**AGENDA**
**HISTORIC DISTRICT COUNCIL**
**REGULAR MEETING**
**JUNE 18, 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 Minutes from the Regular Meeting of May 21, 2026.

**4. OLD BUSINESS**

4.1 **HDC2026-0013 - 3S DESIGN STUDIO, AGENT FOR STEVE & ANNE WALL, 306 S. 7TH STREET**
FINAL Certificate of Approval (COA) to construct a detached one-car garage and workshop. *(Quasi-Judicial)*

**5. NEW BUSINESS**

5.1 **HDC 2026-0015 - STURGES & STURGES CONSTRUCTION INC., AGENT FOR JOHN STILLWELL 31 SOUTH 5TH STREET LLC, 31 S. 5TH STREET**
FINAL Certificate of Approval (COA) to demolish 1st story porch and foundation. Install new porches and beams for new entrance and 2nd story deck. *(Quasi-Judicial)*

5.2 **HDC 2026-0016 - MIRANDA ARCHITECTS AGENT FOR 13 NORTH 3RD STREET LLC, 13 N. 3RD STREET**
FINAL Certificate of Approval (COA) for the demolition of a one-story non-contributing commercial building. *(Quasi-Judicial)*

5.3 **HDC 2026-0017 - MIRANDA ARCHITECTS, AGENT FOR 13 NORTH 3RD STREET LLC, 13 N. 3RD STREET**
CONCEPTUAL Certificate of Approval (COA) for the construction of new commercial retail building and up to nine (9) new shop buildings surrounding a rear courtyard. *(Quasi-Judicial)*

5.4 **HDC 2026-0018 - MIGUEL & ALYSON AMEIGEIRAS, 404 BROOME STREET**
AFTER THE FACT Certificate of Approval (COA) to replace posts for front and back porches. *(Quasi-Judicial)*

5.5 **HDC2026-0019 - COTNER ARCHITECTS LLC, AGENT FOR 1303 SR 200 LLC, 318 CENTRE STREET**
FINAL Certificate of Approval (COA) to replace existing garage doors with a recessed glass store front and brick knee wall. *(Quasi-Judicial)*

5.6 **HDC 2026-0021 - COMPASS GROUP DEVELOPMENT, AGENT FOR OSTEEN COMPANY LLP, 0 N FRONT STREET, PT LOT 1 & 2**
CONCEPTUAL Certificate of Approval (COA) for construction of a commercial, large-scale development including retail, restaurant and marina on the waterfront. *(Quasi-Judicial)*

**6. BOARD BUSINESS**

6.1 DRAFT Old Town Preservation and Development Guidelines [2026 UPDATE]

**7. STAFF REPORT**

7.1 Approved Staff Certificates of Approval (COA) - May 2026

**8. PUBLIC COMMENT**

**9. ADJOURNMENT**

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**NEXT HDC REGULAR MEETING IS SCHEDULED FOR JULY 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**
**MAY 21, 2026**
**5:00 PM**
**CITY HALL COMMISSION CHAMBERS**
**204 ASH STREET**
**FERNANDINA BEACH, FL 32034**

## 1. CALL TO ORDER: 5:00 PM

## 2. ROLL CALL/ DETERMINATION OF QUORUM

**MEMBERS PRESENT**

Arlene Filkoff (Chair)
Dylan Psulkowski
Tammi Kosack
Robert Sala
James Pozzetta (Vice-Chair)
Veronica Byrnes
Heather Sherstad-Schaller (joined at 5:24)

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

## 3. PLEDGE OF ALLEGIANCE

## 4. APPROVAL OF MEETING MINUTES

4.1 Approval of Minutes for the Regular Meeting of March 19, 2026.

Member Byrnes commented on her statement on Page 3, 7th paragraph.

**ACTION TAKEN: A motion was made by Member Kosack, seconded by Member Psulkowski to approve the Minutes for the Regular Meeting of March 19, 2026, as presented.**

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

4.2 Approval of Minutes for the Regular Meeting of April 16, 2026.

**ACTION TAKEN: A motion was made by Member Sala, seconded by Member Byrnes to approve the Minutes for the Regular Meeting of April 16, 2026, as presented.**

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

Teresa Prince, City Attorney, explained quasi-judicial proceedings and appeal process.

Ms. Tarmey administered the oath to all parties wishing to give testimony.

Chair Filkoff asked members to disclose ex-parte communications. All discussed agenda cases with Staff, Member Sala spoke to Old Town residents about the Old Town cases, and Member Psulkowski stated he would recuse himself from case HDC 2026-0006 since he is acting as agent for the owner.

## 5. CITY PROJECT UPDATES

5.1 Bosque Bello Columbarium Update- Parks & Recreation

Scott Mickelson, Director of Parks and Recreation, provided a presentation relating to the proposed Columbarium to be installed at the Bosque Bello Cemetery. He explained the intent of this project being to accommodate and increase number of burials spaces at the cemetery. Mr. Mickelson described concerns with the previous conceptual designs along with the objectives of the re-design set to address a more compatible Columbarium. Mr. Mikelson welcomed comments from the Board.

Member Sala inquired about the estimated net revenues and what is allocated to perpetual care. Mr. Mikelson informed members that recommendations will be made and that details need to be discussed with the City Attorney and can be adjusted as needed.

Member Kosack asked if the Board would see these designs again and if this would affect the National Register Nomination. Mr. Mikelson said the case will return to the Board for review, and also noted that they will be mindful of the impact to our National Register nomination possibility.

Vice-Chair Pozzetta commented on the granite and brick combination, granite being more in line with regional design than local, and brick fitting best with Historic District. Board Members encouraged increasing the brick elements. Member Pozzetta also mentioned that safety concerns should be addressed from previous design concepts. Member Byrnes concurred.

Chair Filkoff and Mr. Mikelson discussed the presentation that was made to the City Commission. Chair Filkoff pointed out to City Attorney Prince that things that are renovated in the cemetery have not come before the HDC previously.

Glenn Akramoff, Deputy City Manager, provided additional comments to the Board regarding the brick elements, the design review and approval procedures, and involvement of the HDC, and shared that the final design will be brought back for approval.

Chair Filkoff inquired about pre-sale of these niches to fund construction. Mr. Mickelson noted that this subject would be discussed with the City Attorney.

Public Hearing was opened.

Dianne Pullan, 1020 White Street, asked Mr. Mickelson how they intend to divide the niches. He said they are two sided and there will be room for two sets of cremains in each.

Eric Bartelt, 3820 S. Fletcher Avenue, expressed his concerns with brick and granite, speaking on its chemical reactions, its sustainability, and the maintenance of the materials.

Public Hearing was closed.

Lastly, Mr. Akramoff summary that once the preliminary conceptual design process is completed, it will move to project management, then it will come back for Board review.

5.2 Waterfront Park Expansion- Project Management

Glenn Akramoff, Deputy City Manager, provided a project update on the Waterfront Park Expansion. Part of Phase

2 will include exploring a raised pedestrian table so that drivers can best navigate pedestrian and train traffic. Mr. Akramoff spoke about the Veterans Memorial, the segment of the seawall being installed, and the various design features that are being anticipated.

Board Members engaged in discussion with Mr. Akramoff on design and technical aspects of the project.

Public Hearing was opened.

Pat Gass, 801 White Street, asked about the tentative maintenance costs and budget for the downtown revitalization projects.

Mr. Akramoff indicated that these costs are built into the Capital Projects Fund, which is estimated at about 1% of the building costs. As the improvements to the CRA continue, revenues will continue to increase, and the money will be strictly used within the CRA.

Public Hearing was closed.

## 6. OLD BUSINESS

### 6.1 HDC 2026-0009 - DONALD SKIPPER, AGENT FOR FOR JUDITH TORTORA, 811 WHITE STREET

FINAL Certificate of Approval (COA) for the construction of a new 2-story single family residence and a 2-story detached accessory structure. *(Quasi-Judicial)*

Ms. Sadler presented the Staff Report Analysis, described the changes to the design that were requested, and recommended denial.

Donald Skipper, 855 Cashen Drive, agent for the owner, opined that the drawings that were submitted met his understanding of the Historic District guidelines. He noted that, considering the review comments, a totally new design would have to be done.

Member Sala questioned the current design and described the missing elements to delineate the separate living areas and mid-lot corridor.

Vice-Chair Pozzetta, advocated for Staff's interpretation of this case and stated the current design does not meet the mid-lot corridor requirements, further explaining that the features proposed to address the corridor feature do not go far enough to meet the full effect of the design guidelines requirements. Vice-Chair Pozzetta also asked for the corner of visibility angle to be addressed, which is a DOT requirement. He pointed out that the Staff Report really detailed what was required. He also noted that if setbacks remain at 2.7ft inside the property line instead of 3 feet, it will require fire rating. Finally, he emphasized that front porches and rear porches be included in the lot coverage requirements when under roof and that at final review would be needed by the Board in order to review and confirm all the exterior elements defined, lap siding, trim, soffits, cornice, deck, etc.

Public Hearing was opened.

Pat Gass, 801 White Street, expressed her concerns on the lot coverage of this property as well as the "garage-apartment" element to this project.

Public Hearing was closed and Board discussion ensued.

Board Members agreed that adjustments should be made to respect the mid-lot peona.

Chair Filkoff summarized the 2 separate issues, one being the corridor feature to protect the grid and the second being clarification of the guidelines so it is better understood by the designers.

**ACTION TAKEN: A motion was made by Vice-Chair Pozzetta, seconded by Member Psulkoski, to deny HDC case 2026-0009 with the following conditions: revised plans to address staff commentary within the Staff Report Analysis; AND that the HDC make the following findings of fact and conclusions of law part of the record: that the HDC case 2026-0009, as presented, is not substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Design Guidelines to warrant CONCEPTUAL approval at this time.**

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

6.2 **HDC 2026-0006 - SHANE DONOVAN FATLAND, 322 S. 6TH STREET**
FINAL Certificate of Approval (COA) for a comprehensive restoration of the structure including conversion from a duplex to a single-family home, reintroduction of historic features, replacement of a shed, and addition of a garage.

*At this point, Psulkowski recused himself from this case.*

Ms. Sadler reintroduced the case, explained and laid out the changes in the drawings and applications from the original request, and recommended approval.

Dylan Psulkowski, 710 Beech Street, Built to Last Construction, agent for the owner, welcomed comments from the Board.

Vice-Chair Pozzetta suggested that they verify the location of a door at the 3 ft setback as it could be restricted per Fire Code. He also questioned the overhand measurements, and the offset to the primary structure. He along Member Kosack thanked the applicant for their patience with this project and cooperation to address comments.

Public Hearing was opened and closed with no parties wishing to give testimony.

**ACTION TAKEN: A motion was made by Vice-Chair Pozzetta, seconded by Member Kosack, to approve HDC case 2026-0006; AND that the HDC make the following findings of fact and conclusions of law part of the record: that the HDC case 2026-0006, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Design Guidelines to warrant FINAL approval at this time.**

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

*At this time, Member Psulkowski returned to the dais as a voting member.*

## 7. NEW BUSINESS

7.1 **HDC2026-0010 - 1ST IMPRESSIONS CONTRACTORS INC, AGENT FOR BLUE HERON BNB LLC., 102 S. 7TH STREET**
CONCEPTUAL Certificate of Approval (COA) to replace vinyl siding with Hardie Board lap siding and trim, and repaint exterior to match existing color.

Ms. Sadler presented the Staff Report Analysis and provided pictures of the existing material under the vinyl siding. She also explained that upon researching and investigating she found past activity of siding replacement to this structure. She furnished information about the allowed substitute and replacement materials according to design guidelines and upon her finding Staff recommended denial.

Vice-Chair Pozzetta clarified that the driving factor behind this decision to deny is that it is a contributing structure.

Oriola Lukaj, 2749 Cove View, Jacksonville, 1st Impressions Contractors, agent for the owner, spoke of the

deterioration of the wood underneath the vinyl siding and the decision by the owner to replace it with Hardi siding.

Vice-Chair Pozzetta stated that he had no problem with the use of Hardi siding to replace the vinyl siding but that he would like to know for a fact that the original wood siding underneath is beyond repair.

Member Kosack indicated that it is hard to know the degree and percentage of deterioration based on current evidence presented for this case.

The applicant and Board Members engaged in various discussions that would provide a better route for the applicant's approval. Ms. Lukaj stated that some areas of the structure have no wood underneath and that the vinyl siding was installed directly on studs. Board Members spoke of givng priority to some areas of the structure, mainly the view side versus the non-view side. With the intent of also replacing window trims, there was discussion about the condition of the windows.

Vice-Chair Pozzetta suggested that if the wood can be repaired or replaced in kind, and specifying the type of wood, this could be looked at under a Staff Review.

Board Members discuss the possibility of a resubmission with future findings under a Staff Review. Ms. Sadler then explained the Staff Review approval process.

Public Hearing was opened.

Rob Psulkowski, 710 Beech Street, Built to Last Construction, shared his personal experience in repairing and replacing siding on his historic home. He voiced his concern that fixes not be made for the immediacy of sale, but for the stewardship of the property as a historic landscape.

**ACTION TAKEN: A motion was made by Vice Chair Pozzetta, seconded by Member Kosack, to deny HDC case 2026-0010 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: that the HDC case 2026-0010, as presented, is not substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Design Guidelines to warrant CONCEPTUAL approval at this time.**

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

7.2 **HDC2026-0011 - 3 S DESIGN STUDIO, AGENT FOR MARIE & CHISTOPHER J. PULLAN, 803 WHITE STREET**
FINAL Certificate of Approval (COA) for the construction of a new 3-story single-family residence and a detached 2-story accessory structure. *(Quasi-Judicial)*

Ms. Sadler presented the Staff Report Analysis and informed the Board of additional application materials now available regarding amendment of height. She then proceeded on recommending approval with the conditions that mechanical equipment be screened in from the right-of-way and be at least 5 ft away from any lot lines, and that plans reflect that the accessory structure be an appropriate height of no more than 25 feet. She then recommended approval with the stated conditions.

Member Sala asked Staff if she was aware of any other 3-story homes in Old Town. Ms. Sadler answered that she had not looked into this.

Dennis Greaves, 3S Design Studio, 3432 Ringtail Court, Green Cove Springs, agent for the owner, explained that this same house was approved back in 2023, Mary Pullan, currently residing at 85456 Amaryllis Court, confirmed that upon purchasing this property she was told that this house was designed by Ann Pittman from Cotner Architects. Board member then discussed the massing of the house.

Vice-Chair Pozzetta commented that he appreciates the details breaking up the mass of the home well. He inquired

about the installation of muntins on the garage windows. Mr. Greaves confirmed that this element was removed.

Ms. Prince asked Ms. Sadler about the additional application materials and Ms. Sadler confirmed that the only issue brought up from the additional material pertaining to the height of the structure, which was addressed in her comments. Ms. Prince also stated that previously approved design are not binding.

Public Hearing was opened.

Pat Gass, 801 White Street, asked Ms. Sadler if the plans meet the lot coverage requirements. Ms. Sadler answered in the affirmative.

Public Hearing was closed and board discussion ensued.

Chair Filkoff spoke of short-term rental requirements. Marie Pullan stated that they have no intention of renting their property short-term.

Member Kosack solidified that there needs to be discussion about amending the language regarding lot coverage in Old Town. Ms. Sadler confirmed that the old draft of Old Town Guidelines will be brought back to the HDC at the next meeting in July 2026.

**ACTION TAKEN: A motion was made by Vice-Chair Pozzetta, seconded by Member Byrnes, to Finally approve HDC case 2026-0011; with the condition that this approval is based on supplemental materials provided prior this meeting and that this case be approved based on Staff's recommendations and additional conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: that the HDC case 2026-0011, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Olde Town Development and Preservation Design Guidelines to warrant FINAL approval at this time.**

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

7.3 **HDC2026-0012 - BAGLEY CONSTRUCTION, AGENT FOR CITIZENS STATE BANK, 715 CENTRE STREET**
Certificate of Approval (COA) to repair front walkways and drive-thru area, including removal of the brick planter, existing curbing, and damaged sidewalk sections, and installation of new sidewalks, curbing, and drive-thru island.

*This item was pulled from the agenda since it is located outside of the Historic District boundaries.*

7.4 **HDC2026-0013 - 3S DESIGN STUDIO, AGENT FOR STEVE & ANNE WALL, 306 S. 7TH STREET**
FINAL Certificate of Approval (COA) to construct a detached one-car garage and workshop.

Ms. Sadler presented the Staff Report Analysis and informed the Board of additional application materials, and a hand-out was provided to Board Members. Staff recommended approval with a couple of conditions regarding the mechanical equipment location and the shutter installation.

Dennis Greaves, 3S Design Studio, explained the differences in the plans that were submitted in the agenda versus the updated plans that were presented at the time of this meeting.

Board Members discussed the changes, mostly the choice of materials, and provided some input about design preferences with the applicant.

Member Psulkowski asked that setbacks be clarified on the plans.

Vice-Chair Pozzetta also asked that the wall section and elevation be clarified.

Public Hearing was opened and closed with no parties wishing to provide testimony.

Board Members proceeded to entertained the continuation of this case so the applicant can address all comments that were made and suggestions that were provided. Ms. Sadler affirmed that if the case is continued, it would be heard at a date certain of July 16, 2026.

Board Members suggested that Staff prepare and provide a list of all revisions in order to clarify the consistency of material use and detailing to the four sides of the structure. They also asked that Staff meet with the applicant regarding ornamental features and board and batten start and stop.

**ACTION TAKEN: A motion was made by Member Byrnes, seconded by Member Kosack, to continue HDC case 2026-0013 to the July 16th, 2026 meeting.**

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

7.5 **HDC2026-0014 - BLANCHFORD REAL ESTATE, LLC (COASTAL TEA CAFE), 27 S. 5TH STREET**
FINAL Certificate of Approval (COA) to convert the existing structure into commercial use. Site improvements include ADA compliance with a new ramp and side entrance on the south side, minor interior restroom expansion, exterior lighting, signage, repainting, and brick paver areas for outdoor seating.

Ms. Sadler presented the Staff Report Analysis, confirmed that this project was presented at a Technical Review Committee meeting. She showcased the details of the proposed project and recommended approval.

Art Blanchford, 22 N. 17th Street, owner, welcomed questions from Board Members.

Member Byrnes applauded the applicant for their stewardship for this property. She further added that the ADA accessibility of historic properties can be hard to navigate and gave the applicant direction to address these requirements.

Vice-Chair Pozzetta commented on the railings and the approach distance to doors. He commended efforts from the applicant to retain the historic windows.

Member Psulkowski asked about windows being moved in. The applicant confirmed that they are being moved out.

Public Hearing was opened and closed with no parties wishing to give testimony.

**ACTION TAKEN: A motion was made by Member Kosack, seconded by Member Kosack, to approve HDC case 2026-0014 with the conditions that mechanical equipment be screened and be located no less than 5 feet from any property line, and that wood element be stained or painted; AND that the HDC make the following findings of fact and conclusions of law part of the record; AND that the HDC case 2026-0014, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Design Guidelines to warrant FINAL approval at this time.**

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

**8. BOARD BUSINESS**

Member Kosack brought up the Bell/O'Hagan home, for sale by owner, and the fact that the windows are missing. Member

Psulkowski noted that they will be reinstalled. She then noted that the Pirate accessory structure now has a neon sign. Ms. Sadler noted that this will be addressed.

Vice-Chair Pozzetta suggested putting together a workshop for Old Town lot coverage to revise the language, review and expand on the definitions and graphics, this in order to provide more guidance to designers.

Member Sala voiced concern with on-going right of ways encroachment in Old Town.

Glenn Akramoff, Deputy City Manager, stated that this is an on-going issue that is currently being looked at and he would be happy to provide additional outreach to the resident of Old Town regarding Right of Way requirements.

Ms. Prince confirmed that Chair Filkoff has announced her resignation and that Vice-Chair Pozzetta will be Chairing the next meeting.

Chair Filkoff confirmed that she is moving out of state and thanked Staff and Members for all of their contribution to the welfare of the Historic District and the community as a whole.

Member Kosack then proceeded to thank Chair Filkoff for her tenure as a role model and facilitator for the City of Fernandina Beach.

## 9. STAFF REPORT

9.1 Staff Certificates of Approval (COA) - April 2026

Vice-Chair Pozzetta commented on a COA for 303 S. 8th Street and the stewardship in repairing, not replacing.

Chair Filkoff inquired about the property at 310 Ash Street and the possibility of demolition. Ms. Sadler noted that currently, there are only plans to build a structure in the back.

## 10. PUBLIC COMMENT

Glenn Akramoff, Deputy City Manager, spoke of the upcoming June 3rd, 2026 Town Hall meeting at the Waterfront Park and, on behalf of Staff, gave thanks to Chair Filkoff for her lengthy service to the City.

## 11. ADJOURNMENT 8:15 PM

_____ _____

Mackennah Tarmey, Recording Secretary Arlene Filkoff, Chair

# FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

| LAST NAME—FIRST NAME—MIDDLE NAME | NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE |
|---|---|
| Bullhanski, Dylan | HDC |
| MAILING ADDRESS<br>710 Beech St | THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:<br>☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY |
| CITY<br>Fernandina Beach COUNTY<br>Nassau | NAME OF POLITICAL SUBDIVISION: |
| DATE ON WHICH VOTE OCCURRED<br>5/21/26 | MY POSITION IS:<br>☐ ELECTIVE ☒ APPOINTIVE |

## WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

## INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office MUST ABSTAIN from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also MUST ABSTAIN from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * * * * * * * * * * * * * *

## ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * * * * * * * * * * * * * *

## APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

## APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

## DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Dylan Bullhawski, hereby disclose that on May 21, 20 26:

(a) A measure came or will come before my agency which (check one or more)

X inured to my special private gain or loss;

___ inured to the special gain or loss of my business associate, _____;

___ inured to the special gain or loss of my relative, _____;

___ inured to the special gain or loss of _____, by whom I am retained; or

___ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

I had financial Intrest in Case HDC2026-0006

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

6/4/26
Date Filed

Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED $10,000.

**HISTORIC DISTRICT COUNCIL STAFF REPORT**
**HDC 2026-0013**
**JUNE 18, 2026**

| | |
|---|---|
| **Owner/Applicant:** | Dennis Greaves, 3S Design Studio, agent for Steven Charles Walls |
| **Property Address:** | 306 S. 7th Street |
| **Parcel ID #** | 00-00-31-1800-0128-0012 |
| **Current zoning:** | R-2 |
| **FLUM land use category:** | Medium Density Residential |
| **Existing uses on the site:** | Single Family Residence |
| **FL Master Site File #** | NA01175 |
| **Year Built:** | 1900 (NCPA) or 1920 (FMSF) |
| **Contributing Status:** | Non-contributing |
| **Requested action:** | Certificate of Approval (COA) to construct a 600 sf and 20 ft tall accessory strucutre. (Quasi-Judicial) |

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

# 306 S. 7th Street

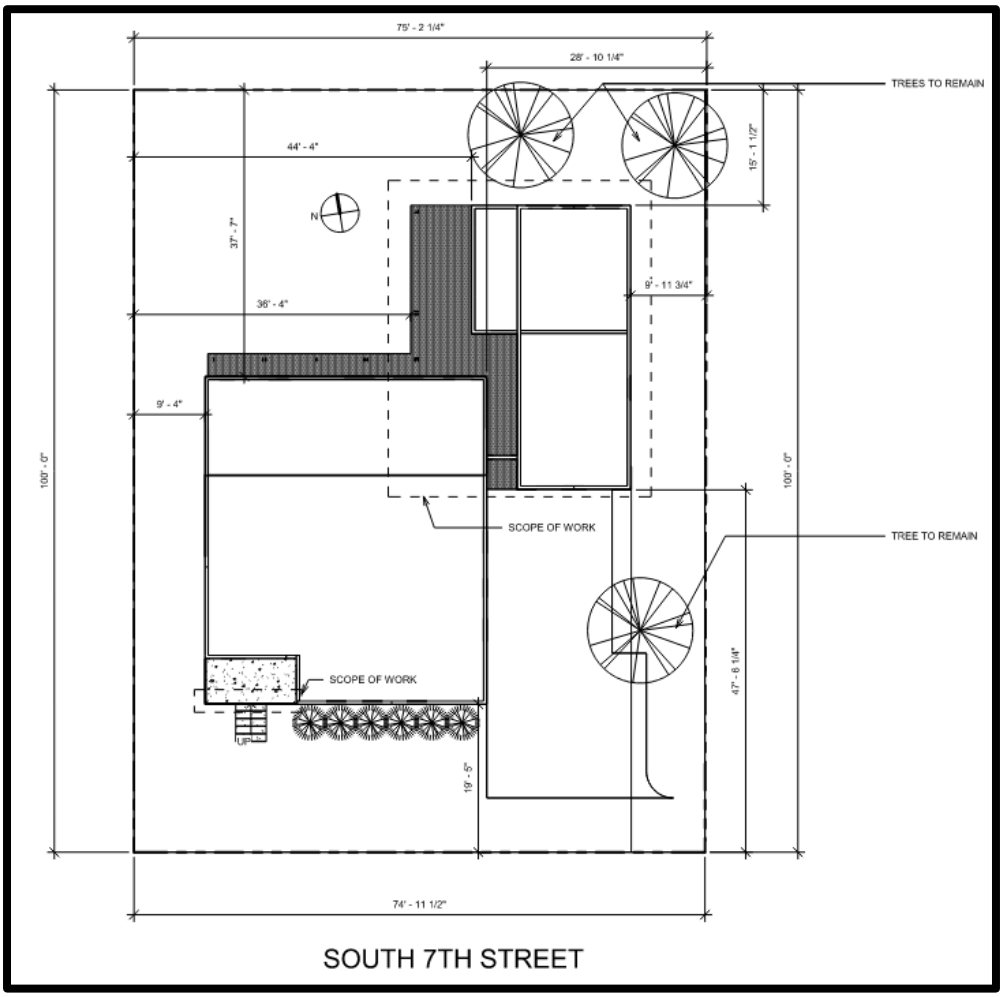


## SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

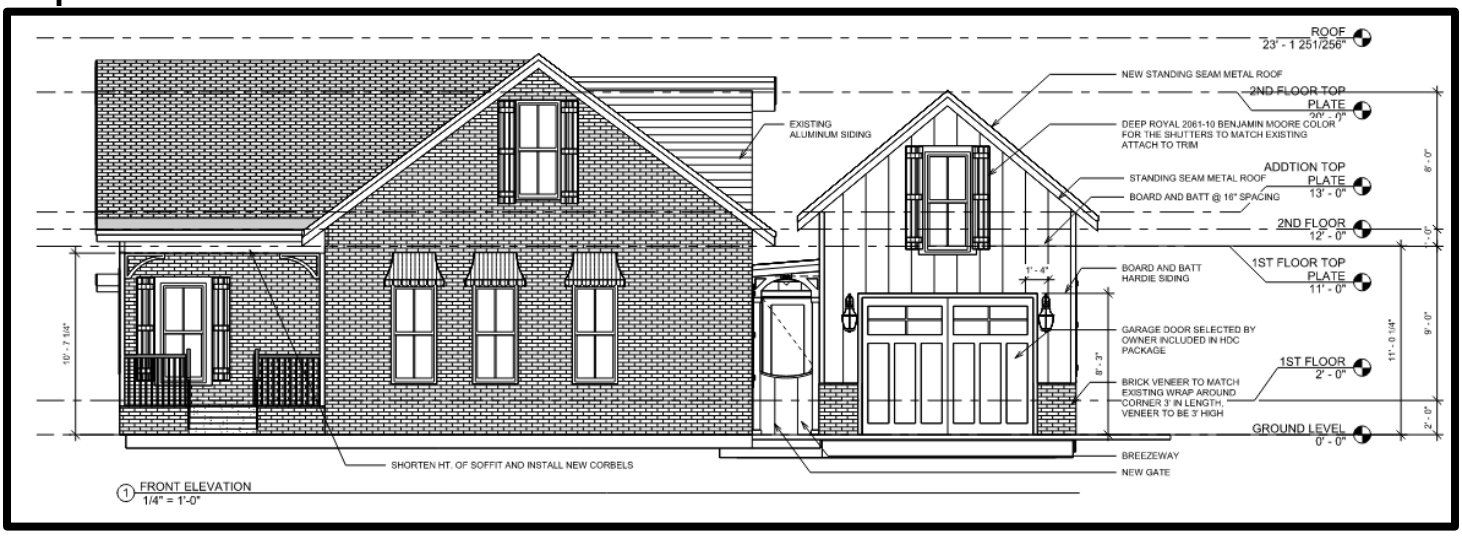
The applicant is returning to the Historic District Council with revised plans based on feedback received at the May 2026 HDC meeting. Since then, the design professional has cleared up multiple points that were discussed by the board including the connecting element between the house and the garage, the materials, and the window selection. The applicant is requesting a Certificate of Approval (COA) to construct a 600-sf footprint, 20 ft tall detached one car garage with workshop on the south side of the house. The project includes a connecting element with an arched walkway, providing access to the back yard area. The materials are meant to complement the primary structure without matching exactly. There is adequate space on this R-2 zoned lot to accommodate an accessory structure of this size and placement.

*Design Goal by Applicant:* This garage and workshop structure will reflect the Tudor revival style of the existing home and other homes on S. 7th Street. The façade will feature a high-pitched gable roof line with an arch and an arched passageway with half-moon gate for access to the back of the property. White brick will match the existing house. The upper part of the gable will have white board and batten. The upper window with blue shutters will be similar to the existing house. The front porch of the existing house will receive Tudor Style corbels. The backyard will have a covered colonnade with Tudor style corbels with double glass doors leading into the workshop. The backyard will have pavers.

**Site Plan:**

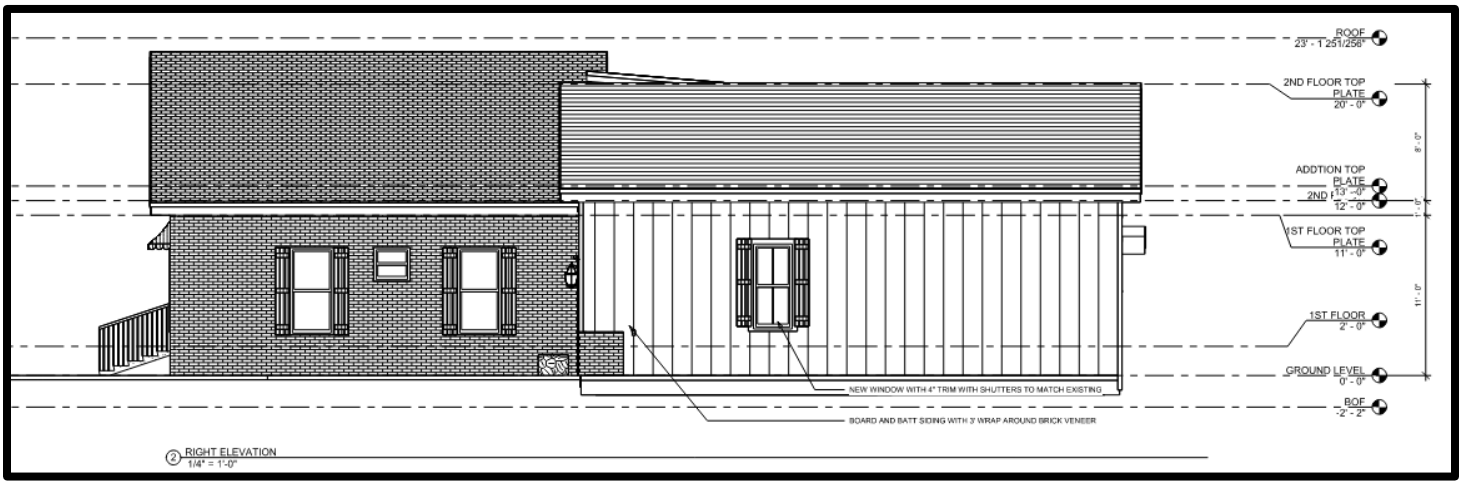


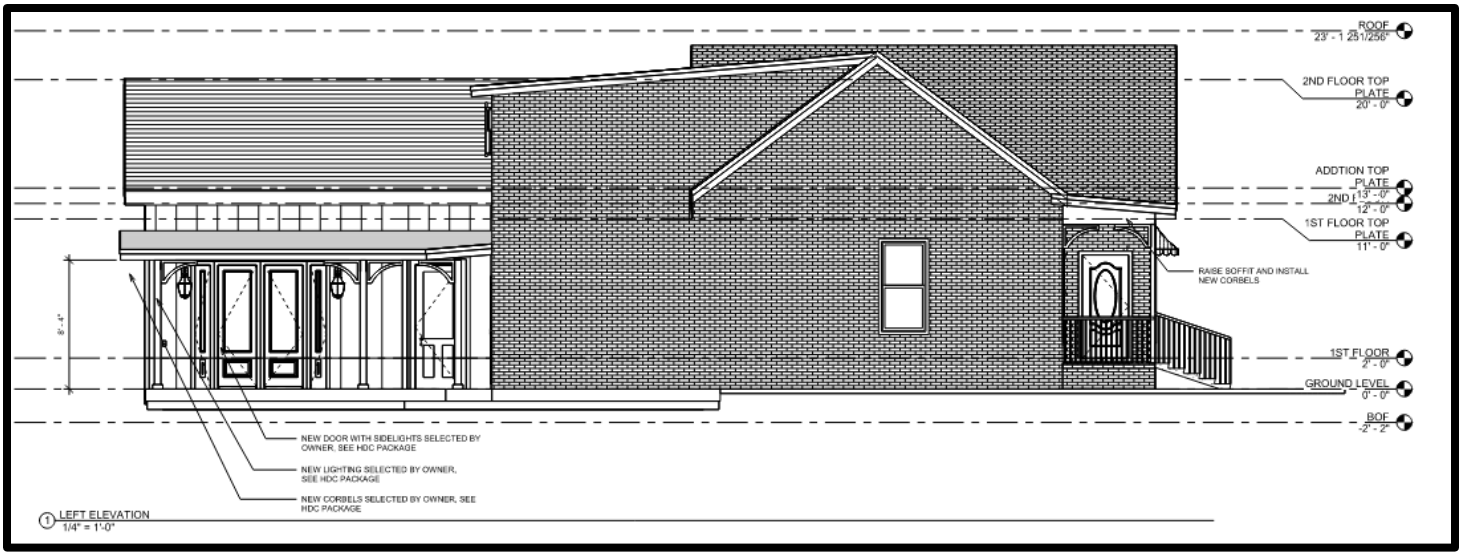
## Proposed Elevations:












## Rendering:



## 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:

| PROPOSED MATERIALS | | |
|---|---|---|
| | **Type/Material/Brand** | **Color** |
| **Exterior fabric** | Architectural wall panels (brick) and board and batten | White |
| **Trim** | PVC | White |
| **Roof** | Metal Roof | Black |
| **Windows** | Pella Impervia (revised from Jeld-Wen) | White |
| **Lights** | Retro Outdoor Wall Light and Copne Wall Light | Black |
| **Doors** | Jeld-Wen in swig, steel and smooth fiberglass double door, Walnut garage door | Multiple colors, including Deep Royal and walnut |
| **Foundation** | Concrete | N/A |
| **Shutters** | Wood construction | Match existing on primary structure, Deep Royal |
| **Driveway** | Coquina with pavers | White/Brick |
| **Deck** | TREX | |

Site Plan –

- **Housing Type** – Single-family detached homes and outbuildings/garages are a permissible housing type in R-2 Zoning District.

- **Lot Density & Cover** – Properties, such as this, in the Medium Density Residential can have lot coverage up to 60%. 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 details regarding mechanical equipment. If added on the exterior of the structure, the equipment must be screened from view from the right of way.

- **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 S. 7th Street.

Elevations –

- **Scale** – The building is appropriately scaled and in proportion with existing development in the Downtown Historic District. The scale of the proposed accessory structure is appropriate in relation to the primary structure and does not overwhelm the house. The garage/workshop is set approximately 34 ft behind the front façade of the primary structure. There is adequate distinction between the old and the new additions through the placement of the new structure and the use of different materials.

- **Height** – The building height is well within the allowable height of 25' for accessory structures in the R-2 zoning district. The new structure is about 3' shorter than the primary structure.

- **Materials** – The project features materials that either are or replicate traditional materials. The chosen colors are aligned with the design guidelines and are cohesive with the primary structure. The new brick archway adds interesting architectural details and increases the functionality of the back yard. TREX is the proposed decking materials of the rear deck. Since it is not readily seen from the street, it is appropriate for new construction. The agenda packet includes more details about lighting fixtures, doors, shutters, and the corbels for the porch.

- **Foundation** – The addition portion of the project will be constructed on concrete, an approved material for the Historic District.

- **Windows** – The proposed windows are on the list of approved materials.
- **Doors** – There is not a list of approved doors, the proposed selection seems appropriate for new construction.

## 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:**
**APPROVAL of HDC 2026-0013** with the condition that any additional mechanical equipment is screened.

## MOTION TO CONSIDER:

I move to **approve or deny** case number HDC 2026-0013 **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 2026-0013, 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 HDC2026-0013 Combined Application Materials**
**EXHIBIT 2 Florida Master Site File: NA01175**

**From:** noreply@civicplus.com
**To:** Planning Info
**Subject:** Online Form Submittal: Historic District Council (HDC) Certificate of Approval (COA) Application
**Date:** Thursday, April 9, 2026 9:39:38 AM

**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<br>*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: Conceptual |
| Have you met with a planner for a pre-application meeting? | Yes |
| What was the date of your pre-application meeting? | 4/7/2026 |
| PROPERTY INFORMATION | Property information can be found at the Nassau County Property Appraiser's website → Map Search |
| Historic District | Downtown |
| Site Address | 306 S 7th St |
| City | Fernandina Beach |
| | Florida |

| | |
|---|---|
| State | |
| Zip Code | 32034 |
| Parcel ID #(s) | 00-00-31-1800-0128-0012 |
| 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 | Wall |
| Mailing Address | 306 S 7th St |
| City | Fernandina Beach |
| State | Florida |
| Zip Code | 32034 |

[redacted]

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 | Dennis |
| Last Name | Greaves |
| Company (if applicable) | 3S Design Studio |
| Street Address | 3432 Ringtail CT |
| City | Green Coves Springs |
| | Florida |

| | |
|---|---|
| State | |
| Zip | 32043 |

[redacted]

| | |
|---|---|
| Project Description | The project consists of a detached one car garage and workshop. The square footage of the combined spaces is 600. The facade will consist of a gable roof and garage door with an upper window in the same style as the existing windows of the house with blue shutters. White brick will match the existing house and there will be white board and batten. The facade will also have an arched passageway with a gate for access the the back of the property. |
| Design Vision Statement | This garage and workshop structure will reflect the Tudor revival style of the existing home and other homes on S 7th St.<br>The facade will feature a high pitched gable roof line with an arch and an arched passageway with half moon gate for access to the back of the property. White brick will match the existing house. The upper part of the gable will have white board and batten. The upper window with blue shutters will be similar the the existing house. The front porch of the existing house will receive Tudor Style corbels.<br>The backyard will have a covered colonnade with Tudor style corbels with double glass doors leading into the workshop. The backyard will have pavers. |

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 | Faux Brick and Board and Batten |
| Color | White |
| DOORS | |
| Manufacturer | *Field not completed.* |

| | |
|---|---|
| Product Description | Florida Code compliant doors |
| Color | Deep Royal BM #2061-10 |
| WINDOWS | |
| Manufacturer | *Field not completed.* |
| Product Description | Florida Code compliant windows |
| Color | White |
| ROOFING | |
| Manufacturer | *Field not completed.* |
| Product Description | Metal Roof |
| Color | Black |
| FASCIA/TRIM | |
| Manufacturer | *Field not completed.* |
| Product Description | PVC |
| Color | White |
| FOUNDATION | |
| Manufacturer | *Field not completed.* |
| Product Description | Concrete |
| Color | *Field not completed.* |
| SHUTTERS | |
| Manufacturer | *Field not completed.* |
| Product Description | Wood construction to match existing on House |
| Color | Deep Royal BM #2061-10 |
| 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 | Coquina with pavers at border |
| Color | White/Brick |
| 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 | Wall306S7thSt4-8-26.pdf |
| 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.

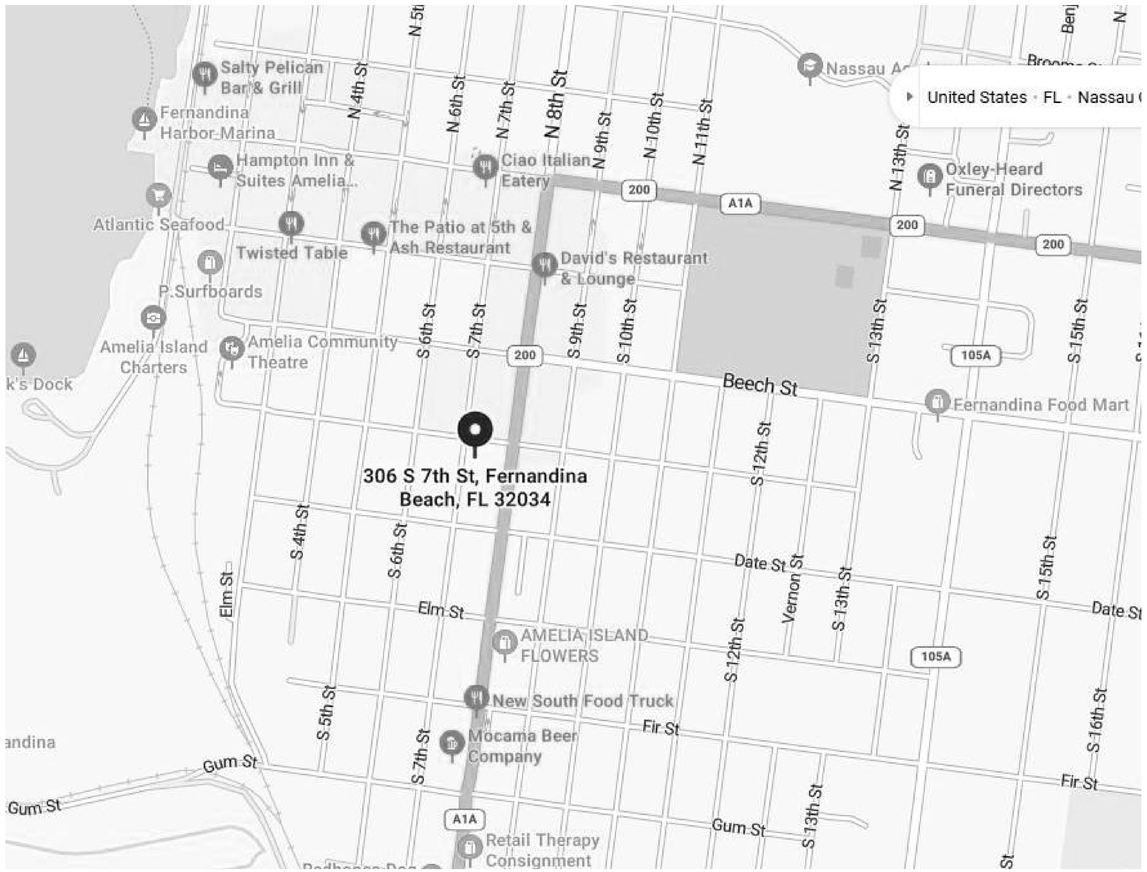
| | |
|---|---|
| Applicant First Name | Steven |
| Applicant Last Name | Wall |
| Today's Date | 4/9/2026 |

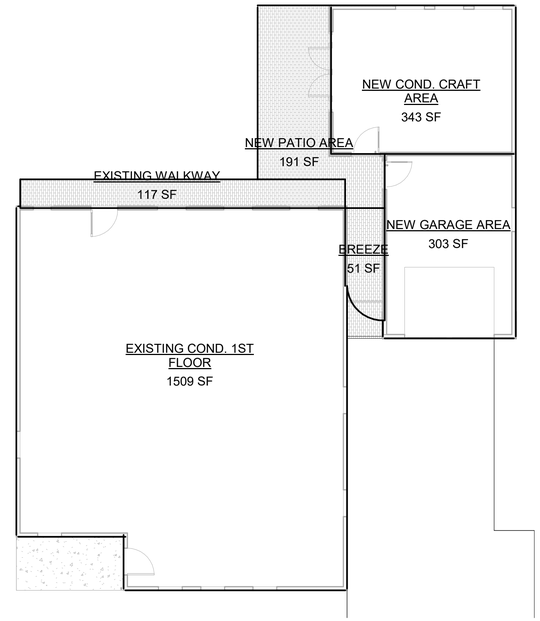
DEPARTMENT OF PLANNING & CONSERVATION
204 Ash Street | Fernandina Beach Florida 32034 |Contact: Mia Sadler at 904 310-3488 | www.fbfl.us/planning

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

Email not displaying correctly? View it in your browser.

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| & | AND | C.J. | CONSTRUCTION / CONTROL JOINT | ELEV. | ELEVATION, ELEVATOR | GWB. | GYPSUM WALL BOARD | N. | NORTH | S. | SOUTH |
| ∠ | ANGLE | CLG. | CEILING | EMER. | EMERGENCY | GYP. BD. | GYPSUM BOARD. | N.I.C. | NOT IN CONTRACT | S.A. | SUPPLY AIR |
| ◫ | SQUARE | CLO. | CLOSET | ENCL. | ENCLOSURE | | | NO. OR # | NUMBER | S.C. | SOLID CORE |
| $C_L$ | CENTERLINE | CLR. | CLEAR | EQ. | EQUAL | H.B. | HOSE BIBB | N.T.E. | NOT TO EXCEED | SCHED. | SCHEDULE |
| DIA. | DIAMETER | C.M.U. | CONCRETE MASONRY UNIT | EQUIP. | EQUIPMENT | H.C. | HOLLOW CORE | N.T.S. | NOT TO SCALE | SECT. | SECTION |
| $P_L$ | PLATE / PROPERTY LINE | CNTRSNK. | COUNTERSINK | E.W.C. | ELECTRIC WATER COOLER | HCP. | HANDICAP | | | S.F. | SQUARE FEET |
| | | CNTR. TOP | COUNTER TOP | EXIST. | EXISTING | CDWD. | HARDWOOD | O.A. | OVERALL | SH. | SHELF |
| A.B. | ANCHOR BOLT | C.O. | CLEAN OUT | EXP. | EXPANSION | HDWR. | HARDWARE | O.C. | ON CENTER | SHR. | SHOWER |
| A.B.C. | AGGREGATE BASE COURSE | COL. | COLUMN | EXT. | EXTERIOR | H.M. | HOLLOW METAL | O.D. | OUTSIDE DIAMETER | SHT. | SHEET |
| A.C. | AIR CONDITIONING | CONC. | CONCRETE | ETR. | EXISTING TO REMAIN | HORZ. | HORIZONTAL | O.F.C.I. | OWNER FURNISHED/ CONTRACTOR INSTALLED | SIM. | SIMILAR |
| ACOUS. | ACOUSTICAL | CONN. | CONNECTION | | | HT. | HEIGHT | | | SPEC. | SPECIFICATION |
| A.C. PAVING | ASPHALTIC CONCRETE PAVING | CONSTR. | CONSTRUCTION | F.D. | FLOOR DRAIN | HW. | HOT WATER | OFF. | OFFICE | SQ. | SQUARE |
| ADJ. | ADJUSTABLE | CONT. | CONTINUOUS | FDN. | FOUNDATION | | | OPNG. | OPENING | S.S. | STAINLESS STEEL |
| A.F.F. | ABOVE FINISH FLOOR | CONTR. | CONTRACTOR | FBRGL. | FIBERGLASS | I.D. | INSIDE DIAMETER | OPP. | OPPOSITE | STD. | STANDARD |
| AGGR. | AGGREGATE | CORR. | CORRIDOR | F.E. | FIRE EXTINGUISHER | INSUL. | INSULATION | | | STL. | STEEL |
| ALUM. | ALUMINUM | CTR. | CENTER | F.E.C. | FIRE EXT-GUISHER CAB. | INT. | INTERIOR | PNLG. | PANELING | STOR. | STORAGE |
| ALT. | ALTERNATE | C.W. | COLD WATER | | | INV. | INVERT | PAR. | PARAPET | STRUCT. | STRUCTURAL |
| APPROX. | APPROXIMATE | | | FFE. | FINISH FLOOR ELEVATION | | | PART'N | PARTITION | SUSP. | SUSPENDED |
| ARCH. | ARCHITECTURAL | DBL. | DOUBLE | | | JAN. | JANITOR | PBWL. | PAPER BACKED WIRE LATH | SYM. | SYMMETRICAL |
| ASPH. | ASPHALT | DEPT. | DEPARTMENT | F.G. | FINISH GRADE | JT. | JOINT | PL. | PROPERTY LINE | S.Y.P. | SOUTHERN YELLOW PINE |
| | | D.F. | DRAINAGE FLOW | F.H.C. | FIRE HOSE CABINET | | | P.LAM. | PLASTIC LAMINATE | T. | TREAD |
| BD. | BOARD | DIA. | DIAMETER | | | KIT. | KITCHEN | PLAS. | PLASTER | TEL. | TELEPHONE |
| BLDG. | BUILDING | DIM. | DIMENSION | FIN. | FINISH | | | PR. | PAIR | T & G | TONGUE AND GROOVE |
| BLK. | BLOCK | DISP. | DISPENSER | FIXT. | FIXTURE | LAM. | LAMINATE | P.V.C. | POLYVINYL CHLORIDE | TH. | THICK |
| BLKG. | BLOCKING | DN. | DOWN | FLASH'G | FLASHING | LAV. | LAVATORY | | | T.O. | TOP OF |
| BM. | BEAM | DNSPT. | DOWNSPOUT | FLR. | FLOOR | L.F. | LINEAT FOOT | PWD. | PLYWOOD | T.O.C. | TOP OF CURB |
| B.O. | BOTTOM OF | D.O. | DOOR OPENING | FLUOR. | FLUORESCENT | LT. | LIGHT | | | T.O.W. | TOP OF WALL |
| BOT. | BOTTOM | DR. | DOOR | FPRF. | FIREPROOF | | | Q.T. | QUARRY TILE | T.S. | TUBE STEEL |
| B.U. | BUILT-UP | DTL. | DETAIL | FRMG. | FRAMING | MAX. | MAXIMUM | | | T.T.B. | TELEPHONE TERMINAL BOARD |
| | | DWG. | DRAWING | FT. | FOOT OR FEET | M.B. | MACHINCE BOLT/ MODIFIED BITUMINOUS | R. | RADIUS/RISER | TYP. | TYPICAL |
| CAB. | CABINET | DWR. | DRAWER | FTG. | FOOTING | MECH. | MECHANICAL | R.A. | RETURN AIR | | |
| C.B. | CORNER BEAD | | | FURN. | FURNITURE | MED.CAB. | MEDICINE CABINET | R.D. | ROOF DRAIN | U.O.N. | UNLESS OTHERWISE NOTED |
| C.T. | CERAMIC TILE | E. | EAST | FURR. | FURRING | MEMB. | MEMBRANE | REDWD. | REDWOOD | UR. | URINAL |
| CHAN. (C) | CHANNEL | EA. | EACH | | | MTL. | METAL | REF. | REFERENCE | | |
| C.I. | CAST IRON | E.J. | EXPANSION JOINT | GA. | GAUGE | MFR. | MANUFACTURER | REFRIG. | REFRIGERATOR | V.C.T. | VINYL COMPOSITION TILE |
| C.I.P. | CAST IN PLACE | ELEC. | ELECTRICAL | GALV. | GALVANIZED | MIR. | MIRROR | REINF. | REINFORCED | VERT. | VERTICAL |
| | | ELEC. PAN. | ELECTRICAL PANELBOARD | GL. | GRAB BAR | MISC. | MISCELLANEOUS | REQ'D | REQUIRED | VIF | VERIFY IN FIELD |
| | | | | G.L.BM. | GLASS | M.O. | MASONRY OPENING | RESIL. | RESILIENT | VTR | VENT-THRU ROOF |
| | | | | GR. | GLU-LAM BEAM | M.R. | MOISTURE RESISTANT | RM. | ROUGH OPENING | W. | WEST |
| | | | | GRND. | GRADE | MTD. | MOUNTED | R.O. | | W/ & W/O | WITH AND WITHOUT |
| | | | | | | MUL. | MULLION | ROOF'G | ROOFING | W.C. | WATER CLOSET |
| | | | | | | | | R.W.C. | RAIN WATER CONDUCTOR | WD. | WOOD |
| | | | | | | | | R.W.L. | RAIN WATER LEADER | WDW | WINDOW |
| | | | | | | | | | | WP. | WEATHERPROOF |
| | | | | | | | | | | WR. | WATER RESISTANT |
| | | | | | | | | | | W.S. | WEEP SCREEN |
| | | | | | | | | | | WT. | WEIGHT |




5 1ST FLOOR
1/8" = 1'-0"




3 2ND FLOOR
1/8" = 1'-0"

SQUARE FOOTAGE CALCULATION

| | |
|---|---|
| EXISTING FIRST FLOOR COND AREA | 1,509 SF |
| EXISTING 2ND FLOOR COND. AREA | 481 SF |
| NEW COND. AREA | 343 SF |
| TOTAL COND. AREA | 2,333 SF |
| GARAGE AREA | 303 SF |
| EXISTING WALKWAY | 117 SF |
| BREEZEWAY | 51 SF |
| PORCH AREA | 191 SF |
| TOTAL COVERED | 2,995 SF |

**PERVIOUS AND IMPERVIOUS CALCULATIONS:**

**TOTAL LOT COVERAGE = 7,507 SF**
**TOTAL IMPERVIOUS SURFACE AREA = 2,155**
**TOTAL IMPERVIOUS SURFACE % = 28.71%**

THIS PROJECT FALLS UNDER THE 2023 8TH EDITION FLORIDA BUILDING CODE.
THIS PROJECT FALLS UNDER THE CURRENT ELECTRICAL CODE NFPA 70 2020.

VERIFY THAT ALL RESIDENTIAL CODE REFERENCES ARE TO THE CURRENT 2023 8TH EDITION FBC R2023

NFPA 70 2023 8TH EDITION CHAPTER 27 ELECTRICAL CODE

| Drawing List | |
|---|---|
| Sheet Number | Sheet Name |
| A1 | PROJECT INFO |
| A2 | GENERAL NOTES |
| A3 | SITE PLAN |
| A4 | FOUNDATION PLAN |
| A5 | 1ST FLOOR PLAN |
| A6 | ROOF PLAN |
| A7 | FLASHING DETAILS |
| A8 | ELEVATIONS |
| A9 | ELEVATIONS |
| A10 | ELEC. PLANS |
| A11 | PERSPECTIVES |

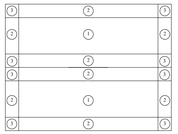
## MATERIALS LEGEND

| | | | |
|---|---|---|---|
| CONCRETE | | BATT INSULATION | |
| METAL | | ROUGH WOOD | |
| PLYWOOD | | FINISH WOOD | |
| EARTH | | GYPSUM BOARD | |

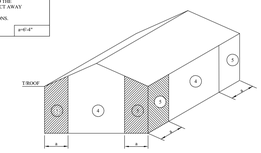
| COMPONENT & CLADDING DESIGN WIND PRESSURES (PSF) | | | |
|---|---|---|---|
| ROOF | | | |
| ZONE | 10 SF | 50 SF | 100 SF |
| ALL ZONES | +21.7 | +17.3 | +15.4 |
| 1 | -34.5 | -32.3 | -31.3 |
| 2 | -66.1 | -48.9 | -44.1 |
| 3 | -88.9 | -73.5 | -69.7 |
| 2e | -70.4 | -70.4 | -70.4 |
| 3e | -118.3 | -91.5 | -80.0 |
| WALLS | | | |
| ZONE | 10 SF | 100 SF | 500 SF |
| 4 | +37.7 -42.9 | +32.1 -37.3 | +28.1 -31.3 |
| 5 | +37.7 -50.5 | +32.1 -39.2 | +28.1 -31.3 |

NOTES:
1) TABLE PRESSURES ARE FOR THE SQUARE FOOT (1SF) TRIBUTARY AREA SHOWN. FOR OTHER TRIBUTARY AREAS, LINEARLY INTERPOLATE BETWEEN VALUES SHOWN ABOVE.
2) POSITIVE PRESSURES ACT TOWARD THE BUILDING, NEGATIVE PRESSURES ACT AWAY FROM THE BUILDING
3) SEE DIAGRAMS FOR ZONE LOCATIONS.

a=0'-4"




ROOF PLAN (GENERIC BUILDING SHOWN)




WALLS (GENERIC BUILDING SHOWN)

WIND PRESSURE DIAGRAMS
SCALE: NTS

2 WINDLOADS
3/8" = 1'-0"


3S Design Studio, LLC.
Custom Architectural Design
1996 Pebble Point Dr.
Green Cove Springs, FL 32043
dennis@3sdesignstudio.net


| No. | Description | Date |
|---|---|---|
| 1 | PERMIT SET | 8/9/24 |

**WALL** WALL ADDITION

306 SOUTH 7TH STREET
FERNANDINA BEACH, FL. 32034

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PROJECT INFO

| | |
|---|---|
| Project number | 2022-006 |
| Date | 3/5/26 |
| Drawn by | DG |
| Checked by | BA |
| Scale | As indicated |

A1

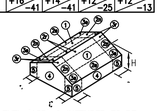
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# GENERAL NOTES

1. DESIGN LOADS
   - A. ROOF DEAD (PITCH)..... 15 PSF
   - B. ROOF LIVE ($LL_r$)..... 20 PSF
   - C. FLOOR LIVE ..... 40 PSF

2. DESIGN WIND LOADS (ASCE 7-22)
   - A. BASIC WIND SPEED ($V_{ult}$)..... 130 MPH
   - B. BASIC WIND SPEED ($V_{asd}$)..... 101 MPH
   - C. RISK CATEGORY.....II
   - D. WIND EXPOSURE CATEGORY "C"
   - E. INTERNAL PRESSURE COEFFICIENT.....$GC_{pi}$ = ±0.18
   - F. COMPONENTS & CLADDING DESIGN WIND PRESSURES:

| | | A = EFFECTIVE WIND AREA (FT²) | | | |
|---|---|---|---|---|---|
| | ZONE | A=10 | A=20 | A=50 | A=100 |
| WALLS | CORNER | +22 / -30 | +21 / -28 | +20 / -25 | +19 / -23 |
| | OTHER | +22 / -24 | +21 / -23 | +20 / -22 | +19 / -21 |
| ROOF: 7° TO 20° | 3r | +18 / -71 | +14 / -61 | +12 / -47 | +12 / -37 |
| | 2n, 2r, 3e | +18 / -60 | +14 / -51 | +12 / -41 | +12 / -32 |
| | 1, 2e | +18 / -41 | +14 / -41 | +12 / -25 | +12 / -13 |




ALL PRESSURES ARE SERVICE LEVEL (ASD) & INTENDED TO BE APPLIED & INTERPRETED IN STRICT ACCORDANCE WITH ASCE 7-22. FOR THE PURPOSES OF APPLYING THESE LOADS IN ACCORDANCE WITH COMPONENTS & CLADDING FIGURES IN ASCE 7-22, α =3 FT.

4. SEISMIC DESIGN
   - A. SEISMIC IMPORTANCE FACTOR..... I = 1.0
   - B. MAPPED SPECTRAL RESPONSE ACCELERATIONS..... $S_s$= 0.162, $S_1$= 0.078
   - C. SITE CLASS "D" ASSUMED
   - D. SPECTRAL RESPONSE COEFFICIENTS..... $S_{ds}$= 0.172, $S_{d1}$= 0.124
   - E. SEISMIC DESIGN CATEGORY "B"
   - F. BASIC LATERAL FORCE RESISTING SYSTEM: ORDINARY REINF. MASONRY SHEAR WALLS.
   - G. DESIGN BASE SHEAR..... V = _ KIPS
   - H. SEISMIC RESPONSE COEFFICIENT ..... $C_s$= 0.025
   - I. RESPONSE MODIFICATION FACTOR ..... R = 7
   - J. ANALYSIS PROCEDURE USED: EQUIVALENT LATERAL FORCE PROCEDURE FOR SEISMIC DESIGN OF BUILDINGS

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

6. CODES
   - A. FLORIDA BUILDING CODE, 8TH EDITION
   - B. ASCE 7-22 DESIGN LOADS FOR BUILDINGS
   - C. REINFORCED CONCRETE: ACI 318-19.
   - D. CONCRETE MASONRY: TMS 402-16 & TMS 602-16

7. PROVIDE TEMPORARY BRACING OF STRUCTURAL FRAMING UNTIL ALL PERMANENT BRACING, SHEAR WALLS, MOMENT CONNECTIONS, AND FLOOR AND ROOF DIAPHRAGMS ARE COMPLETELY INSTALLED. THE STRUCTURAL ELEMENTS ARE UNSTABLE UNTIL THE STRUCTURE IS COMPLETED IN ACCORDANCE WITH THE PLANS.

# SOIL PARAMETERS

1. SOIL PARAMETERS
   - A. FOOTINGS HAVE BEEN SIZED FOR AN ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF AT 1'-0" BELOW EXISTING GRADE. IF SITE CONDITIONS DIFFER FROM 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 SHALL BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT AS DETERMINED IN ACCORDANCE WITH ASTM D698.

1 GENERAL NOTES
12" = 1'-0"

# REINFORCED CONCRETE GENERAL NOTES

1. ALL CONCRETE WORK SHALL CONFORM TO ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS". DESIGN IS BASED ON ACI 318-19, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE."
2. UNLESS NOTED OTHERWISE, ALL CONCRETE FOR SLABS ON GRADE, FOOTINGS, PIERS & COLUMNS SHALL BE NORMAL WEIGHT AND OBTAIN A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI.
3. SUBMIT CONCRETE MIX DESIGNS FOR REVIEW, IN ACCORDANCE WITH ACI 318-19, TO THE ENGINEER AND TESTING AGENCY.
4. THE PROPOSED MATERIALS AND MIX DESIGN SHALL BE FULLY DOCUMENTED AND REVIEWED. RESPONSIBILITY FOR OBTAINING THE REQUIRED DESIGN STRENGTH IS THE CONTRACTOR'S.
5. CONTRACTOR SHALL RETAIN AN INDEPENDENT TESTING AGENCY TO PERFORM TESTING & SUBMIT REPORTS AS OUTLINED BELOW.
6. USE OF CALCIUM CHLORIDE, CHLORIDE IONS, OR OTHER SALTS IN CONCRETE IS NOT PERMITTED.
7. CEMENT SHALL CONFORM TO ASTM C150, TYPE I OR II.
8. AGGREGATES SHALL CONFORM TO ASTM C33 #57 MAX. SIZE.
9. CONCRETE SLUMP RANGE: 4" MIN. – 6" MAX.
10. THE AIR CONTENT AT THE POINT OF PLACEMENT SHALL BE PER ACI 318 TABLE 4.4.1 FOR F1 MODERATE EXPOSURE.
11. THE TESTING AGENCY SHALL SAMPLE AND TEST EACH 100 CU. YARDS OR FRACTION THEREOF OF EACH CLASS OF CONCRETE PLACED EACH DAY. SAMPLE CONCRETE IN ACCORDANCE WITH ASTM C172. PERFORM THE FOLLOWING TESTS IN ACCORDANCE WITH THE INDICATED STANDARD:

    SLUMP: ASTM C143

    AIR CONTENT: ASTM C231 (NORMAL WEIGHT CONCRETE) ASTM C173 (LIGHT WEIGHT CONCRETE)

    COMPRESSIVE STRENGTH: ASTM C39, WITH ONE CYLINDER AT 7 DAYS, 2 CYLINDERS AT 28 DAYS, AND ONE SPECIMEN HELD IN RESERVE.

    CONCRETE TEMPERATURE: ASTM C1064

    UNIT WEIGHT: ASTM C567

12. MOIST CURE CONCRETE WITH MOISTURE PROTECTIVE COVER FOR A MINIMUM OF 7 DAYS.
13. HORIZONTAL CONSTRUCTION JOINTS ARE PERMITTED ONLY WHERE INDICATED. THE LOCATION OF VERTICAL CONSTRUCTION JOINTS SHALL BE APPROVED BY THE ENGINEER. CONSTRUCTION JOINTS SHALL BE THOROUGHLY ROUGHENED BY MECHANICAL MEANS, CLEANED, AND CAULKED.
14. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, UNLESS NOTED OTHERWISE.
15. TIE ALL REINFORCING STEEL AND EMBEDMENTS SECURELY IN PLACE PRIOR TO PLACING CONCRETE. PROVIDE SUFFICIENT SUPPORTS TO MAINTAIN THE POSITION OF REINFORCEMENT WITHIN SPECIFIED TOLERANCES DURING ALL CONSTRUCTION ACTIVITIES. "STICKING" DOWELS INTO WET CONCRETE IS NOT PERMITTED.
16. REINFORCING STEEL SHALL HAVE THE FOLLOWING CONCRETE COVER UNLESS NOTED OTHERWISE:

    CONCRETE CAST AGAINST EARTH (NOT FORMED): 3"

    FORMED CONCRETE EXPOSED TO EARTH OR WEATHER
    #6 BARS THROUGH #12 BARS 2"
    #5 BARS AND SMALLER 2"

    CONCRETE NOT EXPOSED TO EARTH OR WEATHER
    SLABS AND WALLS 2"

17. DO NOT WELD OR TACK WELD REINFORCING STEEL UNLESS APPROVED OR DIRECTED BY THE STRUCTURAL ENGINEER.
18. DESIGN OF ADEQUATE SHORING FOR FORMWORK IS THE RESPONSIBILITY OF THE CONTRACTOR.
19. LEAVE ALL FORMS & SHORING FOR CONCRETE IN PLACE A MINIMUM OF 14 DAYS, OR UNTIL TESTING SHOWS CONCRETE HAS REACHED 100% OF DESIGN COMPRESSIVE STRENGTH.
20. ADHESIVE ANCHORS SHALL BE INSTALLED ACCORDING TO MANUFACTURER SPECIFICATIONS.

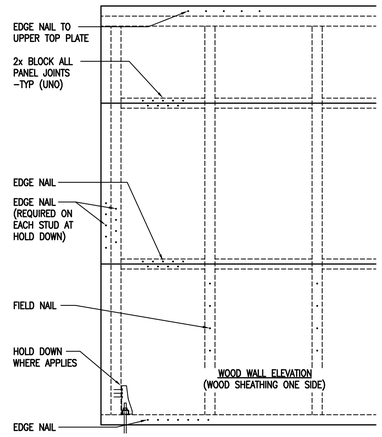
# REINFORCED C.M.U. GENERAL NOTES

1. ALL MASONRY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF TMS 602-16 ("SPECIFICATION FOR MASONRY STRUCTURES"), ALL SUPERVISORY PERSONNEL HAVING CONNECTION WITH THE MASONRY WORK SHALL CERTIFY THAT THEY HAVE FAMILIARIZED THEMSELVES WITH THESE PUBLICATIONS.
2. BLOCK SHALL BE LAID IN A RUNNING BOND.
3. ALL FACE SHELLS OF BLOCKS SHALL BE COMPLETELY MORTARED IN BED JOINTS (3/8" MAX.); HEAD JOINTS SHALL BE COMPLETELY MORTARED VERTICALLY FOR SAME WIDTH AS BED JOINTS. WHERE CELLS ARE TO BE FILLED WITH GROUT, FACE AND WEB SHELLS SHALL BE COMPLETELY MORTARED EXCEPT WHERE ADJACENT CELLS ARE TO BE FILLED. WHERE ADJACENT CELLS ARE TO BE FILLED, THE WEBS COMMON TO BOTH CELLS NEED NOT BE MORTARED.
4. CONCRETE MASONRY UNITS SHALL COMPLY WITH ASTM C 90, NORMAL WEIGHT. UNIT COMPRESSIVE STRENGTH SHALL BE 1900 PSI, MINIMUM. MANUFACTURER SHALL PROVIDE A WRITTEN CERTIFICATION OF THE UNIT COMPRESSIVE STRENGTH WHICH SHALL BE SAMPLED AND TESTED IN ACCORDANCE WITH ASTM C140-13.
5. ALL BLOCK WORK BELOW THE FINISHED FLOOR ELEVATION SHALL BE LAID USING TYPE M MORTAR. ALL BLOCK WORK ABOVE THE FINISHED FLOOR ELEVATION SHALL BE LAID USING TYPE S OR TYPE M MORTAR. MORTAR SHALL COMPLY WITH ASTM C 270-12.
6. ASSUMED $F'_m$ FOR EXTERIOR WALLS = 2000 PSI @ 28 DAYS.
7. PROVIDE CONT. HORIZONTAL REINFORCING AT 16" MAX. O.C. VERTICALLY. HORIZONTAL REINFORCING SHALL BE W1.7 (9 GA. x 9 GA.) LADDER-TYPE JOINT REINFORCING. HORIZONTAL JOINT REINFORCING SHALL COMPLY WITH ASTM A951 AND SHALL BE HOT DIP GALVANIZED PER ASTM A153-09. LAP SPLICE ALL JOINT REINFORCING IN ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS. USE PREFABRICATED SECTIONS AT INTERSECTIONS AND CORNERS. DO NOT CUT OR BEND.
8. ALL CELLS AND VOIDS NOTED AS FILLED SHALL BE FILLED SOLID WITH GROUT CONFORMING TO ASTM C476-02. COARSE AGGREGATE SHALL NOT EXCEED 3/8" IN DIMENSION.
9. VERTICAL WALL REINFORCING WILL BE REQUIRED AS SHOWN ON PLANS AND IN DETAILS. LAP SPLICE VERTICALS 48 BAR DIAMETERS AS REQUIRED.
10. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE SHORING FOR WALLS DURING CONSTRUCTION.
11. FOUNDATION STEM WALLS SHALL BE SHORED PRIOR TO AND DURING BACKFILL COMPACTION. COMPACT USING ONLY HAND EQUIPMENT WITHIN 4'-FT OF WALLS.
12. PROVIDE A MINIMUM OF 1-#5 IN FULLY GROUTED CELLS EACH SIDE OF ALL OPENINGS IN C.M.U. WALLS. PROVIDE #5 DOWELS WITH 8" HOOKS FROM FOOTINGS. LAP SPLICES TO BE 48 BAR DIAMETERS MINIMUM, TYP. IN INTERIOR AND EXTERIOR C.M.U. WALLS. PROVIDE 1-#5 IN EACH OF 3 FULLY GROUTED CELLS AT ALL CORNERS AND INTERSECTIONS OF MASONRY UNITS.

# STRUCTURAL WOOD NOTES

1. ALL WOOD FRAMING SHALL BE INSTALLED PER FLORIDA BUILDING CODE, 8TH ED. & NATIONAL DESIGN SPECIFICATION, LATEST ED.
2. ALL DIMENSION LUMBER, INCLUDING WALL STUDS AND JOISTS, USED IN CONSTRUCTION TO BE SOUTHERN YELLOW PINE (SYP) NO. 2 OR BETTER, 19% MAX. KILN-DRIED, U.N.O.
6. LAMINATED VENEER LUMBER (LVL) SHALL BE MICROLAM LVL 2.0E BY WEYERHAUSER, OR APPROVED EQUAL, WITH THE FOLLOWING MINIMUM PROPERTIES:
   $F_b$ = 2600 PSI $F_v$ = 285 PSI $F_{c\perp}$= 750 PSI
   E = 2.0x10⁶PSI $F_{cll}$= 2510 PSI
7. GLULAM BEAMS SHALL BE PRESSURE TREATED SOUTHERN YELLOW PINE GRADE 24F-V5 WITH MINIMUM PROPERTIES AS FOLLOWS:
   $F_b$ = 2400 PSI $F_v$ = 300 PSI $F_{c\perp}$= 740 PSI E = 1.9x10⁶PSI
8. WOOD FRAMED CONNECTIONS SHALL BE MADE USING APPROPRIATE JOIST HANGERS, UNLESS NOTED OTHERWISE.
9. 2-PLY DIMENSION LUMBER BEAMS/HEADERS SHALL BE JOINED USING 2-ROWS OF 12d NAILS SPACED @ 12" O.C., U.N.O. 3-PLY & LARGER DIMENSION LUMBER & ALL MULTI-PLY LVL BEAMS SHALL BE JOINED USING (2)-ROWS OF 1/2"ø THRU-BOLTS SPACED @ 24" O.C., OR AS RECOMMENDED BY MANUFACTURER.
10. SEE PRE-ENGINEERED TRUSS NOTES FOR DESIGN REQUIREMENTS.
11. PROVIDE CONTINUOUS PRESSURE-TREATED 2x SILL PLATE WITH 5/8"ø ANCHORS SPACED @ 24" MAX. O.C. IN ALL EXTERIOR WALLS, IN ALL LOAD-BEARING INTERIOR WALLS & SHEAR WALLS.
12. PROVIDE CONTINUOUS SILL AT BOTTOM OF ALL WINDOW OPENINGS: SINGLE 2x SILL AT WINDOWS UP TO 4'-0" WIDE, DBL. 2x SILL UP TO 8'-0" WIDE & TRIPLE 2x SILL AT WINDOWS OVER 8'-0" WIDE.
13. CONTINUOUS ANCHORAGE SHALL BE PROVIDED IN ALL EXTERIOR WALLS, SHEAR WALLS & INTERIOR LOAD-BEARING WALLS FROM THE ROOF FRAMING TO THE FOUNDATION USING ONE OF THE FOLLOWING METHODS:
   - 13.1. COMPONENT ANCHORAGE – WIND RESISTANCE PROVIDED USING ALL OF THE FOLLOWING COMPONENTS:
     - 13.1.A. HURRICANE TIES AT ALL RAFTERS/TRUSSES
     - 13.1.B. FLOOR-TO-FLOOR STRAPPING AT ALL EXTERIOR WALLS ACROSS ELEVATED FLOORS @ 32" MAX. O.C.
     - 13.1.C. STANDARD SILL PLATE ANCHORS AS SPECIFIED ABOVE
     - 13.1.D. HOLD-DOWNS INSTALLED EA. SIDE OF ALL DOOR OPENINGS LARGER THAN 3'-2".
   - 13.2. CABLE/ROD TIE-DOWN ANCHOR SYSTEM – WIND RESISTANCE PROVIDED BY INSTALLATION OF PROPRIETARY ANCHOR TIE-DOWN SYSTEM (SIMPSON STRONG-ROD, QUICK-TIE, OR EQUAL) TO INCLUDE:
     - 13.2.A. HURRICANE TIES AT ALL RAFTERS/TRUSSES
     - 13.2.B. WALL CAVITY TIE-DOWN ANCHORS INSTALLED CONTINUOUS FROM FOUNDATION TO ROOF BEARING PLATE IN ALL EXTERIOR WALLS, INTERIOR LOAD-BEARING WALLS & SHEAR WALLS AT 8'-0" MAX. O.C. & AT THE FOLLOWING LOCATIONS:
       - ENDS OF SHEAR WALL SECTIONS
       - EA. SIDE OF ALL OPENINGS EXCEEDING 5'-0" 12" MAX. FROM ALL CORNERS/INTERSECTIONS
     - 13.2.C. STANDARD SILL PLATE ANCHORS AT THE SPACING INDICATED. SILL PLATE ANCHORS MAY BE OMITTED AT TIE-DOWN ANCHOR LOCATIONS, PROVIDED SILL PLATE ANCHOR SPACING IS NOT EXCEEDED.
14. WALL SHEATHING SHALL BE 15/32" MINIMUM APA RATED CDX PLYWOOD OR OSB & SHALL BE CONTINUOUS FROM SILL PLATE TO RAFTER BEARING PLATE AT ALL EXTERIOR WALLS. SEE SCHEDULE & DETAILS FOR NAILING REQUIREMENTS.
15. ROOF DECKING SHALL BE 19/32" MINIMUM APA RATED CDX PLYWOOD OR OSB. FLOOR DECKING SHALL BE 3/4" T&G PLYWOOD OR OSB.
16. ALL WOOD CONNECTORS & FASTENERS (BOLTS, NAILS, SCREWS OR SPIKES) EXPOSED TO THE ELEMENTS ARE TO BE STAINLESS STEEL AND SHALL BE COMPATIBLE WITH SELECTED CONNECTORS. DO NOT MIX DISSIMILAR METALS. HOT-DIP GALVANIZED OR Z-MAX COATING MAY BE SUBSTITUTED UPON APPROVAL BY ENGINEER. ZINC-PLATED CONNECTORS & FASTENERS ARE PROHIBITED.

2 STRUCTURAL WOOD NOTES
12" = 1'-0"

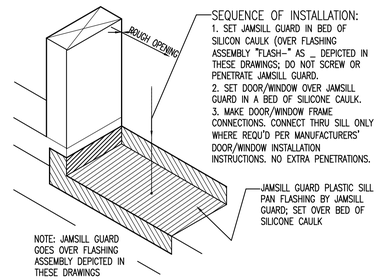



EXTERIOR WALL SHEATHING ELEVATION

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 ABOVE.

3 EXTERIOR WALL SHEATHING
12" = 1'-0"




NOTES:
1. CONTRACTOR TO COORDINATE SERIES/SIZE OF JAMSILL GUARD.
2. FOLLOW ALL JAMSILL GUARD MANUFACTUER'S INSTRUCTIONS FOR INSTALLATION.

JAMB SILL DETAIL @ DOOR THRESHOLDS
7 12" = 1'-0"

# DOOR AND WINDOW NOTES:

IN ACCORDANCE WITH FLORIDA BUILDING CODE 2023 PROVISIONS THE FOLLOWING REQUIREMENTS APPLY FOR ALL NEW OR REPLACEMENT WINDOWS & DOORS:
1. FLORIDA PRODUCT APPROVAL # WITH HIGHLIGHTING FOR EACH WINDOW OR DOOR ASSEMBLY SELECTED.
2. MANUFACTURER INSTALLATION INSTRUCTIONS FOR EACH SELECTED WINDOW/DOOR TYPE.
3. MANUFACTURER SPECIFICATIONS FOR EACH TYPE OF WINDOW/DOOR.
4. UNIT SELECTED MUST MEET OR EXCEED 35 ± D.P. FOR EXPOSURE 'C' and 130 MPH WIND CONDITION WITH A MEAN ROOF HEIGHT OF 35-FT OR LESS.
5. STORM PROTECTION DETAILS (IF APPLICABLE)
6. WINDOW/DOOR LOCATION PLAN.

# DOOR AND WINDOW NOTES:

– STANDARDS/LABELING: EXTERIOR WINDOWS AND GLASS DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT TESTING LABORATORY, AND SHALL BE LABELED WITH AN APPROVED LABEL INDENTIFYING THE MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED PRODUCT CERTIFICATION AGENCY, TESTING LABORATORY, EVALUATION ENTITY OR MIAMI-DADE NOTICE OF ACCEPTANCE TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF THE FOLLOWING SPECIFICATIONS:
AAMA/WDMA/CSA 101/I.S. 2/A440-LATEST; ASTM E1886/E1996 IMPACT AND DESIGN PRESSURE STDS.

– FASTENING: ALL EXTERIOR DOOR AND WINDOW ASSEMBLIES SHALL BE ANCHORED IN ACCORDANCE W/ THE PUBLISHED MANUFACTURER'S RECOMMENDATIONS TO ACHIEVE MOUNTING STRENGTH FOR THE DESIGN PRESSURE SPECIFIED.

– GENERAL:

OWNER TO SELECT WINDOW/EXTERIOR DOOR MANUFACTURER.

ALL WINDOWS AND DOORS SIZES AND OPERATING CONFIGURATIONS AS DRAWN ARE APPROXIMATE AND/OR ROUNDED. CONTRACTOR SHALL VERIFY:
A. ACTUAL DIMENSIONS. USE MANUFACTURER'S STOCK SIZES WHENEVER POSSIBLE.
B. R.O. SIZES & ADDITIONAL REQU'D PT 2X SYP MOUNTING BUCK ALLOWANCES, IF REQU'D BY MASONRY OR CONCRETE WALLS
C. DECORATIVE ELEMENTS & DIVIDED LIGHTS/MUNTINS & PROFILES
D. OPERATING CONFIGURATIONS

THE PRECEDING SHALL BE VERIFIED W/ OWNER AND COORDINATED W/ MANUFACTURER(S) OF WINDOWS/EXTERIOR DOORS. ADJUST ACCORDINGLY.

– SCREENS: ALL OPERABLE WINDOWS TO RECEIVE ALUMINUM SCREENS.

– CMU/CONC WALLS: ALL WINDOWS AND DOORS AT EXTERIOR TO HAVE PRESSURE TREATED HEAD, SILL, AND JAMB BUCKS. FASTEN W/ GALV. CONNECTORS TO WOOD PER MANUFACTURER'S RECOMMENDATIONS FOR SPECIFIED WIND ZONE.

– INSULATION: INSULATE W/ POLYFOAM (OR SIM) ALL WINDOWS & EXTERIOR DOORS.

– FLASHING: PROVIDE SELF ADHERING MEMBRANE (A.K.A. "SPLINE") ON ALL OUTSIDE SURFACE OF FLANGES OF DOORS AND WINDOWS LAPPED OVER/UNDER BUILDING FELT. SEE DETAIL. INSTALL ALUMINUM OR GALV FLASHING, AS REQU'D, @ ALL DOOR AND WINDOW HEADS.

– DOOR HARDWARE: TO BE SELECTED BY OWNER, UNO.

– FOR CODE COMPLIANCE:
A. TEMPERED GLASS (IF WINDOW IS NOT IMPACT RESISTANT): CONTRACTOR/WINDOW SUPPLIER TO EVALUATE DRAWINGS AND PROVIDE TEMPERED GLASS AS REQU'D BY APPLICABLE CODE(S), AND ALSO AT ANY LOCATIONS AS NOTED IN DWGS. LOCATIONS:

1. SWINGING DOORS AND FIXED AND SLIDING PANELS OF SLIDING DOORS.

2. DOORS AND ENCLOSURES FOR HOT TUBS/WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS. GLAZING IN ANY PORTION OF A BLDG. WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE DRAIN INLET

3. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT A DOOR WHERE THE NEAREST VERT. EDGE IS W/IN A 24" RADIUS OF THE DOOR IN A CLOSED POSITION AND WHOSE BOT. EDGE IS LESS THAN 60" A.F.F.

4. FIXED OR OPERABLE PANELS WHEN MEETS ALL OF THE FOLLOWING:
   - A. AREA OF PANEL IS 9 s.f. OR GREATER
   - B. BOT. EDGE LESS THAN 18" A.F.F.
   - C. TOP EDGE IS GREATER THAN 36" A.F.F.
   - D. (1) OR MORE OF THE WALKING SURFACES IS W/IN 36" HOR. OF THE PLANE OF GLAZING

5. GLAZING IN WALLS @ SWIMMING POOLS WHERE THE BOT. EDGE OF THE GLAZING IS (1) LESS THAN 60" ABOVE THE WALKING SURFACE ON THE POOL SIDE, AND (2) W/IN 36" HOR. OF THE WALKING SURF. ON THE POOL SIDE

B. BEDROOM EGRESS WINDOW REQUIREMENTS: EVERY SLEEPING ROOM LOCATED ON THE FIRST, SECOND, AND THIRD STORY OR WITHIN BASEMENTS SHALL HAVE AT LEAST ONE EXTERIOR EMERGENCY ESCAPE AND RESCUE OPENING.
DIMENSIONAL INFORMATION:
- MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET
- MINIMUM NET CLEAR OPENING HEIGHT: 24"
- MINIMUM NET CLEAR OPENING WIDTH: 20"

C. LIGHT AND VENTILATION: EVERY HABITABLE ROOM OF BUILDINGS SHALL HAVE ONE OR MORE WINDOWS TO AFFORD ADEQUATE LIGHT AND VENTILATION. THE OPENABLE AREA OF OPENINGS FOR NATURAL VENTILATION SHALL BE NOT LESS THAN 4% OF THE FLOOR AREA BEING VENTILATED. REQ'D WINDOWS SHALL HAVE GLAZED OPENINGS OF CLEAR GLASS OF AREA NOT LESS THAN 8% OF THE FLOOR AREA OF THE ROOM SERVED BY THEM.

WATER TEST ALL WINDOWS AND DOORS.

9 WINDOW AND DOOR NOTES
12" = 1'-0"

## HEADER SCHEDULE

| OPENING SIZE | LOCATION | MIN. HEADER SIZE | # OF BEARING STUDS | # ADJACENT-FULL HEIGHT STUDS | SIMPSON MODEL HOLD-DOWNS |
|---|---|---|---|---|---|
| ≤ 4'-0" | DOORS & WINDOWS | 3-2x6'S | 2-2x6 EA. SIDE | 1-2x6 EA. SIDE | N/A |
| ≤ 9'-0" | DBL. DOORS | 3-2x10'S | 2-2x6 EA. SIDE | 1-2x6 EA. SIDE | TIE-ROD |
| ≤ 12'-0" | SLIDING DOOR | 5.25x9.25 2.0E LVL | 2-2x6 EA. SIDE | 2-2x6 EA. SIDE | TIE-ROD |

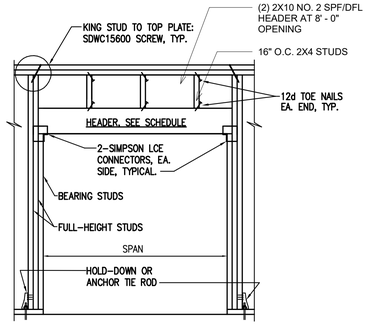
1. BEARING STUDS ARE ALSO REFERED TO AS 'TRIMMERS' OR 'JACK STUDS'.
2. CONNECT EACH SET OF BUILT-UP BEARING STUDS TO HEADER WITH 2-SIMPSON LCE CONNECTORS, TYPICAL.
3. HEADER SIZES ARE FOR UNIFORM LOADS ONLY. IF ANY CONCENTRATED LOAD OR UNUSUAL CONDITION EXISITS, CONTACT PROJECT ARCHITECT IMMEDIATELY.

5 HEADER SCHEDULE
12" = 1'-0"

## SHEATHING TYPE 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" T&G APA | 8d AT 4" O.C. | 8d AT 4" O.C. | 8d AT 4" O.C. | NO |
| WALLS | 7/16" APA | 8d AT 6" O.C. | 8d AT 12" O.C. | | YES |

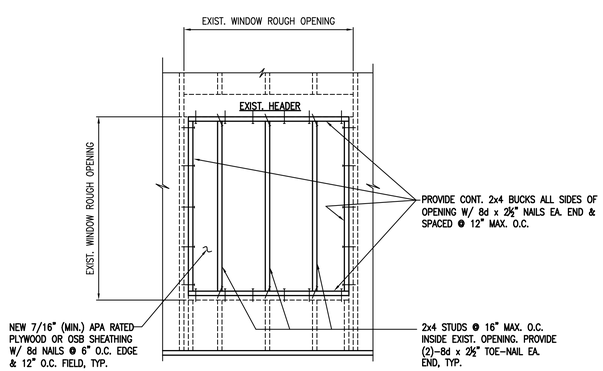
4 SHEATHING TYPE AND NAILING SCHEDULE
12" = 1'-0"




TYPICAL FRAMED HEADER ELEVATIONS

NO SCALE

6 TYPICAL FRAMED HEADER ELEVATIONS
12" = 1'-0"




8 TYPICAL WINDOW INFILL FRAMING
12" = 1'-0"

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WALL
WALL ADDITION
306 SOUTH 7TH STREET
FERNANDINA BEACH, FL. 32034

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GENERAL NOTES

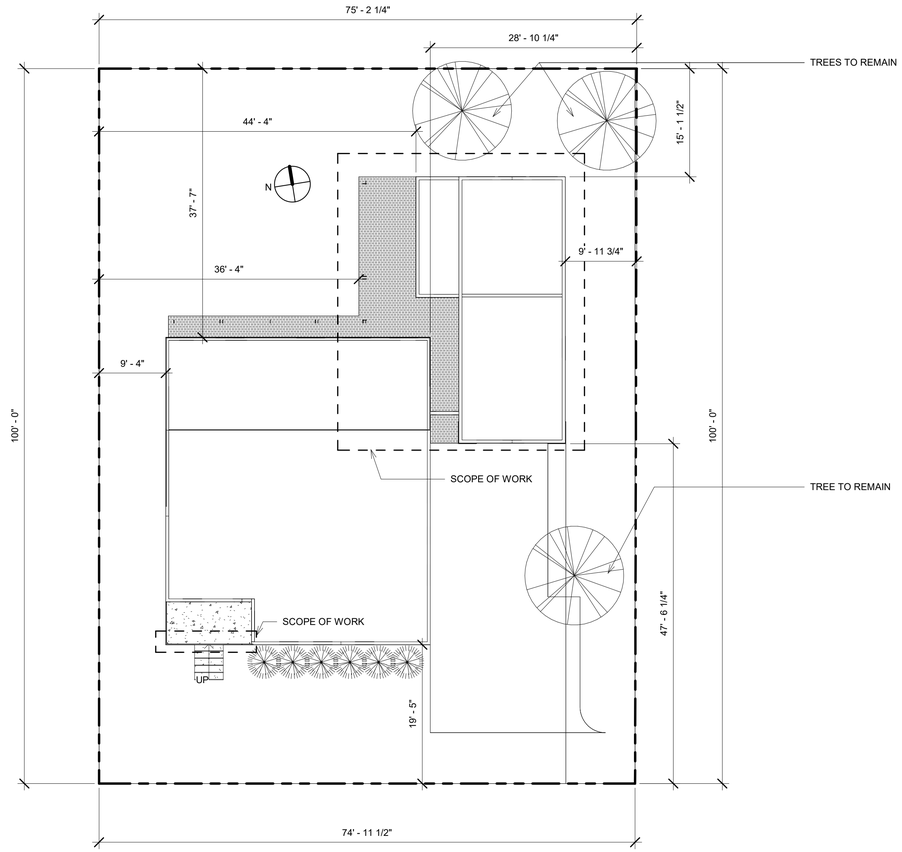
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| Checked by | Checker |
| Scale | 12" = 1'-0" |

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## 2 STORY STRUCTURE

REFERENCE VIEW ONLY




SOUTH 7TH STREET

1 SITE PLAN - PROPOSED
1" = 10'-0"


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**WALL**

WALL ADDITION

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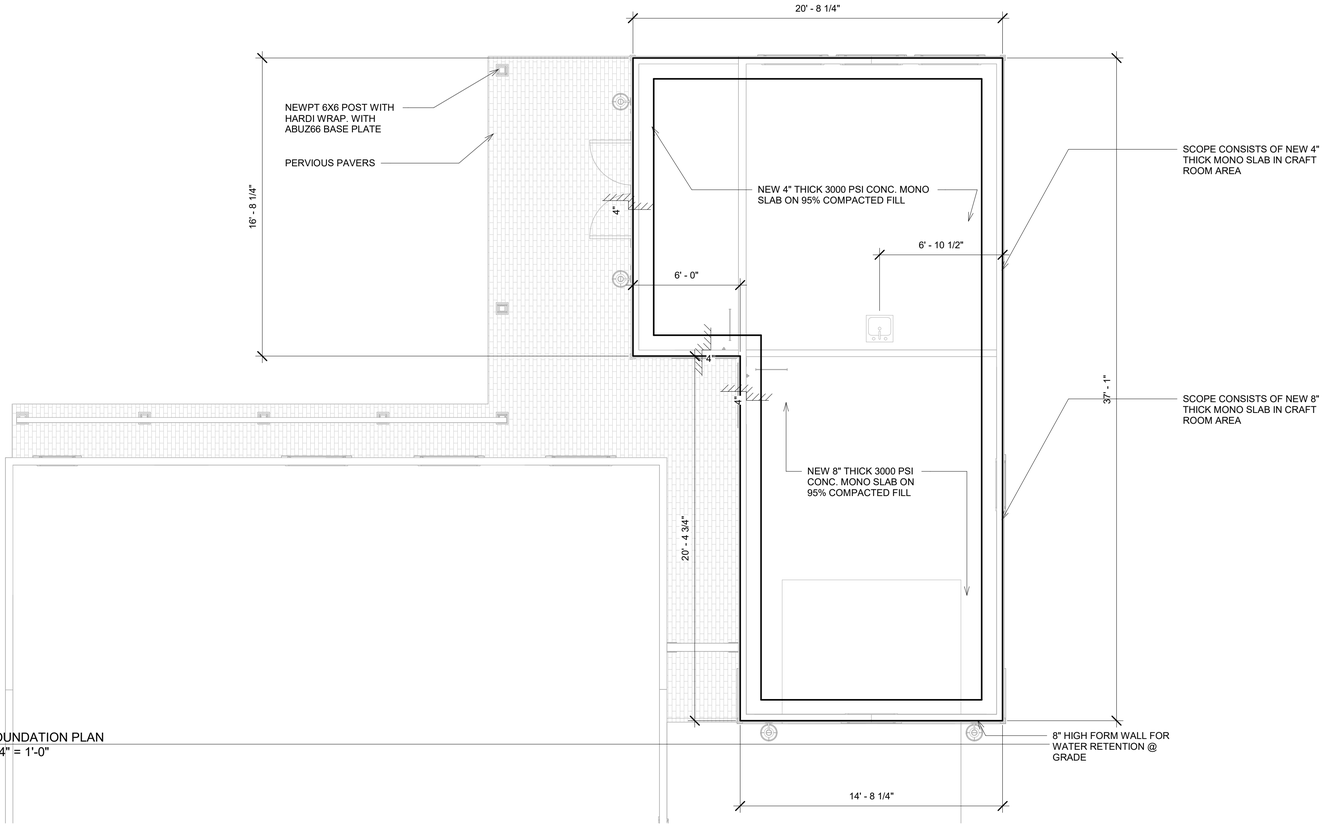

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SITE PLAN

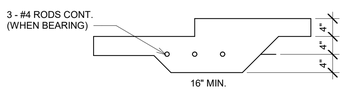
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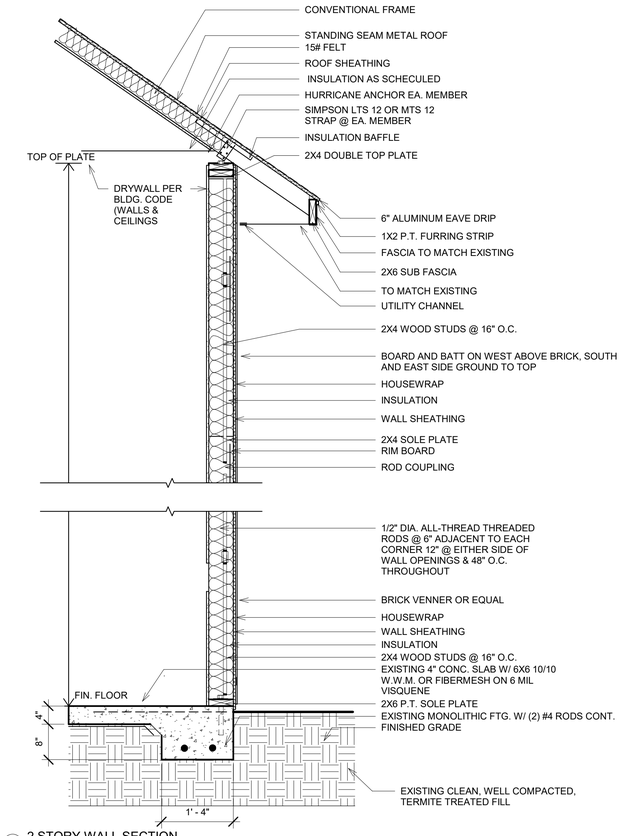



1 FOUNDATION PLAN
1/4" = 1'-0"

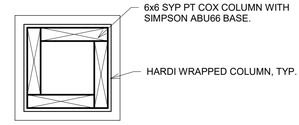



DETAIL #2 STEPDOWN

8 FOOTING DETAILS
3/4" = 1'-0"

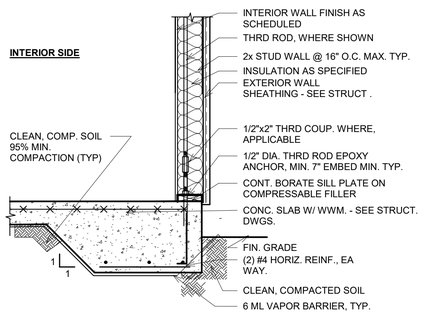



3 2 STORY WALL SECTION
3/4" = 1'-0"

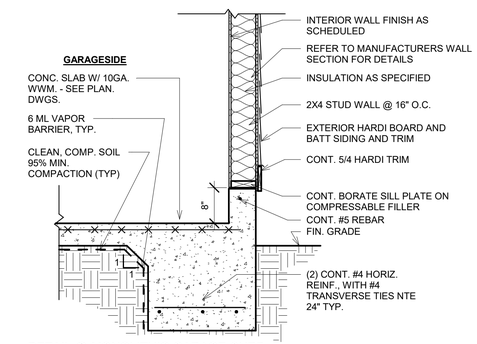



*NOTE ALL FASTENERS TO BE STAINLESS STEEL, TYP. - NO GALVANIZED FASTENERS ARE TO BE EXPOSED!!

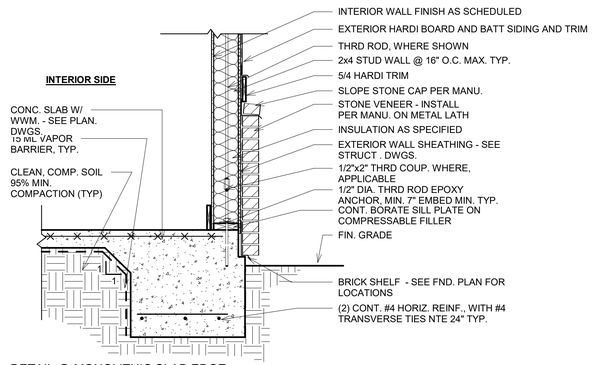
4 PORCH COLUMN PLAN DETAIL
1 1/2" = 1'-0"



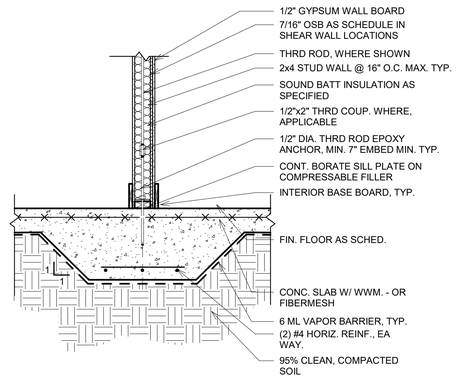

5 DETAIL @ MONOLITHIC SLAB EDGE
3/4" = 1'-0"




6 DETAIL @ MONOLITHIC GARAGE CURB SLAB EDGE (LAP SIDING)
3/4" = 1'-0"




7 DETAIL @ MONOLITHIC SLAB EDGE BRICK SHELF (LAP SIDING)
3/4" = 1'-0"




2 DETAIL @ SLAB HAUNCH
3/4" = 1'-0"

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**WALL**
WALL ADDITION

306 SOUTH 7TH STREET
FERNANDINA BEACH, FL. 32034

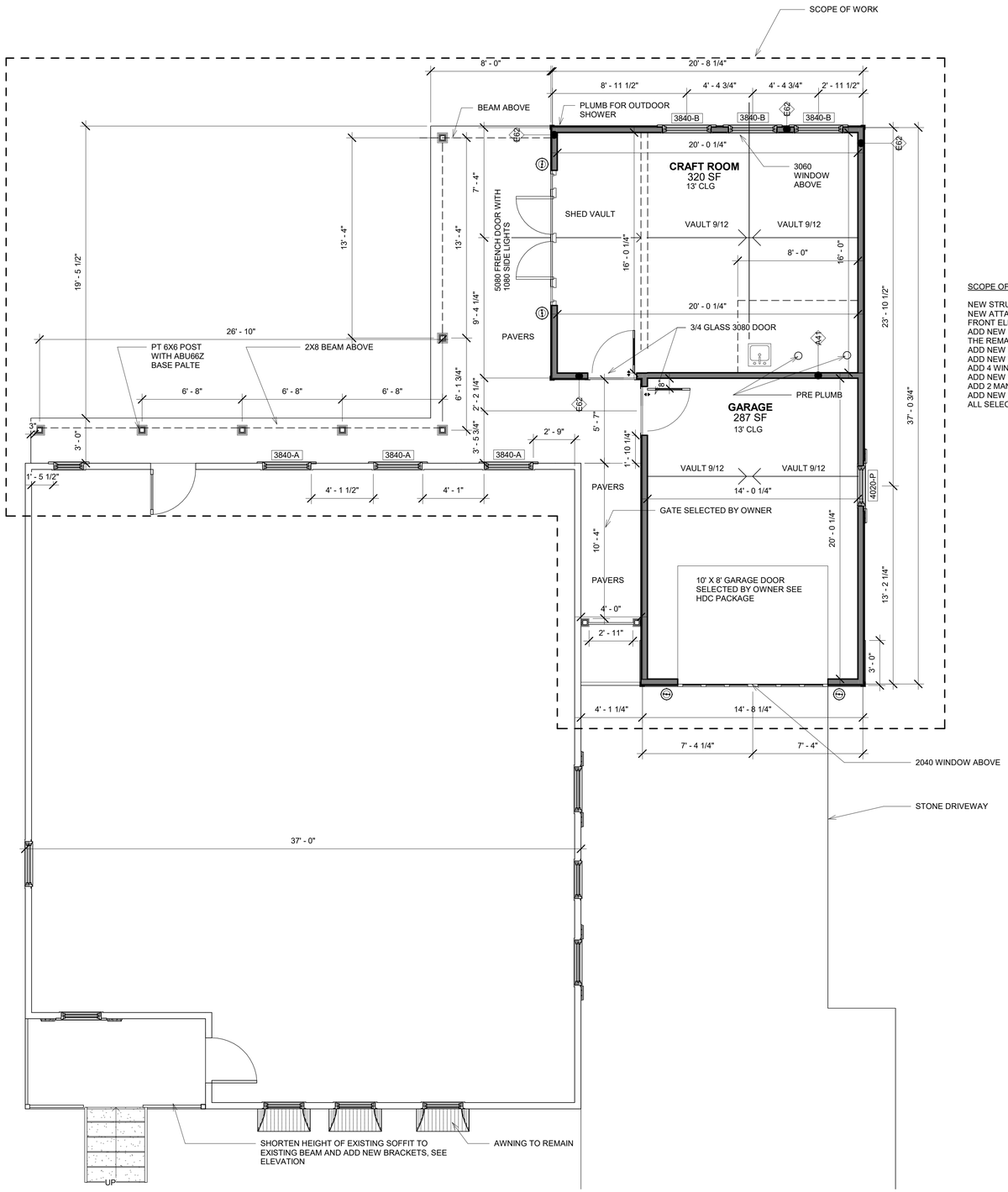
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FOUNDATION PLAN

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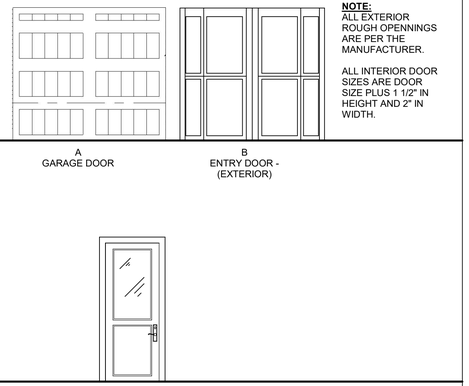



1 FIRST FLOOR PLAN
1/4" = 1'-0"

SCOPE OF WORK:

NEW STRUCTURE WITH CRAFT ROOM AND NEW GARAGE.
NEW ATTACHED ROOF FOR BREEZEWAY.
FRONT ELEVATION WALL WILL BE BOARD AND BATT WITH BRICK VENEER AT APPROX. 3' TALL.
ADD NEW COLUMNS IN REAR FOR NEW ROOF.
THE REMAINDER OF THE WALLS WILL BE BOARD AND BATT FROM LOWER LEVEL TO TOP PLATE.
ADD NEW WINDOW AND GARAGE DOOR IN FRONT.
ADD NEW WINDOW ON RIGHT SIDE OF GARAGE.
ADD 4 WINDOWS IN REAR, 3 WILL BE AT 84" H.H. AND THE HIGHER WINDOW WILL BE ADJUSTED IN FIELD.
ADD NEW DOOR WITH SIDELIGHTS IN COURTYARD SELECTED BY OWNER.
ADD 2 MAN DOOR IN BREEZEWAY.
ADD NEW GATE FOR BREEZEWAY AND COURTYARD ENTRY.
ALL SELECTION ARE INCLUDED IN HDC PACKAGE.

## DOOR TYPE LEGEND

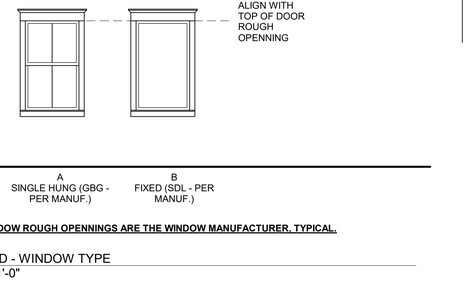



**NOTE:**
ALL EXTERIOR ROUGH OPENNINGS ARE PER THE MANUFACTURER.

ALL INTERIOR DOOR SIZES ARE DOOR SIZE PLUS 1 1/2" IN HEIGHT AND 2" IN WIDTH.

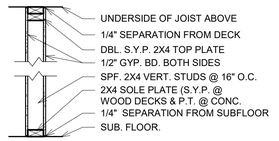
5 LEGEND - DOOR TYPE
1/4" = 1'-0"

## WINDOW TYPE LEGEND (EXTERIOR VIEW)

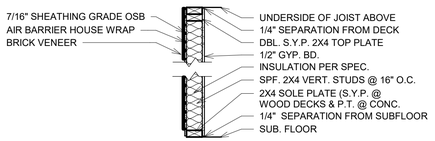



**NOTE: ALL WINDOW ROUGH OPENNINGS ARE THE WINDOW MANUFACTURER, TYPICAL.**

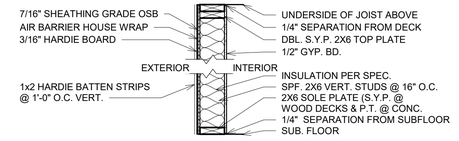
6 LEGEND - WINDOW TYPE
1/4" = 1'-0"




2 WALL TYPE A40 - 2x4 INTERIOR
3/4" = 1'-0"




3 WALL TYPE E41 - BRICK VENEER OR EQUAL
3/4" = 1'-0"




4 WALL TYPE E62 - BOARD & BATTEN ON 2x6
3/4" = 1'-0"

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| 1 | PERMIT SET | 8/9/24 |

**WALL**
WALL ADDITION

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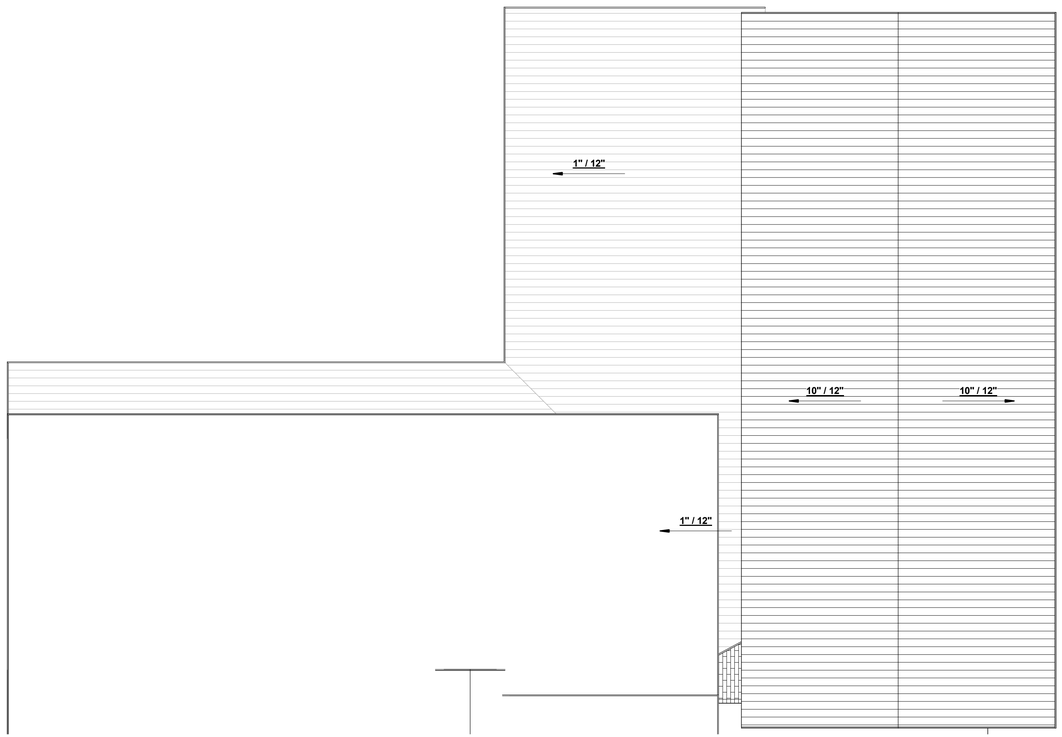
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1ST FLOOR PLAN

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

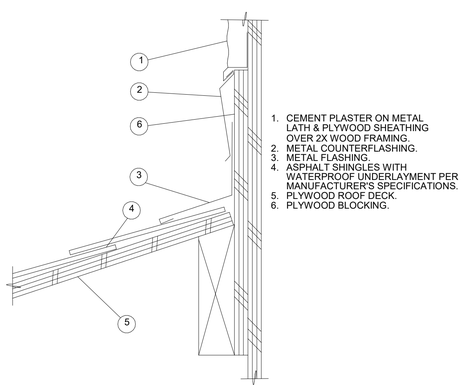



EAVE END

GABLE END

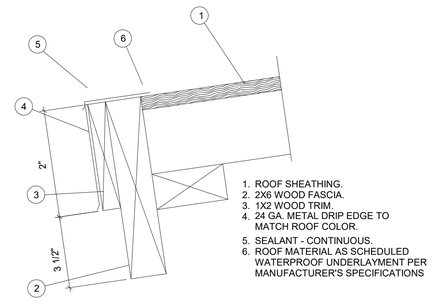
1. VENT BAFFLE AT EACH EAVE VENT.
2. 2 X 6 FRAMING.
3. ROOFING MATERIAL - SEE SPECIFICATIONS.
4. SIMPSON H8 CLIP.
5. 7/16" SHEATHING.
6. CONTINUOUS BLOCKING.
7. ROOF RAFTERS - SEE ROOF TRUSS PLAN.
8. 2 X WALL - SEE PLAN.
9. 4/4 X 4 FASCIA.
10. 2 X 6 NAILER.
11. SOFFIT - SEE ROOF FRAMING PLAN.

2 ROOF EAVE DETAILS
3/4" = 1'-0"




1. CEMENT PLASTER ON METAL LATH & PLYWOOD SHEATHING OVER 2X WOOD FRAMING.
2. METAL COUNTERFLASHING.
3. METAL FLASHING.
4. ASPHALT SHINGLES WITH WATERPROOF UNDERLAYMENT PER MANUFACTURER'S SPECIFICATIONS.
5. PLYWOOD ROOF DECK.
6. PLYWOOD BLOCKING.

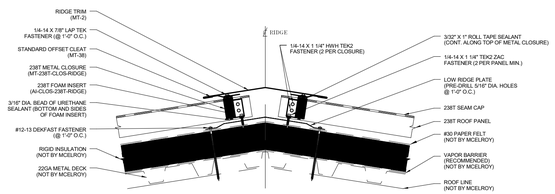
3 ROOF EDGE FLASHING DETAIL
3" = 1'-0"



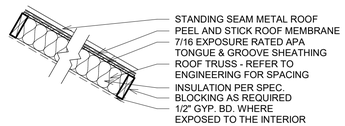

1. ROOF SHEATHING.
2. 2X6 WOOD FASCIA.
3. 1X2 WOOD TRIM.
4. 24 GA. METAL DRIP EDGE TO MATCH ROOF COLOR.
5. SEALANT - CONTINUOUS.
6. ROOF MATERIAL AS SCHEDULED WATERPROOF UNDERLAYMENT PER MANUFACTURER'S SPECIFICATIONS

4 ROOF FASCIA DETAIL
3" = 1'-0"

SLOPES LESS THAN 3:12 WILL REQUIRE THE PAN OF THE PANEL TO BE FOLDED UP.

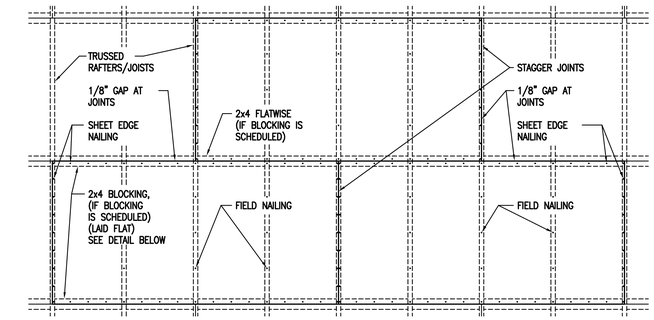



5 ROOF RIDGE FLASHING
1 1/2" = 1'-0"

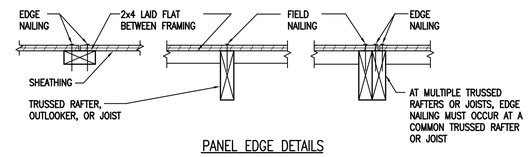



ROOF TYPE RM6 - STANDING SEAM ON ENGINEERED ROOF TRUSS

8 3/4" = 1'-0"




ROOF PANEL NAILING




PANEL EDGE DETAILS

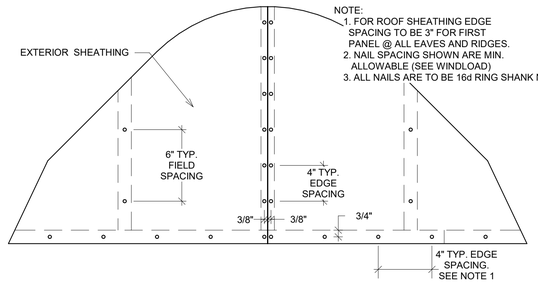
## ROOF SHEATHING DETAILS

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.

6 ROOF SHEATHING DETAILS
12" = 1'-0"




7 ROOF SHEATHING NAIL PATTERN
1 1/2" = 1'-0"

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**WALL**

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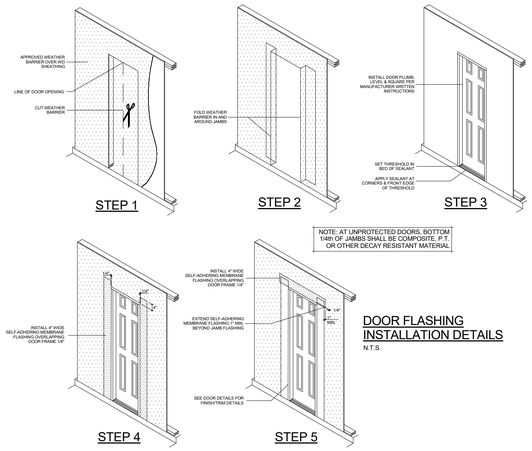
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ROOF PLAN

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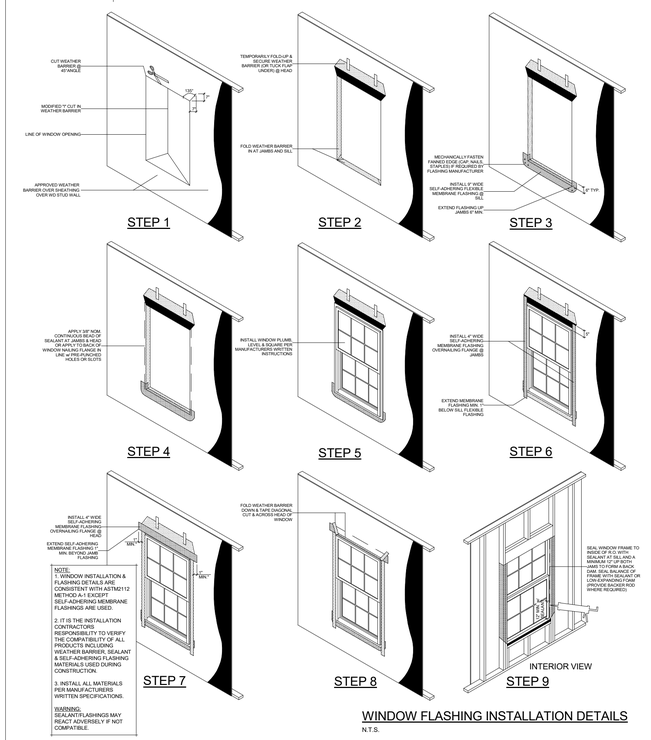
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DOOR FLASHING INSTALLATION DETAILS

N.T.S.




WINDOW FLASHING INSTALLATION DETAILS

N.T.S.

3 WINDOW AND DOOR FLASHING
1/4" = 1'-0"

STEPS

1. IN WATER SHEDDING FASHION, STARTING AT THE BASE OF THE WALL & WORKING TOWARDS THE TOP, INSTALL THE WRB TO THE FACE OF THE SHEATHING.
2. APPLY SILL FLASHING
3. APPLY BEAD OF SEALANT AT BACK OF WINDOW FLANGE & SET WINDOW USING PAN HEAD SCREWS TO FACILITATE INSPECTION.
4. APPLY BEAD OF SEALANT AT SIDE JAMBS. EXTEND 8 ½"
5. APPLY JAMB FLASHING
6. APPLY BEAD OF SEALANT AT HEAD
7. APPLY HEAD FLASHING
8. REMOVE PREVIOUSLY APPLIED TAPE, ALLOWING WRB TO LAY FLAT OVER HEAD FLASHING. APPLY NEW SHEATHING TAPE OVER DIAGONAL CUT - SEE DIAGRAM.

SECTION A

THROUGH WINDOW JAMB




SEAL THE WINDOW FRAME TO OPENING. APPLY A ⅜" NOM. DIA. TO THE BACKSIDE (INTERIOR) OF THE WINDOW FLANGE, IN LINE WITH ANY PRE-PUNCHED HOLES OR SLOTS.

5 JAMB FLASHING

APPLY CONT. SEAL TO THE MOUNTING FLANGES AT THE TOP (HEAD) AND SIDES (JAMBS) OF WINDOW. EXTEND SEALANT AT JAMBS 8 ½" ABOVE THE R.O. AT HEAD. EMBED JAMB FLASHING INTO SEALANT AND FASTEN IN PLACE. (FLASHING GOES OVER SEALANT).




FLASHING AT HEAD EXTENDS 1" BEYOND JAMB FLASHING.

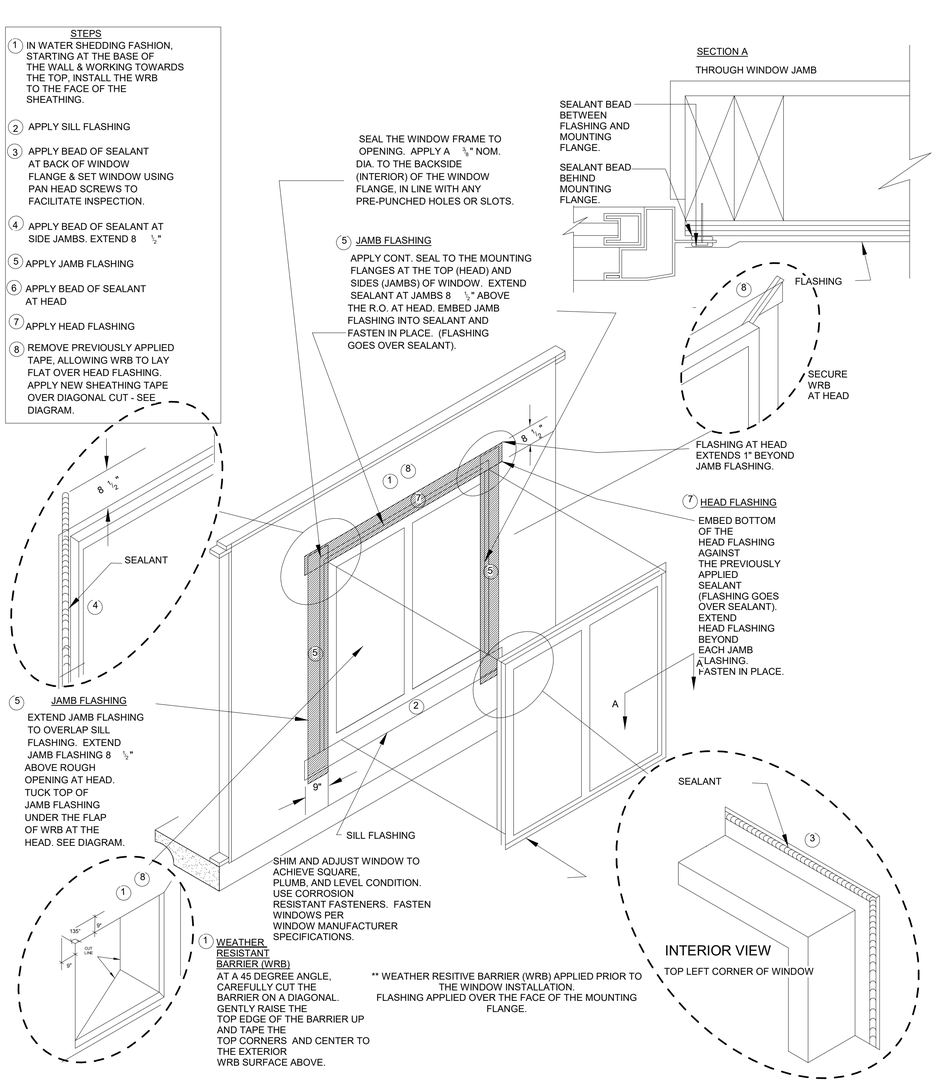
7 HEAD FLASHING

EMBED BOTTOM OF THE HEAD FLASHING AGAINST THE PREVIOUSLY APPLIED SEALANT (FLASHING GOES OVER SEALANT). EXTEND HEAD FLASHING BEYOND EACH JAMB FLASHING, FASTEN IN PLACE.




5 JAMB FLASHING

EXTEND JAMB FLASHING TO OVERLAP SILL FLASHING. EXTEND JAMB FLASHING 8 ½" ABOVE ROUGH OPENING AT HEAD. TUCK TOP OF JAMB FLASHING UNDER THE FLAP OF WRB AT THE HEAD. SEE DIAGRAM.




SHIM AND ADJUST WINDOW TO ACHIEVE SQUARE, PLUMB, AND LEVEL CONDITION. USE CORROSION RESISTANT FASTENERS. FASTEN WINDOWS PER WINDOW MANUFACTURER SPECIFICATIONS.




1 WEATHER RESISTANT BARRIER (WRB)

AT A 45 DEGREE ANGLE, CAREFULLY CUT THE BARRIER ON A DIAGONAL. GENTLY RAISE THE TOP EDGE OF THE BARRIER UP AND TAPE THE TOP CORNERS AND CENTER TO THE EXTERIOR WRB SURFACE ABOVE.

** WEATHER RESITIVE BARRIER (WRB) APPLIED PRIOR TO THE WINDOW INSTALLATION. FLASHING APPLIED OVER THE FACE OF THE MOUNTING FLANGE.




2 WINDOW FLASHING
3/8" = 1'-0"

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Custom Architectural Design
1996 Pebble Point Dr.
Green Cove Springs, FL 32043
dennis@3sdesignstudio.net

| No. | Description | Date |
|---|---|---|
| | | |

**WALL**

WALL ADDITION

306 SOUTH 7TH STREET
FERNANDINA BEACH, FL. 32034

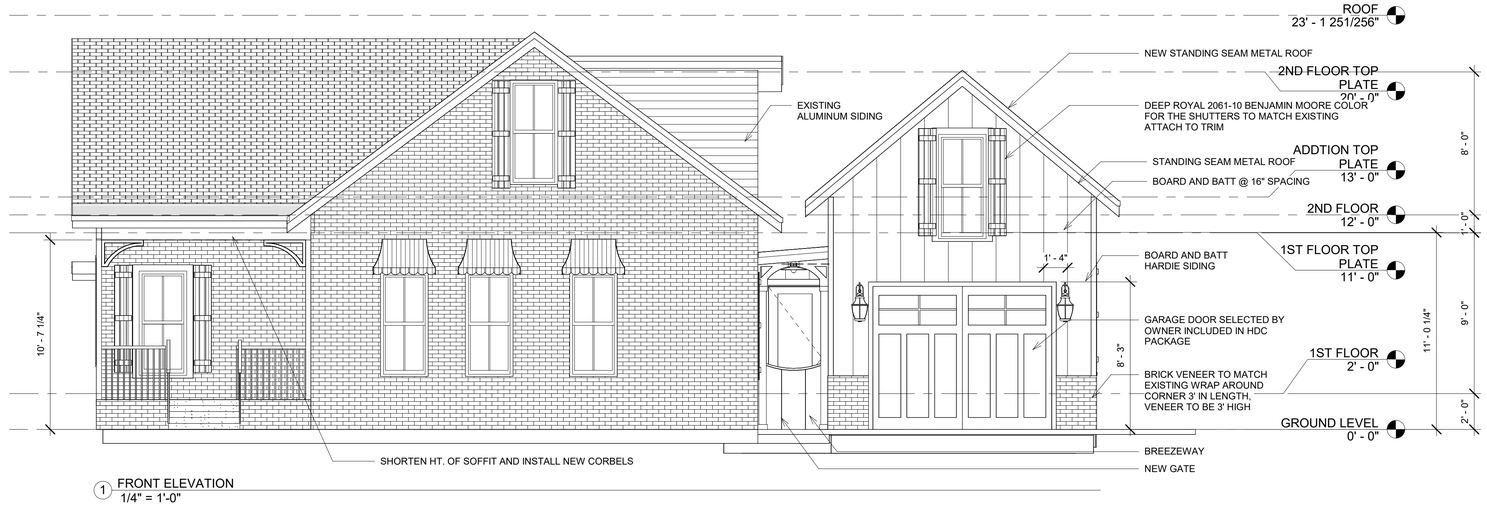
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FLASHING DETAILS

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




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

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| No. | Description | Date |
|---|---|---|
| 1 | PERMIT SET | 8/9/24 |

**WALL**

# WALL ADDITION

306 SOUTH 7TH STREET
FERNANDINA BEACH, FL. 32034

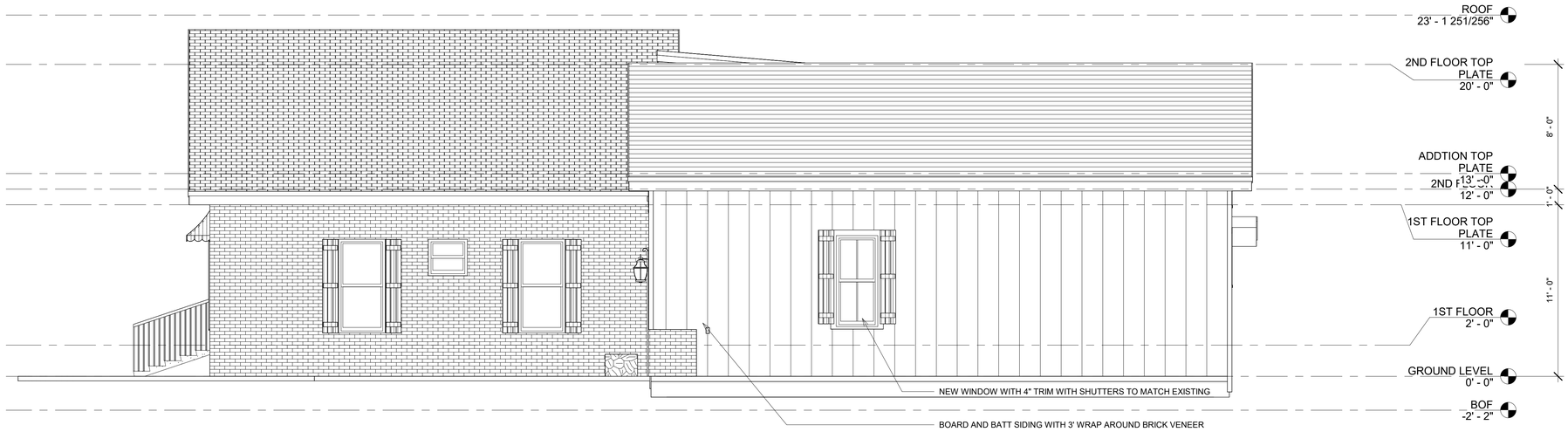
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# ELEVATIONS

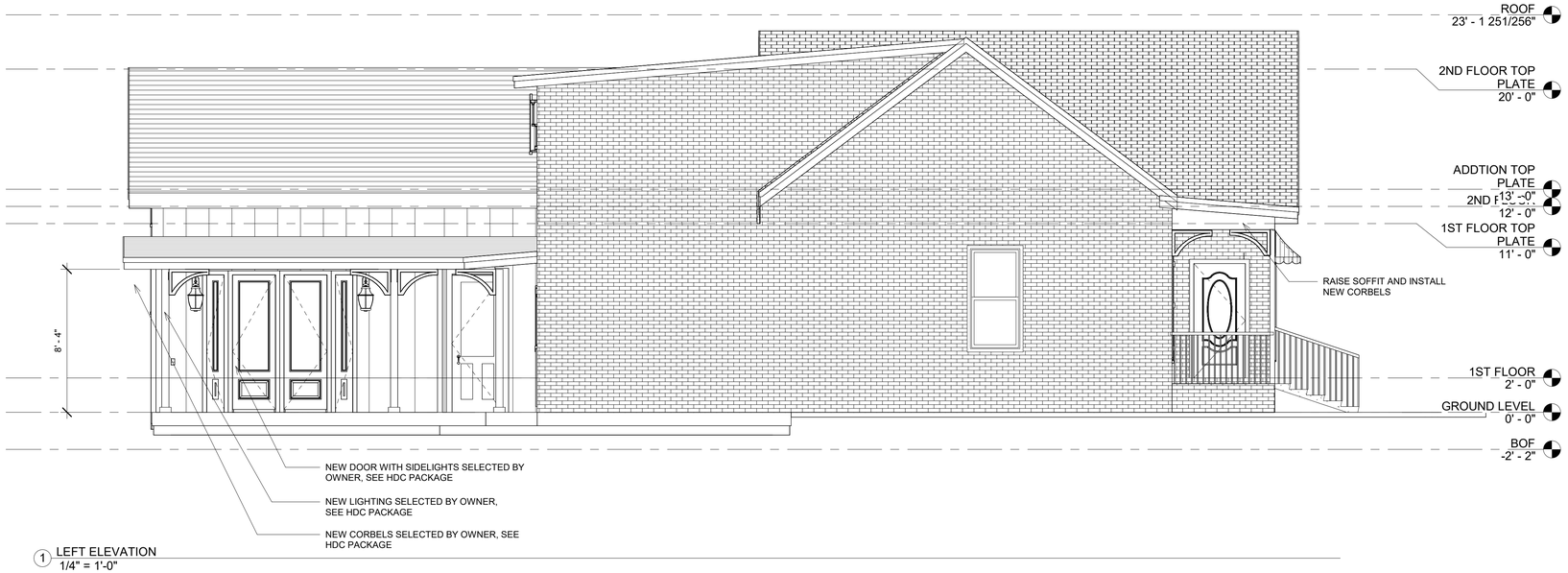
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| Scale | 1/4" = 1'-0" |

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2 RIGHT ELEVATION
1/4" = 1'-0"




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

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| No. | Description | Date |
|---|---|---|
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**WALL**

WALL ADDITION

306 SOUTH 7TH STREET
FERNANDINA BEACH, FL. 32034

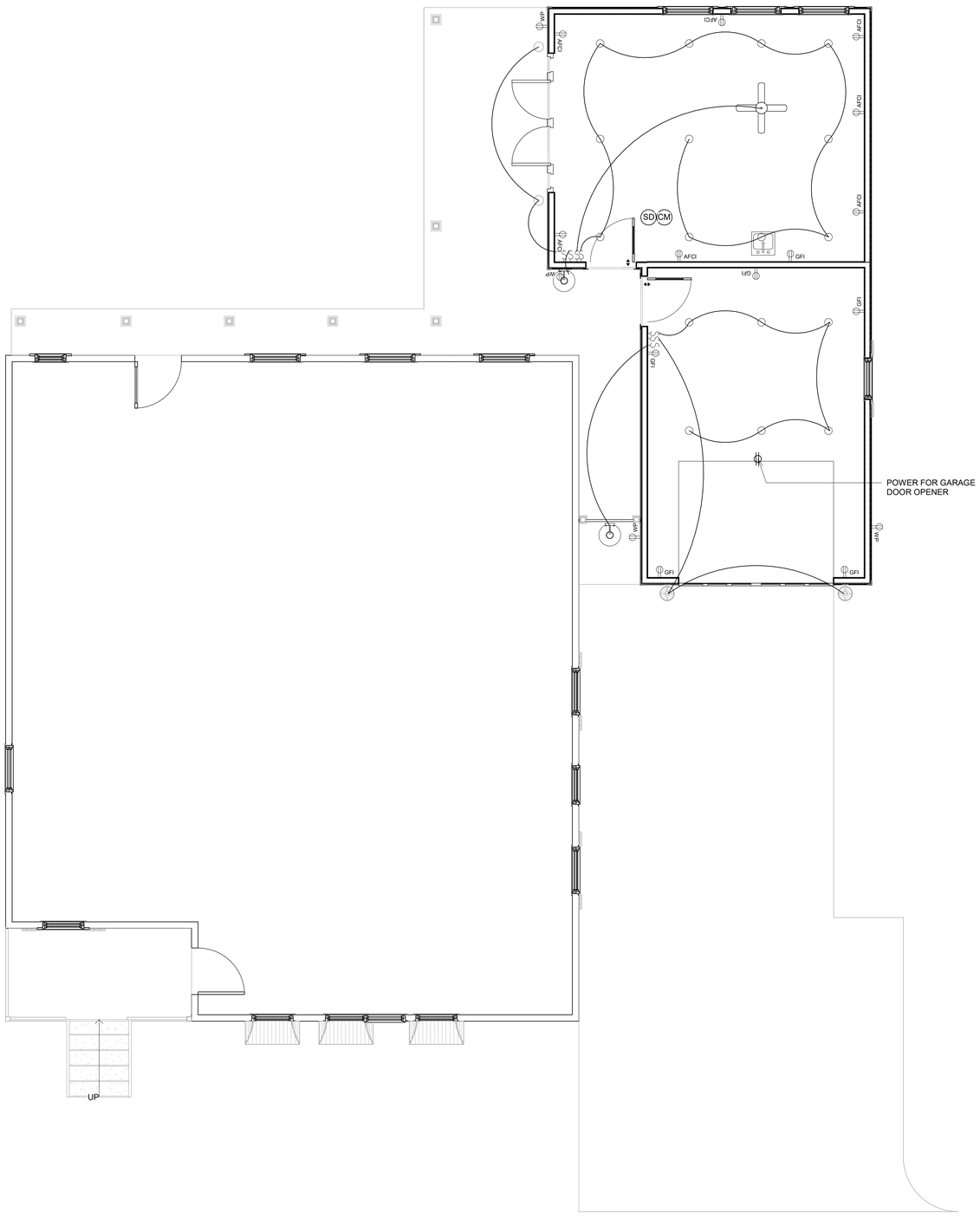
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ELEVATIONS

| | |
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| Scale | 1/4" = 1'-0" |

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2 1ST FLOOR - ELEC. PLAN
1/4" = 1'-0"

## ELECTRICAL NOTES

LOCATION OF ELECTRICAL OUTLETS ARE A RERESENTATION ONLY. OULETS WILL BE LOCATED PER LOCAL BUILDING CODE

PROVIDE AFCI (ARC FAULT CIRCUT INTERRUPTERS) IN ALL DWELLING UNIT BEDROOMS PER NEC ARTICLE 210-12)

ALL INSIDE AND OUTSIDE FIXED LIGHTS HAVE CLF/LED LAMPS.

THE REQUIRED GFCI OUTLETS (DWELLING UNITS) BATHROOMS, KITCHEN COUNTERTOPS, OUTLETS WITHIN 6 FT. OF LAUNDRY, UTILITY WET BAR SINKS, ACCORDING TO NEC 210.

FOR ATTICS, PROVIDE AT LEAST ONE LIGHTING OUTLET CONTAINING A SWITCH OR CONTROLED BY A SWITCH SHALL BE INSTALLED. AT LEAST ONE POINT OF CONTROL SHALL BE AT THE USUAL POINT OF ENTRY TO THESE SPACES NEC 210.70(A) (3)

AFCI PROTECTION - 210.12 (B) DWELLINGUNITS. ALL 120 VOLT, SINGLE PHASE, 15 AND 20 AMP BRANCH CIRCUITS SUPPLING OUTLETS INSTALLED IN DWELLING UNITS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED AFCI, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT FBC R E3902.16.

ALL OUTLETS ARE TAMPER RESISTANT.

### ELECTRICAL SYMBOLS LEGEND

- SINGLE AFCI OUTLET
- AFCI — SINGLE AFCI DUPLEX OUTLET
- GFI — SINGLE GFI DUPLEX OUTLET
- U/C — SINGLE AFCI DUPLEX OUTLET UNDER COUNTER
- WP — SINGLE EXTERIOR WEATHER PROOF GFCI DUPLEX OUTLET
- 220V SINGLE OUTLET
- S — SINGLE POLE LIGHT SWITCH
- S3 — 3 WAY LIGHT SWITCH
- SD — SINGLE POLE LIGHT DIMMER
- T — THERMOSTAT MTD. @ 60" AFF
- TD — SINGLE TEL/DATA (CAT 5) ETHERNET PORT
- T — SINGLE TEL (CAT 5) TELEPHONE PORT
- TV — SINGLE CATV (QUAD SHIELD RG-6) CABLE/SAT PORT
- ELEC. PANEL
- SINGLE SECURITY OR TEL/COMM MEDIA HUB PANEL 60" AFF TO CENTERLINE
- 6" DIA. WALL WASHER LIGHT FIXTURE W/WHITE BAFFLE TRIM
- F/L — 6" DIA. WALL WASHER LIGHT AND FAN FIXTURE W/WHITE BAFFLE TRIM
- CEILING MOUNTED JUNCTION BOX TO RECEIVE CEILING MOUNTED LIGHT FIXTURE, AS SELECTED BY THE OWNER
- UNDER CABINET ACCENT LIGHTING SELECTED BY OWNER
- WALL SCONCE MTD. 7'-0" AFF U.O.N. - VIF FINAL HGT WITH BATH ACCESSORIES
- PENDANT LIGHT FIXTURE SELECTED BY OWNER
- 52" DIA. FAN/LIGHT COMBO SELECTED BY OWNER - LIGHT AND FAN SWITCH WITH LUTRON SKYLARK 3 SPEEN FAN LIGHT SWITCH
- SD — SMOKE DETECTOR - CEILING MOUNTED
- CO — SMOKE/CARBON MONOXIDE DECTECTOR - CEILING MTD.
- MECH. AC CONDENSING UNIT

## ELECTRICAL NOTES:

1.) PROVIDE SMOKE DETECTORS IN ALL BEDROOMS MOUNTED TO THE CEILING PER CODE.

2.) PROVIDE (1) CARBON MONOXIDE/SMOKE DETECTOR PER CODE FOR EACH SLEEPING AREA PER FLOOR.

3.) ALL ELECTRICAL OUTLETS, PLUGS, SWITCHES, ETC TO BE WHITE.

4.) ALL SWITCHES TO BE LUTRON DECOR TYPE SWITCHES TYPICAL.

5.) WIRE ALL CEILING FANS FOR FAN LIGHT COMBO WITH MULTI SPEED COMBO LUTRON SKYLARK SWITHES OR APPROVED EQUAL.

6.) INSTALL ALL SWITCHED OUTLETS UPSIDE DOWN FOR INDENTIFICATION.

7.) ELECTRICAL SUBCONTRACTOR SHALL PROVIDE UNDERGROUND CONDUIT WITH SERVICE AS REQUIRED TO CONNECT POWER TO THE HOUSE WITH THE ELECTRICAL UTILITY COMPANY.

8.) ELECTRICAL CONTRACTOR TO INSTALL ALL ELECTRICAL FIXTURES, INCLUDING CEILING FANS AS SELECTED BY THE OWNER.

9.) ALL ELECTRICAL WORK SHALL BE INSTALLED AND COMPLETED PER THE FLORIDA BUILDING CODE AND NATIONAL ELECTRICA CODE.

10.) ALL RECESSED CANS SHALL ALIGN PER THE PLANS - REFER TO THE REFLECTED CEILING PLAN FOR ADDITIONAL INFORMATION.

11.) ALL BATHROOM EXHAUST FANS SHALL BE RECESSED FAN/LIGHT COMBO UNITS EXHAUSTED TO THE EXTERIOR AND FURNISHED BY THE ELECTRICAL CONTRACTOR.

12.) ALL INTERIOR WALL OUTLETS ARE TO BE TAMPERPROOF PER CODE AND MOUNTED AT 18" AFF UNLESS OTHERWISE NOTED.

13.) ALL WALL SCONCES TO BE MOUNTED AT 7'-0" AFF UNLESS OTHERWISE NOTED.

14.) ALL INTERIOR PENDANT FIXTURES TO BE MOUNTED AT 7'-0" UNLESS OTHERWISE NOTED.

15.) ALL FINAL LIGHT LOCATIONS SHALL BE FIELD VERIFIED BY THE OWNER PRIOR TO INSTALLATION.

## MECHANICAL NOTES:

1.) PROVIDE 7 DAY PROGRAMABLE DIGITAL THERMOSTAT FOR EACH ZONE.

2.) EXHAUST ALL BATHROOM AND EXHAUST FANS TO EXTERIOR WALLS OR SOFFITS ONLY - NO ROOF VENTS.

3.) PROVIDE TRANE OR EQUAL 20 SEER MINIMUM HVAC SYSTEM WITH THREE ZONES (2 ZONES ON 1ST FLOOR AND 1 ZONE ON 2ND FLOOR).

4.) ALL HABITABLE ROOMS TO RECEIVE BOTH SUPPLY AND RETURNS TYPICAL.

5.) LOCATE AIR HANDLER IN DESIGNATED CLOSET.

6.) ALL SUPPLY, RETURN AND EXHAUST GRILLES TO BE WHITE EXCEPT IN THE HAMMERED TIN KITCHEN CEILING WHERE THE GRILLS TO BE SILVER TO MATCH THE CEILING FINISH.

7.) KITCHEN EXHAST HOOD TO BE EXHAUSTED TO THE EXTERIOR.

8.) REFER TO ENERGY CALCULATIONS FOR ADDITIONAL INFORMATION.

## PLUMBING NOTES:

1.) ALL SUPPLY LINES TO BE CPVC PER CODE.

2.) DOMESTIC WATER METER SHALL BE 1" WITH SUPPLY LINE.

3.) PLUMBING CONTRACTOR TO INSTALL ALL PLUMBING FIXTURES AS SELECTED BY OWNER.

4.) PLUMBING CONTRACTOR TO INSTALL ALL SHOWER PANS WITH SQUARE DRAIN TRIM UNLESS NOTED OTHERWISE.

5.) ALL EXTERIOR HOSE BIBBS TO BE BRASS WITH EXTERIOR MOUNTING FLANGES SECURED TO THE EXTERIOR ENVELOPE.

6.) PLUMBING CONCTRACTOR TO CONNECT ALL SEWER AND WATER SUPPLY TO METERS AND SEWER PODS.

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| No. | Description | Date |
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| 1 | PERMIT SET | 8/9/24 |

**WALL**
WALL ADDITION
306 SOUTH 7TH STREET
FERNANDINA BEACH, FL. 32034

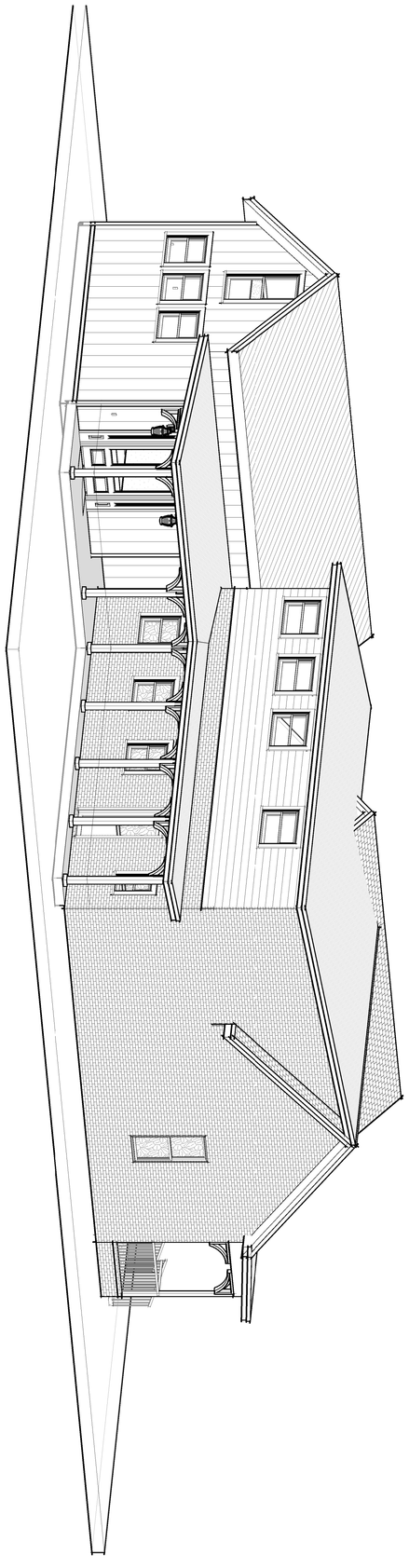
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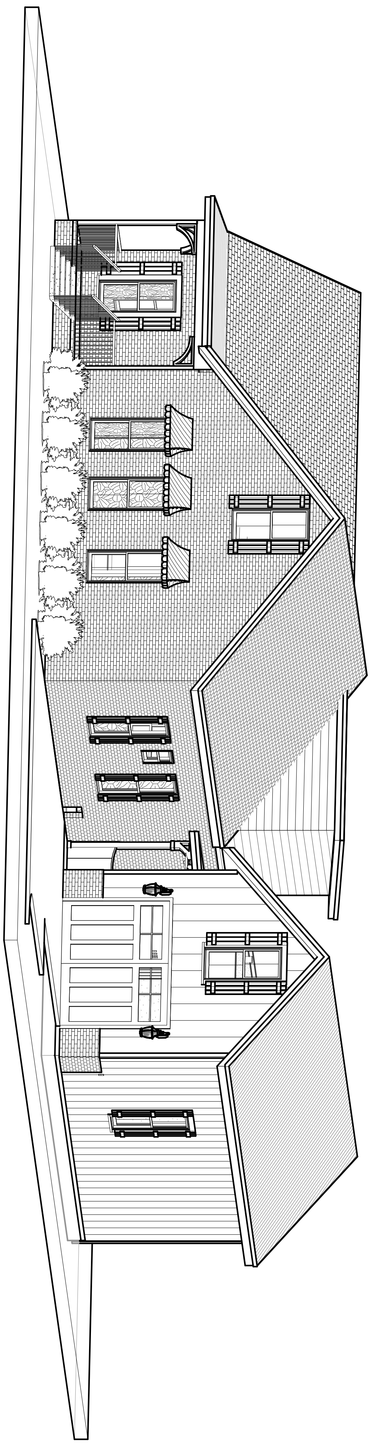
ELEC. PLANS

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PERSPECTIVES

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**WALL**

WALL ADDITION

306 SOUTH 7TH STREET
FERNANDINA BEACH, FL. 32034

| No. | Description | Date |
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Reset Form

Page 1

☐ Original
☒ Update



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

Site #8 **NA01175**
Field Date 2-14-2018
Form Date 2-14-2018
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) 306 S. 7th 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

Clear Location Values

| Street Number | Direction | Street Name | Street Type | Suffix Direction |
|---|---|---|---|---|
| 306 | S | 7th | Street | |

Address:
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 23 ¼ section: ☐NW ☐SW ☐SE ☐NE Irregular-name: _____
Tax Parcel # 00-00-31-1800-0128-0012 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

Clear History Values

Construction Year: 1920 ☒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 Siding; awnings; porch
Additions: ☒yes ☐no ☐unknown Date: _____ Nature Rear gable & shed
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

Clear Description Values

Style Frame Vernacular Exterior Plan Irregular Number of Stories 1.5
Exterior Fabric(s) 1. Brick 2. _____ 3. _____
Roof Type(s) 1. Cross-gabled 2. _____ 3. _____
Roof Material(s) 1. Composition shingles 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.) 2/2 dhs, modern metal awnings

Distinguishing Architectural Features (exterior or interior ornaments) Vernacular form

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._____<br>KEEPER – Determined eligible: ☐yes ☐no Clear Check Boxes Date _____<br>NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2) | |

# HISTORICAL STRUCTURE FORM

Site # 8 **NA01175**

## DESCRIPTION (continued)

Clear Description Values

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____

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

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

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

Note: you may use the last box in each field to type in an answer that does not appear in the list provided

Main Entrance (stylistic details) Obscured

Porch Descriptions (types, locations, roof types, etc.) Entry/W, shed, open, square supports & 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

Clear Significance Values

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 is an average example of a common resource type in the region and is heavily altered.

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

1. _____ 3. _____ 5. _____

2. _____ 4. _____ 6. _____

## DOCUMENTATION

Clear Documentation Values

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

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

❸ 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.

**HISTORIC DISTRICT COUNCIL STAFF REPORT**
**HDC 2026-0015**
**JUNE 18, 2026**

| | |
|---|---|
| **Owner/Applicant:** | David Sturges, Sturges and Sturges Construction, agent for Stillwell 31 South 5th Street LLC |
| **Property Address:** | 31 South 5th Street |
| **Parcel ID #** | 00-00-31-1800-0024-0082 |
| **Current zoning:** | C-3 |
| **FLUM land use category:** | Central Business District |
| **Existing uses on the site:** | Restaurant/Residential |
| **FL Master Site File #** | NA00333 |
| **Year Built:** | 1900 |
| **Contributing Status:** | Contributing |
| **Requested actions:** | Certificate of Approval (COA) to rebuild the front porch, replace posts, and rebuild the second story deck. |

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

# 31 South 5th Street



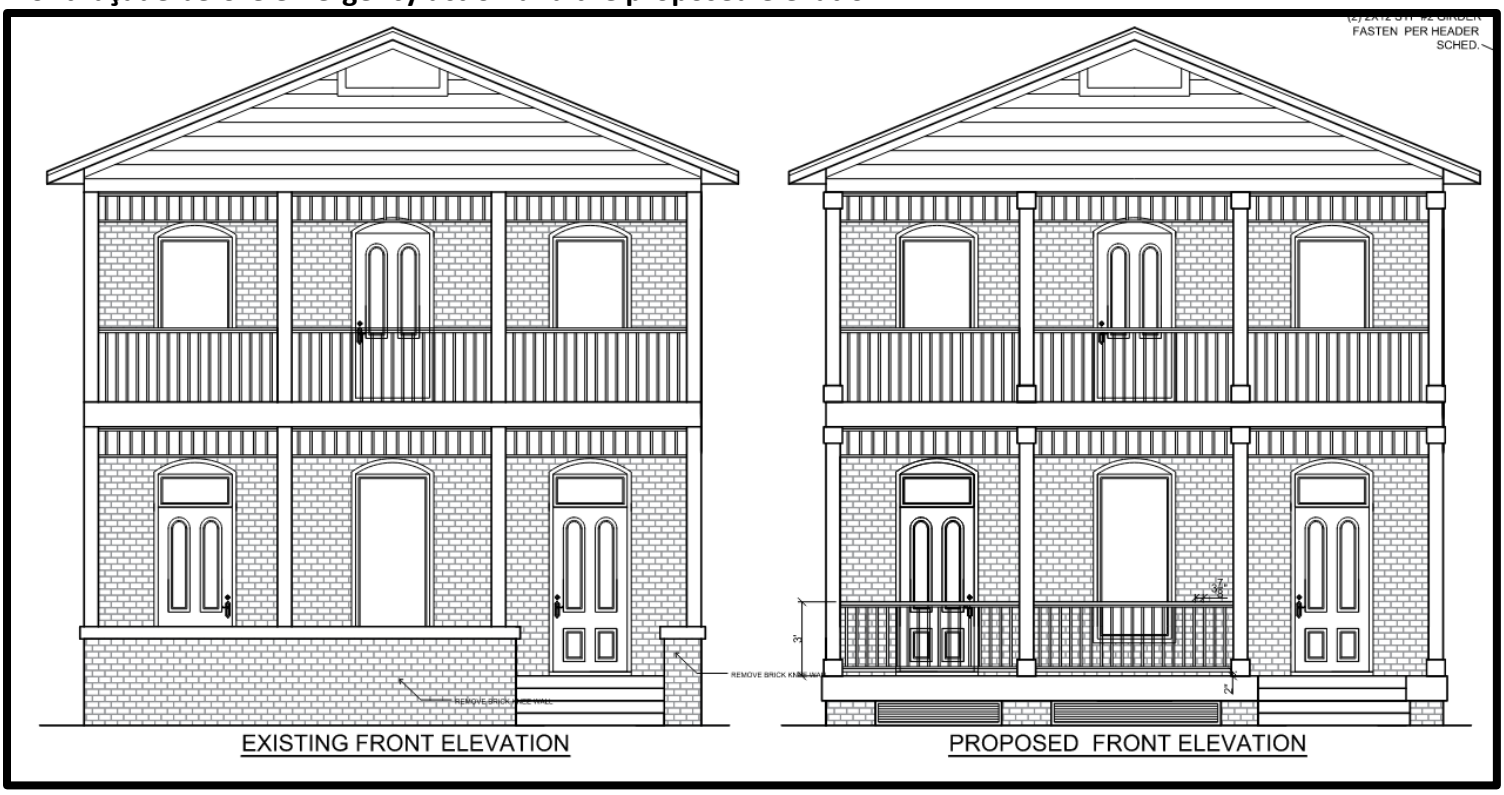
## SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking **final** approval for the reconstruction of the front porch including:

- Demo 1st story porch and foundation.
- Place new footers, foundation, piers and steps with brick to finish.
- Install new porches and beams according to plans for finished whole new entrance and 2nd story deck.
- Reinstall electrical and sign back to original size and location

The structure at 31 S 5th Street is a 2-story masonry vernacular, contributing structure to the Downtown Fernandina Beach Historic District. It has most recently functioned as a restaurant with a dwelling unit on the second floor. In March 2026, the structure was deemed unsafe by the Building Official. In order to ensure public safety, an emergency action, authorized by Land Development Code section 8.03.08, allowed the demolition of both stories of the front porch. The building permit issued was contingent upon the property owner applying to the HDC for the reconstruction of the front porch and second story deck. The property owner wishes to reconstruct the porch and second story deck with a couple of changes. The brick wall along the front of the first floor will be replaced with pickets, to match the second floor.

**Front façade before emergency action and the proposed elevation**



**Pictures of the structure before emergency action (staff provided)**







## APPLICABLE GUIDELINES:

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE
CITY OF FERNANDINA BEACH HISTORIC DOWNTOWN DESIGN GUIDLINES
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** | 1” x 6” Shiplap Siding to match existing | Match existing |
| **Foundation (Garage/Shed)** | CMU Block with brick to match existing | N/A |
| **Porch** | Pressure Treated Pine | Match existing |
| **Signage** | Original sign to be reinstalled in the original location | Unchanged |

Site Plan –

The site plan will not be altered by this project.

Elevations –

- **Scale** – The scale of the structure is not proposed to be changed. The removal of the brick half wall for replacement with a picketed railing seems more appropriate for this structure.

- **Height** – Building height is not proposed to change as part of this project.

- **Materials** – The project features traditional materials that will match the existing materials of the structure.

- **Foundation** – The project will include rebuilding the foundation of the porch using spread footing and a stem wall. The plans have been signed and sealed by an engineer and will be reviewed by the City’s Buildings Department.

- **Porch railings:** The porch is proposed to be changed from brick to a more traditional railing to match the second story deck. Ahead of the demolition. Staff determined that the brick wall along the front porch was not original, evidenced by the change in color and width of the bricks used.

- **Porch posts:** The porch posts will be reconstructed and will be a reinforced post base to ensure longevity and usability of the porches. The decorative bracket that was recently seen on the structure's posts did not appear on the FMSF and are likely not historic.

## 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 Downtown Historic District Design Guidelines.

**Staff recommendation: FINAL Approval of HDC 2026-0015**

## MOTION TO CONSIDER:

I move to **approve or deny** case number HDC 2026-0015 **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 2026-0015, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Historic Downtown Fernandina Beach Design Guidelines to warrant FINAL approval at this time.

## LIST OF EXHIBITS:

**EXHIBIT 1 HDC 2026-0015 Application and Backup Materials**
**EXHIBIT 2 Florida Master Site File: NA00333**

**From:** noreply@civicplus.com
**To:** Planning Info
**Subject:** Online Form Submittal: Historic District Council (HDC) Certificate of Approval (COA) Application
**Date:** Friday, May 1, 2026 4:06:43 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);, Scaled elevations & plans*; , 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;, If applying as an agent, Owner's Authorization for Agent Representation form must be signed/ notarized and submitted as part of the application; |
| 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 | Repair |
| 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? | 3/31/2026 |

| | |
|---|---|
| PROPERTY INFORMATION | Property information can be found at the Nassau County Property Appraiser's website → Map Search |
| Historic District | Downtown |
| Site Address | 31 S 5th St |
| City | Fernandina Beach |
| State | FL |
| Zip Code | 32034 |
| Parcel ID #(s) | 00-00-31-1800-0024-0082 |
| 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 | John |
| Last Name | Stillwell |
| Mailing Address | PO BOX 638 |
| City | Fernandina Beach |
| State | FL |
| Zip Code | 32035 |

[redacted]

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 | David |
| | Sturges |

| | |
|---|---|
| Last Name | |
| Company (if applicable) | Sturges & Sturges Construction |
| Street Address | PO Box 15505 |
| City | Fernandina Beach |
| State | FL |
| Zip | 32035 |

[redacted]

| | |
|---|---|
| Project Description | Demo 1st story porch and foundation.<br>Place new footers, foundation, piers and steps with brick to finish.<br>Install new porches and beams according to plans for finished whole new entrance and 2nd story deck.<br>Reinstall electrical and sign back to original. |

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 | 1"x6" Shiplap siding to match |
| Color | Matched Cream/white |
| 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 | CMU Block with brick to match existing buildingH |
| 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 | Pressure Treated Pine |
| 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 | Original Sign to be rehung |
| 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 | Here_is_your_signed_document_CD_Stillwell_31.pdf |
| Upload 2 | IMG_0471.JPG |
| Upload 3 | IMG_0475.JPG |
| Upload 4 | Deed 31 S 5th St.pdf |
| Upload 5 | IMG_0472.JPG |
| Upload 6 | Stillwell 31 S 5th Owner Auth 5.1.26_0001.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.

| | |
|---|---|
| Applicant First Name | David |
| Applicant Last Name | Sturges |
| Today's Date | 5/1/2026 |

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.

Docusign Envelope ID: 24FE2146-8173-83F8-8251-8E472C0EE4F6

CALLAHAN DRAFTING, INC.

GENERAL NOTES:
1. All notes, drawings, details, tables, references and specifications depicted within these engineering documents shall be reviewed by the client and each material and/or service contributor prior to initiating construction of the structure depicted herein or providing labor and/or materials for the same. Labor and/or materials shall only be furnished by those persons and/or entities with a thorough understanding of the notes, drawings, details, tables, references and specifications depicted herein, as well as a thorough knowledge of applicable construction and safety practices required to execute a design such as the one depicted herein.
2. These engineering documents have been prepared at the client's request to ensure the structure depicted herein is in compliance with Sections 1603 through 1607, 1609 and 1610 of the Florida Building Code, and/or Sections R301.1 (excluding "flood" design, unless specifically noted within these documents), R301.1.3 and R301.2.1.4 along with Tables R301.5, R301.6 and R301.7 of the Florida Building Code - Residential. The engineer's scope of work is limited to only providing the necessary analysis, drawings, details and specifications commonly required to depict the construction necessary to conform to or with the structural loading requirements as outlined in the aforementioned sections of the code and specifically excludes other elements of a structural nature as well as all elements of a non-structural nature. Additionally, the engineer's scope of work specifically excludes engineering functions delegated to others [i.e. roof and/or floor truss design, engineered wood products design (except EWP specified herein), etc.] as well as other disciplines of engineering - i.e. mechanical, electrical, plumbing, geotechnical, environmental, site (including drainage), etc. And, the engineer's scope of work specifically excludes design elements of an architectural or non-structural nature, including but not limited to egress and life safety; moisture protection, infiltration and/or resistance; resistance to wood destroying organisms ("WDO"); fire-resistance; energy efficiency, etc. The engineer further warrants that the structure depicted within these documents, to the best of his or her knowledge, complies with the applicable portions of the aforementioned sections of the code and makes no other claims, warranties or guarantees relative to these documents with regard to their fitness for any purpose. Any data included within these documents that address elements beyond the specific confines of the aforementioned code sections and stated limitations is purely incidental to the engineer's scope of work and shall be responsibility of the appropriate entity - i.e. owner, architect, contractor, and/or building official, individually and collectively - to design, account for or otherwise verify as appropriate for the intended purpose.
3. The structure depicted within these engineering documents, unless specifically noted herein as otherwise, has not been designed to resist flooding or the associated effects thereof. It is the responsibility of others - i.e. owner, architect, contractor, site developer and/or building official, individually and collectively - to establish the minimum appropriate building elevation for the subject site and the improvements located there upon. In no case shall the structure depicted herein be sited at an elevation less than the minimum prescribed by FEMA, as prescribed by FEMA and enhanced by the local controlling authority, or as prescribed by the community engineering and approved by the local controlling authority. Furthermore, the structure depicted herein shall not be constructed on a site meeting the criteria for or otherwise identified as a flood zone "V" unless these engineering documents specifically indicate the design(s) depicted herein are resistant to the potential effects of V-class flood zones.
4. The design(s) depicted within these engineering documents has/have been prepared in accordance with the applicable laws, codes, standards, rules, etc., (referenced herein) as interpreted and enforced by local authorities having jurisdiction and, further, the engineer is not aware of any errors or omissions contained within the design(s) or documents, nor of any inconsistencies between the design(s) and documents and the applicable laws, codes, et al. However, should any portion of these engineering documents be found to include an error or omission, the engineer, upon appropriate notification, will correct the document(s) in a timely fashion without additional fee to the client - unless the error or omission arose from flawed, incomplete or ambiguous data provided to the engineer, which will result in additional fees due to the engineer for the additional services provided. The engineer will not be liable for any increase in material and/or labor costs arising from the revision, correction or update to the engineering documents or addendum thereto.
5. These engineering documents may be used one-time-only, and only at the specific site or location identified herein. The design(s) depicted herein may not be used to execute (a) subsequent structure(s) or elements thereof, nor shall the design(s) be executed at a location other than the one site or location specified herein.
6. Use of these documents for any purpose constitutes the understanding and acceptance of the terms and conditions outlined herein.
7. Verify structure orientation with architectural drawings and site plan or survey before commencing construction. Do not commence construction if a conflict is present.
8. Any discrepancies between these engineering documents and the architectural drawings, site plan, survey and/or other data or information shall be reported to the engineer before the commencement of construction and no construction shall proceed until the discrepancies are resolved. Should discrepancies be discovered during construction, construction should cease until such time as the discrepancies have been resolved.
9. These engineering documents have been prepared consistent with the architectural drawings and details provided by others - that include dimensions, opening locations and other specific information - which has been replicated into these engineering documents. The engineer is not responsible for the accuracy of the replicated information or for claims arising from the use thereof.
10. Unless specifically depicted within these engineering documents, the engineer has not been made aware of nor accounted for other components, elements or systems that may be intended by others and could affect the performance and/or serviceability of the structure depicted herein.
11. These engineering documents should never be scaled. Wall framing should be based on the stud table(s), specifications and/or the relevant notes provided herein. Wall framing shall not be assumed based upon the "scaled" wall width depicted on these or any other drawings, or based upon notes or references included in the architectural drawings.
12. These engineering documents include specific information of a structural nature - i.e. the size, grade, species, quantity, strength, etc. of headers, beams, columns, posts, studs, joists, rafters, sheathing, footings, reinforcing, connectors, fasteners, etc. This information supersedes information of a similar nature that may be shown on the associated architectural drawings. Additionally, the size, grade, species, quantity, strength, etc. of the specified herein may be exceeded or enhanced, within reason, at the discretion of the user without additional review or analysis by the engineer, unless specifically prohibited by the engineer.
13. These engineering documents include multiple pages with cross-references. All pages of the engineering documents should be reviewed and understood before using the documents for any purpose. If (a) page(s) of the engineering documents is/are missing, illegible or otherwise unusable, obtain complete and legible documents before proceeding with intended use.
14. It is the intent of the engineer that the structure depicted within these engineering documents be executed in conformance with all requirements of the authorities having jurisdiction over the construction and/or occupancy depicted herein. All contractors - including materials and/or labor contributors - are responsible for the means and methods of constructing the structure depicted herein and shall perform their respective functions in conformance with all applicable laws, rules, regulations, codes and standards. Under no circumstance shall these engineering documents, nor any portion thereof, be used for any purpose until a) they have been reviewed, b) they have been approved, and c) (an) appropriate permit(s) has/have been issued to execute the design(s) depicted herein by the appropriate controlling authority(ies) or their designee(s). Furthermore, all construction arising from the design(s) depicted within these engineering documents shall be inspected as required by the authority(ies) responsible for the issuance of any permit(s) and shall pass each required inspection before the construction progresses further. No Certificate of Occupancy (or similar statement of completion) shall be issued for the structure depicted within these engineering documents, nor shall the structure be occupied or otherwise used for any purpose, until such time as the authority(ies) having jurisdiction over the construction and/or occupancy of said structure have confirmed the structure is safe, sound and in compliance with all applicable laws, rules, codes, etc., and consistent with the drawings, details, tables, references and specifications depicted within these engineering documents.
15. It is the sole responsibility of the contractor(s) and labor contributors executing the design(s) depicted within these engineering documents to determine the proper erection procedures and sequences required to insure the safety of those providing the labor and materials necessary to execute the designs, as well as insure the soundness of the structure and its sub-elements and/or components throughout the construction process. Furthermore, it is the sole responsibility of the contractor(s) and labor contributors to provide appropriate and adequate temporary bracing necessary to maintain a safe, plumb and level structure during the construction process, until such time as all of the structural elements and components depicted within these documents are properly installed, inspected and approved. Bracing shown throughout these engineering documents is permanent bracing and should not be confused with or substituted for the aforementioned temporary bracing.
16. Yet-to-be-installed building materials - such as gypsum board ("drywall") and roof shingles or tiles - placed on the floor(s) or roof(s) of the structure depicted within these engineering documents shall be evenly distributed over an expansive area so that the weight of the uninstalled materials does not exceed the allowable live loads of the floor or roof; Unless indicated otherwise within these documents, 40#/sf for floors and 20#/sf for roofs.
17. All materials specified within these engineering documents shall be installed properly, in a workman-like manner and in accordance with the directions and instructions provided by the manufacturer, or as otherwise indicated by the code or associated product approval document.
18. These engineering documents have been prepared using the version of the Florida Building Code and/or Florida Building Code - Residential (along with the associated standards and design methodologies referenced therein) applicable at the time of the preparation of the documents. As the applicable code, standards and methodologies are routinely updated and/or supplemented, the engineering may become outdated and invalid for use if the documents are not submitted to the local permitting and enforcement agency (and subsequently used for construction) in a prompt manner. Should permitting and/or actual construction be delayed beyond the applicable effective date of the edition of the code, standards and/or design methodologies referenced herein, the engineering documents shall become null and void and shall be returned to the engineer, who may subsequently be contracted to update or re-engineer the structure (as deemed applicable) to the current edition of the appropriate code, standards and/or methodologies. In no case shall these documents be used for permitting or construction more than one (1) year after their date of original issue.
19. Engineering documents such as these depict a design that is both impractical and economically unfeasible to fully test or prototype prior to execution. As such, extreme care and code-required factors of safety have been applied throughout their preparation in an effort to minimize the potential for errors, omissions and/or conflicts. However, the very nature of the process provides opportunities for errors and conflicts to arise during the execution of the design(s). Because of the inherent inability of the engineer to foresee every potential conflict, ambiguity, inaccuracy or oversight during the "paper" phase, opportunities do exist for the design to require additional effort once construction has commenced. This, combined with the relatively low fee (relative to the cost of the structure) associated with providing the engineering services as depicted herein, causes the engineer to be unable to accept "back-charges" for errors or omissions contained within the design(s) depicted herein.
20. These engineering documents and the designs and ideas expressed herein are an instrument of service and remain the physical and intellectual property of the engineer. For cause, upon notice, the documents shall be returned to the engineer in their entirety. Reproductions of the documents, the design(s), ideas and/or elements contained herein are prohibited without the expressed written consent of the engineer.
21. These engineering documents have been prepared for the specific site or location identified herein, as relayed to the engineer by the client. The engineer has used resources reasonably available to him, based upon the information relayed by the client, to determine the appropriate wind speed and exposure for the specific site or location of the construction depicted herein. Those resources reasonably available may include local government GIS maps and/or satellite imagery, wind speed maps published by the local controlling authority and/or the state DCA, and/or other commonly available maps and/or satellite imagery. The Building Official shall verify the wind speed, exposure and other design criteria shown herein to be correct and code-compliant prior to approving these documents and authorizing construction from them. The engineer shall not be liable for any claims arising from inaccurate wind speed and/or exposure designations based upon the site or location information provided to him by the client (or others), or for the accuracy of those mapping and/or imagery resources used by him to aid in designating wind speed and/or exposure.

SPECIFICATIONS:
WOOD FRAME WALLS
1. Unless otherwise specifically indicated within these documents, vertical wall framing (studs) may only be interrupted (i.e. broken, pieced or "platform-framed") when fully-braced by an intersecting sheathed floor system. Stairs, stair stringers and some intermediate roofs do not qualify as an "intersecting floor system" and should not be used to support platform framing unless specifically designed to do so and specified as such by the engineer. All vertical wall framing (studs) shall be continuous and uninterrupted between points of lateral support.
2. All top- and shoe- or sole-plate material shall be #2 SYP lumber w/ maximum 19% moisture content. Shoe- or sole-plate material in contact with concrete or masonry shall be pressure preservative treated.
3. All vertical wall framing (studs) - including "jacks" and "trimmers" - through 2x6 shall be #2, #3 or Stud Grade SPF lumber, as indicated on the plan(s) and/or table(s), w/ maximum 19% moisture content - except as noted or specified otherwise on the framing plans and/or details. All vertical wall framing (studs) larger than 2x6 shall be #2 SYP lumber w/ maximum 19% moisture content unless otherwise noted or specified on the framing plans and/or details.
4. All required 2x blocking in vertical wall framing shall meet or exceed the specifications for grade and species of the studs specified for the same wall, except walls that are specified as SYP and are also not designated as a shear-wall or portal frame wall may use SPF blocking.
5. In some instances, these engineering documents may include a specification for a column within a wall where the size of the column exceeds the thickness of the wall as specified either in the stud table(s) or relevant notes. In such instances, any of the following three options may be used to resolve the conflicting thicknesses: a) The thickness of the adjacent wall framing my be increased so as to conceal the thickness of the column within the wall; b) The adjacent wall may be furred-out to a thickness similar to that of the column so as to conceal the thickness of the column within the wall; or, c) The column and adjacent wall may remain different thicknesses and the column "wrapped" with a finish material (i.e. gypsum, etc.) and left semi-exposed into an interior space within the structure. Additionally, if none of the three aforementioned options are considered to be practical, the engineer may be contacted and requested to provide additional analysis to determine if an engineered wood (EWP) or structural steel column may be used within the allotted wall cavity.

FIELD FRAMING
1. Limited elements or areas of the design(s) depicted within these engineering documents may include the label or reference "field frame" or similar. At these confined locations the engineer has determined that it is unnecessary to establish a demonstrable design for the specific application. These elements or applications may include stairs and/or landings, plant shelves, widows walks, radiused floors and/or walls, decorative or volume ceiling treatments and similar, non-typical construction and/or accessories. As such, the engineer has deferred to the contractor or other person or entity responsible for the execution of the construction depicted herein to create his or her own design for elements or applications specified as "field framing" or similar. The design(s) and execution thereof shall be in conformance with all applicable laws, rules, codes, etc. and shall be to the executed to the satisfaction of the Building Official.

SPECIFICATIONS: (continued)
OTHER FRAMING
1. All structural (dimensional/solid-sawn) framing members, except as noted or specified otherwise, shall be #2 SYP lumber w/ maximum 19% moisture content.
2. All engineered wood beams shall be Trus Joist/I-Level/Weyerhaeuser brand Microllam LVL 1.9E, or equivalent, except as noted otherwise, and shall be installed in accordance with the manufacturer's specifications, instructions and directions.
3. All engineered wood posts or columns shall be Trus Joist/I-Level/Weyerhaeuser brand TimberStrand LSL 1.3E or Parallam PSL 1.8E solid members, as specified, or equivalent, except as noted. Vertical post or columns specified on the framing plans and/or details as engineered wood may not be built-up or pieced together to form the specified dimensions; they must be solid, one-piece members. Post or columns specified within these construction documents as dimensional/solid-sawn members - i.e. 4x4, 4x6, 6x6, etc., - may be replaced by a similar-sized (e.g. a 5.25" x 5.25" EWP in lieu of a 6x6 SYP) engineered wood post without additional analysis or documentation required by the engineer.
4. All nailing shall be with "common" nails, except as otherwise noted. All nailing not otherwise specified within these engineered documents shall be as specified by the applicable code referenced herein. All envelope sheathing shall be nailed and/or screwed as specified and glue or other adhesives shall not be used in place of nails or screws.
5. All engineered components, including roof trusses, floor trusses, I-joist, etc., shall be installed in accordance with the manufacturer's specifications, instructions and directions.
6. All sheathing shall be either APA- or TECO-rated, Eposure 1, PS1/PS2 (Structural 1 rated sheathing NOT required except when specifically identified as such). Sheathing may be either OSB or plywood, unless specified as one or the other on the framing plans and/or details. All panel edges of wall sheathing shall be solidly blocked. Use of "ply clips" or similar edge support is required at unsupported panel edges of roof sheathing 7/16" thick when supports are spaced at greater than 16"o/c. Use of "ply clips" or similar edge support is required at unsupported panel edges of roof sheathing less than 23/32" thick when supporting tile roofs. Use of "ply clips" or similar edge support is recommended at unsupported panel edges of all roof sheathing, regardless of panel thickness, for improved aesthetics. Roof and wall sheathing shall not be less than 7/16" thick. Floor sheathing shall not be less than 23/32" thick, with all panel edges supported (tongue & grove or blocked). Some design loads require thicker panels; see sheathing specifications for specific minimum panel thicknesses, required span ratings and fastening information.
7. At exterior walls clad with a stucco or an applied-stone veneer finish, the APA (www.apawood.org) recommends the use of either 15/32" thick, 32/16 span-rated sheathing (Exposure 1, PS1/PS2) or 7/16" thick, 24/16 span-rated Structural I rated sheathing when the sheathing is installed with a vertical orientation (long axis parallel to the studs) on the wall (see Technical Bulletin TB-202 for additional information). The discretion to enforce the aforementioned recommendation is at the sole discretion of the local Building Official. Do NOT use sheathing that does not conform to the aforementioned recommendation unless you have FIRST verified the suitability of the nonconforming materials with the Building Official having jurisdiction over the project. Failure to do so may result in the need to significantly enhance the construction of the exterior walls.
8. Metal connectors shall be Simpson brand hardware, as specified herein, and shall be installed in accordance with the manufacturer's specifications, instructions and directions. Alternates to the specified Simpson connectors may be used, provided that the alternate connectors meet or exceed the specifications of the connector(s) specified and have appropriate product approval and installation instructions and directions.

FOUNDATIONS, CONCRETE & MASONRY
1. The foundation design(s) depicted within these engineering documents has been completed in accordance with recognized standards, recommended soil design parameters and accepted engineering design procedures and is based upon the best information available at the time of their preparation. The design(s) depicted herein is/are intended to minimize differential movement resulting from the heaving of expansive soils and/or settling of subsurface soils. It must be recognized that the foundation components will experience movement throughout the useable life of the structure. Subsequent owners and/or occupants of the structure shall be apprised of the soil conditions present and be advised to maintain good practice in the future with respect to surface and subsurface drainage, maintenance, the construction of partitions above floor slabs, finish work on or above the floor slab and the locating or constructing of secondary elements near the structure that could affect future performance.
2. The foundation design(s) depicted within these engineering documents has/have been prepared based on a relatively flat, well drained building site featuring exclusively non-expansive soil with an allowable soil bearing capacity of not less than 2,000#/sf and a design lateral load (at-rest pressure) of 60#/sf per foot of depth with a level back slope. Should site conditions be adverse to- or otherwise inconsistent with the aforementioned parameters, construction shall cease immediately and the engineer shall be promptly notified of the conditions and no further construction shall occur until the engineer has provided additional direction.
3. Backfill should not be placed adjacent to the foundation walls until the walls have cured adequately to provide sufficient strength and have been anchored to the floor system above or otherwise properly braced or shored to prevent damage to the wall.
4. Refer to the Geotechnical Engineer's report for all soil and/or site preparation requirements necessary to achieve the required minimum 2,000#/sf soil bearing capacity. In the absence of a geotechnical engineer's report, the site and soil shall be prepared to the satisfaction of the Building Official.
5. All foundation pads depicted within these engineering documents shall be formed to the dimensions as indicated and substantially centered beneath the associated column or wall, unless indicated otherwise.
6. The location of steps, jogs and top-of-wall and/or top-of-slab elevations are critical to foundation performance. While the location of those steps, jogs and elevation changes indicated or otherwise shown on the engineering documents is the engineer's best understanding and that some of these items may change during actual construction. The design(s) depicted herein can only address the proper foundation configuration as specifically depicted herein and could require additional analysis and effort should field revisions merit.
7. Extreme care should be used throughout the construction process to prevent the movement of retaining and/or foundation walls until the completion of the structural system. It is the sole responsibility of the contractor(s) and labor contributors executing the design(s) depicted within these engineering documents to adequately shore the walls throughout the construction process to maintain the integrity of the design(s).
8. The building site shall be cleared of all top soil and organic matter beneath the planned structure location, as well as for an additional five feet or more beyond the perimeter thereof. Unless otherwise indicated, all footings and flat concrete shall bear upon non-organic, undisturbed soils compacted to a density of not less than 95% of Modified Proctor Maximum Dry Density (ASTM D1557) for a depth of not less than two feet (24 inches) below the bottom of the footing or slab; Or, upon clean GW-, GP-, SW-, and/or SP-class fills with any organic materials removed. Fill, as required, shall be placed atop non-organic, undisturbed soils (with the compaction thereof verified as previously referenced) and added in one foot (12 inch) lifts and each lift shall be compacted to a density of not less than 95% of Modified Proctor Maximum Dry Density (ASTM D1557). These minimum specifications may be exceeded or superseded by either a geotechnical engineering report specific to the building site or at the direction of the Building Official, as deemed necessary to achieve the minimum required (2,000#/sf) soil bearing capacity, but in no case shall the site be prepared to a lesser degree than that which is outlined herein.
9. All concrete slabs on grade shall be no less than the thickness indicated on the drawings (no less than 4" nominal thickness in any instance) and be placed atop (minimum) 6mil polyethylene (visqueen) barrier installed in accordance with applicable codes and standards. Slabs shall be reinforced with either 6x6 W1.4x1.4 WWM, lapped not less than 8" at edges/ends, in conformance with ASTM A-185, or Fiber-Mesh reinforcement shall be used with minimum 2" fiber length at a rate of 1 lb. per cubic yard of concrete, complying with ASTM C-1116.
10. Minimum compressive strength of concrete used for foundations, slabs, etc. shall be 2,500psi at 28 days.
11. Where indicated, cores or cells of block masonry (CMU) shall be filled with coarse grout or pea gravel concrete with a minimum compressive strength of not less than 3,000psi at 28 days.
12. Reinforcement shall be detailed in accordance with ACI 315, Detailing Manual. Minimum concrete cover for all reinforcing shall be as follows:
a) Concrete cast against earth: 3"
b) Formed concrete exposed to earth or weather: 11⁄2"
c) Interior slabs, walls, etc.: 3⁄4"
13. All reinforcement shall be conform to ASTM A-615 and be grade 40 (G40) unless indicated on the plans and/or details as grade 60 (G60). All longitudinal (horizontal) reinforcing in walls and footings shall be continuous at/around corners and intersections, and/or matching corner bars shall be used. All longitudinal (horizontal) reinforcing shall be lapped at splices a minimum of 40 bar diameters (20" minimum lap for #4 and smaller reinforcing) and all vertical reinforcing shall be lapped at splices a minimum of 25".
14. ALL concrete operations - including but not limited to mix design, mixing, transporting, reinforcing detailing and placing, placing, curing and testing - shall be done in accordance with the requirements and application of ACI 301 "Specifications for Structural Concrete."
15. All masonry work shall be in accordance with ACI 530/ASCE 5/TMS 402 Masonry Building Code.
16. Concrete masonry units shall be ASTM C90-75, Hollow Load-Bearing Concrete Masonry Units, Type I, Grade N-1, normal weight, with a minimum compressive strength of 2,000psi (f'm = 1,500psi).
17. Mortar shall conform to ASTM C270 and be Type S.
18. Grout, when specified, shall conform to ASTM C-476, with a minimum compressive strength of 3,000psi at 28 days and mixed to provide a slump of between 8" and 11".
19. Pre-cast and/or pre-stressed lintels, manufactured by CastCrete, shall be provided over all openings in CMU walls, unless specified differently on the drawings. Lintels shall be of adequate size, strength and reinforcement for the given span and loading conditions.
20. Provide horizontal joint reinforcing in CMU walls at 16"o/c vertically conforming to ASTM A82 and ASTM A167 Type 304.

STEEL
1. Steel elements shall be detailed, fabricated and erected in accordance with AISC "Specification for the Design, Fabrication and Erection of Structural Steel Buildings," 9th edition.
2. Structural steel shall be ASTM A36, except as noted below:
a) Pipe ASTM A53, Type E or S, grade B
b) Tube ASTM A500
3. All bolts, anchor bolts and threaded rods shall be ASTM A307 unless indicated otherwise.
4. Hex nuts and couplers/couplings used for bolts, anchor bolts and threaded rods shall be low carbon steel and meet or exceed the capacity of the corresponding ASTM A307, A36, SAE 1018 and Grade 2 bolts.
5. Hex nuts and couplers/couplings used for high-strength bolts, anchor bolts and threaded rods - ASTM A449 or similar - shall be heavy hex ASTM A563 grade DH.

CORROSION & DECAY RESISTANCE:
1. All structural members of wood or structural composite lumber either exposed to weather or in direct contact with the ground or soil - i.e. deck/balcony boards/lumber, joists, posts, etc. - shall be pressure preservative treated to a level rated for the specific application. Borate-based treated wood shall not be used as/for structural members exposed to weather or in direct contact with the ground unless specifically rated by the manufacturer/treater and approved as adequate for the application.
2. All interior wood and wood-based members in contact with concrete or masonry shall be pressure preservative treated to resist decay.
3. All fasteners (nails, screws, bolts, etc.) less than 1/2" in diameter and in contact with pressure preservative treated wood shall be either hot-dipped galvanized (HDG) or stainless steel (SS). All metal fasteners & connectors exposed to weather and/or in contact with corrosive materials shall be rated by the manufacturer for compatibility with the application and/or corrosive material. The exterior use of any material treated with a pressure preservative treatment containing ammonia shall require the exclusive use of SS connectors and fasteners. The use of any material treated with the pressure preservative treatment ACZA shall require the exclusive use of SS connectors and fasteners.
4. Stainless steel (SS) and zinc-plated/galvanized (i.e. Z-MAX, HGD, etc.) connectors & fasteners shall not be combined. Use only SS fasteners with SS connectors. Use only zinc-plated/galvanized fasteners with zinc-plated/galvanized connectors.
5. Regular inspection and maintenance of wood, wood-based and metal products used in structural applications and/or used in outdoor or other potentially corrosive environments or applications is essential for continued, long-term satisfactory performance.

# SHEET INDEX


| | |
|---|---|
| COVER SHEET | |
| S-0 | DESIGN CRITERIA |
| S-1 | FOUNDATION PLAN & SECTIONS |


# PROJECT INFORMATION

## SITE ADDRESS

STILLWELL 31 SOUTH
5TH STREET LLC
PO BOX 638
FERNANDINA
BEACH, FL 32035

## CONTRACTOR

# SCOPE OF WORK

REPLACEMENT OF AN EXISTING TWO STORY DECK

# CODE INFORMATION

This structure has been designed in accordance with
Florida Building Code - 8th Edition - 2023
Florida Residential Code - 2023
Florida Mechanical Code - 2020
Florida Plumbing Code - 2023
Florida Building Code Energy Conservation - 2023
National Electrical Code - 2023 (NFPA 70)

## DESIGN CRITERIA FOR NEW ONE STORY, WOOD FRAME SINGLE FAMILY RESIDENCE, FLORIDA

1. Designed per Florida Building Code, 2023 Edition
2. Design for 130 MPH fastest wind velocity, Exposure C
3. Importance 1.0, Enclosed, Roof Height 27' -0" Roof Slope 27 degrees
4. Main Wind Force Resisting Wind Loads Table 1609.6.2.1 (1)
5. Components and Cladding from table 1609.6.2.1 (2)
6. The Wall loads are +31.3 psf and -42.0 psf.
7. Concrete----------fc3,000 psi
8. Reinforcing----------Fv60,000 psi
9. Timber----------Spruce Pine Fir Pine No 2
10. Soil Bearing Pressure---------- 2000 psf
11. All exterior walls are to be shear wall components.

| COMPONENT & CLADDING (PSF) | | | | |
|---|---|---|---|---|
| Effective Wind Area (SF) | End Zones | | Interior Zones | |
| SF | POS + | NEG - | POS + | NEG - |
| 0-20 | 30.4 | -40.7 | 30.4 | -33 |
| 20-50 | 29.0 | -38.0 | 29.0 | -31.6 |
| 50-100 | 27.2 | -34.3 | 27.2 | -29.8 |
| >100 | 25.9 | -31.6 | 25.9 | -28.4 |

END ZONE:9'- 0" North & South 9'-0" East & West

## Wind Zone

| | |
|---|---|
| Basic wind speed (3 second gust) | 130 MPH |
| Wind importance factor | 1.0 |
| Wind exposure category | C |
| Buiilding category | II |
| Internal pressure coefficent | +/- .18 |

## Roofing Material Specifications

| | |
|---|---|
| UL CLASS A FIRE RATING | ASTM D 3018 TYPE 1 |
| UL WIND RESISTANCE | ASTM D 3161 (MODIFIED TO 110 MPH) |
| VALLEY FLASHING | 26 GA. GALVANIZED, 18 " WIDE |
| UNDERLAYMENT | Shall conform wth ASTM D 226 Type II, ASTM D 4869 Type IV ASTM 6757. |

Asphalt shingles shall be classified in accordance with ASTM D3161, TAS 107 or ASTM D7158 to resist the basic wind speed per Figure R301.2(4). Shingles classified as ASTM D3161 Class D or classified as ASTM D7158 Class G are acceptable for use where Vasd is equal to or less than 100 mph. Shingles classified as ASTM D3161 Class F, TAS 107 or ASTM D7158 Class H are acceptable for use for all wind speeds. Asphalt shingle wrappers shall be labeled to indicate compliance with one of the required classifications, as shown in Table R905.2.6.1.

## FRAMING CONNECTOR SCHEDULE

| CLIP, TIE or STRAP | FASTENERS or NAILS |
|---|---|
| H2.5 | (5) 8d PER END |
| H5 | (4) 8d PER END |
| H8 | (5) 10d x 1-1⁄2" PER END |
| MTS12 | (14) 10d or 10d x 1-1⁄2" TOTAL |
| HTS20 | (20) 10d or (24) 10d x 1-1⁄2" TOTAL |
| LGT2 | (16) 16d SINKERS TO TRUSS, (14) 16d SINKERS TO > & POST |
| H16, -16S, -16-2 | (2) 10d x 1-1⁄2" TO TRUSS, (10) TO >/POST |
| MSTA12 | (10) 10d TOTAL |
| MSTA18 | (14) 10d TOTAL |
| MSTA24 | (18) 10d TOTAL |
| MST37 | (42) 16d TOTAL |
| MST48 | (46) 16d TOTAL |
| MST60 | (56) 16d TOTAL |
| CS16 | (30) 8d or (26) 10d TOTAL |
| SPH4, -6, -8 | (12) 10d x 1-1⁄2" |
| HPAHD22 | (23) 16d |
| LTP4 | (12) 8d x 1-1⁄2" TOTAL |
| A35 | (12) 8d x 1-1⁄2" TOTAL |
| META20 | (12) 10d x 1-1⁄2" |
| HETA20 | (12) 10d x 1-1⁄2" |
| LGT2-MASONRY (7) 1/4"~ x 2-1/4" TITEN SCREWS TO WALL | (16) 16d SINKERS TO TRUSS, |
| MTSM16 | (7) 10d or 10d x 1-1⁄2" TO TRUSS, (4) 1/4"~ x 2-1/4" TITEN SCREWS TO WALL |
| HTSM16 | (8) 10d or 10d x 1-1⁄2" TO TRUSS, (4) 1/4"~ x 2-1/4" TITEN SCREWS TO WALL |
| H16, -16S, -16-2 | (2) 10d x 1-1⁄2" TO TRUSS, (6) 1/4"~ x 2-1/4" TITEN SCREWS TO WALL |
| FGTR | (18) 1/4"~ x 3" SDS TO TRUSS, (2) 1/2"~ x 5" TITEN HD's TO WALL |
| MSTAM36 | (8) 10d TO FRAMING, (4) 1/4"~ x 2-1/4" TITEN TO MASONRY |

## FRAMING-TO-FOUNDATION / MASONRY CONNECTOR SCHEDULE

| NAILS / SCREWS TO FRAMING MEMBERS | HARDWARE/ CONNECTOR | ASTM 307 (SAE 1018) ATR DIA. | INT LOCATIONS MIN EMBED | EXT/MONO FOUNDATIONS MIN EMBED | EXT/MONO FOUNDATIONS MIN EDGE | EXT/STEM-WALL FOUNDATIONS MIN EMBED | EXT/STEM-WALL FOUNDATIONS MIN / MAX EDGE | CMU MIN |
|---|---|---|---|---|---|---|---|---|
| (12) 16d | ABU-44, -66 | 5/8" | 5-1/2" | 5-1/2" SPCG | 3" | 12" | 1-3/4" / 6" | N/A |
| (10) 16d / EACH | LTT20B & DTT2 | 1/2" (EA) | 4-1/4" w/ MIN 2-1/2" SPC'G | 5-1/2" | 4" w/ 2-1/2" SPC'G 2" w/ 4" SPC'G | 12" | 1-3/4" / 6" | 12" |
| (22) 10d | SINGLE MGT | 5/8" | 5-1/2" | 5-1/2" | 3" | 12" | 1-3/4" / 6" | 12" |
| 2x (22) 10d | DOUBLE MGT | (2) 5/8" | 5-1/2" | 9-1/2" | 3" | 12" | 3-1/2" / 4" | 12" |
| (18) 16d | SINGLE HTT16/4 | 5/8" | 5-1/2" | 7-1/2" | 2" | 12" | 1-3/4" / 6" | 12" |
| 2x (18) 16d | DOUBLE HTT16/4 | (2) 5/8" | 5-1/2" | 7-1/2" | 4" | 12" | 3-1/2" / 4" | 12" |
| 2x (18) 16d | TANDEM HTT16/4 | (1) 5/8" | 5-1/2" | 9-1/2" | 5" | 15" | 1-3/4" / 6" | N/A |
| (32) 16d Sinkers | SINGLE HTT22/5 | 5/8" | 5-1/2" | 9-1/2" | 2" | 15" | 1-3/4" / 6" | N/A |
| 2x (32) 16d Sinkers | DOUBLE HTT22/5 | (2) 5/8" | 5-1/2" | 9-1/2" | 5" | SEE PLAN | | N/A |
| (20) 1⁄4"~ x 2-1/2" SDS | SINGLE HDU8 | 7/8" | 8" | 8" | 3" | 13-1/2" | 3-1/2" / 4" | 13-1/ |
| 2x (20) 1⁄4"~ x 2-1/2" SDS | DOUBLE HDU8 | (2) 7/8" | 8" | 13-1/2" | 3" | 13-1/2" | 3-1/2" / 4" | 13-1/ |
| (30) 1⁄4"~ x 2-1/2" SDS | SINGLE HDU11 | 1" | 9" | 15" | 1-3/4" | SEE PLAN | | N/A |
| 2x (30) 1⁄4"~ x 2-1/2" SDS | DOUBLE HDU11 | (2) 1" | 15" | 15" | 4" | SEE PLAN | | N/A |
| (36) 1⁄4"~ x 2½" SDS | SINGLE HDU14 | 1" | 9" | 15" | 3" | SEE PLAN | | N/A |
| 2x (36) 1⁄4"~ x 2½" SDS | DOUBLE HDU14 | (2) 1" | 15" | 15" | 4" | SEE PLAN | | N/A |
| (16) 10d | HGT2, HGT3 | (2) 3/4" | 7" | 11-1/2" | 3" | SEE PLAN | | 11-1/ |
| (16) 10d | HGT4 | (2) 3/4" | 7" | 9" | 3" | SEE PLAN | | 11-1/ |

"FRAMING" and "FRAMING-TO-FOUNDATION" CONNECTOR SCHEDULE NOTES:

1) USE SIMPSON AT ACRYLIC TIE TWO-PART EPOXY FOR ATR-TO-FOUND. CONNECTIONS U.N.O.
2) ALL DIMENSIONS (ROD DIAMETER, EMBEDMENT, EDGE, ETC.) ARE MINIMUM DISTANCES U.N.O.
3) "DOUBLE" HOLD-DOWNS REQUIRE MINIMUM 8" SPACING BETWEEN ATR ANCHORS U.N.O.
4) EDGE DISTANCE DIMENSIONS TO BE MEASURED FROM THE EXTERIOR FACE OF THE FOUNDATION, CURB OR CMU WALL TO THE < OF THE ATR ANCHOR
5) MIN. EDGE DISTANCE DOES NOT APPLY AT INTERIOR CURB LOCATIONS ONLY IF THE MIN. EMBEDMENT IS MEASURED FROM THE LOWER SLAB ELEVATION
6) ALL PARTS / MATERIALS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS & DIRECTIONS
7) ALL NAILS SPECIFIED ARE "COMMON" SIZES U.N.O.
8) MINIMUM ROD SIZE/GRADE, EMBEDMENT & EDGE DISTANCE SHOWN ON PLAN SUPERSEDES MINIMUMS SHOWN ON THIS CHART
9) MINIMUM EDGE DISTANCES OF 4" OR MORE REQUIRE MINIMUM 6" WALL FRAMING
10) MINIMUM 8" SPACING BETWEEN META- or HETA- ANCHORS U.N.O.
11) MINIMUM 1-1/2" EDGE DISTANCE FOR TITEN SCREWS
12) MINIMUM 4" EDGE DISTANCE FOR TITEN HD's

GUARDRAILS, HANDRAILS AND SUB-ASSEMBI (POSTS, BALUSTERS, ETC.) SHALL BE COMPF SYSTEM WITH APPROPRIATE/APPLICABLE FL OR OTHERWISE BE DESIGNED BY A FLORIDA ENGINEER TO THE DESIGN CRITERIA STATE PRODUCT APPROVAL REPORT AND/OR SHOP DESIGN CRITERIA SHALL BE REVIEWED AND TO CONSTRUCTION.

DocuSigned by:
Vincent Seibold
2EAA6893FE5B411...

Vincent Seibold PE 48288
1015 Atlantic Blvd. #128
Atlantic Beach, FL 32233
904-568-4112

This item has been electronically signed and sealed by Vincent Seibold PE 48288 on this date using a SHA authentication code.

Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

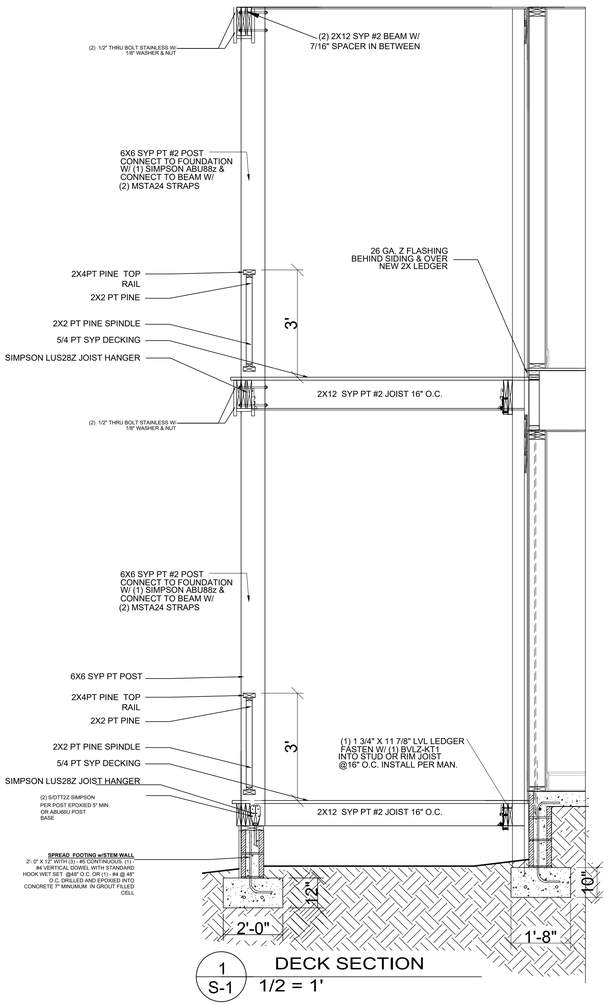
THESE PLANS HAVE BEEN DRAWN UNDER CONTRACT BY THE HOME OWNER OR BUILDER. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR ANY SIMILARITIES TO ANY DRAWINGS, RENDERINGS, BLUEPRINTS, ETC. AND/OR ALL EFFORTS HAVE BEEN MADE BY THE DESIGNER TO INSURE THAT THE DESIGN CRITERIA CONTAINED HEREIN MEET ALL DESIGN CRITERIA REQUIRED BY THE STATE OF FLORIDA. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT ALL THE INFORMATION IS CORRECT BEFORE CONSTRUCTION BEGINS


CALLAHAN DRAFTING, INC.
541669 US.1 CALLAHAN FL. 32011
904 575 0181 ethan@scaffbuilders.com


STILLWELL 31 SOUTH 5TH ST

Docusign Envelope ID: 24FE2146-8173-83F8-8251-8E472C0EE4F6

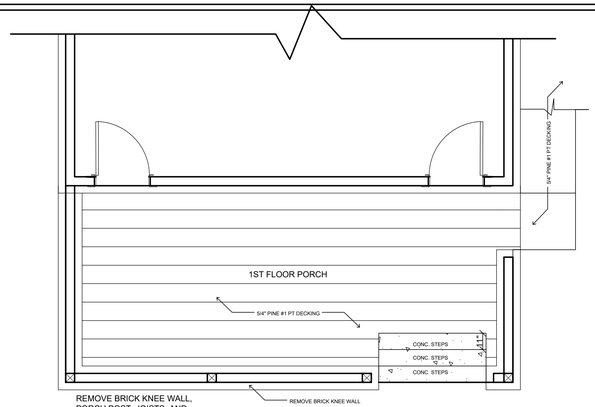
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1 / S-1 DECK SECTION 1/2 = 1'

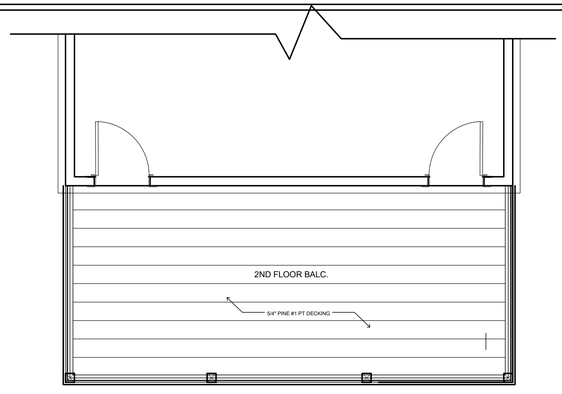
TYPICAL CONSTRUCTION NOTES:

1. NEW INTERIOR PARTITIONS ARE 1/2" G.W.B. ON EACH SIDE OF 2X4 WOOD STUDS, UNLESS NOTED OTHERWISE (U.N.O.).
2. OPENINGS IN STUD WALLS ARE DIMENSIONED TO CENTERLINE OF OPENING. COORDINATE ROUGH OPENING SIZE WITH REQUIREMENTS OF DOOR OR WINDOW MANUFACTURER.
3. NEW EXTERIOR WALLS ARE 5 1/2" WITH 7/16" SHEETING STUD WALLS AND ½" G.W.B. ON INTERIOR SIDE.
4. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE (IF APPLICABLE).
5. INSTALL FIREBLOCKING IN STUD PARTITIONS PER FBC 2305.1.4
6. APPLY SEALANT AROUND ALL WINDOWS PER MANUFACTURER'S RECOMMENDATIONS.
7. ALL SIMPSON (OR EQUAL) CONNECTORS SHALL BE FASTENED PER THE MANUFACTURER'S INSTRUCTIONS, REFER TO CATALOG FOR FASTENER TYPE, QUANTITY, AND LOCATION
8. CONTRACTOR SHALL SELECT TRUSS MANUFACTURER WITH ENGINEERING CAPABILITY TO DESIGN TRUSSES, FOOTINGS, AND SHEAR/BEARING WALLS.
9. SEE ENGINEERING DRAWINGS BY PRE-ENGINEERED TRUSS MANUFACTURER FOR ROOF TRUSSES, CONNECTIONS, AND SHEAR/BEARING WALL DESIGNS AND UPLIFT RESISTANCE.
10. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED
11. CONTRACTOR SHALL SELECT EXTERIOR BUILDING PRODUCTS APPROVED BY THE FLORIDA BUILDING COMMISSION AND BEARING PRODUCT APPROVAL NUMBERS FOR PANEL WALLS, EXTERIOR DOORS, ROOFING PRODUCTS, SKYLIGHTS, WINDOWS, SHUTTERS, STRUCTURAL COMPONENTS, AND BUILDING ENVELOPE PRODUCTS OF NEW TECHNOLOGY.
12. VERIFY LOCATIONS OF UNDERGROUND UTILITIES BEFORE EXCAVATING.
13. AT ALL SHOWERS, PROVIDE A SHOWER PAN AND SLOPE FLOOR FOR DRAINAGE. COORDINATE WITH STRUCTURAL FOR SLOPES AND TOP OF SLAB ELEVATIONS.
14. CONTRACTOR SHALL DELIVER TO OWNER UPON PROJECT CLOSEOUT A BUILDING OR SPACE THOROUGHLY CLEANED AND WITH ALL CONTRACTOR-INSTALLED COMPONENTS FUNCTIONING AS NEW. ANY EXISTING COMPONENTS (FOR RENOVATION OR ADDITION PROJECTS) SHALL BE IN CLEAN, WORKING CONDITION AS VERIFIED BY CONTRACTOR AND OWNER. ANY EXISTING COMPONENT DETERMINED TO BE INOPERATIVE SHALL BE REPLACED BY CONTRACTOR. WHERE ANY COMPONENT WAS REMOVED AND A BREAK IN THE FINISH IS REVEALED, THE CONTRACTOR SHALL PATCH THE FINISH AND SUBSTRATE AS NEEDED TO LEAVE NO EVIDENCE OF THE REMOVED COMPONENT.
15. GUARDS AND RAILING SHALL BE IN ACCORDANCE WITH F.B.C R312.1.1
16. GLAZING IN AREAS LISTED IN F.B.C. R308.4 SHALL BE SAFETY GLASS PROTECTED
17. STAIRS SHALL COMPLY WITH F.B.C. 311.7
18. ALL WINDOWS SHALL BE ANDERSON 400 SERIES.



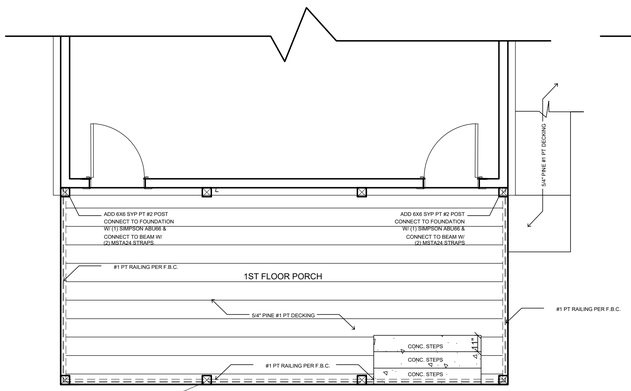

REMOVE BRICK KNEE WALL, PORCH POST, JOISTS, AND DECKING. REPLACE PER PROPOSED PLANS.

EXISTING FIRST FLOOR
1/4" = 1'

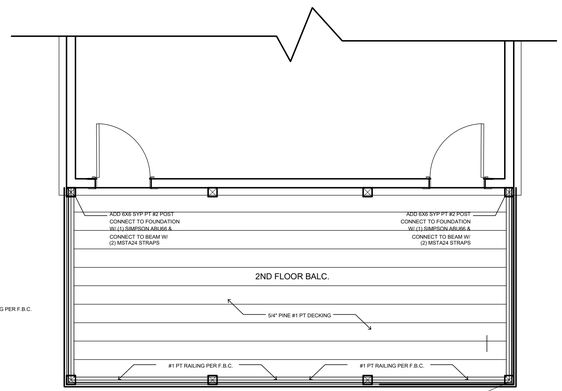



REMOVE PORCH POST, JOISTS, AND DECKING. REPLACE PER PROPOSED PLANS.

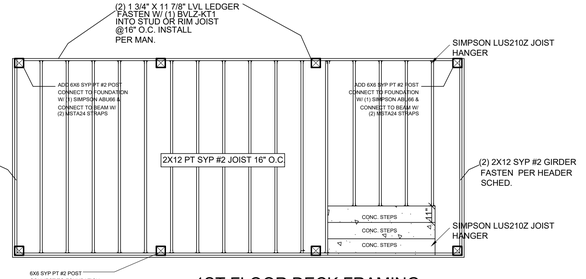
EXISTING SECOND FLOOR
1/4" = 1'



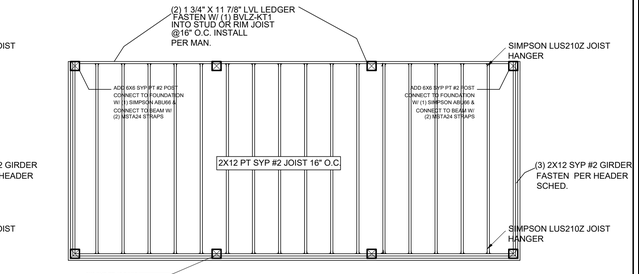

PROPOSED FIRST FLOOR
1/4" = 1'




PROPOSED SECOND FLOOR
1/4" = 1'




1ST FLOOR DECK FRAMING
1/4" = 1'



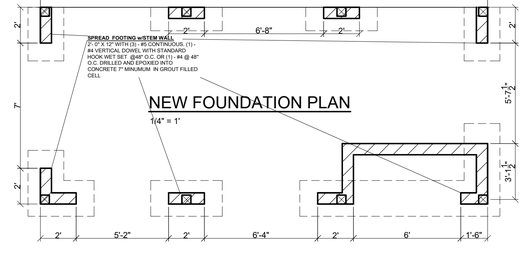

2ND FLOOR DECK FRAMING
1/4" = 1'




EXISTING FRONT ELEVATION




PROPOSED FRONT ELEVATION




NEW FOUNDATION PLAN
1/4" = 1'

Wind: 120mph
Exposure: B
Category: I
FBC 8th Edition 2023

This item has been electronically signed and sealed by Vincent Seibold PE 48288 on this date using a SHA authentication code.

Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

DocuSigned by: Vincent Seibold 2EAA6893FE5B411...

THESE PLANS HAVE BEEN DRAWN UNDER CONTRACT BY THE HOME OWNER OR BUILDER. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR ANY SIMILARITIES TO ANY DRAWINGS, RENDERINGS, BLUEPRINTS, ETC. AND, ALL EFFORTS HAVE BEEN MADE TO INSURE THAT THE DIMENSIONS ARE CORRECT AND THAT THESE PLANS MEET ALL DESIGN CRITERIA REQUIRED BY THE STATE OF FLORIDA. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL THE INFORMATION IS CORRECT BEFORE CONSTRUCTION BEGINS

CALLAHAN DRAFTING, INC.
541669 US.1 CALLAHAN FL. 32011
904 575 0181 ethan@scaffbuilders.com

STILLWELL 31 SOUTH 5TH STREET LLC
PO BOX 638
FERNANDINA BEACH, FL 32035

ENGINEER INFO
VINCENT SEIBOLD PE 48288
1015 ATLANTIC BLVD. #128
ATLANTIC BEACH, FL. 32233

SIGNATURE/SEAL

VINCENT RICHARD SEIBOLD LICENSE No. 48288 STATE OF FLORIDA PROFESSIONAL ENGINEER

SHEET
FLOOR PLAN & NOTES

A-1

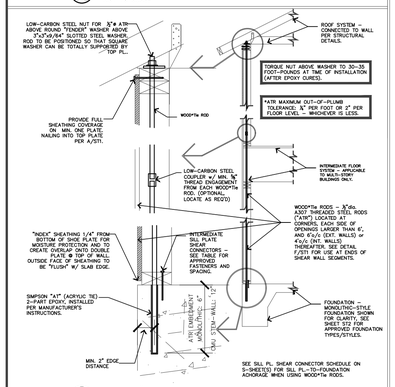
CALLAHAN DRAFTING, INC.

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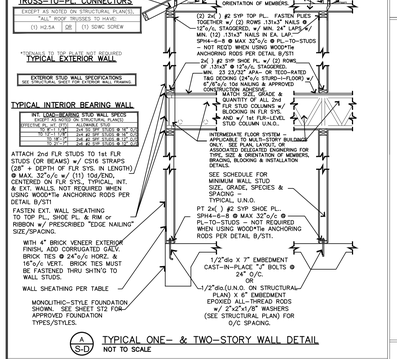
CALLAHAN DRAFTING, INC.



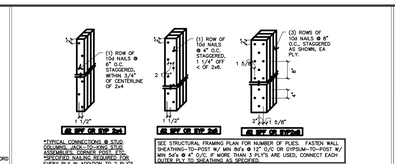

A S-D TYPICAL ONE– & TWO–STORY WALL DETAIL
NOT TO SCALE



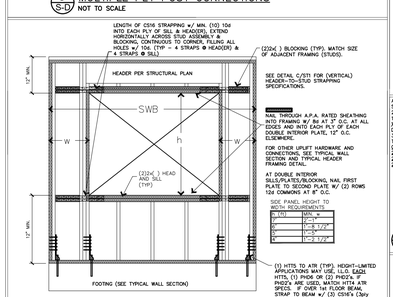

B S-D WOOD*Tie DETAILS & SPECIFICATIONS
NOT TO SCALE



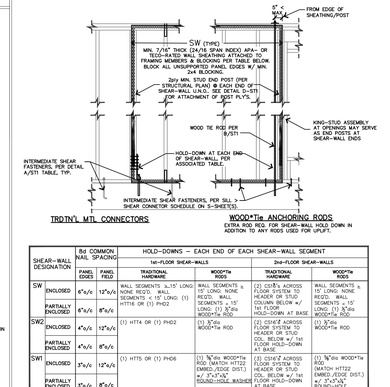

C TYPICAL OPENING FRAMING DETAIL – U.N.O.
NOT TO SCALE




D S-D MULTIPLE PLY POST CONNECTIONS
NOT TO SCALE




E S-D SWB – SPECIAL SHEARWALL DETAIL
NOT TO SCALE




| SHEAR--WALL DESIGNATION | Bd COMMON NAIL SPACING | HOLD--DOWNS -- EACH END OF EACH SHEAR--WALL SEGMENT | | | |
|---|---|---|---|---|---|
| | | 1st--FLOOR SHEAR--WALLS | | 2nd--FLOOR SHEAR--WALLS | |
| | EDGES | FIELD | TRADITIONAL HARDWARE | WOOD*Tie RODS | TRADITIONAL HARDWARE | WOOD*Tie RODS |
| SW1 ENCLOSED | 6"o/c | 12"o/c | NONE REQ'D. WALL SEGMENTS ≤ 15" LONG | (1) WALL SEGMENTS ≤ 15" LONG: NONE REQ'D. WALL SEGMENTS ≥ 15" LONG: (1) 5/8"dia WOOD*Tie ROD | NONE REQ'D. WALL SEGMENTS ≤ 15" LONG | NONE REQ'D. WALL SEGMENTS ≥ 15" LONG: (1) 5/8"dia WOOD*Tie ROD |
| SW1 PARTIALLY ENCLOSED | 6"o/c | 8"o/c | (1) HTT4 OR (1) PHD2 | | | |
| SW2 ENCLOSED | 4"o/c | 12"o/c | (1) HTT4 OR (1) PHD2 | (2) CS16*2 ACROSS FLOOR SYSTEM TO HEADER OR STUD COLUMN BELOW w/ 1st FLR HOLD--DOWN AT BASE | (1) 5/8"dia WOOD*Tie ROD | (2) CS16*2 ACROSS FLOOR SYSTEM TO HEADER OR STUD COL. BELOW w/ 1st FLOOR HOLD--DOWN AT BASE |
| SW2 PARTIALLY ENCLOSED | 4"o/c | 8"o/c | | | | |
| SW1 ENCLOSED | 3"o/c | 12"o/c | (1) HTT5 OR (1) PHD6 | (1) 5/8"dia WOOD*Tie ROD @ EMBED./EDGE DIST.) W/ 3"x3"x5/16" ROUND--HOLE WASHER | (1) 5/8"dia WOOD*Tie ROD @ EMBED./EDGE DIST.) W/ 3"x3"x5/16" ROUND--HOLE WASHER | (1) 5/8"dia WOOD*Tie ROD @ EMBED./EDGE DIST.) W/ 3"x3"x5/16" ROUND--HOLE WASHER |
| SW1 PARTIALLY ENCLOSED | 3"o/c | 8"o/c | | | | |

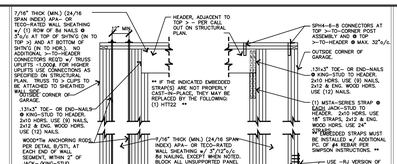
* MIN. (10) Bd NAILS EACH END OF EACH STRAP.

NOTES: 1) HARDIE--PANEL OR LP SMART SIDING IS AN ALLOWABLE ALTERNATIVE TO THE SPECIFIED 7/16" THICK APA OR TECO--RATED WALL SHEATHING ONLY IF IDENTIFIED AS SUCH ON THE STRUCTURAL PLAN.
2) OPENINGS AND/OR PENETRATIONS GREATER THAN 12"x12" ALLOWABLE ONLY IF IDENTIFIED AS SUCH ON THE STRUCTURAL PLAN.
3) TOP PL. SPLICES IN SW1 & SW2 DESIGNATED SHEAR--WALLS SHALL BE MIN. 48" LONG w/ MIN. (24) EVEN/Y--SPACED 10d NAILS.
4) AT LOCATIONS WHERE MIN. SPECIFIED TOP PL. OVERLAP IS NOT ACHIEVED, ADD (2) NOMINAL 2"x4"x24"L (ONE EACH SIDE OF JT) CENTERED ON JOINT.
5) SECOND--FLOOR SHEAR--WALLS LOCATED ABOVE CMU WALLS SHALL USE HOLD--DOWNS SPECIFIED FOR FIRST--FLOOR SHEAR--WALLS WITH MINIMUM ATR EMBEDMENTS INTO LINTEL OR TIE--BEAM INCREASED TO 12" FOR 1/2"dia AND 15" FOR 5/8"dia RODS.
6) AT LOCATIONS WHERE AN INTERIOR WALL IS DESIGNATED AS A SHEAR--WALL, THE WALL MUST BE CONNECTED TO THE DIAPHRAM ABOVE. REFER TO DETAIL M/S71 FOR OPTIONS.

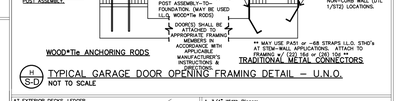
F TYPICAL SHEAR–WALL ASSEMBLY DETAIL
NOT TO SCALE



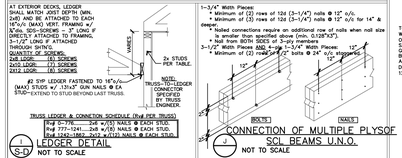

G PORCH BEAM TO STUD WALL DETAIL
NOT TO SCALE



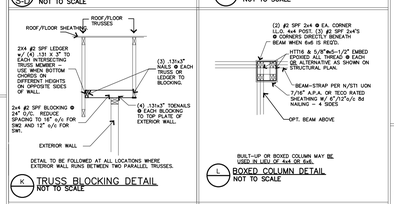

H S-D



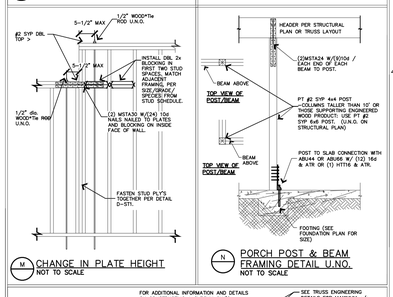

I S-D LEDGER DETAIL
NOT TO SCALE




K TRUSS BLOCKING DETAIL
NOT TO SCALE




M CHANGE IN PLATE HEIGHT
NOT TO SCALE




N PORCH POST & BEAM FRAMING DETAIL U.NO.
NOT TO SCALE

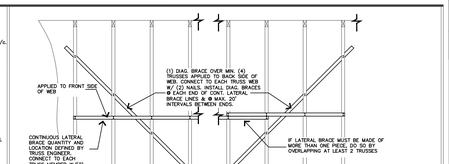



P TYPICAL BOTTOM CHORD BRACING & SOFFITS DETAILS
NOT TO SCALE



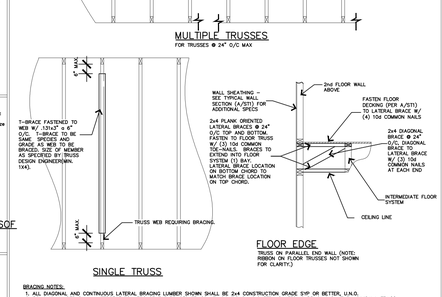

IN LIEU OF WOOD PANEL SHEATHING, CEILING MAY BE CONSTRUCTED OF ANY APPROVED MATERIAL HAVING EQUAL OR BETTER PRESSURE AND SHEAR RESISTANCE AS VERIFIED BY CURRENT FBC PRODUCT APPROVAL DOCUMENTATION.

Q PORCH CEILING SHEATHING DETAIL
NOT TO SCALE




BRACING NOTES:
1. ALL DIAGONAL AND CONTINUOUS LATERAL BRACING LUMBER SHOWN SHALL BE 2x4 CONSTRUCTION GRADE SYP OR BETTER, U.N.O.
2. BRACING LUMBER SHALL INTERSECT TO WEBS OF THE BRACED TRUSS AT LOCATIONS INDICATED AS NEEDING BRACING ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS, U.N.O. ON THE STRUCTURAL PLAN.
3. ALL FASTENERS SHOWN ARE .131x3" NAILS, U.N.O.
4. SINGLE TRUSS BRACE METHOD MAY BE USED TO REPLACE 1 CONTINUOUS LATERAL BRACE REQUIREMENT.
5. REFER TO BCSI 1--03 FOR ADDITIONAL PERMANENT TRUSS BRACING INFORMATION.

R PERMANENT ROOF & FLOOR LATERAL BRACING
NOT TO SCALE


** WHEN THE HORIZONTAL DISTANCE FROM THE PEAK OF GABLE TO THE EAVE OR SEAT OF THE TRUSS IS LESS THAN THE MAXIMUM ON--CENTER SPACING SPECIFIED AT THE PEAK, THE SPACING SHALL BE REDUCED AT THE PEAK MAY BE USED AND THE OTHER (GREATER) "A"--BRACES MAY BE OMITTED AT THE CONTRACTOR'S DISCRETION.
2x4 BLOCKING AT ALL ROOF SHEATHING PANEL EDGES WITHIN 4'--0" OF GABLE WALL.
FASTEN ALL ROOF SHEATHING WITHIN 4'--0" OF GABLE WALL TO ALL SUPPORTS w/ 8d NAILS @ 4"o/c
(3) .131x3" TOE--NAILS @ OUTLOOKER TO TRUSS TOP CHORD
2x4 #2 SYP OUTLOOKERS @ 24"o/c MAX. SPACING. SEE TABLE FOR TOE--NAILS PER END.
2x4 #2 SYP "X" BRACING, LOCATED AT PEAK & SPACED @ 24"o/c MAX. SPACING. SEE TABLE FOR BRACES SPACING MIN. IF FROM GABLE WALL. ATTACH TO 2x4 VERT @ MID--POINT w/ (3) .131x3" NAILS PER EA SIDE OF "X" BRACING. MIN. (3) EVENLY SPACED "X" BRACES PER GABLE END. MAX "X" BRACE SPACING:
; " PITCH -- 8'--0"o/c
; " PITCH -- 6'--0"o/c
; " PITCH -- 4'--0"o/c
2x4 #2 SYP LATERAL BRACING w/ (3) .131x3" NAILS INTO EACH TRUSS BOTTOM CHORD. MATCH SPACING OF GABLE TRUSS w/ ADJACENT "X" BRACING.
2x STUDS CONTINUOUS FROM FLOOR SYSTEM TO BOTTOM CHORD OF GABLE TRUSS. SEE STRUCTURAL PLAN.
** BOTTOM CHORD OF GABLE TRUSS MAY BE TRUE TRUSS OR GABLE END FRAMING. IN ALL INSTANCES, VERTICAL MEMBERS PRESENT MUST BE CONTINUOUS FROM FLOOR BELOW TO TOP PLATES IMMEDIATELY ADJACENT, AND CONNECTED TO, BOTTOM CHORD ABOVE. **
2x4 BLOCKING AT ALL ROOF SHEATHING PANEL EDGES WITHIN 4'--0" OF GABLE WALL.
2x4 #2 SYP OUTLOOKERS -- OVERHANGS ≤ 16", @ 24"o/c W/ (1) HS @EACH OUTLOOKER TO TOP CHORD OF GABLE TRUSS OR END WALL TOP >.
OVERHANGS 16"<x ≤ 24", @ 16"o/c W/ (2) HS @EACH OUTLOOKER TO TOP CHORD OF GABLE TRUSS OR END WALL TOP >.
DROPPED (--3--") TOP CHORD
2x 7--7" OR 7" BRACING ON VERTICAL WEBS AS SPECI BY TRUSS ENGINEER. MIN. 2x4 #2 SPF @ MAX. 24"o/c w/ .131x3" NAILS @ 6"o/c FROM BRACING TO WEB. ASSENT OF SPECED ON TRUSS ENG., REFER TO TEXT. MAX. STUD SCHED. ON STRUCTURAL PLAN. MAX. WEB LENGTH OR HEIGHT U.O. = HIGHT, DOUBLE AND/OR TRIPLE 1"x7"x" AS REQUIRED TO MAINTAIN MAX


THREE
HOUR
PARKING
ENFORCED
7:00 A.M.
TO
7:00 P.M.
31




STOP
THREE HOUR PARKING
ENFORCED 7:00 A.M. TO 7:00 P.M.
31

Inst. Number: 202545015133 Book: 2789 Page: 1472 Page 1 of 2 Date: 5/23/2025 Time: 9:14 AM
Mitch L. Keiter Clerk of Courts, Nassau County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.70

Prepared By: Andrea F. Lennon, P.A. 3391 South Fletcher Avenue, Fernandina Beach, Florida 32034; Title to the lands described herein have not been examined by this firm and no warranty or representation; Expressed or implied, is given to the marketability or condition of the title to the property, the quality of lands included thereto, the location of the boundaries or the existence of liens, encumbrances or unpaid taxes.

# *QUIT CLAIM DEED*

*THIS QUIT CLAIM DEED* made this 22nd day of MAY 2025 **John David Stillwell, married man (conveying non-homestead property)** hereinafter called Grantor to **STILLWELL 31 SOUTH 5TH STREET LLC, a Florida limited liability company** whose address is: **P.O. Box 638 Fernandina Beach, Florida 32035 Grantee.**

***WITNESSETH:*** That Grantor, for and in consideration of TEN and 00/100's ($10.00) and other good and valuable consideration said Grantee, the receipt whereof is hereby acknowledged, does hereby remise and quit claim unto the Grantee forever, all right, title, interest, claim and demand which the said Grantor has in and to the following described land, situate, lying and being in the County of NASSAU State of Florida, to-wit:

**All those certain lots, pieces or parcels of land situate lying and being in the City of Fernandina Beach (formerly City of Fernandina) more particularly described on the official plats of said City (as lithographed and issued by the Florida Town Improvement Company in 1887 and 1901) as:**

**The South Thirty-Five (35) feet of Lots Eight (8) and Nine (9) of Block Twenty-Four (24)**

******This was not the homestead property of the Grantor at the time of conveyance *******

***TAX I.D. # 00-00-31-1800-0024-0082***

***TO HAVE AND TO HOLD*** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee, their heirs, successors and assigns forever.

***IN WITNESS WHEREOF,*** the said Grantor has set his hand and seal the day and year first above written.

***Signed, sealed and delivered***
***In our presence:***

**John David Stillwell**

Witness printed name: Andrea Lennon
3391 South Fletcher Avenue
Fernandina Beach, Florida 32034

Witness printed name: Kelly F. Morris
3391 South Fletcher Avenue
Fernandina Beach, Florida 32034

State of FLORIDA
County of NASSAU

The foregoing Quit Claim Deed was executed and acknowledged before me this 22nd day of MAY 2025, by **(X) Physical Presence John David Stillwell.** He has produced a valid driver's license as identification and did not take an oath.

ANDREA F LENNON
Notary Public - State of Florida
Commission # HH 414658
My Comm. Expires Aug 31, 2027
Bonded through National Notary Assn.

Notary Public
Print Name: Andrea F Lennon
My Commission Expires:

# OWNER'S AUTHORIZATION
# FOR AGENT REPRESENTATION

I /WE John Stillwell - STILLWELL 31 SOUTH 5TH STREET LLC
(print name of property owner(s))

hereby authorize: Sturges & Sturges Construction Inc
(print name of agent)

to represent me/us in processing an application for: HDC COA Application
(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)**

John Stillwell
**(Print name of owner)**

**(Print name of owner)**

STATE OF FLORIDA

COUNTY OF NASSAU

Sworn to (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ onlinenotarization, this 1 day of May, 20 26, by John Stillwell.

Ann M Ellsworth
Notary Public

Ann M Ellsworth
Printed Name

9 Sept 2028
My Commission Expires

Personally Known ✓ OR Produced Identification _____ ID Produced: _____

ANN M. ELLSWORTH
COMMISSION
NUMBER
HH 501121
EXPIRES
Sep. 9, 2028
Notary Public, State of Florida

Florida Master Site File

# HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA00333
Recorder # 28
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) Luigi's Italian Cuisine  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 |
|---|---|---|---|---|
| 31 | South | 5th | 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 Masonry Vernacular  Other Style
Exterior Plan Irregular  Other Exterior Plan
Number of Stories 2
Structural System(s)  >> Brick
Other Structural System(s)
Foundation Type(s)  >> Continuous
Other Foundation Types
Foundation Material(s)  >> Brick
Other Foundation Material(s)
Exterior Fabric(s)  >> Brick
Other Exterior Fabric(s)
Roof Type(s)  >> Gable
Other Roof Type(s)
Roof Material(s)  >> Sheet metal:3V crimp
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) South slope

# HISTORICAL STRUCTURE FORM

8NA00333

## DESCRIPTION (continued)

Window Descriptions 2/2

Main Entrance Description (stylistic details)

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

Porch Roof Types(s) gable

Exterior Ornament

Interior Plan ____ Other Interior Plan ____

Condition Good

**Structure Surroundings**

Commercial: SOME of this category Residential: SOME of this category

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 1900

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;1900;

Other Structure Uses ____

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

## RESEARCH METHODS

Research Methods ____ >> FL Master Site File-Cultural Resources

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

8NA00333

## 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, Ste. 5-129 904-448-4429

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: 4/1/2007

Form Comments: _____

| | |
|---|---|
| ***REQUIRED PAPER ATTACHMENTS*** | (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED<br>(2) LARGE SCALE STREET OR PLAT MAP<br>(3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5" |

# NA00333-200703

## Supplementary Printout

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

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

> **Structural system(s):**
Brick

> **Foundation types:**
Continuous

> **Foundation materials:**
Brick

> **Exterior fabrics:**
Brick

> **Roof types:**
Gable

> **Roof materials:**
Sheet metal:3V crimp

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

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

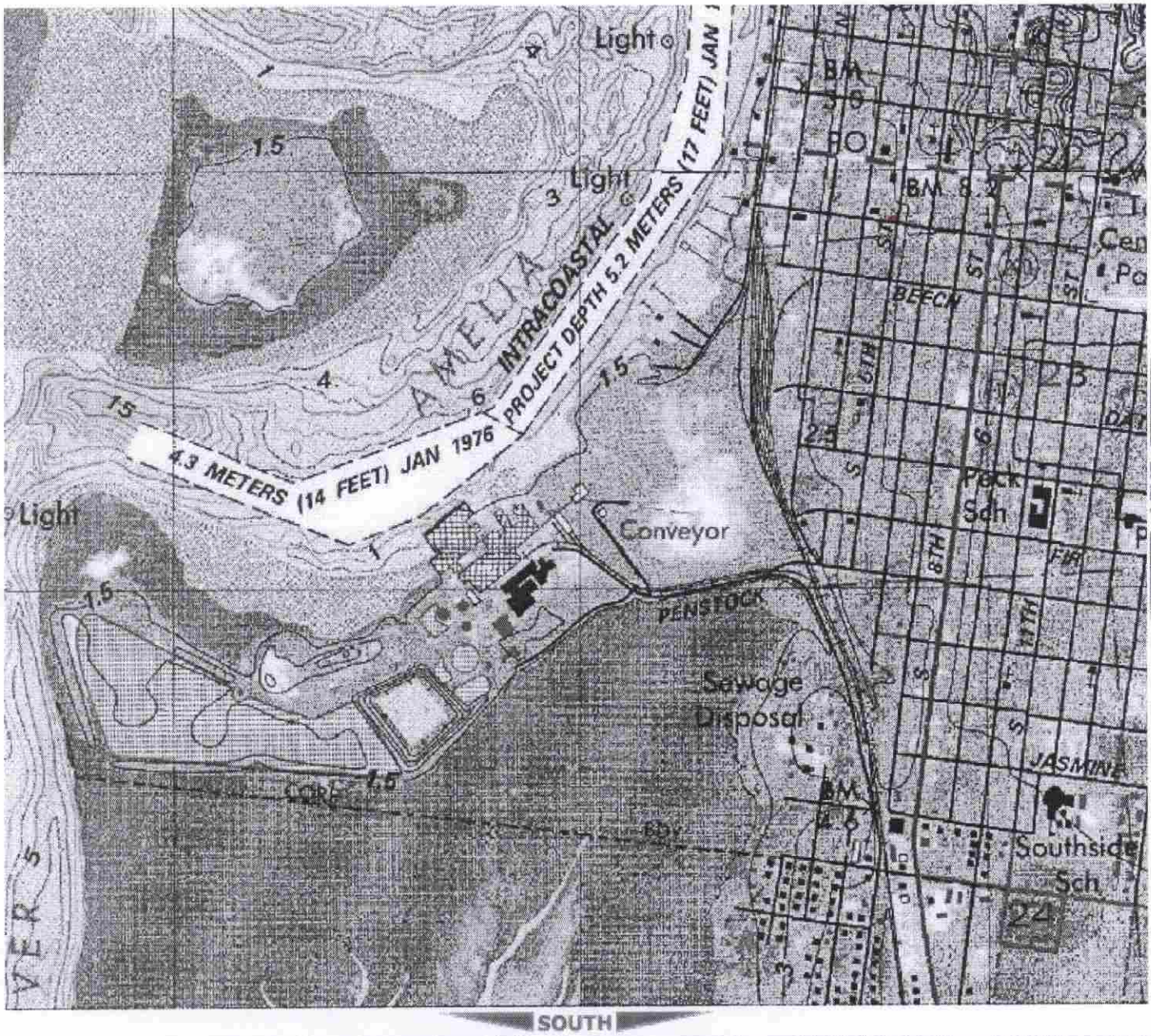
> **Original, intermediate, present uses/year started/year ended:**
Private residence;1900;

> **Research methods:**
FL Master Site File-Cultural Resources
Examine local property records
Sanborn maps
Pedestrian

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

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

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

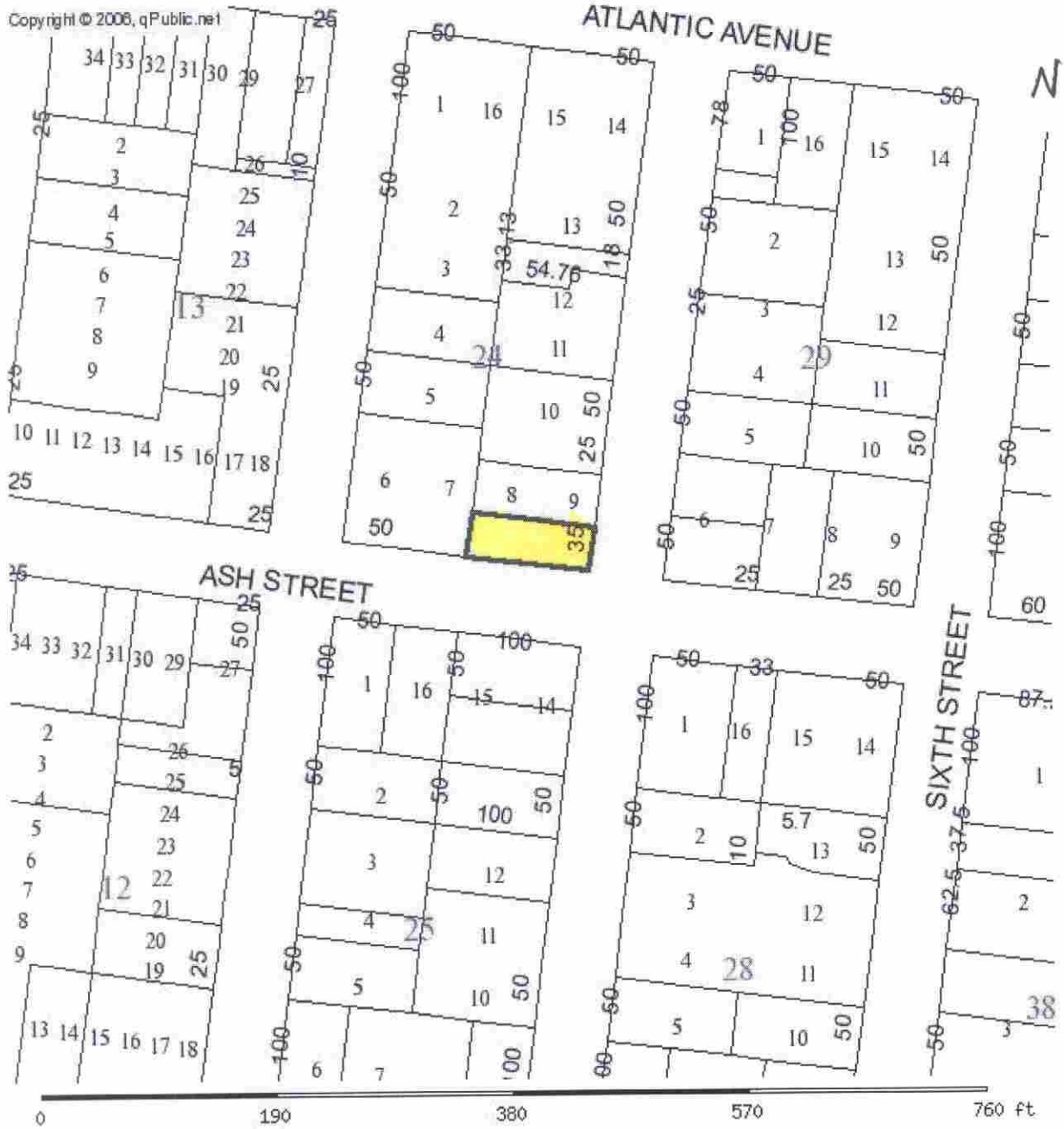

Light
Light
Light
AMELIA
INTRACOASTAL
PROJECT DEPTH 5.2 METERS (17 FEET) JAN
4.3 METERS (14 FEET) JAN 1976
Conveyor
PENSTOCK
Sewage
Disposal
CORE
Bay
BM
BM
BEECH ST
8TH
11TH
JASMINE
Pock
Sch
Southside
Sch
24
EAST
SOUTH

NA333

28

28

NA333




| PARCEL INFORMATION TABLE | |
|---|---|
| Selected Parcel | 00-00-31-1800-0024-0082 |
| GIS CALCULATED ACREAGE | 0.08 |
| Property Use | STORE/OFFI |
| Land Use | STORE COMB |
| | |
| **OWNERSHIP INFORMATION** | |
| Name | STILLWELL DOROTHEA F |
| Mailing Address | 27 S 5TH ST<br>FERNANDINA BEACH, FL 32034 |
| Situs/Physical Address | 31 SOUTH 5TH ST |
| | |
| **2006 PROPOSED VALUES** | |
| Land Value | 201,250 |
| Ag Land Value | 0 |

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

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. 8NA333

SITE NAME: Klarer Town House SURVEY DATE: 09/30/85
ADDRESS OF SITE: 31 S. 5th St.
INSTRUCTION FOR LOCATING: N/A

LOCATION: City of Fernandina Beach 24 9
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 |
| x | GOOD | UNALTERED | DATES c.+ 1891 |
| | 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 73

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: masonry vernacular

PLAN TYPE: rectangular

EXTERIOR FABRIC(S): wood #
brick: running
STRUCTURAL SYSTEM(S): masonry: brick

PORCHES: E/2-story end,tiered,3-bay,access E,1st bay;built-in porch,gable roof;16-light window,infill under gable
ORIENTATION: E

FOUNDATION: continuous: brick

ROOF TYPE: gable

SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION: S: center: lateral slope

WINDOW TYPE: DHS, 2/2, wood

CHIMNEY: brick

ROOF SURFACING: composition shingles: diamond

ORNAMENT EXTERIOR: brick (red & orange) #
wood
NO. OF CHIMNEYS 1 NO. OF STORIES 2

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:

31 S. 5th St., or the Klarer Town House, 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. 1891, it is a two-story masonry vernacular residential building. It is noteworthy for its brick construction, arched windows. It has been significantly altered by porch infill and alterations. It was originally the residence of John Jacob Klarer, a grocer from Switzerland. Klarer modeled the structure after the townhouses of his native land. The north side was planned to join onto another house. Klarer had his Meat Market at 516 Ash St., as listed in the 1901 directory.

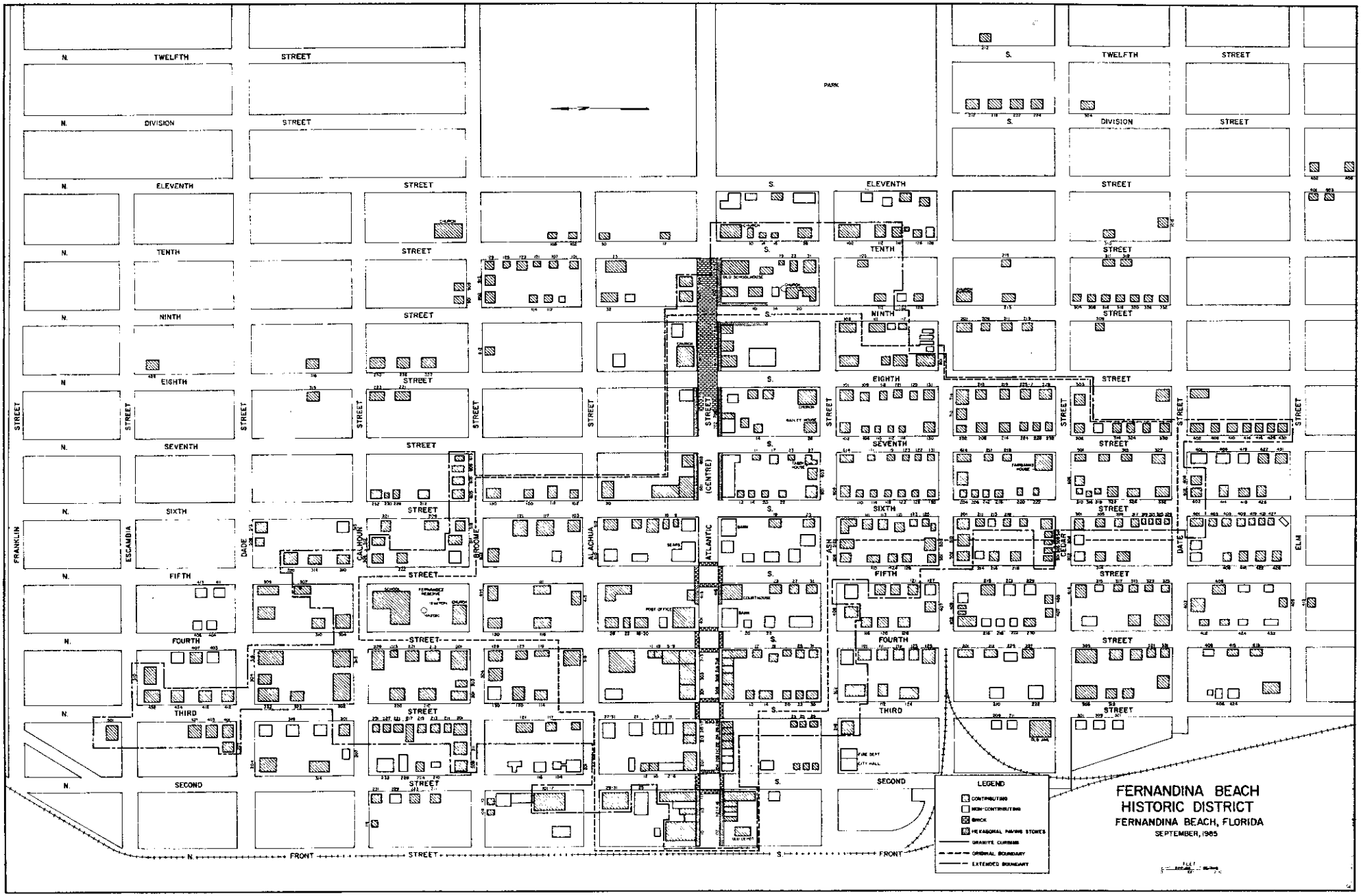

N. TWELFTH STREET
N. DIVISION STREET
N. ELEVENTH STREET
N. TENTH STREET
N. NINTH STREET
N. EIGHTH STREET
N. SEVENTH STREET
N. SIXTH STREET
N. FIFTH STREET
N. FOURTH STREET
N. THIRD STREET
N. SECOND STREET
N. FRONT STREET
S. TWELFTH STREET
S. DIVISION STREET
S. ELEVENTH STREET
S. TENTH STREET
S. NINTH STREET
S. EIGHTH STREET
S. SEVENTH STREET
S. SIXTH STREET
S. FIFTH STREET
S. FOURTH STREET
S. THIRD STREET
S. SECOND STREET
S. FRONT STREET
PARK
FRANKLIN STREET
ESCAMBIA STREET
DADE STREET
CALHOUN STREET
BROOME STREET
ALACHUA STREET
ATLANTIC STREET
ASH STREET
CEDAR STREET
DATE STREET
ELM STREET
(CENTRE)
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


DO NOT
ENTER



**HISTORIC DISTRICT COUNCIL STAFF REPORT**
**HDC 2026-0016**
**JUNE 18, 2026**

| | |
|---|---|
| **Owner/Applicant:** | Jose Miranda, Miranda Architects, agent for 13 NORTH 3RD STREET LLC |
| **Property Address:** | 13 N 3rd St |
| **Parcel ID #** | 00-00-31-1800-0010-0220 |
| **Current zoning:** | C-3 |
| **FLUM land use category:** | Central Business District |
| **Existing uses on site:** | Stores, 1 Story |
| **FL Master Site File #** | NA01112 |
| **Year Built:** | 1939 |
| **Contributing Status:** | Noncontributing |
| **Requested action:** | **FINAL** Certificate of Approval (COA) to demolish a noncontributing commercial structure. (*Quasi-Judicial).* |

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

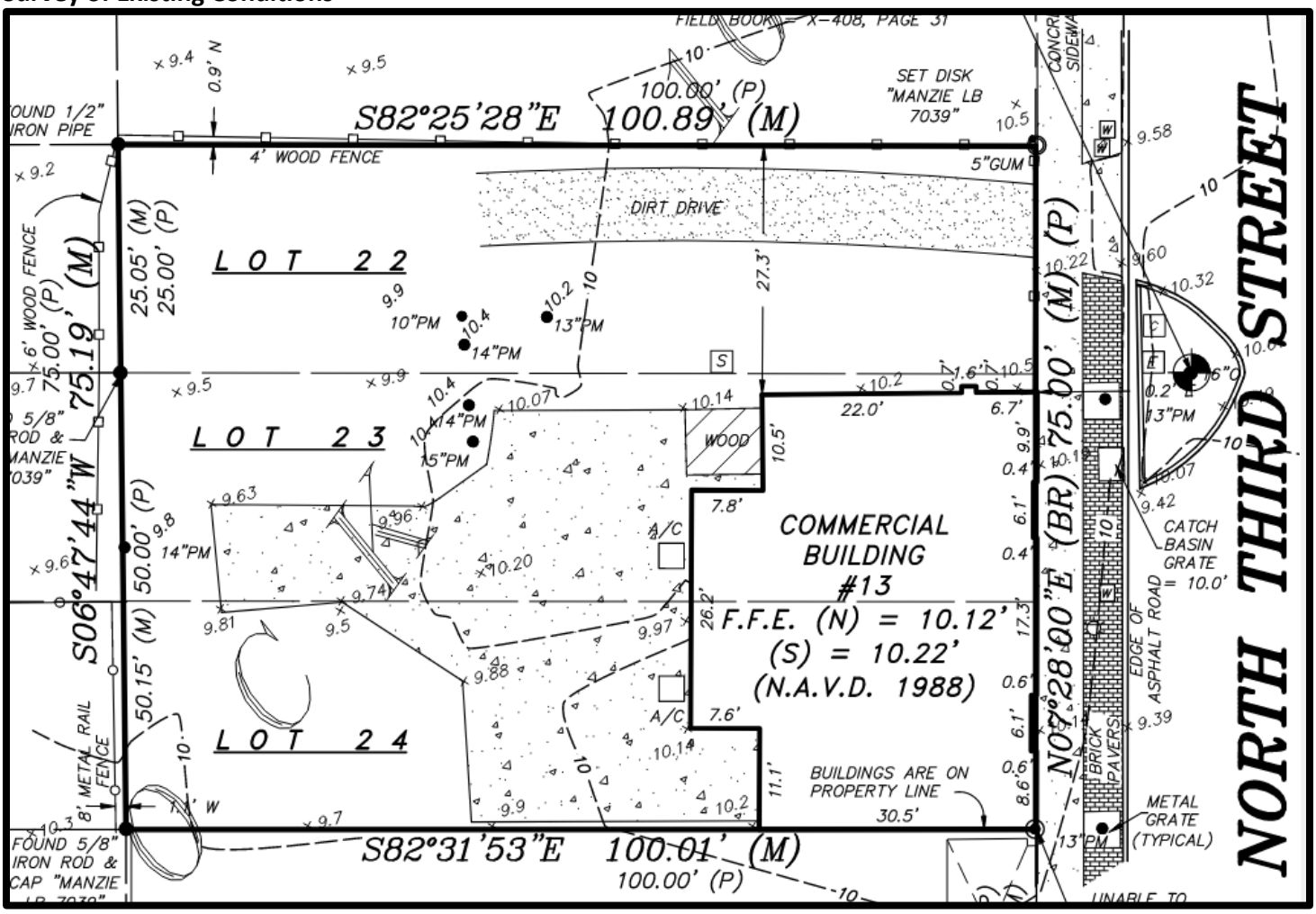



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## SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is requesting **final** approval to demolish the existing masonry structure. The noncontributing masonry building located at 13-15 N 3rd Street was constructed in 1939 and is currently leased out and occupied by a bakery business. The structure is recorded by Florida Master Site File NA0112 as the Gentry Building. The only notable architectural features included on the FMSF is the decorative lunette (halfmoon or semicircle) parapets on the east elevation. According to the FMSF, the building had many alterations as of 2018.This application is being reviewed in conjunction with HDC2026-0017, for construction of a mixed-use commercial "marketplace".

**Survey of Existing Conditions**



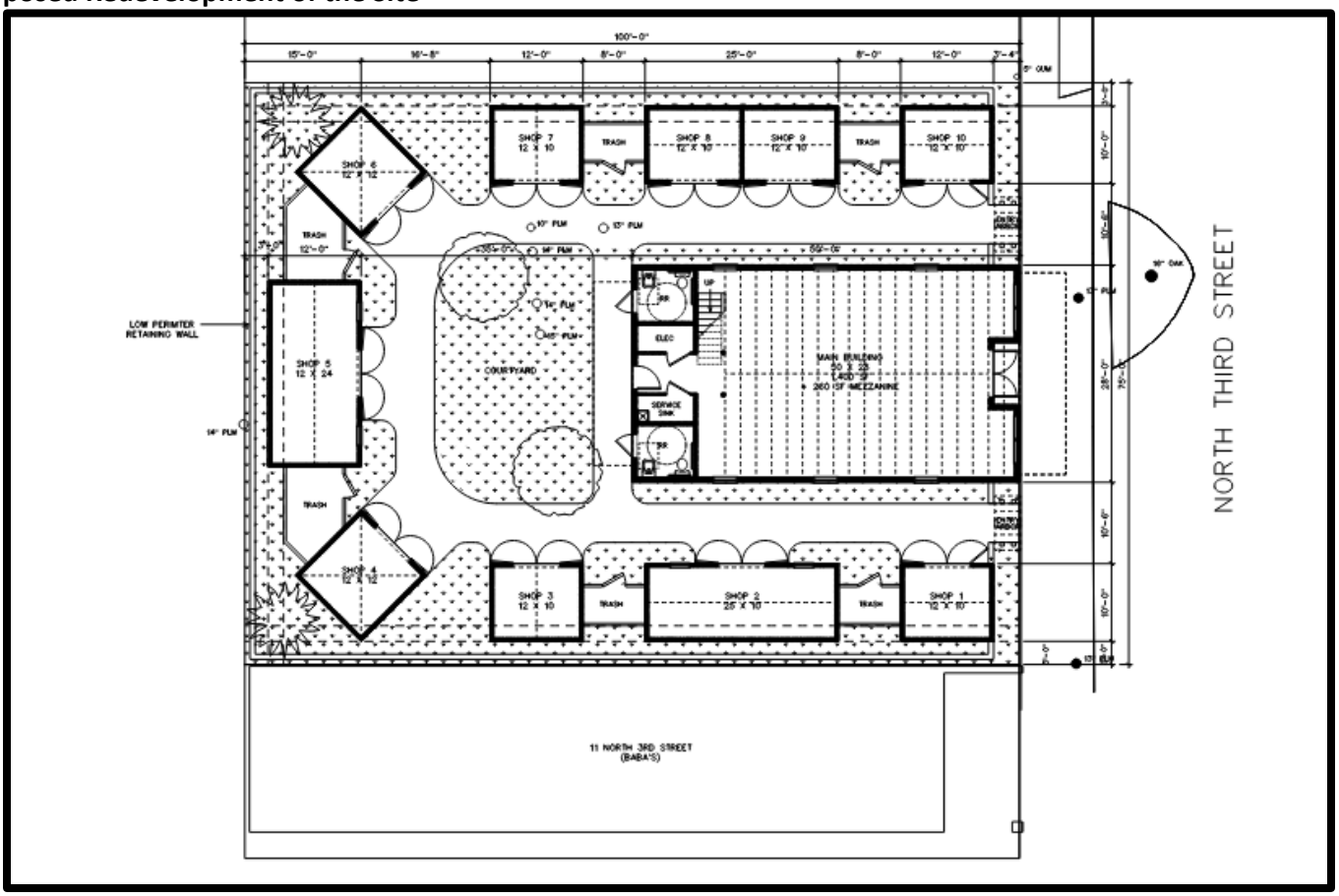

**Pictures of Existing Conditions**

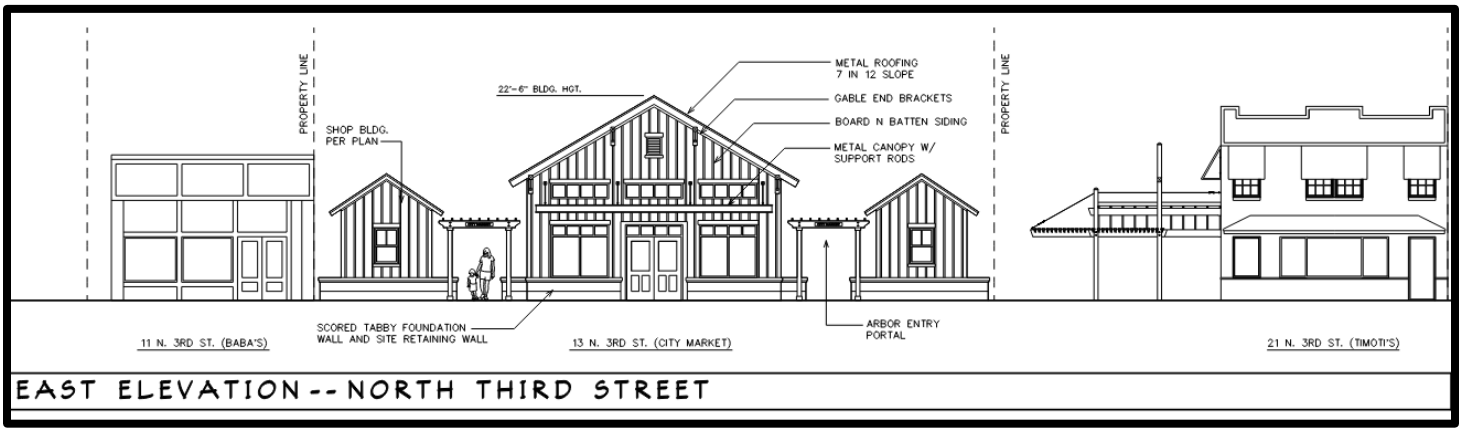






**Proposed Redevelopment of the Site**




## APPLICABLE GUIDELINES:

**CITY OF FERNANDINA BEACH COMPREHENSIVE PLAN**

**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 1939, at 87 years old, the structure is eligible due to it age, for historic designation on the local, state, or national levels. However, this structure does**

**not hold significance for a historic event, important person in history, or exceptional architecture.**

*2. Whether the structure or site is a contributing structure or site to a locally designated or National Register historic district;*

**The structure is non-contributing to the Nationally Registered 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, if not replaced by another commercial use would diminish the quality and continuity of the surrounding neighborhood and Fernandina Beach's Central Business District.**

*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 1939, which does not fall into the period of significance of this historic district. Architecture of similar style is exhibited through several other one-story infill buildings along Centre Street and S 8th Street to support commercial businesses.**

*6. Whether removal of the structure or site would destroy the historic relationship between structures or open space;*

**This structure should be replaced by another structure to maintain a cohesive streetscape.**

*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.**

*8. Whether the applicant has made good faith efforts to pursue alternatives to demolition;*

**The applicant has provided an architectural assessment of the property that concludes that the structure is not in good condition.**

*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 their desired way.**

*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.**

This structure, although 87 years old, does not exemplify architectural elements or styles described in the design guidelines. There are many other examples of this structure characteristics downtown including one-story, stucco, fixed storefront windows, and shingle roofs.

**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.*

## ANALYSIS:

There were no architectural or structure evaluations of this property included in this application. Staff bases its recommendation on the evaluation on the non-contributing nature, criteria for demolition outlined by 8.03.03.01, and the ordinary architecture.

## 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 Historic Downtown Design Guidelines.

**Staff recommendation:**
FINAL approval of HDC2026-0016

## MOTION TO CONSIDER:

I move to **approve or deny** case number HDC 2026-0016 **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 2026-0016, 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 to warrant **FINAL** approval at this time.

## LIST OF EXHIBITS:

**EXHIBIT 1 Combined Application Materials**
**EXHIBIT 2 Florida Master Site File: NA01112**

**Mackennah Tarmey**

**From:** noreply@civicplus.com
**Sent:** Tuesday, May 5, 2026 12:07 PM
**To:** Planning Info
**Subject:** Online Form Submittal: Historic District Council (HDC) Certificate of Approval (COA) Application

**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 | Demolition of a Primary Structure – Non-Contributing $1,500 |
|---|---|

### 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);, Photographs of the existing site and existing buildings if any, including views from the street;, If applying as an agent, Owner's Authorization for Agent Representation form must be signed/ notarized and submitted as part of the application; |
| Please see the Land Development Code (LDC) for detailed information: | Historic District Overlays – see LDC Section 8.01.01 |
| 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 |
| Have you met with a planner for a pre-application meeting? | Yes |
| What was the date of your pre-application meeting? | 5/5/2026 |

| PROPERTY INFORMATION | Property information can be found at the Nassau County Property Appraiser's website → Map Search |
|---|---|
| Historic District | Downtown |
| Site Address | 13 NORTH 3RD ST |
| City | FERNANDINA BEACH |
| State | FL |
| Zip Code | 32034 |
| Parcel ID #(s) | 00-00-31-1800-0010-0220 |
| 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 | 13 NORTH 3RD STREET LLC |
| Last Name | 13 NORTH 3RD STREET LLC |
| Mailing Address | 3967 FIRST AVE |
| City | Fernandina Beach |
| State | FL |
| Zip Code | 32034 |

[redacted]

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 | Jose |

| | |
|---|---|
| Last Name | Miranda |
| Company (if applicable) | Miranda Architects |
| Street Address | 309 1/2 Centre Street |
| City | FERNANDINA BEACH |
| State | FL |
| Zip | 32034 |

[redacted]

| | |
|---|---|
| Project Description | Demolition of one-story circa 1939 non-contributing commercial building. Site to be redeveloped as a mixed use commercial project. |

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 | No |

| | |
|---|---|
| great difficulty and/or expense? | |
| 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? | N/A |
| 9. Will the applicant be denied a reasonable return on his or her investment | Yes |

| | |
|---|---|
| 10. Is there an economic hardship for the applicant as demonstrated by requirements in Section 8.03.06? | N/A |
| 11. Has the Code Enforcement and Appeals Board has recommended demolition of the structure? | No |

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 | 13 N 3RD ST - 00-00-31-1800-0010-0220 - Nassau County.pdf |
| Upload 2 | Auth representation form.pdf |
| Upload 3 | Survey 13 N 3rd St.pdf |
| Upload 4 | 13 N 3rd St Photos.docx |
| 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 Jose

| | |
|---|---|
| Applicant Last Name | Miranda |
| Today's Date | 5/5/2026 |

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.




OPEN
GENTRY
BUILDING
1870

# 13 NORTH 3RD STREET PHOTOS




Nana Teresa's
BAKE SHOP
Bakery



# MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

ALL OF THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA, COUNTY OF NASSAU AND STATE OF FLORIDA AND KNOWN AND DESCRIBED UPON AND ACCORDING TO THE OFFICIAL PLAT OF SAID CITY OF FERNANDINA (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:
LOTS TWENTY–TWO (22), TWENTY–THREE (23) & TWENTY–FOUR (24), BLOCK TEN (10), IN SAID CITY OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA.

CERTIFIED TO:
POYNTER FAMILY HOLDINGS, LLP
FIRST PORT CITY BANK
ROGERS TOWERS, P.A.
FIRST AMERICAN TITLE INSURANCE COMPANY
THE FILLET–GENTRY TRUST DATED JANUARY 10, 2002

PROPERTY ADDRESS:
13 NORTH THIRD STREET
FERNANDINA BEACH, FLORIDA 32034

LEGEND
- C = COMMUNICATIONS PEDESTAL
- CONC FLTWK = CONCRETE FLATWORK
- E = ELECTRICITY METER
- = LIGHT POLE
- = COVERED AREA
- S = SEWER CLEANOUT
- W = WATER METER
- = WOOD OR VINYL FENCE
- = WOOD FLATWORK
- (P) = PLAT
- (M) = MEASURED
- (C) = CALCULATED
- ℄ = CENTERLINE
- A/C = AIR CONDITIONER
- F.F.E. = FINISHED FLOOR ELEVATION

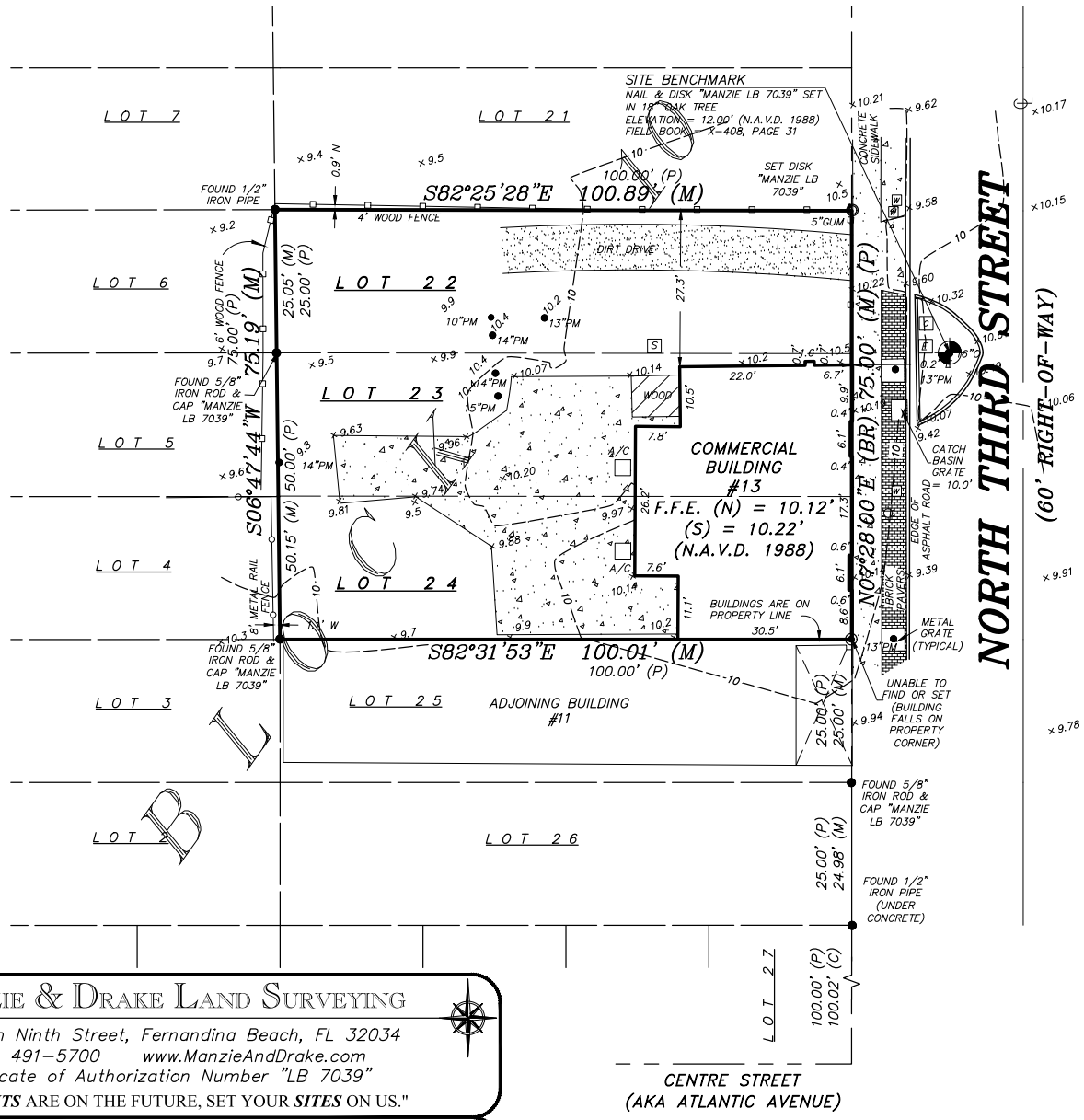
TREE LEGEND:
O = OAK TREE
PM = PALM TREE
GUM = GUM TREE

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.

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 an assumed bearing of N07°28'00"E for the westerly right–of–way line of North Third Street. The bearing reference line is indicated as thus (BR).
6) The property shown hereon lies within flood zone X (Shaded) per the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) panel 12089C 0237 G, dated 08/02/2017.
7) The Site Benchmark is as shown hereon.
8) Elevations shown hereon refer to the North American Vertical Datum of 1988 (N.A.V.D. 1988)
9) The Reference Benchmark is a nail & disk "Manzie LB 7039" found in the northwest quadrant of the intersection of 4th Street & Centre Street.




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.

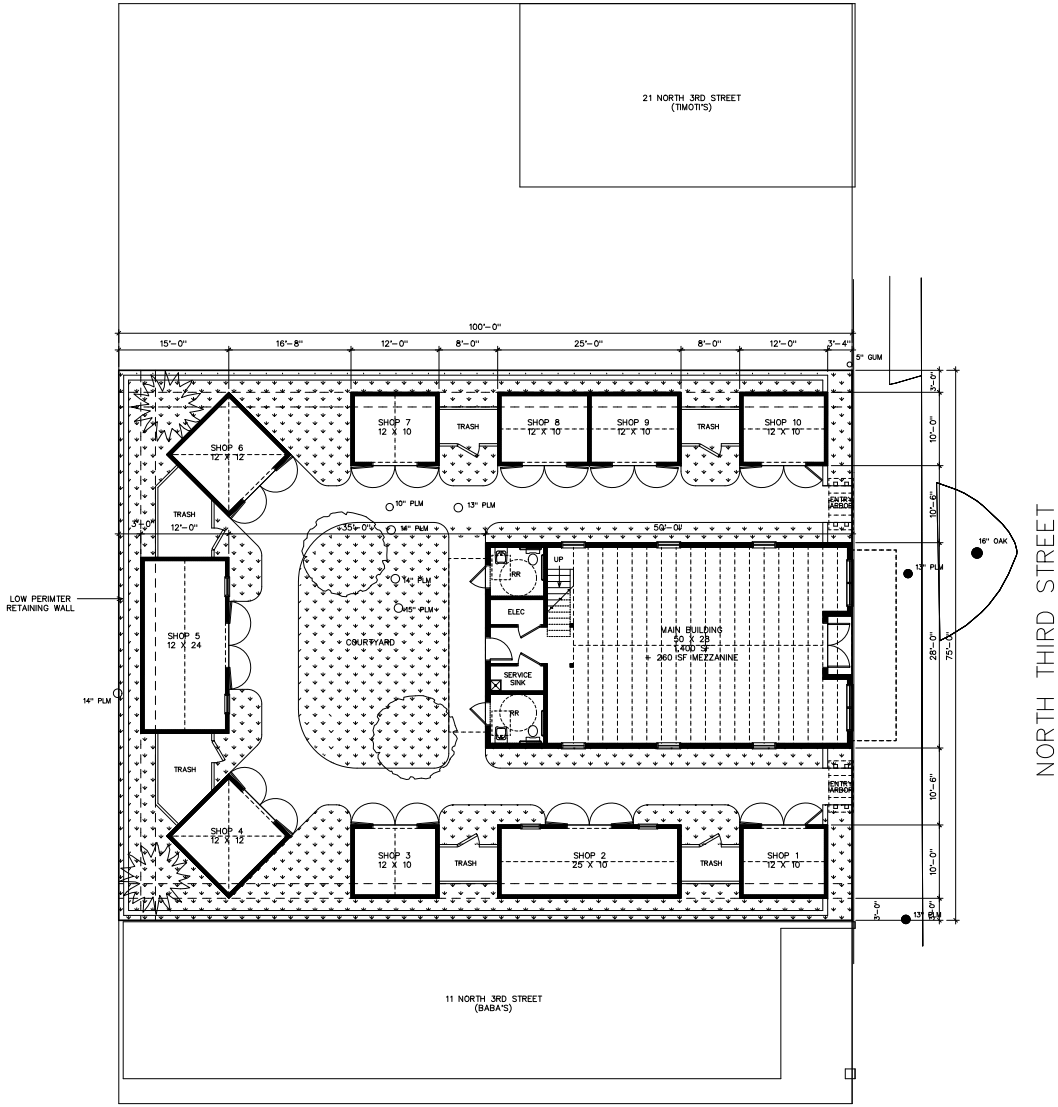
Melanie G Platt
Digitally signed by Melanie G Platt
Date: 2026.04.09 11:00:32 -04'00'

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: 22248 DATE: 04/06/2026 CADD: LP
F.B. NO: X–408 PAGE NO: 31 CREW: SS FILE NO: A–6156




## PROJECT SUMMARY

SITE AREA: 7,500 SQ. FT.

ZONING: C-3, CENTRAL BUSINESS DISTRICT
DOWNTOWN HISTORIC DISTRICT OVERLAY

ON-SITE PARKING: NOT REQUIRED

SITE DEVELOPMENT SQUARE FOOTAGE:

MAIN BLDG 1ST FLOOR CONDITIONED = 1,400 SF
MAIN BUILDING MEZZANINE = 260 SF
TOTAL CONDITIONED AREA = 1,660 SF

SHOP 1 BUILDING = 120 SF
SHOP 2 BUILDING = 250 SF
SHOP 3 BUILDING = 120 SF
SHOP 4 BUILDING = 144 SF
SHOP 5 BUILDING = 288 SF
SHOP 6 BUILDING = 144 SF
SHOP 7 BUILDING = 120 SF
SHOP 8-9 BUILDING = 250 SF
SHOP 10 BUILDING = 120 SF

BUILDING AREA TOTAL = 3,216 SF

OCCUPANCY TYPE: MERCANTILE (M)

CONSTRUCTION TYPE:
TYPE V-A, UNSPRINKLERED
MAIN BLDG. CMU WALLS, TRUSS ROOF
SHOPS 1-HR FIRE RATED WALLS, TRUSS ROOF

This drawing is/are the property of MIRANDA ARCHITECTS and may not be reproduced or published in any way without the permission of the architect. Visual contact with these plans shall constitute prima facie evidence of acceptance of these restrictions.

SITE PLAN / FLOOR PLAN DESIGN CONCEPT 1/8"=1'-0"

P1 POINTER MARKET DESIGN CONCEPT
PROJECT #P260318
DRAWN BY - JLM
CHKD BY - JLM
DATE - 04-10-26

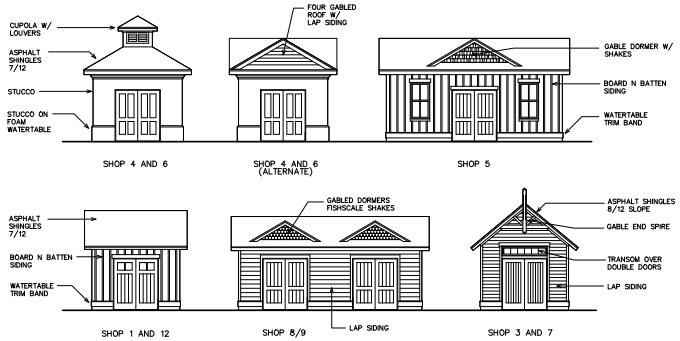
MIRANDA ARCHITECTS
320 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.261.5393 TEL

DESIGN FOR THE
CITY MARKET
13 NORTH 3RD STREET
FERNANDINA BEACH, FL 32034

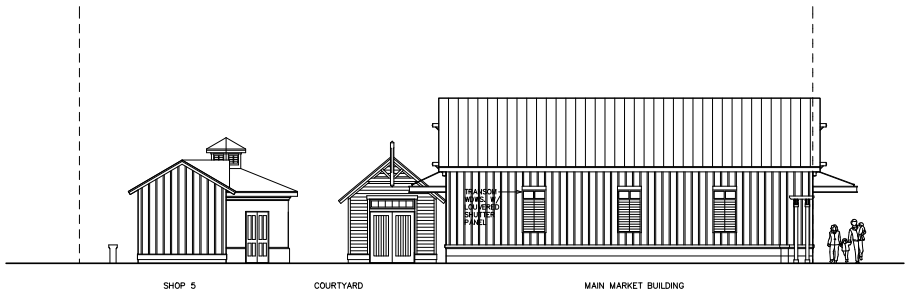
SITE PLAN/FLOOR PLAN

| REVISIONS | DATE |
|---|---|
| | |

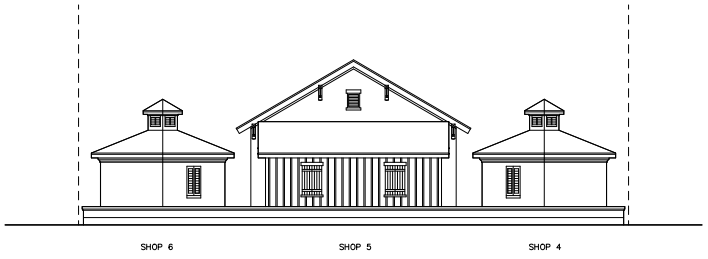
P1



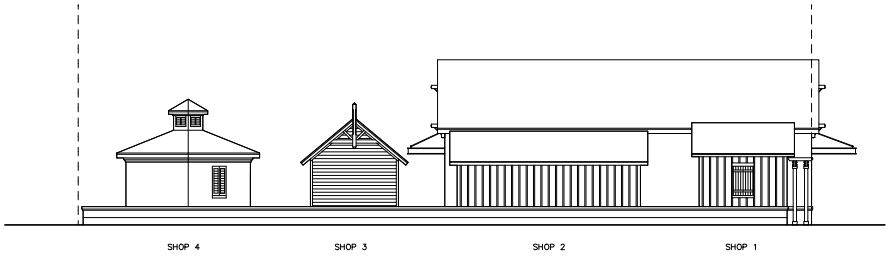

## SHOP ELEVATIONS | 1/8"=1'-0"



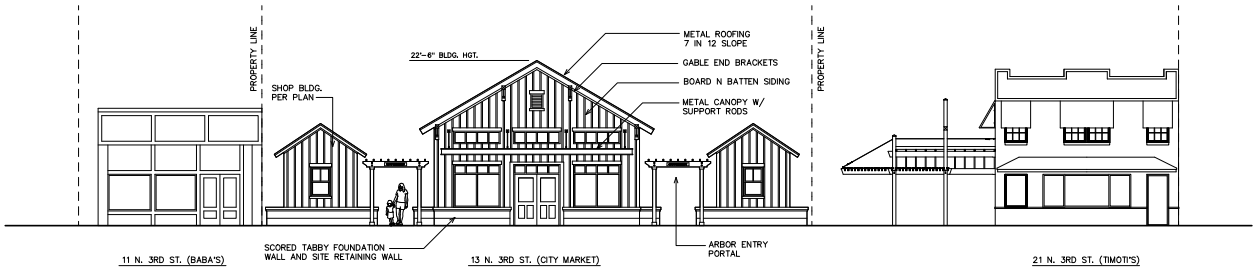

## SOUTH ELEVATION -- COURTYARD | 1/8"=1'-0"




## WEST ELEVATION | 1/8"=1'-0"




## SOUTH ELEVATION | 1/8"=1'-0"




## EAST ELEVATION -- NORTH THIRD STREET | 1/8"=1'-0"

The drawings and the designs thereon are the property of the architect and may not be used in any way without the consent of the architect. Contractor is to verify all dimensions and conditions on the job and report any discrepancies to the architect before proceeding with the work. Do not scale drawings. Figured dimensions govern. Contractor is to notify the architect of any variations from the dimensions and conditions shown by these drawings before proceeding with the work. Contractor is to notify the architect of request.

P1 DOWNTOWN MARKET DESIGN CONCEPT
PROJECT # P2603.16
DRAWN BY -- JLM
CHK'D BY -- JLM
DATE -- 04.10.26

MIRANDA ARCHITECTS
309 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.261.4566 TEL
FL. reg. no. AA26002184
MIRANDA ARCHITECTS

DESIGN FOR THE
# CITY MARKET
13 NORTH 3RD STREET
FERNANDINA BEACH, FL 32034

ELEVATIONS

| REVISIONS | DATE |
|---|---|
| | |

P2

# OWNER'S AUTHORIZATION
# FOR AGENT REPRESENTATION

I /WE 13 NORTH 3RD STREET LLC
(print name of property owner(s))

hereby authorize: Jose Miranda c/o Miranda Architects
(print name of agent)

to represent me/us in processing an application for: HDC and TRC
(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)

Timothy M. Poynter
(Print name of owner)

(Print name of owner)

STATE OF FLORIDA

COUNTY OF NASSAU

JAELYNNE ROSHONG
Notary Public, State of Florida
My Comm. Expires March 10, 2030
Commission No. HH777535

Sworn to (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization, this 28th day of April, 20 26, by Timothy Poynter.

Jaelynne Roshong
Notary Public

Jaelynne Roshong
Printed Name

3-10-2030
My Commission Expires

Personally Known ✓ OR Produced Identification _____ ID Produced: _____

KEVIN J. LILLY, ASA, CFA
Nassau County Property Appraiser
Consistent, Fair, Efficient

# Parcel 00-00-31-1800-0010-0220

## Owners

13 NORTH 3RD STREET LLC
3967 FIRST AVE
FERNANDINA BEACH, FL 32034

## Parcel Summary

| | |
|---|---|
| Situs Address | 13 N 3RD ST |
| Use Code | 1100: STORES, 1 STORY |
| Tax District | 2: Fernandina |
| Acreage | 0.000 |
| Section | 22 |
| Township | 3N |
| Range | 28 |
| Subdivision | CTY OF FDNA BCH U/R |
| Exemptions | None |

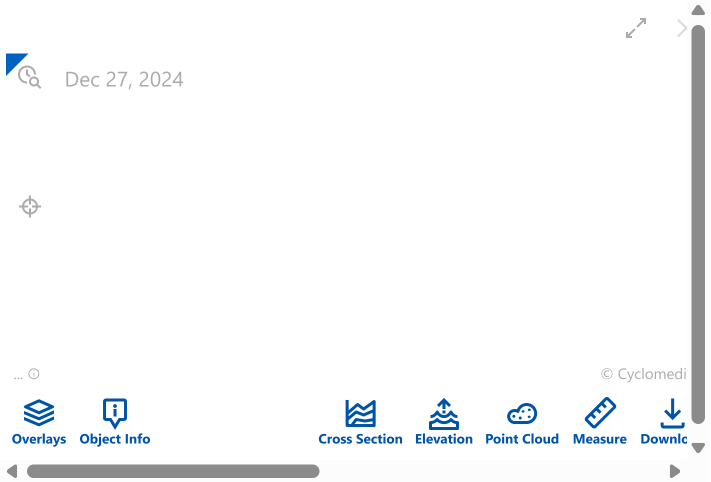
## Short Legal

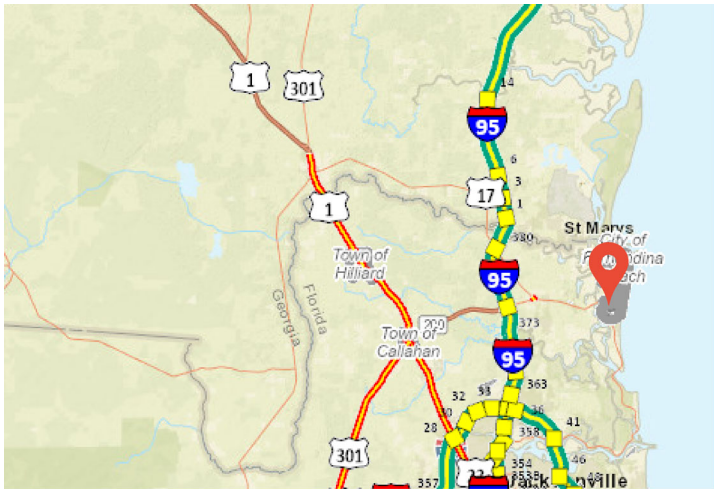
BLOCK 10 LOT 22 23 & 24
CITY OF FDNA BEACH

## Values

| | 2024 Certified Values | 2025 Certified Values |
|---|---|---|
| Land Value * | $360,000 | $390,000 |
| (+) Improved Value | $71,396 | $69,819 |
| (=) Market Value | $431,396 | $459,819 |
| (-) Agricultural Classification | $0 | $0 |
| (-) SOH or Non-Hx* Capped Savings ** | $58,361 | $49,480 |
| (=) School Assessed Value | $431,396 | $459,819 |
| County Assessed Value | $373,035 | $410,339 |
| (-) School Exemptions | $0 | $0 |
| (-) Non-school Exemptions | $0 | $0 |
| (=) School Taxable Value *** | $431,396 | $459,819 |
| (=) County Taxable Value | $373,035 | $410,339 |




## Document/Transfer/Sales History

| Instrument / Official Record | Date | Q/U | V/I | Sale Price | Grantor | Grantee |
|---|---|---|---|---|---|---|
| WD 2812/618 | 2025-08-28 | Q | Improved | $1,300,000 | FILLET-GENTRY TRUST | 13 NORTH 3RD STREET LLC |
| QC 1222/0342 | 2004-04-13 | Q | Improved | $100 | GENTRY KATHLEEN A & | GENTRY FREDERICK ETAL |
| WD 0939/1543 | 2000-07-10 | Q | Improved | $100 | GENTRY KATHLEEN A & FREDERICK | GENTRY KATHLEEN & FREDERICK & DAVID FILLET |
| QC 0800/1796 | 1997-07-24 | U | Vacant | $100 | GENTRY KATHLEEN | GENTRY KATHLEEN A & FREDERICK J (JTROS) |
| WD 0725/0683 | 1995-03-09 | Q | Vacant | $100 | GENTRY KATHLEEN A | ROYAL MOLLIE G |
| QC 0725/0683 | 1995-03-09 | Q | Vacant | $100 | ROYAL MOLLIE G | ROYAL WILLIAM G |

## Buildings

### Building # 1, Section # 1, 65646, COMMERCIAL BLDGS

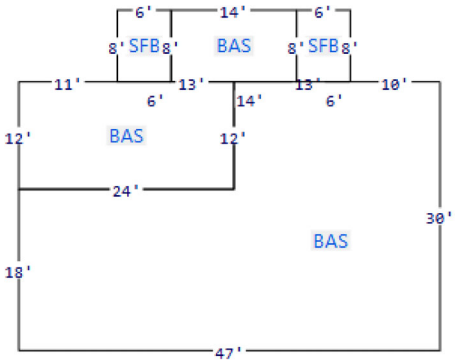
| Heated Sq Ft | Year Built | Value |
|---|---|---|
| 1598 | 1939 | $165,609 |

### Structural Elements

| Type | Description | Code | Details |
|---|---|---|---|
| EW | Exterior Wall | 17 | CB STUCCO |
| EW | Exterior Wall | 05 | AVERAGE |
| RS | Roof Structure | 04 | WOOD TRUSS |
| RC | Roof Cover | 04 | BUILT-UP |
| IW | Interior Wall | 03 | PLASTER |
| IW | Interior Wall | 04 | PLYWOOD |
| IF | Interior Flooring | 03 | CONC FINSH |
| CE | Ceiling | 01 | FIN.SUSPD |
| AC | Air Conditioning | 03 | CENTRAL |
| HT | Heating Type | 04 | AIR DUCTED |
| FIX | Fixtures | 8.00 | |
| FR | Frame | 03 | MASONRY |
| SH | Story Height | 10.00 | |
| RMS | RMS | 2.00 | |
| STR | Stories | 1. | 1. |

### Sub Areas

| Type | Gross Area | Percent of Base | Adjusted Area |
|---|---|---|---|
| BAS | 1,122 | 100% | 1,122 |
| BAS | 288 | 100% | 288 |
| BAS | 112 | 100% | 112 |
| SFB | 48 | 80% | 38 |
| SFB | 48 | 80% | 38 |




## Extra Features

| Code | Description | Length | Width | Units | Unit Price | AYB | % Good Condition | Final Value |
|---|---|---|---|---|---|---|---|---|
| 0648 | LIGHTS-AV | | | 2.00 | $140.00 | 2002 | 20% | $56 |
| 0812 | CONCRETE C | | | 1616.00 | $4.00 | 2000 | 75% | $4,848 |
| 0443 | STK FNC 6' | | | 106.00 | $10.00 | 2000 | 20% | $212 |
| 1243 | WD DECK F | 8 | 8 | 64.00 | $8.00 | 2005 | 21% | $108 |
| 0479 | VF PICKET | | | 28.00 | $8.00 | 2011 | 76% | $170 |
| 0479 | VF PICKET | | | 45.00 | $8.00 | 2012 | 78% | $281 |
| 0446 | BOX FNC 6' | | | 29.00 | $20.00 | 2010 | 35% | $203 |
| 0463 | FENCE GATE | | | 1.00 | $300.00 | 2000 | 45% | $135 |
| 0463 | FENCE GATE | | | 1.00 | $300.00 | 2010 | 74% | $222 |
| 0097 | AWNING CN | | | 18.00 | $65.00 | 2017 | 78% | $913 |

## Land Lines

| Code | Description | Zone | Front | Depth | Units | Rate/Unit | Acreage | Total Adj | Value |
|---|---|---|---|---|---|---|---|---|---|
| 001100 | STORE 1FLR | C-3 | 75.00 | 100.00 | 7,500.00 | $65.00/SF | 0.00 | 1.00 | $487,500 |

## Personal Property

| Account | Secured/ Unsecured | Owner | Description |
|---|---|---|---|
| 09991-000 | Unsecured | NANA TERESA'S BAKE SHOP INC | B - BUSINESS |

## TRIM Notices

2025
2024

## Property Record Cards

2025
2024
2023

## Disclaimer

The Nassau County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser exercises strict auditing procedures to ensure validity of any transaction received and posted by this office but cannot be responsible for errors or omissions in the information received from external sources. Due to the elapsed time between transactions in the marketplace, and the time that those transactions are received from the public and/or other jurisdictions, some transactions will not be reflected.

Reset Form

Page 1

☐ Original
☒ Update



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

Site #8 **NA01112**
Field Date 2-1-2018
Form Date 2-1-2018
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) Gentry Building 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

Clear Location Values

| | Street Number | Direction | Street Name | Street Type | Suffix Direction |
|---|---|---|---|---|---|
| Address: | 13-15 | N | 3rd | 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 # 00-00-31-1800-0010-0220 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

Clear History Values

Construction Year: 1939 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Commercial From (year): _____ To (year): _____
Current Use Commercial From (year): _____ To (year): _____
Other Use _____ From (year): _____ To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☒yes ☐no ☐unknown Date: _____ Nature Storefronts
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

Clear Description Values

Style Masonry Vernacular Exterior Plan Rectangular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
Roof Type(s) 1. Flat 2. _____ 3. _____
Roof Material(s) 1. Tar & gravel 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.) Fixed modern storefront

Distinguishing Architectural Features (exterior or interior ornaments) Decorative lunnete parapet designs; decorative masonry details

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._____<br>KEEPER – Determined eligible: ☐yes ☐no Clear Check Boxes Date _____<br>NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2) | |

# HISTORICAL STRUCTURE FORM

Site # 8 **NA01112**

## DESCRIPTION (continued)

Clear Description Values

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____

Structural System(s): 1. Masonry - General 2. _____ 3. _____

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

Foundation Material(s): 1. Other 2. Stuccoed

Note: you may use the last box in each field to type in an answer that does not appear in the list provided

Main Entrance (stylistic details) Modern double doors w decorative surrounds

Porch Descriptions (types, locations, roof types, etc.) _____

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

Clear Significance Values

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 heavily altered.

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

1. _____ 3. _____ 5. _____

2. _____ 4. _____ 6. _____

## DOCUMENTATION

Clear Documentation Values

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

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

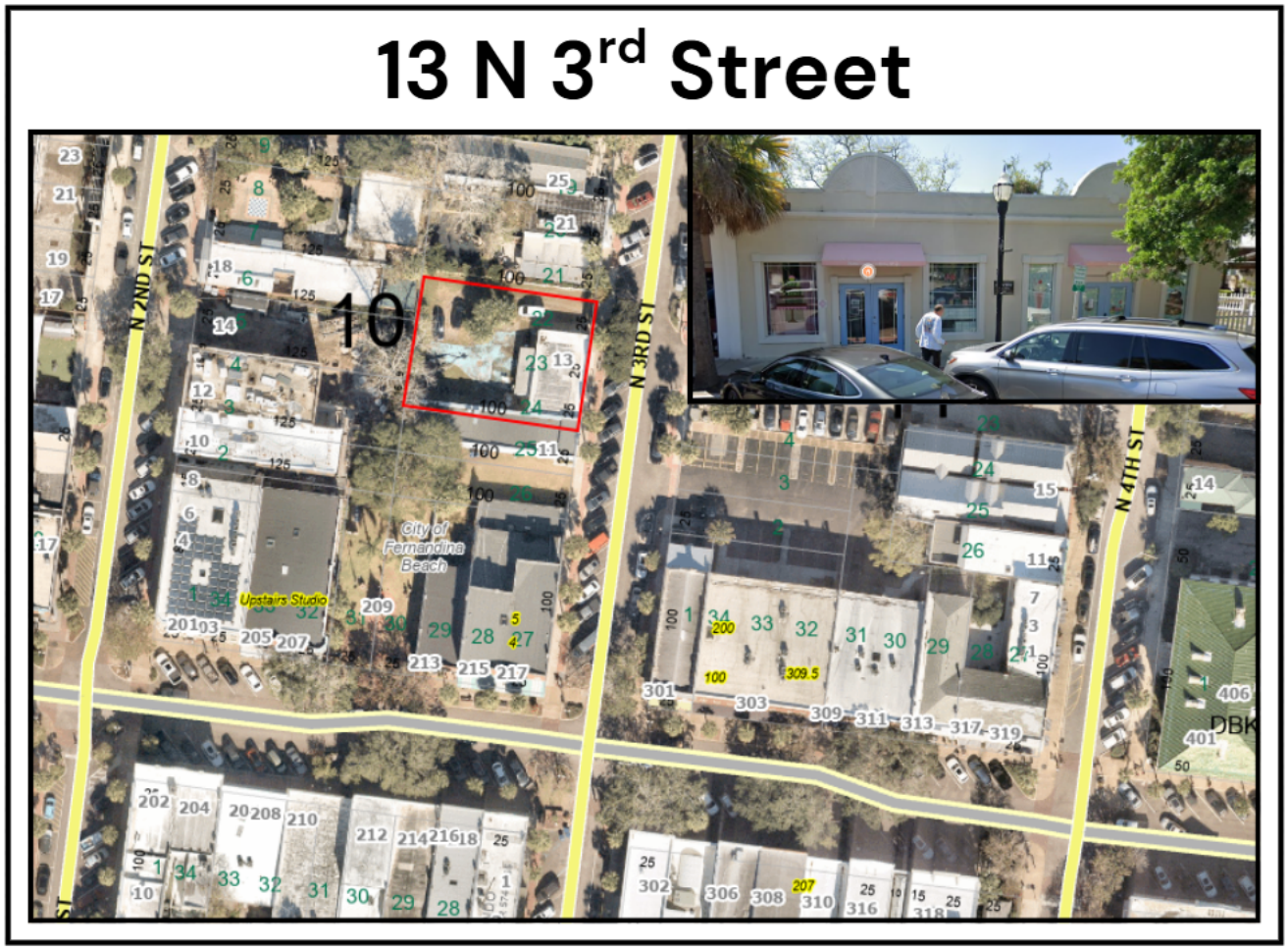
❸ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

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.

**HISTORIC DISTRICT COUNCIL STAFF REPORT**
**HDC 2026-0017**
**JUNE 18, 2026**

| | |
|---|---|
| **Owner/Applicant:** | Jose Miranda, Miranda Architects, agent for 13 NORTH 3RD STREET LLC |
| **Property Address:** | 13 N 3rd Street |
| **Parcel ID #** | 00-00-31-1800-0010-0220 |
| **Current zoning:** | C-3 |
| **FLUM land use category:** | Central Business District |
| **Existing uses on the site:** | Stores, 1 Story |
| **FL Master Site File #** | NA01112 |
| **Year Built:** | 1939 |
| **Contributing Status:** | Non-Contributing |
| **Requested action:** | Conceptual Approval for a Certificate of Approval (COA) to construct a new commercial retail building and up to nine (9) new retail buildings surrounding a rear courtyard. (Quasi-Judicial) |

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



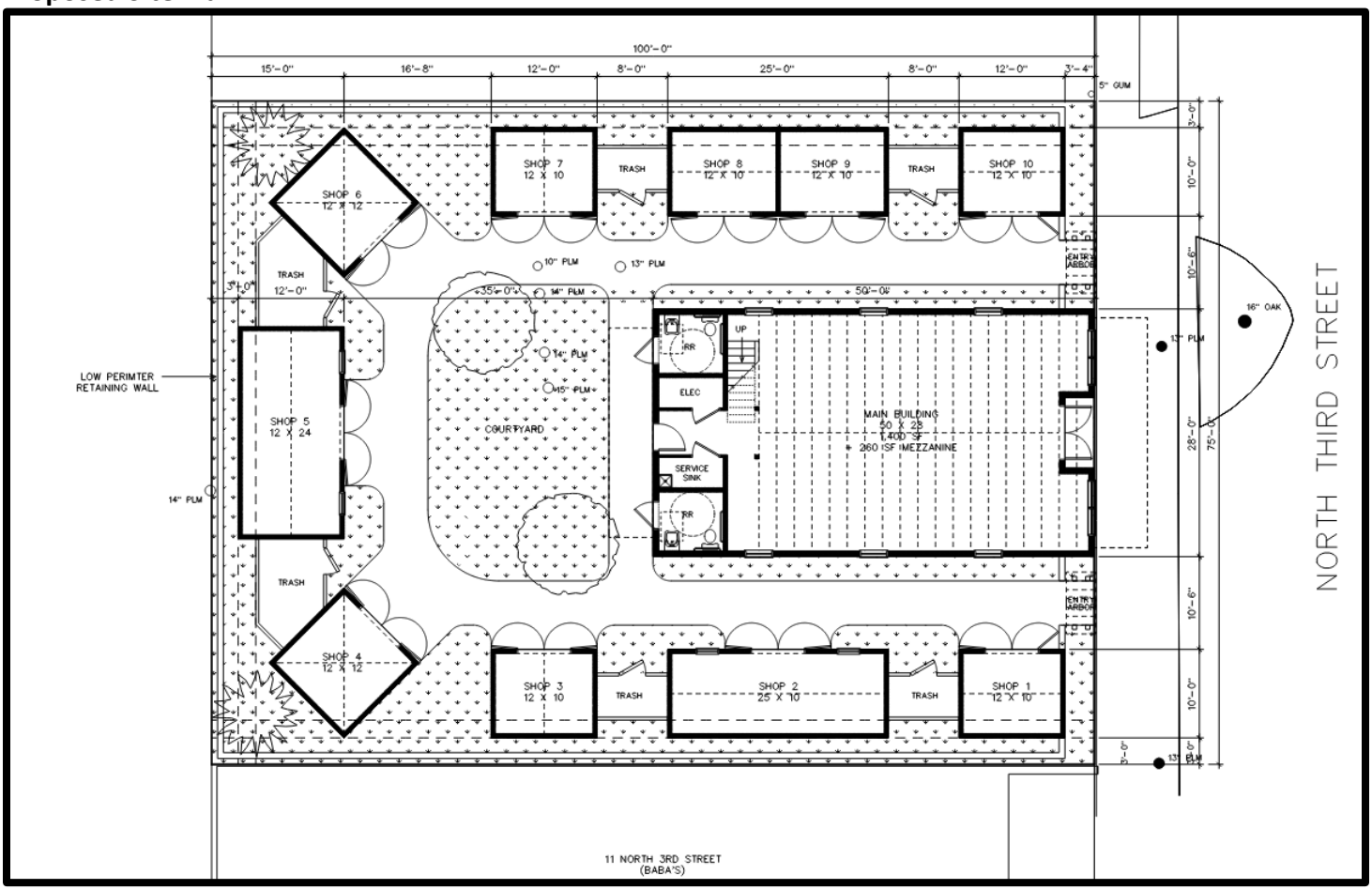
## SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant to seeking Conceptual Approval for a Certificate of Approval (COA) to construct a new commercial retail building and up to nine (9) new retail buildings surrounding a rear courtyard. This case is the proposed next step for this property's demolition request, HDC2026-0016. The proposed new construction will feature retail space for multiple businesses. There will be one main building that lies on the front property line surrounded by nine (9) smaller commercial buildings behind it, making up a courtyard. The proposed design of the primary building emulates Florida Vernacular with a gable roof, board and batten siding, and CMU/tabby foundation. Along N. 3rd Street, there are many various examples of architecture and building materials, so in this context, the style is appropriate. Two entryways, framed by arbors, create a clear path to the courtyard. The nine (9) smaller business spaces feature six different designs that each contribute character to the development. The applicant has requested conceptual approval and is therefore open to feedback from the board at this time before they apply for final approval.

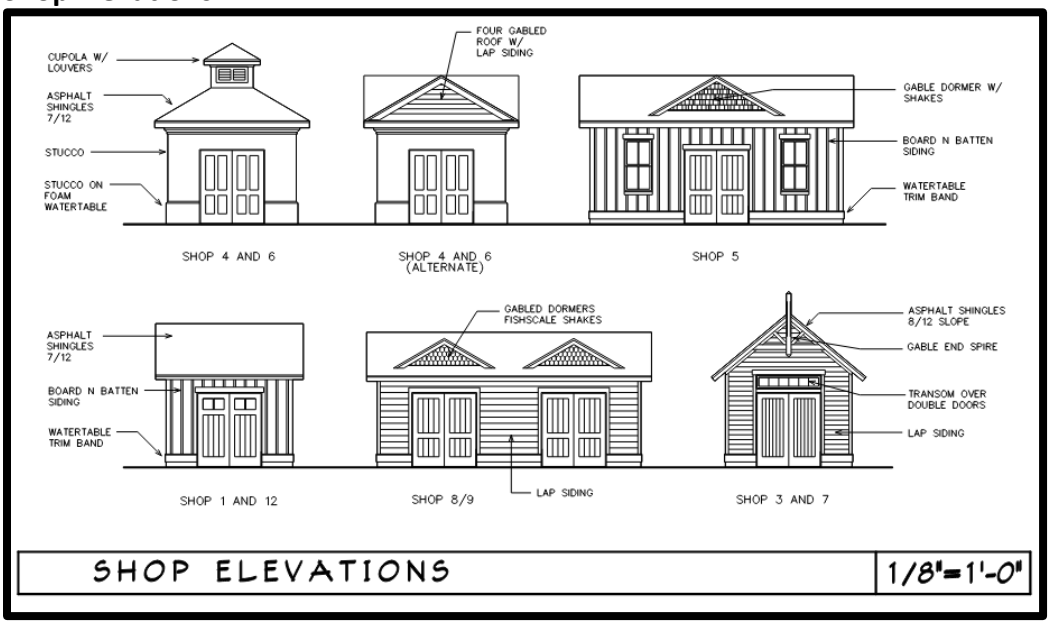
**Design Vision Statement from Applicant:**

Project designed as a traditional "General Store" main building ringed by one-story shop buildings of various designs. Materials compatible with historic downtown context.

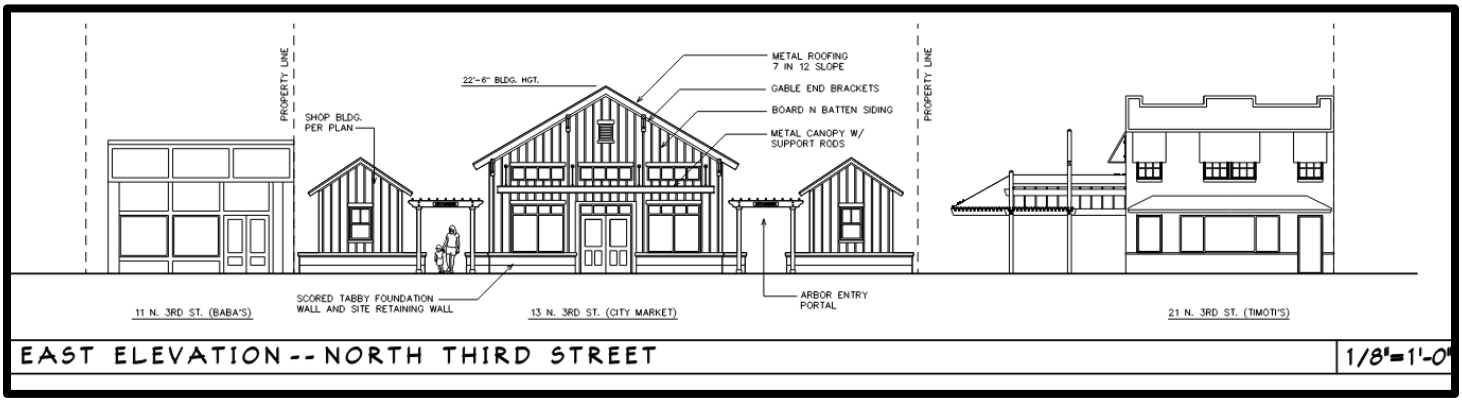
**Proposed Site Plan:**



**Shop Elevations:**




**Street Context & East Elevation:**




**Rendering of Proposed Development:**



## APPLICABLE GUIDELINES:

CITY OF FERNANDINA BEACH COMPREHENSIVE PLAN
CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE
CITY OF FERNANDINA BEACH DOWNTOWN DESIGN GUIDELINES

## ANALYSIS:

| | Type/Material/Brand |
|---|---|
| **Exterior Fabric** | Hardie, Board and Batten Siding |
| **Doors** | Marvin Aluminum Clad Doors |
| **Windows** | Marvin, Aluminum Clad Wood Windows |
| **Roofing** | PAC CLAD (metal) |
| **Trim** | Hardie Trim |
| **Foundation** | Tabby on CMU |

Site Plan –

- **Use** – Mixed use including retail is a permissible use in the C-3 zoning district.
- **Lot Density** – C-3 permits 100% lot coverage.
- **Setbacks** – There are no setbacks for the C-3 zoning district.
- **Mechanical** – Per LDC section 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 provide the location of the mechanical equipment. Trash corrals between the smaller buildings will ensure that totes are screened from the right of way and the courtyard of the project.
- **Parking –** Parking is not required in the C-3 zoning district.
- **Orientation** – The building is cohesive with the streetscape from the east elevation, along North 3rd Street.
- **Landscaping –** The landscaping and minimum tree planting requirements are not met per the details listed in this application. LDC section 4.05.06 Minimum requirements for non-residential and mixed-use development states the following:

  LDC section 4.05.06 (A): "10% of the total gross land area must be landscaped. New construction and landscaped areas shall be located on the site in such manner as to maximize preservation of existing trees with priority given to specimen trees. Minimum landscaped area requirements may be achieved through the use of planters and rooftop gardens. Planting areas which fulfill landscape design strategies located within public rights-of-way must count towards the minimum planting area, if installed and paid for by the developer or property owner."

LDC section 4.05.06 (B): “Nonresidential development must provide one (1) shade tree for each 1,500 square feet of gross site area, or fraction thereof.” In order to issue final approval, these requirements must be met.

Elevations –

- **Scale** – The main building is appropriately scaled and in proportion with existing development along North 3rd Street. The proposed design is compatible with the variety of architectural styles present along North 3rd Street and will allow for smaller businesses to have a presence in the Downtown. The scale of the “primary” retail space is comparable to 11 N, 3rd Street and 21 N. 3rd Street. The smaller retail spaces create a courtyard and add depth to the property. This element will invite in pedestrians from the sidewalk and increase foot traffic flow along the somewhat busy road of North 3rd Street.

- **Height** – Building height shall be measured from the approved finished grade to the highest point on the structure, per LDC 4.02.03(C). The building height presented is 22 feet and 6 inches. The block is made up of one- and two-story buildings. Without a precise calculation, Staff infers that this height is within 10% of the average height of buildings on the west side of the 10’s block of North 3rd Street. The 9 smaller structures are well below the height of the main building. The exact heights of the buildings on this block should be added to the plan when this case appears for final approval.

- **Materials** – The project features materials that emulate and complement the historic materials surrounding it. Hardie, tabby, and metal roofs, are found throughout the district and are recommended materials per the design guidelines.

- **Foundation** – Foundation will be constructed from CMU and tabby, a material found throughout the district.

- **Roof form** – The roof form is similar to that of the “Duck Pinz” building at 25 N. 3rd Street without replicating the exact shape. This adds interest to the roof lines along N 3rd Street without detracting from the other historic buildings. The variety of roof forms for the smaller buildings adds character to all elevations of the project.

- **Windows** – The proposed windows are on the approved window list.

- **Awnings –** The proposed awnings are a desired feature for new commercial buildings in the district and are appropriately placed only over the entrances to the first floor. The awning over N. 3rd Street will shade the public sidewalk is a desired amenity.

- **Doors** –The doors are from the same series as the approved windows, Marvin aluminum clad. The double doors on the front building evoke a “front entrance” feel, while the arbors usher visitors to the ancillary businesses.

- **Fences/Walls** – Fences/walls for commercial buildings are not covered by the Design Guidelines. A short, CMU and tabby wall appears appropriate for new construction in the district and will protect the structures during flooding events.

## STAFF RECOMMENDATION:

Staff finds that the proposed uses and design are compliant with the City of Fernandina Beach Downtown Historic District Design Guidelines and the Land Development Code. Other than questions pertaining to landscaping,

mechanical equipment, and other comments made by the HDC at this time, this project would be eligible for final approval at a future meeting. The proposed project is an appropriate infill development that is in keeping with the character of Downtown without detracting from the existing historic structures.

Staff recommends:
**CONCEPTUAL approval of HDC 2026-0017**

## MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2026-0017 **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 2026-0017, as presented, **is or is not** substantially compliant with the Comprehensive Plan, Land Development Code, and the Downtown Historic District Design Guidelines to warrant **CONCEPTUAL** approval at this time.

## LIST OF EXHIBITS:

**EXHIBIT 1 Combined Application Materials**

**Mackennah Tarmey**

**From:** noreply@civicplus.com
**Sent:** Tuesday, May 5, 2026 12:15 PM
**To:** Planning Info
**Subject:** Online Form Submittal: Historic District Council (HDC) Certificate of Approval (COA) Application

**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;, Scaled elevations & plans*; , 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; |
| Please see the Land Development Code (LDC) for detailed information: | Historic District Overlays – see LDC Section 8.01.01 |
| 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: Conceptual |
| Have you met with a planner for a pre-application meeting? | Yes |

| | |
|---|---|
| What was the date of your pre-application meeting? | 5/5/2026 |
| PROPERTY INFORMATION | Property information can be found at the Nassau County Property Appraiser's website → Map Search |
| Historic District | Downtown |
| Site Address | 13 NORTH 3RD ST |
| City | FERNANDINA BEACH |
| State | FL |
| Zip Code | 32034 |
| Parcel ID #(s) | 00-00-31-1800-0010-0220 |
| 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 | 13 NORTH 3RD STREET LLC |
| Last Name | 13 NORTH 3RD STREET LLC |
| Mailing Address | 3967 FIRST AVE |
| City | Fernandina Beach |
| State | FL |
| Zip Code | 32034 |

[redacted]

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 | Yes |

| | |
|---|---|
| representing this project? | |
| First Name | Jose |
| Last Name | Miranda |
| Company (if applicable) | MIRANDA ARCHITECTS |
| Street Address | 309 1/2 Centre Street, Suite 206 |
| City | Fernandina Beach |
| State | FL |
| Zip | 32034 |

[redacted]

| | |
|---|---|
| Project Description | Construction of new commercial retail building and up to nine (9) new shop buildings surrounding a rear courtyard. |
| Design Vision Statement | Project designed as a traditional "General Store" main building ringed by one-story Shop buildings of various designs. Materials compatible with historic downtown context. |

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 | board and batten siding |
| Color | *Field not completed.* |
| DOORS | |
| Manufacturer | Marvin |

| | |
|---|---|
| Product Description | Aluminum Clad Doors |
| Color | *Field not completed.* |
| WINDOWS | |
| Manufacturer | Marvin |
| Product Description | Aluminum Clad Wood Windows |
| Color | *Field not completed.* |
| ROOFING | |
| Manufacturer | PAC CLAD |
| Product Description | Standing Seam |
| Color | *Field not completed.* |
| FASCIA/TRIM | |
| Manufacturer | HardieTrim |
| Product Description | *Field not completed.* |
| Color | *Field not completed.* |
| FOUNDATION | |
| Manufacturer | *Field not completed.* |
| Product Description | Tabby on CMU |
| 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 | Survey 13 N 3rd St.pdf |
| Upload 2 | 13 N 3RD ST - 00-00-31-1800-0010-0220 - Nassau County.pdf |
| Upload 3 | Auth representation form.pdf |
| Upload 4 | Poynter Market Plan Design Concept 10 Apr 26.pdf |
| Upload 5 | Poynter Market Rendering Street Context 2.jpg |
| 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 | Jose |
| Applicant Last Name | Miranda |
| Today's Date | 5/5/2026 |

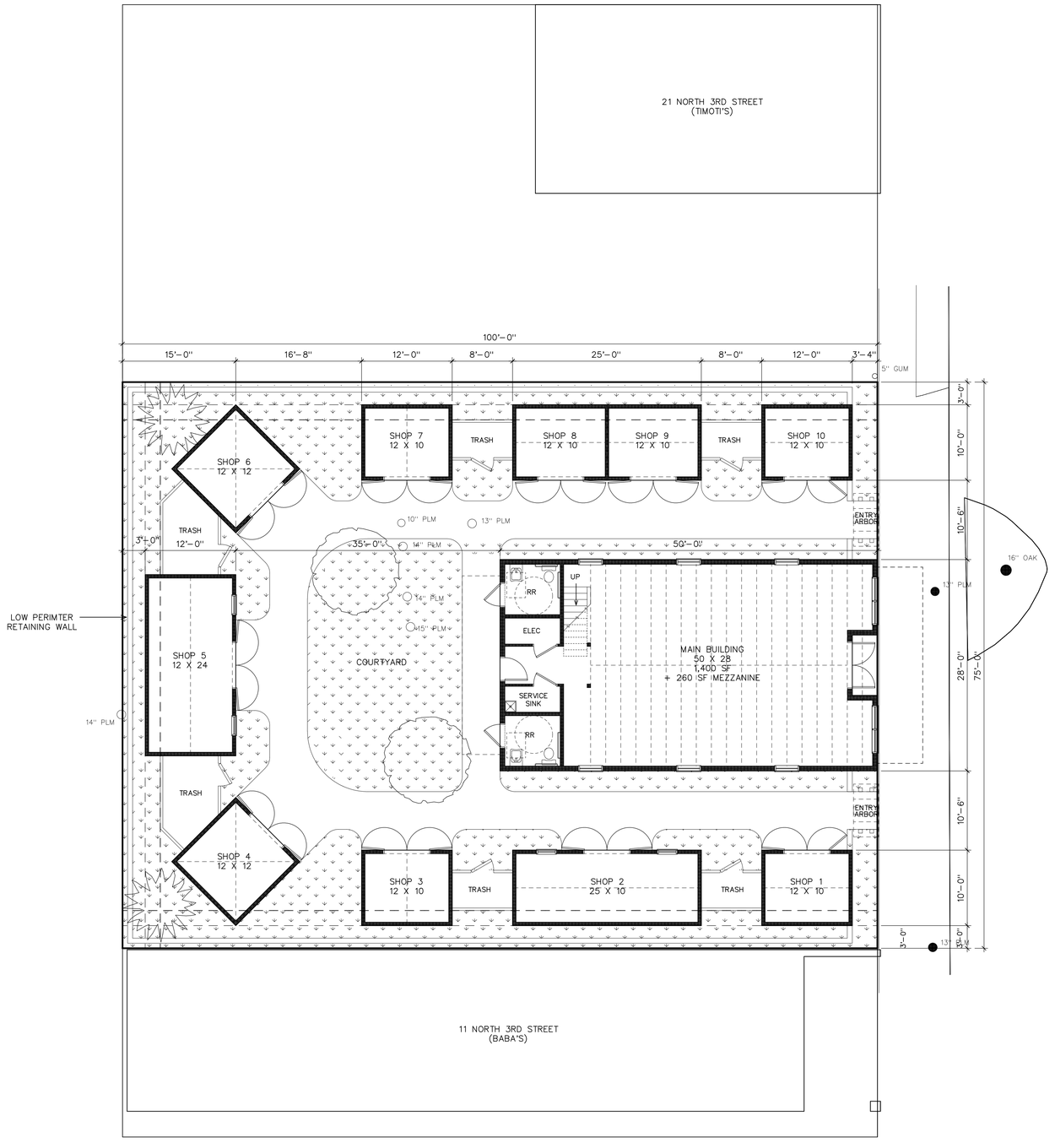
DEPARTMENT OF PLANNING & CONSERVATION

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.






## PROJECT SUMMARY

SITE AREA: 7,500 SQ. FT.

ZONING: C-3, CENTRAL BUSINESS DISTRICT
DOWNTOWN HISTORIC DISTRICT OVERLAY

ON-SITE PARKING: NOT REQUIRED

SITE DEVELOPMENT SQUARE FOOTAGE:

MAIN BLDG 1ST FLOOR CONDITIONED = 1,400 SF
MAIN BUILDING MEZZANINE = 260 SF
TOTAL CONDITIONED AREA = 1,660 SF

SHOP 1 BUILDING = 120 SF
SHOP 2 BUILDING = 250 SF
SHOP 3 BUILDING = 120 SF
SHOP 4 BUILDING = 144 SF
SHOP 5 BUILDING = 288 SF
SHOP 6 BUILDING = 144 SF
SHOP 7 BUILDING = 120 SF
SHOP 8-9 BUILDING = 250 SF
SHOP 10 BUILDING = 120 SF

BUILDING AREA TOTAL = 3,216 SF

OCCUPANCY TYPE: MERCANTILE (M)

CONSTRUCTION TYPE:

TYPE V-A, UNSPRINKLERED
MAIN BLDG. CMU WALLS, TRUSS ROOF
SHOPS 1-HR FIRE RATED WALLS, TRUSS ROOF

This drawing and the design ideas and concepts shown herein are the property of Jose L. Miranda, Jr. Architects, Inc. and shall not be reproduced or copied in whole or in part or used in any way on any other project and is to be returned on request.

SITE PLAN / FLOOR PLAN DESIGN CONCEPT | 1/8"=1'-0"

P1 POYNTER MARKET
DESIGN CONCEPT
PROJECT # P2603.18
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 04-10-26

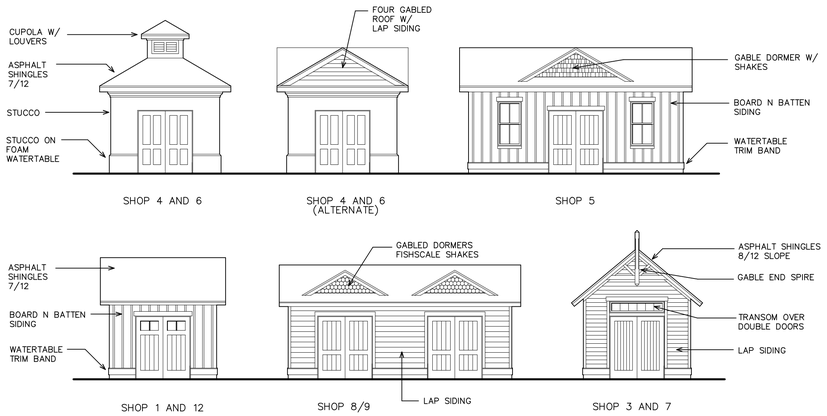
MIRANDA ARCHITECTS
309 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
EMAIL@MIRANDAARCHITECTS.COM
MIRANDA architects

DESIGN FOR THE
# CITY MARKET
113 NORTH 3RD STREET
FERNANDINA BEACH, FL 32034

SITE PLAN/FLOOR PLAN

| REVISIONS | DATE |
|---|---|
| | |

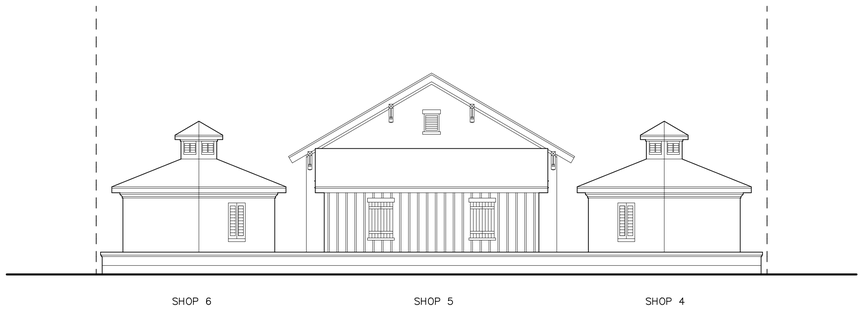
P1



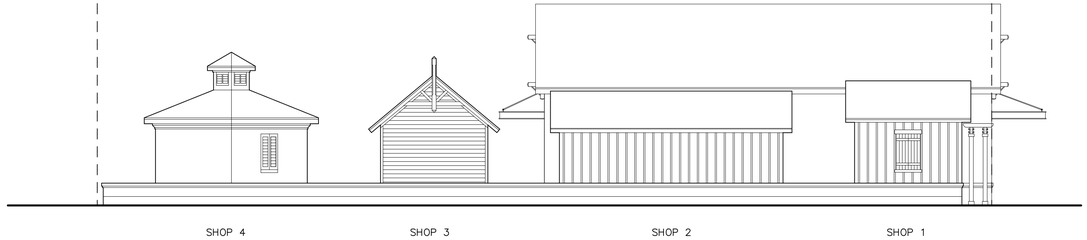

## SHOP ELEVATIONS — 1/8"=1'-0"



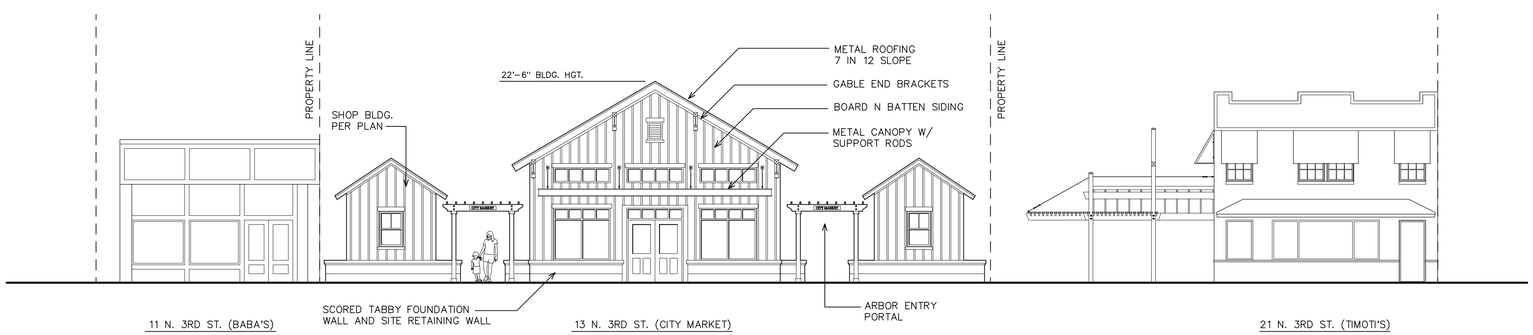

## SOUTH ELEVATION -- COURTYARD — 1/8"=1'-0"




## WEST ELEVATION — 1/8"=1'-0"




## SOUTH ELEVATION — 1/8"=1'-0"




## EAST ELEVATION -- NORTH THIRD STREET — 1/8"=1'-0"

This drawing and the design ideas and concepts shown herein are the property of Miranda Architects, P.A. and is not to be reproduced or copied in whole or in part or used in connection with any other project and is to be returned upon request.

P1 POINTER MARKET DESIGN CONCEPT
PROJECT # P2603.18
DRAWN BY -- JLM
CHK'D BY -- JLM
DATE -- 04-10-26

MIRANDA ARCHITECTS
309 1/2 CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
FL. REG. NO. AR14697

MIRANDA ASSOCIATES

DESIGN FOR THE
# CITY MARKET
13 NORTH 3RD STREET
FERNANDINA BEACH, FL 32034

| ELEVATIONS | DATE |
|---|---|
| REVISIONS | |

P2


OPEN
GENTRY
BUILDING
1870

# CITY MARKET - 13 NORTH 3RD STREET

MIRANDA ARCHITECTS 2026

# MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

ALL OF THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA, COUNTY OF NASSAU AND STATE OF FLORIDA AND KNOWN AND DESCRIBED UPON AND ACCORDING TO THE OFFICIAL PLAT OF SAID CITY OF FERNANDINA (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:
LOTS TWENTY–TWO (22), TWENTY–THREE (23) & TWENTY–FOUR (24), BLOCK TEN (10), IN SAID CITY OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA.

CERTIFIED TO:
POYNTER FAMILY HOLDINGS, LLP
FIRST PORT CITY BANK
ROGERS TOWERS, P.A.
FIRST AMERICAN TITLE INSURANCE COMPANY
THE FILLET–GENTRY TRUST DATED JANUARY 10, 2002

PROPERTY ADDRESS:
13 NORTH THIRD STREET
FERNANDINA BEACH, FLORIDA 32034

LEGEND
- C = COMMUNICATIONS PEDESTAL
- = CONCRETE FLATWORK
- E = ELECTRICITY METER
- = LIGHT POLE
- = COVERED AREA
- S = SEWER CLEANOUT
- W = WATER METER
- = WOOD OR VINYL FENCE
- = WOOD FLATWORK
- (P) = PLAT
- (M) = MEASURED
- (C) = CALCULATED
- ℄ = CENTERLINE
- A/C = AIR CONDITIONER
- F.F.E. = FINISHED FLOOR ELEVATION

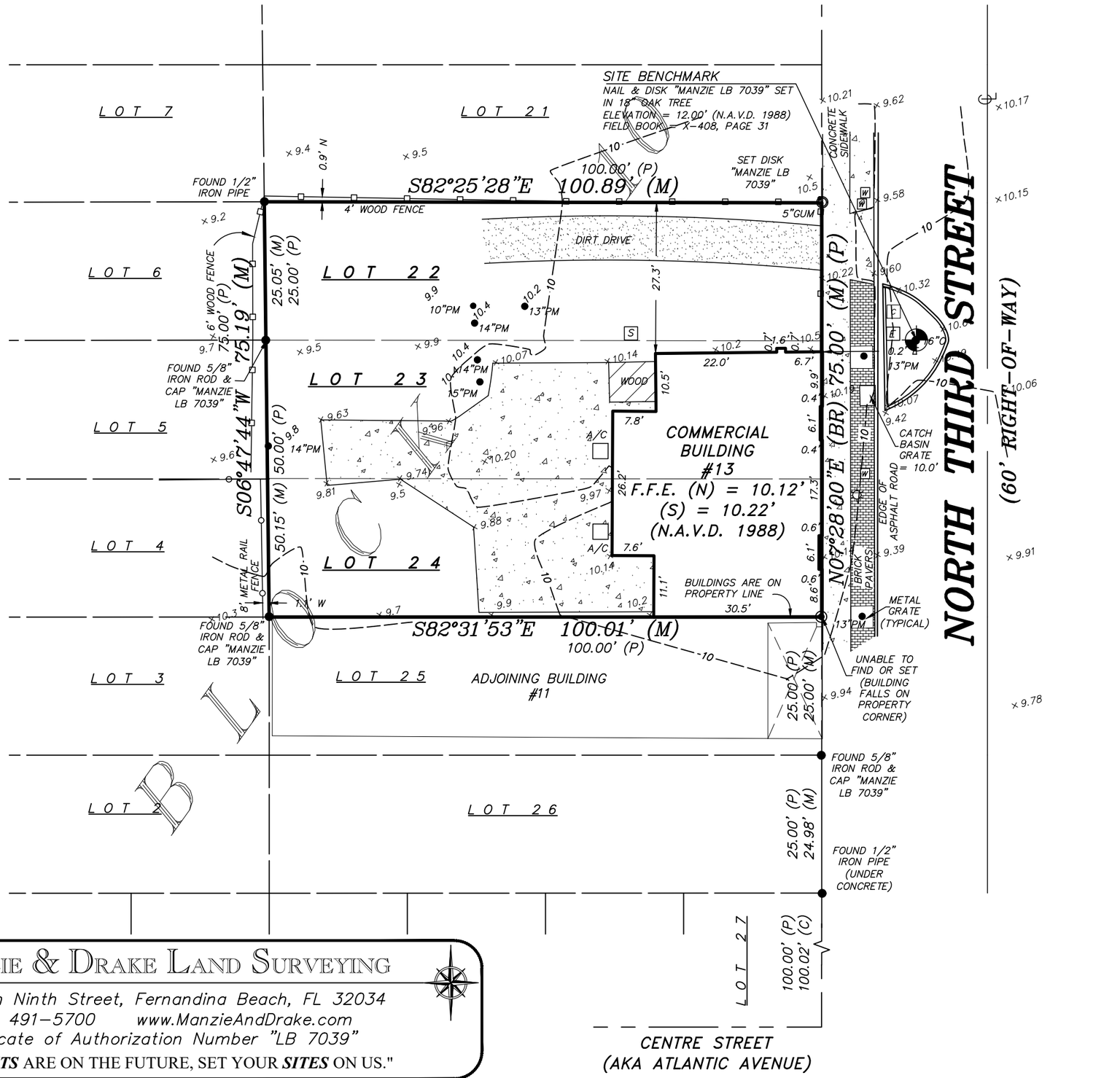
TREE LEGEND:
O = OAK TREE
PM = PALM TREE
GUM = GUM TREE

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.

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 an assumed bearing of N07°28'00"E for the westerly right–of–way line of North Third Street. The bearing reference line is indicated as thus (BR).
6) The property shown hereon lies within flood zone X (Shaded) per the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) panel 12089C 0237 G, dated 08/02/2017.
7) The Site Benchmark is as shown hereon.
8) Elevations shown hereon refer to the North American Vertical Datum of 1988 (N.A.V.D. 1988)
9) The Reference Benchmark is a nail & disk "Manzie LB 7039" found in the northwest quadrant of the intersection of 4th Street & Centre Street.




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
Digitally signed by Melanie G Platt
Date: 2026.04.09 11:00:32 -04'00'

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: 22248 DATE: 04/06/2026 CADD: LP
F.B. NO: X–408 PAGE NO: 31 CREW: SS FILE NO: A–6156

KEVIN J. LILLY, ASA, CFA
Nassau County Property Appraiser
Consistent, Fair, Efficient

# Parcel 00-00-31-1800-0010-0220

## Owners

13 NORTH 3RD STREET LLC
3967 FIRST AVE
FERNANDINA BEACH, FL 32034

## Parcel Summary

| | |
|---|---|
| Situs Address | 13 N 3RD ST |
| Use Code | 1100: STORES, 1 STORY |
| Tax District | 2: Fernandina |
| Acreage | 0.000 |
| Section | 22 |
| Township | 3N |
| Range | 28 |
| Subdivision | CTY OF FDNA BCH U/R |
| Exemptions | None |

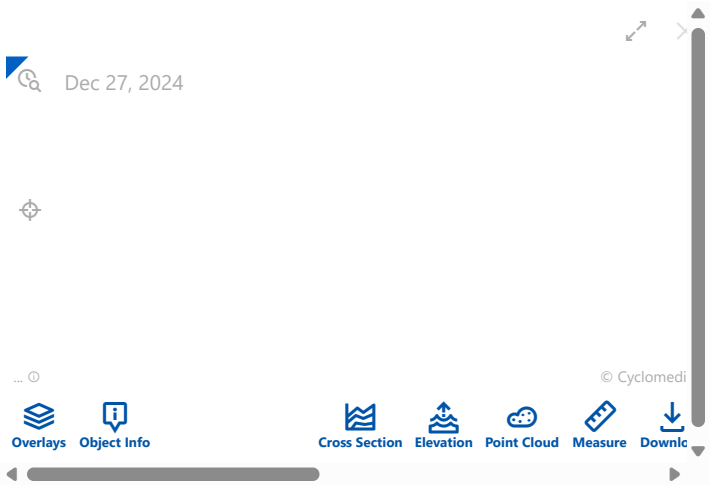
## Short Legal

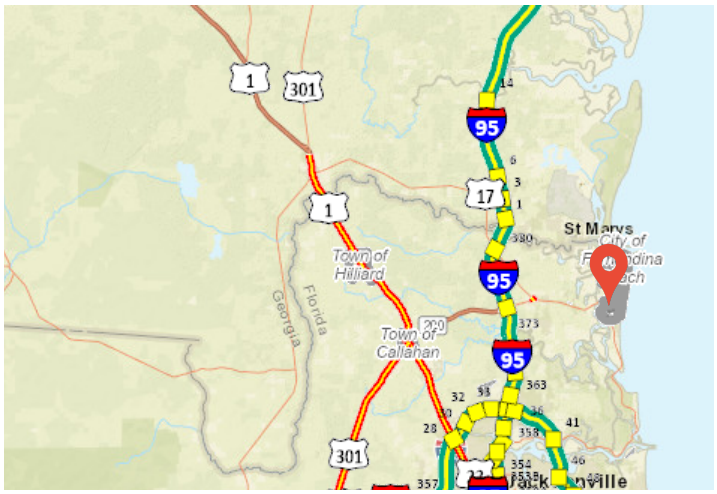
BLOCK 10 LOT 22 23 & 24
CITY OF FDNA BEACH

## Values

| | 2024 Certified Values | 2025 Certified Values |
|---|---|---|
| Land Value * | $360,000 | $390,000 |
| (+) Improved Value | $71,396 | $69,819 |
| (=) Market Value | $431,396 | $459,819 |
| (-) Agricultural Classification | $0 | $0 |
| (-) SOH or Non-Hx* Capped Savings ** | $58,361 | $49,480 |
| (=) School Assessed Value | $431,396 | $459,819 |
| County Assessed Value | $373,035 | $410,339 |
| (-) School Exemptions | $0 | $0 |
| (-) Non-school Exemptions | $0 | $0 |
| (=) School Taxable Value *** | $431,396 | $459,819 |
| (=) County Taxable Value | $373,035 | $410,339 |




## Document/Transfer/Sales History

| Instrument / Official Record | Date | Q/U | V/I | Sale Price | Grantor | Grantee |
|---|---|---|---|---|---|---|
| WD 2812/618 | 2025-08-28 | Q | Improved | $1,300,000 | FILLET-GENTRY TRUST | 13 NORTH 3RD STREET LLC |
| QC 1222/0342 | 2004-04-13 | Q | Improved | $100 | GENTRY KATHLEEN A & | GENTRY FREDERICK ETAL |
| WD 0939/1543 | 2000-07-10 | Q | Improved | $100 | GENTRY KATHLEEN A & FREDERICK | GENTRY KATHLEEN & FREDERICK & DAVID FILLET |
| QC 0800/1796 | 1997-07-24 | U | Vacant | $100 | GENTRY KATHLEEN | GENTRY KATHLEEN A & FREDERICK J (JTROS) |
| WD 0725/0683 | 1995-03-09 | Q | Vacant | $100 | GENTRY KATHLEEN A | ROYAL MOLLIE G |
| QC 0725/0683 | 1995-03-09 | Q | Vacant | $100 | ROYAL MOLLIE G | ROYAL WILLIAM G |

## Buildings

### Building # 1, Section # 1, 65646, COMMERCIAL BLDGS

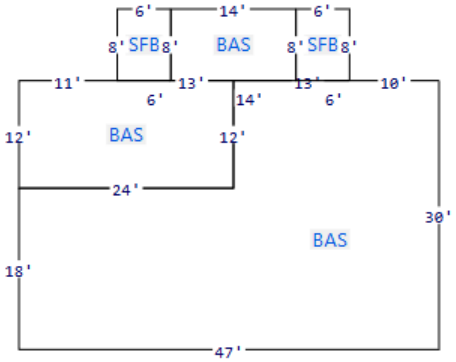
| Heated Sq Ft | Year Built | Value |
|---|---|---|
| 1598 | 1939 | $165,609 |

#### Structural Elements

| Type | Description | Code | Details |
|---|---|---|---|
| EW | Exterior Wall | 17 | CB STUCCO |
| EW | Exterior Wall | 05 | AVERAGE |
| RS | Roof Structure | 04 | WOOD TRUSS |
| RC | Roof Cover | 04 | BUILT-UP |
| IW | Interior Wall | 03 | PLASTER |
| IW | Interior Wall | 04 | PLYWOOD |
| IF | Interior Flooring | 03 | CONC FINSH |
| CE | Ceiling | 01 | FIN.SUSPD |
| AC | Air Conditioning | 03 | CENTRAL |
| HT | Heating Type | 04 | AIR DUCTED |
| FIX | Fixtures | 8.00 | |
| FR | Frame | 03 | MASONRY |
| SH | Story Height | 10.00 | |
| RMS | RMS | 2.00 | |
| STR | Stories | 1. | 1. |

#### Sub Areas

| Type | Gross Area | Percent of Base | Adjusted Area |
|---|---|---|---|
| BAS | 1,122 | 100% | 1,122 |
| BAS | 288 | 100% | 288 |
| BAS | 112 | 100% | 112 |
| SFB | 48 | 80% | 38 |
| SFB | 48 | 80% | 38 |




## Extra Features

| Code | Description | Length | Width | Units | Unit Price | AYB | % Good Condition | Final Value |
|---|---|---|---|---|---|---|---|---|
| 0648 | LIGHTS-AV | | | 2.00 | $140.00 | 2002 | 20% | $56 |
| 0812 | CONCRETE C | | | 1616.00 | $4.00 | 2000 | 75% | $4,848 |
| 0443 | STK FNC 6' | | | 106.00 | $10.00 | 2000 | 20% | $212 |
| 1243 | WD DECK F | 8 | 8 | 64.00 | $8.00 | 2005 | 21% | $108 |
| 0479 | VF PICKET | | | 28.00 | $8.00 | 2011 | 76% | $170 |
| 0479 | VF PICKET | | | 45.00 | $8.00 | 2012 | 78% | $281 |
| 0446 | BOX FNC 6' | | | 29.00 | $20.00 | 2010 | 35% | $203 |
| 0463 | FENCE GATE | | | 1.00 | $300.00 | 2000 | 45% | $135 |
| 0463 | FENCE GATE | | | 1.00 | $300.00 | 2010 | 74% | $222 |
| 0097 | AWNING CN | | | 18.00 | $65.00 | 2017 | 78% | $913 |

## Land Lines

| Code | Description | Zone | Front | Depth | Units | Rate/Unit | Acreage | Total Adj | Value |
|---|---|---|---|---|---|---|---|---|---|
| 001100 | STORE 1FLR | C-3 | 75.00 | 100.00 | 7,500.00 | $65.00/SF | 0.00 | 1.00 | $487,500 |

## Personal Property

| Account | Secured/ Unsecured | Owner | Description |
|---|---|---|---|
| 09991-000 | Unsecured | NANA TERESA'S BAKE SHOP INC | B - BUSINESS |

## TRIM Notices

2025
2024

## Property Record Cards

2025
2024
2023

## Disclaimer

The Nassau County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser exercises strict auditing procedures to ensure validity of any transaction received and posted by this office but cannot be responsible for errors or omissions in the information received from external sources. Due to the elapsed time between transactions in the marketplace, and the time that those transactions are received from the public and/or other jurisdictions, some transactions will not be reflected.

# OWNER'S AUTHORIZATION
# FOR AGENT REPRESENTATION

I /WE 13 NORTH 3RD STREET LLC
(print name of property owner(s))

hereby authorize: Jose Miranda c/o Miranda Architects
(print name of agent)

to represent me/us in processing an application for: HDC and TRC
(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)

Timothy M. Poynter
(Print name of owner)

(Print name of owner)

STATE OF FLORIDA

COUNTY OF NASSAU

JAELYNNE ROSHONG
Notary Public, State of Florida
My Comm. Expires March 10, 2030
Commission No. HH777535

Sworn to (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization, this 28th day of April, 2026, by Timothy Poynter.

Jaelynne Roshong
Notary Public

Jaelynne Roshong
Printed Name

3-10-2030
My Commission Expires

Personally Known ✓ OR Produced Identification _____ ID Produced: _____

Reset Form

Page 1

☐ Original
☒ Update



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

Site #8 **NA01112**
Field Date 2-1-2018
Form Date 2-1-2018
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) Gentry Building 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

Clear Location Values

| | Street Number | Direction | Street Name | Street Type | Suffix Direction |
|---|---|---|---|---|---|
| Address: | 13-15 | N | 3rd | 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 # 00-00-31-1800-0010-0220 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

Clear History Values

Construction Year: 1939 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Commercial From (year): _____ To (year): _____
Current Use Commercial From (year): _____ To (year): _____
Other Use _____ From (year): _____ To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☒yes ☐no ☐unknown Date: _____ Nature Storefronts
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

Clear Description Values

Style Masonry Vernacular Exterior Plan Rectangular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
Roof Type(s) 1. Flat 2. _____ 3. _____
Roof Material(s) 1. Tar & gravel 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.) Fixed modern storefront

Distinguishing Architectural Features (exterior or interior ornaments) Decorative lunnete parapet designs; decorative masonry details

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._____<br>KEEPER – Determined eligible: ☐yes ☐no Clear Check Boxes Date _____<br>NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2) | |

# HISTORICAL STRUCTURE FORM

Site # 8 **NA01112**

## DESCRIPTION (continued)

Clear Description Values

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____

Structural System(s): 1. Masonry - General 2. _____ 3. _____

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

Foundation Material(s): 1. Other 2. Stuccoed

Note: you may use the last box in each field to type in an answer that does not appear in the list provided

Main Entrance (stylistic details) Modern double doors w decorative surrounds

Porch Descriptions (types, locations, roof types, etc.) _____

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

Clear Significance Values

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 heavily altered.

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

1. _____ 3. _____ 5. _____

2. _____ 4. _____ 6. _____

## DOCUMENTATION

Clear Documentation Values

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

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

❸ 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.

**HISTORIC DISTRICT COUNCIL STAFF REPORT**
**HDC 2026-0018 – AFTER THE FACT**
**JUNE 18, 2026**

| | |
|---|---|
| **Owner/Applicant:** | Alyson Ameigeiras & Miguel Ameigeiras |
| **Property Address:** | 404 Broome Street |
| **Parcel ID #** | 00-00-31-1800-0022-0060 |
| **Current zoning:** | R-2 |
| **FLUM land use category:** | Medium Density Residential |
| **Existing uses on the site:** | Single-Family Residential |
| **FL Master Site File #** | NA00299 |
| **Year Built:** | 1910 |
| **Contributing Status:** | Non-contributing |
| **Requested action:** | **AFTER THE FACT** approval for a Certificate of Approval (COA) to replace posts on the front porch. (Quasi-Judicial) |

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

# 404 Broome Street



## SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant requesting After-the-Fact approval to replace ornamental porch posts on the front porch with square wrapped porch posts (6), painted, Navajo White, SW 6126. A member of the public witnessed work without a permit taking place over the weekend at the property located at 404 Broome Street. They reported this work to the Planning & Conservation Department. It was determined by Staff that the property owners would be required to apply to the Historic District Council for After the Fact approval of the changes. The application materials submitted by the applicant include pictures of the primary façade before and after the work was completed, other examples of these types of post in the area, and references to the "Florida Cracker" style.

**Existing prior to March 28, 2026:**




**Replacement posts:**



## APPLICABLE GUIDELINES:

[CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE]

**DOWNTOWN HISTORIC DISTRICT 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:

After conducting research on styles of posts, meeting with the applicant, and reviewing the submitted application materials, Staff finds that the style of porch posts is appropriate for the structure. Florida Cracker/Bungalow style homes built in the 1920s, feature simplistic porch elements. It is likely that previous owners installed the ornamental posts as part of many changes throughout the years. The railings could be original, and the replacement posts match their aesthetic more closely.

Although the proper process was not followed in this case, the homeowners now have a better understanding of the historic district, the protections and regulations applicable to their property, and a clear path to getting in

contact with Staff. If the request is approved, the homeowners will then have to apply for an After-the-Fact building permit for the structural work. Staff recommends that porch posts be added to the Certificate of Approval Matrix to clarify for properties owners and Staff whether changes to this features should be approved on a Staff or Board level.

## STAFF RECOMMENDATION:

**Staff recommends:**
**FINAL Approval of the after the fact Certification of Approval for HDC2026-0018**

## MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2026-0018 **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 the amendment to HDC case 2026-0018, as presented, **is or is not** substantially compliant with the Comprehensive Plan, Land Development Code, and the Downtown Historic District Design Guidelines to warrant **FINAL** approval at this time.

## LIST OF EXHIBITS:

**EXHIBIT 1 Combined Application Materials**
**EXHIBIT 2 Florida Master Site File NA00299**

**Mackennah Tarmey**

**From:** noreply@civicplus.com
**Sent:** Tuesday, May 5, 2026 12:22 PM
**To:** Planning Info
**Subject:** Online Form Submittal: Historic District Council (HDC) Certificate of Approval (COA) Application

**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): Staff Review $25, After-the-Fact Certificate of Approval (COA): Board Review $1,500 |

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);, Scaled site plan of the proposed work, including lot dimensions, setbacks, finished floor elevations, and any changes as a result of proposed building footprints;, Scaled elevations & plans*; , 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; |
| 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 | Alteration |
| APPROVAL TYPE | Board Approval: Conceptual |

| | |
|---|---|
| Have you met with a planner for a pre-application meeting? | Yes |
| What was the date of your pre-application meeting? | 4/27/2026 |
| PROPERTY INFORMATION | Property information can be found at the Nassau County Property Appraiser's website → Map Search |
| Historic District | Downtown |
| Site Address | 404 Broome Street |
| City | Fernandina Beach |
| State | FL |
| Zip Code | 32034 |
| Parcel ID #(s) | 00-00-31-1800-0022-0060 Block 22 lot 26 w 25' lot 7 |
| 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 | Miguel & Alyson |
| Last Name | Ameigeiras |
| Mailing Address | 404 Broome Street |
| City | Fernandina Beach |
| State | FL |
| Zip Code | 32034 |

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 | Historic District Council (HDC)<br>After the fact Certificate of Approval<br><br>404 Broome Street is a non-contributing structure located on the South-East corner of 4th and Broome; the property's main entrance faces North.<br>We are requesting approval for the replacement of the front Porch Posts on the North facing side of the property in keeping with numerous surrounding structures and exact same as the approved post on the East porch. The replaced posts were 2-4 inch turned style posts, the new post are 6-inch wrapped square post (solid pressure treated posts). The posts that were replaced date back to the 1994 remodel; they were a manufactured, hollow, non pressure treated wood that had been poorly repaired several times in the past due to rot. The posts were in a state of failure and in desperate need of replacement. (see Attachment 1&2). The new posts have been placed on the exact same footprint as the previous posts. The load bearing points, have not been altered. The exact same picket style railing that strung between the posts prior to the post replacement, and in place since 1994 were reattached to the new post (see attachment 3&4) both the posts and reattached railing were painted the same approved color Navaho White.<br>The Below is an explanation and reasoning for the style choice on the replacement of the posts, Turned vs Square. The property is listed as having been built in 1910, however there are no existing records of this. As per the 1883 insurance map the only structure visible is a small shed that may have belonged to the Ablemarle Hotel Addressed 406 Broome St (no longer exists). The earliest record we were able to retrieve from the Amelia Island museum Archivist is the 1926 insurance map which depicts the structure footprint with no other details. The property tax records do not go back far enough in a simple search to fully determine the original date of the structure's construction or ownership.<br>Architecturally the property design is a "Florida Cracker" house, most likely built for a dock or mill worker and his family (see attachment 5,6,7&8). Similarly, 404 Broome St would most certainly have been a small modest home, wood framed, built on piers with a front porch in keeping with the examples provided. The 1926 depiction also shows a second east facing porch that was eliminated during a later update. Historically |

these modest homes would have been built with simple materials and architecturally would have clean unencumbered features such as square post, tin roofs and simple siding. These are not structures of great wealth or opulence.

The house was most probably built on Broome Street, on or about 1910-1920. At that time there are 3 structures on Broome St between 4th and 5th street: The Duyree House 414 Broome, the Ablemarle Hotel 406 Broome St, and 404 Broome St (the Johnson, Mitchell, Ansley, Thamm and now Ameigeiras House) (see Attachment 9,10&11 ). Both the Duyree and Ablemarle Hotel original had square posts and in the case of the Duyree house still has square post on their north facing entrances, making the probability that when 404 Broome St was constructed, this architectural element was replicated.

There are no records of any changes made to 404 Broome St between 1910 and 1992, however it's clear that several alterations had been made since its original design and construction. The east facing porch was eliminated, a bathroom and utility room were added along with 2 panel awning windows circa 1950 on the west facing facade. In 1992 there is record on file that Mrs. Ansley, repainted and replaced the porch Railing with a White Picket rail (this railing remains in place today and is in keeping with the new square post) (see Attachment 12 ).

In 1994 Mr. and Mrs. Thamm purchased the property and subsequently altered the property on numerous occasions. In 1994 they increased the overall square footage from 980 sqft to 1,724sqft this increased the frontal lineage of the house from 28' to 44'. Additionally, this change required a land variance due to the 15' set back encroachment (it was approved), the removal of a brick Chimney stack and replacement with a wood burning black metal pipe. The remodel also included a one car garage with carriage house on top with a breeze way to the main house and relocated the original entrance/driveway from Broome St to 4thSt.
In 2003 there is an additional alteration request made by the Thamms, to eliminate and replace the east facing porch with a 522sqft room addition. The new structure included an east facing covered porch with a simple roof rafter system carried by a 6 by 6 inch wrapped post on the corner. This is the same HDC approved posts design we retro fitted on the front of the house which are now in question. (see Attachment 13, 14&15a,b)

In conclusion;

While we support the numerous updates and expansion made to 404 Broome street over the years, the matter of fact is that the historical relevance of the original 1910-1920 structure has long since been eliminated by these same approved multiple updates and expansions. While the current house is in keeping with the standards of the historic district it is not an accurate historically preserved home due to the numerous renovations and additions and it is an unreasonable burden to impose an unsubstantiated historic design on us as homeowners for these posts. There is no historical record of the house beyond what we were able to research and confirm with the Archivist and existing records. It is our opinion that the 404 Broome street's updated status meets both historical perspective and conveys the correct building style, the square posts help define the architectural style of its original Florida Cracker House design. There are no records that depict the property as having turned post in its original state. The modification to the posts are in keeping with the approved square post on the East side of house as well as the railing. It's also in keeping with numerous homes within a 2 block radius (see attachment) many built in and around a similar time. Our intent is to ensure our home is in keeping with the general look and feel of the historic district, we believe we've met that burden.

Additionally, we are providing the committee with several photographic examples of properties within the historic district that either resemble or have similar architectural history as 404 Broome St.

Thank you for your consideration.

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 | Square Wrapped porch posts (6) |
| Color | navajo white |
| 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 | HDC survey.pdf |
| Upload 2 | HDC attacments.pdf |
| Upload 3 | similar properties.pdf |
| 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 | Alyson |
| Applicant Last Name | Ameigeiras |
| Today's Date | 5/5/2026 |

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.




Attachment 1


Attachment 2


Attachment 3

# Attachment 4



Florida Cracker houses from 1910–1930 on Amelia Island, such as the circa-1920 "Cracker Shack" near Fernandina Beach, are vernacular, wood-frame homes built with local cypress or heart pine. These homes feature tin roofs, wide porches, and raised footings, designed to maximize airflow and combat Florida's heat and humidity. Pinterest +4

**Key Features of 1910-1930 Amelia Island Cracker Houses:**

- **Materials:** Unpainted interior woodwork, heart pine walls/floors, and durable cypress.
- **Structure:** Often small (approx. 1,000–1,400 sq ft), featuring two bedrooms, one-and-a-half baths, and a metal roof.
- **Design:** Elevated on piers to protect against moisture and pests, featuring large, covered porches for shade and relaxation.
- **Location:** Historic examples are found near Fernandina Beach, reflecting a simple, sustainable lifestyle designed to handle the coastal climate. Pinterest +3

These structures, similar to this 1910s example, were built for function, with designs that facilitated natural ventilation and provided a comfortable living space in the early 20th century, as seen in this description.

Attachment 5



example _ Cracker House Front square post

HISTORIC HOUSE LISTINGS

# Unpainted woodwork! Amelia Island, Florida.

Circa 1920 $345,000

Attachment 6



Attachment 7

example 1 Cracke House Front square post




Attachment 8

Example of an early 1900 House in FL
Simple wood structure, built on piers for flooding.

Front square post

Attachment 9

Attachment 10



Property of Amelia Island Museum of History

ABLEMARLE HOTEL CIR 1880,
LEVEL IN 1960

SQUARE POST


Attachment 11

**BUILDING PERMIT APPLICATION**
**FOR**
**HISTORIC DISTRICT COUNCIL**

Date: 4-20-92 CASE NO. 831

Location: 404 Broome ST.

Lot: _____ Block: _____

Check appropriate blank/blanks indicating work to be completed:

A. Signs: _____ Size: _____
B. Remodeling/additions: _____
C. Painting and material changes: Same as Oliver house on Atlantic & 16th St
D. Demolition: _____
E. Parking surface: _____
F. Parks, monuments, fountains: _____
G. New construction: _____
H. General repairs (such as roofs, replacement of deteriorating material, etc): _____

Brief description of work to be accomplished: Replace porch railing with White picket rail. Repaint Exterior (Martin Senour Williamsburg colors.) House - Holl's Horehouse Gray, Trim - White Porch Deck - Grissell Hay Lodging House Green - Shutters - Market Square Tavern Green.

APPROVAL BY THE BUILDING OFFICIAL for remodeling/additions/new construction and general repairs: _____

APPROVAL BY THE CODE ENFORCEMENT OFFICER on sign applications: By

APPROVAL of pre-applications by Code Enforcement Officer: By

Owner: A.W. Ansley Address: 404 Broome St.

Telephone No: 261-8844 or Atlanta 404-967-2290

Architect: _____ Address: _____

Telephone No: _____

Contractor: _____ Address: _____

Telephone No: _____

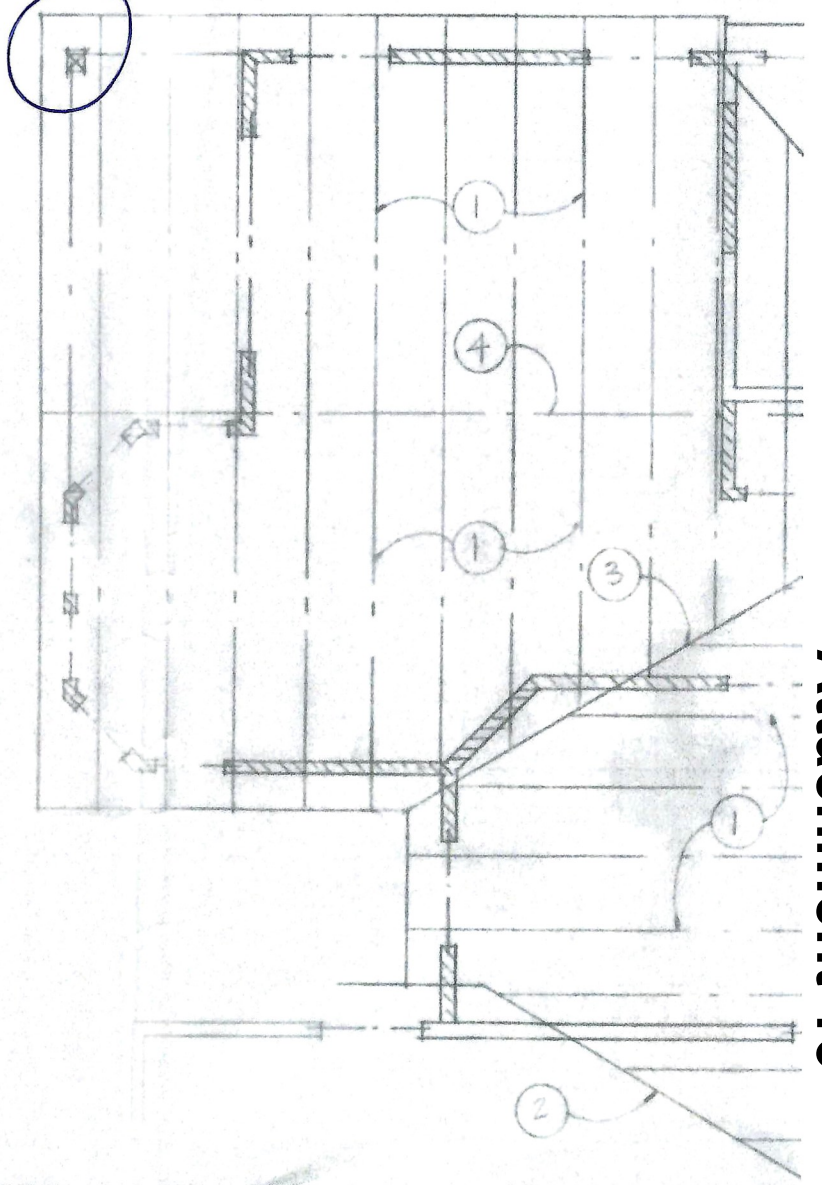
Mary Ansley
Signature of Owner/Contractor

Attachment 12

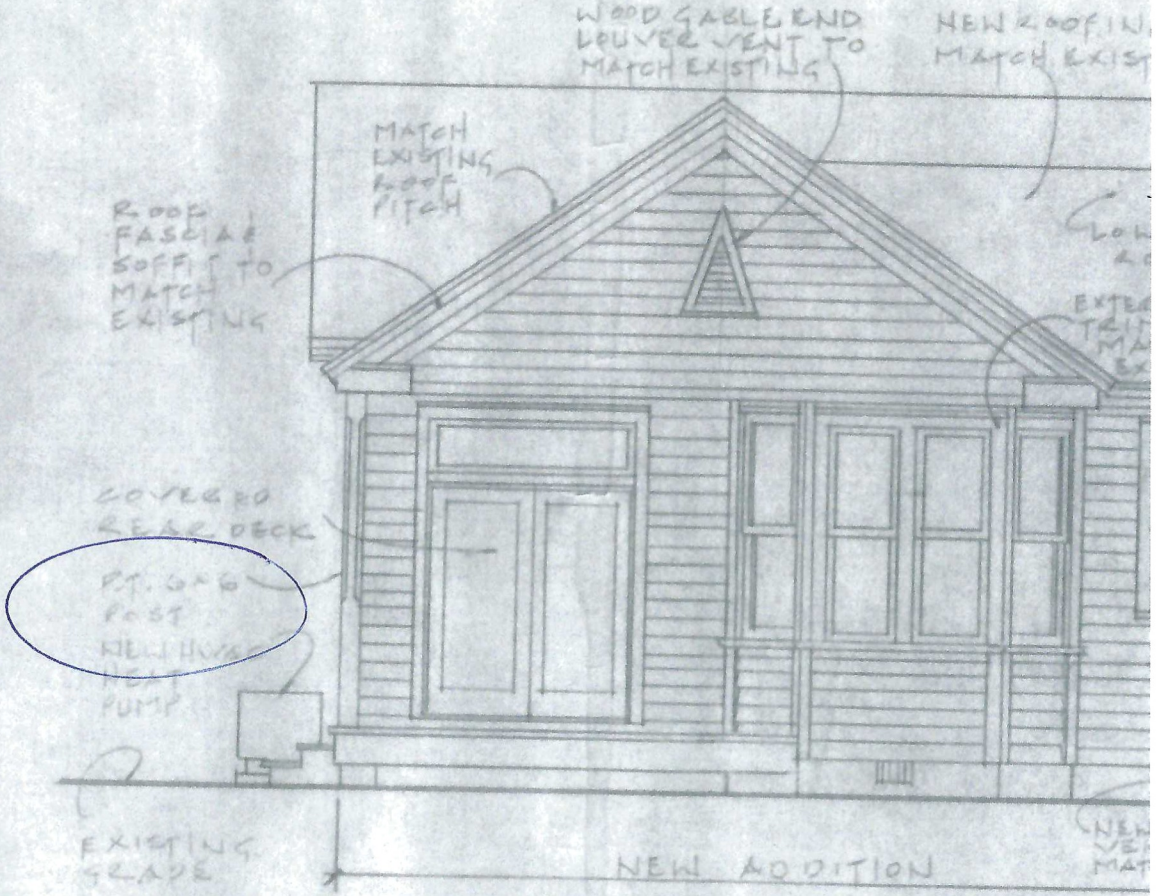
6" SQUARE POST

RENOVATED ROOF FRAMING PLAN LEGEND

1. #2 SYP 2×10 ROOF RAFTERS @ 24 O.C.
2. #2 SYP 2×10 SLEEPERS @ EXISTING ROOF
3. #2 SYP 2×12 VALLEY RAFTER
4. #2 SYP 2×12 RIDGE




Attachment 13



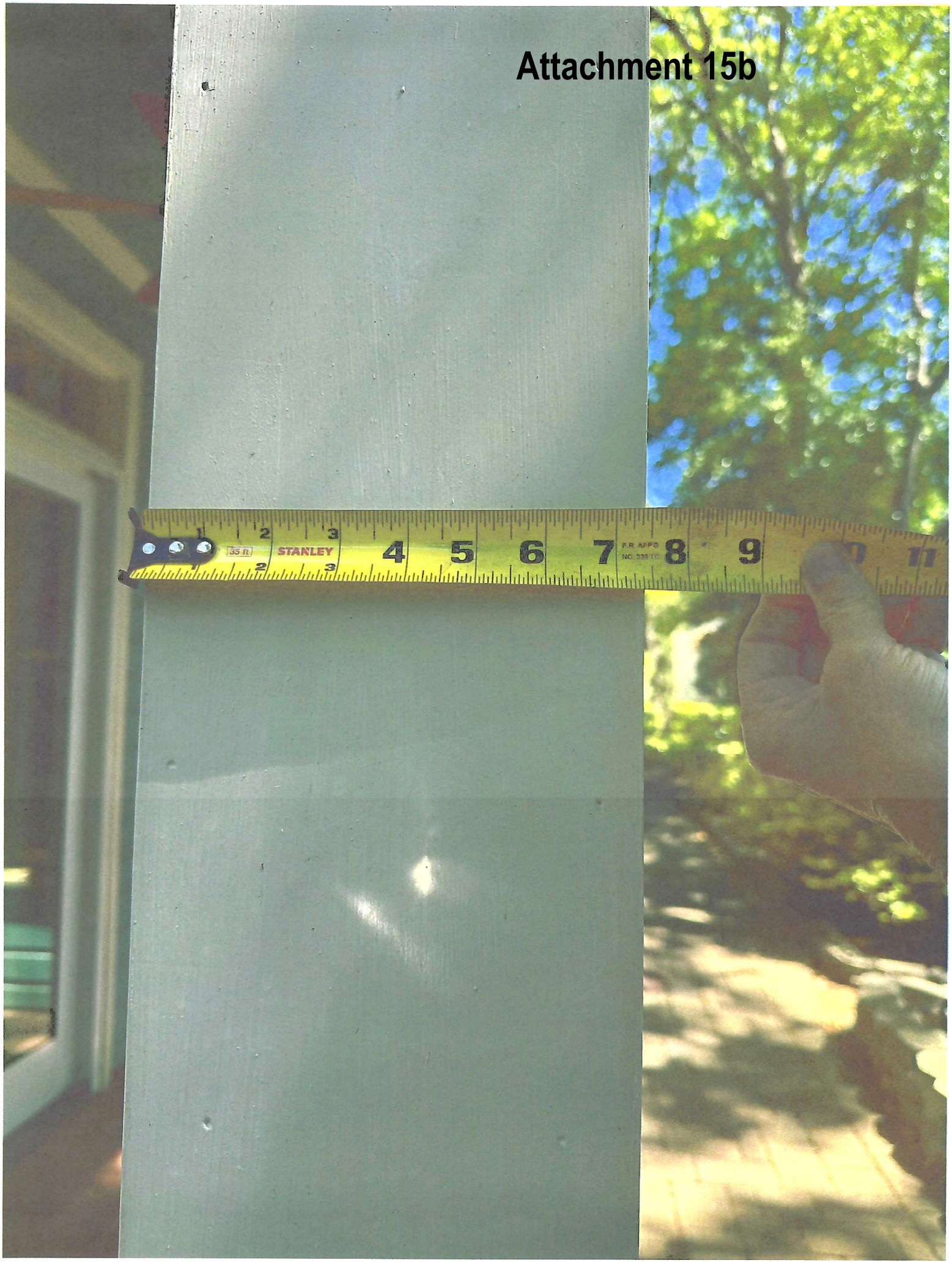

RENOVATED E

1/4"=1'-0"

Attachment 14

Attachment 15 a

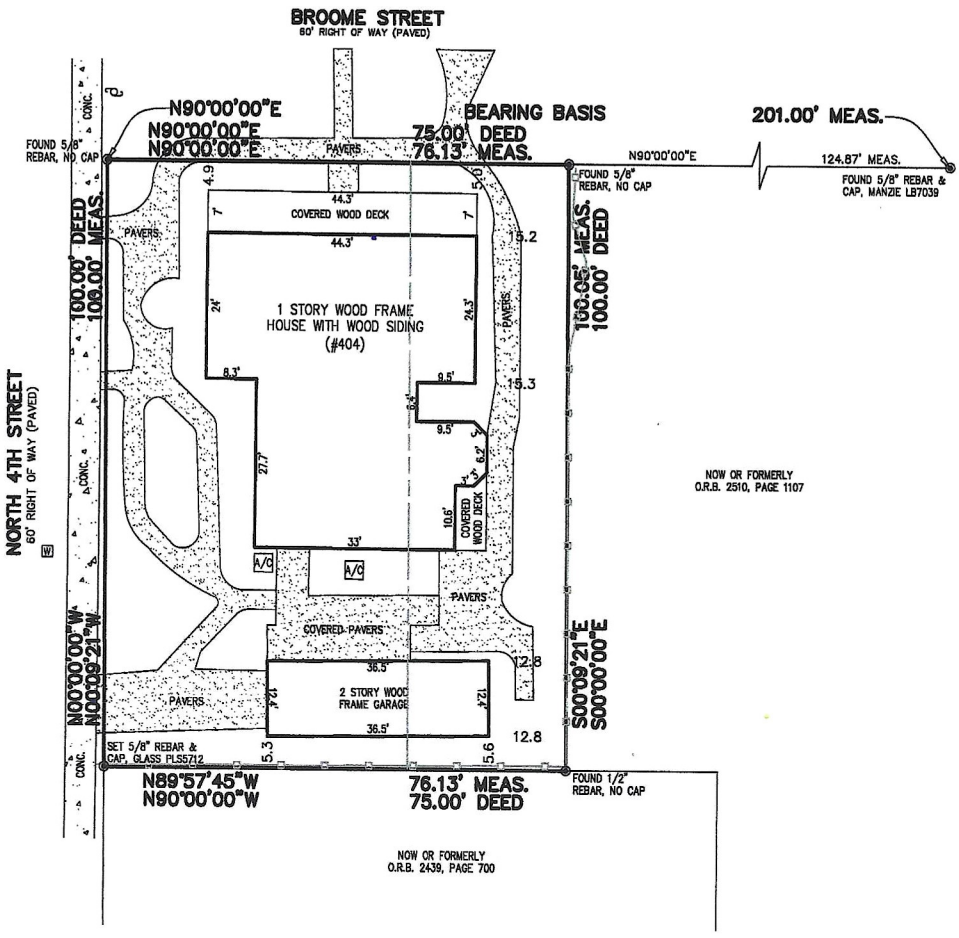
Attachment 15b



# MAP OF BOUNDARY SURVEY

**LANDS DESCRIBED IN O.R.B. 2797, PAGE 1151**

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 of 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 Six (6) and the West Twenty-five feet (25.0') of Lot Seven (7), Block Twenty-two (22).




## SURVEY NOTES:

1) The "Legal Description" hereon is in accord with the 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 based on N 00°00'00" E for the South Right of Way of Broome Street, of Nassau County, Florida (ASSUMED)
5) Fence ownership, if aplicable, has not been determined by this office. Fences are drawn out of scale in order to accentuate their relationship to property lines. Fences are not deemed to be encroachments unless ownership is apparent.
6) "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.
7) The property shown hereon lies within flood zone " X " as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C0237G, Dated 08/02/2017.
8) Unless otherwise noted Measured angles and distances are the same as Plat or Deed angles and distances.
9) This survey has been performed according to the standard of care to achieve the following accuracy for the following surveyed. Surveyed Accuracy: 1 foot in 22,254 feet Commercial / High risk linear accuracy: 1 foot in 10,000 feet SOP Rule 5J-17.05(3) (B) (15) b.ii

**PREPARED FOR:**
ALYSON AMEIGEIRAS
MIGUEL AMEIGEIRAS
**FOR THE BENEFIT OF:**
CMG MORTGAGE, INC.
WOOD & SMITH, PA
FIRST AMERICAN TITLE INSURANCE COMPANY

GRAPHIC SCALE
0 10 20 40 80
( IN U.S. SURVEY FEET )
1 inch = 20 ft.

PROPERTY ADDRESS: 404 BROOME STREET, FERNANDINA BEACH, FLORIDA 32034

**LEGEND**
—E— = AERIAL UTILITY WIRES
A/C = AIR CONDITIONER
AKA = ALSO KNOWN AS
B.R.L. = BUILDING RESTRICTION LINE
TV = CABLE TELEVISION PEDESTAL
Δ = CENTRAL ANGLE
℄ = CENTERLINE
—x—x— = CHAIN LINK FENCE
CB = CHORD BEARING
CD = CHORD DISTANCE
CONC. = CONCRETE
CONC. = CONCRETE FLATWORK
CMP = CORRUGATED METAL PIPE
E = ELECTRICITY METER
ELEV. = ELEVATION
F.F. = FINISHED FLOOR
= FIRE HYDRANT
G = GAS METER
L = ARC LENGTH
= LIGHT POLE
MEAS. = MEASURED
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
O.R.B. = OFFICIAL RECORD BOOK
P.I.N. = PARCEL IDENTIFICATION NUMBER
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R = RADIUS
RCP = REINFORCED CONCRETE PIPE
R/W = RIGHT-OF-WAY
S = SEWER CLEANOUT
S = SEWER MANHOLE
ST = STORM MANHOLE
T = TELEPHONE PEDESTAL
= ALUMINUM FENCE
= WOOD POWER POLE
W = WATER METER
W = WELL

THE INFORMATION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS 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.

BY: _____
ALAN FRANKLIN GLASS
FLORIDA REGISTERED SURVEYOR
MAPPER CERTIFICATE No. 5712


GLASS LAND SURVEYING, LLC

GLASS LAND SURVEYING, LLC
3731 WEST 5TH STREET, HILLIARD FLORIDA 32046
(904) 675-9241 * CELL (904) 370-0318
LICENSE BUSINESS NO. LB 8359


SCALE: 1" = 20'
DATE: 12/18/25
DRN BY: ALN
CKD BY: AFG
JOB NO: 25-234
F.B. NO: WAG7
PAGE NO. 11

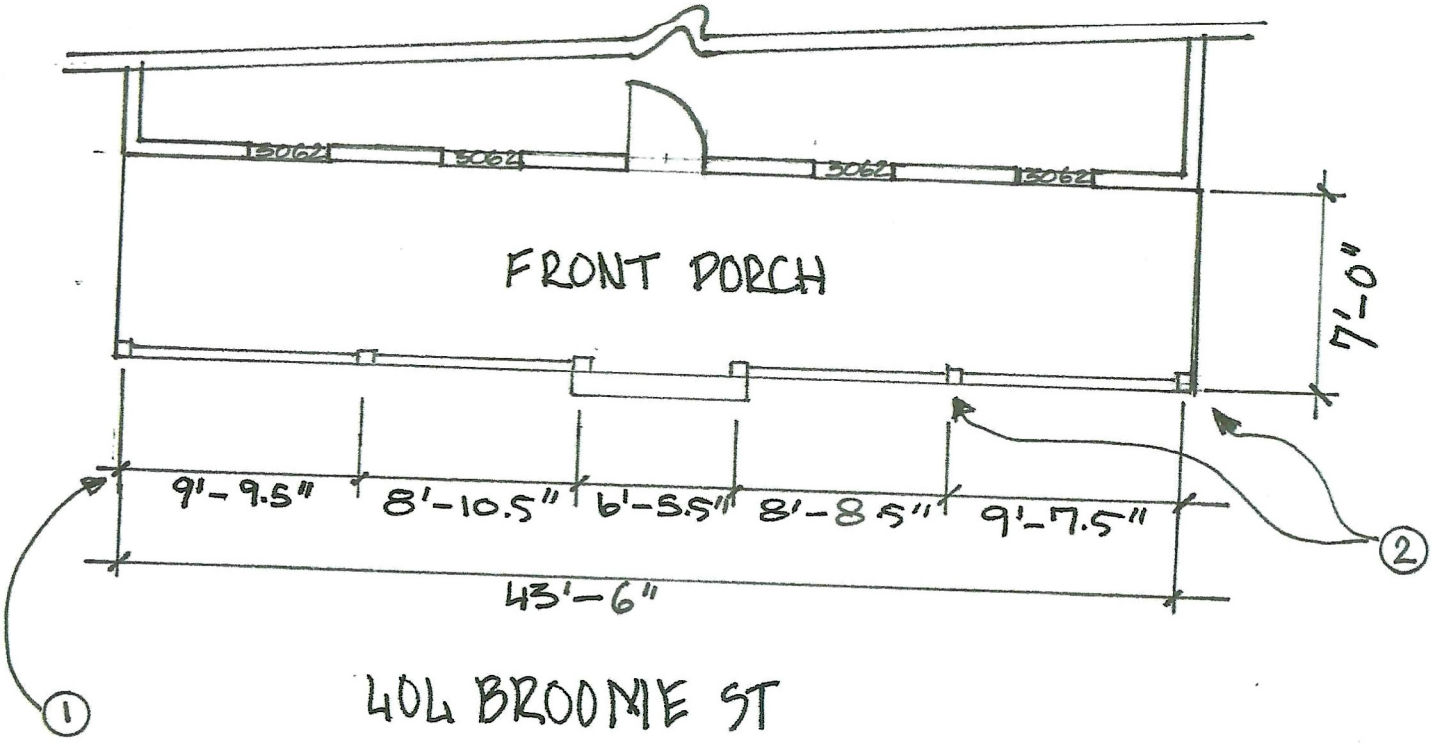
DWG No: GLS 25-234

① REPLACEMENT POST ARE IN THE ORIGIONAL PLACEMENT.

② REPLACED TURNED 2-4 INCH DAMAGED POST WITH 6" PRESSURE TREATED LUMBER,

③ RE-USED AND INSTALLED ORIGIONAL SQUARE RAILING.




NORTH 4TH STREET

404 BROOKIE ST

PREPARED BY & RETURN TO:

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

File No. 25-207346

Parcel No.: 00-00-31-1800-0022-0060

---

This **WARRANTY DEED**, made the **6th day of January, 2026**, by **Erik Thamm, a married man, Timothy J. Zuzel, a married man, and Erwin Thamm, a single man** (whether one or more, the "Grantor"), to **Alyson Ameigeiras and Miguel Ameigeiras, wife and husband**, whose post office address is 404 Broome Street, Fernandina Beach, FL 32034 (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 of 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 Six (6) and the West Twenty-five feet (25.0') of Lot Seven (7), Block Twenty-Two (22).
>
> 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, 2025.



NotaryCam Doc ID: d2795f69-6099-454d-8289-b8fef7967c9e

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:*

Olga Butrovich

Witness #1 Signature
Print Name: Olga Butrovich

Witness #1 Address:

1642 S VERDE ST, TACOMA WA 98405

Linda Stark

Witness #2 Signature
Print Name: Linda Stark

Witness #2 Address:

101 Briny Ave., Pompano Beach, FL 33062

Erik Thamm

Erik Thamm

Timothy J. Zuzel

Timothy J. Zuzel

Erwin Thamm

Erwin Thamm

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of (__) physical presence or (✓) online notarization, this 6 day of January, 2026, by Erik Thamm, Timothy J. Zuzel and Erwin Thamm, (__) who is/are personally known to me or (✓) who has/have produced VA and CT driver's license as identification.

Linda Stark

Signature of Notary Public

Linda Stark

Print, Type/Stamp Name of Notary

LINDA STARK
Notary Public - State of Florida
Commission # HH 514124
My Comm. Expires Jun 6, 2028

Completed via Remote Online Notarization using 2 way Audio/Video technology.



NotaryCam Doc ID: d2795f69-6099-454d-8289-b8fef7967c9e

Historic District Council (HDC)

After the fact Certificate of Approval

404 Broome Street is a non-contributing structure located on the south-east corner of 4th and Broome; the property's main entrance faces North.

We are requesting approval regarding the replacement of the front Porch Posts on the north facing side of the property. The ~~posts that were~~ replaced were 2-4 inch turned ~~posts~~ style to a 6-inch square post (solid pressure posts). The posts that were replaced can only be dates back to the 1994 remodel; they were manufactured non pressure treated wood that had been repaired several times due to rot. The posts ~~were rotted crooked and is~~ desperate need for replacement. (see Attachment 1). The new posts have been placed on the exact same footprint as the previous posts. The load bearing points, have not been altered. The exact same picket railing that strung between the posts, and in place since 1994 was reattached to the new post (see attachment 2) both the posts and reattached railing were painted the approved color Navaho White.

The property is listed as having been built in 1910, however there are no existing records of this. As per the 1883 insurance map the only structure visible is a small shed that may have belonged to the Ablemarle Hotel Addressed 406 Broome st (no longer exists). The earliest record we were able to retrieve from the Amilias Island museum archivist is the 1926 insurance map that depicts the structure footprint with no other details . The property tax records do not go back far enough in a simple search to fully determine the original date of the structure's construction or ownership.

Architecturally the property design is a "Florida Cracker" house, most likely built for a dock or mill worker and his family (see attachment ~~6,4,5,6~~). Similarly, 404 Broome St would most certainly have been a small modest home, wood framed, built on piers with a front porch in keeping with the examples provided. The 1926 depiction also shows a second east facing porch that was eliminated during a later update. Historically these modest homes would have been built with simple materials and architecturally would have clean unencumbered features such as square post, tin roofs and simple siding. These are not structures of great wealth and opulence.

The house was most probably built on Broome Street, on or about 1910-1920. At that time there are 3 structures on Broome St between 4th and 5th street: The Duyree House 414 Broome, the Ablemarle Hotel 406 Broome st, and 404 Broome street (the Johnson,

9 10 11

Mitchell, Ansley, Thamm and now Ameigeiras House) (see Attachment ). Both the Duyree and Ablemarle Hotel original had square post on their north facing entrances, making the probability that when 404 Broome st was constructed this architectural element was replicated.

There are no records of any changes made to 404 Broome St between 1910 and 1992, however it's clear that several alterations had been made. The east facing porch was eliminated, a bathroom and utility room were added along with 2 panel awning windows circa 1950 on the west facing facade . In 1992 there is record on file that Mrs. Ansley, repainted and replaced the porch Railing with a White Picket rail (this railing remains in place today and is in keeping with the new square post) (see Attachment 12.

In 1994 Mr. and Mrs. Thamm purchased the property and subsequently altered the property on numerous occasions. In 1994 they increased the overall square footage from 1,050sqft to 2000sqft this increased the frontal lineage the house from 28' to 44'. Additionally, this change required a land variance due to the 15' set back encroachment (it was approved) the remodel also included a one car garage with carriage house on top with a breeze way to the main house and relocated the original entrance/driveway from Broome St to 4th St.

In 2003 there is additional alteration request made by the Thamms, to eliminate and replace the east facing porch with a 400sqft room addition. The new structure included an east facing covered porch with a simple roof rafter system carried by a 6 by 6 wrapped post on the corner. This is the same HDC approved post design we retro fitted on the front of the house which are now in question. (see Attachment 9 & 10) 11 13-14-15

Get picture of post

In conclusion;

While we support the numerous updates and expansion made to 404 Broome street over the years, the matter of fact is that the historical relevance of the original structure has long since been eliminated. While the current house is in keeping with homes in the historic district it has not been an accurate historically preserved home due to the numerous renovations and additions. It is an unreasonable burden to impose some type of unsubstantiated design on us as homeowners since there is no historical record of the house. The modification to the posts are in keeping with the approved square post on the East side of house as wells the railing. It's also in keeping with numerous homes within a 2 block radius (see attachment) many built in and around a similar time. Our intent is to ensure our home is in keeping with the general look and feel of the historic district, we believe we've met that burden.

· see attachments

Furthermore, we are providing the committee with several properties within the historic district that either resemble or have similar architectural history as 404 Broome st.



228 N 6th st F.B.
Circa 1900.



227 N 3RD St F.B.

Circa 1930.



209 N 6th St F.B.

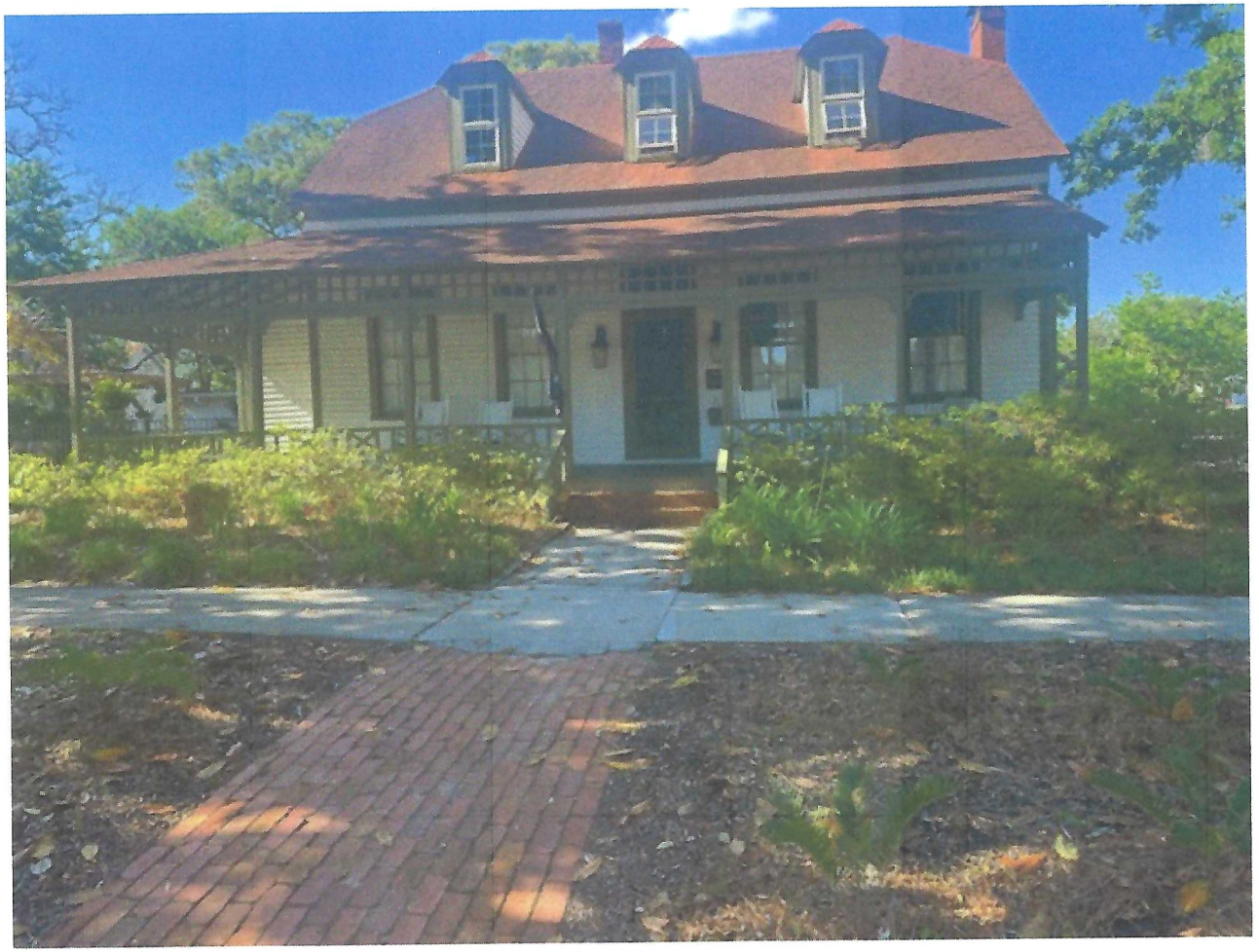
Circa 1925



603 Broome St F.B.
Circa 1900




310 N 5th ST F.B. circa 1910



502 Broome St F.B.
circa 1884




213 N 3RD F.B.

circa 1925



217 N 3RD F.B.

Circa 1909.



201 N. 3rd St. Fernandina beach

Circa 1898.

Reset Form

Page 1

☐ Original
☒ Update



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

Site #8 **NA00299**
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) 130 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

Clear Location Values

| Street Number | Direction | Street Name | Street Type | Suffix Direction |
|---|---|---|---|---|
| 404 | | Broome | Street | |

Address:
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 21 ¼ section: ☐NW ☐SW ☐SE ☐NE Irregular-name: _____
Tax Parcel # 00-00-31-1800-0022-0060 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

Clear History Values

Construction Year: 1910 ☒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 Multiple large rear & gable end
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

Clear Description Values

Style Frame Vernacular 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.) 1/1 Dhs, wood, replacement

Distinguishing Architectural Features (exterior or interior ornaments) _____

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._____<br>KEEPER – Determined eligible: ☐yes ☐no Clear Check Boxes Date _____<br>NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2) | |

# HISTORICAL STRUCTURE FORM

Site # 8 **NA00299**

## DESCRIPTION (continued)

Clear Description Values

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

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

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

Foundation Material(s): 1. Concrete Block 2. _____

Note: you may use the last box in each field to type in an answer that does not appear in the list provided

Main Entrance (stylistic details) Wood panel, half-light door

Porch Descriptions (types, locations, roof types, etc.) N/entry, hip, open, turned supports

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

Clear Significance Values

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 non-contributing resource to the Fernandina Beach Historic District, which was listed in the NRHP in 1973 with a district boundary expansion in 1987. Heavily altered.

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

1. _____ 3. _____ 5. _____

2. _____ 4. _____ 6. _____

## DOCUMENTATION

Clear Documentation Values

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

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

❸ 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.

**Mackennah Tarmey**

**From:** noreply@civicplus.com
**Sent:** Thursday, May 7, 2026 10:25 AM
**To:** Planning Info
**Subject:** Online Form Submittal: Historic District Council (HDC) Certificate of Approval (COA) Application

**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 | *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 | Alteration |
| 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? | 5/4/2026 |
| PROPERTY INFORMATION | Property information can be found at the Nassau County Property Appraiser's website → Map Search |

| | |
|---|---|
| Historic District | Downtown |
| Site Address | 318 Centre Street |
| City | Fernandina Beach |
| State | FL |
| Zip Code | 32034 |
| Parcel ID #(s) | 00-00-31-1800-0013-0260 |
| 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 | 1303 SR 200 |
| Last Name | LLC |
| Mailing Address | 960194 Gateway Blvd., Suite 101 |
| City | Fernandina Beach |
| State | FL |
| Zip Code | 32034 |

[redacted]

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 |
| State | FL |
| Zip | 32034 |

[redacted]

| | |
|---|---|
| Project Description | Replacement of the existing garage doors facing Centre Street with fixed storefront and entry door system. The original openings will remain to maintain the same character and style of architecture. The recessed glass storefront will sit above a low reclaimed brick knee wall to match the existing brick. The entry door system will also be recessed to create the same look that currently exist. |

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 | Marvin |
| Product Description | Store Front - Ultimate Direct Set Fixed |
| Color | Bronze |
| DOORS | |
| Manufacturer | Marvin |
| Product Description | Entry Door & Sidelights - Ultimate Cmmercial |
| Color | Bronze |
| WINDOWS | |
| Manufacturer | Cheerokee or Similar |

| | |
|---|---|
| Product Description | Reclaimed Brick |
| Color | Match Existing |
| 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 | 318 Centre - HDC Review.pdf |
| Upload 2 | 318 Centre - Materials.pdf |
| Upload 3 | 318 Centre - Owner Authorization.pdf |
| Upload 4 | 318 Centre - Photos.pdf |
| Upload 5 | 318 Centre - Warranty Deeds.pdf |
| 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 | Ann |
| Applicant Last Name | Pittman |
| Today's Date | 5/7/2026 |

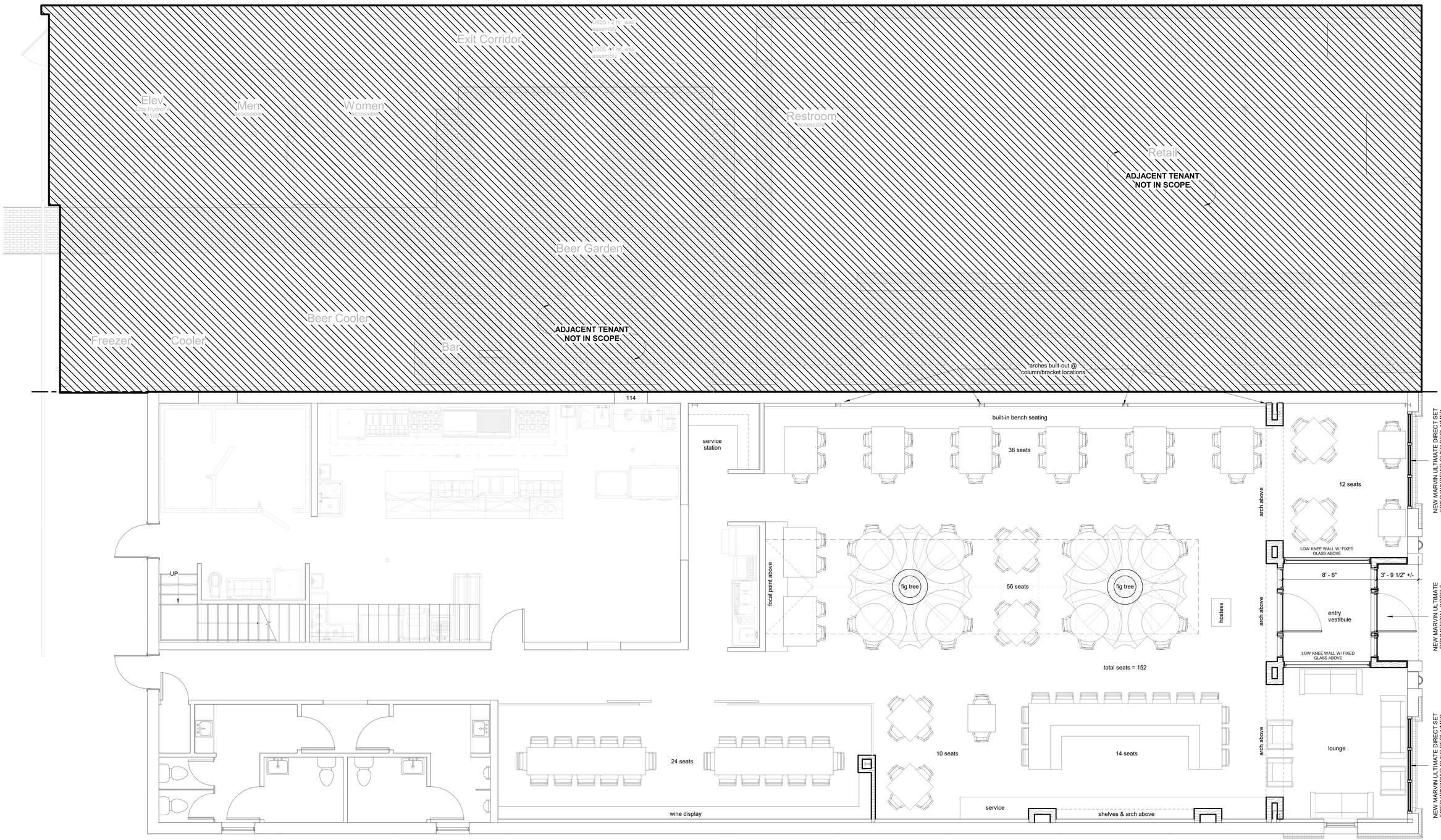
DEPARTMENT OF PLANNING & CONSERVATION

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.






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 |
|---|---|
| AS-BUILTS | 02-04-2026 |
| HDC REVIEW | 05-06-2026 |

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

# AUREA
318 CENTRE STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project: 261986
Released: XX

LEVEL I FLOOR PLAN

Sheet Number
A-101
Page 2 of 21




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




1 Existing North 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 |
|---|---|
| AS-BUILTS | 02-04-2026 |
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**AUREA**
318 CENTRE STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

| | |
|---|---|
| Project: | 261986 |
| Released: | XX |

ELEVATIONS

Sheet Number
A-201
Page 5 of 21

MARVIN
ULTIMATE™
COLLECTION

318 Centre Street
New Windows & Doors

MARVIN

# ENDLESS POSSIBILITIES



CATALOG

# Five Collections. One Legacy of Innovation.

Realize your unique vision, down to the last detail, with Marvin.

Born out of a legacy of innovation, the Marvin portfolio sets the highest standards in quality you can see and feel. Each premium collection blends inspired design and materials that perform.

Through expertly crafted architectural detailing, industry-leading engineering, and true partnership, Marvin helps open up a world of possibilities.

## MARVIN ULTIMATE™ COLLECTION



### Endless Possibilities

Realize unique visions with endless design possibilities, each meticulously crafted.

INTERIORS

**Wood**
Six species options + custom, two painted or primed options, six stains + Clear Coat

EXTERIORS

**Extruded Aluminum**
19 colors + custom

**Wood**
Three species + custom

SIZING

Standard + custom sizing for replacement, remodeling, or new construction

HARDWARE

Extensive selection including Marvin Gallery Hardware

COASTAL + WATERFRONT

Hurricane Impact Zones 3 (IZ3) + Performance Grade 50 products (PG50)

## MARVIN MODERN™ COLLECTION



### Authentically Modern

Achieve authentic modern architecture with expansive views and strong thermal performance.

INTERIORS

**Extruded Aluminum**
Five color options

EXTERIORS

**High-Density Fiberglass**
Five color options

SIZING

Custom sizing for remodeling or new construction

HARDWARE

Minimalist hardware for modern design aesthetic

COASTAL + WATERFRONT

Not available with Impact Zone (IZ) rating

## MARVIN VIVID™ COLLECTION



### Boldly Innovative

Complement transitional to contemporary architecture with dramatic sizes, durability, and energy efficiency.

INTERIORS

**Fiberglass Reinforced Composite**
Windows: Two color options

**Ultrex Fiberglass**
Doors: Two color options

EXTERIORS

**Ultrex Fiberglass**
Four color options

SIZING

Standard + custom sizing for replacement, remodeling, or new construction

HARDWARE

Available in four finish options with two door handle styles

COASTAL + WATERFRONT

Not available with Impact Zone (IZ) rating

## MARVIN ELEVATE® COLLECTION



### Beauty Meets Durability

Find the most in-demand traditional window and door types with natural wood interiors and Ultrex® fiberglass exteriors.

INTERIORS

**Wood**
Bare Pine, painted Designer Black, painted White, or Clear Coat

EXTERIORS

**Ultrex Fiberglass**
Six color options

SIZING

Standard + custom sizing for replacement, remodeling, or new construction

HARDWARE

Available in six finish options with two door handle styles

COASTAL + WATERFRONT

Hurricane Impact Zone 3 (IZ3) + Performance Grade 50 products (PG50)

## MARVIN ESSENTIAL® COLLECTION



### Streamlined Design

Choose from a streamlined selection featuring proprietary Ultrex fiberglass interiors and exteriors.

INTERIORS

**Ultrex Fiberglass**
Four color options

EXTERIORS

**Ultrex Fiberglass**
Six color options

SIZING

Standard + custom sizing for replacement, remodeling, or new construction

HARDWARE

Available in six finish options with one door handle style

COASTAL + WATERFRONT

Not available with Impact Zone (IZ) rating

# Window Terms + Definitions

1

**Frame**
There are three components to the frame: the header across the top, the jambs down each side, and the sill across the bottom. Marvin® frames are built strong with a variety of high-quality wood species.

2

**Lite**
Each area of glass is called a lite. Marvin offers divided lite patterns for whatever look you wish to create.

3

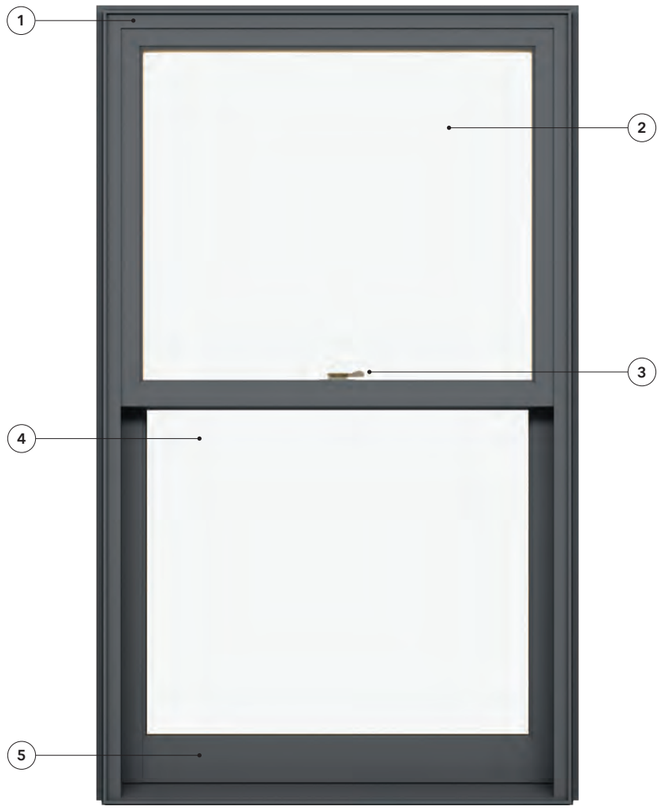
**Hardware**
Marvin uses only the highest-quality locks, handles, lifts, pulls, and hinges in a wide variety of durable finishes.

4

**Glazing**
The glass in a window is called glazing. Marvin's broad range of glazing options can meet both high-performance and refined aesthetic requirements.

5

**Sash**
The sash—operating or stationary—is comprised of horizontal rails, vertical stiles, and glazing. Marvin's large solid sash offers a precise fit and ease of operation.








# Window Operating Styles

**Double Hung**
Double hung windows have two movable sashes that operate vertically.



**Casement**
A window that is hinged to its frame at the side and opens like a door.



**Awning**
An awning is hinged to the frame at the top and opens outward. If hinged on the bottom, it's called a hopper.



**Fixed or Picture**
An inoperable window with direct glaze or in-sash configurations. Available in a wide range of polygon and radius shapes.



**Glider**
A window with a sash that slides horizontally to open and close.



**In-Sash Picture**
Fixed window designed to match the profiles of operable windows like double hung, casement, or awning.



**Direct Glaze Picture**
Fixed window with no sash—the glass is glazed directly into the frame.



# Picture Narrow Frame

Homes designed to express a unique vision need windows to match. The contemporary look of the Marvin Ultimate™ Picture Narrow Frame window blurs the line between inside and outside with clean lines, narrow frames, and an almost unlimited selection of shapes and sizes. Ideal for transforming multiple units into stunning window wall configurations, the Ultimate Picture Narrow Frame window is available in expansive sizes.



*fig. 1*

*fig. 1* **PICTURE NARROW FRAME WINDOWS**
Designer Black

*fig. 2* **INTERIOR VIEW**
Pine

*fig. 3* **EXTERIOR VIEW**
Gunmetal

*fig. 4* **NARROW FRAME PICTURE WINDOWS**
Ebony



*fig. 2*



*fig. 3*



*fig. 4*

## FEATURES

Suits new construction, remodeling, or full-frame replacement

Great for replacement with a narrow jamb that minimizes teardown of existing frame and walls

Expansive custom sizes available

Choose traditional Ogee profiles or square profiles for a more contemporary look

# Commercial

The Marvin Ultimate™ Commercial door combines sophisticated design with the rugged durability to stand up to years of commercial use. Available in a wide variety of design and customization options, they're manufactured with different construction and assembly processes from our residential doors.

*fig. 1* **COMMERCIAL DOOR**
Pine

*fig. 2* **INTERIOR VIEW**
Pine

*fig. 3* **EXTERIOR VIEW**
Stone White

*fig. 4* **PANIC RIM**

*fig. 5* **CLOSER**

*fig. 6* **COMMERCIAL DOOR**
Custom



*fig. 1*







*fig. 2*



*fig. 3*



*fig. 4*



*fig. 5*



*fig. 6*

FEATURES

- Available in wood or clad-wood styles to match design needs
- Optional commercial hardware package includes closer, mortise lock or rim device, kick plate, and removable mullions
- Available in 1-¾" or 2-¼" panels
- Expansive sizes to fit openings up to 14' wide by 10' high
- Hardware routs and preps can be ordered
- Intermediate rail available for a two-lite panel
- Three ADA-compliant sill options, available in two finishes
- Optional raised or flat panels for an upscale look
- Beveled interior profiles and simulated putty exterior profiles

# Interior Finish Options

### Wood Species

Offering a rich, warm look, many custom options, and design versatility, wood is a premium choice. Wood can be used on both the interior and exterior of Marvin Ultimate™ windows and doors and provides great insulation. Treatments such as stain and paint work well when applied. Marvin sources the best, highest-quality raw wood and uses refined techniques to process it.



### Stain + Paint

Compared with painting or staining on the jobsite, our factory finishes provide consistent quality and performance. Our extensive knowledge about wood as a material and how it handles stains and paints, and the many years we've spent perfecting our finishing process, ensures your windows and doors arrive ready to install.



## INTERIOR WOOD SPECIES



PINE



VERTICAL GRAIN DOUGLAS FIR



MIXED GRAIN DOUGLAS FIR



CHERRY



WHITE OAK



HONDURAN MAHOGANY

## STAIN COLORS



CLEAR



WHEAT



HONEY



HAZELNUT



LEATHER



CABERNET



ESPRESSO

CUSTOM Your choice

## PAINT COLORS



DESIGNER BLACK



WHITE



PRIMED WHITE

CUSTOM Your choice

# Exterior Finish Options

## Extruded Aluminum

Extruded aluminum is an extremely tough cladding that protects wood windows, mimics the profiles of wood, and provides superior durability. It is the most commonly ordered exterior material for our Marvin Ultimate™ products.

Select from our palette of 19 durable extruded aluminum colors, including a spectrum of rich hues and three pearlescent finishes. If you have more specialized needs, we can also work with you to create a custom color.



### EXTRUDED ALUMINUM FINISHES

STONE WHITE

COCONUT CREAM

SIERRA WHITE

CASHMERE

PEBBLE GRAY

CLAY

SUEDE

BRONZE

CASCADE BLUE

CADET GRAY

GUNMETAL

EBONY

WINEBERRY

BAHAMA BROWN

HAMPTON SAGE

EVERGREEN

**BRIGHT SILVER** Pearlescent

**COPPER** Pearlescent

**LIBERTY BRONZE** Pearlescent

**CUSTOM** Your choice

## Wood

Wood is a premium material for windows and doors, offering classic aesthetic appeal, many options for customization, and design versatility.

We treat exposed millwork with a water-repellent wood preservative to help it last longer. Choose from one of the three options below. Each is ready to be finished to match your project's exact requirements.



### EXTERIOR WOOD SPECIES

PINE

VERTICAL GRAIN DOUGLAS FIR

MAHOGANY

ACCOYA® Exterior trim package only*

* Accoya trim is a high-performance modified wood made from Radiata Pine that undergoes acetylation to minimize water absorption, resulting in exceptional stability and durability for exterior applications

# Glass + Glazing

The thermal and structural properties of wood combined with the right glazing make Marvin® wood and extruded aluminum-clad products an optimal choice for energy efficiency. We offer thousands of window and door options with two or three panes of glass and a range of glazing options to meet the performance challenges of any climate.

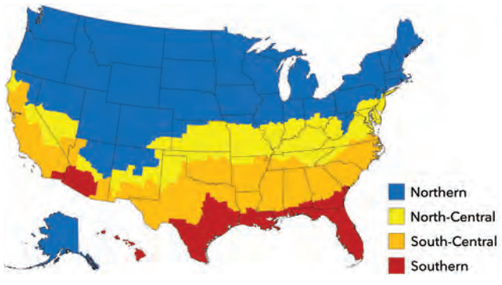
**Dual-Pane Glazing**
Our standard glazing is dual pane: two panes of glass with Low E coatings and insulated with argon gas. Compared with a single glass pane, dual-pane glass cuts energy costs significantly because of low-emissivity coating and the gas-filled insulating space between the glass layers.



**Triple-Pane Glazing**
Triple-pane glazing consists of three panes of glass with Low E coating applied to the surface. Two glass spaces are insulated with argon gas between the panes. Available in products where glazing thickness can be greater than ¾".



**Glass Coatings**
Low E coatings are microscopically thin, essentially invisible coatings on the glass surface that help manage the amount of light and heat conducted through a window pane or reflected away from it, reducing a home's dependence on heat and air conditioning. The national ENERGY STAR® program recognizes products that meet strict energy-efficiency guidelines to suit climates in different areas of the country, and Marvin offers products to meet climate and code requirements in every region.




**Low E1**
Low E1 coating is a good choice when you want maximum solar heat gain and radiant heating properties. This type of coating is generally used in Northern climates where heating is prioritized over cooling. You'll reap maximum benefits when windows with this type of coating are positioned to receive direct sun exposure.

**Low E2**
The most common Low E coating, since it works well across most geographic regions and climates. Low E2 with two metallic coatings balances less solar heat gain and improved radiant heating properties.

**Low E3**
Used in applications where solar heat gain may be a concern, Low E3 coating uses multiple metallic layers for radiant properties similar to Low E2. This type of coating is most commonly used in Southern, sunny climates where cooling is prioritized over heating.





## Glazing Profiles

Ogee and square interior and exterior glazing profiles are available. Choose Ogee for more traditional projects, and square for a clean, contemporary look. Interior and exterior glazing profile options vary by product type.


OGEE

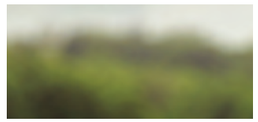

SQUARE

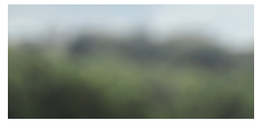
## Specialty Glass

Our specialty options include glass for unique project needs like sound abatement (STC/OITC), high altitudes, Sea Turtle Conservation Codes, and California fire zones. We also offer laminated glass on certain products that are designed specifically for hurricane zones.

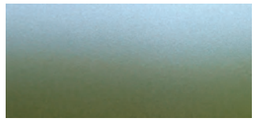
A variety of decorative glass options, including those shown below and others, are available to meet the unique needs of each project. Laminated glass is also available in clear, bronze, gray, or green with tinted interlayers.

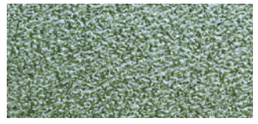

FROSTED


BRONZE TINT


GRAY TINT


GREEN TINT


SANDBLASTED


OBSCURE


GLUE CHIP


RAIN


REED


NARROW REED


FLEMISH


AQUALITE


WHITE LAMINATED


BEVELED


V GROOVE


LEADED




# Crow's Nest- Georgia Handcrafted Collection

Georgia Handcrafted

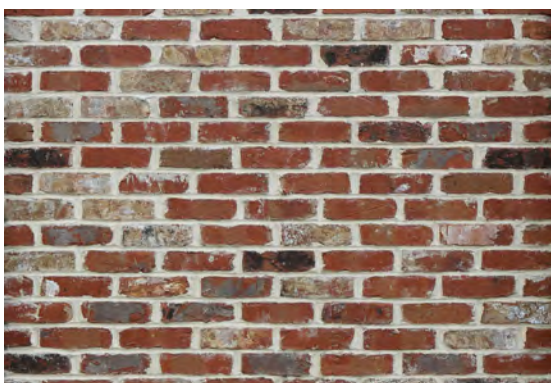
Crow’s Nest from our Handcrafted Collection showcases a rich, classic red base complemented by striking splashes of white, tan, and black. This dynamic color blend adds depth and visual interest, making it a standout choice for projects that aim to blend tradition with bold character. As a true tumbled brick, Crow’s Nest is intentionally distressed to capture the look and feel of aged, reclaimed brick—offering old-world charm with the quality and durability of a new product. It’s an ideal choice for creating timeless designs with a touch of rustic sophistication.

Call us today to discuss your building or home project and let us help you find the perfect brick. Contact Us

Similar Colors:
Old French Quarter
Riverstowne

Photos are only meant to represent color range, photos of brick will look different in sun or shade and depending on what color mortar it is paired with. Also, if there is a smear or a lime wash this can make the brick look entirely different. Please see a sample of the brick or brick in the wall before making final decisions.

WHERE TO BUY


Crow's Nest / Antique Buff


Crow's Nest / Red


Crow's Nest / Buff


Crow's Nest / Ivory


Crow's Nest / Red


Crow's Nest / Ivory




# Jackson Square Blend- Georgia Handcrafted Collection

Georgia Handcrafted

Jackson Square Blend from Cherokee Brick's Handcrafted Collection is a striking fusion of two timeless favorites—Old St. Louis and Old French Quarter. This true tumbled brick showcases a rich medley of deep reds, warm oranges, and bold black accents, capturing the charm and character of historic Southern architecture. Crafted to replicate the look of reclaimed brick, Jackson Square Blend features worn edges and a heavily distressed surface for an authentically aged appearance. It's a perfect choice for adding warmth, depth, and vintage style to any residential or commercial project.

Contact Us

Similar Brick

Old St. Louis

Old French Quarter

Photos are only meant to represent color range, photos of brick will look different in sun or shade and depending on what color mortar it is paired with. Also, if there is a smear or a lime wash this can make the brick look entirely different. Please see a sample of the brick or brick in the wall before making final decisions.

WHERE TO BUY



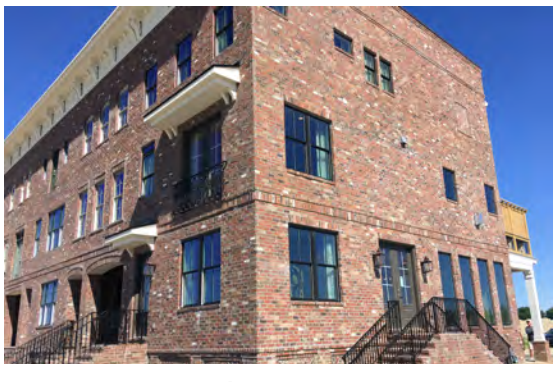
Jackson Square / Gray



Jackson Square / Light Mortar



Jackson Square / Gray



Jackson Square



Jackson Square




# Old Macon- Georgia Classic Collection

Georgia Classic

Old Macon from Cherokee Brick's Classic Collection is a richly textured red brick enhanced with a beautiful range of tans, blacks, and white accents. This dynamic color blend adds depth and character, giving the brick a timeworn, traditional feel while maintaining the durability and consistency of modern manufacturing. With its textured surface and eye-catching tones, Old Macon brings classic Southern charm and timeless style to any residential or commercial project. As part of the Classic Collection, it's a perfect choice for builders and designers seeking both beauty and performance. Call us today to discuss your building or home project and let us help you find the perfect brick. Contact Us

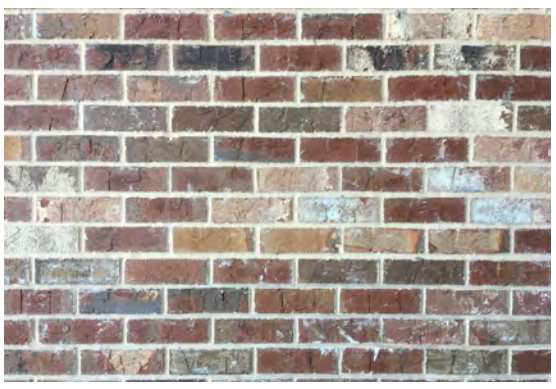
Similar Brick

Beaumont

Kennesaw

Photos are only meant to represent color range, photos of brick will look different in sun or shade and depending on what color mortar it is paired with. Also, if there is a smear or a lime wash this can make the brick look entirely different. Please see a sample of the brick or brick in the wall before making final decisions.

WHERE TO BUY



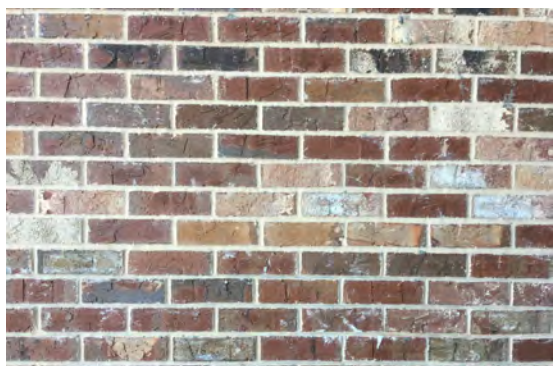
Old Macon / Cream



Old Macon



Old Macon



Old Macon / Cream

## Get in touch with us

Cherokee Brick Company supplies the highest quality brick nationwide. Contact us with any questions.

Name

Email

Phone

# OWNER'S AUTHORIZATION
# FOR AGENT REPRESENTATION

I /WE 1303 SR 200, LLC
(print name of property owner(s))

hereby authorize: Cotner Architects, LLC - Ann Cotner Pittman
(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)**

**(Print name of owner)** Robert Hogan, Manager
**(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 5th day of May, 20 26, by Robert Hogan.

Notary Public — Casey D. Zola, Printed Name — 12/28/2026, My Commission Expires

Personally Known ✓ OR Produced Identification _____ ID Produced: _____

CASEY D. ZOLA
MY COMMISSION # HH 365419
EXPIRES: December 28, 2026


AMELIA
TAVERN
310

THE TAVERN

AIBC

AMELIA ISLAND BREWING CO.

THE ALLEY

INSTR # 201401902, Book 1899, Page 302 Doc Type D, Pages 2, Recorded 01/24/2014 at 03:27 PM, John A Crawford, Nassau County Clerk of Circuit Court, Deed Doc. D $5173.00 Rec. Fee $18.50

**This instrument prepared by:**
**Harrison W. Poole, Esquire**
**POOLE & POOLE, P.A.**
**303 Centre Street, Suite 200**
**Fernandina Beach, FL 32034**

# WARRANTY DEED

**THIS INDENTURE** made this 24th day of January, 2014, between **NASSAU BEACH VENTURES, INC.**, hereinafter called "Grantor", and **1303 SR 200, LLC, a Florida Limited Liability Company**, having an address at c/o Joseph Clay Meux, Jr., 1301 Riverplace Blvd., Suite 1500, Jacksonville, FL 32207, hereinafter called "Grantee."

**WITNESSETH**, that said Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged by Grantor, hereby grants, bargains, sells and conveys to the Grantee and its successors the following described real property in Nassau County, Florida, hereinafter called the "property":

> 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 28; the Easterly 15 feet of Lot 29; and the Northerly 15 feet of the Westerly 40 feet of the Easterly 65 feet of Lot 26, all in Block 13.

PARCEL ID: 00-00-31-1800-0013-0260

**TO HAVE AND TO HOLD** the property in fee simple upon the trust and for the uses and purposes set forth in this Deed.

**SUBJECT** to all Covenants, Restrictions, Easements, and Reservations of record, if any. And the said Party of the First Part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

**GRANTOR WARRANTS THE HEREIN DESCRIBED LANDS IS NOT ITS HOMESTEAD.**

**IN WITNESS WHEREOF,** the said Party of the First Part has hereunto set ***its*** hands and seals the day and year first above written.

**SIGNED, SEALED, AND DELIVERED IN OUR PRESENCE:**

Witness: John M. Poole

Witness: HARRISON W. POOLE

**NASSAU BEACH VENTURES, INC.**

By: R.B. Scheffer
**Robert Scheffer**
**Its: President**

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 24th day of January, 2014, by **NASSAU BEACH VENTURES, INC., by Robert Scheffer, its President,** [ ] who is personally known to me or [✓] who has produced FL DL as of identification.

Print Name: HARRISON W. POOLE
Notary Public
My Commission Expires: _____

Harrison W. Poole
COMMISSION # FF021271
EXPIRES: AUG. 30, 2017
www.AARONNOTARY.com

INSTR # 201401905, Book 1899, Page 307 Doc Type ASG, Pages 2, Recorded 01/24/2014 at 03:27 PM, John A Crawford, Nassau County Clerk of Circuit Court, Rec. Fee $18.50

**This instrument prepared by:**
**Harrison W. Poole, Esquire**
**POOLE & POOLE, P.A.**
**303 Centre Street, Suite 200**
**Fernandina Beach, FL 32034**

# ASSIGNMENT OF LEASE

WITNESSETH:

That for and in consideration of Ten Dollars ($10.00) and other valuable consideration, the undersigned, **NASSAU BEACH VENTURES, INC.**, as Assignor, does hereby assign, sell, transfer, set over, and deliver unto **1303 SR 200, LLC, a Florida Limited Liability Company**, as Assignee, all of the Assignor's right, title and interest in and to that certain "SHORT FORM LEASE", dated February 2, 2009, executed by and on behalf of Assignor, as "Landlord", and **JPARRISH, INC**, as "Tenant", relating to the lease of "318 Centre Street, Fernandina Beach, Florida", Nassau County, Florida (the "Lease"), and recorded at Book 1603, Page 1036, Official Records of Nassau County, Florida. By its signature below, Assignee accepts all duties and responsibilities as "Landlord" under said Contract.

IN WITNESS WHEREOF, the Assignor has signed this Assignment on this 24th day of January, 2014.

Signed and sealed in our presence:

Witness: John M. Police

Witness: HARRISON W. POOLE

**NASSAU BEACH VENTURES, INC.**

By: R. B. Scheffer
Robert B. Scheffer, President

**1303 SR 200, LLC**

Witness:

By: _____
Keith Bernkrant, Its Manager

Witness:

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 24th day of January, 2014, by ROBERT B. SCHEFFER, President of Nassau Beach Ventures, Inc., being personally known to me or having produced FL DL as identification.

Harrison W. Poole
COMMISSION # FF021271
EXPIRES: AUG. 30, 2017
www.AARONNOTARY.com

Notary Public, State and County Aforesaid
Name of Notary: HARRISON W. POOLE
My commission expires:

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 24th day of January, 2014, by KEITH BERNKRANT, Manager of 1303 SR 200, LLC, being personally known to me ~~or having produced _____ as identification~~.

Harrison W. Poole
COMMISSION # FF021271
EXPIRES: AUG. 30, 2017
www.AARONNOTARY.com

Notary Public, State and County Aforesaid
Name of Notary: HARRISON W. POOLE
My commission expires:

INSTR # 201401903, Book 1899, Page 304 Doc Type D, Pages 1, Recorded 01/24/2014 at 03:27 PM, John A Crawford, Nassau County Clerk of Circuit Court, Deed Doc. D $0.70 Rec. Fee $10.00

**This instrument prepared by:**
**Harrison W. Poole, Esquire**
**POOLE & POOLE, P.A.**
**303 Centre Street, Suite 200**
**Fernandina Beach, FL 32034**

# QUIT CLAIM DEED

**THIS QUIT CLAIM DEED**, made this 24th day of January, **2014**, by and between, **CURTISS H. LASSERRE**, (**"Grantor"**), and **1303 SR 200, LLC,** whose address is c/o Joseph Clay Meux, Jr., 1301 Riverplace Blvd., Suite 1500, Jacksonville, FL 32207 (**"Grantee"**),

**WITNESSETH:** That the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), receipt of which is hereby acknowledged, does remise, release and quit-claim unto the Grantee, its successors and assigns forever, the following described land, situate, lying and being in the County of Nassau, State of Florida, to-wit:

> 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 Northerly 15 feet of the Westerly 40 feet of the Easterly 65 feet of Lot 26, Block 13.

THIS IS NOT THE HOMESTEAD PROPERTY OF SAID GRANTOR.

**THIS DEED IS GIVEN TO CORRECT AN ERROR IN THE LEGAL DESCRIPTION IN THE DEED RECORDED AT BOOK 770, PAGE 1054, OFFICIAL RECORDS OF NASSAU COUNTY, FLORIDA.**

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

**SUBJECT** to all Covenants, Restrictions, Easements, and Reservations of record, if any.

**IN WITNESS WHEREOF,** the said Party of the First Part has hereunto set ***his*** hands and seals the day and year first above written.

**SIGNED, SEALED, AND**
**DELIVERED IN OUR PRESENCE:**

Witness: HARRISON W. POOLE

Witness: H. PRICE POOLE, JR

By: Curtiss H. Lasserre
Name: **CURTISS H. LASSERRE**

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 23rd day of January, 2014, by **CURTISS H. LASSERRE,** [✓] who is personally known to me or [ ] who has produced _____ as of identification.

Print Name: HARRISON W. POOLE
Notary Public

Harrison W. Poole
COMMISSION # FF021271
EXPIRES: AUG. 30, 2017
WWW.AARONNOTARY.com

**HISTORIC DISTRICT COUNCIL STAFF REPORT**
**HDC 2026-0019**
**JUNE 18, 2026**

| | |
|---|---|
| **Owner/Applicant:** | Ann Pittman, Cotner Architects, LLC agent for 1303 SR 200, LLC |
| **Property Address:** | 318 Centre Street |
| **Parcel ID #** | 00-00-31-1800-0013-0260 |
| **Current zoning:** | C-3 |
| **FLUM land use category:** | Central Business District |
| **Existing uses on the site:** | Restaurants/Cafe |
| **FL Master Site File #** | NA01099 |
| **Year Built:** | 2016 |
| **Contributing Status:** | Non-contributing |
| **Requested actions:** | Certificate of Approval (COA) to replace garage doors with fixed storefront windows and a brick knee wall. |

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

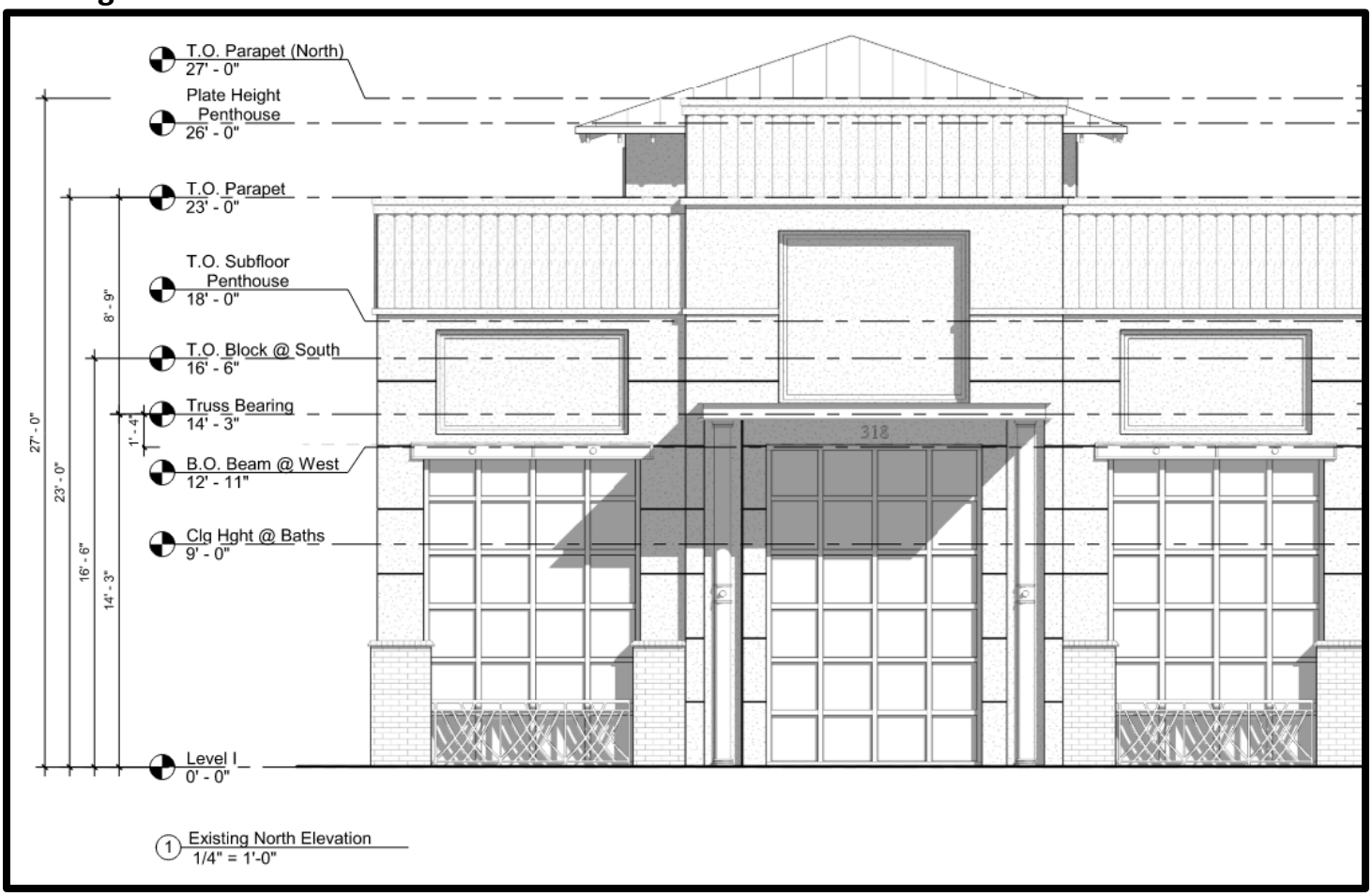


## SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

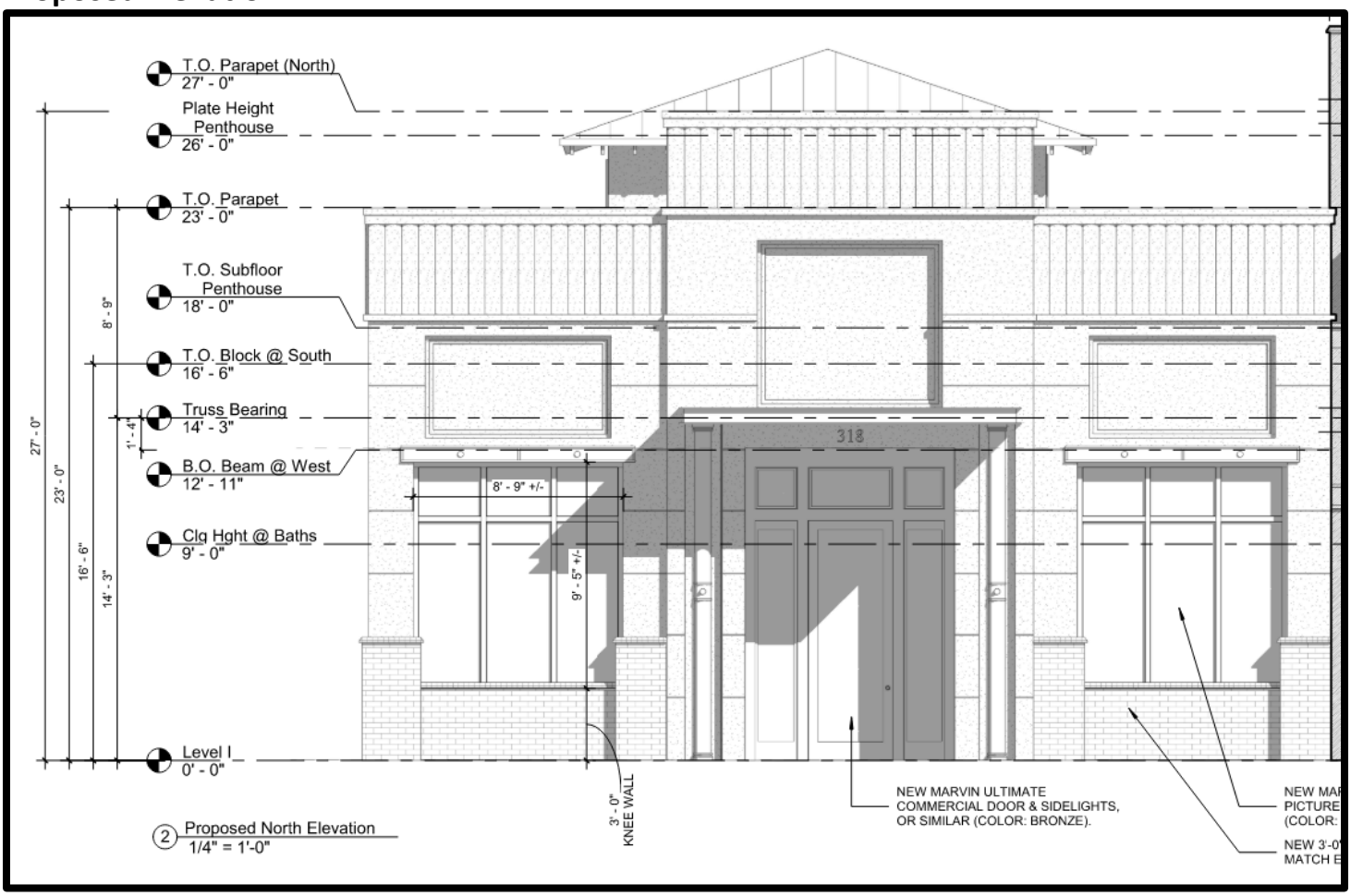
The building located at 318 Centre Street is a non-contributing masonry structure constructed in 2016. The building most recently housed a restaurant and brewery. To prepare for a new tenant, the owners of the structure are making alterations to the building. Many changes to the interior of the building have received the appropriate permits and work has begun. Following a meeting with Staff, the applicant was advised that changes to the exterior of the structure, particularly changes to the openings of the primary façade would have to be presented to the board for approval.

*Project Description by Applicant*: Replacement of the existing garage doors facing Centre Street with fixed storefront and entry door system. The original openings will remain to maintain the same character and style of architecture. The recessed glass storefront will sit above a low reclaimed brick knee wall to match the existing brick. The entry door system will also be recessed to create the same look that currently exists.

## Existing Elevation:



## Proposed 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** |
| **Windows** | Marvin, Storefront- Ultimate Direct Set Fixed | Bronze |
| **Doors** | Marvin, Entry Door & Sidelights- Ultimate Commercial | Bronze |
| **Brick Wall** | Cheerokee or Similar | Reclaimed, to match existing |

Site Plan –
Based on the project description, the site plan is not proposed to be changed in any way.

Elevations –

Materials – The windows and door brand is on the approved windows list for the Downtown Historic District. The change from garage doors to fixed storefront windows does not significantly alter the style of the building.

## 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:**

**APPROVAL of HDC 2026-0019**

## MOTION TO CONSIDER:

I move to **approve or deny** case number HDC 2026-0019 **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 2026-0019, 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 2026-0019 Combined Application Materials**
**EXHIBIT 2** **Florida Master Site File: NA01099**

Reset Form

Page 1

☐ Original
☒ Update



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

Site #8 **NA01099**
Field Date 2-1-2018
Form Date 2-1-2018
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) Amelia Tavern 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

Clear Location Values

| Street Number | Direction | Street Name | Street Type | Suffix Direction |
|---|---|---|---|---|
| 318 | | Centre | Street | |

Address:
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 # 00-00-31-1800-0013-0270 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

Clear History Values

Construction Year: 1900 ☒ approximately ☐ year listed or earlier ☐ year listed or later
Original Use Commercial From (year): _____ To (year): _____
Current Use Commercial From (year): _____ To (year): _____
Other Use _____ From (year): _____ To (year): _____
Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Heavily altered facade
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

Clear Description Values

Style Masonry Vernacular Exterior Plan Rectangular Number of Stories 1
Exterior Fabric(s) 1. Brick 2. Stucco 3. _____
Roof Type(s) 1. Flat 2. _____ 3. _____
Roof Material(s) 1. Built-up 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. Other 2. Hip unit
Windows (types, materials, etc.) Modern storefront

Distinguishing Architectural Features (exterior or interior ornaments) Modern storefront designed to emulate rehabilitated garage/ Art Deco elements

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. _____<br>KEEPER – Determined eligible: ☐ yes ☐ no Clear Check Boxes Date _____<br>NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin 15*, p. 2) | |

# HISTORICAL STRUCTURE FORM

Site # 8 **NA01099**

## DESCRIPTION (continued)

Clear Description Values

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____

Structural System(s): 1. Brick 2. _____ 3. _____

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

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

Note: you may use the last box in each field to type in an answer that does not appear in the list provided

Main Entrance (stylistic details) Modern

Porch Descriptions (types, locations, roof types, etc.) _____

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

Clear Significance Values

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 heavily altered.

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

1. _____ 3. _____ 5. _____

2. _____ 4. _____ 6. _____

## DOCUMENTATION

Clear Documentation Values

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

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

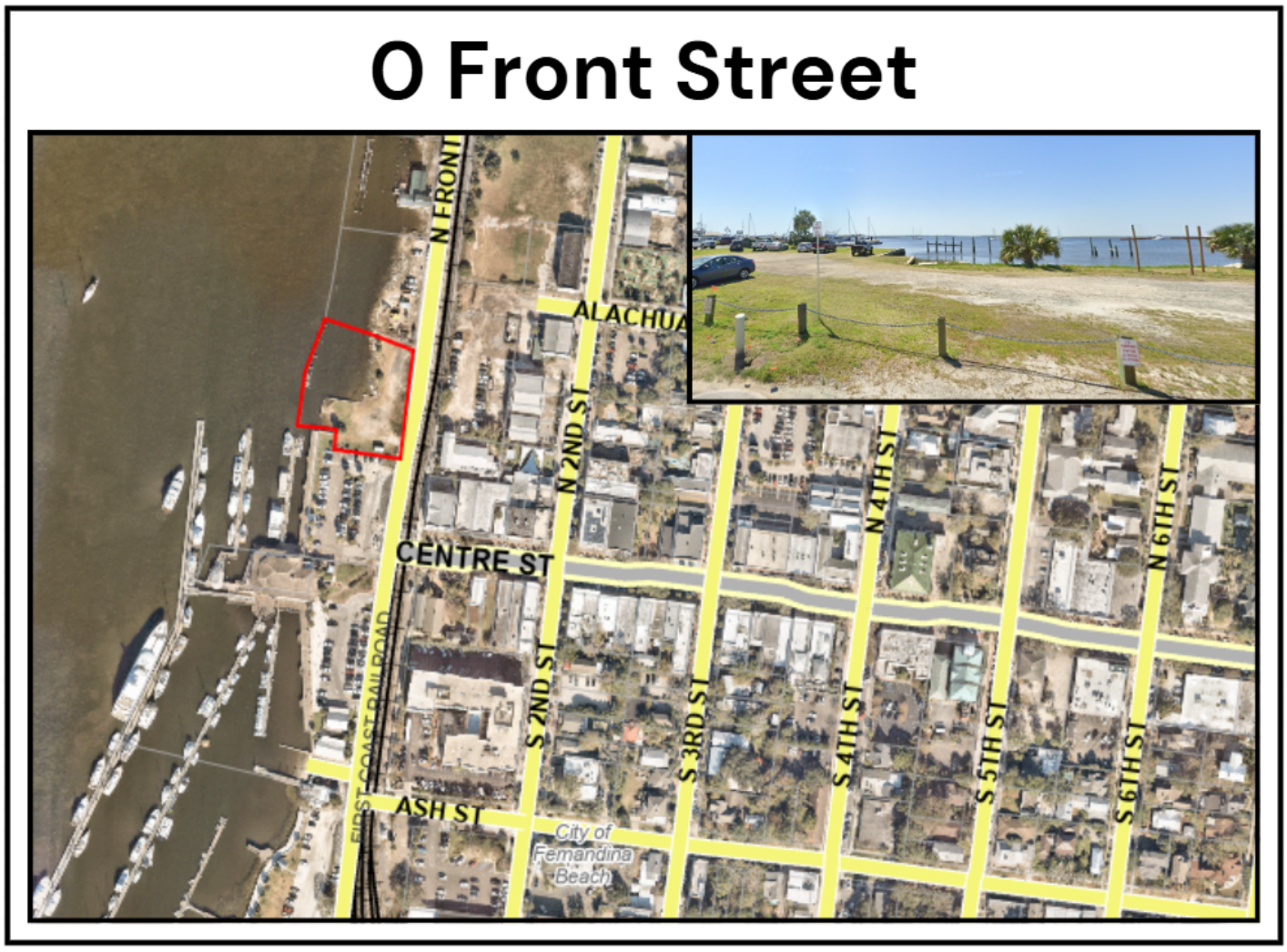
❸ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

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.

**HISTORIC DISTRICT COUNCIL STAFF REPORT**
**HDC 2026-0021**
**JUNE 18, 2026**

| | |
|---|---|
| **Owner/Applicant:** | Ron Flick, Compass Group Development, agent for OSTEEN COMPANY LLP, SIMMONS RICHARD S ET AL SIMMONS PAMELA O |
| **Property Address:** | 0 North Front Street |
| **Parcel ID #** | 00-00-31-1760-0001-0020 |
| **Current zoning:** | I-W |
| **FLUM land use category:** | Industrial Waterfront |
| **Existing uses on the site:** | Vacant |
| **FL Master Site File #** | N/A |
| **Year Built:** | N/A |
| **Contributing Status:** | N/A |
| **Requested action:** | Conceptual Approval for a Certificate of Approval (COA) to construct a waterfront commercial development including 28,000 SF of covered area, boardwalk, parking supporting retail, shopping, restaurants, and marina services. (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:

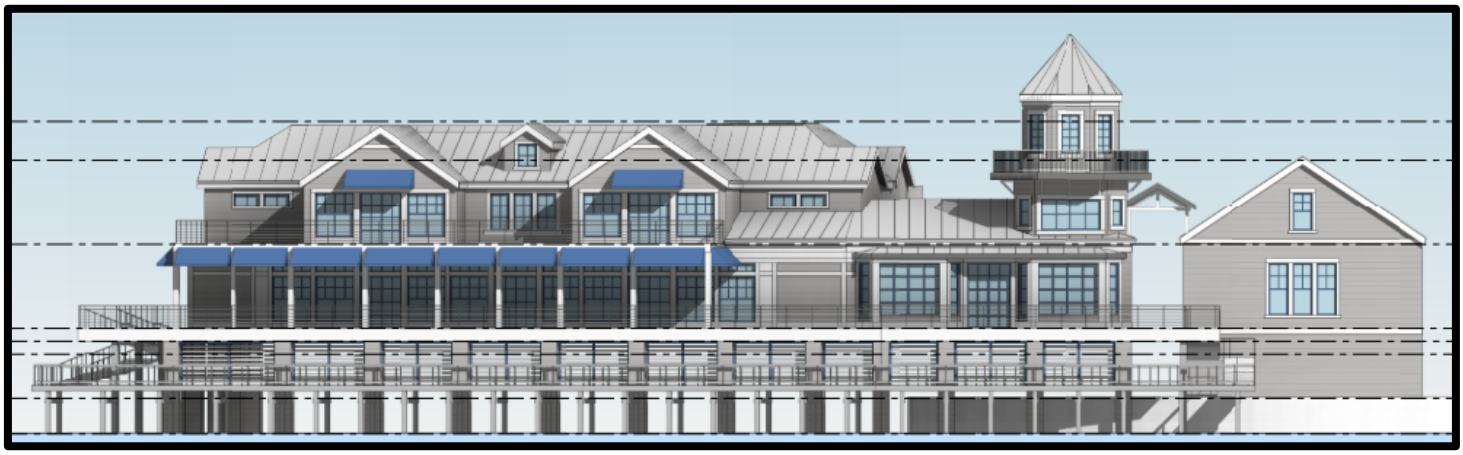
The applicant is seeking conceptual approval for a Certificate of Approval (COA) to move forward with plans for a waterfront development which includes retail, restaurant spaces, boardwalk, parking areas, and the opportunity to add a marina element in the future. The project falls within the Community Redevelopment Area (CRA) and Downtown Historic District overlays and therefore must be compliant with both sets of guidelines. The design aims to balance the themes of both sets of guidelines when proposing new development along the Amelia River Waterfront. The applicant has presented this project to the Technical Review Committee (TRC) at a First Step Meeting and plans to pursue a TRC Formal Review after the Historic District Council (HDC) has provided guidance. The follow up sheet from the TRC First Step meeting, Exhibit 2 for this case is included in the agenda packet. The project must receive HDC approval before a Local Development Order (LDO) is granted.

**Project Description from Applicant:**
This project consists of approximate 28,000 SF of gross covered area elevated to an occupiable level of equal to or greater than 14.4' Elevation above sea level. The project will be extending the city planned resiliency wall at 9' elevation northerly to the northern property line and the continuation of the boardwalk at 7'4" Elevation x 9' of width along the Butler Act Line. There are no existing structures on a waterfront nearby, however it is noted that previously the Brett's Waterway Café has been in existence for the past 40 years on the parcel to the south. This is a commercial development expanding with multiple food service establishments, retail/specialty shops, and a 30-40 Slip marina forward to the riparian rights limits to the main channel. The project is negotiating with Visit Florida to establish a Marine welcome station as a key intercoastal WELCOME FLORIDA attraction and re-establishing this historical landmark as the Florida' first Marine Welcome Station in 1963.

**Design Vision Statement from Applicant:**
The proposed Amelia River Wharf project is designed in a coastal, maritime style, drawing inspiration from working fishing wharves, shingle-clad fishing houses, and adjacent Riverfront properties. Proposed architectural elements such as cedar shingle siding, standing seam metal roofs, muted material tones, and vertically oriented windows with contrasting trim were selected to balance existing industrial fishing character and historic downtown context. The building’s mass is intentionally broken into smaller volumes to better align with the scale and proportions of adjacent structures. The proposed design is perched on wood pilings and decoratively screened to address floodplain conditions while shielding the building’s underside from public view.

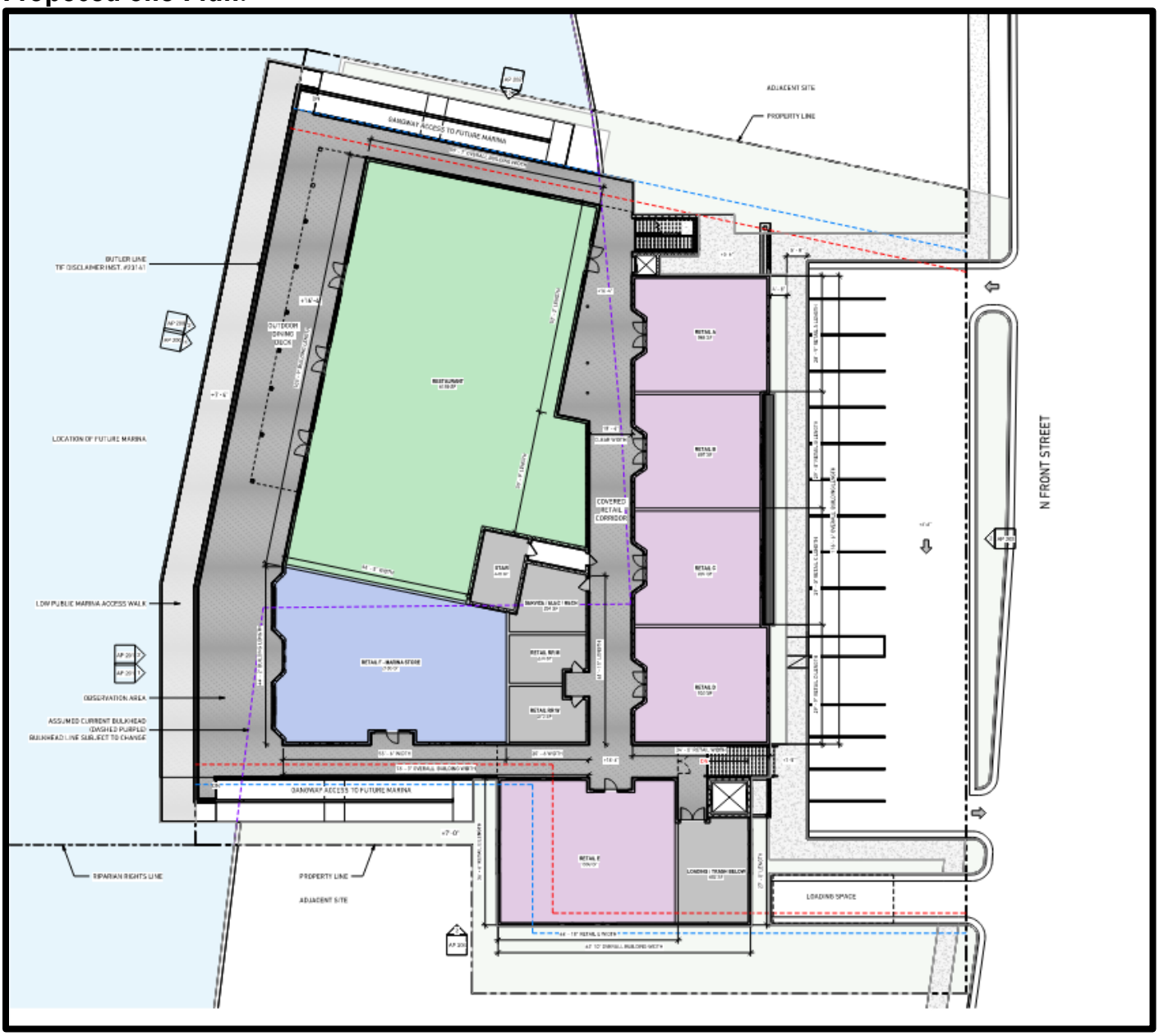
At the street frontage, the design reinforces a pedestrian-oriented environment with clearly defined entrances, street-facing retail uses, and numerous transparent openings. On the river-facing façade, the project prioritizes public interaction with the waterfront through exterior dining areas, a large public terrace, and multiple access points to the boardwalk area below. The turret element serves as a distinct architectural feature, inspired by historic coastal landmarks, adding visual interest while remaining contextually appropriate.

Overall, the project seeks to balance maritime vernacular, historical context, and contemporary waterfront activation to support and enhance the Fernandina Beach riverfront district.





## Proposed Site Plan:



## APPLICABLE GUIDELINES:

CITY OF FERNANDINA BEACH COMPREHENSIVE PLAN
CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE
CITY OF FERNANDINA BEACH DOWNTOWN DESIGN GUIDELINES
COMMUNITY REDEVELOPMENT AREA DESIGN GUIDELINES

| | Type/Material/Brand | Color |
|---|---|---|
| **Exterior Fabric** | Plank, shake, and Board & Batten | Grey |
| **Doors** | TBD | White/Grey/Blue |
| **Windows** | TBD | White |
| **Roofing** | Metal, aluminum | Aluminum Color |
| **Fascia/trim** | Hardie Trim | White |
| **Foundation** | Concrete pile w/ grade beams | N/A |
| **Porch/Deck** | Match the City of Fernandina Beach boardwalk | N/A |
| **Driveways/Sidewalks** | Pavers, TBD | TBD |

## ANALYSIS:

Site Plan –

- **Use** – The uses proposed may include (Commercial Fishing Facilities, Construction, Sales, and/or Maintenance of Boats and Ships; Marine Supply, Craft Distillery, Small-Scale Brewery or Winery, Liquor Store, Lounge, and Bar, Marine Recreation, such as kayak or boat rentals, sailing schools, etc., Piers, Docks, and Wharves, Restaurant, With or Without Drive-Through Window, Retail Stores, Specialty and Gift Shops such as Art, Antique, or Jewelry Shops, Books, or Stationers and more are permissible in the I-W zoning district per table 2.03.02 of the LDC.

- **Lot Density** – I-W permits 60% lot coverage. The applicant will have to meet this requirement and show the percentage on the plans before final approval is granted by the TRC or the HDC.

- **Setbacks** – There are no setbacks for the I-W zoning district.

- **View Corridors**— The requirements for view corridors, 15 ft on each side of the lot are met by this proposed development. See Exhibit 3 for an explanation of side yard view corridors as well as mid-block view corridors.

- **Pedestrian Access**— Pedestrian access, including ADA accessible access is provided on either side of the development allowing for the public to continue to access the riverfront.

- **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 the location of mechanical equipment on the roof and shows it to be enclosed/shielded by a parapet. The parapet seems to extend 72 inches above the roof. The CRA Design Guidelines state: "A parapet or railing around the edge of a roof deck on a composite type may extend up to 42 inches higher than the 30 feet height restriction." (CRADG, p.117) The design must be altered to meet height requirements.

- **Parking –** Parking for this project will be verified during the Technical Review Committee (TRC) site plan review phase. There is an option of a fee in lieu found in the Land Development Code section 7.01.04 "Parking Standards and Parking Lot Design. Due to the nature and character of properties within the

Central Business District (C-3) and the Amelia River Waterfront Community Redevelopment Area waterfront lots containing Industrial Waterfront (I-W) or Waterfront Mixed Use (W-1), the provision of off-street parking will not be required, except for triplex and multi-family dwelling units, lodging accommodations and bed and breakfast inns."

- **Orientation** – The building features intentional orientation on all sides. In other words, there is the appearance of an entrance on all sides of the structure.

- **Landscaping –** Due to extensive landscaping requirements and the CRA design guideline requirements associated with view corridors, the applicant is in discussion with City staff to determine how to meet the requirements. Landscaping will be addressed during Technical Review Committee site plan review.

Elevations –

- **Scale** – As this development is one of the first of its kind proposed in the Community Redevelopment Area (CRA), there are no examples to compare the proposed scale of the project. The massing of the project is broken up by a variety of roof forms and windows.

- **Height** – For the North Waterfront Design Area (Water Lots 2-9), "Building height shall be measured from the Base Flood Elevation (BFE) to the top of the roof, rather than from the finished grade. The maximum height of all structures shall not exceed 30 feet in height above the BFE. Building height means the vertical distance from the BFE to the highest finished roof surface, such as the ridge level of the highest roof having a pitch exclusive of chimneys, mechanical equipment coverings, elevator and stairwell structural coverings or other building accessories or ornamental features." Staff seeks guidance from the board on the interpretation of this code for this project. The "lookout" element is 19 feet above the 30 feet height limit on building roofs in this design area.

- **Style**—There are a couple of differences in the elevations that were submitted. There are at least two versions of the western elevation, with a difference in the connection between the southernmost structure and the primary structure. The style of the proposed development is similar to the style of Brett's Waterway Café, a modern local landmark on the riverfront. This style is similar to Harbour Town on Hilton Head or any small town along the Northeastern Seaboard.

- **Materials** – The project features materials that emulate and complement the historic materials prescribed in the design guidelines. A mixture of board and batten and shake for siding and a metal roof is appropriate for the CRA. Large windows will take advantage of the river views and add interest to the east façade.

- **Foundation** – The foundation will be constructed on piles with an elevated structural slab. The height of the piers will be approved by the necessary parties including the City's floodplain management team and the Army Corps of Engineers.

- **Roof form** – There are a variety of roof forms featured on this project. The breaking-up of the roofs into different shapes is appropriate for the river front and the CRA. The "lookout" element features an octagonal hip roof, and although it adds architectural intrigue, it may encroach into the height limit for this design area.

- **Windows** – The window type/make were not specified at this time given the conceptual nature of this application. At the time of final approval, the window specifications will need to be disclosed and

approved. The windows must be on the approved list of windows for the Downtown Historic District. The large windows on the river side of the development is a desired feature to optimize the ability for patrons to enjoy the view.

- **Awnings –** The proposed awnings are a desired feature for new commercial buildings in the district and are appropriately placed only over the windows and entrances to the first floor. Staff would like to discuss the appropriateness of fabric awnings for the CRA versus a metal or wood awnings.

- **Doors** –The doors type/make were not specified at this time given the conceptual nature of this application. At the time of final approval, the door specifications will need to be disclosed and approved.

## STAFF RECOMMENDATION:

Staff finds that the proposed uses and design are compliant with the City of Fernandina Beach Downtown Historic District Design Guidelines and Land Development Code.

In order to become compliant with the Community Redevelopment Area Design Guidelines, staff recommends that the height is discussed and clarified with the Historic District Council. The Community Redevelopment Area Design Guidelines state: "Building height shall be measured from the Base Flood Elevation (BFE) to the top of the roof, rather than from the finished grade (see LDC Sec. 4.03.03.D.2). The maximum height of all structures shall not exceed 30 feet in height above the BFE. Building height means the vertical distance from the BFE to the highest finished roof surface, such as the ridge level of the highest roof having a pitch exclusive of chimneys, mechanical equipment coverings, elevator and stairwell structural coverings or other building accessories or ornamental features." (CRADG, p. 117). The question at-hand for the Board to consider, is the octagonal "lookout" element an ornamental feature.
There are a couple of outstanding items that would need to be clarified before Staff would be able to recommend final approval including but not limited to:

- Specifications of doors/windows
- Discussion of awning material
- Discussion of height regulations
    - Parapet height
    - "Lookout" element height

Staff recommends:
**CONCEPTUAL approval of HDC 2026-0021**

## MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2026-0021 **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 2026-0021, as presented, **is or is not** substantially compliant with the Comprehensive Plan, Land Development Code, Community Redevelopment Area Design Guidelines, and Downtown Historic District Design Guidelines to warrant **CONCEPTUAL** approval at this time.

## LIST OF EXHIBITS:

**EXHIBIT 1 Combined Application Materials**

**EXHIBIT 2 Technical Review Committee Follow-Up Notes**
**EXHIBIT 3 CRA Visibility Corridors Memo 3/27/26**

**Mackennah Tarmey**

**From:** noreply@civicplus.com
**Sent:** Thursday, May 7, 2026 2:39 PM
**To:** Planning Info
**Subject:** Online Form Submittal: Historic District Council (HDC) Certificate of Approval (COA) Application

**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*; , 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;, If applying as an agent, Owner's Authorization for Agent Representation form must be signed/ notarized and submitted as part of the application; |
| Please see the Land Development Code (LDC) for detailed information: | Amelia River Waterfront Community Redevelopment Area – see LDC Section 8.01.02, Signage in the Historic Districts and Community Redevelopment Area – see LDC Section 8.01.03 |
| 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: Conceptual |
| Have you met with a planner for a pre-application meeting? | Yes |
| What was the date of your pre-application meeting? | 4/15/2026 |
| 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 | 0 North Front Street |
| City | Fernandina Beach |
| State | FL |
| Zip Code | 32034 |
| Parcel ID #(s) | 00-00-31-1760-0001-0020 |
| Do you authorize the installation of a temporary City notice sign on your property? | YES |
| OWNER OF RECORD<br>*As recorded with the Nassau County Property Appraiser* | |
| First Name | OSTEEN COMPANY LLP |
| Last Name | SIMMONS RICHARD S ET AL |
| Mailing Address | 2057 S. Fletcher |
| City | Fernandina Beach |
| State | Florida |
| Zip Code | 32034 |

[redacted]

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 | Ron |
| Last Name | Flick |
| Company (if applicable) | Compass Group Development |
| Street Address | 86119 Shelter Island Drive |
| City | Fernandina Beach |
| State | FL |
| Zip | 32034 |

[redacted]

| | |
|---|---|
| Project Description | This project consists of approximate 28,000 SF of gross covered area elevated to an occupiable level of equal to or greater than 14.4' Elevation above sea level. The project will be extending the city planned resiliency wall at 9' elevation northerly to the northern property line and the continuation of the boardwalk at 7'4" Elevation x 9' of width along the Butler Act Line There are no existing structures on a waterfront nearby, however it is noted that previously the Brett's Waterway Café has been in existence for the past 40 years on the parcel to the south. This is a commercial development expanding with multiple food service establishments, retail/specialty shops, and a 30-40 Slip marina forward to the riparian rights limits to the main channel. The project is negotiating with Visit Florida to establish a Marine welcome station as a key intercoastal WELCOME FLORIDA attraction and re-establishing this historical landmark as the Florida' first Marine Welcome Station in 1963. . |
| Design Vision Statement | "The proposed Amelia River Wharf project is designed in a coastal, maritime style, drawing inspiration from working fishing wharves, shingle-clad fishing houses, and adjacent Riverfront properties. Proposed architectural elements such as cedar shingle siding, standing seam metal roofs, muted material |

tones, and vertically oriented windows with contrasting trim were selected to balance existing industrial fishing character and historic downtown context. The building's mass is intentionally broken into smaller volumes to better align with the scale and proportions of adjacent structures. The proposed design is perched on wood pilings and decoratively screened to address floodplain conditions while shielding the building's underside from public view.
At the street frontage, the design reinforces a pedestrian-oriented environment with clearly defined entrances, street-facing retail uses, and numerous transparent openings. On the river-facing façade, the project prioritizes public interaction with the waterfront through exterior dining areas, a large public terrace, and multiple access points to the boardwalk area below. The turret element serves as a distinct architectural feature, inspired by historic coastal landmarks, adding visual interest while remaining contextually appropriate.
Overall, the project seeks to balance maritime vernacular, historical context, and contemporary waterfront activation to support and enhance the Fernandina Beach riverfront district. "

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 | Plank, shake, and Board & Baton |
| Color | Grey |
| DOORS | |
| Manufacturer | *Field not completed.* |
| Product Description | TBD |
| Color | white/grey/blue |
| WINDOWS | |

| | |
|---|---|
| Manufacturer | *Field not completed.* |
| Product Description | TBD |
| Color | White |
| ROOFING | |
| Manufacturer | *Field not completed.* |
| Product Description | Metal (Aluminum) |
| Color | Alum color |
| FASCIA/TRIM | |
| Manufacturer | *Field not completed.* |
| Product Description | Hardie |
| Color | White |
| FOUNDATION | |
| Manufacturer | *Field not completed.* |
| Product Description | Concrete Pile with grade beams |
| Color | *Field not completed.* |
| SHUTTERS | |
| Manufacturer | *Field not completed.* |
| Product Description | NA |
| Color | *Field not completed.* |
| PORCH/DECK | |
| Manufacturer | *Field not completed.* |
| Product Description | Wood/Dare Deck |
| Color | *Field not completed.* |
| FENCING | |
| Manufacturer | *Field not completed.* |
| Product Description | Match the City of Fernandina Beach Boardwalk |

| | |
|---|---|
| Color | *Field not completed.* |
| DRIVEWAYS/SIDEWALKS | |
| Manufacturer | *Field not completed.* |
| Product Description | Pavers |
| Color | *Field not completed.* |
| SIGNAGE | |
| Manufacturer | *Field not completed.* |
| Product Description | Undeclared |
| 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 | 20719-2026 DS (004).pdf |
| Upload 2 | Owner Authorization for Agent Representation.pdf |
| Upload 3 | ori_1767974180051.pdf |
| Upload 4 | 2026_0506 - Amelia River Wharf - Drawings.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 | Ron |
| Applicant Last Name | Flick |
| Today's Date | 5/7/2026 |

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.






1 RETAIL LEVEL 1
1" = 10'-0"

PROJECT INFORMATION

SITE AREA: 37,815 SF
FAR PER CRA: .75
ALLOWABLE BUILDING AREA PER FAR: 28,360 SF
MAX BLDG HEIGHT PER CRA: 30'

| | |
|---|---|
| 1ST FLOOR BUILDING AREA (TOTAL COVERED): | 19,059 SF |
| 1ST FLOOR BUILDING AREA (INTERIOR ONLY): | 15,806 SF |
| 2ND FLOOR BUILDING AREA (TOTAL COVERED): | 6,036 SF |
| 2ND FLOOR BUILDING AREA (INTERIOR ONLY): | 5,714 SF |
| TOTAL BUILDING AREA (TOTAL COVERED): | 25,095 SF |
| TOTAL BUILDING AREA (INTERIOR ONLY): | 21,520 SF |

STUDIO Z
ARCHITECTURE

# AMELIA RIVER WHARF

N. FRONT STREET,
FERNANDINA BEACH, FL

05/05/2026

## RETAIL LEVEL 1




1 RETAIL LEVEL 2
1" = 10'-0"

PROJECT INFORMATION

SITE AREA: 37,815 SF
FAR PER CRA: .75
ALLOWABLE BUILDING AREA PER FAR: 28,360 SF
MAX BLDG HEIGHT PER CRA: 30'

| | |
|---|---|
| 1ST FLOOR BUILDING AREA (TOTAL COVERED): | 19,059 SF |
| 1ST FLOOR BUILDING AREA (INTERIOR ONLY): | 15,806 SF |
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| TOTAL BUILDING AREA (TOTAL COVERED): | 25,095 SF |
| TOTAL BUILDING AREA (INTERIOR ONLY): | 21,520 SF |

STUDIO Z
ARCHITECTURE

# AMELIA RIVER WHARF

N. FRONT STREET,
FERNANDINA BEACH, FL

05/05/2026

## RETAIL LEVEL 2




1 West Elevation 1
1/8" = 1'-0"



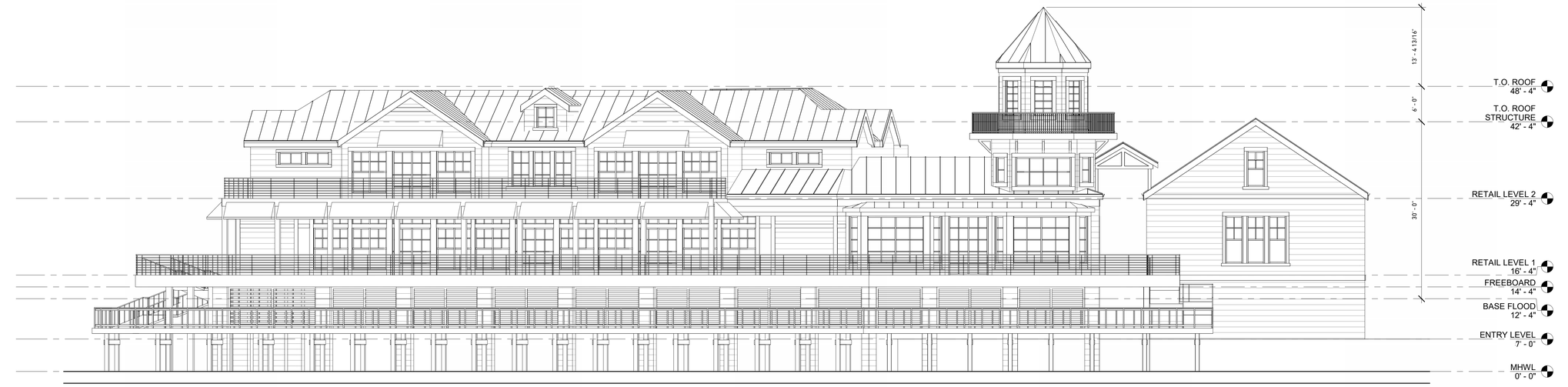

2 West Elevation 1 - Color
1/8" = 1'-0"

STUDIO Z
ARCHITECTURE

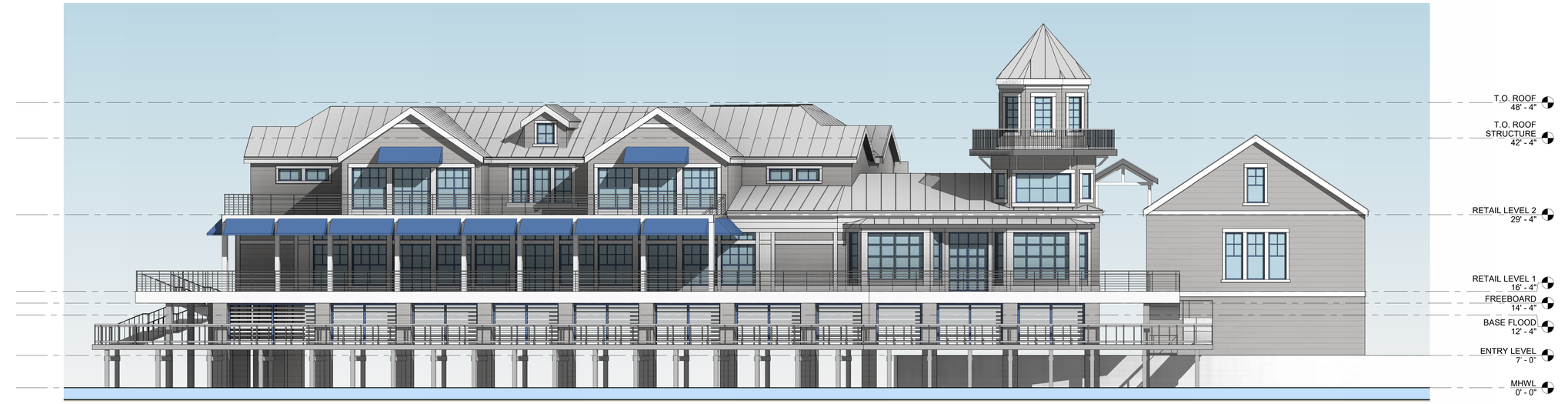
AMELIA RIVER
WHARF
N. FRONT STREET,
FERNANDINA BEACH, FL

05/05/2026

WEST ELEVATION
1




1 West Elevation 2
1/8" = 1'-0"




2 West Elevation 2 - Color
1/8" = 1'-0"

STUDIO Z
ARCHITECTURE

**AMELIA RIVER WHARF**

N. FRONT STREET,
FERNANDINA BEACH, FL

05/05/2026

**WEST ELEVATION 2**




1 North Elevation
1/8" = 1'-0"



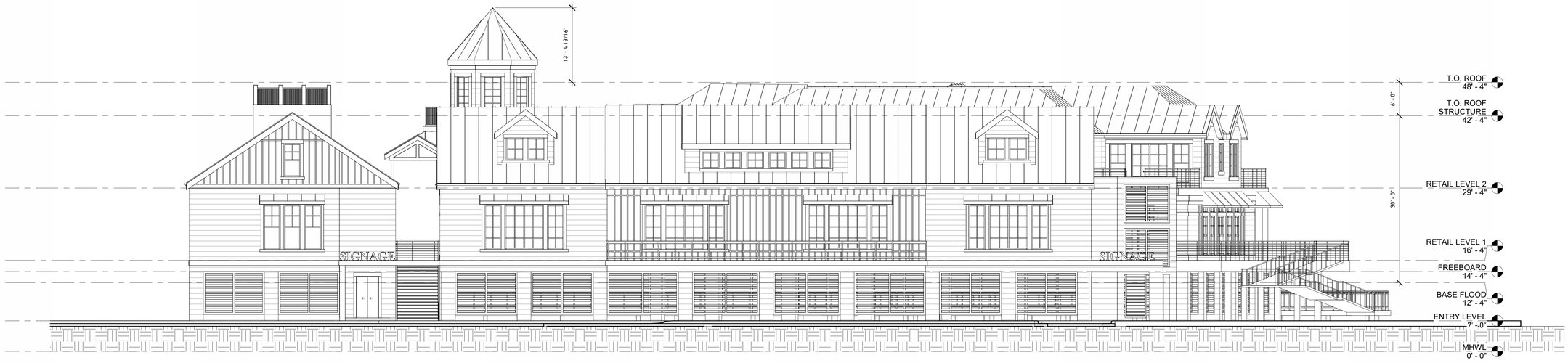

2 North Elevation - Color
1/8" = 1'-0"

STUDIO Z
ARCHITECTURE

AMELIA RIVER
WHARF
N. FRONT STREET,
FERNANDINA BEACH, FL

05/05/2026

NORTH
ELEVATION




1 East Elevation
1/8" = 1'-0"




2 East Elevation - Color
1/8" = 1'-0"

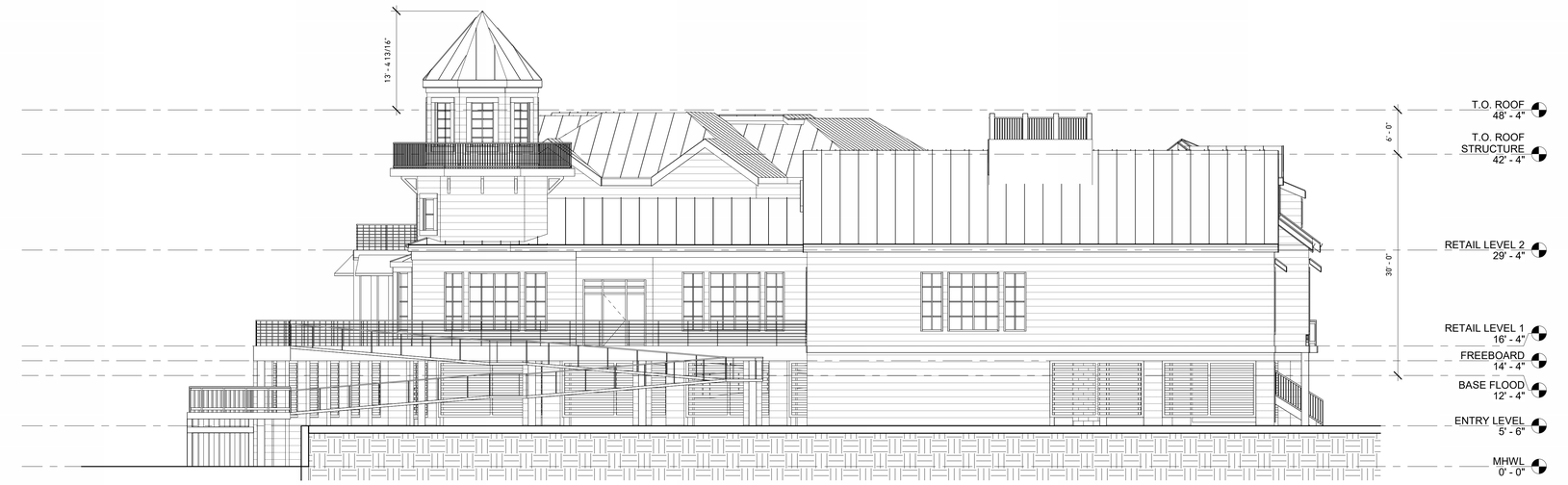
STUDIO Z
ARCHITECTURE

AMELIA RIVER
WHARF

N. FRONT STREET,
FERNANDINA BEACH, FL

05/05/2026

EAST ELEVATION




1 South Elevation
1/8" = 1'-0"




2 South Elevation - Color
1/8" = 1'-0"

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AMELIA RIVER
WHARF
N. FRONT STREET,
FERNANDINA BEACH, FL

05/05/2026

SOUTH
ELEVATION



RIVERFRONT ELEVATION



RIVERFRONT PERSPECTIVE

STUDIO Z
ARCHITECTURE

AMELIA RIVER
WHARF
N. FRONT STREET,
FERNANDINA BEACH, FL

05/05/2026

PERSPECTIVE
VIEWS




STREET VIEW ELEVATION




STREET VIEW PERSPECTIVE

STUDIO Z
ARCHITECTURE

AMELIA RIVER
WHARF
N. FRONT STREET,
FERNANDINA BEACH, FL

05/05/2026

PERSPECTIVE
VIEWS

STUDIO Z
ARCHITECTURE



DECK VIEW



RETAIL CORRIDOR VIEW

AMELIA RIVER
WHARF
N. FRONT STREET,
FERNANDINA BEACH, FL

05/05/2026

PERSPECTIVE
VIEWS

# MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

A PORTION WATER LOTS 1 & 2, FERNANDINA BEACH, FLORIDA AS SHOWN ON THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901), SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHEASTERLY CORNER OF SAID WATER LOT 1 LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH FRONT STREET (HAVING A 60 FOOT RIGHT-OF-WAY) AND RUN SOUTH 07°29'25" WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 100.00 FEET TO A POINT; RUN THENCE NORTH 82°30'25" WEST, A DISTANCE OF 123.00 FEET TO A POINT; RUN THENCE NORTH 07°29'25" EAST, A DISTANCE OF 37.00 FEET TO A POINT; RUN THENCE NORTH 82°30'35" WEST, A DISTANCE OF 69.00 FEET TO A POINT; RUN THENCE NORTH 07°29'35" EAST, A DISTANCE OF 63.00 FEET TO A POINT ON THE NORTHERLY LINE OF WATER LOT 1, AFOREMENTIONED IDENTIFIED HEREIN AS REFERENCE POINT "A", RETURN TO THE AFOREMENTIONED POINT OF BEGINNING AND RUN NORTH 07°29'25" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF NORTH FRONT STREET, A DISTANCE OF 100.00 FEET TO A POINT IN THE EASTERLY LINE OF SAID WATER LOT 2; RUN THENCE NORTH 70° 36'35" WEST, A DISTANCE OF 168.30 FEET, MORE OR LESS, TO A POINT IN THE COMBINED PIERHEAD AND BULKHEAD LINE; RUN THENCE SOUTHWESTERLY ALONG THE MEANDERINGS THEROF, A DISTANCE OF 137.00 FEET MORE OR LESS, TO AFORMENTIONED REFERENCE POINT "A" AND TO CLOSE.

PREPARED FOR: STEVE SIMMONS

GRAPHIC SCALE
0 10 20 40 80
1 INCH = 20 FEET

MANZIE & DRAKE LAND SURVEYING

RIPARIAN RIGHTS LINE
373.23'
223.23
90°
CENTERLINE OF CHANNEL
AMELIA RIVER
CUT 6 SEGMENT OF CHANNEL PER "FERNANDINA HARBOR PROJECT" CONDITION SURVEY BY US ARMY CORPS OF ENGINEERS DATED MARCH 2019
150.0'
S07°04'57"W
P.I. STATION 0+00 (CUT 6A)
N=2,304,510.7600
E=509,487.9200
N26°24'56"E
N=2,304,510.7600
E=509,487.9199
RIPARIAN RIGHTS LINE
194.08'
344.08'
90°
EASTERN LIMITS OF FERNANDINA HARBOR CHANNEL LINE (U.S.A.C.O.E.) (SEE NOTE NO. 8)
20.5'
13'± FLOATING DOCK
25.0'
9'± FLOATING DOCK
31.6'
9'± FLOATING DOCK
MEANDERINGS OF THE COMBINED PIERHEAD AND BULKHEAD LINE PER DEED
LOT LINE (SCALED)
AMELIA RIVER
SOUTHWESTERLY (GRID)
S70°36'35"E (DEED)
±137'
±136'
MEANDERINGS OF THE COMBINED PIERHEAD AND BULKHEAD LINE PER DEED
DISCLAIMED AREA PER TIITF INSTRUMENT 23141
WOOD DOCK IN THIS AREA HAS BEEN DESTROYED, PILINGS THAT REMAIN HAVE BEEN LOCATED (TYPICAL)
PILING BROKEN (VISIBLE AT LOW TIDE)
PILING BROKEN (VISIBLE AT LOW TIDE)
WOOD DOCK IN THIS AREA HAS BEEN DESTROYED, PILINGS THAT REMAIN HAVE BEEN LOCATED (TYPICAL)
PILING BROKEN (VISIBLE AT LOW TIDE)
WATER LOT 2
WATER LOT 1
REFERENCE POINT "A"
63.00' (DEED)
N07°41'09"E (GRID) 63.00'
N07°29'25"E (DEED)
DISCLAIMED AREA PER TIITF INSTRUMENT 42117(6819-45)
LOT LINE (SCALED)
MEANDERINGS OF THE COMBINED PIERHEAD AND BULKHEAD LINE PER DEED
N82°18'51"W (GRID) 69.00'
N82°30'35"W (DEED) 69.00'
SET 5/8" IRON ROD & CAP "WITNESS LB 7039"
N07°41'10"E (GRID) 37.00'
N07°29'25"E (DEED) 37.00'
SET 5/8" IRON ROD & CAP "MANZIE LB 7039"
N82°18'51"W (GRID) 123.00'
N82°30'35"W (DEED) 123.00'
SET 5/8" IRON ROD & CAP "MANZIE LB 7039"
N=2,304,584.2805
E=510,036.8517
P.I.N. = 00-00-31-1760-0002-0000
O.R.B 2031, PAGE 1966
CITY OF FERNANDINA BEACH MARINA
MANZIE & DRAKE
FILE NO. C-454
6" WOOD FENCE AROUND GRAVEL DUMPSTER PAD
4" METAL BOLLARDS
ASPHALT PARKING
ASPHALT PARKING
0.5' CURB
TRANSFORMER PADS (3)
ELECTRIC METER POLE
FLOOD ZONE "AE 12"
FLOOD ZONE "AE 10"
FLOOD ZONE "AE 9"
CONCRETE BULKHEAD
CONCRETE WALL
(2) 2" GAS VENT PIPES 12' TALL
6"x6" WOOD POST (TYPICAL)
P.I.N. = 00-00-31-1760-0002-0000
O.R.B 2031, PAGE 1969
FOUND 5/8" IRON ROD & CAP "CPH LB 7143"
3.16'(W)
FOUND 5/8" IRON ROD & CAP (CAP ILLEGIBLE) 0.29' NORTH OF LINE
6' CHAIN LINK FENCE
±168.3'
±168.3'
77.73'(M)
85.42' TO MHWL
6"x6" WOOD POST (TYPICAL)
0.15' FIRE (NOTE #9)
FOUND 5/8" IRON ROD & CAP "CPH LB 7143" N=2,304,782.4837 E=510,063.6004
N07°41'09"E (GRID) 105.18'(C)
0.5' CURB
EDGE OF ASPHALT ROAD
MEAN HIGH WATER LINE (ELEVATION 2.40' NAVD 1988) FIELD LOCATED 03/18/2026 (L8, L9 & L10)
WATER LOT 2 VACANT
O.R.B. 1197, PAGE 266
LOCATED TOP OF RIVER BANK
RIP RAP
GRAVEL DRIVE
END RECORDED MHWL PER TIITF INSTRUMENT 42117(6819-45) (L1-L7) BEGIN MHWL LOCATED ON 03/18/2026 (L8-L10)
S82°30'35"E 126.74' (TIITF)
S82°18'51"E 126.74' (GRID)
L8
L7
L6
L5
L4
L3
L2
L1
REFERENCE BENCHMARK FOUND BRASS DISK (MKTP 1936) ELEVATION = 5.11' NAVD 88' N=2,304,691.3799 E=509,967.2222
CONCRETE HEADWALL 1.3' WIDE
CONCRETE HEADWALL 1.3' WIDE
STORY CONDOMINIUMS (PER 42117(6819-45))
LOCATED TOP OF RIVER BANK
WATER LOT 1 VACANT
RECORDED MEAN HIGH WATER LINE (ELEVATION 2.40' NAVD 1988) LOCATION PER TIITF INSTRUMENT NUMBER 42117(6819-45) (L1 THROUGH L7)
21.99' TO MHWL
10.00'
THE LIMITS OF MODERATE WAVE ACTION (LiMWA) LINE
FLOOD ZONE "AE 10"
FLOOD ZONE "AE 9"
GRAVEL DRIVE
FIBER OPTIC MARKER POST
RAILROAD TRACKS
RAILROAD TRACKS
WATER LOT 3
WATER LOT 2
SANITARY SEWER MANHOLE RIM ELEVATION = 4.65' 10"PVC NORTH INVERT = -5.28 10"PVC SOUTH INVERT = -5.75 10"PVC EAST INVERT = -5.34
CATCH BASIN GRATE ELEVATION = 4.50' (PIPES DO NOT RUN TOWARDS SUBJECT PROPERTY)
N07°41'09"E (GRID) 105.18'(C)
0.5' CURB
EDGE OF ASPHALT ROAD
N07°29'25"E (DEED) 100.00'
N07°41'09"E (GRID) 100.00'
200.00'
FLOOD ZONE "AE 12"
FLOOD ZONE "AE 10"
EDGE OF ASPHALT ROAD
S07°29'25"W (DEED) 100.00'
S07°41'09"W (GRID) 100.00'
FOUND 5/8" IRON ROD & CAP "CPH LB 7143" N=2,304,691.3799 E=509,967.2222
FIBER OPTIC MARKER POST
RAILROAD TRACKS
RAILROAD TRACKS
SITE BENCHMARK NAIL & DISK (MANZIE LB 7039) SET IN WOOD UTILITY POLE ELEVATION = 7.00' N.A.V.D. (1988) FIELD BOOK X-377, PAGE 77
SANITARY SEWER MANHOLE RIM ELEVATION = 5.58' 10"PVC NORTH INVERT = -0.99 10"PVC SOUTH INVERT = -0.97 6"PVC WEST INVERT = +2.71
CATCH BASIN GRATE ELEVATION = 4.90' (PIPES DO NOT RUN TOWARDS SUBJECT PROPERTY)
APPROXIMATE DIRECTION
APPROXIMATE DIRECTION

ALACHUA STREET
(60-FOOT RIGHT-OF-WAY)

POINT OF BEGINNING
FOUND 1/2" IRON PIPE & CAP (ILLEGIBLE) AT THE NORTHEAST CORNER OF WATER LOT 1 N=2,304,683.5765 / E=510,050.1224

FRONT STREET
(60-FOOT RIGHT-OF-WAY)

CENTRE STREET
(80-FOOT RIGHT-OF-WAY)

LEGEND
- = COMMUNICATIONS PEDESTAL
- = CONCRETE FLATWORK
- = ELECTRICITY METER
- = 2" GAS VENT PIPE
- = SEWER MANHOLE
- = WOOD METER POLE
- = WOOD FLATWORK
- = WOOD POWER POLE
- = 5/8" IRON ROD & CAP (LB 7039) SET
- = BENCHMARK
- = MEAN HIGH WATER LINE ANGLE POINT
- = CENTERLINE

x-x-x-x = FENCE: CHAIN LINK OR WIRE
FENCE: WOOD OR VINYL
NAVD = NORTH AMERICAN VERTICAL DATUM
O.R.B. = OFFICIAL RECORDS BOOK
P.I.N. = PARCEL IDENTIFICATION NUMBER
PVC = PIPE: POLYVINYL CHLORIDE
(C) = CALCULATED
(D) = DEED
(M) = MEASURED
(GRID) = STATE PLANE BEARING (SEE NOTE #5)
(TIITF) = TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA INSTRUMENT 42117(6819-45)

REVISIONS
1) REVISED ON 03/30/2026 TO SHOW DISCLAIMED AREA ON WATER LOT 2. (LP)

PREVIOUS SURVEY VERSION INFORMATION
PREVIOUS SURVEY, COMPLETED BY THIS FIRM:
MANZIE & DRAKE FILE NUMBER B-1369, DATED 06/27/2020
MANZIE & DRAKE FILE NUMBER C-1020, DATED 09/04/2020

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 & coordinates shown hereon are based on the State Plane Coordinate System, East Zone, State of Florida, North American Datum of 1983/1990 (N.A.D. '83/'90)
6) The property shown hereon lies within flood zones "AE 9, AE 10 & VE 12" as per F.E.M.A. Flood Insurance Rate Map, Panel "1209B" "0232G", 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) The westerly line of Water Lots lying north of Centre Street are shown to scale based on historical surveys in the area and the plat of City of Fernandina Beach (formerly named Fernandina), Nassau County, Florida, as shown on the official plat of said city (as lithographed and issued by the Florida Railroad Company in 1857 and enlarged, revised and reissued by the Florida Town Improvement Company in 1887 and 1901.
9) The "Combined Pierhead and Bulkhead Line" shown hereon is based on map prepared by the U. S. Army Corps of Engineers Office Savanah District in 1938. We have found that the map does not mathematically close by 15-30 feet depending which control points are held as good. The only "Original" reference monument to be found still intact is "R-11" as shown on above referenced map.
10) The Mean High Water Line shown hereon was established per the Department of Environmental Protection by extending the published tidal datum (Tide Guage 872-0030). The elevation of the Mean High Water Line is 2.40' North American Vertical Datum of 1988.
11) Reference & Benchmarks are as shown hereon.
12) Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)
13) The Reference Benchmark is published benchmark "TIDAL 39", a brass disk stamped 872 0030 TIDAL 39 in retaining wall located on subject property.. (Elevation = 5.11' N.A.V.D. 1988)

ADDITIONAL PROJECT ELEVATIONS
ELEVATIONS UNABLE TO BE SHOWN HEREON FOR LEGIBILITY PURPOSES ARE AVAILABLE WITHIN THE DIGITAL FILE OF THIS PROJECT

TREE LEGEND
PM = PALM TREE

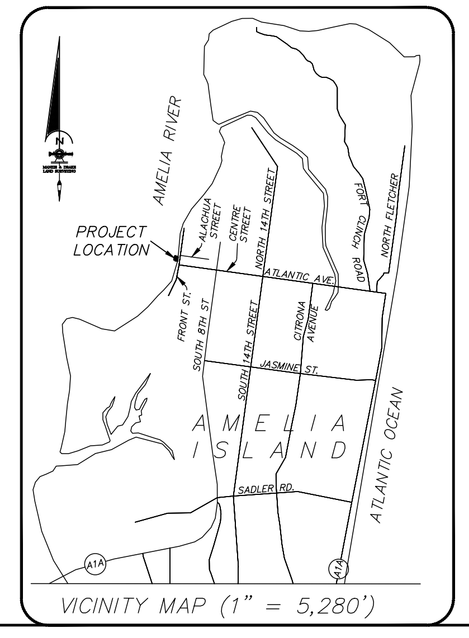
TREE DISCLAIMER:
NUMBER OF TREES SHOWN ON SURVEY: 6

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.

MEAN HIGH WATER LINE - LINE TABLE

| LINE | BEARING (GRID) | BEARING (TIITF) | LENGTH |
|---|---|---|---|
| L1 | N13°14'00"E (GRID) | N13°02'16"E (TIITF) | 11.04' |
| L2 | N5°24'58"W (GRID) | N5°36'42"W (TIITF) | 24.44' |
| L3 | N48°02'15"E (GRID) | N47°50'31"E (TIITF) | 17.89' |
| L4 | S81°05'44"E (GRID) | S81°17'28"E (TIITF) | 54.29' |
| L5 | N5°49'00"E (GRID) | N5°37'16"E (TIITF) | 15.23' |
| L6 | S81°45'09"E (GRID) | S81°56'53"E (TIITF) | 19.07' |
| L7 | N10°43'45"W (GRID) | N10°55'29"W (TIITF) | 0.73' |
| L8 | N1°34'10"W (GRID) | | 41.68' |
| L9 | N1°10'06"W (GRID) | | 41.41' |
| L10 | N1°02'21"W (GRID) | | 35.38' |



VICINITY MAP (1" = 5,280')

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 Digitally signed by Melanie G Platt
Date: 2026.03.30 13:07:04 -04'00'
MELANIE G. PLATT, P.S.M. 7605


MANZIE & DRAKE LAND SURVEYING
117 South Ninth Street, Fernandina Beach, FL 32034
Phone: (904) 491-3700 www.ManzieAndDrake.com
Certificate of Authorization Number LB 7039


| | | | |
|---|---|---|---|
| PROJECT: | 20719 | CADD: | WKD |
| SCALE: | 1"=20' | CREW: | SS |
| DATE: | 03/18/2026 | FIELD BOOK: | X-377 |
| FILE: | C-1426 | F.B. PAGE: | 77 |

(3) Rec 15.00
Doc .70
15.70

THIS INSTRUMENT PREPARED BY:
**Pamela L. Foster**
**OLDE TOWNE TITLE COMPANY**
**21 NORTH 3RD STREET**
**FERNANDINA BEACH, FLORIDA 32034**

RECORD AND RETURN TO: ~~OLDE TOWNE TITLE COMPANY~~ Fernandina Beach Realty
~~21 NORTH 3RD STREET~~ 2057 S. Fletcher Ave.
~~FERNANDINA BEACH, FLORIDA 32034~~ Fernandina Bch, FL 32034

RE PARCEL ID #: 00-00-31-1760-0001-0020
BUYER'S TIN:

INSTR # 200308980
OR BK 01120 PGS 1251-1253
RECORDED 03/12/2003 10:09:44 AM
J. M. OXLEY JR
CLERK OF CIRCUIT COURT
NASSAU COUNTY, FLORIDA
DOC TAX PD(F.S.201.02) 0.70
RECORDING FEES 15.00

# WARRANTY DEED

**THIS WARRANTY DEED** made this **14th day of February, 2003** by **Harold S. O'Steen, Howard K. O'Steen and Richard S. Simmons,** hereinafter called Grantor, and whose address is **2057 South Fletcher Ave, Fernandina Beach, Fl. 32034** to **Harold S. O'Steen and Ruby G. O'Steen, his wife; Howard K. O'Steen and Grace T. O'Steen, his wife and Richard S. Simmons and Pamela O. Simmons, his wife, TENANTS IN COMMON,** hereinafter called Grantee and whose address is **2057 South Fletcher Ave, Fernandina Beach, Fl. 32034.**

(Wherever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

## WITNESSETH:

**THAT** the Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate, lying and being in **Nassau** County, **Florida,** viz:

**See Attached Exhibit "A" attached hereto and by reference made a part hereof:**

**The real property described in this instrument is not the constitutional homestead nor the primary physical residence of the Grantor.**

**SUBJECT TO** taxes accruing subsequent to December 31, **2002.**
**SUBJECT TO** covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.
**TOGETHER** with all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.
**TO HAVE AND TO HOLD** the same in fee simple forever.
**AND** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.
**IN WITNESS WHEREOF,** the said Grantor has signed and sealed these presents the day and year first above written.


Form Software by Automated Real Estate Services, Inc. 1-800-330-1295

INSTR # 200308980
OR BK 01120 PG 1252

Signed, sealed and delivered in our presence:

Witness Signature

Witness Printed Signature

Witness Signature

Witness Printed Signature

Harold S. O'Steen

Howard K. O'Steen

Richard S. Simmons

STATE OF **FLORIDA**
COUNTY OF **NASSAU**

The foregoing instrument was acknowledged before me this **14th day of February, 2003** by **Harold S. O'Steen, Howard K. O'Steen and Richard S. Simmons.** He/She is personally known to me ~~or has produced~~ _____ ~~as identification~~.

Notary Public, State and County Aforesaid

Notary Signature

Notary Printed Signature

(Title or Rank)

(Serial No., if any)

Kim L Lynch
My Commission DD090771
Expires March 04, 2006



Form Software by Automated Real Estate Services, Inc. 1-800-330-1295

INSTR # 200308980
OR BK 01120 PG 1253

BOOK 417 PAGE 148

EXHIBIT "A"

Attached to and a part of that certain WARRANTY DEED, dated MARCH 27, 1984, wherein ISLAND SEAFOOD COMPANY, a Florida corporation, is Grantor, and HAROLD S. O'STEEN, HOWARD K. O'STEEN and RICHARD S. SIMMONS are Grantees.

That certain piece, parcel or tract of land situate, lying and being in the City of Fernandina Beach, County of Nassau and State of Florida, known and described as: 840351

A PORTION OF WATER LOTS 1 and 2, FERNANDINA BEACH, FLORIDA, as shown on the official plat of said City (as lithographed and issued by the Florida Railroad Company in 1857 and enlarged, revised and reissued by the Florida Town Improvement Company in 1887 and 1901). Said portion being more particularly described as follows:

For a Point of Beginning, commence at the Northeasterly corner of said Water Lot 1 located on the Westerly right-of-way line of North Front Street (having a 60.00 feet right-of-way) and run South Seven (7) degrees, Twenty-nine (29) minutes, Twenty-five (25) seconds West, along said right-of-way, a distance of One Hundred (100.00) feet to a point; run thence North Eighty-two (82) degrees, Thirty (30) minutes, Thirty-five (35) seconds West, a distance of One Hundred Twenty-three (123.00) feet to a point; run thence North Seven (7) degrees, Twenty-nine (29) minutes, Twenty-five (25) seconds East, a distance of Thirty-seven (37.00) feet to a point; run thence North Eighty-two (82) degrees, Thirty (30) minutes, Thirty-five (35) seconds West, a distance of Sixty-nine (69.00) feet to a point; run thence North Seven (7) degrees, Twenty-nine (29) minutes, Twenty-five (25) seconds East, a distance of Sixty-three (63.00) feet to a point on the Northerly line of Water Lot 1, aforementioned identified herein as Reference Point "A". Return to the aforementioned Point of Beginning and run North Seven (7) degrees, Twenty-nine (29) minutes, Twenty-five (25) seconds East along said Westerly right-of-way line of North Front Street, a distance of One Hundred (100) feet to a point in the Easterly line of said Water Lot 2; run thence North Seventy (70) degrees, Thirty-six (36) minutes, Thirty-five (35) seconds West, a distance of One Hundred Sixty Eight and Thirty Hundredths (168.30) feet, more or less, to a point in the combined pierhead and bulkhead line; run thence Southwesterly along the meanderings thereof, a distance of One Hundred Thirty-seven (137) feet, more or less, to aforesaid Reference Point "A" and to close.

Party of the First Part (herein "Grantor") reserves for itself and its successors and assigns an easement over and upon the walkways and docks located on the water side of said lands for the purpose of docking, loading, unloading and maintaining fishing boats and other watercraft. The easements over said walkways shall be nonexclusive, but the easement over and upon the right to use said docks for mooring boats and other watercraft shall be exclusively Grantor's. Grantees shall not intentionally interfere with Grantor's aforesaid use of said docks. Grantor also reserves such riparian rights as are necessary for the use and maintenance of said docks and walkways. In connection with its use of the docks, Grantor may alter or reconfigure the docks, add docks and connect them to the walkway, provided such alterations, reconfigurations and/or additions do not unreasonably interfere with Grantees' use of the aforesaid lands and the walkway.

Grantor agrees to maintain in good condition the present docks and walkways and any alterations, reconfigurations or additions thereto created by Grantor. Parties of the Second Part (herein "Grantees") may add additional walkways to the existing walkway at their expense, but Grantees shall maintain in good condition any such additional walkways. Any additions constructed by Grantees shall not interfere with Grantor's use of the walkway and docks. Grantees shall maintain all driveways and loading ramps in good condition and shall not alter or relocate them without the consent of Grantor.

# OWNER'S AUTHORIZATION
# FOR AGENT REPRESENTATION

I /WE OSTEEN COMPANY LLP (Richard S Simmons and Pamela O Simmons)
(print name of property owner(s))

hereby authorize: Ron V. Flick
(print name of agent)

to represent me/us in processing an application for: any and all property development entitlements and permitting
(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)**

Richard S Simmons — **(Print name of owner)**

Pamela O Simmons — **(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 _____ day of _____, 20_____, by _____.

Notary Public Printed Name My Commission Expires

Personally Known _____ OR Produced Identification _____ ID Produced: _____

TECHNICAL REVIEW COMMITTEE

# FIRST STEP

| | |
|---|---|
| Date: | 2/12/26 |
| Applicant: | Ron Flick, OSTEEN Company LLP |
| Contact Email: | ronflick@cgdevinc.com |
| Project Name: | Riverside |
| Project Address: | 0 Front St |
| Parcel ID(s): | 00-00-1760-0001-0020 |

Thank you for participating in this week's TRC First Step meeting. Below are some helpful links to guide you through the next steps of your project:

## Next Steps

☒Apply for a formal TRC Site Plan Review

☒Contact any necessary State and/or Federal agencies for additional development requirements (FDOT, FDEP, et.)

☒Community Redevelopment Area (CRA) and Historic District- Certificate of Approval (COA) Application

☒Apply for required building permits- Online Permitting

## Notes

**Project summary:** Water dependent commercial development with Marina, Specialty Shops, Retail Shops, Restaurants. Approximately 28000 SF total FAR of .75. 0.88-acre property. Current zoning & future land use is Industrial Waterfront. VE Flood zone

**Planning & Conservation**

The uses proposed (Commercial Fishing Facilities, Construction, Sales, and/or Maintenance of Boats and Ships; Marine Supply, Craft Distillery, Small-Scale Brewery or Winery, Liquor Store, Lounge, and Bar, Marine recreation, such as kayak or boat rentals, sailing schools, etc., Piers, Docks, and Wharves, Restaurant, With or Without Drive-

Through Window, Retail Stores, Specialty and Gift Shops such as Art, Antique, or Jewelry Shops, Books, or Stationers and more are permissible in the IW zoning district per table 2.03.02 of the LDC.

Marinas are subject to supplemental standards in section 6.02.22 of the LDC

Apply for HDC review. Issuance of a COA from the HDC is required prior to pulling permits. The design must be compliant with the CRA design guidelines **and** Downtown Historic District Design Guidelines which have been attached to this email, they can also be accessed through this link: Community Redevelopment Area (CRA) | Fernandina Beach, FL - Official Website & Final-Downtown-Design-Guidelines_with-links_111913-AS-APPROVED-BY-CC.

**CRA design guidelines:** The south side of the property is within the Public Waterfront Park design area and the north half is within the North Waterfront design area. Since the majority of the lot is within the North Waterfront design area, these guidelines apply.

- 15ft side yard setback to accommodate view corridors
- Pedestrian accessways is shown in the plans
- Building height must not exceed 30' from the base Flood Elevation
- Roof forms will be examined during HDC/CRA architectural review. Make sure to consider that in the height calculations. Roof forms are be gabled/pitched, shed, or composite configurations.
- Building style should be industrial vernacular (section 4 page 20)
    - Exposed connections, frame construction, simple shapes
    - Wood, corrugated metal siding, combinations. Different materials are encouraged

Parking: CRA accommodates with the fee in lieu for parking as well.

- 0.5 space for each boat berth, plus 1 space per each 2 employees on the largest shift, If a marina features a boat-launching ramp; at least fifty percent (50%) of the required parking spaces shall be designed to accommodate both a vehicle and boat trailer.
- Restaurant, 1 space per 50 $ft^2$ of the customer services area or 1 space per 250 $ft^2$ of the gross floor area for those establishments without customer service areas (such as take-out windows only)
- 1 space per 300 $ft^2$ of gross floor area, business/commercial activities (retail)

Discussions to continue with city staff about tie in of the seawall to proposed deck.

Not mentioned at the meeting but needs to be considered. Per LDC 7.04.05 if the proposed development generates more than 400 average daily trips, a traffic analysis will be required.

**Landscaping & Trees**

4.05.06(A) 20% landscape requirement, does not include property in the water

4.05.06(B) 1 native shade tree for every 1,500 sqft

Container tree planting on the walkway can be an option.

**Code Enforcement**

Representative not present. Please contact Michelle Forstrom for more information.

| | |
|---|---|
| mforstrom@fbfl.org | 904.310.3441 |

**Fire Department**

Will review sprinklers and other marina fire department needs at formal TRC review. Contact Fire Marshall for more information.

**Utilities & Stormwater**

4" sewer service is currently not sufficient, can tie into nearby manhole. Recommended one sewer service to property and 2 water meters. How many and what size lines will be reviewed during formal TRC site plan review. A backflow preventor for water and fire lines are required. Grease interceptor and water quality assurance is needed.

**Building**

No comments at this time.

**Operations (Streets)**

5' minimum sidewalk requirement met along the boardwalk. Screening of dumpster is required.

OF FERNANDINA BEACH

# MEMORANDUM

**To:** City of Fernandina Beach Staff, Historic District Council, and Waterfront Advisory Board

**From:** Planning & Conservation Department

**Date:** March 27, 2026

**Re:** Clarifying the intent and interpretation of visibility corridors in the Waterfront Community Redevelopment Area (CRA)

---

The Waterfront Community Redevelopment Area (CRA) in the City of Fernandina Beach is a crucial area to the fabric of our community with enormous potential for intentional development that honors the legacy of a working waterfront, stewards the natural environment, and stimulates a healthy, diverse economy. The guiding documents of the CRA are the CRA Plan, 2007 and the Design Guidelines for the Waterfront Community Re-Development Area City of Fernandina Beach, Florida, 2008 (CRADG). Figure 1 is a map of the CRA showing the four different design areas each with their own standards for development. As trends of development are increasing within the CRA, this memo seeks to clarify a somewhat ambiguous aspect of the CRADG, view corridors.

View corridors are defined in CRADG as: “A three-dimensional area extending out from a viewpoint. The width of the view corridor depends on the focus of the view. The focus of the view may be a single object, such as a mountain, which would result in a narrow corridor, or a group of objects, such as a downtown skyline, which would result in a wide corridor. Panoramic views have very wide corridors and may include a 360- degree perspective.” (CRADG, p. 15).

> For the **Public Waterfront Park Design Area**, incorporating Water Lots 1, 25-34, 30-foot view corridors that align with existing east-west rights of way at Centre, Ash, and Beech shall be maintained. View corridors shall remain open to the sky and shall not include any permanent parking areas, accessory structures, or mechanical equipment. Parking for loading and unloading is allowed within these areas as called for in the Park Master Plan. (CRADG, Section 4 Page 3-4)
>
> For the **North Waterfront Design Area** incorporating Water Lots 2-9, side yard, mid-block, and pedestrian access is required by development. 15-foot side yard setback on each side yard of a plated lot shall be maintained for water lots located to the north of

Centre Street (water lots 1 through 9). These locations provide for alignment with existing east-west rights-of-ways at Alachua, Broome, and Calhoun Streets. Side yard corridors shall remain open to the sky and shall not include any parking areas, accessory structures, or mechanical equipment. 30-foot mid-block corridors are required for any project on contiguous properties that span the width of entire city block along Front Street. The mid-block corridors may be shifted up to twenty (20) feet in either direction as may be warranted by the project design. Mid-block corridors shall not include any parking areas, accessory structures, or mechanical equipment. (CRADG, Section 4 Page 9-17)

For the **South Waterfront Design Area**, incorporating Water Lots 25- 40, side yard, mid-lot, and pedestrian access is required for development. 15-foot side yard setback on each side yard of a plated lot shall be maintained for water lots located to the north of Centre Street (water lots 1 through 9). These locations provide for alignment with existing east-west rights-of-ways at Alachua, Broome, and Calhoun Streets. Side yard corridors shall remain open to the sky and shall not include any parking areas, accessory structures or mechanical equipment. 30-foot mid-block corridors are required for any project on contiguous properties that span the width of entire city block along Front Street. The mid-block corridors may be shifted up to 20 feet in either direction as may be warranted by the project design. Mid-block corridors shall not include any parking areas, accessory structures, or mechanical equipment. (CRADG, Section 4 Page 27-35)

For the **East of Front Street Design Area** section of the CRADG does not discuss specific standards for view corridors since they do not have frontage on the river. (CRADG, Section 4 Page 43)

The original plat of Fernandina Beach denotes “Water Lots” on the waterfront rather than “Blocks”. It is rare that a property along the Waterfront would span the entire width of a city block along Front St. In cases where a property does not span the entire block, a mid-lot visibility corridor would not be required. In all cases, public access shall be maintained to the waterfront via these corridors and other pathways.

Figure 2 is a sketch of where the side yard view corridors should be located for future development on each of the waterfront lots and outlines of the city blocks. In the case where a development would span an entire Front St. city block, the mid-lot visibility corridor would be applied.

For future planning, the Planning & Conservation Department and the project management team aim to revise the design guidelines and the CRA Plan to unite the written rules, intentions, and outcomes of the view corridors along the waterfront to ensure the city does not lose the visual representation of its intrinsic connection to the Amelia River.

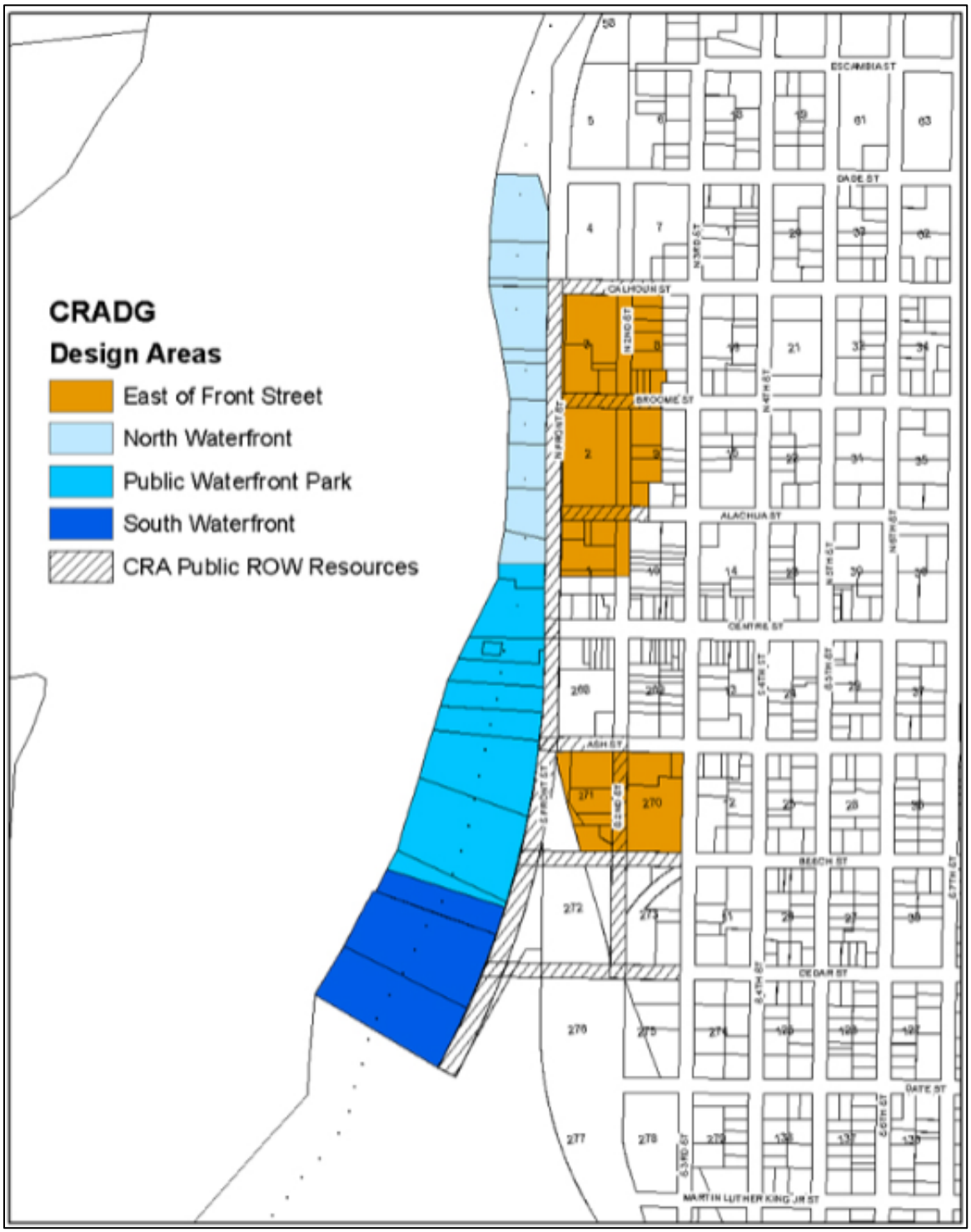



*Figure 1. Map of the CRA showing Design Areas and Public ROW Resources*

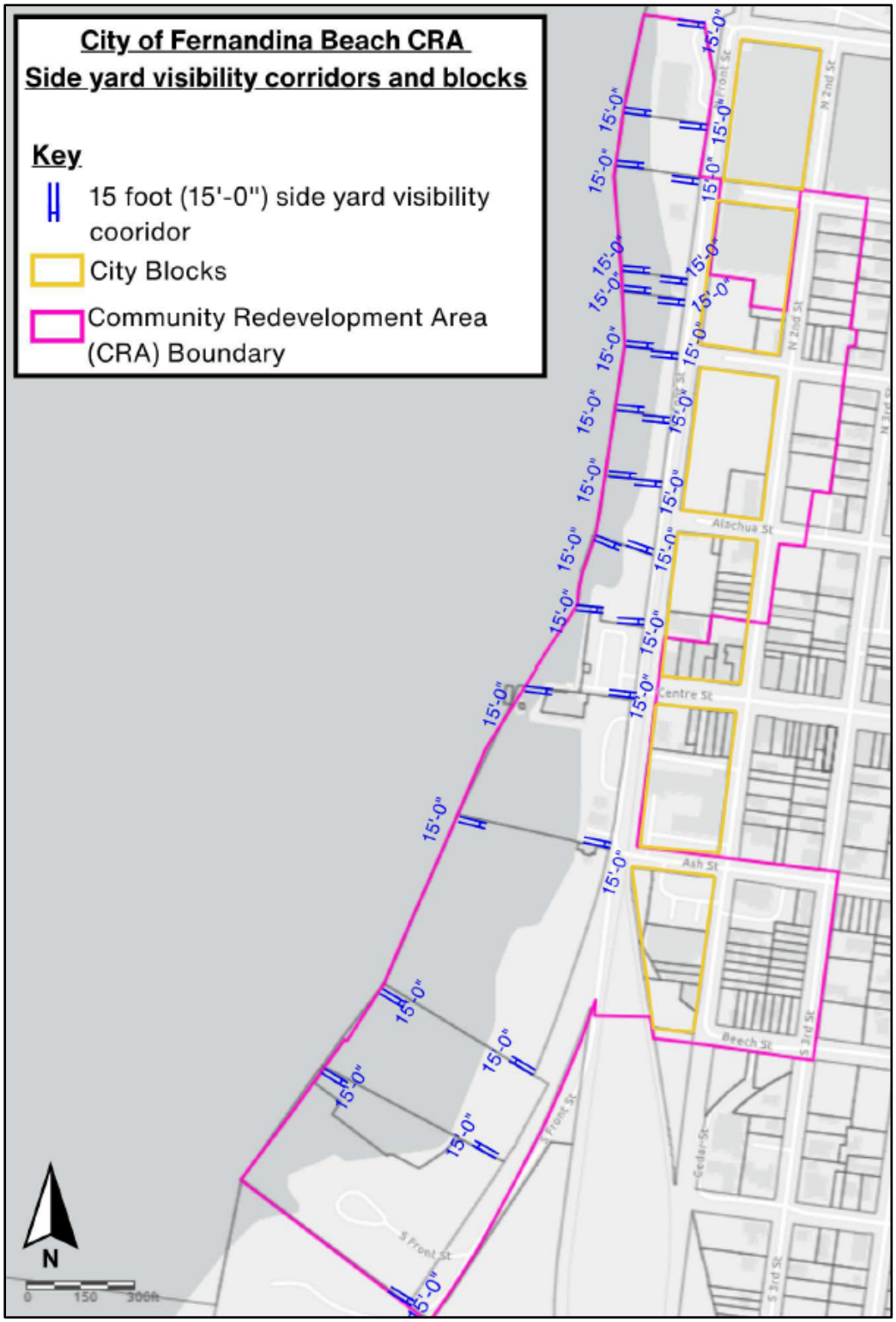



Figure 2. Map of CRA showing side yard view corridors and blocks on Front St



# OLD TOWN FERNANDINA
## PRESERVATION AND DEVELOPMENT GUIDLEINES [2026 UPDATE]







Florida Department of State, Division of Historical Resources

City of Fernandina Beach, Florida, 1825

Amelia Island Museum of History, Unlock the Past

UF Historic Preservation, University of Florida

June 11, 2026 (DRAFT)

The material contained in this document is a synthesis of the 1999, 2013 and 2021 efforts to define and refine the preservation and development guidelines for the Original Town of Fernandina Historic Site, a site of national significance on the National Register of Historic Places. Through continuous efforts, these guidelines have been developed by several teams of faculty and students of the Preservation Institute: Caribbean, University of Florida College of Design, Construction and Planning Historic Preservation Program, in cooperation with the City of Fernandina Beach Planning and Conservation Department. Special thanks are extended to the Historic District Council and the City Commission of Fernandina for their active involvement at all stages of the project.

The residents of Old Town are to be commended for their constructive comments and fierce determination to preserve the historic character of their community. Source material used in this report is publicly accessible and is summarized in the bibliography for those interested in further research on the issues raised in this document.

The 2013 update was intended to reflect changes adopted in the city's land use plan and to provide additional guidance for rehabilitation and new construction. It was financed in part with federal funds from the National Park Service, Department of the Interior through the Florida Division of Historic Resources. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior.

The 2021 update project was funded by the Florida Division of Historical Resources Small Matching Grant and sections were only partially incorporated into the Land Development Code. In 2026, the Planning and

**1999 Project Team**

William Tilson, Herschel Shepard, Julia Starr, Kathleen McGuinness, Kevin Baxter, Stephen Bender, Micharl Haflants, Tom Ring, Kivanc Senocak, Lamuthy Ma

**2013 Project Team**

Thomason and Associates
Preservation Planners

**2021 Project Team**

*City of Fernandina Beach*

Salvatore (Sal) Cumella, Historic Preservation Planner
Kelly Gibson, Planning Director
Lorelei Jacobs, Grants Manager

*Amelia Island Museum of History*

William (Bill) Tilson, Professor Emeritus, School of Architecture, University of Florida

*University of Florida Historic Preservation*

Clarissa Carr, Program and Research Coordinator
Dr. Lisha Chen, Post-Doctoral Fellow
Morris (Marty) Hylton III, Director
Dr. Sujin

**2026 Project Team**

*City of Fernandina Beach*

Mia Sadler, Planner II
Mackennah Tarmey, Planning Technician
Margaret Pearson, Planning Manager
Glenn Akramoff, Deputy City Manager

# Table of Contents


**Introduction**..... 1
**Section 1:** Historical Significance..... 3
**Section 2:** Design Guidelines for New Construction..... 7
Existing Trees and Landscape ..... 8
Land Use & Zoning... ..... 9
Visibility Corridors..... 10
Density, Scale, Massing, and Lot Coverage..... 13
Sideyard and Mid-Lot Visibility Corridors..... 17
Architectural Style..... 23
Foundations..... 25
Exterior Materials and Architectural Features..... 27
Roofs and Chimneys..... 29
Windows, Doors, and Shutters..... 31
Porches, Verandas, and Connecting Elements..... 33
Driveways and Parking..... 35
Fences and Garden Walls..... 37
Commercial Buildings..... 39
**Section 3:** Design Guidelines for Existing Buildings..... 40
The Secreatary of Interior Standards for Rehabilitation ..... 41
... 42
General Approach to Building Rehabilitaiton..... 45
Contributing Versus Non-Contributing .....
Design Guidlines for Contributing Buidlings 46
Awnings, Brick/Masonry..... 47
Chimenys/Entrances & Doors..... 48
Foundation/Lights ..... 49
Paint..... 50
Porches..... 51
Porch Stairs & Railings..... 52
Roofs and Siding ..... 53
Windows..... 54
Windows, Wood..... 55
Wood, Site Features..... 56
Site Features ..... 57
Relocating Buildings..... 58
Demolition..... 60
Accessibility..... 62
Glossary..... 66
Resources.....

# Introduction

As required by Chapter 8 of the Land Development Code for the City of Fernandina Beach ("City"), these preservation and development guidelines establish standards in the Old Town Historic District. These guidelines adhere to the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties. There are four broad goals:

- Maintain the same configuration of land use fitted to the lot sizes of the Spanish plat [peonia and media peonia] in order to make a spatial connection to the history and original layout of Old Town, as informed by the Law of the Indies (see "Section 1: Historical Significance").
- Encourage inventive ways of adapting contemporary building practices to historical constraints.
- Enable the design of diverse outdoor spaces to encourage public interaction and maintain privacy.
- Design buildings and landscape to reinforce the order of the historic city plan.

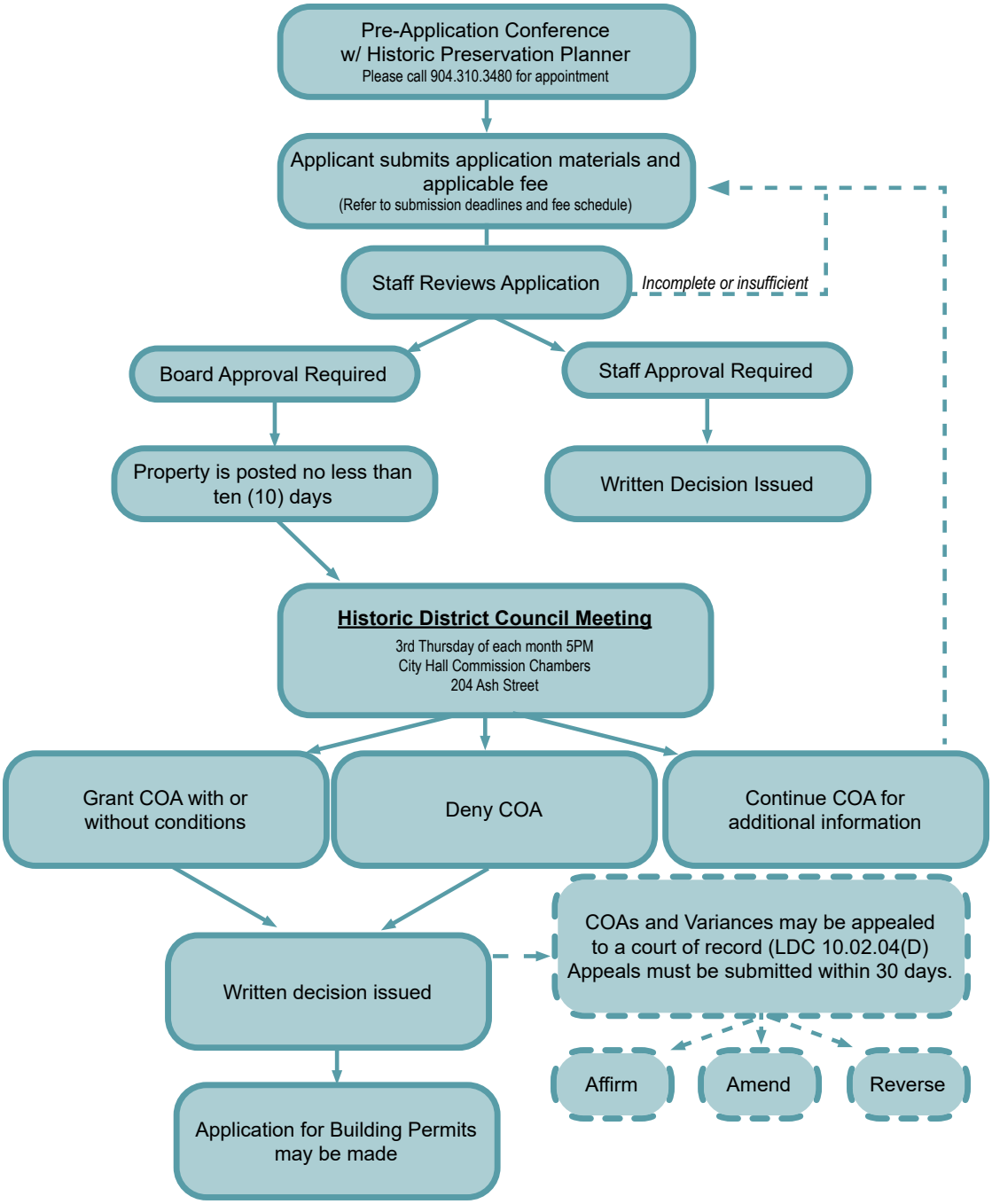
As part of the review process by the City and Historic District Council (HDC), these guidelines are intended for use by property owners, residents, City staff, and members of the Historic District Council, among others.

**Design Review Process**

The following are considerations for those constructing a new residential or commercial building in the Old Town Historic District.

- Review these guidelines in conjunction with the City of Fernandina Beach Land Development Code with an emphasis on "Chapter 8 – Historic Districts and the Amelia River Waterfront Community Redevelopment Area."
- Consult with the City's Historic Preservation Planner and / or staff early in the process.
- Work closely with an architectural designer and / or builder to ensure the design of the new building (residential or commercial) adheres to the guidelines.
- Refer to "Certificate of Approval Process" on opposite page.
- Property owners need to consult with staff if they are making a change to their

# Certificate of Approval Process



# Section 1:
# Historical Significance

Located on the northern end of Amelia Island, north of the City of Fernandina Beach, Old Town is bordered on the west by the Amelia River (Marine Street), north by Egans Creek and the Tiger Point Marina and Boat Works (Ladies Street), east by North 14th Street, and south by the historic Bosque-Bello Cemetery (established by the Spanish in 1798).

The Spanish originally platted Old Town in 1811. New and Towngate Streets and an area called Southpoint on Estrada Street (south of Garden Street) were added in 1821. The orientation to the Amelia River, orthogonal grid with consistently sized blocks, and central plaza (San Carlos Plaza), among other historic settlement features, make Old Town a prime example of the application of the "Law of the Indies." Established in 1573 under the rule of Phillip II, the Law of the Indies contained 148 principles governing the planning and development of a settlement addressing things like location, land use, property dimensions, public space, and social propriety.

No original Spanish or colonial-era structures, including Fort San Carlos, remain in Old Town. Despite this loss of architectural integrity, the "Original Town of Fernandina Historic Site" was added to the National Register of Historic Places on January 29, 1990 based on its association with Spanish Colonial exploration, settlement, and community planning and development. The focus of the National Register nomination is the survival of the Law of the Indies informed Old Town plat and potential archaeological remains. New construction began to be regulated by the City and the Historic

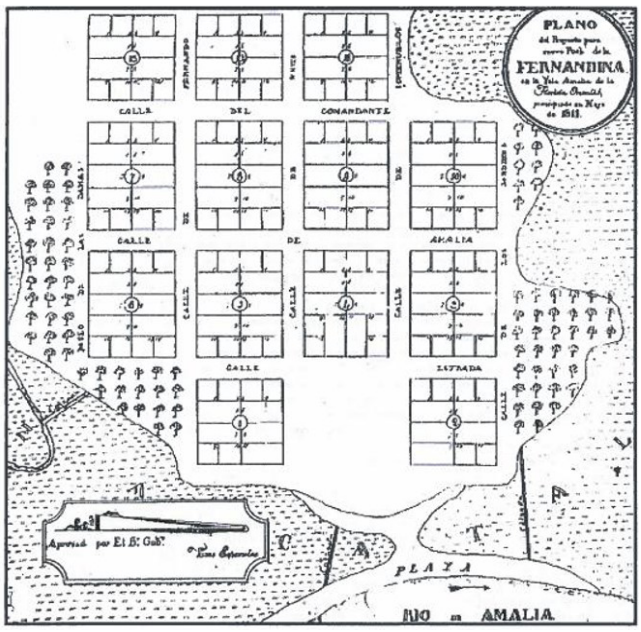



Figure 1: Original plan of Old Town Fernandina as platted by Spanish colonists in 1811.

# “Law of the Indies” and Grid Pattern of Old Town

The use of the grid for the ordered development of towns, cities, and agricultural areas has a long history among many cultures. Historically, the grid acts as an easily constructed device to organize the distribution of land among its inhabitants. The grid anticipates a moment in which a group of separate individuals is transformed into a town or city.

Although the grid method of urban planning was used extensively in Spanish settlements in the Americas, from the early contact years, it was not until 1573 that specific rules for the construction of a city grid plan were adopted and came to be known as the “Law of the Indies”.

Due to its late founding date in the history of Spanish presence in Florida, Old Town reads like a diagram of the Law of the Indies. For example, rule 36; “...And that they should be populated by Indians and natives to whom we can preach the gospels...” is certainly born out by the archeological surveys in Old Town suggesting indigenous occupation of the area from at least 2000 BC. Rule 40, which addresses the placement of a town on a river, “...should there be a need to build on a river, it should be on the eastern bank, so when the sun rises, it strikes the town first and not the water,” is a tailor-made description of Old Town’s location.

The current plan of Old Town shows the original plat of the town in 1811. Subsequently and by 1821, New and Towngate Streets had been added, as well as an area called  Southpoint on Estrada Street south of Garden. Although the fort has long since disappeared due to  erosion and contemporary development continues to alter t dded streets remain as a demonstration d in the Law of the Indies.

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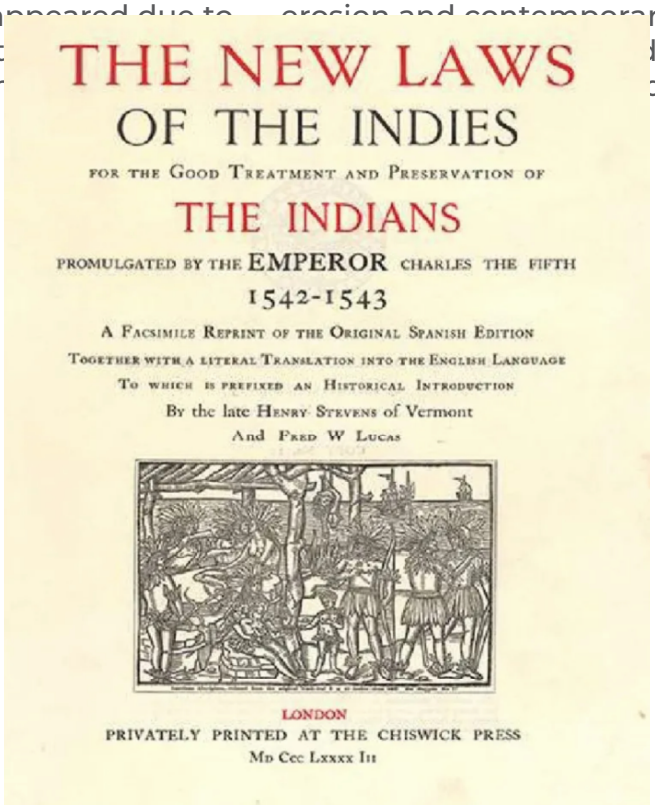

THE NEW LAWS
OF THE INDIES
FOR THE GOOD TREATMENT AND PRESERVATION OF
THE INDIANS
PROMULGATED BY THE EMPEROR CHARLES THE FIFTH
1542-1543
A FACSIMILE REPRINT OF THE ORIGINAL SPANISH EDITION
TOGETHER WITH A LITERAL TRANSLATION INTO THE ENGLISH LANGUAGE
TO WHICH IS PREFIXED AN HISTORICAL INTRODUCTION
By the late HENRY STEVENS of Vermont
And FRED W LUCAS
LONDON
PRIVATELY PRINTED AT THE CHISWICK PRESS
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Figure 2: The Law of the Indies, a royal ordinance that established guidlines for planning Spanish colonial settlements.

# Old Town & The Importance of Place

The concept of place is the result of many interrelated factors which include the climate, economic and social history, buildings and landscape features as well as private and collective memories. The purpose of this section is to analyze and represent the major physical characteristics of Old Town that contribute to its unique scale and patterns of life.
Due to the lack of significant historic and contributing buildings such as found in downtown Fernandina, Old Town presents more of an “aura” than a clearly defined urban fabric. Taken together with relevant historical precedents, these patterns form the foundation on which the design guidelines are structured.

The principal recommendations concerning the proper handling of historic structures are included in these guidlines and in the appendices. Unusual for most historic districts, these guidelines reflect the importance of the historic plan. Several structures in the district are identified as historic or contributing even though they were not constructed during the period of record for the town plan. This document favors the rehabilitation of existing structures however modest. Current building occupation overwhelmingly favors domestic use. The Spanish Plan historically featured a mixed use arrangement of functions that has largely disappeared from Old Town. Under the Law of the Indies, the most important civic, religious and commercial buildings were placed around the Plaza. Up until 1926, a church and several institutional buildings were located on plaza lots following this prescription. The guidelines allow and also encourage the introduction of commercial and institutional uses within the town, provided that they conform to the physical requirement of building placement and typology.



Figure 3: Aerial photographs of Nassau County, University of Florida Digital Collections (1943)

# The Preservation of a Plan

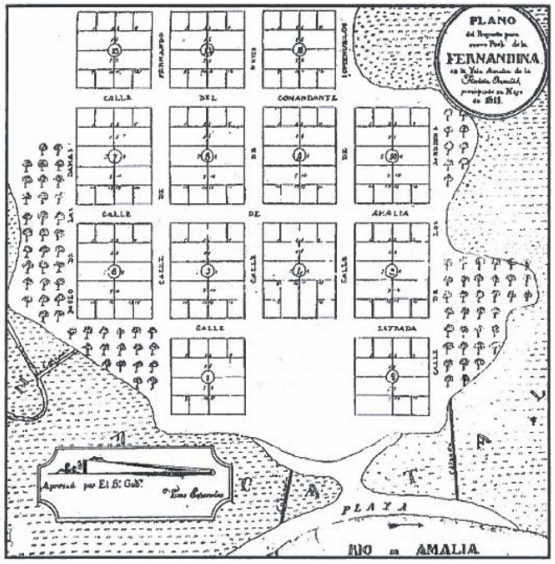



Figure 3: Map of Old Town drawn by Franz Dollheimer in April 1937 based on data compiled and translated by Maria Copella Dollheimer.

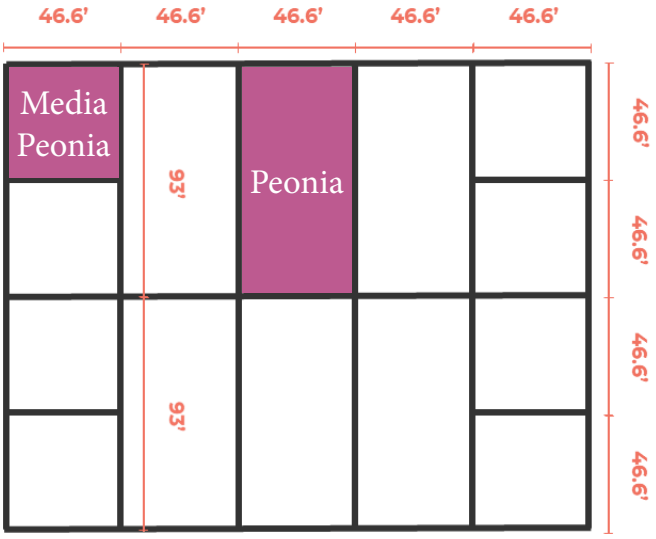



Figure 4: Typical block with peonia (original, full lots) and media peonia (original, half lots).

## Old Town Plan

Sited on a bluff above the Amelia River, the original Old Town plan consisted of some 13 blocks arranged around a Plaza at the western edge of the settlement. Each block was made up of four to six peonias, a basic urban lot type established by the Law of the Indies, and as many as eight media peonias or half lots. The size of the peonia was based in part on its use as a residential lot that provided an area for agriculture.

The Spanish used the vara (equivalent of 33-inches today) to establish the size of the peonia (46-feet, 6-inches x 93-feet) and media peonia (46-feet, 6-inches x 46-feet, 6-inches). By 1937, the original settlement had been expanded to some 20 full blocks and seven smaller blocks – all made up of peonias and media peonias. As dictated by the Law of the Indies, the Spanish plan provided for the orderly distribution of buildings based on type with civic and religious structures sited

# Section 2:
## Design Guidelines for New Construction



# Existing Trees and Landscape

The Old Town Historic District is characterized by a significant amount of mature, older growth trees and a sizeable tree canopy.

Goal:

Preserve existing trees and introduce new vegetation in keeping with the character of the District.

Considerations:

1. Protected trees are those with a circumference of 5-inches or more and designated “heritage” trees.
2. Property owners should consult with the City Arborist before removing protected trees.
3. Property owners are encouraged to develop designs that help retain as many existing, protected trees and native plantings as possible.






Figure 5: Property owners are encouraged to place and design buildings to retain as many protected trees as possible.

# Land Use & Zoning

Following the City's Land Development Code, Old Town has two zoning designations for single family dwellings and in some areas of the District, limited commercial use.

Goal:

Regulate building use focused primarily on residential and limited commercial.

Considerations:

Old Town Historic District One (OT-1): District is intended to protect the unique historic features and uses in the single-family residential area of the Old Town Historic District. The OT-1 District is intended for the development and maintenance of single-family residential dwellings, along with their customary accessory uses in the same lot.

Old Town Historic District Two (OT-2): District is intended to protect the unique historic features and uses in the mixed-use area of the Old Town Historic District. The OT-2 District is intended for the development and maintenance of single-family




Figure 6: Zoning map with OT-1 and OT-2 designations.

# Visibility Corridors

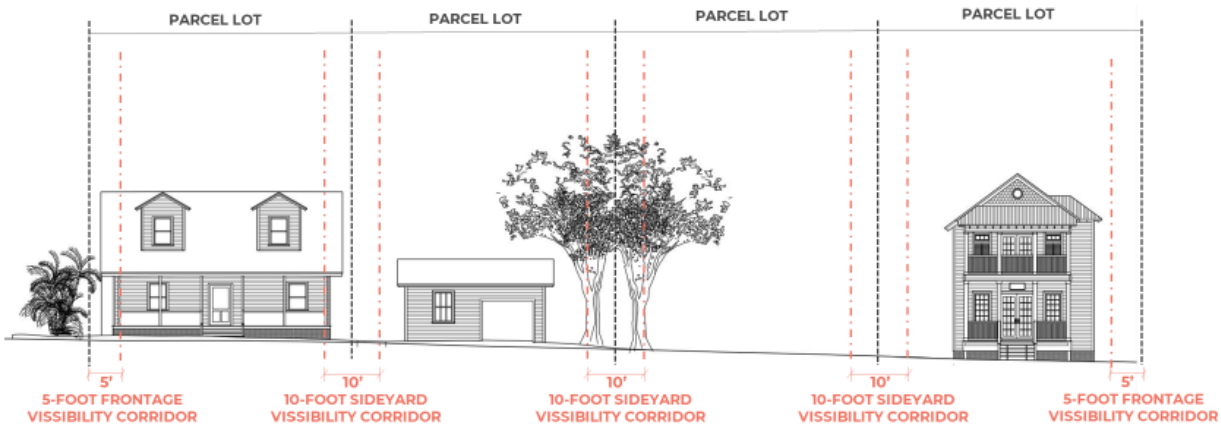
Setbacks in the Old Town Historic District are referred to as lot “visibility corridors.” They are a primary tool for spatially recognizing and helping preserve the historic Spanish grid as it was originally platted in 1811 and expanded over time.

Goal:

Regulate and preserve the historic peonia and media peonia lot line divisions.

Considerations:

1. Lot Visibility Corridors are organized into Frontage, Sideyard, and Mid-Lot Visibility Corridors.
2. Lot Visibility Corridors are made up of 5-foot (Frontage) or 5-foot / 10-foot (cumulative 5-foot Sideyard and Mid-Lot) setbacks from lot lines.
3. Connecting elements are allowed at Sideyard and Mid-Lot Visibility Corridors
4. Maximum projection of 24-inches is allowed into the visibility corridors for chimneys, roof eaves, balconies, and porches, among other architectural



# Visibility Corridors

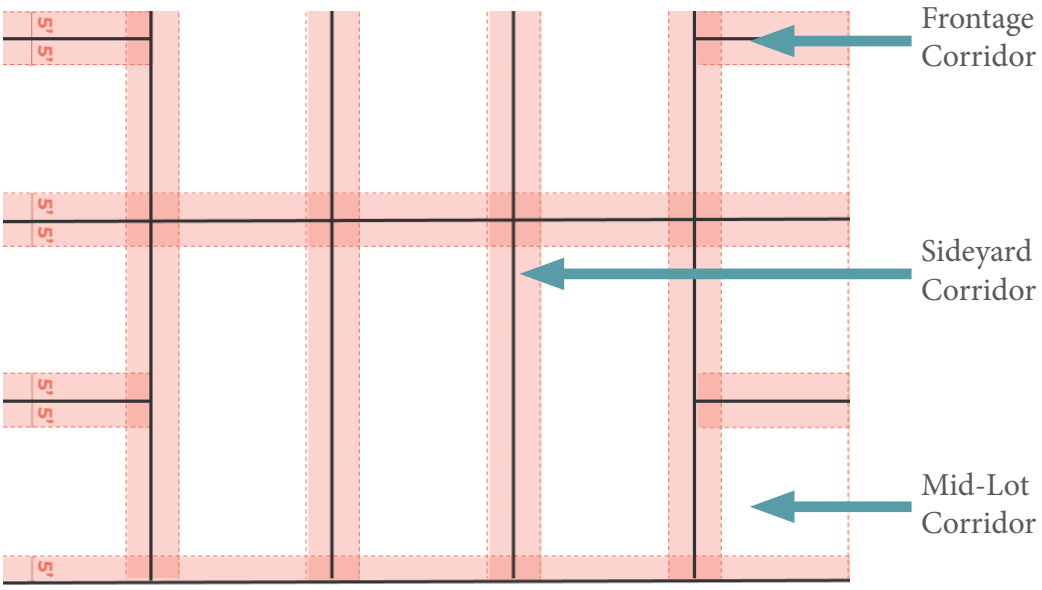



Figure 7: Visibility Corridors plan diagram for a typical block.

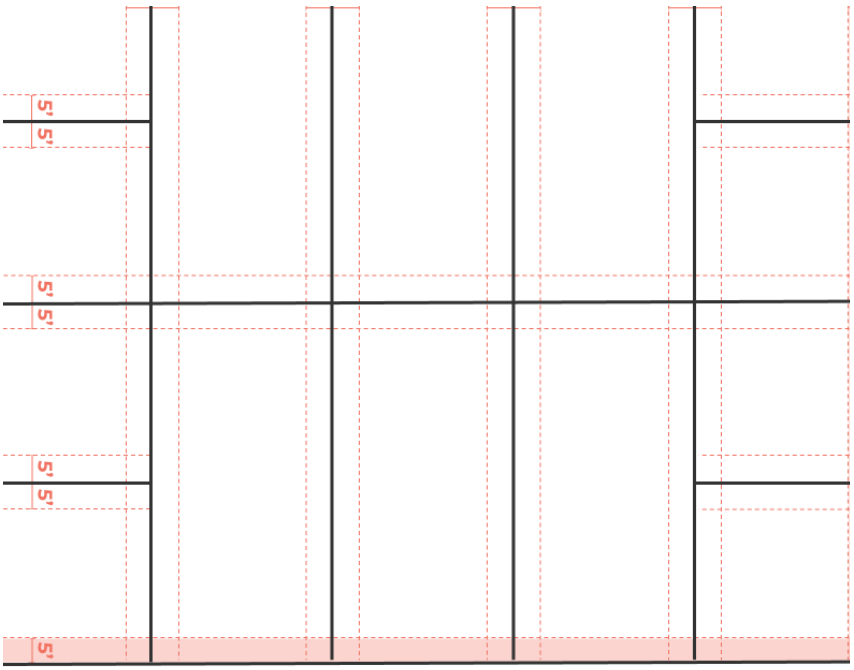



Figure 8: Frontage Corridors plan diagram for a typical block.

# Visibility Corridors

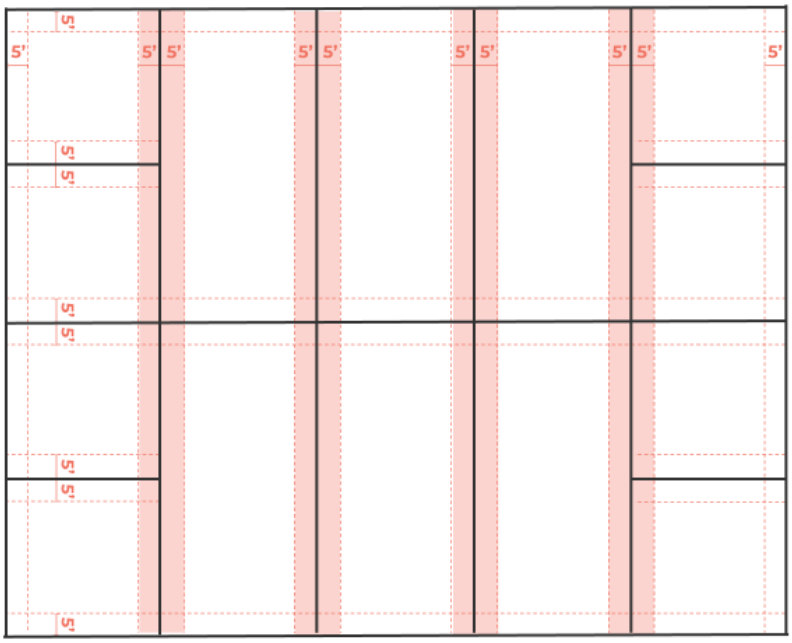



Figure 9: Sideyard Corridors plan diagram for a typical block.

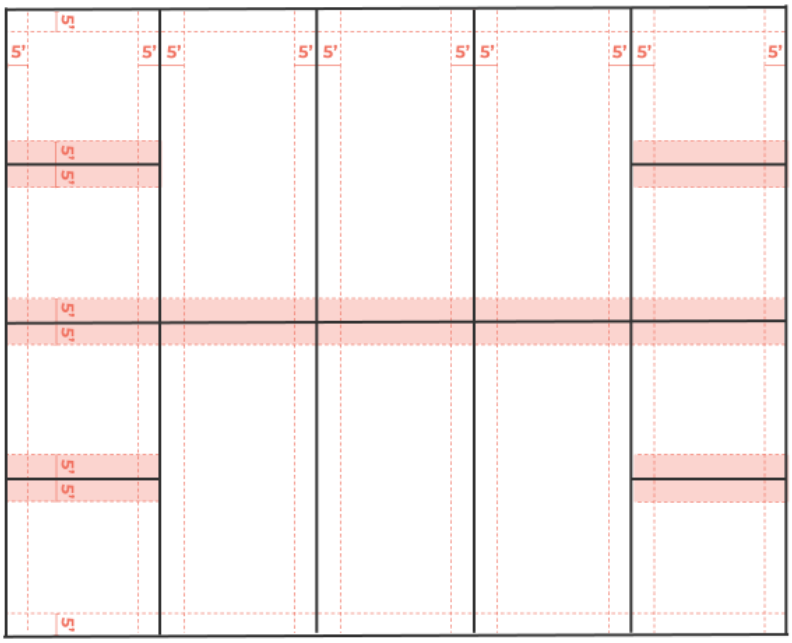



Figure 10: Mid-Lot Corridors plan diagram for a typical block.

# Density, Scale, Massing, & Lot Coverage

The architectural and urban character of the District is largely defined by the density, scale, and massing and groupings of individual buildings.

Goal:

Manage the density, scale, and massing of buildings to help maintain the architectural and urban character of the District.

Considerations:

1. The total lot coverage is 45%.
2. Lots are a single peonia, two media peonia combined, or what is referred to as an “assemblage” of one or more peonias and / or media peonias.
3. Buildings are designated as “Primary” or “Out Buildings.” Primary Buildings are the principal unit of occupation, i.e. private residential unit. Out Buildings are ancillary to the primary structure in size and degree of occupation.” Out Buildings include garages, garage apartments (also known as Accessory Dwelling Units or ADU as defined by the Land Development Code), storage sheds, greenhouses, workshops, and gazebos.
4. Out Buildings can be stand alone or be connected to Primary Buildings by “connecting elements” – enclosed spaces that are not permanently conditioned. ***Unconditioned Connecting Elements are not considered as part of the 45% lot coverage. Examples include: porches, pergolas, colonnades, loggias, Florida Rooms,***

# Density, Scale, Massing, & Lot Coverage

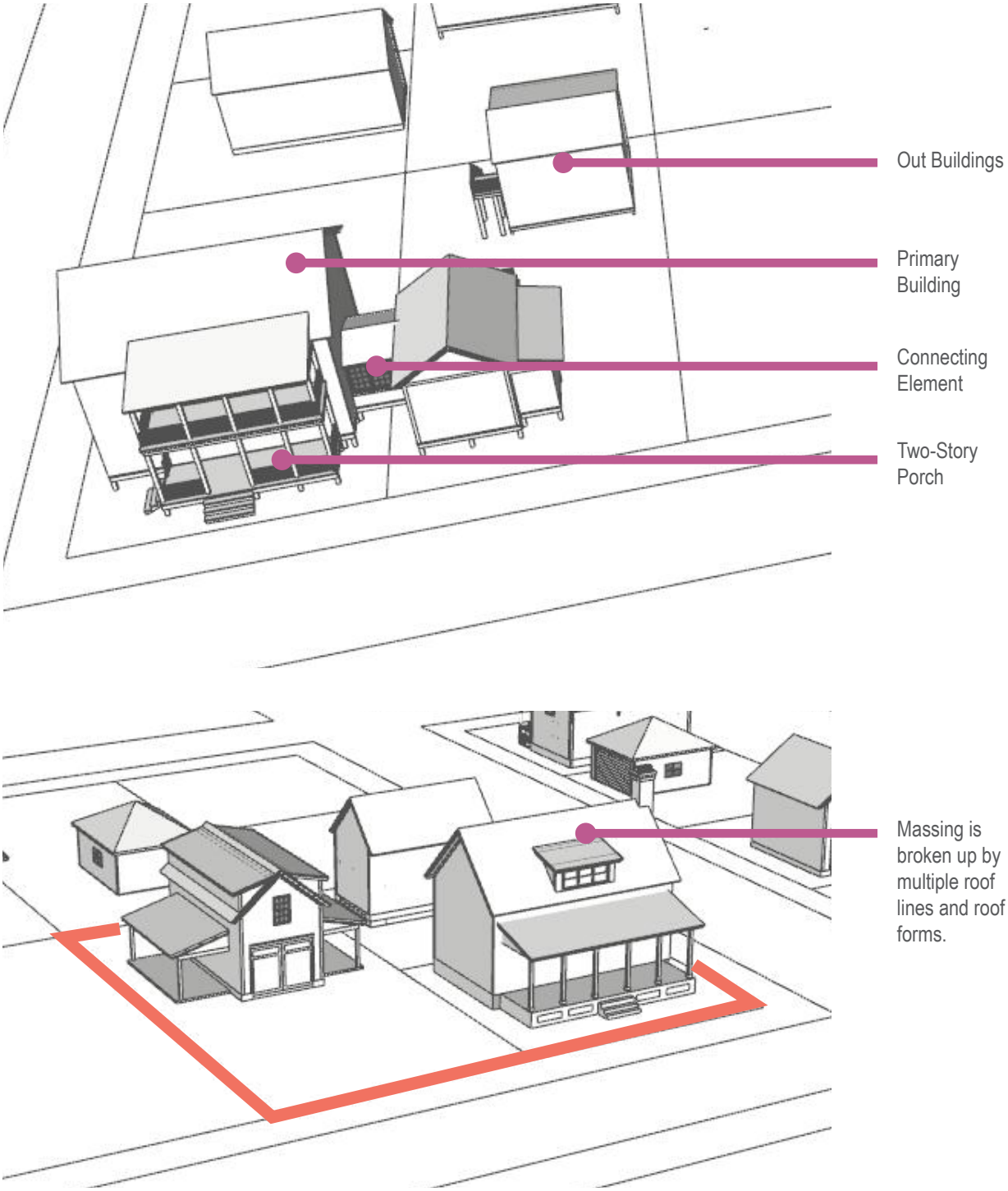



Figure 10: Rather than a single structure, property owners are required to distribute the massing of buildings into a Primary Building and Out Building(s) with a total maximum lot coverage of 45%.

# Density, Scale, Massing, & Lot Coverage

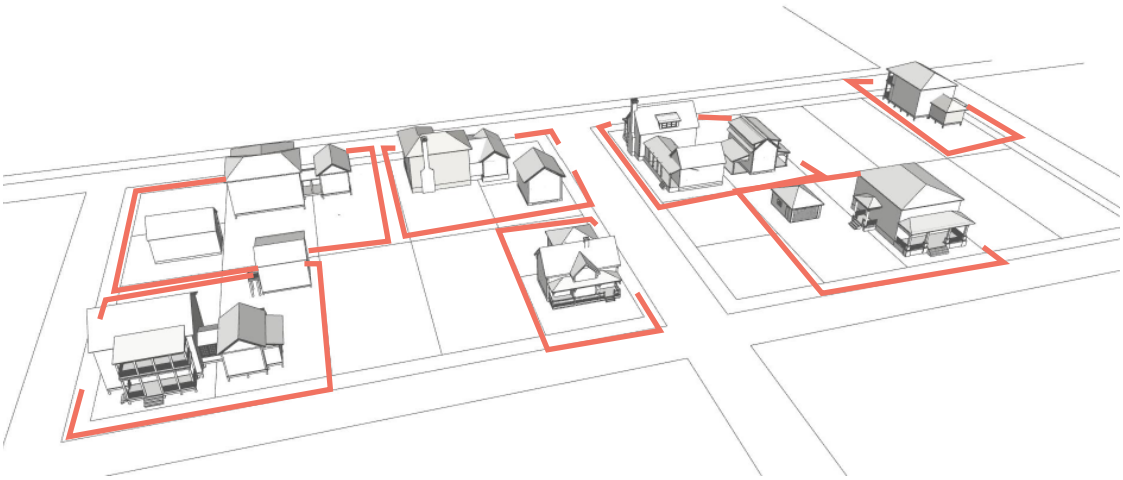


Figure 11: Examples of density, scale, and massing.

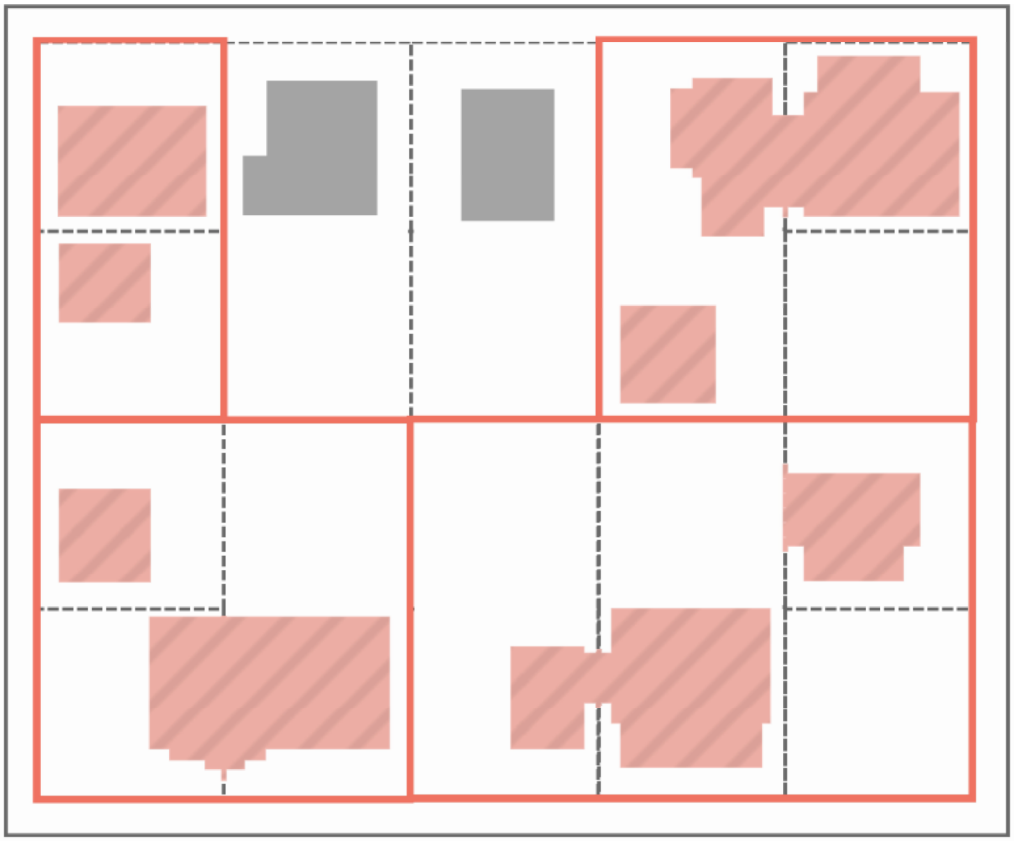


Figure 12: Plan depicting distribution of primary and out buildings on lots of varying size and configuration.

# Density, Scale, Massing, & Lot Coverage

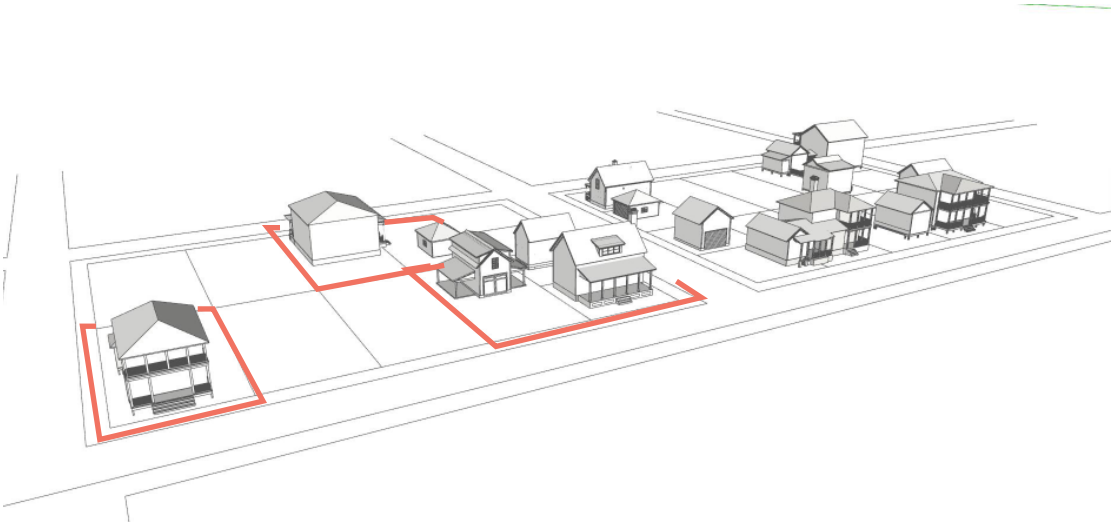


Figure 13: Examples of density, scale, and massing.

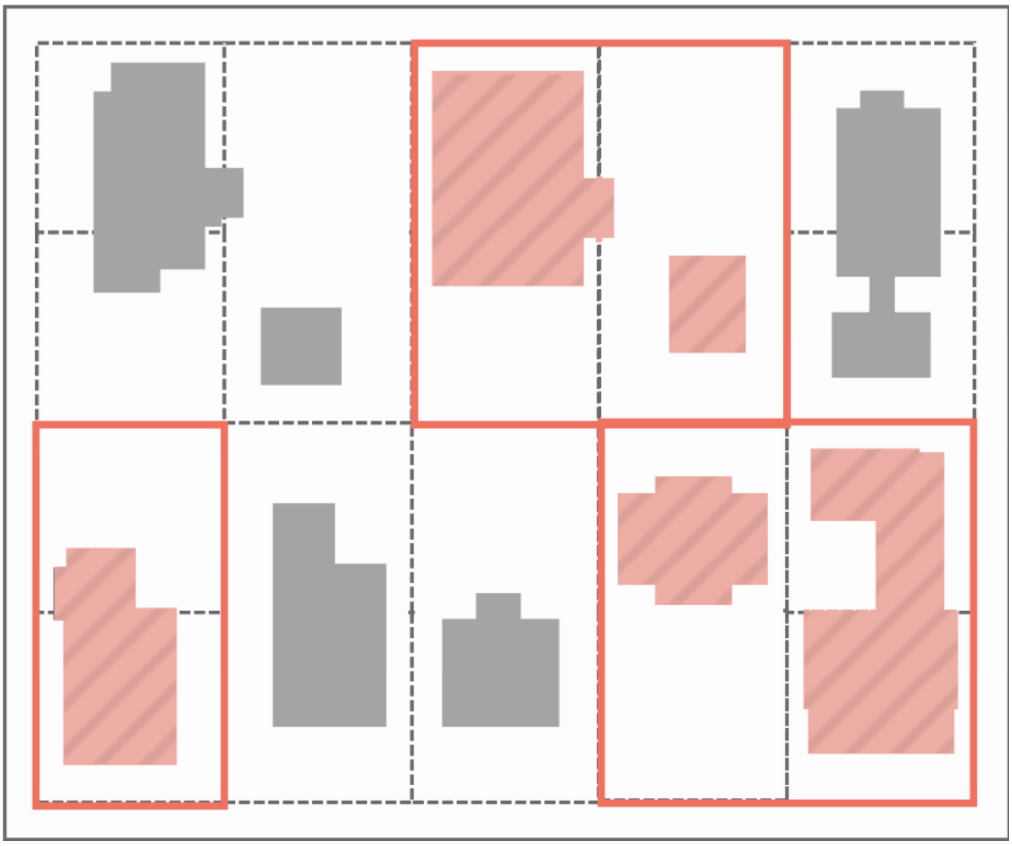


Figure 14: Plan depicting distribution of primary and out buildings on lots of varying size and configuration.

# Sideyard and Mid-Lot Visibility Corridors

This section offers different approaches to recognizing Sideyard and Mid-Lot Visibility Corridors including connecting and other elements that cross the 5-foot and 10-foot (cumulative 5-foot) setbacks.

Goal:

Regulate approaches to the treatment of Sideyard and Mid-Lot Visibility Corridors.

Considerations:

1. Primary Buildings and Out Buildings cannot cross lot lines (peonia and media peonia).



Figure 15: Example of a Sideyard Open Visibility Corridor.

# Sideyard and Mid-Lot Visibility Corridors

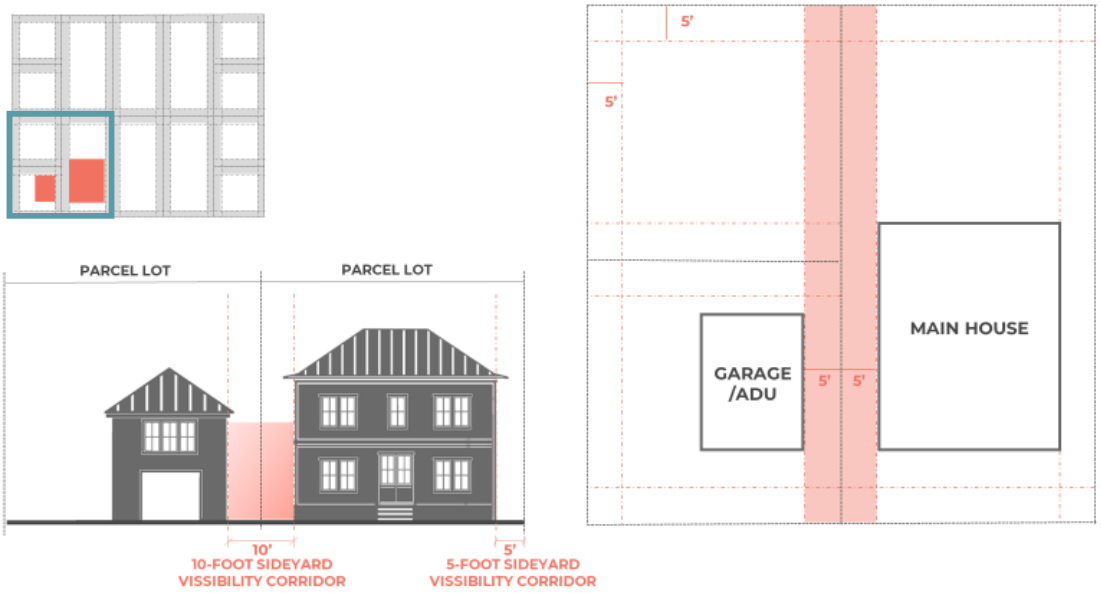



Figure 16: Sideyard Visibility Corridor – Open Corridor option.

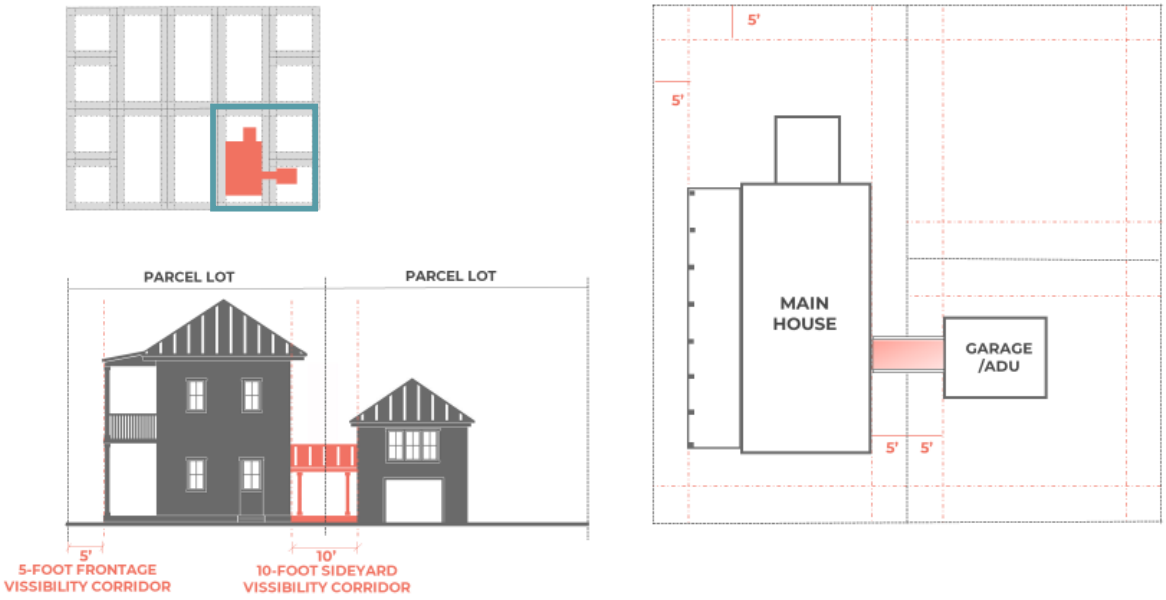



Figure 17: Sideyard Visibility Corridor – Open Breezeway option.

# Sideyard and Mid-Lot Visibility Corridors

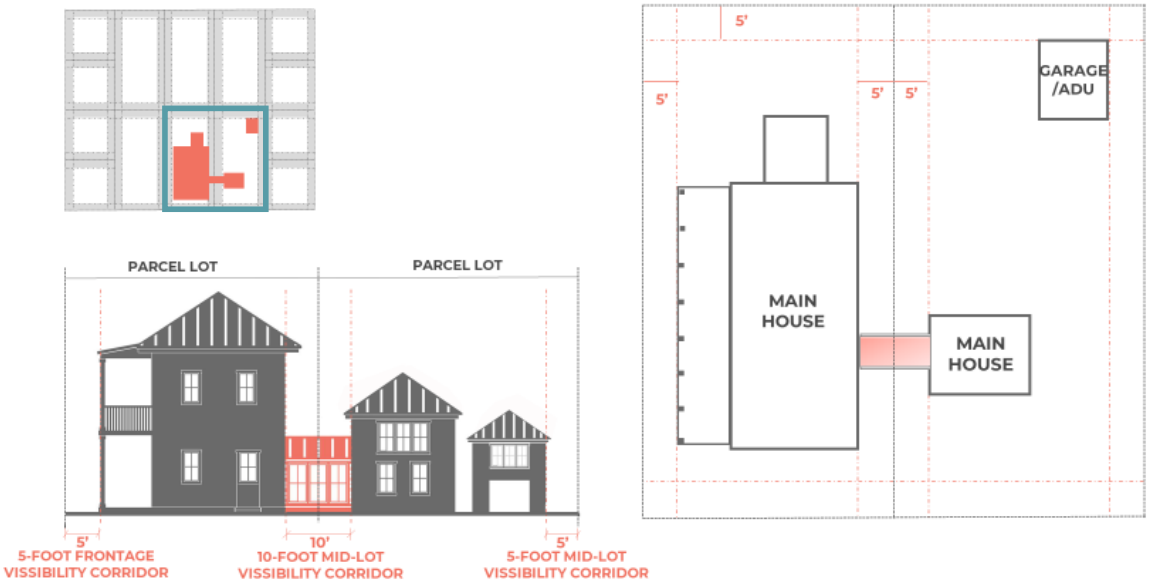



Figure 18: Sideyard Visibility Corridor – Enclosed Breezeway option.

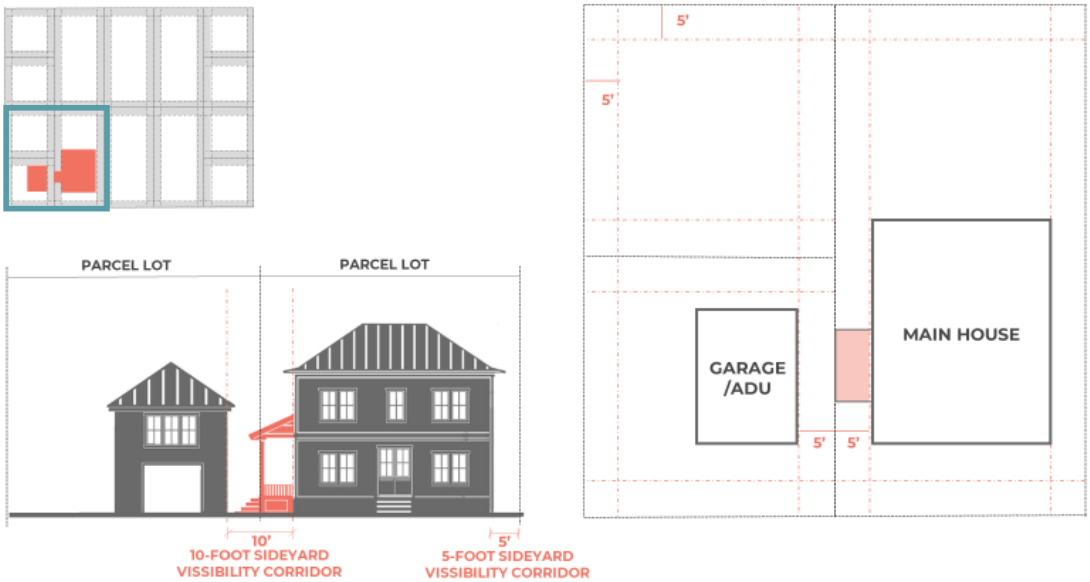



Figure 19: Sideyard Visibility Corridor – Porch / Double Story Porch option.

# Sideyard and Mid-Lot Visibility Corridors

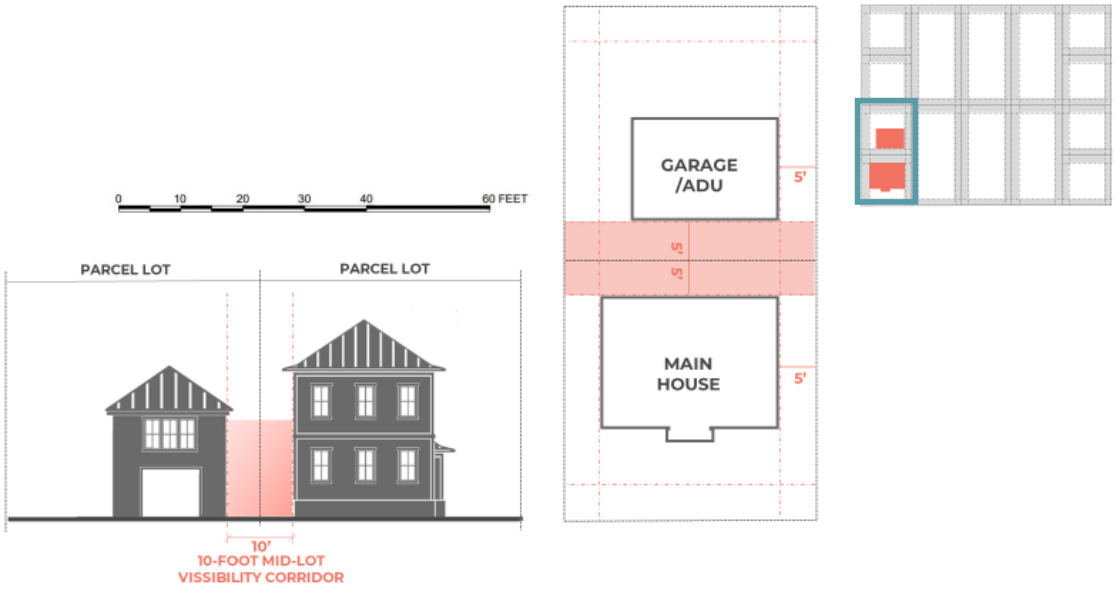



Figure 20: Mid-Lot Visibility Corridor – Open Corridor option.

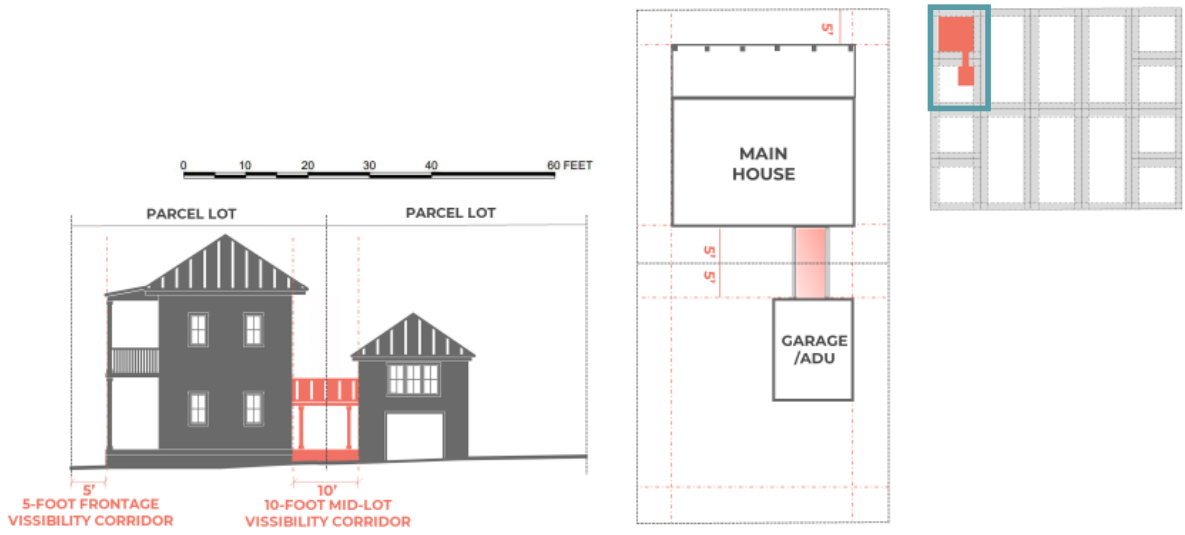



Figure 21: Mid-Lot Visibility Corridor – Open Breezeway option.

# Sideyard and Mid-Lot Visibility Corridors

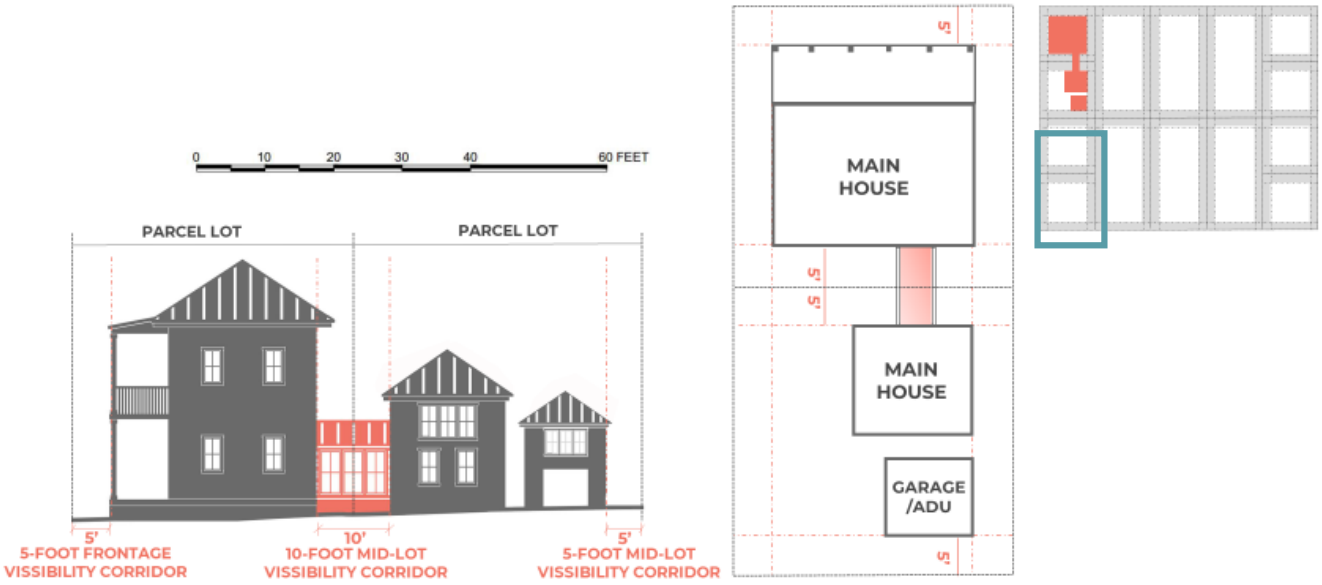



Figure 22: Mid-Lot Visibility Corridor – Enclosed Breezeway option.

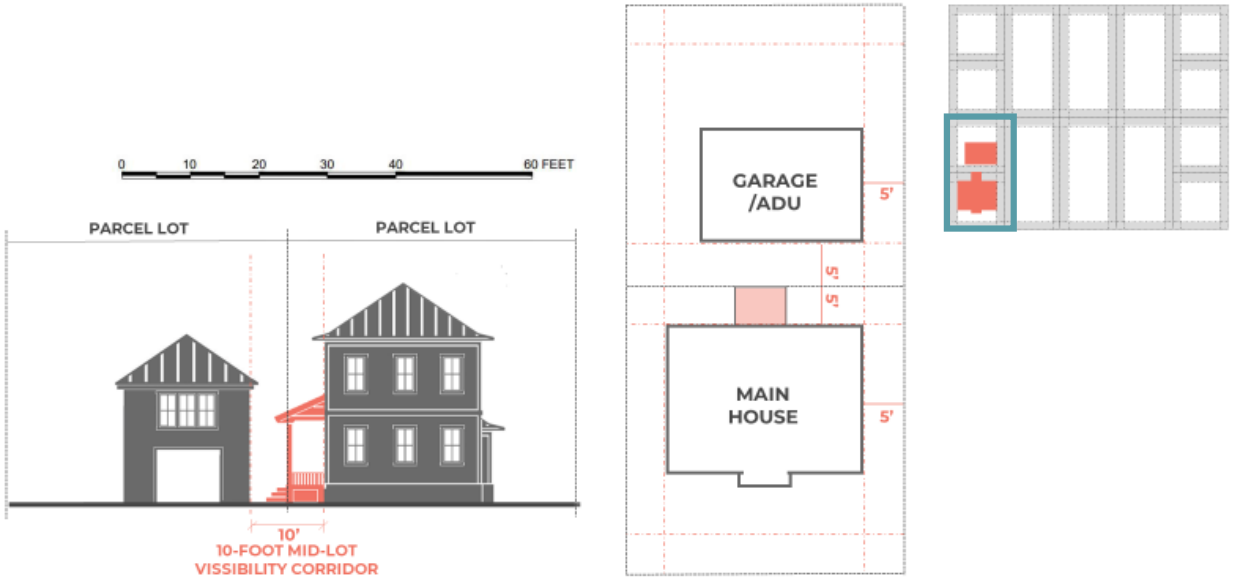



Figure 23: Mid-Lot Visibility Corridor – Porch / Double Story Porch option.

# Sideyard and Mid-Lot Visibility Corridors



Carports are allowed, but limited in size to accommodate two cars maximum.

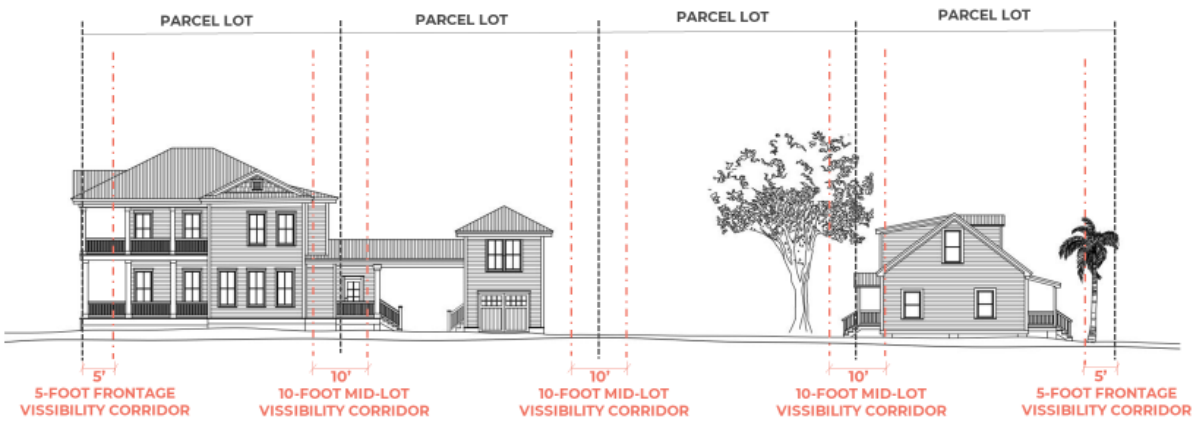



Figure 24: Mid-Lot Visibility Corridor – Carport (maximum two cars).

# Architectural Style

Unlike many historic districts, there is no specific architectural style or styles that are required and regulated for Old Town. Rather there are a number of historical styles represented by new buildings including:

- Low Country / Southeast Atlantic Coastal
- Florida Vernacular
- Spanish Colonial
- Modern / Contemporary

Goal:
Encourage a range of styles that reference the history of Old Town and the larger region.

Considerations:

1. New construction should be built in keeping with the climate of north Florida including the use of tall floor to ceiling heights, large porches and verandas, and wide roof eaves.

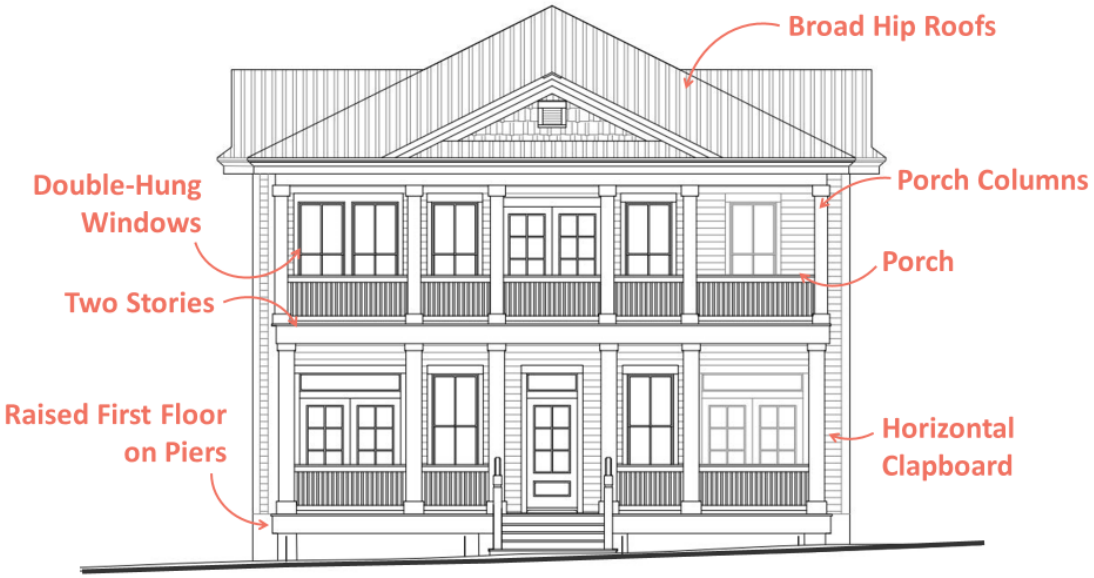



Figure 25: Low Country / Southeast Atlantic Coastal Architectural Style.

# Architectural Style

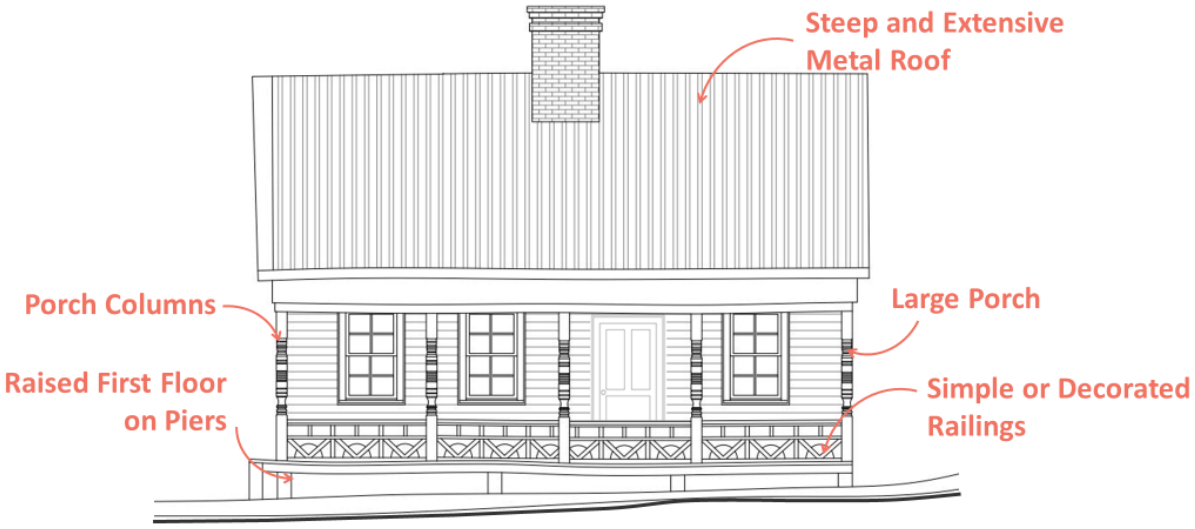



Figure 26: Florida Vernacular Architectural Style.

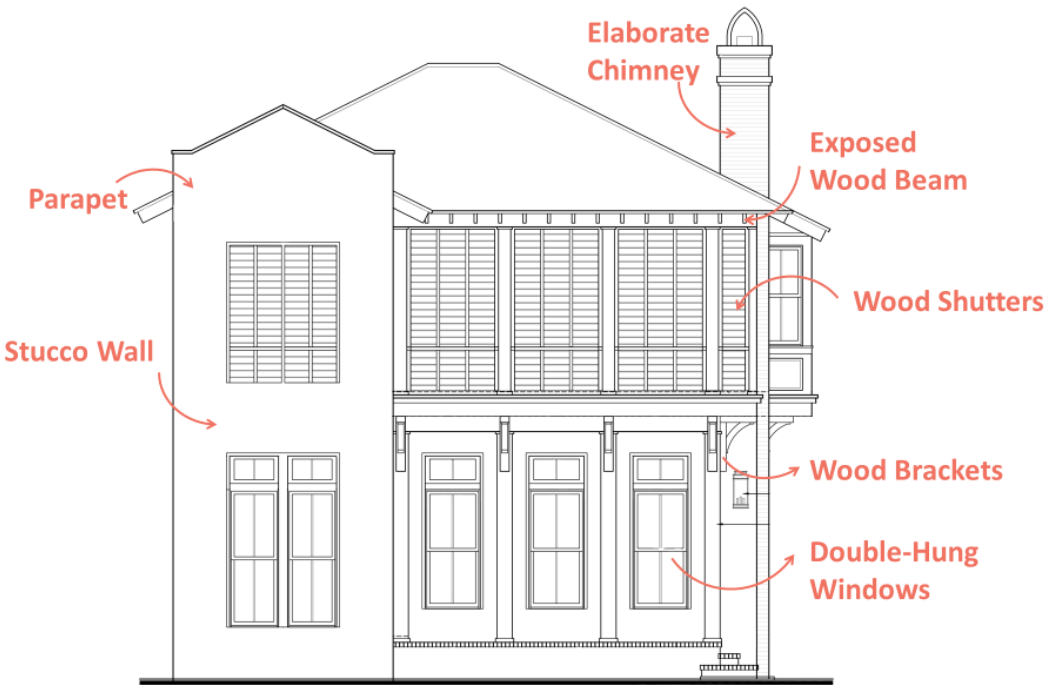



Figure 27: Spanish Colonial Architectural Style.

# Foundations

New buildings should be raised off the ground on piers or a continuous foundation.

Goal:
Regulate the design of foundations and visible materials.

Considerations:

1. Piers or continuous foundations should be faced with brick, coquina, stucco, or an equivalent material.
2. Infill between foundation piers should be lattice, pierced brick, continuous brick

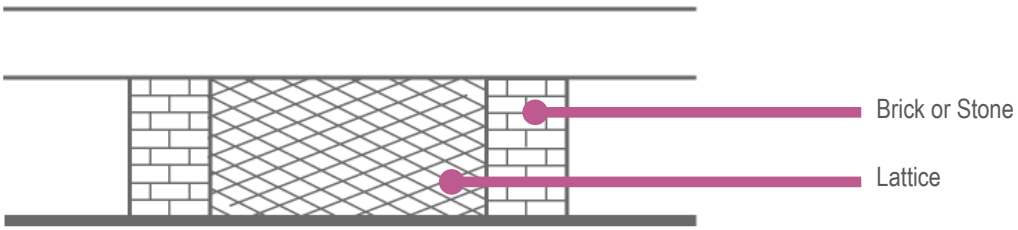



Figure 28: Example of brick piers with lattice in between type foundation.

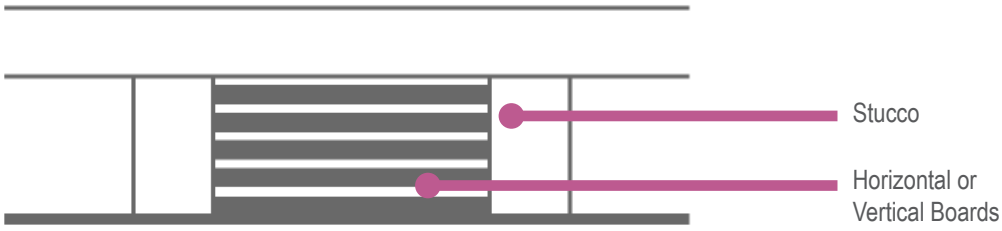



Figure 29: Example of stucco piers with horizontal wood boards in between type foundation.

# Foundations



Figure 30: Examples of the types of foundations encouraged in the District. Foundations include brick, stone, lattice, stucco, and horizontal or vertical boards.

# Exterior Materials and Architectural Details

A range of exterior materials and details are permissible in the District.

Goal:

Encourage the use of exterior materials and details that are in keeping with the chosen style and architectural character of the District.

Considerations:

1. Real wood is encouraged although cementitious and other sustainable materials are allowed.
2. The finish of all cementitious materials should be smooth.
3. Brick and shell finished stucco are also common materials historically seen in Old Town.




Figure 31: Example of materials and architectural details encouraged in the District.

# Exterior Materials and Architectural Details




Figure 32: Example of materials and architectural details encouraged in the District.




Figure 33: Example of materials and architectural details encouraged in the District.




Figure 34: Example of materials and architectural details encouraged in the District.

# Roofs and Chimneys

A range of roof types and materials are permissible in the District.

Goal:

Encourage the use of roof types, materials, and chimneys that are in keeping with the chosen style and architectural character of the District.

Considerations:

1. Roof types include gable and hipped, among others.
2. Roofing materials include wood shingles, architectural shingles, and standing seam metal, among others.
3. Chimney designs vary according to architectural style.
4. Chimney materials include brick and stucco or an equivalent.
5. Architectural roof details like cupolas are allowed and do not have to adhere

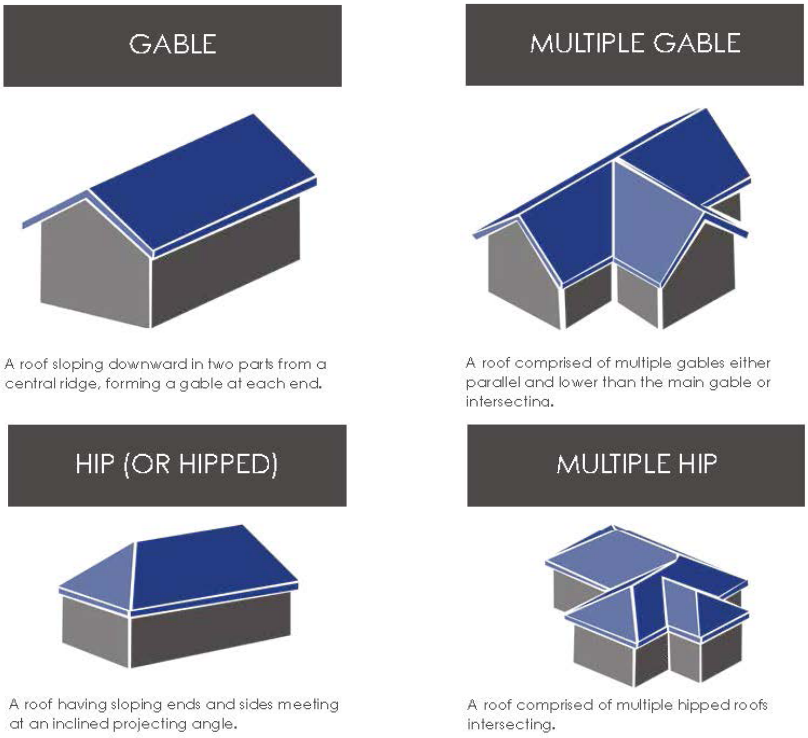



Figure 35: A range of roof types are allowed in the District. [Show: Gable, Hipped, Cross Gable, Roofs with Dormers)

# Roofs and Chimneys



Gable Roof



Hip Roof



Multiple Gable



Gable



Gable with Dormer Window



Hip-Gable Combination Roof

Figure 36: Examples of roofs, roof materials, and chimneys encouraged throughout the District.

# Windows, Doors, and Shutters

Specific window and door types and configurations are not dictated. A range of shutters are permissible.

Goal:

Encourage the use of window, door, and shutter types and configurations that are in keeping with the chosen architectural style and character of the District.

Considerations:

1. Double hung sash windows types are encouraged with 1/1, 2/2, and 6/6 multi-light patterns.
2. Raised window muntins are required over flush or snap-in.
3. Energy efficient windows are highly encouraged.
4. Traditional and Bahamian style shutters are encouraged.
5. Shutters should be wood or composite materials with a smooth finish. Plastic

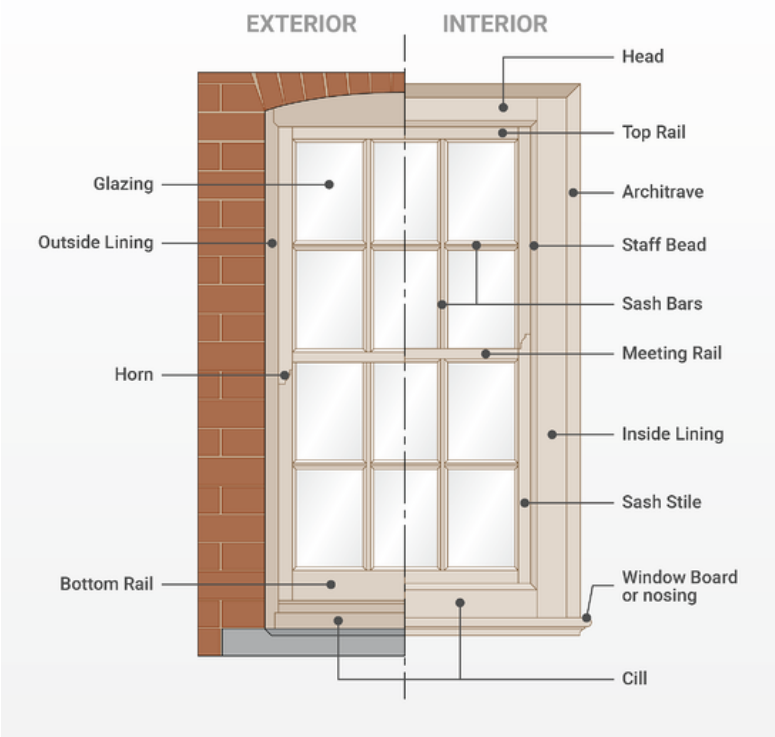



Figure 37: Anatomy of a sash window.

# Windows, Doors, and Shutters



2/2 Double Hung Sash



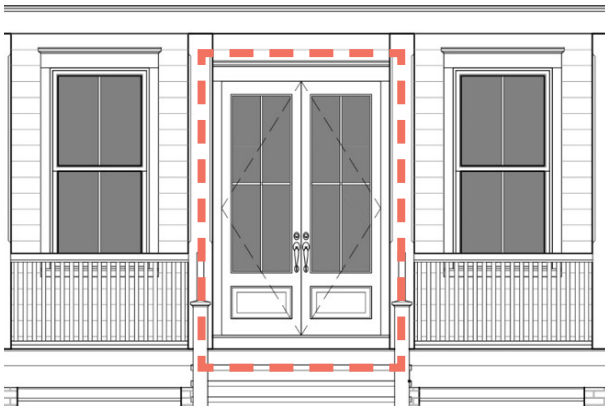
6/6 Double Hung Sash



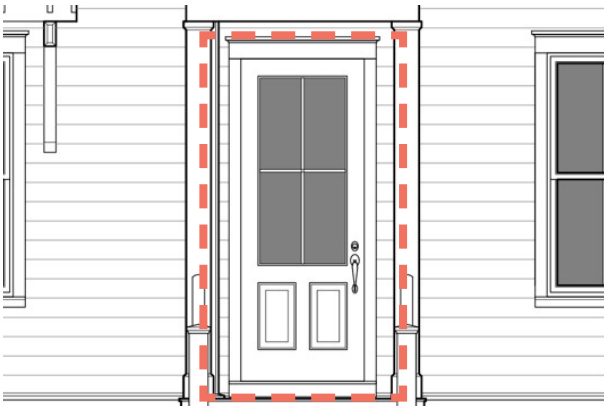
Double Hung Sash with Decorative Muntin Pattern on Top Sash



1/1 Double Hung Sash



French Type Double Doors with Glass and Raised Panels



French Type Single Door with Divided Glass and Raised Panels

Figure 38: Examples of windows, doors, and shutters encouraged throughout the District.

# Porches, Verandas,and Connecting Elements

Porches, verandas, and covered elements connecting Primary Buildings to Out Buildings are important character defining features of the District.

Goal:

Regulate the placement and design of porches, verandas, and other connecting elements.

Considerations:

1. The design of porches, verandas, and connecting elements vary throughout the District.
2. Railings and details vary throughout the District.
3. Wood is encouraged as the primary material, but cementitious and other sustainable materials are permissible.





Figure 39: Examples of porches and two-story porches..

# Porches, Verandas,and Connecting Elements



Figure 40: Examples of breezeways as connecting elements.

# Driveways and Parking

Given the smaller scale of existing, individual lots, driveways are small serving primarily as parking areas. **Parking in the right-of-way is typical for residents and visitors to Old Town**.

Goal:
Regulate the placement, design, and materials of driveways.

Considerations:

1. Driveways are not permitted on the frontage portion of corner lots.
2. Driveways typically accommodate two cars in a single or double, side-by-side parking arrangement.
3. Permeable materials are required for the driveway surface including permeable pavers and bricks, crushed shell, or a mix of equivalent materials.

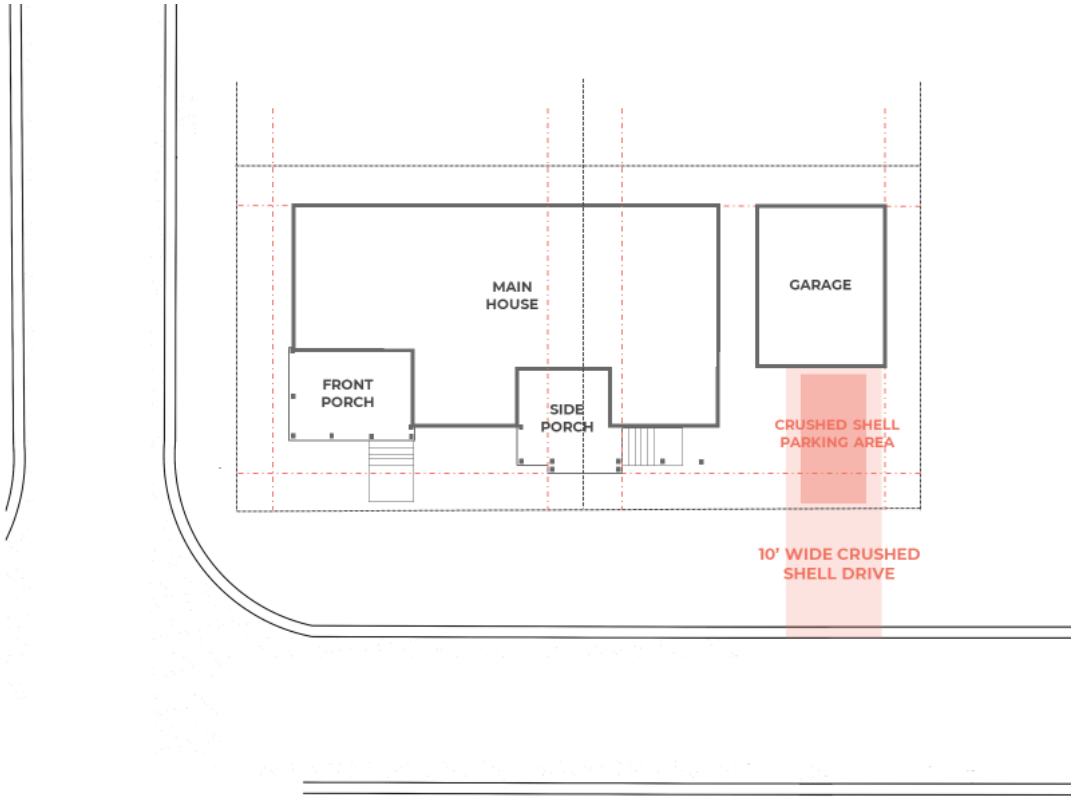



Figure 41: Detailed drawing of an approved driveway design.

# Driveways and Parking








Figure 42: Examples of driveways and configurations for parking.

# Fences and Garden Walls

Fence is defined as a light weight construction of wood, metal, or a combination of materials whereas a garden wall is identified as a more substantial barrier constructed of masonry or a combination of materials. .

Goal:

Regulate the placement, design, and materials used for fences and garden walls.

Considerations:

1. Fences and walls that allow for the passage of light are encouraged over solid fencing and walls.
2. The height of fences and garden walls is dictated by zoning: 4-feet height in front yards and 6-feet height in rear yards.
3. Front yard fences must be permeable.



Figure 43: Examples of fences allowed in the District.

# Fences and Garden Walls







Figure 44: Examples of fences and walls throughout the District.

# Commercial Buildings

Old Town Historic District zoning OT-2 allows for “limited neighborhood and commercial development” such as corner grocery stores, bookstores, retail shops, and professional offices, among others.

Goal:
Ensure that commercial buildings are in keeping with the guidelines for residential buildings in the District.

Considerations:

1. Heights compatible with adjacent buildings, but no more than 35-feet in height.
2. Lot coverage should not exceed 45%.
3. Limited parking at the side or rear of building with a permeable paving surface.
4. Architectural style consistent with those present in District including Florida Vernacular.




Figure 45: Example of a Commercial Building. This example does not exist in Old Town Fernandina.

# Section 3:
## Design Guidelines for Existing Buildings



# The Secretary of Interior's Standards of Rehabilitation

These guidelines are based on the Secretary of the Interior's Standards of Rehabilitation. The Standards have become the authoritative source for the treatment of historic buildings both nationally and in Florida. They provide a logical point of departure for developing local guidelines. They pertain to historic buildings of all sizes, materials, and types, interior and exterior work, demolition, relocation, new construction, and handicap accessibility. Additional information on these standards can be found at the following website: www.flheritage.com/preservation.

Standards:

1. A property shall be used for its historic purpose or be adapted to 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 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, 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 ar¬chitectural features to protect the historic integrity of the property and its environment.

# General Approach To Building Rehabilitation

In Old Town, existing buildings are generally placed correctly on the grid, are simple in design, and promote a strong connection to the outdoors. The individuality and simplicity of buildings is a principal part of the character of Old Town.

As the town ages, new buildings will be added to the town. These buildings will also deserve consistent preservation measures. For this reason, this chapter provides some general recommendations for rehabilitation of historic properties and existing buildings. The philosophy promoted by these guidelines is to sustain the character of the town by keeping buildings, however modest, in useful service. This is an approach that residents in Old Town have followed for generations and it is consistent with current thinking on sustainable communities.

With these goals in mind, the following section emphasizes 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 has no sensitivity 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's Standards for Rehabilitation on page 31 serve as the basis for working within the Historic District. 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 site and environment.

Justification for using the Secretary of the Interior's Standards are numerous. The first and most important is consistency. Rehabilitation projects in Florida receiving federal or state funding or tax credits already must observe the standards. Furthermore, property owners seeking a historic preservation property tax exemption under Section 196.1997, Florida Statutes, must also comply with them. A consistent set of standards will result in savings of time and money, and permit avoidance of administrative overlaps and conflicting regulations.

A second important reason for using the Secretary of the Interior's Standards is the large body of work developed as part of these guidelines by the National Park Service. 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

# General Approach To Building Rehabilitation

Old Town contains several notable 19th and early 20th century buildings which contribute to the character of the National Register-listed site. Identifying, retaining, and preserving the form and detailing of original architectural materials and features is basic to the sensitive treatment of all historic buildings. The guidelines which follow recommend a range of measures to accomplish this goal, while avoiding actions which will cause the removal of features that form the

## Protect and Maintain

Protection generally involves the least degree of intervention and precedes other work. Protective measures include the maintenance of historical materials through treatments such as rust removal, caulking, limited paint removal, re-application of protective coatings, and cyclical cleaning of roof gutter systems; or stabilization through installation of fencing, protective plywood, alarm systems and other measures. Although a historic building will usually require more extensive work, an overall evaluation should begin at this level.

## Repair

Repairs are warranted when the physical condition of character-defining materials and features require it. Repair of historic material begins with the least degree of intervention possible, such as patching, piecing-in, splicing, consolidating, or otherwise reinforcing or upgrading the material according to recognized preservation methods. Repair also includes the limited replacement in kind or with compatible substitute material of extensively deteriorated or missing parts of features when there are surviving prototypes. Although using the same kind of materials is always the preferred option, substitute materials are acceptable if the form and design, as well as the substitute materials themselves, convey the visual appearance of the remaining parts of the feature and finish.

## Replace

Replacement is appropriate when an entire character-defining feature is not reparable. If the essential form and detailing are still evident so that the physical evidence can be used to re-establish the feature as an integral part of the rehabilitation project, then its replacement is appropriate. Like the guidance for repair, the preferred option is always replacement of the entire feature with the same material. Because this approach may not always be technically or economically feasible, provisions are made to consider the use of compatible substitute material. The goal of using new materials should be to match the original materials as closely as possible. Replacement materials should promote the historic character of the building.

## Design for Missing Historic Features

A new feature is appropriate when an entire interior or exterior feature is missing. Under these circumstances, the original feature no longer plays a role in physically defining the historic character of a building unless it can be accurately recovered in form and detailing through the process of carefully documenting the historical appearance. Where an important

architectural feature is missing, its recovery is always recommended in the guidelines as the preferred course of action. If adequate historical, pictorial, and physical documentation exists so that the feature may be accurately reproduced, then designing and constructing a new feature based on such information is appropriate. However, a second acceptable option for the replacement feature is a new design that is compatible with the remaining character-defining features of the historic building. The new design should always take into account the size, scale, and material of the historic building itself so that a false sense of historical appearance is not created.

## Alteration and Additions to Historic Buildings

The final step involves alterations and additions. Some exterior and interior alterations to a historic building are generally needed to assure its continued use. It is, however, generally important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. Alterations may include providing additional parking space on an existing historic building site; cutting new entrances or windows on secondary elevations; and installing an entirely new mechanical system. Alterations may include the selective removal of building or other features of the environment or building site that are intrusive and therefore detract from the overall historic character.

The construction of an exterior addition to a historic building may seem to be essential for new use. The guidelines emphasize, however, that such new additions should be avoided, if possible, and considered only after it is determined that those needs cannot be met by altering secondary, non-character-defining interior spaces. If, after a thorough evaluation of interior solutions, an exterior addition is still judged to be necessary, and it can be clearly differentiated from the historic building and constructed so that the character-defining features are not radically changed, obscured, damaged, or destroyed, then it may be appropriate.

Additions to historic buildings are often required to make projects economically feasible, to satisfy fire and building code requirements, to house mechanical systems, and for other personal or practical reasons. They are allowed under the Secretary of the Interior's Standards and specifically addressed by Standards 9 and 10.

Although additions are usually acceptable, they should be undertaken only after it has been determined that the new use cannot be successfully met by altering non-character defining interior spaces. If undertaken, additions should not significantly alter original distinguishing qualities of building such as the basic form, materials, fenestration, and stylistic elements under Standard 2. Additions that imitate the style of the existing building or other historical styles should be avoided under Standard 3.

# Contributing Versus Non-Contributing Buildings

The Old Town Historic District is unusual since it derives its primary significance from its original Spanish grid plan and not from its collection of historic architecture. When Old Town was listed in the National Register in 1990 it was listed as a site, rather than a district. Within the site, only ten buildings were listed as contributing, while dozens more were included as non-contributing. Contributing buildings are defined in the Land Development Code as: **"a building, site, structure, or object which adds to the historical architectural qualities, historic associations, or archaeological values for which a district is significant because it was present during the period of significance of the district, and possesses historic integrity reflecting its character at that time, or it is capable of yielding important information about the period, or, it independently meets the National Register of Historic Places criteria for evaluation."** Since listing on the National Register, several of these original contributing buildings have been demolished, and none of the existing buildings date to the period of Spanish occupation.

New construction and



This 19th century dwelling at 107 Estrada Street is an example of a contributing building within the Old Town Historic District.



This mid-20th century dwelling at 1012 Ladies Street is non-contributing but rehabilitation work should respect its original design and detailing

# Design Guidelines for Contributing Buidlings

## Awnings, Brick/Masonry

While these guidelines apply to contributing buildings, they also may be used as a general reference for non-contributing buildings, for which maintenance and repair should be in keeping with the respective design and detailing.

## AWNINGS:

1. Retain, maintain, and repair historic metal awnings.
2. Ensure new awnings do not damage the building. Select awnings of canvas duck or cotton and polyester blends in colors that complement the building and mimic the shape of their opening.



Preserve functional and decorative awnings (212 Estrada Street)

3. Mid-20th century metal awnings should also be preserved and maintained.

## BRICK/MASONRY:

1. Preserve and maintain original brick, stone, and other original masonry. This includes exterior wall surfaces, foundations, and chimneys.

**Repair of masonry**

2. Repair damaged masonry by patching, piecing in, or consolidating instead of removing an entire feature.
3. Repair cracks; they may indicate structural settling or deterioration and allow moisture penetration.

**Moisture control on masonry**

4. Repair leaking roofs, gutters, and downspouts; secure loose flashing.
5. Ensure that the ground slopes away from the foundation to prevent water from gathering at the base.

**Cleaning of masonry**

6. Masonry requires cleaning only to stop deterioration or heavy surface staining.

7. Use the gentlest means possible, generally low pressure water and mild detergent.
8. Test cleaning methods on an inconspicuous area and observe the results first.
9. Chemical cleaning is not recommended due to potential damage it may cause.

**Machine cleaning of masonry**

10. Do not use electric saws or hammers to remove mortar.
11. Do not use sand blasting or high pressure water; these methods cause rapid deterioration.

**Mortar issues with masonry**

12. If repointing of mortar is needed, duplicate historic mortar in strength, composition, color, and texture. Use one part lime and two part sand with no more than 20% combined Portland cement.
13. Portland cement is not an appropriate replacement for historic mortar, as it

# Design Guidelines for Contributing Buidlings

## Chimneys/Entrances & Doors

**Chimneys**

1. Retain, maintain, and repair chimneys in keeping with the guidelines for masonry.
2. If possible, replace chimneys that are missing or too severely damaged for repair. Emulate other historic examples appropriate for the style and period of the building.
3. 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.

**Entrances + Doors**

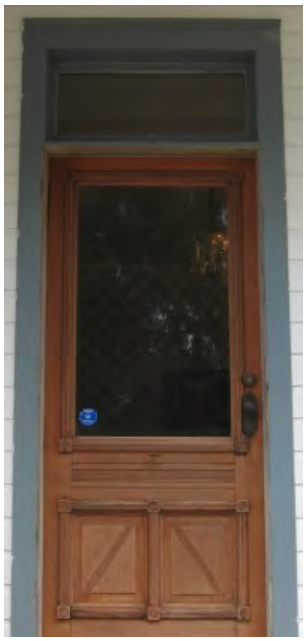
1. Maintain entrances, doors, and related elements.
2. Follow the guidelines for wood to repair entrances, doors, and related elements. Reuse historic hardware and locks.
3. Replace an entrance door, or related element only when it is damaged beyond repair. The replacement element should match the historic one.
4. Do not add openings to a primary elevation.
5. Do not resize or otherwise alter an entrance.
6. If storm or screen doors are desired, select designs that allow the full



Original corbelled brick chimneys should be maintained and repaired as needed.
(910 San Fernando Street).



Original doors help convey a building's architectural style and date of construction
(212 Estrada Street). .



Original single-light, two-panel door and transom.
(910 San Fernando Street.)



This appropriate strom door alllows for view of the door behind it.
(117 Estrada Street)

# Design Guidelines for Contributing Buidlings

## Foundations/Lighting

**Foundations**

1. Retain, maintain, and repair  foundations in accordance with the guidelines for masonry.
2. Leave historically visible raised foundations visible - do not cover or conceal .
3. If infill is desired for raised pier foundations, use sections of lattice installed





Wood lattices are appropriately fit into openings between brick piers of the foundation.
(910 San Fernando street, above left and 212 Estrada Street, above right)

**Lighting**

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 too damaged for repair, replace them with new fixtures that imitate historic examples  appropriate for the period and style of the building, or use unobtrusive design and materials and traditional placement.



Retain original light fixtures or those added in the early 20th century (212 Estrada Street)

# Design Guidelines for Contributing Buidlings

## Paint

### Paint

1. Maintain the painted finish of buildings and accessory structures and fences that were historically painted.

2. Unless extenuating circumstances exist, do not paint historically unpainted masonry or other surfaces.

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. Before painting, remove dirt with household detergent and water. Allow surfaces to dry thoroughly.

6. Remove damaged or deteriorated paint to the next sound layer.

7. Use the gentlest means of paint removal possible, such as hand sanding and hand scraping remove all paint down to bare wood.

8. Use chemical strippers to supplement the above technique when more effective removal is required. Be certain to follow directions to thoroughly neutralize chemical strippers after use or new paint will not adhere.

9. Select paint colors that complement the style and period of the house.



Above: Regular paintings helps protext the building's exterior and it's architectural integrity. (910 San Fernando Street).



Above: Repainting the house and window trim in contrasting colors will help protect the wooden elements and accentuate the original three-over-one-wood sash windows.

# Design Guidelines for Contributing Buidlings

## Porches

### Porches

1. Retain, maintain, and repair wooden and masonry porches in keeping with the guidelines for wood and masonry.

2. Back porches are functional and less crucial to the historic character of the district, thus their treatment can be more flexible and may include alteration, replacement, or removal.

3. When replacement of a porch is necessary due to deterioration beyond repair, replace it using a design that matches the historic design and materials that support the historic character of the district to the greatest extent possible.

4. If enclosure of a porch is desired, use glass or screens with minimal structural elements instead of solid materials to better preserve the porch's historic transparency.

5. The use of substitute materials for porch floors such as wood and cementitious composites may be appropriate under some circumstances. If these treatments are used, they should not be readily visible from the street or painted to blend with the house colors.

### Porch Stairs/Railings

1. Retain historic porch steps and railings.

2. Repair historic porch steps and railings with materials that match the original.

3. Replace porch stairs and railings with materials that match the porch materials.

4. Avoid using brick, concrete, or wrought iron steps for wooden



A wide porch with posts on brick piers is a character-defining feature of this Bungalow dwelling (906 Someruelos Street).



Preserve and maintain porch elements such as this column at 107 Estrada Street



This porch has appropriate screen panels and remains transparent (902 Ladies Street)

# Design Guidelines for Contributing Buidlings

## Porch Stairs and Railings

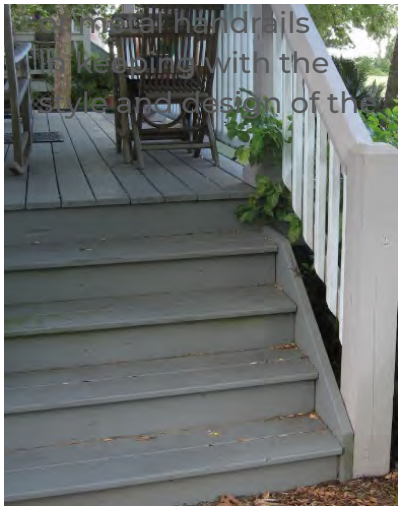
front porches; these material combinations are discouraged, but acceptable.

5. Do not use pre-cast concrete steps on entrances that are readily visible from the street.

**Porch Stairs/Railings**

6. Match the style and appearance of the porch in replacement railings. Simple painted wood railings with balusters between the top and bottom rail are generally appropriate.

7. If desired, add wooden [illegible] handrails [illegible] keeping with the style and design of the



These porch steps are appropriate designs for rebuilding stairs on older houses for for new construction. (115 Estrada Street)



This is an appropriate new design for a poorch railing (801 White Street).



Simple porch columns and railings are recommended for vernacular dwellings such as on the rebuilt porch (714 San Fernando Street).

**Roofs**

1. Retain, maintain, and repair historic roof forms and materials.

2. Replace individual damaged roofing elements.

3. If overall deterioration is beyond repair, install substitute materials that will best support the historic character of the building and the district. Match original materials whenever possible.

4. Keep gutters and downspouts clean and well maintained.

5. Repair leaking roofs, gutters, and downspouts.

6. Secure or replace loose or deteriorated flashing. If aluminum is used for flashing, fasten it with aluminum nails and paint.

7. Insure proper ventilation to prevent condensation.

8. Provide adequate anchorage for the roofing material to guard against wind and water damage.

# Design Guidelines for Contributing Buidlings

## Roofs and Siding

9. Check seams of metal roofs and keep metal surfaces painted except for copper roofs, which are protected by their patinas.
10. Use metal fasteners on metal roofs that are compatible with the roofing material. If supporting material has deteriorated below a slate or cement-tile roof, carefully remove and retain

11. The tiles, repair the supports, and reinstall the tiles using copper nails to nail slate tiles



Original roof shapes should be rtained. (808 San Fernandi Street).



Metal roofs are also appropriate replacement materials (919 White Street).



The use of wood shingle roofs as a replacement material is appropriate for contributing dwellings (910 San Fernando Street).



Retain roof features like gable dormers (714 San Fernando Street).

### Siding

1. Retain and maintain historic siding and exterior materials.

2. Nail warped or loose shingles back in place.

3. Repair damaged historic siding and exterior materials with materials that match the historic materials. See the guidelines for wood or masonry for detailed repair information.

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 the reasonably possibility of repair, the use of synthetic replacement siding may be permitted.

7. If synthetic siding is used, choose siding that most closely matches the shape, size, profile, and texture of wood siding. Hardboard products such as smooth cementitious siding are preferable to vinyl or aluminum siding. Vinyl siding is not permitted.

# Design Guidelines for Contributing Buidlings

## Windows



Original wood shingle siding such as at 808 San Fernando Street.



Preserve original wood shingle siding such as at 818 San Fernando Street.

**Windows**

1. Retain and maintain historic windows.

2. Patch, paint, putty, and weatherstrip historic windows as needed in order to restore them to their original conditions. See guidelines for wood for more detailed repair information.

3. Replace historic windows only if they are damaged beyond reasonable repair. A good test for condition is to jab the sill or bottom rail of the frame with an ice pick; if the pick penetrates more than half an inch into the wood, the frame may require replacement.

4. If replacement of historic windows is required, use replacements that closely match the historic windows in size, type, and material.

5. For energy conservation, add storm windows rather than replacing the historic window with substitute windows. If the majority of windows are beyond reasonable repair, wood windows should be replaced with wood windows to match the original.

6. Reuse serviceable window hardware and locks.

7. Retain historic blinds or shutters.

8. If new blinds or shutters are installed, the preferred design are those constructed of wood, sized and installed like historic working ones that are operable.

9. Use storm windows that are white or painted to match the window trim.

10. Use storm windows that are full-view or with internal elements that match those of the windows.

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 use bars in

# Design Guidelines for Contributing Buidlings

## Windows, Wood



Above: Original two-over-two wood sash window (08 San Fernando Street).



Above: The window screens are difficult to see allowing for full view of the original six-over-six wood sash window (902 Ladies Street).

***Recommendations:***

*- Improve the thermal performance of existingwindows and doors through adding or replacing weather stripping and adding storm windows which are compatible with the character of the building and which do not damage window frames.*

*- Awnings should be historically appropriate and consistent with the architectural style and period of the building. Awnings should follow the lines of window or door opening they are intended to cover.*

***Avoid:***

*- Installing heating/air conditioning units in window frames when the sash and frames may be damaged. Window installations should be considered only when all other visible heating/cooling systems would result in significant damage to historic materials. If installation proves necessary, window units should be placed on secondary elevations not readily visible from public thoroughfares.*

**Wood**

1. Follow the guidelines for paint to help prevent moisture damage to all wood surfaces.
2. Remove vegetation that grows closely to wood.
3. Eliminate excessive moisture problems by repairing leaking roofs, gutters, and downspouts. Secure or replace loose or deteriorated flashing and insure proper ventilation.
4. Recaulk where rainwater might penetrate a building. These areas include junctions of dissimilar materials or construction joints such as siding and corner boards. Remove old caulk and dirt before recaulking. Refrain from caulking under individual siding boards or windowsills.
5. If wood is beginning to rot, dry it thoroughly and treat it with fungicide. Waterproof it, then fill any cracks and holes with putty and sand. Caulk between the wood members when necessary, then prime and paint the wood.
6. 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.

7. If wood boards are split too wide to repair with putty, pry the crack or split wide enough to apply a strong exterior glue, then press the sections back together and use finishing nails to hold them together while the glue dries.

8. 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.

9. 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.

10. 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



Original wood shingle siding such as at 801 San Fernando Street.

## SITE FEATURES

1. Retain and maintain 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 stone for new walls are generally appropriate materials. Vinyl fences are not permitted per the LDC.

3. Paint new wooden fences to complement their adjacent houses. New wood fences in front yards should be less than four feet tall and with pickets set less than three inches apart and less than four inches in width.

4. New metal fences should be less

than four feet tall.

5. Use solid wood board fences in back yards only. Construct them to be less than six feet tall and paint them to blend with the building .
6. Chain link, split or horizontal rail, railroad tie, or timber fences are discouraged, especially where in public view.
7. Decks should be located on rear elevations out of public view, as they are not historic features.
8. Ensure that modern conveniences (such as TV dishes and HVAC units [illegible] w [illegible]



Appropriate wood picket fence design at 807 White Street.



This privacy fense is an appropriate location and design in the back yard of 902 San Fernando Street.



Appropriate screening of HVAC unit (715 San Fernando Street).



Modern Additions such as decks or satalites dishes should be paced on rear elevations (215 Amelia Street).

# Design Guidelines for Contributing Buidlings

## Relocating Buildings

### Relocating Buildings

1. Relocating a building is a last resort to avoid demolition. From a preservation perspective, relocating a building has many negative consequences. First, the context of the building is lost. The association with the surrounding natural and built environment is destroyed. Left behind are sidewalks, retaining walls, and landscape features that make each building unique.

2. Moreover, many of the character-defining features that contribute to the architectural significance of a building have to be removed or are seriously damaged as a result of relocation. These include foundations, porches, chimneys, and interior finishes, particularly plaster. Structural damage can also result. The loss of a building's historic context and many of its features conflicts with Standard 2.

3. Furthermore, an improperly relocated building can have a negative impact on the setting of existing buildings in a new location. Side and front setback, orientation, scale, mass, and individual features of existing building should be considered when choosing an appropriate site.

4. Despite the negatives, relocation is preferable to demolition. This is particularly true with regard to buildings whose significance is primarily architectural. There are several criteria to be considered when reviewing a proposal to move a building to a new site. They are essentially the same as those for compatible infill. The built environment for the new site should be similar to the old one in terms of the age of the surrounding buildings, their height, materials, setback, and architectural details. If not properly planned and executed, a relocated building can be just as incompatible as a poorly designed infill structure.

***Recommendations:***

*- Retain the historic relationship between buildings and streetscape and landscape features.*

*- Move a building only when there is no alternative to its preservation. Provide documentation that there is no feasible alternative for preserving a building at its historic location.*

*- To mitigate the impact of the relocation, move the building to an existing vacant lot within the historic district in which it is located.*

*- In choosing a new site for a moved building, select a setting compatible with the original. Consider the age of the surrounding buildings, their height, mass, materials, setback, and architectural detailing.*

*- Properly locate the moved building on its new site. Place the building so that the orientation of its principal facade and front and side setbacks are compatible with surrounding buildings. (See 4.1 for more on building placement.)*

*- Provide a new foundation whose design, height, and facing materials match*

# Design Guidelines for Contributing Buidlings

## Relocating Buildings, Demolition

*those of the original. Salvage original foundation materials where possible for re-use as a veneer on the new foundation.*

***Avoid:***

*- Relocating a historic building thus destroying the historic relationship between buildings, features and open space.*

*- Relocating a building not threatened by demolition.*

*- Relocating a building outside a historic district.*

*- Destruction or alteration of significant features, structures or archaeological sites at the new location.*

*- Improperly locating a building on its new site so that its orientation and front and side setbacks are incompatible with surrounding buildings.*

*- Placing the building on a new foundation whose design and materials are incompatible with the original. Examples include slab foundations or unfinished concrete blocks.*

**Demolition**

Demolition exerts a negative impact on a historic district. Eliminating a building from a streetscape is like pulling teeth. Either a conspicuous void is created, or the replacement is usually less well-designed and constructed than the original.

In some instances, demolition may be appropriate and may even enhance a historic district, building, or site. Non-historic buildings whose designs are not in character with its surroundings can be removed with no negative impact. Likewise, under certain circumstances, non-historic or non-significant components of a building complex can be removed. There are several factors to consider in the removal of such components. These include whether the components are secondary structures; lack historical, engineering, or architectural significance; do not comprise a major portion of a historical site; or the absence of persuasive evidence to show that retention of the components is not technically or economically feasible.

Demolition of non-significant additions may also be appropriate.

Demolition may be undertaken if the addition is less than fifty years old, does not exhibit stylistic details or fine workmanship or mate¬rials, was added after the period of significance of the building or district; is so deteriorated it would require reconstruction; or obscures earlier significant features.

Avoid demolition of significant outbuildings and additions. Carriages houses and garages can be significant components of building complexes. Many buildings in a district have had additions, new ornament, storefronts, porches, windows, wings, and additional stories. These changes might have gained significance in their own right and should be retained under Standard 4. Assessing significance of later additions requires careful professional review and should be done on a case by case basis.

***Recommendations:***

*- 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.*

# Design Guidelines for Contributing Buidlings

## Accessibility

*- Identify, retain, and preserve buildings which are important in defining the overall historic character of a historic district or neighborhood.*

*- 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 or neighborhood.*

***Avoid:***

*- Removing buildings which are important in defining the overall historic character of a district or neighborhood so that the character is diminished.*

*- Removing historic buildings thus destroying the historic relationship between buildings, features and open space.*

*- Removing a historic building in a complex, a building feature, or significant later addition which is important in defining the historic character of a site or the surrounding district or neighborhood.*

**Accessibility**

The Americans with Disabilities Act (ADA) extends comprehensive civil rights to individuals with disabilities. Historic properties, including buildings, sites, and landscapes, are not exempt from the ADA and must comply with its regulations. However, as with other alterations, historic properties can generally be made accessible while preserving their architectural character through careful planning and sensitive design.

Modifications for accessibility should be compatible with the property under Standard 9 and reversible under Standard 10. They should be in scale with the property, visually compatible in terms of their design and materials, but be differentiated from the original. They should be reversible so that if removed in the future, the essential form and integrity of the property would be unimpaired.

Qualified historic properties include properties listed in or eligible for listing in the National Register of Historic Places and those designated under state or local law. Owners of qualified properties must first consult with the State Historic Preservation Officer (SHPO) or a preservation specialist before using the alternative minimum requirements as opposed to adding or making accessibility changes. Details of ADA requirements can be found through a qualified building or design professional.

***Recommendations:***

*- Review the historical significance of a property and identify character-defining features.*

*- Assess the property's existing and required level of accessibility.*

*- Evaluate accessibility options within a preservation context.*

*- Comply with barrier-free*

*access requirements in such a manner that character-defining spaces, features, and finishes are preserved.*

*- Work with local disability groups, access specialists, and historic preservation specialists to determine the most appropriate solution to access problems.*
*- Provide barrier-free access that promotes independence for the disabled person to the highest degree practicable, while preserving significant historic features.*

*- Provide barrier-free access through removable or portable, rather than permanent, ramps.*

*- Design new or additional means of access that are compatible with the historic property and its setting.*

*- If providing barrier-free access threatens the integrity of a historic property, consult the SHPO about using the alternative minimum requirements.*

***Avoid:***

*- Designing new or additional means of access without considering the impact on the historic property and its setting.*

*- Altering, damaging, or destroying character defining spaces, features, and finishes while making modifications to a building or site to comply with barrier free access.*

*-Installing permanent ramps that damage or diminish character defining spaces.*

*- Providing access*

# Glossary

**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. **Clapboards** A long, thin, flat piece of wood with edges horizontally overlapping in series, used to cover the outer wall of buildings.

**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

# Glossary

one room wide and running perpendicular to the primary structure.

**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.

**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.

# Glossary

**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 twentieth 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.

# Glossary

**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.

**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.

# Resources

City of Fernandina Beach Historic Preservation
http://www.fbfl.us/503/Historic-Preservation-Sustainability

Old Town Fernandina Preservation and Development Guidelines [1999; updated 2013]
https://www.fbfl.us/DocumentCenter/View/13541/Final-Old-Town-Design-Guidelines_with-links_111913-AS-APPROVED-BY-CC

Secretary of the Interior Standards for the Treatment of Historic Properties
https://www.nps.gov/tps/standards.htm

Florida Division of Historic Resources
https://dos.myflorida.com/historical/preservation/

Florida Trust for Historic Preservation
https://www.floridatrust.org/

National Trust for Historic Preservation
https://savingplaces.org/

National Register of Historic Places
https://www.nps.gov/subjects/nationalregister/index.htm

Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings
https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf

Tax Incentives for Preserving Historic Properties
https://www.nps.gov/tps/tax-incentives.htm

Main Street America
https://www.mainstreet.org/home

Florida Main Street Program
https://dos.myflorida.com/historical/preservation/florida-main-street/

Fernandina Beach Main Street
https://www.fernandinamainstreet.com/

National Park Service Technical Preservation Services Publications
https://www.nps.gov/tps/how-to-preserve/briefs.htm

National Park Service Presentation on Preservation and Sustainability
http://ohp.parks.ca.gov/pages/1054/files/nps%20green.pdf

Economic Impacts of Historic Preservation in Florida
https://dos.myflorida.com/historical/publications/economic-impacts-of-historic-preservation/

Contributions of Historic Preservation to Quality of Life in Florida
https://evogov.s3.amazonaws.com/media/91/media/52092.pdf

Preserving Florida's Heritage: Florida's Comprehensive Historic Preservation Plan 2017- 2021
https://files.floridados.gov/media/699936/dhr-compplan-2017-2021.pdf

Disaster Planning for Historic Resources
https://1000fof.org/wp-content/uploads/2019/08/special-reports.jpg

Association for Preservation Technology
https://www.apti.org/

Vernacular Architecture Forum
https://vafweb.wildapricot.org/

The Cultural Landscape Foundation
https://www.tclf.org/

UNESCO World Heritage
http://whc.unesco.org/

National Center for Preservation Technology and Training: NCPTT
https://www.ncptt.nps.gov/

Guide to Researching the History of a House
https://www.homeadvisor.com/r/a-guide-to-researching-the-history-of-a-house/

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DESIGNED BY CONCRETE AND PALM

# CERTIFICATE OF APPROVAL (COA) HDCSA2026-0016
# FOR CITY OF FERNANDINA BEACH

| | | | | | |
|---|---|---|---|---|---|
| **Plan Type:** | HDC - Staff Review | **Project:** | | **App Date:** | 05/12/2026 |
| **Work Class:** | HDC Staff Review | **District:** | Default | **Exp Date:** | 06/11/2026 |
| **Status:** | Approved | **Square Feet:** | 0.00 | **Completed:** | 05/20/2026 |
| **Valuation:** | $0.00 | **Assigned To:** | Mackennah Tarmey | **Approval Expire Date:** | 05/20/2027 |

**Description:** AFTER THE FACT Certificate of Approval (COA) to remove 8' X 8' accessory structure, to replaced rotten wood deck boards with T111, and replaced trim board around roof area.

| | | |
|---|---|---|
| **Parcel:** 00-00-31-1580-0013-0010 Main | **Address:** 1012 Ladies St Main<br>Fernandina Beach, FL 32034 | **Zone:** OT-1(Old Town 1) |

| Owner | Applicant |
|---|---|
| John A & Dawn M Hillman | Dawn Hillman |
| 1012 Ladies ST | 3381 S Fletcher AVE |
| Fernandina Beach, FL 32034 | Fernandina Beach, FL 32034 |

[redacted]

| Invoice No. | Fee | Fee Amount | Amount Paid |
|---|---|---|---|
| INV-00044270 | COA - After the Fact Staff COA | $100.00 | $100.00 |
| | COA - Staff Residential Fee | $25.00 | $25.00 |
| | Total for Invoice INV-00044270 | $125.00 | $125.00 |
| | **Grand Total for Plan** | **$125.00** | **$125.00** |















# Photo 61







Photo 21





3. Cracking was noted in the exterior concrete block wall. The cracking appeared localized at the time of inspection. Cracks in masonry can occur from normal settlement, shrinkage, or movement; however, wider or progressive cracking can allow moisture intrusion and may indicate structural movement. Recommend monitoring for any signs of continued movement or widening. If cracking increases in size, shows displacement, or allows water intrusion, further evaluation and repair by a qualified contractor or masonry professional is recommended.

Photo 15



Photo 16



4. Some plant growth was observed against the structure. The growth should be cut back to prevent damage to the structure.

Photo 17



5. Exterior painted wood surfaces were moderately deteriorated.

Photo 18

Photo 19



Photo 12



Photo 13



Photo 14



4. Several of the decking boards appeared to have rot and should be evaluated by a licensed and insured





contractor.

Photo 27



etle activity was observed on
ng wood-destroying insect ac
y a licensed pest control cont
necessary.
ferred maintenance present
perty needs significant rehabi








SHERWIN WILLIAMS

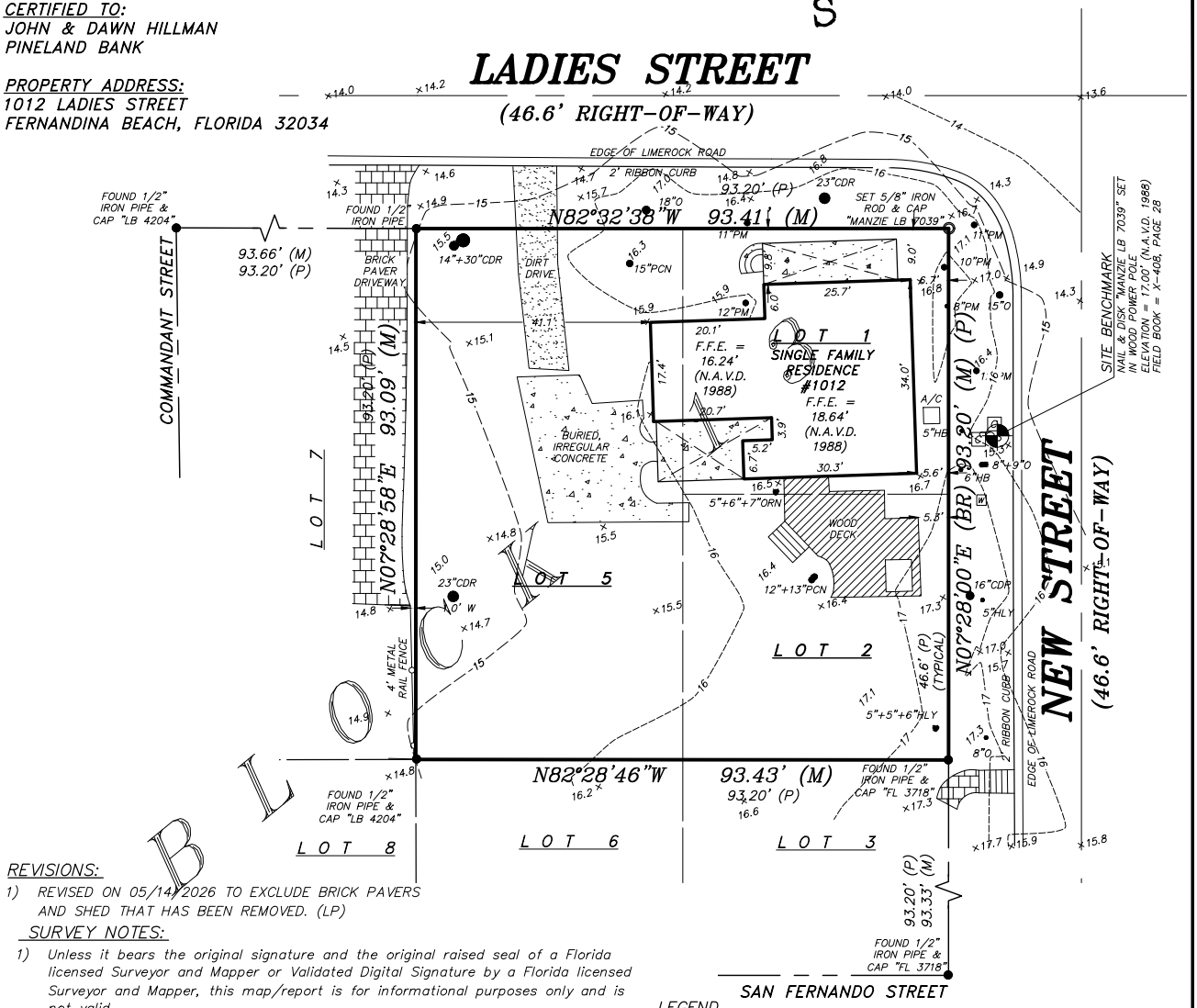
# MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

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:

LOTS ONE (1), TWO (2) AND FIVE (5)
BLOCK THIRTEEN (13), OLD TOWN

CERTIFIED TO:
JOHN & DAWN HILLMAN
PINELAND BANK

PROPERTY ADDRESS:
1012 LADIES STREET
FERNANDINA BEACH, FLORIDA 32034




REVISIONS:

1) REVISED ON 05/14/2026 TO EXCLUDE BRICK PAVERS AND SHED THAT HAS BEEN REMOVED. (LP)

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 N07°28'00"E for the westerly right-of-way line of New 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 the north rim of a sanitary sewer manhole at the intersection of San Fernando & New Street. (Elevation = 17.17' N.A.V.D. 1988)

LEGEND

F.F.E. = FINISHED FLOOR ELEVATION
C = COMMUNICATIONS PEDESTAL
= CONCRETE FLATWORK
= COVERED AREA
W = WATER METER
= WOOD FLATWORK
= WOOD POWER POLE
(M) = MEASURED
(P) = PLAT
A/C = AIR CONDITIONER
℄ = CENTERLINE

TREE LEGEND:

O = OAK TREE
PM = PALM TREE
HB = HACKBERRY TREE
ORN = ORNAMENTAL TREE
PCN = PECAN TREE
CDR = CEDAR TREE

TREE DISCLAIMER:

NUMBER OF TREES SHOWN ON SURVEY: 28

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 Digitally signed by Melanie G Platt Date: 2026.05.14 09:28:44 -04'00'

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

| | | | |
|---|---|---|---|
| PROJECT: | 22352 | CADD: | LP |
| SCALE: | 1"=20' | CREW: | SS |
| DATE: | 03/06/2026 | FIELD BOOK: | X-408 |
| FILE: | A-6229 | F.B. PAGE: | 28 |


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

**City of Fernandina Beach**
204 Ash Street, Fernandina Beach, Florida 32034

# Permit

*Permit NO.* **SIGN-2026-0010**
*Permit Type:* **Signs**
*Work Classification:* **Permanent**
*Permit Status:* **Issued**

**Issue Date: 05/27/2026**

**Expiration: 11/23/2026**

**Location Address**

**801 BEECH ST, FERNANDINA BEACH, FL 32034**

**Parcel Number**

**00-00-31-1800-0046-0040**

**Contacts**

Nassau Trust LLC — **Owner**
1993 Largo RD, Jacksonville, FL 32204

Michael McCarroll — **Applicant**
801 Beech ST, Fernandina Beach, FL 32034

[redacted]

Steven Smith — **Applicant**
86095 Paiges Dairy RD, Yulee, FL 32097

Steven Smith — **Contractor**
86095 Paiges Dairy RD, Yulee, FL 32097

[redacted]

**Description**: 32" x 32" no electrified sign

Cost of the project $200 sign $100 to install total cost $300

**Valuation:** **$0.00**

**Total Sq Feet:** **0.00**

**Inspection Requests:**

Building 904-310-3135
Zoning 904-310-3480

| Fees | Amount |
|---|---|
| COA - Staff Residential Fee | $25.00 |
| DBPR Surcharge | $2.00 |
| DCA Surcharge | $2.00 |
| Permanent Sign Fee (<$1000) | $70.00 |
| **Total:** | **$99.00** |

| Payments | Amt Paid |
|---|---|
| **Total Fees** | **$99.00** |
| Check # UwFL2UlFGEMe | $99.00 |
| **Amount Due:** | **$0.00** |

| Available Inspections: | |
|---|---|
| **Inspection Type** | |
| HISTORIC DISTRICT FINAL (VIRTUAL W/PICTURES) | |
| FINAL PLANNING/ZONING (VIRTUAL W/PICTURES) | |
| BUILDING FINAL | |


8th Street
Kitchen
251
Kitchen
251
Sign
location
existing
Bracket
Beech Street

this form.




| VYL | PRINT | PAINT |
|---|---|---|
| | PMS 000 | PMS 000 |
| | PMS 000 | PMS 000 |

PRODUCTION NOTES:

**OVAL REQUIRED TO BEGIN PRODUCTION**

☐ APPROVED AS SHOWN

PLEASE SIGN AND RETURN TO FASTSIGNS.
SIGNATURE INDICATES APPROVAL OF BOTH DESIGN AND PLACEMENT OF SIGN(S)

X _____



**City of Fernandina Beach**
204 Ash Street, Fernandina Beach, Florida
32034

# Permit

*Permit NO.* **ZON-000055-2026**
*Permit Type:* **Zoning Permit**
*Work Classification:* **Fence (non-structural)**
*Permit Status:* **Issued**

**Issue Date: 05/18/2026**

**Expiration: 11/16/2026**

**Location Address**

**509 BEECH ST, FERNANDINA BEACH, FL 32034**

**Parcel Number**

**00-00-31-1800-0028-0070**

**Contacts**

David Teixeira — **Owner**

Brittany Strickland — **Applicant**
5470 Hwy Ave, Jacksonville, FL 32254

[redacted]

**Description**: Installing 6'H cap & Trim board on board, 4'H & 3'H Aluminum Fencing

**Valuation:** $9,413.53

**Total Sq Feet:** 156.00

**Inspection Requests:**
Building 904-310-3135
Zoning 904-310-3480

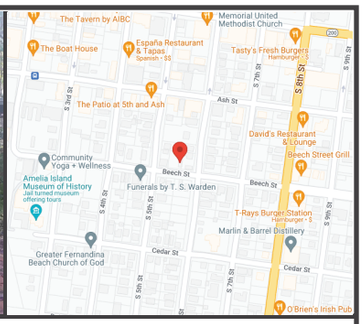
| Fees | Amount |
|---|---|
| COA - Staff Residential Fee | $25.00 |
| Zoning Review Fee - Fence + Concrete Pad | $50.00 |
| **Total:** | **$75.00** |

| Payments | Amt Paid |
|---|---|
| **Total Fees** | **$75.00** |
| Check # hmG75NOGqwsD | $75.00 |
| **Amount Due:** | **$0.00** |

| Available Inspections: | |
|---|---|
| **Inspection Type** | |
| Footings/Pier/Column | |
| DRIVEWAY PRE POUR | |
| STORMWATER/SITE DRAINAGE ROUGH | |
| NOTICE OF COMMENCEMENT | |
| BUILDING FINAL | |
| STORMWATER/SITE DRAINAGE FINAL | |
| FINAL PLANNING/ZONING (VIRTUAL W/PICTURES) | |
| Historic District Final | |

EXACTA
Land Surveyors, LLC
www.exactaland.com | office: 866.735.1916 | fax: 866.744.2882





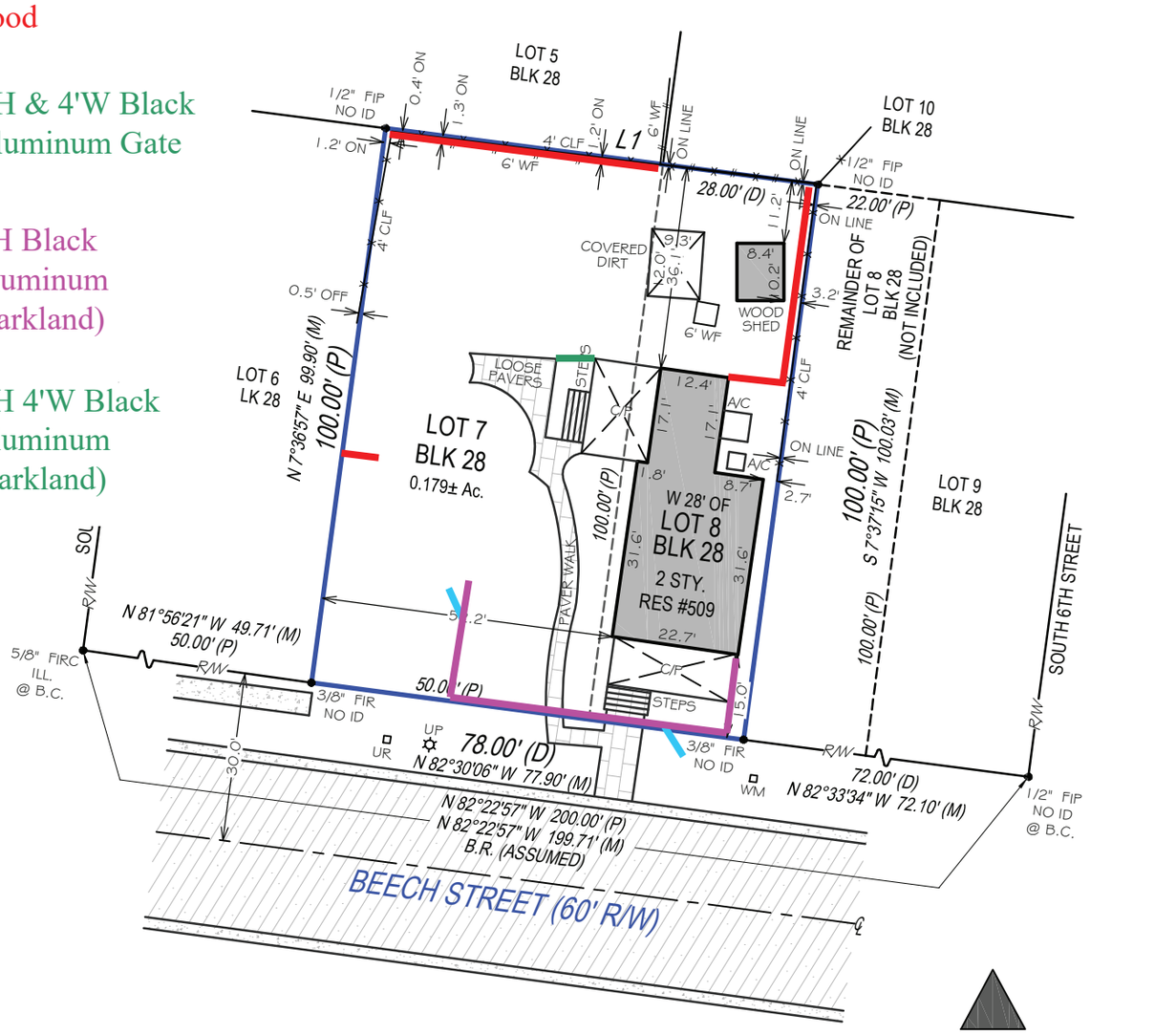

**PROPERTY ADDRESS:** 509 BEECH STREET, FERNANDINA BEACH, FLORIDA 32034 **SURVEY NUMBER:** 2406.3911

6'H Cap & Trim Board on Board Wood

4'H & 4'W Black Aluminum Gate

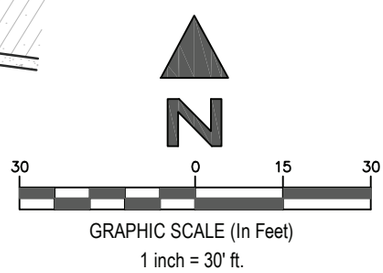
3'H Black Aluminum (Parkland)

3'H 4'W Black Aluminum (Parkland)




LINE TABLE:
L1 78.00' (D)
S 82°35'51" E 77.91' (M)

SURVEYOR'S NOTES:
FENCE OWNERSHIP NOT DETERMINED.




GRAPHIC SCALE (In Feet)
1 inch = 30' ft.

**SURVEYORS CERTIFICATION:**

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 5J-15.050 through 5J -15.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.

RAYMOND J. SCHAEFER
License Number LS 6132
STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER

RAYMOND J. SCHAEFER
State of Florida Professional Surveyor and Mapper
License Number 6132
Exacta Land Surveyors, LLC | LB# 8291

**POINTS OF INTEREST:**
NONE VISIBLE

EXACTA
Exacta Land Surveyors, LLC
Exacta Land Surveyors, LLC
LB# 8291
o: 866.735.1916 | f: 866.744.2882
131 West Broadway Street, Suite 1001, Oviedo, FL 32765

Florida Land Title Association FLTA **AFFILIATE MEMBERS**

**DATE SIGNED:** 06/28/24
**FIELD WORK DATE:** 6/27/2024
**REVISION DATE(S):** (REV.0 6/28/2024)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION

**PROPERTY ADDRESS:** 509 BEECH STREET, FERNANDINA BEACH, FLORIDA 32034 **SURVEY NUMBER:** 2406.3911

## JOB SPECIFIC SURVEYOR NOTES:

THE ASSUMED BEARING REFERENCE OF NORTH 82 DEGREES 22 MINUTES 57 SECONDS WEST IS BASED ON THE RIGHT-OF-WAY LINE OF BEECH STREET, LOCATED WITHIN CITY OF FERNANDINA ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK , PAGE OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

## LEGAL DESCRIPTION:

ALL OF THOSE CERTAIN PIECES OR PARCELS OF LAND SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA, COUNTY OF NASSAU AND STATE OF FLORIDA, AND KNOWN AND DESCRIBED UPON AND ACCORDING TO THE OFFICIAL PLAT OF SAID CITY OF FERNANDINA, (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 NUMBERED SEVEN (7) AND WEST TWENTY-EIGHT (28.0) FEET OF LOT NUMBERED EIGHT (8) IN BLOCK TWENTY-EIGHT (28) OF SAID CITY OF FERNANDINA, NASSAU COUNTY, FLORIDA.

## GENERAL SURVEYOR NOTES:

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless the Title Commitment Number is referenced on this survey, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
2. The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
3. If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
4. This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
5. Alterations to this survey map and report by other than the signing surveyor are prohibited.
6. Dimensions are in feet and decimals thereof.
7. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
8. Unless otherwise noted "SIRC" indicates a Set Iron Rebar with a Cap stamped LB#8291, a minimum half inch in diameter and eighteen inches long.
9. If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor.
10. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
11. Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
12. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
13. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
14. Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.
15. Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.

## SURVEYOR'S LEGEND

| LINETYPES | |
|---|---|
| | Boundary Line |
| | Center Line |
| | Chain Link or Wire Fence |
| | Easement |
| | Edge of Water |
| | Iron Fence |
| OHL | Overhead Lines |
| | Structure |
| | Survey Tie Line |
| | Vinyl Fence |
| | Wall or Party Wall |
| | Wood Fence |
| **SURFACE TYPES** | |
| | Asphalt |
| | Brick or Tile |
| | Concrete |
| | Covered Area |
| | Water |
| | Wood |
| **SYMBOLS** | |
| | Benchmark |
| | Center Line |
| | Central Angle or Delta |
| | Common Ownership |
| | Control Point |
| | Catch Basin |
| EL=0.0 | Elevation |
| | Fire Hydrant |
| | Find or Set Monument |
| | Guywire or Anchor |
| | Manhole |
| | Tree |
| | Utility or Light Pole |
| W | Well |

**ABBREVIATIONS**

**(C)** - Calculated
**(D)** - Deed
**(F)** - Field
**(M)** - Measured
**(P)** - Plat
**(R)** - Record
**(S)** - Survey
**A/C** - Air Conditioning
**AE** - Access Easement
**ANE** - Anchor Easement
**ASBL** - Accessory Setback Line
**B/W** - Bay/Box Window
**BC** - Block Corner
**BFP** - Backflow Preventer
**BLDG** - Building
**BLK** - Block
**BM** - Benchmark
**BR** - Bearing Reference
**BRL** - Building Restriction Line
**BSMT** - Basement
**C** - Curve
**C/L** - Center Line
**C/P** - Covered Porch
**C/S** - Concrete Slab
**CATV** - Cable TV Riser
**CB** - Concrete Block
**CH** - Chord Bearing
**CHIM** - Chimney
**CLF** - Chain Link Fence
**CME** - Canal Maintenance Easement
**CO** - Clean Out
**CONC** - Concrete
**COR** - Corner
**CS/W** - Concrete Sidewalk
**CUE** - Control Utility Easement
**CVG** - Concrete Valley Gutter
**D/W** - Driveway
**DE** - Drainage Easement
**DF** - Drain Field
**DH** - Drill Hole
**DUE** - Drainage & Utility Easement
**ELEV** - Elevation
**EM** - Electric Meter
**ENCL** - Enclosure
**ENT** - Entrance
**EOP** - Edge of Pavement
**EOW** - Edge of Water
**ESMT** - Easement
**EUB** - Electric Utility Box
**F/DH** - Found Drill Hole
**FCM** - Found Concrete Monument
**FF** - Finished Floor
**FIP** - Found Iron Pipe
**FIPC** - Found Iron Pipe & Cap
**FIR** - Found Iron Rod
**FIRC** - Found Iron Rod & Cap
**FN** - Found Nail
**FN&D** - Found Nail & Disc
**FRRSPK** - Found Rail Road Spike
**GAR** - Garage
**GM** - Gas Meter
**ID** - Identification
**IE/EE** - Ingress/Egress Easement
**ILL** - Illegible
**INST** - Instrument
**INT** - Intersection
**IRRE** - Irrigation Easement
**L** - Length
**LAE** - Limited Access Easement
**LB#** - License No. (Business)
**LBE** - Limited Buffer Easement
**LE** - Landscape Easement
**LME** - Lake/Landscape Maintenance Easement
**LS#** - License No. (Surveyor)
**MB** - Map Book
**ME** - Maintenance Easement
**MES** - Mitered End Section
**MF** - Metal Fence
**MH** - Manhole
**MHWL** - Mean High Water Line
**NR** - Non-Radial
**NTS** - Not to Scale
**NAVD88** - North American Vertical Datum 1988
**NGVD29** - National Geodetic Vertical Datum 1929
**OG** - On Ground
**ORB** - Official Records Book
**ORV** - Official Record Volume
**O/A** - Overall
**O/S** - Offset
**OFF** - Outside Subject Property
**OH** - Overhang
**OHL** - Overhead Utility Lines
**OHWL** - Ordinary High Water Line
**ON** - Inside Subject Property
**P/E** - Pool Equipment
**PB** - Plat Book
**PC** - Point of Curvature
**PCC** - Point of Compound Curvature
**PCP** - Permanent Control Point
**PI** - Point of Intersection
**PLS** - Professional Land Surveyor
**PLT** - Planter
**POB** - Point of Beginning
**POC** - Point of Commencement
**PRC** - Point of Reverse Curvature
**PRM** - Permanent Reference Monument
**PSM** - Professional Surveyor & Mapper
**PT** - Point of Tangency
**PUE** - Public Utility Easement
**R** - Radius or Radial
**R/W** - Right of Way
**RES** - Residential
**RGE** - Range
**ROE** - Roof Overhang Easement
**RP** - Radius Point
**S/W** - Sidewalk
**SBL** - Setback Line
**SCL** - Survey Closure Line
**SCR** - Screen
**SEC** - Section
**SEP** - Septic Tank
**SEW** - Sewer
**SIRC** - Set Iron Rod & Cap
**SMWE** - Storm Water Management Easement
**SN&D** - Set Nail and Disc
**SQFT** - Square Feet
**STL** - Survey Tie Line
**STY** - Story
**SV** - Sewer Valve
**SWE** - Sidewalk Easement
**TBM** - Temporary Bench Mark
**TEL** - Telephone Facilities
**TOB** - Top of Bank
**TUE** - Technological Utility Easement
**TWP** - Township
**TX** - Transformer
**TYP** - Typical
**UE** - Utility Easement
**UG** - Underground
**UP** - Utility Pole
**UR** - Utility Riser
**VF** - Vinyl Fence
**W/C** - Witness Corner
**W/F** - Water Filter
**WF** - Wood Fence
**WM** - Water Meter/Valve Box
**WV** - Water valve

## CERTIFIED TO:

DAVID TEXIERA; WOOD & SMITH, P.A.; FIRST AMERICAN TITLE INSURANCE COMPANY;

## FLOOD ZONE INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF FERNANDINA BEACH, COMMUNITY NUMBER 120172, PANEL NUMBER 0237 DATED 8/2/2017.

**DATE SIGNED:** 06/28/24

**BUYER:** DAVID TEXIERA

**LENDER:**

**TITLE COMPANY:** WOOD & SMITH, P.A.

**COMMITMENT DATE:** NOT REVIEWED **CLIENT FILE NO:** 24-206426

**SEE PAGE 1 OF 2 FOR MAP OF PROPERTY**

**PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES**

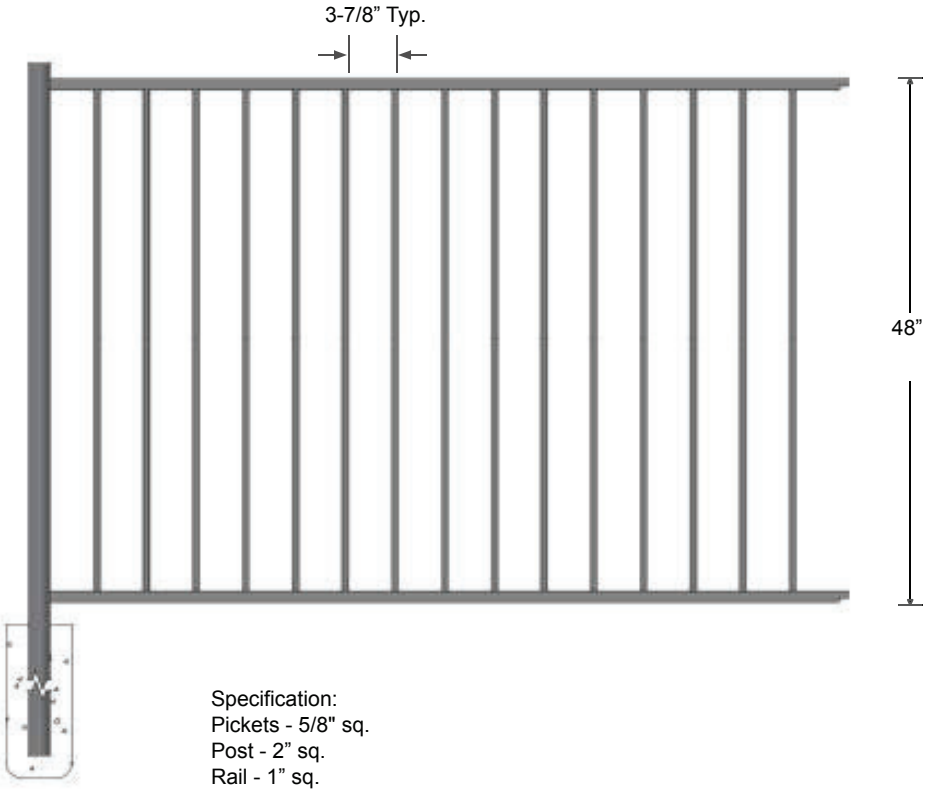
EXACTA
Exacta Land Surveyors, LLC

Exacta Land Surveyors, LLC
*LB# 8291*
o: 866.735.1916 | f: 866.744.2882
131 West Broadway Street, Suite 1001, Oviedo, FL 32765

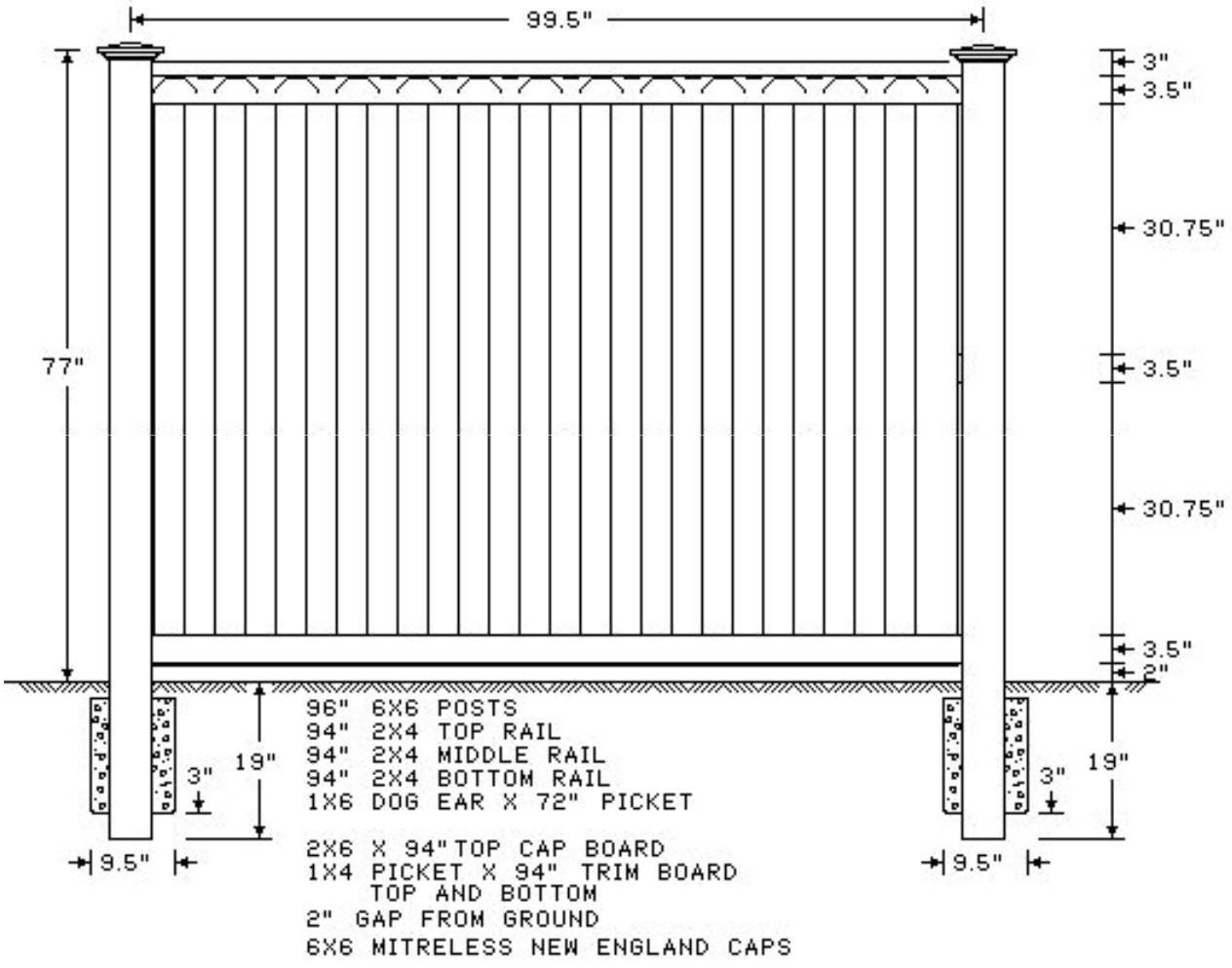
## 4'x6' HERITAGE STANDARD 400 (R)

| Description: | Black | | White | | Bronze | | Green | |
|---|---|---|---|---|---|---|---|---|
| | QTY | LIST | QTY | LIST | QTY | LIST | QTY | LIST |
| 4x6 Heritage Standard | | $49.41 | | $68.75 | | $68.75 | | $68.75 |
| 2"x2"x70" Line Post | | $17.94 | | $22.00 | | $22.00 | | $22.00 |
| 2"x2"x70" Corner Post | | $17.94 | | $22.00 | | $22.00 | | $22.00 |
| 2"x2"x70" End Post | | $17.94 | | $22.00 | | $22.00 | | $22.00 |
| 2"x2"x70" Heavy Duty Gate Post | | $28.82 | | $27.75 | | $27.75 | | $27.75 |
| 2"x2"x70" Blank Post | | $17.94 | | $22.00 | | $22.00 | | $22.00 |
| 4x3 Heritage Straight Gate* | | $159.75 | | $166.00 | | $166.00 | | $166.00 |
| 4x4 Heritage Straight Gate | | $134.52 | | $183.75 | | $183.75 | | $183.75 |
| 4x5 Heritage Straight Gate | | $153.57 | | $200.75 | | $200.75 | | $200.75 |
| 4x6 Heritage Straight Gate* | | $205.75 | | $218.50 | | $218.50 | | $218.50 |

Five Day QuickShip for Black
Ten Day QuickShip for White, Bronze, and Hunter Green
* Not available in QuickShip




Specification:
Pickets - 5/8" sq.
Post - 2” sq.
Rail - 1” sq.




SUPERIOR FENCE&RAIL, INC.
WHERE QUALITY MATTERS!

SUPERIOR FENCE & RAIL
5470 Highway Avenue
JACKSONVILLE, FL 32254
(904) 683-6349

6'H Cap and Trim

| | | | |
|---|---|---|---|
| DRAWN BY: 01/20/15 | SCALE: | PAGE: |
| REVISED: 01/20/15 | FILE: | 1 of 1 |

# Aluminum Fence Advantage

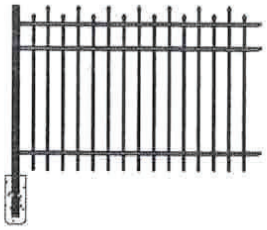
Multiple aluminum fence options to meet your needs. Additional picket spacing and rail height options are available. Our elegant ornamental aluminum fencing, with SolarShield powder coated finish, provides a maintenance-free fence that will last for years. All of our styles are sleekly designed, with clean lines, and add a unique finishing touch to any outdoor space.

## Color Options Available

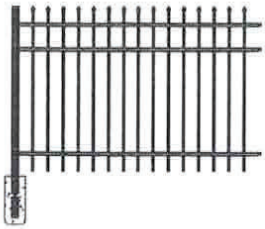
Black | White | Bronze | Hunter Green | Custom Colors

## Aluminum Fence Styles

*Quickship available in five days for Black and ten days for Bronze, Green, and White
Rackable sections available - Increase lead times to ten days for Quickship



200 - Parkland
Available - R-C-I



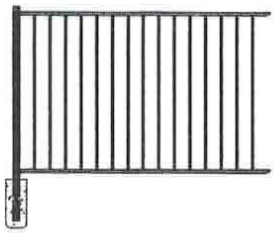
203 - Colonial
Available - R-P-C-I
Stock - 4'H Black (R)
Quickship - 4'H, 5'H (R)



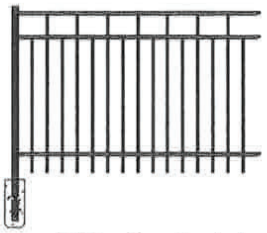
300 - Sterling
Available - R-P-C-I
Stock - 4' H & 54" H Black (R)
QuickShip - 4'H, 5'H (R)
4'H, 54"H (P)



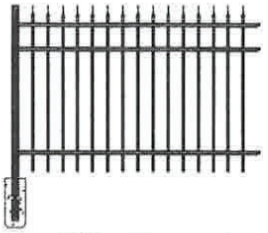
303 - Empire
Available - R-P-C-I



400 - Heritage
Available: R-C-I
Stock - 4'H Black (R)
Quickship - 4'H (R) | 4'H (C)



403 - Provincial
Available - R-C-I



600 - Monarch
Available - R-C-I

| COMPONENTS | STANDARD (R) | PLUS (P) | ELITE (C) | INDUSTRIAL (I) |
|---|---|---|---|---|
| PICKET: | 5/8" sq. x .050" | 1" sq. x 5/8 x .045" | 3/4"sq. x .060" | 1" sq. x .062 |
| RAILS: TOP WALL<br>SIDE WALL | 1-1/16" x .062<br>1" x .072" | 1-1/16" x .062<br>1" x .072" | 1-1/16" x .062<br>1" x .072" | 1-5/8" x .075"<br>1-5/8" x .100" |
| PICKETS 6' SECTION: | 15 | 13 | 14 | 13 |
| PICKETS 8' SECTION: | NA | NA | 19 | 18 |
| STANDARD POST: | 2" x 2" x .062" | 2" x 2" x .062" | 2.5" x 2.5" x .125" | 2.5" x 2.5" x .125" |
| GATE POST: | 2" x 2" x .125" | 2" x 2" x .125" | 2" x 2" x .125" | 2" x 2" x .125" |
| PICKET SPACING: | < 4" TYP. | < 4" TYP. | < 4" TYP. | < 4" TYP. |
| INSTALLED CENTERS: | 72" o/c 2" post | 72 -1/2" o/c 2" post | 72-1/8" o/c 2" post<br>94-3/4" o/c 2.5" post | 72" o/c 2.5" post<br>96" o/c 2.5" post |
| HEIGHTS: | 36", 42", 48"<br>54", 60", 72" | 36", 42", 48"<br>54", 60", 72" | 36", 42", 48"<br>54", 60", 72" | 36", 48", 60"<br>72", 84", 96" |