



**AGENDA
TECHNICAL REVIEW COMMITTEE
REGULAR MEETING
JUNE 12, 2025
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 from the Regular Meeting of May 8th, 2025.
 - 4.2 Approval of the Minutes for the Regular Meeting of May 22, 2025
- 5. FIRST STEP REVIEWS (PRE-APPLICATION ITEMS)**
 - 5.1 **2002 S. Fletcher Avenue - REC**
Redevelopment of Seaside Beach Park
City of Fernandina Beach/Cody Smith-Halff Associates, Inc.
 - 5.2 **North 2nd Street to Broome Street**
Adding sidewalks and additional parking along both sides of the street.
Jacob Platt / City of Fernandina Beach
- 6. OLD BUSINESS**
 - 6.1 TRC 2023-0035 - INTACT CONSTRUCTION MANAGEMENT GROUP, LLC, 2194 SADLER ROAD
Minor Amendment to Land Development Order (LDO) for changes to the sidewalk design.
- 7. NEW 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 JUNE 26, 2025.

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.



**MINUTES
TECHNICAL REVIEW COMMITTEE
REGULAR MEETING
MAY 8, 2025
10:00AM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

1. CALL TO ORDER 10:00 AM

2. ROLL CALL

MEMBERS PRESENT:

Margaret Pearson, Planning
David Neville, Arborist
Jason Higginbotham, Fire
Walter Gray, Utilities/Wastewater
Michelle Forstrom, Code Enforcement (10:03)

Mia Sadler, Planning
Todd Love, Utilities/Water
Victoria Guadagnino, Utilities/Stormwater/Streets
Tim Brewer, Utilities/Wastewater

OTHERS PRESENT:

Morgan Ohlendorf, Recording Secretary

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

4.1 Approval of Minutes for the Regular Meeting of March 27, 2025.

ACTION TAKEN: A motion was made by Member Guadagnino, seconded by Member Higginbotham, to approve the Minutes for the Regular Meeting of March 27, 2025, as presented.

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

5. FIRST STEP REVIEWS (PRE-APPLICATION ITEMS)

5.1 57 S. Fletcher Avenue - C-1

Construction of two (2) 3-story hotels, one hotel villa, and parking lots
Cody Smith/Halff

Cody Smith, applicant, introduced the project. He explained that there would be a shared parking agreement between the three parcels, two driveway entrances, adding rooftop green space to help meet requirements, and the possibility of adding a walkway connection between the two structures.

Mrs. Pearson shared that the connection piece would be allowed, but that the structures would need to function independently.

Mr. Neville shared that there needs to be one native shade tree for every 1500sq. ft. of lot. He inquired if each structure would have their own entrance/lobby. Mrs. Pearson answered again that they would need to provide independent check-in

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services.

Ms. Sadler reminded the applicant that “sea turtle friendly” lighting would be required.

Mr. Higginbotham had no comments.

Mrs. Forstrom clarified that “turtle” windows and glass would require specification information which could be provided on the civil drawing set.

Ms. Guadagnino reminded the applicant that along with concrete, pavers count toward impervious area in stormwater system calculations, unless pavers are engineered. Mr. Love asked about water connections and meters.

The applicant shared that FDOT wanted information about pedestrian traffic study and that the applicant might include adding a crosswalk to cross S. Fletcher Avenue.

No member of the public had comments.

Mrs. Pearson recommended that the applicant considers all comments and proceeds with formal TRC if no additional questions arise.

5.2 1505 S. 15th Street- C-1

Construction of 3 commercial buildings: 2 medical office buildings and 1 retail building.

Matthew Lahti / Gulfstream Design Group

Matt Lahti, Gulfstream Design Group, applicant, shared some background information and introduced Phase 1 of this project.

Mr. Neville shared that trees that are removed due to disease or poor health would not count towards mitigation, unlike the required shade trees which do count toward mitigation. He added that the applicant needs to review the buffers and planting requirements. Mr. Lahti noted that he would meet with Mr. Neville to discuss requirements further.

Mr. Higginbotham had no comments.

Mrs. Forstrom inquired about the location of the dumpsters.

Mrs. Pearson asked if the applicant has coordinated with Nassau County regarding the driveway cuts. The applicant answered in the affirmative. Mrs. Pearson asked if Nassau County required a traffic study. The applicant answered in the negative. She then noted that the City may potentially require one.

Ms. Sadler had no comments.

Ms. Guadagnino reminded the applicant that any work within the right-of-way will go through Nassau County, and that they will need full utility plans.

Mr. Gray inquired about the lift station to which the applicant replied that they are looking into this.

Mrs. Pearson asked about previous approval of this project and how current parking requirements would affect the orientation of the parking lot. She noted that she will discuss this with the Planning Director and relay her findings.

Mrs. Pearson summarized that comments and Next Step form would be provided to the applicant.

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- 5.3 **1880 S. 14th Street, Ste. 101 - C-1 w/PUD**
Change of use to a hair salon.
Ben Freeman

Ben Freeman, applicant, introduced his project.

Mrs. Pearson asked the applicant if there would be any exterior changes to the building or added parking spaces. The applicant answered in the negative. She then asked if he had reached out to the Amelia Park ARC to ensure their approval. He noted that he would contact them.

Mr. Higginbotham had no comment and noted that this could go directly to permitting.

Ms. Guadagnino had no comments as she had already had communication with Mrs. Freeman regarding some capacity information.

Mrs. Pearson commented that the Next Step form would be sent to the applicant and that he could proceed with the Local Business Tax Receipt application.

- 5.4 **1200 Elm Street - REC**
MLK Elm Street Softball Field upgrades.
Asa Gillette / Gillette & Associates, Inc.

Alex Bolton, Gillette & Associates, Inc., introduced the project.

Mr. Neville asked if any trees would be removed. The applicant answered in the positive, about 11 trees, and that he would provide a tree health report.

Mr. Higginbotham, Mrs. Forstrom, and Mrs. Pearson had no comments.

Ms. Guadagnino noted that they would need a grease trap for the concession stand and that updated impervious surface calculations would need to be added on the plan.

Mr. Brewer commented that they would need to look at their capacity for sewer and the need for additional irrigation.

Mrs. Pearson noted that if no substantial changes are made, this project could proceed with Formal TRC.

- 5.5 **303 Calhoun Street - R-2**
Renovating existing St. Peter Claver Church building from residential use to assembly use.
Jose Miranda / Miranda Architects

Jose Miranda, applicant, introduced this project.

Mrs. Pearson shared that the applicant could go straight to permitting as long as they aren't making changes to the exterior. She also spoke about parking requirements.

Mr. Neville asked if any trees would be removed for this project. The applicant answered in the negative.

Mr. Higginbotham asked the applicant which address they would like to retain. The applicant answered that they will keep their current address listed at 303 Calhoun Street.

Mrs. Forstrom asked about the location of the dumpster. The applicant answered that the church has it located across the street.

Mrs. Pearson inquired about the garage. The applicant shared that the church plans on keeping the garage and that they've added landscaping to beautify the area. She also asked about additional signage. The applicant answered that there might

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be a sign added to the front door.

Mrs. Sadler reminded the applicant that if any exterior changes are made, they will need to go through the Historic District Council.

Mr. Gray inquired about any upgrade to the bathrooms. Mr. Miranda explained potential plans if needed.

Mrs. Pearson noted that comments would be sent through the Next Step form.

5.6 2376 Shannon Road - 1-1

Expansion of existing building to provide additional warehouse storage.

Jeff Paul/ Tacy Medical, Inc.

Erin Lemons and Jeff Paul, applicants, introduced and shared information about the project.

Mr. Neville asked if any trees would be removed and shared that any trees greater than 5" in diameter at breast height would need to be included on the plans for removal.

Mr. Higginbotham and Mrs. Forstrom had no comments.

Mrs. Pearson asked the applicant to clarify the total impervious surface ratio calculations provided. The applicant confirmed that they provided a ratio based on the parcel as a whole and asked if the impervious ratio is to be based on the two lots combined or individually.

Ms. Guadagnino stressed that the applicant take a close look into the stormwater component to ensure that it does not increase the amount of stormwater runoff and capacity as it could increase capacity fees. She welcomed the applicant to contact her with any questions.

Mrs. Pearson will provide a Next Step form to the applicant and will also follow up with the needed impervious ratio information.

6. OLD BUSINESS

7. NEW BUSINESS

8. DEVELOPMENT INQUIRIES FROM APPLICANTS NOT ON THE AGENDA - DISCUSSION ONLY, NO ACTION TO BE TAKEN.

9. COMMITTEE BUSINESS

10. ADJOURNMENT 10:53 AM

Morgan Ohlendorf, Recording Secretary

Margaret Pearson, Chair



**MINUTES
TECHNICAL REVIEW COMMITTEE
REGULAR MEETING
MAY 22, 2025
10:00AM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

1. CALL TO ORDER 10:01 AM

2. ROLL CALL

MEMBERS PRESENT:

Margaret Pearson, Planning
Michelle Forstrom, Code Enforcement
Tim Brewer, Utilities/Wastewater
Jason Higginbotham, Fire (10:04 AM)

Walter Gray, Utilities/Wastewater
Victoria Guadagnino, Utilities/Stormwater/Streets
George Wodehouse, Utilities/Water

MEMBERS ABSENT:

David Neville, Arborist

OTHERS PRESENT:

Morgan Ohlendorf, Recording Secretary

3. PLEDGE OF ALLEGIANCE

4. FIRST STEP REVIEWS (PRE-APPLICATION ITEMS)

There were no First Step pre-application items to be reviewed at this time.

5. NEW BUSINESS

- 5.1 **TRC-2025-0004 - GILLETTE & ASSOCIATES, INC., AGENT FOR KINGDOM MINISTRIES INC., BLOCK 233 LOT 8 S. 13TH STREET**
Site plan review for the creation of 7 lots, for six residential townhomes.

Nick Gillette, Gillette & Associates, 20 S. 4th Street, provided a general overview of the project and shared that they have addressed all of the Committee's comments.

Mrs. Pearson shared that the comments requested by Planning have been addressed.

Mrs. Forstrom had no comments.

Mr. Higginbotham had no comments.

Mr. Wodehouse shared that there was a small issue, but that this would not impact approval.

Mrs. Pearson shared that the next step would be to issue their Local Development Order and proceed with their final plat application.

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5.2 **TRC-2024-0010 - COLE MENHENNETT, AGENT FOR CHRISTWALK CHURCH OF GOD INC., 2920 BAILEY ROAD**

Site plan review for the construction of an addition to the main structure with associated sidewalks, driveway aprons, parking delineation, and utility improvements.

Cole Menhennett, 11801 Research Drive, Alachua, FL, shared additional information about their project.

All the Board Members agreed that they had no further comments to address regarding this project.

Mrs. Pearson let the applicant know that their Local Development Order would be issued within the next week.

6. DEVELOPMENT INQUIRIES FROM APPLICANTS NOT ON THE AGENDA - DISCUSSION ONLY, NO ACTION TO BE TAKEN.

7. PUBLIC COMMENTS

No members of the public wished to speak at this time.

8. COMMITTEE BUSINESS

9. ADJOURNMENT 10:08 AM

Morgan Ohlendorf, Recording Secretary

Margaret Pearson, Chair

Technical Review Committee (TRC): First Step Review Request - Submission #16236

Date Submitted: 5/23/2025

Technical Review Committee (TRC) First Step Review

USE THIS FORM TO Submit a project for input and guidance from the Technical Review Committee, the City group responsible for reviewing site plans and commercial projects. First Step reviews are a free service provided by the City of Fernandina Beach to help guide a project through the development review and permitting process. The First Step review is a meeting between an applicant and representatives of City departments responsible for reviewing applications for the purpose of exchanging information on the potential development of a site. This may include providing information on permissible uses of the site; required improvements; infrastructure requirements; any applicable design standards; any potential regional, state or federal standards; requirements for supporting plans, documents and studies; and any applicable design standards.

Fees

None

IMPORTANT NOTES

A change of use occurs when an existing use is replaced by a different use, as listed in table 2.03.02. A proposed change of use will require a First Step Review as set forth in 11.01.02. A change of use shall not require a local development order when all the conditions of 11.00.05 are met. The determination that a proposed use or development constitutes a change of use is an administrative decision subject to appeal. When a local development order is required due to a proposed change of use, all standards and procedures of the Comprehensive Plan and LDC shall apply to the proposed new use.

2025 TRC MEETINGS + DEADLINES

*** ATTENTION ***

Starting **May 8, 2025**, TRC will offer a more flexible schedule.

Please review these important changes:

First Step and **Formal TRC** meetings will now take place at the City Hall Chambers

Both monthly meetings will now allow First Step & Formal TRC application reviews

Meetings will remain the 2nd & 4th Thursdays of the month at 10:00 am

Application Deadline (4:30pm)						May 01 2025	May 22 2025	June 18 2025	July 24 2025	Aug 21 2025	Sept 18 2025	Oct 23 2025	Nov 20 2025	Dec 18 2026
1 st Meeting of the month						May 08 2025	June 12 2025	July 10 2025	Aug 14 2025	Sept 11 2025	Oct 09 2025	Nov 13 2025	Dec 11 2025	Jan 08 2026
Application Deadline (4:30pm)						May 01 2025	June 05 2025	July 03 2025	Aug 07 2025	Sept 04 2025	Oct 02 2025	Nov 06 2025	Dec 04 2025	Jan 01 2026
2 nd Meeting Of the month						May 22 2025	June 26 2025	July 24 2025	Aug 28 2025	Sept 25 2025	Oct 23 2025	Nov 20 2025	Dec 18 2025	Jan 22 2026

****Please note that effective immediately, agendas will include First Step items to be reviewed as Discussion Items at the beginning of each TRC meeting followed by Formal Review items.****

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

☐ Local Development Orders for a Change of Use – see LDC Section 11.00.05

☒ Pre-Application Conference – see LDC section 11.01.02

The LDC is available for review at www.fbf.us/LDC

Application Requirements

The First Step application and all required documents must be submitted no later than seven (7) days before the schedule meeting. All required documents are as follow:

☒ A complete application.

☒ Site plans or scaled drawings;

☐ Any other files that illustrate the proposed project; and

☐ A signed an notarized Agent Authorization form (if applicable).

PROPERTY INFORMATION

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

Site Address*

2002 S Fletcher Ave

City*

Fernandina Beach

State*

FL

Zip*

32034

Parcel ID #(s)*

00-00-31-1360-0001-0000

Lot

Block

Subdivision

Zoning District*

REC

Future Land Use Designation*

Recreation

Overlay District

-- Select One --

Size of Property (acres)*

1.76

Present Property Use*

Parking Lot, Picnic Pavilions and Boardwalks

Wetlands*

No

Flood Zone*

X, area of minimal flood

Coastal Construction Control Line (CCCL)*

Yes

CONTACT INFORMATION

Applicant or interested party who will be present at the meeting.

First Name*

Cody

Last Name*

Smith

Company (if applicable)

Halff Associates, Inc.

Telephone Number*

9044569804

E-mail Address*

csmith@halff.com

PROJECT INFORMATION

Project Name

Seaside Beach Park

Project Type*

Commercial

Please choose your preferred method of conducting your First Step Review*

In-person (at City Hall Chambers, 204 Ash St.)

Project Description*

The project is the redevelopment of Seaside Beach Park. The site is approximately 1.76 acres. Improvement includes reconstruction of existing parking lots, curbs, sidewalks, pavilions, boardwalks, drainage systems, and landscaping and signage enhancement.

Describe your project in detail

Proposed Access Road*

S Fletcher Ave / SR A1A and Sadler Road

Rd Maintenance Jurisdiction *

FDOT Maintained

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*

Cody

Applicant Last Name*

Smith

Today's Date*

5/23/2025

Upload Supporting Documentation*

SEASIDE BEACH PARK_TRC FIRST STEP SET.pdf

Upload 2

Choose File No file chosen

Upload 3

Choose File No file chosen

Upload 4

Choose File No file chosen

Upload 5

Choose File No file chosen



DEPARTMENT OF PLANNING & CONSERVATION

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

	SITE BOUNDARY
	RIGHT OF WAY / ADJACENT LOT LINE
	LIMITS OF DISTURBANCE
	TEMPORARY SILT FENCE
	EXISTING GRADE CONTOUR (MAJOR)
	EXISTING GRADE CONTOUR (MINOR)
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO REMAIN

1. SEE SHEET C-002 - C-003 FOR GENERAL NOTES.
2. SEE SHEET C-005 FOR EROSION AND SEDIMENTATION CONTROL PLAN.
3. SEE SHEETS C-500 THROUGH C-502 FOR EROSION AND SEDIMENTATION CONTROL AND SWPPP DETAILS.
4. EXISTING HARDCAPE AND SIGNAGE ITEMS TO BE REMOVED SHALL BE RETURNED TO THE CITY OF FERNANDINA BEACH.
5. EXISTING SIGNS INDICATED TO BE RELOCATED SHALL HAVE THEIR CONDITION REVIEWED BY THE CITY OF FERNANDINA BEACH PRIOR TO REINSTALLATION. IF THE CONDITION IS NOT ACCEPTABLE THEN THE SIGNS SHALL BE REPLACED WITH NEW. SEE GEOMETRY PLAN AND HARDCAPE PLAN FOR NEW SIGN LOCATIONS.
6. CONTRACTOR SHALL PROVIDE TEMPORARY ROAD CLOSURE BARRICADES AND SIGNAGE IN SADLER ROAD RIGHT OF WAY SOUTH OF THE ROUNDABOUT AND AT THE SEASIDE PARK PARKING LOT ENTRANCE DURING CONSTRUCTION.
7. GOPER TORTOISES ARE PRESENT WITHIN THE DUNE AREAS. CONTRACTOR SHALL COORDINATE TIMING OF CONSTRUCTION ACTIVITIES IN THE DUNE AREAS WITH THE DESIGNATED PROJECT ENVIRONMENTAL SCIENTIST AND THE CITY OF FERNANDINA BEACH, WHO WILL COORDINATE TEMPORARY ON-SITE RELOCATION WITH THE FWC.
8. EXISTING SITE CONDITIONS ARE BASED ON THE TOPOGRAPHIC SURVEY FOR SEASIDE PARK BEACH HARMONIZATION PREPARED BY HALFF ASSOCIATES, INC DATED 6/28/2024.

PROJECT NAME

SEASIDE BEACH PARK

PREPARED FOR
NASSAU COUNTY BOARD OF
COUNTY COMMISSIONERS



9995 GATE PARKWAY N, SUITE 200
JACKSONVILLE, FLORIDA 32246
PHONE 904.730.9360 WWW.HALFF.COM
FL CA 33380 ELIC 26000645

[illegible]

CODY B. SMITH, FL P.E.
LICENSE NO. 81393

90% PLAN SET - NOT FOR
CONSTRUCTION

PROJECT NO.:	53758.003
ISSUED:	5/1/2025
DRAWN BY:	NTD
CHECKED BY:	CBS
SCALE:	1" = 20'
SHEET TITLE	

EXISTING
CONDITIONS &
DEMOLITION
PLAN

SHEET NUMBER

C-004

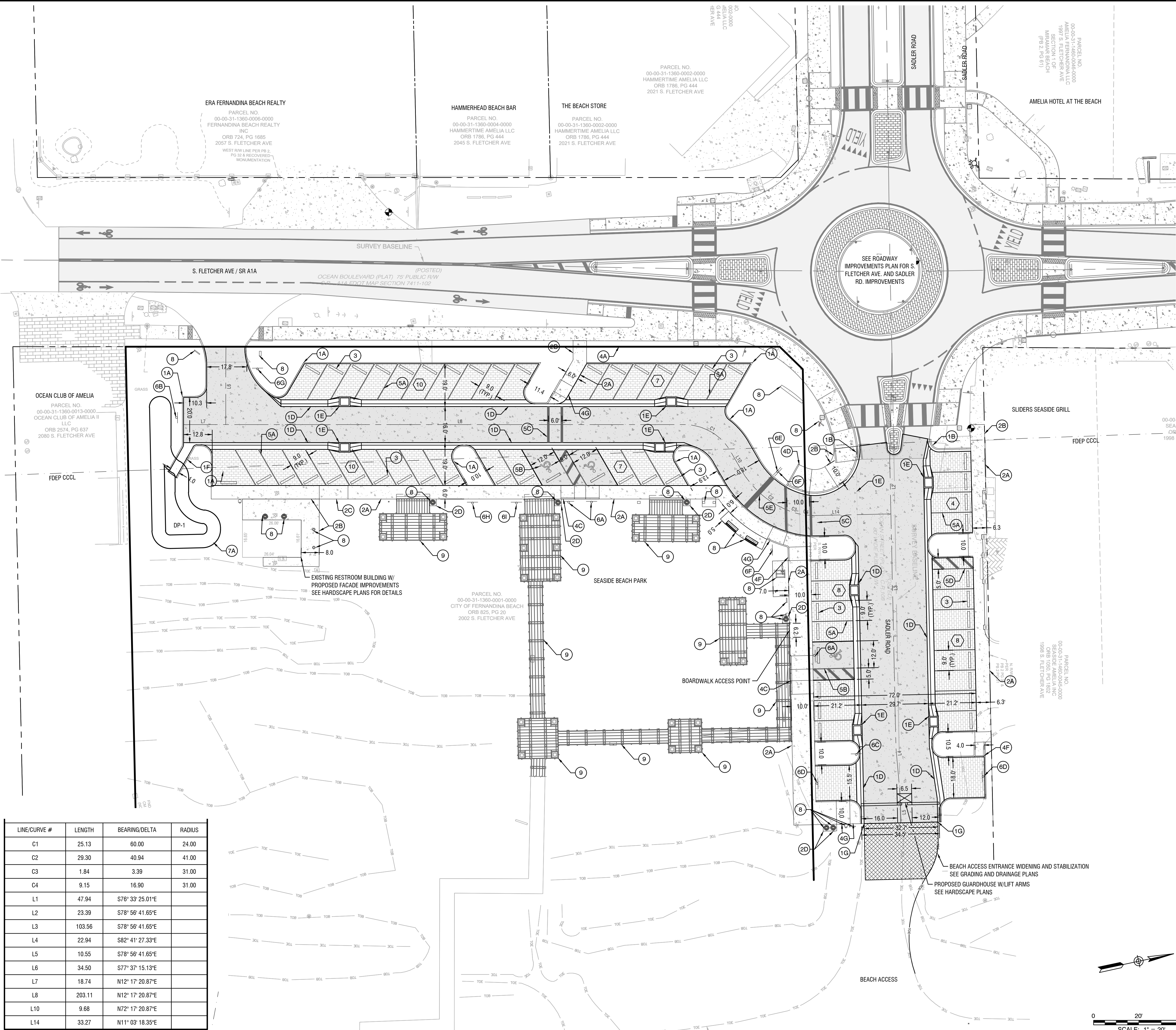


C-006

PREPARED FOR
NASSAU COUNTY BOARD OF
COUNTY COMMISSIONERS

FILE NAME: A:\530008\53758003\LD\CADD\Sheets\Seaside Park\C-100 CEO (Seaside Park).dwg DATE: 2/9/2024, TIME: 7:42 AM, USER: AH3871

LINE/CURVE #	LENGTH	BEARING/DELTA	RADIUS
C1	25.13	60.00	24.00
C2	29.30	40.94	41.00
C3	1.84	3.39	31.00
C4	9.15	16.90	31.00
L1	47.94	S76° 33' 25.01"E	
L2	23.39	S78° 56' 41.65"E	
L3	103.56	S78° 56' 41.65"E	
L4	22.94	S82° 41' 27.33"E	
L5	10.55	S78° 56' 41.65"E	
L6	34.50	S77° 37' 15.13"E	
L7	18.74	N12° 17' 20.87"E	
L8	203.11	N12° 17' 20.87"E	
L10	9.68	N72° 17' 20.87"E	
L14	33.27	N11° 03' 18.35"E	



LEGEND

PROPOSED CONCRETE PAVEMENT

PROPOSED PAVERS

PROPOSED CONCRETE SIDEWALK

PROPOSED GEOCELL STABILIZATION

SITE BOUNDARY

RIGHT OF WAY / ADJACENT LOT LINE

- NOTES
1.

SEE SHEET C-002 - C-003 FOR GENERAL NOTES.
2.

SEE SHEET C-101 FOR SITE STANDARD DETAILS.
3.

SEE HARDSCAPE PLANS FOR PAVEMENT TYPICAL SECTIONS AND HARDSCAPE IMPROVEMENTS DETAILS.
4.

ALL DIMENSIONS ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE.
5.

ALL RADII INSIDE PARKING AREA ARE 5' UNLESS INDICATED OTHERWISE.
6.

EXISTING SITE CONDITIONS ARE BASED ON THE TOPOGRAPHIC SURVEY FOR THE SEASIDE BEACH PARK HARMONIZATION AND FLETCHER-SADLER CORRIDOR ENHANCEMENTS PREPARED BY HALFF ASSOCIATES, INC. DATED 6/28/2024.

#

KEY NOTES

- 1A - 6" TYPE "D" CURB
- 1B - 18" TYPE "F" CURB AND GUTTER
- 1C - 18" TYPE "F" CURB AND GUTTER (SPILL)
- 1D - 36" VALLEY GUTTER (MODIFIED)
- 1E - VALLEY GUTTER TRANSITION AT TYPE "H" INLET
- 1F - CONCRETE FLUME
- 1G - 3' CURB TRANSITION TO FLUSH
- 2A - CONCRETE TURNDOWN SIDEWALK, 6" HEIGHT
- 2B - CONCRETE FLUSH SIDEWALK
- 2C - CONCRETE SIDEWALK TRANSITION TURNDOWN TO FLUSH
- 2D - CONCRETE SIDEWALK EXTENSION 3' X 3'
- 3 - CONCRETE WHEELSTOP
- 4C - ADA CURB RAMP TYPE CR-C
- 4D - ADA CURB RAMP TYPE CR-D
- 4E - ADA CURB RAMP TYPE CR-E
- 4F - ADA CURB RAMP TYPE CR-F
- 4G - ADA CURB RAMP TYPE CR-G
- 5A - STANDARD PARKING PAVEMENT STRIPING
- 5B - ADA PARKING PAVEMENT STRIPING
- 5C - CROSSWALK PAVEMENT STRIPING
- 5D - ACCESS AISLE PAVEMENT STRIPING
- 5E - STOP BAR PAVEMENT STRIPING
- 6A - ADA PARKING SIGN
- 6B - "MOTORCYCLE PARKING" SIGN
- 6C - "BEACH HOURS AND 4WD / AWD ONLY" SIGN
- 6D - "NO PARKING TURN AROUND ONLY" SIGN
- 6E - "STOP" SIGN
- 6F - "DO NOT ENTER" SIGN
- 6G - "ENTRANCE ONLY" SIGN
- 6H - RELOCATED "PROTECTED HABITAT DO NOT DISTURB" SIGN
- 6I - RELOCATED "TREASURE CHEST" SIGN
- 7A - DRY RETENTION POND
- 8 - HARDSCAPE IMPROVEMENTS, SEE HARDSCAPE PLANS
- 9 - BOARDWALK & PAVILION IMPROVEMENTS, SEE HARDSCAPE & STRUCTURAL PLANS

SITE DATA TABLE			
PROPOSED USE		PUBLIC BEACH PARK	
FUTURE LAND USE		FERNANDINA BEACH - RECREATION (REC)	
ZONING		FERNANDINA BEACH - RECREATION (REC)	
PARCEL ID		00-00-31-1360-0001-0000	
SITE AREA (SBP)		± 76,665 SQ. FT. (± 1.76 AC)	
PROPOSED IMPERVIOUS AREA (SBP)		16,689 SQ. FT. (0.38 AC)	
PROPOSED IMPERVIOUS AREA (ROW)		12,939 SQ. FT. (0.30 AC)	
SITE REQUIREMENTS		REQUIRED	PROPOSED
MAX ISR		25.0%	21.6%
MAX FAR		N/A	N/A
PARKING		EXISTING	PROPOSED
TOTAL PASSENGER VEHICLES		± 56	54
STANDARD PASSENGER VEHICLES		± 54	51
ADA PASSENGER VEHICLES		2	3
MOTORCYCLE		0	0
BICYCLE		± 3	5

- NOTES:
1.

SBP INDICATES SEASIDE BEACH PARK PARCEL.
2.

ROW INDICATES SADLER ROAD RIGHT OF WAY.
3.

FOR ISR CALCULATIONS ALL PROPOSED PAVEMENT IS INCLUDED AS IMPERVIOUS, INCLUDING CONCRETE, PAVERS, AND CURBING. PROPOSED BOARDWALKS AND PAVILIONS ARE NOT CONSIDERED IMPERVIOUS.

SEASIDE BEACH PARK

PROJECT NAME

PREPARED FOR

NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS

half

9895 GATE PARKWAY N, SUITE 200
JACKSONVILLE, FLORIDA 32248
PHONE 904.730.9360 WWW.HALFF.COM
FL CA 33580 FLIC 26000645

REVISION	NO.	DATE	DESCRIPTION

CODY B. SMITH, FL P.E.
LICENSE NO. 81393

90% PLAN SET - NOT FOR CONSTRUCTION

PROJECT NO.: 53758.003
ISSUED: 5/1/2025
DRAWN BY: NTD
CHECKED BY: CBS
SCALE: 1" = 20'
SHEET TITLE

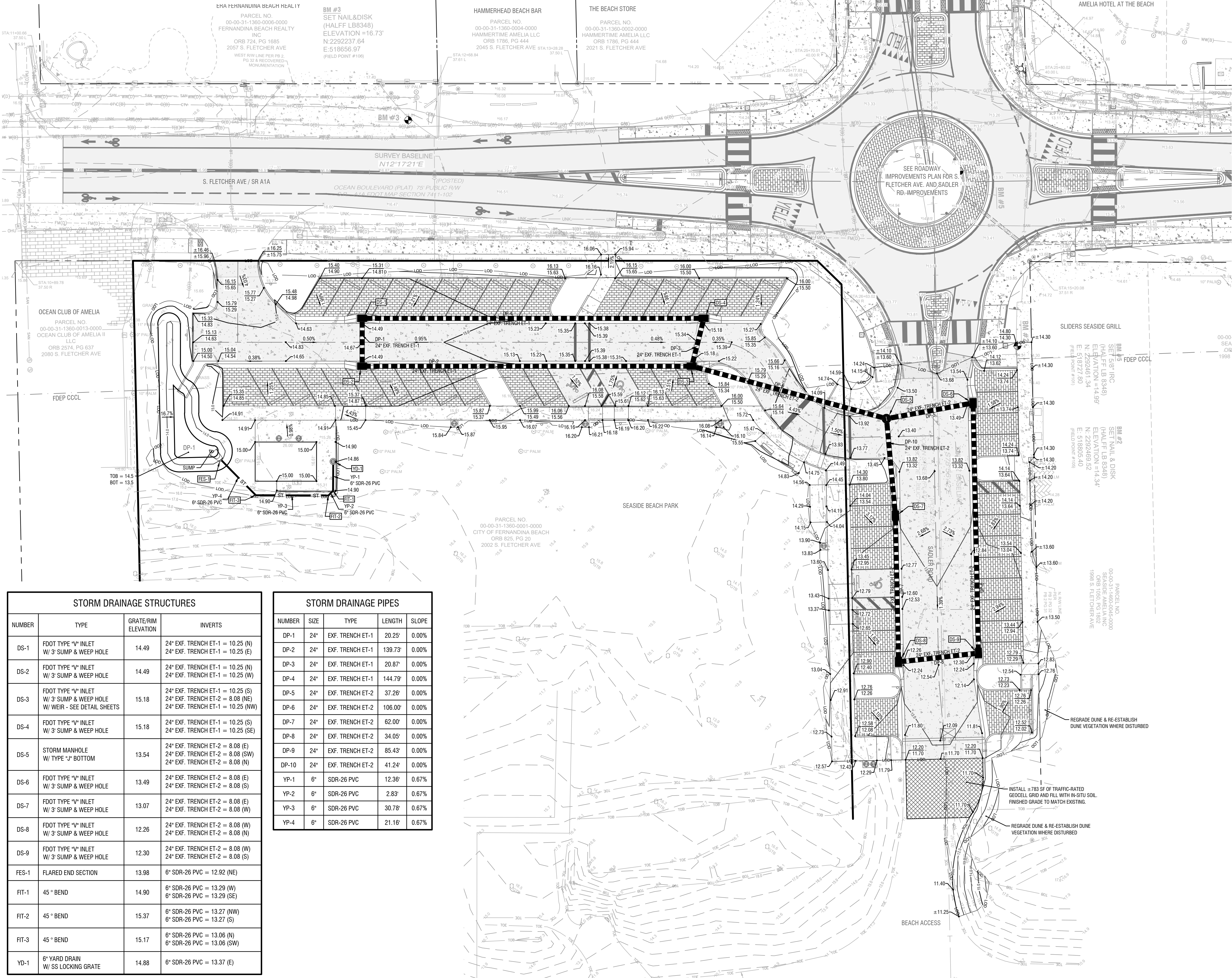
SITE PLAN

SHEET NUMBER

C-100

FILE NAME: A:\53000a\53758003\LD\CADD\Sheets\Seaside Park\C-200 PGD (Seaside Park).dwg DATE: 2/9/2024, TIME: 7:42 AM, USER: AH3871

SWMF SUMMARY									
SWMF	Type	Bottom (ft)	Top (ft)	Normal Water Level (ft)	Weir (ft)	Peak Stage			
						100-yr 24-hr (ft)	25-yr 24-hr (ft)	10-yr 24-hr (ft)	Mean Annual (ft)
DP-1	Dry Ret.	13.50	14.50	-	14.50	14.64	14.58	14.53	14.47
ET-1	Ext. Tren.	9.50	13.00	-	13.00	13.40	13.29	13.24	13.18
ET-2	Ext. Tren.	7.25	10.92	-	12.26	12.48	12.43	12.41	12.38



STORM DRAINAGE STRUCTURES				
NUMBER	TYPE	GRATE/RIM ELEVATION	INVERTS	
DS-1	FOOT TYPE "V" INLET W/ 3' SUMP & WEEP HOLE	14.49	24" EXF. TRENCH ET-1 = 10.25 (N) 24" EXF. TRENCH ET-1 = 10.25 (E)	
DS-2	FOOT TYPE "V" INLET W/ 3' SUMP & WEEP HOLE	14.49	24" EXF. TRENCH ET-1 = 10.25 (N) 24" EXF. TRENCH ET-1 = 10.25 (W)	
DS-3	FOOT TYPE "V" INLET W/ 3' SUMP & WEEP HOLE W/ WEIR - SEE DETAIL SHEETS	15.18	24" EXF. TRENCH ET-1 = 10.25 (S) 24" EXF. TRENCH ET-2 = 8.08 (NE) 24" EXF. TRENCH ET-1 = 10.25 (NW)	
DS-4	FOOT TYPE "V" INLET W/ 3' SUMP & WEEP HOLE	15.18	24" EXF. TRENCH ET-1 = 10.25 (S) 24" EXF. TRENCH ET-1 = 10.25 (SE)	
DS-5	STORM MANHOLE W/ TYPE "J" BOTTOM	13.54	24" EXF. TRENCH ET-2 = 8.08 (E) 24" EXF. TRENCH ET-2 = 8.08 (SW) 24" EXF. TRENCH ET-2 = 8.08 (N)	
DS-6	FOOT TYPE "V" INLET W/ 3' SUMP & WEEP HOLE	13.49	24" EXF. TRENCH ET-2 = 8.08 (E) 24" EXF. TRENCH ET-2 = 8.08 (S)	
DS-7	FOOT TYPE "V" INLET W/ 3' SUMP & WEEP HOLE	13.07	24" EXF. TRENCH ET-2 = 8.08 (E) 24" EXF. TRENCH ET-2 = 8.08 (W)	
DS-8	FOOT TYPE "V" INLET W/ 3' SUMP & WEEP HOLE	12.26	24" EXF. TRENCH ET-2 = 8.08 (W) 24" EXF. TRENCH ET-2 = 8.08 (N)	
DS-9	FOOT TYPE "V" INLET W/ 3' SUMP & WEEP HOLE	12.30	24" EXF. TRENCH ET-2 = 8.08 (W) 24" EXF. TRENCH ET-2 = 8.08 (S)	
FES-1	FLARED END SECTION	13.98	6" SDR-26 PVC = 12.92 (NE)	
FIT-1	45 ° BEND	14.90	6" SDR-26 PVC = 13.29 (W) 6" SDR-26 PVC = 13.29 (SE)	
FIT-2	45 ° BEND	15.37	6" SDR-26 PVC = 13.27 (NW) 6" SDR-26 PVC = 13.27 (S)	
FIT-3	45 ° BEND	15.17	6" SDR-26 PVC = 13.06 (N) 6" SDR-26 PVC = 13.06 (SW)	
YD-1	6" YARD DRAIN W/ SS LOCKING GRATE	14.88	6" SDR-26 PVC = 13.37 (E)	

STORM DRAINAGE PIPES				
NUMBER	SIZE	TYPE	LENGTH	SLOPE
DP-1	24"	EXF. TRENCH ET-1	20.25'	0.00%
DP-2	24"	EXF. TRENCH ET-1	139.73'	0.00%
DP-3	24"	EXF. TRENCH ET-1	20.87'	0.00%
DP-4	24"	EXF. TRENCH ET-1	144.79'	0.00%
DP-5	24"	EXF. TRENCH ET-2	37.26'	0.00%
DP-6	24"	EXF. TRENCH ET-2	106.00'	0.00%
DP-7	24"	EXF. TRENCH ET-2	62.00'	0.00%
DP-8	24"	EXF. TRENCH ET-2	34.05'	0.00%
DP-9	24"	EXF. TRENCH ET-2	85.43'	0.00%
DP-10	24"	EXF. TRENCH ET-2	41.24'	0.00%
YP-1	6"	SDR-26 PVC	12.36'	0.67%
YP-2	6"	SDR-26 PVC	2.83'	0.67%
YP-3	6"	SDR-26 PVC	30.78'	0.67%
YP-4	6"	SDR-26 PVC	21.16'	0.67%

LEGEND

SITE BOUNDARY

RIGHT OF WAY / ADJACENT LOT LINE

LIMITS OF DISTURBANCE

PROPOSED ELEVATION

PROPOSED ELEVATION (MEET EXISTING)

PROPOSED ELEVATION (TOP OF CURB) (EDGE OF PAVEMENT)

EXISTING ELEVATION

PROPOSED GRADE DIRECTION AND SLOPE

PROPOSED CONTOUR (MAJOR)

PROPOSED CONTOUR (MINOR)

EXISTING CONTOUR (MAJOR)

EXISTING CONTOUR (MINOR)

PROPOSED STORM SEWER PIPE

NOTES

SEE SHEETS C-201 & C-202 FOR STORM DRAINAGE STANDARD DETAILS.

ALL DRAINAGE INFRASTRUCTURE WITHIN THE SEASIDE BEACH PARK PARCEL SHALL BE PUBLIC AND OWNED AND MAINTAINED BY THE CITY OF FERNANDINA BEACH. ALL DRAINAGE INFRASTRUCTURE WITHIN THE SADLER ROAD RIGHT OF WAY SHALL BE PUBLIC AND OWNED AND MAINTAINED BY NASSAU COUNTY.

ALL PIPE JOINTS SHALL BE WATERTIGHT AND FILTER FABRIC WRAPPED IN ACCORDANCE WITH FDOT STANDARD INDEX 430-001, LATEST EDITION.

ALL PIPE TO STRUCTURE CONNECTIONS SHALL BE WATERTIGHT AND FILTER FABRIC WRAPPED IN ACCORDANCE WITH FDOT STANDARD INDEX 425-001.

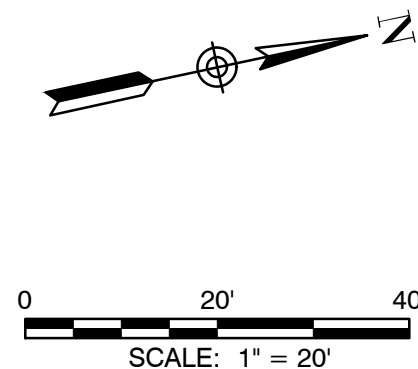
ALL FDOT TYPE "V" INLETS SHALL HAVE 5' TRANSITIONS. SEE DETAIL SHEETS.

ALL STORM STRUCTURES SHALL INCLUDE SUMPS AND WEEP HOLES. SEE DETAIL SHEETS.

ALL STORM STRUCTURES IN PAVED AREAS FOR VEHICULAR TRAFFIC SHALL INCLUDE HS-20 HEAVY DUTY TRAFFIC RATED, CAST IRON, HOT DIPPED GALVANIZED LIDS OR GRATES.

ALL DRAINAGE INLETS IN UNPAVED AREAS SHALL INCLUDE STEEL GRATES, HOT DIPPED GALVANIZED.

SOD ALL SLOPES GREATER THAN 2%.



PROJECT NAME

SEASIDE BEACH PARK

PREPARED FOR

NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS

REVISION

NO.	DATE	DESCRIPTION

CODY B. SMITH, FL P.E.

LICENSE NO. 81393

90% PLAN SET - NOT FOR CONSTRUCTION

PROJECT NO.: 53758.003

ISSUED: 5/1/2025

DRAWN BY: NTD

CHECKED BY: CBS

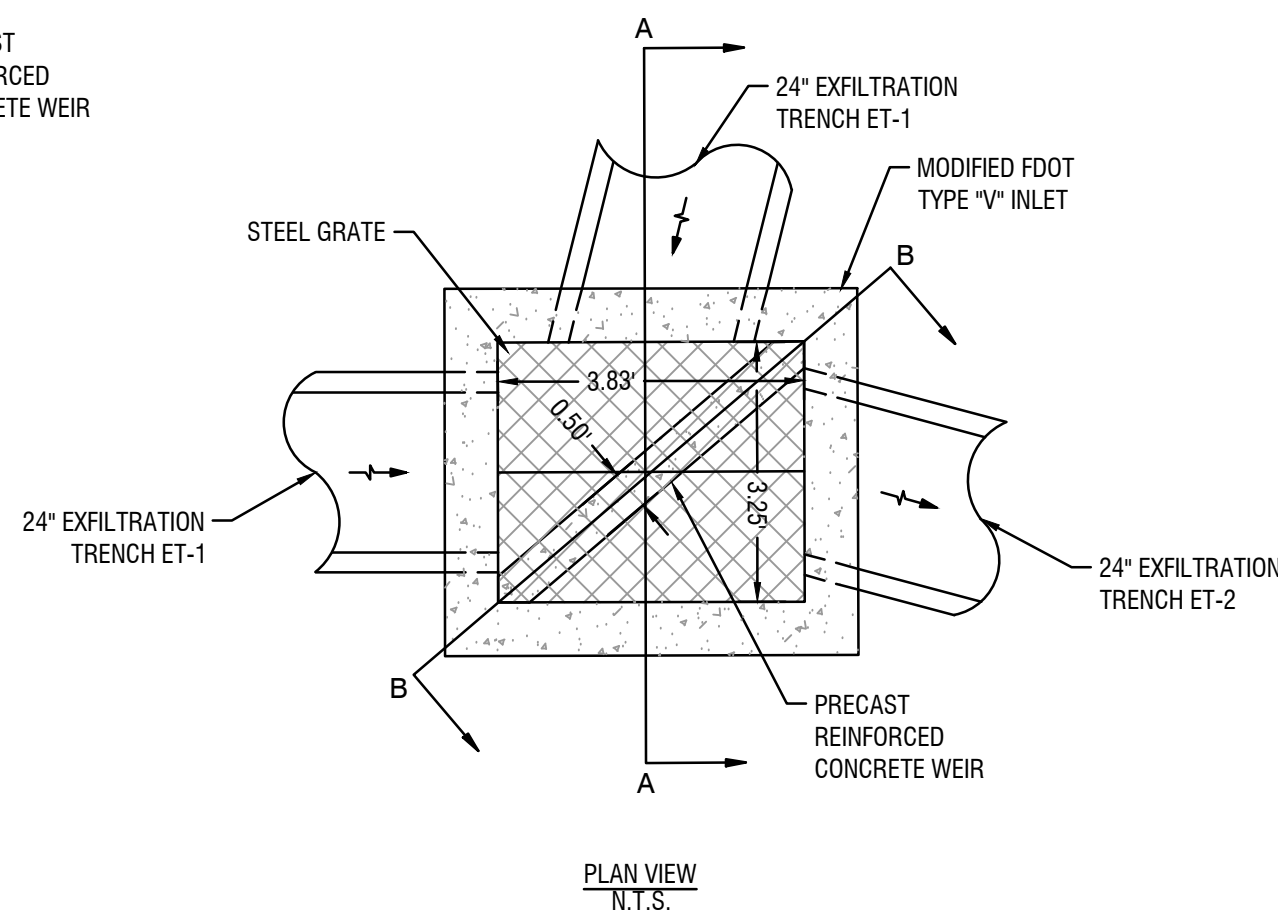
SCALE: 1" = 20'

SHEET TITLE

GRADING AND DRAINAGE PLAN

SHEET NUMBER

C-200



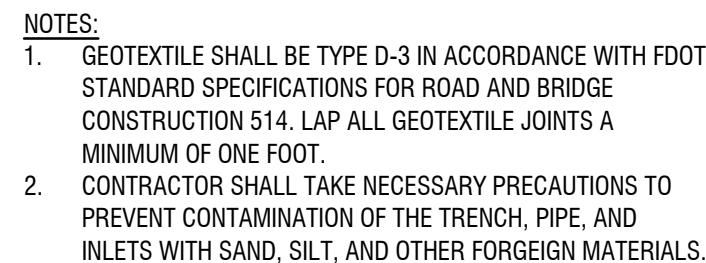
- EXFILTRATION TRENCH ET-1 WEIR DETAIL
(NTS)

The diagram illustrates a V-shaped pond cross-section with the following labeled components and dimensions:

- TOP OF BANK (A)**: The upper edge of the pond banks.
- WEIR (B)**: The horizontal structure at the top of the V-shape.
- BERM (IF REQUIRED)**: A flat area at the top of the bank, with a note referring to Note 3 for BERM NOTES.
- BERM/BERM**: The width of the berm area, labeled as (F).
- VARIES**: The length of the top horizontal section, which is variable.
- SHWT (D)**: The total width of the pond at the bottom, labeled as (D).
- POND BOTTOM (C)**: The bottom edge of the pond.
- SIDE SLOPE (E)**: The sloped sides of the pond, labeled as (E).
- SLOPE VARIES**: The slope of the sides, which is variable.

The diagram illustrates a trench cross-section with a central pipe. The pipe is labeled with a diameter of (F). The trench has a width of (G) and a height of (H). The trench is filled with a material represented by a stippled pattern. The distance from the pipe to the trench wall is labeled as (I), with a note indicating this distance is typical for all four sides. The diagram also shows elevations: WEIR EL. (E) at the top, TOP EL. (C) just below it, PIPE INV. EL. (B) at the pipe's center, and BOTTOM EL. (A) at the trench base. A SHWT EL. (D) is indicated at the bottom right. The section is labeled SECTION A-A at the bottom.

NOT TO SCALE

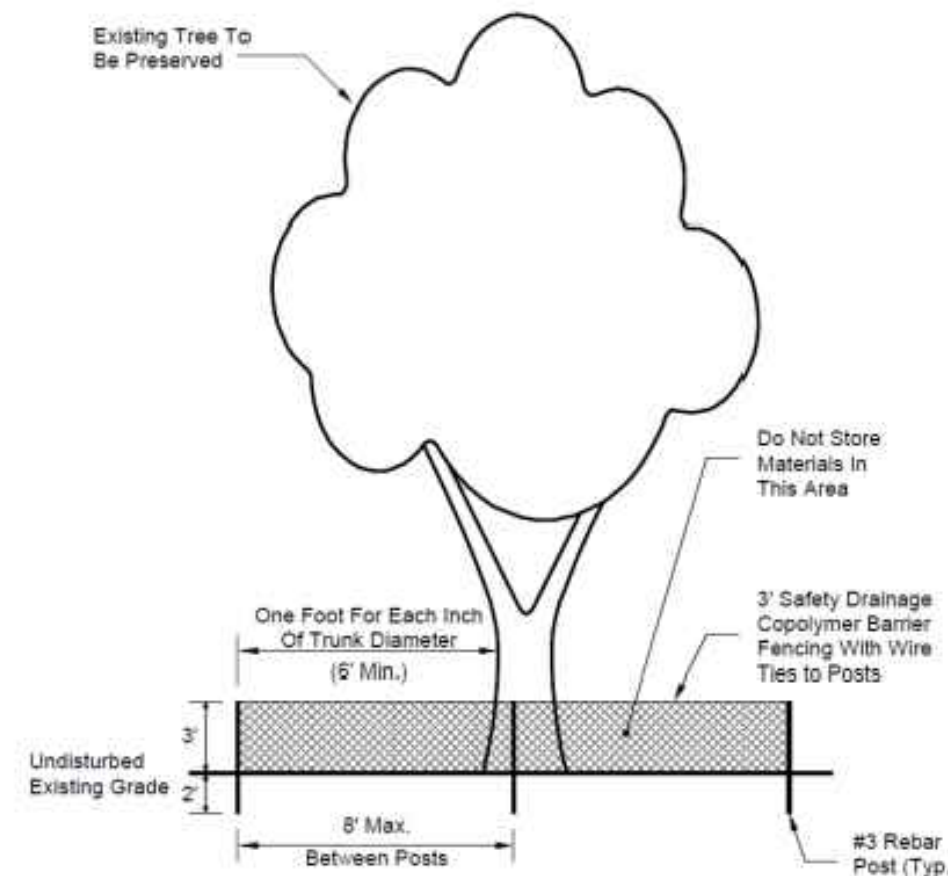


EXFILTRATION TRENCH DETAILS

[illegible]

GENERAL TREE PROTECTION / DEMOLITION NOTES:

1. BARRICADES MAY BE WOOD RAIL AS DETAILED, WIRE MESH FENCE, CHAIN LINK FENCH OR SIMILAR BARRIER WHICH WILL LIMIT ACCESS TO THE PROTECTED AREA.
2. THE TEMPORARY BARRIER SHALL BE AT LEAST THREE FEET HIGH AND SHALL BE PLACED AT LEAST SIX FEET AWAY FROM THE BASE OF ANY TREE.
3. REMOVE VINES AND DEADWOOD FROM TREES. REMOVE SUCKERS AND MIS-SHAPEN LIMBS TO 12' HEIGHT.
4. REQUIRED BARRICADES ARE TO REMAIN INTACT THROUGHOUT CONSTRUCTION.
5. BEYOND THE DRIPLINE OF THE CANOPY, A 3" MULCH BED SHALL BE ESTABLISHED TO AVOID COMPACTION FROM HEAVY MACHINERY.
6. NO MATERIALS OR EQUIPMENT SHALL BE STORED, OPERATED, DUMPED, OR BURNED WITHIN THE PROTECTED AREA.
7. NO ATTACHMENT (WIRES, SIGNS, ETC...) SHALL BE ATTACHED TO A PROTECTED TREE.
8. PRIOR TO ANY LAND CLEARING OPERATIONS, TREE LIMBS WHICH INTERFERE WITH CONSTRUCTION SHALL BE REMOVED IN ACCORDANCE WITH NATIONAL ARBORISTS ASSOCIATION PRUNING STANDARDS.
9. ALL PROTECTED TREES SHALL BE PRUNED TO REMOVE DEAD OR DAMAGED LIMBS AND FERTILIZED AS NECESSARY TO COMPENSATE FOR ANY ROOT LOSS.
10. CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES PRIOR TO DEMOLITION.
11. CONTRACTOR TO VERIFY WATER, SEWER, ELECTRICAL AND NATURAL GAS SERVICES ARE DISCONNECTED PRIOR TO DEMOLITION. ALL DECOMMISSIONING, DISCONNECTS AND REMOVAL TO BE EXECUTED ACCORDING TO APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND GOVERNMENT REGULATIONS.
12. CALL PUBLIC WORKS FOR UTILITY LOCATES PRIOR TO ANY EXCAVATION, DIGGING OR DEMOLITION.



1 TREE PROTECTION DETAIL
TM-100 N.T.S.

SEC. 4.05.14.2 - TREE PROTECTION DURING DEVELOPMENT.

PRESERVATION CREDIT CALCULATIONS

SEC. 4.05.14.E.1

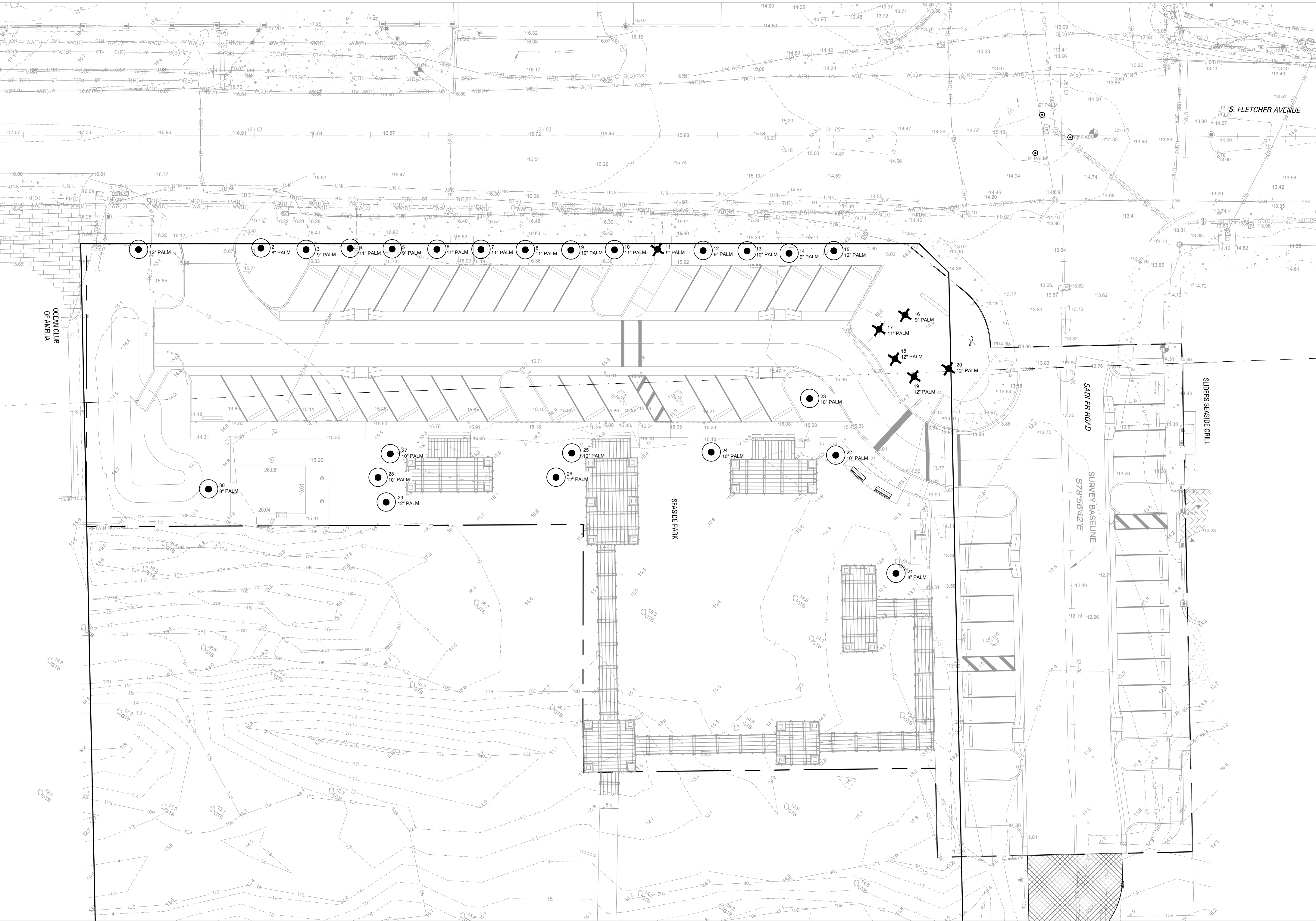
PRESERVED TREE INCHES	TOTAL NUMBER OF INCHES	MULTIPLIER	PRESERVATION CREDIT
8" - 13"	246	x1.5	369
14" - 20"	N/A	x2	N/A
20"+	N/A	x3	N/A
TOTAL PRESERVATION CREDIT IN INCHES			369

TREE MITIGATION CALCULATIONS: NON-RESIDENTIAL, MIXED USE OR MULTI-FAMILY

SEC. 4.05.14.B.3.c

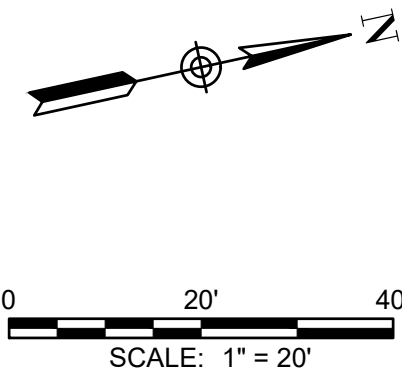
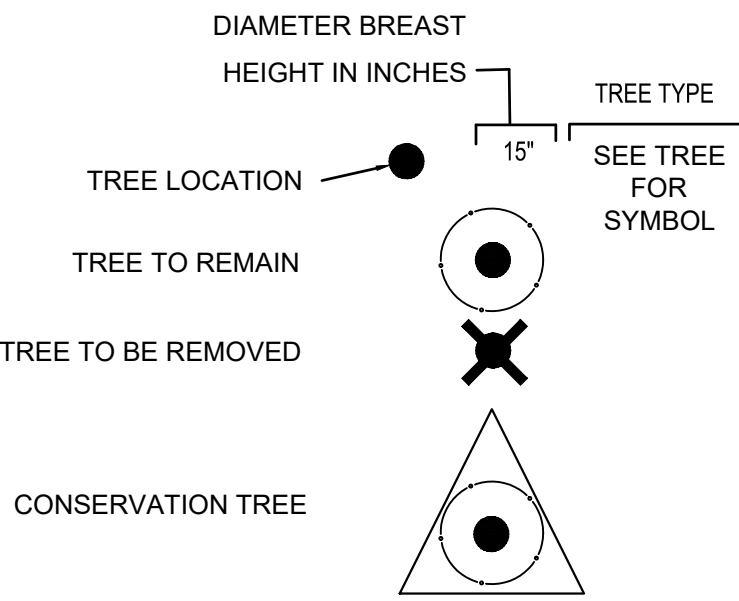
PROTECTED TREE INCHES TO BE REMOVED	25% OF PROTECTED TREE INCHES TO BE MITIGATED FOR	REPLACEMENT INCHES REQUIRED	REPLACEMENT INCHES PROVIDED	TOTAL PRESERVATION CREDITS	TREE FUND INCHES REMAINING (UP TO 50%)
65	65 x 0.25	16.25	176	369	0"

*THE FEE WILL BE SET BY RESOLUTION OF THE CITY COMMISSION AND WILL BE BASED ON THE AVERAGE COST FOR THE CITY TO REPLACE THE TREE WITH THE SAME SPECIES, EXCLUDING INVASIVE SPECIES, THE FISCAL YEAR IN WHICH THE PERMIT IS ISSUED.



TREE DISPOSITION TABLE						
Tree ID	Tree Code	Tree Species	Tree DBH	Disposition	Protected Tree	Inches Removed
1	PALM	Palm	12	Remain	Y	
2	PALM	Palm	8	Remain	Y	
3	PALM	Palm	9	Remain	Y	
4	PALM	Palm	11	Remain	Y	
5	PALM	Palm	9	Remain	Y	
6	PALM	Palm	11	Remain	Y	
7	PALM	Palm	11	Remain	Y	
8	PALM	Palm	11	Remain	Y	
9	PALM	Palm	10	Remain	Y	
10	PALM	Palm	11	Remain	Y	
11	PALM	Palm	9	Remove	Y	9
12	PALM	Palm	9	Remain	Y	
13	PALM	Palm	10	Remain	Y	
14	PALM	Palm	9	Remain	Y	
15	PALM	Palm	12	Remain	Y	
16	PALM	Palm	9	Remove	Y	9
17	PALM	Palm	11	Remove	Y	11
18	PALM	Palm	12	Remove	Y	12
19	PALM	Palm	12	Remove	Y	12
20	PALM	Palm	12	Remove	Y	12
21	PALM	Palm	9	Remain	Y	
22	PALM	Palm	10	Remain	Y	
23	PALM	Palm	10	Remain	Y	
24	PALM	Palm	10	Remain	Y	
25	PALM	Palm	12	Remain	Y	
26	PALM	Palm	12	Remain	Y	
27	PALM	Palm	10	Remain	Y	
28	PALM	Palm	10	Remain	Y	
29	PALM	Palm	12	Remain	Y	
30	PALM	Palm	8	Remain	Y	
						65

EXISTING TREE LEGEND:



FILE NAME: A:\53000a\53758003\LA\CADD\Sheets\SeasidePark\TM-100 TREE MITIGATION PLAN (Seaside Park).dwg DATE: 2/9/2024, TIME: 7:42 AM, USER: AH4085

PROJECT NAME
SEASIDE BEACH PARK

PREPARED FOR
NASSAU COUNTY BOARD OF
COUNTY COMMISSIONERS

9895 GATE PARKWAY N, SUITE 200
JACKSONVILLE, FLORIDA 32246
PHONE 804.730.9360 WWW.HALFF.COM
FL CA 33380 LLC 6600646

REVISION NO.	DATE	DESCRIPTION

MAXWELL D. SPANN
LICENSE NO. 6666780

90% PLAN SET - NOT FOR CONSTRUCTION

PROJECT NO.: 53758.003
ISSUED: 05/01/2025
DRAWN BY: YL
CHECKED BY: MS
SCALE: 1" = 20'
SHEET TITLE

TREE MITIGATION PLAN

SHEET NUMBER
TM-100

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME
TREES				
		23	Existing Tree	Palm
	MG	2	Magnolia grandiflora 'D.D. Blanchard' TM	Southern Magnolia
	MS	9	Magnolia x soulangeana	Saucer Magnolia
	SP	12	Sabal palmetto	Sabal Palm
	TD	8	Taxodium distichum	Bald Cypress
	UA	13	Ulmus americana	American Elm
SHRUBS				
	MC	154	Muhlenbergia capillaris	Pink Muhly
	MC2	9	Morella cerifera	Wax Myrtle
	YN	26	Yucca neomexicana	Spanish Bayonet
SHRUB AREAS				
	SB	114	Spartina bakeri	Sand Cord Grass
	TF	28	Tripsacum dactyloides	Fakahatchee Grass
GROUND COVERS				
	AE	64	Agalinis fasciculata	Beach False Foxglove
	HD	1,240	Helianthus debilis	Dune Sunflower
	II	689	Iva imbricata	Seaside Elder
	IL	2,774	Ipomoea lacunosa	White Morning Glory
	MS2	239	Mimosa strigillosa	Sunshine Mimosa
	PI	586	Phyla incisa	Frog Fruit



9995 GATE PARKWAY N, SUITE 200
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FL CA 33380 FL LC 26000645

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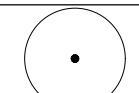
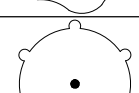
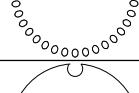
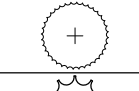
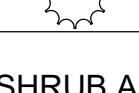
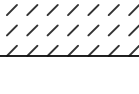
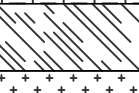
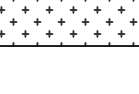
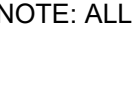
PROJECT NO.:	53758.003
ISSUED:	05/01/2025
DRAWN BY:	YL
CHECKED BY:	MS
SCALE:	1" = 20'
SHEET TITLE	

SHEET NUMBER

L-200

FERNANDINA BEACH LANDSCAPE PLAN SUMMARY REQUIREMENTS

LANDSCAPE MATERIALS STANDARDS (4.05.03)			
SHRUBS SHALL BE EIGHTEEN (18) INCHES IN HEIGHT AND MINIMUM SPREAD OF FIFTEEN (15) INCHES. SHRUBS SHALL BE INSTALLED THIRTY-SIX (36) INCHES APART.	REQUIRED YES	PROVIDED 67	COMMENTS SEE PLANT SCHEDULE
NATURAL MULCH SHALL BE INSTALLED IN ALL PLANTING AREAS TO A DEPTH OF THREE (3) INCHES.	3" DEPTH	YES	SEE LANDSCAPE NOTES
AT LEAST FIFTY (50) PERCENT OF THE REQUIRED PLANTS INSTALLED IN LANDSCAPED BUFFERS, LANDSCAPED PARKING AREAS, AND FOR REPLACEMENT SHALL BE NATIVE SPECIES.	50% NATIVE	100% NATIVE	SEE PLANT SCHEDULE
AT LEAST FIFTY (50) PERCENT OF THE REQUIRED TREES INSTALLED IN LANDSCAPED BUFFERS, LANDSCAPED PARKING AREAS, AND TO MEET TREE PLANTING REQUIREMENTS SHALL BE SHADE TREES.	50%	72%	PROVIDED: 32 SHADE TREES/44 TOTAL TREES = 72%
TREES SHALL BE A MINIMUM OF TWO AND A HALF (2.5) INCHES DBH AND EIGHT (8) FEET TALL.	YES	YES	SEE PLANT SCHEDULE
MINIMUM REQUIREMENTS FOR NON-RESIDENTIAL AND MIXED USE DEVELOPMENT (4.05.06)			
AT LEAST TWENTY (20) PERCENT OF THE TOTAL GROSS LAND AREA OF A DEVELOPMENT SITE SHALL BE LANDSCAPED.	10,889 SF	12,955 SF	REQUIRED: 54,446 SF x 20% = 10,889 SF
NONRESIDENTIAL DEVELOPMENT SHALL PROVIDE ONE (1) SHADE TREE FOR EACH 1,500 SF OF GROSS SITE AREA, OR FRACTION THEREOF.	36 TREES	36 TREES	REQUIRED: 54446 SF/1,500 SF = 36 SHADE TREES PROVIDED: 31 SHADE TREES + 5 PALM GROUPS = 36 SHADE TREES
PARKING LOT LANDSCAPING (4.05.07)			
OFF-STREET PARKING			
OFF-STREET PARKING LOTS WITH SIX (6) OR MORE REQUIRED PARKING SPACES AND VEHICULAR USE AREAS ARE REQUIRED TO INCLUDE LANDSCAPING.	YES	YES	SEE LANDSCAPE PLAN
PERIMETER LANDSCAPE			
A LANDSCAPED AREA NOT LESS THAN TEN (10) FEET IN WIDTH, USING VERTICAL LAYERING OF LANDSCAPE MATERIALS, SHALL BE LOCATED AROUND THE PERIMETER OF THE PARKING LOT IN ORDER TO PROVIDE VISUAL SCREENING FROM THE RIGHT-OF-WAY.	YES	YES	SEE LANDSCAPE PLAN
ONE (1) TREE FOR EACH 20 LINEAR FEET OF REQUIRED LANDSCAPE PERIMETER AREA, OR MAJOR PORTION THEREOF.	14 TREES	16 TREES	REQUIRED: 280 LF/20 LF = 14 TREES
75% OF TREES TO BE SHADE TREES.	75%	13%	PROVIDED: 2/16 = 13%, 14 EXITING PALMS TO REMAIN
SHRUBS OR ORNAMENTAL GRASSES SHALL BE SPACED A MINIMUM OF THREE FEET TO A MAXIMUM OF SIX FEET ON CENTER DEPENDENT ON THE INHERENT GROWTH OF THE SPECIES.	YES	YES	SEE PLANT SCHEDULE
PLANT MATERIAL MUST BE NON-DECIDUOUS FOR FULL YEAR-ROUND SCREENING.	YES	YES	SEE PLANT SCHEDULE
INTERIOR PARKING LOT LANDSCAPING			
PLANTING AREAS WITHIN PARKING LOTS AND VUAS SHALL EQUAL NOT LESS THAN TEN (10) PERCENT OF THE GROSS VUA.	YES	3,100 SF	REQUIRED: 21,652 SF (VUAS AREA) x 10% = 2,165 SF
INTERIOR PLANTING AREAS SHALL BE LOCATED IN TREE ISLANDS, AT THE END OF PARKING BAYS, AND BETWEEN ROWS OF PARKING SPACES.	YES	YES	SEE LANDSCAPE PLAN
ONE (1) SHADE TREE SHALL BE INSTALLED FOR EACH 400 SQUARE FEET OF REQUIRED PLANTING AREA.	YES	13	3,100/400 SF = 8 TREES
FREESTANDING SIGN LANDSCAPING (4.05.08)			
ALL MONUMENT SIGNS SHALL HAVE SHRUBBERY OR FLOWERS PLANTED AROUND THE PERIMETER OF THE SIGN.	YES	YES	SEE LANDSCAPE PLAN

PLANT SCHEDULE						
SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL. REMARKS
TREES						
		23	Palm	Existing Tree	N/A	
	MG	2	Southern Magnolia	Magnolia grandiflora 'D.D. Blanchard' TM	100 G	4" 12-14' Ht., 6-7" SPD., F.L.S
	MS	9	Saucer Magnolia	Magnolia x soulangeana	65 G	4" 12-14' Ht., 6-7" SPD., F.L.S
	SP	12	Sabal Palm	Sabal palmetto	B&B	6" 12-14' C.T., F.L.S.
	TD	8	Bald Cypress	Taxodium distichum	65 G	4" 12-14' Ht., 6-8" SPD.
	UA	13	American Elm	Ulmus americana	65 G	4" 12-14' Ht., 6-8" SPD
SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	WATER REMARKS
SHRUBS						
	MC	154	Pink Muhly	Muhlenbergia capillaris	3G	24-30" Ht., 18-24" SPD., 36" O.C.
	MC2	9	Wax Myrtle	Morella cerifera	7G	48-54" Ht., 24-30" SPD., 48" O.C.
	YN	26	Spanish Bayonet	Yucca neomexicana	3G	15-18" Ht., 15-18" SPD., 60" O.C.
SHRUB AREAS						
	SB	114	Sand Cord Grass	Spartina bakeri	3G	24-30" Ht., 18-24" SPD., 36" O.C.
	TF	28	Fakahatchee Grass	Tripasacum dactyloides	3G	18-24" Ht., 15-18" SPD., 36" O.C.
GROUND COVERS						
	AE	64	Beach False Foxglove	Agalinis fasciculata	4" Pot	12" O.C.
	HD	1,240	Dune Sunflower	Helianthus debilis	4" Pot	12" O.C.
	II	689	Seaside Elder	Iva imbricata	1G	18" O.C.
	IL	2,774	White Morning Glory	Ipomoea lacunosa	4" pot	6-8" Ht., 12" O.C.
	MS2	239	Sunshine Mimosa	Mimosa strigillosa	1G	6-8" Ht., 24" O.C.
	PI	586	Frog Fruit	Phyla incisa	1G	4-6" Ht., 12" O.C.

NOTE: ALL PLANTING MATERIALS ARE NATIVE PLANTS.

PROJECT NAME

SEASIDE BEACH PARK

PREPARED FOR

NASSAU COUNTY BOARD OF
COUNTY COMMISSIONERS



9895 GATE PARKWAY N, SUITE 200
JACKSONVILLE, FLORIDA 32246
PHONE 904.730.9360 WWW.HALFF.COM
FL CA 33380 FLLC 66060645

REVISION NO.	DATE	DESCRIPTION

MAXWELL D. SPANN
LICENSE NO. 6666780

90% PLAN SET - NOT FOR CONSTRUCTION

PROJECT NO.:	53758.003
ISSUED:	05/01/2025
DRAWN BY:	YL
CHECKED BY:	MS
SCALE:	AS NOTED

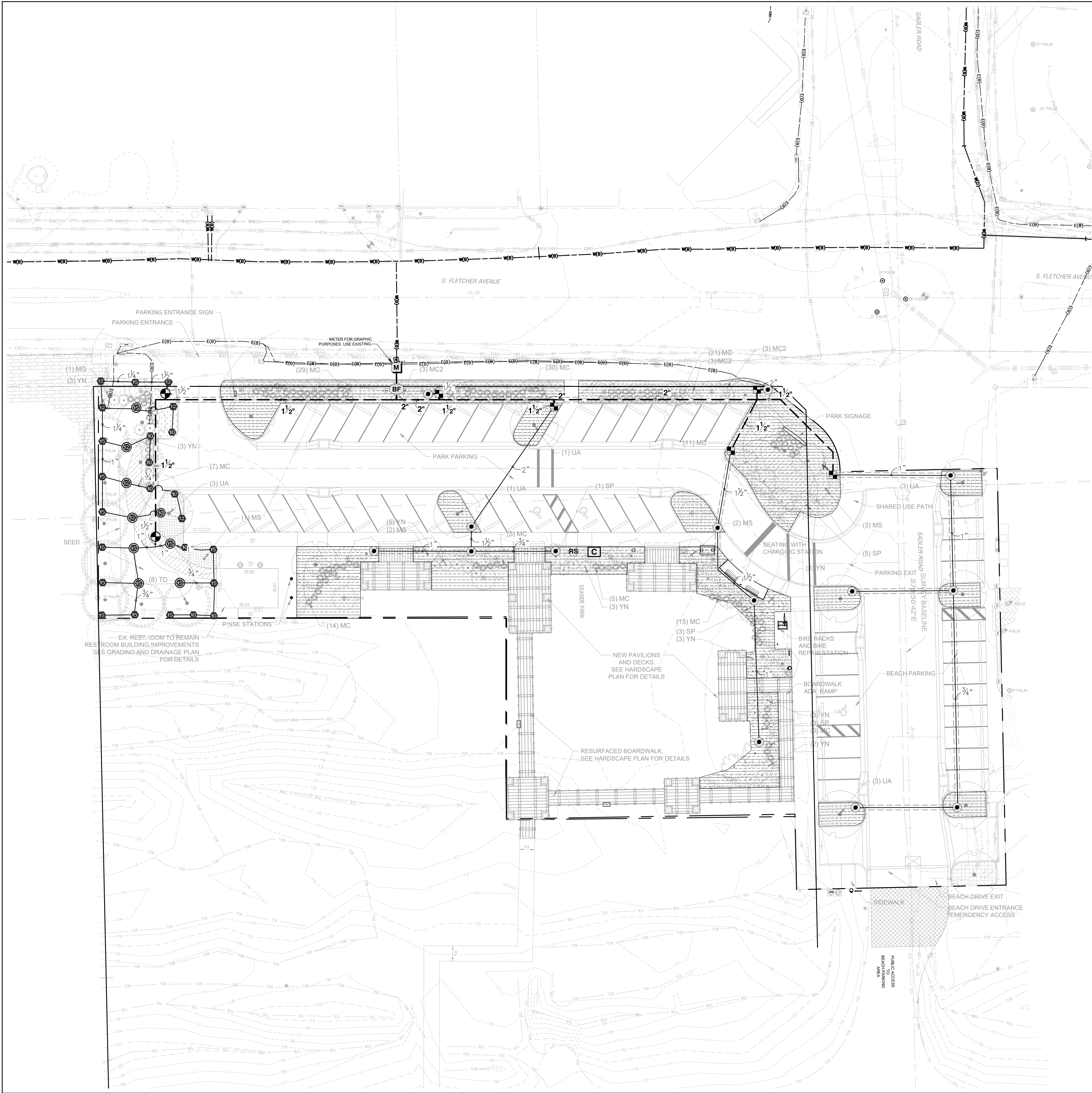
SHEET TITLE

LANDSCAPE
REQUIREMETNS
AND SCHEDULE

SHEET NUMBER

L-210

FILE NAME: A:\53000a\53758003\LA\CADD\Sheets\SeasidePark\L-300-IRRIGATION PLAN (Seaside Park).dwg DATE: 2/9/2024, TIME: 7:42 AM, USER: AH4085

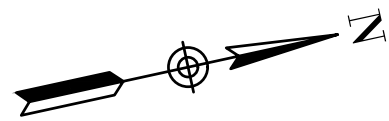
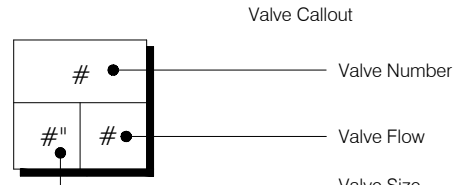


IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	Rain Bird 1806-PRS 10 Series MPR Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet, 1/2" NPT Female Threaded Inlet. Pressure Regulating.	1	30
	Rain Bird 1806-PRS 12 Series MPR Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet, 1/2" NPT Female Threaded Inlet. Pressure Regulating.	3	30
	Rain Bird 1806-PRS 15 Series MPR Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet, 1/2" NPT Female Threaded Inlet. Pressure Regulating.	5	30
	Rain Bird 1806-PRS ADJ Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet, 1/2" NPT Female Threaded Inlet. Pressure Regulating.	24	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XEZ-100-PRB-COM 1" Wide Flow Drip Control Kit for Commercial Applications. 1" Ball Valve with 1" PESB Valve and 1" Pressure Regulating 40psi Quick-Check Basket Filter. 0.3gpm to 20gpm.	5
	Pipe Transition Point in Drip Box Pipe transition point from PVC lateral to drip tubing with riser in 6" (150mm) drip box.	14
	Area to Receive Dripline Rain Bird XFS-09-12 XFS Sub-Surface Pressure Compensating Dripline w/Copper Shield Technology. 0.9 GPH emitters at 12" O.C. Laterals spaced at 12" apart, with emitters offset for triangular pattern. UV Resistant. Specify XF insert fittings.	9,379 s.f.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PESB-PRS-D 1-1/2" 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration. With Pressure Regulating Module, and Scrubber Technology for Reliable Performance in Dirty Water Irrigation Applications.	2
	Febco 825Y 1" Reduced Pressure Backflow Preventer	1
	Hunter I2C-1600-SS 16 Station Outdoor Modular Controller. With one ICM-800 Module. Commercial Use. Stainless Steel Cabinet.	1
	Rain Bird RSD-BEX Rain Sensor, with metal latching bracket, extension wire.	1
	Water Meter 1-1/4"	1
	Irrigation Lateral Line: PVC Class 200 SDR 21 3/4"	532.0 l.f.
	Irrigation Lateral Line: PVC Class 200 SDR 21 1"	244.4 l.f.
	Irrigation Lateral Line: PVC Class 200 SDR 21 1 1/4"	42.2 l.f.
	Irrigation Lateral Line: PVC Class 200 SDR 21 1 1/2"	111.5 l.f.
	Irrigation Lateral Line: PVC Class 200 SDR 21 2"	66.1 l.f.
	Irrigation Mainline: PVC Class 200 SDR 21 1 1/2"	302.9 l.f.
	Irrigation Mainline: PVC Class 200 SDR 21 2"	105.6 l.f.
	Pipe Sleeve: PVC Class 200 SDR 21	347.9 l.f.



PROJECT NAME

SEASIDE BEACH PARK

PREPARED FOR

NASSAU COUNTY BOARD OF
COUNTY COMMISSIONERS

9895 GATE PARKWAY N, SUITE 200
JACKSONVILLE, FLORIDA 32248
PHONE 804.730.9360 WWW.HALFF.COM
FL CA 33380 LLC 66060645

REVISION NO.	DATE	DESCRIPTION

MAXWELL D. SPANN
LICENSE NO. 6666780

90% PLAN SET - NOT FOR
CONSTRUCTION

PROJECT NO.: 53758.003
ISSUED: 05/01/2025
DRAWN BY: YL
CHECKED BY: MS
SCALE: 1" = 20'
SHEET TITLE

IRRIGATION
PLAN

SHEET NUMBER

L-300

GENERAL NOTES:

1. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR 100% COVERAGE FOR ALL PLANTING BEDS, PLANTERS, AND SODDED AREAS AS SHOWN. IMMEDIATELY BRING DISCREPANCIES BETWEEN PLAN AND EXISTING AREAS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT-ENGINEER.
2. THE IRRIGATION SLEEVING IS TO BE PROVIDED BY THE IRRIGATION CONTRACTOR UNLESS OTHERWISE DIRECTED.
3. THE IRRIGATION CONTRACTOR'S ATTENTION IS CALLED TO THE FACT THAT THERE MAY BE OTHER ACTIVE UTILITIES AND SERVICES IN THE AREA AND HE WILL BE HELD RESPONSIBLE FOR LOCATING THESE TO AVOID DAMAGE TO THEM. THE IRRIGATION CONTRACTOR WILL BE LIABLE FOR ANY DAMAGE FOR WHICH HE IS DIRECTLY RESPONSIBLE.
4. THE IRRIGATION PLAN IS SCHEMATIC IN NATURE AND DOES NOT REFLECT ALL EXISTING FEATURES PARTICULAR TO THE SITE. AS SUCH, THE CONTRACTOR SHALL MAKE ANY NECESSARY ADJUSTMENTS IN THE PROPOSED IRRIGATION SYSTEM TO AVOID DAMAGE TO EXISTING STRUCTURES, PAVING, AND/OR UTILITIES.
5. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR CONFORMING TO ALL LOCAL CODES AND ORDINANCES RELEVANT TO THE WORK UNDER THIS CONTRACT.
6. ALL WORK ADJUSTMENTS AND INSPECTIONS SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT-ENGINEER.
7. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS AND LABOR TO FULLY EXECUTE AND GUARANTEE, AS REQUIRED, THE TOTAL WORK SHOWN ON THIS PLAN IN ACCORDANCE WITH THE SPECIFICATIONS AND INSTRUCTIONS OF THE LANDSCAPE ARCHITECT AND/OR OWNER.
8. THE IRRIGATION CONTRACTOR SHALL VERIFY ALL QUANTITIES TO ASSURE ADEQUATE INSTALLATION OF THE SYSTEM. HE SHALL ALSO PROVIDE TO THE OWNER A COMPLETE AND DETAILED SET OF "AS-BUILT" DRAWINGS AT THE COMPLETION OF THE WORK.
9. THE LOCATION OF THE AUTOMATIC CONTROLLER IS GENERALLY INDICATED ON THE PLAN, AND WILL BE SPECIFICALLY LOCATED BY OWNER.
10. THE LOCATIONS AS INDICATED ARE SCHEMATIC. THE IRRIGATION CONTRACTOR SHALL LOCATE ALL HEADS AND LINES IN SUCH A WAY AS TO CAUSE THE LEAST CONFLICT WITH THE EXISTING LOCATIONS OF PLANT MATERIAL AND OTHER SITE AMENITIES.
11. THE IRRIGATION CONTRACTOR SHALL ADJUST THE RADIUS AND ARC OF EACH HEAD TO MINIMIZE OVERTHROW AND TO ELIMINATE DRY SPOTS. HEAD TYPES TO MATCH LANDSCAPE LAYOUT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. OVERTHROW ONTO ADJACENT SIDEWALKS SHALL BE HELD TO AN ABSOLUTE MINIMUM WHILE STILL PROVIDING 100% COVERAGE OF LANDSCAPED AREAS, AS REQUIRED. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUPPLY AND INSTALLATION OF ADDITIONAL HEADS NEEDED TO COVER DRY SPOTS OR SLIGHT VARIATIONS FROM THE PLAN. THE LOCATION AND ARRANGEMENT OF THESE HEADS SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
12. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ADEQUATE PRESSURE AND GALLONAGE FROM WATER SOURCE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONNECTIONS TO EXISTING WATER SUPPLY AS GENERALLY SHOWN ON IRRIGATION PLANS.

DRIPLINE NOTES:

1. WHEN DRIP OR DRIPLINE IRRIGATION IS INCORPORATED INTO THE IRRIGATION PLAN, THE CONTRACTOR WILL VERIFY THE SOIL TYPE. THE SOIL TYPE HAS A LOT TO DO WITH THE LATERAL AND EMITTER SPACING WITH DRIPLINE IRRIGATION. TYPICALLY ON THE PLAN, SINCE WE ARE IN THE STATE OF FLORIDA, THE ASSUMPTION IS THAT THE SOIL IS A SAND, THAT REQUIRES THE CLOSEST LATERAL AND EMITTER SPACING (12"x12"). IF THE SOIL TURNS OUT TO BE DIFFERENT AT THE SITE LOCATION, SUCH AS, A LOAM OR CLAY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO SPACE LATERALS AND EMITTERS ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.
2. CONTRACTOR TO FOLLOW ALL MANUFACTURER'S SPECIFICATIONS WHEN INSTALLING DRIP OR DRIPLINE IRRIGATION.

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
Unknown	Rain Bird XCZ-100-PRB-COM	1"	Area for Dripline	27.26		37.0	50	1.45 in/h
Unknown	Rain Bird XCZ-100-PRB-COM	1"	Area for Dripline	14.42		32.8	45.1	1.44 in/h
Unknown	Rain Bird XCZ-100-PRB-COM	1"	Area for Dripline	38.84		35.0	49.8	1.44 in/h
Unknown	Rain Bird XCZ-100-PRB-COM	1"	Area for Dripline	32.36		36.7	49.5	1.44 in/h
Unknown	Rain Bird XCZ-100-PRB-COM	1"	Area for Dripline	27.84		35.1	48.4	1.44 in/h
Unknown	Rain Bird PESB-PRS-D	1-1/2"	Turf Spray	28.0		35.7	51.6	1.26 in/h
Unknown	Rain Bird PESB-PRS-D	1-1/2"	Turf Spray	29.36		35.9	51.2	1.27 in/h

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
Unknown	Rain Bird XCZ-100-PRB-COM	Area for Dripline	1.45 in/h	1.5	63	1,717	245
Unknown	Rain Bird XCZ-100-PRB-COM	Area for Dripline	1.44 in/h	1.5	63	908	130
Unknown	Rain Bird XCZ-100-PRB-COM	Area for Dripline	1.44 in/h	1.5	63	2,447	350
Unknown	Rain Bird XCZ-100-PRB-COM	Area for Dripline	1.44 in/h	1.5	63	2,038	291
Unknown	Rain Bird XCZ-100-PRB-COM	Area for Dripline	1.44 in/h	1.5	63	1,754	251
Unknown	Rain Bird PESB-PRS-D	Turf Spray	1.26 in/h	1.5	72	2,016	288
Unknown	Rain Bird PESB-PRS-D	Turf Spray	1.27 in/h	1.5	71	2,085	298
		TOTALS:			458	12,965	1,852

CRITICAL ANALYSIS

Generated:	2024-12-19 16:15
P.O.C. NUMBER: 01	
Water Source Information:	
FLOW AVAILABLE	
Water Meter Size:	1-1/4"
Flow Available	40.37 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	65 PSI
Elevation Change:	5.00 ft
Service Line Size:	1 1/4"
Length of Service Line:	20 ft
Pressure Available:	59 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	38.84 GPM
Flow Available at POC:	40.37 GPM
Residual Flow Available:	1.54 GPM
Design Pressure:	30 PSI
Friction Loss:	1.83 PSI
Fittings Loss:	0.18 PSI
Elevation Loss:	0 PSI
Loss through Valve:	3.66 PSI
Pressure Req. at Critical Station:	35.7 PSI
Loss for Fittings:	0.34 PSI
Loss for Main Line:	3.44 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	10.5 PSI
Loss for Water Meter:	1.6 PSI
Critical Station Pressure at POC:	51.6 PSI
Pressure Available:	59 PSI
Residual Pressure Available:	7.4 PSI

PROJECT NAME

SEASIDE BEACH PARK

PREPARED FOR
NASSAU COUNTY BOARD OF
COUNTY COMMISSIONERS



9895 GATE PARKWAY N, SUITE 200
JACKSONVILLE, FLORIDA 32246
PHONE 904.730.9360 WWW.HALFF.COM
FL CA 33580 FLLC 26000645

REVISION	NO.	DATE	DESCRIPTION

MAXWELL D. SPANN LICENSE NO. 6666780

90% PLAN SET - NOT FOR
CONSTRUCTION

PROJECT NO.:	53758.003
ISSUED:	05/01/2025
DRAWN BY:	YL
CHECKED BY:	MS
SCALE:	AS NOTED

SHEET TITLE

IRRIGATION
NOTES &
SCHEDULES

SHEET NUMBER

L-310

Technical Review Committee (TRC): First Step Review Request - Submission #16320

Date Submitted: 6/5/2025

Technical Review Committee (TRC) First Step Review

USE THIS FORM TO Submit a project for input and guidance from the Technical Review Committee, the City group responsible for reviewing site plans and commercial projects. First Step reviews are a free service provided by the City of Fernandina Beach to help guide a project through the development review and permitting process. The First Step review is a meeting between an applicant and representatives of City departments responsible for reviewing applications for the purpose of exchanging information on the potential development of a site. This may include providing information on permissible uses of the site; required improvements; infrastructure requirements; any applicable design standards; any potential regional, state or federal standards; requirements for supporting plans, documents and studies; and any applicable design standards.

Fees

None

IMPORTANT NOTES

A change of use occurs when an existing use is replaced by a different use, as listed in table 2.03.02. A proposed change of use will require a First Step Review as set forth in 11.01.02. A change of use shall not require a local development order when all the conditions of 11.00.05 are met. The determination that a proposed use or development constitutes a change of use is an administrative decision subject to appeal. When a local development order is required due to a proposed change of use, all standards and procedures of the Comprehensive Plan and LDC shall apply to the proposed new use.

2025 TRC MEETINGS + DEADLINES

*** ATTENTION ***

Starting **May 8, 2025**, TRC will offer a more flexible schedule.

Please review these important changes:

First Step and **Formal TRC** meetings will now take place at the City Hall Chambers

Both monthly meetings will now allow First Step & Formal TRC application reviews

Meetings will remain the 2nd & 4th Thursdays of the month at 10:00 am

Application Deadline (4:30pm)						May 01 2025	May 22 2025	June 18 2025	July 24 2025	Aug 21 2025	Sept 18 2025	Oct 23 2025	Nov 20 2025	Dec 18 2026
1 st Meeting of the month						May 08 2025	June 12 2025	July 10 2025	Aug 14 2025	Sept 11 2025	Oct 09 2025	Nov 13 2025	Dec 11 2025	Jan 08 2026
Application Deadline (4:30pm)						May 01 2025	June 05 2025	July 03 2025	Aug 07 2025	Sept 04 2025	Oct 02 2025	Nov 06 2025	Dec 04 2025	Jan 01 2026
2 nd Meeting Of the month						May 22 2025	June 26 2025	July 24 2025	Aug 28 2025	Sept 25 2025	Oct 23 2025	Nov 20 2025	Dec 18 2025	Jan 22 2026

****Please note that effective immediately, agendas will include First Step items to be reviewed as Discussion Items at the beginning of each TRC meeting followed by Formal Review items.****

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

- ☐ Local Development Orders for a Change of Use – see LDC Section 11.00.05
- ☐ Pre-Application Conference – see LDC section 11.01.02

The LDC is available for review at www.fbf.us/LDC

Application Requirements

The First Step application and all required documents must be submitted no later than seven (7) days before the schedule meeting. All required documents are as follow:

- ☐ A complete application.
- ☐ Site plans or scaled drawings;
- ☐ Any other files that illustrate the proposed project; and
- ☐ A signed an notarized Agent Authorization form (if applicable).

PROPERTY INFORMATION

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

Site Address*

North 2nd Street - Alachua to Broome Street

City*	State*	Zip*
Fernandina Beach	Florida	32034

Parcel ID #(s)*

N/A

Lot	Block	Subdivision

Zoning District*	Future Land Use Designation*	Overlay District
C-3	Central Business District	Waterfront Community Redevelop

Size of Property (acres)*	Present Property Use*
60' ROW	North 2nd Street

Wetlands*	Flood Zone*	Coastal Construction Control Line (CCCL)*
No	AE	No

CONTACT INFORMATION

Applicant or interested party who will be present at the meeting.

First Name*	Last Name*
Jacob	Platt

Company (if applicable)

Telephone Number*

9043103102

E-mail Address*

jplatt@fbfl.city

PROJECT INFORMATION

Project Name

North 2nd Streetscape Improvements

Project Type*

Commercial

Please choose your preferred method of conducting your First Step Review*

In-person (at City Hall Chambers, 204 Ash St.)

Project Description*

The proposed project extends one way traffic on North 2nd Street to Broome Street. Adds 8 1/2 foot sidewalks on both sides of the street with parallel parking on the west side and angled parking on the east side.

Describe your project in detail

Proposed Access Road*

Alachua Street

Rd Maintenance Jurisdiction *

City Maintained

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*

Jacob

Applicant Last Name*

Platt

Today's Date*

6/5/2025

Upload Supporting Documentation*

North 2nd Street Parking Improvements.pdf

Upload 2

17280 N 2ND STREET
ROUTE 2025.pdf

Upload 3

Choose File No file selected

Upload 4

Choose File No file selected

Upload 5

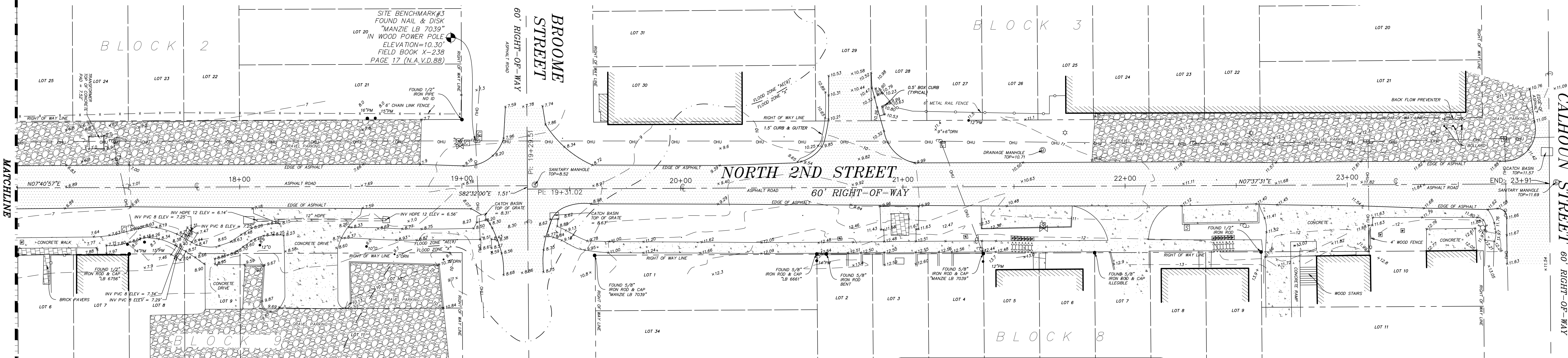
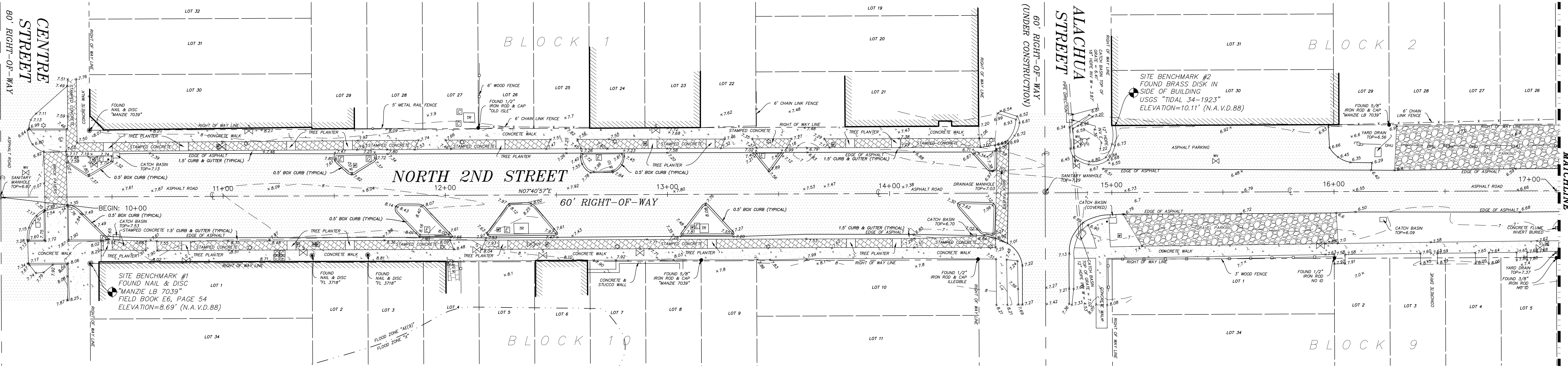
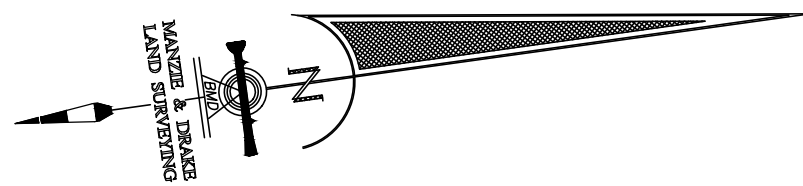
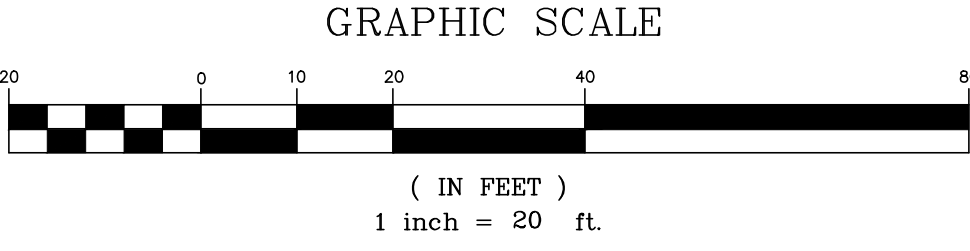
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DEPARTMENT OF PLANNING & CONSERVATION

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

MAP OF LIMITED ROUTE SURVEY
NORTH 2ND STREET
FERNANDINA BEACH, NASSAU COUNTY, FLORIDA
(FROM CENTRE STREET TO CALHOUN STREET)
(THIS IS NOT A BOUNDARY SURVEY)



LEGEND

— = CENTERLINE
— = OVERHEAD UTILITY WIRES
— = CABLE TELEVISION PEDESTAL
— = CONCRETE FLATWORK
— = ELECTRIC BOX
— = FIRE HYDRANT
— = GAS MARKER
— = LIGHT POLE
— = COVERED AREA
— = SEWER CLEANOUT
— = SEWER MANHOLE
— = STORM MANHOLE
— = TELEPHONE PEDESTAL
— = WATER METER
— = WOOD FENCE
— = WOOD FLATWORK
— = WOOD POWER POLE
— = WATER VALVE
— = SEWER VALVE
— = IRRIGATION CONTROL VALVE
— = GATE VALVE

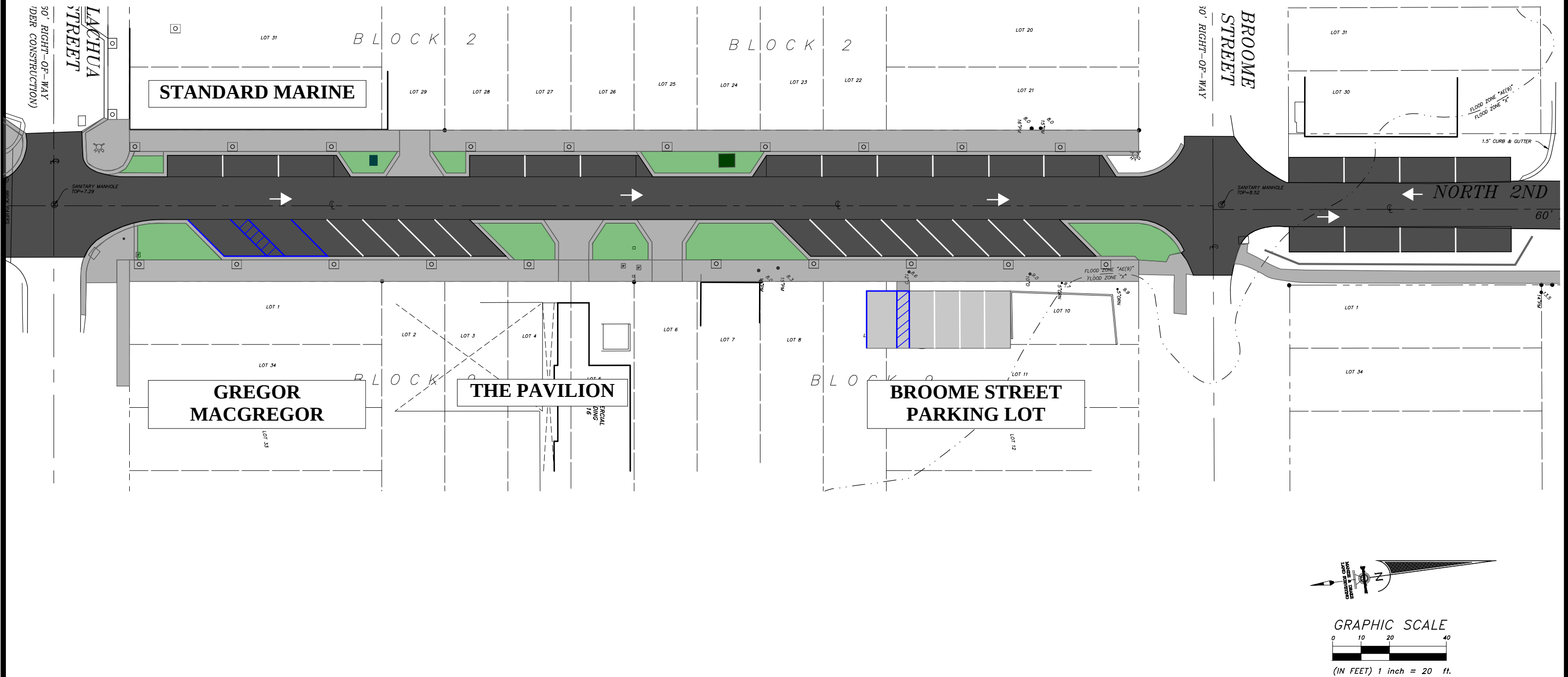
— = BACK-FLOW PREVENTER
— = ELECTRIC MANHOLE
— = BOLLARD
— = BENCHMARK
— = CHAIN LINK FENCE
— = IRON ROD
— = NAIL AND DISC
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
O.R.B. = OFFICIAL RECORDS BOOK
N.A.D. = NORTH AMERICAN DATUM
P.I.N. = PARCEL IDENTIFICATION NUMBER
HDPE = HIGH-DENSITY POLYETHYLENE
PVC = POLYVINYL CHLORIDE
INV = INVERT
TR = TRANSFORMER

REVISION:
1) 1-14-2022: ADDITIONAL MONUMENTATION FOR RIGHT-OF-WAY ON 2ND STREET.
2) REVISED ON 04/25/2025 TO SHOW IMPROVED CONDITIONS ALONG N. FRONT STREET FROM ALACHUA TO CALHOUN. (LP)

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.

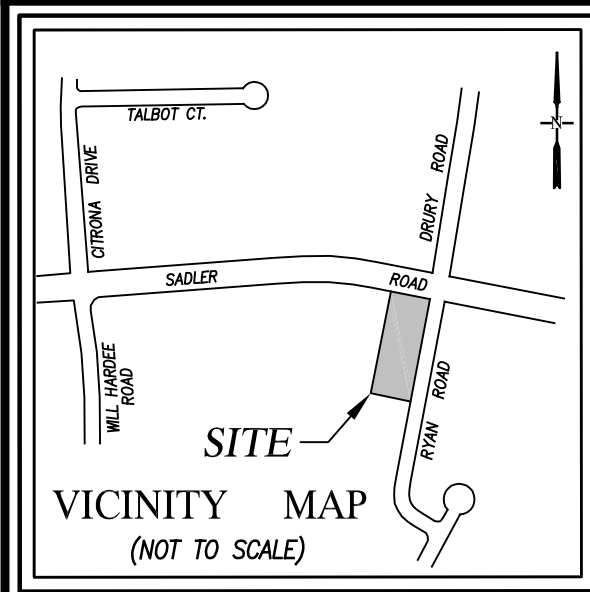
MANZIE & DRAKE LAND SURVEYING
117 South Ninth Street, Fernandina Beach, FL 32034
(904) 491-5700 www.ManzieAndDrake.com
Certificate of Authorization Number "LB 7039"
"OUR SIGHTS ARE ON THE FUTURE, SET YOUR SITES ON US."

SCALE: 1"=20' JOB NO: 17280 DATE: 1/4/2022 CADD: B.DAVIS
F.B. NO: X-359 PAGE NO: 12 FIELD CREW: JM FILE NO: C-1111



NORTH 2ND STREET PARKING IMPROVEMENTS

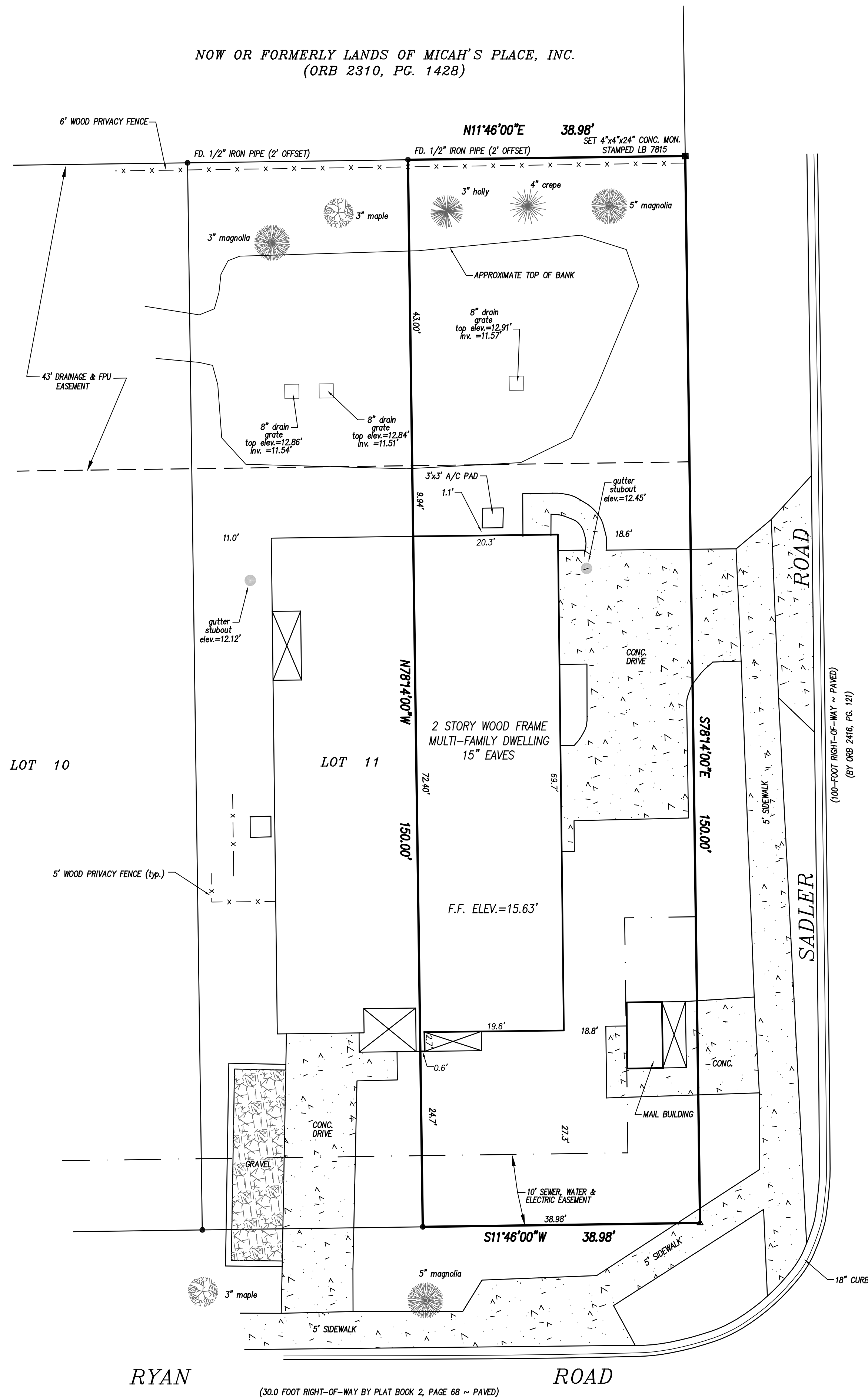




PROPERTY DEVELOPED BY:

Intact Construction Management Group LLC
37242 Lee Street
Hilliard, FL 32046
(ORB 2376, PAGE 1423)

NOW OR FORMERLY LANDS OF MICAH'S PLACE, INC.
(ORB 2310, PG. 1428)



LOT 12, BREAKERS TOWNHOMES
REPLAT OF AS LOT 20 & 21, BLOCK No. 2, SADLER
ESTATES SUBDIVISION, SECTION 29, TOWNSHIP 3
NORTH, RANGE 29 EAST, CITY OF FERNANDINA BEACH,
NASSAU COUNTY, FLORIDA

(SAID SADLER ESTATES SUBDIVISION ACCORDING TO PLAT RECORDED IN PLAT BOOK 2, PAGE 68, PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA)

FOR: Intact Construction Management Group, LLC;

TAX PARCEL ID: 29-3N-28-0602-0012-0000

"FINAL SURVEY"

AREA SUMMARY

LOT 12

6,296.18 Sq. Ft.
0.14 ACRES

(±1418.0 Sq. Ft. DR ESMT)
(±750.16 Sq. Ft. SW&E ESMT)

LEGEND	
● DENOTES FD. 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)	F.F. = FINISHED FLOOR
■ DENOTES FD. CONC. MON.	P.B. = PLAT BOOK
○ DENOTES SET 1/2" REBAR	P.C. = PLAT CABINET
R/W = RIGHT-OF-WAY	P.D. = PLAT DRAWER
P.C. = POINT OF CURVATURE	P.C.C. = POINT OF COMPOUND CURVATURE
P.T. = POINT OF TANGENCY	ARC = ARC LENGTH
P.R.C. = POINT OF REVERSE CURVATURE	ID = IDENTIFICATION
RAD = RADIUS	FD. = FOUND
△ DENOTES SET MAG NAIL/HUB	L.B. = LICENSED BUSINESS
▲ DENOTES FD. MAG NAIL/HUB	L.S.F. = LICENSED SURVEY FIRM
B.R.L. = BUILDING RESTRICTION LINE	CONC. = CONCRETE
D.B. = DEED BOOK	MON. = MONUMENT
PG. = PAGE	ID = IDENTIFICATION
(ch) = CHORD	ORB = OFFICIAL RECORDS BOOK
(typ.) = TYPICAL	(T) = TOTAL
ELEV. = ELEVATION	(W) = WETLAND
DR ESMT = DRAINAGE EASEMENT	SQ. FT. = SQUARE FEET
SW&E ESMT = SEWER, WATER & ELECTRIC EASEMENT	(r) = RADIAL
	SW ESMT = DRAINAGE EASEMENT
	FPU = FLORIDA PUBLIC UTILITIES

NOTES:

- BEARINGS SHOWN HEREON REFER TO THE BEARING OF S78°-14' E FOR THE SOUTHERLY R/W LINE OF SADLER ROAD, ACCORDING TO PLAT BOOK 2, PAGE 68, PUBLIC RECORDS OF NASSAU COUNTY.
- THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON, WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF NASSAU COUNTY.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A FORMAL TITLE REVIEW.
- MINIMUM YARD REQUIREMENTS: (1)FRONT: 0 FEET,(2)SIDES: 0 FEET, 10' CORNER LOT (3)REAR: 10 FEET.

F.B. 6L PG. 19
SURVEY DATE: 03-26-2025
SIGNATURE DATE: 04-01-2025

S:\BS\CAD\2 nassau\fernandina beach\Sadler Estates\breakers townhomes sitelplan.dwg

THE INFORMATION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

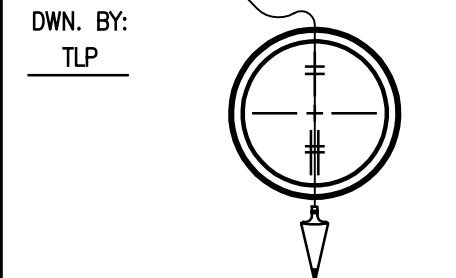
FLOOD CERTIFICATE: THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE "X" (UNSHADED)
F.L.R. MAP No. 12089C02396, COMM No. 120170, PANEL No. 0239
SUFFIX _G, DATED: 8-2-17, FOR: NASSAU COUNTY, FLORIDA

I HEREBY CERTIFY THAT THE ABOVE LAND WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THAT THE CORNERS & IMPROVEMENTS ARE LOCATED UPON SAME AS SHOWN AND THAT THERE ARE NO ENCROACHMENTS UPON SAID LAND, EXCEPT AS SHOWN.

THIS SURVEY NOT VALID UNLESS THIS PRINT BEARS THE SEAL OF THE SIGNING SURVEYOR

DWG. No. SP-2-313(11)-03-25

DWN. BY: TLP CKD. BY: R.B.



BENNETT SURVEYING, INC.
Surveyors and Land Planners
102 MARSH HARBOR PARKWAY, UNIT 103
KINGSDALE, GEORGIA 31548
(912) 268-8899
(912) 673-8840
ERNEST R. BENNETT, JR.
FLORIDA PROFESSIONAL SURVEYOR & MAPPER No. 6232
LICENSED BUSINESS No. 7815