AGENDA
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
MARCH 19, 2026
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034

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

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MEETING MINUTES

3.1 Approval of the Minutes for the Regular Meeting of February 19, 2026.

4. OLD BUSINESS

5. NEW BUSINESS

5.1 **HDC 2026-0002 - JAMES POZZETTA, ARCHITECT, AGENT FOR CHRISTOPHER & SHELLY NERI, 18 NORTH 4TH STREET**
Certificate of Approval (COA) to construct an addition in the rear and make alterations to the structure. *(Quasi-Judicial)*

5.2 **HDC 2026-0003 - STEVEN CARVER, 110 S. 4TH STREET**
Certificate of Approval (COA) to construct an 8 feet board on board stained wood fence to separate residential property from neighboring commercial property. *(Quasi-Judicial)*

5.3 **HDC 2026-0005 - COTNER ARCHITECTS, LLC, AGENT FOR WILLIAM AND LESLIE HERBERT, 707 GARDEN STREET**
FINAL Certificate of Approval (COA) for the construction of a single-family residence with crow's nest and detached accessory structure. *(Quasi-Judicial)*

5.4 **HDC 2026-0004 - CITY OF FERNANDINA BEACH, 1 FRONT STREET**
Certificate of Approval (COA) for the construction of Phase II of the Amelia River Seawall. *(Quasi-Judicial)*

5.5 **HDC 2026-0008 - CITY OF FERNANDINA BEACH, 1 FRONT STREET**
Certificate of Approval (COA) for the demolition of a commercial structure (Brett's Cafe), the demolition and reconstruction of the pier, and construction of seawall segments. *(Quasi-Judicial)*

6. BOARD BUSINESS

6.1 Fernandina Beach Historic Downtown Design Guidelines 2024 Version — Revision Review

7. STAFF REPORT

7.1 Staff Certificates of Approval (COA) - February 2026.

8. PUBLIC COMMENT

9. ADJOURNMENT

NEXT HDC REGULAR MEETING IS SCHEDULED FOR APRIL 16, 2026.

All members of the public are invited to be present and be heard. Persons with disabilities requiring accommodations in order to participate in this program or activity should contact the City Clerk at (904) 310-3115 or TTY/TDD 711 (for the hearing or speech impaired). All interested parties may appear at said meeting and be heard as to the advisability of any action, which may be considered with respect to such matter. For information regarding this matter, please contact the Planning Department (904) 310-3135.

DRAFT

MINUTES
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
FEBRUARY 19, 2026
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034

1. CALL TO ORDER

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT

Heather Sherstad-Schaller
Dylan Psulkowski
Arlene Filkoff (Chair)
Tammi Kosack
James Pozzetta (Vice-Chair)

MEMBERS ABSENT:
Veronica Byrnes

OTHERS PRESENT:
Mia Sadler, Planner II
Teresa Prince, City Attorney
Mackennah Tarmey, Recording Secretary
Glenn Akramoff, Deputy City Manager

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MEETING MINUTES

3.1 Approval of Minutes from the January 15, 2026, Regular Meeting.

ACTION TAKEN: A motion was made by Member Kosack seconded by Member Pozzetta to approve the Minutes for the Regular Meeting of January 15, 2026.

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

4. OLD BUSINESS

4.1 HDC 2025-0018 - CITY OF FERNANDINA BEACH, 123 FRONT STREET

Certificate of Approval (COA) for a Public Art installation of a Pirate Statue at the Amelia River Waterfront park. *(Quasi-Judicial)*

Ms. Prince gave a briefing on quasi-judicial decorum. The applicant has waived her right. Ms. Tarmey delivered oath.

Ms. Sadler, Planner II, gave a presentation on HDC 2025-0018. This is a returning case, and a revised application for a

Certificate of Approval for the loan Public Art installation of a Pirate Statue at the Amelia River Waterfront Park. This statue was carved by Jett Paxton and in agreeance with the City and the Pirate Club, it is proposed for a 1-year lease for the park. Ms. Sadler showed the site plan and the proposed base, near the children's play area. Since there is little to no guidance on Public Art in public spaces, she asks the board for guidance on this project's approval.

Member Kosak asked about the lease and wanted to get clarification on the duration of the lease itself.

Ms. Prince abutted that it is only for 1 year.

Ms. Sadler said she would recommend approval based on the conditions for temporary installation, since the lease is only 1 year long.

Member Kosack asked for clarification on the other details regarding the lease.

Vice-Chair Pozzetta expressed concern about the applicable building codes with this project and its engineering standards. He asked if this is for the statue itself, or if the board will be responsible for more than that, such as safety.

Ms. Prince read the ordinance of art in public places. There are some guidelines in the application, and some of these things have not been finalized or where it goes. All these conditions are based on the approval of the City Commission. There will be additional guidelines based on the application that will be approved by the City Commission.

Member Kosack said in the past, public art installation was not brought forth to the board. She asked for clarification on why it is coming to the board if it's temporary.

Ms. Prince read the HDC guidelines where it mentions that HDC should be involved in this process since the installation is proposed to be placed within the Historic District.

Chair Filkoff asked if this is a new guideline. Ms. Prince said it is not, and it was likely adopted in 2023. Chair Filkoff also asked if the City had an established agreement or ordinance when the City is "gifted something. Ms. Prince responded that if the art is donated, or greater than a year, it is installed in cooperation with the artist and the maintenance with be the responsibility of the City.

There was additional discussion on the ordinance and its place in this case. Previous cases were discussed based on experience and licensing/maintenance detail questions were asked. Chair Filkoff said there is a disconnect between the lease agreement and the approval of the installation.

Ms. Prince said yes, the City Commission is responsible for final approval.

Chair Filkoff brought up the Pirate's Club and wanted to put on record that ---

Ms. Katie Newton, Downtown District Coordinator, co-applicant to the Pirates Club, has been working together to find the best way to address and showcase the new statue. The waterfront was an opportunity for the new statue, and this location is appropriate. An amendment to the application was requested to put a round pad around the piece, to give the pirate a sense of space. This also affords the waterfront park an opportunity to hold other art installations.

Member Kosack asked about the pad. Ms. Newton said that it is going to be circular

Vice Chair Pozzetta questioned the pedestal it was going to be on. Ms. Newton said that there would be an additional concrete pedestal to discourage people from climbing on it. Vice Chair Pozzetta said the tapered concrete structure should do that, but he asked that there be some sort of indication of no climbing.

Ms. Newton said the Youth Advisory Council is working on this, and a name for the pirate. The intention is for the name to be on the pirate and accreditation to the creator, Jett Paxton. The name will be revealed at the opening of the Amelia River

Waterfront Park.

Vice-Chair Pozzetta asked about the criteria on protecting the statue from being handled if we are encouraging photos with the statue. He asked if there could be a landscaped pad, as to not get right up on it and keep people a short distance away, this would be a subtle way to prevent closeness to the art.

Ms. Newton said due to the temporary nature of the lease, the intention is to keep the pedestal, as is to allow for changes as fit.

Member Kosack said the temporary nature of it is like a trial period for future installations. She said if we want to be good stewards, we should stay committed to properly maintaining this statute.

Ms. Newton said the idea behind the one-year lease is to see if it's in a good location, or if there is going to be a better location for the pirate.

Pirate Club said they are willing to maintain the pirate, and the question of maintenance is up in the air, between the City and the club. Once it is determined, the club will write in their bylaws about how that would be up kept.

Member Kosack asked if there is a date scheduled for there be a renewal of the lease in a year.

Member Sherstad-Schaller asked about the pedestals size, Ms. Newton said that it would be about 22 inches high.

There was further discussion on the landscaping option, to which Ms. Newton said that the pad will keep options open. Member Sherstad-Schaller asked about an archaeological survey, Ms. Newton said there has not been any that she knows of at the site of the Waterfront Park.

Chair Filkoff asked about Peg Leg Pete's old pedestal and the time-capsule. Ms. Newton said that nothing definitive has been made and when there is, she will let the board know.

Discussion was made about temporary nature. Vice Chair Pozzetta wanted clarification on the location and the lease agreement.

ACTION TAKEN: A motion was made by Member Pozzetta seconded by Member Kosack to approve HDC case 2025-0018 with conditions that it is a temporary installation, that the HDC is approving the statue as appropriate, and the location as appropriate with no rendering on its structure or safety; AND that the HDC make the following findings of fact and conclusions of law part of the record: that the HDC case 2025-0018, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Community Redevelopment Area Design Guidelines to warrant FINAL approval at this time.

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

5. NEW BUSINESS

6. STAFF REPORT

6.1 Staff Certificates of Approval (COA) - January 2026.

Ms. Sadler gave 3 items as part of the staff report. Seven COA's were given in January. Some included repainting, windows, and a driveway replacement in Oldtown.

Member Kosack asked questions about the fencing at 110 South 10th and the fencing at the Hoyt House.

If it is the pleasure of the board, Ms. Sadler is happy to provide any and all application materials with her COA's in the future. She clarified that she does not just look at the summary of the project, but at all materials, supporting documentations etc. She gave a project briefing on the Hoyt House and its reasons that the fence was installed. The fence looked as if it was aging and the proposal was to fully replace it. Regarding 112 and 116 South 10th, the Carter Family now owns that house, and the intention of the project was to match the existing home. In her opinion, the same color did not necessarily follow guidelines, but the applicant was adamant on matching the other home. The fence was placed on half of the property in the C-3, allowing the applicant to have a 8ft fence.

Member Kosack asked if in the future we can add more COA application materials, so we don't have to ask Ms. Sadler more questions.

Ms. Sadler answered in the affirmative and stated that HDC member could reach out beforehand for more information ahead of the meeting.

6.2 Old Town and Downtown Guidelines Update

Ms. Sadler gave an update on the guideline updates. January 4th, Marquis Latimer + Halback addressed all the comments that the board had. She intends to bring this back in April as the March meeting is quite busy. After the draft is brought to the board, the contract with Marquis Latimer + Halback has one more round of changes that they can provide. She gave an appreciative nod to the architects that provided drawings for the guidelines for local examples.

For Old Town Guidelines, Ms. Sadler said she and Ms. Tarmey are now in InDesign in the graphic and layout phase of the guidelines.

6.3 Peck High School National Register Nomination Update

Ms. Tarmey gave an update on the Peck High School National Register Nomination. She began by laying out where the project stands now, and that staff is coordinating with the Department of Historical Resources standards that they requested back in November. Because this will be the fourth attempt in the last two decades, Ms. Tarmey stated that DHR staff has a lot of the materials already on file and she looks to their administrative staff for assistance in the next submission.

7. BOARD BUSINESS

7.1 City Updates

Ms. Sadler asked the board if they would be interested in judging the Fernandina Beach Main Street Awards. Member Kosack said she would participate on behalf of the HDC.

Mr. Akramoff, Deputy City Manager, provided the board with city updates. He said the Planning and Conservation Department is doing fantastic work, there has been an uptick in applications, and he looks forward to seeing those come to completion. There have been two retirements in the last week and there are two coming up. The Conservation Manager and the Code Enforcement Director. There has been a new Code Enforcement Manager picked, and it will be announced soon. Friday, February 27th, there will be a builder and developer forum, and we will be speaking on our new permitting system. This creates new efficiencies in the city. Still working on a replacement for Kathy Russell, the City Commission asked that there be a Resiliency Officer position tied into the new hire.

He continued to provide updates on the City affairs regarding structure in the Community Development area and capital projects. He covered Capital Improvements and gave updates about the groundbreaking of the Downtown stormwater improvements, the Waterfront Park, the installation of the southern section of the seawall (south of the Waterfront Park), Brett's demolition, the reconfiguration of the new pier, and the replacement of the fueling stations at the marina. He stated that these projects will be ongoing from late April to late June. He indicated that we are at 60% completion of the downtown revitalization project and all of the elements are in the process of approval. The phasing process will begin slowly so as not to hinder any Downtown businesses. He then updated the Board regarding the Ybor Park replacement, stating that he intends to present this project to the City Commission to request input, and also bring up a discussion regarding the MLK ball field

project.

Member Kosack asked about the Community Development Department and wanted clarification on what that is going to look like. Mr. Akramoff said Planning and Conservation, Building, and Code Enforcement are going to be subdivisions of the Community Development Department.

Chair Filkoff asked Mr. Akramoff what he defines resiliency as. He said that it includes sea-level rise, storm hardening, etc. Chair Filkoff responded with questions about the seawall. Mr. Akramoff said that it is a large part of it. She then asked him if she envisions Code Enforcement standard operating procedures are going to change, Mr. Akramoff said yes, its going to encourage compliance, rather than enforcement. He wants to focus on education, to work with people and they're more likely to voluntarily comply. In his experience, this has made residents understand why it affects property value and why it matters to the community as a whole.

Member Kosack asked about codes. The port operator with non-compliant tents has been going on for 2 years. She brought up all the details of the case and asked Mr. Akramoff when that would be formally enforced.

He said with him being new to the role, he has gotten this case on his short list. There was internal discussion in the next two weeks about what the next steps are.

Member Kosack said the captain's house that currently stands there is on the market and she is worried about the historic houses in the area and fire safety concerns.

Mr. Akromoff gave Member Kosack his public commitment to getting this case resolved.

Member Kosack said there are multiple signs on a business on 8th Street. She detailed those locations and the nature of their existence. Ms. Sadler said none of them are permitted, except for the projecting sign and the vertical wall sign and Ms. Prince concurred, adding that there is ongoing litigation in this matter and an investigation with Code Enforcement has begun.

Chair Filkoff asked Ms. Sadler about the other signage that she had concerns about last meeting. Ms. Sadler said it is still her intent to follow this project through compliance with the Streets Department. Chair Filkoff then asked about the murals, she confirmed that they are illegal in the historic district and that two are still there. Seeing as they have not obtained a variance, she would like to see further action taken on this case. She is requesting a process for people to be fully aware of the rules.

Vice-Chair Pozzetta asked about the Standard Marine building, Ms. Sadler said their COA is active and the contractor for the property has begun the permitting process. He then asked about the fire at 303 South 8th St. The HDC is required by the LDC to approve or deny applications for COA for demolitions. Ms. Sadler said that she has been made aware and has shared information that this building is a contributing structure and she has been advocating for its restoration, not its demolition.

7.2 Sunshine Law Update and Quasi-Judicial Training

Ms. Prince gave a presentation on Sunshine Law and Quasi-Judicial Training. Ms. Prince gave a presentation on how this board operates with quasi-judicial proceedings. She indicated that quasi-judicial hearings are court-like hearings, making decisions based on competent substantial evidence and expertise. She explained criteria, staff role in these hearings, and appeal processes. She went into describing what Board and Committee appeals could be heard by this Board, such as Technical Review Committee (TRC), Planning Advisory Board (PAB), and which should not be heard, Building Department and Fire Department, and lastly how special magistrates are going to be implemented for Code Enforcement, consideration of time limits, staff to make final comments, and allowed time for the board to make comments without a time limit.

Ms. Prince then gave a presentation on Sunshine Law and the right of public access to governmental proceedings. She explained the three requirements being that meetings must be opened to the public, that notices must be provided, and that minutes must be taken. She then noted that councils, boards, and commissions of state agencies (elected or appointed), counties, municipal corporations, political subdivisions, private companies doing business on behalf of a government agency, and one person acting on behalf of a board or commission are all covered under the Sunshine Law. Ms. Prince noted that the City often publishes a "Notice of Gathering" if/when multiple board members are attending a public function. Ms. Prince also covered Public Attendees/Comments, City Public Meeting Notices, and Penalties for Open Meetings Violations. Lastly, she

spoke of Public Records Law, noting that the City uses Just FOIA platform for requests and that any communication on board matters is public record, and includes text messages, emails, photos, social media posts, or conduits of communication.

Mr. Sala clarified that members of other boards may discuss it freely. The Sunshine Law only applies to members of the same board.

Vice Chair Pozzetta mentioned that he receives some communication but does not respond. Ms. Prince said that is okay.

The Board discussed setting up separate emails for Board business to make public records request cleaner and easier.

8. PUBLIC COMMENT

There were no public comments made.

9. ADJOURNMENT: 6:37PM

The next meeting of the HDC will be held in the City Commission Chambers on Thursday, March 19, 2026 at 5 PM.

_____ _____

Mackennah Tarmey, Recording Secretary Arlene Filkoff, Chair

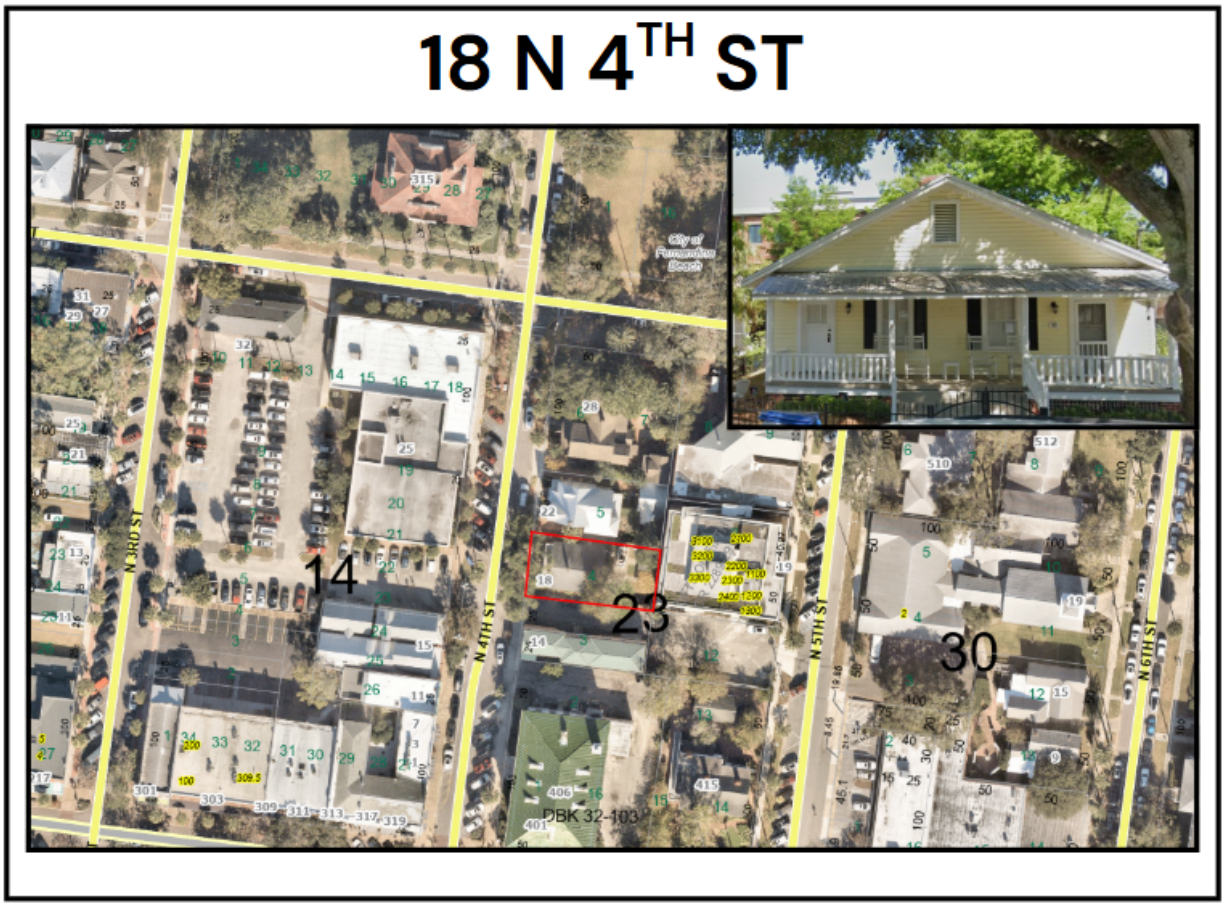
HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2026-0002
MARCH 19, 2025

Owner/Applicant:	James Pozzetta, James Pozzetta Architect, agent for Christopher and Shelly Neri
Property Address:	18 N 4th Street
Parcel ID #	00-00-31-1800-0023-0040
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	Single Family Residence
FL Master Site File #	NA00292
Year Built:	1884 (FMSF) or 1928 (NCPA)
Contributing Status:	Contributing
Requested actions:	Certificate of Approval (COA) to construct an addition in the rear and make alterations to the existing structure as detailed below: 1. Remove (2) existing rear porches and add a New Primary Suite and New Covered Rear Porch. 2. Remove (1) existing door at front porch (door to be re-used in other location on project) and replace with an existing window moved from the north side of house. Existing door trim to remain in place, area below window is to be infilled with siding to match existing. At location of existing window, trim is to remain and a fixed shutter matching the size of the window is to be installed. 3. Move front porch stairs to address the front door directly. New front steps to be brick to match existing porch piers and walkway. 4. Install new metal uplift fasteners to existing front porch column cap and base. Wrap existing columns and beams with new trim wrap to conceal the metal fasteners. 5. Repair existing windows, siding, and trim as required.

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

Design Vision Statement:

"Project is intended to create expanded inhabitable space to the rear of the property while minimizing the visual changes to portions of the house facing public areas. Minor changes to the front porch are intended to maximize its usefulness as a place to sit and relax while hiding upgraded structural connections. Historic windows and doors that are moved, are used elsewhere on the project, minimizing loss of historic materials."
- HDC2026-0002 application



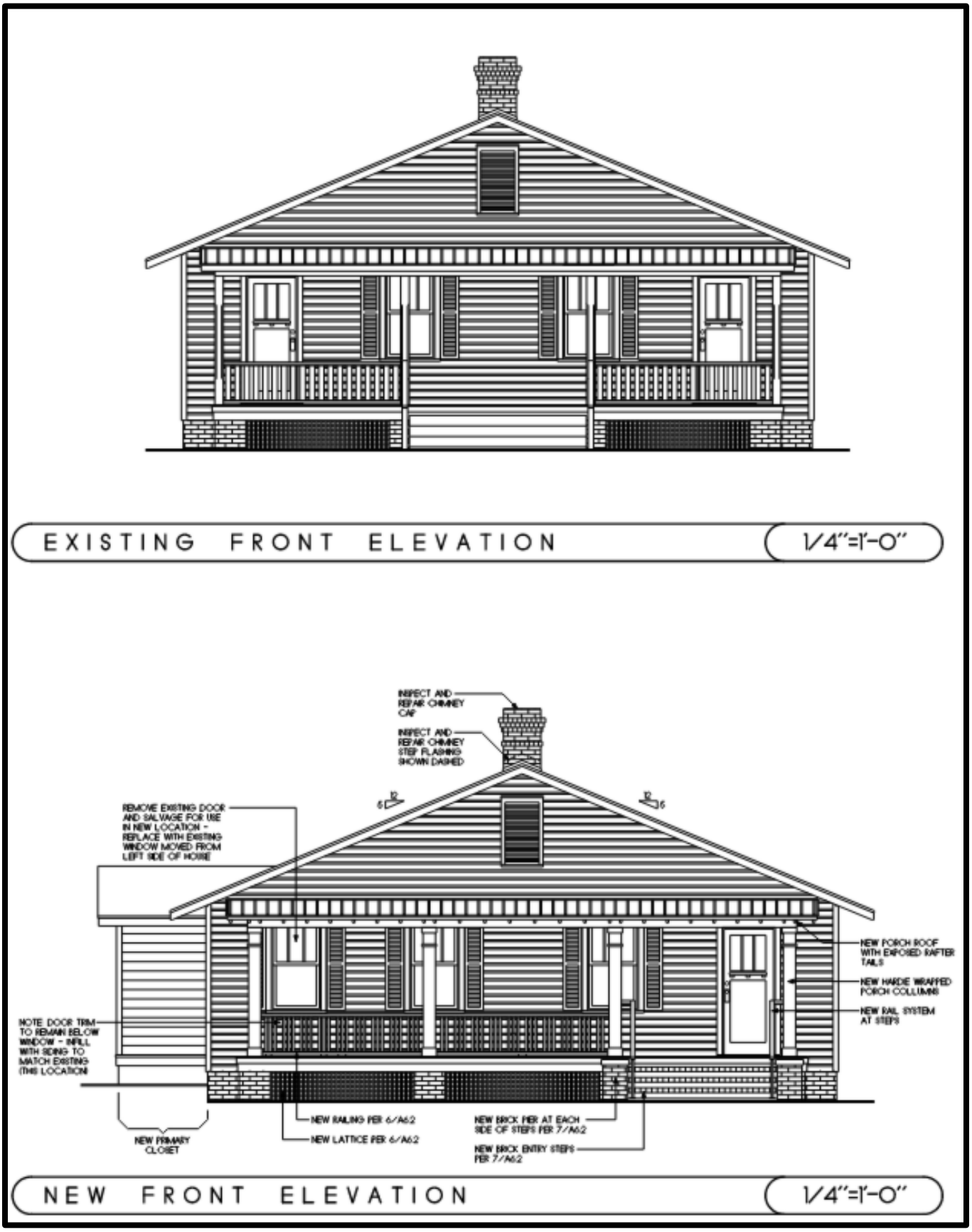
SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The building located at 18 N 4th Street has housed a variety of uses since its construction in 1884. The uses ranged from commercial, multi-family residential, and single family residential. The Sanborn Maps denote a two-story structure with addresses 18 and 20 N 4th Street. Today, the building is a two-story bungalow with craftsmanship that is characteristic of the period of significance of Fernandina Beach's Downtown Historic District. The most recent previous use was a duplex, and the architecture, especially the placement of the doors and rear porches, lends itself to that use. The current owners purchased the property in 2010 and use the structure for a typical single-family home. The requested changes to the structure are intended to formalize the single-family use through the built features. When windows and doors are being moved, they are reused elsewhere on the property, and their previous placement is acknowledged through architectural details.

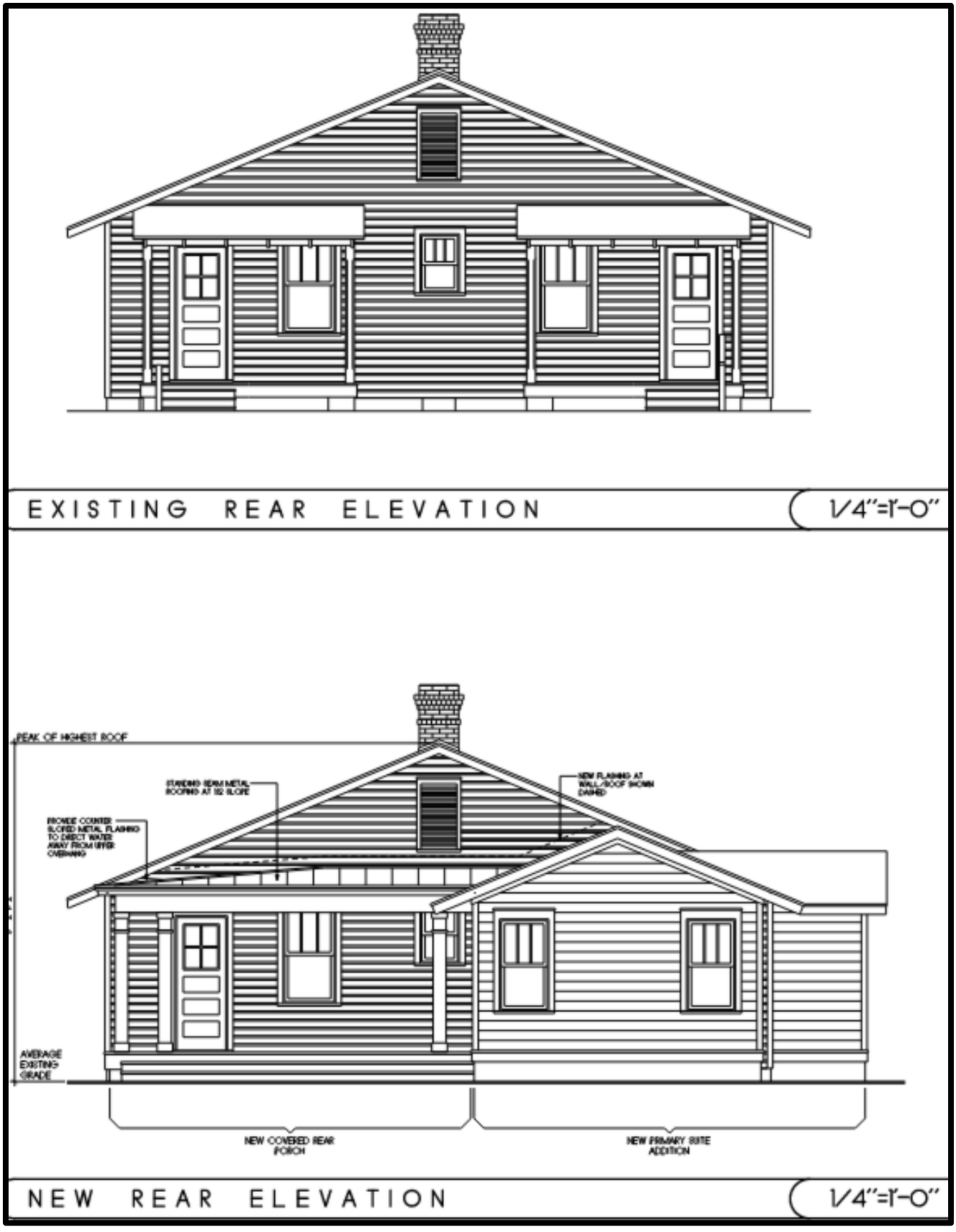
The applicant is seeking **Final** approval to make the following changes to an existing contributing structure.

1. Remove (2) existing rear porches and add a New Primary Suite and New Covered Rear Porch.
2. Remove (1) existing door at front porch (door to be re-used in other location on project) and replace with an existing window moved from the north side of house. Existing door trim to remain in place, area below window is to be infilled with siding to match existing. At location of existing window, trim is to remain and a fixed shutter matching the size of the window is to be installed.
3. Move front porch stairs to address the front door directly. New front steps to be brick to match existing porch piers and walkway.
4. Install new metal uplift fasteners to existing front porch column cap and base. Wrap existing columns and beams with new trim wrap to conceal the metal fasteners.
5. Repair existing windows, siding, and trim as required.

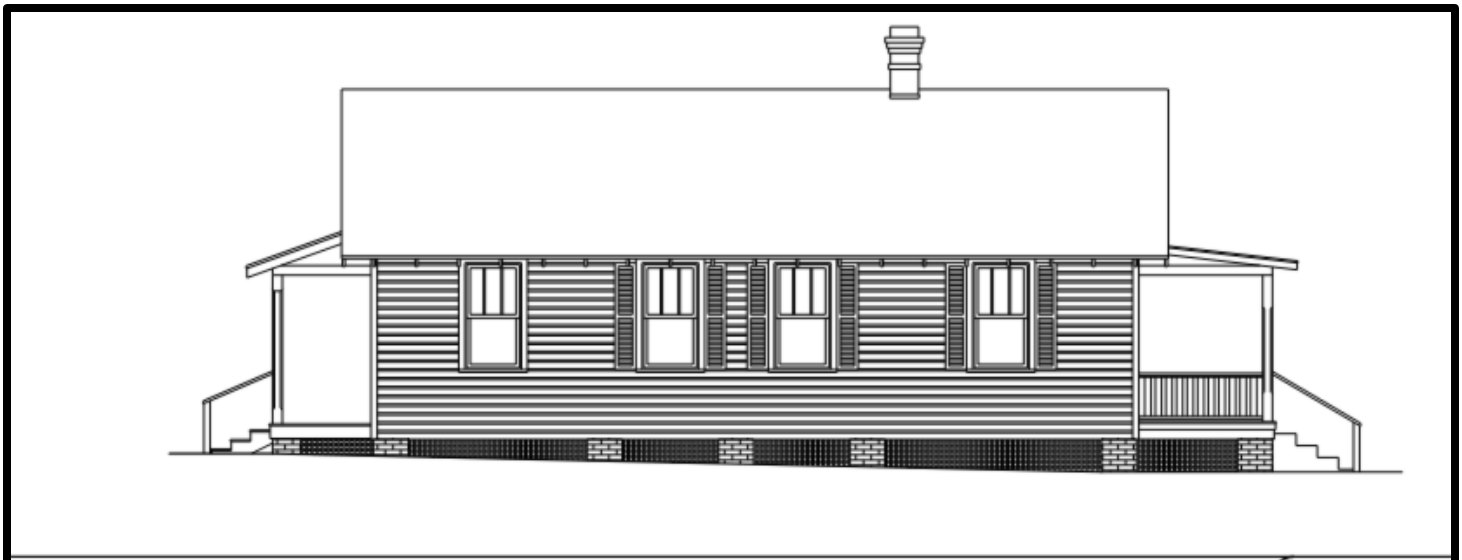
Front Elevation:



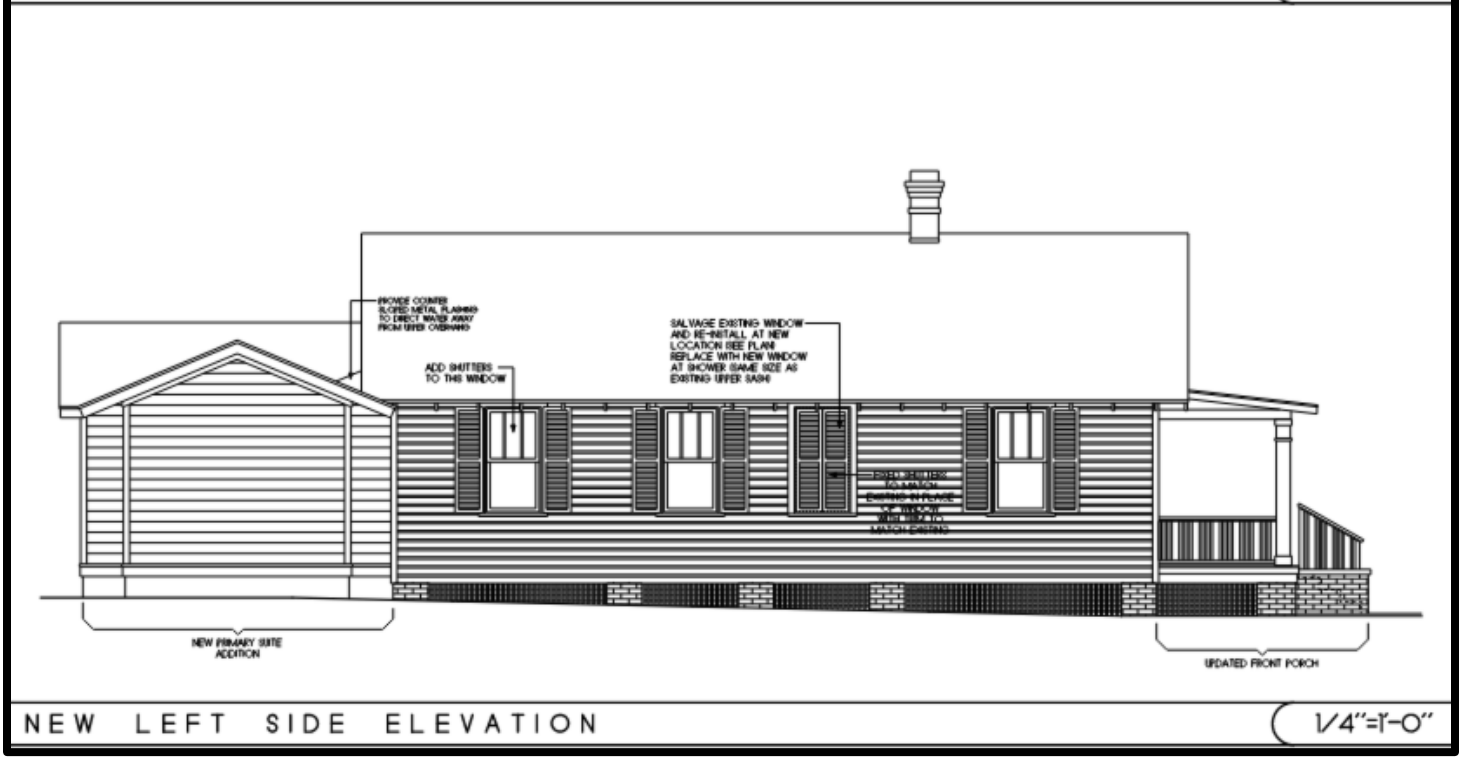
Rear Elevation:



Left Elevation:

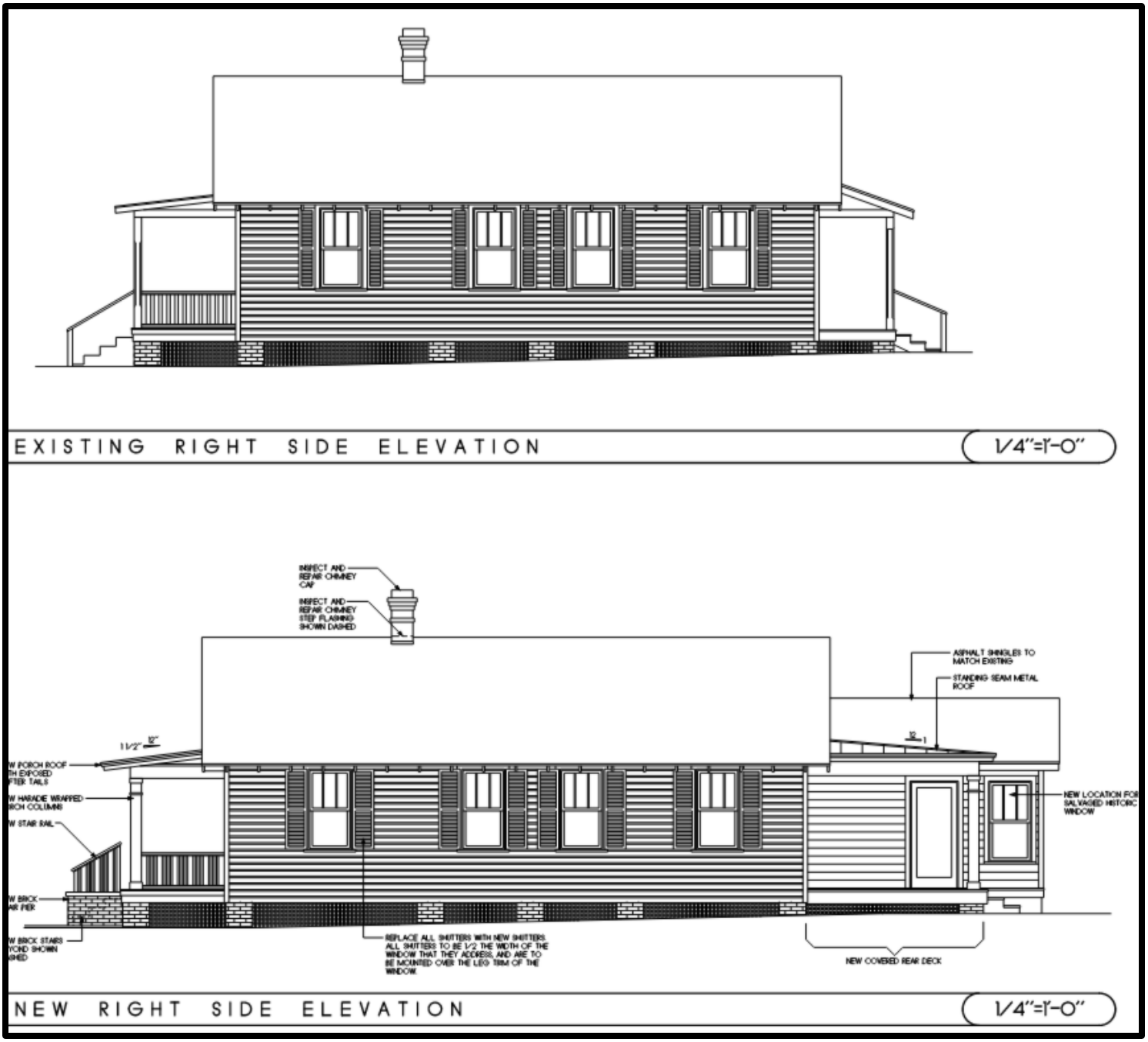


EXISTING LEFT SIDE ELEVATION 1/4"=1'-0"



NEW LEFT SIDE ELEVATION 1/4"=1'-0"

Right Elevation:



APPLICABLE GUIDELINES:

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE
CITY OF FERNANDINA BEACH DOWNTOWN DESIGN GUIDELINES
SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. **A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**
   Findings: *Complies* ☒ *Does not Comply* ☐ *N/A* ☐
2. **The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**
   Findings: *Complies* ☒ *Does not Comply* ☐ *N/A* ☐
3. **Each property shall be recognized as a physical record of its time, place, and use. Changes that create**

a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Findings: *Complies* ☒ *Does not Comply* ☐ *N/A* ☐

4. **Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**

Findings: *Complies* ☒ *Does not Comply* ☐ *N/A* ☐

5. **Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.**

Findings: *Complies* ☒ *Does not Comply* ☐ *N/A* ☐

6. **Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.**

Findings: Complies ☒ Does not Comply ☐ N/A ☐

7. **Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**

Findings: Complies ☒ Does not Comply ☐ N/A ☐

8. **Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**

Findings: Complies ☐ Does not Comply ☐ N/A ☒

9. **New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**

Findings: Complies ☒ Does not Comply ☐ N/A ☐

10. **New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

Findings: Complies ☒ Does not Comply ☐ N/A ☐

ANALYSIS:

PROPOSED MATERIALS		
	Type/Material/Brand	**Color**
Exterior Fabric	James Hadie lap siding, smooth finish, 6" exposure	Creamy white
Doors	Andersen 'A' Series French Door	Natural wood stain
Windows	From approved list, Andersen 'A' Series double hung	White
Roofing	GAF, asphalt shingles to match existing	Weathered Wood Blend
Fascia/Trim	James Hardie, James Hardie Trim Boards per wall sections	White
Foundation	CMU foundations wall covered with Stucco	Smooth sand finish, SWSW7072 (gray)
Shutters	Ekena Millwork, Louvered Colonial PVC Shutters	Wedgewood Gray
Porch/Deck	Timbertech, 1x6 Legacy Decking	Coastline (Gray)

Fencing	8-ft privacy fence, board on board design	
Driveways/ Sidewalks	Historic Brick Company, Brick	Shape, size, color to match exisiting

Site Plan –

- **Housing Type** – Single-family detached homes and outbuildings/garages are a permissible housing type in C-3 Zoning District.

- **Lot Density & Cover** – Properties, such as this, in the Central Business District can have lot coverage up to 100%. Single family home is within the allowable density in the district.

- **Mechanical** – Per LDC 4.02.03(A)7, "*Mechanical equipment may be located within the side or rear yard setback, but not closer than five (5) feet to side or rear yard lot lines."* The site plan does not include adding to or relocating mechanical equipment. Existing AC unit can remain in the current location.

- **Encroachments** – There are no encroachments into the front, side, rear yard setbacks nor encroachment on height requirements as part of this project.

- **Orientation** – All primary structures are required to front the street as shown by this site plan in which the front of the house faces N 4th St.

Elevations –

- **Scale** – The building is appropriately scaled and in proportion with existing development in the Historic District. The scale of the addition is within the existing roof line and is subordinate to the existing structure. There is adequate distinction between the old and the new additions through the different styles of siding.

- **Height** – The building height is well within the allowable height of 45' in the C-3 zoning district. The addition is proposed to be less tall than existing.

- **Materials** – The project features materials that either are or replicate traditional materials, the reuse of windows and doors that are existing on the property and proposed to match existing. Detail is being added to the porch columns, shutters that are half the width of the windows they serve are proposed to be placed correctly on the leg trim of the windows, asphalt shingles are proposed to match existing roof material and stand seam metal roof is proposed for the rear porch. The chosen colors are aligned with the design guidelines. The new porch stairs are proposed to be brick to match the foundation.

- **Foundation** – The addition portion of the project will be constructed on a CMU and stucco, approved materials for the Historic District. This creates more differentiation between the old and new construction without drawing too much attention to the new foundation.

- **Windows** – The proposed windows are on the list of approved materials. The window that is proposed for the front of the house is a relocated window from the left side. The donor spot with be marked with trim and fixed shutters. The recipient spot, where a door used to be, will still feature the trim board outlining where the door used to be.
- **Doors** – The removed door will be salvaged for use in another spot on the property. One door is featured in this design to function as a single family home rather than a duplex.

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, is consistent with the Comprehensive Plan, the Land Development Code, Secretary of Interior Standards, and the Historic District Design Guidelines.

Staff recommendation:

FINAL Approval of HDC 2026-0002

MOTION TO CONSIDER:

I move to **approve or deny** case number HDC 2026-0002 **with or without** conditions;

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

That HDC case HDC 2026-0002, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Historic District Design Guidelines to warrant FINAL approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 **HDC 2026-0002 Combined Application Materials**
EXHIBIT 2 **Florida Master Site File: NA00292**
EXHIBIT 3 **Sanborn Map Research**
EXHIBIT 4 **Photo Documentation Gallery**
EXHIBIT 5 **Background Information: Letters from Neighbors**

From: noreply@civicplus.com
To: Planning Info
Subject: Online Form Submittal: Historic District Council (HDC) Certificate of Approval (COA) Application
Date: Friday, January 16, 2026 5:23:42 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.

Historic District Council (HDC) Certificate of Approval (COA) Application

HISTORIC DISTRICT COUNCIL (HDC): CERTIFICATE OF APPROVAL (COA) APPLICATION

USE THIS FORM TO Apply for BOARD approval for projects in the Downtown or Old Town Historic District or the Community Redevelopment Area (CRA) AND STAFF-LEVEL review for EXTERIOR PAINT and INSTLLATION OF PERVIOUS PAVERS projects ONLY.

NOTE: All other STAFF-LEVEL approvals (i.e, fence, right-of-way, roof) and smaller STAFF-LEVEL project reviews can be submitted with your building permit where reviews will be performed and cost will be assessed simultaneously.

Fees	Certificate of Approval (COA): Board Review - Residential Single Family) $250

Basis for Review

All applications, whether Staff or Board review, are reviewed for consistency with the City of Fernandina Beach Comprehensive Plan, Land Development Code, and applicable guidelines such as the Downtown Historic District Design Guidelines, Old Town Fernandina Preservation and Development Guidelines, and the Community Redevelopment Area (CRA) Design Guidelines. Guidelines for the Historic Districts are based on the U.S. Secretary of the Interior's Standards for Rehabilitation.

IMPORTANT NOTES

Conceptual Approvals

Conceptual approvals are provided by the HDC as a courtesy to the applicant in an effort to allow comment from the Historic District Council and citizens during the conceptual design process. The HDC will provide the applicant with feedback and guidance relating to the proposal and take a vote to indicate whether the board feels the proposal is adequately appropriate to proceed. In all cases, the applicant must return to the HDC to seek final approval of their projects. There is no additional fee for this review above the Certificate of Approval fee.

Pre-Application Meeting

To guide you through the process and to ensure that your application is properly processed, you'll need to meet with the Preservation Planner prior to submitting your application. The application must be submitted at least 42 days before the scheduled meeting to allow time for review. Staff approval applications are accepted on a rolling basis and are generally completed in 3-5 days. Please note that projects can only begin after receiving a Certificate of Approval (COA) and a building, sign, right-of-way, or zoning permit (if required).

Application Requirements	*Field not completed.*
Please see the Land Development Code (LDC) for detailed information:	*Field not completed.*
The LDC is Available for Review at	www.fbfl.us/LDC
Appeals *An applicant may appeal the HDC's decision for variances to a court of record as outlined in LDC Section 10.02.04(D). The petition shall be presented to within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.*	
PROJECT TYPE	Addition
APPROVAL TYPE	Board Approval: Final
Have you met with a planner for a pre-application meeting?	Yes
What was the date of your pre-application meeting?	9/30/2025
PROPERTY INFORMATION	Property information can be found at the Nassau County Property Appraiser's website → Map Search
Historic District	Downtown
Site Address	18 North 4th Street
City	Fernandina Beach
	Florida

State	
Zip Code	32034
Parcel ID #(s)	00-00-31-1800-0023-0040
Do you authorize the installation of a temporary City notice sign on your property?	YES

OWNER OF RECORD
As recorded with the Nassau County Property Appraiser

First Name	Christopher and Shelly
Last Name	Neri
Mailing Address	18 North 4th Street
City	Fernandina Beach
State	Florida
Zip Code	32034
Telephone Number	904-608-2290
E-mail Address	shellyneri@gmail.com

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

Is there an agent other than the owner representing this project?	Yes
First Name	James
Last Name	Pozzetta
Company (if applicable)	James Pozzetta Architect
Street Address	103 South 18th Street
City	Fernandina Beach
	FL

State	
Zip	32034
Telephone Number	9042063447
E-mail Address	jamespozzetta@comcast.net
Project Description	This is an Addition/Renovation project with the following elements; 1. Remove (2) existing rear porches and add a New Primary Suite and New Covered Rear Porch. 2. Remove (1) existing door at front porch (door to be re-used in other location on project) and replace with an existing window moved from the north side of house. Existing door trim to remain in place, area below window is to be infilled with siding to match existing. At location of existing window, trim is to remain and a fixed shutter matching the size of the window is to be installed. 3. Move front porch stairs to address the front door directly. New front steps to be brick to match existing porch piers and walkway. 4. Install new metal uplift fasteners to existing front porch column cap and base. Wrap existing columns and beams with new trim wrap to conceal the metal fasteners. 5. Repair existing windows, siding, and trim as required.
Design Vision Statement	Project is intended to create expanded inhabitable space to the rear of the property while minimizing the visual changes to portions of the house facing public areas. Minor changes to the front porch are intended to maximize its usefulness as a place to sit and relax while hiding upgraded structural connections. Historic windows and doors that are moved, are used elsewhere on the project, minimizing loss of historic materials.

Requirements for Demolition Applications
Per LDC 8.03.03.01

MATERIALS

List all proposed materials and colors, as applicable. If you are not filling this out, you MUST provide a detailed list separately that includes all required information as described in the following fields. A separate form can be uploaded or emailed directly to Mia Sadler.

EXTERIOR FABRIC	
Manufacturer	James Hardie
Product Description	Lap Siding, smooth finish, 6" exposure
Color	match existing house

DOORS	
Manufacturer	Andersen
Product Description	Andersen 'A' Series French Door
Color	White
WINDOWS	
Manufacturer	Andersen
Product Description	Andersen 'A' Series Double Hung
Color	White
ROOFING	
Manufacturer	GAF
Product Description	Asphalt Shingle to match existing
Color	Weathered Wood Blend
FASCIA/TRIM	
Manufacturer	James Hardie
Product Description	James Hardie Trim Boards per wall sections
Color	White
FOUNDATION	
Manufacturer	CMU
Product Description	CMU foundation wall covered with Stucco (smooth sand finish)
Color	SW7072 Online
SHUTTERS	
Manufacturer	Elkena Millwork
Product Description	Louvered Colonial PVC Shutters
Color	Thermal Green
PORCH/DECK	
Manufacturer	Timbertech

Product Description	1x6 Legacy Decking
Color	Coastline (Gray)
FENCING	
Manufacturer	n/a
Product Description	*Field not completed.*
Color	*Field not completed.*
DRIVEWAYS/SIDEWALKS	
Manufacturer	Historic Brick Company
Product Description	Brick (shape, size, and color to match existing)
Color	Match Existing
SIGNAGE	
Manufacturer	n/a
Product Description	*Field not completed.*
Color	*Field not completed.*
OTHER	
Manufacturer	*Field not completed.*
Product Description	*Field not completed.*
Color	*Field not completed.*
Please upload supplemental documentation and all product brochures, paint color samples, etc.	
Upload 1	Neri PDF Binder 120625.pdf
Upload 2	Photo Documentation Gallery 011526.pdf
Upload 3	Sanborn Map Research 18 North 4th Street 011626.pdf
Upload 4	NA00292.pdf
Upload 5	*Field not completed.*
Upload 6	*Field not completed.*

Upload 7	*Field not completed.*
Upload 8	*Field not completed.*
Upload 9	*Field not completed.*
Upload 10	*Field not completed.*
Upload 11	*Field not completed.*
Upload 12	*Field not completed.*
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 and have read and understand the following:, I AGREE THAT A POSTING NOTICE WILL BE INSTALLED ON THE PROPERTY(IES) IN QUESTION AND THAT SAID SIGN WILL ONLY BE REMOVED BY STAFF AFTER THE MEETING OR BROUGHT BACK TO CITY HALL BY APPLICANT.

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.

2. I/We authorize staff from the Department of Planning & Conservation to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.

3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City’s website approximately one week before the Historic District Council meeting.

5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic District Council member).

6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.

7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.

8. I/We understand that any decision of the HDC may be appealed to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D) of the Land Development Code. Petitions to appeal shall be presented within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.

9. I/We understand that Certificates of Approval are only valid for one (1) year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.

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

Applicant First Name	James
Applicant Last Name	M Pozzetta
Today's Date	1/16/2026

DEPARTMENT OF PLANNING & CONSERVATION
204 Ash Street | Fernandina Beach Florida 32034 |Contact: Mia Sadler at 904 310-3488 | www.fbfl.us/planning

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

Email not displaying correctly? View it in your browser.

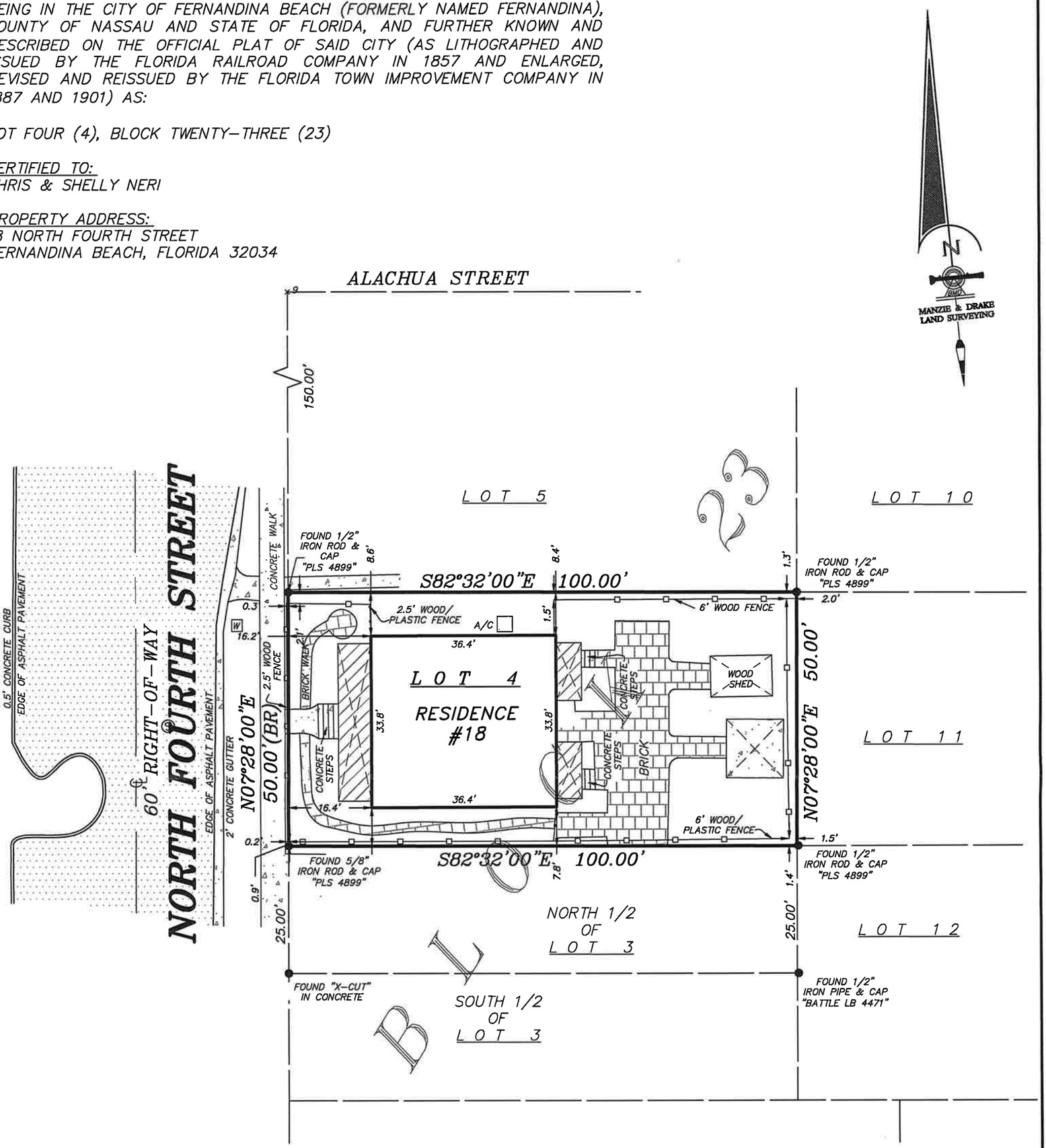
MAP OF BOUNDARY SURVEY

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), COUNTY OF NASSAU AND STATE OF FLORIDA, AND FURTHER KNOWN AND DESCRIBED ON THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901) AS:

LOT FOUR (4), BLOCK TWENTY–THREE (23)

CERTIFIED TO:
CHRIS & SHELLY NERI

PROPERTY ADDRESS:
18 NORTH FOURTH STREET
FERNANDINA BEACH, FLORIDA 32034



SURVEY NOTES:

1) The "Legal Description" hereon is in accord with the description provided by the client
2) Underground Improvements were not located or shown.
3) Lands shown hereon were not abstracted by this office for easements, rights–of–way, ownership or other instruments of record.
4) Bearings shown hereon are based on an assumed bearing of N07°28'00"E for the easterly right–of–way line of North Fourth Street. The bearing reference line is indicated as thus (BR).
5) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel "12089 C 0237 G", Dated "08/02/2017". Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J–17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

LEGEND
- = WOOD/PLASTIC FENCE
- W = WATER METER
- S = SEWER MANHOLE
- = WOOD FLATWORK
- = CONCRETE FLATWORK
- = ASPHALT
- ℄ = CENTERLINE
- A/C = AIR CONDITIONER
- = COVERED AREA

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

7/13/2022

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

MANZIE & DRAKE LAND SURVEYING
117 South Ninth Street, Fernandina Beach, FL 32034
(904) 491–5700 www.ManzieAndDrake.com
Certificate of Authorization Number "LB 7039"

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

SCALE: 1"=20' JOB NO: 21581 DATE: 06/24/22 CADD: LP/821
F.B. NO: X–359 PAGE NO: 28 CREW: RS FILE NO: A–5667

This document has been electronically signed and sealed by James Pozzetta, Architect AR96064 on the date/time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

ADDITION/RENOVATION TO THE:

NERI RESIDENCE

18 NORTH 4TH STREET
FERNANDINA BEACH, FLORIDA 32034



NERI RESIDENCE

ZONING AND PROJECT DATA

THIS PROJECT HAS BEEN DESIGN TO MEET
THE REQUIREMENTS OF THE FLORIDA BUILDING CODE
-- RESIDENTIAL 8th EDITION (2023)

THE FOLLOWING APPLY TO THE NEW WORK

CRITERIA	REQUIREMENTS	ACTUAL
ZONING AREA	C-3	SINGLE FAMILY RESIDENTIAL
SETBACKS		
FRONT	0'-0"	NO CHANGE
SIDES	0'-0"	3'-7" AT CLOSEST POINT
REAR	0'-0"	33'-0" AT CLOSEST POINT
HEIGHT	45'-0"	17'-2 1/2" (SEE ELEVATIONS A4.2)
MAX. IMPERVIOUS	75%	57.4% (SEE CALC. ON SHEET A1.1)
FLOOD ZONE		ZONE 'X'
TYPE OF CONSTRUCTION		V-B UNSPRINKLERED
OCCUPANCY		SINGLE FAMILY RESIDENTIAL

PROJECT SCOPE OF WORK

THIS PROJECT IS A TYPE II ALTERATION PER FLORIDA BUILDING CODE 8TH ED. (2023)
1. REMOVE EXISTING REAR COVERED PORCHES & REPLACE WITH NEW COVERED REAR PORCH (+199 SQUARE FEET).
2. ADD NEW MASTER SUITE ADDITION (+269 SQUARE FEET)
3. RENOVATE INTERIOR SPACES - SEE DEMOLITION DIAGRAM SHEET A3.2 AND PROJECT WORK AREA CALCULATION ON SHEET A3.2.

NOTE: ALL NEW WORK IS WITHIN FLOOD ZONE 'X'

WIND ZONE INFORMATION

THIS BUILDING IS NOT LOCATED IN THE WIND BORNE DEBRIS REGION

-- BASIC WIND SPEED (3 SECOND GUST)	128 MPH
-- RISK CATEGORY	II
-- WIND IMPORTANCE FACTOR	I=1.0
-- WIND EXPOSURE CATEGORY	"C"
-- SURFACE ROUGHNESS CATEGORY	"B"
-- INTERNAL PRESSURE COEFFICIENT	+0.18/-0.18
-- COMPONENTS AND CLADDING INFORMATION	

ULTIMATE DESIGN WIND SPEED V_{ULT} [130 MPH]

ZONE	AREA	+	-	ZONE	AREA	+	-
1	10	+ 17.8	- 38.3	4	10	+ 26.8	- 29.2
	20	+ 16.2	- 34.6		20	+ 25.6	- 28.0
	50	+ 14.2	- 29.7		50	+ 24.0	- 26.4
	100	+ 12.5	- 26.1		100	+ 22.8	- 25.2
2	10	+ 17.8	- 60.9	5	10	+ 26.8	- 35.9
	20	+ 16.2	- 52.1		20	+ 25.6	- 33.6
	50	+ 14.2	- 40.3		50	+ 24.0	- 30.3
	100	+ 12.5	- 31.4		100	+ 22.8	- 28.0
3	10	+ 17.8	- 72.4	NOTE: TABLE NUMBERS HAVE BEEN MULITPLIED BY .6 FACTOR FOR ASD			
	20	+ 16.2	- 61.3				
	50	+ 14.2	- 46.9				
	100	+ 12.5	- 35.9				

INDEX OF DRAWINGS

A0	COVER SHEET
A1.1	SITE PLAN + DETAILS
A2.1	FOUNDATION PLAN + DETAILS
A3.1	FLOOR PLAN + DEMOLITION PLAN
A3.2	SCHEDULES
A3.3	ROOF PLAN
A4.1	ELEVATIONS
A4.2	ELEVATIONS
A5.1	-- OMITTED --
A6.1	WALL SECTIONS
A6.2	WATERPROOFING DETAILS
A7.1	ROOF FRAMING DIAGRAM
A7.2	STRUCTURAL NOTES
A8.1	ELECTRICAL DIAGRAM

HISTORIC DISTRICT NOTE

PROJECT IS LOCATED WITHIN THE FERNANDINA BEACH DOWNTOWN HISTORIC DISTRICT.

SQUARE FOOTAGE CALCULATION

HEATED ADDITION =	269 SQ.FT.
NEW COVERED REAR PORCH =	199 SQ.FT.
TOTAL NEW ADDITION =	468 SQ.FT.
NEW FRONT WALKWAY =	28 SQ.FT.
TOTAL IMPERVIOUS ADDED =	496 SQ.FT.*

* SINCE TOTAL IMPERVIOUS AREA ADDED IS LESS THAN 625 SQUARE FEET, A DRAINAGE DIAGRAM IS NOT REQUIRED AND HAS NOT BEEN PROVIDED.

JAMES POZZETTA, ARCHITECT
FLORIDA REGISTERED ARCHITECT
103 SOUTH 18TH STREET
FERNANDINA BEACH, FLORIDA 32034
904-206-3447
jamespozzetta@comcast.net
FLORIDA REGISTERED ARCHITECT. LIC#AR96064

PROJECT: NERI
DRAWN BY: JMP
CHKD BY: JMP
DATE: 12/05/2025

RENOVATION/ADDITION TO THE:
NERI RESIDENCE
18 NORTH 4TH STREET
FERNANDINA BEACH, FL 32034

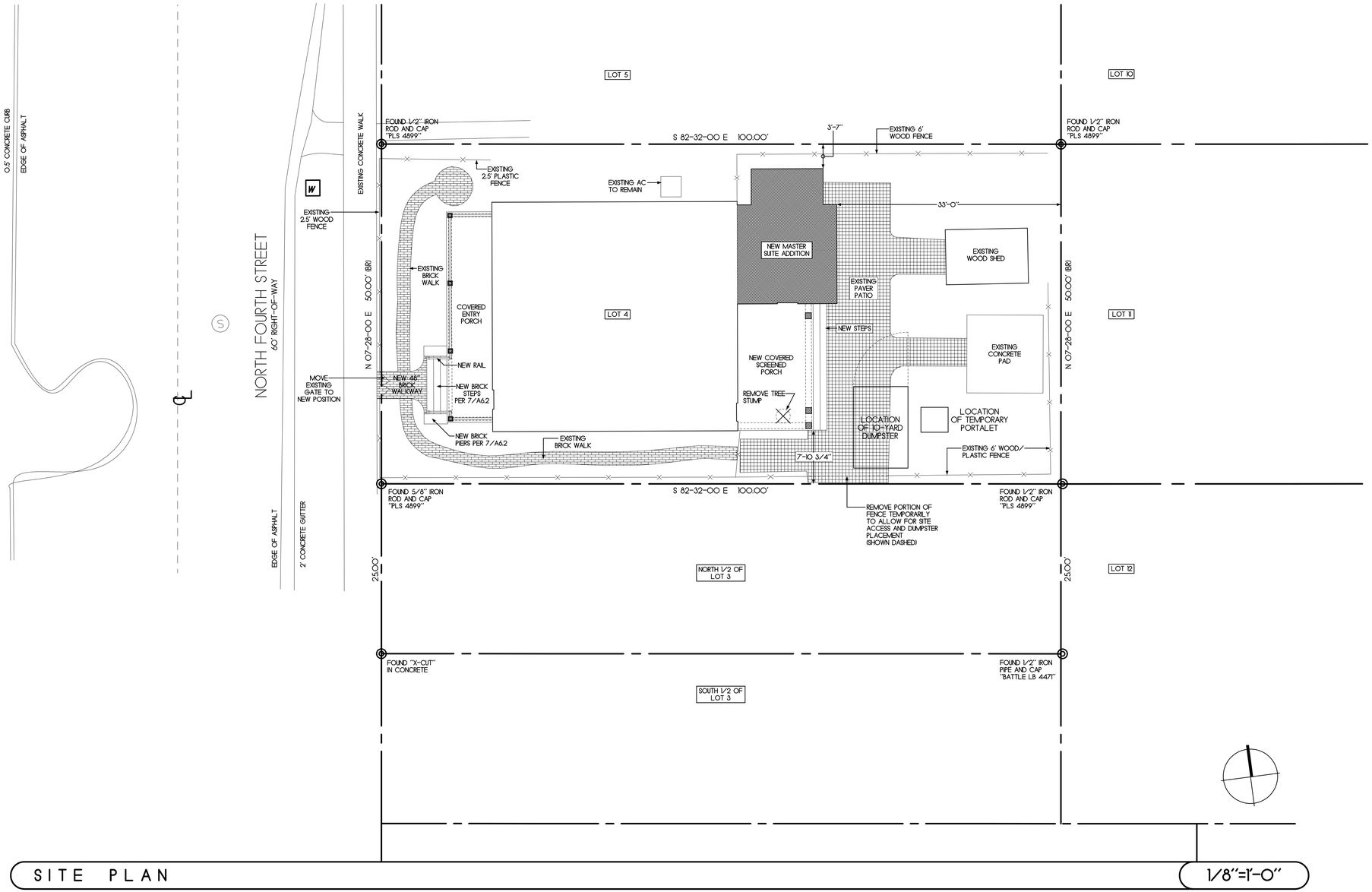
A0

COVER SHEET

#	REVISIONS	DATE

THE DRAWING AND THE DESIGN IDEAS AND CONCEPTS IT REPRESENTS ARE THE EXCLUSIVE PROPERTY OF JAMES POZZETTA, ARCHITECT AND SHALL NOT BE REPRODUCED OR USED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IT IS TO BE RETURNED UPON REQUEST

This document has been electronically signed and sealed by James Pozzetta, Architect AR#96064 on the date/time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies



SITE PLAN

1/8"=1'-0"

TREE NOTES

NO TREES ARE TO BE REMOVED AS PART OF THIS PLAN

NOTE: REMOVE EXISTING TREE STUMP AS SHOWN

IMPERVIOUS SURFACE

AREA OF LOT =	5,000 SQ.FT.
EXISTING HOUSE =	1,218 SQ.FT.
EXISTING COVERED PORCH =	195 SQ.FT.
EXISTING DETACHED SHED =	98 SQ.FT.
EXISTING PATIO & WALKS =	733 SQ.FT.
EXISTING CONCRETE PAD =	128 SQ.FT.
NEW ADDITION =	269 SQ.FT.
NEW COVERED PORCH =	199 SQ.FT.
NEW FRONT WALKWAY =	28 SQ.FT.
TOTAL IMPERVIOUS =	2,868 SQ.FT.

(2,868 / 5,000) = 57.4% IMPERVIOUS

SITE PLAN LEGEND

- AREA OF NEW ADDITION
- EXISTING BUILDING FOOTPRINT
- AREA OF BRICK/OR/ PAVER PAVING
- PROPERTY LINE
- SETBACK LINE
- SITE FEATURES
- FENCE LINE
- CONSTRUCTION SILT FENCING
- FEATURE TO BE REMOVED
- TREE TO BE REMOVED

SITE PLAN NOTES

1) ALL SITE INFORMATION FROM SURVEY PROVIDED BY:
MANZIE AND DRAKE LAND SURVEYING
107 SOUTH 9TH STREET
FERNANDINA BEACH, FLORIDA 32034
(904) 491-5700

2) FLOOD ZONE 'X' PER MANZIE AND DRAKE LAND SURVEYING

3) CLEAR ONLY AREAS WITHIN IMMEDIATE CONSTRUCTION AREA; ALL OTHERS TO REMAIN NATURAL - SUBJECT TO OWNER APPROVAL.

4) NO TREES ARE TO BE REMOVED AS PART OF THIS PROJECT. (REMOVE 1 TREE STUMP)

5) G.C. TO PROVIDE POSITIVE DRAINAGE AWAY FROM NEW WORK. REVIEW ANY DIFFICULT CONDITIONS W/ ARCHITECT.

JAMES POZZETTA, ARCHITECT
FLORIDA REGISTERED ARCHITECT
103 SOUTH 18TH STREET
FERNANDINA BEACH, FLORIDA 32034
904-206-3447
jamespozzetta@comcast.net
FLORIDA REGISTERED ARCHITECT, LIC#AR96064

#	REVISIONS	DATE

SITE PLAN

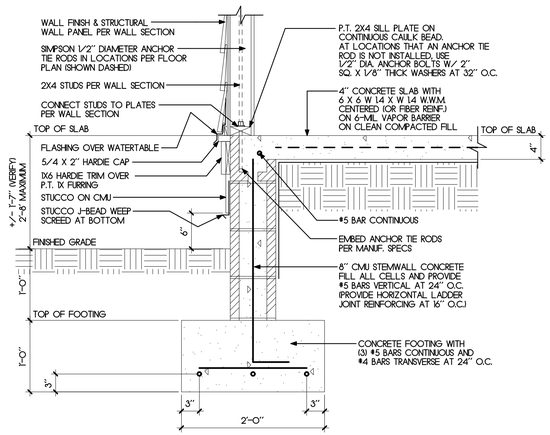
THE DRAWING AND THE DESIGN CLEAR AND CONCEPTS I.E REPRESENTS SERVICES PERFORMED AND ARE TO BE RETAINED AND REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IT IS TO BE RETURNED ON REQUEST

PROJECT: NERI
DRAWN BY: JMP
CHKD BY: JMP
DATE: 12/05/2025

RENOVATION/ADDITION TO THE:
NERI RESIDENCE
18 NORTH 4TH STREET
FERNANDINA BEACH, FL 32034

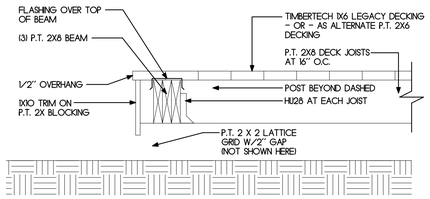
A1.1

This document has been electronically signed and sealed by James Pozzetta, Architect AR#96064 on the date/time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies



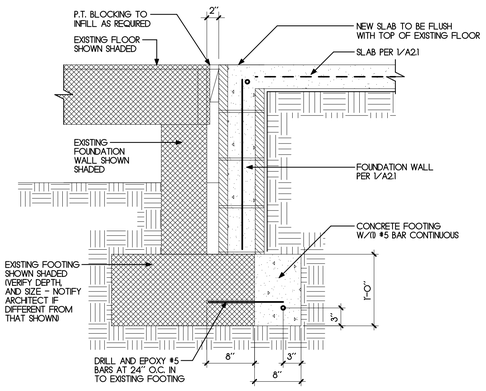
1 FOUNDATION WALL

1" = 1'-0"



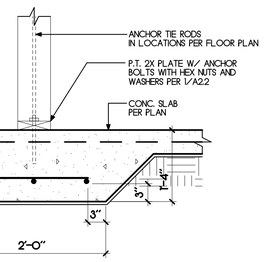
4 DECK DETAIL

1" = 1'-0"



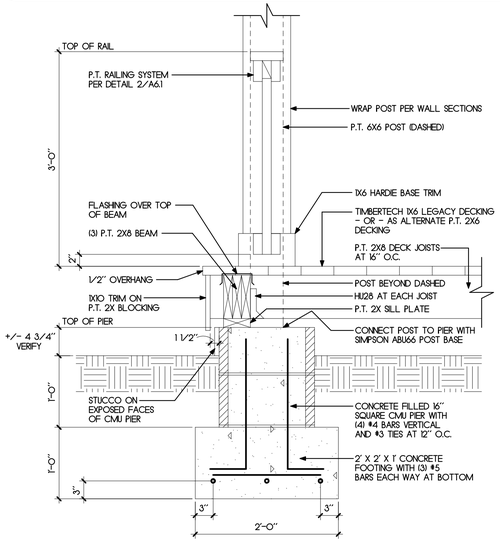
2 INTERIOR FOUNDATION WALL

1" = 1'-0"



5 THICKENED SLAB

1" = 1'-0"



3 POST AND PIER DETAIL

1" = 1'-0"

ADDITION SLAB

4" CONCRETE SLAB W/ 6 X 6 W 1.4 X W 1.4 W.W.M. CENTERED ON 6-MIL VAPOR BARRIER ON CLEAN, COMPACTED FILL

TOP OF FLAT SLAB = TO BE FLUSH WITH EXISTING FLOOR

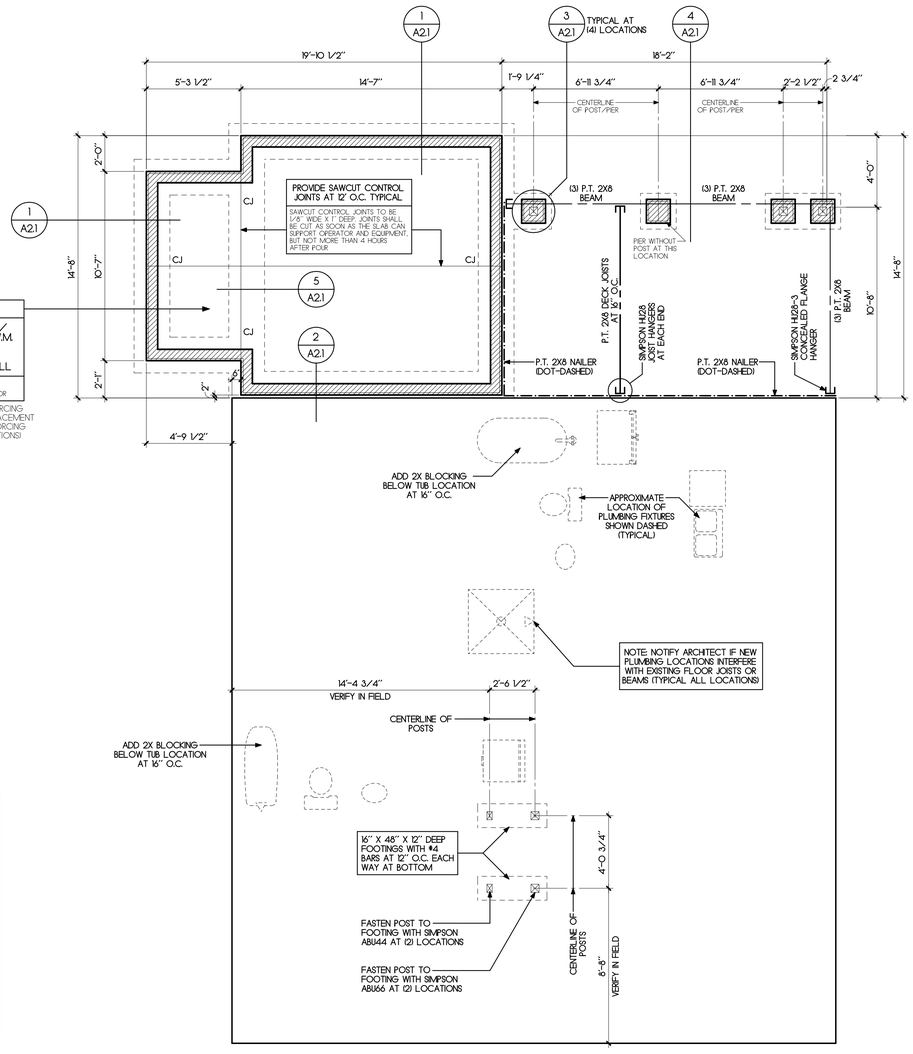
NOTE: FIBER CONCRETE REINFORCING MAY BE USED, BUT IS NOT A REPLACEMENT FOR WELDED WIRE MESH REINFORCING (TYPICAL AT ALL SLAB LOCATIONS)

FOUNDATION NOTES

1. STANDARDS: COMPLY WITH ALL APPLICABLE CODES AND THE AMERICAN CONCRETE INSTITUTE (ACI) REQUIREMENTS FOR PLACING CONCRETE, FORMWORK, RE-ENFORCING STEEL, INC. SPLICES, TIES, OVERLAPS, ETC.) AND ALL OTHER ASPECTS OF THE CONCRETE WORK.
2. SUBSURFACE CONDITIONS: GC TO INSPECT THE SITE FOR ANY SITE DEVIATIONS. GC TO NOTIFY THE ARCHITECT AND OWNER AS SOON AS POSSIBLE ONCE UNACCEPTABLE CONDITIONS HAVE BEEN IDENTIFIED.
3. FOUNDATIONS: ALL FOUNDATIONS SHALL BEAR ON VIRGIN SOIL UNLESS OTHERWISE NOTED U.O.N.)
4. CONCRETE: ALL CONCRETE SHALL BE 3000 PSI CONCRETE U.O.N.
5. BELOW GRADE WORK: GC SHALL BE RESPONSIBLE FOR COORDINATING ALL BELOW GRADE WORK INCLUDING BUT NOT LIMITED TO CONDUITS, VENTS, PLUMBING, ELECTRICAL, GAS, OTHER UTILITIES, ETC.
6. FILL: ALL STRUCTURAL FILL SHALL BE COMPACTED IN MAXIMUM 12" LAYERS TO AT LEAST 95% MAXIMUM DENSITY.

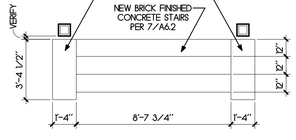
FOUNDATION LEGEND

- FOOTINGS BELOW
- POSTS
- CMU HEADER BLOCK
- CMU FOUNDATION WALL
- DENOTES APPROXIMATE LOCATION OF PLUMBING FIXTURES (VERIFY W/PLAN)
- CJ — SAW CUT CONTROL JOINT



FOUNDATION PLAN

1/4"=1'-0"



JAMES POZZETTA, ARCHITECT
FLORIDA REGISTERED ARCHITECT
103 SOUTH 18TH STREET
FERNANDINA BEACH, FLORIDA 32034
904-206-3447
jamespozzetta@comcast.net
FLORIDA REGISTERED ARCHITECT. LIC#AR96064

	DATE	REVISIONS
*		

FOUNDATION PLAN

THIS DRAWING AND THE DESIGN, IDEAS AND CONCEPTS IT REPRESENTS IS THE PROPERTY OF JAMES POZZETTA AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WHATSOEVER WITHOUT THE PRIOR WRITTEN CONSENT OF JAMES POZZETTA. ALL RIGHTS RESERVED. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT AND IT IS TO BE RETURNED UPON REQUEST

PROJECT: NERI	
DRAWN BY: JMP	
CHKD BY: JMP	
DATE: 12/05/2025	

RENOVATION/ADDITION TO THE:
NERI RESIDENCE
18 NORTH 4TH STREET
FERNANDINA BEACH, FL 32034

A2.1

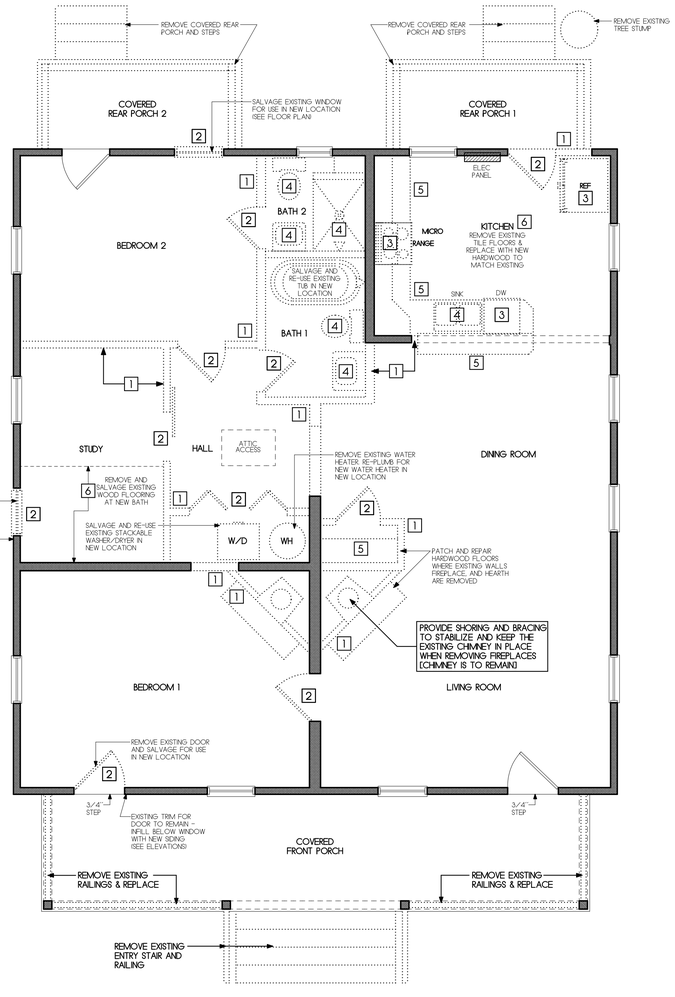
WORK AREA CALCULATION

AREA OF EXISTING HOUSE = 1,532 SQ.FT.
INCLUDES CONDITIONED SPACE & COVERED PORCHES

AREA OF RENOVATION = 531 SQ.FT.

WORK AREA CALCULATION (531 / 1,532) = 34.6%

This document has been electronically signed and sealed by James Pozzetta, Architect AR#96064 on the date/time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies



DEMOLITION NOTES

THIS IS A HISTORIC HOME - ALL ELEMENTS THAT ARE SCHEDULED TO BE REMOVED ARE TO BE SALVAGED AND ASSESSED FOR RE-USE ELSEWHERE IN THE PROJECT. NOTHING IS TO BE THROW AWAY WITHOUT OWNERS' EXPRESS GUIDANCE.

1. PROVIDE TEMPORARY SHORING AT LOCATIONS WHERE NEW BEAMS/HEADERS ARE TO BE INSTALLED AS REQUIRED TO STABILIZE THE STRUCTURE DURING CONSTRUCTION.
2. WHERE EXISTING PLUMBING IS REMOVED AND NOT REPLACED CAP OFF SUPPLY AND WASTE LINES PER FBC 2017.
3. SEE FINISH SCHEDULE FOR NEW CEILING FINISHES AND WHERE REQUIRED REMOVE EXISTING CEILING FINISH.
4. SEE ELECTRICAL DIAGRAM FOR NEW ELECTRICAL LAYOUT - REMOVE AND CAP OFF EXISTING ELECTRICAL THAT IS TO BE ABANDONED PER FBC 2023.
5. CONTRACTOR TO INSPECT CRAWLSPACE LINTELS AND FLOOR JOISTS - THEN MAKE RECOMMENDATIONS TO OWNER FOR REPAIRS / REPLACEMENT OF ANY DAMAGED ELEMENTS.
6. WHERE EXISTING AC UNITS ARE TO BE MOVED, SALVAGE AND RE-USE EXISTING DUCTWORK WHEN POSSIBLE.
7. SEE EXTERIOR ELEVATIONS FOR NOTES ON LOCATIONS FOR EXTERIOR BRICK TO BE REPAIRED / REPLACED.

DEMOLITION SCHEDULE

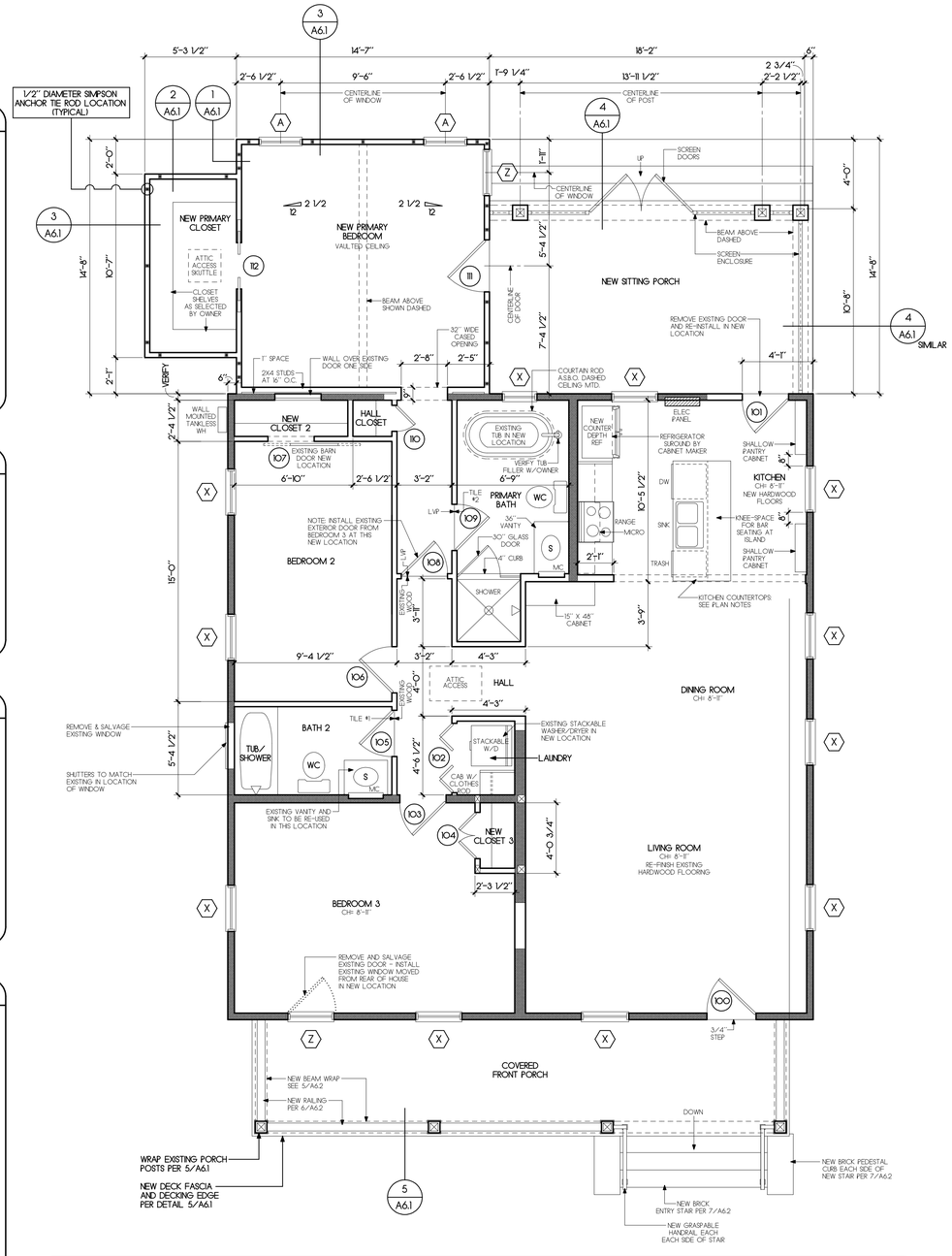
1	REMOVE EXISTING WALL AS INDICATED PROVIDE TEMPORARY SHORING AS REQUIRED
2	REMOVE EXISTING DOOR / WINDOW VERIFY W/OWNER WHICH ARE TO BE SALVAGED & RE-USED
3	REMOVE EXISTING APPLIANCE
4	REMOVE EXISTING PLUMBING FIXTURE
5	REMOVE EXISTING CABINET/SHELVING
6	REMOVE FLOOR FINISH

PLAN NOTES

1. LOCATE SHOWER HEADS, SHOWER VALVES/CONTROLS, AND TUB FILLER W/OWNER PRIOR TO INSTALLING PLUMBING.
2. BATHROOM TILE: VERIFY CONFIGURATION WITH OWNER
3. WHERE INDICATED ON FLOOR PLAN, SUPPLY 1/2" DIAMETER ANCHOR TIE RODS BY SIMPSON STRONG TIE COMPANY OR EQUAL.
4. BATHROOM GRAB BARS: PROVIDE 2X10 BLOCKING INSIDE WALLS AT GRAB BAR LOCATIONS. VERIFY GRAB BAR LOCATION IN FIELD WITH OWNER. MINIMUM (1) LOCATION PER BATHROOM.
5. CLOSET SHELVING: CLOSET SHELVING AS SELECTED BY OWNER. (TYPICAL UNLESS OTHERWISE NOTED)
6. COUNTER TOPS: ALL COUNTER TOPS AS SELECTED BY OWNER. (TYPICAL UNLESS OTHERWISE NOTED) BASE BID TO BE QUARTZ AT KITCHEN FLANKING RANGE AND BUTCHER BLOCK AT ISLAND.
7. CABINETS: ALL CABINETS AS SELECTED BY OWNER. (TYPICAL UNLESS OTHERWISE NOTED)
8. GARBAGE DISPOSAL SWITCHED BY BUTTON RECESSED IN COUNTERTOP - OR - UNDER SINK, VERIFY WITH OWNER.

PLAN LEGEND

- NEW STUD FRAMED WALL
- EXISTING STUD FRAMED WALL
- ELEMENT TO BE REMOVED
- FEATURES ABOVE
- FEATURES BELOW
- 1/2" PLYWOOD SHEARWALL
- ANCHOR TIE ROD LOCATION
- (100) DOOR NUMBER PER DOOR SCHEDULE
- (A) WINDOW NUMBER PER WINDOW SCHEDULE
- HB HOSE BIB (VERIFY LOCATION W/OWNER)
- A.S.B.O. AS SELECTED BY OWNER
- [1] ITEM PER DEMOLITION SCHEDULE



EXISTING PLAN / DEMOLITION PLAN 1/4"=1'-0"

NEW FLOOR PLAN 1/4"=1'-0"

JAMES POZZETTA, ARCHITECT
FLORIDA REGISTERED ARCHITECT
103 SOUTH 18TH STREET
FERNANDINA BEACH, FLORIDA 32034
904-206-3447
jamespozzetta@comcast.net
FLORIDA REGISTERED ARCHITECT. LIC#AR96064

FLOOR PLAN

*	REVISIONS	DATE

THE DRAWING AND THE DESIGN, IDEAS AND CONCEPTS IT REPRESENTS IS THE PROPERTY OF JAMES POZZETTA AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WHATSOEVER WITHOUT THE PERMISSION OF ANY OTHER PROJECT AND IT IS TO BE RETURNED ON REQUEST

PROJECT: NERI	DRAWN BY: JMP	CHKD BY: JMP	DATE: 12/05/2025

RENOVATION/ADDITION TO THE:
NERI RESIDENCE
18 NORTH 4TH STREET
FERNANDINA BEACH, FL 32034

A3.1

DOOR SCHEDULE

◯	SIZE OR R.O.	TYPE	OPERATION	MATERIAL	MANUFACTURER	MINIMUM D.P.	UNIT D.P.	NOTES
100	EXISTING	EXTERIOR	SWING	WOOD	EXISTING	–	EXISTING	EXISTING DOOR TO REMAIN, REPAIR/RENOVATE AS REQUIRED
101	2'-8" X 6'-8" (EXISTING)	EXISTING	SWING	WOOD	EXISTING	–	EXISTING	EXISTING DOOR NEW LOCATION, REPAIR/RENOVATE AS REQUIRED
102	(2) 2'-0" X 6'-8"	–	BIFOLD	SC	A.S.B.O.	N/A	N/A	STYLE AS SELECTED BY OWNER
103	2'-8" X 6'-8"	–	SWING	SC	A.S.B.O.	N/A	N/A	STYLE AS SELECTED BY OWNER
104	(2) 1'-4" X 6'-8"	–	SWING	SC	A.S.B.O.	N/A	N/A	STYLE AS SELECTED BY OWNER
105	2'-8" X 6'-8"	–	SWING	SC	A.S.B.O.	N/A	N/A	STYLE AS SELECTED BY OWNER
106	2'-8" X 6'-8"	–	SWING	SC	A.S.B.O.	N/A	N/A	STYLE AS SELECTED BY OWNER
107	2'-8" X 6'-8" (EXISTING)	EXISTING	BARN	WOOD	A.S.B.O.	N/A	N/A	EXISTING DOOR NEW LOCATION, REPAIR/RENOVATE AS REQUIRED
108	2'-8" X 6'-8" (EXISTING)	EXISTING	SWING	SC	A.S.B.O.	N/A	N/A	EXISTING DOOR NEW LOCATION, REPAIR/RENOVATE AS REQUIRED
109	2'-8" X 6'-8"	–	SWING	SC	A.S.B.O.	N/A	N/A	STYLE AS SELECTED BY OWNER
110	2'-6" X 6'-8"	–	SWING	SC	A.S.B.O.	N/A	N/A	STYLE AS SELECTED BY OWNER
111	R.O. 3'-1" X 6'-8"	FRENCH	SWING	SC/GLASS	ANDERSEN	+25.6 / -33.6	VERIFY	ANDERSEN 'A' SERIES 3168AL FRENCH SWING DOOR
112	(2) 1'-4" X 6'-8"	–	POCKET	HC	A.S.B.O.	N/A	N/A	STYLE AS SELECTED BY OWNER

DOOR NOTES: 1. EXTERIOR DOORS WITH GLASS, GLASS IS TO BE INSULATED DOUBLE PANE GLASS
2. ALL DOORS TO BE PAINTED – VERIFY WITH OWNER
3. VERIFY ALL DOOR SELECTIONS W/OWNER PRIOR TO ORDERING

DOOR NOTE: G.C. TO FIELD VERIFY DOOR ROUGH OPENING SIZES PRIOR TO ORDERING – NOTIFY ARCHITECT OF ANY CHANGES

WINDOW SCHEDULE

⬡	MODEL NUMBER	R.O. WIDTH	R.O. HEIGHT	TYPE	MANUFACTURER	MINIMUM D.P.	UNIT D.P.	NOTES
A	ADH2648	2'-6"	4'-8"	DOUBLE HUNG	ANDERSEN	+25.6 / -33.6	+30 / -30	ANDERSEN 'A' SERIES, WITH MUNTINS PER ELEVATIONS
X	EXISTING	VERIFY	VERIFY	DOUBLE HUNG	HISTORIC WINDOW	+25.6 / -33.6	EXISTING	REPAIR/RENOVATE WINDOW AS REQUIRED
Z	EXISTING	VERIFY	VERIFY	DOUBLE HUNG	HISTORIC WINDOW	+25.6 / -33.6	EXISTING	EXISTING WINDOW IN NEW LOCATION, REPAIR/RENOVATE AS REQUIRED

⬡ DENOTES TEMPERED GLASS WINDOW UNIT PER LOCATIONS ON PLAN NOTE: ALL WINDOWS TO HAVE INSULATED, DOUBLE PANE GLASS

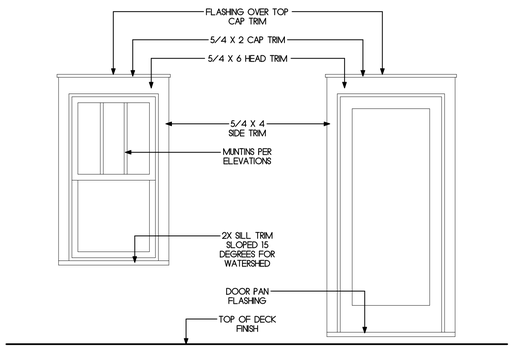
WINDOW NOTE: G.C. TO FIELD VERIFY WINDOW ROUGH OPENING SIZES PRIOR TO ORDERING – NOTIFY ARCHITECT OF ANY CHANGES

FINISH SCHEDULE

ROOM NAME	FLOORS					BASE			WALLS			TRIM				CEILING			NOTES
	EXISTING WOOD FLOOR; TO BE REPAIRED AND REFINISHED – COLOR AS SELECTED BY OWNER	NEW HARDWOOD FLOORS AS SELECTED BY OWNERS	NEW LVP FLOORS AS SELECTED BY OWNERS	NEW TILE FLOORS AS SELECTED BY OWNERS		EXISTING BASE TRIM -- NEW PAINT	MATCH EXISTING BASE TRIM -- PAINTED		EXISTING DRYWALL -- NEW PAINT	NEW DRYWALL -- PAINTED	AT TUB/SHOWER – TILE A.S.B.O. TO CEILING	EXISTING WINDOW TRIM -- NEW PAINT	EXISTING DOOR TRIM -- NEW PAINT	MATCH EXISTING WINDOW TRIM -- PAINTED	MATCH EXISTING DOOR TRIM -- PAINTED	EXISTING DRYWALL – NEW PAINT	DRYWALL – SMOOTH FINISH -- PAINTED		
LIVING ROOM	●					●	●		●	●		●	●	●	●	●	●		
DINING ROOM	●					●	●		●	●		●	●	●	●	●	●		
KITCHEN		●				●	●		●	●		●	●	●	●	●	●		
HALL	●					●	●		●	●		●	●	●	●	●	●		
LAUNDRY	●					●	●		●	●		●	●	●	●	●	●		
NEW PRIMARY BEDROOM			●				●			●				●	●		●		
NEW PRIMARY CLOSET			●				●			●				●	●		●		
PRIMARY BATHROOM				●		●	●		●	●	●	●	●	●	●	●	●		
HALL CLOSET	●					●	●		●	●		●	●	●	●	●	●		
BEDROOM 2	●					●	●		●	●		●	●	●	●	●	●		
NEW CLOSET 2	●						●			●				●	●		●		
BATH 2				●		●	●		●	●	●	●	●	●	●	●	●		
BEDROOM 3	●					●	●		●	●		●	●	●	●	●	●		
NEW CLOSET 3	●						●			●				●	●		●		

* A.S.B.O. = AS SELECTED BY OWNER

FINISH NOTES: 1. TILE AT FLOORS TO BE PLACED OVER CRACK ISOLATION MEMBRANE
2. TILE AT WET LOCATIONS TO BE PLACED OVER SCHLUTER WATERPROOFING MEMBRANE
3. TILE AT WALLS TO BE PLACED OVER SCHLUTER WATERPROOFING MEMBRANE



1 EXTERIOR WINDOW AND DOOR TRIM 1/4"=1'-0"

This document has been electronically signed and sealed by James Pozzetta, Architect AR#96064 on the date/time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

SCHEDULES

*	REVISIONS	DATE

THIS DRAWING AND THE DESIGN IDEAS AND CONCEPTS IT REPRESENTS ARE THE PROPERTY OF JAMES POZZETTA, ARCHITECT AND ARE NOT TO BE USED IN WHOLE OR IN PART, IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IT IS TO BE RETURNED ON REQUEST

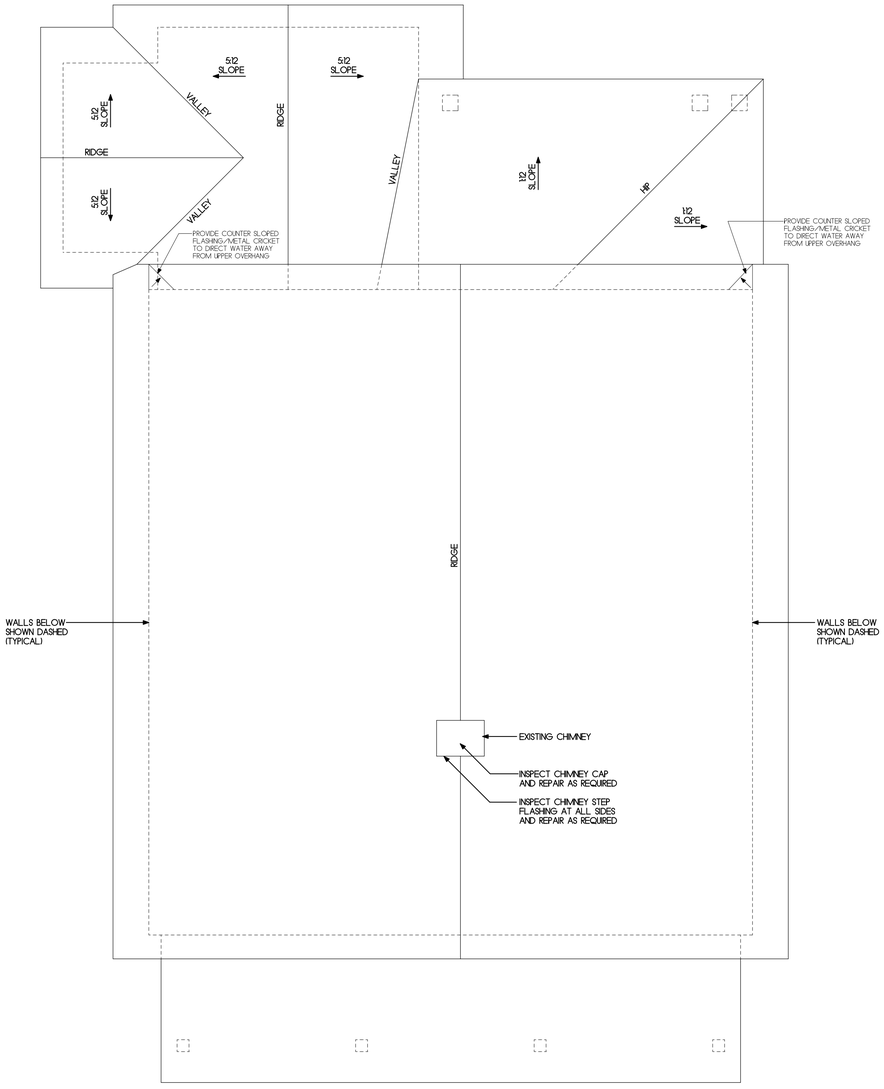
JAMES POZZETTA, ARCHITECT
FLORIDA REGISTERED ARCHITECT
103 SOUTH 18TH STREET
FERNANDINA BEACH, FLORIDA 32034
904-206-3447
jamespozzetta@comcast.net
FLORIDA REGISTERED ARCHITECT, LIC#AR96064

PROJECT: NERI	
DRAWN BY: JMP	
CHKD BY: JMP	
DATE: 12/05/2025	

RENOVATION/ADDITION TO THE:
NERI RESIDENCE
18 NORTH 4TH STREET
FERNANDINA BEACH, FL 32034

A3.2

This document has been electronically signed and sealed by James Pozzetta, Architect AR#26064 on the date/time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies



ROOF PLAN 1/4"=1'-0"

JAMES POZZETTA, ARCHITECT
FLORIDA REGISTERED ARCHITECT
103 SOUTH 18TH STREET
FERNANDINA BEACH, FLORIDA 32034
904-206-3447
jamespozzetta@comcast.net
FLORIDA REGISTERED ARCHITECT, LIC#AR96064

ROOF PLAN

#	REVISIONS	DATE

THIS DRAWING AND THE DESIGN IDEAS AND CONCEPTS IT REPRESENTS IS THE PROPERTY OF JAMES R POZZETTA AND IS NOT TO BE REPRODUCED OTHER PROJECT AND IT IS TO BE RETURNED UPON REQUEST

PROJECT: NERI
DRAWN BY: JMP
CHKD BY: JMP
DATE: 12/05/2025

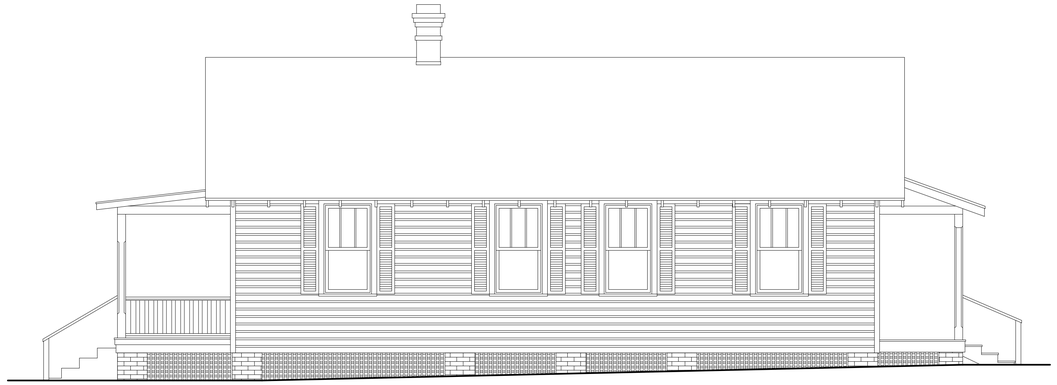
RENOVATION/ADDITION TO THE:
NERI RESIDENCE
18 NORTH 4TH STREET
FERNANDINA BEACH, FL 32034

A3.3

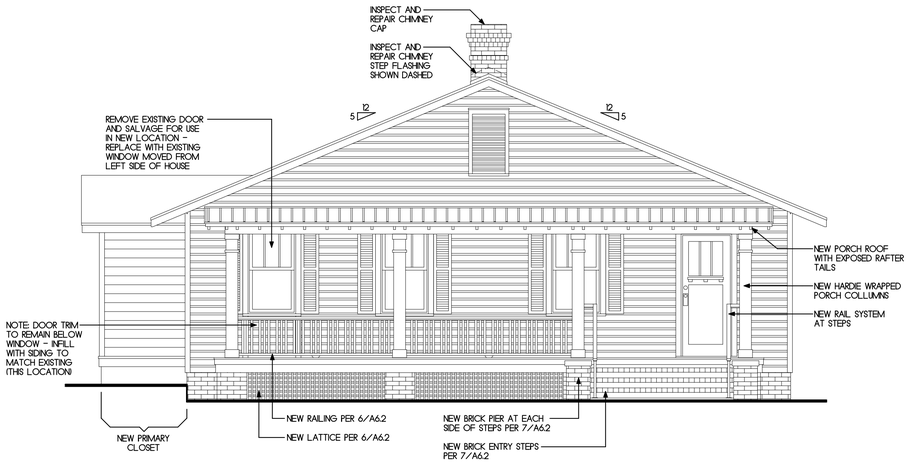
This document has been electronically signed and sealed by James Pozzetta, Architect AR96064 on the date/time stamps shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies



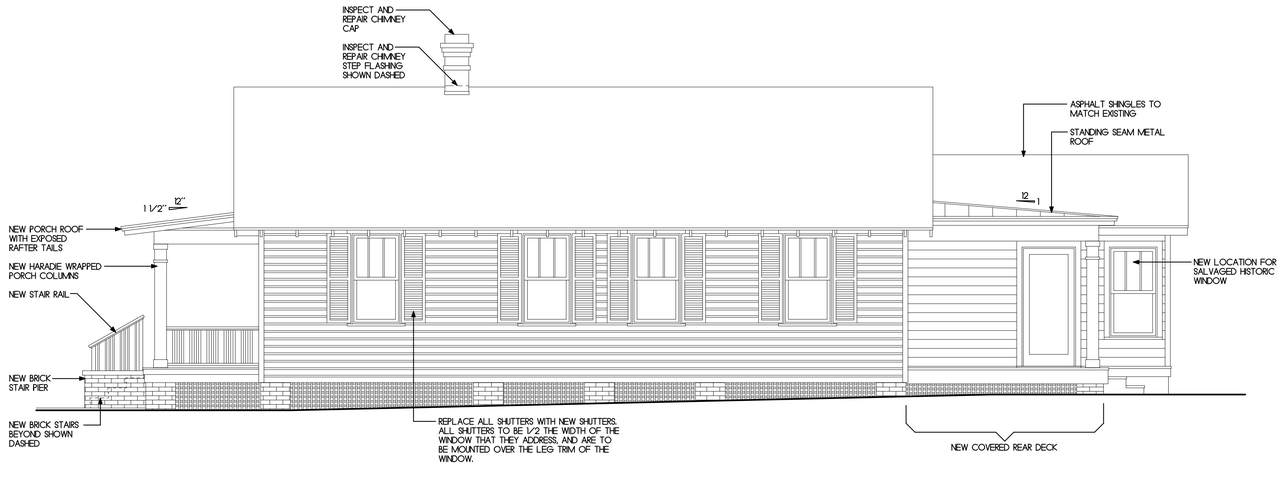
EXISTING FRONT ELEVATION 1/4"=1'-0"



EXISTING RIGHT SIDE ELEVATION 1/4"=1'-0"



NEW FRONT ELEVATION 1/4"=1'-0"



NEW RIGHT SIDE ELEVATION 1/4"=1'-0"

JAMES POZZETTA, ARCHITECT
FLORIDA REGISTERED ARCHITECT
103 SOUTH 18TH STREET
FERNANDINA BEACH, FLORIDA 32034
904-206-3447
jamespozzetta@comcast.net
FLORIDA REGISTERED ARCHITECT, LIC#AR96064

ELEVATIONS

#	REVISIONS	DATE

THE DRAWING AND THE DESIGN IDEAS AND CONCEPTS IT REPRESENTS ARE THE PROPERTY OF JAMES POZZETTA AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF JAMES POZZETTA OTHER PROJECT AND IT IS TO BE RETURNED ON REQUEST

PROJECT: NERI
DRAWN BY: JMP
CHKD BY: JMP
DATE: 12/05/2025

RENOVATION/ADDITION TO THE:
NERI RESIDENCE
18 NORTH 4TH STREET
FERNANDINA BEACH, FL 32034

A4.1

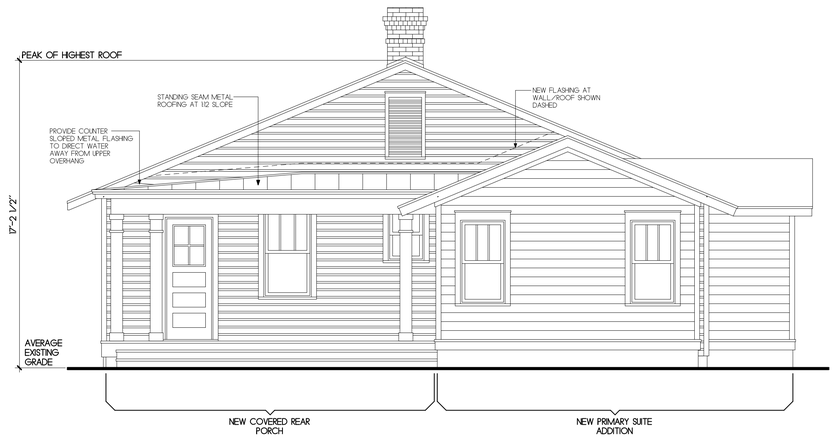
This document has been electronically signed and sealed by James Pozzetta, Architect AR#96064 on the date/time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies



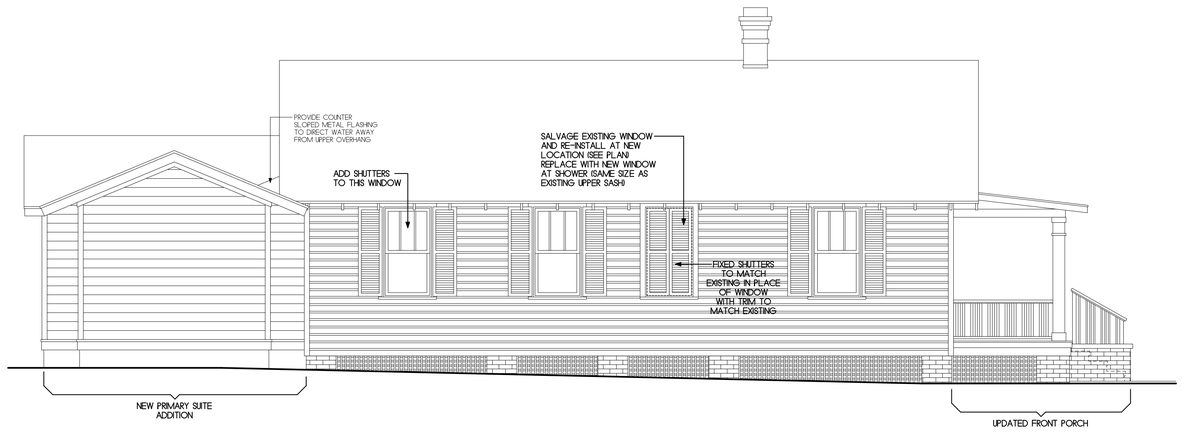
EXISTING REAR ELEVATION 1/4"=1'-0"



EXISTING LEFT SIDE ELEVATION 1/4"=1'-0"



NEW REAR ELEVATION 1/4"=1'-0"



NEW LEFT SIDE ELEVATION 1/4"=1'-0"

JAMES POZZETTA, ARCHITECT
FLORIDA REGISTERED ARCHITECT
103 SOUTH 18TH STREET
FERNANDINA BEACH, FLORIDA 32034
904-206-3447
jamespozzetta@comcast.net
FLORIDA REGISTERED ARCHITECT, LIC#AR96064

ELEVATIONS

#	REVISIONS	DATE

THE DRAWINGS AND THE DESIGN IDEAS AND CONCEPTS IT REPRESENTS ARE THE PROPERTY OF JAMES POZZETTA, ARCHITECT AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART, IT IS NOT TO BE RELIED ON AND IS NOT TO BE USED FOR ANY PROJECT OTHER THAN THE ONE SPECIFIED ON THIS SHEET

PROJECT: NERI
DRAWN BY: JMP
CHKD BY: JMP
DATE: 12/05/2025

RENOVATION/ADDITION TO THE:
NERI RESIDENCE
18 NORTH 4TH STREET
FERNANDINA BEACH, FL 32034

A4.2

This document has been electronically signed and sealed by James Pozzetta, Architect AR96064 on the date/time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

FLORIDA BUILDING CODE 2023 RESIDENTIAL R704.2.3 HARDBOARD SOFFIT PANELS

WHERE THE DESIGN WIND PRESSURE IS 30 PSF OR LESS, SOFFIT PANELS SHALL BE A MINIMUM OF 7/16 INCH IN THICKNESS AND SHALL BE FASTENED TO FRAMING OR NAILING STRIPS WITH 2 1/2" X 0.113" SIDING NAILS SPACED NOT MORE THAN 6 INCHES ON CENTER AT PANEL EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. WHERE THE DESIGN WIND PRESSURE IS GREATER THAN 30 PSF, HARDBOARD SOFFIT PANELS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S PRODUCT APPROVAL SPECIFICATION AND LIMITATIONS OF USE.

A HARDBOARD SOFFIT NOTES

CONTINUOUS LOAD PATH -- STRUCTURAL FASTENERS

1. CONNECT ALL ROOF RAFTERS/TRUSSES TO TOP PLATES WITH (1) SDWC15600 WOOD SCREWS AT EACH BEARING POINT - OR - SIMPSON H2.5A STRAPS.

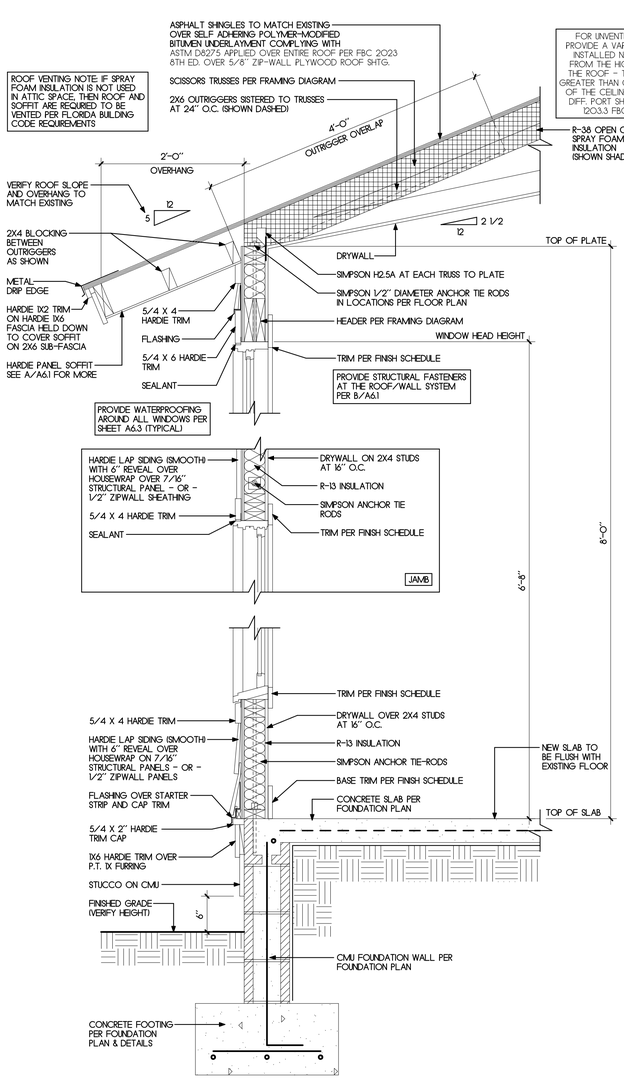
2A. 1ST FLOOR STUDS AT LOCATIONS WITHOUT ANCHOR TIE-RODS ARE TO BE FASTENED TO TOP PLATE WITH (1) SIMPSON SDWC 15600 STRUCTURAL SCREW AT EACH STUD - AND - FASTEN TO SILL PLATE WITH (1) SIMPSON SDWC 15600 STRUCTURAL SCREW AT EACH STUD.

2B. 1ST FLOOR STUDS AT LOCATIONS WITH SIMPSON ANCHOR TIE-RODS DO NOT REQUIRE ADDITIONAL FASTENERS (NOTE: PROVIDE HEX NUTS AND 1/8" THICK X 2" SQUARE WASHERS AT TOP PLATES AND SILL PLATES AT ALL ANCHOR TIE ROD LOCATIONS)

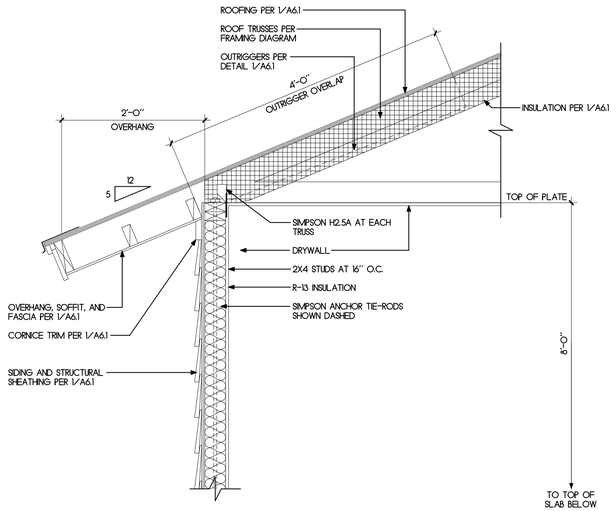
3. CONNECT EXTERIOR WALL SILL PLATES TO CONCRETE SLAB W/ 1/2" DIAMETER ANCHOR BOLTS AT 24" O.C. W/HEX NUTS AND 1/8" THICK X 2" SQUARE WASHERS. (NOTE: OMIT ANCHOR BOLTS AT LOCATIONS WHERE ANCHOR TIE RODS OCCUR. PROVIDE HEX NUTS AND WASHERS AT ANCHOR TIE-RODS)

4. HEADER AND BEAM FASTENERS ARE PER WALL SECTIONS AND FRAMING NOTES.

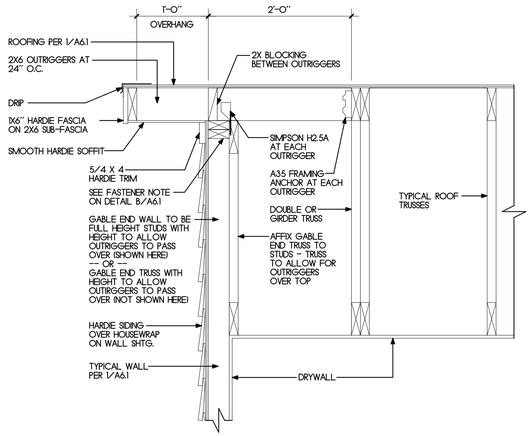
B STRUCTURAL FASTENERS NOTES



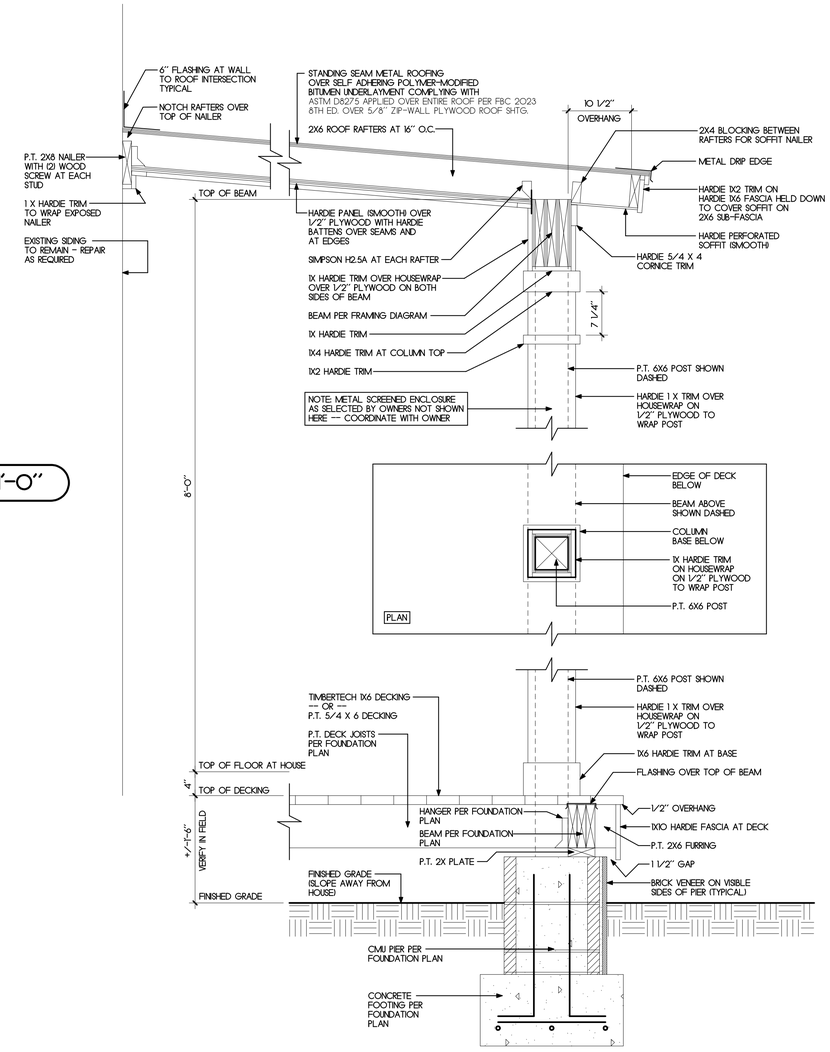
1 TYPICAL WALL SECTION AT VAULTED CEILING 1"=1'-0"



2 TYPICAL FLAT CEILING SECTION 1"=1'-0"



3 TYPICAL GABLE END SECTION 1"=1'-0"



4 SECTION AT REAR PORCH 1"=1'-0"

JAMES POZZETTA, ARCHITECT
FLORIDA REGISTERED ARCHITECT
103 SOUTH 18TH STREET
FERNANDINA BEACH, FLORIDA 32034
904-206-3447
jamespozzetta@comcast.net
FLORIDA REGISTERED ARCHITECT, LIC.#AR96064

WALL SECTIONS

#	REVISIONS	DATE

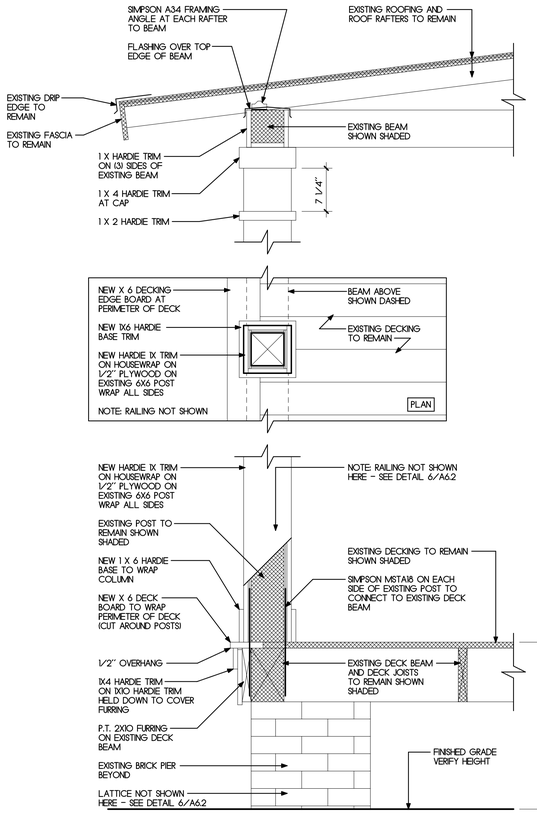
© THE DRAWINGS AND THE DESIGN IDEAS AND CONCEPTS IT REPRESENTS ARE THE EXCLUSIVE PROPERTY OF JAMES POZZETTA, ARCHITECT AND ARE NOT TO BE USED OR DISCLOSED IN WHOLE OR IN PART. IT IS NOT TO BE REPRODUCED ON ANY OTHER PROJECT AND IT IS TO BE RETURNED ON REQUEST

PROJECT: NERI	
DRAWN BY: JMP	
CHKD BY: JMP	
DATE: 12/05/2025	

RENOVATION/ADDITION TO THE:
NERI RESIDENCE
18 NORTH 4TH STREET
FERNANDINA BEACH, FL 32034

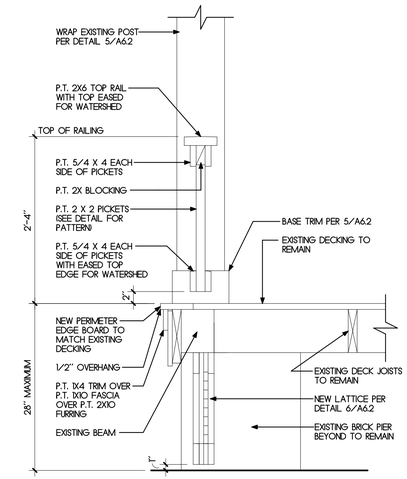
A6.1

This document has been electronically signed and sealed by James Pozzetta, Architect AR#96064 on the date/time stamp shown, using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies



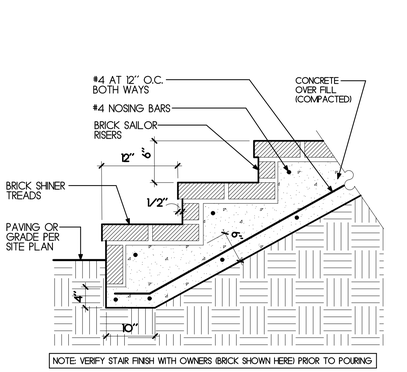
5 DETAIL AT FRONT PORCH

1"=1'-0"



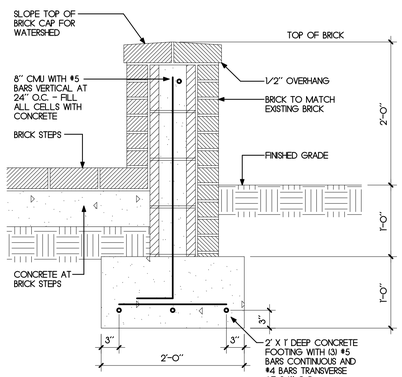
6 RAILING DETAIL

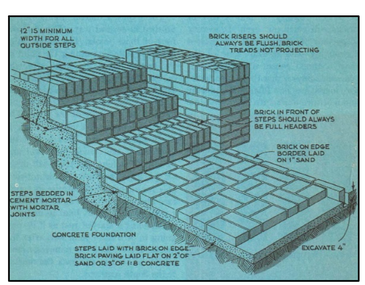
1"=1'-0"



7 BRICK STEPS

1"=1'-0"





JAMES POZZETTA, ARCHITECT
FLORIDA REGISTERED ARCHITECT
103 SOUTH 18TH STREET
FERNANDINA BEACH, FLORIDA 32034
904-206-3447
jamespozzetta@comcast.net
FLORIDA REGISTERED ARCHITECT, LIC#AR96064

#	REVISIONS	DATE

WALL SECTIONS

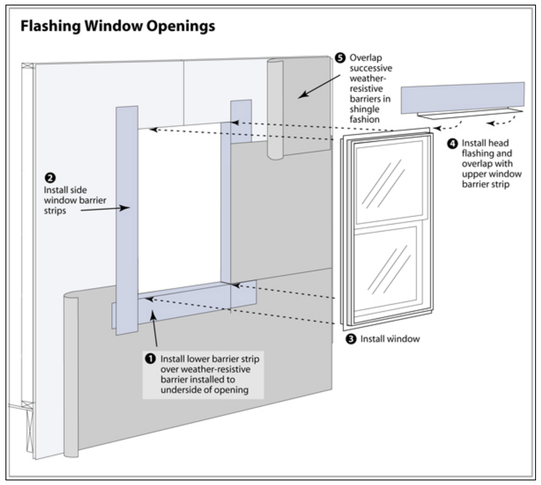
THE DRAWING AND THE DESIGN IDEAS AND CONCEPTS IT REPRESENTS IS THE PROPERTY OF JAMES POZZETTA AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER FOR ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST

PROJECT: NERI
DRAWN BY: JMP
CHKD BY: JMP
DATE: 12/05/2025

RENOVATION/ADDITION TO THE:
NERI RESIDENCE
18 NORTH 4TH STREET
FERNANDINA BEACH, FL 32034

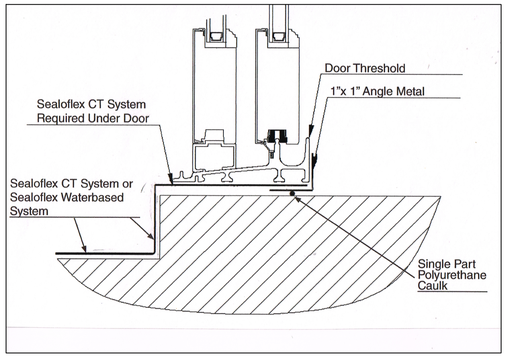
A6.2

This document has been electronically signed and sealed by James Pozzetta, Architect AR#96064 on the date/time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies



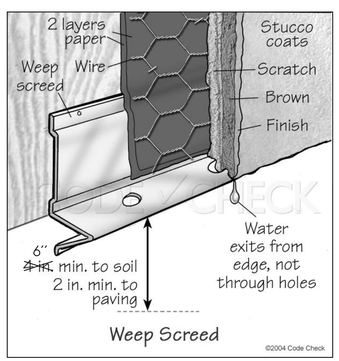
WINDOW/DOOR INSTALLATION AND WATERPROOFING TO COMPLY W/ APPLICABLE REQUIREMENTS OF THE FOLLOWING:
1) ASTM E2112
2) FMA/AAMA/WDMA #100-07, #200-09, #250-10, AND 2710
3) WINDOW MANUFACTURER'S INSTALLATION GUIDELINES.

A TYPICAL WINDOW WATERPROOFING DETAIL N.T.S.

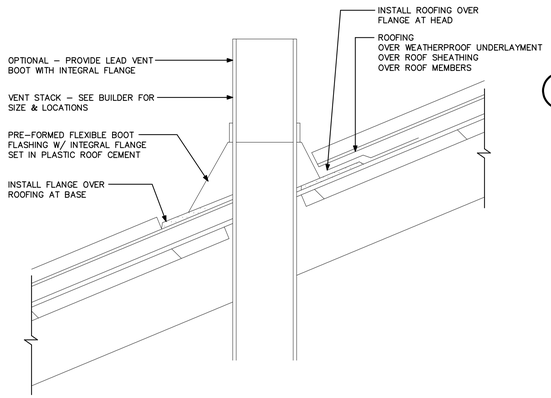


DOOR INSTALLATION AND WATERPROOFING TO COMPLY W/ APPLICABLE REQUIREMENTS OF THE FOLLOWING:
1) ASTM E2112
2) FMA/AAMA # 100-07, # 200-09 AND # 250-10
3) DOOR MANUFACTURER'S INSTALLATION GUIDELINES.

B WATERPROOFING DETAIL AT DOOR THRESHHOLD N.T.S.

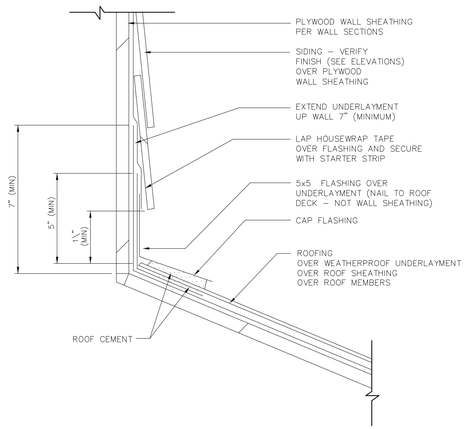


C WEEP SCREED DETAIL N.T.S.

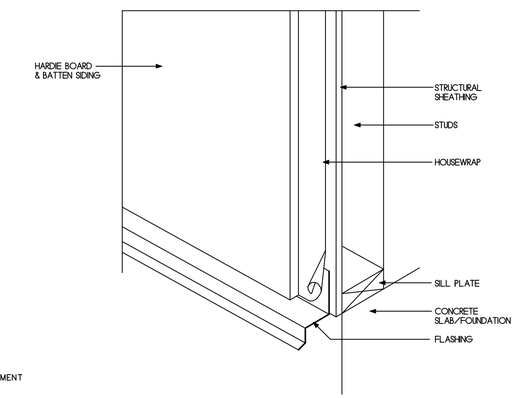


NOTES:
1 – INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS
2 – APPLY ROOFING CEMENT OR SELF-ADHERING FLASHING OVER FLANGE AT HEAD ONLY

D VENT STACK FLASHING N.T.S.

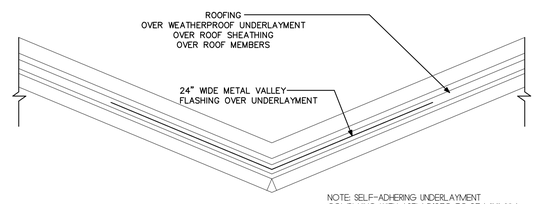


E WALL FLASHING AT APPLIED WOOD FINISH N.T.S.



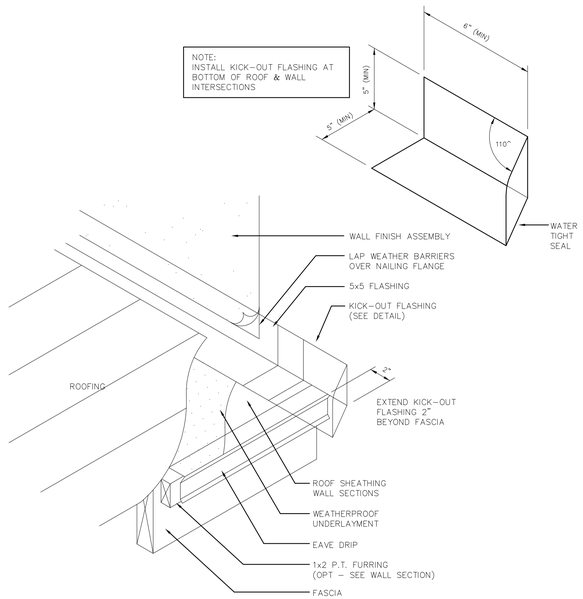
F FLASHING AT SIDING DETAIL N.T.S.

VALLEY INSTALLATION
1 – EXTEND METAL FLASHING 12" MIN PAST CENTER LINE OF VALLEY. SEE MANUFACTURER'S WRITTEN INSTRUCTIONS FOR ADDITIONAL INSTALLATION INFORMATION
2 – DO NOT NAIL 6" MIN FROM VALLEY CENTER LINE



NOTE: SELF-ADHERING UNDERLAYMENT COMPLYING WITH ASTM D1970 TO BE MINIMUM 36" WIDE WHEN USED ON CLOSED VALLEYS

G VALLEY FLASHING N.T.S.



H WALL/KICK-OUT FLASHING N.T.S.

WATERPROOFING DETAILS

#	REVISIONS	DATE

THE DRAWING AND THE DESIGN SHOWN ARE CONCEPTS THEREON IS THE PROPERTY OF JAMES POZZETTA AND IS NOT TO BE REPRODUCED OR USED IN ANY FORM OR MANNER WHATSOEVER WITHOUT THE PERMISSION OF JAMES POZZETTA, AR# 96064 IS RELEASED FOR PERMITTING PURPOSES ONLY AND IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.

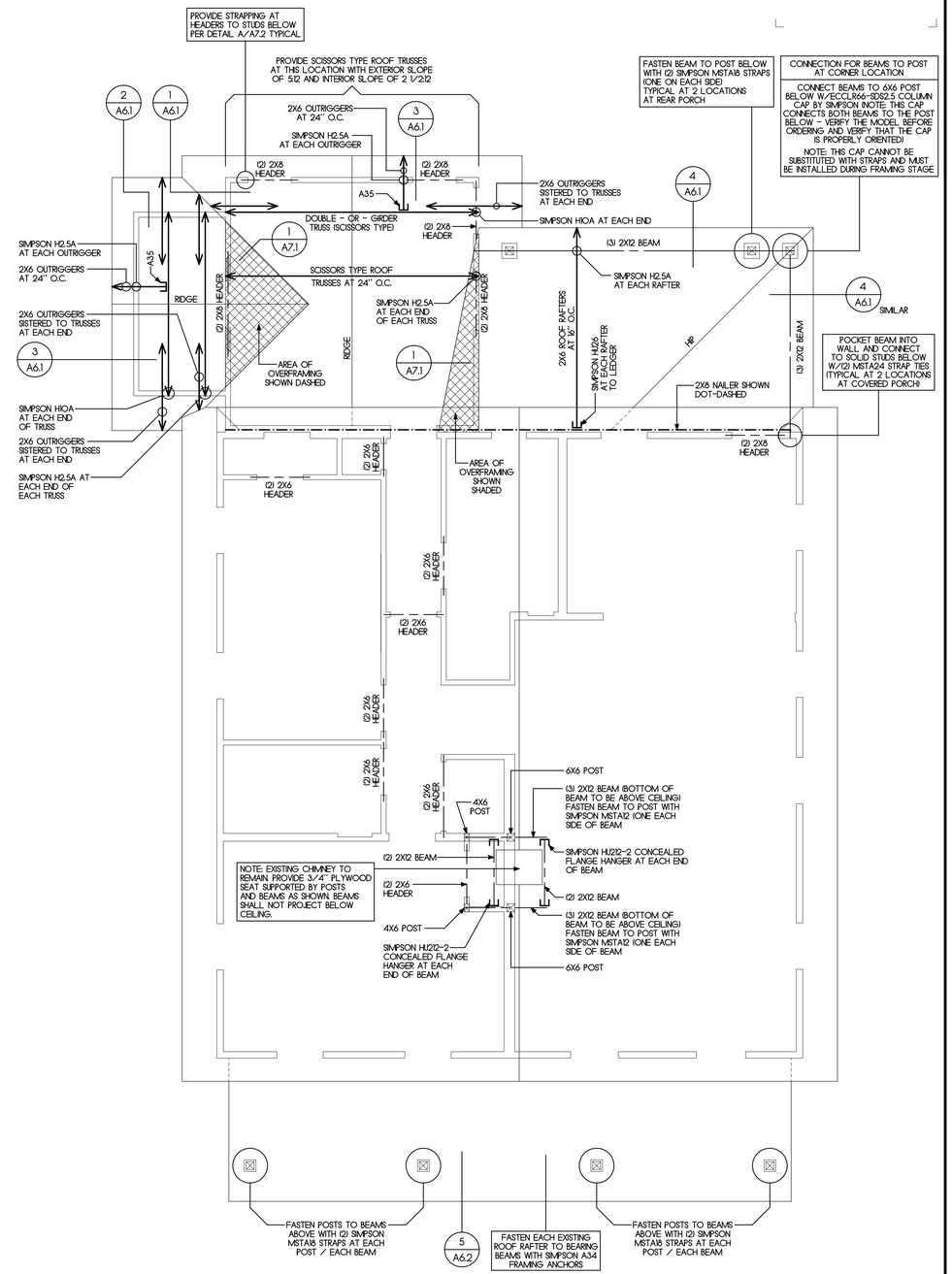
JAMES POZZETTA, ARCHITECT
FLORIDA REGISTERED ARCHITECT
103 SOUTH 18TH STREET
FERNANDINA BEACH, FLORIDA 32034
904-206-3447
jamespozzetta@comcast.net
FLORIDA REGISTERED ARCHITECT, LIC#AR96064

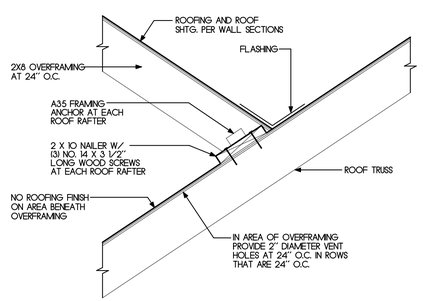
PROJECT: NERI	
DRAWN BY: JMP	
CHKD BY: JMP	
DATE 12/05/2025	

RENOVATION/ADDITION TO THE:
NERI RESIDENCE
18 NORTH 4TH STREET
FERNANDINA BEACH, FL 32034

A6.3

This document has been electronically signed and sealed by James Pozzetta, Architect AR#26064 on the date/time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies





1 OVERFRAMING DETAIL 1"=1'-0"

FRAMING LEGEND

- ROOF RAFTERS (RR) OR TRUSSES
- CEILING JOISTS (CJ)
- FLOOR JOISTS (FJ) OR TRUSSES
- BEAMS (BM) AND HEADERS (HDR)
- WALLS BELOW
- WALLS ABOVE
- CEILING FEATURES/SOFFITS
- ROOF LINES
- NAILER
- HANGERS
- S.T. STRAP TIES
- T.S. TWIST STRAPS
- AREA OF OVERFRAMING

ROOF FRAMING DIAGRAM 1/4"=1'-0"

ROOF FRAMING DIAGRAM

#	REVISIONS	DATE

THE DRAWING AND THE DESIGN IDEAS AND CONCEPTS IT REPRESENTS IS THE PROPERTY OF JAMES POZZETTA AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WHATSOEVER WITHOUT THE PRIOR WRITTEN PERMISSION OF JAMES POZZETTA. ALL DRAWINGS PREPARED FOR THIS PROJECT ARE AND SHALL REMAIN THE PROPERTY OF JAMES POZZETTA AND IT IS TO BE RETURNED ON REQUEST

JAMES POZZETTA, ARCHITECT
FLORIDA REGISTERED ARCHITECT
103 SOUTH 18TH STREET
FERNANDINA BEACH, FLORIDA 32034
904-206-3447
jamespozzetta@comcast.net
FLORIDA REGISTERED ARCHITECT LIC.#AR26064

PROJECT: NERI
DRAWN BY: JMP
CHKD BY: JMP
DATE: 12/05/2025

RENOVATION/ADDITION TO THE:
NERI RESIDENCE
18 NORTH 4TH STREET
FERNANDINA BEACH, FL 32034

A7.1

GENERAL NOTES

1. CODES & STANDARDS
   - A. FLORIDA BUILDING CODE 2023, 8TH ED. RESIDENTIAL
   - B. ASCE 7-22: MINIMUM DESIGN LOADS FOR BUILDINGS
   - C. REINFORCED CONCRETE: ACI 318-11 & ACI 302
   - D. MASONRY: ACI 530/ASCE 5 & ACI 530.1/ASCE 6

2. ROOF DESIGN LOADS
   - A. DEAD..... 20 PSF
   - B. LIVE (ROOF)..... 25 PSF

   (WITH APPROPRIATE REDUCTIONS)

3. DESIGN WIND LOADS
   - A. ULTIMATE DESIGN WIND SPEED.....V = 128 MPH ULT
   - B. NOMINAL DESIGN WIND SPEED.....V =122 MPH ASD
   - C. RISK CATEGORY..... II
   - D. WIND EXPOSURE CATEGORY: SEE COVER SHEET
   - E. INTERNAL PRESSURE COEFFICIENT.....GC$_{pi}$ = 0.18
   - F. COMPONENTS & CLADDING DESIGN WIND PRESSURES:

   SEE COVER SHEET FOR DP TABLE

   ALL PRESSURES ARE INTENDED TO BE APPLIED AND INTERPRETED IN STRICT ACCORDANCE WITH THE PROVISIONS & LOAD CASES PROVIDED IN ASCE 7-22.

   FOR THE PURPOSES OF APPLYING THESE LOADS IN ACCORDANCE WITH COMPONENTS & CLADDING FIGURES IN ASCE 7-22, =3 FT.

4. SEISMIC DESIGN
   - A. SEISMIC IMPORTANCE FACTOR..... I = 1.00
   - B. MAPPED SPECTRAL RESPONSE ACCELERATIONS.....
     S = 0.131
     S = 0.067
   - C. SITE CLASS "D" (ASSUMED)
   - D. SPECTRAL RESPONSE COEFFICIENTS..... S = 0.139
     S = 0.107
   - E. SEISMIC DESIGN CATEGORY "B"

5. SNOW LOADS
   - A. GROUND SNOW LOAD....."P" = 0 PSF

6. SOIL PARAMETERS
   - A. FOOTINGS HAVE BEEN SIZED FOR AN ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF AT 1'-0" BELOW EXISTING GRADE. IF SITE CONDITIONS DIFFER FROM THOSE ASSUMED DURING THE DESIGN PROCESS, CONTACT ENGINEER IMMEDIATELY.
   - B. REMOVE ALL TOPSOIL & ORGANIC MATERIALS UNDER PROPOSED BUILDING SLAB & FOUNDATIONS & REPLACE WITH SUITABLE COMPACTED FILL OR CRUSHED STONE.
   - C. USE ONLY CLEAN, SANDY SOILS, WITH PLASTICITY INDEX UNDER 20 & LIQUID LIMIT BELOW 40, FOR ALL FILL UNDER SLABS AND FOOTINGS. USE OF CLAY, OR SOILS WITH HIGH CLAY CONTENT, IS PROHIBITED.
   - D. ALL BUILDING AREAS WITH FILL SHALL BE WETTED, TAMPED, AND COMPACTED TO 95% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT AS DETERMINED IN ACCORDANCE WITH ASTM D698.

CONCRETE NOTES

1. ALL CONCRETE WORK SHALL CONFORM TO ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS." DESIGN IS BASED ON ACI 318-11," BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE."

2. UNLESS OTHERWISE NOTED, ALL CONCRETE FOR SLABS ON GRADE, FOOTINGS, PIERS, AND COLUMNS SHALL BE NORMAL WEIGHT AND OBTAIN A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI.

3. USE OF CALCIUM CHLORIDE, CHLORIDE IONS, OR OTHER SALTS IN CONCRETE IS NOT PERMITTED.

4. CEMENT SHALL CONFORM TO ASTM C150, TYPE I OR TYPE II.

5. AGGREGATES SHALL CONFORM TO ASTM C33.

6. CONCRETE SLUMP RANGE: 3" MIN - 5" MAX.

7. THE AIR CONTENT AT THE POINT OF PLACEMENT SHALL BE PER ACI 318 TABLE 4.4.1 FOR F1 MODERATE EXPOSURE.

8. MOIST CURE CONCRETET WITH MOISTURE PROTECTIVE COVER FOR A MINIMUM OF 7 DAYS.

9. REINFORCING STEEL SHALL CONFORM TO ASM A615, GRADE 60, UNLESS OTHERWISE NOTED.

10. WELDED WIRE FABRIC (MESH) SHALL CONFORM TO ASTM A185 AND SHALL BE PROVIDED IN FLAT SHEETS, LAP MEDH 2 SQUARES MINIMUM AT SPLICES.

11. TIE ALL REINFORCING STEEL AND EMBEDMENTS SECURELY IN PLACE PRIOR TO PLACING CONCRETE. PROVIDE SUFFICIENT SUPPORTS TO MAINTAIN THE POSITION OF THE REINFORCEMENT WITHIN SPECIFIED TOLERANCES DURING ALL CONSTRUCTION ACTIVITIES. "STICKING" DOWELS INTO WET CONCRETE IS NOT PERMITTED.

12. REINFORCING STEEL SHALL HAVE THE FOLLOWING CONCRETE COVER UNLESS OTHERWISE NOTED:

    CONCRETE CAST AGAINST EARTH (NOT FORMED): 3"

    FORMED CONCRETE EXPOSED TO EARTH OR WEATHER (#5 BARS AND SMALLER): 2"

    CONCRETE NOT EXPOSED TO EARTH OR WEATHER (SLABS AND WALLS): 1"

13. DO NOT PLACE PIPES EXCEEDING ONE THIRD THE SLAB OR WALL THICKNESS WITHIN THE SLAB OR WALL UNLESS SPECIFICALLY DETAILED ON DRAWINGS.

14. DO NOT WELD OR TACK WELD REINFORCING STEEL UNLESS APPROVED OR DIRECTED BY THE DRAWINGS.

15. ALL EXPOSED INTERIOR SLABS SHALL RECEIVE A SMOOTH TROWEL FINISH. ALL EXPOSED EXTERIOR PAVEMENTS SHALL RECEIVE A BROOM FINISH. (NOTE: VERIFY CONCRETE SURFACE FINISH WITH OWNER PRIOR TO POURING CONCRETE)

WOOD FRAMING NOTES

1. ALL FRAMING SHALL BE INSTALLED PER FLORIDA BUILDING CODE 2023 8TH EDITION.

2. ALL LUMBER USED IN CONSTRUCTION TO BE SOUTHERN YELLOW PINE NO. 2 OR BETTER.

3. LUMBER IN EXTERIOR LOCATIONS TO BE PRESERVATIVE TREATED.

4. ROOF TRUSSES SHALL BE ANCHORED TO THE TOP OF SUPPORTING BEAMS USING HURRICANE TIES AS INDICATED ON THE FRAMING DIAGRAM AND WALL SECTIONS.

5. WALL ANCHORAGE SHALL BE PROVIDED USING SIMPSON ANCHOR TIE-ROD SYSTEM 1/2" DIAMETER ANCHOR TIE RODS SHALL BE INSTALLED CONTINUOUS FROM WALL TOP PLATE TO FOUNDATION IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

6. ANCHOR TIE RODS SHALL BE INSTALLED EACH SIDE OF OPENINGS AND AT A MAXIMUM SPACING OF 48" ON CENTER. SEE FLOOR PLANS FOR LOCATIONS.

7. ROOF TRUSSES AND RAFTERS SHALL BE ANCHORED TO THE WALL TOP PLATE USING HURRICANE TIES OR CLIPS AS INDICATED ON THE ROOF FRAMING DIAGRAM AND WALL SECTIONS.

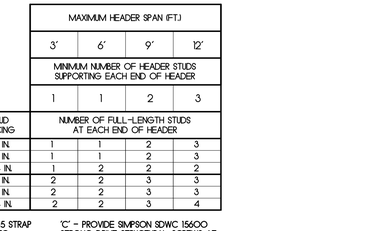
8. WALL SHEATHING SHALL BE AS INDICATED ON THE PLANS, AND SHALL BE INSTALLED CONTINUOUS FROM THE TOP PLATE TO THE SILL PLATE AT ALL EXTERIOR WALLS.

9. ALL FASTENERS ARE TO BE HOT-DIP GALVANIZED OR STAINLESS STEEL, AND SHALL BE COMPATIBLE WITH SELECTED CONNECTORS. DO NOT MIX DISSIMILAR METALS.

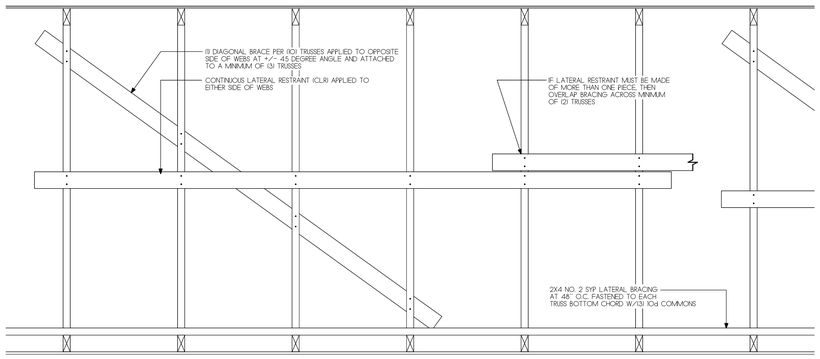
10. FRAMING CONNECTORS AND HURRICANE TIES ARE TO BE HOT-DIP GALVANIZED OR STAINLESS STEEL.

SHEATHING AND NAILING SCHEDULE

LOCATION	SHEATHING	PANEL EDGE NAILING (E.N.)	PANEL FIELD NAILING (F.N.)	NAILING AT ROOF OR FLOOR DIAPHRAGM BOUNDARIES	2x BLOCKING AT PANEL EDGES REQ'D
ROOF	5/8" APA	8d AT 4" O.C.	8d AT 6" O.C.	8d AT 6" O.C.	NO
WALLS	1/2" APA	8d AT 4" O.C.	8d AT 6" O.C.	N/A	YES



B BUILT-UP BEAM 1"=1'-0"

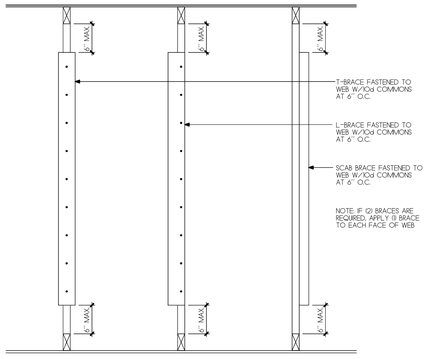


NOTES

ALL RESTRAINT LUMBER SHOWN SHALL BE 2X4 NO. 3 SPF OR BETTER (UNLESS NOTED OTHERWISE)

ALL FASTENERS SHOWN ARE 131" X 3" LONG (UNLESS NOTED OTHERWISE)

1 TRUSS BRACING 1"=1'-0"



NOTE: THIS DETAIL ONLY REQUIRED IF 3 OR MORE TRUSSES IN A ROW CANNOT HAVE HORIZONTAL BRACING INSTALLED

2 TRUSS BRACING 1"=1'-0"

FRAMING NAILING SCHEDULE (COMMON NAILS)

CONNECTION	NAILING	CONNECTION	NAILING
TOP PLATE TO STUD, END NAIL	2x4 STUD (2)- 16d 2x6 STUD (3)- 16d	BUILT-UP HEADERS AND BEAMS	16d AT 16" O.C. ALONG TOP AND BOTTOM EDGE
STUD TO SILL PLATE, END NAIL	2x4 STUD (2)- 16d 2x6 STUD (3)- 16d	BUILT-UP COLUMNS BELOW BEAMS, FACE NAIL	SEE WOOD COLUMN SCHEDULE
DOUBLE SILL PLATES, FACE NAIL (STAGGER)	10d AT 12" O.C.	BUILT-UP CORNER STUDS (3 STUDS MINIMUM)	16d AT 24" O.C.
DOUBLE STUDS, FACE NAIL (STAGGER)	10d AT 12" O.C. - EACH FACE	BACKING AND BLOCKING AT TRUSSES AND 2x FRAMING, END NAIL OR TOE NAIL	(2)- 16d EACH END
DOUBLE TOP PLATES, FACE NAIL	16d AT 24" O.C.		
TOP PLATES AT WALL INTERSECTIONS, FACE NAIL	(2)- 16d	BACKING AND BLOCKING AT JOIST FRAMING	SIMPSON Z2 OR EQUAL AT EACH END [W/ (4)- 10d x 1 1/2" NAILS]

TYPICAL FRAMING NOTES

1 - STUD WALL FRAMING

EXTERIOR WALLS AT ADDITION TO BE 2X4 STUDS AT 16" O.C. (UNLESS NOTED OTHERWISE)

INTERIOR NON-LOAD BEARING WALLS TO BE 2X4 STUDS AT 16" O.C. (UNLESS NOTED OTHERWISE)

2 - STUD WALL BLOCKING

PROVIDE ONE ROW 2 X 4 HORIZONTAL BLOCKING AT MID-HEIGHT OF EXTERIOR WALLS AND INTERIOR BEARING WALLS. PROVIDE 2 X 4 BLOCKING AT ALL PLYWOOD SHEATHING JOINTS.

3 - JOIST/RAFTER/TRUSS BRIDGING

PROVIDE 2 X 4 LATERAL BRACING AT 48" O.C. AS SHOWN ON DETAIL 1/A7.2

4 - PLYWOOD ROOF SHEATHING

USE 8 d COMMON NAILS AT 4" O.C. AT ALL PANEL EDGES AND AT 6" O.C. AT INTERMEDIATE RAFTERS/TRUSSES UNLESS OTHERWISE NOTED. NAIL HEADS SHALL NOT PENETRATE SURFACE OF PLYWOOD MORE THAN THICKNESS OF NAIL HEAD.

5 - PLYWOOD WALL SHEATHING

USE 8 d COMMON NAILS AT 4" O.C. AT ALL PANEL EDGES AND AT 6" O.C. AT INTERMEDIATE STUDS UNLESS OTHERWISE NOTED. NAIL HEADS SHALL NOT PENETRATE SURFACE OF PLYWOOD OR O.S.B. MORE THAN THICKNESS OF NAIL HEAD.

6 - RAFTER/JOIST CONNECTORS

ATTACH STANDARD ROOF RAFTER / CEILING JOIST TO TOP PLATES WITH (1) SIMPSON H2.5A HA STRAP. OR ALTERNATE - CONNECT TO TOP PLATE WITH SIMPSON SDWC 15600 STRONG DRIVE SCREWS

ATTACH DOUBLE RAFTERS TO TOP PLATES WITH (1) SIMPSON H10A-2 HURRICANE TIE.

7 - WINDOW/DOOR HEADERS

SEE TYPICAL FRAMING/CONNECTORS AT WALL OPENINGS DETAIL A/A7.2 FOR INFORMATION ON HEADER SUPPORT STUDS, FULL HEIGHT STUDS AND HEADER CONNECTORS.

8 - BUILT-UP BEAMS/HEADERS

BUILT-UP BEAMS/HEADERS SHALL BE MADE OF MIN 2 X LUMBER FASTENED TOGETHER WITH TWO (2) ROWS OF 16d NAILS AT MAX. 32" O.C. LOCATE ONE ROW WITHIN 2" OF TOP EDGE AND ONE ROW WITHING 2" OF BOTTOM EDGE.

9 - MINIMUM HEADER SIZES

UNLESS OTHERWISE NOTED ON THE FRAMING PLANS MINIMUM HEADER SIZES SHALL BE AS FOLLOWS:

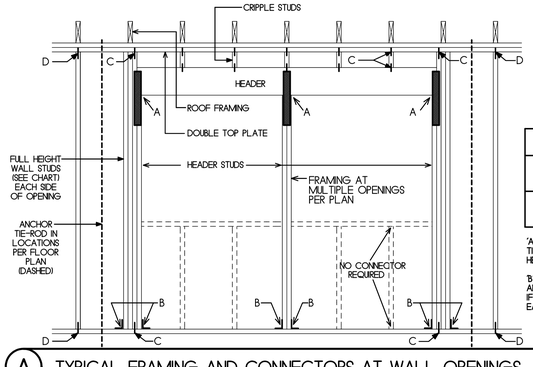
EXTERIOR WALL — (2X6)
(2) 2 X 8 HEADER - UNLESS NOTED OTEHRWISE

INTERIOR NON-LOAD BEARING WALL —
(2) 2 X 6 HEADER - UNLESS NOTED OTHERWISE

INTERIOR LOAD BEARING WALL —
SEE FRAMING DIAGRAMS

10 - CONNECTORS/HANGERS

G.C. SHALL VERIFY INSTALLATION REQUIREMENTS FOR ALL CONNECTORS AND HANGERS WITH MANUFACTURER'S SPECIFICATIONS.



MINIMUM WALL AND HEADER STUD REQUIREMENTS

UNSUPPORTED WALL HEIGHT	STUD SPACING	MAXIMUM HEADER SPAN (FT.) 3'	6'	9'	12'
		MINIMUM NUMBER OF HEADER STUDS SUPPORTING EACH END OF HEADER			
		1	1	2	3
		NUMBER OF FULL-LENGTH STUDS AT EACH END OF HEADER			
10' OR LESS	12 IN	1	1	2	3
	16 IN	1	1	2	3
	24 IN	1	2	2	2
GREATER THAN 10'	12 IN	2	2	3	3
	16 IN	2	2	3	3
	24 IN	2	2	3	4

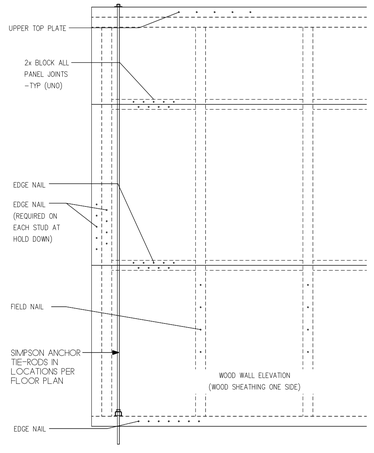
'A' - PROVIDE SIMPSON ST2115 STRAP TIE EACH END OF HEADER TO HEADER STUDS BELOW (U.O.N.)

'B' - PROVIDE SIMPSON A35 FRAMING ANCHOR AS SHOWN (NOT REQUIRED IF ANCHOR TIE-RODS ARE PROVIDED EACH SIDE OF OPENING)

'C' - PROVIDE SIMPSON SDWC 15600 STRONG DRIVE STRUCTURAL SCREWS AT LOCATIONS SHOWN (NOTE 'C' SCREWS CAN BE USED IN PLACE OF ANCHOR TIE-RODS IF THEY ARE INSTALLED AT EACH STUD TO TOP AND BOTTOM PLATES

'D' - PROVIDE SIMPSON SDWC 15600 STRONG DRIVE STRUCTURAL SCREWS AT LOCATIONS SHOWN IF ANCHOR TIE-RODS CANNOT BE INSTALLED AT THIS PLACE

A TYPICAL FRAMING AND CONNECTORS AT WALL OPENINGS NOT TO SCALE

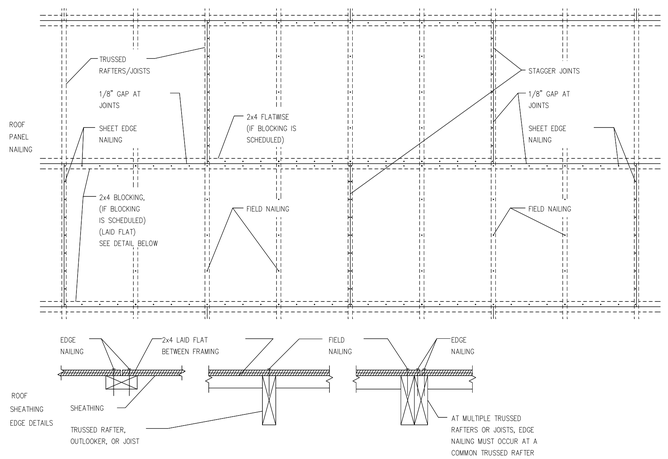


EXTERIOR WALL SHEATHING ELEVATION

NO SCALE

ELEVATION NOTES

A. ALL WOOD SHEATHING SHALL BE INSTALLED WITH LONG DIMENSION ACROSS STUDS.
B. ALL SHEATHING SHALL HAVE A SPAN RATING OF 24/0 OR BETTER (UNO).
C. SEE SHEATHING TYPE & NAILING SCHEDULE



ROOF SHEATHING DETAILS

NO SCALE

ALL ROOF AND FLOOR SHEATHING EDGES MUST BE SUPPORTED BY TRUSSED RAFTER, JOIST OR 2x4 LAID FLAT. (ALL ROOF AND FLOOR AREAS)

SEE SHEATHING TYPE & NAILING SCHEDULE BELOW.

This document has been electronically signed and sealed by James Pozzetta, Architect AR9606064 on the date/time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

STRUCTURAL NOTES

#	REVISIONS	DATE

THE DRAWINGS AND THE DESIGN IDEAS AND CONCEPTS IT REPRESENTS ARE THE PROPERTY OF JAMES POZZETTA AND CANNOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE EXPRESS PERMISSION OF JAMES POZZETTA. ALL RIGHTS RESERVED. COPYRIGHT © 2025

JAMES POZZETTA, ARCHITECT
FLORIDA REGISTERED ARCHITECT
103 SOUTH 18TH STREET
FERNANDINA BEACH, FLORIDA 32034
904-206-3447
jamespozzetta@comcast.net
FLORIDA REGISTERED ARCHITECT. LIC#AR9606064

PROJECT: NERI
DRAWN BY: JMP
CHKD BY: JMP
DATE: 12/05/2025

RENOVATION/ADDITION TO THE:
NERI RESIDENCE
18 NORTH 4TH STREET
FERNANDINA BEACH, FL 32034

A7.2

ELECTRICAL NOTES

1. LAYOUT: THIS DRAWING IS DIAGRAMMATIC IN NATURE AND SHOULD NOT BE SCALED. ELECTRICAL EQUIPMENT SHOWN IS IN GENERAL LOCTIONS. GC TO WALK-THRU THE HOUSE WITH THE OWNER PRIOR TO INSTALLATION OF OUTLETS, SWITCHES, FIXTURES, THERMOSTATS, ECT.
2. CODES: GC TO CONFIRM THAT ALL ELECTRICAL REQUIREMENTS AS PER APPLICATBLE CODES ARE COMPLIED WITH INCLUDING BUT NOT LIMITED TO OUTLET SPACING, OUTLET/SWITCH LOCATIONS IN WET AREAS, LOCATIONS OF GFI OR OTHER PROTECTIVE DEVISES, ETC.
3. 75% OF ALL PERMANENT FIXTURES TO USE HIGH-EFFICIENCY (OR LED) LAMPS PER FBC - ENERGY CONSERVATION R404.
4. SMOKE DETECTORS: GC TO VERIFY THAT SMOKE DETECTORS ARE PROVIDED AND INSTALLED IN QUANTITIES AND LOCATIONS AS REQUIRED BY CODE.
5. COORDINATION: GC TO COORDINATE THE WORK OF ALL MECHANICAL AND ELECTRICAL CONTRACTORS TO ENSURE WORK DOES NOT CONFLICT WITH OTHER TRADES.
6. PROVIDE ARC-FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTION THROUGHOUT, WITH A LISTED AFCI, AS REQUIRED PER 210.8 (A) THRU (F) AND NEC 2020.
7. FIXTURE HEIGHTS/WEIGHTS: GC TO VERIFY THE WEIGHTS OF ALL HUNG FIXTURES AND PROVIDE BLOCKING AS REQUIRED. FOR EXTREMELY HEAVY ITEMS, CONSULT WITH THE ARCHITECT OR ENGINEER. HEIGHTS OF WALL MOUNTED FIXTURES SHALL BE CONFIRMED WITH THE OWNER PRIOR TO INSTALLATION OF ROUGH BOXES.
8. ALL ELECTRICAL WIRING TO BE IN ACCORDANCE WITH NFPA 70 - 2020 NATIONAL ELECTRIC CODE.
9. PROVIDE WHOLE HOUSE SURGE PROTECTOR.
10. RECESSED LIGHTS TO BE 4" FLUSH TRIMLESS LED FIXTURES AS SELECTED BY OWNER. 3000K TYPICAL UNLESS NOTED OTHERWISE.
11. GARBAGE DISPOSAL SWITCHED BY BUTTON RECESSED IN COUNTER-TOP - OR - UNDER SINK, VERIFY WITH OWNER.
12. VERIFY DIMMER & SWITCH STYLE WITH OWNER PRIOR TO ORDERING.

HVAC NOTES

1. LAYOUT: THIS DRAWING IS DIAGRAMATIC IN NATURE AND SHOULD NOT BE SCALED. HVAC EQUIPMENT SHOWN IS IN GENERAL LOCATIONS. GC TO WALK-THRU THE HOUSE WITH THE OWNER PRIOR TO INSTALLATION OF ANY HVAC EQUIPMENT AND CONFIRM LOCATIONS OF SUPPLY AND RETURN GRILLES, THERMOSTATS, ETC.
2. CODES: GC TO CONFIRM THAT ALL HVAC REQUIREMENTS AS PER APPLICABLE CODES ARE COMPLIED WITH INCLUDING BUT NOT LIMITED TO SIZING OF EQUIPMENT, ENCLOSURES, EFFICIENCY RATINGS, ETC.
3. COORDINATION: GC TO COORDINATE THE WORK OF ALL MECHANICAL AND ELECTRICAL CONTRACTORS TO ENSURE WORK DOES NOT CONFLICT WITH OTHER TRADES.
4. EXHAUST FANS: PROVIDE EXHAUST FANS IN LOCATIONS INDICATED. VENT TO EXTERIOR WALL, SOFFIT, OR ROOF. VERIFY VENT LOCATIONS. PROVIDE CAPS ON EXTERIOR DESIGNED TO PREVENT "BACK FLOW."
5. EXTEND EXISTING DUCTWORK FOR NEW SUPPLY AND RETURN AIR REGISTERS ON EXISTING AC UNIT. G.C. TO PROVIDE RECOMMENDATIONS TO THE OWNERS IF EXISTING UNIT IS INSUFFICIENT TO HANDLE THE VOLUME OF THE ADDITION. NOTE THAT PLACEMENT OF ANY NEW OUTSIDE COMPRESSOR IS REQUIRED TO FOLLOW ALL APPLICABLE HISTORIC DISTRICT RULES.

WATER HEATERS

1. WATER HEATERS: PROVIDE (1) ONE TANKLESS WATER HEATER MOUNTED ON THE EXTERIOR (VERIFY LOCATION IN FIELD WITH OWNER). VERIFY TYPE AND SIZE OF WATER HEATER WITH OWNER: ELECTRIC VERSUS GAS).

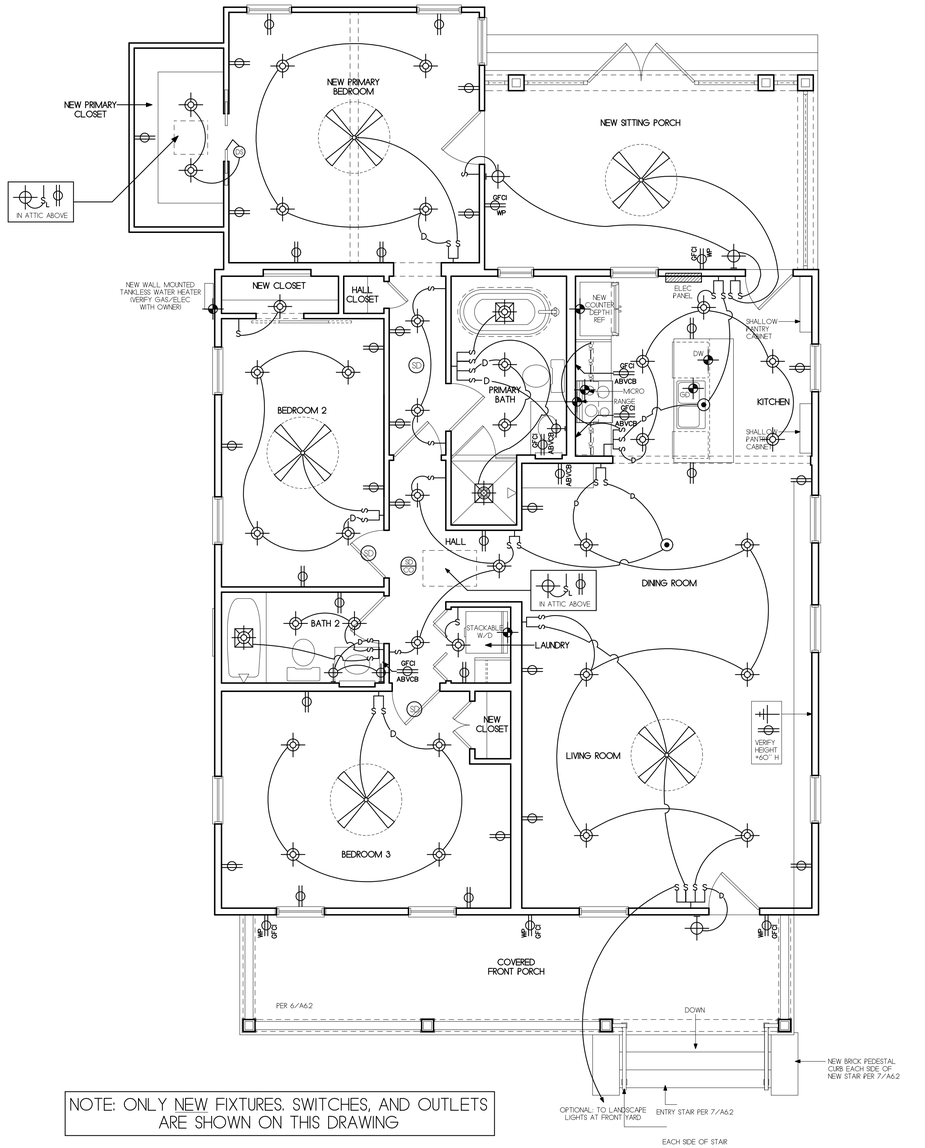
LAYOUT NOTE

G.C. TO CONDUCT AN ELECTRICAL LAYOUT WALKTHROUGH WITH THE OWNERS AND THE ELECTRICAL SUB-CONTRACTOR TO VERIFY IN THE FIELD THE LOCATIONS AND THE ARRANGEMENT OF ELECTRICAL FIXTURES, SWITCHES, AND OUTLETS PRIOR TO INSTALLING THE ELECTRICAL SYSTEM.

ELECTRICAL SYMBOLS

- DUPLEX RECEPTACLE WALL OUTLET
- WP — DUPLEX RECEPTACLE WALL OUTLET WEATHERPROOF
- INCB — DUPLEX RECEPTACLE WALL OUTLET INSIDE CABINET LOCATION
- ABVCB — DUPLEX RECEPTACLE WALL OUTLET ABOVE CABINET LOCATION
- SPECIAL EQUIPT. DIRECT WIRE OR OUTLET, VERIFY W/EQUIP. SPECS
- RECESSED LED DOWNLIGHT
- SURFACE MOUNTED LED FIXTURE
- WALL MOUNTED LED FIXTURE
- SURFACE MOUNTED ATTIC FIXTURE
- PENDANT FIXTURE
- SURFACE MOUNTED LED FIXTURE
- S — LIGHT SWITCH
- S_L — LIGHTED LIGHT SWITCH
- D — DIMMER SWITCH (LED COMPATABLE WHERE APPLICABLE)
- T.V. JACK
- PHONE JACK (2 CAT-6 LINES EACH)
- DOORBELL AND CHIME
- EXHAUST FAN
- EXHAUST FAN + LIGHT COMBO
- SURFACE MOUNTED FLOOD LIGHT
- RECESSED STEP LIGHT
- UNDERCABINET LED STRIP LIGHT
- ELECTRICAL PANEL
- L.I.F. — LOCATE IN FIELD
- SD — SMOKE DETECTOR
- CO — CARBON MONOXIDE DETECTOR
- SD/CO — COMBINATION SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR
- GFCI — GROUND FAULT CIRCUIT INTERRUPTER
- CEILING FAN
- SP — SPEAKER LOCATION
- DS — DOOR ACTIVATED SWITCH
- SC — HARDWIRED SECURITY CAMERA

This document has been electronically signed and sealed by James Pozzetta, Architect AR#96064 on the date/time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies



NOTE: ONLY NEW FIXTURES, SWITCHES, AND OUTLETS ARE SHOWN ON THIS DRAWING

ELECTRICAL DIAGRAM — 1/4"=1'-0"

JAMES POZZETTA, ARCHITECT
FLORIDA REGISTERED ARCHITECT
103 SOUTH 18TH STREET
FERNANDINA BEACH, FLORIDA 32034
904-206-3447
jamespozzetta@comcast.net
FLORIDA REGISTERED ARCHITECT, LIC#AR96064

FIRST FLOOR ELECTRICAL DIAGRAM

#	REVISIONS	DATE

THE DRAWINGS AND THE DESIGN IDEAS AND CONCEPTS IS REPRESENTED IS THE PROPERTY OF JAMES POZZETTA AND IS NOT TO BE REPRODUCED OR PUBLISHED IN ANY FORM BY ANY METHOD FOR USE ON ANY OTHER PROJECT AND IT IS TO BE RETURNED ON REQUEST

PROJECT: NERI
DRAWN BY: JMP
CHKD BY: JMP
DATE: 12/05/2025

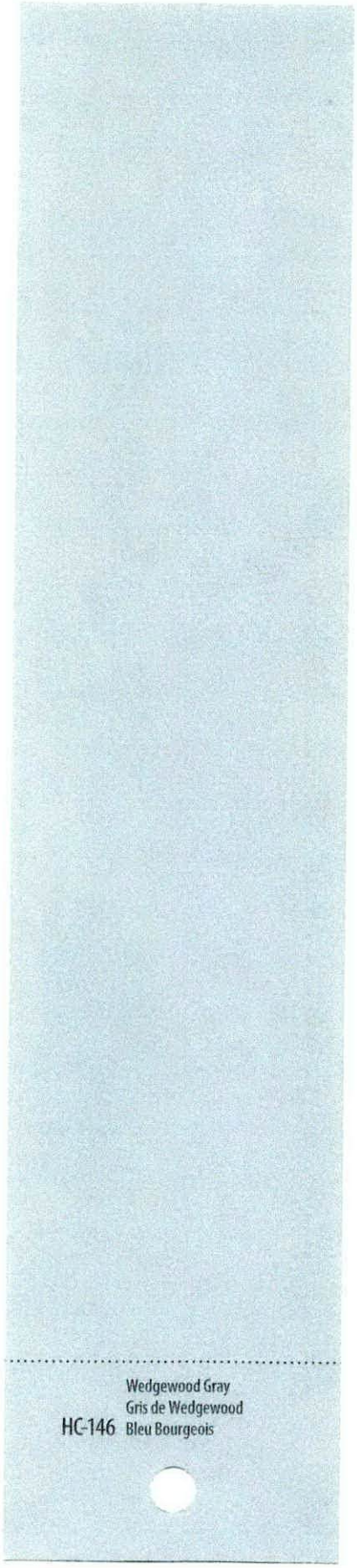
RENOVATION/ADDITION TO THE:
NERI RESIDENCE
18 NORTH 4TH STREET
FERNANDINA BEACH, FL 32034

A8.1

NERI RESIDENCE
EXTERIOR COLORS

Dove Wing
Ala de Paloma
OC-18 Acrylique Transparent

HOUSE
COLOR
(CREAMY
WHITE)

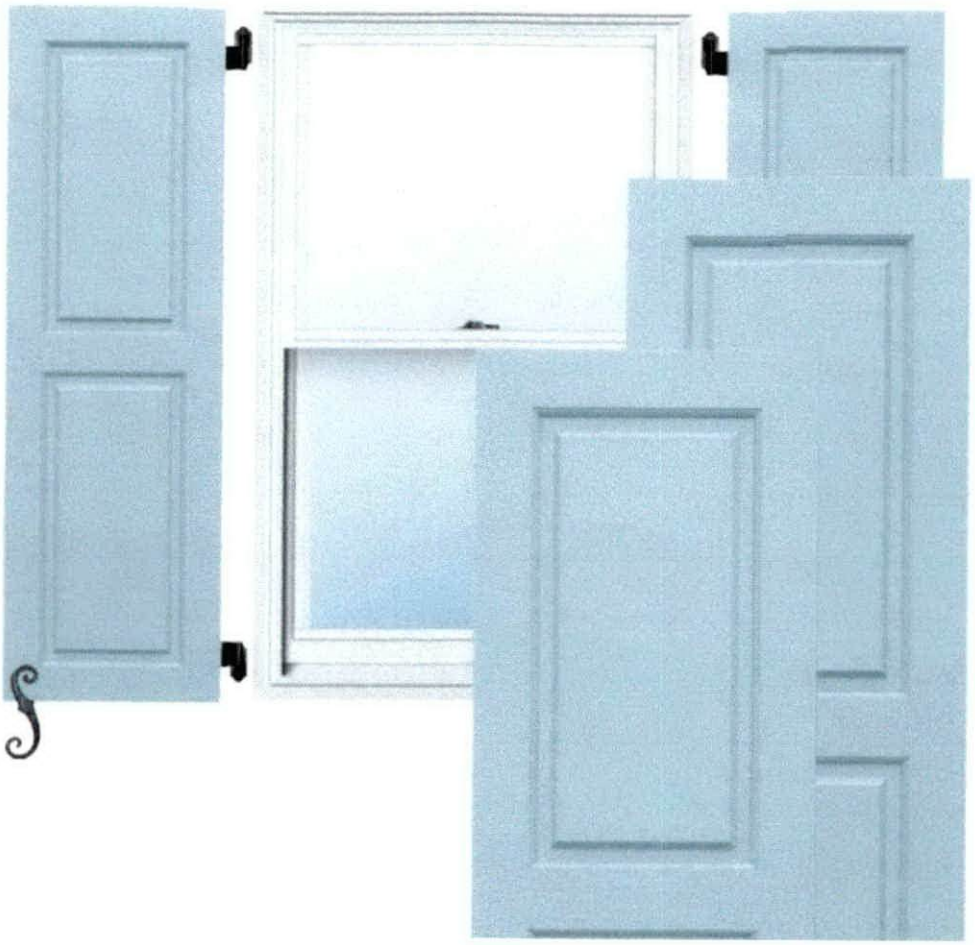


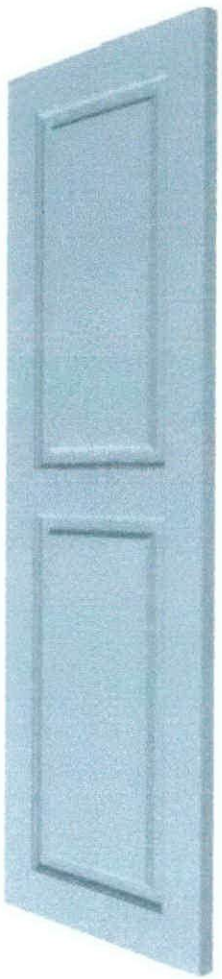
SHUTTER
COLOR

(DOORS:
NATURAL
WOOD STAIN)

NERI RESIDENCE

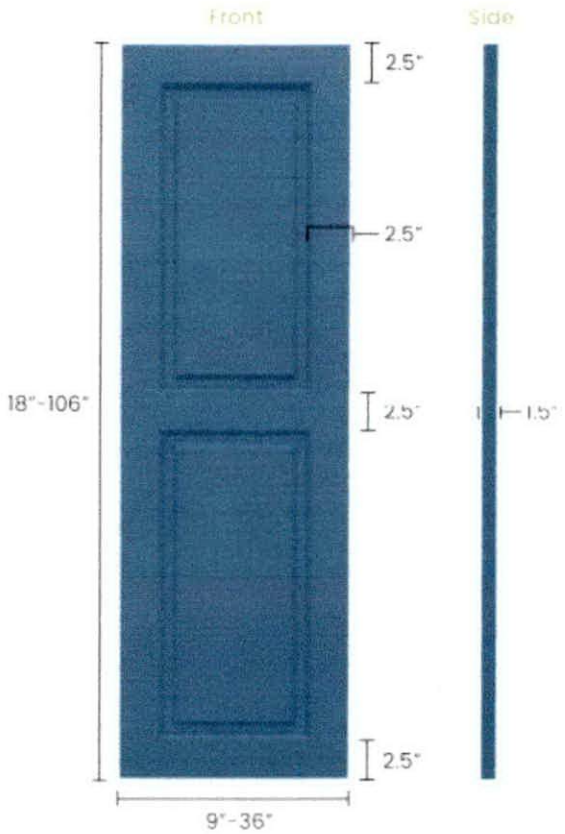
SHUTTER
STYLE
(OPERABLE)





EnduraCore Shutters

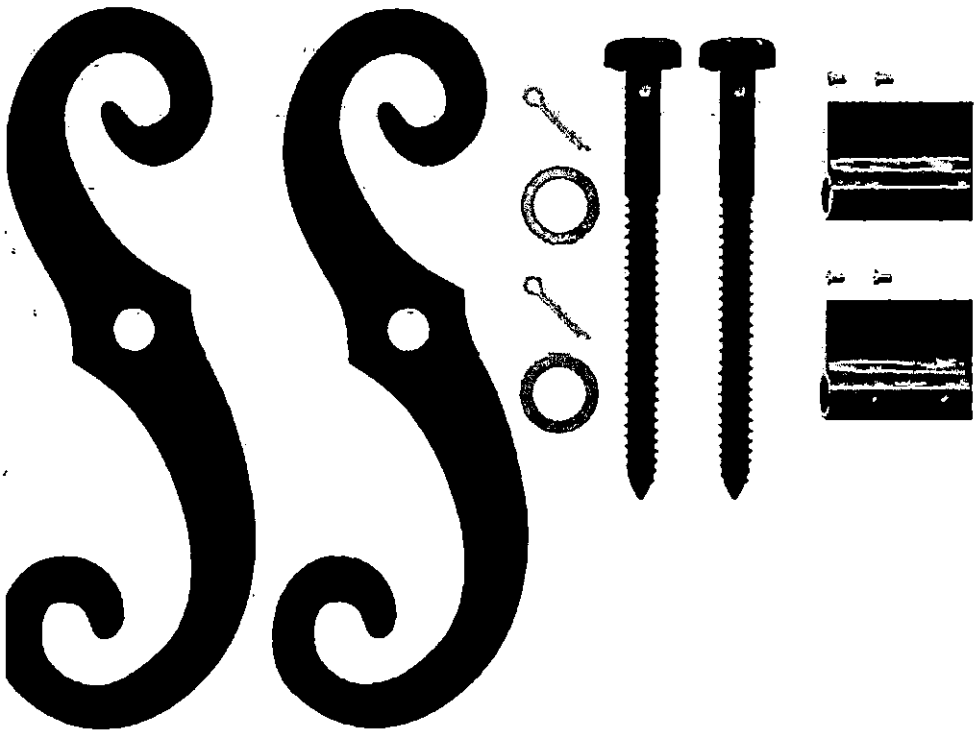
Style: Two Equal Panels

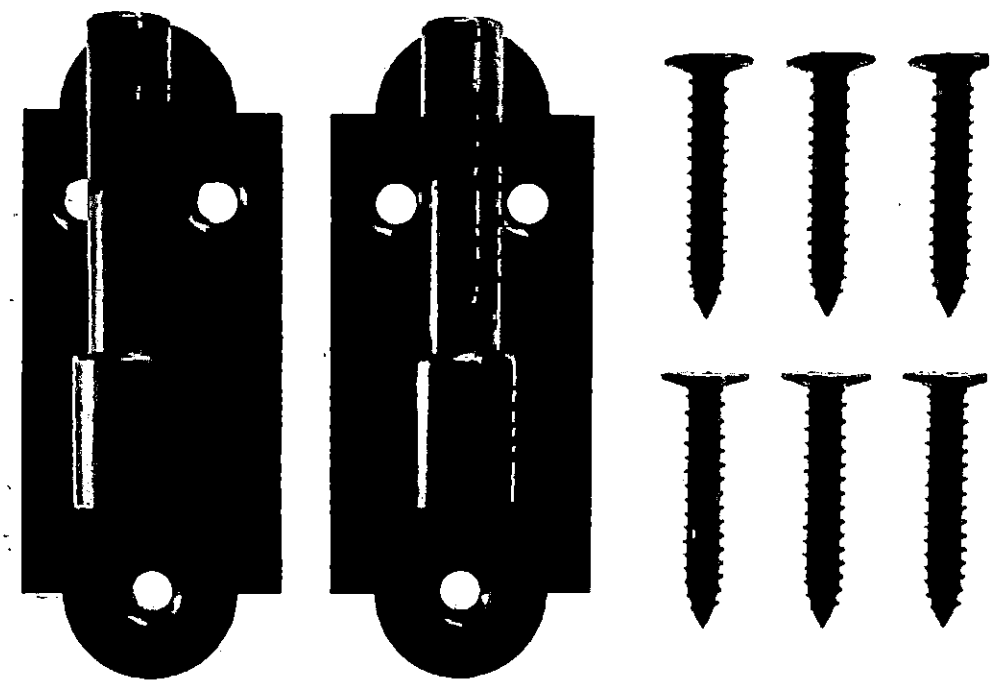


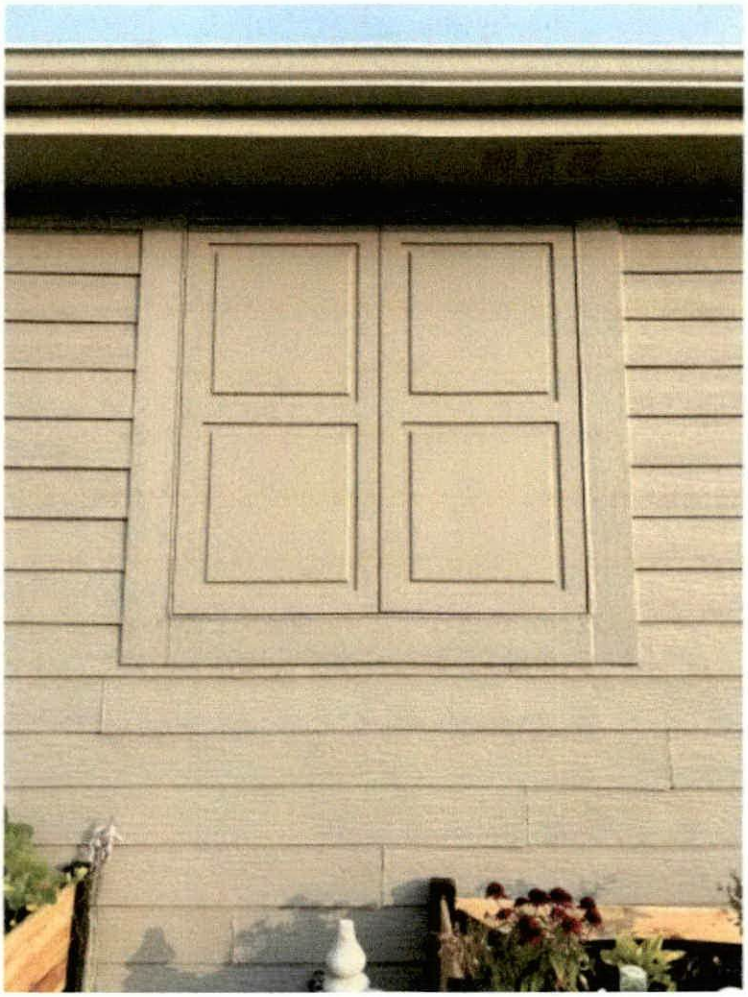
OUR APPROX. DIMS:

Available Widths	
9"–36"	18" W
Available Heights	
18"–106"	60" H

EKENA







EXAMPLE OF "CLOSED" BATHROOM WINDOW (WITH SHUTTER DOGS) ON NORTH SIDE OF HOUSE.

OWNER'S AUTHORIZATION
FOR AGENT REPRESENTATION

I/WE SHELLY & CHRIS NERI
(print name of property owner(s))

hereby authorize: JAMES POZZETTA
(print name of agent)

to represent me/us in processing an application for: HDC CERTIFICATE OF APPROVAL
(type of application)

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

(Signature of owner)

(Signature of owner)

Christopher J. Neri
(Print name of owner)

Shelly H. Neri
(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 2 day of March, 2026, by Christopher Neri, Shelly Neri

Breanna Lovett — Notary Public

Breanna Lovett — Printed Name

11/19/29 — My Commission Expires

Personally Known ____ OR Produced Identification ✓ ID Produced: FLDL

BREANNA LOVETT
Notary Public
State of Florida
Comm# HH742594
Expires 11/19/2029

E-BILL
Sign up to get bills by e-mail!
www.nassautaxes.com

JOHN M. DREW, CFC · Nassau County Tax Collector

www.nassautaxes.com

2025 REAL ESTATE

Notice of Ad Valorem and Non-Ad Valorem Assessments

SCAN TO PAY

TAX YEAR	ACCOUNT NUMBER	ALT KEY	MILLAGE CODE	ESCROW CODE
2025	00-00-31-1800-0023-0040	11352	002	

NERI CHRISTOPHER J & SHELLY H
7141 MILTONDALE ROAD
MACCLENNY, FL 32063

Property Address and Legal Description:
18 N 4TH ST

BLOCK 23 LOT 4
IN OR 1696/588
CITY OF FDNA BEACH

Exemptions:

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	5.2959	491,489	0	491,489	2,602.88
GENERAL FUND CONSERVATION/RESILIEN	0.1400	491,489	0	491,489	68.81
GENERAL FUND DEBT/CAPITAL	0.2545	491,489	0	491,489	125.08
TRANSPORTATION	1.0553	491,489	0	491,489	518.67
AI BEACH RENOURISHMENT MSTU	0.0960	491,489	0	491,489	47.18
SCHOOL BOARD					
ADDITIONAL VOTER MILLAGE	1.0000	529,409	0	529,409	529.41
BASIC DISCRETIONARY	0.7480	529,409	0	529,409	396.00
CAPITAL OUTLAY	1.4000	529,409	0	529,409	741.17
SCHOOL BOARD LOCAL EFFORT	3.0430	529,409	0	529,409	1,610.99
ST JOHNS RIVER MGMT DIST	0.1793	491,489	0	491,489	88.12
FL INLAND NAVIGATION DIST	0.0270	491,489	0	491,489	13.27
MOSQUITO CONTROL DISTRICT	0.0983	491,489	0	491,489	48.31
CITY OF FERNANDINA BEACH					
FERNANDINA BEACH	4.6849	491,489	0	491,489	2,302.58
VOTER APPROVED DEBT	0.0000	491,489	0	491,489	0.00

TOTAL MILLAGE 18.0222 **TOTAL AD VALOREM TAXES** $9,092.47

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	PHONE	RATE	AMOUNT

TOTAL NON-AD VALOREM TAXES $0.00

TOTAL COMBINED TAXES AND ASSESSMENTS $9,092.47

AMOUNT DUE IF PAID BY	Nov 30, 2025				
	$0.00				

RETAIN FOR YOUR RECORDS

2025 REAL ESTATE

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NUMBER
00-00-31-1800-0023-0040
PROPERTY ADDRESS
18 N 4TH ST
ALT KEY
11352

Make checks payable to:
JOHN M. DREW, CFC
Nassau County Tax Collector
86130 License Rd, Ste 3, Fernandina Beach, FL 32034
Pay online at www.nassautaxes.com

Payments in U.S. funds from a U.S. bank

PAY ONLY ONE AMOUNT
If Paid By Nov 30, 2025 ☐ $0.00
If Paid By ☐
If Paid By ☐
If Paid By ☐
If Paid By ☐

RETURN WITH PAYMENT

NERI CHRISTOPHER J & SHELLY H
7141 MILTONDALE ROAD
MACCLENNY, FL 32063

DO NOT FOLD, STAPLE, OR MUTILATE

Paid 11/14/2025 Receipt # HSI-25-00021571 $8,728.77 Paid By CHRISTOPHER NERI SHELLY NERI

Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA00292
Recorder # 16
Field Date 3/20/2007
Form Date 3/30/2007
FormNo 200703
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) Hardee's Duplex
Multiple Listing (DHR only)
Other Names >>
Survey or Project Name
Survey#
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
18-20	North	4th	Street	

Cross Streets (nearest/ between)
City / Town (within 3 miles) Fernandina Beach
In Current City Limits? YES
County Nassau
Tax Parcel #(s)
Subdivision Name
Block
Lot
Ownership
Name of Public Tract (e.g., park)
Route to (especially if no street address)

MAPPING

USGS 7.5' Map Name
Publication Date >> FERNANDINA BEACH;2002
Township:
Range:
Section:
1/4 section:
>> 3N ;28E ;22;UNSP
Irregular Section Name:
Landgrant
UTM: Zone
Easting
Northing
Plat or Other Map (map's name, location)

DESCRIPTION

Style Frame Vernacular
Other Style
Exterior Plan Rectangular
Other Exterior Plan
Number of Stories 1
Structural System(s) >> Wood frame
Other Structural System(s)
Foundation Type(s) >> Piers
Other Foundation Types
Foundation Material(s) >> Brick
Other Foundation Material(s)
Exterior Fabric(s) >> Drop siding
Other Exterior Fabric(s)
Roof Type(s) >> Gable
Other Roof Type(s)
Roof Material(s) >> Composition shingles
Other Roof Material(s)
Roof Secondary Structure(s) (dormers etc) >>
Other Roof Secondary Structure(s)
Number of Chimneys 1
Chimney Material Brick
Other Chimney Material(s)
Chimney Location(s) west ridge

HISTORICAL STRUCTURE FORM

8NA00292

DESCRIPTION (continued)

Window Descriptions 3/1

Main Entrance Description (stylistic details)

Porches: #open 1 #closed #incised Location(s) east

Porch Roof Types(s) shed

Exterior Ornament

Interior Plan Other Interior Plan

Condition Good

Structure Surroundings

Commercial: MOSTly this category Residential:

Institutional: Undeveloped:

Ancillary Features (Number / type of outbuildings, major landscape features)

Archaeological Remains (describe):

If archaeological remains are present, was an Archaeological Site Form completed?

Narrative Description (optional)

HISTORY

Construction year 1928

Architect (last name first): Builder (last name first):

Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
>>			

Structure Use History

Use Year Use Started Year Use Ended >> Private residence;1928;

Other Structure Uses

Ownership History (especially original owner, dates, profession, etc.)

RESEARCH METHODS

Research Methods >>

Other research methods

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? Name of Local Register if Eligible

Idividually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance >> Community planning & development

Other Historical Associations

Explanation of Evaluation (required) The resource contributes to the Fernandina Beach Historic District, which was listed in the NRHP in 1973 with a district boundary expansion in 1987.

HISTORICAL STRUCTURE FORM

8NA00292

DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF Including Field Notes, Plans, other Important Documents

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

Recorder Address / Phone 7035 Phillips Hwy Jacksonville, FL 904-448-4429

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

Is a Text-Only Supplement File Attached (Surveyor Only)? NO

****** MASTER SITE FILE USE ONLY ******

SHPO's Evaluation of Resource

_____ Date _____

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 3/31/2007

Form Comments: _____

REQUIRED PAPER ATTACHMENTS

(1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED

(2) LARGE SCALE STREET OR PLAT MAP

(3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

NA00292-200703

Supplementary Printout

> **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2002

> **Township/Range/Section/Qtr:**
3N ;28E ;22;UNSP

> **Structural system(s):**
Wood frame

> **Foundation types:**
Piers

> **Foundation materials:**
Brick

> **Exterior fabrics:**
Drop siding

> **Roof types:**
Gable

> **Roof materials:**
Composition shingles

> **Roof secondary structures (dormers etc):**

> **Change status/year changed/date noted/nature:**

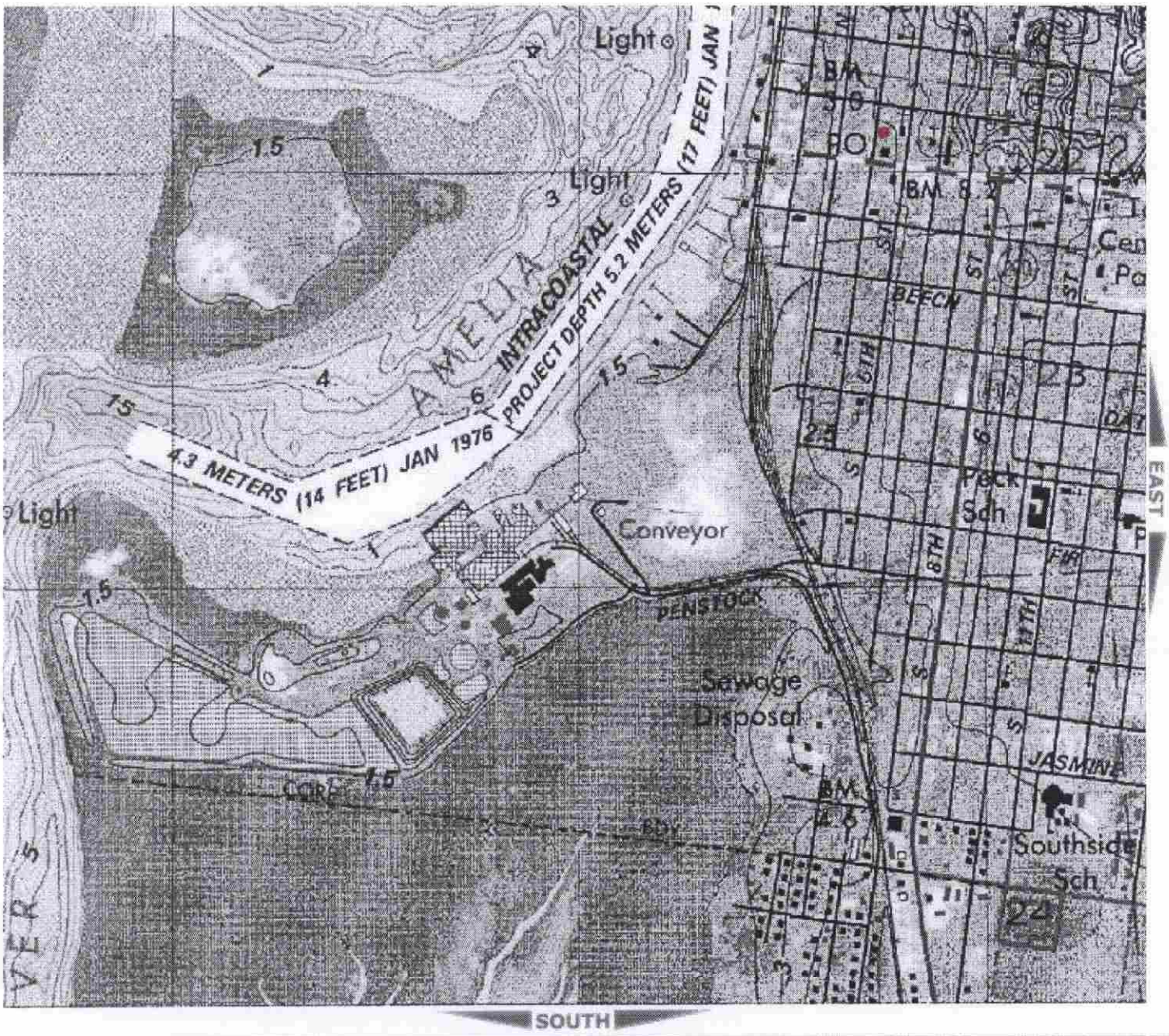
> **Original, intermediate, present uses/year started/year ended:**
Private residence;1928;

> **Research methods:**

> **Area(s) of historical significance:**
Community planning & development

> **Repositories: Collection/Housed/Accession#/Describe**

> **[Other name(s)]:**

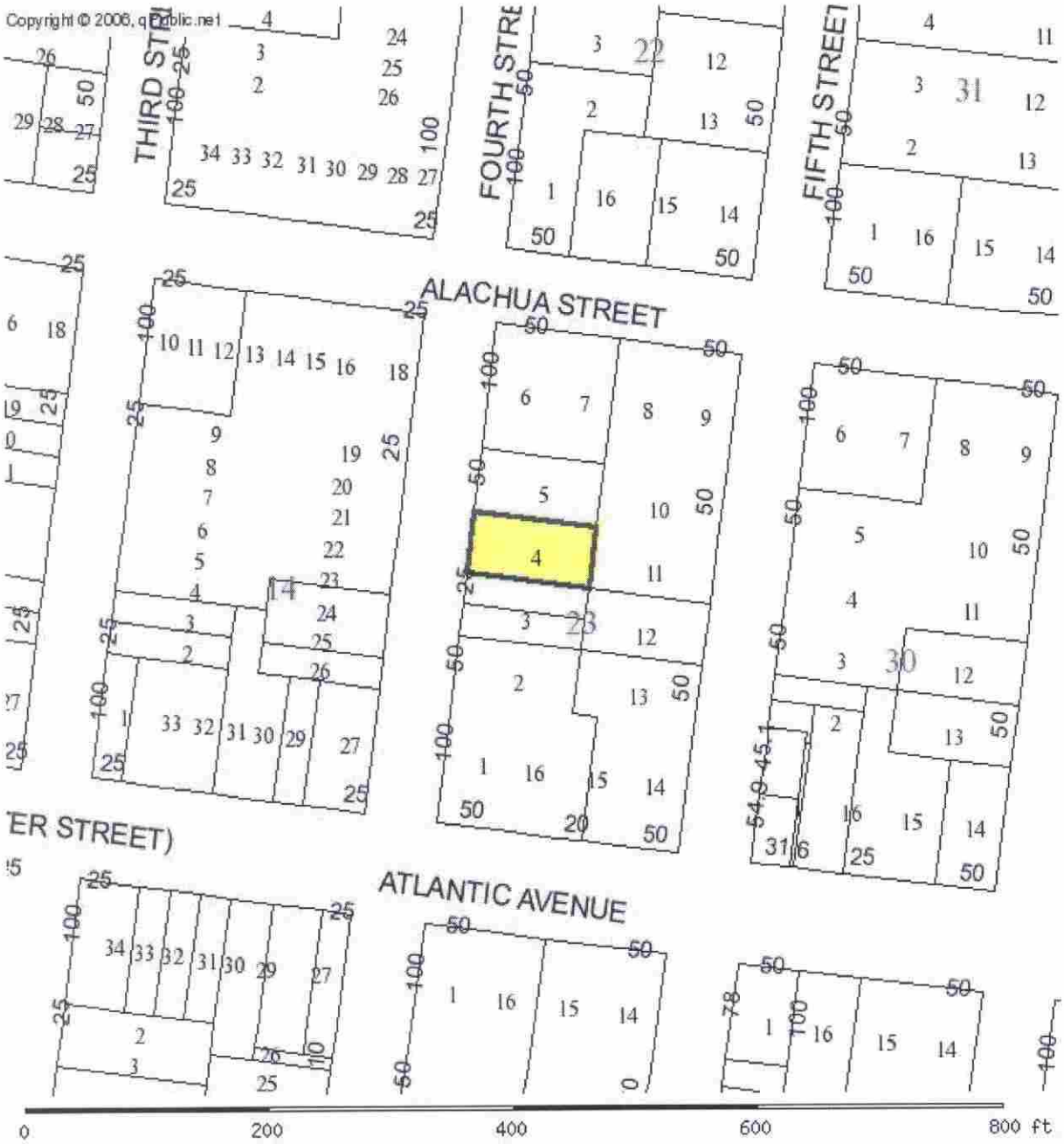

Light
1.5
Light
3
AMELIA
INTRACOASTAL
PROJECT DEPTH 5.2 METERS
(17 FEET) JAN
4
6
1.5
1.5
4.3 METERS (14 FEET) JAN 1976
Light
Conveyor
PENSTOCK
1.5
Sewage
Disposal
1.5
CORE
BUY
BM
4.6
BM
BO
BM
BEECH
5TH
6TH
7TH
FIR
JASMINE
Peck
Sch
Southside
Sch
EAST
SOUTH

NA-292

16

16

NA292



PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0023-0040
GIS CALCULATED ACREAGE	0.12
Property Use	SINGLE FAM
Land Use	SFR
OWNERSHIP INFORMATION	
Name	ANDERSON CAROLINE H TRUSTEE
Mailing Address	CAROLINE HARDEE ANDERSON REC T C/O TED ANDERSON; 1656 BREVARD DRIVE ASHEBORO, NC 27205
Situs/Physical Address	18 NORTH 4TH ST
2006 PROPOSED VALUES	
Land Value	120,000

SEE SITE FILE STAFF FOR
ORIGINAL PHOTO(S) OR MAP(S)

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. 8 NA 292

SITE NAME: 18-20 N. 4th St. SURVEY DATE: 09/30/85
ADDRESS OF SITE: 18-20 N. 4th St.
INSTRUCTION FOR LOCATING: N/A

LOCATION: City of Fernandina Beach 23 3
Subdivision Name Block No. Lot No.
COUNTY: Nassau
DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic
OWNER OF SITE: NAME:
ADDRESS:
ADDRESS:
TYPE OF OWNERSHIP: private RECORDING DATE: / /
RECORDER: NAME & TITLE: Historic Property Associates, Inc.
ADDRESS: P. O. Box 1002
St. Augustine, FL 32084

CONDITION OF SITE: Check One		INTEGRITY OF SITE: Check one or more	
			ORIGINAL USE pvt.residence
EXCELLENT	x	ALTERED	PRESENT USE pvt.residence
GOOD		UNALTERED	DATES c.+ 1884
x FAIR	x	ORIGINAL SITE	CULTURE/PHASE American
DETERIORATED		RESTORED: / /	PERIOD: 19th Century
		MOVED: / /	

NR CLASSIFICATION CATEGORY: building DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

x ZONING	TRANSPORTATION
x DEVELOPMENT	FILL
DETERIORATION	DREDGE
BORROWING	
OTHER (See Remarks Below)	

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

See Continuation Sheet

RECORD NUMBER 44

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: bungalow

PLAN TYPE: square

EXTERIOR FABRIC(S): wood: drop siding with cornerboards

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: W/1-story, 4-bay, access from W, 2nd & 3rd bays;
shed roof; chamfered posts
ORIENTATION: W

FOUNDATION: piers: brick, lattice

ROOF TYPE: gable

SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION: W: offset: ridge

WINDOW TYPE: DHS, 3/1, wood

CHIMNEY: brick

ROOF SURFACING: composition shingles: butt

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 1

NO. OF STORIES 1

NO. OF DORMERS: 0

OUTBUILDINGS:

SURROUNDINGS:
SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

UTM ZONE	UTM EASTING	UTM NORTHING

PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

18-20 N. 4th St. is located within a subdivision known as the City of Fernandina. The subvision was layed-out on a series of Spanish land grants acquired by Domingo Fernandez, a ships captain and planter, and his family during the early nineteenth century. Following the acquisition of Florida by the United States in 1821, the heirs of Domingo Fernandez sold the land grants which contained the Eliza or Louisa and Yellow Bluff Plantations to David Levy Yulee, President of the Florida Railroad Company and the first United States Senator from Florida. The Florida Railroad Company recorded the plat of the City of Fernandina in 1857 and the Florida Town Improvement Company revised it in 1887 and 1901.

Constructed c. 1884,it is a one-story frame Bungalow residential building. It is noteworthy for its Craftsman influence.

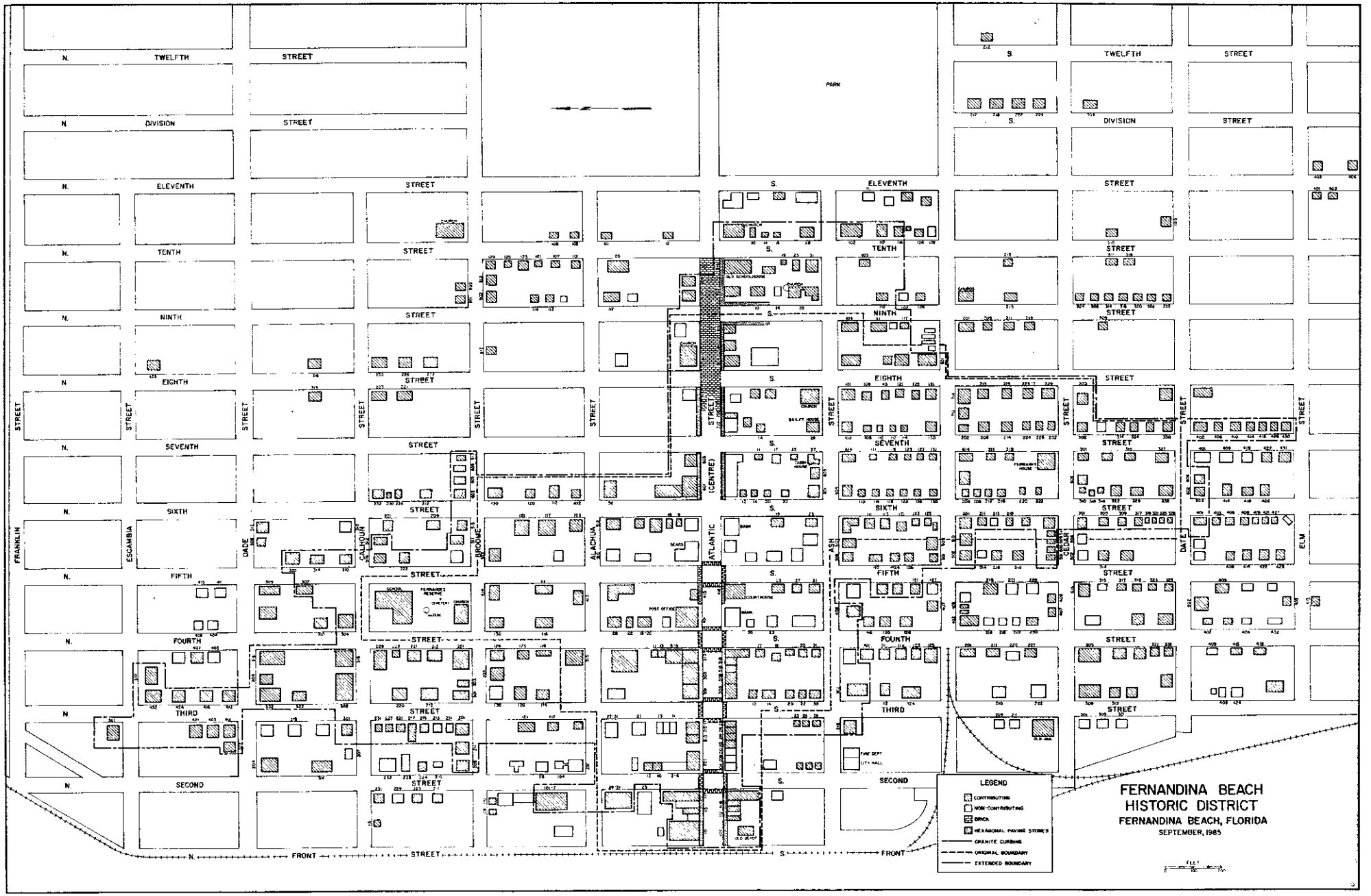
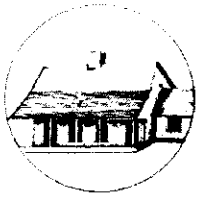

N. TWELFTH STREET
N. DIVISION STREET
N. ELEVENTH STREET
N. TENTH STREET
N. NINTH STREET
N. EIGHTH STREET
N. SEVENTH STREET
N. SIXTH STREET
N. FIFTH STREET
N. FOURTH STREET
N. THIRD STREET
N. SECOND STREET
S. TWELFTH STREET
S. DIVISION STREET
S. ELEVENTH STREET
S. TENTH STREET
S. NINTH STREET
S. EIGHTH STREET
S. SEVENTH STREET
S. SIXTH STREET
S. FIFTH STREET
S. FOURTH STREET
S. THIRD STREET
S. SECOND STREET
PARK
FRANKLIN STREET
ESCAMBIA STREET
DADE STREET
CALHOUN STREET
BROOME STREET
ALACHUA STREET
ATLANTIC STREET
CENTRE STREET
ASH STREET
BEECH STREET
DATE STREET
ELM STREET
N. FRONT STREET
S. FRONT STREET
LEGEND
CONTRIBUTING
NON-CONTRIBUTING
BRICK
HEXAGONAL PAVING STONES
GRANITE CURBING
ORIGINAL BOUNDARY
EXTENDED BOUNDARY
FERNANDINA BEACH
HISTORIC DISTRICT
FERNANDINA BEACH, FLORIDA
SEPTEMBER, 1985

Figure 24

Page 1

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 4.0 1/07

Site #8 NA00292
Field Date 2-2-2018
Form Date 2-2-2018
Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 18-20 N. 4th St. Multiple Listing (DHR only) _____
Survey Project Name Fernandina Beach Historic Resource Survey Update Survey # (DHR only) _____
National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
Ownership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	**18-20**	**N**	**4th**	**Street**	

Cross Streets (nearest / between) _____
USGS 7.5 Map Name FERNANDINA BEACH USGS Date _____ Plat or Other Map _____
City / Town (within 3 miles) Fernandina Beach In City Limits? ☒ yes ☐ no ☐ unknown **County** Nassau
Township 3N **Range** 28E **Section** 22 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
Tax Parcel # 00-00-31-1800-0023-0040 Landgrant _____
Subdivision Name _____ Block _____ Lot _____
UTM Coordinates: Zone ☐ 16 ☐ 17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1928 ☐ approximately ☐ year listed or earlier ☐ year listed or later
Original Use Private Residence (House/Cottage/Cabin) **From (year):** _____ **To (year):** _____
Current Use Private Residence (House/Cottage/Cabin) **From (year):** _____ **To (year):** _____
Other Use _____ From (year): _____ To (year): _____
Moves: ☐ yes ☒ no ☐ unknown Date: _____ **Original address** _____
Alterations: ☐ yes ☐ no ☒ unknown Date: _____ **Nature** _____
Additions: ☐ yes ☒ no ☐ unknown Date: _____ **Nature** _____
Architect (last name first): _____ **Builder** (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) _____

Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown **Describe** Downtown historic district

DESCRIPTION

Style Bungalow **Exterior Plan** Rectangular **Number of Stories** 1
Exterior Fabric(s) 1. Drop siding 2. _____ 3. _____
Roof Type(s) 1. Gable 2. _____ 3. _____
Roof Material(s) 1. Composition shingles 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.) 3/1 Dhs

Distinguishing Architectural Features (exterior or interior ornaments) Bungalow form; 2 entries; exposed rafters

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) _____

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐ Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Date _____ Init. _____ KEEPER – Determined eligible: ☐ yes ☐ no Date _____ NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin 15*, p. 2)	

HISTORICAL STRUCTURE FORM

Site #8 NA00292

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____

Structural System(s): 1. Wood frame 2. _____ 3. _____

Foundation Type(s): 1. Piers 2. _____

Foundation Material(s): 1. Brick 2. _____

Main Entrance (stylistic details) Two entries w wood panel doors w fixed vertical lights

Porch Descriptions (types, locations, roof types, etc.) Entry/W, shed, open, chamfered supports, wood railing

Condition (overall resource condition): ☒excellent ☐good ☐fair ☐deteriorated ☐ruinous

Narrative Description of Resource _____

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

☒FMSF record search (sites/surveys)	☒library research	☐building permits	☒Sanborn maps
☐FL State Archives/photo collection	☐city directory	☐occupant/owner interview	☒plat maps
☐property appraiser / tax records	☒newspaper files	☐neighbor interview	☐Public Lands Survey (DEP)
☒cultural resource survey (CRAS)	☒historic photos	☐interior inspection	☒HABS/HAER record search

☐other methods (describe) _____

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) _____

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☒yes ☐no ☐insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) This is an update-the building has been deemed a contributing resource to the Fernandina Beach Historic District, which was listed in the NRHP in 1973 with a district boundary expansion in 1987.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Community planning & development 3. _____ 5. _____

2. _____ 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Sheldon Owens **Affiliation** Brockington and Assc. Inc.

Recorder Contact Information 498 Wando Park Blvd. Suite 700, Mt. Pleasant SC 29464; 843-881-3128
(address / phone / fax / e-mail)

Required Attachments

- **USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED**
- **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)
- **PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE**

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

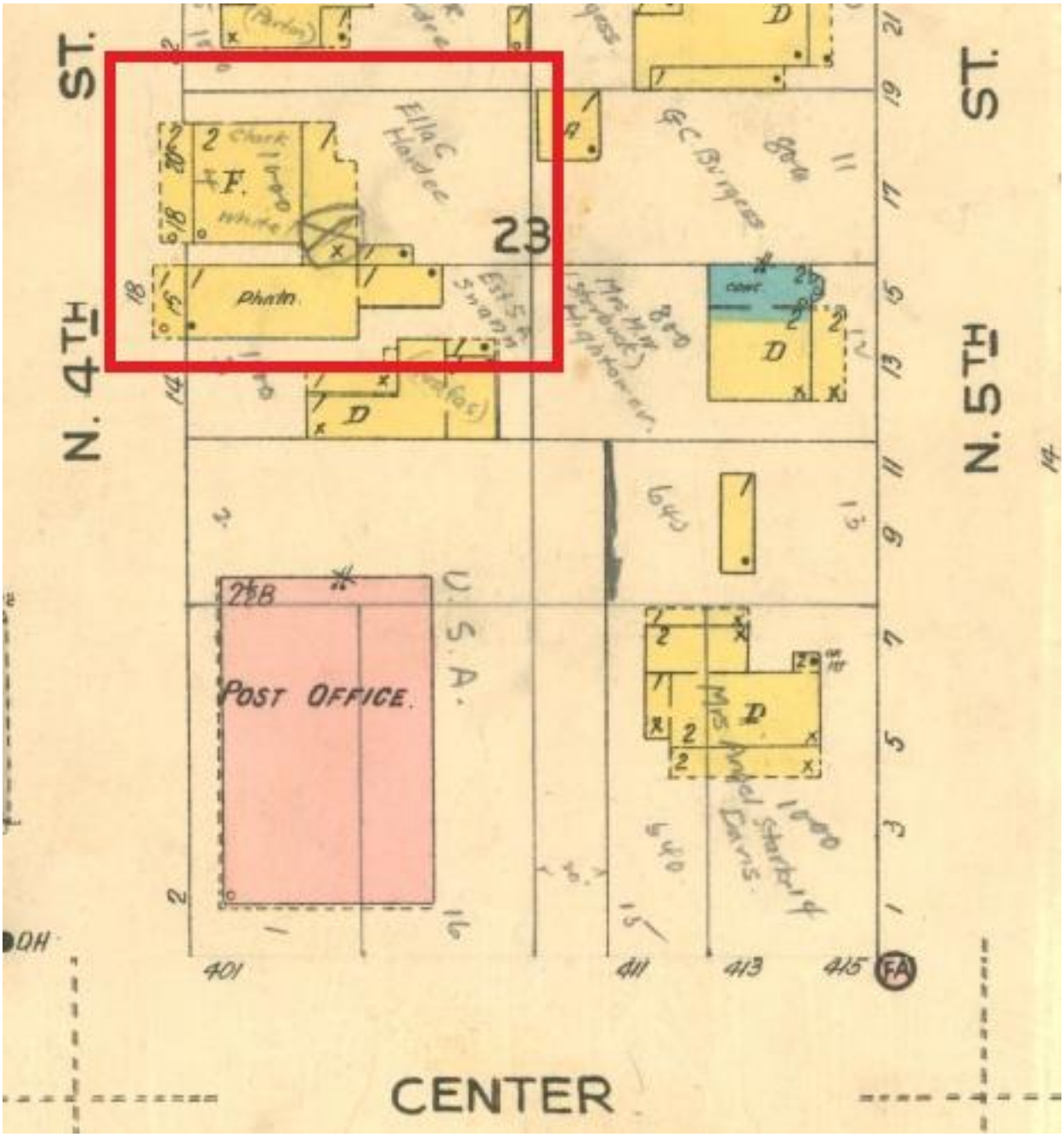

296
252
1118
295
323
91
1229
577
Alachua St
251
N 3rd St
N 4th St
294
322
1114
1113
293
1112
292
N 5th St
1111
291
650
652
656
1100
659
290
655
660
102
653
654
Centre St
657
658
1102
1101
1099
1181
S 3rd St
S 4th St
276
N
Brockington
Fernandina Beach
Survey Update 2018
Historic Resource
0
50
100 Feet
* All numbers start with NA****.







1926 Sanborn Map Research 18 North 4th Street

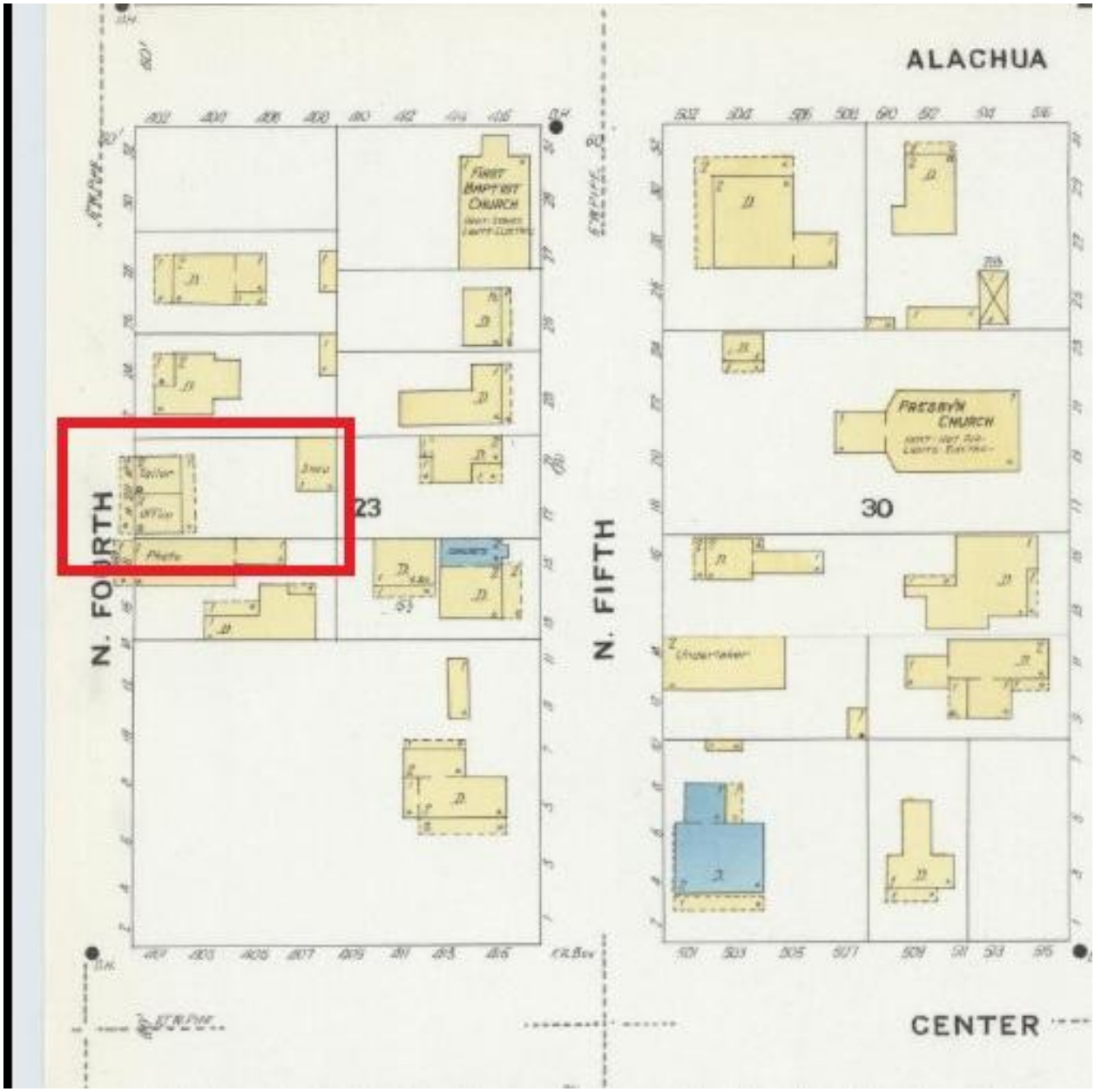


Sanborn Map 1926

2-Story wood framed Residence with 2-Story framed open front porch (note front porch is over property line)

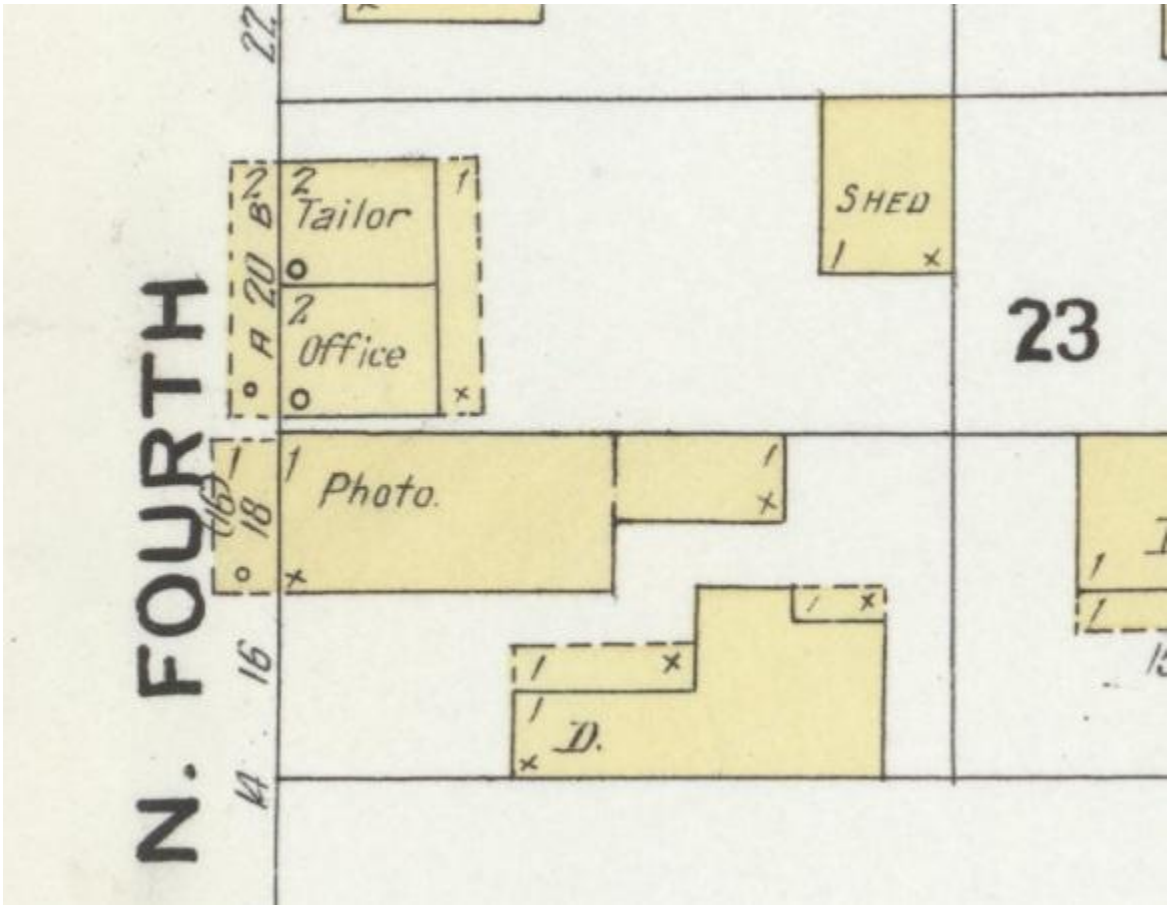
'F' indicates Single Family Flat per floor [Clark Family & White Family renting from Ella C Hardee]
'o' indicates the house roof is covered with a non-combustible material
'18' and '20' are house address numbers
1-Story wood framed porch at rear indicated by the dashed line
Small 'x' indicates the rear porch has a wood roof with wood shingles
Small 1-story wood framed building in rear yard
Small black dot indicates it is covered with a composition roof

1909 Sanborn Map Research 18 North 4th Street



Sanborn Map 1909

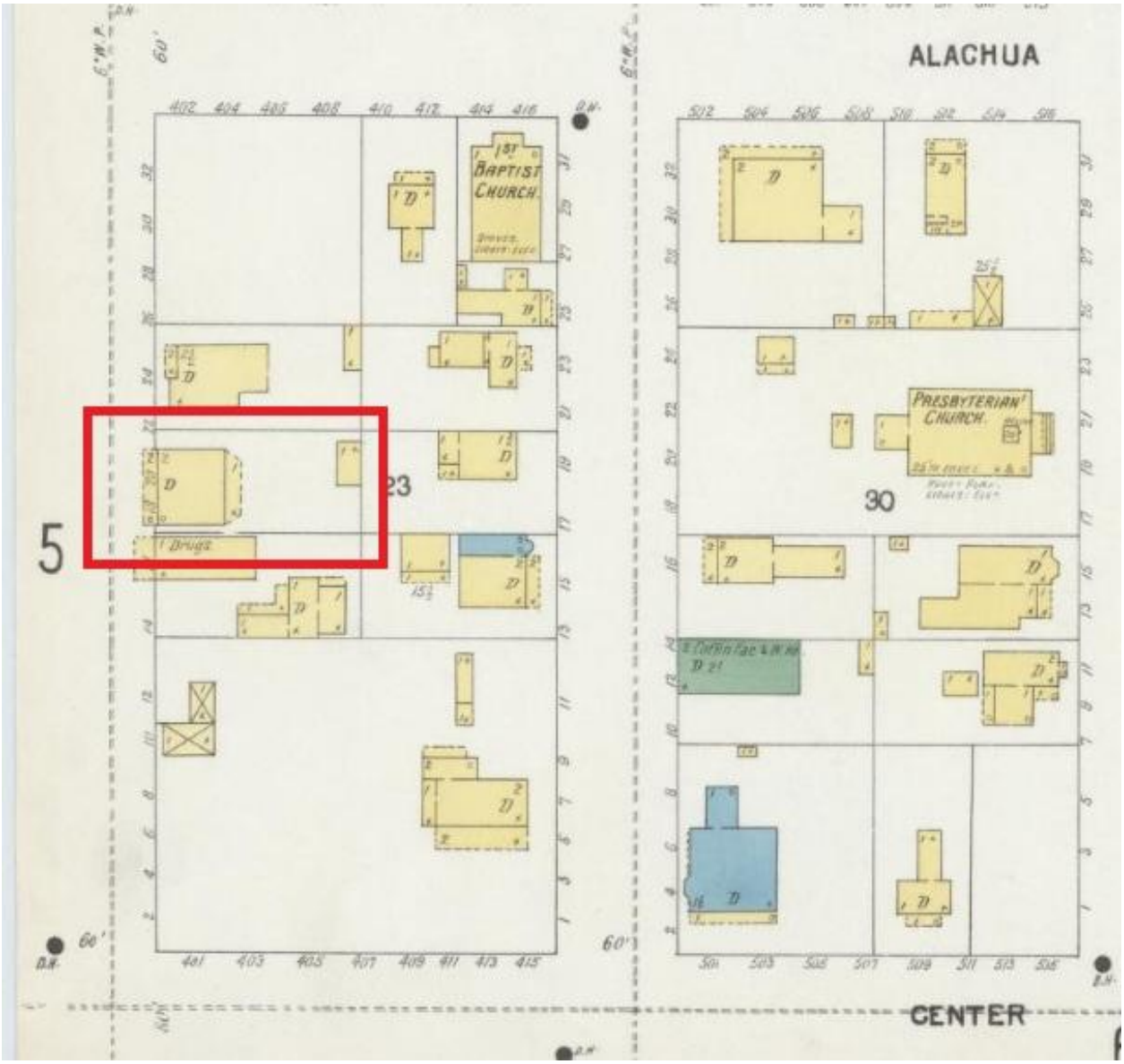
1909 Sanborn Map Research 18 North 4th Street



2-Story wood framed Business with 2-Story framed open front porch (note front porch is over property line)

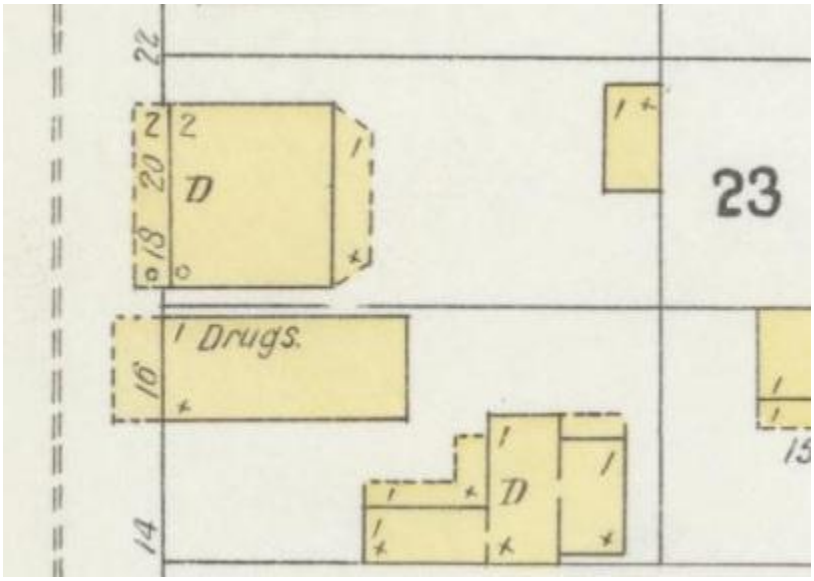
Building houses two shops; a 'Tailor' and an 'Office'
'o' indicates the house roof is covered with a non-combustible material
'20A' and '20B' are address numbers
1-Story wood framed porch at rear indicated by the dashed line
Small 'x' indicates the rear porch has a wood roof with wood shingles
Small 1-story wood framed Shed in rear yard
Small 'x' indicates the shed has a wood roof with wood shingles

1903 Sanborn Map Research 18 North 4th Street



Sanborn Map 1903

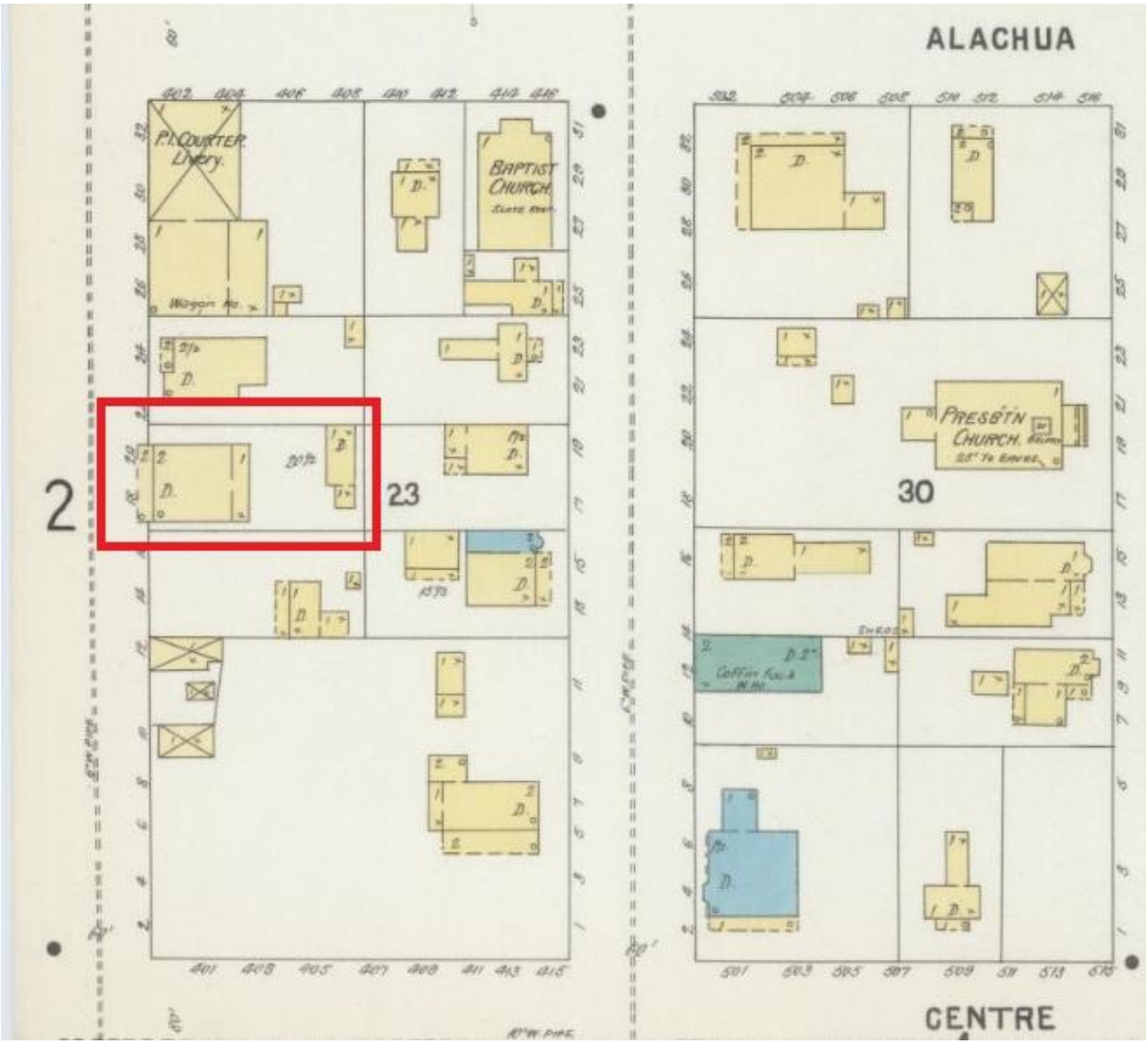
1903 Sanborn Map Research 18 North 4th Street



2-Story wood framed Residence with 2-Story framed open front porch (note front porch is over property line)

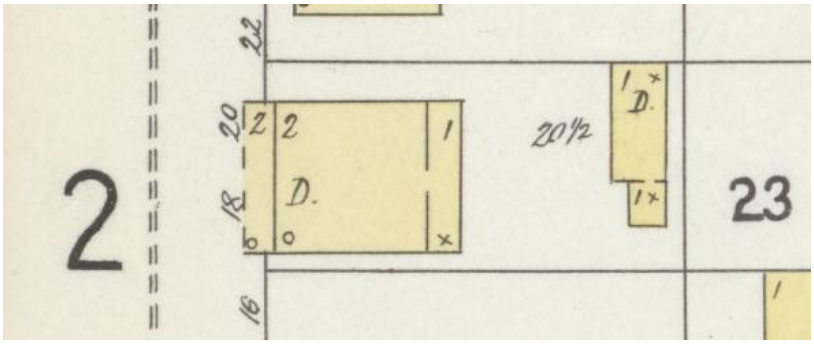
'D' indicates Single Family Dwelling
'o' indicates the house roof is covered with a non-combustible material
'18' and '20' are house address numbers
1-Story wood framed porch at rear indicated by the dashed line
    Small 'x' indicates the rear porch has a wood roof with wood shingles
    Note: configuration of rear porch is different from subsequent years
Small 1-story wood framed building in rear yard
    Small 'x' indicates the rear porch has a wood roof with wood shingles
    Note: configuration, use, and location of small building is different from subsequent years

1897 Sanborn Map Research 18 North 4th Street



Sanborn Map 1897

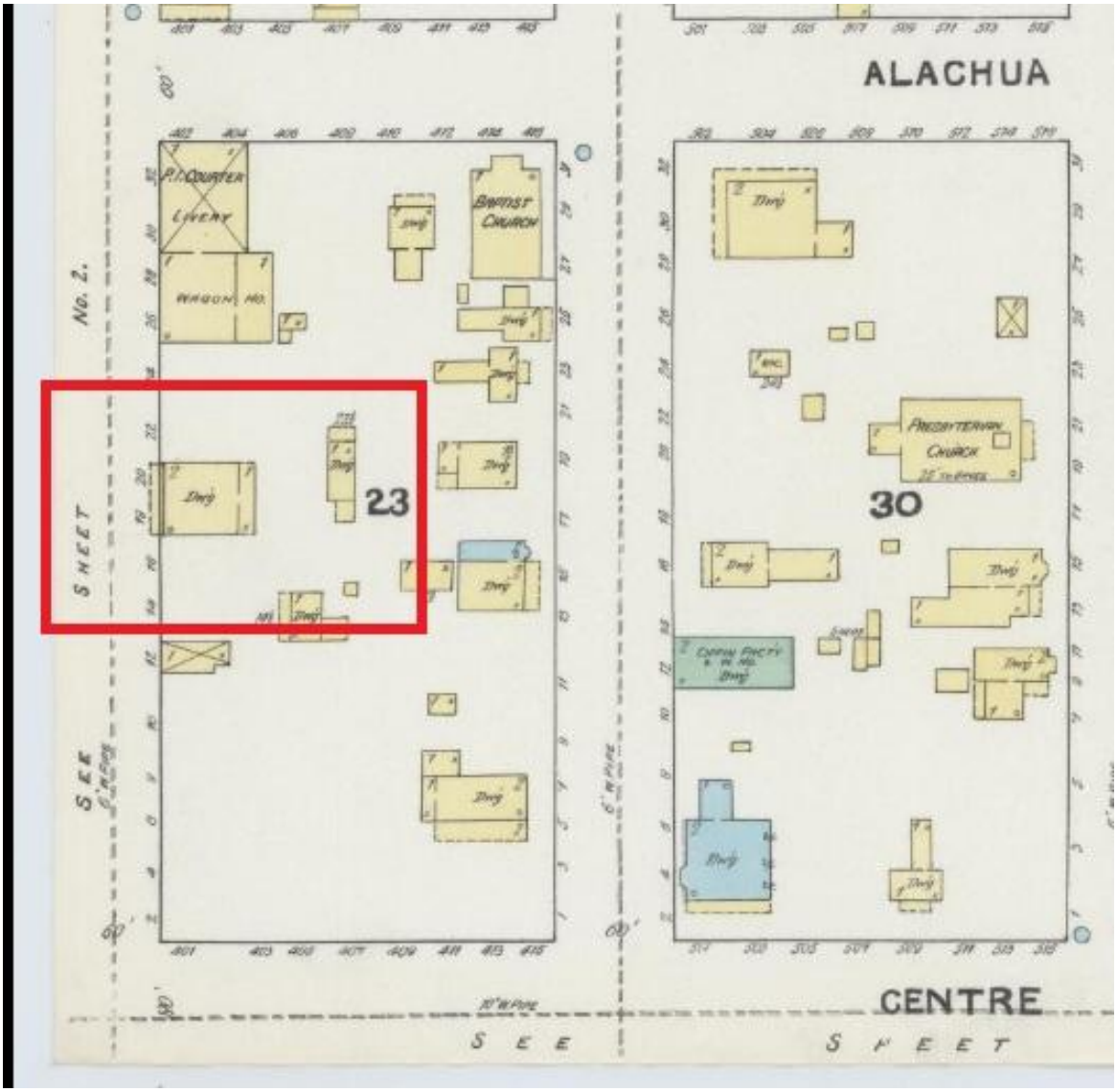
1897 Sanborn Map Research 18 North 4th Street



2-Story wood framed Residence with 2-Story framed open front porch (note front porch is over property line)

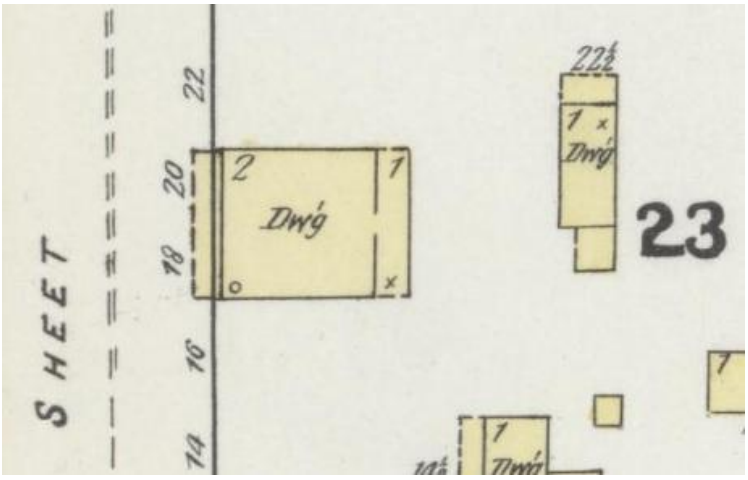
'D' indicates Single Family Dwelling
'o' indicates the house roof is covered with a non-combustible material
'18' and '20' are house address numbers
1-Story enclosed wood framed porch at rear indicated
    Small 'x' indicates the rear porch has a wood roof with wood shingles
    Note: future versions of the rear porch are 'open' porches
Small 1-story wood framed Residence in rear yard
    'D' indicates a single-family dwelling
    '20 ½' are the address of the small dwelling
    Small 'x' indicates the rear porch has a wood roof with wood shingles
    Note: configuration and location of small residence with an enclosed porch in rear is different from subsequent years

1891 Sanborn Map Research 18 North 4th Street



Sanborn Map 1891

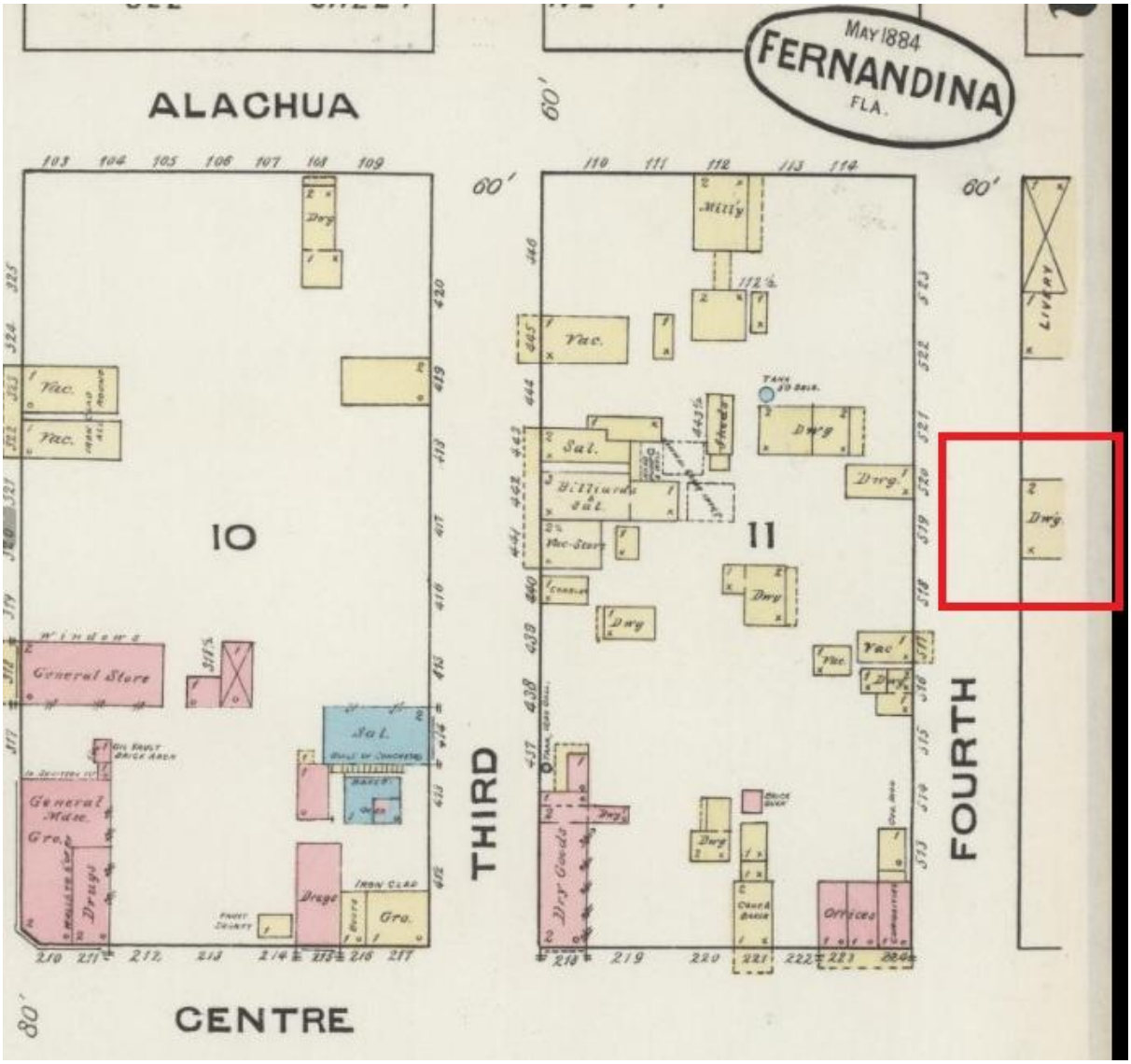
1891 Sanborn Map Research 18 North 4th Street



2-Story wood framed Residence with framed open front porch (note front porch is over property line)

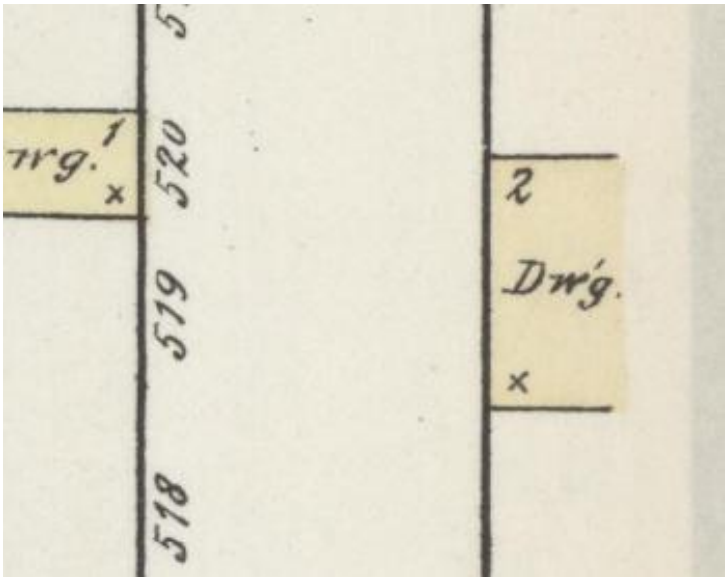
Map does not indicate how many stories the front porch is
'Dwg[1]' indicates Single Family Dwelling
'o' indicates the house roof is covered with a non-combustible material
'18' and '20' are house address numbers
1-Story enclosed wood framed porch at rear indicated
Small 'x' indicates the rear porch has a wood roof with wood shingles
Small 1-story wood framed Residence in rear yard
'Dwg[1]' indicates a single-family dwelling
'22 ½' are the address of the small dwelling
Residence has an open wood framed porch on the front and an enclosed element on rear

1884 Sanborn Map Research 18 North 4th Street



Sanborn Map 1884

1884 Sanborn Map Research 18 North 4th Street



2-Story wood framed Residence

'Dgw[1]' indicates Single Family Dwelling
Small 'x' indicates the house has a wood roof with wood shingles

Note: No front porch indicated at this date.

Photo Documentation for the:

Neri Addition/Renovation Project
18 North 4th Street
Fernandina Beach, Florida 32034



Front Elevation changes noted [remove (1) door on left side, change railing, move front stair, wrap posts and beams]



Remove (1) Window [to be re-used at front porch], keep trim and add fixed shutter



Remove rear porches, add new master suite & covered porch



Repair existing windows, install new shutters



Example of existing window needing repair



Example of existing porch/post base



Example of rot at existing rear porch roof



Example of existing rear porch roof - note flashing over exterior of siding



Existing Neighbor to the North



Existing Neighbor to the South

JOHN RICHARDSON HARDEE WAS THE HUSBAND OF ELLA CONTENT HARDEE. HE DIED IN 1926. THE HOUSE AT 18 N 4TH ST WAS BUILT BY ELLA HARDEE AFTER THE DEATH OF HER HUSBAND. TED ANDERSONS ACCOUNT OF THE HOUSE IS WHAT SEVERAL FAMILY MEMBERS REMEMBER ABOUT THE HOUSE.

LEWIS HARDEE WAS 16 AT THE TIME OF HIS FATHERS DEATH.

THE 1930's IN FERNANDINA WAS WHEN THE 2 MILLS WERE BUILT. THERE WAS A SHORTAGE OF PLACES TO LIVE IN FERNANDINA. PEOPLE WERE RENTING ROOMS IN THEIR HOUSES. GRANDMA HARDEE TORNED THE GIRLS PLAYHOUSE OVER THE GARAGE INTO AN APARTMENT. IF AS TED SAYS LEWIS PLAYED A PART IN HAVING 18 N 4th BUILT, THIS WOULD BE ABOUT THE TIME FOR HIM TO DO SO AGE WISE.

NEIL & MARTHA BLALOCK
22 N. 4th ST
FERNANDINA BEACH, FL

P.S.

MARTHA IS THE GREAT-GRAND DAUGHTER OF ELLA HARDEE

EAGLE
Asset Management Inc.

880 Carillon Parkway
St. Petersburg, FL 33716
(727) 573-2453 • (800) 237-3101

(no subject)

Neil Blalock <neilblalockjr@gmail.com> Tue, Mar 3 at 7:48 PM
To: Martha Blalock <blalockmp@gmail.com>

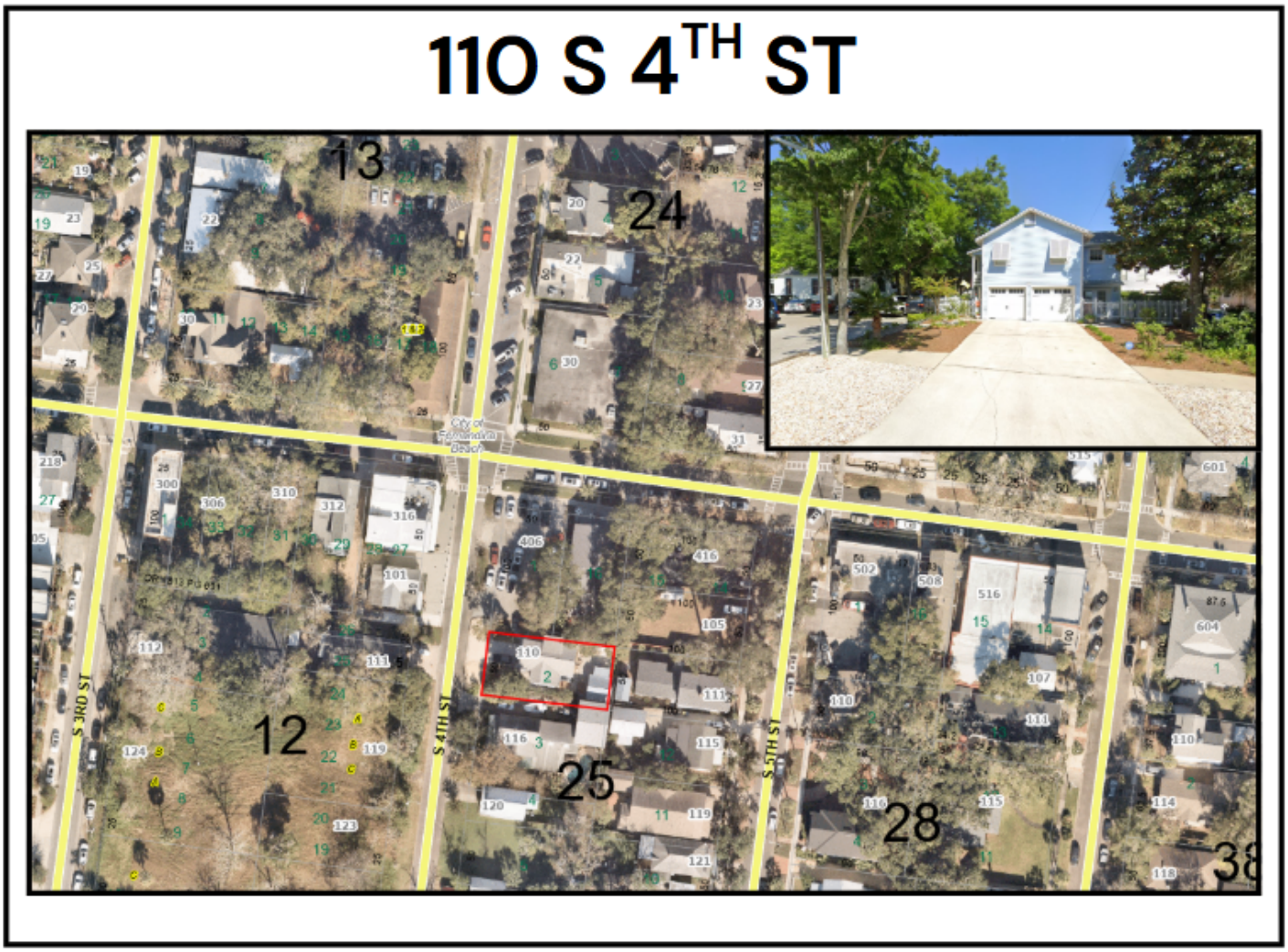
Sent from my iPhone Hello Neil. Hope you and Martha are doing well. That house was originally a duplex built to be rented as an income source for my grandmother. I don't know the date it was completed. My uncle Lewis Hardee was an astute manager of finance for several members of the family, including my mother. I'm not certain but would not be surprised if Uncle Lewis was the prime mover in the house's construction. Although he spent much of his life shrimping, he later went into the banking industry and was instrumental in the development of the Brunswick Savings and Loan in Brunswick County, NC. He was notoriously frugal. After grandma died in 1984 my mother inherited the property. She retired from Leon County Public Library in Tallahassee in 1985 and moved back to Fernandina into that house. She converted it from a duplex into the single family home where she lived until moving to Asheboro in 2005. She loved that house, particularly the front porch where she placed rockers so she could watch the world go by. She also used the porch to entertain guests. During renovation in 1984-1985 my brother Chad and I tore out the old sheet rock and insulated the walls, ceilings, and floor. I can remember Uncle Lewis bringing some cabinets from his rental properties in Southport for mom to use in the kitchen. The exterior of the house was white until mom painted it yellow. She also had the white picket fence installed and reroofed the home. We kept the house until mom died in 2008. I can't imagine anywhere else in the world where 3 houses in a row were home to such beloved women. Hope this helps, Ted
Sent from my iPad

> On Mar 3, 2026, at 9:51 AM, Neil Blalock <neilblalockjr@gmail.com> wrote:
>
> Good morning Ted
> I'm trying to find any info on your mother's house next door to us. Do you know anything about its history?
> Thanks
> Neil
> Sent from my iPhone

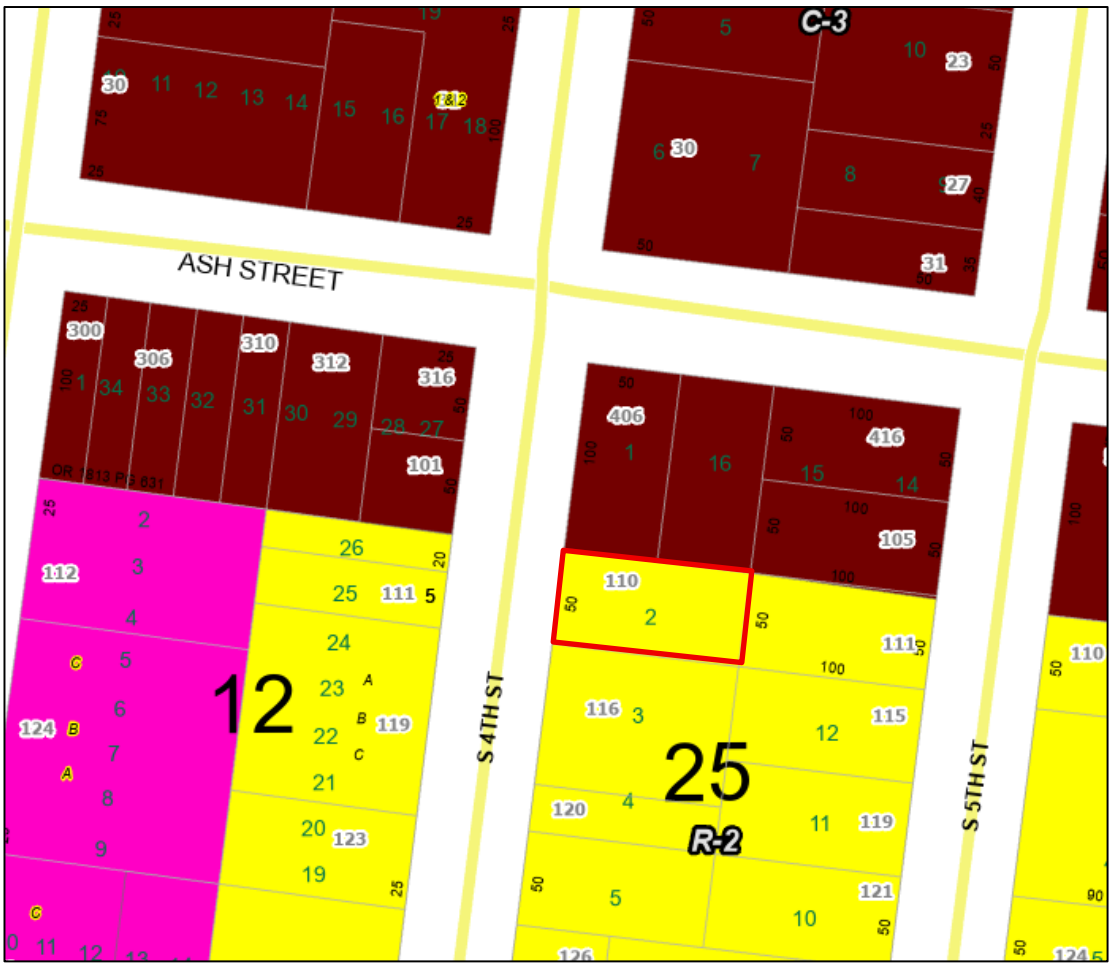
HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2026-0003
MARCH 19, 2026

Owner/Applicant:	Steven Carver
Property Address:	110 S 4th Street
Parcel ID #	00-00-31-1800-0025-0020
Current zoning:	R-2
FLUM land use category:	Medium Density Residential
Existing uses on the site:	Single Family Residence
FL Master Site File #	N/A
Year Built:	1993
Contributing Status:	Non- Contributing
Requested action:	Certificate of Approval (COA) to construct a 8-foot-tall board-on-board wooden fence. (Quasi-Judicial)

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



Adjacent Zoning



Current Site Conditions

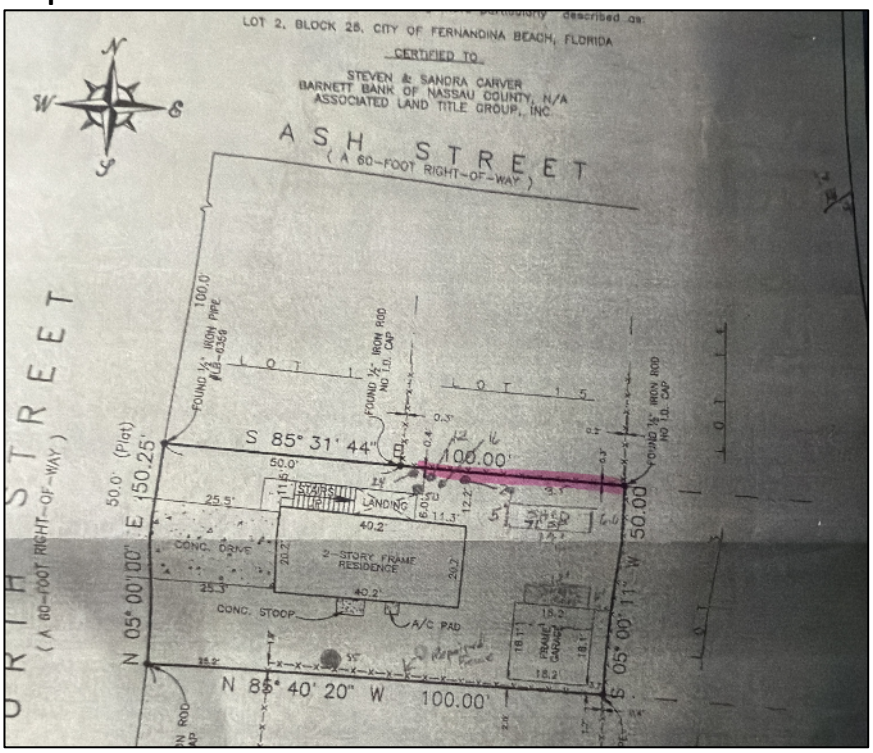




Commercial Property at 407 Ash St



Proposed location of the fence:



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is requesting a Certificate of Approval (COA) to construct a 8-foot-tall board-on-board wooden fence. This property is located adjacent to a property zoned C-3, Central Business District, with a current use of a bar/lounge. The establishment located at 407 Ash St regularly hosts live music performances in the backyard which immediately abuts the residence and bedrooms within at 110 S 4th St. The R-2 zoning district does not allow for fences taller than 6 ft in the rear and side yards; therefore, this request must be heard by the HDC. The fence design is intended to provide privacy and dull the sound from commercial use.

Fence type



APPLICABLE GUIDELINES:

CITY OF FERNANDINA BEACH COMPREHENSIVE PLAN
CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE
CITY OF FERNANDINA BEACH DOWNTOWN DESIGN GUIDELINES
SECRETERY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. **A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**
   Findings: *Complies* ☒ *Does not Comply* ☐ *N/A* ☐
2. **The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**
   Findings: *Complies* ☒ *Does not Comply* ☐ *N/A* ☐
3. **Each property shall be recognized as a physical record of its time, place, and use. Changes that create**

a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Findings: *Complies* ☒ *Does not Comply* ☐ *N/A* ☐

4. **Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**

Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒

5. **Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.**

Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒

6. **Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.**

Findings: Complies ☐ Does not Comply ☐ N/A ☒

7. **Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**

Findings: Complies ☐ Does not Comply ☐ N/A ☒

8. **Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**

Findings: Complies ☒ Does not Comply ☐ N/A ☐

9. **New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**

Findings: Complies ☒ Does not Comply ☐ N/A ☐

10. **New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

Findings: Complies ☒ Does not Comply ☐ N/A ☐

ANALYSIS:

Materials for the fence are permissible. The requested height is not in compliance with our LDC or Design Guidelines; however, the unique circumstances of the property and the abutting uses justify the request for a taller privacy fence.

Further, staff believes this is an issue within the LDC and design guidelines that can be corrected given direction from the Historic District Council. Staff propose that residential zoned properties that share a property line with commercially zoned property should be permitted to install fences up to 8 ft along the boundary with the commercial zone. An 8ft tall limit is congruent with commercially zoned properties.

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, is consistent with the Comprehensive Plan, the Land

Development Code, the Secretary of the Interior's Standards, and the Historic District Design Guidelines.

Staff recommendation:
FINAL APPROVAL of HDC 2026-0003

MOTION TO CONSIDER:

I move to **approve or deny** case number HDC 2026-0003 **with or without** conditions;

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

That HDC case HDC 2026-0003, as presented, **is or is not** substantially compliant with the Comprehensive Plan, Land Development Code, the Secretary of the Interior's Standards, and the Historic District Design Guidelines to warrant **FINAL** approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2026-0003 Application and Backup Materials

From: noreply@civicplus.com
To: Planning Info
Subject: Online Form Submittal: Historic District Council (HDC) Certificate of Approval (COA) Application
Date: Tuesday, January 20, 2026 2:17:14 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.

Historic District Council (HDC) Certificate of Approval (COA) Application

HISTORIC DISTRICT COUNCIL (HDC): CERTIFICATE OF APPROVAL (COA) APPLICATION

USE THIS FORM TO Apply for BOARD approval for projects in the Downtown or Old Town Historic District or the Community Redevelopment Area (CRA) AND STAFF-LEVEL review for EXTERIOR PAINT and INSTLLATION OF PERVIOUS PAVERS projects ONLY.

NOTE: All other STAFF-LEVEL approvals (i.e, fence, right-of-way, roof) and smaller STAFF-LEVEL project reviews can be submitted with your building permit where reviews will be performed and cost will be assessed simultaneously.

Fees	Certificate of Approval (COA): Board Review - Residential Single Family) $250

Basis for Review

All applications, whether Staff or Board review, are reviewed for consistency with the City of Fernandina Beach Comprehensive Plan, Land Development Code, and applicable guidelines such as the Downtown Historic District Design Guidelines, Old Town Fernandina Preservation and Development Guidelines, and the Community Redevelopment Area (CRA) Design Guidelines. Guidelines for the Historic Districts are based on the U.S. Secretary of the Interior's Standards for Rehabilitation.

IMPORTANT NOTES

Conceptual Approvals

Conceptual approvals are provided by the HDC as a courtesy to the applicant in an effort to allow comment from the Historic District Council and citizens during the conceptual design process. The HDC will provide the applicant with feedback and guidance relating to the proposal and take a vote to indicate whether the board feels the proposal is adequately appropriate to proceed. In all cases, the applicant must return to the HDC to seek final approval of their projects. There is no additional fee for this review above the Certificate of Approval fee.

Pre-Application Meeting

To guide you through the process and to ensure that your application is properly processed, you'll need to meet with the Preservation Planner prior to submitting your application. The application must be submitted at least 42 days before the scheduled meeting to allow time for review. Staff approval applications are accepted on a rolling basis and are generally completed in 3-5 days. Please note that projects can only begin after receiving a Certificate of Approval (COA) and a building, sign, right-of-way, or zoning permit (if required).

Application Requirements	*Field not completed.*
Please see the Land Development Code (LDC) for detailed information:	*Field not completed.*
The LDC is Available for Review at	www.fbfl.us/LDC
Appeals *An applicant may appeal the HDC's decision for variances to a court of record as outlined in LDC Section 10.02.04(D). The petition shall be presented to within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.*	
PROJECT TYPE	Fence
APPROVAL TYPE	Board Approval: Final
Have you met with a planner for a pre-application meeting?	Yes
What was the date of your pre-application meeting?	1/13/2026
PROPERTY INFORMATION	Property information can be found at the Nassau County Property Appraiser's website → Map Search
Historic District	Downtown
Site Address	110 S 4th Street
City	Fernandina Beach
	FL

State	
Zip Code	32024
Parcel ID #(s)	00-00-31-1800-0025-0020
Do you authorize the installation of a temporary City notice sign on your property?	YES

OWNER OF RECORD
As recorded with the Nassau County Property Appraiser

First Name	Steven
Last Name	Carver
Mailing Address	110 S 4th Street
City	Fernandina Beach
State	FL
Zip Code	32024
Telephone Number	9045838548
E-mail Address	swbc1430@att.net

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

Is there an agent other than the owner representing this project?	No
Project Description	Construct an 8 ft tall board on board fence, stained after wood dries to sperate residential property from a bar with outdoor seating and live music.

Requirements for Demolition Applications
Per LDC 8.03.03.01

MATERIALS
List all proposed materials and colors, as applicable. If you are not filling this out, you MUST provide a detailed list separately that includes all required information as described in the following fields. A separate form can be

uploaded or emailed directly to Mia Sadler.

EXTERIOR FABRIC	
Manufacturer	*Field not completed.*
Product Description	*Field not completed.*
Color	*Field not completed.*
DOORS	
Manufacturer	*Field not completed.*
Product Description	*Field not completed.*
Color	*Field not completed.*
WINDOWS	
Manufacturer	*Field not completed.*
Product Description	*Field not completed.*
Color	*Field not completed.*
ROOFING	
Manufacturer	*Field not completed.*
Product Description	*Field not completed.*
Color	*Field not completed.*
FASCIA/TRIM	
Manufacturer	*Field not completed.*
Product Description	*Field not completed.*
Color	*Field not completed.*
FOUNDATION	
Manufacturer	*Field not completed.*
Product Description	*Field not completed.*
Color	*Field not completed.*

SHUTTERS	
Manufacturer	*Field not completed.*
Product Description	*Field not completed.*
Color	*Field not completed.*
PORCH/DECK	
Manufacturer	*Field not completed.*
Product Description	*Field not completed.*
Color	*Field not completed.*
FENCING	
Manufacturer	*Field not completed.*
Product Description	wood, board on board
Color	stained, natural
DRIVEWAYS/SIDEWALKS	
Manufacturer	*Field not completed.*
Product Description	*Field not completed.*
Color	*Field not completed.*
SIGNAGE	
Manufacturer	*Field not completed.*
Product Description	*Field not completed.*
Color	*Field not completed.*
OTHER	
Manufacturer	*Field not completed.*
Product Description	*Field not completed.*
Color	*Field not completed.*
Please upload supplemental documentation and all product brochures, paint color samples, etc.	
Upload 1	Screenshot 2026-01-20 141517.png

Upload 2	*Field not completed.*
Upload 3	*Field not completed.*
Upload 4	*Field not completed.*
Upload 5	*Field not completed.*
Upload 6	*Field not completed.*
Upload 7	*Field not completed.*
Upload 8	*Field not completed.*
Upload 9	*Field not completed.*
Upload 10	*Field not completed.*
Upload 11	*Field not completed.*
Upload 12	*Field not completed.*
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 and have read and understand the following:, I AGREE THAT A POSTING NOTICE WILL BE INSTALLED ON THE PROPERTY(IES) IN QUESTION AND THAT SAID SIGN WILL ONLY BE REMOVED BY STAFF AFTER THE MEETING OR BROUGHT BACK TO CITY HALL BY APPLICANT.

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.

2. I/We authorize staff from the Department of Planning & Conservation to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.

3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City’s website approximately one week before the Historic District Council meeting.

5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited

(Communication about your project with a Historic District Council member).

6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.

7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.

8. I/We understand that any decision of the HDC may be appealed to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D) of the Land Development Code. Petitions to appeal shall be presented within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.

9. I/We understand that Certificates of Approval are only valid for one (1) year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.

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

Applicant First Name	Steven
Applicant Last Name	Carver
Today's Date	1/20/2026

DEPARTMENT OF PLANNING & CONSERVATION
204 Ash Street | Fernandina Beach Florida 32034 |Contact: Mia Sadler at 904 310-3488 | www.fbfl.us/planning

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

Email not displaying correctly? View it in your browser.

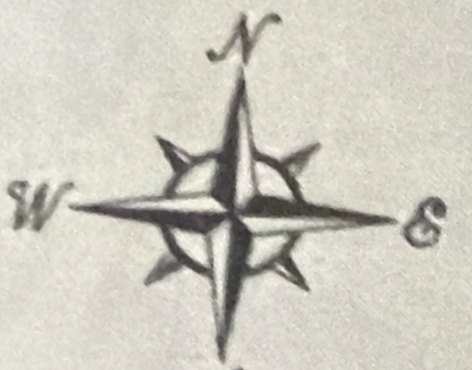
MAP SHOWING BOUNDARY SURVEY OF

All that certain piece or parcel of land situate, lying and being in the City of Fernandina Beach (formerly named Fernandina), in the County of Nassau and State of Florida, and known and described upon and according to the official plat of said City (as lithographed and issued by the Florida Railroad Company in 1857, and enlarged, revised and reissued by The Florida Town Improvement Company in 1887 and 1901) and being more particularly described as:

LOT 2, BLOCK 28, CITY OF FERNANDINA BEACH, FLORIDA

CERTIFIED TO

STEVEN & SANDRA CARVER
BARNETT BANK OF NASSAU COUNTY, N/A
ASSOCIATED LAND TITLE GROUP, INC.



ASH STREET
(A 60-FOOT RIGHT-OF-WAY)

FOUND ½" IRON PIPE #LB-0359

FOUND ½" IRON ROD NO I.D. CAP

FOUND ½" IRON ROD NO I.D. CAP

FOUND ½" IRON PIPE NO I.D. CAP

FOUND ⅜" IRON ROD NO I.D. CAP

FOUND ½" IRON PIPE NO I.D. CAP

LOT 1

LOT 15

LOT 3

LOT 2

S 85° 31' 44" E 150.25' (Plat)

50.0'

100.0'

S 85° 31' 44" E 100.00'

N 05° 00' 00" E 100.00'

S 05° 00' 11" W 100.00'

N 85° 40' 20" W 100.00'

75.10'

STAIRS

LANDING

UP

CONC. DRIVE

2-STORY FRAME RESIDENCE

CONC. STOOP

A/C PAD

FRAME GARAGE

SHED

25.5'

40.2'

20.2'

29.2'

25.3'

18.2'

18.1'

11.3'

12.2'

6.0'

5'

14'

0.3'

0.4'

FIELD COPY







From: noreply@civicplus.com
To: Planning Info
Subject: Online Form Submittal: Historic District Council (HDC) Certificate of Approval (COA) Application
Date: Friday, February 13, 2026 5:31:55 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.

Historic District Council (HDC) Certificate of Approval (COA) Application

HISTORIC DISTRICT COUNCIL (HDC): CERTIFICATE OF APPROVAL (COA) APPLICATION

USE THIS FORM TO Apply for BOARD approval for projects in the Downtown or Old Town Historic District or the Community Redevelopment Area (CRA) AND STAFF-LEVEL review for EXTERIOR PAINT and INSTLLATION OF PERVIOUS PAVERS projects ONLY.

NOTE: All other STAFF-LEVEL approvals (i.e, fence, right-of-way, roof) and smaller STAFF-LEVEL project reviews can be submitted with your building permit where reviews will be performed and cost will be assessed simultaneously.

Fees	Certificate of Approval (COA): Board Review - Residential Single Family) $250

Basis for Review

All applications, whether Staff or Board review, are reviewed for consistency with the City of Fernandina Beach Comprehensive Plan, Land Development Code, and applicable guidelines such as the Downtown Historic District Design Guidelines, Old Town Fernandina Preservation and Development Guidelines, and the Community Redevelopment Area (CRA) Design Guidelines. Guidelines for the Historic Districts are based on the U.S. Secretary of the Interior's Standards for Rehabilitation.

IMPORTANT NOTES

Conceptual Approvals

Conceptual approvals are provided by the HDC as a courtesy to the applicant in an effort to allow comment from the Historic District Council and citizens during the conceptual design process. The HDC will provide the applicant with feedback and guidance relating to the proposal and take a vote to indicate whether the board feels the proposal is adequately appropriate to proceed. In all cases, the applicant must return to the HDC to seek final approval of their projects. There is no additional fee for this review above the Certificate of Approval fee.

Pre-Application Meeting

To guide you through the process and to ensure that your application is properly processed, you'll need to meet with the Preservation Planner prior to submitting your application. The application must be submitted at least 42 days before the scheduled meeting to allow time for review. Staff approval applications are accepted on a rolling basis and are generally completed in 3-5 days. Please note that projects can only begin after receiving a Certificate of Approval (COA) and a building, sign, right-of-way, or zoning permit (if required).

Application Requirements	*Field not completed.*
Please see the Land Development Code (LDC) for detailed information:	*Field not completed.*
The LDC is Available for Review at	www.fbfl.us/LDC
Appeals *An applicant may appeal the HDC's decision for variances to a court of record as outlined in LDC Section 10.02.04(D). The petition shall be presented to within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.*	
PROJECT TYPE	New Construction
APPROVAL TYPE	Board Approval: Final
Have you met with a planner for a pre-application meeting?	Yes
What was the date of your pre-application meeting?	2/10/2026
PROPERTY INFORMATION	Property information can be found at the Nassau County Property Appraiser's website → Map Search
Historic District	Old Town
Site Address	707 Garden Street
City	Fernandina Beach
	FL

State	
Zip Code	32034
Parcel ID #(s)	00-00-31-1580-0002-0080
Do you authorize the installation of a temporary City notice sign on your property?	YES

OWNER OF RECORD
As recorded with the Nassau County Property Appraiser

First Name	William R & Leslie D
Last Name	Herbert
Mailing Address	108 Black Gum Lane
City	Auburn
State	GA
Zip Code	30011
Telephone Number	678-758-8360
E-mail Address	wrherbert@yahoo.com

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

Is there an agent other than the owner representing this project?	Yes
First Name	Ann
Last Name	Pittman
Company (if applicable)	Cotner Architects, LLC
Street Address	15 North 18th Street
City	Fernandina Beach
	FL

State	
Zip	32034
Telephone Number	904-277-4593
E-mail Address	ann@cotnerarchitects.com
Project Description	We are proposing construction of a new previously approved two story single-family residence with a crow's nest and a detached garage/studio.
Design Vision Statement	The design is intended to be in keeping with the scale, character and design guidelines of Old Town while taking advantage of the unique landscape and orientation of the lot.

Requirements for Demolition Applications
Per LDC 8.03.03.01

MATERIALS
List all proposed materials and colors, as applicable. If you are not filling this out, you MUST provide a detailed list separately that includes all required information as described in the following fields. A separate form can be uploaded or emailed directly to Mia Sadler.

EXTERIOR FABRIC	
Manufacturer	Hardie
Product Description	Horizontal siding / shingles
Color	SW 9163 - Tin Lizzy / SW 6235 - Foggy Day
DOORS	
Manufacturer	Andersen
Product Description	A Series French Doors
Color	Prairie Grass
WINDOWS	
Manufacturer	Andersen
Product Description	400 Series Casements
Color	Black
ROOFING	

Manufacturer	PacClad
Product Description	Standing Seam Aluminum
Color	Slate Grey or Natural
FASCIA/TRIM	
Manufacturer	Hardie
Product Description	Trim
Color	SW 7005 - Pure White
FOUNDATION	
Manufacturer	Stucco
Product Description	Sand Finish
Color	SW 7063 - Nebulous White
SHUTTERS	
Manufacturer	Atlantic Shutters
Product Description	Composite
Color	SW 6235 - Foggy Day
PORCH/DECK	
Manufacturer	Trex
Product Description	Trex Select
Color	Pebble Grey
FENCING	
Manufacturer	NA
Product Description	*Field not completed.*
Color	*Field not completed.*
DRIVEWAYS/SIDEWALKS	
Manufacturer	Tremron
Product Description	4x8 pavers

Color	Glacier Grey
SIGNAGE	
Manufacturer	NA
Product Description	*Field not completed.*
Color	*Field not completed.*
OTHER	
Manufacturer	C.H.I.
Product Description	Carriage Collection Garage Door
Color	SW 6235 - Foggy Day
Please upload supplemental documentation and all product brochures, paint color samples, etc.	
Upload 1	2026-01-28 Herbert HDC.pdf
Upload 2	Herbert - Authorization Form.pdf
Upload 3	Herbert - Deed.pdf
Upload 4	Herbert - Materials and Colors.pdf
Upload 5	Herbert - Site Photos.pdf
Upload 6	Herbert - Survey.pdf
Upload 7	*Field not completed.*
Upload 8	*Field not completed.*
Upload 9	*Field not completed.*
Upload 10	*Field not completed.*
Upload 11	*Field not completed.*
Upload 12	*Field not completed.*
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 and have read and understand the following:, I AGREE THAT A POSTING NOTICE WILL BE INSTALLED ON

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

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.

2. I/We authorize staff from the Department of Planning & Conservation to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.

3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City's website approximately one week before the Historic District Council meeting.

5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic District Council member).

6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.

7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.

8. I/We understand that any decision of the HDC may be appealed to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D) of the Land Development Code. Petitions to appeal shall be presented within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.

9. I/We understand that Certificates of Approval are only valid for one (1) year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.

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

Ann

Applicant First Name	
Applicant Last Name	Pittman
Today's Date	2/13/2026

DEPARTMENT OF PLANNING & CONSERVATION
204 Ash Street | Fernandina Beach Florida 32034 |Contact: Mia Sadler at 904 310-3488 | www.fbfl.us/planning

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

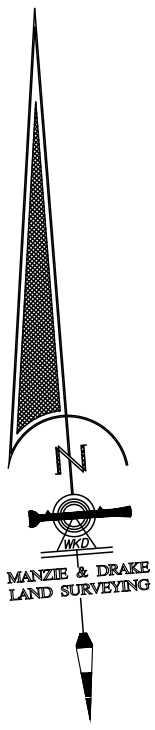
Email not displaying correctly? View it in your browser.

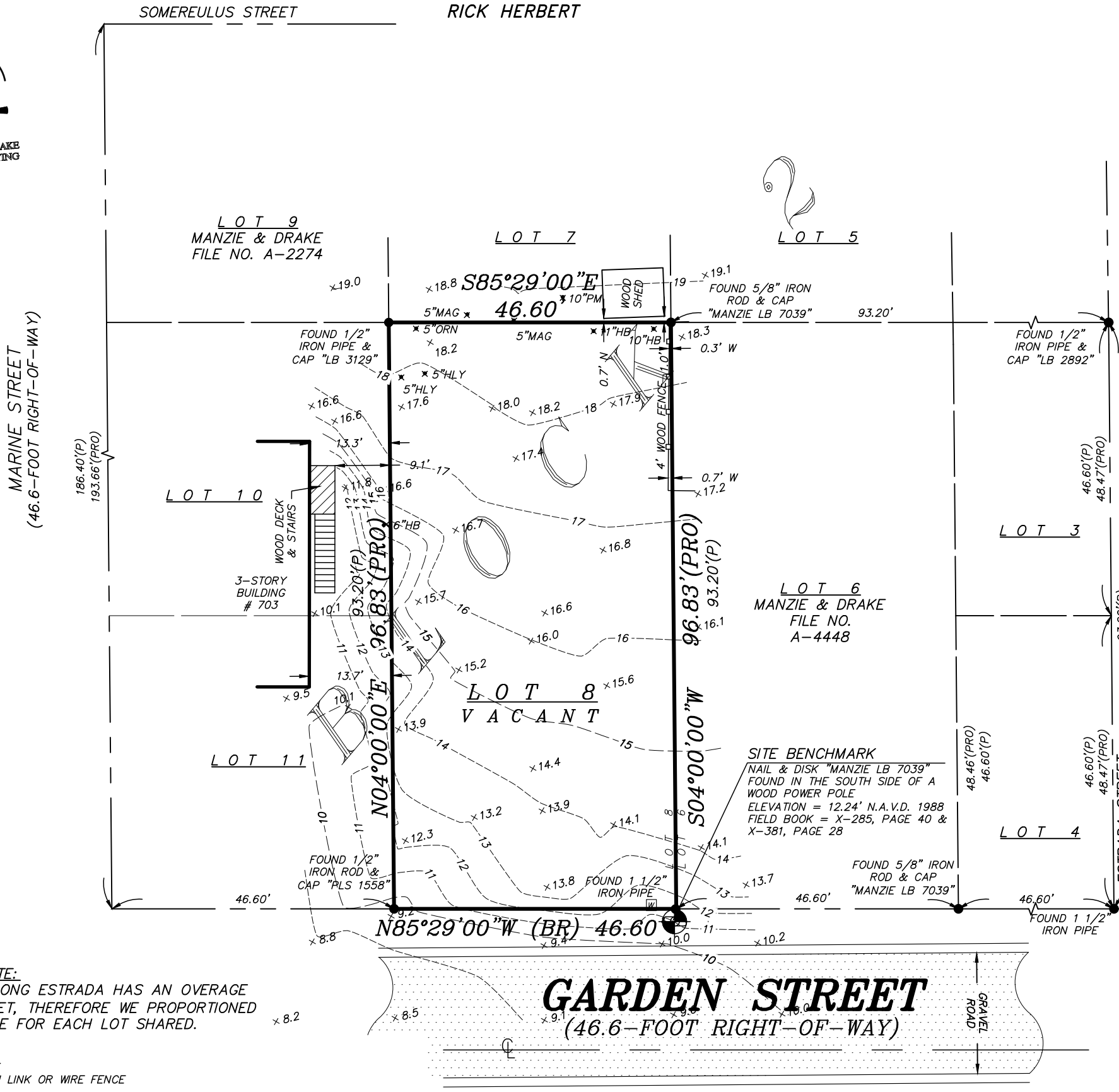
MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE , LYING AND BEING IN THE CITY OF FERNANDINA BEACH, (FORMERLY NAMED FERNANDINA), COUNTY OF NASSAU, AND STATE OF FLORIDA, AND BEING FURTHER DESCRIBED ACCORDING TO THE OFFICIAL MAP OR PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901) AS:

LOT 8 IN BLOCK 2 OF OLD TOWN.

CERTIFIED TO:
RICK HERBERT





SPECIAL NOTE:
BLOCK 2 ALONG ESTRADA HAS AN OVERAGE OF 7.26' FEET, THEREFORE WE PROPORTIONED THE OVERAGE FOR EACH LOT SHARED.

LEGEND

℄ = CENTERLINE
-x-x- = CHAIN LINK OR WIRE FENCE
(P) = PLAT
(PRO) = PRORATED
-▫-▫- = WOOD OR VINYL FENCE

SURVEY NOTES:

1) Unless it bears the original signature and the original raised seal of a Florida licensed Surveyor and Mapper or Validated Digital Signature by a Florida licensed Surveyor and Mapper, this map/report is for informational purposes only and is not valid.
2) The "Legal Description" hereon is in accord with the description provided by the client
3) Underground Improvements were not located or shown.
4) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
5) Bearings shown hereon are based on N85°29'00"W for the northerly right-of-way line of Garden Street. The bearing reference line is indicated as thus (BR).
6) The property shown hereon lies within flood zone X per the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) panel 12089C 0229 G, dated 08/02/2017.
7) Fence & wall ownership has not been determined by this office. Fences & walls have been located as accurately as possible under current conditions and have a positional tolerance of approximately 0.5 foot. Fence & wall locations are at a surface level location only. Any underground features related to any existing fences & walls have not been located or shown on this survey. In the case of leaning fences & walls, location of feature was taken at ground level only.
8) Site Benchmark is as shown hereon.
9) Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)
10) The Reference Benchmark is "S-11" Sanitary Manhole at the centerline of the intersection of Someruelus & Estrada Street. (Elevation = 19.24' N.A.V.D. 1988)

TREE LEGEND:
HB = HACKBERRY TREE
MAG = MAGNOLIA TREE
HLY = HOLLY TREE
ORN = ORNAMENTAL TREE

TREE DISCLAIMER:
NUMBER OF TREES SHOWN ON SURVEY: 9

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

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

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

MELANIE G. PLATT, P.S.M. 7605

MANZIE & DRAKE LAND SURVEYING
117 South Ninth Street, Fernandina Beach, FL 32034
(904) 491-5700 www.ManzieAndDrake.com
Certificate of Authorization Number "LB 7039"

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

SCALE: 1"=20' JOB NO: 19528-8 DATE: 01/26/2026 CADD: LP
F.B. NO: X-381 PAGE NO: 28 CREW: SS FILE NO: A-5893

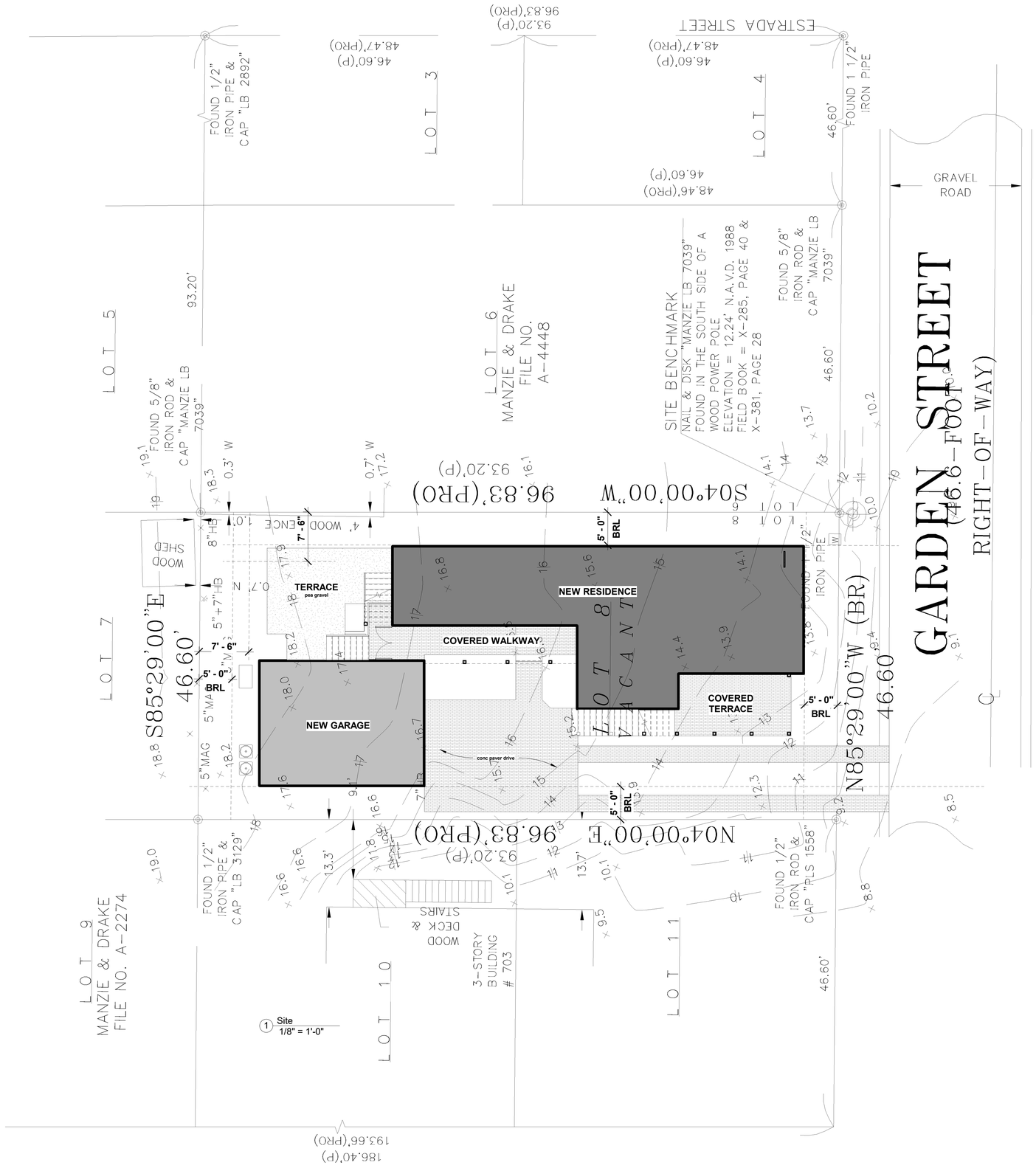
Drawing Index

C-101	Code Info & Site Plan	A-802	Specifications
A-101	Level I	A-901	Perspectives
A-102	Level II	S-001	General Notes
A-103	Level III	S-101	Foundation Plan
A-201	West & South Elevations	S-102	Level II & III Floor Framing
A-202	East & North Elevations	S-103	Roof Framing
A-301	Wall Section & Details	E-101	Electrical - Level I
A-302	Wall Section & Details	E-102	Electrical - Level II & III
A-801	Specifications		



Herbert Residence

707 Garden Street
Fernandina Beach
Nassau County, Florida



AREA CALCS

CONDITIONED AREA:

LEVEL I	= 1100 S.F.
LEVEL II	= 975 S.F.
LEVEL III	= 294 S.F.
TOTAL	= 2369 S.F.
STUDIO	= 480 S.F.
TOTAL COND	= 2849 S.F.

UNCONDITIONED AREA:

GARAGE	= 480 S.F.
TOTAL UNCOND	= 480 S.F.

COVERED PORCHES & TERRACES:

LEVEL I	= 349 S.F.
LEVEL II	= 385 S.F.
TOTAL	= 734 S.F.

WIND DESIGN / OTHER PER FBC 2023 8TH EDITION

WIND ZONE: 128 mph

EXPOSURE: C

IMPORTANCE FACTOR: I

METHOD OF OPENING PROTECTION: NA

DESIGN PRESSURE: 40 PSF OR GREATER

TYPE OF CONSTRUCTION: V

FLOOD ZONE DESIGNATION & BASE FLOOD ELEVATION: AE "X"

PROPOSED ELEVATION OF 1ST HABITABLE FLOOR: EL. 15.0'

PROPOSED ELEVATION OF GROUND SLAB (IF UTILIZED): EL. 14.0' @ GARAGE

PROPOSED ELEVATION OF GRADE IMMED. ADJACENT TO STRUCTURE: VARIES

ROOF HEIGHT: 35'-0"

NUMBER OF STORIES: THREE

ZONING DESIGNATION: OT

SETBACKS PER ZONING: 5' front / 5' side / 5' rear

CONDITIONED AREA: 2849 sq. ft.

UNCONDITIONED AREA: 480 sq. ft.

COVERED TERRACES & PORCHES: 734 sq. ft.

LOT AREA: 4,512.27 sq. ft.

LOT COVERAGE: 43%

WIND COMPLIANCE STATEMENT

THESE DESIGN PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE STANDARDS ESTABLISHED IN SECTION 16B-33.007, FLORIDA ADMINISTRATIVE CODE.

THE MAIN WIND-FORCE RESISTING SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH CHAPTER 6, AMERICAN NATIONAL STANDARDS AMERICAN SOCIETY OF CIVIL ENGINEERING ASCE 7-22 "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES" TO WITHSTAND THE WIND LOADS ASSOCIATED WITH A MINIMUM BASIC WIND SPEED OF 128 MILES PER HOUR.

THE COMPONENTS AND CLADDING HAVE BEEN SELECTED AND THEIR USE INCORPORATED INTO THE DESIGN AND SPECIFICATIONS IN ACCORDANCE WITH CHAPTER 6, AMERICAN NATIONAL STANDARDS AMERICAN SOCIETY OF CIVIL ENGINEERING ASCE 7-22 "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES" TO WITHSTAND THE WIND LOADS ASSOCIATED WITH A MINIMUM BASIC WIND SPEED OF 128 MILES PER HOUR.

I HEREBY CERTIFY THAT THIS BUILDING, AS DESIGNED AND DETAILED BY COTNER ARCHITECTS LLC, CONFORMS TO THE FLORIDA BUILDING CODE 2023 (8th EDITION) WIND LOAD CRITERIA AND CAN STRUCTURALLY WITHSTAND A WIND LOAD OF 128 MPH AS SPECIFIED BY THE COASTAL ZONE PROTECTION ACT OF 1985 AND AMENDED AS OF 1986.

COTNER ARCHITECTS LLC, DOES NOT ASSUME RESPONSIBILITY FOR OMISSIONS, UNWORKMAN-LIKE PERFORMANCE OR DEVIATIONS FROM THE PLANS, SPECIFICATIONS AND DETAILS WHICH MAY OCCUR BY CONTRACTOR, SUBCONTRACTORS, OR OWNER DURING THE COURSE OF CONSTRUCTION.

ANN COTNER PITTMAN, A.I.A. #AR0014700 DATE

Cotner Architects, LLC
Ann Cotner Pittman, A.I.A.
FL AR0014700
Fernandina Beach, Florida
ann@cotnerarchitects.com
904-277-4593

Revisions

No.	Date

Progress Prints

Issued To/For	Date
HDC REVIEW	01-28-2026

Not Published
All Rights Reserved

These drawings and specifications as instruments of service are, and shall remain, the property of the Architect whether the project for which they are made is executed or not. They are not to be used on other projects or extensions to this project except by agreement in writing with the Architect.

NOTE: DRAWING SCALE IS 1/2 OF SCALE LISTED IF PRINTED ON 11X17 MEDIA

STATE OF FLORIDA · ANN COTNER PITTMAN · AR0014700 · REGISTERED ARCHITECT

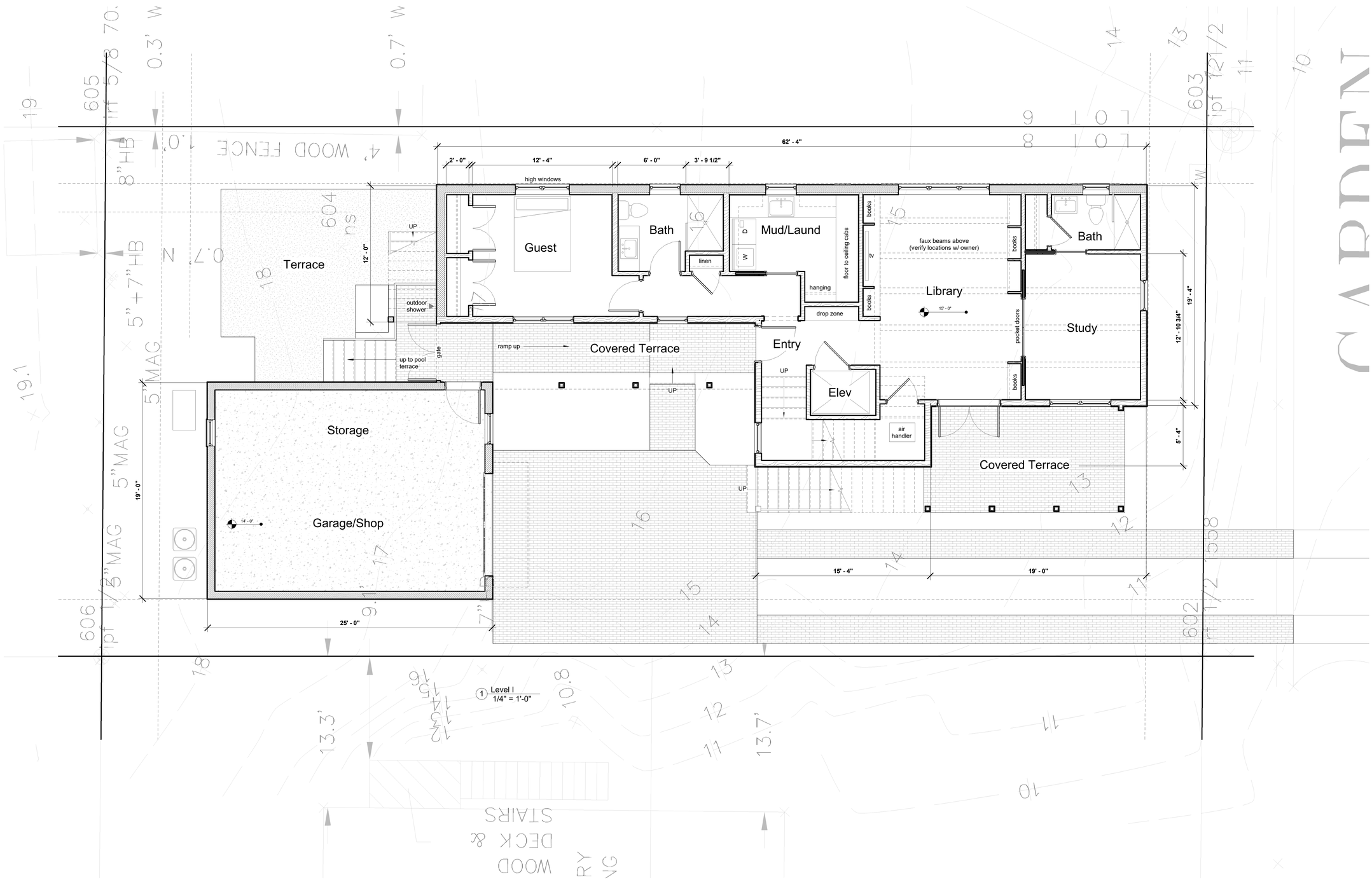
This item has been electronically signed and sealed by Ann Cotner Pittman, RA on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

HERBERT RESIDENCE

707 GARDEN STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project: 261988.00
Released:

Sheet Number
C-101
Page of



① Level I
1/4" = 1'-0"

Cotner Architects, LLC
Ann Cotner Pittman, A.I.A.
FL AR0014700
Fernandina Beach, Florida
ann@cotnerarchitects.com
904-277-4593

Revisions

No.	Date

Progress Prints

Issued To/For	Date
HDC REVIEW	01-28-2026

Not Published
All Rights Reserved

These drawings and specifications as instruments of service are, and shall remain, the property of the Architect whether the project for which they are made is executed or not. They are not to be used on other projects or extensions to this project except by agreement in writing with the Architect.

NOTE: DRAWING SCALE IS 1/2 OF SCALE LISTED IF PRINTED ON 11X17 MEDIA

STATE OF FLORIDA · ANN COTNER PITTMAN · AR0014700 · REGISTERED ARCHITECT

This item has been electronically signed and sealed by Ann Cotner Pittman, RA on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

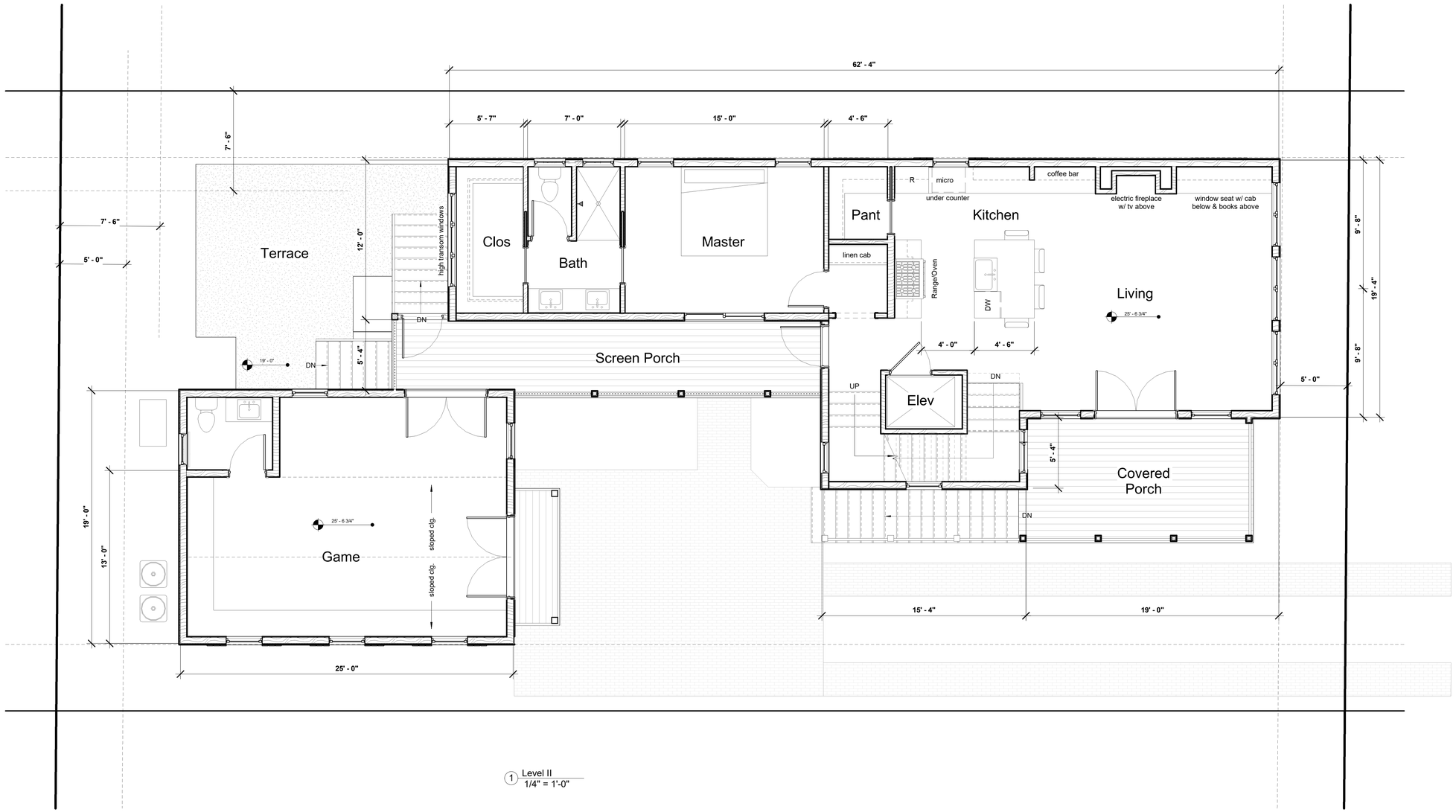
HERBERT RESIDENCE

707 GARDEN STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project: 261988.00
Released:

Sheet Number
A-101
Page of

CURRENT



1 Level II
1/4" = 1'-0"

Cotner Architects, LLC
Ann Cotner Pittman, A.I.A.
FL AR0014700
Fernandina Beach, Florida
ann@cotnerarchitects.com
904-277-4593

Revisions

No.	Date

Progress Prints

Issued To/For	Date
HDC REVIEW	01-28-2026

Not Published
All Rights Reserved

These drawings and specifications as instruments of service are, and shall remain, the property of the Architect whether the project for which they are made is executed or not. They are not to be used on other projects or extensions to this project except by agreement in writing with the Architect.

NOTE: DRAWING SCALE IS 1/2 OF SCALE LISTED IF PRINTED ON 11X17 MEDIA

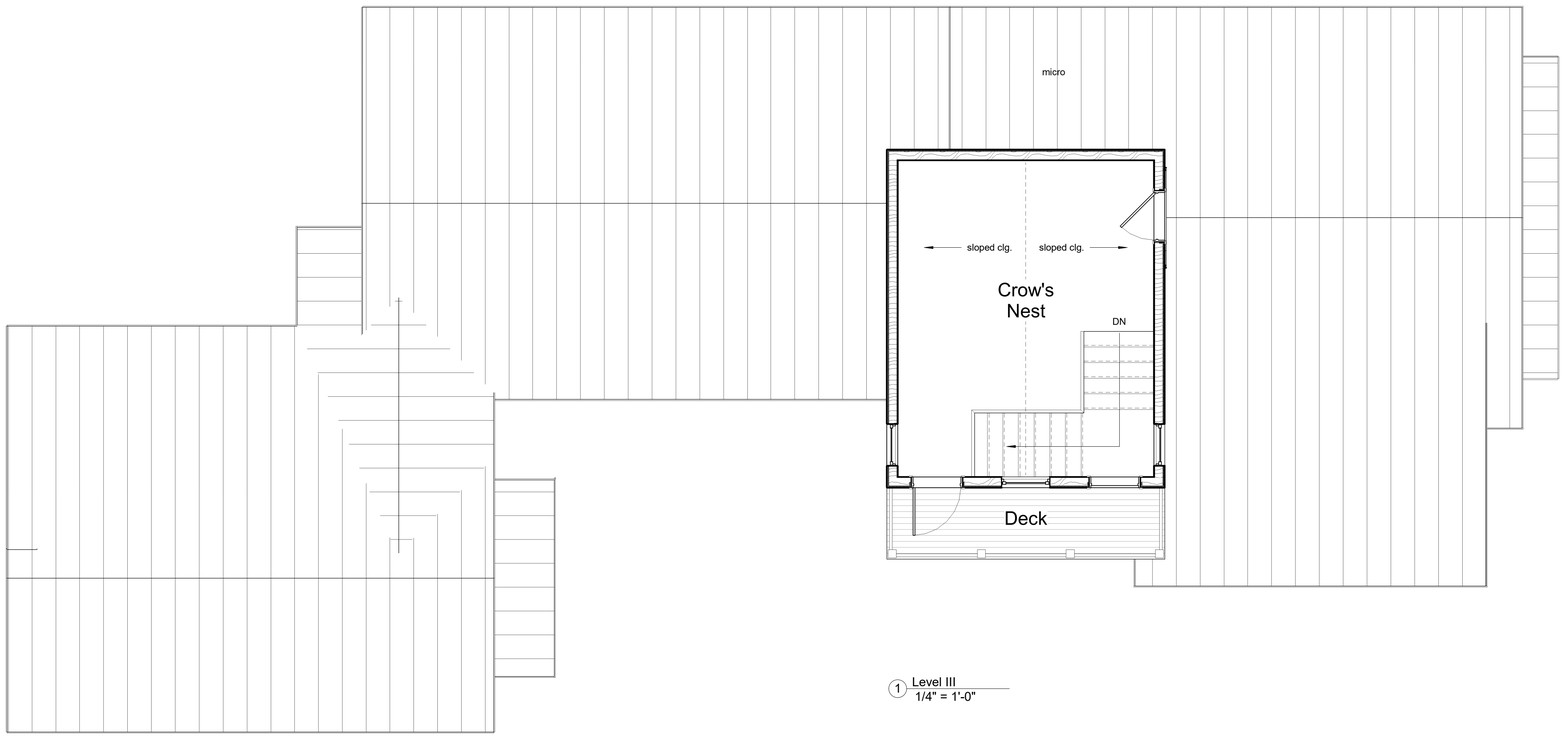
STATE OF FLORIDA
ANN COTNER PITTMAN
AR0014700
REGISTERED ARCHITECT

This item has been electronically signed and sealed by Ann Cotner Pittman, RA on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

HERBERT RESIDENCE
707 GARDEN STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project: 261988.00
Released:

Sheet Number
A-102
Page of



1 Level III
1/4" = 1'-0"

Cotner Architects, LLC
Ann Cotner Pittman, A.I.A.
FL AR0014700
Fernandina Beach, Florida
ann@cotnerarchitects.com
904-277-4593

Revisions

No.	Date

Progress Prints

Issued To/For	Date
HDC REVIEW	01-28-2026

Not Published
All Rights Reserved

These drawings and specifications as instruments of service are, and shall remain, the property of the Architect whether the project for which they are made is executed or not. They are not to be used on other projects or extensions to this project except by agreement in writing with the Architect.

NOTE: DRAWING SCALE IS 1/2 OF SCALE LISTED IF PRINTED ON 11X17 MEDIA

STATE OF FLORIDA
ANN COTNER PITTMAN
AR0014700
REGISTERED ARCHITECT

This item has been electronically signed and sealed by Ann Cotner Pittman, RA on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

HERBERT RESIDENCE
707 GARDEN STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project: 261988.00
Released:

Sheet Number
A-103
Page of



1 South Elevation
1/4" = 1'-0"

Notes:

1. All windows to be Andersen 400 Series w/ impact glazing & design pressure of 40 psf or greater unless otherwise noted.

2. All exterior doors to be Andersen w/ impact glazing & design pressure of 40 psf or greater unless otherwise noted.



2 West Elevation
1/4" = 1'-0"

Cotner Architects, LLC
Ann Cotner Pittman, A.I.A.
FL AR0014700
Fernandina Beach, Florida
ann@cotnerarchitects.com
904-277-4593

Revisions

No.	Date

Progress Prints

Issued To/For	Date
HDC REVIEW	01-28-2026

Not Published
All Rights Reserved

These drawings and specifications as instruments of service are, and shall remain, the property of the Architect whether the project for which they are made is executed or not. They are not to be used on other projects or extensions to this project except by agreement in writing with the Architect.

NOTE: DRAWING SCALE IS 1/2 OF SCALE LISTED IF PRINTED ON 11X17 MEDIA

STATE OF FLORIDA
ANN COTNER PITTMAN
AR0014700
REGISTERED ARCHITECT

This item has been electronically signed and sealed by Ann Cotner Pittman, RA on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

HERBERT RESIDENCE
707 GARDEN STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project: 261988.00
Released:

Sheet Number
A-201
Page of



1 North Elevation
1/4" = 1'-0"



2 East Elevation
1/4" = 1'-0"

Cotner Architects, LLC
Ann Cotner Pittman, A.I.A.
FL AR0014700
Fernandina Beach, Florida
ann@cotnerarchitects.com
904-277-4593

Revisions

No.	Date

Progress Prints

Issued To/For	Date
HDC REVIEW	01-28-2026

Not Published
All Rights Reserved

These drawings and specifications as instruments of service are, and shall remain, the property of the Architect whether the project for which they are made is executed or not. They are not to be used on other projects or extensions to this project except by agreement in writing with the Architect.

NOTE: DRAWING SCALE IS 1/2 OF SCALE LISTED IF PRINTED ON 11X17 MEDIA

STATE OF FLORIDA
ANN COTNER PITTMAN
AR0014700
REGISTERED ARCHITECT

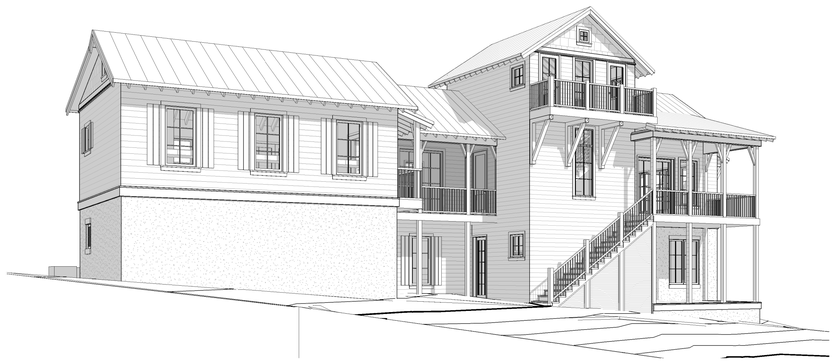
This item has been electronically signed and sealed by Ann Cotner Pittman, RA on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

HERBERT RESIDENCE

707 GARDEN STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project: 261988.00
Released:

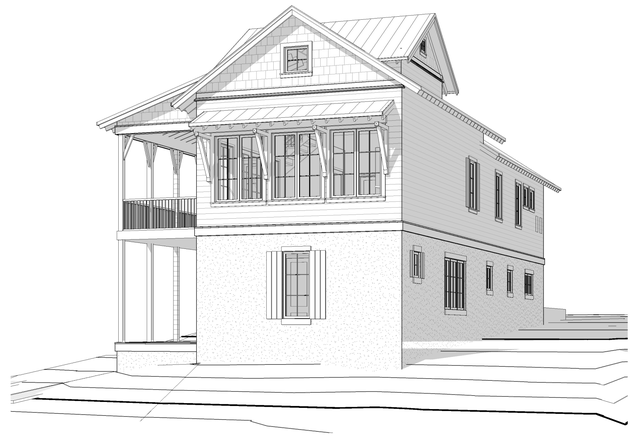
Sheet Number
A-202
Page of











Cotner Architects, LLC
Ann Cotner Pittman, A.I.A.
FL AR0014700
Fernandina Beach, Florida
ann@cotnerarchitects.com
904-277-4593

Revisions

No.	Date

Progress Prints

Issued To/For	Date
HDC REVIEW	01-28-2026

Not Published
All Rights Reserved

These drawings and specifications as instruments of service are, and shall remain, the property of the Architect whether the project for which they are made is executed or not. They are not to be used on other projects or extensions to this project except by agreement in writing with the Architect.

NOTE: DRAWING SCALE IS 1/2 OF SCALE LISTED IF PRINTED ON 11X17 MEDIA

STATE OF FLORIDA
ANN COTNER PITTMAN
AR0014700
REGISTERED ARCHITECT

This item has been electronically signed and sealed by Ann Cotner Pittman, RA on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

HERBERT RESIDENCE

707 GARDEN STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project: 261988.00
Released:

Sheet Number
A-901
Page of


3 of 28


15 of 28


15 of 28

Exterior Colors

Herbert Residence
Garden Street

SW 6235
Foggy Day
⊕ Order samples

Shingle Accents
Shutters
Garage Door

SW 9163
Tin Lizzie
⊕ Order samples

Horizontal Siding

SW 7063
Nebulous White
⊕ Order samples

Stucco / Foundation

SW 7005
Pure White
⊕ Order samples

Exterior Trim, Frieze, Soffits
Porch Columns
Railings
Brackets

SW 7507
Stone Lion
⊕ Order samples

Exterior Doors

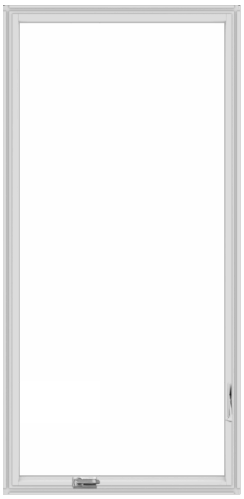


Prairie Grass

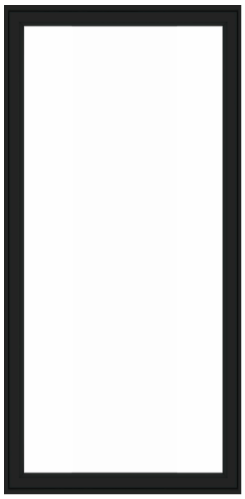
Exterior Andersen Doors

Other Colors:
Andersen Window Exterior: Black
Roofing: Silver Aluminum / Natural-Look
Decking: Grey Composite

400 SERIES CASEMENT WINDOW



Interior



Exterior

Summary

Product ID#	CX155
Unit Width	31 1/2"
Unit Height	64 13/16"
Interior Color	White
Glass	SmartSun™ Glass

Feedback

Profile Style	Contemporary
Hardware	Contemporary Folding, White
Grille Pattern	None
Exterior Color	Black
Exterior Trim Profile	None

Explore other casement windows

CASEMENT

100 Series

4.0 | $$$$$



+2

- Made of Andersen-exclusive composite material (Fibrex®), which is twice as strong as vinyl
- Virtually maintenance-free
- Available as single units or in twin and

CASEMENT

E-Series

4.6 | $$$$$



+55

- Virtually maintenance-free aluminum exterior to resist water and stand up to the elements
- Made to order in virtually any shape or size, in nearly any

FRENCH CASEMENT

E-Series

3.0 | $$$$$



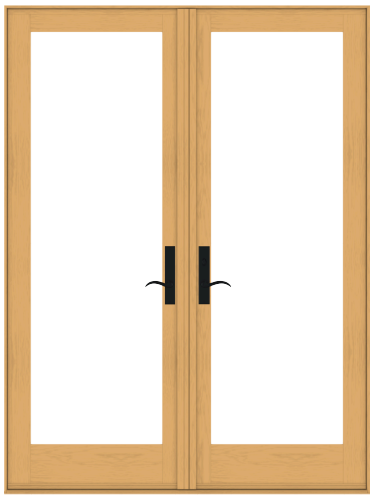
+55

- Hinged on the sides with no center meeting stile, allowing for unobstructed views
- Stained or painted wood interior with aluminum

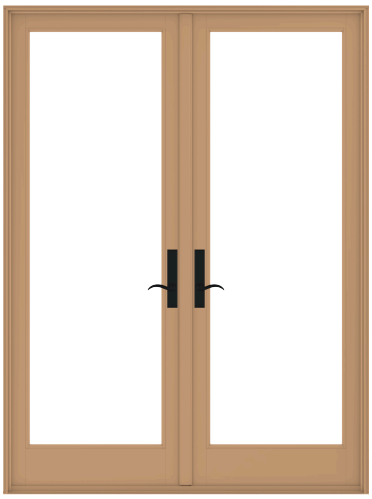
Feedback

A-SERIES HINGED PATIO DOOR

A-SERIES HINGED PATIO DOOR



Interior



Exterior

Summary

Product ID#	FWHID/FWHICD6080
Unit Width	71 1/4"
Unit Height	95 1/2"
Panel Style	Traditional
Bottom Rail Height	12"

Feedback

Interior Color	Pine
Interior Stain	Unfinished Pine
Glass	Low-E4® Glass
Hardware	Ashley Norton® Churchill (Traditional Plate), Matte Black
Blinds Between Glass	None
Grille Pattern	None
Exterior Door Color	Prairie Grass
Exterior Trim Profile	None
Exterior Trim Color	Prairie Grass

Explore other hinged patio doors

HINGED PATIO DOOR

200 Series

★★★★☆ 3.8 | **$$**$$$



- Opens into the room to maximize patio

FRENCHWOOD HINGED PATIO DOOR

400 Series

★★★★☆ 3.9 | **$$$**$$



+1

HINGED PATIO DOOR

E-Series

★★★★☆ 3.7 | **$$$$$**



+55

- Unlimited possibilities with custom colors,

Feedback

ANDERSEN™
WINDOWS & DOORS

ENTRY DOORS





CREATE AN ENTRY DOOR WITH CHARACTER

Andersen® Entry Doors are handcrafted, built with solid fine grain wood and available with a variety of style options so you can create a one of a kind entryway, suited to fit you, and your home, perfectly.



- Select from a variety of richly-grained woods or make a bold first impression with color
- Choose from 50 commercial-grade, aluminum clad exterior colors
- Offered in 11 of the finest grades of wood species for both the interior and exterior
- Customize your door with a variety of decorative glass options and grille patterns
- Available as single-door or double-door configurations and either inswing or outswing operation
- Low-profile sill option available
- Many door styles are available, see andersenwindows.com/entrydoors for options

POPULAR DOOR STYLES

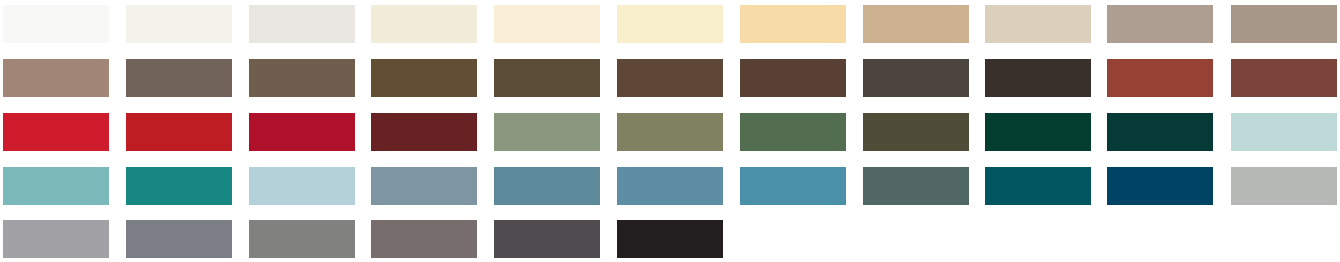


402 403 404 178 195 193 180 181 194 179 334 102

ENTRY DOORS

PRODUCT OPTIONS

EXTERIOR COLORS



EXTERIOR & INTERIOR WOOD SPECIES



*Actual wood species is either Sapele or Sipo, both non-endangered species grown in Africa, with color and characteristics similar to Central American mahoganies.

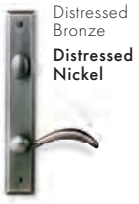
INTERIOR PAINTED OPTIONS



HARDWARE OPTIONS**

Choose from Andersen® hardware or have your door prepped for hardware manufactured by others.

YUMA®



Distressed Bronze
Distressed Nickel

ENCINO®



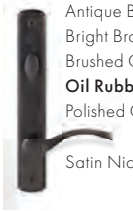
Distressed Bronze
Distressed Nickel

ANVERS®



Bright Brass
Oil Rubbed Bronze
Satin Nickel

NEWBURY®



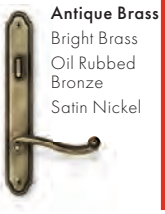
Antique Brass
Bright Brass
Brushed Chrome
Oil Rubbed Bronze
Polished Chrome
Satin Nickel

COVINGTON™



Antique Brass
Bright Brass
Oil Rubbed Bronze

WHITMORE®



Antique Brass
Bright Brass
Oil Rubbed Bronze
Satin Nickel

ALBANY



Black
Gold Dust
Stone
White

TRIBECA®



Black
Stone
White

Bold name denotes finish shown.

FSB® HARDWARE

Durable FSB hardware features clean lines and a sleek finish for a thoroughly modern look.



1035 1075 1076 1102†

Black Anodized Aluminum

Satin Stainless Steel

YALE® ASSURE LOCK®

The Yale Assure Lock allows you to monitor, lock and unlock your door from anywhere.



Black Satin Nickel White

ANDERSEN™ WINDOWS & DOORS

For more information, visit **andersenwindows.com/entrydoors**

**Hardware is sold separately.

†FSB style 1102 is not available in black anodized aluminum.

Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use. Bright brass and satin nickel finishes on patio door hardware feature a 10-year limited warranty.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

All trademarks where denoted are marks of their respective owners. ©2021 Andersen Corporation. All rights reserved. 09/21

2025

CARRIAGE

COLLECTION

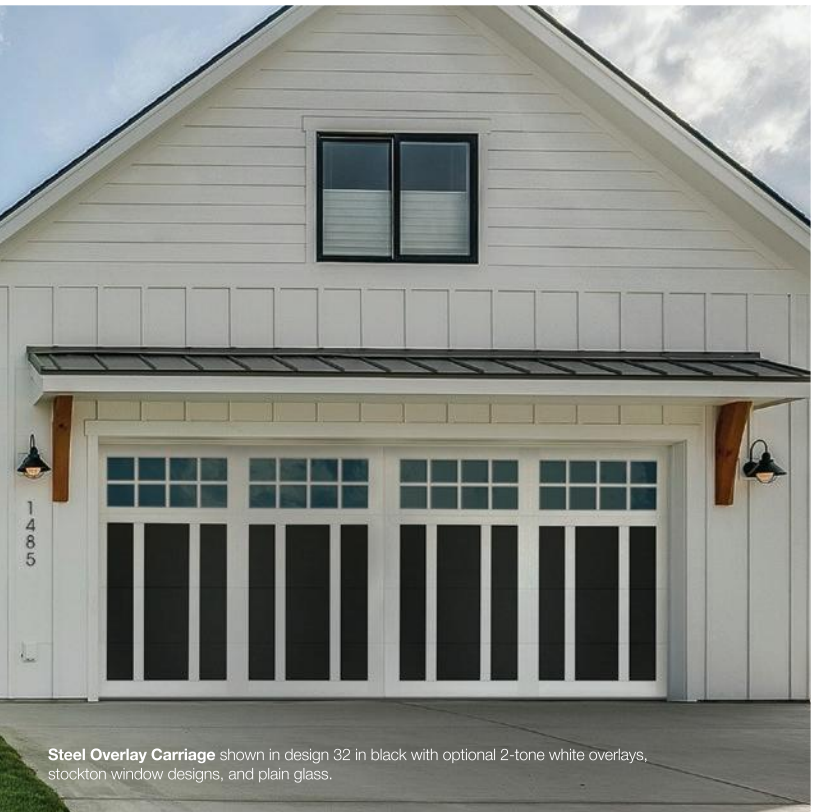


C.H.I.® a NUCOR company

The Quality Garage Door.™

Steel Overlay Carriage shown in design 34, black with optional stockton window designs, plain glass, and spade hardware.

STEEL OVERLAY CARRIAGE HOUSE

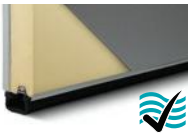


Steel Overlay Carriage shown in design 32 in black with optional 2-tone white overlays, stockton window designs, and plain glass.



Steel Overlay Carriage shown in design 11, almond with optional arched stockton window designs, plain glass, and wrought iron hardware.

Model Comparison Chart

	BETTER	BEST
Panel Style / Model Number[3]		
Overlay Carriage House	**5300**	**5600**
Overlay Material	XPS [Extruded Polystyrene] composite overlay face boards	
Section Construction	2.5in. Thick - 2-Sided Steel	
Section Material	Heavy Duty / 27[2] Ga. Steel	
Insulation Type	Polystyrene	Polyurethane
		
Thermal Rating	R-10.29	**U-Factor .19** / R-17.54
Personalizing Options		
Colors[1]	•	•
2-Tone Colors[4]	•	•
Windows	•	•
Faux Windows	•	•
Glass	•	•
Decorative Hardware	•	•
Warranty[5]	Limited Lifetime Warranty	

1 Refer to your local C.H.I. Dealer for exact color match. **2** Lower steel gauge [ga.] number indicates stronger steel. **3** Model number indicates design and window style. **4** Overlay boards are always white for a 2-tone design. **5** Extreme heat and sun exposure on black overlay doors may cause accelerated degradation of the overlay door and is not recommended for extreme heat and sun areas. Such exposure will be excluded from the product warranty. For additional details, contact your local C.H.I. dealer.



Section Detail

XPS composite overlay face boards are laminated to wood-grained steel sections using high performance adhesives, then factory finished in one or two-toned options.

Personalizing Options For all options see page 14.

COLORS[1]



White | Almond | Sandstone | Bronze | Black[5]

DECORATIVE HARDWARE - PERMANENT



Spade

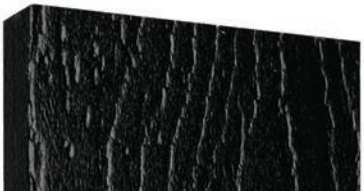


Wrought Iron

2-TONE[4] OVERLAY COLORS[1]



White Overlays



Black Overlays



Barcelona 1



Barcelona 2

LIMITED LIFETIME WARRANTY

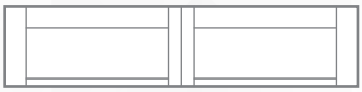
SECTIONS **Limited Lifetime** | OVERLAYS **3 Years** | SPRINGS **3 Years** | HARDWARE **6 Years**

WWW

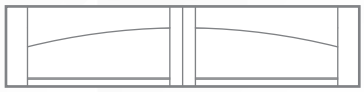
WANT TO SEE MORE?

Visit chiohd.com/overlay-carriage-house

TOP SECTION DESIGNS

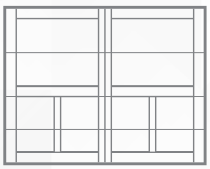


Squared Top

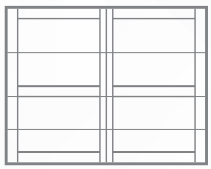


Arched Top

DESIGNS



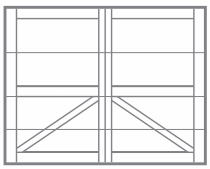
10



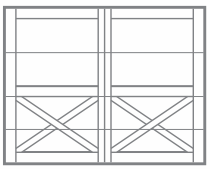
11



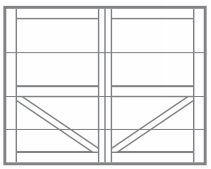
12



13



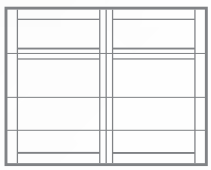
14



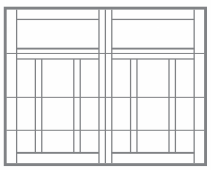
1



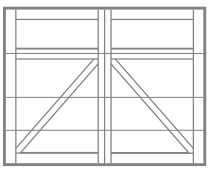
30



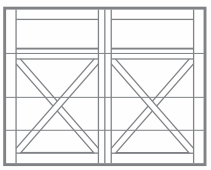
31



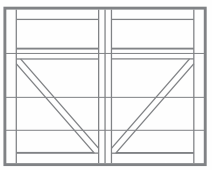
32



33



34



3

Shoreline ACCENTS WOODTONES[1]



Walnut



Driftwood



Cedar

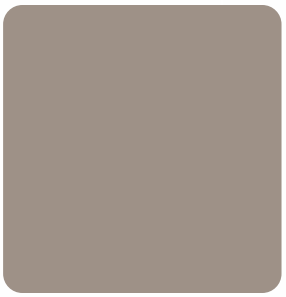


Dark Oak

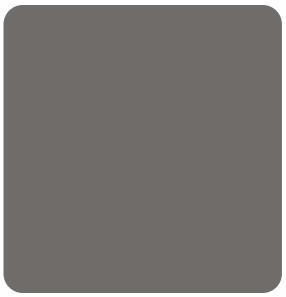
Overlay Steel and Fiberglass COLORS[1]

White

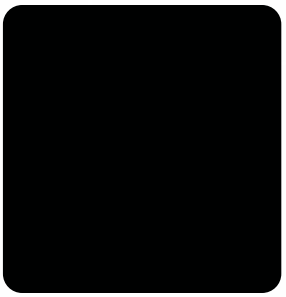
Almond



Sandstone



Bronze

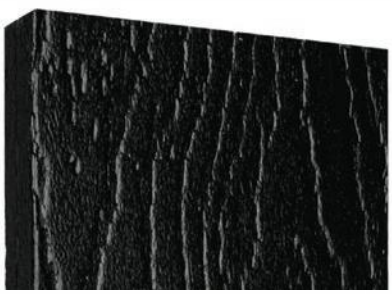


Black [Steel only]

Shoreline[2] *and Overlay Steel*[3] 2-TONE COLORS[1]



White Overlays [Steel only]



Black Overlays

Overlay Wood WOOD[1]



Cedar

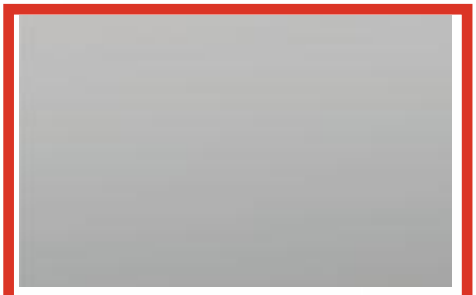


Mahogany

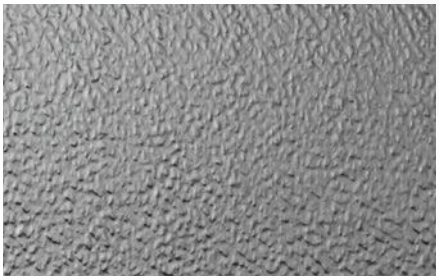
1 Refer to your local C.H.I. Dealer for exact color, woodtones, and woodtype match.
2 Overlay face boards are always black for a 2-tone design.
3 Overlay face boards are always white or black for a 2-tone design.

PERSONALIZING OPTIONS Some option shown may not be available on all models, refer to your local C.H.I. Dealer for details.

GLASS



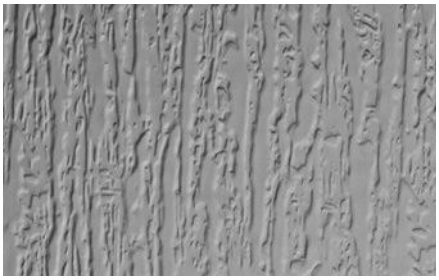
Plain available as single pane Polycarbonate



Obscure



Tinted



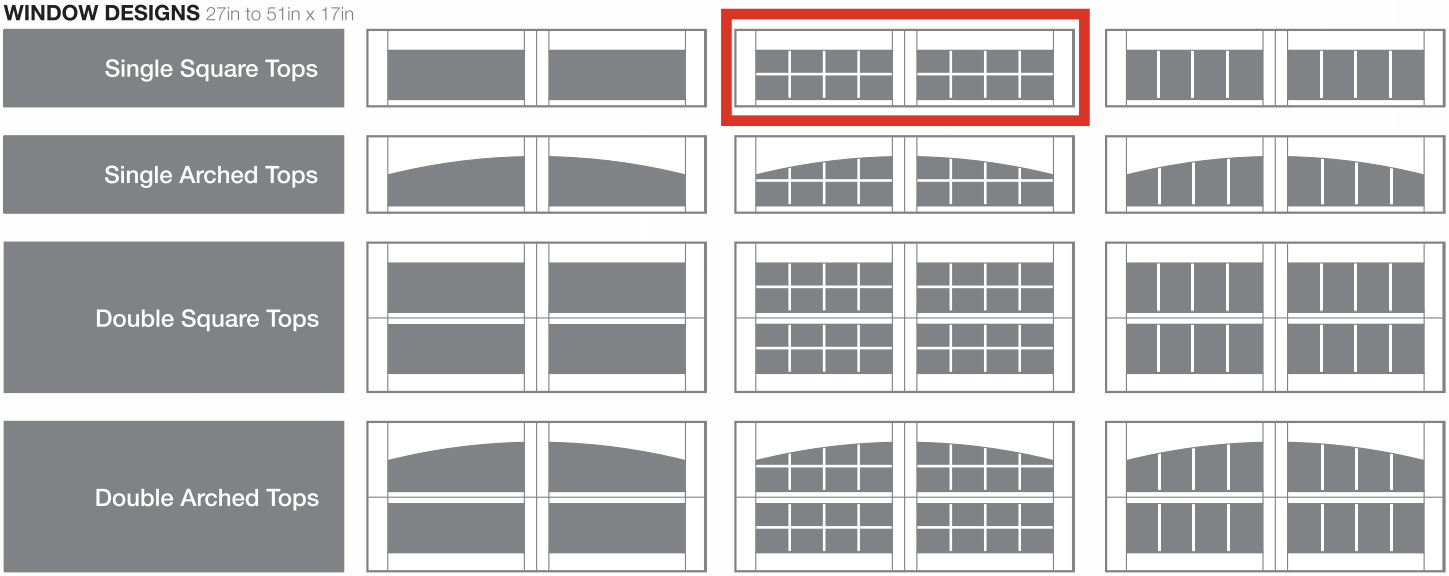
Rain Glass COMING 2025

Frosted



Seeded

WINDOW DESIGNS 27in to 51in x 17in



Plain | Stockton | Madison

DECORATIVE HARDWARE



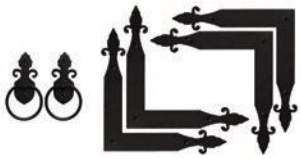
Spade



Wrought Iron



Barcelona 1



Barcelona 2

WWW

WANT TO SEE MORE?
Visit **chiohd.com/carriage-collection**

DOORVISIONS
See your door before you buy it! Scan the QR code or go to **doorvisions.chiohd.com**

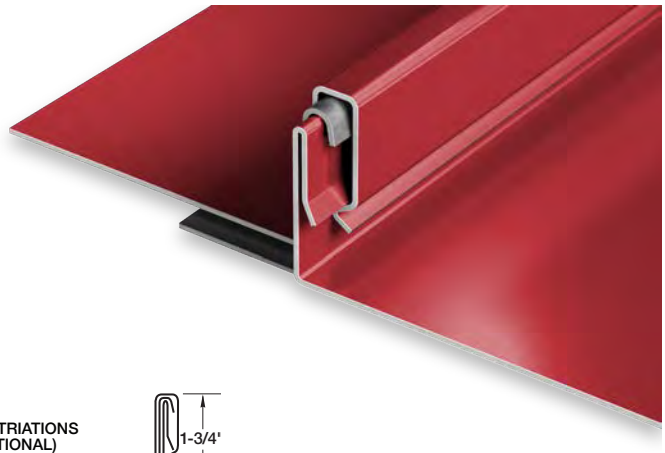
SNAP-CLAD PANEL

MATERIALS

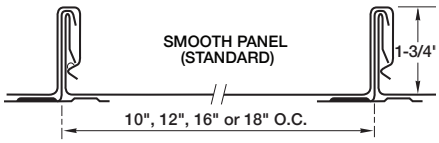
.032 aluminum 24 gauge steel
.040 aluminum 22 gauge steel

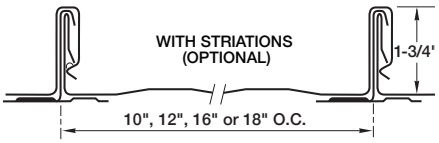
SPECS

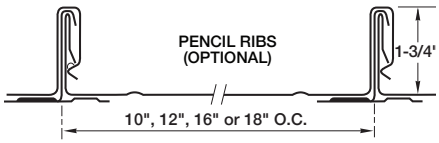
10", 12", 16" or 18" O.C. 1-3/4" High



UL-90







PRODUCT FEATURES

- Architectural/structural panel
- Factory-applied sealant available
- Continuous interlock
- Labor-saving one-piece design
- Pencil ribs upon request
- Striations upon request
- Factory eave notching available
- 30-year-non-prorated finish warranty
- Maximum factory-produced panel length is 64' (check w/factory for longer lengths)
- Weathertightness warranty available
- 43 stocked colors (24 gauge steel)
- 16 Stocked colors (22 gauge steel)
- 36 stocked colors (.032 aluminum)
- 22 stocked colors (.040 aluminum)
- Panels available in Galvalume Plus

UL CLASSIFICATION

- UL-580 Class 90 wind uplift
- UL-1897 wind uplift
- UL-790 Class A fire rated
- UL-263 fire resistance rated
- UL-2218 impact resistance rated
- UL-90 rated aluminum panel up to 16" O.C.
- UL-90 rated steel panel up to 18" O.C.

ASTM TESTS

- ASTM E1592 tested
- ASTM E283/1680 tested
- ASTM E331/1646 tested

FLORIDA BUILDING & MIAMI-DADE PRODUCT APPROVALS

Please refer to pac-clad.com or your local factory for specific product approval numbers for Snap-Clad.

Note: UL 90 is available on steel panels up to 18" on center, and on aluminum panels up to 16" on center.

©2020 Petersen Aluminum

PAC-CLAD®

PETERSEN

A CARLISLE COMPANY

Color Guide



FOREST GREEN



HARTFORD GREEN



▲ MILITARY BLUE



BERKSHIRE BLUE



▲ PACIFIC BLUE
(FKA Slate Blue)



AWARD BLUE



▲ AGED BRONZE



▲ MEDIUM BRONZE



▲ CARDINAL RED



▲ COLONIAL RED

▲ SANDSTONE

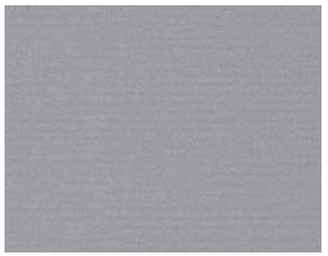
▲ ALMOND

▲ STONE WHITE

▲ BONE WHITE

PAC-CLAD.COM

Premium Colors



● ▲ 👑 $$ ANODIC CLEAR



● ▲ 👑 $$ SILVERSMITH



● ▲ 👑 $ SILVER



● ▲ 👑 $ CHAMPAGNE



● ▲ 👑 $ ZINC



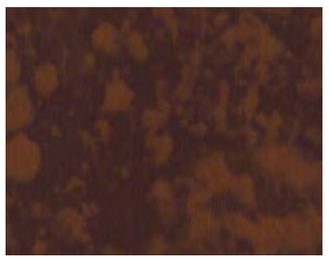
● ▲ 👑 $ WEATHERED ZINC



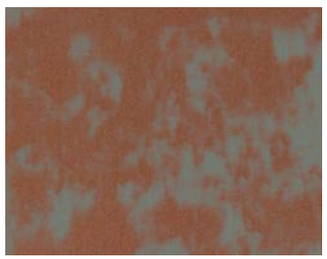
● ▲ 👑 $ COPPER PENNY



● ▲ 👑 $ AGED COPPER



👑 $$ WEATHERED STEEL



👑 $$ WEATHERED COPPER

Kynar 500® or Hylar 5000® pre-finished steel and aluminum for roofing, curtainwall and storefront applications.

● Metallic Colors $ Pricing ▲ Cool Colors 👑 Premium Colors

See back for color availability chart.

Standard Colors



▲ PATINA GREEN



▲ TEAL



▲ HEMLOCK GREEN



FOREST GREEN



HARTFORD GREEN



▲ EVERGREEN



▲ HUNTER GREEN



▲ ARCADIA GREEN



▲ MILITARY BLUE



BERKSHIRE BLUE



▲ GRAPHITE



▲ CHARCOAL



INTERSTATE BLUE



▲ PACIFIC BLUE
(fka Slate Blue)



AWARD BLUE



MATTE BLACK STEEL



BLACK ALUMINUM



▲ DARK BRONZE



▲ BURNISHED SLATE



▲ AGED BRONZE



▲ MEDIUM BRONZE



▲ MANSARD BROWN



BURGUNDY



▲ TERRA COTTA



▲ CARDINAL RED



▲ COLONIAL RED



MIDNIGHT BRONZE



▲ MUSKET GRAY



▲ SIERRA TAN

▲ SANDSTONE

▲ ALMOND



▲ SLATE GRAY



▲ CITYSCAPE



▲ GRANITE

▲ STONE WHITE

▲ BONE WHITE

PAC-CLAD®
PETERSEN
A CARLISLE COMPANY

IL: 800 PAC CLAD **TX:** 800 441 8661 **MD:** 800 344 1400
AZ: 833 750 1935 **GA:** 800 272 4482 **WA:** 253 501 2450

PAC-CLAD.COM

TREMRON®
WE MAKE IT EASY
A QUIKRETE® COMPANY



4X8 BRICK PAVERS

Tremron's 4x8 Brick Pavers offer durable quality that stand the test of time. The tried and true shape of our brick pavers combines simplicity with sophistication and versatility. Offered in a variety of colors these pavers will look great whether you install them in running bond, basket weave, or herringbone patterns.

PRODUCT SPECS
COLORS
DATA SHEETS

STANDARD COLORS



AUTUMN BLEND
Blend: White



GLACIER
Blend: White



SAND DUNE
Blend: White



SIERRA
Blend: White

* White based colors may be subject to an upcharge

OFFERED COLORS

Order a Sample Learn More



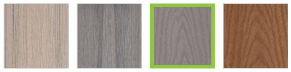
Trex Select®

Our most approachable line – curated colors and low maintenance that meets budget-friendly price.

Budget: $$$

- 35-year limited residential warranty
- Monochromatic and Multi-tonal colors, curveable
- Moderately priced, strong performance

Color: Pebble Grey



See 1 More

Order a Sample Learn More



We use cookies to personalize content and ads, to provide social media features, and to analyze our traffic. See our cookie policy. You can use cookie settings to change your preferences. Privacy Policy

OWNER'S AUTHORIZATION
FOR AGENT REPRESENTATION

I/(WE) William R Herbert & Leslie D. Herbert
(print name of property owner(s))

hereby authorize: Ann Cotner Pittman, Cotner Architects LLC
(print name of agent)

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

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

(Signature of owner)

(Signature of owner)

William R Herbert
(Print name of owner)

Leslie D. Herbert
(Print name of owner)

STATE OF ~~FLORIDA~~ Georgia

COUNTY OF ~~NASSAU~~ Gwinnett

Sworn to (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization, this 20th day of January, 2026, by Rushit Patel.

Notary Public

Rushit Patel
Printed Name

01/03/2028
My Commission Expires

Personally Known _____ OR Produced Identification Driving license ID Produced: 034828770

RUSHIT PATEL
Notary Public, Georgia
Gwinnett County
My Commission Expires
01/03/2028

Inst. Number: 202645000803 Book: 2840 Page: 942 Page 1 of 2 Date: 1/9/2026 Time: 3:55 PM
Mitch L. Keiter Clerk of Courts, Nassau County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 1,904.00

PREPARED BY & RETURN TO:

Name: Wood & Smith, P.A.
Address: 303 Centre Street
Suite 100
Fernandina Beach, FL 32034

File No. 25-207363

Parcel No.: 00-00-31-1580-0002-0080

This **WARRANTY DEED**, made the **9th day of January, 2026**, by **Gilson E. Killhour and Caroline M. Killhour, husband and wife** (whether one or more, the "Grantor"), to **William R. Herbert and Leslie D. Herbert, husband and wife**, whose post office address is 108 Black Gum Ln, Auburn, GA 30011 (whether one or more, the "Grantee"):

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Nassau, State of Florida, viz:

All that certain lot, piece or parcel of land situate, lying and being in the City of Fernandina Beach, (formerly named Fernandina), County of Nassau and State of Florida and being further described according to the official map or plat of said City (as lithographed and issued by the Florida Railroad Company in 1857 and enlarged, revised and reissued by the Florida Town Improvement Company in 1887 and 1901) as:

All of Lot 8 and the South 1/2 of Lot 6, Block 2 of OLD TOWN.

Less and Except:

All that certain lot, piece or parcel of land situate, lying and being in the City of Fernandina Beach, (formerly named Fernandina), County of Nassau and State of Florida and being further described according to the official map or plat of said City (as lithographed and issued by the Florida Railroad Company in 1857 and enlarged, revised and reissued by the Florida Town Improvement Company in 1887 and 1901) as:

The South 1/2 of Lot 6, Block 2 of OLD TOWN.

The land described herein is not the homestead of the Grantor, and neither the Grantor nor any spouse of the Grantor, nor anyone for whose support the Grantor is responsible, resides on or adjacent to said land.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2024.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature
Print Name: Joyce A. Middleton

Witness #1 Address:
303 Centre St., Ste 100
Fernandina Beach, FL 32034

Witness #2 Signature
Print Name: Debora J. Solich

Witness #2 Address:
303 Centre St., Ste 100
Fernandina Beach, FL 32034

Gilson E. Killhour

Caroline M. Killhour

Address:
536 North Fletcher Avenue
Fernandina Beach, FL 32034

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of (✓) physical presence or (__) online notarization, this 6 day of January, 2026, by Gilson E. Killhour and Caroline M. Killhour, (__) who is/are personally known to me or (✓) who has/have produced FL DL as identification.

Signature of Notary Public

Print, Type/Stamp Name of Notary

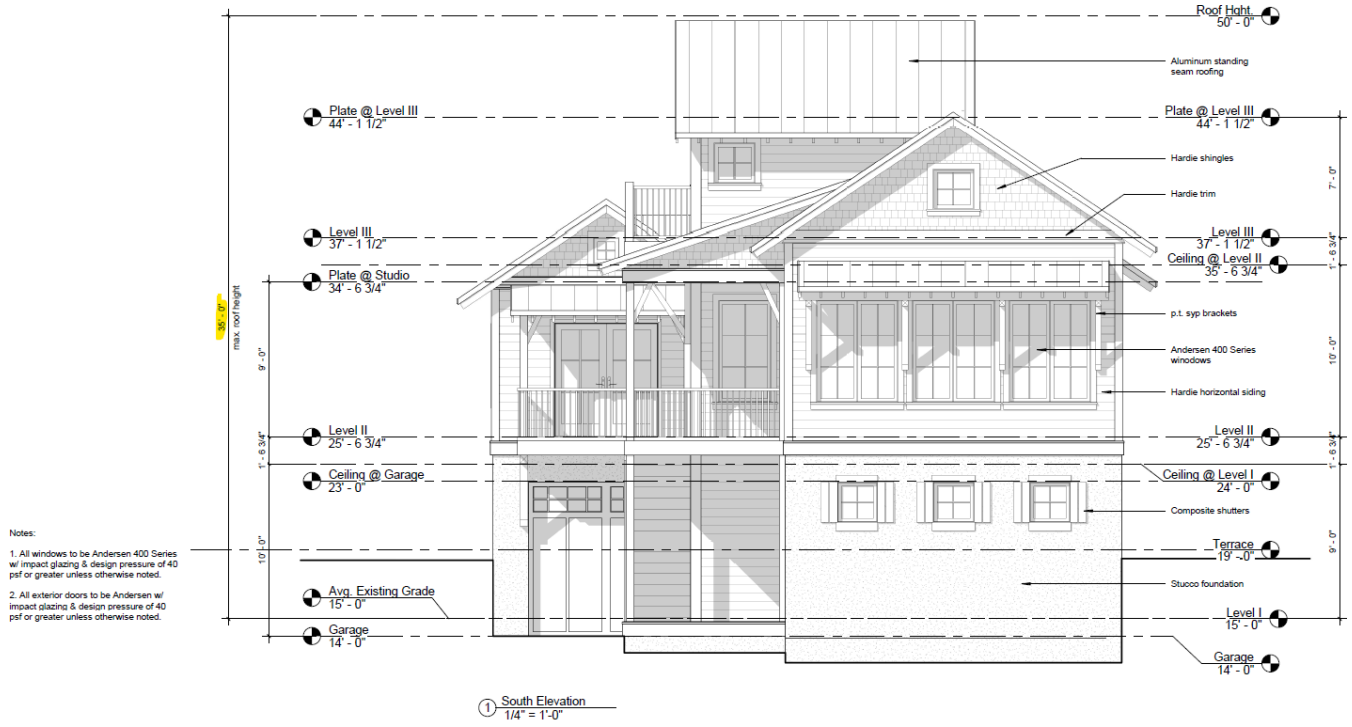
JOYCE A. MIDDLETON
MY COMMISSION # HH 408752
EXPIRES: August 19, 2027

HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2024-0001
707 Garden Street

Owner/Applicant:	Gilson and Caroline Killhour, owners
Property Address:	707 Garden Street (Old Town)
Parcel ID#(s)	00-00-31-1580-0002-0080
Current zoning:	OT-1
FLUM land use category:	High Density Residential
Existing uses on the site:	Vacant
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	N/A
Requested action:	Certificate of Approval (COA) to construct a 2-story single-family residence with crow's nest (within 35 ft max height) and a detached 2-story accessory dwelling with a small pool. (Quasi-Judicial)

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





SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking approval to construct a 2-story single-family residence and detached garage and studio, and small pool. The new single-family residence will be located on block 2, lot 8, on Garden Street in Old Town. The structures siding will be a combination of stucco and hardi-plank siding with shake details at the roof lines and a metal roof. A roofed breezeway connects the principal and accessory structure. The overall building height is limited to 35 feet as measured from average natural grade. The site's impervious surface area is 43% with the indicated proposed improvements. All details and trims have been selected and made part of the application materials sufficient to allow consideration of a final approval by the board.

APPLICABLE GUIDELINES:

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE
OLD TOWN FERNANDINA PRESERVATION AND DEVELOPMENT GUIDELINES
SECRETERY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

ANALYSIS:

Staff finds that the home design is compatible with the Old Town in terms of materials, scale, proportions, roof forms, and orientation.

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, is consistent with the Comprehensive Plan, the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Fernandina Preservation and Development Guidelines.

***Staff recommends: FINAL* Approval of HDC 2024-0001**

MOTION TO CONSIDER:

I move to **approve or deny** case number HDC 2024-001 **with or without** conditions;

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

That HDC case HDC 2024-001, as presented, **is or is not** substantially compliant with the Comprehensive Plan, Land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation and Development Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2024-001 Application & Backup Materials with Plans and Elevations

CERTIFICATE OF APPROVAL (COA) HDC2024-0001
FOR CITY OF FERNANDINA BEACH

Plan Type:	HDC - Board Review	**Project:**		**App Date:**	01/03/2024
Work Class:	Residential	**District:**	Default	**Exp Date:**	02/02/2024
Status:	Approved	**Square Feet:**	0.00	**Completed:**	01/18/2024
Valuation:	$0.00	**Assigned To:**	Salvatore Cumella	**Approval Expire Date:**	01/17/2025

Description: Final Certificate of Approval (COA) to construct a 2-story single family residence with a 2-story detached accessory structure.

Parcel: 00-00-31-1580-0002-0080 Main	**Address:** 707 Garden St Main Fernandina Beach, FL 32034	**Zone:** OT-1(Old Town 1)

Owner	Applicant
Gilson E. & Caroline M. Killhour	Cotner Architects, LLC
P. O. Box 1585	15 North 18th Street N 18th
Makawho, HI 96768	Fernandina Beach, FL 32034

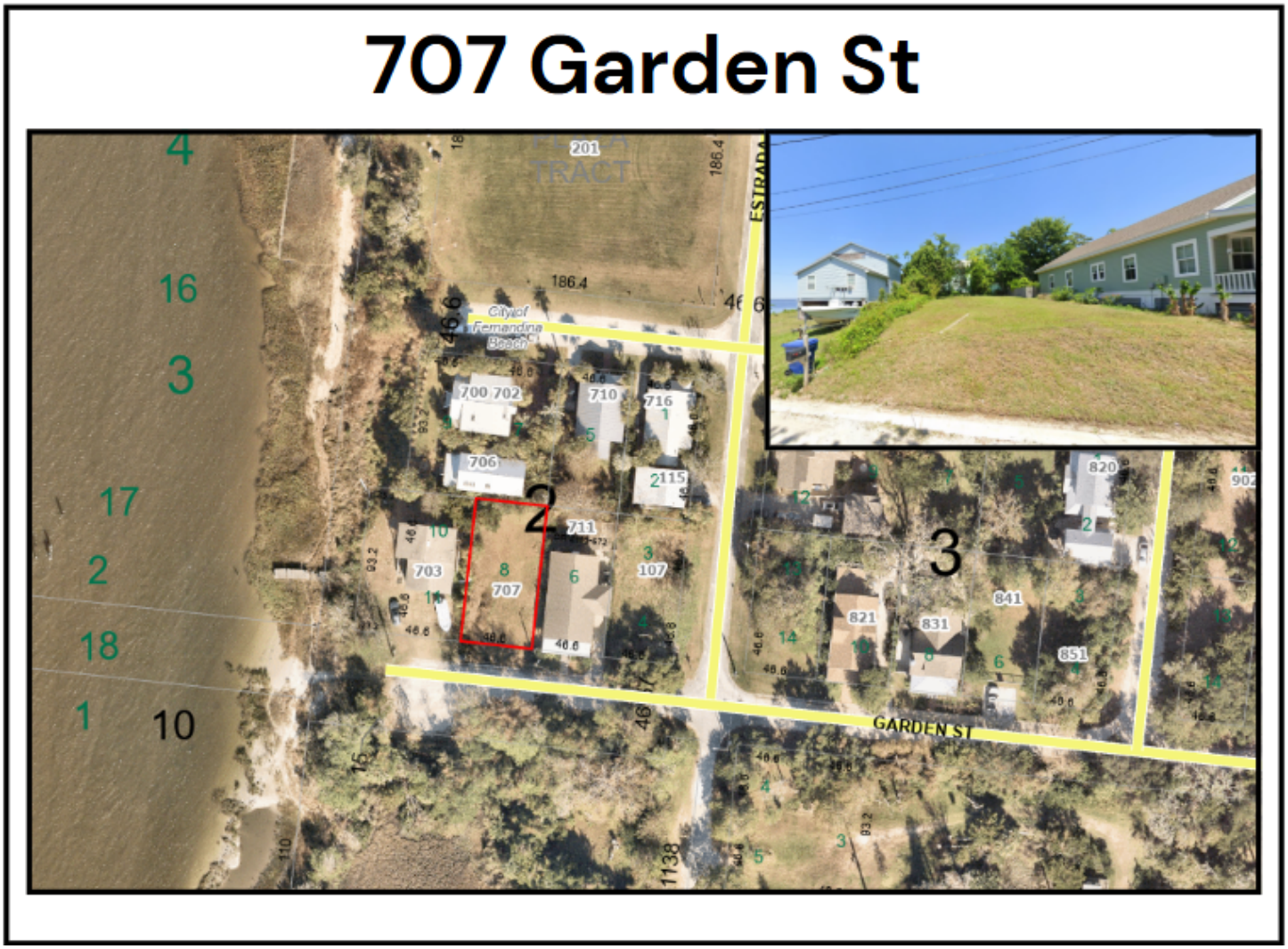
Activity Type	Activity Number	Name	User	Created On
HDC Decision	DEC-001647-2024		Sylvie McCann	01/24/2024

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00030666	COA - Residential	$250.00	$250.00
	Total for Invoice INV-00030666	$250.00	$250.00
	Grand Total for Plan	**$250.00**	**$250.00**

HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2026-0005
MARCH 19, 2026

Owner/Applicant:	Ann Pittman, Cotner Architects LLC, agent for William and Leslie Herbert
Property Address:	707 Garden Street
Parcel ID #	00-00-31-1580-0002-0080
Current zoning:	OT-1
FLUM land use category:	High Density Residential
Existing uses on the site:	Vacant
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	N/A
Requested actions:	Certificate of Approval (COA) to construct a new single-family home and accessory garage/studio.

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



Design Vision Statement:

"The design is intended to be in keeping with the scale, character and design guidelines of Old Town while taking advantage of the unique landscape and orientation of the lot."- HDC application

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking **final** approval to construct a new single-family home on a full peonia along Garden St in Old Town. The proposed plans received approval from the HDC on January 17th, 2024 without conditions via case HDC2024-0001. The previous COA issued for this plan, included in your agenda packet, has expired; therefore, another review and approval by HDC is required. The only concern raised regarding these plans at the January 2024 HDC meeting was about the height. The average natural grade of this property is 15' and the proposed building height, measured form the ANG, is 35' which is the maximum height limit for properties in Old Town. The changes to the plans from previous approval are the removal of the pool in place of a paver terrace, screening of the porch off the master bedroom, two more windows on the west side of the garage, and slight changes to the windows on the west elevation. The chosen colors and paver selection was changed to meet the preferences of the new owners.

South (front) Elevation:



East Elevation:



West Elevation:



North (rear) Elevation:



APPLICABLE GUIDELINES:

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE
CITY OF FERNANDINA BEACH OLD TOWN PRESERVATION AND DEVELOPMENT GUIDELINES
SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. **A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**
   Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
2. **The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**
   Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
3. **Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**
   Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
4. **Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**
   Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
5. **Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.**
   Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
6. **Deteriorated historic features shall be repaired rather than replaced. Where the severity of**

deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Findings: Complies ☐ Does not Comply ☐ N/A ☒

7. **Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**

Findings: Complies ☐ Does not Comply ☐ N/A ☒

8. **Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**

Findings: Complies ☒ Does not Comply ☐ N/A ☐

9. **New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**

Findings: Complies ☐ Does not Comply ☐ N/A ☒

10. **New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

Findings: Complies ☒ Does not Comply ☐ N/A ☐

ANALYSIS:

PROPOSED MATERIALS		
	Type/Material/Brand	**Color**
Exterior Fabric	James Hadie lap siding, smooth finish horizontal siding and shingles	SW 9163- Tin Lizzy / SW6235- Foggy Day
Doors	Andersen 'A' Series French Door	Prairie Grass
Windows	Andersen 400 Series Casements	Black
Roofing	PacClad, standing seam aluminum	Slate grey or Natural
Fascia/Trim	Hardie trim	SW 7005- Pure White
Foundation	Stucco, sand finish	SW 7063- Nebulous White
Shutters	Atlantic Shutters, composite	SW 6235- Foggy Day
Porch/Deck	Trex, Trex Select	Pebble Grey
Fencing	N/A	N/A
Driveways/ Sidewalks	Tremron 4x8 pavers	Glacier Grey
Garage Door	C.H.I. Carriage Collection Garage Door	SW 6235- Foggy Day

Site Plan –

- **Housing Type** – Single-family detached homes and outbuildings/garages are a permissible housing type in OT-1 zoning district.
-
- **Lot Density** – Properties, such as this, in the OT-1 zoning district, may have lot coverage up to 45%. This site plan meets that requirement at 43% as nonconditioned elements of houses are not factored into the lot coverage calculation.

- **Mechanical** – Per LDC 4.02.03(A)7, "*Mechanical equipment may be located within the side or rear yard*

setback, but not closer than five (5) feet to side or rear yard lot lines." The site plan provides location of mechanical equipment as consistent with dimensional standards. Even though it is located on the rear elevation, the mechanical equipment must be screened from view.

- **Encroachments** – There are no encroachments into the front, side or rear yard visibility corridors.
- **View Corridors**—The standards for view corridors
- **Parking –** Main house driveway to be accessed from Garden Street, and the driveway for the ADU can be accessed on 10th Street. The driveway material is pavers which is a permissible driveway materials for Old Town.
- **Orientation** – All primary structures are required to front the street as shown in this plan.

Elevations –

- **Scale** – The building is appropriately scaled and in proportion with existing development in the Old Town Historic District. The variety of massing and multiple openings/decks provides relief for the height of the structure.
- **Height** – Building height shall be measured from the average natural grade, 15', to the highest point on the structure, per LDC 4.02.03(C). Height of the primary structure is 35' and the height of the garage/studio structure is 25', which is the maximum allowable.
- **Materials** – The project features materials that replicate traditional materials. The garage features smooth Hardie lap siding, a metal roof, and doors/windows from the approved list.
- **Foundation** – The project will be constructed on a stucco foundation, approved materials for the Historic District.
- **Windows** – The proposed windows are on the list of approved materials.
- **Doors** – The proposed doors are on the list of approved materials.

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, is consistent with the Comprehensive Plan, the Land Development Code, Secretary of Interior Standards, and the Old Town Development and Preservation Guidelines.

Staff recommendation:

FINAL Approval of HDC 2026-0005 with the condition that the mechanical equipment is screened.

MOTION TO CONSIDER:

I move to **approve or deny** case number HDC 2026-0005 **with or without** conditions;

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

That HDC case HDC 2026-0005, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Development and Preservation Guidelines to warrant FINAL approval at this time.

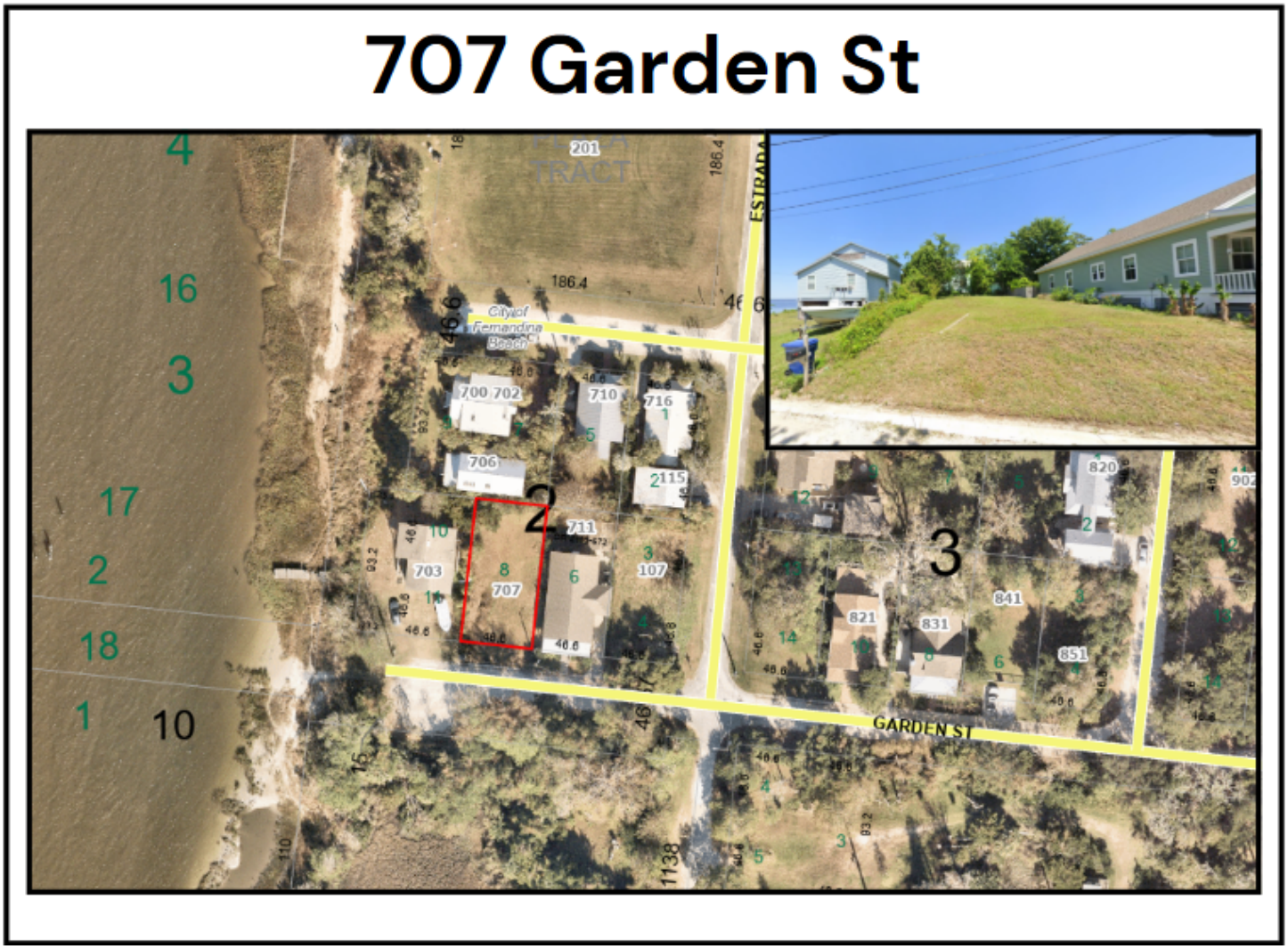
LIST OF EXHIBITS:

EXHIBIT 1 **HDC 2026-0005 Application and Backup Materials**
EXHIBIT 2 **Previously Approved HDC2024-0001 Staff Report**
EXHIBIT 3 **Previously issued COA for HDC2024-0001**

HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2026-0005
MARCH 19, 2026

Owner/Applicant:	Ann Pittman, Cotner Architects LLC, agent for William and Leslie Herbert
Property Address:	707 Garden Street
Parcel ID #	00-00-31-1580-0002-0080
Current zoning:	OT-1
FLUM land use category:	High Density Residential
Existing uses on the site:	Vacant
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	N/A
Requested actions:	Certificate of Approval (COA) to construct a new single-family home and accessory garage/studio.

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



Design Vision Statement:

"The design is intended to be in keeping with the scale, character and design guidelines of Old Town while taking advantage of the unique landscape and orientation of the lot."- HDC application

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking **final** approval to construct a new single-family home on a full peonia along Garden St in Old Town. The proposed plans received approval from the HDC on January 17th, 2024 without conditions via case HDC2024-0001. The previous COA issued for this plan, included in your agenda packet, has expired; therefore, another review and approval by HDC is required. The only concern raised regarding these plans at the January 2024 HDC meeting was about the height. The average natural grade of this property is 15' and the proposed building height, measured form the ANG, is 35' which is the maximum height limit for properties in Old Town. The changes to the plans from previous approval are the removal of the pool in place of a paver terrace, screening of the porch off the master bedroom, two more windows on the west side of the garage, and slight changes to the windows on the west elevation. The chosen colors and paver selection was changed to meet the preferences of the new owners.

South (front) Elevation:



East Elevation:



West Elevation:



North (rear) Elevation:



APPLICABLE GUIDELINES:

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE
CITY OF FERNANDINA BEACH OLD TOWN PRESERVATION AND DEVELOPMENT GUIDELINES
SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. **A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**
   Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
2. **The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**
   Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
3. **Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**
   Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
4. **Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**
   Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
5. **Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.**
   Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
6. **Deteriorated historic features shall be repaired rather than replaced. Where the severity of**

deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Findings: Complies ☐ Does not Comply ☐ N/A ☒

7. **Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**

Findings: Complies ☐ Does not Comply ☐ N/A ☒

8. **Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**

Findings: Complies ☒ Does not Comply ☐ N/A ☐

9. **New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**

Findings: Complies ☐ Does not Comply ☐ N/A ☒

10. **New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

Findings: Complies ☒ Does not Comply ☐ N/A ☐

ANALYSIS:

PROPOSED MATERIALS		
	Type/Material/Brand	**Color**
Exterior Fabric	James Hadie lap siding, smooth finish horizontal siding and shingles	SW 9163- Tin Lizzy / SW6235- Foggy Day
Doors	Andersen 'A' Series French Door	Prairie Grass
Windows	Andersen 400 Series Casements	Black
Roofing	PacClad, standing seam aluminum	Slate grey or Natural
Fascia/Trim	Hardie trim	SW 7005- Pure White
Foundation	Stucco, sand finish	SW 7063- Nebulous White
Shutters	Atlantic Shutters, composite	SW 6235- Foggy Day
Porch/Deck	Trex, Trex Select	Pebble Grey
Fencing	N/A	N/A
Driveways/ Sidewalks	Tremron 4x8 pavers	Glacier Grey
Garage Door	C.H.I. Carriage Collection Garage Door	SW 6235- Foggy Day

Site Plan –

- **Housing Type** – Single-family detached homes and outbuildings/garages are a permissible housing type in OT-1 zoning district.
-
- **Lot Density** – Properties, such as this, in the OT-1 zoning district, may have lot coverage up to 45%. This site plan meets that requirement at 43% as nonconditioned elements of houses are not factored into the lot coverage calculation.

- **Mechanical** – Per LDC 4.02.03(A)7, "*Mechanical equipment may be located within the side or rear yard*

setback, but not closer than five (5) feet to side or rear yard lot lines." The site plan provides location of mechanical equipment as consistent with dimensional standards. Even though it is located on the rear elevation, the mechanical equipment must be screened from view.

- **Encroachments** – There are no encroachments into the front, side or rear yard visibility corridors.
- **View Corridors**—The standards for view corridors
- **Parking –** Main house driveway to be accessed from Garden Street, and the driveway for the ADU can be accessed on 10th Street. The driveway material is pavers which is a permissible driveway materials for Old Town.
- **Orientation** – All primary structures are required to front the street as shown in this plan.

Elevations –

- **Scale** – The building is appropriately scaled and in proportion with existing development in the Old Town Historic District. The variety of massing and multiple openings/decks provides relief for the height of the structure.
- **Height** – Building height shall be measured from the average natural grade, 15', to the highest point on the structure, per LDC 4.02.03(C). Height of the primary structure is 35' and the height of the garage/studio structure is 25', which is the maximum allowable.
- **Materials** – The project features materials that replicate traditional materials. The garage features smooth Hardie lap siding, a metal roof, and doors/windows from the approved list.
- **Foundation** – The project will be constructed on a stucco foundation, approved materials for the Historic District.
- **Windows** – The proposed windows are on the list of approved materials.
- **Doors** – The proposed doors are on the list of approved materials.

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, is consistent with the Comprehensive Plan, the Land Development Code, Secretary of Interior Standards, and the Old Town Development and Preservation Guidelines.

Staff recommendation:

FINAL Approval of HDC 2026-0005 with the condition that the mechanical equipment is screened.

MOTION TO CONSIDER:

I move to **approve or deny** case number HDC 2026-0005 **with or without** conditions;

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

That HDC case HDC 2026-0005, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Development and Preservation Guidelines to warrant FINAL approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 **HDC 2026-0005 Application and Backup Materials**
EXHIBIT 2 **Previously Approved HDC2024-0001 Staff Report**
EXHIBIT 3 **Previously issued COA for HDC2024-0001**

From: noreply@civicplus.com
To: Planning Info
Subject: Online Form Submittal: Historic District Council (HDC) Certificate of Approval (COA) Application
Date: Thursday, February 5, 2026 2:48:03 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.

Historic District Council (HDC) Certificate of Approval (COA) Application

HISTORIC DISTRICT COUNCIL (HDC): CERTIFICATE OF APPROVAL (COA) APPLICATION

USE THIS FORM TO Apply for BOARD approval for projects in the Downtown or Old Town Historic District or the Community Redevelopment Area (CRA) AND STAFF-LEVEL review for EXTERIOR PAINT and INSTLLATION OF PERVIOUS PAVERS projects ONLY.

NOTE: All other STAFF-LEVEL approvals (i.e, fence, right-of-way, roof) and smaller STAFF-LEVEL project reviews can be submitted with your building permit where reviews will be performed and cost will be assessed simultaneously.

Fees	Certificate of Approval (COA): Board Review - Commercial/Multi-Family/2 or more Residential Units/Mixed Use $400

Basis for Review

All applications, whether Staff or Board review, are reviewed for consistency with the City of Fernandina Beach Comprehensive Plan, Land Development Code, and applicable guidelines such as the Downtown Historic District Design Guidelines, Old Town Fernandina Preservation and Development Guidelines, and the Community Redevelopment Area (CRA) Design Guidelines. Guidelines for the Historic Districts are based on the U.S. Secretary of the Interior's Standards for Rehabilitation.

IMPORTANT NOTES

Conceptual Approvals

Conceptual approvals are provided by the HDC as a courtesy to the applicant in an effort to allow comment from the Historic District Council and citizens during the conceptual design process. The HDC will provide the applicant with feedback and guidance relating to the proposal and take a vote to indicate whether the board feels the proposal is adequately appropriate to proceed. In all cases, the applicant must return to the HDC to seek final approval of their projects. There is no additional fee for this review above the Certificate of Approval fee.

Pre-Application Meeting

To guide you through the process and to ensure that your application is properly processed, you'll need to meet with the Preservation Planner prior to submitting your application. The application must be submitted at least 42 days before the scheduled meeting to allow time for review. Staff approval applications are accepted on a rolling basis and are generally completed in 3-5 days. Please note that projects can only begin after receiving a Certificate of Approval (COA) and a building, sign, right-of-way, or zoning permit (if required).

Application Requirements	A complete/ signed application;, Proof of Ownership (copy of deed or tax statement);, A current survey of the property, for new construction and any change to existing footprint. (no older than two years);, Scaled site plan of the proposed work, including lot dimensions, setbacks, finished floor elevations, and any changes as a result of proposed building footprints;, Site plan must show all trees greater than 5" diameter at breast height (DBH) and indicate any trees that are to be removed as part of the scope of work;, Scaled elevations & plans*; , Elevations and/or site plan must show all proposed mechanical and plumbing equipment (HVAC, hood vents, backflow preventers, etc.) All rooftop mechanical equipment shall be screened from view to adjacent properties and rights-of-way by utilizing parapets or other screening elements that are integrated into the overall architecture of the structure and constructed using materials and methods that are consistent with those used on the building. , Photographs of the existing site and existing buildings if any, including views from the street;, Context elevations, drawings, and photos for entire blockface when proposing any new structures;, Product/material details and specifications, including brochures or printouts, for any proposed material as applicable and not limited to: doors, windows, roofing, exterior fabric, fascia/trim, shutters, fencing, sidewalk/driveway, landscaping, foundation, porch/deck, sheds, and proposed colors for ALL surfaces to be painted/stained/treated;, For Additions to Historic Structures: Provide detailed connection plans, photos of existing walls (inside and outside) and details for the connection along with any reuse of existing materials;, Any additional backup materials, as necessary;, If applying as an agent, Owner's Authorization for Agent Representation form must be signed/ notarized and submitted as part of the application;, For window replacement, a Window Survey must be completed by a design professional other than as window sales representative.
Please see the Land Development Code (LDC) for detailed information:	Amelia River Waterfront Community Redevelopment Area – see LDC Section 8.01.02

The LDC is Available for Review at	www.fbfl.us/LDC

Appeals
An applicant may appeal the HDC's decision for variances to a court of record as outlined in LDC Section 10.02.04(D). The petition shall be presented to within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.

PROJECT TYPE	New Construction
APPROVAL TYPE	Board Approval: Final
Have you met with a planner for a pre-application meeting?	Yes
What was the date of your pre-application meeting?	12/5/2025
PROPERTY INFORMATION	Property information can be found at the Nassau County Property Appraiser's website → Map Search
Historic District	Waterfront Community Redevelopment Area (CRA)
Site Address	South Front Street
City	Fernandina Beach
State	Florida
Zip Code	32034
Parcel ID #(s)	17-3N-28-0000-0002-0010
Do you authorize the installation of a temporary City notice sign on your property?	YES

OWNER OF RECORD
As recorded with the Nassau County Property Appraiser

First Name	City
Last Name	Fernandina Beach
Mailing Address	204 Ash Street

City	Fernandina Beach
State	Florida
Zip Code	32034
Telephone Number	9043103105
E-mail Address	gakramoff@fbfl.city

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

Is there an agent other than the owner representing this project?	No
Project Description	Build approximately 631 feet of resiliency wall along the west side of South Front Street, connecting into the resiliency system previously built at Lots C&D. The proposed resiliency system is a steel sheet pile wall with a reinforced concrete cap. The project also includes relocation of the existing watermain conflicting with the proposed wall alignment. The wall has been located to avoid any impacts to wetlands, sovereign submerged lands, and is located entirely on City owned property. Prior to building of the proposed resiliency wall, the overhead utility lines will be undergrounded.
Design Vision Statement	The focus is to complete an additional portion of the City's resiliency system, adding approximately 631 feet of resiliency wall to the existing approximately 760 feet in Lots C&D. The system's concrete cap is comparable to the existing concrete cap located in Lots C&D, as well as the existing seawall caps along the City owned property downtown. The proposed top of wall is elevation 9.00 NAVD88 to match the elevation determined in the feasibility study.

Requirements for Demolition Applications
Per LDC 8.03.03.01

MATERIALS
List all proposed materials and colors, as applicable. If you are not filling this out, you MUST provide a detailed list separately that includes all required information as described in the following fields. A separate form can be uploaded or emailed directly to Mia Sadler.

EXTERIOR FABRIC

Manufacturer	*Field not completed.*
Product Description	*Field not completed.*
Color	*Field not completed.*
DOORS	
Manufacturer	*Field not completed.*
Product Description	*Field not completed.*
Color	*Field not completed.*
WINDOWS	
Manufacturer	*Field not completed.*
Product Description	*Field not completed.*
Color	*Field not completed.*
ROOFING	
Manufacturer	*Field not completed.*
Product Description	*Field not completed.*
Color	*Field not completed.*
FASCIA/TRIM	
Manufacturer	*Field not completed.*
Product Description	*Field not completed.*
Color	*Field not completed.*
FOUNDATION	
Manufacturer	*Field not completed.*
Product Description	*Field not completed.*
Color	*Field not completed.*
SHUTTERS	
Manufacturer	*Field not completed.*
Product Description	*Field not completed.*

Color	*Field not completed.*
PORCH/DECK	
Manufacturer	*Field not completed.*
Product Description	*Field not completed.*
Color	*Field not completed.*
FENCING	
Manufacturer	*Field not completed.*
Product Description	*Field not completed.*
Color	*Field not completed.*
DRIVEWAYS/SIDEWALKS	
Manufacturer	*Field not completed.*
Product Description	*Field not completed.*
Color	*Field not completed.*
SIGNAGE	
Manufacturer	*Field not completed.*
Product Description	*Field not completed.*
Color	*Field not completed.*
OTHER	
Manufacturer	*Field not completed.*
Product Description	*Field not completed.*
Color	*Field not completed.*

Please upload supplemental documentation and all product brochures, paint color samples, etc.

Upload 1	*Field not completed.*
Upload 2	*Field not completed.*
Upload 3	*Field not completed.*
	Field not completed.

Upload 4	
Upload 5	*Field not completed.*
Upload 6	*Field not completed.*
Upload 7	*Field not completed.*
Upload 8	*Field not completed.*
Upload 9	*Field not completed.*
Upload 10	*Field not completed.*
Upload 11	*Field not completed.*
Upload 12	*Field not completed.*
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 and have read and understand the following:, I AGREE THAT A POSTING NOTICE WILL BE INSTALLED ON THE PROPERTY(IES) IN QUESTION AND THAT SAID SIGN WILL ONLY BE REMOVED BY STAFF AFTER THE MEETING OR BROUGHT BACK TO CITY HALL BY APPLICANT.

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.

2. I/We authorize staff from the Department of Planning & Conservation to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.

3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City’s website approximately one week before the Historic District Council meeting.

5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic District Council member).

6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.

7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.

8. I/We understand that any decision of the HDC may be appealed to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D) of the Land Development Code. Petitions to appeal shall be presented within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.

9. I/We understand that Certificates of Approval are only valid for one (1) year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.

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

Applicant First Name	Glenn
Applicant Last Name	Akramoff
Today's Date	2/5/2026

DEPARTMENT OF PLANNING & CONSERVATION
204 Ash Street | Fernandina Beach Florida 32034 |Contact: Mia Sadler at 904 310-3488 | www.fbfl.us/planning

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

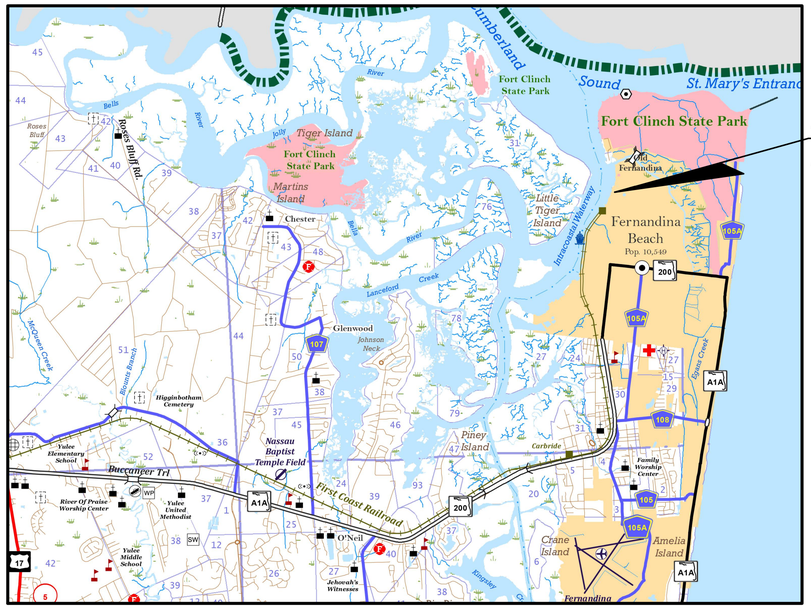
Email not displaying correctly? View it in your browser.

CITY OF FERNANDINA BEACH
WATERFRONT RESILIENCY SYSTEM
SEGMENT 1

FERNANDINA BEACH, FLORIDA
SECTION 17, TOWNSHIP 03 N, RANGE 28 E

FEBRUARY 2026





LOCATION MAP

PROJECT OWNER AND CONSULTANTS:

OWNER:
THE CITY OF FERNANDINA BEACH
204 ASH STREET
FERNANDINA BEACH, FL 32034
(904) 277-7300

CIVIL ENGINEERING CONSULTANT:
KIMLEY-HORN AND ASSOCIATES, INC.
12740 GRAN BAY PARKWAY WEST, SUITE 2350
JACKSONVILLE, FL 32258
(904) 828-3900

STRUCTURAL ENGINEERING CONSULTANT:
KIMLEY-HORN AND ASSOCIATES, INC.
12740 GRAN BAY PARKWAY WEST, SUITE 2350
JACKSONVILLE, FL 32258
(904) 828-3900

ELECTRICAL ENGINEERING CONSULTANT:
KIMLEY-HORN AND ASSOCIATES, INC.
201 N FRANKLIN STREET, SUITE 1400
TAMPA, FL 33602
(813) 620-1460

SURVEYOR:
OLIN HYDROGRAPHIC SOLUTIONS, INC.
2900 CALUSA STREET
MIAMI, FL 33133
(305) 619-2800

SUBSURFACE UTILITY SURVEY
DRMP INC.
8001 BELFORT PARKWAY, SUITE 200
JACKSONVILLE, FL 32256
(904) 641-0123

GEOTECHNICAL ENGINEERING CONSULTANT:
MESKEL & ASSOCIATES ENGINEERING,
3728 PHILIPS HIGHWAY, SUITE 208
JACKSONVILLE, FL 32207
(904) 519-6990

QUALITY CONTROL CONSULTANT:
ENGENUITY INFRASTRUCTURE,
2 BRIDGE AVENUE, SUITE 323
RED BANK, NJ 07701
(732) 741-3176

Sheet List Table

SHEET NUMBER	SHEET TITLE
G-001	COVER SHEET
G-002	GENERAL NOTES
C-100	OVERALL SITE PLAN
C-201	EXISTING CONDITIONS PLAN – SEGMENT 1
C-301	CLEARING AND DEMOLITION PLAN – SEGMENT 1
C-400	HORIZONTAL CONTROL PLAN
C-501	FOUNDATION PLAN – SEGMENT 1
C-601	SITE PLAN – SEGMENT 1
C-801	CIVIL SITE DETAILS
C-802	BEST MANAGEMENT PRACTICES DETAILS
C-803	STORMWATER POLLUTION PREVENTION PLAN
S-001	STRUCTURAL GENERAL NOTES
S-002	PROPOSED SEGMENT 1
S-003	PROPOSED SEGMENT 1
S-004	ENDWALL DETAILS
S-005	CONCRETE CAP DETAILS
S-007	HYDROPLANK DETAILS
S-008	HYDROPLANK DETAILS
S-009	BULKHEAD WALL SPECIFICATIONS

PRE-FINAL

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT DATUMS:
HORIZONTAL: NAD83/2011
(FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE 0901, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.)
VERTICAL: NAVD '88

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.

12740 GRAN BAY PARKWAY WEST, SUITE 2350
JACKSONVILLE, FLORIDA 32258
PHONE: 904-828-3900
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
CORY T. SALT, P.E.
FLORIDA LICENSE NUMBER
98284

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CORY T. SALT, P.E. ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

KHA PROJECT
142806004
DATE
FEBRUARY 2026
SCALE: AS SHOWN
DESIGNED BY: ---
DRAWN BY: ---
CHECKED BY: ---

COVER SHEET

WATERFRONT RESILIENCY SYSTEM
PREPARED FOR
CITY OF FERNANDINA BEACH
FLORIDA
CITY OF FERNANDINA BEACH

SHEET NUMBER
G-001

Plotted By: Salt, Cory Sheet Set: CoFB Waterfront Resiliency Segment 1 Layout: G-001 COVER SHEET February 04, 2026 01:27:42pm K:\jax_waterresources\142806004 – fbfl waterfront resiliency\Costa\plansheets\segment 1 set\G-001 COVER SHEET.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

GENERAL NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE REQUIRED FOR THE WORK.
2. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION INSPECTION OF THE SITE PRIOR TO THE BEGINNING OF THE WORK. CONTRACTOR SHALL INFORM THE OWNER AT LEAST 48 HOURS PRIOR TO THE SCHEDULED INSPECTION.
3. THE LOCATION OF UTILITIES SHOWN ON THE DRAWINGS ARE FROM THE SURVEYS PROVIDED BY OLIN HYDROGRAPHIC SOLUTIONS, INC. AND DRMP, INC. (JAN 12, 2024) IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM, IN THE FIELD, THE LOCATION AND ELEVATION OF ALL UTILITIES WITHIN PROJECT LIMITS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. SHOULD CONDITIONS VARY FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD PRIOR TO CONTINUING CONSTRUCTION.
4. CONTRACTOR SHALL LOCATE, VERIFY AND IDENTIFY ALL EXISTING UNDERGROUND UTILITIES SHOWN, OR NOT SHOWN, ON THE PLANS PRIOR TO ANY EXCAVATING ACTIVITIES.
5. CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT EXISTING AND NEWLY CONSTRUCTED UTILITIES DURING THE CONSTRUCTION. SHOULD ANY UTILITY LINE OR COMPONENT BECOME DAMAGED OR REQUIRE RELOCATION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES CAUSED BY THEIR OPERATIONS.
7. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH OTHER WORK WHICH MAY BE ONGOING ADJACENT TO, OR AFFECTING, THIS CONSTRUCTION. CONTRACTOR SHALL COOPERATE WITH OTHER CONTRACTORS AND ALL AFFECTED UTILITY COMPANIES.
8. CONTRACTOR SHALL NOTIFY ALL APPLICABLE UTILITY COMPANIES, THE COMPANY REPRESENTATIVE 48 HOURS PRIOR TO THE INITIATING OF ANY EXCAVATION ACTIVITIES, OR AS SPECIFIED BY THE UTILITY COMPANY AND ANY PERMITS REQUIRED FOR THE WORK.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL/DISPOSAL OF ANY UNSUITABLE MATERIAL FROM THE CONSTRUCTION OPERATION, FURNISHING AND COMPACTING SUITABLE REPLACEMENT BACKFILL MATERIAL. DISPOSAL OF UNSUITABLE MATERIAL SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.
10. THE EXISTING STORMWATER DRAINAGE SYSTEM SHALL REMAIN FUNCTIONAL AND BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION. CONTRACTOR SHALL PROVIDE EROSION AND SEDIMENT CONTROL AND SHALL SUBMIT THE EROSION AND SEDIMENT CONTROL PLAN TO THE ENGINEER PRIOR TO MOBILIZING TO THE SITE.
11. CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE EROSION AND TURBIDITY CONTROLS IN ACCORDANCE WITH FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION DURING AND FOLLOWING CONSTRUCTION, UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED TO AVOID ADVERSE ENVIRONMENTAL IMPACTS TO OFF-SITE PROPERTY AND DRAINAGE SYSTEMS.
12. CONSTRUCTION WARNING SIGNS SHALL BE MOUNTED AND ERECTED BEFORE CONSTRUCTION CAN COMMENCE. THESE, AND ALL TRAFFIC CONTROL DEVICES, SHALL FOLLOW THE STANDARDS SET FORTH BY THE MANUAL OF UNIFORM TRAFFIC DEVICES AND FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD INDEX.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARLY IDENTIFYING THE AREA OF CONSTRUCTION AND SAFELY ROUTING ALL VEHICULAR AND PEDESTRIAN TRAFFIC AROUND THE CONSTRUCTION AREA. THE CONSTRUCTION AREA SHALL BE CLEARLY MARKED AT ALL TIMES.
14. CONTRACTOR SHALL RECORD EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION AND RESTORE SITE TO EXISTING CONDITIONS PRIOR TO FINAL COMPLETION.
15. CONTRACTOR SHALL COORDINATE WITH CITY OF FERNANDINA BEACH TO HAVE PROJECT AREA, RIGHT OF WAY, AND ETC. CLEARED OF ALL VEHICLES AND WATERCRAFT PRIOR TO START OF CONSTRUCTION.
16. CONTRACTOR SHALL SEED AND MULCH ALL AREAS DISTURBED BY THE CONSTRUCTION ACCORDING TO LOCAL REGULATIONS. USE SOD ON ANY AREAS WITH SLOPES GREATER THAN 6:1.
17. CONTRACTOR SHALL MAINTAIN "AS-BUILT" INFORMATION ON A REGULAR BASIS. CONTRACTOR SHALL EMPLOY THE SERVICES OF A SURVEYOR REGISTERED IN THE STATE OF FLORIDA TO DETERMINE ALL "AS-BUILT" INFORMATION. WITHIN 14 DAYS OF THE COMPLETION OF THE WORK, CONTRACTOR SHALL PROVIDE SIGNED AND SEALED COPIES AND THE DIGITAL CAD FILE OF THE "AS-BUILT" DRAWINGS AND SUPPORTING SURVEY RECORDS TO THE COMPANY REPRESENTATIVE. CAD FILES SHALL BE IN THE AUTOCAD FORMAT.
18. CONTRACTOR SHALL HAVE RED LINED AS-BUILT PLANS AND SPECIFICATIONS AVAILABLE ON SITE DURING CONSTRUCTION. RED LINE DRAWINGS SHALL BE UPDATED DAILY.
19. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PRODUCE, SUBMIT, AND OBTAIN APPROVAL OF THE REPRODUCIBLE AS-BUILT DRAWINGS FOR ANY JURISDICTIONAL AGENCIES AS MAY BE REQUIRED.
20. CONTRACTOR SHALL GIVE THE ENGINEER A MINIMUM OF 48 HOURS NOTICE OF ALL MEETINGS OR TESTING MEASURES REQUIRED TO BE WITNESSED BY THE ENGINEER ACTIVITIES RELATED TO THE WORK.
21. CONTRACTOR SHALL GIVE THE ENGINEER A MINIMUM OF THREE (3) BUSINESS DAYS NOTICE FOR ANY FINAL INSPECTION. THE ENGINEER WILL SCHEDULE INSPECTIONS FOR SUBSTANTIAL AND FINAL COMPLETION.
22. A BUILDING PERMIT MUST BE OBTAINED FROM THE CITY OF FERNANDINA BEACH BUILDING DEPARTMENT PRIOR TO COMMENCEMENT OF ANY WORK.
23. A RIGHT OF WAY PERMIT MUST BE OBTAINED FROM THE CITY, COUNTY, AND/OR FDOT AS APPLICABLE PRIOR TO COMMENCEMENT OF ANY WORK WITHIN THE RIGHT OF WAY.
24. CONTRACTOR RESPONSIBLE TO SECURE ACCESS TO AREAS OF THE PROJECT SITE AS REQUIRED FOR STAGING AND STORAGE.
25. THE CONTRACTOR SHALL TAKE PICTURES AND VIDEO RECORDINGS OF THE ENTIRE PROJECT LIMITS PRIOR TO MOBILIZING FOR CONSTRUCTION TO DOCUMENT THE EXISTING CONDITIONS. COPIES OF THESE IMAGES AND VIDEOS SHALL BE SUBMITTED TO THE CITY WITHIN ONE WEEK OF THE INFORMATION BEING COLLECTED VIA THUMB DRIVE OR FILE TRANSFER SITE.
26. THE CONTRACTOR SHALL TAKE PICTURES OF THE PROJECT LIMITS AT LEAST ONCE PER WEEK THROUGHOUT THE DURATION OF THE CONSTRUCTION WORK. COPIES OF THESE IMAGES SHALL BE SUBMITTED TO THE CITY WITHIN ONE WEEK OF THE INFORMATION BEING COLLECTED VIA THUMB DRIVE OR FILE TRANSFER SITE.

PAVING, GRADING AND DRAINAGE NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR FDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
2. ALL UNPAVED AREAS IN THE PROJECT AREA AND EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
3. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
5. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
6. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
7. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
8. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
9. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
10. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
11. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
12. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
13. ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL) :1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
15. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS IN CHAPTER 17-302, FLORIDA ADMINISTRATIVE CODE.
16. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
17. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.

NORTH ATLANTIC RIGHT WHALE INFORMATION

1. DISTURBANCE IS IDENTIFIED IN THE FINAL RECOVERY PLAN FOR THE NORTHERN RIGHT WHALE (RECOVERY PLAN) AS AMONG THE PRINCIPAL HUMAN-INDUCED FACTORS IMPEDING RECOVERY OF THE NORTHERN RIGHT WHALE (EUBALAENA GLACIALIS) (NMFS, 1991). nmfs IS ISSUING THIS INTERIM FINAL RULE TO RESTRICT APPROACHES WITHIN 500 YEARDS (460 M) OF A RIGHT WHALE, WHETHER BY VESSEL, AIRCRAFT OR OTHER MEANS, IN AN ATTEMPT TO RECUCE THE CURRENT LEVEL OF DISTURBANCE AND THE POTENTIAL FOR VESSEL INTERACTION AND INJURY. THIS RULE REQUIRES RIGHT WHALE AVOIDANCE MEASURES IF A VESSEL OR AIRCRAFT IS WITHIN THE 500-YARD (460 M) RESTRICTED AREA. GENERALLY, VESSELS ARE REQUIRED TO IMMEDIATELY DEPART FROM THE AREA AT A SLOW, SAFE SPEED IN A DIRECTION AWAY FROM THE WHALE. EXCEPTIONS ARE PROVIDED FOR EMERGENCY SITUATIONS, WHERE CERTAIN AUTHORIZATIONS ARE PROVIDED FOR AIRCRAFT OPERATIONS (UNLESS THE AIRCRAFT IS CONDUCTING WHALE WATCH ACTIVITIES), FOR CERTAIN RIGHT WHALE DISENTANGLEMENT/RESCUE EFFORTS AND INVESTIGATIONS, AND FOR A VESSEL RESTRICTED IN ITS ABILITY TO MANEUVER AND UNABLE TO COMPLY WITH THE RIGHT WHALE AVOIDANCE MEASURES.

STANDARD MANATEE CONDITIONS FOR IN-WATER WORK

1. ALL PERSONNEL ASSOCIATED WITH THE PROJECT SHALL BE INSTRUCTED ABOUT THE PRESENCE OF MANATEES AND MANATEE SPEED ZONES, AND THE NEED TO AVOID COLLISIONS WITH AND INJURY TO MANATEES. THE PERMITTEE SHALL ADVISE ALL CONSTRUCTION PERSONNEL THAT THERE ARE CIVIL AND CRIMINAL PENALTIES FOR HARMING, HARASSING, OR KILLING MANATEES WHICH ARE PROTECTED UNDER THE MARINE MAMMAL PROTECTION ACT, THE ENDANGERED SPECIES ACT, AND THE FLORIDA MANATEE SANCTUARY ACT.
2. ALL VESSELS ASSOCIATED WITH THE CONSTRUCTION PROJECT SHALL OPERATE AT "IDLE SPEED/NO WAKE" AT ALL TIMES WHILE IN THE IMMEDIATE AREA AND WHIEL IN WATER WHERE THE DRAFT OF THE VESSEL PROVIDES LESS THAN A FOUR-FOOT CLEARANCE FROM THE BOTTOM. ALL VESSELS WILL FOLLOW ROUTES OF DEEP WATER WHENEVER POSSIBLE.
3. SILTATION OR TURBIDITY BARRIERS SHALL BE MADE OF MATERIAL IN WHICH MANATEES CANNOT BECOME ENTANGLES, SHALL BE PROPERLY SECURED, AND SAHLL BE REGULARLY MONITORED TO AVOID MANATEE ENTANGLEMENT OR ENTRAPMENT. BARRIERS MUST NOT IMPEDE MANATEE MOVEMENT.
4. ALL ON-SITE PROJECT PERSONNEL ARE RESPONSIBLE FOR OBSERVING WATER-RELATED ACTIVITIES FOR THE PRESENCE OF MANATEE(S). ALL IN-WATER OPERATIONS, INCLUDING VESSELS, MUST BE SHUTDOWN IF A MANATEE(S) COMES WITHIN 50 FEET OF THE OPERATION. ACTIVITIES WILL NOT RESUME UNTIL THE MANATEE(S) HAS MOVED BEYOND THE 50-FOOT RADIUS OF THE PROJECT OPERATION, OR UNTIL 30 MINUTES ELAPSES IF THE MANATEE(S) HAS NOT REAPPEARED WITHIN 50 FEET OF THE OPERATION. ANIMALS MUST NOT BE HERDED AWAY OR HARASSED INTO LEAVING.
5. ANY COLLISION WITH OR INJURY TO A MANATEE SHALL BE REPORTED IMMEDIATELY TO THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION (FWC) HOTLINE AT 1-888-404-3922. COLLISION AND/OR INJURY SHOULD ALSO BE REPORTED TO THE U.S. FISH AND WILDLIFE SERVICE IN JACKSONVILLE (1-9040731-3336) FOR NORTH FLORIDA OR VERO BEACH (1-772-562-3909) FOR SOUTH FLORIDA, AND TO FWC AT IMPERILEDSPECIES@MYFWC.COM
6. TEMPORARY SIGNS CONCERNING MANATEES SHALL BE POSTED PRIOR TO AND DURING ALL IN-WATER PROJECT ACTIVITIES. ALL SIGNS ARE TO BE REMOVED BY THE PERMITTEE UPON COMPLETION OF THE PROJECT. TEMPORARY SIGNS THAT HAVE ALREADY BEEN APROVED FOR THIS USE BY THE FWC MUST BE USED. ONE SISGN WHICH READS *CAUTION: BOATERS* MUST BE POSTED. A SECOND SIGN MEASURING AT LEAST 8 ½" BY 11" EXPLAINING THE REQUIREMENTS FOR "IDLE SPEED/NO WAKE" AND THE SHUT DOWN OF IN-WATER OPERATIONS MUST BE POSTED IN A LOCATION PROMINENTLY VISIBLE TO ALL PERSONNEL ENGAGED IN WATER-RELATED ACTIVITIES. THESE SIGNS CAN BE VIEWED AT MYFWC.COM/MANATEE. QUESTIONS CONCERNING THESE SIGNS CAN BE SENT TO THE EMAIL ADDRESS LISTED ABOVE.

CAUTION: MANATEE HABITAT
All project vessels
IDLE SPEED / NO WAKE
When a manatee is within 50 feet of work all in-water activities must
SHUT DOWN
Report any collision with or injury to a manatee:
Wildlife Alert:
1-888-404-FWCC(3922)
cell *FWC or #FWC

SEA TURTLE AND SMALLTOOTH SAWFISH CONSTRUCTION CONDITIONS

1. THE PERMITTEE SHALL INSTRUCT ALL PERSONNEL ASSOCIATED WITH THE PROJECT OF THE POTENTIAL PRESENCE OF THESE SPECIES AND THE NEED TO AVOID COLLISIONS WITH SEA TURTLES AND SMALLTOOTH SAWFISH. ALL CONSTRUCTION PERSONNEL ARE RESPONSIBLE FOR OBSERVING WATER-RELATED ACTIVITIES FOR THE PRESENCE OF THESE SPECIES.
2. THE PERMITTEE SHALL ADVISE ALL CONSTRUCTION PERSONNEL THAT THERE ARE CIVIL AND CRIMINAL PENALTIES FOR HARMING, HARASSING, OR KILLING SEA TURTLES OR SMALLTOOTH SAWFISH, WHICH ARE PROTECTED UNDER THE ENDANGERED SPECIES ACT OF 1973.
3. SILTATION BARRIERS SHALL BE MADE OF MATERIAL IN WHICH A SEA TURTLE OR SMALLTOOTH SAWFISH CANNOT BECOME ENTANGLED, BE PROPERLY SECURED, AND BE REGULARLY MONITORED TO AVOID PROTECTED SPECIES ENTRAPMENT. BARRIERS MAY NOT BLOCK SEA TURTLE OR SMALLTOOTH SAWFISH ENTRY TO OR EXIT FROM DESIGNATED CRITICAL HABITAT WITHOUT PRIOR AGREEMENT FROM THE NATIONAL MARINE FISHERIES SERVICE'S PROTECTED RESOURCES DIVISION, ST. PETERSBURG, FLORIDA.
4. ALL VESSELS ASSOCIATED WITH THE CONSTRUCTION PROJECT SHALL OPERATE AT "NO WAKE/IDLE" SPEEDS AT ALL TIMES WHILE IN THE CONSTRUCTION AREA AND WHILE IN WATER DEPTHS WHERE THE DRAFT OF THE VESSEL PROVIDES LESS THAN A FOUR-FOOT CLEARANCE FROM THE BOTTOM. ALL VESSELS WILL PREFERENTIALLY FOLLOW DEEP-WATER ROUTES (E.G., MARKED CHANNELS) WHENEVER POSSIBLE.
5. IF A SEA TURTLE OR SMALLTOOTH SAWFISH IS SEEN WITHIN 100 YARDS OF THE ACTIVE DAILY CONSTRUCTION/DREDGING OPERATION OR VESSEL MOVEMENT, ALL APPROPRIATE PRECAUTIONS SHALL BE IMPLEMENTED TO ENSURE ITS PROTECTION. THESE PRECAUTIONS SHALL INCLUDE CESSATION OF OPERATION OF ANY MOVING EQUIPMENT CLOSER THAN 50 FEET OF A SEA TURTLE OR SMALLTOOTH SAWFISH. OPERATION OF ANY MECHANICAL CONSTRUCTION EQUIPMENT SHALL CEASE IMMEDIATELY IF A SEA TURTLE OR SMALLTOOTH SAWFISH IS SEEN WITHIN A 50-FT RADIUS OF THE EQUIPMENT. ACTIVITIES MAY NOT RESUME UNTIL THE PROTECTED SPECIES HAS DEPARTED THE PROJECT AREA OF ITS OWN VOLITION.
6. ANY COLLISION WITH AND/OR INJURY TO A SEA TURTLE OR SMALLTOOTH SAWFISH SHALL BE REPORTED IMMEDIATELY TO THE NATIONAL MARINE FISHERIES SERVICE'S PROTECTED RESOURCES DIVISION (727-824-5312) AND THE LOCAL AUTHORIZED SEA TURTLE STRANDING/RESCUE ORGANIZATION.
7. ANY SPECIAL CONSTRUCTION CONDITIONS, REQUIRED OF YOUR SPECIFIC PROJECT, OUTSIDE THESE GENERAL CONDITIONS, IF APPLICABLE, WILL BE ADDRESSED IN THE PRIMARY CONSULTATION.

PRE-FINAL

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT DATUMS:
HORIZONTAL: NAD83/2011
(FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE 0901, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT)
VERTICAL: NAVD '88

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
12740 GRAN BAY PARKWAY WEST, SUITE 2350
JACKSONVILLE, FLORIDA 32258
PHONE: 904-828-3900
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
CORY T. SALT, P.E.
FLORIDA LICENSE NUMBER
98284
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CORY T. SALT, P.E. ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

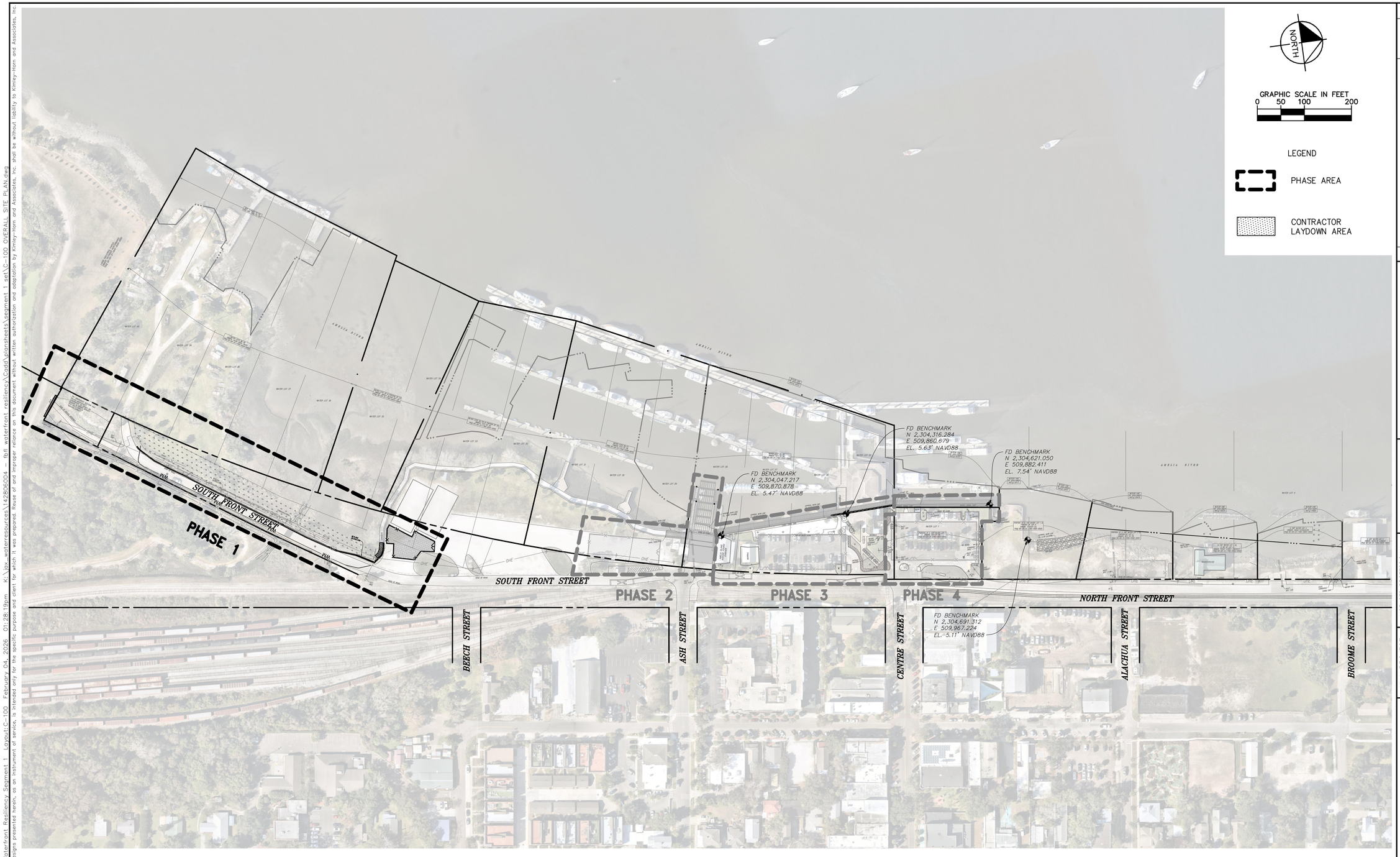
KHA PROJECT 142806004
DATE FEBRUARY 2026
SCALE: AS SHOWN
DESIGNED BY: ____
DRAWN BY: ____
CHECKED BY: ____

GENERAL NOTES

WATERFRONT RESILIENCY SYSTEM
PREPARED FOR
CITY OF FERNANDINA BEACH
CITY OF FERNANDINA BEACH FLORIDA

SHEET NUMBER
G-002

Plotted By: Salt, Cory Sheet Set: CoFB Waterfront Resiliency Segment 1 Layout: G-002 GENERAL NOTES February 04, 2026 01:27:56pm K:\Vax_waterresources\142806004 - fbfl waterfront resiliency\Cadd\plansheets\segment 1 set\G-002 GENERAL NOTES.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PRE-FINAL

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT DATUMS:
HORIZONTAL: NAD83/2011
(FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE 0901, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT)
VERTICAL: NAVD '88

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
12740 GRAN BAY PARKWAY WEST, SUITE 2350
JACKSONVILLE, FLORIDA 32258
PHONE: 904-828-3900
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
CORY T. SALT, P.E.
FLORIDA LICENSE NUMBER
98284

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY C.T. SALT, P.E. ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

KHA PROJECT
142806004

DATE
FEBRUARY 2026

SCALE: AS SHOWN

DESIGNED BY: ____
DRAWN BY: ____
CHECKED BY: ____

OVERALL SITE PLAN

WATERFRONT RESILIENCY SYSTEM
PREPARED FOR
CITY OF FERNANDINA BEACH
CITY OF FERNANDINA BEACH FLORIDA

SHEET NUMBER
C-100

Plotted By: Salt, Cory Sheet Set: CoFB Waterfront Resiliency Segment 1 Layout: C-100 February 04, 2026 01:28:19pm K:\jax_waterresources\142806004 - fpl waterfront resiliency\Cloud\plansheets\segment 1 set\C-100 OVERALL SITE PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND:

- UGU — UNDERGROUND UNKNOWN UTILITY
- WM — UNDERGROUND WATERMAIN
- OHE — OVERHEAD ELECTRIC
- FENCE LINE
- JD — WETLAND DELINEATION LINE
- BUTLER LINE
- WATER LOT LINE
- PROPERTY LINE
- RIGHT OF WAY
- HYDRANT
- GV — GAS VALVE
- F — FUEL MAN-HOLE
- S — SANITARY MAN-HOLE
- BENCHMARK
- PILE
- INLET
- POWER POLE

PRELIMINARY NOT FOR CONSTRUCTION

PRE-FINAL

PROJECT DATUMS:
HORIZONTAL: NAD83/2011
(FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE 0901, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT)
VERTICAL: NAVD '88

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
12740 GRAN BAY PARKWAY WEST, SUITE 2350
JACKSONVILLE, FLORIDA 32258
PHONE: 904-828-3900
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
CORY T. SALT, P.E.
FLORIDA LICENSE NUMBER
98284

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY P.E. ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

KHA PROJECT
142806004
DATE
FEBRUARY 2026
SCALE: AS SHOWN
DESIGNED BY: ----
DRAWN BY: ----
CHECKED BY: ----

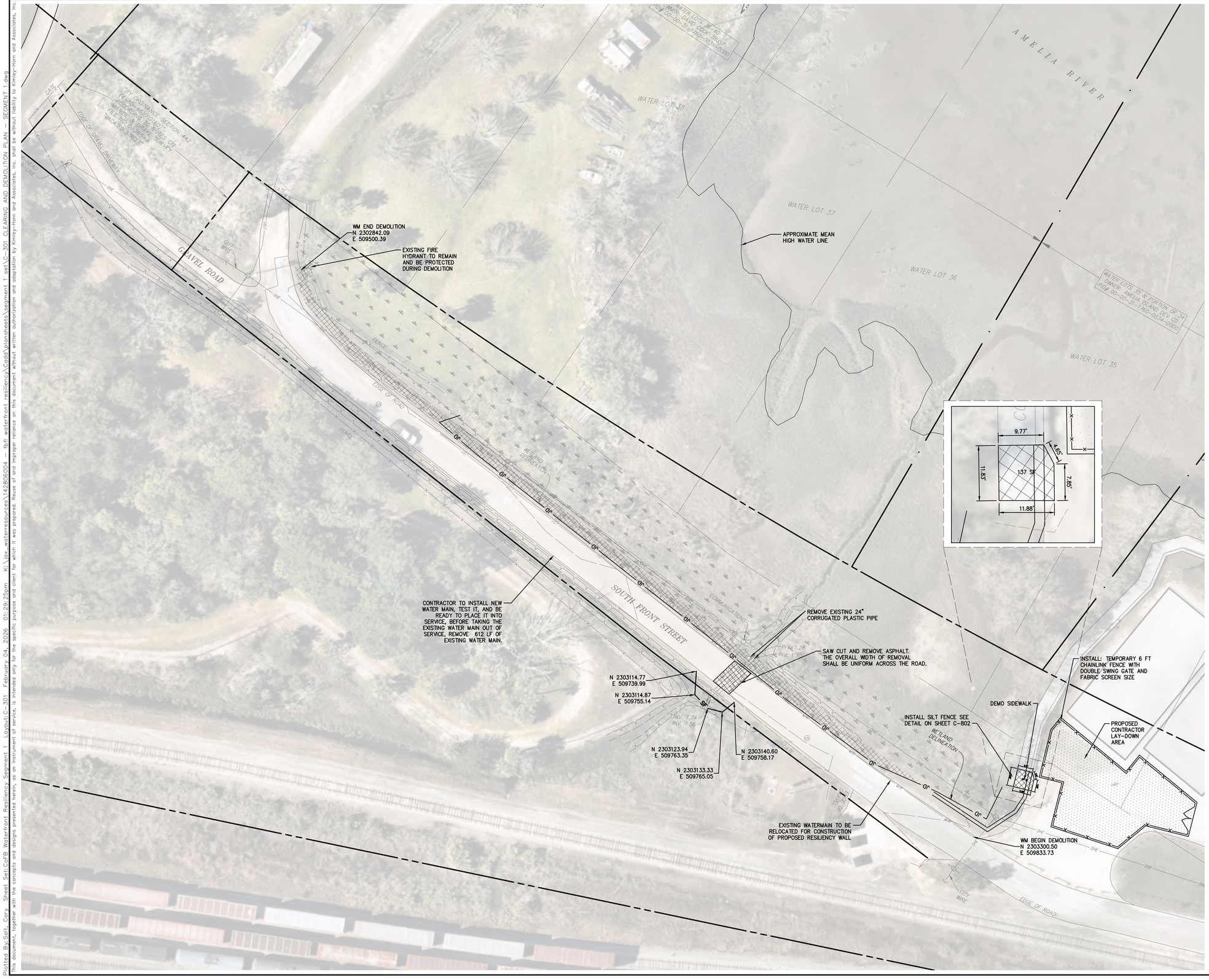
EXISTING CONDITIONS PLAN - SEGMENT 1

WATERFRONT RESILIENCY SYSTEM
PREPARED FOR
CITY OF FERNANDINA BEACH
CITY OF FERNANDINA BEACH FLORIDA

SHEET NUMBER
C-201

Plotted By: Salt, Cory Sheet Set: C:\FB Waterfront Resiliency Segment 1 Layout: C-201 February 04, 2026 01:28:50pm K:\jax_waterresources\142806004 — fb1 waterfront resiliency\Cadd\plansheets\segment 1 set\C-201 EXISTING CONDITIONS PLAN — SEGMENT 1.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Plotted By: Salt, Cory Sheet Set: C:\FB Waterfront Resiliency Segment 1 Layout: C-301 February 04, 2026 01:29:25pm K:\jax_waterresources\142806004 - fbt waterfront resiliency\Cadd\plansheets\segment 1 set\C-301 CLEARING AND DEMOLITION PLAN - SEGMENT 1.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND:

- UGT — UNDERGROUND UNKNOWN UTILITY
- WM — UNDERGROUND WATERMAIN
- OHE — OVERHEAD ELECTRIC
- FENCE LINE
- JD — WETLAND DELINEATION LINE
- BUTLER LINE
- WATER LOT LINE
- PROPERTY LINE
- RIGHT OF WAY
- HYDRANT
- GV — GAS VALVE
- F — FUEL MAN-HOLE
- S — SANITARY MAN-HOLE
- BENCHMARK
- PILE
- INLET
- POWER POLE
- SF — SILT FENCE
- DEMOLITION LINE
- RELOCATION LINE
- INLET PROTECTION
- PAVEMENT REMOVAL
- CLEARING LIMITS
- CONTRACTOR LAY-DOWN AREA
- TREE PROTECTION

NOTES:

1. FOR PROJECT BENCHMARKS REFER TO SHEET C-100

PRELIMINARY NOT FOR CONSTRUCTION

PRE-FINAL

PROJECT DATUMS:

HORIZONTAL: NAD83/2011
(FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE 0901, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT)

VERTICAL: NAVD '88

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
12740 GRAN BAY PARKWAY WEST, SUITE 2350
JACKSONVILLE, FLORIDA 32258
PHONE: 904-828-3900
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
CORY T. SALT, P.E.
FLORIDA LICENSE NUMBER
98284

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY C.T. SALT, P.E. ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

KHA PROJECT
142806004

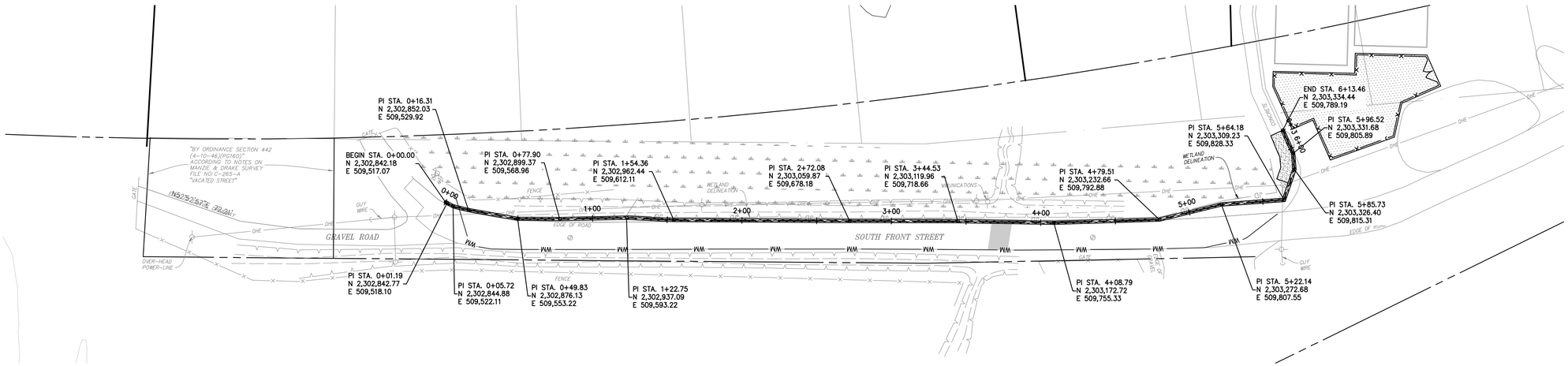
DATE
FEBRUARY 2026

SCALE: AS SHOWN
DESIGNED BY: ——
DRAWN BY: ——
CHECKED BY: ——

CLEARING AND DEMOLITION PLAN - SEGMENT 1

WATERFRONT RESILIENCY SYSTEM
PREPARED FOR
CITY OF FERNANDINA BEACH
FLORIDA
CITY OF FERNANDINA BEACH

SHEET NUMBER
C-301



HORIZONTAL CONTROL – SEGMENT 1 CENTERLINE

NOTES:

1. FOR PROJECT BENCHMARKS REFER TO SHEET C-100

PRE-FINAL

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT DATUMS:
HORIZONTAL: NAD83/2011
(FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE 0901, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT)
VERTICAL: NAVD '88

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
12740 GRAN BAY PARKWAY WEST, SUITE 2350
JACKSONVILLE, FLORIDA 32258
PHONE: 904-828-3900
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
CORY T. SALT, P.E.
FLORIDA LICENSE NUMBER
98264

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CORY T. SALT, P.E. ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

KHA PROJECT
142806004

DATE
FEBRUARY 2026

SCALE: AS SHOWN

DESIGNED BY: ---
DRAWN BY: ---
CHECKED BY: ---

HORIZONTAL CONTROL PLAN

WATERFRONT RESILIENCY SYSTEM
PREPARED FOR
CITY OF FERNANDINA BEACH
CITY OF FERNANDINA BEACH FLORIDA

SHEET NUMBER
C-400

Plotted By:Salt, Cory Sheet Set:CoFB Waterfront Resiliency Segment 1 Layout:C-400 February 04, 2026 01:29:42pm K:\fbx_waterresources\142806004 – fbll waterfront resiliency\Cadd\plansheets\segment 1 set\C-400 HORIZONTAL CONTROL PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Plotted By: Sait, Cory Sheet Set: C:\FB Waterfront Resiliency Segment 1 Layout: C-501 FOUNDATION PLAN – SEGMENT 1 February 04, 2026 01:30:06pm K:\Jax_waterresources\142806004 – fbfl waterfront resiliency\Civil\plansheets\segment 1 set\C-501 FOUNDATION PLAN – SEGMENT 1.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

WATER LOT 39

WATER LOTS 38–40
OWNER: RAND COOK TRUST
PID# 00-00-31-1360-0038-0000

WATER LOT 38

AMELIA RIVER

WATER LOT 37

WATER LOT 36

WATER LOTS 35 & PORTION OF
OWNER: AMELIA ISLAND DEV
PID# 00-00-31-1360-0034-00

WATER LOT 35

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

BY ORDINANCE SECTION 442
74-10-46 (PROTECTS ON
ACCORDING TO NOTES ON
MAP OF A. & DRAKE SURVEY
FILE NO. C-2852-A
VACATED STREET

N82°50'57"E 722.01' (MAY)

GRAVEL ROAD

OHP
OHE
GUY WIRE
GATE
FENCE
WM
EDGE OF ROAD
WETLAND DELINEATION
COMMUNICATIONS
SOUTH FRONT STREET
EDGE OF PAVEMENT
GUY WIRE

CONNECT PROPOSED WATERMAIN INTO EXISTING

CONTRACTOR TO BURN HOLE THROUGH SHEET PILE FOR PROPOSED WATERMAIN RELOCATION

0+00
1+00
2+00
3+00
4+00
5+00
6+00

1 S-002

INSTALL 605 LF NEW WATER MAIN AT EDGE OF PAVEMENT

2 S-002

REPAIR ASPHALT ROAD SECTION OVER NEW STORM PIPES SEE DETAIL ON SHEET C-802

36 LF DUAL 24" RCP @ 1.00%
INV. 1.34
INV. 1.34

INSTALL CHECK VALVES ON WEST END OF EACH PIPE SEE DETAIL ON SHEET C-802

INV. 1.70
INV. 1.70

SHEET PILE WALL W/CONCRETE CAP (SEE DETAIL ON SHEET S-002)

CONNECT TO EXISTING SHEET PILE WALL

RESILIENCY BERM ENDWALL (SEE DETAIL 1 ON SHEET S-004)

TEMPORARY CHAINLINK FENCE WITH DOUBLE SWING GATE AND FABRIC SCREEN

EXIST. BROOT RAIL COMPTS TO REMAIN OPEN THROUGHOUT CONSTRUCTION

5' (MIN.)

PROPOSED CONTRACTOR LAY-DOWN AREA

HYDRODEFENSE FLOOD PLANKS (SEE DETAILS ON SHEETS S-007–S-008)

BEGIN NEW WATER MAIN
N 2303300.50
E 509833.73

LEGEND:

- UGT — UNDERGROUND UNKNOWN UTILITY
- WM — UNDERGROUND WATERMAIN
- OHE — OVERHEAD ELECTRIC
- FENCE LINE
- JD — WETLAND DELINEATION LINE
- DITCH TOP OF BANK
- DITCH BOTTOM
- BUTLER LINE
- WATER LOT LINE
- PROPERTY LINE
- RIGHT OF WAY
- HYDRANT
- GV — GAS VALVE
- F — FUEL MAN-HOLE
- S — SANITARY MAN-HOLE
- BENCHMARK
- PILE
- INLET
- POWER POLE

PRELIMINARY NOT FOR CONSTRUCTION

PRE-FINAL

PROJECT DATUMS:
HORIZONTAL: NAD83/2011
(FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE 0901, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT)
VERTICAL: NAVD '88

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
12740 GRAN BAY PARKWAY WEST, SUITE 2350
JACKSONVILLE, FLORIDA 32258
PHONE: 904-828-3900
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
CORY T. SAIT, P.E.
FLORIDA LICENSE NUMBER
98284

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY P.E. ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

KHA PROJECT
142806004

DATE
FEBRUARY 2026

SCALE: AS SHOWN
DESIGNED BY: ——
DRAWN BY: ——
CHECKED BY: ——

FOUNDATION PLAN - SEGMENT 1

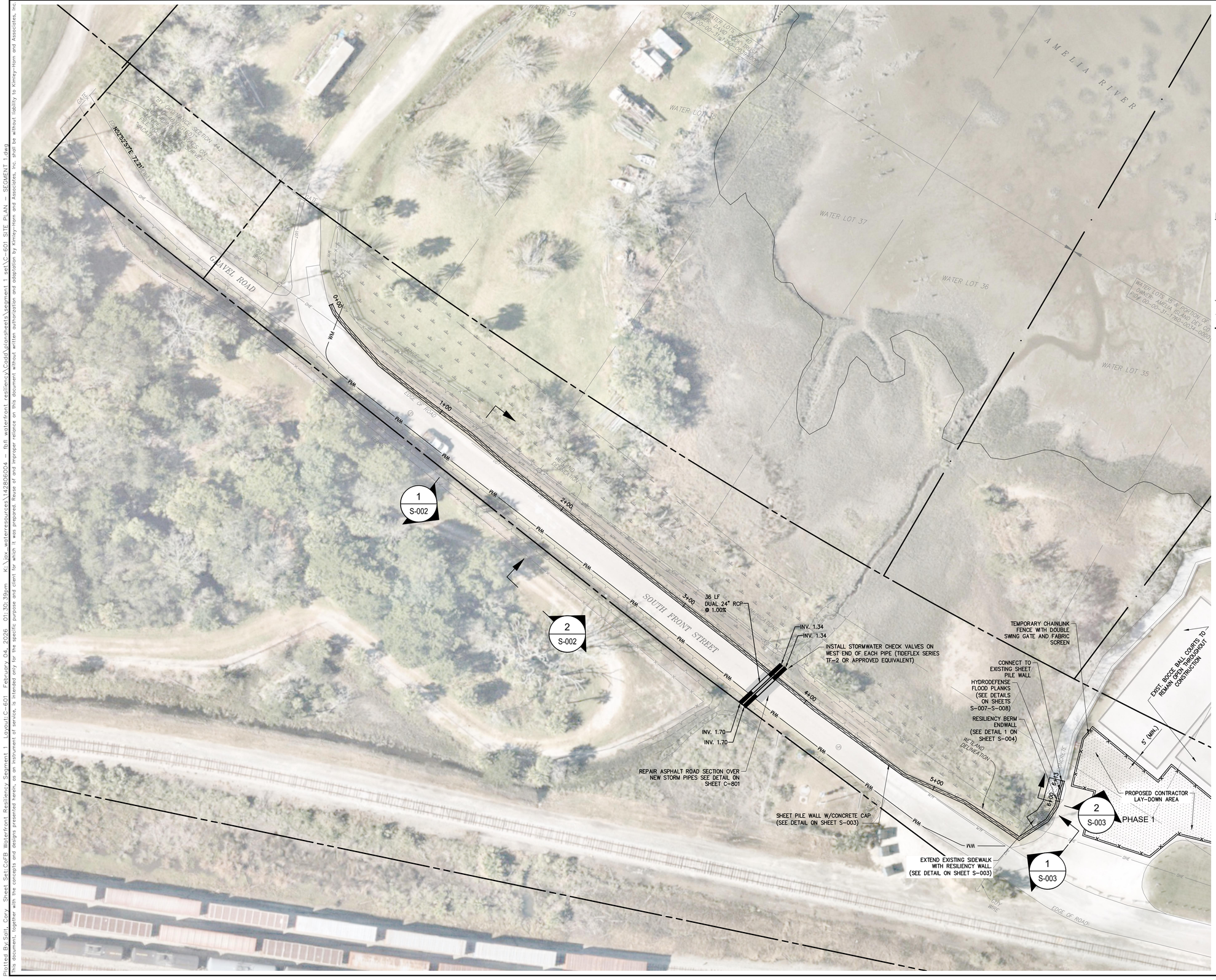
WATERFRONT RESILIENCY SYSTEM

PREPARED FOR
CITY OF FERNANDINA BEACH
FLORIDA

CITY OF FERNANDINA BEACH

SHEET NUMBER
C-501

Plotted By: Salt, Cory Sheet Set: CoFB Waterfront Resiliency Segment 1 Layout: C-601 February 04, 2026 01:30:39pm K:\jax_waterresources\142806004 - fbl waterfront resiliency\Cadd\plansheets\segment 1 set\C-601 SITE PLAN - SEGMENT 1.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND:

- UNDERGROUND UNKNOWN UTILITY (UGT)
- UNDERGROUND WATERMAIN (WM)
- OVERHEAD ELECTRIC (OHE)
- FENCE LINE
- WETLAND DELINEATION LINE (JD)
- BUTLER LINE
- WATER LOT LINE
- PROPERTY LINE
- RIGHT OF WAY
- HYDRANT
- GAS VALVE (GV)
- FUEL MAN-HOLE (F)
- SANITARY MAN-HOLE (S)
- BENCHMARK
- PILE
- INLET
- POWER POLE

PRELIMINARY NOT FOR CONSTRUCTION

PRE-FINAL

PROJECT DATUMS:

HORIZONTAL: NAD83/2011
(FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE 0901, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT)

VERTICAL: NAVD '88

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
12740 GRAN BAY PARKWAY WEST, SUITE 2350
JACKSONVILLE, FLORIDA 32258
PHONE: 904-828-3900
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
CORY T. SALT, P.E.
FLORIDA LICENSE NUMBER
98284

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY C.T. SALT, P.E. ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

KHA PROJECT
142806004

DATE
FEBRUARY 2026

SCALE: AS SHOWN

DESIGNED BY: ——

DRAWN BY: ——

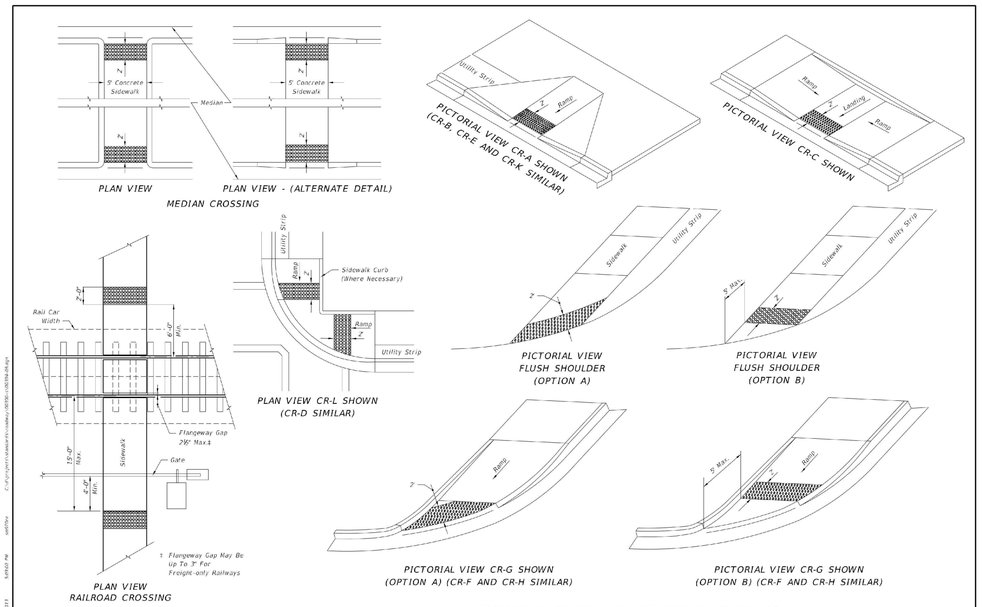
CHECKED BY: ——

SITE PLAN - SEGMENT 1

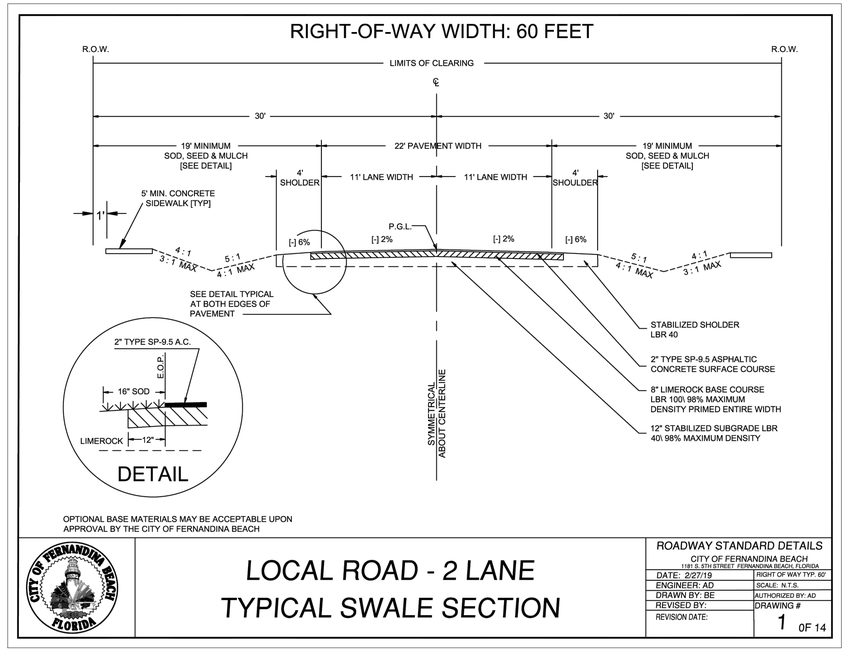
WATERFRONT RESILIENCY SYSTEM

PREPARED FOR
CITY OF FERNANDINA BEACH
CITY OF FERNANDINA BEACH FLORIDA

SHEET NUMBER
C-601



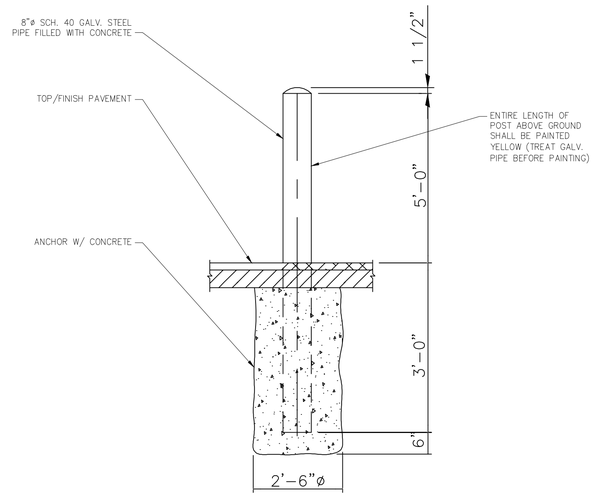
LAST REVISION	DESCRIPTION:			
07/01/13		FDOT 2014 DESIGN STANDARDS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX NO. 304 / SHEET NO. 6 of 7



LOCAL ROAD - 2 LANE TYPICAL SWALE SECTION

ROADWAY STANDARD DETAILS
CITY OF FERNANDINA BEACH
1191 S. 8TH STREET FERNANDINA BEACH, FLORIDA

DATE: 2/27/19	RIGHT OF WAY TYP. 60'
ENGINEER: AD	SCALE: N.T.S.
DRAWN BY: BE	AUTHORIZED BY: AD
REVISED BY:	DRAWING # 1 OF 14
REVISION DATE:	



3
C-022

BOLLARD (GUARDPOST) DETAIL

SCALE: N.T.S.

PRE-FINAL

PRELIMINARY NOT FOR CONSTRUCTION

CIVIL SITE DETAILS

WATERFRONT RESILIENCY SYSTEM
PREPARED FOR
CITY OF FERNANDINA BEACH
CITY OF FERNANDINA BEACH FLORIDA

KHA PROJECT 142806004
DATE FEBRUARY 2026
SCALE: AS SHOWN
DESIGNED BY: ----
DRAWN BY: ----
CHECKED BY: ----

LICENSED PROFESSIONAL
CORY T. SALT, P.E.
FLORIDA LICENSE NUMBER
98284

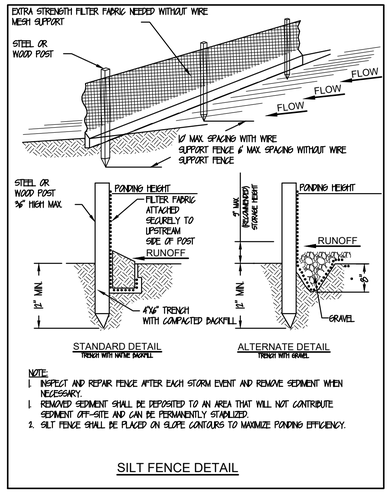
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CORY T. SALT, P.E. ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

SHEET NUMBER
C-801

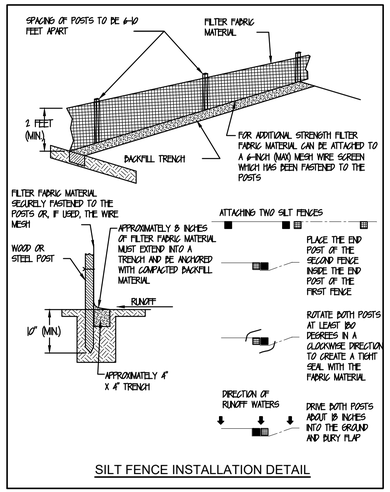
No.	REVISIONS	DATE	BY

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
12740 GRAN BAY PARKWAY WEST, SUITE 2350
JACKSONVILLE, FLORIDA 32258
PHONE: 904-828-3900
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

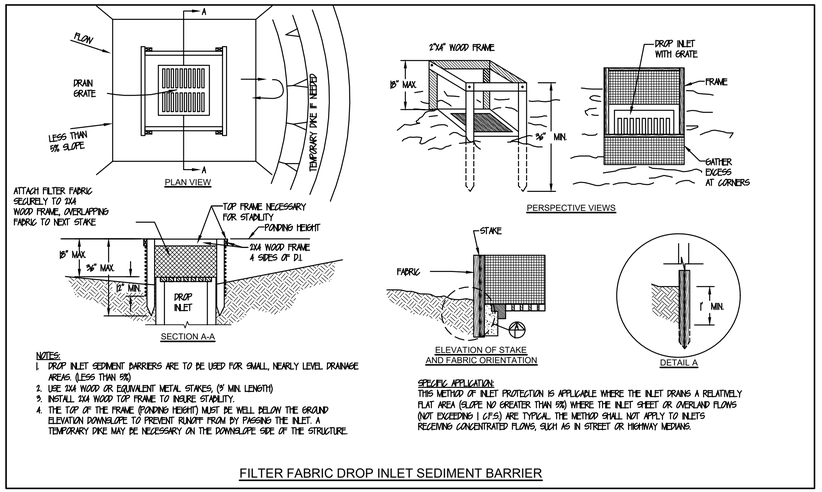
Plotted By: Salt, Cory Sheet Set: CoFB Waterfront Resiliency Segment 1 Layout: C-801 February 04, 2026 01:30:50pm K:\jax_waterresources\142806004 - fb1 waterfront resiliency\Cadd\plansheets\segment 1 set\C-801 CIVIL SITE DETAILS.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SILT FENCE DETAIL



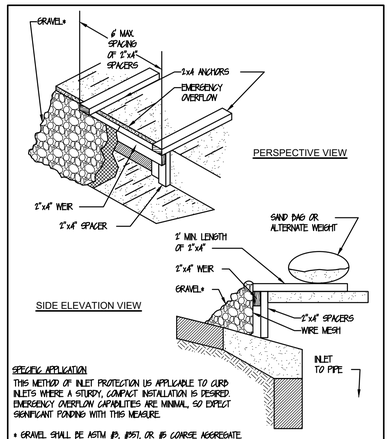
SILT FENCE INSTALLATION DETAIL



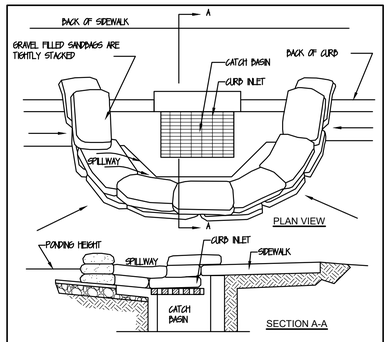
NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%)
2. USE 2X4 WOOD OR EQUIVALENT METAL STAKES, (3' MIN LENGTH)
3. INSTALL 2X4 WOOD TOP FRAME TO INSURE STABILITY.
4. THE TOP OF THE FRAME (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY PASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.

SPECIFIC APPLICATION:
THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPE NO GREATER THAN 5%) WHERE THE INLET SHEET OR OVERLAND FLOWS (NOT EXCEEDING 1 C.F.S.) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

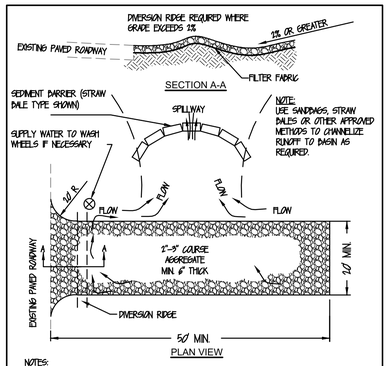
FILTER FABRIC DROP INLET SEDIMENT BARRIER



GRAVEL CURB INLET SEDIMENT FILTER WITH OVERFLOW WEIR

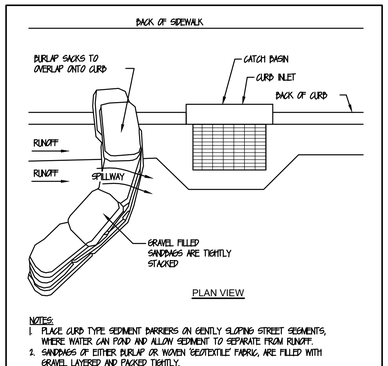


CURB INLET SEDIMENT BARRIER



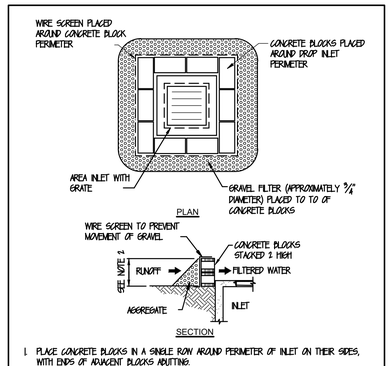
NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE



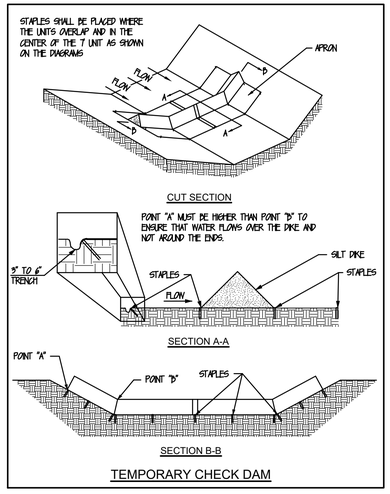
NOTES:
1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. SANDBAGS OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC, ARE FILLED WITH GRAVEL LAYERED AND PACKED TIGHTLY.
3. LEAVE A ONE SANDBAG GAP IN THE TOP RUN TO PROVIDE A SPILLWAY FOR OVERFLOW.
4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

CURB AND GUTTER SEDIMENT BARRIER

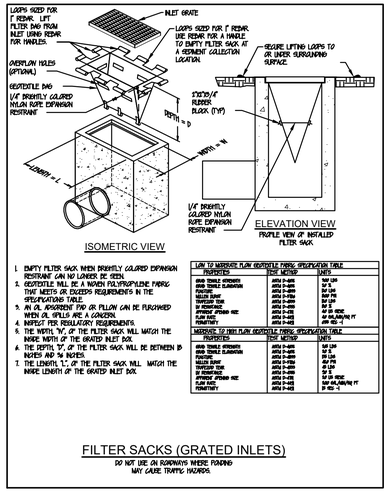


1. PLACE CONCRETE BLOCKS IN A SINGLE ROW AROUND PERIMETER OF INLET ON THEIR SIDES, WITH ENDS OF ADJACENT BLOCKS ABUTTING.
2. HEIGHT OF BARRIER VARIES USE STACKS OF 4-INCH, 8-INCH, OR 12" BLOCKS. MIN. HEIGHT OF BARRIER 12" AND MAX. HEIGHT OF 24"
3. PLACE HARDWARE CLOTH/WIRE MESH W/ MAX. 1/2" OPENINGS OVER VERTICAL FACE OF CONCRETE BLOCKS.
4. THE AGGREGATE SHALL BE ANY NON-ERODIBLE MATERIAL SUCH AS LOOSE ROCK, BROKEN CONCRETE THAT WILL SLOW THE FLOW OF THE WATER AND ALLOW IT TO FILTER THROUGH AND OVER THE MATERIAL BEFORE ENTERING THE INLET.

BLOCK AND AGGREGATE INLET SEDIMENT DEVISE



TEMPORARY CHECK DAM



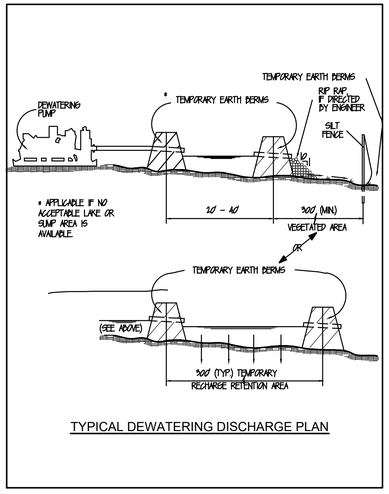
1. EMPTY FILTER SACK WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
2. GEOTEXTILE WILL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
3. AN OIL ABSORBENT PAD OR PILLOW CAN BE PURCHASED WHEN OIL SPILLS ARE A CONCERN.
4. INSPECT PER REGULATORY REQUIREMENTS.
5. THE WIDTH "W", OF THE FILTER SACK WILL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
6. THE DEPTH "D", OF THE FILTER SACK WILL BE BETWEEN 18 INCHES AND 24 INCHES.
7. THE LENGTH "L", OF THE FILTER SACK WILL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
MIN TENSILE STRENGTH	ASTM D-4595	160 LBS
MIN TENSILE ELONGATION	ASTM D-4595	50 %
PUNCTURE	ASTM D-4833	90 LBS
MULLEN BURST	ASTM D-3786	320 LBS
TRAPEZOID TEAR	ASTM D-4533	60 LBS
UV RESISTANCE	ASTM D-4355	70 % @ 500 HRS
APPARENT OPENING SIZE	ASTM D-4751	#30 US SIEVE, 0.6 MM MAX
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.5 SEC -1

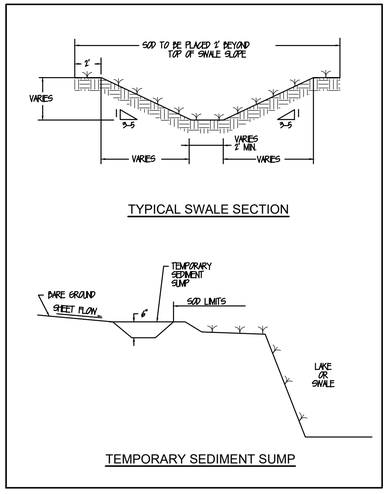
MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
MIN TENSILE STRENGTH	ASTM D-4595	160 LBS
MIN TENSILE ELONGATION	ASTM D-4595	50 %
PUNCTURE	ASTM D-4833	90 LBS
MULLEN BURST	ASTM D-3786	320 LBS
TRAPEZOID TEAR	ASTM D-4533	60 LBS
UV RESISTANCE	ASTM D-4355	70 % @ 500 HRS
APPARENT OPENING SIZE	ASTM D-4751	#30 US SIEVE, 0.6 MM MAX
FLOW RATE	ASTM D-4491	150 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.5 SEC -1

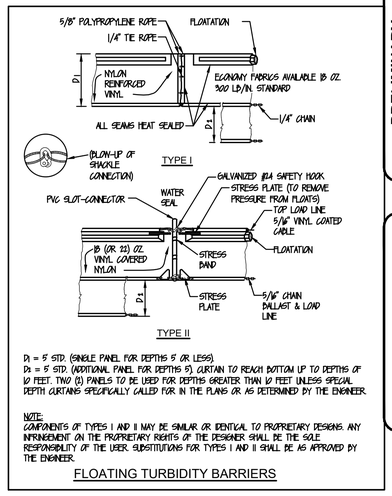
FILTER SACKS (GRATED INLETS)

DO NOT USE ON ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.



TYPICAL DEWATERING DISCHARGE PLAN





D1 = 9 STD. (SINGLE PANEL FOR DEPTHS 9' OR LESS).
D2 = 9 STD. (ADDITIONAL PANEL FOR DEPTHS 9'). CURTAIN TO REACH BOTTOM UP TO DEPTHS OF 20 FEET. TWO (2) PANELS TO BE USED FOR DEPTHS GREATER THAN 20 FEET UNLESS SPECIAL DEPTH CURTAINS SPECIFICALLY CALLED FOR IN THE PLANS OR AS DETERMINED BY THE ENGINEER.

NOTE:
COMPONENTS OF TYPES I AND II MAY BE SIMILAR OR IDENTICAL TO PROPRIETARY DESIGNS. ANY INFRINGEMENT ON THE PROPRIETARY RIGHTS OF THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES I AND II SHALL BE AS APPROVED BY THE ENGINEER.

FLOATING TURBIDITY BARRIERS

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
12740 GRAN BAY PARKWAY WEST, SUITE 2350
JACKSONVILLE, FLORIDA 32258
PHONE: 904-828-3900
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

PRELIMINARY
NOT FOR CONSTRUCTION

PRE-FINAL

LICENSED PROFESSIONAL
CORY T. SALT, P.E.
FLORIDA LICENSE NUMBER
98264

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CORY T. SALT, P.E. ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

KHA PROJECT	142806004
DATE	FEBRUARY 2026
SCALE:	AS SHOWN
DESIGNED BY:	____
DRAWN BY:	____
CHECKED BY:	____

BEST MANAGEMENT PRACTICES DETAILS

WATERFRONT RESILIENCY SYSTEM
PREPARED FOR
CITY OF FERNANDINA BEACH
CITY OF FERNANDINA BEACH FLORIDA

SHEET NUMBER
C-802

Plotted By: Salt, Cory Sheet Set: CoFB Waterfront Resiliency Segment 1 Layout: C-802 February 04, 2026 01:31:08pm K:\fbx_waterresources\142806004 - fbt waterfront resiliency\Coda\plansheets\segment 1 set\C-802 BEST MANAGEMENT PRACTICES DETAILS.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

STORM WATER POLLUTION PREVENTION PLAN

SITE DESCRIPTION:

PROJECT NAME AND LOCATION:

WATERFRONT RESILIENCY SYSTEM
FRONT STREET
FERNANDINA BEACH, FLORIDA 32034

*SEE COVER SHEET FOR LOCATION MAP

OWNER NAME AND ADDRESS:

CITY OF FERNANDINA BEACH
204 ASH STREET
FERNANDINA BEACH, FLORIDA 32034
CONTACT: CHARLES GEORGE
(904) 310-3101

PROJECT DESCRIPTION:

THE PROJECT WILL CONSIST OF PARTIAL SITE DEMOLITION, BOAT RAMP CONSTRUCTION, SHEET PILE BULKHEAD INSTALLATION, BOARDWALK CONSTRUCTION, AND ASSOCIATED PAVING, GRADING, DRAINAGE AND UTILITY CONNECTIONS.

CONTRIBUTING DRAINAGE AREA: 5 ACRES

ULTIMATE RECEIVING WATERS: AMELIA RIVER

ACTIVITIES THAT REQUIRE EROSION CONTROL:

SITE CLEARING AND GRUBBING; PROVIDING A STABILIZED CONSTRUCTION ENTRANCE, PERIMETER, AND OTHER EROSION AND SEDIMENT CONTROLS; BOAT RAMP DEMOLITION; PILE REMOVAL; BOAT RAMP CONSTRUCTION; SITE GRADING; INSTALLATION OF STORM WATER, SANITARY SEWER, AND WATER INFRASTRUCTURE; CURB AND GUTTER, ROADWAYS, AND SIDEWALKS; LANDSCAPING.

*SEE PLANS FOR THE LOCATION OF TEMPORARY FLOATING TURBIDITY, SEDIMENT BARRIERS, AND OTHER EROSION CONTROL METHODS.

SUGGESTED SEQUENCE OF MAJOR ACTIVITIES:

THE ORDER OF SITE CONSTRUCTION ACTIVITIES IS AS FOLLOWS:

1. PROVIDE STABILIZED CONSTRUCTION ENTRANCE
2. INSTALL FLOATING TURBIDITY BARRIERS, SILT FENCES AND OTHER EROSION CONTROL MEASURES
3. CLEAR AND GRUB
4. CONSTRUCT NEW RESILIENCY SYSTEM
5. FINISH CLEARING AND GRUBBING OF SITE
6. PROVIDE INITIAL GRADING AS REQUIRED
7. STABILIZE ALL DISTURBED AREAS AS SOON AS POSSIBLE
8. INSTALL UTILITIES AND STORM SEWER INFRASTRUCTURE
9. INSTALL BASE TO ROAD AND PARKING AREA
10. FINISH GRADING ENTIRE SITE
12. CONSTRUCT PAVING
13. REMOVE ACCUMULATED SEDIMENT
14. REMOVE ANY ITEMS THAT ARE NOT REQUIRED

THE SEQUENCE OF CONSTRUCTION SHOWN ABOVE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING, IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.

- FURTHERMORE; ENGINEER HAS NO CONTROL OVER OR RESPONSIBILITY FOR THE CONSTRUCTION MEANS AND METHODS OF THIS PROJECT. ANY TURBIDITY OR SEDIMENT RELEASES FROM THE PROJECT ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THIS DOCUMENT AN ITS CONTENTS ARE PROVIDED FOR GENERAL SWPPP GUIDANCE AND FOR CONTRACTOR CONVINCE.
- CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTATION AND MAINTENANCE OF THE SWPPP AT TIMES.
- CONTRACTOR SHALL BE PREPARED TO USE ANY NECESSARY METHODS FOR TURBIDITY CONTROL FROM THE SITE, INCLUDING POTENTIAL USE OF CHEMICAL DOSING/ADDITIVES (I.E. POLYACRYLAMIDE) TO ACHIEVE THE ACCEPTABLE EFFLUENT CRITERIA LEAVING THE SITE.

STABILIZATION PRACTICES:

TEMPORARY STABILIZATION – RIP RAP STOCK PILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASE FOR AT LEAST 21 DAYS, SHALL BE STABILIZED WITH TEMPORARY SEED AND MULCH WITHIN 14 DAYS OF THE LAST CONSTRUCTION ACTIVITY IN THAT AREA. THE TEMPORARY SEED REQUIRED CAN BE FOUND IN TABLE 1.65 A OF THE FLORIDA DEVELOPMENT MANUAL. PRIOR TO SEEDING, WHERE SOILS ARE ACIDIC 2 TONS OF PULVERIZED AGRICULTURAL LIMESTONE SHOULD BE ADDED PER ACRE AND 450 POUNDS OF 10-20-20 FERTILIZER SHALL BE APPLIED TO EACH ACRE. AFTER SEEDING, EACH AREA SHALL BE IMMEDIATELY MULCHED WITH STRAW OR EQUIVALENT EQUAL. AREAS OF THE SITE WHICH ARE TO BE PAVED SHALL BE TEMPORARILY STABILIZED BY APPLYING GEOTEXTILE AND STONE SUB-BASE UNTIL BITUMINOUS PAVEMENT CAN BE APPLIED.

PERMANENT STABILIZATION – DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASES SHALL BE STABILIZED WITH PERMANENT SEED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. THE APPROPRIATE PERMANENT SEED MIX CAN BE FOUND IN TABLES 1.66A, 1.66B AND 1.66C OF THE FLORIDA DEVELOPMENT MANUAL. PRIOR TO SEEDING, 2 TONS/ACRE OF FINELY GROUND AGRICULTURAL LIMESTONE AND THE PROPER FERTILIZER BASED ON THE TYPE OF SEEDING SHALL BE APPLIED TO EACH ACRE TO PROVIDE PLANT NUTRIENTS. AFTER SEEDING, EACH AREA SHALL BE MULCHED IMMEDIATELY.

STRUCTURAL PRACTICES:

EARTH DIKE – IF REQUIRED, AN EARTH DIKE SHALL BE CONSTRUCTED ALONG THE SITE PERIMETER. A PORTION OF THE DIKE SHALL DIVERT RUN-ON AROUND THE CONSTRUCTION SITE. THE REMAINING PORTION OF THE DIKE SHALL COLLECT RUNOFF FROM THE DISTURBED AREA AND DIRECT THE RUNOFF TO THE SEDIMENT BASIN.

SEDIMENT BASIN – A SEDIMENT BASIN SHALL BE CONSTRUCTED IN THE COMMON DRAINAGE AREA FOR THE SITE. THIS STORAGE POND SHALL HAVE A VOLUME OF 3,600 CUBIC FEET OF STORAGE FOR EACH ACRE. ALL SEDIMENT COLLECTED IN THE BASIN MUST BE REMOVED FROM THE BASIN UPON COMPLETION OF CONSTRUCTION. SEDIMENT FROM THE BASIN MAY BE USED AS FILL ON THE SITE IF IT IS SUITABLE SOIL.

WASTE DISPOSAL:

WASTE MATERIALS – ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN A METAL DUMPSTER WITH A SECURE LID IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN THE DUMPSTER. THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITIES TO HAVE THE DUMPSTER EMPTIED AT LEAST TWICE A WEEK AND THE WASTE TAKEN TO AN APPROPRIATE LANDFILL. NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE. THE SUPERINTENDENT SHALL ORGANIZE TRAINING FOR THE EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH WASTE MATERIALS. THE SUPERINTENDENT SHALL BE RESPONSIBLE FOR POSTING AND ENFORCING WASTE MATERIAL PROCEDURES.

HAZARDOUS WASTE – HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS OR AS DIRECTED BY THE MANUFACTURER. THE SUPERINTENDENT SHALL ORGANIZE THE PROPER TRAINING FOR EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH HAZARDOUS WASTE MATERIALS. THESE PROCEDURES SHALL BE POSTED ON THE SITE. THE PERSON WHO MANAGES THE SITE SHALL BE RESPONSIBLE FOR ENFORCING THE PROCEDURES.

SANITARY WASTE – SANITARY WASTE SHALL BE COLLECTED AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITY FOR COLLECTION OF THE SANITARY WASTE AT LEAST THREE TIMES A WEEK TO PREVENT SPILLAGE ONTO THE SITE.

OFFSITE TRACKING:

A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO REDUCE SEDIMENT TRACKING OFFSITE. THE MAJOR ROAD CONNECTED TO THE PROJECT SHALL BE CLEANED ONCE A DAY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK RESULTING FROM CONSTRUCTION TRAFFIC. ALL TRUCKS HAULING MATERIALS OFFSITE SHALL BE COVERED WITH A TARPAULIN.

TIMING OF CONTROL MEASURES:

THE INSTALLATION OF SILT FENCE (AND OTHER EROSION CONTROL MEASURES), A STABILIZED ENTRANCE AND SEDIMENT BASIN SHALL OCCUR PRIOR TO CLEARING AND GRUBBING ACTIVITY. AFTER CONSTRUCTION IS COMPLETE, THE ACCUMULATED SEDIMENT SHALL BE REMOVED AND THE AREAS SHALL BE REGRADED AND PERMANENTLY STABILIZED AS SHOWN ON THE PLANS.

ITEMS REQUIRING POLLUTION PREVENTION:

THE FOLLOWING ITEMS ARE EXPECTED TO BE PRESENT ON THE PROJECT SITE: ASPHALT, CONCRETE, CLEANING SUPPLIES, DETERGENTS, FERTILIZERS, MASONRY BLOCKS/BRICKS, METAL PILES, METAL PIECES, PAINT, PETROLEUM BASED PRODUCTS, TAR, WOOD.

THE FOLLOWING ARE NON-STORM WATER SOURCES THAT WILL BE ENCOUNTERED AT THE SITE AND SHOULD BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE:
- UNCONTAMINATED GROUNDWATER EXPOSED DURING EXCAVATION
- WATER FROM WATER LINE FLUSHING
- PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).

SPILL PREVENTION AND CONTROL:

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

GOOD HOUSEKEEPING:

- SUPERINTENDENT SHALL INSPECT PROJECT AREA DAILY FOR PROPER STORAGE, USE, AND DISPOSAL OF CONSTRUCTION MATERIALS.
- STORE ONLY ENOUGH MATERIAL ON SITE FOR PROJECT COMPLETION.
- ALL SUBSTANCES SHOULD BE USED BEFORE DISPOSAL OF CONTAINER.
- ALL CONSTRUCTION MATERIALS STORED SHALL BE ORGANIZED AND IN THE PROPER CONTAINER AND IF POSSIBLE, STORED UNDER A ROOF OR PROTECTIVE COVER.
- PRODUCTS SHALL NOT BE MIXED UNLESS DIRECTED BY THE MANUFACTURER.
- ALL PRODUCTS SHALL BE USED AND DISPOSED OF ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

HAZARDOUS PRODUCTS:

- MATERIALS SHOULD BE KEPT IN ORIGINAL CONTAINER WITH LABELS UNLESS THE ORIGINAL CONTAINERS CANNOT BE RESEALED. IF ORIGINAL CONTAINERS CANNOT BE USED, LABELS AND PRODUCT INFORMATION SHALL BE SAVED.
- PROPER DISPOSAL PRACTICES SHALL ALWAYS BE FOLLOWED IN ACCORDANCE WITH MANUFACTURER AND LOCAL/STATE REGULATIONS.

PRODUCT SPECIFIC PRACTICES:

- PETROLEUM PRODUCTS MUST BE STORED IN PROPER CONTAINERS AND CLEARLY LABELED. VEHICLES CONTAINING PETROLEUM PRODUCTS SHALL BE PERIODICALLY INSPECTED FOR LEAKS. PRECAUTIONS SHALL BE TAKEN TO AVOID LEAKAGE OF PETROLEUM PRODUCTS ON SITE.
- THE MINIMUM AMOUNT OF FERTILIZER SHALL BE USED AND MIXED INTO THE SOIL IN ORDER TO LIMIT EXPOSURE TO STORM WATER. FERTILIZERS SHALL BE STORED IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
- PAINT CONTAINERS SHALL BE SEALED AND STORED WHEN NOT IN USE. EXCESS PAINT MUST BE DISPOSED OF IN AN APPROVED MANNER.
- CONCRETE TRUCKS SHALL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

SPILL CONTROL PRACTICES:

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:
- SPILL CLEANUP INFORMATION SHALL BE POSTED ON SITE TO INFORM EMPLOYEES ABOUT CLEANUP PROCEDURES AND RESOURCES.
- THE FOLLOWING CLEAN-UP EQUIPMENT MUST BE KEPT ON-SITE NEAR THE MATERIAL STORAGE AREA: GLOVES, MOPS, RAGS, BROOMS, DUST PANS, SAND, SAWDUST, LIQUID ABSORBER, GOGGLES, AND TRASH CONTAINERS.
- ALL SPILLS SHALL BE CLEANED UP AS SOON AS POSSIBLE.
- WHEN CLEANING A SPILL, THE AREA SHOULD BE WELL VENTILATED AND THE EMPLOYEE SHALL WEAR PROPER PROTECTIVE COVERING TO PREVENT INJURY.
- TOXIC SPILLS MUST BE REPORTED TO THE PROPER AUTHORITY REGARDLESS OF THE SIZE OF THE SPILL.
- AFTER A SPILL, THE PREVENTION PLAN SHALL BE REVIEWED AND CHANGED TO PREVENT FURTHER SIMILAR SPILLS FROM OCCURRING. THE CAUSE OF THE SPILL, MEASURES TO PREVENT IT, AND HOW TO CLEAN THE SPILL UP SHALL BE RECORDED.
- THE SUPERINTENDENT SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR AND IS RESPONSIBLE FOR THE DAY TO DAY SITE OPERATIONS. THE SUPERINTENDENT ALSO OVERSEES THE SPILL PREVENTION PLAN AND SHALL BE RESPONSIBLE FOR EDUCATING THE EMPLOYEES ABOUT SPILL PREVENTION AND CLEANUP PROCEDURES.

PRE-FINAL

PRELIMINARY NOT FOR CONSTRUCTION

EROSION AND SEDIMENT CONTROLS:

BEST MANAGEMENT PRACTICES SHALL BE USED FOR THIS PROJECT TO CONTROL EROSION AND TURBIDITY CAUSED BY STORM WATER RUN-OFF. THE LOCATION AND DETAILS OF EROSION CONTROL METHODS ARE SHOWN ON THE PLANS. THE SUB-CONTRACTOR(S) IS/ARE RESPONSIBLE FOR PLACING AND MAINTAINING THESE CONTROL METHODS AS SHOWN ON THE PLANS OR AS REQUIRED. HE/SHE SHALL ALSO PROVIDE THE REQUIRED EROSION PROTECTION AS REQUIRED BY LOCAL, STATE AND FEDERAL LAW. OFFSITE SHALL BE COVERED WITH A TARPAULIN.

STORM WATER MANAGEMENT:

STORM WATER COLLECTION SHALL BE PROVIDED BY DRAINAGE INLETS FOR THE DEVELOPED AREAS. THE AREAS THAT ARE REGRADED BUT NOT DEVELOPED SHALL BE STABILIZED IMMEDIATELY AFTER REGRADING. THE ENTIRE SITE SHALL DRAIN TO A SWMF. THE SWMF SHALL BE IN THE AREA OF THE TEMPORARY SEDIMENT BASINS. WHEN SLOPES HAVE BEEN STABILIZED, THE SEDIMENT THAT HAS ACCUMULATED SHALL BE REMOVED FROM THE BASIN AND THE APPROPRIATE VEGETATION SHALL BE PLANTED.

MAINTENANCE AND INSPECTION PRACTICES

THE FOLLOWING ARE MAINTENANCE AND INSPECTION PRACTICES THAT SHALL BE COMPLETED BY THE CONTRACTOR:

- ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE CHECKED DAILY AND AFTER EACH SIGNIFICANT RAINFALL BY THE SUPERINTENDENT OR SOMEONE UNDER HIS/HER DIRECT SUPERVISION.
- ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE KEPT IN GOOD CONDITION. REPAIRS MUST BE MADE WITHIN 24 HOURS OF REPORT.
- THE SILT FENCE SHALL BE CLEARED OF SEDIMENT WHEN SEDIMENT MEASURES ONE-THIRD THE HEIGHT OF THE FENCE.
- THE SILT FENCE SHALL BE INSPECTED PERIODICALLY FOR HEIGHT OF SEDIMENT AND CONDITION OF FENCE.
- THE SEDIMENT BASINS/DITCHES SHALL BE CHECKED MONTHLY FOR DEPTH OF SEDIMENT. THEY SHALL BE CLEANED WHEN SEDIMENT REACHES 10% OF TOTAL CAPACITY AND AFTER CONSTRUCTION IS COMPLETE.
- THE DIVERSION DIKE SHALL BE INSPECTED MONTHLY. ANY BREACHES SHALL BE PROMPTLY REPAIRED.
- ALL SEEDING SHALL BE CHECKED FOR PROPER GROWTH AND UNIFORMITY. UNSTABALIZED AREAS SHALL BE RE-SODDED.
- A MAINTENANCE REPORT SHALL BE COMPLETED DAILY AFTER EACH INSPECTION OF THE SEDIMENT AND EROSION CONTROL METHODS. THE REPORTS SHALL BE FILED IN AN ORGANIZED MANNER AND RETAINED ON-SITE DURING CONSTRUCTION. AFTER CONSTRUCTION IS COMPLETED, THE REPORTS SHALL BE SAVED FOR AT LEAST THREE YEARS. THE REPORTS SHALL BE AVAILABLE FOR ANY AGENCY THAT HAS JURISDICTION OVER EROSION CONTROL.
- THE SUPERINTENDENT SHALL ORGANIZE THE TRAINING FOR INSPECTION PROCEDURES AND PROPER EROSION CONTROL METHODS FOR EMPLOYEES THAT COMPLETE INSPECTIONS AND REPORTS.

CONTRACTOR'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGE ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

SIGNATURE/DATE	COMPANY NAME/ADDRESS	RESPONSIBILITY

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
12740 GRAN BAY PARKWAY WEST, SUITE 2350
JACKSONVILLE, FLORIDA 32258
PHONE: 904-828-3900
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
CORY T. SALT, P.E.
FLORIDA LICENSE NUMBER
98284

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY C. T. SALT, P.E. ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

KHA PROJECT 142806004
DATE FEBRUARY 2026
SCALE: AS SHOWN
DESIGNED BY: ----
DRAWN BY: ----
CHECKED BY: ----

STORMWATER POLLUTION PREVENTION PLAN
WATERFRONT RESILIENCY SYSTEM
PREPARED FOR
CITY OF FERNANDINA BEACH
CITY OF FERNANDINA BEACH FLORIDA

SHEET NUMBER
C-803

Plotted By: Salt, Cory Sheet Set: C-FB Waterfront Resiliency Segment 1 Layout: C-803 February 04, 2026 01:31:18pm K:\jax_waterresources\142806004 - fbt waterfront resiliency\Cadd\plansheets\segment 1 set\C-803 STORMWATER POLLUTION PREVENTION PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Plotted By: Sali, Cory Sheet Set: C:\FB Waterfront Resiliency Segment 1 Layout: S-001 STRUCTURAL GENERAL NOTES February 04, 2026 01:31:27pm K:\fbx_waterresources\142806004 - fb11 waterfront resiliency\Cadd\plansheets\segment 1 set\S-001 STRUCTURAL GENERAL NOTES.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

DESIGN SPECIFICATIONS AND REFERENCES:

1. FLORIDA BUILDING CODE, EIGHTH EDITION, 2023.
2. STRUCTURAL STEEL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) "MANUAL OF STEEL CONSTRUCTION, ALLOWABLE STRESS DESIGN." 15th EDITION.
3. STRUCTURAL CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICAN CONCRETE INSTITUTE (ACI) PUBLICATION ACI 318–19 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" AND ACI 301– 19," SPECIFICATIONS FOR STRUCTURAL CONCRETE".
4. STRUCTURAL WELDING CODE D1.1, LATEST EDITION, BY AMERICAN WELDING SOCIETY.

RAMP MATERIALS:

1. ALL CONCRETE SHALL CONTAIN:
   - A. PORTLAND CEMENT – ASTM C150–TYPE II.
   - B. FLY ASH – ASTM C618, CLASS F.
   - C. HIGH RANGE WATER.
   - D. REDUCING ADMIXTURE (SUPERPLASTICIZER) AND WATER REDUCING ADMIXTURE.
   - E. LOW WATER–TO–CEMENTITOUS–MATERIALS RATIO – W/CM < 0.40.
   - F. LIMIT ON SIZE OF LARGE AGGREGATE – 57 STONE.
2. CAST–IN–PLACE CONCRETE – 28 DAY STRENGTH – 5000 PSI – EXPOSURE CLASS S2 FOR SEVERE CORROSION PROTECTION OF REINFORCEMENT.
3. REINFORCING STEEL:
   - A. NEW BILLET STEEL SHALL CONFORM TO ASTM A615, GRADE 60.
   - B. STEEL FOR TIGHT RADIUS BENDS AND WELDABILITY SHALL CONFORM TO ASTM A706, GRADE 60.

REINFORCED CONCRETE

RC–1 ALL CONCRETE SHALL CONTAIN:
- A. PORTLAND CEMENT –ASTM C150– TYPE II.
- B. FLY ASH – ASTM C618, CLASS F. (25% MAX.)
- C. HIGH RANGE WATER REDUCING ADMIXTURE (SUPERPLASTICIZER) AND WATER REDUCING ADMIXTURE. (SLUMP 6–8")
- D. LOW WATER–TO–CEMENTITIOUS–MATERIALS RATIO – W/CM < 0.40.
- E. LIMIT ON SIZE OF LARGE AGGREGATE – 57 STONE

RC–2 STRUCTURAL CONCRETE SHALL CONFORM TO ACI 301 SPECIFICATIONS, AND SHALL DEVELOP THE FOLLOWING MINIMUM COMPRESSIVE STRENGTHS AT 28 DAYS, AS WELL AS OTHER PROPERTIES SPECIFIED IN THESE DOCUMENTS. SEE SPECIFICATIONS FOR DESIGN MIX REQUIREMENTS.

CIP BULKHEAD CAPS/SLABS/WALLS 5,000 PSI

RC–3 CONCRETE SHALL BE READY–MIX, REGULAR WEIGHT FOR ALL STRUCTURAL USES, WITH MINIMUM DRY DENSITY OF 140 LBS. PER CUBIC FOOT.

RC–4 ALL PUMPED CONCRETE CONTAINING #57 AGGREGATE SHALL CONTAIN A HIGH RANGE WATER REDUCING AGENT. MINIMUM SIZE OF DISCHARGE SHALL BE 4 INCHES.

RC–5 CONCRETE SHALL BE WET CURED FOR A 7 DAY MINIMUM FOLLOWED BY FDOT APPROVAL TYPE 2 CURBING COMPOUND.

RC–6 CONTROL AND EXPANSION JOINTS SHALL BE PER DRAWINGS.

RC–7 ALL CONCRETE CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".

RC–8 CHAMFER ALL EXPOSED CONCRETE EDGES, – 3/4"x3/4" UNLESS NOTED OTHERWISE.

RC–9 REINFORCING STEEL SHALL BE DETAILED, FABRICATED AND INSTALLED IN ACCORDANCE WITH ACI 318 AND ACI DETAILING MANUAL, ACI 315.

RC–10 REINFORCING STEEL SHALL BE NEW, DEFORMED BARS, FREE OF RUST, SCALE AND OIL, CONFORMING TO ASTM A–615, GRADE 60 WITH A MINIMUM YIELD STRENGTH = 60,000 PSI.

RC–11 LAP SPLICE REINFORCING STEEL AS INDICATED. LAP SPLICES NOT SPECIFICALLY DIMENSIONED SHALL BE IN ACCORDANCE WITH ACI 318, CLASS B AS INDICATED BELOW. TOP BARS ARE HORIZONTAL BARS WITH 12 INCHES OR MORE OF CONCRETE CAST BELOW THE BARS. IN BEAMS, LAP CONTINUOUS BOTTOM STEEL OVER SUPPORTS AND CONTINUOUS TOP STEEL AT MIDSPAN, UNLESS NOTED OTHERWISE.

BAR SIZE	TOP BARS 5,000 PSI	OTHER BARS 5,000 PSI
#3	23"	17"
#4	30"	23"
#5	37"	28"
#6	45"	34"
#7	64"	49"
#8	73"	56"
#9	82"	63"
#10	93"	71"
#11	103"	78"
#14	123"	94"
#18	163"	125"

RC–12 TERMINATE ALL DISCONTINUOUS ENDS OF TOP BARS WITH STANDARDS ACI HOOKS. TURN HOOKS UP OR DOWN INTO SUPPORTING STRUCTURE. CORNER BARS SHALL BE SUPPLIED AND PLACED IN ADDITION TO HOOKED ENDS, PER THE DETAILS IN THESE DOCUMENTS.

RC–13 PROVIDE 3 INCH MINIMUM CONCRETE COVERAGE OVERALL REINFORCING UNLESS NOTED OTHERWISE.

RC–14 ALL PENETRATIONS THROUGH SLABS, BEAMS OR FOOTINGS SHALL BE SLEEVED INDIVIDUALLY. CORE DRILLING OF EXISTING CONCRETE MEMBERS WILL NOT BE PERMITTED, UNLESS NOTED ON PLANS. SUBMIT LOCATIONS AND SIZES OF ALL SLEEVES FOR ENGINEER APPROVAL PRIOR TO CASTING.

RC–15 WHERE WALLS, BEAMS AND CAPS CHANGE DIRECTION, PROVIDE CORNER BARS OF SAME SIZE AND QUANTITY AS THE SPECIFIED LONGITUDINAL STEEL.

RC–16 FOLLOW ACI 301, ACI 305 AND ACI 306 FOR HOT AND COLD WEATHER CONCRETE WORK.

RC–17 ALL EMBEDDED ITEMS SHALL BE SECURELY FIXED AND MAINTAINED IN POSITION PRIOR TO AND DURING CONCRETE PLACEMENT.

RC–18 NOT MORE THAN ONE–HALF OF THE REINFORCING BARS SHALL BE SPLICED AT ANY ONE LOCATION, WITH ADJACENT SPLICES STAGGERED NOT LESS THAN ONE LAP SPLICE LENGTH BETWEEN SPLICES.

RC–19 HOOKS AT THE ENDS OF REINFORCING BARS SHALL BE STANDARD ACI 90 DEGREE AND 180 DEGREE HOOKS CONFORMING TO ACI 318.

RC–20 DO NOT CUT, BEND OR OTHERWISE MODIFY REINFORCING STEEL IN THE FIELD. REINFORCING BARS SHALL NOT BE DISPLACED PRIOR TO OR DURING CONCRETE PLACING TO ACCOMMODATE ANCHORS, EMBEDS, OR OTHER ITEMS.

RC–21 CONCRETE CAP SHALL NOT BE POURED WITHIN 300 FEET OF PILE DRIVING OR VIBRATORY HAMMER OPERATIONS TO AVOID CRACKING, SETTLING ON IMPACTS TO CURING.

RC–22 INTENTIONALLY ROUGHEN ALL EXISTING SMOOTH CONCRETE SURFACES TO RECEIVE FRESH CONCRETE PLACEMENT TO AT LEAST A 1/4" AMPLITUDE.

RC–23 CONCRETE BULKHEAD CAP CAN NOT BE POURED WITHIN 7 DAYS OF A PREVIOUS ADJACENT POUR. SKIP POURING WILL BE REQUIRED.

STRUCTURAL STEEL/METALS

S–1 FABRICATION AND ERECTION OF MISCELLANEOUS FABRICATIONS SHALL CONFORM TO THE A.I.S.C. "MANUAL OF STEEL CONSTRUCTION", 15th EDITION AND THE A.I.S.C. "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS", 2016.

S–2 STEEL SHAPES, PLATES, BRACKETS, SEATS AND OTHER FABRICATIONS SHALL BE OF STEEL CONFORMING TO A.S.T.M. A36, WITH A MINIMUM YIELD STRESS OF 36 KSI.

S–3 STEEL SHEET PILES SHALL CONFORM TO A.S.T.M. A252/572 GR. 60 WITH A MINIMUM YIELD STRESS OF 60 KSI.

S–4 TUBE SECTIONS SHALL CONFORM TO A.S.T.M. A500, GRADE B WITH A MINIMUM YIELD STRESS OF 46 KSI. PIPE SHALL CONFORM TO A.S.T.M. A501 OR A53, TYPES E OR S, WITH A MINIMUM YIELD STRESS OF 36 KSI.

S–5 ALL BOLTS WHICH ARE TO BE CAST INTO CONCRETE SHALL BE A.S.T.M. A36 OR A307, UNLESS NOTED OTHERWISE.

S–6 SUBMIT MISCELLANEOUS FABRICATIONS SHOP AND ERECTION DRAWINGS FOR REVIEW BY THE ENGINEER. ANY SPLICES OR CONNECTIONS NOT FULLY PROVIDED IN THESE PLANS SHALL BE DESIGNED BY A DELEGATED ENGINEER WHO OVERSEES THE DETAILING OF THE STEEL SHOP AND ERECTION DRAWINGS, AND BEAR THE SEAL OF THAT INDIVIDUAL, BEING A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF FLORIDA. PROVIDE SIGNED AND SEALED ENGINEERING CALCULATIONS FOR ANY SPECIAL MOMENT SPLICE DESIGNS.

S–7 HAND RAILINGS AND LADDER SHALL BE PAINTED PURE WHITE TO MATCH EXISTING BASED ON A THREE PART SYSTEM CONSISTING OF A ZINC RICH PRIMER, EPOXY PAINT AND URETHANE FINISH COAT WITH A MINIMUM DRY FILM THICKNESS OF 16 MILS. THE COATING SYSTEM SHALL BE APPROVED PRIOR TO ANY WORK.

S–8 ALL STEEL PLATES, BOLTS, WASHERS, NUTS, FASTENERS, HANGERS, STRAPS AND CLIPS SHALL BE TYPE 316 STAINLESS STEEL U.N.O.

S–9 STEEL PLATES AND ROLLED STEEL MEMBERS, BOLTS, NUTS AND WASHERS SHALL CONFORM TO TYPE 316 STAINLESS STEEL.

S–10 NAILS, SCREWS, HANGERS, STRAPS, AND CLIPS SHALL BE FABRICATED FROM APPROPRIATE MATERIALS TO MEET CONDITIONS SHOWN.

S–11 PREFABRICATED AND MANUFACTURED METAL CONNECTORS, STRAPS, ANCHORS, TIES AND HANGERS SHALL BE STAINLESS STEEL, G90 U.N.O.

S–12 PROVIDE SUBMITTAL OF ALL ITEMS OR PROPOSED SUBSTITUTIONS FOR EQUAL APPROVAL. PROVIDE SIZE AND NUMBER OF FASTENERS PER MANUFACTUER RECOMMENDATIONS, U.N.O. ON PLANS.

SHEET PILE INSTALLATION

SP–1 PILES SHALL BE DRIVEN TO THE LENGTHS SPECIFIED. THE ENGINEER MUST APPROVE ANY DEVIATION.

SP–2 PILES SHALL BE DRIVEN WITHIN THREE (3) INCHES OF PLAN LOCATION, AND PARALLEL TO EXISTING WALL

SP–3 THE CONTRACTOR SHALL TAKE ADDED PRECAUTIONS TO MINIMIZE DAMAGE TO THE PILE COATING SYSTEM DURING HANDLING AND DRIVING. REPAIRS TO THE PILE COATING SYSTEM SHALL BE MADE AS SOON AS POSSIBLE AFTER THE DAMAGE OCCURS. THE CONTRACTOR SHALL PRE – APPROVE REPAIR METHODS WITH THE ENGINEER TO MINIMIZE DELAYS.

SP–4 PILE DRIVING LOGS SHALL BE MAINTAINED AND SUBMITTED EVERY 2 TO 3 DAYS TO THE ENGINEER. PILE LOGS SHALL REFLECT THE PILE LOCATION AND METHOD OF INSTALLATION. LOCATION OF HARD MATERIAL SHALL BE NOTED.

SP–5 CONTRACTOR SHALL REVIEW BORING LOGS FOR THE AREA AND FAMILIARIZE THEMSELVES WITH THE MATERIALS THAT WILL BE ENCOUNTERED. THERE IS AN INCONSISTENT THICKNESS OF HARD MATERIAL WITHIN THE SHEET PILE EMBEDMENT. CONTRACTOR IS RESPONSIBLE FOR BRINGING ALL EQUIPMENT NECESSARY TO BRING SHEET PILES TO GRADE INCLUDING, BUT NOT LIMITED TO, VIBRATOR HAMMER, PUNCHES (WITHOUT IMPACT), DRILLS/AUGERS AND OTHER. PAST PROJECTS IN ADJACENT PROPERTIES HAD DIFFICULTY VIBRATING. CONTRACTOR SHALL BE PREPARED TO BRING SHEETS TO GRADE AT NO ADDITIONAL COST TO OWNER.

SP–6 ALL SHEET PILES SHALL BE BROUGHT TO GRADE / TIP IN SAME DAY AS THEY ARE STARTED. NO SHEET CAN BE LEFT EXTENDING ABOVE THE TOP OF THE FINISH ELEVATION OVERNIGHT TO PREVENT SET UP OF PILES IN GEOTECHNICAL MATERIALS.

SP–7 DRY FIRING AND RAMPING OF THE PILE HAMMER AS REQUIRED BY ENVIRONMENTAL PERMIT. SEE PERMITS IN TECHNICAL SPECIFICATIONS FOR ADDITIONAL DETAILS.

SP–8 CONTRACTOR SHALL USE A VARIABLE MOMENT HAMMER TO MINIMIZE VIBRATIONS OF SOILS AND ADJACENT STRUCTURES DURING PILE INSTALLATION.

SP–9 THERE IS MISCELLANEOUS CONCRETE DEBRIS AND ASSOCIATED ROCK RIP RAP USED AS ARMOUR FOR FORMER STRUCTURES THAT COULD INTERFERE WITH PILE DRIVING OPERATIONS. CONTRACTOR SHALL CLEAR LOOSE DEBRIS AS REQUIRED TO ENSURE PILE DRIVING IS COMPLETED AS SPECIFIED.

SP–10 ALL STEEL PIPE PILES SHALL BE SANDBLASTED TO A NEAR WHITE FINISH AND COATED WITH 16 MILS TOTAL DFT OF COAL TAR EPOXY. COATING SHALL EXTEND AS INDICATED.

SP–11 JETTING OF PILES IS NOT PERMITTED

PRESTRESSED CONCRETE PILE NOTES:

F–1 PILES SHALL BE 12" PRESTRESSED CONCRETE PILES PER FDOT INDEX 455–012 FY 2023–2024.

F–2 MINIMUM PILE TIP ELEVATION SHALL BE AS INDICATED IN SECTIONS..

F–3 JETTING OF PILES IS NOT PERMITTED.

WOOD / TIMBER:

W–1 DIMENSIONAL LUMBER GRADES AND ALLOWABLE DESIGN STRESSES SHALL BE AS FOLLOWS: ALL WOOD SHALL BE P.T. SOUTHERN YELLOW PINE UNLESS NOTED OTHERWISE (U.N.O.)

DECKING AND JOISTS:
- NO. 1 P.T. S.Y.P.:
  - FB = 1250 PSI
  - FV = 175 PSI
  - E = 1,600,000 PSI

GIRDERS:
- NO. 1 P.T. S.Y.P.:
  - FB = 1000 PSI
  - FV = 175 PSI
  - E = 1,600,000 PSI

W–2 GLUE USED IN THE FIELD FOR ASSEMBLING WOOD PRODUCTS SHALL BE WATERPROOF EXTERIOR GRADE EQUAL TO OR BETTER THAN LIQUID NAILS.

THE FOLLOWING PRESERVATIVES SHOULD BE APPLIED.
- PILES 2.50 CCA
- CAPS 0.60 CCA
- JOISTS 0.60 CCA

W–4 MANUFACTURED WOOD DECKING PRODUCT SHALL BE FABRICATED BY MANUFACTURER TO MEET CONDITIONS AND LOADING SHOWN ON PLANS.

W–5 ALL WOOD FRAMING (NOT PILES OR DECK) SHALL BE PRESSURE TREATED AND COATED AFTER INSTALLED WITH A CLEAR COAT WEATHER SEALER AS APPROVED BY OWNER.

W–6 DECKING THROUGHOUT THE SITE SHALL BE TREK COMPOSITE TRANSCEND (ISLAND MIST) OR APPROVED EQUAL – PHYSICAL SAMPLE OF COLOR OPTIONS TO BE PROVIDED TO PROJECT LA AND APPROVED THROUGH SUBMITTAL PROCESS.

W–7 ALL SIMPSON AND TIMBER ANCHORS SHALL BE STAINLESS STEEL.

W–8 ALL NUTS, WASHERS, AND BOLTS SHALL BE GRADE 316 S.S.

MECHANICAL ANCHORS:

MA–1 USE WEDGE–TYPE OR THREADED/UNDERCUTTING–TYPE ANCHORS CONFORMING TO BROWARD COUNTY PRODUCT APPROVAL AND/OR FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) PRODUCT APPROVAL.

MA–2 FOLLOW MANUFACTURER'S INSTRUCTIONS FOR USE AND INSTALLATION.

MA–3 PROVIDE A MINIMUM SPACING OF 10 ANCHOR DIAMETERS AND EDGE DISTANCE OF 12 ANCHOR DIAMETERS, U.N.O.

MA–4 ANCHORS FOR STRUCTURAL CONNECTIONS SHALL BE 1/2 INCH DIAMETER OR GREATER.

CHEMICAL ADHESIVE FOR THREADED BARS AND ANCHOR BOLTS:

CA–1 CHEMICAL ADHESIVE PRODUCT USED SHALL CONFORM TO BROWARD COUNTY PRODUCT APPROVAL AND/OR FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) PRODUCT APPROVAL.

CA–2 FOLLOW MANUFACTURER'S INSTRUCTIONS FOR USE AND INSTALLATION.

CA–3 DIAMETER OF HOLE SHALL BE 1/16 INCH LARGER THAN DIAMETER OF ANCHOR BOLT, U.N.O.

CA–4 PROVIDE A MINIMUM EMBEDMENT OF 12 ANCHOR DIAMETERS, U.N.O.

CA–5 PROVIDE A MINIMUM SPACING OF 8 ANCHOR DIAMETERS AND EDGE DISTANCE OF 6 ANCHOR DIAMETERS, U.N.O.

WELDING

W–1 WELDING OF METAL FABRICATIONS SHALL CONFORM TO (AWS) "STRUCTURAL WELDING CODE– STEEL", D1.1.

W–2 ALL SHOP AND FIELD WELDING SHALL BE PERFORMED BY CERTIFIED AND APPROVED WELDERS.

W–3 ALL WELDED CONNECTIONS SHALL BE PRE–QUALIFIED IN ACCORDANCE WITH AWS D1.1.

W–4 ALL WELDED STEEL CONNECTIONS SHALL BE MADE USING SHIELDED METAL ARC PROCESS, OR APPROVED EQUAL, WITH ELECTRODES CONFORMING TO E70XX.

W–5 ALL WELDS (SHOP AND FIELD) SHALL BE INSPECTED (VISUAL AND RT, MT AND BY AWS CERTIFIED WELDING INSPECTORS (CWI) PER SPECIFICATIONS..

GEOTECHNICAL INFORMATION:

G–1 CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT'S SOIL BORINGS AND REQUIREMENTS.

FINAL REPORT OF GEOTECNICAL EXPLORATION BY MAE (MAE PROJECT NO. 0013–0011) DATED NOVEMBER 15, 2023

PRE-FINAL

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT DATUMS:

HORIZONTAL: NAD83/2011
(FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE 0901, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.)

VERTICAL: NAVD '88

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2026 KIMLEY–HORN AND ASSOCIATES, INC.
12740 GRAN BAY PARKWAY WEST, SUITE 2350
JACKSONVILLE, FLORIDA 32258
PHONE: 904–828–3900
WWW.KIMLEY–HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
CORY T. SALT, P.E.
FLORIDA LICENSE NUMBER
98284

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY P.E. ON THE DATE ADJACENT TO THE SEAL

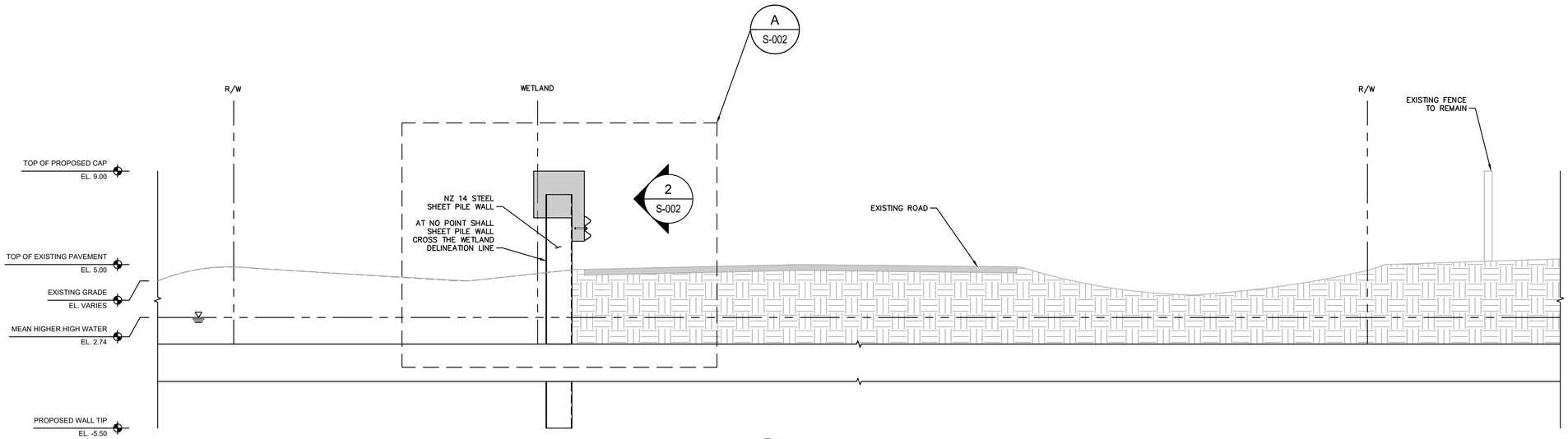
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

KHA PROJECT 142806004
DATE FEBRUARY 2026
SCALE: AS SHOWN
DESIGNED BY: ——
DRAWN BY: ——
CHECKED BY: ——

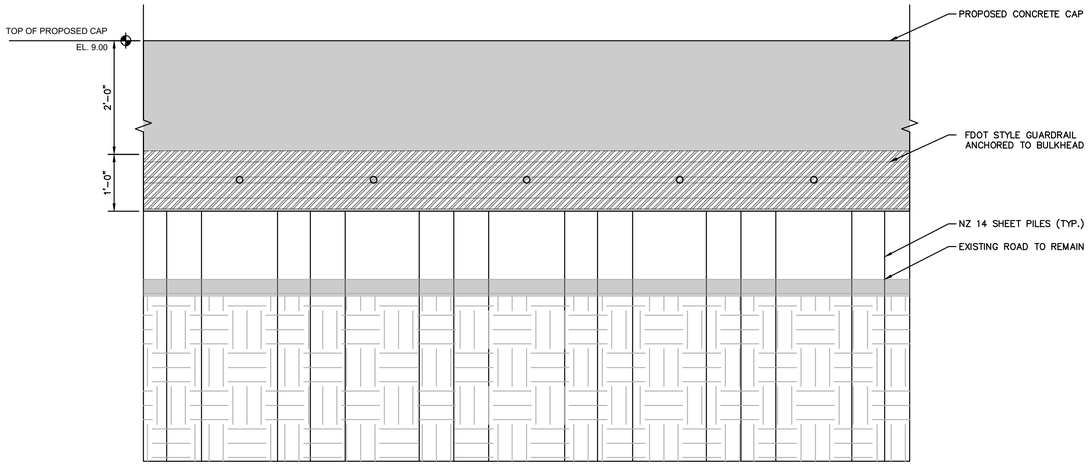
STRUCTURAL GENERAL NOTES

WATERFRONT RESILIENCY SYSTEM
PREPARED FOR
CITY OF FERNANDINA BEACH
CITY OF FERNANDINA BEACH FLORIDA

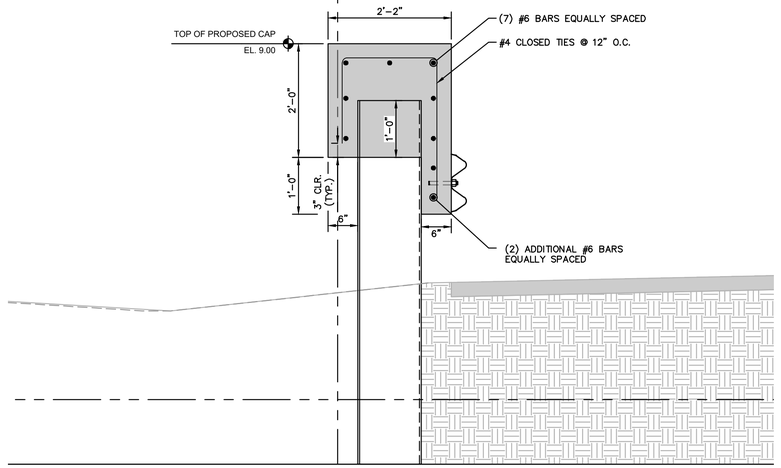
SHEET NUMBER
S-001



1 S-002 **SEGMENT 1 SECTION**
SCALE: 3/8" = 1'-0"



2 S-002 **SEGMENT 1 ENLARGED ELEVATION**
SCALE: 3/4" = 1'-0"



A S-002 **SEGMENT 1 ENLARGED SECTION**
SCALE: 3/4" = 1'-0"

NOTES:

1. CONTROL JOINTS: CONSTRUCT CONTROL JOINTS IN RESILIENCY WALL CONCRETE CAP AT 10'-0" ON CENTER, MAXIMUM.
2. EXPANSION JOINTS: CONSTRUCT EXPANSION JOINTS IN RESILIENCY WALL CONCRETE CAP AT 40'-0" ON CENTER, MAXIMUM.

PRE-FINAL

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT DATUMS:
HORIZONTAL: NAD83/2011
(FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE 0901, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT)
VERTICAL: NAVD '88

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
12740 GRAN BAY PARKWAY WEST, SUITE 2350
JACKSONVILLE, FLORIDA 32258
PHONE: 904-828-3900
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

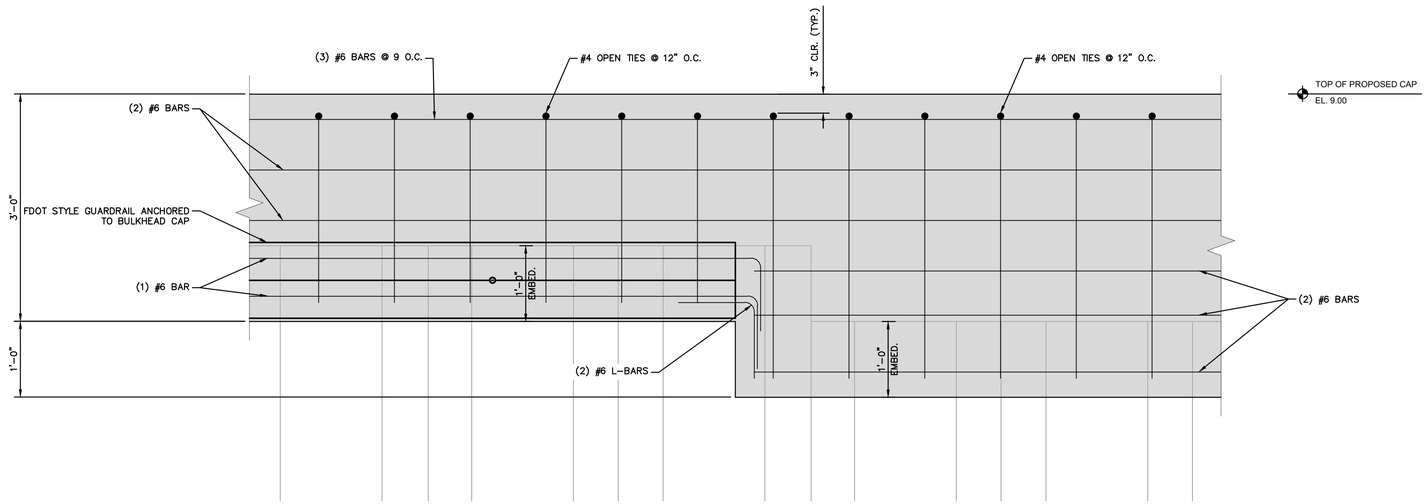
LICENSED PROFESSIONAL
CORY T. SALT, P.E.
FLORIDA LICENSE NUMBER
98284
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CORY T. SALT, P.E. ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

KHA PROJECT
142806004
DATE
FEBRUARY 2026
SCALE: AS SHOWN
DESIGNED BY: ----
DRAWN BY: ----
CHECKED BY: ----

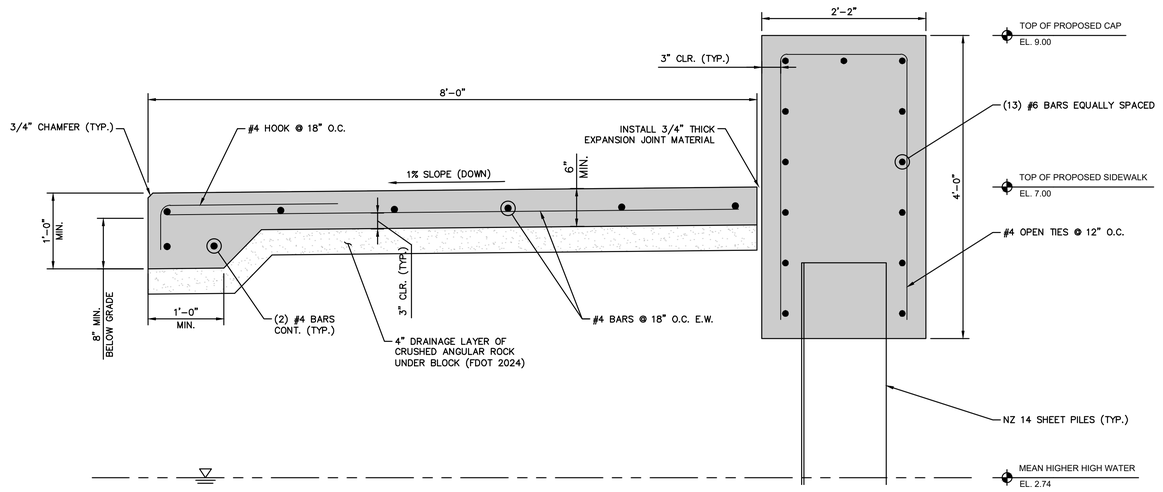
PROPOSED SEGMENT 1
WATERFRONT RESILIENCY SYSTEM
PREPARED FOR
CITY OF FERNANDINA BEACH
FLORIDA
CITY OF FERNANDINA BEACH

SHEET NUMBER
S-002

Plotted By: Salt, Cory Sheet Set: CoFB Waterfront Resiliency Segment 1 Layout: S-002 PROPOSED SEGMENT 1 February 04, 2026 01:31:44pm K:\Jax_waterresources\142806004 - fbfl waterfront resiliency\Cadd\plansheets\segment 1 set\S-002 PROPOSED SEGMENT 1.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



1 / S-003 SEGMENT 1 SECTION
SCALE: 1" = 1'-0"



2 / S-003 6" CONCRETE (CONQUINA MIX) REINFORCED TYPICAL SIDEWALK ON GRADE SECTION
SCALE: 1" = 1'-0"

NOTES:

1. CONTROL JOINTS (WALL): CONSTRUCT CONTROL JOINTS IN RESILIENCY WALL AND CONCRETE CAP AT 10'-0" ON CENTER, MAXIMUM.
2. CONTROL JOINTS (SIDEWALK): CONSTRUCT CONTROL JOINTS IN NEW SIDEWALK AT 10'-0" ON CENTER, MAXIMUM.
3. EXPANSION JOINTS (WALL): CONSTRUCT EXPANSION JOINTS IN RESILIENCY WALL CONCRETE CAP AT 40-0" ON CENTER, MAXIMUM.
4. EXPANSION JOINTS (SIDEWALK): CONSTRUCT EXPANSION JOINTS IN SIDEWALK AT 40'-0" ON CENTER, MAXIMUM AND ADJACENT TO THE EXISTING SIDEWALK ON THE SOUTH SIDE OF THIS SEGMENT AS WELL AS ADJACENT TO THE BULKHEAD FOR THE BOAT RAMP ON THE NORTH SIDE OF THIS SEGMENT.

PRE-FINAL

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT DATUMS:
HORIZONTAL: NAD83/2011
(FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE 0901, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.)
VERTICAL: NAVD '88

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
12740 GRAN BAY PARKWAY WEST, SUITE 2350
JACKSONVILLE, FLORIDA 32258
PHONE: 904-828-3900
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
CORY T. SALT, P.E.
FLORIDA LICENSE NUMBER
98264

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CORY T. SALT, P.E. ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

KHA PROJECT 142806004
DATE FEBRUARY 2026
SCALE: AS SHOWN
DESIGNED BY: ---
DRAWN BY: ---
CHECKED BY: ---

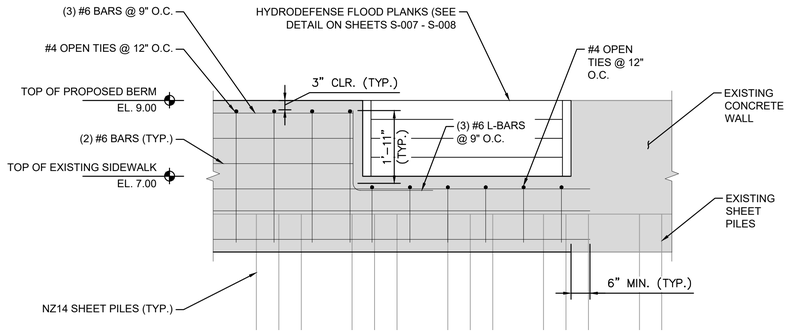
PROPOSED SEGMENT 1

WATERFRONT RESILIENCY SYSTEM
PREPARED FOR
CITY OF FERNANDINA BEACH FLORIDA

CITY OF FERNANDINA BEACH

SHEET NUMBER
S-003

Plotted By: Salt, Cory Sheet Set: CoFB Waterfront Resiliency Segment 1 Layout: S-003 PROPOSED SEGMENT 1 February 04, 2026 01:31:52pm K:\jax_waterresources\142806004 - fbfl waterfront resiliency\Cadd\plansheets\segment 1 set\S-002 PROPOSED SEGMENT 1.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



1 / S-004 SEGMENT 1 CAP END WALL @ SIDEWALK

SCALE: 1/2" = 1'-0"

PRE-FINAL

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT DATUMS:

HORIZONTAL: NAD83/2011
(FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE 0901, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT)

VERTICAL: NAVD '88

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
12740 GRAN BAY PARKWAY WEST, SUITE 2350
JACKSONVILLE, FLORIDA 32258
PHONE: 904-828-3900
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

ENDWALL DETAILS

WATERFRONT RESILIENCY SYSTEM
PREPARED FOR
CITY OF FERNANDINA BEACH
CITY OF FERNANDINA BEACH FLORIDA

KHA PROJECT 142806004
DATE FEBRUARY 2026
SCALE: AS SHOWN
DESIGNED BY: ____
DRAWN BY: ____
CHECKED BY: ____

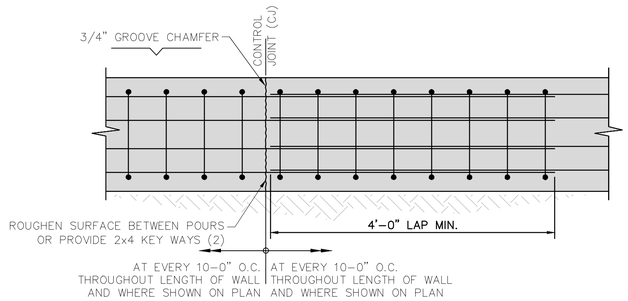
LICENSED PROFESSIONAL
CORY T. SALT, P.E.
FLORIDA LICENSE NUMBER 98284

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CORY T. SALT, P.E. ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

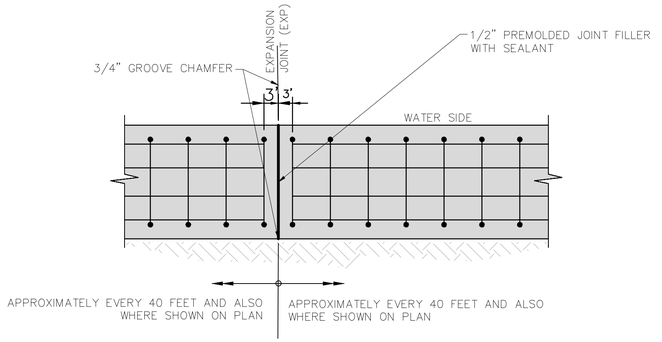
SHEET NUMBER
S-004

Plotted By: Salt, Cory Sheet Set: CoFB Waterfront Resiliency Segment 1 Layout: S-004 ENDWALL DETAILS February 04, 2026 01:31:55pm K:\Jax_waterresources\142806004 - fb1 waterfront resiliency\Cadd\plansheets\segment 1 set\S-002 PROPOSED SEGMENT 1.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

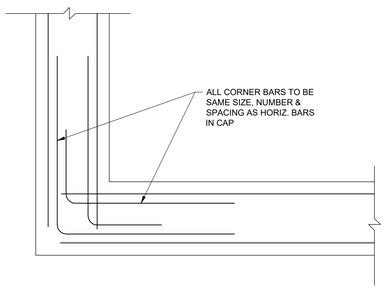
ADJACENT POURS SHALL NOT BE CONDUCTED WITHIN 7 DAYS OF EACH OTHER. SKIP POURS AS REQUIRED.



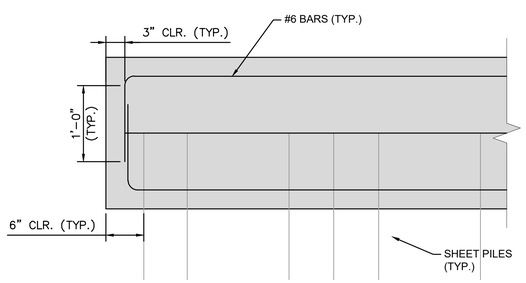
1 / S-005 CAP CONTROL JOINT DETAIL (C.J.)
SCALE: N.T.S.



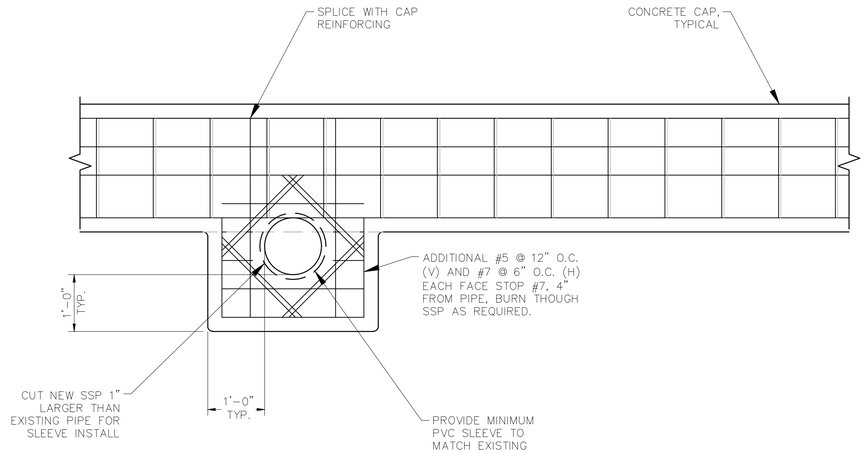
2 / S-005 CAP EXPANSION JOINT PLAN (EXP.)
SCALE: N.T.S.



3 / S-005 CAP CORNER REINFORCING DETAIL
SCALE: N.T.S.



5 / S-005 TYPICAL CAP TERMINATION DETAIL
SCALE: 1" = 1'-0"



4 / S-005 OUTFALL PENETRATION DETAIL
SCALE: 1/2" = 1'

PRE-FINAL

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT DATUMS:
HORIZONTAL: NAD83/2011
(FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE 0901, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT)
VERTICAL: NAVD '88

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
12740 GRAN BAY PARKWAY WEST, SUITE 2350
JACKSONVILLE, FLORIDA 32258
PHONE: 904-828-3900
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
CORY T. SALT, P.E.
FLORIDA LICENSE NUMBER
98284

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CORY T. SALT, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

KHA PROJECT 142806004
DATE FEBRUARY 2026
SCALE: AS SHOWN
DESIGNED BY: ----
DRAWN BY: ----
CHECKED BY: ----

CONCRETE CAP DETAILS

WATERFRONT RESILIENCY SYSTEM
PREPARED FOR
CITY OF FERNANDINA BEACH FLORIDA
CITY OF FERNANDINA BEACH

SHEET NUMBER
S-005

Plotted By:Salt, Cory Sheet Set:CoFB Waterfront Resiliency Segment 1 Layout:S-005 CONCRETE CAP DETAILS February 04, 2026 01:32:05pm K:\Jax_waterresources\142806004 - fbfl waterfront resiliency\Cadd\plansheets\segment 1 set\S-002 PROPOSED SEGMENT 1.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

MODEL: FP-530 (HydroDefense Flood Plank)

IMPORTANT
DOCUMENTS PROVIDED WITH THIS DRAWING CONTAIN NECESSARY SUPPLIMENTAL DATA FOR APPROVAL CONFIRMATION AND FOR INSTALLATION. IF ANY ARE MISSING CONTACT PS INDUSTRIES INC.

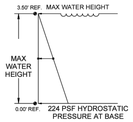
☑ FP530-FLOOD PLANK-O&M
☑ JAMB ANCHORAGE TECHNICAL DATA
☑ MULLION ANCHORAGE / EMBEDMENT TECHNICAL DATA

DESIGN LOADING CRITERIA:
*THIS PRODUCT IS DESIGNED FOR THE LOADING DETAILED ON THIS DRAWING WITH CORRESPONDING LOAD FACTORS FOR A NON-COASTAL A-ZONE IN ACCORDANCE WITH ASCE 7 CHAPTER 2. THE APPROVER IS RESPONSIBLE FOR VERIFYING THAT THE LOADING, AS DETAILED, IS COMPLETE AND CORRECT AND THAT THE FLOOD ZONE CLASSIFICATION IS CORRECT PER DEFINITIONS PROVIDED IN ASCE 7 CHAPTER 5, BY REFERENCING FEMA FLOOD MSC, AND/OR BY CONSULTING A FLOODPLAIN EXPERT FAMILIAR WITH THE LOCATION.

*DESIGNED TO CONTROL SHORT TERM HYDROSTATIC WATER LOADS (64 PCF) UP TO THE DESIGNED WATER HEIGHT NOTED ON THE DRAWINGS. NO ALLOWANCES HAVE BEEN INCLUDED TO CONTROL WAVE SURGE LOADS OR OTHER IMPACT LOADS UNLESS SPECIFICALLY DETAILED ON THE DRAWINGS. ALL LOADS ARE TRANSFERRED TO THE BUILDING STRUCTURE.

*FLOOD LOADING ACTS IN THE DIRECTION DETAILED ON DRAWINGS.

WATER PROTECTION HEIGHT

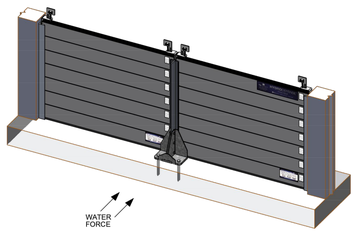


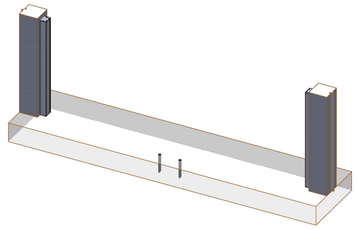
PRESSURE CHART - HYDROSTATIC LOADS ONLY
(WATER @ 64 PCF)

LOADING REQUIREMENTS

- ☑ HYDROSTATIC ONLY
- ☐ HYDROSTATIC + HYDRODYNAMIC
- ☐ HYDROSTATIC + HYDRODYNAMIC + IMPACT

POST MULLION DESIGNED FOR UP TO MAX 48" WATER PROTECTION HEIGHT





REV.	REVISIONS	DATE	REVISED BY

FINISH:

DOOR/OPENING NAME: **POST MULLION - BETWEEN (HILTI ANCHORS)**

MODEL NAME: FP-530 (HydroDefense Flood Plank)

SN: | SO #: | QTY:

SHIP TO:
SOLD TO:
PROJECT NAME:
CUST PO #:

DWG STATUS: **REFERENCE DRAWING - NOT FOR CONSTRUCTION**
ESTIMATED PART/ASSY WEIGHT: 34.69 LBS.
DWG #: GEN-POST-BETWEEN-HILTI

PROPRIETARY AND CONFIDENTIAL DRAWINGS ARE EXCLUSIVE PROPERTY OF PS INDUSTRIES INCORPORATED AND CANNOT BE USED IN WHOLE OR PART WITHOUT WRITTEN CONSENT © 2021 PS INDUSTRIES INCORPORATED ALL RIGHTS RESERVED

DATE: 12/14/2021
SCALE: NTS
DWG BY: cltzinger
CHECKED: /

PS Flood Barriers™
A Division of PS INDUSTRIES INC
1150 48th St. S
GRAND FORKS, ND 58201
PH: 701-746-4318
FAX 701-746-8340

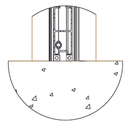
SHEET # 1 OF 6 | Rev. E

C:\PS DOORS\EMPLOYEE FOLDERS\CLUTZINGER\REFERENCE DRAWINGS FLOOD PLANKS\FP530-REF-POST-BETWEEN-JAMB-TIGER-POST-BETWEEN-HILTI, 12/14/2021

WET SIDE ELEVATION

IMPORTANT
SEE PRODUCT O&M MANUAL TO REVIEW:
*CRITICAL INSTALLATION AND DEPLOYMENT PROCEDURES
*SILL AND EMBED DETAILS

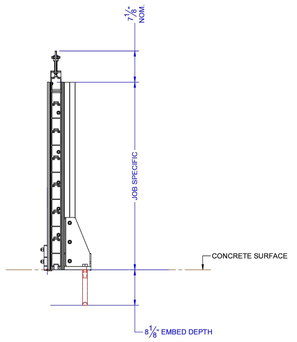
PLANK DETAIL
INDIVIDUAL PLANK WEIGHT:

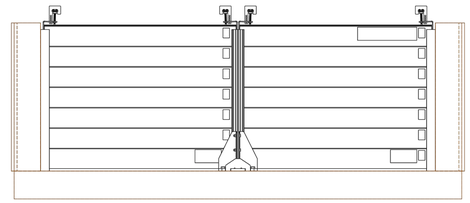


NO SILL GASKET PERFORMANCE DEPENDENT ON CONDITION OF FLOOR CONTACT AREA. FLOOR CONTACT AREA SHOULD BE SOUND, FLAT/LEVEL, AND WITHOUT BLEMISH FOR BEST GASKET PERFORMANCE.

PROJECTED TOP VIEW
(MULLIONS HIDDEN)







REV.	REVISIONS	DATE	REVISED BY

FINISH:

DOOR/OPENING NAME: **POST MULLION - BETWEEN (HILTI ANCHORS)**

MODEL NAME: FP-530 (HydroDefense Flood Plank)

SN: | SO #: | QTY:

SHIP TO:
SOLD TO:
PROJECT NAME:
CUST PO #:

DWG STATUS: **REFERENCE DRAWING - NOT FOR CONSTRUCTION**
ESTIMATED PART/ASSY WEIGHT: 34.69 LBS.
DWG #: GEN-POST-BETWEEN-HILTI

PROPRIETARY AND CONFIDENTIAL DRAWINGS ARE EXCLUSIVE PROPERTY OF PS INDUSTRIES INCORPORATED AND CANNOT BE USED IN WHOLE OR PART WITHOUT WRITTEN CONSENT © 2021 PS INDUSTRIES INCORPORATED ALL RIGHTS RESERVED

DATE: 12/14/2021
SCALE: NTS
DWG BY: cltzinger
CHECKED: /

PS Flood Barriers™
A Division of PS INDUSTRIES INC
1150 48th St. S
GRAND FORKS, ND 58201
PH: 701-746-4318
FAX 701-746-8340

SHEET # 2 OF 6 | Rev. E

C:\PS DOORS\EMPLOYEE FOLDERS\CLUTZINGER\REFERENCE DRAWINGS FLOOD PLANKS\FP530-REF-POST-BETWEEN-JAMB-TIGER-POST-BETWEEN-HILTI, 12/14/2021

LEFT JAMB

DESIGN LOADS
1. DUE TO VARIABILITY IN EXISTING MOUNTING STRUCTURE, PS INDUSTRIES IS NOT RESPONSIBLE FOR STRUCTURAL FASTENER DESIGN INTO LESS THAN IDEAL FIELD CONDITIONS. PS INDUSTRIES PRODUCT'S FASTENING SYSTEMS ARE **DESIGNED BASED ON 8" CIP CONCRETE (3000 PSI MIN.) OR 8" FULLY GROUT-FILLED CMU MASONRY (ASTM C90-MIN PRISM STRENGTH 1500 PSI)** MOUTING STRUCTURE.

2. IF FIELD CONDITIONS ARE NOT IDEAL, PS INDUSTRIES REQUIRES THAT THE PROVIDED FASTENING SYSTEM IS REVIEWED BY A QUALIFIED LOCAL ENGINEER BASED ON ACTUAL FIELD CONDITIONS, PRIOR TO APPROVING DRAWINGS. REFER TO ANCHOR MANUFACTURER'S TECHNICAL DATA MANUAL FOR INSTALLATION LIMITATIONS AND REQUIREMENTS.

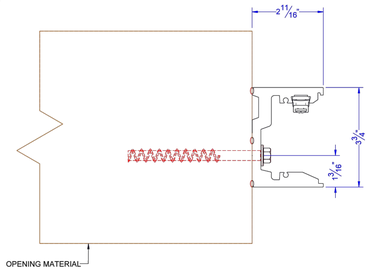
3. MODIFICATION OF MOUNTING STRUCTURE MAY BE REQUIRED (NOT BY PS INDUSTRIES) TO ACCOMMODATE FASTENERS AND DESIGN LOADS.

LEFT JAMB MOUNT TYPE: BETWEEN
JAMB FINISH: MILL FINISH ALUMINUM
JAMB EXTENSION:

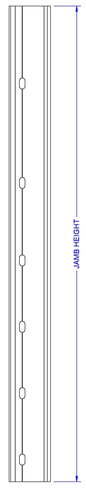
- ☐ YES
- ☑ NO

BETWEEN MOUNT JAMB ANCHORS:
HILTI KWIK HUS-EZ 3/8"X5"
MIN. 3-3/4" EDGE DISTANCE
MIN. 3-1/4" EMBED DEPTH

ANCHORS MAY CHANGE BASED ON EXISTING WALL STRUCTURE



DETAIL A
(SEE PAGE 2)



ANCHOR ELEVATIONS

REV.	REVISIONS	DATE	REVISED BY

FINISH:

DOOR/OPENING NAME: **POST MULLION - BETWEEN (HILTI ANCHORS)**

MODEL NAME: FP-530 (HydroDefense Flood Plank)

SN: | SO #: | QTY:

SHIP TO:
SOLD TO:
PROJECT NAME:
CUST PO #:

DWG STATUS: **REFERENCE DRAWING - NOT FOR CONSTRUCTION**
ESTIMATED PART/ASSY WEIGHT: 34.69 LBS.
DWG #: GEN-POST-BETWEEN-HILTI

PROPRIETARY AND CONFIDENTIAL DRAWINGS ARE EXCLUSIVE PROPERTY OF PS INDUSTRIES INCORPORATED AND CANNOT BE USED IN WHOLE OR PART WITHOUT WRITTEN CONSENT © 2021 PS INDUSTRIES INCORPORATED ALL RIGHTS RESERVED

DATE: 12/14/2021
SCALE: NTS
DWG BY: cltzinger
CHECKED: /

PS Flood Barriers™
A Division of PS INDUSTRIES INC
1150 48th St. S
GRAND FORKS, ND 58201
PH: 701-746-4318
FAX 701-746-8340

SHEET # 3 OF 6 | Rev. E

PRE-FINAL

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT DATUMS:
HORIZONTAL: NAD83/2011
(FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE 0901, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT)
VERTICAL: NAVD '88

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
12740 GRAN BAY PARKWAY WEST, SUITE 2350
JACKSONVILLE, FLORIDA 32258
PHONE: 904-828-3900
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
CORY T. SALT, P.E.
FLORIDA LICENSE NUMBER
98284

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CORY T. SALT, P.E. ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

KHA PROJECT 142806004
DATE FEBRUARY 2026
SCALE: AS SHOWN
DESIGNED BY: ——
DRAWN BY: ——
CHECKED BY: ——

HYDROPLANK DETAILS

WATERFRONT RESILIENCY SYSTEM
PREPARED FOR
CITY OF FERNANDINA BEACH
FLORIDA

CITY OF FERNANDINA BEACH

SHEET NUMBER
S-007

Plotted By: Salt, Cory Sheet Set: CoFB Waterfront Resiliency Segment 1 Layout: S-007 HYDROPLANK DETAILS February 04, 2026 01:32:24pm K:\Jax_waterresources\142806004 - fbfl waterfront resiliency\Cadd\plotsheets\segment 1 set\S-018 HYDROPLANK DETAILS.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Plotted By: Salt, Cory Sheet Set: CoFB Waterfront Resiliency Segment 1 Layout: S-008 HYDROPLANK DETAILS February 04, 2026 01:32:32pm K:\Dox_waterresources\142806004 – fbf\ waterfront resiliency\Cadd\plansheets\segment 1 set\S-018 HYDROPLANK DETAILS.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

RIGHT JAMB

DESIGN LOADS
1. DUE TO VARIABILITY IN EXISTING MOUNTING STRUCTURE, PS INDUSTRIES IS NOT RESPONSIBLE FOR STRUCTURAL FASTENER DESIGN INTO LESS THAN IDEAL FIELD CONDITIONS. PS INDUSTRIES PRODUCT'S FASTENING SYSTEMS ARE **DESIGNED BASED ON 5" CIP CONCRETE (3000 PSI MIN.) OR 8" FULLY GROUT-FILLED CMU MASONRY (ASTM C90-MIN PRISM STRENGTH 1500 PSI)** MOUTING STRUCTURE.

2. IF FIELD CONDITIONS ARE NOT IDEAL, PS INDUSTRIES REQUIRES THAT THE PROVIDED FASTENING SYSTEM IS REVIEWED BY A QUALIFIED LOCAL ENGINEER BASED ON ACTUAL FIELD CONDITIONS, PRIOR TO APPROVING DRAWINGS. REFER TO ANCHOR MANUFACTURER'S TECHNICAL DATA MANUAL FOR INSTALLATION LIMITATIONS AND REQUIREMENTS.

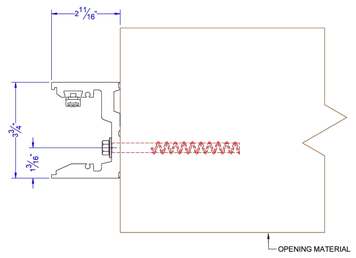
3. MODIFICATION OF MOUNTING STRUCTURE MAY BE REQUIRED (NOT BY PS INDUSTRIES) TO ACCOMMODATE FASTENERS AND DESIGN LOADS.

RIGHT JAMB MOUNT TYPE: BETWEEN
JAMB FINISH: MILL FINISH ALUMINUM
JAMB EXTENSION:

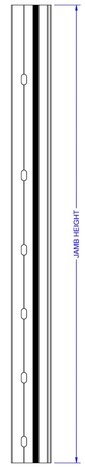
- ☐ YES
- ☑ NO

BETWEEN MOUNT JAMB ANCHORS:
HILTI KWIK HUS-EZ 3/8"X5"
MIN. 3-3/4" EDGE DISTANCE
MIN. 3-1/4" EMBED DEPTH

ANCHORS MAY CHANGE BASED ON EXISTING WALL STRUCTURE



DETAIL B
(SEE PAGE 2)



ANCHOR ELEVATIONS

C:\PS DOORS\EMPLOYEE FOLDERS\CLITZINGER\REFERENCE DRAWINGS FLOOD PLANK\FP530-REF-POST-BETWEEN-HILTI\GEN-POST-BETWEEN-HILTI 12/14/2021

REV.	REVISIONS	DATE	REVISED BY

FINISH:

DOOR/OPENING NAME: **POST MULLION - BETWEEN (HILTI ANCHORS)**

MODEL NAME: FP-530 (HydroDefense Flood Plank)

SN: | SO #: | QTY:

SHIP TO:
SOLD TO:
PROJECT NAME:
CUST PO #:

DWG STATUS: **REFERENCE DRAWING - NOT FOR CONSTRUCTION**
ESTIMATED PART/ASSY WEIGHT: 34.69 LBS.
DWG #: GEN-POST-BETWEEN-HILTI

PROPRIETARY AND CONFIDENTIAL DRAWINGS ARE EXCLUSIVE PROPERTY OF PS INDUSTRIES INCORPORATED AND CANNOT BE USED IN WHOLE OR PART WITHOUT WRITTEN CONSENT © 2021 PS INDUSTRIES INCORPORATED ALL RIGHTS RESERVED

DATE: 12/14/2021
SCALE: NTS
DWG BY: clitzinger
CHECKED: /

PS Flood Barriers™
A Division of PS INDUSTRIES INC
1150 48th St. S
GRAND FORKS, ND 58201
PH. 701-746-4312
FAX 701-746-8340

SHEET # 4 OF 6 | Rev. E

SILL / EMBED PLAN VIEW

IMPORTANT
SEE PRODUCT O&M MANUAL TO REVIEW CRITICAL INSTALLATION AND DEPLOYMENT PROCEDURES.

GASKET CONTACT AREA SHOULD BE SOUND, FLAT/LEVEL AND WITHOUT BLEMISH FOR BEST GASKET PERFORMANCE, MAY REQUIRE SHIMMING TO KEEP SILL LEVEL. REVIEW O&M.

FIELD CONCRETE FOUNDATION DESIGN AND COMPLETE CONSOLIDATION OF CONCRETE SURROUNDING EMBEDDED ITEM(S) ANCHORAGE POINTS NOT BY PS INDUSTRIES.

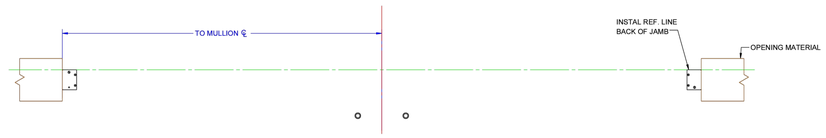
INSTALLATION REFERENCE LINE
SHOWN WITH GREEN CONSTRUCTION LINE

MULLION MIN. EDGE DISTANCES (EXISTING)
SEE MULLION SPECIFIC INSTALLATION GUIDE IN O&M FOR MIN. EDGE DISTANCES BASED ON 3000 (PSI) CONCRETE.

MULLION TYPE NOTE

DIMENSIONS ARE TO CENTERLINE OF MULLIONS ANCHORED BY HILTI INSERTS.

REFERENCE MULLION DETAIL SHEET FOR LOCATION OF INSERTS USING CENTERLINE AND INSTALLATION REFERENCE LINE.



C:\PS DOORS\EMPLOYEE FOLDERS\CLITZINGER\REFERENCE DRAWINGS FLOOD PLANK\FP530-REF-POST-BETWEEN-HILTI\GEN-POST-BETWEEN-HILTI 12/14/2021

REV.	REVISIONS	DATE	REVISED BY

FINISH:

DOOR/OPENING NAME: **POST MULLION - BETWEEN (HILTI ANCHORS)**

MODEL NAME: FP-530 (HydroDefense Flood Plank)

SN: | SO #: | QTY:

SHIP TO:
SOLD TO:
PROJECT NAME:
CUST PO #:

DWG STATUS: **REFERENCE DRAWING - NOT FOR CONSTRUCTION**
ESTIMATED PART/ASSY WEIGHT: 34.69 LBS.
DWG #: GEN-POST-BETWEEN-HILTI

PROPRIETARY AND CONFIDENTIAL DRAWINGS ARE EXCLUSIVE PROPERTY OF PS INDUSTRIES INCORPORATED AND CANNOT BE USED IN WHOLE OR PART WITHOUT WRITTEN CONSENT © 2021 PS INDUSTRIES INCORPORATED ALL RIGHTS RESERVED

DATE: 12/14/2021
SCALE: NTS
DWG BY: clitzinger
CHECKED: /

PS Flood Barriers™
A Division of PS INDUSTRIES INC
1150 48th St. S
GRAND FORKS, ND 58201
PH. 701-746-4312
FAX 701-746-8340

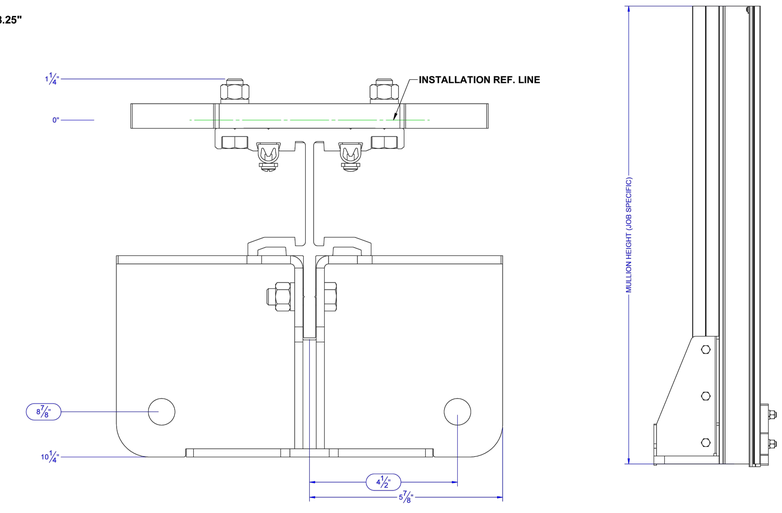
SHEET # 5 OF 6 | Rev. E

POST MULLION

HILTI ANCHOR EMBED DEPTH: 8.25"

HILTI HIS-RN B8 3/4in INSERT
HITLI HIT-RE 200 EPOXY
MIN 3000 PSI CONCRETE
MIN SLAB THICKNESS: 11in
MIN EDGE DISTANCE (SIDE): 15in
MIN EDGE DISTANCE (WET SIDE): 9in
MIN EDGE DISTANCE (DRY SIDE): 15in
SLAB SATISFYING ALL EDGE AND DEPTH REQUIREMENTS MUST BE MONOLITHIC

MULLION DETAIL
MULLION TYPE: BOLTED POST
ESTIMATED MULLION WEIGHT:



C:\PS DOORS\EMPLOYEE FOLDERS\CLITZINGER\REFERENCE DRAWINGS FLOOD PLANK\FP530-REF-POST-BETWEEN-HILTI\GEN-POST-BETWEEN-HILTI 12/14/2021

REV.	REVISIONS	DATE	REVISED BY

FINISH:

DOOR/OPENING NAME: **POST MULLION - BETWEEN (HILTI ANCHORS)**

MODEL NAME: FP-530 (HydroDefense Flood Plank)

SN: | SO #: | QTY:

SHIP TO:
SOLD TO:
PROJECT NAME:
CUST PO #:

DWG STATUS: **REFERENCE DRAWING - NOT FOR CONSTRUCTION**
ESTIMATED PART/ASSY WEIGHT: 64.15 LBS.
DWG #: GEN-POST-BETWEEN-HILTI

PROPRIETARY AND CONFIDENTIAL DRAWINGS ARE EXCLUSIVE PROPERTY OF PS INDUSTRIES INCORPORATED AND CANNOT BE USED IN WHOLE OR PART WITHOUT WRITTEN CONSENT © 2021 PS INDUSTRIES INCORPORATED ALL RIGHTS RESERVED

DATE: 12/14/2021
SCALE: NTS
DWG BY: clitzinger
CHECKED: /

PS Flood Barriers™
A Division of PS INDUSTRIES INC
1150 48th St. S
GRAND FORKS, ND 58201
PH. 701-746-4312
FAX 701-746-8340

SHEET # 6 OF 6 | Rev. E

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
12740 GRAN BAY PARKWAY WEST, SUITE 2350
JACKSONVILLE, FLORIDA 32258
PHONE: 904-828-3900
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
CORY T. SALT, P.E.
FLORIDA LICENSE NUMBER
98284

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY P.E. ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

KHA PROJECT
142806004
DATE
FEBRUARY 2026

SCALE: AS SHOWN
DESIGNED BY: ——
DRAWN BY: ——
CHECKED BY: ——

HYDROPLANK DETAILS

WATERFRONT RESILIENCY SYSTEM
PREPARED FOR
CITY OF FERNANDINA BEACH
CITY OF FERNANDINA BEACH FLORIDA

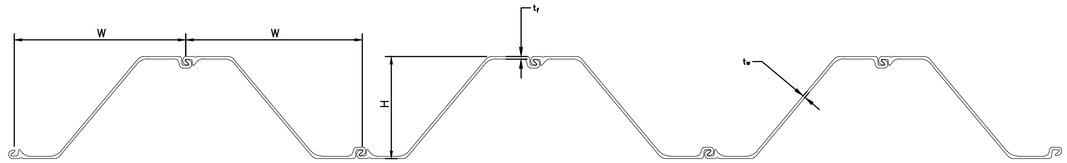
PRE-FINAL

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT DATUMS:
HORIZONTAL: NAD83/2011
(FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE 0901, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT)
VERTICAL: NAVD '88

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

SHEET NUMBER
S-008



STEEL SHEET PILE (GRADE 60 KSI)												
SECTION	Width (W) in	Height (H) in	THICKNESS		Cross Sectional Area in^2/ft	WEIGHT		SECTION MODULUS		Moment of Inertia in^4/ft	COATING AREA	
			Flange(t_f) in	Web(t_w) in		Pile lb/ft	Wall lb/ft^3	Elastic in^3/ft	Plastic in^3/ft		Both Sides ft^2/ft of single	Wall Surface ft^2/ft^2
NZ 14	30.31	13.39	0.375	0.375	6.40	55.00	21.77	25.65	30.50	171.70	6.10	1.20

1
S-009

TYPICAL WALL SECTION PROPERTIES

SCALE: N.T.S.

PRE-FINAL

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT DATUMS:

HORIZONTAL: NAD83/2011
(FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE 0901, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.)

VERTICAL: NAVD '88

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
12740 GRAN BAY PARKWAY WEST, SUITE 2350
JACKSONVILLE, FLORIDA 32258
PHONE: 904-828-3900
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
CORY T. SALT, P.E.
FLORIDA LICENSE NUMBER
98284

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CORY T. SALT, P.E. ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA256 MUST BE VERIFIED ON ANY ELECTRONIC COPIES

KHA PROJECT
142806004

DATE
FEBRUARY 2026

SCALE: AS SHOWN

DESIGNED BY: ____
DRAWN BY: ____
CHECKED BY: ____

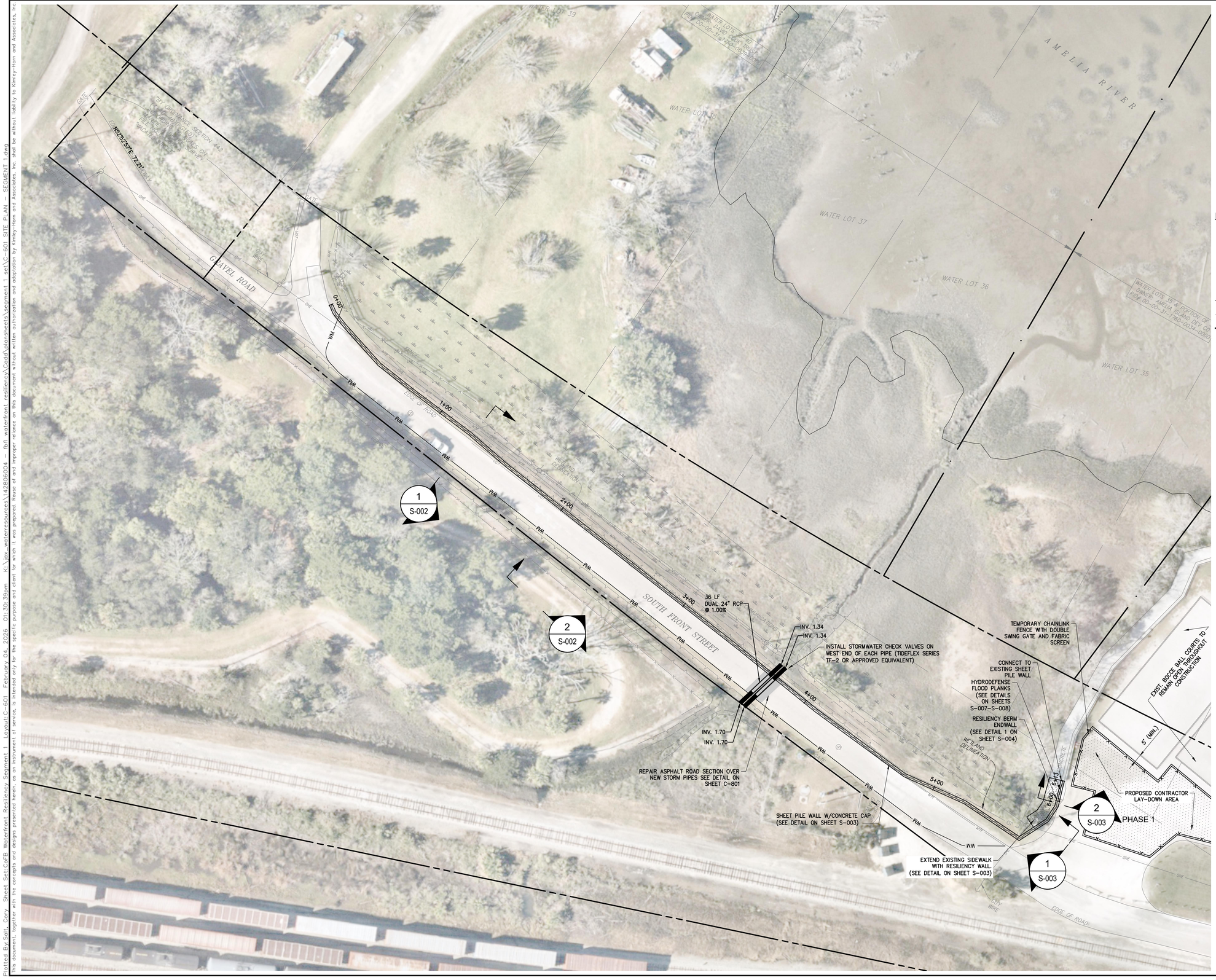
BULKHEAD WALL SPECIFICATIONS

WATERFRONT RESILIENCY SYSTEM
PREPARED FOR
CITY OF FERNANDINA BEACH
CITY OF FERNANDINA BEACH FLORIDA

SHEET NUMBER
S-009

Plotted By: Salt, Cory Sheet Set: CoFB Waterfront Resiliency Segment 1 Layout: S-009 BULKHEAD WALL SPECIFICATIONS February 04, 2026 01:32:43pm K:\Jax_waterresources\142806004 - fbfl waterfront resiliency\Cadd\plansheets\segment 1 set\S-023 BULKHEAD WALL SPECIFICATIONS.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Plotted By: Salt, Cory Sheet Set: CoFB Waterfront Resiliency Segment 1 Layout: C-601 February 04, 2026 01:30:39pm K:\jax_waterresources\142806004 - fbl waterfront resiliency\Cadd\plansheets\segment 1 set\C-601 SITE PLAN - SEGMENT 1.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND:

- UNDERGROUND UNKNOWN UTILITY (UGT)
- UNDERGROUND WATERMAIN (WM)
- OVERHEAD ELECTRIC (OHE)
- FENCE LINE
- WETLAND DELINEATION LINE (JD)
- BUTLER LINE
- WATER LOT LINE
- PROPERTY LINE
- RIGHT OF WAY
- HYDRANT
- GAS VALVE (GV)
- FUEL MAN-HOLE (F)
- SANITARY MAN-HOLE (S)
- BENCHMARK
- PILE
- INLET
- POWER POLE

PRELIMINARY NOT FOR CONSTRUCTION

PRE-FINAL

PROJECT DATUMS:

HORIZONTAL: NAD83/2011
(FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE 0901, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT)

VERTICAL: NAVD '88

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
12740 GRAN BAY PARKWAY WEST, SUITE 2350
JACKSONVILLE, FLORIDA 32258
PHONE: 904-828-3900
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
CORY T. SALT, P.E.
FLORIDA LICENSE NUMBER
98284

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY C.T. SALT, P.E. ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

KHA PROJECT
142806004

DATE
FEBRUARY 2026

SCALE: AS SHOWN

DESIGNED BY: ——

DRAWN BY: ——

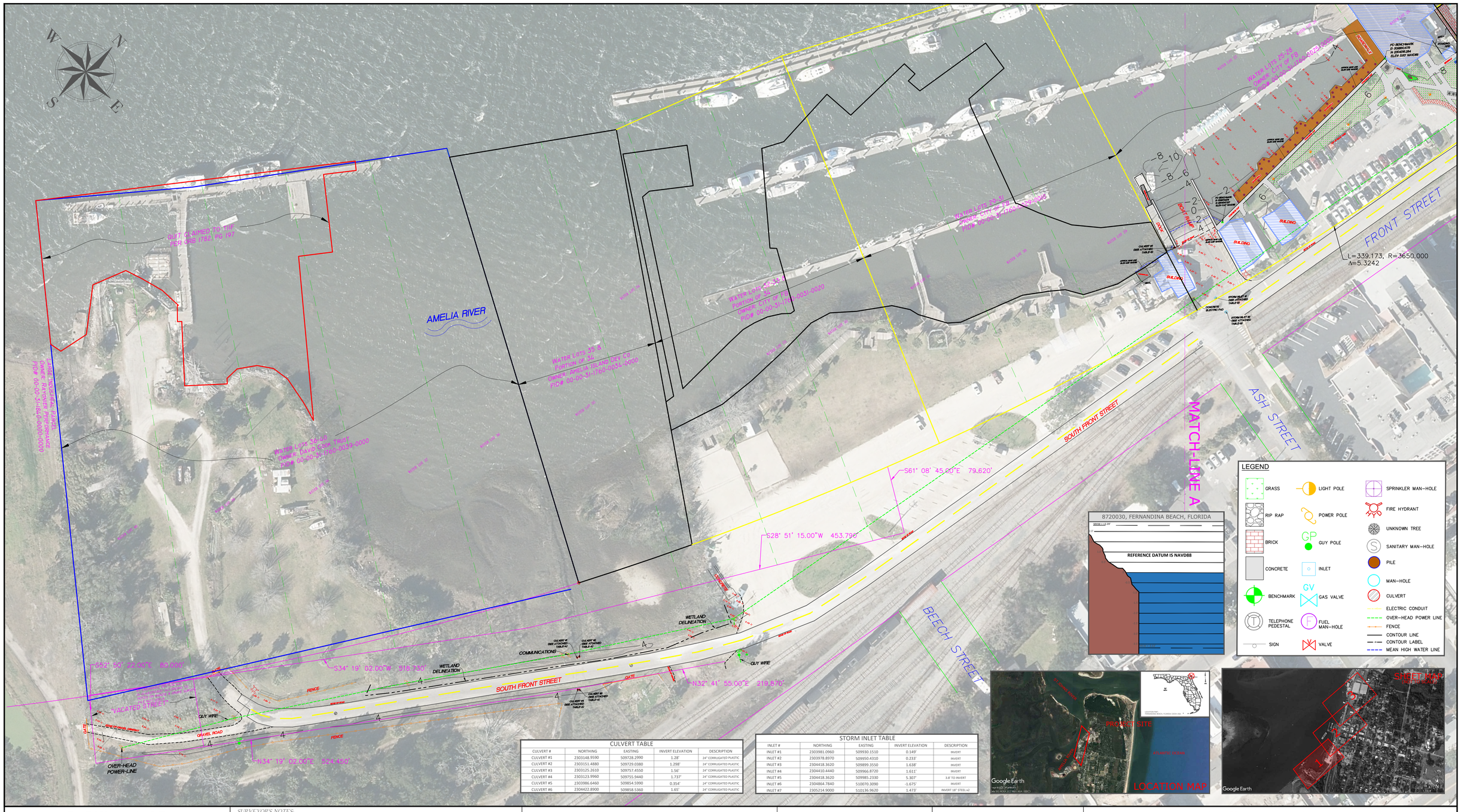
CHECKED BY: ——

SITE PLAN - SEGMENT 1

WATERFRONT RESILIENCY SYSTEM

PREPARED FOR
CITY OF FERNANDINA BEACH
CITY OF FERNANDINA BEACH FLORIDA

SHEET NUMBER
C-601



LEGEND

- GRASS
- RIP RAP
- BRICK
- CONCRETE
- BENCHMARK
- TELEPHONE PEDESTAL
- SIGN
- LIGHT POLE
- POWER POLE
- GP GUY POLE
- INLET
- GV GAS VALVE
- F FUEL MAN-HOLE
- VALVE
- SPRINKLER MAN-HOLE
- FIRE HYDRANT
- UNKNOWN TREE
- S SANITARY MAN-HOLE
- PILE
- MAN-HOLE
- CULVERT
- ELECTRIC CONDUIT
- OVER-HEAD POWER LINE
- FENCE
- CONTOUR LINE
- CONTOUR LABEL
- MEAN HIGH WATER LINE

CULVERT TABLE

CULVERT #	NORTHING	EASTING	INVERT ELEVATION	DESCRIPTION
CULVERT #1	2303148.9590	509728.2990	1.28'	24" CORRUGATED PLASTIC
CULVERT #2	2303151.4880	509729.0380	1.298'	24" CORRUGATED PLASTIC
CULVERT #3	2303125.2610	509757.4550	1.56'	24" CORRUGATED PLASTIC
CULVERT #4	2303123.9960	509755.9440	1.737'	24" CORRUGATED PLASTIC
CULVERT #5	2303986.6460	509854.5990	0.354'	24" CORRUGATED PLASTIC
CULVERT #6	2304422.8900	509858.5360	1.65'	24" CORRUGATED PLASTIC

STORM INLET TABLE

INLET #	NORTHING	EASTING	INVERT ELEVATION	DESCRIPTION
INLET #1	2303981.0960	509930.1510	0.149'	INVERT
INLET #2	2303978.8970	509950.4310	0.233'	INVERT
INLET #3	2304418.3620	509899.3550	1.638'	INVERT
INLET #4	2304410.4440	509966.8720	1.611'	INVERT
INLET #5	2304418.3620	509985.2330	5.307'	3.8' TO INVERT
INLET #6	2304864.7840	510070.3090	-1.675'	INVERT
INLET #7	2305214.9000	510136.9620	1.473'	INVERT 18" STEEL x2

GRAPHIC SCALE

0 50 100 Feet

1" = 50'

Surveyors Certification; I hereby certify that to the best of my knowledge and belief that the attached "Topographic Survey" is true and correct. I further certify that this survey meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers, set forth in Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027 of the Florida Statutes.

SURVEYORS NOTES:

1. *DATE OF SURVEY: 07/06/2023.*
2. *THE HORIZONTAL PROJECT DATUM IS THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE 0901, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83/2011).*
3. *ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN U.S. SURVEY FEET.*
4. *SURVEY MEASUREMENTS PERFORMED USING A TRIMBLE R10 RTK GPS.*
5. *THIS SURVEY WAS PERFORMED USING THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN) OF CONTINUOUSLY OPERATING REFERENCE STATIONS OPERATED AND MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.*
6. *FPRN BASE STATION USED.*
7. *THE INFORMATION SHOWN HEREON REFLECTS CONDITIONS AS THEY EXISTED ON THE DATE SHOWN AND CAN ONLY BE CONSIDERED INDICATIVE OF THE SITE CONDITIONS AT THAT TIME.*
8. *THE LOCATION OF UTILITIES, FOUNDATIONS OR STRUCTURES, IF ANY, BENEATH THE SURFACE, HAVE NOT BEEN DETERMINED.*
9. *THIS IS NOT A BOUNDARY SURVEY.*
10. *THE PURPOSE OF THIS SURVEY IS TO SHOW EXISTING STRUCTURES IN AND AROUND THE SITE AT THE TIME OF THE SURVEY.*
11. *THIS SURVEY IS LOCATED IN NASSAU COUNTY, FLORIDA.*
12. *SOURCE OF AERIAL: FDOT GIS "NAS2021_211568."*

PROJECT DETAILS

HORIZONTAL DATUM:	NAD83
LOCAL GRID:	FLORIDA_EAST
VERTICAL DATUM:	NAVD88
UNITS HORIZ. / VERT.:	FT/FT
SURVEY/PROJ. CONTROL POINT:	X= 2304782.595
FD REBAR #7143	Y= 510063.446
	Z= 4.57'
SURVEY/PROJ. BENCH MARK:	X= SAME_AS_ABOVE
	Y= SAME_AS_ABOVE
	Z= SAME_AS_ABOVE
TIDE STAFF LOCATION:	FERNANDINA_BEACH_FL

CLIENT

KIMLEY HORN

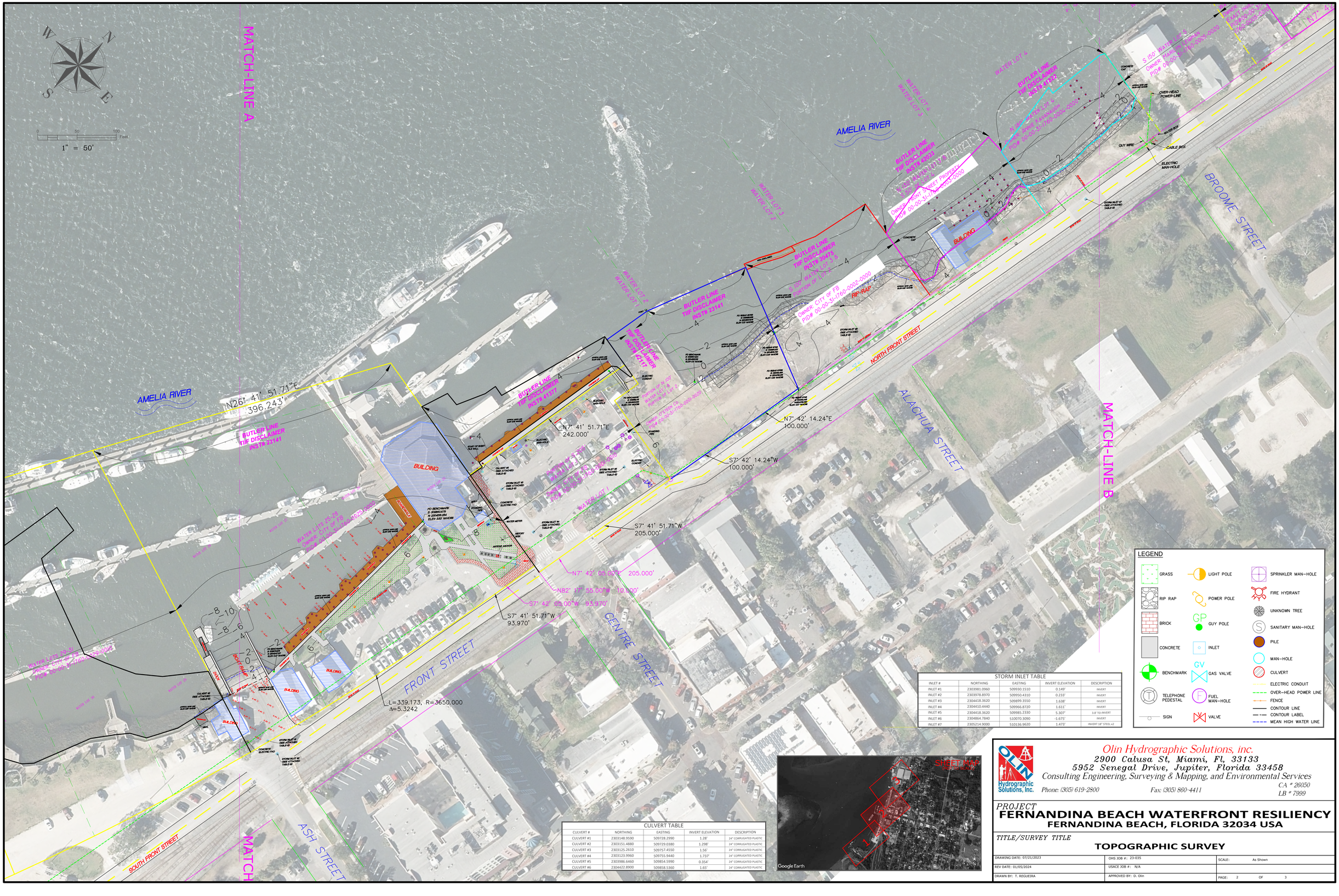
Wray D. Jordan
Professional Survey and Mapper
Florida Certificate No. 4244

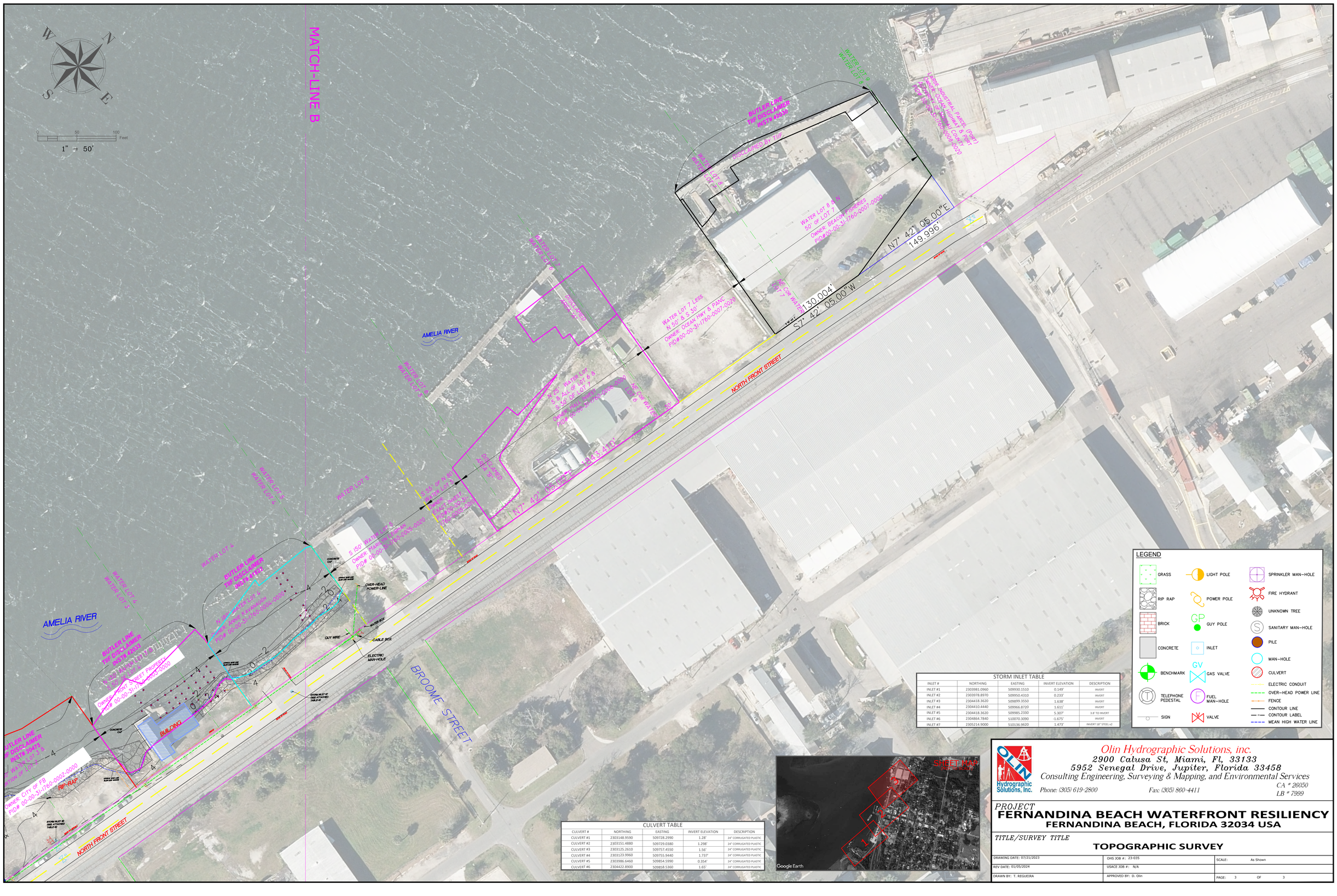
Olin Hydrographic Solutions, inc.
2900 Calusa St, Miami, Fl, 33133
5952 Senegal Drive, Jupiter, Florida 33458
Consulting Engineering, Surveying & Mapping, and Environmental Services
Phone: (305) 619-2800 Fax: (305) 860-4411
CA # 26050
LB # 7999

PROJECT
FERNANDINA BEACH WATERFRONT RESILIENCY
FERNANDINA BEACH, FLORIDA 32034 USA

TITLE/SURVEY TITLE
TOPOGRAPHIC SURVEY

DRAWING DATE: 07/21/2023	OHS JOB #: 23-035	SCALE: As Shown
REV DATE: 01/05/2024	USACE JOB #: N/A	
DRAWN BY: T. REGUEIRA	APPROVED BY: D. Olin	PAGE: 1 OF 3


N
E
S
W
0
50
100
Feet
1" = 50'
MATCH-LINE A
AMELIA RIVER
N26° 41' 51.71"E
396.243'
BUTLER LINE
TIF DISCLAIMER
INST# 23141
BUILDING
WATER LOT 2
WATER LOT 3
WATER LOT 4
WATER LOT 5
WATER LOT 6
WATER LOT 7
WATER LOT 8
WATER LOT 9
WATER LOT 10
WATER LOT 11
WATER LOT 12
WATER LOT 13
WATER LOT 14
WATER LOT



LEGEND

- GRASS
- RIP RAP
- BRICK
- CONCRETE
- BENCHMARK
- TELEPHONE PEDESTAL
- SIGN
- LIGHT POLE
- POWER POLE
- GUY POLE
- INLET
- GAS VALVE
- FUEL MAN-HOLE
- VALVE
- SPRINKLER MAN-HOLE
- FIRE HYDRANT
- UNKNOWN TREE
- SANITARY MAN-HOLE
- PILE
- MAN-HOLE
- CULVERT
- ELECTRIC CONDUIT
- OVER-HEAD POWER LINE
- FENCE
- CONTOUR LINE
- CONTOUR LABEL
- MEAN HIGH WATER LINE

STORM INLET TABLE

INLET #	NORTHING	EASTING	INVERT ELEVATION	DESCRIPTION
INLET #1	2303981.0960	509930.1510	0.149'	INVERT
INLET #2	2303978.8970	509950.4310	0.233'	INVERT
INLET #3	2304418.3620	509899.3550	1.638'	INVERT
INLET #4	2304410.4440	509966.8720	1.611'	INVERT
INLET #5	2304418.3620	509985.2330	5.307'	1.X' TO INVERT
INLET #6	2304864.7840	510070.3090	-1.675'	INVERT
INLET #7	2305214.9000	510136.9620	1.473'	INVERT 18" STEEL x2

CULVERT TABLE

CULVERT #	NORTHING	EASTING	INVERT ELEVATION	DESCRIPTION
CULVERT #1	2303148.9590	509728.2990	1.28'	24" CORRUGATED PLASTIC
CULVERT #2	2303151.4880	509729.0380	1.298'	24" CORRUGATED PLASTIC
CULVERT #3	2303125.2610	509757.4550	1.56'	24" CORRUGATED PLASTIC
CULVERT #4	2303123.9960	509755.9440	1.737'	24" CORRUGATED PLASTIC
CULVERT #5	2303986.6460	509854.5990	0.354'	24" CORRUGATED PLASTIC
CULVERT #6	2304422.8900	509858.5360	1.65'	24" CORRUGATED PLASTIC

Olin Hydrographic Solutions, inc.
2900 Catusa St, Miami, Fl, 33133
5952 Senegal Drive, Jupiter, Florida 33458
Consulting Engineering, Surveying & Mapping, and Environmental Services
Phone: (305) 619-2800 *Fax: (305) 860-4411*
CA # 26050
LB # 7999

PROJECT

FERNANDINA BEACH WATERFRONT RESILIENCY

FERNANDINA BEACH, FLORIDA 32034 USA

TITLE/SURVEY TITLE

TOPOGRAPHIC SURVEY

DRAWING DATE: 07/21/2023	OHS JOB #: 23-035	SCALE: As Shown
REV DATE: 01/05/2024	USACE JOB #: N/A	
DRAWN BY: T. REGUEIRA	APPROVED BY: D. Olin	PAGE: 3 OF 3

MODEL: FP-530 (HydroDefense Flood Plank)

IMPORTANT

DOCUMENTS PROVIDED WITH THIS DRAWING CONTAIN NECESSARY SUPPLIMENTAL DATA FOR APPROVAL CONFIRMATION AND FOR INSTALLATION. IF ANY ARE MISSING CONTACT PS INDUSTRIES INC.

- ☑ FP530-FLOOD PLANK-O&M
- ☑ JAMB ANCHORAGE TECHNICAL DATA
- ☑ MULLION ANCHORAGE / EMBEDMENT TECHNICAL DATA

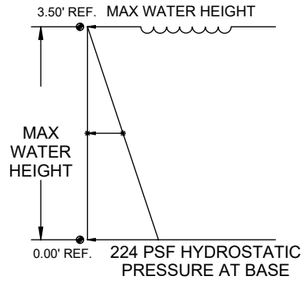
DESIGN LOADING CRITERIA:

*THIS PRODUCT IS DESIGNED FOR THE LOADING DETAILED ON THIS DRAWING WITH CORRESPONDING LOAD FACTORS FOR A NON-COASTAL A-ZONE IN ACCORDANCE WITH ASCE 7 CHAPTER 2. THE APPROVER IS RESPONSIBLE FOR VERIFYING THAT THE LOADING, AS DETAILED, IS COMPLETE AND CORRECT AND THAT THE FLOOD ZONE CLASSIFICATION IS CORRECT PER DEFINITIONS PROVIDED IN ASCE 7 CHAPTER 5, BY REFERENCING FEMA FLOOD MSC, AND/OR BY CONSULTING A FLOODPLAIN EXPERT FAMILIAR WITH THE LOCATION.

*DESIGNED TO CONTROL SHORT TERM HYDROSTATIC WATER LOADS (64 PCF) UP TO THE DESIGNED WATER HEIGHT NOTED ON THE DRAWINGS. NO ALLOWANCES HAVE BEEN INCLUDED TO CONTROL WAVE SURGE LOADS OR OTHER IMPACT LOADS UNLESS SPECIFICALLY DETAILED ON THE DRAWINGS. ALL LOADS ARE TRANSFERRED TO THE BUILDING STRUCTURE.

*FLOOD LOADING ACTS IN THE DIRECTION DETAILED ON DRAWINGS.

WATER PROTECTION HEIGHT

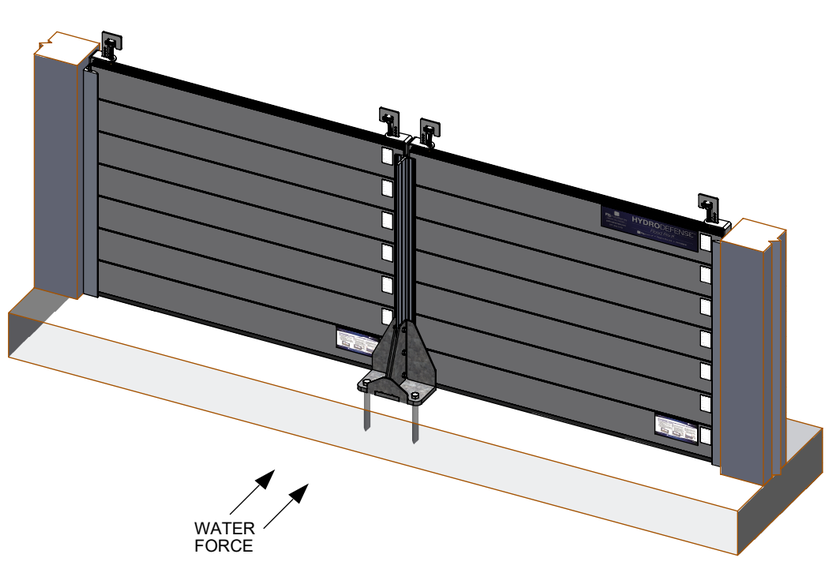


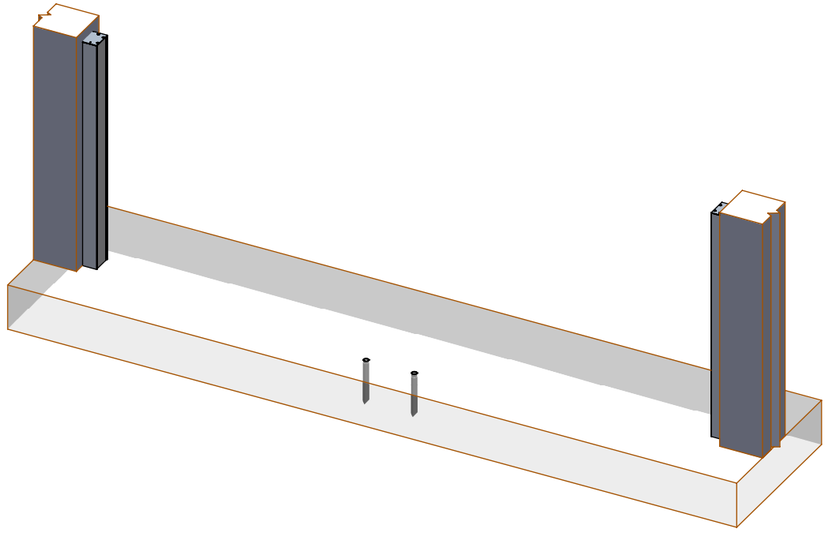
PRESSURE CHART - HYDROSTATIC LOADS ONLY
(WATER @ 64 PCF)

LOADING REQUIREMENTS

- ☑ HYDROSTATIC ONLY
- ☐ HYDROSTATIC + HYDRODYNAMIC
- ☐ HYDROSTATIC + HYDRODYNAMIC + IMPACT

POST MULLION DESIGNED FOR UP TO MAX 48" WATER PROTECTION HEIGHT





REV.	REVISIONS	DATE	REVISED BY

FINISH:

DOOR/OPENING NAME: **POST MULLION - BETWEEN (HILTI ANCHORS)**

MODEL NAME: FP-530 (HydroDefense Flood Plank)

SN: | SO #: | QTY:

SHIP TO:

SOLD TO:

PROJECT NAME:

CUST PO #:

DWG STATUS: **REFERENCE DRAWING - NOT FOR CONSTRUCTION**

ESTIMATED PART/ASSY WEIGHT: 34.69 LBS.

DWG #: GEN-POST-BETWEEN-HILTI

PROPRIETARY AND CONFIDENTIAL DRAWINGS ARE EXCLUSIVE PROPERTY OF PS INDUSTRIES INCORPORATED AND CANNOT BE USED IN WHOLE OR PART WITHOUT WRITTEN CONSENT © 2021 PS INDUSTRIES INCORPORATED ALL RIGHTS RESERVED

DATE: 12/14/2021

SCALE: NTS

DWG BY: clitzinger

CHECKED: /

PS Flood Barriers™
A Division of
PS INDUSTRIES INC
1150 48th St. S
GRAND FORKS, ND 58201
PH. 701-746-4519
FAX 701-746-8340

SHEET #: 1 OF 6 | Rev. E

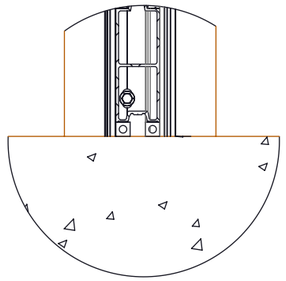
C:\PS DOORS\EMPLOYEE FOLDERS\CLITZINGER\REFERENCE DRAWINGS FLOOD PLANK\FP530-REF-POST-BETWEEN (HILTI)\GEN-POST-BETWEEN-HILTI; 12/14/2021

WET SIDE ELEVATION

IMPORTANT

SEE PRODUCT O&M MANUAL TO REVIEW:
*CRITICAL INSTALLATION AND DEPLOYMENT PROCEDURES
*SILL AND EMBED DETAILS

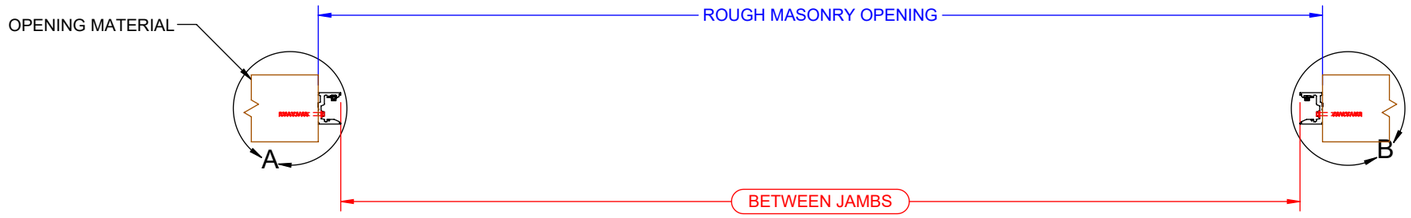
PLANK DETAIL
INDIVIDUAL PLANK WEIGHT:

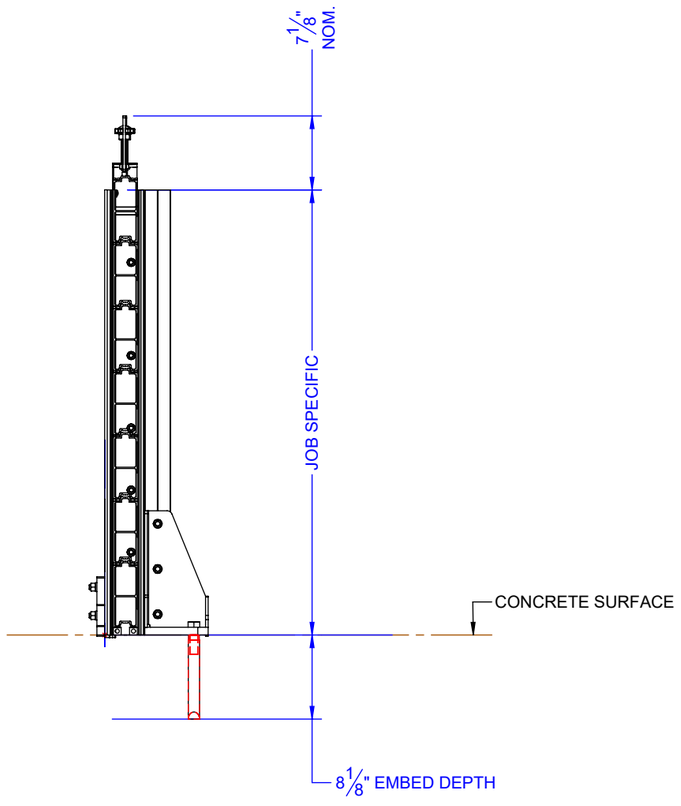


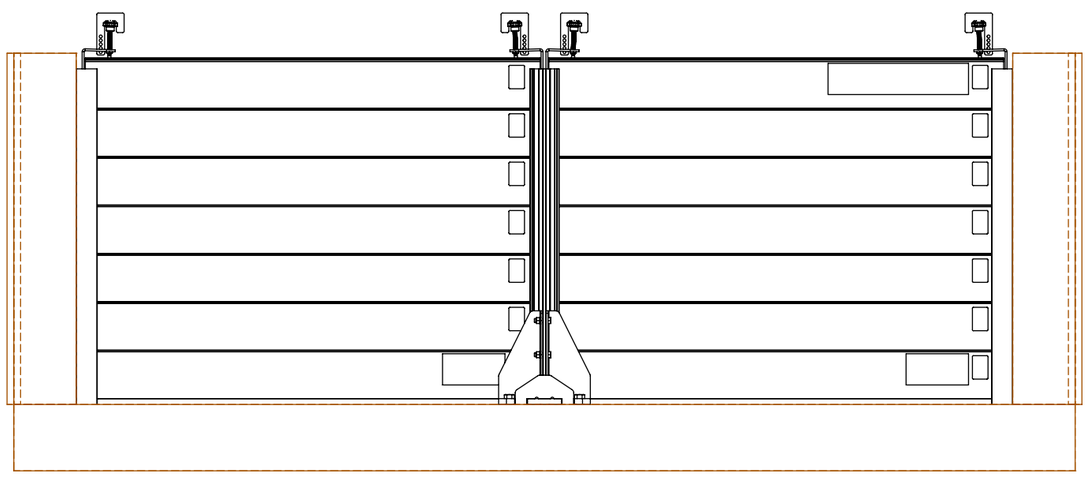
NO SILL; GASKET PERFORMANCE DEPENDENT ON CONDITION OF FLOOR CONTACT AREA. FLOOR CONTACT AREA SHOULD BE SOUND, FLAT/LEVEL, AND WITHOUT BLEMISH FOR BEST GASKET PERFORMANCE.

PROJECTED TOP VIEW

(MULLIONS HIDDEN)







C:\PS DOORS\EMPLOYEE FOLDERS\CLITZINGER\REFERENCE DRAWINGS FLOOD PLANK\FP530-REF-POST-BETWEEN (HILTI)\GEN-POST-BETWEEN-HILTI; 12/14/2021

REV.	REVISIONS	DATE	REVISED BY

FINISH:

DOOR/OPENING NAME:
POST MULLION - BETWEEN (HILTI ANCHORS)

MODEL NAME: FP-530 (HydroDefense Flood Plank)

SN: | SO #: | QTY:

SHIP TO:
SOLD TO:
PROJECT NAME:
CUST PO #:

DWG STATUS:
REFERENCE DRAWING - NOT FOR CONSTRUCTION

ESTIMATED PART/ASSY WEIGHT: 34.69 LBS.

DWG #: GEN-POST-BETWEEN-HILTI

PROPRIETARY AND CONFIDENTIAL DRAWINGS ARE EXCLUSIVE PROPERTY OF PS INDUSTRIES INCORPORATED AND CANNOT BE USED IN WHOLE OR PART WITHOUT WRITTEN CONSENT © 2021 PS INDUSTRIES INCORPORATED ALL RIGHTS RESERVED

DATE: 12/14/2021
SCALE: NTS
DWG BY: clitzinger
CHECKED: /

PS Flood Barriers™
A Division of
PS INDUSTRIES INC
1150 48th St. S
GRAND FORKS, ND 58201
PH. 701-746-4519
FAX 701-746-8340

 Rev. E

LEFT JAMB

DESIGN LOADS
1. DUE TO VARIABILITY IN EXISTING MOUNTING STRUCTURE, PS INDUSTRIES IS NOT RESPONSIBLE FOR STRUCTURAL FASTENER DESIGN INTO LESS THAN IDEAL FIELD CONDITIONS. PS INDUSTRIES PRODUCT'S FASTENING SYSTEMS ARE **DESIGNED BASED ON 8" CIP CONCRETE (3000 PSI MIN.) OR 8" FULLY GROUT-FILLED CMU MASONRY (ASTM C90-MIN PRISM STRENGTH 1500 PSI)** MOUTING STRUCTURE.

2. IF FIELD CONDITIONS ARE NOT IDEAL, PS INDUSTRIES REQUIRES THAT THE PROVIDED FASTENING SYSTEM IS REVIEWED BY A QUALIFIED LOCAL ENGINEER BASED ON ACTUAL FIELD CONDITIONS, PRIOR TO APPROVING DRAWINGS. REFER TO ANCHOR MANUFACTURER'S TECHNICAL DATA MANUAL FOR INSTALLATION LIMITATIONS AND REQUIREMENTS.

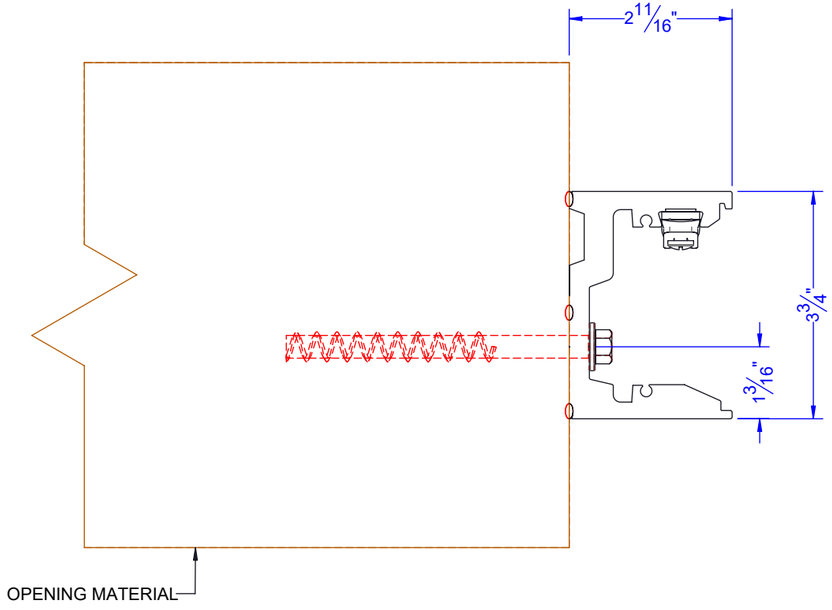
3. MODIFICATION OF MOUNTING STRUCTURE MAY BE REQUIRED (NOT BY PS INDUSTRIES) TO ACCOMMODATE FASTENERS AND DESIGN LOADS.

LEFT JAMB MOUNT TYPE: BETWEEN
JAMB FINISH: MILL FINISH ALUMINUM
JAMB EXTENSION:

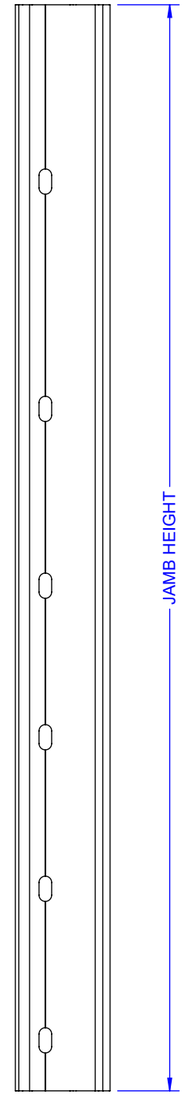
- ☐ YES
- ☑ NO

BETWEEN MOUNT JAMB ANCHORS:
HILTI KWIK HUS-EZ 3/8"X5"
MIN. 3-3/4" EDGE DISTANCE
MIN. 3-1/4" EMBED DEPTH

ANCHORS MAY CHANGE BASED ON
EXISTING WALL STRUCTURE



DETAIL A
(SEE PAGE 2)



ANCHOR ELEVATIONS

REV.	REVISIONS	DATE	REVISED BY

FINISH:

DOOR/OPENING NAME:
POST MULLION - BETWEEN (HILTI ANCHORS)

MODEL NAME: FP-530 (HydroDefense Flood Plank)

SN: | SO #: | QTY:

SHIP TO:
SOLD TO:
PROJECT NAME:
CUST PO #:

DWG STATUS:
REFERENCE DRAWING - NOT FOR CONSTRUCTION
ESTIMATED PART/ASSY WEIGHT: 34.69 LBS.
DWG #: GEN-POST-BETWEEN-HILTI

PROPRIETARY AND CONFIDENTIAL DRAWINGS ARE EXCLUSIVE PROPERTY OF PS INDUSTRIES INCORPORATED AND CANNOT BE USED IN WHOLE OR PART WITHOUT WRITTEN CONSENT © 2021 PS INDUSTRIES INCORPORATED ALL RIGHTS RESERVED

DATE: 12/14/2021
SCALE: NTS
DWG BY: clitzinger
CHECKED: /

PS Flood Barriers™
A Division of
PS INDUSTRIES INC
1150 48th St. S
GRAND FORKS, ND 58201
PH. 701-746-4519
FAX 701-746-8340

C:\PS DOORS\EMPLOYEE FOLDERS\CLITZINGER\REFERENCE DRAWINGS FLOOD PLANK\FP530-REF-POST-BETWEEN (HILTI)\GEN-POST-BETWEEN-HILTI; 12/14/2021

RIGHT JAMB

DESIGN LOADS
1. DUE TO VARIABILITY IN EXISTING MOUNTING STRUCTURE, PS INDUSTRIES IS NOT RESPONSIBLE FOR STRUCTURAL FASTENER DESIGN INTO LESS THAN IDEAL FIELD CONDITIONS. PS INDUSTRIES PRODUCT'S FASTENING SYSTEMS ARE **DESIGNED BASED ON 8" CIP CONCRETE (3000 PSI MIN.) OR 8" FULLY GROUT-FILLED CMU MASONRY (ASTM C90-MIN PRISM STRENGTH 1500 PSI)** MOUTING STRUCTURE.

2. IF FIELD CONDITIONS ARE NOT IDEAL, PS INDUSTRIES REQUIRES THAT THE PROVIDED FASTENING SYSTEM IS REVIEWED BY A QUALIFIED LOCAL ENGINEER BASED ON ACTUAL FIELD CONDITIONS, PRIOR TO APPROVING DRAWINGS. REFER TO ANCHOR MANUFACTURER'S TECHNICAL DATA MANUAL FOR INSTALLATION LIMITATIONS AND REQUIREMENTS.

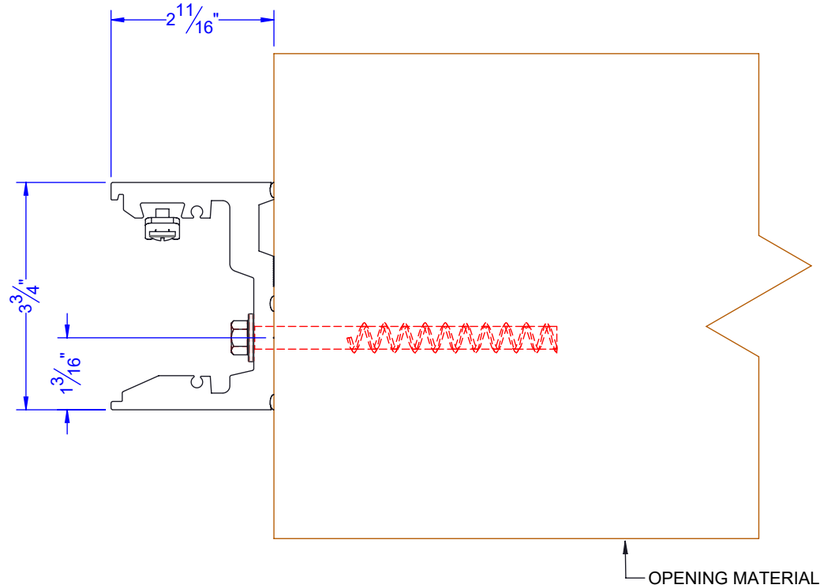
3. MODIFICATION OF MOUNTING STRUCTURE MAY BE REQUIRED (NOT BY PS INDUSTRIES) TO ACCOMMODATE FASTENERS AND DESIGN LOADS.

RIGHT JAMB MOUNT TYPE: BETWEEN
JAMB FINISH: MILL FINISH ALUMINUM
JAMB EXTENSION:

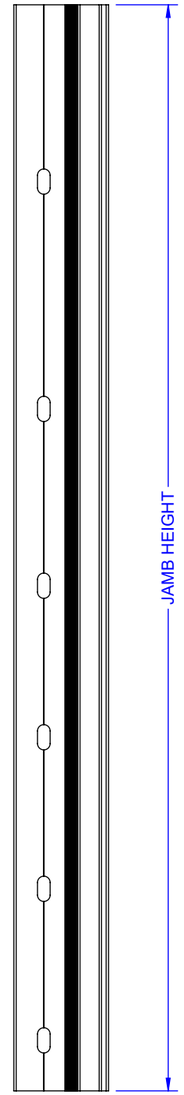
- ☐ YES
- ☑ NO

BETWEEN MOUNT JAMB ANCHORS:
HILTI KWIK HUS-EZ 3/8"X5"
MIN. 3-3/4" EDGE DISTANCE
MIN. 3-1/4" EMBED DEPTH

ANCHORS MAY CHANGE BASED ON EXISTING WALL STRUCTURE



DETAIL B
(SEE PAGE 2)



ANCHOR ELEVATIONS

REV.	REVISIONS	DATE	REVISED BY

FINISH:

DOOR/OPENING NAME:
POST MULLION - BETWEEN (HILTI ANCHORS)

MODEL NAME: FP-530 (HydroDefense Flood Plank)

SN: | SO #: | QTY:

SHIP TO:
SOLD TO:
PROJECT NAME:
CUST PO #:

DWG STATUS:
REFERENCE DRAWING - NOT FOR CONSTRUCTION
ESTIMATED PART/ASSY WEIGHT: 34.69 LBS.
DWG #: GEN-POST-BETWEEN-HILTI

PROPRIETARY AND CONFIDENTIAL DRAWINGS ARE EXCLUSIVE PROPERTY OF PS INDUSTRIES INCORPORATED AND CANNOT BE USED IN WHOLE OR PART WITHOUT WRITTEN CONSENT © 2021 PS INDUSTRIES INCORPORATED ALL RIGHTS RESERVED

DATE: 12/14/2021
SCALE: NTS
DWG BY: clitzinger
CHECKED: /

PS Flood Barriers™
A Division of
PS INDUSTRIES INC
1150 48th St. S
GRAND FORKS, ND 58201
PH. 701-746-4519
FAX 701-746-8340

C:\PS DOORS\EMPLOYEE FOLDERS\CLITZINGER\REFERENCE DRAWINGS FLOOD PLANK\FP530-REF-POST-BETWEEN (HILTI)\GEN-POST-BETWEEN-HILTI; 12/14/2021

SILL / EMBED PLAN VIEW

IMPORTANT

SEE PRODUCT O&M MANUAL TO REVIEW CRITICAL INSTALLATION AND DEPLOYMENT PROCEDURES.

GASKET CONTACT AREA SHOULD BE SOUND, FLAT/LEVEL AND WITHOUT BLEMISH FOR BEST GASKET PERFORMANCE, MAY REQUIRE SHIMMING TO KEEP SILL LEVEL. REVIEW O&M.

FIELD CONCRETE FOUNDATION DESIGN AND COMPLETE CONSOLIDATION OF CONCRETE SURROUNDING EMBEDDED ITEM(S) ANCHORAGE POINTS NOT BY PS INDUSTRIES.

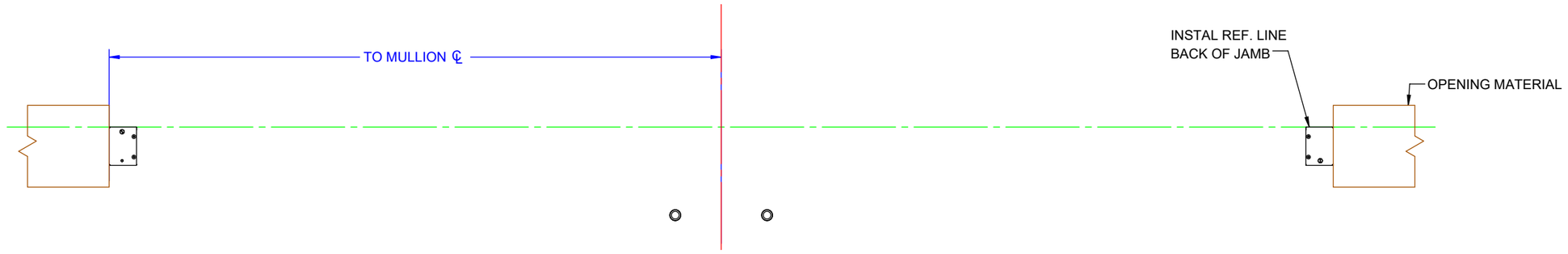
INSTALLATION REFERENCE LINE
SHOWN WITH GREEN CONSTRUCTION LINE

MULLION MIN. EDGE DISTANCES (EXISTING)
SEE MULLION SPECIFIC INSTALLATION GUIDE IN O&M FOR MIN. EDGE DISTANCES BASED ON 3000 (PSI) CONCRETE.

MULLION TYPE NOTE

DIMENSIONS ARE TO CENTERLINE OF MULLIONS ANCHORED BY HILTI INSERTS.

REFERENCE MULLION DETAIL SHEET FOR LOCATION OF INSERTS USING CENTERLINE AND INSTALLATION REFERENCE LINE.



REV.	REVISIONS	DATE	REVISED BY

FINISH:

DOOR/OPENING NAME:
POST MULLION - BETWEEN (HILTI ANCHORS)

MODEL NAME: FP-530 (HydroDefense Flood Plank)

SN: | SO #: | QTY:

SHIP TO:

SOLD TO:

PROJECT NAME:

CUST PO #:

DWG STATUS:
REFERENCE DRAWING - NOT FOR CONSTRUCTION

ESTIMATED PART/ASSY WEIGHT: 34.69 LBS.

DWG #: GEN-POST-BETWEEN-HILTI

PROPRIETARY AND CONFIDENTIAL DRAWINGS ARE EXCLUSIVE PROPERTY OF PS INDUSTRIES INCORPORATED AND CANNOT BE USED IN WHOLE OR PART WITHOUT WRITTEN CONSENT © 2021 PS INDUSTRIES INCORPORATED ALL RIGHTS RESERVED

DATE: 12/14/2021
SCALE: NTS
DWG BY: clitzinger
CHECKED: /

PS Flood Barriers™
A Division of
PS INDUSTRIES INC
1150 48th St. S
GRAND FORKS, ND 58201
PH. 701-746-4519
FAX 701-746-8340

SHEET #: 5 OF 6 | Rev. E

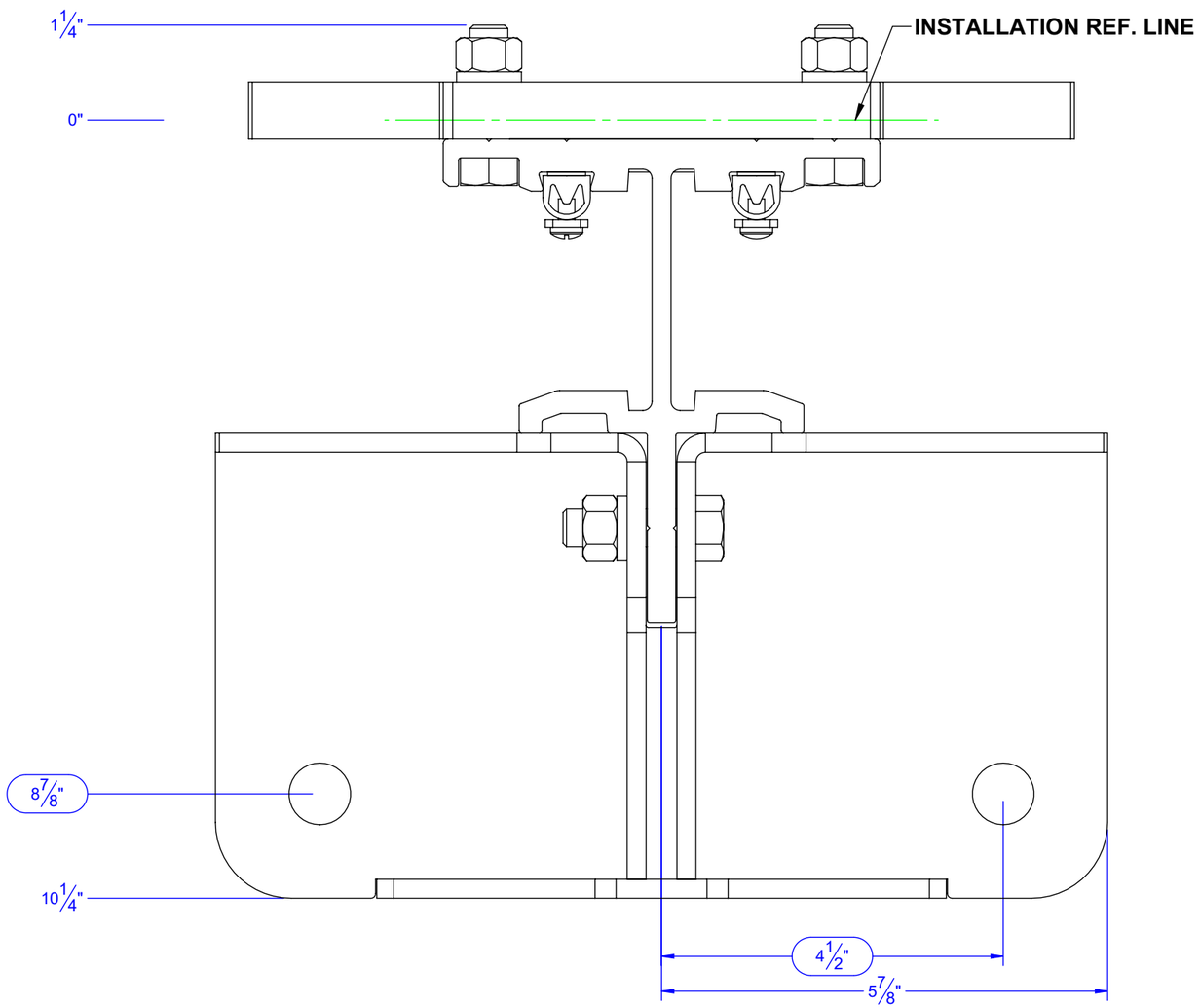
C:\PS DOORS\EMPLOYEE FOLDERS\CLITZINGER\REFERENCE DRAWINGS FLOOD PLANK\FP530-REF-POST-BETWEEN (HILTI)\GEN-POST-BETWEEN-HILTI; 12/14/2021

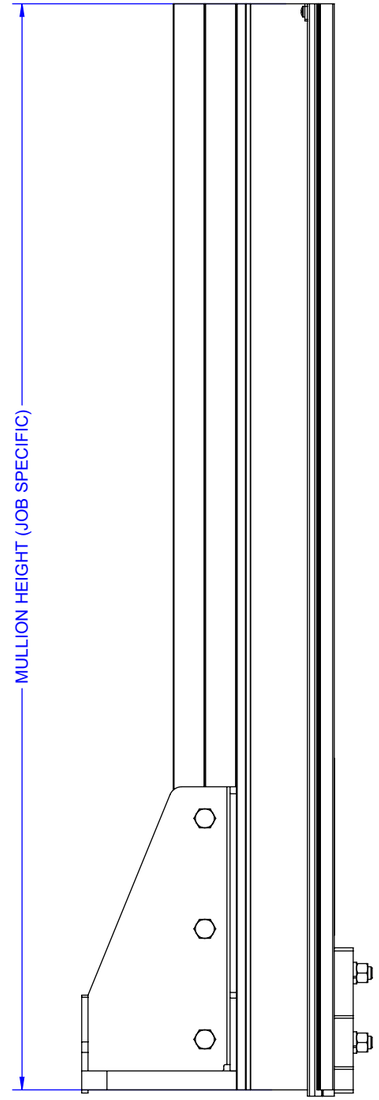
POST MULLION

HILTI ANCHOR EMBED DEPTH: 8.25"

HILTI HIS-RN B8 3/4in INSERT
HITLI HIT-RE 200 EPOXY
MIN 3000 PSI CONCRETE
MIN SLAB THICKNESS: 11in
MIN EDGE DISTANCE (SIDE): 15in
MIN EDGE DISTANCE (WET SIDE): 9in
MIN EDGE DISTANCE (DRY SIDE): 15in
SLAB SATISFYING ALL EDGE AND DEPTH REQUIREMENTS MUST BE MONOLITHIC

MULLION DETAIL
MULLION TYPE: BOLTED POST
ESTIMATED MULLION WEIGHT:





REV.	REVISIONS	DATE	REVISED BY

FINISH:

DOOR/OPENING NAME:
POST MULLION - BETWEEN (HILTI ANCHORS)

MODEL NAME: FP-530 (HydroDefense Flood Plank)

SN: | SO #: | QTY:

SHIP TO:
SOLD TO:
PROJECT NAME:
CUST PO #:

DWG STATUS:
REFERENCE DRAWING - NOT FOR CONSTRUCTION
ESTIMATED PART/ASSY WEIGHT: 64.15 LBS.
DWG #: GEN-POST-BETWEEN-HILTI

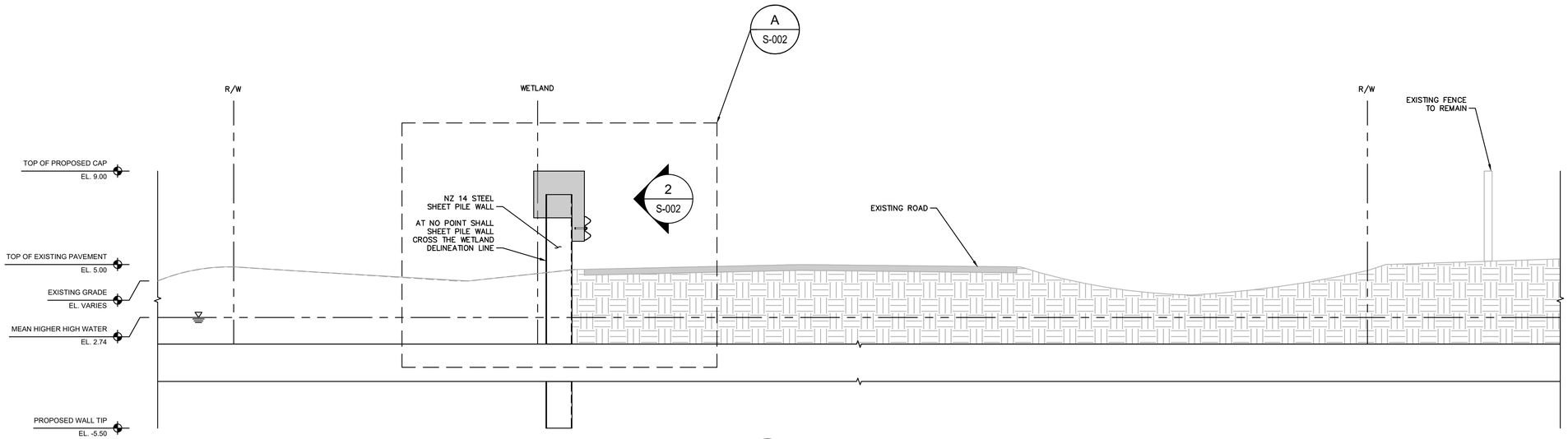
PROPRIETARY AND CONFIDENTIAL DRAWINGS ARE EXCLUSIVE PROPERTY OF PS INDUSTRIES INCORPORATED AND CANNOT BE USED IN WHOLE OR PART WITHOUT WRITTEN CONSENT © 2021 PS INDUSTRIES INCORPORATED ALL RIGHTS RESERVED

DATE: 12/14/2021
SCALE: NTS
DWG BY: clitzinger
CHECKED: /

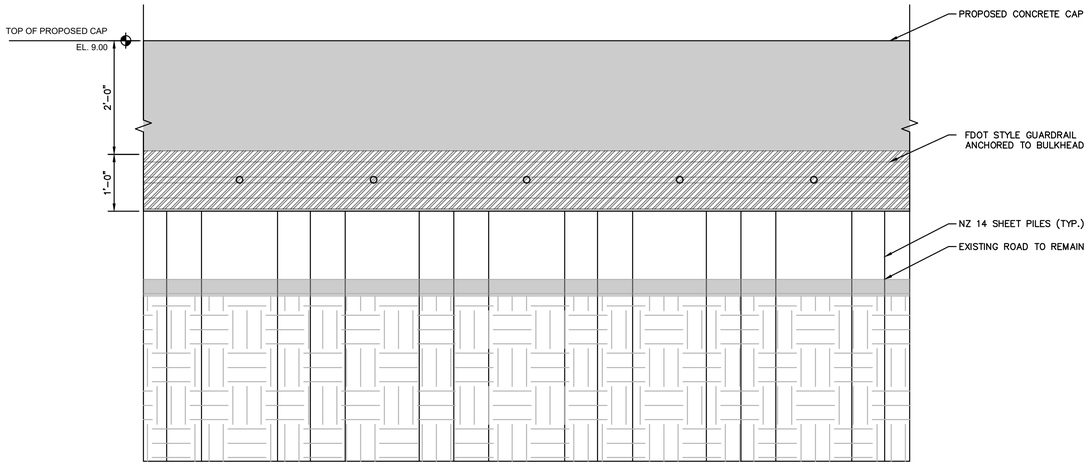
PS Flood Barriers™
A Division of
PS INDUSTRIES INC
1150 48th St. S
GRAND FORKS, ND 58201
PH. 701-746-4519
FAX 701-746-8340

SHEET #:6 OF 6 | Rev. E

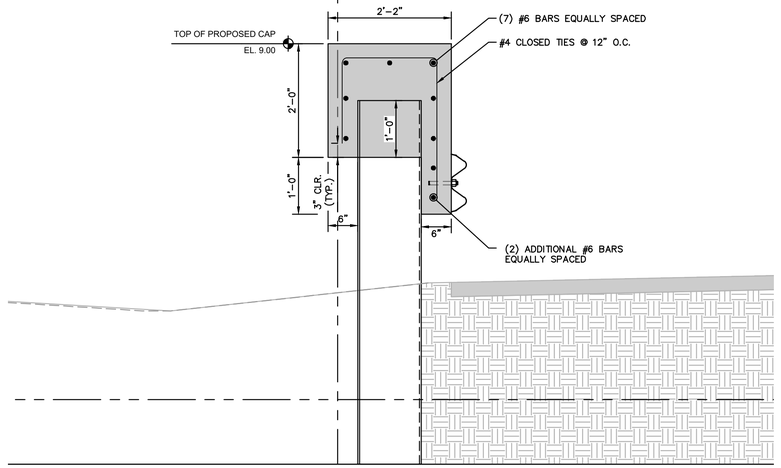
C:\PS DOORS\EMPLOYEE FOLDERS\CLITZINGER\REFERENCE DRAWINGS FLOOD PLANK\FP530-REF-POST-BETWEEN (HILTI)\GEN-POST-BETWEEN-HILTI; 12/14/2021



1 S-002 **SEGMENT 1 SECTION**
SCALE: 3/8" = 1'-0"



2 S-002 **SEGMENT 1 ENLARGED ELEVATION**
SCALE: 3/4" = 1'-0"



A S-002 **SEGMENT 1 ENLARGED SECTION**
SCALE: 3/4" = 1'-0"

NOTES:

1. CONTROL JOINTS: CONSTRUCT CONTROL JOINTS IN RESILIENCY WALL CONCRETE CAP AT 10'-0" ON CENTER, MAXIMUM.
2. EXPANSION JOINTS: CONSTRUCT EXPANSION JOINTS IN RESILIENCY WALL CONCRETE CAP AT 40'-0" ON CENTER, MAXIMUM.

PRE-FINAL

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT DATUMS:
HORIZONTAL: NAD83/2011
(FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE 0901, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT)
VERTICAL: NAVD '88

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
12740 GRAN BAY PARKWAY WEST, SUITE 2350
JACKSONVILLE, FLORIDA 32258
PHONE: 904-828-3900
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

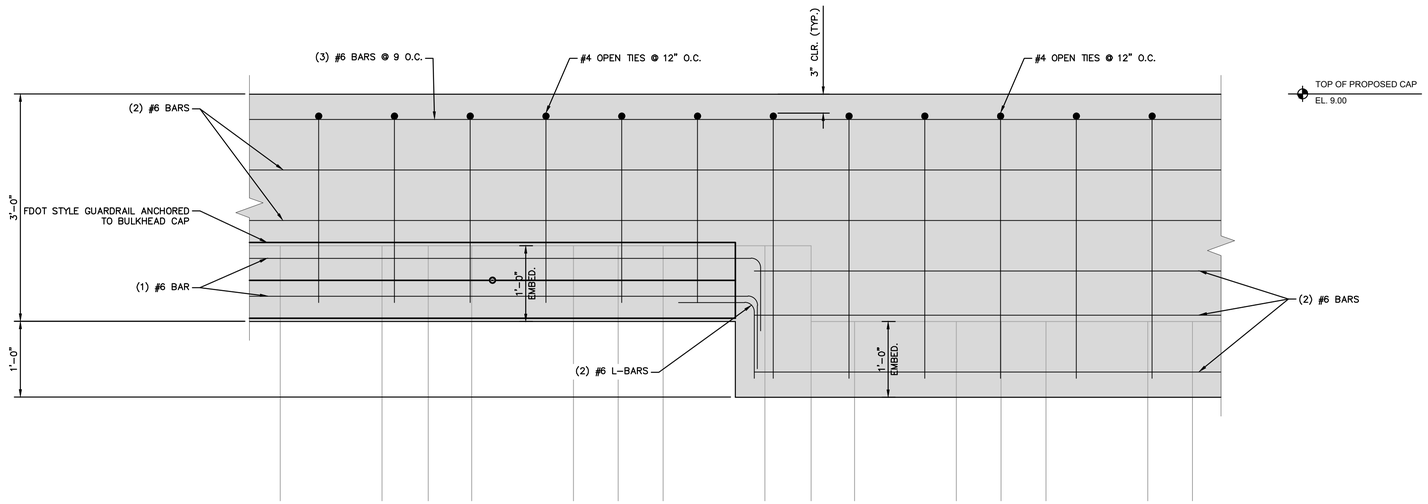
LICENSED PROFESSIONAL
CORY T. SALT, P.E.
FLORIDA LICENSE NUMBER
98284
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CORY T. SALT, P.E. ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

KHA PROJECT
142806004
DATE
FEBRUARY 2026
SCALE: AS SHOWN
DESIGNED BY: ----
DRAWN BY: ----
CHECKED BY: ----

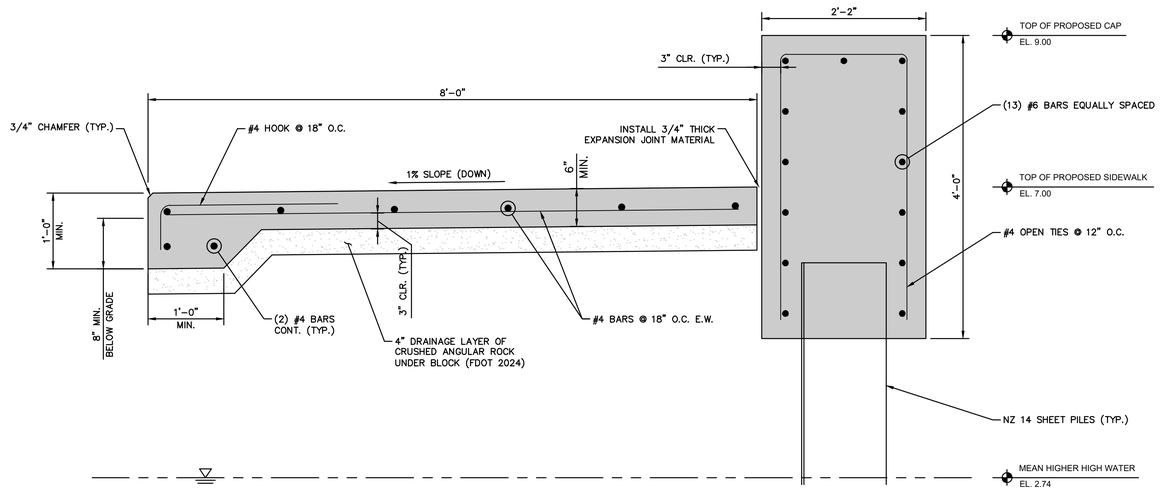
PROPOSED SEGMENT 1
WATERFRONT RESILIENCY SYSTEM
PREPARED FOR
CITY OF FERNANDINA BEACH
FLORIDA
CITY OF FERNANDINA BEACH

SHEET NUMBER
S-002

Plotted By: Salt, Cory Sheet Set: CoFB Waterfront Resiliency Segment 1 Layout: S-002 PROPOSED SEGMENT 1 February 04, 2026 01:31:44pm K:\Jax_waterresources\142806004 - fbfl waterfront resiliency\Cadd\plansheets\segment 1 set\S-002 PROPOSED SEGMENT 1.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



1 / S-003 SEGMENT 1 SECTION
SCALE: 1" = 1'-0"



2 / S-003 6" CONCRETE (CONQUINA MIX) REINFORCED TYPICAL SIDEWALK ON GRADE SECTION
SCALE: 1" = 1'-0"

NOTES:

1. CONTROL JOINTS (WALL): CONSTRUCT CONTROL JOINTS IN RESILIENCY WALL AND CONCRETE CAP AT 10'-0" ON CENTER, MAXIMUM.
2. CONTROL JOINTS (SIDEWALK): CONSTRUCT CONTROL JOINTS IN NEW SIDEWALK AT 10'-0" ON CENTER, MAXIMUM.
3. EXPANSION JOINTS (WALL): CONSTRUCT EXPANSION JOINTS IN RESILIENCY WALL CONCRETE CAP AT 40-0" ON CENTER, MAXIMUM.
4. EXPANSION JOINTS (SIDEWALK): CONSTRUCT EXPANSION JOINTS IN SIDEWALK AT 40'-0" ON CENTER, MAXIMUM AND ADJACENT TO THE EXISTING SIDEWALK ON THE SOUTH SIDE OF THIS SEGMENT AS WELL AS ADJACENT TO THE BULKHEAD FOR THE BOAT RAMP ON THE NORTH SIDE OF THIS SEGMENT.

PRE-FINAL

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT DATUMS:
HORIZONTAL: NAD83/2011
(FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE 0901, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.)
VERTICAL: NAVD '88

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
12740 GRAN BAY PARKWAY WEST, SUITE 2350
JACKSONVILLE, FLORIDA 32258
PHONE: 904-828-3900
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
CORY T. SALT, P.E.
FLORIDA LICENSE NUMBER
98264

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CORY T. SALT, P.E. ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

KHA PROJECT 142806004
DATE FEBRUARY 2026
SCALE: AS SHOWN
DESIGNED BY: ---
DRAWN BY: ---
CHECKED BY: ---

PROPOSED SEGMENT 1

WATERFRONT RESILIENCY SYSTEM
PREPARED FOR
CITY OF FERNANDINA BEACH FLORIDA

CITY OF FERNANDINA BEACH

SHEET NUMBER
S-003

Plotted By: Salt, Cory Sheet Set: CoFB Waterfront Resiliency Segment 1 Layout: S-003 PROPOSED SEGMENT 1 February 04, 2026 01:31:52pm K:\jax_waterresources\142806004 - fbfl waterfront resiliency\Cadd\plansheets\segment 1 set\S-002 PROPOSED SEGMENT 1.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.


06/30/2023

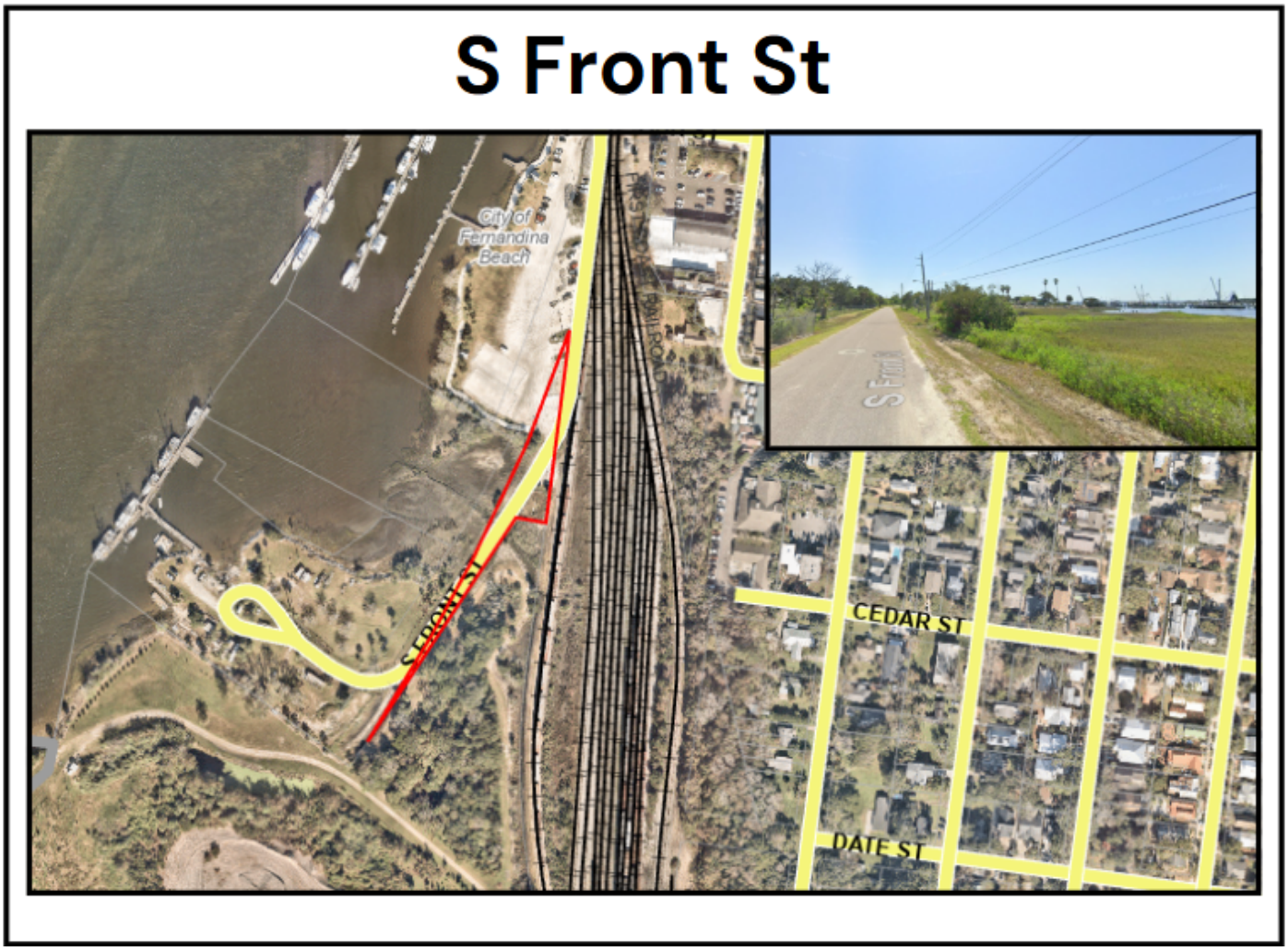

06/30/2023


06/30/2023

HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2026-0004
March 19, 2026

Owner/Applicant:	City of Fernandina Beach
Property Address:	500 Front St
Parcel ID #	17-3N-28-0000-0002-0010
Current zoning:	I-2
FLUM land use category:	Heavy Industrial
Existing uses on site:	Vacant, Government
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	Noncontributing
Requested action:	**FINAL** Certificate of Approval (COA) to build approx. 631 feet of resiliency wall along the west side of South Front St, connecting into the resiliency system previously built at Lots C & D. (*Quasi-Judicial).*

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

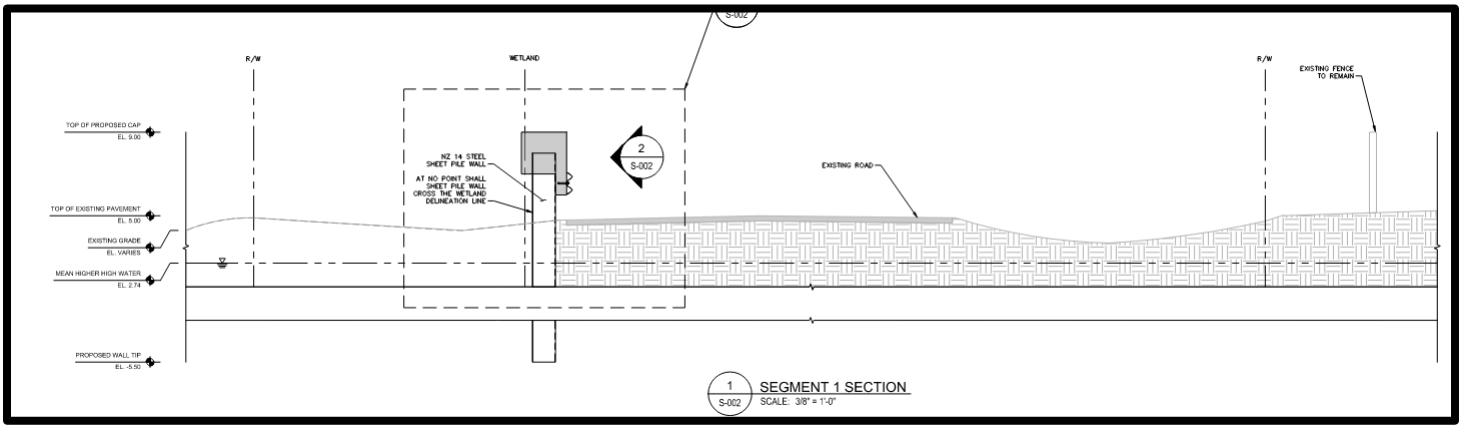


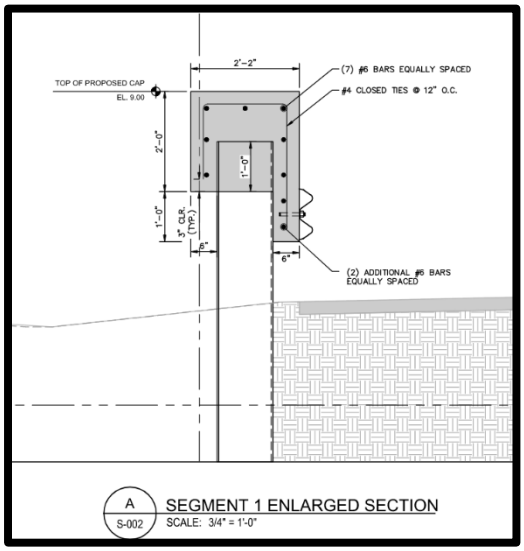
SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is requesting **Final** Approval to build approximately 631 feet of resiliency wall along the west side of South Front Street, connecting into the resiliency system previously built at Lots C&D. The proposed resiliency system is a steel sheet pile wall with a reinforced concrete cap. The project also includes relocation of the existing watermain conflicting with the proposed wall alignment. The wall has been located to avoid any impacts to wetlands, sovereign submerged lands, and is located entirely on City owned property. Prior to building the proposed resiliency wall, the overhead utility lines will be undergrounded. This project is in conjunction with HDC2026-0008.

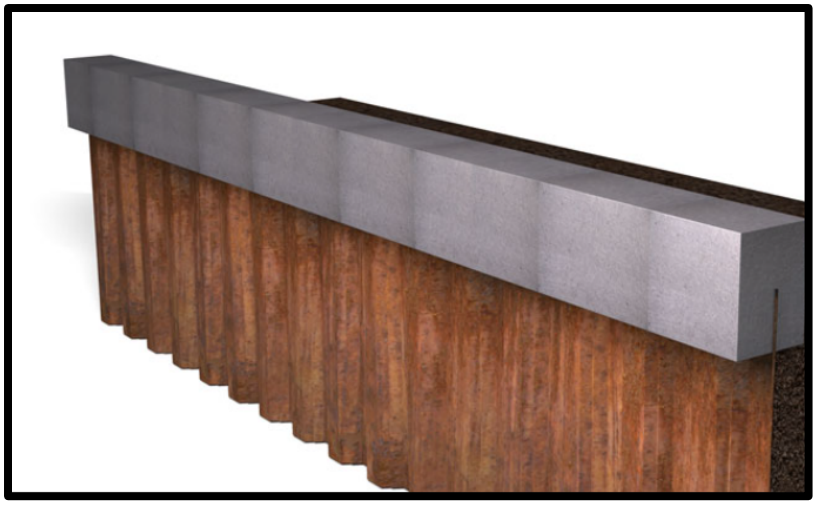
Design Vision by Applicant: "The focus is to complete an additional portion of the City's resiliency system, adding approximately 631 feet of resiliency wall to the existing approximately 760 feet in Lots C&D. The system's concrete cap is comparable to the existing concrete cap located in Lots C&D, as well as the existing seawall caps along the City owned property downtown. The proposed top of wall is elevation 9.00 NAVD88 to match the elevation determined in the feasibility study." – HDC2026-0004 Application

Wall sections

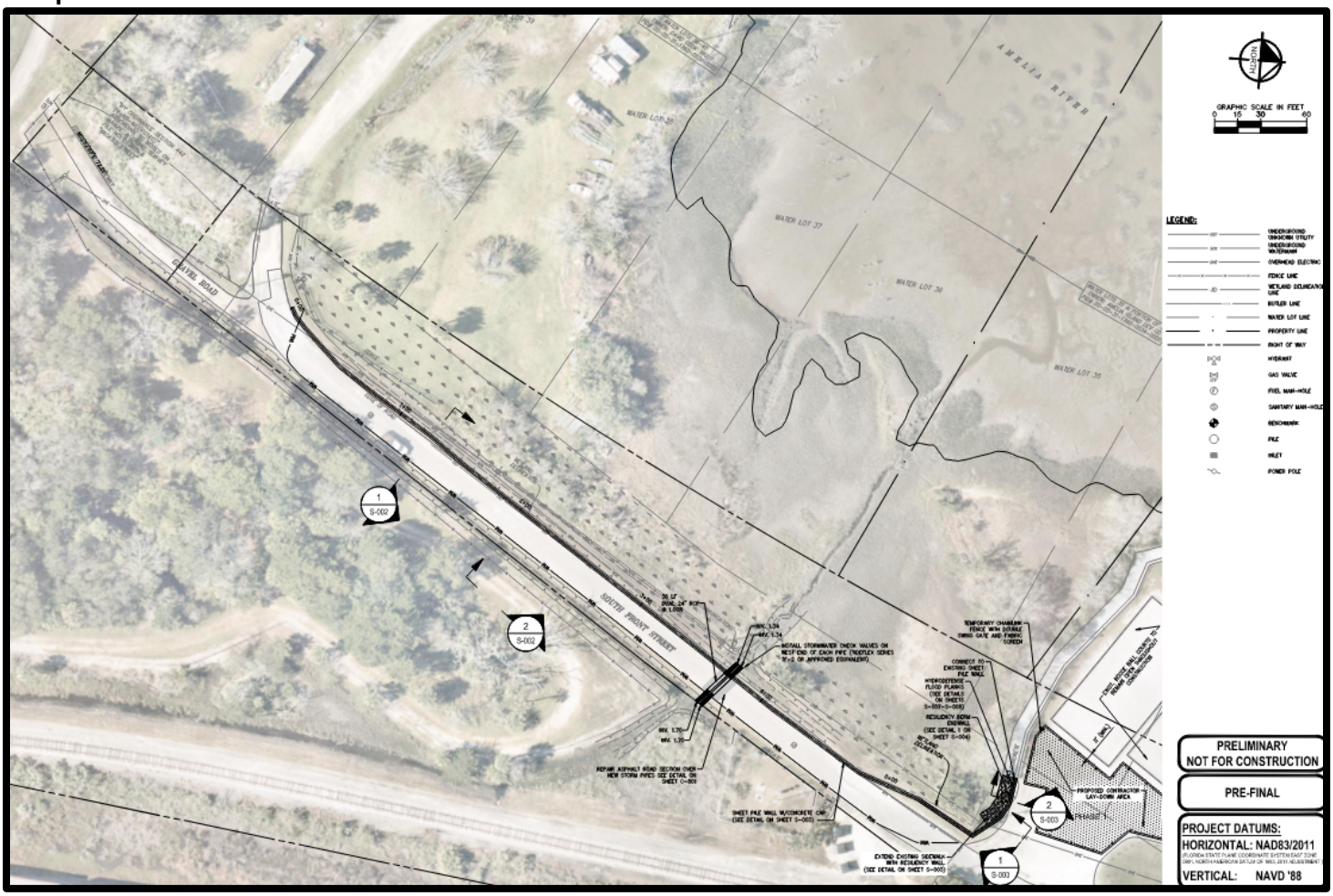




Stock image of steel sheet piles and concrete cap



Site plan



APPLICABLE GUIDELINES:

CITY OF FERNANDINA BEACH COMPREHENSIVE PLAN

The proposed project and associated HDC2026-0004 are in alignment with following objectives and policies outlined in the Comprehensive Plan.

POLICY 5.01.06. The City shall maintain access to the water through beach accesses, public fishing piers, boat ramps, and marinas, as further defined in the Recreation and Open Space Element.

OBJECTIVE 5.03. FLOOD RESILIENCY, HAZARD MITIGATION, DISASTER PREPAREDNESS, AND POST- DISASTER REDEVELOPMENT: The City must protect the safety of residents and visitors through limitations on development within the Coastal High Hazard Area, preparation of a post-disaster plan, through maintaining evacuation routes and standards for evacuation times, and by implementing regulations which serve to reduce risks to human life and property from the effects of coastal flooding, erosion, storm surge, sea level rise, or damage to environmental systems and other natural hazards in the coastal and riverine areas through sound planning practices.

POLICY 5.03.18 The City must continue to upgrade stormwater infrastructure through drainage improvements, installation of tidal backflow preventers, and seawall/bulkhead repairs in addition to sustainable flood management actions such as installation of bioswales, recharge through drainage wells, use of pervious pavement, maintenance of natural preserve and open space areas, and protection of tidal beaches that will be adaptable to future climate events.

OBJECTIVE 5.05. WATERFRONT PLANNING: The City shall protect shorelines and waterfront lands in order to ensure adequate and appropriate locations for water-dependent, water-related and water-enhanced uses.

Policy 5.05.01. It shall be the policy of the City to utilize the following priority list in reviewing applications for shoreline uses, so as to provide increased priority for water-dependent uses. Uses listed first shall generally be given the highest priority of all uses that may be proposed along the shoreline, with other, uses listed in the order of declining priority. Uses listed under (6) shall be given the least preference for location along the shoreline.

1. Water-dependent uses such as fish, and shellfish production;

2. Water-dependent recreation and commercial uses such as ports, marina- type uses, and navigation, particularly those that provide public access;

3. Water-related uses such as certain utilities and commercial;

4. Water-enhanced uses such as certain recreational and commercial uses;

5. Non-water dependent or related activities such as residential uses; and

6. Non-water dependent and non-water enhanced uses which result in an irretrievable commitment of coastal resources, or in a proposed alteration to the FLUM series that would prohibit or remove the permitted use of water-dependent, water-related or water-enhanced uses.

POLICY 6.04.02. Sidewalks, bicycle paths, multipurpose trails, and/or dedication of lands per such shall be

required in redevelopment and new developments to provide safe access to parks, recreation facilities, open space, waterways and shorelines.

POLICY 6.04.04. All future City owned parks and recreational facilities, including beaches and waterways, shall have direct access on a public street, right of way, or easement.

POLICY 6.07.05. The City shall have a no net loss policy for public access to waterways and shorelines, whereby one type of access point is not removed without providing for replacement of that type of access point.

OBJECTIVE 11.08. Non-designated Resources: The City shall encourage protection and revitalization of non-designated historic structures and neighborhoods within Fernandina Beach.

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

5.01.06 Docks and Other Waterfront Structures The following types of structures are permissible, provided that a permit or exemption from permitting has been granted by the FDEP or the USACOE, as applicable:

A. Docks;
B. Piers;
C. Seawalls;

Walls in the IW zoning district are permitted to be 12' in height. This wall is proposed to be around 9' tall, upon a topographic elevation of 4-5' to match the projection of the feasibility study.

CITY OF FERNANDINA BEACH HISTORIC DOWNTOWN DESIGN GUIDELINES
Walls and Fences, pg. 97: New metal fences should not exceed four feet in height

A resiliency wall is not typical of other properties and may not adhere to this standard as the proposed height is vetted through a feasibility study.

CITY OF FERNANDINA BEACH COMMUNITY REDEVELOPMENT AREA DESIGN GUIDELINES

This project lies in the Public Waterfront Park Design Area. The goals of this area are to maintain and facilitate public access to the waterfront. In general, the goals for this design area are to retain designation as an Industrial Waterfront Land Use area, conserve panoramic views of the river, guarantee public pedestrian access to the river and support marina functions, daily public use, and special events. The proposed project will protect the Downtown from flooding on the riverside and protect the road for erosion; and is overall in alignment with the CRA Design Guidelines.

CITY OF FERNANDINA BEACH ADAPTATION PLAN

STRATEGY 8: Protect vulnerable municipal and historic buildings within the Special Flood Hazard Area

STRATEGY 16: Integrate Sea Level Rise considerations into planning, zoning, and building standards.

ANALYSIS:

This project lies within the CRA and therefore requires Historic District Council approval before the necessary permits can be obtained and work can begin on the project. This is a necessary improvement in order to protect downtown and critical infrastructure such as the road as the road and railroad tracks from increased flooding and sea level. The design of the wall is focused on functionality; however, the chosen materials of concrete and steel sheet piles are materials suggested for use during construction in the CRA.

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, is consistent with the Comprehensive Plan, the Land Development Code, the Secretary of the Interior's Standards, Historic Downtown Design Guidelines, and Community Redevelopment Area Design Guidelines.

Staff recommendation:
FINAL approval of HDC2026-0004

MOTION TO CONSIDER:

I move to **approve or deny** case number HDC 2026-0004 **with or without** conditions;

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

That HDC case HDC 2026-0004, as presented, **is or is not** substantially compliant with the Comprehensive Plan, Land Development Code, the Secretary of the Interior's Standards, and the Historic Downtown Design Guidelines, and Community Redevelopment Area Design Guidelines to warrant **FINAL** approval at this time.

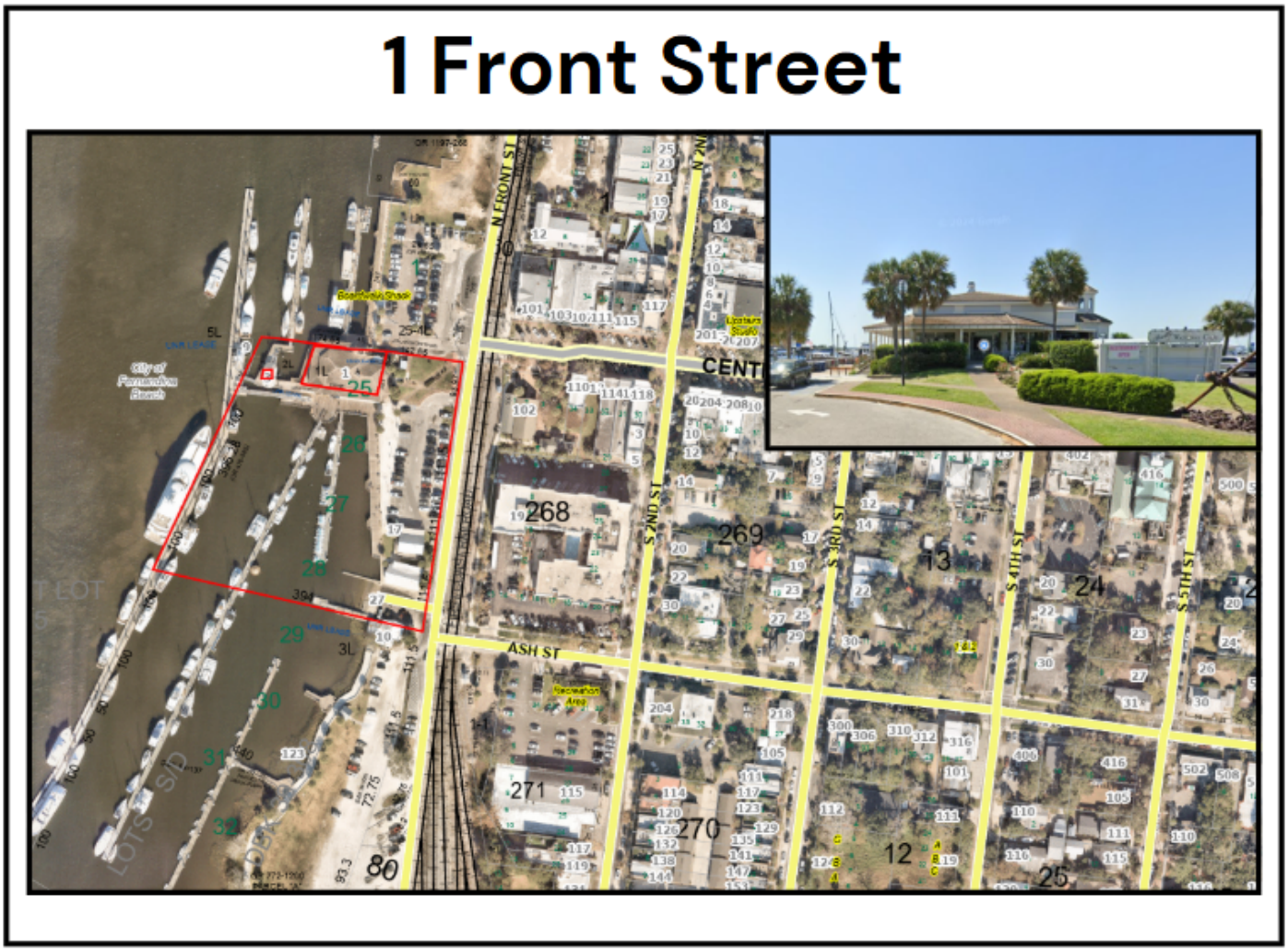
LIST OF EXHIBITS:

EXHIBIT 1 Combined Application Materials

HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2026-0008
March 19, 2026

Owner/Applicant:	City of Fernandina Beach
Property Address:	1 Front Street
Parcel ID #	00-00-31-1760-0025-001L
Current zoning:	I-W
FLUM land use category:	Industrial Waterfront
Existing uses on site:	Leasehold Interest, Brett's Cafe
FL Master Site File #	N/A
Year Built:	1989
Contributing Status:	Noncontributing
Requested action:	**FINAL** Certificate of Approval (COA) to complete the second phase of the Fernandina Beach Riverfront Resiliency Project to be completed in two phases; the demolition of Brett's Waterway Café and the construction of a new pier. (*Quasi-Judicial).*

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

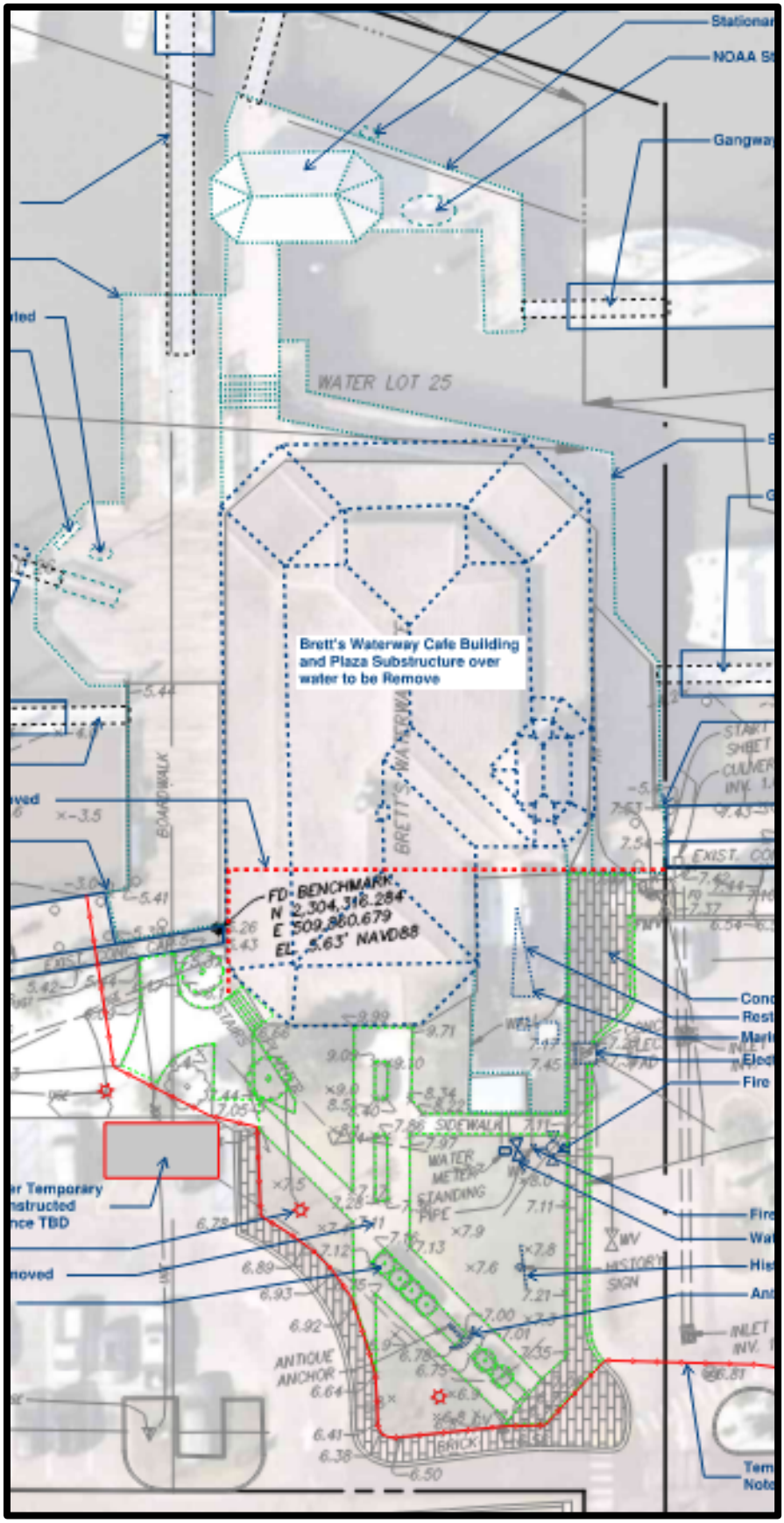


SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

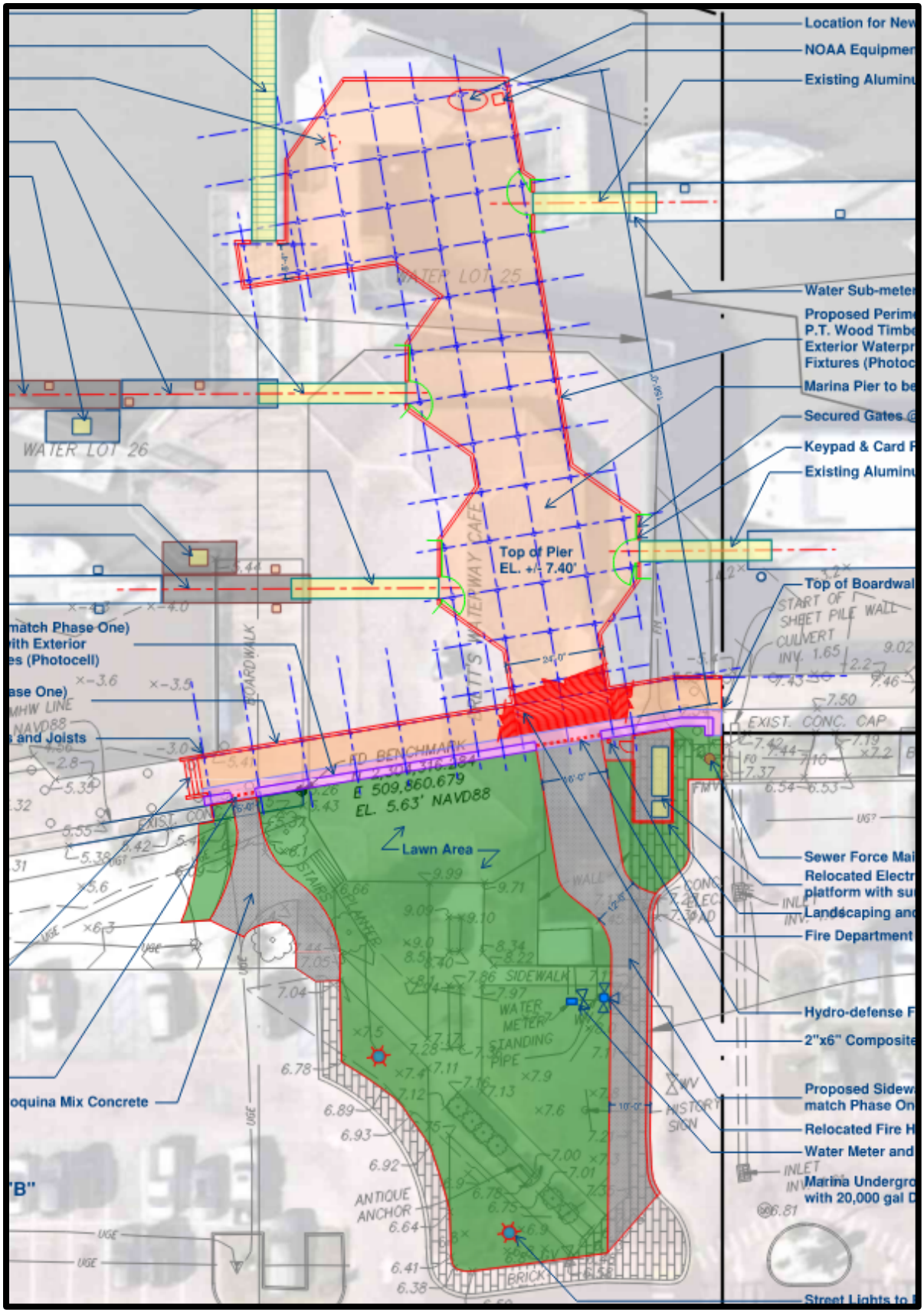
The applicant is requesting **Final** Approval to complete the second phase of the Fernandina Beach Riverfront Resiliency Project to be completed in two phases: the demolition of Brett's Waterway Café and the construction of a new pier. The description below was provided by the applicant:

> This proposed project will be the second phase which is the continuation of the first phase for the Fernandina Beach Riverfront Resiliency Project just south of the boat ramp.
>
> The proposed project will consist of 2 phases. The first phase is the demolition of Brett's Waterway Cafe and the dredging of the debris, a new pier is to be constructed to be more in alignment with Center Street with a single entrance to the marina, and improve site views, while the construction of the new pier is occurring the existing pier will be demolished.
>
> Also, the proposed project will consist of a new concrete bulkhead and wooden boardwalk constructed over the water to replace the existing boardwalk and failing bulkhead under Brett's. The new bulkhead appearance and finish to match phase one of the Fernandina Beach Riverfront Resiliency Project which will be a concrete coquina finish with recess amber lighting that is Florida Fish and Wildlife Conservation Commission approved.
>
> The new pier location will improve main access from Historic Center Street and improve sight lines from Front Street to the Amelia Waterway and the marina. The removal of existing piles, including debris that have collapsed in water under Brett's, will overall improve waterway flow. The proposed materials for the pier will be a hybrid system in design and will consist of composite piles (allow for better waterflow and resiliency), pressure treated heavy timber beams and joists, with composite decking (resiliency minimizes the need to replacing decking Annually). The pier railing will be a copy of phase 1, which consists of pressure treated wood guard rails with stainless steel cable infill. Note the pier railings will also include lighting to match recessed lighting used in phase 1 with amber lights, that is Florida Fish and Wildlife Conservation Commission approved.
>
> The proposed materials for the boardwalk will be a hybrid system in design and will consist of composite piles (allows for better waterflow and resiliency), pressure treated heavy timber beams and joists, with composite decking (resiliency minimizes the need to replace decking Annually). The pier railing will be a copy of phase 1, which consists of pressure treated wood guard rails with stainless steel cable infill. -The existing structures that Brett's Waterway Cafe was built on were once of historic nature. Numerous reports on the structural integrity have been completed and submitted over the years, addressing concerns regarding life safety. This included a detailed analysis of the structure and the state of (Description was cut off, will be filled in during the HDC meeting).

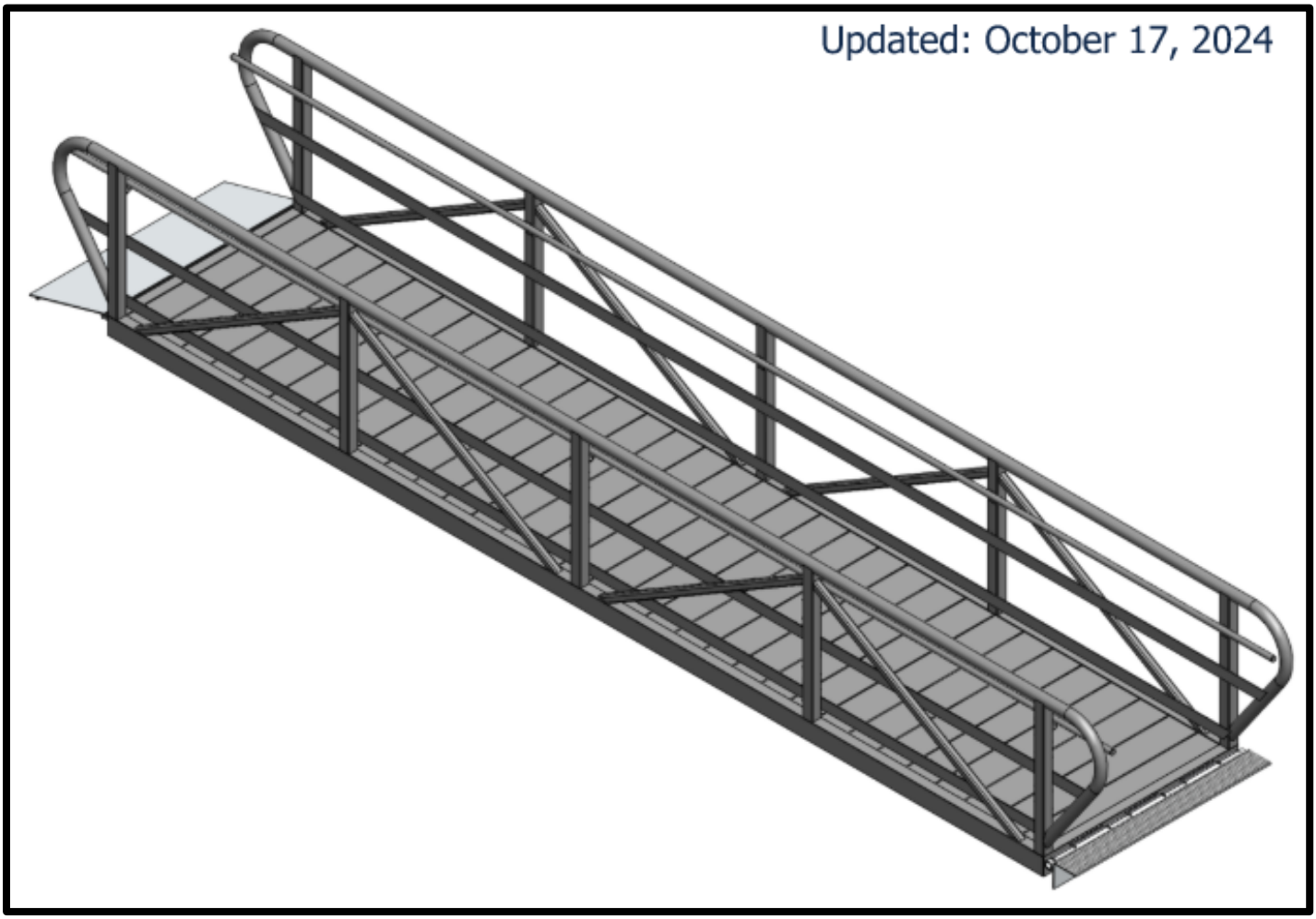
Demolition Site Plan



Site Plan for Boardwalk

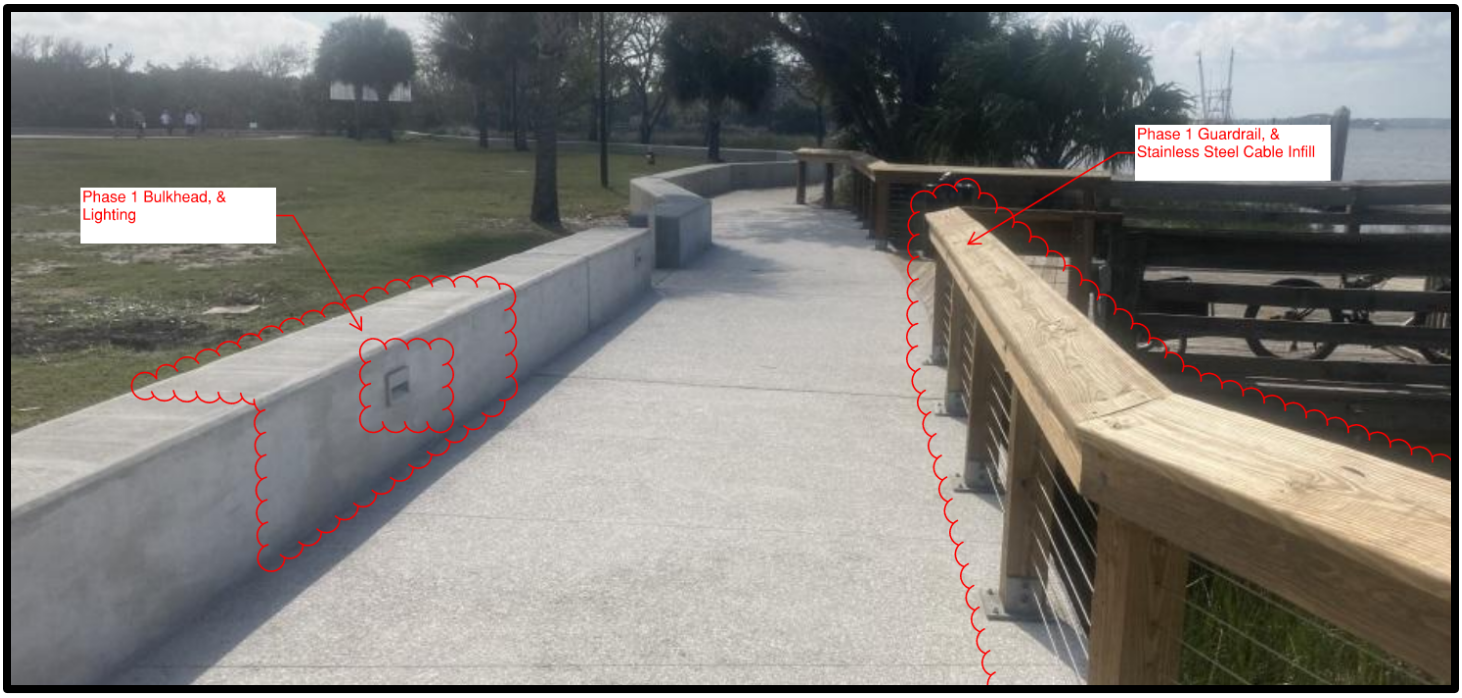


Proposed Project Material Examples





Existing Resiliency Wall Materials





APPLICABLE GUIDELINES:

CITY OF FERNANDINA BEACH COMPREHENSIVE PLAN

The proposed project and associated HDC2026-0004 are in alignment with following objectives and policies outlined in the Comprehensive Plan.

POLICY 5.01.06. The City shall maintain access to the water through beach accesses, public fishing piers, boat ramps, and marinas, as further defined in the Recreation and Open Space Element.

OBJECTIVE 5.03. FLOOD RESILIENCY, HAZARD MITIGATION, DISASTER PREPAREDNESS, AND POST- DISASTER REDEVELOPMENT: The City must protect the safety of residents and visitors through limitations on development within the Coastal High Hazard Area, preparation of a post-disaster plan, through maintaining evacuation routes and standards for evacuation times, and by implementing regulations which serve to reduce risks to human life and property from the effects of coastal flooding, erosion, storm surge, sea level rise, or damage to environmental systems and other natural hazards in the coastal and riverine areas through sound planning practices.

POLICY 5.03.18 The City must continue to upgrade stormwater infrastructure through drainage improvements, installation of tidal backflow preventers, and seawall/bulkhead repairs in addition to sustainable flood management actions such as installation of bioswales, recharge through drainage wells, use of pervious pavement, maintenance of natural preserve and open space areas, and protection of tidal beaches that will be adaptable to future climate events.

OBJECTIVE 5.05. WATERFRONT PLANNING: The City shall protect shorelines and waterfront lands in order to ensure adequate and appropriate locations for water-dependent, water-related and water-enhanced uses.

Policy 5.05.01. It shall be the policy of the City to utilize the following priority list in reviewing applications for shoreline uses, so as to provide increased priority for water-dependent uses. Uses listed first shall generally be given the highest priority of all uses that may be proposed along the shoreline, with other, uses listed in the order of declining priority. Uses listed under (6) shall be given the least preference for location along the shoreline.

1. Water-dependent uses such as fish, and shellfish production;

2. Water-dependent recreation and commercial uses such as ports, marina- type uses, and navigation, particularly those that provide public access;

3. Water-related uses such as certain utilities and commercial;

4. Water-enhanced uses such as certain recreational and commercial uses;

5. Non-water dependent or related activities such as residential uses; and

6. Non-water dependent and non-water enhanced uses which result in an irretrievable commitment of coastal resources, or in a proposed alteration to the FLUM series that would prohibit or remove the permitted use of water-dependent, water-related or water-enhanced uses.

POLICY 6.04.02. Sidewalks, bicycle paths, multipurpose trails, and/or dedication of lands per such shall be required in redevelopment and new developments to provide safe access to parks, recreation facilities, open space, waterways and shorelines.

POLICY 6.04.04. All future City owned parks and recreational facilities, including beaches and waterways, shall have direct access on a public street, right of way, or easement.

POLICY 6.07.05. The City shall have a no net loss policy for public access to waterways and shorelines, whereby one type of access point is not removed without providing for replacement of that type of access point.

OBJECTIVE 11.08. Non-designated Resources: The City shall encourage protection and revitalization of non-designated historic structures and neighborhoods within Fernandina Beach.

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

Land Development Code 8.03.03.01 Requirements for Demolition Applications

C. Review criteria for demolition applications. In evaluating applications for a Certificate of Approval for demolition, the HDC shall consider the following:

1. Whether the structure or site would meet national, state, or local criteria for designation;

The structure was constructed in 1989, at 37 years old, the structure is not eligible for historic designation on the local, state, or national levels.

2. Whether the structure or site is a contributing structure or site to a locally designated or National Register historic district;

-The structure is not contributing, nor listed in the survey of the Fernandina Beach Downtown Historic District.

3. Whether loss of the structure or site would deteriorate the quality or continuity of the historic district, or the surrounding neighborhood;

-This structure is locally culturally significant to many Fernandina Beach residents. Unfortunately, based on the structural damage assessment completed by Hanson Professional Services in 2022, the structure and underlying seawall infrastructure is failing and there is no way to repair is and maintain public safety without the demolition of the existing structure. The removal of this structure would not diminish the functionality or aesthetic of the Historic Downtown Fernandina Beach.

4. Whether the structure or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense;

-The structure does not exhibit such features.

5. Whether the structure or site is one of the last remaining examples of its kind in the neighborhood, county or region, or is a distinctive example of an architectural or design style which contributes to the character of the district;

-The structure was built in 1989, which does not fall into the period of significance. Architecture of similar style, one story wood construction, along the waterfront is not exhibited anywhere else in the City.

6. Whether removal of the structure or site would destroy the historic relationship between structures or open space;

-This structure represents a modern connection between the water and Downtown as a popular waterfront dining venue. At the time of construction, the restaurant generated traffic and representation vital economic development for downtown. However, this connection point does not exhibit a historic relationship and is modern relatively to the Fernandina Historic District period of significance. Connection between the Downtown and the water will arguably be improve following the demolition of the structure.

7. Whether retention of the structure or site promotes the general welfare of the City by providing an

opportunity for study of local history, architecture, and design, or by developing an understanding of the importance and value of a particular culture and heritage;

-The structure does not currently serve this function. There may have been an opportunity for reuse as a learning center, but given the building's condition, an adaptive reuse project is not an option.

8. Whether the applicant has made good faith efforts to pursue alternatives to demolition;

-The applicant has provided a structural assessment of the property that concludes that the structure is compromised.

9. Whether the applicant will be denied a reasonable return on his or her investment;

-If the structure remains, the applicant will not be able to use this space in a way that is cohesive to the revitalization of the waterfront.

10. Whether there is economic hardship for the applicant as demonstrated by requirements in Section 8.03.06;

-The applicant has not demonstrated economic hardship based on the requirements of 8.03.06.

11. Whether the Code Enforcement and Appeals Board has recommended demolition of the structure.

-The Code Enforcement and Appeals Board has not received any submissions regarding this property.

The dock house behind Brett's Water Café (circa 1988) will also be demolished and replaced as part of this project. This part of the demolition also adheres to the above criteria. The replacement board walk and marina structures are required to go through the permitting process with relevant state and federal authorities such as the Florida Department of Environmental Protection and the United States Army Corps of Engineers. This process is underway through Project Management and the City Manager's office. Development will be subject to section 6.02.22 Marinas of the Land Development Code. Upon receipt of full engineering plans, these supplemental standards will be verified.

CITY OF FERNANDINA BEACH HISTORIC DOWNTOWN DESIGN GUIDELINES

Demolition:

Application for a Certificate of Approval for any demolition of a primary building or structure (contributing or noncontributing) located within a locally designated historic district or the CRA shall be submitted by the property owner to the HDC. No building or structure in a locally designated historic district or the CRA shall be demolished without approval by the HDC, unless by a superseding order of a government agency or a court of competent jurisdiction.

1. Demolition should only occur after all other options have been considered and retention of the building is found not to be feasible due to structural or economic reasons.

2. Demolition may occur to ensure the public safety and welfare.

CITY OF FERNANDINA BEACH COMMUNITY REDEVELOPMENT AREA DESIGN GUIDELINES

Demolitions are only mentioned in the definitions section of the CRA Design Guidelines: *Certificate of Appropriateness (COA) Certificate issued by the HDC to indicate its approval of an application to alter, demolish, move, or add on to a protected resource.*

This project lies in the Public Waterfront Park Design Area. The goals of this area are to maintain and facilitate public access to the waterfront. In general, the goals for this design area are to retain designation as an Industrial Waterfront Land Use area, conserve panoramic views of the river, guarantee public pedestrian access to the river and support marina functions, daily public use, and special events. The proposed project will advance pedestrian connectivity, a cohesive waterfront park, and allow for the safe redevelopment of the boardwalk; and is overall in alignment with the CRA Design Guidelines.

ANALYSIS:

Lease Agreement:

The lease agreement was adopted in 1997 with Centre Street Restaurant Group, Ltd.. Several sublease agreements were executed for the restaurant and retail tenants of the space including with Front & Centre the Fernandina Harbor Joint Venture, and the Centre Street Waterfront Group. Between the City, lessees and sublessees, maintenance of the seawall and piling beneath the restaurant was unclear and not properly undertaken over time. On July 15th, 2025 the City Commission passed Resolution 2025-118 that approved the settlement agreement for a budget transfer of $380,000 to Centre Street Restaurant Group to settle the dispute between the City and the leaseholder. The term of the lease expired in the Fall of 2025 and the last day of service at the restaurant, Brett's Waterway Café was on October 4th.

Structural Damage Assessment:

The Structural Damage Assessment by Hanson Professional Services focused on the underlying infrastructure and provides a though evaluation of the current condition of the structure as well as the recommendation that "the structure along with pedestrian access to the area in proximity to the building be closed to public occupancy until such time that repairs can be made to reinforce the structure. Hanson further recommends that the area beneath and in proximity to the underside of the structure be cordoned off such that it is not accessible by swimmers, boaters, etc.". In 2024, Pi Tech completed a structural damage assessment following Hurricane e Helene during which the structure experience no significant further damage. The main concern from these reports where the pile caps, failing bulkheads, and precast concrete double-tee panels below the restaurant. In order to repair this structure and bring them up to modern standards, the City is requesting demolition of the existing restaurant to properly repair the infrastructure. Necessary repairs would be extremely difficult to undertake while the building still stands. Challenges include working with the tide, safety of the work environment, and hiring specialized contractors and labor all while staying with a third of the building cost. If repairs would exceed a third of the cost of the structure, the entire building would need to be brought up to current code requirements. Please find the entire Structural Damage Assessment in the agenda packet. Based on the Structural Assessment, Land Development Code requirements for demolition applications, and flood plain regulations, the demolition of the structure at 1 Front Street is warranted.

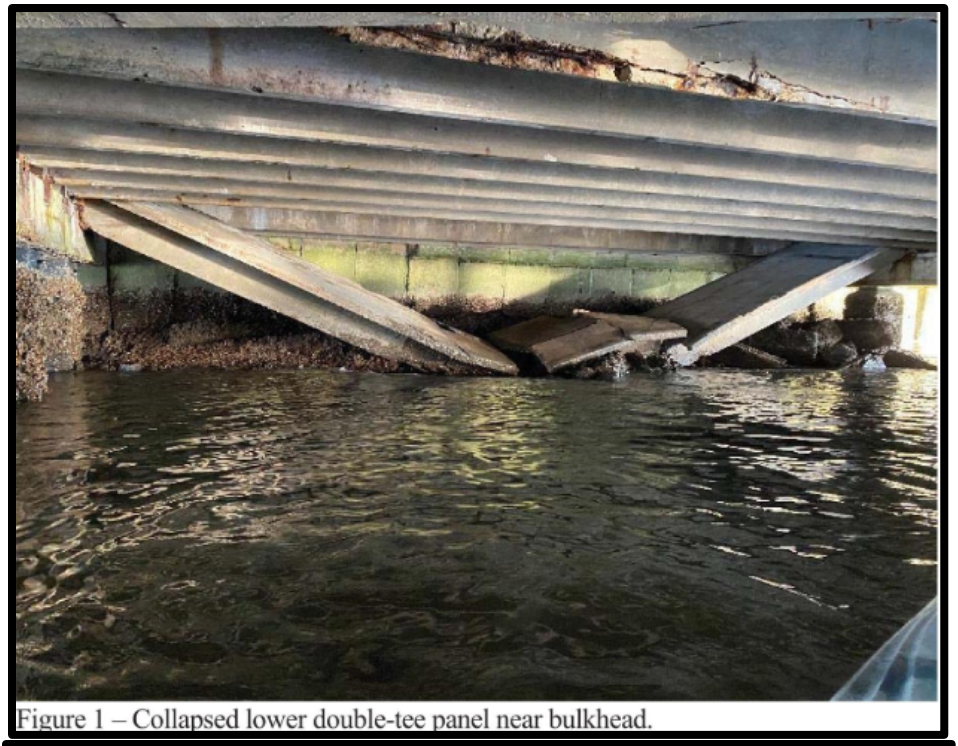


Figure 1 – Collapsed lower double-tee panel near bulkhead.



Figure 5 – Typical Condition: deterioration in bottom corners of Pile Cap 'E'.

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, is consistent with the Comprehensive Plan, the Land Development Code, the Secretary of the Interior's Standards, Historic Downtown Design Guidelines, and Community Redevelopment Area Design Guidelines.

Staff recommendation:

FINAL approval of HDC2026-0008

MOTION TO CONSIDER:

I move to **approve or deny** case number HDC 2026-0008 **with or without** conditions;

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

That HDC case HDC 2026-0008, as presented, **is or is not** substantially compliant with the Comprehensive Plan, Land Development Code, the Secretary of the Interior's Standards, and the Historic Downtown Design Guidelines, and Community Redevelopment Area Design Guidelines to warrant **FINAL** approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 **Application Materials**
EXHIBIT 2 **Structural Damage Assessment**
EXHIBIT 3 **Lease Agreement**

HISTORIC DISTRICT COUNCIL (HDC): CERTIFICATE OF APPROVAL (COA) APPLICATION

USE THIS FORM TO Apply for BOARD approval for projects in the Downtown or Old Town Historic District or the Community Redevelopment Area (CRA) AND STAFF-LEVEL review for EXTERIOR PAINT and INSTLLATION OF PERVIOUS PAVERS projects ONLY.

NOTE: All other STAFF-LEVEL approvals (i.e, fence, right-of-way, roof) and smaller STAFF-LEVEL project reviews can be submitted with your building permit where reviews will be performed and cost will be assessed simultaneously.

Fees

- ☐ Certificate of Approval (COA): Staff Review $25
- ☐ Certificate of Approval (COA): Board Review - Residential Single Family) $250
- ☐ Certificate of Approval (COA): Board Review - Commercial/Multi-Family/2 or more Residential Units/Mixed Use $400
- ☐ Demolition of a Primary Structure – Non-Contributing $1,500
- ☐ Demolition of a Primary Structure – Contributing $7,500
- ☐ After-the-Fact Certificate of Approval (COA): Staff Review $100
- ☐ After-the-Fact Certificate of Approval (COA): Board Review $1,500
- ☐ Amendment to Previously Approved COA - First Amendment Free, Subsequent Amendments = 1/2 cost of original fees

Basis for Review

All applications, whether Staff or Board review, are reviewed for consistency with the City of Fernandina Beach Comprehensive Plan, Land Development Code, and applicable guidelines such as the Downtown Historic District Design Guidelines, Old Town Fernandina Preservation and Development Guidelines, and the Community Redevelopment Area (CRA) Design Guidelines. Guidelines for the Historic Districts are based on the U.S. Secretary of the Interior's Standards for Rehabilitation.

2026 Submission Deadlines + Board Meetings Calendar

Application Deadline (4:30pm)	Nov 06 2025	Dec 04 2025	Jan 08 2026	Feb 05 2026	Mar 05 2026	Apr 09 2026	May 07 2026	June 04 2026	July 09 2026	Aug 06 2026	Sep 03 2026	Oct 08 2026	Nov 05 2026	Dec 10 2026
Meeting Date	Dec 18 2025	Jan 15 2026	Feb 19 2026	Mar 19 2026	Apr 16 2026	May 21 2026	June 18 2026	July 16 2026	Aug 20 2026	Sep 17 2026	Oct 15 2026	Nov 19 2026	Dec 17 2026	Jan 21 2027

IMPORTANT NOTES

Conceptual Approvals

Conceptual approvals are provided by the HDC as a courtesy to the applicant in an effort to allow comment from the Historic District Council and citizens during the conceptual design process. The HDC will provide the applicant with feedback and guidance relating to the proposal and take a vote to indicate whether the board feels the proposal is adequately appropriate to proceed. In all cases, the applicant must return to the HDC to seek final approval of their projects. There is no additional fee for this review above the Certificate of Approval fee.

Pre-Application Meeting

To guide you through the process and to ensure that your application is properly processed, you'll need to meet with the Preservation Planner prior to submitting your application. The application must be submitted at least 42 days before the scheduled meeting to allow time for review. Staff approval applications are accepted on a rolling basis and are generally completed in 3-5 days. Please note that projects can only begin after receiving a Certificate of Approval (COA) and a building, sign, right-of-way, or zoning permit (if required).

Select Language

Google Translate

Application Requirements

For Staff Approval or Final Approval by the Board the following application materials **must** be submitted. Please be sure to upload all necessary documents pertaining to your COA request to your COA application or permit application.

**Note on Elevation Requirements: Elevations must include specific material and detail information with call outs that define all visible exterior elements, such as (but not limited to): wall finishes, foundation wall finish, corner-boards, water-tables, barge-boards, cornice trim, door trim, window trim, column elements, railings, roof fascia, balcony trim elements, supporting/decorative brackets, gable end decorative elements, shutters, roof finishes, chimney finish, privacy fences, picket fences, gates, utility yard screens, gazebos, outdoor shower screens, etc. Provide specific detail views of features that cannot be called out with notes on the elevations. Examples include porch details, pier elements, lattice infill components, soffit and cornice trim detailing, etc.*

- [x] A complete/ signed application;
- [x] Proof of Ownership (copy of deed or tax statement);
- [x] A current survey of the property, for new construction and any change to existing footprint. (no older than two years);
- [x] Scaled site plan of the proposed work, including lot dimensions, setbacks, finished floor elevations, and any changes as a result of proposed building footprints;
- [x] Site plan must show all trees greater than 5" diameter at breast height (DBH) and indicate any trees that are to be removed as part of the scope of work;
- [x] Scaled elevations & plans*;
- [x] Elevations and/or site plan must show all proposed mechanical and plumbing equipment (HVAC, hood vents, backflow preventers, etc.) All rooftop mechanical equipment shall be screened from view to adjacent properties and rights-of-way by utilizing parapets or other screening elements that are integrated into the overall architecture of the structure and constructed using materials and methods that are consistent with those used on the building.
- [x] Photographs of the existing site and existing buildings if any, including views from the street;
- [ ] Context elevations, drawings, and photos for entire blockface when proposing any new structures;
- [ ] Product/material details and specifications, including brochures or printouts, for any proposed material as applicable and not limited to: doors, windows, roofing, exterior fabric, fascia/trim, shutters, fencing, sidewalk/driveway, landscaping, foundation, porch/deck, sheds, and proposed colors for ALL surfaces to be painted/stained/treated;
- [ ] For Additions to Historic Structures: Provide detailed connection plans, photos of existing walls (inside and outside) and details for the connection along with any reuse of existing materials;
- [x] Any additional backup materials, as necessary;
- [x] If applying as an agent, Owner's Authorization for Agent Representation form must be signed/ notarized and submitted as part of the application;
- [ ] For window replacement, a Window Survey must be completed by a design professional other than as window sales representative.

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

- [x] Historic District Overlays – see LDC Section 8.01.01
- [ ] Specific Requirements within the OT-1 and OT-2 Zoning Districts – see LDC Section 8.01.01.02
- [x] Amelia River Waterfront Community Redevelopment Area – see LDC Section 8.01.02
- [ ] Application Process for Certificate of Approval – see LDC Section 8.03.03
- [ ] Signage in the Historic Districts and Community Redevelopment Area – see LDC Section 8.01.03
- [ ] Requirements for Demolition Applications – see LDC Section 8.03.03.01
- [ ] Appeals - see LDC Section 8.03.09

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

An applicant may appeal the HDC's decision for variances to a court of record as outlined in LDC Section 10.02.04(D). The petition shall be presented to within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.

PROJECT TYPE*

Demolition

APPROVAL TYPE*

Board Approval: Final

See Certificate of Approval Matrix for details

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

Yes

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

01/02/2026

PROPERTY INFORMATION

Property information can be found at the Nassau County Property Appraiser's website → Map Search

Historic District*

Waterfront Community Redevelopment Area (CRA)

Site Address*

1 S Front Street

City*

Fernandina Beach

State*

Florida

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1760-0001-0010

Google Translate

Do you authorize the installation of a temporary City notice sign on your property?*

YES

City posting sign must remain on the property until the meeting is held. The sign will then be picked up by City Staff or can be returned to City Hall by the applicant.

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

City of Fernandina Beach

Last Name*

City of Fernandina Beach

Mailing Address*

204 Ash Street

City*

Fernandina Beach

State*

Florida

Zip Code*

32084

Telephone Number*

904-277-7300

E-mail Address*

GAkramoff@fbfl.city

OWNER'S AGENT

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

Is there an agent other than the owner representing this project?*

No

Project Description*

This proposed project will be the second phase which is the continuation of the first phase for the Fernandina Beach Riverfront Resiliency Project just south of the boat ramp.

The proposed project will consist of 2 phases. The first phase is the demolition of Brett's Waterway Cafe and the dredging of the debris, a new pier is to be constructed to be more in alignment with Center Street with a single entrance to the marina, and improve site views, while the construction of the new pier is occurring the existing pier will be demolished.

Also the proposed project will consist of a new concrete bulkhead and wooden boardwalk constructed over the water to replace the existing boardwalk, and failing bulkhead under Brett's. The new bulkhead appearance and finish to match phase one of the Fernandina Beach Riverfront Resiliency Project which will be a concrete coquina finish with recess amber lighting that is Florida Fish and Wildlife Conservation Commission approved.

The new pier location will improve main access from Historic Center Street and improve sight lines from Front Street to the Amelia Waterway and the marina. The removal of existing piles including debris that have collapsed in water under Brett's, will overall improve waterway flow. The proposed materials for the pier will be a hybrid system in design and will consist of composite piles (allows for better waterflow and resiliency), pressure treated heavy timber beams and joists, with composite decking (resiliency minimizes the need to replacing decking Annually). The pier railing will be a copy of phase 1, which consists of pressure treated wood guard rails with stainless steel cable infill. Note the pier railings will also include lighting to match recessed lighting used in phase 1 with amber lights, that is Florida Fish and Wildlife Conservation Commission approved.

The proposed materials for the boardwalk will be a hybrid system in design and will consist of composite piles (allows for better waterflow and resiliency), pressure treated heavy timber beams and joists, with composite decking (resiliency minimizes the need to replacing decking Annually). The pier railing will be a copy of phase 1, which consists of pressure treated wood guard rails with stainless steel cable infill.

The existing structures that Brett's Waterway Cafe was built on were once of a historic nature. Numerous reports on the structural integrity have been completed and submitted over the years, addressing concerns regarding life safety. This included a detail analysis of the structure and the state of

Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s).

Requirements for Demolition Applications

Per LDC 8.03.03.01

1. Does the structure or site meet national, state, or local criteria for designation?

No

2. Is the structure or site a contributing structure or site to a locally designated or National Register historic district?

No

3. Would the loss of the structure or site deteriorate the quality or continuity of the historic district, or the surrounding neighborhood?

No

4. Is the structure or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense?

Yes

5. Is the structure or site one of the last remaining examples of its kind in the neighborhood, county or region, or is a distinctive example of an architectural or design style which contributes to the character of the district?

No

6. Would the removal of the structure or site destroy the historic relationship between structures or open space?

No

7. Would retention of the structure or site promotes the general welfare of the City by providing an opportunity for study of local history, architecture, and design, or by developing an understanding of the importance and value of a particular culture and heritage?

No

8. Have the applicants made good faith efforts to pursue alternatives to demolition?

Yes (Structural Report)

Google Translate

9. Will the applicant be denied a reasonable return on his or her investment

N/A

10. Is there an economic hardship for the applicant as demonstrated by requirements in Section 8.03.06?

Yes

11. Has the Code Enforcement and Appeals Board has recommended demolition of the structure?

Yes

MATERIALS

List all proposed materials and colors, as applicable. If you are not filling this out, you MUST provide a detailed list separately that includes all required information as described in the following fields. A separate form can be uploaded or emailed directly to Mia Sadler.

EXTERIOR FABRIC

Manufacturer	Product Description	Color
		(Name/Number)

DOORS

Manufacturer	Product Description	Color
	Include FL Product Approval # for Windows and Doors	(Name/Number)

WINDOWS

Manufacturer	Product Description	Color
	Include FL Product Approval # for Windows and Doors	(Name/Number)

ROOFING

Manufacturer	Product Description	Color
		(Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
		(Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
		(Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
		(Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
		(Name/Number)

FENCING

Manufacturer	Product Description	Color
		(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
		(Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
		(Name/Number)

Google Translate

OTHER

Manufacturer

Product Description

Color

(Name/Number)

Please upload supplemental documentation and all product brochures, paint color samples, etc.

Upload 1
Choose File No file chosen

Upload 2
Choose File No file chosen

Upload 3
Choose File No file chosen

Upload 4
Choose File No file chosen

Upload 5
Choose File No file chosen

Upload 6
Choose File No file chosen

Upload 7
Choose File No file chosen

Upload 8
Choose File No file chosen

Upload 9
Choose File No file chosen

Upload 10
Choose File No file chosen

Upload 11
Choose File No file chosen

Upload 12
Choose File No file chosen

Certification*

- [x] 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.
- [x] I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:
- [x] I AGREE THAT A POSTING NOTICE WILL BE INSTALLED ON THE PROPERTY(IES) IN QUESTION AND THAT SAID SIGN WILL ONLY BE REMOVED BY STAFF AFTER THE MEETING OR BROUGHT BACK TO CITY HALL BY APPLICANT.

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.

2. I/We authorize staff from the Department of Planning & Conservation to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.

3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City's website approximately one week before the Historic District Council meeting.

5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic District Council member).

6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.

7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.

8. I/We understand that any decision of the HDC may be appealed to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D) of the Land Development Code. Petitions to appeal shall be presented within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.

9. I/We understand that Certificates of Approval are only valid for one (1) year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.

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

Applicant First Name*
Glenn

Applicant Last Name*
Akramoff

Today's Date*
02/03/2026

DEPARTMENT OF PLANNING & CONSERVATION

204 Ash Street | Fernandina Beach Florida 32034 |Contact: Mia Sadler at 904 310-3488 |
www.fbfl.us/planning

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

Google Translate

protected by reCAPTCHA
reCAPTCHA is changing its terms of service. Take action.
Privacy - Terms

☑ Receive an email copy of this form.

Email address

This field is not part of the form submission.

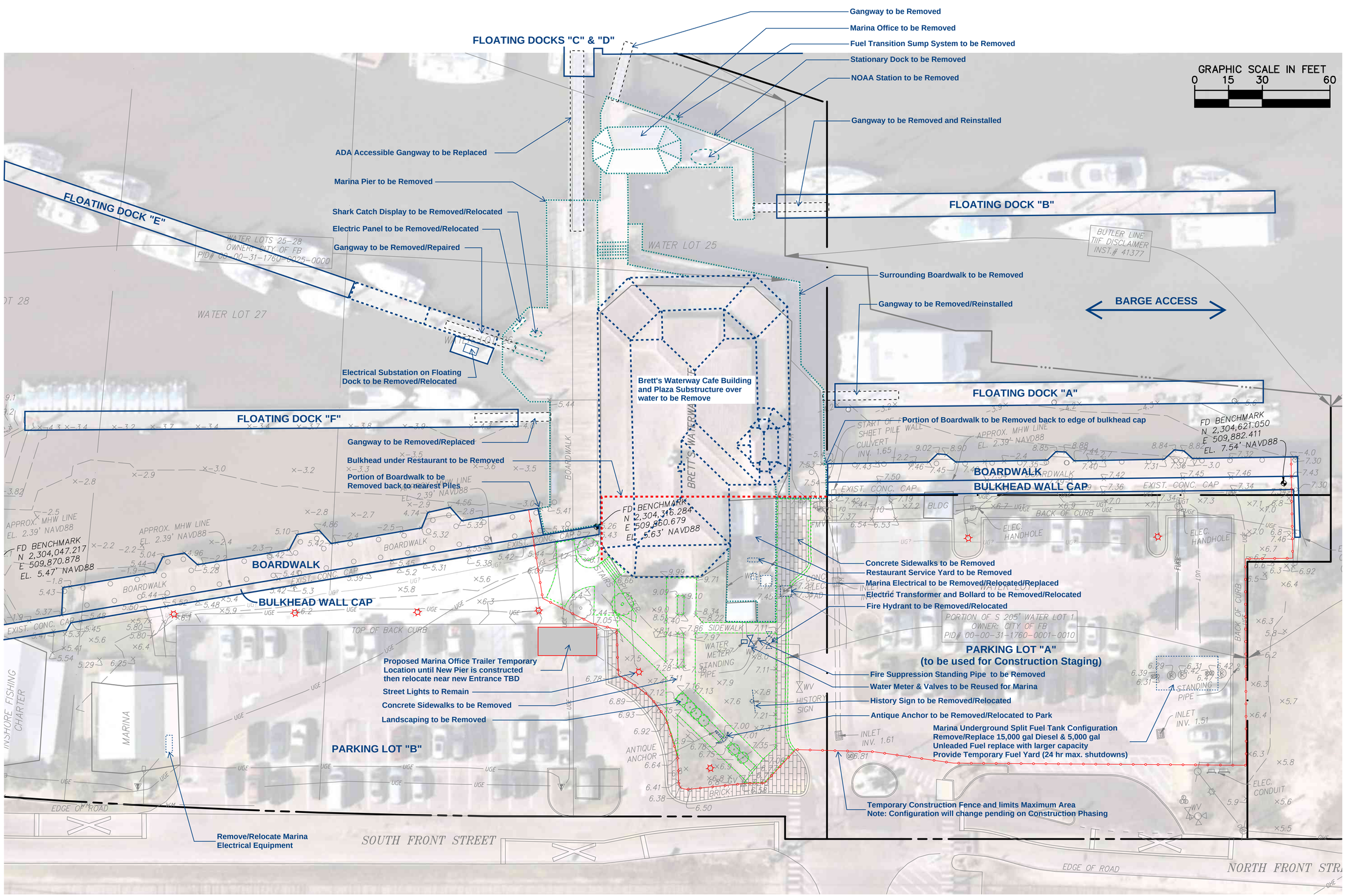
Submit

* indicates a required field

Government Websites by CivicPlus®

<---- Docaccess Script --->

Google Translate



Demolition Site Plan

Note: Marina is to stay operational during the entire construction duration. Any closures to be minimized and notice of closures to be 48 hours in advance.

September 6, 2025 (09:11:44 EST)
Z:\MEGA PROJECTS\99000\1_CAD\BIM\MODELS\CIVIL\SITE PLAN.DWG

PASSERO
architecture engineering

Prepared For:

THE CITY OF FERNANDINA BEACH

CITY OF FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Stamp:
NOT APPROVED UNLESS ACCOMPANIED WITH A VALID SIGNATURE

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

Historic District Council Submittal

Client:

CITY OF FERNANDINA BEACH FLORIDA

Passero Associates
335 S. Legacy Trail, Suite B-102 (904) 757-6906
Saint Augustine, FL. 32092 Fax: (904) 757-6107
Certificate of Authorization # 3428
Principal-in-Charge A. HOLESKO
Project Manager
Civil Engineer C. NARDONE
Designed by

Revisions

No.	Date	By	Description

UNAUTHORIZED USE OF THESE DRAWINGS IS IN VIOLATION OF FLORIDA ADMINISTRATIVE CODE 61G15-27.001 AND FLORIDA STATUTES 471.033(1). THESE PLANS ARE COPYRIGHT PROTECTED. ©

Drawing Title:

Waterfront Resiliency Marina Concept

Project Location:

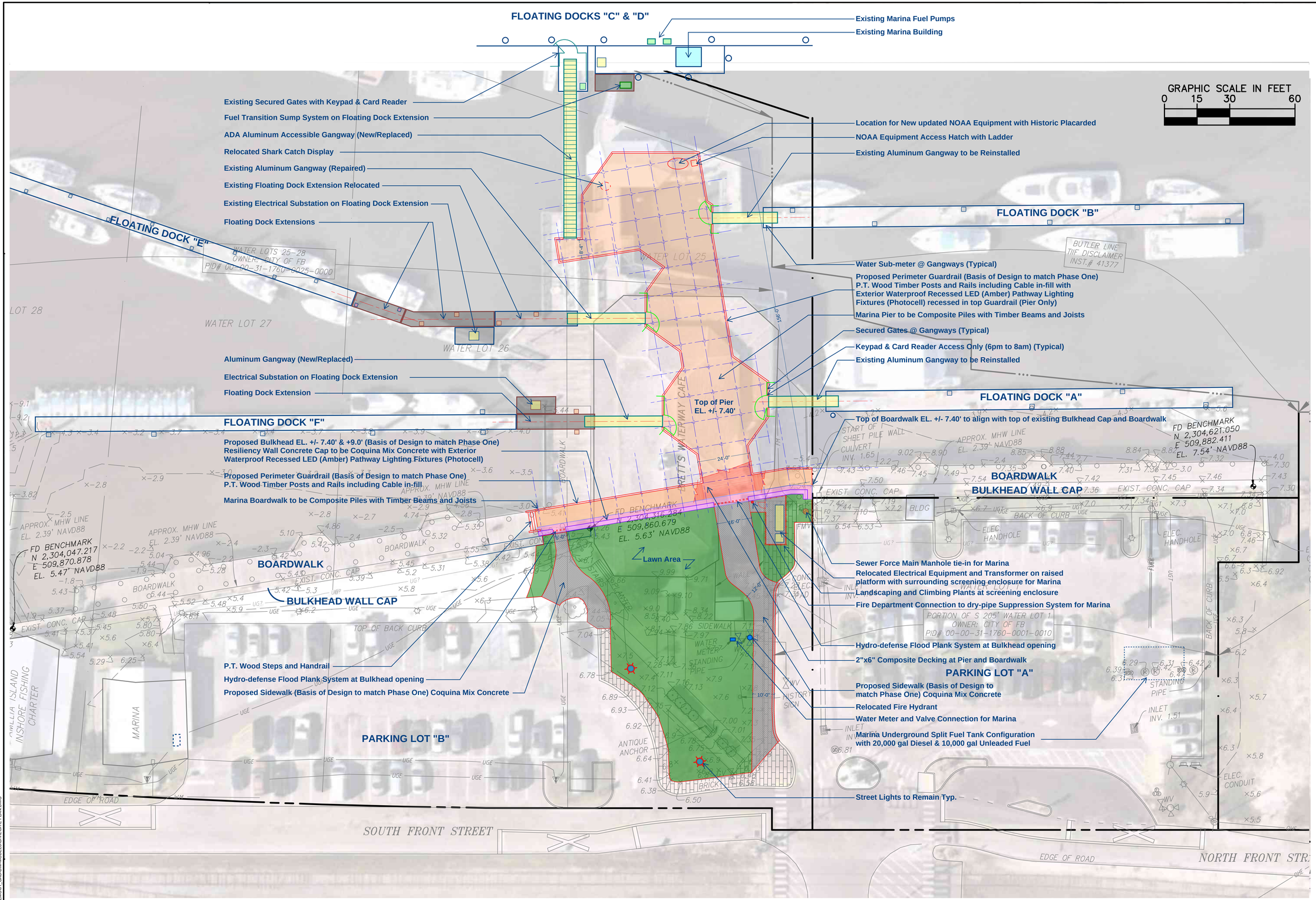
Fernandina Harbor Marina

Town/City:
CITY OF FERNANDINA BEACH
County/State:
NASSAU COUNTY, FLORIDA

Project No.
99000047.0115

Drawing No.
1

Date:
February 19, 2026



Site Plan

PASSERO
architecture engineering

Prepared For:

THE CITY OF FERNANDINA BEACH

CITY OF FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Stamp:
NOT APPROVED UNLESS ACCOMPANIED WITH A VALID SIGNATURE

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

Historic District Council Submittal

Client:

Passero Associates
335 S. Legacy Trail, Suite B-102 (904) 757-6906
Saint Augustine, FL 32092 Fax: (904) 757-6107
Certificate of Authorization # 3426
Principal-in-Charge A. HOLESKO
Project Manager
Civil Engineer C. NARDONE
Designed by

Revisions

No.	Date	By	Description

UNAUTHORIZED USE OF THESE DRAWINGS IS IN VIOLATION OF FLORIDA ADMINISTRATIVE CODE 61G15-27.001 AND FLORIDA STATUTES 471.033(1). THESE PLANS ARE COPYRIGHT PROTECTED. ©

Drawing Title:

Waterfront Resiliency Marina Concept

Project Location:

Fernandina Harbor Marina

Town/City:
CITY OF FERNANDINA BEACH
County/State:
NASSAU COUNTY, FLORIDA

Project No.
99000047.0115

Drawing No.
2

Date:
February 19, 2026

September 9, 2025 (09:11:44 EST)
Z:\ARCH_PROJECTS\2000_CAD\BIM-MODELS\CIVIL\SITE PLAN.DWG


Phase 1 Bulkhead, &
Lighting
Phase 1 Guardrail, &
Stainless Steel Cable Infill


Phase 1 Guardrail, &
Stainless Steel Cable Infill
Phase 1 Bulkhead,
Lighting, & Removable
Flood Barrier

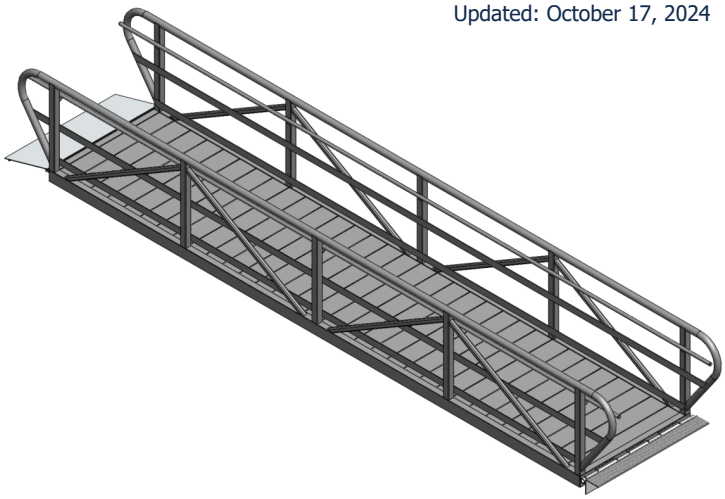
GatorDock® | GatorBridge®
GatorAccess®

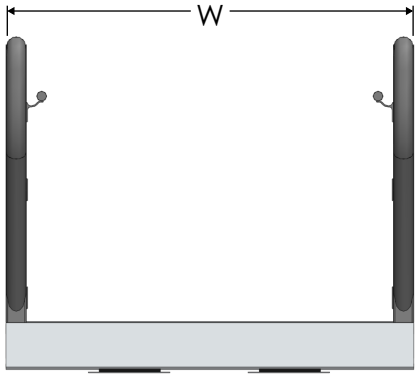
Mantle Industries®
Dock | Bridge | Marine Access

Updated: October 17, 2024

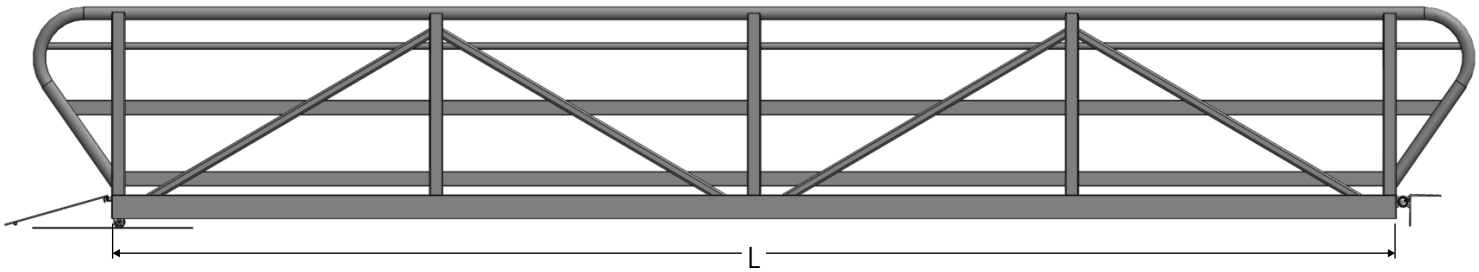
DURA-RAMP™ I (DR-I) GANGWAY

Maximum Length (L)[1]	up to 80'
Maximum Width (W)	up to 8'
Standard Wind Speed[2]	Not Rated
Structural Material	6061-T6 Aluminum (Recycled Billet)
Standard Color & Texture[3]	Mill Finish Aluminum
Standard Live Load[4]	50psf
Max Occasional Vehicle Load	up to 2,500lbs
Standard Design Codes[5]	Aluminum Design Manual AWS D1.2 Structural Welding Code - Aluminum
Standard Railing[6]	Mid Rail
Standard Decking[7]	Slip-Resistant Aluminum 9" Deck Planks
Other Standard Gangway Styles	Dura-Ramp™ II (DR-II) Warren





[1] Spans longer than 80' are possible and require evaluation to determine feasibility. Longer span gangways may require a slightly different truss configuration than the one shown here.
[2] Floor framing can be designed to meet project specific ASCE 7/IBC wind load requirements, if needed.
[3] Premium color & texture options are available.
[4] Under certain circumstances, gangway can be designed to support project specific live loads greater than 50psf for shorter spans. Further evaluation would be required.
[5] Gangway can be designed per AASHTO and/or International Building Code criteria upon customer request.
[6] Combination rail, toe rail, horizontal guard rail, cable rail, mesh panel, 36" ADA grab rail, and custom rail options are available. Toe rail and 36"ADA grab rail shown here.
[7] Premium decking options are available.



Gator Dock & Marine, LLC and Mantle Industries, LLC are wholly owned subsidiaries of CMI Limited Co.
Visit cmilc.com/legal for more information on referenced trademarks and patents owned by CMI Limited Co.

cmilc.com **1-800-256-8857**

© Copyright 2024 - CMI

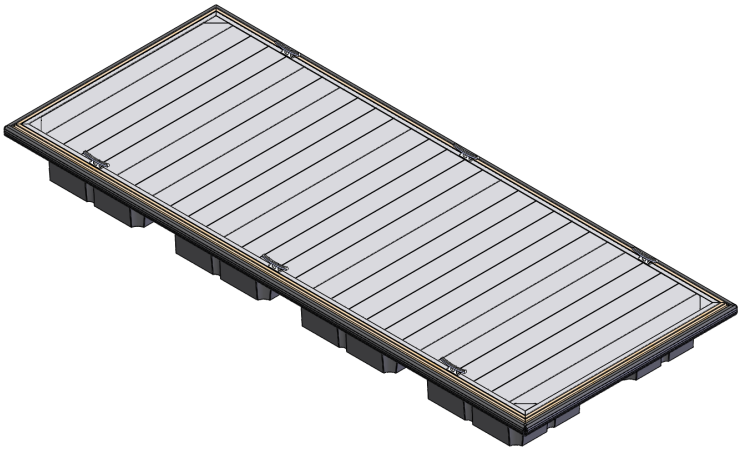
GatorDock® | GatorBridge®
GatorAccess®

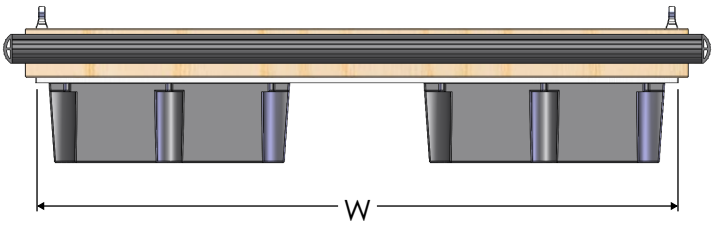
Mantle Industries®
Dock | Bridge | Marine Access

Updated: October 17, 2024

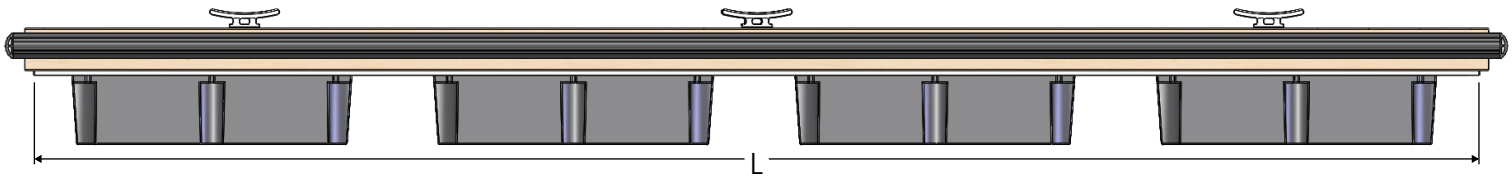
POLY-TUB FLOAT DOCK

Max Pile Spacing[1]	25'
Max Segment Length (L)	40'
Max Segment Width (W)	12'
Maximum Wave Height[2]	2'
Structural Material	6061-T6 Aluminum (Recycled Billet)
Standard Color & Texture[3]	Mill Finish Aluminum
Standard Live Load[4]	20psf
Standard Freeboard[5]	16" ± 1" (Unloaded) 8" min (Loaded)
Max Occasional Vehicle Load[6]	Not Rated
Standard Design Codes	Aluminum Design Manual AWS D1.2 Structural Welding Code - Aluminum
Standard Railing[7]	None
Standard Decking[8]	Varies
Standard Cleats[9]	Varies
Bumper Type[10]	"P" or "D"
Fender Type[11]	Varies
Pile Guide Location	Internal or External
Other Standard Dock & Pier Styles	Full-Float Pontoon Float Fixed Pier





[1] Pile spacing longer than 25' are possible and require evaluation to determine feasibility.
[2] Dock system may be capable of resisting slightly higher wave heights. This will depend on dock support conditions and other project specific environmental conditions. Further evaluation to determine feasibility is required for wave heights larger than 2'.
[3] Premium color & texture options are available.
[4] Under certain circumstances, dock system can be designed to support project specific live loads greater than 20psf. Further evaluation would be required.
[5] Standard freeboard based on 20psf live load. Dock system can be designed to meet project specific freeboard requirements, if needed.
[6] Flotation and framing can be designed to support light-duty vehicles, if needed. 12" aluminum or premium deck planks would be required.
[7] Combination rail, ADA fishing rail, 2-line rail, 3-line rail, curb, and custom rail options are available.
[8] Aluminum or FRP deck planks based on plant location. Premium decking options are also available.
[9] 12" or 8" (collapsible) aluminum based on plant location. Standard cleats are capable of withstanding a mooring line load of up to 1500 lbs in any direction. Other cleat options are available.
[10] "D" bumper is suggested for heavier duty applications. "D" bumper shown here. Bumpers are not standard at all plant locations.
[11] Lumberock® or marine grade pressure treated wood based on plant location. Other premium fendering options are available.



Gator Dock & Marine, LLC and Mantle Industries, LLC are wholly owned subsidiaries of CMI Limited Co.
Visit cmilc.com/legal for more information on referenced trademarks and patents owned by CMI Limited Co.

cmilc.com **1-800-256-8857**

© Copyright 2024 - CMI

About the EcoPile

The Ecopile is a vinyl-fiberglass composite marine piling engineered and designed by and for the marine contracting industry.

Shoreline Plastics, the manufacturer of the Ecopile, recognizes the growing environmental resistance to pressure treated timber in our waterways, as well as the shortening lifespan of newer wood pilings in the marine environment due to marine boring organisms.

Shoreline Plastics, with a lifetime of experience in the marine contracting industry, developed the Ecopile. It is designed to outlast all other pilings and to meet all the rigors of harsh marine construction. It is also engineered for the exacting needs of walkways, boat lifts and boathouses.

The Ecopile is 100% free from any leaching pollutants, 100% recyclable, 100% impervious to wood boring organisms and meets all the sustainability standards of exacting environmental requirements.

The EcoPile is...

- Boat friendly
- UV resistant
- 100% recyclable
- 100% free of leaching chemicals
- 100% resistant to wood boring organisms
- Cost effective
- Maintenance free
- protected by a 25-year limited warranty

EcoPile

Eco-Friendly

Everything about the EcoPile makes it the most environmentally friendly choice when choosing a piling. For every single EcoPile you choose to use, you are saving several trees over the lifespan of the piling. Every wooden piling that is driven into the ground is coated in chemical preservatives that hurt the marine ecosystems. The webbed substrate of the EcoPile is also made up of recycled PVC, so for every foot of piling up to 10 pounds of plastic are being reused in a sustainable way. When the piling is no longer needed, it is 100% recyclable.

Several states across the US have already banned the use of any kind of treated lumber that contacts the water. Many other states are following suit, by slowly drawing back the allowed amount of treatment in the wood. Although it helps to clean up the water, the wood is less protected, thus reducing its useful life. Homeowners used to see 20 to 30+ years of life out of a wooden piling, but now it is not uncommon for a wood piling to fail in less than half that time.

Contact us:
(904) 696-2981
300 Alton Box Rd W.
Jacksonville, FL. 32218

A product of:

SHORELINE PLASTICS.com



EcoPile.com



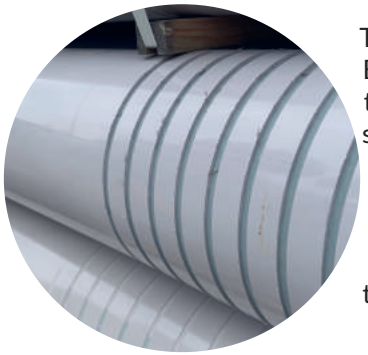
Engineered Benefits

Internal Webbing

The hexagram internal truss system significantly increases the EcoPile's strength and rigidity. All the triangles work together to make the piling much stronger than a hollow pipe.



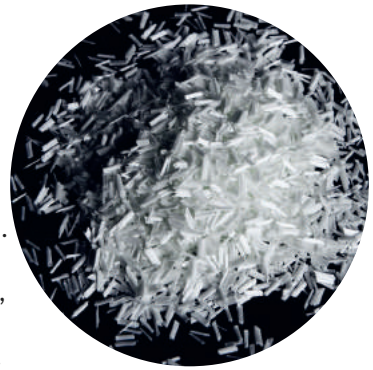
Grooved Retention Rings



The bottom section of the EcoPile that is driven into the ground has a series of spiral rings cut into it that allows sand to grip the piling better. The extra surface area from the grooves and webs make the EcoPile very resistant to settling as well.

PVC/Fiberglass Composite

Chopped fiberglass is added to the rigid PVC during the manufacturing process. This allows us to utilize the strength of Fiberglass, while keeping the production cost down. The outer layer of the EcoPile is UV/IR resistant, and it also enhances the piling's impact resistance.



EcoPile



Protect Your Investment

The EcoPile is the first composite piling to be budget friendly. At about half the price of comparable 100% fiberglass pilings, choosing the EcoPile should be a no-brainer. By the time you purchase a wooden piling and have it coated with a protective layer, the price of the piling is not far off from the EcoPile. When you consider the amount of times a wooden piling will need to be replaced over the life of the dock, the EcoPile becomes the more economical solution. The pilings are the foundation of the dock, and that is the first place you should look when choosing composites. You can easily replace a deck 10 years down the road, but if your pilings fail, the whole structure will need to be replaced. Switching all of your pilings to the EcoPile will result in a small increase in overall job costs uprfront, but you will never have to worry about your foundation again. **Would you rather spend money on a new boat or a new dock every 10-15 years?**

Never Change Your Piling Again!






NOAA
SEWELLS POINT, VA
WATER LEVEL STATION






NOAA





City of Fernandina Beach, Florida

HISTORIC DOWNTOWN DESIGN GUIDELINES











Last Update February 16, 2026

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

City of Fernandina Beach

Acknowledgements

Thanks are due to the cooperation and input from the residents and property owners of the historic district.

2026 Guidelines Updates

City Commission
Mayor James Antun
Vice Mayor Darron Ayscue
Joyce M. Tuten, *City Commissioner*
Genece Minshew, *City Commissioner*
Tim Poynter, *City Commissioner*
Sarah Campbell, *City Manager*
Jeremiah, Glisson, *Deputy City Manager*

Planning Department Staff
Margaret Pearson, *Planning Manager*
Sylvie McCann, *Administrative Coordinator*
Mia Sadler, *City Planner*
Mackennah Tarmey, *Planning Technician*
David Neville, *Urban Forester*
Kathy Russell, *Conservation Manager*

Historic District Council Members
Arlene Filkoff, *Chair*
James Pozzetta, *Vice-Chair*
Veronica Brynes, *Member*
Tammi Kosack, *Member*
Dylan Psulkowski, *Member*
Heather Sherstad-Schaller, *Member*
Mia Sadler, *Staff Liaison*

2013 Guidelines

City Commission
Mayor Sarah Pelican
Vice Mayor Charles Corbett
Arlene Filkoff
Patricia Gass
Ed Boner
Joe Gerrity, *City Manager*
Marshall McCrary, *Deputy City Manager*
Nicole Bednar, *Assistant to the City Manager*

Planning Department Staff
Adrienne Burke, *Community Development Director*
Kelly Gibson, *Senior Planner*
Jennifer Gooding, *Senior Planner*

Historic District Council Members
Jennifer Cascone
Christian Rasch, *Vice Chairperson*
Suanne Thamm
Bruce Meger
Jose Miranda, *Chairperson*
George Sheffield, *Alternate #1*

Design Consultants

2026 Consultant Team

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

Marquis Latimer + Halback, Inc., St. Augustine, Florida

Historic Properties Associates, Inc., St. Augustine, Florida

LES THOMAS ARCHITECT

Les Thomas Architect, Inc., St. Augustine, Florida

2013 Consultant Team

Thomason and Associates, Nashville, Tennessee

TABLE OF CONTENTS

OVERVIEW + GETTING STARTED

Table of Contents.....iii
Guidelines Overview.....iv
One Page Guide.....v
Checklist & Getting Started.....vi
Getting Started Steps.....vii
Secretary of the Interior Standards.....xi
Downtown Historic District Map.....xii
Uniquely Fernandina: The Historic District.....xiii

COMMERCIAL

Introduction & Building Types.....2
Architectural Styles.....3
Italianate (1870-1890).....3
Second Empire (1870-1900).....3
Gothic Revival (1880-1920).....4
Neo-classical (1900-1940).....4
Spanish Revival (1910-1930).....5
Mediterranean Influence (1900-1930).....5
Mid-Twentieth Century (Mid-Century).....6
Guidelines for Rehabilitation.....7
Additions.....7
Architectural Details.....8
Awnings.....9
Brick & Masonry.....10
Cast Iron & Metal.....11
Entrances & Doors.....12
Fire Escapes & Stairwells.....13
Gutters & Downspouts.....14
Lighting.....15
Paint.....16
Roofs.....17
Signs.....18
Storefronts.....19
Windows.....20
Guidelines for Site Features.....21
Streetscape Elements.....21
Parking & Open Lots.....22
Walkways.....23
Utilities & Energy Retrofitting.....24

RESIDENTIAL

Architectural Styles.....26
Frame Vernacular or Folk Victorian (1870-1910).....26
Greek Revival (1855-1880).....26
Italianate (1870-1890).....27
Queen Anne (1890-1905).....27
Colonial Revival (1895-1955).....28
Craftsman/Bungalow (1905-1930).....28
Tudor Revival (1910-1940).....29
Mediterranean Influence (1900-1930).....29
Guidelines for Rehabilitation.....30
Additions.....30
Architectural Details.....31
Awnings.....32
Chimneys.....33
Entrances & Doors.....34
Foundations.....35
Lighting.....36
Paint.....37
Porches.....38
Porch Stairs & Railings.....39
Roofs.....40
Siding.....41
Windows & Shutters.....42
Window Terminology.....43
Wood Maintenance.....44
Guidelines for Site Features.....45
Fences & Walls.....45
Ground Surfaces.....46
Outbuildings.....47
Utilities & Energy Retrofitting.....48
Signs.....49

NEW CONSTRUCTION, RELOCATION, HANDICAP ACCESS, DEMOLITION

Commercial New Construction.....52
ADA Compliance & Accessibility Ramps.....52
Infill Buildings.....53
Decks.....54
Residential New Construction.....55
Accessibility Ramps.....56
Decks.....57
Demolition.....58
Demolition Matrix Worksheet.....59
Moving & Non-Contributing Buildings.....60

APPENDIX

A: Basic Maintenance Advice.....63
B: Definitions & Terms.....64
C: Bibliography.....68
D: Incentives & Assistance for Rehabilitation...69
E: Resources.....70
F: Brief History of Fernandina Beach.....71
G: Overview of Historic Guidelines.....73
H: Fernandina Beach Landmarks.....81

GUIDELINES OVERVIEW

WHO SHOULD USE THE GUIDELINES?

The Fernandina Beach Historic Downtown District Guidelines were developed to assist property owners, members of the preservation commission, city staff, architects and contractors. The guidelines address the character of the Fernandina Beach Historic District and properties in general and anyone who rehabilitates an older building can find relevant information. While the guidelines are specifically directed to those involved in the City of Fernandina Beach Certificate of Approval process, they can be useful to anyone involved in the rehabilitation of a historic building in Fernandina Beach. A Certificate of Approval is the permit that ensures design guidelines are being upheld.

HOW ARE THE DESIGN GUIDELINES ADMINISTERED?

In 1975 the Fernandina Beach City Commission established the Fernandina Beach Historic District Council (HDC), a board composed of both lay members and historic preservation professionals to review changes in the Fernandina Historic District. The Historic District Council is administratively supported by the staff of the City Planning Department. **Prior to applying for a Certificate of Approval, an applicant should consult the City of Fernandina Beach planning staff with any questions or requests for information.**

WHY HAVE DESIGN GUIDELINES?

Fernandina Beach began to focus on historic preservation efforts in the early 1970s. Since then, historic preservation has made significant progress in Fernandina Beach as well as in the state of Florida as a whole. Historic preservation **strengthens a community**. Without a formal plan to preserve historic resources and accommodate growth, the future character of Fernandina Beach remains uncertain. Design guidelines enable Fernandina Beach to protect its unique identity for generations to come.

Historic preservation **contributes to a community's quality of life and a stable real estate market.** The historic buildings of Fernandina Beach distinguish the city from all other places. They contribute to the cultural fabric of a community through uses such as museums, libraries and theatres. A community's self-image is embodied in the **quality and condition of its buildings and landscape.** Historic and well-maintained buildings and streetscapes such as Centre Street, Atlantic Avenue and surrounding streets in the historic district **invite visitors and enhance community life.**

Since the 1970s there has been an increasing awareness that **historic buildings, districts, and sites are economic resources,** attracting tourists. Studies by the Florida Division of Tourism, the National Trust for Historic Preservation, Southern Living magazine, and the Florida Department of Commerce all confirm that historic resources rank very high in tourist appeal among Americans. In 2006, the University of Florida completed a study **linking historic preservation not only to positive economic impact but quality of life for Floridians**. Fernandina Beach served as the case study demonstrating the **compatibility of historic preservation and economic development.** In 2019, the nearby historic city of St. Augustine found that over 55% of visitors were focused on "heritage tourism" (PlaceEconomics, Resilient Heritage report) with the value of the City's "heritage" being in excess of $2.9 billion.

Tourism is Florida's largest industry, meaning that cities compete for their share of the market. Thus, historic resources distinguish a city such as Fernandina Beach, mandating their preservation. Historic resources are unique to a city and convey a distinctive sense of place and individuality. Tourists seek unique experiences that are off the beaten path and that will impart special memories. A city's historic district lures tourists looking for **originality** and **an experience they cannot find anywhere else.** Still, these special historic and cultural resources are constantly threatened by demolition and inappropriate alterations. Thoughtless destruction of historic resources robs a city of its unique identity and renders its character generic and common. Fernandina Beach through its historic preservation program has resisted this trend.

To learn more about Fernandina Beach's history, refer to the Appendix.

THINK RESILIENCY

INTRODUCTION TO 'THINK RESILIENCY'

Throughout this document, ideas and guidelines to make the downtown core of historic Fernandina Beach more resilient are included. When "resiliency" strategies are noted, this is specifically oriented towards the **impacts of both tropical storm events, such as hurricanes, and even "blue sky" flooding** or high tide flooding. The objective is to help the community to respond and recover faster to storm events while maintaining the historic character and context that makes Fernandina Beach so unique.

A brief overview of strategies includes:

- **Pervious materials**, to help water percolate into the ground where it lands
- **Site walls**, which help to provide a barrier to storm surge and flooding at the property's edge, as opposed to the building itself.
- **Small earthen berms** to protect sites and structures.
- **Addition of more trees** to help absorb water in the soil and to help stabilize the subgrade.
- **Waterproofing** of structures.
- **Door dams**, which help close off building openings to storm surge flooding.
- **Flood vents** to allow storm water to move under a structure without dislodging it.





APPROPRIATE:



C.H. HUOT BUILDING IN 1882



C.H. HUOT BUILDING NOW

NOT APPROPRIATE:



CITY HALL STRUCTURE IN 1915



CITY HALL STRUCTURE NOW

Note that City Hall was changed from Mediterranean Revival to Mid-Century Modern.

This change occured before the Fernandina Beach Historic Guidelines had been adopted.

ONE PAGE GUIDE

PROJECT PROCESS

The guidelines are used in review of the project work to ensure that significant features of the building have been properly evaluated and will be appropriately treated during the course of rehabilitation.

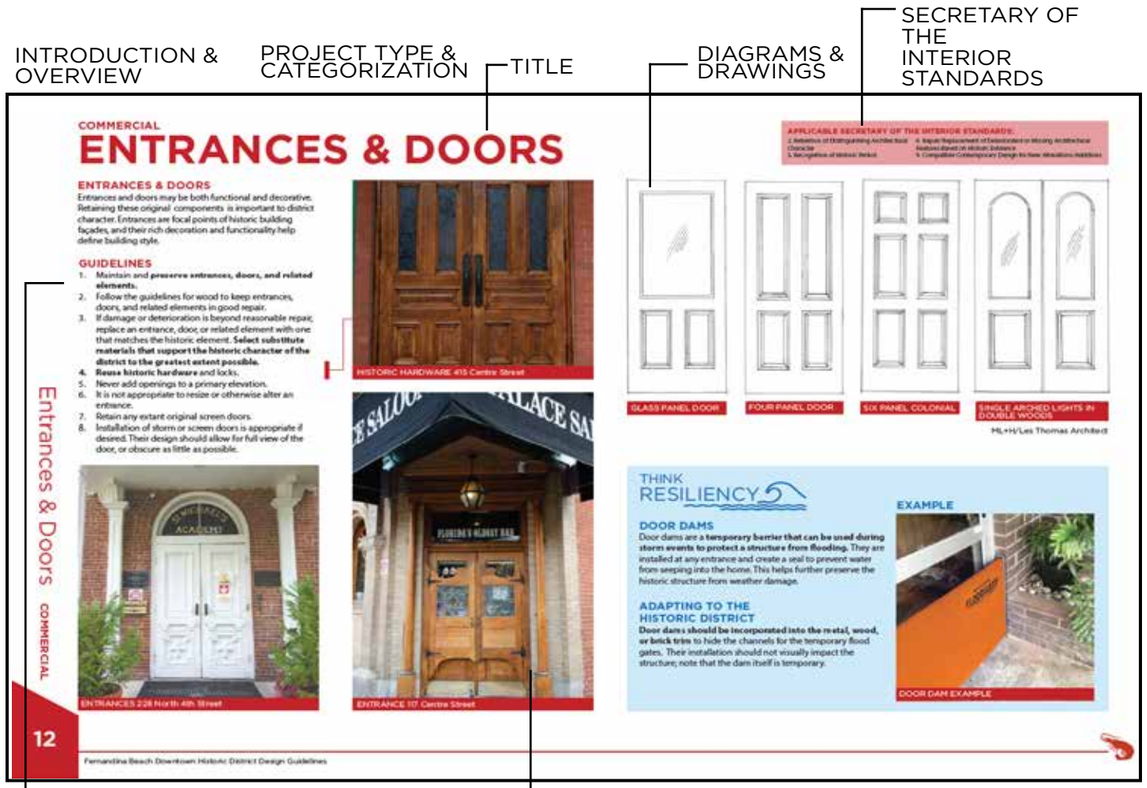
The Fernandina Beach Historic District Guidelines are to be used by:

- Applicants/ Architects/ Engineers
- Staff reviewer(s)
- The Historic District Council

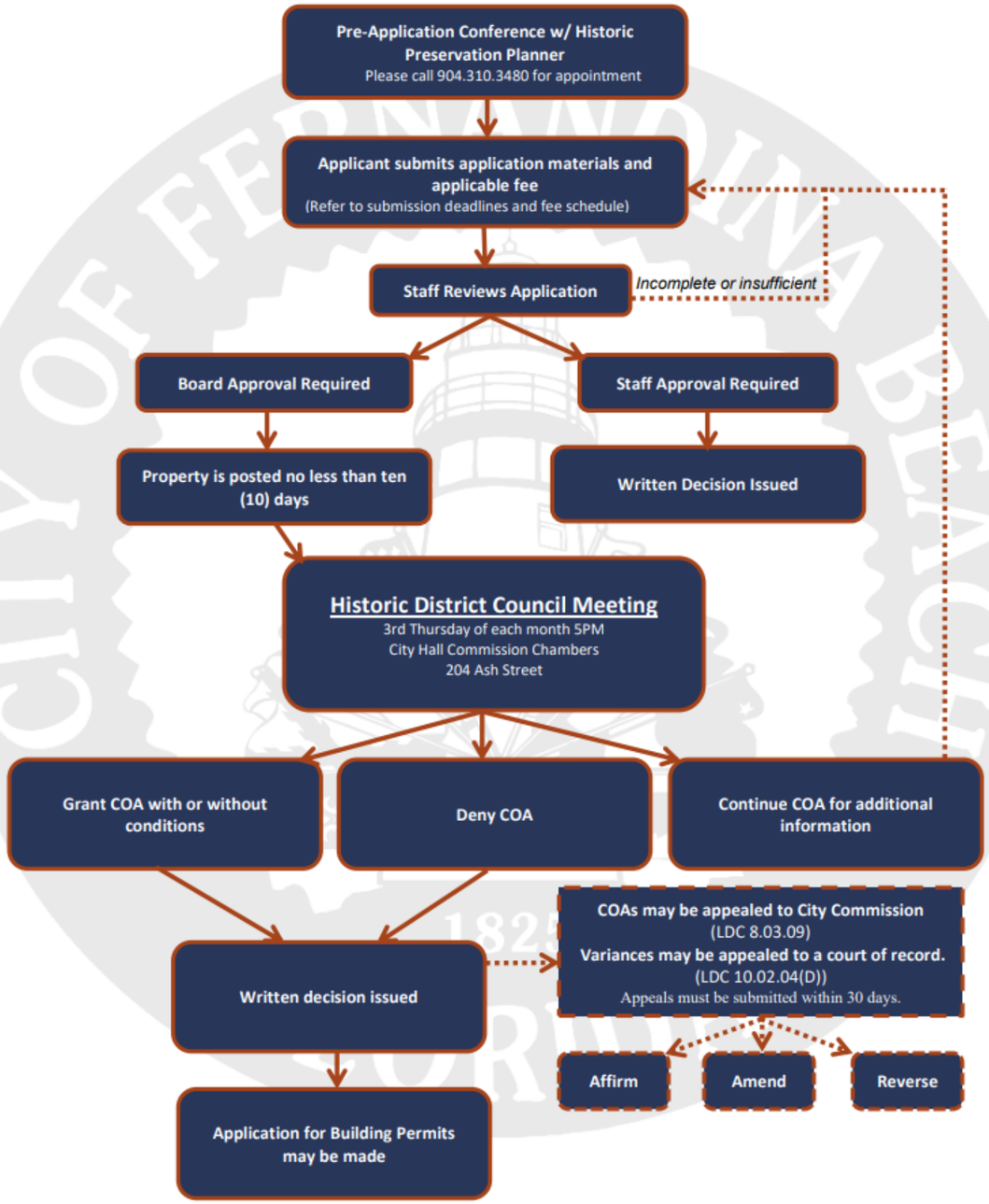
The steps for the process are to the right. Some applications can be evaluated by staff at the City of Fernandina Beach, while others will need approval by the Historic District Council.

Note that this document is set up for easy reference: see the diagram to the right. The document is split into two sections:

- **COMMERCIAL (see pages 1-26)**
- **RESIDENTIAL (see pages 27-56)**



GUIDELINE PAGE EXAMPLE



CHECKLIST & GETTING STARTED

GETTING STARTED WITH 4 STEPS:

To begin a successful rehabilitation or infill project, it is important to identify the current conditions and architectural character of the building and site. Consult with a design professional if/when needed.

1. **ZONING & SETTING: Check your zoning. Consider the overall "setting", including site context and historic research.**
2. **EVALUATE: Evaluate the condition of the building and/or individual features where work is needed**
3. **CHARACTER: Identify the architectural character of the building**
4. **WORK OVERVIEW: Integrate work to be done with analysis of architectural character**

RECENT SUCCESSFUL PROJECTS IN FERNANDINA ARE USED AS EXAMPLES ON THE FOLLOWING PAGES TO SHOW THESE STEPS.

Note that projects also need to comply with Florida Building Code, ADA Guidelines, and other applicable codes.

THE FOLLOWING CHECKLIST IS PROVIDED FOR USE OF THE APPLICANTS:

	Please submit the following:
	A complete application
	Proof of ownership (copy of deed or tax statement)
	Architectural drawings to scale showing ALL existing and proposed exterior elevations of primary and/or accessory buildings. Existing vs. proposed features should be clearly delineated with labels, shading, and/or hatching.
	Elevations **must** include specific material and detail information with call outs that define all visible exterior elements, such as (but not limited to): wall finishes, foundation wall finish, corner-boards, water-tables, barge-boards, cornice trim, door trim, window trim, column elements, railings, roof fascia, balcony trim elements, supporting/decorative brackets, gable end decorative elements, shutters, roof finishes, chimney finish, privacy fences, picket fences, gates, utility yard screens, gazebos, outdoor shower screens, etc. Provide specific detail views of features that cannot be called out with notes on the elevations. Examples include porch details, pier elements, lattice infill components, soffit and cornice trim detailing, etc.
	Elevations and/or site plan **must** show all proposed mechanical and plumbing equipment (HVAC, hood vents, backflow preventers, etc.) All rooftop mechanical equipment shall be screened from view to adjacent properties and rights-of-way by utilizing parapets or other screening elements that are integrated into the overall architecture of the structure and constructed using materials and methods that are consistent with those used on the building.
	Photographs of the existing site and existing buildings if any, including views from the street
	Product/material details and specifications, including brochures or printouts, for any proposed material as applicable and not limited to: doors, windows, roofing, exterior fabric, fascia/trim, shutters, fencing, sidewalk/driveway, landscaping, foundation, porch/deck, sheds, and proposed colors for ALL surfaces to be painted/stained/treated.
	For all new construction and any alteration that changes the footprint of a structure, please include:
	Signed, sealed, scaled survey of property. Completed within the last 2 years.
	Scaled site plan of the proposed work, including lot dimensions, setbacks, finished floor elevations, and any changes as a result of proposed building footprints
	Site plan **must** show all trees greater than 5" diameter at breast height (DBH) and indicate any trees that are to be removed as part of the scope of work.

CHECKLIST

FORMS & APPLICATIONS

Applications are available on the City of Fernandina Beach website: https://www.fbfl.us/1004/Applications-Forms

The Downtown Historic District Guidelines are based on the Secretary of the Interior's Standards for Rehabilitation (see overview) and are a layer of the City of Fernandina Beach's LDC, Comprehensive Plan, and Vision.

GETTING STARTED: STEP 1 "SETTING"

ZONING & SETTING

Sites should be checked for their specific zoning category. Always check your zoning. Zoning maps are available through the City of Fernandina Beach as well as the Nassau County GIS division.

The "setting" of each site is important as it addresses not only the individual property but its **contextual relationship in the historic district** and **development of Fernandina Beach.** Each application, particularly for additions, infill, and new construction, is better served by addressing the historic background of the property.

This page lists a series of potential resources applicants are encouraged to utilize for the historic maps of Fernandina Beach as well as sources for historic photographs.

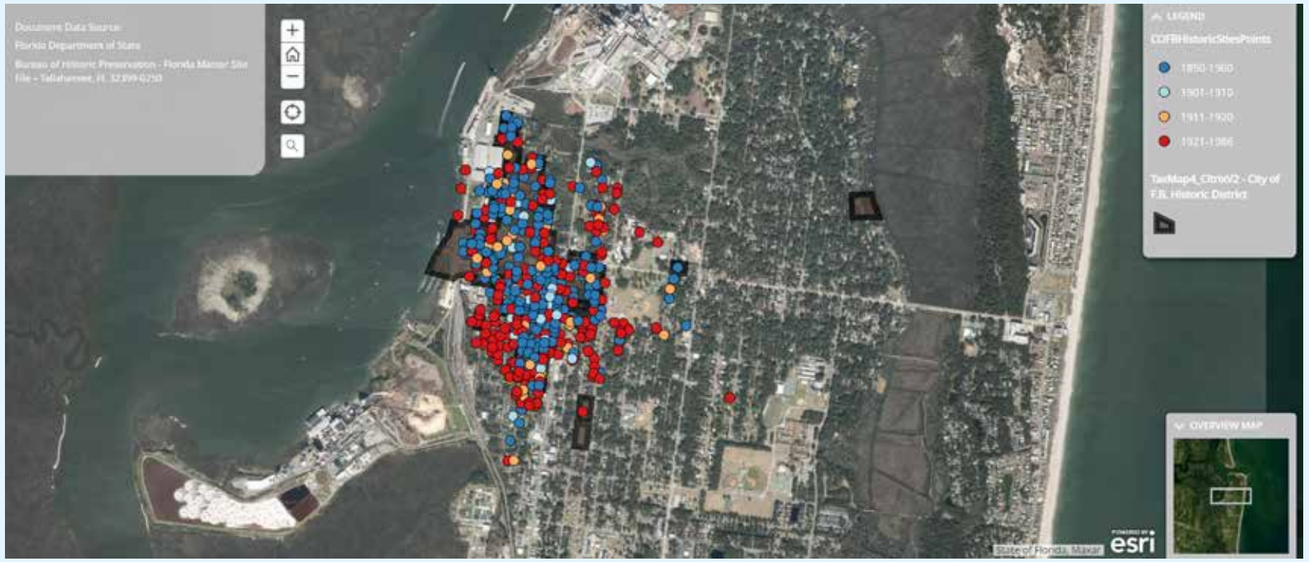
HELPFUL HINT

Visit the **City of Fernandina Beach's website** for links to the **Nassau County GIS maps** with more resources for your property.

INFORMATION PROVIDED:

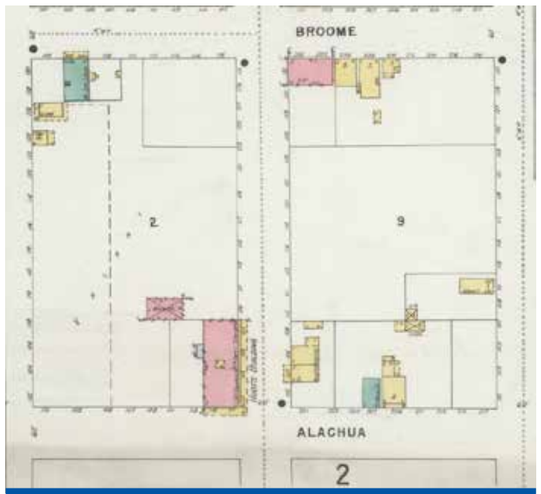
- Full Address
- Date/Time Period Built
- Architectural Style
- Building Type
- Florida Master Site File
- Historical Structure Form
- Photos

GIS Map and Information can be found at: https://maps.nassauflpa.com/portal/apps/MapSeries/index.



NASSAU COUNTY GIS MAP

SUGGESTED HISTORIC MAPS & OVERVIEW



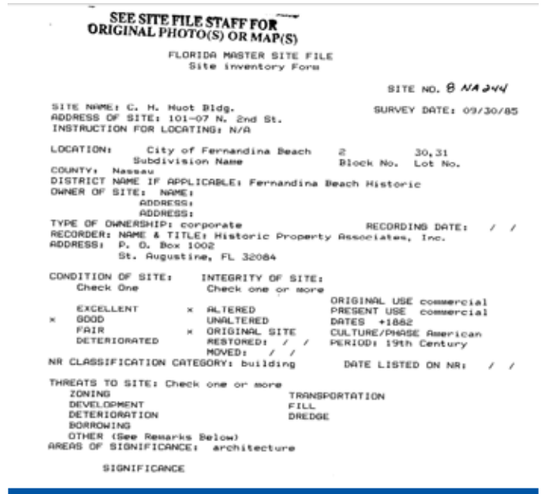
SANBORN MAP SHOWING C.H. HUOT BUILDING

https://ufdc.ufl.edu/collections/sanborn



HISTORIC PHOTOS

https://www.floridamemory.com/



SEE SITE FILE STAFF FOR ORIGINAL PHOTO(S) OR MAP(S)

FLORIDA MASTER SITE FILE
Site Inventory Form

SITE NO. 8 NA 244

SITE NAME: C. H. Huot Bldg.
SURVEY DATE: 09/30/85
ADDRESS OF SITE: 101-07 N. 2nd St.
INSTRUCTION FOR LOCATING: N/A

LOCATION: City of Fernandina Beach — Subdivision Name; 2 — Block No.; 30,31 — Lot No.
COUNTY: Nassau
DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic
OWNER OF SITE: NAME:
ADDRESS:
ADDRESS:
TYPE OF OWNERSHIP: corporate — RECORDING DATE: / /
RECORDER: NAME & TITLE: Historic Property Associates, Inc.
ADDRESS: P. O. Box 1002
St. Augustine, FL 32084

CONDITION OF SITE: Check One
EXCELLENT
× GOOD
FAIR
DETERIORATED

INTEGRITY OF SITE: Check one or more
× ALTERED
UNALTERED
× ORIGINAL SITE
RESTORED: / /
MOVED: / /

ORIGINAL USE commercial
PRESENT USE commercial
DATES +1862
CULTURE/PHASE American
PERIOD: 19th Century

NR CLASSIFICATION CATEGORY: building — DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more
ZONING
DEVELOPMENT
DETERIORATION
BORROWING
OTHER (See Remarks Below)
TRANSPORTATION
FILL
DREDGE

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

FLORIDA MASTER SITE FILE

Nassau County GIS



AMELIA ISLAND MUSEUM OF HISTORY

https://ameliamuseum.org/resources/

GETTING STARTED: STEP 2 “CONDITION”

STEP 2:

Evaluate the condition of the building and/or individual features where work is needed. Consult a design professional if/when needed.

- Foundation
- Exterior Walls
- Roof
- Doors & Windows
- Mechanical Systems
- Site Features (Walls, Fences, etc.)

Example photos are provided for reference.



FOUNDATION INCLUDING HISTORIC CORNER STONE



EXTERIOR FABRIC



EXTERIOR FABRIC



ROOF



DOORS



WINDOWS



MECHANICAL SYSTEMS

GETTING STARTED: STEP 3 "CHARACTER"

STEP 3:

Identify the architectural character of the Building.

Observe the building from afar to identify:

- **Shape:** relative size, extent, or degree, typically as compared to the surrounding property / properties.
- **Mass:** size and volume of the structure(s) on the site(s).
- **Scale:** refers to a system or standard of measurement used to compare or measure objects
- **Pattern of window and door openings**
- **Primary and Secondary roof features and porches**

Move closer to the building and identify:

- **Color:** the property possessed by an object of producing different sensations on the eye as a result of the way the object reflects or emits light
- **Texture:** visual and tactile "feel" of a surface; examples may include smooth, rough hewn, glossy, and so on.
- **Surface Features:** unique attributes or ornamentation.
- **Materials:** physical attributes of the building construction elements, such as wood, brick, glass, metal, and so on.

Example photos of the Old School House Inn are provided for reference.



SHAPE, MASS, SCALE



COLOR & TEXTURE



SURFACE FEATURES & MATERIALS

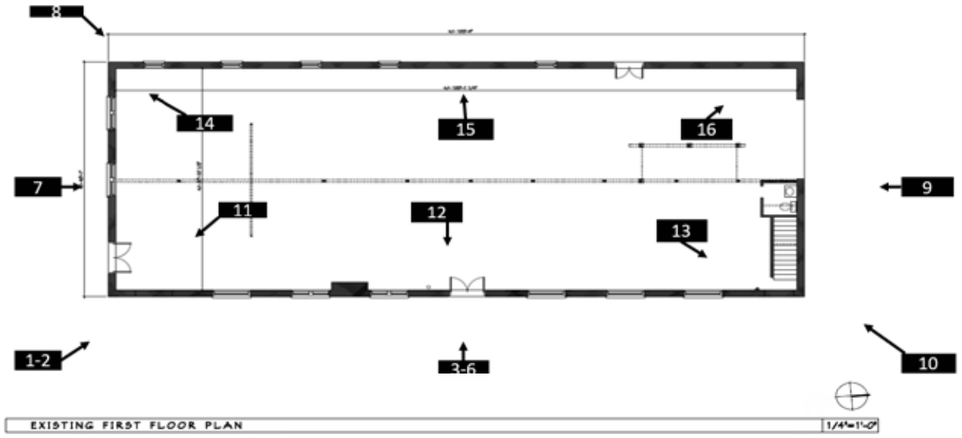
GETTING STARTED: STEP 4 "ANALYSIS"

STEP 4:

Integrate work to be done with analysis of architectural character

- Prepare a brief written description of the scope of work
- Photograph features where work will occur, provide key to photos
- Prepare drawings of features where work will occur
- Consult city planning staff with questions about documentation needed based on scope of work/each application is reviewed on a case by case basis.

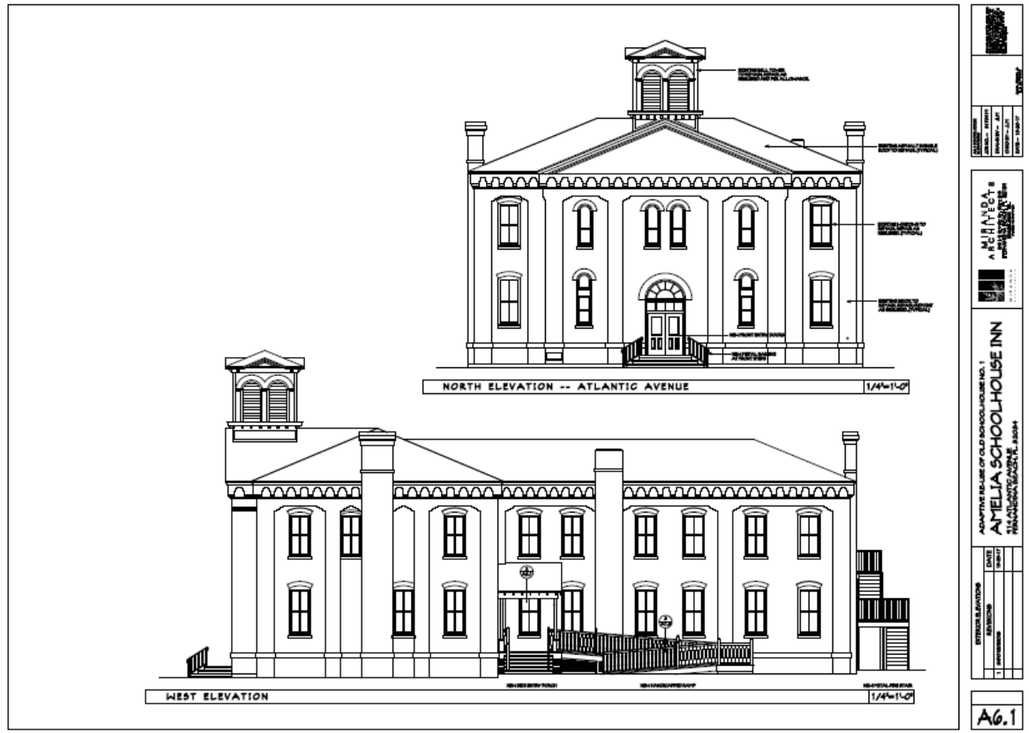
Examples for C.H. Huot and Old School House Inn are provided as reference.



DRAWING OF FEATURES WHERE WORK WILL OCCUR

C.H. Hout

Paul Weaver



DRAWING OF BUILDING

Old School House

Miranda Architects, used by permission.

SECRETARY OF THE INTERIOR STANDARDS

BASIS IN NPS/SECRETARY OF THE INTERIOR STANDARDS

The Fernandina Beach Historic Downtown District Guidelines are based on the United States National Park Service, Secretary of the Interior's Standard for Rehabilitation. Accorfing to the National Park Service web page, "The Standards for Rehabilitation are codified in 36 CFR Part 67, are regulatory for the Historic Preservation Tax Incentives program, and are the Standards most often used by local historic district commissions nationwide." These long-standing national guidelines have passed the test of time and have been adapted to the unique needs of communities throughout Florida, including Fernandina Beach.

The 10 criteria of the Secretary of Interior Standards for Rehabilitation are below, refrenced in the blue box at the bottom of the page. Additionally the red and yellow box in top right of sheets shows applicable standards to each section.

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:



Identify: Before making changes, first identify those character-defining features, details, forms, and materials that are significant to your building.



Protect and Maintain: Try to maintain and preserve those character-defining elements that were previously identified. Protection generally involves the least degree of intervention.



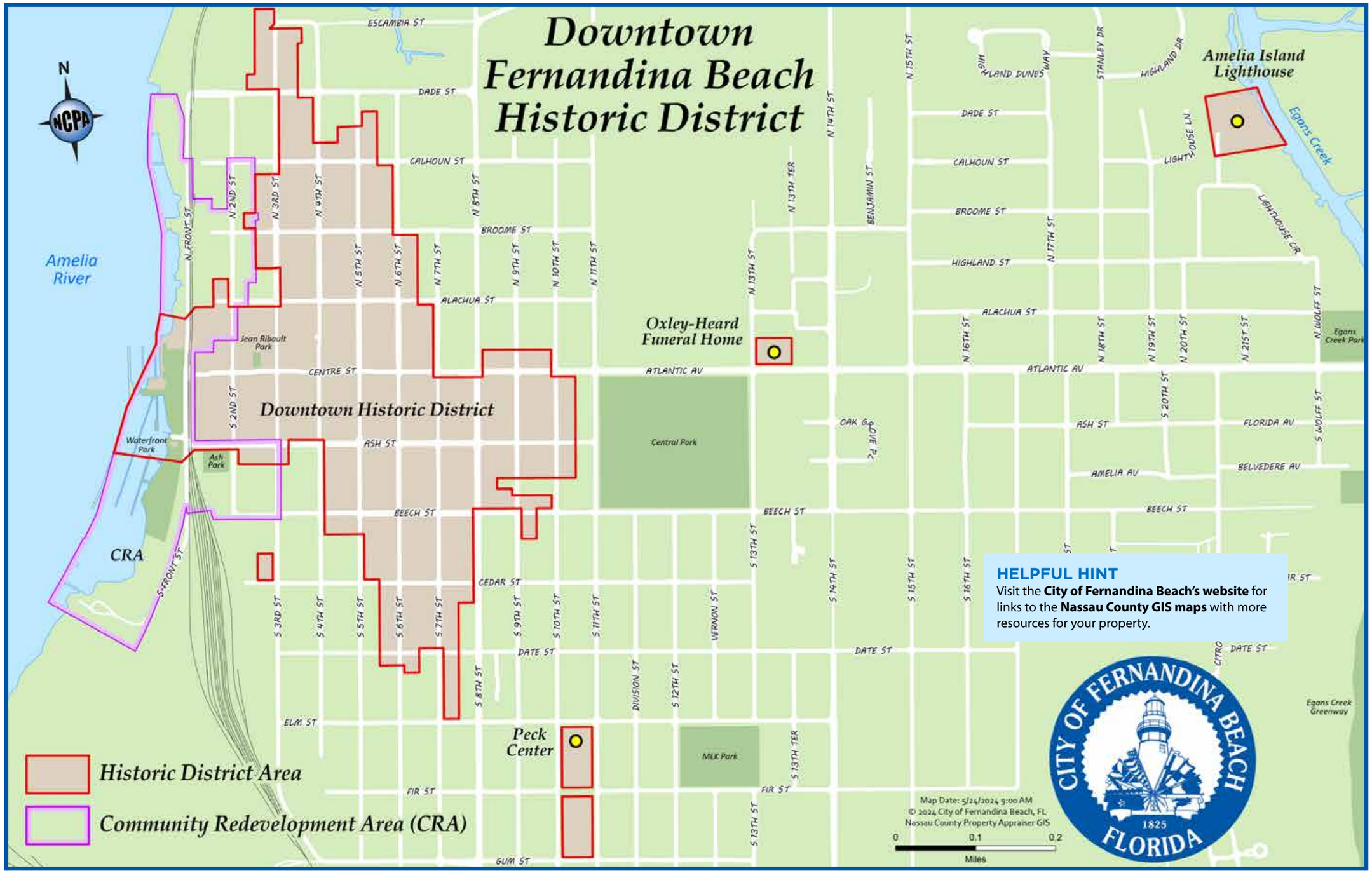
Repair rather than replace: Always try to repair deteriorated features first. **Reconstruct**: Lost features can be reconstructed under the guidelines**.** Reconstruction is, however, only appropriate if based on physical or documentary evidence, such as historic photographs, drawings or other graphic sources. Conjectural reconstruction is discouraged as is borrowing details from nearby buildings unless there is evidence that the buildings had the same design at the time they were constructed.



Respect the original design: All proposed treatments should consider the original overall design, individual features and materials of the historic building.

10 CRITERIA OF THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alterating of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic intergrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environemnt would be unimpaired.



HELPFUL HINT

Visit the **City of Fernandina Beach's website** for links to the **Nassau County GIS maps** with more resources for your property.

THE HISTORIC DISTRICT

The Fernandina Beach Historic District is composed of buildings reflecting a variety of uses, styles, materials, and several periods of development. The district consists primarily of **one and two-story masonry commercial buildings** and **one and two-story frame residences**. Due to fire and demolition the district has lost some of its integrity, but overall, it retains to a remarkable degree the physical characteristics which convey its historical significance.

The earliest building dates to 1857 and its period of significance extends to 1927.

There are four buildings within the district that are individually listed in the National Register of Historic Places. These are the

- **C.W. Lewis House** (Tabby House); 27 South 7th Street
- The **Bailey House**; 28 South 7th Street
- The **Fairbanks House**; 227 South 7th Street
- The **Merrick-Simmons House**; 102 South 10th Street

Moreover, there are many other buildings which are individually significant and could be considered landmarks or individually eligible for listing in the National Register of Historic Places. The demolition of these individually significant buildings would be a significant loss to the district and is not allowed without extensive explanation and documentation. An inventory of these individually listed buildings and a more detailed history of the historic district is included in the appendix.



218 Centre Street



319 Centre Street Paul Weaver



31 North 2nd Street Paul Weaver



207 Centre Street

Centre Street between Front and 5th streets forms the focal point of the historic district. This area contains nearly all of the historic commercial and government buildings in the district. Centre Street east of 5th Street is mixed usage. This area consists of one and two-story wood frame residential buildings, a former school, several historic churches, and single-story commercial structures.

Beyond Centre Street, most of the buildings in the district are wood-frame residences with a scattering of commercial buildings and churches. **These buildings are important for their collective significance** While most are simple in design, they contribute to the Fernandina Beach Historic District through their location, design, setting, materials, workmanship, feeling and association. Non-contributing buildings are those constructed after the period of significance or those built between 1857 and 1927 which have lost their physical integrity through substantial alterations to their historic fabric. To be considered non-contributing a building constructed during the historic period must have severe alterations, usually involving insensitive additions, changes in siding, replacement of historic windows with incompatible types, and changes in fenestration and roof configuration. Usually, non-contributing buildings exhibit combinations of these alterations, and an individual alteration does not render an otherwise historic building non-contributing. It should be noted that all buildings in the district have undergone some level of alteration through upgrading of plumbing, electricity and HVAC systems to make a building functional in a 21st century context.

UNIQUELY FERNANDINA

THE HISTORIC DISTRICT

CHARACTER DEFINING FEATURES: COMMERCIAL AREAS

Setting (Note: Also check your ZONING for each project.)

- Setback: Main façade set on property line with zero setback.
- Lot coverage: See Land Development Code for specific zoning. Commercial zoning, C-3 allows for 100% lot coverage and a 10% landscape requirement.
- Streetscape: Typical pattern is building façade set directly on street.
- Landscape: Landscape including foundation plantings, live oak trees (particularly along streetscape), other trees, and lawn. Consider native and Florida Friendly landscape. Note Land Development Code requires specific landscape for parking lots, if included.

Characteristics of Individual Buildings

- Height: 1-3 stories
- Type: One and two-part commercial blocks
- Styles: Various, mostly Masonry Vernacular; formal styles, Beaux Art Classical and Italianate influences.
- Materials: Masonry, particularly high-quality brick, is the most common material. Cast iron storefronts.
- Roof form: Flat, built-up roof deck with decorative parapet
- Roof pitch: N/A
- Massing: Most buildings have regular, boxy massing.
- Details: Arched cornices and windows with hood molds; string courses; transom above recessed storefront; cornice with corbelled brick.



10 North 2nd Street



118 Centre Street Paul Weaver

CHARACTER DEFINING FEATURES: RESIDENTIAL AREAS

Setting (Note: Also check your ZONING for each project.)

- Setback: 15-20 foot range. Should be measured from the surrounding building. Use Sanborn Fire Insurance Maps as a guide.
- Lot coverage: See Land Development Code.
- Streetscape: Typical pattern is building façade, landscaped front yard, five-foot-wide concrete sidewalk (some with historic hexagonal pavers), grassed green strip planted with live oak trees, sections of historic granite curbing, and most streets paved with modern asphalt.
- Landscape: Landscape including foundation plantings, live oak trees (particularly along streetscape), other trees, and lawn. Consider native and Florida Friendly landscape. Note Land Development Code requires specific landscape for parking lots, if included.

Characteristics of Individual Buildings

- Height: 1-2.5 stories
- Type: Single-family, detached dwellings
- Styles: Various, most frame vernacular; formal styles, Greek Revival, Queen Anne, Italianate, Gothic Revival, Classical Revival, Mission, Mediterranean Revival and Bungalow.
- Materials: Wood, particularly high quality first cut heart pine, cedar and cypress, is the most common building material used for siding, trim, porches and railing. Shingle siding is found on several buildings. Brick and stucco are found on several buildings. A rare example of tabby construction is the C.W. Lewis House, 27 S. 7th Street.
- Roof form: Gable, hip. Front facing gable roofs are one of the most repetitive features in the district.
- Roof pitch: The more steeply pitched roofs are on Gothic Revival and Queen Anne style buildings. More common are gentler slopes on Bungalows and Frame Vernacular buildings.
- Massing: Most buildings have regular, boxy massing. Some styles, such as the Queen Anne, have characteristic highly irregular massing.
- Porches: A front entrance porch is a character defining feature of most residences. Porches are found in a variety of configurations including wrap around, two story galleries, and two-story porticos.
- Details: Decorative jig-sawn woodwork is an important decorative detail and includes porch and door and window trim fretwork and eave brackets. Wood structures are typically on raised foundation, 3-4 feet above grade, with masonry piers and lattice insets.



705 Ash Street Paul Weaver
Queen Anne Style

4.02.03 F. CONTEXT SENSITIVE SETBACK DETERMINATION

City code allows for structures to have a "context sensitive setback" to maintain historic neighborhood character. Specific language in the ordinance is shown below:

1. If **at least half of the lots on the same block face are occupied by principal structures** and at least **50% of those principal structures do not comply with minimum front yard setbacks**, property owners may elect to apply for a context sensitive front yard setback determination.
2. The front setback of other principal structures on the block face must be **measured from the property line to the closest vertical element** of the roofed portion of the principal structure, such as porch supports or the building face. Block Face shall be defined as one (1) side of a street between two (2) intersecting streets. The orientation of structures on corner lots determines the applicable block face.
3. On properties seeking a context sensitive setback determination, **principal structures must be set back from the front property line a distance equal to the average front setback depth of all principal structures on the same block face**. Buildings that front on a different street than the subject lot or that are separated from the subject lot by a street or alley may not be used in computing the average.
4. In using a context sensitive setback determination, **front-loaded garages must be setback at least twenty-five (25) feet in all cases.**

COMMERCIAL

INTRODUCTION & BUILDING TYPES

OVERVIEW

Fernandina Beach's commercial buildings can be categorized by their block type. **These One– and Two-part Commercial Block** building types were common in small and mid-size communities throughout the country in the 19th and early 20th centuries. Richard Longstreth's publication, *The Buildings of Main Street*, outlines these commercial building types based on their two separate components, storefronts and upper facades.

ONE-PART COMMERCIAL BLOCK

This one-part commercial block building at 110 Centre Street has an appropriately rebuilt storefront with **display windows, single-light, double doors and a flat roof.** Above the transom area is a rectangular panel and this space was historically the place for the business sign.



ONE-PART 110 Centre Street

TWO-PART COMMERCIAL BLOCK

Several commercial buildings in downtown Fernandina Beach can be characterized in form as **"Two-Part" commercial blocks.** These are buildings that have two primary components: **storefronts and upper facades**. Original storefronts are largely transparent and consist of display windows resting on bulkheads, transoms, and entrances with glass and wood doors. Upper facades have one or more floors of windows and decorative detailing such as brick corbelling, or terra cotta panels and cornices at rooflines.



TWO-PART 301 Centre Street

COMMERCIAL BUILDING DETAILS

Downtown Fernandina Beach retains many original storefronts and storefront elements that should be preserved. **The purpose of a storefront was to allow for visibility of merchandise.** Advances in technology in the mid-19th century allowed for essentially transparent storefronts. **Cast iron columns and pilasters** replaced wood frame and were load-bearing of the upper masonry wall, maximizing the display window area.

Recessed entrances increased display area, too, and had transoms above glass and wood doors. Upper facades on Two-Part Commercial Blocks had windows to allow natural light into upper floors, and exterior masonry walls were often embellished with decorative brickwork. The roofline was capped with a cornice of corbelled brick, wood, or sheet metal. Sheet metal, readily formed into custom design, was especially popular for commercial buildings.

The use of **cast iron** for storefronts extended into the early 20th century. After 1910, most storefronts were built with steel lintels to support the upper facade masonry. Various materials were used in storefront construction, including glass along with brick piers, marble, glazed tile, brick bulkheads, and metals like copper and bronze. Upper facades of commercial buildings generally became more functional and less decorative. Arched windows became rectangular windows, and the use of sheet metal for window and roof cornices gradually declined. Different patterns, colors, and textures of brick and concrete provided decoration. Where modern storefronts have been added, restoration is encouraged, or remodeling that is inkeeping with historic storefront configurations. **Upper facade changes** have often included covering windows with brick or wood panels, removal of cornices, and concealment of details beneath added metal panels. Future rehabilitation of commercial buildings should include the repair or replacement of upper floor elements to maintain and enhance the building's character.

The most important changes to the Fernandina Beach Historic District since it was first listed on the National Register in 1973 have taken place along Centre Street. In 1977 street improvements were undertaken which including the planting of palms and landscaping, the installation of mini-plazas and benches, and the construction of parking bays. These improvements were completed in 1978.



COMMERCIAL BUILDING DETAILS 214 Centre Street

ARCHITECTURAL STYLES

ITALIANATE (1870-1890)

The Italianate style derives from the country villas of Italy, though the style was popular in U.S. commercial, as well as residential, architecture of the period. The nineteenth-century designer Andrew Jackson Downing was instrumental in popularizing the Italianate style. With its characteristic decorative features, such as window hood moldings, string courses, large eave brackets, and corbelled brick work, the style embodied Dowling's ideal of picturesque architecture.

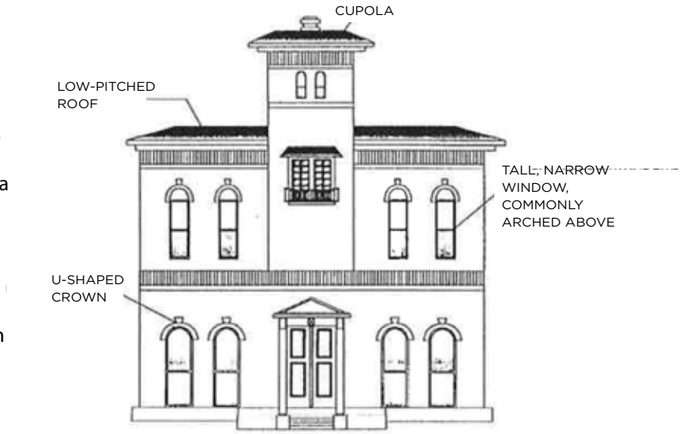
In Fernandina Beach, the Italianate style was the principle influence on late nineteenth-century commercial architecture of Centre Street. The Kydd and Hoyt Buildings and the Palace Saloon exemplify the Italianate influence within the commercial district. Common stylistic details found among these examples include a bracketed parapet, brick hood moldings, and cast iron pilasters (Kydd Building), as well as segmental arched window and door openings, decorative brick cornices, and window hoods (Hoyt Building and Palace Saloon).



ITALIANATE Hoyt Building, 201-203 Centre Street

CHARACTERISTICS

- Plan: rectangular or square
- Foundation: brick piers or continuous brick
- Height: two to three stories
- Primary exterior material: wood, weatherboard, brick, cast iron for storefronts
- Roof type: low-pitched hip, often with a square cupola or tower, commercial buildings, flat with parapet
- Roof surfacing: wood shingles (original), composition shingles, flat roofs: built-up
- Detailing: wide, over-hanging eaves with brackets beneath, cupola
- Windows: tall, elongated, narrow windows, often with hoods. Windows are most often arched.



Florida State Model Guidelines.

SECOND EMPIRE (1870-1900)

The Second Empire style originated in the mid-nineteenth century during the Second Empire of Napoleon III. It emerged in American architecture beginning after the Civil War. The Second Empire style is most recognizable by its definitive Mansard roof shape, which is flat with concave sides. The style was used for residential and commercial architecture in the United States.

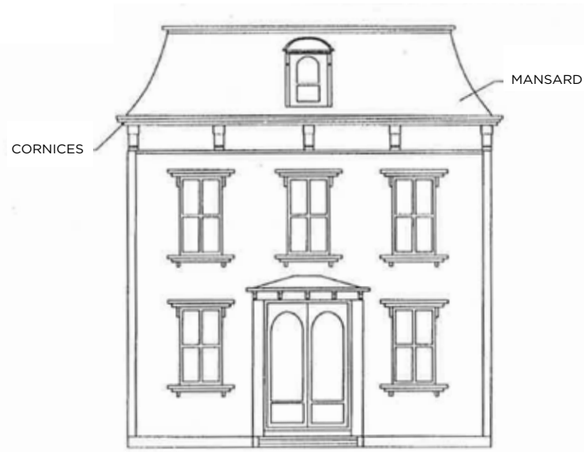
Second Empire-style architecture was not highly represented in Florida, and few examples can be found in Fernandina Beach. The most notable is at 228 North 4th Street. The building has a typical box-shape plan with a centered entry and symmetrical fenestration. Its mansard roof has evenly spaced windows, allowing for light to enter into the top half-floor; in traditional French design, the purpose of the Mansard roof was to create an additional half-floor of functional space.



SECOND EMPIRE St. Michael's Academy, 505 Broome St.

CHARACTERISTICS

- Plan: rectangular or ell
- Foundation: brick piers
- Height: one-and-one-half to two-and-one-half stories
- Primary exterior material: wood, brick, weatherboard, less frequently stone
- Roof type: Mansard
- Roof surfacing: wood shingles (original), composition shingles
- Detailing: eaves with decorative brackets, classical pediments and balustrades, arched windows with pediments and molded surrounds, cart-iron cresting



Florida State Model Guidelines.

COMMERCIAL

ARCHITECTURAL STYLES

GOTHIC REVIVAL (1880-1920)

The Gothic Revival style originated in England during the eighteenth century and became popular in the United States beginning in the mid-nineteenth century. The style was applied to ecclesiastical and residential structures. As with the Italianate style, Andrew Jackson Downing favored the Gothic Revival style in his pattern books, helping to expand its popularity.

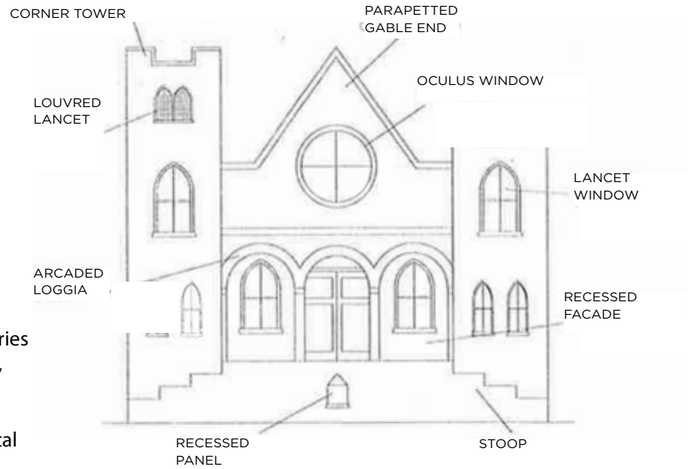
In Fernandina Beach, there are no pure examples of the style among residential architecture, though its influence can be found in steep-pitched roofs and cross-bracing under eaves. The best example of the Gothic Revival style in Fernandina Beach is St. Peter's Episcopal Church, built ca. 1893. It features stylistic elements including pointed-arch windows, a tower with a castellated parapet, buttressed walls, and a high-pitch roof.



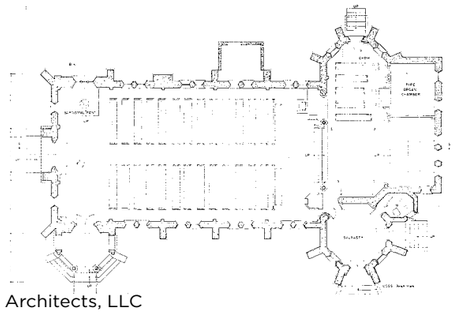
GOTHIC REVIVIAL St. Peter's Church, 801 Atlantic Ave.

CHARACTERISTICS

- Plan: rectangular or ell
- Foundation: brick piers
- Height: one-and-one-half to two-and-one-half stories
- Primary exterior material: wood, board and batten, weatherboard, less frequently stone
- Roof type: steep, high-pitched gable
- Roof surfacing: wood shingles (original), ornamental metal, composition shingles
- Detailing: wide, prominent gables, oriel windows, massive chimneys, pointed elliptical arches, towers and battlements, crenellation, jig-saw trim on eaves, leaded stain glass



Florida State Model Guidelines.



Cotner Architects, LLC

NEO-CLASSICAL (1900-1940)

Around the turn of the twentieth century, there was a renewed interest in Classical architecture. The buildings of the 1893 World's Columbian Exposition held in Chicago represented the influence of the favored classical ideals of order and balance. Such sensibilities were in stark contrast to the flamboyance and asymmetry that characterized Victorian styles. The Neo-Classical style became popular beginning after 1900. It is represented by two-story brick and frame dwellings with full-height porticos and classical columns on the primary facades. The Neo-Classical style is also characterized by a centered entrance and symmetry.

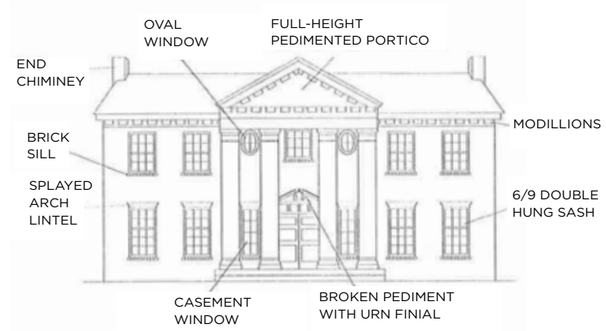
In Fernandina Beach, the Neo-Classical style is exemplified notably in two churches, the First Baptist Church at the corner of North 5th and Alachua Avenues and the Memorial Methodist church at 601 Centre Street. Both buildings date from the 1930s and feature characteristic full-eight porticos with massive classical columns supporting full entablatures.



NEO-CLASSICAL Methodist Church, 601 Centre Street

CHARACTERISTICS

- Plan: rectangular or nearly square
- Foundation: piers or continuous, brick or concrete
- Height: two to two-and-one-half stories
- Primary exterior material: horizontal wood siding, smooth masonry
- Roof type: low-pitched hip or side gable, flat with a balustrade
- Roof surfacing: embossed sheet metal or metal singles, composition, asbestos shingles, built-up on flat roofs
- Detailing: classically derived, full façade-height columns, balustrades, medallions, dentulous.
- Entrance detailing: transom, sidelights, ornamental woodwork common. Interiors: molded palter cornices, urns, swags, wainscoting, French doors.
- Windows: rectangular rather than arched



Florida State Model Guidelines.



Miranda Architects

ARCHITECTURAL STYLES

SPANISH REVIVAL (1910-1930)

Concurrent with the re-emergence of Classically-inspired architecture in the East and Midwest around 1900, California architects developed an interest in the Mission churches of the southwest. Following the Panama-California Exposition in San Diego in 1915, interest in imitation of Spanish architecture grew quickly, particularly in the southwestern United States. Spanish Mission, Spanish Colonial, and other architecture of Mediterranean origin also became popular in coastal areas such as Florida. These styles of architecture usually have an exterior of stucco, a parapet roofline, and arched opening (window, door, porch).

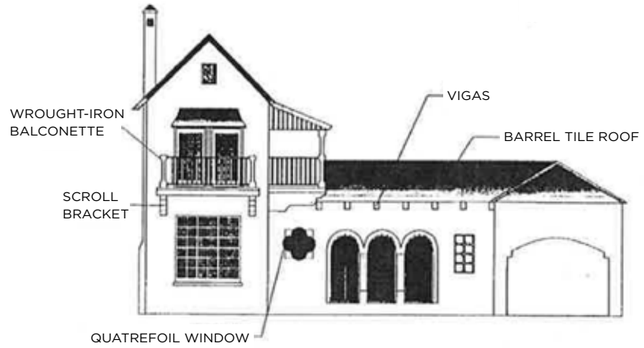
During the land boom of 1920s Florida, the Spanish Revival styles grew in popularity. The style can be found applied to churches, residences, train depots, and public buildings. Its most notable characteristics include a masonry (mainly stucco) exterior and a roof with terra cotta tiles and/or a parapet. The only pure example of the Mission style in the historic district is the building at 202 North 3rd Street, built in 1910. Its façade features a large curved parapet and arched windows.



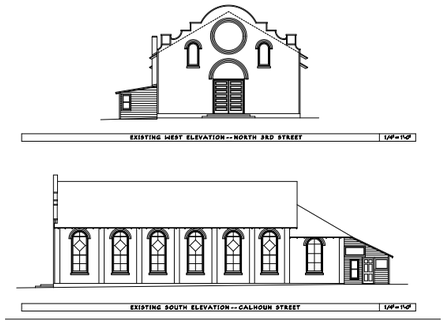
SPANISH REVIVAL 202 North 3rd Street

CHARACTERISTICS

- Plan: irregular
- Foundation: continuous
- Height: one to two stories
- Primary exterior material: stucco
- Roof type: flat with shaped parapet
- Roof surfacing: Barrel tile
- Detailing: plaster and terra cotta detailing, wrought iron grilles, balconies, and balconets
- Windows: rounded arch, casements



Florida State Model Guidelines.



Miranda Architects

MEDITERRANEAN INFLUENCE (1900-1930)

The influence of Mediterranean architectural styles can be seen across Florida, with its Spanish heritage, semi-tropical climate, and continuous coastline that naturally embraced elements of Mediterranean origin. As with the Spanish Revival styles, Mediterranean architecture has a stucco exterior and arched openings. Mediterranean-style buildings are often a full two stories in height and have a very low-pitched hip roof in more formal, symmetrical plans. The style encompasses Italian Renaissance and Moorish elements, fitting for grandiose hotels, churches, and public buildings, as well as affluent residences along Florida's coastline.

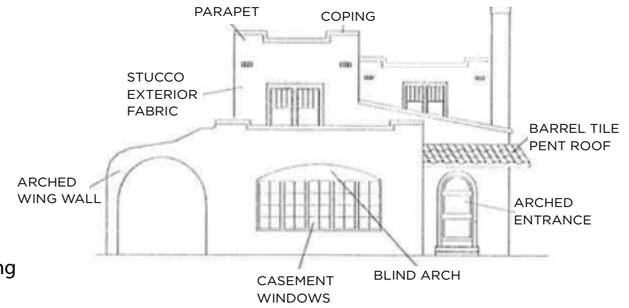
Fernandina Beach's excellent example is the U.S. Post Office at 401 Centre Street. The square plan embodies symmetry and order with stylistic elements of the Mediterranean, including its low-pitched, barrel-tile roof and series of uniform arches, resembling a loggia. Second floor window openings have gable pediments, reminiscent of Classical designs.



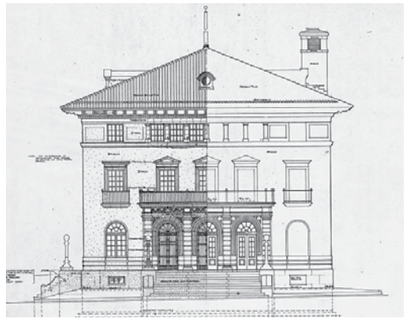
MEDITTERANEAN INFLUENCE U.S. Post Office, 401 Centre Street

CHARACTERISTICS

- Plan: regular or irregular
- Foundation: continuous
- Height: two stories
- Primary exterior material: stucco
- Roof type: low-pitched hip, flat with curvilinear parapet
- Roof surfacing: Barrel, French interlocking tile
- Detailing: plaster and terra cotta detailing highlighting arches, columns, window surrounds, cornices and parapets, wrought iron grilles, balconies, and balconets
- Windows: rounded arch, casements



Florida State Model Guidelines.



Library of Congress

ARCHITECTURAL STYLES

MID-TWENTIETH CENTURY (MID-CENTURY)

During the mid-twentieth century, the exteriors of commercial buildings were characterized by simplicity. While the form of buildings retained a traditional plan, upper facades had less ornamentation than those of previous decades. Often, these buildings' storefront components, such as entrance floors and bulkheads, were the most decorative features, with applied tile. These buildings are currently deemed non-contributing to the district.



MID CENTURY 602 Centre Street



MID CENTURY City Hall, 204 Ash Street



MID CENTURY 508 Centre Street (Demolished)



MID CENTURY 515 Centre Street

Miranda Architects - 515 Centre Street (Existing)

Miranda Architects - 515 Centre Street (Proposed)

COMMERCIAL

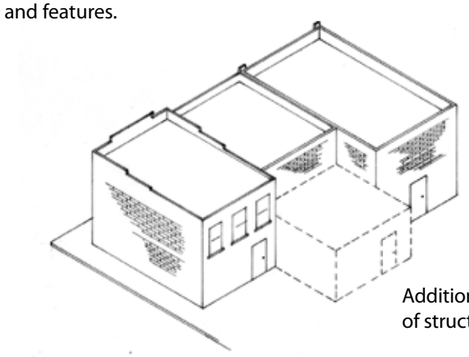
ADDITIONS

OVERVIEW

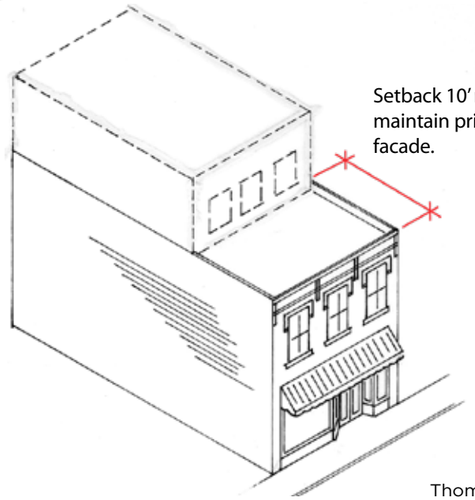
Rear and roofline additions provide owners with flexibility in their building use. Additions should use design, materials, and placement that minimize their affect on the district's historic character.

GUIDELINES

1. Additions should cause minimal damage or removal of **historic walls, roofs, and features from historic buildings**. Existing openings should be used to connect the building and the addition.
2. Additions should have **little or no** visibility from the primary street façade.
3. Additions should be compatible with the original building in **scale, proportion, rhythm, and materials.**
4. Additions should be distinguishable from the historic building: they should be **smaller and simpler in design.**
5. Roofline additions should not be visible from the street.
6. Roofline additions should use **similar roof forms** to the buildings to which they are attached.
7. Roofline additions should not cause the removal of character-defining materials and features.



Addition to rear of structure.



Setback 10' minimum to maintain primary street facade.

HELPFUL HINT
Refer back to the Context Sensitive Setback Determination on page XIV.

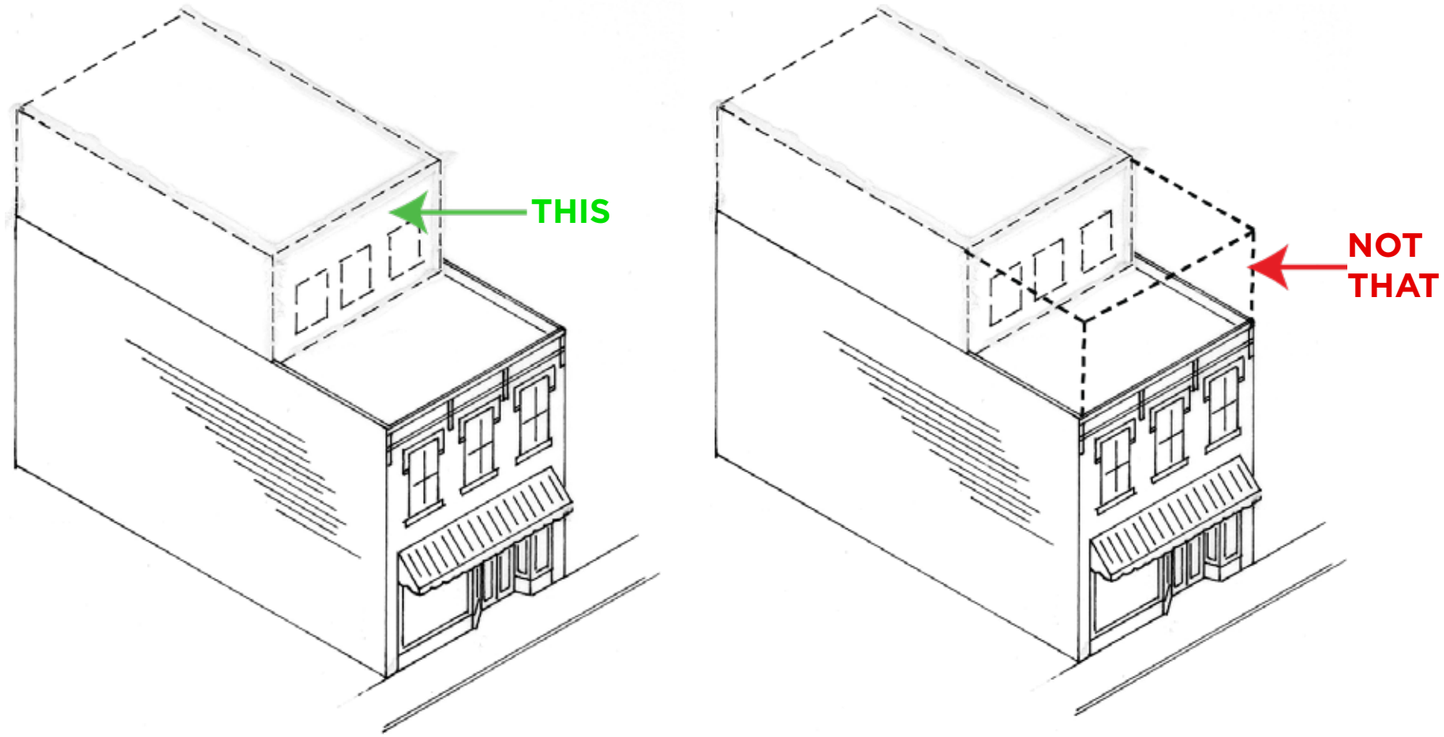
APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:

2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
9. Compatible Contemporary Design for New Alterations/Additions
10. Reversibility of New Alterations/Additions

NEW ADDITIONS EXAMPLES

HELPFUL HINT **THIS...NOT THAT**

Below is an overview graphic to help show what the guidelines are asking for ("this")...and what should be avoided ("not that").



Thomason and Associates

COMMERCIAL

ARCHITECTURAL DETAILS

OVERVIEW

Common architectural details in the district include **bargeboards, brackets, cornices and returns, dentils, and other decorative or trim elements.** They might be of wood, metal, or masonry materials. Architectural details help define individual building styles and contribute to overall district character.

SEE EXAMPLES



STAR-SHAPED VENT 213 Centre Street



BRICK CORBELLING + SEGMENTAL ARCH 215-217 Centre Street



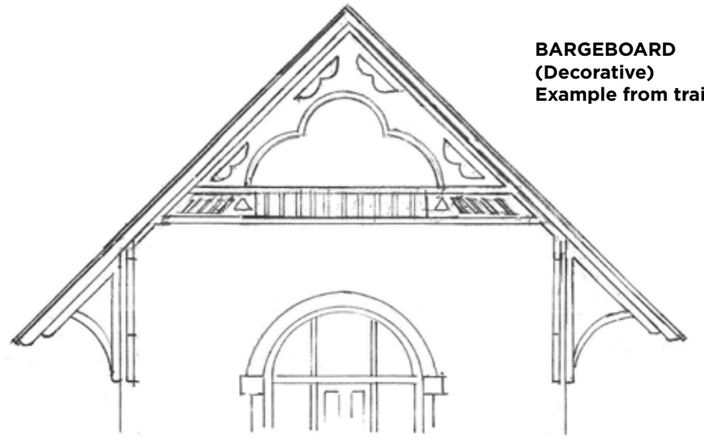
METAL CORNICE 117 Centre Street



CAST IRON COLUMNS 204 Centre Street (Removed)

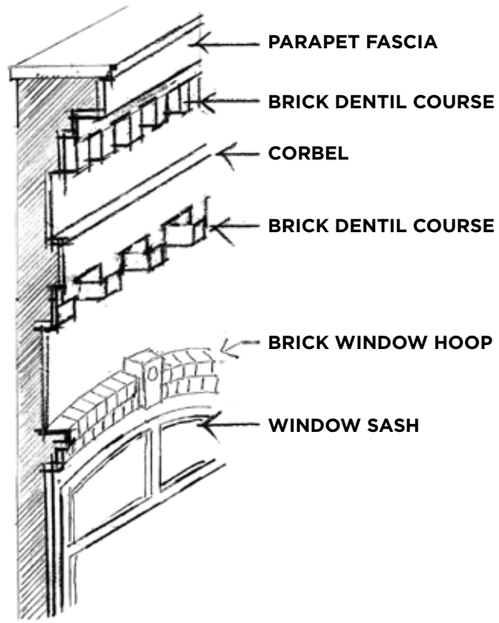
APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:

2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
6. Repair/Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence
9. Compatible Contemporary Design for New Alterations/Additions



BARGEBOARD (Decorative) Example from train station.

BARGEBOARD EXAMPLE



EXTERIOR FACADE DETAIL EXAMPLES

ML+H/Les Thomas Architect

COMMERCIAL

AWNINGS

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:

2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
6. Repair/Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence
9. Compatible Contemporary Design for New Alterations/Additions

AWNINGS

On storefronts, awnings were very common elements historically. They provided shade and helped cool commercial buildings pre-air-conditioning.

Retain and keep in good repair any existing historic awnings. Add appropriately designed new awnings as desired.

GUIDELINES

1. Retain and maintain **historic awnings**, including metal ones.
2. Ensure that the **installation of new awnings does not damage the building**. Appropriate materials for new awnings include canvas duck or cotton and polyester blends; these may be treated with acrylic. Select awnings in colors that complement the building and mimic the shape of their opening.
3. New awnings should either **fit exactly over display windows**, not spanning across wall surface in between display windows or should span across windows without impacting architecturally important features. If spanning multiple windows, review and approval is with HDC only.
4. Preserve and maintain **mid-20th century metal awnings.**
5. Repair **damaged historic metal** awnings.



CANVAS AWNING Centre Street



CANVAS SHED AWNING 213 Centre Street



AWNINGS 313-319 Centre Street

BRICK & MASONRY

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:
2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
7. Cleaning with Gentlest Method Possible
9. Compatible Contemporary Design for New Alterations/Additions

BRICK & MASONRY

Masonry is used on cornices, pediments, lintels, sills, and decorative features as well as for wall surfaces. Color, texture, mortar joints, and patterns of the masonry define the overall character of a building.

GUIDELINES

1. Preserve and **maintain original brick, stone, terra cotta, cast concrete** and other masonry original to a building.
2. Repair damaged masonry by **patching, piecing in, or consolidating instead of removing an entire feature.**
3. **Repair cracks**; they are an indication of structural settling or deterioration, and may also allow moisture penetration.
4. Hire skilled craftsman to repair broken stone or carved detail using epoxies.
5. Moisture control on masonry
6. **Repair leaking roofs, gutters, and downspouts;** secure loose flashing.
7. **Caulk the joints** between masonry and windows to prevent water penetration.
8. Ensure that the grade **slopes away from the wall** to prevent water from gathering at the base. If there is excessive ground water, correct the grade or install drain tiles around the building.
9. Prevent moisture by applying a **damp-proof course just above the ground level** with slate or other impervious material. Seek professional advice from knowledgeable preservation architects or engineers.

CLEANING OF MASONRY

1. Clean masonry **only where deterioration or heavy surface staining has occurred**.
2. When cleaning unpainted masonry, use the **gentlest means possible**, ideally low-pressure water and mild detergent.
3. Apply water to masonry surfaces only when temperatures are above freezing and will remain above freezing for at least 14 days after application.
4. Find an inconspicuous area to test cleaning methods and observe the results before using on the entire building.

CHEMICAL CLEANING OF MASONRY

1. **Chemical cleaners can damage masonry; use them with caution.**
2. Follow directions for chemical cleaning and do not leave the compounds on the masonry for longer than directed.
3. Never apply acid cleaners on marble or limestone.

MACHINE CLEANING OF MASONRY

1. **Do not use abrasive or high-pressure cleaning methods like sand blasting or high-pressure water**; these methods cause rapid deterioration of the brick and mortar.
2. Do not use electric saws or hammers to remove mortar.

MORTAR ISSUES WITH MASONRY

1. Remove deteriorated mortar by carefully hand raking the joints to avoid damaging the masonry.
2. Cut out old mortar to a depth of one inch.
3. In replacing historic mortar, **match the original in strength, composition, color, and texture.** Use one part lime and two part sand with no more than 20 percent combined Portland cement.
4. Repoint to match original joint profiles and retain the original joint width.
5. Do not use Portland cement to replace historic mortar; it is stronger than the historic mortar and bricks and will not give way as bricks expand and contract with temperature changes, causing them to crack, break, or spall.
6. Do not repoint with a synthetic caulking compound.
7. Do not use a "scrub" coating technique in place of traditional repointing.

PAINTING OF MASONRY

1. **Leave unpainted historic masonry unpainted**; paint bricks only if they have lost their protective outer coating due to sandblasting. In this case paint helps preserve the brick. Paint may also be appropriate to conceal extremely mismatched repair work to the brick and mortar.
2. Follow the guidelines for paint when covering brick.
3. Apply a water-proof, water-repellent, or other non-historic coating only as a last resort, as it can actually trap moisture inside the masonry, which exacerbates existing problems.



PAINTED BRICK 306 Centre Street

HELPFUL HINT **THIS...NOT THAT**

Below is an overview graphic to help show what the guidelines are asking for ("this")...and what should be avoided ("not that").

This: Keep existing mortar profile and match.

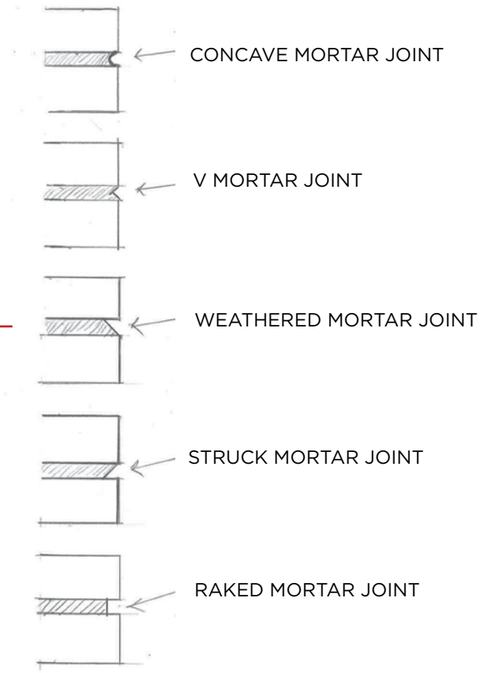
Not That: New mortar profile.



BRICK EXTERIOR William Henderson Peck High School



BRICK EXTERIOR 102 Centre Street



Les Thomas Architect

TYPICAL MORTAR PROFILE EXAMPLES



BRICK CORBELLING 309-311 Centre Street

COMMERCIAL

CAST IRON & METAL

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:

2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
6. Repair/Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence
9. Compatible Contemporary Design for New Alterations/Additions

CAST IRON & METAL

With the rise of the industrial revolution in the 19th century, a variety of new metals began to appear in building construction. Cast iron, steel, pressed tin, copper, aluminum, nickel, bronze, galvanized sheet iron, and zinc were all used at various times for different architectural features.

GUIDELINES

1. Retain the **painted surfaces of historically painted elements**.
2. **Remove all corrosion** from metal elements before repainting.
3. **Remove loose and peeling paint from metal surfaces** with gentle methods such as hand scraping or wire brushing.
4. If hand scraping or wire brushing fails to clean hard metals like cast iron and iron alloys, use low-pressure dry-grit blasting. Protect adjacent wood or masonry surfaces from the grit.
5. If hand scraping or wire brushing fails to clean softer metals like copper, lead, or tin, use chemical or thermal methods.
6. After cleaning metal elements, immediately apply a rust-inhibiting primer coat.
7. **Prevent corrosion between incompatible metals (such as copper with cast iron, steel, tin, or aluminum)** by separating them with nonporous, neoprene gaskets, or butyl rubber caulking.



METAL DOOR HANDLES 201 North 4th St.



CAST IRON FENCING 601 Ash Street



PAINTED METAL SURFACE 218 Centre Street

ENTRANCES & DOORS

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:

2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
6. Repair/Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence
9. Compatible Contemporary Design for New Alterations/Additions

ENTRANCES & DOORS

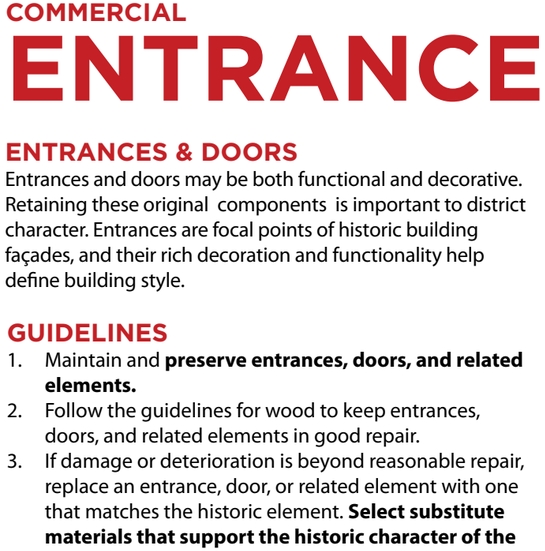
Entrances and doors may be both functional and decorative. Retaining these original components is important to district character. Entrances are focal points of historic building façades, and their rich decoration and functionality help define building style.

GUIDELINES

1. Maintain and **preserve entrances, doors, and related elements.**
2. Follow the guidelines for wood to keep entrances, doors, and related elements in good repair.
3. If damage or deterioration is beyond reasonable repair, replace an entrance, door, or related element with one that matches the historic element. **Select substitute materials that support the historic character of the district to the greatest extent possible.**
4. **Reuse historic hardware** and locks.
5. Never add openings to a primary elevation.
6. It is not appropriate to resize or otherwise alter an entrance.
7. Retain any extant original screen doors.
8. Installation of storm or screen doors is appropriate if desired. Their design should allow for full view of the door, or obscure as little as possible.



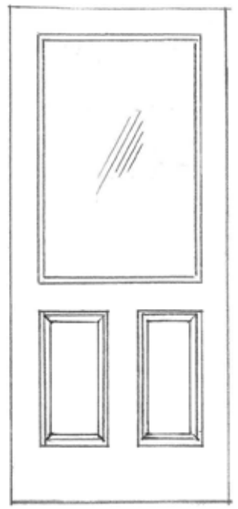
HISTORIC HARDWARE 415 Centre Street



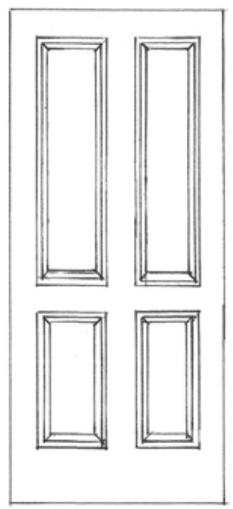
ENTRANCES 228 North 4th Street



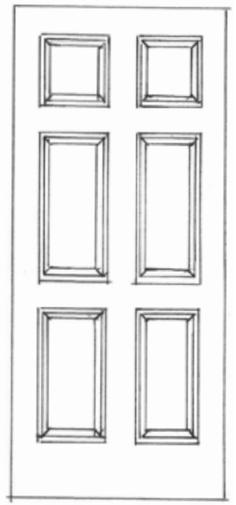
ENTRANCE 117 Centre Street



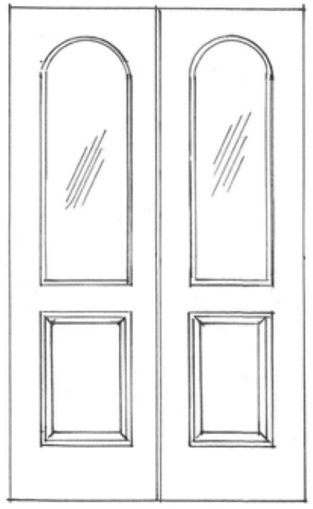
GLASS PANEL DOOR



FOUR PANEL DOOR



SIX PANEL COLONIAL



SINGLE ARCHED LIGHTS IN DOUBLE WOODS

ML+H/Les Thomas Architect

THINK RESILIENCY

DOOR DAMS

Door dams are a **temporary barrier that can be used during storm events to protect a structure from flooding.** They are installed at any entrance and create a seal to prevent water from seeping into the home. This helps further preserve the historic structure from weather damage.

ADAPTING TO THE HISTORIC DISTRICT

Door dams should be incorporated into the metal, wood, or brick trim to hide the channels for the temporary flood gates. Their installation should not visually impact the structure; note that the dam itself is temporary.

EXAMPLE



DOOR DAM EXAMPLE

COMMERCIAL

FIRE ESCAPES & STAIRWELLS

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:

2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
9. Compatible Contemporary Design for New Alterations/Additions
10. Reversibility of New Alterations/Additions

OVERVIEW

Generally, historic buildings did not originally have fire escapes. Fire escapes are generally modern building components. However, they have become standard safety features for upper-floor escape, when another means does not exist. As modern components, fire escapes should not be visible from the street.

GUIDELINES

1. Review and comply with State of Florida Fire Code as well.
2. Locate **fire escapes and staircases out of view of the street**, such as on rear elevations.
3. When installing fire escapes, ensure they cause **no damage to architectural features.**
4. In design, fire escapes may be either **open or enclosed.**
5. The exterior surfaces of enclosed fire escapes may be of wood siding, brick veneer, or stucco.
6. Open-design fire escape surfaces may be of metal or wood.

Review and comply with State of Florida Fire Code as well.



REAR ELEVATION OF DECK & STAIRWELL 303 South 8th Street



REAR ELEVATION OF FIRE ESCAPE 601 Centre Street

COMMERCIAL

GUTTERS & DOWNSPOUTS

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:

2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
6. Repair/Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence
9. Compatible Contemporary Design for New Alterations/Additions

OVERVIEW

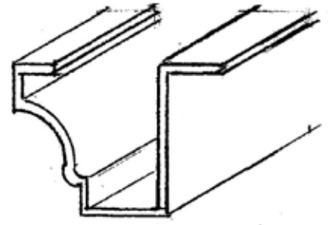
Keeping gutters and downspouts in good repair helps to protect buildings from water damage. If new gutters are required, half-round designs are the most appropriate for historic buildings.

GUIDELINES

1. Install and maintain gutters, downspouts, and splash-blocks.
2. Retain and maintain existing boxed or built-in gutters.
3. Repair deteriorated or damaged boxed or built-in gutters.
4. If late nineteenth- or early twentieth-century buildings are in need of gutters, the most appropriate design for hanging gutters is half round.
5. For **buildings constructed during or after the 1940s, ogee gutters are also appropriate.**
6. Locate downspouts on the least public building elevation and away from architectural features.
7. Eliminate excessive moisture problems by **repairing leaking roofs, gutters, and downspouts and by securing or replacing loose or deteriorated flashing.**



GUTTER & DOWNSPOUT MODEL

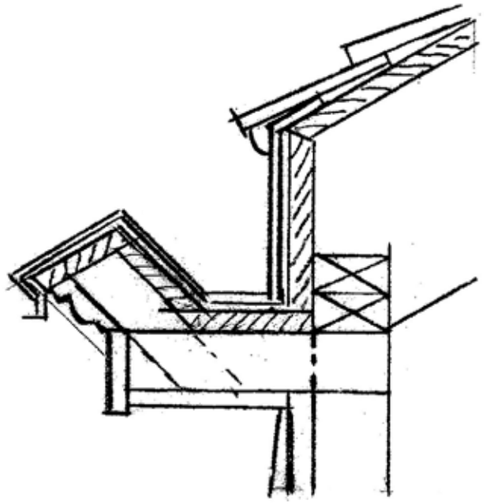


OGEE OR K-STYLE GUTTER
LATE 19TH OR 20TH CENTURY



HALF ROUND GUTTER
DATING TO 18TH OR 19TH CENTURY

ML+H/Les Thomas Architect



WOOD OR YANKEE GUTTER
DATING BACK TO 18TH CENTURY

THINK RESILIENCY

EXAMPLES

RAIN CHAINS + RAIN BARRELS

Rain chains are '**decorative, functional alternatives to downspouts.** They move rainwater from gutters to drains in a more unique way' (happygardens.com).

Rain barrels help collect rainwater from downspouts for reuse in the garden. This helps reduce use of clean filtered water.

The use of these helps to conserve water, reduce bills, lowers demand on freshwater resources, and reduces flooding in low-lying areas of your yard.



RAIN CHAIN 111 South 6th Street



RAIN CHAIN
111 South 7th Street



RAIN BARREL MODEL

COMMERCIAL

LIGHTING

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:

2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
6. Repair/Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence
9. Compatible Contemporary Design for New Alterations/Additions

OVERVIEW

Retain and preserve historic light fixtures; new ones should be unobtrusive and follow historic examples in terms of materials and placement.

GUIDELINES

1. Retain and maintain **historic light fixtures and neon signs.**
2. Repair deteriorated or damaged historic light fixtures using methods that allow them to retain their historic appearance.
3. When replacement of missing or severely damaged historic light fixtures is necessary, select designs that replicate the originals or other historic examples in appearance and materials.
4. If a modern design of fixture is desired, or if light is needed where there was previously no fixture, conceal the light source, and direct light toward the building.
5. Ensure that light fixtures do not damage or obscure architectural features or other building elements.
6. Lighting color temperature should be **2700K to 3000K** (similar to incandescent color). Avoid utilizing **4000K or 5000K**, which is a whiter / bluer light color. Utilize primary fixtures with a **historically appropriate** 'lighting temperature', such as **2700K or 3000K**. Bluer/whiter lighting (4000K or 5000K) may be appropriate in limited use to highlight architectural features.
7. Gas lamps are encouraged.
8. **Full cut off fixtures** should be utilized when possible and/or optics installed to point light downward. More on'Dark Sky' can be accessed on page 36.



LAMPPOST 401 Centre Street
20th Century



LIGHTING 1 South 3rd Street
Early 20th Century



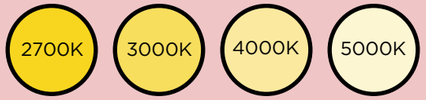
LIGHT FIXTURE 19 South 2nd Street
19th Century Carriage Light

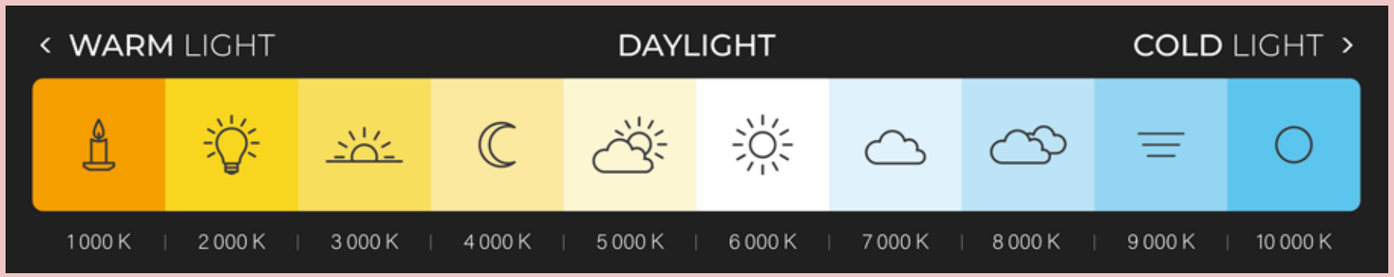


LIGHT FIXTURE 114 Centre Street
19th Century Carriage Light

COLOR TEMPERATURE

Color temperature is measured in Kelvin. 2700K to 3000K is close to an incandescent, and is preferred for historic lighting.





Shutterstock



FULL CUT OFF LIGHT FIXTURE 110 Centre Street

COMMERCIAL

PAINT

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:
2. Retention of Distinguishing Architectural Character
5. Sensitive Treatment of Distinctive Features and Craftsmanship

OVERVIEW

Maintain the painted finish on traditionally painted parts of **buildings and components like wood siding, architectural details, and window sashes**. Paint has both protective and aesthetic purposes.

GUIDELINES

1. Maintain the painted finish of building and landscape elements that were historically painted.
2. Historically unpainted masonry should remain unpainted. Adding a coating (such as waterproofing) to **historically unpainted masonry** or other surface, using proper techniques, may be appropriate under extenuating circumstances and with prior HDC Board approval.
3. Use **oil paint** on surfaces that have been painted with oil paint in the past; this is generally the case for historic buildings in the district.
4. The use of latex paint is **not recommended**, as it will likely not adhere well and also shrinks more than oil paint when drying. **This can pull off underlying old paint**. If latex is used, first completely prime the surface with an oil-based primer.
5. Before painting, **remove dirt with household detergent and water** to allow new paint to adhere.
6. Remove damaged or deteriorated paint to the next sound layer.
7. If paint has blistered and peeled down to the bare wood, **remove all paint down to the bare wood.**
8. Use the **gentlest means of paint removal** possible, such as hand sanding and hand scraping.
9. If the use of chemical strippers is needed to supplement the above technique, be certain to **follow directions to neutralize chemicals after use**. Otherwise, new paint will not adhere.
10. Select paint colors that complement the style and period of the building and the overall color scheme of the street.
11. Use the **same color for trim** including horizontal and vertical trim boards, porch framing and columns, and window framing; a contrasting color for walls; and a darker color for doors, shutters, and window sashes.
12. Note that the trim around doorways are **often white.**



PAINTED EXTERIOR 516 Ash Street


UNPAINTED MASONRY 215-217 Centre St.


PAINTED TRIM 215-217 Centre Street



PAINTED EXTERIOR 204 Centre Street


PAINTED EXTERIOR 110 Centre Street



PAINTED EXTERIOR 214 Centre Street

COMMERCIAL

ROOFS

OVERVIEW

Since a roof covers and protects the rest of the building from the elements, it **is one of the most important parts of a building**. Proper roof maintenance is critical. Since it is such a large and visible part of the building, a change in its shape or materials can radically alter the appearance of the entire building. Original roofing material in Fernandina Beach was typically **wood shingles on pitched roofs**; however, much of it has been lost due to hurricanes and storms. The addition of roofing materials to match the original as closely as possible is recommended.

GUIDELINES

1. Retain, maintain, and repair historic roof forms and materials.
2. Replace individual damaged roofing elements as needed.
3. If overall deterioration is beyond repair, substitute materials may be used. Appropriate substitute materials will support the historic character of the building and the district. Appropriate roof materials **include metal, shingles, and hot tar and gravel or other aggregate materials for built-up flat roofs**. Match original materials whenever possible.
4. Keep gutters and downspouts clean and in good repair.
5. Regularly check for and fix **leaks in roofs, gutters, and downspouts.**
6. Regularly check for and secure loose or missing flashing; if flashing is deteriorated, replace it with high-quality materials. Fasten aluminum flashing with **aluminum nails and paint.**
7. Ensure proper ventilation to prevent condensation.
8. Provide adequate anchorage for the roofing material to guard against wind and water damage.



METAL CORNICE 313-319 Centre Street



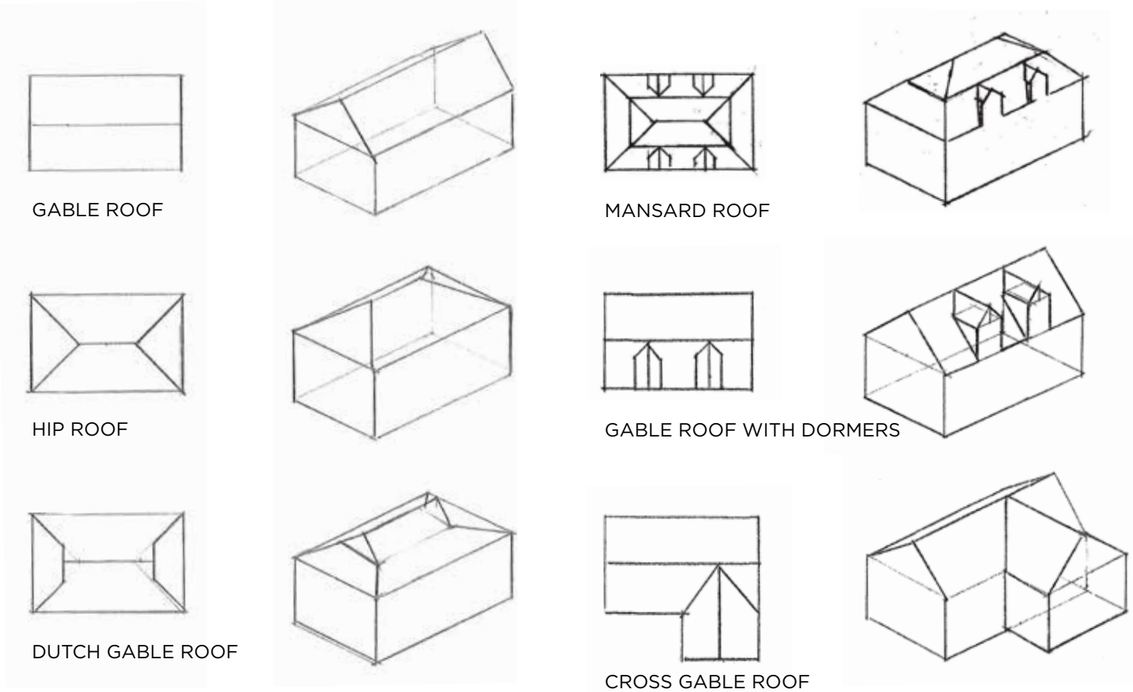
DECORATIVE BRICK CORBELLING 301 Centre Street



PARAPET & FACADE 3 North 4th Street

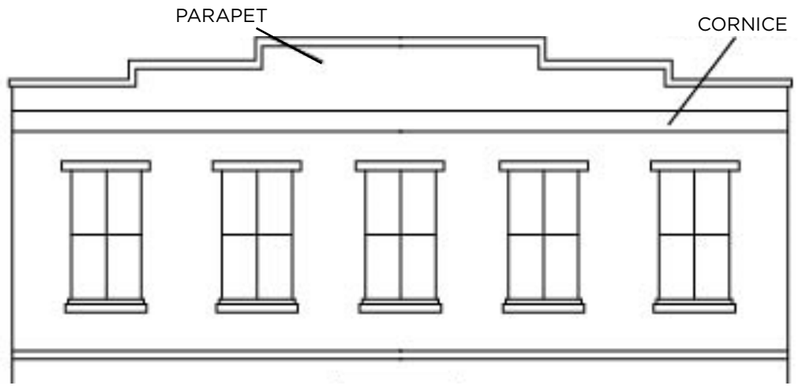
APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:

2. Retention of Distinguishing Architectural Character
4. Retention of Significant Later Alterations/Additions
5. Sensitive Treatment of Distinctive Features and Craftsmanship
6. Repair/Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence
9. Compatible Contemporary Design for New Alterations/Additions



ML+H/Les Thomas Architect

ROOF STYLE EXAMPLES



ML+H

ROOF ELEMENTS EXAMPLE

COMMERCIAL

SIGNS

OVERVIEW

Commercial buildings traditionally have had a variety of sign designs and placements, and there should be wide flexibility for their use for the businesses of Fernandina Beach. Signs contribute to the historic and commercial character of the downtown business district, and historic signage should be retained and maintained. Reference 8.01.03 of the Land Development Code for more requirements.

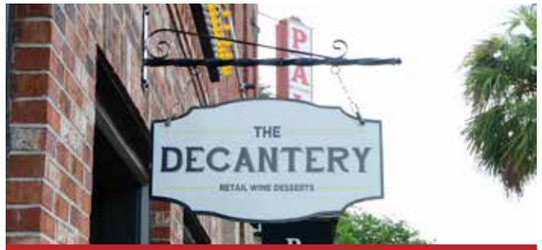
GUIDELINES

1. Preserve, maintain, and repair historic signs including neon signs.
2. New signs should be of traditional materials such as **wood, glass, copper or bronze, or materials that replicate these. Sandblasted wood signs are appropriate. Plastic, substrate or unfinished wood signs are not recommended.**
3. Avoid oversized signs. Use the proportions of the building to guide sign size.
4. Buildings should have **no more than two signs**, not counting signs painted on windows.
5. Signs that resemble logos or symbols for businesses are encouraged.
6. Signs should have no more than two or three colors; colors should be coordinated with overall building colors.
7. Lettering and fonts are not reviewed, but traditional lettering for signs include Serif, Sans Serif or Script styles. Letters should not exceed **18 inches in height or cover more than 60% of the total sign area.**
8. Ensure that sign installation causes no damage to historic materials. Anchor mounting brackets and hardware for signs into mortar, not masonry.
9. Conceal lighting for signs; spot- or down-lighting is appropriate for signs. Internally lit signs are not appropriate.
10. Traditional sign locations include **storefront beltcourses, upper facade walls (one square foot/ linear foot of frontage up to 25 square feet), hanging or mounted inside windows, or projecting from the face of the building (maximum area of 12 square feet).** Freestanding signs and movable sandwich boards or easels are also allowable downtown and provide additional signage for businesses.
11. The use of neon based on historic designs and locations may be appropriate.
12. "Legacy" signs are also allowed.

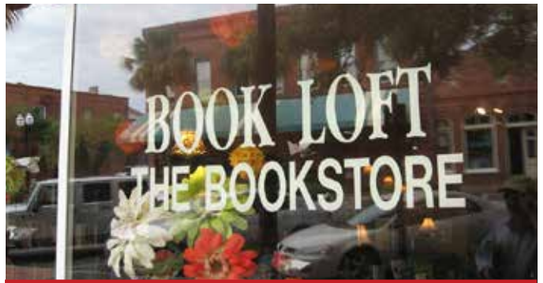
SEE EXAMPLES



HANGING SIGN 214 Centre Street



HANGING SIGN 117 Centre Street



WINDOW SIGN 214 Centre Street

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:

2. Retention of Distinguishing Architectural Character
4. Retention of Significant Later Alterations/Additions
9. Compatible Contemporary Design for New Alterations/ Additions



SERIF EXAMPLES	Garamond Baskerville Times New Roman
SAN SERIF EXAMPLES	Gotham TW Cen MT Arial
SCRIPT EXAMPLES	*Monotype Corsiva* Gabriola

ML+H

LETTERING & FONTS

NOTE: THIS IS A SAMPLE OF FONTS ONLY. OTHER FONTS MAY BE USED.

COMMERCIAL

STOREFRONTS

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:

2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
4. Retention of Significant Later Alterations/Additions
6. Repair/Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence
9. Compatible Contemporary Design for New Alterations/Additions

OVERVIEW

Storefronts are defining elements of the commercial buildings in the historic district. Historic storefronts should be retained, visible, maintained and, if needed, repaired.

GUIDELINES

1. Retain and maintain historic storefronts and their component elements, such as **display windows, bulkheads, transoms, doors, cornices, pillars, and pilasters**.
2. Ensure that historic storefronts and their component elements remain visible.
3. Repair deteriorated or damaged storefronts or elements so that the storefront retains its historic appearance.
4. Replace missing storefronts or elements so that they replicate the original storefront or other historic examples, or replace with compatible modern examples.
5. The installation of temporary storm shutters to protect storefronts is appropriate **as long as they are reversible and do not result in damage to historic elements.**



STOREFRONT BULKHEADS 218 Centre Street



REBUILT STOREFRONT 216 Centre Street



BRICK STOREFRONT 212 Centre Street



HISTORIC STOREFRONT FACADE 306 Centre Street

COMMERCIAL

WINDOWS

OVERVIEW

Windows are functional and aesthetic, helping to define a building's particular style. Windows allow light into the interior of a building, provide ventilation, and allow a visual connection to the outside. Street-level windows allow passersby to view into the building.

In the historic district there are numerous types and sizes of windows in addition to a variety of designs of **sills, lintels, decorative caps, and shutters.** Preserving windows and their components helps uphold the architectural integrity of the district as a whole. Reference the required window survey for the repair and/or replacement of historic windows.

GUIDELINES

1. Retain and maintain historic windows.
2. **Patch, paint, putty, and weather strip** as needed to restore historic windows to their original condition.
3. If damage to a historic window is beyond repair, **replace it entirely**. However, when possible, replace only damaged components and retain as much historic material as possible. To test for condition, stick an ice pick into the sill or bottom rail of the frame; if it penetrates more than half an inch into the wood, the frame may require replacement.
4. If replacement of historic windows is required, closely match them in **size, type, and material.**
5. If the **majority** of windows are beyond reasonable repair, wood windows should be replaced with wood windows to match the original.
6. While the windows do not need to be true divided lights, **raised muntins** should be used on the exterior and interior of the window pane.
7. Reuse serviceable window hardware and locks.
8. To boost energy conservation, opt for the installation of storm windows over replacement of historic windows.
9. Retain historic blinds or shutters.
10. If new blinds or shutters are installed, use ones that are **constructed of wood** and **sized and installed like historic working** ones. Operable shutters are preferred.
11. The installation of "bahama" style shutters is appropriate if the property owner can demonstrate the building originally had such shutters through photographic or physical evidence.
12. The installation of vinyl shutters is **not appropriate.** Vinyl is not a sustainable material and its plastic appearance is not similar to wood.
13. Do not change the **number, location, size, or glazing pattern of windows** by cutting new openings, blocking in windows, or installing replacement sashes that do not fit the historic openings.
14. Do not install bars in windows visible from the street.
15. The installation of temporary storm shutters to protect windows is appropriate **as long as they are reversible and do not result in damage to historic elements**.



WOOD SASH WINDOW 319 Centre Street



ARCHED WINDOW 31 North Second Street

HDC WINDOW APPLICATION

Applications are available on the City of Fernandina Beach website:

https://www.fbfl.us/1004/Applications-Forms



Historic District Council Windows List

As amended from time to time – Approved 12/17/2021

*New products not on the list will be reviewed on a case-by-case basis.

APPROVED FOR USE ON HISTORIC STRUCTURE PROJECTS

Note: If window muntins are used, they must match profile of existing historic muntins and must include exterior raised muntins (grilles).

Wood:	Aluminum-Clad Wood:	Vinyl-Clad Wood:	Cellular PVC/Ultrex:	Composite:
Hurd Jeld-Wen (Custom) Marvin Pella (Reserve)	Hurd Jeld-Wen (Custom) Marvin Pella (Architect, Designer, Reserve) Weather Shield	Andersen (400 Series, Architectural, 200 Series)	Marvin Elevate (Previously known as Integrity Wood-Ultrex) Windsor	Renewal by Andersen

APPROVED FOR USE ON NEW CONSTRUCTION PROJECTS ONLY

Any product list approved for use on historic structures can also be used on new construction. Window style and light pattern are at the discretion of the applicant. Note: If window muntins are used, they must include exterior raised muntins (grilles).

Aluminum-Clad Wood:	All Vinyl/Plastic/Fiberglass:
Pella (ProLine)	Pella (Impervia, 350 Series, Encompass)

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:

2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
6. Repair/Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence
9. Compatible Contemporary Design for New Alterations/Additions



ARCHED STOREFRONT WINDOW 115 Centre St.



POINTED ARCH WINDOW 801 Atlantic Ave.

PRESERVING HISTORIC WOOD WINDOWS

- Rebuilding historic wood windows and adding storm windows makes them as efficient as new vinyl windows and more than offsets the cost of installation.
- The old-growth lumber used in historic window frames can last indefinitely, unlike new-growth wood or vinyl.
- Vinyl window seals often fail after a few years, making their replacement more costly than upgrading historic wood windows.
- Vinyl windows don't look like historic wood windows; their texture and thinness are inappropriate for the historic district.
- Vinyl is harmful both in its creation and disposal.

GENERAL MAINTENANCE

- Keep the glazing putty free of cracked, loose, or missing sections.
- Monitor the paint condition; if paint becomes deteriorated, check the wood below in those spots.
- Remove excess, peeling, or flaking paint.
- Keep wooden components painted.
- Replace deteriorated components like broken sash cords and panes.
- For more information on general maintenance and more involved repair of wood windows, see the preservation brief at http://www.nps.gov/history/hps/tps/briefs/brief09.htm.

STREETSCAPE ELEMENTS

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:

2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
6. Repair/Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence
9. Compatible Contemporary Design for New Alterations/Additions

OVERVIEW

Fernandina Beach has invested in improvements to the downtown area with the installation of streetscape elements. Continued expansion of this program is encouraged.

GUIDELINES

1. The City of Fernandina Beach should continue to enhance the commercial area with streetscape elements such as **benches and planters.**
2. The existing streetlamp fixtures in the downtown area are an appropriate design that should continue to be used for future installation.
3. Future streetscape improvements should be consistent with the historic character of the downtown area and follow traditional designs.
4. Outdoor furniture provided by the city should be uniform in appearance, of **historically appropriate materials**, such as wrought iron, and placed so as not to impede pedestrian flow.

Fernandina Beach has a detailed Tree Ordinance that serves to enhance the appearance of the historic district. The ordinance is dedicated to:

- No net loss of trees;
- Placing structures and all impervious surfaces in such a way as to protect the survivability and substantial growth of the **healthiest trees on a property;**
- Maintaining the diversity of tree species native to Amelia Island;
- Protecting and maintaining **existing mature growth native trees** important to the City's tree canopy;
- Preserving, enhancing, and restoring the unique aesthetic character of the City;
- Preserving, enhancing, and restoring the natural environment through protection and establishment of native trees and existing natural systems for the enjoyment of present and future populations.

For more details on the site design requirements and the City's Tree Ordinance, please refer to the Land Development Code Section 4.05.00.



BENCH EXAMPLE



GARBAGE RECEPTACLE EXAMPLE



LANDSCAPING EXAMPLE



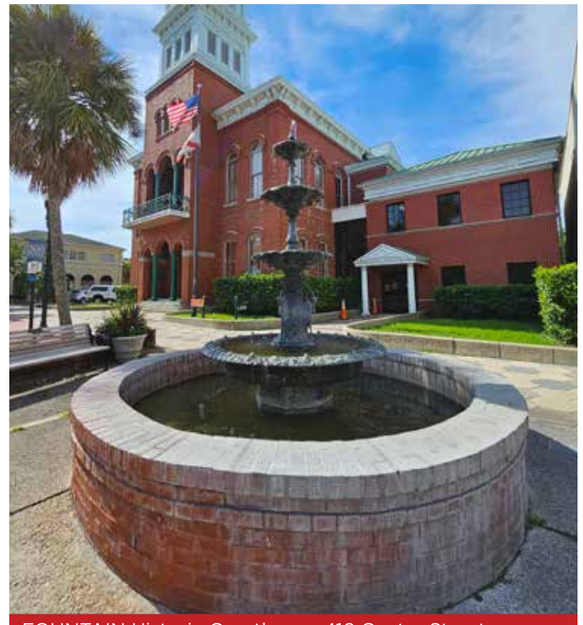
BRICK CROSSWALK EXAMPLE



STREET LAMP EXAMPLE



HEXAGON BLOCK WALKWAY 315 Alachua Street



FOUNTAIN Historic Courthouse 416 Centre Street

PROTECTION OF HISTORIC STREETSCAPE ELEMENTS

- Hexagon block sidewalks: where hexagon blocks currently exist as part of the public sidewalk, the City and the adjoining property owner(s) must maintain and preserve the hexagon blocks and are prohibited from installing any alternative construction material that is different. See 'Walkways' for more.
- Granite curbing: all existing granite curbing throughout the City must be repaired or replaced in-kind. Use of concrete curbs along radii, curb cuts, and handicapped ramps to replace existing granite curbs is allowed.
- Concrete street markers: all existing concrete street markers throughout the city must be repaired or replaced in-kind. Markers will retain their original appearance by being painted white with black text as necessary
- Brick crosswalks: all existing brick crossswalks throughout the City must be repaired or replaced in-kind.

PARKING & OPEN LOTS

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:

2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
6. Repair/Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence
9. Compatible Contemporary Design for New Alterations/Additions

OVERVIEW

Surface parking areas added to downtown Fernandina Beach should be screened through **landscaping or fencing**. Owners are encouraged to add appropriate landscape features to their lots.

GUIDELINES

1. In planning and constructing parking lots, the protection of historic landscape elements, **particularly buildings**, is essential to the integrity of the district.
2. In the commercial downtown, parking lots should be located behind historic buildings and out of pedestrian view.
3. Ideally, a parking lot should be shared by businesses or institutions **with different peak use times.**
4. Clearly distinguish parking and pedestrian areas.
5. Landscape or screen **lots and alleys.**

For more details on the parking lot requirements, please refer to the Land Development Code Section 4.05.07 Parking Lot Landscaping.



SHELL PARKING LOT EXAMPLE



SHELL PARKING LOT EXAMPLE



FENCED CORNER PARKING South 4th Street



LANDSCAPED VACANT LOT 100 Centre Street

THINK RESILIENCY

SHELL & PERVIOUS PARKING SURFACES

Shell parking lots are an option for non-ADA pervious parking. The involve putting crushed shells on top of a prepared plot of land.

Pervious refers to the ability for rainwater to seep through the material. This helps **reduce flooding, excess soil compaction, chemical runoff** from cars and keeps water on the same lot.

Other pervious parking options include: (a) pavers, (b) crushed granite, (c) crushed stone, and (d) reinforced turf.

EXAMPLE



SHELL PARKING LOT EXAMPLE

WALKWAYS

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:

2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
6. Repair/Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence
9. Compatible Contemporary Design for New Alterations/Additions

OVERVIEW

Sidewalks are streetscape elements that should incorporate ADA requirements into their design. Historic walkway surfaces should be maintained and preserved, while new ones should be ADA-compliant.

GUIDELINES

1. The City of Fernandina Beach continues to enhance the commercial area through installation of ADA tactile mats.
2. Maintain existing historic sidewalks following guidelines for **masonry.**
3. Future streetscape improvements should be consistent with the historic character of the downtown area and follow traditional designs.



ADA CURBING South 8th Street & Beech Street



HEXAGON BLOCK WALKWAY 2 North 6th Street



ADA CURBING South 7th Street



HISTORIC WALKWAY SURFACE 800 Block of Atlantic Ave.

UTILITIES & ENERGY RETROFITTING

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:
2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
6. Repair/Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence
9. Compatible Contemporary Design for New Alterations/Additions

OVERVIEW

Utilities such as **garbage containers and mechanical systems** are important to the functionality of buildings and the district. Locate theses mechanical systems, solar panels and also air conditioning and heating units **at rear facades or on rooftops**, where they are **not readily visible from the street.** Paint conduits to blend with the color of the building.

GUIDELINES

1. Locate garbage containers behind buildings.
2. Locate mechanical systems behind or on top of buildings, set back or behind a parapet, where they will not be visible from the street.
3. Rear elevations are also the appropriate location for **meters, conduits, and other equipment.**
4. Minimize the visibility of window unit systems by locating them on the **side or rear elevations.**
5. Owners of commercial buildings are encouraged to paint their roofs with **reflective coatings** to reduce energy costs.
6. The installation of solar panels or solar shingles is appropriate for commercial buildings as long as these panels or shingles are **not readily visible from the street** and are **concealed behind roof parapet walls.**
7. The installation of solar panels on rear elevations **not readily visible from the street** is also appropriate in the downtown area.
8. Energy-saving devices such as solar panels may be reviewed, but not to the extent that their placement renders them ineffective. Property owners are encouraged to place solar panels, wind turbines or other energy saving measures on elevations that are not readily visible from the street and **do not detract from a building's architectural character.**


FENCED UTILITIES PLACEMENT EXAMPLE


SOLAR PANELS EXAMPLE


FENCED UTILITIES PLACEMENT EXAMPLE


UTILITIES PLACEMENT EXAMPLE

RESIDENTIAL

ARCHITECTURAL STYLES

FRAME VERNACULAR OR FOLK VICTORIAN (1870-1910)

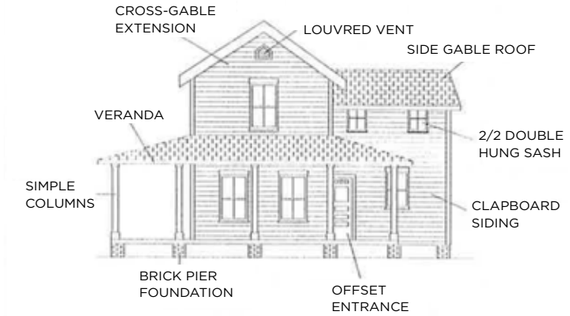
The Folk Victorian style is a vernacular version of more elaborate late-nineteenth-century styles. These frame dwellings are modest in scale and decoration, but may contain **spindlework porch details or milled wood posts.** They are, to some extent, defined by their forms. The forms include **gabled ell, gable front, cross gable, and the pyramidal square with a hip roof.** Typically, they are **one (1) or two (2) stories** in height.



FRAME VERNACULAR 126 South 6th Street

CHARACTERISTICS

- Plan: regular, rectangular; ell and irregular also common.
- Foundation: Piers, wood, tabby or coquina prior to Civil War; brick; concrete block during 1920s.
- Height: 1 to 2 stories.
- Primary exterior material: horizontal wood siding; less common wood shingles, board and batten.
- Roof type: gable, less common hip, pyramidal; false-front on commercial buildings.
- Roof surfacing: wood shingles during 19th century; metal during late 19th century; composition and asbestos shingles beginning in 1920s.
- Detailing: simple, usually jig-sawn woodwork on porches or around eaves; corbelling on chimneys.



Florida State Model Guidelines.



James Pozzetta, Architect (18 N 4th St)

GREEK REVIVIAL (1855-1880)

The Greek Revival style was a popular architectural style across the country as early as the **1830s.** As Americans increasingly embraced democratic roots, they turned towards classical antecedants in philosophy as well as architecture. The Greek and Roman cultures of ancient periods provided templates for nineteenth-century architectural design. Characterized by **symmetry and order**, the style was embellished with restrained classical features such as full-height columns in Doric, Ionic, or Corinthian orders. The Greek Revival style was equally prevalent for residential buildings as for churches, banks, and courthouses.

In Fernandina, the Greek Revival style gained a hold during the 1850s, and its influence persisted as late as 1880. Traditionally, the residential use of the style was applied to **a side-gable form with a central entrance anchoring symmetrical bays** (e.g., 111 South 9th Street, shown adjacent). However, in Fernandina, a second form arose where narrow urban lots were predominant. A gable-front form echoed the **"temple front" design** of ancient Greece. An example is the Merrick-Simmons House at 102 South 10th Street. This variation has a façade with distinct Greek Revival influences, but with an offset entrance.



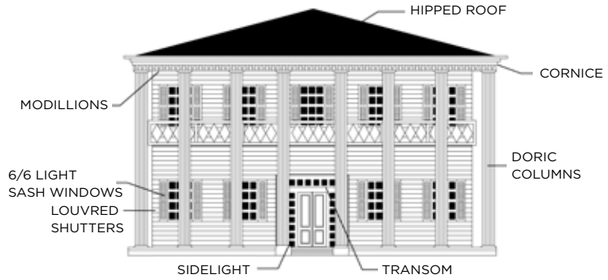
GREEK REVIVAL 111 South 9th Street



GREEK REVIVAL 102 South 10th Street

CHARACTERISTICS

- Plan: regular, rectangular or nearly square
- Foundation: brick or other masonry piers
- Height: 2 to 2.5 stories
- Primary exterior material: Horizontal wood siding
- Roof type: gable or hip
- Roof surfacing: wood shingles (original), sheet metal or shingles, composition shingles
- Detailing: classically-derived columns, balustrades, modillions, dentils. Entrance detailing: transom, sidelights, fanlight; entry porch or full-width portico with square or round columns. Cornice line emphasized with wide band of trim.
- Windows: square, not arched



Florida State Model Guidelines.

ARCHITECTURAL STYLES

ITALIANATE (1870-1890)

The Italianate style derives from the country villas of Italy. The nineteenth-century landscape designer Andrew Jackson Downing believed that beautiful homes promoted morality, which he found embodied in these rural dwellings. The Italianate style that he promoted in his pattern books featured such **embellishments as window hood moldings, string courses, large eave brackets, cupolas, and corbelled brick work.** This picturesque ideal was meant to uplift standards in architecture and social mores and inspire new home-ownership.

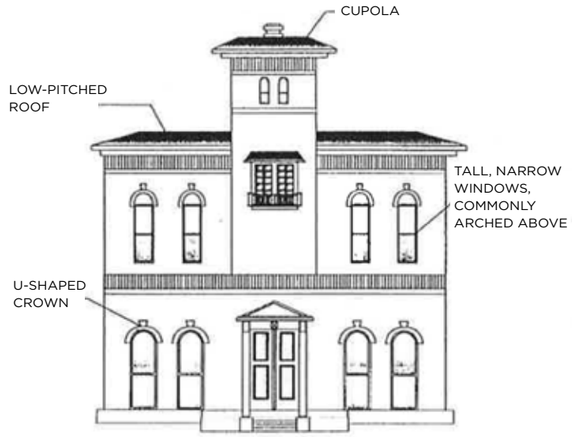
In Fernandina Beach, the Italianate style is represented in high-style residential examples, as well as in several vernacular dwellings that illustrate its influence. The dwelling known as the Fairbanks House at 227 South 7th Street and the Hirth House at 103 North 6th Street feature characteristic towers as focal points of their designs. They also have **low-pitched roofs and elongated windows, eave brackets, and bay windows.**



ITALIANATE 103 North 6th Street

CHARACTERISTICS

- Plan: rectangular or square
- Foundation: brick piers or continuous brick
- Height: 2 to 3 stories
- Primary exterior material: wood, weatherboard, brick, cast iron for storefronts
- Roof type: low-pitched hip, often with a square cupola or tower; commercial buildings, flat with parapet
- Roof surfacing: wood shingles (original), composition shingles, flat roofs: built-up
- Detailing: wide, over-hanging eaves with brackets beneath, cupola
- Windows: tall, elongated, narrow windows, often with hoods. Windows are most often arched.



Florida State Model Guidelines.

QUEEN ANNE (1880-1905)

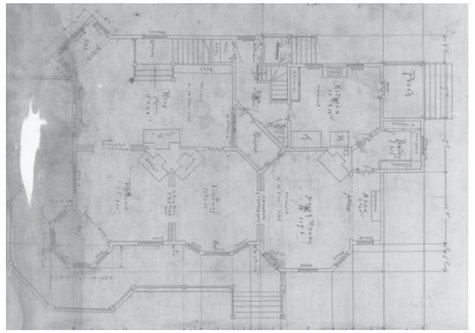
The emergence of the Queen Anne style coincided with the rise of balloon framing and mass production of wood ornamental features. These developments allowed for extravagant architectural designs with asymmetrical floor plans and irregular roof planes. These houses are typically of **asymmetrical floor plan** and often feature porches that wrap around from the main façade to a side elevation. More exuberant examples may also have a corner tower, highly detailed spindling, oriole or stained glass windows, roof cresting, wood shingle siding, corbelled brick chimneys with chimney pots, and irregular roof planes. Queen Anne style houses are often painted in **rich, contrasting color schemes.** Its popularity through Florida expanded rapidly, as rail lines transported the mass-produced millwork and other stylistic elements. In Fernandina Beach, Queen Anne examples include the ca. 1895 Bailey House (28 South 7th Street), with a wrap-around porch, a tower and a turret, and the ca. 1902 Horsey House (603 Centre Street), also with a tower and an irregular plan. In Fernandina Beach, the Queen Anne was fashionable from the **mid-1880s until 1910**. By then, the popular late nineteenth century Queen Anne style had generally fallen out of favor among designers and homeowners. Beginning in the **early twentieth century**, Americans embraced a return to its own architectural roots.



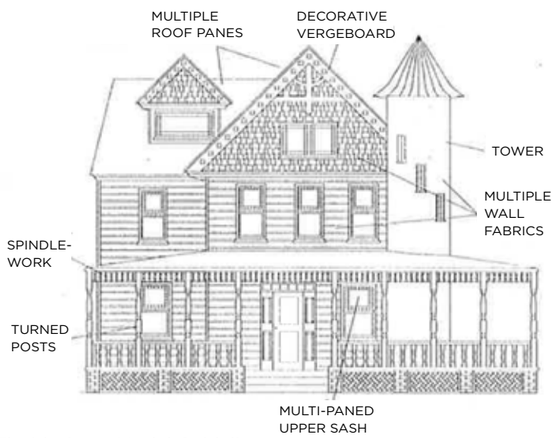
QUEEN ANNE 214 South 7th Street

CHARACTERISTICS

- Plan: irregular
- Foundation: piers, brick
- Height: 2 to 2.5 stories
- Primary exterior material: various - horizontal wood siding, shingles.
- Roof type: multi-planed, gable most common, towers, gables, turrets common as secondary roof structures.
- Roof surfacing: sheet metal, embossed, composition, asbestos shingles
- Detailing: a variety of woodwork including finial, pendants, brackets, scrollwork, trusses, verge boards, panels; a variety of textures, fish scales and other shingles; variety of color



Cotner Architects, LLC (Bailey House)



Florida State Model Guidelines.

ARCHITECTURAL STYLES

COLONIAL REVIVAL (1895-1955)

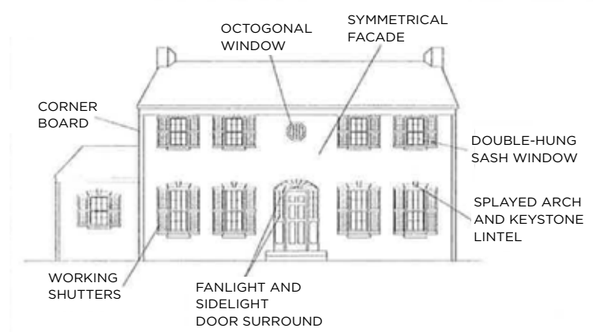
By the end of the nineteenth century, American architects began to look towards the country's own architectural roots. The Colonial Revival style reflects the nation's embrace of its colonial past. The style is characterized by **simplicity, symmetry, and unadorned order**, as a movement away from asymmetrical, highly embellished styles of the Victorian era. Colonial Revival dwellings typically have rectangular plans and symmetrical facades. The roof may be gabled or hipped. Windows are multi-paned double sashes. Doorways may contain sidelights, fanlights, pediments, and columns or pilasters. The details are **classically inspired, and entry porticos are common**.



COLONIAL REVIVAL 315 Calhoun Street

CHARACTERISTICS

- Plan: regular, rectangular, or nearly square
- Foundation: brick, piers or continuous
- Height: two to two-and-one-half stories
- Primary exterior material: horizontal wood siding, shingles
- Roof type: gable or hip, with dormers as secondary roof features
- Roof surfacing: embossed sheet metal or shingles; composition, asbestos shingles
- Detailing: classically derived columns, balustrades, modillions, dentils. Entrance details—transom, sidelights, fanlights, ornamental woodwork common.



Florida State Model Guidelines.

CRAFTSMAN/BUNGALOW (1905-1930)

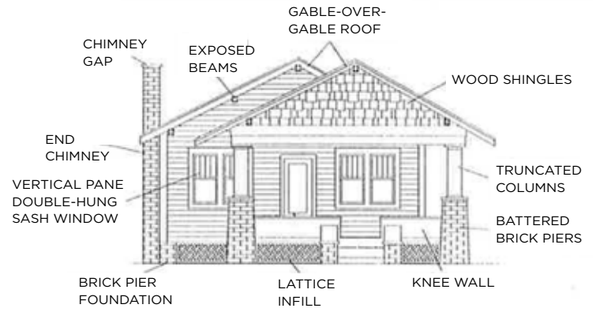
The Bungalow plan has roots in British India during the eighteenth and nineteenth centuries. The house type, **melded with Japanese building techniques**, exhibited at late nineteenth-century American expositions. Craftsman bungalow buildings typically have **low-pitched gabled roofs with a wide eave overhang, exposed rafters, decorative beams or braces, full- or partial-width porches, and tapered posts on brick piers.** Designers often used the Craftsman style for Bungalows, which were generally one-story houses with large porches and open interior floor plans. The Bungalow first emerged as a house type in American residential architecture in California and quickly spread across the country as a popular design choice for small houses. While the bungalow can take the form of a modest gable-front example, elaborate bungalow design can include multi-plane roof shape, known as an Airplane bungalow, and can feature extensive Craftsman detail on the interior. Bungalows are found throughout the Fernandina Beach historic district. Typically, they are one–to one-and-one-half-story structures. Their plan is **rectangular, with horizontal massing on the façade.**



CRAFTSMAN/BUNGALOW 202 South 7th Street

CHARACTERISTICS

- Plan: regular, rectangular, usually with the narrow side facing the street
- Foundation: brick pier or continuous brick or concrete block
- Height: one-and-one-half to two stories
- Primary exterior material: horizontal wood siding, shingles, less frequently stucco
- Roof type: gable main over gable porch roof, shed dormers frequent roof features, less frequent multiple gable
- Roof surfacing: sheet metal; composition asbestos cement shingles
- Detailing: exposed rafter tails , truss work, purlins, beams, knee brace brackets under the eaves, battered porch posts on piers, tapered chimneys



Florida State Model Guidelines.



Cotner Architects, LLC (414 Broome St, North Elevation)

ARCHITECTURAL STYLES

TUDOR REVIVAL (1910-1940)

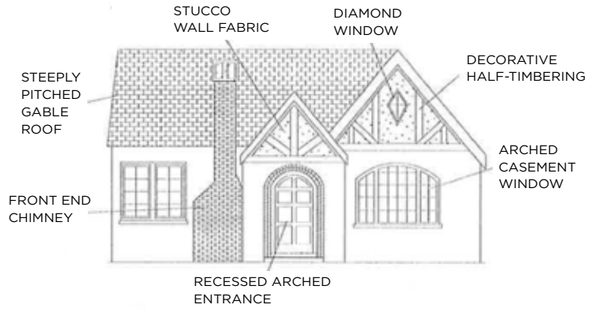
The Tudor Revival style is based loosely on Medieval architecture. Peaking in popularity during the 1920s, the style was fashionable for single-family dwellings as well as small apartment buildings. The plans often feature **cross gable, high-pitched roofs.** Exteriors can be of **stucco with false half-timbering, brick veneer, or weatherboard siding**. A Tudor Revival dwelling may feature a gable-front projecting bay with an arched entrance, an exterior, façade wall chimney, and even an entrance tower. Windows may be double-hung wood sash or multi-light styles. The Tudor Revival style was used **almost strictly on residential architecture.** Of particular note in the historic districts are one– and two story residences in the 300 block of South 7th Street.



TUDOR REVIVAL 330 South 7th Street

CHARACTERISTICS

- Plan: regular, rectangular
- Foundation: continuous brick
- Height: tone-and-one-half to two-and-one-half stories
- Primary exterior material: brick, first story; stucco and wood, second story (half-timbering)
- Roof type: high-pitched gable
- Roof surfacing: composition shingles
- Detailing: half-timbering, prominent gables, oriel windows, massive chimneys, pointed elliptical arch



Florida State Model Guidelines.

MEDITERRANEAN INFLUENCE (1900-1930)

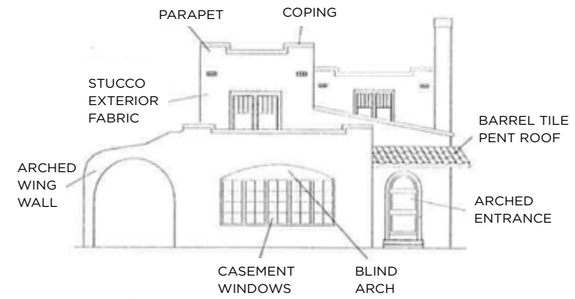
As noted for commercial buildings in Fernandina Beach, the influence of Mediterranean architectural styles is fitting in this coastal region with its Spanish heritage. At 315 Alachua Street, Villa Las Palmas represents a formal, symmetrical design and plan that incorporates elements of Spanish Mission and Mediterranean architecture, such as curvilinear parapet at the roofline, echoed in the entry porch roofline, and stucco exterior.



MEDITERRANEAN INFLUENCE 315 Alachua Street

CHARACTERISTICS

- Plan: regular or irregular
- Foundation: continuous
- Height: two stories
- Primary exterior material: stucco
- Roof type: low-pitched hip, flat with curvilinear parapet
- Roof surfacing: barrel tile
- Detailing: plaster and terra cotta detailing highlighting arches, columns, window surrounds, cornices and parapets, wrought iron grilles, balconies, and balconets



Florida State Model Guidelines.

RESIDENTIAL

ADDITIONS

OVERVIEW

New additions should be designed and constructed so that the character-defining features of the historic building are not radically changed, obscured, or destroyed in the process of rehabilitation. The new design should **complement the original historic building and still be distinguishable. Do not try to copy the original design.**

GUIDELINES

1. Before building an addition, attempt to accommodate needed functions within the existing building.
2. **Limit the size of new additions** so as not to overwhelm the historic building.
3. Respect the **scale, massing, materials, and window spacing** of the historic building.
4. Do not attempt to duplicate **form, material, style, wall plane, roofline, cornice height**; the new addition **should not** appear to be part of the historic building.
5. Use contemporary designs for new work or **reference design motifs** from the historic building.
6. Respect the existing historic character of surrounding buildings in the district and insure than the new addition will complement this historic character.
7. Place new additions on **rear or side elevations** where not visible from the street.

HELPFUL HINT
Refer back to the Context Sensitive Setback Determination on page XIV.

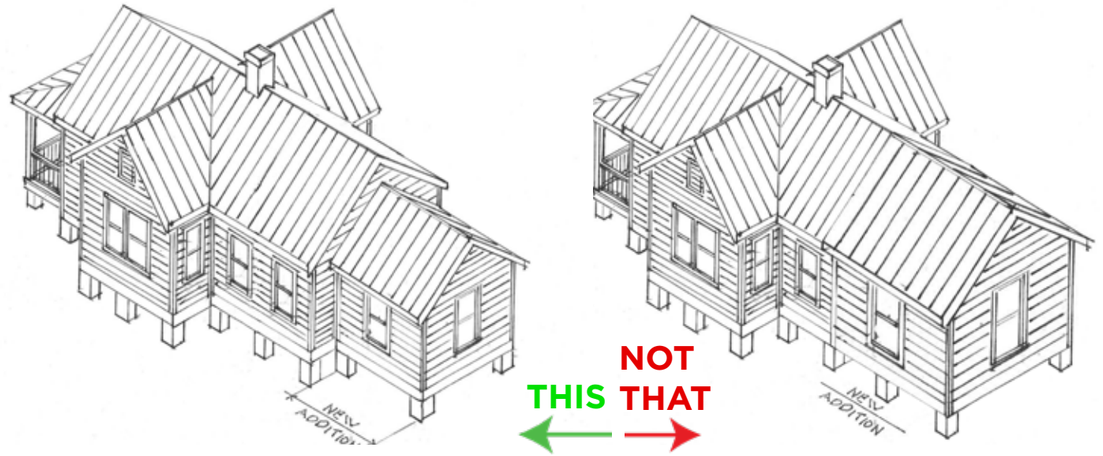
APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:
2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
9. Compatible Contemporary Design for New Alterations/Additions
10. Reversibility of New Alterations/Additions



GARAGE WING ADDITION 31 South 10th Street

HELPFUL HINT THIS...NOT THAT

Below is an overview graphic to help show what the guidelines are asking for ("this")...and what should be avoided ("not that").



ML+H/Les Thomas Architect

REAR ADDITION EXAMPLE

ML+H/Les Thomas Architect

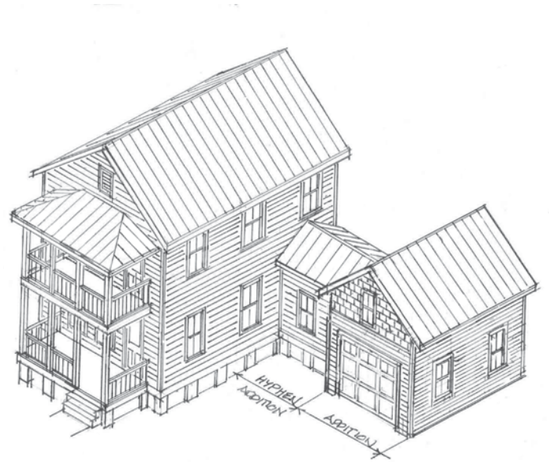
REAR ADDITION EXAMPLE



LATERAL WING ADDITION 31 South 10th Street



REAR PORCH ADDITION 120 North 6th Street



NEW ADDITION EXAMPLE

RESIDENTIAL

ARCHITECTURAL DETAILS

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:

2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
6. Repair/Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence
9. Compatible Contemporary Design for New Alterations/Additions

OVERVIEW

Architectural details help define individual building styles and contribute to overall district character. Common architectural details in the district include **bargeboards, brackets, cornices, dentils,** and other decorative or trim elements. Materials include **wood, metal, and masonry.**

GUIDELINES

1. Follow the guidelines for masonry, metal, or wood to maintain architectural details.
2. Ensure that architectural features remain visible; **do not cover or conceal them.**
3. Follow the guidelines for masonry, metal, or wood to repair damaged architectural features.
4. If architectural features are missing or too severely damaged for repair, replace them with similar design and materials. Use replacements appropriate for the style and period of the building.
5. Do not add architectural features to locations where **none historically existed.**

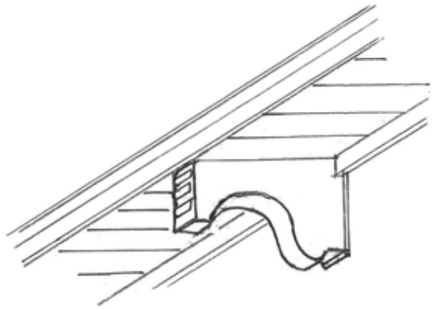
For more information on maintenance and repairs, refer to Appendix A or the Secretary of Interior Standards.



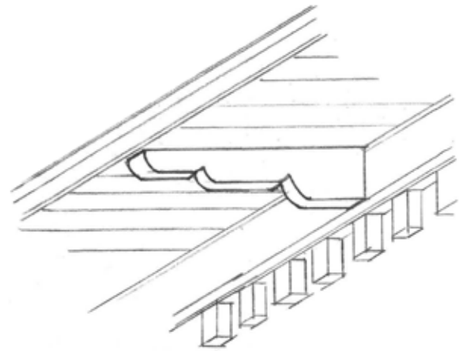
PORCH TRIM 614 Ash Street



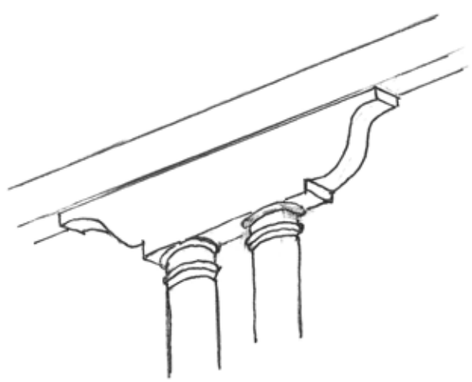
DECORATIVE TRIM 601 Ash Street



ROOF BRACKET EXAMPLE

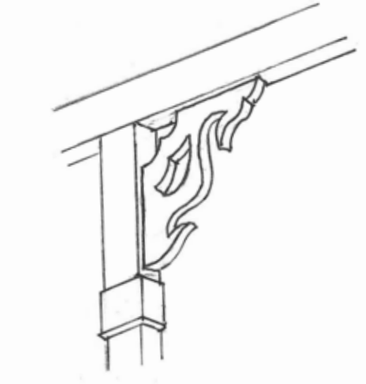


ROOF BRACKET WITH BRICK CORBELS



PORCH BRACKET EXAMPLE

ML+H/Les Thomas Architect



SCROLL SAWN PORCH BRACKET

RESIDENTIAL

AWNINGS

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:

2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
6. Repair/Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence
9. Compatible Contemporary Design for New Alterations/Additions

OVERVIEW

Awnings were common features for windows and porches of buildings prior to the widespread use of air conditioning. They were functional in providing a cooling effect and also added texture to an exterior façade. While the use of awnings declined after World War II, their re-emergence has been seen in recent years as a means to help reduce energy use. Canvas awnings may be appropriate for historic dwellings.

GUIDELINES

1. Retain and maintain historic metal awnings.
2. Repair damaged historic metal awnings.
3. Awnings may be added to houses at appropriate locations such as **window and door openings and porches.**
4. New awnings should be in traditional designs and fit the rectangular or arched openings to which they are applied.
5. For new awnings, select those made of **canvas, cotton and polyester blends**. Ensure their installation does not damage the building. **Choose colors to complement the building.**
6. Maintain metal awnings added in the mid-20th century. New metal awnings are not permitted.

For more information on maintenance and repairs, refer to Appendix A or the Secretary of Interior Standards.



AWNING 304 Calhoun Street



SHED-TYPE AWNING 114 North 3rd Street



METAL AWNINGS 306 South 7th Street

RESIDENTIAL

CHIMNEYS

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:

2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
7. Cleaning with Gentlest Method Possible
9. Compatible Contemporary Design for New Alterations/Additions

OVERVIEW

Chimneys are integral features on historic houses and are, on some houses, important stylistic elements. Chimney pots or caps are functional additions to the chimney tops, improving ventilation of coal fumes. As oil came to replace coal's use in heating, chimney pots became less prevalent. Many chimneys, as well, have become obsolete appendages, in terms of function of the dwelling. Yet aesthetically, they **contribute to the historic character of the dwelling.**

GUIDELINES

1. Retain and maintain historic chimneys.
2. Follow guidelines for masonry for chimney maintenance and preservation.
3. Follow masonry guidelines for repairing chimneys.
4. If original chimneys are missing or too severely damaged for repair, consider replacement using appropriate designs for the style and period of the building.
5. Retain extant chimney pots of terra cotta and brick. Replace in kind, do not substitute other non-historic materials such as sheet metal or concrete block.

For more information on maintenance and repairs, refer to Appendix A or the Secretary of Interior Standards.



CORBELLED CHIMNEYS 227 South 7th Street



CORBELLED CHIMNEY 415 Centre Street



ROUNDED CHIMNEY 129 North 4th Street

HELPFUL HINT ## THIS...NOT THAT

Below is an overview to help show what the guidelines are asking for ("this")...and what should be avoided ("not that").

This: Keep existing chimneys even if fireplace is no longer in use.
Not That: Remove chimneys.

RESIDENTIAL

ENTRANCES & DOORS

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:

2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
6. Repair/Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence
9. Compatible Contemporary Design for New Alterations/Additions

OVERVIEW

Entrance elements such as **doors, transoms and sidelights** are significant in defining a house's architectural character. Preserve and maintain original. If storm doors or screen doors are desired, select and install designs that allow for **full-view of the historic door.**

GUIDELINES

1. Maintain entrances, doors, and related elements.
2. Follow guidelines for wood to keep entrances, doors, and related elements in good repair. **Reuse historic hardware and locks.**
3. If an entrance element suffers from deterioration, **salvage as much historic material as possible**. Replace an entrance door, or related element only when damage is beyond reasonable repair. Match the replacement to the historic original.

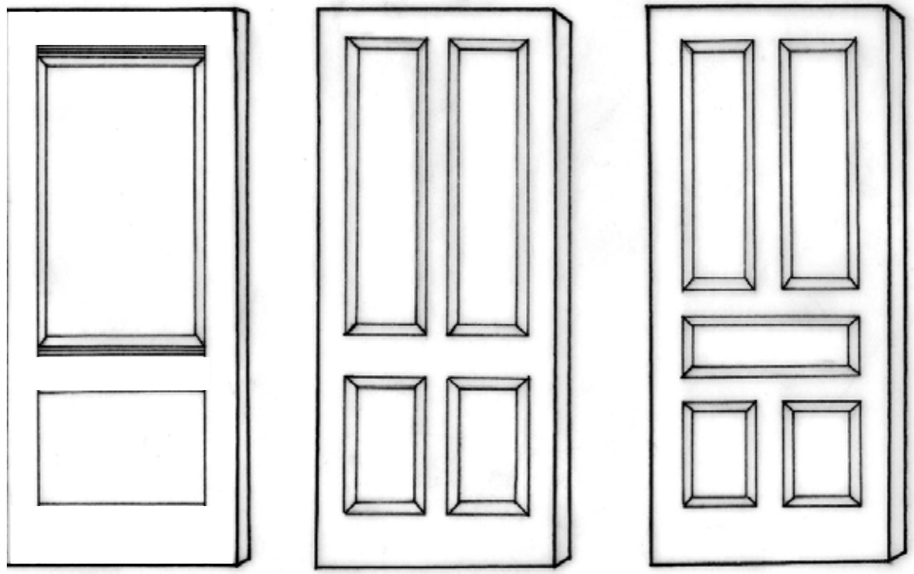
   For more information on maintenance and repairs, refer to Appendix A or the Secretary of Interior Standards.



ENTRANCE 614 Beech St.



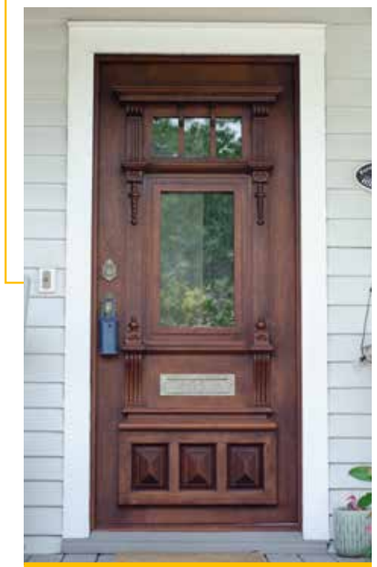
ENTRANCE 319 South 3rd Street


ML+H/Les Thomas Architect

SUGGESTED PANEL DESIGNS FOR REPLACEMENT DOORS



CRAFTSMAN DOOR 126 South 6th Street


PANEL DOOR 204 South 6th St.



SIDELIGHTS 102 10th Street

RESIDENTIAL

FOUNDATIONS

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:

2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
6. Repair/Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence
9. Compatible Contemporary Design for New Alterations/Additions

OVERVIEW

Most dwellings in Fernandina Beach have **brick or concrete foundations,** many of which are on **raised piers**. The use of lattice panels between pier foundations is encouraged. Follow masonry guidelines to keep foundations in good condition. They are not just functional features, but also convey a sense of time, contributing to the over-all historic appearance of the building.

GUIDELINES

1. Retain and maintain foundations according to masonry guidelines.
2. Do not cover or conceal foundations. Allow them to remain visible **if they were historically visible.**
3. Follow masonry guidelines for foundation repairs.
4. For pier foundations, use sections of lattice installed between the piers. **Do not cover over the piers.**
5. Wood lattice panels are to be placed within frames to extend their life expectancy. **The use of vinyl or plastic lattice panels is prohibited.**
6. If brick piers are required to be enclosed, use pierced brick or a stucco wash and consider placing the new materials behind the existing brick piers to maintain the pier configuration as much as possible.
7. **Flood vents are encouraged.**

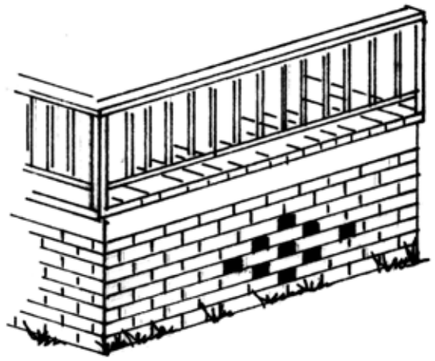
For more information on maintenance and repairs, refer to Appendix A or the Secretary of Interior Standards.



VISIBLE FOUNDATIONS 601 Ash Street



WOOD PANELS 322 North 3rd Street



Thomason and Associates

PIERCED BRICK PANELS EXAMPLE

SEE SKETCH



WOOD LATTICE PANELS 319 South 3rd Street

THINK RESILIENCY

PIER CONSTRUCTION & FLOOD VENTS

Pier construction is constructing or moving a home on top of **'deeply grounded piers and beams'.** Homes with this construction have numerous benefits: flood protection, easy access to pipes, wires, and crawl spaces for repairs and easier to build on uneven ground site.

Flood vents are for use at the base of a home that has either a crawlspace or enclosed area that needs natural air ventilation or flood protection. Some vents may offer **extra insulation, or even open and close with temperature changes making them more flexible in varying weather conditions.**

https://permapier.com/blog/pier-beam-vs-slab-foundation/#:~:text=Flood%20Protection%3A%20One%20of%

EXAMPLE



FLOOD VENT

RESIDENTIAL

LIGHTING

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:

2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
6. Repair/Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence
9. Compatible Contemporary Design for New Alterations/Additions

OVERVIEW

Retain and preserve historic light fixtures; new ones should be **unobtrusive** and **follow historic examples** in terms of materials and placement.

GUIDELINES

1. Retain historic light fixtures.
2. Repair damaged historic light fixtures or replace damaged pieces with similar replacements.
3. If original fixtures are missing or beyond repair, new fixtures should either replicate historic examples appropriate for the **period and style** of the building or use unobtrusive **design, materials and traditional placement.**
4. Utilize primary fixtures with a **historically appropriate** 'lighting temperature', such as **2700K or 3000K**. Bluer/whiter lighting (4000K or 5000K) may be appropriate in limited use to highlight architectural features.

SEE EXAMPLES
SEE NOTE

DARK SKY/ FULL CUT OFF:

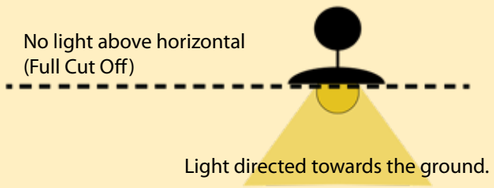
According to Dark Sky organization, light polution is the 'human-made alteration of outdoor light from those occurring naturally' (darksky.org)

Light pollution can:

1. Have an adverse effect on wildlife and its habitat by altering animals' and plants' abilities to detect day from night.
2. Decrease safety. Glare from unsheilded streetlights contribute to vehicular accidents. There is no clear evidence that increased outdoor lighting deters crime.
3. Waste energy and money.

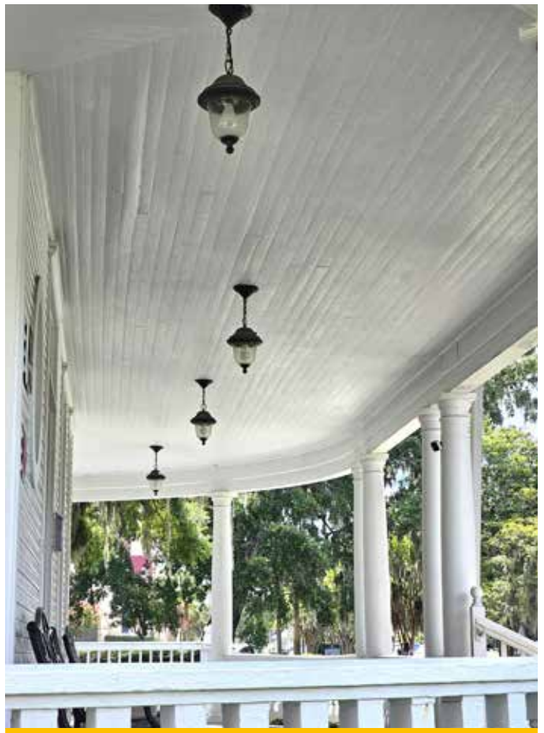
How to help reduce light pollution:

4. Only use lights when and where they are needed. Turning off lights or using timers can help reduce excess light.
5. Use targeted lights. Sheild and aim lights so they only fall downward.
6. Use low level lights.
7. Use warm colored lights, as these cause less skyglow. Lights that have 3000 Kelvin warmth or lower (refer to chart on right) help reduce skyglow.





HISTORIC PORCH LIGHT FIXTURE 319 South 3rd Street



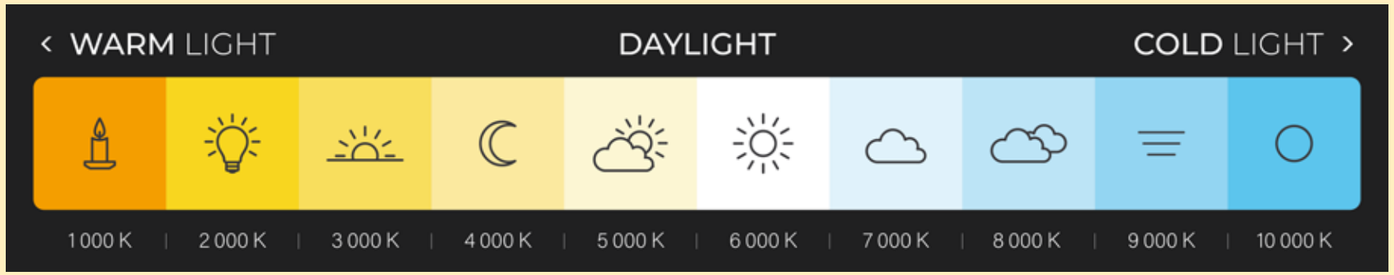
PORCH LIGHT FIXTURE 603 Centre Street



4 ARM VICTORIAN LIGHT POSTS 227 South 7th St.

COLOR TEMPERATURE

Color temperature is measured in Kelvin. 2700K to 3000K is close to an incandescent, and is preferred for historic lighting.



Shutterstock

2700K

3000K

4000K

5000K

RESIDENTIAL

PAINT

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:

2. Retention of Distinguishing Architectural Character
5. Sensitive Treatment of Distinctive Features and Craftsmanship

OVERVIEW

Maintain the painted finish on traditionally painted parts of buildings and components like **wood siding, architectural details, and window sashes**. Paint has both protective and aesthetic purposes.

GUIDELINES

1. Maintain the painted finish of building and landscape elements that were historically painted, such as **wood siding and fences.**
2. Historically unpainted masonry should remain unpainted. Adding a coating (such as waterproofing) to historically unpainted masonry or other surface, using proper techniques, may be appropriate under extenuating circumstances and with prior HDC Board approval.
3. Use oil paint on surfaces that have been painted with oil paint in the past; this is generally the case for historic buildings in the district.
4. Latex paint is **not recommended**, as it does not adhere well and shrinks more than oil paint when drying. This can pull off underlying old paint. If latex is used, first **completely prime the surface** with an oil-based primer.
5. The use of elastomeric paints and other long lasting paints is recommended as long as they are **breathable and have similar qualities to historic paint adherence**. The use of spray-on sidings such as "liquid siding" should not be used **unless** they are proven to be breathable and will not damage the original wood or brick surface.
6. Before painting, clean surfaces with water and household detergent to allow new paint to adhere.
7. Remove damaged or deteriorated paint to the next sound layer.
8. If paint has blistered and peeled down to bare wood, remove all paint down to the bare wood. Otherwise, it is not necessary to remove but the blistered outer layer.
9. Use the gentlest means of paint removal possible, such as hand sanding and hand scraping.
10. If the use of a chemical stripper is needed to supplement the above technique, first test it in an inconspicuous area to ensure it will not cause damage to historic materials. Also, be certain to follow directions to neutralize chemicals after use. Otherwise, new paint will not adhere.
11. Select paint colors that complement the style and period of the house and the overall color scheme of the street.
12. Use **the same color** for trim boards, porch framing and columns, and window framing; **a contrasting color** for walls; and a darker color for doors, shutters, and window sashes.
13. Limit the number of colors used to three.



CONTRASTING PAINT COLORS 601 Ash Street



CONTRASTING PAINT COLORS 117 North 6th Street



PAINTED EXTERIOR 310 South 6th Street



PAINTED EXTERIOR & TRIM 102 North 6th Street



PAINTED EXTERIOR & TRIM 303 South 8th Street

RESIDENTIAL

PORCHES

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:

2. Retention of Distinguishing Architectural Character
4. Retention of Significant Later Alterations/Additions
5. Sensitive Treatment of Distinctive Features and Craftsmanship
6. Repair/Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence
9. Compatible Contemporary Design for New Alterations/Additions
10. Reversibility of New Alterations/Additions

OVERVIEW

Like so many architectural elements, porches serve a function, as well as help convey building style. Porches are focal points since they have traditionally been a social gathering space. Residents use a porch as a sitting area, and visitors use a porch as a place of transition between the exterior and interior of the dwelling. Decorative elements, such as porch columns or spindles, **help define architectural style**. In the district, many homes retain either large front or side porches. Removing or altering a porch greatly alters a building's integrity and can effect the overall historic character of the district. Therefore, **retaining porches is essential.**

GUIDELINES

1. Follow wood and masonry guidelines to retain, maintain, and repair wooden and masonry porches.
2. Porches on rear elevations are mainly **functional** and are **less crucial** to historic character. Their treatment can be more flexible and may include alteration, replacement, or removal.
3. When a porch is damaged or deteriorated beyond repair, replace it using a design that matches the **original porch in design and materials**, supporting the historic character of the district **to the greatest extent possible.**
4. Because porches were originally designed to be open and semi-transparent, their enclosure is **not recommended**. If enclosure is desired, use **glass or screens with minimal structural elements** instead of solid materials.
5. The use of **substitute materials for porch floors such as wood and plastic composites may be appropriate** under some circumstances. If these treatments are used ensure they are not easily seen from the street, or paint them to blend with the house colors.
6. The addition of vinyl porch columns is not appropriate for porches readily visible from the street and are discouraged for rear elevations. The use of fiberglass columns may be appropriate for certain architectural styles such as **Colonial Revival.**
7. Porch depth is recommended to be **between 6' and 8' in depth.**

For more information on maintenance and repairs, refer to Appendix A or the Secretary of Interior Standards.

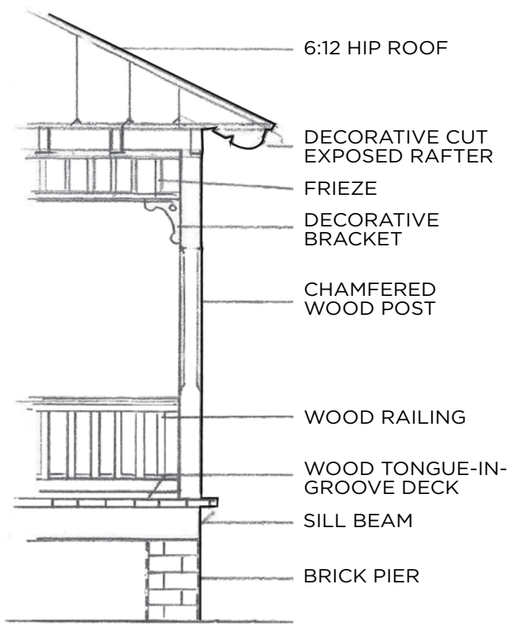
SEE EXAMPLES



WOOD BALUSTERS 123 South 7th Street



SCREENED PORCH 301 South 6th Street



ML+H/Les Thomas Architect

PORCH TERMINOLOGY



PORCH FEATURES 28 North 4th Street



BUNGALOW PORCH 213 South 6th Street



DECORATIVE BRACKETS 215 South 7th Street

RESIDENTIAL

PORCH STAIRS & RAILINGS

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:

2. Retention of Distinguishing Architectural Character
4. Retention of Significant Later Alterations/Additions
5. Sensitive Treatment of Distinctive Features and Craftsmanship
6. Repair/Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence
9. Compatible Contemporary Design for New Alterations/Additions
10. Reversibility of New Alterations/ Additions

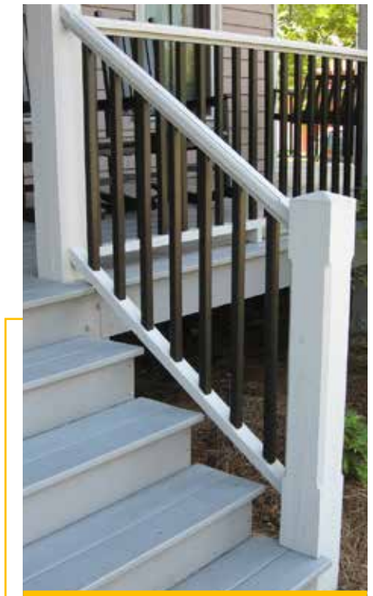
OVERVIEW

If porch stairs or railings are in need of replacement, match new components to the original porch in terms of design and materials.

GUIDELINES

1. All elements of a historic porch, including steps and railings are important to the architectural integrity of the building. Retain these components when possible.
2. Porch steps and railings are subject to regular use. Check them often and make repairs with materials that match the original.
3. If an individual porch step and rail requires replacement, use materials that match the originals.
4. The use of materials such as **brick, concrete, or wrought iron steps** for wooden front porches is **not recommended.**
5. Do not use pre-cast concrete steps on entrances **that are in public view.**
6. If desired, adding wooden or metal handrails may be appropriate if they are compatible with the style and design of the building.
7. In most cases, balusters or railings must be a minimum of finished dimensions of **three inches by three inches**. Simple painted wood railings with balusters between the top and bottom rail are generally appropriate.
8. Balusters shall be historic palings, flat sawn, or otherwise historically appropriate.
9. Comply with Florida Building Code for Residential buildings and 404 guidelines.

For more information on maintenance and repairs, refer to Appendix A or the Secretary of Interior Standards.



REBUILT PORCH STAIRS & RAILING 604 Ash Street



PORCH STAIRS & RAILING 322 N 3rd Street



JIGSAW PORCH RAILING DESIGN 27 South 7th Street



PORCH STAIRS & RAILING 414 South 7th Street



PORCH STAIRS & RAILING 302 South 7th Street

RESIDENTIAL

ROOFS

OVERVIEW

The purpose of a roof is to cover and protect the rest of the building from the elements, making it is one of the most important parts of a building. Regular roof maintenance is essential. A roof's size and visibility tend to restrict any change in its shape or materials, as this would drastically alter the appearance of the entire building. Original roofing materials in Fernandina Beach include **wood shingles and standing seam metal**; however, much of these original materials have been lost due to hurricanes and storms. New roofing materials of **asphalt, metal, and fiberglass are appropriate** for the district.

GUIDELINES

1. Retain, maintain, and repair historic roof forms and materials.
2. Where damage has occurred, retain as much historic material as possible, replacing only individual elements.
3. If overall deterioration is beyond the repair, substitute materials may be used. Select substitute materials that will best support the historic character of the building and the district. Match original materials whenever possible.
4. Roof maintenance extends to **keeping gutters and downspouts clean and in good repair.**
5. Inspect regularly for leaking roofs, gutters, and downspouts, and make repairs.
6. Regularly check for and secure loose or missing flashing; if flashing is deteriorated, replace it with high-quality materials. Fasten aluminum flashing with **aluminum nails and paint.**
7. Ensure proper ventilation to prevent condensation.
8. Provide adequate anchorage for the roofing material to guard against wind and water damage.
9. Check seams of metal roofs and keep metal surfaces painted **except for copper roofs,** which are protected by their patinas.
10. Secure metal roofs with **metal fasteners** that are compatible with the roofing material.
11. If supporting material has deteriorated below a slate or cement-tile roof, carefully remove and retain the tiles, repair the supports, and reinstall the tiles using **copper nails** to nail slate tiles to the roof.
12. If solar panels, skylights, rooftop satellite dishes, or other modern roof elements are used, install them out of public view. **Use the smallest satellite dish possible.**

    For more information on maintenance and repairs, refer to Appendix A or the Secretary of Interior Standards.

SEE EXAMPLES



SCALLOPED ROOFING 102 North 6th Street



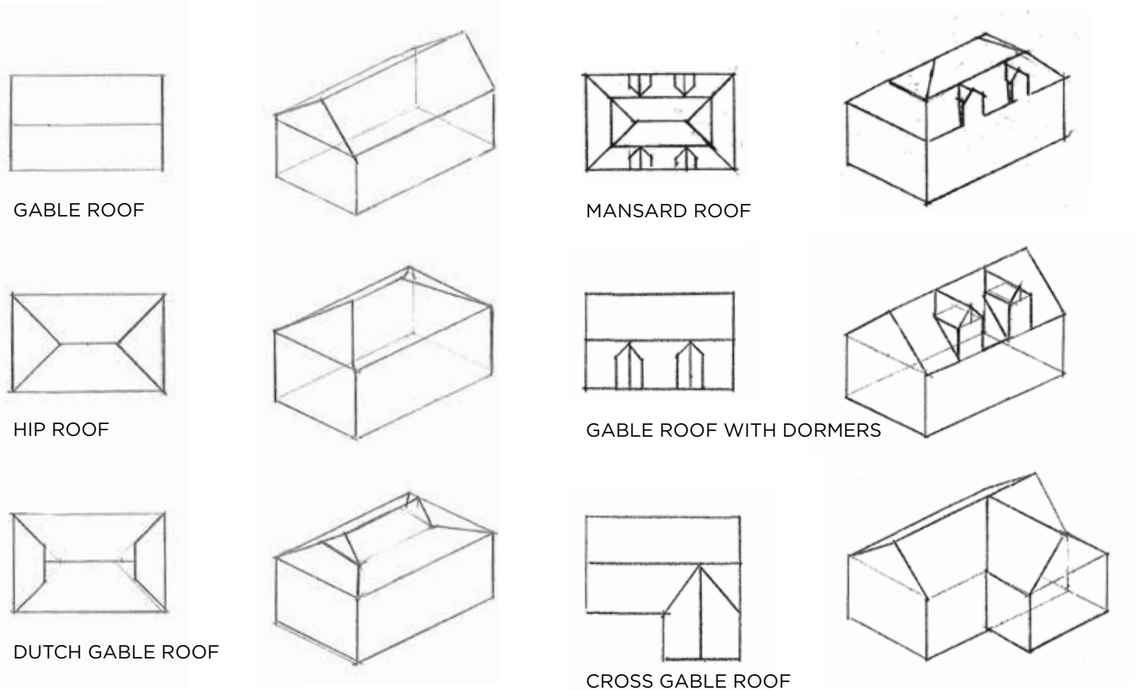
QUEEN ANNE ROOF 117 North 6th Street



PAINTED METAL ROOF 116 North 4th Street

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:

2. Retention of Distinguishing Architectural Character
4. Retention of Significant Later Alterations/Additions
5. Sensitive Treatment of Distinctive Features and Craftsmanship
6. Repair/Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence
9. Compatible Contemporary Design for New Alterations/Additions



ML+H/Les Thomas Architect

ROOF STYLE EXAMPLES



SCALLOPED SLATE ROOFING 214 South 7th Street

RESIDENTIAL

SIDING

OVERVIEW

Original siding is highly demonstrative of architectural integrity. Modern siding treatments like vinyl or aluminum are not permitted and cannot replicate the natural appearance of real wood and are therefore discouraged. Retain and maintain original wood siding.

GUIDELINES

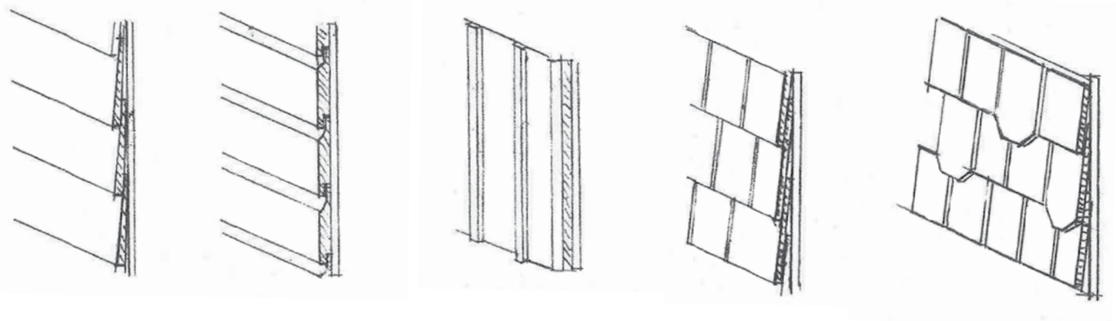
1. Preserve historic siding and exterior materials.
2. Re-nail warped or loose wood shingles.
3. Follow wood or masonry guidelines when repairing damaged historic siding and exterior materials.
4. Repair stucco by removing loose material and patching with a new material that is similar in **composition, colors, and texture.**
5. Replace historic siding and shingles only as required and with materials that match the original as closely as possible.
6. If historic siding was removed or covered prior to the adoption of design guidelines or becomes damaged beyond reasonable repair, **the use of synthetic replacement siding may be permitted. However, original materials are still preferred.**
7. While cementitious siding may be used, it should be focused **on additions and new construction.** Vinyl and aluminum siding are prohibited.
8. Choose cementitious siding that most closely matches the shape, size, profile, and texture of wood siding.



ORIGINAL WOOD SIDING 502 Broome Street

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:

2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
6. Repair/Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence
9. Compatible Contemporary Design for New Alterations/Additions



LAP | CHANNEL (NOVELTY) | BOARD & BATTEN | SHINGLES | FISH SCALE SHINGLES

WOOD SHINGLE PATTERNS

ML+H/Les Thomas Architect



WOODEN SHINGLES 214 South 7th Street

WOOD VERSUS SYNTHETIC SIDING

- Vinyl and aluminum are still too new to definitely say whether they are more or less economical than wood. In terms of resale value, wood siding has the economic advantage; a recent study by Remodeling Magazine judges that property owners lose one out of every three dollars invested in aluminum siding when they sell their house.
- Wood and synthetic materials perform fairly equally in terms of energy conservation since most heat leaves houses through roofs, basements, windows, and doors.
- Any claims that synthetic siding is "maintenance-free" are untrue. Owners of 15 to 20 year old aluminum and vinyl siding often find that it, like wood, requires painting.
- Vinyl siding is a toxic material and is not considered "green" and friendly to the environment.
- Synthetic siding is likely to trap moisture and condensation between it and the wood underneath, leading to rotted wood and structural problems.
- Synthetic siding can keep the problem hidden until major damage is done.

MAINTAINING WOOD SIDING

- Paint wood siding every five to eight years to seal it against water penetration.
- Repair or replace damaged sections. Epoxies can be helpful.
- For its best appearance, keep wood siding clean by using a strong stream of water from a garden hose or by using household detergent and a medium soft brush.
- Allow sunlight and air to reach siding to prevent mildew.
- For more information on general maintenance and painting of wood siding, see the preservation brief at http://www.nps.gov/history/hps/tps/briefs/brief10.htm.

RESIDENTIAL

WINDOWS & SHUTTERS

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:

2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
6. Repair/Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence
9. Compatible Contemporary Design for New Alterations/Additions

OVERVIEW

Windows are functional and aesthetic, helping to convey a building's particular style. Windows allow **light into the interior of a building, provide ventilation, and allow a visual connection to the outside**. Their spacing divides a building into distinct sections, or bays, which defines the elevation. There are numerous types and sizes of windows in addition to a variety of designs of **sills, lintels, decorative caps, and shutters**. Preserving windows and their components helps uphold the architectural integrity of the district as a whole. **Due to the importance of windows, a condition survey and specific application are required.**

SEE TERMINOLOGY, NEXT PAGE

GUIDELINES

SEE EXAMPLES

1. Preserve historic windows.
2. **Patch, paint, putty, and weather strip** historic windows as needed in order to restore them to their original conditions. See guidelines for wood for more detailed repair information.
3. If damage to a historic window is beyond repair, it may be replaced with proper HDC prior approval. However, when possible, replace only damaged components and retain as much historic material as possible. To test for condition, stick an ice pick into the sill or bottom rail of the frame; if it penetrates more than half an inch into the wood, the frame may require replacement.
4. If the majority of windows are beyond reasonable repair and HDC prior approval has been given, wood windows should be replaced with wood windows to match the original.
5. To boost energy conservation, opt for the **installation of storm windows** over replacement of historic windows.
6. Window tinting should be limited and allow the window to be largely transparent.
7. Retain historic shutters and blinds.
8. If new blinds or shutters are installed, use ones that are constructed of wood and sized and installed like historic working ones and are based on physical or photographic evidence. **Operable shutters are preferred.**
9. The installation of vinyl shutters is not appropriate. Vinyl is not a sustainable material and its plastic appearance is not similar to wood.
10. When proposed, storm shutters must be fully functional to aid in storm protection.
11. Do not change **the number, location, size, or glazing pattern** of windows by cutting new openings, blocking in windows, or installing replacement sashes that do not fit the historic openings.
12. Do not install bars in windows visible from the street.
13. Do not use snap-in or flush muntins on historic buildings or new infill.
14. While the windows do not need to be true divided lights, raised muntins must be used on the **exterior and interior** of the window pane.
15. Re-use serviceable hardware and locks as long as they are reversible and do not result in damage to historic elements.
16. The installation of temporary storm shutters to protect windows is appropriate as long as they are reversible and do not damage the historic fabric of the property.
17. The installation of "bahama" style shutters is appropriate if the property owner can demonstrate the building originally had such shutters through photographic or physical evidence.



1X1 WINDOWS 121 North 6th Street



2X2 WINDOW 17 South 7th Street

APPROVED FOR USE ON HISTORIC STRUCTURE PROJECTS

Note: If window muntins are used, they must match profile of existing historic muntins and must include exterior raised muntins (grilles).

Wood:	Aluminum-Clad Wood:	Vinyl-Clad Wood:	Cellular PVC/Ultrex:	Composite:
Hurd Jeld-Wen (Siteline) Marvin Pella (Reserve)	Hurd Jeld-Wen (Siteline) Marvin Pella (Architect, Designer, Reserve) Weather Shield	Anderson (400 Series, Architectural, 200 Series)	Marvin Elevate (Previously known as Integrity Wood-Ultrex) Windsor	Renewal by Andersen

APPROVED FOR USE ON NEW CONSTRUCTION PROJECTS ONLY

Any product line approved for use on historic structures can also be used on new construction. Window style and light patternare at the discretion of the applicant. Note: If window muntins are used, they must include exterior raised muntins (grilles).

Aluminum-Clad Wood:	All Vinyl/Plastic/Fiberglass:
Pella (ProLine)	Pella (Impervia, 350 Series, Encompass)

NOTE: APPROVED WINDOWS MAY CHANGE. CHECK LINK (BELOW) OR DISCUSS WITH CITY STAFF.

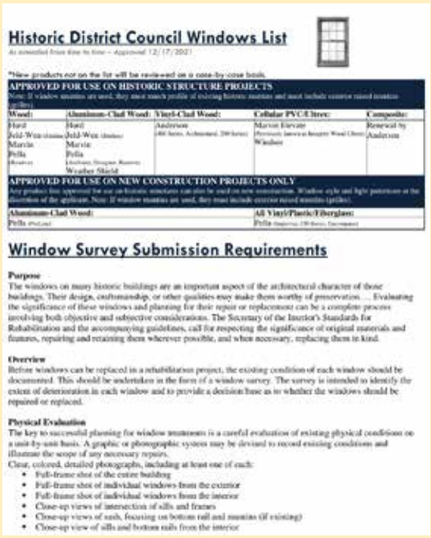


ARCHED WINDOWS 102 North 6th Street

HDC WINDOW APPLICATION

Applications are available on the City of Fernandina Beach website:

https://www.fbfl.us/1004/Applications-Forms



Historic District Council Windows List

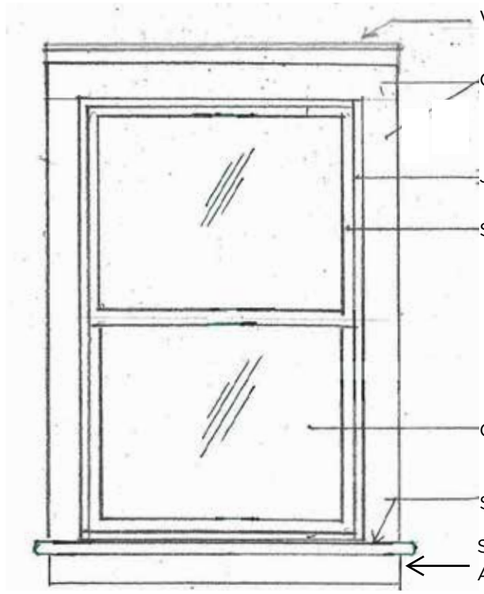
Window Survey Submission Requirements

Purpose

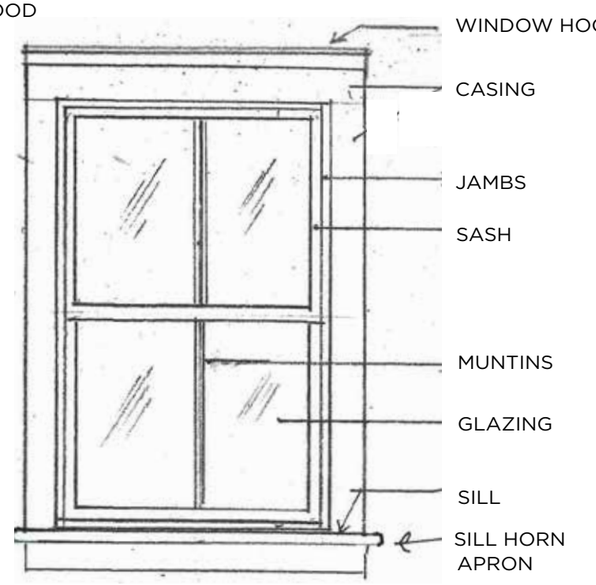
Overview

Physical Evaluation

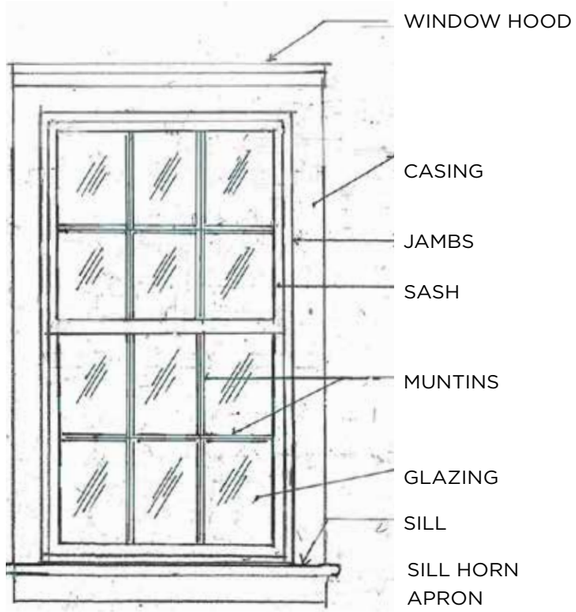
WINDOW TERMINOLOGY



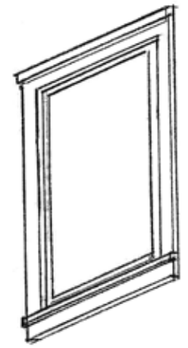
1X1 DOUBLE HUNG WINDOW



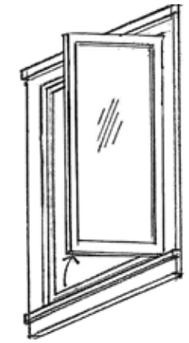
2X2 DOUBLE HUNG WINDOW



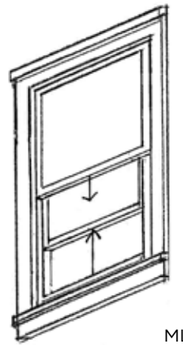
6X6 DOUBLE HUNG WINDOW



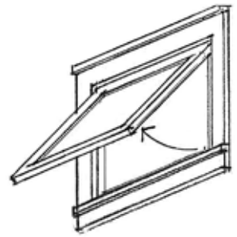
FIXED SASH



CASEMENT WINDOW

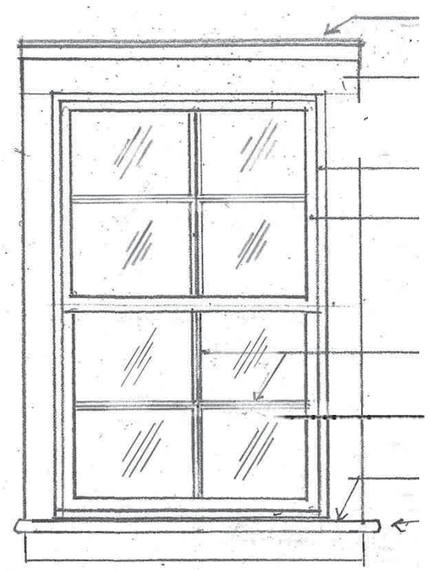


DOUBLE HUNG WINDOW

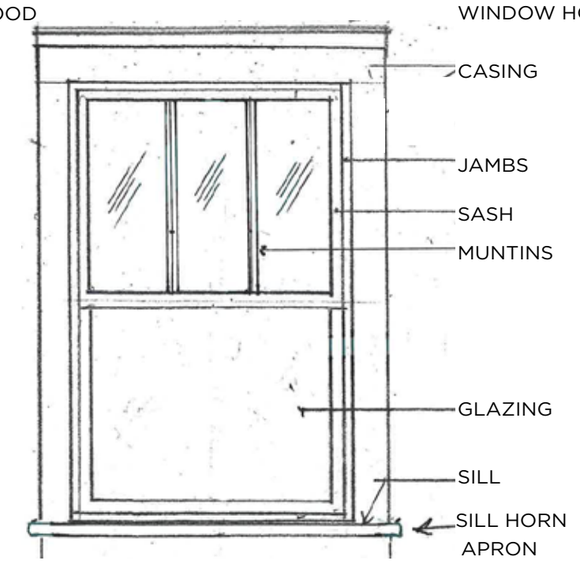


AWNING WINDOW

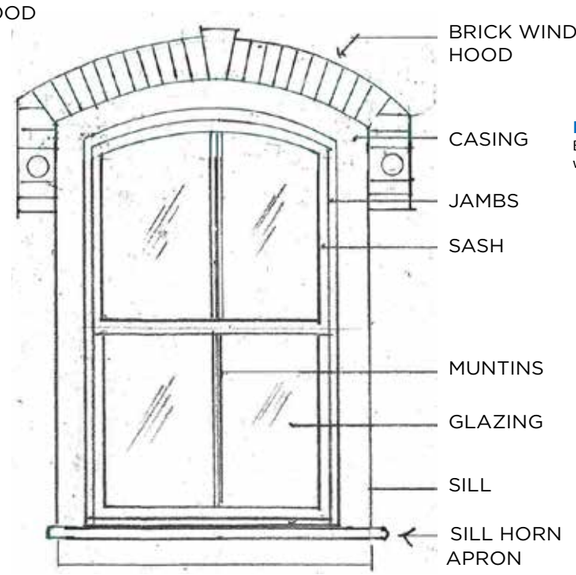
ML+H/Les Thomas Architect



4X4 DOUBLE HUNG WINDOW



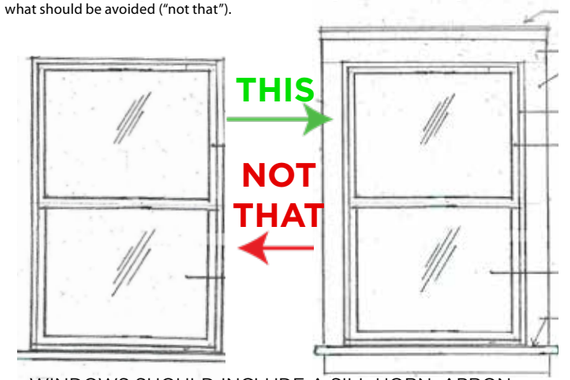
3X1 DOUBLE HUNG WINDOW



2X2 WITH ROUND TOP DOUBLE HUNG

HELPFUL HINT **THIS...NOT THAT**

Below is an overview graphic to help show what the guidelines are asking for ("this")...and what should be avoided ("not that").



WINDOWS SHOULD INCLUDE A SILL HORN, APRON, WINDOW HOOD.

RESIDENTIAL

WOOD MAINTENANCE

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:

2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
7. Cleaning with Gentlest Method Possible
9. Compatible Contemporary Design for New Alterations/Additions

OVERVIEW

The abundance of wood has made it the most common building material throughout much of the country's building history. Also, wood is pliable and can be easily shaped, which allowed for a broad range of decorative and functional elements. Many wooden elements, such as **architectural details, doors, siding, and windows**, are addressed in their own sections. While wood is durable and easy to work with, it must be **maintained properly** to have a long life.

GUIDELINES

ALSO SEE 'PAINT'

1. Follow the guidelines for paint to keep all wood surfaces protected from the elements. **Paint prevents deterioration from moisture.**
2. Use pest-control products with caution; conduct regular inspections for termites.
3. Maintain landscaping so that it does not cause damage to wood.
4. Inspect for **leaking roofs, gutters, and downspouts** and make needed repairs to eliminate excessive moisture issues. Secure or replace loose or deteriorated flashing and insure proper ventilation.
5. Check for proper drainage around the foundation to eliminate standing water.
6. Re-caulk where rainwater can penetrate such as in junctions of dissimilar materials or at corner boards. First remove old caulk and dirt and use a high quality caulk such as one made with polyurethane. **Refrain from caulking under individual siding boards or windowsills.**
7. If wood is beginning to rot, dry it thoroughly and treat it with fungicide. Waterproof it (two to three applications of boiled linseed oil with **24 hours of drying time between coats** has been quite successful), then fill any cracks and holes with putty and sand. Caulk between the wood members when necessary, then prime and paint the wood.
8. If wood is partially decayed, fill and strengthen it by applying **semi-rigid epoxy** into the decayed wood and allowing it to harden. Then **fill, patch, sand, and paint** the consolidated wood. Caulk between the wood members when necessary, then prime and paint the wood.
9. Wood boards with wide splits likely cannot be fixed with putty; however, pry the crack apart wide enough to apply a strong exterior glue, then press the sections back together. Secure with finishing nails to hold it together while the glue dries.
10. For convex warped boards, drill several holes along the centerline of the board. Insert countersunk screw (countersink enough so that screw heads end up below the surface of the board) and gradually tighten the screws to pull the board flush. **Wet the board down during this procedure to avoid splitting.** The procedure should be **gradual,** perhaps even taking days.
11. For concave warped boards, use a row of finishing nails at both the top and bottom edges to pull the edges back down. **Countersink the nail heads and fill the holes with putty.**
12. When a portion of a wooden board is too deteriorated for repair, use a circular or hacksaw to **remove** the damaged portion as close to the edge of the board above as possible. Then **replace** the section with a section or board that matches the existing boards in size and profile by nailing it in place, countersinking the nails, puttying the nail holes and any cracks, and painting the area.



DETAILED WOOD TRIM 121 North 6th Street



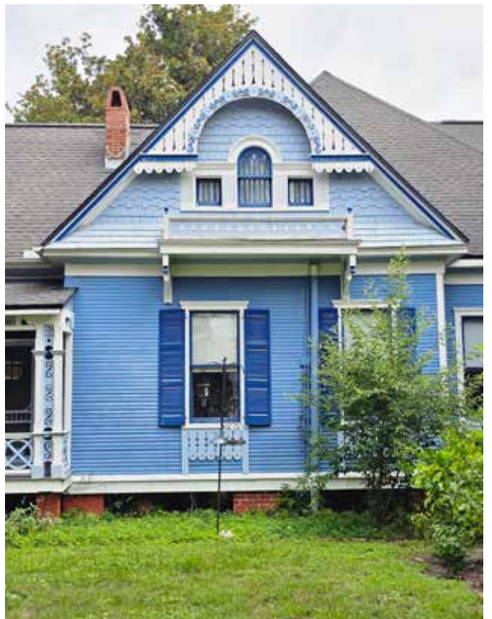
PAINTED WOOD 614 Ash Street



WOOD SIDING 304 North 5th Street



PAINTED WOOD SIDING 221 South 5th Street



PAINTED WOOD SIDING 701 Beech Street



PAINTED WOOD SIDING 511 Cedar Street

FENCES & WALLS

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:

2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
6. Repair/Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence
9. Compatible Contemporary Design for New Alterations/Additions

OVERVIEW

Walls and fences, including gates, are found throughout the district. Their continued use is appropriate. Regularly maintain and make repairs to existing historic walls and fences instead of replacing them. Fences that are incompatible with the surrounding sites, like chain link, split rail, or stockade fences in areas where picket or iron fences predominate, are discouraged. **The removal of incompatible walls and fences is encouraged.**

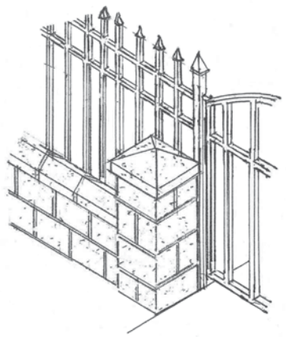
GUIDELINES

1. Preserve historic fences and walls.
2. Construct new fences and walls using materials that predominated historically or that visually match these materials. **Wood or metal** for new fences and brick for new walls are generally appropriate materials.
3. Consider **new site walls and low berms** to provide protection of site and historic structures during storm events. See 'Think Resiliency' for more.
4. Paint new wooden fences to complement their adjacent houses. Construct front-yard fences to a maximum height of **four feet tall** and with pickets set **less than three inches apart** and **less than four inches in width.**
5. For front yards, new fences and walls **should not exceed four feet in height**. This includes any material beneath the fence including berms, or existing site walls that would be built on top of.
6. Use solid wood board fences in **back yards only.** Height shall be consistent with LDC and zoning standards and painted to blend with the building.
7. Locate non-traditional fences such as split or horizontal rail, railroad tie, or timber fences at rear yards or where not visible from the street. Chain link fencing is **not permitted** within the district.
8. The installation of vinyl fencing is prohibited for yards of houses in the historic district per the LDC. Vinyl is not a sustainable material and does not convey the same appearance as historic fencing materials such as wood or brick.
9. When a residential property abuts a commercially zoned property, an 8' fence may be used along the property line only.

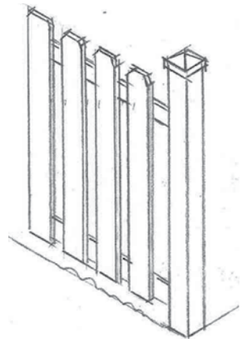


HOOP & DART IRON FENCE 605 Ash Street

ML+H/Les Thomas Architect



4 FOOT FENCING GUIDELINE



PICKET FENCE



CONCRETE BLOCK WALL



PICKET FENCE 414 Broome Street



PERMANENT SITE WALL 402 South 7th Street



CONCRETE RETAINING WALL 117 North 6th Street



CONCRETE RETAINING WALL 112 North 6th Street



WOOD PRIVACY FENCE & SHRUBS 102 South 7th St.

THINK RESILIENCY

SITE WALLS FOR STORM SURGE MANAGEMENT

Permanent site walls can be used as a barrier for storm surge events if built properly. To ensure flooding is prevented, these walls will need to be tall enough to rise above flood water levels and have sufficient strength to counteract the pressure of flooding in a storm surge. A large benefit of site walls is the low to no impact that building these will have on the home, however you will need sufficient land and fill to create a flood proof site wall. Site walls have been used for numerous purposes: **to emphasize lot lines, create privacy, and to help fight against storm surges.** Some popular materials may be **coquina, brick, or another local stone.** These can blend into a historic home site with ease. Check with the planning and permitting process prior to construction of walls.
Additional Information can be found here: www.nps.gov/subjects/ncptt/upload/2018-04.pdf

EXAMPLE



PERMANENT SITE WALL 801 Beech Street

GROUND SURFACES

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:

2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
6. Repair/Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence
9. Compatible Contemporary Design for New Alterations/Additions

OVERVIEW

Historic sidewalks, driveways, planting patterns, and grades should be preserved. If replacements or new elements are required, patterns of placement and material should be retained.

GUIDELINES

1. Follow guidelines for masonry to retain and maintain historic placement, materials, and design for ground surface elements like **walkways and drives.**
2. Keep landscaping maintained so that vegetation does not cause damage to masonry features.
3. Maintain compatibility between private ground materials like walkways and drives and public materials like sidewalks.
4. Traditional materials such as **brick pavers, oyster shell, gravel, and concrete** are recommended for new ground surfaces. **Permeable concrete** is also acceptable. Concrete ribbons, versus complete coverage of a driveway area, were commonly used. Their design is traditional and also decreases the amount of water run-off.



BRICK DRIVEWAY 404 Broome Street



BRICK WALKWAY 410 South 7th Street



RIBBON DESIGN DRIVEWAY 221 North 4th Street



BRICK WALKWAY 415 Centre Street

THINK RESILIENCY

PERVIOUS PAVING MATERIALS, SHELL & PERVIOUS PARKING SURFACES

Shell parking lots are an option for non-ADA pervious parking. They involve putting crushed shells on top of a prepared plot of land. Pervious pavers are another material option to help with runoff.

Pervious refers to the ability for rainwater to seep through the material. This helps **reduce flooding, excess soil compaction, chemical runoff from cars** and keeps water on the same lot.

Pervious pavement has been used throughout history. It was first noted during the '18th century when porous concrete was employed to construct load-bearing walls or pavement surfaces due to heightened cement costs.'

More information at: www.sciencedirect.com/science/article/abs/pii/S0950061823030258

EXAMPLE



HISTORICAL PERVIOUS SURFACE 103 South 10th St.

OUTBUILDINGS

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:

2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
9. Compatible Contemporary Design for New Alterations/Additions
10. Reversibility of New Alterations/Additions

OVERVIEW

Historic outbuildings such as garages and sheds should be retained where they remain.

GUIDELINES

1. Preserve and maintain original outbuildings such as **garages and sheds** as long as possible. Regular use of outbuildings and application of rehabilitation guidelines for dwellings will help ensure their longevity.
2. Design new outbuildings to be complimentary to, yet discernable from, the associated dwelling's architectural style.
3. Locate new outbuildings appropriately, such as to the **rear of a house or set back from the side elevations.** It is preferred for the outbuilding to be unattached from the main house.
4. Scale and relationship to the dwelling should be taken into consideration.
5. Both one– and two-story accessory outbuildings are permitted for a **primary dwelling.**

   Per the LDC, an Accessory Dwelling Unit (ADU) is a dwelling unit that is subordinate to an existing principal structure. Refer to LDC Section 5.01.00 Accessory Uses and Structures for guidelines.

SEE EXAMPLES



OUTBUILDING SHED 416 North 3rd Street



GARAGE OUTBUILDING 302 South 7th Street



OUTBUILDING DWELLING 432 North 3rd Street

UTILITIES & ENERGY RETROFITTING

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:
2. Retention of Distinguishing Architectural Character
5. Sensitive Treatment of Distinctive Features and Craftsmanship
9. Compatible Contemporary Design for New Alterations/Additions

OVERVIEW

Appliances such as dish antennae, external heating and air conditioning units, utility meters, garbage receptacles, utility wires, and ramps are modern additions to dwellings. These amenities should not be obtrusive.

GUIDELINES

1. Retain plants, trees, and landscape features to perform **passive solar energy functions** like **shading and wind breaks.**
2. Use inconspicuous placement and the smallest size possible for dish antennae.
3. Screen **garbage cans, HVAC units, and utility meters** from view through inconspicuous placement, landscaping, or fencing designed to blend with the building.
4. Locate window air-conditioning units on **side or rear elevations.**
5. Compliance with health and safety codes should not negatively affect character- defining features and finishes of the building.
6. Energy-saving devices such as solar panels may be reviewed, but not to the extent that their placement renders them ineffective. Property owners are encouraged to place solar panels, wind turbines or other energy saving measures on elevations that are **not readily visible from the street** and do not detract from a dwelling's architectural character.



DISH ANTENNAE PLACEMENT 214 South 7th Street



DISH ANTENNAE PLACEMENT 229 South 8th Street



SOLAR PANEL PLACEMENT 322 North 3rd Street

SIGNS

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:

2. Retention of Distinguishing Architectural Character
4. Retention of Significant Later Alterations/Additions
9. Compatible Contemporary Design for New Alterations/ Additions

OVERVIEW

Private signs on houses converted to office or retail use should be of appropriate size, styles, materials, colors, and placement.

GUIDELINES

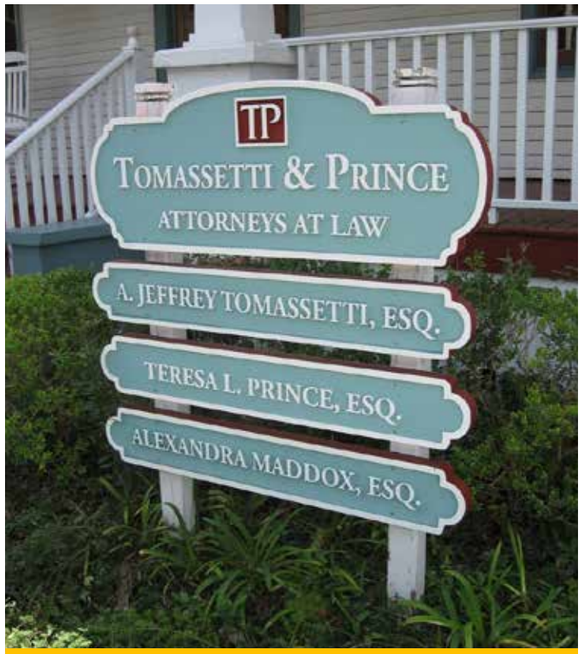
1. Use historic materials like finished **wood, glass, iron, copper, or bronze** for modern signs in a residential area, or modern materials that replicate them.
2. Use small signs with proportions that complement those of the building. Home-occupation signs may have a maximum sign area of **one square feet** per the LDC.
3. Simple designs and content are most effective and least intrusive. Use no more than **three colors** that complement the building.
4. Install signs in locations historically used for signs like on awnings, inside windows, projecting from the building façade, or standing in the yard. Do not obscure architectural features. Anchor mounting equipment in mortar, **not bricks or stones**.
5. Use only gooseneck lamps or concealed lighting sources.
6. Use no more than **two signs** per building, not counting window or easel type signs (Fernandina Beach Land Development Code 8.01.03).



FREESTANDING SIGN 10 South 7th Street



GROUPED HANGING SIGNS 20 South 4th Street



FREESTANDING SIGN 406 Ash Street

THIS PAGE WAS INTENTIONALLY LEFT BLANK

NEW CONSTRUCTION

RELOCATION, HANDICAP ACCESS, DEMOLITION

NEW CONSTRUCTION
COMMERCIAL

ADA COMPLIANCE & ACCESSIBILITY RAMPS

OVERVIEW

Most commercial buildings have entrances that meet Americans with Disabilities Act (ADA) requirements. Entrances can also be retrofitted with new hardware and automatic door openers if desired. To incorporate accessibility ramps and chair lifts, they should be designed to minimize their visual impact on the primary facade.

GUIDELINES

1. Americans with Disabilities Act (ADA) curb cuts should be installed to minimize damage to the original concrete sidewalks and be consistent with the existing concrete **color and texture.**
2. Ramps should be incorporated seamlessly into the hardscape. If monumental stairs cannot be modified, the nearest entry to the main entrance should be modified for the ramp.
3. Use landscaping where appropriate to screen accessibility ramps.
4. Temporary access ramps which will not **remain over 365 days** may be built out of unpainted wood. Structure and site should be restored following the 1 year timeframe.
5. More permanent (over 365 days) ramps and lifts should be made of compatible materials and, when applicable, painted to blend.



ADA RAMP 218 Ash Street



ADA RAMP 14 South 2nd Street



ADA LIFT 201 Alachua Street

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:

2. Retention of Distinguishing Architectural Character
9. Compatible Contemporary Design for New Alterations/Additions
10. Reversibility of New Alterations/Additions



ADA RAMP EXAMPLE



AUTOMATIC DOOR OPENER



ADA LIFT 19 South 2nd Street

NEW + INFILL BUILDINGS

OVERVIEW

Ensuring the integrity of the historic district requires attention to new construction and its compatibility with respect to visual and historic characteristics. The following guidelines address the many factors involved in determining the appropriateness of proposed new buildings. Apply each guideline in terms of the new building's relationship to adjacent historic buildings. For instance, if brick walls are the dominant characteristic in the existing streetscape, the compatibility of color and materials of the new building is highly important. In other areas, where colors and materials vary, conformity of materials is less significant, and other factors such as height and roof shape may be more important.

GUIDELINES

1. Construct new buildings to a height compatible with existing buildings on the block. New buildings should have the same number of stories and be within **ten percent of the average height of existing buildings** as seen from the street and publicly accessible areas.
2. Construct new buildings with façade proportions, including the height-to-width ratio, similar to and compatible with others on existing buildings.
3. New buildings should be compatible with buildings in terms of set back.
4. Match the degree of new design's complexity with that of existing adjacent buildings. The area's dominant architecture should dictate the degree of simplicity or complexity for a new building.
5. With respect to height-to-width ratios, design new buildings' windows and doors **in relation to the proportions of existing buildings visible from public areas.**
6. Design new buildings with **solid-to-void rhythms and open-to-solid proportions** compatible with those used in existing buildings.
7. Select materials and textures for new buildings that relate to the extent such materials and textures are used in the surrounding area and on existing adjacent buildings. In areas where strong continuity of materials and textures is a factor, the continued use of those materials should be strongly considered.
8. Select colors for a new building that relate to the use of color in the surrounding area and on existing adjacent buildings. In areas where strong continuity of color is a factor, the continued use of existing colors should be strongly considered.
9. Relate architectural details and articulation to that of existing buildings. Such details may include **lintels, cornices, arches, chimneys, and ironwork.**
10. Design new buildings to be compatible with the historic and architectural character of the area while also recognizing them as products of their own time. By following a majority of the above guidelines, a new building can be designed that respects its historic neighbors without simply duplicating them.
11. Windows for infill shall not use snap-in or flush muntins. While the windows do not need to be true divided lights, raised muntins should be used on the exterior and interior of the window pane.

HELPFUL HINT
Refer back to the Context Sensitive Setback Determination on page XIV.

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:
2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
6. Repair/Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence
9. Compatible Contemporary Design for New Alterations/Additions


INFILL BUILDINGS 200 Block of Centre Street


INFILL COMMERCIAL BUILDING 105-107 Centre Street

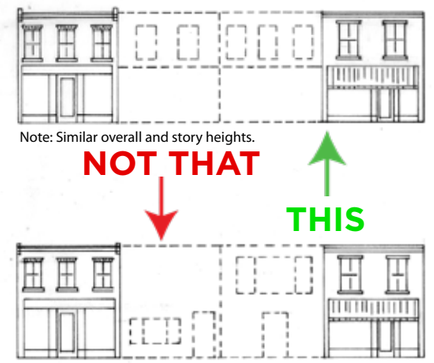

INFILL BUILDINGS 100 Block of Centre Street

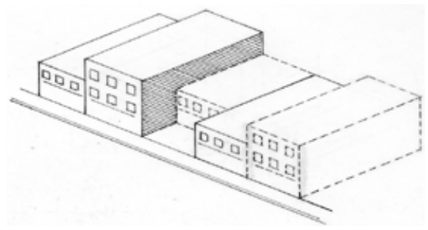

INFILL BUILDINGS 100 Block of Centre Street


INFILL BUILDING 203 Centre Street



HELPFUL HINT THIS...NOT THAT
Below is an overview graphic to help show what the guidelines are asking for ("this")...and what should be avoided ("not that"). The top sketch illustrates new construction that maintains traditional storefront and upper façade alignment. The sketch below illustrates inappropriate alignment.





Thomason and Associates

DECKS/BALCONIES

OVERVIEW

Decks are not historic elements. As modern features, they should be designed and placed to minimize their impact on district appearance.

GUIDELINES

1. Place decks on **rear elevations or in other locations that are out of view from the street.**
2. Paint decks in **modest colors** as to not be obtrusive.
3. Design decks that are simple in appearance.



REAR DECK EXAMPLE



REAR DECK EXAMPLE

NEW CONSTRUCTION

HELPFUL HINT
Refer back to the Context Sensitive Setback Determination on page XIV.

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:
2. Retention of Distinguishing Architectural Character
3. Recognition of Historic Period
9. Compatible Contemporary Design for New Alterations/ Additions

OVERVIEW

The protection of the historic and architectural resources of the district includes new construction and requires compatible new buildings to respect visual and historic characteristics. New construction of primary buildings should maintain the existing historic pattern of a neighborhood in terms of characteristics such as **setback, distance between homes, scale, materials, and colors.** New outbuildings and detached garages are addressed in the section for outbuildings.

GUIDELINES

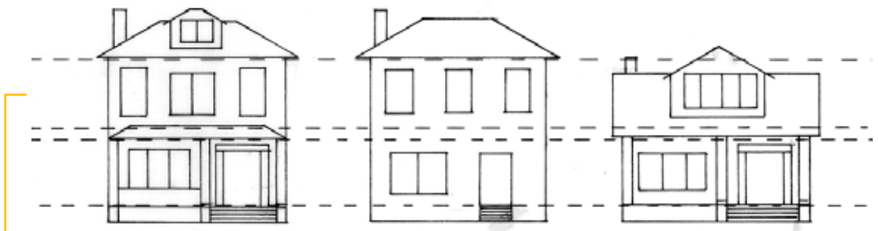
1. New buildings should be compatible with adjacent buildings in terms of **height.**
2. New buildings should be compatible with adjacent buildings in terms of **materials.**
3. New buildings should be compatible with adjacent buildings in terms of **set back.**
4. Applicants should consider the context sensitive Setback Determination, which allows the City to permit setbacks less than required zoning if **over 50% of the structures** have smaller setbacks. See page xiv for more information.
5. New buildings should be compatible with adjacent buildings in terms of **width, scale, and proportions.**
6. New buildings should be compatible with adjacent buildings in terms of **roof form.**
7. New construction should be **oriented toward the major street.**
8. New construction should have **raised foundations or the appearance of raised foundations.**

4.02.03 F. CONTEXT SENSITIVE SET-BACK DETERMINATION

City code allows for structures to have a "context sensitive setback" to maintain historic neighborhood character. Specific language in the ordinance is shown below:

1. If **at least half of the lots on the same block face are occupied by principal structures** and at least **50% of those principal structures do not comply with minimum front yard setbacks**, property owners may elect to apply for a context sensitive front yard setback determination.
2. The front setback of other principal structures on the block face must be **measured from the property line to the closest vertical element** of the roofed portion of the principal structure, such as porch supports or the building face. Block Face shall be defined as one (1) side of a street between two (2) intersecting streets. The orientation of structures on corner lots determines the applicable block face.
3. On properties seeking a context sensitive setback determination, **principal structures must be set back from the front property line a distance equal to the average front setback depth of all principal structures on the same block face**. Buildings that front on a different street than the subject lot or that are separated from the subject lot by a street or alley may not be used in computing the average.
4. In using a context sensitive setback determination, **front-loaded garages must be setback at least twenty-five (25) feet in all cases.**

COMPATIBLE INFILL EXAMPLE



Thomason and Associates

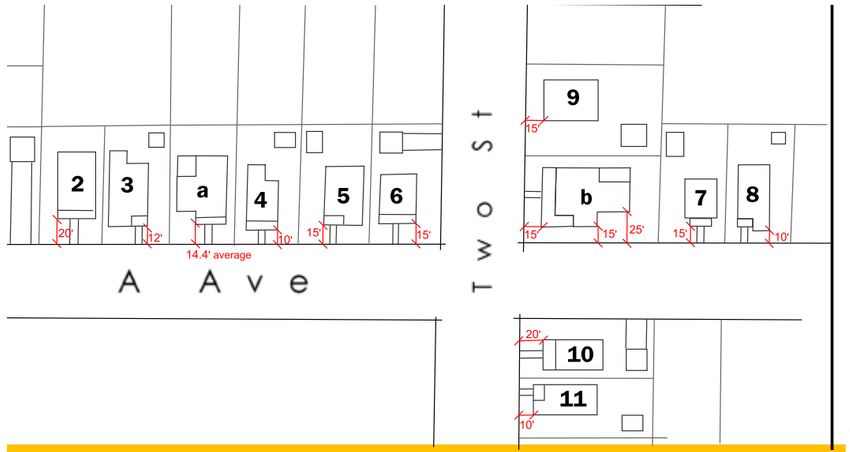
HEIGHT APPROXIMATION EXAMPLE



Thomason and Associates

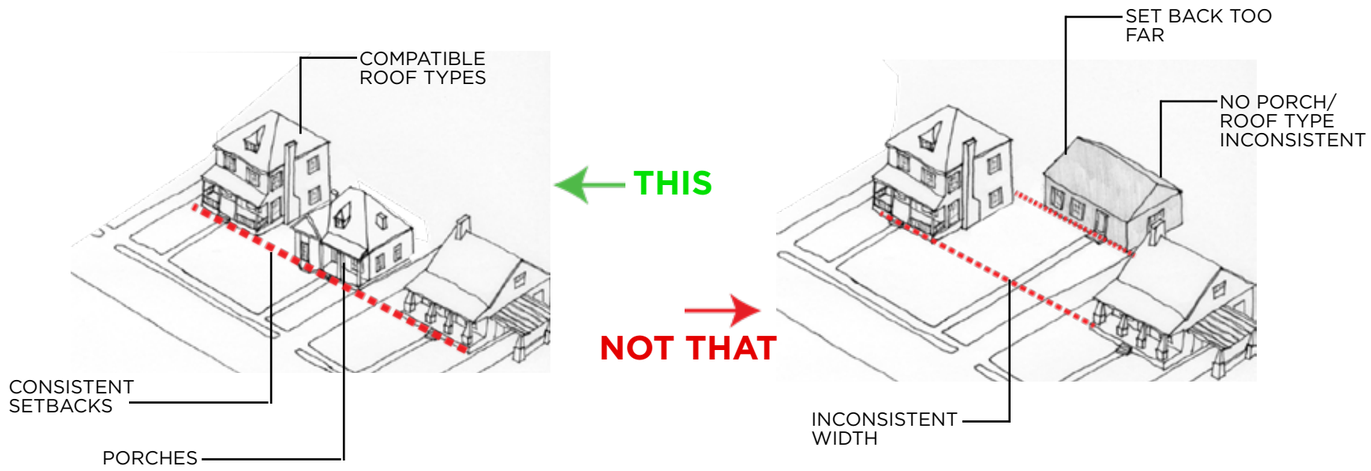
FACADE ELEMENTS EXAMPLE

CONTEXT SENSITIVE SETBACKS



HELPFUL HINT ## THIS...NOT THAT

Below is an overview graphic to help show what the guidelines are asking for ("this")...and what should be avoided ("not that").



Thomason and Associates

ACCESSIBILITY RAMPS

OVERVIEW

Because ramps are modern elements, they should use placement and design to minimize their visual impact.

GUIDELINES

1. Blend a ramp into the existing design of the building and its architectural features.
2. Chair lifts may also be approved if they are not readily visible from the street and their installation has minimal removal of historic fabric.
3. Ramps should be incorporated seamlessly into the hardscape. If monumental stairs cannot be modified, **the nearest entry to the main entrance** should be modified for the ramp.
4. Use landscaping where appropriate to screen accessibility ramps.
5. Temporary access ramps which **will not remain over 365 days** may be built out of unpainted wood. Structure and site should be restored following the 1 year timeframe.
6. More permanent (over 365 days) ramps and lifts should be made of **compatible materials** and, when applicable, **painted to blend.**

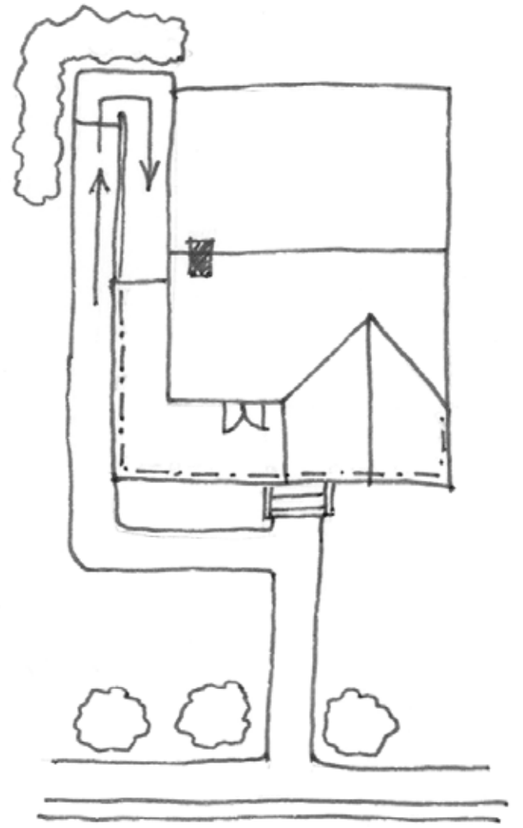
SEE EXAMPLES
SEE SKETCH



ACCESSIBILITY RAMP 218 Ash Street

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:

2. Retention of Distinguishing Architectural Character
9. Compatible Contemporary Design for New Alterations/Additions
10. Reversibility of New Alterations/Additions



STREET

Thomason and Associates

SIDE ELEVATION RAMP PLACEMENT EXAMPLE

DECKS

OVERVIEW

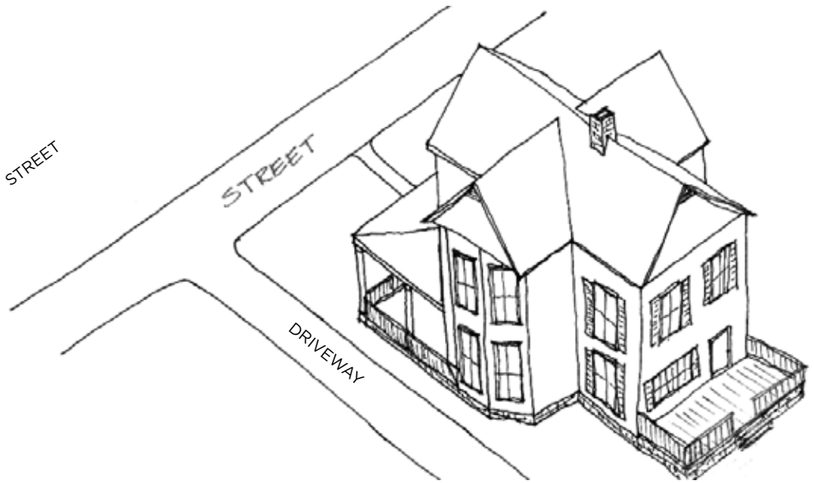
Because decks are modern features, design and locate them to **minimize their visual impact on district appearance.**

GUIDELINES

1. Place decks on rear elevations or in other locations that are out of view from the street.
2. Paint and design decks to have **architectural elements within the railing system that meet code** and **are complimentary to the style of the house.**
3. Keep deck designs simple in appearance. If visible from the street, ensure that decks have square balusters set no **more than three inches apart** and **no more than two inches in width and depth.**



REAR DECK EXAMPLE



Thomason and Associates

REAR DECK PLACEMENT EXAMPLE



REAR DECK EXAMPLE

DEMOLITION

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:
2. Retention of Distinguishing Architectural Character
4. Retention of Significant Later Alterations/Additions

OVERVIEW

Application for a Certificate of Approval for any demolition of a primary building or structure (contributing or noncontributing) located within a locally designated historic district or the CRA shall be submitted by the property owner to the HDC. **No building or structure in a locally designated historic district or the CRA shall be demolished without approval by the HDC, unless by a superseding order of a government agency or a court of competent jurisdiction.**

GUIDELINES

1. Demolition should only occur **after all other options have been considered** and retention of the building is found not to be feasible due to structural or economic reasons.
2. Demolition may occur to ensure the **public safety and welfare.**

SEE DEMOLITION MATRIX ON NEXT PAGE

DEMOLITION

- Demolition exerts a negative impact on a historic district. Either a void is created, or the replacement building is less well-designed and constructed than the original. Moreover, vacant lots can become unsightly and create nuisance abatement problems.
- Demolition of significant buildings, outbuildings and individual features conflicts with Standards 2 and 4 of the Secretary of the Interior's Standards. Demolitions alter the essential character and integrity of a building and the district in which it is located in violation of Standard 2. Standard 4 recommends the retention of long-standing and significant later additions to historic buildings.
- In some instances, selective demolition may be appropriate and may even enhance a historic district, building or site. Non-historic buildings whose designs and materials are not in character with their surroundings can be removed with no negative impact. Likewise, under certain circumstances, non-historic or non-significant features of a building can be removed. Measures to consider are whether the features are non-character defining; are located on secondary or rear facades; or lack architectural significance.
- Demolition of non-significant additions may also be appropriate. Demolitions may be undertaken if the addition is less than fifty years old; does not exhibit stylistic details or fine workmanship or materials; was added after the period of significance of the building or district; is so deteriorated it would require reconstruction; or obscure earlier significant features.
- Avoid demolition of important outbuildings and additions. Carriage houses and garages can be significant components of building complexes. Many buildings in a historic district have additions, new ornament, storefronts, porches, windows, wings, and added stories. If long-standing, these alterations may have gained significance in their own right and should be retained under Standard 4. Assessing the significance of later additions requires careful professional review and should be done on a case-by-case basis.

Recommendations:

- Identify, retain and preserve buildings, particularly landmark buildings, which are important in defining the overall historic character of a historic district.
- Retain the historic relationship between buildings and landscape and streetscape features.
- Remove non-significant buildings, additions, or site features which detract from the historic character of a site or the surrounding district.
- Demolition should occur only after all prudent and feasible options have been considered and retention of the building is found not to be feasible due to the loss of structural integrity, economic hardship, or public safety

Avoid:

- Removing buildings which are important in defining the overall historic character of a district so that the character is diminished
- Removing buildings thus destroying the historic relationship between, site features and open space
- Removing historic outbuildings in a complex, significant site features, or significant later addition which is important in defining the historic character of an individual site or the surrounding district.

DEMOLITION BY NEGLECT

The term demolition by neglect occurs when a building is allowed to decay through lack of maintenance, to the point of becoming a liability. The following shall apply to maintenance and repair to structures in the locally designated historic districts, as well as any structure or property in the City that has been listed individually or deemed eligible for individual listing in the National Register:

1. The owner, lessee, or other person in physical control of the structure shall comply with all applicable codes, laws and regulations governing the maintenance and safety of property including but not limited to City Codes, as applicable. It is the intent of this section to preserve from deliberate or inadvertent neglect of the exterior features of a building designated as a contributing structure to a historic district, and the interior portions therefore when such maintenance is necessary to prevent deterioration and decay of the exterior. All such buildings shall be preserved against such decay and deterioration and shall be free from structural defects through prompt correction of any of the following defects:
    a. Facades which may fall and injure members of the public or property;
    b. Deteriorated or inadequate foundation, defective or deteriorated flooring or floor supports, deteriorated walls or other vertical structural supports;
    c. Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration;
    d. Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken windows or doors;
    e. Defective or insufficient weather protection for exterior wall covering, including lack of paint or weathering due to lack of paint or other protective covering.;
    f. Any fault or defect in the building which renders it not properly watertight or structurally unsafe; and
    g. Any fault or defect in the building rendering such structure an unsafe structure as defined by the Building Official.
2. Where the property is an archaeological site, the owner shall be required to maintain the property in such a manner so as not to adversely affect the archaeological integrity of the site.

DEMOLITION MATRIX WORKSHEET

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:
The demolition worksheet, below, is provided as a guide to the HDC for consideration of criteria and impacts

SCORE EACH CRITERIA ON A SLIDING SCALE OF 1 TO 5

Four General Standards for alterations, new construction, demolition, or relocation:

___1. The effect of the proposed work on the landmark, landmark site or property within an historic district upon which such work is to be done.
- ***1*** –A contributing property that has been severely altered or significantly deteriorated, as well as has little contribution to the ambiance of the district.
- ***5*** – Demolition of contributing property with high degree of original or early architectural integrity and soundness and significantly contributes to the ambiance of the district.

___2. The relationship between such work and other structures on the landmark site or other property in the historic district.
- ***1*** –Although contributing has very little importance to the district due to location, and relationship if any with surrounding buildings.
- ***5*** – Having high importance to the ambiance of the landmark site or historic district due to architectural or historical significance, location, and relationship with surrounding buildings.

___3. The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture, and materials of the landmark or property will be affected.
- ***1*** – The property has lost its historic or architectural significance due to insensitive and irreversible alterations, additions, or deterioration.
- ***5*** – The property continues to contribute to the district, or maintains its significance as an historic, architectural, or archaeological landmark.

___4. Whether the plans may be carried out by the applicant within a reasonable period of time.
- ***1*** – Applicant provides detailed rendered plans with detailed timeline of new construction on the site after demolition.
- ***5*** – Applicant provides no information on use of property after demolition or state intent to hold for an unspecified time as a vacant parcel.

In considering an application for a certificate of approval for demolition, the Council shall consider the following additional standards:

___1. The historic or architectural significance of the building or structure.
- ***1*** - Although contributing has very little historic or architectural significance due to alterations, incompatible additions, limited amount of original exterior & interior fabric.
- ***5*** - Having extreme historic or architectural significance (individual landmark quality).

___2. The importance of the building or structure to the ambiance of the historic district.
- ***1*** – Although contributing has very little importance to the district due to incompatible alterations & additions, location, and relationship if any with surrounding buildings.
- ***5*** –Having high importance to the ambiance of the historic district due to architectural or historical significance, location, and relationship with surrounding buildings.

___3. The difficulty or the impossibility of reproducing such a building or structure because of its design, texture, material, detail or unique location.
- ***1*** –Easily replicated due to design, texture, material, detail, or location.
- ***5*** – Very difficult or impossible to reproduce due to design, texture, material, detail, unique location, or current code restrictions.

___4. Whether the building or structure is one of the last remaining example of its kind in the neighborhood, the county or the region.
- ***1*** – The building is not a rare or significant example of its kind in the neighborhood or county.
- ***5*** –Building is a rare or significant example of its kind in the neighborhood or county.

___5. Whether there are definite plans for reuse of the property if the proposed demolition is carried out, and what effect of those plans on the character of the surrounding area would be.
- ***1*** –Provide detailed rendered plans of new construction on the site after demolition.
- ***5*** – Provide no information on use of property after demolition.

___6. The difficulty or the impossibility of saving the building or structure from collapse.
- ***1*** – The building has a high probability of collapsing due to severe deterioration.
- ***5*** – The building is in no danger of collapsing due to soundness of walls, roofs and structural systems.

___7. Whether the building or structure is capable of earning economic return on its value.
- ***1*** – The building is not capable of earning economic return on its value due to such demonstrated factors as condition & rehabilitation cost, local code restrictions, or financial encumbrances specific to the property.
- ***5*** –The building is currently earning economic return on its value.

___8. Whether there are other feasible alternatives to demolition.
- ***1*** –There are no feasible alternatives to demolition due to location, condition, size, and lack of appropriate sites to relocate.
- ***5*** – There are feasible alternatives to demolition.

___9. Whether the property no longer contributes to an historic district or no longer has significance as an historic, architectural or archaeological landmark.
- ***1*** – The property has lost its historic or architectural significance due to insensitive and irreversible alterations, additions, or deterioration.
- ***5*** – The property continues to contribute to the district, or maintains its significance as an historic, architectural, or archaeological landmark.

___10. Whether it would be undue economic hardship to deny the property owner the right to demolish the building or structure.
- ***1*** – Applicant has demonstrated an undue economic hardship based on criteria adopted by the City.
- ***5*** – Applicant has not provided any evidence to establish a case for undue economic hardship based on criteria.

_____ **TOTAL FOR DEMOLITION MATRIX (*34 or less* -** Recommend approval ***35 or above* -** Recommend deny demolition)

MOVING & NON-CONTRIBUTING BUILDINGS

OVERVIEW

Moving buildings is recommended only in instances where all other means of preservation have failed. Vacant lots may be appropriate locations for new construction or the relocation of buildings fifty years old or older. Moving commercial buildings is expensive and is generally considered a last resort to demolition.

Residential and commercial buildings that are **less than fifty years of age or no longer display their historic character are considered to be non-contributing to the district**. While these properties are still required to go through design review, the guidelines are applied with more flexibility regarding additions and replacement and repair of materials.

GUIDELINES

1. Explore **all other avenues of preservation** before moving a building or feature from its historic location.
2. Moving buildings into the downtown district may be appropriate if the building is compatible with the district's architectural character in **style, period, height, scale, materials, setting, and placement** on the lot.
3. Avoid moving buildings out of the district that contribute to the historic and architectural character of a district. This should occur only as an **alternative to demolition.**
4. Perform a structural assessment by a qualified professional to ensure the structure can be moved without failure.



RECENTLY BUILT DWELLING EXAMPLE 504 Beech Street

(Example of Non-Contributing Structure)

APPLICABLE SECRETARY OF THE INTERIOR STANDARDS:
2. Retention of Distinguishing Architectural Character

APPENDIX

THIS PAGE WAS INTENTIONALLY LEFT BLANK

APPENDIX A

BASIC MAINTENANCE ADVICE

MATERIALS

1. Prevent water from making contact with exterior wood siding. Of particular importance is keeping all gutters and downspouts in good repair to keep water from infiltrating the wood surface.
2. All exposed wood should be kept painted, stained or treated with preservatives.
3. Repairs for wood siding such as cracks can be made through the use of waterproof glue. Large cracks may be filled with caulk followed by putty. The surface should then be sanded, allowed to dry, and painted.
4. Where exterior siding has to be replaced the use of siding to match in dimension, size and profile is recommended.
5. Use paints consistent (oil or latex) with the existing paint surface for exterior siding.
6. Keep exterior brick clean of mildew, efflorescence and dirt. Also keep exterior brick clean of vines, ivy, and other plant materials. Washing with detergents and water are best for exterior masonry and mortar. Sandblasting, water-blasting and other abrasive cleaning methods are detrimental to historic buildings and should not be used.
7. Re-pointing of historic mortar should be with a mortar which matches the original in appearance and composition. Most mortar from before 1900 was composed of lime and sand and a mortar with similar content should be applied. The use of Portland cement is not appropriate due to the hardness of the mortar versus the softness of the brick.
8. Most silicone based or waterproof coatings have limited effectiveness and may actually add to moisture problems by not allowing the brick to breathe. The use of these products is not appropriate.

ROOFS, CORNICES, CHIMNEYS

1. Check the roof regularly for leaks, deterioration of flashing, and worn roof surfaces such as rolled or asphalt shingles. An inspection of the upper floor or attic space during or following a rainstorm can also assist in detection of water related problems.
2. Know what metals are used in the cornice or roof flashing and use only similar metals during replacement or repair. Different metals should not touch each other or a galvanic reaction may occur leading to corrosion.
3. Metal roofs and cornices should be kept painted to prevent rust and deterioration. Appropriate paints include those with an iron oxide oil base. Asphalt based paints and aluminum paints should not be used on historic metals as they could accelerate the rusting process.
4. Chimneys should be regularly checked for cracking, leaning, spalling, and infestation by birds and insects. The use of chimney caps over chimneys or flue openings is recommended to keep out moisture. Refer to the chimney section – only certain types of caps and colors are acceptable.

GUTTERS & DOWNSPOUTS

1. Keep gutters and downspouts in good repair. Make sure they are properly connected, are clean of leaves and other debris, and channel water effectively away from the building. Seal all cracks in downspouts with silicone caulk or sealants.
2. The use of splash blocks to keep water away from the foundation is recommended.
3. Gutters and downspouts which are deteriorated should be replaced with new gutters and downspouts. Half-round gutters and round downspouts are preferable to corrugated designs.

FOUNDATIONS

1. All water should drain away from a building and should not enter the foundation.
2. Trees, shrubs, and other plants should be kept well away from the foundation to prevent damage from moisture and root movement. Typically a minimum distance of 2' between the plantings and the foundation wall is recommended

PORCHES & EXTERIOR ORNAMENTATION

1. Keep all porch and trim elements painted.

ENTRANCES

1. Doors, transoms, and sidelights should be kept clean.
2. Original locks and hardware should be kept oiled and in good repair. If original hardware is missing or is deteriorated, the use of reproduction locks and hardware suitable for the building is recommended.
3. Doors with a stained wood finish should be kept varnished; painting over the wood finish is not recommended

WINDOWS

1. Windows should be kept clean and free of dirt and grime. Wood sash surfaces should be painted regularly.
2. Windows should be kept caulked and sealed to aid in energy conservation.
3. Shutters should be kept painted and in good repair.

AWNINGS

1. Canvas awnings should be washed periodically and kept in good repair.
2. Awning hardware should be regularly checked for rust or loose mechanisms.
3. Awnings which become torn or otherwise deteriorated should be replaced.

SIGNS

1. Abandoned signs and sign hardware should be removed from buildings, unless historic.
2. Signs should be kept painted and mounting bolts should be checked periodically to make sure they are secure.
3. Light fixtures, conduits, and wiring for signs should be inspected and replaced when necessary

APPENDIX B

DEFINITIONS & TERMS

TECHNICAL DEFINITIONS

Adaptive Use Rehabilitation of a historic structure for use other than its original use such as a residence converted into offices.
Acceptable Work that will be approved.
Addition New construction added to an existing building or structure.
Alteration Work which impacts any exterior architectural feature including construction, reconstruction, repair, or removal of any building element.
Appropriate Especially suitable or compatible.
Building A structure used to house human activity such as a dwelling or garage.
Character The qualities and attributes of any structure, site, street or district.
Configuration The arrangement of elements and details on a building or structure which help to define its character.
Contemporary Reflecting characteristics of the current period. Contemporary denotes characteristics which illustrate that a building, structure, or detail was constructed in the present or recent past rather than being imitative or reflective of a historic design.
Compatible In harmony with location and surroundings.
Context The setting in which a historic element, site, structure, street, or district exists.
Demolition Any act which destroys in whole or in part a building or structure.
Demolition by Neglect The destruction of a building or structure through abandonment or lack of maintenance.
Design Guidelines Criteria developed to identify design concerns in an area and to help property owners ensure that rehabilitation and new construction respect the character of designated buildings and districts.
Element A material part or detail of a site, structure, street, or district.
Elevation Any one of the external faces or facades of a building.
Fabric The physical material of a building, structure, or community, connoting an interweaving of component parts.
Façade Any one of the external faces or elevations of a building.
Harmony Pleasing or congruent arrangement.
Height The distance from the bottom to the top of a building or structure.
Historic District A geographically definable area with a significant concentration of buildings, structures, sites, spaces, or objects unified by past events, physical development, design, setting, materials, workmanship, sense of cohesiveness or related historical and aesthetic associations. The significance of a district may be recognized through listing in a local, state, or national landmarks register and may be protected legally through enactment of a local historic district ordinance administered by a historic district board or commission.
Historic Imitation New construction or rehabilitation where elements or components mimic an architectural style but are not of the same historic period as the existing buildings (historic replica).
Infill New construction in historic districts on vacant lots or to replace existing buildings.
Landmark A building, structure, object or site which is identified as a historic resource of particular significance.
Landscape The totality of the built or human-influenced habitat experienced at any one place. Dominant features are topography, plant cover, buildings, or other structures and their patterns.
Maintain To keep in an existing state of preservation or repair.
Material Change A change that will affect either the exterior architectural or environmental features of an historic property or any structure, site, or work of art within an historic district.
New construction Construction which is characterized by the introduction of new elements, sites, buildings, or structures or additions to existing buildings and structures in historic areas and districts.
Obscured Covered, concealed, or hidden from view.
Preservation Generally, saving from destruction or deterioration old and historic buildings, sites, structures, and objects and providing for their continued use by means of restoration, rehabilitation, or adaptive use.
Proportion Harmonious relation of parts to one another or to the whole.
Reconstruction The act or process of reproducing by new construction the exact form and detail of a vanished building, structure, or object, or a part thereof, as is appeared at a specific period of time.
Rehabilitation The act or process of returning a property or building to usable condition through repair, alteration, and/or preservation of its features which are significant to its historical, architectural, and cultural values.
Restoration The act or process of accurately taking a building's appearance back to a specific period of time by removing later work and by replacing missing earlier features to match the original.
Retain To keep secure and intact. In the guidelines, "retain" and "maintain" describe the act of keeping an element, detail, or structure and continuing the same level of repair to aid in the preservation of elements, sites and structures.
Reuse To use again. An element, detail, or structure might be reused in historic districts.
Rhythm Movement or fluctuation marked by the regular occurrence or natural flow of related elements.
Scale Proportional elements that demonstrate the size, materials, and style of buildings.
Setting The sum of attributes of a locality, neighborhood, or property that defines its character.
Significant Having particularly important associations within the contexts of architecture, history, and culture.
Stabilization The act or process of applying measures essential to the maintenance of a deteriorated building as it exists at present, establishing structural stability and a weather-resistant enclosure.
Streetscape The distinguishing character of a particular street as created by its width, degree of curvature, paving materials, design of the street furniture, and forms of surrounding buildings.
Style A type of architecture distinguished by special characteristics of structure and ornament and often related in time; also a general quality of a distinctive character.

APPENDIX B

DEFINITIONS & TERMS

GLOSSARY OF COMMON PRESERVATION TERMS

Addition New construction added to an existing building or structure.
Alteration Work which impacts any exterior architectural feature including construction, reconstruction, or removal of any building or building element.
American bond A brickwork pattern where most courses are laid flat, with the long "stretcher" edge exposed, but every fifth to eighth course is laid perpendicularly with the small "header" end exposes, to structurally tie the wall together.
Apron A decorative, horizontal trim piece on the lower portion of an architectural element.
Arch A curved construction of wedge-shaped stones or bricks which spans an opening and supports the weight above it. (see flat arch, jack arch, segmental arch and semi-circular arch).
Attic The upper level of a building, not of full ceiling height, directly beneath the roof.
Baluster One of a series of short, vertical, often vase-shaped members used to support a stair or porch handrail, forming a balustrade.
Balustrade An entire rail system with top rail and balusters.
Bargeboard A board which hangs from the projecting end of a gable roof, covering the end rafters, and often sawn into a decorative pattern.
Bay The portion of a facade between columns or piers providing regular divisions and usually marked by windows.
Bay window A projecting window that forms an extension to the floor space of the internal rooms; usually extends to the ground level.
Belt course A horizontal band usually marking the floor levels on the exterior facade of a building.
Board and batten Siding fashioned of boards set vertically and covered where their edges join by narrow strips called battens.
Bond A term used to describe the various patterns in which brick (or stone) is laid, such as "common bond' or "Flemish bond."
Bracket A projecting element of wood, stone or metal which spans between horizontal and vertical surfaces (eaves, shelves, overhangs) as decorative support.
Bulkhead The structural panels just below display windows on storefronts. Bulkheads can be both supportive and decorative in design. 19th century bulkheads are often of wood construction with rectangular raised panels. 20th century bulkheads may be of wood, brick, tile, or marble construction. Bulkheads are also referred to as kickplates.
Bungalow Common house form of the early twentieth century distinguished by horizontal emphasis, wide eaves, large porches and multi-light doors and windows.
Carrara Glass Tinted glass widely used for storefront remodeling during the 1930s and 1940s. Carrara glass usually came in black, tan, or dark red colors.
Capital The head of a column or pilaster.
Casement window A window with one or two sashes which are hinged at the sides and usually open outward.
Clapboards Horizontal wooden boards, thinner at the top edge, which are overlapped to provide a weather-proof exterior wall surface.
Classical order Derived from Greek and Roman architecture, a column with its base, shaft, capital and entablature having standardized details and proportions, according to one of the five canonized modes: Doric, Tuscan, Ionic, Corinthian, or Composite.
Clipped gable A gable roof where the ends of the ridge are terminated in a small, diagonal roof surface.
Colonial Revival House style of the early twentieth century based on interpretations of architectural forms of the American colonies prior to the Revolution.
Column A circular or square vertical structural member.
Corbel In masonry, a projection, or one of a series of projections, each stepped progressively farther forward with height and articulating a cornice or supporting an overhanging member.
Corinthian order Most ornate classical order characterized by a capital with ornamental acanthus leaves and curled fern shoots.
Cornice The uppermost, projecting part of an entablature, or feature resembling it. Any projecting ornamental molding along the top of a wall, building, etc.
Cresting A decorated ornamental finish along the top of a wall or roof, often made of ornamental metal.
Cross-gable A secondary gable roof which meets the primary roof at right angles.
Dentils A row of small tooth-like blocks in a classical cornice.
Doric order A classical order with simple, unadorned capitals, and with no base.
Dormer window A window that projects from a roof.
Double-hung window A window with two sashes, one sliding vertically over the other.
Eave The edge of a roof that projects beyond the face of a wall.
Elevation Any of the external faces of a building.
Ell The rear wing of a house, generally one room wide and running perpendicular to the principal building.
Engaged column A column attached to a wall.
Entablature A part of a building of classical order resting on the column capital; consists of an architrave, frieze, and cornice.
Facade The face or front elevation of a building.
Fanlight A semi-circular window usually over a door with radiating muntins suggesting a fan.
Fascia A projecting flat horizontal member or molding; forms the trim of a flat roof or a pitched roof; also part of a classical entablature.
Fenestration The arrangement of windows on a building.
Finial A projecting decorative element, usually of metal, at the top of a roof turret or gable.
Fishscale shingles A decorative pattern of wall shingles composed of staggered horizontal rows of wooden shingles with half-round ends.

APPENDIX B

DEFINITIONS & TERMS

GLOSSARY OF COMMON PRESERVATION TERMS

Flashing Thin metal sheets used to prevent moisture infiltration at joints of roof planes and between the roof and vertical surfaces.
Flat arch An arch whose wedge-shaped stones or bricks are set in a straight line; also called a jack arch.
Flemish bond A brick-work pattern where the long "stretcher" edge of the brick is alternated with the small "header" end for decorative as well as structural effectiveness.
Fluting Shallow, concave grooves running vertically on the shaft of a column, pilaster, or other surface.
Foundation The lowest exposed portion of the building wall, which supports the structure above.
Frieze The middle portion of a classical cornice; also applied decorative elements on an entablature or parapet wall.
Gable The triangular section of a wall to carry a pitched roof.
Gable roof A pitched roof with one downward slope on either side of a central, horizontal ridge.
Gambrel roof A ridged roof with two slopes on either side.
Ghosts Outlines or profiles of missing buildings or building details. These outlines may be visible through stains, paint, weathering, or other residue on a building's facade.
Guardrail A building component or a system of building components located at or near the open sides of elevated walking surfaces that minimizes the possibilities of a fall from the walking surface to a lower level.
Handrail A horizontal or sloping rail intended for grasping by the hand for guidance or support.
Hipped roof A roof with uniform slopes on all sides.
Hood molding A projecting molding above an arch, doorway, or window, originally designed to direct water away from the opening; also called a drip mold.
Ionic order One of the five classical orders used to describe decorative scroll capitals.
Infill New construction where there had been an opening before, such as a new building between two older structures; or block infill between porch piers or in an original window opening.
Jack arch (see Flat arch)
Keystone The wedge-shaped top or center member of an arch.
Knee brace An oversize bracket supporting a cantilevered or projecting element.
Lattice An openwork grill of interlacing wood strips used as screening.
Lintel The horizontal top member of a window, door, or other opening.
Luxfer glass A glass panel made up of small leaded glass lights either clear or tinted purple. These panels were widely used for storefront transoms during the early 20th century.
Mansard roof A roof with a double slope on all four sides, with the lower slope being almost vertical and the upper almost horizontal.
Masonry Exterior wall construction of brick, stone or adobe laid up in small units.
Massing The three-dimensional form of a building.
Metal standing seam roof A roof composes of overlapping sections of metal such as copper-bearing steel or iron coated with a terne alloy of lead and tin. These roofs were attached or crimped together in various raised seams for which the roof are named.
Modillion A horizontal bracket, often in the form of a plain block, ornamenting, or sometimes supporting, the underside of a cornice.
Mortar A mixture of sand, lime, cement, and water used as a binding agent in masonry construction.
Mullion A heavy vertical divider between windows or doors.
Multi-light window A window sash composed of more than one pane of glass.
Muntin A secondary framing member to divide and hold the panes of glass in multi-light window or glazed door.
Neo-classical Revival style Early twentieth century style which combines features of ancient, Renaissance, and Colonial architecture; characterized by imposing buildings with large columned porches.
Oriel window A bay window which emerges above the ground floor level.
Paired columns Two columns supported by one pier, as on a porch.
Palladian window A window with three openings, the central one arched and wider than the flanking ones.
Paneled door A door composed of solid panels (either raised or recessed) held within a framework of rails and stiles.
Parapet A low horizontal wall at the edge of a roof.
Pediment A triangular crowning element forming the gable of a roof; any similar triangular element used over windows, doors, etc.
Pier A vertical structural element, square or rectangular in cross-section.
Pilaster A square pillar attached, but projecting from a wall, resembling a classical column.
Pitch The degree of the slope of a roof.
Portico A roofed space, open or partly enclosed, forming the entrance and centerpiece of the facade of a building, often with columns and a pediment.
Portland cement A strong, inflexible hydraulic cement used to bind mortar. Mortar or patching materials with a high Portland cement content should not be used on old buildings. The Portland cement is harder than the masonry, thereby causing serious damage over annual freeze-thaw cycles.)
Preservation The act of maintaining the form and character of a building as it presently exists. Preservation stops deterioration and stabilizes the structure.

APPENDIX B

DEFINITIONS & TERMS

GLOSSARY OF COMMON PRESERVATION TERMS

Pressed tin Decorative and functional metalwork made of molded tin used to sheath roofs, bays, and cornices.
Pyramidal roof A roof with four identical sides rising to a central peak.
Quoins A series of stone, bricks, or wood panels ornamenting the outside of a wall.
Reconstruction The accurate recreation of a vanished, or irreplaceably damaged structure, or part thereof; the new construction recreates the building's exact form and detail as they appeared at some point in history.
Rehabilitation The act of returning a building to usable condition through repair, alteration, and/or preservation of its features.
Restoration The process of accurately taking a building's appearance back to a specific period of time by removing later work and by replacing missing earlier features to match the original.
Ridge The top horizontal member of a roof where the sloping surfaces meet.
Rusticated Roughening of stonework of concrete blocks to give greater articulation to each block.
Sash The moveable framework containing the glass in a window.
Scale The relative size of one object compared to another.
Segmental arch An arch whose profile or radius is less than a semicircle.
Semi-circular arch An arch whose profile or radius is a half-circle the diameter of which equals the opening width.
Shape The physical outline of a building including its volume, massing, proportions and how different parts come together as a whole.
Sheathing An exterior covering of boards of other surface applied to the frame of the structure. (see Siding)
Shed roof A gently-pitched, almost flat roof with only one slope.
Sidelight a vertical area of fixed glass on either side of a door or window.
Siding the exterior wall covering or sheathing of a structure.
Sill The bottom crosspiece of a window frame.
Spindles Slender, elaborately turned wood dowels or rods often used in screens and porch trim.
Stabilization The essential maintenance of a deteriorated building as it exists at present, establishing structural stability and a weather-resistant enclosure.
Streetscape The general appearance and configuration of the many buildings which define the street.
Stretcher bond A brickwork pattern where courses are laid flat with the long "stretcher" edge exposed.
Surround An encircling border or decorative frame, usually at windows or doors.
Swag Carved ornament on the form of a cloth draped over supports, or in the form of a garland of fruits and flowers.
Terra cotta Decorative building material of baked clay. Terra cotta was often glazed in various colors and textures. Terra cotta was widely used for cornices, inset panels, and other decorative façade elements from ca. 1880 to 1930.
Transom A horizontal opening (or bar) over a door or window. (see Overlight)
Trim The decorative framing of openings and other features on a facade.
Turret A small slender tower.
Veranda A covered porch or balcony on a building's exterior.
Vergeboard The vertical face board following and set under the roof edge of a gable, sometimes decorated by carving.
Vernacular A regional form or adaptation of an architectural style.
Wall dormer Dormer created by the upward extension of a wall and a breaking of the roofline.

APPENDIX C

BIBLIOGRAPHY

Carley, Rachel. *The Visual Dictionary of American Domestic Architecture.* New York: Henry Holt and Company, LLC, 1994.

Evers, Christopher. *The Old-House Doctor*. Woodstock, New York: The Overlook Press, 1986.

Harris, Cyril M., ed. *Dictionary of Architecture and Construction.* District of Columbia: McGraw Hill, 2000.

Kangas, Robert. *The Old-House Rescue Book*. Reston, Virginia: Reston Publishing Company, 1982.

Labine, Clem, ed. *Clem Labine's Traditional Building*. Brooklyn, New York: Historical Trends Corporation.

Litchfield, Michael W. *Renovation: A Complete Guide*. New York: Wiley, 1982.

Longstreth, Richard. *The Buildings of Main Street: A Guide to American Commercial Architecture* . District of Columbia: The National Trust for Historic Preservation, 1987.

McAlester, Virginia and Lee. *A Field Guide to American Houses.* New York: Alfred A. Knopf, 1984.

Morton, W. Brown, III, Gary L. Hume, and Kay D. Weeks. *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. 1979. Rev. ed. Washington, D.C.: Technical Preservation Services. U.S. Department of the Interior, 1990.

Moss, Roger. *Century of Color*. Watkins Glen, N.Y.: The American Life Foundation, 1981.

Nash, George. *Old-houses, A Rebuilder's Manual*. Englewood Cliffs, N.J.: Prentiss-Hall, 1980.

"Old-House Journal". Monthly. Old-House Journal Corporation, 435 9th Street, Brooklyn, New York, 11215.

Park, Sharon D., AIA. *The Use of Substitute Materials on Historic Building Exteriors. Preservation Brief no. 16.* Washington, D.C.: Technical Preservation Services, U.S. Department of the Interior, 1989.

Phillips, Steven J. *Old-House Dictionary*. Lakewood, Colorado: American Source Books, 1989.

Rogers, Michael R. *From the Illinois County to the Bayou Teche Country*. Fernandina Beach; LA: published by author, 2002.

Rypkema, Donovan D. *The Economics of Historic Preservation*. Washington: The National Trust for Historic Preservation, 1994.

Technical Preservation Services, National Park Service, U.S. Department of the Interior. *Respectful Rehabilitation*. Washington, D.C.: The Preservation Press, 1982.v

APPENDIX D

INCENTIVES & ASSISTANCE FOR REHABILITATION

FEDERAL REHABILITATION TAX CREDITS

Over the past twenty-five years, more than 29,000 buildings have been rehabilitated across the country, generating over $25 billion in private investment in historic buildings nation-wide. In Washington, 29 projects with expenditures totaling $131 million benefited from the Investment Tax Credit (ITC) program between 2000 and 2004. There are two types of ITCs available: 20% for a certified historic structure or 10% for a non-historic structure. Investment Tax Credits are available to the owners or certain long-term renters of income-producing properties.

The 20% ITC reduces the cost of restoration and rehabilitation to the owner of an income producing historic property as an income tax credit. The credit is 20% of what an owner spends rehabilitating the building, not including acquisition costs.

To qualify for the 20% Credit:

1. The building must be listed on the National Register of Historic Places, or listed as a contributing structure within a National Register Historic District.
2. The rehabilitation project must meet the "substantial rehabilitation test," which means you must spend the adjusted value of the building or $5000, whichever is greater. The figure is derived by subtracting the value of the land from the cost of the building and land together.
3. After rehabilitation, the structure must be income producing for five years (commercial, rental, B&B).
4. The rehabilitation must meet *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation of Historic Buildings.*

To qualify for the 10% credit:

1. The structure must have been built before 1936 and not "historic" (must not be listed or eligible for listing on the National Register of Historic Places).
2. The structure must retain 50-70% of external walls and 75% of internal walls.
3. The rehabilitation must meet the "substantial rehabilitation test" as in the 20% credit.
4. The structure must be used for five years as income producing but NOT housing.
5. For additional general information on the Investment Tax Credit program, see the National Park Service's ITC web-site at http://www2.cr.nps.gov/tps/tax/.

LOCAL PROPERTY TAX EXEMPTIONS FOR HISTORIC PROPERTIES

There are two local ad valorem tax exemptions for historic properties in Fernandina Beach.

The **first** allows for an exemption on City ad valorem taxes only for 50% of the assessed value of a property which meets criteria related to certain commercial or nonprofit uses and historic property status. To qualify, a property must:

1. Be used for a commercial or nonprofit purpose; AND
2. Be listed in the National Register of Historic Places, be a contributing property to a National Register district, or be designated as a contributing property under terms of a local preservation ordinance; AND
3. Be regularly open to the public—minimum of 40 hours per week, 45 weeks a year, or an equivalent of 1800 hours per year.

Applications are made through the Nassau County Property Appraisers Office, and are due by March 1st of each year.

For more information, please contact (904) 491-7300. This exemption is authorized under § 196.1961, Fla. Stat.

The **second** is authorized by Section 196.1997 of Florida Statues and allows counties and municipalities to adopt ordinances allowing a property tax exemption for up to 100% of the increase in assessed improvements resulting from an approved rehabilitation of a qualified historic property. The exemption may remain in effect for up to ten years. The exemption applies only to that portion of the property tax levied by the unit of government granting the exemption.

Qualified properties may be residential or commercial and must either be individually listed in the National Register of Historic Places, a contributing building in a National Register District or designated as historic under the provisions of a local preservation ordinance. The rehabilitation work must be in accordance with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

Applications for the property tax exemption are reviewed by the Historic Preservation Officer in Fernandina Beach. To qualify for an exemption a covenant is required for the term of the exemption.

APPENDIX E

RESOURCES

Historic District Council (HDC)
City of Fernandina Beach
204 Ash Street
Fernandina Beach, FL 32034
(904) 310-3135
www.fbfl.us/historicdistrict

Florida State Historic Preservation Office
Director, Division of Historical Resources
Bureau of Historic Preservation
500 South Bronough Street
R.A. Gray Building, Room 305
Tallahassee, FL 32399-0250
(800) 847-7278
(850) 245-6333
http://www.flheritage.com

National Park Service
Southeast Regional Office
100 Alabama Street NW
1924 Building
Atlanta, GA 30303
(404) 507-5600
http://www.nps.gov

National Trust for Historic Preservation Southern Field Office
William Aiken House
456 King Street
Charleston, SC 29403
(843) 722-8552
http://preservationnation.org

Planning and Conservation Department
City of Fernandina Beach
204 Ash Street
Fernandina Beach FL 32034
(904) 310-3400
planninginfo@fbfl.city

APPENDIX F

BRIEF HISTORY OF FERNANDINA BEACH

The buildings of the Fernandina Beach Historic District embody a period when the city served as an important transportation center of North Florida. They reflect a variety of romantic and revival architectural styles typical of national and state trends of architecture associated with the late nineteenth and early twentieth centuries. They are associated with persons and events of local, and in some cases state-wide, significance.



Florida State Library & Archives

The City of Fernandina Beach has served as the seat of Nassau County since 1824, except for the period from 1835 to 1850. Nassau County was originally one of the earliest counties founded in the state, and the city functioned as an important transportation, commercial, and political center for Northeast Florida until it was eclipsed by Jacksonville after the Civil War. The city has one of the best concentrations of nineteenth-century residential architecture in Florida and has a wider variety of romantic and revival styles than any community of comparable size in the state. Many of its buildings are associated with persons who made important contributions to both local and state history.

The original town of Fernandina was founded by the Spanish and named for King Ferdinand VII in 1811. During the 1850s, construction of the Florida Railroad, for which Fernandina served as a railhead, marked a turning point in the history of transportation in Florida. This event served as a catalyst for the development of a new town to the south of the original town of Fernandina.

David Levy Yulee, United States Senator and president of the newly-formed railroad, was among the most influential men in Florida. Yulee chose Fernandina as the starting point of the Florida Railroad because of its fine natural harbor on the Amelia River. Construction began in 1855 near the site of Old Fernandina. The starting point of the railroad had, however, to be moved farther south because of marshy land surrounding the original town. The rail line was completed from New Fernandina to Cedar Key on the west coast of Florida in 1861.


Florida State Library & Archives

Real estate development in New Fernandina commenced with construction of the railroad. Though most historic buildings in Fernandina Beach date from the 1880s to 1920s, some antebellum buildings remain. These include the Lesesne House on Centre Street, the First Presbyterian Church on North 6th Street, the Florida House on South 3rd Street, and the Marcellus Williams House on South 9th Street. During the late 1850s, the town grew rapidly and by 1860 had a population estimated at several thousand.

The Civil War and the occupation of Fernandina by federal forces temporarily halted development of the town and operation and expansion of the Florida Railroad. By the 1870s and 1880s, Fernandina was again prospering as a rail town from both passenger and freight traffic as well as from the growing tourist industry. The building most associated with rail development in Fernandina Beach is the Old Depot, built in 1899. The depot now houses offices of the Fernandina Beach Tourist Development Council.

During the post-Civil War boom, brick buildings began replacing wooden commercial structures along Centre Street. Fires, which struck the district in 1876 and 1883, mandated this change in architectural materials. The 1873 Kydd Building was the first brick building in downtown Fernandina. It housed the dry goods business of James and Thomas Kydd. The 1876 Hoyt Building was a grocery store later used for a ship's chandlery. The Palace Saloon originally housed Prescott's Shoe Store when built in 1878, but in 1903 it was converted to a saloon owned by Louis G. Hirth, a German immigrant. The Dotterer Building, also constructed in 1878, housed Dotterer Grocery Store and the offices of Samuel Swann, another key figure in the development of Fernandina. A hurricane in 1898 required some new construction to the downtown area.

Swann came to Fernandina in 1855 to work for the Florida Railroad. During the two decades following the Civil War, Swann served the state of Florida as a special advisor to the governor on real estate promotion and development. In this capacity, Swann was appointed one of the trustees of the State Improvement Fund. In Fernandina, he erected the Swann Building and a number of residences. His own home, once located at the corner of Centre and 6th Streets, has been demolished.


Florida State Library & Archives

Other businessmen were also instrumental in the development of Fernandina following the Civil War. In 1877, the Seydel brothers built a general store at 29-31 North 2nd Street. They lived above their store in second-floor apartments, a common practice among store owners of the period. Another prominent business owner at this time was C. H. Huot, who built three impressive store buildings on 2nd Street. From these, Huot operated his general merchandise business. One of the most important buildings on Centre Street was the Duryee Building. Major William C. Duryee had been a Union officer serving at Fernandina during the Civil War and had settled there at the end of hostilities. He became the United States Custom Collector for the Port of Fernandina. The 1882 building housed Duryee's offices, those of his grain business, the local newspaper, and the principal bank. Another building of the same period was that of Jeffreys and Angel & Friend, at 215 Centre Street.

The development of Centre Street was largely complete with the construction of the Nassau County Courthouse in 1891. Alfred E. McClure, then residing in Jacksonville, designed this local landmark. McClure was one of Florida's pioneer architects, moving to Jacksonville in 1869 to open an architectural firm with Robert Naudin Ellis. The team of McClure and Ellis designed many landmark buildings in Jacksonville, including the Duval County Courthouse, the city waterworks, and the Park Opera House. The firm designed the Clay County Courthouse, which was listed on the National Register in 1975.

Two of the last historic buildings constructed on Centre Street were the Allan Building, a dry goods store, and the United States Post Office and Customs House. The latter was built in 1910. The former is located at 303 Centre Street and was built in 1911. Farther east on Atlantic Avenue was Public School No. 1, designed by architect Robert S. Schuyler. Before becoming an architect, the New York City-native had served as a Union Army captain. He settled in Fernandina in 1881. Among his other designs are St. Peter's Episcopal Church, the Fairbanks House, and the Lewis House, all listed on the National Register.

APPENDIX F

BRIEF HISTORY OF FERNANDINA BEACH

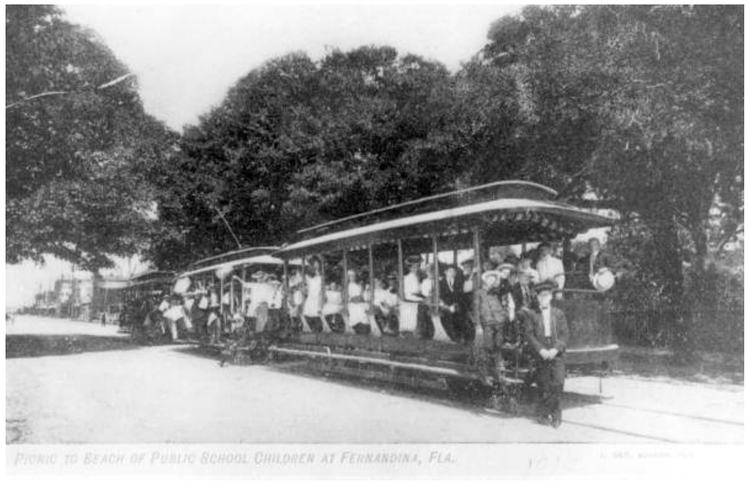
Another famous architect of the period whose designs are represented in Fernandina is George W. Barber. Barber designed the Bailey House on South 7th Street for Effingham Bailey, a local steamship agent and lumber and phosphate broker. Barber also designed the T. G. Henderson House in Lake City, Florida. Both of these houses are listed on the National Register.

Several local builders made noteworthy contributions to the historic built environment of Fernandina Beach. James and William Bell were harbor pilots who additionally worked as building contractors. In addition to his own home at 121 North 3rd Street, James Bell constructed residences at 130 South 7th Street and 303 South 8th Street. His brother William constructed a personal residence at 801 Beech Street, as well as dwellings at 125 and 131 South 8th Street and 714 Beech Street, his son's home.

John R. Mann was also an important local contractor. He owned a company dealing in marine hardware and groceries. He also built some of Fernandina's finer residences, including the John Denham Palmer House, now the Oxley-Heard Funeral Home. His credits also include Villa Las Palmas, the Horsey House, and the Hinton, Baker, and Humphrey Houses on North 6th Street. In addition to residential buildings, Mann built the afore-mentioned Allan Building and the Memorial Methodist Church, both on Centre Street.

By 1900, the economic character of Fernandina was well defined. The port continued to ship lumber, cotton, naval stores, and phosphate, but the town has ceased growing to any significant degree. The extension of rail lines, and port development elsewhere, resulted in diversion of shipping and tourism to more southern destinations of the peninsula. One bright spot in the local economy was the development of the shrimp industry during this period. At Fernandina Beach, the shrimping industry evolved from inshore, net-casting using rowboats to offshore trawling on motorized vessels. The Huot Building was used as a net-making facility for shrimping. The National Container Corporation also opened a factory on the river during these years. Fernandina was a major shrimping-fishing and distribution center from 1900 until the 1940s.

In the late 1930s, the Kraft Corporation of America built a $7 million paper mill to produce newsprint and paper bags. This was followed by several other industries which used the city's harbor and rail connections for manufacturing and shipping. By 1960, the city's population reached over 7,000 residents and its population continued to increase in the late 20th century. Fernandina Beach and Amelia Island grew rapidly as new housing developments took place to the east of Downtown towards the ocean. Today, the city is recognized for its tourism industry and commitment to historic preservation.



Florida State Library & Archives

APPENDIX G

OVERVIEW OF HISTORIC GUIDELINES

EXPANDED FROM OVERVIEW

INTRODUCTION



Fernandina Beach began to focus on historic preservation efforts in the early 1970s. Since then, historic preservation has made significant progress in Fernandina Beach as well as in the state of Florida as a whole. The impetus for this gain has been an increasing awareness that historic buildings, districts, and sites are economic resources, attracting tourists. Studies by the Florida Division of Tourism, the National Trust for Historic Preservation, Southern Living magazine, and the Florida Department of Commerce all confirm that historic resources rank very high in tourist appeal among Americans. In 2006, the University of Florida completed a study linking historic preservation not only to positive economic impact but quality of life for Floridians. Fernandina Beach served as the case study demonstrating the compatibility of historic preservation and economic development.

Tourism is Florida's largest industry, meaning that cities compete for their share of the market. Thus, historic resources distinguish a city such as Fernandina Beach, mandating their preservation. Historic resources are unique to a city and convey a distinctive sense of place and individuality. Tourists seek unique experiences that are off the beaten path and that will impart special memories. A city's historic district lures tourists looking for originality and an experience they cannot find anywhere else. Still, these special historic and cultural resources are constantly threatened by demolition in the name of development. Such destruction robs a city of its unique identity and history, and the process of development renders Florida's landscape generic and common. Fernandina Beach has resisted this trend.

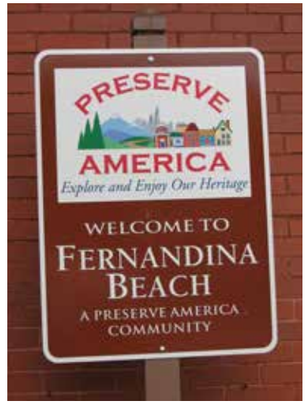
The initiation of federal tax incentives for historic rehabilitation, followed within a few years by improved state funding of historic preservation grants, greatly broadened support of historic preservation throughout Florida. Through grants-in-aid from the Florida Department of State, many local governments and preservation organizations such as the Amelia Island-Fernandina Restoration Foundation, sponsored surveys to identify resources important to local history. Subsequently, again with state financial and technical assistance, local governments and non-profit organizations, including those in Fernandina Beach, supported the creation of local and National Register historic districts.
The next step in the preservation process was the establishment through the state of local design review boards as regulatory authorities over historic districts and landmarks. Those boards and their staffs require assistance in reviewing development activities in locally designated historic districts. Design guidelines provide such assistance, helping to direct planning that also embraces the preservation of significant historic and cultural resources.



The creation of design guidelines was a logical outgrowth of the local preservation movement in Fernandina Beach. The loss of several key buildings, such as the Keystone Hotel, during the 1960s and 1970s was a catalyst for preservation efforts. In 1972, the community's preservation efforts began in earnest when the Florida Division of Archives performed a survey of the city and prepared the 1973 National Register nominations for the Bailey, Fairbanks, and Lewis (Tabby) Houses and a thirty-block district encompassing the Centre Street core and outlying areas. The Amelia Island Company initiated fund raising for the restoration program, contributing $5,000. On top of this seed money, local merchants raised $13,500 for the creation of a master plan of preservation. The Amelia Island-Fernandina Restoration Foundation was organized and incorporated to raise and dispense funds for preservation activities.

In 1975, the City Commission passed an ordinance establishing the Fernandina Beach Historic District Council (HDC) to be the primary agency responsible for furthering historic preservation within in the city. The HDC functions to protect sites of historical and architectural significance by acting as a design-review board for new construction and rehabilitation of historic buildings in the National Register district. Included in the HDC's purview are exterior alterations, repairs, moving or demolition of structures or historic landscape features, as well as new construction within the city's local historic districts.

The HDC is responsible at the local level for ensuring compliance with the Secretary of the Interior's Standards for Rehabilitation. The purpose of the review process is to ensure that any proposed construction or changes are compatible with existing historic features and/or design guidelines in terms of design, textures, material, siting, and location.



In July of 1975 the National Endowment for the Arts awarded the City a grant to implement its master plan. At the same time, the Historic American Buildings Survey (HABS) program of the United States Department of the Interior and the Bicentennial Commission of Florida sponsored a team of architectural students in Fernandina. The HABS team made scale drawings of the Railroad Depot, St. Peter's Episcopal Church, the First Presbyterian Church, and the C. W. Lewis House, also called the Tabby House. The team also measured and noted the Lesesne House. This collection of media, along with histories of the houses, were placed in the Library of Congress. In 1975, local preservationists prevented the demolition of the 1882 Convent of the Sisters of St. Joseph.

In 1976, the Nassau County Board of Commissioners appropriated $200,000 for the restoration of the 1891 County Courthouse. The following year, the Economic Development Administration awarded the City of Fernandina Beach a $1.3 million grant for street improvements to Centre Street. The City officially dedicated the street improvements on April 29, 1978. In May of 1984, recognizing the lack of survey and registration activity in the city since 1973, the Restoration Foundation sponsored a comprehensive survey of the standing structures of the city, an expansion of the original historic district, and the nomination of individual eligible buildings outside the district to the National Register of Historic Places. As a result of the survey completed in September of 1985, the John D. Palmer House (Oxley-Heard Funeral Home), the site of the original Town of Fernandina (Old Town), and the expanded Fernandina Beach Historic District were listed in the National Register.

Since then, preservation has become part of the mainstream in the community life in Fernandina Beach. A number of property owners of National Register-listed properties have taken advantage of the federal tax credit for rehabilitation. State grants-in-aids have funded preservation projects such as restoration of St. Michael's Catholic School and the Peck Center. Renovations to commercial buildings on Centre Street and of residential buildings in the surrounding historic neighborhoods of the city have continued.

APPENDIX G

OVERVIEW OF HISTORIC GUIDELINES



In 2007 a re-survey of Downtown was undertaken, and Fernandina Beach was designated a Preserve America community in 2009. A reconnaissance survey studied the remainder of the city 2010, and in 2011 an archaeological predictive model was developed. A beachfront development survey was conducted in 2012. The City also established an advisory board for the Community Redevelopment Area (CRA), which includes the historic working waterfront. The CRA board is charged with stewardship of this historic area. A section of the Community Redevelopment Area overlaps the Historic District boundaries (see map in this document). Consequently, additional development guidelines and architectural restrictions are applied to all projects within this area. Proposed projects that lie within this overlap shall also be reviewed for compliance with the Downtown Historic District Design Guidelines. All projects within the Historic District must undergo design review through the Historic District Council (HDC) to ensure design is consistent with the City's historic character.

The CRA Design Guidelines maintain and support the Historic District Council's role in guiding redevelopment within its boundaries in the CRA. Along the waterfront area of this overlap, which lies within city property, no historic or contributing structures remain. Therefore, the CRA Design Guidelines provide appropriate guidance since they support the "compatibility" language of the Historic District Guidelines. In the areas east of Front Street that abut the Historic District and a fabric of historic and contributing buildings, the Historic District Guidelines must be followed. In either case, the two documents are complementary and shall be consulted simultaneously. The review of proposed development within any part of the CRA Overlay shall be based upon compliance with the CRA Design Guidelines. All plans for development within the CRA Overlay shall be reviewed by the Historic District Council.

HISTORIC DISTRICT COUNCIL

The mission of the Historic District Council is to preserve and protect the cultural and architectural heritage of the city of Fernandina Beach as set forth in the City's Charter and Land Development Code. The goals of the Historic District Council include:

- Safeguarding the City's historic architectural resources by applying The Secretary of the Interior's Standards for Rehabilitation, the City's Land Development Code and applicable design guidelines fairly and consistently in reviewing applications for Certificates of Approval;
- Seeking or assisting others seeking National Register listing for historic properties;
- Monitoring the health of the City's historic districts through periodic re-surveys;
- Recommending administrative changes as required to strengthen code and guidelines for dealing with matters that affect preservation of historic properties, districts and sites, and other cultural and archaeological resources; and
- Fostering and encouraging the preservation of private and public historic, cultural, and archaeological resources through public education.

These guidelines enable the HDC to uphold its mission of stewardship in providing information on recommended rehabilitation, new construction and streetscape improvements. The guidelines include real examples from within the historic district to assist property owners in identifying architectural styles and components. Design guidelines are intended to help property owners with decisions about maintaining and enhancing the appearance of their properties, as well as provide the city of Fernandina Beach with a framework for evaluating proposed changes. This framework brings together private and municipal partners using the guidelines as a tool for the preservation of significant resources. Design guidelines help property owners understand the purpose and proper methods for rehabilitation. Through a concerted effort of participation, the private and public benefits of preserving are realized in the perpetuation of the historic character and architectural integrity of individual properties and the district as a whole.

WHY DEVELOP GUIDELINES?

Architectural guidelines are criteria for making reasoned decisions with regard to proposed alterations, demolition, or new construction in a locally designated historic district. Without sound guidelines, design review can be an arbitrary and capricious process, subject to legal and political challenge. The Fernandina Beach Downtown Historic District Design Guidelines were created to be consistent with contemporary state and federal preservation standards. Design guidelines should insure the preservation of architectural resources through measures that are cost-effective and consistent. Administrative overlap and conflicts among local, state, and federal guidelines should be avoided or minimized. Federal and state guidelines emphasize rehabilitation, which is the process of repairing or altering a historic property while retaining its historic features. A practical approach to preservation, rehabilitation is a compromise between remodeling, which can be insensitive to the historic features of a building, and restoration, which is a more accurate, but costly approach to repair, replacement and maintenance.

The Secretary of the Interior, under which the National Park Service administers the National Register program, has developed Standards for Rehabilitation that serve as the basis for the Fernandina Beach Design Guidelines. The Standards are used for reviewing all federal and state preservation projects in Florida. The intent of the Standards is to encourage the retention and preservation of historic buildings as expressed in their architectural design, materials, and workmanship. The result of any project reviewed under the Standards should be the preservation of a building's historic materials and distinguishing character. Important characteristics of a building include its overall shape, materials, craftsmanship, decorative details, interior spaces and features, and its site and setting.

The reason for using the Secretary of the Interior Standards are numerous. The first and most important is consistency. Rehabilitation projects in Fernandina Beach receiving federal or state funding or tax credits already must comply with the Standards. Furthermore, property owners seeking a historic preservation property tax exemption under Section 196.1997, Florida Statutes, must also comply with them. Consistent guidelines will result in savings of time and money and help avoid administrative overlap and conflicting regulations.

A second important reason for using the Secretary of the Interior's Standards is precedent. The Standards have been successfully applied for many years and have resulted in a number of case studies, published in "Interpreting the Secretary of the Interior's Standards of Rehabilitation." These case studies are available from the Architectural Preservation Services Section of the Bureau of Historic Preservation and provide an excellent source of information for local review boards, preservation architects, preservation planners, owners of historic properties, and others undertaking modification to historic buildings.

OVERVIEW OF HISTORIC GUIDELINES

DESIGN GUIDELINES

In an effort to provide detailed guidance to building owners and the Fernandina Beach Historic District Council, these guidelines have been developed for specific application in the Fernandina Beach Downtown Historic District. The guidelines are based on The Secretary of the Interior's Standards for Rehabilitation, a document created in 1977 and revised in 1990. The Department of the Interior describes the standards as ten basic principles created to help preserve the distinctive character of a historic building and its site, while allowing for reasonable change to meet new needs. They are used for the review of rehabilitation projects involving federal funding or requiring federal licenses or permits, and local preservation commissions and boards throughout the country use them as a basis for their design guidelines and for reviewing local preservation projects. The Secretary of the Interior's Standards for Rehabilitation are:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



SUBSTITUTE OR REPLACEMENT MATERIALS

In general, substitute or replacement materials for siding, roofs, windows, and similar elements will be permitted where original materials have been removed or fully covered prior to the adoption of the overlay of the Fernandina Beach Historic District. This allowance is made in recognition of the fact that many buildings have previously been altered or repaired using substitute materials. Accordingly, in making changes to such a building, the owner will not be required to restore original materials. On buildings that have retained their original materials following the adoption of the overlay, the Historic District Council may require that those original materials other than asbestos shall be maintained. If original materials are damaged or deteriorated beyond repair, substitute materials will be permitted. In either case of substitute materials, they should promote the historic character of the district to the greatest extent possible.



WHAT GUIDELINES DO & DO NOT DO

Generally, these guidelines consist of recommendations regarding repairs to and maintenance of historic buildings and structures. Historic building owners are strongly encouraged to seek the expertise of a qualified architect when making major renovations and construction decisions. Assistance of a professional is especially recommended if the building owner plans to apply for federal tax credits for rehabilitation of an income-producing property. Design Guidelines are meant to assist owners of historic properties in determining if a project is appropriate for the historic district. The homeowner can refer to the guidelines to apply specific criteria, a simple list of general statements developed to ensure that the project complements or does not detract from the existing character of the area.

These guidelines are intended to:

- Provide guidance to property owners voluntarily undertaking changes or planning additions to their building or lot,
- Assist the HDC by providing minimum standards to guide decision making,
- Result in more appropriate changes that reinforce the distinctive character of the district,
- Help identify and resolve specific design concerns frequently raised in the district,
- Assist the local building industry, including architects, contractors, and suppliers, as well as city officials such as building inspectors and public works officials, to understand the nature of these historic areas and how to reinforce their special character,
- Improve the design quality of future developments and growth within the district,
- Protect current property values and public investment in the district by discouraging poorly designed and inappropriate projects, and
- Increase the overall public awareness of the unique character of the district.

These guidelines will not:

- Require involuntary rehabilitation or restoration of existing buildings or structures in the district,
- Regulate the amount or location of growth and development within the district,
- Regulate changes to the interior of any building within the district, or
- Absolutely ensure the highest quality design in every instance. The purpose of design guidelines is to assist property owners. Therefore, guidelines flexible enough to allow a certain level of decision making by the property owner will be easier to administer and more widely accepted by the public. This factor is especially important in new construction guidelines where overly specific criteria stifles architectural creativity and often results in mediocre designs.

APPENDIX G

OVERVIEW OF HISTORIC GUIDELINES

THE EFFECTS OF HISTORIC PRESERVATION

Historic preservation strengthens a community. The character of Fernandina Beach in 10 or 20 years would be uncertain without a formal plan that both preserves significant historic resources and considers the natural growth and development that occurs in a thriving community. Design review guidelines enable Fernandina Beach to demonstrate a clear commitment and direction for ongoing community evolution and protection of Fernandina Beach's unique identity. The use of design guidelines assures property owners that the integrity of the district will not be compromised and that their investment will be protected.



Promotes Quality of Life

The historic buildings and landscape of a community distinguish it from all other places. Historic buildings tend to attract new tenants that offer cultural attractions, such as museums, theaters, and libraries. Outlets of the arts and entertainment provide enjoyment for residents and draw tourists. A community's self image is embodied in the quality and condition of its buildings and landscape. Historic, well-maintained streetscapes rife with a variety of commercial and cultural offerings invite visitors and enhance community life.

Attracts Visitors to Cities

One of the most rapidly growing segments of the tourism industry is heritage tourism, which focuses on historic sites. Florida has a long history of tourism, which continues to be a major economic base across the state. A community like Fernandina Beach, rich with a unique quality and quantity of the historic architecture, stands out among the many possible tourist destinations in Florida. The City actively augments its tourism potential by encouraging rehabilitation of historic buildings that embody the local historic identity. Heritage tourists tend to stay longer and spend more than other types of tourists, which benefits small business owners and the local economy.

Increases Property Values

Nationally, studies consistently indicate that a historical designation increases property value. Properties within historic districts tend to have higher real estate values than those in adjoining neighborhoods not designated as historic, even those of similar architecture and landscape. This advantage holds for both National Register-listed districts and especially for districts that also have an overlay of a local historic ordinance with design review.

Historic Buildings Often Outlast New Ones

Inexpensive building materials and construction during the last 50 years allowed for rapid growth and expansion across the country. However, many of the buildings from this period are so poorly made that updating and improving them is generally not a cost-effective proposition. By contrast, buildings constructed before 1960 embody durability and opportunity for continued active use, with some rehabilitation. Thus, a standing historic building has the potential for prolonged life and lesser capital outlay than the construction of a new building.

Supports Taxpayers' Investments

Over time, a city invests in its infrastructure system, including roads and streets, water and sewer lines, gutters and curbs, telephone and electrical service, lights, and sidewalks. Therefore, permitting the deterioration of downtown and working neighborhoods represents neglect of this financial investment. In contrast, the regular maintenance and occasional upgrade of infrastructure in existing neighborhoods, versus outward sprawl, reduces financial expenditure. Nationally, studies have consistently illustrated the negative financial gain of sprawl on a municipality's tax base. Outward expansion actually burdens a city with capital investment greater than the corresponding tax revenue derived from such development, which would require new infrastructure from roads and traffic lights to water and sewer lines to schools and fire stations. A city's commitment to revitalize and reuse historic neighborhoods is among local government's most effective acts of responsibility, and the savings are passed on to residents in stabilized property taxes.

Creates Jobs

New construction is often used as an indication of the health of a local economy. However, rehabilitation and revitalization of existing building stock actually create thousands of construction jobs annually. In fact, historic preservation creates more jobs than new construction. Consider that in the typical new construction project, about half of the expenditures are for labor and half for materials. In a rehabilitation project, it is more typical that 60-70% of expenses go towards labor. Since labor is often local, the economic benefits are felt within the community. Contractors of rehabilitation projects often buy their materials locally, as well, whereas supplies for new construction are typically brought in from outside the area.

Benefits Property Owners

Design guidelines help to prevent the intrusion of inappropriate new construction, remodeling, or demolition in a historic area, which represents a protection of investments for property owners in the area. The alteration, neglect, or loss of a neighboring building will often have a detrimental effect on the market value of nearby properties. Thus, the consistent treatment and guidance of design review for one property helps protect the overall value and character of a neighborhood. Additionally, an income-producing property that is listed on the National Register of Historic Places is eligible for a 20% federal tax credit for rehabilitation projects.

APPENDIX G

OVERVIEW OF HISTORIC GUIDELINES

HISTORIC PRESERVATION & SUSTAINABILITY



Introduction

While a chief purpose of historic preservation is to embrace and showcase a city's unique heritage, its by-product is sustainable development. Preservation encourages the maintenance and re-use of existing buildings, embracing the philosophy of recycling, making it inherently "green." Preservation's traditional focus on the aesthetic and cultural significance of historic buildings is expanding to highlight the inherent energy-efficient values of historic properties as well.

Embodied Energy

While many architects and developers today point to new "green" practices and materials used in constructing contemporary buildings, the fact is construction of a new building requires a new expense of energy. From the extraction of raw natural materials, to their transportation, manufacture, and distribution, to the physical act of construction, energy is spent. An existing building represents an embodiment of this cumulative energy, already in place. This energy, in the inert form of a building, remains in place as long as the building stands. If razed, the building's embodied energy is lost; this demolition represents an expenditure of new energy. Loading and hauling the building debris to a landfill requires additional energy and loss of resources. Thus, embodied energy can be viewed as the existing investment in a building. Demolishing a sound building wastes that investment.

Working with Nature: Site Orientation

Buildings constructed before World War II were designed, constructed, and sited with respect to the advantages available via the natural environment, optimizing ventilation, insulation, and use of daylight. Banks of windows on a south elevation, for example, optimize natural light on the interior and also passive solar heat during winter months. During summer months, these windows could be shaded with removable awnings to block heat. Indigenous trees of Fernandina Beach help create shade. Evergreen hedges can be added on north-western exposures to serve as wind blocks during winter. In construction, thick masonry walls of older buildings help retain interior heat in the winter and also help lengthen the time it takes for summer heat to penetrate the building. Architectural elements with form-to-function design include operable transoms and high ceilings, both allowing the escape of hot air. Over the past sixty years, as electricity, synthetic insulation, and central heating and air conditioning systems became standard installations in modern construction, architectural design no longer required attention to the natural environment. Quality and longevity of building materials also became less important, as these modern conveniences could control the interior climate of buildings, and materials were readily available to build anew.

Inherent Energy Efficiency of Older Buildings

Due to advantageous siting and superior construction, historic buildings are often as energy-efficient as new ones. Data from the U.S. Energy Information Agency found that buildings constructed before 1920 are actually more energy-efficient than those built at any time until the past decade, when home builders began a concerted effort to design more energy-efficient buildings. Yet, contrary to common thought, these newer buildings use more energy because they are not designed to take advantage of the natural benefits of their site.

Retro-fitting and Weatherization

Buildings of the late nineteenth and early twentieth centuries often have inherent energy-efficient design features. However, older buildings with numerous windows and minimal insulation, pose particular challenges in the face of rising energy costs. Some homeowners have resorted to covering the building's original exterior with synthetic sidings, replacing original windows, and enclosing porches. These actions result in the loss of a property's historic character. However, historic character need not be compromised for improved energy efficiency. Common upgrades to historic buildings include the addition of attic insulation, installation of storm windows, and more efficient heating and cooling systems. In particular, repairing and weatherstripping historic wood windows and adding storm windows often results in energy performance equal to or exceeding new vinyl or aluminum windows and at much less cost. Every building will benefit from a systematic assessment of its energy-efficiency. Historic buildings can also be adapted to benefit from new technology such as geo-thermal heating/cooling systems and solar roof tiles. Furthermore, many of the methods for improving energy efficiency of a historic or older building can be performed without the need for review by the Historic District Council, whereas requests for replacement and removal of historic architectural components may require review.

Windows

As noted, original windows in a historic building are often considered the first culprits of inefficiency. Many homeowners are too quick to consider replacement over weatherization options. Sealing air leaks is as simple and inexpensive as caulking around window and door frames and installing storm windows. In fact, rebuilding historic wood windows and adding storm windows can make them as efficient as new vinyl windows and more than offsets the cost of replacement. The concept of embodied energy as applies to a whole building translates to its components. The old growth lumber used in historic wood windows can last indefinitely. Removal and replacement of original windows represents the loss of embodied energy. Further more, vinyl replacement windows are not as durable and will eventually require wholesale replacement. All windows expand and contract with temperature change. However, vinyl expands more than twice as much as wood, resulting in failed seals between the frame and glass and a significant performance reduction. Vinyl windows have a high failure rate – more than one-third of all windows being replaced today are less than ten years old. Any energy savings from replacing wood windows with vinyl seldom justifies the costs of installation. Vinyl windows cannot be recycled and are detrimental to the environment when discarded. Therefore, retaining and weatherizing historic windows eliminates potential waste, increases their energy efficiency, and allows the building to retain an important architectural component that helps convey its character and style. The design guidelines embrace the philosophies of preserving historic character, energy efficiency, and retaining embodied energy.

New Construction

While the re-use of existing buildings is a priority, design guidelines must also address and promote sustainable practices and materials in new buildings. Recommendations for new buildings begin with assessing the site and designing the building to maximize the natural benefits of the existing environment. For example, keeping the site's natural contour intact reduces erosion. Preserving existing trees or adding shade trees to shield the southern elevation from summer heat will reduce energy consumption within the building. Additionally, the design of the new building should include porches for shade and should be oriented for optimum ventilation. The use of recycled building materials is highly encouraged, and interior appliances should meet high energy-efficiency standards.

APPENDIX G

OVERVIEW OF HISTORIC GUIDELINES

THE HISTORIC DISTRICT - DESCRIPTION & CHARACTER

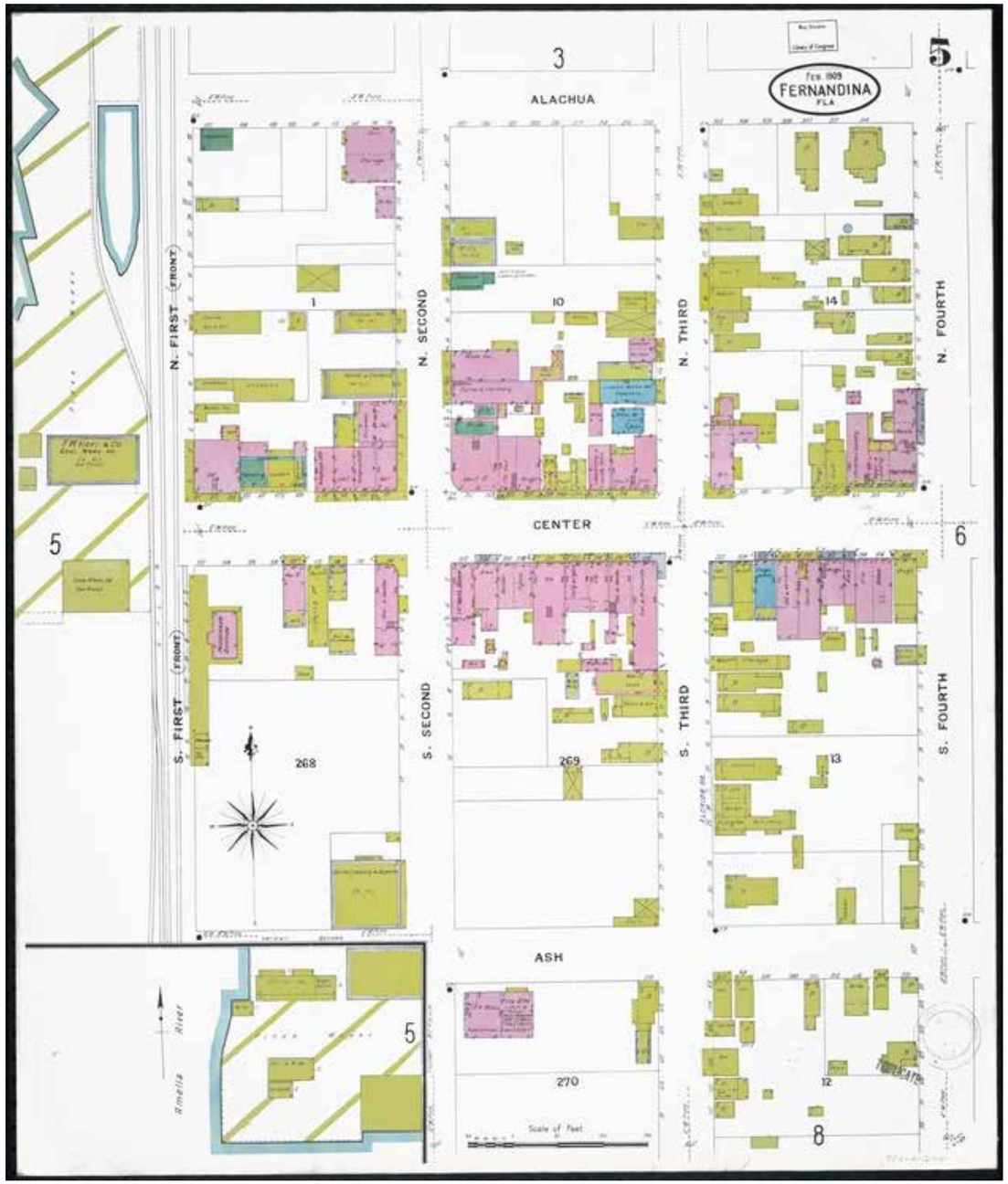
The Fernandina Beach Historic District is composed of buildings reflecting a variety of uses, styles, materials, and several periods of development. The district consists primarily of one- and two-story masonry commercial buildings and one- and two-story frame residences. Its physical development began in the mid-1850s, the time from which the earliest contributing buildings date, and extends to the late 1920s. The district has lost some of its integrity due to poor maintenance and the alteration and destruction of a number of buildings, but overall it retains to a remarkable degree the physical characteristics that convey its historic significance.

The historic district extends over an area of approximately 97 acres. Its rough boundaries are Front Street on the west, Elm Street on the south, 10th Street on the east, and Escambia Street on the north. The boundaries are irregular in form, however. Helping to define the boundaries of the district are a number of natural and man-made features, some of which historically served as logical margins to the downtown area. To the north are marshlands, the port, and a massive industrial complex. On the east are a large community park, a city water treatment facility, woodlands, and a non-contributing residential area. The southern boundary is marked by non-contributing buildings, and the western boundary, by rail lines and the Amelia River.

The historic district is located with the limits of several land grants dating from the Second Spanish Period. The Florida Railroad Company acquired the town site in 1851 and subdivided it to form a plat, recorded in 1857 as the Original Town of Fernandina. The Florida Town Improvement Company revised the original plat in 1887 and 1901. The town plan is composed of a grid with streets running north-south and east-west. With the exception of Front Street on the Amelia River, the north-south streets are ordered numerically, from 2nd Street to 20th Street, from west to east. The principal east-west street through the commercial area is Centre Street. Parallel to and south of Centre, the east-west streets are named for trees and proceed alphabetically. To the north of Centre, the east-west streets are named in alphabetical order for Florida counties, except for Broome Street, named for James E. Broome, governor of Florida at the time Fernandina was founded.

City blocks within the district are rectangular in shape. All or part of fifty of these blocks are found within the historic area. East-west blocks are 400 feet in length, while north-south blocks are 225 feet long. The majority of streets in the districts have modern asphalt surfaces, though some do retain their granite curbstones, which were installed during the district's period of significance. Centre Street was originally brick.

At the time the Fernandina Historic District was listed on the National Register in 1973, there were 347 buildings, of which approximately 85% were contributing. The district is both listed on the National Register and designated under a local district ordinance. It also contains buildings individually listed on the National Register. These are the John Denham Palmer House, the Bailey House, the Fairbanks House, the Tabby House, the Merrick-Simmons House, and the Amelia Island Lighthouse. Non-contributing buildings in the district are those that were built after the period of significance or those that have lost architectural integrity due to drastic alteration, such as insensitive additions, installation of inappropriate exterior siding materials, replacement of historic windows with examples that are incongruous with the building's character, and major transformation of roof shape. Usually, non-contributing buildings incorporate a combination of these alterations. All the buildings dating from the period of significance that are known to have been moved in the past remain contributing.



Sanborn Insurance Map, University of Florida

OVERVIEW OF HISTORIC GUIDELINES

Centre Street between Front and 5th Street forms the focal point of the district. This area contains nearly all the historic commercial and governmental buildings in Fernandina Beach. Nearly all are masonry buildings constructed primarily during the last quarter of the nineteenth century. Centre Street east of 5th Street is an area of mixed use. It consists of one- and two-story, wood frame residential buildings dating from the end of the nineteenth century and beginning of the twentieth century, a former school, several historic churches, and recent, single-story commercial buildings. This section of Centre Street was at one time more residential, but in most cases the houses were destroyed or moved, such as the Fred Lohman House, now at 19 South 6th Street. However, a few landmarks remain, the most significant of which is probably the Queen Anne-style Horsey House, built in 1902, at 603 Centre Street. Another important property is the Lesesne House, from 1856, at 415 Centre Street. Other important landmarks contributing to the mixed character of the area include the 1926 Memorial Methodist Church at 601 Centre Street; the 1893 St. Peter's Episcopal Church at 801 Atlantic Avenue; and Public School No. 1, built in 1886 at 914 Atlantic Avenue.



North and south of Centre Street, buildings contributing to the character of the historic district are primarily residential, with a scattering of commercial and religious structures. The 100 block of North 6th Street, locally referred to as the "Silk Stocking district," contains seven large, wood frame houses constructed between 1859 and 1900. These dwellings exhibit features of the Italianate, Queen Anne, and Stick styles. The group includes the Hinton Baker House, ca. 1891, at #102; the Hirth House, ca. 1886, at #103; the Baker House, ca. 1859, at #112; the Humphrey House, ca. 1900, at #117; the Prescott House, ca. 1876, at #120; the Chadwick House, ca. 1884, at #121; and the Meddaugh House, ca. 1872, at #130.

The 400 and 500 blocks of North 3rd Street also contain a number of historic buildings. These include the William J. David House, ca. 1907, at #421; the Morse House, ca. 1901, at #424; and the J. H. P. Merrow House, ca. 1888, at #501. The houses in these blocks are in a historically important location known as "Yellow Bluff," the site of the plantation of Domingo Fernandez, an early settler whose land holdings formed much of the new town of Fernandina.

Another important group of buildings within the historic district is located within the streets of Centre, Beech, 7th, and 10th. Among these prominent buildings are the First Missionary Baptist Church, ca. 1874, at #20 9th Street; the Marcellus Williams House, ca. 1859, at #103 9th Street; the Rutishauer House, ca. 1893, at 28 South 10th Street; the Epps House, ca. 1891, at 31 Couth 10th Street; and the New Zion Baptist Church, ca. 1907, at #10 S. 1oth Street. The Merrick-Simmons House on South 10th Street and Public School No. 1 on Atlantic Avenue are also in this area.



West of 8th Street is another concentration of residential buildings dating primarily from the latter part of the nineteenth century. This area includes the Bailey, Lewis, and Fairbanks Houses on 7th Street. Also in this area is the ca. 1897 Trinity United Methodist Church at 715 Ash Street. Other house types in the area include one-story, frame, vernacular houses and bungalows and two-story, gable-front houses with two-story porches. Much of the rest of the district south of Centre Street and west of 7th Street also contains frame, vernacular residences and bungalows dating from the turn of the twentieth century to the 1920s.

The density of development in the historic district is moderate. There are also vacant lots. Some large residential buildings, such as those in the 100 block of North 6th Street, those along South 7th Street, and those on North 3rd Street beyond Dade Street, occupy two or more lots. The majority of the buildings in the district, however, are sited on only one lot. Some lots have been historically vacant, while others are vacant due to demolition. Even along Centre Street between Front and 5th Streets, where development is most dense, there are gaps in the streetscape. There are a number of architectural styles and building traditions in the historic district. The most prevalent is wood frame vernacular; however, there are excellent examples of high style architecture, including Greek Revival, Italianate, Queen Anne, and Second Empire. Additionally, there are examples of Gothic Revival, Colonial Revival, Spanish Mission Revival, Renaissance Revival, Tudor Revivals, Bungalows, and Mediterranean Revival styles.

The Fernandina Beach Historic District has one of the best concentrations of Victorian period architecture in Florida. The architecture of the late Victorian period, versus the more conservative antebellum architecture, was exotic and eclectic. It was characterized by flamboyant use of decoration, irregular form, multiple roof types, and a variety of materials and colors. Classically-influenced architecture prior to the Civil War yielded to these flamboyant Revival styles. Commercial buildings favored the Italianate style in particular and included the use of cast iron. In general, the period witnessed a flowering of a variety of materials, methods of construction, and architectural styles and types.

APPENDIX G

OVERVIEW OF HISTORIC GUIDELINES

SIGNIFICANT CHARACTERISTICS OF THE HISTORIC DISTRICT

- Setting
- Entrances: Centre Street at 8th Street
- Parks, monuments, and green spaces; Fernandez Reserve, pocket parks, statues
- Streetscape features such as tree-lined streets and granite curbing
- Subdivision layout: rectangular blocks and lots
- Façade lines, front and side setbacks: Commercial buildings solid wall of facades with no front and side setbacks; residential buildings, detached with similar side and front setbacks
- Lot size and density of development: generally small, rectangular lots; development dense in commercial areas around Centre Street; increasingly diffuse in outlying residential areas
- Block patterns: rectangular, 400 feet in length on east and west side; 225 feet on north and south ends
- Patterns of development such as age, size, use of buildings: masonry commercial, industrial, transportation, and government buildings concentrated on Centre Street and adjoining streets; older wooden residential buildings also near downtown
- Patterns of vacant lots and open spaces: none

SIGNIFICANT CHARACTERISTICS OF INDIVIDUAL BUILDINGS

- Height: one– to three-stories
- Width: three to five bays
- Roofs: Commercial buildings, flat roof with parapet; Residential buildings, gable, hip, gable and hip combo, pyramidal, mansard
- Foundations: Commercial buildings, continuous brick or slab; Residential, continuous masonry or raised piers
- Materials: Commercial, brick and other masonry, cast iron; Residential, wood, brick, tabby
- Styles and design influences: Commercial storefronts with Italianate influences on Centre Street and adjoining streets; Greek Revival, Italianate, Queen Anne, Bungalow, Colonial Revival, Classical Revival, Tudor Revival, Renaissance Revival, Spanish Mission primarily associated with residential buildings
- Repetitive features: Storefront are common on Commercial buildings; porches are common on most residential buildings
- Decoration: Commercial buildings, brick corbelling, panels; cast iron pillars, panels and brackets; Residential buildings, wood millwork such as brackets, spindles, fretwork, and modillions; churches, stained glass





APPENDIX H

FERNANDINA BEACH LANDMARKS



Railroad Depot, 102 Centre Street, 1899: Florida's first cross-state railroad extended from Fernandina to Cedar Key and was built between 1855 and 1861. The original depot was west of the tracks along the riverfront and north of Centre Street. When the depot was destroyed by a hurricane in 1898, the present depot was constructed the following year.



The Palace Saloon, 117 Centre Street, 1878: This highly detailed brick commercial building was originally built in 1878 by Josiah Prescott as a shoe store and haberdashery. In 1903 Louis G. Hirth, a German immigrant, converted it to a saloon. It is believed to have served as the oldest saloon in Florida since with the exception of the Prohibition Era when it was an ice cream parlor.



Hoyt Building, 201 Centre Street, 1876, 1901: Originally built in 1876 by A.E. Noyes as a grocery, the building is best known for the ownership of Fred W. Hoyt and its use as a ship's chandlery. After a fire in 1901 it was renovated and a third story was added.



Three Star Saloon, 213 Centre Street, 1877: Noted for the three star studded motif on its façade, this building was constructed in 1877 by William Marson. It was later used as a clothing and jewelry store.



Kydd Building, 301 Centre Street, 1873: The Kydd Building is believed to be the first brick structure on Centre Street. It was constructed in 1873 for James and Thomas Kydd and used as a dry goods store.



Swann Building, 313-319 Centre Street, 1880: Pioneer Fernandina developer Samuel Swann financed construction of this building in 1880. In 1890, when an adjacent building was erected, the two buildings were linked by a highly detailed metal façade. The upper floor was the location of Fernandina's first library.

APPENDIX H

FERNANDINA BEACH LANDMARKS



The Amelia Island Lighthouse, 215 O Hagan Ln, 1838: Built in 1838, the lighthouse has been an island landmark for over 150 years. The lighthouse has been upgraded several times and continues to be operated by the U.S. Coast Guard. The building is open for tours on a periodic basis.



Nassau County Courthouse, 416 Centre Street, 1892: Believed to be Florida's finest Victorian era courthouse, the red brick structure with cast-iron columns, cast iron balcony and steeple was completed in 1892.



Post Office and Customs House, 401 Centre Street, 1912: Completed in 1912, the Post Office and Custom House is a beautiful example of Italian Renaissance Revival architecture. The architect was John Know Taylor, a relative of the 12th President of the United States, Zachary Taylor.



The Horsey House, 603 Centre Street, 1902: One of Fernandina's finest Queen Anne style residences, the house was built for Dr. H.J. Horsey by local master builder George Watts in 1902.



Florida House Inn, 22 S. 3rd Street, 1859, 1882: The Florida House is the state's oldest extant hotel. The original building was constructed between 1857 and 1859 by the Florida Railroad Company headed by Senator David Levy Yulee. In 1882 former Union officer Thomas Leddy purchased the hotel and added a smaller addition on the north side.



Lesesne House, 415 Centre Street, c. 1850: Built by Dr. John F. Lesesne prior to the Civil War, the Lesesne House is one of Fernandina's oldest buildings. It was individually listed in the National Register of Historic Places in 1973.

APPENDIX H

FERNANDINA BEACH LANDMARKS



St. Michael's Catholic Church, 505 Broome Street, 1872, 1888: Fernandina's principal historic Catholic church, St. Michael's was constructed in 1872 and remodeled in 1888 to its present appearance.



St. Peter's Episcopal Church, 801 Atlantic Avenue: Fernandina's most outstanding example of the Gothic Revival, St. Peter's was rebuilt in 1892 following a fire in 1892. Designed by master architect Robert S. Schuler, the church includes numerous stained-glass windows including one memorializing Yellow Fever doctors.



St. Peter's Claver Catholic Church, 302 North 3rd Street, 1910: Built in 1910, this Mission Style building was a highly appropriate design for Fernandina's Black Catholic congregants. Its main façade features a character defining curvilinear parapet and arched windows.



First Presbyterian Church, 19 North 6th Street, 1860: One of Florida's oldest churches, First Presbyterian was completed c. 1860 on land donated by Senator David Levy Yulee. It is an outstanding example of Greek Revival Architecture and has been recorded in the Historic American Building Survey (HABS).



Memorial United Methodist American Church, 601 Centre Street, 1926: Begun during the Florida Boom of the 1920s, the Memorial United Methodist Church is one of the best examples of the Classical Revival style in Fernandina Beach.



First Missionary Baptist Church, 1874: This Carpenter Gothic Church was completed in 1874 for Fernandina's African American community. It features a bell tower, steeple and a circular spoked window on its main façade.

APPENDIX H

FERNANDINA BEACH LANDMARKS



Humphreys House, 117 N. 6th Street, c. 1900: Built c. 1900 by master builder George Watts, who also built the strikingly similar Horsey House, the Humphreys's House is an outstanding local example of the Queen Anne style. The original owner was Dr. D.G. Humphrey who shared a practice with Dr. H.J. Horsey.



Bell House, 801 Beech Street, 1889: Constructed in 1889 by master builder Captain William Bell, the Bell House is an outstanding example of local millwork. The balustrades on first and second floor porches were inspired by Chinese Chippendale furniture design.



Williams House, 103 S. 9th Street, 1856: One of Fernandina's oldest buildings, the house was built in 1856 and purchased by Marcellus Williams in 1859. Williams became a wealthy timber baron in partnership with Samuel Swann. Master architect Robert Schuyler designed the wood gingerbread detailing on the porch in the 1880s.



Villa Las Palmas, 304 Alachua Street, 1910: This Mediterranean styled mansion breaks with Fernandina's Victorian period architecture. Constructed in 1910 for lumber baron Nathniel B. Borden, Villa Las Palmas has massive proportions and features multiple arched openings, multiple tile roofs, a widow's walk, and a multitude of surface detailing.



Merrick-Simmons House, 102 S. 10th Street, 1856: This Greek Revival style, antebellum residence was constructed in 1856. It was the home for many years of John Simmons, owner of an ice plant, a business which was key to the local fishing and shrimp industry. The Merrick-Simmons House is individually listed in the National Register.



Hirth House, 103 N. 6th Street, 1885: Robert Schuyler, Fernandina's premier historic architect designed this outstanding example of the Italianate Style in 1885. It was similar to Fairbanks Folly but reduced in scale. Originally owned by Norman Bowman of the Florida Mirror newspaper, it became known as the Hirth House following its acquisition by Louis G. Hirth and family in the 1890s.

APPENDIX H

FERNANDINA BEACH LANDMARKS



Charles E. Lewis/Tabby House, 27 S. 7th Street, 1885: The Tabby House was another example of architect Robert Schuyler's work. Completed in 1885, the house was constructed for local businessman Charles W. Lewis. It's significant Tabby construction uses oyster shell, sand, and lime to form structural walls, and is the only example in Fernandina, and one of few in Florida.



Bailey House, 28 S. 7th Street, 1895: An outstanding example of the Queen Anne Style, the Bailey House was designed in 1895 by prominent architect George W. Barber for Effingham W. Bailey, a steam ship agent. Its turrets, gables, bays, decorative wood shingles and irregular features are character defining features of the Queen Anne style.



Fairbanks House, 227 S. 7th Street, 1885: Recognized as Florida's most outstanding example of the Italianate Style, the house know as "Fairbanks Folly," was designed in 1885 by architect Robert S. Schuyler for George Rainsford Fairbanks. Fairbanks was a pioneer citrus grower, founder and first President of the Florida Historical Society.



St. Michael's Academy, 228 N. 4th Street, 1882: Formerly known as St. Joseph Academy and convent school, this building is an excellent example of the Second Empire School. Built in 1882, the third-floor mansard roof was restored in 1998.



Peck High School, 516 S. 10th Street, 1928: This school was built in 1928 and served as the main city school for African-American students. The two-story brick building was designed in the Colonial Revival style and was used as a school until 1969. The building has been restored into a community center by the City.



Amelia Schoolhouse Inn, 914 Centre Street, 1886: This robust brick Romanesque Revival school building was another example of the work of Master Architect Robert S. Skylar. It served as a school until 1927. It was adapted for use as offices in the 1980s and is presently a bed and breakfast inn.

APPENDIX H

FERNANDINA BEACH LANDMARKS



Seydel Building, 29-31 N 2nd Street, 1877: Constructed in 1877, this handsome brick building housed the millinery and general store of A. Seydel and Brother, German immigrants.



Huot's 1882 Building, 101-107 N. 2nd Street, 1882: This second building of C.H. Huot of France also housed his lumber and merchandise businesses. For most of the 20th century hit housed Standard Marine Supply Company, a well-known business serving Fernandina's shipping and shrimping industry.



The Oxley-Heard Funeral Home, 1305 Atlantic Ave, 1891: This funeral home is located in the John Denham Palmer House which was built ca. 1891 at 1305 Atlantic Avenue. This two-story frame building is distinguished by its wraparound porch with elaborate millwork. Joseph Oxley established his funeral home in the former residence in 1948.



Salvador House, 20 S. 4th Street, c. 1880: Constructed in the early 1880s, by Captain James Bell, a contractor and boat builder, the Salvador House was the home of pioneer Fernandina shrimper Mike Salvador.



The Lohman House, 19 S. 6th Street: Originally located on Centre Street, the Lohman House was moved to S. 6th Street in the 1940s. It is named for local businessman and owner Fred Lohman.

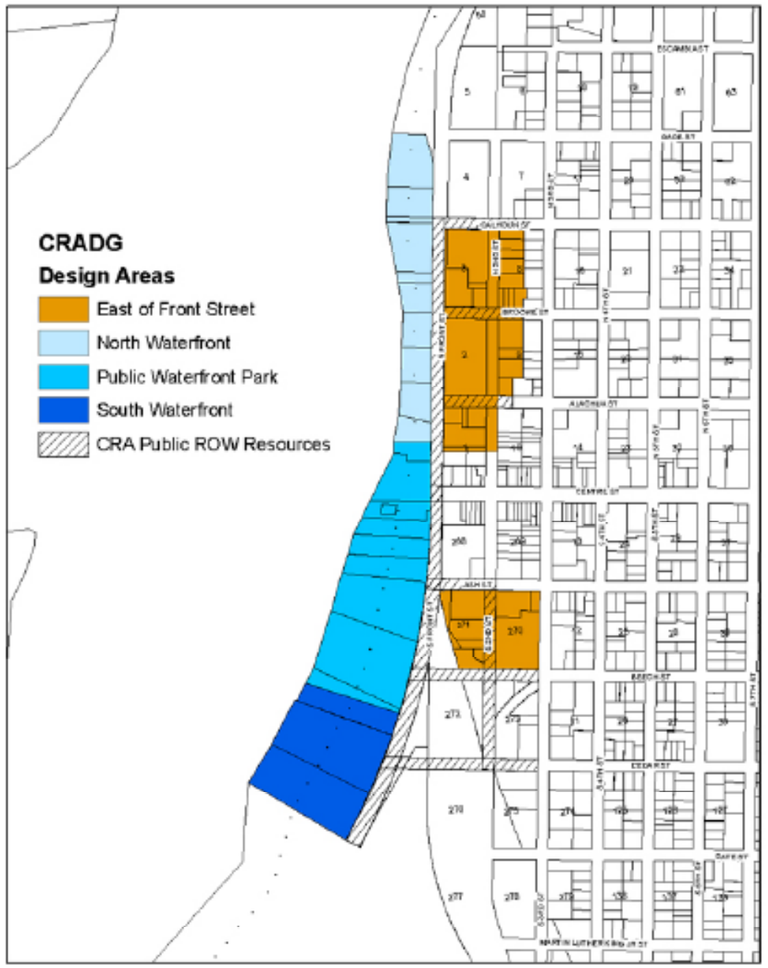


J.H.P. Merrow House, 501 N. 3rd Street, c. 1870: This beautifully restored Italianate Style residence is located on a prominent hill in Fernandina. It was built c. 1870 for Josiah H.P. Merrow, a lumber inspector.

CRA HISTORIC GUIDELINES

6.0 HISTORIC GUIDELINES

The CRA Development Area overlaps with portions of Fernandina Beach's Historic District. To help maintain design continuity, we ask that you use the Historic District guidelines as a reference. This appendix is a brief summary of the full-length document.



(fig. 5.1) General Standards apply to all CRA Design areas.

6.1 HISTORIC DISTRICT DESCRIPTION AND CHARACTER

BASIC PRINCIPLES BEHIND THE DESIGN GUIDELINES
The Fernandina Beach Design Guidelines are based on the United States National Park Service, Secretary of the Interior's Standard for Rehabilitation. These long-standing national guidelines have passed the test of time and have been adapted to the unique needs of communities throughout Florida, including Fernandina Beach.

Identify: Before making changes, first identify those character-defining features, details, forms, and materials that are significant to your building.

Protect and Maintain: Try to maintain and preserve those character-defining elements that were previously identified. Protection generally involves the least degree of intervention.

Repair rather than replace: Always try to repair deteriorated features first.

Reconstruct: Lost features can be reconstructed under the guidelines**.** Reconstruction is, however, only appropriate if based on physical or documentary evidence, such as historic photographs, drawings or other graphic sources. Conjectural reconstruction is discouraged as is borrowing details from nearby buildings unless there is evidence that the buildings had the same design at the time they were constructed.

Respect the original design: All proposed treatments should consider the original overall design, individual features and materials of the historic building.

CHARACTER DEFINING FEATURES

Commercial Areas (Get measurables from COFB):

Setting:
Setback: Main façade set on property line with zero setback.
Lot coverage: Approximately 70% on a typical lot
Streetscape: Typical pattern is building façade set directly on street.

Characteristics of Individual Buildings
Height: 1-3 stories
Type: One and two-part commercial blocks
Styles: Various, mostly Masonry Vernacular; formal styles, Beaux Art Classical and Italianate influences.
Materials: Masonry, particularly high-quality brick, is the most common material. Cast iron storefronts.
Roof form: Flat, built-up with decorative parapet
Roof pitch: N/A
Massing: Most buildings have regular, boxy massing.
Details: Arched cornices and windows with hood molds; string courses; transom above recessed storefront; cornice with corbelled brick.



CRA HISTORIC GUIDELINES

Setting:
Setback: 15-20 foot range. Should be measured from the surrounding building. Use Sanborn Fire Insurance Maps as a guide.
Lot coverage: Approximately 30% on a typical lot
Streetscape: Typical pattern is building façade, landscaped front yard, five-foot-wide concrete sidewalk some with historic hexagonal pavers, grassed green strip planted with live oak trees, sections of historic granite curbing, and most streets paved with modern asphalt.

Characteristics of Individual Buildings
Height: 1-2.5 stories
Type: Single-family, detached dwellings
Styles: Various, most frame vernacular; formal styles, Greek Revival, Queen Anne, Italianate, Gothic Revival, Classical Revival, Mission, Mediterranean Revival and Bungalow.
Materials: Wood, particularly high quality first cut heart pine, cedar and cypress, is the most common building material used for siding, trim, porches and railing. Shingle siding is found on several buildings. Brick and stucco are found on several buildings. A rare example of tabby construction is the C.W. Lewis House, 27 S. 7th Street.
Roof form: Gable, hip. Front facing gable roofs are one of the most repetitive features in the district.
Roof pitch: (any information on roof slope?) The more steeply pitched roofs are on Gothic Revival and Queen Anne style buildings. More common are gentler slopes on Bungalows and Frame Vernacular buildings.
Massing: Most buildings have regular, boxy massing. Some styles, such as the Queen Anne, have characteristic highly irregular massing.



6.2 GUIDELINES FOR COMMERCIAL BUILDINGS

Downtown Fernandina Beach retains many original storefronts and storefront elements that should be preserved. Where modern storefronts have been added, restoration is encouraged, or remodeling that is in keeping with historic storefront configurations. Upper facade changes have often included covering windows with brick or wood panels, removal of cornices, and concealment of details beneath added metal panels. Future rehabilitation of commercial buildings should include the repair or replacement of upper floor elements to maintain and enhance the building's character.

The most important changes to the Fernandina Beach Historic District since it was first listed on the National Register in 1973 have taken place along Centre Street. In 1977 street improvements were undertaken which including the planting of palms and landscaping, the installation of mini-plazas and benches, and the construction of parking bays. These improvements were completed in 1978. Renovation and restoration efforts have been undertaken on a number of buildings along Centre Street and the adjoining residential neighborhoods.







CRA HISTORIC GUIDELINES

6.3 GUIDELINES FOR NEW CONSTRUCTION

Guidelines





1. ADA: Most commercial buildings have entrances that meet Americans with Disabilities Act (ADA) requirements. Entrances can also be retrofitted with new hardware and automatic door openers if desired. To incorporate accessibility ramps and chair lifts, they should be designed to minimize their visual impact on the primary facade.
2. Additions: Rear and roofline additions provide owners with flexibility in their building use. Additions should use design, materials, and placement that minimize their effect on the district's historic character.
3. Infill Buildings: Ensuring the integrity of the historic district requires attention to new construction and its compatibility with respect to visual and historic characteristics. The following guidelines address the many factors involved in determining the appropriateness of proposed new buildings. Apply each guideline in terms of the new building's relationship to adjacent historic buildings. For instance, if brick walls are the dominant characteristic in the existing streetscape, the compatibility of color and materials of the new building is highly important. In other areas, where colors and materials vary, conformity of materials is less significant, and other factors such as height and roof shape may be more important.
4. Decks: Decks are not historic elements. As modern features, they should be designed and placed to minimize their impact on district appearance.
5. Streetscape Elements: Fernandina Beach has invested in improvements to the downtown area with the installation of streetscape elements. Continued expansion of this program is encouraged.
6. Parking and Open Lots: Surface parking areas added to downtown Fernandina Beach should be screened through landscaping or fencing. Owners are encouraged to add appropriate landscape features to their lots.
7. Walkways: Sidewalks are streetscape elements that should incorporate ADA requirements into their design. Historic walkway surfaces should be maintained and preserved, while new ones should be ADA-compliant.
8. Utilities and Energy retrofitting: Utilities such as garbage containers and mechanical systems are important to the functionality of buildings and the district. Locate these mechanical systems, solar panels and also air conditioning and heating units at rear facades or on rooftops, where they are not readily visible from the street. Paint conduits to blend with the color of the building.

6.4 GUIDELINES FOR RESIDENTIAL BUILDINGS



1. Architectural Details: The best form of preservation is to help define individual building styles and contribute to overall district character. Common architectural details in the district include bargeboards, brackets, cornices, dentils, and other decorative or trim elements. Materials include wood, metal, and masonry.
2. Awnings: Repair and/or Maintain historic metal awnings. Select new awnings that are a traditional design and fit the openings to which they are applied. For new awnings, select those made of canvas, cotton and polyester blends. Ensure their installation does not damage the building. Choose colors to complement the building.
3. Chimneys: Follow masonry guidelines for repairing chimneys. If original chimneys are missing or too severely damaged for repair, consider replacement using appropriate designs for the style and period of the building. Retain extant chimney pots of terra cotta and brick. Replace in kind, do not substitute other non-historic materials such as sheet metal or concrete block.
4. Entrances and doors: Maintain entrances, doors, and related elements. Reuse historic hardware and locks. If an entrance element suffers from deterioration, salvage as much historic material as possible. Replace an entrance door, or related element only when damage is beyond reasonable repair. Match the replacement to the historic original.
5. Foundations: Retain and maintain foundations according to masonry guidelines. Do not cover or conceal foundations; allow them to remain visible if they were historically visible. For pier foundations, use sections of lattice installed between the piers. Do not cover the piers. Flood vents are encouraged. See the next page for more on resiliency.
6. Lighting: Retain historic light fixtures. Repair damaged historic light fixtures or replace damaged pieces with similar replacements. If original fixtures are missing or beyond repair, new fixtures should either replicate historic examples appropriate for the period and style of the building or use unobtrusive design and materials and traditional placement.
7. Paint: 1. Maintain the painted finish of building and landscape elements that were historically painted, such as wood siding and fences. Adding a painted finish to historically unpainted masonry or other surfaces may be appropriate under extenuating circumstances. Paint color guidelines based on the home style is noted in the guidelines.
8. Porches: Follow wood and masonry guidelines to retain, maintain, and repair wooden and masonry porches. Porches on rear elevations are mainly functional and are less crucial to historic character. Their treatment can be more flexible and may include alteration, replacement, or removal. Because porches were originally

CRA HISTORIC GUIDELINES

designed to be open and semi-transparent, their enclosure is not recommended. If enclosure is desired, use glass or screens with minimal structural elements instead of solid materials. The addition of vinyl porch columns is not appropriate for porches readily visible from the street and are discouraged for rear elevations. The use of fiberglass columns may be appropriate for certain architectural styles such as Colonial Revival. Porch depth is recommended to be between 6' and 8' in depth.



9. Porch Stairs and Railings: All elements of a historic porch, including steps and railings are important to the architectural integrity of the building. Retain these components when possible. The use of materials such as brick, concrete, or wrought iron steps for wooden front porches is not recommended. Do not use pre-cast concrete steps on entrances that are in public view. If desired, adding wooden or metal handrails may be appropriate if they are compatible with the style and design of the building. In most cases, balusters or railings must be a minimum of finished dimensions of three inches by three inches. Simple painted wood railings with balusters between the top and bottom rail are generally appropriate.
10. Roofs: Retain, maintain, and repair historic roof forms and materials. Inspect regularly for leaking roofs, gutters, and downspouts, and make repairs. Regularly check for and secure loose or missing flashing; if flashing is deteriorated, replace it with high-quality materials. While repair is preferred when possible, it is understood that in Florida and especially in coastal communities, roofs need more frequent replacement. The new roof must be based on the existing materials, or historic documentation and pictorial evidence; or it must be compatible with the historic character of the building. Fasten aluminum flashing with aluminum nails and paint. Ensure proper ventilation to prevent condensation. Provide adequate anchorage for the roofing material to guard against wind and water damage. Check seams of metal roofs and keep metal surfaces painted except for copper.



11. Siding: Preserve historic siding and exterior materials. Re-nail warped or loose wood shingles. If feasible, remove synthetic siding and restore the historic siding material.
12. Windows and Shutters: To boost energy conservation, opt for the installation of storm windows over replacement of historic windows. All windows are prone to damage and rot especially after storm events. Please inspect windows, especially wooden windows annually for damage. Window tinting should be limited and allow the window to be largely transparent. If new shutters are installed, operable shutters are preferred. The installation of vinyl shutters is not appropriate. Vinyl is not a sustainable material and its plastic appearance is not similar to wood. Do not change the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sashes that do not fit the historic openings.
13. Wood: Follow the guidelines for paint to keep all wood surfaces protected from the elements. Paint prevents deterioration from moisture. Use pest-control products with caution; conduct regular inspections for termites. Maintain landscaping so that it does not cause damage to wood.



THIS PAGE WAS INTENTIONALLY LEFT BLANK

I move to **approve/deny or approve with conditions** the 2026 Update to the Fernandina Beach Historic Downtown Design Guidelines per Land Development Code section 1.06.00 Documents Adopted by Reference and section 8.02.0 Historic District Council Roles and Responsibilities as presented and recommend adoption to the City Commission.

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

Permit

Permit NO. **BLDC-2026-0011**
Permit Type: **General Building - Commercial**
Work Classification: **Repair/Replace/Remodel**
Permit Status: **Issued**

Issue Date: 02/23/2026

Expiration: 08/31/2026

Location Address	Parcel Number
19 S 2ND ST, FERNANDINA BEACH, FL 32034	**00-00-31-1800-0268-0060**

Contacts

Amelia Harbor View LLC — **Owner**
19 S 2ND ST, FERNANDINA BEACH, FL 32034
(904)557-2106 Robert.Martyn@hilton.com

Amelia Harbor View, LLC., C/O Park Place Hospitality Group — **Owner**
136 Corporate Park DR E, Mooresville, NC 28117
(704)377-1002 ron.mccauley@parkplacehg.com

Eric Pannone — **Applicant**
30 Fernon lane, Palm coast, FL 32137
(904)347-7837 castawayconstruction.fl@gmail.com

Eric Pannone — **Contractor**
30 Fernon lane, Palm coast, FL 32137
(904)347-7837 castawayconstruction.fl@gmail.com

Description: Remove and replace stucco on front of building in kind and repaint back same color

Valuation: **$195,000.00**
Total Sq Feet: **13,200.00**

Inspection Requests:
Building 904-310-3135
Zoning 904-310-3480

Fees	Amount
Administrative Fee -Commercial(non refundable)	$50.00
Building Dept Permit Fee	$1,462.50
COA - Staff Residential Fee	$25.00
DBPR Surcharge	$21.94
DCA Surcharge	$14.62
Total:	**$1,574.06**

Payments	Amt Paid
Total Fees	**$1,574.06**
Credit Card	$1,574.06
Amount Due:	**$0.00**

Available Inspections:	
Inspection Type	
NOTICE OF COMMENCEMENT	
LATH/STUCCO ROUGH	
LATH/STUCCO ROUGH	
Historic District Final	
BUILDING FINAL	

PERMIT VOID SIX MONTHS AFTER DATE OF ISSUE WITHOUT A PASSED INSPECTION. ALL PERMITS SUBJECT TO INSPECTION. INSPECTIONS MUST BE MADE BEFORE PROCEEDING WITH SUBSEQUENT WORK.

WARNING TO OWNER: "YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT."

NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLICE RECORDS OF THE COUNTY, AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM THE OTHER GOVERNMENTAL ENTITIES, SUCH AS WATER MANAGEMENT DISTRICTS, STATE AGENCIES, OR FEDERAL AGENCIES.

THE APPROVED PLANS AND THIS PERMIT MUST BE POST IN THE DOCUMENT BOX OR AN OTHERWISE CONSPICUOUS PLACE FOR INSPECTION. (See Chapter 1 Building Code)

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

Permit

Permit NO. **DEMC-2026-0004**
Permit Type: **Demolition - Commercial**
Work Classification: **Demolition**
Permit Status: **Issued**

Issue Date: 02/26/2026

Expiration: 08/25/2026

Location Address

318 CENTRE ST, FERNANDINA BEACH, FL 32034

Parcel Number

00-00-31-1800-0013-0260

Contacts

1303 SR 200 LLC — **Owner**
960194 Gateway BLVD 101, Fernandina Beach, FL 32034

Johnson Home Builders, Inc. — **Applicant**
731 S 8th Street, Fernandina Beach, FL 32034
accounting@johnsonhomebuilders.com

Steve Johnson — **Applicant**
731 S 8TH Street, Fernandina Beach, FL 32034
(904)583-9456 office@johnsonhomebuilders.com

Steve Johnson — **Contractor**
96091 Estate DR, Yulee, FL 32097
(904)583-9456

Description: Demo bar area, demo tile flooring, demo tile in 2 bathrooms, cap plumbing to bar and remove all bathroom fixtures, remove and cap off all electric to bar area and remove light fixtures, remove glass around brewery equipment, remove acoustical ceiling and lights in kitchen.

Valuation: **$35,000.00**

Total Sq Feet: **0.00**

Inspection Requests:
Building 904-310-3135
Zoning 904-310-3480

Fees	Amount
Administrative Fee -Commercial(non refundable)	$50.00
Building Dept Permit Fee	$262.50
COA - Staff Residential Fee	$25.00
Total:	**$337.50**

Payments	Amt Paid
Total Fees	**$337.50**
Check # abx4mPTeA0XO	$337.50
Amount Due:	**$0.00**

Available Inspections:	
Inspection Type	
PRE-DEMO SAFETY INSPECTION	
UTILITIES/DISCONNECT	
ASBESTOS ABATEMENT AFFIDAVIT	
HISTORIC DISTRICT FINAL (VIRTUAL W/PICTURES)	
DEMOLITION FINAL	

PERMIT VOID SIX MONTHS AFTER DATE OF ISSUE WITHOUT A PASSED INSPECTION. ALL PERMITS SUBJECT TO INSPECTION. INSPECTIONS MUST BE MADE BEFORE PROCEEDING WITH SUBSEQUENT WORK.

WARNING TO OWNER: "YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT."

NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLICE RECORDS OF THE COUNTY, AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM THE OTHER GOVERNMENTAL ENTITIES, SUCH AS WATER MANAGEMENT DISTRICTS, STATE AGENCIES, OR FEDERAL AGENCIES.

THE APPROVED PLANS AND THIS PERMIT MUST BE POST IN THE DOCUMENT BOX OR AN OTHERWISE CONSPICUOUS PLACE FOR INSPECTION. (See Chapter 1 Building Code)

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

Permit

Permit NO. **DEMC-2026-0004**
Permit Type: **Demolition - Commercial**
Work Classification: **Demolition**
Permit Status: **Issued**

Issue Date: 02/26/2026

Expiration: 08/25/2026

CERTIFICATE OF APPROVAL (COA) HDC2025-0025
FOR CITY OF FERNANDINA BEACH

Plan Type:	HDC - Board Review	**Project:**		**App Date:**	10/14/2025
Work Class:	Residential	**District:**	Default	**Exp Date:**	11/13/2025
Status:	Approved	**Square Feet:**	0.00	**Completed:**	11/20/2025
Valuation:	$0.00	**Assigned To:**	Mackennah Tarmey	**Approval Expire Date:**	11/20/2026

Description: Certificate of Approval (COA) for the following scope of work:
Demo existing walkways and replace per plan
• Remove existing patio and replace per plan
• Remove existing shed and install new larger shed
• Install pavers for trash can area including side fence panel
• Install new fencing and gates:new 6' fence on north side with gates to front, new fence panel beside trash can area, new 6' fence on south side, existing fence on east side to remain.
Pavers for the circular patio will be reused from the existing bricks. All walkways will be pea gravel with flagstone.
11/20/25 Approved
REVISION REC'D 02/09/26 - To amend the configuration of the backyard and change the location of the shed, all material for the project remains the same.
02/09/2026 Staff Approved

Parcel: 00-00-31-1800-0038-0032 Main	**Address:** 122 S 6Th St Main Fernandina Beach, FL 32034	**Zone:** R-2(Medium Density Residential)

Owner	Applicant	Agent	Agent
HASKETT JEFFERY L TRUST JEFFREY HASKETT TRUSTEE ET AL 3948 RIVERVIEW DR COLUMBUS, OH 43221	Michael Stauffer 1417 Sadler RD #195 Fernandina Beach, FL 32034 Mobile: 9045406059	Michael D Stauffer 1417 Sadler RD #195 Fernandina Beach, FL 32034 Mobile: 904-540-6059	Michael Stauffer 422 S 6th St Fernandina Beach, FL 32034 Home: 9045406059

Note	Created By	Date and Time Created
1. email payment reminder - deadline 11/1 3:00 pm	Sylvie McCann	10/30/2025

Activity Type	Activity Number	Name	User	Created On
HDC Decision	DEC-001797-2026		Sylvie McCann	02/11/2026
HDC Decision	DEC-001790-2025		Mackennah Tarmey	11/21/2025

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00041950	COA - Residential (Final or Conceptual)	$250.00	$250.00
	Total for Invoice INV-00041950	$250.00	$250.00
	Grand Total for Plan	**$250.00**	**$250.00**

MUST BE POSTED IN A CONSPICUOUS PLACE

CERTIFICATE OF APPROVAL (COA) HDCSA2026-0001
FOR CITY OF FERNANDINA BEACH

Plan Type:	HDC - Staff Review	**Project:**		**App Date:**	01/12/2026
Work Class:	HDC Staff Review	**District:**	Default	**Exp Date:**	02/11/2026
Status:	Approved	**Square Feet:**	0.00	**Completed:**	02/27/2026
Valuation:	$0.00	**Assigned To:**	Mackennah Tarmey	**Approval Expire Date:**	03/01/2027

Description: Certificate of Approval (COA) to repair facade on portion of the east side of the building as outlined in the proposal from Weatherproofing Technologies. (in documents)

Parcel: 00-00-31-1800-0014-0040 Main	**Address:** 25 N 4Th St Main Fernandina Beach, FL 32034	**Zone:** R-2(Medium Density Residential) C-3(Central Business District)

Owner
City of Fernandina Beach
CITY OF FERNANDINA
204 Ash ST
Fernandina Beach, FL 32034
Business: 9042777331

Applicant
Cathy Sabattini
Business: 9043103316

Note	Created By	Date and Time Created
1. After-the-fact staff approval	Mackennah Tarmey	01/12/2026

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00042906	COA - Staff Residential Fee	$25.00	$25.00
	Total for Invoice INV-00042906	$25.00	$25.00
	Grand Total for Plan	**$25.00**	**$25.00**

CERTIFICATE OF APPROVAL (COA) HDCSA2026-0005
FOR CITY OF FERNANDINA BEACH

Plan Type:	HDC - Staff Review	**Project:**		**App Date:**	01/21/2026
Work Class:	HDC Staff Review	**District:**	Default	**Exp Date:**	02/20/2026
Status:	Approved	**Square Feet:**	0.00	**Completed:**	02/02/2026
Valuation:	$0.00	**Assigned To:**	Mackennah Tarmey	**Approval Expire Date:**	02/02/2027

Description: Certificate of Approval (COA) to repair portions of the existing driveway and the adjacent sidewalk within the property that transects between 6th St. and 7th St wit rock layer and asphalt coating.

Parcel: 00-00-31-1800-0036-0010 Main	**Address:** 601 Centre St Main Fernandina Beach, FL 32034	**Zone:** C-3(Central Business District)

Applicant
Tommy Oliver
601 Centre Street
Fernandina Beach, FL 32034
Mobile: 7703299052

Owner
MEMORIAL UNITED METHODIST CHURCH INCMEMORIAL UNITED METHODIST CHURCH INC
601 CENTRE ST
FERNANDINA BEACH, FL 32034

Note	Created By	Date and Time Created
1. Invoiced 1/21.	Mackennah Tarmey	01/21/2026
2. Emailed payment reminder	Sylvie McCann	01/23/2026
3. Emailed payment reminder	Mackennah Tarmey	01/30/2026
4. Emailed copy of COA to Tommy.	Mackennah Tarmey	02/02/2026

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00043005	COA - Staff Residential Fee	$25.00	$25.00
	Total for Invoice INV-00043005	$25.00	$25.00
	Grand Total for Plan	**$25.00**	**$25.00**

MUST BE POSTED IN A CONSPICUOUS PLACE

CERTIFICATE OF APPROVAL (COA) HDCSA2026-0006
FOR CITY OF FERNANDINA BEACH

Plan Type:	HDC - Staff Review	**Project:**		**App Date:**	01/22/2026
Work Class:	HDC Staff Review	**District:**	Default	**Exp Date:**	02/23/2026
Status:	Approved	**Square Feet:**	0.00	**Completed:**	02/04/2026
Valuation:	$0.00	**Assigned To:**	Mackennah Tarmey	**Approval Expire Date:**	02/04/2027

Description: Certificate of Approval (COA) to repaint exterior of house same colors, which are light blue (see photos) and white trim, same as existing.

Parcel: 00-00-31-1800-0028-0130 Main	**Address:** 111 S 6Th St Main Fernandina Beach, FL 32034	**Zone:** R-2(Medium Density Residential)

Applicant	Owner
Randy Whitesides	Randy Whitesides
111 S 6th St	111 S 6th St
Fernandina Beach, FL 32034	Fernandina Beach, FL 32034
Mobile: 3053932377	Mobile: 3053932377

Note	Created By	Date and Time Created
1. Will upload application to documents portal.	Mackennah Tarmey	01/22/2026

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00043024	COA - Staff Residential Fee	$25.00	$25.00
	Total for Invoice INV-00043024	$25.00	$25.00
	Grand Total for Plan	**$25.00**	**$25.00**

MUST BE POSTED IN A CONSPICUOUS PLACE

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

Permit

Permit NO. **ZON-000400-2025**
Permit Type: **Zoning Permit**
Work Classification: **Fence (non-structural)**
Permit Status: **Issued**

Issue Date: 02/13/2026
Expiration: 08/12/2026

Location Address	Parcel Number
113 S 8TH ST, FERNANDINA BEACH, FL 32034	**00-00-31-1800-0041-0061**

Contacts

CARLOS ABACA **Owner** 113 S 8TH ST, FERNANDINA BEACH, FL 32034 (786)202-9175 charlie@casaurbana.com	Harry Sanchez **Applicant** 4175 SW 98 CT, Miami, FL 33165 (305)807-7715 harrys@ddandp.net

Description: Replace and install new wooden fence - opened pickets, 6 feet High in rear and rear side - 2.6 ft in the front side of property

Valuation:	**$1,500.00**
Total Sq Feet:	**140.00**

Inspection Requests:
Building 904-310-3135
Zoning 904-310-3480

Fees	Amount
COA - Staff Residential Fee	$25.00
Zoning Review Fee - Fence + Concrete Pad	$50.00
Total:	**$75.00**

Payments	Amt Paid
Total Fees	**$75.00**
Cash	$75.00
Amount Due:	**$0.00**

Available Inspections:	
Inspection Type	
FINAL PLANNING/ZONING (VIRTUAL W/PICTURES)	
Historic District Final	

PERMIT VOID SIX MONTHS AFTER DATE OF ISSUE WITHOUT A PASSED INSPECTION. ALL PERMITS SUBJECT TO INSPECTION. INSPECTIONS MUST BE MADE BEFORE PROCEEDING WITH SUBSEQUENT WORK.

WARNING TO OWNER: "YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT."

NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLICE RECORDS OF THE COUNTY, AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM THE OTHER GOVERNMENTAL ENTITIES, SUCH AS WATER MANAGEMENT DISTRICTS, STATE AGENCIES, OR FEDERAL AGENCIES.

THE APPROVED PLANS AND THIS PERMIT MUST BE POST IN THE DOCUMENT BOX OR AN OTHERWISE CONSPICUOUS PLACE FOR INSPECTION. (See Chapter 1 Building Code)