



**AGENDA
TECHNICAL REVIEW COMMITTEE
REGULAR MEETING
FEBRUARY 26, 2026
10:00 AM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE**
- 4. APPROVAL OF MINUTES**
 - 4.1 Approval of Minutes for the Regular Meeting of February 12, 2026.
- 5. FIRST STEP REVIEW (PRE-APPLICATION ITEMS)**
 - 5.1 LOCAL ROOTS FITNESS - JE STRENGTH AND CONDITIONING LLC, 2383 JAMESTOWN ROAD**
Site Review and Change of Use for two independent business along with interior build-out for an indoor fitness training facility and a separate vehicle detailing use. (I-1)
 - 5.2 THOMAS & HUTTON, AGENT FOR AMELIA HOLDING LLC, 0 AMELIA ISLAND PARKWAY**
Site Review for a 90-bed, 1-story skilled nursing community. (C-2)
 - 5.3 LEGEND ENGINEERING, AGENT FOR JASMINE STREET LLC, 0 JASMINE STREET (JASMINE STREET TOWNHOMES)**
Site Plan Review for the construction of 2 triplexes with associated infrastructure. (R-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 MARCH 12, 2026.

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
FEBRUARY 12, 2026
10:00 AM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

1. CALL TO ORDER: 10:02AM

2. ROLL CALL

Jacob Platt, Project Coordinator
Jimmy Parr, Building
Jason Higginbotham, Fire
David Taylor, Public Works Operation

Mia Sadler, Planning & Conservation
David Neville, Arborist/Urban Forester
Victoria Guadagnino, Stormwater/Utilities

OTHERS PRESENT

Mackennah Tarmey, Recording Secretary

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

4.1 Approval of the Minutes for the Regular Meeting of January 22, 2026.

ACTION TAKEN: A motion was made by Member Guadagnino, seconded by Member Sadler, to approve the Minutes for the Regular Meeting of January 22, 2026, as presented.

5. FIRST STEP REVIEW (PRE-APPLICATION ITEMS)

5.1 LASSERRE BUILDING - MIRANDA ARCHITECTS, 15 S. 4TH STREET

Demolition of existing 1-story building. Construction of new 3-story mixed-use retail/business building.
(C-3)

Jose Miranda, 309 ½ Centre Steet, agent for Centre & Fourth LLC, gave a brief presentation of his project. He noted that HDC Conceptual Approval was given and that this property is located in a C-3 zoning district.

Member Neville spoke of native shade tree requirements and that there is a total of 10% landscaping requirement. Mr. Miranda said that options were discussed during the HDC hearing.

Member Higginbotham had no comments.

Member Sadler asked for clarification about height and style of fencing and requirements regarding the utility area enclosure. She concurred on Member Neville's comments about landscaping requirements. Mr. Miranda confirmed that those elements would be brought to the HDC once decisions are made.

Member Guadagnino commented on the water meter requirements. She asked that the applicant provide tap size needed for

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the installation. She covered the fact that the sewer system is available from S. 4th Street and indicated there is an existing easement at that location. Lastly, she noted that since this is located in a C-3 zoning district, there is capacity to tie into the City.

Member Taylor inquired about parking and suggested a landscape aisle along S. 4th Street if space is available. Member Neville said this would suffice for the landscaping requirement.

Chair Platt made comments that the City is working with FPU on downtowns systems upgrades. He stated that a Next Step summary of comments would be provided and that next steps would include applying for a Final COA with the Historic District Council and applying for a Formal TRC Review before proceeding to permitting.

5.2 815 FIR STREET PROJECT - AMELIA COASTAL REALTY, AGENT FOR PHIL & JANET GRIFFIN, 815 FIR STREET, 605 & 607 S. 9TH STREET

Demolish 3 aging residential buildings and construct a new mixed-use building on the site. (MU-8)

Phil Griffin, owner presented his project.

Member Higginbotham asked if lots would be combined. The applicant answered in the affirmative and asked for guidance regarding parking requirements.

Member Sadler noted that current uses align with the LDC. She spoke of design standards for the MU-8 zoning, and the applicant asked about non-8th Street requirements. Member Sadler provided input regarding parking spaces and density calculations and noted that there is a 1-time Fee in Lieu where the applicant is allowed to pay a fee instead of providing parking. Lastly, she noted that mechanical equipment must be screened and inset on the property by a minimum of 5 feet.

The applicant spoke of shared parking agreements and Ms. Sadler stated that details regarding such agreement is available under LDC Section 7.01.04(B) for shared parking provisions that show calculations that solidify requirements.

Member Neville stated that trees cannot be shared and if the properties are not combined, to meet the minimum and mitigate the minimum amount, 7 total trees will need to be replanted. On the other hand, if lots are combined the total number of trees to be replanted would increase to 16 total trees.

Member Taylor asked about dumpster and totes. The applicant said they would have a fenced-in area for totes.

Member Guadagnino described the available utilities. She noted that if upgrades were requested, they would need to re-tap. She asked the applicant where they intended to have a water connection and also noted that a back-flow preventer is required. Lastly, she stated that there is no stormwater infrastructure and to keep this in mind as to avoid any negative impact other surrounding lots.

Member Parr had no comments.

There was additional discussion between the applicant and Member Platt about design plans and stated that a Next Step summary of comments would be provided and that next steps would include applying for a Formal TRC Site Plan Review before proceeding to permitting.

5.3 AMELIA FELLOWSHIP - GULFSTREAM DESIGN GROUP, LLC, 1900 AMELIA TRACE COURT

Expansion of the existing campus to include construction of one (1) new 5,500 soft assisted living facility, two (2) new 2,300 soft memory care buildings, six (6) new living cottages, modified stormwater management facilities, access/utility easement vacation, and necessary ancillary infrastructure. (C-1)

Christina Evans, Gulfstream Design Group LLC, and Keving King, Amelia Fellowship introduced themselves and presented the project which consists of an expansion to the existing infrastructure.

Member Neville asked the applicant to please work around the existing trees. He mentioned silt fencing installation.

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Fire addressed already existing egress and ingress.

Member Sadler confirmed adequate parking calculations and addressed an existing City utility easement.

Member Platt spoke of severe bluff elevations and asked the applicant to provide a grading plan when they return for their Formal TRC Site Review.

Member Guadagnino noted that backflow preventers would be required and that grease traps would need to be installed for the main common kitchen. The applicant indicated that they are working with St. Johns Water Management.

Member Taylor asked the applicant about access to the dumpster area and noted that wherever dumpsters would be located it would need to be sloped in order to facilitate collection from the storm water system and avoid contamination of Egans Creek.

Member Neville said any tree removal will have to be permitted, and an inventory would need to be provided to assess the health of each tree. The applicant noted that they may elect to expand the pond in order to retain additional trees and meet the new volumes.

Chair Platt stated that a Next Step summary of comments would be provided and that next steps would include applying for a Formal TRC Review before proceeding to permitting.

5.4 **RIVERSIDE WATERFRONT PROJECT - RON FLICK, AGENT FOR OSTEEN CO LLP / RICHARD S. & PAMELA O. SIMMONS, PT LOTS 1 & 2 N. FRONT STREET**

Construction of a 28,000 soft commercial water-dependent development project to include specialty shops, retail shops, and restaurants. (IW)

Ron Flick, agent for Osteen Co LLP, first noted that there was an amended site plan which he provided for the record. He stated that changes to the plans provided additional clarifications. He then explained different points such as the 14 feet elevation meeting the code. Sheet 1 showing the marina and design development being permitted separately, Sheet 2 laying out high tides and flooding mitigations. He added that the intent was to show the usable FAR to meet the maritime requirements for I-W. He then spoke of uses and that the “cocktail bar” was changed to a welcome center of sort. Mr. Flick mentioned that to accommodate a seawall, the applicant intends to provide their own plans and that there are provisions to move the structure 3 or 4 feet in order to be code compliant. He added information about ingress and egress one-way signage off of Front Street. Lastly, he mentioned changes to the waterfront pedestrian use and the revised placement of the 2nd story to provide a better viewshed.

Member Neville stated that the 20% landscape area does not include water area but only pertain to the land area. He also added that tree planting areas do not include the dunes and that there would be a need to calculate the amount of land covering to determine the number of shade trees required; for which he told the applicant he would assist.

Member Higginbotham commented that a standpipe will need to be installed along with sprinklers in the occupiable areas.

Member Sadler confirmed that the proposed uses are permissible, that marinas are subject to supplemental standards, and for the applicant to be aware of environmental permitting. She stated that the property is in the Historic District along with being within the CRA boundaries and recommended that HDC Conceptual approval be acquired first from a standpoint based on the CRA Guidelines. She emphasized that since there are two design areas, the greater of the two, north waterfront takes precedent. In this proposed project, the north side and south side will need to be 15 feet off the property lines and that the view corridors and pedestrian uses would have to meet CRA requirements. Ms. Sadler asked for renderings of the rooflines and said that according to LDC Section 8.01.02 there are accommodations for parking with Parking in Lieu fee which cover parking that is not provided.

Chair Platt stated that the structure can be built from the base flood elevations and offered details about flood plains and necessary documentation to be provided.

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Member Guadagnino recommended coring into the manhole to accommodate the intended uses and showing meter size. She also noted that grease traps and backflow preventers would be required. Lastly, she noted that there is a document that exempts this property from water retention plans, but that water quality checking is recommended.

Member Taylor commented that sidewalk requirements would be 5 feet, discussed loading zone areas and expressed concern about the turn out radius for large semitrucks as garbage trucks must be able to turn in and out.

The applicant asked if he can split the use for the backflows and for the fire uses. Member Higginbotham noted that fire suppression design and engineering plans can study these methods.

Chair Platt stated that a Next Step summary of comments would be provided and that next steps would include applying for a Formal TRC Site Plan Review, contacting the necessary State and/or Federal agencies for additional development requirements, and apply to the HDC to acquire a Final COA, before proceeding to permitting.

6. OLD BUSINESS

7. NEW BUSINESS

7.1 TRC-2026-0001_BUILT TO LAST CONSTRUCTION INC., 529 S. 9TH STREET

Site Review for the demolition of a 1-story commercial structure, construction of a 2-story Mixed Use structure w/office space & storage (1st Fl) and Residence (2nd Fl), and construction of a 1-story office building.

Dylan Psulkowski, from Built to Last, agent for the owner, had questions about parking and Parking in Lieu fee.

Chair Platt and Member Sadler discussed the reality of parking recommending parallel parking, and explained to the applicant that they can elect to use the Parking in Lieu fee to accommodate the parking issue

Member Neville provided information about requirements regarding trees.

Chair Platt provided the applicant with examples of parking areas and how they accommodated tree requirement.

Member Guadagnino stated that only a 2 in waterline is available in that area and that it will likely need to be expanded. She also asked the applicant to keep in mind that a storm water management plan will be required since the City doesn't currently have one for that area.

The applicant then stated that they would provide property access for totes.

Chair Platt thanked the applicant for addressing some of the comments.

8. DEVELOPMENT INQUIRIES FROM APPLICANTS NOT ON THE AGENDA - DISCUSSION ONLY,

Phil Griffin, 608 S. 8th Street, Fernandina Beach, Phil Griffin, inquired about a property located at S. 3rd Street and Fir Street and asked on behalf of a potential buyer if a ditched can be removed.

Member Guadagnino stated that the ditch was created by the Amelia Island Mosquito Control District of Nassau County back in the 1959's and is not controlled by the city. Mr. Griffin then asked about infill process and Member Guadagnino responded that a wetland delineation survey would need to be provided along with proof that any existing pipe on the site had been addressed. Mr. Griffin said that he would contact St Johns Water Management and the A I Mosquito Control of NC and return to this committee.

Michael Chirino, 320 S. 8th Street, asked for guidance about the previously established Irish bar, O'Briens. Mr. Chirino is looking to adapt the space into a Latin American diner. His initial questions were about gas, fire suppression and other technical design elements.

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Fire asked the applicant if they plan on making any changes to the interior. Mr. Griffin answered in the affirmative.

Jessica Chirino, 320 S. 8th Street, spoke of creating a mural. Member Sadler stated that she had previous conversations with the applicant and confirmed that as long as the mural has no advertising connotations, it is permitted. Member Sadler also provided additional information about signage code requirements.

Mr. Chirino inquired about the existing grease traps and Member Guadagnino said to make sure they are maintained. Mr. Chirino then had questions about expanding the kitchen or the possibility of having a smoker outside. There was discussion about those requirements and Member Neville used his previous expertise with the Department of Health to explain to the applicant of those previously enforced requirements.

There were further questions and discussions regarding storage, dumpsters and dumpster enclosure, occupancy load, seat counts and capacity fee, cosmetic versus structural work, the possibility of installing a smoker outside, and business tax license.

Member Sadler commented that a Summary sheet of all comments would be emailed to the applicant.

9. COMMITTEE BUSINESS

10. ADJOURNMENT: 11:41 AM

Mackennah Tarmey, Recording Secretary

Jacob Platt, Chair



From: noreply@civicplus.com
To: [TRC Info](#)
Subject: Online Form Submittal: Technical Review Committee (TRC): First Step Review Request
Date: Wednesday, February 18, 2026 2:29:53 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 First Step items are 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	2383 Jamestown Rd.
City	Fernandina Beach
State	Florida
Zip	32034
Parcel ID #(s)	00-00-31-1017-0030-0000
Lot	<i>Field not completed.</i>
Block	<i>Field not completed.</i>
Subdivision	<i>Field not completed.</i>
Zoning District	IW
Future Land Use Designation	General Commercial
Overlay District	<i>Field not completed.</i>
Size of Property (acres)	.34
Present Property Use	Commercial Office
Wetlands	No
Flood Zone	X, area of minimal flood hazard
Coastal Construction Control Line (CCCL)	No

CONTACT INFORMATION

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

First Name John

Last Name Edwards

Company (if applicable) JE Strength and Conditioning LLC

Telephone Number 2708165893

E-mail Address john@localrootsfitness.com

PROJECT INFORMATION

Project Name Local Roots Fitness

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 This project proposes a change of use within an existing warehouse building located at 2383 Jamestown Road, Fernandina Beach, Florida to accommodate a multi tenant configuration consisting of an indoor fitness training facility and a separate vehicle detailing use.

The fitness facility will operate as an instructor led small group training and personal training studio. The scope of work includes an interior build out consisting of a workout floor area, reception check in space, office, storage, and restroom improvements for code compliance. No expansion of the building footprint or structural modifications are proposed.

The vehicle detailing tenant will operate independently within a separated portion of the building and will utilize existing utility connections. The use is limited to vehicle cleaning and detailing only and does not include body repair, painting, mechanical repair, or hazardous material storage.

All fitness activities occur within the building interior. Bay doors may remain open during class times for natural ventilation; however, no training will occur outside of the building footprint and no outdoor speakers or amplified sound are proposed.

Classes occur at scheduled times with a maximum class size

limited to twelve participants plus one instructor. The facility is appointment based rather than continuous occupancy, which reduces peak parking demand and site traffic.

The two uses function independently with designated operational areas and coordinated site circulation.

No food preparation or industrial processes are associated with the proposed fitness use. Existing domestic water and sanitary sewer services will remain in use.

Future signage, if any, will be submitted under separate permit.

Proposed Access Road	Jamestown 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., I acknowledge that I understand and have complied with all of the submittal requirements and procedures.
Applicant First Name	John
Applicant Last Name	Edwards
Today's Date	2/18/2026
Upload Supporting Documentation	Local Roots Fitness Gym Layout.jpg
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	

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

From: noreply@civicplus.com
To: [TRC Info](#)
Subject: Online Form Submittal: Technical Review Committee (TRC): First Step Review Request
Date: Friday, February 6, 2026 10:43:19 AM

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Technical Review Committee (TRC): First Step Review Request

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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.

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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.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	0 AMELIA ISLAND PKWY
City	Fernandina Beach
State	FL
Zip	32034
Parcel ID #(s)	00-00-30-044B-0040-0000
Lot	<i>Field not completed.</i>
Block	<i>Field not completed.</i>
Subdivision	OCEAN BREEZE PBK1-11
Zoning District	C-2
Future Land Use Designation	General Commercial
Overlay District	None
Size of Property (acres)	11.810
Present Property Use	VACANT COMMERCIAL
Wetlands	No
Flood Zone	X, area of minimal flood hazard
Coastal Construction Control Line (CCCL)	No

CONTACT INFORMATION

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

First Name Charles

Last Name Ezelle

Company (if applicable) Thomas & Hutton

Telephone Number 9126670850

E-mail Address ezelle.c@tandh.com

PROJECT INFORMATION

Project Name Amelia Island Grand Nursing & Rehabilitation

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 90 BED, 1-STORY SKILLED NURSING COMMUNITY on +/-7 acres of the 11 acre parcel.

I spoke with Ms. Sylvie McCann on Thursday 2/5/26 regarding the Civis Plus e-from rejections. Please place this project on the 2/26/2026 TRC First Step Meeting agenda. The Architect, Landscape Architect, and Civil Engineer will attend the meeting.

We will email the parcel exhibit attachment separately due to the e-from rejections per phone call with Ms. McCann.

Thank you!
Charles Ezelle, PE (civil engineer)
Thomas & Hutton
ezelle.c@tandh.com
912-667-0850

Proposed Access Road BAILEY ROAD AND AMELIA ISLAND PKWY

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	Charles
Applicant Last Name	Ezelle
Today's Date	2/6/2026
Upload Supporting Documentation	<i>Field not completed.</i>
Upload 2	<i>Field not completed.</i>
Upload 3	<i>Field not completed.</i>
Upload 4	<i>Field not completed.</i>
Upload 5	<i>Field not completed.</i>

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

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From: noreply@civicplus.com
To: [TRC Info](#)
Subject: Online Form Submittal: Technical Review Committee (TRC): First Step Review Request
Date: Tuesday, February 17, 2026 8:32:16 AM

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Technical Review Committee (TRC): First Step Review Request

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Fees
None

IMPORTANT NOTES

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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	0 JASMINE ST
City	Fernandina Beach
State	FL
Zip	32034
Parcel ID #(s)	00-00-31-1600-0173-0040
Lot	<i>Field not completed.</i>
Block	173
Subdivision	<i>Field not completed.</i>
Zoning District	R-3
Future Land Use Designation	High Density Residential
Overlay District	None
Size of Property (acres)	0.39
Present Property Use	vacant
Wetlands	No
Flood Zone	X, area of minimal flood hazard
Coastal Construction Control Line (CCCL)	No

CONTACT INFORMATION

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

First Name Ricky

Last Name Jackson

Company (if applicable) Legend Engineering

Telephone Number 8133890835

E-mail Address Ricky.jackson@legendenggroup.com

PROJECT INFORMATION

Project Name Jasmine St - Townhomes

Project Type Residential

Please choose your preferred method of conducting your First Step Review In-person (at City Hall Chambers, 204 Ash St.)

Project Description Construct 2 triplexes with associated infrastructure, including water, sewer, private drive and stormwater.

Proposed Access Road Jasmine 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 Ricky

Applicant Last Name Jackson

Today's Date 2/17/2026

Upload Supporting Documentation [0 16th St - Civil Concept - Pre App.pdf](#)

Upload 2 *Field not completed.*

Field not completed.

Upload 3

Upload 4

Field not completed.

Upload 5

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DEPARTMENT OF PLANNING & CONSERVATION

204 Ash Street | Fernandina Beach, Florida 32034 | 904 310-3480 |

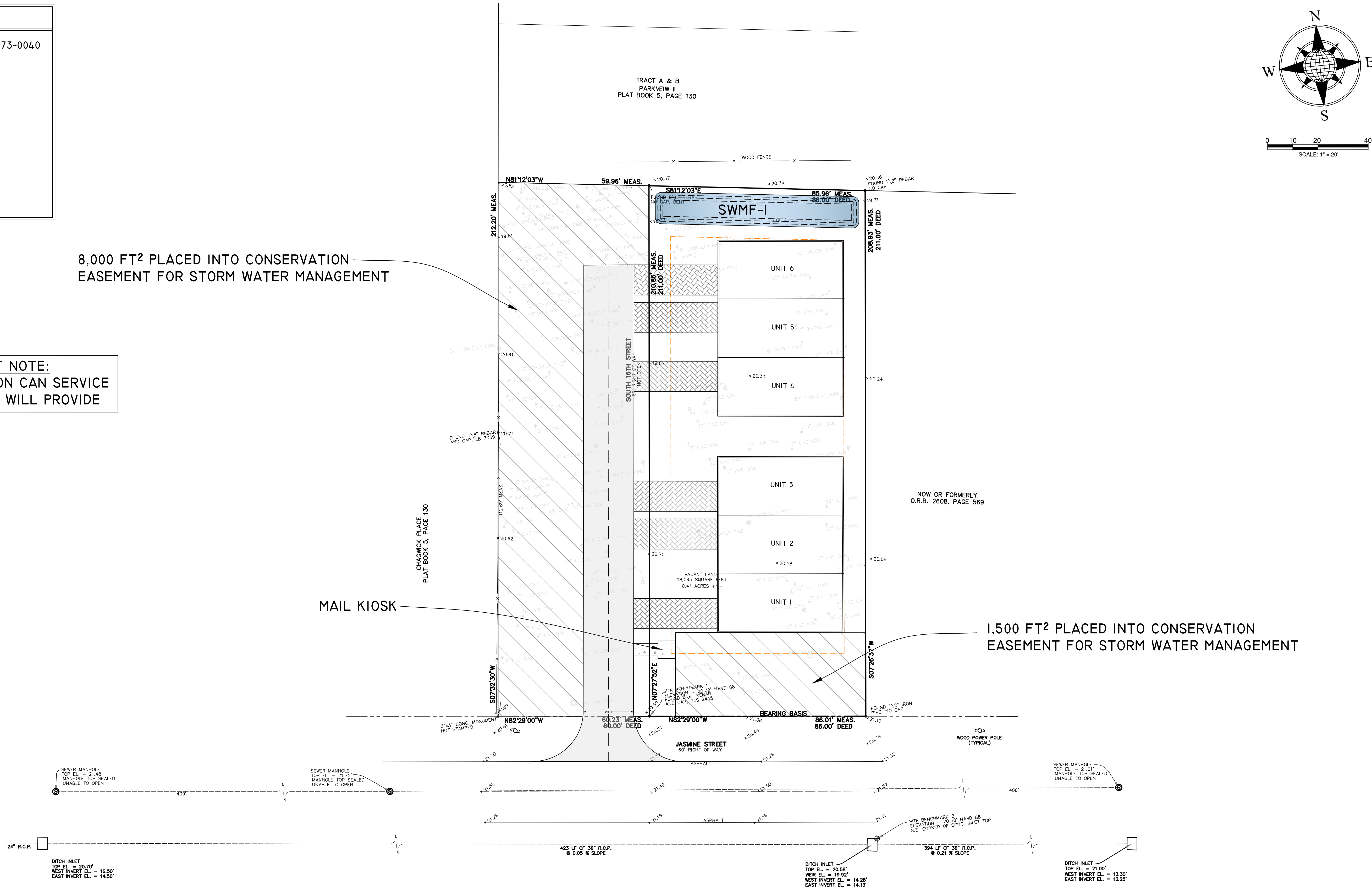
www.fbfl.us/planning

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DATA SUMMARY	
PARCEL ID:	00-00-31-1600-0173-004.0
PARCEL SIZE:	0.41 AC
ZONING:	RS-3
PROPOSED USE:	RESIDENTIAL
WIDTH:	50.0' MINIMUM
IMPERV SURF RATIO:	60%
MAX HEIGHT:	45.0'
BUILDING RESTRICTION LINES	
FRONT:	25.0'
SIDE:	10% OF WIDTH
REAR:	20.0'
CORNER:	15.0'

WASTE MANAGEMENT NOTE:
PROPOSED TRIPLEX WILL BE ON CAN SERVICE
NO CENTRALIZED DUMPSTER WILL PROVIDE

- CONCEPT PLAN NOTES
- THIS DRAWING IS INTENDED FOR CONCEPTUAL SITE PLANNING ONLY. SITE PLAN IS SUBJECT TO CHANGE BASED UPON FINAL DESIGN AND LOCAL LAND DEVELOPMENT CODE.
 - STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAN ARE CONCEPTUAL AND IS SUBJECT TO CHANGE UPON FINAL DESIGN.
 - NO SITE VISITS HAVE BEEN MADE TO VERIFY ACCURACY OF AERIAL IMAGE DEPICTED
 - THIS DRAWING IS NOT INTENDED TO BE USED FOR CONSTRUCTION AND PERMITTING PURPOSES



LEGEND	
	BOUNDARY
	BUILDING SETBACK
	CENTERLINE
	PERVIOUS PAVERS
	ASPAHLT
	CONS EASEMNT

SITE PLAN
SCALE: 1" = 20'

DATE	
BY	
DESCRIPTION	
REV	
 LEGEND ENGINEERING COMMERCIAL MARINE RESIDENTIAL PHONE: (813) 889-4835 EMAIL: RICK.JACKSON@LEGENGINEERING.COM	
JASMINE ST - TRIPLEXES 0 JASMIEEN ST FERNANDINA BEACH, FL	
MASTER SITE PLAN - CONCEPT	
PLOT DATE:	2/11/2026
DRAWN BY:	JAP
DESIGNED BY:	RCJ
CHECKED BY:	RCJ
DATE:	Feb-26
SCALE:	1" = 20'
PROJECT No.	1025-0040
NUMBER SHEETS	
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