



**AGENDA
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
SEPTEMBER 20, 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 JUNE 21, 2018 REGULAR MEETING MINUTES.**
 - 2.2 REVIEW AND APPROVAL OF AUGUST 1, 2018 SPECIAL MEETING MINUTES.**
- 3. OLD BUSINESS**
 - 3.1 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 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 Postponed to October 18, 2018 Regular Meeting
HDC 2018-33: SCOTT & 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)*
 - 3.4 HDC 2018-37: J. TANDY MORTON, AGENT FOR OLD TOWN PROPERTIES - LOTS 11 & 12, BLOCK 19, OLD TOWN**
Certificate of Approval (COA) to construct a two-story, single-family dwelling. *(Quasi-Judicial)*
 - 3.5 HDC 2018-06: ROBERT D. & LISA ANN SALA - 1130 WHITE STREET**
Amendment to previously approved Certificate of Approval (COA) to allow for relocation of proposed accessory dwelling. *(Quasi-Judicial)*
- 4. NEW BUSINESS**
 - 4.1 HDC 2018-39: WILLIAM LORD - 23 S. 5TH STREET**
Certificate of Approval (COA) to construct a 2-car garage with unfinished storage/studio space above; construct new porch and breezeway at south elevation; infill existing porch at north elevation with windows; install new shell driveway. *(Quasi-Judicial)*

- 4.2 **HDC 2018-40: ALACHUA GROUP, LLC - 201 ALACHUA STREET**
Certificate of Approval (COA) to demolish a non-contributing primary structure. (*Quasi-Judicial*)
- 4.3 **HDC 2018-41: ROBERT & DEBORAH WESTHOUSE - 1122 WHITE STREET**
Certificate of Approval (COA) to construct a 1,166 square foot, 1-story dwelling. (*Quasi-Judicial*)
- 4.4 **HDC 2018-42: MIRANDA ARCHITECTS, AGENT FOR ST. MICHAEL CATHOLIC CHURCH - 505 BROOME STREET**
Variance from Land Development Code section 7.01.04(B)6 Parking Standards & Parking Lot Design: On Street Parking. (*Quasi-Judicial*)

5. STAFF-APPROVED CERTIFICATES OF APPROVAL

- 5.1 **HDC SA 2017-63: JAMES & WENDY GRANTHAM - 202 S. 6TH STREET - AMENDMENT** to previously approved COA: 6 month extension.
- 5.2 **HDC SA 2018-58: JEREMIAH GLISSON, AGENT FOR CITY OF FERNANDINA BEACH - 25 N. 4TH STREET** - Installation of Tremco roofing on portion of the Library building (white).
- 5.3 **HDC SA 2018-59: DARREN ALLEN, AGENT FOR GARY FASANO - 306 CENTRE STREET** - Exterior installation of sandwich board, steel tables, and aluminum chairs.
- 5.4 **HDC SA 2018-60: JEREMIAH GLISSON, AGENT FOR CITY OF FERNANDINA BEACH - 25 N. 4TH STREET** - Installation of two Nova Charge electric vehicle charging stations.
- 5.5 **HDC SA 2018-61: FRED VOSS, AGENT FOR ROBERTO PESTANIA - 22 & 20 S. 4TH STREET** - Extension of patio using Low Country Brick Pavers in color Canyon.
- 5.6 **HDC SA 2018-62: RICHARD MARK BOYLES, AGENT FOR FIRST PRESBYTERIAN CHURCH OF FERNANDINA BEACH, INC. - 510 ALACHUA STREET** - Installation of new midspan beam and piers in crawlspace area.

6. BOARD BUSINESS

- 6.1 **REAPPOINTMENT OF MICHAEL HARRISON**
- 6.2 **NOMINATION AND APPOINTMENT OF CHAIR**

7. STAFF REPORT

8. PUBLIC COMMENT

9. ADJOURNMENT

NEXT HDC REGULAR MEETING IS SCHEDULED FOR OCTOBER 18, 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.



**MINUTES
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
JUNE 21, 2018**

1. CALL TO ORDER – 5:00 PM

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT:

William Tilson (Vice Chair)
Angela Jones Conway

Robert Erickson
Michael Spino

MEMBERS ABSENT:

Michael Harrison (Chair)
Benjamin Morrison (Alt 2)

James Pozzetta (Alt 1)

OTHERS PRESENT

Tammi Bach, City Attorney
Sal Cumella, Historic Preservation Planner
Samantha Rogic, Recording Secretary

In Chair Harrison's absence, Vice Chair Tilson was seated as Acting Chair.

2. APPROVAL OF MINUTES – Historic District Council Regular Meeting – April 19, 2018

ACTION TAKEN: A motion was made by Member Conway, seconded by Member Spino, to approve the April 19, 2018 meeting minutes as presented.

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

3. OLD BUSINESS

3.1 ST. MICHAEL CATHOLIC CHURCH C/O JOSE MIRANDA, 505 BROOME STREET (HDC 2018-20) – Conceptual Certificate of Approval (COA) to construct an approximately 6,300 sf primary structure and associated parking lot. (Quasi-Judicial).
Item postponed to the July 19, 2018 regular meeting.

3.2 ST. MICHAEL CATHOLIC CHURCH C/O JOSE MIRANDA, 505 BROOME STREET (HDC 2018-17) – 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).
Item postponed to the July 19, 2018 regular meeting.

4. NEW BUSINESS

4.1 PRESENTATION – BROCKINGTON – Fernandina Beach Historic Resource Survey Update

4.2 CHADWICK J. WYKLE & MICHAEL T. FLANAGAN C/O COTNER ASSOCIATES, INC., 310 ESCAMBIA STREET (HDC 2018-22) – Certificate of Approval (COA) to construct a two-story accessory dwelling (250 sq. ft. footprint). (Quasi-Judicial)
Mr. John Cotner, representative to the applicant, spoke to the item and was available to answer questions from the Board.

ACTION TAKEN: A motion was made by Member Conway, seconded by Member Erickson to approve HDC case number 2018-22 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2018-22, 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 **316 CENTRE STREET LLC C/O COTNER ASSOCIATES, INC. ARCHITECTS, 316 CENTRE STREET (HDC 2018-24) – Certificate of Approval (COA) to rehabilitate a contributing primary structure. (Quasi-Judicial).**

Mr. John Cotner, representative for the applicant, spoke to the item and was available to answer questions from the Board.

ACTION TAKEN: A motion was made by Member Erickson, seconded by Member Conway, to approve HDC case number 2018-24 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2018-24, 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.

- 4.4 **MARVIN E. & AGNES WHITE SWAILS C/O JOHN H. DODD ARCHITECT INC., 502 BROOME STREET (HDC 2018-25) – Certificate of Approval (COA) to construct a 1-story addition and fence. (Quasi-Judicial).**

Mr. John Dodd, representative for the applicant, spoke to the item and was available to answer questions from the Board.

ACTION TAKEN: A motion was made by Member Spino, seconded by Member Erickson, to approve HDC case number 2018-25 with the condition that materials list be submitted to Staff for approval and are consistent with existing structures and guidelines; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2018-25, with conditions, 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.

- 4.5 **GEORGE A. & DAPHNE C. MOELLER C/O COTNER ASSOCIATES, INC. ARCHITECTS, 416 N. 3RD STREET (HDC 2018-26) – Certificate of Approval (COA) for the demolition of a 1-story addition; construction of a 2-story addition; replacement of roof with galvalume metal roof. (Quasi-Judicial).**

Mr. John Cotner, representative for the applicant, spoke to the item and was available to answer questions from the Board.

ACTION TAKEN: A motion was made by Member Conway, seconded by Member Spino, to approve HDC case number 2018-26 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2018-26, 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.

- 4.6 **ROGERS TOWERS, P.A. C/O ALACHUA GROUP, LLC, AGENT FOR ALACHUA LAND & CATTLE, LLC, 201 ALACHUA STREET (HDC 2018-27) – Variance from Land Development Code Section 6.02.24(E) Standards for Outdoor Amusements. (Quasi-Judicial).**

Continued to the July 19, 2018 regular meeting as requested by the Applicant.

- 4.7 **NANCY ROSSITER, 216 S. 7TH STREET (HDC 2018-28) – Variance from Land Development Code Sections 11.01.05(F) Requirements for Subdivision Plats (Preliminary and Final); Table**

4.02.01(J). *Design Standards for Lots; Table 4.02.03(E). Standards for Building Heights and Setbacks. (Quasi-Judicial).*

Using a slideshow presentation, Ms. Nancy Rossiter, the applicant, gave information and details specific to the requested action.

The following individuals spoke in support of granting the Variance: Ms. Deborah Winter, Ms. Judy Gullede, Ms. Rozell Blackmore, Ms. Reha London.

ACTION TAKEN: A motion was made by Member Spino, seconded by Member Erickson, to deny HDC case number 2018-28 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2018-28, as presented, 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.

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 **NINA WEST C/O MICHAEL RICHARDSON, 24 S. 10TH STREET (HDC 2017-18) – *Extension of COA (new expiration date November 25, 2018).***
- 5.2 **LARISSA KWIATKOWSKI & ALICIA WATSON, 818 SAN FERNANDO STREET (HDC SA 2018-37) – *Replace damaged roof with GAF architectural shingles in Driftwood.***
- 5.3 **JACOB CARVER C/O ROOFCRAFTERS ROOFING LLC, 110 S. 5TH STREET (HDC SA 2018-39) – *Replace roof with GAF Timberline HD Shingles in Weatherwood.***

6. BOARD BUSINESS

- 6.1 **SEATING MR. JAMES POZZETTA AS A VOTING MEMBER**
ACTION TAKEN: Passed by unanimous voice vote.

SEATING MR. BENJAMIN MORRISON AS ALTERNATE #1
ACTION TAKEN: Passed by unanimous voice vote.

7. STAFF REPORT

- 7.1 **ATM STANDARDS**
Continued to the July 19, 2018 regular meeting.

8. PUBLIC COMMENT

9. ADJOURNMENT – 7:36 PM

Samantha Rogic, Secretary

Michael Harrison, Chair



**MINUTES
HISTORIC DISTRICT COUNCIL
SPECIAL MEETING
August 1, 2018**

1. CALL TO ORDER – 5:00 PM

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT:

James Pozzetta	Robert Erickson
Angela Jones Conway	Michael Spino
Benjamin Morrison (Alt 1)	

MEMBERS ABSENT:

Michael Harrison (Chair)

OTHERS PRESENT

Tammi Bach, City Attorney
Sal Cumella, Historic Preservation Planner
Samantha Rogic, Recording Secretary

In Chair Harrison's absence, Member Spino was seated as Acting Chair.

2. APPROVAL OF MINUTES

- 2.1 *February 15, 2018 Regular Meeting*
- 2.2 *May 24, 2018 Regular Meeting*

ACTION TAKEN: A motion was made by Member Conway, seconded by Member Morrison, to approve the minutes as presented.

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

3. OLD BUSINESS

- 3.1 **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).***
Item postponed to the August 16, 2018 regular meeting.
- 3.2 **HDC 2018-20: MIRANDA ARCHITECTS, AGENT FOR ST. MICHAEL CATHOLIC CHURCH – 505 BROOME STREET – *Conceptual Certificate of Approval (COA) to construct an approximately 6,300 sf primary structure and associated parking lot. (Quasi-Judicial).***
Item postponed to the August 16, 2018 regular meeting.
- 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)***
Mr. Douglas Kohlman, representative for the applicant, spoke to the item and was available to answer questions from the Board.

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Pozzetta, to approve this amendment to HDC case number 2017-36 without conditions; AND 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 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.

- 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)**

Mr. Jody Driggs of Silling Architects, provided information and details specific to the project and was available to answer questions from the Board.

Mr. Wayne Kelly, Mechanical Engineer, President of MB Cummings Engineers, provided information and details specific to the proposed HVAC system.

The following individuals spoke in opposition of the request: Mr. Jack Kriesel, Christopher Neri.

ACTION TAKEN: A motion was made by Member Erickson, seconded by Member Morrison, to approve HDC case number 2018-16 without conditions; AND 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 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.

- 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)

Mr. Jon Lassere, representative for the applicant, provided information and details specific to the request and was available to answer questions from the Board.

Mr. Tim Poynter, the applicant, described his proposed project and was available to answer questions.

The following individuals spoke in support of the item: Ms. Arlene Filkoff; Robin Springer of Yulee.

ACTION TAKEN: A motion was made by Member Conway, seconded by Member Erickson, to approve HDC case number 2018-27 with comments; AND 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 substantially compliant with the Land Development Code, and the Waterfront Community Redevelopment Area Guidelines to warrant approval at this time.

4. NEW BUSINESS

- 4.1 **HDC 2018-29: HALL INVESTMENTS - 231 N. FRONT STREET – Certificate of Approval (COA) to demolish ice house. (Quasi-Judicial)**

Richard Higginbotham, the applicant, gave information and details specific to the requested action, and was available to answer questions from the Board.

ACTION TAKEN: A motion was made by Member Erickson, seconded by Member Pozzetta, to approve HDC case number 2018-29 without conditions; AND 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 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.

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

- 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)

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Conway, to approve HDC case number 2018-30 without conditions; AND 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 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.

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

- 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)*
Mr. Jose Miranda, Miranda Architects, gave information and details specific to the proposed project and was available to answer questions from the Board.

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Morrison, to approve HDC case number 2018-31 without conditions; AND 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 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.

- 4.4 **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)*
Mr. Jose Miranda, Miranda Architects, gave information and details specific to the proposed project and was available to answer questions from the Board.

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Conway, to approve HDC case number 2018-32 with the condition that the door remain a door and not a window as presented in the plans, and that the existing windows be restored and maintained as much as possible; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2018-32, with comments, 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.

- 4.5 **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)*
Mr. Scott Jones, the applicant, was present to give information and details specific to the proposed project and was available to answer questions from the Board.

ACTION TAKEN: A motion was made by Member Erickson, seconded by Member Conway, to continue HDC case number 2018-33 to the September 20, 2018 regular meeting of the HDC.

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 **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**

SA2018-41) *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**
ACTION TAKEN: A motion was made by Member Conway, seconded by Member Morrison, to seat Member Michael Spino as Vice Chair.
Motion passed by unanimous voice vote.
- 6.2 **REAPPOINTMENT OF MEMBERS CONWAY AND POZZETTA**
ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Erickson to reappoint Members Conway and Pozzetta.
Motion passed by unanimous voice vote.

7. STAFF REPORT

- 7.1 **ATM STANDARDS**
Using a slideshow presentation, Mr. Cumella addressed ATM Standards.

DRAFT

Ms. Arlene Filkoff spoke to this item.

8. PUBLIC COMMENT

9. ADJOURNMENT – 8:05 PM

Samantha Rogic, Secretary

Michael Spino, Acting Chair



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2018-17
SEPTEMBER 20, 2018

Owner/Applicant:	Miranda Architects, agent for St. Michael Catholic Church				
Property Address:	505 Broome Street				
Requested action:	Variance from Land Development Code section 4.02.03(E) <i>Standards for Building Heights and Setbacks to reduce front yard setback from 25' to 15'</i>				
Current zoning:	R-2				
FLUM land use category:	Medium Density Residential				
Existing uses on the site:	Office (religious)				
FL Master Site File #	N/A				
Year Built:	1973 (NCPA)				
Contributing Status:	Non-Contributing				
Adjacent Properties:	North	Parking/Office	R-2	c.1900	St. Michael Church
	South	Single-Family Residential	R-2	c.1884	
	East	Single-Family Residential	R-2	c.1900	
	West	Church	R-2	c.1882	St. Michael Church

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 non-contributing resource was built as a single-family residence in 1973.

The applicant is seeking to demolish this structure and construct a new structure on the property. That application for demolition (HDC 2018-18) was approved by the HDC on May 24, 2018.

The property is zoned R-2, which has a required front-yard setback of 25-feet a per LDC 4.02.03(E) *Standards for Building Heights and Setbacks*.

The applicant is requesting a reduction of the front-yard setback to **15'**.

APPLICABLE GUIDELINES:

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

4.02.00 DESIGN STANDARDS FOR BASE ZONING DISTRICTS

4.02.03 *Standards for Buildings and Building Placement*

Table 4.02.03(E) *Standards for Building Heights and Setbacks*

Zoning District	Maximum Building Height (ft.) ¹	Minimum Setback			
		Front (ft.)	Side ²	Rear (ft.)	Corner Lot (side abutting street) (ft.) ³
R-2	35	25	10% of lot width	20	15

1. A building on any lot within 800 feet of the mean high water line of the Atlantic Ocean shall not exceed thirty-five (35) feet in height.

2. Each side yard setback shall be increased by one-half (½) foot for each one (1) foot, or fraction thereof, of building heights above twenty-five (25) feet.

3. Buildings shall not encroach into the required clear visibility triangle at intersections, as set forth in Section 7.01.08.

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:

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>"Special conditions exist for this project as site is located in Downtown Historic District. Proposed front yard setback reduction will make new construction more compatible with historic context."</i>	Staff agrees with applicant's response.	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>"Approval of variance request DOES NOT convey a special privilege to the applicant. Variances from setbacks in Historic District is available to all other properties in the district."</i>	Staff agrees with applicant's response. Based on the setbacks of the other structures on block, this site would also qualify for setback reduction through a context-sensitive review.	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 contemporary building setbacks prevents any new construction from complying with historic context ie, relationship of buildings to the street and to property lines."</i>	Staff agrees with applicant's response.	YES

4. Minimum Variance The variance requested is the minimum variance needed that will make possible the reasonable use of the land, structure, or building.	<i>"Variance requested is the minimum required to make relocation project viable. This includes relocation of existing parkin lot, on site storem water drainage, and savin existing large trees on site."</i>	Staff agrees with applicant's response.	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>"The variance process for historic properties through the Historic District Council is a necessity in order to make new construction compatible with the historic character of the Downtown Historic District."</i>	Staff agrees with applicant's response.	YES
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 the surrounding properties and will not cause injury to area involved or otherwise be detrimental to the public health, safety and welfare or environment."</i>	Staff agrees with applicant's response.	YES

Staff finds that the proposed reduction of the front yard setback is in keeping with the context of the neighborhood and the historic building pattern. Staff finds that all six of the required criteria are met, meeting the requirements for granting this variance. The applicant has submitted additional responses to the supplemental questions outlined in the Land Development Code section 10.02.03 (see Exhibit 1). These questions address the variance specifically in terms of the Historic District and necessity of a variance to allow adaptive use of historic structures and sites. The applicant's responses demonstrate the need for the variance as a minimum variance to achieve the adaptive use of this overall site and allow for the relocation of the Liberty Billings house on the adjacent parcel. These supplemental questions were created to allow the Board to take into account the unique building pattern and circumstances that exist within the Downtown Historic District.

This reduction in setbacks could also have been achieved through an administrative process called a Context Sensitive Review. The applicant and staff felt that bringing this variance to the Historic District Council was important for the board to have a better understanding of the overall project. Granting this variance preserves the historic building pattern and allows the other elements of this project, including the relocation and rehabilitation of the Liberty Billings House, to occur in a more thoughtful manner.

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 2018-17

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2018-17 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 2018-17, 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 2018-17 Application and Backup Materials

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

HDC 2018-17

EXHIBIT 1

Application & Backup Materials

OFFICE USE ONLY

REC'D: 3/22/18 BY: 8
 PAYMENT: \$ 650 TYPE: 43554
 APPLICATION #: 2018-000430
 CASE #: HDC 2018-17
 BOARD MEETING DATE: April 2018
19th



APPLICATION FOR VARIANCE FROM THE LDC

APPLICANT INFORMATION

Owner Name: St. Michael Catholic Church
 Mailing Address: 505 Broome St., FB, FL 32034
 Telephone: 261-3472 Fax: _____
 Email: _____

Agent Name: Jose Miranda % Miranda Architects
 Mailing Address: 309 1/2 Centre St., Suite 206, FB, FL 32034
 Telephone: 261-4586 Fax: _____
 Email: jmiranda@mirandaarchitects.com

PROPERTY INFORMATION

Street Address: 505 Broome Street
 Parcel Identification Number(s): 00-00-31-1800-0032-0010
 Lot Number: 1, 2, 116 Block Number: 32

PROJECT INFORMATION

Variance(s) requested from LDC Section(s): LDC 4.02.03

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

Reduction of Front Yard Setback from 25' to 15'
To permit construction of new building in keeping with
context setbacks of neighboring properties on Broome St.

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.

See Attached.

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.

☒ 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.

3/19/18
Date

[Signature]
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU } ss

Subscribed and sworn to before me this 19th day of March, 2018.
[Signature] LEAH HALL
Notary Public: Signature Printed Name



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

My Commission Expires

Personally Known X OR Produced Identification _____ ID Produced: _____



M I R A N D A
a r c h i t e c t s

VARIANCE APPLICATION TO HDC
505 BROOME STREET, FERNANDINA BEACH, FL
March 19, 2018

GENERAL VARIANCE CRITERIA

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.

Special conditions exist for this project as site is located in Downtown Historic District. Proposed front yard setback reduction will make new construction more compatible with historic context.

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.

Approval of variance request DOES NOT convey a special privilege to the applicant. Variances from setbacks in Historic District is available to all other properties in the 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.

Literal interpretation of contemporary building setbacks prevents any new construction from complying with historic context ie, relationship of buildings to the street and to property lines.

4. MINIMUM VARIANCE:

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

Variance requested is the minimum required to make relocation project viable. This includes relocation of existing parking lot, on site storm water drainage, and saving existing large trees on site.

5. GENERAL HARMONY:

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

The variance process for historic properties through the Historic District Council is a necessity in order to make new construction compatible with the historic character of the Downtown Historic District.

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 the surrounding properties and will not cause injury to area involved or otherwise be detrimental to the public health, safety and welfare or environment.

APPENDIX A CRITERIA

TAB A

1. PUBLIC INTEREST:

A variance would not be contrary to the public interest, safety, or welfare.

Granting the variance is NOT contrary to the public interest, safety and welfare.

2. SPECIAL CONDITIONS:

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.

Special conditions exist for this project as site is located in Downtown Historic District. Proposed front yard setback reduction will make new construction more compatible with historic context.

3. LITERAL INTERPRETATION:

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.

Literal interpretation of the provision of the LDC's contemporary building setbacks prevents any new construction or relocation of historic buildings from complying with historic context ie, relationship of buildings to the street and to property lines.

4. MINIMUM VARIANCE:

The variance requested is the minimum necessary to preserve the historic character of a historic site or of a historic district.

Variance requested is the minimum required to make relocation project viable.

5. ALTERATION:

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.

Not Applicable

6. NEW CONSTRUCTION:

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.

New construction required front yard setback variance in order for building to be compatible with historic building setbacks along Broom Street.

TAB B -- ADAPTIVE RE-USE

1. PUBLIC INTEREST:

A variance would not be contrary to the public interest, safety, or welfare.

Not Applicable.

2. HISTORIC CHARACTER:

The variance would not significantly diminish the historic character of the Historic District or Site.

The variance WOULD NOT significantly diminish the historic character of the Downtown Historic District.

3. MINIMUM VARIANCE:

That the variance requested is the minimum necessary to effect the adaptive reuse of an existing structure or site.

Variance requested is the minimum required to make relocation project viable.

4. PROPOSED DESIGN:

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.

Not Applicable.



**OWNER'S AUTHORIZATION
FOR AGENT REPRESENTATION**

I /WE St. Michael Catholic Church

(print name of property owner(s))

hereby authorize: Jose Miranda, Architect

(print name of agent)

to represent me/us in processing an application for: HDC Variance
(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.

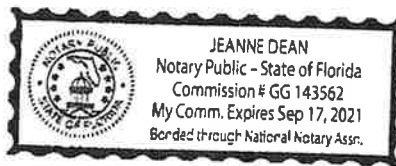
Jose Kallukalam
(Signature of owner)

(Signature of owner)

Rev. Father Jose Kallukalam
(Print name of owner)

(Print name of owner)

STATE OF FLORIDA }
COUNTY OF NASSAU } ss



Subscribed and sworn to before me this 13 day of March, 2018.

Jeanne Dean
Notary Public: Signature

JEANNE DEAN
Printed Name My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: ☐

NASSAU

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

Property Search Sales Search Nassau Home

OWNER NAME	DIOCESE OF ST AUGUSTINE	PARCEL NUMBER	00-00-31-1800-0032-0010
MAILING ADDRESS	C/O CATHOLIC CENTER 11625 OLD ST AUGUSTINE RD	TAX DISTRICT	FERNANDINA BEACH (DISTRICT 2)
		MILLAGE	20.2467
		PROPERTY USAGE	CHURCHES
	JACKSONVILLE, FL 32258	DEED ACRES	0
LOCATION ADDRESS	505 BROOME ST	HOMESTEAD	N
	FERNANDINA BEACH 32034	PARCEL MAP RECORD	MAP THIS PARCEL
SHORT LEGAL	BLOCK 32 LOTS 1 2 & 16 IN OR 209 PG 287 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	\$221,375
LAND VALUE AGRICULTURAL	\$0
TOTAL BUILDING VALUE	\$88,274
TOTAL MISC VALUE	\$29,439
JUST OR CLASSIFIED TOTAL VALUE	\$339,088
ASSESSED VALUE	\$299,444
EXEMPT VALUE	\$299,444
TAXABLE VALUE	\$0

Land Information

LAND USE	LAND UNITS	LAND UNIT TYPE	SEC-TWN-RNG
CHURCH 007100	100	FF	21-3N-28

Building Information

TYPE	TOTAL AREA	HEATED AREA	BED ROOMS	BATHS	PRIMARY EXTERIOR	SECONDARY EXTERIOR	HEATING	COOLING	ACTUAL YEAR BUILT	BUILDING SKETCH
OFFICE LOW	2,735	1,886	2	2	ABOVE AVG.	COMMON BRK	AIR DUCTED	FORCED AIR	1973	SHOW SKETCH

Miscellaneous Information

DESCRIPTION	DIMENSIONS L x W	UNITS	YEAR BUILT
CONCRETE B	0 X 0	805	1973
CONCRETE B	58 X 4	232	1993
CONCRETE A	0 X 0	24	1993
A/C UNIT	0 X 0	1	1998
CONCRETE A	33 X 4	132	2005

Sales Information

SALE DATE	BOOK / PAGE	BOOK / PAGE	PRICE	INSTRUMENT	QUALIFICATION	IMPROVED? (AT TIME OF SALE)	GRANTOR	GRANTEE
01/01/1975	209/287	209/287	46500	WD	Q	Y		
01/01/1972	121/588	121/588	4000	WD	Q	N		



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2018-20
SEPTEMBER 20, 2018

Owner/Applicant:	Miranda Architects, agent for St. Michael Catholic Church				
Property Address:	505 Broome Street				
Requested action:	Conceptual Certificate of Approval (COA) to construct an approximately 5,978 primary structure and associated parking lot				
Current zoning:	R-2				
FLUM land use category:	Medium Density Residential				
Existing uses on the site:	Office (religious)				
FL Master Site File #	N/A				
Year Built:	N/A				
Contributing Status:	Non-Contributing				
Adjacent Properties:	North	Parking/Office	R-2	c.1900	St. Michael Church
	South	Single-Family Residential	R-2	c.1884	
	East	Single-Family Residential	R-2	c.1900	
	West	Church	R-2	c.1882	St. Michael Church

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 to construct an approximately 5,978 square foot parish office building and associated parking lot.

HDC 2018-20 has been continued from the May 24th HDC meeting to allow the applicant the opportunity to address the Board's comments.

The applicant has revised the proposed plans to address concerns and is seeking conceptual approval.

Issues relating to parking, drainage, and landscaping are currently being addressed through the Technical Review Committee's review of this project. Comments from this review may drive changes to the final submission of this project.

The applicant has also submitted an application for a variance from Land Development Code section 7.01.04 *Parking Standards and Parking Lot Design* (HDC 2018-42) and a variance from Land Development Code section 4.02.03 (E) *Standards for Building Heights and Setbacks* (HDC 2018-17), which will be heard concurrently.

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

2.01.05 Medium Density Residential (R-2)

The R-2 District is intended for the development, redevelopment, or maintenance of stable medium-density residential neighborhoods. The medium-density residential designation includes a mixture of single- and multi-family structure types.

2.02.03 Historic District Overlays

The Historic District Overlays are intended to preserve the form, function, image, residential balance, and ambiance of the historic Centre Street and surrounding area as the ceremonial, civic, and cultural center of the City. The Overlays also cover the Old Town Historic District as well as the Amelia Island Lighthouse, Oxley-Heard Funeral Home, and Peck Center. The Historic District Overlay Boundaries are incorporated by reference through City of Fernandina Beach Ordinance numbers 526, 749, 846, 1995-12, 1997-24, and 2010-24. Areas within the Historic District Overlays shall be planned and managed following the guidelines established for the construction and renovation of buildings and use of land within the Historic Districts.

6.02.25 Religious Uses and Facilities

- A. Religious uses and facilities are allowable in the RE, R-1, RLM, R-2, R-3, OT-1, OT-2, and MU-1 zoning districts, subject to the standards of the zoning district and the supplemental standards set forth in this section.
- B. The primary use for a site developed for religious uses is worship. Worship is a form of religious practice with its creed and ritual.
- C. Uses and activities other than worship shall be considered accessory uses and shall be clearly ancillary to the primary use. Such uses and activities shall be limited to religious instruction (such as "Sunday School," Bible school, or similar instruction or study typically associated with the religion); offices to support the religious facility; child or adult day care, subject to the standards of Section 6.02.25(F); private academic school, subject to the standards of Section 6.02.25(G); fellowship hall,

with or without a kitchen, subject to the standards of Section 6.02.25(H), (which may be known as a community center, activity hall, or life center); cemeteries regulated as set forth in Section 6.02.06; and individual meeting spaces.

D. All accessory uses are subject to the following requirements:

1. The accessory use shall be owned and operated only by the owner of the primary use.
2. The facility housing the accessory use shall meet all local, State, or federal standards.
3. The owner of the primary use shall obtain any licenses required to conduct the accessory use. Any approval of the accessory use shall be contingent upon receipt of all licenses.
4. Audio amplification systems, including, but not limited to, telephone loudspeakers or paging systems, shall be located to ensure that they cannot be heard on adjacent properties.
5. All outdoor activities shall occur no earlier than 8:00 a.m. and no later than 10:00 p.m.
6. All exterior lighting shall be directed or shielded to avoid illumination of adjacent properties.

7.01.04 Parking Standards and Parking Lot Design

A. Parking space requirements

1. Minimum off-street vehicular parking spaces shall be provided at the time of the construction of the principal building or at the time of the conversion of a building having a previously existing use to a more intensive use of the same property.
2. The minimum number of parking spaces shall conform to the standards in Table 7.01.04(A).
3. Due to the nature and character of the central business district, the provision of off-street parking will not be required, except for lodging accommodations and bed and breakfast inns. For these uses, the off-street parking requirements shall be satisfied within 1,000 feet of the property involved and as otherwise required under this chapter.
4. Calculation of required parking
 - a. Where floor area determines the amount of off-street parking required, the floor area of a building shall be the sum of the gross horizontal areas of every floor of the building, using exterior wall dimensions.
 - b. For places of public assembly, the number of seats shall be the maximum occupancy load established for the building by the Fire Marshal.
5. Requirements for off-street parking for uses not specifically mentioned in this chapter shall be the same as required for the use most similar to the one sought.
6. Any development adjacent to a public beach access shall be prohibited from interfering in any manner with the public use of the beach access, including but not limited to blocking the parking, removing parking, or interfering with the normal flow of traffic within the beach access area.
7. Off-street parking may not exceed 10% of the required parking amount on any site.
8. Up to two (2) on-site internal non-illuminated signs per business may be allowed to designate specific on-site parking areas. Signs are exempt from permitting requirements and are limited to four (4) square feet and no tall than eight (8) feet.

Table 7.01.04(A). Parking Space Requirements

Type of Use or Activity	Minimum Number of Spaces
Assembly places (religious facilities, funeral homes, schools, theaters, auditoriums, arenas, civic centers, and facilities with an auditorium, sanctuary, or gathering place, whether fixed seats or open area)	1 space per 4 seats
Offices (general, professional, or government)	1 space per 300 ft ² of gross floor area

- B. Parking Flexibility – This section recognizes that minimum parking requirements, in certain circumstances, may result in excess provision of parking. Excess parking supply results in the inefficient use of land at the expense of additional landscaped areas, civic space, enhanced site design or building area and the reduction in subsequent tax revenue and employment opportunities. Therefore, off-street parking requirements may be met through additional and alternative measures provided in this subsection. These measures shall be requested during site plan review.
1. Shared Parking Provisions
 - a. Shared parking may be applied when land uses have different parking demand patterns and can use the same parking spaces/areas throughout the day or night. Shared parking may also be applied when an existing development can demonstrate excess parking. Factors evaluated to establish shared parking arrangements shall include operating hours, seasonal/weekly/daily peaks in parking demand, the site's orientation, location of access driveways, accessibility to other nearby parking areas, pedestrian connections, distance to parking area, and availability of parking spaces.
 - b. Shared parking is subject to an agreement that addresses the following:
 1. The agreement is valid only as long as the conditions described in the application for the shared parking exist, the City must be a party identified in the agreement requiring a signature from the City Manager, and the agreement must be in a form acceptable to the City Attorney recorded with the Nassau County Clerk of Courts.
 2. A copy of the recorded agreement shall be submitted to the City Attorney and City Manager within ten (10) days of its recording.
 2. Off-Site Parking – Up to 50% of the overall required parking may be met in off-site parking areas through a shared parking agreement. The off-site parking area must be located within 600 feet walking distance of the structures' nearest public entrance. A pedestrian connection providing a safe, well lighted walking environment shall be required. No more than two (2) off-site non-illuminated signs per business shall be allowed in order to designate or direct use of off-site parking spaces. Signs are exempt from permitting requirements and are limited to four (4) square feet and no taller than eight (8) feet.
 3. Existing Sites – If the parking deficit on an existing site is within 20% of the required additional parking generated by proposed alterations or expansions in use then, those spaces may be provided in unimproved parking areas.
 4. Valet Parking – On-site or off-site valet parking is permitted. All off-site locations shall require a recorded parking agreement, meeting the requirements for shared parking arrangements. Motor vehicles may be stacked for valet operations.
 5. The City may require, or an applicant may request, the elimination of up to 20% of the required parking spaces in order to preserve specimen trees. The site plan shall show the location of all required parking and the spaces eliminated to preserve the trees.
 6. On-Street Parking – The City Manager may grant a parking waiver for use of on-street parking spaces immediately adjacent to the site of a commercial use, not to exceed 10% of the required parking spaces when the following conditions exist:
 - a. On-street parking is permitted on both sides of the right-of-way;
 - b. Sufficient improved right-of-way width is evidenced and maintained;
 - c. A linear length of at least 25 feet along the right-of-way for each alternative space;
 - d. On-street spaces shall not be located closer than 30 feet from an intersection or 15 feet from a driveway;

- e. The maximum utilization of other off-street parking alternatives for the commercial site shall be implemented prior to the granting of a parking waiver.

C. Parking lot design requirements

1. All parking areas shall be arranged for convenient access and safety of pedestrians, bicyclists, and vehicles. All new non-residential development parking lots shall be located in the side or rear of buildings. All non-residential redevelopment shall incorporate strategies for masking parking areas and creating a more pedestrian-oriented environment whereby the majority of required parking is screened through landscaping or other design strategies.
2. Parking Material: All new and redeveloping properties shall incorporate the use of pervious parking materials for a minimum of 75% of the required parking. Pervious parking materials that require regular maintenance through activities such as, vacuum sweeping, must demonstrate their ability to perform regular maintenance of the site. Pavement systems must be maintained in a smooth, well-graded, and drained condition. Parking materials may consist of standard paving, pavers and alternate paving systems. Use of grass or alternate lawn surface as parking material may be considered for up to one-third (1/3) of the required off-street parking facilities. All accessible spaces must comply with all requirements set by ADA.
3. All parking areas shall be adequately drained and maintained in a dust-proof condition. All non-residential developments parking lots shall incorporate the use of Low Impact Development (LID) facilities such as use of pervious paving materials or pervious pavers, open section drainage, vegetative swales, and bio retention basins that exhibit unique design characteristics. The design of the parking lot shall be incorporated into the development's stormwater management plan.
4. Parking areas shall be designed with consideration given to future shared parking arrangements. All non-residential site development shall be designed to allow for vehicular cross accesses to adjacent non-residential properties. Where there are existing stub-outs on adjoining properties, the site under review shall complete the connection. The cross access must be designed to the same standards as internal circulation within the parking and circulation area.
5. If the parking area is artificially lighted:
 - a. All lighting shall be designed, arranged, and constructed such that no source of such lighting is visible from any adjoining or nearby property used or zoned for residential purposes.
 - b. All lighting shall be designed, arranged, and constructed to shield public roadways and all other adjacent properties from direct illumination.
 - c. For all areas adjacent to beach areas, the lighting shall be designed, arranged, and constructed consistent with Section 3.05.02 of the LDC regarding outdoor lighting in beach areas.
6. Individual spaces and internal aisles shall be designed according to the standards below;
 - a. Parking space dimensions shall be a minimum of nine (9) feet by eighteen (18) feet.
 - b. The number, design, and location of accessible parking spaces shall comply with the ADA standards for accessible design.
 - c. The minimum width for a one-way internal aisle shall be twelve (12) feet, and the minimum width for a two-way internal aisle shall be twenty-two (22) feet.
7. When drop-off areas are provided, the drop-off area shall be fully separated from driveways and parking areas. The separate drop-off area shall allow a person to enter or exit a vehicle directly to a sidewalk abutting the entrance to an establishment.
8. The atmosphere of parking lots for all non-residential developments is intended to be park

like and shall comply with all landscaping provisions for parking areas contained in LDC Section 4.05.06. All parking areas shall be designed with landscaping and buffering which serve to reduce heat-island effect.

D. Pedestrian circulation

1. Large retail development projects shall provide parking areas that enhance pedestrian safety, efficiency, and connectivity with a clear definition between vehicular areas and pedestrian walkways.
2. Pedestrian and vehicular circulation systems are required to be adequately separated for pedestrian safety. Pedestrian connectivity between building entrances and parking areas shall be clearly indicated through the use of landscaped areas; walkways made of materials such as scored concrete, pavers, or bricks; or paint striping.
3. Internal pedestrian walkways, located between two (2) rows of parking spaces and not in the vehicular aisles, shall be provided at focal points of pedestrian activity, such as store entrances. Additionally, such walkways shall be at least five (5) feet wide and shall include landscaping adjacent to the walkways.
4. New and redeveloping non-residential properties shall, where feasible, be required to provide or enhance pedestrian connectivity to adjacent residential neighborhoods.
5. New and redeveloping non-residential properties shall, where feasible, be required to establish pedestrian connections to the transportation network including but, not limited to, sidewalks, bike lanes or trails, or transit systems.

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.

DOWNTOWN HISTORIC DISTRICT GUIDELINES

Guidelines for New Construction (pg. 108)

The protection of the historic and architectural resources of the district includes new construction and requires compatible new buildings to respect visual and historic characteristics. New construction of primary buildings should maintain the existing historic pattern of a neighborhood in terms of characteristics such as setback, distance between homes, scale, materials, and colors. New outbuildings and detached garages are addressed in the section for outbuildings.

- 1. New buildings should be compatible with adjacent buildings in terms of height.
- 2. New buildings should be compatible with adjacent buildings in terms of materials.
- 3. New buildings should be compatible with adjacent buildings in terms of setback.
- 4. New buildings should be compatible with adjacent buildings in terms of width, scale, and proportions.
- 5. New buildings should be compatible with adjacent buildings in terms of roof form.
- 6. New construction should be oriented toward the major street.
- 7. New construction should have raised foundations.

ANALYSIS:

Staff's main concern with this proposal continues to be the overall size of the structure in relation to the surrounding residential properties. That being said, the architecture of the building is designed in a way that lessens its massing. The Broome St. elevation reflects a multi-gabled roof to break the massing of the roof up and the addition of the entry porch relates to the surrounding historic architecture. The applicant has also reduced the size of the structure from the previous proposal by approximately 300 square feet by removing the gift shop. The materials proposed, such as the HardiLap siding, reference common materials historically seen in the Downtown Historic District.

As a means to further lessen the mass of the structure on the N 5th Street elevation, staff recommends exploring options to detach the garage structure and locate it somewhere on the site that is less prominent. Detached garages tucked behind primary structures are a common building pattern in this residential neighborhood.

Another option to consider lessening the massing would be to add a second story. Although a total height is not provided, when examining the Broome St. elevation, it appears that the roof peak of the proposed one-story structure is not that far off from the height of the adjacent two-story residence. This would allow the footprint of the structure to be lessened and would bring the building more in line with the proportions of the surrounding homes.

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:

CONCEPTUAL APPROVAL of HDC 2018-20

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2018-20 **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 2018-20, 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 conceptual approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2018-20 Application and Backup Materials

Respectfully Submitted,

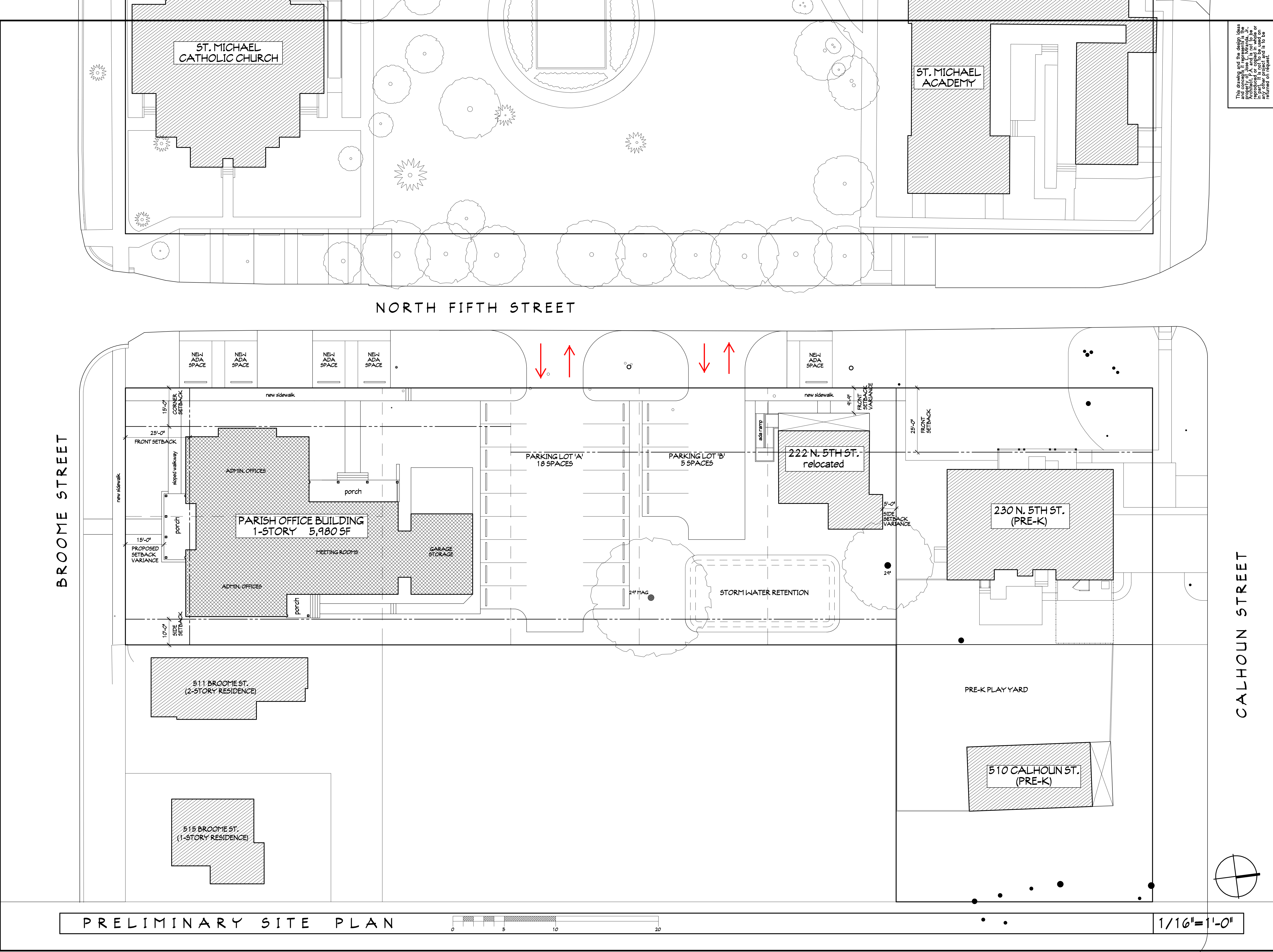


Salvatore J. Cumella
Historic Preservation Planner

HDC 2018-20

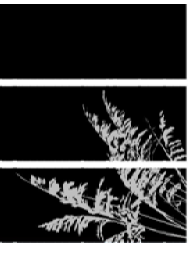
EXHIBIT 1

Application & Backup Materials



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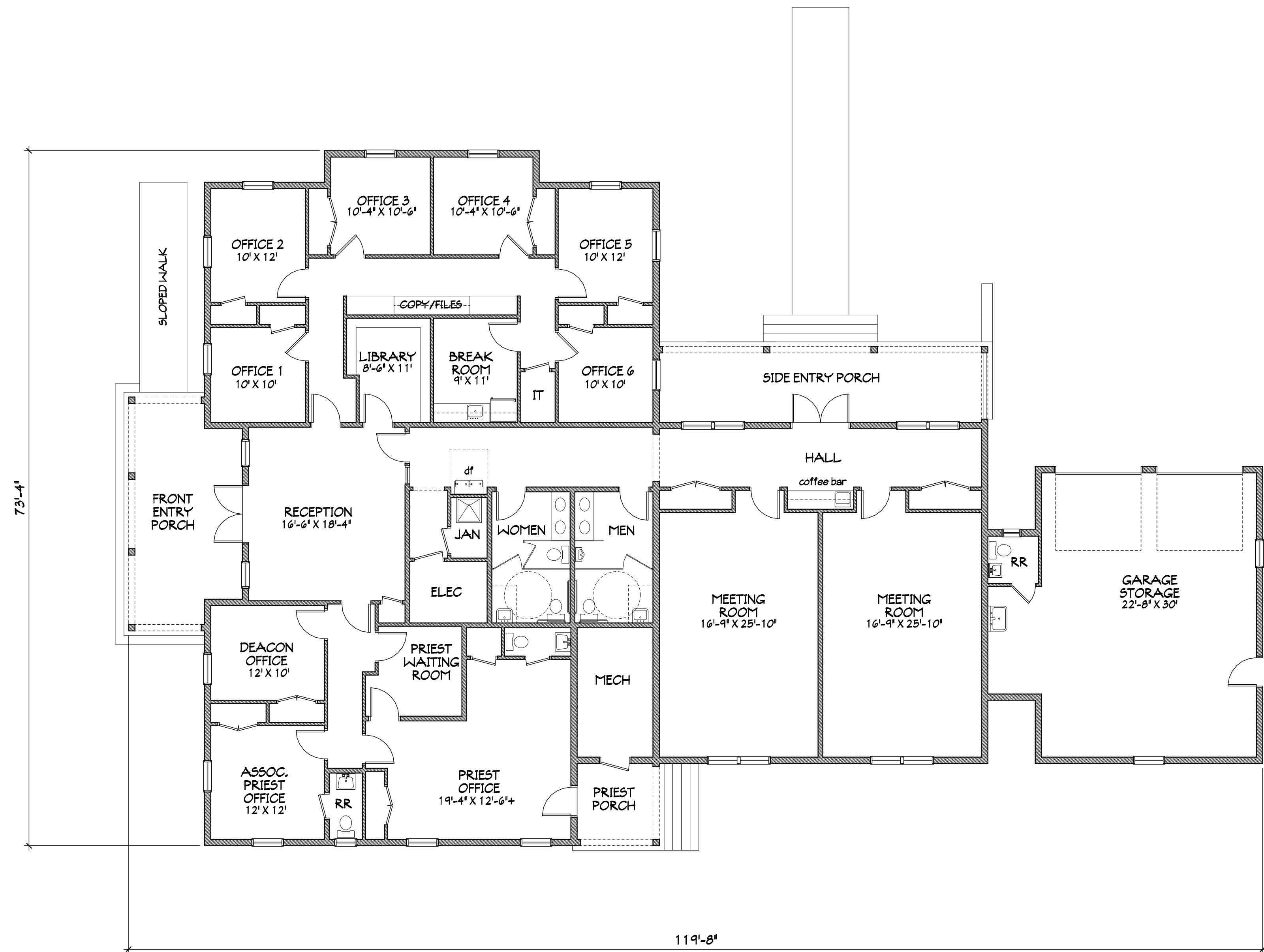
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		PROJECT # 5170522
		DRAWN BY -- JLM
		CHKD BY -- JLM
DATE -- 06-22-18		



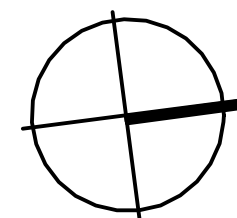
**MIRANDA
ARCHITECTS**
309 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
FL REG. NO. AA 10008

PROPOSED DESIGN FOR
**ST. MICHAEL CATHOLIC CHURCH
PARISH OFFICE BUILDING**
505 BROOME STREET
FERNANDINA BEACH, FL 32304

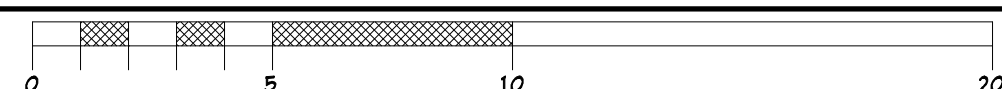
CONCEPTUAL SITE PLAN	
REVISIONS	DATE



PROJECT SQUARE FOOTAGE	
HEATED FLOOR AREA	4,536 SQ.FT.
COVERED PORCHES	600 SQ.FT.
GARAGE/STORAGE	842 SQ.FT.
TOTAL UNDER ROOF	5,978 SQ.FT.



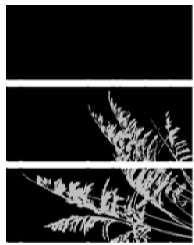
PRELIMINARY FLOOR PLAN



1/8"=1'-0"

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Jose L. Miranda, Jr. FLA. REG. # 14887	ST. MICHAEL CATHOLIC CHURCH PRELIMINARY DESIGN
	PROJECT # 5170522
	DRAWN BY -- JLM
	CHKD BY -- JLM
DATE -- 06-01-18	

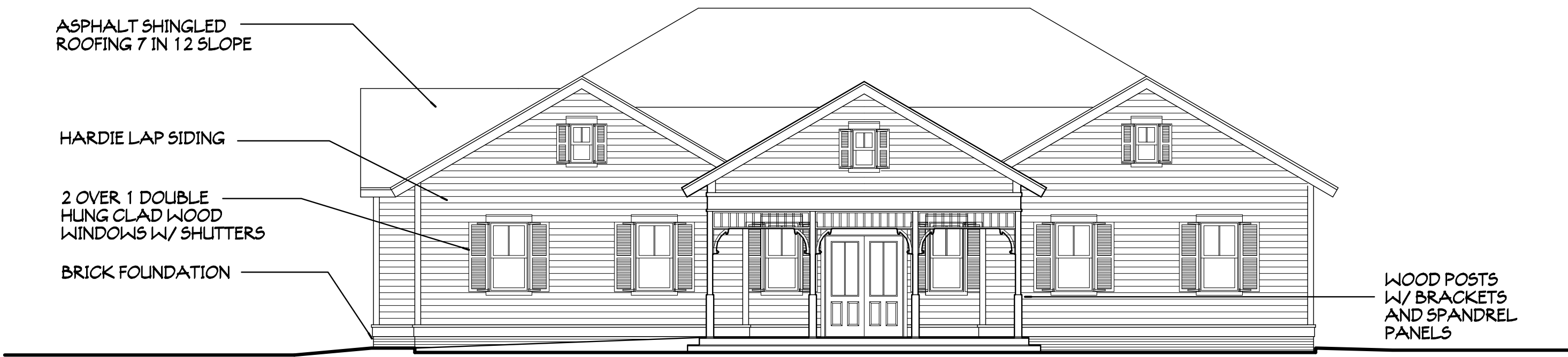


**MIRANDA
ARCHITECTS**
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FERNANDINA BEACH, FL 32034
904.261.4586 TEL
FL. REG. NO. AA 100088

PROPOSED DESIGN FOR
**ST. MICHAEL CATHOLIC CHURCH
PARISH OFFICE BUILDING**
505 BROOME STREET
FERNANDINA BEACH, FL 32304

PRELIMINARY FLOOR PLAN	
REVISIONS	DATE

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OFFICE OFFICE FRONT ENTRY PORCH ADMIN. ASST. PRIEST

SOUTH ELEVATION -- BROOME STREET 1/8"=1'-0"



GARAGE SIDE ENTRY PORCH ADMINISTRATIVE OFFICES

WEST ELEVATION -- NORTH 5TH STREET 1/8"=1'-0"

STCC PARISH OFFICE CONCEPT DESIGN
PROJECT # 5170522
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 06-01-18

**MIRANDA
ARCHITECTS**

309 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
FL REG NO. AA 100089

PROPOSED DESIGN FOR
**ST. MICHAEL CATHOLIC CHURCH
PARISH OFFICE BUILDING**
505 BROOME STREET
FERNANDINA BEACH, FL 32304

PRELIMINARY ELEVATIONS	
REVISIONS	DATE

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GARAGE/STORAGE

NORTH ELEVATION

1/8"=1'-0"



ASST. PRIEST

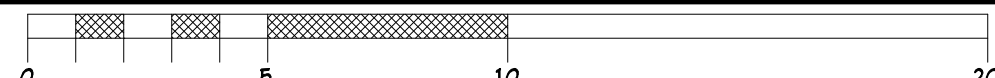
PRIEST

MEETING

MEETING

GARAGE/STORAGE

EAST ELEVATION



1/8"=1'-0"

SMCC PARISH OFFICE CONCEPT DESIGN	PROJECT # 5170522
	DRAWN BY -- JLM
	CHKD BY -- JLM
	DATE -- 06-01-18

Jose L. Miranda, Jr.
FLA. AIA # 18887

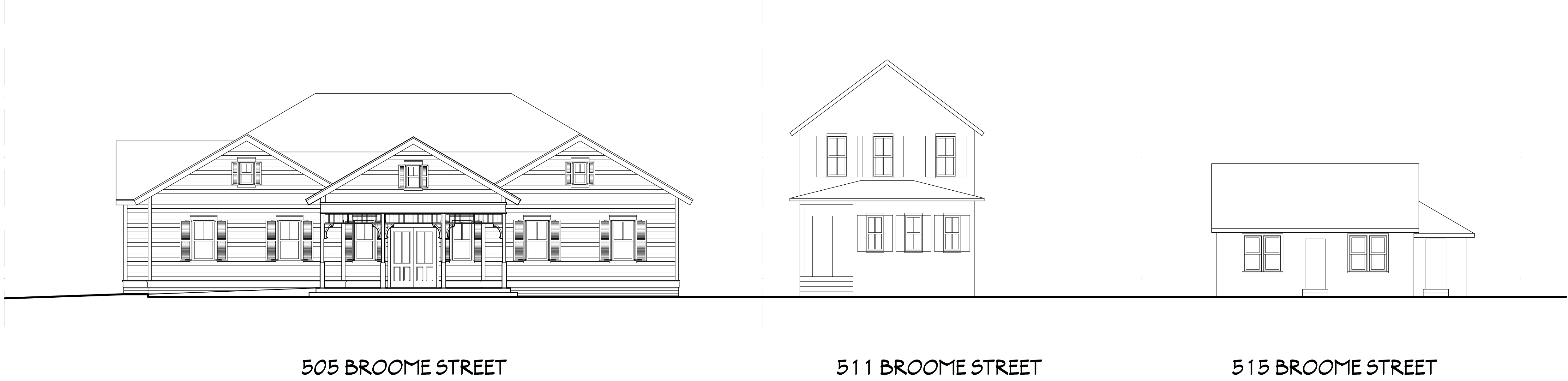
MIRANDA
ARCHITECTS
308 1/2 CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
904.281.4586 TEL.
FL REG. NO. A.A. 000089



PROPOSED DESIGN FOR
ST. MICHAEL CATHOLIC CHURCH
PARISH OFFICE BUILDING
505 BROOME STREET
FERNANDINA BEACH, FL 32304

PRELIMINARY ELEVATIONS	
REVISIONS	DATE

P4



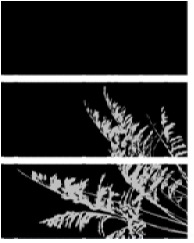
BROOME STREET ELEVATION

1/8"=1'-0"

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	STCC PARISH OFFICE CONCEPT DESIGN
	PROJECT #5170522
	DRAWN BY -- JLM
	CHKD BY -- JLM
DATE -- 06-01-18	

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



MIRANDA
ARCHITECTS

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PROPOSED DESIGN FOR
ST. MICHAEL CATHOLIC CHURCH
PARISH OFFICE BUILDING
505 BROOME STREET
FERNANDINA BEACH, FL 32304

BROOME STREET ELEVATION	
REVISIONS	DATE



OFFICE

OFFICE

FRONT ENTRY PORCH

ADMIN.

ASST. PRIEST

SOUTH ELEVATION -- BROOME STREET

1/8"=1'-0"

SMCC PARISH OFFICE BUILDING, MIRANDA ARCHITECTS, 08/20/18



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2018-37
SEPTEMBER 20, 2018

Owner/Applicant:	J. Tandy Morton, agent for Old Town Properties				
Property Address:	Lots 11 & 12, Block 19, Old Town				
Requested action:	Certificate of Approval (COA) to construct a two-story, single-family dwelling.				
Current zoning:	OT-2				
FLUM land use category:	Old Town 2				
Existing uses on the site:	Vacant				
FL Master Site File #	N/A				
Year Built:	N/A				
Contributing Status:	Non-Contributing				
Adjacent Properties:	North	Vacant	OT-2		
	South	Vacant	OT-1		
	East	Vacant	OT-2		
	West	Vacant	OT-2		

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 a Certificate of Approval (COA) to construct a 1,791 sq. ft. two-story, single-family dwelling with attached carport.

Lots 11 & 12 of Block 19 are two media peonias.

This case was continued from the HDC's August 16, 2018 regular meeting. At that time the proposed design was not in compliance with LDC section 7.01.08 *Visibility at Intersections*. Application for a variance (HDC 2018-38) from this section of the LDC was denied at the August meeting.

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

7.01.08 Visibility at Intersections

- A. In order to provide a clear view of intersecting rights-of-way and/or private driveways, there shall be a triangular area of clear visibility formed by the two (2) intersecting rights-of-way, driveways, or combination thereof.
- B. The horizontal dimensions of sight areas are defined as triangular areas formed by the intersecting right-of-way lines and a straight line joining the right-of-way lines at points which are as follows: 1. In C-1, C-2, C-3, I-1, I-A, I-W, PI-1 RE, R-1, R-2, R-3, OT-1, OT-2, and MU-1 zoning districts, fifteen (15) feet from the point of intersection of the right-of-way lines.
- C. The vertical dimensions of sight areas are defined as that vertical space between the heights of eighteen (18) inches and ten (10) feet in elevation above the nearest edge of the street pavement of a paved street or above the nearest edge of the riding surface of an unpaved street.
- D. Within the clear visibility triangle area, no fence, wall, sign, structure, slope or embankment, parked vehicle, hedge, foliage or other planting, and other object or structure shall be placed, erected, or maintained which will obstruct visibility.
- E. All landscaping shall comply with the most current edition of the FDOT Roadway and Traffic Design Standard, regarding visibility triangles. Tree trunks, palms, and supporting columns or posts shall be permitted within the clear area, provided that their location does not itself create a traffic hazard and the area is free of limbs and foliage. Landscaping, except grass or ground cover, shall not be located closer than three (3) feet from the edge of any driveway pavement.
- F. The requirements of this section shall not be deemed to prohibit any necessary retaining wall.
- G. Streetlights and street name signposts shall also be permitted, provided that illuminating fixtures or nameplates are not within the prescribed clear space.

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	James Hardie Artisan Cementitious lap siding (smooth)	<i>Repose Gray SW 7015</i>
Doors	Stewart Brannen, ¾ lite	<i>Pure White SW 7005</i>
Windows	Windsor. 2/2 xterior grille Next Dimensional Classic	White
Roofing	Gulf Coast 5V crimped metal	Galvalume, unpainted
Fascia/Trim	James Hardie - Hardietrim smooth; HardiSoffit, vented, smooth;	<i>Pure White SW 7005</i>
Foundation	Pier and beam with crawl space, wood grilles	Grey concrete, <i>Charleston Green SW 6994</i> grilles
Shutters	New Horizon wood louvered shutters	<i>Naval SW 6244</i>
Porch/Deck	Pressure treated	PPG <i>Dixie Gray</i>
Fencing	None	
Driveways/ Sidewalks	Crushed Shell	
Signage	None	

Other		
-------	--	--

Site Plan –

- **Housing Type** – Single-family detached homes are a permissible housing type in OT-2 Zoning District. The site will also include a two-story accessory dwelling.
- **Lot Density** – Total lot coverage is 41% which is under the maximum allowable lot coverage of 45% per LDC 8.01.01.02(D). Considered a “connecting element,” The porches, breezeways and carports 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 noted on the site plan, and is sited appropriately.
- **Visibility Corridors** – Meets frontage, side-yard, and rear yard setbacks, with no encroachments.
- **Visibility Triangle** – SW corner of the home has been redesigned so that porch meets requirements of the visibility triangle.
- **Parking** – Driveway to be accessed off of unimproved right-of-way at Commandant Street. The driveway to be crushed shell in material.
- **Orientation** – All primary structures are required to front the street. The proposed primary structure is sited to front Ladies Street, which is appropriate. Home is sited 5’ 4 5/8” from front property line.

Elevations –

- **Scale** – the building is appropriately scaled and in proportion with existing development in Old Town.
- **Height** – Building height shall be measured from the approved finished grade, to the highest point on the structure, per LDC 4.02.03(C). Heights of the structures are not called out on the plans submitted, but appear to be under the maximum 35’ height allowable for the primary structure and maximum 24’ height allowable for the accessory structures. The applicant will be required to verify this with staff before COA is issued.
- **Materials** – The project features materials that replicate traditional materials. The home features cementitious lap siding, and a metal roof with natural finish. Cementitious siding will be smooth in finish.
- **Foundation** – The project will be constructed on a pier foundation with 5/4x6 PT boards spaced 1” apart as infill between piers. Piers are indicated to have a cement stucco finish.
- **Windows** – Shutters have been added to the east elevation as recommended by staff at the August meeting.
- **Doors** – Front door is a Stewart Brannen Millworks, ¾ lite door painted *Pure White* SW 7005.

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:

APPROVAL of HDC 2018-37

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2018-37 **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 2018-37, 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 approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2018-37 Application and Backup Materials

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

HDC 2018-37

EXHIBIT 1

Application & Backup Materials



APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

OFFICE USE ONLY	
REC'D: 7/20/18	BY: SSC
PAYMENT: \$ 150.00	TYPE: #123
APPLICATION #: 2018-001177	
HDC CASE #: 2019-37	
APPLICATION COMPLETE: Y ☒ N ☐	
PRE-CONFERENCE: Y ☒ N ☐	DATE: 7/19/18

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>Ladies Street Blk. 19</u>		
Historic District: ☐ Downtown ☒ Old Town ☐ CRA Waterfront		
Parcel Identification Number(s): <u>00-00-31-1580-0019-0120</u>		
Zoning District: _____ Lot / Block Number (optional) <u>19, Lots 11 & 12</u>		

PROJECT DESCRIPTION

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name	
Corporation or Company (if applicable)	
<u>Old Town Properties</u>	
Street Address	
<u>112 N. 6th Street</u>	
City State Zip	
<u>Fernandina Beach, FL 32034</u>	
Telephone Number	
<u>904-261-3158</u>	
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	
<u>J. Tandy Morton</u>	
Corporation or Company (if applicable)	
Street Address	
<u>254 S. Fletcher</u>	
City State Zip	
<u>Fernandina Beach, FL 32034</u>	
Telephone Number	
<u>912-282-2277</u>	
Email Address	
<u>tandy.morton@gmail.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.

Vacant land

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 construction
1930 sq. ft HTD Low Country Cottage

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	James Hardie	Artisan lap siding Smooth	FL#10477-8.7	SW 7015 Repose Gray
Doors	Stewart Brannen	3/4 glass		SW 7005 Pure White
Windows	Windsor	2 over 2 exterior grill Next Dimension Classic	FL#14884.3	White
Roofing	Gulf Coast	5v Crimp metal		Gulfalume
Fascia/Trim	James Hardie	Hardie Trim Smooth		SW 7005 Pure White
Foundation		Peer & beam with crawl space-wood grills		
Shutters	New Horizon	Wood Louver Shutters		S.W. 6244 NAVAL
Porch/Deck		pressure treated wood		PPG Dixie Gray
Fencing		None		
Driveways/Sidewalks		Crushed Shell		
Signage		None		
Other		None		

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

USE THIS FORM TO: Authorize an agent to make application and represent the owner of record.



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE OLD TOWN PROPERTIES
(print name of property owner(s))

hereby authorize: J. TANDY MORTON
(print name of agent)

to represent me/us in processing an application for: HDL / SINGLE FAMILY HOME
(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.

Anne B. Kavanaugh
(Signature of owner)

(Signature of owner)

ANNE B. KAVANAUGH
(Print name of owner)

(Print name of owner)

STATE OF FLORIDA }
COUNTY OF NASSAU } ss

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

Jackie L. Maderski
Notary Public: Signature

Jackie L. Maderski
Printed Name

April 20, 2020
My Commission Expires

Personally Known ✓ OR Produced Identification _____ ID Produced _____



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

7/12/18

Signature of Applicant

J. Jandy Mark

STATE OF FLORIDA

COUNTY OF NASSAU

ss }

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

Jackie L. Maderski
Notary Public: Signature

Jackie C. Maderski
Printed Name

April 20, 2020
My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID #



TAX YEAR	ACCOUNT NUMBER	TYPE	ALT KEY	MILLAGE CODE	ESCROW CODE
2017	00-00-31-1580-0019-0120	REAL ESTATE	9344	002	

R

Legal Description

LADIES
FERNANDINA BEACH 32034

BLK 19 LOTS 11 & 12 OLD TOWN S/D UNR



KAVANAUGH ANNE B
112 N 6TH STREET
FERNANDINA BEACH, FL 32034

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	5.9768	34,088		34,088	203.74
TRANSPORTATION	.5902	34,088		34,088	20.12
AI BEACH RENOURISHMENT MSTU	.1021	34,088		34,088	3.48
SCHOOL BOARD					
BASIC DISCRETIONARY	.7480	39,144		39,144	29.28
CAPITAL OUTLAY	1.5000	39,144		39,144	58.72
SCHOOL BOARD LOCAL EFFORT	4.3500	39,144		39,144	170.28
ST JOHNS RIVER MGMT DIST	.2724	34,088		34,088	9.29
FL INLAND NAVIGATION DIST	.0320	34,088		34,088	1.09
MOSQUITO CONTROL DISTRICT	.1495	34,088		34,088	5.10
CITY OF FERNANDINA BEACH					
FERNANDINA BEACH	6.0000	34,088		34,088	204.53
VOTER APPROVED DEBT	.2097	34,088		34,088	7.15
TOTAL MILLAGE	19.9307		TOTAL AD VALOREM TAXES		\$712.78



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NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
TOTAL NON-AD VALOREM ASSESSMENTS		
		\$0.00

TOTAL NON-AD VALOREM ASSESSMENTS \$0.00

TOTAL COMBINED TAXES AND ASSESSMENTS \$712.78



Scan to view bill online

If Paid By →	Nov 30, 2017	Dec 31, 2017	Jan 31, 2018	Feb 28, 2018	Mar 31, 2018
Please Pay →	684.27	691.40	698.52	705.65	712.78

If Paid By →	Nov 30, 2017	Dec 31, 2017	Jan 31, 2018	Feb 28, 2018	Mar 31, 2018
Please Pay →	684.27	691.40	698.52	705.65	712.78

R PAY IN U.S. FUNDS TO: JOHN M. DREW, TAX COLLECTOR • 86130 LICENSE ROAD, SUITE 3 • FERNANDINA BEACH, FL 32034 • (904) 491-7400

RETURN WITH PAYMENT

KAVANAUGH ANNE B
112 N 6TH STREET
FERNANDINA BEACH, FL 32034

LADIES
FERNANDINA BEACH 32034

BLK 19 LOTS 11 & 12 OLD TOWN S/D UNR

TAX YEAR	ACCOUNT NUMBER	TYPE	ALT KEY	MILLAGE CODE	ESCROW CODE
2017	00-00-31-1580-0019-0120	REAL ESTATE	9344	002	



(ACCORDING TO THE OFFICIAL PLAT OF THE CITY OF FORTWORTH BEACH AS LITHOGRAPHED AND CURED BY THE FLORIDA PALMBOAT COMPANY IN 1927 AND LITHOGRAPHED, REPAIRED AND REPRODUCED BY THE FLORIDA TOUR IMPROVEMENT COMPANY IN 1988 AND 1989)

FOR: ANNE B. AND WILLIAM H. KAVANAUGH



1) SURVEY BY CARL & MITCHELL AND ASSOCIATES DATED 2-28-85.
2) SURVEY OF BLOCKS 15, 17 AND A PORTION OF BLOCK 16, OLD TOWN, FERNANDINA BEACH, DONE BY THE FIRM DATED 1-16-84 (FIG. NO. B-1-1700-1-84).
3) SURVEY OF A PORTION OF BLOCK 14, OLD TOWN, FERNANDINA BEACH, DONE BY YERMAN N. DRAKE DATED 11-28-84.
4) SURVEY OF A PORTION OF MARINE STREET LIVING RESIDENTIAL OF BLOCKS 1 AND 17, DONE BY THE FIRM DATED 7-12-84 (FIG. NO. B-2-7000-7-84).

[illegible]

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONES "A" (UNDESIRABLE), "X" (SEVERE) AND "V" (S1, S2) AS PER FIRM MAPS FOR HAZARD COUNTY, FLORIDA, DATED: OCTOBER 07, 2012, AND ON THE TOWNSHIPS, COMMUNITY NO. 1 AND 2 PLATS IN THE 10TH SEPTN. SEC. 6.

THIS CERTIFY THAT THIS SERVICE IS TRUE AND ACCURATE
AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE
SUBJECT JUNE LAMAR BY OFFICE SUPERVISOR THAT ALL
APPLICABLE BUREAU POLICIES WERE FOLLOWED BY OFFICE

[Signature]

BY: THOMAS J. PIERCE JR.
CL. REVIEWED SUPERVISOR AND JUDGE
CL. REVIEWED SUPERVISOR AND JUDGE

DATE: 2-24-16

THIS SERVICE IS NOT VALID WITHOUT THE SIGNATURE AND THE
CRIMINAL BASED SEAL OF A FLORIDA LICENSED INVESTIGATOR AND NUMBER

ENTRY DATE: FEBRUARY 12, 2011



PRIVETT &
ASSOCIATES, INC.
SURVEYORS & LAND MANAGERS

LICENSE SURVEY FIRM No. 105, CA 131 BUCKLEBURY DRIVE ST. MARTIN, GEORGIA 31080 (404) 243-3128	LICENSE SURVEY No. 4254, FL 1751 TOWNSEND BOULEVARD JACKSONVILLE, FLORIDA 32217 (904) 243-2028
SHEET 1 OF 1	DWG. NO. 9-2-7225-2-10







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Length: 12 ft.
Thickness: 5/8 in.
Width: 5.252 in. (4 in. exposure)
7.25 in. (6 in. exposure)
8.25 in. (7 in. exposure)
Weight: 4.55 lbs./sq. ft.
Texture: Smooth and Woodgrain
Nail line is 1 in. from the top edge of the board

Artisan® Accent Trim

Artisan accent trim is designed to deliver superior performance and durability compared to other wood-based products.

- Easily installed with 2.5 in. finishing nails
- Thicker trim to complement your Artisan lap siding
- Available in ColorPlus® Technology

Length: 12 ft.
Thickness: 1½ in.
Width: 4 in. (3.5 in. actual)
6 in. (5.5 in. actual)
Weight: 8 lbs./sq. ft.
Texture: Smooth

Warranty

James Hardie doesn't prorate our siding and trim substrate warranty coverage. We stand behind our siding 100% for 30 years and trim for 15 years.

ColorPlus Technology finishes come with a 15-year limited warranty.



Equivalence of Product Standards
Certified By

Sections from the Code

Product Approval Method

Method 1 Option D

Date Submitted
Date Validated
Date Pending FBC Approval
Date Approved

11/15/2017
12/18/2017
12/26/2017
02/13/2018

Summary of Products

FL #	Model, Number or Name	Description
10477.1	Artisan® Lap Siding	5/8 inch thick fiber-cement lap siding with tongue and groove end joints. Installation Instructions FL10477 R7 II Artisan-LAP-Install-Instr.pdf FL10477 R7 II NOA 15-0122.03 Artisan.pdf FL10477 R7 II RIO-2705-17 Artisan lap siding.pdf FL10477 R7 II RIO-2707-17 Artisan Lap and Lock Joint System to CMU.pdf Verified By: Ronald I. Ogawa 24121 Created by Independent Third Party: Yes Evaluation Reports FL10477 R7 AE NOA 15-0122.03 Artisan.pdf FL10477 R7 AE RIO-2705-17 Artisan lap siding.pdf FL10477 R7 AE RIO-2707-17 Artisan Lap and Lock Joint System to CMU.pdf Created by Independent Third Party: Yes
10477.2	Artisan® Siding with Lock Joint System	5/8 inch thick fiber-cement siding with interlocking horizontal and vertical joints Installation Instructions FL10477 R7 II Artisan-Lock-Joint-Install-Instr.pdf FL10477 R7 II NOA 17-0724.01.pdf FL10477 R7 II RIO-2706-17 Artisan Lock Joint System.pdf FL10477 R7 II RIO-2707-17 Artisan Lap and Lock Joint System to CMU.pdf Verified By: Ronald I. Ogawa 24121 Created by Independent Third Party: No Evaluation Reports FL10477 R7 AE NOA 17-0724.01.pdf FL10477 R7 AE RIO-2706-17 Artisan Lock Joint System.pdf FL10477 R7 AE RIO-2707-17 Artisan Lap and Lock Joint System to CMU.pdf Created by Independent Third Party: Yes

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Contact Us : 2601 Blair Stone Road, Tallahassee, FL 32309 Phone: 850-487-1624

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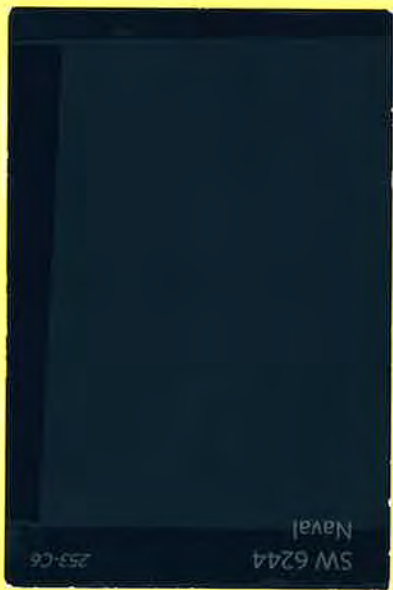
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Product Approval Accepts:



Credit Card
Safe







WINDSOR
WINDOWS & DOORS
A Woodgrain Millwork Company

Next Dimension Classic

Features and Benefits

- Thick, multi-chambered vinyl extrusions are optimized for superior weathering, durability and color retention
- 4" frame width on double hungs and 3-7/16" frame width on single hungs and sliders with integral extruded nail fin for strength and ease of installation; Classic single hungs and sliders are available in a non-brickmould 3-1/4" standard frame
- Air spaces in chambers provide superior energy efficiency
- Fusion-welded frame and sash for strong, leak-resistant construction
- Locking mechanism and check rail interlock to create a tight seal between vent and fixed sash for improved weather performance
- Block and tackle balances provide years of smooth operation
- Integral lift/pull handle located on bottom rail for easy access and operation
- Integral weep system for sleek appearance; no flaps, sponges or screens
- Tilt sash for easy cleaning
- Sloped sill on single hung and double hung, and pocketed sill on slider, provide a traditional appearance
- Available with simulated divided lite or inner grille
- Multi-level profile for attractive architectural sightlines
- Jamb extensions offered as a kit or applied
- Vent latch option available

Glazing

- Windsor Glazing System provides 3/4" double pane insulated glass; Cardinal® LoE 366 glass standard; tinted, tempered, obscure and laminated glass available
- Custom and special glass types available
- Super Spacer® technology provides excellent thermal performance and sound absorption*
- Hot melt butyl secondary seal creates a moisture and gas barrier for improved durability and longevity

Sizes

Available in hundreds of standard and custom sizes

Colors

Available in standard white or clay, with seven additional painted exterior colors to choose from

Grilles

- 3/4" profiled aluminum grilles are color matched to the unit and installed within the insulated glass airspace providing the look of authentic divided lite and allows for easy cleaning
- 5/8" and 7/8" putty simulated divided lite grilles are available in direct set and radius windows

Hardware

Available in white or clay; color matched to window

Frame

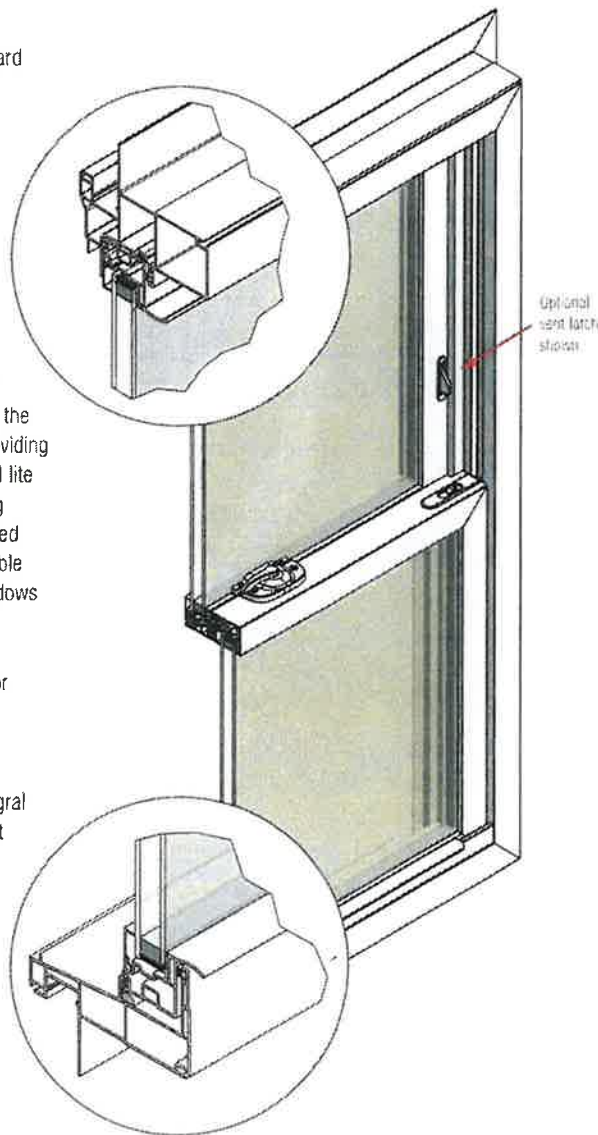
- Brickmould profile with integral J-channel provides an offset that allows for more nail fin exposure and easier installation available on all Classic products
- Non-brickmould standard frame available on double hung

Warranty

Lifetime Limited Warranty**
10-year warranty on glass

Performance Ratings

For current performance ratings, visit our website at windsorwindows.com and click on "Professional Information" in the menu bar



FL# 14884.3

*Certain sizes, shapes or glazings may be alternate IG system

**See Next Dimension warranty for more details



EXPOSED SCREW ROOF SYSTEM



GulfCoast
SUPPLY & MANUFACTURING

5VCRIMP

PREMIUM METAL ROOFING

MIAMI DADE COUNTY
APPROVED

CLASSIC BEAUTY MEETS MODERN ENGINEERING

The 5V Crimp roofing panel is the timeless look of authentic Florida in a strong, durable and energy efficient roofing system.

Its 24" panel width and exposed fastener application make 5V Crimp one of our most economical roofing options. The distinctive design featuring alternating single and double ribs provide the old Florida look, while the screw pattern provides engineering to protect your home in the strongest of storms.

7/16"
↑
↓





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Craftsmanship
Today's Technology*

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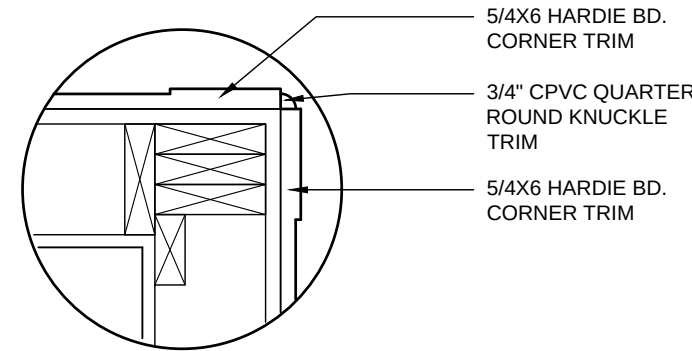
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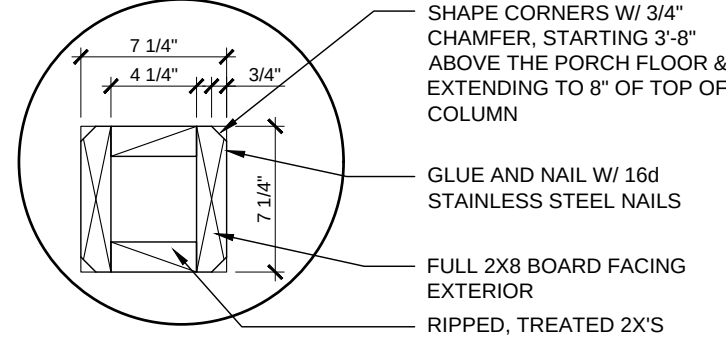
World-Class Custom Windows and Doors for America's Luxury Homes

SHEET :	REVIEW SET	PROJECT :	A RESIDENCE FOR: TANDY & WANDA MORTON LOTS #411 & 12, BLK 19/LADIES STREET OLDTOWN, FERNANDINA BEACH, FLORIDA	These residential plans are for the exclusive use of the purchaser, and resale or reuse is expressly prohibited without written consent of Moser Design Group, Inc.	All construction plans purchased from Moser Design Group, Inc. are provided "as-is," and Moser Design Group, Inc. disclaims all other warranties, express or implied, including but not limited to, special, consequential, or indirect damages of any kind, including, but not limited to, loss of anticipated profits, business opportunity, or other damages. Moser Design Group, Inc. is not responsible for any damages or losses received from Moser Design Group, Inc. even if Moser Design Group, Inc. has been advised of the possibility of such damage. It is the purchaser's responsibility to ensure the accuracy, completeness, and appropriateness of the plans and construction information received from Moser Design Group, Inc. prior to and during the use thereof. In the event any liability is imposed on Moser Design Group, Inc. for the purchase of these plans and construction information, the purchaser shall not exceed the purchase price paid to Moser Design Group, Inc. for this product.	DATE :	AUG. 30, 2018
G1.1				17 MARKET, NO.2 • BEAUFORT, SC 29906 info@moserdesigningroup.com PHONE (843) 379-5630 FAX (843) 379-5631	RESIDENTIAL DESIGNERS	MOSER DESIGN GROUP, INC.	2018, MOSER DESIGN GROUP, INC. ALL RIGHTS RESERVED

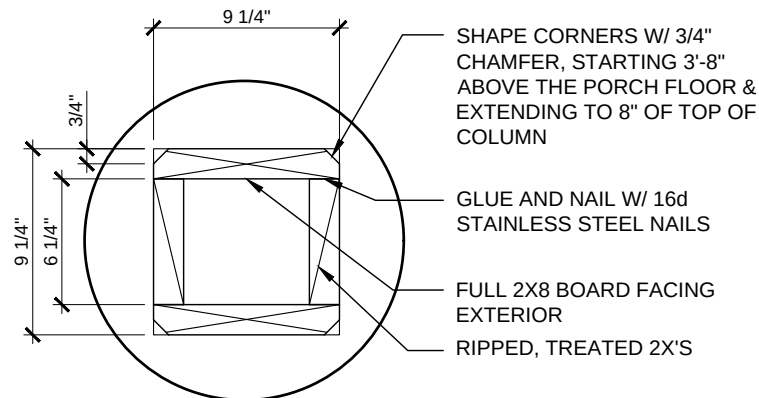
S 1.0



CORNER DETAIL



8X8 COLUMN DETAIL



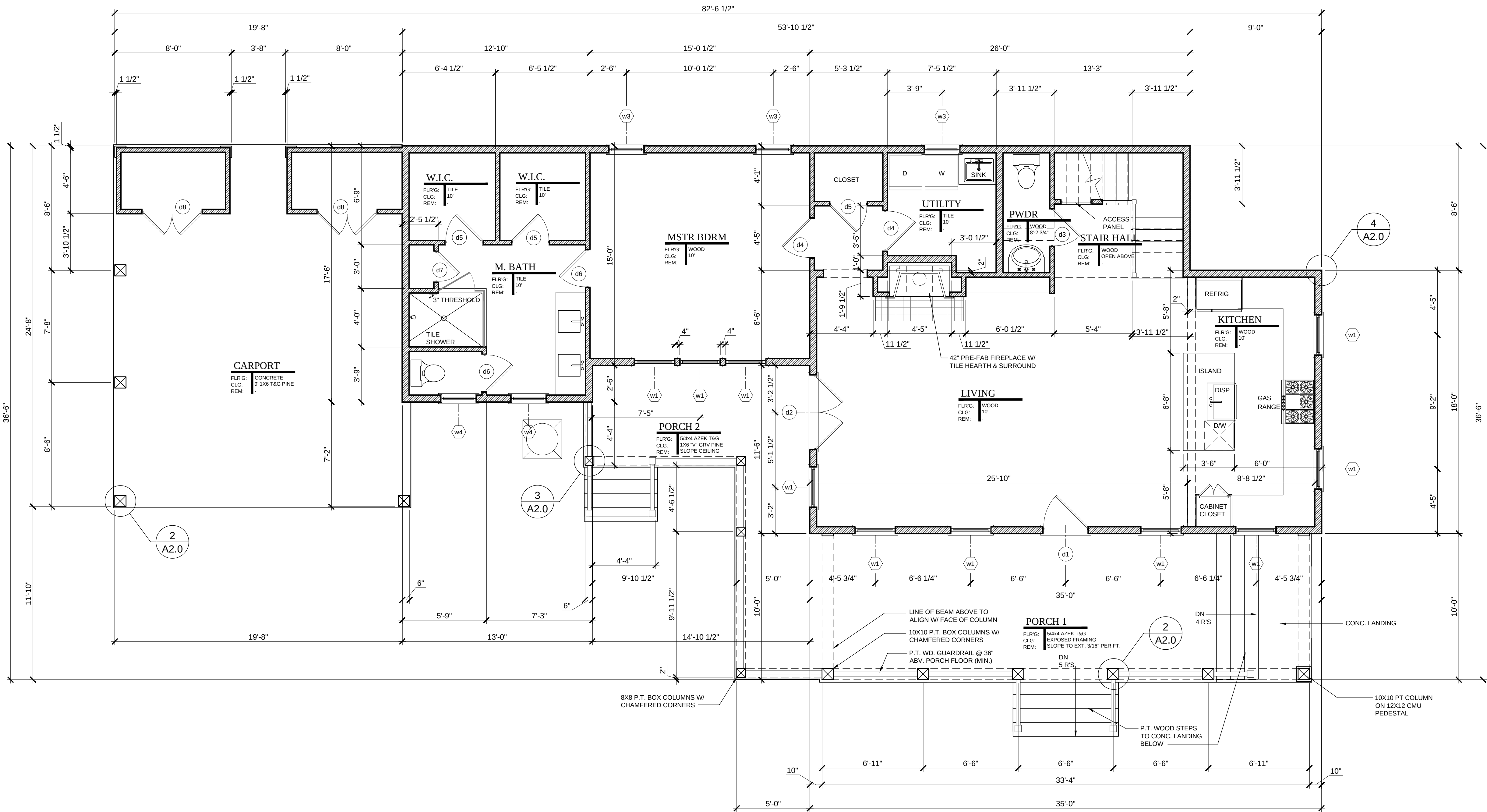
10X10 COLUMN DETAIL

FINISH NOTES

- Wallboard board shall be mold, mildew & moisture resistant, screw-attached 1/2" fire resistant gypsum board conforming to ASTM C36-64.
- Ceiling board shall be mold, mildew & moisture resistant, screw-attached 5/8" fire resistant gypsum board conforming to ASTM C36-64.
- Wallboard @ damp areas shall be equal to screw-attached 1/2" moisture resistant gypsum board @ all areas exposed to high humidity levels such as bathrooms.
- Sheetrock accessories shall be equal to USG. All exposed corners and gypsum board edges shall have appropriate metal accessories. Sheetrock joint treatment materials shall conform to ASTM C476-64. Tape all joints and apply 3 coats of joint compound. Sand between coats and after the final finish coat.
- All joints should be sound, clean, dry and free of contaminants. Caulking or sealant should be applied in accordance with spec data sheets and manufacturer's specific recommendations. Caulking and sealant shall me installed so that finish surface is smooth, even and regular.
- Sealant shall be installed at exterior or damp interior joints between dissimilar materials as required. Prime all substrates with primer as recommended by manufacturer of sealant. Apply sealant from the bottom up.

BATH ACCESSORIES NOTES

Bath accessories are generally not shown anywhere on the plans, builder to allow blocking for bath accessories. Supply and install toilet paper holder 24" OC AFF and minimum 36" OC wall behind toilet. Install 18" or 24" towel bars as possible in bathrooms.



FIRST FLOOR PLAN

AUG. 30, 2018



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REVISIONS:

NO.	DESCRIPTION	DATE

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PROJECT:

A RESIDENCE FOR:
TANDY & WANDA MORTON
LOTS #11 & 12, BLK 19 LADIES STREET
OLDTOWN, FERNANDINA BEACH, FLORIDA

REVIEW SET

A2.0

DOOR SCHEDULE													
DR ID	Width	Height	Quantity	Material	Panels	Glazing	# of leaves	Operation	Transom Height	Transom Glass	Header Ht.	Hardware	Remarks
FIRST FLOOR													
d1	3'-0"	6'-9"	1	Mahogany	1 Flat	2/3 2 lite	1	Swing	17 1/2"	3 lite	8'-6"	Entry	1-1/2" mull Direct Set Transom
d2	5'-0"	6'-8"	1	Mahogany	1 Flat	2/3 4 lite	2	French	17 1/2"	2 lite	8'-6"	Entry	1-1/2" mull Direct Set Transom
d3	2'-6"	8'-0"	1	Solid Core	4 Flat	-	1	Swing	-	-	8'-2 1/2"	Passage	
d4	2'-8"	6'-8"	2	Solid Core	4 Flat	-	1	Swing	17 1/2"	2 lite	8'-6"	Passage	1-1/2" mull Direct Set Transom
d5	2'-6"	8'-0"	3	Solid Core	4 Flat	-	1	Swing	-	-	8'-2 1/2"	Closet	
d6	2'-6"	6'-8"	2	Solid Core	4 Flat	-	1	Swing	17 1/2"	2 lite	8'-6"	Passage	1-1/2" mull Direct Set Transom
d7	2'-0"	8'-0"	1	Solid Core	4 Flat	-	1	Swing	-	-	8'-2 1/2"	Closet	
d8	4'-0"	6'-8"	2	P.T. Wood	4 Flat	-	2	French	-	-	6'-10 1/2"	Closet	Field built
SECOND FLOOR													
d9	5'-0"	6'-8"	2	Mahogany	1 Flat	2/3 4 lite	1	French	17 1/2"	2 lite	8'-6"	Entry	1-1/2" mull Direct Set Transom
d10	2'-8"	6'-8"	2	Solid Core	4 Flat	-	2	Swing	-	-	6'-10 1/2"	Passage	
d11	2'-6"	6'-8"	1	Solid Core	4 Flat	-	1	Swing	-	-	6'-10 1/2"	Passage	
d12	2'-6"	6'-8"	1	Solid Core	4 Flat	-	1	Swing	-	-	6'-10 1/2"	Closet	
d13	3'-6"	6'-11"	1	Solid Core	4 Flat	-	1	Sliding	-	-	6'-10 1/2"	Closet	30" cased opening, barn door hardware

WINDOW SCHEDULE								
Unit ID	Manufacturer Number	Quantity	Frame Width	Frame Height	TYPE	Header Height	MANUF	REMARKS
FIRST FLOOR								
w1	2834	10	2'-9 3/8"	6'-4 3/4"	DBL HUNG	8'-6"	WINDSOR "LEGEND SERIES"	
w2	NOT USED							
w3	2428	3	2'-5-3/8"	5'-4 3/4"	DBL HUNG	8'-6"	WINDSOR "LEGEND SERIES"	
w4	2430	2	2'-5-3/8"	5'-8 3/4"	DBL HUNG	8'-6"	WINDSOR "LEGEND SERIES"	
SECOND FLOOR								
w5	2830	10	2'-9 3/8"	5'-8 3/4"	DBL HUNG	8'-2 3/4"	WINDSOR "LEGEND SERIES"	
w6	2432	1	2'-4"	2'-10"	CASEMENT	6'-8"	WINDSOR "LEGEND SERIES"	
Note. All windows to have: 2 1/4" deep historical sill 2 over 2 Simulated Divided Light pattern w/ 7/8 muntins & 3/4" shadow bar. Note: Consult Manufacturer for Rough Opening sizes See elevations for shutter allocations								

This is a detailed architectural floor plan for the second floor of a house. The plan includes the following rooms and features:

- Bedroom 2:** Located on the left side, featuring a closet, a P.O. stair, and attic access. Dimensions include 13'-5 1/2" and 7'-3 1/2".
- Bath 2:** Adjacent to Bedroom 2, containing a tile shower, toilet, and sink. Dimensions include 3'-11 1/2" and 3'-11 1/2".
- Stair Hal:** Central hallway area with a staircase. Dimensions include 5'-4" and 3'-11 1/2".
- Bedroom 3:** Located on the right side, featuring a closet. Dimensions include 13'-3" and 15'-3".
- Gallery:** A central open area between the bedrooms. Dimensions include 8'-10" and 3'-4 1/2".
- Porch 3:** A front porch area with a line of beam above to align with the face of the column. It includes 8x8 P.T. box columns with chamfered corners and a P.T. w.d. guardrail at 36" above the porch floor (minimum). Dimensions include 11" and 35'-0".

The plan also shows various construction details and materials, such as "FLRG: WOOD 9" and "CLG: REM." for flooring and ceiling, and "SLOPE TO EXT. 3:18" PER FT." for the porch. The overall dimensions of the house are 35'-0" wide and 36'-5" deep.

1 SECOND FLOOR PLAN
A2.1
1/4" = 1'-0"

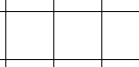
A horizontal graphic scale bar with tick marks at 0, 1, 2, 4, and 8. The segments between 1 and 2, and between 4 and 8, are filled with black, while the segments between 0 and 1, and between 2 and 4, are white.

1. Wallboard board shall be mold, mildew & moisture resistant, screw-attached 1/2" fire resistant gypsum board conforming to ASTM C36-64.
1. Ceiling board shall be mold, mildew & moisture resistant, screw-attached 5/8" fire resistant gypsum board conforming to ASTM C36-64.
2. Wallboard @ damp areas shall be equal to screw-attached 1/2" moisture resistant gypsum board @ all areas exposed to high humidity levels such as bathrooms.
3. Sheetrock accessories shall be equal to USG. All exposed corners and gypsum board edges shall have appropriate metal accessories. Sheetrock joint treatment materials shall conform to ASTM C476-64. Tape all joints and apply 3 coats of joint compound. Sand between coats and after the final finish coat.
4. All joints should be sound, clean, dry and free of contaminants. Caulking or sealant should be applied in accordance with spec data sheets and manufacturer's specific recommendations. Caulking and sealant shall me installed so that finish surface is smooth, even and regular.
5. Sealant shall be installed at exterior or damp interior joints between dissimilar materials as required. Prime all substrates with primer as recommended by manufacturer of sealant. Apply sealant from the bottom up.

Bath accessories are generally not shown anywhere on the plans, builder to allow blocking for bath accessories. Supply and install toilet paper holder 24" OC AFF and minimum 36" OC from wall behind toilet. Install 18" or 24" towel bars as possible in bathrooms.



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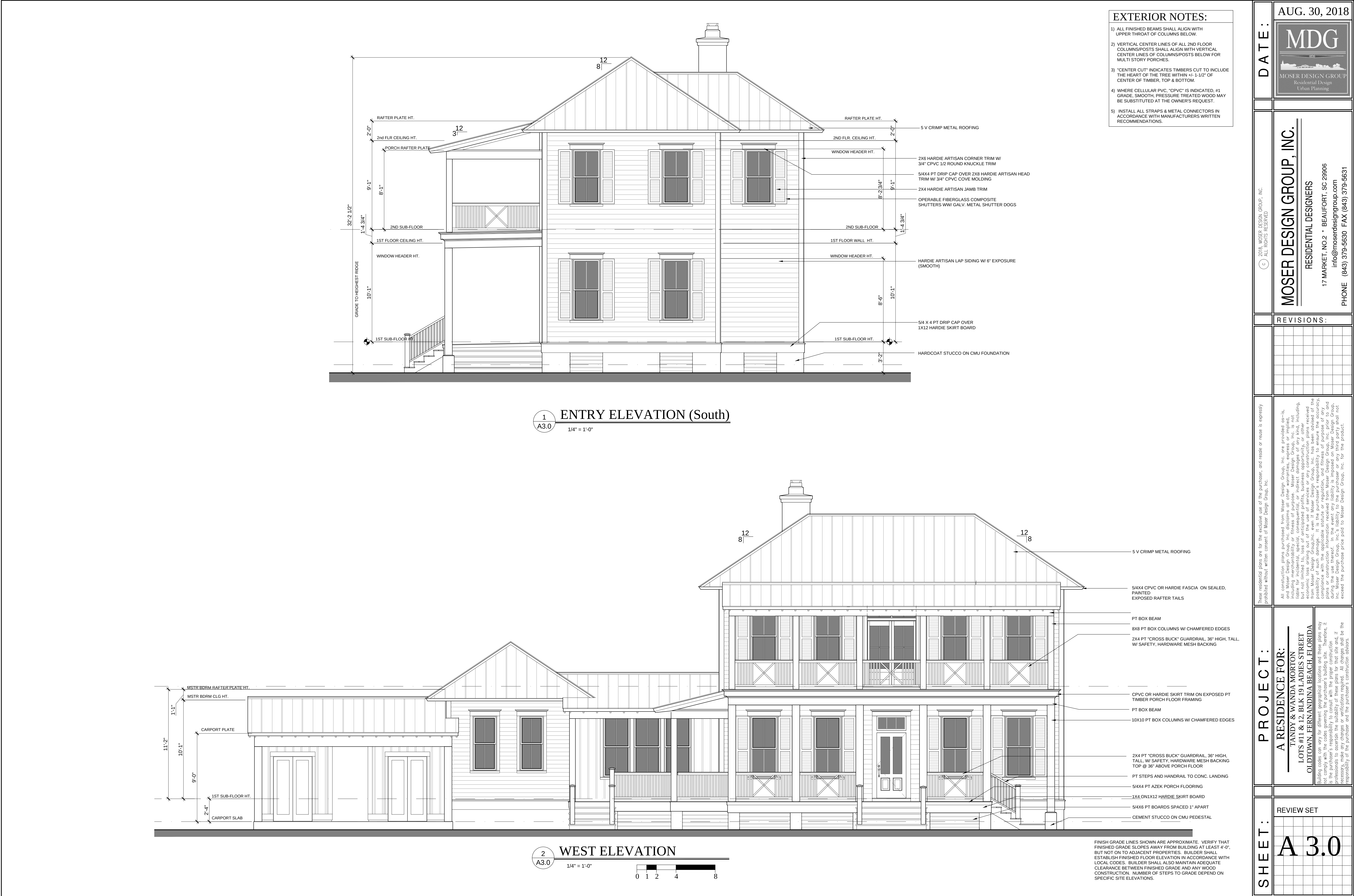
A RESIDENCE FOR:
TANDY & WANDA MORTON
LOTS #11 & 12, BLK 19 LADIES STR
OLDTOWN, FERNANDINA BEACH, FL.

Building codes can vary for different geographical locations and these plans may not comply with the codes governing the purchaser's building site. Therefore, it is the purchaser's responsibility to consult with the proper construction authorities to ascertain the suitability of these plans for that site and, if necessary, make any changes or verifications required. All changes shall be the responsibility of the purchaser and the purchaser's construction advisors.

REVIEW SET

A2.

A2.1



EXTERIOR NOTES:

- 1) ALL FINISHED BEAMS SHALL ALIGN WITH UPPER THROAT OF COLUMNS BELOW.
- 2) VERTICAL CENTER LINES OF ALL 2ND FLOOR COLUMNS/POSTS SHALL ALIGN WITH VERTICAL CENTER LINES OF COLUMNS/POSTS BELOW FOR MULTI STORY PORCHES.
- 3) "CENTER CUT" INDICATES TIMBERS CUT TO INCLUDE THE HEART OF THE TREE WITHIN +/- 1-1/2" OF CENTER OF TIMBER, TOP & BOTTOM.
- 4) WHERE CELLULAR PVC, "CPVC" IS INDICATED, #1 GRADE, SMOOTH, PRESSURE TREATED WOOD MAY BE SUBSTITUTED AT THE OWNER'S REQUEST.
- 5) INSTALL ALL STRAPS & METAL CONNECTORS IN ACCORDANCE WITH MANUFACTURERS WRITTEN RECOMMENDATIONS.

DATE:

AUG. 30, 2018

MDG

MOSER DESIGN GROUP

Residential Design

Urban Planning

PROJECT:

A RESIDENCE FOR:
TANDY & WANDA MORTON
LOTS #11 & 12, BLK 19 LADIES STREET
OLDTOWN, FERNANDINA BEACH, FLORIDA

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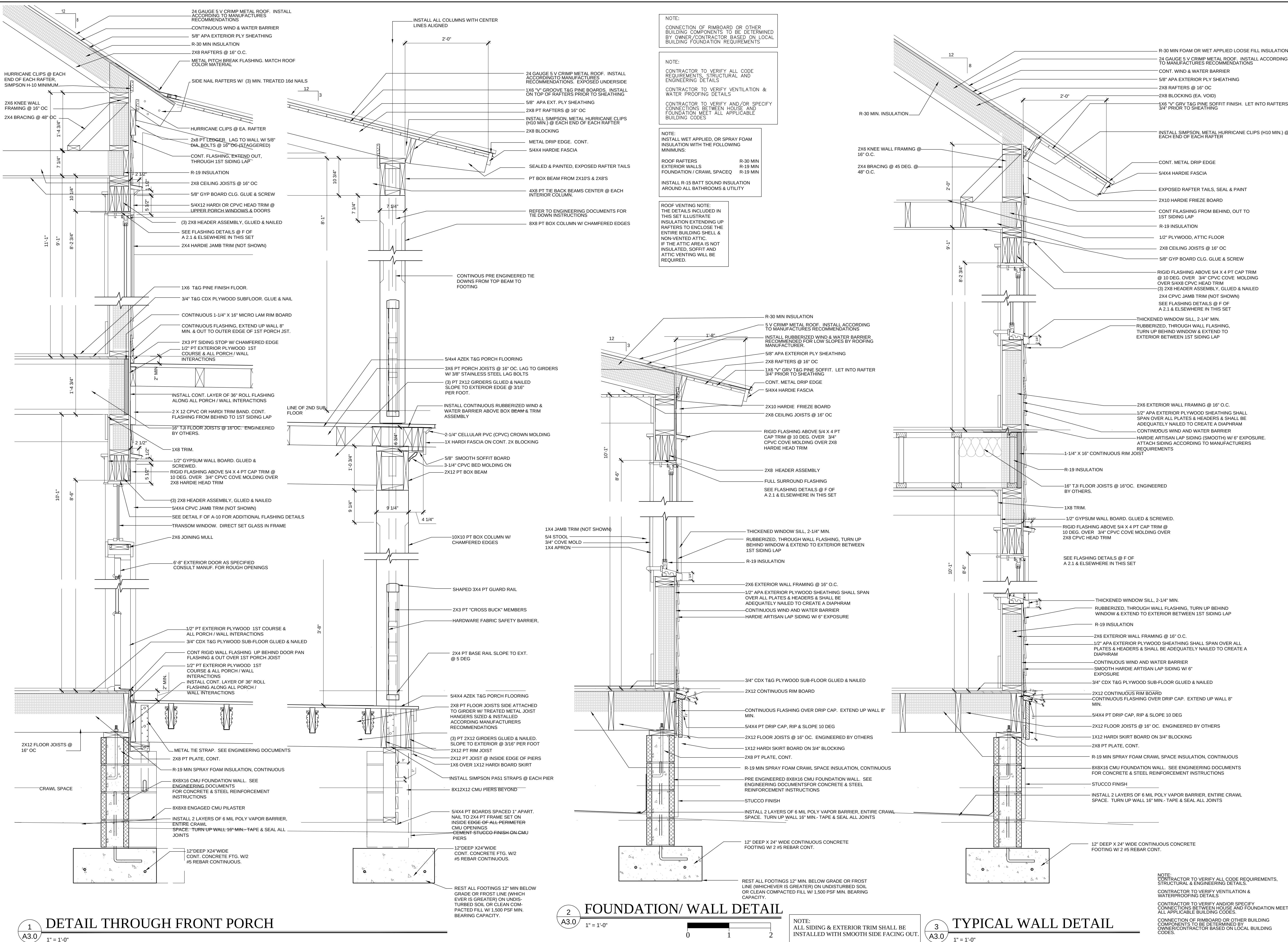
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FINISH GRADE LINES SHOWN ARE APPROXIMATE. VERIFY THAT FINISHED GRADE SLOPES AWAY FROM BUILDING AT LEAST 4'-0", BUT NOT ON TO ADJACENT PROPERTIES. BUILDER SHALL ESTABLISH FINISHED FLOOR ELEVATION IN ACCORDANCE WITH LOCAL CODES. BUILDER SHALL ALSO MAINTAIN ADEQUATE CLEARANCE BETWEEN FINISHED GRADE AND ANY WOOD CONSTRUCTION. NUMBER OF STEPS TO GRADE DEPEND ON SPECIFIC SITE ELEVATIONS.

A 3.1



DATE:

AUG. 30, 2018

MDG

MOSER DESIGN GROUP

Residential Design

Urban Planning

PROJECT:

A RESIDENCE FOR:

TANDY & WANDA MORTON

LOTS #11 & 12, BLK 19 LADIES STREET

OLDTOWN, FERNANDINA BEACH, FLORIDA

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A3.0

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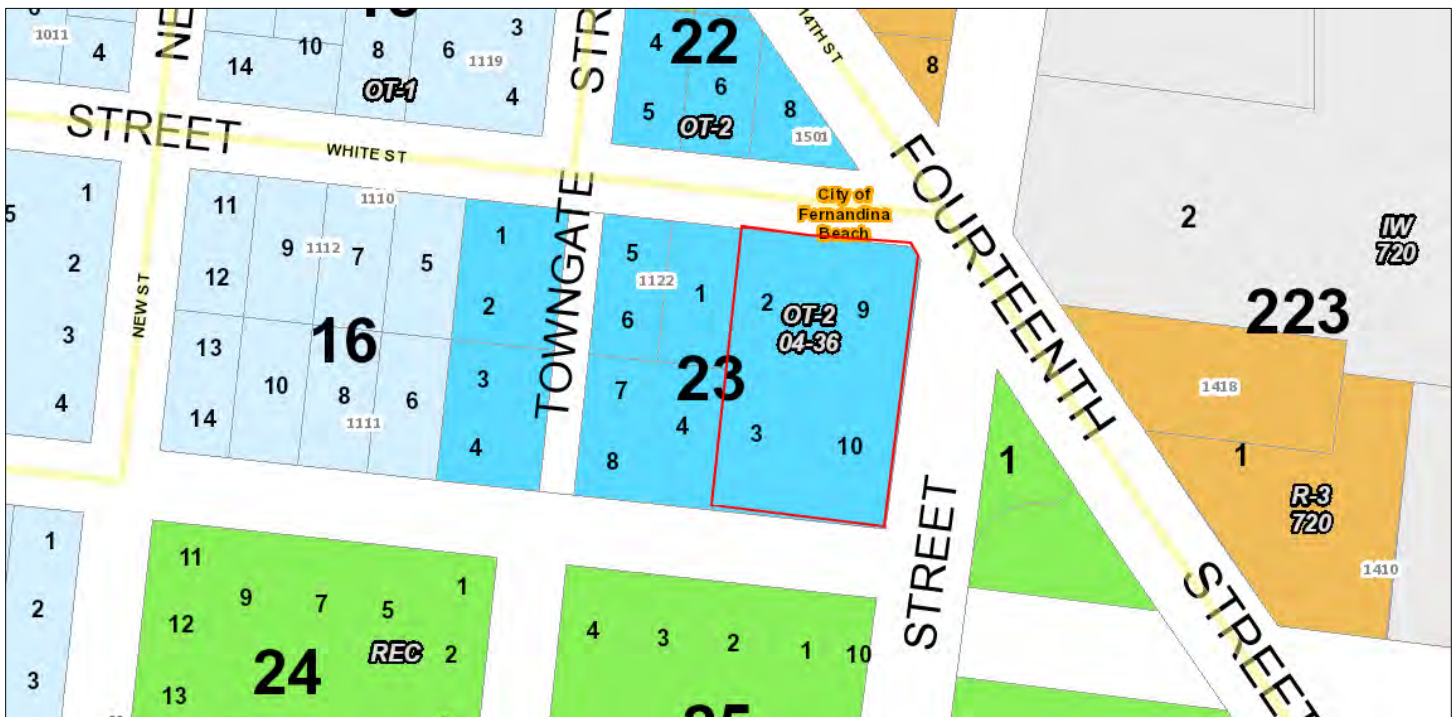
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HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2018-06 Amendment
SEPTEMBER 20, 2018

Owner/Applicant:	Robert D. & Lisa Ann Sala		
Property Address:	1130 White Street		
Requested action:	Amendment to previously approved Certificate of Approval (COA) to allow for the relocation of proposed accessory dwelling		
Current zoning:	OT-2		
FLUM land use category:	High Density Residential		
Existing uses on the site:	Vacant		
FL Master Site File #	N/A		
Year Built:	N/A		
Contributing Status:	Non-Contributing		
Adjacent Properties:	North	Vacant	OT-2
	South	Cemetery	REC
	East	Cemetery	REC
	West	Vacant	OT-2

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 HDC approved this COA at its February 15, 2018 regular meeting. At that time the proposed garage/accessory dwelling was to be located on lot 9 with a carport that crossed over the mid-lot corridor onto lot 10. The applicant is seeking an amendment to shift the structure north 8 feet, to be sited entirely upon lot 9.

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

2.01.08 Old Town Historic District Two (OT-2)

The OT-2 District is intended to protect the unique historic features and uses in the mixed-use area of the Old Town Historic District. The OT-2 District is intended for the development and maintenance of single-family residential dwellings, along with their customary accessory uses on the same lot. Limited neighborhood commercial may be permissible.

2.02.03 Historic District Overlays

The Historic District Overlays are intended to preserve the form, function, image, residential balance, and ambiance of the historic Centre Street and surrounding area as the ceremonial, civic, and cultural center of the City. The Overlays also cover the Old Town Historic District as well as the Amelia Island Lighthouse, Oxley-Heard Funeral Home, and Peck Center. The Historic District Overlay Boundaries are incorporated by reference through City of Fernandina Beach Ordinance numbers 526, 749, 846, 1995-12, 1997-24, and 2010-24. Areas within the Historic District Overlays shall be planned and managed following the guidelines established for the construction and renovation of buildings and use of land within the Historic Districts.

4.02.03 Standards for Buildings and Building Placement

C. Standards for building height:

1. Building height shall be measured from the approved finished grade, to the highest point on the structure.
2. Calculation of maximum height shall not include appurtenances or attachments such as chimneys, elevator shafts, antennas, decorative architectural features, steeples, air conditioning equipment enclosures, cupolas, weather vanes, and other similar minor building features. All ornamental features which are exempt from the maximum height shall not be habitable.
3. The following structures shall not be subject to height limits: telecommunications towers, flagpoles, and City-owned water towers.

D. Buildings shall comply with the standards in Table 4.02.03(E) set forth below:

Table 4.02.03(E). Standards for Building Heights and Setbacks					
Zoning District	Maximum Building Height (ft.) ¹	Minimum Setback			
		Front (ft.)	Side ²	Rear (ft.)	Corner Lot (side abutting street) (ft.) ³
OT-2	35	See specific standards in Section 8.01.01.02			
Notes:					
1. A building on any lot within 800 feet of the mean high water line of the Atlantic Ocean shall not exceed thirty-five (35) feet in height.					
2. Each side yard setback shall be increased by one-half (½) foot for each one (1) foot, or fraction thereof, of building heights above twenty-five (25) feet.					
3. Buildings shall not encroach into the required clear visibility triangle at intersections, as set forth in Section 7.01.08.					

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.

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:

The proposed amendment sites the structure in a more appropriate manner. This would allow for the future development of lots 3 and 10, which front Someruelus Street.

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 is substantially consistent with the Land Development Code, the Secretary of the Interior’s Standards, and the Old Town Preservation and Development Guidelines to warrant approval of this amendment.

Staff recommends APPROVAL of this amendment to HDC 2018-06

MOTION TO CONSIDER:

I move to **approve or deny** this amendment to HDC case number 2018-06 **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 2018-06, 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 approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2018-06 Amendment Application & Backup Material

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

HDC 2018-06 Amendment

EXHIBIT 1

Application & Backup Materials



APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

AUG 20 PM 2:27

OFFICE USE ONLY	
REC'D: <u>8/20/18</u> BY: <u>SJC</u>	
PAYMENT: \$ _____	TYPE _____
APPLICATION #: <u>HDC 2018-065</u>	
HDC CASE #: _____	
APPLICATION COMPLETE: Y ☒ N ☐	
PRE-CONFERENCE: Y ☒ N ☐ DATE _____	
BOARD MEETING DATE: <u>Sept. 20, 2018</u>	
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: <u>Amendment</u>
PROPERTY INFORMATION Property information can be found at the Nassau County Property Appraiser's Website → Map Search		
Street Address: <u>1130 White St. Old Town Fernandina Beach</u>		
Historic District:	☐ Downtown	☒ Old Town
	☐ CRA Waterfront	
Parcel Identification Number(s): _____		
Zoning District: <u>O-2</u>	Lot / Block Number (optional) <u>23 Lots 2, 3, 9, 10</u>	

PROJECT DESCRIPTION

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name <u>Robert T Sala</u>	
Corporation or Company (if applicable) _____	
Street Address <u>2183 Sadler Rd</u>	
City State Zip <u>Fernandina Beach</u>	
Telephone Number <u>410-948-3189</u>	
Email Address <u>rsala@dexcon.com</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>Same</u>	
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.

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.

*Requesting To Shift garage north to by 8 feet
on to property boundary. In turn bridge impact
17 line with property*

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.

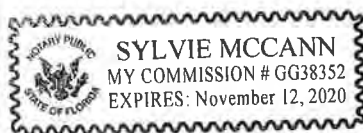
Date

Signature of Applicant

STATE OF FLORIDA

COUNTY OF NASSAU

ss }



Subscribed and sworn to before me this 20 day of August, 2018.

Notary Public: Signature

Printed Name

My Commission Expires

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

USE THIS FORM TO: Authorize an agent to make application and represent the owner of record.



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE _____
(print name of property owner(s))

hereby authorize: _____
(print name of agent)

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

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

(Signature of owner)

(Signature of owner)

(Print name of owner)

(Print name of owner)

STATE OF FLORIDA }
COUNTY OF NASSAU } ss

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

Notary Public: Signature

Printed Name

My Commission Expires

Personally Known _____ OR Produced Identification _____ ID Produced: _____

AUG 20 PM 2:27

1. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PREPARATION OF THE PERMIT DOCUMENTS.
2. IN THE EVENT OF A DISCREPANCY OR UNCERTAINTY TO CLARIFY SCOPE OF WORK

1. OMISSIONS, UNIFORM-LIKE PERFORMANCE OR DEVIATIONS FROM
2. CONTRACTORS DURING THE COURSE OF CONSTRUCTION, DEVIATIONS FROM
3. THE SUPPLEMENTARY DRAWINGS OR SEALED CORRESPONDENCE FROM

1. CONSIDERED A "CONTRACTOR'S PERMIT DOCUMENT" AND ARE NOT
2. THE CONTRACTOR, SPECIFIC MATERIAL, FINISHES, FIXTURES,
3. THE AGREEMENT BETWEEN THE OWNER AND THE CONTRACTOR.

1. ARE NOT PART OF ARCHITECT'S SCOPE OF WORK, ANY SITE VISITS BY
2. THE ARCHITECT, UNLESS A WRITTEN AGREEMENT EXISTS FOR THIS PURPOSE.

1. VEGE EXHAUST DUCTING TO EXTERIOR DISCHARGE TYP.

1. MEETING OF MECHANICAL SYSTEMS FOR BUILDING(S), TO
2. BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND ALL
3. THE DETAILS WITH OWNER AT JOBSITE MEETING WITH
4. THE ARCHITECT'S WRITTEN APPROVAL FROM OWNER DEEMING
5. CORRECT.

1. BE PROVIDED FOR AIR HANDLERS, CONDENSATE SHALL BE

1. UNDER ALL COILS ON WHICH CONDENSATION WILL OCCUR
2. SPACES, SUSPENDED CEILING SPACES, FURRED SPACES, OR
3. VEG CONTENTS, AS A RESULT OF AN OVERFLOW OF THE
4. THE CONDENSATE DRAIN PIPING, AUXILIARY DRAIN PANS
5. MORE THAN THE UNIT OR COIL DIMENSIONS IN WIDTH AND
6. IN RESISTANT MATERIAL.
7. FLOAT VALVE OR OTHER WATER LEVEL DETECTOR SHALL BE
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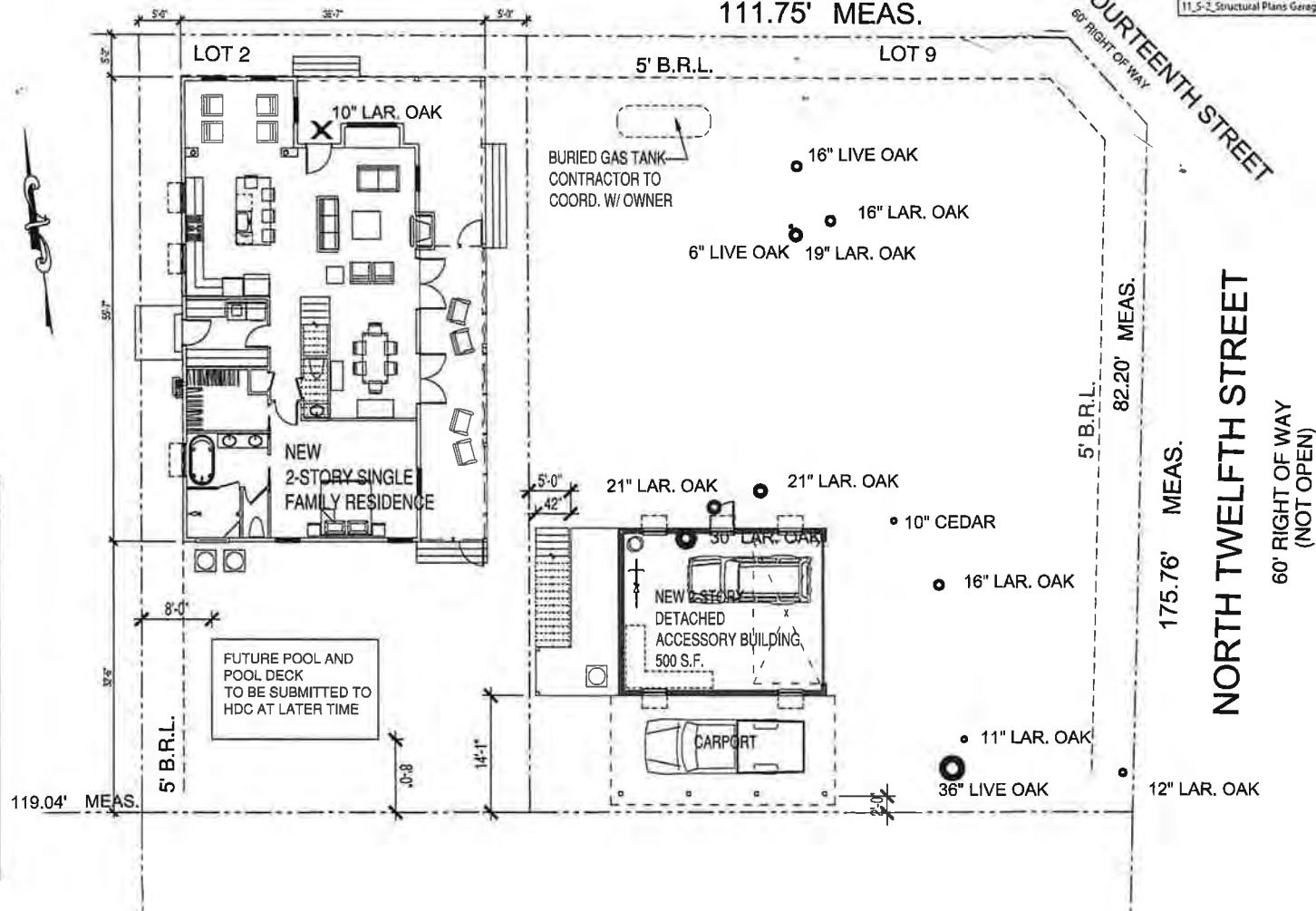
WHITE STREET

46.6' RIGHT OF WAY

N82°15'13"W
111.75' MEAS.

NORTH FOURTEENTH STREET
60' RIGHT OF WAY

INDEX



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07_4-2.3_Elevations_GARAGE_Sale Bob Lisa_HDC - Preliminary Pricing_2-6-18.pdf
08_4-3.1_Perspectives_House_Sale Bob Lisa_HDC - Preliminary Pricing_2-6-18.pdf
09_4-3.2_Perspectives_GARAGE_Sale Bob Lisa_HDC - Preliminary Pricing_2-6-18.pdf
10_5-1_Structural_Plans_House_Sale Bob Lisa_HDC - Preliminary Pricing_2-6-18.pdf
11_5-2_Structural_Plans_Garage_Sale Bob Lisa_HDC - Preliminary Pricing_2-6-18.pdf

Date Released for Permit
XX-XX-XX
The Drawing is not released for the project.
or later to the Permittee Date of the Title File.
John H. Dodd ARCHITECT, INC. FL-AR0016987 2775 RACHEAL AVENUE FERNANDINA BEACH, FL 32034 TEL (904) 583-4044 Email: JOHN.H.DODD@JHDD.COM SOUTH FL
Issue Date of Progress Prints
Issued: 10/20/18
Dec:



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2018-39
SEPTEMBER 20, 2018

Owner/Applicant:	William E. Lord				
Property Address:	23 S. 5th Street				
Requested action:	Certificate of Approval (COA) to construct a 2-car garage with unfinished storage/studio space above; construct new porch and breezeway at south elevation; infill existing porch at north elevation with windows; install new shell driveway.				
Current zoning:	C-3				
FLUM land use category:	Central Business District				
Existing uses on the site:	Single Family Residential				
FL Master Site File #	FLMSF 8NA0031				
Year Built:	1900 (Property Appraiser) 1887-1892 (FLMSF 8NA0031)				
Contributing Status:	Contributing				
Adjacent Properties:	North	Parking Lot	C-3		
	South	Single Family Residential	C-3	c.1925	
	East	Commercial	C-3	c.1900	
	West	Government	C-3	c.1958	Nassau County Health Dept.

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

Applicant is proposing to: construct a 2-car garage with unfinished storage/studio space above; construct new porch and breezeway at south elevation; infill existing porch at north elevation with windows; install new shell driveway.

This project was previously approved through HDC 2017-07 at the February 16, 2017 regular HDC meeting. The COA has since expired without any extensions, and therefore is required to be heard as a new case.

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 100)

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. Maintain entrances, doors, and related elements.

- 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.

Ground Surfaces (pg 99)

Historic sidewalks, driveways, planting patterns, and grades should be preserved. If replacements or new elements are required, patterns of placement and material should be retained.

1. Follow guidelines for masonry to retain and maintain historic placement, materials, and design for ground surface elements like walkways and drives.
2. Keep landscaping maintained so that vegetation does not cause damage to masonry features.
3. Maintain compatibility between private ground materials like walkways and drives and public materials like sidewalks.
4. Traditional materials such as brick pavers, oyster shell, gravel, and concrete are recommended for new ground surfaces. Patterned concrete and permeable concrete are also acceptable and preferred over asphalt. Concrete ribbons, versus complete coverage of a driveway area, were commonly used. Their design is traditional and also decreases the amount of water run-off.

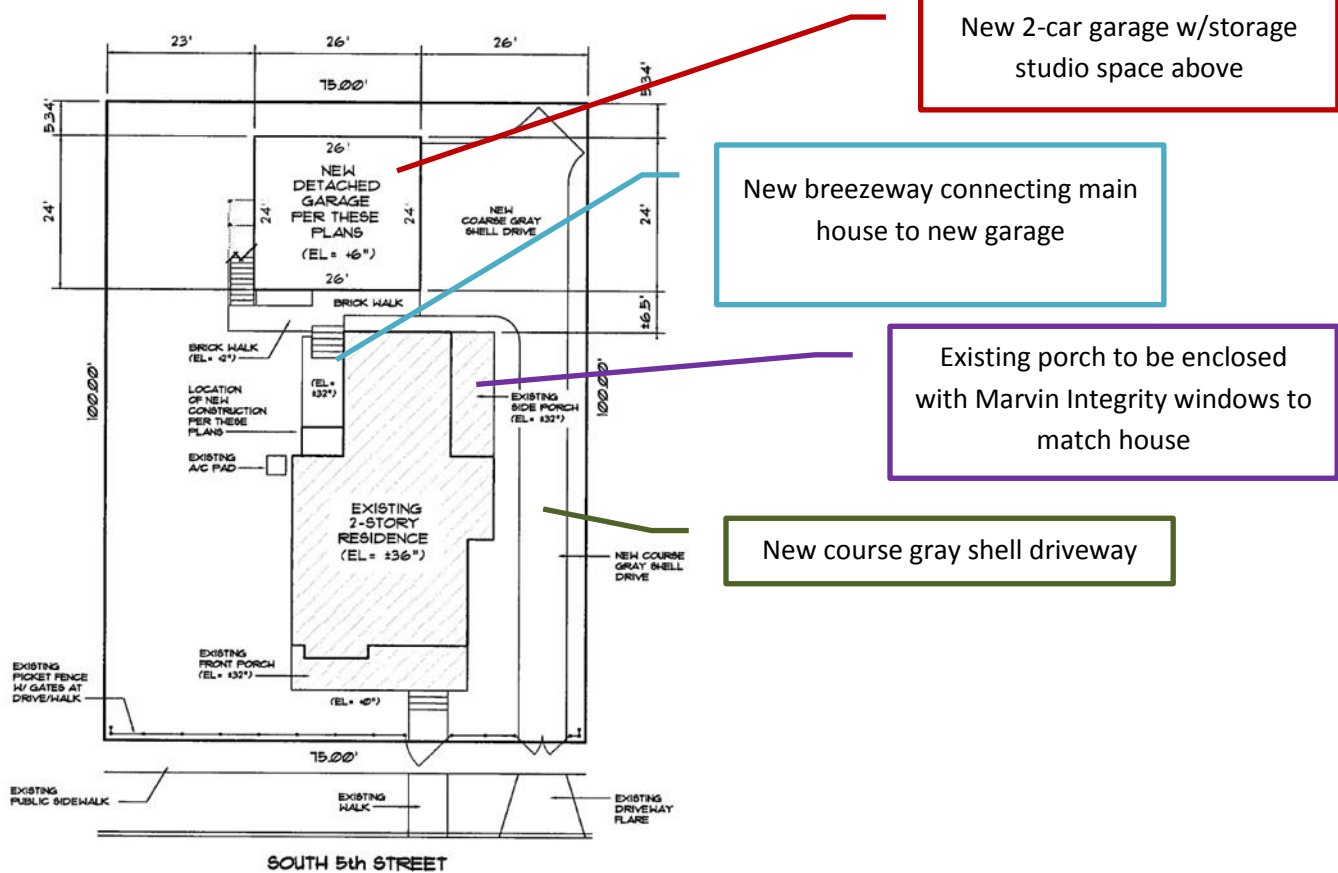
Porches (pg 85)

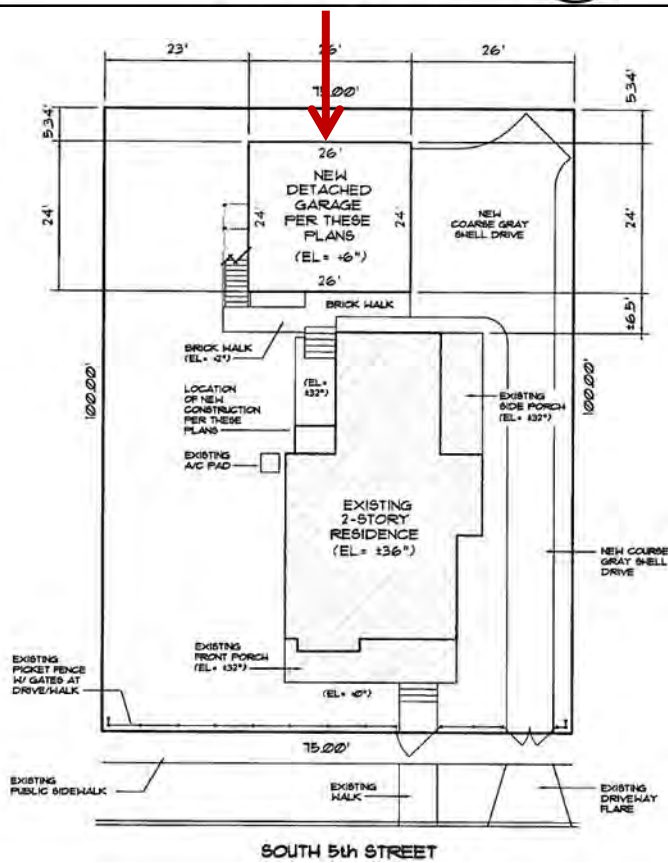
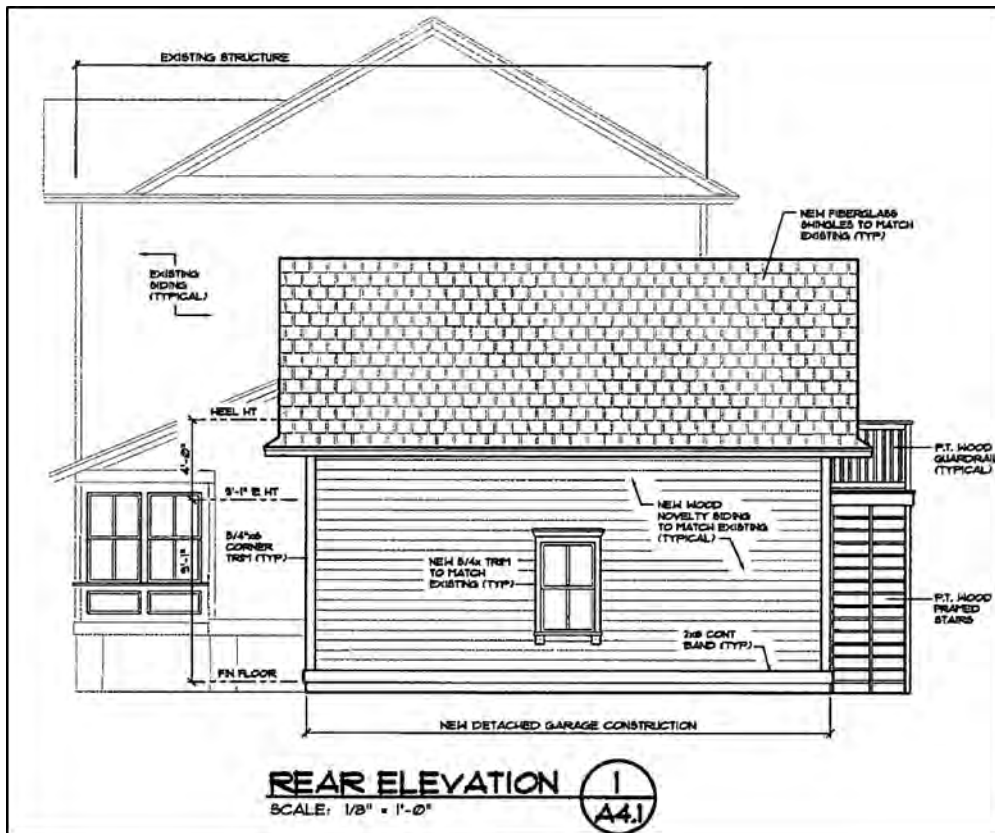
Like so many architectural elements, porches serve a function, as well as help convey building style. Porches are focal points since they have traditionally been a social gathering space. Residents use a porch as a sitting area, and visitors use a porch as a place of transition between the exterior and 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.

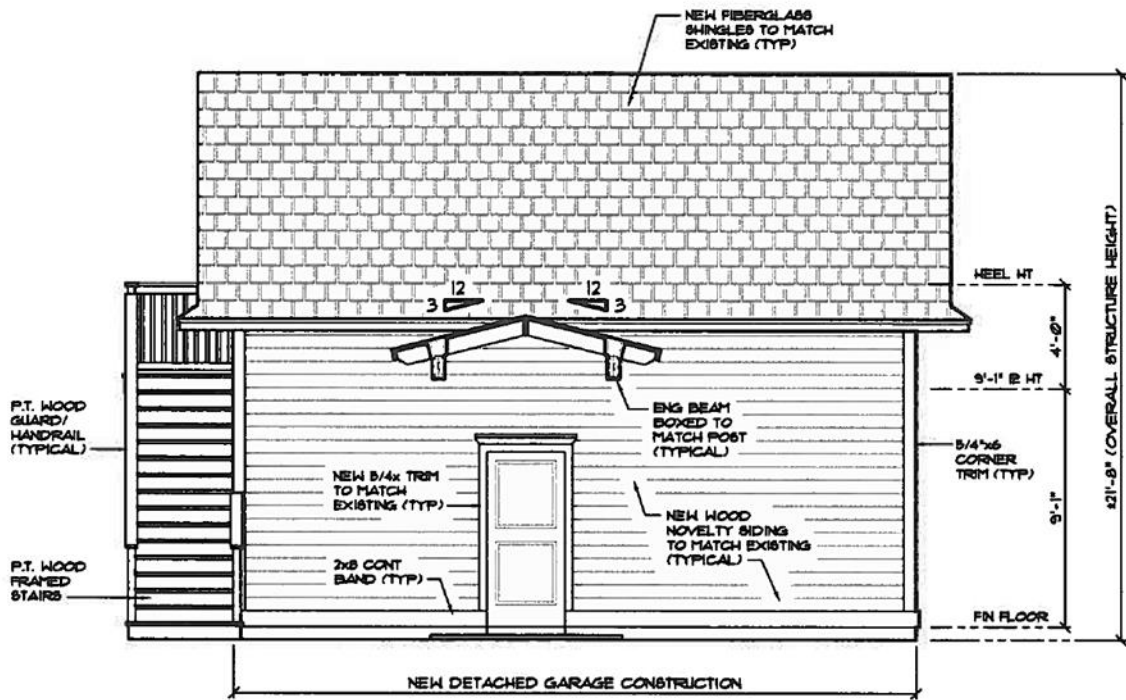
1. Follow wood and masonry guidelines to retain, maintain, and repair wooden and masonry porches.
2. Porches on rear elevations are mainly functional and are less crucial to historic character. Their treatment can be more flexible and may include alteration, replacement, or removal.
3. When a porch is 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.

23' 26' 26'

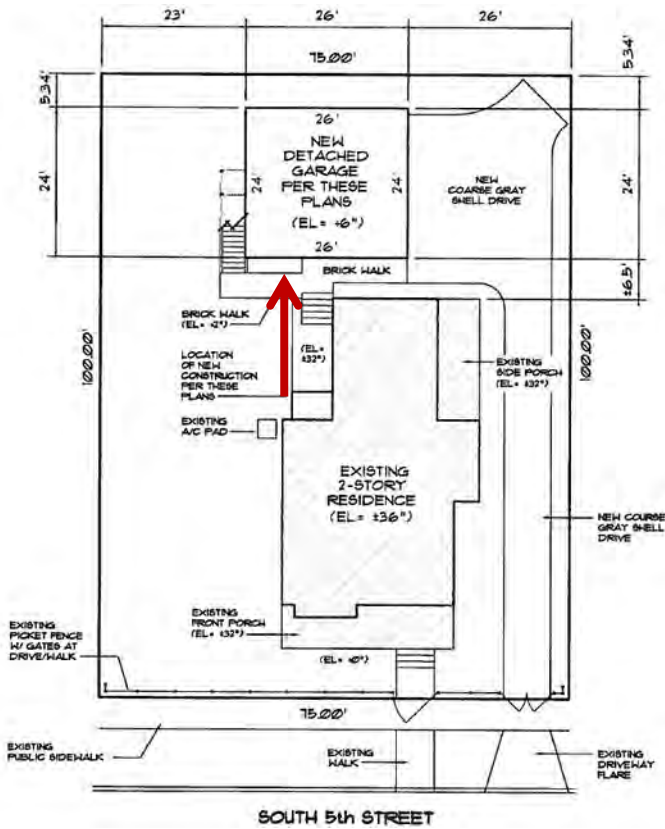
New 2-car garage w/storage

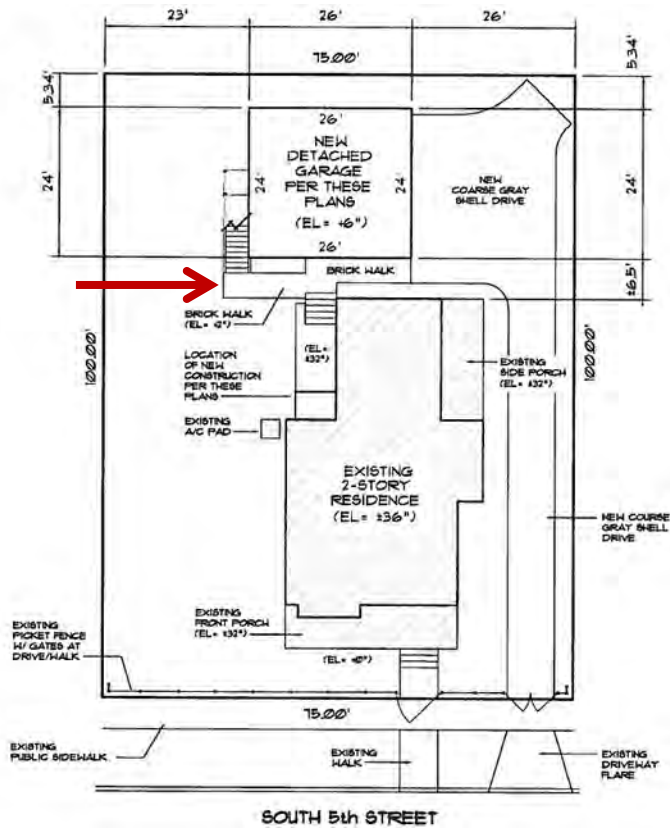
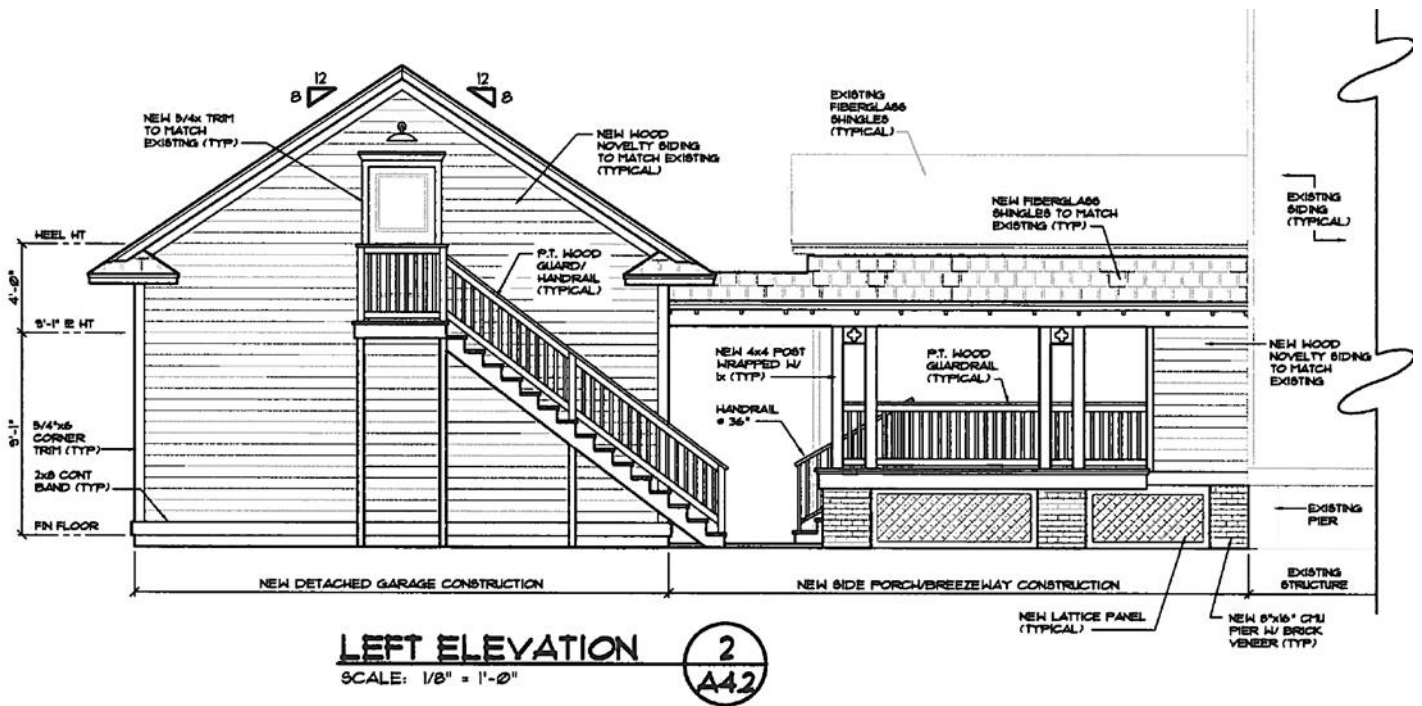






GARAGE/BREEZEWAY ELEVATION 2
 SCALE: 1/8" = 1'-0"





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 2018-39

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2018-39 **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 2018-39, 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 2018-39 Application and Backup Materials

EXHIBIT 2 Florida Master Site File 8NA00331

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

HDC 2018-39

EXHIBIT 1

Application & Backup Materials



APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

OFFICE USE ONLY	
REC'D: <u>8/9</u>	BY: <u>(Signature)</u>
PAYMENT: \$ <u>150-</u>	TYPE <u>CK 7250</u>
APPLICATION #: <u>2018-001333</u>	
HDC CASE #: <u>2018-39</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	☐ Demolition
☐ Re-roof	☐ Other: _____	☐ Variance
PROPERTY INFORMATION Property information can be found at the Nassau County Property Appraiser's Website → Map Search		
Street Address: <u>23 S 5th St</u>		
Historic District: ☒ Downtown ☐ Old Town ☐ CRA Waterfront		
Parcel Identification Number(s): <u>00-00 31 1800 0024 0100</u>		
Zoning District: <u>C-3</u> Lot / Block Number (optional) <u>2 Lot 101</u>		

PROJECT DESCRIPTION

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name <u>William Lord</u>	
Corporation or Company (if applicable)	
Street Address <u>23 S 5th St</u>	
City State Zip <u>Fernandina FL 32034</u>	
Telephone Number <u>904 468 0411</u>	
Email Address <u>6Lord53@yahoo.com</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>Same</u>	
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.

Existing 2 story Residence

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.

Addition of new 2 car garage on rear of the property
New shell driveway
New side porch & breezeway connection
In fill w/ windows on existing north side porch

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	Custom	Drop (novelty) siding to match house		Lindhurst timber
Doors	Marvin	Integrity garage overhead		" Mahogany
Windows	Marvin	Integrity		"
Roofing	GAF	Timberline		Weathered wood
Fascia/Trim	Hardie	Smooth Hardie trim		Woodlawn
Foundation		Garage not exposed porch brick piers		red brick
Shutters		composite		Lindhurst mahogany
Porch/Deck		lowered PT wood		—
Fencing		N/A		—
Driveways/Sidewalks		Crushed Shell		
Signage		NA		—
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.

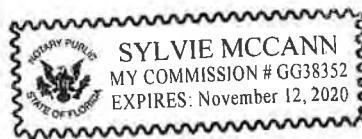
Date

Signature of Applicant

STATE OF FLORIDA

COUNTY OF NASSAU

ss }



Subscribed and sworn to before me this

9

day of

August

, 2018.

Notary Public: Signature

Printed Name

My Commission Expires

Personally Known

OR Produced Identification

✓

ID Produced:

FC DL

USE THIS FORM TO: Authorize an agent to make application and represent the owner of record.



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE _____
(print name of property owner(s))

hereby authorize: _____
(print name of agent)

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

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

(Signature of owner)

(Signature of owner)

(Print name of owner)

(Print name of owner)

STATE OF FLORIDA }
COUNTY OF NASSAU } ss

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

Notary Public: Signature

Printed Name

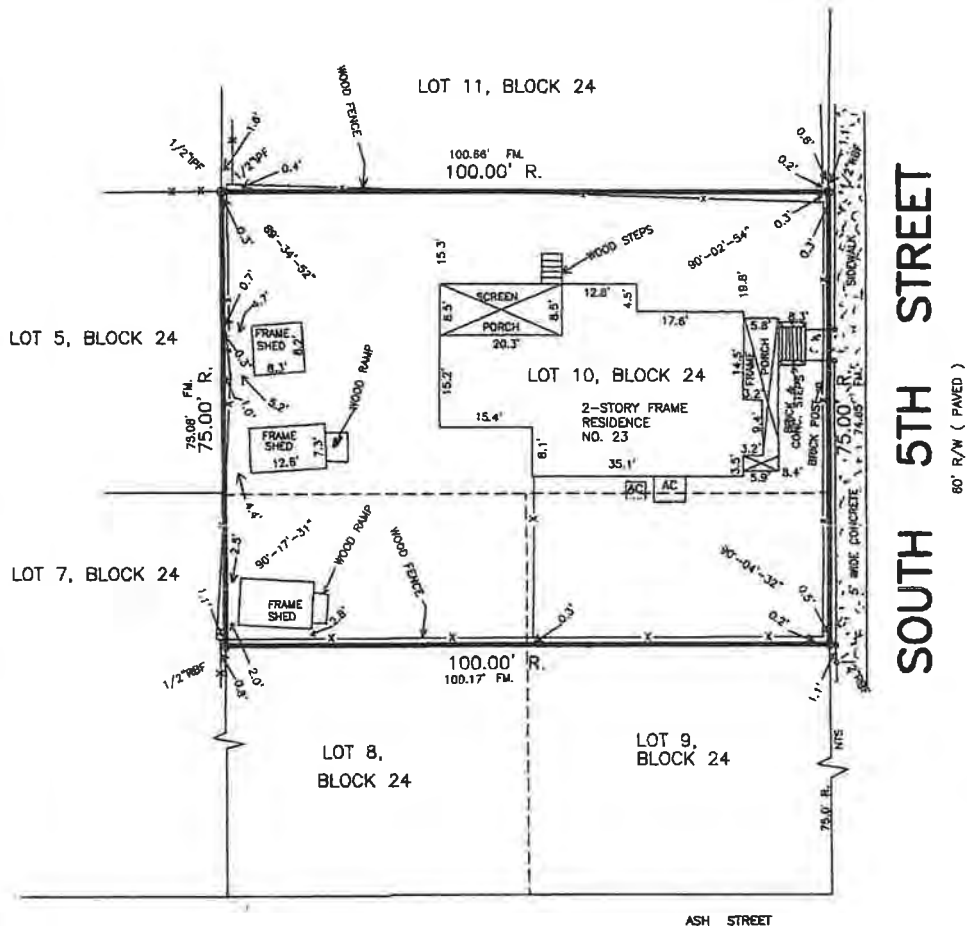
My Commission Expires

Personally Known _____ OR Produced Identification _____ ID Produced: _____

MAP SHOWING BOUNDARY SURVEY OF
LOT 10 TOGETHER WITH THE NORTH 1/4
OF LOTS 8 AND 9, BLOCK 24,

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: BILL AND MARTHA LORD,



COASTAL LAND SURVEYORS

& MAPPERS, INC.

34 NORTH FOURTEENTH STREET
FERNANDINA BEACH, FLORIDA 32032
TEL. 904-261-8950 FAX 904-277-8650

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 160-7, GEORGIA STATUTES.

LICENSED BUSINESS NO. 6412

JAMES C. PEACOCK, PROFESSIONAL SURVEYOR AND MAPPER

FLORIDA CERTIFICATE NO. 3718

GEORGIA CERTIFICATE NO. 2365

NOT VALID UNLESS EMBOSSED WITH SURVEYORS OFFICIAL SEAL

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. 0237F
DATED 12-17-10

DATE OF SURVEY: JANUARY 13, 2017

SCALE 1"=20'

JOB NO. 1612-13 F.B. 340

CORNER MARKERS HAVE NO IDENTIFICATION U.N.O.

LEGEND:

IRON PIPE FOUND - IPF

IRON PIPE SET - IPS

RE/BAF 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

POINT OF TANGENCY - PT

CENTERLINE - C

POWER LINE - P----

PLAT - P

FIELD MEASURED - FM

RECORD - R, DEED - D

POWER POLE - P.O.

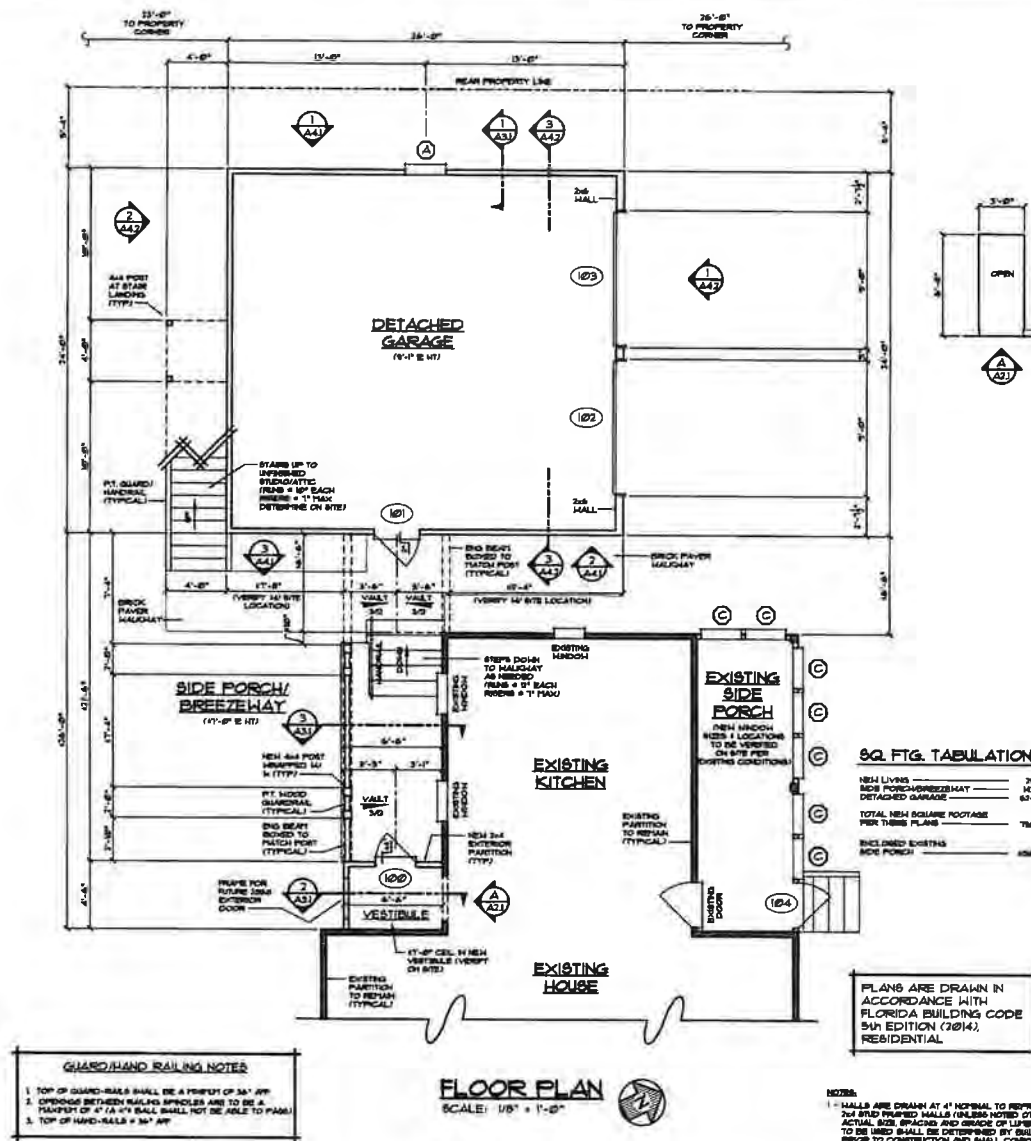
CONCRETE - CONC.

REVERSE OF WAY - R/W

POINT OF REVERSE CURVE - PRC

OFFICIAL RECORDS BOOK - O.R.B.

THE SURVEY DEPICTED HERE IS NOT COVERED
BY PROFESSIONAL LIABILITY INSURANCE.



THIS DOCUMENT IS THE PROPERTY OF MICHAEL STAUFFER, ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF MICHAEL STAUFFER, ARCHITECT.

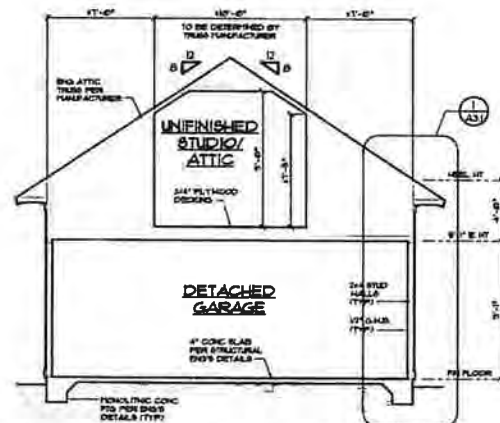
ARCHITECTURE PROVIDED BY:
MICHAEL STAUFFER, ARCHITECT
100 W. 1st St., Suite 100
Fort Lauderdale, FL 33301
Phone: (954) 561-1111
Fax: (954) 561-1112
Email: mstauffer@msaarchitect.com
www.msaarchitect.com

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KLAYBOR & ASSOCIATES
RESIDENTIAL DESIGNERS
1800 W. 1st St., Suite 100
Fort Lauderdale, FL 33301
Phone: (954) 561-1111
Fax: (954) 561-1112
Email: klaybor@klaybor.com
www.klaybor.com

AN ADDITION TO THE LORD RESIDENCE
25 SOUTH 5th ST., FERNANDINA BEACH, FL 32034

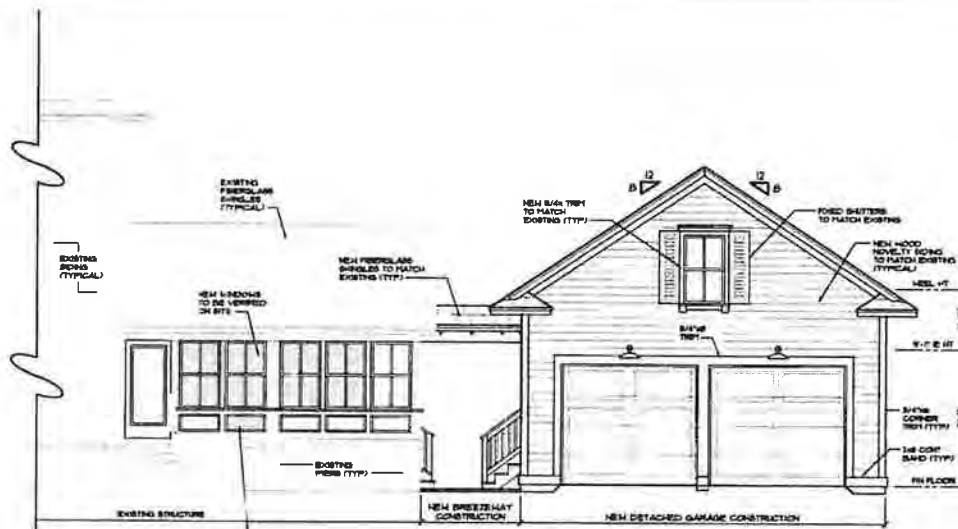
Drawn by: JTL/STP
Scale: 1/8" = 1'-0"
Date: 10-1-17
Job #: 18-117

A2.1
(HDC)



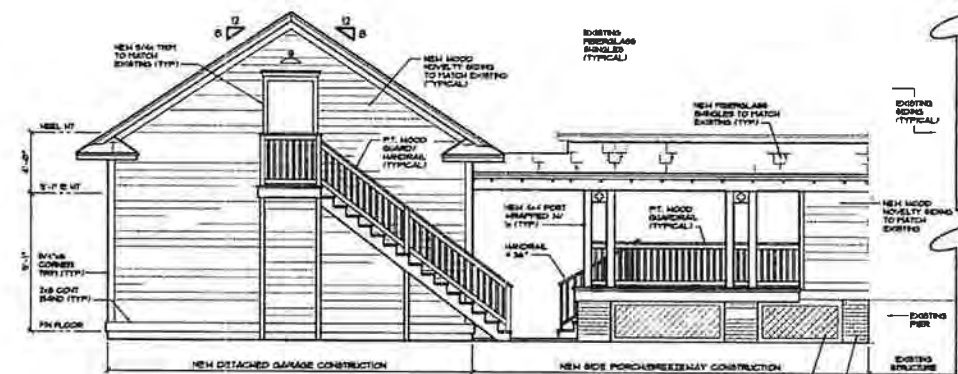
STRUCTURAL GARAGE SECTION
SCALE: 1/8" = 1'-0"

3
A42



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

1
A42



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

2
A42

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DATE: 1/11/2017
BY: M. STAUFFER
CHECKED BY: M. STAUFFER
DATE: 1/11/2017
BY: M. STAUFFER

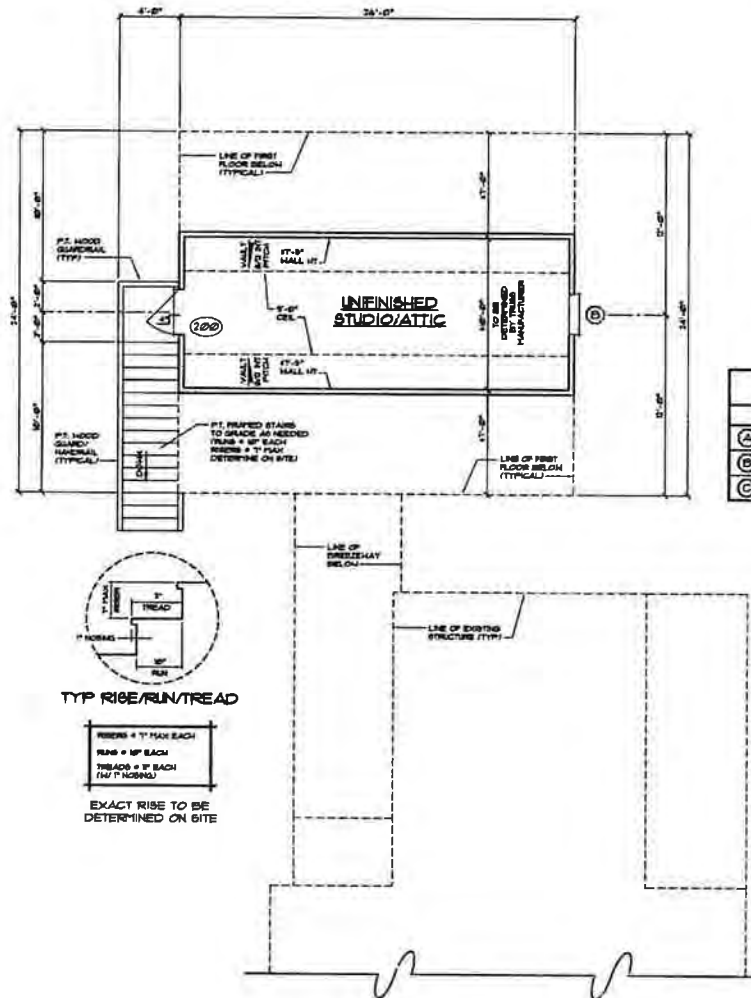
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1111 S. W. 11TH AVE., SUITE 200
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AN ADDITION TO THE LORD RESIDENCE
25 SOUTH 5th ST, FERNANDINA BEACH, FL 32034

DATE: 1/11/2017
SCALE: 1/8" = 1'-0"
SHEET: 15-1147

A4.2
(HDC)



UNFINISHED STUDIO/ATTIC PLAN
SCALE: 1/8" = 1'-0"

DOOR SCHEDULE					
	SIZE	TYPE	OPERATION	MANUFACTURER	REMARKS
100	3'-0" x 6'-0"	EXTERIOR FRENCH	SWING	TO BE DETERMINED	
101	3'-0" x 6'-0"	EXTERIOR	SWING	TO BE DETERMINED	
102	3'-0" x 6'-0"	GARAGE	OVER-HEAD	TO BE DETERMINED	
103	3'-0" x 6'-0"	GARAGE	OVER-HEAD	TO BE DETERMINED	
104	3'-0" x 6'-0"	EXTERIOR FRENCH	SWING	TO BE DETERMINED	
200	3'-0" x 6'-0"	EXTERIOR	SWING	TO BE DETERMINED	

WINDOW SCHEDULE						
	SIZE	WIDTH	HEIGHT	TYPE	LOCATION	REMARKS
A	2046 SH	2'-0"	4'-0"	SINGLE HUNG	HEAD = 7'-0" APP	TO BE DETERMINED
B	2046 SH	2'-0"	4'-0"	SINGLE HUNG	HEAD = 6'-0" APP	TO BE DETERMINED
C	12046 SH	12'-0"	6'-0"	SINGLE HUNG	DETERMINE ON SITE	ACTUAL WINDOW SIZE TO BE VERIFIED ON SITE

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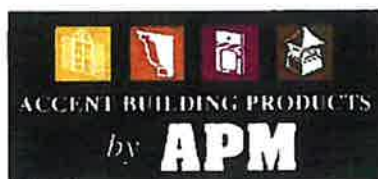
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AN ADDITION TO THE LORD RESIDENCE
25 SOUTH 5th ST., FERNANDINA BEACH, FL 32034

Project No. 16-1147
Date: 1/16/2017
Scale: 1/8" = 1'-0"

A2.2
(HDC)

LORD
23 G. 5TH ST
1-800-237-7470



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SHUTTERS
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ACRYLIC BLOCK

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MANTELS

WINDOW HEADERS
RAILING FENCING
ADDRESS PLAQUES

CUPOLAS
GABLE VENTS
COLUMNS

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Louvered Composite Shutters - Center Rail by Atlantic Premium Shutters - Classic Series

Composite Shutter Features:

- **High Quality Construction**
Crafted From a Proprietary Composite Wood
- **Long Lasting Material and Finish**
Quaranteed not to rot, or splinter. Maintenance free!
- **Fantastic warranty**
10 years against defect and factory finish.
- **Install As Fixed or Operable Shutters**
Optional installation hardware [available here](#).
- **Closed, Routed Louvers**
No openings for bugs to nest in.
- **30 Colors + Paintable**
All of today's sought-after colors are offered.
- **Two Part Acrylic-Urethane Finish**
Bonds permanently with the composite material.



[Click image to enlarge](#)

Please select your width, length and color to see pricing below. Shutters are sold in pairs only.

Choose from 9" - 30"	Width: Select a Width	1
Choose from 24" - 96"	Length: Select a Length	1
Choose from 40 colors or paintable	Color: Select a Color	Color Chart

Price Per Pair	Quantity In Pair(s)	Total Price	Add To Cart
\$	X 1	= \$	+

[CONTACT US](#) • [ABOUT US](#) • [SHIPPING INFORMATION](#) • [CUSTOMER SERVICE](#) • [PRIVACY POLICY](#) • [SITE MAP](#)
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[SKYLIGHTS](#) • [WINDOW HEADERS](#) • [ADDRESS PLAQUES](#) • [DOOR SURROUNDS](#) • [COLUMNS](#) • [VINYL RAILING SYSTEMS](#)
[ALUMINUM RAILING](#) • [COMPOSITE RAILING SYSTEMS](#) • [VINYL FENCING](#) • [GABLE VENTS](#) • [CUPOLAS](#) • [COLUMNS](#)

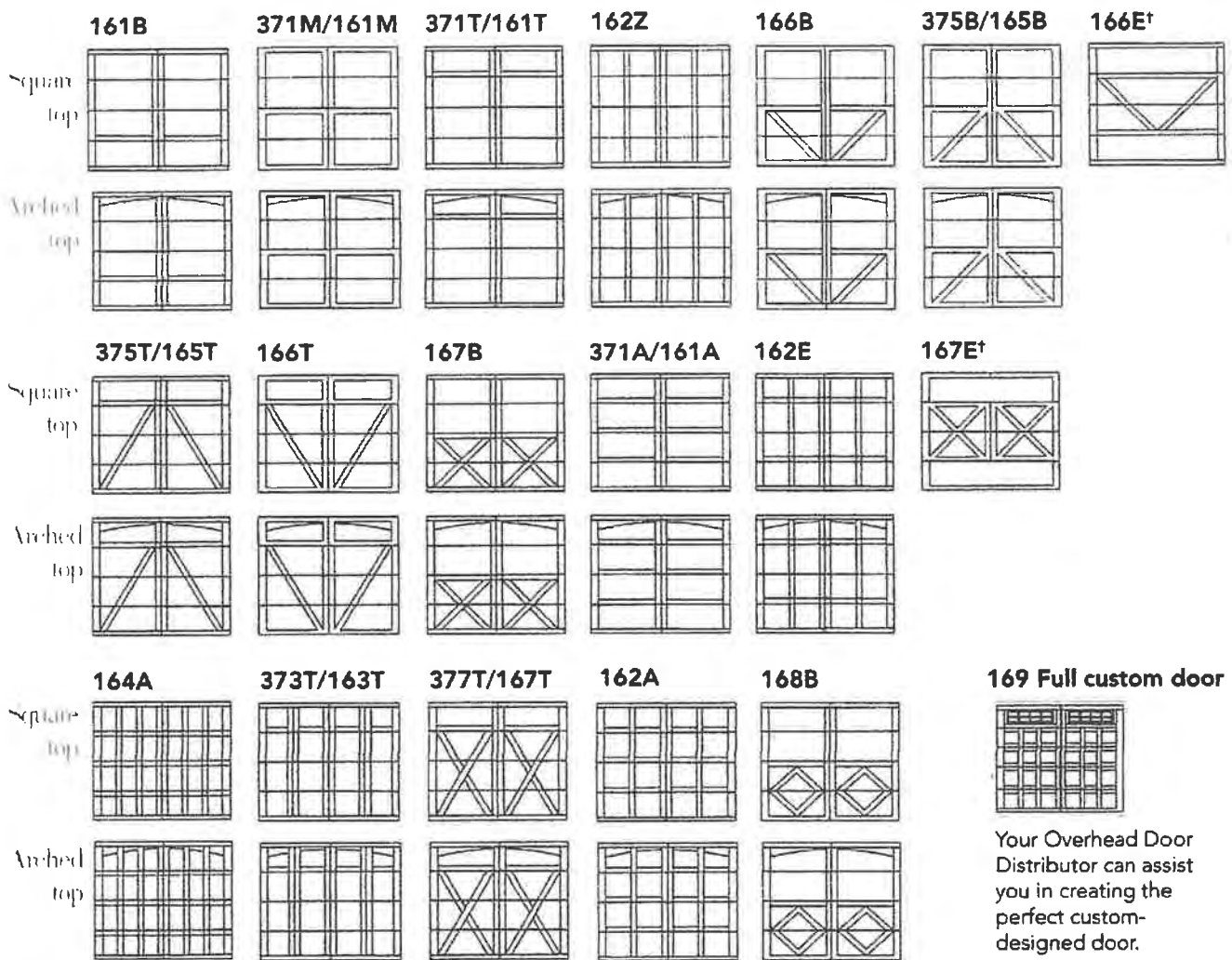
Courtyard Collection® Door Designs

LORD
23 S. 5TH ST

Select your door panel style

1 Choose a panel style:

The Courtyard Collection® includes two series of models – please see the chart at the bottom of the page for details. Some panel styles are only offered in the 160 series as indicated below.



†Windows and arches not available.

Series	Wood grain trim	Color matched trim	Warranty	Polyurethane insulation	R value	U-factor	Overlay thickness	Door thickness	Commercial track	Residential track	Ball bearing rollers with nylon wheels
370	•		20-year limited	•	9.3	0.24	¾"	1"	optional	•	•
160	•	•	Limited lifetime	•	12.76	0.24	¾"	1 ¾"	•		•

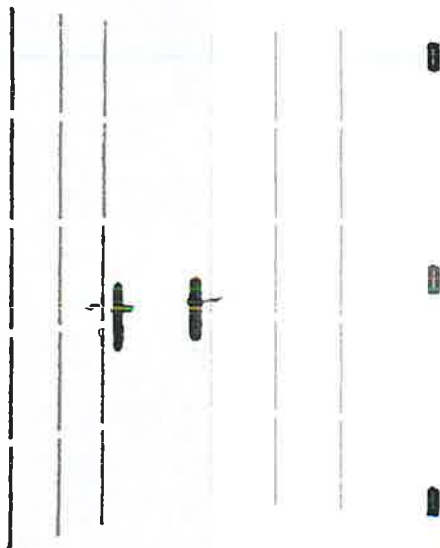
* R-value: The higher the R-value, the greater the insulating properties

** U-factor: A tested value of actual energy loss - of an installed door, wall, or window assembly

Your Overhead Door Distributor can assist you in creating the perfect custom-designed door.

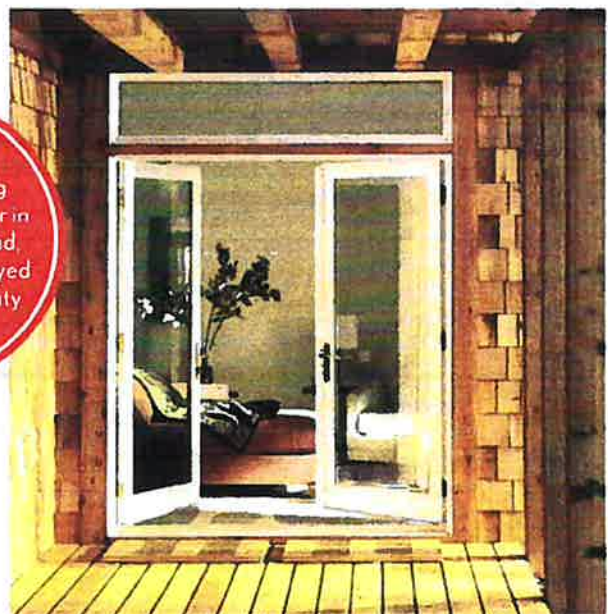
LORD
23 S. 5TH ST

IN THIS VERSION OF FRENCH, THE ACCENT IS ON STYLE



Presenting an elegant way to say 'welcome.' The Inswing French Door features a rich wood interior, XX configuration, 8' heights, always beautiful Ultrex® exterior, wide stiles and rails, Ultrex sill with interior oak sill liner, and lever and escutcheon handle sets. Virtually maintenance-free Ultrex exterior and sill provides exceptional strength, stability, and durability. The clear, smooth pine interior readily accepts paint or stain. Energy saving Low E2 tempered glass with Argon gas standard or select Low E3 tempered glass with Argon gas for enhanced performance.

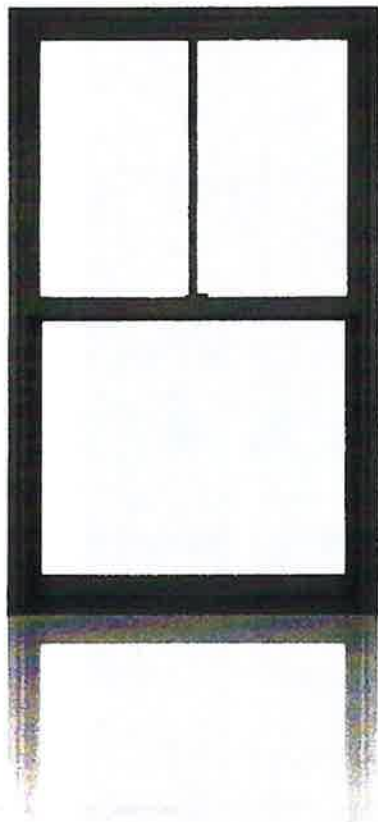
Stainless steel multi-point locking system seals the door in four locations – head, sill, deadbolt, and keyed cylinder – for stability and security



LORD
23 S. 5TH ST

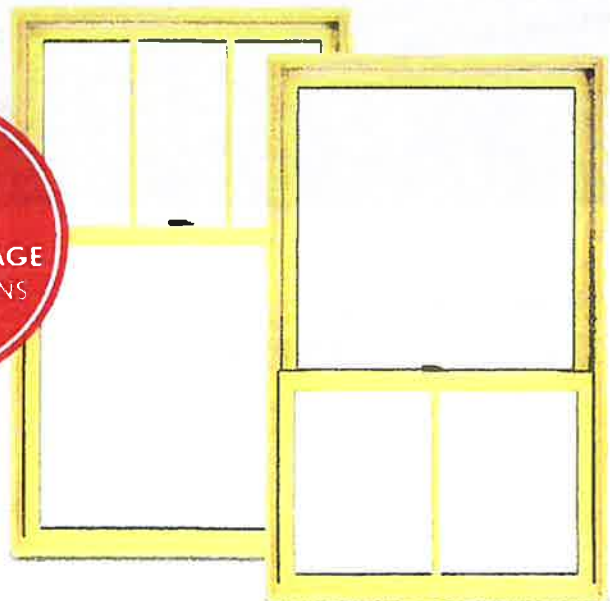
TIMELESS STYLE MEETS SUPERIOR PERFORMANCE.

AND CREATES A NEW CLASSIC.



Self-sealing corner keys, weather-stripping and jamb-sill gaskets mean performance grades up to PG50. Add ergonomic hardware, a dramatic sloped sill, and more wood to the interior, and this double hung window not only performs great, it looks great doing it. Mull with picture windows, other Double Hungs, Transoms, Polygons or Round Tops to create almost any assembly imaginable. Factory mulling and field mulling kits are available.

AVAILABLE IN
COTTAGE &
REVERSE COTTAGE
CONFIGURATIONS



William E Lord 23 S 5th Street
Photos



Northwest corner
Existing porch to be glassed in

William E Lord 23 S 5th Street
Photos



Southwest corner
Location of new porch and side entry

William E Lord 23 S 5th Street
Photos



Front (East) Elevation

This is the new paint and color scheme

HDC 2018-39

EXHIBIT 2

FMSF 8NA00331



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

EXHIBIT 2

Site #8 NA00331

Recorder # 26

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) 23 South 5th 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

23

South

5th

Street

Cross Streets (nearest/ between)

City / Town (within 3 miles) Fernandina Beach

In Current City Limits? YES

County Nassau

Tax Parcel #(s)

Subdivision Name

Block

Lot

Ownership

Name of Public Tract (e.g., park)

Route to (especially if no street address)

MAPPING

USGS 7.5' Map Name

Publication Date

>> FERNANDINA BEACH; 2002

Township:

Range:

Section:

1/4 section:

>> 3N ; 28E ; 22; UNSP

Irregular Section Name:

Landgrant

UTM: Zone

Easting

Northing

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

DESCRIPTION

Style Frame Vernacular

Other Style

Exterior Plan Irregular

Other Exterior Plan

Number of Stories 2

Structural System(s)

>>

Wood frame

Other Structural System(s)

Foundation Type(s)

>>

Piers

Other Foundation Types

Foundation Material(s)

>>

Brick

Other Foundation Material(s)

Exterior Fabric(s)

>>

Drop siding

Other Exterior Fabric(s)

Roof Type(s)

>>

Gable

Other Roof Type(s)

Roof Material(s)

>>

Composition shingles

Other Roof Material(s)

Roof Secondary Structure(s) (dormers etc)

>>

Cross gable

Other Roof Secondary Structure(s)

square bay

Number of Chimneys 2

Chimney Material Brick

Other Chimney Material(s)

Chimney Location(s) east ridge, west ridge

HISTORICAL STRUCTURE FORM

8NA00331

DESCRIPTION (continued)

Window Descriptions 2/2

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: SOME of this category

Residential:

Institutional: SOME of this category

Undeveloped:

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

Archaeological Remains (describe):

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

Narrative Description (optional)

HISTORY

Construction year 1900

Architect (last name first):

Builder (last name first):

Changes in Locations or Conditions

Type of Change

Year of Change

Date Change Noted

Description of Changes

>>

Structure Use History

Use

Year Use Started

Year Use Ended

>> Private residence; 1900;

Other Structure Uses

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

RESEARCH METHODS

Research Methods

>> FL Master Site File-Cultural Resources

Other research methods

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register?

Name of Local Register if Eligible

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

8NA00331

DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

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

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

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

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

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 4/1/2007

SHPO's Evaluation of Resource

Date _____

Form Comments: _____

REQUIRED PAPER ATTACHMENTS

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

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

**FLORIDA MASTER SITE FILE
Site inventory Form**

SITE NO. 8 NA 331

SITE NAME: Suhrer House
ADDRESS OF SITE: 23 S. 5th St.
INSTRUCTION FOR LOCATING: N/A

SURVEY DATE: 09/30/85

LOCATION: City of Fernandina Beach 24 10
Subdivision Name Block No. Lot No.

COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME: Bradford, Richard D. & Betty

ADDRESS: 23 S. 5th 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: Check One
INTEGRITY OF SITE: Check one or more

x EXCELLENT
GOOD
FAIR
DETERIORATED

x ALTERED
UNALTERED
x ORIGINAL SITE
RESTORED: / /
MOVED: / /

ORIGINAL USE pvt.residence
PRESENT USE pvt.residence
DATES c. + 1887
CULTURE/PHASE American
PERIOD: 19th Century

NR CLASSIFICATION CATEGORY: building

DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

x ZONING
x DEVELOPMENT
DETERIORATION
BORROWING

TRANSPORTATION
FILL
DREDGE

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

See Continuation Sheet



http://qpublic.net/fl_nassau_printit.html?extent=510584+2303510+511464+2304390&laye... 6/29/2007

CONTINUATION SHEET:

23 S. 5th St., or the Suhrer House, 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. 1887-1892, it is a two-story frame vernacular residential building. It is noteworthy for its drip-molding and two-story end porch. It has been significantly altered by historic window replacement. It was originally the residence of Julian George Suhrer, Sr., a druggist and jeweler. The house was built by W. A. Beal, a railroad man.

RECORD NUMBER 71

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: frame vernacular

PLAN TYPE: rectangular

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

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: E/2-story end, tiered, 2-bay, access E, 1st bay; hipped
roof; turned balustrades; jigsaw-cut brkts; paired posts; sq. bay
ORIENTATION: E

FOUNDATION: piers: brick, lattice

ROOF TYPE: gable

SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION: E: offset: ridge # W: offset: ridge

WINDOW TYPE: DHS, 2/2, wood; bay, square, paired #
DHS, 1/1, wood
CHIMNEY: brick: stuccoed

ROOF SURFACING: composition shingles: butt

ORNAMENT EXTERIOR: brick: stuccoed #
wood

NO. OF CHIMNEYS 2

NO. OF STORIES 2

NO. OF DORMERS: 0

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

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

PHOTOGRAPHIC RECORDS NUMBERS:

NA00331-200703

Supplementary Printout

- > **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2002
- > **Township/Range/Section/Qtr:**
3N ;28E ;22;UNSP
- > **Structural system(s):**
Wood frame
- > **Foundation types:**
Piers
- > **Foundation materials:**
Brick
- > **Exterior fabrics:**
Drop siding
- > **Roof types:**
Gable
- > **Roof materials:**
Composition shingles
- > **Roof secondary structures (dormers etc):**
Cross gable
Other
- > **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
Sanborn maps
Examine local property records
Pedestrian
- > **Area(s) of historical significance:**
Community planning & development
- > **Repositories: Collection/Housed/Accession#/Describe**
- > **[Other name(s)]:**







HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2018-40
SEPTEMBER 20, 2018

Owner/Applicant:	Alachua Group, LLC				
Property Address:	201 Alachua Street				
Requested action:	Certificate of Approval (COA) to demolish a non-contributing primary structure.				
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.







Design Areas

-  East of Front Street
 North Waterfront
 Public Waterfront Park
 South Waterfront
 CRA Public ROW Resources

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.

The applicant is seeking to demolish the structure, including all additions.

APPLICABLE GUIDELINES:

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

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.
- C. Review criteria for demolition applications. In evaluating applications for a Certificate of Approval for demolition, the HDC shall consider the following:
 - 1. Whether the structure or site would meet national, state, or local criteria for designation;
 - 2. Whether the structure or site is a contributing structure or site to a locally designated or National Register historic district;
 - 3. Whether loss of the structure or site would deteriorate the quality or continuity of the historic district, or the surrounding neighborhood;
 - 4. Whether the structure or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense;
 - 5. Whether the structure or site is one of the last remaining examples of its kind in the neighborhood, county or region, or is a distinctive example of an architectural or design style which contributes to the character of the district;
 - 6. Whether removal of the structure or site would destroy the historic relationship between structures or open space;
 - 7. Whether retention of the structure or site promotes the general welfare of the City by providing an opportunity for study of local history, architecture, and design, or by developing an understanding of the importance and value of a particular culture and heritage;
 - 8. Whether the applicant has made good faith efforts to pursue alternatives to demolition;
 - 9. Whether the applicant will be denied a reasonable return on his or her investment;
 - 10. Whether there is economic hardship for the applicant as demonstrated by requirements in Section 8.03.06;
 - 11. Whether the Code Enforcement and Appeals Board has recommended demolition of the structure.
- D. Written evidence. The HDC may request the following written evidence be submitted as part of an application for a Certificate of Approval for demolition:

1. A report from a certified property appraiser stating that such structure as it exists will not earn a reasonable economic return for the owner.
 2. A report from a certified property appraiser as to the estimated market value of the property both in its current condition and after completion of the proposed demolition or removal.
 3. A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of the structure and its suitability for rehabilitation and/or relocation.
 4. An estimate from an architect, developer, real estate consultant, or appraiser experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure in its current location or in any proposed new location.
- E. Demolition delay period. The HDC may grant a Certificate of Approval for demolition as requested by a property owner which may provide for a delayed effective date. The effective date of the certificate will be determined by the HDC based on the relative significance of the structure and the probable time required to arrange a possible alternative to demolition. The HDC may delay the demolition of contributing buildings within locally designated historic districts for up to six months, and for non-contributing buildings within locally designated historic districts for up to three months. During the delay period, the HDC may take such steps as it deems necessary to preserve the structure requested to be demolished and ensure that the structure is secured and stabilized. Such steps may include, but are not limited to, consultation with community groups, public agencies, and interested citizens; recommendations for acquisition of property by public or private bodies or agencies; and exploration of the possibility of moving the structure to a new location.
- F. Special requests precedent to demolition. The HDC may, with the consent of the property owner and at the property owner's expense, request that the owner salvage and preserve building materials, architectural details and ornamentation, fixtures and the like for reuse in the restoration of other historic properties. At the HDC's discretion, and with the property owner's consent, the HDC, Amelia Island Museum of History, or other local historical organizations at their expense, may salvage and preserve building materials, architectural details and ornamentation, fixtures, and the like. The HDC may, with the consent of the property owner and at the property owner's expense, recommend recording the architectural details for archival purposes prior to demolition. This recording may include, but is not limited to, photographs, videotaping, historical background information, and scaled architectural drawings.
- G. Denial of Certificate of Approval for demolition. The HDC's refusal to grant a Certificate of Approval for demolition requested by a property owner shall be supported by a written statement describing the public interest that the HDC seeks to preserve.
- H. Requirement of development plans. No contributing building or structure on a property located within a locally designated historic district or the CRA shall be totally demolished without first receiving at the minimum conceptual approval by the HDC for new construction. The requirement of a certificate of Approval for new construction may be waived by the HDC upon a showing of good cause that such requirement would be unduly harsh or would result in a substantial hardship to the property owner. A showing of good cause may include, but is not limited to, evidence that the property owner is unable to comply with the requirement for new construction due to advanced age, infirmity, physical or other handicap, or economic hardship. In the event economic hardship is claimed, the applicant must demonstrate the requirements in Section 8.03.06. Property owners seeking demolition of an unsafe structure based upon recommendation of the Code Enforcement and Appeals Board or the Building Official are exempt from this requirement. Upon approval by the HDC of a Certificate of Approval for demolition, the demolition permit shall not be issued until all demolition and new construction plans for the property have received all other required governmental approvals.
- I. Structures not in historic districts or the CRA. Upon receipt of a demolition permit application for properties not in the historic districts or the CRA, the Building Department shall notify the Planning Department. During the permit application review period, the Planning Department shall record the property through photographic documentation for archival purposes. The City may seek permission from the property owner to enter the building to take photographs prior to demolition.

8.03.06 Economic Hardship

- A. A property owner may demonstrate economic hardship as to demolition, substitution of alternative building materials, or other cases for primary structures by providing the following information as applicable and as may be required by the HDC.
1. Owner currently receives fixed income benefits;
 2. Owner currently receives assistance through income-indexed program which provides for physical improvements to the property;
 3. An estimate of the cost of the proposed construction, alteration, demolition, or removal and an estimate of any additional cost that would potentially be incurred if the owner were to comply with the recommendations of the Board for the changes necessary to obtain a Certificate of Approval;
 4. Any documentation related to good faith attempts to sell, rehabilitate or reuse the structure or structures within the last three (3) years;
 5. Proof of payment of property taxes within the last three (3) years;
 6. Owner has tax-exempt status as a (501)(c)(3) organization;
 7. A report from a developer, real estate consultant, certified property appraiser or other real estate professional experienced in rehabilitation as to the economic feasibility or viability or rehabilitation or reuse of the existing structure or structures; and/or
 8. A report from an engineer, architect or contractor with experience in rehabilitation as to the soundness of any structures on the property and their suitability or feasibility for rehabilitation or reuse.
- B. Property owners are not required to prove economic hardship for accessory structures.

ANALYSIS:

When reviewing the criteria as it pertains to this site staff finds that:

1. The structure or site does NOT meet national, state, or local criteria for designation;
2. The structure or site is NOT a contributing structure or site to a locally designated or National Register historic district;
3. The loss of the structure or site would NOT deteriorate the quality or continuity of the historic district, or the surrounding neighborhood;
4. The structure or site is NOT of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense;
5. The structure or site is NOT one of the last remaining examples of its kind in the neighborhood, county or region, or is NOT a distinctive example of an architectural or design style which contributes to the character of the district;
6. Removal of the structure or site would NOT destroy the historic relationship between structures or open space;
7. Retention of the structure or site does NOT promotes the general welfare of the City by providing an opportunity for study of local history, architecture, and design, or by developing an understanding of the importance and value of a particular culture and heritage;
8. The applicant HAS made good faith efforts to pursue alternatives to demolition;
9. The applicant WOULD be denied a reasonable return on his or her investment;
10. The applicant HAS provided an assessment from the engineering firm of Gillette & Associates, Inc. (see EXHIBIT 3) recommending demolition and outlining the conditions on this property that make rehabilitation economically infeasible.

Archaeological Sensitivity – Although this is a developed 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 2018-40

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2018-40 **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 2018-40, 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 2018-40 Application and Backup Materials |
| EXHIBIT 2 | Florida Master Site File 8NA01116 |
| EXHIBIT 3 | Gillette & Associates, Inc. Engineering Report Dated August 14, 2018 |

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

HDC 2018-40

EXHIBIT 1

Application & Backup Materials



APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

OFFICE USE ONLY	
REC'D: 8/14	BY: _____
PAYMENT: \$ 300	TYPE OK 1001
APPLICATION #: 2018-001136	
HDC CASE #: 2018-40	
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: 201 Alachua Street, Fernandina Beach, FL 32034		
Historic District: ☒ Downtown ☐ Old Town ☐ CRA Waterfront		
Parcel Identification Number(s): 00-00-31-1800-0009-0010		
Zoning District: C-3 Lot / Block Number (optional) 9		

PROJECT DESCRIPTION

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name	
Timothy M. Poynter	
Corporation or Company (if applicable)	
Alachua Group, LLC	
Street Address	
3967 1st Avenue	
City State Zip	
Fernandina Beach, FL 32034	
Telephone Number	
904-415-6533	
Email Address	
Tpoynter@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.

THE EXISTING STRUCTURE IS A SINGLE STORY, STUCCO AND FRAME BUILDING THAT HAS HAD MULTIPLE ADDITIONS. THE BUILDING HAS BEEN SITTING VACANT FOR WELL OVER A YEAR. THERE IS SIGNIFICANT DAMAGE TO THE BUILDING INCLUDING: HOLES IN THE ROOF, BLACK MOLD IN AND ON THE WALLS, CRACKED WINDOWS, EXPOSED WIRING, JUST TO NAME A FEW.

(SEE PICTURES 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.

THE PROPOSED PROJECT FOR THIS APPLICATION IS TO SEEK APPROVAL TO DEMOLISH THIS STRUCTURE. WHEN READY, WE WILL SUBMIT DRAWINGS AND BUILDING PLANS ON A SEPARATE APPLICATION SO THAT ANOTHER BUSINESS CONCEPT CAN BE BUILT ON THIS SITE. WE'VE ANSWERED THE REQUIREMENTS (8.03.03.01) IN THE LDC (SEE ATTACHED) AND BELIEVE THIS APPLICATION SHOULD BE GRANTED.

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

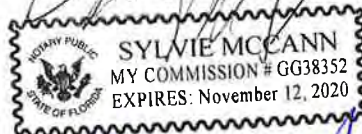
By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

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.

8/14/18
Date

[Signature]
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU } ss



Subscribed and sworn to before me this 21 day of August, 20 18.

[Signature]
Notary Public: Signature

SYLVIE MCCANN
Printed Name

11/12/20
My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: ☐

NASSAU

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

Property Search

Sales Search

Nassau Home

OWNER NAME	ALACHUA GROUP LLC	PARCEL NUMBER	00-00-31-1800-0009-0010
MAILING ADDRESS	3967 FIRST AV	TAX DISTRICT	FERNANDINA BEACH (DISTRICT 2)
		MILLAGE	19.9307
		PROPERTY USAGE	STORES, 1 STORY
	FERNANDINA BEACH, FL 32034	DEED ACRES	0
LOCATION ADDRESS	201 ALACHUA ST	HOMESTEAD	N
	FERNANDINA BEACH 32034	PARCEL MAP RECORD	MAP THIS PARCEL
SHORT LEGAL	BLOCK 9 LOTS 1 29 THRU 34 IN OR 2206/1358 CITY OF FDNA BEACH	TAX COLLECTOR SEARCH	NASSAU TAX COLLECTOR LINK
		PROPERTY RECORD CARD	LINK TO PROPERTY RECORD CARD (PDF)

2018 Preliminary Values

JUST VALUE OF LAND	\$255,000
LAND VALUE AGRICULTURAL	\$0
TOTAL BUILDING VALUE	\$177,890
TOTAL MISC VALUE	\$18,472
JUST OR CLASSIFIED TOTAL VALUE	\$451,362
ASSESSED VALUE	\$450,106
EXEMPT VALUE	\$0
TAXABLE VALUE	\$450,106

Land Information

LAND USE	LAND UNITS	LAND UNIT TYPE	SEC-TWN-RNG
STORE 1FLR 001100	7,500	SF	22-3N-28
STORE 1FLR 001100	1,000	SF	22-3N-28

Building Information

TYPE	TOTAL AREA	HEATED AREA	BED ROOMS	BATHS	PRIMARY EXTERIOR	SECONDARY EXTERIOR	HEATING	COOLING	ACTUAL YEAR BUILT	BUILDING SKETCH
STORE RETL	6,527	5,937	0	0	AVERAGE	CB STUCCO	AIR DUCTED	FORCED AIR	1955	SHOW SKETCH

Miscellaneous Information

DESCRIPTION	DIMENSIONS L x W	UNITS	YEAR BUILT
FP-1-SG-LC	0 X 0	1	1955
FP-1-SG-LC	0 X 0	436	1990
CONCRETE A	0 X 0	286	1980
EXHST FAN	0 X 0	1	1980
BOX FNC 6'	0 X 0	32	1987

Sales Information

SALE DATE	BOOK / PAGE	BOOK / PAGE	PRICE	INSTRUMENT	QUALIFICATION	IMPROVED? (AT TIME OF SALE)	GRANTOR	GRANTEE
09/03/2010	1698/108	1698/108	330000	WD	U	Y	FIRST COAST COMMUNITY BANK	ALACHUA LAND & CATTLE LLC
05/24/2010	1678/1273	1678/1273	948100	WD	U	Y	DOWN UNDER MARINA RESTAURANT	FIRST COAST COMMUNITY BANK
07/21/1998	841/1794	841/1794	844000	WD	U	Y	TALBIRD & MILLER INC	DOWN UNDER MARINA RESTAURANT INC
06/18/1992	861/1229	861/1229	100	WD	U	Y	TALBIRD-MILLER INC	TALBIRD & MILLER INC
02/25/1992	849/1254	849/1254	225000	QC	U	Y	D'ANNA FRANK J	TALBIRD-MILLER INC

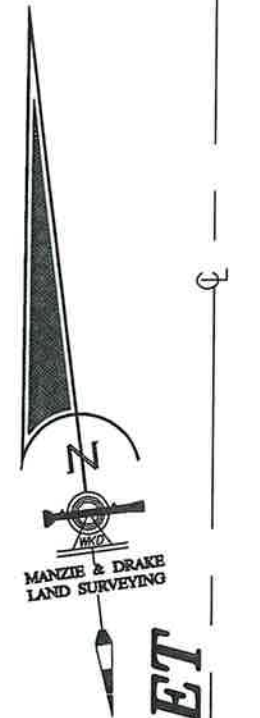
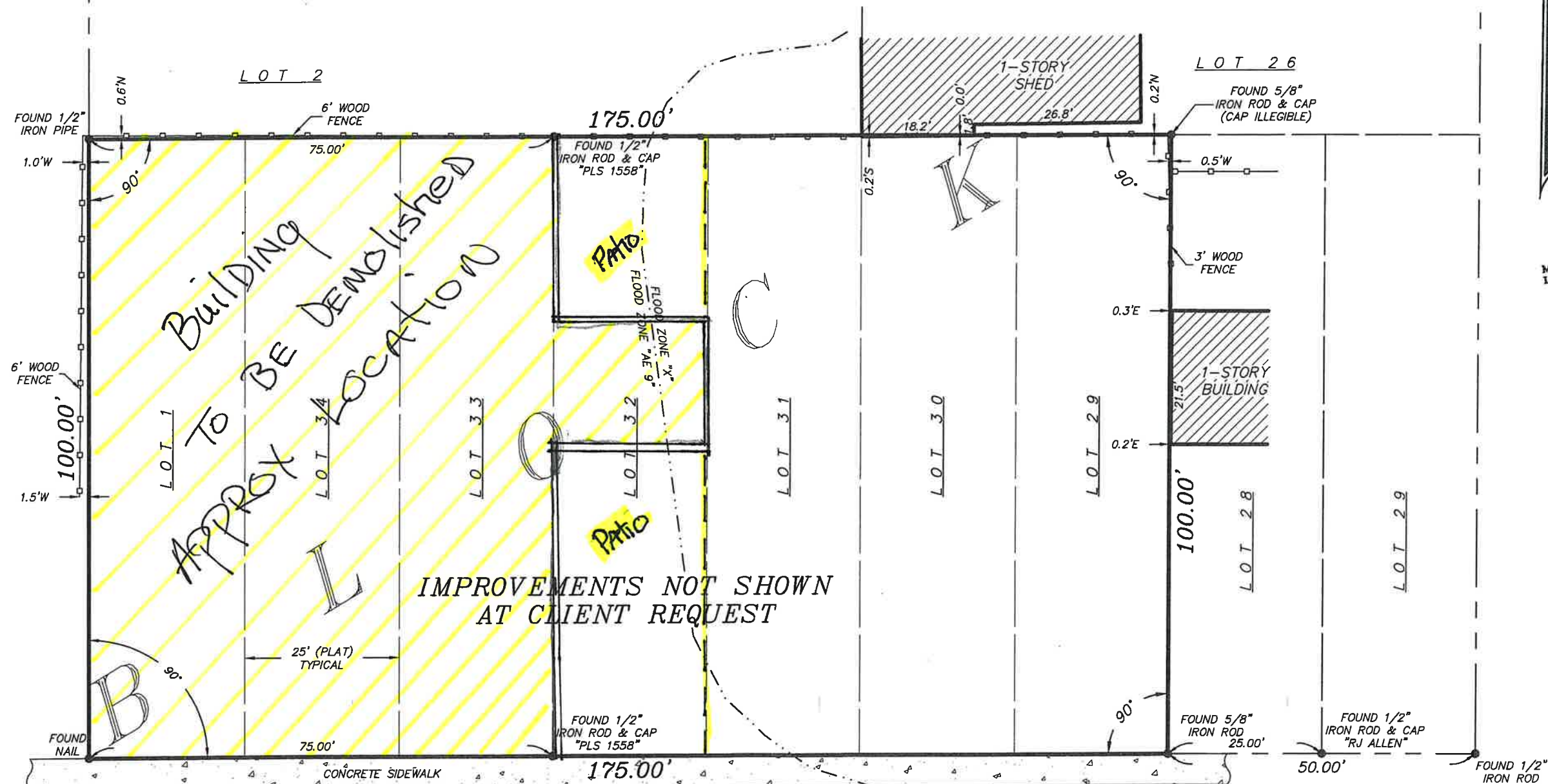
NORTH SECOND STREET
(60-FOOT RIGHT-OF-WAY)

MAP OF BOUNDARY SURVEY

LOTS 1, 29, 30, 31, 32, 33 AND 34, BLOCK 9, FERNANDINA BEACH, FLORIDA AS SHOWN ON THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901).

LOT 25

9



NORTH THIRD 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 & AE 9" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C 0237 G, Dated 08/02/2017. Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- 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.

ALACHUA STREET

(60-FOOT RIGHT-OF-WAY)

CERTIFIED TO:
TIM POYNTER
PROPERTY ADDRESS:
201 ALACHUA STREET
FERNANDINA BEACH, FLORIDA 32034

REVISIONS:

- 1) REVISED ON 05/25/2018 TO SHOW UPDATED CONDITIONS OF PROPERTY. (BH)

COPYRIGHT © 2018 BY MANZIE AND DRAKE LAND SURVEYING

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.

Michael A. Manzie

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

MANZIE & DRAKE LAND SURVEYING

117 South Ninth Street, Fernandina Beach, FL 32034

(904) 491-5700 FAX (904) 491-5777

Certificate of Authorization Number "LB 7039"

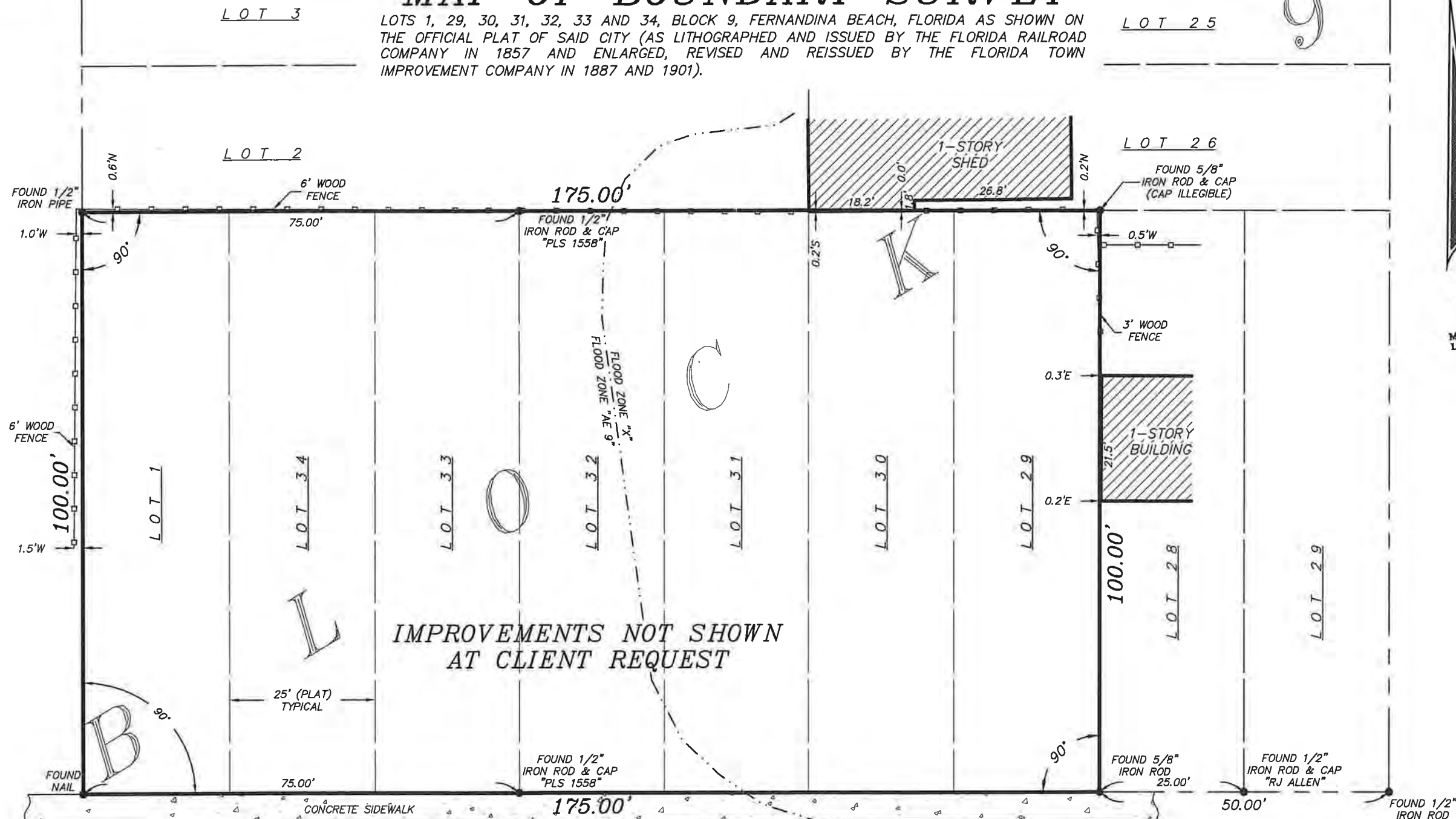
"OUR SIGHTS ARE ON THE FUTURE,
SET YOUR SITES ON US."

SCALE: 1"=20' JOB NO: 16709 DATE: 2/20/13 CADD: WKD
F.B. NO: X-262 PAGE NO: 46 FIELD CREW: GS FILE NO: A-3210

NORTH SECOND STREET
(60-FOOT RIGHT-OF-WAY)

MAP OF BOUNDARY SURVEY

LOTS 1, 29, 30, 31, 32, 33 AND 34, BLOCK 9, FERNANDINA BEACH, FLORIDA AS SHOWN ON THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901).



IMPROVEMENTS NOT SHOWN
AT CLIENT REQUEST

ALACHUA 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.
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Michael A. Manzie
MICHAEL A. MANZIE, P.L.S. 4069

CERTIFIED TO:

TIM POYNTER

PROPERTY ADDRESS:

201 ALACHUA STREET
FERNANDINA BEACH, FLORIDA 32034

REVISIONS:

- 1) REVISED ON 05/25/2018 TO SHOW UPDATED CONDITIONS OF PROPERTY. (BH)

MANZIE & DRAKE LAND SURVEYING

117 South Ninth Street, Fernandina Beach, FL 32034

(904) 491-5700 FAX (904) 491-5777

Certificate of Authorization Number "LB 7039"

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

SCALE: 1"=20' JOB NO: 16709 DATE: 2/20/13 CADD: WKD

F.B. NO: X-262 PAGE NO: 46 FIELD CREW: GS FILE NO: A-3210

8.03.03.01 Requirements for Demolition Application

The following answers the criteria laid out in the above section from the Land Development Code:

- 1) This site **does not** meet national, state or local criteria for destination.
- 2) This structure and site **is not** contributing to a locally designated or National Register historic district.
- 3) The loss of this structure **would not** deteriorate the quality of continuity of the historic district or surrounding neighborhood.
- 4) The structure **does not** have any special design, craftsmanship, or materials that would have difficulty in reproducing such structure.
- 5) This structure **is not** one of the last design examples in the area and has been added on to over the years. This does not contribute to the character of the district.
- 6) Removal of the structure would **not** destroy the historic relationship between structures and open space.
- 7) This structure **does not** promote the general welfare of the City by providing an opportunity for study of local history, architecture, and design.
- 8) The applicant has made a good faith effort to pursue alternatives to demolition but the structure is in very bad shape and sits in the flood plain.
- 9) The applicant **would be denied** a reasonable return on his investment since he would not be able to move forward with his project.
- 10) Whether **there is** economic hardship for the applicant as demonstrated by requirements in Section 8.03.06 (N/A)
- 11) Whether the Code Enforcement and Appeals Board has recommended demolition of the structure (has not made such a recommendation at the time of this application)

HDC 2018-40

EXHIBIT 2

FMSF 8NA01116



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NAO1116
Recorder # 87
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) Trailer Park Collectibles 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
201		Alachua	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 ; 22 ; UNSP

Irregular Section Name: _____

Landgrant _____

UTM: Zone _____ Easting _____ Northing _____

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

DESCRIPTION

Style Masonry Vernacular

Other Style _____

Exterior Plan Irregular

Other Exterior Plan _____

Number of Stories 1

Structural System(s) _____

>> Other

Other Structural System(s) ceramic hollow tile

Foundation Type(s) _____

>> Slab

Other Foundation Types _____

Foundation Material(s) _____

>> Poured Concrete Footing

Other Foundation Material(s) _____

Exterior Fabric(s) _____

>> Stucco

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) _____

>> Cross gable

Other Roof Secondary Structure(s) _____

Number of Chimneys 1

Chimney Material Brick

Other Chimney Material(s) _____

Chimney Location(s) western slope

HISTORICAL STRUCTURE FORM

BNA01116

DESCRIPTION (continued)

Window Descriptions 16 light fixed

Main Entrance Description (stylistic details)

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

Porch Roof Types(s)

Exterior Ornament

Interior Plan

Other Interior Plan

Condition Good

Structure Surroundings

Commercial: MOSTly this category

Residential:

Institutional:

Undeveloped:

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

Archaeological Remains (describe): none

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

Narrative Description (optional)

HISTORY

Construction year 1930

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 >> Commercial unspecified;;

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? NO

Area(s) of historical significance

>> Community planning & development

Other Historical Associations

Explanation of Evaluation (required) Because the resource has lost much of its historic integrity, it doesn't appear to warrant consideration for the NRHP on an individual basis and doesn't contribute to a historic district.

HISTORICAL STRUCTURE FORM

8NA01116

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

Recorder Address / Phone 7035 Phillips HWY Ste. 5-129 Jacksonville, FL 904-448-4429

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

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

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

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 6/16/2007

Form Comments: _____

SHPO's Evaluation of Resource

Date _____

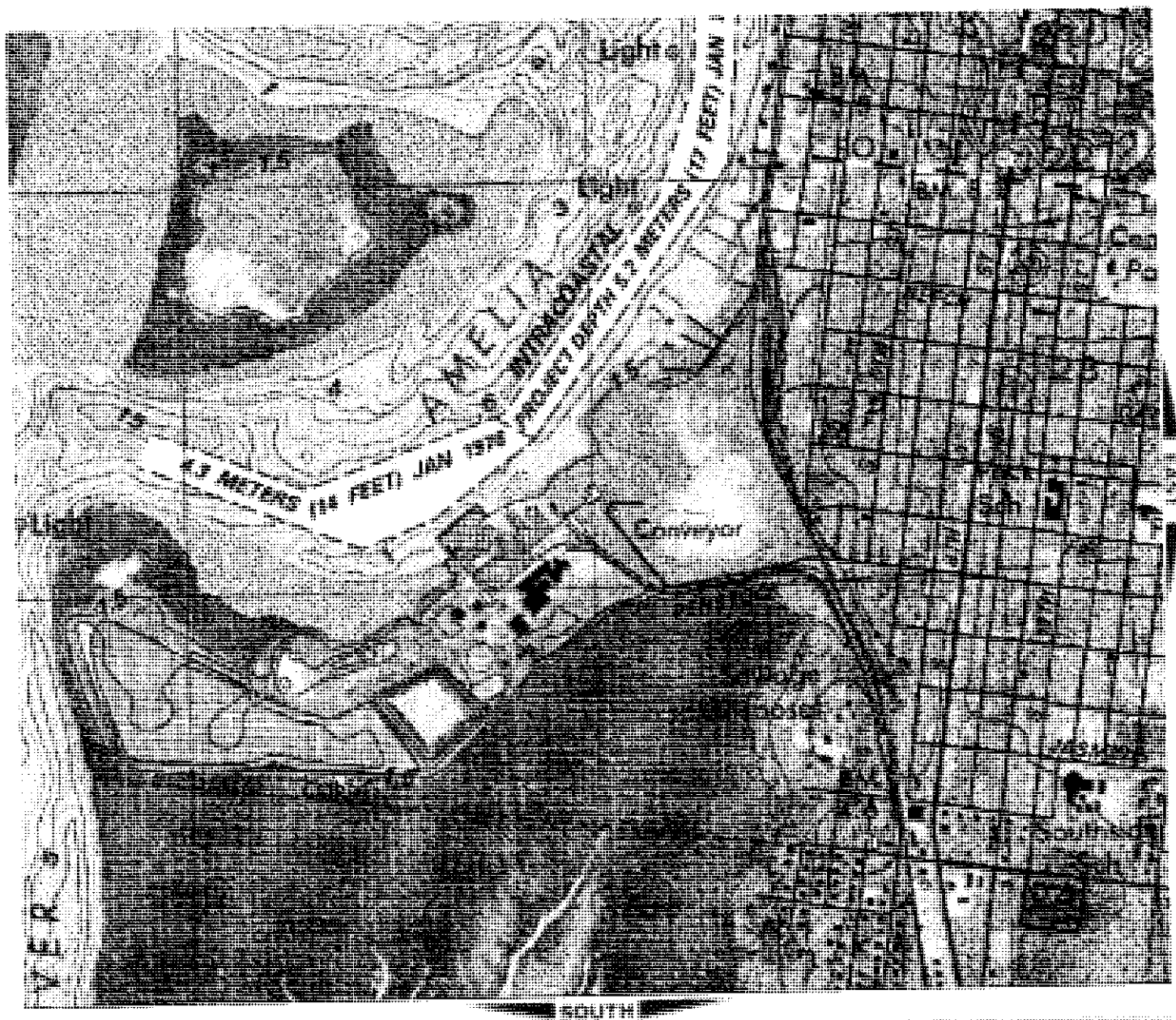
REQUIRED PAPER ATTACHMENTS

- (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"

NA01116-200703

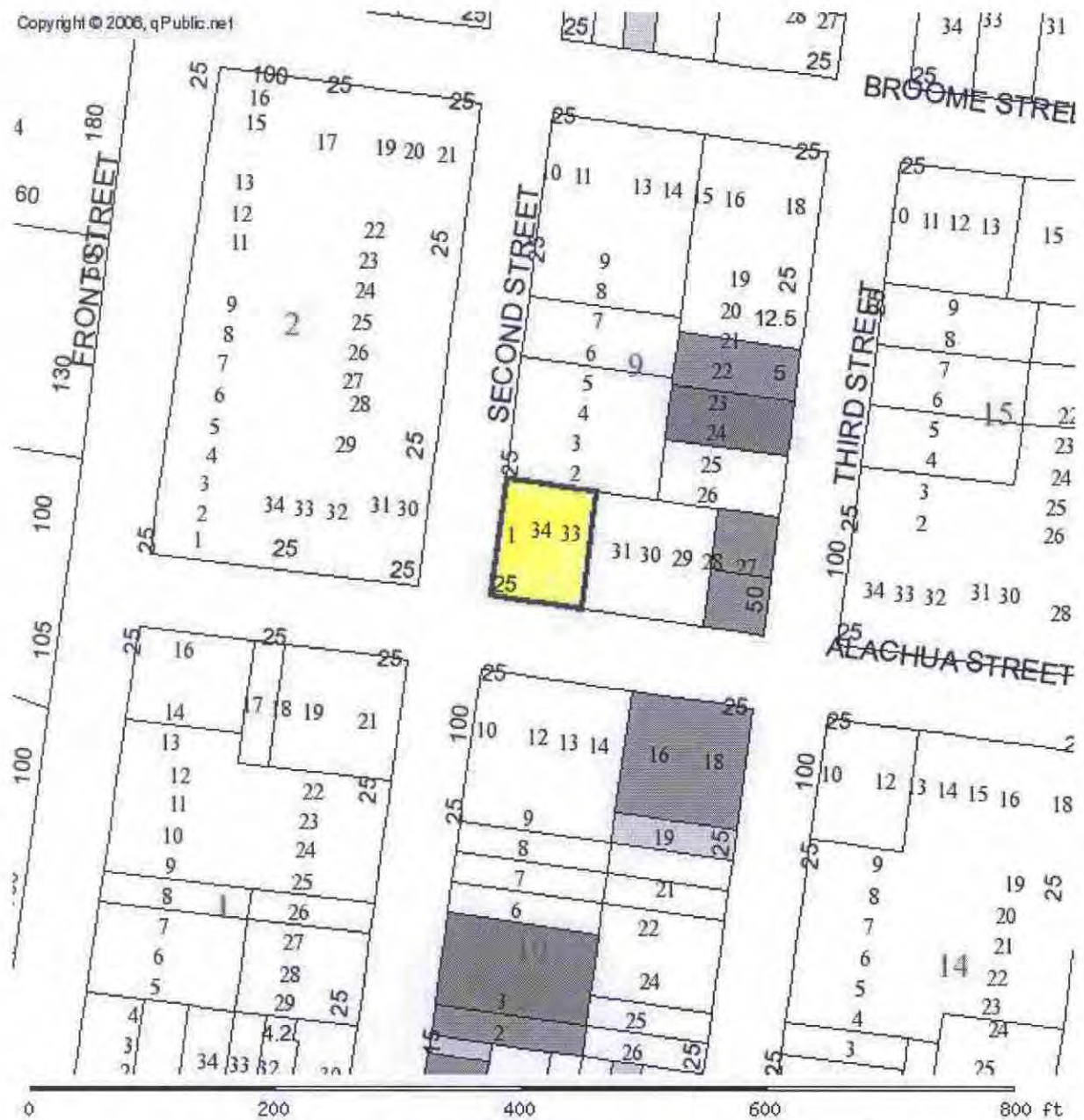
Supplementary Printout

- > **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003
- > **Township/Range/Section/Qtr:**
3N ;28E ;22;UNSP
- > **Structural system(s):**
Other
- > **Foundation types:**
Slab
- > **Foundation materials:**
Poured Concrete Footing
- > **Exterior fabrics:**
Stucco
- > **Roof types:**
Gable
- > **Roof materials:**
Composition shingles
- > **Roof secondary structures (dormers etc):**
Cross gable
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Commercial unspecified;;
- > **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)]:**



NA 1116

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PARCEL INFORMATION TABLE

Selected Parcel	00-00-31-1800-0009-0010
GIS CALCULATED ACREAGE	0.17
Property Use	RESTAURANT
Land Use	RESTAURANT

OWNERSHIP INFORMATION

Name	DOWN UNDER MARINA RESTAURANT
Mailing Address	INC P O BOX 1006; FERNANDINA BEACH, FL 320351006
Situs/Physical Address	201 ALACHUA ST

2006 PROPOSED VALUES

Land Value	375,000
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HDC 2018-40

EXHIBIT 3

*Gillette & Associates, Inc.
Engineering Report
Dated August 14, 2018*



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

August 14, 2018

Alachua Group, LLC
Mr. Tim Poynter
3967 First Avenue
Fernandina Beach, Florida 32034

**Re: Existing Building Structural Evaluation
201 Alachua Street
Fernandina Beach, FL**

Dear Mr. Poynter:

We performed a limited visual inspection on the structure at the above referenced location on August 13, 2018 to examine the existing building which is composed of wood framing residing on a slab on grade. The property appraiser website dates the building structure at or around the year 1955. The overall building structure is comprised of masonry block and wood walls, wood roof system, various exterior siding options and a slab-on-grade foundation. Several areas of the structure appear to have been added onto the original portion at some times in the past. The building was formerly used as a restaurant (Snug Harbor and Golden Grouper) and later a retail outlet. The building has been vacant for several years with very little maintenance being performed during that vacancy. The existing building resides within an AE-9 flood zone.

The following limited visual inspections were made on the above referenced date:

Exterior

- Dilapidated and failing exterior soffits, with some areas missing.
- Deteriorated wood siding with rotten and open areas. Moisture intrusion is evident in various areas.
- Cracked masonry walls in several areas possibly caused by settlement.
- Doors and windows at the rear of the structure are in disrepair with cracks and voids evident, warranting replacement.
- Roof system appears to be at it's life expectancy and should be replaced.
- Various areas of water intrusion are noted around the exterior walls of the building and along the soffit areas.

Interior:

- Roof leaks are evident, causing gypsum board ceiling to come down. Damage to the roof and ceiling joist system could not be determined.
- Water damage and mold growth is evident on the outside surface of interior coverings (gypsum board, bead board, etc.).
- Black mold is present behind the interior wall system as evidenced by a section of wall that has been removed.
- Existing electrical system and wiring panel is not Code compliant and would be considered unsafe.
- Water intrusion is evident in several areas of the ceiling and wall systems.

The governing building code at this time is the Florida Building Code, 6th Edition (2017). The governing volume for any work performed on this building is *Existing Building*. If the building has not sustained significant structural damage, then damaged elements shall be permitted to be restored to their predamage condition. If substantial structural damage has occurred, or substantial improvements are to occur, the vertical elements or lateral force-resisting system of the building shall be evaluated. The evaluation shall establish whether the damaged or modified building, if repaired to its predamage state, would comply with the provisions of the Florida Building Code, Building for current pertinent load combinations. However, if substantial improvements to the building are to occur, the Florida Building Code would mandate that the building meet current wind and load combinations as required.

Repairs and upgrades to the building would most likely exceed the threshold definition of “substantial improvement”, which limits the cost of repairs to less than fifty percent of the appraised value of the structure before the repairs. Exceeding this definition would subject the repairs to meet current wind load. Further detailed inspection would most likely conclude the structure has sustained “substantial structural damage”, as defined in Chapter 2, FBC 2016, *Existing Building* due to past and current damage. Per the Nassau County Property Appraiser’s website, the assessed value of the existing structure is \$177,890.00. Therefore the maximum repair value allowed without tripping the FBC thresholds is approximately \$88,900.00. The existing building is currently located in an AE-9 flood zone, currently requiring the finish floor to be at elevation 10.0 feet (NAVD). Current elevations in that area are about 8-ft NAVD, which would require the finish floor elevation to be raised to meet current FEMA code, which would not be practical. Based on review of the structure, its age, flood plain location and the current damage, we believe that the overall building has sustained enough substantial damage, that repair may not be economically feasible.

We conclude that demolition of the structure would be most practical due to the amount of past and current damage. It is not feasible to attempt repairs below the definition of substantial improvement and the structure. Even if restored to its pre-damage condition, the building would not meet current wind (and other) loads as dictated by the Florida Building Code, 6th Edition (2017).

We hope you find this letter satisfactory to allow for demolition of the above referenced structure. If you have any questions or concerns, please contact me at your earliest convenience.

Sincerely,

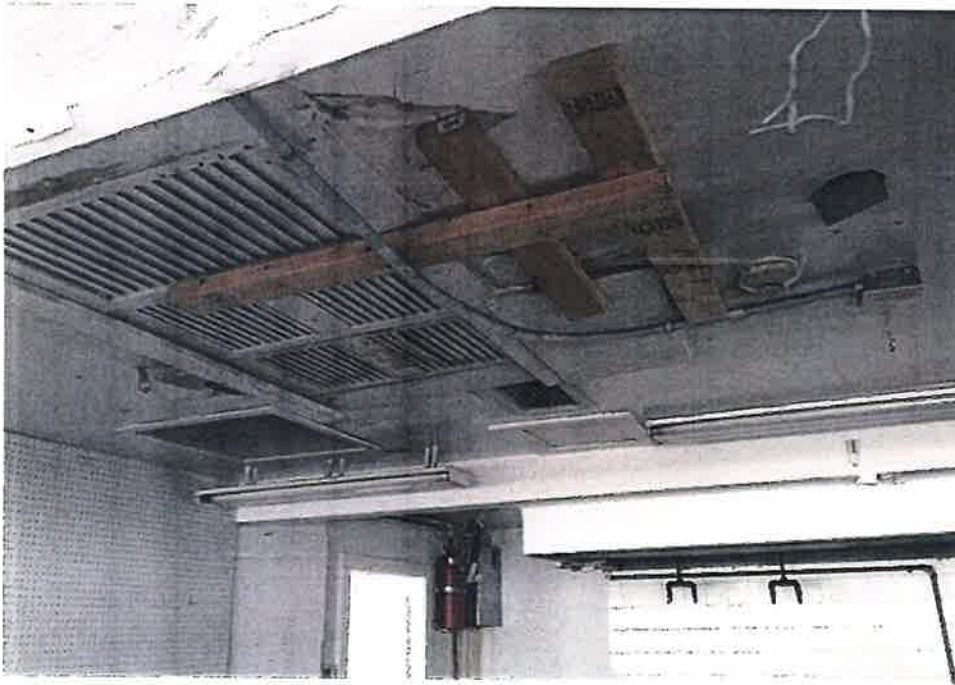


Asa R. Gillette, P.E.
FL P.E. No. 56177
Principal
Gillette and Associates, Inc.

ATTACHMENT A

Interior and Exterior Pictures
Taken on 8/13/18

201 Alachua Street
Fernandina Beach, Florida

























HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2018-41
SEPTEMBER 20, 2018

Owner/Applicant:	Robert & Deborah Westhouse				
Property Address:	1122 White Street				
Requested action:	Certificate of Approval (COA) to construct a one-story, single-family dwelling.				
Current zoning:	OT-2				
FLUM land use category:	Old Town 2				
Existing uses on the site:	Vacant				
FL Master Site File #	N/A				
Year Built:	N/A				
Contributing Status:	Non-Contributing				
Adjacent Properties:	North	Vacant	OT-2		
	South	Vacant	OT-1		
	East	Vacant	OT-2		
	West	Vacant	OT-2		

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 a Certificate of Approval (COA) to construct a 1,497 sq. ft. one-story, single-family dwelling.

Lots 5 & 6 of Block 23 are two media peonias. This parcel includes half of the vacated right-of-way of Towngate Street.

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* ☐

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	James Hardie, Hardiplank smooth lap siding, 6" exposure	SW7006 <i>Extra White</i>
Doors	(front door) ThermaTru Smooth-Star Double w/sidelites, 10 or 8 panels per door; PGT French Door Series 5455, 7/8" SDL;	SW7006 <i>Extra White</i>
Windows	PGT, 2/1, single-hung, 7/8" SDL,	
Roofing	GulfCoast 5V Crimp, Galvalume	
Fascia/Trim	James Hardie HardiTrim	SW7006 <i>Extra White</i>
Foundation	Brick veneered piers	
Shutters	N/A	
Porch/Deck	PT	(ceiling) SW9063 <i>Porch Ceiling</i>
Fencing	N/A	
Driveways/ Sidewalks	Crushed shell	
Signage	N/A	
Other	N/A	

Site Plan –

- **Housing Type** – Single-family detached homes are a permissible housing type in OT-2 Zoning District. The site will also include a two-story accessory dwelling.
- **Lot Density** – Total lot coverage is 23% which is under the maximum allowable lot coverage of 45% per LDC 8.01.01.02(D). Considered a “connecting element,” The porches, breezeways and carports 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 noted on the site plan, and is sited appropriately.
- **Visibility Corridors** – Meets frontage, side-yard, and rear yard setbacks, with no encroachments.
- **Visibility Triangle** – As Towngate Street is a vacated right-of-way, the visibility triangle does not apply.
- **Parking** – Driveway to be accessed off of White Street. The driveway is to be crushed shell in material.
- **Orientation** – All primary structures are required to front the street. The proposed primary structure is sited to front White Street, which is appropriate.

Elevations –

- **Scale** – the building is appropriately scaled and in proportion with existing development in Old Town.
- **Height** – Building height shall be measured from the approved finished grade, to the highest point on the structure, per LDC 4.02.03(C). Height of the structure is approximately 21’6”, which is under the maximum allowable.
- **Materials** – The project features materials that replicate traditional materials. The home features cementitious lap siding, and a metal roof with natural finish. Cementitious siding will be smooth in finish.
- **Foundation** – The project will be constructed on a pier foundation with wood lattice as infill between piers. Piers are indicated to have a brick veneer.
- **Windows** – The windows that are proposed to be vinyl PGT, 2/1, single-hung, 7/8" SDL,
- **Doors** – Front door is a ThermaTru Smooth-Star Double w/sidelites, 10 or 8 panels per door painted SW7006 *Extra White*; additional exterior doors are PGT French Door Series 5455, 7/8" SDL

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:

APPROVAL of HDC 2018-41

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2018-41 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 2018-41, 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 approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2018-41 Application and Backup Materials

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

HDC 2018-41

EXHIBIT 1

Application & Backup Materials



APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

OFFICE USE ONLY

REC'D: 8/17/18 BY: SJC

PAYMENT: \$ 1.50 TYPE Debit Visa

APPLICATION #: 2018-001137

HDC CASE #: 2018-41

APPLICATION COMPLETE: Y ☒ N ☐

PRE-CONFERENCE: Y ☒ N ☐ DATE 8/17/18

BOARD MEETING DATE: Sept. 20, 2018

PLANNER: _____ DATE: _____

____ APPROVED ____ DENIED

App. revised 9/12/18

APPROVAL TYPE:	☐ Staff Approval	☒ Board Approval: Conceptual _____ or Final ☒
PROJECT TYPE:		
☒ New Construction	☐ Addition	☐ Alteration
☐ Repair	☐ Paint	☐ Fence
☐ Relocation	☐ Sign	☐ Demolition
☐ Variance	☐ Re-roof	☐ Other: _____
PROPERTY INFORMATION Property information can be found at the Nassau County Property Appraiser's Website → Map Search		
Street Address: <u>1122 White Street</u>		
Historic District: ☐ Downtown ☒ Old Town ☐ CRA Waterfront		
Parcel Identification Number(s): <u>00-00-31-1580-0023-0050</u>		
Zoning District: _____ Lot / Block Number (optional) <u>Block 23</u>		

Lots 5+6

PROJECT DESCRIPTION

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name <u>Robert + Deborah Westhouse</u>	
Corporation or Company (if applicable) <u>1244 Harrison Point Trail</u>	
Street Address <u>Fernandina Beach FL 32034</u>	
City State Zip <u>904-557-6784</u>	
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	
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.

Vacant Land

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 Construction, 1166 heated sq ft. Single family Residence. All materials listed below.

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	James Hardie	Hardie Plank lap Siding 6" exp	FL13192	
Doors	PGT	See attached	FL2	
Windows	PGT	See attached	FL1435	
Roofing	Tamko	Asphalt Architectural Shingle	FL18355	
Fascia/Trim	James Hardie		FL13265.1	
Foundation		Pier + beam off grade.		
Shutters	NONE			
Porch/Deck		Pressure treated wood.		
Fencing	NONE			
Driveways/Sidewalks		Crushed shell		
Signage	NONE			
Other	NONE			

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.

8/17/18
Date

Signature of Applicant

Robert Westhouse

STATE OF FLORIDA

COUNTY OF NASSAU

Subscribed and sworn to before me this 17 day of August, 2018.

Karen M. Austin
Notary Public: Signature

Karen M. Austin
Printed Name



My Commission Expires

Personally Known OR Produced Identification ☒ FLDC 219-0 ID Produced: exp 6-19-26

WHITE STREET
46.6' RIGHT OF WAY



- [illegible]

SCALE: 1" = 30'
DATE: 9-6-17
DRW BY: JG
CKD BY: AFG
JOB NO: CS-1710
F.B. NO: DC-101
PAGE NO. 10

CONSTRUCTION NOTES

- GENERAL NOTES:
- ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES.
 - ALL SITE WORK AND LANDSCAPING SHALL BE ESTABLISHED AND DESIGNED BY OTHERS
 - THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK AND FOR INITIATION, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK HEREIN
 - ALL DIMENSIONS SHALL BE VERIFIED PRIOR TO CONSTRUCTION AND DISCREPANCIES SHALL BE REPORTED BY THE CONTRACTOR TO THE ENGINEER PRIOR TO ORDERING MATERIAL AND PROCEEDING WITH THE WORK. ANY DIMENSIONS OR INCONSISTENCIES ON THESE DRAWINGS OR ANY VARIATION OR AMBIGUITIES BETWEEN THESE DRAWINGS AND ACTUAL SITE AND CONSTRUCTION CONDITIONS AND/OR REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN WRITING AND RESOLVED AND DOCUMENTED IN WRITING BEFORE CONTINUING OF WORK IN QUESTION
 - IN THE EVENT A DISCREPANCY IS FOUND IN THESE CONTRACT DOCUMENTS THE ENGINEER, CONTRACTOR, AND OWNER SHALL BE CONTACTED IMMEDIATELY.
 - ALL WORK AND EQUIPMENT SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER BEFORE TURNING SAME OVER TO OWNERS
 - THE GENERAL BUILDING PERMIT(S) SHALL BE OBTAINED AND PAID FOR BY THE OWNER OR CONTRACTOR
 - THERE SHALL BE NO DEVIATION FROM SPECIFICATIONS WITHOUT THE WRITTEN APPROVAL OF THE CONTRACTOR AND ENGINEER.
 - DRYWALL INSTALLATION SHALL BE IN CONFORMANCE WITH THE GYPSUM ASSOCIATIONS RECOMMENDED PRACTICES FOR THICKNESS, NAILING, TAPING AND STUD SPACING
 - ALL FRAMING TO BE IN ACCORDANCE WITH THE LOCAL BUILDING CODE
 - ALL LUMBER SHALL BE GRADED AND MARKED PER PLAN NOTES AND DETAILS
 - UPON COMPLETION OF ALL WORK REMOVE ALL TOOLS, EQUIPMENT, TEMPORARY PROTECTION, AND EXCESS MATERIAL FROM THE SITE. CLEAN/POLISH ALL HARDWARE AND FIXTURES, CLEAN/REMOVE ALL PAINT DROPS/SPLATTERS AND STAINS. REMOVE ALL APPLIANCE PROTECTIONS AND LEAVE INTERIOR AREA BROOM CLEAN, FREE OF STAINS, FILM AND FOREIGN SUBSTANCES
 - ALL MATERIAL FINISH AND COLOR SELECTIONS SHALL BE DETERMINED BY CONTRACTOR OR OWNER PRIOR TO INSTALLATION
 - THE CONTRACTOR SHALL BEAR RESPONSIBILITY FOR, AND SHALL REPAIR ANY DAMAGE TO EXISTING UNDERGROUND UTILITIES, PIPING, CONDUIT OR EQUIVALENT.
 - ALL MATERIAL SHALL BE APPROVED BY CODE AND SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURERS INSTRUCTIONS AND/OR RECOMMENDATIONS
- CONSTRUCTION NOTES:
- NO FRAMING AT ANY TIME IS TO BE CONCEALED PRIOR TO INSPECTION BY GOVERNING AUTHORITIES
 - ALL STUD WALLS DIMENSIONS ARE 3'-½", 5'-½", OR 7'-½" (UOM)
 - ALL PLUMBING WALLS SHALL BE FRAMED WITH 2X6 OR 2X8 STUDS (UOM)
 - REFER TO FLOOR PLANS FOR LOCATION OF 2X6 WALLS. REFER TO STRUCTURAL DRAWINGS FOR UNUSUAL OR SPECIAL FRAMING CONDITIONS
 - ALL PATIOS, PORCHES, AND BALCONIES ARE TO BE SLOPED MIN 1" PER 1'-0" IN DIRECTION INDICATED OR TO EXTERIOR
 - ROOFING SHALL BE CLASS-C OR BETTER, INSTALL PER MANUFACTURERS RECOMMENDATIONS
 - ALL WOOD SHALLS IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED AND HAVE A CONTINUOUS SILL SEALER PROVIDE TERMITE SHIELD AT CONCEALED UNDER FLOOR SPACES
 - ALL CHIMNEY'S SHALL BE TERMINATED 2'-0" MINIMUM HEIGHT ABOVE A POINT MEASURED 10'-0" HORIZONTALLY FROM THE NEAREST BUILDING OR ROOF.
 - WATER RESISTANCE ½" CERAMIC TILE BACK BOARD SHALL BE INSTALLED IN BOTH TUB AND SHOWER SURROUNDINGS
 - FLASHING SHALL BE INSTALLED AROUND ALL WINDOWS AND ROOF OPENINGS AND AT THE INTERSECTIONS OF CHIMNEYS, WOOD CONSTRUCTION AND FRAME WALLS TO MAKE WEATHER TIGHT
 - CAULK ALL EXTERIOR JOINTS, AROUND WINDOWS, AND DOOR FRAMING. CAULK BETWEEN WALL CAVITIES AND WINDOW/DOOR FRAMES, BETWEEN WALL TERMINATION AND FOUNDATION
 - ALL WALL STUD SHALL BE SPACED PER PLAN. ALL SOLE PLATES SHALL BE PRESSURE TREATED MATERIAL. ALL TOP PLATE SHALL BE HARD PINE MATERIAL PER F.B.C.
 - ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED MATERIAL
- CONCRETE NOTES:
- ALL CONCRETE WORK SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2017
 - ALL CONCRETE SLABS SHALL HAVE A MINIMUM DEPTH OF 4" THICK AND 3" COVERAGE OVER ANY REBAR
 - ALL CONCRETE SLABS SHALL HAVE MINIMUM OF 2500 PSI RATING.
 - ALL CONCRETE SLABS SHALL CONTAIN FIBERGLASS REINFORCEMENT OR 6X6 W/W PLACED OVER 6" ML POLYETHYLENE VAPOR BARRIER ON CLEAN SOIL.
 - SITE WORK SOIL SHALL BE CLEAN TERMITE TREATED SOIL WITH MINIMUM DENSITY COMPACTION OF 95%
 - CONTRACTOR SHALL VERIFY ALL PIPING, CONDUIT, PLYWING, OR LINES BELOW SLAB PRIOR TO CONSTRUCTION.
 - VERIFY, LOCATE, AND PROVIDE ALL INTERIOR LOAD BEARING FOOTINGS IN COORDINATION WITH TRUSS ENGINEERING PLAN REQUIREMENTS AND SPECIFICATIONS FOR LOAD BEARING WALLS
 - STRUCTURE FINISH FLOOR ELEVATION AND PRESSURE TREATED SILL PLATE SHALL BE A MINIMUM OF 8" ABOVE GRADE
 - ALL CONCRETE SIDEWALKS, BARRIERS, AND PARKING IS NOT SHOWN ON PLANS FOR CLARITY

- ELECTRICAL NOTES:
- ALL ELECTRICAL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE 2014 (6TH EDITION)
 - ALL ALL RECEPTACLES IN BATHROOM , GARAGES, OR OUTDOORS SHALL BE PROTECTED BY A GROUND FAULT CIRCUIT INTERRUPTION SYSTEM (GFCI) AND AS NOTED ON THE DRAWINGS
 - OUTLET BOXES IN WALLS BETWEEN LIVING AREA AND THE GARAGE SHALL BE METAL OR UL1 APPROVED PLASTIC.
 - RECEPTACLES SHALL BE SPACED ALONG WALLS IN ACCORDANCE WITH CODE SO THAT NO POINT ALONG THE FLOOR LINE IS MORE THAN 6'-0" FROM ANY OUTLET. NO SPACES FURTHER THAN 12'-0" UNLESS OTHERWISE NOTED OR PER ANY SPECIFIC CODES
 - SWITCH PLATES SHALL BE PLACED AT 42" ABOVE FINISH FLOOR ELEVATION TO CENTER OF SWITCH (TYP.)
 - ALL LIGHTING FIXTURES LOCATED IN CLOSETS OR STORAGE AREAS SHALL BE LOCATED A MINIMUM OF 18" FROM ALL SHELVING
 - ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE 15 AND 20 AMPERE RECEPTACLE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER.
 - SMOKE DETECTORS SHALL BE PLACED NO MORE THAN 12" FROM CLG, 3'-0" FROM DUCT OPENINGS, AND 10'-0" FROM INSIDE AND OUTSIDE OF DWELLING SLEEPING UNITS
 - CARBON MONOXIDE DETECTORS SHALL BE PRESENT WITH IN 10'-0" OF THE EXTERIOR SIDE OF ANY SLEEPING COMPARTMENT DOOR IF A RESIDENCE HAS AN ATTACHED GARAGE OR GAS APPLIANCES
 - PROVIDE A DISCONNECT SWITCH FOR A/C AIR HANDLER OR COMPRESSOR AS REQUIRED BY F.B.C
- ROOF NOTES:
- ALL ROOFING MATERIAL SHALL MEET CHAPTER 15 OF THE 2017 FLORIDA BUILDING CODE AND THE 2017 FLORIDA RESIDENTIAL CODE, CHAPTER 9
 - ALL ROOF VENTS SHALL & PLUMBING STACKS SHALL EXT AT THE REAR OF ROOF.
 - ALL BATH VENTS SHALL TERMINATE TO OUTSIDE AIR w/ GRILL OR SCREEN, THROUGH EAVE
 - ALL ROOF SHEATHING SHALL BE ATTACHED WITH 8d RING SHANK NAILS 6" O.C. EDGE & 6" O.C FIELD
 - VENTILATION FOR GABLE AND HIPPED ROOFS PER F.B.C SECTION R806: VENTILATION SHALL BE PROVIDED TO FURNISH CROSS VENTILATION OF EACH INDIVIDUAL ATTIC SPACE WITH WEATHER PROTECTED VENTS. ALL VENTS SHALL BE SCREENED TO PROTECT THE INTERIOR FROM INTRUSION OF BIRDS.
 - THE RATION TOTAL NET FREE VENTILATING AREA TO THE AREA OF THE CEILING SHALL NOT BE LESS THAN 1/150. THAT RATIO MAY BE REDUCED TO 1/200 PROVIDED: (1) A VAPOR BARRIER RETARDANT HAVING A PERFORMANCE NOT EXCEEDING 1 PERM INSTALLED ON THE WARM SIDE OF THE CEILING, OR (2) AT LEAST 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATING LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED. (AT LEAST 1 FT (314mm) ABOVE EAVE OR CORNICE VENT) WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. INDICATE LOCATION ON VENT AREA AND REQUIRED
 - FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE ENTERING THE WALL AND ROOF THROUGH JOINTS AND CORNICES, THROUGH MOISTURE PERMEABLE MATERIAL, AND THE INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE PER F.B.C SECTION R903.2
 - FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTION: WHEREVER THERE IS A CHANGE ROOF SLOPE AND DIRECTION, AND AROUND ROOF OPENINGS WHERE FLASHING IS OF METAL. THE METAL SHALL BE CORROSION RESISTANT WITH A THICKNESS NOT LESS THAN PROVIDED IN TABLE R903.1 PER F.B.C. SECTION R903.2.1
 - ALL MEMBRANE FLASHING SHALL BE INSTALLED ACCORDING TO THE ROOF ASSEMBLY MANUFACTURE PUBLISHED LITERATURE PER F.B.C SECTION R903.2.2

PROJECT OVERVIEW

PROJECT OWNER
WESTHOUSE RESIDENCE

PROJECT CONTRACTOR / BUILDER

PER OWNER
(SEE PERMIT APPLICATION)

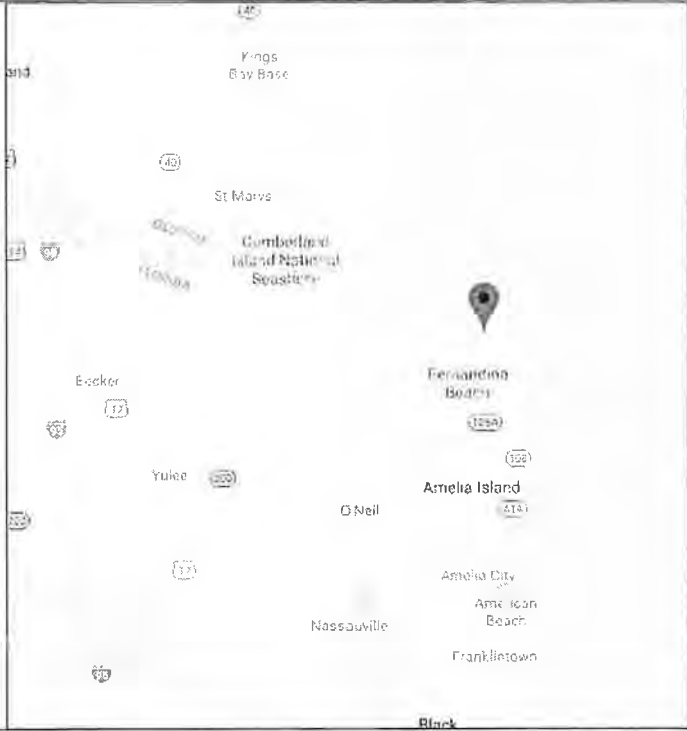
PROJECT DESIGN PROFESSIONAL

MICHAEL G. HOLDER INC.(P.E.)

PROJECT ADDRESS

000 WHITE ST.
FERNANDINA BEACH, FL.
32034

VICINITY MAP



CODE SUMMARY

- * FLORIDA BUILDING CODE - 2017
- * FLORIDA RESIDENTIAL BUILDING CODE - 2017
- * FLORIDA MECHANICAL CODE - 2017
- * FLORIDA PLUMBING CODE - 2017
- * FLORIDA BUILDING CODE ENERGY CONSERVATION - 2017
- * NATIONAL ELECTRICAL CODE - 2014 (NFPA 70)

DESIGN CRITERIA

- * BASIC WIND SPEED (3 SECOND GUST) - 130
- * WIND EXPOSURE CATEGORY - D
- * BUILDING CATEGORY - II
- * WIND IMPORTANCE FACTOR - 1.0
- * INTERNAL PRESSURE COEFFICIENT - +/- .18
- * LEVEL OF ALTERATION (IF APPLICABLE) -

COMPONENT & CLADDING (P.S.F.) - END ZONE: 3

SIZE (S.F.)	END ZONE (5)		INTERIOR ZONE (4)	
	POS. +	NEG. -	POS. +	NEG. -
0-20	30.4	40.7	30.4	33
20-50	29	38	29	31.6
50-100	27.2	34.3	27.2	29.8
>100	25.9	31.6	25.9	28.4

NOTE: THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH AND MEETS ALL REQUIREMENTS OF SECTION 1609 OF THE 2017 FLORIDA BUILDING CODE.

PROJECT INFO

- * CONDITIONED SPACED - 1,166 sq.ft.
- * UNCONDITIONED SPACE - 0 sq.ft.
- * UNENCLOSED SPACE - 331 sq.ft.
- * LOT SIZE (ACRE) -

- * TYPE OF CONSTRUCTION - VB
- * OCCUPANCY CATEGORY - R3
- * SPRINKLED - NO
- * MAX HEIGHT OF STRUCTURE - 35'-0"
- * NUMBER OF STORIES - 1

PLAN INDEX

- COVER SHEET / PROJECT INFORMATION C1.0
- HOUSE ELEVATIONS B2.0
- FOUNDATION PLAN B3.0
- FRAMING PLAN B4.0
- ELECTRIC PLAN B5.0
- ROOF PLAN B6.0
- STRUCTURAL DETAILS D7.0
- FLASHING DETAILS D7.1

C1.0

SHEET # (1) OF (8)
PROJECT NAME WESTHOUSE
WHITE ST.
PROJECT # 17-10-11
DRAWN BY: WMD
CHECKED BY: MGH
SCALE ¼"=1'-0"
DATE 06.18.18



DOWNS DRAFTING AND DESIGN LLC
IS A DRAFTING SERVICE AND HOLDS NO RESPONSIBILITY IN THE ENGINEERING AND CONSTRUCTION OF ANY PORTION OF BUILDINGS CONSTRUCTED WITH THESE PLANS. IT IS THE RESPONSIBILITY OF THE HOMEOWNER OR CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONSTRUCTIONABILITY PRIOR TO PROCEEDING WITH CONSTRUCTION. HOMEOWNER OR CONTRACTOR SHALL VERIFY ALL CONSTRUCTION IS PERMITTED AND CODE COMPLIANT WITH ALL LOCAL BUILDING CODES AND OFFICIAL PROCESSES.

OWNER/BUILDER

WESTHOUSE
RESIDENCE

000 WHITE ST.
FERNANDINA BEACH, FL.
32034

PROJECT ADDRESS

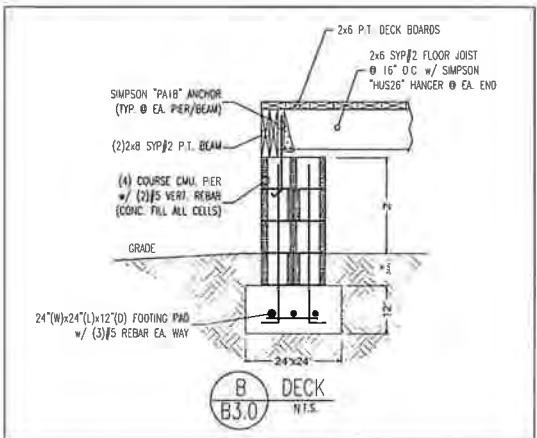
MICHAEL G. HOLDER
PE# 18215

7441-2 SILVER LAKE TERRACE
JACKSONVILLE, FL 32216
PHONE: (904) 721-7676
FAX: (904) 721-7665

06.18.18
ENGINEER OF RECORD

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA BEACH, (FORMERLY NAMED FERNANDINA), COUNTY OF NASSAU AND STATE OF FLORIDA AND BEING FURTHER DESCRIBED ACCORDING TO THE OFFICIAL MAP OF PLAT OF SAID CITY (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 5 AND 6 BLOCK 23, OLD TOWN





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MICHAEL G. HOLDER
PE# 16215

**000 WHITE ST.
FERNANDINA BEACH, FL.
32034**

OWNER / BUILDER

OWNER / BUILDER

PROJECT ADDRESS

PROJECT ADDRESS **WHITE ST.
DINA BEACH, FL.
32034**

B3.0	
SHEET #:	(3) OF (8)
PROJECT NAME: WESTHOUSE WHITE ST.	
PROJECT#:	17.10.11
DRAWN BY:	WMD
CHECKED BY:	MGH
SCALE:	$\frac{1}{4}" = 1'-0"$
DATE:	06.10.10

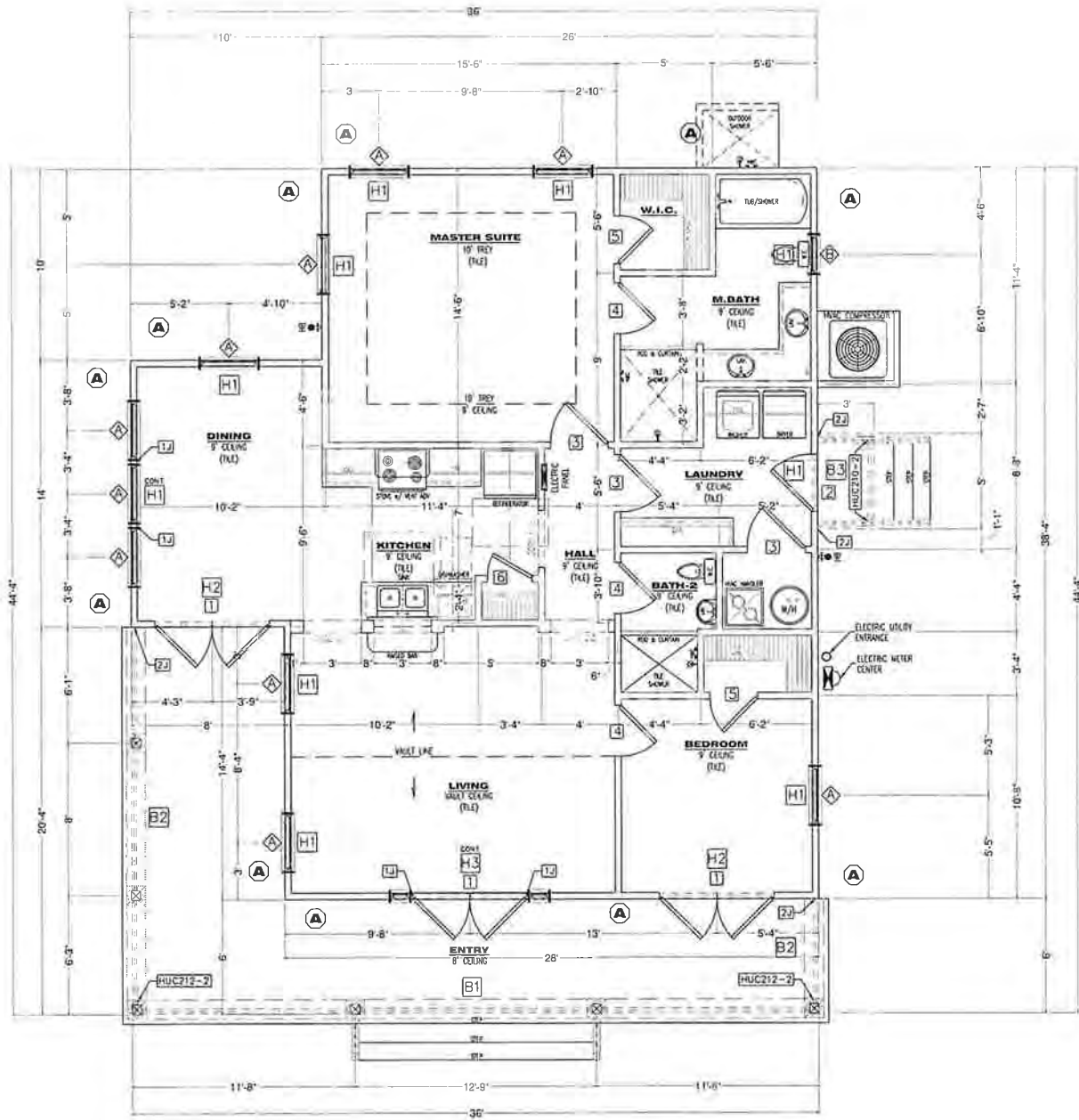
1020 Little Brook Ct.
Jacksonville, FL 32218

OWNS
DRAFTING & DESIGN LLC

(904) 536-0857
owndraftinganddesign@gmail.com

DOAN'S DRAFTING AND DESIGN LLC
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RESPONSIBILITY IN THE ENGINEERING AND
CONSTRUCTION OF ANY PORTION OF
BUILDINGS CONSTRUCTED WITH THESE
PLANS. IT IS THE RESPONSIBILITY OF THE
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PRIOR TO PROCEEDING WITH CONSTRUCTION.
HOMEOWNER OR CONTRACTOR SHALL VERIFY
ALL CONSTRUCTION IS PERMITTED AND
CODE COMPLIANT WITH ALL LOCAL BUILDING
CODES AND OFFICIAL PROCEDES.

06.18.18
ENGINEER OF RECORD



1st LEVEL FRAMING PLAN

SCALE: 1/4" = 1'

SQUARE FOOTAGE		
AREA	TYPE	FOOTAGE
1st FL LIVING	CONDITIONED	1,166 sq ft
ENTRY	UNENCLOSED	331 sq ft
TOTAL A/C		1,166 sq ft
TOTAL SQ FT		1,497 sq ft

WINDOW SCHEDULE			
SYMBOL	SIZE	DIMENSIONS	DESCRIPTION
(A)	3020	36"x60"	SINGLE HUNG
(B)	2030	24"x36"	SINGLE HUNG
(C)	3060	36"x72"	SINGLE HUNG
(D)	4016	48"x18"	SINGLE HUNG
(E)	2050	24"x60"	SINGLE HUNG

DOOR SCHEDULE			
SYMBOL	SIZE	DIMENSIONS	DESCRIPTION
(1)	(2) 3068	72"x80"	SOLID CORE EXT. (FULL LIGHT & (2) 1/2" SL.)
(2)	3068	36"x80"	SOLID CORE EXTERIOR UNIT
(3)	3068	36"x80"	SOLID CORE INTERIOR UNIT
(4)	2868	32"x80"	SOLID CORE INTERIOR UNIT
(5)	2668	30"x80"	SOLID CORE INTERIOR UNIT
(6)	2468	28"x80"	SOLID CORE INTERIOR UNIT
(7)	2068	24"x80"	SOLID CORE INTERIOR UNIT
(8)	2668	30"x80"	SOLID CORE INTERIOR UNIT (POCKET)
(9)	(2) 3068	72"x80"	SOLID CORE EXT. (FULL LIGHT & (2) 1/2" SL.)

BEAM SCHEDULE		
SYMBOL	BEAM SIZE	DESCRIPTION
(B1)	(3) 2x12	SOUTHERN YELLOW PINE #2
(B2)	(2) 2x12	SOUTHERN YELLOW PINE #2
(B3)	(2) 2x10	SOUTHERN YELLOW PINE #2

* STRAP EACH END OF BEAM WITH SIMPSON "WISA24" STRAP OR EQUIVALENT @ EACH JACK STUD (SEE HEADER DETAIL).

* (B3) SYMBOL REPRESENTS THE NUMBER OF JACK STUDS NEEDED @ EACH BEAM (SEE HEADER DETAIL).

HEADER SCHEDULE		
SYMBOL	BEAM SIZE	DESCRIPTION
(H1)	(2) 2x6	SOUTHERN YELLOW PINE #2
(H2)	(2) 2x8	SOUTHERN YELLOW PINE #2
(H3)	(2) 2x10	SOUTHERN YELLOW PINE #2
(H4)	(2) 2x12	SOUTHERN YELLOW PINE #2
(H5)	(3) 2x6	SOUTHERN YELLOW PINE #2
(H6)	8"x8" CONC.	CONCRETE PRE-FAB UNTEL w/(2) #5 REBAR

* STRAP EACH END OF BEAM WITH SIMPSON "WISA24" STRAP OR EQUIVALENT @ EACH JACK STUD (SEE HEADER DETAIL).

* SEE GUD BLOCK WALL DETAILS AND NOTES FOR CONCRETE WALL CONSTRUCTION (SEE UNTEL DETAIL).

SHEARWALL SCHEDULE			
SYMBOL	TYPE	SHEATHING	RAILING
(A)	2x4 SPF	1/2" OSB (MIN) -BLOCKED-	4" O.C. EDGE & 8" O.C. FIELD
(B)	2x6 SPF	1/2" OSB (MIN) -BLOCKED-	4" O.C. EDGE & 8" O.C. FIELD
(C)	2x8 SPF	1/2" OSB (MIN) -BLOCKED-	4" O.C. EDGE & 8" O.C. FIELD

NOTE: ALL EXTERIOR WALLS ARE LOAD BEARING SHEAR WALLS.

THE SHEAR WALLS TABLE WAS ESTABLISHED ASSUMING THE FOLLOWING CRITERIA UNLESS OTHERWISE NOTED IN THE TABLE:

- * WOOD SHEATHING TO STUDS NAILING SHALL BE 8d COMMON NAILS
- * GYPSUM BOARD TO STUDS NAILING SHALL BE 5d AND 6d COLLAR NAILS FOR 1/2" AND 5/8" THICK BOARD RESPECTIVELY.
- * SOLE PLATE-CONCRETE SLAB ANCHORS LOCATED @ 6" (MIN) EA. SIDE OF PLATE BREAK. ANCHOR SHALL BE 1/2" x 8" EPDM ORGATED BOLTS
- * INSTALL ALL-THREAD ROD SYSTEM PER DETAIL

WALL FRAMING LEGEND		
SYMBOL	WALL TYPE	DESCRIPTION
(A)	8" CMU	8"x16 CMU BLOCK WALL
(B)	2x6	SPRUCE PINE FIR #2 (EXTERIOR)
(C)	2x6	SPRUCE PINE FIR #2 (EXTERIOR)
(D)	2x4	SPRUCE PINE FIR #2 (EXTERIOR)
(E)	2x4	SPRUCE PINE FIR #2 (INTERIOR)

* SEE WALL FRAMING DETAIL AND STUD TABLE

* INTERIOR NON-LOAD BEARING WALL STUDS SHALL BE SPACED @ 24" O.C.

B4.0

SHEET # (4) OF (8)
PROJECT NAME: WESTHOUSE
WHITE ST.
PROJECT # 17-10.11
DRAWN BY: WMD
CHECKED BY: MOH
SCALE: 1/4" = 1'-0"
DATE: 06.10.18



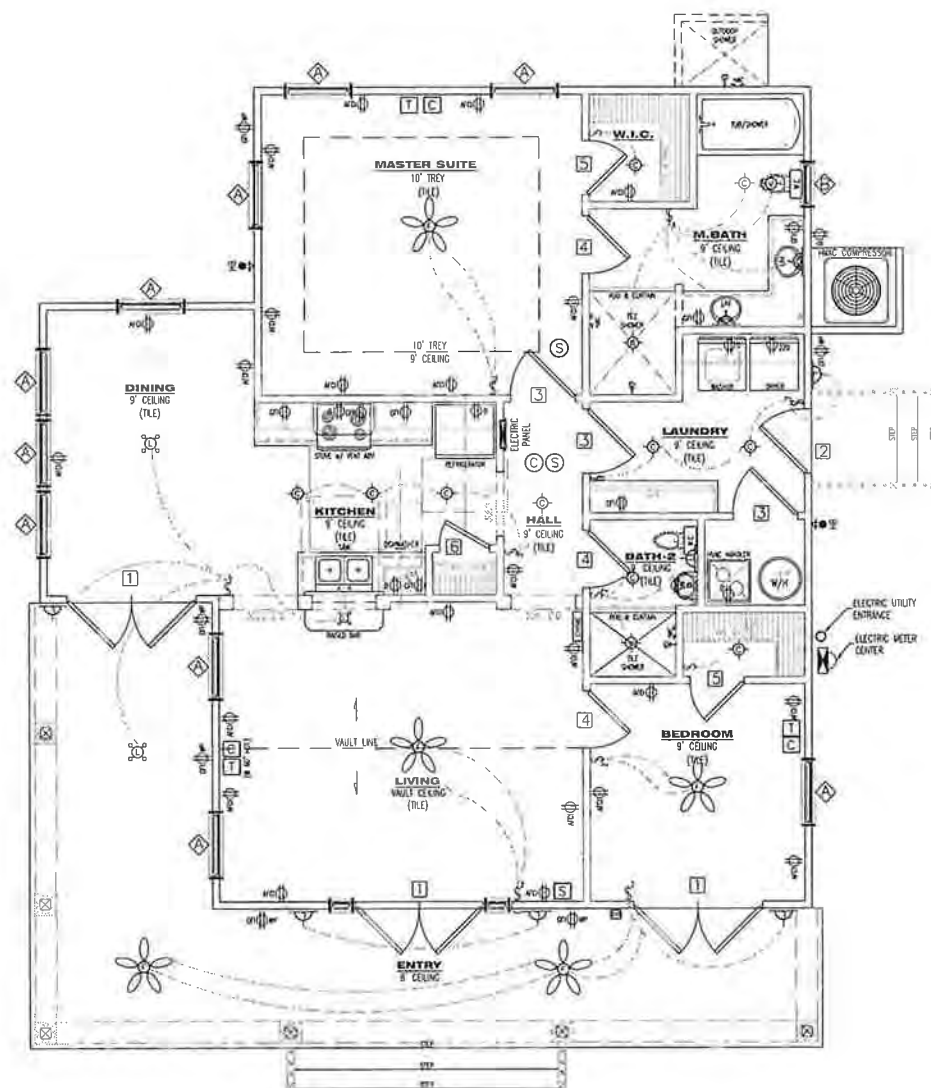
OWNS DRAFTING & DESIGN LLC
1020 Little Brook Ct.
Jacksonville, FL 32218
(904) 536-0857
dms@ownsdesign.com

OWNER / BUILDER
**WESTHOUSE
RESIDENCE**

PROJECT ADDRESS
**000 WHITE ST.
FERNANDINA BEACH, FL.
32034**

MICHAEL G. HOLDER
PE# 16215
7441-2 SILVER LAKE TERRACE
JACKSONVILLE FL 32216
PHONE: (904) 721-7676
FAX: (904) 721-7685

06.18.18
ENGINEER OF RECORD



1st LEVEL ELECTRICAL PLAN

SCALE: 1/4"=1'

SQUARE FOOTAGE		
AREA	TYPE	FOOTAGE
1st FL LIVING ENTRY	CONDITIONED	1,186 sq. ft.
	UNENCLOSED	331 sq. ft.
TOTAL A/C		1,186 sq. ft.
TOTAL SQ. FT.		1,467 sq. ft.

WINDOW SCHEDULE			
SYMBOL	SIZE	DIMENSION	DESCRIPTION
1	30x50	36" x 60"	SINGLE HUNG
2	20x30	24" x 36"	SINGLE HUNG
3	30x60	36" x 72"	SINGLE HUNG
4	40x76	48" x 96"	SINGLE HUNG
5	20x30	24" x 60"	SINGLE HUNG

DOOR SCHEDULE			
SYMBOL	SIZE	DIMENSION	DESCRIPTION
1	(2) 30x60	22" x 80"	SOLID CORE EXT. (FULL LIGHT & (2) 12" S.L.)
2	30x60	36" x 80"	SOLID CORE EXT. INTERIOR UNIT
3	30x60	36" x 80"	SOLID CORE INTERIOR UNIT
4	28x60	32" x 80"	SOLID CORE INTERIOR UNIT
5	26x60	30" x 80"	SOLID CORE INTERIOR UNIT
6	24x60	28" x 80"	SOLID CORE INTERIOR UNIT
7	20x60	24" x 80"	SOLID CORE INTERIOR UNIT
8	26x60	30" x 80"	SOLID CORE INTERIOR UNIT (POCKET)
9	(2) 30x60	22" x 80"	SOLID CORE EXT. (FULL LIGHT & (2) 12" S.L.)

ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
110	ARC FAULT INTERRUPTER OUTLET
110	GROUND FAULT INTERRUPTER OUTLET
110	WATER PROOF GFI OUTLET
110	FLOOR OUTLET (RECESSED)
110	DEDICATED OUTLET
\$	SINGLE POLE SWITCH
\$	MULTIPLE POLE SWITCH
\$	3-WAY SWITCH
☉	CEILING HUNG LIGHT
☉	CAN LIGHT (RECESSED)
☉	RECESSED CEILING FAN (VENT OUTSIDE)
☉	WALL MOUNTED LIGHT
☉	SUSPENDED LIGHT MIXTURE
FL	SURFACE MOUNT FLUORESCENT LIGHT
☉	EXTERNAL FLOOD LIGHT
☉	HEAT LIGHTING
S	SMOKE DETECTOR (CEILING MOUNT)
C	CARBON MONOXIDE DETECTOR (CEILING MOUNT)
C	CABLE OUTLET
T	TELEPHONE/DATA OUTLET
S	SECURITY PANEL
☉	DOOR BELL CHIME
☉	DOOR BELL
☉	CEILING HUNG FAN W/ LIGHT (REMOTE)

- ELECTRICAL NOTES:**
- ALL ELECTRICAL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE 2014
 - ALL EXTERIOR CONDUIT LINES SHALL BE LOCATED PER OWNER FOR SECONDARY STRUCTURES
 - ALL SECURITY CAMERAS, MONITORS, AND WIRES SHALL BE LOCATED PER OWNER
 - ALL INTERNET / TELEVISION CABLE WIRING TYPES AND LOCATIONS SHALL BE SPECIFIED BY OWNER
 - CABLE/TELEPHONE OUTLETS SHALL BE PLACED @ 60" HGT. PER OWNER
 - 100% ALL LIGHTING FIXTURES SHALL BE "HIGH EFFICIENCY" LIGHT FIXTURES

B5.0
SHEET # (5) OF (8)
PROJECT NAME WESTHOUSE
WHITE ST.
PROJECT # 17.10.1.1
DRAWN BY: WMD
CHECKED BY: MGH
SCALE: 1/4" = 1'-0"
DATE: 06.10.18

1020 Little Brook Ct
Jacksonville, FL 32218

OWNS
DRAFTING & DESIGN LLC
(904) 536-0857
downdraftinganddesign@gmail.com

OWNS DRAFTING AND DESIGN LLC IS A DRAFTING SERVICE AND HOLDS NO RESPONSIBILITY IN THE ENGINEERING AND CONSTRUCTION OF ANY PORTION OF BUILDINGS CONSTRUCTED WITH THESE PLANS. IT IS THE RESPONSIBILITY OF THE HOMEOWNER OR CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONSTRUCTION PRIOR TO PROCEEDING WITH CONSTRUCTION. HOMEOWNER OR CONTRACTOR SHALL VERIFY ALL CONSTRUCTION IS PERMITTED AND CODE COMPLIANT WITH ALL LOCAL BUILDING CODES AND OTHER AGENCIES.

OWNER/ BUILDER
PROJECT ADDRESS
**000 WHITE ST.
FERNANDINA BEACH, FL.
32034**

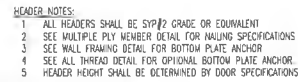
MICHAEL G. HOLDER
PE# 16215
7441-2 SILVER LAKE TERRACE
JACKSONVILLE, FL 32216
PHONE: (904) 721-7676
FAX: (904) 721-7685

06.10.18
ENGINEER OF RECORD

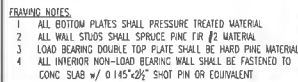
COPYRIGHT 2015 NO REPRODUCTION OF ANY PART OF THESE DRAWINGS, DETAILS OR DESIGN IS AUTHORIZED WITHOUT WRITTEN CONSENT OF DOWNS DRAFTING AND DESIGN LLC. VIOLATORS ARE SUBJECT TO PENALTIES AND FINES PUNISHABLE BY THE COURT OF LAW.



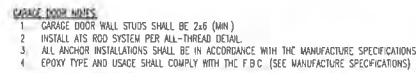
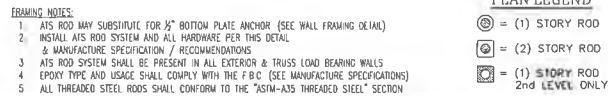
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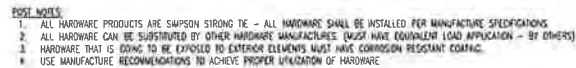
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(2)2x8	6'-0"	2	2
(2)2x10	9'-0"	2	2
(2)2x12	12'-0"	3	2



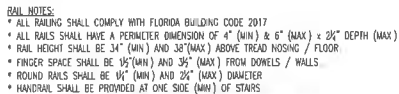
CEILING HEIGHT	NO. 2 SYP		NO. 2 SYP		NO. 1 SYP	
	2x4	2x6	2x4	2x6	2x4	2x6
9 FT.	16" O.C.	24" O.C.	16" O.C.	24" O.C.	16" O.C.	24" O.C.
10 FT.	12" O.C.	24" O.C.	16" O.C.	24" O.C.	16" O.C.	24" O.C.
11 FT.	N/A	N/A	16" O.C.	N/A	N/A	16" O.C.
12 FT.	N/A	16" O.C.	N/A	16" O.C.	N/A	16" O.C.
13 FT.	N/A	12" O.C.	N/A	16" O.C.	N/A	16" O.C.
14 FT.	N/A	12" O.C.	N/A	12" O.C.	N/A	16" O.C.



NTS



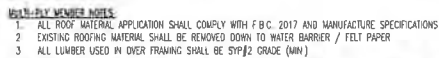
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NTS



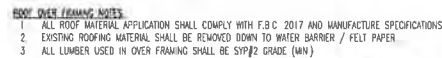
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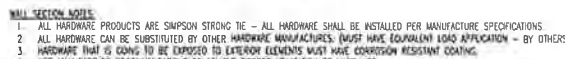
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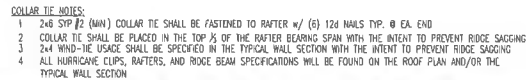


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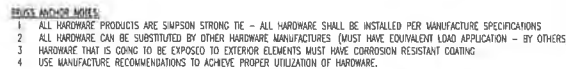
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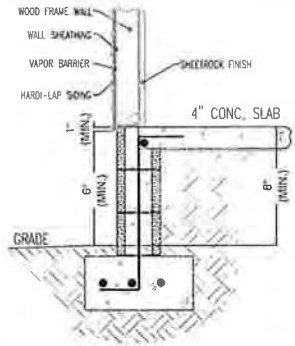


NTS

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5600#-8000#		HDU11-SDS2.5
8000#-10000#		HDU14-SDS2.5

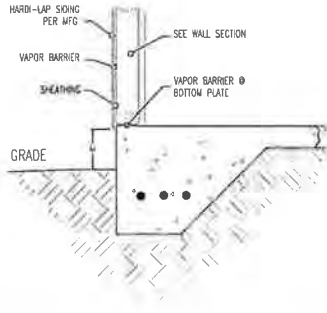


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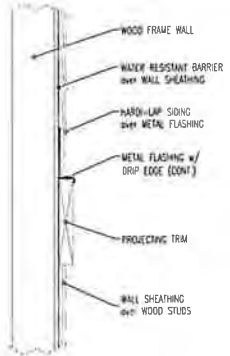
HARDI-LAP FLASHING DETAIL

N.T.S.



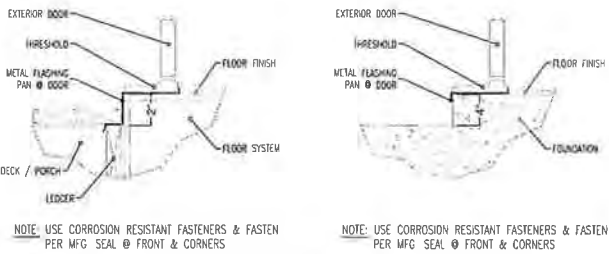
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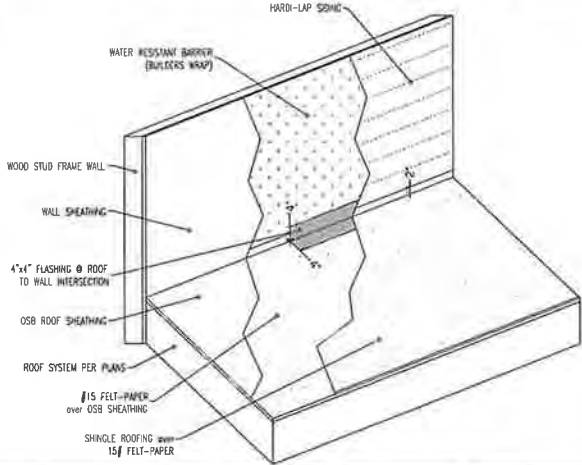
PROJECTING TRIM DETAIL

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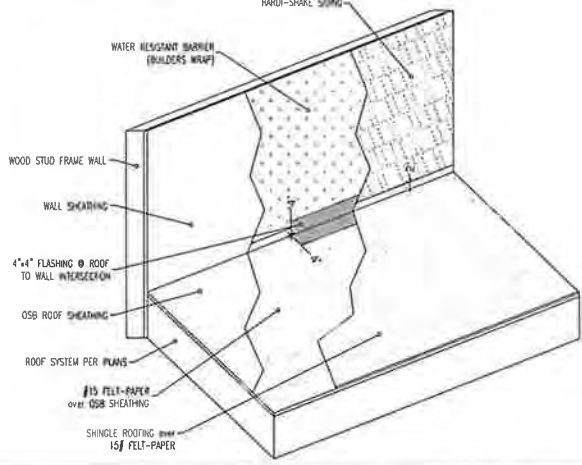
DOOR THRESHOLD DETAIL

N.T.S.



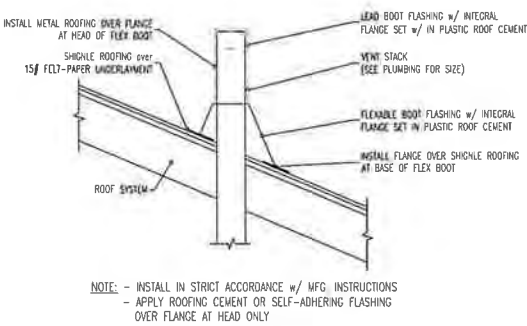
ROOF TO WALL DETAIL

N.T.S.



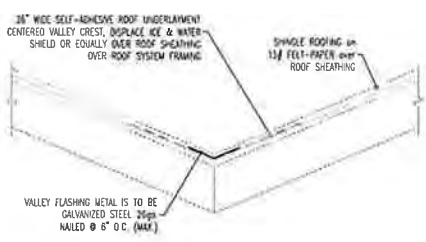
ROOF TO WALL DETAIL

N.T.S.



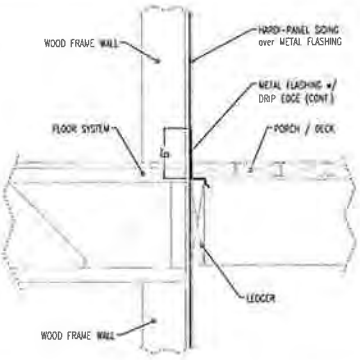
ROOF VENT STACK DETAIL

N.T.S.



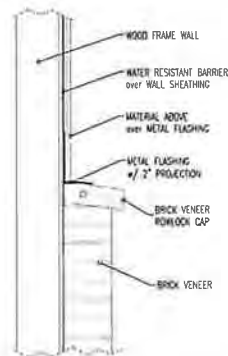
VALLEY FLASHING DETAIL

N.T.S.



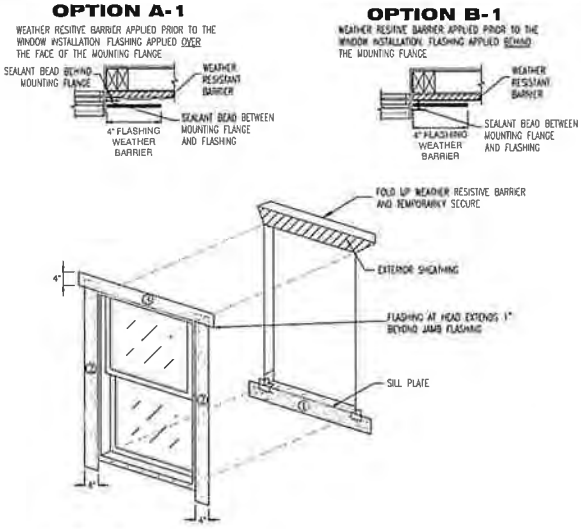
DECK FLASHING DETAIL

N.T.S.



PROJECTING CAP DETAIL

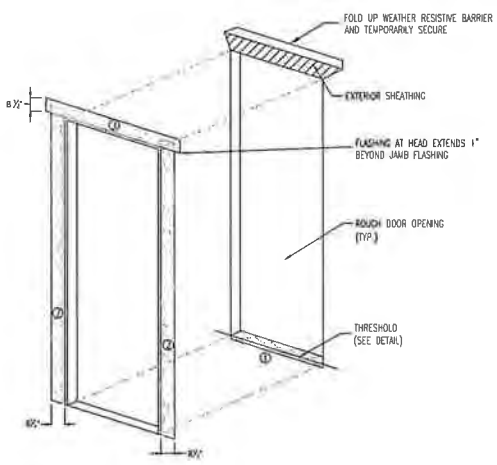
N.T.S.



JAMB FLASHING:
EXTEND JAMB FLASHING TO OVER LAP SKILL FLASHING. EXTEND JAMB FLASHING 4\"/>
JAMB SEALANT:
APPLY CONTINUOUS SEALANT TO THE MOUNTING FLANGES AT THE TOP (HEAD) AND SIDES (JAMBS) OF WINDOW. EXTEND SEALANT AT JAMBS 4\"/>
HEAD FLASHING:
EMBED BOTTOM OF THE HEAD FLASHING AGAINST THE PREVIOUSLY APPLIED SEALANT. FLASHING GOES OVER THE SEALANT. EXTEND HEAD FLASHING BEYOND EACH JAMB FLASHING. FASTEN IN PLACE AT HEAD. TUCK TOP OF JAMB FLASHING UNDER THE FLAP OF WATER RESISTANT BARRIER AT THE HEAD.
NOTE:
8.1.1.1.4 USE THE FLASHING CUT FORMULAS TO DETERMINE THE LENGTH OF EACH STRIP OF FLASHING FOR EACH WINDOW. THE ASTM STANDARD REQUIRES A FLEXIBLE FLASHING MINIMUM ROLL WIDTH OF 9 IN (230 MM). WIDER FLASHING MATERIALS, (FOR EXAMPLE, 12 IN (300 MM)) MAY BE USED, HOWEVER THE ACTUAL CUT LENGTHS FIGURED BY USING THE CHART WILL INCREASE. THE USE OF SELF-ADHESIVE TYPE FLASHING IS ACCEPTABLE. (FOR FUTURE DISCUSSION, SELF-ADHESIVE FLASHINGS CAN BE EFFECTIVE WITH WIDTHS LESS THAN 9 IN (230 MM). SELF-ADHESIVE TYPE FLASHING SEALS ITSELF TO THE WEATHER RESISTANT BARRIER AND TO THE MOUNTING FLANGE WITHOUT THE NEED FOR ADDITIONAL SEALANT APPLIED TO THE EXTERIOR FACE OF THE FLANGE. SELF-ADHESIVE TYPE FLASHING MATERIALS MUST PROPERLY ADHERE, (CREATING A WATER TIGHT JOINT) TO THE (WRB) AND TO THE MOUNTING FLANGE MATERIAL IN ORDER TO BE ACCEPTABLE FOR USE.
SEAL THE WINDOW FRAME TO OPENING: APPLY A 3/8\"/>

WINDOW FLASHING DETAIL

N.T.S.



JAMB FLASHING:
EXTEND JAMB FLASHING TO OVER LAP SILL FLASHING. EXTEND JAMB FLASHING 4\"/>
JAMB SEALANT:
APPLY CONTINUOUS SEALANT TO THE MOUNTING FLANGES AT THE TOP (HEAD) AND SIDES (JAMBS) OF DOOR UNIT. EXTEND SEALANT AT JAMBS 4\"/>
HEAD FLASHING:
EMBED BOTTOM OF THE HEAD FLASHING AGAINST THE PREVIOUSLY APPLIED SEALANT. FLASHING GOES OVER THE SEALANT. EXTEND HEAD FLASHING BEYOND EACH JAMB FLASHING. FASTEN IN PLACE AT HEAD. TUCK TOP OF JAMB FLASHING UNDER THE FLAP OF WATER RESISTANT BARRIER AT THE HEAD.
NOTE:
8.1.1.1.4 USE THE FLASHING CUT FORMULAS TO DETERMINE THE LENGTH OF EACH STRIP OF FLASHING FOR EACH DOOR. THE ASTM STANDARD REQUIRES A FLEXIBLE FLASHING MINIMUM ROLL WIDTH OF 9 IN (230 MM). WIDER FLASHING MATERIALS, (FOR EXAMPLE, 12 IN (300 MM)) MAY BE USED, HOWEVER THE ACTUAL CUT LENGTHS FIGURED BY USING THE CHART WILL INCREASE. THE USE OF SELF-ADHESIVE TYPE FLASHING IS ACCEPTABLE. (FOR FUTURE DISCUSSION, SELF-ADHESIVE FLASHINGS CAN BE EFFECTIVE WITH WIDTHS LESS THAN 9 IN (230 MM). SELF-ADHESIVE TYPE FLASHING SEALS ITSELF TO THE WEATHER RESISTANT BARRIER AND TO THE MOUNTING FLANGE WITHOUT THE NEED FOR ADDITIONAL SEALANT APPLIED TO THE EXTERIOR FACE OF THE FLANGE. SELF-ADHESIVE TYPE FLASHING MATERIALS MUST PROPERLY ADHERE, (CREATING A WATER TIGHT JOINT) TO THE (WRB) AND TO THE MOUNTING FLANGE MATERIAL IN ORDER TO BE ACCEPTABLE FOR USE.
SHIM AND ADJUST DOOR TO ACHIEVE SQUARE, PLUMB, AND LEVEL CONDITION: USE CORROSION RESISTANT FASTENERS. FASTEN DOOR PER DOOR MANUFACTURERS SPECIFICATIONS.

DOOR FLASHING DETAIL

N.T.S.

D7.1
SHEET # (8) OF (8)
PROJECT NAME: **WHITE ST. WESTHOUSE**
PROJECT # **17-10.11**
DRAWN BY: **WMD**
CHECKED BY: **MGH**
SCALE: **1/4\"=1'-0"**
DATE: **06.18.18**

OWNS
DRAFTING & DESIGN LLC
1020 Little Brook Ct.
Jacksonville, FL 32218
(904)536-0857
downsdraftinganddesign@gmail.com

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OWNER / BUILDER
WESTHOUSE RESIDENCE
PROJECT ADDRESS
**000 WHITE ST.
FERNANDINA BEACH, FL.
32034**

MICHAEL G. HOLDER
PE# 16215
7441-2 SILVER LAKE TERRACE
JACKSONVILLE, FL 32216
PHONE: (904)721-7676
FAX: (904)721-7685

06.18.18
ENGINEER OF RECORD

SW 7006
Extra White

257-C1

SW 9063
Porch Ceiling

177-C3





E-RECORDED simplify

ID: 201727734
County: NASSAU
Date: 9-22-17 Time: 3:15pm

Prepared by:
Karen Stellhorn
Watson Title Services of North FL, Inc.
11226 San Jose Blvd., Suite 2
Jacksonville, Florida 32223

File Number: 1701348

17097627

General Warranty Deed

Made this September 19, 2017 A.D. By **PEONIAS, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose address is: 8 FURNACE AVENUE, Stafford Springs, Connecticut 06076, hereinafter called the grantor, to **ROBERT WESTHOUSE and DEBORAH WESTHOUSE**, whose post office address is: 1244 HARRISON POINT TRAIL, 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 \$62,000.00 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 being further described according to the official map or plat of said City (as lithographed and issued by the Florida Railroad Company in 1857 and enlarged, revised and reissued by the Florida Town Improvement Company in 1887 and 1901) as:

Lots 5 and 6, Block 23, OLD TOWN, **together with all that part of Towngate Street as vacated and closed by Ordinance Number 469 recorded in official Records Book 668, Page 1758 of the public records of Nassau County, Florida.

Parcel ID Number: 00-00-31-1580-0023-0000

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, 2016.

****This deed is being re-recorded to reflect the verbiage of the vacated street in the legal description at the request of the county property appraiser's office.****



The John Stokes Company

2424-A Lynndale Road Fernandina Beach, FL 32034 Phone: 904.321.1832 Fax: 904.491.6282

August 15, 2018

Mr. Robert Westhouse

Re; Lot 5/6 White Street
Fernandina Beach, FL. 32034

Dear Mr. Westhouse,

Thank you for the opportunity to present this proposal for the construction of your new home on Lot 5/6 White Street. To assist you, listed below is the total scope of work we propose to perform;

GENERAL CONDITIONS

This proposal is based on the architectural drawings developed by Michael G. Holder; P.E. consisting of the following drawings;

- Sheet C1.0 Cover Sheet/Project Information
- Sheet B2.0 House Elevations
- Sheet B3.0 Foundation Plan
- Sheet B4.0 Framing Plan
- Sheet B5.0 Electric Plan
- Sheet B6.0 Roof Plan
- Sheet D7.0 Structural Details
- Sheet D7.1 Flashing Details
- The approximate square foot areas of the New Residence are;
 - a. First Floor Conditioned; 1,166 square feet
 - b. Open 1st Floor Wood Deck 331 square feet
- The residence will be constructed per the following codes:
 - Florida Building Code-2017
 - Florida Building Code-Residential 2017 edition
 - Florida Plumbing Code- 2017 edition
 - Florida Mechanical Code-2017 edition
 - Florida Energy Code-2017 edition
 - National Electric Code-2014 edition
- The following allowances for the City of Fernandina Beach building permit and the associated County impact fees are listed below;
 - a. Building Permit \$1,600.00
 - b. City of Fernandina Local Impact Fee \$3,241.00
 - c. City of Fernandina Beach Utility-Water Connection & meter Fee \$2,559.00
 - d. -Sewer Connection Fee \$3,321.00
 - e. Nassau County Mobility Fee \$1,150.00
 - f. Nassau County Educational Impact Fee \$5,430.00
- Permanent power connection (house meter application) fee will be paid by the Owner prior to the completion of the Residence.

- Stokes does not include the costs to extend temporary and/or permanent electric to the property if required.
- Temporary electric service during construction is assumed to be provided by Florida Public Utility via an overhead power line extending from the FPU power pole to the electrician's temporary power pole. Stokes includes the cost of temporary power charges.
- The City of Fernandina Beach Utility Department will be responsible to extend water service to the property line and set the meter for Stokes use.
- The required Florida Energy Form required for the building permit is included within the proposal amount.
- The cost of soils compaction and concrete testing relating to the foundation is included and will be performed by an independent testing laboratory. Certified test reports will be available for Owner review if requested.
- The cost of a Builder's Risk Insurance Policy covering risks due to construction activities including wind and fire damage is included. The policy will be issued within 5 days of the start of construction and will provide ongoing coverage during the term of new construction for 100% of the original contract amount. A copy will be submitted to the Owner and Bank.
- Temporary toilet will be provided by Stokes for workers at the jobsite.
- General cleanup will be provided to reduce the build-up of trash at the jobsite.
- At the completion of all work, the home will be cleaned by a professional cleaning service.
- The building foundation will be laid out on the property by a licensed surveyor who will also establish the finish floor elevation.
- The finish floor elevation will be certified by the licensed surveyor at the completion of the foundation/slab installation. A certified copy of the finish floor certification will be submitted to the Owner and Bank
- At the completion of all work an as-built survey will be performed with a certified copy submitted to the Owner and Bank.
- Stokes includes the cost of a 2/10-year "Builder Warranty" provided by Bonded Builders Warranty. Stokes will provide a draft copy of the warranty terms and conditions to you if requested.

SITE WORK

- Stokes includes the cost to perform the following;
 - i. Install a perimeter silt fence as required by FEMA.
 - ii. Removal of all grass strippings within the Home footprint
 - iii. Import and place structural fill as required to provide a flat subgrade at the building footprint
- Stokes includes the extension of a 3/4" p.v.c. plastic water line from the New Residence extending from the water meter installed by the C.O.F.B. Utility
- The installation of a p.v.c. sewer line extending from the New Residence toward the C.O.F.B. Utility sewer tap location is included.
- There are no allowances for site preparation for a driveway, sidewalk(s) or future garage.
- The recent Site Plan developed by Downs Drafting and Design received by you have a note on the plan stating "Project shall be equipped with gutters, downspouts and drains. Location and specs as per Contractor/Builder". Stokes qualifies this proposal that no work associated with this note are included in this proposal.

LANDSCAPING AND IRRIGATION

- No allowance is included for landscaping and/or irrigation
- Stokes will provide a t-connection downstream of the water meter to the water service line for future tie-in of an irrigation system
- No lot fine grading is included.

CONCRETE

- We will provide all labor, materials and equipment necessary to complete the following scopes of work;
 - a. Isolated pier footings
 - b. Masonry pier wall filled concrete cells
- The finish floor elevation of the home shall be approximately 30" above the proposed rough grade of the lot.

MASONRY BLOCK & FILLED CELLS

- We include all labor, materials and equipment necessary to complete this phase of work based on the following;
 - a. The house foundation is based on a series of isolated concrete footing extending around the perimeter of the 1st floor as noted within the construction documents. Height of the block piers above grade will be approximately 2'-0" above the grade of the home subject to meeting the conditioned finish floor height of 30" above grade.
 - b. 8" concrete block will be installed on top of the isolated footings resulting in a "pier foundation" configuration
 - c. All masonry block (piers) will be grouted with 3,000 p.s.i. concrete
 - d. All masonry block piers will receive brick installed around the perimeter of each pier to the bottom of the subfloor framing based on a brick cost of \$400.00/1000 brick. Mortar for brick will be standard grey color

ROUGH CARPENTRY

- Stokes includes all labor, materials, tools, equipment and supervision required for a complete rough framing installation consisting of the following:
 - a. Exterior walls of the residence will be 9'-0" tall utilizing 2x4 precut studs per plan
 - b. Interior wall framing will be 2x4 wood studs-2x6 where required due to plumbing.
 - c. One (1) layer of ¾" tongue and groove structural decking will be attached to the floor framing via a glued and screwed installation.
 - d. A threaded rod system for wind engineering is the proposed method to be installed.
 - e. 1 layer of Building Housewrap with taped joints will be installed prior to the exterior Hardie lapped siding.
 - f. Exterior lapped siding shall be James Hardie Corporation non-wood grain pattern (smooth face) 7-1/4" boards (6" reveal) placed over 7/16" OSB structural panels. Refer to **Attachment "A"** for the lapped siding specification.
 - g. Exterior building corners, door and window openings of the home will be trimmed with James Hardie material.
 - h. The exterior deck boards at the Entry area will be pressure treated 2x6 per plan.
 - i. All exterior steps to grade items (support framing, stair stringers, treads, etc... necessary for a complete Front Entry and Laundry exit stair(s)) will be constructed of pressure treated materials.
 - j. Nails to install exterior siding and deck boards will be stainless steel to resist rust
 - k. At the conclusion of all rough framing, Stokes will apply a "Borate" treatment to the perimeter walls and underside of the off-grade structural framing (per the applicator's standard installation) for termite resistance.

FINISH CARPENTRY

- A 1-piece 5-1/4" tall paint grade wood base will be installed within the conditioned areas of the home. Refer to **Attachment "B"** describing the general profile of the base material.
- Windows shall receive a paint grade wood sill and apron trim
- Stokes includes the installation of ¼ round base molding at those areas where Ceramic Tile is scheduled to be installed. Refer to **Attachment "C"** describing the general profile of the ¼ round material.
- One (1) attic ladder will be installed in the ceiling (location to be determined within the attic area). This stair shall be equal to Model #A2510B as manufactured by Werner Corporation. Refer to **Attachment "D"** describing the proposed attic stair.

- A 2-step crown molding consisting of a 5-1/4" tall crown molding and a 3-1/4" base molding will be installed at the following areas;
 - a. Living Room
 - b. Dining Room
 - c. Kitchen
 - d. Hallway to Master Bedroom
 - e. Master Bedroom perimeter wall
 - f. Master Bathroom
- Refer to **Attachment "E"** describing the proposed crown and base molding.

CABINETS

- A **Fifteen Thousand Dollar (\$15,000.00)** installed allowance for all base and wall cabinetry scheduled to be installed in the Residence. Cabinetry is scheduled for the following areas;
 - a. Kitchen
 - b. Master Bathroom
 - c. Laundry Room

GRANITE COUNTERTOPS

Granite countertops are proposed to be placed within the following areas with an installed allowance of **Five Thousand Dollars (\$5,000.00)**:

- a. Kitchen
- b. Master Bathroom
- c. Laundry Room

INSULATION

Insulation will be placed in the following areas:

- a. R-38 fiberglass batts will be installed at all attic area ceilings where possible. Where impracticable to install this insulation due to space limitations, R-19 fiberglass batts will be provided.
- b. R-13 Fiberglass Batt Insulation at all exterior walls
- c. R-19 subfloor insulation with vapor barrier

ROOFING

We include a complete roofing installation based on Owens Corning Oakridge architectural shingles applied over one layer of 30# roofing felt attached to the roof deck. Refer to **Attachment "F"** describing the proposed roof shingle.

Attic ventilation will be provided via off ridge metal vents installed along the rear of the roof. Quantity of vents will be per building code

DOORS AND FRAMES

- The Front Entry door will be equal to Thema-True Smooth Star Fiberglass with Full Glass Inserts and grille pattern per plan. Door assembly includes a pair of 3'-0" wide x 6'-8" tall smooth fiberglass doors with 1'-0" wide fixed sidelites. Door frame will be constructed from composite materials to resist rot. Active door leaf will receive 2 bores; one for the latchset and the 2nd for a deadbolt. Refer to **Attachment "G"** describing the general profile of the proposed door
- The Dining Room door and the Front Bedroom door off the Covered Porch shall be equal to Thema-True Smooth Star Fiberglass with Full Glass Insert and manually controlled internal blind. Door frame shall be fabricated from composite material to resist rot and mildew. Refer to **Attachment "H"** describing the general profile of the proposed door.

- The Laundry Room exit door shall be equal to Thema-True Smooth Star Fiberglass 6-panel profile per plan. Door frame shall be fabricated from composite material to resist rot and mildew. Refer to **Attachment “I”** describing the general profile of the proposed door.
- All interior doors will be pre-hung hollow core Masonite (or equal) 6-panel door profile as manufactured by Masonite Corporation. Refer to **Attachment “J”** describing the general profile of the proposed interior door.

WINDOWS & GLASS

- Exterior windows are single hung units with double pane insulated glass set into a vinyl frame and include the surface applied nuttin grille applied to the exterior side of the window glass per “Old Town” design requirements
- Window glass is Low-E with argon gas inserted between the glass panes
- Windows are not “Impact Resistant” and are not required to be so per the Florida Building Code.
- Insect screens will be installed at the completion of the project with final adjustments made to the windows
- An **installed allowance of \$300.00** for all Bathroom mirrors is included.

FINISH HARDWARE

- Interior and exterior pre-hung doors will be fabricated utilizing nickel-plated hinges. Exterior doors to utilize non-removeable pins.
- Door hardware shall be designed utilizing a lever handle in lieu of a round knob and will include the matching nickel-plated finish.
- Living Room Dining Room and Bedroom #2 doors will have a door leverset material allowance of \$120.00 each

CERAMIC TILE

- Ceramic floor tile will be placed within the following areas with an installed allowance of **Twenty Thousand Dollars (\$20,000.00)** to complete the work.
 - a. Living Room floor
 - b. Dining Room floor
 - c. Kitchen floor
 - d. Kitchen wall backsplash
 - e. Hallway to Master Bedroom floor
 - f. Master Bedroom & Closet floor
 - g. Master Bathroom floor
 - h. Master Bathroom Shower Schluter pan & drain
 - i. Master Bathroom Shower mud base & floor tile
 - j. Master Bathroom Shower walls to ceiling
 - k. Master Bathroom Tub Surround wall tile extending to ceiling
 - l. Laundry Room floor
 - m. Bedroom #2 & Closet floor
 - n. Bathroom #2 Shower Schluter pan and drain
 - o. Bathroom #2 Shower mud base and floor tile
 - p. Bathroom #2 Shower wall tile extending to ceiling
 - q. Shower Wall recess (1 at each shower and bathtub area)
 - r. Durock underlayment will be required atop the OSB subfloor
- Included in this allowance will be “Redseal” waterproofing membrane applied to all vertical wall surfaces at tub and shower areas
- To confirm; this allowance includes the total cost of any proposed crack inhibitor liner, thinset, tile grout, thresholds, cost of transportation and material handling, etc... necessary for a complete installation.

DRYWALL

- All interior walls will receive ½” drywall finished ready for paint.
- All ceilings areas will receive ½” drywall with a smooth ceiling finish
- Bathroom Shower walls and the Master Bathroom tub surround scheduled to receive ceramic wall tile will receive one (1) layer of Densglass water resistant underlayment.
- Walls and ceilings throughout the residence will be finished to Level 4 per U.S. Gypsum specification acceptable for a flat latex paint

PAINTING

- A complete interior and exterior painting installation based on the following criteria is included:

Gypsum Drywall – Walls & Ceilings:	2 coats of flat latex in all areas including Bathrooms & Kitchens
Exterior Wood Siding & Trim	2 coats of exterior satin
Fiberglass Doors and Frames:	2 coats of exterior semi-gloss enamel
Interior Doors & Wood Trim	2 coats of interior semi-gloss enamel

SPECIALITIES

- Bathroom accessories (toilet tissue holders, towel bars, etc...) will be provided under a **\$300.00 installed allowance**.
- One (1) mailbox with street letters will be installed at the completion of all work under a **\$100.00 installed allowance**.
- Vinyl coated wire closet shelving equal to Closet Maid will be installed in the following areas;
 - a. Kitchen Pantry (5 shelves utilizing “Tight Mesh” profile)
 - b. Master Bedroom Closet (2 shelves with shoe rack on 1 wall)
 - c. Bedroom #2 Closet (1 shelf)
- Appliances listed below are included within a **\$2,500.00 material allowance**;
 - a. Refrigerator
 - b. Kitchen sink disposal
 - c. Kitchen dishwasher
 - d. Kitchen electric range
 - e. Kitchen Exhaust hood
 - f. Range cords and associated items are to be part of this allowance

PLUMBING

- A complete operating plumbing installation is included based on the following;
- A plumbing fixture material allowance of **\$1,500.00** is included. For confirmation, the following are considered part of the fixture allowance;
 - Kitchen sink & faucet set
 - Bathroom sinks, sink faucets
 - Bathroom Tub & Shower valves & shower heads
 - Bathroom toilets & seats
 - Electric water heater
- Two (2) exterior hose bibs are scheduled for installation. Locations will be at the front and rear of the home. Each hose bib includes a reinforced base at the exterior wall
- An “Outdoor Shower” is included as part of this proposal. Shower fixture to be part of the overall fixture allowance
- Icemaker connection at Kitchens is included.
- All plumbing fixtures shall be selected at the Plumbing contractor’s showroom or from a vendor approved by Stokes. Should the Owner elect to purchase fixtures from another source, the selection, purchase, storage, delivery to the home and

placement for the plumber's use will be coordinated by the Owner. No warranty will be provided on Owner purchased fixtures

- C.P.V.C. plastic piping will be used for water supply with water lines located in freeze conditions insulated.
- P.V.C. plastic piping will be used for waste and venting.
- The water and sewer line extensions from the home to the C.O.F.B. utility connection point is described in the SITEWORK scope of work

HEATING AND AIR CONDITIONING

- A complete heating and air conditioning installation based on the following is included.
- One (1) 2.5-ton electric heat pump unit with 5 KW auxiliary heat will service the conditioned area of the home.
- A/C equipment will be Carrier, Trane or equal.
- Equipment rating is SEER 14.0
- One (1) 7-day programmable thermostat is included
- One (1) clothes dryer vent in the Laundry Room thru the exterior wall is included
- A Kitchen exhaust vent is included and will vent thru the attic towards the rear of the roof to screen from the street
- Bath venting at all Bath areas to the exterior is included. Locations to be determined during the installation phase.
- The air distribution system shall be a combination of fiberglass ductboard with flex duct extensions to the ceiling grilles as determined by the A/C contractor.

ELECTRICAL

- A complete operating electrical installation is included per plan
- The main electrical panel shall be single phase 150 amp rated
- Electrical secondary service is assumed to be underground from the Florida Public Utility (FPU) power pole assumed located on Lot 5/6. The cost of extending any offsite electrical service to the property is not included.
- A **\$1,500.00 material allowance** for light fixtures is included. Light bulbs are considered part of the fixture allowance.
- Ceiling recessed light fixtures are part of the electrical base proposal and are not included as part of the light fixture allowance
- Cable TV & phone wall box will be installed per plan
- No Security System installation is included.

Based on the above, The John Stokes Company is prepared to provide all permits, labor, materials, equipment and supervision necessary to complete the required work for the Lump Sum price of Two Hundred Seventeen Thousand, Two Hundred Ninety-Three and 00/100 Dollars (\$217,293.00).

We estimate a build time of seven (7) months from the date work commences at the property.

Thank you again for this opportunity to submit our proposal to perform the work as described above. Should you have any questions or comments to the above, please advise.

Respectfully submitted,

John L. Stokes
President

SHEET #:	
PROJECT NAME:	WESTHOUSE - WHITE ST.
PROJECT #:	00.00.00
DRAWN BY:	WMD
CHECKED BY:	MGH
SCALE:	1/4"=1'-0"
DATE:	08.21.18

1020 Little Brook Ct.
Jacksonville, FL 32218

DOWNS

DRAFTING & DESIGN LLC

(904) 536-0857
downsdraftinganddesign@gmail.com

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OWNER / BUILDER

PROJECT ADDRESS

**WESTHOUSE
000 WHITE ST.
FERNANDINA BEACH, FL.
32034
RESIDENCE**

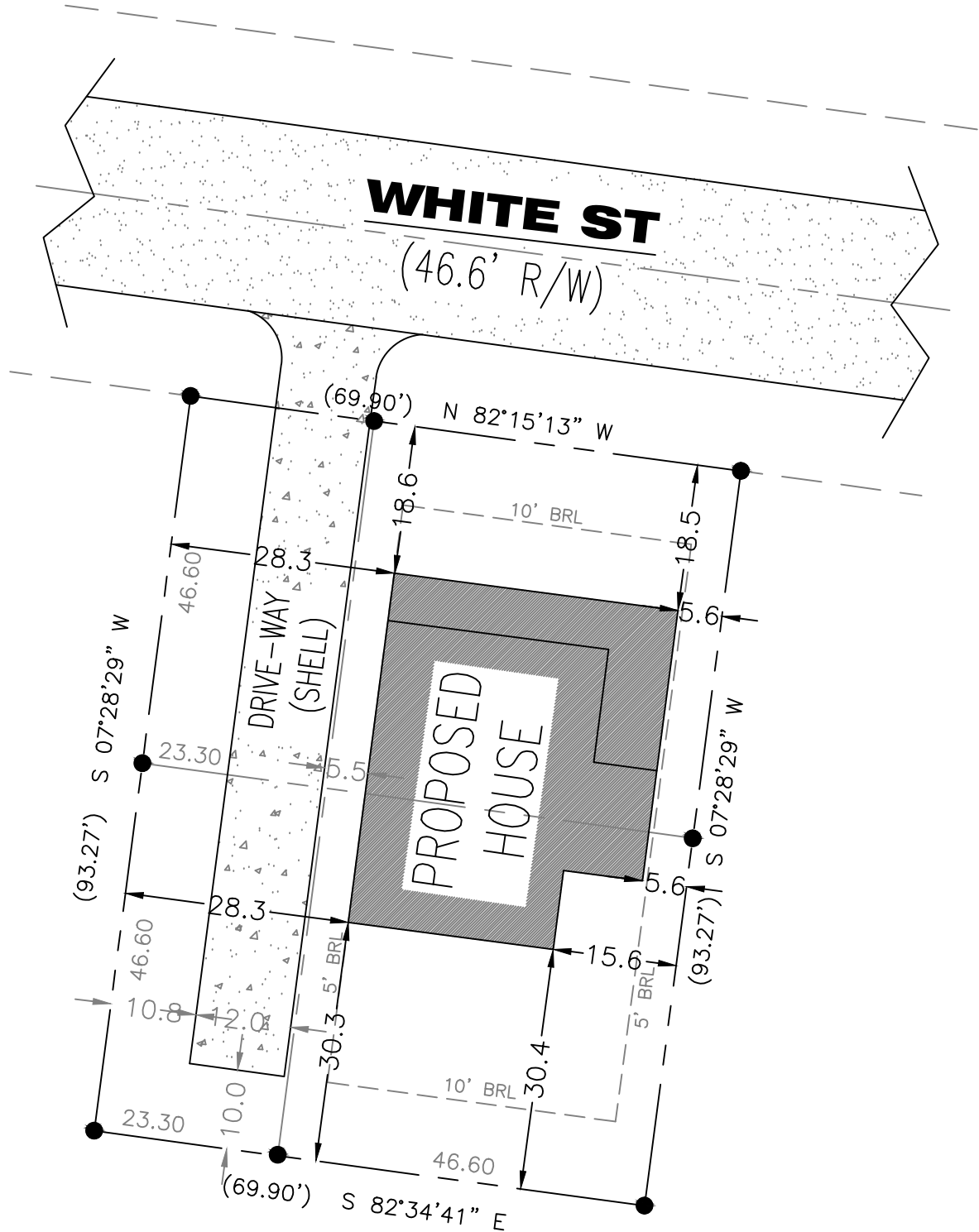
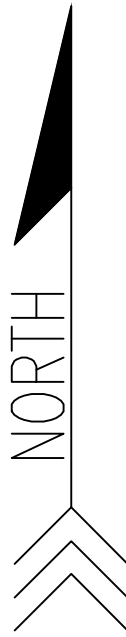
ENGINEER OF RECORD

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BUILDING RESTRICTION LINES	
LOCATION	DISTANCE
FRONT	10'-0"
REAR	10'-0"
SIDE	5'-0"

NOTES:

- MAX LOT COVERAGE (PER ZONING)
- LIMITS OF EAVES NOT SHOWN ON SITE
- PROJECT SHALL BE EQUIPPED w/ GUTTERS, DOWN SPOUTS, & DRAINS. LOCATION & SPECS AS PER CONTRACTOR/BUILDER



SITE PLAN

SCALE: 1 = 20

CONSTRUCTION NOTES

- GENERAL NOTES:
- ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES.
 - ALL SITE WORK AND LANDSCAPING SHALL BE ESTABLISHED AND DESIGNED BY OTHERS.
 - THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK AND FOR INITIATION, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK HEREIN.
 - ALL DIMENSIONS SHALL BE VERIFIED PRIOR TO CONSTRUCTION AND DISCREPANCIES SHALL BE REPORTED BY THE CONTRACTOR TO THE ENGINEER PRIOR TO ORDERING MATERIAL AND PROCEEDING WITH THE WORK, ANY OMISSIONS OR INCONSISTENCIES ON THESE DRAWINGS OR ANY VARIATION OR AMBIGUITIES BETWEEN THESE DRAWINGS AND ACTUAL SITE AND CONSTRUCTION CONDITIONS AND/OR REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN WRITING AND RESOLVED AND DOCUMENTED IN WRITING BEFORE CONTINUING OF WORK IN QUESTION.
 - IN THE EVENT A DISCREPANCY IS FOUND IN THESE CONTRACT DOCUMENTS THE ENGINEER, CONTRACTOR, AND OWNER SHALL BE CONTACTED IMMEDIATELY.
 - ALL WORK AND EQUIPMENT SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER BEFORE TURNING SAME OVER TO OWNERS.
 - THE GENERAL BUILDING PERMIT(S) SHALL BE OBTAINED AND PAID FOR BY THE OWNER OR CONTRACTOR.
 - THERE SHALL BE NO DEVIATION FROM SPECIFICATIONS WITHOUT THE WRITTEN APPROVAL OF THE CONTRACTOR AND ENGINEER.
 - DRYWALL INSTALLATION SHALL BE IN CONFORMANCE WITH THE GYPSUM ASSOCIATIONS RECOMMENDED PRACTICES FOR THICKNESS, NAILING, TAPING AND STUD SPACING.
 - ALL FRAMING TO BE IN ACCORDANCE WITH THE LOCAL BUILDING CODE.
 - ALL LUMBER SHALL BE GRADED AND MARKED PER PLAN NOTES AND DETAILS.
 - UPON COMPLETION OF ALL WORK REMOVE ALL TOOLS, EQUIPMENT, TEMPORARY PROTECTION, AND EXCESS MATERIAL FROM THE SITE. CLEAN/POLISH ALL HARDWARE AND FIXTURES. CLEAN/REMOVE ALL PAINT DRIPS/SPLATTERS AND STAINS. REMOVE ALL APPLIANCE PROTECTIONS AND LEAVE INTERIOR AREA BROOM CLEAN, FREE OF STAINS, FILM AND FOREIGN SUBSTANCES.
 - ALL MATERIAL FINISH AND COLOR SELECTIONS SHALL BE DETERMINED BY CONTRACTOR OR OWNER PRIOR TO INSTALLATION.
 - THE CONTRACTOR SHALL BEAR RESPONSIBILITY FOR, AND SHALL REPAIR ANY DAMAGE TO EXISTING UNDERGROUND UTILITIES, PIPING, CONDUIT OR EQUIVALENT.
 - ALL MATERIAL SHALL BE APPROVED BY CODE AND SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURERS INSTRUCTIONS AND/OR RECOMMENDATIONS.

- CONSTRUCTION NOTES:
- NO FRAMING AT ANY TIME IS TO BE CONCEALED PRIOR TO INSPECTION BY GOVERNING AUTHORITIES.
 - ALL STUD WALLS DIMENSIONS ARE 3- $\frac{5}{8}$ ", 5- $\frac{3}{4}$ ", OR 7- $\frac{3}{4}$ " (UON)
 - ALL PLUMBING WALLS SHALL BE FRAMED WITH 2X6 OR 2X8 STUDS (UON)
 - REFER TO FLOOR PLANS FOR LOCATION OF 2X6 WALLS, REFER TO STRUCTURAL DRAWINGS FOR UNUSUAL OR SPECIAL FRAMING CONDITIONS.
 - ALL PATIOS, PORCHES, AND BALCONIES ARE TO BE SLOPED MIN. 1" PER 1'-0" IN DIRECTION INDICATED OR TO EXTERIOR.
 - ROOFING SHALL BE CLASS-C OR BETTER, INSTALL PER MANUFACTURERS RECOMMENDATIONS.
 - ALL WOOD SILLS IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED AND HAVE A CONTINUOUS SILL SEALER. PROVIDE TERMITE SHIELD AT CONCEALED UNDER FLOOR SPACES.
 - ALL CHIMNEY'S SHALL BE TERMINATED 2'-0" MINIMUM HEIGHT ABOVE A POINT MEASURED 10'-0" HORIZONTALLY FROM THE NEAREST BUILDING OR ROOF.
 - WATER RESISTANCE $\frac{1}{2}$ " CERAMIC TILE BACK BOARD SHALL BE INSTALLED IN BOTH TUB AND SHOWER SURROUNDINGS.
 - FLASHING SHALL BE INSTALLED AROUND ALL WINDOWS AND ROOF OPENINGS AND AT THE INTERSECTIONS OF CHIMNEYS, WOOD CONSTRUCTION AND FRAME WALLS TO MAKE WEATHER TIGHT.
 - CAULK ALL EXTERIOR JOINTS, AROUND WINDOWS, AND DOOR FRAMING. CAULK BETWEEN WALL CAVITIES AND WINDOW/DOOR FRAMES, BETWEEN WALL TERMINATION AND FOUNDATION.
 - ALL WALL STUD SHALL BE SPP#2 SPACED PER PLAN, ALL SOLE PLATES SHALL BE PRESSURE TREATED MATERIAL, ALL TOP PLATE SHALL BE HARD PINE MATERIAL PER F.B.C.
 - ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED MATERIAL.

- CONCRETE NOTES:
- ALL CONCRETE WORK SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2017
 - ALL CONCRETE SLABS SHALL HAVE A MINIMUM DEPTH OF 4" THICK AND 3" COVERAGE OVER ANY REBAR.
 - ALL CONCRETE SLABS SHALL HAVE MINIMUM OF 2500 PSI RATING.
 - ALL CONCRETE SLABS SHALL CONTAIN FIBERMESH REINFORCEMENT OR 6X6 W.W.M. PLACED OVER 6" MIL POLYETHYLENE VAPOR BARRIER ON CLEAN SOIL.
 - SITE WORK SOIL SHALL BE CLEAN TERMITE TREATED SOIL WITH MINIMUM DENSITY COMPACTION OF 95%.
 - CONTRACTOR SHALL VERIFY ALL PIPING, CONDUIT, PLUMBING, OR LINES BELOW SLAB PRIOR TO CONSTRUCTION.
 - VERIFY, LOCATE, AND PROVIDE ALL INTERIOR LOAD BEARING FOOTINGS IN COORDINATION WITH TRUSS ENGINEERING PLAN REQUIREMENTS AND SPECIFICATIONS FOR LOAD BEARING WALLS.
 - STRUCTURE FINISH FLOOR ELEVATION AND PRESSURE TREATED SILL PLATE SHALL BE A MINIMUM OF 8" ABOVE GRADE.
 - ALL CONCRETE SIDEWALKS, BARRIERS, AND PARKING IS NOT SHOWN ON PLANS FOR CLARITY.

- ELECTRICAL NOTES:
- ALL ELECTRICAL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE 2014, (6TH EDITION)
 - ALL ALL RECEPTACLES IN BATHROOM , GARAGES, OR OUTDOORS SHALL BE PROTECTED BY A GROUND FAULT CIRCUIT INTERRUPTION SYSTEM (GFCI) AND AS NOTED ON THE DRAWINGS.
 - OUTLET BOXES IN WALLS BETWEEN LIVING AREA AND THE GARAGE SHALL BE METAL OR UL APPROVED PLASTIC.
 - RECEPTACLES SHALL BE SPACED ALONG WALLS IN ACCORDANCE WITH CODE SO THAT NO POINT ALONG THE FLOOR LINE IS MORE THAN 6'-0" FROM ANY OUTLET. NO SPACES FURTHER THAN 12'-0" UNLESS OTHERWISE NOTED OR PER ANY SPECIFIC CODES.
 - SWITCH PLATES SHALL BE PLACED AT 42" ABOVE FINISH FLOOR ELEVATION TO CENTER OF SWITCH (TYP.)
 - ALL LIGHTING FIXTURES LOCATED IN CLOSETS OR STORAGE AREAS SHALL BE LOCATED A MINIMUM OF 18" FROM ALL SHELIVING.
 - ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE 15 AND 20 AMPERE RECEPTACLE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER.
 - SMOKE DETECTORS SHALL BE PLACED NO MORE THAN 12" FROM CLG, 3'-0 FROM DUCT OPENINGS, AND 10'-0" FROM INSIDE AND OUTSIDE OF DWELLING SLEEPING UNITS.
 - CARBON MONOXIDE DETECTORS SHALL BE PRESENT WITH IN 10'-0" OF THE EXTERIOR SIDE OF ANY SLEEPING COMPARTMENT DOOR IF A RESIDENCE HAS AN ATTACHED GARAGE OR GAS APPLIANCES.
 - PROVIDE A DISCONNECT SWITCH FOR A/C AIR HANDLER OR COMPRESSOR AS REQUIRED BY F.B.C.

- ROOF NOTES:
- ALL ROOFING MATERIAL SHALL MEET CHAPTER 15 OF THE 2017 FLORIDA BUILDING CODE AND THE 2017 FLORIDA RESIDENTIAL CODE, CHAPTER 9.
 - ALL ROOF VENTS SHALL & PLUMBING STACKS SHALL EXIT AT THE REAR OF ROOF.
 - ALL BATH VENTS SHALL TERMINATE TO OUTSIDE AIR w/ GRILL OR SCREEN, THROUGH EAVE.
 - ALL ROOF SHEATHING SHALL BE ATTACHED WITH 8d RING SHANK NAILS 6" O.C. EDGE & 6" O.C. FIELD
 - VENTILATION FOR GABLE AND HIPPED ROOFS PER F.B.C. SECTION R806: VENTILATION SHALL BE PROVIDED TO FURNISH CROSS VENTILATION OF EACH INDIVIDUAL ATTIC SPACE WITH WEATHER PROTECTED VENTS. ALL VENTS SHALL BE SCREENED TO PROTECT THE INTERIOR FROM INTRUSION OF BIRDS.
 - THE RATION TOTAL NET FREE VENTILATING AREA TO THE ARE OF THE CEILING SHALL NOT BE LESS THAN 1/150. THAT RATIO MAY BE REDUCED TO $\frac{1}{200}$ PROVIDED: 1) A VAPOR BARRIER RETARDANT HAVING A PERFORMANCE NOT EXCEEDING 1 PERM INSTALLED ON THE WARM SIDE OF THE CEILING, OR 2) AT LEAST 50 PERCENT OF THE REQUIRED VENTILATING ARE IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED. (AT LEAST 3 FT (914mm) ABOVE EAVE OR CORNICE VENT) WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. INDICATE LOCATION OR VENT AREA AND REQUIRED.
 - FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE ENTERING THE WALL AND ROOF THROUGH JOINTS AND COPINGS, THROUGH MOISTURE PERMEABLE MATERIAL, AND THE INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE PER F.B.C. SECTION R903.2
 - FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTION: WHEREVER THERE IS A CHANCE ROOF SLOPE AND DIRECTION:AND AROUND ROOF OPENINGS, WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION RESISTANT WITH A THICKNESS NOT LESS THAN PROVIDED IN TABLE 903.1 PER F.B.C. SECTION R903.2.1.
 - ALL MEMBRANE FLASHING SHALL BE INSTALLED ACCORDING TO THE ROOF ASSEMBLY MANUFACTURE PUBLISHED LITERATURE PER F.B.C. SECTION R903.2.2.

PROJECT OVERVIEW

PROJECT OWNER

WESTHOUSE RESIDENCE

PROJECT CONTRACTOR / BUILDER

PER OWNER
(SEE PERMIT APPLICATION)

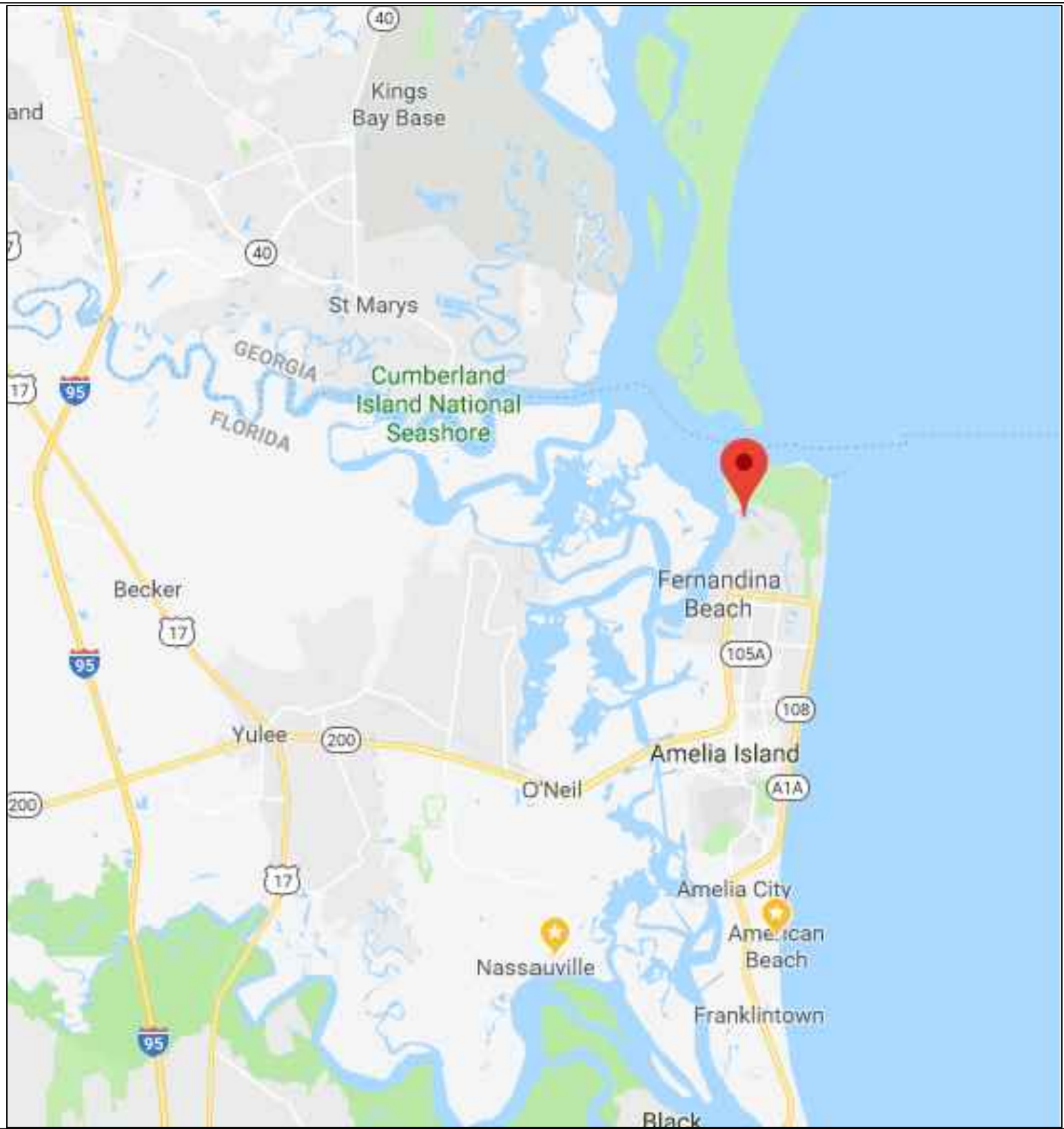
PROJECT DESIGN PROFESSIONAL

MICHAEL G. HOLDER INC.(P.E.)

PROJECT ADDRESS

000 WHITE ST.
FERNANDINA BEACH, FL.
32034

VICINITY MAP



CODE SUMMARY

- * FLORIDA BUILDING CODE - 2017
- * FLORIDA RESIDENTIAL BUILDING CODE - 2017
- * FLORIDA MECHANICAL CODE - 2017
- * FLORIDA PLUMBING CODE - 2017
- * FLORIDA BUILDING CODE ENERGY CONSERVATION - 2017
- * NATIONAL ELECTRICAL CODE - 2014 (NFPA 70)

DESIGN CRITERIA

* BASIC WIND SPEED (3 SECOND GUST) -	130
* WIND EXPOSURE CATEGORY -	D
* BUILDING CATEGORY -	II
* WIND IMPORTANCE FACTOR -	1.0
* INTERNAL PRESSURE COEFFICIENT -	+/- .18
* LEVEL OF ALTERATION (IF APPLICABLE) -	

COMPONENT & CLADDING (P.S.F.) - END ZONE: 3

SIZE (S.F.)	END ZONE (5)		INTERIOR ZONE (4)	
	POS. +	NEG. -	POS. +	NEG. -
0-20	30.4	40.7	30.4	33
20-50	29	38	29	31.6
50-100	27.2	34.3	27.2	29.8
>100	25.9	31.6	25.9	28.4

NOTE:
THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH AND MEETS ALL REQUIREMENTS OF SECTION 1609 OF THE 2017 FLORIDA BUILDING CODE

PROJECT INFO

* CONDITIONED SPACED -	1,166 sq.ft.
* UNCONDITIONED SPACE -	0 sq.ft.
* UNENCLOSED SPACE -	331 sq.ft.
* LOT SIZE (ACRE) -	

* TYPE OF CONSTRUCTION -	VB
* OCCUPANCY CATEGORY -	R3
* SPRINKLED	NO
* MAX HEIGHT OF STRUCTURE -	35'-0"
* NUMBER OF STORIES -	1

PLAN INDEX

COVER SHEET / PROJECT INFORMATION C1.0

HOUSE ELEVATIONS B2.0

FOUNDATION PLAN B3.0

FRAMING PLAN B4.0

ELECTRIC PLAN B5.0

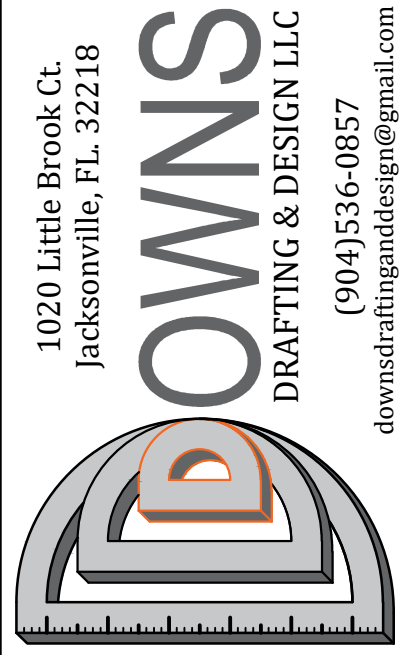
ROOF PLAN B6.0

STRUCTURAL DETAILS D7.0

FLASHING DETAILS D7.1

C1.0

SHEET # (1) OF (9)
PROJECT NAME: WESTHOUSE
WHITE ST.
PROJECT #: 17.10.11
DRAWN BY: WMD
CHECKED BY: MGH
SCALE: $\frac{1}{4}$ " = 1'-0"
DATE: 06.18.18



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OWNER / BUILDER

WESTHOUSE
RESIDENCE

000 WHITE ST.
FERNANDINA BEACH, FL.
32034

MICHAEL G. HOLDER
PE# 16215

7441-2 SILVER LAKE TERRACE
JACKSONVILLE, FL 32216
PHONE: (904) 721-7676
FAX: (904) 721-7685

06.18.18
ENGINEER OF RECORD



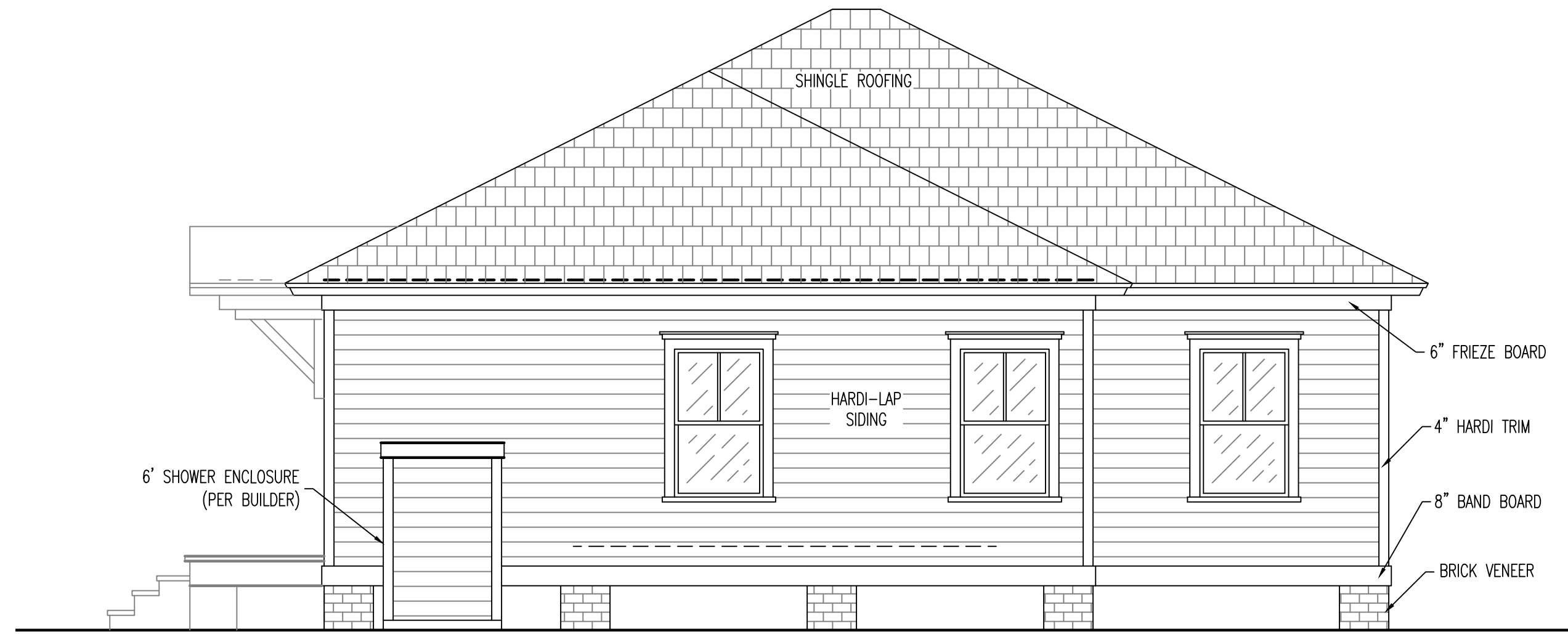
LEFT ELEVATION

SCALE: 1/4"=1'



FRONT ELEVATION

SCALE: 1/4"=1'



REAR ELEVATION

SCALE: 1/4"=1'



RIGHT ELEVATION

SCALE: 1/4"=1'

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B2.0
SHEET #:
PROJECT NAME: **WESTHOUSE**
WHITE ST.
PROJECT #:
DRAWN BY:
CHECKED BY:
SCALE:
DATE:

(2) OF (8)
WESTHOUSE
WHITE ST.
17.10.11
WMD
MGH
1/4"=1'-0"
06.18.18

1020 Little Brook Ct.
Jacksonville, FL 32218
DOWNS
DRAFTING & DESIGN LLC
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downsdraftinganddesign@gmail.com

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OWNER / BUILDER

**WESTHOUSE
RESIDENCE**

PROJECT ADDRESS

**000 WHITE ST.
FERNANDINA BEACH, FL.
32034**

MICHAEL G. HOLDER
PE# 16215

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JACKSONVILLE, FL 32216
PHONE: (904) 721-7676
FAX: (904) 721-7685

06.18.18
ENGINEER OF RECORD

SHEET #:	(3) OF (8)
PROJECT NAME:	WESTHOUSE WHITE ST.
PROJECT #:	17.10.11
DRAWN BY:	WMD
CHECKED BY:	MGH
SCALE:	1/4" = 1'-0"
DATE:	06.18.18

OWNER / BUILDER

**000 WHITE ST.
FERNANDINA BEACH, FL.
32034**

PROJECT ADDRESS

7441-2 SILVER LAKE TERRACE
JACKSONVILLE, FL. 32216
PHONE: (904) 721-7676
FAX: (904) 721-7685

06.18.18
ENGINEER OF RECORD



SEE TYPICAL WALL SECTION

SIMPSON "PA18" ANCHOR (TYP. @ EA. PIER/BEAM)

(2)x12 SYP#2 P.T. BEAM

(4) COURSE CMU PIER w/ (2)#5 VERT. REBAR (CONC. FILL ALL CELLS)

GRADE

24" (W) x 24" (L) x 12" (D) FOOTING PAD w/ (3)#5 REBAR EA. WAY

24" x 24"

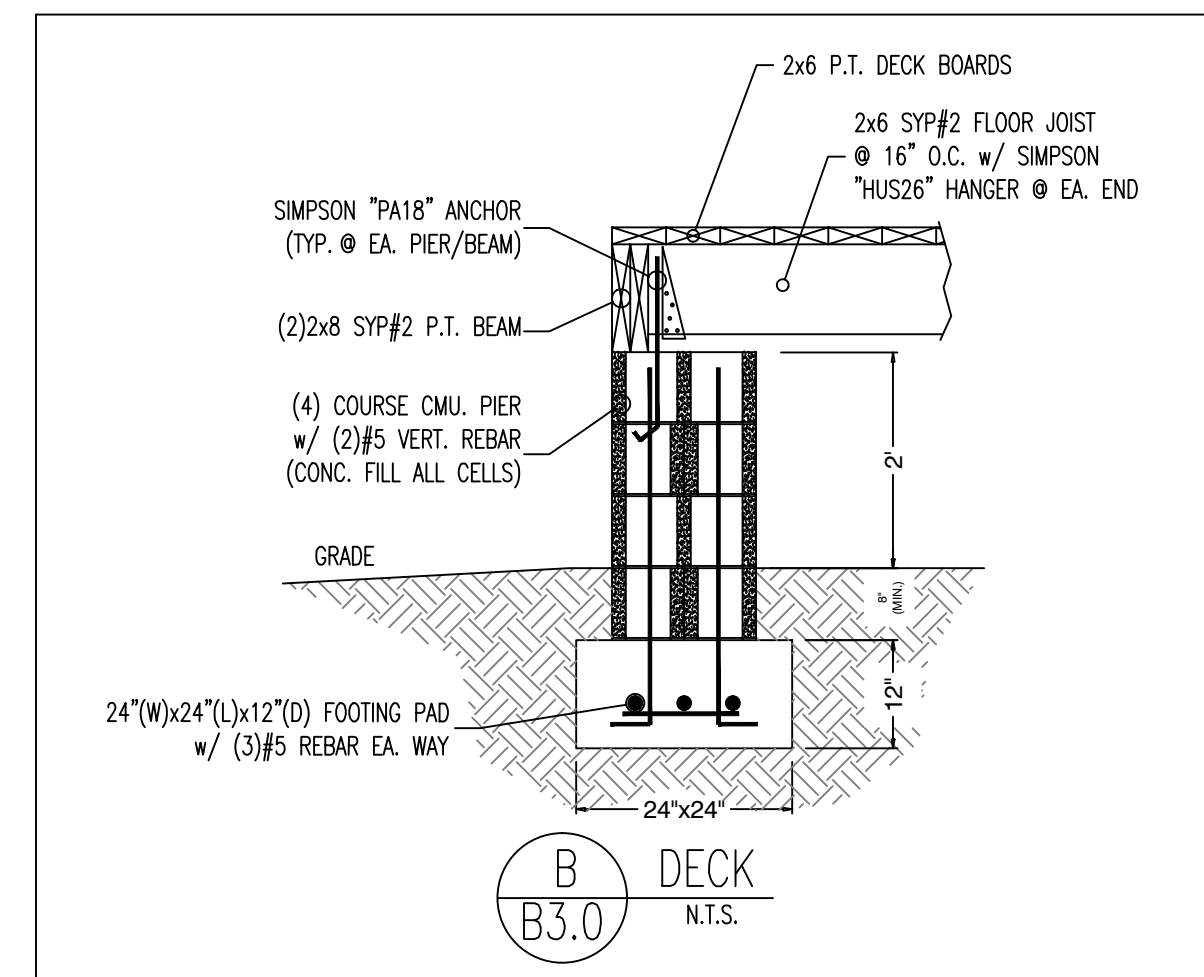
1/8" = 1'-0"

PERIMETER N.T.S.

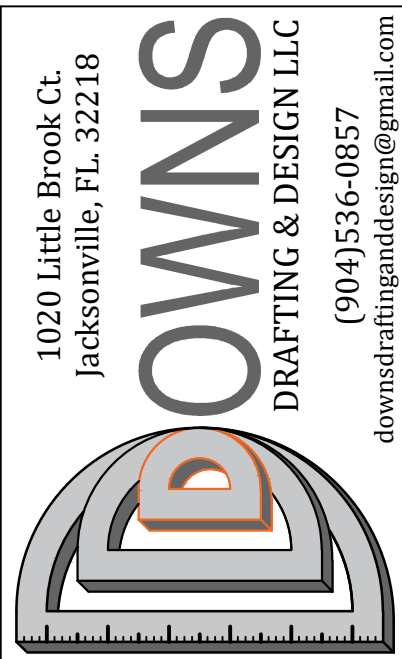
3/4" T&G PLYWOOD DECKING (NAILED & GLUED)

2x10 SYP#2 FLOOR JOIST @ 16" O.C. w/ SIMPSON "HUS210" HANGER @ EA. END

R-19 FLOOR INSULATION



SHEET #:	(4) OF (8)
PROJECT NAME:	WESTHOUSE WHITE ST.
PROJECT #:	17.10.11
DRAWN BY:	WMD
CHECKED BY:	MGH
SCALE:	1/4" = 1'-0"
DATE:	06.18.18



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IS A DRAFTING SERVICE AND HOLDS NO
RESPONSIBILITY IN THE ENGINEERING AND
CONSTRUCTION OF ANY PORTION OF
BUILDINGS CONSTRUCTED WITH THESE
PLANS. IT IS THE RESPONSIBILITY OF THE
HOMEOWNER OR CONTRACTOR TO VERIFY
ALL DIMENSIONS AND CONSTRUCTIBILITY
PRIOR TO PROCEEDING WITH CONSTRUCTION.
HOMEOWNER OR CONTRACTOR SHALL VERIFY
ALL CONSTRUCTION IS PERMITTED AND
CODE COMPLIANT WITH ALL LOCAL BUILDING
CODES AND OFFICIAL PROCESSES.

OWNER / BUILDER

WESTHOUSE RESIDENCE

**000 WHITE ST.
FERNANDINA BEACH, FL.
32034**

PROJECT ADDRESS

MICHAEL G. HOLDER
PE# 16215

7441-2 SILVER LAKE TERRACE
JACKSONVILLE, FL. 32216
PHONE: (904) 721-7676
FAX: (904) 721-7685

06.18.18
ENGINEER OF RECORD

SQUARE FOOTAGE		
AREA	TYPE	FOOTAGE
1st FL LIVING	CONDITIONED	1,166 sq.ft.
ENTRY	UNENCLOSED	331 sq.ft.
TOTAL A/C		1,166 sq.ft.
TOTAL SQ.FT.		1,497 sq.ft.

<u>WINDOW SCHEDULE</u>			
<u>SYMBOL</u>	<u>SIZE</u>	<u>DIMENSION</u>	<u>DISCRIPTION</u>
	3050	36"x60"	SINGLE HUNG
	2030	24"x36"	SINGLE HUNG
	3060	36"x72"	SINGLE HUNG
	4016	48"x18"	SINGLE HUNG
	2050	24"x60"	SINGLE HUNG

DOOR SCHEDULE			
SYMBOL	SIZE	DIMENSION	DESCRIPTION
1	(2)3068	72"x80"	SOLID CORE EXT. (FULL LIGHT & (2)1/2" S.L.)
2	3068	36"x80"	SOLID CORE EXTERIOR UNIT
3	3068	36"x80"	SOLID CORE INTERIOR UNIT
4	2868	32"x80"	SOLID CORE INTERIOR UNIT
5	2668	30"x80"	SOLID CORE INTERIOR UNIT
6	2468	28"x80"	SOLID CORE INTERIOR UNIT
7	2068	24"x80"	SOLID CORE INTERIOR UNIT
8	2668	30"x80"	SOLID CORE INTERIOR UNIT (POCKET)
9	(2)3068	72"x80"	SOLID CORE EXT. (FULL LIGHT & (2)1/2" S.L.)

BEAM SCHEDULE		
SYMBOL	BEAM SIZE	DISCRPTION
B1	(3) 2x12	SOUTHERN YELLOW PINE #2
B2	(2) 2x12	SOUTHERN YELLOW PINE #2
B3	(2) 2x10	SOUTHERN YELLOW PINE #2

* STRAP EACH END OF BEAM WITH SIMPSON "MSTA24" STRAP OR EQUIVALENT @ EACH JACK STUD

* (J) SYMBOL REPRESENTS THE NUMBER OF JACK STUDS NEEDED @ EACH BEAM
(SEE HEADER DETAIL)

HEADER SCHEDULE		
SYMBOL	BEAM SIZE	DISCUSSION
H1	(2) 2x6	SOUTHERN YELLOW PINE #2
H2	(2) 2x8	SOUTHERN YELLOW PINE #2
H3	(2) 2x10	SOUTHERN YELLOW PINE #2
H4	(2) 2x12	SOUTHERN YELLOW PINE #2
H5	(2) 2x6	SOUTHERN YELLOW PINE #2
CL1	8"x8" CONC.	CONCRETE PRE-FAB UNIT w/(2) #5 REBAR

* STRAP EACH END OF BEAM WITH SIMPSON "M12424" STRAP OR EQUIVALENT @ EACH JACK STUD (SEE HEADER DETAIL.)

* SEE C.M.U. BLOCK WALL DETAILS AND NOTES FOR CONCRETE WALL CONSTRUCTION (SEE UNIL DETAIL.)

SHEARWALL SCHEDULE			
SYMBOL	TYPE	SHEATHING	NAILING
A	2x4 SPF.	$\frac{3}{16}"$ OSB (MIN) -BLOCKED-	4"O.C. EDGE & 8"O.C. FIELD
B	2x6 SPF.	$\frac{3}{16}"$ OSB (MIN) -BLOCKED-	4"O.C. EDGE & 8"O.C. FIELD
C	2x8 SPF.	$\frac{3}{16}"$ OSB (MIN) -BLOCKED-	4"O.C. EDGE & 8"O.C. FIELD

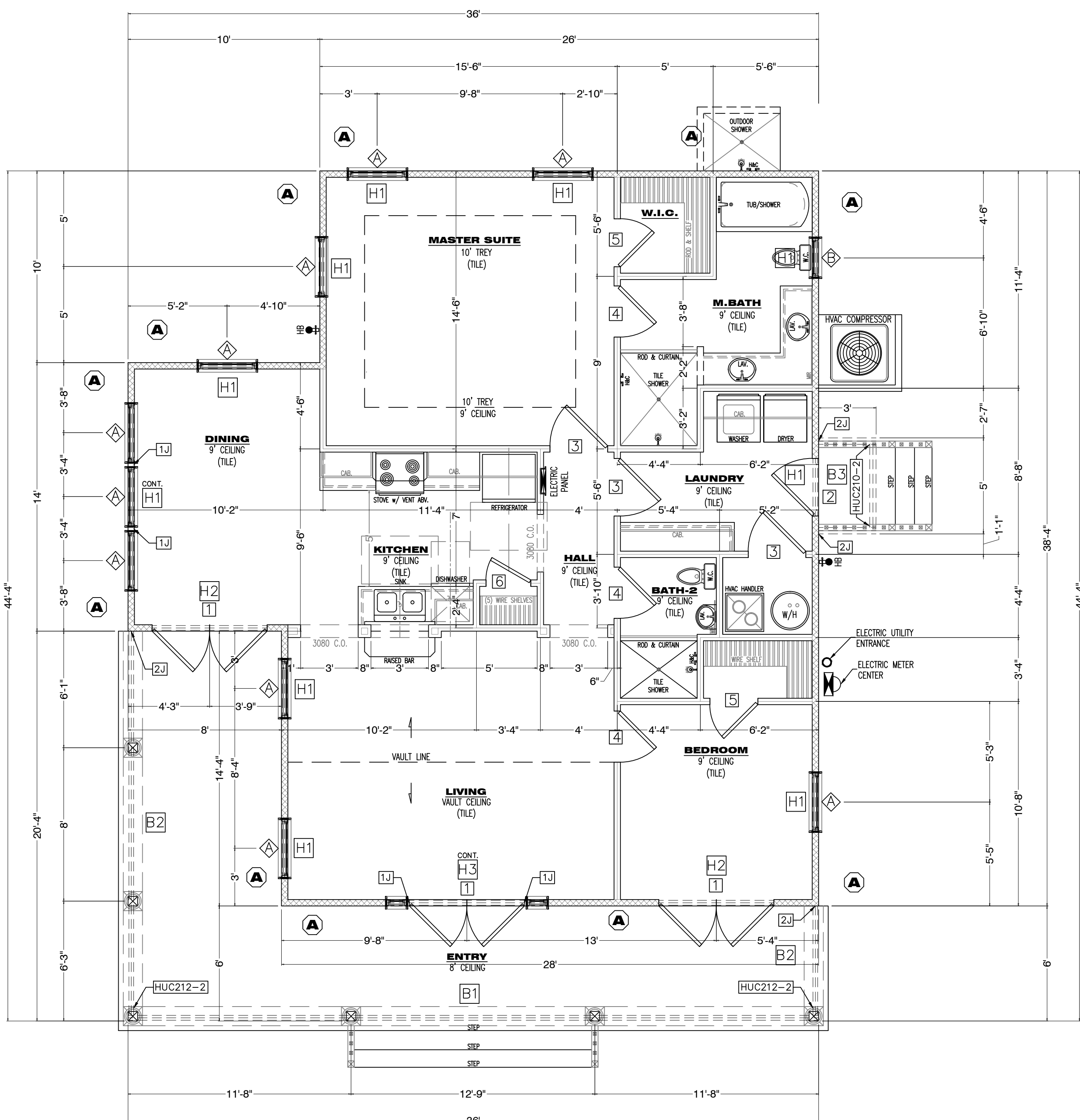
NOTE: ALL EXTERIOR WALLS ARE LOAD BEARING SHEAR WALLS

THE SHEAR WALLS TABLE WAS ESTABLISHED ASSUMING THE FOLLOWING CRITERIA UNLESS OTHERWISE NOTED IN THE TABLE:

- * WOOD SHEATHING TO STUDS NAILING SHALL BE 8d COMMON NAILS.
- * GYPSUM BOARD TO STUDS NAILING SHALL BE 5d AND 6d COLLAR NAILS FOR 1/2" AND 5/8" THICK BOARD RESPECTIVELY.
- * SOLE PLATE-CONCRETE SLAB ANCHORS LOCATED @ 6" (MIN.) EA. SIDE OF PLATE BREAK, ANCHOR SHALL BE 3/8" x 8" EPOXY GROUTED BOLTS.
- * INSTALL ALL-THREAD ROD SYSTEM PER DETAIL.

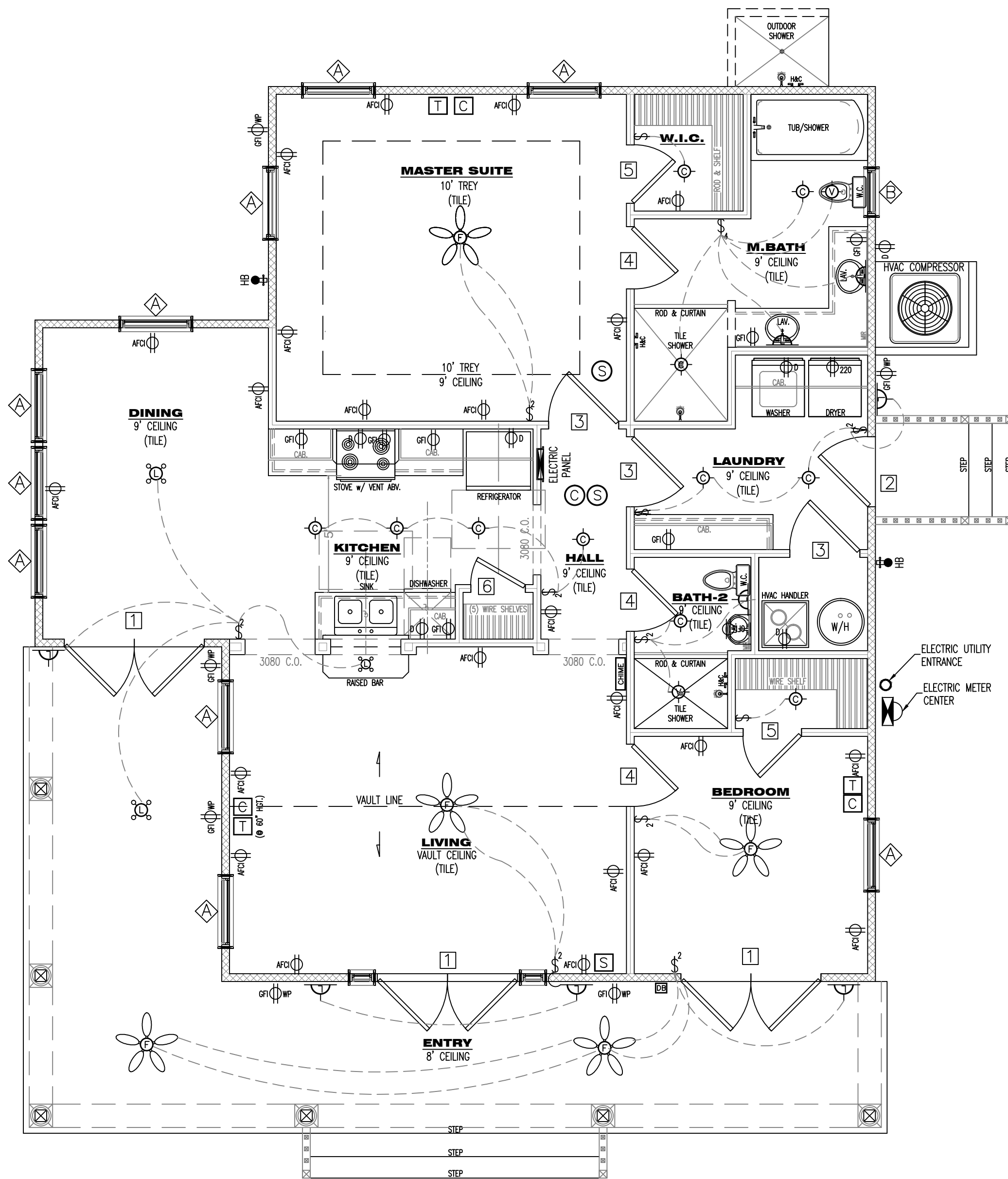
WALL FRAMING LEGEND		
SYMBOL	WALL SIZE	DISCRPTION
	8" CMU.	8x16 CMU. BLOCK WALL
	2x8	SPRUCE PINE FIR #2 (EXTERIOR)
	2x6	SPRUCE PINE FIR #2 (EXTERIOR)
	2x4	SPRUCE PINE FIR #2 (EXTERIOR)
	2x4	SPRUCE PINE FIR #2 (INTERIOR)

- * SEE WALL FRAMING DETAIL AND STUD TABLE
* INTERIOR NON-LOAD BEARING WALL STUDS SHALL BE SPACED @ 24" O.C.



1st LEVEL FRAMING PLAN

SCALE: $\frac{1}{4}" = 1'$



1st LEVEL ELECTRICAL PLAN

SCALE: $\frac{1}{4}"=1$

SQUARE FOOTAGE		
AREA	TYPE	FOOTAGE
1st FL LIVING	CONDITIONED	1,166 sq.ft.
ENTRY	UNENCLOSED	331 sq.ft.
TOTAL A/C		1,166 sq.ft.
TOTAL SQ.FT.		1,497 sq.ft.

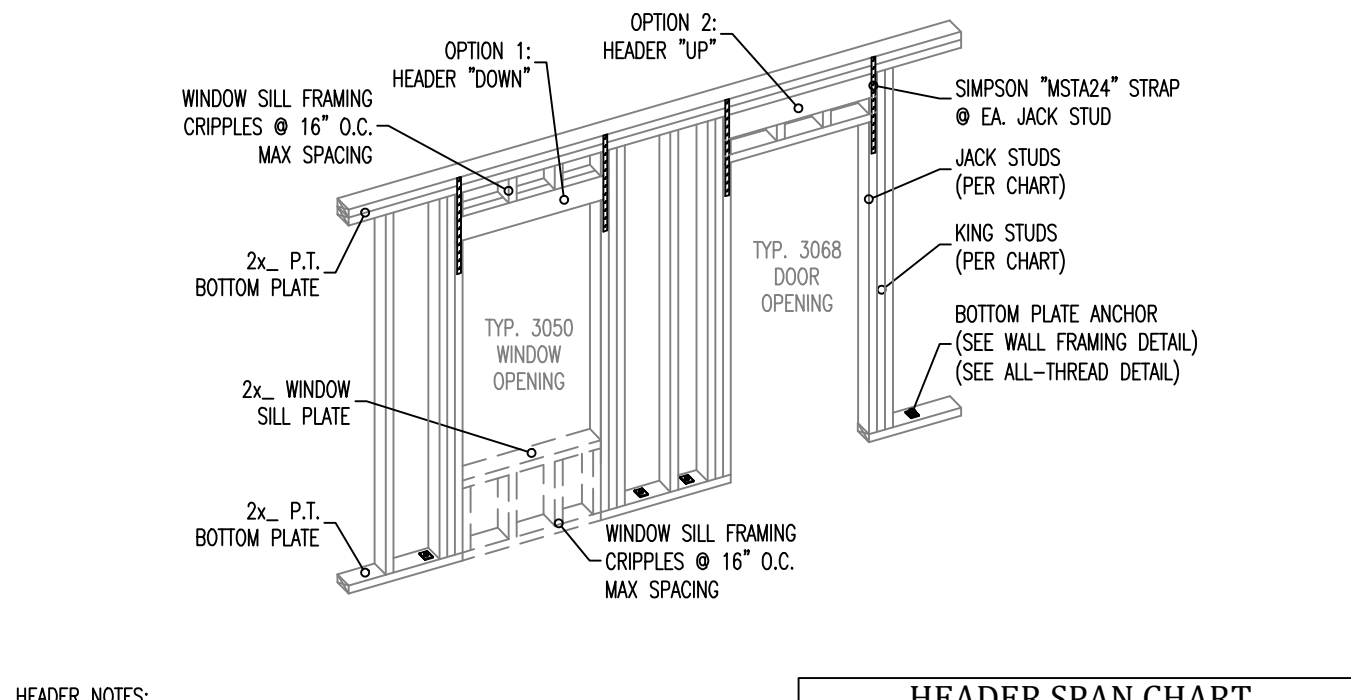
SYMBOL	SIZE	DIMENSION	DISCRIPTION
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	4016	48"x18"	SINGLE HUNG
	2050	24"x60"	SINGLE HUNG

DOOR SCHEDULE			
SYMBOL	SIZE	DIMENSION	DESCRIPTION
1	(2)3068	72"x80"	SOLID CORE EXT. (FULL LIGHT & (2)12" S.L.)
2	3068	36"x80"	SOLID CORE EXTERIOR UNIT
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7	2068	24"x80"	SOLID CORE INTERIOR UNIT
8	2668	30"x80"	SOLID CORE INTERIOR UNIT (POCKET)
9	(2)3068	72"x80"	SOLID CORE EXT. (FULL LIGHT & (2)12" S.L.)

ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
	110 – ARC FAULT INTERRUPTER OUTLET
	110 – GROUND FAULT INTERRUPTER OUTLET
	110 – WATER PROOF GFI OUTLET
	110 – FLOOR OUTLET (RECESSED)
	110 – DEDICATED OUTLET
	SINGLE POLE SWITCH
	MULTIPLE POLE SWITCH
	3-WAY SWITCH
	CEILING HUNG LIGHT
	CAN LIGHT (RECESSED)
	RECESSED CEILING FAN (VENT OUTSIDE)
	WALL MOUNTED LIGHT
	SUSPENDED LIGHT MIXTURE
	SURFACE MOUNT FLUORESCENT LIGHT
	EXTERNAL FLOOD LIGHT
	HEAT LIGHTING
	SMOKE DETECTOR (CEILING MOUNT)
	CARBON MONOXIDE DETECTOR (CEILING MOUNT)
	CABLE OUTLET
	TELEPHONE/DATA OUTLET
	SECURITY PANEL
	DOOR BELL CHIME
	DOOR BELL
	CEILING HUNG FAN W/ LIGHT (REMOTE)

ELECTRICAL NOTES

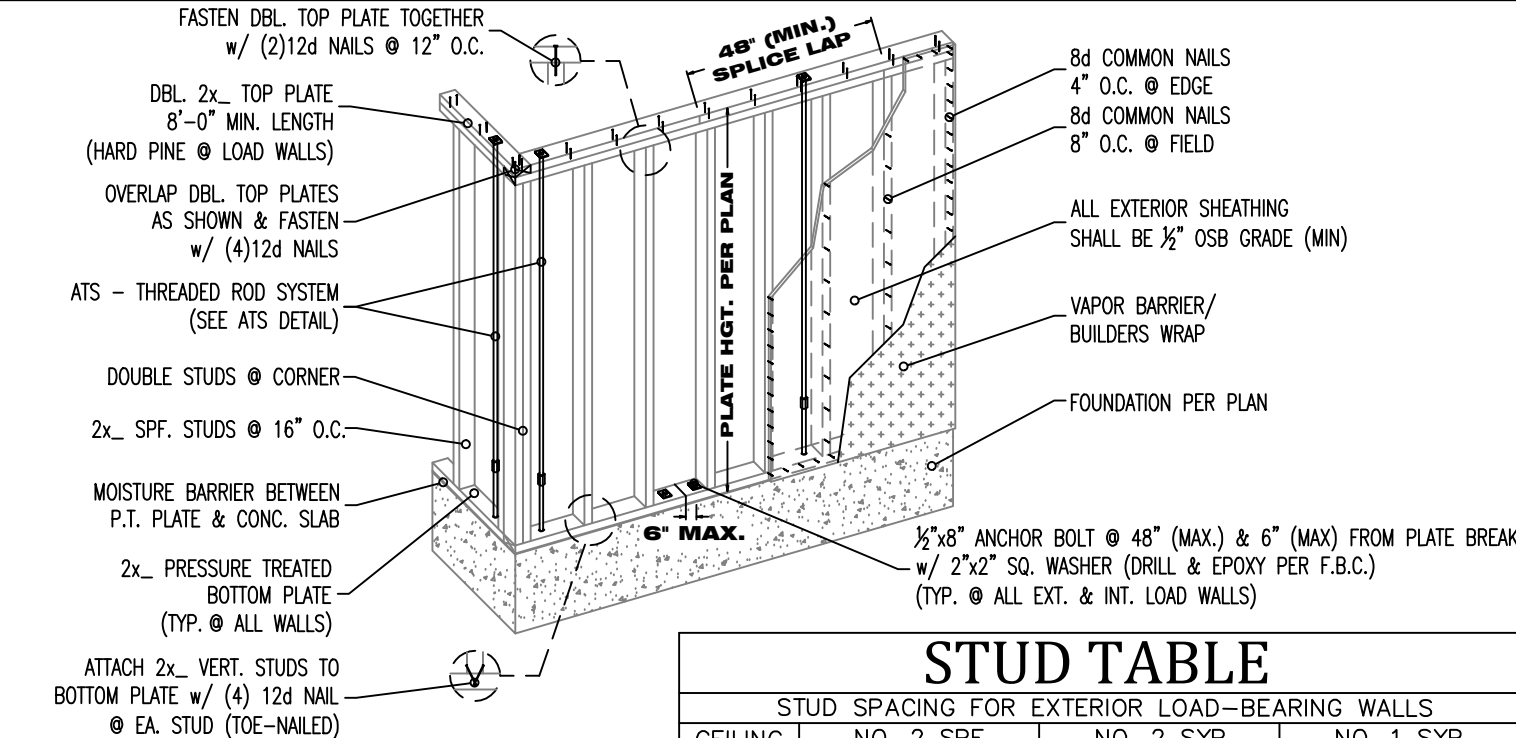
1. ALL ELECTRICAL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE 2014.
2. ALL EXTERIOR CONDUIT LINES SHALL BE LOCATED PER OWNER FOR SECONDARY STRUCTURES.
3. ALL SECURITY CAMERAS, MONITORS, AND WIRES SHALL BE LOCATED PER OWNER.
4. ALL INTERNET / TELEVISION CABLE WIRING TYPES AND LOCATIONS SHALL BE SPECIFIED BY OWNER
5. CABLE/TELEPHONE OUTLETS SHALL BE PLACED @ 60" HGT. PER OWNER.
6. 100% ALL LIGHTING FIXTURES SHALL BE "HIGH EFFICIENCY" LIGHT FIXTURES



- HEADER NOTES:**
1. ALL HEADERS SHALL BE SYP#2 GRADE OR EQUIVALENT.
 2. SEE MULTIPLE PLY MEMBER DETAIL FOR NAILING SPECIFICATIONS.
 3. SEE WALL FRAMING DETAIL FOR BOTTOM PLATE ANCHOR.
 4. SEE ALL THREAD DETAIL FOR OPTIONAL BOTTOM PLATE ANCHOR.
 5. HEADER HEIGHT SHALL BE DETERMINED BY DOOR SPECIFICATIONS.

HEADER DETAIL

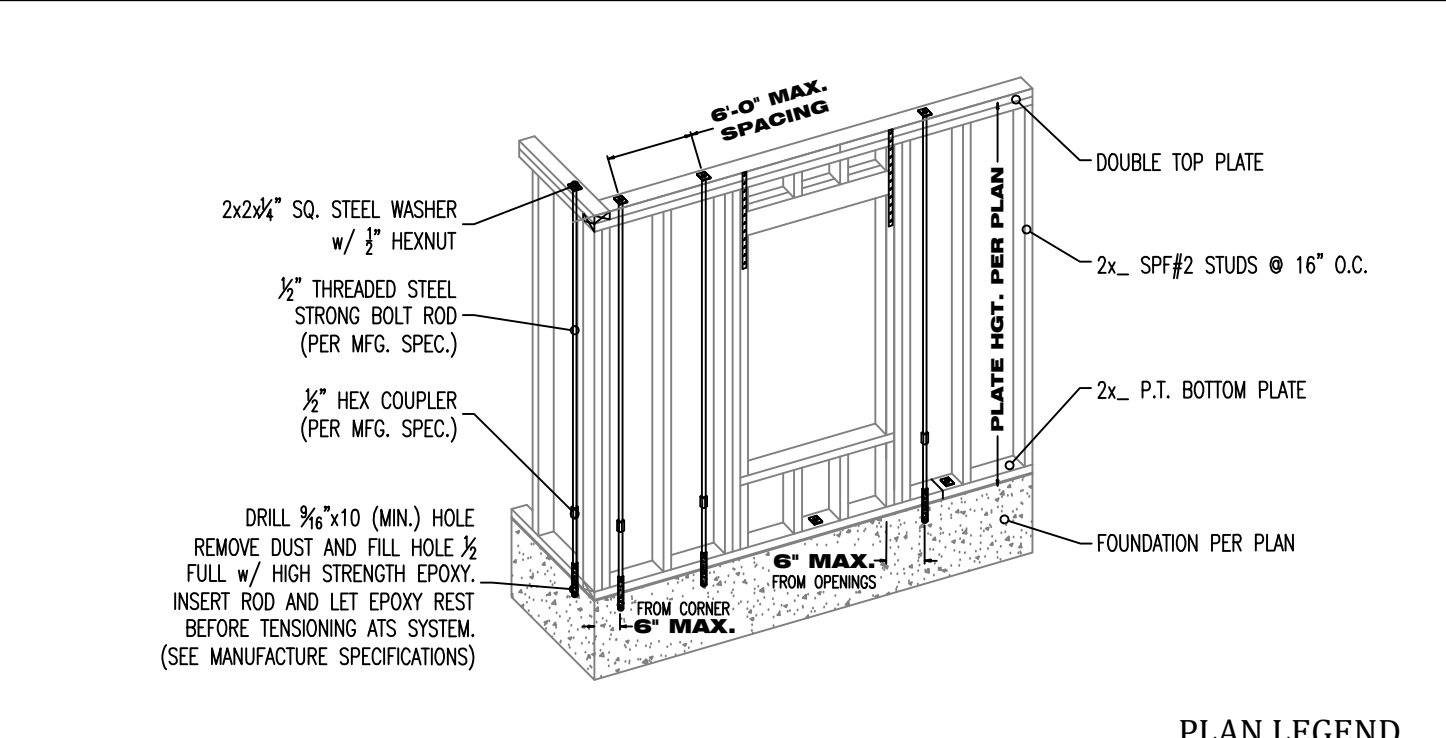
N.T.S.



- FRAMING NOTES:**
1. ALL BOTTOM PLATES SHALL PRESSURE TREATED MATERIAL.
 2. ALL WALL STUDS SHALL SPRUCE PINE FIR #2 MATERIAL.
 3. LOAD BEARING DOUBLE TOP PLATE SHALL BE HARD PINE MATERIAL.
 4. ALL INTERIOR NON-LOAD BEARING WALL SHALL BE FASTENED TO CONC. SLAB w/ (4) 145x125 SHOT PIN OR EQUIVALENT.

WALL FRAMING DETAIL

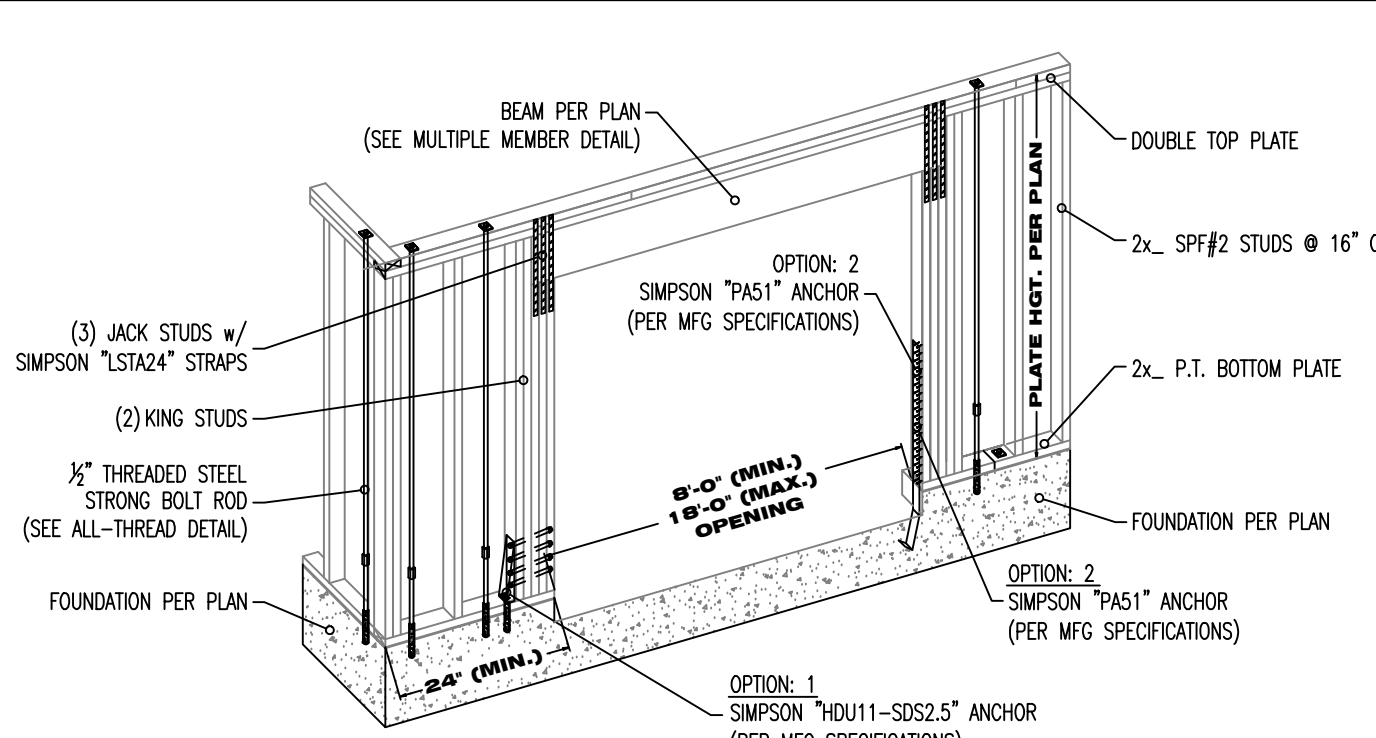
N.T.S.



- FRAMING NOTES:**
1. ITS ROD MAY SUBSTITUTE FOR 1/2" BOTTOM PLATE ANCHOR. (SEE WALL FRAMING DETAIL)
 2. INSTALL ITS ROD SYSTEM AND ALL HARDWARE PER THIS DETAIL & MANUFACTURE SPECIFICATION / RECOMMENDATIONS.
 3. ITS ROD SYSTEM SHALL BE PRESENT IN ALL EXTERIOR & TRUSS LOAD BEARING WALLS.
 4. EPOXY TYPE AND USAGE SHALL COMPLY WITH THE F.B.C. (SEE MANUFACTURE SPECIFICATIONS).
 5. ALL THREADED STEEL RODS SHALL CONFORM TO THE "ASTM-A35 THREADED STEEL" SECTION.

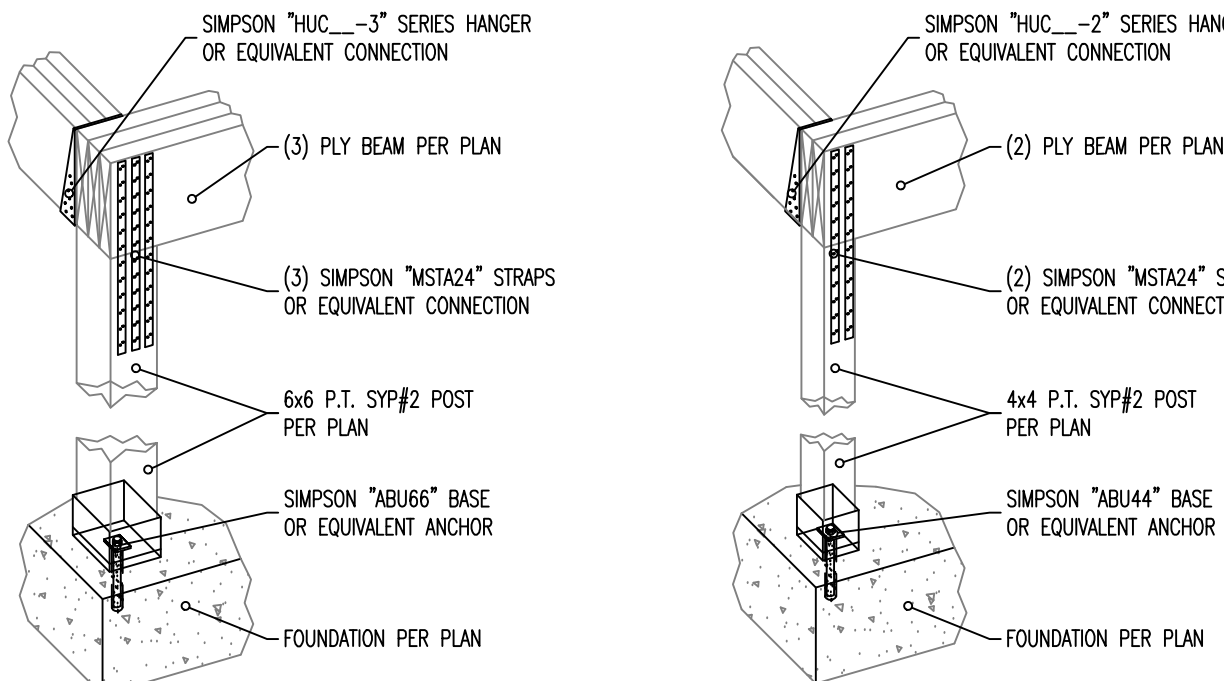
ALL-THREAD ROD SYSTEM DETAIL

N.T.S.



GARAGE DOOR DETAIL

N.T.S.

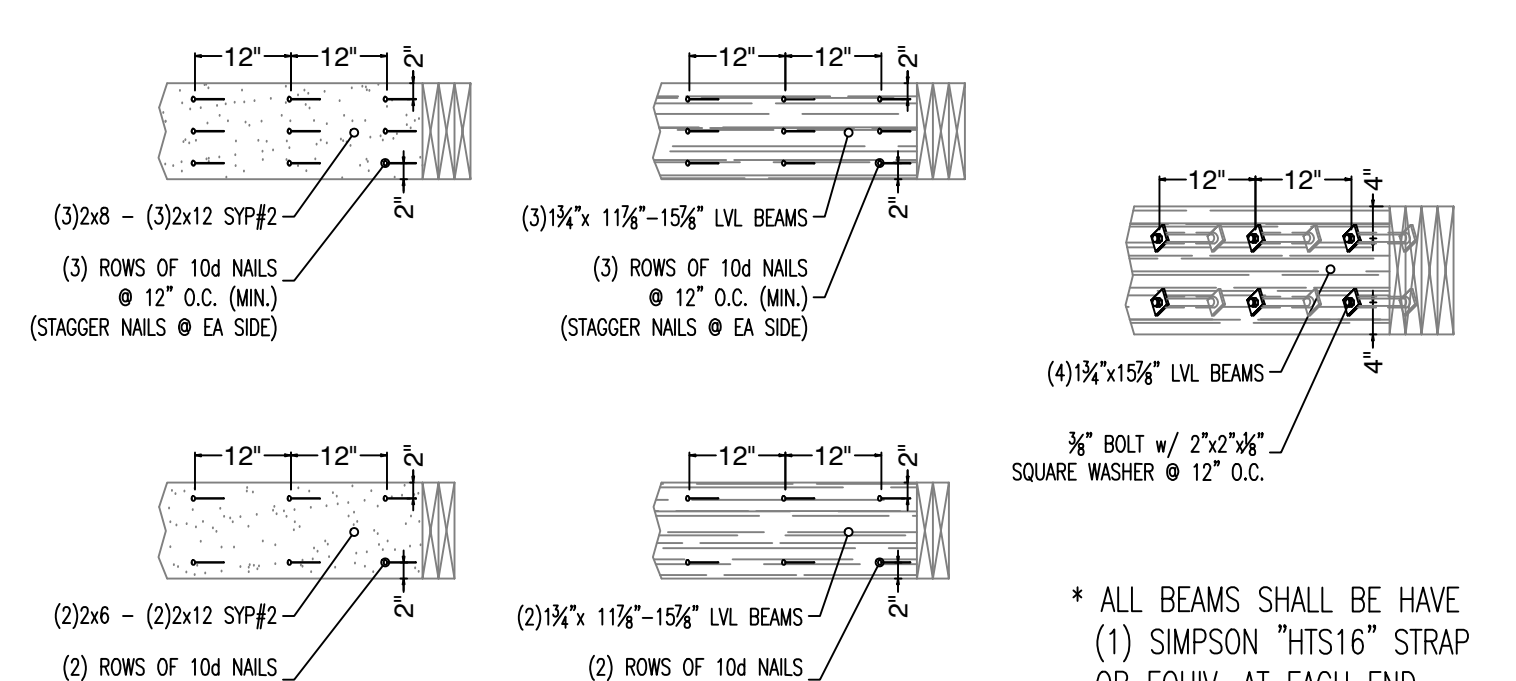


6x6 POST

4x4 POST

POST DETAIL

N.T.S.



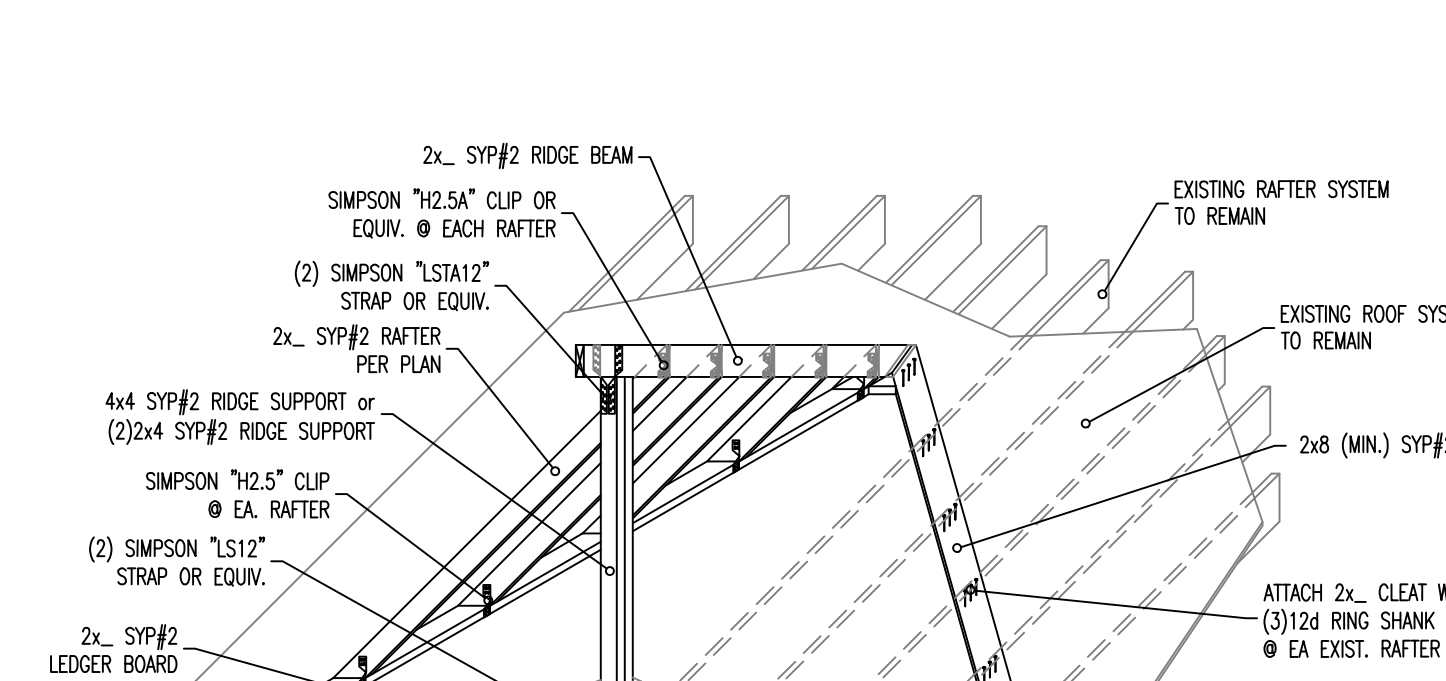
SOLID SAWN LUMBER

LVL BEAMS

4-PLY MEMBERS

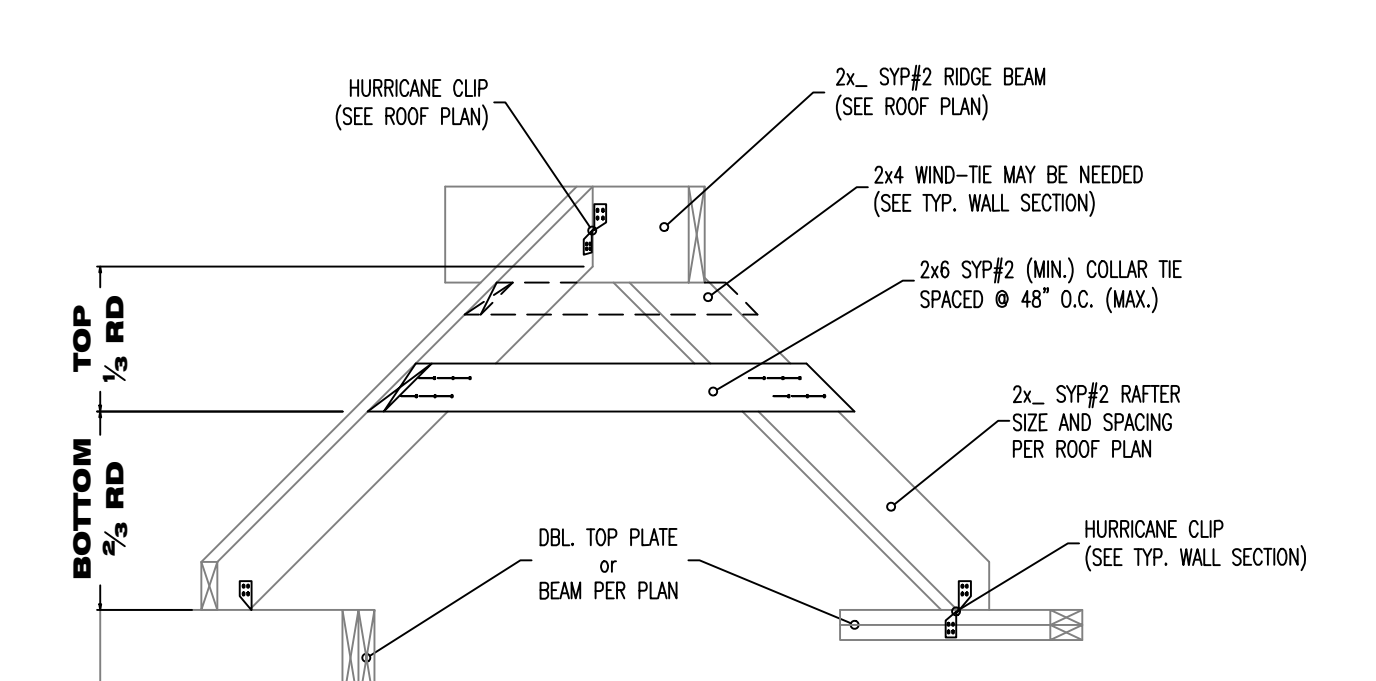
MULTI-PLY MEMBER DETAIL

N.T.S.



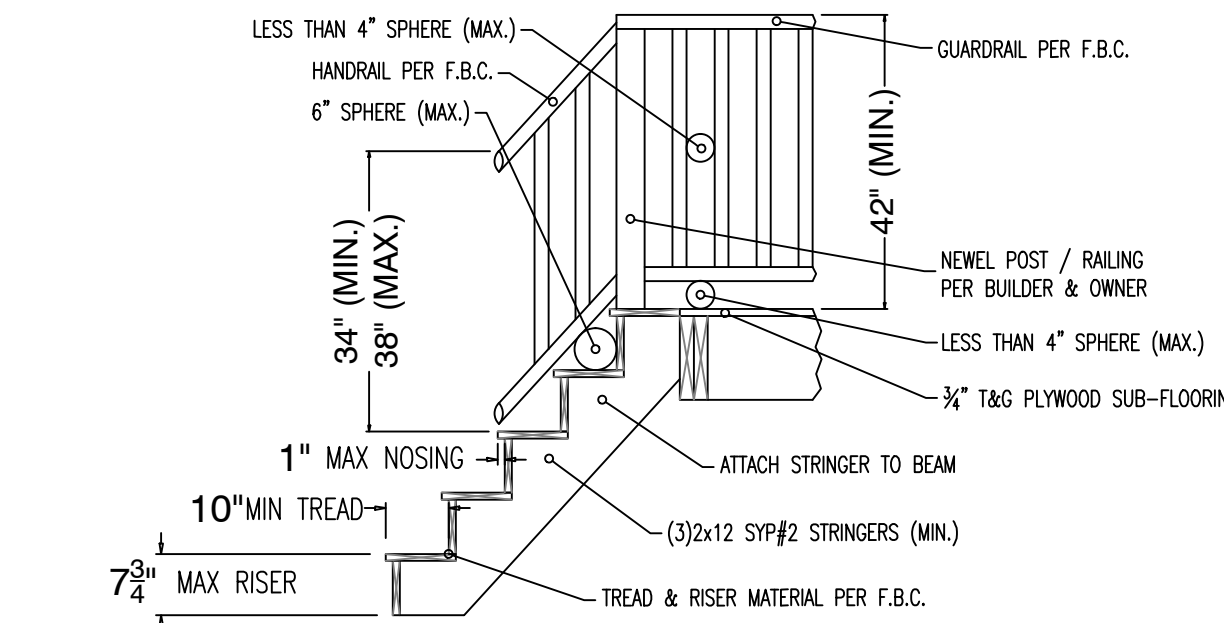
ROOF OVER FRAME DETAIL

N.T.S.



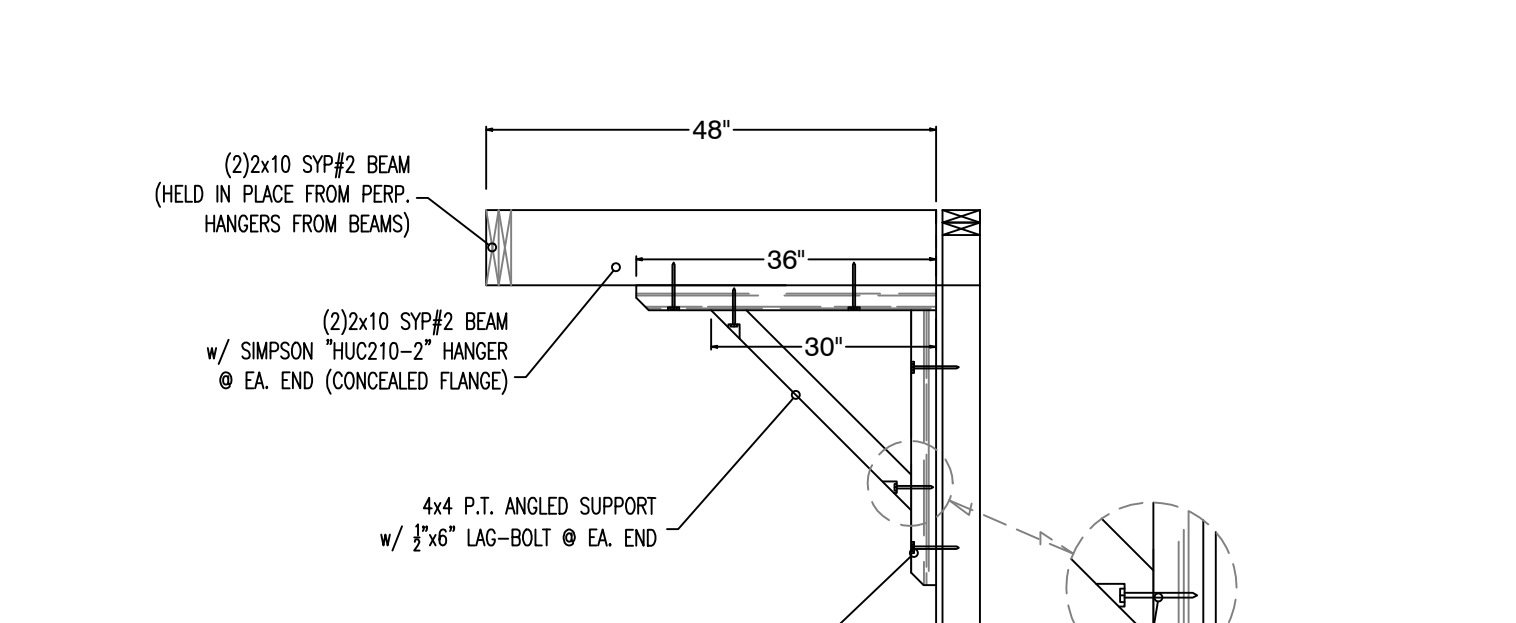
COLLAR TIE DETAIL

N.T.S.



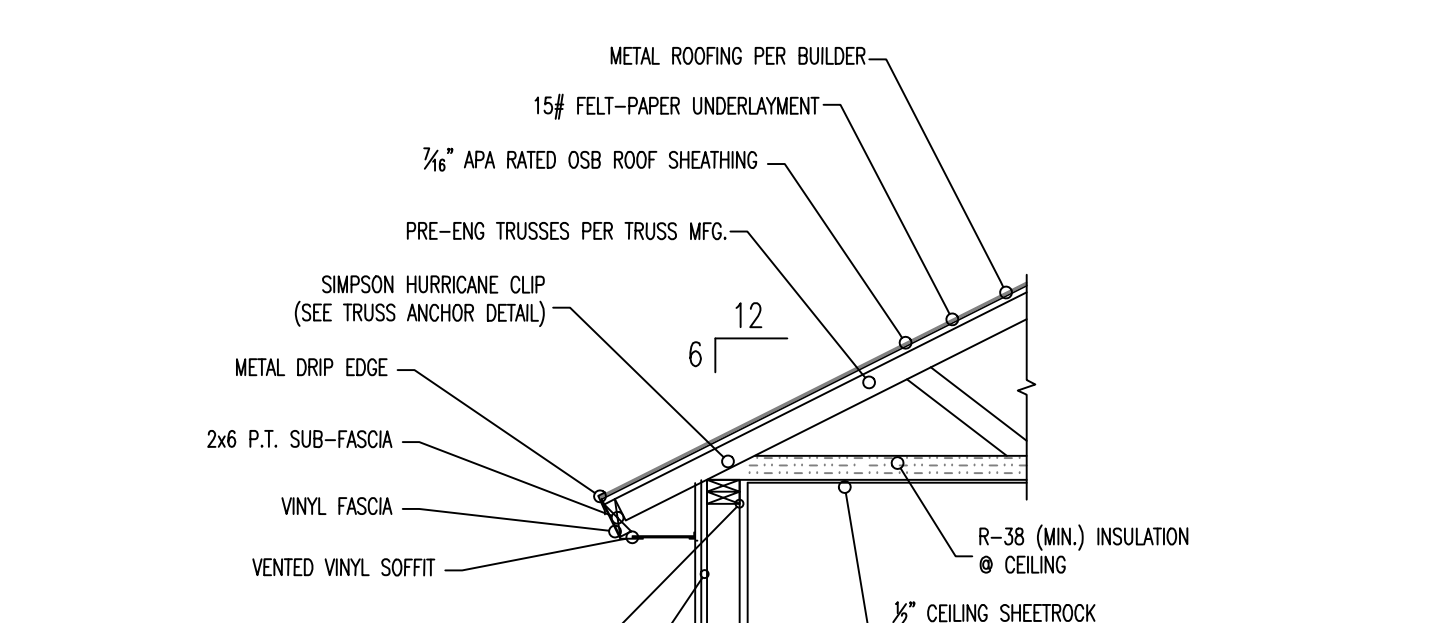
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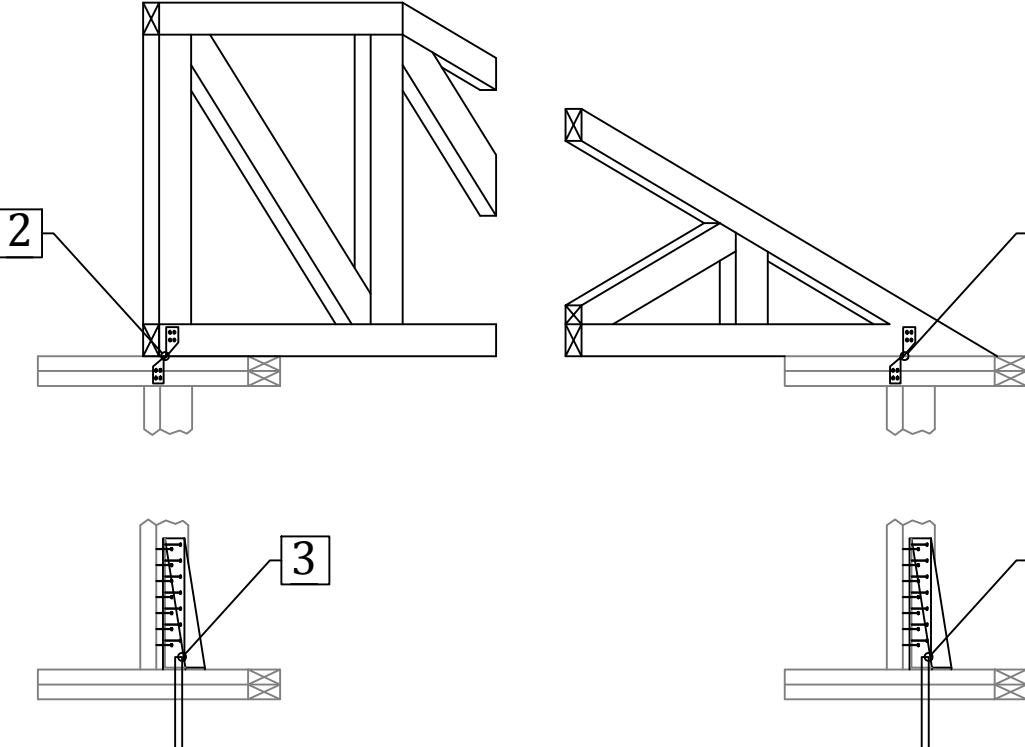
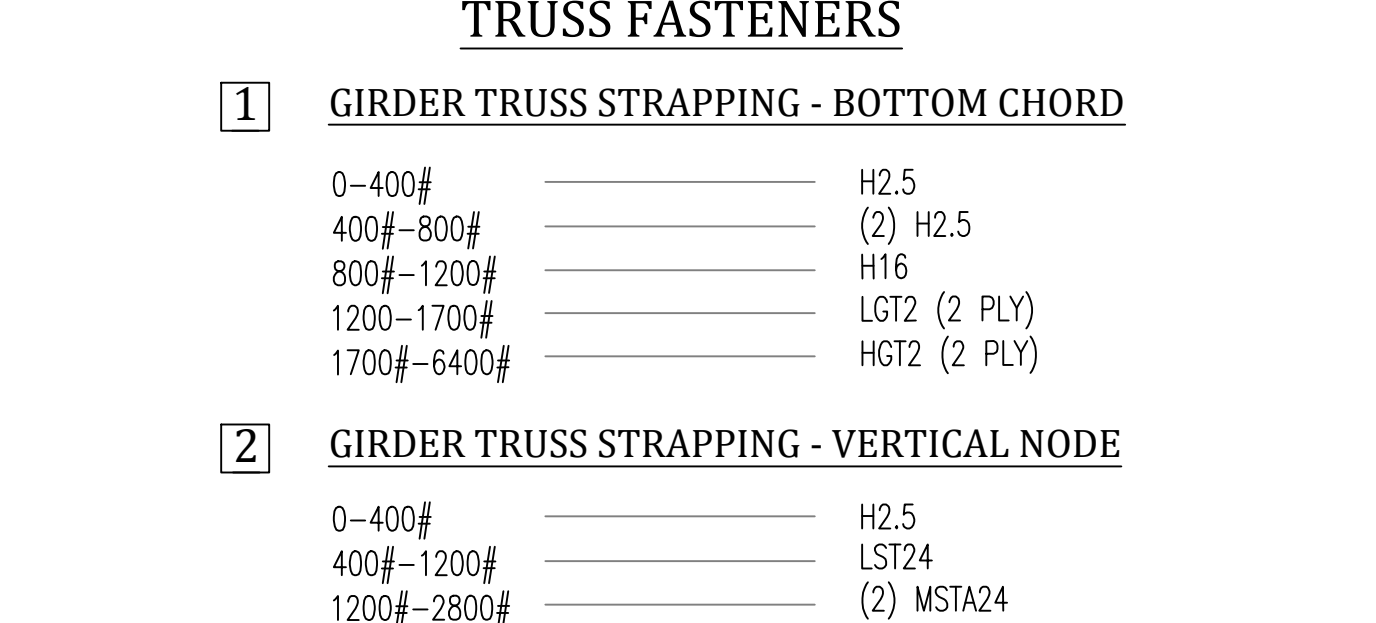
BALCONY DETAIL

N.T.S.



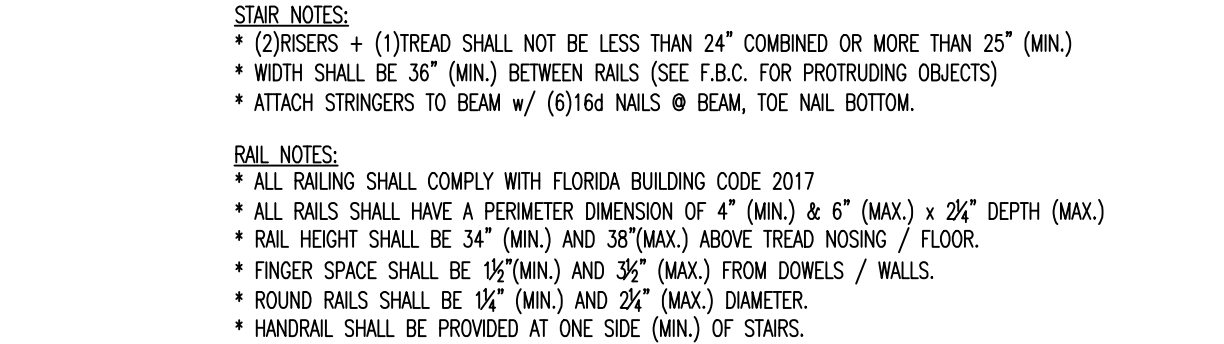
WALL SECTION

N.T.S.



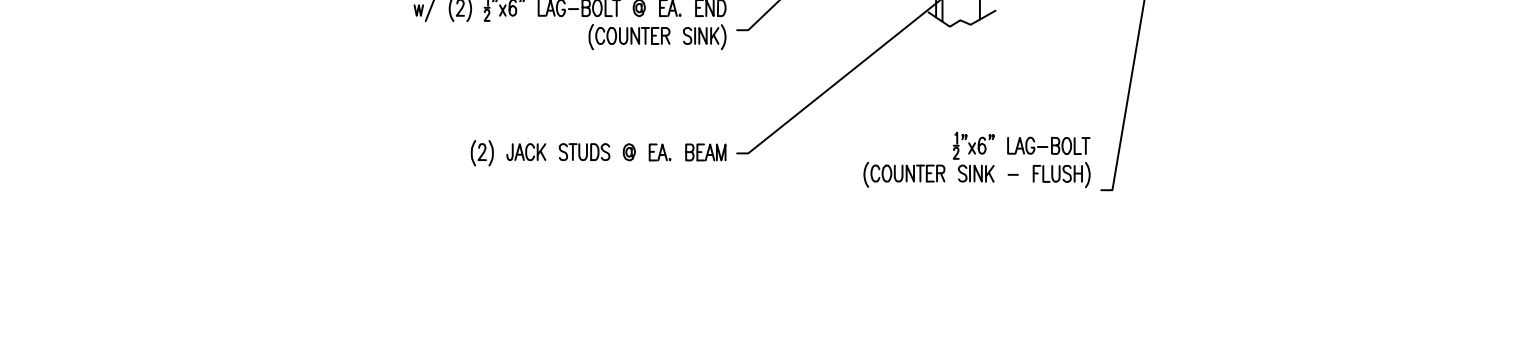
TRUSS ANCHOR DETAIL

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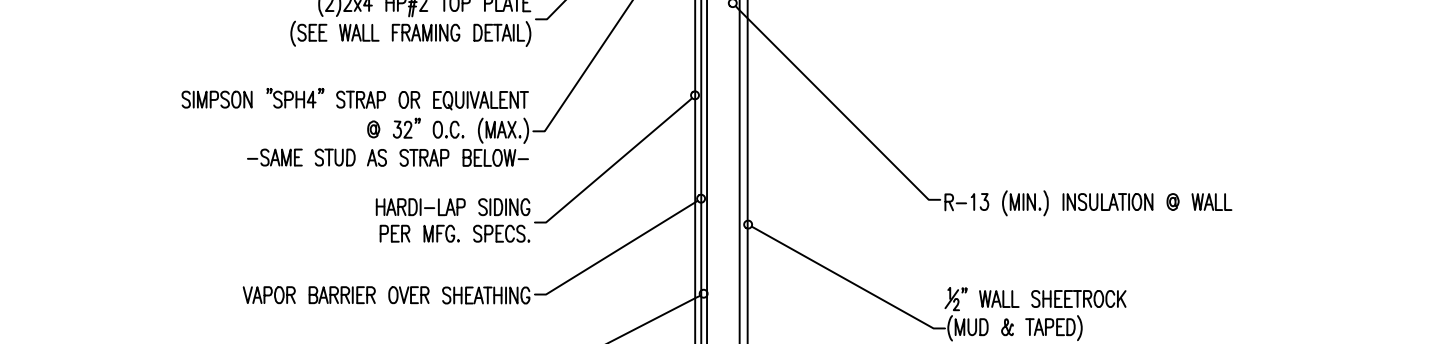
POST DETAIL

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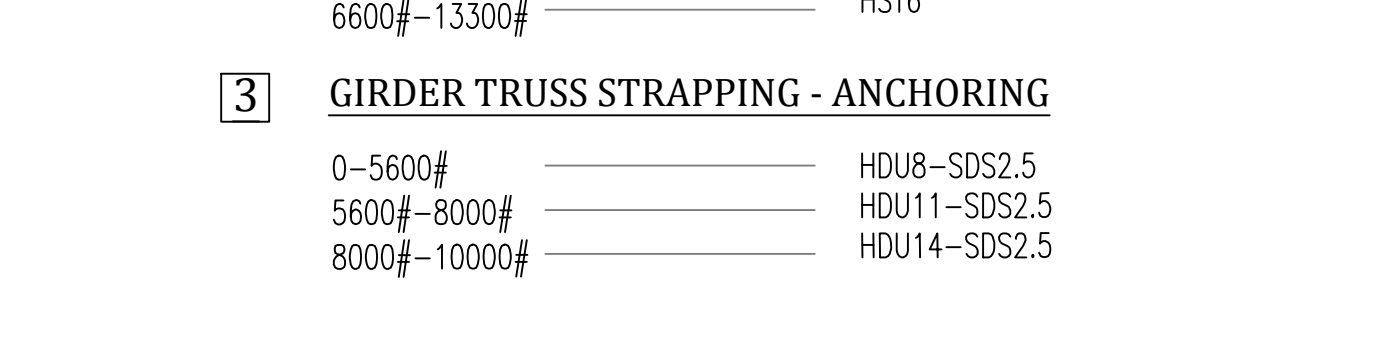
BALLOON FRAME STRAPPING

N.T.S.



WALL SECTION

N.T.S.



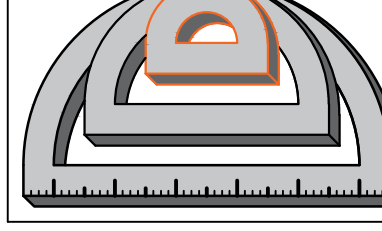
TRUSS ANCHOR DETAIL

N.T.S.

D7.0

SHEET #:
PROJECT NAME: **WESTHOUSE**
PROJECT #:
DRAWN BY:
CHECKED BY:
SCALE:
DATE:

1020 Little Brook Ct.
Jacksonville, FL 32218
OWNS
DRAFTING & DESIGN LLC
(904) 536-0857
downsdraftinganddesign@gmail.com



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WESTHOUSE
RESIDENCE

OWNER / BUILDER

000 WHITE ST.
FERNANDINA BEACH, FL.

32034

PROJECT ADDRESS

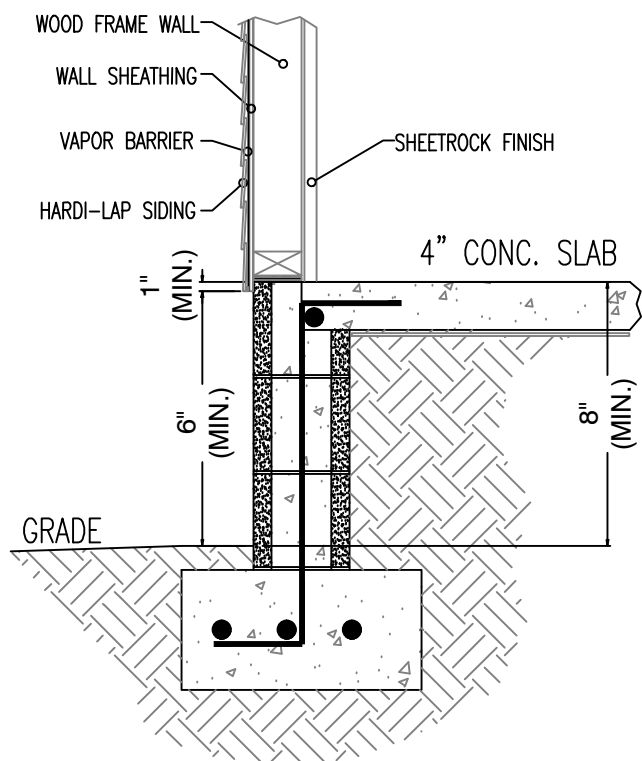
MICHAEL G. HOLDER
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06.18.18
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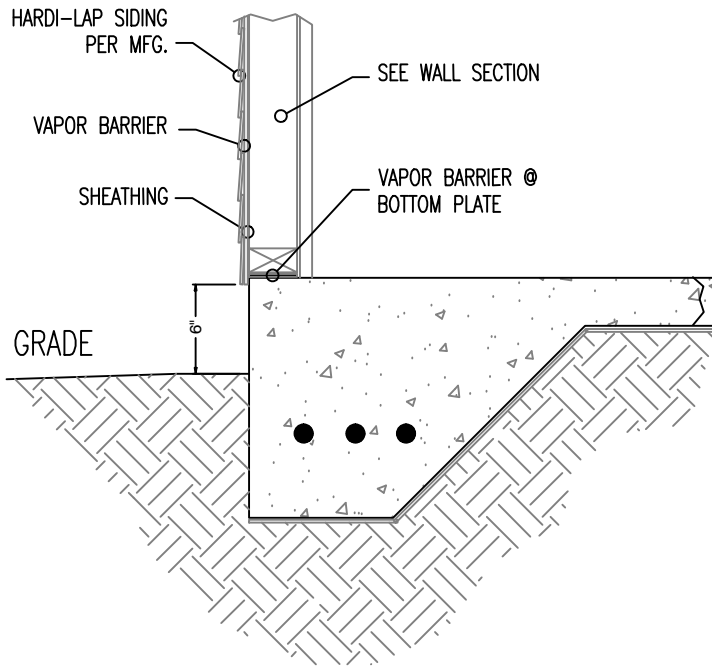
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06.18.18
ENGINEER OF RECORD



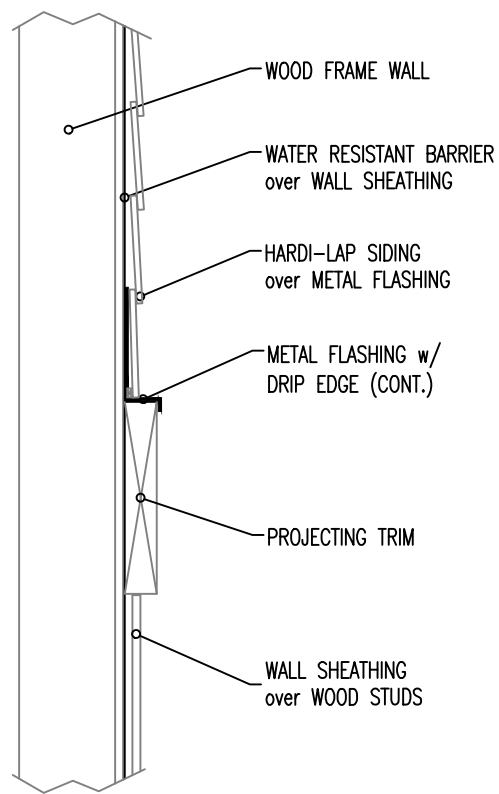
HARDI-LAP FLASHING DETAIL

N.T.S.



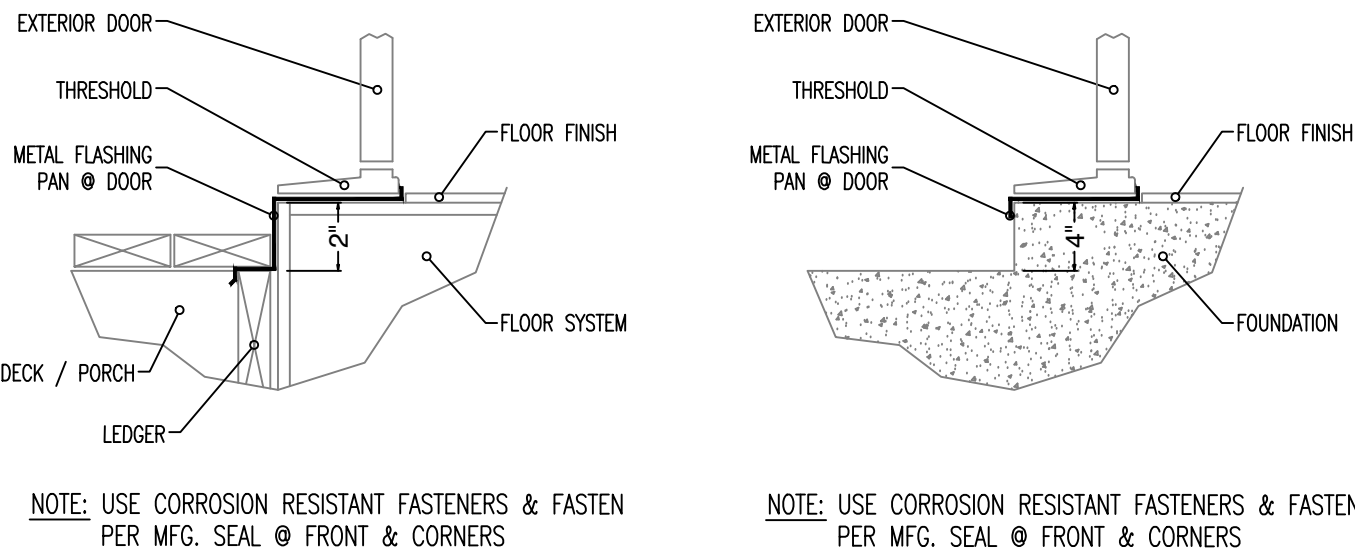
HARDI-LAP FLASHING DETAIL

N.T.S.



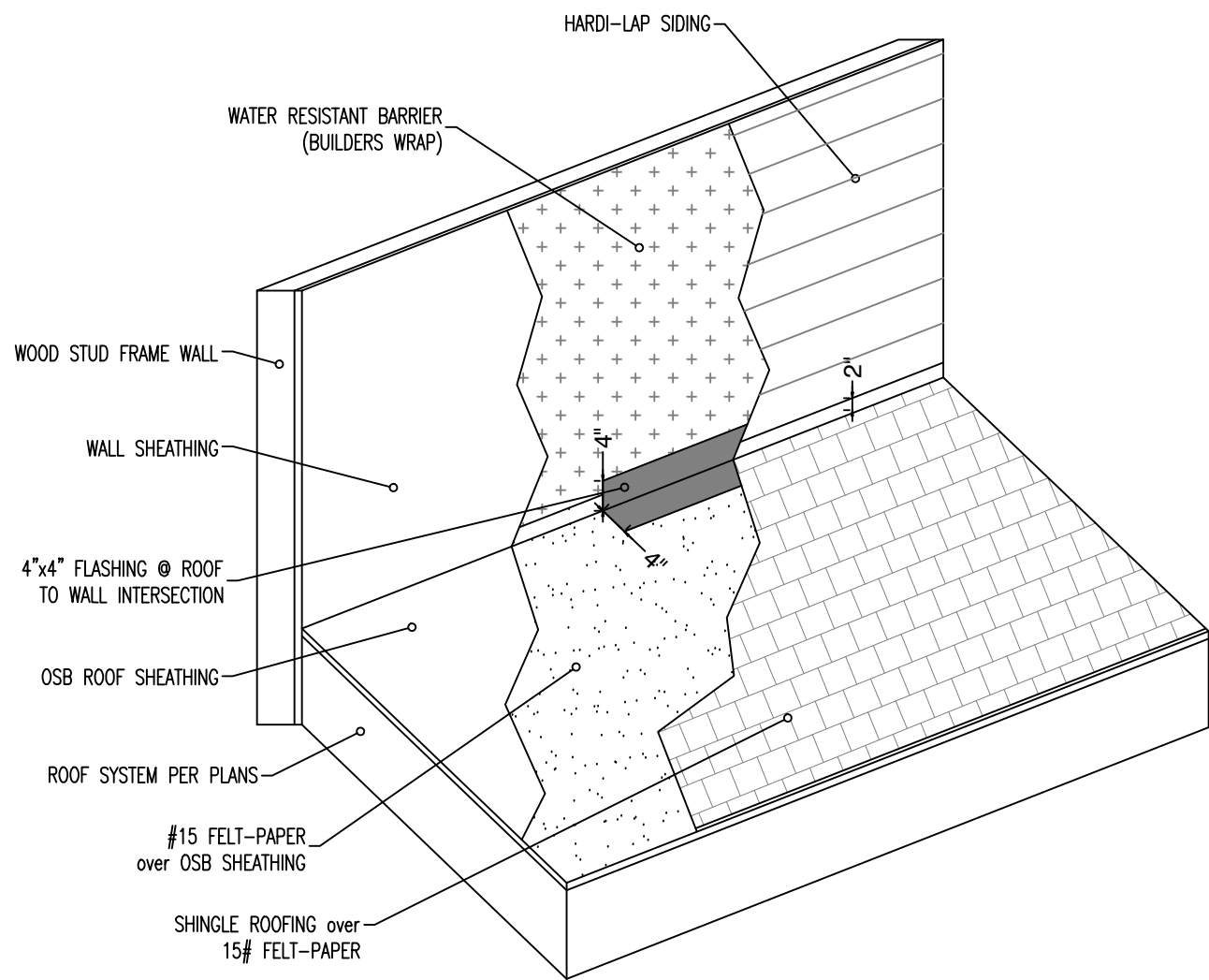
PROJECTING TRIM DETAIL

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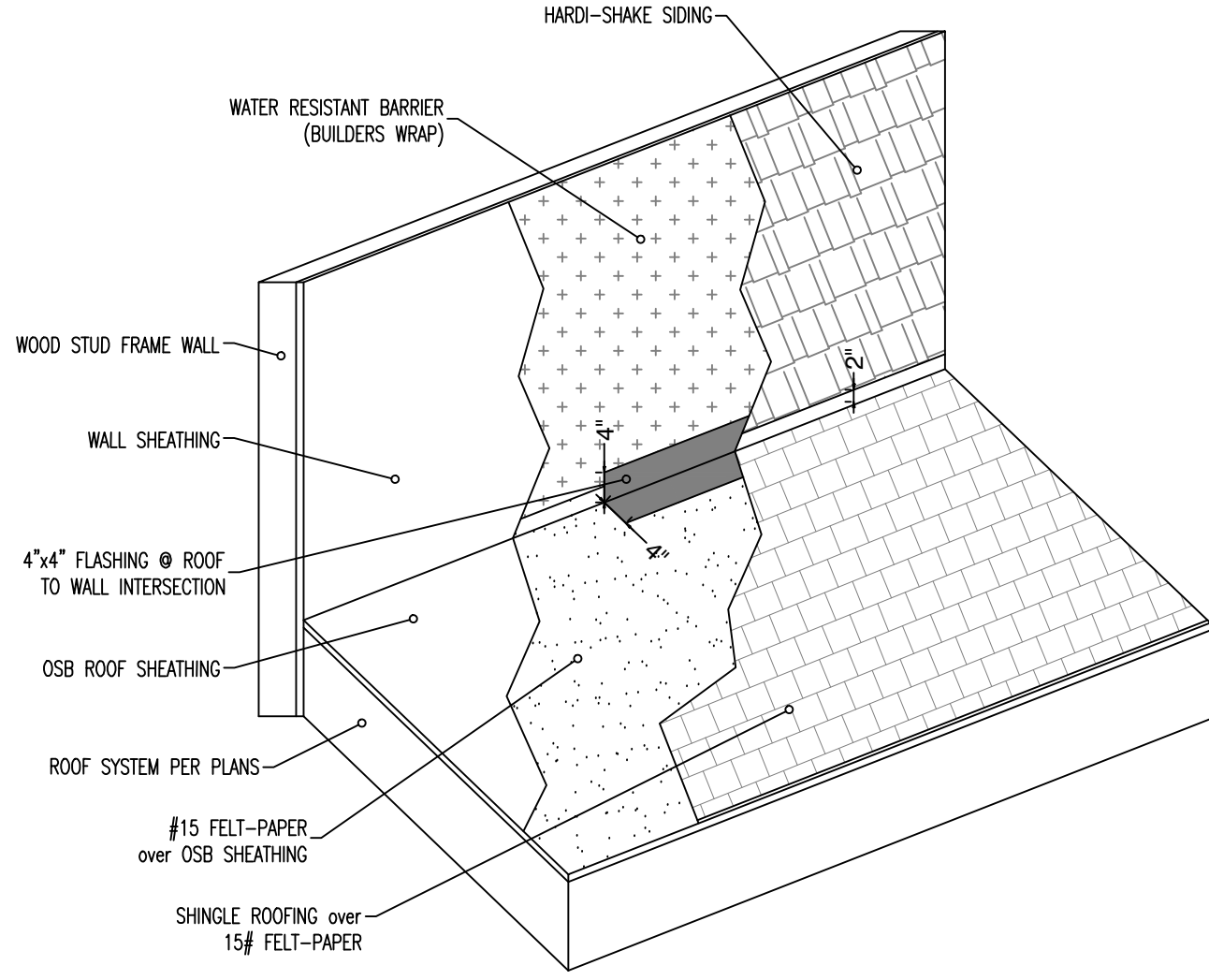
DOOR THRESHOLD DETAIL

N.T.S.



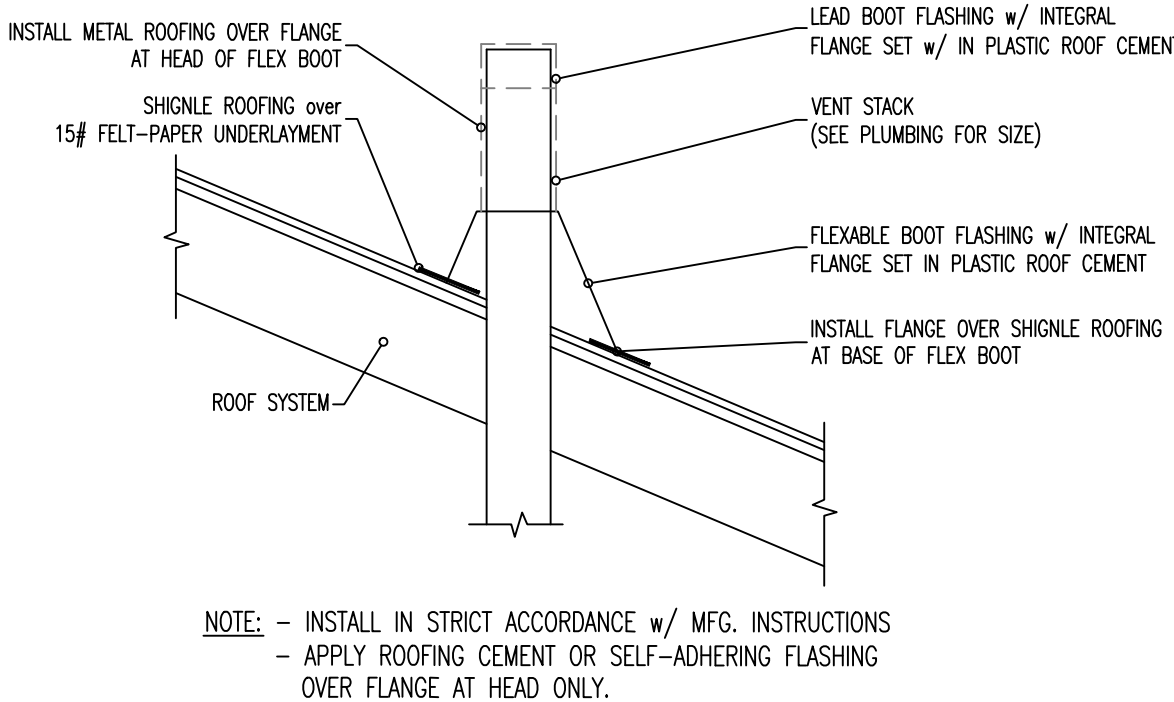
ROOF TO WALL DETAIL

N.T.S.



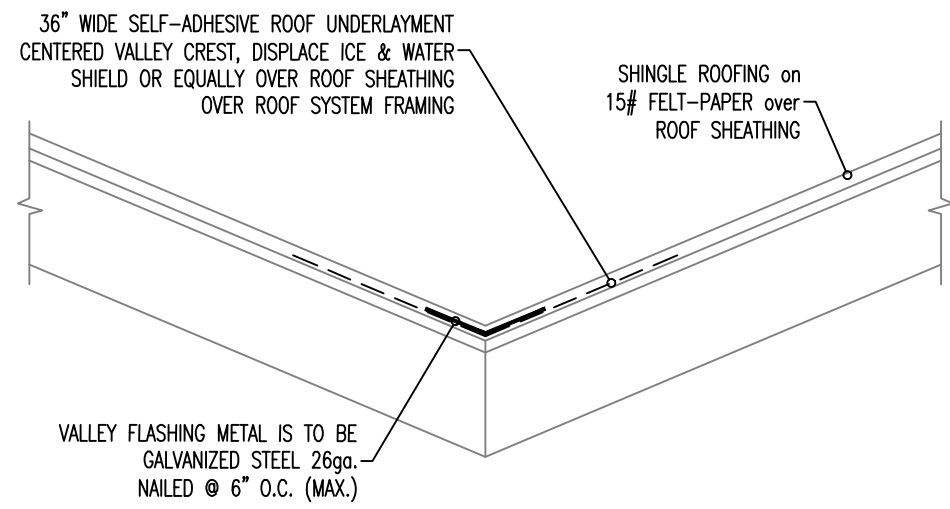
ROOF TO WALL DETAIL

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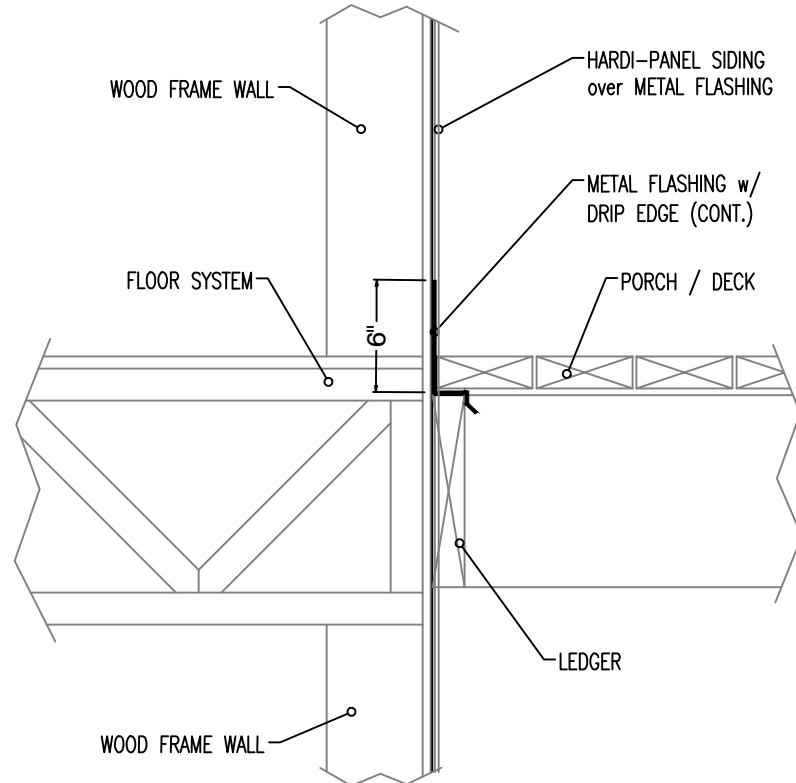
ROOF VENT STACK DETAIL

N.T.S.



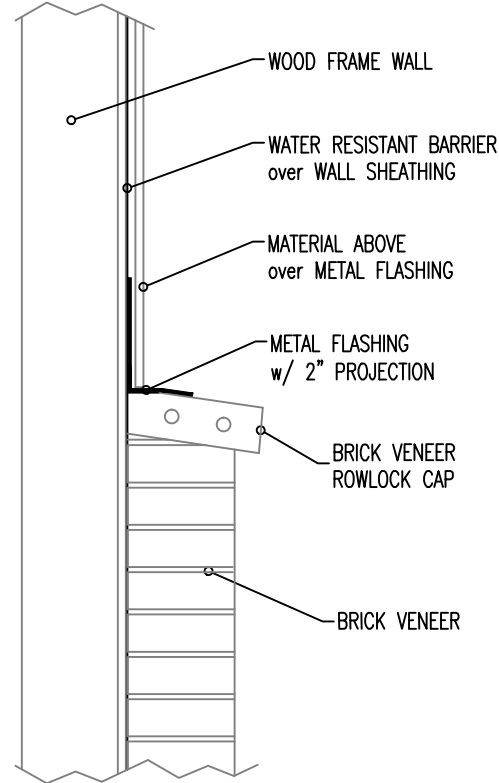
VALLEY FLASHING DETAIL

N.T.S.



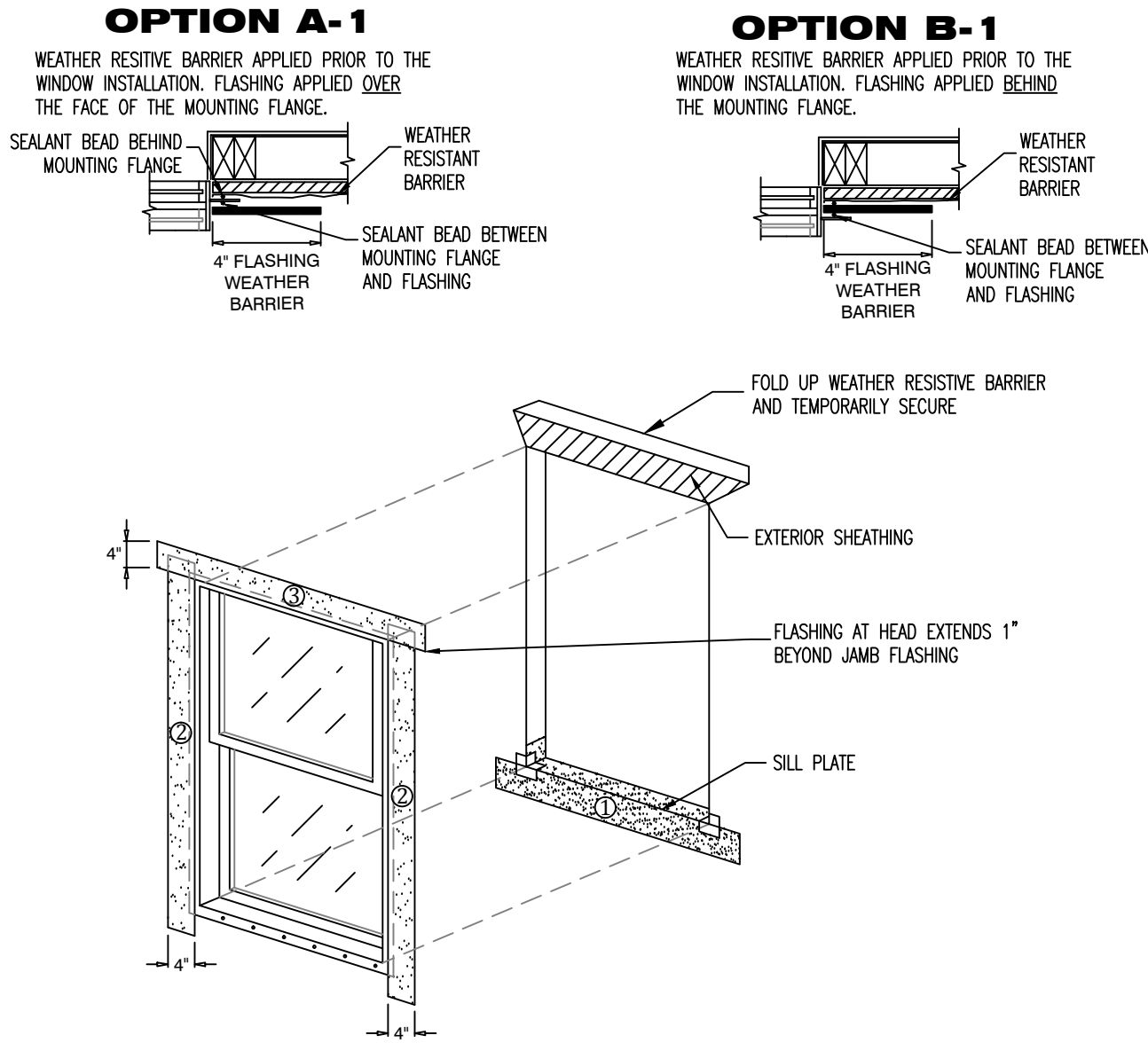
DECK FLASHING DETAIL

N.T.S.



PROJECTING CAP DETAIL

N.T.S.



JAMB FLASHING:
EXTEND JAMB FLASHING TO OVER LAP SILL FLASHING. EXTEND JAMB FLASHING 4" ABOVE ROUGH OPENING AT HEAD. TUCK TOP OF JAMB FLASHING UNDER THE FLAP OF WRB AT THE HEAD.

JAMB SEALANT:
APPLY CONTINUOUS SEALANT TO THE MOUNTING FLANGES AT THE TOP (HEAD) AND SIDES (JAMBS) OF WINDOW. EXTEND SEALANT AT JAMBS 4" ABOVE THE ROUGH OPENING AT HEAD. EMBED JAMB FLASHING INTO SEALANT AND FASTEN IN PLACE. (FLASHING GOES OVER SEALANT)

HEAD FLASHING:
EMBED BOTTOM OF THE HEAD FLASHING AGAINST THE PREVIOUSLY APPLIED SEALANT (FLASHING GOES OVER THE SEALANT). EXTEND HEAD FLASHING BEYOND EACH JAMB FLASHING. FASTEN IN PLACE.
AT HEAD: TUCK TOP OF JAMB FLASHING UNDER THE FLAP OF WATER RESISTANT BARRIER AT THE HEAD.

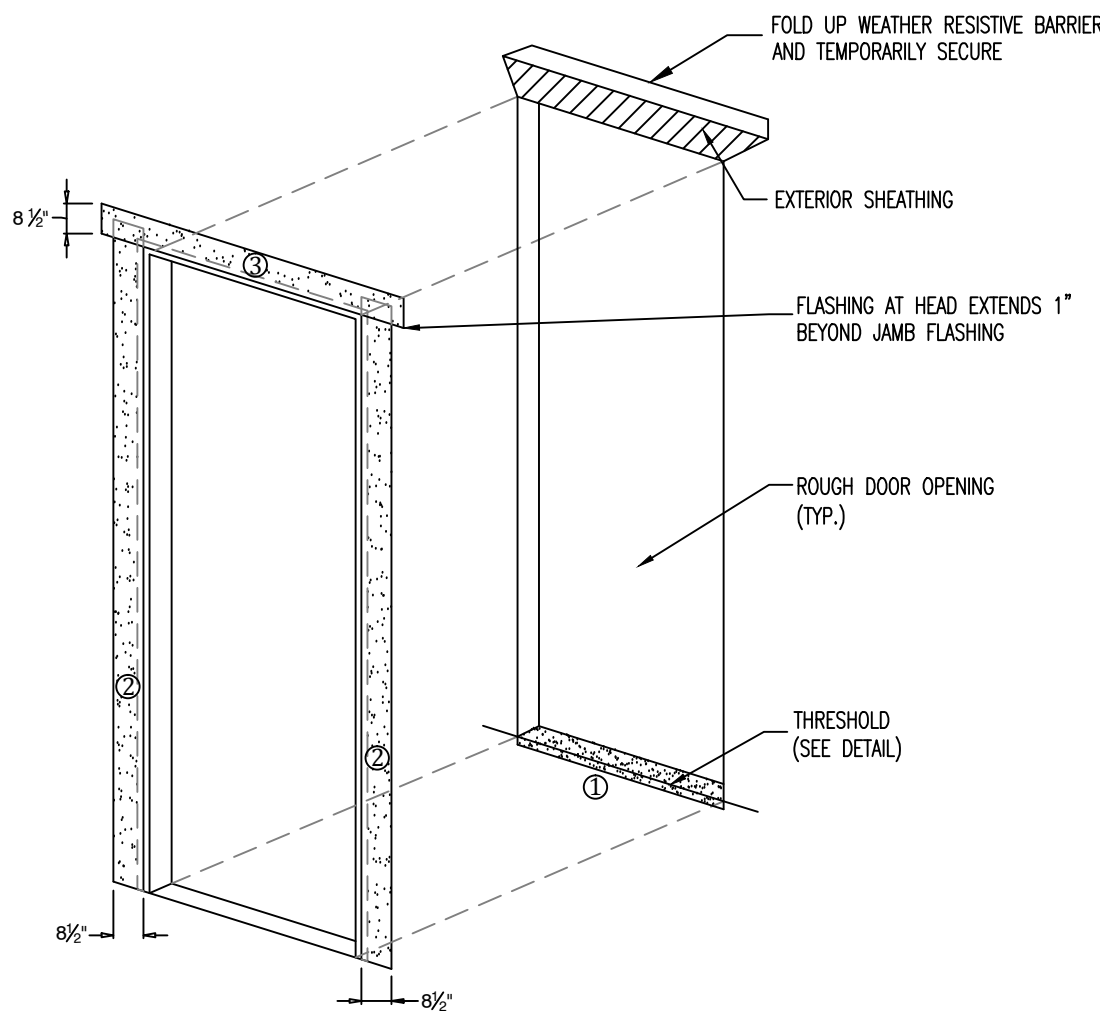
NOTE:
8.1.1.1.4 USE THE FLASHING CUT FORMULAS TO DETERMINE THE LENGTH OF EACH STRIP OF FLASHING FOR EACH WINDOW. THE ASTM STANDARD REQUIRES A FLEXIBLE FLASHING MINIMUM ROLL WIDTH OF 9 IN. (230 MM). WIDER FLASHING MATERIALS, (FOR EXAMPLE, 12 IN. (300 MM)) MAY BE USED, HOWEVER THE ACTUAL CUT LENGTHS FIGURED BY USING THE CHART WILL INCREASE. THE USE OF SELF-ADHESIVE TYPE FLASHING IS ACCEPTABLE. (FOR FUTURE DISCUSSION: SELF-ADHESIVE FLASHINGS CAN BE EFFECTIVE WITH WIDTHS LESS THAN 9 IN. (230 MM). SELF-ADHESIVE TYPE FLASHING SEALS ITSELF TO THE WEATHER RESISTANT BARRIER AND TO THE MOUNTING FLANGE WITHOUT THE NEED FOR ADDITIONAL SEALANT APPLIED TO THE EXTERIOR FACE OF THE FLANGE. SELF-ADHESIVE TYPE FLASHING MATERIALS MUST PROPERLY ADHERE, (CREATING A WATER TIGHT JOINT) TO THE (WRB) AND TO THE MOUNTING FLANGE MATERIAL IN ORDER TO BE ACCEPTABLE FOR USE.

SEAL THE WINDOW FRAME TO OPENING: APPLY A 3/8" NOM. DIA. TO THE BACKSIDE (INTERIOR) OF THE WINDOW FLANGE. IN LINE WITH ANY PRE-PUNCHED HOLES OR SLOTS

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

WINDOW FLASHING DETAIL

N.T.S.



JAMB FLASHING:
EXTEND JAMB FLASHING TO OVER LAP SILL FLASHING. EXTEND JAMB FLASHING 8 1/2" ABOVE ROUGH OPENING AT HEAD. TUCK TOP OF JAMB FLASHING UNDER THE FLAP OF WRB AT THE HEAD.

JAMB SEALANT:
APPLY CONTINUOUS SEALANT TO THE MOUNTING FLANGES AT THE TOP (HEAD) AND SIDES (JAMBS) OF DOOR UNIT. EXTEND SEALANT AT JAMBS 8 1/2" ABOVE THE ROUGH OPENING AT HEAD. EMBED JAMB FLASHING INTO SEALANT AND FASTEN IN PLACE. (FLASHING GOES OVER SEALANT)

HEAD FLASHING:
EMBED BOTTOM OF THE HEAD FLASHING AGAINST THE PREVIOUSLY APPLIED SEALANT (FLASHING GOES OVER THE SEALANT). EXTEND HEAD FLASHING BEYOND EACH JAMB FLASHING. FASTEN IN PLACE.
AT HEAD: TUCK TOP OF JAMB FLASHING UNDER THE FLAP OF WATER RESISTANT BARRIER AT THE HEAD.

NOTE:
8.1.1.1.4 USE THE FLASHING CUT FORMULAS TO DETERMINE THE LENGTH OF EACH STRIP OF FLASHING FOR EACH DOOR. THE ASTM STANDARD REQUIRES A FLEXIBLE FLASHING MINIMUM ROLL WIDTH OF 9 IN. (230 MM). WIDER FLASHING MATERIALS, (FOR EXAMPLE, 12 IN. (300 MM)) MAY BE USED, HOWEVER THE ACTUAL CUT LENGTHS FIGURED BY USING THE CHART WILL INCREASE. THE USE OF SELF-ADHESIVE TYPE FLASHING IS ACCEPTABLE. (FOR FUTURE DISCUSSION: SELF-ADHESIVE FLASHINGS CAN BE EFFECTIVE WITH WIDTHS LESS THAN 9 IN. (230 MM). SELF-ADHESIVE TYPE FLASHING SEALS ITSELF TO THE WEATHER RESISTANT BARRIER AND TO THE MOUNTING FLANGE WITHOUT THE NEED FOR ADDITIONAL SEALANT APPLIED TO THE EXTERIOR FACE OF THE FLANGE. SELF-ADHESIVE TYPE FLASHING MATERIALS MUST PROPERLY ADHERE, (CREATING A WATER TIGHT JOINT) TO THE (WRB) AND TO THE MOUNTING FLANGE MATERIAL IN ORDER TO BE ACCEPTABLE FOR USE.

SHIM AND ADJUST DOOR TO ACHIEVE SQUARE, PLUMB, AND LEVEL CONDITION. USE CORROSION RESISTANT FASTENERS. FASTEN DOOR PER DOOR MANUFACTURERS SPECIFICATIONS.

DOOR FLASHING DETAIL

N.T.S.

D7.1
(8) OF (8)
SHEET #:
PROJECT NAME: **WHITE ST. WESTHOUSE**
PROJECT #:
DRAWN BY: **WMD**
CHECKED BY: **MGH**
SCALE: **1/4" = 1'-0"**
DATE: **06.18.18**

1020 Little Brook Ct.
Jacksonville, FL 32218

OWNS
DRAFTING & DESIGN LLC
(904) 536-0857
downsdesign@gmail.com

OWNS DRAFTING AND DESIGN LLC IS A DRAFTING SERVICE AND HOLDS NO RESPONSIBILITY IN THE ENGINEERING AND CONSTRUCTION OF ANY PORTION OF BUILDINGS CONSTRUCTED WITH THESE PLANS. IT IS THE RESPONSIBILITY OF THE HOMEOWNER OR CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONSTRUCTION PRIOR TO PROCEEDING WITH CONSTRUCTION. HOMEOWNER OR CONTRACTOR SHALL VERIFY ALL CONSTRUCTION IS PERMITTED AND CODE COMPLIANT WITH ALL LOCAL BUILDING CODES AND OFFICIAL PROCESSES.

OWNER / BUILDER

WESTHOUSE
RESIDENCE

PROJECT ADDRESS

000 WHITE ST.
FERNANDINA BEACH, FL.
32034

MICHAEL G. HOLDER
PE# 16215

7441-2 SILVER LAKE TERRACE
JACKSONVILLE, FL 32216
PHONE: (904) 721-7676
FAX: (904) 721-7685

06.18.18
ENGINEER OF RECORD



RPM LUMBER

ShipTo: R P M WOOD PRODUCTS INC

Account#: A01377

86289 PAGES DAIRY ROAD

011307-1

YULEE, FL 32097-5904

Phone# Fax# (904) 225-0888

Last Modified Date: 06/26/2018 08:57:07

PO#:

Job Name: WESTHOUSE

Job Address:

Quote # 5294268

Ship Date:

Sales Person: Cole Willis

Customer DONALD SKIPPER

Account #

Phone#

Fax#

Line #	Item Description	Quantity	Line Pricing	
0001 (1.00)	FD5455 FRENCH DOOR SERIES 5455	Ordered: 1.00	<u>Sell Price</u> \$2,296.78	<u>Ext Price</u> \$2,296.78

Configuration: 71.75X79.75,6068,W,CL,L3,TIG,ARGON,7/8" TDL,1V3H/1V3H,OUTSWING,1.375EXTERIOR,XX,ACT R
PANEL/INACT L,DUMMY,N,KD FRM,IGT210T2



Certification Type: AAMAA440
Size Selection: NOMINAL
Actual Size: 71 3/4 X 79 3/4
Opening Size: 72 X 80
Door Swing: OUTSWING
Primary Panel: RIGHT
Door Glass: 7/8" IG (1/8 TMP - 5/8 ARG - 1/8 TMP)
Glass Color: CL - CLEAR
Low E: ENERGY SHIELD MAX
Privacy Glass: NONE - NONE
Grid Style: U.COL.LITES
Inactive Hardware Prep: DUMMY
Send Inactive Lock: Y
Hardware Style: 800LVR
Hinge Color: BSS - Brushed Stainless Steel
5/8 Add-on Flange: N
Acc Glass Breakage: N
Decralite: N
PositiveDesignPressure: 70.0000
PANumber: FL-331
CondensationResistance: 61.0000
SolarHeatGainCoeff: 0.1500
VTCOG: 0.6400

Assembly Type: XX
Size Code: 6068.0000
Assembly Sz: 71 3/4 x 79 3/4
Frame Color: W - White
Threshold Type: 1.375EXTERIOR
Glass Family: IG - Insulating
Does unit need to meet Turtle Code: NO
Door Glass Color: CLEAR
Argon Gas: ARGON
Grid Type: SDLT0875 - 7/8" Traditional SDL
Grid Summary Door: 2A4D LITES (1V3H BARS)
Send Primary Lock: Y
Hardware Color: SNKPVD - Satin Nickel PVD
Keyed Hardware Alike: N
Anchor Group: A.FD5455
Boxing Options: N - None
KD: Y
CAR#: 190-1008
NegativeDesignPressure: 70.0000
EnergyStar: 1234.0000
UF: 0.3000
VT: 0.3100

Location: 1- DINING

Notes:

0002 (2.00)	SH5400 VINYL SINGLE HUNG 5400	Ordered: 1.00	<u>Sell Price</u> \$419.22	<u>Ext Price</u> \$419.22
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Configuration: 35.5X59.5X.,3050,STD,1-3/8" NAIL FIN,W,EQUAL,TIG,CL,ARG,ES Max,7/8" TDL,1V0H/0V0H,DBL,SWEEP,1816K-
INSTALLED,CMFRT LFT HNDL

Quote # 5294268

Print Date 6/26/2018

Page 1 of 5

Certification Type: AAMAA440
 Vent Configuration: EQUAL
 Size Selection: NOMINAL
 Size Ref: ACTUAL
 Rough Masonry: 37 1/4 X 60 1/2
 Egress Opening: 31 1/4 X 25 1/8 (5.4459 SQFT)
 Balance Type: CONSTANT
 Tempered Location: UNIT
 Glass: 3/4" IG (1/8 TMP - 1/2 ARG - 1/8 TMP)
 Glass Color: CL - CLEAR
 Argon Gas: ARGON
 Grid Type: SDLT0875 - 7/8" Traditional SDL
 Grid Location: UNIT
 Summary Bottom: 1A1D LITES (0V0H BARS)
 Screen Type: 1816K - 1816 Charcoal
 Vent Latch: N
 Lock Type: SWEEP - Sweep Latch
 Comfort Lift: Y
 Lock Quantity: 2.0000
 Acc Glass Breakage: N
 Vent Ht: 29.3930
 CAR#: 190-1027
 NegativeDesignPressure: 50.0000
 EnergyStar: 123.0000
 UF: 0.2900
 VT: 0.4300

Frame Type: 1.375FIN
 Window Style: STD
 Size Code: 3050.0000
 Actual Size: 35 1/2 X 59 1/2
 Wood Frame Opening: 35 3/4 X 59 3/4
 Frame Color: W - White
 Glass Family: IG - Insulating
 Glass Makeup: IGT208T2
 Does unit need to meet Turtle Code: NO
 Low E: ENERGY SHIELD MAX
 Privacy Glass: NONE - NONE
 Grid Style: U.COL.LITES
 Summary Top: 2A1D LITES (1V0H BARS)
 Reinf. Upgrade: NONE - None
 Screen Frame Type: ROLLFORM
 WOCD: N
 Upgrade Hardware Finish: N
 Lift Rail: N
 Boxing Options: N - None
 Decralite: N
 Prep for Mull: N
 PositiveDesignPressure: 50.0000
 PANumber: FL 1435
 CondensationResistance: 60.0000
 SolarHeatGainCoeff: 0.1900
 VTCOG: 0.6400

Location: A- LIVING

Notes:

0003 (3.00)	SH5400 VINYL SINGLE HUNG 5400	Ordered: 1.00	<u>Sell Price</u> \$314.63	<u>Ext Price</u> \$314.63
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Configuration: 35.5X59.5X.,3050,STD,1-3/8" NAIL FIN,W,EQUAL,IG,CL,ARG,ES Max,7/8" TDL,1V0H/0V0H,DBL,SWEEP,1816K-INSTALLED,CMFRT LFT HNDL

Certification Type: AAMAA440
 Vent Configuration: EQUAL
 Size Selection: NOMINAL
 Size Ref: ACTUAL
 Rough Masonry: 37 1/4 X 60 1/2
 Egress Opening: 31 1/4 X 25 1/8 (5.4459 SQFT)
 Balance Type: CONSTANT
 Glass Makeup: IGA208A2
 Does unit need to meet Turtle Code: NO
 Low E: ENERGY SHIELD MAX
 Privacy Glass: NONE - NONE
 Grid Style: U.COL.LITES
 Summary Top: 2A1D LITES (1V0H BARS)
 Reinf. Upgrade: NONE - None
 Screen Frame Type: ROLLFORM
 WOCD: N
 Upgrade Hardware Finish: N
 Lift Rail: N
 Boxing Options: N - None
 Decralite: N
 Prep for Mull: N
 PositiveDesignPressure: 50.0000
 PANumber: FL 1435
 CondensationResistance: 60.0000
 SolarHeatGainCoeff: 0.1900
 VTCOG: 0.6400

Frame Type: 1.375FIN
 Window Style: STD
 Size Code: 3050.0000
 Actual Size: 35 1/2 X 59 1/2
 Wood Frame Opening: 35 3/4 X 59 3/4
 Frame Color: W - White
 Glass Family: IG - Insulating
 Glass: 3/4" IG (1/8 AN- 1/2 ARG - 1/8 AN)
 Glass Color: CL - CLEAR
 Argon Gas: ARGON
 Grid Type: SDLT0875 - 7/8" Traditional SDL
 Grid Location: UNIT
 Summary Bottom: 1A1D LITES (0V0H BARS)
 Screen Type: 1816K - 1816 Charcoal
 Vent Latch: N
 Lock Type: SWEEP - Sweep Latch
 Comfort Lift: Y
 Lock Quantity: 2.0000
 Acc Glass Breakage: N
 Vent Ht: 29.3930
 CAR#: 190-1027
 NegativeDesignPressure: 50.0000
 EnergyStar: 123.0000
 UF: 0.2900
 VT: 0.4300

Location: A- LIVING

Notes:

0004 (4.00)	FD5455 FRENCH DOOR SERIES 5455	Ordered: 1.00	<u>Sell Price</u> \$2,296.78	<u>Ext Price</u> \$2,296.78
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Configuration: 71.75X79.75,6068,W,CL,L3,TIG,ARGON,7/8" TDL,1V3H/1V3H,OUTSWING,1.375EXTERIOR,XX,ACT R PANEL/INACT L,DUMMY,N,KD FRM,IGT210T2



Certification Type: AAMAA440
Size Selection: NOMINAL
Actual Size: 71 3/4 X 79 3/4
Opening Size: 72 X 80
Door Swing: OUTSWING
Primary Panel: RIGHT
Door Glass: 7/8" IG (1/8 TMP - 5/8 ARG - 1/8 TMP)
Glass Color: CL - CLEAR
Low E: ENERGY SHIELD MAX
Privacy Glass: NONE - NONE
Grid Style: U.COL.LITES
Inactive Hardware Prep: DUMMY
Send Inactive Lock: Y
Hardware Style: 800LVR
Hinge Color: BSS - Brushed Stainless Steel
5/8 Add-on Flange: N
Acc Glass Breakage: N
Decralite: N
PositiveDesignPressure: 70.0000
PANumber: FL-331
CondensationResistance: 61.0000
SolarHeatGainCoeff: 0.1500
VTCOG: 0.6400

Assembly Type: XX
Size Code: 6068.0000
Assembly Sz: 71 3/4 x 79 3/4
Frame Color: W - White
Threshold Type: 1.375EXTERIOR
Glass Family: IG - Insulating
Does unit need to meet Turtle Code: NO
Door Glass Color: CLEAR
Argon Gas: ARGON
Grid Type: SDLT0875 - 7/8" Traditional SDL
Grid Summary Door: 2A4D LITES (1V3H BARS)
Send Primary Lock: Y
Hardware Color: SNKPVD - Satin Nickel PVD
Keyed Hardware Alike: N
Anchor Group: A.FD5455
Boxing Options: N - None
KD: Y
CAR#: 190-1008
NegativeDesignPressure: 70.0000
EnergyStar: 1234.0000
UF: 0.3000
VT: 0.3100

Location: 1- BEDROOM

Notes:

0005 (5.00)	SH5400 VINYL SINGLE HUNG 5400	Ordered: 1.00	<u>Sell Price</u> \$314.63	<u>Ext Price</u> \$314.63
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Configuration: 35.5X59.5X.,3050,STD,1-3/8" NAIL FIN,W,EQUAL,IG,CL,ARG,ES Max,7/8" TDL,1V0H/0V0H,DBL,SWEEP,1816K-INSTALLED,CMFRT LFT HNDL



Certification Type: AAMAA440
Vent Configuration: EQUAL
Size Selection: NOMINAL
Size Ref: ACTUAL
Rough Masonry: 37 1/4 X 60 1/2
Egress Opening: 31 1/4 X 25 1/8 (5.4459 SQFT)
Balance Type: CONSTANT
Glass Makeup: IGA208A2
Does unit need to meet Turtle Code: NO
Low E: ENERGY SHIELD MAX
Privacy Glass: NONE - NONE
Grid Style: U.COL.LITES
Summary Top: 2A1D LITES (1V0H BARS)
Reinf. Upgrade: NONE - None
Screen Frame Type: ROLLFORM
WOCD: N
Upgrade Hardware Finish: N
Lift Rail: N
Boxing Options: N - None
Decralite: N
Prep for Mull: N
PositiveDesignPressure: 50.0000
PANumber: FL 1435
CondensationResistance: 60.0000
SolarHeatGainCoeff: 0.1900
VTCOG: 0.6400

Frame Type: 1.375FIN
Window Style: STD
Size Code: 3050.0000
Actual Size: 35 1/2 X 59 1/2
Wood Frame Opening: 35 3/4 X 59 3/4
Frame Color: W - White
Glass Family: IG - Insulating
Glass: 3/4" IG (1/8 AN- 1/2 ARG - 1/8 AN)
Glass Color: CL - CLEAR
Argon Gas: ARGON
Grid Type: SDLT0875 - 7/8" Traditional SDL
Grid Location: UNIT
Summary Bottom: 1A1D LITES (0V0H BARS)
Screen Type: 1816K - 1816 Charcoal
Vent Latch: N
Lock Type: SWEEP - Sweep Latch
Comfort Lift: Y
Lock Quantity: 2.0000
Acc Glass Breakage: N
Vent Ht: 29.3930
CAR#: 190-1027
NegativeDesignPressure: 50.0000
EnergyStar: 123.0000
UF: 0.2900
VT: 0.4300

Location: A- BEDROOM

Notes:

0006 (6.00)	SH5400 VINYL SINGLE HUNG 5400	Ordered: 1.00	<u>Sell Price</u> \$260.40	<u>Ext Price</u> \$260.40
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Configuration: 23.5X35.5X.,2030,STD,1-3/8" NAIL FIN,W,EQUAL,TIG,CL,ARG,ES Max,7/8" TDL,1V0H/0V0H,DBL,SWEEP,1816K-INSTALLED,CMFRT LFT HNDL

Quote # 5294268

Print Date 6/26/2018

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Certification Type: AAMAA440
 Vent Configuration: EQUAL
 Size Selection: NOMINAL
 Size Ref: ACTUAL
 Rough Masonry: 25 1/4 X 36 1/2
 Egress Opening: 19 1/4 X 13 1/8 (1.7505 SQFT)
 Balance Type: CONSTANT
 Tempered Location: UNIT
 Glass: 3/4" IG (1/8 TMP - 1/2 ARG - 1/8 TMP)
 Glass Color: CL - CLEAR
 Argon Gas: ARGON
 Grid Type: SDLT0875 - 7/8" Traditional SDL
 Grid Location: UNIT
 Summary Bottom: 1A1D LITES (0V0H BARS)
 Screen Type: 1816K - 1816 Charcoal
 Vent Latch: N
 Lock Type: SWEEP - Sweep Latch
 Comfort Lift: Y
 Lock Quantity: 2.0000
 Acc Glass Breakage: N
 Vent Ht: 17.3929
 CAR#: 190-1027
 NegativeDesignPressure: 50.0000
 EnergyStar: 123.0000
 UF: 0.2900
 VT: 0.4300

Frame Type: 1.375FIN
 Window Style: STD
 Size Code: 2030.0000
 Actual Size: 23 1/2 X 35 1/2
 Wood Frame Opening: 23 3/4 X 35 3/4
 Frame Color: W - White
 Glass Family: IG - Insulating
 Glass Makeup: IGT208T2
 Does unit need to meet Turtle Code: NO
 Low E: ENERGY SHIELD MAX
 Privacy Glass: NONE - NONE
 Grid Style: U.COL.LITES
 Summary Top: 2A1D LITES (1V0H BARS)
 Reinf. Upgrade: NONE - None
 Screen Frame Type: ROLLFORM
 WOCD: N
 Upgrade Hardware Finish: N
 Lift Rail: N
 Boxing Options: N - None
 Decralite: N
 Prep for Mull: N
 PositiveDesignPressure: 50.0000
 PANumber: FL 1435
 CondensationResistance: 60.0000
 SolarHeatGainCoeff: 0.1900
 VTCOG: 0.6400

Location: B- MAS BATH

Notes:

0007 (7.00)	SH5400 VINYL SINGLE HUNG 5400	Ordered: 3.00	<u>Sell Price</u> \$314.63	<u>Ext Price</u> \$943.89
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Configuration: 35.5X59.5X.,3050,STD,1-3/8" NAIL FIN,W,EQUAL,IG,CL,ARG,ES Max,7/8" TDL,1V0H/0V0H,DBL,SWEEP,1816K-INSTALLED,CMFRT LFT HNDL



Certification Type: AAMAA440
 Vent Configuration: EQUAL
 Size Selection: NOMINAL
 Size Ref: ACTUAL
 Rough Masonry: 37 1/4 X 60 1/2
 Egress Opening: 31 1/4 X 25 1/8 (5.4459 SQFT)
 Balance Type: CONSTANT
 Glass Makeup: IGA208A2
 Does unit need to meet Turtle Code: NO
 Low E: ENERGY SHIELD MAX
 Privacy Glass: NONE - NONE
 Grid Style: U.COL.LITES
 Summary Top: 2A1D LITES (1V0H BARS)
 Reinf. Upgrade: NONE - None
 Screen Frame Type: ROLLFORM
 WOCD: N
 Upgrade Hardware Finish: N
 Lift Rail: N
 Boxing Options: N - None
 Decralite: N
 Prep for Mull: N
 PositiveDesignPressure: 50.0000
 PANumber: FL 1435
 CondensationResistance: 60.0000
 SolarHeatGainCoeff: 0.1900
 VTCOG: 0.6400

Frame Type: 1.375FIN
 Window Style: STD
 Size Code: 3050.0000
 Actual Size: 35 1/2 X 59 1/2
 Wood Frame Opening: 35 3/4 X 59 3/4
 Frame Color: W - White
 Glass Family: IG - Insulating
 Glass: 3/4" IG (1/8 AN- 1/2 ARG - 1/8 AN)
 Glass Color: CL - CLEAR
 Argon Gas: ARGON
 Grid Type: SDLT0875 - 7/8" Traditional SDL
 Grid Location: UNIT
 Summary Bottom: 1A1D LITES (0V0H BARS)
 Screen Type: 1816K - 1816 Charcoal
 Vent Latch: N
 Lock Type: SWEEP - Sweep Latch
 Comfort Lift: Y
 Lock Quantity: 2.0000
 Acc Glass Breakage: N
 Vent Ht: 29.3930
 CAR#: 190-1027
 NegativeDesignPressure: 50.0000
 EnergyStar: 123.0000
 UF: 0.2900
 VT: 0.4300

Location: A- MASTER

Notes:

0008 (8.00)	SH5400 VINYL SINGLE HUNG 5400	Ordered: 4.00	<u>Sell Price</u> \$314.63	<u>Ext Price</u> \$1,258.52
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Configuration: 35.5X59.5X.,3050,STD,1-3/8" NAIL FIN,W,EQUAL,IG,CL,ARG,ES Max,7/8" TDL,1V0H/0V0H,DBL,SWEEP,1816K-INSTALLED,CMFRT LFT HNDL

Quote # 5294268

Print Date 6/26/2018

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Certification Type: AAMAA440
 Vent Configuration: EQUAL
 Size Selection: NOMINAL
 Size Ref: ACTUAL
 Rough Masonry: 37 1/4 X 60 1/2
 Egress Opening: 31 1/4 X 25 1/8 (5.4459 SQFT)
 Balance Type: CONSTANT
 Glass Makeup: IGA208A2
 Does unit need to meet Turtle Code: NO
 Low E: ENERGY SHIELD MAX
 Privacy Glass: NONE - NONE
 Grid Style: U.COL.LITES
 Summary Top: 2A1D LITES (1V0H BARS)
 Reinf. Upgrade: NONE - None
 Screen Frame Type: ROLLFORM
 WOOD: N
 Upgrade Hardware Finish: N
 Lift Rail: N
 Boxing Options: N - None
 Decralite: N
 Prep for Mull: N
 PositiveDesignPressure: 50.0000
 PANumber: FL 1435
 CondensationResistance: 60.0000
 SolarHeatGainCoeff: 0.1900
 VTCOG: 0.6400

Frame Type: 1.375FIN
 Window Style: STD
 Size Code: 3050.0000
 Actual Size: 35 1/2 X 59 1/2
 Wood Frame Opening: 35 3/4 X 59 3/4
 Frame Color: W - White
 Glass Family: IG - Insulating
 Glass: 3/4" IG (1/8 AN- 1/2 ARG - 1/8 AN)
 Glass Color: CL - CLEAR
 Argon Gas: ARGON
 Grid Type: SDLT0875 - 7/8" Traditional SDL
 Grid Location: UNIT
 Summary Bottom: 1A1D LITES (0V0H BARS)
 Screen Type: 1816K - 1816 Charcoal
 Vent Latch: N
 Lock Type: SWEEP - Sweep Latch
 Comfort Lift: Y
 Lock Quantity: 2.0000
 Acc Glass Breakage: N
 Vent Ht: 29.3930
 CAR#: 190-1027
 NegativeDesignPressure: 50.0000
 EnergyStar: 123.0000
 UF: 0.2900
 VT: 0.4300

Location: A- DINING

Notes:

TOTAL SALE AMT:	\$8,104.85
TOTAL CUSTOMER TAX:	\$567.34
NET SALE AMOUNT:	\$8,672.19

THE PURCHASER IS RESPONSIBLE FOR ALL DESIGN CRITERIA AND MEETING ALL BUILDING CODES.
 QUANTITIES AND SPECIFICATIONS HAVE BEEN VERIFIED AND ACCEPTED BY THE PURCHASER.
 PRODUCTS CAN NOT BE CHANGED, CANCELED OR RETURNED AFTER BEING ORDERED.
 NO WARRANTY, EXPRESS OR IMPLIED IS MADE BY RPM WOOD PRODUCTS, INC. AS TO MERCHANTABILITY,
 FITNESS OR SUITABILITY FOR ANY PURPOSE.
 THE PRODUCT MANUFACTURER IS RESPONSIBLE FOR WARRANTIES, IF ANY.
 PRICES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

Siding & trim & soffit

HardiePlank®

Sleek and strong, HardiePlank® lap siding is not just our best-selling product – it's the most popular brand of siding in America.

With a full spectrum of colors and textures, homeowners can enjoy protection from the elements and the versatility to make their dream home a reality. From Victorian to Colonial, HardiePlank lap siding sets the standard in exterior cladding.



A classic look for
THE HOME OF THEIR DREAMS.

SELECT CEDARMILL® Reactive Sawn

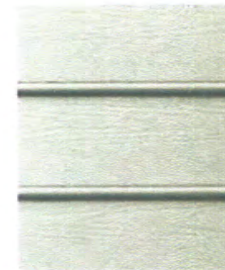


SMOOTH® Composite Siding

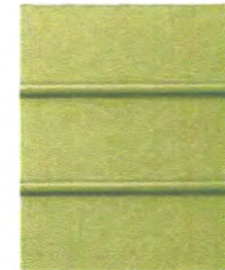


Thickness	5/16 in.								
Length	12 ft. planks								
Width	5.25 in.	6.25 in.	7.25 in.	8.25 in.	9.25 in.	12 in.			
Exposure	4 in.	5 in.	6 in.	7 in.	8 in.	10.75 in.			
ColorPlus Pcs./Pallet	324	280	252	210					
Prime Pcs./Pallet	380	308	252	230	190	152			
Pcs./Sq.	25.0	20.0	16.7	14.3	12.5	9.3			

CUSTOM BEADED CEDARMILL® Light Mat



CUSTOM BEADED SMOOTH Feathered Edge



Thickness	5/16 in.								
Length	12 ft. planks								
Width	6.25 in.								
Exposure	7 in.								
ColorPlus Pcs./Pallet	210								
Prime Pcs./Pallet	240								
Pcs./Sq.	14.3								

CUSTOM COLONIAL® ROUGHSAWN Mountain Sawn



CUSTOM COLONIAL® SMOOTH Timber Sawn



Thickness	5/16 in.								
Length	12 ft. planks								
Width	8 in.								
Exposure	6.75 in.								
ColorPlus Pcs./Pallet	216								
Prime Pcs./Pallet	240								
Pcs./Sq.	14.9								

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Product appearance may vary slightly from actual. For more details, visit jameshardie.com.

Trim

HardieTrim®

Form meets function at every angle with HardieTrim® boards. With an authentic look, HardieTrim boards provide design flexibility for columns, friezes, doors, windows and other accent areas.

Better than wood, it complements your long-lasting, lower maintenance James Hardie siding – adding punctuation to your design statement.



The performance you require
THE DISTINCTIVENESS YOU DESIRE.

white

HARDIETRIM® BOARDS

4/4 RUSTIC GRAIN®

Autumn Tan



5/4 RUSTIC GRAIN®

Autumn Tan



4/4 SMOOTH

Autumn Tan



5/4 SMOOTH

Autumn Tan



Thickness	.75 in.
Length	12 ft. boards
Width	1.65 in. 3.5 in. 5.5 in. 7.25 in. 9.25 in. 11.25 in.
Pcs./Panel	405 322 184 138 115 92

Thickness	1 in.
Length	12 ft. boards
Width	3.5 in. 5.5 in. 7.25 in. 9.25 in. 11.25 in.
Pcs./Panel	238 138 102 85 68

CROWN MOULDING

Arctic White

Thickness	.75 in.
Length	12 ft. boards
Width	3.25 in. 5.25 in.
Pcs./Panel	50 48

HARDIETRIM® BATTEN BOARDS

RUSTIC GRAIN®

Autumn Tan



SMOOTH

Autumn Tan



Thickness	.75 in.
Length	12 ft. boards
Width	2.5 in.
Pcs./Panel	437

Products are available in a variety of colors. Color may vary slightly from actual color shown. For more details on availability and more products, visit www.jameshardie.com.

Soffit

HardieSoffit®

A home is only as strong as its weakest point. HardieSoffit® panels reinforce your work by protecting the vulnerable gap between eaves and exterior walls.

Available in vented, non-vented and a range of pre-cut sizes, these panels complete your design and protect it from moisture and pests.

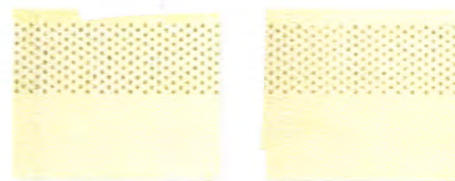
VENTILATION BENEFITS

Using vented soffit improves ventilation in the attic space and reduces the chance of water vapor condensation that can lead to issues such as mold and mildew growth, stained ceilings and damage to the framing of the house.

In warm climates, HardieSoffit panels allow hot, humid air to escape, which not only helps prevent condensation in the attic, but can also help reduce air conditioning costs.

In cool climates, HardieSoffit panels help prevent condensation from forming on the interior side of the roof sheathing and reduce the chances of roof-damaging ice dams.

For complete confidence
EVERY DETAIL MATTERS.



VENTED SMOOTH & CEDARMILL*

Color: On

Thickness	1/4 in.			
Length	12 ft.	12 ft.	8 ft.	
Width	12 in.	16 in.	24 in.	
Color/Pcs. Per/Pallet	216	156	108	
Pcs./Pallet	200	150	100	

white



NON-VENTED SMOOTH & CEDARMILL*

Color: On

Thickness	1/4 in.			
Length	12 ft.	12 ft.	8 ft.	8 ft.*
Width	12 in.	16 in.	24 in.	48 in.
Color/Pcs. Per/Pallet	216	156	108	
Pcs./Pallet	200	150	100	50

BEADED PORCH PANEL**

Arctic White

Thickness	1/4 in.
Length	8 ft.
Width	48 in.
Pcs./Pallet	50

Using the proper amount of vented HardieSoffit panels is crucial to a building's ventilation performance. James Hardie has taken the guess work out of soffit ventilation by providing the table below illustrating the minimum amount of vented HardieSoffit panels recommended for your attic space.***

ATTIC SQ. FT.	LINEAR FT. OF VENTED SOFFIT
200	10
300	14
400	19
500	24
600	29
700	34
800	38
900	43
1000	48
1100	53
1200	58
1300	62
1400	67
1500	72
1600	77
1700	82
1800	86
1900	91
2000	96
2100	101
2200	106
2300	110
2400	115
2500	120
2600	125
2700	130
2800	134
2900	139
3000	144
3100	149

HardieSoffit® is a registered trademark of James Hardie. © 2014 James Hardie. All rights reserved. The information provided herein is for informational purposes only and does not constitute an offer of insurance or any other financial product. For more information, please contact your insurance agent or broker. ***Based on a 12:12 pitch roof with 12:12 eaves. For more information, please contact your insurance agent or broker.

Products are available provided with ColorPlus Technology. For more details, visit jameshardie.com

Express the true nature of a home's character with ColorPlus® Technology

PLANK, PANEL, BATTEN AND SHINGLE COLORS



TRIM AND SOFFIT COLORS



PLANK COASTAL COLORS*



Color Selection

Explore our color palettes and differentiate your homes with stunning curb appeal. These distinctive tones are drawn from actual environments, complementing your design with the look of America's idyllic neighborhoods.



A trusted name in metal roofing solutions



[Home](#) / [Metal Roofing](#) / [Proof My Roof](#)

Proof My Roof™ Roofing Visualizer

PANEL TYPE:

HIDDEN SCREW
GULFLOK & GULFLOK HR
GULFSEAM
VERSALOC & MEGALOC

EXPOSED SCREW

GULFRIB
5VCRIMP
GULFPBR
GULFWAVE

5VCRimp

ROOF COLOR:

KYNAR500 - PREMIUM PAINT
IN STOCK: 26ga, 24ga, OceanGuard

KYNAR500 - SPECIAL ORDER
6 WK LEAD TIME - MIN ORDER REQ

STANDARD PAINT
IN STOCK: 29ga & 26ga



HOME STYLE:



COASTAL



CRAFTSMAN



FLORIDA STUCCO



COLONIAL RANCH



MODERN VICTORIAN

NOW VIEWING: 5VCRimp panels in Gulfalume Unpainted on a Craftsman style home with Off White painted exterior walls and Creme painted trim.

EXPOSED SCREW PANEL DETAILS

5VCRIMP



HOME COLOR:

SELECTED: OFF WHITE

TRIM COLOR:

SELECTED: CREME

We ship anywhere in the U.S.

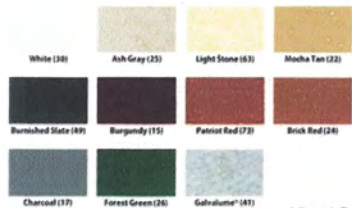
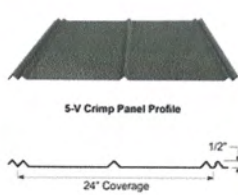
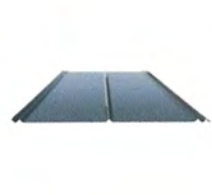
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Manufacturer Direct



People interested in gulf coast metal 5v crimp also searched for



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Feedback

Front Door

ATTACHMENT G

THERMA TRU
DOORS

Design Your Door



LOCK

1

EDIT 

2

EDIT 

3

EDIT 

4



white

10 or 8 panel doors
5 or 4 panel sidelites

Smooth-Star®
S140XJ

DOOR SUMMARY

Project

DOOR TYPE

Entry

CONFIGURATION

Double with Sidelites

PROJECT TYPE

New Construction

DOOR SIZE

3'0" x 6'8"

Project



VINYL NON-IMPACT PRODUCT LINE





CUSTOM WINDOWS + DOORS



Grid Styles

Flat Grid

- 9/16" wide or 13/16" wide
- Grid between the glass

Contour Grid

- 1" wide
- Grid between the glass

Traditional Simulated Divided Lite

- 7/8" wide raised ogee applied to exterior and interior with 9/16" wide bronze shadow bar between the glass

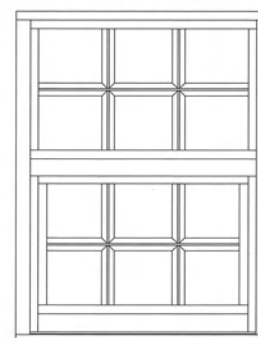
Standard Features

PGT® EnergyVue® windows and doors come standard with white frames and clear, insulating glass with EnergyShield Low-E. EnergyVue door glass is also tempered for additional safety, and operable windows include a screen with 1816 mesh. All EnergyVue products are ideal for new construction and remodeling projects.

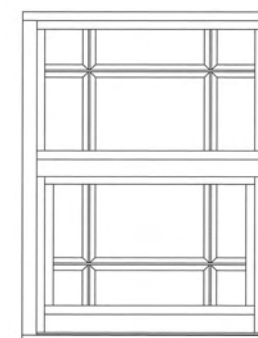
Standard Interior & Exterior Frame Colors

- White

Grid Patterns



Standard



Brittany/Prairie

Premium Options

Glass

- Tempered glass (for windows)
- Privacy glass
 - Obscure (textured)
 - White Interlayer (opaque interlayer)
- Popular glass tints
- Hi-performance Low-E
 - EnergyShield Max
- Argon gas

Exterior Frame Colors

- | | |
|------------|-----------------|
| • Beige | • Pebble Khaki* |
| • Bronze | • Hunter Green* |
| • Anodize* | • Brick Red* |

* Available with limited interior colors

Interior Frame Colors

- | | |
|---------------|------------------|
| • Beige | • Dark Oak |
| • Bronze | • Natural Cherry |
| • Natural Oak | |

WINDOWS



Single Hung



Double Hung

✓ Single Hung (SH5400) and Double Hung (DH5460)

Constant force balance system

- Provides smooth, easy opening and closing

Spiral balance system

- Standard feature on larger window sizes ensures ease of sash operation
- Optional upgrade on any window size provides additional ease of sash operation

SecureConnect integrated corner keys

- For added sash strength

Tilt sash design

- For easy exterior cleaning

Embedded tilt latch

- For added strength in holding sash into frame
- Presents cleaner sight lines

Stylish ComfortLift handles

- Allows ease of operation & option to add style by selecting hardware finish
- Optional lift rail for alternative opening method

Beveled meeting rail

- Enhances visual appeal of profile

Configuration Options



Single Hung
Radius Top
with Equal Sash



Single Hung
Arch Top
with Proview/Oriel Sash

Cottage & custom sash configurations available



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2018-42
SEPTEMBER 20, 2018

Owner/Applicant:	Miranda Architects, agent for St. Michael Catholic Church				
Property Address:	505 Broome Street				
Requested action:	Variance from Land Development Code section 7.01.04 Parking Standards and Parking Lot Design(B)6 On-Street Parking				
Current zoning:	R-2				
FLUM land use category:	Medium Density Residential				
Existing uses on the site:	Office (religious)				
FL Master Site File #	N/A				
Year Built:	1973 (NCPA)				
Contributing Status:	Non-Contributing				
Adjacent Properties:	North	Parking/Office	R-2	c.1900	St. Michael Church
	South	Single-Family Residential	R-2	c.1884	
	East	Single-Family Residential	R-2	c.1900	
	West	Church	R-2	c.1882	St. Michael Church

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





St. Michael Catholic Church Zoning



September 14, 2018
 Land Parcels

1:2,257
 0 0.0175 0.035 0.07 mi
 0 0.03 0.06 0.12 km
 Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

2018

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking a variance from the Land Development Code section 7.01.04(B)6 *Parking Standards and Parking Lot Design: On-Street Parking*. Specifically, the applicant is seeking a variance to increase the percentage of permissible on street parking to 50% from the allowable 10%.

The church campus consists of 8 parcels, which are all zoned R-2, Medium Density Residential.

As part of the expansion of the church sanctuary, the church presented a parking plan that included valet parking in its parking lot across the N. 5th Street. This parking lot has not be utilized as a valet lot, leaving the church in violation of its Local Development Order. No final plans for redevelopment on this site will be considered by the City until the current violation is corrected.

In a number of areas around the campus, the public right of way has been graveled over and serves as parking. Parking is also occurring on the east side of the Fernandez Reserve under the magnolia trees. The soil compaction caused by parking in this area will be detrimental to the long-term health of these trees.

APPLICABLE GUIDELINES:

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

2.01.05 Medium Density Residential (R-2)

The R-2 District is intended for the development, redevelopment, or maintenance of stable medium-density residential neighborhoods. The medium-density residential designation includes a mixture of single- and multi-family structure types.

6.02.25 Religious Uses and Facilities

- A. Religious uses and facilities are allowable in the RE, R-1, RLM, R-2, R-3, OT-1, OT-2, and MU-1 zoning districts, subject to the standards of the zoning district and the supplemental standards set forth in this section.
- B. The primary use for a site developed for religious uses is worship. Worship is a form of religious practice with its creed and ritual.
- C. Uses and activities other than worship shall be considered accessory uses and shall be clearly ancillary to the primary use. Such uses and activities shall be limited to religious instruction (such as "Sunday School," Bible school, or similar instruction or study typically associated with the religion); offices to support the religious facility; child or adult day care, subject to the standards of Section 6.02.25(F); private academic school, subject to the standards of Section 6.02.25(G); fellowship hall, with or without a kitchen, subject to the standards of Section 6.02.25(H), (which may be known as a community center, activity hall, or life center); cemeteries regulated as set forth in Section 6.02.06; and individual meeting spaces.
- D. All accessory uses are subject to the following requirements:
 - 1. The accessory use shall be owned and operated only by the owner of the primary use.
 - 2. The facility housing the accessory use shall meet all local, State, or federal standards.
 - 3. The owner of the primary use shall obtain any licenses required to conduct the accessory use.

Any approval of the accessory use shall be contingent upon receipt of all licenses.

4. Audio amplification systems, including, but not limited to, telephone loudspeakers or paging systems, shall be located to ensure that they cannot be heard on adjacent properties.
 5. All outdoor activities shall occur no earlier than 8:00 a.m. and no later than 10:00 p.m.
 6. All exterior lighting shall be directed or shielded to avoid illumination of adjacent properties.
 7. Outdoor play or activity areas shall be no closer than fifty (50) feet from property zoned for residential use, as measured to the nearest residential property line.
- E. The following activities shall be prohibited in association with religious uses: retreat centers; overnight lodging facilities or other temporary sleeping quarters; and any use not specifically identified as a permissible accessory use. Notwithstanding the prohibition of overnight lodging, one (1) residential dwelling unit may be provided as a parsonage, subject to the standards of Section 6.02.25(I).
- F. Child day care, adult day care, preschool, or child nursery uses are permissible accessory uses subject to the following standards:
1. The total floor area allocated to the child day care, adult day care, preschool, or nursery uses shall not exceed ten (10) percent of the total gross floor area on the site. The calculation of total floor area allocated to the uses shall be cumulative and shall include all child day care, adult day care, preschool, nursery facilities, and related mechanical and support facilities.
 2. An off-street drop-off area for persons served by the facility shall be provided.
- G. Private academic schools are permissible accessory uses subject to the following standards:
1. The total floor area allocated to the school shall not exceed twenty (20) percent of the total gross floor area on the site. The calculation of total floor area allocated to the school shall include all components of the school: classrooms, school library, school offices, teacher work areas, and the like, including related mechanical and support facilities.
 2. An off-street drop-off area for persons served by the facility shall be provided.
- H. A fellowship hall is a permissible accessory use, provided that the total floor area allocated to the fellowship hall, including related mechanical and support facilities, shall not exceed twenty (20) percent of the total floor area on the site.
- I. One (1) residential dwelling unit is permissible to serve as a parsonage, subject to the following standards:
1. The minimum lot area for the dwelling unit ("parsonage lot") shall be 7,500 square feet. The parsonage lot shall be used exclusively for the dwelling unit, and shall not include any primary or other accessory use permissible on the site. The parsonage lot shall not be used for any support activity to the primary or accessory uses, such as outdoor play areas, storage, or parking, other than as specifically provided in Section 7.01.04.
 2. The maximum lot coverage for the parsonage lot shall be thirty-five (35) percent.
 3. Two (2) parking spaces shall be provided within the parsonage lot. The maximum building height on the parsonage lot shall be thirty-five (35) feet.
 4. The parsonage lot may contain children's outdoor play equipment, in a size and quantity typical of a single-family residential use.
 5. The parsonage lot may contain a residential swimming pool, fully enclosed, and attached to the dwelling.
- J. A specific parking plan shall be provided. This plan shall identify the primary use and each accessory use proposed on the site. The parking plan shall indicate the hours of operation and peak times of use (parking demand) for the primary use and each accessory use on the site. The parking standards for the primary use and each accessory use shall be identified based upon Section 7.01.04. The parking plan may include reduced or shared parking. If reduced or shared parking is proposed, the parking plan and

supporting data shall clearly indicate that differing peak use and associated parking requirements shall not result in a parking deficiency on the site. The parking plan shall indicate areas designated for overflow parking during times of extraordinary use (such as festival or holiday periods).

- K. For religious uses that exceed 10,000 square feet in total floor area, excluding the parsonage, if any, the minimum setback from any residential property line that is otherwise required shall increase five (5) feet for each 2,000 square feet, or portion thereof, over 10,000 square feet.

7.01.04 Parking Standards and Parking Lot Design

A. Parking space requirements

1. Minimum off-street vehicular parking spaces shall be provided at the time of the construction of the principal building or at the time of the conversion of a building having a previously existing use to a more intensive use of the same property.
2. The minimum number of parking spaces shall conform to the standards in Table 7.01.04(A).
3. Due to the nature and character of the central business district, the provision of off-street parking will not be required, except for lodging accommodations and bed and breakfast inns. For these uses, the off-street parking requirements shall be satisfied within 1,000 feet of the property involved and as otherwise required under this chapter.
4. Calculation of required parking a. Where floor area determines the amount of off-street parking required, the floor area of a building shall be the sum of the gross horizontal areas of every floor of the building, using exterior wall dimensions. b. For places of public assembly, the number of seats shall be the maximum occupancy load established for the building by the Fire Marshal.
5. Requirements for off-street parking for uses not specifically mentioned in this chapter shall be the same as required for the use most similar to the one sought.
6. Any development adjacent to a public beach access shall be prohibited from interfering in any manner with the public use of the beach access, including but not limited to blocking the parking, removing parking, or interfering with the normal flow of traffic within the beach access area.
7. Off-street parking may not exceed 10% of the required parking amount on any site.
8. Up to two (2) on-site internal non-illuminated signs per business may be allowed to designate specific on-site parking areas. Signs are exempt from permitting requirements and are limited to four (4) square feet and no tall than eight (8) feet.

Table 7.01.04(A). Parking Space Requirements

Type of Use or Activity	Minimum Number of Spaces
Assembly places (religious facilities, funeral homes, schools, theaters, auditoriums, arenas, civic centers, and facilities with an auditorium, sanctuary, or gathering place, whether fixed seats or open area)	1 space per 4 seats
Day-care and child-care centers	1.5 spaces per employee on the largest shift
Offices (general, professional, or government)	1 space per 300 ft ² of gross floor area
Schools and educational uses; Elementary, middle, and junior high schools	2 spaces for each classroom, office, and kitchen
Schools and educational uses; High schools	6 spaces for each classroom, plus 1 space for each staff member

B. Parking Flexibility – This section recognizes that minimum parking requirements, in certain circumstances, may result in excess provision of parking. Excess parking supply results in the inefficient use of land at the expense of additional landscaped areas, civic space, enhanced site design or building area and the reduction in subsequent tax revenue and employment opportunities. Therefore, off-street parking requirements may be met through additional and alternative measures provided in this subsection. These measures shall be requested during site plan review.

1. Shared Parking Provisions

a. Shared parking may be applied when land uses have different parking demand patterns and can use the same parking spaces/areas throughout the day or night. Shared parking may also be applied when an existing development can demonstrate excess parking. Factors evaluated to establish shared parking arrangements shall include operating hours, seasonal/weekly/daily peaks in parking demand, the site's orientation, location of access driveways, accessibility to other nearby parking areas, pedestrian connections, distance to parking area, and availability of parking spaces.

b. Shared parking is subject to an agreement that addresses the following:

1. The agreement is valid only as long as the conditions described in the application for the shared parking exist, the City must be a party identified in the agreement requiring a signature from the City Manager, and the agreement must be in a form acceptable to the City Attorney recorded with the Nassau County Clerk of Courts.
2. A copy of the recorded agreement shall be submitted to the City Attorney and City Manager within ten (10) days of its recording.

2. Off-Site Parking – Up to 50% of the overall required parking may be met in off-site parking areas through a shared parking agreement. The off-site parking area must be located within 600 feet walking distance of the structures' nearest public entrance. A pedestrian connection providing a safe, well lighted walking environment shall be required. No more than two (2) off-site non-illuminated signs per business shall be allowed in order to designate or direct use of off-site parking spaces. Signs are exempt from permitting requirements and are limited to four (4) square feet and no taller than eight (8) feet.

3. Existing Sites – If the parking deficit on an existing site is within 20% of the required additional parking generated by proposed alterations or expansions in use then, those spaces may be provided in unimproved parking areas.

4. Valet Parking – On-site or off-site valet parking is permitted. All off-site locations shall require a recorded parking agreement, meeting the requirements for shared parking arrangements. Motor vehicles may be stacked for valet operations.

5. The City may require, or an applicant may request, the elimination of up to 20% of the required parking spaces in order to preserve specimen trees. The site plan shall show the location of all required parking and the spaces eliminated to preserve the trees.

6. On-Street Parking – The City Manager may grant a parking waiver for use of onstreet parking spaces immediately adjacent to the site of a commercial use, not to exceed 10% of the required parking spaces when the following conditions exist:

- a. On-street parking is permitted on both sides of the right-of-way;
- b. Sufficient improved right-of-way width is evidenced and maintained;
- c. A linear length of at least 25 feet along the right-of-way for each alternative space;
- d. On-street spaces shall not be located closer than 30 feet from an intersection or 15 feet from a driveway;

- e. The maximum utilization of other off-street parking alternatives for the commercial site shall be implemented prior to the granting of a parking waiver.

C. Parking lot design requirements

1. All parking areas shall be arranged for convenient access and safety of pedestrians, bicyclists, and vehicles. All new non-residential development parking lots shall be located in the side or rear of buildings. All non-residential redevelopment shall incorporate strategies for masking parking areas and creating a more pedestrian-oriented environment whereby the majority of required parking is screened through landscaping or other design strategies.
2. Parking Material: All new and redeveloping properties shall incorporate the use of pervious parking materials for a minimum of 75% of the required parking. Pervious parking materials that require regular maintenance through activities such as, vacuum sweeping, must demonstrate their ability to perform regular maintenance of the site. Pavement systems must be maintained in a smooth, well-graded, and drained condition. Parking materials may consist of standard paving, pavers and alternate paving systems. Use of grass or alternate lawn surface as parking material may be considered for up to one-third (1/3) of the required off-street parking facilities. All accessible spaces must comply with all requirements set by ADA.
3. All parking areas shall be adequately drained and maintained in a dust-proof condition. All non-residential developments parking lots shall incorporate the use of Low Impact Development (LID) facilities such as use of pervious paving materials or pervious pavers, open section drainage, vegetative swales, and bio retention basins that exhibit unique design characteristics. The design of the parking lot shall be incorporated into the development's stormwater management plan.
4. Parking areas shall be designed with consideration given to future shared parking arrangements. All non-residential site development shall be designed to allow for vehicular cross accesses to adjacent non-residential properties. Where there are existing stub-outs on adjoining properties, the site under review shall complete the connection. The cross access must be designed to the same standards as internal circulation within the parking and circulation area.
5. If the parking area is artificially lighted:
 - a. All lighting shall be designed, arranged, and constructed such that no source of such lighting is visible from any adjoining or nearby property used or zoned for residential purposes.
 - b. All lighting shall be designed, arranged, and constructed to shield public roadways and all other adjacent properties from direct illumination.
 - c. For all areas adjacent to beach areas, the lighting shall be designed, arranged, and constructed consistent with Section 3.05.02 of the LDC regarding outdoor lighting in beach areas.
6. Individual spaces and internal aisles shall be designed according to the standards below;
 - a. Parking space dimensions shall be a minimum of nine (9) feet by eighteen (18) feet.
 - b. The number, design, and location of accessible parking spaces shall comply with the ADA standards for accessible design.
 - c. The minimum width for a one-way internal aisle shall be twelve (12) feet, and the minimum width for a two-way internal aisle shall be twenty-two (22) feet.
7. When drop-off areas are provided, the drop-off area shall be fully separated from driveways and parking areas. The separate drop-off area shall allow a person to enter or exit a vehicle directly to a sidewalk abutting the entrance to an establishment.

8. The atmosphere of parking lots for all non-residential developments is intended to be park like and shall comply with all landscaping provisions for parking areas contained in LDC Section 4.05.06. All parking areas shall be designed with landscaping and buffering which serve to reduce heat-island effect.

D. Pedestrian circulation

1. Large retail development projects shall provide parking areas that enhance pedestrian safety, efficiency, and connectivity with a clear definition between vehicular areas and pedestrian walkways.
2. Pedestrian and vehicular circulation systems are required to be adequately separated for pedestrian safety. Pedestrian connectivity between building entrances and parking areas shall be clearly indicated through the use of landscaped areas; walkways made of materials such as scored concrete, pavers, or bricks; or paint striping.
3. Internal pedestrian walkways, located between two (2) rows of parking spaces and not in the vehicular aisles, shall be provided at focal points of pedestrian activity, such as store entrances. Additionally, such walkways shall be at least five (5) feet wide and shall include landscaping adjacent to the walkways.
4. New and redeveloping non-residential properties shall, where feasible, be required to provide or enhance pedestrian connectivity to adjacent residential neighborhoods.
5. New and redeveloping non-residential properties shall, where feasible, be required to establish pedestrian connections to the transportation network including but, not limited to, sidewalks, bike lanes or trails, or transit systems.

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:

10.02.02 Required Findings for a Grant of a Variance			
Criteria	Applicant Response	Staff Analysis	Meets Criteria
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	Special conditions exist for this project as site is located in Downtown Historic District. Circa 1882 Church and Accessory Buildings occupy almost two full blocks in the historic district. Proposed increase in on-street/ROW parking spaces will alleviate existing parking conditions and establish a minimum standard for improved ROW parking space construction creating a consistent design aesthetic for the historic context.	Staff finds that special conditions do not exist. Circumstances relating to parking on the site are the result of actions of the applicant, specifically inadequate master planning of the church campus.	NO
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	<i>"Approval of variance request DOES NOT convey a special privilege to the applicant. Variances from parking provisions is available to all other properties in the district."</i>	Granting this variance does confer upon the applicant a special privilege in that it would allow a far greater number of required parking spaces to be on-street than is allowed to other properties in the same zoning district.	NO
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.	<i>Variance requested is the minimum required to provide adequate, functional parking for St. Michael Catholic Church uses in Historic District.</i>	Literal interpretation of the LDC provisions would not deprive the applicant of the rights enjoyed by other properties in the same zoning district.	NO

4. Minimum Variance The variance requested is the minimum variance needed that will make possible the reasonable use of the land, structure, or building.	<i>Variance requested is the minimum required to provide adequate, functional parking for St. Michael Catholic Church uses in Historic District.</i>	As part of the proposed redevelopment of the site, opportunities exist to provide more off street parking if design changes were made, such as undergrounding stormwater retention, reducing the footprint of the proposed structure and making it 2 stories.	NO
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>The variance process for historic properties through the Historic District Council is a necessity in order to make parking space design and layout compatible with the historic character of the Downtown Historic District. Establishing a standard for improving City ROW parking spaces will improve functionality and aesthetics.</i>	Although formalizing the parking using pavers, would make it more in line with the historic character of the downtown district, the existence of full blocks of perpendicular parking in the ROW is inconsistent with the design, character, and intent of the downtown historic district. Cars and parking areas should be secondary to the architecture of the district and sited to the rear or side of structures and appropriately screened. Additionally, utilizing the ROW for parking eliminates public sidewalks and requires pedestrian connections to be located on private property.	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.	Granting the variance is compatible with the surrounding properties and will not cause injury to area involved or otherwise be detrimental to the public health, safety and welfare or environment.	Granting the variance would not be compatible with the surrounding residential properties and would be detrimental to the National Register of Historic Places Fernandina Beach Downtown Historic District.	NO

10.02.03 Additional Criteria for Findings for a Grant of a Variance in the Historic Districts or Community Redevelopment Area			
Criteria	Applicant Response	Staff Analysis	Meets Criteria
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.	<i>"Granting the variance is NOT contrary to the public interest, safety and welfare."</i>	Granting the variance would not be compatible with the surrounding residential properties and would be detrimental to character of the National Register of Historic Places Fernandina Beach Downtown Historic District.	NO

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.	<i>"Special conditions exist for all St Michael properties are located in Downtown Historic District and include extensive public ROW street frontage. Additionally St Michaels owns the 1-acre Fernandez Reserve which serves as a park and family cemetery. This large tract of land cannot be effectively developed to meet standard on-site parking provisions required by the LDCs."</i>	Staff finds that special conditions do not exist. Circumstances relating to parking on the site are the result of actions of the applicant, specifically inadequate master planning of the church campus.	NO
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.	<i>"Literal interpretation of the provision of the LDC's contemporary parking requirements prevents St Michael from providing adequate, functional parking spaces for its parishioners."</i>	Literal interpretation of the LDC provisions would not deprive the applicant of the rights enjoyed by other properties in the same zoning district.	NO
4. The variance requested is the minimum necessary to preserve the historic character of a historic site or of a historic district.	<i>"Variance requested is the minimum required to alleviate existing parking conditions around all St Michael properties."</i>	As part of the proposed redevelopment of the site, opportunities exist to provide more off street parking if design changes were made, such as undergrounding stormwater retention, reducing the footprint of the proposed structure and making it 2 stories.	NO
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.	<i>"Not Applicable"</i>	<i>Not Applicable</i>	N/A

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.	<i>"Not applicable as proposed new construction of SMCC Office Building does not require additional parking spaces."</i>	Not Applicable	N/A
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.	<i>Not Applicable</i>	Not Applicable	N/A
2. The variance would not significantly diminish the historic character of the Historic District or Site.	<i>"The variance WOULD NOT significantly diminish the historic character of the Downtown Historic District."</i>	Granting the variance would not be compatible with the surrounding residential properties and would be detrimental to character of the National Register of Historic Places Fernandina Beach Downtown Historic District.	NO
3. That the variance requested is the minimum necessary to affect the adaptive reuse of an existing structure or site.	<i>"Variance requested is the minimum required to alleviate existing parking conditions around all St Michael properties."</i>	As part of the proposed redevelopment of the site, opportunities exist to provide more off street parking if design changes were made, such as undergrounding stormwater retention, reducing the footprint of the proposed structure and making it 2 stories.	NO

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.	<i>Not Applicable.</i>	Not Applicable	N/A
---	------------------------	----------------	-----

Staff finds that granting this variance would be contrary to the best interest of the neighborhood and the Historic District as a whole. The formalization of more on-street parking in the ROW only serves to exacerbate the parking problems in this area brought about by the applicant expanding the church campus without having a master plan for the campus that addresses the creation of on-site parking to accompany the expansion of facilities.

Staff finds that this request for variance from Land Development Code section 7.01.04(B)6 *Parking Standards and Parking Lot Design: On-Street Parking* does not meet the criteria set forth in LDC 10.02.02, 10.02.03(A), or 10.02.03(B) for approval.

STAFF RECOMMENDATION:

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

Staff recommends:

DENIAL of HDC 2018-42

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2018-42 **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 2018-42, 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 2018-42 Application and Backup Materials

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner









HDC 2018-42

EXHIBIT 1

Application & Backup Materials

OFFICE USE ONLY

REC'D: 8/16/18 BY: SJC
PAYMENT: \$ 650 TYPE: ✓ #8721
APPLICATION #:
CASE #: HDC 2018-42
BOARD MEETING DATE: Sep 20, 2018

AUG 16 AM 11:38

**APPLICATION FOR VARIANCE FROM THE LDC****APPLICANT INFORMATION**

Owner Name: St. Michael Catholic Church
Mailing Address: 505 Broome Street, FB, FL 32034
Telephone: 261-3472 Fax: _____
Email: _____

Agent Name: Jose Miranda /o Miranda Architects
Mailing Address: 309 1/2 Centre St., Suite 206, FB, FL 32034
Telephone: 261-4586 Fax: _____
Email: jmiranda@mirandaarchitects.com

PROPERTY INFORMATION

Street Address: See Attached
Parcel Identification Number(s): _____
Lot Number: _____ Block Number: _____

PROJECT INFORMATION

Variance(s) requested from LDC Section(s): See Attached

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

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.

See Attached

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.

See Attached

☒ 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.

8/15/18

Date

[Signature]

Signature of Applicant

STATE OF FLORIDA

COUNTY OF NASSAU

}
ss

Subscribed and sworn to before me this 15th day of August, 2018.

Leah Hall

Notary Public: Signature

LEAH HALL

Printed Name



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

My Commission Expires

Personally Known X OR Produced Identification _____ ID Produced: _____

THIS FORM TO: Authorize an agent to make application and represent the owner of record.



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE St. Michael Catholic Church
(print name of property owner(s))

hereby authorize: Jose Miranda, Architect
(print name of agent)

to represent me/us in processing an application for: HDC Variance
(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.

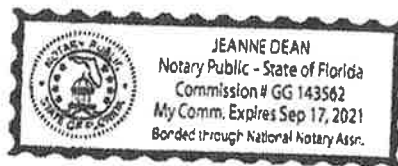
Jose Kallukalam
(Signature of owner)

(Signature of owner)

Rev. Father Jose Kallukalam
(Print name of owner)

(Print name of owner)

STATE OF FLORIDA }
COUNTY OF NASSAU } SS



Subscribed and sworn to before me this 13 day of March, 2018.

Jeanne Dean
Notary Public: Signature

JEANNE DEAN
Printed Name

My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: ☐

Property Search Sales Search Nassau Home

OWNER NAME	DIOCESE OF ST AUGUSTINE	PARCEL NUMBER	00-00-31-1800-0021-0010
MAILING ADDRESS	C/O CATHOLIC CENTER 11625 OLD ST AUGUSTINE RD	TAX DISTRICT	FERNANDINA BEACH (DISTRICT 2)
		MILLAGE	19.9307
		PROPERTY USAGE	CHURCHES
	JACKSONVILLE, FL 32258	DEED ACRES	0
LOCATION ADDRESS	202 4TH ST N	HOMESTEAD	N
	FERNANDINA BEACH 32034	PARCEL MAP RECORD	MAP THIS PARCEL
SHORT LEGAL	BLOCK 21 LOTS 1 & 6 & 30' NORTHLY & ADJACENT TO LOTS 1 & 6	TAX COLLECTOR SEARCH	NASSAU TAX COLLECTOR LINK
		PROPERTY RECORD CARD	LINK TO PROPERTY RECORD CARD (PDF)

2018 Preliminary Values

JUST VALUE OF LAND	\$280,000
LAND VALUE AGRICULTURAL	\$0
TOTAL BUILDING VALUE	\$1,203,478
TOTAL MISC VALUE	\$9,500
JUST OR CLASSIFIED TOTAL VALUE	\$1,492,978
ASSESSED VALUE	\$1,492,978
EXEMPT VALUE	\$1,492,978
TAXABLE VALUE	\$0

Land Information

LAND USE	LAND UNITS	LAND UNIT TYPE	SEC-TWN-RNG
CHURCH 007100	80	FF	21-3N-28
CHURCH 007100	80	FF	21-3N-28

Building Information

TYPE	TOTAL AREA	HEATED AREA	BED ROOMS	BATHS	PRIMARY EXTERIOR	SECONDARY EXTERIOR	HEATING	COOLING	ACTUAL YEAR BUILT	BUILDING SKETCH
CHURCH	15,685	13,193	0	0	REINF CONC		AIR DUCTED	FORCED AIR	1882	SHOW SKETCH

Miscellaneous Information

DESCRIPTION	DIMENSIONS L x W	UNITS	YEAR BUILT
CONCRETE C	0 X 0	687	2000
CONCRETE C	0 X 0	385	1940
CONC CURB	0 X 0	86	1960
CONC BUMPE	0 X 0	3	2015
CONCRETE A	15 X 5	75	2000

Sales Information

There is no Sales Information for this record.

Property Search

Sales Search

Nassau Home

OWNER NAME FERNANDEZ CEMETERY RESERVE
MAILING ADDRESS C/O BISHOP OF ST AUGUSTINE
TRUSTEE OF LD VILLALONGA TRUST
11625 OLD ST AUGUSTINE RD
JACKSONVILLE, FL 32258
LOCATION ADDRESS N 4TH ST
FERNANDINA BEACH 32034
SHORT LEGAL PORTION OF BLOCK 21 S'LY & ADJACENT
TO LOTS 2-5 & 30' N'LY TO LOTS 1 & 6

PARCEL NUMBER 00-00-31-1800-0021-0000
TAX DISTRICT FERNANDINA BEACH (DISTRICT 2)
MILLAGE 19.9307
PROPERTY USAGE MORTUARY/CEMETARY
DEED ACRES 0
HOMESTEAD N
PARCEL MAP RECORD [MAP THIS PARCEL](#)
TAX COLLECTOR SEARCH [NASSAU TAX COLLECTOR LINK](#)
PROPERTY RECORD CARD [LINK TO PROPERTY RECORD CARD \(PDF\)](#)

2018 Preliminary Values

JUST VALUE OF LAND	\$328,790
LAND VALUE AGRICULTURAL	\$0
TOTAL BUILDING VALUE	\$0
TOTAL MISC VALUE	\$27,544
JUST OR CLASSIFIED TOTAL VALUE	\$356,334
ASSESSED VALUE	\$349,562
EXEMPT VALUE	\$349,562
TAXABLE VALUE	\$0

Land Information

LAND USE	LAND UNITS	LAND UNIT TYPE	SEC-TWN-RNG
MORTUARY 007600	220	FF	21-3N-28

Building Information

There is no Building Information for this record.

Miscellaneous Information

DESCRIPTION	DIMENSIONS L x W	UNITS	YEAR BUILT
GAZEBO	0 X 0	1	2000
GAZEBO	0 X 0	3428	2000
IRON FENCE	124 X 4	496	1960
PEBBLE WLK	14 X 12	168	2000
CONCRETE A	45 X 4	180	2000

Sales Information

There is no Sales Information for this record.

[Property Search](#)

[Sales Search](#)

[Nassau Home](#)

OWNER NAME DIOCESE OF ST AUGUSTINE
MAILING ADDRESS C/O CATHOLIC CENTER
11625 OLD ST AUGUSTINE RD

LOCATION ADDRESS JACKSONVILLE, FL 32258
228 4TH ST N
FERNANDINA BEACH 32034
SHORT LEGAL BLOCK 21 LOTS 2 3 4 5 CITY OF FDNA
BEACH

PARCEL NUMBER 00-00-31-1800-0021-0020
TAX DISTRICT FERNANDINA BEACH (DISTRICT 2)
MILLAGE 19.9307
PROPERTY USAGE PRIVATE SCHOOLS
DEED ACRES 0
HOMESTEAD N
PARCEL MAP RECORD [MAP THIS PARCEL](#)
TAX COLLECTOR SEARCH [NASSAU TAX COLLECTOR LINK](#)
PROPERTY RECORD CARD [LINK TO PROPERTY RECORD CARD \(PDF\)](#)

2018 Preliminary Values

JUST VALUE OF LAND	\$175,000
LAND VALUE AGRICULTURAL	\$0
TOTAL BUILDING VALUE	\$6,203,904
TOTAL MISC VALUE	\$105,247
JUST OR CLASSIFIED TOTAL VALUE	\$6,484,151
ASSESSED VALUE	\$2,267,673
EXEMPT VALUE	\$2,267,673
TAXABLE VALUE	\$0

Land Information

LAND USE	LAND UNITS	LAND UNIT TYPE	SEC-TWN-RNG
SCHOOL 008300	100	FF	21-3N-28

Building Information

TYPE	TOTAL AREA	HEATED AREA	BED ROOMS	BATHS	PRIMARY EXTERIOR	SECONDARY EXTERIOR	HEATING	COOLING	ACTUAL YEAR BUILT	BUILDING SKETCH
SCHOOL	24,126	19,232	0	0	COMMON BRK		AIR DUCTED	FORCED AIR	1882	SHOW SKETCH
CHURCH	1,371	1,371	0	0	COMMON BRK		AIR DUCTED	FORCED AIR	1882	SHOW SKETCH

Miscellaneous Information

DESCRIPTION	DIMENSIONS L x W	UNITS	YEAR BUILT
CONC 12"	6 X 12	72	1960
CONC 12"	0 X 0	81	1960
FIRE SPRNK	0 X 0	13522	2000
FIRE SPRNK	0 X 0	1371	2000
CONC BUMPE	0 X 0	18	2000

Sales Information

There is no Sales Information for this record.

Property Search Sales Search **Nassau Home**

OWNER NAME DIOCESE OF ST AUGUSTINE
MAILING ADDRESS C/O CATHOLIC CENTER
11625 OLD ST AUGUSTINE RD

JACKSONVILLE, FL 32258
LOCATION ADDRESS 225 4TH ST N
FERNANDINA BEACH 32034
SHORT LEGAL BLK 16 N3/4 OF LOTS 10 THRU 18 CITY OF
FDNA BEACH

PARCEL NUMBER 00-00-31-1800-0016-0100
TAX DISTRICT FERNANDINA BEACH (DISTRICT 2)
MILLAGE 19.9307
PROPERTY USAGE CHURCHES
DEED ACRES 0
HOMESTEAD N
PARCEL MAP RECORD [MAP THIS PARCEL](#)
TAX COLLECTOR SEARCH [NASSAU TAX COLLECTOR LINK](#)
PROPERTY RECORD CARD [LINK TO PROPERTY RECORD CARD \(PDF\)](#)

2018 Preliminary Values

JUST VALUE OF LAND	\$219,450
LAND VALUE AGRICULTURAL	\$0
TOTAL BUILDING VALUE	\$691,466
TOTAL MISC VALUE	\$38,799
JUST OR CLASSIFIED TOTAL VALUE	\$949,715
ASSESSED VALUE	\$949,715
EXEMPT VALUE	\$949,715
TAXABLE VALUE	\$0

Land Information

LAND USE	LAND UNITS	LAND UNIT TYPE	SEC-TWN-RNG
CHURCH 007100	76	FF	21-3N-28
CHURCH 007100	76	FF	21-3N-28

Building Information

TYPE	TOTAL AREA	HEATED AREA	BED ROOMS	BATHS	PRIMARY EXTERIOR	SECONDARY EXTERIOR	HEATING	COOLING	ACTUAL YEAR BUILT	BUILDING SKETCH
CLUB HOUSE	7,501	6,892	0	0	ABOVE AVE		AIR DUCTED	FORCED AIR	2013	SHOW SKETCH

Miscellaneous Information

DESCRIPTION	DIMENSIONS L x W	UNITS	YEAR BUILT
CONCRETE B	0 X 0	982	2013
CONCRETE B	0 X 0	552	2013
CONC BUMPE	0 X 0	1	2013
CONCRETE A	0 X 0	192	2013
CB/STC 8"	0 X 0	465	2013

Sales Information

There is no Sales information for this record.

Property Search Sales Search Nassau Home

OWNER NAME	DIOCESE OF ST AUGUSTINE	PARCEL NUMBER	00-00-31-1800-0032-0010
MAILING ADDRESS	C/O CATHOLIC CENTER 11625 OLD ST AUGUSTINE RD	TAX DISTRICT	FERNANDINA BEACH (DISTRICT 2)
		MILLAGE	19.9307
		PROPERTY USAGE	CHURCHES
		DEED ACRES	0
LOCATION ADDRESS	JACKSONVILLE, FL 32258 505 BROOME ST FERNANDINA BEACH 32034	HOMESTEAD	N
		PARCEL MAP RECORD	MAP THIS PARCEL
SHORT LEGAL	BLOCK 32 LOTS 1 2 & 16 IN OR 209 PG 287 CITY OF FDNA BEACH	TAX COLLECTOR SEARCH	NASSAU TAX COLLECTOR LINK
		PROPERTY RECORD CARD	LINK TO PROPERTY RECORD CARD (PDF)

2018 Preliminary Values

JUST VALUE OF LAND	\$201,250
LAND VALUE AGRICULTURAL	\$0
TOTAL BUILDING VALUE	\$87,085
TOTAL MISC VALUE	\$29,004
JUST OR CLASSIFIED TOTAL VALUE	\$317,339
ASSESSED VALUE	\$317,339
EXEMPT VALUE	\$317,339
TAXABLE VALUE	\$0

Land Information

LAND USE	LAND UNITS	LAND UNIT TYPE	SEC-TWN-RNG
CHURCH 007100	100	FF	21-3N-28

Building Information

TYPE	TOTAL AREA	HEATED AREA	BED ROOMS	BATHS	PRIMARY EXTERIOR	SECONDARY EXTERIOR	HEATING	COOLING	ACTUAL YEAR BUILT	BUILDING SKETCH
OFFICE LOW	2,735	1,886	2	2	ABOVE AVG.	COMMON BRK	AIR DUCTED	FORCED AIR	1973	SHOW SKETCH

Miscellaneous Information

DESCRIPTION	DIMENSIONS L x W	UNITS	YEAR BUILT
CONCRETE B	0 X 0	805	1973
CONCRETE B	58 X 4	232	1993
CONCRETE A	0 X 0	24	1993
A/C UNIT	0 X 0	1	1998
CONCRETE A	33 X 4	132	2005

Sales Information

SALE DATE	BOOK / PAGE	BOOK / PAGE	PRICE	INSTRUMENT	QUALIFICATION	IMPROVED? (AT TIME OF SALE)	GRANTOR	GRANTEE
01/01/1975	209/287	209/287	46500	WD	Q	Y		
01/01/1972	121/588	121/588	4000	WD	Q	N		

Property Search Sales Search Nassau Home

OWNER NAME VICTOR GALEONE AS BISHOP OF
MAILING ADDRESS THE DIOCESE OF ST AUGUSTINE
11625 OLD ST AUGUSTINE ROAD

JACKSONVILLE, FL 32258
LOCATION ADDRESS 222 N 5TH ST
FERNANDINA BEACH 32034
SHORT LEGAL BLOCK 32 LOTS 3 4 & 5 IN OR 1106/574
ESMT IN OR 958/175

PARCEL NUMBER 00-00-31-1800-0032-0030
TAX DISTRICT FERNANDINA BEACH (DISTRICT 2)
MILLAGE 19.9307
PROPERTY USAGE CHURCHES
DEED ACRES 0
HOMESTEAD N
PARCEL MAP RECORD [MAP THIS PARCEL](#)
TAX COLLECTOR SEARCH [NASSAU TAX COLLECTOR LINK](#)
PROPERTY RECORD CARD [LINK TO PROPERTY RECORD CARD \(PDF\)](#)

2018 Preliminary Values

JUST VALUE OF LAND	\$262,500
LAND VALUE AGRICULTURAL	\$0
TOTAL BUILDING VALUE	\$322,297
TOTAL MISC VALUE	\$20,719
JUST OR CLASSIFIED TOTAL VALUE	\$605,516
ASSESSED VALUE	\$605,516
EXEMPT VALUE	\$605,516
TAXABLE VALUE	\$0

Land Information

LAND USE	LAND UNITS	LAND UNIT TYPE	SEC.TWN-RNG
CHURCH 007100	150	FF	21-3N-28

Building Information

TYPE	TOTAL AREA	HEATED AREA	BED ROOMS	BATHS	PRIMARY EXTERIOR	SECONDARY EXTERIOR	HEATING	COOLING	ACTUAL YEAR BUILT	BUILDING SKETCH
SNGL FAM	2,605	2,276	5	5.5	CEDAR		AIR DUCTED	FORCED AIR	1900	SHOW SKETCH
SNGL FAM	1,527	1,242	3	3	ABOVE AVG.		AIR DUCTED	FORCED AIR	1998	SHOW SKETCH

Miscellaneous Information

DESCRIPTION	DIMENSIONS L x W	UNITS	YEAR BUILT
STRG-A-AL	16 X 14	224	1980
STRG-A-AL	0 X 0	370	1997
WD DECK A	10 X 16	160	2001
FP-2-DB-AV	0 X 0	1	1990
WD DECK G	12 X 16	192	1998

Sales Information

SALE DATE	BOOK / PAGE	BOOK / PAGE	PRICE	INSTRUMENT	QUALIFICATION	IMPROVED? (AT TIME OF SALE)	GRANTOR	GRANTEE
01/09/2003	1106/574	1106/574	630000	WD	Q	Y	SNYDER-BEARD INC	VICTOR GALEONE AS BISHOP OF THE DIOCESE
08/16/2000	944/1985	944/1985	475300	WD	Q	Y	AMELIA HOUSE BED BREAKFAST & SAIL INC	SNYDER-BEARD INC
08/12/1997	802/1673	802/1673	389000	WD	Q	Y	LOWREY JOHN F & JUDI M	AMELIA HOUSE BED BREAKFAST & SAIL INC
10/20/1995	742/139	742/139	100	QC	U	Y	BURLINGAME BRYAN M	LOWREY JOHN F & JUDI M
09/21/1995	739/1563	739/1563	225000	WD	U	Y	BURLINGAME BRYAN M	LOWREY JOHN F & JUDI & BRYAN BURLINGAME (1% I
05/15/1995	729/1045	729/1045	17000	QC	U	Y	BUTLER PAUL A	BURLINGAME BRYAN M
12/09/1992	671/1192	671/1192	52000	WD	Q	Y	BURROUGHS H E	BUTLER & BURLINGAME
12/31/1991	645/493	645/493	1000	CT	U	Y	CLERK OF COURT	BURROUGHS H E
04/27/1987	516/201	516/201	70000	AD	U	Y	BURROUGHS H E	DUERDEN JOHN R
04/27/1987	516/200	516/200	100	QC	U	Y	PRUITT CHARLES E	BURROUGHS H E
02/01/1984	413/806	413/806	54500	WD	U	Y	LOTSPEICH MELVA	H E BURROUGHS & CHARLES PRUITT

Property Search Sales Search Nassau Home

OWNER NAME ESTEVEZ FELIPE J (BISHOP)
MAILING ADDRESS OF DIOCESE OF ST AUGUSTINE
11625 OLD ST AUGUSTINE RD

LOCATION ADDRESS JACKSONVILLE, FL 32258
230 5TH ST N
FERNANDINA BEACH 32034
SHORT LEGAL BLOCK 32 LOTS 6 & 7 IN OR 1917/260 CITY
OF FDNA BEACH

PARCEL NUMBER 00-00-31-1800-0032-0060
TAX DISTRICT FERNANDINA BEACH (DISTRICT 2)
MILLAGE 19.9307
PROPERTY USAGE CHURCHES
DEED ACRES 0
HOMESTEAD N
PARCEL MAP RECORD [MAP THIS PARCEL](#)
TAX COLLECTOR SEARCH [NASSAU TAX COLLECTOR LINK](#)
PROPERTY RECORD CARD [LINK TO PROPERTY RECORD CARD \(PDF\)](#)

2018 Preliminary Values

JUST VALUE OF LAND	\$175,000
LAND VALUE AGRICULTURAL	\$0
TOTAL BUILDING VALUE	\$631,837
TOTAL MISC VALUE	\$13,021
JUST OR CLASSIFIED TOTAL VALUE	\$819,858
ASSESSED VALUE	\$383,041
EXEMPT VALUE	\$383,041
TAXABLE VALUE	\$0

Land Information

LAND USE	LAND UNITS	LAND UNIT TYPE	SEC-TWN-RNG
CHURCH 007100	100	FF	21-3N-28

Building Information

TYPE	TOTAL AREA	HEATED AREA	BED ROOMS	BATHS	PRIMARY EXTERIOR	SECONDARY EXTERIOR	HEATING	COOLING	ACTUAL YEAR BUILT	BUILDING SKETCH
SCHOOL	2,977	2,119	0	0	ABOVE AVG.		AIR DUCTED	FORCED AIR	1997	SHOW SKETCH

Miscellaneous Information

DESCRIPTION	DIMENSIONS L x W	UNITS	YEAR BUILT
FP-1-SG-GD	0 X 0	1	1997
FP-1-SG-GD	36 X 21	756	1997
CONCRETE A	19 X 8	152	1997
CONCRETE A	0 X 0	364	1997
WD DECK A	6 X 5	30	2015

Sales Information

SALE DATE	BOOK / PAGE	BOOK / PAGE	PRICE	INSTRUMENT	QUALIFICATION	IMPROVED? (AT TIME OF SALE)	GRANTOR	GRANTEE
05/12/2014	1917/260	1917/260	410000	WD	U	Y	RIOTTE FRANCES	ESTEVEZ FELIPE J AS BISHOP
09/06/1995	738/1130	738/1130	27000	WD	Q	Y	HOLMES JOHN T	RIOTTE WYNDHAM & FRANCES
09/01/1986	497/428	497/428	6000	WD	Q	Y		
08/01/1986	495/203	495/203	6000	CT	U	Y		

Property Search Sales Search Nassau Home

OWNER NAME DIOCESE OF ST AUGUSTINE
MAILING ADDRESS % CATHOLIC CENTER
11625 OLD ST AUGUSTINE RD

JACKSONVILLE, FL 32258
LOCATION ADDRESS 510 CALHOUN ST
FERNANDINA BEACH 32034
SHORT LEGAL BLOCK 32 LOTS 8 9 CITY OF FDNA BEACH

PARCEL NUMBER 00-00-31-1800-0032-0080
TAX DISTRICT FERNANDINA BEACH (DISTRICT 2)
MILLAGE 19.9307
PROPERTY USAGE CHURCHES
DEED ACRES 0
HOMESTEAD N
PARCEL MAP RECORD [MAP THIS PARCEL](#)
TAX COLLECTOR SEARCH [NASSAU TAX COLLECTOR LINK](#)
PROPERTY RECORD CARD [LINK TO PROPERTY RECORD CARD \(PDF\)](#)

2018 Preliminary Values

JUST VALUE OF LAND	\$175,000
LAND VALUE AGRICULTURAL	\$0
TOTAL BUILDING VALUE	\$301,081
TOTAL MISC VALUE	\$7,626
JUST OR CLASSIFIED TOTAL VALUE	\$483,707
ASSESSED VALUE	\$269,453
EXEMPT VALUE	\$269,453
TAXABLE VALUE	\$0

Land Information

LAND USE	LAND UNITS	LAND UNIT TYPE	SEC-TWN-RNG
CHURCH 007100	100	FF	21-3N-28

Building Information

TYPE	TOTAL AREA	HEATED AREA	BED ROOMS	BATHS	PRIMARY EXTERIOR	SECONDARY EXTERIOR	HEATING	COOLING	ACTUAL YEAR BUILT	BUILDING SKETCH
SCHOOL	1,400	1,200	0	2	COMMON BRK		AIR DUCTED	FORCED AIR	1947	SHOW SKETCH

Miscellaneous Information

DESCRIPTION	DIMENSIONS L x W	UNITS	YEAR BUILT
CONC 12"	5 X 5	25	1947
CONC 12"	0 X 0	384	2000
BOX FNC 4'	0 X 0	52	2000
CONCRETE C	42 X 39	1638	2000
FENCE GATE	0 X 0	3	2000

Sales Information

There is no Sales Information for this record.



M I R A N D A
a r c h i t e c t s

VARIANCE APPLICATION TO HDC
ST MICHAEL CATHOLIC CHURCH PARKING PLAN, FERNANDINA BEACH, FL
August 16, 2018

PROPERTY INFORMATION

Property	Address	Parcel ID
Church	202 N. 4 th St.	00-00-31-1800-0021-0010
Fernandez Reserve (park)	N. 4 th St.	00-00-31-1800-0021-0000
Academy (school)	228 N. 4 th St.	00-00-31-1800-0021-0020
Parish Hall	225 N. 4 th St.	00-00-31-1800-0016-0100
Church Office	505 Broome St.	00-00-31-1800-0032-0010
Green Houses	222-224 N. 5 th St.	00-00-31-1800-0032-0030
Pre-K	230 N. 5 th St.	00-00-31-1800-0032-0060
Pre-K	510 Calhoun St.	00-00-31-1800-0032-0080

Lot and Block

Entire Block 21

Block 16, North $\frac{3}{4}$ of Lots 10 – 18

Block 32, Lots 1 – 9

PROJECT INFORMATION

Variance requested from LDC Section: **7.01.04 Parking Standards & Parking Lot Design, Item B.6. On-Street Parking**

Brief Description of work proposed:

St Michael has prepared a Master Parking Plan for all church-owned property in the Historic District. Plan has received preliminary review by City staff at August 9, 2018 Technical Review Committee (TRC). Implementation of parking plan requires increase in percentage of permissible On-Street parking spaces from 10% to 50%. In addition, parking plan requires permission for SMCC to provide improved ROW parking spaces to be constructed in accordance with City standards (yet to be defined but will include permeable pavers, striping and wheel stops.)

GENERAL VARIANCE CRITERIA

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.

Special conditions exist for this project as site is located in Downtown Historic District. Circa 1882 Church and Accessory Buildings occupy almost two full blocks in the historic district. Proposed increase in on-street/ROW parking spaces will alleviate existing parking conditions and establish a minimum standard for improved ROW parking space construction creating a consistent design aesthetic for the historic context.

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.

Approval of variance request DOES NOT convey a special privilege to the applicant. Variances from parking provisions is available to all other properties in the 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.

Literal interpretation of contemporary on-site parking requirements prevents historic church from providing adequate parking for their parishioners.

4. MINIMUM VARIANCE:

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

Variance requested is the minimum required to provide adequate, functional parking for St. Michael Catholic Church uses in Historic District.

5. GENERAL HARMONY:

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

The variance process for historic properties through the Historic District Council is a necessity in order to make parking space design and layout compatible with the historic character of the Downtown Historic District. Establishing a standard for improving City ROW parking spaces will improve functionality and aesthetics.

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 the surrounding properties and will not cause injury

to area involved or otherwise be detrimental to the public health, safety and welfare or environment.

APPENDIX A CRITERIA

TAB A

1. PUBLIC INTEREST:

A variance would not be contrary to the public interest, safety, or welfare.

Granting the variance is NOT contrary to the public interest, safety and welfare.

2. SPECIAL CONDITIONS:

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.

Special conditions exist for all St Michael properties are located in Downtown Historic District and include extensive public ROW street frontage. Additionally St Michaels owns the 1-acre Fernandez Reserve which serves as a park and family cemetery. This large tract of land cannot be effectively developed to meet standard on-site parking provisions required by the LDCs.

3. LITERAL INTERPRETATION:

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.

Literal interpretation of the provision of the LDC's contemporary parking requirements prevents St Michael from providing adequate, functional parking spaces for its parishioners.

4. MINIMUM VARIANCE:

The variance requested is the minimum necessary to preserve the historic character of a historic site or of a historic district.

Variance requested is the minimum required to alleviate existing parking conditions around all St Michael properties.

5. ALTERATION:

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.

Not Applicable

6. NEW CONSTRUCTION:

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.

Not applicable as proposed new construction of SMCC Office Building does not require additional parking spaces.

TAB B -- ADAPTIVE RE-USE

1. PUBLIC INTEREST:

A variance would not be contrary to the public interest, safety, or welfare.

Not Applicable.

2. HISTORIC CHARACTER:

The variance would not significantly diminish the historic character of the Historic District or Site.

The variance WOULD NOT significantly diminish the historic character of the Downtown Historic District.

3. MINIMUM VARIANCE:

That the variance requested is the minimum necessary to effect the adaptive reuse of an existing structure or site.

Variance requested is the minimum required to alleviate existing parking conditions around all St Michael properties.

4. PROPOSED DESIGN:

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.

Not Applicable.



M I R A N D A
a r c h i t e c t s

ST. MICHAEL CATHOLIC CHURCH
PROPOSED PARKING PLAN SUMMARY
Revised August 14, 2018

CITY LAND DEVELOPMENT CODE REQUIREMENT

SANCTUARY BUILDING PARKING REQUIREMENT **133 spaces**
(Based on shared parking provisions and supplemental standards for religious property per LDCs given the times of use/operation for each SMCC building)

PROPOSED PARKING PLAN
(SEE ATTACHED SITE PLAN)

**EXISTING PARKING SPACES APPROVED BY CITY FOR
PREVIOUSLY PERMITTED SMCC PROJECTS** **37 spaces**

EXISTING ON STREET AND R.O.W. SPACES **59 spaces**

PROPOSED NEW PARKING SPACES (ON SITE) **26 spaces**

PROPOSED NEW PARKING SPACES (R.O.W.) **14 spaces**

TOTAL PARKING SPACES PROVIDED **136 spaces**

NOTES:

- 1) All on-street spaces to be striped.
- 2) All ROW spaces (existing and new) to be composed of permeable pavers, striped and wheel stopped. Minimum requirements to be determined in consultation with City staff.
- 3) Raised curb to be installed on west side of North 5th Street to prevent anyone from parking under existing trees in ROW adjacent to Fernandez Reserve.
- 4) Intersections and crosswalk areas to be upgraded, striped.
- 5) New public sidewalks to comply with City requirements.

PARKING VARIANCE REQUIRED FROM HDC:

To Increase Credit for On-Street/ROW parking spaces from 10% to 50% due to unique existing site conditions on this historic district property, limitations on development of the Fernandez Reserve, and extent of SMCC-owned property with City R.O.W. frontage.

