



**AGENDA
HISTORIC DISTRICT COUNCIL
SPECIAL MEETING
AUGUST 1, 2018
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

- 1. CALL TO ORDER / ROLL CALL / DETERMINATION OF QUORUM**
- 2. APPROVAL OF MEETING MINUTES**
 - 2.1 REVIEW AND APPROVAL OF FEBRUARY 15, 2018 MEETING MINUTES.**
 - 2.2 REVIEW AND APPROVAL OF MAY 24, 2018 MEETING MINUTES.**
- 3. OLD BUSINESS**
 - 3.1 *POSTPONED TO AUGUST 16, 2018 REGULAR MEETING***
HDC 2018-17: MIRANDA ARCHITECTS, AGENT FOR ST. MICHAEL CATHOLIC CHURCH - 505 BROOME STREET
Variance from Land Development Code Section 4.02.03(E) Standards for Building Heights and Setbacks to reduce front yard setback from 25' to 15'. *(Quasi-Judicial)*
 - 3.2 *POSTPONED TO AUGUST 16, 2018 REGULAR MEETING***
HDC 2018-20: MIRANDA ARCHITECTS, AGENT FOR ST. MICHAEL CATHOLIC CHURCH - 505 BROOME STREET
Conceptual Certificate of Approval (COA) to construct an approximately 5,978 sf primary structure and associated parking lot. *(Quasi-Judicial)*
 - 3.3 HDC 2017-36: DOUGLAS KOHLMAN, AGENT FOR JOHN AND LORI LECKER - 303 S. 8TH STREET**
Amendment to previously approved Certificate of Approval (COA) for exterior changes to the NW corner of the structure. *(Quasi-Judicial)*
 - 3.4 HDC 2018-16: LOFTS ON 5TH, LLC - 19 N. 5TH STREET**
Certificate of Approval (COA) for exterior changes relating to the adaptive use of a non-contributing structure to nine condominium units. *(Quasi-Judicial)*
 - 3.5 HDC 2018-27: ROGERS TOWERS, P.A. C/O ALACHUA GROUP, LLC, AGENT FOR ALACHUA LAND & CATTLE, LLC - 201 ALACHUA STREET**
Variance from Land Development Code Section 6.02.24(E) Standards for Outdoor Amusements. *(Quasi-Judicial)*
- 4. NEW BUSINESS**

- 4.1 **HDC 2018-29: HALL INVESTMENTS - 231 N. FRONT STREET**
Certificate of Approval (COA) to demolish ice house. (*Quasi-Judicial*)
- 4.2 **HDC 2018-30: FLORIDA PETROLEUM CORP. - 231 N. FRONT STREET**
Certificate of Approval (COA) to demolish warehouse structures and tank farm. (*Quasi-Judicial*)
- 4.3 **HDC 2018-31: MIRANDA ARCHITECTS, AGENT FOR BRIAN MEE - 606 CEDAR STREET**
Certificate of Approval (COA) to construct a two-story accessory dwelling. (*Quasi-Judicial*)
- 4.4 **HDC 2018-32: MIRANDA ARCHITECTS, AGENT FOR BILL AND BELINDA AGRICOLA - 321 S. 6TH STREET**
Certificate of Approval (COA) to renovate duplex into single-family residence; construct a one-story accessory building. (*Quasi-Judicial*)
- 4.5 **HDC 2018-33: SCOTT AND JULIE JONES - 908 WHITE STREET**
Conceptual Certificate of Approval (COA) to construct a two-story, single family dwelling and two-story accessory structure. (*Quasi-Judicial*)

5. STAFF-APPROVED CERTIFICATES OF APPROVAL

- 5.1 **REHA LONDON C/O WICKLESS CONSTRUCTION, 416 S. 7TH STREET (HDC 2018-23)**
Staff approved amendment to Board approved COA to replace exterior door w/ 1 sidelite with exterior door w/ 2 sidelites.
- 5.2 **THE BOOK LOFT INC. C/O CLAYTON BUCHANAN, 214 CENTRE STREET (HDC SA 2018-41)**
Replace three windows on North elevation 2nd floor with Andersen Double-Hung windows in white with muntins to match.
- 5.3 **JOSEPH TERRY PETERSON, 511 BROOME STREET (HDC SA 2018-42)**
Replace seven windows with Andersen Renewal Double-Hung windows with Full Divided Light Grilles in white.
- 5.4 **CATHERINE THARIN, 432 N. 3RD STREET (HDC SA 2018-43)**
Install white/black wooden storm shutters.
- 5.5 **CENTRE STREET CHANDDLERY, LLC/COUCH THERAPY SERVICES, 6 N. 2ND STREET (HDC SA 2018-44)**
Install projecting sign on existing scroll bracket.
- 5.6 **MELVIN BOWLING, 919 SAN FERNANDO STREET (HDC SA 2018-45)**
Install Board & Batton shutters in Wood Natural finish on 4 windows.
- 5.7 **CLINCH KAVANAUGH C/O CHARLIE DEBERRY, 102 N. 6TH STREET (HDC SA 2018-46)**
Replace roof with GAF architectural shingles in color Birchwood.
- 5.8 **MACK + DEBORAH ANTHONY, 112 S. 7TH STREET (HDC SA 2018-47)**
Replace 2 rotted pieces of siding in front of house with matching material. Repaint siding, windows, door, & trim in existing colors. Demo deck & 12' of fence/gate. Build 2 tread wooden steps at back door.
- 5.9 **PEG LEHOSIT, 1016 SAN FERNANDO STREET (HDC SA 2018-48)**
Replace existing shadow box fence with Gothic style picket fence panels in white stain finish.

- 5.10 **MARIO MANGANARO/CIAO BISTRO, 302 CENTRE STREET (HDC SA 2018-49)**
Repaint exterior with: Classic Yellow SW 2865, New Colonial SW 2853
- 5.11 **STEVE SKIDMORE, 327 N. 4TH STREET (HDC SA 2018-50)**
Stain fence, porches, and steps in Sherwin Williams Yankee Barn.
- 5.12 **LOUIS GOLDMAN C/O SHOREBREAK INC., 23 S. 6TH STREET (HDC SA 2018-51)**
Repaint exterior in existing colors. Trim: White 76-110, Body: Goldman Gray
- 5.13 **GLR TRUST/MICHAEL HUFFMAN, 303 CALHOUN STREET (HDC SA 2017-03)**
Extension of COA for 6 month, expiring on January 24, 2019.
- 5.14 **GLR TRUST/MICHAEL HUFFMAN, 303 CALHOUN STREET (HDC SA 2017-11)**
Extension of COA for 6 month, expiring on February 27, 2019.
- 6. **BOARD BUSINESS**
 - 6.1 **APPOINTMENT OF VICE-CHAIR**
 - 6.2 **REAPPOINTMENT OF MEMBERS CONWAY AND POZZETTA**
- 7. **STAFF REPORT**
 - 7.1 **ATM STANDARDS**
- 8. **PUBLIC COMMENT**
- 9. **ADJOURNMENT**
- 10. **NEXT HDC REGULAR MEETING IS SCHEDULED FOR AUGUST 16, 2018.**

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.

1. **CALL TO ORDER** – The meeting was called to order at
2. **ROLL CALL/DETERMINATION OF A QUORUM**

Council Members Present

Michael Harrison – Chair
Angela Jones Conway
James Pozzetta (Alt 1)

Member Erickson
Michael Spino

Council Members Absent

William Tilson – Vice Chair (Excused)

Others Present

Tammi Bach, City Attorney
Salvatore J. Cumella, City Preservation Planner
Sylvie McCann, Recording Secretary

In Member Tilson's absence, Chair Harrison seated Member Pozzetta as a voting member.

Both Member Conway and Chair Harrison disclosed that they were both contacted by a developer who was told that he could not discuss any proceedings ahead of the meeting.

City Attorney Bach explained the Quasi-Judicial procedures. Recording Secretary McCann administrated the oath to those parties about to give testimony.

3. **APPROVAL OF MEETING MINUTES**

Chair Harrison asked for minutes to be brought up to date and be no further away than 4 weeks from last meeting.

A motion was made by Member Erickson, seconded by Member Conway, to approve the October 19, 2017 meeting minutes.

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

A motion was made by Member Spino, seconded by Member Pozzetta, to approve the November 16, 2017 meeting minutes.

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

4. **OLD BUSINESS**

- 4.1 **CMR ISLAND PROPERTIES LLC, 22 S. 8TH STREET (CORNER OF S. 9TH + ASH STREET) (HDC 2018-02)** *CONCEPTUAL approval for the construction of 10 single-family attached townhomes. (Quasi-Judicial)*

POSTPONED TO THE MARCH 15, 2018 MEETING

4.2 **RICHARD + SUSAN BROWN C/O JOSE MIRANDA, 115 S. 9TH STREET (HDC 2017-31)**
Amendment to existing COA to replace 3 windows; retain original shingles in front gable. (Quasi-Judicial)

Mr. Cumella stated that this is an amendment to the COA to retain original shingles on 119 S. Ninth St and to replace 3 original windows on south wall. This case received a rehabilitation approval at October 19, 2017 meeting. In October they believed all original siding was missing. Once they uncovered it, they found that the original siding was under front gable. Also found that windows were much more deteriorated than they thought. They would like to replace with prior approved windows. Staff recommendation is to approve. No representative was present, but a letter from Mr. Miranda verified current status.

A motion was made by Member Conway, Seconded by Member Pozzetta, to this amendment to HDC case number 2017-31 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: That the amendment to HDC case 2017-31, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

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

4.3 **STEVE SKIDMORE, 327 N. 4TH STREET (HDC 2016-32) AFTER THE FACT amendments to existing COA. (Quasi-Judicial)**

Per Mr. Cumella, the request is for a series of amendments to a COA approved in December of 2016. During a site visit, staff found that work which had not been approved had continued and a stop work order was issued. In discussion with the homeowner, they are looking for after the fact approval. The changes are moving the mechanicals from approved location, adding a window, gutters and downspouts, changing a paint color and adding a driveway. Construction violations were also noted such as the porta potty being in the right of way, the dumpster being off property and improperly installed silt fencing. The construction violations were addressed immediately. The placement of mechanicals are in an appropriate location. The circular drive is made of appropriate materials but they will need a right of way permit. Windows that are used on the project are two over one, which was approved, but the grill is between the two pieces of glass, however, staff feels that this direction was unclear and HDC guidelines do not include this specificity. The new application says it, but it did not when this was approved. An additional window was added at rear. The fence that was added after the fact is over 6 foot height and was not approved. They now seek approval for an allowable 6 foot fence and in a more traditional design. Patio was added with a hot tub and shower. Material is acceptable as long as not highly visible. Staircase leading to guest suite did not originally have a roof or an enclosed landing. Staff feels this changes roof line but would probably have been approved for functionality, but that enclosure should be changed to railing. Additional sidewalks were added. Gutters and downspouts were added and recommended. The color of just the front of house was changed to a bright yellow. This was not part of the original approved paint. Staff recommends approval with condition that driveway be contingent on right of way approval and that the enclosure at the top of the stairway be changed to railings as were previously approved.

Chair Harrison opened to questions of staff. Member Erickson commented that these changes are major. He itemized many of them. Question is how does the breakdown occur to allow these to happen. Who is the architect? Who is the contractor? What are the consequences? These cannot be allowed without consequence. Per Mr. Cumella, the homeowner was the original applicant. The mechanism for us to see it again is the after the

fact COA. Owner has paid the 750 dollars to have HDC review and approve/disapprove. HDC final is scheduled with final building inspection. Member Erickson asked whether there is something that needs to be modified in the process to prevent this type of change in the future. Per Mr. Cumella, all documentation states that any changes must be brought back to HDC for approval. Discussion was that perhaps process must be reviewed for possible modification.

Chair Harrison explained that the review must now determine whether the changes as presented should be approved.

Member Spino asked Mr. Cumella whether there is still a stop work order on this property. Mr. Cumella answered yes. Member Spino then asked for clarity on where porch was located and he stated that he believed the original plan of railings on that porch gave it more openness. Clarification was made that address is 4th and Date.

Member Pozzetta stated that the yellow only in the front is not appropriate and was not part of the original approval. Originally the whole house was blue.

Chair asked Mr. Skidmore to approach. Steve Skidmore, 327 North 4th St, was asked to explain. Mr. Skidmore said he was from out of town and had no idea what the rules were. Steve Johnson was the builder. Mr. Skidmore stated that he always planned a patio and he only wanted an accent color on the front. Chair Harrison clarified that the approval of a design as presented had been changed. Member Erickson asked whether the builder told him there was approval required. Response was no.

Chair Harrison asked that discussion move to the recommendations provided by staff. Board discussion ensued at length. Members recognized that the HDC has never approved anything similar to this drive way and agreed that it would require a right of way permit by the Streets Department. Members considered the added window as a positive, but asked for the exterior grills to be made more visible. Members agreed that the owner has complied with Staff recommendations regarding the fence. They disliked the enclosed look for the landing, as it alters the look of the house and needs to change per staff recommendations. The color of the front porch needs to remain one color, or second color must continue around all side of the house.

Chair Harrison opened the public hearing:

Patty Kozak 52 North 3rd stated that her home backs up to this one. Ms. Kozak indicated that she is perplexed that with all the resources in this community both in city staff and guidelines for the historic district that all of this could happen. With all the guidelines and the processes, this should not be allowed. And a person should not be allowed to plead ignorance. There has been a pattern of abuses. Ms. Kozak repeated a list of such abuses including leaving debris, etc., in her yard. She urged the HDC to enforce the guidelines and to reflect on the differences between what was approved vs. what was implemented. Chair Harrison, entertained further input. Seeing none, public hearing was closed.

Chair asked Mr. Cumella about the windows. The grill being between the glass panels would not have been approved on first presentation.

Mr. Erickson commented that this was the worst case he had seen of abuse and asking for permission after the fact. He also strongly encouraged the city to ensure that the contractor, Steve Johnson, be taken to task on this effort. He believes that we should learn from this lesson and not let something like this happen again. If Mr. Johnson has worked in the historic district before, he needs to implement what he knows to be legal. Mr. Cumella agreed, but feels very strongly that all documentation and consulting makes these things clear through the process.

Chair asked if all infractions were known. Mr. Cumella said yes. Ms. Conway says house looks unfamiliar to her based on what was approved. Mr. Spino asked whether work could proceed if HDC approves with conditions. Response was yes. Clarification was that all conditions would have to be met to get a certificate of occupancy. Mr. Erickson asked if there are any other circular drives in historic district. Answer was no.

Chair asked to attempt a list of conditions the board would lay forth.

Mr. Pozzetta opposes the circular drive in the district; windows can be fixed with exterior grids added; added window is appropriate; new fence appears to be acceptable; landing at top of stairs needs to be turned into railing to address the lines of the house. He would like to see what is being proposed architecturally for the landing. Paint color cannot be dual unless it wraps the house. Shade of yellow would need to be more subtle.

Mr. Spino suggested that the item be tabled until a remediation plan is presented to staff and then back to the board.

A motion was made by Member Spino, seconded by Member Pozzetta, to continue this amendment to HDC case number 2016-32 until the applicant presents a remediation plan for driveway, paint color, window grids, half wall at top of stairs and paint color on the porch.

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

5. NEW BUSINESS

5.1 **ANDERSON, HOWARD & BAKER LLC + GIBSON + CAROLINE KILLHOUR C/O MEGAN CHISM, GARDEN STREET (OLD TOWN) (HDC 2018-04)** *Certificate of Approval (COA) to construct a 1,647 sq ft 2-story primary structure with a 280 sq ft 1-story accessory structure. (Quasi-Judicial)*

Mr. Cumella described the case as a request to build on block 2, lot 6, of Garden Street, a 1647 sq ft 2 story primary structure with a single story accessory structure. Originally garage was not appropriately sited on the lot, though it appears to be so now. Lot is a full peonia. Minimum set backs are met. Front steps are permissible. Side steps appear to be encroaching too far into the view corridor. Application looks for a vinyl fence which is not permissible. Mechanicals will need to be relocated to the rear of the property. Archeological cautions as always in Old Town. Height for both buildings are under maximum. Recommend that dormers be considered to lessen the massiveness of the roof. Some materials are listed as vinyl and are being asked for clarification. Roofing materials, and accent shutters are acceptable. Site has a 4 foot change in grade. Louvers are in the foundation. Recommending that they are reconfigured to look more like true louvers. Staff finds that requested action is not substantially compliant and that there be a discussion tonight with conceptual approval with the condition that the applicant return with a plan to include those conditions for final review. Applicant, Ms. Chism, was present and responded that she had met with Mr. Cumella that afternoon and is willing to work with recommendations. She is very willing to do that and return to the HDC for final approval. She described what she is doing to be compliant and that she is accepting all Mr. Cumella's recommendations. Chair Harrison asked to present the Manzie and Drake topography map. He pointed out the fairly steep grade on the lot. He requested that this also be brought in as part of the final plan. Mr. Erickson pointed out that with the garage moved to the back, the front of the house needs to be re-worked. Also strongly suggested that all windows should have shutters. Mr. Pozzetta called attention to the louvers depicted and that they be inset so that it looks realistic. He also suggested that shutters not be added to the window beneath the gable. He asked that the architect also address the front doors. Chair Harrison encouraged that the architect visit the site.

Chair Harrison opened the public hearing: No one wished to speak.

Mr. Pozzetta stated that he is encouraged that there is willingness to respond.

A motion was made by Member Spino, seconded by Member Conway, to continue the conceptual approval of HDC case number 2018-04 to the March 15th meeting to allow time for requested changes to the plan. Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

5.2 LANCE + LISA PERNA C/O JOHN DODD, LOT 6 BLOCK 22 WHITE STREET (OLD TOWN) (HDC 2018-05) Certificate of Approval (COA) for the construction of a 861 sq ft 2-story primary structure. (Quasi-Judicial)

Mr. Cumella presented that the property is 1201 White Street Lot 6 Block 22. OT2 zoning. A COA is being sought for primary structure. Property received a variance in the definition of a peonia due to the corner being clipped by North 14th St. Variance has been extended and is in place now. Features modern materials which appear traditional. Mechanicals were not on site plan. Will need to be provided. Meets requirements for a drive and view corridors. Appropriate scale. Height is within guidelines. Windows must be clarified on grid exterior. Archeological cautions for Old Town. Staff believes action is substantially consistent and recommends final approval conditioned on mechanics placement for staff approval and windows with exterior grids. Mr. Spino suggested that a second extension be sought just to be cautious. Applicant Lance Perna spoke, expressing appreciation to board members for what they do. He said that he has no issues with staff recommendations. Mr. Pozzetta asked that John Dodd respond to a question about whether the louvers were inset, answer was yes. Asked if railings would be wood, answer was yes. Mr. Pozzetta asked that elevations for trim be on final plan. Mr. Dodd suggested that this is too much detail and too costly. Mr. Pozzetta indicated that the new application form specifically asks for this information. He also said that if a board member is not an architect, they would not know what it will look like. Chair Harrison asked that the discussion about level of detail be continued for board business.

Chair Harrison opened the public hearing. No one wished to speak. Public hearing closed.

Chair Harrison mentioned similarities between this house and another in Old Town designed by the same architect. Mr. Cumella provided a slide showing the stem wall with inset louvers that showed what we are striving for in Old Town.

A motion was made by Member Pozzetta, seconded by Member Erickson, to approve HDC case number 2018-05 with the condition that applicant include staff recommended items 1, 2, and 3; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2018-05, with conditions, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation and Development Guidelines to warrant approval at this time.

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

5.3 ROBERT D. + LISA ANN SALA C/O JOHN DODD, LOTS 2, 3, 9, + 10 BLOCK 23 WHITE STREET (OLD TOWN) (HDC 2018-06) Certificate of Approval (COA) to construct a 2,305 sq ft 2-story primary structure with detached 499 sq ft accessory dwelling. (Quasi-Judicial).

Proposal is to build a 2305 sq ft primary structure with a detached accessory structure similar in design to surrounding designs. Uses modern materials which replicate traditional ones. Site plan is acceptable for OT2 zoning. Plan calls for fencing around a planned pool which is acceptable. Mechanicals are acceptable; both structures meet 5 foot visibility corridor. Accessory stairs do not meet visibility corridor. In the rear yard, an attached carport encroaches on view corridors. Pool does not show materials around pool. Will need to see that. Archeological cautions explained. Staff finds that encroachment is not consistent to warrant final approval. Recommendation is that conceptual approval be given with conditions re encroachments.

Chair Harrison called Robert Sala to respond. He indicated that he is willing to go with conceptual approval. He pointed out that the guideline documentation led him to believe he was within view corridors. He also stated that they desired to keep the large oaks and that the documentation was not clear regarding the detached structure. He thought it was better to save the trees. He stated that the pool is still very conceptual and that they would return when ready for approval. He asked for clarification on whether his metal fence would be allowed. Yes. John Dodd further explained the placement of the carport, vs trees, etc. Consulted with an arborist to ensure safety for the trees. Discussion regarding the Somereulus status which runs along the property. Clarification is that it is an open right of way and it might be improved in the future. Chair Harrison says that the unification of two buildable lots in Old Town with a carport is a waste of property. Chair Harrison verified that it is the property owner's decision whether they build that carport across the lot line. And he supports saving trees.

Chair Harrison opened the public hearing. No one wished to speak. Public hearing Closed.
Board discussion commenced. Mr. Erickson asked, should it just be approved as final vs conceptual? Mr. Spino asked for a quick review of materials while board discussed. Mr. Cumella said if encroachment is acceptable it could be a final approval.

A motion was made by Member Erickson, seconded by Member Pozzetta, to approve HDC case number 2018-06 with the condition that Staff approves the final height; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2018-06, with conditions, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation and Development Guidelines to warrant approval at this time.

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

6. STAFF-APPROVED CERTIFICATES OF APPROVAL

There were no questions or concerns about the staff approved Certificates of Approval.

7. PUBLIC COMMENT

Commissioner Chip Ross rose to express concerns about the Standard Marine building and that it was a case of demolition by neglect. He has tried to talk with owner and there was no response. He is asking what the HDC can do to preserve the building. Also what sort of consequences does the HDC recommend when people do not comply with first approval. He also commented that putting all of the requirements into the drawings is costly and city already has complaints about the cost of permitting.

Mr. Erickson asked to see the building on maps. He asked for clarification on whether Standard Marine building is one or two lots. It is one building on two lots. Mr. Spino asked what Commissioner Ross is looking for—what role should HDC play in this type of case? No one wants role of HDC to be enforcement. No one wants the building to be torn down. Building inspector is now referring any endangered historic building to the HDC, but this building is not in historic district. Mr. Cumella explained that if HDC agrees that it is demolition by neglect, the HDC would refer the case to the Code Enforcement board. Then fines would be given with a specific timeframe in which to respond. Mr. Spino asked whether it was appropriate to have staff do an assessment. Chair Harrison asked how HDC should proceed. Mr. Cumella offered to do an assessment and present findings to HDC at the next meeting. If sent to Code Enforcement, penalty occurs.

Arlene Filkoff asked if it is found to be demolition by neglect, then what? If the building official finds the building to be unsafe, the city could move forward with demolition. Ms. Bach said that the City Commission would need to make that kind of decision. Ms. Filkoff asked, if we could convince the owner to move it to the historic district, would it make a difference. That move would grant it tax incentives and exemptions from the

flood code. Owner has not been willing to do that at this point. Ms. Filkoff committed to reaching out to the owner to at least ask that he take that action.

Bill Kavanaugh spoke regarding his knowledge of Mr. Goodsell, the owner of the building. Mr. Kavanaugh urged the city to do something about Front Street to help Mr. Goodsell along. Mr. Goodsell has not had a great relationship with the City.

Doctor Ross reiterated his other questions – consequences and cost of detail drawings requested. Chair Harrison responded with an explanation of some penalties related to stop work orders and re-do of work. Also, that there is a general contractor who must be educated. The contractor indicated that the owner actually worked with sub-contractors directly to do some of the work. It was stated that fines were just raised to 750 dollars which the commission deemed to be high enough. Chair Harrison suggested a sliding scale to size of work done without permit. Dr. Ross suggested that HDC could make a recommendation to the commission about consequences. Mr. Spino indicated that this should be discussed further to ensure that the size of the penalty and the abuse are commensurate. Ms. Bach said the city does have the authority to charge the quadruple permitting fee. Only the building official can make that call. Code enforcement is another channel. Having to undo or re-do work is a substantial penalty in some cases. Chair Harrison asked to consider in a future meeting what penalties might be appropriate especially for after the fact work. Mr. Cumella stated that in the past there have been very minor after the fact cases which were appropriate for staff approval.

Public comment closed.

8. BOARD BUSINESS

Board applicant approval will take place at next Commission meeting.

Outstanding questions: Mr. Pozzetta's question about amount of detail in plan drawings. We have revised the application process to ask for the detail. Direction given to Mr. Cumella that if the detail is missing, don't bring it forward.

9. STAFF REPORT

Mr. Cumella described the demolition by neglect for two accessory structures at 115 South 9th built in 1920, a garage and a coal shed. He stated that he has been working with the owner to see if buildings could be rehabilitated or even moved. He has not been successful in getting help for it and is now asking the board for ideas for help with roof replacement, siding re-framed, etc. Mr. Erickson volunteered to provide some materials and some labor but a contractor is necessary. Owner would prefer to have them fixed. Chair Harrison asked for cost of demolition -- Mr. Cumella stated \$150. Mr. Cumella did not have an estimate for cost of rehab. Mr. Pozzetta indicated that this type of building is vanishing quicker than any other in our community. Chair Harrison asked whether we could find someone in the community to help. Ms. Bach suggested that the Restoration Foundation might help. Mr. Cumella will follow up with that organization.

10. ADJOURNMENT

The meeting adjourned at 7:28pm

Samantha Rogic, Secretary

Michael Harrison, Chair

1. Call to Order – The meeting was called to order at 5:00 pm.

Roll Call/Determination of Quorum

Council Members Present

Chair Michael Harrison
James Pozzetta (Alt 1)
Michael Spino

Vice Chair William Tilson
Angela Jones Conway
Robert Erickson

Council Members Absent

Benjamin Morrison (Alt 2)

Others Present

Tammi Bach, City Attorney
Jacob Platt, City Planner
Kelly Gibson, Planning Manager
Samantha Rogic, Recording Secretary

Chair Harrison asked the Board to disclose ex-parte communication. Member Conway disclosed that she had been contacted regarding the St. Michael's case.

City Attorney Bach explained the quasi-judicial procedures.

Secretary Rogic administered the oath for those who wished to testify.

2. Approval of Meeting Minutes

The revised minutes from March 15, 2018, were presented for approval. Chair Harrison explained that Member Spino requested that his motion be changed to reflect that he had requested photos of the Fred's tree showing which limbs would be required to be removed.

*A motion was made by Member Spino, seconded by Vice Chair Tilson, to approve the minutes.
Vote upon passage of the motion was taken by ayes and nays, and being all ayes, carried.*

*A motion was made by Member Spino, seconded by Vice Chair Tilson, to reconsider the April 2018 minutes.
Vote upon passage of the motion was taken by ayes and nays, and being all ayes, carried.*

*A motion was made by Member Conway, seconded by Member Erickson, to void the decision on the March meeting minutes.
Vote upon passage of the motion was taken by ayes and nays, and being all ayes, carried.*

3. Old Business

3.1 STEVE SKIDMORE, 327 N 4TH STREET (HDC 2016-32) Amendment to Certificate of Approval to add a drive at front yard and alter design of railings at top of accessory structure stairs. (Quasi-Judicial)

Chair Harrison introduced item. Planner Gibson presented the staff report, reconsidering an action regarding the driveway and railings. The circular driveway was constructed without a Certificate of Approval earlier this year and heard by HDC in March, and the applicant was denied. The applicant was given 90 days to from the

date of May 10 to come into compliance with all the directions given by the HDC. Today, they are requesting a paver driveway and submitted several driveway designs for consideration. The first option is the applicant's preferred, which provides parking in front of the residence. Ms. Gibson stated that this plan matches the existing driveway that was constructed, slightly reconfigured. The calculations for impervious service fall under the maximums allowed. The applicant wishes to modify the railings to better reflect the dimensions of the floor. She presented images of the property as the requests are currently built and discussed the proposed alterations. Staff has reviewed the guidelines and recommends approval of the requested amendments.

Chair Harrison asked what the initial objection to the circular driveway was; Ms. Gibson said that she was not sure but that it may have been related to the width and the character of the neighborhood.

Steve Skidmore, the applicant, 327 N. 4th Street, submitted the changes and has halted work until they could get approval from the HDC. He explained the driveway alternatives, and that there is not on-street parking available so he wanted a driveway for his guests to be able to park their cars. He prefers the first option presented.

Member Erickson was not in favor of the first option, likes some of the alternates better. Vice Chair Tilson stated that it was unusual for there to be parking in front of the house, and option three allows for parking without the vehicles being in front of the main façade. The Board wanted to know why it was necessary to have parking in front of the house. Mr. Skidmore stated that the house's proximity to the port does not allow for street parking and wanted guest parking. Chair Harrison asked why rear parking wasn't sufficient. Mr. Skidmore stated he wanted his guests to come to the front door. Chair Harrison thought that there was already adequate space to park in the rear.

Mr. Skidmore asked if that meant they couldn't have this second driveway at all, he wants to work through this and realizes he may have made some mistakes. He doesn't want a delivery vehicle to leave his car running in the street and have it hit by a semi going to the port, and wants a place for vehicles to turn around or pull through. Chair Harrison stated that at the moment, the Board seems inclined to not have people park in the front.

Chair Harrison asked about the railings. Mr. Skidmore explained the changes; there was concern about water ingress. The Board discussed the changes, the spindles, and they would be made of wood. Member Spino asked about the paint color, which will be blue.

Chair Harrison opened the hearing to the public.

Ms. Tammy Kosack, 322 N. 3rd Street, expressed dissatisfaction with the project. She lives very close and had to make an adjustment to the Skidmores moving in. The railings on the attached garage remain a point of contention in the neighborhood, and they would like to know why it was allowed to remain even with the amendment of 12 inches. The argument that the mechanicals go underneath, and that it is expensive, and the rain ingress issues, are irrelevant in her opinion because they did not build as approved. She expressed frustration at the builder, and believes that the builder should be forced to bring it back into compliance at their expense. She heard a suggestion that the builder's license be pulled and he be prohibited from working in the City for 5 years to encourage people to follow the rules. The driveway should be removed, and has three issues in her opinion: there is not previous access to Dade Street, and that requires a permit from the City or FDOT, not just the HDC; the Land Development Code states that the drive should be on 4th Street, which not only has a 2-car garage, but is double-wide and can fit four cars; the original argument was that they didn't want anyone having to back up on a busy street, but the proposed alternatives all require someone to back up onto Dade Street. In this case, the driveway doesn't allow for pedestrian walkability. She advocates for copious amounts of vegetation to offset the amount of impervious surface on the property. She also questioned whether this should go to HDC as an amendment to an amendment, or to the City Commission.

Attorney Bach clarified that appeals go before the City Commission; amendment requests are not limited at the HDC.

Chair Harrison closed the public hearing and opened for Board discussion.

Member Erickson thought that earlier in the discussion, all versions of the driveway had been vetoed. Vice Chair Tilson said the only one that was barely acceptable was the third, but agreed that the available parking as acceptable and the driveway was not needed. Chair Harrison stated that the wish of the Board was that there be no driveway.

There were no concerns with the railings, and Member Pozzetta stated that this solution addressed the issues brought up at the previous hearing.

There was discussion as to whether a motion needed to be made, and Ms. Gibson stated that the applicant had made a request to use one of the proposed driveway alternatives instead of the removal ordered by the Board; and there was an amendment to the railing request for height.

A motion was made by Member Erickson, seconded by Vice Chair Tilson, to approve the amendment to HDC 2016- 32 with the following conditions: that there be no approval for the driveway at the front of the house on the Dade Street side, and the railings be approved as presented.

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

Mr. Skidmore asked about the walkway to the front of the house. The Board said that it had not been discussed. Ms. Gibson stated that if had been approved on the original plan, it was approved. Attorney Bach clarified that they were authorized to do only what was on the approved site plan.

3.2 GLORIA PAYNE C/O RICE ARCHITECTS, 20 S. 6TH STREET (HDC 2018-15) Certificate of Approval (COA) to demolish a non-contributing accessory structure and construct a new addition at rear of property. (Quasi-Judicial)

Ms. Gibson presented the staff report with slideshow illustrations. She stated that they had reviewed this item at the April meeting and brought it back for additional questions. The structure is non-contributing and the demolition meets all standards, and the new structure will be painted to match the primary structure.

Chair Harrison asked for questions. Member Pozzetta wanted to verify that the overhang for the new structure will not encroach on the property line. There are two drawings that appear to contradict each other.

Steve Gilchrist, with the architect/contractor, spoke on behalf of the applicant. They would like to remove the old, dilapidated structure on the property and build a new painting studio. He addressed the overhang question, which he had discussed with Mr. Cumella previously. They are changing the pitch of the roof and it will not encroach. It will replicate the existing house. Vice Chair Tilson requested that the lot lines be shown on plans for the future.

Member Erickson asked which material was being used for the doors. Mr. Gilchrist replied wood to match the house.

Chair Harrison opened the public hearing, and there being no one to speak, closed the public hearing. He then opened for Board discussion.

Member Spino stated that the applicant had answered all their questions; the only thing he would change is that in the past, the Board had discussed differentiating additional new structures so we knew which were new and which were historic. In this case it does not matter much.

Member Erickson thinks this will be a nice addition.

A motion was made by Member Spino, seconded by Vice Chair Tilson, to approve HDC 2018-15 with no conditions; and that the HDC make the following the findings of fact and conclusions of law part of the record that case HDC 2018-15 Amendment with comments is substantially compliant with the Land Development Code, the Historic Downtown District Guidelines, and the Secretary of Interior Standards to warrant approval at this time.

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

4. New Business

Chair Harrison introduced the items. Ms. Gibson excused herself from the presentation and Mr. Platt was available to provide staff support. Chair Harrison asked Jose Miranda, architect for the projects, to present a brief overview of the project.

Attorney Bach clarified that this presentation would be for all six cases and that the quasi-judicial hearing was open. Separate motions will be made for all cases. If any case goes to appeal, it may be seen as all together by a judge.

They Mr. Miranda stated that this is the last area of St. Michael's that needs updating. It is a multi-stage project. would like to demolish two buildings, relocate another and renovate it with a new foundation system. He is requesting variances for setback requirements to keep in context of the historic period. They would like to add ADA features to that building. The next phase would be to construct a new building as the family life center. He discussed required valet parking spaces for the sanctuary.

Member Spino asked to see drawing P5 for the scale. The applicant could have gotten an administrative approval for one setback, but chose to go through the variance process. Mr. Miranda explained that he felt it was in the HDC's purview and wanted to bring it before them. He stated that all drawings were appropriately scaled. Member Spino voiced concerns over the potential lighting for the buildings out of respect for the Broome Street neighbors as required by the Land Development Code. Mr. Miranda stated that they will provide all plans for shielding to the TRC and HDC for approval at the appropriate time. Member Spino asked about fencing the east side of the Broome Street property. Mr. Miranda agreed.

Member Erickson asked whether they were trying to make the new facility look like a house, and Mr. Miranda stated that they were because of the context of the neighborhood. That explains the garage doors which will house storage. He asked about the shutters and Mr. Miranda indicated that they were an accessory and not functional, and they did not want to waste money on the back ones. New construction does not require shutters. He wanted to keep it consistent around the corner but it doesn't make sense. They discussed whether to keep the shutters on some windows, or remove them.

Member Conway asked why stucco was chosen for this building when many in the neighborhood are lapboard. She doesn't think it blends well. Mr. Miranda stated that it is to be associated with the church which is stucco, and they are planning on using lap siding on the gable ends. It's a bridge. He is open to their recommendation.

Chair Harrison wanted to move into the specific cases, and it was determined that they would vote on each case as presented, but they reserved the right to revisit the case tonight if as they go down the list there is some conflict. Public comment will be accepted at each item, but Chair Harrison requested that the public speak early so the Board could have the benefit of their feedback early.

4.1 ST. MICHAEL CATHOLIC CHURCH C/O JOSE MIRANDA, 224 N. 5TH STREET (HDC 2018-13)

Certificate of Approval (COA) to demolish a non-contributing 2-story primary structure (*Quasi-Judicial*)

Mr. Platt presented the staff report as written, showed slides, and stated that staff recommends approval. This structure does not meet criteria for historic certification.

Mr. Chair Harrison wanted to know if all options had been considered before demolition as listed in the criteria. Miranda stated that he did not think the criteria applied to a non-contributing building. Mr. Platt stated that the guidelines do differentiate between contributing and non-contributing structures and that was why staff recommends approval. The Board discussed the guidelines briefly. Member Conway stated that the non-contributing structure built in 1998 was well done and consistent with the surrounding buildings. The Board asked if it was possible to move the building and Mr. Miranda stated that it is on a slab and not feasible to move it.

Chair Harrison opened the public hearing.

Ms. Suzanne Dixon, 505 Calhoun Street, commented that although the building is only 20 years old, it fits in with the rest of the church property and requests that relocation be considered prior to demolition.

Ms. Suanne Thamm, 404 Broome Street, was concerned about the affordable housing crisis and that building might be a good candidate for relocation for that purpose. She agrees the church has the right to use the building, but if it no longer serves a purpose, it could be relocated and recycled, perhaps donated.

Member Erickson stated that because it is built on a slab, it could be damaged during the move and it would be very expensive. If this house was on piers he would insist it be moved.

Ms. Tammy Kosack, 322 N. 3rd Street, understands the viewpoints of the other speakers and the difficulty of moving the building. She considers the building valuable. She also asked about parking for one of the later items, with regard to the number of spaces, and the time frame for the whole plan. She wanted to know how construction would affect an already crowded parking situation.

Chair Harrison closed the public meeting and opened for Board discussion.

The Board discussion indicated the motion should cover either demolition or relocation. Vice Chair Tilson suggested the option of recycling. The Board discussed caution at setting a precedent by requiring recycling. Chair Harrison asked for discussion for options other than demolition, which should be seen as the last resort. He wanted more wording to include finding other uses for the building and material.

A motion was made by Member Erickson, seconded by Vice Chair Tilson, to approve HDC 2018-13 with no conditions; and that the HDC make the following the findings of fact and conclusions of law part of the record that case HDC 2018-13 Amendment with comments is substantially compliant with the Land Development Code, the Historic Downtown District Guidelines, and the Secretary of Interior Standards to warrant approval at this time.

Vote upon passage of the motion was taken by ayes and nays and was 4-1 in favor. Chair Harrison was the nay vote.

4.2 ST. MICHAEL CATHOLIC CHURCH C/O JOSE MIRANDA, 222 N. 5TH STREET (HDC 2018-19) Conceptual certificate of Approval (COA) for the relocation and rehabilitation of a contributing primary structure (*Quasi-Judicial*)

Mr. Platt introduced the case and presented the staff report. Staff recommends approval.

Member Spino asked why this was coming for conceptual approval, when there was a backlog of cases and the Board would have to hear this again for final approval. Mr. Miranda explained that they aren't ready to build,

and they don't have all the information available yet for final. Mr. Platt explained that this will also come before the TRC to catch any items that might need to be altered prior to final approval.

Chair Harrison opened the public hearing.

Ms. Carol Hayes, 217 N. 6th Street, lives behind the existing structure and wanted more information regarding the proposed retention pond, lighting and other details when the time is appropriate.

Ms. Suzanne Dixon, 505 Calhoun Street, asked about the parking lot and landscaping. She wasn't sure there was enough room for all the required bushes and vegetation, and expressed concern that the landscaping will not be addressed properly. She expressed concern with the TRC regarding a situation with a playground and gravel that was not considered by the HDC, and has no vegetation. She is unhappy with the view from her home.

Mr. Miranda stated that the entire site will meet all TRC requirements for landscaping. They have a civil engineer on staff for that purpose. The project will address the subject properties, not sure if the city has jurisdiction over completed projects to force the church to re-landscape the playground area.

There was a request to explain the setback variance – Mr. Miranda explained that the building is currently setback at 9 feet, but because it is being moved, the new code requires a 20' setback. They want to keep it at the same distance as it currently is. There was Board discussion regarding whether the whole set should be viewed as conceptual, and then on the landscaping for the church property in general, and then discussion refocused on the issue at hand. Landscaping is not in HDC purview.

Ms. Dixon responded that she understands that landscaping is not in the Board's purview but thinks the City staff is responsible because they approved the last project.

A motion was made by Member Erickson, seconded by Vice Chair Tilson, to approve HDC 2018-19 with conditions; and that the HDC make the following the findings of fact and conclusions of law part of the record that case HDC 2018-19 Amendment with comments is substantially compliant with the Land Development Code, the Historic Downtown District Guidelines, and the Secretary of Interior Standards warrant conceptual approval at this time.

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

4.3 ST. MICHAEL CATHOLIC CHURCH C/O JOSE MIRANDA, 222 N 5TH STREET (HDC 2018-12)

Variance from the Land Development Code (LDC) Section 4.02.03(E) Standards for Building Heights and Setbacks to reduce front yard setback from 25' to 9'9" and to reduce the side yard setback from 20' to 5'.
(Quasi-Judicial)

Mr. Platt presented the case, and explained that the request meets all six criteria for variance request, and staff recommends approval.

The Board asked to see the site plan. Mr. Platt showed it on the screen. There was discussion regarding the context of the building. The Context Sensitive review was not available to the applicant in this case.

Chair Harrison opened and closed the public hearing.

The Board wanted to know if the building was in good enough shape to move, and Mr. Miranda explained it would help facilitate repairs to the piers. The current piers are bricks, the new ones will be concrete with brick veneer.

with the to **A motion was made by Vice Chair Tilson, seconded by Member Erickson, to approve HDC 2018-12 no conditions; and that the HDC make the following the findings of fact and conclusions of law part of record that case HDC 2018-12 Amendment with comments is substantially compliant with the Land Development Code, the Historic Downtown District Guidelines, and the Secretary of Interior Standards warrant approval at this time.**
Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

4.4 ST. MICHAEL CATHOLIC CHURCH C/O JOSE MIRANDA, 505 BROOME STREET (HDC 2018-18)

Certificate of Approval (COA) for the demolition of the non-contributing primary structure. *(Quasi-Judicial)*

Mr. Platt presented the case, the loss of the structure would not present a loss for the Historic District, and staff recommends approval.

Chair Harrison asked about zoning, Mr. Platt stated that it was R-2.

Mr. Miranda explained that this structure was brick on slab and therefore unable to be relocated. Member Conway stated that this is a good opportunity to remove a structure that was built in the 1970s that did not conform to historic guidelines.

with the to **A motion was made by Member Erickson, seconded by Member Conway, to approve HDC 2018-18 no conditions; and that the HDC make the following the findings of fact and conclusions of law part of record that case HDC 2018-18 Amendment with comments is substantially compliant with the Land Development Code, the Historic Downtown District Guidelines, and the Secretary of Interior Standards warrant approval at this time.**
Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

4.5 ST. MICHAEL CATHOLIC CHURCH C/O JOSE MIRANDA, 505 BROOME STREET (HDC 2018-20)

Conceptual Certificate of Approval (COA) to construct an approximately 6,300sf primary structure and associated parking lot. *(Quasi-Judicial)*

Mr. Platt presented the case, stating the criteria 1-7 do not apply, and the proposal meets criteria 8, 9, and 10. Chair Harrison asked to see the parking associated with this application. There is no increase in parking planned. The Board asked about the foundation, and Mr. Miranda stated it was to be slab on fill. The Board asked how it would keep in context with historic buildings, and Mr. Miranda stated that one should not try to replicate Historic buildings.

Chair Harrison opened the public hearing.

Ms. Carol Hayes, 217 N. 6th Street, expressed concern at the many components and it is a very large building compared to the homes in the area.

Ms. Suzanne Dixon, 505 Calhoun Street, was also concerned with the scale of the building. Should it accommodate the church or the community?

Mr. Miranda stated that the current building is 2735SF, and the new building is 6500sf. Net increase is 2000 SF.

Mr. Terry Peterson, 511 Broome Street, states his home was built in 1872 and his family has been in the house since the 1920s. This is a massive structure not keeping with the neighborhood. He is worried about traffic and potential negative impact on the neighborhood.

Mr. Lewis Goldman, 23 South 6th Street, asked whether it would have a parking requirement if it was not a church building. Mr. Platt stated it varies depending on use, office building not related to church not allowed in neighborhood. There are 21 current spots, valet parking is not used often. He presented photos and thought a variance for additional parking was necessary. He also was opposed to the scale of the building.

Mr. Paul Palmer, 414 Broome Street, agreed with the previous speakers on the issues. He does not think that it looks like the church or house in the neighborhood. He does not like the material proposed. He does not like variances. The building should be set back with landscaping.

Ms. Suanne Thamm, 404 Broome Street, wanted to know that if they are planning on demolishing two structures and move the historic home, why not move the historic building to the office site, where it would fit in with the street scape? It would free up space for a larger building on 5th Street which might fit better.

Chair Harrison closed the public hearing.

Mr. Miranda stated that it would be challenging to put the building on that site because of the drainage in the area. Member Erickson asked about an underground retention pond, and Mr. Miranda stated it may not be feasible. He then asked about how many offices that church currently has, and how many they were adding. He wanted to know about parking.

The Board further discussed the possibility of putting the building in another location, and of finding design elements to break up the massiveness of the building. Member Conway was concerned with scale and expressed her inclination to vote against. There was a suggestion that lap siding might help with scale, and several design options were floated.

City Attorney Bach was consulted about the process, concerns with the staff work load. She advised that they did not necessarily have enough information based on feedback to approve anything conceptually.

A motion was made by Member Conway, seconded by Vice Chair Tilson, to continue cases HDC 2018-20 and 2018-17 to the June 21, 2018, meeting.

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

4.6 ST. MICHAEL CATHOLIC CHURCH C/O JOSE MIRANDA, 505 BROOME STREET (HDC 2018-17)

Variance from the Land Development Code (LDC) section 4.02.03(E) standards for Building Heights and Setbacks to reduce front yard setback from 25' to 15'. (*Quasi-Judicial*)

This item was continued per the previous motion.

4.7 REHA LONDON C/O WICKLESS CONSTRUCTION INC., 416 S. 7TH STREET (HDC 2018-23)
 Certificate of Approval (COA) to remove two windows on front elevation and change opening to accommodate a door and sidelight; replace one additional window. (*Quasi-Judicial*)

Chair Harrison introduced the case. Mr. Platt presented the staff report as written with a slide presentation. Staff recommends approval.

Mr. Gary Wickless spoke on behalf of the applicant. He stated that they are remodeling the kitchen and would like to move the doors as part of the project.

The Board asked if the current windows and door were original to the house.

Ms. Reha London, 416 S. 7th Street, explained that the reason for the changes is that her kitchen is very small. The house of a neighbor is a mirror image of hers which is a shotgun style. This change could restore the house to what it may have originally looked like. She is planning on a Dutch door to be able to keep it half-open.

Chair Harrison opened the public hearing.

Ms. Susannah Warner, 430 S. 7th Street, is the owner of the mirror image house, and totally approves of the project.

Chair Harrison closed the public hearing and opened for Board discussion.

The Board discussed the design of the door briefly.

A motion was made by Member Spino, seconded by Vice Chair Tilson, to approve HDC 2018-23 with the following conditions: that the actual design and materials of the door be subject to review and approved by staff; and that the HDC make the following the findings of fact and conclusions of law part of the record that case HDC 2018-23 Amendment with comments is substantially compliant with the Land Development Code, the Historic Downtown District Guidelines, and the Secretary of Interior Standards to warrant approval at this time.

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

5. STAFF-APPROVED CERTIFICATES OF APPROVAL

- 5.1 HAL LONDON, 19 S. 6TH STREET (HDC 2018-25)
- 5.2 LOFTS ON FIFTH, LLC, 19 N. 5TH STREET (HDC SA 2018-26)
- 5.3 STEVEN CARVER, 110 S. 4TH STREET (HDC SA 2018-27)
- 5.4 MONTIETH STEWART C/O PARKER CONTRACTING 211 S. 7TH STREET (HDC SA 2018-28)
- 5.5 GILLETTE & ASSOC. C/O HARBORVIEW-ARTISAN LLC, 117 S 3RD STREET (HDC SA 2018-29)
- 5.6 DAVID A. AUSTIN, 116 N. 4TH STREET, (HDC SA 2018-30)
- 5.7 STEVEN W. CARVER, 110 S. 4TH STREET (HDC SA 2018-31)
- 5.8 STEVEN W. CARVER, 110 S. 4TH STREET (HDC SA 2018-32)
- 5.9 POZZI ENTERPRISES LLC C/O CALL CONSTRUCTION UNLIMITED, 302 ASH STREET (HDC SA 2018-33)
- 5.10 CHADWICK J. WYKLE & MICHAEL T. FLANAGAN C/O RUSHING CONSTRUCTION, 310 ESCAMBIA STREET (HDC SA 2018-34)
- 5.11 DONNA BALLARD C/O SAM FEATHERSTON, 816 ATLANTIC AVE (HDC SA 2018-36)

6. BOARD BUSINESS

6.1 HDC Alternate #2 Application Review and Recommendation to City Commission

1. Jose Miranda
2. Enrique P. (Ricky) Escalante

A vote was taken by voice, to send both applications forward to the City Commission for their choosing. All were in favor.

Chair Harrison added that on June 5, he would be presenting with Sal Cumella on the Historic District Council and requested that board members who were able to attend, would, and for Board members to send any suggestions to Mr. Cumella. City Attorney Bach advised that Mr. Cumella could forward messages on to Chair Harrison.

7. STAFF REPORT

- 7.1 **Florida Trust for Historic Preservation 5/17-19 in Jacksonville**
- 7.2 **ATM Standards**

Mr. Platt suggested these items be presented when Mr. Cumella returned.

8. PUBLIC COMMENT

There was no further public comment.

- 9. Adjournment** - There being no further business to come before the Historic District Council, the meeting was adjourned 8:02 pm.

Samantha Rogic, Clerk

Michael Harrison, Chair



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2017-36 Amendment
AUGUST 1, 2018

Owner/Applicant:	Douglas Kohlman, Agent for John & Lori Lecker				
Property Address:	303 S. 8 th Street				
Requested action:	Amendment to previously approved Certificate of Approval (COA) for exterior changes to the NW corner of the structure.				
Current zoning:	C-3				
FLUM land use category:	Central Business District				
Existing uses on the site:	Single Family Residential				
FL Master Site File #	8NA00508				
Year Built:	1903				
Contributing Status:	Contributing				
Adjacent Properties:	North	Commercial/ Residential	C-3	c.1900	"Cormier Hair Studio"
	South	Commercial	MU-8	c.1956	
	East	Commercial	MU-8	c.1952	"The Beat Fitness"
	West	Single Family Residential	R-2	c.1910	

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

This one-and-one-half-story, frame vernacular residential building with influences of the Second Empire and Gothic Revival styles was constructed circa 1903. The Florida Master Site File #8NA00508 identifies it as being noteworthy for its tower with mansard roof, ornamental bargeboards, dentils on architrave, and bracketed cornice. The home was constructed by James Bell, who was a noteworthy builder during Fernandina's period of significance (1850-1929).

This project came before the HDC and received approval on December 21, 2017. The applicant now seeks to amend the scope of work that will be undertaken on the exterior of the structure.

APPLICABLE 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 ☐

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

8.00.01 Intent

It is declared as a matter of public policy that protection, enhancement, perpetuation and use of sites of aesthetic, archaeological, architectural, cultural, historical and paleontological merit or value is in the interests of the health, prosperity, safety and welfare of the people of Fernandina Beach. The City Commission finds that the irreplaceable loss of these resources to the community would detrimentally affect the community as a whole. It is therefore the intent of this chapter to:

- A. Effect and accomplish the protection, enhancement and perpetuation of buildings, structures, improvements, sites, districts, landscape features, and archaeological and paleontological resources that represent distinctive elements of the City's architectural, cultural, economic, natural, political, prehistoric, religious, scientific, and social history;
- B. Safeguard the City's architectural, cultural, economic, natural, political, prehistoric, religious, scientific and social heritage, as embodied and reflected in such structures, sites, and districts;
- C. Foster awareness and pride in the accomplishments and events of the City's past;
- D. Protect and enhance the City's attraction to residents, tourists, and visitors, and serve as an economic stimulus to business and industry;
- E. Stabilize and improve property values and encourage compatible redevelopment;
- F. Enhance the visual and aesthetic character of the City; and
- G. Promote the use of individual structures, sites, and districts for the education, leisure, and welfare of the people of Fernandina Beach.

8.00.03 Relationship to Comprehensive Plan

The following standards implement Goal 11: Historic Preservation Element of the Fernandina Beach Comprehensive Plan to identify, preserve, and protect historic and cultural resources within the City.

8.01.01 Standards for Development in the Historic District Overlays

- A. The review of proposed development within the Historic District Overlays shall be based upon the latest edition of Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings from the U.S. Secretary of Interior.
- B. The review of proposed development within the Historic District Overlay shall also be based upon compliance with the Downtown Historic District Guidelines, dated December 1999, as amended from time to time. The review of proposed development within Old Town shall be based upon compliance with the Old Town Preservation and Development Guidelines, dated June 1999, as amended from time to time.
- C. In addition to standards applicable to the underlying zoning district, new construction within the Historic District Overlay shall be compatible with the existing character of the landmark or the district. Compatible design means architectural design and construction that will fit harmoniously into the district or the landmark site. New construction shall be compatible in scale, materials, and quality of construction with adjacent buildings and structures that have been designated.

8.02.02 Historic District Council Roles and Responsibilities

The HDC shall have the duty and responsibility to:

- C. Review and approve or deny applications for a certificate of Approval for construction, alteration, demolition, or removal of historic landmarks, historic sites, archaeological sites, properties in historic districts, or properties in the CRA Overlay.

DOWNTOWN HISTORIC DISTRICT GUIDELINES

GUIDELINES FOR NEW CONSTRUCTION: ADA COMPLIANCE AND ACCESSIBILITY RAMPS (pg. 55)

Most commercial buildings have entrances that meet Americans with Disabilities Act (ADA) requirements. Entrances can also be retrofitted with new hardware and automatic door openers if desired. If accessibility ramps and chair lifts are needed they should be sited at rear elevations or designed to minimize their visual impact on the primary facade.

1. Americans with Disabilities Act (ADA) curb cuts should be installed to minimize damage to the original concrete sidewalks and be consistent with the existing concrete color and texture.
2. Locate ramps out of public view.
3. Use landscaping where appropriate to screen accessibility ramps.

PARKING AND OPEN LOTS (pg. 64)

Surface parking areas added to downtown Fernandina Beach should be screened through landscaping or fencing. Owners are encouraged to add appropriate landscape features to their lots.

1. In planning and constructing parking lots, the protection of historic landscape elements, particularly buildings, is essential to the integrity of the district.
2. In the commercial downtown, parking lots should be located behind historic buildings and out of pedestrian view.
3. Ideally, a parking lot should be shared by businesses or institutions with different peak use times.
4. Clearly distinguish parking and pedestrian areas.
5. Landscape or screen lots and alleys.

PORCHES (pg. 85)

Like so many architectural elements, porches serve a function, as well as help convey building style.

Porches are focal points since they have traditionally been a social gathering space. Residents use a porch as a sitting area, and visitors use a porch as a place of transition between the exterior and interior of the dwelling. Decorative elements, such as porch columns or spindles, help define architectural style. In the district, many homes retain either large front or side porches. Removing or altering a porch greatly alters a building's integrity and can affect the overall historic character of the district. Therefore, retaining porches is essential.

1. Follow wood and masonry guidelines to retain, maintain, and repair wooden and masonry porches.
2. Porches on rear elevations are mainly functional and are less crucial to historic character. Their treatment can be more flexible and may include alteration, replacement, or removal.
3. When a porch is damaged or deteriorated beyond repair, replace it using a design that matches the original porch in design and materials, supporting the historic character of the district to the greatest extent possible.
4. Because porches were originally designed to be open and semi-transparent, their enclosure is not recommended. If enclosure is desired, use glass or screens with minimal structural elements instead

of solid materials.

5. The use of substitute materials for porch floors such as wood and plastic composites may be appropriate under some circumstances. If these treatments are used ensure they are not easily seen from the street, or paint them to blend with the house colors.
6. The addition of vinyl porch columns is not appropriate for porches readily visible from the street and are discouraged for rear elevations. The use of fiberglass columns may be appropriate for certain architectural styles such as Colonial Revival.

PORCH STAIRS AND RAILINGS (pg. 87)

If porch stairs or railings are in need of replacement, match new components to the original porch in terms of design and materials.

1. All elements of a historic porch, including steps and railings are important to the architectural integrity of the building. Retain these components when possible.
2. Porch steps and railings are subject to regular use. Check them often and make repairs with materials that match the original.
3. If an individual porch step and rail requires replacement, use materials that match the originals.
4. The use of materials such as brick, concrete, or wrought iron steps for wooden front porches is not recommended.
5. Do not use pre-cast concrete steps on entrances that are in public view.
6. If desired, adding wooden or metal handrails may be appropriate if they are compatible with the style and design of the building.
7. In most cases, balusters or railings must be a minimum of finished dimensions of three inches by three inches. Simple painted wood railings with balusters between the top and bottom rail are generally appropriate.

ANALYSIS:

The applicant is proposing amending the scope of rear exterior of the building. As design of the interior progress, the need to change the exterior has changed. The proposed revision will require less of a change the exterior elevations, as the internal staircase would be relocated within the current footprint.

STAFF RECOMMENDATION:

Staff finds that the requested action is substantially consistent with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant Approval.

Staff recommends APPROVAL of this amendment to HDC 2017-36

MOTION TO CONSIDER:

I move to **approve or deny** this amendment to HDC case number 2017-36 **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 this amendment to HDC case 2017-36, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2017-36 Amendment Application and Backup Material

EXHIBIT 2 HDC 2017-36 Plans/Elevations as approved December 21, 2017

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

HDC 2017-36 Amendment

EXHIBIT 1

Application & Backup Material



Douglas **K**Design
Interior and Exterior Design

303 S. 8th St. Proposed South Elevation
1/8" = 1'0" 10/21/17

DouglasKdesign 904 556-2588 kohlensandsk@me.com



Isola Home Proposed West Elevation
1/8" = 1'0" Scale 7/14/18



303 S. 8th St. Proposed South Elevation
 1/8" = 1'0" 7/14/18

Douglas **K**Design
 Interior and Exterior Design

DouglasKdesign 904 556-2988 kohmandsk@me.com

ENTRY DOORS

Table of Commercial Outswing Entry Door and Sidelight Sizes
Scale 1/8" = 1'-0" (1:96)

Door Dimension	1'-3 7/8" (403)	2'-1 5/8" (651)	2'-7 5/8" (803)	2'-9 5/8" (854)	3'-1 5/8" (956)	3'-9 7/8" (1165)	6'-2 3/4" (1899)
6'-10" (2083)							
7'-1 5/16" (2167)							
7'-11" (2413)							



Custom-size doors are available in 1/8" (3) increments.

Standard sizes shown. See page 209 for minimum rough opening dimensions, glass area dimensions and opening specifications.

Available in both 10" (254) and 12" (305) bottom rail heights. For additional stile widths and additional options contact your Andersen supplier.

For entry door transoms see page 204.



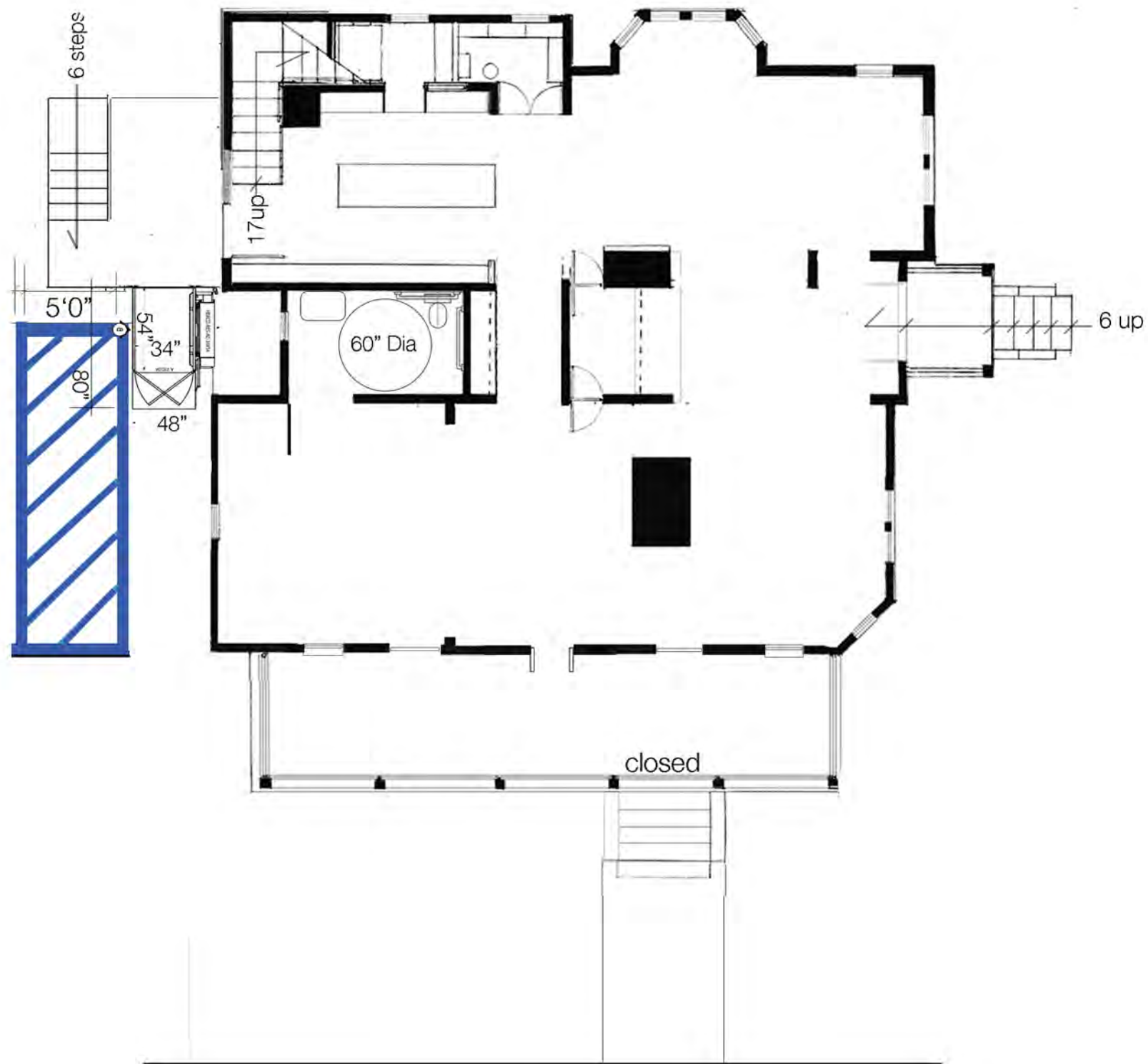


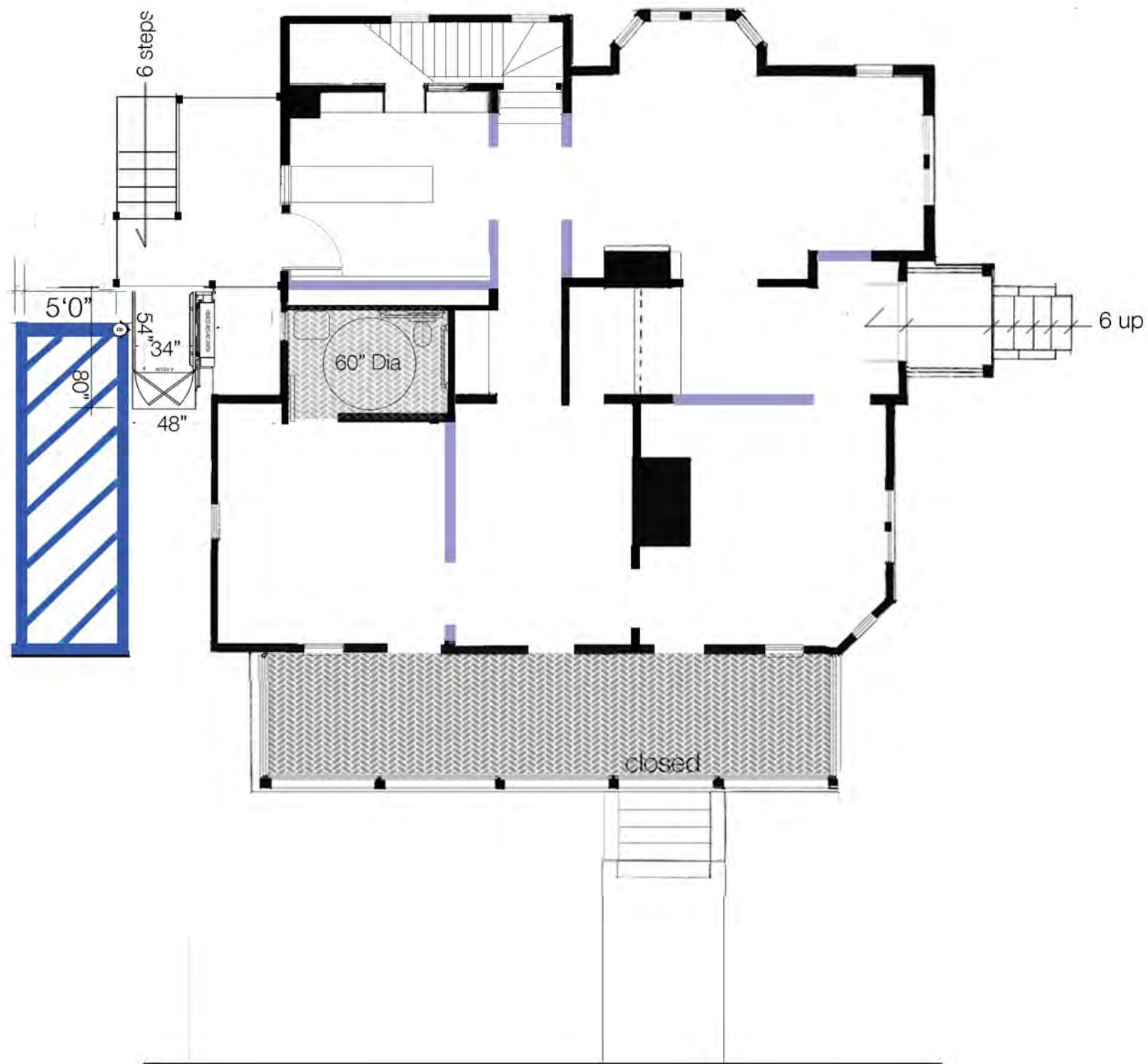


2009



2009





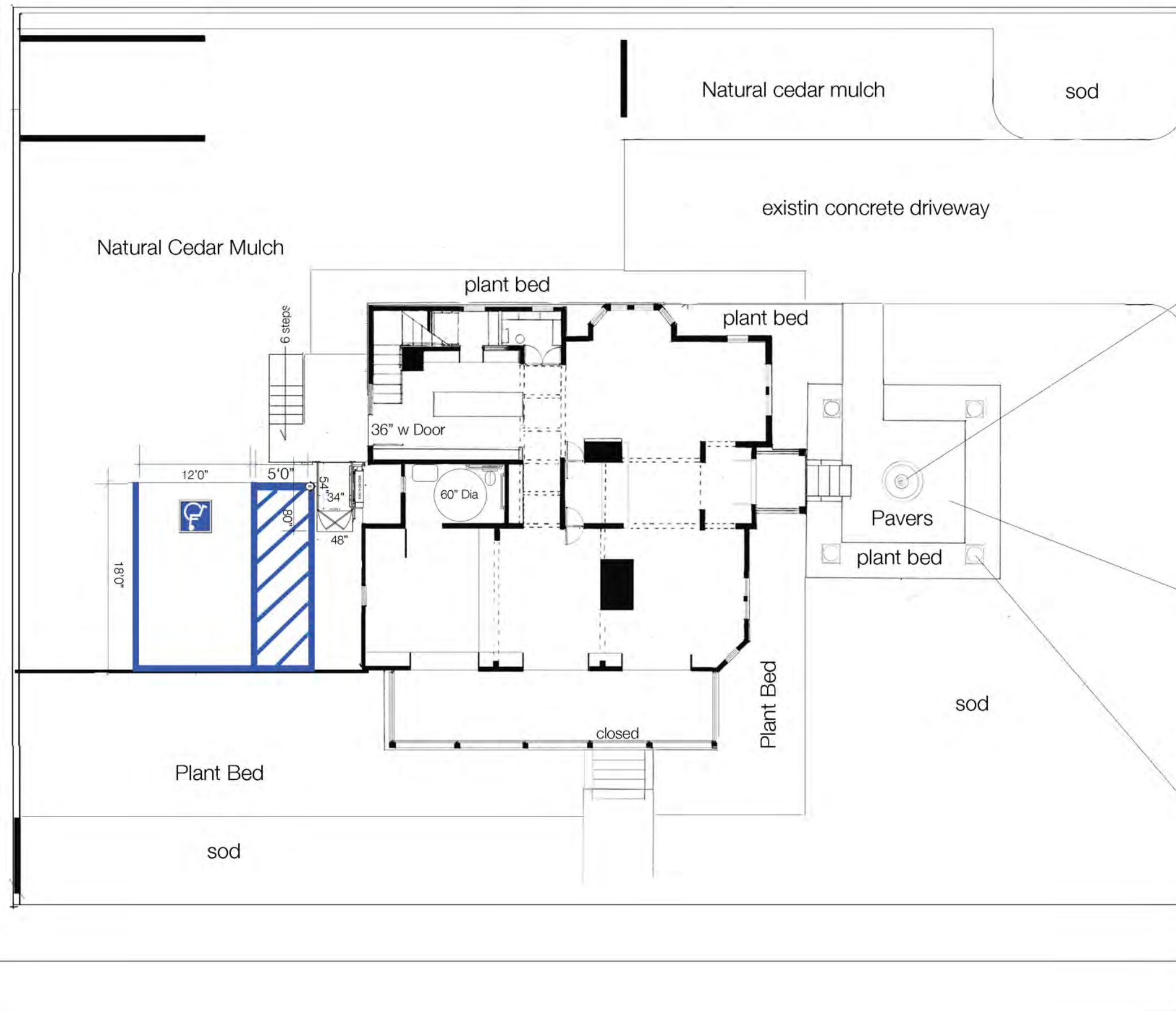


Isola Home Proposed West Elevation
1/8"=1'0" Scale 10/21/17

HDC 2017-36 Amendment

EXHIBIT 2

*Plans/Elevations as Approved
December 21, 2017*



Fountain:
Campania International Caterina
Fountain in Basin in Aged Limestone
82' dia x 55" tall



**4X8 BRICK PAVERS
ANTIQUED**
PRODUCT CODE: PV310407
THICKNESS: 2-5" (60MM)
DIMENSIONS: 4'x8'



GRANITE
Grey Blend

Pavers:
Tremron 4x8 Brick Antiqued
color Granite in a Herringbone
pattern



4 cast Aluminum Urns Painted Black
A-5452 Venetian Urn 48" H x 18" sq.



4'0"

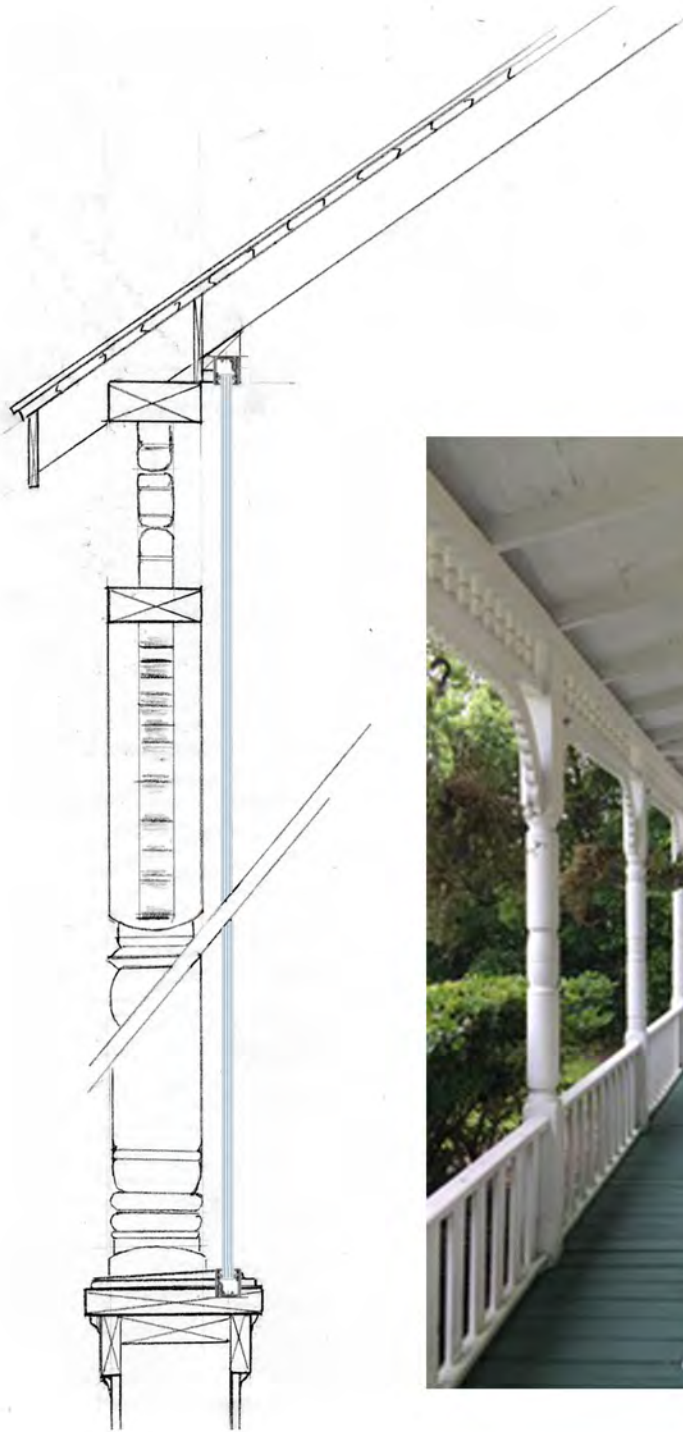


303 S. 8th St. Proposed East Elevation

1/8" = 1'0" 10/2/17

Scheme 2

douglaskdesign.com 704.556.2988 k@douglaskdesign.com



8th Street Porch Glass Enclosure Detail







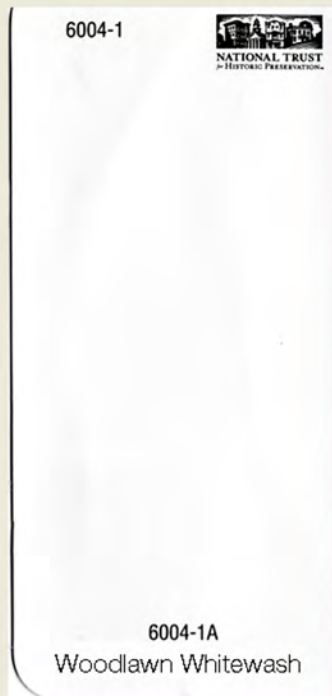
8th St. All glass Porch Enclosure Detail







Isola Home Proposed West Elevation
1/8"=1'0" Scale 10/21/17



Colors:

Body 6004-1 Woodlawn Whitewash

Trim 5007-88 La Fonda Teal

Accent and Roof 5004-10C Monterey Teal

AmeriGlide hercules II

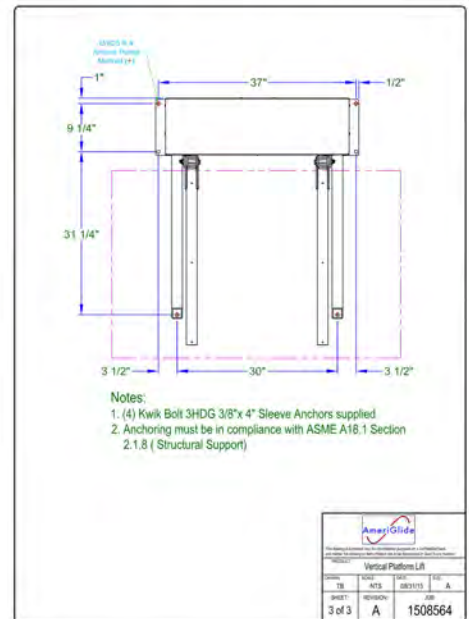
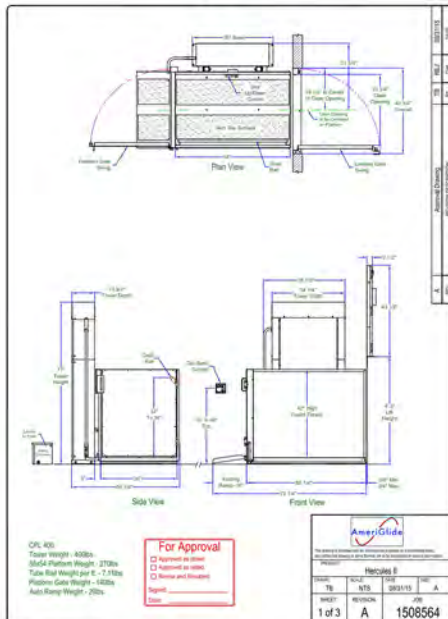
Vertical Platform Lift

750



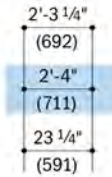
AMGHERC750-4

Ameriglide Hercules II 750 DC Commercial Platform Lift

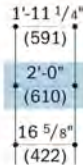


Windows:

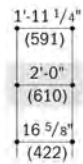
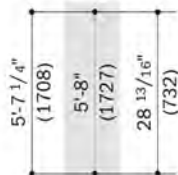
1-Circular West Elevation Window
Anderson ACRD24



1-Decorative Custom Picture Window
Anderson APW2024
to match existing North Elevation
Upper Sash with Leaded Glass



2-New Double Hung Windows
Anderson Custom ADH2052
5'6" tall to
match existing
double hung
window height



New Rear Double Doors
Rogue Valley Custom
401(IG) series
in Mahogany 6'8" x 3'0"
with Ogee Sticking,
Raised Panels and Beveled Glass
mulled with Custom 2'0"x6'0"
3705W (SG) series Transom
in Mahogany with Ogee Sticking
and Ogee Mullions

FRENCH SERIES
401 (IG)

TRANSOMS SERIES
3705W (SG)

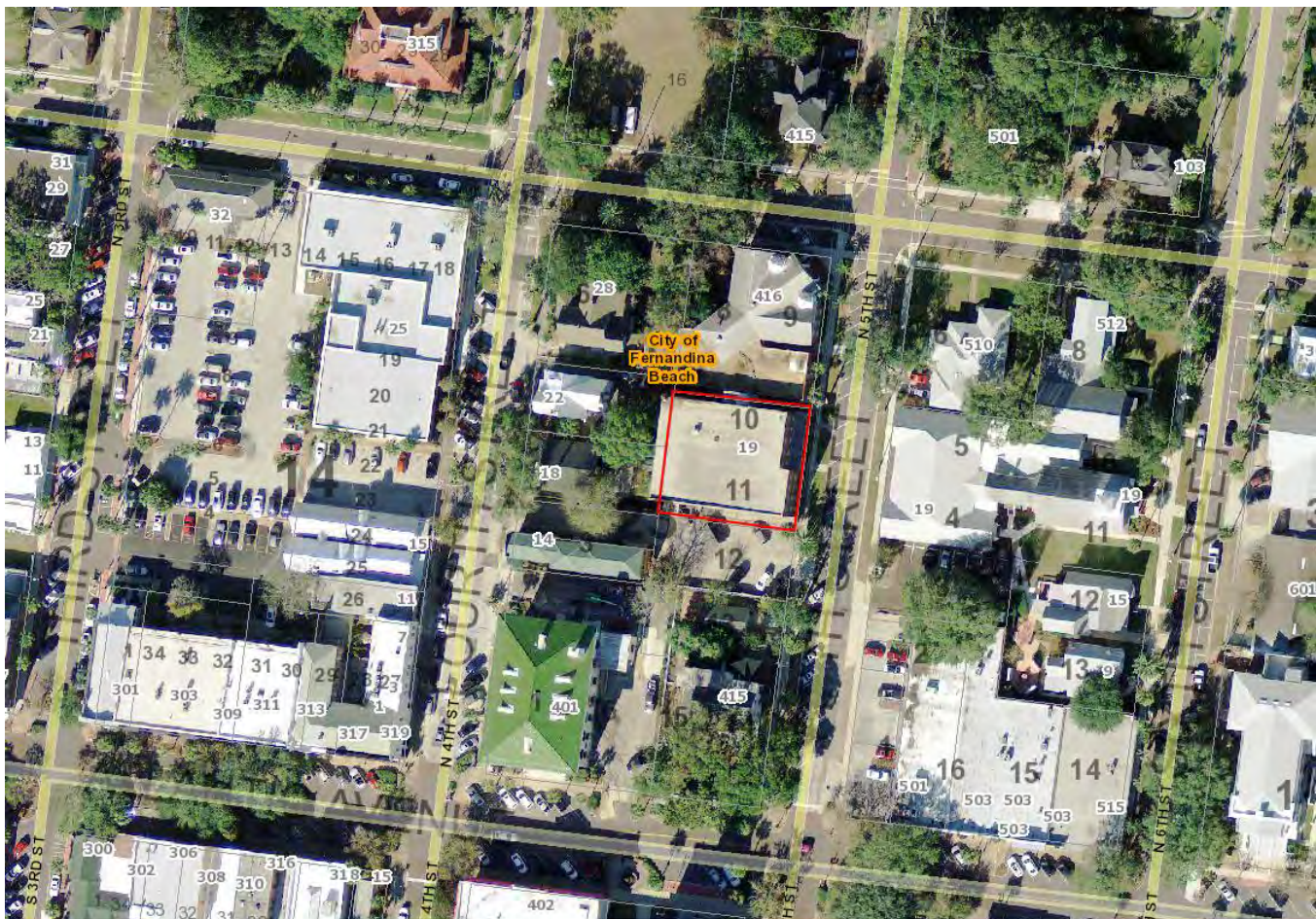




HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2018-16
AUGUST 1, 2018

Owner/Applicant:	Lofts on 5 th LLC				
Property Address:	19 N. 5 th Street				
Requested action:	Certificate of Approval (COA) for exterior changes relating to the adaptive use of a non-contributing structure to nine condominium units				
Current zoning:	C-3				
FLUM land use category:	Central Business District				
Existing uses on the site:	Vacant – Formerly owned/utilized by adjacent church				
FL Master Site File #	N/A				
Year Built:	1963 (NCPA)				
Contributing Status:	Non-Contributing				
Adjacent Properties:	North	Church	R-2	c.1925	“Celebration Church”
	South	Parking	C-3	c.1980	County-Owned Parking Lot
	East	Church	C-3	c.1900	First Presbyterian Church
	West	Single-Family Residential	C-3	c.1911	

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is requesting a Certificate of Approval (COA) for exterior changes relating to the adaptive use of a non-contributing structure to nine condominium units.

This currently vacant building was formerly part of the First Baptist Church site that is directly adjacent to this property to the north. The structure was built to house the church's accessory uses in 1963.

The changes the applicant is requesting include the addition of rooftop terrace with greenroof system, addition of balconies, new windows, new doors, new entry porch.

APPLICABLE 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 ☐

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

8.00.01 Intent

It is declared as a matter of public policy that protection, enhancement, perpetuation and use of sites of aesthetic, archaeological, architectural, cultural, historical and paleontological merit or value is in the interests of the health, prosperity, safety and welfare of the people of Fernandina Beach. The City Commission finds that the irreplaceable loss of these resources to the community would detrimentally affect the community as a whole. It is therefore the intent of this chapter to:

- A. Effect and accomplish the protection, enhancement and perpetuation of buildings, structures, improvements, sites, districts, landscape features, and archaeological and paleontological resources that represent distinctive elements of the City's architectural, cultural, economic, natural, political, prehistoric, religious, scientific, and social history;
- B. Safeguard the City's architectural, cultural, economic, natural, political, prehistoric, religious, scientific and social heritage, as embodied and reflected in such structures, sites, and districts;
- C. Foster awareness and pride in the accomplishments and events of the City's past;
- D. Protect and enhance the City's attraction to residents, tourists, and visitors, and serve as an economic stimulus to business and industry;
- E. Stabilize and improve property values and encourage compatible redevelopment;
- F. Enhance the visual and aesthetic character of the City; and
- G. Promote the use of individual structures, sites, and districts for the education, leisure, and welfare of the people of Fernandina Beach.

8.00.03 Relationship to Comprehensive Plan

The following standards implement Goal 11: Historic Preservation Element of the Fernandina Beach Comprehensive Plan to identify, preserve, and protect historic and cultural resources within the City.

8.01.01.01 Standards for Development in the Historic District Overlays

- A. The review of proposed development within the Historic District Overlays shall be based upon the latest edition of Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings from the U.S. Secretary of Interior.
- B. The review of proposed development within the Historic District Overlay shall also be based upon compliance with the Downtown Historic District Guidelines, dated December 1999, as amended from time to time. The review of proposed development within Old Town shall be based upon compliance with the Old Town Preservation and Development Guidelines, dated June 1999, as amended from time to time.
- C. In addition to standards applicable to the underlying zoning district, new construction within the Historic District Overlay shall be compatible with the existing character of the landmark or the district. Compatible design means architectural design and construction that will fit harmoniously into the district or the landmark site. New construction shall be compatible in scale, materials, and quality of construction with adjacent buildings and structures that have been designated.

8.02.02 Historic District Council Roles and Responsibilities

The HDC shall have the duty and responsibility to:

- C. Review and approve or deny applications for a certificate of Approval for construction, alteration,

demolition, or removal of historic landmarks, historic sites, archaeological sites, properties in historic districts, or properties in the CRA Overlay.

8.03.03.01 Requirements for Demolition Applications

- A. Application requirements. 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.
- B. Public hearings and notice requirements. Certificate of Approvals for demolition applications are to be heard in accordance with HDC hearing requirements for Certificate of Approval applications and noticed in accordance with City requirements for public hearings.

DOWNTOWN HISTORIC DISTRICT GUIDELINES

Guidelines for New Additions (pg 104)

New additions should be designed and constructed so that the character-defining features of the historic building are not radically changed, obscured, or destroyed in the process of rehabilitation. The new design should complement the original historic building and still be distinguishable. Do not try to copy the original design.

1. Before building an addition, attempt to accommodate needed functions within the existing building.
2. Limit the size of new additions so as not to overwhelm the historic building.
3. Respect the scale, massing, materials, and window spacing of the historic building.
4. Do not attempt to duplicate form, material, style, wall plane, roofline, cornice height; the new addition should not appear to be part of the historic building.
5. Use contemporary designs for new work or reference design motifs from the historic building.
6. Respect the existing historic character of surrounding buildings in the district and insure that the new addition will complement this historic character.
7. Place new additions on rear or side elevations where not visible from the street.

ANALYSIS:

Alterations that are being proposed are in keeping with architecture and period of construction of this building. Changes proposed will not dramatically alter the appearance of the building, and will allow for the adaptive re-use of this unique property.

The penthouse structure is stepped back from the roof's edge so that it does not alter the building's appearance from the street level. Railings that surround the rooftop deck areas are transparent glass and are also stepped back from the edge of the roof.

The wood, glass, cement, and metal being used on various elements of the building are all traditional building elements that are appropriate on this mid-century structure.

The various elements on the building now, such as the porch columns and entry doors, are incongruous with the architectural style and period of construction of the building. As this building was an accessory structure to the adjacent church, these elements were added to reference elements present on the church and do not relate to the style or period of architecture of this building. As this site is now independent of the church,

these elements are out of place. Replacement with period appropriate elements and materials is appropriate.

Parking is not required for this C-3 zoned property.

Mechanical yard at NW corner of property is appropriately screened.

STAFF RECOMMENDATION:

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

Staff recommends:

APPROVAL of HDC 2018-16

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2018-16 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 2018-16, as presented, is or is not substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2018-16 Application and Backup Materials

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

HDC 2018-16

EXHIBIT 1

Application & Backup Materials



APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

OFFICE USE ONLY	
REC'D: <u>6/22/18</u>	BY: <u>STC</u>
PAYMENT: \$ <u>0</u>	TYPE <u>—</u>
APPLICATION #:	
HDC CASE #: <u>HDC 2018-16</u>	
APPLICATION COMPLETE: Y <u>✓</u> N <u>—</u>	
PRE-CONFERENCE: Y <u>✓</u> N <u>—</u> DATE <u>—</u>	
BOARD MEETING DATE: <u>July 19, 2018</u>	
PLANNER: <u>STC</u> DATE: <u>—</u>	
<u>—</u> APPROVED <u>—</u> DENIED	

APPROVAL TYPE:	☐ Staff Approval	☒ Board Approval: Conceptual <u>—</u> or Final <u>✓</u>
PROJECT TYPE:		
☐ New Construction	☐ Addition	☐ Alteration
☐ Relocation	☐ Demolition	☐ Variance
☐ Repair	☐ Paint	☐ Fence
☐ Sign	☐ Re-roof	☐ Other: <u>—</u>
PROPERTY INFORMATION <i>Property information can be found at the Nassau County Property Appraiser's Website → Map Search</i>		
Street Address: <u>19 N 5th St, Fernandina Beach, FL 32034</u>		
Historic District: ☒ Downtown ☐ Old Town ☐ CRA Waterfront		
Parcel Identification Number(s): <u>—</u>		
Zoning District: <u>C-3</u> Lot / Block Number (optional) <u>Lot 10, Block 23</u> <u>Lot 11, Block 23</u>		

PROJECT DESCRIPTION	
Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name	
Sheri Rinker	
Corporation or Company (if applicable)	
Lofts on 5th, LLC	
Street Address	
95108 Summerswood Circle #2102	
City State Zip	
Fernandina Beach, FL 32034	
Telephone Number	
904.335.1677	
Email Address	
rinkersk@gmail.com	

Applicant or Agent	If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included
Applicant Name	
Corporation or Company (if applicable)	
Street Address	
City State Zip	
Telephone Number	
Email Address	

Part 1. Describe The Existing Conditions and Materials. Describe the existing structure(s) on the subject property in terms of the construction materials and site conditions, as well as the surrounding context.

Please see supplementary sheets attached.

Part 2. Describe The Proposed Project and Materials. Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s). Attach further description sheets, if needed.

Please see supplementary sheets attached.

List proposed materials and colors, as applicable (use additional sheet if necessary):

Project Scope	Manufacturer	Product Description	FL Product Approval #	Color (Name/Number)
Exterior Fabric	Please see supplementary sheets attached.			
Doors				
Windows				
Roofing				
Fascia/Trim				
Foundation				
Shutters				
Porch/Deck				
Fencing				
Driveways/Sidewalks				
Signage				
Other				

Please submit all product brochures, paint color samples, and material samples with your application.

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:

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 Community Development Department 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 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.

06/22/2018

Date

Signature of Applicant

STATE OF FLORIDA

COUNTY OF NASSAU

ss }



Subscribed and sworn to before me this 22 day of June, 2018.

Harriet Davis
Notary Public: Signature

Harriet Davis
Printed Name

3/22/21
My Commission Expires

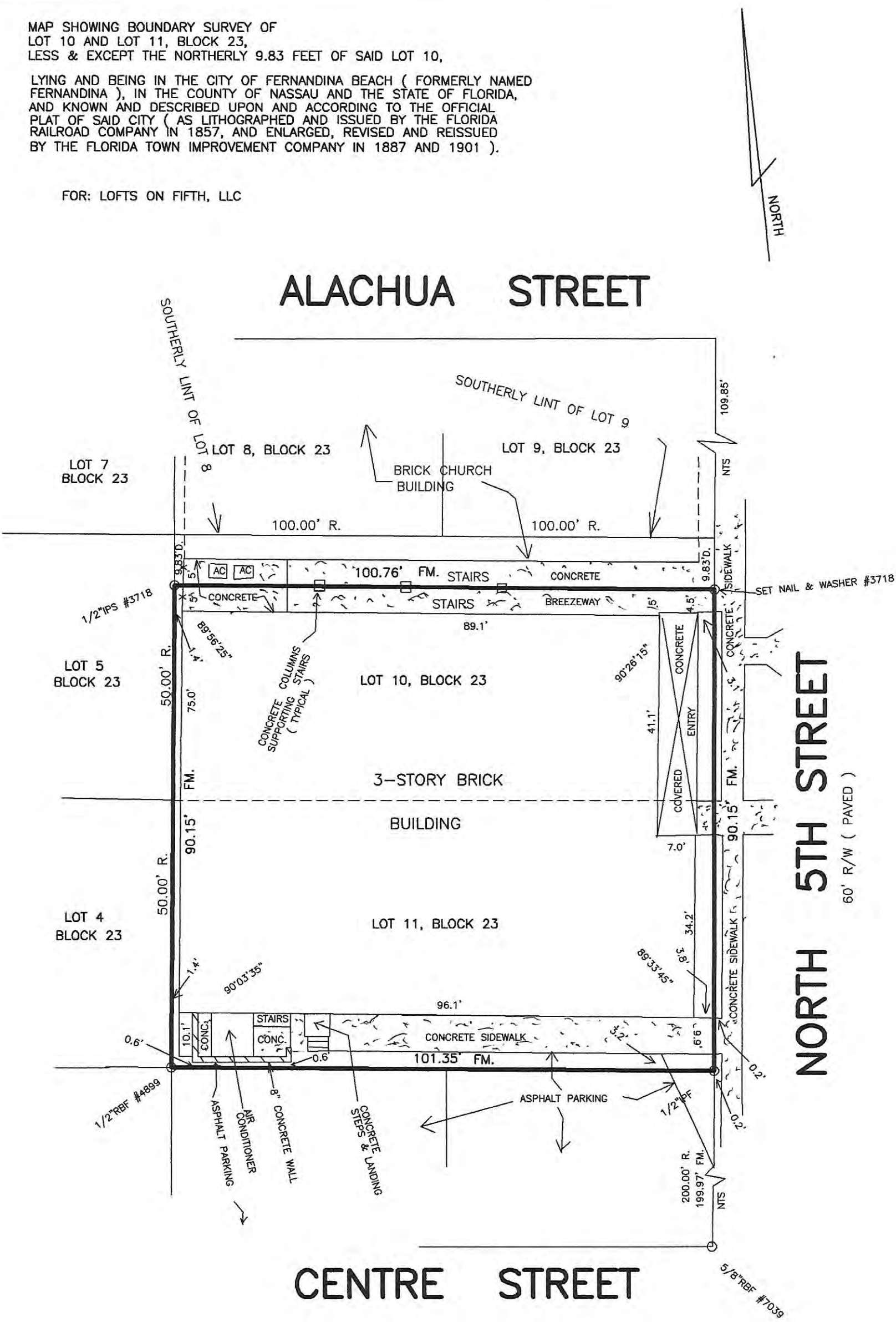
Personally Known ☒ OR Produced Identification _____ ID Produced: _____

HISTORIC DISTRICT COUNCIL / FORMAL APPROVAL / SUPPLEMENTARY SHEETS /

- DESCRIPTION OF EXISTING CONDITIONS AND MATERIALS
- DESCRIPTION OF PROPOSED PROJECT AND MATERIALS
- PROPOSED MATERIALS AND COLORS
- EXPLANATION OF PROPOSED CONCEPT
- PRODUCT/MATERIAL DETAILS, BROCHURES

MAP SHOWING BOUNDARY SURVEY OF
LOT 10 AND LOT 11, BLOCK 23,
LESS & EXCEPT THE NORTHERLY 9.83 FEET OF SAID LOT 10,
LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY NAMED
FERNANDINA), IN THE COUNTY OF NASSAU AND THE STATE OF FLORIDA,
AND KNOWN AND DESCRIBED UPON AND ACCORDING TO THE OFFICIAL
PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA
RAILROAD COMPANY IN 1857, AND ENLARGED, REVISED AND REISSUED
BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901).

FOR: LOFTS ON FIFTH, LLC



COASTAL LAND SURVEYORS
& MAPPERS, INC.

34 NORTH FOURTEENTH STREET
FERNANDINA BEACH, FLORIDA 32032
TEL. 904-261-8950 FAX 904-277-6650

I HEREBY CERTIFY THE INFORMATION DEPICTED HEREON AS
MEETING THE MINIMUM TECHNICAL STANDARDS FOR LAND
SURVEYING, CHAPTER 5J-17.050, FLORIDA ADMIN. CODE, AND/OR
CHAPTER 180-7, GEORGIA STATUTES.

[Signature]
JAMES O. PEACOCK, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3718
GEORGIA CERTIFICATE NO. 2365
NOT VALID UNLESS EMBOSSED WITH SURVEYORS OFFICIAL SEAL

LICENSED BUSINESS NO. 6412
8-27-18

BEARINGS BASED ON N/A

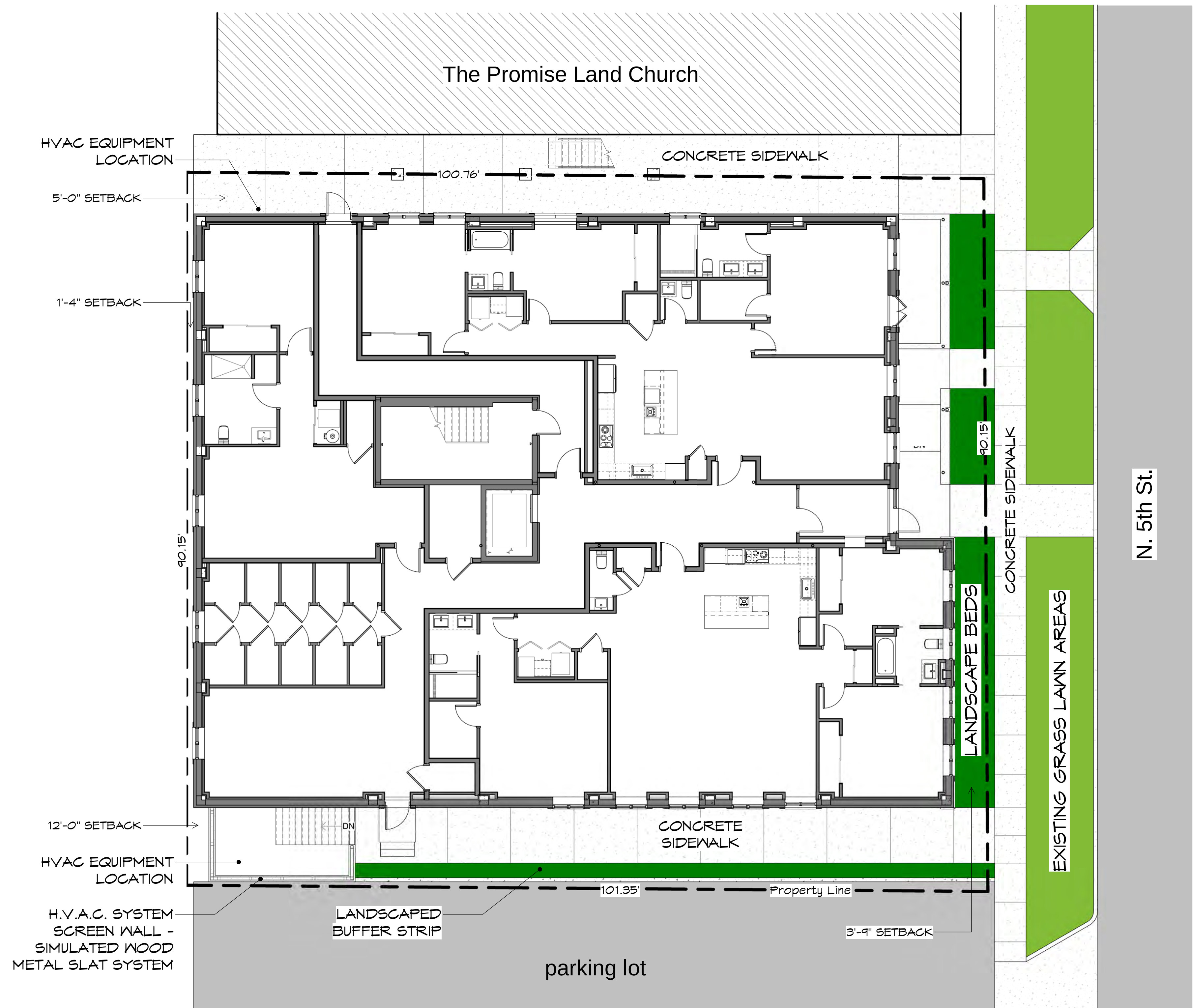
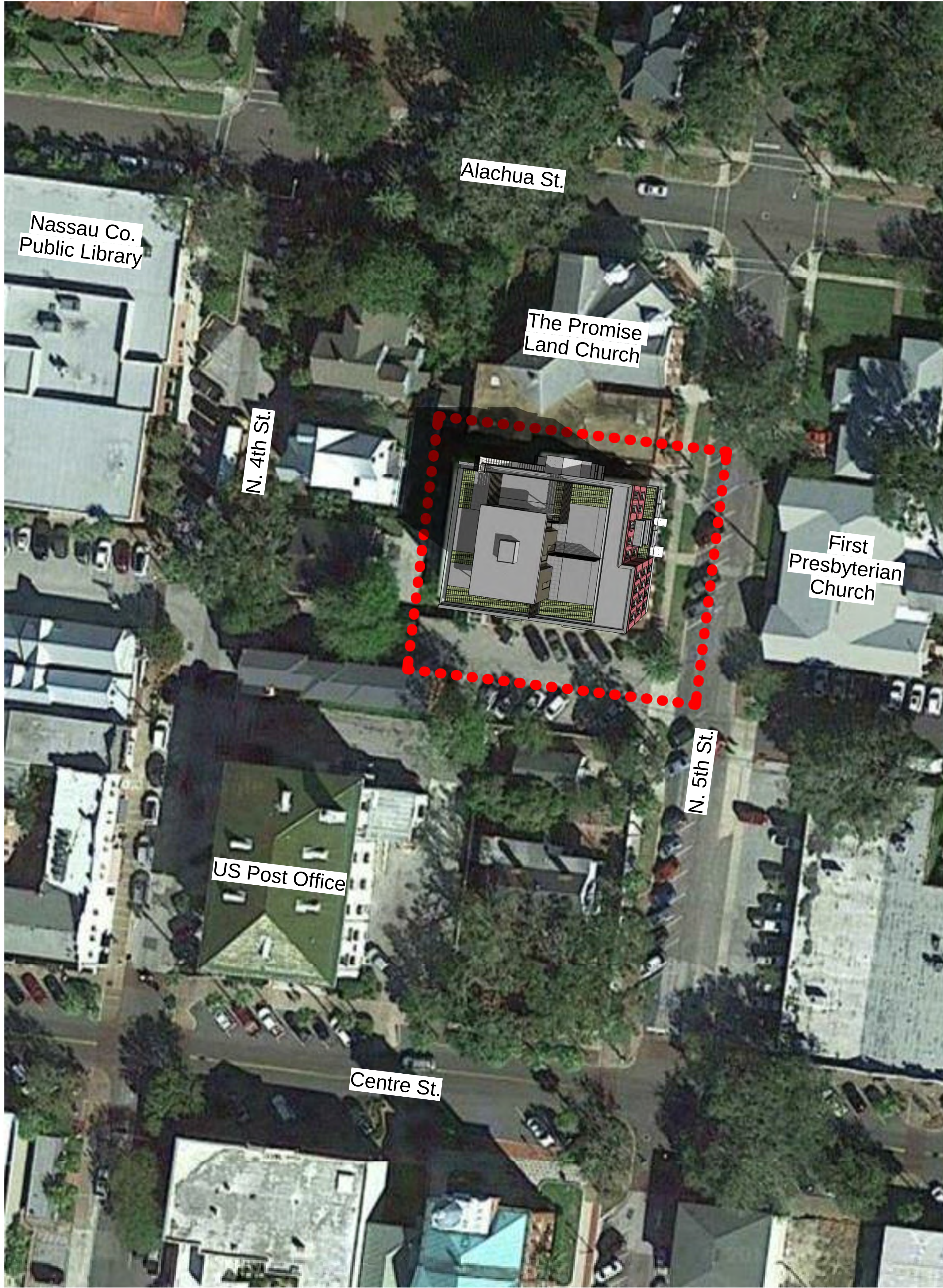
PROPERTY SHOWN HEREON LIES WITHIN
FLOOD ZONE X AS SHOWN ON

FEMA FLOOD INSURANCE RATE MAP,
COMMUNITY NO. 120172 PANEL NO. 237F
DATED 8-02-17

DATE OF SURVEY: FEBRUARY 27, 2018
SCALE 1"=20'
JOB NO. 1507-10A F.B. 335 & 345

CORNER MARKERS HAVE NO IDENTIFICATION U.N.O.

LEGEND:
IRON PIPE FOUND - IPF
IRON PIPE SET - IPS
RE/BAR FOUND - RBF
NOT TO SCALE - NTS
BUILDING RESTRICTION LINE - BRL
CONCRETE MONUMENT FOUND - CMF
STAINLESS STEEL PIPE FOUND - SSPF
RIGHT-OF-WAY - R/W
POINT OF CURVE - PC
CENTERLINE - CL
POWER LINE - P
PLAT - P.
FIELD MEASURED - FM.
RECORD - R. DEED - D.
POWER POLE - O
CONCRETE - CONC.
FENCE - X
RIGHT-OF-WAY - R/W
POINT OF REVERSE CURVE - PRC
OFFICIAL RECORDS BOOK - O.R.B.





EAST



NORTH



EXISTING WINDOW



SOUTH



STREET

SEALS

NOT FOR
CONSTRUCTION

CONSULTANTS

STRUCTURAL ENGINEER

MECHANICAL /ELECTRICAL ENGINEERS

PROJECT

LOFTS ON 5TH

OWNER

LOFTS ON FIFTH, LLO

LOCATION

FERNANDINA BEACH,
FLORIDA

REVISIONS

DATE
06/15/18

TITLE
EAST ELEVATION

DRAWING NUMBER

X5.0



1 EAST BUILDING ELEVATION
X5.0 1/4" = 1'-0"



1 SOUTH BUILDING ELEVATION
X5.1 1/4" = 1'-0"

SEALS

NOT FOR
CONSTRUCTION

CONSULTANTS

STRUCTURAL ENGINEER

MECHANICAL /ELECTRICAL ENGINEERS

PROJECT

LOFTS ON 5TH

OWNER

LOFTS ON FIFTH, LLC

LOCATION

FERNANDINA BEACH,
FLORIDA

REVISIONS

DATE

06/15/18

TITLE

WEST ELEVATION

DRAWING NUMBER

X5.2



1 WEST BUILDING ELEVATION
X5.2 1/4" = 1'-0"



1 NORTH BUILDING ELEVATION
X5.3 1/4" = 1'-0"

SEALS

NOT FOR
CONSTRUCTION

CONSULTANTS

STRUCTURAL ENGINEER

MECHANICAL /ELECTRICAL ENGINEERS

PROJECT

LOFTS ON 5TH

OWNER

LOFTS ON FIFTH, LLC

LOCATION

FERNANDINA BEACH,
FLORIDA

REVISIONS

DATE
06/21/18

TITLE
PERSPECTIVE VIEWS

DRAWING NUMBER

X5.4



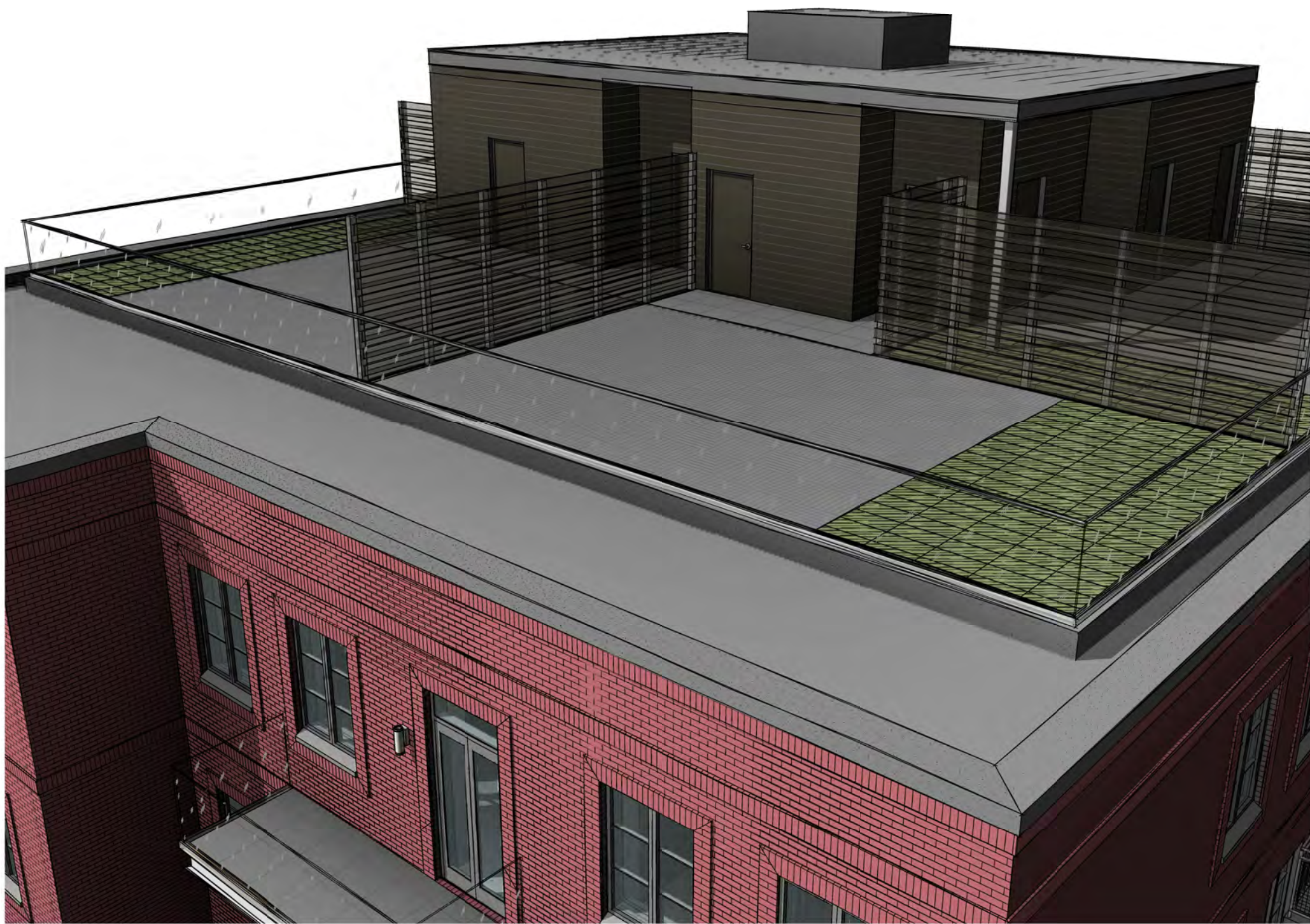
1 VIEW LOOKING NORTHWEST



3 VIEW TOWARD HVAC SCREEN WALL



2 VIEW TOWARD MAIN ENTRANCE



4 VIEW OF PENTHOUSE TERRACE

Part 1. Describe the Existing Conditions and Materials. Describe the existing structure(s) on the subject property in terms of the construction materials and site conditions, as well as the surrounding context.

The subject property is located at 19 North 5th Street. The property sits adjacent to North 5th Street to the east, and it borders a public parking lot to the south. To the immediate west of the site are three single-family residences. To the north sits an existing brick church and addition, from whom the property was purchased. An existing 1960s, three-story building occupies the majority of the subject property. The existing building is a concrete frame structure with a red brick exterior. Brick quoining, horizontal brick banding, and protruding brick frames around aluminum windows and wood doors characterize the exterior. A white wood porch with fluted wood columns marks entry on the street elevation, and a concrete egress stair is located on the north elevation.

Part 2. Describe the Proposed Project and Materials. Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s). Attach further description sheets, if needed.

The proposed project attempts to uphold the historical character of the site by adaptively reusing the existing three-story building as opposed to new construction. The interior of the building will be completely renovated to accommodate nine new condominium units, while any alterations to the exterior will be strategically limited in order to maintain its existing character. The existing front porch is contextually inappropriate both to the surrounding buildings and the time period in which it was originally constructed; furthermore, it is not ADA accessible. A new, accessible front porch will be constructed on the existing foundations. Partial-height, board-formed concrete walls surround the new porch, while slender grey aluminum columns support a simple roof structure. The texture and materiality of the concrete respond to the existing site picket fences and the brutal concrete aesthetic that was typical of 1960s architecture, while the column and roof structure recalls the rhythm, scale, and proportions of similar front porches on the surrounding residential buildings. Small, cantilevered balconies extend off of the east, south, and west elevations. The wood, aluminum, and glass material palette of the balconies mimic that of the front porch. All existing aluminum windows will be replaced with new insulated glazing units. The new windows maintain muntin divisions, while the dark grey color responds to the other painted metals on the project as well as the existing windows on the neighboring historic Lesesne House. While the interior design of the condominiums is not applicable to the historic considerations of the exterior, the dark aluminum window color is integral to the modern loft interior design concept of the project. A new rooftop terrace grants the tenants fully accessible access to outdoor gathering areas and green space. The perimeter of the terrace is intentionally set back from the edge of the building to minimize its visibility from ground level and set it apart from the original building massing. The stained wood and grey painted metal cladding of the rooftop penthouse simulates the surrounding residential aesthetic of exterior siding.

List proposed materials and colors, as applicable (use additional sheet if necessary):

PROJECT SCOPE	MANUFACTURER	PRODUCT DESCRIPTION	FL#	COLOR (NAME/NUMBER)
EXTERIOR FABRIC	EXISTING	BRICK	N/A	RED
DOORS	MARVIN OR EQUAL	BALCONY DOOR / ULTIMATE PUSHOUT FRENCH CASEMENT	N/A	DESIGNER BLACK
	MARVIN OR EQUAL	ENTRY DOOR	N/A	WOOD
WINDOWS	MARVIN OR EQUAL	ULTIMATE PUSHOUT FRENCH CASEMENT ALUMINUM / CUPFCA4864 E	N/A	DESIGNER BLACK
ROOFING	BISON VERSADJUST	IPE TILES / PORCELAIN TILES / HYBRID PEDESTAL SYSTEM ROOF DECK	FL27422 / SEE CERT.	IPE WOOD / GRAY PORCELAIN
	LIVEROOF	GREEN ROOF SYSTEM	SEE CERTIFICATES	VARIED SPECIES
FASCIA / TRIM	N/A	N/A	N/A	N/A
FOUNDATION	EXISTING	CONCRETE	N/A	N/A
SHUTTERS	N/A	N/A	N/A	N/A
PORCH / DECK	PER LOCAL SUPPLIER	ALUMINUM: AWNING STRUCTURE, COLUMNS	N/A	BLACK / KYNAR
FENCING	ABS WOOD OR EQUAL	IPE WOOD: PRIVACY DIVIDER, AWNING UNDERSIDE, ENTRANCE ACCENT	N/A	IPE WOOD
	PER LOCAL SUPPLIER	BOARD-FORMED POURED CONCRETE	N/A	BLACK
	N/A	N/A	N/A	N/A
DRIVEWAYS / SIDEWALKS	EXISTING	CONCRETE	N/A	N/A
SIGNAGE	TBD	SURFACE-MOUNTED ADDRESS LOCATORS	N/A	BLACK
BALCONY	ABS WOOD	IPE WOOD: PRIVACY DIVIDER, AWNING	N/A	IPE WOOD
	PER LOCAL SUPPLIER	BALCONY FRAME	N/A	BLACK / KYNAR
	Q RAILING OR EQUAL	GLASS RAILING	SEE CERTIFICATES	GLASS, STAINLESS STEEL
	HOLLAENDER	EXTERNAL MESH RAILING	SEE CERTIFICATES	ALUMINUM

The proposed project attempts to uphold the historical character of the site by adaptively reusing the existing three-story building rather than opt for new construction. The interior of the building will be completely renovated to accommodate nine new condominium units, while any alterations to the exterior will be strategically minimal in order to maintain its existing character.



All existing windows will be replaced with new insulated glazing units. The original aluminum windows are not typical of the wood framed windows that are found on other historic residences. We feel that the non-historic nature of the original windows provides a relaxed and more contemporary approach to window selection. The new windows recall the existing muntin divisions with similar narrow divisions of lites, while the dark grey color responds to the other painted metals on the project as well as the existing windows on the neighboring historic Lesesne House.



New Window Concept



Amelia Tavern



Existing Windows



Chandlery Building



Lesesne House

The existing front porch is contextually inappropriate both to the surrounding buildings and the time period in which it was constructed. The existing porch copied the classical revival style of the neighboring church. While this application of style may have been necessary in order to create a common architectural language between all of the previous owner's buildings, this continuation of style is no longer appropriate. Furthermore, the current entry is not ADA accessible, so a partial demolition of the existing porch will be necessary to implement a new ramp, regardless of whether the existing porch remains.



The new porch attempts to create a new entry that is attuned to the language of contemporary architecture while also being respectful of the historic nature of the building and district. In order to allow the project to be as contextually appropriate as possible, the new porch draws its inspiration from the surrounding historic residences and the stylistic language of mid-century modern architecture that would have been prevalent during the time period of its original construction. The slender wood columns and picket fences of the surrounding historic residences, and the exposed concrete aesthetic of 1960s brutalism all contribute to the architectural language of the new porch.



A new, accessible front porch will be constructed on the existing foundations. Partial-height, board-formed concrete walls surround the new porch and support the ramp, while slender grey aluminum columns support a simple roofline. The texture and materiality of the concrete respond to the existing site picket fences and the brutal concrete aesthetic that was typical of 1960s architecture, while the roof structure recalls the scale and proportions of similar front porches on the surrounding residential buildings.





A new rooftop terrace grants the tenants fully accessible access to outdoor gathering areas and green space. The perimeter of the terrace is intentionally set back from the edge of the building to minimize its visibility from ground level. The stained wood and grey painted metal cladding of the rooftop penthouse simulates the surrounding residential aesthetic of exterior siding.











EAST



NORTH



EXISTING WINDOW



SOUTH

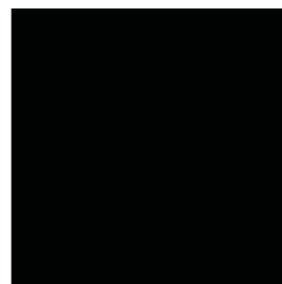


STREET



MARVIN BLACK EXTRUDED ALUMINUM CLAD WINDOWS

100+



Ebony





MARVIN BLACK EXTRUDED ALUMINUM CLAD SWINGING PATIO DOOR



Ebony



The LiveRoof system is designed to ensure the success of your green roof project and do so at the lowest possible total system cost. This takes into account more than just the acquisition cost, but also addresses maturation costs, maintenance costs, and life cycle costs of owning a living roof system. By working to reduce these costs LiveRoof has created the best value available.



STEP 1

The Licensed Grower inserts the LiveRoof® Soil Elevator™ into the module.



STEP 2

LiveRoof® module is filled to the top of Soil Elevator™ with LiveRoof engineered growing medium.



STEP 3

LiveRoof® plants are grown to maturity approximately 1 inch above the LiveRoof module.



STEP 4

Certified Installer sets LiveRoof® modules tightly in place on the roof within RoofEdge® aluminum edge restraint.



STEP 5

LiveRoof® Soil Elevator™ is removed for a beautiful, seamless instantly mature green roof.



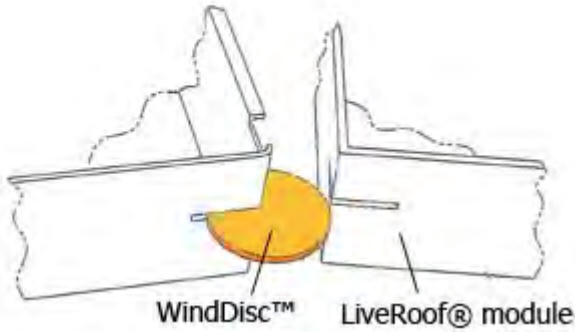
STEP 6

Water thoroughly to settle any loose growing medium and to get your green roof off to a great start.



WindDisc™

The WindDisc is a simple way to secure LiveRoof modules together to improve wind uplift resistance. The WindDisc technology allows for any size LiveRoof modules or RoofStone pavers to connect together across a green roof installation. Please contact us for more information.



LIVEROOF DETAILS



Longboard® Products Submittal Package

Mayne Coatings Corp
27575 50 Ave Langley, BC V4W 0A2
1.800-604-0343 | 604.607.6630
longboardproducts.com



4. CONCLUSIONS

From the structural analysis outlined in this report, the following conclusions can be made:

- The Longboard Fastening Clip can be used for attaching 4 in. or 6 in. Longboard siding to a variety of substrate walls.
- For typical low rise building applications (factored wind loads ranging from 20 psf to 30 psf), the Longboard Clip can be attached to every second stud for stud spacing of 12 in. or 16 in.
- For locations with high wind loads, serviceable Fastening Clip spacing can be obtained at factored wind loads up to 70 psf, depending on the substrate wall construction and width of siding used (every second stud for most high-wind 4 in. wide siding applications, and every stud for most high-wind 6 in. wide siding applications).
- The first course of Longboard siding shall be installed using Longboard's "Starter Strip" fastened in accordance with Table 2 of this report.

We trust that this report is satisfactory. If you have any questions, please do not hesitate to contact our office.

Morrison Hershfield



G. Lance Cooke, P.E. (FL PE No. 68787)

Principal, Senior Structural Engineer

Florida COA 8508

Attachments:

Longboard Fastener Clip Drawing 102355 Rev. F;
Section Detail – 6" Channel Panel Horizontal Application

WIND LOADS

The structural analysis reviewed the strength and stiffness of the Fastening Clip, wood screw and Longboard Siding and Starter Strip using a combination of codified equations and rational engineering analysis. Calculations were performed in accordance with the Florida Building Code 2010 (FBC), including all relevant standards referenced therein. An unfactored dead load of 1.5 pounds per square foot was assumed for the cladding weight, and the cladding was subjected to factored wind loads ranging from 20 pounds per square foot to 70 pounds per square foot. The wind loads listed in this report refer to the three second gust basic wind speed at an elevation of 10 m above ground level for Exposure C.

Wind loads are factored and assume that all height, directionality, exposure, topographic, pressure and gust effect coefficients have been applied in accordance with ASCE 7-10 Minimum Design Loads for Buildings and Other Structures as referenced in the FBC. Calculations included seismic loads, but these did not govern the clip spacing due to the low cladding mass. Table 1 presents the results of the structural analysis, organized into a table of maximum allowable Fastener Clip spacing for various factored wind loads.

Quick-Screen Clip Spacing

Table 1: Maximum Tributary Area and Clip Spacing for Longboard Fastening Clip

Maximum Factored Wind Load ¹ (psf)	4 in. Wide Longboard Siding			6 in. Wide Longboard Siding		
	Maximum Tributary Area of Clips (in ²)	Maximum Horizontal Spacing (in)	Maximum Vertical Spacing ^{2,3} (in)	Maximum Tributary Area of Clips (in ²)	Maximum Horizontal Spacing (in)	Maximum Vertical Spacing ^{2,3} (in)
Sheathed Wood Frame Wall w/ 1.5 in. Lg. #8 Pan Washer Head Wood Screws						
+/- 20	245	61	4	313	52	6
+/- 30	214	53	4	274	46	6
+/- 40	194	49	4	222	37	6
+/- 50	179	45	4	179	30	6
+/- 60	149	37	4	149	25	6
+/- 70	128	32	4	128	21	6
Sheathed Wood Frame Wall w/ 2.0 in. Lg. #8 Pan Washer Head Wood Screws						
+/- 20	245	61	4	313	52	6
+/- 30	214	53	4	274	46	6
+/- 40	194	49	4	246	41	6
+/- 50	180	45	4	197	33	6
+/- 60	164	41	4	164	27	6
+/- 70	141	35	4	141	23	6

Table 1 Cont'd: Maximum Tributary Area and Clip Spacing for Longboard Fastening Clip

Maximum Factored Wind Load ¹ (psf)	4 in. Wide Longboard Siding			6 in. Wide Longboard Siding		
	Maximum Tributary Area of Clips (in ²)	Maximum Horizontal Spacing (in)	Maximum Vertical Spacing ^{2,3} (in)	Maximum Tributary Area of Clips (in ²)	Maximum Horizontal Spacing (in)	Maximum Vertical Spacing ^{2,3} (in)
Sheathed 18ga, 33 ksi Steel Stud Wall w/ #8 Pan Head Self-Drilling Screws						
+/- 20	245	61	4	314	52	6
+/- 30	214	53	4	220	37	6
+/- 40	165	41	4	165	27	6
+/- 50	132	33	4	132	22	6
+/- 60	110	27	4	110	18	6
+/- 70	94	24	4	94	16	6
Sheathed 16ga, 50 ksi Steel Stud Wall w/ #8 Pan Head Self-Drilling Screws						
+/- 20	245	61	4	313	52	6
+/- 30	214	53	4	274	46	6
+/- 40	194	49	4	217	36	6
+/- 50	174	44	4	174	29	6
+/- 60	145	36	4	145	24	6
+/- 70	124	31	4	124	21	6

¹ - Wind loads are three second gust basic wind speed based, and assume all height, directionality, exposure, topographic, pressure and gust effect coefficients have been applied.

² - Spacing is from clip center to center.

³ - Maximum vertical spacing limited by siding vertical dimension.

⁴ - An unfactored dead load of 1.5 psf was assumed for the cladding.

⁵ - If fastening to every second stud, the attachment stud shall be staggered between adjacent runs of siding.

⁶ - The Starter Hook shall be fastened at 16 in. O.C. with #8 self-drilling screws into 18 ga. 33 ksi steel studs or 1.5 in. long #8 wood screws into wood studs (min. S-P-F grade). The Starter Hook shall be fastened at 32 in. O.C. with #8 self-drilling screws into 16 ga. 50 ksi steel studs or 2.0 in. long #8 wood screws into wood studs (min. S-P-F grade).

WIND LOADS

Table 2 presents the maximum horizontal fastener spacing for the Starter Strip for various wind loads, siding widths and substrate wall and fastener combinations. In this table, the "Screw Location in Strip" column refers to whether the screw shall be fastened through the thin section at the edge of the strip ("end") or through the middle of the strip, 24 mm from its end ("middle").

Table 2: Fastening Requirements Longboard Starter Strip

Backing Wall / Fastener	Max Factored Wind Load (psf)	Siding Width (in)	Max. Horiz. Screw Spacing (in)	Screw Location in Strip	Siding Width (in)	Max. Horiz. Screw Spacing (in)	Screw Location in Strip
Wood Stud w/ #8 - 1.5in lg. screws	20	4	16	End	6	16	End
	30		16	End		16	End
	40		16	End		16	Middle
	50		16	End		16	Middle
	60		16	Middle		16	Middle
	70		16	Middle		16	Middle
Wood Stud w/ #8 - 2.0in lg. screws	20	4	32	End	6	32	End
	30		32	End		16	End
	40		32	End		16	End
	50		16	End		16	Middle
	60		16	End		16	Middle
	70		16	End		16	Middle
18ga 33ksi steel studs w/ #8 screws	20	4	16	End	6	16	End
	30		16	End		16	Middle
	40		16	Middle		16	Middle
	50		16	Middle		16	Middle
	60		16	Middle		16	Middle
	70		16	Middle		16	Middle
16ga 50ksi steel studs w/ #8 screws	20	4	32	End	6	32	End
	30		32	End		16	End
	40		16	End		16	End
	50		16	End		16	Middle
	60		16	End		16	Middle
	70		16	End		16	Middle



USA | PROGRAM 2018 2019

Q-railing





EASY GLASS® MAX

THE STRONGEST PROFILE ON THE MARKET

There are no limits when it comes to Easy Glass Max. Choose this strong system if you need a glass balustrade that combines extreme strength, minimal weight and clear, unobstructed views. Capable of absorbing extreme forces, this impressive system is ideal for large public facilities such as sports stadiums, airports, train stations and shopping centers. It may be designed to stay put, but Easy Glass Max installs very quickly using the Safety Wedge system.





Glass Balustrade Rail Testing IBC 2015/FBC 2014

(Interior and Exterior Application **excluding** below 30 ft. elevation in HVHZ or Wind Borne Debris Region)

National Building Code of Canada 2015 (For Interior and Exterior Application)

May 2, 2017

REPORT NUMBER: **HETI-16-5000**

MANUFACTURER: Q-railing Europe GmbH & Co. KG
Max-Planck-Str. 7, 46446 Emmerich am Rhein, Germany

TEST LOCATION: Hurricane Engineering & Testing Inc.
6120 NW 97th Avenue, Doral, Florida, 33178

NOTIFICATION NUMBER: HETI16001 (MIAMI-DADE COUNTY, FLORIDA)
LAB. CERTIFICATION No.: 15-1216.04 (MIAMI-DADE COUNTY, FLORIDA)
IAS. CERTIFICATION No.: TL-296 (ISO 17025-05)
FBC ORGANIZATION No.: TST1691
FBPE Certificate of Authorization Number: 6905

PRODUCT: Max Top Mount
PRODUCT SIZE: 142" wide x 44" high (non-fixed end)
142 1/4" wide x 44" high (fixed end)

TEST SUBSTRATUM: Concrete Compressive strength 4030 PSI, HETI-16-C100.
DRAWING NO.: 16-5000 by Q-Railing, consisting of 3 pages dated 4/27/ 2017.

DESIGN LOADS (psf): **+ 125, - 125**

TEST WITNESSED BY: Syed Waqar Ali, Ph. D. (HETI)
Dr. Nasreen K Ali, E. I. (HETI)
Mr. Eugenio Rivera (HETI)
Mr. Paul Dructor (Manufacturer)
Mr. Rafael E. Droz-Seda, P.E. (HETI)



(Exterior View)

Steel Nose Pendulum Impact Test as per ASTM E2353-14, Section 13.4

Test Date: January 18, 2016

Location	Horizontal Impact Energy (ft-lbf)	Results
Center of Left Glass Lite	74	Glass was intact and no damaged was observed.
Center of Middle Glass Lite	74	Glass was intact and no damaged was observed.
Center of Right Glass Lite	74	Back glass lite shattered. Glass panel stayed intact.



Impact Locations (interior view)

Conclusion

The test sample represented intended construction as indicated in the marked drawing. The sample was tested and passed the requirements in accordance with provisions of FBC 2014, IBC 2015, for interior application for all zones, exterior application in non-Wind Borne Debris Region, and exterior application above 30 ft. Elevation in HVHZ and Wind Borne Debris Region, National Building Code of Canada 2015, for interior and exterior application as per acceptance criteria AC439, and ASTM standards as described in this report.

The Railing was intact and all hardware parts were securely in place at the conclusion of each test. All tests were performed on a single sample without glass or hardware replacement.

NOTE: The above results were obtained using the designated test methods, which indicates compliance with the performance requirements of the referenced specifications. This report does not constitute certification of the specimens tested. The Test records are maintained for a period of ten years and selected sample sections are maintained for a period of five year, and therefore this report will expire after ten year of test date.

STATEMENT OF INDEPENDENCE

The Hurricane Engineering & Testing, Inc., does not have, nor does it intend to acquire or will acquire, a financial interest in any company manufacturing or distributing products tested or labeled by the Hurricane Engineering & Testing, Inc. Hurricane Engineering & Testing, Inc., is not owned, operated or controlled by any company manufacturing or distributing products it test or labels.

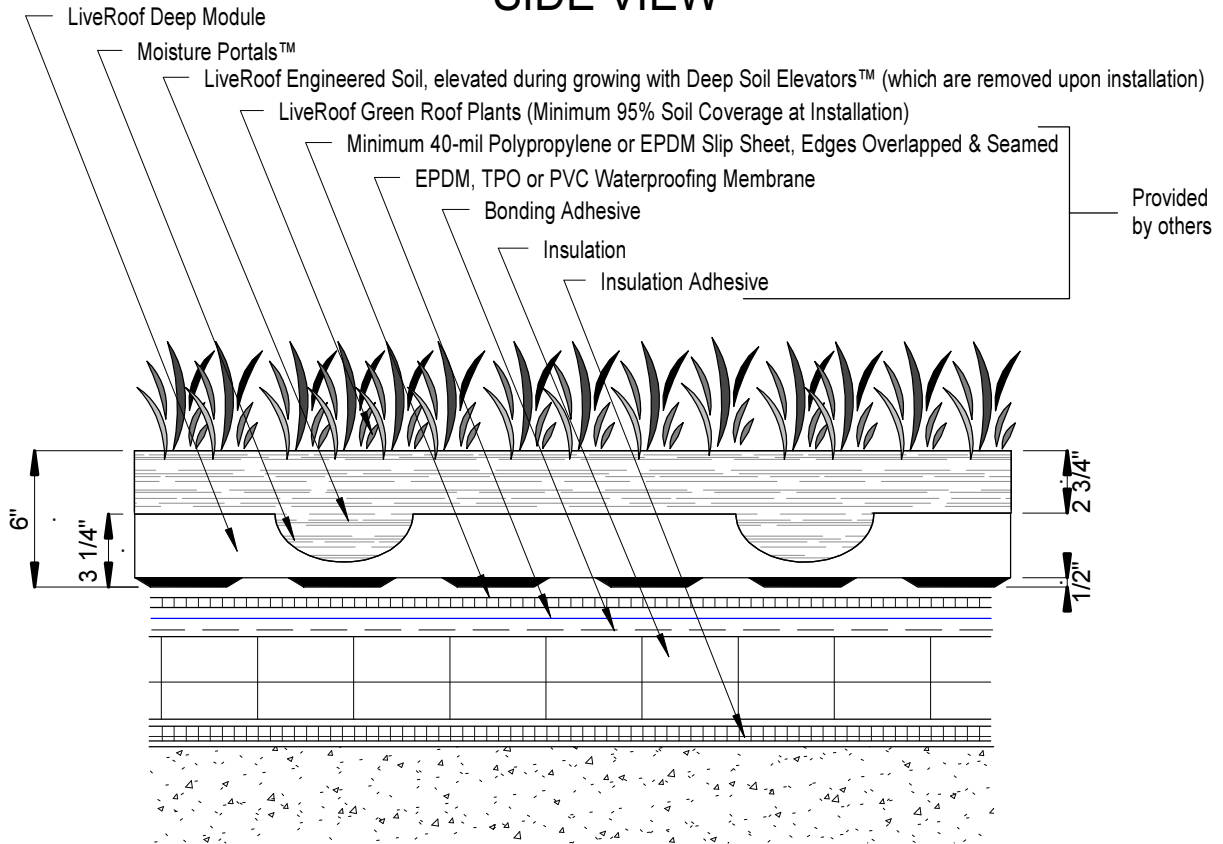
Dr. Nasreen K. Ali
Vice President

Mr. Rafael A. Seda, P.E.
Resident Engineer

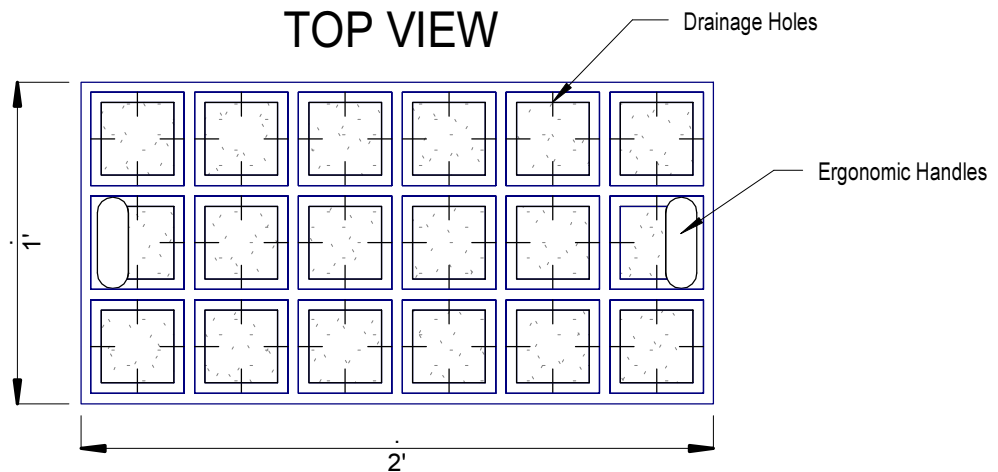
LiveRoof DEEP SYSTEM

Over Conventional Roofing Assembly

SIDE VIEW



TOP VIEW



LiveRoof System Saturated Weight: 40-50 lbs / sf

ILLUSTRATIONS ARE TO CONCEPTUALLY ASSIST PROFESSIONALS IN DESIGNING LIVEROOF INSTALLATIONS. LIVEROOF DOES NOT ACCEPT RESPONSIBILITY FOR ENGINEERING BASED ON ILLUSTRATIONS. A QUALIFIED ROOFING SPECIALIST SHOULD BE CONSULTED TO DETERMINE APPROPRIATE WATERPROOFING AND ROOF DECK MATERIALS AND SUITABLE DESIGN.

NOT TO SCALE

DEEP A



VERSADJUST
Adjustable Pedestals

STRENGTH AND SUPERIOR FUNCTIONALITY

VERSADJUST ADJUSTABLE PEDESTALS

January 2018

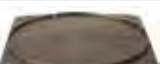
- Integral base leveling to correct for sloped substrates
- Each center-loaded pedestal supports 1250 pounds
- Quick-clip extenders to reach heights fast - up to 36 inches
- Pedestal bracing system for additional stability and heights over 24 inches
- Fast and easy installation - promotes labor savings
- Screw-to-adjust pedestals ensure perfectly level decks
- Impervious to water, mold, and freeze/thaw cycles
- Unique patented design
- Made in the U.S.A.



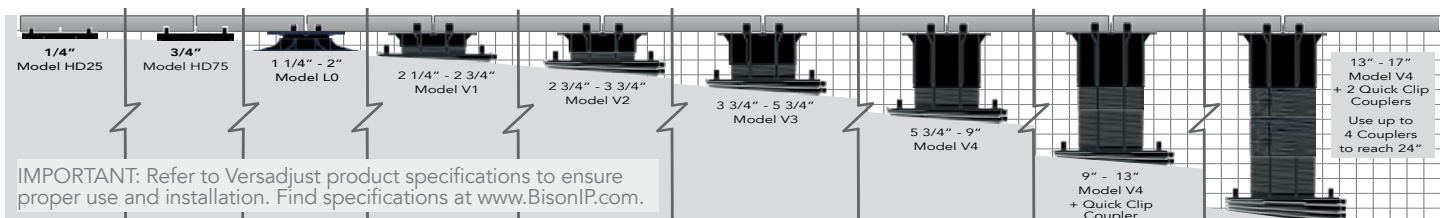
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SPECIFICATIONS

- Supports 1250 lbf (5.56 kN) FS:3 per pedestal
- Select 1/8 or 3/16 inch (3.175 or 4.5 mm) tab size for pedestals
- Integrated base levelers accommodate 0 to 1/2 inch per foot slope (0-4%)
- Adjustable system height range is 2 1/4 to 36 inches (57.15 to 914.4 mm)
- Bison Brace System required for 24 to 36 inches (609.6 to 914.4 mm)
- Accessories available for heights from 1/8 to 2 1/4 inches (3.175 to 57.15 mm)
- Contains 20% post-industrial recycled material
- Impervious to water, mold, and freeze/thaw cycles
- Made in the U.S.A.

	Model No.	Description	Range	Notes
Pedestals	 V1-18 V1-316	Adjustable Pedestal	2 1/4" - 2 3/4" (57.15 - 69.85 mm)	--
	 V2-18 V2-316	Adjustable Pedestal	2 3/4" - 3 3/4" (69.85 - 95.25 mm)	--
	 V3-18 V3-316	Adjustable Pedestal	3 3/4" - 5 3/4" (95.25 - 146.05 mm)	--
	 V4-18 V4-316	Adjustable Pedestal	5 3/4" - 9" (146.05 - 228.6 mm)	--
	 VC2	Quick Clip Extender	Adds up to 4" (101.6 mm) each	Insert VC2 into V4 base or another VC2 to reach up to 36" (914.4 mm)
Tabs	 VT18 VT316	Spacer Tab	1/8" (3.175 mm) wide 3/16" (4.5 mm) wide	Select 1/8" (3.175 mm) or 3/16" (4.5 mm) Tab Size
	 VT18 VT316	Ultra Low Height Pedestal	1/8" (3.175 mm)	--
	 HD25-18 HD25-316 HD50-18 HD50-316 HD75-18 HD75-316	Fixed Height Stackable Pedestals	1/4" (6.35 mm) 1/2" (12.7 mm) 3/4" (19.05 mm)	Stack up to 4
	 LO-18 LO-316	Low Height Adjustable Pedestal	1 1/4" - 2" (31.75 - 51 mm)	Supports 750 lbf (3.34 kN) FS:3 per Pedestal
Accessories	 B11	Rubber Flexible Shim	1/16" (1.588 mm)	--
	 PS1	Plastic Rigid Shim	1/8" (3.175 mm)	--
	 LD4	Base Leveler	Adds 1/4" (6.35 mm) to Pedestal height Stack up to 4 total to base of Pedestals	Maximum of 1" per foot slope (8%)
	 FS-1	Wood Tile Fastening Kit*	Secures Bison Wood Tiles to Bison Adjustable Pedestals	
	 JT	Joist Top	Adds 3/16" (4.5 mm) in height	Works with 2x and 4x lumber on Adjustable Pedestals
	 FIB	Floating Insulation Base	12" x 12" x 11/16" (304.8 x 304.8 x 17.463 mm) For use over roofing systems with 20-40 psi (137.895 - 275.79 kPa) bearing capacity	
	 FFB	Floating Foundation Base	12" x 12" x 1/4" (304.8 x 304.8 x 6.35 mm) For use under Pedestals on grade (soil)	

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WOOD TILES

June 2018

BEAUTY, LONGEVITY AND EXCEPTIONAL VALUE

BISON WOOD TILES

Bison Wood Tiles offer the design flexibility to create versatile, unique outdoor spaces. Commercial grade, responsibly harvested, hardwood tiles weather well, and are available in standard and FSC® Certified species.

- Commercial Grade
- Species Include: Bamboo, Cumaru, Garapa, Ipê, Mahogany and Massaranduba
- Exclusive Bison FS-1 Fastening Kit & Continuous Kerf Cut Design* allows easy tile attachment, removal and replacement
- Modular sizes 2' x 2', 4' x 2', 6' x 2', 8' x 2', and 30" x 30"
 - Pedestals to be spaced on a 2' grid for all Bison Wood Tile sizes*
- Custom sizes available
- FSC Certified (SCS-COC-002585) species available
- Full System Warranty with Bison Pedestals
- Bison Ipê Wood Tile Systems Meet:
 - ASTM E108-07a Class A Fire Rating
 - ASTM C1028-07 Slip Resistance
 - ASTM TAS108-95 Wind Uplift
 - Seismic Design Categories (SDC) A-F



*Bison 30" x 30" Wood Tiles installed on a 30" grid.

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BISON INNOVATIVE PRODUCTS | 701 OSAGE STREET, BLDG 2, UNIT 120, DENVER, CO 80204 USA | 800-333-4234 | www.BISONIP.COM



Installation

Bison recommends the use of Bison Pedestals and the FS-1 Fastening Kit[†] when installing Bison Wood Tiles. The Bison Pedestal/Wood Tile System installs quickly, securely, and allows single tile removal after installation, if needed. The FS-1 Fastening Kit, available exclusively from Bison, fastens wood tiles to the pedestals without penetrating or damaging the wood. Place the FS-1 washer between the bottom rail of the tile and the upper slat. Screw the FS-1 screw through the FS-1 washer, into the center hole of the tab set and into the pedestal. Make sure that the washer secures all corners of the wood tiles and then tighten. To remove a wood tile, use a screwdriver to loosen the screw and rotate the washer to release the wood tile.

Testing

Bison Ipê Wood Tiles meet or exceed these standards.

Note: Customer to verify acceptable uses for each project according to the presiding building code authority. All products to be installed per the most recent Bison Innovative Products specifications at the time of installation.

Environmental	FSC Certification	Call for Available Species
Slip Resistance	ASTM C1028	SCOF Dry .90 and Wet .72
Solar Reflective Indices	ASTM E 1980-11	45 (Average) New 36 (Average) Weathered One Year
Solar Reflectance	ASTM C1549-09	0.321 New 0.403 Weathered One Year
Hemispherical Emittance	ASTM C1371-04a	0.894 New 0.925 Weathered One Year
Wind Uplift on Pedestals	FBC TAS-108	Aerodynamic Multiplier
Seismic	ICC ES AC-156	For use in Seismic Zones A-F with Bison Seismic System & Installation Guidelines
Fire – Flame Spread	ASTM E108-07a	Class A
Fire – Smoke Spread	ASTM E-84-08A	Class B
Fire – SF WUI Under-Flame Test	SFA 12-7-A-4 Part A	Pass
Concentrated Load on Pedestals	ICC ES AC300-2010	1250 lbs/psf FoS:3
Uniform Load on Pedes- tals	ICC ES AC300-2010	1250 lbs/psf FoS:3
Installation Temperature	NRCA Standard	40° F and above
Max. Bison Pedestal Height	Bison	36" with Bison Bracing System

[†] US #8,302,356 Patent and Patents Pending



2CM Paver Tray

BISON 2CM PAVER TRAY

November 2016

Ideal for use with Bison Pedestals, the Bison 2CM Paver Tray* offers a thin and lightweight ceramic/porcelain paver backing to enhance the impact resistance of pavers** when used in pedestal applications.

- The Bison 2CM Paver Tray* meets testing for non-combustible surface material.
- Attaches to Bison Pedestals using patented FS3 fastening kit.
- Weather resistant galvanized metal tray.*
- Thin profile for low height installations.
- For use with 600mm x 600mm x 20mm thick ceramic/porcelain pavers.
- Recommended for use on Bison Pedestals over 0.75" and up to 36" in height.



*Patents pending. **Not tested for use with other thicknesses of tiles or other surface materials.

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Bison 2CM Paver Tray*

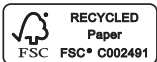


Specifications

Model	PT-TRAY 2424
Dimensions	23.43" L x 23.43" W x 0.16" H 595 mm x 595 mm x 4 mm
Tray Weight	8 lbs (3.63 kg)
Weigh psf	2 lbs psf (0.91 kg)
Weight Bearing Capacity with 2CMPaver	1250 lbs FoS:3
Height Range	0.75 – 36"
Origin	Denver, CO USA
Standard Packaging	80 trays/pallet Pallet weight 680 lbs

Testing Information

Description	Test	Results/Requirements
Maximum Bison Pedestal Height	Not to exceed	36" in pedestal height, heights between 24" and 36" require bracing
Class A Fire Rated Surface over Bison Pedestals (system)	Underwriters Certification TGFU R38623	Over Class A, B, or C roof systems
Non-Combustible Surface (system)	ASTM E136 ASTM E108	Pass CLASS A
Concentrated Load on Pedestals (system)	ASTM E2322	200 LBS/PSF FoS:3
Uniform Load on Pedestals (system)	ASTM E2322	1250 lbs/FoS:3
Impact Load on Pedestals (system)	ASTM D5420-10 modified	50.6 (Joules) 10" crack, 24" no collapse
Bond Tensile Strength (system) Bond Shear Strength (system)	Universal Testing Load Machine	6.2 lbs/psi 2.9 lbs/psi



*Patents pending. Copyright 11-1-2016 United Construction Products, Inc. All Rights Reserved





[Product Approval Menu](#) > [Product or Application Search](#) > **Application List**

OFFICE OF THE
SECRETARY

Search Criteria

[Refine Search](#)

Code Version	2017	FL#	ALL
Application Type	ALL	Product Manufacturer	Bison Innovative Products
Category	ALL	Subcategory	ALL
Application Status	ALL	Compliance Method	ALL
Quality Assurance Entity	ALL	Quality Assurance Entity Contract Expired	ALL
Product Model, Number or Name	ALL	Product Description	ALL
Approved for use in HVHZ	ALL	Approved for use outside HVHZ	ALL
Impact Resistant	ALL	Design Pressure	ALL
Other	ALL		

Search Results - Applications

FL#	Type	Manufacturer	Validated By	Status
FL27442	New	Bison Innovative Products Category: Structural Components Subcategory: Products Introduced as a Result of New Technology	ORLANDO L. BLANCO, P.E. (305) 510-8531	Validated
FL27451	New	Bison Innovative Products Category: Structural Components Subcategory: Products Introduced as a Result of New Technology	ORLANDO L. BLANCO, P.E. (305) 510-8531	Validated
FL27453	New	Bison Innovative Products Category: Structural Components Subcategory: Products Introduced as a Result of New Technology	ORLANDO L. BLANCO, P.E. (305) 510-8531	Validated

*Approved by DBPR. Approvals by DBPR shall be reviewed and ratified by the POC and/or the Commission if necessary.



INTERNA-RAIL® RAILING SYSTEM WITH METAL INFILL PANELS

PRODUCT DATA SHEET

GENERAL

Interna-Rail® is designed for various types of metal infill panels, as well as glass infill, and is used in all railing applications that must comply with IBC codes for structural strength and dimensions.

OVERALL DIMENSIONS:

Height of top rail above walking surface: 42".

Post spacing: Determined by site conditions.

Mounting: Determined by site conditions.



MATERIALS:

Posts: Aluminum 6005-T5, 1 ½" IPS (48.2 mm O.D.) Schedule 80 Wall (clear anodized).

Rails: Aluminum 6063-T6, 1 ½" IPS (48.2 mm O.D.) Schedule 40 Wall (clear anodized).

Fittings: Aluminum 6063-T6 (clear anodized).

Base Flanges: Cast aluminum.

Fasteners: Stainless steel 304 alloy.

CODE COMPLIANCE:

U.S. International Building Code 2009/2012/2015 standards specific to guardrails, handrails and infill panel materials.

PERFORMANCE REQUIREMENTS:

All railings shall be supplied to conform to applicable sections of the following codes:

- International Building Code
- ADAAG

STRUCTURAL PERFORMANCE:

Provide railings capable of withstanding the effects of gravity loads and the following loads and stresses within limits and under conditions indicated:

- Handrails:
 - › Uniform load of 50 lbf/ft. applied in any direction
 - › Concentrated load of 200 lbf. applied in any direction.
 - › Uniform and concentrated loads need not be assumed to act concurrently.
- Top Rails of Guards:
 - › Uniform load of 50 lbf/ft. applied in any direction.
 - › Concentrated load of 200 lbf. applied in any direction.
 - › Uniform and concentrated loads need not be assumed to act concurrently.
- Infill Area of Guards:
 - › Horizontal concentrated load of 50 lbf. applied to 1 sq. ft. at any point in system, including panels, intermediate rails, balusters, or other elements composing infill area. Load on infill area need not be assumed to act concurrently with loads on top rails.
 - › Metal infill panels to be per specification..

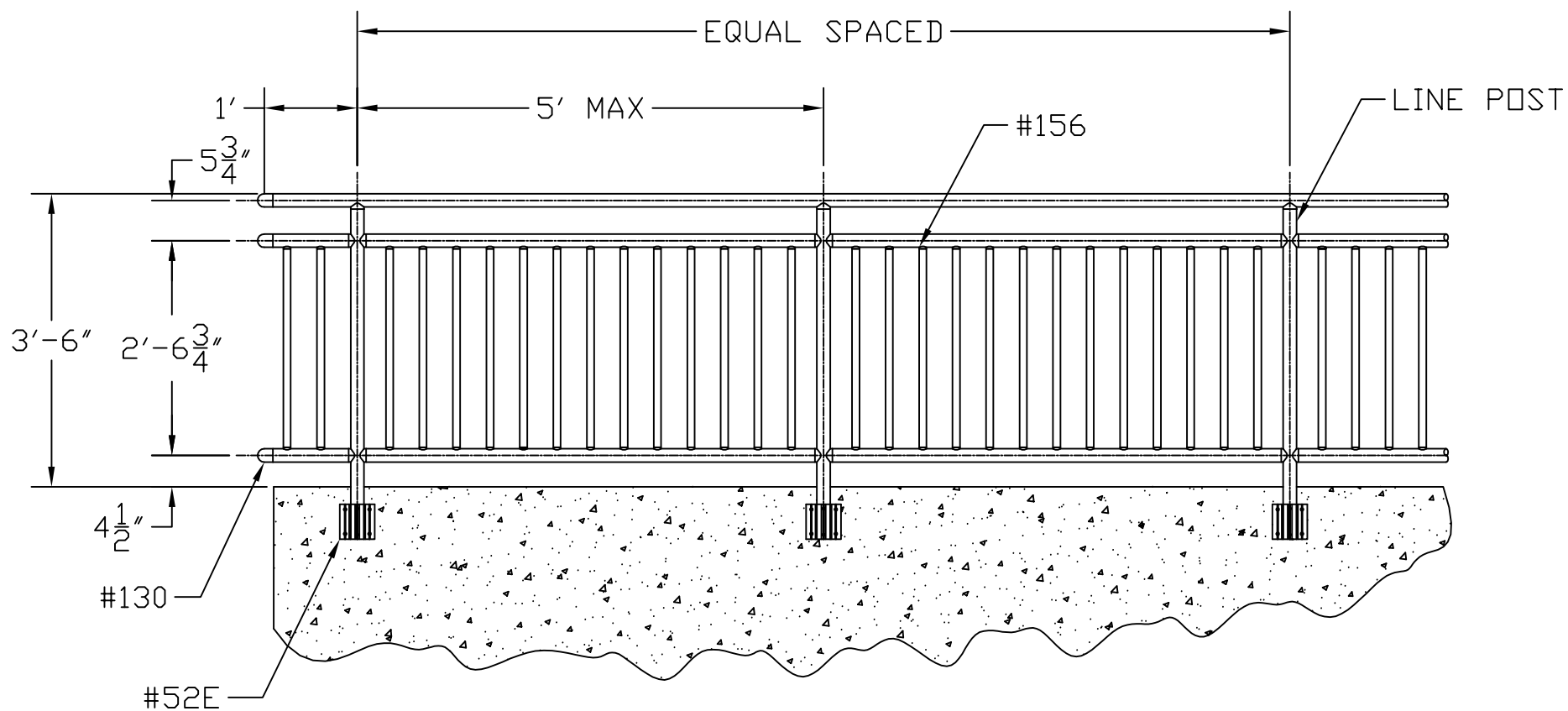
PRODUCT TEST REPORTS:

Available upon request.

PROJECT INSTALLATIONS:

- Chorley School (Middleton, NY) – aluminum mesh infill
- Momentum Audi (Houston, TX) – steel mesh and picket infill
- Boise State Football Stadium (Boise, ID) – steel mesh infill
- Maple Dale Elementary School (Cincinnati, OH) – steel mesh
- Saucon Valley Schools (Easton, PA) – 304 stainless steel mesh
- Several high school baseball and football stadiums in New Orleans, LA – steel mesh infill





**TYPICAL LEVEL PICKET HANDRAIL
DETAIL**

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NO.	REVISIONS	DATE	APPROVED
A	ISSUED FOR REVIEW/APPROVAL	7-28-04	BW

Hollaender®
STRUCTURAL ENGINEERING GROUP

HOLLAENDER MFG.
10285 WAYNE AVENUE
CINCINNATI, OH 45215-6399
PH: (800) 772-8800
FX: (800) 772-8806
WWW.HOLLAENDER.COM

PROJECT
CH2MHILL

DESCRIPTION
DETAIL PACKAGE

DATE: 7-28-04
BY: BW
APPROVED BY: BW
SCALE: N/A
NTS
FORM: ANODIZED 215R1
REVISION: 3003-D
VARIES
10 27





HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2018-27
AUGUST 1, 2018

Owner/Applicant:	Rogers Towers, P.A. C/O Alachua Group, LLC, agent for Alachua Land & Cattle, LLC				
Property Address:	201 Alachua Street				
Requested action:	Variance from Land Development Code sections 6.02.24 <i>Standards for Outdoor Amusements</i>				
Current zoning:	C-3				
FLUM land use category:	Central Business District				
Existing uses on the site:	Retail (vacant)				
FL Master Site File #	8NA01116				
Year Built:	1955 (NCPA)				
Contributing Status:	Non-Contributing				
Adjacent Properties:	North	Single-Family Residential	C-2; R-2	c.1940;1930	
	South	Parking Lot	C-2	c.2001	Public Parking Lot
	East	Commercial	C-3	c.1987	"Arte's Pizza"
	West	Commercial (vacant)	C-3	c.1882	"C.H.Huot's 1882 Building"

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







SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

This C-3 zoned property is a non-contributing structure with associated parking. The main part of the primary structure was built in 1955 with numerous later additions. The property lies partially within the Waterfront Community Redevelopment Area (CRA). This is identified as area 4.4 *East of Front Street Area* in the CRA Guidelines.

Variances are being requested from the Land Development Code section 6.02.24, which are supplemental standards for the specific use of Recreation, Outdoor Amusement. The applicant is seeking the variance in order to construct a miniature golf course with snack shop, ice cream shop, or food stand. If granted the variance, the applicant would be required to return to the HDC to seek a demolition COA to remove the existing structures, as well as a COA for the design of the miniature golf course and associated structures.

APPLICABLE GUIDELINES:

[CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE](#)

6.02.00 SUPPLEMENTAL STANDARDS FOR SPECIFIC USES

6.02.24 *Recreation, Outdoor Amusements*

- A. Outdoor amusements are allowable in the C-2, C-3, W-1, I-W, PI-1, and REC zoning districts, subject to the standards of the zoning district and the supplemental standards set forth in this section.
- B. Outdoor amusements may include miniature golf, archery ranges, pony rides, climbing walls, batting cages, and similar activities.
- C. Snack shops, ice cream shops, or food stands may be permissible in association with outdoor amusements.
- D. Outdoor amusements may be freestanding, or two (2) or more amusements may be combined in a unified development site.
- E. The site design standards for outdoor amusements are shown in Table 6.02.24(E):

Table 6.02.24(E). *Standards for Outdoor Amusements*

Development Feature	Standard
Minimum land area	2 acres
Minimum setback for buildings	200 feet
Abutting residential zoning districts	
Abutting nonresidential zoning districts	100 feet
Minimum setback for parking lots and access drives, when abutting residential zoning districts	200 feet
Access requirements	Arterial street
Minimum buffer	2 times the buffer specified in Section 4.05.05, plus a solid fence or wall
Lighting	Directed and shielded to avoid direct illumination of a lot zoned or used for residential uses
Loudspeakers or paging systems	Designed, installed, and used such that they are not heard at the property line of adjacent properties

Outside storage and loading areas	Screened from view from adjacent properties and from the public right-of-way Setback a minimum of 200 feet from any residentially zoned property
Refuse and solid waste containers	Screened from view from adjacent properties and from the public right-of-way Setback a minimum of 100 feet from all property lines
Sanitation facilities, temporary or permanent	Screened from view from adjacent properties and from the public right-of-way Setback a minimum of 100 feet from all property lines

10.02.00 VARIANCES

10.02.01 *Generally*

- A. Within the Historic District Overlays and the CRA Overlay, the HDC may authorize a variance from the design and improvement standards of the LDC and may issue exceptions from the CRA design guidelines where the required findings of Section 10.02.00 are met.
- B. The BOA may authorize a variance from the design and improvement standards of the
- C. LDC, except for areas within the Historic District Overlay or the CRA Overlay, where requirements of Section 10.02.00 are met.
- D. Limitations on the grant of a variance
 1. A variance shall not be granted which authorizes a use that is not permissible in the zoning district in which the property subject to the variance is located.
 2. A variance shall not be granted which authorizes any use or standard that is prohibited by the City's Comprehensive Plan.
 3. No nonconforming use of adjacent lands, structures, or buildings in the same zoning district, and no permitted use of land, structures, or buildings in other zoning districts, shall be considered grounds for the authorization of a variance.
 4. A variance shall not change the requirements for concurrency.
 5. A variance shall not be granted to permit the use of a single media peonia for the construction of a dwelling unit.
 6. A variance shall not be granted if the evidence submitted by an applicant is solely a demonstration of financial hardship or economic considerations.
 7. A variance shall not be granted for procedure or process components of this Land Development Code.
 8. A variance shall not be granted to deviate from LDC section 4.02.02 to combine two (2) or more lots which would result in a lot width greater than 100 feet for lots or parcels that abut Ocean Avenue, North Fletcher Avenue, or South Fletcher Avenue.

10.02.02 *Required Findings for a Grant of a Variance*

- A. In order for an application for a variance to be approved or approved with conditions, the BOA or the HDC shall find that all of the following criteria apply:
 1. Special Conditions: Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district. Special conditions or circumstances do not result from actions of the applicant and are not based on a desire to reduce development costs.
 2. Special Privilege: Granting the variance does not confer upon the applicant a special privilege

that is denied by the Land Development Code to other lands, structures, or buildings in the same zoning district.

3. Literal Interpretation: Literal interpretation of the provisions of the Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district.
 4. Minimum Variance: The variance requested is the minimum variance needed that will make possible the reasonable use of the land, structure, or building.
 5. General Harmony: Granting the variance will be in harmony with the general intent and purpose of the Land Development Code and Comprehensive Plan.
 6. Public Interest: Granting the variance is compatible with surrounding properties, will not cause injury to the area involved, or otherwise be detrimental to the public health, safety, welfare or environment.
- B. The applicant for a variance has the burden of proof of demonstrating that the application for a variance complies with each of the requirements of Section 10.02.02(A).

10.02.03 Additional Criteria for Findings for a Grant of a Variance in the Historic Districts or Community Redevelopment Area

In acting on variance requests in the Historic District Overlays or the Community Redevelopment Area Overlay, the Historic District Council may be guided by the following in addition to the criteria in Section 10.02.02(A):

- A. That a variance is necessary to maintain the historic character of property through demonstrating that:
 1. A variance would not be contrary to the public interest, safety, or welfare.
 2. Special conditions and circumstances exist, because of the historic setting, location, nature, or character of the land, structure, appurtenance, sign, or building involved, which are not applicable to other lands, structures, appurtenances, signs, or buildings in the same zoning district, which have not been designated as historic sites or a historic district nor listed on the Local Register of Historic Places.
 3. Literal interpretation of the provisions of existing ordinances would alter the historic character of the historic district, or historic site to such an extent that it would not be feasible to preserve the historic character, of the historic district or historic site.
 4. The variance requested is the minimum necessary to preserve the historic character of a historic site or of a historic district.
 5. In the case of the alteration of an existing building, the proposed design would incorporate materials, details, or other elements not permitted by the Land Development Code but which can be documented by photographs, architectural or archaeological research or other suitable evidence to have been used on other buildings of a similar vintage and style in the Historic District in which the building is located, provided that the project will not destroy significant architectural features on the building.
 6. In the case of new construction, the proposed design incorporates materials, details, setbacks, massing or other elements that are not permitted by the Land Development Code but which would enhance the quality of the design for the new building or structure, provided that said new building or structure otherwise complies with the criteria for new construction in the Historic District in which the building or structure is proposed to be located and provided further that it would also have a beneficial effect on the historic character of the visually related area.
- B. Or, as an alternative to subsection (A), that a variance is necessary to accommodate an appropriate

adaptive reuse of a structure within a Historic District or upon a Historic Site through demonstrating that:

1. A variance would not be contrary to the public interest, safety, or welfare.
2. The variance would not significantly diminish the historic character of the Historic District or Site.
3. That the variance requested is the minimum necessary to affect the adaptive reuse of an existing structure or site.
4. The proposed design would incorporate materials, details, or other elements not permitted by the Land Development Code but which can be documented by photographs, architectural or archaeological research or other suitable evidence to have been used on other buildings of a similar vintage and style in the Historic District in which the building is located, provided that the project will not destroy significant architectural features on the building.

10.02.04 Procedures for Variances

A. Applications

1. An application for a variance shall include the information required for all applications, as set forth in Section 11.01.03 and City established policies, as amended from time to time.
2. An application for a variance shall include a statement explaining how the variance request conforms to all requirements listed in Section 10.02.02 (A).
3. An application for a variance for development subject to site plan review and approval shall be decided by the BOA or HDC prior to completion of the site plan review process.

B. Review of applications

1. An application for a variance shall be reviewed by the City Manager for compliance with the requirements set forth in Section 10.02.02(A). The City Manager shall prepare a compliance report to the BOA or HDC.
2. A public hearing shall be scheduled before the BOA or the HDC.
3. Notice shall be provided pursuant to the requirements of Section 11.02.00.
4. The BOA or HDC shall conduct the public hearing in accordance with the procedures set forth in Section 11.04.00.
5. The BOA or HDC shall approve, deny, or approve with conditions the application for variance, based upon findings regarding conditions set forth in Section 10.02.02(A).
6. The City Manager shall issue a written order to the applicant when final action is taken by the BOA or HDC.

C. Expiration of variance approval Any variance authorized by the BOA or HDC, for which action has not commenced within one (1) year from the date on which the decision of the BOA or HDC is reduced to a written order, or if appealed, the date on which the order becomes final, shall be deemed abandoned and be void and of no further force and effect. See LDC Section 11.00.04(D) for extension allowances.

D. Appeals on a Variance.

1. Any person aggrieved by any decision of the BOA or HDC regarding a variance may present to a court of record a petition, duly verified, setting forth that the decision is illegal, in whole or in part, specifying the grounds of the illegality. The petition shall be presented to the court within 30 days after the filing of the decision at the office of the board; otherwise the decision of the board will be final.

ANALYSIS:

Table 6.02.24(E). *Standards for Outdoor Amusements*

Development Feature	Standard	Included in Variance Request
Minimum land area	2 acres	Yes, applicant seeks to create a miniature golf course on this parcel which is approximately .40 acres
Minimum setback for buildings Abutting residential zoning districts	200 feet	Due to size of parcel, applicant is seeking variance from setbacks, but has not specified a proposed setback
Abutting nonresidential zoning districts	100 feet	Due to size of parcel, applicant is seeking variance from setbacks, but has not specified a proposed setback
Minimum setback for parking lots and access drives, when abutting residential zoning districts	200 feet	Applicant is not seeking variance from parking setback
Access requirements	Arterial street	Applicant seeks a variance from this requirement as Alachua is not an arterial road
Minimum buffer	2 times the buffer specified in Section 4.05.05, plus a solid fence or wall	Applicant is seeking a variance from the 2x buffer requirement, but has not specified a proposed buffer
Lighting	Directed and shielded to avoid direct illumination of a lot zoned or used for residential uses	Applicant is not seeking a variance from lighting standards
Loudspeakers or paging systems	Designed, installed, and used such that they are not heard at the property line of adjacent properties	Applicant is not seeking a variance from loudspeaker/ paging system standards
Outside storage and loading areas	Screened from view from adjacent properties and from the public right-of-way Setback a minimum of 200 feet from any residentially zoned property	Applicant is not seeking a variance from outside storage and loading area standards.
Refuse and solid waste containers	Screened from view from adjacent properties and from the public right-of-way Setback a minimum of 100 feet from all property lines	Applicant is seeking a variance from setback of refuse containers, but not screening requirement
Sanitation facilities, temporary or permanent	Screened from view from adjacent properties and from the public right-of-way Setback a minimum of 100 feet from all property lines	Applicant is not seeking a variance from standards for sanitation facilities

Criteria	Applicant Response	Staff Analysis	Meets Criteria
<u>1. Special Conditions</u> Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district. Special conditions or circumstances do not result from actions of the applicant and are not based on a desire to reduce development costs	<i>"Table 6 .02.20(E) requires a minimum land area of two acres for Outdoor Amusements. Most blocks within the City of Fernandina Beach are 200' X 400' which is 80,000 SF (<2 acres) . A miniature golf course can be easily constructed on less than 2 acres. Further, the double buffer and refuse setback requirements restrict uses of most properties."</i>	The supplemental standards do not reflect the urban form of the city for purposes of this type of use.	YES
<u>2. Special Privilege</u> Granting the variance does not confer upon the applicant a special privilege that is denied by the Land Development Code to other lands, structures, or buildings in the same zoning district	<i>"Other properties within this zoning district can apply for a variance to allow for Outdoor Amusements so no special privilege is conferred by approving this variance.."</i>	Granting the variance does not confer a special privilege, as this Outdoor recreational use is permitted within the C-3 zoning district. The variance requested pertains to supplemental standards and not particular uses within the zoning district.	YES
<u>3. Literal Interpretation</u> Literal interpretation of the provisions of the Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district.	<i>"Literal interpretation of 6 .02.20, in particular Table 6 .02.20 (E) make it nearly impossible to locate Outdoor Amusements within the City of Fernandina Beach. The 200' setback from residential eliminates any typical downtown block. Requiring access from an arterial street also limits the location. The 2 acre minimum lot size is the most restrictive."</i>	Literal interpretation of the LDC would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning district. The variance requested pertains to supplemental standards and not particular uses within the zoning district. A literal interpretation would make it difficult to locate outdoor amusements within the city.	NO
<u>4. Minimum Variance</u> The variance requested is the minimum variance needed that will make possible the reasonable use of the land, structure, or building.	<i>"The variance is to allow the construction of the miniature golf course on the subject property with an accessory building for food service . The aspects of 6.02.20 relating to lighting, loudspeakers , and screening of refuse containers will be maintained."</i>	This is the minimum variance that would be needed to achieve this use on most properties within the city.	YES

5. General Harmony Granting the variance will be in harmony with the general intent and purpose of the Land Development Code and Comprehensive Plan	<i>"Granting the variance will be in harmony with the general intent and purpose of the Land Development Code because Outdoor Amusements are allowed in the C-3 zoning district and the FLUM designation is Central Business District which allows for "commercial retail" and "restaurants".</i>	Although a permissible use, the supplemental standards do not support this use a being in general harmony with intent and purpose of the Land Development Code and Comprehensive Plan.	NO
6. Public Interest Granting the variance is compatible with surrounding properties, will not cause injury to the area involved, or otherwise be detrimental to the public health, safety, welfare or environment.	<i>"Granting the variance is compatible with surrounding properties, which are primarily commercial in nature (restaurants) and a parking lot with residential to the north (zoned commercial) with an R-2 zoned residential property to the northeast, and will not cause injury to the area involved or otherwise be detrimental to the public health, safety, welfare, or environment."</i>	The area surrounding the property is commercial in nature, with the exception of an adjacent residential property at the northeast corner. Granting the variance is compatible with the surrounding properties and other commercial uses that are permitted on this site without supplemental standards.	YES
10.02.03 Additional Criteria for Findings for a Grant of a Variance in the Historic Districts or Community Redevelopment Area In acting on variance requests in the Historic District Overlays or the Community Redevelopment Area Overlay, the Historic District Council (HDC) may take into account the following criteria in addition to the criteria filled out in the above application.			
Applicant did not respond to additional criteria			

Staff finds that although the applicant does not meet criteria for literal interpretation and general harmony, the HDC may wish to consider granting this variance if it finds that the supplemental standards created for the Recreation, Outdoor Amusements category do not adequately take into account this specific use.

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, does not meet all 6 criteria, and as such, must recommend denial.

Staff recommends:

DENIAL of HDC 2018-27

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2018-27 **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 2018-27, as presented, **is or is not** substantially compliant with the Land Development Code, and the Waterfront Community Redevelopment Area Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2018-27 Application and Backup Materials

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

HDC 2018-27

EXHIBIT 1

Application & Backup Materials



Jon C. Lasserre

JLasserre@rtlaw.com

960185 Gateway Boulevard • Suite 203
Amelia Island, Florida 32034

904 . 261 . 5618 Main
904 . 396 . 0663 Fax
www.rtlaw.com

May 21, 2018

Mr. Jacob Platt
204 Ash Street
Fernandina Beach, Florida 32034

**RE: VARIANCE APPLICATION
ALACHUA LANDAND CATTLE, LLC**

Dear Jacob:

Please note that our client represents Alachua Group, LLC in the enclosed application for a variance from the Land Development Code ("LDC"). We are seeking to lessen the supplemental standards associated with outdoor amusements to allow them within the C-3 zoning district. Specifically, our client seeks to develop a miniature golf course on the subject property.

As you are aware, the supplemental standards contained within Table 6.02.20(E) exist to provide for restrictions to situate outdoor amusements. Listed outdoor amusement uses in the LDC are miniature golf courses, batting cages, archery ranges, climbing walls, and pony rides. The setbacks and land area requirements provided in the table are designed to be restrictive by keeping certain outdoor amusement uses appropriately distanced from residential or other uses. This seems entirely appropriate in certain cases, particularly concerning an archery range (public safety) or a pony ride (odors). However, the distance restrictions seem overly restrictive concerning a less potentially invasive use such as a miniature golf course, which is what our client seeks to develop.

The supplemental standards sought to be relaxed by this application are:

1. Minimum land area of two acres;
2. Minimum setbacks for buildings from both residential and non-residential;
3. Requirement of access from an arterial road;
4. Minimum buffer of 2X the ordinary requirement; and
5. Refuse setback (but not screening).

The other supplemental standards required within LDC 6.02.20 will be met by the applicant.

Mr. Jacob Platt
May 21, 2018
Page 2

The variance process is in place to be sure that these uses are situated within appropriate areas following the public's opportunity to be heard on the matter and their opinions shared. We hope that the Board of Adjustments will make a distinction between the certain uses outlined in the LDC for outdoor amusements.

If you have any questions regarding this variance application, please contact me any time.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jon C. Lasserre", with a stylized flourish at the end.

Jon C. Lasserre, Esq.

Encl.

Cc: Client w/ Encl.

OFFICE USE ONLY

REC'D: 5/28/18 BY: SJC
 PAYMENT: \$ 650.00 TYPE: ✓ # 23541
 APPLICATION #: 2018-000846
 CASE #: HDC 2018-27
 BOARD MEETING DATE: June 21, 2018



APPLICATION FOR VARIANCE FROM THE LDC

APPLICANT INFORMATION

Owner Name: Alachua Land & Cattle, LLC, a Florida limited liability company
Mailing Address: 990 South Fletcher Avenue, Fernandina Beach, Florida 32034
Telephone: (904) 710-5884 **Fax:** (904) 321-1646
Email: karoblo@yahoo.com

Agent Name: Rogers Towers, P.A. C/O Alachua Group, LLC
Mailing Address: 960185 Gateway Blvd., Suite 203, Fernandina Beach, Florida 32034
Telephone: (904) 261-5618 **Fax:** (904) 396-0663
Email: JLasserre@RTlaw.com

PROPERTY INFORMATION

Street Address: 201 Alachua Street, Fernandina Beach, Florida 32034
Parcel Identification Number(s): 00-00-31-1800-0009-0010
Lot Number: 1 & 29-34 **Block Number:** 9

PROJECT INFORMATION

Variance(s) requested from LDC Section(s): 6.02.20

6.02.24 Recreation, outdoor amusements

Brief description of work proposed (use additional sheets if necessary):

Construct miniature golf course with snack shop, ice cream shop, or food stand.

In order for an application for a variance to be approved or approved with conditions, the BOA or the HDC must make a positive finding with regard to each of the provisions below. The applicant has the burden of proof of demonstrating that the application for a variance complies with each of the requirements. Please explain in detail how your case meets the following requirements:

1. Special Conditions: Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district. Special conditions or circumstances do not result from actions of the applicant and are not based on a desire to reduce development costs.

Table 6.02.20(E) requires a minimum land area of two acres for Outdoor Amusements. Most blocks within the City of Fernandina Beach are 200' X 400' which is 80,000 SF (< 2 acres). A miniature golf course can be easily constructed on less than 2 acres. Further, the double buffer and refuse setback requirements restrict uses of most properties.

2. Special Privilege: Granting the variance does not confer upon the applicant a special privilege that is denied by the Land Development Code to other lands, structures, or buildings in the same zoning district.

Other properties within this zoning district can apply for a variance to allow for Outdoor Amusements so no special privilege is conferred by approving this variance.

3. Literal Interpretation: Literal interpretation of the provisions of the Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district.

Literal interpretation of 6.02.20, in particular Table 6.02.20(E) make it nearly impossible to locate Outdoor Amusements within the City of Fernandina Beach. The 200' setback from residential eliminates any typical downtown block. Requiring access from an arterial street also limits the location. The 2 acre minimum lot size is the most restrictive.

4. Minimum Variance: The variance requested is the minimum variance needed that will make possible the reasonable use of the land, structure, or building.

The variance is to allow the construction of the miniature golf course on the subject property with an accessory building for food service. The aspects of 6.02.20 relating to lighting, loudspeakers, and screening of refuse containers will be maintained.

5. General Harmony: Granting the variance will be in harmony with the general intent and purpose of the Land Development Code and Comprehensive Plan.

Granting the variance will be in harmony with the general intent and purpose of the Land Development Code because Outdoor Amusements are allowed in the C-3 zoning district and the FLUM designation is Central Business District which allows for "commercial retail" and "restaurants"

6. **Public Interest:** Granting the variance is compatible with surrounding properties, will not cause injury to the area involved, or otherwise be detrimental to the public health, safety, welfare or environment. Granting the variance is compatible with surrounding properties, which are primarily commercial in nature (restaurants) and a parking lot with residential to the north (zoned commercial) with an R-2 zoned residential property to the northeast, and will not cause injury to the area involved or otherwise be detrimental to the public health, safety, welfare, or environment.
- ☐ If your property is located within the Historic Districts or the Community Redevelopment Area, please fill out responses to the supplemental variance criteria, attached as Appendix A, on a separate sheet of paper.

SIGNATURE/NOTARY

The undersigned states the above information is true and correct as (s)he is informed and believes.

05/21/2018 Jon F...
Date Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU } ss

Subscribed and sworn to before me this 21 day of May, 2018
Jennifer T. Athavale Jennifer T. Athavale 9-30-18
Notary Public: Signature Printed Name My Commission Expires

Personally Known ✓ OR Produced Identification _____ ID Produced: _____





OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Alachua Land & Cattle, LLC
(print name of property owner(s))

hereby authorize: Rogers Towers, P.A. C/O Alachua Group, LLC
(print name of agent)

to represent me/us in processing an application for: a variance to the land development code
(type of application)

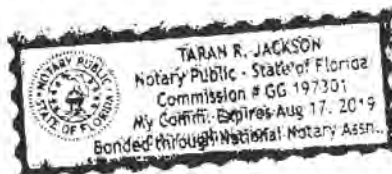
on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

<u></u> (Signature of owner) Brian A. Harper <u>Elizabeth A. Rawson</u> Its: Manager _____ (Print name of owner)	_____ (Signature of owner) _____ (Print name of owner)
--	---

Florida
STATE OF ~~FLORIDA~~ }
 Nassau ss }
COUNTY OF ~~NASSAU~~

Subscribed and sworn to before me this 21st day of May, 2018.

<u></u> Notary Public: Signature	<u>Taran R. Jackson</u> Printed Name	_____ My Commission Expires
Personally Known _____ OR Produced Identification ☒ ID Produced: <u>FL Driver's License</u>		



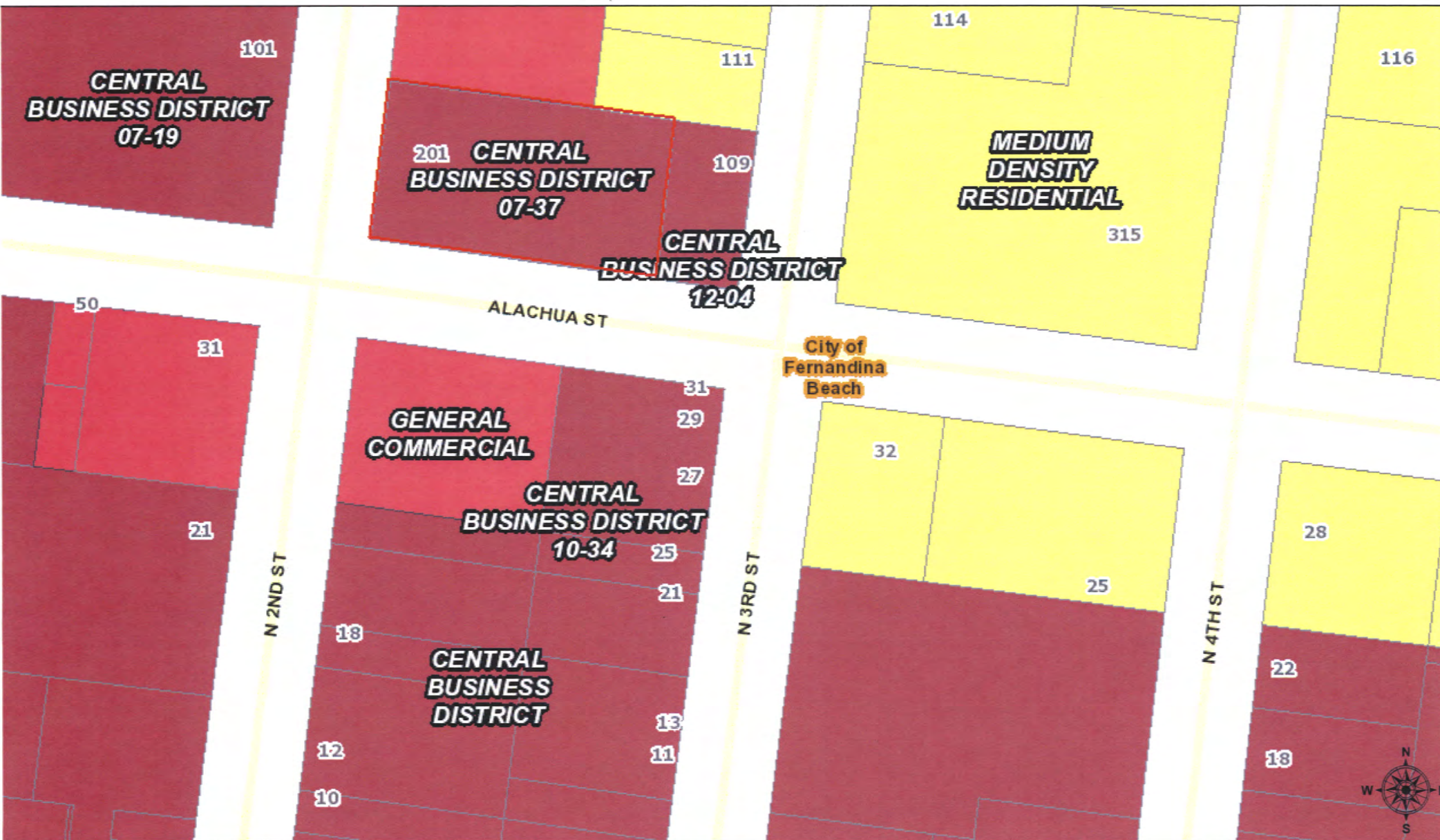
APPENDIX A

HISTORIC DISTRICT AND COMMUNITY REDEVELOPMENT AREA VARIANCE CRITERIA

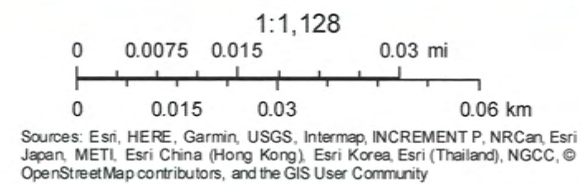
In acting on variance requests in the Historic District Overlays or the Community Redevelopment Area Overlay, the Historic District Council (HDC) may take into account the following criteria in addition to the criteria filled out in the above application. **Please provide responses, as applicable, on a separate sheet of paper.**

- A. That a variance is necessary to maintain the historic character of property through demonstrating that:
1. A variance would not be contrary to the public interest, safety, or welfare.
 2. Special conditions and circumstances exist, because of the historic setting, location, nature, or character of the land, structure, appurtenance, sign, or building involved, which are not applicable to other lands, structures, appurtenances, signs, or buildings in the same zoning district, which have not been designated as historic sites or a historic district nor listed on the Local Register of Historic Places.
 3. Literal interpretation of the provisions of existing ordinances would alter the historic character of the historic district, or historic site to such an extent that it would not be feasible to preserve the historic character, of the historic district or historic site.
 4. The variance requested is the minimum necessary to preserve the historic character of a historic site or of a historic district.
 5. In the case of the alteration of an existing building, the proposed design would incorporate materials, details, or other elements not permitted by the Land Development Code but which can be documented by photographs, architectural or archaeological research or other suitable evidence to have been used on other buildings of a similar vintage and style in the Historic District in which the building is located, provided that the project will not destroy significant architectural features on the building.
 6. In the case of new construction, the proposed design incorporates materials, details, setbacks, massing or other elements that are not permitted by the Land Development Code but which would enhance the quality of the design for the new building or structure, provided that said new building or structure otherwise complies with the criteria for new construction in the Historic District in which the building or structure is proposed to be located and provided further that it would also have a beneficial effect on the historic character of the visually related area.
- B. Or, as an alternative to subsection (A), that a variance is necessary to accommodate an appropriate adaptive reuse of a structure within a Historic District or upon a Historic Site through demonstrating that:
1. A variance would not be contrary to the public interest, safety, or welfare.
 2. The variance would not significantly diminish the historic character of the Historic District or Site.
 3. That the variance requested is the minimum necessary to effect the adaptive reuse of an existing structure or site.
 4. The proposed design would incorporate materials, details, or other elements not permitted by the Land Development Code but which can be documented by photographs, architectural or archaeological research or other suitable evidence to have been used on other buildings of a similar vintage and style in the Historic District in which the building is located, provided that the project will not destroy significant architectural features on the building.

201 Alachua FLUM



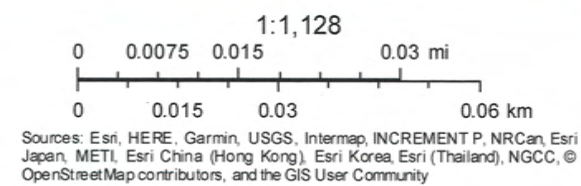
May 21, 2018



201 Alachua Zoning



May 21, 2018



RECORD AND RETURN TO:

Anthony A. Anderson, Esquire
Rogers Towers, P.A.
1301 Riverplace Blvd., Suite 1500
Jacksonville, Florida 32207

Consideration: \$330,000.00
FA 10-36

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of and effective the 3rd day of September, 2010, by and between **SYNOVUS BANK, formerly known as Columbus Bank and Trust Company, as successor in interest through name change and by merger with First Coast Community Bank** (the "Grantor"), and **ALACHUA LAND & CATTLE LLC, a Florida limited liability company** ("Grantee"), whose address for purposes of notice hereunder is 10 North 2nd Street, Fernandina Beach, Florida 32034.

WITNESSETH:

THAT THE GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to Grantor in hand paid by the Grantee, the receipt of which is hereby acknowledged, have granted, bargained and sold to the Grantee, and does hereby grant, bargain and sell to the Grantee, its successors and assigns forever, the following described lands, situate, lying and being in the County of Nassau, State of Florida (the "Land"), to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND
INCORPORATED BY REFERENCE HEREIN.

TOGETHER WITH all of the improvements now or hereafter erected on the Land, and all easements, appurtenances, and fixtures now or hereafter a part of the Land (collectively, the "Property"), subject to those matters set forth in Exhibit "B" attached hereto and made a part hereof (the "Permitted Exceptions").

To have and to hold the Property in fee simple forever.

GRANTOR AND GRANTEE ACKNOWLEDGE AND AGREE THAT, EXCEPT FOR THE GRANTOR'S EXPRESS COVENANTS, REPRESENTATIONS AND WARRANTIES SET FORTH IN THIS SPECIAL WARRANTY DEED, THE SALE OF THE PROPERTY IS WITHOUT ANY WARRANTY, AND THAT GRANTOR HAS MADE NO, AND EXPRESSLY AND SPECIFICALLY DISCLAIMS ANY AND ALL, REPRESENTATIONS, GUARANTIES OR WARRANTIES, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW OR RELATING TO THE PROPERTY, INCLUDING, WITHOUT LIMITATION, OF OR RELATING TO: (A) THE OWNERSHIP, USE, INCOME, POTENTIAL, EXPENSES, OPERATION, CHARACTERISTICS OR CONDITION OF THE PROPERTY OR ANY PORTION THEREOF, INCLUDING, WITHOUT LIMITATION, WARRANTIES OF SUITABILITY, HABITABILITY, MERCHANTABILITY, DESIGN OR FITNESS FOR ANY SPECIFIC PURPOSE OR A PARTICULAR PURPOSE; (B) THE NATURE, MANNER OR CONDITION (PHYSICAL, STRUCTURAL OR OTHERWISE) OF

THE PROPERTY, OR THE SURFACE OR SUBSTANCE THEREOF, WHETHER OR NOT OBVIOUS, VISIBLE OR APPARENT; (C) THE ENVIRONMENTAL CONDITION OF THE PROPERTY AND THE PRESENCE OR ABSENCE OF OR CONTAMINATION BY HAZARDOUS MATERIALS, OR THE COMPLIANCE OF THE PROPERTY WITH ALL REGULATIONS OR LAWS PERTAINING TO HEALTH OR THE ENVIRONMENT, INCLUDING, BUT NOT LIMITED TO, ENVIRONMENTAL LAWS; AND (D) THE SOIL CONDITIONS, DRAINAGE, FLOODING CHARACTERISTICS, UTILITIES OR OTHER CONDITIONS EXISTING IN, ON OR UNDER THE PROPERTY.

Furthermore, Grantee does hereby release and forever discharge Grantor, its directors, shareholders, officers, employees, legal representatives, agents and assigns, from any and all actions, causes of action, claims and demands for, upon or by reason of any damage, loss or injury which heretofore have been or which hereafter may be sustained by Grantee resulting from or arising out of the presence of any hazardous materials or other environmental contamination on or in the vicinity of the Property, including the soil and/or groundwater (hereinafter referred to as the "Claims"). Grantee expressly waives, without limitation, any Claims for contribution under the Federal Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, unless resulting from the acts or omissions of Grantor, during its period of ownership of the Property (and not caused by the Grantee following the conveyance evidenced hereby). This release applies to all such Claims whether the actions causing the presence of hazardous materials on or in the vicinity of the Property occurred before or after the conveyance evidenced hereby. This release extends and applies to, and also covers and includes, all statutory or common law Claims the Grantee may have against the Grantor. The provisions of any State, Federal, or Local law or statute providing in substance that releases shall not extend to claims, demands, injuries or damages which are unknown or unsuspected to exist at the time, to the person executing such release, are hereby expressly waived.

Except as otherwise set forth in this Special Warranty Deed or in the Permitted Exceptions, the said Grantor does hereby fully warrant the title to said Property, and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

"GRANTOR"

Pamela Gordon
Print Name: Pamela Gordon

Robin C. Fowler
Print Name: Robin C. Fowler

**SYNOVUS BANK, formerly known as
Columbus Bank and Trust Company, as
successor in interest through name change
and by merger with First Coast Community
Bank**

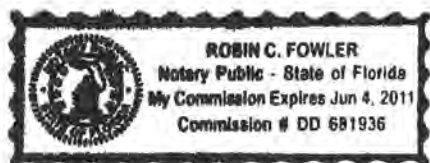
By: [Signature]
Name: James M. Townsend

Title: President/CEO of the First Coast
Community Bank Division of Synovus Bank

Address: 1750 South 14th Street
Fernandina Beach, FL 32034

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 3rd day of September, 2010, by James M. Townsend, the President of the First Coast Community Bank Division of Synovus Bank, on behalf of the bank. He (check one) ☒ is personally known to me, or ☐ has produced a valid driver's license as identification.



Robin C. Fowler
Notary Public, State of Florida
Name: Robin C. Fowler
My Commission Expires: 6-4-11
My Commission Number is: 681936

EXHIBIT "A"

LEGAL DESCRIPTION

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 IMPROVEMENT COMPANY IN 1887 AND 1901) AS:

LOTS 1, 29, 30, 31, 32, 33 AND 34, IN BLOCK 9.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Any rights, interest or claims affecting the land which a correct survey would disclose and which are not shown by the public records.
2. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land, and any adverse claim to all or part of the land that is or was previously under water.
3. Taxes and assessments for the year 2010 and subsequent years, which are not yet due and payable, and taxes and assessments levied and/or assessed subsequent to the date hereof.

miniaturegolf

S O L U T I O N S



PROJECT

Fernandina Beach, FL
Tim Poynter

miniaturegolf
SOLUTIONS

DRAWN BY:
MATT BAILEY

CHECKED BY:
DAVID BAILEY

DATE:
6/14/2018

SCALE:

SHEET:
COLOR RENDER

SHEET #:
2 OF 4

NOTES:

REUSE OF DOCUMENTS

THIS DOCUMENT AND DESIGN INCORPORATED HEREIN ARE THE PROPERTY
OF BAILEY CONSULTING, INC. AND ARE NOT TO BE USED IN WHOLE
OR IN PART FOR CONSTRUCTION OF THIS, OR ANY OTHER PROJECT WITHOUT
WRITTEN AUTHORIZATION OF BAILEY CONSULTING, INC.



PROJECT

Fernandina Beach, FL
Tim Poynter

miniaturegolf
SOLUTIONS

DRAWN BY:

MATT BAILEY

CHECKED BY:

DAVID BAILEY

DATE:

6/14/2018

SCALE:

1"=10'

SHEET:

SITE PLAN

SHEET #:

3 OF 4

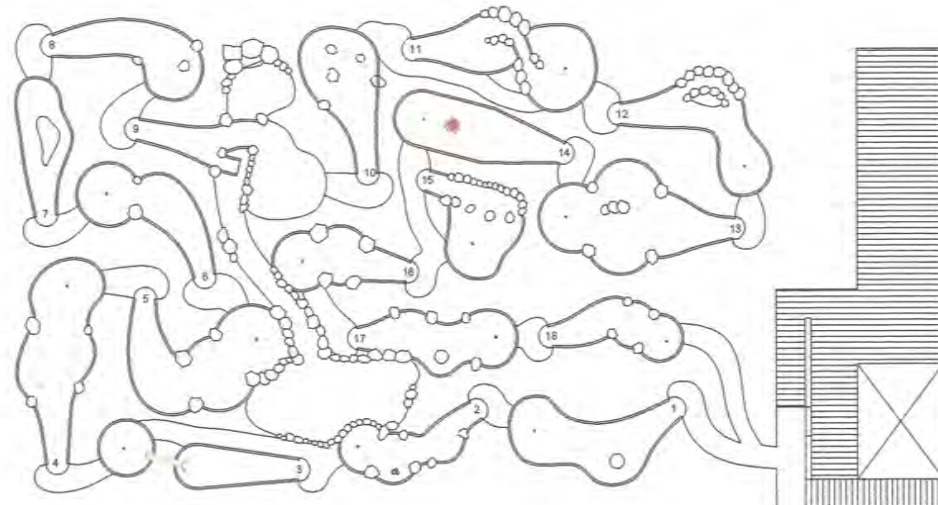
NOTES:

REUSE OF DOCUMENTS

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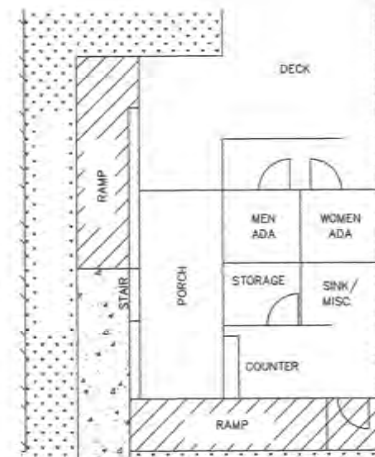
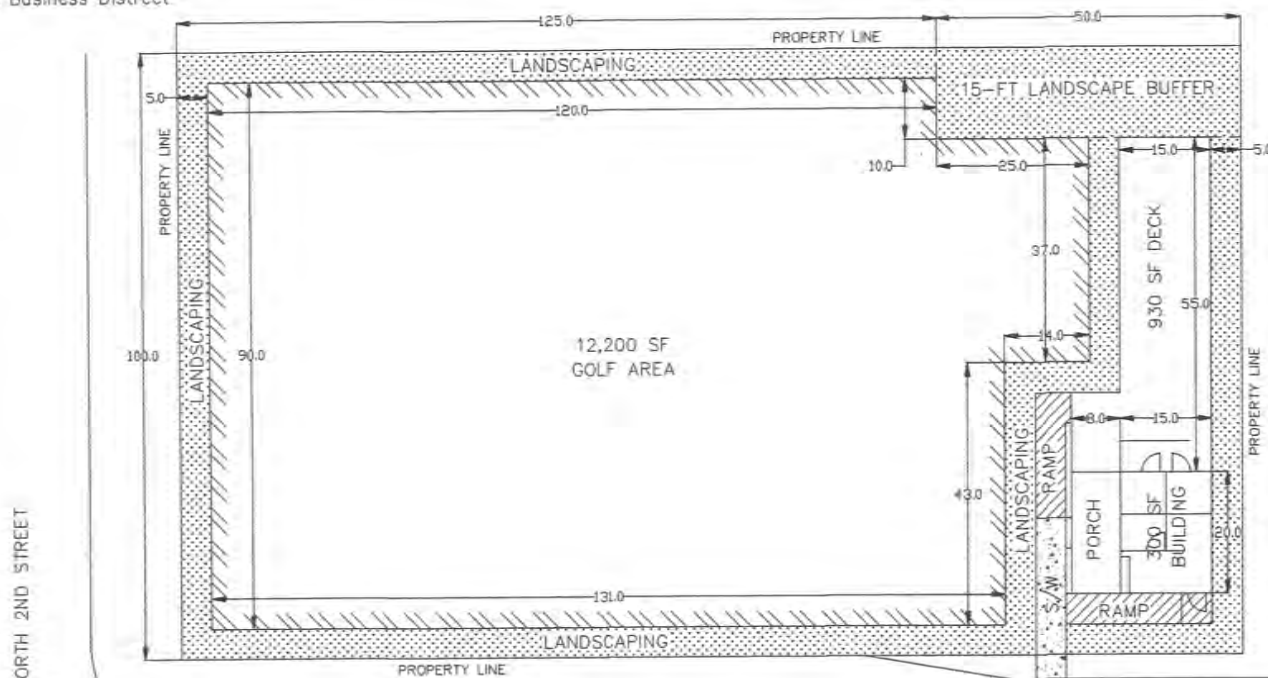
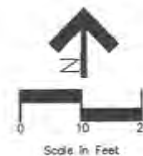




miniaturegolf
SOLUTIONS



PID# 00-00-31-1800-0009-0010
Proposed property use - Miniature Golf Course
Total Lot Acreage = 0.39 Ac.
Site is zoned Central Business District



ALACHUA STREET

13	Scale:				Sheet No.
14	Project Mgr:	AG	Gillette & Associates, Inc.		
15	Designed by:	AG	20 South 4th Street		
16	Drawn by:	MP	Fernandina Beach, FL 32024		
17	QA/QC:	NG	Certificate of Authorization No. 8332		
18	Revised per:	Client Review			
19	MP	Client Review			
20			DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE		
21			PREFERENCE. DRAWING IS REDUCED IF LESS THAN 21" x 34"		
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HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2018-29
AUGUST 1, 2018

Owner/Applicant:	Hall Investments				
Property Address:	231 N. Front Street				
Requested action:	Certificate of Approval (COA) to demolish ice house.				
Current zoning:	I-W				
FLUM land use category:	Industrial Waterfront				
Existing uses on the site:	Warehouse				
FL Master Site File #	N/A				
Year Built:	1983 (NCPA)				
Contributing Status:	N/A				
Adjacent Properties:	North	Industrial	I-W		OHPA
	South	Vacant	I-W		
	East	Industrial	I-1	c. 1998	OHPA
	West				Amelia River

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking approval to demolish the ice house structure located on this property. The CMU block structure was constructed in 1983 according to the Nassau County Property Appraiser's website.

This industrially zoned I-W property is located within the North Waterfront Design Area of the Waterfront Community Redevelopment Area. As such, all demolitions are required to be reviewed by the Historic District Council.

APPLICABLE 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* ☒

2.01.16 Waterfront Industrial (I-W)

The I-W District is intended for the development of water dependent and water-related manufacturing, assembling, storage, distribution, sales, and port operations that are generally high intensity. The Waterfront Industrial District recognizes existing industrial development with locations that have access to transportation facilities by air, rail, ship, or highway. The designation of land for the I-W District shall be based on compatibility with surrounding land uses, considering environmental sensitivity, intensity of use, hours of operation, heat, glare, fumes, noise, and visual impacts.

8.00.01 Intent

It is declared as a matter of public policy that protection, enhancement, perpetuation and use of sites of aesthetic, archaeological, architectural, cultural, historical and paleontological merit or value is in the interests of the health, prosperity, safety and welfare of the people of Fernandina Beach. The City Commission finds that the irreplaceable loss of these resources to the community would detrimentally affect the community as a whole. It is therefore the intent of this chapter to:

- A. Effect and accomplish the protection, enhancement and perpetuation of buildings, structures, improvements, sites, districts, landscape features, and archaeological and paleontological resources that represent distinctive elements of the City's architectural, cultural, economic, natural, political, prehistoric, religious, scientific, and social history;
- B. Safeguard the City's architectural, cultural, economic, natural, political, prehistoric, religious, scientific and social heritage, as embodied and reflected in such structures, sites, and districts;
- C. Foster awareness and pride in the accomplishments and events of the City's past;
- D. Protect and enhance the City's attraction to residents, tourists, and visitors, and serve as an economic stimulus to business and industry;
- E. Stabilize and improve property values and encourage compatible redevelopment;
- F. Enhance the visual and aesthetic character of the City; and
- G. Promote the use of individual structures, sites, and districts for the education, leisure, and welfare of the people of Fernandina Beach.

8.00.03 Relationship to Comprehensive Plan

The following standards implement Goal 11: Historic Preservation Element of the Fernandina Beach Comprehensive Plan to identify, preserve, and protect historic and cultural resources within the City.

8.02.02 Historic District Council Roles and Responsibilities

The HDC shall have the duty and responsibility to:

- C. Review and approve or deny applications for a certificate of Approval for construction, alteration, demolition, or removal of historic landmarks, historic sites, archaeological sites, properties in historic districts, or properties in the CRA Overlay.

DESIGN GUIDELINES FOR THE WATERFRONT COMMUNITY REDEVELOPMENT AREA

4.2 NORTH WATERFRONT DESIGN AREA (WATER LOTS 2-9) [sec.4 pg.8]

All guidelines in this section stress the importance of retaining views of the river and views of the city from the waterside. In order to preserve view corridors and pedestrian access to the Amelia River, three types of view corridors are introduced. Designers are encouraged to develop creative ways of meeting or exceeding

pedestrian access requirements to the water.

ANALYSIS:

Staff finds that the requested demolition will not have a negative impact on the Historic District or CRA.

Archaeological Sensitivity – Although this is a disturbed site, land adjacent to rivers are areas where archeological resources often exist. As such, the applicant should be mindful of Secretary of the Interior Standard number 8, which states that “significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.” If archeological resources are discovered on site at any point in the project, the applicant should consult the appropriate organizations to assist in identifying a mitigation strategy.

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, is consistent with the Land Development Code, the Secretary of the Interior’s Standards, and the Waterfront Community Redevelopment Area Guidelines.

Staff recommends:

APPROVAL of HDC 2018-29

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2018-29 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 2018-29, as presented, is or is not substantially compliant with the Land Development Code, the Secretary of the Interior’s Standards, and the Waterfront Community Redevelopment Area Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2018-29 Application and Backup Materials

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

HDC 2018-29

EXHIBIT 1

Application & Backup Material



APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

OFFICE USE ONLY	
REC'D: <u>6/12/18</u>	BY: <u>[Signature]</u>
PAYMENT: \$ <u>300</u>	TYPE <u>Cash</u>
APPLICATION #: <u>2018-000936</u>	
HDC CASE #: <u>2018-29</u>	
APPLICATION COMPLETE: Y <u> </u> N <u> </u>	
PRE-CONFERENCE: Y <u> </u> N <u> </u> DATE <u> </u>	

BOARD MEETING DATE: <u> </u>
PLANNER: <u> </u> DATE: <u> </u>
<u> </u> APPROVED <u> </u> DENIED

APPROVAL TYPE:	☐ Staff Approval	☐ Board Approval: Conceptual <u> </u> or Final <u> </u>
PROJECT TYPE:	☐ New Construction ☐ Addition ☐ Alteration ☐ Relocation ☒ Demolition ☐ Variance ☐ Repair ☐ Paint ☐ Fence ☐ Sign ☐ Re-roof ☐ Other: <u> </u>	
PROPERTY INFORMATION Property information can be found at the Nassau County Property Appraiser's Website → Map Search		
Street Address: <u>231 N FRANK ST</u>		
Historic District: ☐ Downtown ☐ Old Town ☐ CRA Waterfront		
Parcel Identification Number(s): <u>00-00-31-1800-0003-0000</u>		
Zoning District: <u> </u> Lot / Block Number (optional) <u> </u>		

PROJECT DESCRIPTION

Owner of Record	As recorded with the Nassau County Property Appraiser	Applicant or Agent	If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included
Owner(s) Name		Applicant Name	
Corporation or Company (if applicable) <u>HALL INVESTMENTS</u>		Corporation or Company (if applicable)	
Street Address <u>4300 MARSH LAKE BLVD</u>		Street Address	
City State Zip <u>Port St Joe, FL 32250</u>		City State Zip	
Telephone Number <u>904-237-9739</u>		Telephone Number	
Email Address <u>NICHAN@HALLINVEST.NET</u>		Email Address	

Part 1. Describe The Existing Conditions and Materials. Describe the existing structure(s) on the subject property in terms of the construction materials and site conditions, as well as the surrounding context.

DE-Commissioned CMU ICE HOUSE STRUCTURE

Part 2. Describe The Proposed Project and Materials. Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s). Attach further description sheets, if needed.

List proposed materials and colors, as applicable (use additional sheet if necessary):

Project Scope	Manufacturer	Product Description	FL Product Approval #	Color (Name/Number)
Exterior Fabric				
Doors				
Windows				
Roofing				
Fascia/Trim				
Foundation				
Shutters				
Porch/Deck				
Fencing				
Driveways/Sidewalks				
Signage				
Other				

Please submit all product brochures, paint color samples, and material samples with your application.

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:

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 Community Development Department 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 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.

Date

Signature of Applicant

STATE OF FLORIDA

ss

COUNTY OF NASSAU

KAREN M. AUSTIN
Notary Public, State of Florida
My Comm. Expires June 18, 2018
Commission No. FF 126104

Subscribed and sworn to before me this 12 day of June, 2018.

Karen m Austin
Notary Public: Signature

Karen m Austin
Printed Name

My Commission Expires

Personally Known _____ OR Produced Identification ✓ ID Produced: FL DL

exp 6-2-19

NASSAU
A. Michael Hickox, CFA, Cert.Res.RD1941
Nassau County Property Appraiser

Property Search

Sales Search

Nassau Home

OWNER NAME	HALL INVESTMENTS INC	PARCEL NUMBER	00-00-31-1760-0006-0000
MAILING ADDRESS	4300 MARSH LANDING BLVD SUITE 202	TAX DISTRICT	FERNANDINA BEACH (DISTRICT 2)
	JACKSONVILLE BEACH, FL 322501420	MILLAGE	19.9307
LOCATION ADDRESS	231 FRONT ST N	PROPERTY USAGE	WHOLESALE OUTLET
	FERNANDINA BEACH 32034	DEED ACRES	0
SHORT LEGAL	LOT 6 & PT OF LOTS 5 & 7 IN OR 1133/285 FNDA BCH WATER LOTS SUB UNR	HOMESTEAD	N
		PARCEL MAP RECORD	MAP THIS PARCEL
		TAX COLLECTOR SEARCH	NASSAU TAX COLLECTOR LINK
		PROPERTY RECORD CARD	LINK TO PROPERTY RECORD CARD (PDF)

2017 Certified Values

JUST VALUE OF LAND	\$286,695
LAND VALUE AGRICULTURAL	\$0
TOTAL BUILDING VALUE	\$29,412
TOTAL MISC VALUE	\$45,592
JUST OR CLASSIFIED TOTAL VALUE	\$361,699
ASSESSED VALUE	\$361,699
EXEMPT VALUE	\$0
TAXABLE VALUE	\$361,699

Land Information

LAND USE	LAND UNITS	LAND UNIT TYPE	SEC-TWN-RNG
WHOLESALE 002900	24,930	SF	21-3N-28E

Building Information

TYPE	TOTAL AREA	HEATED AREA	BED ROOMS	BATHS	PRIMARY EXTERIOR	SECONDARY EXTERIOR	HEATING	COOLING	ACTUAL YEAR BUILT	BUILDING SKETCH
OFFICE LOW	3,326	1,312	0	0	AVERAGE	WD FR STUC	AIR DUCTED	FORCED AIR	1926	SHOW SKETCH
COLD STRGE	1,217	648	0	0	AVERAGE	REINF CONC	NONE	NONE	1983	SHOW SKETCH

Miscellaneous Information

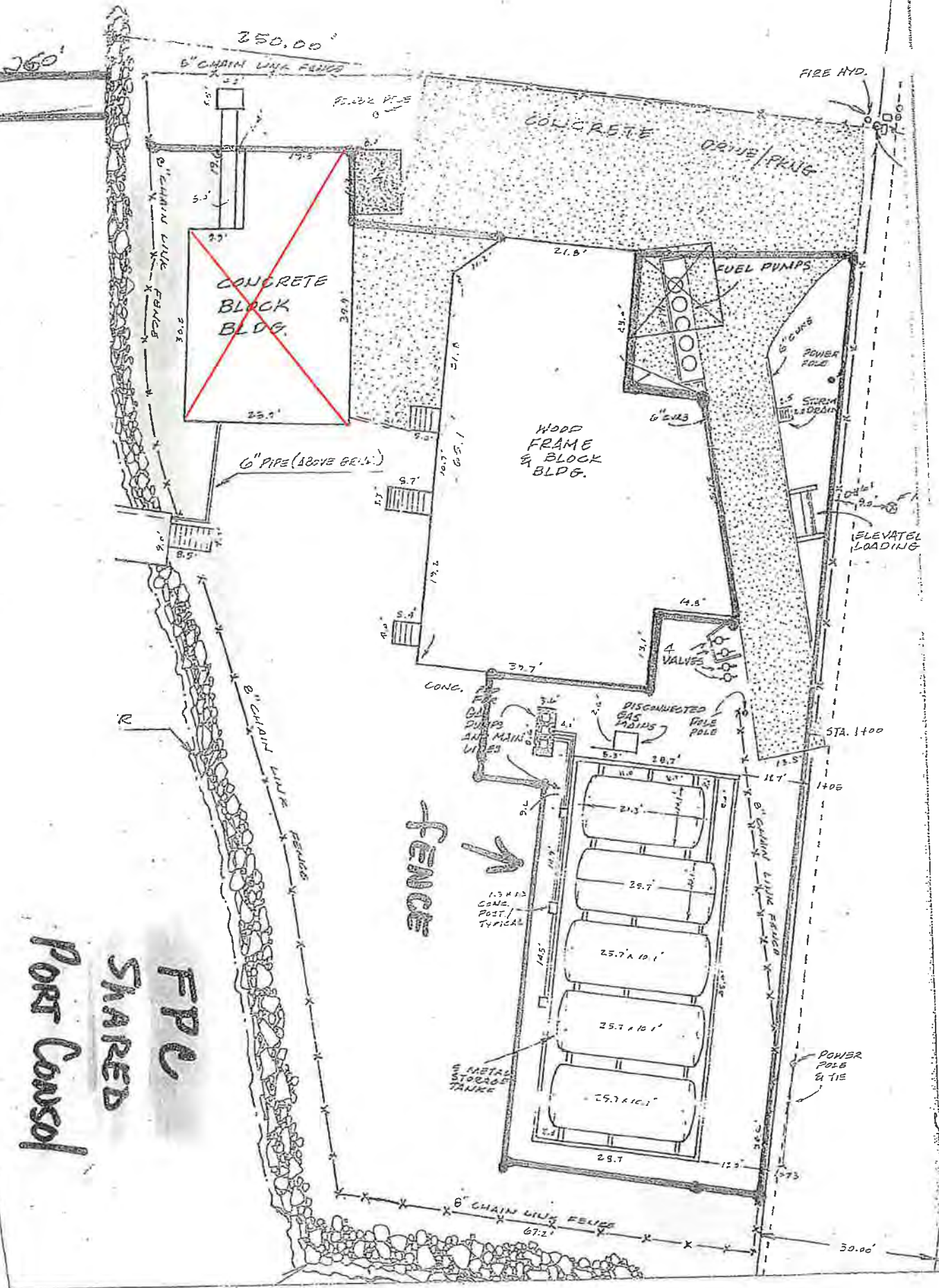
DESCRIPTION	DIMENSIONS L x W	UNITS	YEAR BUILT
CONCRETE D	0 X 0	2957	1960
CONCRETE D	0 X 0	1	1980
ASPHALT A	10 X 16	160	1980
CONC CURB	0 X 0	130	1980
STAIRS	0 X 0	1	1983

Sales Information

SALE DATE	BOOK PAGE	BOOK PAGE	PRICE	INSTRUMENT	QUALIFICATION	IMPROVED? (AT TIME OF SALE)	GRANTOR	GRANTEE
03/16/2017	2110/1057	2110/1057	100	MS	U	Y	NASSAU DISTRIBUTION COMPANY	HALL INVESTMENTS INC
04/29/2003	1133/285	1133/285	405200	WD	Q	Y	FLORIDA PETROLEUM CORPORATION	NASSAU DISTRIBUTION COMPANY
08/01/1984	429/449	429/449	601000	MS	U	Y		
01/01/1975	206/571	206/571	105000	WD	Q	Y		

BOCK

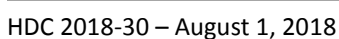
FPC
SHARED
PORT CONSO







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





SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking approval to demolish the warehouse structures and tank farm located on this property. The metal warehouse structure was constructed in 1985 according to the Nassau County Property Appraiser's website.

This industrially zoned I-1 property is located within the East of Front Street Design Area of the Waterfront Community Redevelopment Area. As such, all demolitions are required to be reviewed by the Historic District Council.

APPLICABLE 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.**

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

2.01.14 Light Industrial (I-1)

The I-1 District is intended for the development of light industrial manufacturing, fabrication, processing, or warehousing, storage, research facilities, commercial activities and services, including lodging accommodations, and community facilities or government buildings, such as, animal services, emergency services or administrative offices, recreational facilities, such as golf courses, or other activities compatible with light industrial operations which are in close proximity to transportation facilities. The district is not intended to accommodate heavy industrial operations or to accommodate commercial that would restrict the principal light industrial operations. Residential development, with exception of a caretakers unit, is not permissible within the zoning district. The designation of land for the I-1 District shall be based on compatibility with surrounding land uses, considering environmental sensitivity, intensity of use, hours of operation, heat, glare, fumes, noise, and visual impacts.

8.00.01 Intent

It is declared as a matter of public policy that protection, enhancement, perpetuation and use of sites of aesthetic, archaeological, architectural, cultural, historical and paleontological merit or value is in the interests of the health, prosperity, safety and welfare of the people of Fernandina Beach. The City Commission finds that the irreplaceable loss of these resources to the community would detrimentally affect the community as a whole. It is therefore the intent of this chapter to:

- A. Effect and accomplish the protection, enhancement and perpetuation of buildings, structures, improvements, sites, districts, landscape features, and archaeological and paleontological resources that represent distinctive elements of the City's architectural, cultural, economic, natural, political, prehistoric, religious, scientific, and social history;
- B. Safeguard the City's architectural, cultural, economic, natural, political, prehistoric, religious, scientific and social heritage, as embodied and reflected in such structures, sites, and districts;
- C. Foster awareness and pride in the accomplishments and events of the City's past;
- D. Protect and enhance the City's attraction to residents, tourists, and visitors, and serve as an economic stimulus to business and industry;
- E. Stabilize and improve property values and encourage compatible redevelopment;
- F. Enhance the visual and aesthetic character of the City; and
- G. Promote the use of individual structures, sites, and districts for the education, leisure, and welfare of the people of Fernandina Beach.

8.00.03 Relationship to Comprehensive Plan

The following standards implement Goal 11: Historic Preservation Element of the Fernandina Beach Comprehensive Plan to identify, preserve, and protect historic and cultural resources within the City.

8.02.02 Historic District Council Roles and Responsibilities

The HDC shall have the duty and responsibility to:

- C. Review and approve or deny applications for a certificate of Approval for construction, alteration, demolition, or removal of historic landmarks, historic sites, archaeological sites, properties in historic districts, or properties in the CRA Overlay.

DESIGN GUIDELINES FOR THE WATERFRONT COMMUNITY REDEVELOPMENT AREA

4.4 EAST OF FRONT STREET DESIGN AREA [sec.4 pg.42]

ANALYSIS:

Staff finds that the requested demolition will not have a negative impact on the Historic District or CRA.

Archaeological Sensitivity – Although this is a disturbed site, land adjacent to rivers are areas where archeological resources often exist. As such, the applicant should be mindful of Secretary of the Interior Standard number 8, which states that “significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.” If archeological resources are discovered on site at any point in the project, the applicant should consult the appropriate organizations to assist in identifying a mitigation strategy.

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, is consistent with the Land Development Code, the Secretary of the Interior’s Standards, and the Waterfront Community Redevelopment Area Guidelines.

Staff recommends:

APPROVAL of HDC 2018-30

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2018-30 **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 2018-30, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior’s Standards, and the Waterfront Community Redevelopment Area Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2018-30 Application and Backup Materials

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

HDC 2018-30

EXHIBIT 1

Application & Backup Material



APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

OFFICE USE ONLY	
REC'D: <u>6/21/18</u>	BY: <u>[Signature]</u>
PAYMENT: \$ <u>300</u>	TYPE <u>Cash</u>
APPLICATION #: <u>2018-000935</u>	
HDC CASE #: <u>2018-30</u>	
APPLICATION COMPLETE: Y___ N___	
PRE-CONFERENCE: Y___ N___	DATE: _____

BOARD MEETING DATE: _____
PLANNER: _____ DATE: _____
___ APPROVED ___ DENIED

APPROVAL TYPE:	☐ Staff Approval	☐ Board Approval: Conceptual _____ or Final _____
PROJECT TYPE:		
☐ New Construction	☐ Addition	☐ Alteration
☐ Relocation	☒ Demolition	☐ Variance
☐ Repair	☐ Paint	☐ Fence
☐ Sign	☐ Re-roof	☐ Other: _____
PROPERTY INFORMATION Property information can be found at the Nassau County Property Appraiser's Website → Map Search		
Street Address: <u>231 N FRANK ST.</u>		
Historic District: ☐ Downtown ☐ Old Town ☐ CRA Waterfront		
Parcel Identification Number(s): <u>00-00-31-1800-0003-0010</u>		
Zoning District: _____ Lot / Block Number (optional) _____		

PROJECT DESCRIPTION

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name	
Corporation or Company (if applicable) <u>FLORIDA PETROLEUM CORP.</u>	
Street Address <u>10843 SKYLARK DR.</u>	
City State Zip <u>JAX BEACH, FL 32250</u>	
Telephone Number <u>904. 237. 9739</u>	
Email Address <u>nicholas@hallinvest.net</u>	

Applicant or Agent	If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included
Applicant Name	
Corporation or Company (if applicable)	
Street Address	
City State Zip	
Telephone Number	
Email Address	

Part 1. Describe The Existing Conditions and Materials. Describe the existing structure(s) on the subject property in terms of the construction materials and site conditions, as well as the surrounding context.

METAL WAREHOUSE & STEEL TANK FARM

Part 2. Describe The Proposed Project and Materials. Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s). Attach further description sheets, if needed.

List proposed materials and colors, as applicable (use additional sheet if necessary):

Project Scope	Manufacturer	Product Description	FL Product Approval #	Color (Name/Number)
Exterior Fabric				
Doors				
Windows				
Roofing				
Fascia/Trim				
Foundation				
Shutters				
Porch/Deck				
Fencing				
Driveways/Sidewalks				
Signage				
Other				

Please submit all product brochures, paint color samples, and material samples with your application.

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:

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 Community Development Department 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 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.

6/12/18
Date

[Signature]
Signature of Applicant

STATE OF FLORIDA }
 ss }
COUNTY OF NASSAU }

KAREN M. AUSTIN
Notary Public, State of Florida
My Comm. Expires June 18, 2018
Commission No. FF 126104

Subscribed and sworn to before me this 12 day of June, 2018.

Karen m Austin
Notary Public: Signature

Karen m Austin
Printed Name

My Commission Expires

Personally Known _____ OR Produced Identification ✓ ID Produced: FL DL
exp 6-2-19

NASSAU
A. Michael Hickox, CFA, Cert.Res.RD1941
Nassau County Property Appraiser
[Property Search](#)[Sales Search](#)[Nassau Home](#)

OWNER NAME	FLORIDA PETROLEUM CORPORATION	PARCEL NUMBER	00-00-31-1800-0003-0010
MAILING ADDRESS	10843 SKYLARK DRIVE	TAX DISTRICT	FERNANDINA BEACH (DISTRICT 2)
		MILLAGE	19.9307
		PROPERTY USAGE	WHOLESALE OUTLET
	JACKSONVILLE BEACH, FL 32257	DEED ACRES	0
LOCATION ADDRESS	231 FRONT ST N	HOMESTEAD	N
	FERNANDINA BEACH 32034	PARCEL MAP RECORD	MAP THIS PARCEL
SHORT LEGAL	BLOCK 3 LOTS 1 THRU 8 33 & 34 PT OR 429 PG 449 CITY OF FDNA BEACH	TAX COLLECTOR SEARCH	NASSAU TAX COLLECTOR LINK
		PROPERTY RECORD CARD	LINK TO PROPERTY RECORD CARD (PDF)

2017 Certified Values

JUST VALUE OF LAND	\$346,192
LAND VALUE AGRICULTURAL	\$0
TOTAL BUILDING VALUE	\$77,051
TOTAL MISC VALUE	\$20,380
JUST OR CLASSIFIED TOTAL VALUE	\$443,623
ASSESSED VALUE	\$443,623
EXEMPT VALUE	\$0
TAXABLE VALUE	\$443,623

Land Information

LAND USE	LAND UNITS	LAND UNIT TYPE	SECTION-RANGE
WAREHOUSE 004800	24,728	SF	21-3N-28

Building Information

TYPE	TOTAL AREA	HEATED AREA	BED ROOMS	BATHS	PRIMARY EXTERIOR	SECONDARY EXTERIOR	HEATING	COOLING	ACTUAL YEAR BUILT	BUILDING SKETCH
WAREH DIST	5,689	5,118	0	0	MOD METAL		NONE	NONE	1985	SHOW SKETCH

Miscellaneous Information

DESCRIPTION	DIMENSIONS L x W	UNITS	YEAR BUILT
CONCRETE D	26 X 65	1690	1986
CONCRETE D	3 X 179	537	1986
CONCRETE D	41 X 44	1804	1986
CB 8"	2 X 169	338	1986
CONCRETE D	34 X 24	816	1986

Sales Information

SALE DATE	BOOK / PAGE	BOOK / PAGE	PRICE	INSTRUMENT	QUALIFICATION	IMPROVED? (AT TIME OF SALE)	GRANTOR	GRANTEE
08/01/1984	429/449	429/449	601000	MS	U	Y		

#2

Warranty Deed

BOOK 429 PAGE 449

(CORPORATE)

as of July 1, 1984

THIS INDENTURE, Made this 10th day of August, A.D. 1984 BETWEEN
JOHNSON PETROLEUM COMPANY, formerly known as BUCHANAN AND JOHNSON
FUEL SERVICE, INC.
a corporation organized and existing under the laws of the State of Florida
of the County of Nassau, State of Florida, party of the first part, and
FLORIDA PETROLEUM CORPORATION, a Florida corporation, whose
address in P. O. Box 18247, Jacksonville, FL 32229

of the County of Duval, State of Florida, party of the second part,
WITNESSETH: that the said party of the first part, for and in consideration of the sum of
TEN AND NO/100 (\$10.00) Dollars,
to it in hand paid by the said party of the second part, the receipt whereof is hereby
acknowledged, has granted, bargained and sold to the said party of the second
part, its successors, assigns and assigns forever, the following described land, situate, lying and
being in the County of Nassau, State of Florida, to wit:

All those certain lots, pieces and parcels of land situate, lying
and being in the City of Fernandina Beach (formerly named Fernandina),
County of Nassau and State of Florida, according to 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), Three (3), Four (4), Five (5), Six (6),
Seven (7), Eight (8), Twenty-nine (29), Thirty-three (33), Thirty-
four (34), all in Block Three (3), and Waterlot Six (6) and the
North Twenty-five (25) feet of Waterlot Five (5).

TOGETHER WITH all riparian and littoral rights appurtenant thereto,
and all docks, pilings, poles, bulkheads and buildings thereon
located on said property.

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.

In Witness Whereof, the said party of the first part has caused this instrument to be executed in its
name by its President and caused its Corporate Seal attested by its Secretary to be hereto affixed
the day and year first above written.

(CORPORATE SEAL)

JOHNSON PETROLEUM COMPANY

ATTEST:

By:

8408304

By:

[Signature]

Its Secretary

Its President

Signed and Sealed in Our Presence:

1984 AUG 10 PM 2:55

STATE OF FLORIDA
COUNTY OF DUVAL

Before me personally appeared WILLIAM H. JOHNSON, JR.

respectfully the President of JOHNSON PETROLEUM COMPANY
a corporation under the laws of the State of Florida, to me well known to be the individuals and officers
described in and who executed the foregoing instrument and personally acknowledged the execution thereof to be
his own free act and deed as such officers thereunto duly authorized; and that the official seal of said
corporation is duly affixed thereto, and the said conveyance is the act and deed of said corporation.

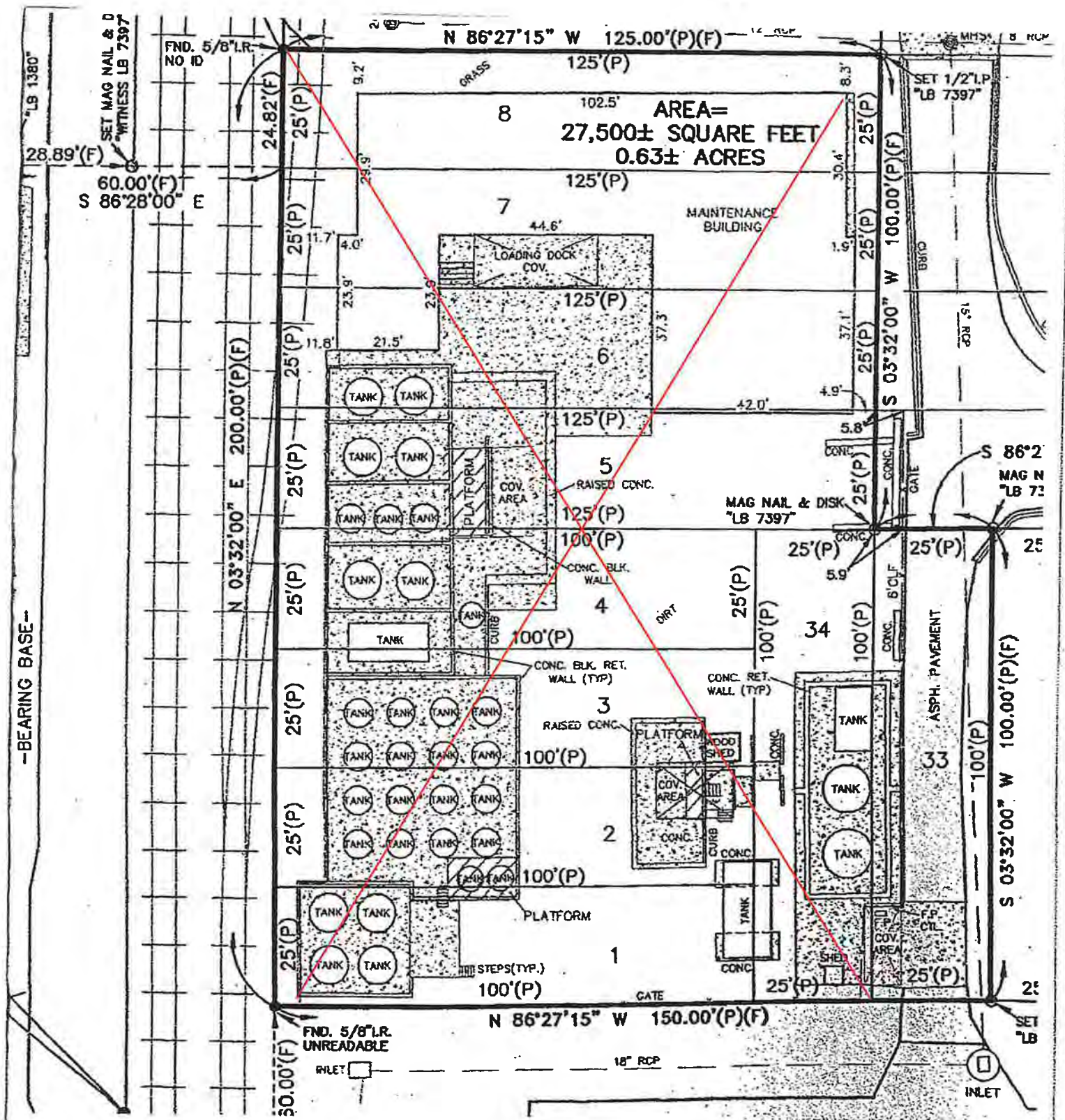
WITNESS my hand and official seal this 10th day of AUGUST, 1984.

at Jacksonville, County and State aforesaid.

Notary Public in and for the County and State Aforesaid.
My Commission expires:

NOTARY PUBLIC, STATE OF FLORIDA
My commission expires Nov. 8, 1986

11-5-00
SS-270450
WILLIAM E. SCHUELL
BLAIR, MURCHISON, ASHBY, TAYLOR & CHASE
P. O. BOX 479
1800 ATLANTIC BEACH BLVD
JACKSONVILLE, FLORIDA 32202







HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2018-31
JULY 19, 2018

Owner/Applicant:	Miranda Architects, agent for Brian Mee				
Property Address:	606 Cedar Street				
Requested action:	Certificate of Approval (COA) to construct a two-story accessory dwelling				
Current zoning:	R-2				
FLUM land use category:	Medium-Density Residential				
Existing uses on the site:	Single Family Residential				
FL Master Site File #	8NA00640				
Year Built:	1900 (NCPA)				
Contributing Status:	Contributing				
Adjacent Properties:	North	Bed & Breakfast	R-2	c. 1885	Fairbanks House
	South	Single Family Residential	R-2	c. 1879	
	East	Single Family Residential	R-2	c. 1945	
	West	Single Family Residential	R-2	c. 1900	

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





SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking approval to construct an accessory structure that will serve as a two-car garage at the first floor and guest suite on the second floor.

The frame vernacular primary structure was constructed in 1909, and is a contributing structure to the Downtown Historic District.

APPLICABLE 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* ☐

5.01.00 ACCESSORY USES AND STRUCTURES

5.01.01 Generally

It is the purpose of this section to set forth standards for the design, installation, configuration, and use of accessory structures, and the establishment of accessory uses in existing structures.

5.01.03 All Accessory Structures

- A. There shall be a permitted principal structure in full compliance with all development standards and requirements of this LDC prior to issuance of a permit for an accessory structure. This provision shall not be construed to prohibit the establishment of an accessory structure simultaneously with the establishment of a permitted principal structure.
- B. Permissible accessory uses by zoning district are identified in Table 2.03.03.
- C. There shall be no more than one (1) detached accessory dwelling and not more than a total of two (2) other detached accessory buildings on a lot.
- D. An accessory structure shall not be located within or partially within any public right-of-way.
- E. Accessory structures shall be shown on any site plan with full supporting documents as required by this LDC.
- F. Accessory structures shall be included in all calculations of impervious surface and stormwater runoff requirements.
- G. Accessory structures shall not be located in any required buffer, landscape area, or stormwater management area.
- H. A detached accessory building in a residential zoning district shall be set back from the side lot line a minimum of three (3) feet, except within the C-3 zoning district whereby the building standards set forth in Section 4.02.03(E) shall apply.
- I. A detached accessory building shall not be closer than three (3) feet to the rear lot line except within the C-3 zoning district whereby the building standards set forth in Section 4.02.03(E) shall apply.
- J. A detached accessory building shall not exceed twenty-five (25) feet in height or exceed a maximum building footprint of 625ft².
- K. Connection of an accessory structure to a principal structure may be permissible if the connection is non-conditioned, unenclosed, and meets all principal structure setback requirements. A half wall, knee wall, or railings may be permitted as part of the connection.

5.01.04 Accessory Dwellings

- A. Accessory dwelling units are intended to provide non-remunerated housing for relatives, guests, or domestic helpers. An accessory dwelling unit shall not be considered an apartment, hotel, or other kind of multi-family use. Accessory dwelling units shall not count towards density. Per the City's Comprehensive Plan policy 1.06.05, detached accessory dwelling units shall be permissible in all residential and mixed use zoning districts in compliance with the following standards:
 - 1. The total floor area of the detached accessory dwelling shall not exceed 625 square feet;
 - 2. The maximum height for a detached accessory dwelling located as a freestanding building or an apartment over a detached garage shall not exceed twenty-five (25) feet,

- measured from the approved finished grade to the peak of the roof;
- 3. A detached accessory dwelling shall be located only within a rear yard as established by Section 4.02.03; and
- 4. An accessory dwelling shall comply with all standards set forth in Section 5.01.03;
- 5. The accessory dwelling shall not have a separate water or electric meter.
- B. An accessory dwelling is permissible in the I-1 or I-A zoning districts within a building which has as its principal use industrial or commercial uses. The accessory dwelling shall comply with the following standards:
 - 1. The total floor area shall not exceed 625 square feet, and only one accessory dwelling is permitted per lot of record or business, whichever is more restrictive;
 - 2. The accessory dwelling shall be provided solely for the occupancy by the owner, the manager, or an employee of the business which is the principal use;
 - 3. The accessory dwelling shall not have a separate water or electric meter from the business it serves;
 - 4. Parking for the accessory dwelling may be shared with the business it serves;
 - 5. The accessory dwelling shall not have a separate exterior entrance from the business entrance.
- C. An accessory dwelling is permissible in the OT-1 or OT-2 zoning districts subject to the standards in Section 8.01.01.02(C).

8.00.01 Intent

It is declared as a matter of public policy that protection, enhancement, perpetuation and use of sites of aesthetic, archaeological, architectural, cultural, historical and paleontological merit or value is in the interests of the health, prosperity, safety and welfare of the people of Fernandina Beach. The City Commission finds that the irreplaceable loss of these resources to the community would detrimentally affect the community as a whole. It is therefore the intent of this chapter to:

- A. Effect and accomplish the protection, enhancement and perpetuation of buildings, structures, improvements, sites, districts, landscape features, and archaeological and paleontological resources that represent distinctive elements of the City's architectural, cultural, economic, natural, political, prehistoric, religious, scientific, and social history;
- B. Safeguard the City's architectural, cultural, economic, natural, political, prehistoric, religious, scientific and social heritage, as embodied and reflected in such structures, sites, and districts;
- C. Foster awareness and pride in the accomplishments and events of the City's past;
- D. Protect and enhance the City's attraction to residents, tourists, and visitors, and serve as an economic stimulus to business and industry;
- E. Stabilize and improve property values and encourage compatible redevelopment;
- F. Enhance the visual and aesthetic character of the City; and
- G. Promote the use of individual structures, sites, and districts for the education, leisure, and welfare of the people of Fernandina Beach.

8.00.03 Relationship to Comprehensive Plan

The following standards implement Goal 11: Historic Preservation Element of the Fernandina Beach Comprehensive Plan to identify, preserve, and protect historic and cultural resources within the City.

8.01.01.01 Standards for Development in the Historic District Overlays

- A. The review of proposed development within the Historic District Overlays shall be based upon the

latest edition of Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings from the U.S. Secretary of Interior.

- B. The review of proposed development within the Historic District Overlay shall also be based upon compliance with the Downtown Historic District Guidelines, dated December 1999, as amended from time to time. The review of proposed development within Old Town shall be based upon compliance with the Old Town Preservation and Development Guidelines, dated June 1999, as amended from time to time.
- C. In addition to standards applicable to the underlying zoning district, new construction within the Historic District Overlay shall be compatible with the existing character of the landmark or the district. Compatible design means architectural design and construction that will fit harmoniously into the district or the landmark site. New construction shall be compatible in scale, materials, and quality of construction with adjacent buildings and structures that have been designated.
- D. The following features shall be considered by the Historic District Council in the evaluation of proposed new construction, as such features comply with the guidelines referenced in Section 8.01.01.01(A) and (B) above:
 - 1. Scale, including height and width;
 - 2. Setbacks;
 - 3. Orientation and site coverage;
 - 4. Alignment, rhythm, and spacing of buildings;
 - 5. Form and detail, considering the link between old and new buildings;
 - 6. Maintaining materials within the district or on the landmark site;
 - 7. Maintaining quality within the district or on the landmark site;
 - 8. Facade proportions and window patterns;
 - 9. Entrances and porch projections;
 - 10. Roof forms; and
 - 11. Horizontal, vertical, or non-directional emphasis.

8.02.02 Historic District Council Roles and Responsibilities

The HDC shall have the duty and responsibility to:

- C. Review and approve or deny applications for a certificate of Approval for construction, alteration, demolition, or removal of historic landmarks, historic sites, archaeological sites, properties in historic districts, or properties in the CRA Overlay.

DOWNTOWN HISTORIC DISTRICT GUIDELINES

Outbuildings (pg 101)

Historic outbuildings such as garages and sheds should be retained where they remain. New outbuildings should be designed to be complimentary to the dwelling's architectural style.

- 1. Preserve and maintain original outbuildings such as garages and sheds as long as possible. Regular use of outbuildings and application of rehabilitation guidelines for dwellings will help ensure their longevity.
- 2. Design new outbuildings to be compatible with the architectural style and scale of the associated dwelling.
- 3. Locate new outbuildings appropriately, such as to the rear of a house or set back from the side elevations.
- 4. Both one- and two-story accessory outbuildings are permitted for a primary dwelling.
- 5. Compliance with health and safety codes should not negatively affect character-defining

features and finishes of the building.

6. Energy-saving devices such as solar panels may be reviewed, but not to the extent that their placement renders them ineffective. Property owners are encouraged to place solar panels, wind turbines or other energy saving measures on elevations that are not readily visible from the street and do not detract from a dwelling's architectural character.

ANALYSIS:

The structure meets setback requirements, as well as height and maximum square footage requirements. The design of the structure relates to proportions and elements present on the historic primary structure. Staff notes that the railing and bracketing design for the accessory structure is more ornate design than that of the house and would recommend simplifying them to better relate to the historic structure.

Materials used will be a combination of modern materials, such as HardiLap siding, and traditional materials, such as wood railings and brackets. The modern materials will replicate traditional materials to compliment the historic properties that comprise this neighborhood.

The proposed driveway will require approval of a Right of Way (ROW) Use Permit.

STAFF RECOMMENDATION:

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

Staff recommends:

APPROVAL of HDC 2018-31

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2018-31 **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 2018-31, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2018-31 Application and Backup Materials

EXHIBIT 2 Florida Master Site File 8NA0640

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

HDC 2018-31

EXHIBIT 1

Application & Backup Materials



APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

OFFICE USE ONLY	
REC'D: <u>6/6/18</u>	BY: <u>(8)</u>
PAYMENT: \$ <u>150</u>	TYPE <u>CR 8679</u>
APPLICATION #: <u>2018-000940</u>	
HDC CASE #: <u>2018-31</u>	
APPLICATION COMPLETE: Y ___ N ___	
PRE-CONFERENCE: Y ___ N ___ DATE ___	

BOARD MEETING DATE: _____
PLANNER: _____ DATE: _____
___ APPROVED ___ DENIED

APPROVAL TYPE:	☐ Staff Approval	☒ Board Approval: Conceptual _____ or Final ☒
PROJECT TYPE:		
☒ New Construction	☐ Addition	☐ Alteration
☐ Repair	☐ Paint	☐ Fence
☐ Relocation	☐ Sign	☐ Re-roof
☐ Demolition	☐ Variance	☐ Other: _____
PROPERTY INFORMATION Property information can be found at the Nassau County Property Appraiser's Website → Map Search		
Street Address: <u>606 Cedar Street</u>		
Historic District: ☒ Downtown ☐ Old Town ☐ CRA Waterfront		
Parcel Identification Number(s): <u>00-00-31-1800-0127-6011</u>		
Zoning District: <u>R-2</u> Lot / Block Number (optional) _____		

PROJECT DESCRIPTION

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name <u>Brian Mee</u>	
Corporation or Company (if applicable)	
Street Address <u>606 Cedar St.</u>	
City State Zip <u>FB, FL 32034</u>	
Telephone Number	
Email Address <u>btmee@comcast.net</u>	

Applicant or Agent	If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included
Applicant Name <u>Jose Miranda</u>	
Corporation or Company (if applicable) <u>Miranda Architects</u>	
Street Address <u>309 1/2 Centre St, Suite 206</u>	
City State Zip <u>FB, FL 32034</u>	
Telephone Number <u>261-4586</u>	
Email Address <u>jmiranda@mirandaarchitects.com</u>	

Part 1. Describe The Existing Conditions and Materials. Describe the existing structure(s) on the subject property in terms of the construction materials and site conditions, as well as the surrounding context.

Existing one-half story, circa 1900 single family residence with wood lap siding and metal roofing.

Part 2. Describe The Proposed Project and Materials. Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s). Attach further description sheets, if needed.

New garage w/ 2nd floor guest suite.
4 m 12 roof slope w/ metal roofing
Hardie lap siding.

List proposed materials and colors, as applicable (use additional sheet if necessary):

Project Scope	Manufacturer	Product Description	FL Product Approval #	Color (Name/Number)
Exterior Fabric	Hardie	Lap Siding		white
Doors	Andersen	A-Series French Doors		white
Windows	Andersen	400 Series		white
Roofing		Metal roofing		light gray
Fascla/Trim		Hardie		white
Foundation		Concrete		plain
Shutters				
Porch/Deck		Wood Decking		natural
Fencing				
Driveways/Sidewalks		concrete		plain
Signage				
Other				

Please submit all product brochures, paint color samples, and material samples with your application.

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:

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 Community Development Department 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 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.

Date

Signature of Applicant

STATE OF FLORIDA

COUNTY OF NASSAU

ss }

Subscribed and sworn to before me this 4th day of June, 2018.

Notary Public: Signature

Printed Name

My Commission Expires

Personally Known ✓ OR Produced Identification _____ ID Produced: _____



LEAH HALL
MY COMMISSION # FF 929201
EXPIRES: February 20, 2020
Bonded Thru Budget Notary Services



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I/WE Brian Mee
(print name of property owner(s))

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

to represent me/us in processing an application for: Historic District Council COA
(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.

Brian Mee
(Signature of owner)

(Signature of owner)

BRIAN MEE
(Print name of owner)

(Print name of owner)

STATE OF FLORIDA }
COUNTY OF NASSAU } ss

Subscribed and sworn to before me this 1st day of June, 2018.



LEAH HALL
MY COMMISSION # FF 928201
EXPIRES: February 20, 2020
Bonded Thru Budget Notary Services

Leah Hall
Notary Public: Signature

LEAH HALL
Printed Name

My Commission Expires

Personally Known _____ OR Produced Identification GA # 04269749 ID Produced: GA - Driver License

Property Search Sales Search Nassau Home

OWNER NAME	MEE BRIAN T	PARCEL NUMBER	00-00-31-1800-0127-0011
MAILING ADDRESS	606 CEDAR ST	TAX DISTRICT	FERNANDINA BEACH (DISTRICT 2)
		MILLAGE	19.9307
		PROPERTY USAGE	SINGLE FAMILY
	FERNANDINA BEACH, FL 32034	DEED ACRES	0
LOCATION ADDRESS	606 CEDAR ST	HOMESTEAD	N
	FERNANDINA BEACH 32034	PARCEL MAP RECORD	MAP THIS PARCEL
SHORT LEGAL	BLOCK 127 N60 FT OF LOT 1 IN OR 2196/1634 CITY OF FDNA BEACH	TAX COLLECTOR SEARCH	NASSAU TAX COLLECTOR LINK
		PROPERTY RECORD CARD	LINK TO PROPERTY RECORD CARD (PDF)

2017 Certified Values

JUST VALUE OF LAND	\$115,500
LAND VALUE AGRICULTURAL	\$0
TOTAL BUILDING VALUE	\$127,495
TOTAL MISC VALUE	\$2,113
JUST OR CLASSIFIED TOTAL VALUE	\$245,108
ASSESSED VALUE	\$222,841
EXEMPT VALUE	\$0
TAXABLE VALUE	\$222,841

Land Information

LAND USE	LAND UNITS	LAND UNIT TYPE	SEC-TWN-RNG
SFR 000100	60	FF	23-3N-28

Building Information

TYPE	TOTAL AREA	HEATED AREA	BED ROOMS	BATHS	PRIMARY EXTERIOR	SECONDARY EXTERIOR	HEATING	COOLING	ACTUAL YEAR BUILT	BUILDING SKETCH
SNGL FAM	1,624	1,444	3	2	CEDAR		AIR DUCTED	FORCED AIR	1900	SHOW SKETCH

Miscellaneous Information

DESCRIPTION	DIMENSIONS L x W	UNITS	YEAR BUILT
CONCRETE A	7 X 4	28	1980
CONCRETE A	0 X 0	376	1987
CONCRETE A	14 X 24	336	1980
WD DECK A	0 X 0	88	1997
WD DECK A	4 X 6	24	1997

Sales Information

SALE DATE	BOOK / PAGE	BOOK / PAGE	PRICE	INSTRUMENT	QUALIFICATION	IMPROVED? (AT TIME OF SALE)	GRANTOR	GRANTEE
05/03/2018	2196/1634	2196/1634	425000	WD	Q	Y	BAKER ROGER A & LINDA L	MEE BRIAN T
04/11/2006	1403/734	1403/734	370000	WD	Q	Y	HARRIS BARBARA LYNN WESTON	BAKER ROGER A & LINDA L
07/17/2003	1154/439	1154/439	214000	WD	Q	Y	CAMERON ROBERT & LINSEY K WRAY	HARRIS BARBARA LYNN WESTON
09/27/2000	950/1963	950/1963	165900	WD	U	Y	CHAPIN NANCY C	CAMERON ROBERT W & LINSEY K WRAY (H&W)
06/03/1997	795/620	795/620	87500	WD	Q	Y	BILLE RICHARD J & LORI A	CHAPIN NANCY C
10/02/1991	637/1270	637/1270	49000	WD	U	Y	MATHESON FREDERICK C	BILLE RICHARD & LORI
04/06/1989	567/12	567/12	45000	WD	Q	Y	DRESSER KENNETH H	MATHESON FREDERICK C
04/01/1980	313/617	313/617	8000	WD	Q	Y		
04/01/1980	313/618	313/618	8000	WD	Q	Y		



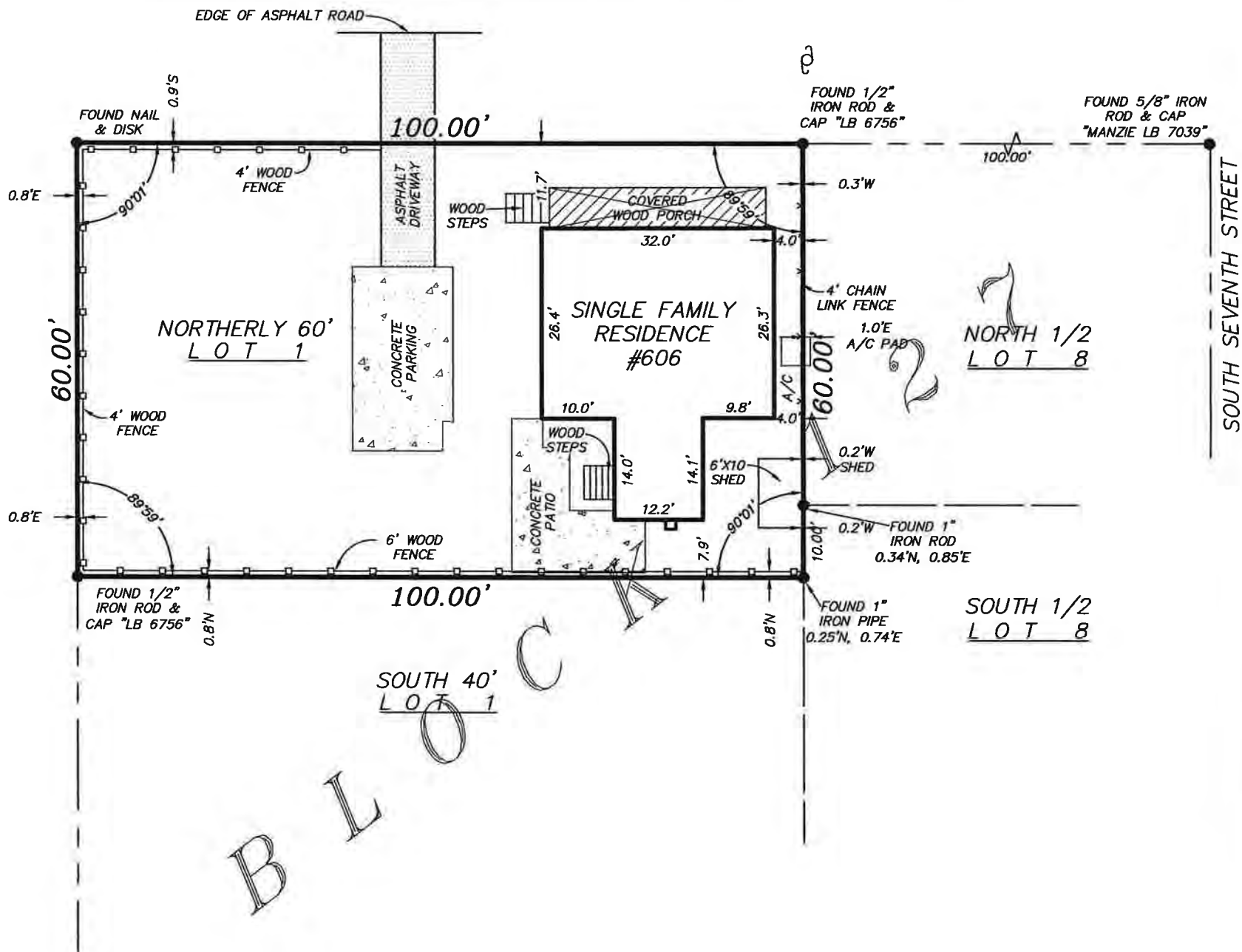
MAP OF BOUNDARY SURVEY

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

THE NORTHERLY SIXTY (60) FEET OF LOT ONE (1), BLOCK ONE HUNDRED TWENTY-SEVEN (127) OF THE CITY OF FERNANDINA BEACH, FLORIDA.

CEDAR STREET

(60 FOOT RIGHT-OF-WAY)



SURVEY NOTES:

- 1) The "Legal Description" hereon is in accord with the description provided by the client.
- 2) Underground improvements were not located or shown.
- 3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- 4) Internal lot angles shown hereon are based on recovered monumentation.
- 5) "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."
- 6) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C 0237G, Dated 08/08/2012. Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- 7) This survey is protected by copyright and is certified only to the entities listed and only for this particular transaction. Any use or reproduction of this survey without the express written permission of the surveyor is prohibited. Use of this survey in any subsequent transactions is expressly prohibited and is not authorized. The surveyor expressly disclaims any certification to any parties in future transactions. No entity other than those listed should rely upon this survey.

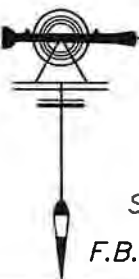
CERTIFIED TO:
BRIAN MEE

PROPERTY ADDRESS:
606 CEDAR STREET
FERNANDINA BEACH, FLORIDA 32034

LEGEND

- A/C = AIR CONDITIONER
- ⊕ = CENTERLINE
- x-x- = CHAIN LINK FENCE
- ▣ = CONCRETE FLATWORK
- ▨ = COVERED AREA
- o-o- = WOOD FENCE
- ▨ = WOOD FLATWORK
- ⊙ = WOOD POWER POLE

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



Manzie & Drake Land Surveying

117 South Ninth Street, Fernandina Beach, FL 32034

(904) 491-5700 www.ManzieAndDrake.com

Certificate of Authorization Number "LB 7039"

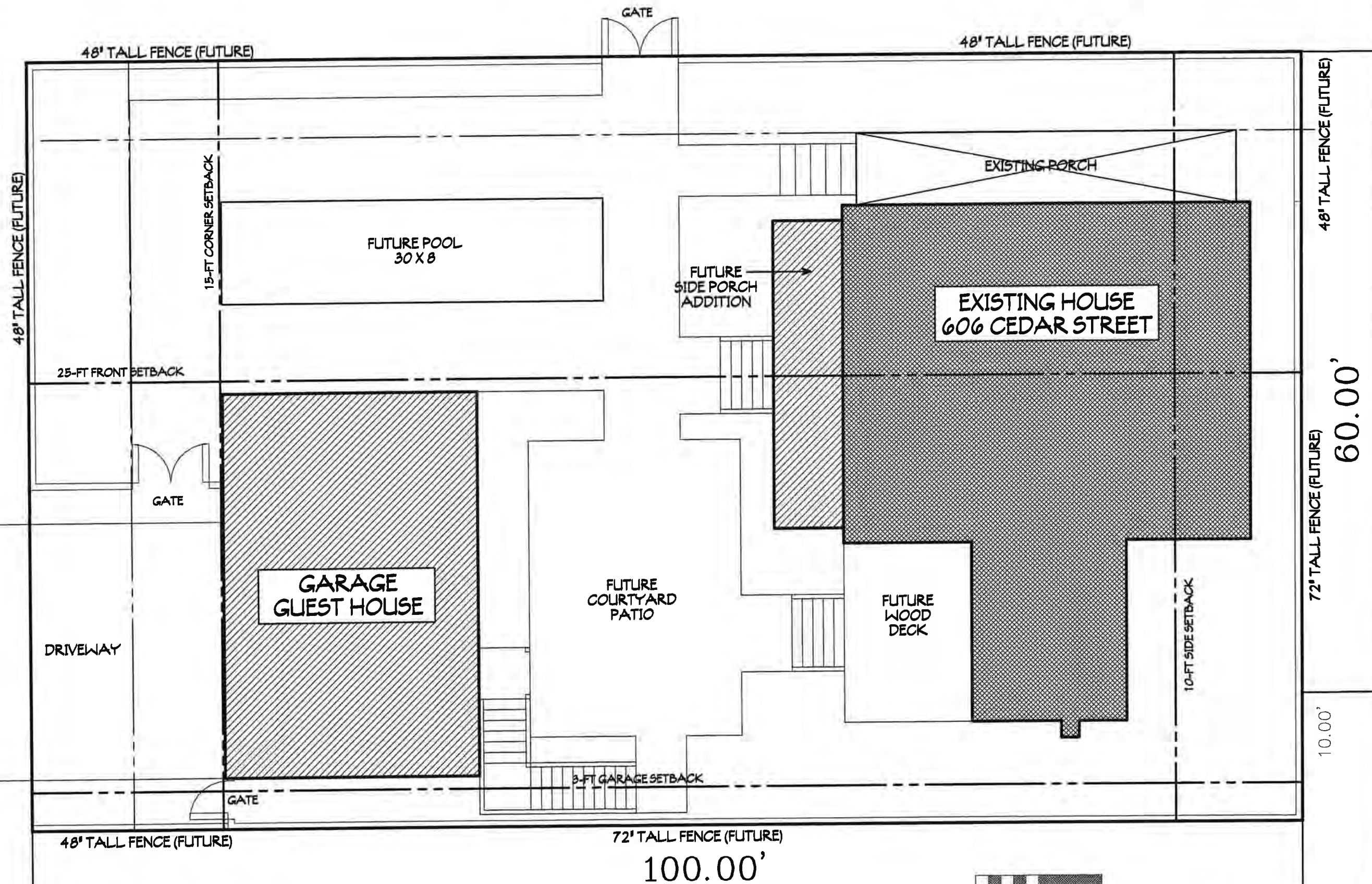
"OUR SIGHTS ARE ON THE FUTURE,
SET YOUR SITES ON US."

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

SCALE: 1"=20' JOB NO: 13964 DATE: 05/01/2018 CADD: BH

F.B. NO: X-164 PAGE NO: 72 FIELD CREW: CB FILE NO: A-4547

SOUTH SIXTH STREET



PRELIMINARY SITE PLAN

$$1/8'' = 1'-0''$$

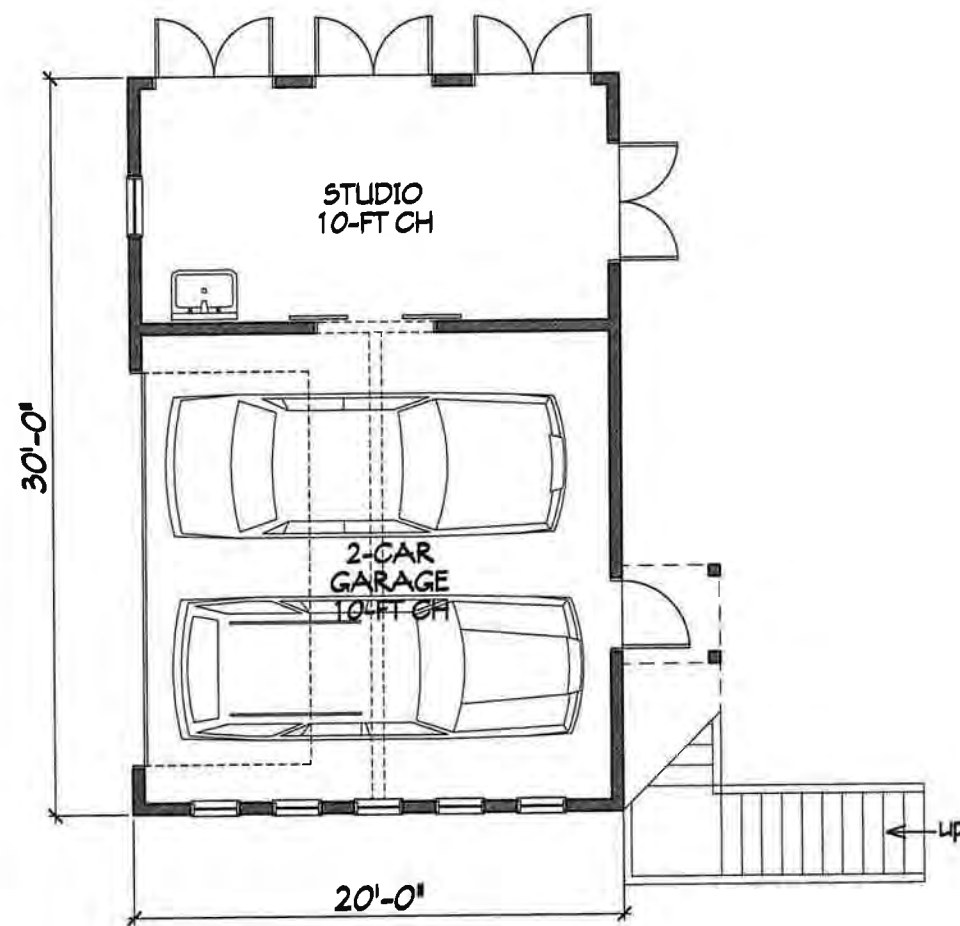
MIRANDA ARCHITECTS
200 1/2 CENTRE STREET, SUITE 208
FERNANDA BEACH, FL 32034
850-264-1886 TEL.
1-800-551-8886 FAX

MEE RESIDENCE GARAGE
606 CEDAR STREET
FERNANDINA BCH., FL 32034

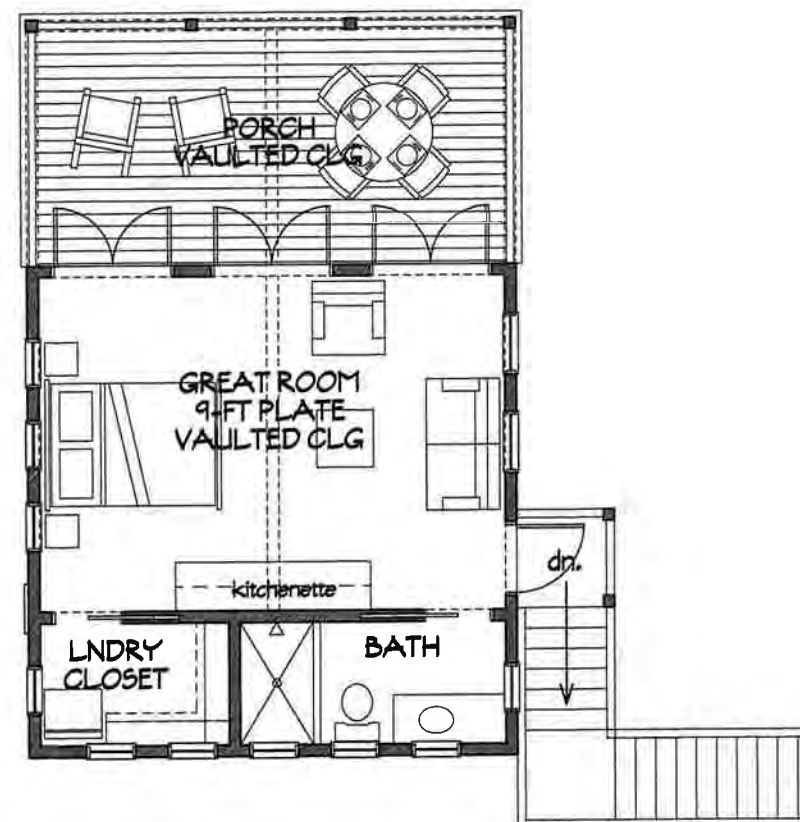
PRELIMINARY MASTER SITE PLAN

06-06-18

P 1



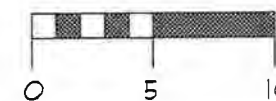
FIRST FLOOR PLAN



SECOND FLOOR PLAN

PROJECT SQUARE FOOTAGE	
FIRST FLOOR GARAGE	600 SQ.FT.
SECOND FLOOR GUEST SUITE	616 SQ.FT.
TOTAL AREA	1,216 SQ.FT.

PRELIMINARY GARAGE/GUEST SUITE FLOOR PLANS



1/8"=1'-0"



PRELIMINARY FLOOR PLANS

06-06-18

P2

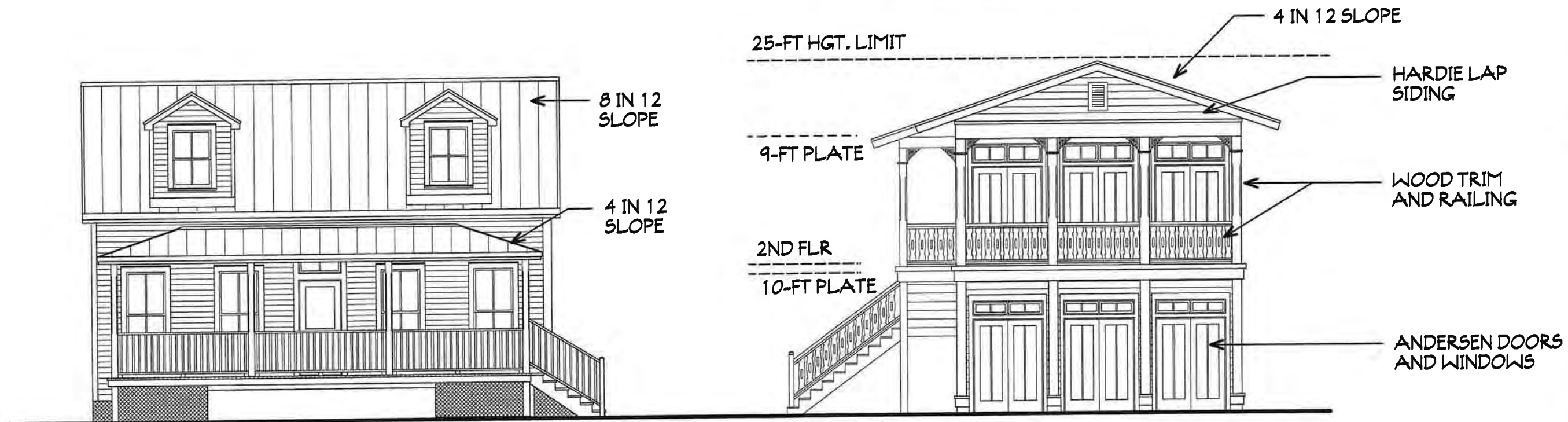
MEE RESIDENCE GARAGE
606 CEDAR STREET
FERNANDINA BCH., FL 32034



MIRANDA
ARCHITECTS
300 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
TEL: 904.261.4593
WWW.MIRANDARCHITECTS.COM



EAST ELEVATION

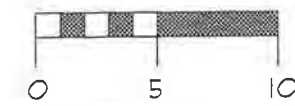


EXISTING HOUSE

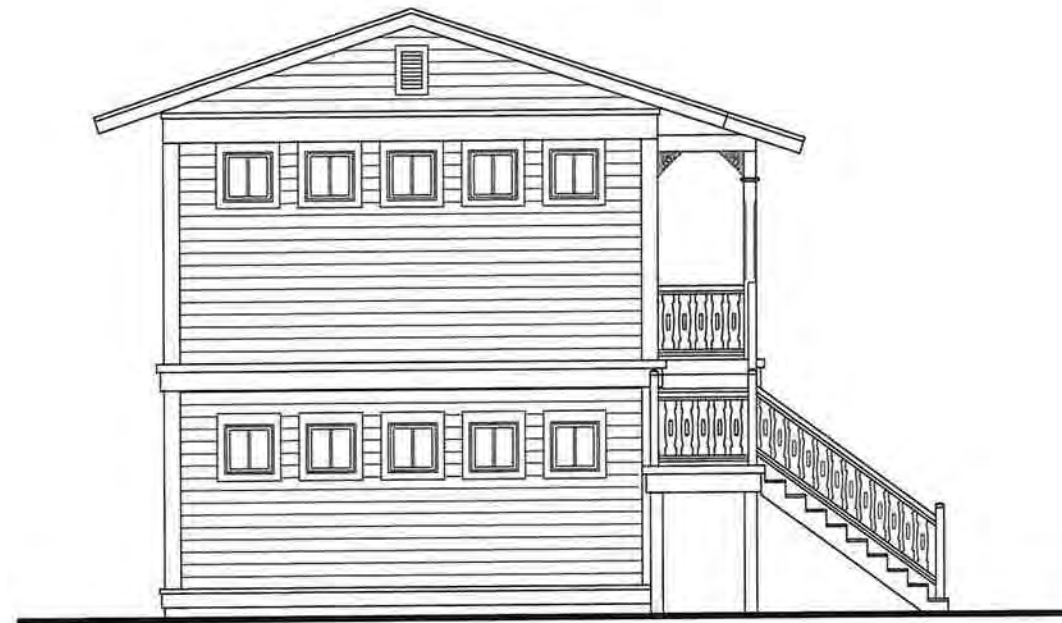
GUEST HOUSE / GARAGE

NORTH ELEVATION -- CEDAR STREET

PRELIMINARY GARAGE/GUEST SUITE ELEVATIONS



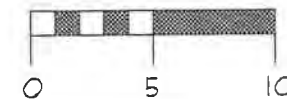
1/8" = 1'-0"



SOUTH ELEVATION



WEST ELEVATION -- SOUTH 6TH STREET



1/8"=1'-0"

PRELIMINARY GARAGE/GUEST SUITE ELEVATIONS

PROJECT INFORMATION

SQUARE FOOTAGE CALCULATION:	
FIRST FLOOR	623 SQ.FT.
SECOND FLOOR	623 SQ.FT.
TOTAL UNDER ROOF AREA	1,246 SQ.FT.
TYPE OF CONSTRUCTION:	
V-B, UNSPRINKLERED	
NO. OF STORIES:	
TWO STORIES	
OCCUPANCY CLASSIFICATION:	
R3, RESIDENTIAL	
FLOOD ZONE:	
X, NO MINIMUM	
ZONING:	
RS-2, SINGLE FAMILY RESIDENTIAL	
ZONING SETBACKS:	
FRONT = 25- FEET	
CORNER = 15'-0"	
REAR = 3- FEET	
PROPOSED SETBACKS:	
FRONT (NORTH) = 26'- 0"	
SIDE (WEST) = 15'-2"	
REAR (SOUTH) = 4'-0"	
MAX. ACCESSORY BUILDING HEIGHT:	
25'-0"	
PROPOSED BUILDING HEIGHT:	
24'-10"	

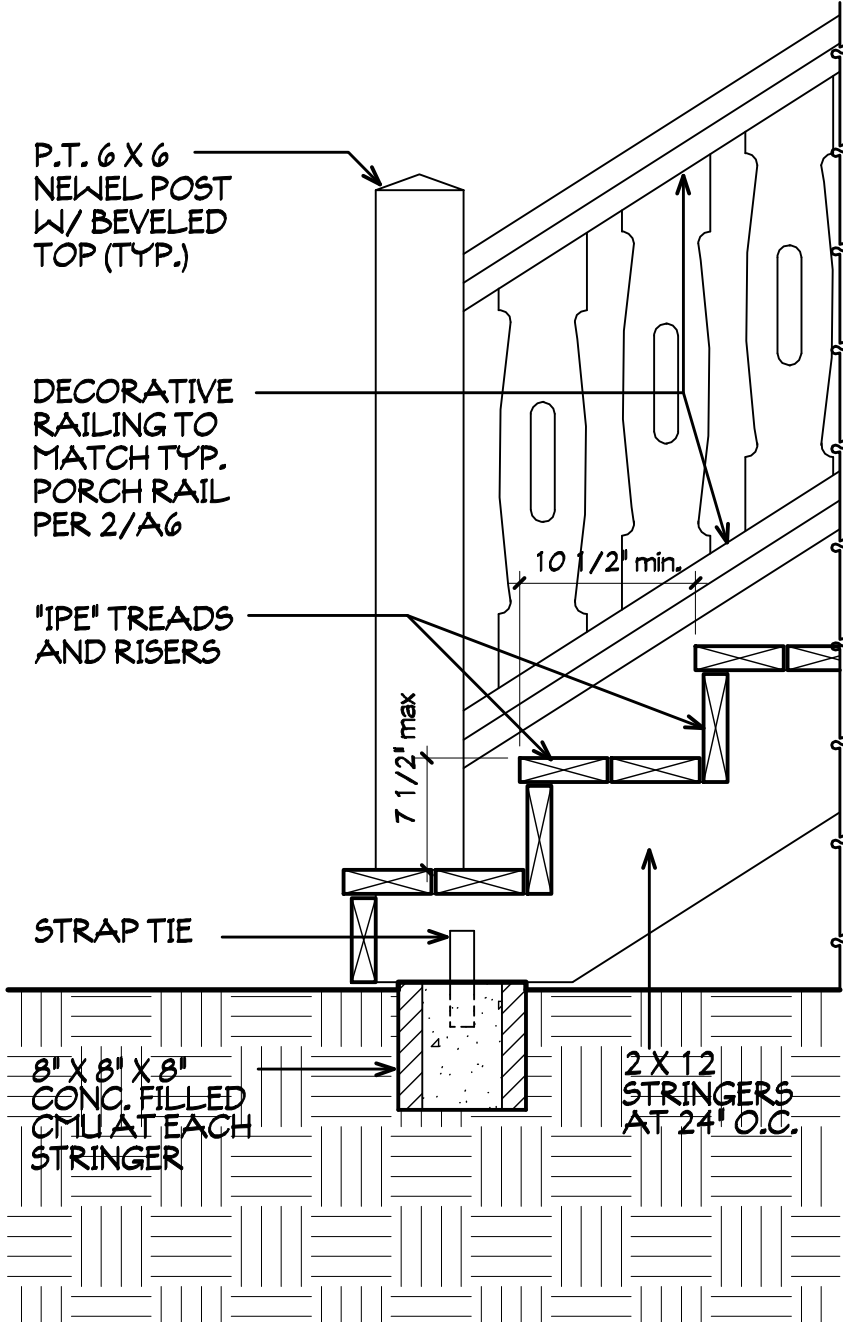
WIND ZONE INFORMATION	
THIS PROJECT HAVE BEEN DESIGNED TO COMPLY WITH THE FLORIDA BUILDING CODE -- RESIDENTIAL, 2017 EDITION.	
THIS BUILDING IS NOT LOCATED IN THE WIND BORNE DEBRIS REGION.	
-- ADDITION IS FULLY ENCLOSED	
-- BASIC WIND SPEED (3 SECOND GUST) 128 MPH (V _{ult}) / 98 MPH (V _{ascd})	
-- BUILDING CATEGORY II	
-- WIND EXPOSURE CATEGORY 'C'	
-- INTERNAL PRESSURE COEFFICIENT +0.18/-0.18	

AREA	ZONE				WALL
	1	2	3	4	
10 SF.	+23.7 / -25.9	+23.7 / -30.3	+23.7 / -30.3	+25.9 / -28.1	+25.9 / -34.7
20 SF.	+23.0 / -24.6	+23.0 / -29.0	+23.0 / -29.0	+24.7 / -26.9	+24.7 / -32.4
50 SF.	+22.2 / -22.8	+22.2 / -27.2	+22.2 / -27.2	+23.2 / -25.4	+23.2 / -29.3
100 SF.	+21.5 / -21.5	+21.5 / -25.9	+21.5 / -25.9	+22.0 / -24.2	+22.0 / -26.9

CODE REFERENCES	
FLORIDA BUILDING CODE -- RESIDENTIAL (6TH ED., 2017)	
FLORIDA BUILDING CODE -- MECHANICAL (6TH ED., 2017)	
FLORIDA BUILDING CODE -- PLUMBING (6TH ED., 2017)	
FLORIDA BUILDING CODE -- ENERGY CONSERVATION (6TH ED., 2017)	
NATIONAL ELECTRICAL CODE -- 2014 EDITION	

INDEX OF DRAWINGS

A1	PROJECT DATA AND SITE PLAN
A1.1	PROJECT SPECIFICATIONS
A2	FOUNDATION PLAN AND DETAILS
A3	FLOOR PLANS AND SCHEDULES
A4	EXTERIOR ELEVATIONS
A5	FRAMING PLANS
A6	SECTIONS AND DETAILS
E1	ELECTRICAL PLANS

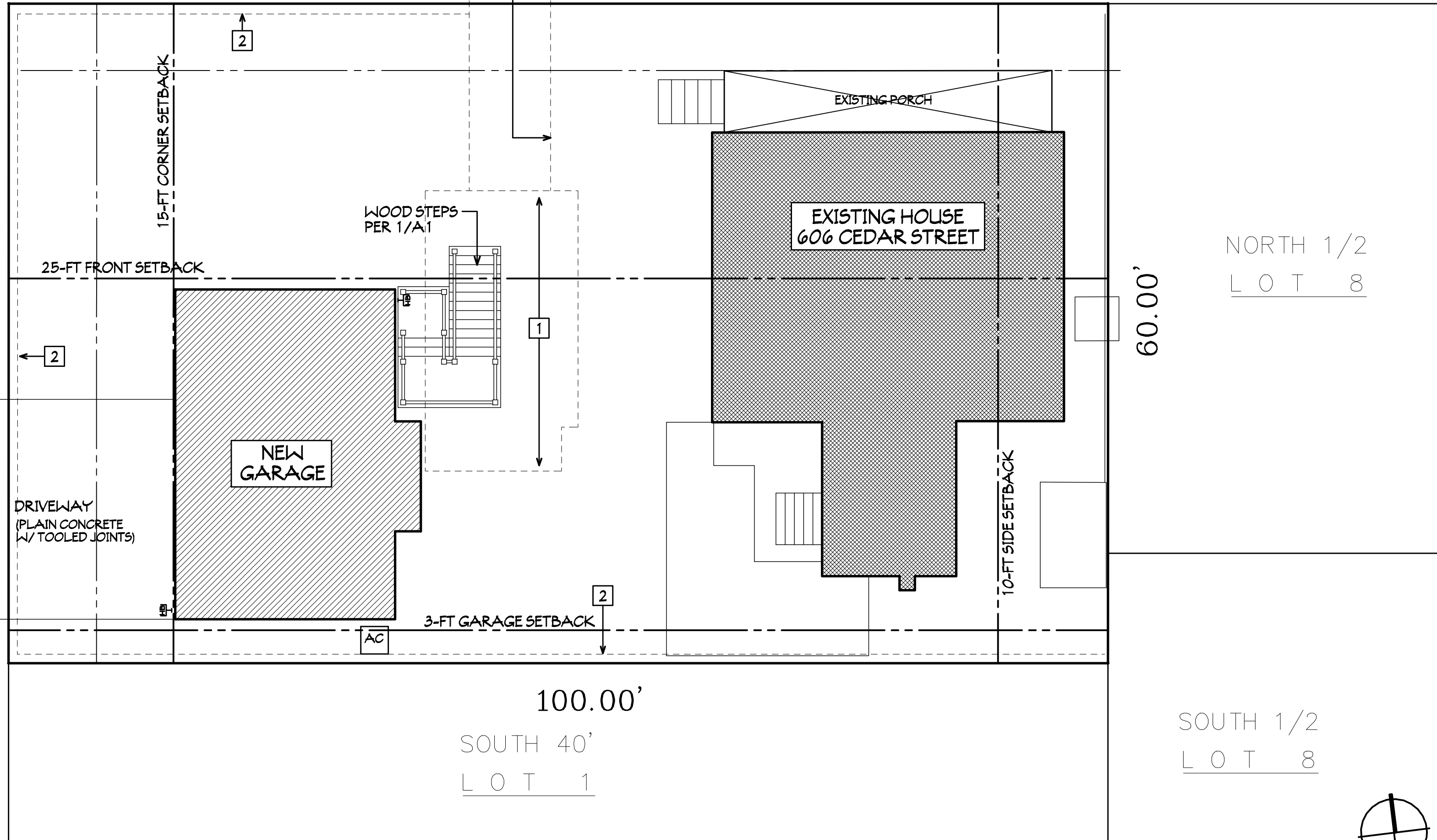


1 WOOD STEPS DETAIL 1"=1'-0"

CEDAR STREET
(60 FOOT RIGHT-OF-WAY)

SITE PLAN NOTES	
1	REMOVE EXISTING DRIVEWAY AND CONCRETE PARKING PAD.
2	REMOVE EXISTING WOOD FENCE AS INDICATED.

SOUTH SIXTH STREET
(60 FOOT RIGHT-OF-WAY)



SITE PLAN

1/8"=1'-0"

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A1 THE GARAGE SITE PLAN	PROJECT # M160425	DRAWN BY -- JLM	CHKD BY -- JLM	DATE -- 06-27-18
Jose L. Miranda, Jr. FLA. REG. # 14887				

MIRANDA ARCHITECTS	308 1/2 CENTRE STREET, SUITE 208 FERNANDINA BEACH, FL 32034 904.266.6508 TEL 904.266.6508 FAX
MIRANDA ARCHITECTS, P.C.	

GARAGE FOR THE	
MEE RESIDENCE	
606 CEDAR STREET	
FERNANDINA BEACH, FL 32034	

PROJECT DATA, SITE PLAN	REVISIONS	DATE

A1

DIVISION 3 --- CONCRETE

SECTION 3A: CONCRETE WORK

- 1.O1 Concrete: Red-Mix 3,000 PSI concrete per ASTM c-94.
- 1.O2 Cement: Portland Cement, Type I, per ASTM C-150.
- 1.O3 Aggregates: per ASTM C-33.
A. Fine Aggregate: Clean, sharp, natural sand, free from loam, clay, lumps, or other deleterious substances.
B. Coarse Aggregate: Clean, un-coated, processed aggregate containing no clay, mud, loam, or foreign matter, as follows:
1) Crushed stone, processed from natural rock or stone.
2) Washed gravel, natural or crushed. Use of pit or bank gravel not permitted.
3) Pea gravel aggregate per ASTM C-404, size No. 8.
4) Lightweight aggregates per ASTM C-330.
- 1.O4 Water: Clean, drinkable, free of oils, acids, and organic matter.
- 1.O5 Admixtures:
A. Air-entraining admixture: ASTM C260.
B. Water-reducing admixture: ASTM C-494, Type A.
C. Set-control admixture: ASTM C-494, as follows:
1) Type D, water-reducing and retarding.
2) Type E, water-reducing and accelerating.
- 1.O6 Curing Material:
A. Membrane-forming curing compound: ASTM C-309, Type I, "Crystal Clear Seal" by Lambert Corp. or "Clear Bond" by Guardian Chemical Co., or equal.
B. Moisture retaining cover: ASTM C-171.
- 1.O7 Hardener: Chemical hardener --- colorless, aqueous solution containing a blend of magnesium fluorosilicate and zinc fluorosilicate combined with a wetting agent containing no less than 2 lbs. of fluorosilicate per gallon.
- 1.O8 Expansion joint material: ASTM D-1751 rigid bituminous boards or as indicated on drawings.
- 1.O9 Forms: Conform to ACI 347. GC responsible for formwork designs.
- 1.10 Welded wire fabric: ASTM A-185 in sizes per drawings.
- 1.11 Deformed reinforcing bars: ASTM A-615 or A-616, Grade 60, unless otherwise indicated and in sizes as shown on drawings.
- 1.12 Vapor barrier: ASTM D-4397, clear 6-mil thick polyethylene.
- 1.13 Non-shrink grout: CRD-C588, factory pre-mixed grout; use non-metallic "Masterflow 713" by Master Builders, "SonogROUT" by Sonnoborn-Contect, or equal.
- 1.14 Epoxy adhesive: Sikadur Hi-Mod, Hi-Mod LU (as recommended by manufacturer Sika Corp.) or equal.

DIVISION 6 --- WOOD AND PLASTICS

SECTION 6C: PRE-FABRICATED WOOD TRUSSES

- 1.O1 Design:
A. Loads: Wood trusses shall be designed for all dead and live loads as required by all applicable codes and ordinances governing this project.
1) Live Loads
a) Roof 20 PSF
b) Floors 40 PSF
2) Dead Loads
a) Bottom Chord 10 PSF
b) Top Chord 15 PSF
3) Wind Loads: See construction drawings/project data.
B. Design Basis: Alpine System 42 floor trusses.
- 1.O2 Materials:
A. Lumber
1) Factory mark each piece of lumber w/ type, grade, mill and grading agency.
2) Nominal sizes as indicated on drawings. Provide actual sizes as required by PS 20, for dressed lumber, S4S, UON.
3) Provide seasoned lumber max. moisture content at time of dressing 19%.
4) Lumber Species: Southern Pine, graded by SPIB.
5) Lumber Grade:
a) Select Structural
b) No. 1
c) No. 2
B. Metal connector plates, fasteners and anchorages:
1) Connector plate material: galvanized sheet steel, ASTM A 446, Grade A, Coating G60 UON.
2) Fasteners and anchorages: size, type, material and finish indicated and in compliance w/ all applicable codes.
C. Wood Treatment:
1) Kiln-dry lumber after treatment to a moisture content of 19% or less.

SECTION 6G: PRE-FABRICATED STRUCTURAL WOOD (LVL)

- 1.O1 Laminated Veneer Lumber (LVL)
A. Manufacturer: LP-Engineered Wood Products
B. Gang-Lam LVL 2650 Fb-19E

DIVISION 4 --- MASONRY

SECTION 4A: UNIT MASONRY

- 1.O1 Concrete Masonry Units (CMU): All masonry bearing walls shown on drawings shall be light-weight units in lieu of normal weight units; conforming to ASTM C90, Grade B1. Use with aggregate conforming to ASTM C331.
- 1.O2 Masonry mortar for CMU: Type S; approximately 3:1:1 Portland cement: ASTM C 150, lime; ASTM C 270, sand; ASTM C 144. Grout per ASTM C-476.
- 1.O3 Horizontal masonry wire reinforcing:
A. CMU Walls --- truss or ladder type, joint reinforcing, composed of welded wire units fabricated from cold-drawn steel wire per ASTM A-82. Width to be 1 1/2" - 2" less than wall thickness. All reinforcing shall be minimum 9 gauge welded steel wire, hot-dipped galvanized after fabrication, with 1.5 oz. zinc coating per ASTM A153-B2.
- 1.O4 Reinforcement bars: Deformed bars of following grades complying with ASTN A-615, unless otherwise noted (UON). Grade 60 bars, UON, Where #2 bars shown use plain, round, carbon steel bars, ASTM A-675, Grade 80. Shop-fabricate reinforcing bars which shown to be bent or hooked.
- 1.O5 Expansion joints: Neoprene filler strip similar to AA Wire Products Co. "Joint-Tite" AA 3405 and AA 3410 or equal.
- 1.O6 Backer rod: Closed cell.

DIVISION 5 --- METALS

SECTION 5A: FASTENERS, NAILS AND BOLTS

- 1.O1 Connectors and anchors: All joist hangers, hurricane ties, plywood clips, framing anchors, holdowns, straps, ties, column caps/bases, etc., in configuration to meet specific purposes as indicated on drawings; to be by Simpson Strong Tie Co. NOTE --- ALL CONNECTORS IN CONTACT WITH ACQ LUMBER TO BE STAINLESS STEEL.
- 1.O2 Nails and fasteners: Hot-dipped galvanized fasteners.
- 1.O3 Expansion bolts: "Kwik Bolts" II by Hilti Inc. or equal with minimum 4" embedment length in concrete tie beams.
- 1.O4 Bolts, nuts and washers: All anchor bolts to be hot-dipped galvanized in sizes per drawings. Attach anchor bolts to sill plates with minimum 2" square X 1/8" thick, hot-dipped galvanized washers. All bolts per ASTM A-325.
- 1.O5 Power-activated fasteners: Hilti type 5/16 DN 47 P8 (1 7/8" long) fastener.
- 1.O6 Threaded Tie-Down Rods: Anchor TieDown System (ATS) Strong Rods by Simpson Strong Tie, high-strength model ATS-SRSH/5 (5/8" diameter) per ASTM A449 standard.

DIVISION 5 --- METALS

SECTION 5B: STRUCTURAL STEEL

- 1.O1 Structural steel shapes, plates and bars: per ASTM A-36.
- 1.O2 Tube columns: per ASTM A-500 (min. 46 KSI strength).
- 1.O3 Bolts: per ASTM A-325. Anchor bolts per A-307. See Section 5A.
- 1.O4 Galvanizing: ASTM A-123/A-153/A-386 as applicable.
- 1.O5 Non-shrink grout: Meadows Sealtight V-3, Sanneborn, SonogROUT, or equal.
- 1.O6 Primer: SSPC paint specification No. 2.
- 1.O7 Grout: Non-shrink, non-ferrous by Sanneborn, SonogROUT or equal.

DIVISION 6 --- WOODS AND PLASTICS

SECTION 6A: ROUGH CARPENTRY

- 1.O1 Studs: SPF Fb 1200 rating (for single member use), 2 X 6 at exterior walls, 2 X 4 at interior walls, spaced at 16" o.c. UON.
- 1.O2 Joists and Rafters: #2KD SYP Fb 1300 UON.
- 1.O3 Floor trusses: Pre-fabricated open web floor trusses as described on drawings. See Section 6C.
- 1.O4 Plywood sub-floor: 23/32" T and G, AdvanTech flooring panels by JM. Huber Corp.
- 1.O5 Plywood roof sheathing: 4-ply, 1/2" thick APA group 3 24/O with exterior glue with clips at unsupported edges.
- 1.O6 Exterior wall and interior shear wall sheathing: 4-ply, 1/2" thick APA group 3 24/O with exterior glue plywood.
- 1.O7 Preservative pressure treated wood: All wood in direct contact with concrete, masonry or ground shall be presuressure treated (PT). Treat cants, nailers, blocking, and similar items in conjunction with roofing, flashing, vapor barriers and waterproofing. Treat sills, sleepers, furring, blocking and similar items in direct contact with masonry or concrete. Brush treat end cuts of all PT lumber.
A. Above Ground: ACQ (Alkaline Copper Quaternary) lumber w/ .25 PCF treatment formula.
B. Ground Contact: ACQ lumber w/ .40 PCF treatment formula.
- 1.O8 Fasteners and anchorages: All metal fasteners exposed to weather and/or in contact with PT lumber shall be hot-dipped galvanized OR stainless steel.

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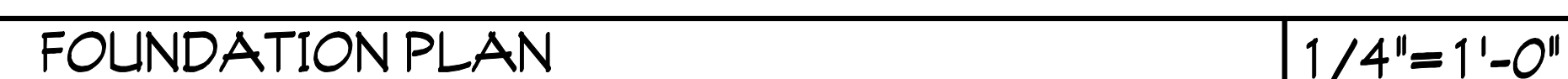
ALTHEE GARAGE SPECIFICATIONS	PROJECT # M180425	DRAWN BY -- JLM	CHKD BY -- JLM	DATE -- 06-27-18
JOSE L. MIRANDA, JR. FLA. ARCH. # 14887				

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MIRANDA ARCHITECTS

GARAGE FOR THE
MEE RESIDENCE
606 CEDAR STREET
FERNANDINA BEACH, FL 32034

PROJECT SPECIFICATIONS	REVISIONS		DATE	



A2 MEE GARAGE FLOOR PLAN
PROJECT # M180425
DRAWN BY -- JULY
CHKD BY -- JULY
DATE -- 06-27-18

Jean L. Mendenhall, Jr.
June 18, 2018

GARAGE FOR THE
MEE RESIDENCE
606 CEDAR STREET
FERNANDINA BEACH, FL 32034

FOUNDATION PLAN, DETAILS		
	REVISIONS	DATE

A2

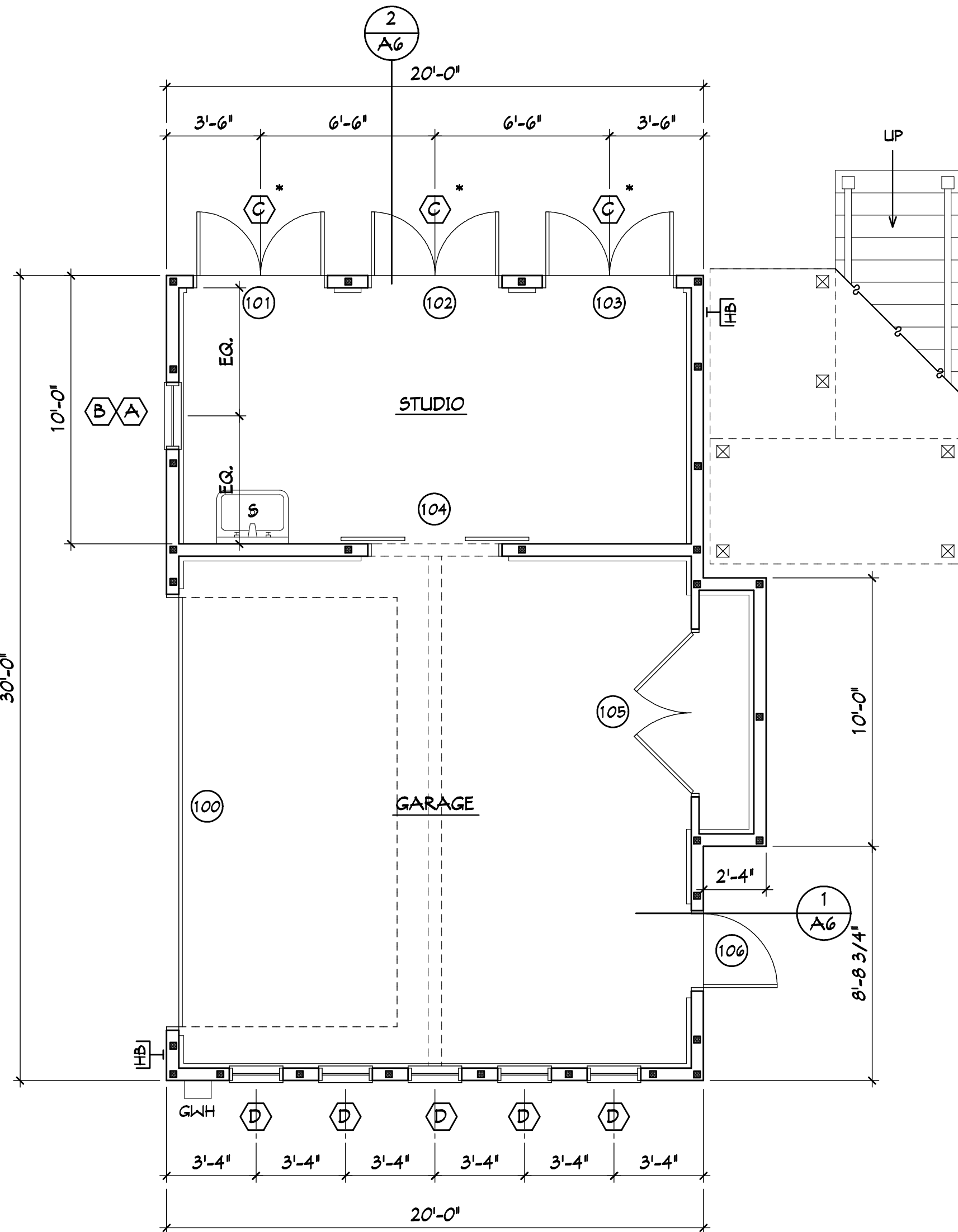
FINISH SCHEDULE						
ROOM NAME	FLOORING	BASE	WALLS	TRIM	CEILING	
	CONCRETE, SEALED					
	SOLID WOOD FLOORING -- WHITE OAK					
	MOSAIC TILE FLOORING					
	PORCELAIN TILE SHOWER					
	IPE DECKING					
	1 X 6 - PAINTED					
	1 X 8 - PAINTED					
	TILE BASE					
	TYPE 'X' DRYWALL, PAINTED					
	1 X 6 SHIPLAP SIDING, PAINTED					
	PORCELAIN TILE SHOWER					
	1 X 6 CASING - PAINTED					
	TYPE 'X' DRYWALL, PAINTED					
	1 X 6 SHIPLAP SIDING, PAINTED					
GARAGE	X					
STUDIO	X					
GREAT ROOM	X	X				
BATHROOM		X	X	X		
CLOSET	X	X		X		
PORCH		X				

WINDOW SCHEDULE						
MODEL	R.O. WIDTH	R.O. HEIGHT	TYPE	MANUFACTURER	REQUIRED DESIGN WIND PRESSURE	NOTES
A ITDH3048	2'-6 1/2"	4'-0 1/4"	DOUBLE HUNG	MARVIN INTEGRITY	+ 25.9 / - 34.7	
B ITDHR3016	2'-6 1/2"	1'-4 1/4"	TRANSOM	MARVIN INTEGRITY	+ 25.9 / - 34.7	
C ITDRTR	5'-0"	1'-4 1/4"	F-F	MARVIN INTEGRITY	+ 25.9 / - 34.7	(2) MULLED 2'-6" TRANSOMS
D ITDHR2624	2'-2 1/2"	2'-0 1/4"	TRANSOM	MARVIN INTEGRITY	+ 25.9 / - 34.7	
E ITDH3068	2'-6 1/2"	5'-8 1/4"	DOUBLE HUNG	MARVIN INTEGRITY	+ 25.9 / - 34.7	W/ OPENING LIMITER
F ITDH1668	1'-4"	5'-8 1/4"	DOUBLE HUNG	MARVIN INTEGRITY	+ 25.9 / - 34.7	W/ OPENING LIMITER
G ITDHR1616	1'-4"	1'-4 1/4"	TRANSOM	MARVIN INTEGRITY	+ 25.9 / - 34.7	
* = DENOTES TEMPERED GLASS UNIT						

DOOR SCHEDULE					
SIZE	TYPE	MANUFACTURER	REQUIRED DESIGN WIND PRESSURE	NOTES	
100 16'-0" X 8'-0"	OVERHEAD	CLOPAY	+ 20.0 / - 22.2	GRAND HARBOR SERIES, SEE EXT. ELEV.	
101 R.O. 5'-0" X 6'-8"	FRENCH OUTSWING	MARVIN INTEGRITY	+ 25.9 / - 34.7	MODEL IOFD5065XXL	
102 R.O. 5'-0" X 6'-8"	FRENCH OUTSWING	MARVIN INTEGRITY	+ 25.9 / - 34.7	MODEL IOFD5065XXL	
103 R.O. 5'-0" X 6'-8"	FRENCH OUTSWING	MARVIN INTEGRITY	+ 25.9 / - 34.7	MODEL IOFD5065XXL	
104 (2) 2'-6" X 8'-0"	BARN SLIDING				
105 (2) 3'-0" X 8'-0"	SWING				
106 R.O. 3'-2 1/2" X 8'-1"	6-PANEL/SWING	THERMATRU	+ 25.9 / - 34.7	SMOOTH STAR MODEL S810	
200 R.O. 5'-0" X 6'-8"	FRENCH OUTSWING	MARVIN INTEGRITY	+ 25.9 / - 34.7	MODEL IOFD5065XXL	
201 R.O. 5'-0" X 6'-8"	FRENCH OUTSWING	MARVIN INTEGRITY	+ 25.9 / - 34.7	MODEL IOFD5065XXL	
202 R.O. 5'-0" X 6'-8"	FRENCH OUTSWING	MARVIN INTEGRITY	+ 25.9 / - 34.7	MODEL IOFD5065XXL	
203 2'-8" X 8'-0"	POCKET				
204 2'-8" X 8'-0"	POCKET				

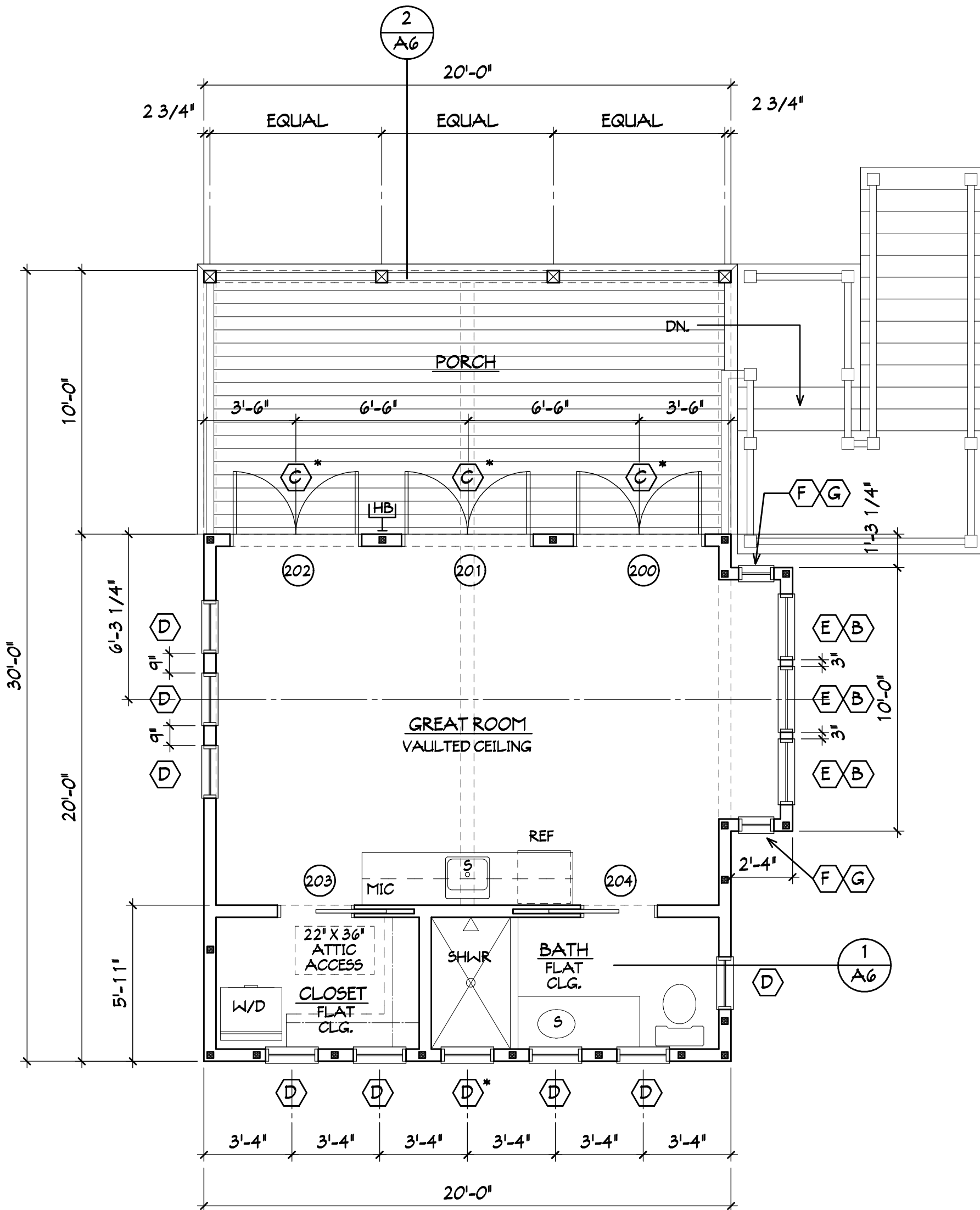
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FLOOR PLAN LEGEND	
	FRAMED WALL
	WINDOW SYMBOL
	DOOR SYMBOL
	WALL SECTION
	HOSE BIBB
	NEW 5/8" DIA. THREADED TIE DOWN ROD DRILLED & EPOXIED INTO FOUNDATION WALL W/ MIN. 10" EMBED.



FIRST FLOOR PLAN

1/4"=1'-0"



SECOND FLOOR PLAN

1/4"=1'-0"

MIRANDA
ARCHITECTS

308 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.281.4586 TEL
FL REG. NO. 14100088

GARAGE FOR THE

MEE RESIDENCE

606 CEDAR STREET
FERNANDINA BEACH, FL 32034

FLOOR PLANS, SCHEDULES

REVISIONS

DATE

A3 ME GARAGE
FLOOR PLAN

PROJECT # M160425

DRAWN BY -- JLT

CHKD BY -- JLT

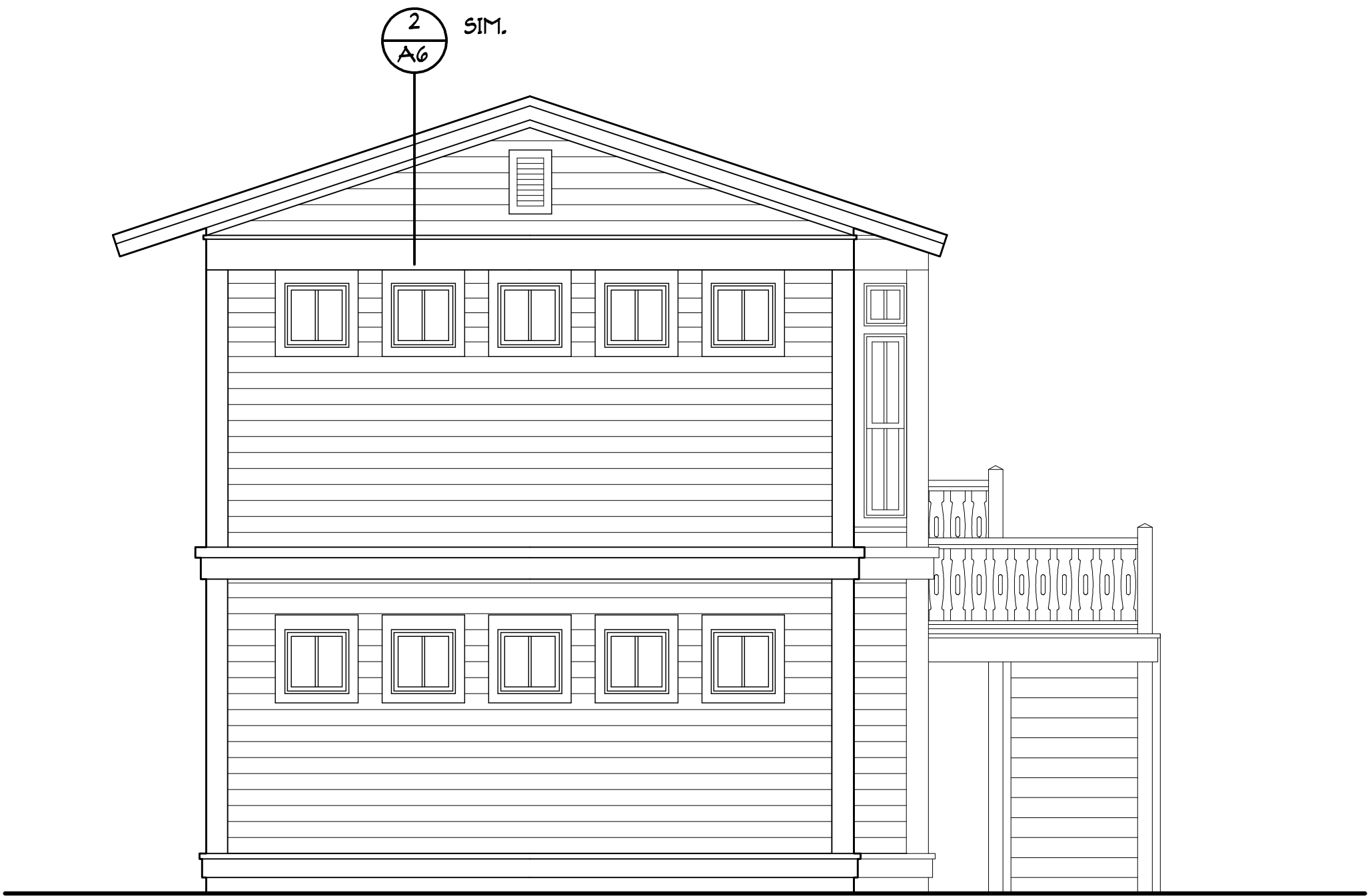
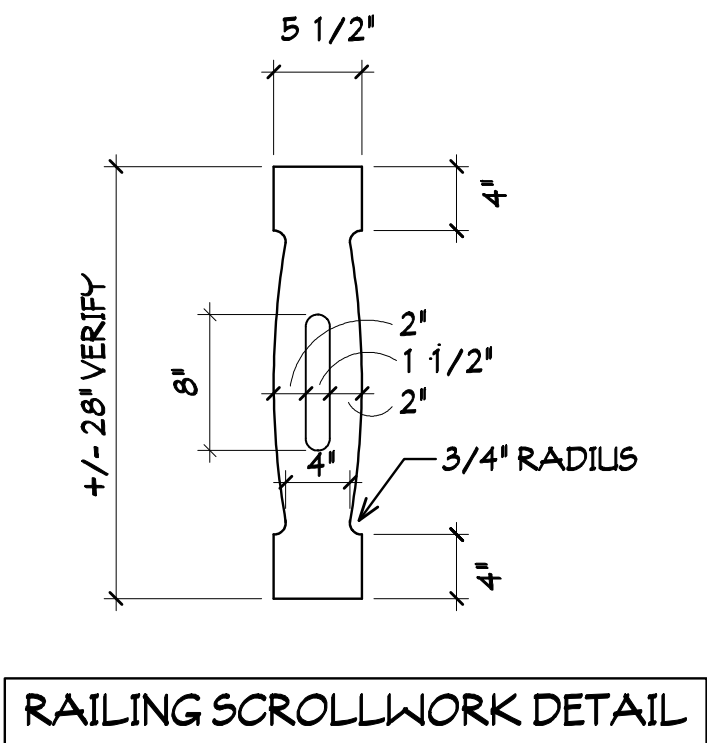
DATE -- 06-27-18

Jose L. Miranda, Jr.
FLA. REG. # 14887



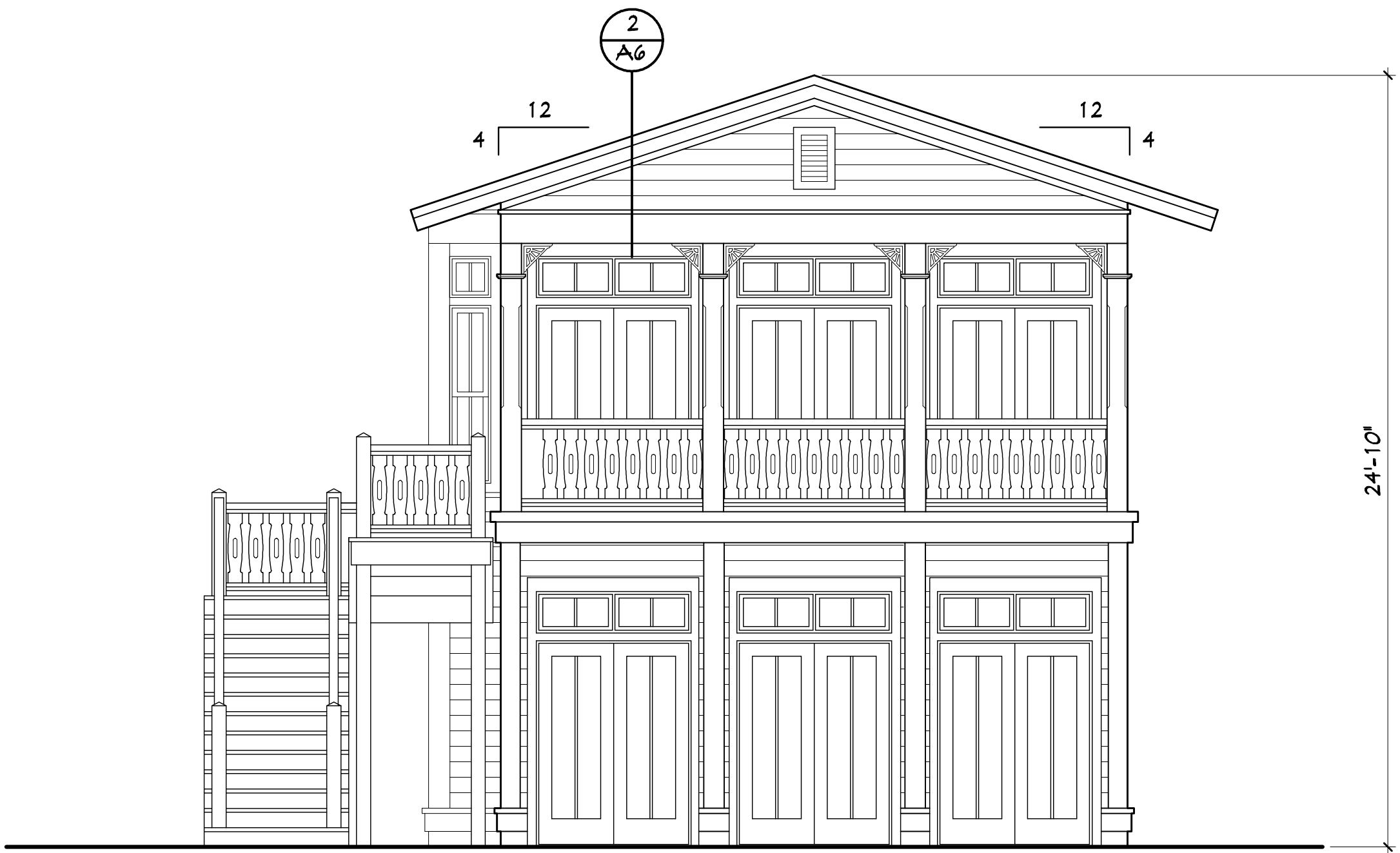
EAST ELEVATION

1/4"=1'-0"



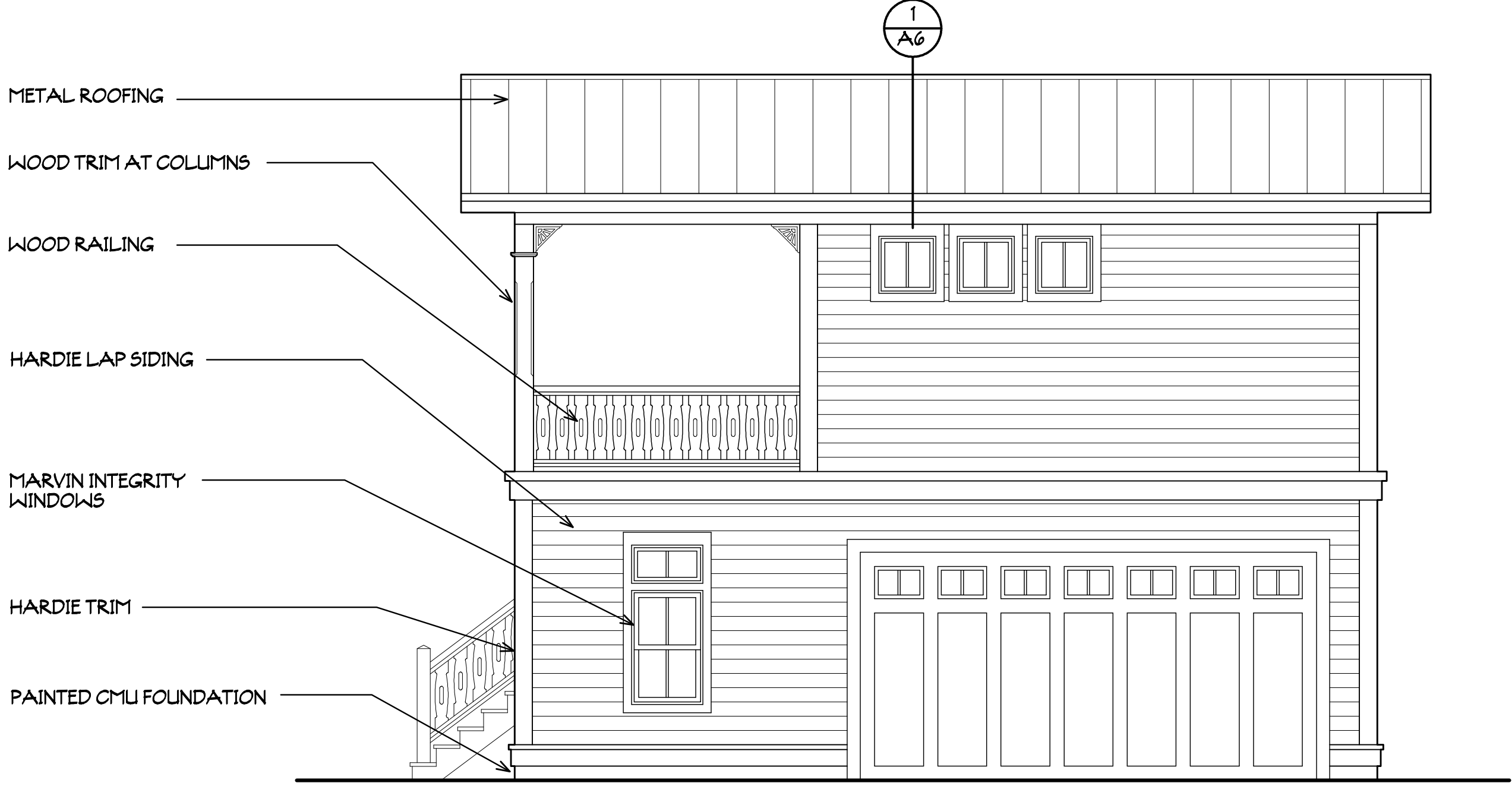
SOUTH ELEVATION

1/4"=1'-0"



NORTH ELEVATION (CEDAR STREET)

1/4"=1'-0"



WEST ELEVATION (SOUTH 6TH STREET)

1/4"=1'-0"

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A4 MEE GARAGE ELEVATIONS	PROJECT # M180425
	DRAWN BY -- JLT
	CHKD BY -- JLT
	DATE -- 06-27-18



**MIRANDA
ARCHITECTS**
309 1/2 CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
904.281.4586 TEL
FL REG NO. A4 18008

GARAGE FOR THE

MEE RESIDENCE
606 CEDAR STREET
FERNANDINA BEACH, FL 32034

EXTERIOR ELEVATIONS	REVISIONS	DATE

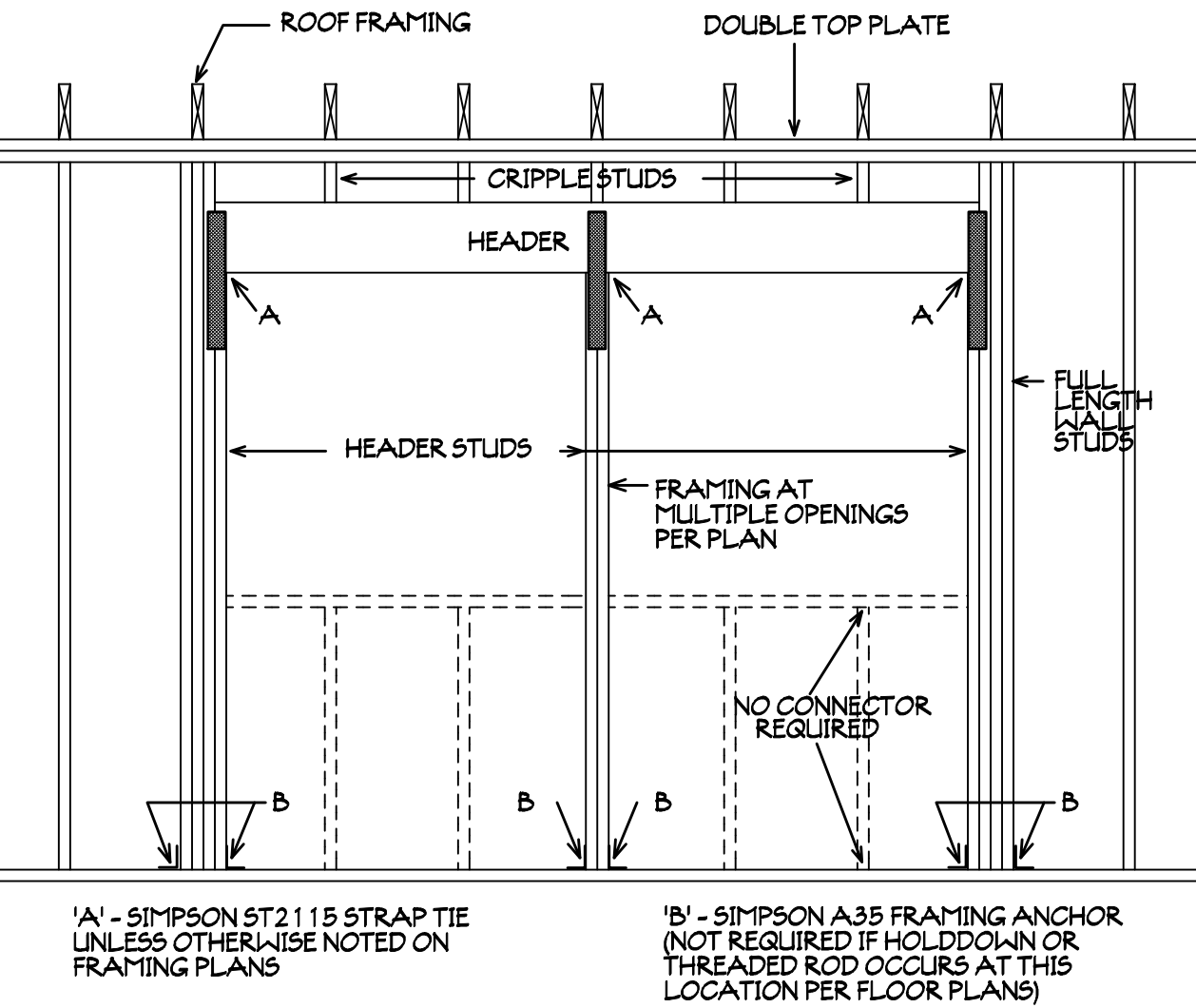
CONNECTOR SCHEDULE	
CONNECTION TYPE	MODEL/NOTES
1 FJ/RR/CJ TO WALL PLATES	H2.5 HURRICANE ANCHOR
2 FJ TO NAILER/BEAM	HU210 JOIST HANGER
3 BEAM TO WALL (3) STUDS	(2) TS22 TWIST STRAPS
4 BEAM TO 6 X 6 POST CORNER A	ECCLRQ-SDS2.5 W1 = 5 1/2' W2 = 5 1/2' W3 = 5 1/2'
5 BEAM TO 6 X 6 POST CORNER B	ECCLRQ-SDS2.5 W1 = 5 1/2' W2 = 5 1/2' W3 = 5 1/2'
6 BEAM TO 6 X 6 POST MID SPAN	CC66SDS2.5
7 BEAM TO BEAM/WALL	(1) TS22 TWIST STRAP + (1) ST22 STRAP TIE
8 BEAM TO WALL (3) STUDS	(2) ST6224 STRAP TIES E.E.
9 HEADER TO WALL STUDS PER 1/A5	(2) ST2215 STRAP TIES E.E.
10 RIDGE BEAM TO WALL (3) STUDS	(2) TS22 TWIST STRAPS E.E.
11 RR TO RIDGE BEAM	HU210 JOIST HANGER SKEWED 4 IN 12 SLOPE
12 OUTRIGGER TO DOUBLE RR	HU26 JOIST HANGER
13 DOUBLE RR TO RIDGE BEAM	HU210-2 JOIST HANGER SKEWED 4 IN 12 SLOPE
14 6 X 6 POST TO (3) STUDS BELOW	(2) ST6224 STRAP TIES E.E.
15 6 X 6 POST TO (3) STUDS BELOW	(1) TS22 TWIST STRAP + (1) ST22 STRAP TIE
RR = ROOF RAFTER J.H. = JOIST HANGER S.T. = STRAP TIE EE = EACH END T.S. = TWIST STRAP H.A. = HURRICANE ANCHOR F.A. = FRAMING ANCHOR	

BEAM/FJ/RR/CJ SCHEDULE	
A	2 X 10 FJ AT 24" O.C. W/ SLOPED TOP AT MIN. 1/4" / FT.
B	2 X 10 FJ AT 16" O.C.
C	(3) 2 X 8 HEADER
D	(3) 1 3/4" X 16" LVL BEAM
E	(2) P.T. 2 X 10 BEAM
F	2 X 10 RR AT 16" O.C.
G	(2) 2 X 10 RR
H	2 X 6 OUTRIGGERS AT 24" O.C.
I	2 X 8 CJ AT 16" O.C.
J	(3) 2 X 12 BEAM
K	(3) 1 3/4" X 14" LVL RIDGE BEAM
L	(2) 2 X 10 NAILER W/ (2) 1/2" DIA. X 6" LONG LAG SCREWS TO WALL STUDS AT 16" O.C.

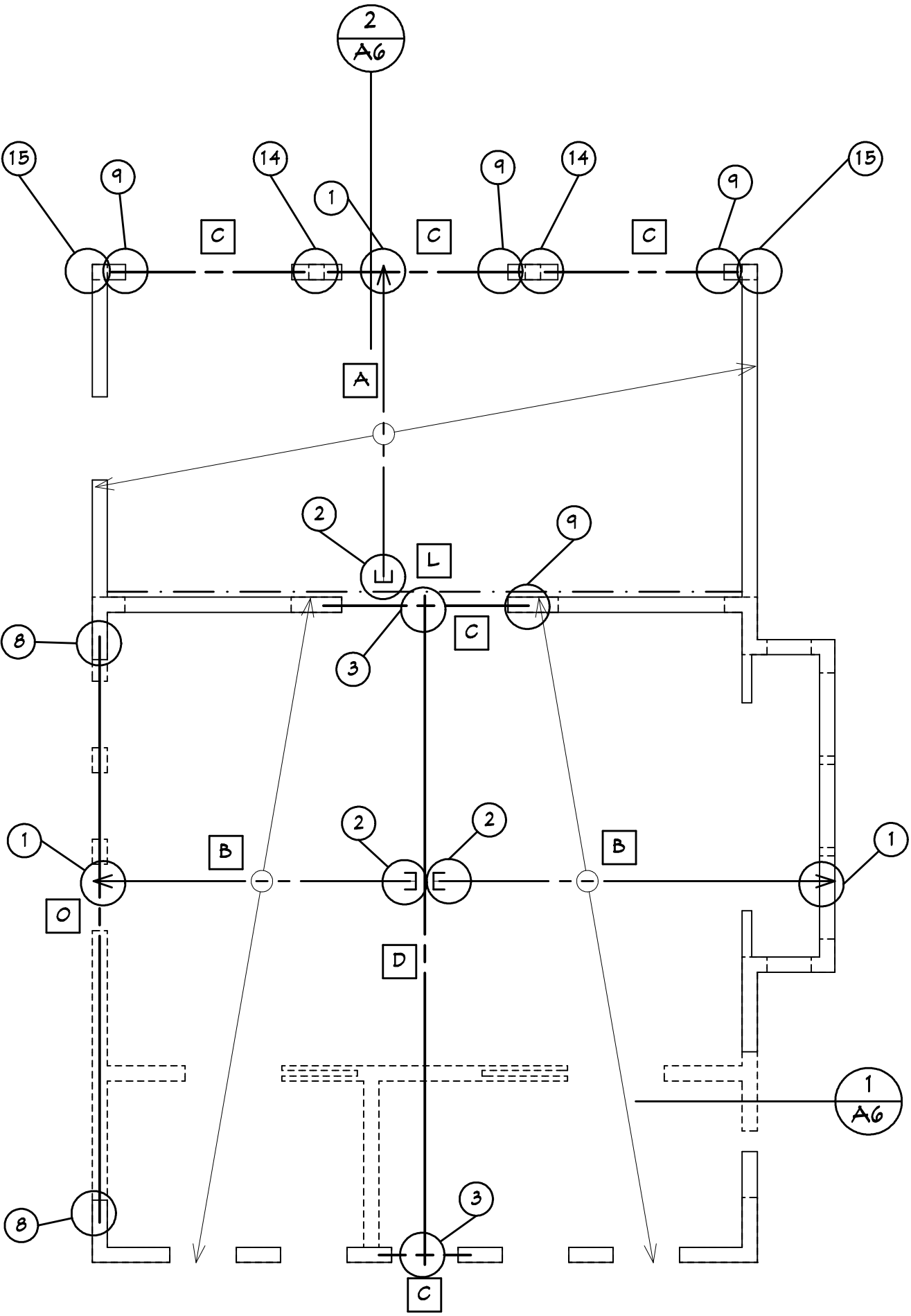
STRUCTURAL FRAMING NOTES		
1 - STUD WALL FRAMING	5 - PLYWOOD WALL SHEATHING	8 - MINIMUM HEADER SIZES
ALL EXTERIOR WALLS SHALL BE 2 X 6 STUDS AT 16" O.C. UNLESS OTHERWISE NOTED.	USE 10 d COMMON NAILS AT 3' O.C. AT ALL PANEL EDGES AND AT 6" O.C. AT INTERMEDIATE STUDS UNLESS OTHERWISE NOTED. NAIL HEADS SHALL NOT PENETRATE SURFACE OF PLYWOOD MORE THAN THICKNESS OF NAIL HEAD.	UNLESS OTHERWISE NOTED ON THE FRAMING PLANS MINIMUM HEADER SIZES SHALL BE AS FOLLOWS: EXTERIOR WALL -- (3) 2 X 8 HEADER UNLESS OTHERWISE NOTED ON FRAMING PLANS INTERIOR NON-LOAD BEARING WALL -- (2) 2 X 8 HEADER UNLESS OTHERWISE NOTED ON FRAMING PLANS
2 - STUD WALL BLOCKING	6 - WINDOW/DOOR HEADERS	9 - CONNECTORS/HANGERS
PROVIDE ONE (1) ROW 2 X HORIZONTAL BLOCKING (SAME DEPTH AS STUD WALL) AT MID-HEIGHT OF ALL EXTERIOR AND INTERIOR BEARING WALLS. IN ADDITION PROVIDE BLOCKING AT ALL PLYWOOD SHEATHING JOINTS.	SEE TYPICAL FRAMING/CONNECTORS AT WALL OPENINGS DETAIL 1/A5 FOR INFORMATION ON HEADER SUPPORT STUDS, FULL HEIGHT STUDS AND HEADER CONNECTORS.	G.C. SHALL VERIFY INSTALLATION REQUIREMENTS FOR ALL CONNECTORS AND HANGERS WITH MANUFACTURER'S SPECIFICATIONS.
3 - JOIST/RAFTER BRIDGING	7 - BUILT-UP BEAMS/HEADERS	
PROVIDE 2 X BRIDGING AT 8'-0" O.C. AND FULL DEPTH OF FLOOR JOIST OR ROOF RAFTER.	BUILT-UP BEAMS/HEADERS SHALL BE MADE OF MIN. 2 X LUMBER FASTENED TOGETHER WITH TWO (2) ROWS OF 20 d NAILS AT MAX. 32" O.C. LOCATE ONE ROW WITHIN 2' OF TOP EDGE AND ONE ROW WITHIN 2' OF BOTTOM EDGE.	
4 - PLYWOOD ROOF SHEATHING		
USE 8 d COMMON NAILS AT 6" O.C. AT ALL PANEL EDGES AND AT 6" O.C. AT INTERMEDIATE RAFTERS/TRUSSES UNLESS OTHERWISE NOTED. NAIL HEADS SHALL NOT PENETRATE SURFACE OF PLYWOOD MORE THAN THICKNESS OF NAIL HEAD.		

MINIMUM WALL AND HEADER STUD REQUIREMENTS

		MAXIMUM HEADER SPAN (FT.)					
		3'	6'	9'	12'	15'	18'
		MINIMUM NUMBER OF HEADER STUDS SUPPORTING EACH END OF HEADER					
		1	1	2	2	2	2
		NUMBER OF FULL-LENGTH STUDS AT EACH END OF HEADER					
UNSUPPORTED WALL HEIGHT	STUD SPACING	1	2	3	4	5	6
10' OR LESS	12 IN.	2	2	3	3	3	3
	16 IN.	2	2	3	3	3	3
	24 IN.	1	2	2	2	2	2
GREATER THAN 10'	12 IN.	2	2	3	4	5	5
	16 IN.	2	2	3	3	4	4
	24 IN.	1	2	2	2	3	3

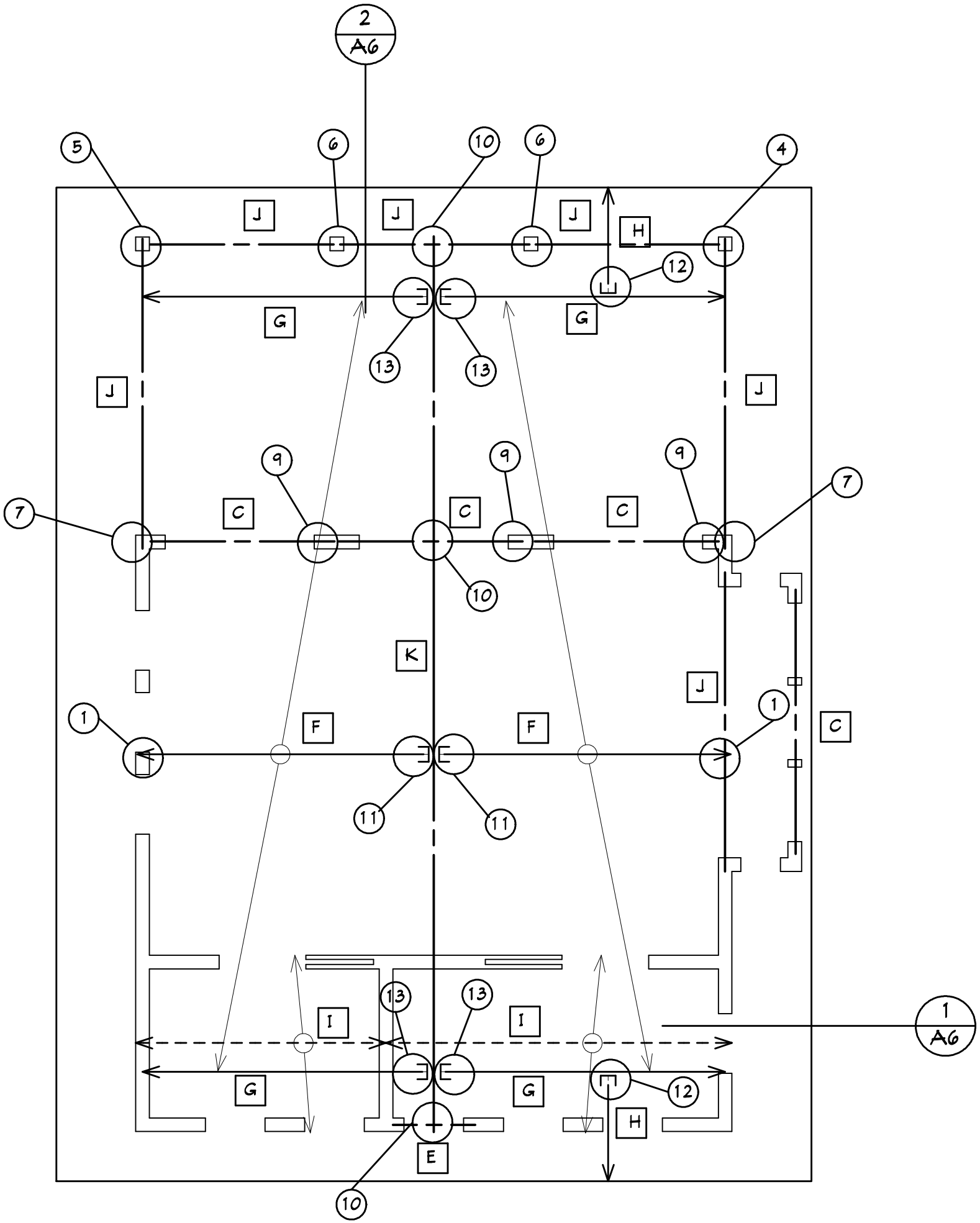


1 TYP. FRAMING/CONN. AT WALL OPENINGS N.T.S.



FLOOR FRAMING PLAN

1/4"=1'-0"



ROOF FRAMING PLAN

1/4"=1'-0"

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A5 FREE GARAGE FLOOR PLAN	PROJECT # M180425	DRAWN BY -- JLM	CHECKED BY -- JLM	DATE -- 06-27-18
---------------------------	-------------------	-----------------	-------------------	------------------

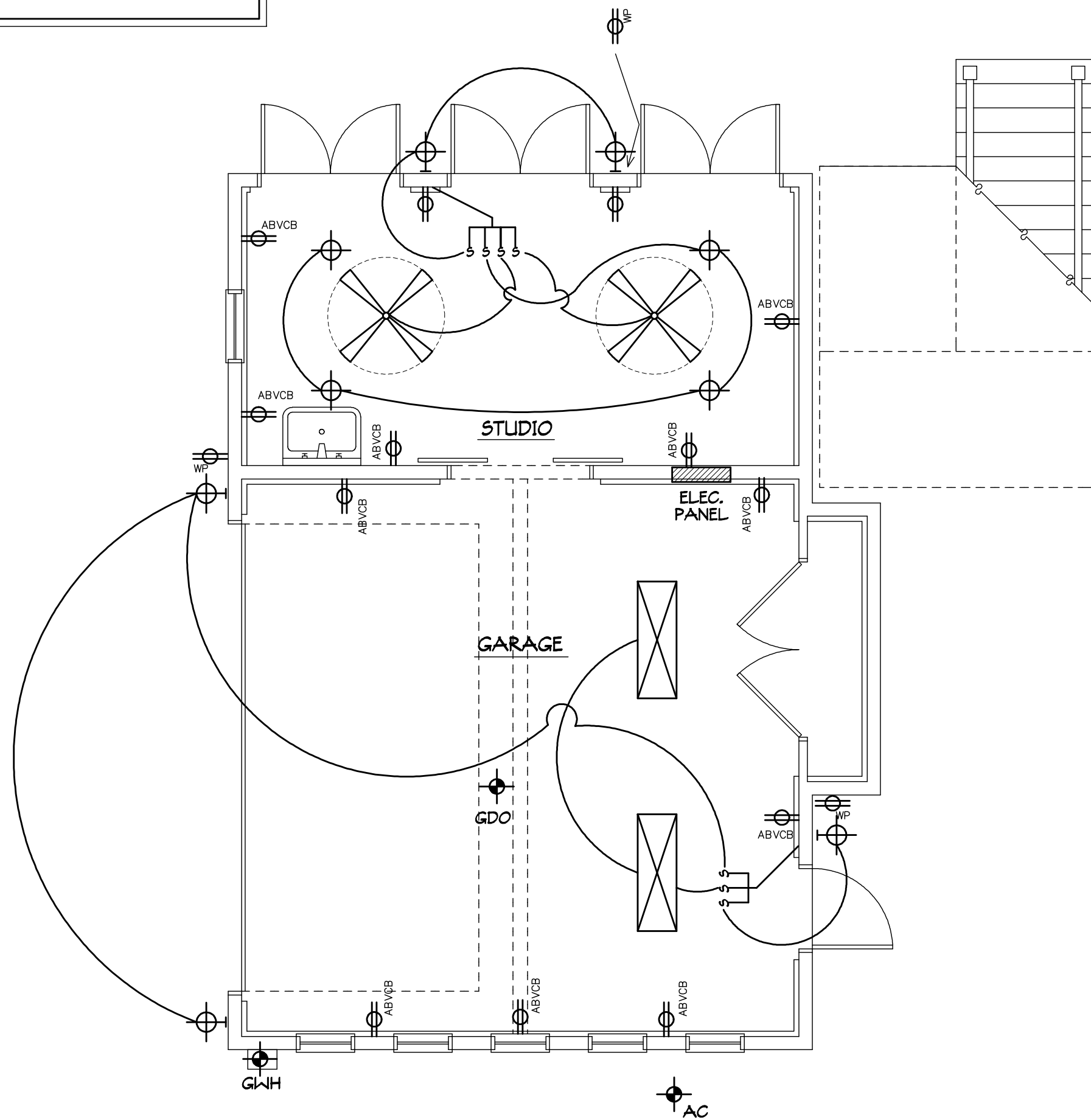
MIRANDA ARCHITECTS
308 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
TEL: 904.261.4586
FL REG. NO. A170028

MIRANDA ARCHITECTS

FRAMING PLANS		GARAGE FOR THE MEE RESIDENCE	
REVISIONS	DATE	606 CEDAR STREET FERNANDINA BEACH, FL 32034	

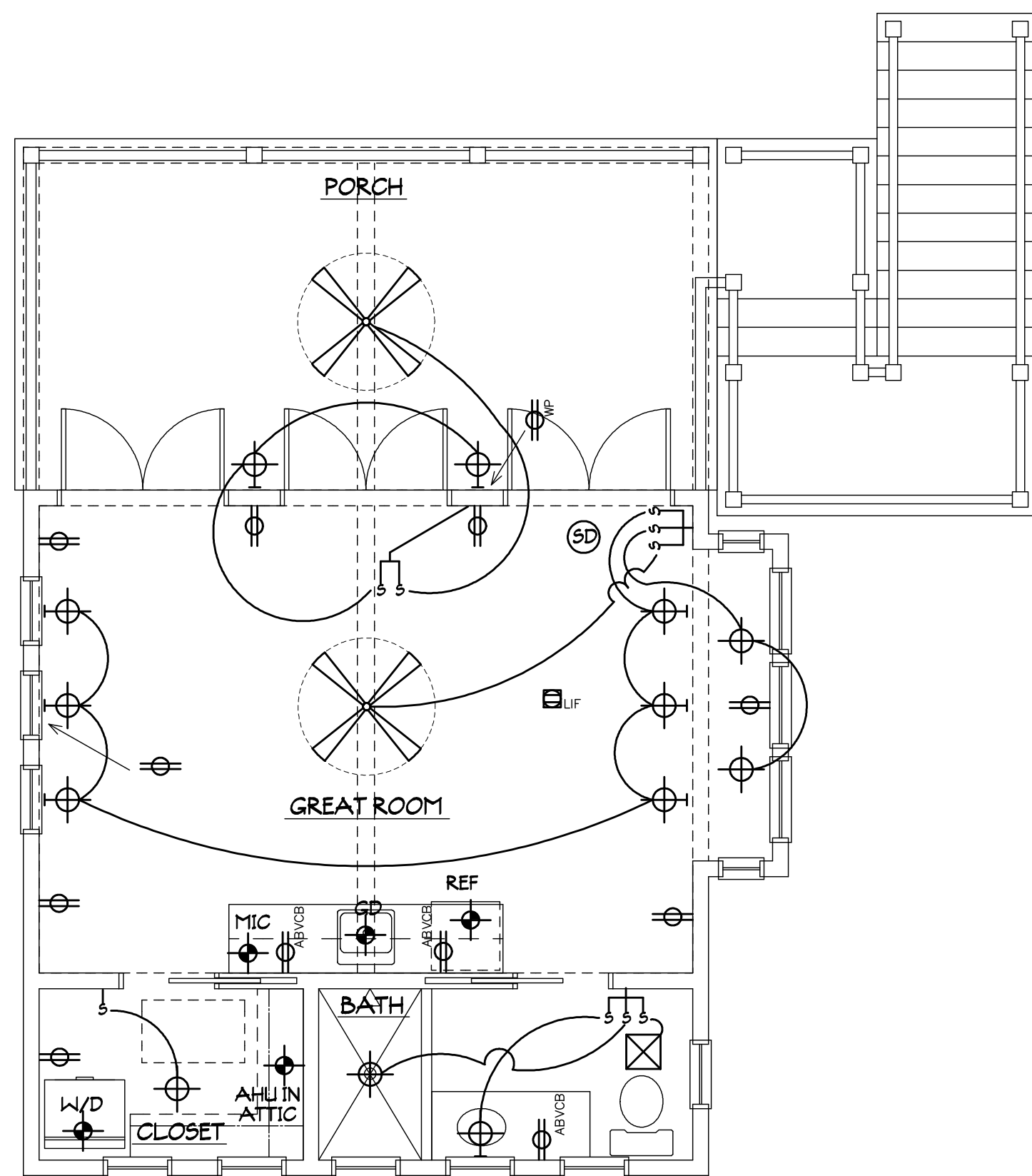
ELECTRICAL SYMBOLS KEY

- DUPLEX RECEPTACLE WALL OUTLET
- DUPLEX RECEPTACLE WALL OUTLET -- ABOVE CABINET 42" AFF (GFCI)
- DUPLEX RECEPTACLE WALL OUTLET -- WEATHERPROOF (GFCI)
- DUPLEX RECEPTACLE FLOOR OUTLET -- LOCATE IN FIELD W/ OWNER
- SPECIAL EQUIPT. DIRECT WIRE OR OUTLET, VERIFY W/ EQUIP. SPECS
- SURFACE MOUNTED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- PENDANT FIXTURE
- SURFACE MOUNTED FLUORESCENT FIXTURE
- FLOOD LIGHT
- SINGLE POLE LIGHT SWITCH
- EXHAUST FAN -- W/ LIGHT KIT
- CEILING FAN
- SMOKE/CARBON MONOXIDE DETECTOR
- ELECTRICAL PANEL
- AC COMPRESSOR
- AIR HANDLING UNIT
- GARBAGE DISPOSAL
- GARAGE DOOR OPENER
- ON-DEMAND GAS WATER HEATER
- MICROWAVE
- REFRIGERATOR
- STACKABLE WASHER/DRYER



FIRST FLOOR ELECTRICAL

1/4"=1'-0"

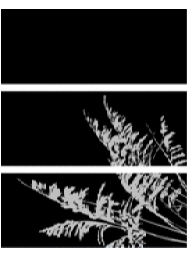


SECOND FLOOR ELECTRICAL

1/4"=1'-0"

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A2 MEE GARAGE FLOOR PLAN	PROJECT # M180425
	DRAWN BY -- JLM
	CHKD BY -- JLM
	DATE -- 06-27-18



MIRANDA
ARCHITECTS
309 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.261.4586 TEL.
FL REG. NO. AA F00088

ELECTRICAL PLANS		GARAGE FOR THE MEE RESIDENCE	
REVISIONS	DATE	606 CEDAR STREET FERNANDINA BEACH, FL 32034	

HDC 2018-31

EXHIBIT 2

FL Master Site File #8NA0640



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 **NA00640**
Recorder # **332**
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) **606 Cedar St** 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
606		Cedar	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; 2003**
Township: _____ Range: _____ Section: _____ 1/4 section: _____ >> **3N ; 28E ; 23; UNSP**
Irregular Section Name: _____
Landgrant _____
UTM: Zone _____ Easting _____ Northing _____
Plat or Other Map (map's name, location) _____

DESCRIPTION

Style **Frame Vernacular** Other Style _____
Exterior Plan **Rectangular** Other Exterior Plan _____
Number of Stories **1.5**
Structural System(s) >> **Wood frame**
Other Structural System(s) _____
Foundation Type(s) >> **Piers**
Other Foundation Types _____
Foundation Material(s) >> **Brick**
Other Foundation Material(s) _____
Exterior Fabric(s) >> **Clapboard**
Other Exterior Fabric(s) _____
Roof Type(s) >> **Gable**
Other Roof Type(s) _____
Roof Material(s) >> **Composition shingles**
Other Roof Material(s) _____
Roof Secondary Structure(s) (dormers etc) >> **Gable dormer**
Other Roof Secondary Structure(s) _____
Number of Chimneys _____
Chimney Material _____
Other Chimney Material(s) _____
Chimney Location(s) _____

HISTORICAL STRUCTURE FORM

8NA00640

DESCRIPTION (continued)

Window Descriptions 2/2, 1/1

Main Entrance Description (stylistic details) _____

Porches: #open 1 #closed _____ #incised _____ Location(s) north

Porch Roof Type(s) hip

Exterior Ornament _____

Interior Plan _____

Other Interior Plan _____

Condition Good

Structure Surroundings

Commercial: _____ Residential: MOSTly this category

Institutional: _____ Undeveloped: _____

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

Archaeological Remains (describe): none

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 _____

Individually 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

8NA00640

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, MylesRecorder Address / Phone 7035 Phillips HWY Ste. 5-129 Jacksonville, FL 904-448-4429Recorder Affiliation Bland & Associates, Inc Other Affiliation _____Is a Text-Only Supplement File Attached (Surveyor Only)? NO

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

Cultural Resource Type: SSElectronic Form Used: S110Form Type Code: NORMForm Quality Ranking: NEWForm Status Code: SCAT

SHPO's Evaluation of Resource

Date _____

Supplement Information Status: NO SUPPLEMENTSupplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 6/6/2007Form Comments: _____

REQUIRED PAPER ATTACHMENTS

- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

NA00640-200703

Supplementary Printout

- > **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003
- > **Township/Range/Section/Qtr:**
3N ;28E ;23;UNSP
- > **Structural system(s):**
Wood frame
- > **Foundation types:**
Piers
- > **Foundation materials:**
Brick
- > **Exterior fabrics:**
Clapboard
- > **Roof types:**
Gable
- > **Roof materials:**
Composition shingles
- > **Roof secondary structures (dormers etc):**
Gable dormer
- > **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
Pedestrian
- > **Area(s) of historical significance:**
Community planning & development
- > **Repositories: Collection/Housed/Accession#/Describe**
- > **[Other name(s)]:**



NA640

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FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. 8 NA 640

SITE NAME: 606 Cedar St.
ADDRESS OF SITE: 606 Cedar St.
INSTRUCTION FOR LOCATING: N/A

SURVEY DATE: 09/30/85

LOCATION: City of Fernandina Beach 127 1
Subdivision Name Block No. Lot No.

COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME: Dresser, Kenneth & Cecilia

ADDRESS: c/o K. Dresser

ADDRESS: Yulee, FL 32097

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:

INTEGRITY OF SITE:

Check One

Check one or more

x EXCELLENT

x

ALTERED

ORIGINAL USE pvt.residence

GOOD

UNALTERED

PRESENT USE pvt.residence

FAIR

x

ORIGINAL SITE

DATES c.+ 1909

DETERIORATED

RESTORED: / /

CULTURE/PHASE American

MOVED: / /

PERIOD: 20th Century

NR CLASSIFICATION CATEGORY: building

DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING

TRANSPORTATION

DEVELOPMENT

FILL

DETERIORATION

DREDGE

BORROWING

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

See Continuation Sheet

RECORD NUMBER 301

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: frame vernacular # "folk house"

PLAN TYPE: rectangular

EXTERIOR FABRIC(S): metal: aluminum siding

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: N/1-story veranda, 5-bay, access N, 3rd bay; hip
roof; square posts

ORIENTATION: N

FOUNDATION: piers: brick, concrete, poured

ROOF TYPE: gable

SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION:

WINDOW TYPE: DHS, 2/2, wood

CHIMNEY:

ROOF SURFACING: composition shingles: butt

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 0

NO. OF STORIES 1

NO. OF DORMERS: 0

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

UTM ZONE	UTM EASTING	UTM NORTHING
----------	-------------	--------------

PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

606 Cedar St. is located within a subdivision known as the City of Fernandina. The subdivision was laid-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. 1909, it is a one-story frame vernacular residential building. It is noteworthy for its transom over entrance and double pile central hall plan.

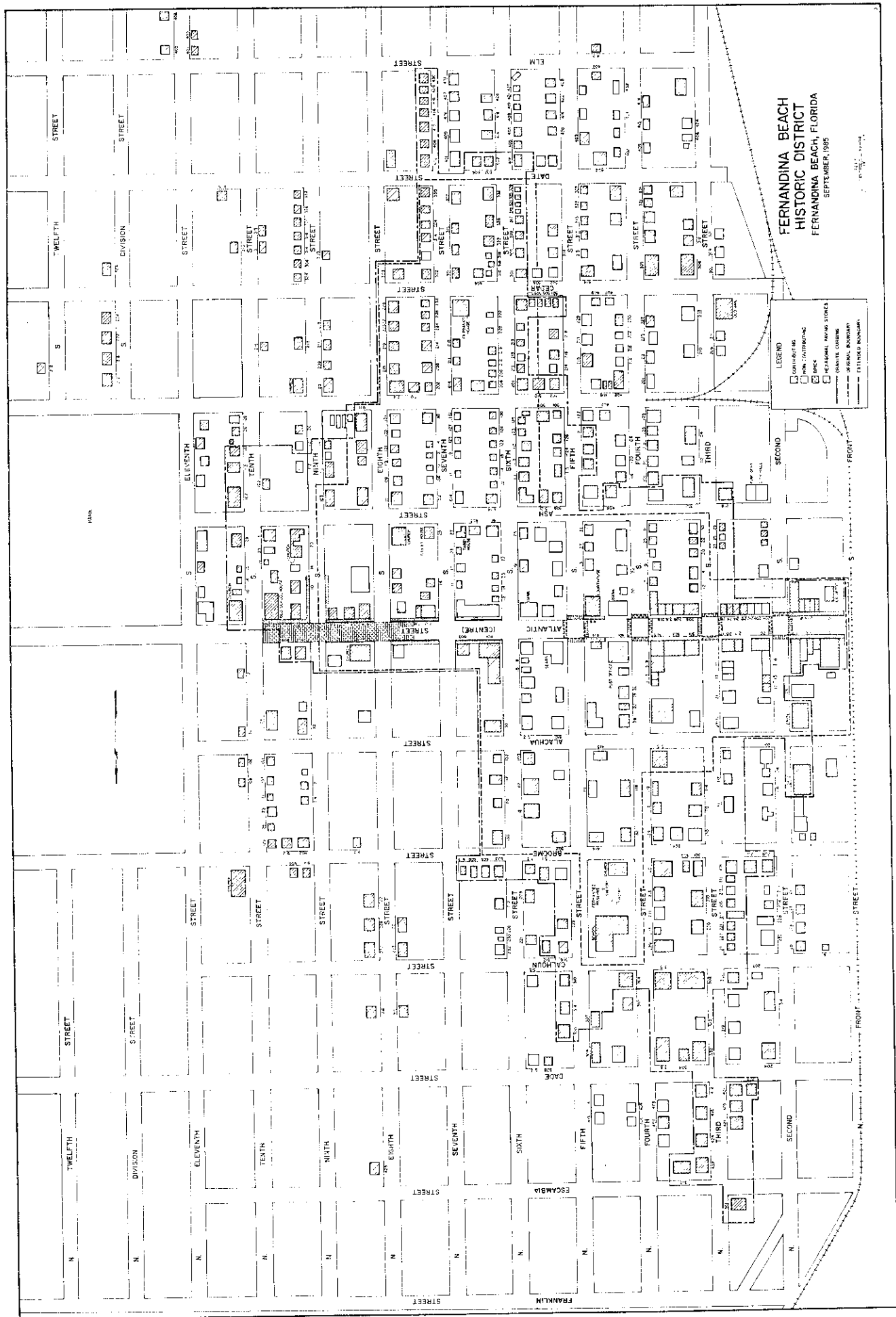


Figure 24

332

NA640



PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0127-0011
GIS CALCULATED ACREAGE	0.14
Property Use	SINGLE FAM
Land Use	SFR
OWNERSHIP INFORMATION	
Name	BAKER ROGER A & LINDA L
Mailing Address	851 STATE ROAD OIL CITY, PA 16301
Situs/Physical Address	606 CEDAR ST
2006 PROPOSED VALUES	
Land Value	90,000
Ag Land Value	0





3

N
b

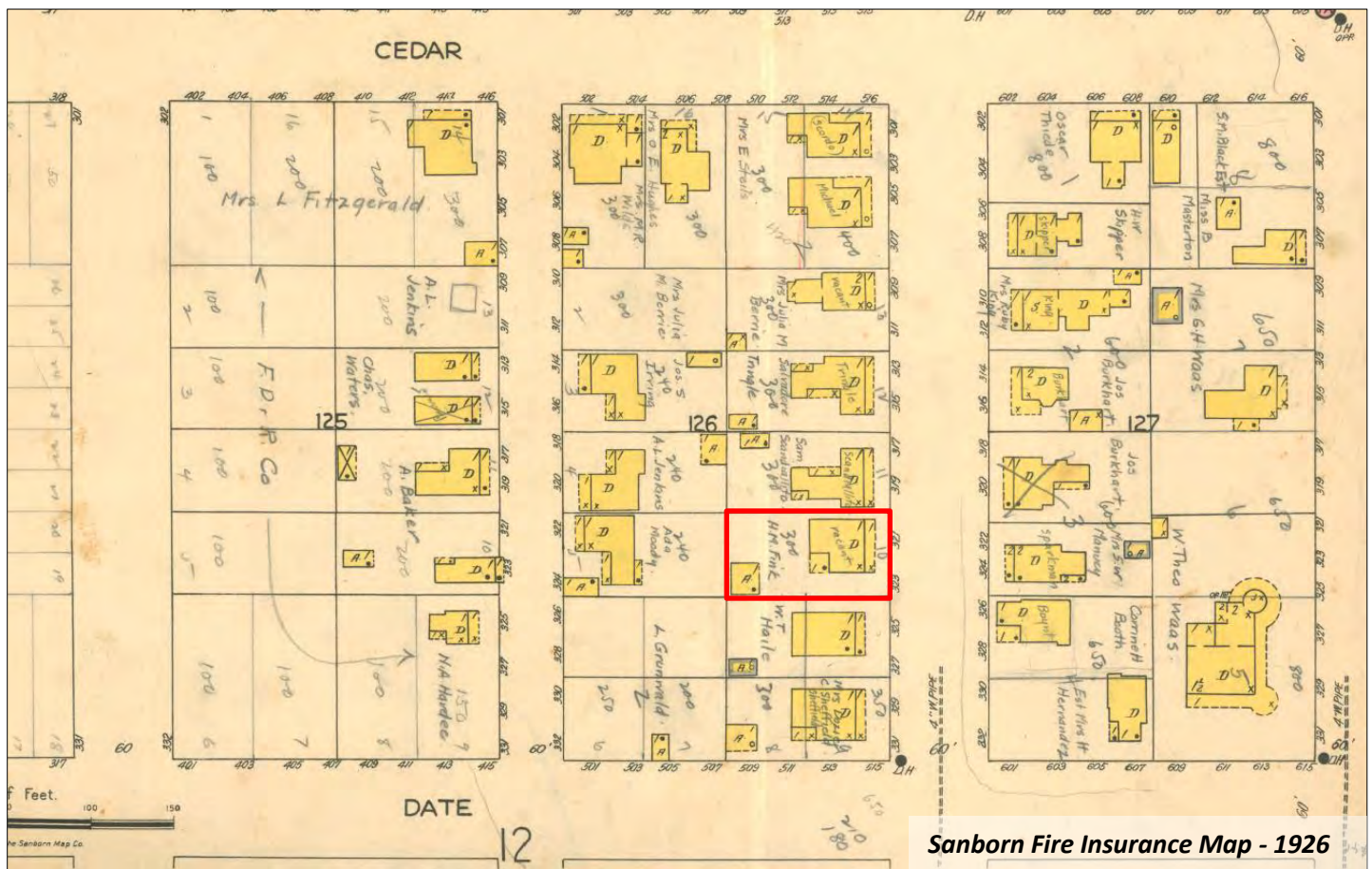


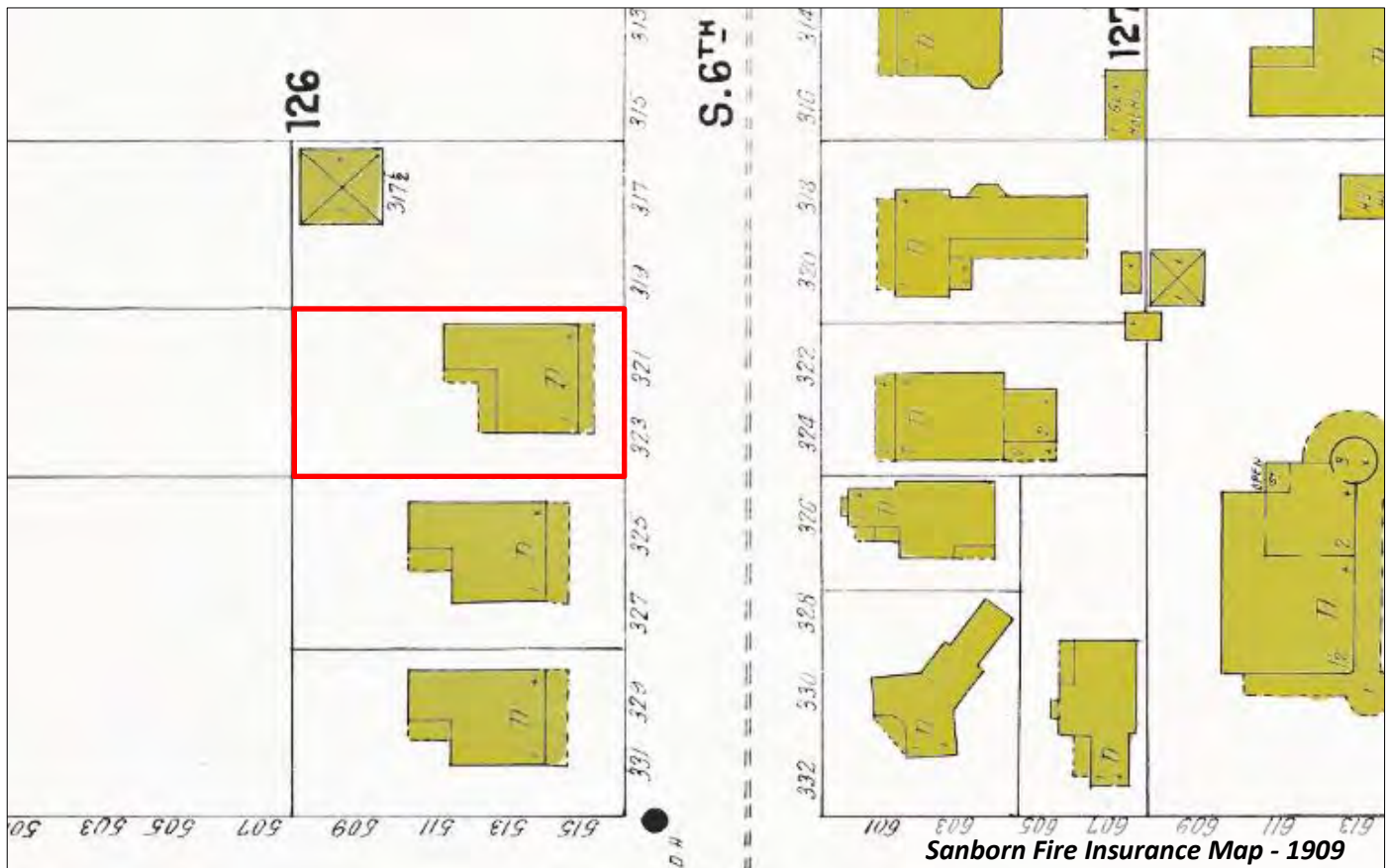
HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2018-32
AUGUST 1, 2018

Owner/Applicant:	Miranda Architects, Bill & Belinda Agricola				
Property Address:	321 S. 6 th Street				
Requested action:	Certificate of Approval (COA) to rehabilitate contributing primary structure; construction of 1-story accessory structure; and new deck addition.				
Current zoning:	R-2				
FLUM land use category:	Medium-Density Residential				
Existing uses on the site:	Single Family Residential				
FL Master Site File #	8NA00407				
Year Built:	1900 (NCPA)				
Contributing Status:	Contributing				
Adjacent Properties:	North	Single Family Residential	R-2	c. 1905	
	South	Single Family Residential	R-2	c. 1900	
	East	Single Family Residential	R-2	c. 1900	
	West	Single Family Residential	R-2	c. 2000	

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







SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking approval to rehabilitate a contributing duplex structure for use as a single-family residence. Rehabilitation will include window replacement, the restoration of the sleeping porch, new front steps and railings, addition of a wood deck, and construction of a one story accessory building.

APPLICABLE 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* ☐

5.01.00 ACCESSORY USES AND STRUCTURES

5.01.01 Generally

It is the purpose of this section to set forth standards for the design, installation, configuration, and use of accessory structures, and the establishment of accessory uses in existing structures.

5.01.03 All Accessory Structures

- A. There shall be a permitted principal structure in full compliance with all development standards and requirements of this LDC prior to issuance of a permit for an accessory structure. This provision shall not be construed to prohibit the establishment of an accessory structure simultaneously with the establishment of a permitted principal structure.
- B. Permissible accessory uses by zoning district are identified in Table 2.03.03.
- C. There shall be no more than one (1) detached accessory dwelling and not more than a total of two (2) other detached accessory buildings on a lot.
- D. An accessory structure shall not be located within or partially within any public right-of-way.
- E. Accessory structures shall be shown on any site plan with full supporting documents as required by this LDC.
- F. Accessory structures shall be included in all calculations of impervious surface and stormwater runoff requirements.
- G. Accessory structures shall not be located in any required buffer, landscape area, or stormwater management area.
- H. A detached accessory building in a residential zoning district shall be set back from the side lot line a minimum of three (3) feet, except within the C-3 zoning district whereby the building standards set forth in Section 4.02.03(E) shall apply.
- I. A detached accessory building shall not be closer than three (3) feet to the rear lot line except within the C-3 zoning district whereby the building standards set forth in Section 4.02.03(E) shall apply.
- J. A detached accessory building shall not exceed twenty-five (25) feet in height or exceed a maximum building footprint of 625ft².
- K. Connection of an accessory structure to a principal structure may be permissible if the connection is non-conditioned, unenclosed, and meets all principal structure setback requirements. A half wall, knee wall, or railings may be permitted as part of the connection.

5.01.04 Accessory Dwellings

- A. Accessory dwelling units are intended to provide non-remunerated housing for relatives, guests, or domestic helpers. An accessory dwelling unit shall not be considered an apartment, hotel, or other kind of multi-family use. Accessory dwelling units shall not count towards density. Per the City's Comprehensive Plan policy 1.06.05, detached accessory dwelling units shall be permissible in all residential and mixed use zoning districts in compliance with the following standards:
 - 1. The total floor area of the detached accessory dwelling shall not exceed 625 square feet;
 - 2. The maximum height for a detached accessory dwelling located as a freestanding building or an apartment over a detached garage shall not exceed twenty-five (25) feet, measured from the approved finished grade to the peak of the roof;
 - 3. A detached accessory dwelling shall be located only within a rear yard as established by

Section 4.02.03; and

4. An accessory dwelling shall comply with all standards set forth in Section 5.01.03;
 5. The accessory dwelling shall not have a separate water or electric meter.
- B. An accessory dwelling is permissible in the I-1 or I-A zoning districts within a building which has as its principal use industrial or commercial uses. The accessory dwelling shall comply with the following standards:
1. The total floor area shall not exceed 625 square feet, and only one accessory dwelling is permitted per lot of record or business, whichever is more restrictive;
 2. The accessory dwelling shall be provided solely for the occupancy by the owner, the manager, or an employee of the business which is the principal use;
 3. The accessory dwelling shall not have a separate water or electric meter from the business it serves;
 4. Parking for the accessory dwelling may be shared with the business it serves;
 5. The accessory dwelling shall not have a separate exterior entrance from the business entrance.
- C. An accessory dwelling is permissible in the OT-1 or OT-2 zoning districts subject to the standards in Section 8.01.01.02(C).

8.00.01 Intent

It is declared as a matter of public policy that protection, enhancement, perpetuation and use of sites of aesthetic, archaeological, architectural, cultural, historical and paleontological merit or value is in the interests of the health, prosperity, safety and welfare of the people of Fernandina Beach. The City Commission finds that the irreplaceable loss of these resources to the community would detrimentally affect the community as a whole. It is therefore the intent of this chapter to:

- A. Effect and accomplish the protection, enhancement and perpetuation of buildings, structures, improvements, sites, districts, landscape features, and archaeological and paleontological resources that represent distinctive elements of the City's architectural, cultural, economic, natural, political, prehistoric, religious, scientific, and social history;
- B. Safeguard the City's architectural, cultural, economic, natural, political, prehistoric, religious, scientific and social heritage, as embodied and reflected in such structures, sites, and districts;
- C. Foster awareness and pride in the accomplishments and events of the City's past;
- D. Protect and enhance the City's attraction to residents, tourists, and visitors, and serve as an economic stimulus to business and industry;
- E. Stabilize and improve property values and encourage compatible redevelopment;
- F. Enhance the visual and aesthetic character of the City; and
- G. Promote the use of individual structures, sites, and districts for the education, leisure, and welfare of the people of Fernandina Beach.

8.00.03 Relationship to Comprehensive Plan

The following standards implement Goal 11: Historic Preservation Element of the Fernandina Beach Comprehensive Plan to identify, preserve, and protect historic and cultural resources within the City.

8.01.01.01 Standards for Development in the Historic District Overlays

- A. The review of proposed development within the Historic District Overlays shall be based upon the latest edition of Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings from the U.S. Secretary of Interior.

- B. The review of proposed development within the Historic District Overlay shall also be based upon compliance with the Downtown Historic District Guidelines, dated December 1999, as amended from time to time. The review of proposed development within Old Town shall be based upon compliance with the Old Town Preservation and Development Guidelines, dated June 1999, as amended from time to time.
- C. In addition to standards applicable to the underlying zoning district, new construction within the Historic District Overlay shall be compatible with the existing character of the landmark or the district. Compatible design means architectural design and construction that will fit harmoniously into the district or the landmark site. New construction shall be compatible in scale, materials, and quality of construction with adjacent buildings and structures that have been designated.
- D. The following features shall be considered by the Historic District Council in the evaluation of proposed new construction, as such features comply with the guidelines referenced in Section 8.01.01.01(A) and (B) above:
 - 1. Scale, including height and width;
 - 2. Setbacks;
 - 3. Orientation and site coverage;
 - 4. Alignment, rhythm, and spacing of buildings;
 - 5. Form and detail, considering the link between old and new buildings;
 - 6. Maintaining materials within the district or on the landmark site;
 - 7. Maintaining quality within the district or on the landmark site;
 - 8. Facade proportions and window patterns;
 - 9. Entrances and porch projections;
 - 10. Roof forms; and
 - 11. Horizontal, vertical, or non-directional emphasis.

8.02.02 Historic District Council Roles and Responsibilities

The HDC shall have the duty and responsibility to:

- C. Review and approve or deny applications for a certificate of Approval for construction, alteration, demolition, or removal of historic landmarks, historic sites, archaeological sites, properties in historic districts, or properties in the CRA Overlay.

DOWNTOWN HISTORIC DISTRICT GUIDELINES

Entrances and Doors (pg 79)

Entrance elements such as doors, transoms and sidelights are significant in defining a house's architectural character. Preserve and maintain original. If storm doors or screen doors are desired, select and install designs that allow for full-view of the historic door.

- 1. Maintain entrances, doors, and related elements.
- 2. Follow guidelines for wood to keep entrances, doors, and related elements in good repair. Reuse historic hardware and locks.
- 3. If an entrance element suffers from deterioration, salvage as much historic material as possible. Replace an entrance door, or related element only when damage is beyond reasonable repair. Match the replacement to the historic original.

Porch Stairs and Railings (pg 87)

If porch stairs or railings are in need of replacement, match new components to the original porch in terms of design and materials.

1. All elements of a historic porch, including steps and railings are important to the architectural integrity of the building. Retain these components when possible.
2. Porch steps and railings are subject to regular use. Check them often and make repairs with materials that match the original.
3. If an individual porch step and rail requires replacement, use materials that match the originals.
4. The use of materials such as brick, concrete, or wrought iron steps for wooden front porches is not recommended.
5. Do not use pre-cast concrete steps on entrances that are in public view.
6. If desired, adding wooden or metal handrails may be appropriate if they are compatible with the style and design of the building.
7. In most cases, balusters or railings must be a minimum of finished dimensions of three inches by three inches. Simple painted wood railings with balusters between the top and bottom rail are generally appropriate.

Windows (pg 91)

Windows are functional and aesthetic, helping to convey a building's particular style. Windows allow light into the interior of a building, provide ventilation, and allow a visual connection to the outside. Their spacing divides a building into distinct sections, or bays, which defines the elevation. There are numerous types and sizes of windows in addition to a variety of designs of sills, lintels, decorative caps, and shutters. Preserving windows and their components helps uphold the architectural integrity of the district as a whole.

1. Preserve historic windows.
2. Patch, paint, putty, and weather strip historic windows as needed in order to restore them to their original conditions. See guidelines for wood for more detailed repair information.
3. If damage to a historic window is beyond repair, replace it entirely. However, when possible, replace only damaged components and retain as much historic material as possible. To test for condition, stick an ice pick into the sill or bottom rail of the frame; if it penetrates more than half an inch into the wood, the frame may require replacement.
4. If the majority of windows are beyond reasonable repair, wood windows should be replaced with wood windows to match the original.
5. To boost energy conservation, opt for the installation of storm windows over replacement of historic windows.
6. Window tinting should be limited and allow the window to be largely transparent.
7. Select storm windows with a design that allows for full view of the historic windows or that match the pane configuration of the windows.
8. Retain historic shutters and blinds.
9. If new blinds or shutters are installed, use ones that are constructed of wood and sized and installed like historic working ones and are based on physical or photographic evidence. Operable shutters are preferred.
10. The installation of vinyl shutters is not appropriate. Vinyl is not a sustainable material and its plastic appearance is not similar to wood.
11. The installation of "bahama" style shutters is appropriate if the property owner can demonstrate the dwelling originally had such shutters through photographic or physical evidence.
12. Do not change the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sashes that do not fit the historic openings.

13. Do not install bars in windows visible from the street.
14. Do not use snap-in or flush muntins on historic buildings or new infill.
15. Re-use serviceable hardware and locks as long as they are reversible and do not result in damage to historic elements.
16. The installation of temporary storm shutters to protect windows is appropriate as long as they are reversible and do not damage the historic fabric of the property. Appropriate shutters have a louvered design that is typical of historic shutters, they are able to open and close, and they cover the opening when closed.

Decks (pg 106)

Because decks are modern features, design and locate them to minimize their visual impact on district appearance.

1. Place decks on rear elevations or in other locations that are out of view from the street.
2. Paint and design decks to blend closely with the house.
3. Keep deck designs simple in appearance. If visible from the street, ensure that decks have square balusters set no more than three inches apart and no more than two inches in width and depth.

Outbuildings (pg 101)

Historic outbuildings such as garages and sheds should be retained where they remain. New outbuildings should be designed to be complimentary to the dwelling's architectural style.

1. Preserve and maintain original outbuildings such as garages and sheds as long as possible. Regular use of outbuildings and application of rehabilitation guidelines for dwellings will help ensure their longevity.
2. Design new outbuildings to be compatible with the architectural style and scale of the associated dwelling.
3. Locate new outbuildings appropriately, such as to the rear of a house or set back from the side elevations.
4. Both one- and two-story accessory outbuildings are permitted for a primary dwelling.
5. Compliance with health and safety codes should not negatively affect character-defining features and finishes of the building.
6. Energy-saving devices such as solar panels may be reviewed, but not to the extent that their placement renders them ineffective. Property owners are encouraged to place solar panels, wind turbines or other energy saving measures on elevations that are not readily visible from the street and do not detract from a dwelling's architectural character.

ANALYSIS:

Based on historic photos, the front steps and porch railings appear to be replacements. Their proposed replacement is appropriate to the architectural style of the home.

The home is unique in that it has historically been a duplex. Its physical appearance reflects this in its rooflines and double front entrance. Removal of the second entrance at the front of the residence would have the effect of changing the character of the structure and is discouraged by the SOIS 2 & 3, and the Downtown Design Guidelines, which state that *“Entrance elements such as doors, transoms and sidelights are significant in defining a house's architectural character. Preserve and maintain original.”*

The applicant is proposing to replace the home's windows and reuse the historic windows in the new accessory structure. Although the proposed new windows are appropriate in material and design the wholesale replacement of original historic windows is discouraged through SOIS 2, 5, & 6, and Downtown Design Guidelines, which stress the importance of maintaining original materials. *“Preserving windows and their components helps uphold the architectural integrity of the district as a whole.”*

The Downtown Design Guidelines recommend placing decks, which are non-historic features, to the rear of structures and out of view from the street. The proposed deck is appropriately sited and will not detract from the historic character of the residence. The guidelines recommend staining or painting of the deck to better compliment the structure. This also serves to protect the deck and increase its lifespan. The applicant has not provided any stain or paint colors for review.

The proposed one-story accessory dwelling is approximately 300 square feet. It is designed compliment the contributing structure in design and materials.

STAFF RECOMMENDATION:

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

Staff recommends:

APPROVAL of HDC 2018-32 with the following conditions:

1. Second front entrance be retained;
2. Historic wood windows be retained; and
3. Rear deck be stained or painted.

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2018-32 **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 2018-32, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2018-32 Application and Backup Materials

EXHIBIT 2 Florida Master Site File 8NA0407

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

HDC 2018-32

EXHIBIT 1

Application & Backup Material

OFFICE USE ONLY

REC'D: 6/20/18 BY: AS
 PAYMENT: \$ 150 TYPE CK 8688
 APPLICATION #: 2018-000912
 HDC CASE #: 2018-32
 APPLICATION COMPLETE: Y ___ N ___
 PRE-CONFERENCE: Y ___ N ___ DATE _____



APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

BOARD MEETING DATE: _____
 PLANNER: _____ DATE: _____
 ___ APPROVED ___ DENIED

APPROVAL TYPE: ☐ Staff Approval☒ Board Approval: Conceptual _____ or Final ☒

PROJECT TYPE:

☒ New Construction ☐ Addition ☒ Alteration ☐ Relocation ☐ Demolition ☐ Variance
☐ Repair ☐ Paint ☐ Fence ☐ Sign ☐ Re-roof ☐ Other: _____

PROPERTY INFORMATION Property information can be found at the Nassau County Property Appraiser's Website → Map SearchStreet Address: 321 South 6th StreetHistoric District: ☒ Downtown ☐ Old Town ☐ CRA WaterfrontParcel Identification Number(s): 00-00-31-1800-0126-0100Zoning District: R-2 Lot / Block Number (optional) 10/126

PROJECT DESCRIPTION

Owner of Record

As recorded with the Nassau County Property Appraiser

Owner(s) Name

Bill & Belinda Agricola

Corporation or Company (if applicable)

Street Address

3670 South Fletcher Ave.

City State Zip

FB, FL 32034

Telephone Number

277-4204

Email Address

gibby3@bellsouth.net

Applicant or Agent

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

Applicant Name

Jose Miranda

Corporation or Company (if applicable)

Miranda Architects

Street Address

309 1/2 Centre St., Suite 206

City State Zip

FB, FL 32034

Telephone Number

261-4586

Email Address

jmiranda@mirandaarchitects.com

Part 1. Describe The Existing Conditions and Materials. Describe the existing structure(s) on the subject property in terms of the construction materials and site conditions, as well as the surrounding context.

Existing circa 1900 duplex with wood siding, wood windows and metal roofing.

Part 2. Describe The Proposed Project and Materials. Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s). Attach further description sheets, if needed.

1) Renovation of duplex to single-family residence. Includes exterior window replacement and restoration of original rear sleeping porch. New front steps and railing.

2) Construction of new one-story, 368 SF Accessory Building.

3) New wood deck addition.

List proposed materials and colors, as applicable (use additional sheet if necessary):

Project Scope	Manufacturer	Product Description	FL Product Approval #	Color (Name/Number)
Exterior Fabric		wood siding		
Doors	Marvin	Alum. clad wood		
Windows	Marvin	Alum. clad wood		
Roofing	TBD	Metal Roofing		
Fascia/Trim		wood		
Foundation		n/a		
Shutters		n/a		
Porch/Deck		pt. wood decking		
Fencing		n/a		
Driveways/Sidewalks		n/a		
Signage				
Other				

Please submit all product brochures, paint color samples, and material samples with your application.

CERTIFICATION

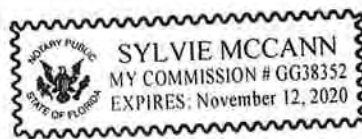
By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

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 Community Development Department 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 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.

6/13/18
Date

[Signature]
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU } ss



Subscribed and sworn to before me this 20 day of June, 20 18.

[Signature]
Notary Public: Signature

SYLVIE MCCANN
Printed Name

11/12/20
My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: ☐



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Bill & Belinda Agricola
(print name of property owner(s))
hereby authorize: Jose Miranda (Miranda Architects)
(print name of agent)
to represent me/us in processing an application for: HOC COA
(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.

Belinda S. Agricola
(Signature of owner)

William L. Agricola
(Signature of owner)

BELINDA S. AGRICOLA
(Print name of owner)

WILLIAM L. AGRICOLA
(Print name of owner)

STATE OF FLORIDA }
COUNTY OF NASSAU }
ss



Subscribed and sworn to before me this 19 day of June, 2018.

Robin Van Wormer
Notary Public: Signature

Robin Van Wormer
Printed Name

9/3/2020
My Commission Expires

Personally Known ✓ OR Produced Identification _____ ID Produced: _____

Property Search Sales Search Nassau Home

OWNER NAME	AGRICOLA WILLIAM II & BELINDA	PARCEL NUMBER	00-00-31-1800-0126-0100
MAILING ADDRESS	3670 S FLETCHER AVE	TAX DISTRICT	FERNANDINA BEACH (DISTRICT 2)
		MILLAGE	19.9307
		PROPERTY USAGE	SINGLE FAMILY
	FERNANDINA BEACH, FL 32034	DEED ACRES	0
LOCATION ADDRESS	321 6TH ST S	HOMESTEAD	N
	FERNANDINA BEACH 32034	PARCEL MAP RECORD	MAP THIS PARCEL
	BLOCK 126 LOT 10 IN OR 1283/997 CITY OF FDNA BEACH	TAX COLLECTOR SEARCH	NASSAU TAX COLLECTOR LINK
SHORT LEGAL		PROPERTY RECORD CARD	LINK TO PROPERTY RECORD CARD (PDF)

2017 Certified Values

JUST VALUE OF LAND	\$86,250
LAND VALUE AGRICULTURAL	\$0
TOTAL BUILDING VALUE	\$87,093
TOTAL MISC VALUE	\$1,682
JUST OR CLASSIFIED TOTAL VALUE	\$185,025
ASSESSED VALUE	\$166,260
EXEMPT VALUE	\$0
TAXABLE VALUE	\$166,260

Land Information

LAND USE	LAND UNITS	LAND UNIT TYPE	SEC-TWN-RNG
SFR 000100	50	FF	23-3N-28

Building Information

TYPE	TOTAL AREA	HEATED AREA	BED ROOMS	BATHS	PRIMARY EXTERIOR	SECONDARY EXTERIOR	HEATING	COOLING	ACTUAL YEAR BUILT	BUILDING SKETCH
SINGLE FAM	1,647	1,384	2	2	ABOVE AVG.		AIR DUCTED	FORCED AIR	1900	SHOW SKETCH

Miscellaneous Information

DESCRIPTION	DIMENSIONS L x W	UNITS	YEAR BUILT
BRICK	0 X 0	240	2006
BRICK	0 X 0	0	0

Sales Information

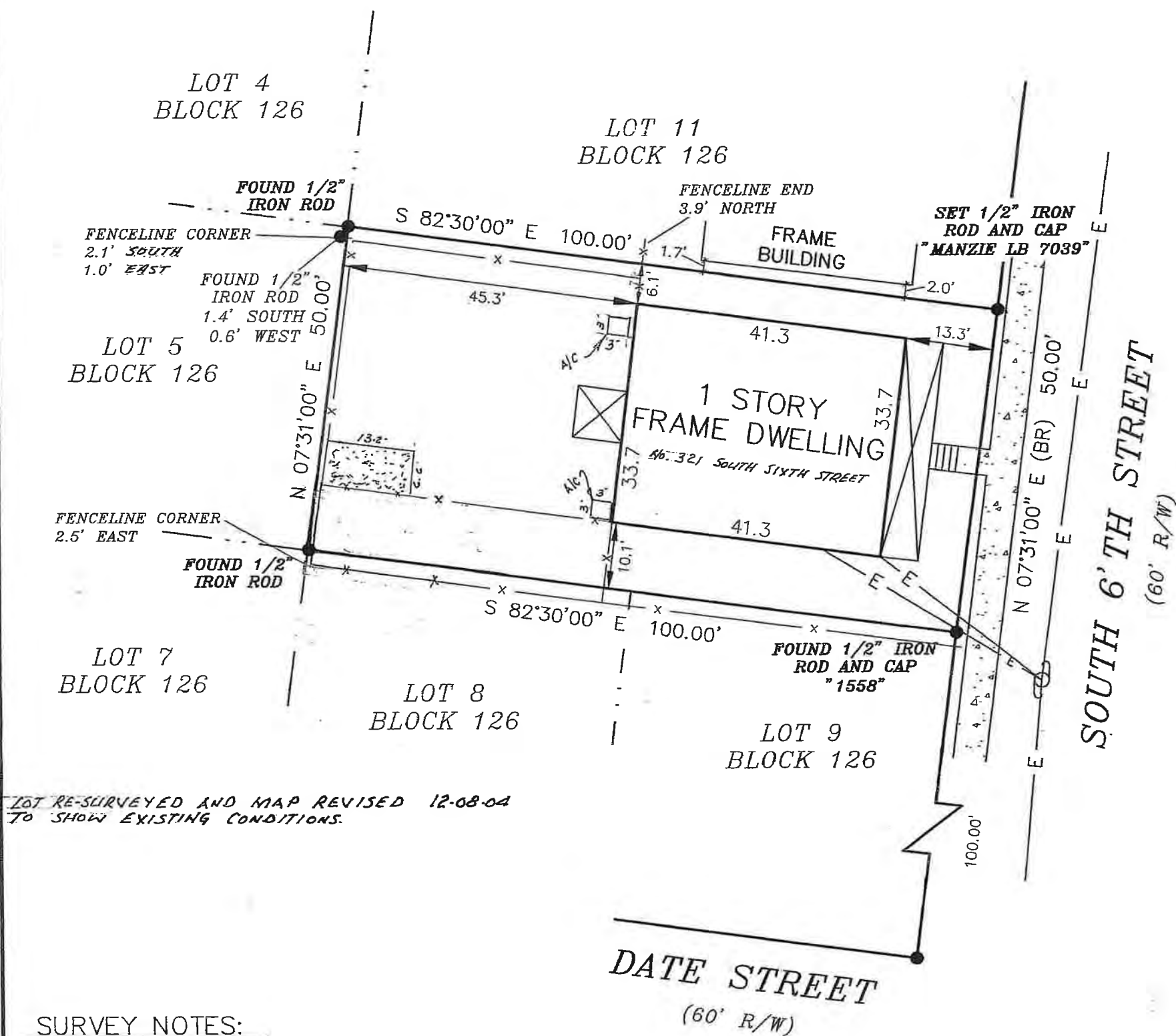
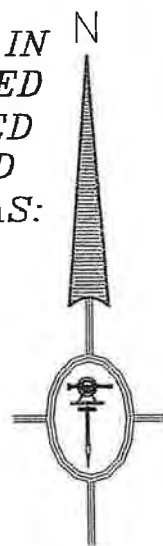
SALE DATE	BOOK / PAGE	BOOK / PAGE	PRICE	INSTRUMENT	QUALIFICATION	IMPROVED? (AT TIME OF SALE)	GRANTOR	GRANTEE
12/23/2004	1283/997	1283/997	270000	WD	Q	Y	PIHLBLAD JAMES E & MARY ANN	AGRICOLA WM L II & BELINDA S
10/01/2001	1010/106	1010/106	75000	WD	Q	Y	ROWE BETTY & TERRY MCCARTHY & BARBARA ROWE	PIHLBLAD JAMES E & MARY ANN
10/01/2001	1010/105	1010/105	100	PR	U	Y	ROWE BETTY P/R FOR EUGENE MCCARTHY ESTATE	ROWE BETTY & BARBARA ROWE & TERRY MCCARTHY
11/13/1991	841/89	641/89	100	PR	U	Y	MCCARTHY EUGENE P/R	MCCARTHY EUGENE



MAP OF BOUNDARY SURVEY

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

LOT 10, BLOCK 126



SURVEY NOTES:

- 1) The "Legal Description" hereon is in accord with the description provided by the client.
- 2) Underground improvements were not located or shown.
- 3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- 4) Bearings shown hereon are assumed. The bearing reference line is indicated as thus (BR).
- 5) Fence ownership, if applicable, has not been determined by office. Fences are drawn out of scale in order to accentuate their relationship to the 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 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 120170-0004-E, Dated 5-18-92.
- 8) Unless otherwise noted Measured angles and distances are the same as Plat or Deed angles and distances.

CERTIFIED TO:
WILLIAM L. & BELINDA S. AGRICOLA
WELLS FARGO HOME MORTGAGE
ROBERT PETERS, P.A.
COMMONWEALTH LAND TITLE INSURANCE COMPANY

LEGEND

B.R.L. = BUILDING RESTRICTION LINE
CALC. = CALCULATED
C.B.S. = CONCRETE BLOCK STRUCTURE
C. = CENTERLINE
CH = CHORD
C.M. = CONCRETE MONUMENT
CONC. = CONCRETE
D.E. = DRAINAGE EASEMENT
D/F = DRAIN FIELD
E = EASEMENT
ELEV. = ELEVATION
F.F. = FINISHED FLOOR
FD. = FOUND

I.P. = IRON PIPE
I.R. = IRON ROD
I.R. & C. = IRON ROD W/ PLASTIC CAP
L = LENGTH
MEAS. = MEASURED
N & TT = NAIL & TIN TAB
N & W = NAIL & WASHER
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N.T.S. = NOT TO SCALE
B.R. = BEARING REFERENCE
O.R.B. = OFFICIAL RECORD BOOK
P.B. = PLAT BOOK
P.C. = POINT OF CURVATURE
OH = BUILDING OVERHANG
P.C.P. = PERMANENT CONTROL POINT

P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVATURE
P.R.M. = PERMANENT REFERENCE MONUMENT
P.I. = POINT OF INTERSECTION
R = RADIUS
R/W = RIGHT-OF-WAY
P.I.N. = PARCEL IDENTIFICATION NUMBER
S/T = SEPTIC TANK
U.E. = UTILITY EASEMENT
Δ = CENTRAL ANGLE
-x-x- = CHAIN LINK FENCE
⊙ = WELL
⊞ = CONCRETE FLATWORK
⊞ = WOOD POWER POLE

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

BY: Michael A. Manzie

- ☒ MICHAEL A. MANZIE, P.L.S. 4069
☐ VERNON N. DRAKE, P.L.S. 1558
☐ FRANK L. BOWEN, P.S.M. 2477

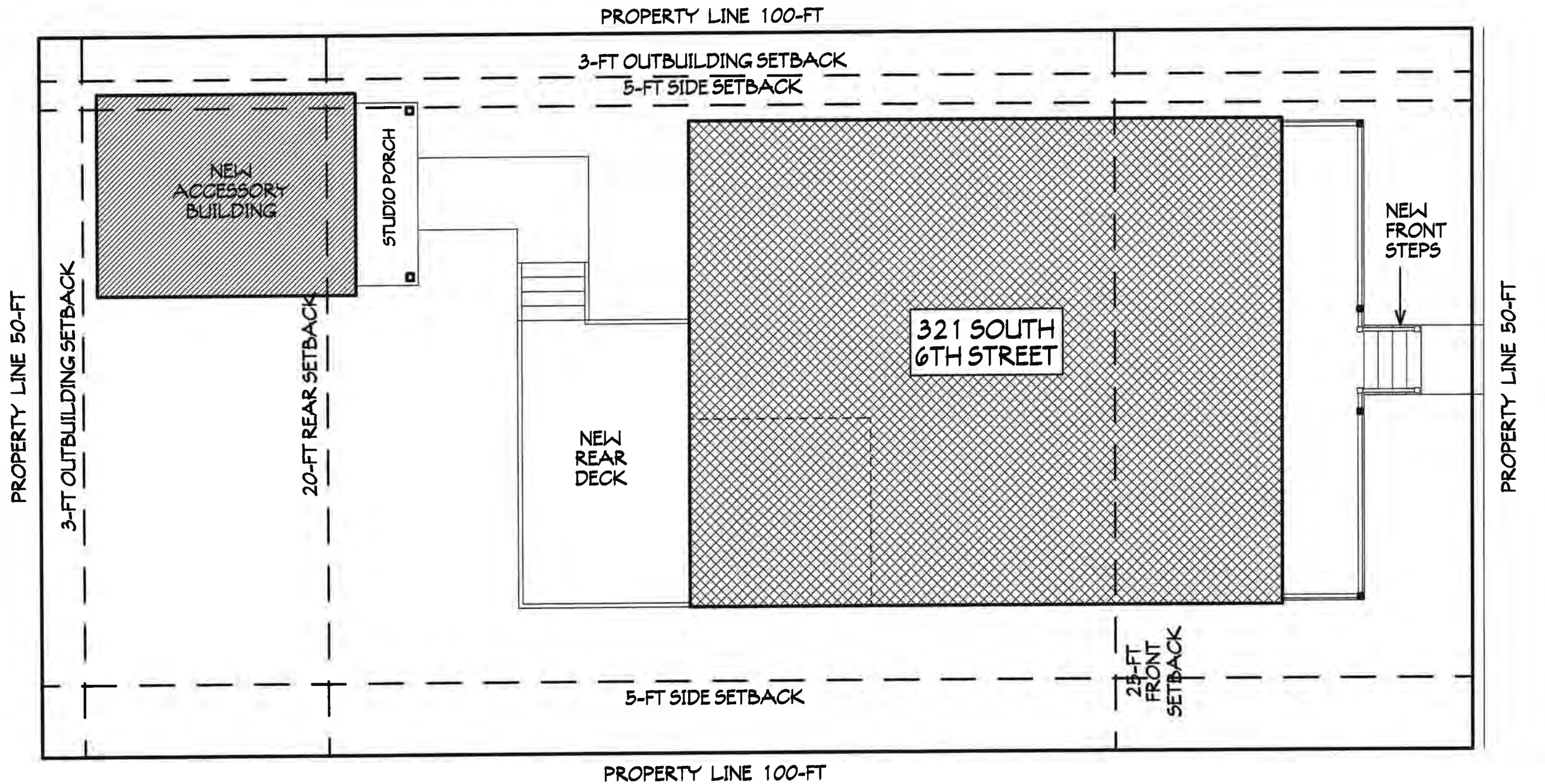


MANZIE & DRAKE LAND SURVEYING

1853 South Eighth Street, Suite 1, Fernandina Beach, FL 32034
(904) 491-5700 FAX (904) 491-5777
Certificate of Authorization Number "LB 7039"



SCALE: 1"=20'
DATE: 9-19-01
FILE NO: A-415
JOB NO: 14466
F.B. NO: X-147
PAGE NO: 75



1/8"=1'-0"

PRELIMINARY SITE PLAN

SOUTH 6TH STREET

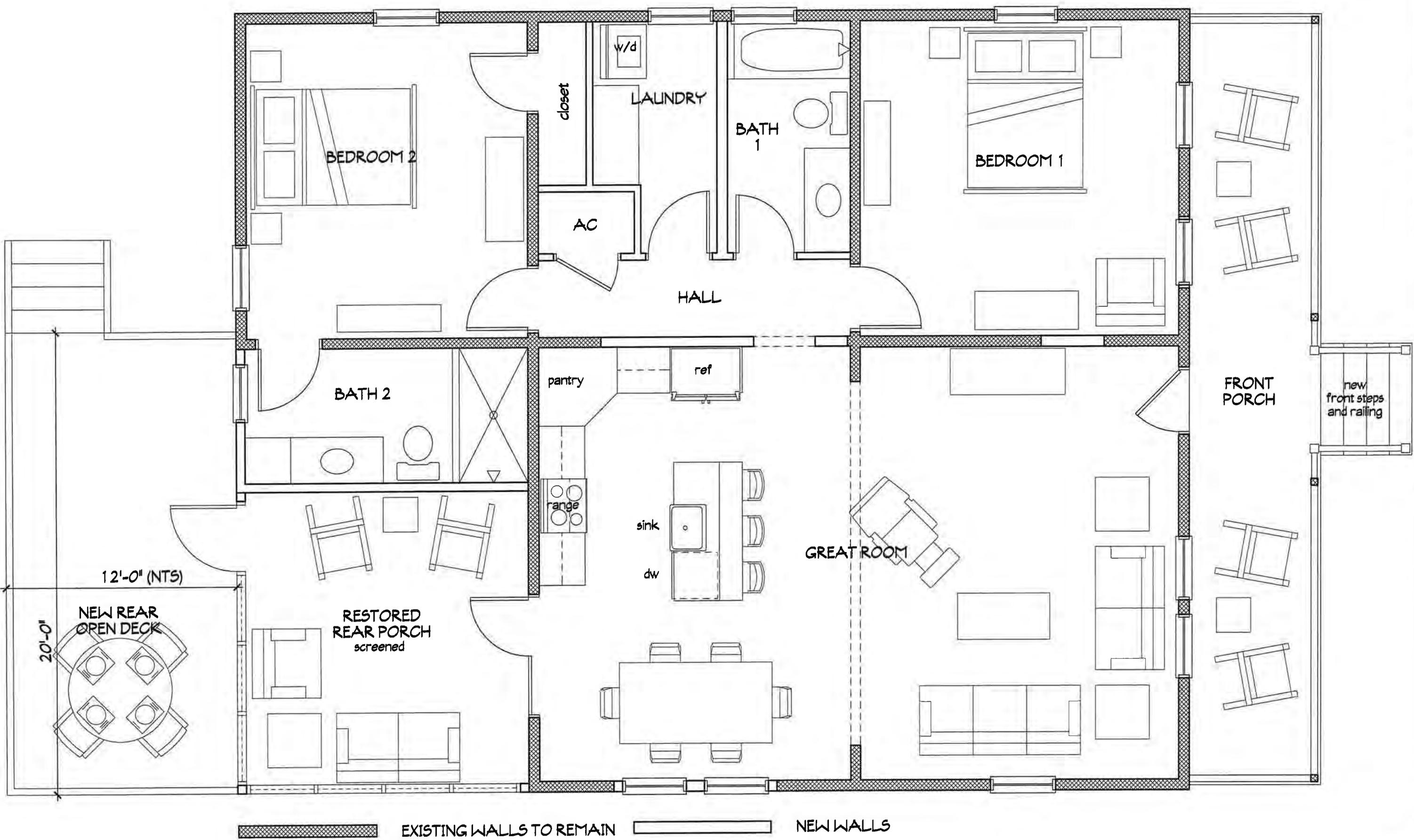
PRELIMINARY SITE PLAN

06-11-18

P1

AGRICOLA RESIDENCE RENOVATION
321 SOUTH 6TH STREET
FERNANDINA BCH., FL 32034

MIRANDA
ARCHITECTS
300 1/2 CENTRE STREET, SUITE 300
FERNANDINA BEACH, FL 32034
904.281.4599 TEL.
904.281.4599 FAX



PRELIMINARY FLOOR PLAN

1/4"=1'-0"



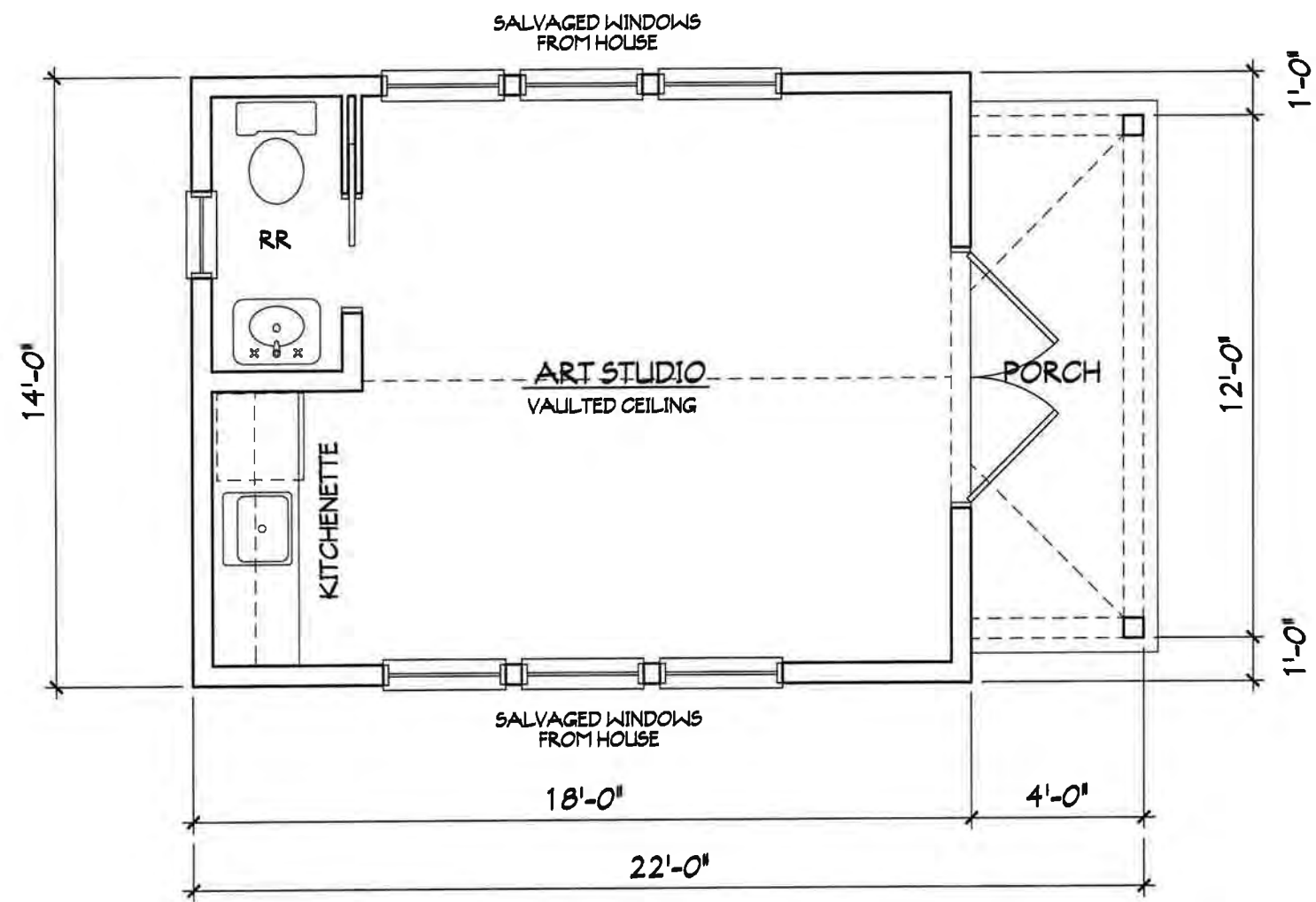
MIRANDA
ARCHITECTS
309 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.264.4888 TEL.
FERNANDINA, FL

AGRICOLA RESIDENCE RENOVATION
321 SOUTH 6TH STREET
FERNANDINA BCH., FL 32034

PRELIMINARY FLOOR PLAN

06-11-18

P2





PRELIMINARY EAST ELEVATION

1/4"=1'-0"



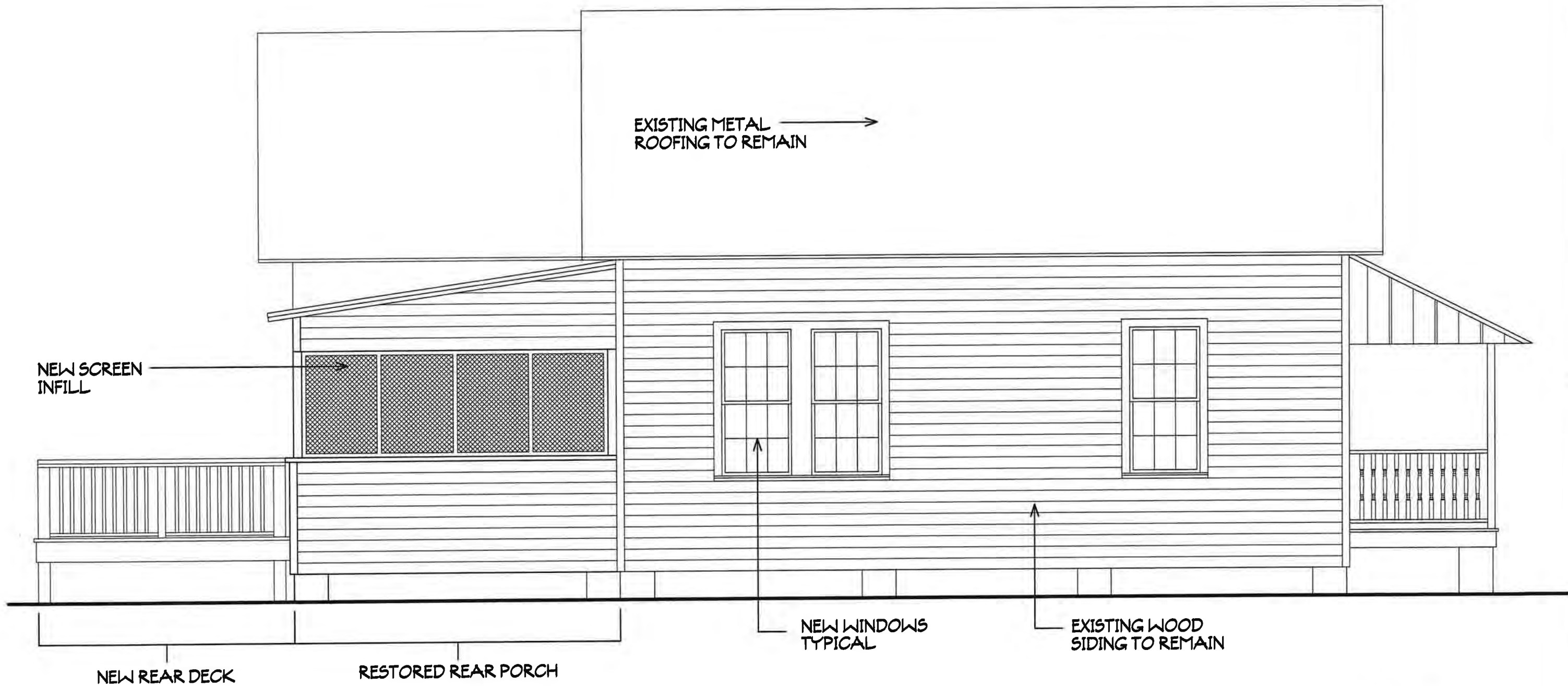
MIRANDA
ARCHITECTS
300 1/2 CENTRE STREET, SUITE 200
FERNANDINA BEACH, FL 32034
904.291.4588 TEL

AGRICOLA RESIDENCE RENOVATION
321 SOUTH 6TH STREET
FERNANDINA BCH., FL 32034

PRELIMINARY EAST ELEVATION

06-11-18

P4



PRELIMINARY SOUTH ELEVATION

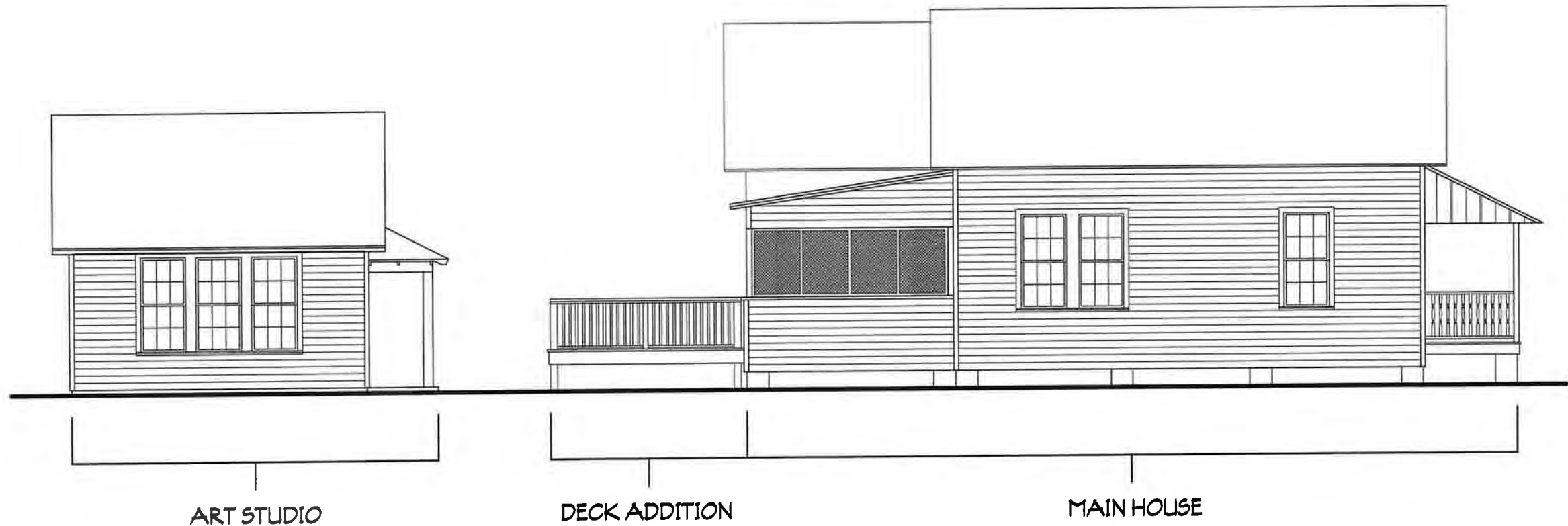
1/4"=1'-0"



WINDOW SIZES REDUCED
FROM ORIGINAL

PRELIMINARY NORTH ELEVATION

1/4"=1'-0"



PRELIMINARY SOUTH ELEVATION

1/8"=1'-0"

PRELIMINARY SOUTH ELEVATION			

HDC 2018-32

EXHIBIT 2

FL Master Site File #8NA0407



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 **NA00407**

Recorder # **323**

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) **321 South 6th St**

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
321	South	6th	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;2003**

Township: Range: Section: 1/4 section:

>> **3N ;28E ;23;UNSP**

Irregular Section Name:

Landgrant

UTM: Zone Easting Northing

Plat or Other Map (map's name, location)

DESCRIPTION

Style **Frame Vernacular**

Other Style

Exterior Plan **Rectangular**

Other Exterior Plan

Number of Stories **1**

Structural System(s)

>>

Wood frame

Other Structural System(s)

Foundation Type(s)

>>

Piers

Other Foundation Types

Foundation Material(s)

>>

Brick

Other Foundation Material(s)

Exterior Fabric(s)

>>

Clapboard

Other Exterior Fabric(s)

Roof Type(s)

>>

Pyramid

Other Roof Type(s)

Roof Material(s)

>>

Sheet metal:3V crimp

Other Roof Material(s)

Roof Secondary Structure(s) (dormers etc)

>>

Shed extension

Other Roof Secondary Structure(s)

Number of Chimneys **1**

Chimney Material **Brick**

Other Chimney Material(s)

Chimney Location(s) **south slope**

HISTORICAL STRUCTURE FORM

SNA00407

DESCRIPTION (continued)

Window Descriptions 6/6

Main Entrance Description (stylistic details)

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

Porch Roof Types(s) hip

Exterior Ornament

Interior Plan

Other Interior Plan

Condition Good

Structure Surroundings

Commercial: Residential: MOSTly this category

Institutional: Undeveloped:

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

Archaeological Remains (describe): none

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

Individually 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

SNA00407

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, MylesRecorder Address / Phone 7035 Phillips HWY Ste. 5-129 Jacksonville, FL 904-448-4429Recorder Affiliation Bland & Associates, Inc Other Affiliation _____Is a Text-Only Supplement File Attached (Surveyor Only)? NO

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

Cultural Resource Type: SSElectronic Form Used: S110Form Type Code: NORMForm Quality Ranking: NEWForm Status Code: SCAT

SHPO's Evaluation of Resource

Date _____

Supplement Information Status: NO SUPPLEMENTSupplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 6/6/2007Form Comments: _____

REQUIRED PAPER ATTACHMENTS

- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

NA00407-200703

Supplementary Printout

- > **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003

- > **Township/Range/Section/Qtr:**
3N ;28E ;23;UNSP

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

- > **Foundation types:**
Piers

- > **Foundation materials:**
Brick

- > **Exterior fabrics:**
Clapboard

- > **Roof types:**
Pyramid
Gable

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

- > **Roof secondary structures (dormers etc):**
Shed extension

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

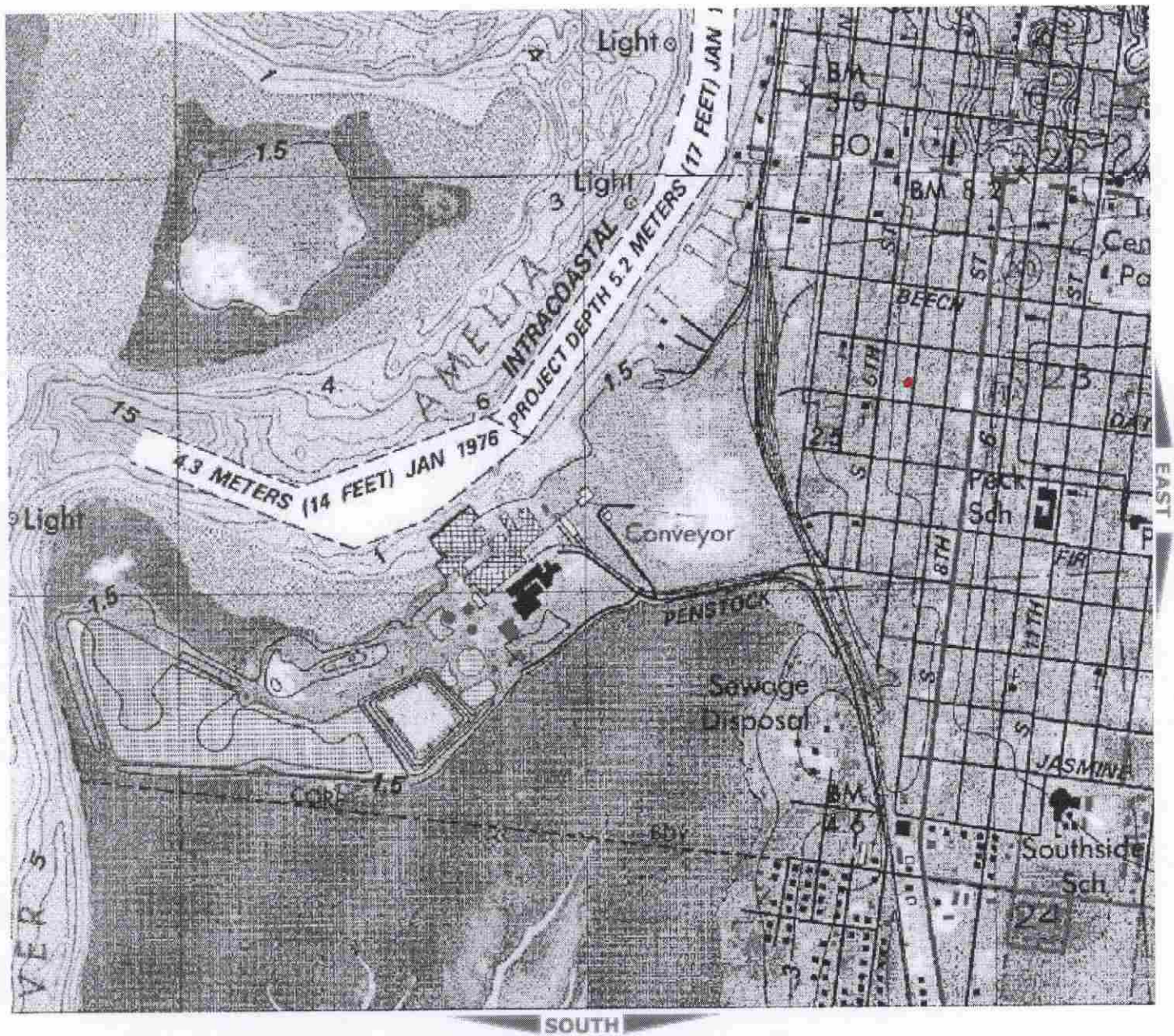
- > **Original, intermediate, present uses/year started/year ended:**
Private residence;1900;

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

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

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

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

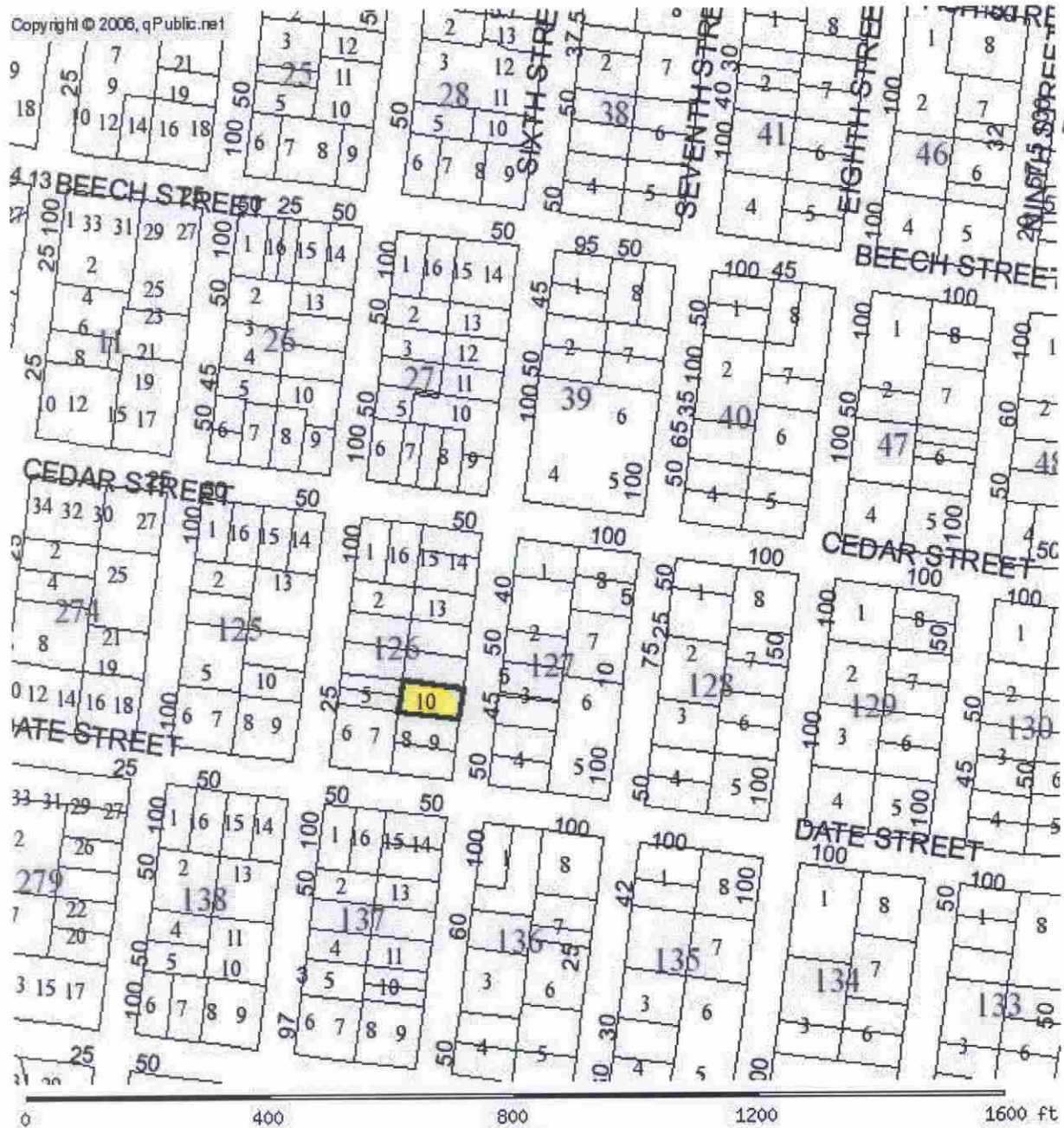


NA407

323

323

NA407



PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0126-0100
GIS CALCULATED ACREAGE	0.12
Property Use	MULTI-FAMI
Land Use	MULTI-FAM
OWNERSHIP INFORMATION	
Name	AGRICOLA WILLIAM II & BELINDA
Mailing Address	3670 SOUTH FLETCHER AVE FERNANDINA BEACH, FL 32034
Situs/Physical Address	321 SOUTH 6TH ST A&B
2006 PROPOSED VALUES	
Land Value	75,000
Ag Land Value	0

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. *BNA 407*

SITE NAME: 321 S. 6th St.
ADDRESS OF SITE: 321 S. 6th St.
INSTRUCTION FOR LOCATING: N/A

SURVEY DATE: 09/30/85

LOCATION: City of Fernandina Beach 126 10
Subdivision Name Block No. Lot No.

COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME: Joyner, Pauline

ADDRESS: 321 S. 6th St.

ADDRESS: Fernandina Beach, FL 32034

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: INTEGRITY OF SITE:
Check One Check one or more

EXCELLENT	x	ALTERED	ORIGINAL USE pvt.residence
x GOOD		UNALTERED	PRESENT USE pvt.residence
FAIR	x	ORIGINAL SITE	DATES c.+ 1903
DETERIORATED		RESTORED: / /	CULTURE/PHASE American
		MOVED: / /	PERIOD: 20th Century

NR CLASSIFICATION CATEGORY: building

DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING

TRANSPORTATION

DEVELOPMENT

FILL

DETERIORATION

DREDGE

BORROWING

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

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

See Continuation Sheet

RECORD NUMBER 141

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: frame vernacular

PLAN TYPE: rectangular

EXTERIOR FABRIC(S): wood: weatherboard, with cornerboards

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: E/1-story end, 4-bay, access E, 3rd bay; hip roof;
chamfered posts

ORIENTATION: E

FOUNDATION: piers: brick

ROOF TYPE: gable

SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION: E: center: lateral slope

WINDOW TYPE: DHS, 6/6, wood; paired

CHIMNEY: brick

ROOF SURFACING: metal, sheet: 5-Vcrimp

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 1

NO. OF STORIES 1

NO. OF DORMERS: 0

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

UTM ZONE	UTM EASTING	UTM NORTHING
----------	-------------	--------------

PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

321 S. 6th St. is located within a subdivision known as the City of Fernandina. The subdivision was laid-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. 1903, it is a one-story frame vernacular residential building. It is noteworthy for its duplex configuration. It has been significantly altered by the joining of two houses side by side.

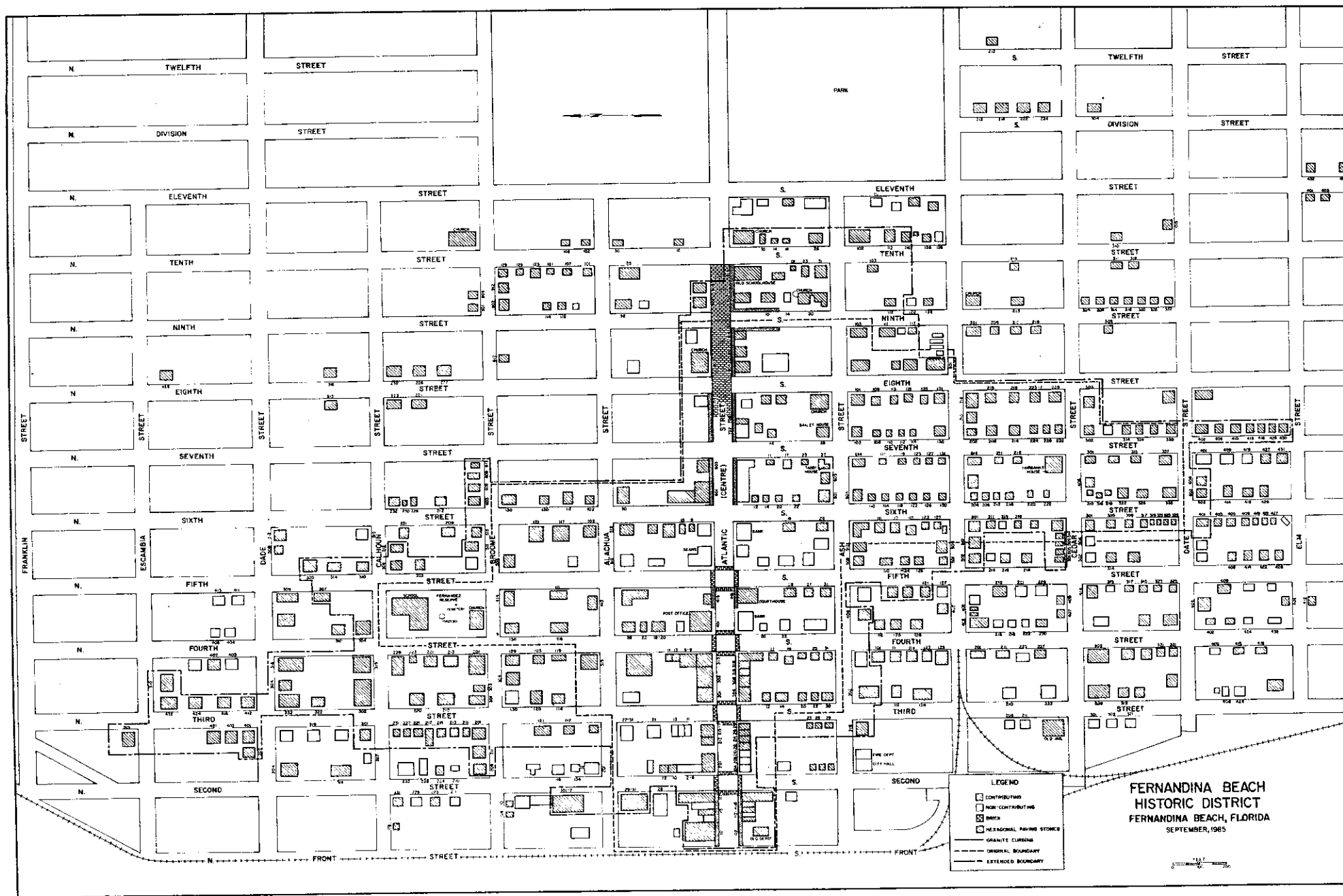


Figure 24







HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2018-33
AUGUST 1, 2018

Owner/Applicant:	Scott and Julie Jones				
Property Address:	908 White Street (Lot 9 Block 9 Old Town)				
Requested action:	Conceptual Certificate of Approval (COA) to construct a two-story, single-family dwelling and two-story accessory structure.				
Current zoning:	OT-1				
FLUM land use category:	Old Town				
Existing uses on the site:	Vacant				
FL Master Site File #	N/A				
Year Built:	N/A				
Contributing Status:	Non-Contributing				
Adjacent Properties:	North	Single-Family Residential	OT-1	c.2015	
	South	Single-Family Residential	OT-1	c.1938	
	East	Single-Family Residential	OT-1	c. 1982	
	West	Vacant	OT-1		

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



CONCEPTUAL APPROVAL

This proposal is being brought before the Historic District Council for Conceptual Approval. 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. If significant concerns are raised by the Board, they may request that the applicant return for additional conceptual review. In all cases, the applicant must return to the HDC to seek Final Approval of their projects. No projects can proceed to the permitting phase without final approval by the HDC. If the Board feels that a project is substantially inappropriate at the conceptual level, or is not making progress towards an appropriate design, the board may vote to deny conceptual approval.

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking a Conceptual Certificate of Approval (COA) to construct a two-story, single-family dwelling and two-story accessory structure.

Lot 9 Block 9 of Old Town Fernandina is a full peonia with dimensions of 46'6"x93'2".

APPLICABLE 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 ☐

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

8.00.01 Intent

It is declared as a matter of public policy that protection, enhancement, perpetuation and use of sites of aesthetic, archaeological, architectural, cultural, historical and paleontological merit or value is in the interests of the health, prosperity, safety and welfare of the people of Fernandina Beach. The City Commission finds that the irreplaceable loss of these resources to the community would detrimentally affect the community as a whole. It is therefore the intent of this chapter to:

- A. Effect and accomplish the protection, enhancement and perpetuation of buildings, structures, improvements, sites, districts, landscape features, and archaeological and paleontological resources that represent distinctive elements of the City's architectural, cultural, economic, natural, political, prehistoric, religious, scientific, and social history;
- B. Safeguard the City's architectural, cultural, economic, natural, political, prehistoric, religious, scientific and social heritage, as embodied and reflected in such structures, sites, and districts;
- C. Foster awareness and pride in the accomplishments and events of the City's past;
- D. Protect and enhance the City's attraction to residents, tourists, and visitors, and serve as an economic stimulus to business and industry;
- E. Stabilize and improve property values and encourage compatible redevelopment;
- F. Enhance the visual and aesthetic character of the City; and
- G. Promote the use of individual structures, sites, and districts for the education, leisure, and welfare of the people of Fernandina Beach.

8.00.03 Relationship to Comprehensive Plan

The following standards implement Goal 11: Historic Preservation Element of the Fernandina Beach Comprehensive Plan to identify, preserve, and protect historic and cultural resources within the City.

8.01.01.01 Standards for Development in the Historic District Overlays

- A. The review of proposed development within the Historic District Overlays shall be based upon the latest edition of Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings from the U.S. Secretary of Interior.
- B. The review of proposed development within the Historic District Overlay shall also be based upon compliance with the Downtown Historic District Guidelines, dated December 1999, as amended from time to time. The review of proposed development within Old Town shall be based upon compliance with the Old Town Preservation and Development Guidelines, dated June 1999, as amended from time to time.
- C. In addition to standards applicable to the underlying zoning district, new construction within the

Historic District Overlay shall be compatible with the existing character of the landmark or the district. Compatible design means architectural design and construction that will fit harmoniously into the district or the landmark site. New construction shall be compatible in scale, materials, and quality of construction with adjacent buildings and structures that have been designated.

- D. The following features shall be considered by the Historic District Council in the evaluation of proposed new construction, as such features comply with the guidelines referenced in Section 8.01.01.01(A) and (B) above:
1. Scale, including height and width;
 2. Setbacks;
 3. Orientation and site coverage;
 4. Alignment, rhythm, and spacing of buildings;
 5. Form and detail, considering the link between old and new buildings;
 6. Maintaining materials within the district or on the landmark site;
 7. Maintaining quality within the district or on the landmark site;
 8. Facade proportions and window patterns;
 9. Entrances and porch projections;
 10. Roof forms; and
 11. Horizontal, vertical, or non-directional emphasis.

8.01.01.02 Specific Requirements within the OT-1 and OT-2 Zoning Districts

- A. A peonia is a lot within the Old Town Historic District. The peonia lot is 46.5 feet by 93 feet or 4,324.5 square feet.
- B. Construction of a dwelling unit on a media (one-half (½) of a peonia) peonia shall require that such media peonia be joined with an abutting media peonia or peonia in order to comply with the maximum density established in Section 4.01.01.
- C. General requirements
1. Guidelines adopted by reference: The Old Town Preservation and Design Guidelines are hereby adopted by reference and incorporated herein.
 2. Purpose
In the Old Town Historic District, the major emphasis is on building placement according to the historic plan and appropriate scale and construction, rather than architectural styles. Building form is discussed in the context of building typology rather than architectural styles. Typological discussions concentrate on the architectural elements that make a building compatible with the context of Old Town. Variances to the guidelines may be granted based on architectural merit. These regulations do not supersede existing codes covering health and safety issues.
 3. Building types
 - a. A primary building is defined as the principal unit of occupancy. While this usually refers to a private dwelling unit, it also applies to appropriate commercial buildings allowed in the OT-2 zoning district.
 - b. Outbuildings are ancillary to the primary building in size and degree of occupancy. Outbuildings may be attached by connecting elements or remain detached. Outbuildings include, but are not limited to, garages, storage sheds, greenhouses, workshops, gazebos, and playhouses.
 - c. Connecting elements are those architectural components that link primary and outbuildings with each other or act as a transition to the landscape. Connecting elements are considered to be enclosed spaces that are not permanently conditioned. Connecting elements create openness and give human scale to the building elements and allow owners to take advantage of the climate. Connecting elements include, but

are not restricted to, porches, pergolas, colonnades, loggias, breezeways, and carports. The design of connecting elements shall be compatible with the typology and scale of the building elements; however, these elements can take on many inventive forms to achieve this result. Additions of connecting elements to registered historic structures must be taken on with great care from both an architectural and technical point of view.

- D. The total lot coverage of all building elements on one (1) peonia shall not exceed forty-five (45) percent.
- E. No more than one (1) primary building shall be placed on one (1) peonia.
- F. The number of outbuildings is limited by the total square footage requirements and the dimensions set out for these buildings but not by number.
- G. The space between an outbuilding and a primary building shall be a usable space of not less than five (5) feet. The use of connecting elements to link primary and outbuildings with indoor-outdoor space is strongly encouraged. Connecting elements and landscape elements are excluded from building separation requirement to encourage the design of spaces that take advantage of the climate. Thus, enclosed square footage may be easily expanded by the precise use of connecting elements such as porches and breezeways.
- H. The area of a tower is included in the calculation of the total allowable area of the primary building. A minimum of twenty-five (25) percent of the tower shall not be permanently conditioned space, typically the upper space opening to the sky and surrounding view.
- I. Garages and outbuildings that house more permanent types of occupancy, such as an accessory dwelling, shall not exceed 500 square feet in area, per level, shall not exceed 24 feet in height, shall not contain a kitchen or kitchenette, and shall not be rented out. The area of all other out buildings is limited to 350 square feet and shall not exceed 16 feet in height.
- J. Nonresidential structures shall have sites of sufficient area for the structures to meet minimum requirements in this section.
- K. Lot visibility corridors. The term "visibility corridor" is used in place of "setbacks" to emphasize the spatial effect of building placement. Careful siting of properly scaled building elements on a lot ensures that the historic lot divisions remain visible regardless of the architectural style or number of buildings that exist within the City at any given time. The visibility corridors are subdivided into frontage corridors, side yard corridors and mid-lot corridors.
 - 1. The frontage corridor is a lot line with minimum setback of five (5) feet. This encourages the use to define the private space of the lot and the public space of the street. Outbuildings shall not be located on the frontage portion of peonias or the corner media peonia lots.
 - 2. For side yard corridors there shall be a required minimum setback of five (5) feet separating lots on the north-south orientation. If two (2) or more adjacent properties are owned, then the corridor dimensions are cumulative. Primary and outbuildings shall not cross lot lines without the use of an open space or connecting element that maintains the dimensions of the side yard corridor.
 - 3. Mid-lot corridors shall have a minimum setback of five (5) feet. This setback makes the historic lot division visible along the east-west orientation. Mid-lot corridors on frontage lots make the media peonia lots visible and are required regardless of ownership. On interior peonia lots, this corridor appears at midblock. If an aggregate of peonias extends from street to street, a visibility corridor shall be present in the design of the buildings indicating the mid-block dimension. Primary and outbuildings shall not cross lot lines without the use of an open space or connecting element that maintains the dimensions of the mid-lot corridors. For example, if an owner holds an entire row of media peonias along a north-south street and plans to build the maximum allowable percentage of lot coverage, then all building elements shall demonstrate a mid-lot visibility corridor at the lot lines.
 - 4. Every point of the required corridors shall be open from its lowest point to the sky

unobstructed, except for the ordinary projection of sills, belt courses, buttresses, ornamental features, chimneys, and eaves, provided that none of such projections shall project into a side yard any more than twenty-four (24) inches. Connecting elements such as balconies, porches, or bay windows may also be allowed as projections under these dimensional restrictions. Landscape elements are not covered under this restriction.

5. In instances where media-peonias are owned in aggregate or assembled to meet the minimum density or area requirements, the visibility corridor may be crossed by an enclosed primary structure or connecting element which clearly indicates the existence of the visibility corridor (i.e., substantial changes in the roof elevation, substantial indentions or breaks in exterior wall elements and similar architectural features) as may be approved by the Historic District Council (HDC).

8.02.02 Historic District Council Roles and Responsibilities

The HDC shall have the duty and responsibility to:

- C. Review and approve or deny applications for a certificate of Approval for construction, alteration, demolition, or removal of historic landmarks, historic sites, archaeological sites, properties in historic districts, or properties in the CRA Overlay.

OLD TOWN FERNANDINA PRESERVATION AND DEVELOPMENT GUIDELINES

4.1 Importance of Building Setting and Placement:

Help maintain a balance between building density and sense of openness. Applies to all primary and outbuildings. Primary structures required to front the street and have a five (5) foot setback.

4.2 General Approach to New Residential Construction:

Major emphasis on scale and construction rather than appropriate architectural styles.

4.3 Building Elements:

Building Elements are subdivided into Primary Buildings and Out Buildings.

A Primary Building is defined as the principal unit of occupation.

Out Buildings are ancillary to the primary structure in size and degree of occupation. Out Buildings may be attached by Connecting Elements or remain detached. Out Buildings include, but are not limited to, garage apartments, garages, storage sheds, greenhouses, workshops, gazebos, and playhouses. Garages should not be built into a primary structure.

4.4 Residential Building Design:

Recommendations:

- Raise new construction above the ground on piers or continuous foundations.
- Maintain open spaces between piers.

Avoid:

- Designing buildings with slab on grade foundations.
- Vinyl lattice/pier infill.
- Enclosing a pier foundation with continuous infill that prevents ventilation and destroys the openness of the feature.

4.5 Lot Visibility Corridors: Terminology used instead of “setbacks.” Five feet is the minimum requirement on all sides.

4.6 Frontage Corridors: Five foot minimum requirement. Connecting and landscape elements should be built to zero lot line. Out buildings may not be located on frontage of peonias or corner media-peonias.

4.7 Sideyard Corridors: Five foot minimum requirement.

4.8 Mid-Lot Corridors: Make the historic lot divisions visible; required on media-peonia frontage lots regardless of ownership. Visibility corridor should be present in design of buildings indicating mid-block

dimension. Primary and out buildings may not cross lot line without use of open space or connection element that maintains the dimensions of the mid-lot corridors.

4.9 Extensions into the Visibility Corridors: Visibility corridors should remain open from lowest point to the sky unobstructed except for projection of certain architectural elements not more than 24". Landscape elements are not included in this restriction.

4.10 Lot Density: Lot coverage cannot exceed more than 45%. Connecting elements are not included in this calculation.

5.2 Parking: Not permitted on frontage portion of any corner lot. Pervious material required. Side by side drives are discouraged. No surfacing of right-of-way, utilities to be placed underground, no fences or walls in this area.

ANALYSIS:

PROPOSED MATERIALS		
	Type/Material/Brand	Color
Exterior Fabric	Cementitious lap siding (smooth)	MAG <i>Freshly Cut Stems</i> (2 nd floor); MAG <i>Well Watered</i> (1 st floor)
Doors	Jeld- Wen	<i>Work Worn Wood</i> (front); <i>Panna Cotta</i> (rear)
Windows	MI Industries 3500 series, no muntins	White
Roofing	Metal	Natural finish
Fascia/Trim		MAG <i>Panna Cotta</i>
Foundation	18" CMU Piers. Wood lattice infill	
Shutters	N/A	
Porch/Deck	Pressure treated	
Fencing		
Driveways/ Sidewalks		
Signage		
Other		

Site Plan –

- **Housing Type** – Single-family detached homes are a permissible housing type in OT-1 Zoning District. The site will also include a two-story accessory dwelling.
- **Lot Density** – Total lot coverage is not provided in the application. This will need to be provided for final approval. Maximum lot coverage is 45% per LDC 8.01.01.02(D). Considered a “connecting element,” The porches and breezeway are not included in the 45% lot coverage maximum per section 4.4 of the Old Town Design Guidelines.
- **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.*” Mechanical equipment is not noted on the site plan. This will need to be provided for final approval.
- **Visibility Corridors** – Meets frontage, side-yard, and rear yard setbacks, with no encroachments.
- **Parking** – Driveway design and materials not indicated on plans. This will need to be included for final approval.
- **Orientation** – All primary structures are required to front the street. The proposed primary structure is sited to front White Street, which is appropriate. Home is sited 6’11” from front property line.

Elevations –

- **Scale** – the building is appropriately scaled and in proportion with existing development in Old Town.
- **Height** – Height of the primary structure is 24'5", which is below the maximum 35' height allowable. The accessory structure has a height of 22'5", which is below the maximum 24' height allowable.
- **Materials** – The project features materials that replicate traditional materials. The home features cementitious lap siding, a metal roof with natural finish, wood elements for porches and rails. Cementitious siding will be smooth in finish. The first floor and second floors will be divided with a trim band that will divide the lap siding at the lower level from the board and batten siding at the second floor.
- **Foundation** – project will be constructed on a pier foundation, with wood lattice infill between piers. Piers are indicated to have a shell stucco finish. Finish for the piers is not indicated, but will be required for final approval.
- **Windows** – The windows that are proposed to be MI Industries 3500 series windows with no muntins. As this is not a window that the board has previously reviewed, more information about the windows will need to be provided for final approval. Staff also recommends the consideration of further design elements on the sides of the primary structure and rear of the accessory structure to balance the windows. If real windows are not possible given interior functions, false windows or another architectural element would improve the symmetry of the home.
- **Doors** – Front door is a Jeld-Wen Craftsman styled door in a wood finish. The rear door is a steel half-lite, 2-panel door painted MAG *Panna Cotta*
- **Accessory structure** – the accessory dwelling unit has a footprint of 471 square feet which is under the 500 square foot maximum. It will match the primary structure in design and materials.
- **Details** – the elevations do not provide clear details, such as window trim, column design, railing design, etc. More construction detail will need to be included for final approval consideration.

Other Notes –

- **Archaeological Sensitivity** – Old Town Fernandina represents an area of high archeological potential. As such, the applicant should be mindful of Secretary of the Interior Standard number 8, which states that "significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken." If archeological resources are discovered on site at any point in the project, the applicant should consult the appropriate organizations to assist in identifying a mitigation strategy.

STAFF RECOMMENDATION:

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

Staff recommends:

CONCEPTUAL APPROVAL of HDC 2018-33 with the following condition:

1. Applicant incorporates staff and board comments into their final submission.

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2018-33 **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 2018-33, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation and Development Guidelines to warrant conceptual approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2018-33 Application and Backup Materials

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

HDC 2018-33

EXHIBIT 1

Application & Backup Material



APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

OFFICE USE ONLY	
REC'D: 6/22/18	BY: SC
PAYMENT: \$ 150	TYPE: CR 1001
APPLICATION #: 2018-001042	
HDC CASE #: 2018-33	
APPLICATION COMPLETE: Y N	
PRE-CONFERENCE: Y N	DATE

BOARD MEETING DATE:	
PLANNER:	DATE:
APPROVED DENIED	

APPROVAL TYPE:	☐ Staff Approval	☒ Board Approval: Conceptual _____ or Final _____
PROJECT TYPE:		
☒ New Construction	☐ Addition	☐ Alteration
☐ Repair	☐ Paint	☐ Fence
	☐ Sign	☐ Relocation
	☐ Re-roof	☐ Demolition
		☐ Variance
		☐ Other: _____
PROPERTY INFORMATION Property information can be found at the Nassau County Property Appraiser's Website → Map Search		
Street Address: 908 WHITE STREET, LOT 9 / BLK 9 - OLD TOWN		
Historic District: ☐ Downtown ☒ Old Town ☐ CRA Waterfront		
Parcel Identification Number(s): 00-00-31-1580-0009-0091		
Zoning District: _____ Lot / Block Number (optional) LOT 9 / BLK 9		

PROJECT DESCRIPTION

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name	
Corporation or Company (if applicable)	
Street Address	
City State Zip	
Telephone Number	
Email Address	

Applicant or Agent	If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included
Applicant Name	
Scott, Julie Jones	
Corporation or Company (if applicable)	
Street Address	
123 Hirth Rd. Apt 1304	
City State Zip	
Fernandina Beach FL 32034	
Telephone Number	
352-304-3815	
Email Address	
JulieJones3600@gmail.com	

Part 1. Describe The Existing Conditions and Materials. Describe the existing structure(s) on the subject property in terms of the construction materials and site conditions, as well as the surrounding context.

Part 2. Describe The Proposed Project and Materials. Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s). Attach further description sheets, if needed.

see people's work attached

List proposed materials and colors, as applicable (use additional sheet if necessary):

Project Scope	Manufacturer	Product Description	FL Product Approval #	Color (Name/Number)
Exterior Fabric				
Doors				
Windows				
Roofing				
Fascia/Trim				
Foundation				
Shutters				
Porch/Deck				
Fencing				
Driveways/Sidewalks				
Signage				
Other				

Please submit all product brochures, paint color samples, and material samples with your application.

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:

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 Community Development Department 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 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.

6/22/18
Date

[Signature]
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU }
ss



Subscribed and sworn to before me this 22nd day of June, 2018.

[Signature]
Notary Public: Signature

Amber Taylor
Printed Name

3/29/2019
My Commission Expires

Personally Known _____ OR Produced Identification ✓ ID Produced: FLDC

Prepared by:
Andrea F. Lennon, P.A.
961687 Gateway Blvd. Suite 101L
Amelia Island, Florida 32034

File Number: 18-455

General Warranty Deed

Made this June 21, 2018 A.D. By **Michael D. Floyd**, a single person, whose post office address is: **16407 N. Shore Court, Pensacola, Florida 32507**, hereinafter called the grantor, to **Scott G. Jones and Julie A. Jones, husband and wife**, whose post office address is: **123 W. Hirth Road, #1304, Fernandina Beach, Florida 32034**, hereinafter called the grantee:

(Whenever 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 Dollars, (\$10.00) 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 in Nassau County, 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 FURTHER KNOWN AND DESCRIBED ON THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901) AS:

LOT NINE (9), BLOCK NINE (9), OLD TOWN.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 00-00-31-1580-0009-0091

Together with all the tenements, hereditaments and appurtenances thereto 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 except taxes accruing subsequent to December 31, 2017.

Prepared by:
Andrea F. Lennon, P.A.
961687 Gateway Blvd. Suite 101L
Amelia Island, Florida 32034

File Number: 18-455

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

● Connie L. Cox
Witness
Printed Name: Connie L. Cox

● Michael D. Floyd (Seal)
Michael D. Floyd
Address: 16407 N. Shore Court, Pensacola, Florida
32507

● Laurie H. Zimmer
Witness
Printed Name: Laurie H. Zimmer

State of ALABAMA
County of JEFFERSON

The foregoing instrument was acknowledged before me this 20th day of June, 2018, by Michael D. Floyd, who is/are personally known to me or who has produced a driver's license as identification.

● Laurie H. Zimmer
Notary Public
Print Name: October 14, 2021

My Commission Expires:

NASSAUA. Michael Hickox, CFA, Cert. Res. 11/1941
Nassau County Property Appraiser[Property Search](#)[Sales Search](#)[Nassau Home](#)

OWNER NAME	FLOYD MICHAEL D	PARCEL NUMBER	00-00-31-1580-0009-0091
MAILING ADDRESS	2717 HIGHLAND AVE S APT # 504	TAX DISTRICT	FERNANDINA BEACH (DISTRICT 2)
		MILLAGE	19.9307
		PROPERTY USAGE	VACANT RESIDENTIAL
LOCATION ADDRESS	BIRMINGHAM, AL 35205 908 WHITE ST FERNANDINA BEACH 32034	DEED ACRES	0
		HOMESTEAD	N
SHORT LEGAL	BLOCK 9 LOT 9 IN OR 1179/1853 & OR 1179/1851 OLD TOWN	PARCEL MAP RECORD	MAP THIS PARCEL
		TAX COLLECTOR SEARCH	NASSAU TAX COLLECTOR LINK
		PROPERTY RECORD CARD	LINK TO PROPERTY RECORD CARD (PDF)

2017 Certified Values

JUST VALUE OF LAND	\$4,194
LAND VALUE AGRICULTURAL	\$0
TOTAL BUILDING VALUE	\$0
TOTAL MISC VALUE	\$0
JUST OR CLASSIFIED TOTAL VALUE	\$4,194
ASSESSED VALUE	\$3,652
EXEMPT VALUE	\$0
TAXABLE VALUE	\$3,652

Land Information

LAND USE	LAND UNITS	LAND UNIT TYPE	SEC-TWN-RNG
VAC RES 000000	47	FF	14-3N-28

Building Information

There is no Building Information for this record.

Miscellaneous Information

There is no Miscellaneous Information for this record.

Sales Information

SALE DATE	BOOK / PAGE	BOOK / PAGE	PRICE	INSTRUMENT	QUALIFICATION	IMPROVED? (AT TIME OF SALE)	GRANTOR	GRANTEE
10/10/2003	1179/1853	1179/1853	100	QC	U	N	FLOYD MARY B	FLOYD MICHAEL D
10/10/2003	1179/1851	1179/1851	100	QC	U	N	FLOYD MARY BETH	FLOYD MICHAEL D
02/06/2001	969/1146	969/1146	2000	WD	Q	N	STACK JOHN P	FLOYD MICHAEL D & MARY BETH
05/13/1996	759/1152	759/1152	500	WD	Q	N	MCCLAIN DONALD S	STACK JOHN P

Jones House in Old Town on White Street

Pain Colors exterior:

Option 1

- Upper siding-Fresh Cut Stems
- Lower siding-Well watered
- Trim and middle band-Panna Cotta
- Front door---Work worn wood
- Back door Panna Cotta

Window and Doors

Windows — no cross bars-Frame white in color MI Industries 3500 series FL17499-R3

Back door — Half window with exterior cross bars and panels below Jeld-wen FL11861-r6

Front door 3 small windows across top and panels below. Jeld-Wen FL13540-r5

Roof — Silver metal roof Tri county Metals FL4595-R4

Siding — smooth with no grain or pattern.

Horizontal 8" lap siding-Cement "Hardi Board on bottom 9' with 10" white band-cement siding then horizontal board on board siding Cement board-4x8 sheet with 1x2 boards every 16". James Hardie Building Products, Inc. fl19901-r2

Base of home

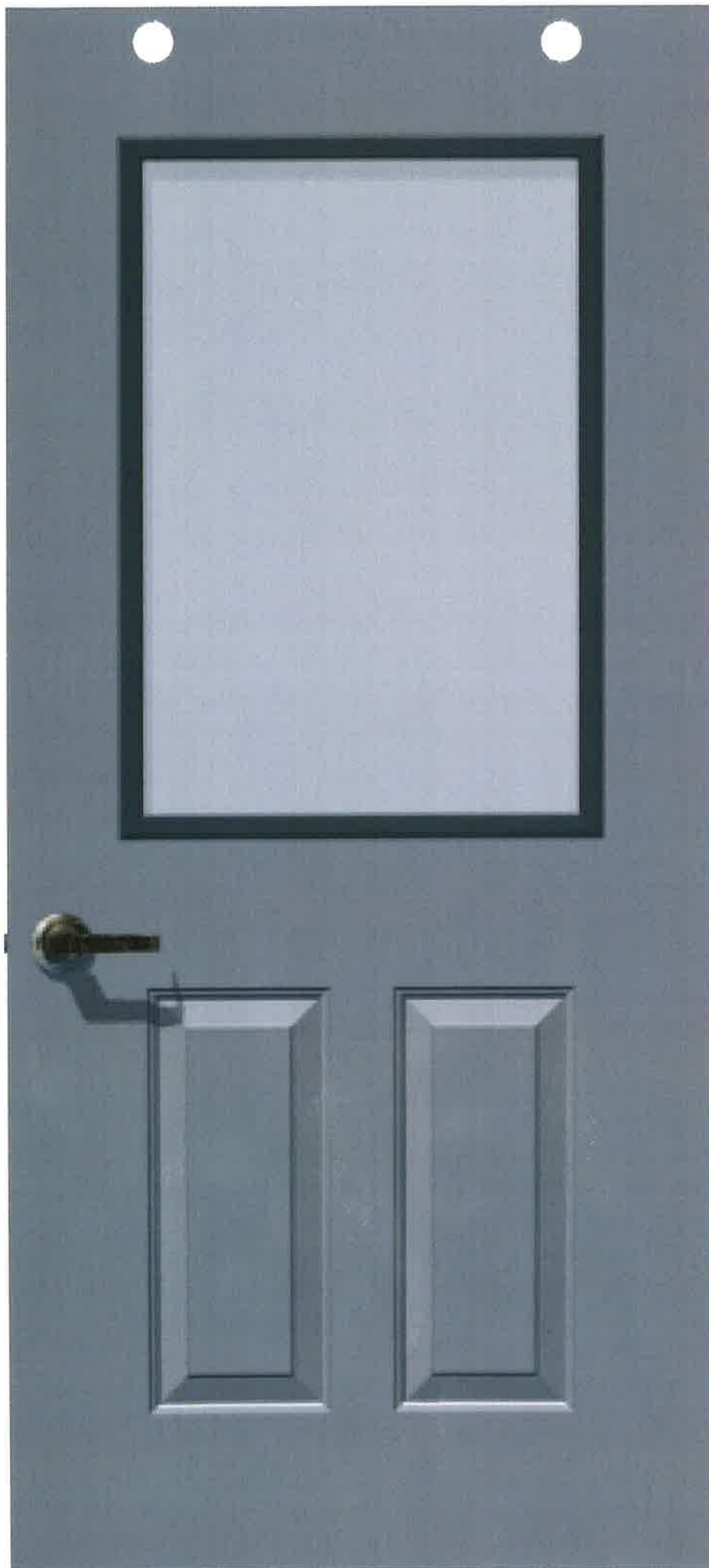
18" cmu piers approx. 18" to 24" high with painted wood lattice between the piers.

House elevation

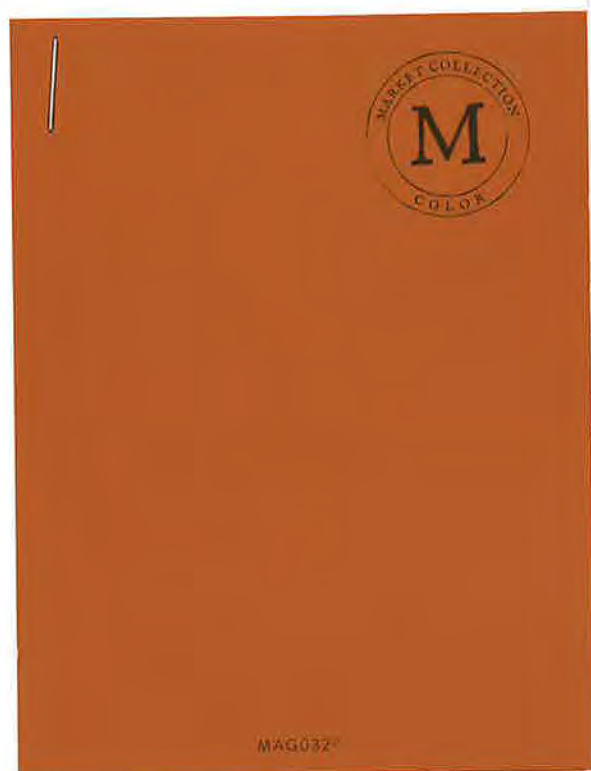
First floor and porch 18" to 24" above grade-12" floor trusses then 9' walls, second floor 12" floor truss then 8' high walls 21' tall with 7' roof total height 28' feet.

RAILS, DECK, STAIRS P.T. TREATED WOOD





WORK WORN WOOD



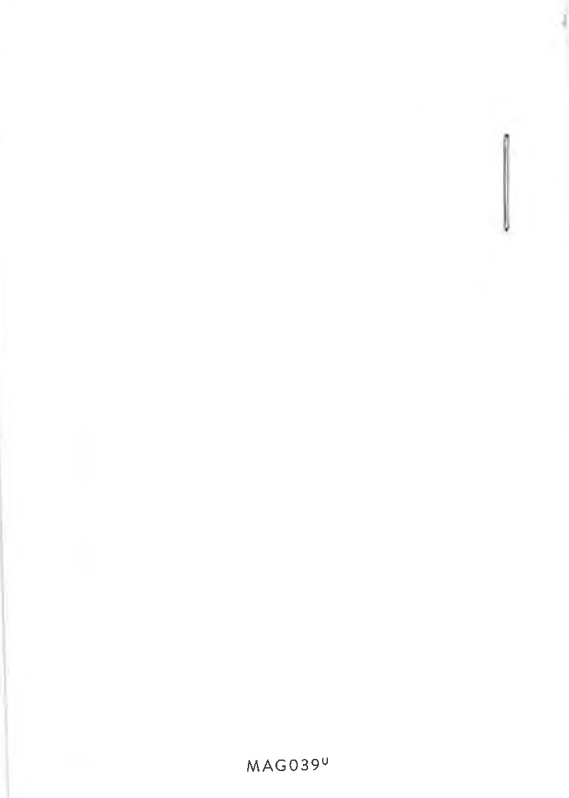
FRESHLY CUT STEMS

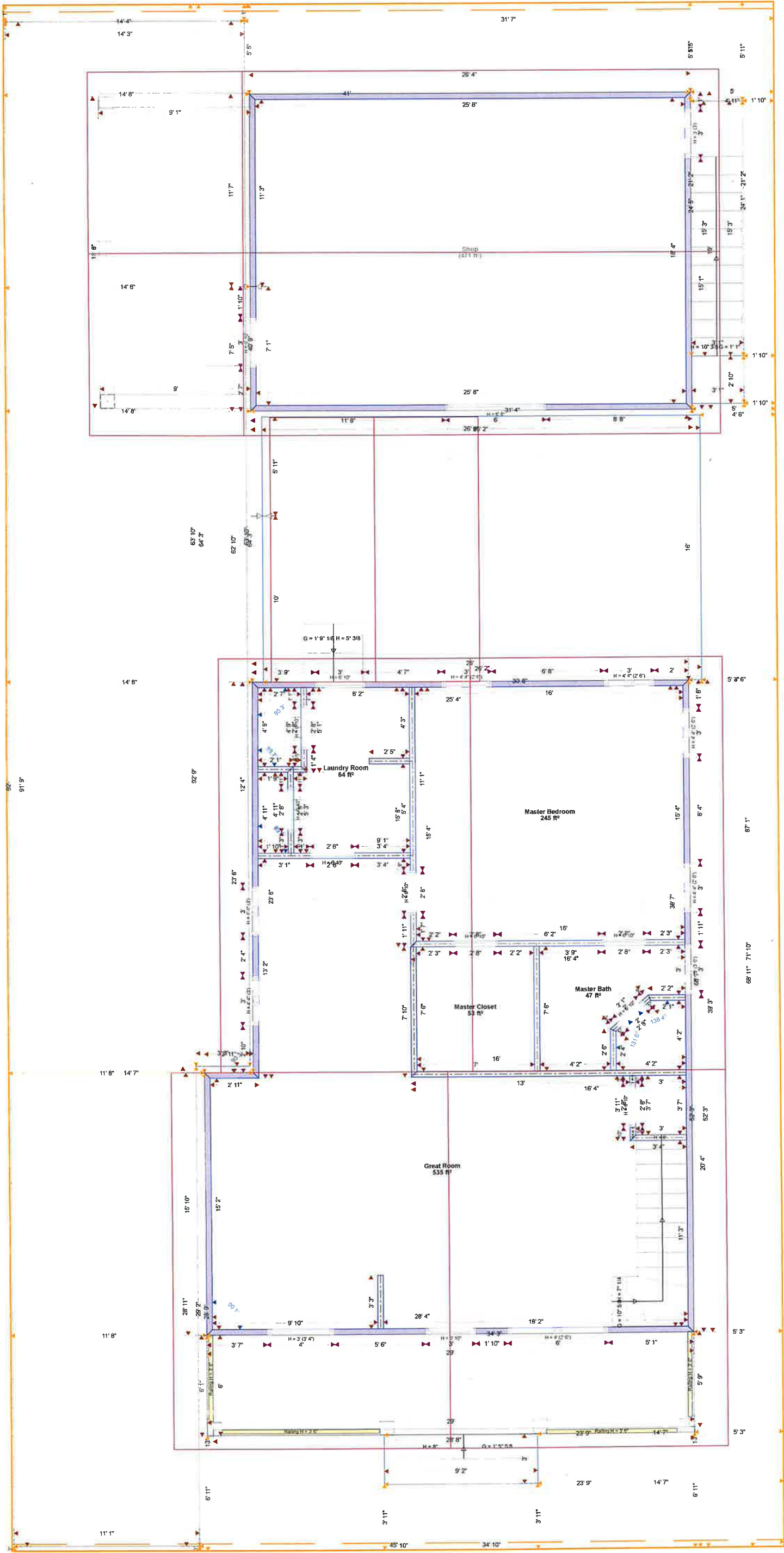


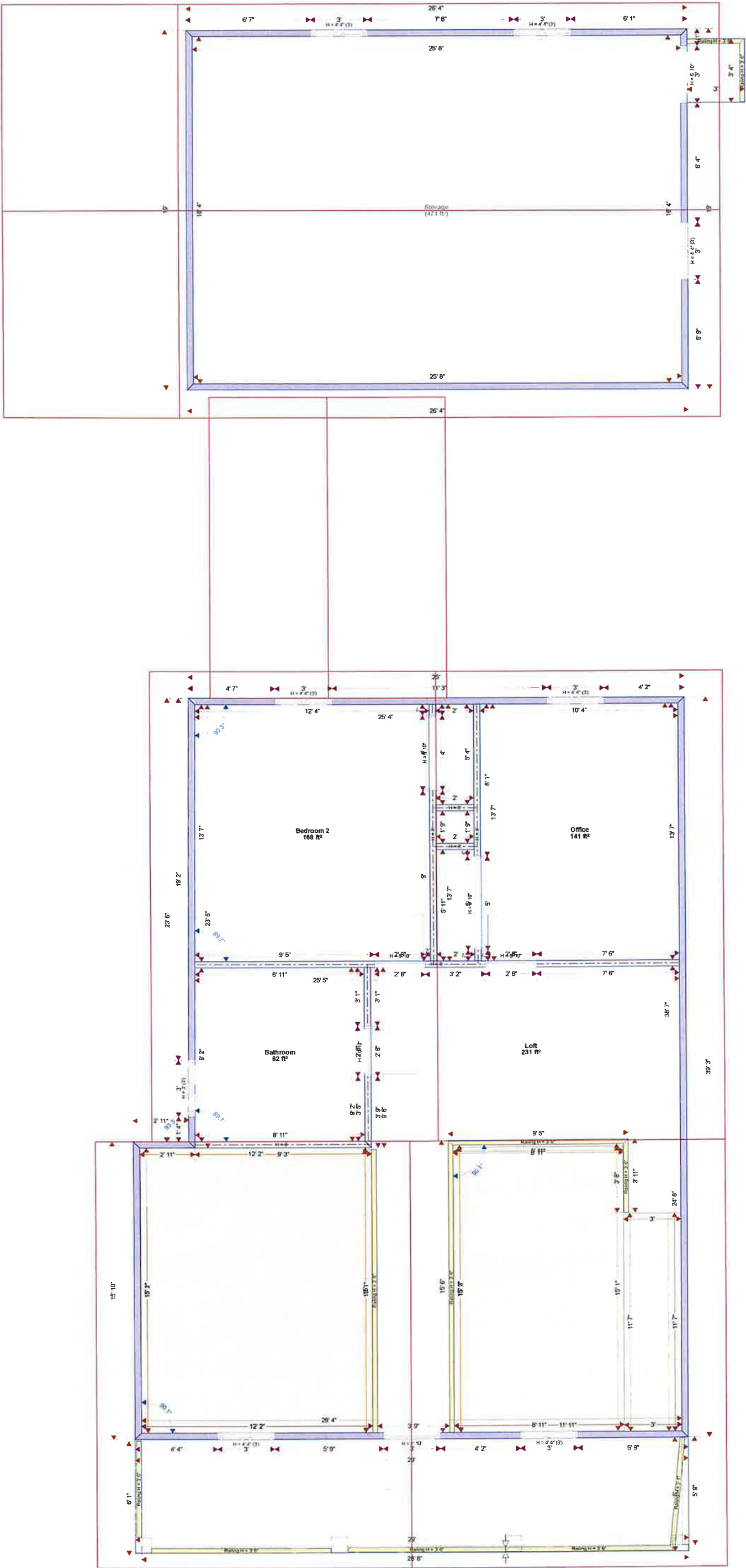
WELL WATERED

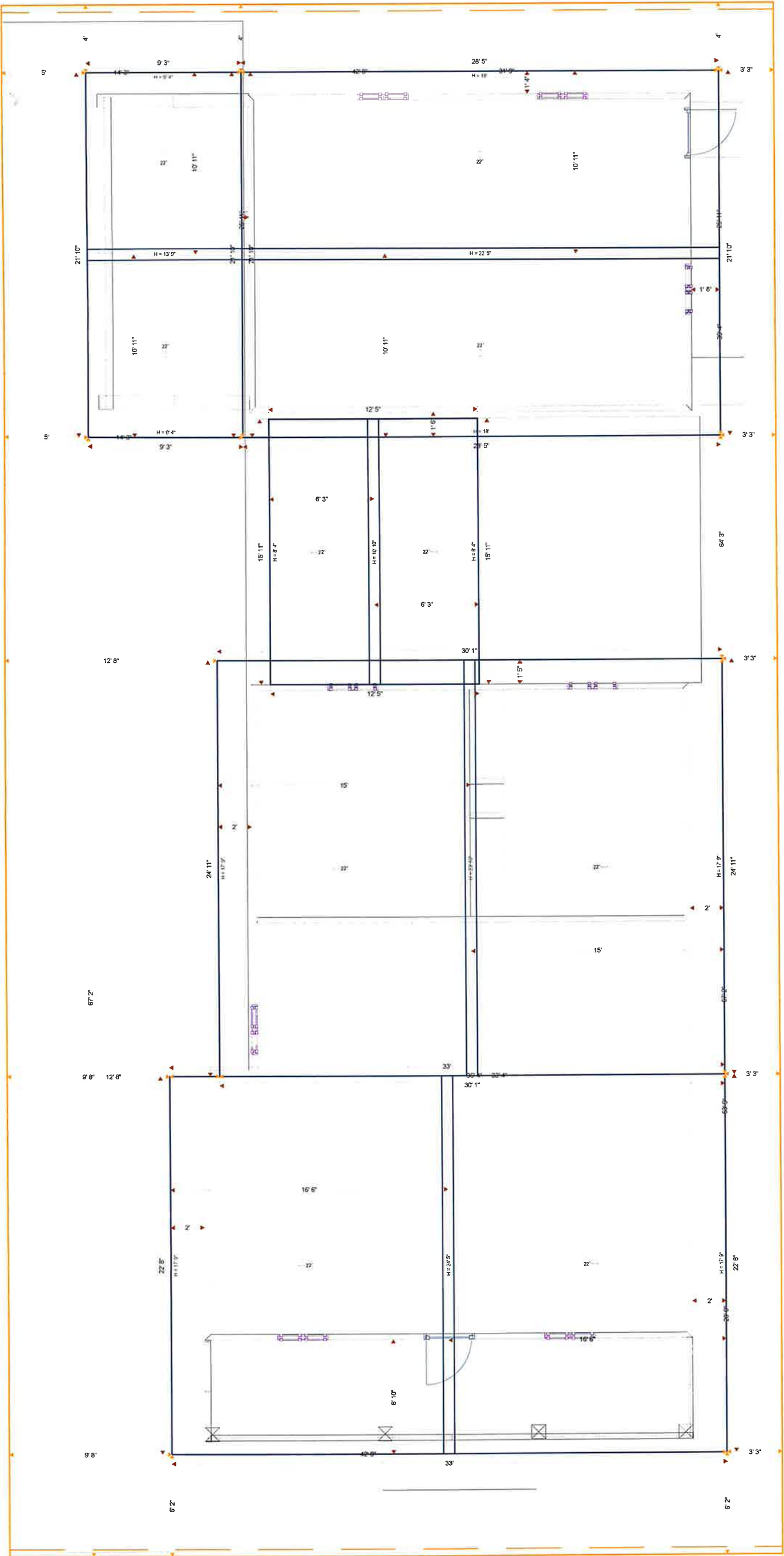


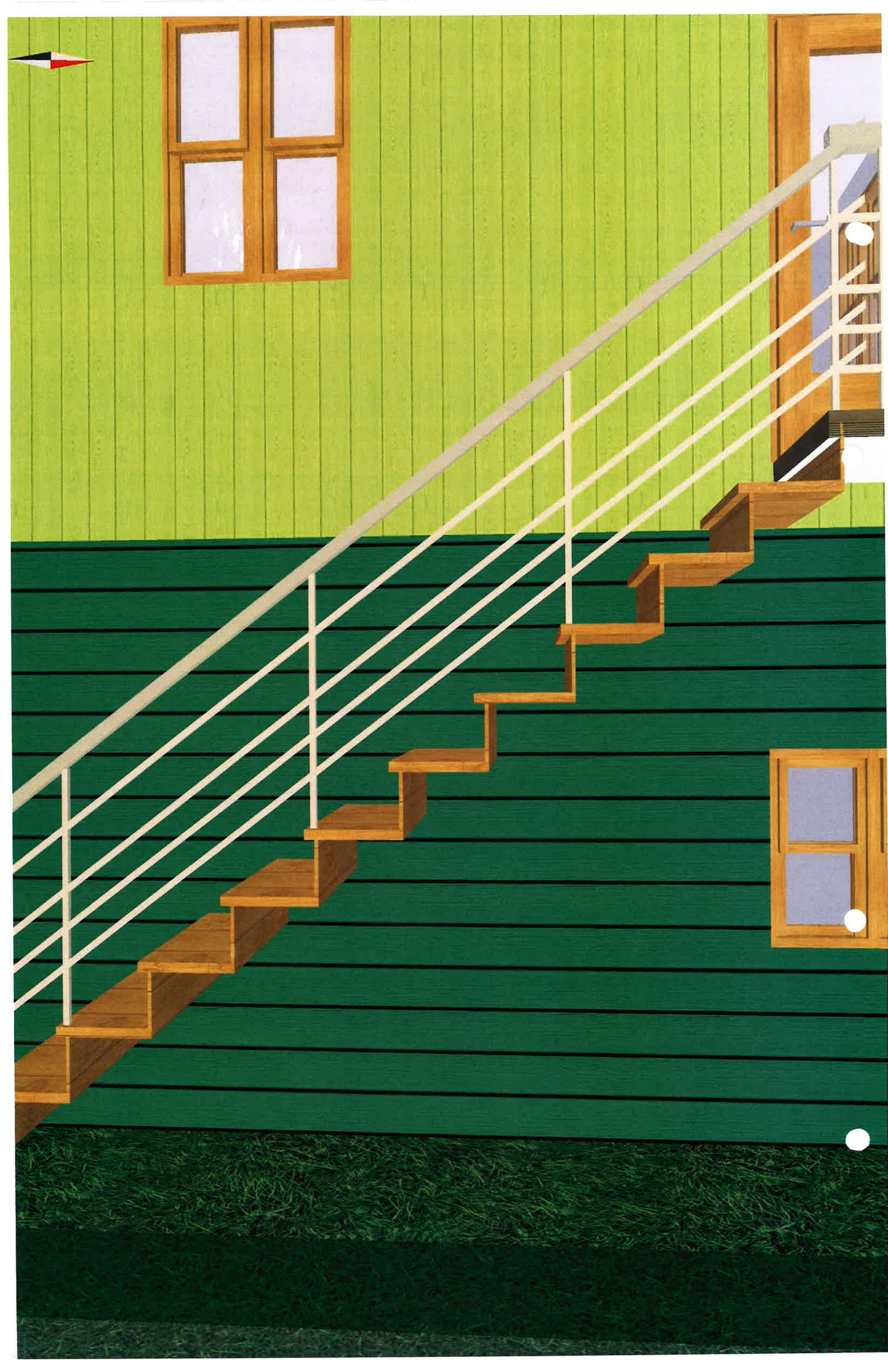
PANNA COTTA

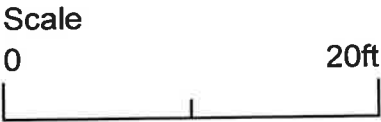
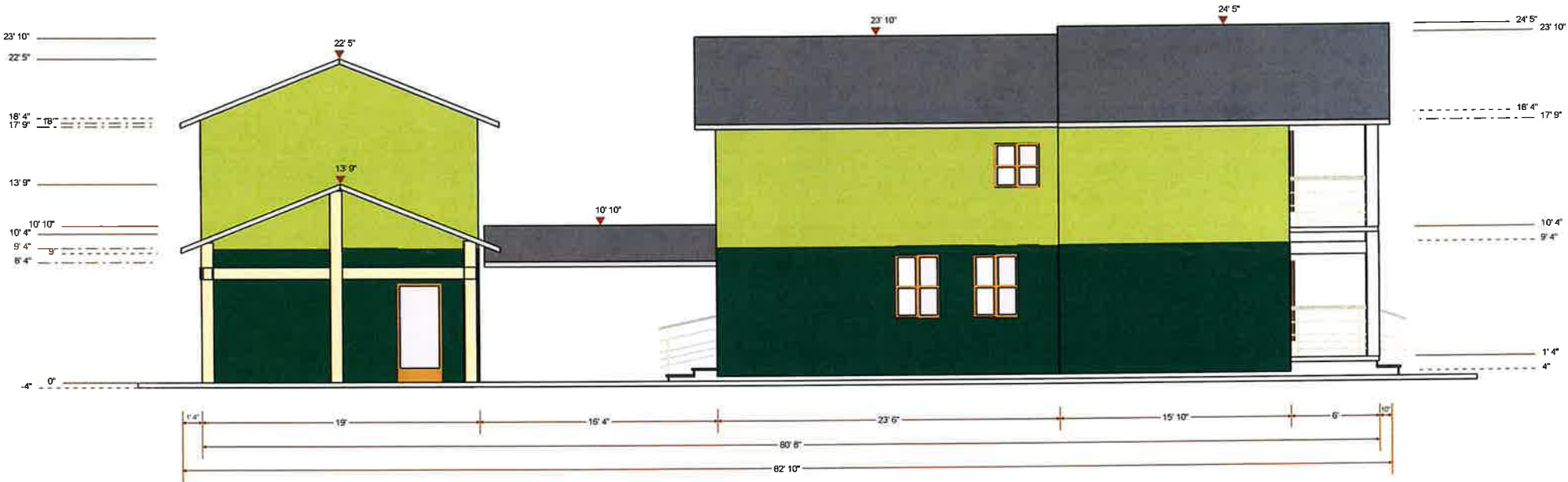


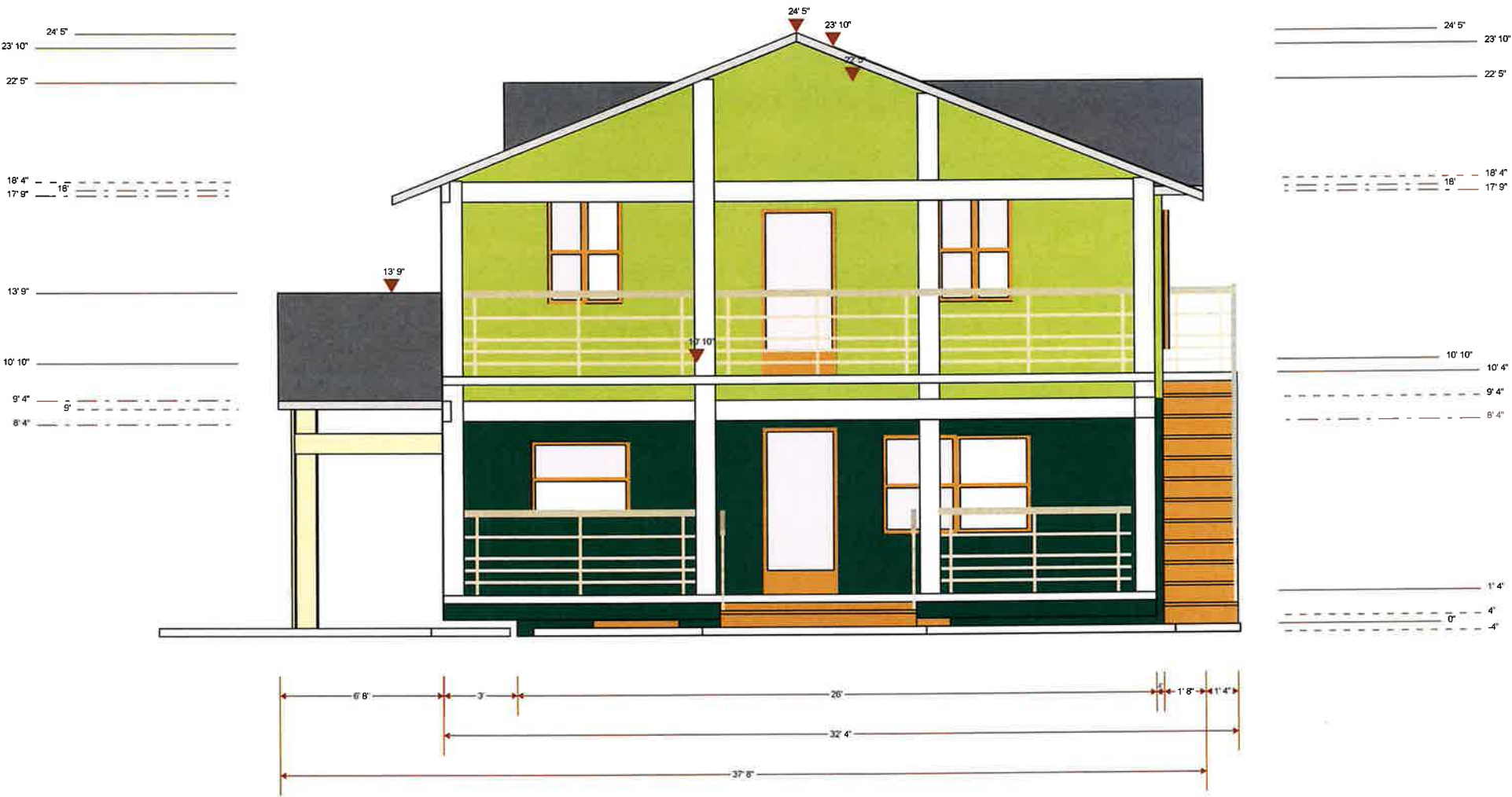


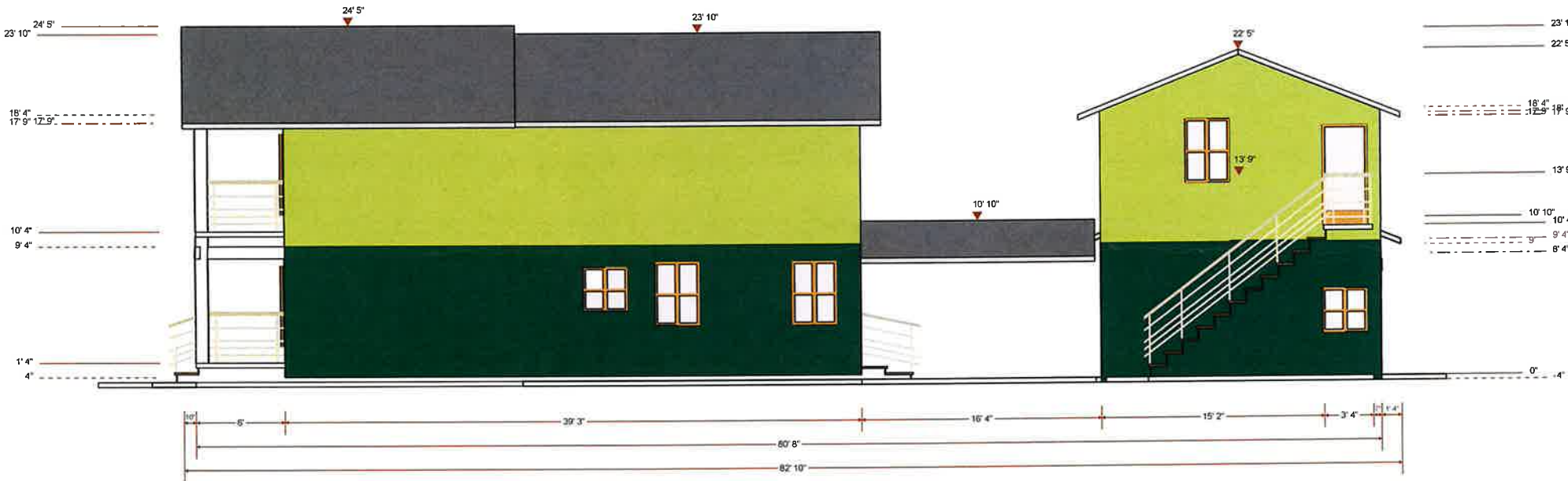


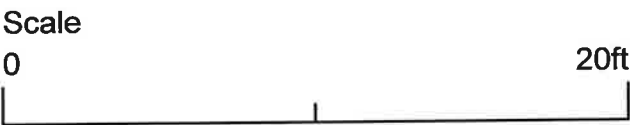
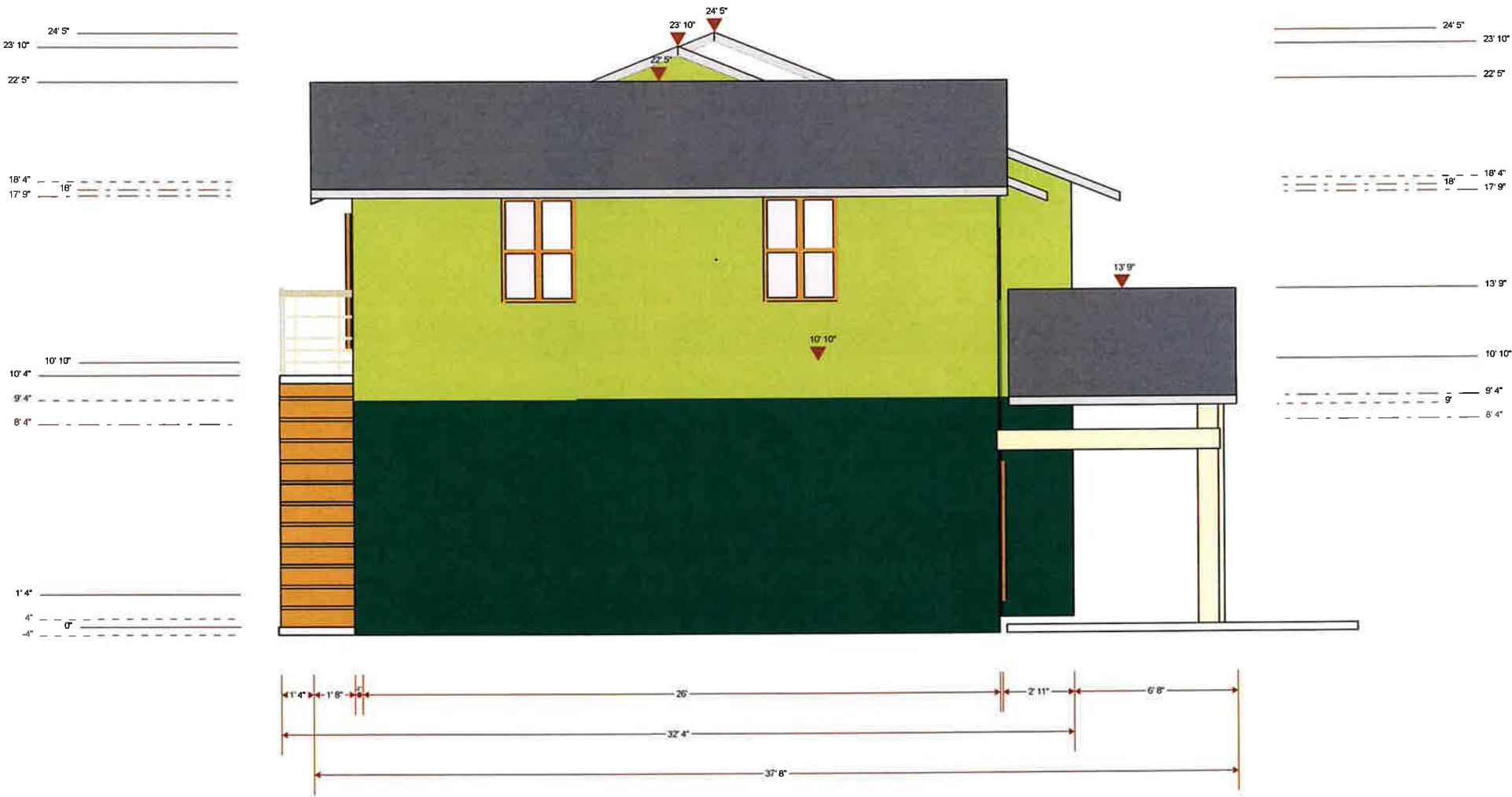














Automated Teller Machines (ATMs) in Historic Districts

DESIGN GUIDELINES FOR HISTORIC COMMERCIAL BUILDINGS

D.C. HISTORIC PRESERVATION REVIEW BOARD

ATM Installations

Installation of ATMs on the interior of historic property is preferable and encouraged in order to maintain the character of commercial storefronts. Cutting through historic masonry to insert an ATM is not appropriate, but cutting through masonry on non-contributing buildings or additions may be acceptable. Removing a primary door on historic property or inserting an ATM through a door is not appropriate. Removal or modification of a secondary door may be acceptable. ATM installations should be reversible without permanent alteration to historic masonry or storefront framing. Typically, the most appropriate method of installation results only in removal of storefront glazing that could be reinstalled if the ATM is removed. ATMs in storefronts should result in the removal of glass only the width and height of the ATM unit itself. Installing glass above and below the ATM is encouraged to retain the open quality of the storefront. Alteration of original or character-defining storefront framing to accommodate an ATM is not appropriate; installation should result in removal of glass only. Alteration of storefront framing that is noncontributing for installation of an ATM may be acceptable. However, retention of framing and removal of glass only is preferred. Installation of ATMs within projecting storefronts is discouraged. If appropriate, ATMs in projecting storefronts should maintain visibility into the building and should generally not affect more than 25% of a storefront's glazing. Digital, flashing, or back lit signs for ATMs are not appropriate for historic property. Hanging or projecting signs must have a minimum clearance of 8' clear above the public sidewalk and can project no more than 42" from the building line (most projecting storefronts already project from the building line and need to be considered when calculating the allowable projection).

FREDERICK TOWN HISTORIC DISTRICT DESIGN GUIDELINES: 2009 EDITION

B. Automatic Teller Machine s (ATMs)

1. **Definition.** Automatic teller machines, or ATMs, are unstaffed, electronic banking facilities that are generally available at all hours. An ATM may be a panel that is installed in a vestibule or on the façade of a building, frequently banks.
2. **Required review.** An ATM proposed for the exterior of a building requires Commission approval. Those located inside a building do not require Commission review.
3. **Incompatible with Historic District.** ATMs are generally incompatible with the character of the Historic District and their placement should be carefully considered prior to undergoing any rehabilitation project. The installation of ATMs can disrupt the streetscape by replacing historic character defining open storefronts with solid panels or by causing irreversible damage to historic materials. For these reasons, every effort should be made to install an ATM on the interior of a building. If an ATM cannot be located on the interior, they should be installed in a manner that is reversible and does not damage or obscure a character-defining feature of the building. ATMs should be installed on the sides and rears of buildings whenever possible.

DOWNTOWN HISTORIC DISTRICT DESIGN STANDARDS & GUIDELINES

Juneau, Alaska

ATMs

An ATM should be located inside a building when feasible. When not possible an ATM should be synthesized into a building's secondary facade. The visual impact of freestanding ATM s should be minimized. An ATM should be located inside a building or integrated into a building's facade, when feasible.

- An ATM should complement the exterior building facade.
 - Position an ATM on a secondary wall when feasible.
 - A muted color that complements the building should be considered.
- Minimize the visual impact of ATM machines.
 - Use a low-profile unit.
 - Largescale freestanding enclosures with canopies are inappropriate within the district.

Bold contrasting colors on machines are inappropriate.

CITY OF NEW ORLEANS HISTORIC DISTRICT LANDMARKS COMMISSION

Guidelines for Commercial Buildings

WALK-UP SERVICES

Walk-up services include automated teller machines (ATMs), pay telephones, vending machines and take-out windows. The installation of these services should not include the removal of historic building fabric or negatively impact the historic character of the building. When considering the addition of a walk-up service, it is preferred if they are located at the interior of the building, such as an ATM lobby. The modification of historic building materials should be avoided and the features installed should be sympathetic to the historic building. The locations of these services should be discreet and unobtrusive, and the overall building design should be considered as part of the process. In addition, power and other supply services, such as conduit, junction boxes and water supplies, should be concealed and not mounted on the exterior of the building. It should also be noted that many of these services also require protective coverings, such as awnings or canopies in addition to lighting. The addition of canopies or awnings and lighting should comply with the applicable sections in the Guidelines.

Types

Freestanding or In-wall



ATMS in Disguise





SOIS #2

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.





DEFINITION - Automatic Teller Machines, or ATMs - unstaffed, mechanized consumer banking devices that are generally available at all hours. An ATM may be a panel that is installed in a vestibule or on the façade of a building, frequently banks.

ATMs are generally incompatible with the character of the Historic District and their placement should be carefully considered prior to undergoing any rehabilitation project. The installation of ATMs can disrupt the streetscape by replacing historic character defining open storefronts with solid panels or by causing irreversible damage to historic materials. For these reasons, every effort should be made to install an ATM on the interior of a building. If an ATM cannot be located on the interior, they should be installed in a manner that is reversible and does not damage or obscure a character-defining feature of the building. ATMs should be installed on the sides and rears of buildings whenever possible. Freestanding ATM enclosures are not permitted.