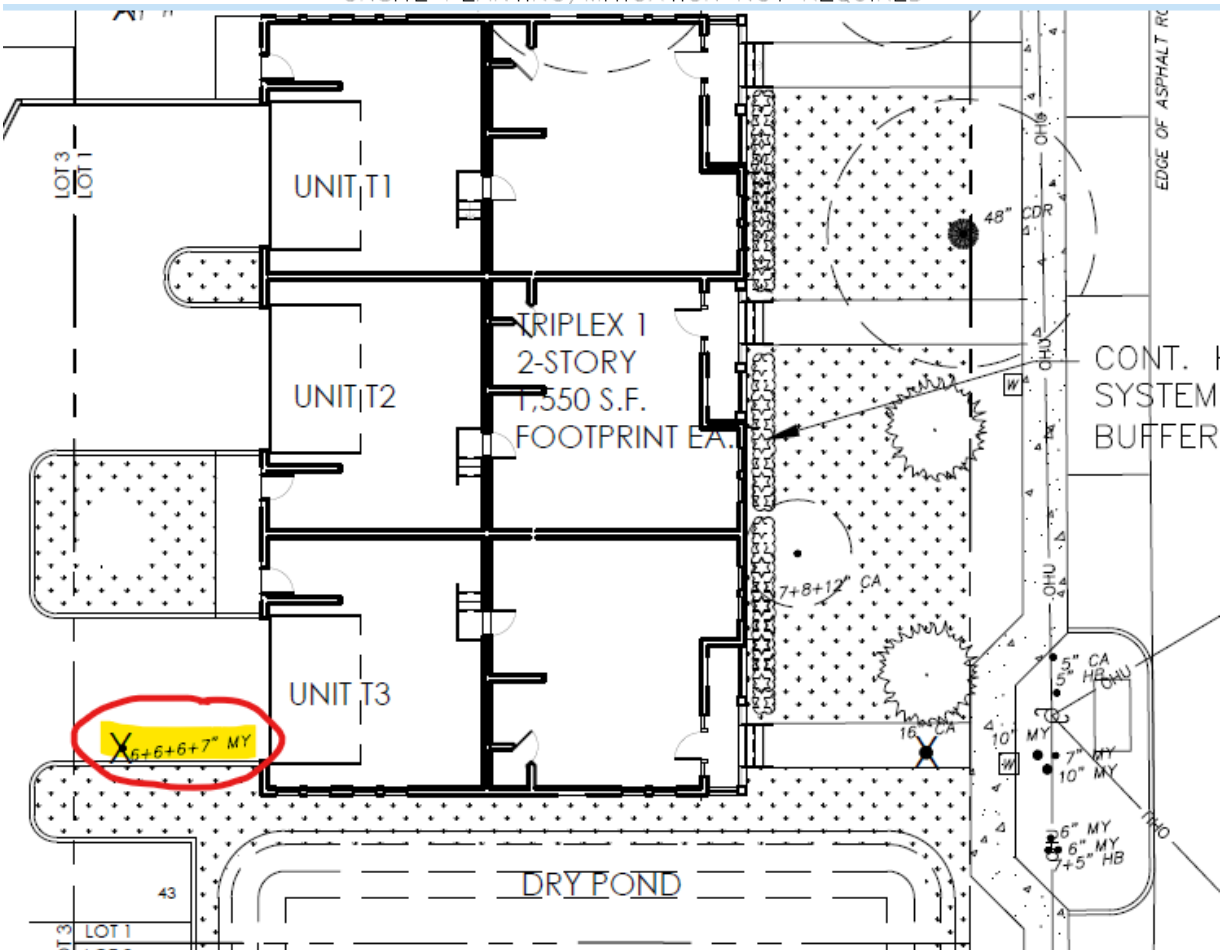
Tree Mitigation: Please provide the ISA arborist assessment to validate the condition assessment for trees.

LOT 1: Trees- Must remove all invasive trees. They do not count on minimum planting materials or support achieving any minimum landscape standards. 25" Crape Myrtle shows as removed on site plan and is showing as retained on the table. Please reconcile.



LOT 1 (UNITS T1-T3) TREE TABLE						
SPECIES	DBH	HEALTHY? (Y/N/INV)	PROTECTED DBH	PARCEL I.D.	RETAINED (Y/N)	RETAINED DBH
CAMPHOR	16	INVASIVE	0	1	Y	0
MYRTLE	25	Y	25	1	Y	25
CAMPHOR	27	INVASIVE	0	1	Y	0
CEDAR	48	Y	48	1	Y	48
CEDAR	15	Y	15	1	Y	15
CAMPHOR	16	INVASIVE	0	1	Y	0
OAK	7	Y	7	1	Y	7
OAK	24	Y	24	1	Y	24
HICKORY	11	N	0	1	N	0
PROTECTED DBH:			119		RETAINED DBH:	119
50% MIN. REQ'D TO REMAIN:			60		DBH TO PLANT BACK:	60

* ONSITE PLANTING/MITIGATION NOT REQUIRED

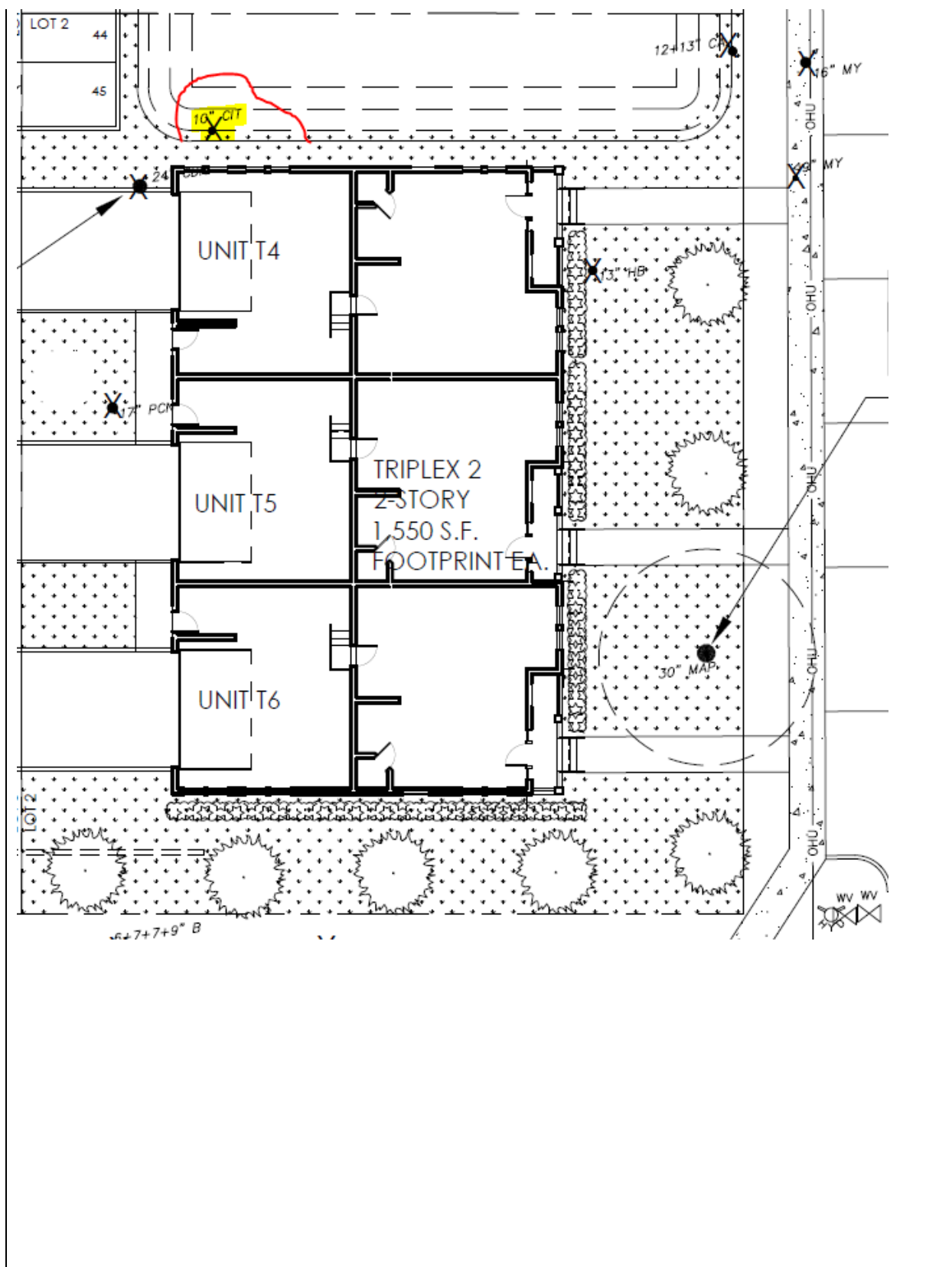




LOT 2: Trees- Must remove all invasive trees. They do not count on minimum planting materials or support achieving any minimum landscape standards. Try to retain the citrus tree and reshape the pond to allow it to be maintained. Suggestion below:

LOT 2 (UNITS T4–T6) TREE TABLE						
SPECIES	DBH	HEALTHY? (Y/N/INV)	PROTECTED DBH	PARCEL I.D.	RETAINED (Y/N)	RETAINED DBH
MAPLE	30	Y	30	2	Y	30
PECAN	17	N	0	2	N	0
HACKBERRY	13	Y	13	2	N	0
CEDAR	24	Y	24	2	N	0
CITRUS	10	Y	10	2	N	0
CAMPHOR	25	INVASIVE	0	2	Y	0
PROTECTED DBH:			77		RETAINED DBH:	30
50% MIN. REQ'D TO REMAIN:			39 24"		DBH TO PLANT BACK:	39 0"

* 17.5" DBH PROPOSED TREE PLANTING



**LOT 3: Trees- Update mitigation table as follows**

LOT 3 (UNITS M1–M29) TREE TABLE						
SPECIES	DBH	HEALTHY? (Y/N/INV)	PROTECTED DBH	PARCEL I.D.	RETAINED (Y/N)	RETAINED DBH
MAGNOLIA	24	Y	24	3	Y	24
PALM	11	Y	11	3	Y	11
CAMPHOR	17	INVASIVE	0	3	N	0
OAK	32	Y	32	3	Y	32
PALM	14	Y	14	3	N	0
MYRTLE	12	Y	12	3	N	0
MYRTLE	9	Y	9	3	N	0
CAMPHOR	30	INVASIVE	0	3	N	0
PALM	12	Y	12	3	N	0
PECAN	17	Y	17	3	N	0
PALM	11	Y	11	3	N	0
PECAN	22	N	0	3	N	0
CEDAR	6	Y	6	3	Y	6
CEDAR	9	Y	9	3	Y	9
OAK	13	Y	13	3	Y	13
CEDAR	5	Y	5	3	Y	5
CEDAR	11	Y	11	3	Y	11
CEDAR	6	Y	6	3	Y	6
CEDAR	6	Y	6	3	N	0
PROTECTED DBH:			198		RETAINED DBH:	117
50% MIN. REQ'D TO REMAIN:			99 41"		DBH TO PLANT BACK:	18 0"

Given the questions raised and depending on the responses for how to proceed, when revisions are submitted, additional comments may be provided that extend beyond those provided in this 2nd round review.

OR

☐ All previous comments have been addressed and the Department of Planning & Conservation approves issuance of a local development order.

Name of Reviewer: Planning Staff

Today's Date: Tuesday, October 22, 2024 Select Date

BUILDING

☐ The Building Department has reviewed the submittal and noted the following comments:

- No comments received as of 10/22/24



OR

☐ All previous comments have been addressed and the Building Department approves issuance of a local development order.

Name of Reviewer: First Last

Today's Date: Select Date

UTILITIES, STORMWATER, & STREETS

☒ The Public Works Department has reviewed the submittal and noted the following comments:

- The backflow preventor for irrigation needs to be moved closer to the right-of-way.
- In recent storm events, drainage on adjacent property to the north on S 3rd St has caused backup affecting that structure. Proposed grading on northwest side of property shows fill. Provide details in this area to confirm runoff has a clear path to right-of-way.
- Please include existing and proposed drainage system on Beech St right-of-way.
- The plans show that the drainage for the parallel parking spots is being pushed to S 4th St. There are low spots on this right-of-way and the water will remain standing. Please provide drainage on this right-of-way to address drainage for the parallel parking spots instead.
- Since this is not a single-family dwelling unit, the access must be 100 feet from the centerline of the intersection (LDC 7.0.01C).
- Weir elevations in the drainage reports are inconsistent. The treatment volume spreadsheet shows a weir at 10.20, the drainage gallery volume is shown to elevation 11.00, and the weir structure is called out as 10.75. Please update and confirm that calculations use the same elevations.
- Saturated horizontal hydraulic conductivity has not been updated in MODRET calculations. Geotech report identifies 5.66 ft/day, and 11.32 ft/day is used in MODRET.

OR

☒ All previous comments have been addressed and the Public Works Department approves issuance of a local development order.

Name of Reviewer: Victoria Guadagnino



Today's Date: Monday, October 21, 2024

CODE ENFORCEMENT

☐ The Code Enforcement Department has reviewed the submittal and noted the following comments:

Be sure to landscape around dumpster enclosure.

OR

☐ All previous comments have been addressed and the Code Enforcement Department approves issuance of a local development order.

Name of Reviewer: First Last

Today's Date: Select Date 10/22/24

FIRE

☐ The Fire Department has reviewed the submittal and noted the following comments: *(notes for arch. plans)*

- Pedestrian access from S 3rd St will be updated on plans, as it was a last-minute change prior to site plan submittal. Satisfies Rescue response/access.
- Standpipes will be required in both stairwells in addition to the fire suppression system. Eliminating need for fire apparatus driving on alley.

OR

☒ All previous comments have been addressed and the Fire Department approves issuance of a local development order.

Name of Reviewer: Jason Higginbotham

Today's Date: Friday, October 18, 2024