



**AGENDA
TECHNICAL REVIEW COMMITTEE
REGULAR MEETING
OCTOBER 9, 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 the Minutes for the Regular Meeting of September 25, 2025.
- 5. FIRST STEP REVIEW (PRE-APPLICATION ITEMS)**
 - 5.1 **MCDILL DESIGN & DEVELOPMENT, 2423 SADLER ROAD**
Site Review Request for Sadler Gym (C-1)
 - 5.2 **TARA GRIMALDI, ACR - S. 8TH STREET PROJECT**
Change of Use Review for a Confidential Retail Project located on 8th Street (MU-8)
Applicant will update at the meeting.
 - 5.3 **MARCHE COTIER LLC, 5 S. 2ND STREET**
Change of Use for new business - Gourmet and Cafe with 12 seats (C-3)
- 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**

NEXT REGULAR TRC MEETING IS SCHEDULED FOR OCTOBER 23, 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
SEPTEMBER 25, 2025
10:00AM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

1. CALL TO ORDER

2. ROLL CALL

MEMBERS PRESENT:

Jacob Platt, Project Coordinator
Michelle Forstrom, Code Enforcement
David Neville, Arborist
Mia Sadler, Planning

Cindy Mattis, Building
Jason Higginbotham, Fire
Victoria Guadagnino, Stormwater/Utilities/Street

OTHERS PRESENT:

Margaret Pearson, Planning
Sylvie McCann, Recording Secretary

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

4.1 Approval of the Minutes from the Regular Meeting of August 14, 2025.

ACTION TAKEN: A motion was made by Member Forstrom, seconded by Member Guadagnino, to approve the Minutes for the Regular Meeting of August 14, 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 KRISTEN BIAGINI, 2620 + 2630 OCKLAWAHA AVENUE

Site Review for Right of Way improvements and utility connections for potential development.

Kristen Biagini, potential buyer of properties, asked about the responsibility of the cost of improving the road to access parcels.

Member Guadagnino spoke of the need for a turnaround area for vehicles, road standards, upgrades to the sewer and water connections. Ms. Biagini asked about the radius of the turnaround area. Member Higginbotham answered that a T or Y turn around according to current standards.

Ms. Pearson, Senior Planner, noted that a recap of this meeting and process will be emailed to the applicant.

6. OLDBUSINESS

DRAFT

7. NEW BUSINESS

7.1 2025-0007 SHAYCORE LLC, AGENT FOR OCEAN COAST FERNANDINA, LLC, 2707 SADLER ROAD

Site Review for previously presented project (see TRC 2023-0041) for the renovation of the ClubHouse and Administration building, renovation and repair to interior Guest Rooms, and reconstruction of Pool and Amenity.

Jason Nicholson, a representative from Shaycore LLC, provided information about the company and spoke about conversion of this property to a Holiday Inc Resort. He explained that this is a project that was permitted last year but expired and that they are now re-applying. He spoke of the scope of this proposed project and that it has a timeline of 12-14 months.

Member Sadler, Planning, noted that all comments were answered. She deferred to the Building Department for permitting.

Member Neville, spoke of the need for 4 shade trees and moving some trees to the east side.

Member Mattis, confirmed that this project would be done in phase. She spoke of applications that must be for each individual element and applied for before the remodel.

Member Guadagnino spoke of dumpsters and compactor locations. She also confirmed that capacity credit is given for existing seating.

Member Forstrom asked about the number of dumpsters, Mr. Jason answered that there would be 2. Ms. Forstrom also spoke of seat count when at the time when the restaurant is under permit review.

Ms. Pearson explained that a recap summary will be emailed and a Sign Off meeting will be set before the LDO will be issued.

7.2 TRC 2025-0006 CITY OF FERNANDINA BEACH, 1200 ELM STREET

Site Plan review for the renovation of MLK, Elm Street Ball Field

Asa Gillette, Gillette & Associates, engineer for the applicant, provided a handout covering parking requirements. He spoke of the possibility of getting additional spaces. He noted that current requirements would call for 177 parking spaces, which will be impossible to fulfill and that a variance will probably be in order. He also spoke of additional tree retainage and pedestrian circulation. He also provided additional information on drainage. Member Guadagnino noted that a utility map will be provided to the applicant. Mr. Gillette then spoke of the different options to expand on the existing parking lot.

Member Forstrom noted that any dumpster should require enclosure.

Chair Platt, commented that a recap of this meeting will be provided and that the next step will be communicated.

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

No parties had any inquiries to discuss.

9. COMMITTEE BUSINESS

Chair Platt spoke about the process of Signing Off on projects.

10. ADJOURNMENT 10:35



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

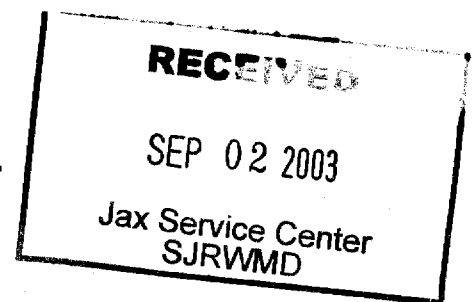
90443-1

SITE DRAINAGE EVALUATION-

**SADLER ROAD COMMERCIAL PARK
SADLER ROAD
FERNANDINA BEACH, FL**

BY

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



August 20, 2003

Handwritten signature and date 8-20-03

PROJECT DESCRIPTION

The proposed project consists of 13,900 square feet of total leasable space. Also proposed are a paved parking lot and a dry pond to serve the development.

EXISTING CONDITIONS

The project site is currently severely sloped with a low depression in the middle of the property. A single family house is present on the property with a driveway. The property is heavily treed with live oaks and underbrush material.

PROPOSED CONDITIONS

The proposed site will consist of 33,421 square feet of impervious area, including building footprints and paved areas. A dry pond is proposed with no outfall for the 10-year, 24-hour storm event. An emergency outfall is proposed to Sadler Road.

Drainage Analysis:

The drainage analysis was completed by using MODRET. The following is a summary of the results of the analysis:

<u>Summary of Design:</u>	<u>Post-Development</u>
Drainage Area	54,000 ft ²
10 Year Peak Discharge	0 cfs.
10-yr Stage Elevation	11.38
Top of Bank Elevation	12.50
Treatment Required	5,731 ft ³
Treatment Provided	14,142 ft ³

Recovery of the pond occurs at 10.1 hours.

MODRET ANALYSIS

10-YEAR, 24-HOUR STORM ANALYSIS

MODRET

SUMMARY OF UNSATURATED & SATURATED INPUT PARAMETERS

PROJECT NAME : Plantation Housing
HYDROGRAPH RUNOFF DATA USED
UNSATURATED ANALYSIS INCLUDED

Pond Bottom Area	1,477.00 ft ²
Pond Volume between Bottom & DHWL	14,142.00 ft ³
Pond Length to Width Ratio (L/W)	2.00
Elevation of Effective Aquifer Base	0.00 ft
Elevation of Seasonal High Groundwater Table	3.00 ft
Elevation of Starting Water Level	7.00 ft
Elevation of Pond Bottom	7.00 ft
Design High Water Level Elevation	12.50 ft
Avg. Effective Storage Coefficient of Soil for Unsaturated Analysis	0.05
Unsaturated Vertical Hydraulic Conductivity	55.00 ft/d
Factor of Safety	3.00
Saturated Horizontal Hydraulic Conductivity	83.00 ft/d
Avg. Effective Storage Coefficient of Soil for Saturated Analysis	0.11
Avg. Effective Storage Coefficient of Pond/Exfiltration Trench	1.00
Time Increment During Storm Event	2.00 hrs
Time Increment After Storm Event	12.00 hrs
Total Number of Increments After Storm Event	6.00

Runoff Hydrograph File Name: ph10yr.SCS

Time of Peak Runoff: 12.04 hrs

Rate of Peak Runoff: 4.93 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

SUMMARY OF RESULTS

PROJECT NAME : Plantation Housing

[illegible]

Maximum Water Elevation: 11.384 feet @ 14.12 hours

* Time increment when there is no runoff

Maximum Infiltration Rate: 15.448 ft/day

Recovery @ 61.538 hours

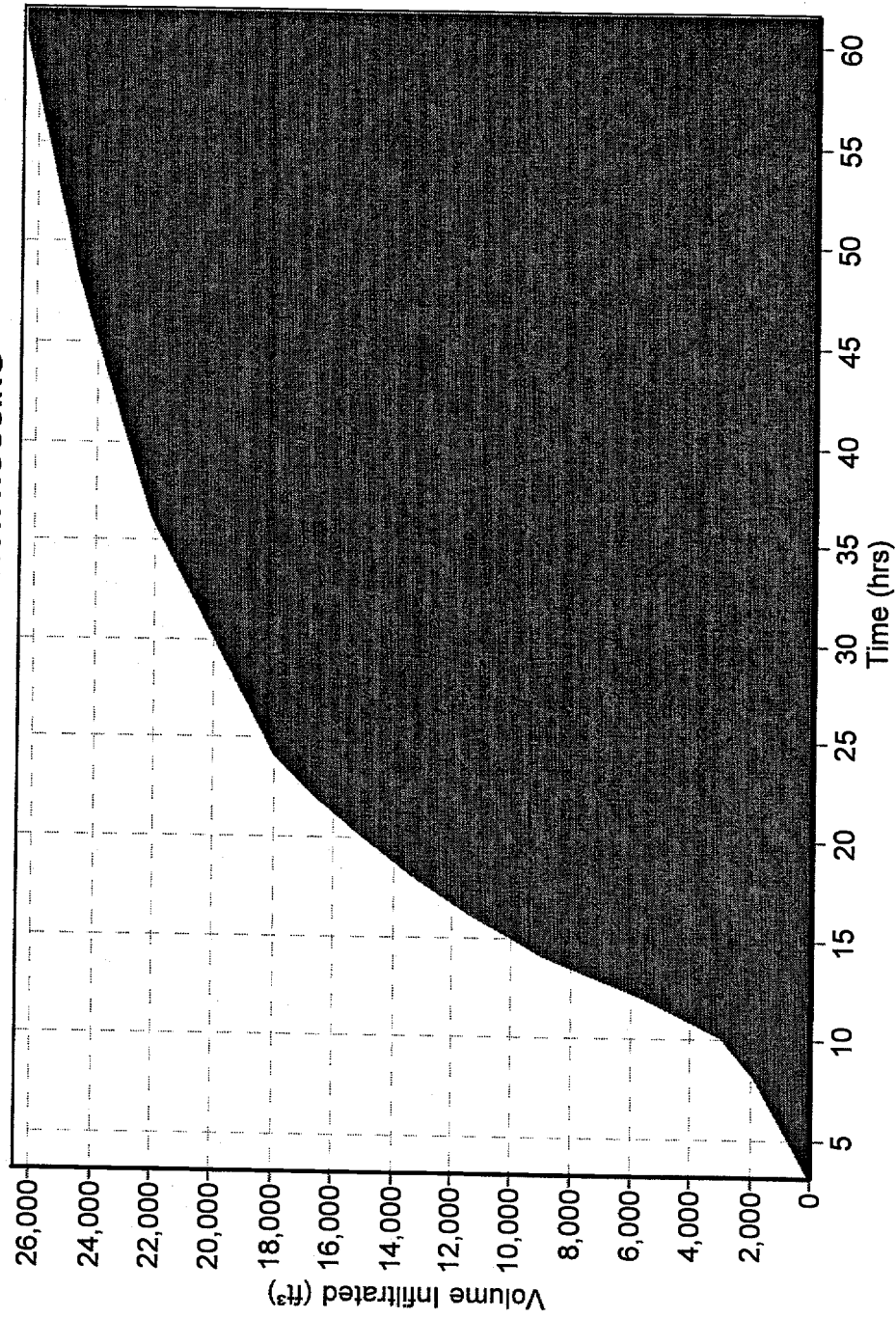
MODRET

SUMMARY OF RESULTS

PROJECT NAME : Plantation Housing

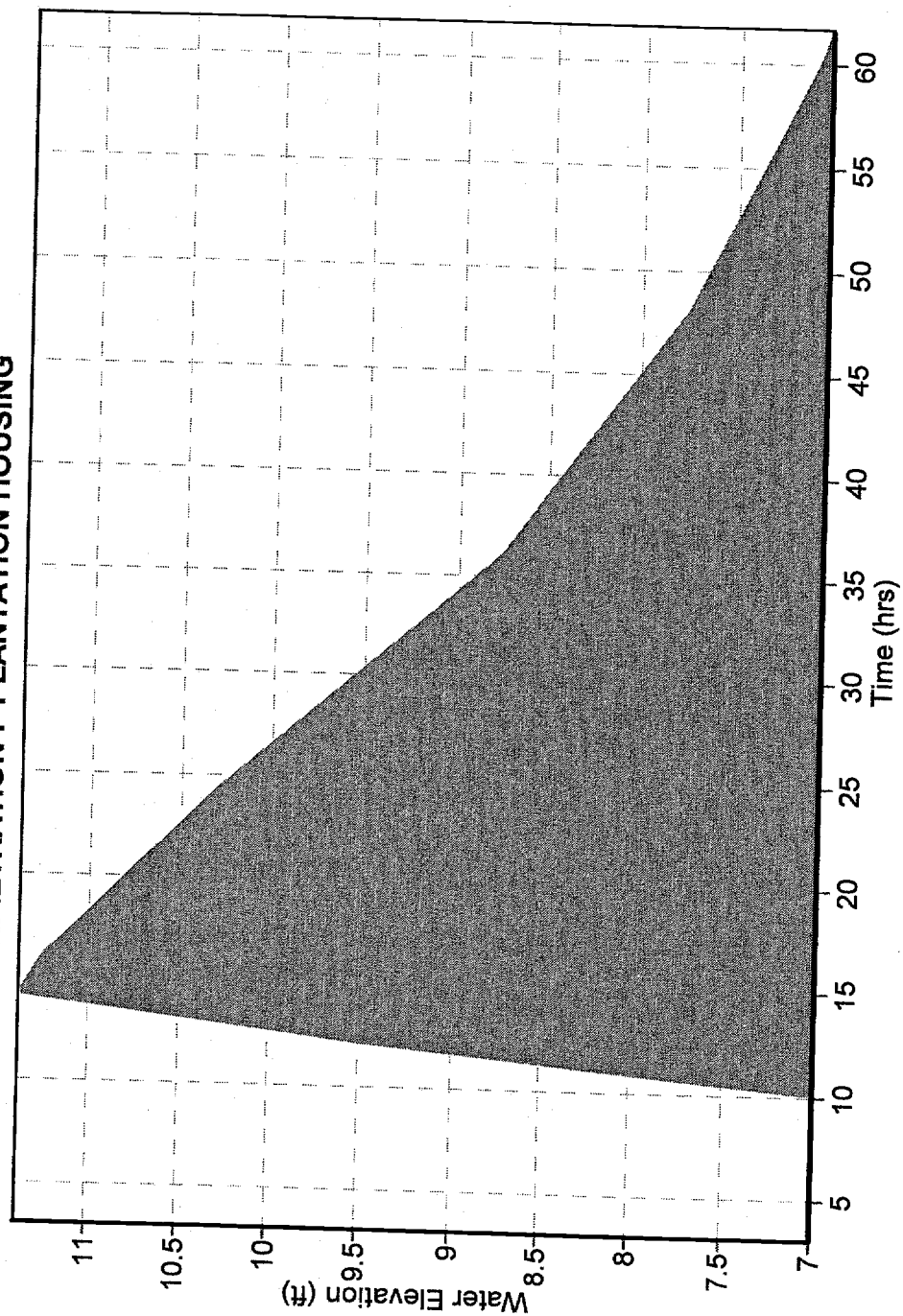
CUMULATIVE TIME (hrs)	WATER ELEVATION (feet)	INSTANTANEOUS INFILTRATION RATE (cfs)	AVERAGE INFILTRATION RATE (cfs)	CUMULATIVE OVERFLOW (ft³)
00.00 - 3.12	3.000	0.000 *		
			0.00000	
3.12	3.000	0.07526		
			0.10656	
8.12	7.000	0.13786		0.00
			0.15038	
10.12	7.000	0.25725		0.00
			0.36412	
12.12	9.494	0.41193		0.00
			0.45974	
14.12	11.384	0.39943		0.00
			0.33912	
16.12	11.242	0.30882		0.00
			0.27852	
18.12	11.015	0.25935		0.00
			0.24018	
20.12	10.786	0.22547		0.00
			0.21077	
22.12	10.549	0.19975		0.00
			0.18874	
24.12	10.330	0.17524		0.00
			0.09425	
36.12	8.747	0.07672		0.00
			0.05920	
48.12	7.752	0.05018		0.00
			0.04116	
60.12	7.060	0.03581		0.00
			0.03046	
61.54	7.000	0.02700		0.00

INFILTRATION : PLANTATION HOUSING



Total Volume Infiltrated = 26,548 ft³

INFILTRATION : PLANTATION HOUSING



Max Water Elevation = 11.38 ft

MEAN ANNUAL STORM ANALYSIS

MODRET

SUMMARY OF UNSATURATED & SATURATED INPUT PARAMETERS

PROJECT NAME : Plantation Housing
HYDROGRAPH RUNOFF DATA USED
UNSATURATED ANALYSIS INCLUDED

Pond Bottom Area	1,477.00 ft ²
Pond Volume between Bottom & DHWL	14,142.00 ft ³
Pond Length to Width Ratio (L/W)	2.00
Elevation of Effective Aquifer Base	0.00 ft
Elevation of Seasonal High Groundwater Table	3.00 ft
Elevation of Starting Water Level	7.00 ft
Elevation of Pond Bottom	7.00 ft
Design High Water Level Elevation	12.50 ft
Avg. Effective Storage Coefficient of Soil for Unsaturated Analysis	0.05
Unsaturated Vertical Hydraulic Conductivity	55.00 ft/d
Factor of Safety	3.00
Saturated Horizontal Hydraulic Conductivity	83.00 ft/d
Avg. Effective Storage Coefficient of Soil for Saturated Analysis	0.11
Avg. Effective Storage Coefficient of Pond/Exfiltration Trench	1.00
Time Increment During Storm Event	2.00 hrs
Time Increment After Storm Event	12.00 hrs
Total Number of Increments After Storm Event	6.00

Runoff Hydrograph File Name: ph5yr.SCS

Time of Peak Runoff: 12.04 hrs

Rate of Peak Runoff: 3.36 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

SUMMARY OF RESULTS

PROJECT NAME : Plantation Housing

CUMULATIVE TIME (hrs)	WATER ELEVATION (feet)	INSTANTANEOUS INFILTRATION RATE (cfs)	AVERAGE INFILTRATION RATE (cfs)	CUMULATIVE OVERFLOW (ft³)
00.00 - 4.12	3.000	0.000 *		
			0.00000	
4.12	3.000	0.04266		
			0.09616	
9.68	7.000	0.14966		0.00
			0.16891	
11.68	7.000	0.27305		0.00
			0.37720	
13.68	9.694	0.32105		0.00
			0.26490	
15.68	9.600	0.23923		0.00
			0.21355	
17.68	9.424	0.19765		0.00
			0.18175	
19.68	9.235	0.17053		0.00
			0.15932	
21.68	9.051	0.15116		0.00
			0.14301	
23.68	8.885	0.13308		0.00
			0.07350	
35.68	7.650	0.06019		0.00
			0.04688	
45.58	7.000	0.03991		0.00
			0.03295	
59.68	6.309	0.02877		0.00
			0.02459	
71.68	5.895	0.02185		0.00
			0.01912	
83.68	5.574	0.01723		0.00

MODRET

SUMMARY OF RESULTS

PROJECT NAME : Plantation Housing

[illegible]

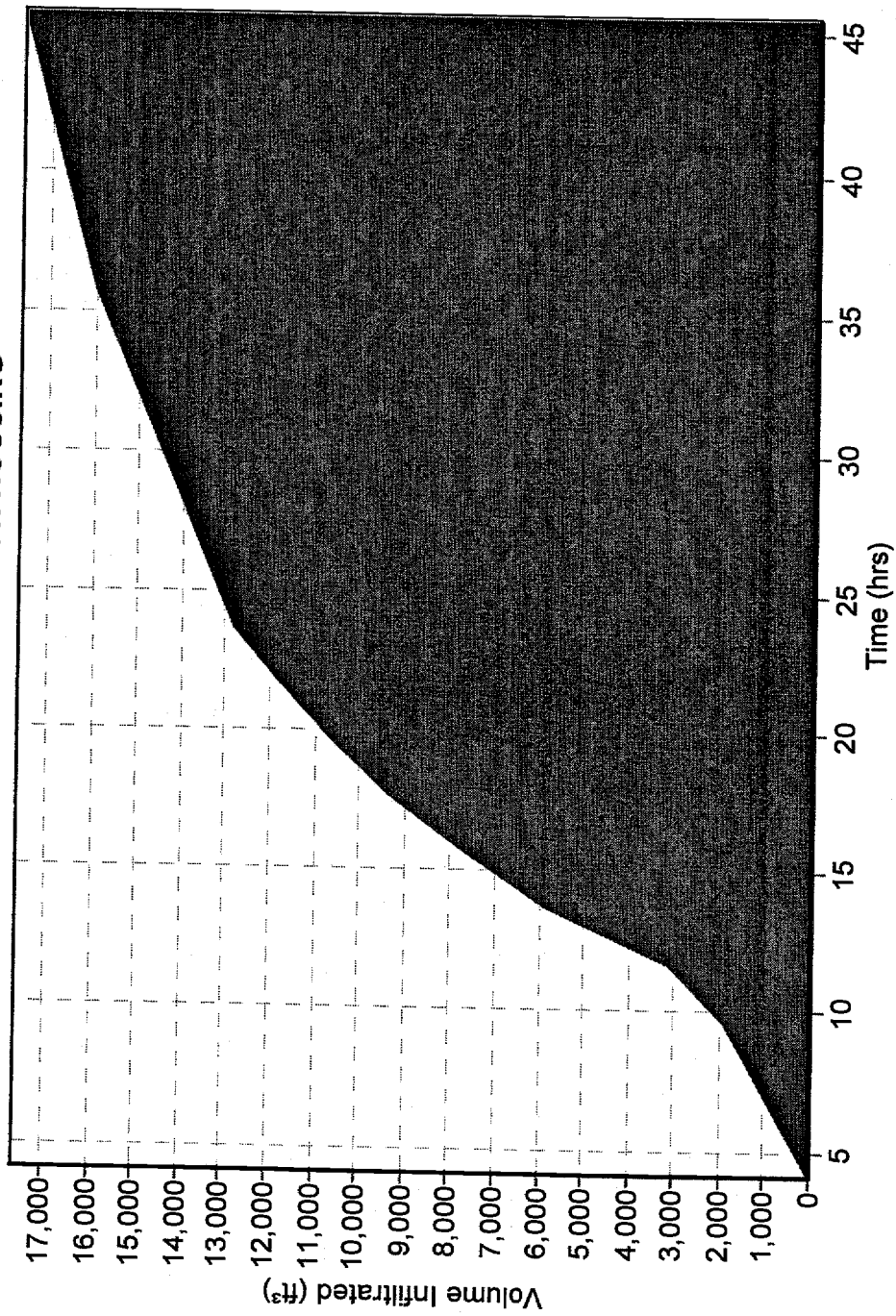
Maximum Water Elevation: 9.694 feet @ 13.68 hours

Recovery @ 45.579 hours

* Time increment when there is no runoff

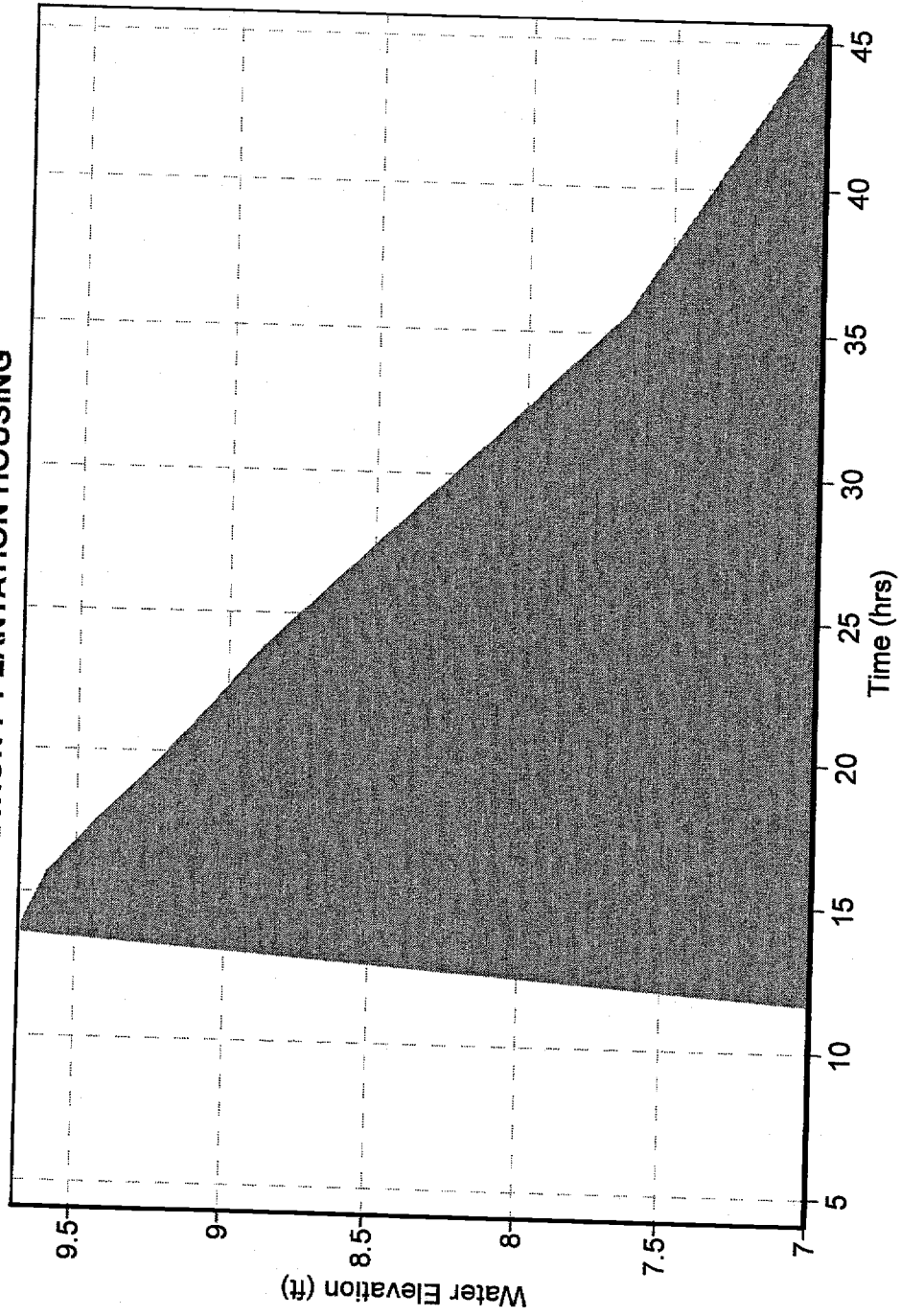
Maximum Infiltration Rate: 12.675 ft/day

INFILTRATION : PLANTATION HOUSING



Total Volume Infiltrated = 17,633 ft³

INFILTRATION : PLANTATION HOUSING



Max Water Elevation = 9.69 ft

POND CALCULATIONS

Plantation Housing Post Developed

Basin Calculations

Basin 1

Composite Cn

Total Drainage Area = 54000 ft²
 Impervious Area = 33421 ft² 62% Impervious
 Pond Area = 3754 ft²
 Impervious Cn = 98.0
 Pond Cn = 100.0
 Pervious Cn = 61.0
 Composite Cn = 86.6

Time of Concentration, Tc

Minimum Time of Concentration = 10 min.
 Length of Overland Flow @ 1 ft/sec. = 115 ft.
 Length of Pipe Flow @ 2.5 ft/sec. = 217 ft.
 Tc = 14 min.

Pond Information

El. (ft.)		Area ft ²	Volume ft ³
12.50	TOB	4689	14142
11.00		3024	8357
9.00		1928	3405
7.00	Bottom	1477	

Treatment Volume Required, TVR (on-line retention)

TVR = 1" * (1/12") * Total Drainage Area = 4500 ft³
 or

TVR = 1.25" * (1/12") * Total Impervious Drainage Area + 0.5" * (1/12") * Total Drainage Area = 5731 ft³

Treatment Volume Provided, TVP

TVR = 5731 ft³

TVP = Vol @ TOB = 14142 ft³ OK

[illegible]

Recovery Analysis

MODRET

SUMMARY OF RESULTS

PROJECT NAME : Plantation Housing

[illegible]

Maximum Water Elevation: 8.441 feet @ 1.26 hours

* Time increment when there is no runoff

Maximum Infiltration Rate: 14.986 ft/day

Recovery @ 10.078 hours

MODRET

SUMMARY OF UNSATURATED & SATURATED INPUT PARAMETERS

**PROJECT NAME : Plantation Housing
POLLUTION VOLUME RUNOFF DATA USED
UNSATURATED ANALYSIS INCLUDED**

Pond Bottom Area	1,477.00 ft ²
Pond Volume between Bottom & DHWL	14,142.00 ft ³
Pond Length to Width Ratio (L/W)	2.00
Elevation of Effective Aquifer Base	0.00 ft
Elevation of Seasonal High Groundwater Table	3.00 ft
Elevation of Starting Water Level	7.00 ft
Elevation of Pond Bottom	7.00 ft
Design High Water Level Elevation	12.50 ft
Avg. Effective Storage Coefficient of Soil for Unsaturated Analysis	0.05
Unsaturated Vertical Hydraulic Conductivity	55.00 ft/d
Factor of Safety	3.00
Saturated Horizontal Hydraulic Conductivity	83.00 ft/d
Avg. Effective Storage Coefficient of Soil for Saturated Analysis	0.11
Avg. Effective Storage Coefficient of Pond/Exfiltration Trench	1.00

Hydraulic Control Features:

Groundwater Control Features - Y/N

Distance to Edge of Pond
Elevation of Water Level

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

Impervious Barrier - Y/N

Elevation of Barrier Bottom

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

MODRET

TIME - RUNOFF INPUT DATA

PROJECT NAME: PLANTATION HOUSING

STRESS PERIOD NUMBER	INCREMENT OF TIME (hrs)	VOLUME OF RUNOFF (ft ³)
Unsat	0.26	295.40
1	1.00	5,435.60
2	8.84	0.00
3	8.84	0.00
4	8.84	0.00
5	8.84	0.00
6	8.84	0.00
7	8.84	0.00
8	8.84	0.00
9	8.84	0.00

Geotechnical Report



July 29, 2003

Arthur Rutenburg Homes
401 Centre Street, 3rd Floor
Fernandina Beach, Florida 32034

Attention: Mr. Vic Buscaino

Reference: Report of Geotechnical Exploration
Plantation Homes
Fernandina Beach, Florida
E&A Project No. 03JX-1277

Dear Mr. Buscaino:

Ellis and Associates, Inc. has completed the double ring infiltrometer testing for the subject project. The testing was performed to measure the vertical infiltration velocity of the soils within the proposed retention pond area.

SITE LOCATION AND DESCRIPTION

The site for the subject project is located east of Amelia Trace on Sadler Road in Fernandina Beach, Florida. The general site location is shown superimposed on the Site Location Plan, Figure 1.

Based on our visual observations at the time of our field exploration, the topography of the site is currently moderately sloping towards the center of the site from all directions. The site is currently heavily wooded with oaks, pines, and palmetto underbrush. A single family residence is located on the south side of the property.

FIELD TESTING AND EXPLORATION

The field-testing and exploration were performed on July 15, 2003. A digitized copy of the plan provided to us, which shows the approximate infiltrometer test and boring location, is included in the attachments as the Field Exploration Plan Figure 2. The approximate infiltrometer test boring location was determined in the field by our technicians using taped measurements from existing site features and should be considered accurate only to the degree implied by the method of measurement used.

One double ring infiltrometer test and adjacent hand auger boring were conducted within the proposed retention pond area. The boring was conducted to a depth of approximately 6 feet below the ground surface. The test was performed in general accordance with the procedures outlined in the latest revision of ASTM D 3385, "Infiltration Rate of Soils in Field using Double Ring Infiltrometers". The test location was initially cleared of all surface vegetation and topsoil, excavated to the desired test depth and then leveled. The outer ring, approximately 24 inches in diameter, was driven to a depth of 6 inches below the test depth. The inner ring, approximately 12 inches in diameter, was driven to a depth of 2 inches below



the test depth. A thin layer of gravel was placed on the exposed soils inside the rings at the test level. The 2 rings were filled simultaneously with 4 inches of water.

The water level was maintained throughout the test period, with the required amount of water added to maintain this level in both rings recorded at the time intervals of 5 minutes. After reaching a stabilized inflow volume of water, the test was continued for approximately 30 minutes.

GENERAL SHALLOW SUBSURFACE CONDITIONS

The attached record of Auger Boring and Double Ring Infiltrometer Test result sheet presents a detailed record of the soil conditions encountered. When reviewing these records it should be understood that the soil conditions will vary away from the boring location.

The ground water level was encountered at the boring location at a depth of 3.8 feet below the ground surface; however, it should be anticipated the ground water level would fluctuate due to seasonal climatic variations, surface water runoff patterns, construction operations, and other interrelated factors.

NORMAL SEASONAL HIGH GROUNDWATER LEVEL

The normal seasonal high groundwater level is affected by a number of factors. The drainage characteristics of the soils, the land surface elevation, relief points such as drainage ditches, lakes, rivers, swamp areas, etc., and distance to relief points are some of the more important factors influencing the seasonal high groundwater level.

Based on our interpretation of the site conditions, including the soil stratigraphy, we estimate the normal seasonal high groundwater level at the site in the pond area to be approximately 0.5 feet above the groundwater levels measured at the time of our field exploration. It is possible that higher groundwater levels may exceed the estimated normal seasonal high groundwater level as a result of significant or prolonged rains. Design for normal seasonal high groundwater conditions, instead of the extreme conditions, generally is more appropriate.

TESTING RESULTS

The results of the double ring infiltrometer test indicated the following vertical infiltration rate:

Test Location	Vertical Infiltration Velocity (in/hr)
DRI	27.6

The measured vertical infiltration velocities should not be considered to represent the actual pond exfiltration rate. For pond drawdown calculations, we recommend a factor of safety of 3 be applied to the above vertical infiltration rate values.

REPORT LIMITATIONS

Our geotechnical exploration has been performed and our findings obtained in accordance with generally accepted geotechnical engineering principles and practices. Ellis & Associates, Inc. is not responsible for any independent conclusions, interpretation, opinions, or recommendations made by others based on the data contained in this report.



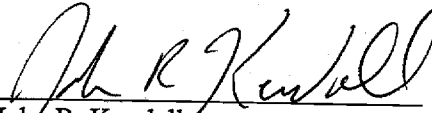
Our scope of services was intended to evaluate the soil conditions at the requested location only. This report does not reflect any variations that may occur adjacent to or between soil borings. The discovery of any site or subsurface condition during construction that deviates from the data obtained during this geotechnical exploration should be reported to us for our evaluation.

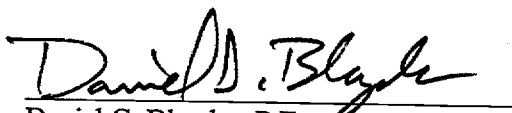
CLOSURE

We appreciate this opportunity to be of service as your geotechnical consultant on this phase of the project, and look forward to providing the materials testing and observation that will be required during the construction phase. If you have any questions concerning this report, or if we may be of any further service, please contact us.

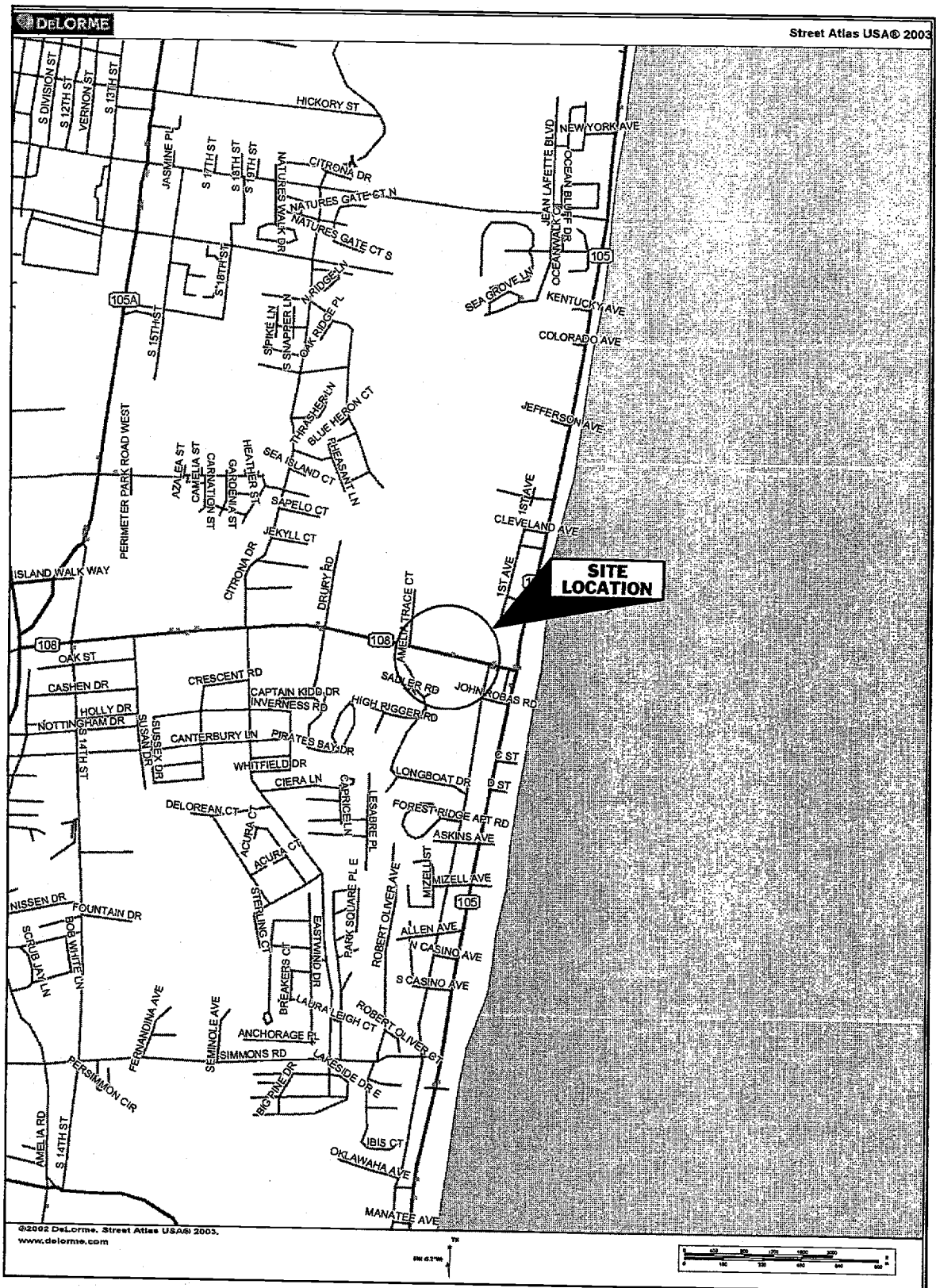
Very truly yours,

ELLIS & ASSOCIATES, INC.


John R. Kendall
Assistant Staff Engineer


Daniel G. Blaydes, P.E.
Sr. Geotechnical Engineer
Registered, Florida No. 58329

cc: Eng. Nick Gillette, P.E. – Gillette & Associates, Inc.



Ellis & Associates Inc.
 GEOTECHNICAL ENGINEERING ■ ENVIRONMENTAL SERVICES
 CONSTRUCTION MATERIALS ENGINEERING AND TESTING

7064 DAVIS CREEK ROAD EB: 998
 JACKSONVILLE, FL 32256

PHONE: 904/880-0960 FAX: 904/880-0970
 EMAIL: ELLIS@ELLISASSOC.COM

Site Location Plan
Plantation Housing
 Fernandina Beach, Florida

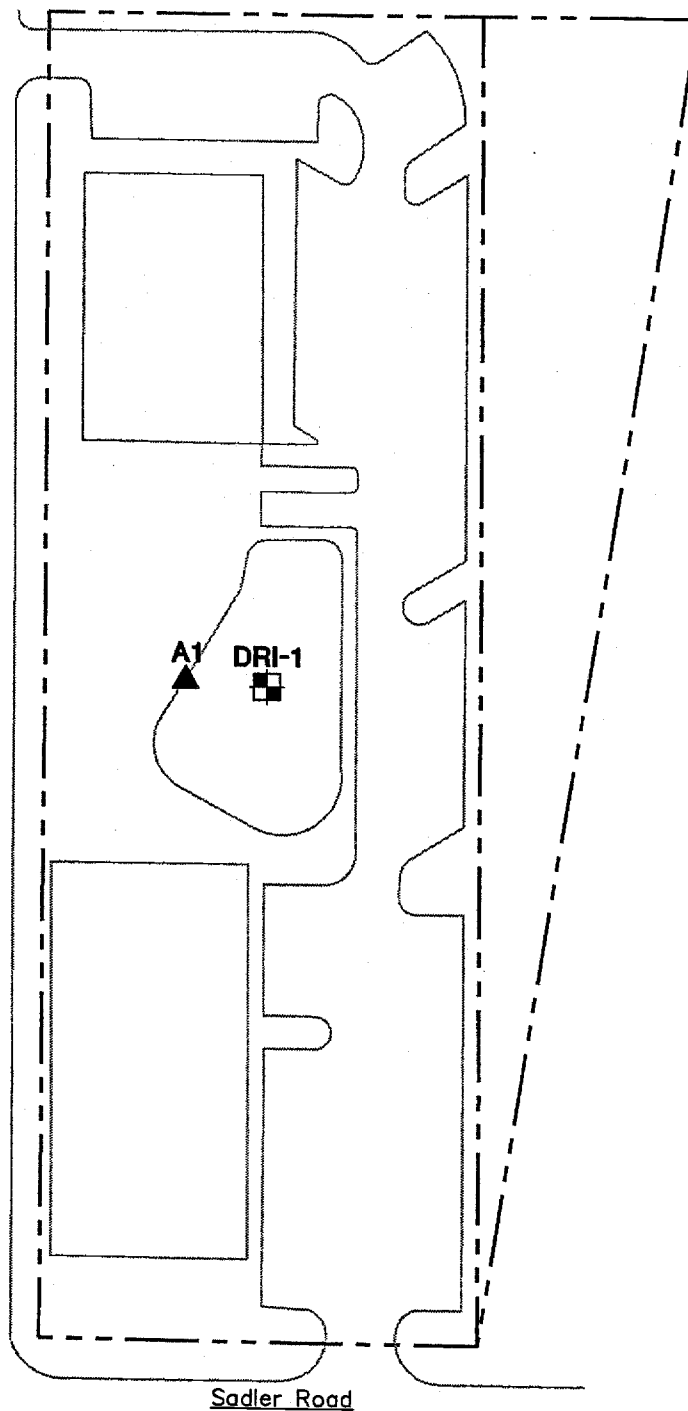


Date: 7/24/03

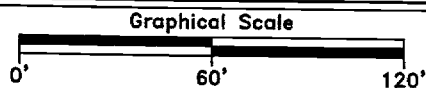
Project No.: 03JX-1277

Figure 1

03JX1277V



FIELD EXPLORATION PLAN



LEGEND

- ▲ Approximate Location of Auger Boring
- Approximate Location of Double Ring Infiltrometer Test

Reference:
Site plan provided by client

Field Exploration Plan
Plantation Housing
Fernandina Beach, Florida

E&A Ellis & Associates, Inc.
GEOTECHNICAL ENGINEERING IN ENVIRONMENTAL SERVICES
CONSTRUCTION MATERIALS ENGINEERING AND TESTING

DATE: 7/24/03

PROJ. NO: 03JX-1277

Figure 2

03JX1277s

RECORD OF AUGER BORING AND DOUBLE RING INFILTROMETER TEST RESULTS

Project: Plantation Housing

E&A Project No.: 03JX-1277

Location: Fernandina Beach, Florida

Test No.: DRI-1

Date Performed: 7/15/2003

Performed by: S. Hall

RECORD OF AUGER BORING:

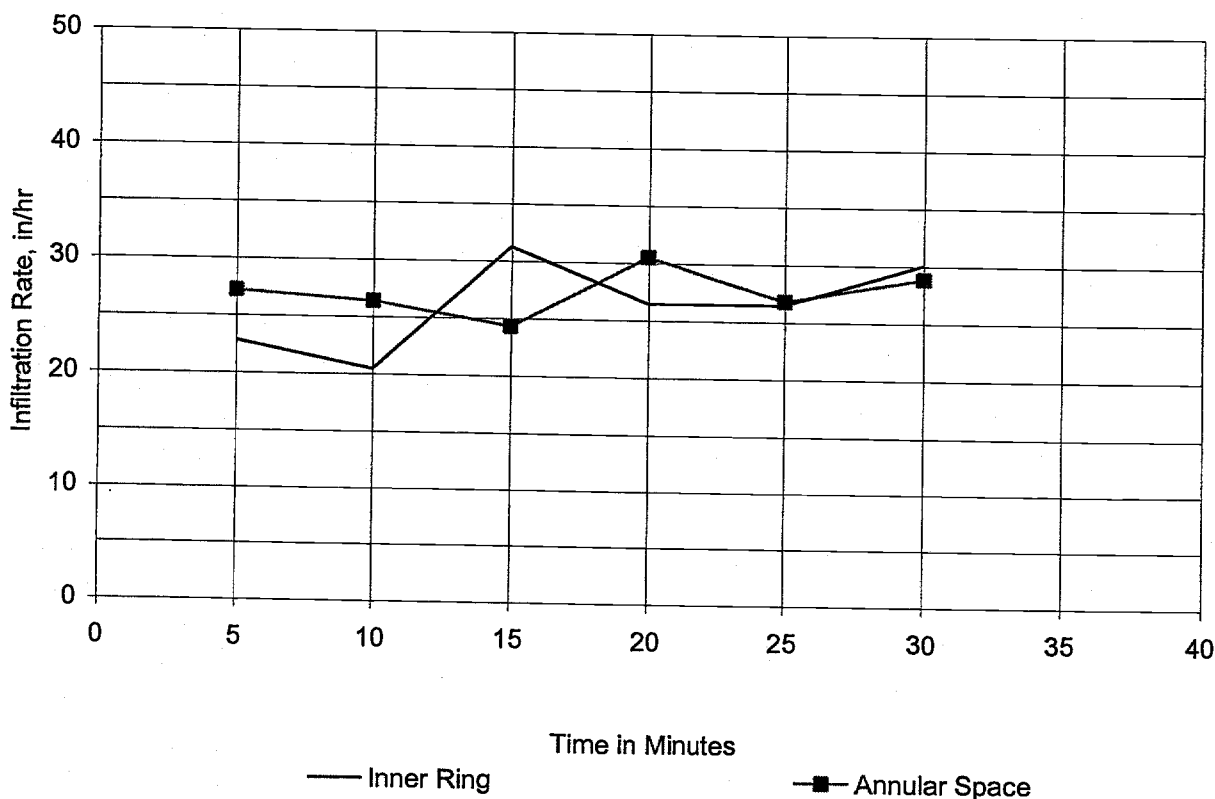
Layer No.	Depth, ft.	Soil Description
1	0.0-0.5	Topsoil
2	0.5-2.5	Gray to Light Brown Fine Sand (SP) with trace to few small roots
3	2.5-6.0	Gray to Light Gray Fine Sand (SP) with trace to many shell fragments

Groundwater Depth: 3.8 feet below existing ground surface

DOUBLE RING INFILTROMETER TEST RESULTS:

Test Depth: 1.5 feet below existing ground surface
Test Location: See Field Exploration Plan

Average Stabilized Infiltration Rate, in/Hr = 27.6



FIELD EXPLORATION PROCEDURES

Auger Boring

The auger borings were performed manually by the use of a hand auger and in general accordance with the latest revision of ASTM D 1452, "Soil Investigation and Sampling by Auger Borings". Representative samples of the soils brought to the ground surface by the augering process were placed in sealed containers and transported to our laboratory where they were examined by our engineer to verify the driller's field classification.

Double-Ring Infiltrometer Test

The double-ring infiltrometer test was performed in the field in general accordance with the procedures outlined in the latest revision of ASTM D 3385, "Infiltration Rate of Soils in Field using Double-Ring Infiltrometers". The test location was initially cleared of all surface vegetation and topsoil, excavated to the desired test depth and then leveled. The outer ring, approximately 24 inches in diameter, was driven to a depth of 6 inches below the test depth. The inner ring, approximately 12 inches in diameter, was inserted inside the outer ring, centered, and driven to a depth of approximately 2 inches below the test depth. A thin layer of gravel was placed on the exposed soils inside the rings at the test level. The two rings were filled simultaneously with 4 inches of water.

This water level maintained throughout the test period, with the required amount of water added to maintain this level in both rings recorded at time intervals of five minutes. After reaching a stabilized inflow volume of water, the test was continued for approximately 120 minutes. To determine the infiltration rate, the volume of water used during the stabilized flow period for the inner ring, the annular space and both rings combined is converted to the depth of water per unit of time (e.g., in inches per hour). The infiltration rate for the inner ring, if different than the infiltration rate for the annular area or for both rings combined, should be used (the difference being caused by divergent flow).

KEY TO SOIL CLASSIFICATION

DESCRIPTION OF RELATIVE DENSITY OR CONSISTENCY IN RELATION TO STANDARD PENETRATION RESISTANCE

COARSE GRAINED SOILS (SANDS AND GRAVEL)	
N-VALUE	RELATIVE DENSITY
0 - 3	Very Loose
4 - 10	Loose
11 - 30	Medium Dense
31 - 50	Dense
51 and Greater	Very Dense

FINE GRAINED SOILS (SILTS AND CLAYS)	
N-VALUE	CONSISTENCY
0 - 1	Very Soft
2 - 4	Soft
5 - 8	Firm
9 - 15	Stiff
16 - 30	Very Stiff
31 and Greater	Hard

DESCRIPTION OF SOIL COMPOSITION** (UNIFIED SOIL CLASSIFICATION SYSTEM)

MAJOR DIVISION		GROUP SYMBOL	LABORATORY CLASSIFICATION CRITERIA		SOIL DESCRIPTION
			FINER THAN 200 SIEVE %	SUPPLEMENTARY REQUIREMENTS	
COARSE GRAINED (OVER 50% BY WEIGHT COARSER THAN NO. 200 SIEVE)	GRAVELLY SOILS (OVER HALF OF COARSE FRACTION LARGER THAN NO. 4)	GW	0 – 5*	$D_{60}/D_{10} > 4$, $D_{30}^2/(D_{60} \times D_{10})$ between 1 & 3	Well graded gravels, sandy gravels
		GP	0 – 5*	Not meeting above gradation for GW	Gap graded or uniform gravels, sandy gravels
		GM	12 or more*	PI less than 4 or below A-line	Silty gravels, silty sandy gravels
		GC	12 or more*	PI over 7 above A-line	Clayey gravels, clayey sandy gravels
	SANDY SOILS (OVER HALF OF COARSE FRACTION FINER THAN NO. 4)	SW	0 – 5*	$D_{60}/D_{10} > 6$, $D_{30}^2/(D_{60} \times D_{10})$ between 1 & 3	Well graded sands, gravelly sands
		SP	0 – 5*	Not meeting above gradation requirements	Gap graded or uniform sands, gravelly sands
		SM	12 or more*	PI less than 4 or below A-line	Silty sands, silty gravelly sands
		SC	12 or more*	PI over 7 and above A-line	Clayey sands, clayey gravelly sands
FINE GRAINED (OVER 50% BY WEIGHT FINER THAN NO. 200 SIEVE)	LOW COMPRESSIBILITY (LIQUID LIMIT LESS THAN 50)	ML	Plasticity chart		Silts, very fine sands, silty or clayey fine sands, micaceous silts
		CL	Plasticity chart		Low plasticity clays, sandy or silty clays
		OL	Plasticity chart, organic odor or color		Organic silts and clays of low plasticity
	HIGH COMPRESSIBILITY (LIQUID LIMIT MORE THAN 50)	MH	Plasticity chart		Micaceous silts, diatomaceous silts, volcanic ash
		CH	Plasticity chart		Highly plastic clays and sandy clays
		OH	Plasticity chart, organic odor or color		Organic silts and clays of high plasticity
		SOILS WITH FIBROUS ORGANIC MATTER		PT	Fibrous organic matter; will char, burn or glow

* For soils having 5 to 12 percent passing the No. 200 sieve, use a dual symbol such as GW-GC.

** Standard Classification of Soils for Engineering Purposes (ASTM D 2487)

SAND DESCRIPTION MODIFIERS	
MODIFIER	FINES CONTENT
With	5% to 12%
(No modifier)	13% to 30%
Very	31% to 50%

ORGANIC MATERIAL MODIFIERS	
MODIFIER	ORGANIC CONTENT
Trace	1% to 2%
Few	2% to 4%
Some	4% to 8%
Many	>8%

Engineering Plans

For

Sadler Road Commercial Park

for

Plantation Housing

90443-1

Sadler Road
Commercial Park
for
Plantation Housing

RECEIVED

SEP 02 2003

Jax Service Center
SURWMD

Gillette & Associates, Inc.

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

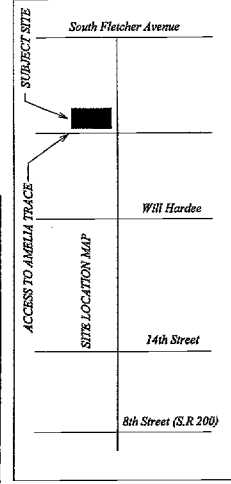
20 South 4th Street Amelia Island, Florida 32034
Phone: 904/261-8819 Fax: 904/261-9905



Gillette & Associates, Inc.

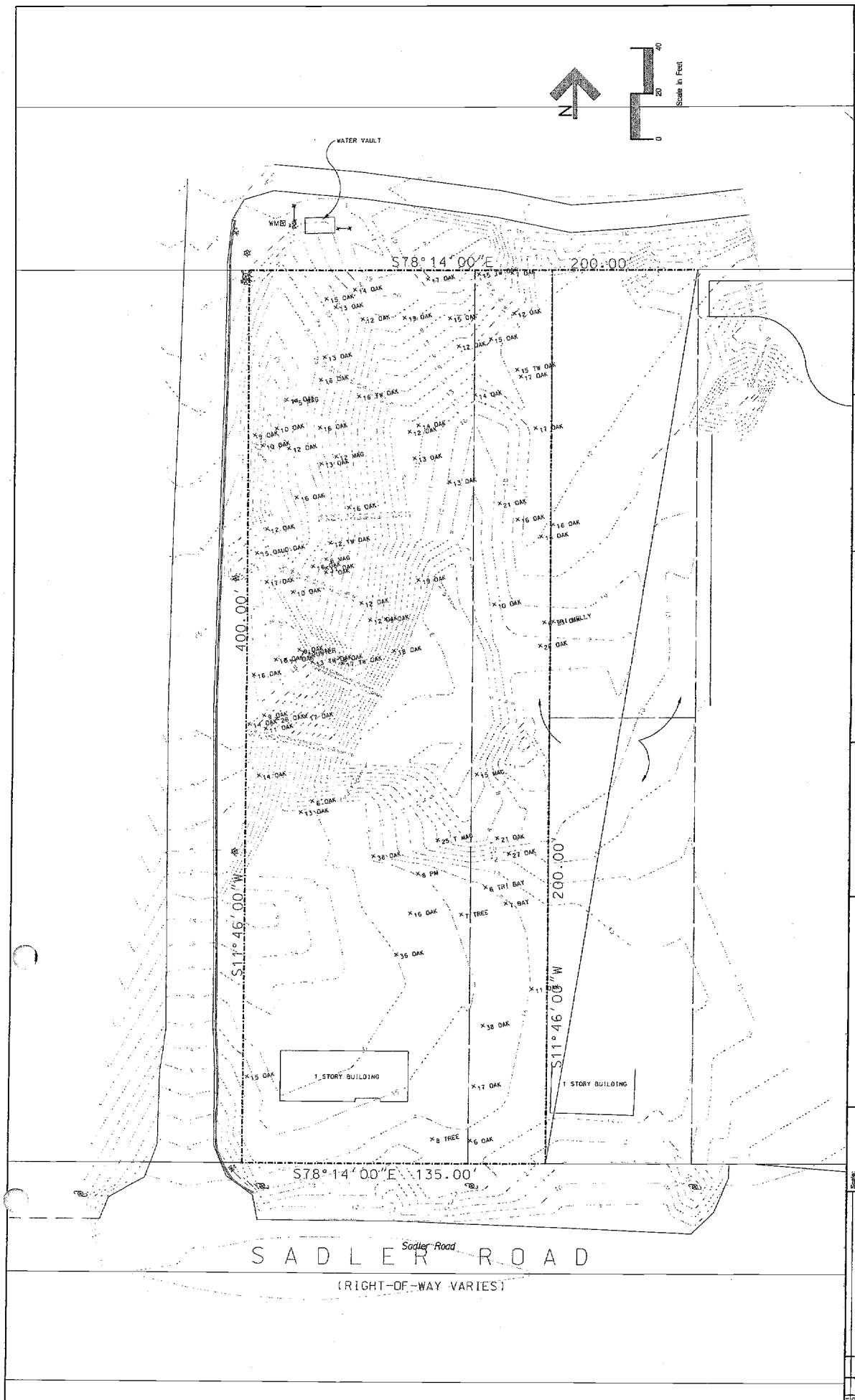
Issue Date:
August 20, 2003

G&A Project
No. 03-10-23



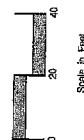
SITE LOCATION MAP
NOT TO SCALE

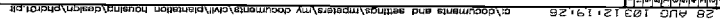


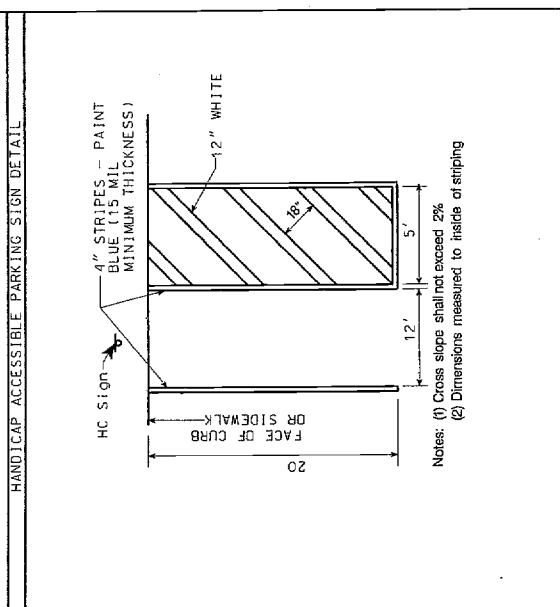
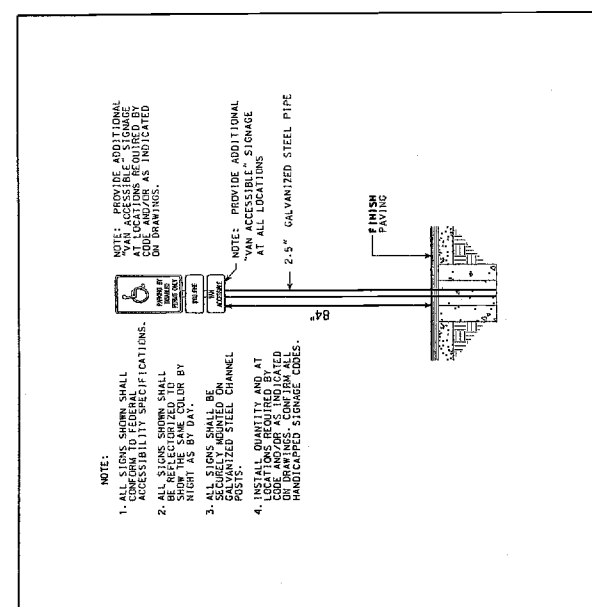
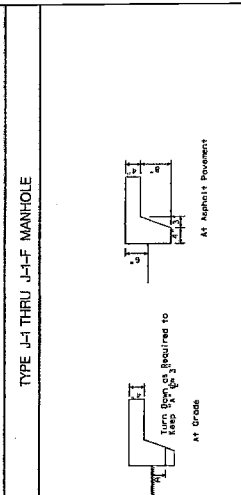
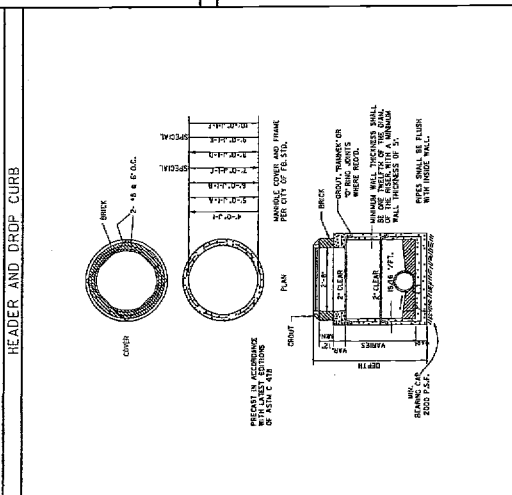
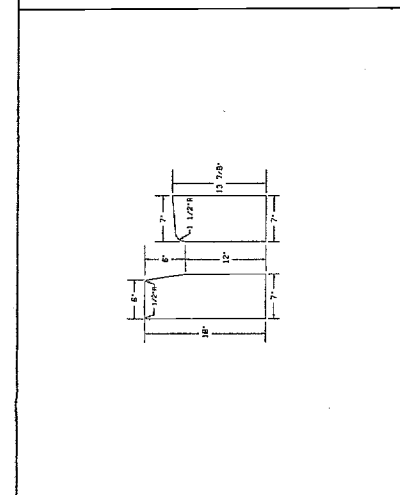
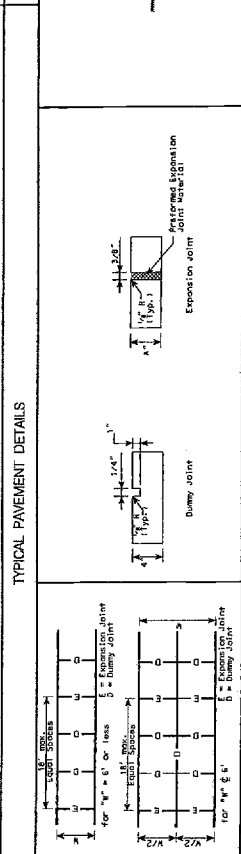
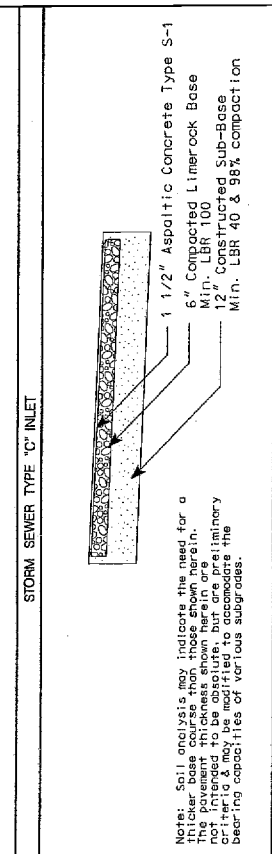
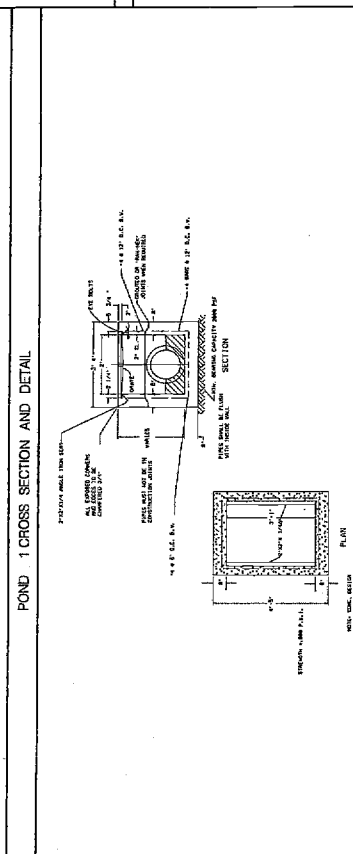
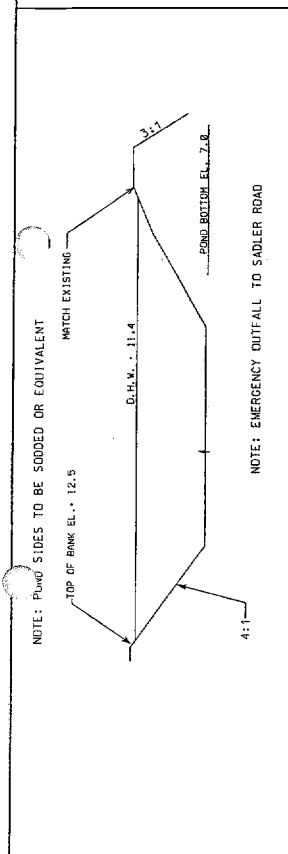


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LOT 1
OWNED BY
GEORGE & BARBARA SHEFFIELD,
TRUSTEES
PID# 00-00-31-1421-0001-0000
INSURANCE COMPANY, ZONED PUD







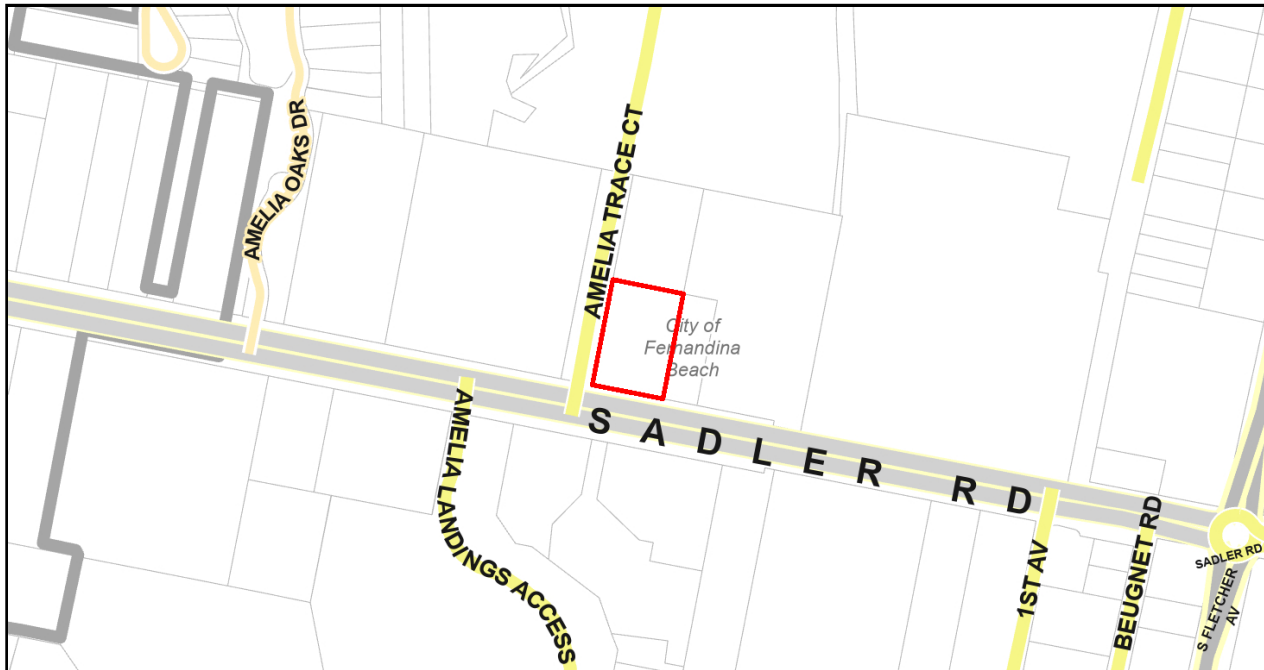
SIDEWALK DETAILS										SIDEWALK JOINT DETAILS										SIDEWALK TURNDOWN DETAILS										TYPICAL DISABLED DETAIL																			
										Scale:										Project Map:										Project Map:										SHEET NO.									
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										CHECKED BY:										CHECKED BY:										AUGUST 15, 2003																			
										CADD:										CERTIFICATE OF AUTHORIZATION NO. 98292										PROJECT NO.																			
										DO NOT SCALE THIS DRAWING. DIMENSIONS AND NOTES TAKE PRECEDENCE.										GILLETTE & ASSOCIATES, INC.																													
																				 GILLETTE & ASSOCIATES, INC. 170 SOUTH HIGH STREET FENWAY, MA 02122										Miscellaneous Details Sadler Road Commercial Park Plantation Housing										 									



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KEVIN J. LILLY
A.S.A., C.F.A.
Consistent. Fair. Efficient

904-491-7300



Parcel Report

Parcel ID

Results

00-00-30-0600-0001-0091

Owner Information

CONCIERGE AMELIA LLC

2423 SADLER RD

Mailing Address

FERNANDINA BEACH, FL 32034

Site Address

Previous Site Address (If Changed by 911)

Deed Acre

0.00

Approximate Acres (GIS Calculated)

0.62

Property Use Code

000001

Municipality

City of Fernandina Beach

Census Tract

MLS Zone

3 - Beaches

Subdivision

SADLER ESTATES

Value & Sales Report

Results

Land Value

\$0.00

Value of land

Building Value

\$0.00

Value of all improvement on the land

Misc. Value

\$25,661.00

Any extra features to the land and/or building(s)

Just Value (Market Value)

\$483,845.00

The Just, or Market Value, for tax purposes

Assessed Value

\$362,094.00

Market Value minus assessment limits

Taxable Value

Assessed Value minus any Exemptions

Sales Information

Date
15-May-25

Price
\$375,000.00

Vacant?
N

Qual
Q

07-Jul-05

\$263,700.00

N

U

Land Use Report**Results****Zoning**

C-1

Note: (Must be verified with Municipality)

Future Land Use

INCORPORATED

Note: (Must be verified with Municipality)

Community Development District

No

Community Redevelopment Area

No

Note: (Must be verified with City of Fernandina Beach)

Historic District

No

Note: (Must be verified with City of Fernandina Beach)

Municipal Service Benefit Unit (MSBU)

No

Mobility Fee Zone

Zone 1

Topographical Report**Results****Soil Map Unit Name**

FRIPP FINE SAND, ROLLING

Drainage Basin

St. Marys River

Drainage Basin Number

Coming Soon

Vegetation

Not a jurisdictional survey

Approximate Elevation

Coming Soon

Utility Report**Results****Water Source**

City of Fernandina Beach

Waste Water

City of Fernandina Beach

Electric Provider

Florida Public Utility

Emergency Management Report Results**Fire District**

100

Note: (Must be verified with Nassau County Fire & Rescue)

USNG

17R MP 56 85

Note: (Must be verified with Nassau County Emergency Management)

Storm Surge Zone

2,3,4,5

Note: (Must be verified with Nassau County Emergency Management)

Hurricane Evacuation Zone

A

Note: (Must be verified with Nassau County Emergency Management)

Special Flood Hazard Area

X

Note: (Must be verified with Nassau County Building Dept.)

DFIRM Panel

12089C0239G

Note: (Must be verified with Nassau County Building Dept.)

School Board Report**Results****Elementary School Zone**

Emma Love Hardee Elementary

Note: (Must be verified with NCSB)

Middle School Zone

Fernandina Beach Middle School

Note: (Must be verified with NCSB)

High School Zone

Fernandina Beach High School

Note: (Must be verified with NCSB)

Elections Report**Results****Municipality**

City of Fernandina Beach

Voting Precinct

102

Note: (Must be verified with SOE)

Polling Location

Coming Soon

Note: (Must be verified with SOE)

Congressional

4

Note: (Must be verified with SOE)

State Senate

4

Note: (Must be verified with SOE)

State House

11

Note: (Must be verified with SOE)

County Commissioner

1 - John F. Martin

Note: (Must be verified with SOE)

School Board

1 - Shannon Hogue

Note: (Must be verified with SOE)

Ocean, Highway & Port Authority	1 - Miriam Hill	Note: (Must be verified with SOE)
City of Fernandina Beach Commission	Joyce M. Tuten, Genece Minshew, Tim Poynter, James Antun, & Darron Ayscue	Note: (Must be verified with City of Fernandina Beach)
Hilliard Town Council	Does Not Apply	Note: (Must be verified with Town of Hilliard)
Callahan Town Council	Does Not Apply	Note: (Must be verified with Town of Callahan)
Mosquito Control	Amelia Island Mosquito Control District	Note: (Must be verified with SOE)

The Nassau County interactive map displays GIS data that is subject to continual updating, change and the data accuracy representations adjustments over time. The information contained within this document is not intended to be used for the preparation of construction documents and under no circumstance shall this product or representations from this product be used for final design purposes.

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APPLICATION 1719

APPLICATION ASSIGNMENT SHEET FOR ERP

Office: Jacksonville Reviewers: Robert Thompson
Cara Perron
Date Received: September 02, 2003 Date Processed: September 08, 2003
Application Number: 42-089-90443-1 County: Nassau
Owner: Plantation Housing Corporation
Applicant: Plantation Housing Corporation
Agent/ Consultant: Nick E. Gillette
Project Name: Sadler Road Commercial Park

THE FOLLOWING INFORMATION IS NEEDED TO ADMINISTRATIVELY
COMPLETE THIS APPLICATION:

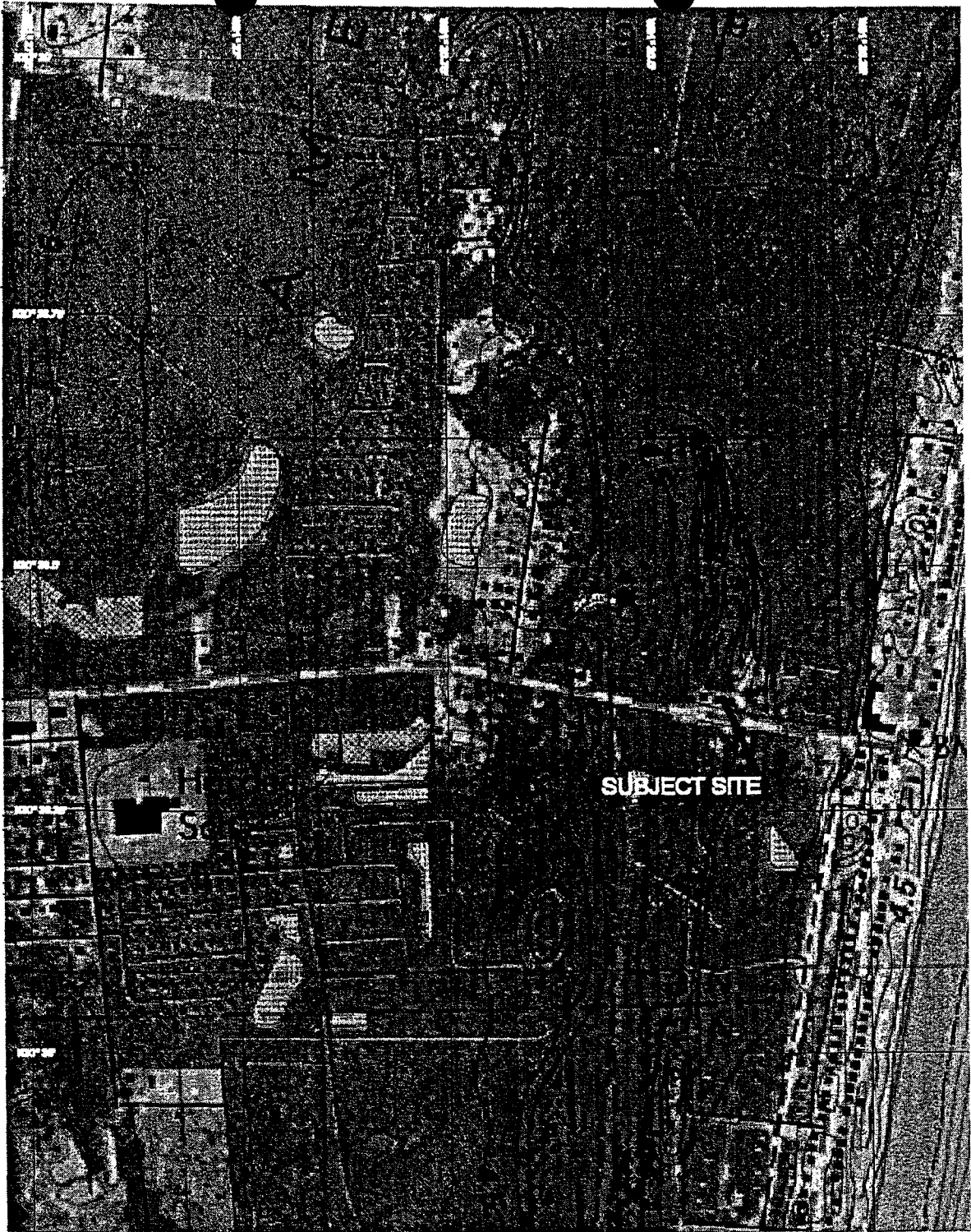
_____ Signatures
_____ Authorization from Owner for Agent
_____ Individual/Firm Preparing Specifications
_____ Name in which Permit is to be issued
_____ Plans (No. Receive: 5) 11 x 17
_____ Calculations (No. Receive: 5)
_____ Notice of Receipt of Application
_____ Fee: \$350.00 Receipt # 22396

Comments: no wetlands

Application is administratively completed? yes

By: 

28 th Day: September 30, 2003



NOT TO SCALE



Gillette & Associates, Inc.

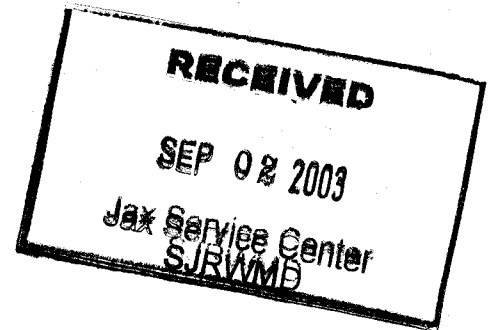
U.S.G.S. TOPOGRAPHIC MAP
FERNANDINA BEACH, FL



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

Transmittal

To: SJRWMD
From: Nick E Gillette, P.E.
Date: May 28, 2003
Re: Sadler Road Commercial Park/ Plantation Housing Corp



Attached is five copies of the of the ERP application, an agent authorization form, signed and sealed plans, drainage report and a check in the amount of \$350.00, for the above referenced project.

If you need any additional information please contact me at 904-261-8819.

Thank You,
Nick E. Gillette, P.E.



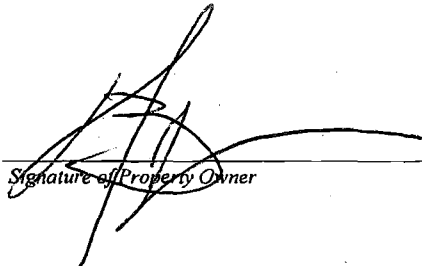
Gillette & Associates, Inc.

Civil & Environmental Engineering • Mechanical & Structural Engineering • Construction Management**AGENT AUTHORIZATION**

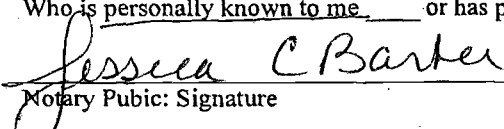
I, Victor Buscaino, President of Plantation Housing Corp., the owner of the following property(s) do hereby authorize, Nick E. Gillette, P.E., of Gillette & Associates, Inc., to act as my Agent in conjunction with all rezoning, future land use maps changes, conditional use applications, site plan applications, concurrency applications, preliminary plat applications, and any other development permits necessary for development of the following property, without any further notice.

Property ID Number(s): 00-00-30-0600-0001-0090

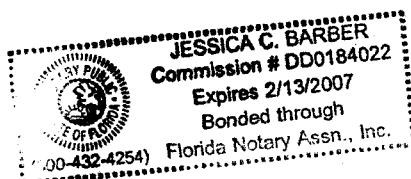
Location: Sadler Road, Fernandina Beach, FL


Signature of Property Owner8/11/03
Date904-261-4404
Telephone NumberSTATE OF FLORIDA
COUNTY OF NASSAUSubscribed and sworn to before me this 11th day of August, 2003.

Who is personally known to me _____ or has produced identification _____


Notary Public: SignatureJessica C Barber
Printed Name

My Commission Expires:

2-13-2007

FOR AGENCY USE ONLY		42-089-90443-1	
ACOE Application #	SJR Application #		
Date Application Received	Date Application Received		
Proposed Project Lat. ° ' "	Fee Received \$		
Proposed Project Long. ° ' "	Fee Receipt #		
Date Received		Project Use Codes	
Assigned Reviewers		Reviewer #'s	

Perran Thompson

SECTION A

RECEIVED

SEP 02 2003

Are any of the activities described in this application proposed to occur on or over wetlands or other surface waters?

☐ yes ☒ no

A. Type of Environmental Resource Permit Requested (check at least one)

- ☐ Noticed General - include information requested in Section B.
- ☐ Standard General (Single Family Dwelling) - include information requested in Sections C and D.
- ☒ Standard General (all other projects) - include information requested in Sections C and E.
- ☐ Individual (Single Family Dwelling) - include information requested in Sections C and D.
- ☐ Individual (all other projects) - include information requested in Sections C and E.
- ☐ Conceptual - include information requested in Sections C and E.
- ☐ Mitigation Bank Permit (construction) - include information requested in Sections C and F.

(If the proposed mitigation bank involves the construction of a surface water management system requiring another permit defined above, check the appropriate box and submit the information requested by the applicable section.)

- ☐ Mitigation Bank (conceptual) - include information requested in Sections C and F.
- ☐ Standard General Stormwater - include information requested in Sections C and H
- ☐ Individual Stormwater - include information requested in Sections C and H

B. Type of activity for which you are applying (check at least one)

- ☒ Construction and operation of a new system including dredging or filling in, on or over wetlands and other surface waters.
- ☐ Alteration and operation of an existing system which was not previously permitted by a WMD or DEP.
- ☐ Modification of a system previously permitted by a WMD or DEP. Provide previous permit numbers:
 - ☐ Alteration and operation of a system
 - ☐ Extension of permit duration
 - ☐ Abandonment of a system
 - ☐ Construction and operation of additional phases of a system
 - ☐ Removal of a system

C. Are you requesting authorization to use State Owned Submerged Lands? ☐ yes ☒ no

(If yes, include the information requested in Section G.)

D. For activities in, on or over wetlands or other surface waters, check type of federal dredge and fill permit requested:

- ☐ Individual
- ☐ Programmatic General
- ☐ General
- ☐ Nationwide

E. Are you claiming to qualify for an exemption? ☐ yes ☒ no

If yes provide rule number if known:

SEP 02 2003

tax Service Center
SJRWMD

OWNER(S) OF LAND	ENTITY TO RECEIVE PERMIT (IF OTHER THAN OWNER)
NAME: Plantation Housing Corporation	NAME:
ADDRESS: 401 Centre Street	ADDRESS:
CITY, STATE, ZIP: Fernandina Beach, FL 32034	CITY, STATE, ZIP:
COMPANY AND TITLE:	COMPANY AND TITLE:
TELEPHONE (904) 261-4404 FAX (904) 261-8838	TELEPHONE () FAX ()
AGENT AUTHORIZED TO SECURE PERMIT (IF AN AGENT IS USED)	CONSULTANT (IF DIFFERENT FROM AGENT)
NAME Nick E. Gillette, P.E.	NAME
COMPANY AND TITLE Gillette & Associates, Inc. Principal/Engineer	COMPANY AND TITLE
ADDRESS 20 South 4th Street	ADDRESS
CITY, STATE, ZIP Fernandina Beach, FL 32034	CITY, STATE, ZIP
TELEPHONE (904) 261-8819 FAX (904) 261-9905	TELEPHONE () FAX ()

Name of project, including phase if applicable: Sadler Road Commercial Park

Is this application for part of a multi-phase project? ☐ yes ☒ no

Total applicant-owned area contiguous to the project:

Total project area for which a permit is sought: 1.24 Ac.

Impervious area for which a permit is sought: 33,421 sq. ft.

What is the total area (metric equivalent for federally funded projects) of work in, on, or over wetlands or other surface waters?

0 Acres hectares square meters

If a docking facility, the number of proposed new slips:

Project location (use additional sheets, if needed)

County(ies) Nassau

Section(s) 20 Township(s) 3N Range(s) 29E

Section(s) Township(s) Range(s)

Land Grant name, if applicable

Tax Parcel Identification Number: 00-00-30-0600-0001-0090

Street address, road, or other location – Sadler Road

City, Zip Code if applicable Fernandina Beach, Florida 32034

Describe, in general terms, the proposed project, system or activity.

To construct a total of 2 retail/office buildings with a total of 11,000 square feet of building footprint and retention area.

If there have been any pre-application meetings, including at the project site, with regulatory staff, please list the date(s), location(s), and names of key staff and project representatives.

Please identify by number any MSSW/Wetland Resource/ERP/ACOE permits pending, issued or denied for projects at the location and any related enforcement actions.

Agency	Date	No.\Type of Application	Action Taken(Pending/Issued/Denied)
--------	------	-------------------------	-------------------------------------

Note:The following information is required for projects proposed to occur in, on or over wetlands or other surface waters that need a federal dredge and fill permit and/or authorization to use state owned submerged lands.

Please provide the names ,addresses and zip codes of property owners whose property directly adjoins the project (excluding applicant). Please attach a plan view showing the owner's names and adjoining property lines. Attach additional sheets if necessary.

1. 2.

3. 4.

By signing and submitting this application form, I am applying, or I am applying on behalf of the applicant, for the permit and any proprietary authorizations identified above, according to the supporting data and other incidental information filed with this application. I am familiar with the information contained in this application, and represent that such information is true complete and accurate. I understand this is an application and not a permit, and work prior to approval is a violation. I understand that this application and any permit issued or proprietary authorization issued pursuant thereto, does not relieve me of any obligation for obtaining any other required federal, state, water management district or local permit prior to commencement of construction. I agree, or I agree on behalf of my corporation, to operate and maintain the permitted system unless the permitting agency authorizes transfer of the permit to a responsible operation entity. I understand that knowingly making any false statement or representation in this application is a violation of Section 373.430, F.S., and 18 U.S.C. Section 1001.

Nick E. Gillette, P.E.

Typed/Printed Name of Applicant (If no Agent is used) or Agent (If one is so authorized below)

Signature of Applicant/Agent

Date

Principal/Engineer, Gillette & Associates, Inc.
(Corporate Title if applicable)

AN AGENT MAY SIGN ABOVE ONLY IF THE APPLICANT COMPLETES THE FOLLOWING:

I hereby designate and authorize the agent listed above to act on my behalf, or on behalf of my corporation, as the agent in the processing of this application for the permit and/or proprietary authorization indicated above; and to furnish, on request, supplemental information in support of the application. In addition, I designate and authorize the above-listed agent to bind me, or my corporation, to perform any requirement which may be necessary to procure the permit or authorization indicated above. I understand that knowingly making any false statement or representation in this application is a violation of Section 373.430, F.S., and 18 U.S.C. Section 1001.

Typed/Printed Name of Applicant

Signature of Applicant

Date

(Corporate Title if applicable)

Please note: The applicant's original signature (not a copy) is required above.

PERSON AUTHORIZING ACCESS TO THE PROPERTY MUST COMPLETE THE FOLLOWING:

I either own the property described in this application or I have legal authority to allow access to the property, and I consent, after receiving prior notification, to any site visit on the property by agents or personnel from the Department of Environmental Protection, the Water Management District and the U.S. Army Corps of Engineers necessary for the review and inspection of the proposed project specified in this application. I authorize these agents or personnel to enter the property as many times as may be necessary to make such review and inspection. Further, I agree to provide entry to the project site for such agents or personnel to monitor permitted work if a permit is granted.

Nick E. Gillette, P.E.

Typed/Printed Name

Signature

Date

(Corporate Title if applicable)

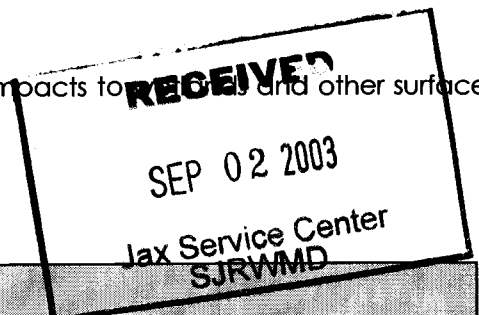
FORM NUMBER 40C-4.900(1)

SECTION C
ENVIRONMENTAL RESOURCE PERMIT NOTICE OF RECEIPT OF APPLICATION

This information is required in addition to that required in other sections of the application. Please submit five copies of this notice of receipt of application and all attachments. Please submit all information on 8 1/2" x 11" paper.

Project Name: Sadler Road Commercial Park
Owner: Plantation Housing Corporation
Applicant: a/a
Applicant's Address: 401 Centre Street
Fernandina Beach, FL 32034

1. Indicate the project boundaries on a USGS quadrangle map reduced or enlarged as necessary to legibly show the entire project. If not apparent from the quad map, attach a location map showing a north arrow and a graphic scale; Section(s), Township(s), and Range(s); and sufficient detail to allow a person unfamiliar with the site to find it.
2. Provide the names of all wetlands, or other surface waters that would be dredged, filled, impounded, diverted, drained, or would receive discharge (either directly or indirectly), or would otherwise be impacted by the proposed activity, and specify if they are in an Outstanding Florida Water or Aquatic Preserve:
None
3. Attach a depiction (plan and section views), which clearly shows the works or other facilities proposed to be constructed. Use a scale sufficient to show the location and type of works. Use multiple sheets, if necessary.
See plans
4. Briefly describe the proposed project (such as "construct a deck with boatshelter", "replace two existing culverts", "construct surface water management system to serve 150 acre residential development"):
To construct a surface water management system to serve two (2) retail/office buildings and required parking.
5. Specify the acreage of wetlands or other surface waters, if any, that are proposed to be disturbed, filled, excavated, or otherwise impacted by the proposed activity:
None
6. Provide a brief statement describing any proposed mitigation for impacts to wetlands and other surface waters (attach additional sheets if necessary):
None



FOR AGENCY USE ONLY

Application Name: _____
Application Number: _____
Office where the application can be inspected: _____
Date to be posted: _____
Date to be removed: _____

Plantation Housing Corp
Sadler Road Commercial Park

42-089-90443-1
9/2/2003
Nassau
Jacksonville

● Fee Receipt ●

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

P. O. Box 1429

Palatka, FL 32178-1429

Date: Sep. 02, 2003

By: Gail Boone

RECEIPT #: 22396

RECEIVED FROM: Plantation Housing Corp.

THE SUM OF: \$350.00

FOR: Application Fee

FEE DETAIL INFORMATION

F/A Receipt

J022714

\$350.00

RECEIVED
OF

ADDRESS

ACCT. NO.

☐ CASH

☒ CHECK

☐ MONEY ORDER

☐ DRAFT

FOR

803

DATE

9 / 2 / 03

J 022714

Plantation Housing Corp. J 022714

DOLLARS \$

350.00

10050

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

P.O. Box 1429

Palatka, Florida 32178-1429

by

MW.

Thank You

Saddle Road
Commercial Park



Gillette & Associates, Inc.

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

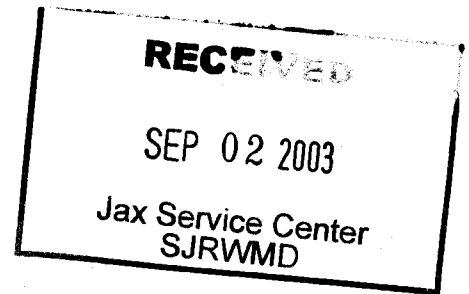
90443-1

SITE DRAINAGE EVALUATION-

**SADLER ROAD COMMERCIAL PARK
SADLER ROAD
FERNANDINA BEACH, FL**

BY

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



August 20, 2003

[Handwritten signature]
8/25/03

PROJECT DESCRIPTION

The proposed project consists of 13,900 square feet of total leasable space. Also proposed are a paved parking lot and a dry pond to serve the development.

EXISTING CONDITIONS

The project site is currently severely sloped with a low depression in the middle of the property. A single family house is present on the property with a driveway. The property is heavily treed with live oaks and underbrush material.

PROPOSED CONDITIONS

The proposed site will consist of 33,421 square feet of impervious area, including building footprints and paved areas. A dry pond is proposed with no outfall for the 10-year, 24-hour storm event. An emergency outfall is proposed to Sadler Road.

Drainage Analysis:

The drainage analysis was completed by using MODRET. The following is a summary of the results of the analysis:

<u>Summary of Design:</u>	<u>Post-Development</u>
Drainage Area	54,000 ft ²
10 Year Peak Discharge	0 cfs.
10-yr Stage Elevation	11.38
Top of Bank Elevation	12.50
Treatment Required	5,731 ft ³
Treatment Provided	14,142 ft ³

Recovery of the pond occurs at 10.1 hours.

MODRET ANALYSIS

10-YEAR, 24-HOUR STORM ANALYSIS

MODRET

SUMMARY OF UNSATURATED & SATURATED INPUT PARAMETERS

PROJECT NAME : Plantation Housing
HYDROGRAPH RUNOFF DATA USED
UNSATURATED ANALYSIS INCLUDED

Pond Bottom Area	1,477.00 ft ²
Pond Volume between Bottom & DHWL	14,142.00 ft ³
Pond Length to Width Ratio (L/W)	2.00
Elevation of Effective Aquifer Base	0.00 ft
Elevation of Seasonal High Groundwater Table	3.00 ft
Elevation of Starting Water Level	7.00 ft
Elevation of Pond Bottom	7.00 ft
Design High Water Level Elevation	12.50 ft
Avg. Effective Storage Coefficient of Soil for Unsaturated Analysis	0.05
Unsaturated Vertical Hydraulic Conductivity	55.00 ft/d
Factor of Safety	3.00
Saturated Horizontal Hydraulic Conductivity	83.00 ft/d
Avg. Effective Storage Coefficient of Soil for Saturated Analysis	0.11
Avg. Effective Storage Coefficient of Pond/Exfiltration Trench	1.00
Time Increment During Storm Event	2.00 hrs
Time Increment After Storm Event	12.00 hrs
Total Number of Increments After Storm Event	6.00

Runoff Hydrograph File Name: ph10yr.SCS

Time of Peak Runoff: 12.04 hrs

Rate of Peak Runoff: 4.93 cfs

Hydraulic Control Features:

Groundwater Control Features - Y/N

Distance to Edge of Pond
Elevation of Water Level

Top Bottom Left Right

N	N	N	N
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00

Impervious Barrier - Y/N

Elevation of Barrier Bottom

N	N	N	N
0.00	0.00	0.00	0.00

SUMMARY OF RESULTS

PROJECT NAME : Plantation Housing

[illegible]

Maximum Water Elevation: 11.384 feet @ 14.12 hours

Recovery @ 61.538 hours

* Time increment when there is no runoff

Maximum Infiltration Rate: 15.448 ft/day

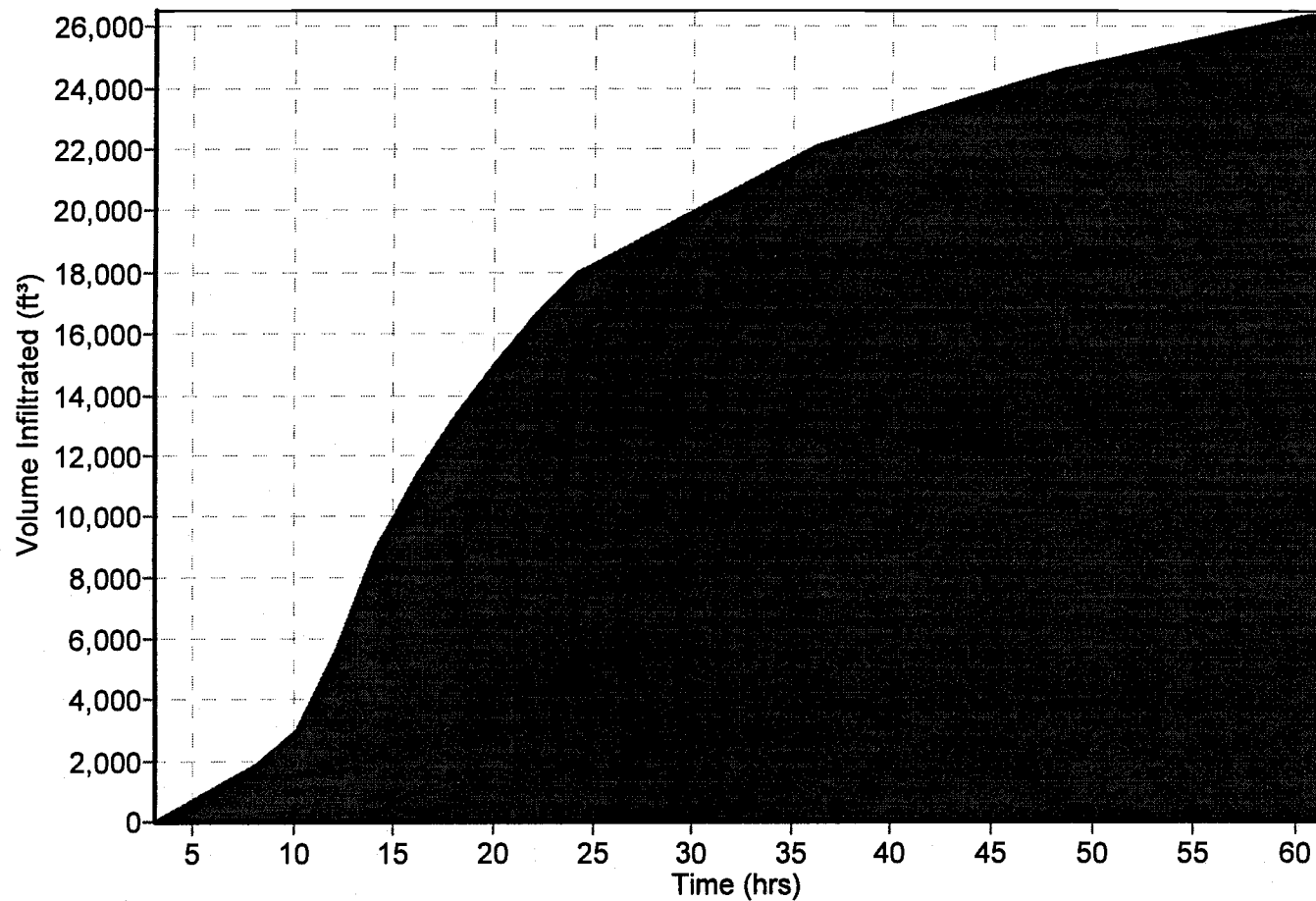
MODRET

SUMMARY OF RESULTS

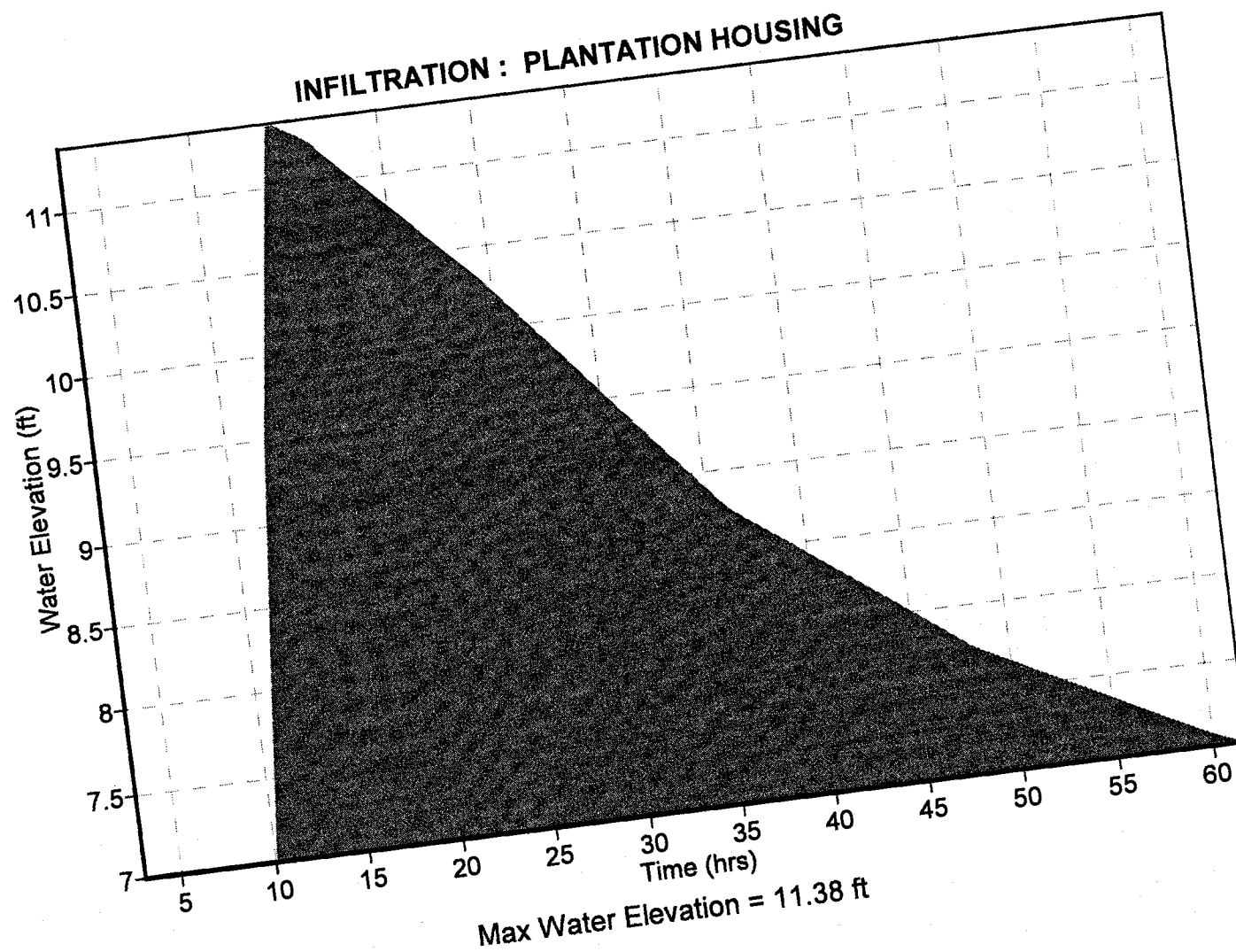
PROJECT NAME : Plantation Housing

CUMULATIVE TIME (hrs)	WATER ELEVATION (feet)	INSTANTANEOUS INFILTRATION RATE (cfs)	AVERAGE INFILTRATION RATE (cfs)	CUMULATIVE OVERFLOW (ft³)
00.00 - 3.12	3.000	0.000 *		
			0.00000	
3.12	3.000	0.07526		
			0.10656	
8.12	7.000	0.13786		0.00
			0.15038	
10.12	7.000	0.25725		0.00
			0.36412	
12.12	9.494	0.41193		0.00
			0.45974	
14.12	11.384	0.39943		0.00
			0.33912	
16.12	11.242	0.30882		0.00
			0.27852	
18.12	11.015	0.25935		0.00
			0.24018	
20.12	10.786	0.22547		0.00
			0.21077	
22.12	10.549	0.19975		0.00
			0.18874	
24.12	10.330	0.17524		0.00
			0.09425	
36.12	8.747	0.07672		0.00
			0.05920	
48.12	7.752	0.05018		0.00
			0.04116	
60.12	7.060	0.03581		0.00
			0.03046	
61.54	7.000	0.02700		0.00

INFILTRATION : PLANTATION HOUSING



Total Volume Infiltrated = 26,548 ft³



MEAN ANNUAL STORM ANALYSIS

MODRET

SUMMARY OF UNSATURATED & SATURATED INPUT PARAMETERS

PROJECT NAME : Plantation Housing
HYDROGRAPH RUNOFF DATA USED
UNSATURATED ANALYSIS INCLUDED

Pond Bottom Area	1,477.00 ft ²
Pond Volume between Bottom & DHWL	14,142.00 ft ³
Pond Length to Width Ratio (L/W)	2.00
Elevation of Effective Aquifer Base	0.00 ft
Elevation of Seasonal High Groundwater Table	3.00 ft
Elevation of Starting Water Level	7.00 ft
Elevation of Pond Bottom	7.00 ft
Design High Water Level Elevation	12.50 ft
Avg. Effective Storage Coefficient of Soil for Unsaturated Analysis	0.05
Unsaturated Vertical Hydraulic Conductivity	55.00 ft/d
Factor of Safety	3.00
Saturated Horizontal Hydraulic Conductivity	83.00 ft/d
Avg. Effective Storage Coefficient of Soil for Saturated Analysis	0.11
Avg. Effective Storage Coefficient of Pond/Exfiltration Trench	1.00
Time Increment During Storm Event	2.00 hrs
Time Increment After Storm Event	12.00 hrs
Total Number of Increments After Storm Event	6.00

Runoff Hydrograph File Name: ph5yr.SCS

Time of Peak Runoff: 12.04 hrs

Rate of Peak Runoff: 3.36 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

SUMMARY OF RESULTS

PROJECT NAME : Plantation Housing

CUMULATIVE TIME (hrs)	WATER ELEVATION (feet)	INSTANTANEOUS INFILTRATION RATE (cfs)	AVERAGE INFILTRATION RATE (cfs)	CUMULATIVE OVERFLOW (ft ³)
00.00 - 4.12	3.000	0.000 *		
			0.00000	
4.12	3.000	0.04266		
			0.09616	
9.68	7.000	0.14966		0.00
			0.16891	
11.68	7.000	0.27305		0.00
			0.37720	
13.68	9.694	0.32105		0.00
			0.26490	
15.68	9.600	0.23923		0.00
			0.21355	
17.68	9.424	0.19765		0.00
			0.18175	
19.68	9.235	0.17053		0.00
			0.15932	
21.68	9.051	0.15116		0.00
			0.14301	
23.68	8.885	0.13308		0.00
			0.07350	
35.68	7.650	0.06019		0.00
			0.04688	
45.58	7.000	0.03991		0.00
			0.03295	
59.68	6.309	0.02877		0.00
			0.02459	
71.68	5.895	0.02185		0.00
			0.01912	
83.68	5.574	0.01723		0.00

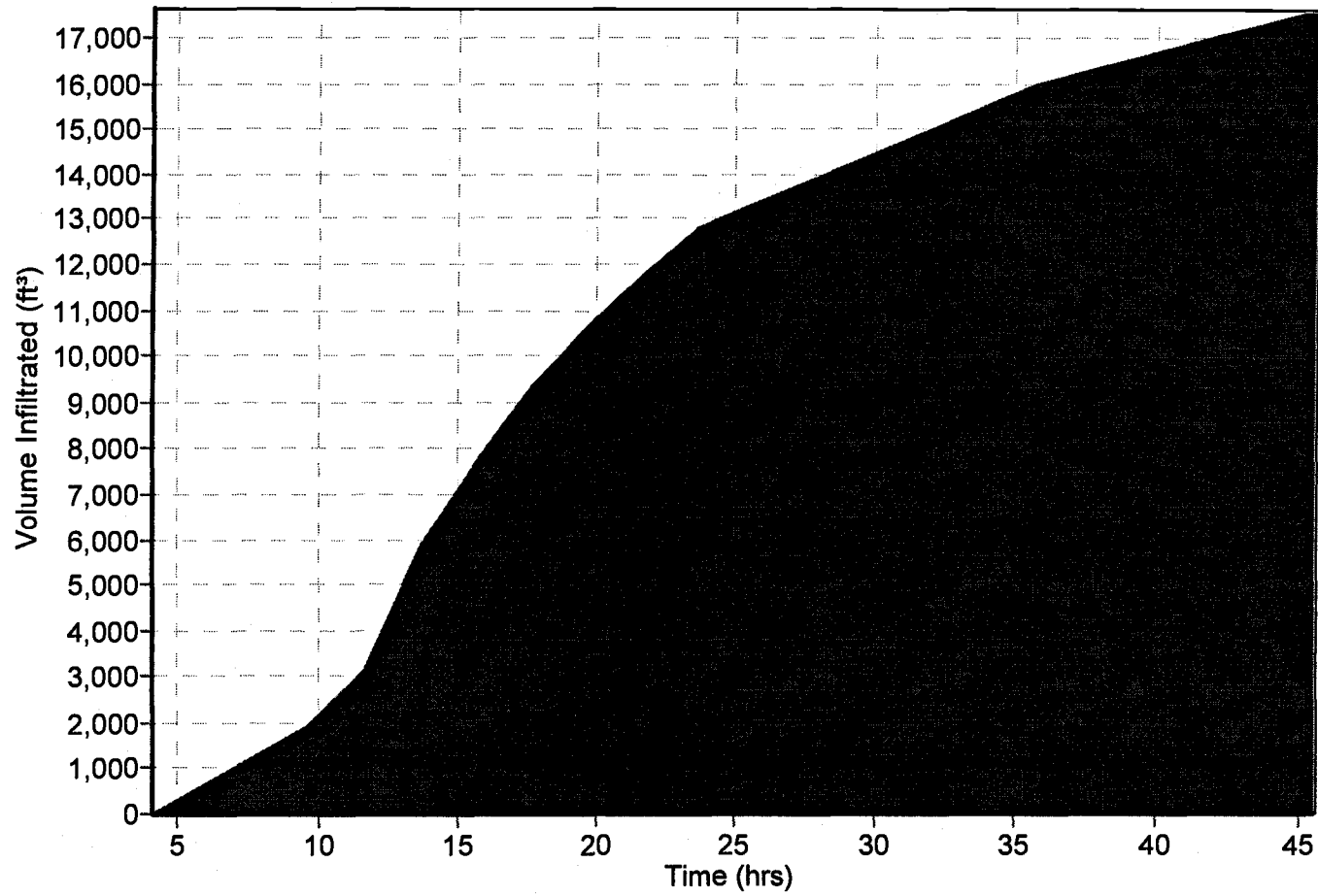
SUMMARY OF RESULTS

[illegible]

Recovery @ 45.579 hours

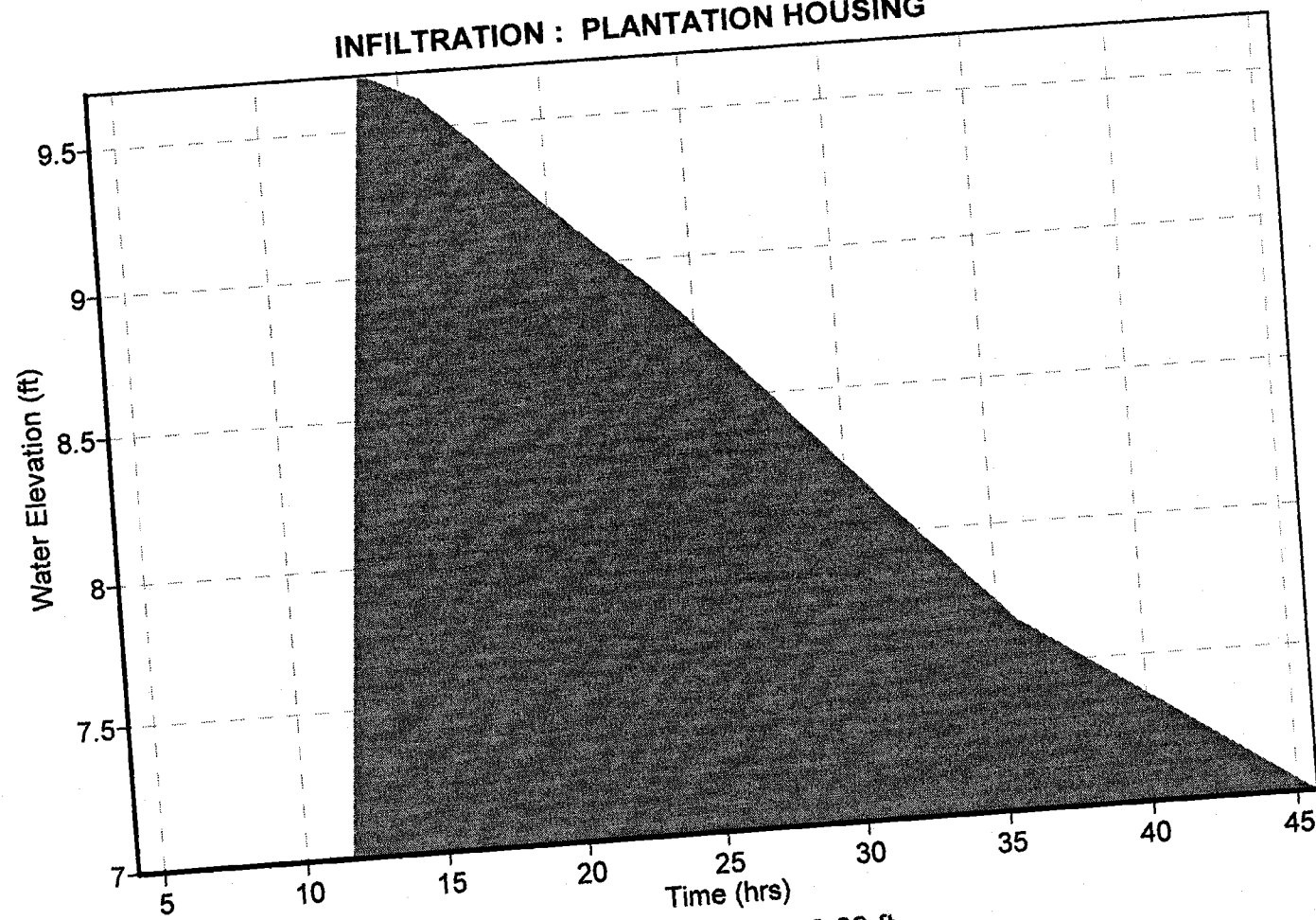
Maximum Infiltration Rate: 12.675 ft/day

INFILTRATION : PLANTATION HOUSING



Total Volume Infiltrated = 17,633 ft³

INFILTRATION : PLANTATION HOUSING



Max Water Elevation = 9.69 ft

POND CALCULATIONS

Plantation Housing Post Developed

Basin Calculations

Basin 1

Composite Cn

Total Drainage Area = 54000 ft²
 Impervious Area = 33421 ft² 62% Impervious
 Pond Area = 3754 ft²

 Impervious Cn = 98.0
 Pond Cn = 100.0
 Pervious Cn = 61.0

 Composite Cn = 86.6

Time of Concentration, Tc

Minimum Time of Concentration = 10 min.
 Length of Overland Flow @ 1 ft/sec. = 115 ft.
 Length of Pipe Flow @ 2.5 ft/sec. = 217 ft.

 Tc = 14 min.

Pond Information

El. (ft.)		Area ft ²	Volume ft ³
12.50	TOB	4689	14142
11.00		3024	8357
9.00		1928	3405
7.00	Bottom	1477	

Treatment Volume Required, TVR

(on-line retention)

TVR = 1" * (1/12") * Total Drainage Area = 4500 ft³
or

TVR = 1.25" * (1/12") * Total Impervious Drainage Area + 0.5" * (1/12") * Total Drainage Area = 5731 ft³

TVR = 5731 ft³

Treatment Volume Provided, TVP

TVP = Vol @ TOB = 14142 ft³ OK

[illegible]

Recovery Analysis

MODRET

SUMMARY OF RESULTS

PROJECT NAME : Plantation Housing

CUMULATIVE TIME (hrs)	WATER ELEVATION (feet)	INSTANTANEOUS INFILTRATION RATE (cfs)	AVERAGE INFILTRATION RATE (cfs)	CUMULATIVE OVERFLOW (ft³)
00.00 - 0.00	3.000	0.000 *		
			0.00000	
0.00	3.000	0.48712		
			0.44600	
1.26	8.441	0.40488		0.00
			0.11674	
10.08	7.000	0.08795		0.00
			0.05916	
18.95	6.263	0.04883		0.00
			0.03851	
27.79	5.787	0.03320		0.00
			0.02789	
36.63	5.441	0.02467		0.00
			0.02145	
45.47	5.176	0.01925		0.00
			0.01706	
54.32	4.965	0.01553		0.00
			0.01400	
63.16	4.791	0.01288		0.00
			0.01177	
72.00	4.646			0.00

Maximum Water Elevation: 8.441 feet @ 1.26 hours

Recovery @ 10.078 hours

* Time increment when there is no runoff

Maximum Infiltration Rate: 14.986 ft/day

MODRET

SUMMARY OF UNSATURATED & SATURATED INPUT PARAMETERS

**PROJECT NAME : Plantation Housing
POLLUTION VOLUME RUNOFF DATA USED
UNSATURATED ANALYSIS INCLUDED**

Pond Bottom Area	1,477.00 ft ²
Pond Volume between Bottom & DHWL	14,142.00 ft ³
Pond Length to Width Ratio (L/W)	2.00
Elevation of Effective Aquifer Base	0.00 ft
Elevation of Seasonal High Groundwater Table	3.00 ft
Elevation of Starting Water Level	7.00 ft
Elevation of Pond Bottom	7.00 ft
Design High Water Level Elevation	12.50 ft
Avg. Effective Storage Coefficient of Soil for Unsaturated Analysis	0.05
Unsaturated Vertical Hydraulic Conductivity	55.00 ft/d
Factor of Safety	3.00
Saturated Horizontal Hydraulic Conductivity	83.00 ft/d
Avg. Effective Storage Coefficient of Soil for Saturated Analysis	0.11
Avg. Effective Storage Coefficient of Pond/Exfiltration Trench	1.00

Hydraulic Control Features:

Groundwater Control Features - Y/N

Distance to Edge of Pond
Elevation of Water Level

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

Impervious Barrier - Y/N

Elevation of Barrier Bottom

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

MODRET

TIME - RUNOFF INPUT DATA

PROJECT NAME: PLANTATION HOUSING

STRESS PERIOD NUMBER	INCREMENT OF TIME (hrs)	VOLUME OF RUNOFF (ft ³)
Unsat	0.26	295.40
1	1.00	5,435.60
2	8.84	0.00
3	8.84	0.00
4	8.84	0.00
5	8.84	0.00
6	8.84	0.00
7	8.84	0.00
8	8.84	0.00
9	8.84	0.00

Geotechnical Report



July 29, 2003

Arthur Rutenburg Homes
401 Centre Street, 3rd Floor
Fernandina Beach, Florida 32034

Attention: Mr. Vic Buscaino

Reference: Report of Geotechnical Exploration
Plantation Homes
Fernandina Beach, Florida
E&A Project No. 03JX-1277

Dear Mr. Buscaino:

Ellis and Associates, Inc. has completed the double ring infiltrometer testing for the subject project. The testing was performed to measure the vertical infiltration velocity of the soils within the proposed retention pond area.

SITE LOCATION AND DESCRIPTION

The site for the subject project is located east of Amelia Trace on Sadler Road in Fernandina Beach, Florida. The general site location is shown superimposed on the Site Location Plan, Figure 1.

Based on our visual observations at the time of our field exploration, the topography of the site is currently moderately sloping towards the center of the site from all directions. The site is currently heavily wooded with oaks, pines, and palmetto underbrush. A single family residence is located on the south side of the property.

FIELD TESTING AND EXPLORATION

The field-testing and exploration were performed on July 15, 2003. A digitized copy of the plan provided to us, which shows the approximate infiltrometer test and boring location, is included in the attachments as the Field Exploration Plan Figure 2. The approximate infiltrometer test boring location was determined in the field by our technicians using taped measurements from existing site features and should be considered accurate only to the degree implied by the method of measurement used.

One double ring infiltrometer test and adjacent hand auger boring were conducted within the proposed retention pond area. The boring was conducted to a depth of approximately 6 feet below the ground surface. The test was performed in general accordance with the procedures outlined in the latest revision of ASTM D 3385, "Infiltration Rate of Soils in Field using Double Ring Infiltrometers". The test location was initially cleared of all surface vegetation and topsoil, excavated to the desired test depth and then leveled. The outer ring, approximately 24 inches in diameter, was driven to a depth of 6 inches below the test depth. The inner ring, approximately 12 inches in diameter, was driven to a depth of 2 inches below



the test depth. A thin layer of gravel was placed on the exposed soils inside the rings at the test level. The 2 rings were filled simultaneously with 4 inches of water.

The water level was maintained throughout the test period, with the required amount of water added to maintain this level in both rings recorded at the time intervals of 5 minutes. After reaching a stabilized inflow volume of water, the test was continued for approximately 30 minutes.

GENERAL SHALLOW SUBSURFACE CONDITIONS

The attached record of Auger Boring and Double Ring Infiltrometer Test result sheet presents a detailed record of the soil conditions encountered. When reviewing these records it should be understood that the soil conditions will vary away from the boring location.

The ground water level was encountered at the boring location at a depth of 3.8 feet below the ground surface; however, it should be anticipated the ground water level would fluctuate due to seasonal climatic variations, surface water runoff patterns, construction operations, and other interrelated factors.

NORMAL SEASONAL HIGH GROUNDWATER LEVEL

The normal seasonal high groundwater level is affected by a number of factors. The drainage characteristics of the soils, the land surface elevation, relief points such as drainage ditches, lakes, rivers, swamp areas, etc., and distance to relief points are some of the more important factors influencing the seasonal high groundwater level.

Based on our interpretation of the site conditions, including the soil stratigraphy, we estimate the normal seasonal high groundwater level at the site in the pond area to be approximately 0.5 feet above the groundwater levels measured at the time of our field exploration. It is possible that higher groundwater levels may exceed the estimated normal seasonal high groundwater level as a result of significant or prolonged rains. Design for normal seasonal high groundwater conditions, instead of the extreme conditions, generally is more appropriate.

TESTING RESULTS

The results of the double ring infiltrometer test indicated the following vertical infiltration rate:

Test Location	Vertical Infiltration Velocity (in/hr)
DR1	27.6

The measured vertical infiltration velocities should not be considered to represent the actual pond exfiltration rate. For pond drawdown calculations, we recommend a factor of safety of 3 be applied to the above vertical infiltration rate values.

REPORT LIMITATIONS

Our geotechnical exploration has been performed and our findings obtained in accordance with generally accepted geotechnical engineering principles and practices. Ellis & Associates, Inc. is not responsible for any independent conclusions, interpretation, opinions, or recommendations made by others based on the data contained in this report.



Our scope of services was intended to evaluate the soil conditions at the requested location only. This report does not reflect any variations that may occur adjacent to or between soil borings. The discovery of any site or subsurface condition during construction that deviates from the data obtained during this geotechnical exploration should be reported to us for our evaluation.

CLOSURE

We appreciate this opportunity to be of service as your geotechnical consultant on this phase of the project, and look forward to providing the materials testing and observation that will be required during the construction phase. If you have any questions concerning this report, or if we may be of any further service, please contact us.

Very truly yours,

ELLIS & ASSOCIATES, INC.

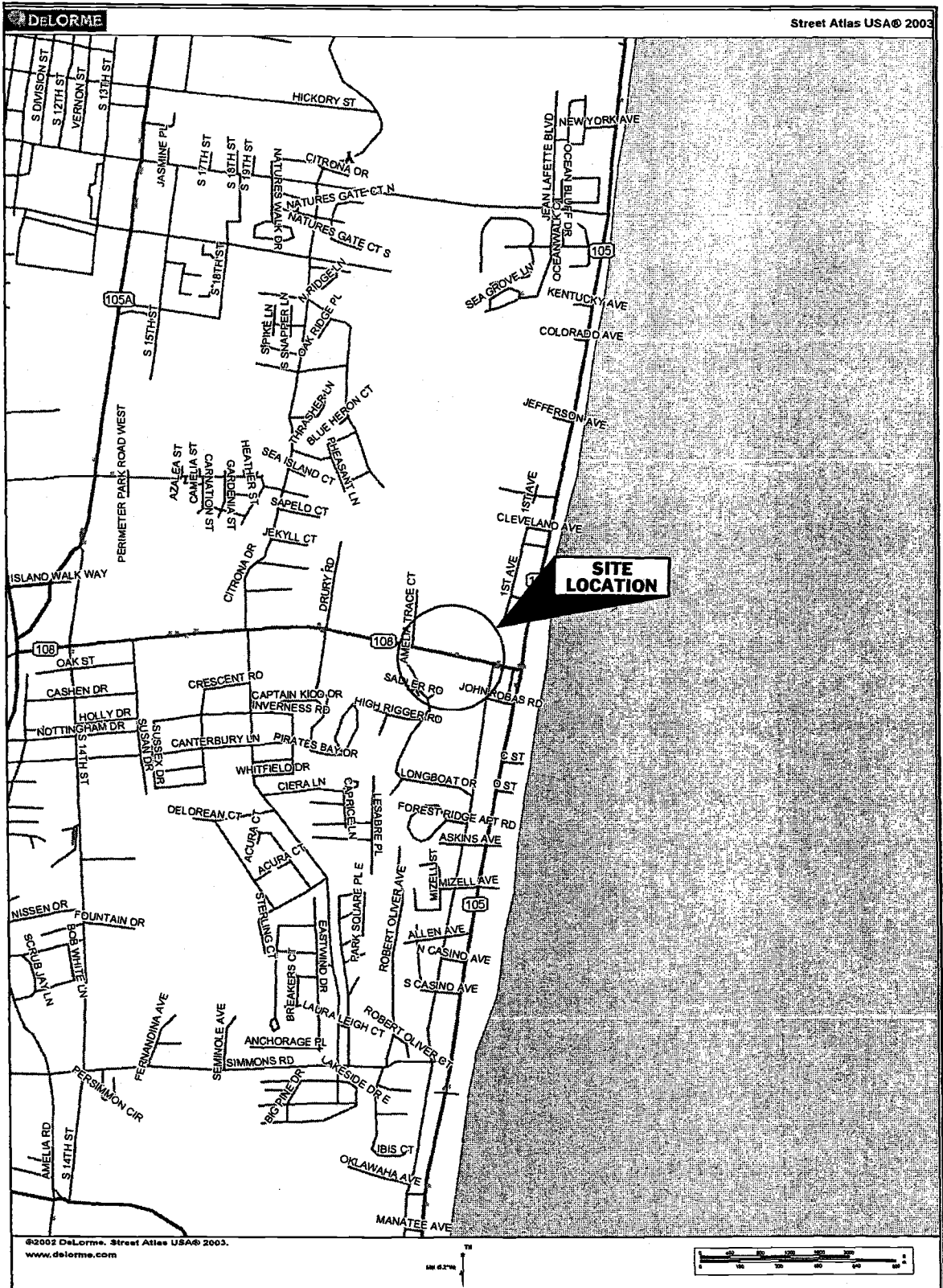
A handwritten signature in cursive script, reading 'John R. Kendall', written over a horizontal line.

John R. Kendall
Assistant Staff Engineer

A handwritten signature in cursive script, reading 'Daniel G. Blaydes', written over a horizontal line.

Daniel G. Blaydes, P.E.
Sr. Geotechnical Engineer
Registered, Florida No. 58329

cc: Eng. Nick Gillette, P.E. – Gillette & Associates, Inc.



Ellis & Associates Inc.
 GEOTECHNICAL ENGINEERING ■ ENVIRONMENTAL SERVICES
 CONSTRUCTION MATERIALS ENGINEERING AND TESTING

7064 DAVIS CREEK ROAD EB: 998
 JACKSONVILLE, FL 32256
 PHONE: 904/880-0960 FAX: 904/880-0970
 EMAIL: ELLIS@ELLISASSOC.COM

Site Location Plan
Plantation Housing
 Fernandina Beach, Florida

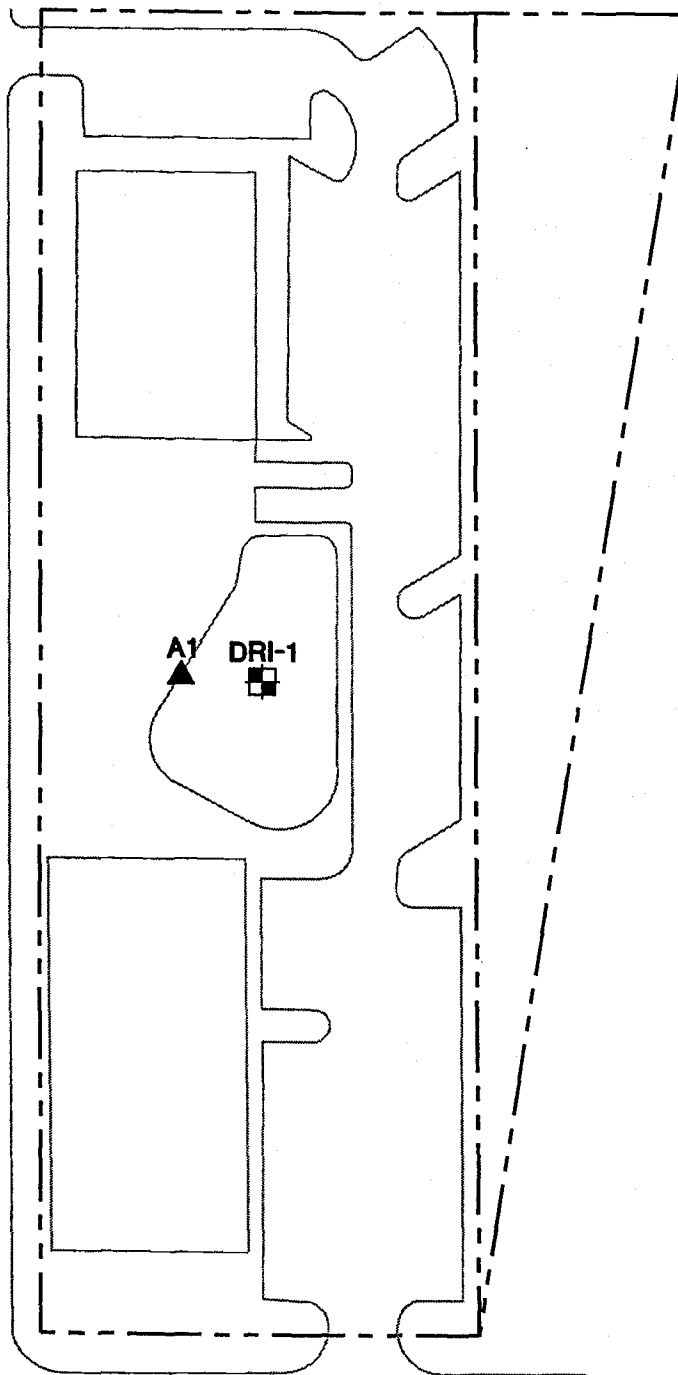


Date: 7/24/03

Project No.: 03JX-1277

Figure 1

03JX1277V

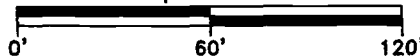


Sadler Road



FIELD EXPLORATION PLAN

Graphical Scale



LEGEND

- ▲ Approximate Location of Auger Boring
- Approximate Location of Double Ring Infiltrimeter Test

Reference:

Site plan provided by client

Field Exploration Plan
Plantation Housing
Fernandina Beach, Florida

EA Ellis & Associates Inc.
GEOTECHNICAL ENGINEERING AND ENVIRONMENTAL SERVICES
CONSTRUCTION MATERIALS ENGINEERING AND TESTING

DATE: 7/24/03

PROJ. NO: 03JX-1277

Figure 2

03JX1277s

RECORD OF AUGER BORING AND DOUBLE RING INFILTRMETER TEST RESULTS

Project: Plantation Housing

E&A Project No.: 03JX-1277

Location: Fernandina Beach, Florida

Test No.: DRI-1

Date Performed: 7/15/2003

Performed by: S. Hall

RECORD OF AUGER BORING:

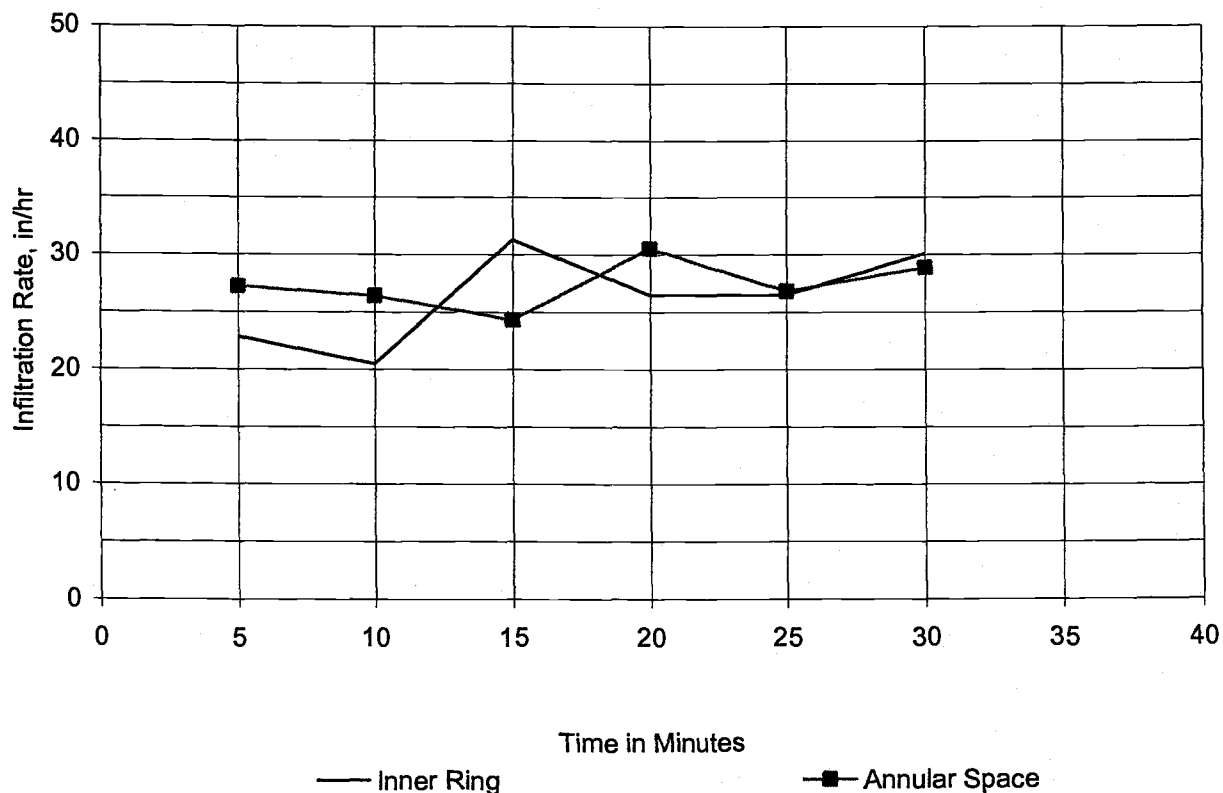
<u>Layer No.</u>	<u>Depth, ft.</u>	<u>Soil Description</u>
1	0.0-0.5	Topsoil
2	0.5-2.5	Gray to Light Brown Fine Sand (SP) with trace to few small roots
3	2.5-6.0	Gray to Light Gray Fine Sand (SP) with trace to many shell fragments

Groundwater Depth: 3.8 feet below existing ground surface

DOUBLE RING INFILTRMETER TEST RESULTS:

Test Depth: 1.5 feet below existing ground surface
Test Location: See Field Exploration Plan

Average Stabilized Infiltration Rate, In/Hr = 27.6



FIELD EXPLORATION PROCEDURES

Auger Boring

The auger borings were performed manually by the use of a hand auger and in general accordance with the latest revision of ASTM D 1452, "Soil Investigation and Sampling by Auger Borings". Representative samples of the soils brought to the ground surface by the augering process were placed in sealed containers and transported to our laboratory where they were examined by our engineer to verify the driller's field classification.

Double-Ring Infiltrometer Test

The double-ring infiltrometer test was performed in the field in general accordance with the procedures outlined in the latest revision of ASTM D 3385, "Infiltration Rate of Soils in Field using Double-Ring Infiltrometers". The test location was initially cleared of all surface vegetation and topsoil, excavated to the desired test depth and then leveled. The outer ring, approximately 24 inches in diameter, was driven to a depth of 6 inches below the test depth. The inner ring, approximately 12 inches in diameter, was inserted inside the outer ring, centered, and driven to a depth of approximately 2 inches below the test depth. A thin layer of gravel was placed on the exposed soils inside the rings at the test level. The two rings were filled simultaneously with 4 inches of water.

This water level maintained throughout the test period, with the required amount of water added to maintain this level in both rings recorded at time intervals of five minutes. After reaching a stabilized inflow volume of water, the test was continued for approximately 120 minutes. To determine the infiltration rate, the volume of water used during the stabilized flow period for the inner ring, the annular space and both rings combined is converted to the depth of water per unit of time (e.g., in inches per hour). The infiltration rate for the inner ring, if different than the infiltration rate for the annular area or for both rings combined, should be used (the difference being caused by divergent flow).

KEY TO SOIL CLASSIFICATION

DESCRIPTION OF RELATIVE DENSITY OR CONSISTENCY IN RELATION TO STANDARD PENETRATION RESISTANCE

COARSE GRAINED SOILS (SANDS AND GRAVEL)	
N-VALUE	RELATIVE DENSITY
0 - 3	Very Loose
4 - 10	Loose
11 - 30	Medium Dense
31 - 50	Dense
51 and Greater	Very Dense

FINE GRAINED SOILS (SILTS AND CLAYS)	
N-VALUE	CONSISTENCY
0 - 1	Very Soft
2 - 4	Soft
5 - 8	Firm
9 - 15	Stiff
16 - 30	Very Stiff
31 and Greater	Hard

DESCRIPTION OF SOIL COMPOSITION** (UNIFIED SOIL CLASSIFICATION SYSTEM)

MAJOR DIVISION		GROUP SYMBOL	LABORATORY CLASSIFICATION CRITERIA		SOIL DESCRIPTION
			FINER THAN 200 SIEVE %	SUPPLEMENTARY REQUIREMENTS	
COARSE GRAINED (OVER 50% BY WEIGHT COARSER THAN NO. 200 SIEVE)	GRAVELLY SOILS (OVER HALF OF COARSE FRACTION LARGER THAN NO. 4)	GW	0 – 5*	$D_{60}/D_{10} > 4$, $D_{30}^2/(D_{60} \times D_{10})$ between 1 & 3	Well graded gravels, sandy gravels
		GP	0 – 5*	Not meeting above gradation for GW	Gap graded or uniform gravels, sandy gravels
		GM	12 or more*	PI less than 4 or below A-line	Silty gravels, silty sandy gravels
		GC	12 or more*	PI over 7 above A-line	Clayey gravels, clayey sandy gravels
	SANDY SOILS (OVER HALF OF COARSE FRACTION FINER THAN NO. 4)	SW	0 – 5*	$D_{60}/D_{10} > 6$, $D_{30}^2/(D_{60} \times D_{10})$ between 1 & 3	Well graded sands, gravelly sands
		SP	0 – 5*	Not meeting above gradation requirements	Gap graded or uniform sands, gravelly sands
		SM	12 or more*	PI less than 4 or below A-line	Silty sands, silty gravelly sands
		SC	12 or more*	PI over 7 and above A-line	Clayey sands, clayey gravelly sands
FINE GRAINED (OVER 50% BY WEIGHT FINER THAN NO. 200 SIEVE)	LOW COMPRESSIBILITY (LIQUID LIMIT LESS THAN 50)	ML	Plasticity chart		Silts, very fine sands, silty or clayey fine sands, micaceous silts
		CL	Plasticity chart		Low plasticity clays, sandy or silty clays
		OL	Plasticity chart, organic odor or color		Organic silts and clays of low plasticity
	HIGH COMPRESSIBILITY (LIQUID LIMIT MORE THAN 50)	MH	Plasticity chart		Micaceous silts, diatomaceous silts, volcanic ash
		CH	Plasticity chart		Highly plastic clays and sandy clays
		OH	Plasticity chart, organic odor or color		Organic silts and clays of high plasticity
SOILS WITH FIBROUS ORGANIC MATTER		PT	Fibrous organic matter; will char, burn or glow		Peat, sandy peat, and clayey peat

* For soils having 5 to 12 percent passing the No. 200 sieve, use a dual symbol such as GW-GC.

** Standard Classification of Soils for Engineering Purposes (ASTM D 2487)

SAND DESCRIPTION MODIFIERS	
MODIFIER	FINES CONTENT
With	5% to 12%
(No modifier)	13% to 30%
Very	31% to 50%

ORGANIC MATERIAL MODIFIERS	
MODIFIER	ORGANIC CONTENT
Trace	1% to 2%
Few	2% to 4%
Some	4% to 8%
Many	>8%

From: noreply@civicplus.com
To: [TRC Info](#)
Subject: Online Form Submittal: Technical Review Committee (TRC): First Step Review Request
Date: Wednesday, September 17, 2025 5:43:36 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 (TRC): First Step Review Request

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.

****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:	Pre-Application Conference – see LDC section 11.01.02
The LDC is available for review at	www.fbfl.us/LDC
Application Requirements	A complete application., Site plans or scaled drawings; , Any other files that illustrate the proposed project; and, A signed and 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	2423 Sadler Road
City	City of Fernandina
State	Florida
Zip	32034
Parcel ID #(s)	00-00-30-0600-0001-0091
Lot	<i>Field not completed.</i>
Block	<i>Field not completed.</i>
Subdivision	<i>Field not completed.</i>
Zoning District	C-1
Future Land Use Designation	General Commercial
Overlay District	None
Size of Property (acres)	.62
Present Property Use	Commercial
Wetlands	No
Flood Zone	X, area of minimal flood hazard

Coastal Construction No
Control Line (CCCL)

CONTACT INFORMATION

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

First Name Jonathan

Last Name McDill

Company (if
applicable) McDill Design and Development

Telephone Number 912-322-5516

E-mail Address jmcwill@mcdill2d.com

PROJECT INFORMATION

Project Name Sadler Gym

Project Type Commercial

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

Project Description This parcel has previously been permitted with SJRWMD for a commercial project - the site was partially developed (infrastructure, liftstation, and paved parking lot). According to the SJRWMD permit this property was intended to have 2 buildings on the property and a storm water detention pond was designed based on those variables.
Design was based on building 1 = 6,600 SF and building 2 = 4,000SF

Proposed Access Road Sadler Road

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.

Applicant First Name Paul

Applicant Last Name Nolan

Today's Date	9/17/2025
Upload Supporting Documentation	09102025_OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION.pdf
Upload 2	EREg_1185786_Original Plans.pdf
Upload 3	Original SJRWMD Applicaiton_EREG_46594.pdf
Upload 4	GIS_2423 Sadler Road - Fern.pdf
Upload 5	Draiage Report_EREG_1161200.pdf
DEPARTMENT OF PLANNING & CONSERVATION 204 Ash Street Fernandina Beach, Florida 32034 904 310-3480 www.fbfl.us/planning	

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



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Paul Nolan of Convergence Amelia
(print name of property owner(s))

hereby authorize: Dylan Parker
(print name of agent)

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

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

Paul Nolan
(Signature of owner)

(Signature of owner)

Paul Nolan
(Print name of owner)

(Print name of owner)

STATE OF FLORIDA

COUNTY OF NASSAU

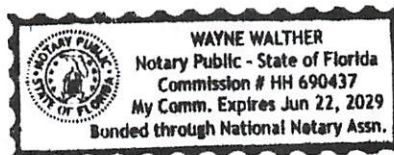
Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 10th day
of SEPTEMBER, 2025, by PAUL NOLAN.

Wayne Walther
Notary Public

WAYNE WALTHER
Printed Name

6-22-29
My Commission Expires

Personally Known ☒ OR Produced Identification _____ ID Produced: _____



Print

Technical Review Committee (TRC): First Step Review Request - Submission #17123

Date Submitted: 9/18/2025

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

 New Schedule 2025-04-29

****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.fbf1.us/LDC

Application Requirements

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



A complete application.



Site plans or scaled drawings;



Any other files that illustrate the proposed project; and



A signed and 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*

8th Street

City*

Fernandina Beach

State*

FL

Zip*

32034

Parcel ID #(s)*

Confidential

Lot

Block

Subdivision

Zoning District*

MU-8

Future Land Use Designation*

Mixed Use

Overlay District

-- Select One --

Size of Property (acres)*

<1 acre

Present Property Use*

Retail

Wetlands*

No

Flood Zone*

X, area of minimal fl

Coastal Construction Control Line (CCCL)*

No

CONTACT INFORMATION

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

First Name*

Tara

Last Name*

Grimaldi

Company (if applicable)

Telephone Number*

9047101870

E-mail Address*

tara@acrfl.com

PROJECT INFORMATION

Project Name

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*

Looking to discuss a confidential project in the City of Fernandina Beach. Not sure how to keep it confidential by using this application that requires the address. Can we provide the address on the day of the meeting or could we meet with a city employee to discuss? But I don't want to miss the application deadline as we have a short due diligence period.

Describe your project in detail

Proposed Access Road*

8th Street

Rd Maintenance Jurisdiction *

County 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*

Tara

Applicant Last Name*

Thousand

Today's Date*

9/18/2025

Upload Supporting Documentation*

Commercial Zoning 101.docx

Upload 2

Choose File No...en

Upload 3

Choose File No...en

Upload 4

Choose File No...en

Upload 5

Choose File No...en

DEPARTMENT OF PLANNING & CONSERVATION

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

From: noreply@civicplus.com
To: [TRC Info](#)
Subject: Online Form Submittal: Technical Review Committee (TRC): First Step Review Request
Date: Wednesday, October 1, 2025 1:41:48 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 (TRC): First Step Review Request

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.

****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
The LDC is available for review at	www.fbfl.us/LDC
Application Requirements	A complete application., Site plans or scaled drawings; , Any other files that illustrate the proposed project; and, A signed and 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	5 S 2nd Street
City	Fernandina Beach
State	Florida
Zip	32034
Parcel ID #(s)	00-00-31-1800-0268-0300
Lot	30
Block	268
Subdivision	<i>Field not completed.</i>
Zoning District	C-3
Future Land Use Designation	Central Business District
Overlay District	Downtown Historic District
Size of Property (acres)	0.0275
Present Property Use	Gourmet Market and cafe
Wetlands	No
Flood Zone	AE

Coastal Construction Control Line (CCCL)	No
---	----

CONTACT INFORMATION

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

First Name	Gregory
------------	---------

Last Name	Devaney
-----------	---------

Company (if applicable)	Marche Cotier Inc
----------------------------	-------------------

Telephone Number	9047492119
------------------	------------

E-mail Address	gdevaney@marchecotierfb.com
----------------	-----------------------------

PROJECT INFORMATION

Project Name	Marche Cotier
--------------	---------------

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	Change of use from Toy Store to a Gourmet Market and Cafe. There is only charcuterie plates being served as well as coffee, water, and wine. Most of the space is designated as a market for carry out market goods, sliced meats, cheese and wine. Seating for 12 in cafe area.
---------------------	--

Proposed Access Road	S 2nd St
----------------------	----------

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	Gregory
----------------------	---------

Applicant Last Name	Devaney
---------------------	---------

Today's Date	10/1/2025
--------------	-----------

Upload Supporting Documentation [To scale floor plan.pdf](#)

Upload 2 *Field not completed.*

Upload 3 *Field not completed.*

Upload 4 *Field not completed.*

Upload 5 *Field not completed.*

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

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