



**AGENDA
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
MARCH 21, 2019
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 **February 21, 2019 Regular Meeting**
3. **OLD BUSINESS**
 - 3.1 ***POSTPONED TO APRIL 18, 2019 REGULAR MEETING AT APPLICANTS REQUEST***
HDCV 2019-02 (PREVIOUSLY 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*)
 - 3.2 ***POSTPONED TO APRIL 18, 2019 REGULAR MEETING AT APPLICANTS REQUEST***
HDC 2019-13 (PREVIOUSLY HDC 2018-20): MIRANDA ARCHITECTS, AGENT FOR ST. MICHAEL CATHOLIC CHURCH, 505 BROOME STREET
Certificate of Approval (COA) to construct an approximately 5,978 sf primary structure and associated parking lot. (*Quasi-Judicial*)
 - 3.3 **HDC 2019-02: JOHNSON HOMEBUILDERS, INC., AGENT FOR ROLAND BOARDMAN, BLOCK 15 LOTS 1, 2, & 5 (OLD TOWN).**
Certificate of Approval (COA) to construct a 1,960 sq.ft. primary structure and a 338 sq.ft. accessory structure. (*Quasi-Judicial*)
4. **NEW BUSINESS**
 - 4.1 **HDCV 2019-01: CMR ISLAND PROPERTIES, LLC, AGENT FOR BEVERLY FREEMAN CREWS, JAMES K. FREEMAN JR, GEORGE T. MORGAN, ANGELA KAREN MORGAN, 116 N. 2ND STREET**
VARIANCE from Land Development Code section 1.03.05, Construction or Demolition of Structures on Combined Lots. (*Quasi-Judicial*)

- 4.2 **HDC 2019-09: CMR ISLAND PROPERTIES, LLC, AGENT FOR BEVERLY FREEMAN CREWS, JAMES K. FREEMAN JR, GEORGE T. MORGAN, ANGELA KAREN MORGAN, 116 N. 2ND STREET**
Conceptual Certificate of Approval (COA) to construct four, two-story mixed-use town-homes.
(*Quasi-Judicial*)
- 4.3 **HDC 2019-08: CMR ISLAND PROPERTIES, LLC, AGENT FOR BEVERLY FREEMAN CREWS, JAMES K. FREEMAN JR, GEORGE T. MORGAN, ANGELA KAREN MORGAN, 116 N. 2ND STREET**
Certificate of Approval (COA) to demolish a two-story primary structure and accessory structure.
(*Quasi-Judicial*)
- 4.4 **HDC 2019-10: SPURGEON RICHARDSON, AGENT FOR BOAT HOUSE FERNANDINA, LLC, 30 S. 2ND STREET**
Certificate of Approval (COA) for an exterior remodel to facilitate the adaptive use of this non-contributing structure as a restaurant. (*Quasi-Judicial*)
- 4.5 **HDC 2019-11: MIRANDA ARCHITECTS, AGENT FOR ROBERT H. SPRINGER III, LOTS 4 & 5 BLOCK 22 (OLD TOWN)**
Certificate of Approval (COA) to construct a 2-story primary structure and 1-story detached accessory structure. (*Quasi-Judicial*)
- 4.6 **HDC 2019-12: BAKER FAMILY LIVING TRUST, 28 S. 7TH STREET**
Certificate of Approval (COA) to change a carriage house window opening back to a garage door, as originally designed. (*Quasi-Judicial*)

5. **STAFF APPROVED CERTIFICATE OF APPROVALS**

- 5.1 **HDC 2018-08: MICHAEL H. HUFFMAN & KAREN L. HUFFMAN, 303 CALHOUN STREET**
6 month extension to Board approved COA.
- 5.2 **HDC SA 2019-0014: CITY OF FERNANDINA BEACH, 1017 S. 5TH STREET**
Reset existing hex pavers in perma sand polymer jointing sand.
- 5.3 **HDC SA 2019-0015: JUST'N WINDOWS & DOORS, INC., AGENT FOR CMCWH, LLC, 103 S. 9TH STREET**
Replace brick/coquina pier due to failure. Replace with new footer and block. Coat outside of block in shell to match existing as close as possible.
- 5.4 **HDC SA 2019-0016: MICHAEL RICHARDSON, AGENT FOR NINA WEST, 24 S. 10TH STREET**
Install new paving (driveway & walkway): Turf Block in Natural.
- 5.5 **HDC SA 2019-0017: JOHN GHOLSON, 1110 LADIES STREET**
Construction of a 12x12 shed. Color and materials to match existing primary structure.
- 5.6 **HDC SA 2019-0018: JOSEPH BAKER, 28 S. 7TH STREET**
Reconfigure portion of walkway and replace shells with brick colored pavers to match existing.

- 5.7 **HDC SA 2019-0019: ROOFCRAFTERS ROOFING, LLC, AGENT FOR JACKIE & MARY GRIFFIN, 131 S. 7TH STREET**
Remove existing metal roof, and replace with 26 Gauge Max Rib Metal in color Silver.
- 5.8 **HDC SA 2019-0020: WILLIAM & MARTHA LORD, 23 S. 5TH STREET**
Re-roof existing structure in Owens Corning Asphalt shingles in Merlot.
- 5.9 **HDC SA 2019-0021: TRINITY UNITED METHODIST CHURCH BOARD OF TRUSTEES, 101 S. 8TH ST**
Paint ADA ramp. Colors to match building.
- 5.10 **HDC SA 2019-0022: ISLE OF EIGHT FLAGS SHRIMP FESTIVAL, INC., 1 S. FRONT STREET**
Temporary office trailer for shrimp festival.
- 5.11 **HDC SA 2019-0023: JAMES SCHAFFER (SUMMER HOUSE REALTY), 316 ASH STREET**
Install 42"x 24" sandwich board sign.
- 5.12 **HDC SA 2019-0024: DOLORES G. SCANDALIATO OF DGS LIVING TRUST, 319 S. 6TH STREET**
Recoat metal roof and repaint exterior of structure.

6. BOARD BUSINESS

- 6.1 **Presentation:** Defensible Decision-Making and Sunshine Laws (Tammi Bach, City Attorney)
- 6.2 **Alternate 2 Vacancy**
- 6.3 **REAPPOINTMENT OF ENRIQUE ESCALANTE**

7. STAFF REPORT

- 7.1 **HDC Workshop: Old Town -** Wednesday, March 27, 2019, 5:00 PM, City Hall Commission Chambers
- 7.2 **Historic Preservation Awards:** Deadline for submissions March 29, 2019
- 7.3 **Preservation Home Tour:** Saturday, May 11, 2019

8. PUBLIC COMMENT

9. ADJOURNMENT

NEXT HDC REGULAR MEETING IS SCHEDULED FOR APRIL 18, 2019.

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
FEBRUARY 21, 2019**

1. CALL TO ORDER: 5:00 PM

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT:

James Pozzetta (Vice Chair)
Michael Harrison
Michael Spino (Chair)

Benjamin Morrison (Alt1)
Ricky Escalante (Alt 2)
Robert Erickson

MEMBERS ABSENT:

Angela Conway

OTHERS PRESENT

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

In Member Conway's absence, Member Morrison was seated as a voting member.
Member Morrison recused himself from case items 2019-01, 2019-06, & 2019-07.
Member Escalante was seated for case items 2019-01, 2019-06, & 2019-07.
Member Erickson recused himself from case items 2019-06 & 2019-07.

Member Erickson explained that he is abstaining as he has an interest in relocating the structure to a property he owns and had a few conversations with the current owner.

Approved by voice vote.

2. APPROVAL OF MEETING MINUTES

2.1 September 20, 2018 Regular Meeting

2.2 November 15, 2018 Regular Meeting

These minutes were approved with amendment at the January 17, 2019 regular meeting. After review of the recording of the November 15, 2018 meeting, it was determined that the minutes were correct as written and presented.

2.3 January 17, 2019 Regular Meeting

ACTION TAKEN: A Motion was made by Member Harrison, seconded by Member Pozzetta, to approve all 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 2018-49: GILLETTE & ASSOCIATES, INC., AGENT FOR ALACHUA GROUP LLC, 201

ALACHUA STREET Certificate of Approval (COA) to construct a miniature golf course with associated customer service building and deck. (*Quasi-Judicial*)

Asa Gillette, 20 S. 4th Street, agent, and Tim Poynter, owner, provided material samples and were available to answer questions from the Board.

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Harrison, to approve HDC case number 2018-49 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2018-49, as presented, is substantially compliant with the Land Development Code, 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.

- 3.2 **HDC 2019-01: COTNER ASSOCIATES, INC. ARCHITECTS, AGENT FOR JAMES D. & CONSTANCE N. SCOTT, 123 S. 7TH STREET** Certificate of Approval (COA) to expand a rear addition, demolish a non-contributing accessory structure, and construct a new accessory structure. (*Quasi-Judicial*)

Benjamin Morrison, 2107 Whitfield Drive, agent to the owner, was available to answer questions from the Board.

James Shroads, 119 S. 7th Street, neighbor to the subject property, spoke in support of the request.

ACTION TAKEN: A motion was made by Member Erickson, seconded by Member Pozzetta, to approve HDC case number 2019-01 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2019-01, 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.

- 3.3 **HDC 2019-06 (PREVIOUSLY HDC 2018-43): COTNER ASSOCIATES, INC, AGENT FOR DAVID PEYTON PAGE JR. & KIMBERLY PRUITT PAGE, 224 N. 2ND STREET** Certificate of Approval (COA) to demolish a single-family residential structure, located in the CRA and adjacent to the Downtown Historic District. (*Quasi-Judicial*)

John Cotner, 1627 Atlantic Ave, agent to the owners, spoke to the history of the building and the deteriorating condition throughout the years and the exorbitant costs that would be associated with rehabilitation.

David Page, 1702 Atlantic Ave, owner of the subject property, explained that he and his wife love historic homes and have rehabilitated two recently. They initially planned to rehabilitate the home but quickly realized that all historic elements, inside and out, have been long removed.

Robert Erickson, 30 S. 3rd Street, expressed interest in moving the front half of the structure, at his expense, rather than demolish it.

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Harrison, to continue HDC case 2019-06 to the April regular meeting.

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

- 3.4 **HDC 2019-07 (PREVIOUSLY HDC 2018-44): COTNER ASSOCIATES, INC., AGENT FOR DAVID PEYTON PAGE JR. & KIMBERLY PRUITT PAGE, 224 N. 2ND STREET** Conceptual Certificate of Approval (COA) to construct two mixed-use, 3-story structures containing commercial

and residential units totaling approximately 10,000 square feet. *(Quasi-Judicial)*

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Harrison, to continue HDC case 2019-07 to the April regular meeting.

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

4. NEW BUSINESS

- 4.1 HDC 2019-02: JOHNSON HOMEBUILDERS, INC., AGENT FOR ROLAND BOARDMAN, BLOCK 15 LOTS 1, 2, & 5 (OLD TOWN)** Certificate of Approval (COA) to construct a 1,960 sq. ft. primary structure and a 338 sq.ft. accessory structure. *(Quasi-Judicial)*

Roland Boardman, 595 S. Easton Avenue, owner, was present to answer questions from the Board.

Members discussed the lack of permanent architectural detail distinguishing the crossing of the media peonia line.

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Pozzetta, to continue HDC case 2019-02 to the March regular meeting.

Vote upon passage of the motion was taken by ayes and nays, and was as follows:

Member Harrison:	Nay
Member Erickson:	Nay
Member Pozzetta:	Aye
Member Morrison:	Aye
Chair Spino:	Aye

Motion passed.

- 4.2 HDC 2019-03: GREG & ANDREA POWER, BLOCK 23 LOT 4 (OLD TOWN)** Certificate of Approval (COA) to construct an approximately 940 sq. ft. commercial primary structure. *(Quasi-Judicial)*

Greg & Andrea Power, 913 White Street, were present to answer questions from the Board.

ACTION TAKEN: A motion was made by Member Harrison, seconded by Member Pozzetta, to approve HDC case number 2019-03 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2019-03, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation and Development Guidelines to warrant approval at this time.

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

- 4.3 HDC 2019-04: CHISM DEVELOPMENT COMPANY, AGENT FOR TUP REAL ESTATE HOLDINGS LLC., 14 N. 2ND STREET** Conceptual Certificate of Approval (COA) to construct a three-story, mixed use primary structure. *(Quasi-Judicial)*

Wayne Chism, 96047 Brady Point Road, the agent, provided 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 continue HDC 2019-04 to the April regular meeting.

Motion passed by unanimous voice vote.

- 4.4 HDC 2019-05: RICE ARCHITECT, AGENT FOR SOUNDS AND SUDS LAB LLC, 120 S. 8TH**

STREET Certificate of Approval (COA) for the exterior renovation of a non-contributing primary structure. (*Quasi-Judicial*)

Mark Akins, 1414 Highland Drive, agent, provided information and details specific to the request.

Hampton Tanner, 2776 Ocean Oaks Drive, owner, spoke to the mechanical on the roof top.

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Erickson, to approve HDC case number 2019-05 with the condition that the applicants provide a design solution to screen any visible mechanical for Staff approval; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2019-05, 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 was as follows:

Member Harrison:	Nay
Member Erickson:	Aye
Member Pozzetta:	Aye
Member Morrison:	Aye
Chair Spino:	Nay

Motion passed.

5. STAFF-APPROVED CERTIFICATES OF APPROVAL

Member Harrison inquired on item 5.2.

6. BOARD BUSINESS

6.1 Florida Trust for Historic Preservation Nominations

6.2 National Historic Preservation Month

Mr. Cumella provided information. The Board discussed potential nominations.

7. STAFF REPORT

Mr. Cumella provided information on the following items:

7.1 Historic Pavement – Hexagonal Pavers

TEDxSavannah: How Historic Street Pavement Modernized the City, presented by Robin Williams

7.2 Historic District Council Workshop: Old Town

March 27, 2019 5:00 PM, Commission Chambers

7.3 Meeting date change: Due to a scheduling conflict with the FL Trust Conference, the regular May meeting date has been rescheduled from May 16 to May 23.

8. PUBLIC COMMENT

9. ADJOURNMENT – 8:46 PM



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2019-02
MARCH 21, 2019

Owner/Applicant:	Johnson Homebuilders, Inc., agent for Roland Boardman				
Property Address:	Block 15 Lots 1, 2, & 5				
Requested action:	Certificate of Approval (COA) to Construct a 1,960 sq. ft. primary structure and a 338 sq. ft. accessory structure.				
Current zoning:	OT-1				
FLUM land use category:	Old Town 1				
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	Single-Family Residential	OT-1		
	East	Vacant	REC		
	West	Vacant	OT-1		

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 seeks a Certificate of Approval (COA) to construct a 1,960 sq. ft. primary structure and a 338 sq. ft. accessory structure.

This parcel consists of two media peonia (lots 1&2) and one full peonia (lot 5). All construction being proposed will occur on lots 1 & 2.

This case was continued from the February 21, 2019 regular meeting of the Historic District Council. The board requested that the applicant return with an alternate means to achieve the mid-lot corridor.

APPLICABLE GUIDELINES:

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. **A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
2. **The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
3. **Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
4. **Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
5. **Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
6. **Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
7. **Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
8. **Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**
Findings: *Complies* ☒ *Does not Comply* ☐ *N/A* ☐
9. **New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**
Findings: *Complies* ☒ *Does not Comply* ☐ *N/A* ☐
10. **New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment**

would be unimpaired.

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

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

8.00.01 Intent

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

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

8.00.03 Relationship to Comprehensive Plan

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

8.01.01.01 Standards for Development in the Historic District Overlays

- A. The review of proposed development within the Historic District Overlays shall be based upon the latest edition of Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings from the U.S. Secretary of Interior.
- B. The review of proposed development within the Historic District Overlay shall also be based upon compliance with the Downtown Historic District Guidelines, dated December 1999, as amended from time to time. The review of proposed development within Old Town shall be based upon compliance with the Old Town Preservation and Development Guidelines, dated June 1999, as amended from time to time.
- C. In addition to standards applicable to the underlying zoning district, new construction within the Historic District Overlay shall be compatible with the existing character of the landmark or the district. Compatible design means architectural design and construction that will fit harmoniously into the district or the landmark site. New construction shall be compatible in scale, materials, and quality of construction with adjacent buildings and structures that have been designated.
- D. The following features shall be considered by the Historic District Council in the evaluation of proposed new construction, as such features comply with the guidelines referenced in Section 8.01.01.01(A) and (B) above:

1. Scale, including height and width;
2. Setbacks;
3. Orientation and site coverage;
4. Alignment, rhythm, and spacing of buildings;
5. Form and detail, considering the link between old and new buildings;
6. Maintaining materials within the district or on the landmark site;
7. Maintaining quality within the district or on the landmark site;
8. Facade proportions and window patterns;
9. Entrances and porch projections;
10. Roof forms; and
11. Horizontal, vertical, or non-directional emphasis.

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

- A. A peonia is a lot within the Old Town Historic District. The peonia lot is 46.5 feet by 93 feet or 4,324.5 square feet.
- B. Construction of a dwelling unit on a media (one-half (½) of a peonia) peonia shall require that such media peonia be joined with an abutting media peonia or peonia in order to comply with the maximum density established in Section 4.01.01.
- C. General requirements
 1. Guidelines adopted by reference: The Old Town Preservation and Design Guidelines are hereby adopted by reference and incorporated herein.
 2. Purpose
In the Old Town Historic District, the major emphasis is on building placement according to the historic plan and appropriate scale and construction, rather than architectural styles. Building form is discussed in the context of building typology rather than architectural styles. Typological discussions concentrate on the architectural elements that make a building compatible with the context of Old Town. Variances to the guidelines may be granted based on architectural merit. These regulations do not supersede existing codes covering health and safety issues.
 3. Building types
 - a. A primary building is defined as the principal unit of occupancy. While this usually refers to a private dwelling unit, it also applies to appropriate commercial buildings allowed in the OT-2 zoning district.
 - b. Outbuildings are ancillary to the primary building in size and degree of occupancy. Outbuildings may be attached by connecting elements or remain detached. Outbuildings include, but are not limited to, garages, storage sheds, greenhouses, workshops, gazebos, and playhouses.
 - c. Connecting elements are those architectural components that link primary and outbuildings with each other or act as a transition to the landscape. Connecting elements are considered to be enclosed spaces that are not permanently conditioned. Connecting elements create openness and give human scale to the building elements and allow owners to take advantage of the climate. Connecting elements include, but are not restricted to, porches, pergolas, colonnades, loggias, breezeways, and carports. The design of connecting elements shall be compatible with the typology and scale of the building elements; however, these elements can take on many inventive forms to achieve this result. Additions of connecting elements to registered historic structures must be taken on with great care from both an architectural and technical point of view.
- D. The total lot coverage of all building elements on one (1) peonia shall not exceed forty-five (45) percent.
- E. No more than one (1) primary building shall be placed on one (1) peonia.

- F. The number of outbuildings is limited by the total square footage requirements and the dimensions set out for these buildings but not by number.
- G. The space between an outbuilding and a primary building shall be a usable space of not less than five (5) feet. The use of connecting elements to link primary and outbuildings with indoor-outdoor space is strongly encouraged. Connecting elements and landscape elements are excluded from building separation requirement to encourage the design of spaces that take advantage of the climate. Thus, enclosed square footage may be easily expanded by the precise use of connecting elements such as porches and breezeways.
- H. The area of a tower is included in the calculation of the total allowable area of the primary building. A minimum of twenty-five (25) percent of the tower shall not be permanently conditioned space, typically the upper space opening to the sky and surrounding view.
- I. Garages and outbuildings that house more permanent types of occupancy, such as an accessory dwelling, shall not exceed 500 square feet in area, per level, shall not exceed 24 feet in height, shall not contain a kitchen or kitchenette, and shall not be rented out. The area of all other out buildings is limited to 350 square feet and shall not exceed 16 feet in height.
- J. Nonresidential structures shall have sites of sufficient area for the structures to meet minimum requirements in this section.
- K. Lot visibility corridors. The term "visibility corridor" is used in place of "setbacks" to emphasize the spatial effect of building placement. Careful siting of properly scaled building elements on a lot ensures that the historic lot divisions remain visible regardless of the architectural style or number of buildings that exist within the City at any given time. The visibility corridors are subdivided into frontage corridors, side yard corridors and mid-lot corridors.
 - 1. The frontage corridor is a lot line with minimum setback of five (5) feet. This encourages the use to define the private space of the lot and the public space of the street. Outbuildings shall not be located on the frontage portion of peonias or the corner media peonia lots.
 - 2. For side yard corridors there shall be a required minimum setback of five (5) feet separating lots on the north-south orientation. If two (2) or more adjacent properties are owned, then the corridor dimensions are cumulative. Primary and outbuildings shall not cross lot lines without the use of an open space or connecting element that maintains the dimensions of the side yard corridor.
 - 3. Mid-lot corridors shall have a minimum setback of five (5) feet. This setback makes the historic lot division visible along the east-west orientation. Mid-lot corridors on frontage lots make the media peonia lots visible and are required regardless of ownership. On interior peonia lots, this corridor appears at midblock. If an aggregate of peonias extends from street to street, a visibility corridor shall be present in the design of the buildings indicating the mid-block dimension. Primary and outbuildings shall not cross lot lines without the use of an open space or connecting element that maintains the dimensions of the mid-lot corridors. For example, if an owner holds an entire row of media peonias along a north-south street and plans to build the maximum allowable percentage of lot coverage, then all building elements shall demonstrate a mid-lot visibility corridor at the lot lines.
 - 4. Every point of the required corridors shall be open from its lowest point to the sky unobstructed, except for the ordinary projection of sills, belt courses, buttresses, ornamental features, chimneys, and eaves, provided that none of such projections shall project into a side yard any more than twenty-four (24) inches. Connecting elements such as balconies, porches, or bay windows may also be allowed as projections under these dimensional restrictions. Landscape elements are not covered under this restriction.
 - 5. In instances where media-peonias are owned in aggregate or assembled to meet the minimum density or area requirements, the visibility corridor may be crossed by an enclosed primary

structure or connecting element which clearly indicates the existence of the visibility corridor (i.e., substantial changes in the roof elevation, substantial indentions or breaks in exterior wall elements and similar architectural features) as may be approved by the Historic District Council (HDC).

8.02.02 Historic District Council Roles and Responsibilities

The HDC shall have the duty and responsibility to:

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

OLD TOWN FERNANDINA PRESERVATION AND DEVELOPMENT GUIDELINES

4.1 Importance of Building Setting and Placement:

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

4.2 General Approach to New Residential Construction:

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

4.3 Building Elements:

Building Elements are subdivided into Primary Buildings and Out Buildings.

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

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

Garages should not be built into a primary structure.

4.4 Residential Building Design:

Recommendations:

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

Avoid:

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

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

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

4.7 Sideyard Corridors: Five foot minimum requirement.

4.8 Mid-Lot Corridors: Make the historic lot divisions visible; required on media-peonia frontage lots regardless of ownership. Visibility corridor should be present in design of buildings indicating mid-block dimension. Primary and out buildings may not cross lot line without use of open space or connection element that maintains the dimensions of the mid-lot corridors.

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

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

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

ANALYSIS:

Site Plan –

- **Housing Type** – Single-family detached homes are a permissible housing type in OT-1 Zoning District. The site will also include a one-story accessory dwelling.
- **Lot Density** – Total lot coverage is approximately 27%, 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. The applicant has denoted the mid-lot corridor through a change in roofline.
- **Visibility Triangle** – Visibility triangle is shown on site plan. The plan is in compliance with the requirements for the visibility triangle per LDC 7.01.08.
- **Parking** – Driveway to be accessed off of Towngate Street. The driveway material is indicated to be a paver drive.
- **Orientation** – All primary structures are required to front the street. The proposed primary structure is sited to front San Fernando 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’, which is under the maximum allowable. Height of the accessory structure is 16’, which is under the allowable.
- **Materials** – The project features materials that replicate traditional materials. The home features cementitious lap siding, and a standing-seam metal roof with natural finish. Cementitious siding will be smooth in finish.
- **Foundation** – The project will be constructed on a stem-wall foundation with wood lattice as infill inserts to give the appearance of a pier foundation. Exposed “false-pier” sections are indicated to have a stucco finish. The porch is indicated to be constructed on a cement slab. This frame vernacular, front-gable style home is a common style seen historically in Fernandina. The two-story porches would traditionally have been constructed of wood. Although the proposed project does a good job of replicating a pier foundation, cement front porches are discouraged for the chosen style of architecture. Staff recommends that the porch be constructed on a pier foundation as is typically seen on both historic and new construction in Old Town.
- **Windows** – The windows that are proposed to be Ply-Gem single-hung with no muntins, as well as Ply-Gem fixed windows. These are on the previously approved list of windows for new construction. The skylights are V Lux model C06 with laminated glass (21x 46). The proposed accessory structure features a demilune window at the front gable. Although there are a few historic examples of this in the city, this style window was not common. Since it does not relate to the shape and proportion of the windows on the primary structure, staff recommends exploring alternate configurations for the gable window on the accessory structure.

- **Doors** – Front door is manufactured by ThermaTru.

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.
- **Details** – Details have been provided that illustrate the design of door/window trim, and porch columns and railings

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 2019-02

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2019-02 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 2019-02, 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 2019-02 Application and Backup Materials

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner



OFFICE USE ONLY

REC'D: 12/20/18 BY: STC
PAYMENT: \$ 200- TYPE CC 8
APPLICATION #:
HDC CASE #:
APPLICATION COMPLETE: Y N
PRE-CONFERENCE: Y ☒ N DATE

APPLICATION FOR HISTORIC DISTRICT COUNCIL
CERTIFICATE OF APPROVAL (COA)

BOARD MEETING DATE: Jan 17, 2019
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: Corner of San Fernando + Towngate St Lots 1, 2+5

Historic District: ☐ Downtown ☒ Old Town ☐ CRA Waterfront

Parcel Identification Number(s): 00-00-31-1580-0015-0010

Zoning District: Lot / Block Number (optional) 1, 2+5 BLOCK 15

Owner of Record

As recorded with the Nassau
County Property Appraiser

Owner(s) Name

ROLAND BOARDMAN

Company (if applicable)

Street Address

595 SE 5th AVE

City State Zip

MELROSE FL 32666

Telephone Number

904-945-1313

Email Address

RONBOARDMAN@GMAIL.COM

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

Applicant Name

STEVE JOHNSON

Company (if applicable)

JOHNSON HOME BUILDERS INC

Street Address

252 INDUSTRIAL BLVD

City State Zip

FERNANDINA BCH FL 32034

Telephone Number

904-583-9456

Email Address

OFFICE@JOHNSONHOMEBUILDERS.COM

PROJECT DESCRIPTION (REQUIRED)

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.

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	FL-13192.2	Pure white Trim Silver Body
Doors	Therma-Tru		FL-7347	
Windows	Ply-Gem Ply-Gem	Single hung no mullins Fixed	FL-16103 FL-16104	white w/ - white Trim
Roofing		stand-n-seam galvalum	FL-11651	
Fascia/Trim	James Hardie		FL-13192.2	
Foundation		concrete stucco		
Shutters				
Porch/Deck		concrete		
Fencing				
Driveways/Sidewalks		Pavers		
Signage				
Other				

PLEASE SUBMIT ALL PRODUCT BROCHURES, PAINT COLOR SAMPLES, AND MATERIAL SAMPLES WITH YOUR APPLICATION.

CERTIFICATION (REQUIRED)

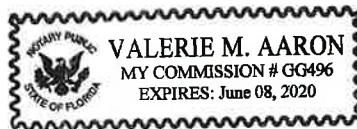
By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

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.

12/20/2018
Date

[Signature]
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU }



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

[Signature]
Notary Public: Signature

Valerie Aaron
Printed Name

6-8-20
My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: ☐

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



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Ronate Roland Boardman
(print name of property owner(s))

hereby authorize: Johnson Home Builders Inc.
(print name of agent)

to represent me/us in processing an application for: New residential construction
(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.

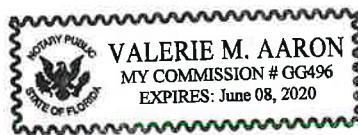
[Signature]
(Signature of owner)

(Signature of owner)

Roland M. Boardman
(Print name of owner)

(Print name of owner)

STATE OF FLORIDA }
COUNTY OF NASSAU } ss



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

[Signature]
Notary Public: Signature

Valerie Aaron
Printed Name

6-8-20
My Commission Expires

Personally Known ☒ OR Produced Identification _____ ID Produced: _____

R

BLOCK 15 LOTS 1 2 & 5 IN OR 2209/202 OLD TOWN



\$2,273.10



\$2,273.10

2,273.10

2,273.10

BLOCK 15 | LOTS 1, 2 & 5 IN OR 2209/202 OLD TOWN

002



SW 7005
Pure White

255-C1







MAP OF BOUNDARY SURVEY & SITE PLAN

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 1, 2 & 5 IN BLOCK 15, OLD TOWN.

2.0' RIBBON CURB

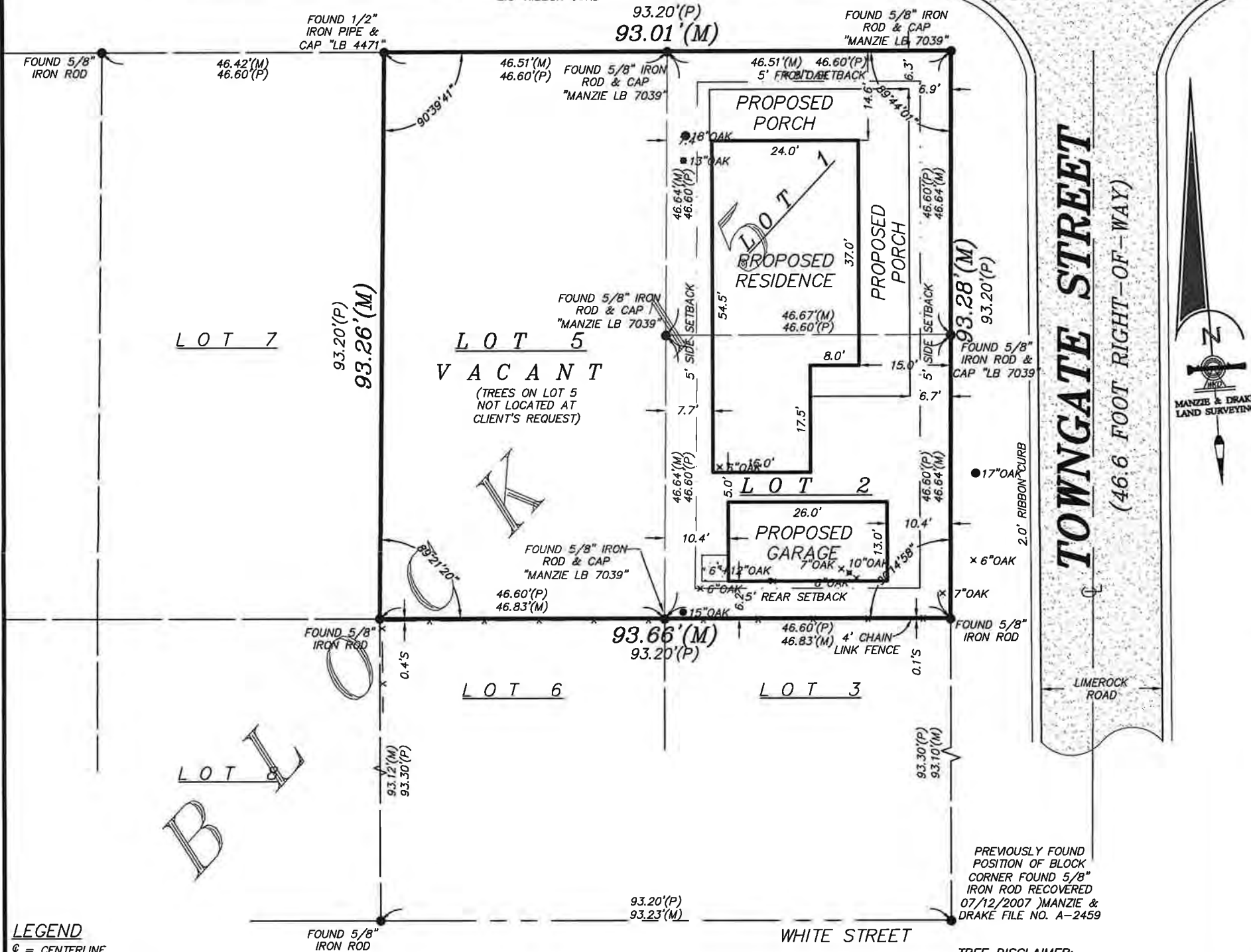
SAN FERNANDO STREET

(46.6 FOOT RIGHT-OF-WAY)

2.0' RIBBON CURB

REVISIONS:

1. REVISED ON 10/05/2018 TO SHOW TREE LOCATIONS ON LOTS 1 & 2 ONLY. ANY TREES ON LOT 5 ARE NOT INCLUDED AS A PART OF THIS SURVEY. (WKD)
2. REVISED ON 12/12/2018 TO SHOW LOCATION OF PROPOSED RESIDENCE & GARAGE. (BH)



LEGEND

⊕ = CENTERLINE
-x-x- = CHAIN LINK FENCE

SURVEY NOTES:

- 1) The "Legal Description" hereon is in accord with the description provided by the client.
- 2) Underground improvements were not located or shown.
- 3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- 4) Internal lot angles shown hereon are based on recovered monumentation.
- 5) "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid."
- 6) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C-0229G, 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.

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CERTIFIED TO:

RONALD BOARDMAN
FIRST AMERICAN TITLE INSURANCE COMPANY
WOOD & SMITH, P.A.

TREE DISCLAIMER:

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

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

BUILDING RESTRICTION LINE (B.R.L.) NOTE:

BUILDING RESTRICTION LINES SHOWN HEREON ARE PER THE CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE, CHAPTER 8, PARAGRAPH 8.01.01.02 FOR PROPERTIES ZONED OT-2 (ADOPTED ON SEPTEMBER 05, 2006)

BUILDING RESTRICTION LINE (BRL) / SET BACK / CORRIDOR LINE INFORMATION SHOWN HEREON IS BASED ON THE MOST CURRENT INFORMATION AVAILABLE FROM THE APPLICABLE LOCAL GOVERNING AGENCY THERE MAY BE MORE RESTRICTIVE BUILDING RESTRICTIONS AND SET BACKS THAN NOTED DEPENDING ON PROPOSED DESIGN. WHOMEVER RELIES ON THIS INFORMATION SHOULD CONFIRM DESIGN INTENT WITH THE LOCAL GOVERNING AGENCY.

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, P.L.S. 4069

MANZIE & DRAKE LAND SURVEYING

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

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

SCALE: 1"=20' JOB NO: 20331 DATE: 06/07/2018 CADD: BH

F.B. NO: X-315 PAGE NO: 21 FIELD CREW: GS FILE NO: A-4583

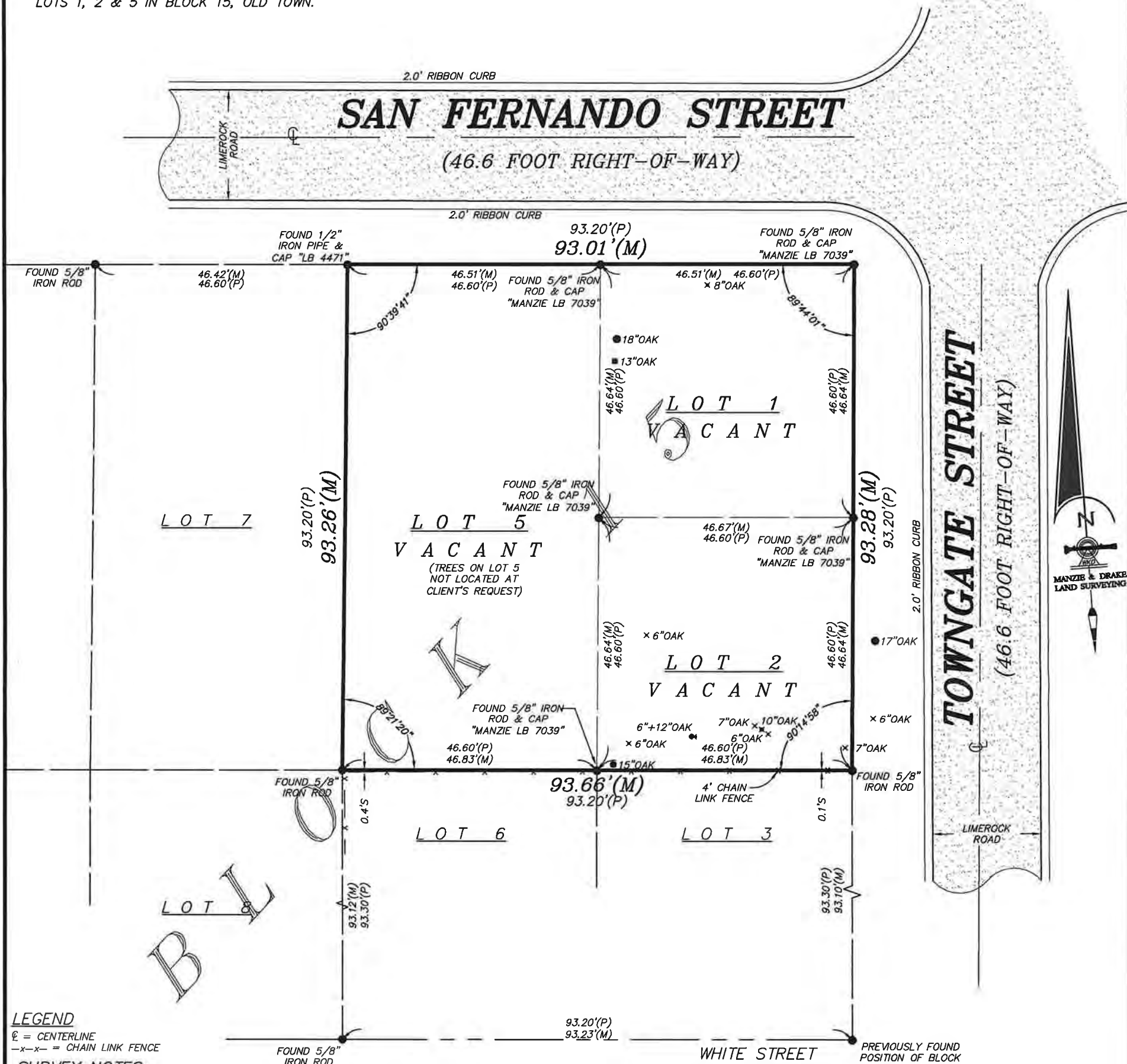
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LOTS 1, 2 & 5 IN BLOCK 15, OLD TOWN.

REVISIONS:

1. REVISED ON 10/05/2018 TO SHOW TREE LOCATIONS ON LOTS 1 & 2 ONLY. ANY TREES ON LOT 5 ARE NOT INCLUDED AS A PART OF THIS SURVEY. (WKD)



LEGEND

⊕ = CENTERLINE
-x-x- = CHAIN LINK FENCE

SURVEY NOTES:

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- 2) Underground improvements were not located or shown.
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- 6) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C 0229G, 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.
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CERTIFIED TO:

RONALD BOARDMAN
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Michael A. Manzie
MICHAEL A. MANZIE, P.L.S. 4069

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SET YOUR SITES ON US."

SCALE: 1"=20' JOB NO: 20331 DATE: 06/07/2018 CADD: BH
F.B. NO: X-315 PAGE NO: 21 FIELD CREW: GS FILE NO: A-4583

PROJECT OVERVIEW

C1.0

03.04.19
ENGINEER OF RECORD

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REAR ELEVATION

SCALE: 1/4"=1'



FRONT ELEVATION

SCALE: 1/4"=1'

ET #:	(3) OF (13)
PROJECT NAME:	BOARDMAN N FERNANDO
PROJECT #:	18.10.03
DRAWN BY:	WMD
CHECKED BY:	MGH
SCALE:	1/4" = 1'-0"
DATE:	03.04.19

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

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PLANS. IT IS THE RESPONSIBILITY OF THE
OWNER OR CONTRACTOR TO VERIFY
DIMENSIONS AND CONSTRUCTIBILITY
OF PROCEEDING WITH CONSTRUCTION
OWNER OR CONTRACTOR SHALL VERIFY
CONSTRUCTION IS PERMITTED AND
COMPLIANT WITH ALL LOCAL BUILDING
CODES AND OFFICIAL PROCESSES.

**LOT 1&2
SAN FERNADO 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

03.04.19
ENGINEER OF RECORD

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SQUARE FOOTAGE		
AREA	TYPE	FOOTAGE
1ST FL. LIVING	CONDITIONED	1,168 sq.ft.
PORCH-1	UNENCLOSED	536 sq.ft.
BREEZEWAY	UNENCLOSED	144 sq.ft.
2ND FL. LIVING	CONDITIONED	792 sq.ft.
PORCH-2	UNENCLOSED	536 sq.ft.
		(3,176 sq.ft.)
GARAGE	UNCONDITIONED	338 sq.ft.
		(388 sq.ft.)
TOTAL A/C		1,960 sq.ft.
TOTAL U/R		3,564 sq.ft.

WALL FRAMING LEGEND		
SYMBOL	WALL SIZE	DESCRIPTION
	8"x16" 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.

WINDOW SCHEDULE			
SYMBOL	SIZE	DIMENSION	DESCRIPTION
	3060	36"x72"	SINGLE HUNG
	2660	30"x72"	SINGLE HUNG
	2640	30"x48"	SINGLE HUNG
	2040	24"x48"	SINGLE HUNG
	4020	48"x24"	FIXED GLASS
	3050	36"x60"	SINGLE HUNG
	3046	36"x54"	SINGLE HUNG
	4040	48"x48"	BAY WINDOW UNIT. (PRE-MANUFACTURED)

DOOR SCHEDULE			
SYMBOL	SIZE	DIMENSION	DESCRIPTION
	3080	36"x96"	SOLID CORE EXT. UNIT w/ (1) 12" S.L.
	3080	36"x96"	SOLID CORE EXTERIOR UNIT
	3080	36"x96"	SOLID CORE INTERIOR UNIT
	2880	32"x96"	SOLID CORE INTERIOR UNIT
	2680	30"x96"	SOLID CORE INTERIOR UNIT
	2480	28"x96"	SOLID CORE INTERIOR UNIT
	2080	24"x96"	SOLID CORE INTERIOR UNIT
	3080	36"x96"	SOLID CORE INTERIOR UNIT (POCKET)
	2680	30"x96"	SOLID CORE INTERIOR UNIT (BI-FOLD)
	(2)2080	48"x96"	SOLID CORE INTERIOR UNIT
	(2)3080	72"x96"	SOLID CORE INTERIOR UNIT
	(2)3080	72"x96"	SOLID CORE EXTERIOR UNIT
	2668	30"x80"	SOLID CORE EXTERIOR UNIT

* PROVIDE AUTOMATIC DOOR CLOSURE ON ANY DOORS LEADING FROM UNCONDITIONED GARAGE SPACE, INTO CONDITIONED LIVING SPACE. (MIN. 20 MINUTE FIRE RATED DOOR)

HEADER SCHEDULE		
SYMBOL	BEAM SIZE	DESCRIPTION
	(2) 2x6	SOUTHERN YELLOW PINE #2
	(2) 2x8	SOUTHERN YELLOW PINE #2
	(2) 2x10	SOUTHERN YELLOW PINE #2
	(2) 2x12	SOUTHERN YELLOW PINE #2
	(2) 1 3/4"x11 3/4"	LAMINATED BEAM
	8"x8" CONC.	CONCRETE PRE-FAB LINTEL w/(2) #5 REBAR

* STRAP EACH END OF BEAM WITH SIMPSON "HST24" STRAP OR EQUIVALENT @ EACH JACK STUD (SEE HEADER DETAIL)
 * SEE CMU BLOCK WALL DETAILS AND NOTES FOR CONCRETE WALL CONSTRUCTION (SEE LINTEL DETAIL)

BEAM SCHEDULE		
SYMBOL	BEAM SIZE	DESCRIPTION
	(3) 2x12	SOUTHERN YELLOW PINE #2
	(2) 2x12	SOUTHERN YELLOW PINE #2
	(3) 1 3/4"x11 3/4"	LVL OR PARRALAM BEAM

* STRAP EACH END OF BEAM WITH SIMPSON "HST24" STRAP OR EQUIVALENT @ EACH JACK STUD
 * SYMBOL REPRESENTS THE NUMBER OF JACK STUDS NEEDED @ EACH BEAM (SEE HEADER DETAIL)

SHEARWALL SCHEDULE			
SYMBOL	TYPE	SHEATHING	NAILING
	2x4 SPF.	3/8" OSB (MIN) -BLOCKED-	4"O.C. EDGE & 8"O.C. FIELD
	2x6 SPF.	3/8" OSB (MIN) -BLOCKED-	4"O.C. EDGE & 8"O.C. FIELD
	2x8 SPF.	3/8" 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.

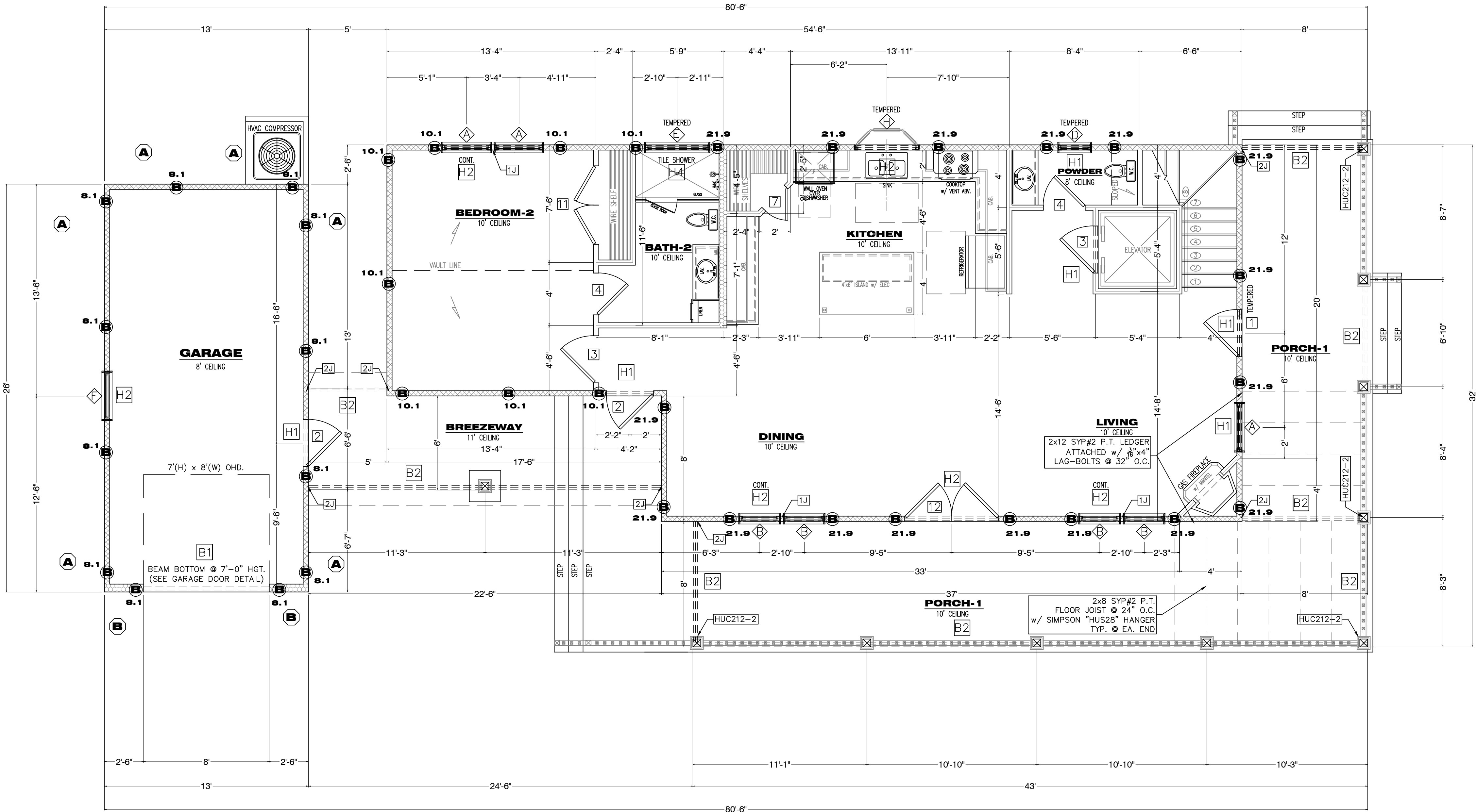
- WOOD SHEATHING TO STUDS NAILING SHALL BE 8d COMMON NAILS.
- GYPSUM BOARD TO STUDS NAILING SHALL BE 5d AND 8d COLLAR NAILS FOR 1/2" AND 5/8" THICK BOARD RESPECTIVELY.
- SOLE PLATE-CONCRETE SLAB ANCHORS LOCATED @ 6" (MIN.) EA. SIDE OF PLATE BREAK.
- ANCHOR SHALL BE 3/4" x 8" EPOXY GROUTED BOLTS.
- INSTALL ALL-THREAD ROD SYSTEM PER DETAIL.

QUICK TIE CABLE LEGEND		
TYPE	CABLE	LOAD
A	3/8" DIA.	0#-910#
B	3/8" DIA.	910#-1909#
G	1/4" DIA.	1909#-2839#
O	5/16" DIA.	2839#-4455#

= (1) STORY = (2) STORY = (3) STORY

= CABLE LENGTH (FROM SLAB TO TOP PLATE)

- ALL EXTERIOR WALLS ARE LOAD BEARING WALLS
- CABLE SHALL BE LOCATED PER FRAMING PLAN
- MAX. SPACING SHALL NEVER EXCEED 8'-0" O.C.
- QT CABLES & ANCHORS SHALL BE PLACED IN ALL LOAD BEARING WALLS
- SEE QT DETAILS FOR ALL INSTALLATION REQUIREMENTS



1ST LEVEL FRAMING PLAN

SCALE: 1/4" = 1'

B4.O

SHEET #:**(9) OF (13)**
 PROJECT NAME: **BOARDMAN SAN FERNANDO**
 PROJECT #:**18.10.03**
 DRAWN BY: **WMD**
 CHECKED BY: **MGH**
 SCALE: **1/4"= 1'-0"**
 DATE: **03.04.19**

1020 Little Brook Ct.
Jacksonville, FL 32218

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downsdraftinganddesign@gmail.com

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 HOMEOWNER OR CONTRACTOR SHALL VERIFY
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 CODES AND OFFICIAL PROCESSES.

OWNER /BUILDER
**BOARDMAN
 RESIDENCE**
 PROJECT ADDRESS
**LOT 1&2
 SAN FERNANDO ST.
 FERNANDINA BEACH, FL.
 32034**

MICHAEL G. HOLDER
 PE# 16215
 7441-2 SILVER LAKE TERRACE
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03.04.19
 ENGINEER OF RECORD

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SQUARE FOOTAGE		
AREA	TYPE	FOOTAGE
1ST FL. LIVING	CONDITIONED	1,168 sq.ft.
PORCH-1	UNENCLOSED	536 sq.ft.
BREEZEWAY	UNENCLOSED	144 sq.ft.
2ND FL. LIVING	CONDITIONED	792 sq.ft.
PORCH-2	UNENCLOSED	536 sq.ft.
		(3,176 sq.ft.)
GARAGE	UNCONDITIONED	338 sq.ft.
		(388 sq.ft.)
TOTAL A/C		1,960 sq.ft.
TOTAL U/R		3,564 sq.ft.

WINDOW SCHEDULE			
SYMBOL	SIZE	DIMENSION	DISCRIPTION
◊	3060	36"x72"	SINGLE HUNG
⬢	2660	30"x72"	SINGLE HUNG
◊	2640	30"x48"	SINGLE HUNG
◊	2040	24"x48"	SINGLE HUNG
◊	4020	48"x24"	FIXED GLASS
◊	3050	36"x60"	SINGLE HUNG
◊	3046	36"x54"	SINGLE HUNG
◊	4040	48"x48"	BAY WINDOW UNIT. (PRE-MANUFACTURED)
◊			
◊			

DOOR SCHEDULE			
SYMBOL	SIZE	DIMENSION	DISCRIPTION
[1]	3080	36"x96"	SOLID CORE EXT. UNIT w/ (1) 12" S.L.
[2]	3080	36"x96"	SOLID CORE EXTERIOR UNIT
[3]	3080	36"x96"	SOLID CORE INTERIOR UNIT
[4]	2880	32"x96"	SOLID CORE INTERIOR UNIT
[5]	2680	30"x96"	SOLID CORE INTERIOR UNIT
[6]	2480	28"x96"	SOLID CORE INTERIOR UNIT
[7]	2080	24"x96"	SOLID CORE INTERIOR UNIT
[8]	3080	36"x96"	SOLID CORE INTERIOR UNIT (POCKET)
[9]	2680	30"x96"	SOLID CORE INTERIOR UNIT (BI-FOLD)
[10]	(2)2080	48"x96"	SOLID CORE INTERIOR UNIT
[11]	(2)3080	72"x96"	SOLID CORE INTERIOR UNIT
[12]	(2)3080	72"x96"	SOLID CORE EXTERIOR UNIT
[13]	2668	30"x80"	SOLID CORE EXTERIOR UNIT
[14]			
[15]			
[16]			

* PROVIDE AUTOMATIC DOOR CLOSURE ON ANY DOORS LEADING FROM UNCONDITIONED GARAGE SPACE, INTO CONDITIONED LIVING SPACE. (MIN. 20 MINUTE FIRE RATED DOOR)

WALL FRAMING LEGEND		
SYMBOL	WALL SIZE	DISCRIPTION
	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.

BEAM SCHEDULE		
SYMBOL	BEAM SIZE	DISCRIPTION
[B1]	(3) 2x12	SOUTHERN YELLOW PINE #2
[B2]	(2) 2x12	SOUTHERN YELLOW PINE #2
[B3]	(3) 1½"x11½"	LVL OR PARRALAM BEAM

* STRAP EACH END OF BEAM WITH SIMPSON "M2A24" STRAP OR EQUIVALENT @ EACH JACK STUD
 * [2J] SYMBOL REPRESENTS THE NUMBER OF JACK STUDS NEEDED @ EACH BEAM (SEE HEADER DETAIL)

HEADER SCHEDULE		
SYMBOL	BEAM SIZE	DISCRIPTION
[H1]	(2) 2x6	SOUTHERN YELLOW PINE #2
[H2]	(2) 2x6	SOUTHERN YELLOW PINE #2
[H3]	(2) 2x10	SOUTHERN YELLOW PINE #2
[H4]	(2) 2x12	SOUTHERN YELLOW PINE #2
[H5]	(2) 1½"x11½"	LAMINATED BEAM
[L1]	8"x8" CONC.	CONCRETE PRE-FAB LINTEL w/(2) #5 REBAR

* STRAP EACH END OF BEAM WITH SIMPSON "M2A24" STRAP OR EQUIVALENT @ EACH JACK STUD (SEE HEADER DETAIL)
 * SEE CMU BLOCK WALL DETAILS AND NOTES FOR CONCRETE WALL CONSTRUCTION (SEE LINTEL DETAIL)

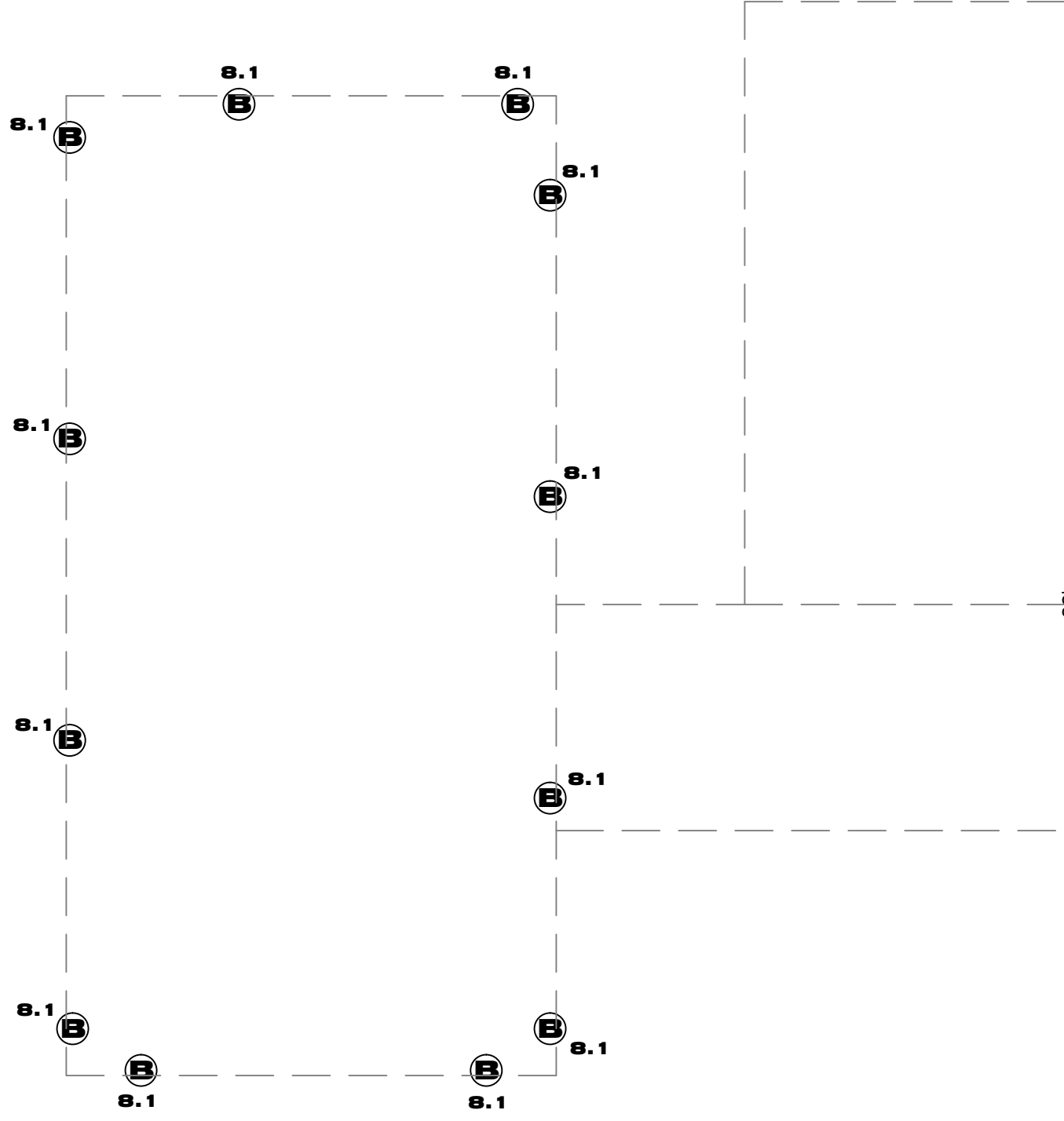
SHEARWALL SCHEDULE			
SYMBOL	TYPE	SHEATHING	NAILING
A	2x4 SPF.	½" OSB (MIN) -BLOCKED-	4"O.C. EDGE & 8"O.C. FIELD
B	2x6 SPF.	½" OSB (MIN) -BLOCKED-	4"O.C. EDGE & 8"O.C. FIELD
C	2x8 SPF.	½" OSB (MIN) -BLOCKED-	4"O.C. EDGE & 8"O.C. FIELD

NOTE: ALL EXTERIOR WALLS ARE LOAD BEARING SHEAR WALLS

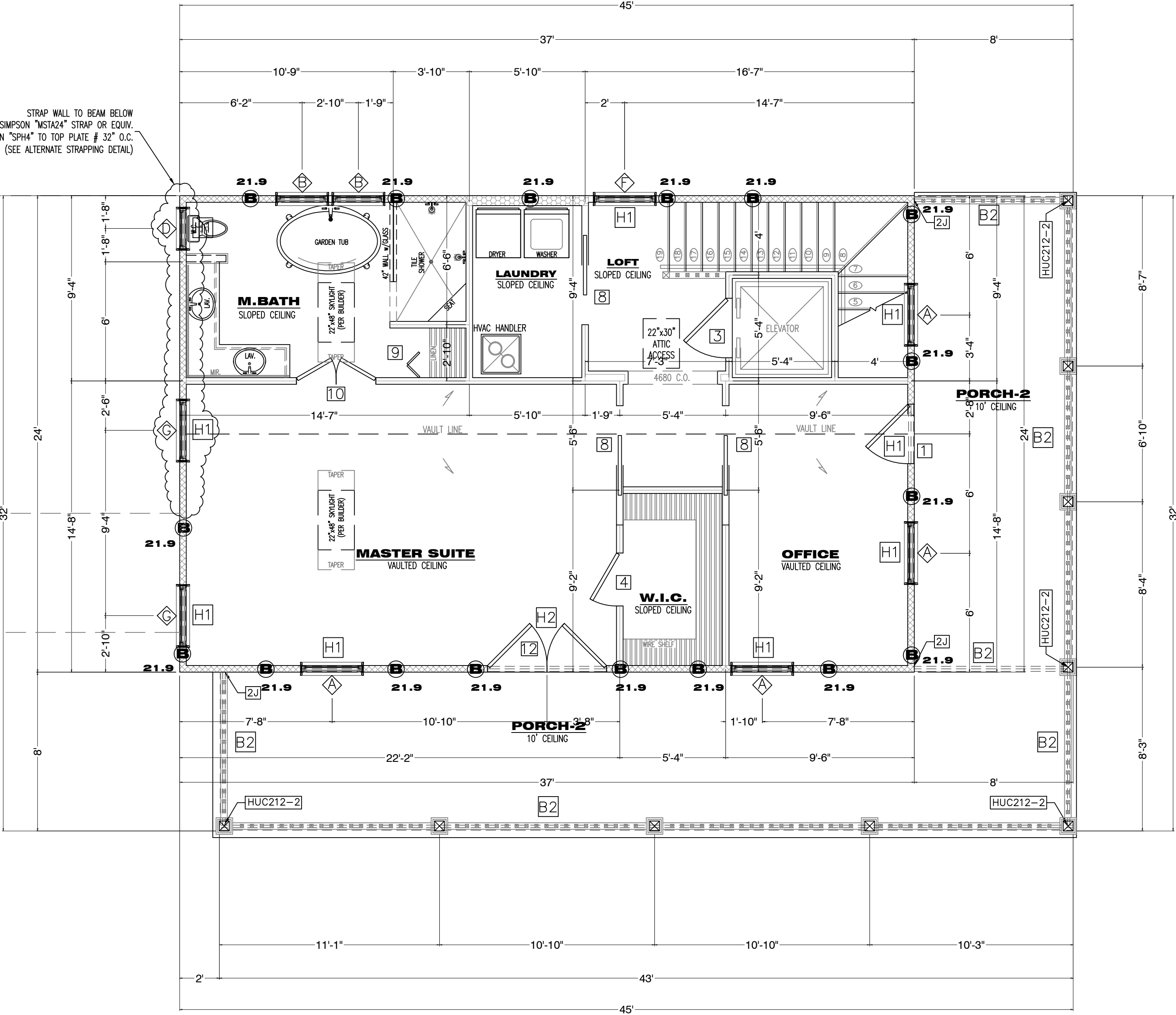
THE SHEAR WALLS TABLE WAS ESTABLISHED ASSUMING THE FOLLOWING CRITERIA UNLESS OTHERWISE NOTED IN THE TABLE:
 * WOOD SHEATHING TO STUDS NAILING SHALL BE 8d COMMON NAILS.
 * GYPSUM BOARD TO STUDS NAILING SHALL BE 5d AND 6d COLLAR NAILS FOR 1/2" AND 5/8" THICK BOARD RESPECTIVELY.
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 * INSTALL ALL-THREAD ROD SYSTEM PER DETAIL

QUICK TIE CABLE LEGEND		
TYPE	CABLE	LOAD
A	⅝" DIA.	0#-910#
B	⅝" DIA.	910#-1909#
G	⅝" DIA.	1909#-2839#
O	⅝" DIA.	2839#-4455#
○ = (1) STORY □ = (2) STORY △ = (3) STORY		
Ⓐ-⓪ = CABLE LENGTH (FROM SLAB TO TOP PLATE)		

* ALL EXTERIOR WALLS ARE LOAD BEARING WALLS
 * CABLE SHALL BE LOCATED PER FRAMING PLAN
 * MAX. SPACING SHALL NEVER EXCEED 8'-0" O.C.
 * OT CABLES & ANCHORS SHALL BE PLACED IN ALL LOAD BEARING WALLS
 * SEE QT DETAILS FOR ALL INSTALLATION REQUIREMENTS



STRAP WALL TO BEAM BELOW w/ SIMPSON "M2A24" STRAP OR EQUIV. & SIMPSON "SPH4" TO TOP PLATE # 32" O.C. (SEE ALTERNATE STRAPPING DETAIL)



2nd LEVEL FRAMING PLAN

SCALE: = 1/ 4" = 1'

B4.1

SHEET #:
(6) OF (13)
 PROJECT NAME: **BOARDMAN SAN FERNANDO**
 PROJECT #:
18.10.03
 DRAWN BY:
WMD
 CHECKED BY:
MGH
 SCALE:
¼"= 1'-0"
 DATE:
03.04.19

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 Jacksonville, FL 32218
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OWNER /BUILDER

PROJECT ADDRESS

BOARDMAN RESIDENCE
LOT 1&2
SAN FERNANDO ST.
FERNANDINA BEACH, FL.
32034

MICHAEL G. HOLDER
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 7441-2 SILVER LAKE TERRACE
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SQUARE FOOTAGE		
AREA	TYPE	FOOTAGE
1ST FL. LIVING	CONDITIONED	1,168 sq. ft.
PORCH-1	UNENCLOSED	536 sq. ft.
BREEZEWAY	UNENCLOSED	144 sq. ft.
2ND FL. LIVING	CONDITIONED	792 sq. ft.
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		(3,176 sq. ft.)
GARAGE	UNCONDITIONED	338 sq. ft.
		(388 sq. ft.)
TOTAL A/C		1,960 sq. ft.
TOTAL U/R		3,564 sq. ft.

WINDOW SCHEDULE			
SYMBOL	SIZE	DIMENSION	DISCRPTION
⬆	3060	36"x72"	SINGLE HUNG
⬆	2660	30"x72"	SINGLE HUNG
⬆	2640	30"x48"	SINGLE HUNG
⬆	2040	24"x48"	SINGLE HUNG
⬆	4020	48"x24"	FIXED GLASS
⬆	3050	36"x60"	SINGLE HUNG
⬆	3046	36"x54"	SINGLE HUNG
⬆	4040	48"x48"	BAY WINDOW UNIT. (PRE-MANUFACTURED)
⬆			
⬆			

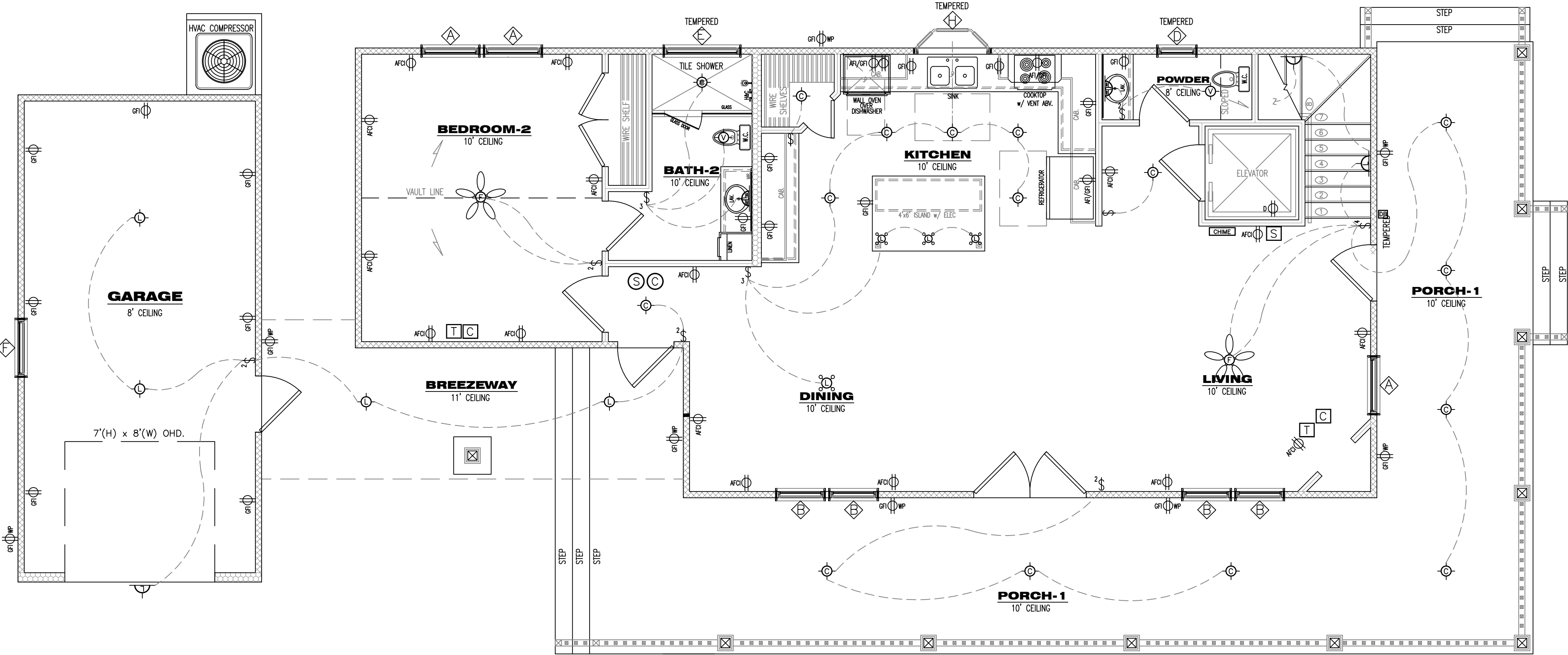
DOOR SCHEDULE			
SYMBOL	SIZE	DIMENSION	DISCRPTION
1	3080	36"x96"	SOLID CORE EXT. UNIT W/ (1) 12" S.L.
2	3080	36"x96"	SOLID CORE EXTERIOR UNIT
3	3080	36"x96"	SOLID CORE INTERIOR UNIT
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5	2680	30"x96"	SOLID CORE INTERIOR UNIT
6	2480	28"x96"	SOLID CORE INTERIOR UNIT
7	2080	24"x96"	SOLID CORE INTERIOR UNIT
8	3080	36"x96"	SOLID CORE INTERIOR UNIT (POCKET)
9	2680	30"x96"	SOLID CORE INTERIOR UNIT (BI-FOLD)
10	(2)2080	48"x96"	SOLID CORE INTERIOR UNIT
11	(2)3080	72"x96"	SOLID CORE INTERIOR UNIT
12	(2)3080	72"x96"	SOLID CORE EXTERIOR UNIT
13	2668	30"x80"	SOLID CORE EXTERIOR UNIT
14			
15			
16			

* PROVIDE AUTOMATIC DOOR CLOSURE ON ANY DOORS LEADING FROM UNCONDITIONED GARAGE SPACE, INTO CONDITIONED LIVING SPACE. (MIN. 20 MINUTE FIRE RATED DOOR)

ELECTRICAL LEGEND	
SYMBOL	DISCRPTION
⌚	110 - ARC FAULT INTERRUPTER OUTLET
⌚	110 - GROUND FAULT INTERRUPTER OUTLET
⌚WP	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
⌚	SMOKE DETECTOR (CEILING MOUNT)
⌚	CARBON MONOXIDE DETECTOR (CEILING MOUNT)
⌚	CABLE OUTLET
⌚	TELEPHONE OUTLET
⌚	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 2011.
- 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.



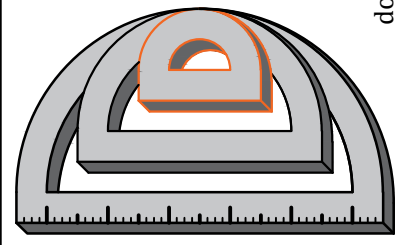
1st LEVEL ELECTRICAL PLAN

SCALE: 1/4"=1'

B5.0

SHEET # **(7) OF (13)**
PROJECT NAME **BOARDMAN
SAN FERNANDO**
PROJECT # **18.10.03**
DRAWN BY: **WMD**
CHECKED BY: **MGH**
SCALE: **1/4"=1'-0"**
DATE: **03.04.19**

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OWNER /BUILDER

**BOARDMAN
RESIDENCE**

PROJECT ADDRESS

**LOT 1&2
SAN FERNANDO ST.
FERNANDINA BEACH, FL.
32034**

**MICHAEL G. HOLDER
PE# 16215**

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03.04.19
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SQUARE FOOTAGE		
AREA	TYPE	FOOTAGE
1ST FL. LIVING	CONDITIONED	1,168 sq.ft.
PORCH-1	UNENCLOSED	536 sq.ft.
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TOTAL A/C		1,960 sq.ft.
TOTAL U/R		3,564 sq.ft.

WINDOW SCHEDULE				
SYMBOL	SIZE	DIMENSION	DISCRPTION	
	3060	36"x72"	SINGLE HUNG	
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	3050	36"x60"	SINGLE HUNG	
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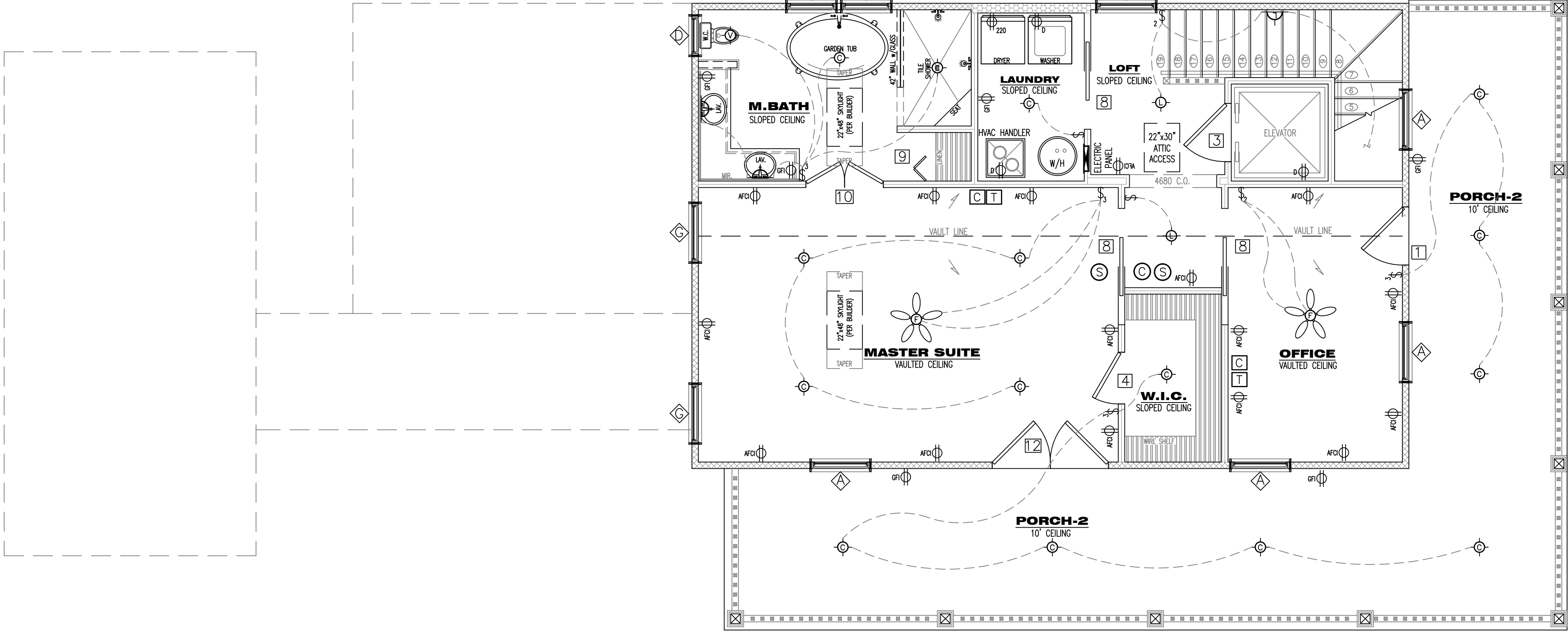
DOOR SCHEDULE			
SYMBOL	SIZE	DIMENSION	DISCRPTION
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	3080	36"x96"	SOLID CORE EXTERIOR UNIT
	3080	36"x96"	SOLID CORE INTERIOR UNIT
	2880	32"x96"	SOLID CORE INTERIOR UNIT
	2680	30"x96"	SOLID CORE INTERIOR UNIT
	2480	28"x96"	SOLID CORE INTERIOR UNIT
	2080	24"x96"	SOLID CORE INTERIOR UNIT
	3080	36"x96"	SOLID CORE INTERIOR UNIT (POCKET)
	2680	30"x96"	SOLID CORE INTERIOR UNIT (BI-FOLD)
	(2)2080	48"x96"	SOLID CORE INTERIOR UNIT
	(2)3080	72"x96"	SOLID CORE INTERIOR UNIT
	(2)3080	72"x96"	SOLID CORE EXTERIOR UNIT
	2668	30"x80"	SOLID CORE EXTERIOR UNIT

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ELECTRICAL LEGEND	
SYMBOL	DISCRPTION
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	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 OUTLET
	SECURITY PANEL
	DOOR BELL CHIME
	DOOR BELL
	CEILING HUNG FAN W/ LIGHT (REMOTE)

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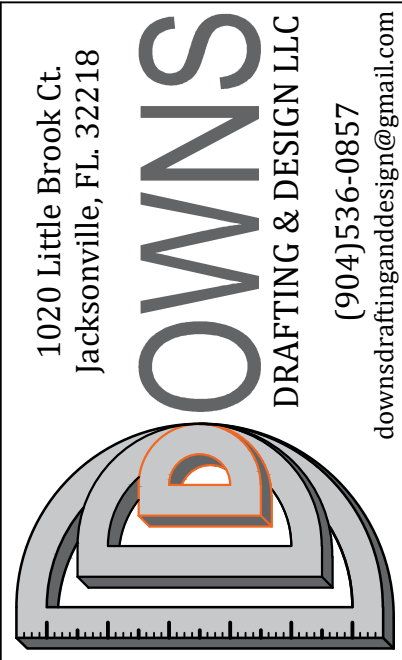


2nd LEVEL ELECTRICAL PLAN

SCALE: = 1/4" = 1'

B5.1

SHEET # (9) OF (13)
PROJECT NAME: BOARDMAN
SAN FERNANDO
PROJECT #: 18.10.03
DRAWN BY: WMD
CHECKED BY: MGH
SCALE: 1/4" = 1'-0"
DATE: 03.04.19



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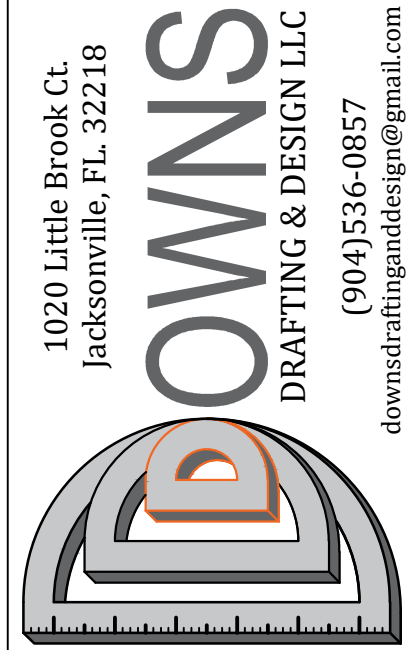
OWNER /BUILDER

PROJECT ADDRESS

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RESIDENCE
LOT 1&2
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downsdraftinganddesign@gmail.com

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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

BOARDMAN
RESIDENCE

PROJECT ADDRESS

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FERNANDINA BEACH, FL.
32034

MICHAEL G. HOLDER
PE# 16215

7441-2 SILVER LAKE TERRACE
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ROOF NOTES:

ROOF PITCH: 7:12 & 3:12

ROOF TYPE: PRE-ENG TRUSSES

ROOF MATERIAL: METAL ROOFING

ROOF MEMBRANE: 15# FELT-PAPER (OR EQUIV.)

SHEATHING MATERIAL: 3/8" A.P.A. RATED OSB SHEATHING (MIN.)

NAIL PATTERN: 8d RING-SHANK NAILS SPACED
6" O.C. @ EDGE & 6" O.C. @ FIELD

ROOF PLATE: 10'-0" @ 1ST LEVEL
10'-0" @ 2ND LEVEL
(SEE ELEV.)

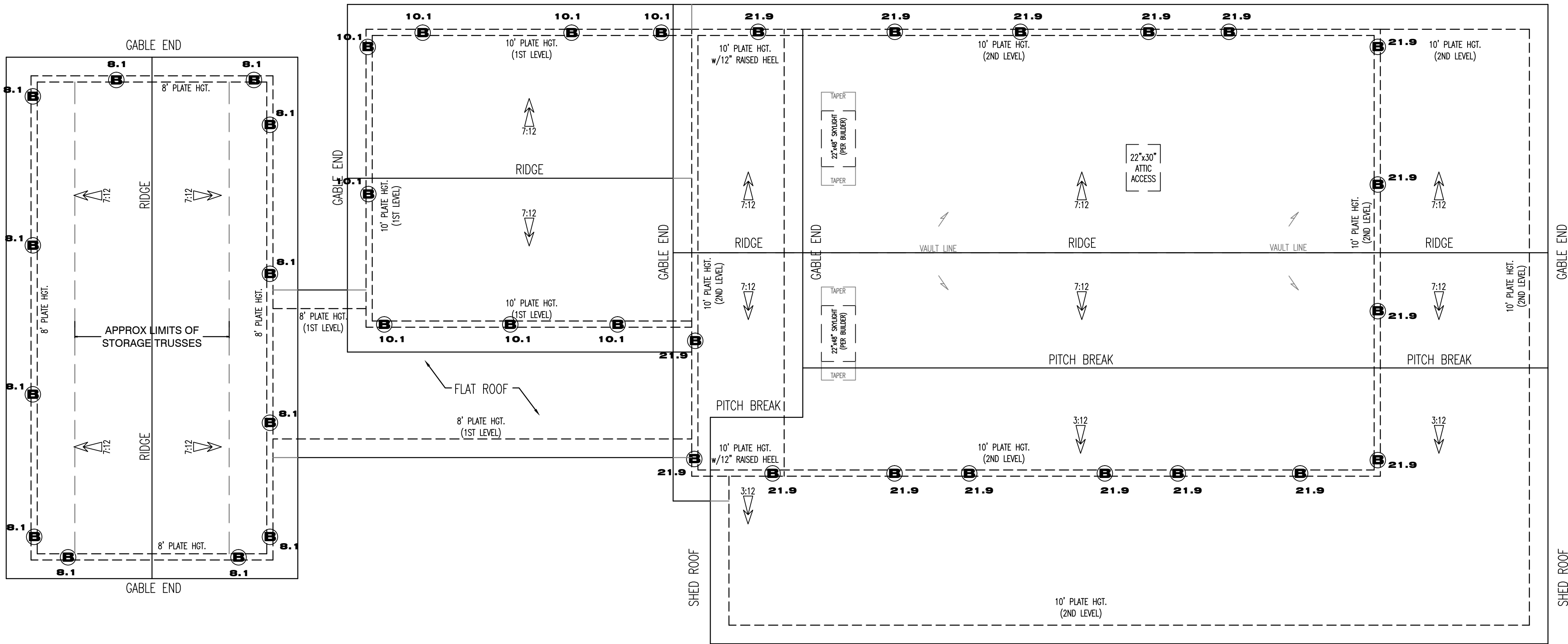
ROOF EAVE: 16" (TYP.)
12" @ CABLE

SOFFIT MATERIAL: WOOD SOFFIT (VENTED)
P.T. WOOD FASCIA w/
METAL DRIP EDGE

ROOF VENTILATION CALCULATION:
ROOF SQ.FT. = 2,182 / 300 = 7.27 TOTAL VENTILATION /2
= 3.63 (UPPER ROOF) & 3.63 (SOFFIT)

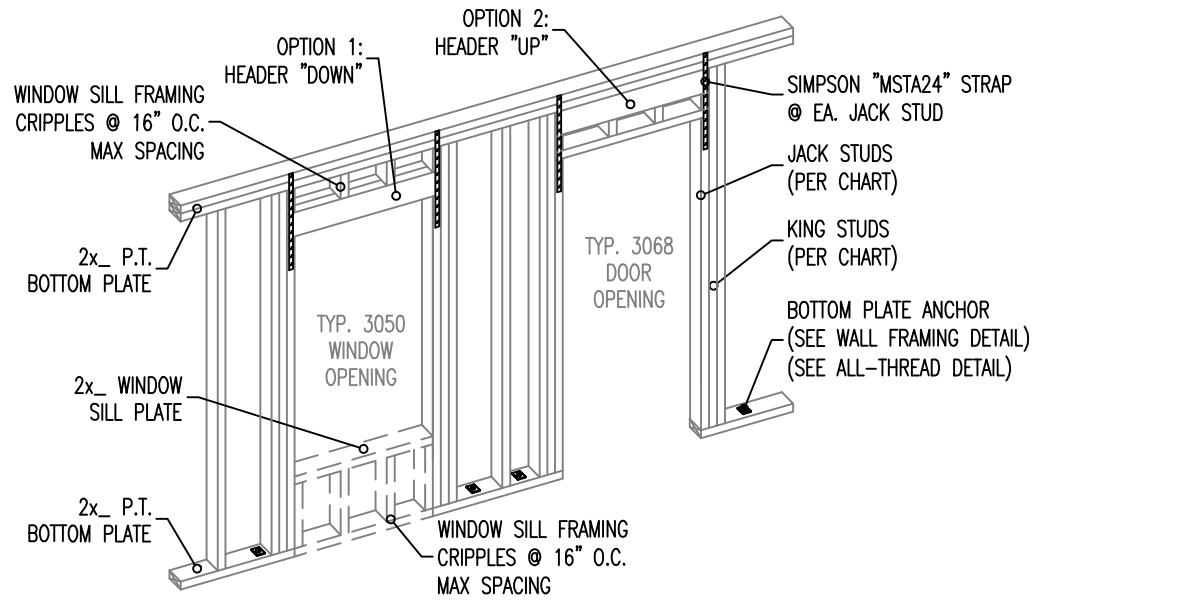
-EACH ROOF VENT WILL VENTILATE (2) SQ.FT = (2) VENTS TOTAL-

- * ALL ROOF VENTS SHALL COMPLY WITH F.B.C. (SEC.R806)
- * ALL ROOF FLASHING SHALL COMPLY WITH F.B.C (SEC. R903.2)
- * ALL ROOF VENTS SHALL EXIT @ REAR OF ROOF



ROOF PLAN

SCALE: 1/4"=1'

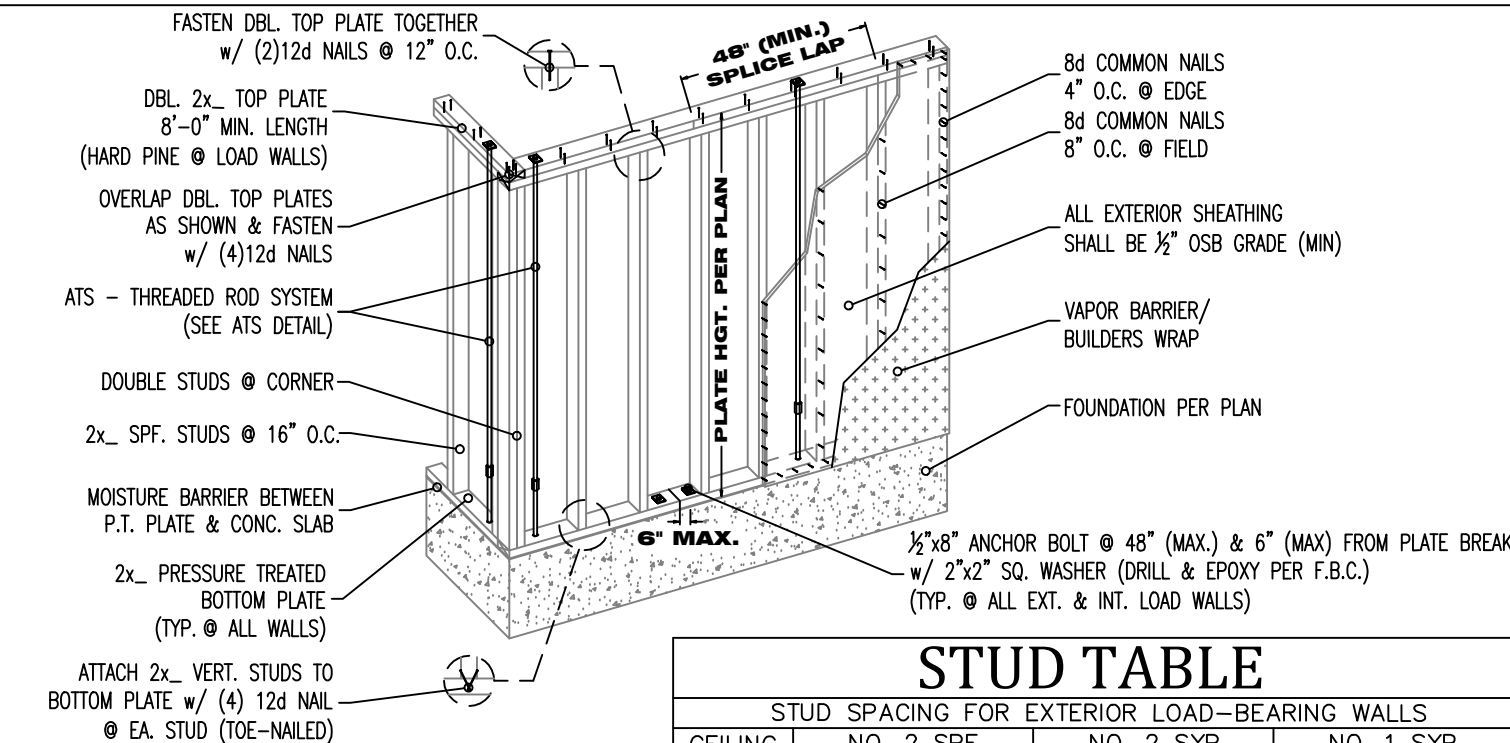


- HEADER NOTES:
1. ALL HEADERS SHALL BE SYP#2 GRADE OR EQUIVALENT.
 2. SEE MULTIPLE PLY MEMBER DETAIL FOR NAILING SPECIFICATIONS.
 3. SEE WALL FRAMING DETAIL FOR BOTTOM PLATE ANCHOR.
 4. SEE ALL THREAD DETAIL FOR OPTIONAL BOTTOM PLATE ANCHOR.
 5. HEADER HEIGHT SHALL BE DETERMINED BY DOOR SPECIFICATIONS.

HEADER SPAN CHART			
HDR. SIZE	SPAN	# OF JACKS	# OF KINGS
(2)2X6	3'-0"	1	2
(2)2X8	6'-0"	2	2
(2)2X10	9'-0"	2	2
(2)2X12	12'-0"	3	2

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) 12d NAIL OR EQUIVALENT.

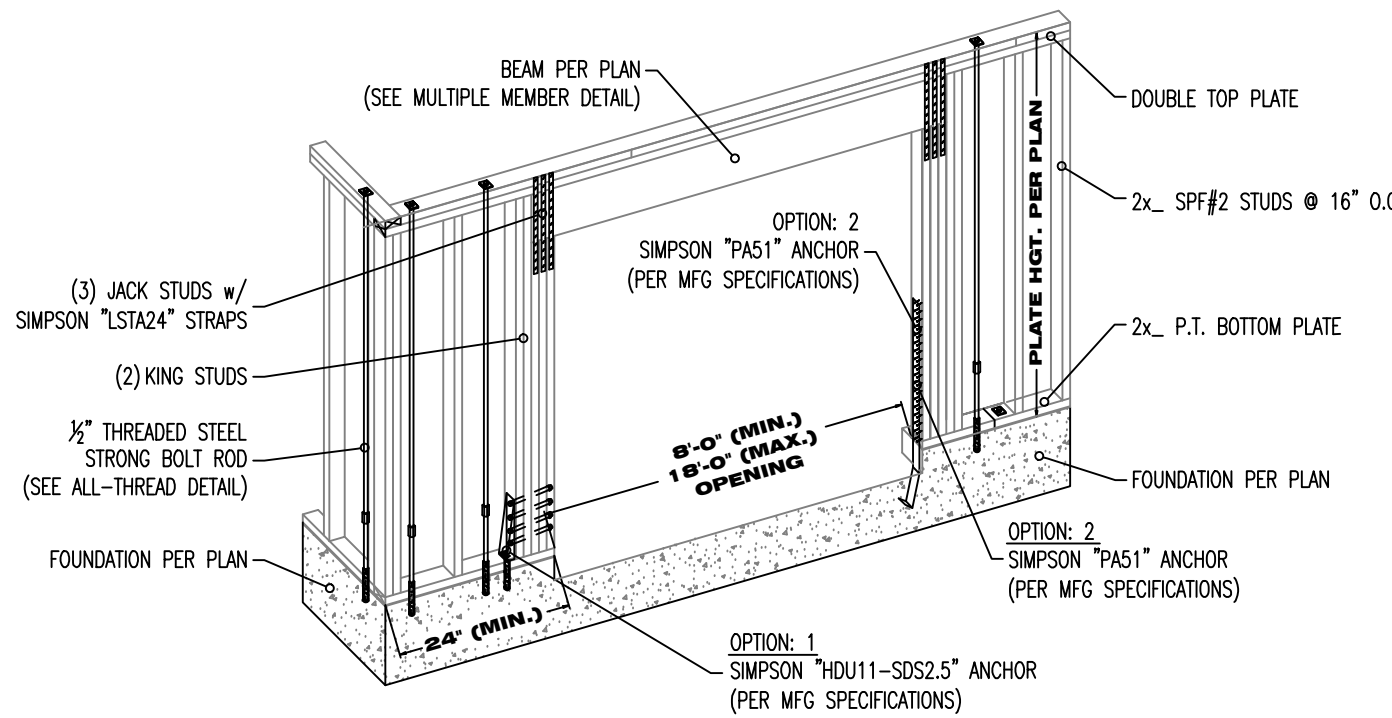
STUD TABLE			
STUD SPACING FOR EXTERIOR LOAD-BEARING WALLS			
CEILING HEIGHT	NO. 2 SYP	NO. 2 SYP	NO. 1 SYP
9 FT.	2x4	2x6	2x4
10 FT.	2x4	2x6	2x4
11 FT.	2x4	2x6	2x4
12 FT.	2x4	2x6	2x4
13 FT.	2x4	2x6	2x4
14 FT.	2x4	2x6	2x4

WALL FRAMING DETAIL

N.T.S.

ALL-THREAD ROD SYSTEM DETAIL

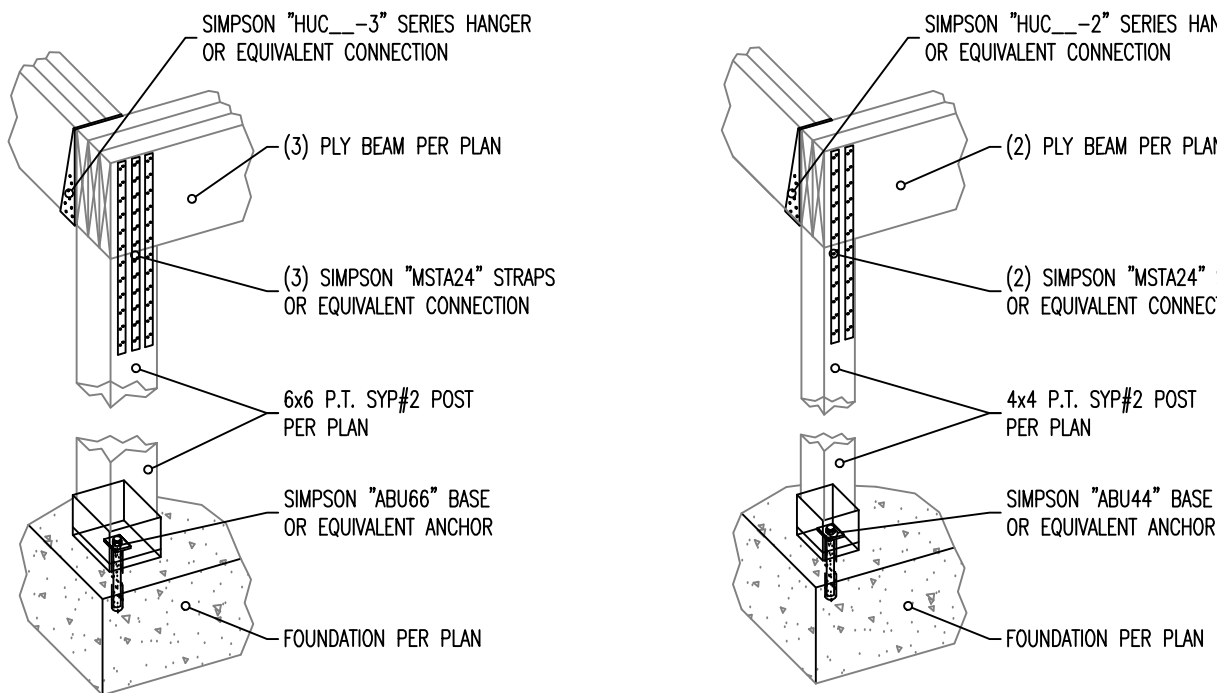
N.T.S.



- GARAGE DOOR NOTES:
1. GARAGE DOOR WALL STUDS SHALL BE 2x6 (MIN.).
 2. INSTALL ATS ROD SYSTEM PER ALL-THREAD DETAIL.
 3. ALL ANCHOR INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE MANUFACTURE SPECIFICATIONS.
 4. EPOXY TYPE AND USAGE SHALL COMPLY WITH THE F.B.C. (SEE MANUFACTURE SPECIFICATIONS).

GARAGE DOOR DETAIL

N.T.S.



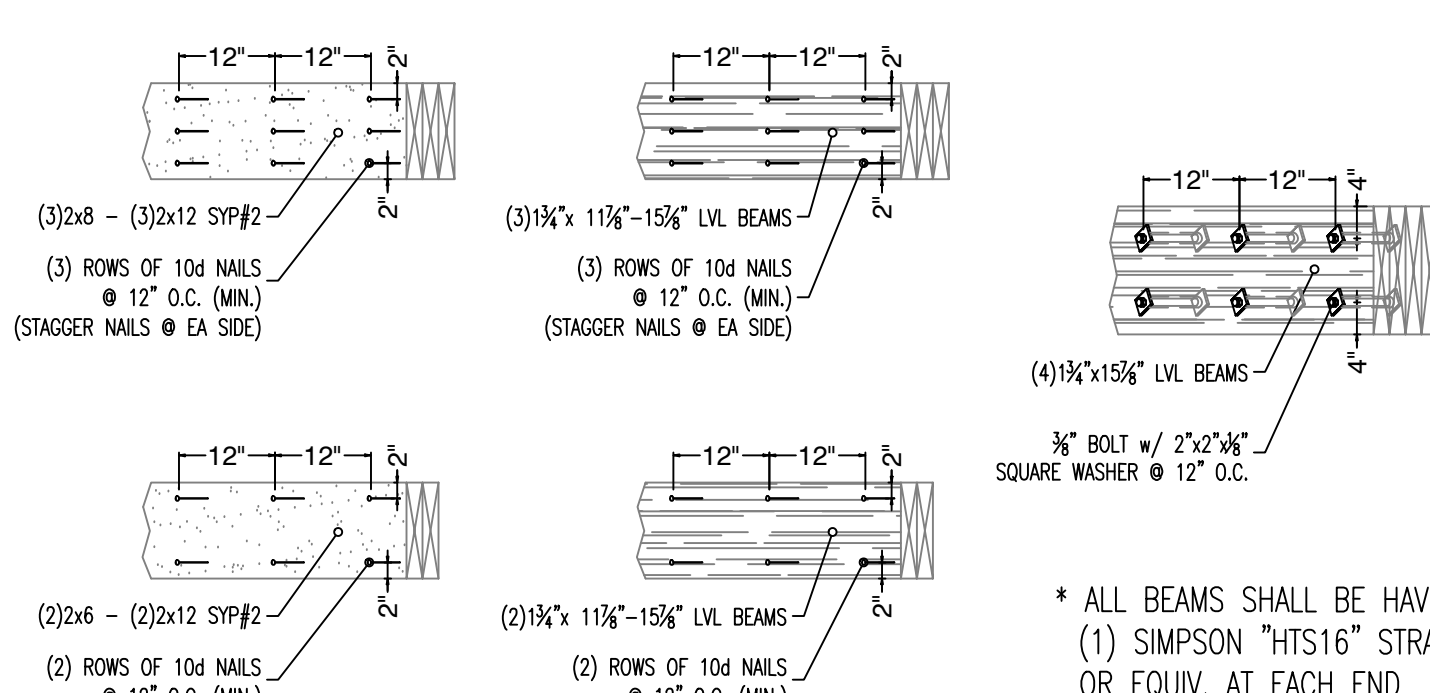
6x6 POST

4x4 POST

- POST NOTES:
1. ALL HARDWARE PRODUCTS ARE SIMPSON STRONG TIE - ALL HARDWARE SHALL BE INSTALLED PER MANUFACTURE SPECIFICATIONS.
 2. ALL HARDWARE CAN BE SUBSTITUTED BY OTHER HARDWARE MANUFACTURERS. (MUST HAVE EQUIVALENT LOAD APPLICATION - BY OTHERS)
 3. HARDWARE THAT IS GOING TO BE EXPOSED TO EXTERIOR ELEMENTS MUST HAVE CORROSION RESISTANT COATING.
 4. USE MANUFACTURE RECOMMENDATIONS TO ACHIEVE PROPER UTILIZATION OF HARDWARE.

POST DETAIL

N.T.S.



SOLID SAWN LUMBER

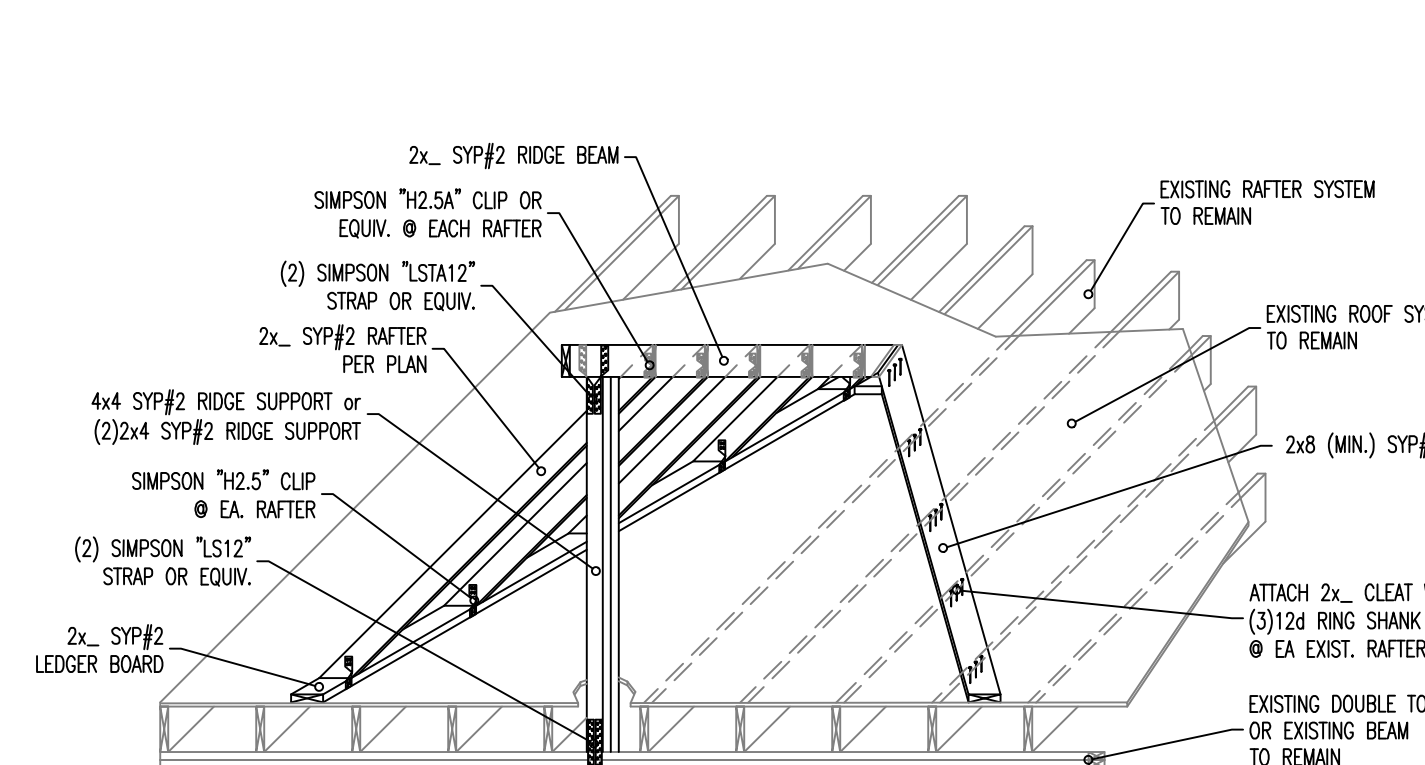
LVL BEAMS

4-PLY MEMBERS

- MULTI-PLY MEMBER NOTES:
1. ALL ROOF MATERIAL APPLICATION SHALL COMPLY WITH F.B.C. 2014 AND MANUFACTURE SPECIFICATIONS.
 2. EXISTING ROOFING MATERIAL SHALL BE REMOVED DOWN TO WATER BARRIER / FELT PAPER.
 3. ALL LUMBER USED IN OVER FRAMING SHALL BE SYP#2 GRADE (MIN.).

MULTI-PLY MEMBER DETAIL

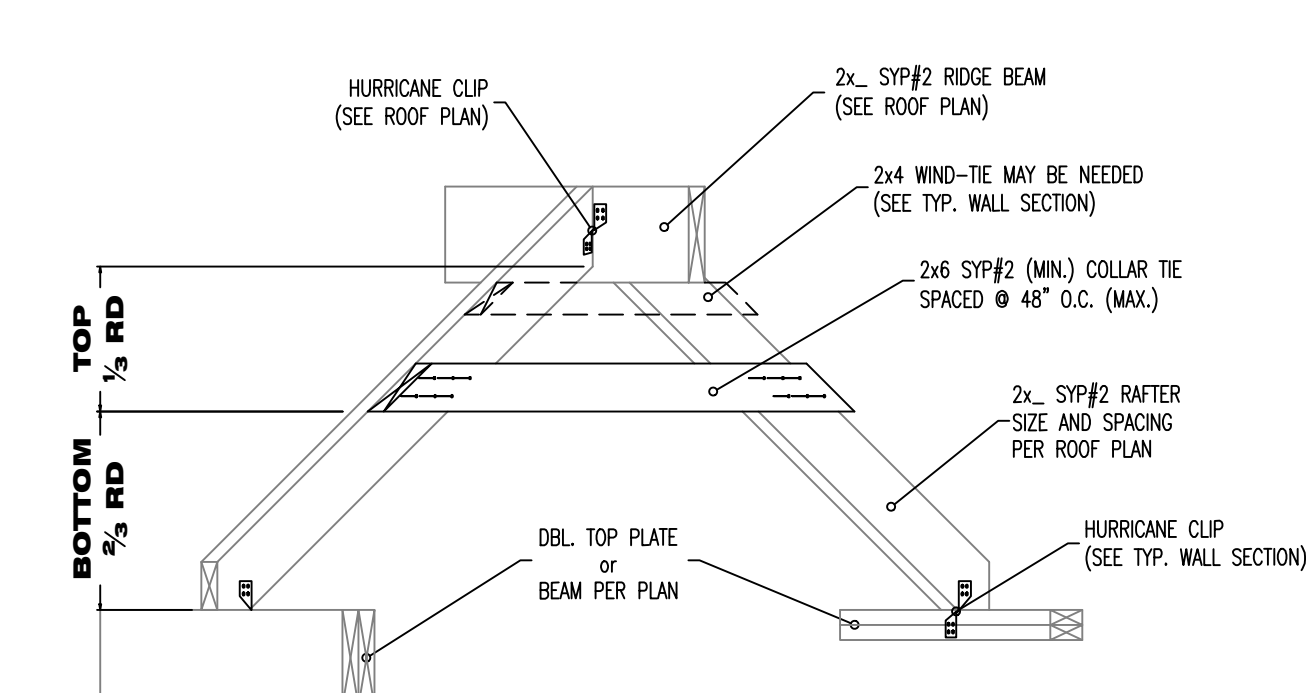
N.T.S.



- ROOF OVER FRAMING NOTES:
1. ALL ROOF MATERIAL APPLICATION SHALL COMPLY WITH F.B.C. 2014 AND MANUFACTURE SPECIFICATIONS.
 2. EXISTING ROOFING MATERIAL SHALL BE REMOVED DOWN TO WATER BARRIER / FELT PAPER.
 3. ALL LUMBER USED IN OVER FRAMING SHALL BE SYP#2 GRADE (MIN.).

ROOF OVER FRAME DETAIL

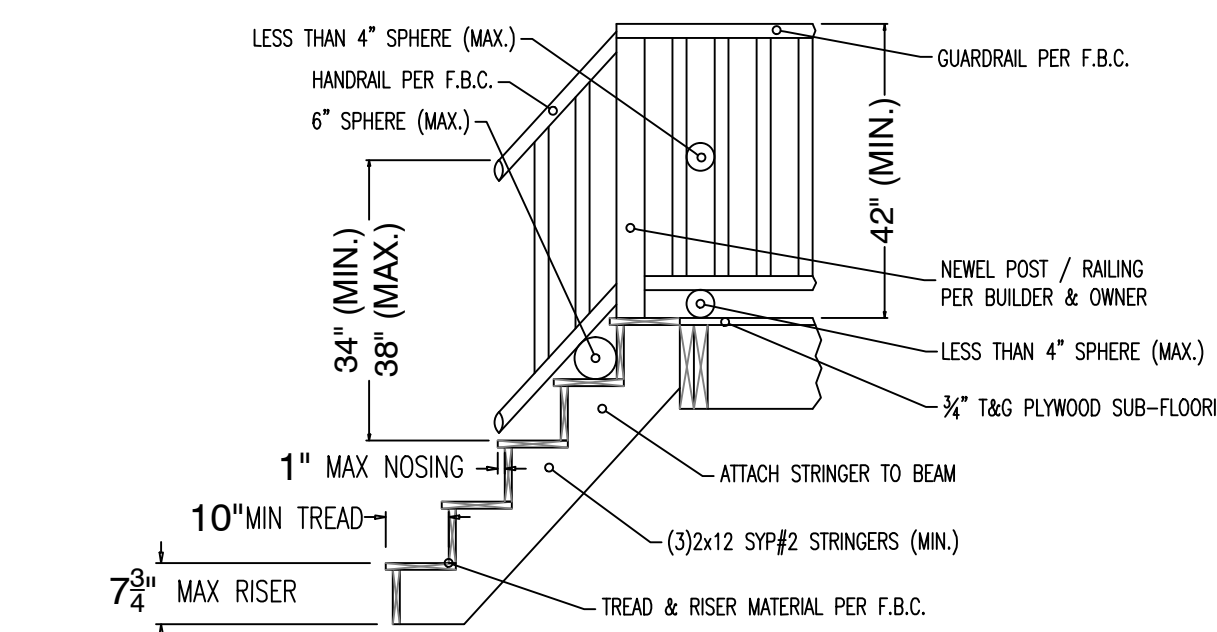
N.T.S.



- COLLAR TIE NOTES:
1. 2x6 SYP#2 (MIN.) COLLAR TIE SHALL BE FASTENED TO RAFTER W/ (6) 12d NAILS TYP. @ EA. END.
 2. COLLAR TIE SHALL BE PLACED IN THE TOP 1/2 OF THE RAFTER BEARING SPAN WITH THE INTENT TO PREVENT RIDGE SAGGING.
 3. 2x4 WIND-TIE USAGE SHALL BE SPECIFIED IN THE TYPICAL WALL SECTION WITH THE INTENT TO PREVENT RIDGE SAGGING.
 4. ALL HURRICANE CLIPS, RAFTERS, AND RIDGE BEAM SPECIFICATIONS WILL BE FOUND ON THE ROOF PLAN AND/OR THE TYPICAL WALL SECTION.

COLLAR TIE DETAIL

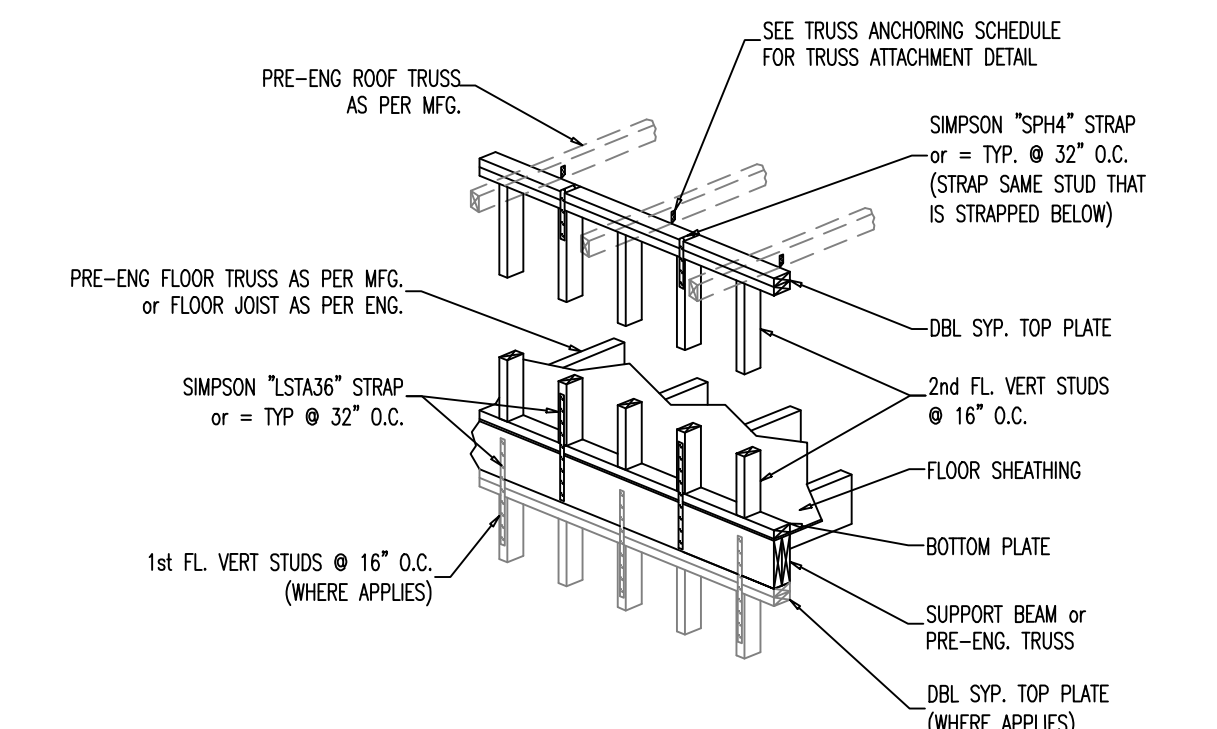
N.T.S.



- STAIR NOTES:
1. ALL RAILING SHALL COMPLY WITH FLORIDA BUILDING CODE 2014
 2. ALL RAILS SHALL HAVE A PERIMETER DIMENSION OF 4" (MIN.) & 6" (MAX.) x 2" DEPTH (MAX.)
 3. RAIL HEIGHT SHALL BE 34" (MIN.) AND 38" (MAX.) ABOVE TREAD NOSING / FLOOR.
 4. FINGER SPACE SHALL BE 1/8" (MIN.) AND 3/8" (MAX.) FROM DOWNELS / WALLS.
 5. ROUND RAILS SHALL BE 1 1/2" (MIN.) AND 2" (MAX.) DIAMETER.
 6. HANDRAIL SHALL BE PROVIDED AT ONE SIDE (MIN.) OF STAIRS.

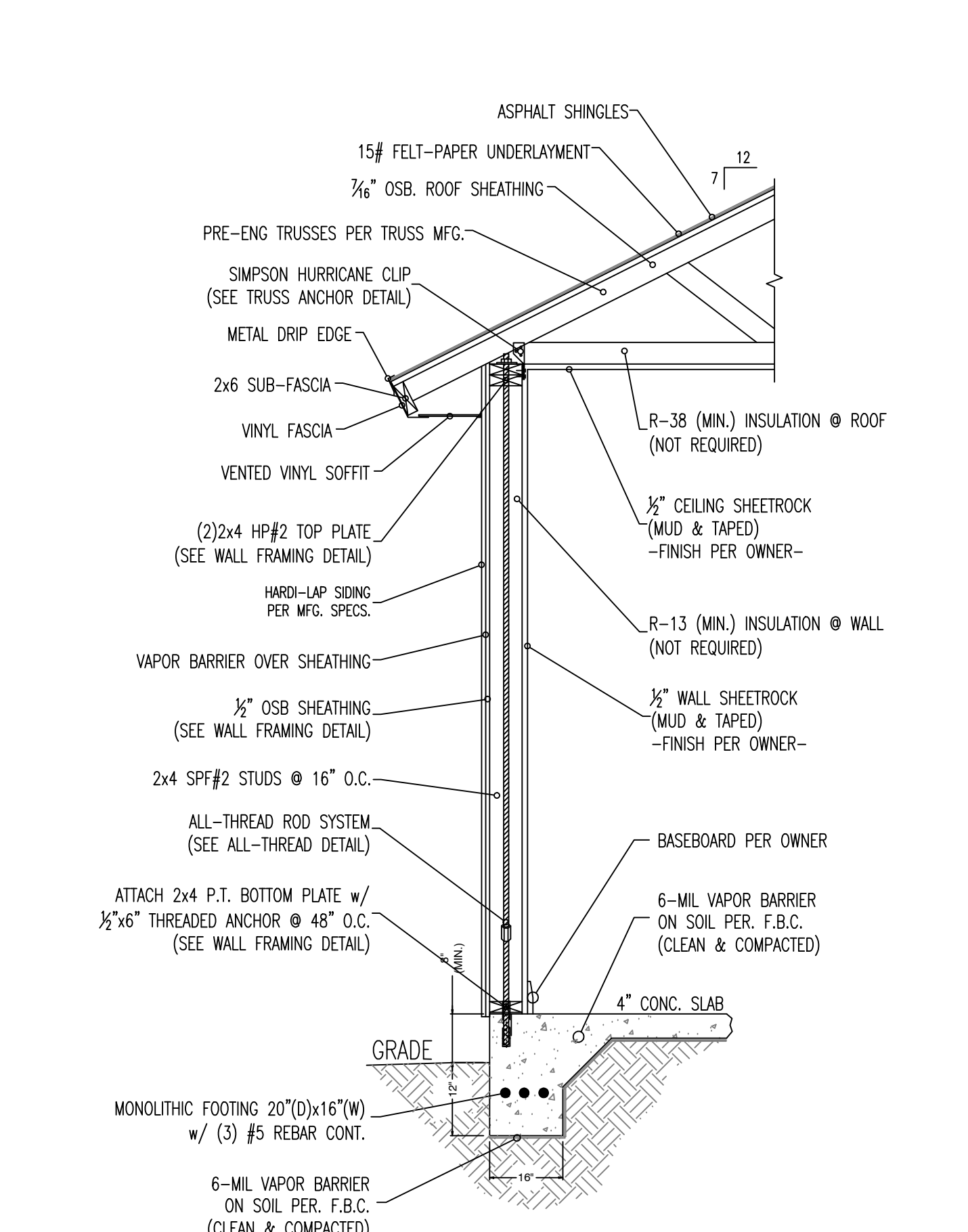
STAIR DETAIL

N.T.S.



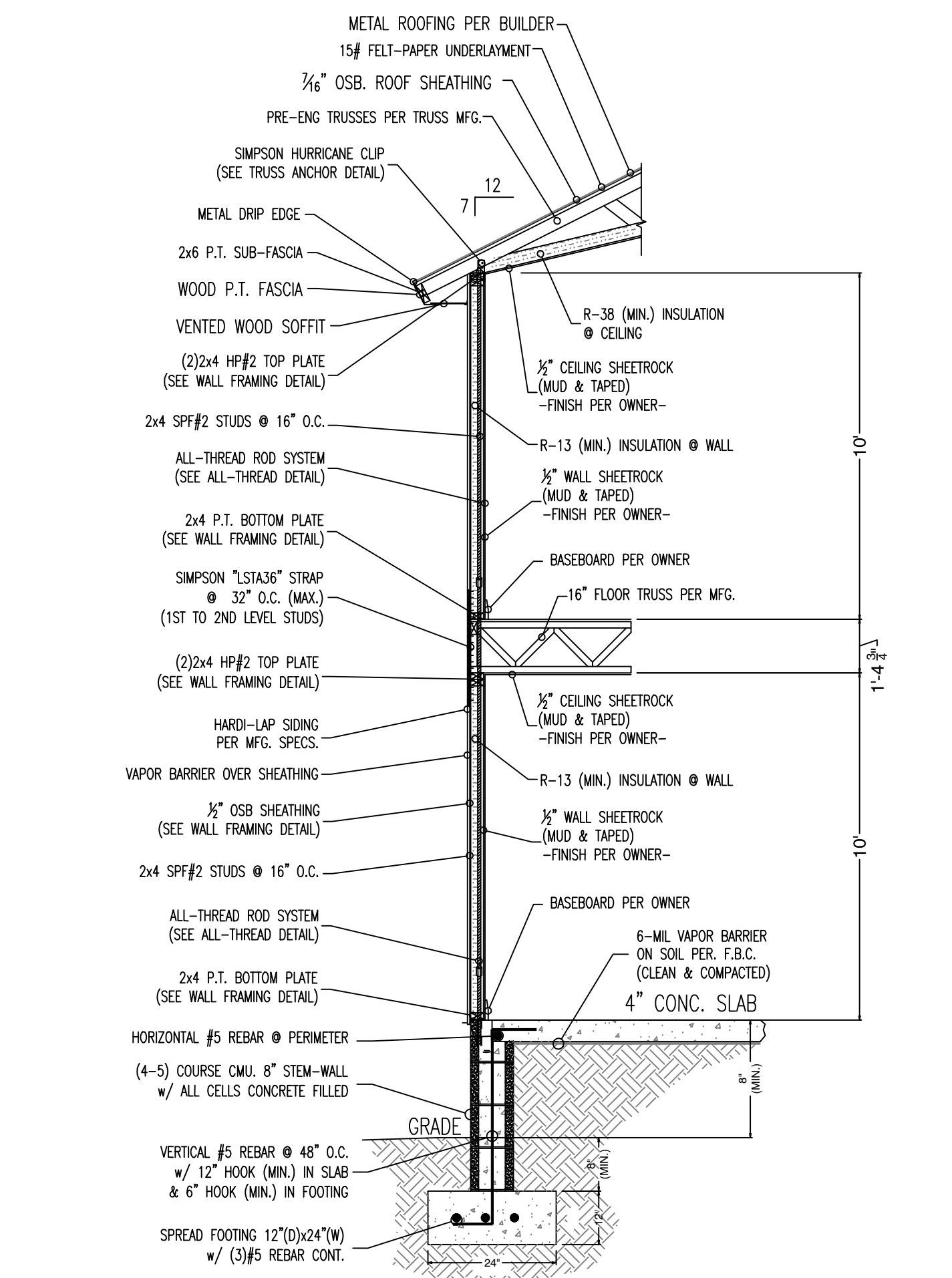
ALTERNATE STRAPPING DETAIL

N.T.S.



- WALL SECTION NOTES:
1. ALL HARDWARE PRODUCTS ARE SIMPSON STRONG TIE - ALL HARDWARE SHALL BE INSTALLED PER MANUFACTURE SPECIFICATIONS.
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 3. HARDWARE THAT IS GOING TO BE EXPOSED TO EXTERIOR ELEMENTS MUST HAVE CORROSION RESISTANT COATING.
 4. USE MANUFACTURE RECOMMENDATIONS TO ACHIEVE PROPER UTILIZATION OF HARDWARE.

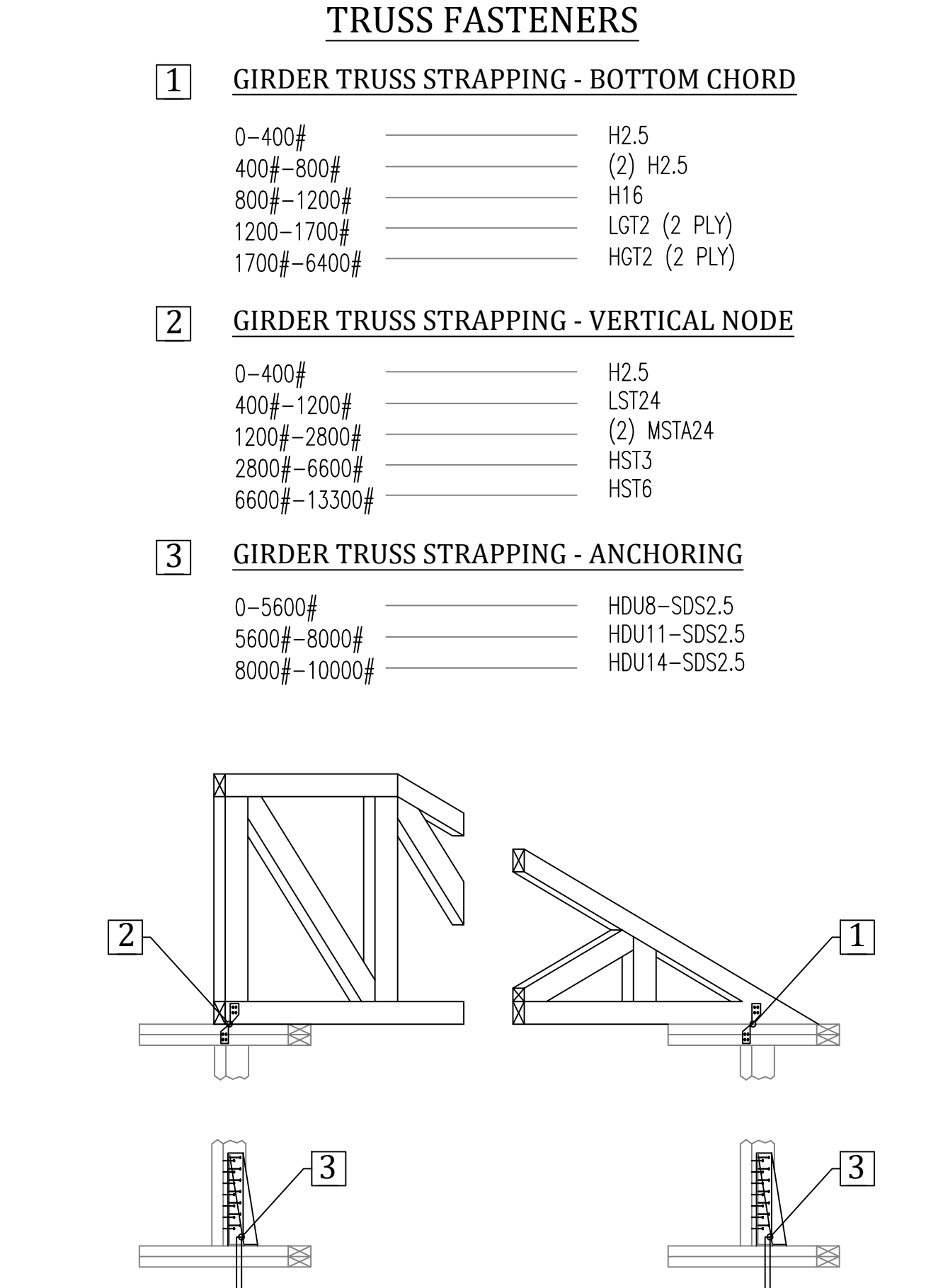
GARAGE WALL SECTION



- WALL SECTION NOTES:
1. ALL HARDWARE PRODUCTS ARE SIMPSON STRONG TIE - ALL HARDWARE SHALL BE INSTALLED PER MANUFACTURE SPECIFICATIONS.
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TYP. WALL SECTION

N.T.S.



- TRUSS ANCHOR NOTES:
1. ALL HARDWARE PRODUCTS ARE SIMPSON STRONG TIE - ALL HARDWARE SHALL BE INSTALLED PER MANUFACTURE SPECIFICATIONS.
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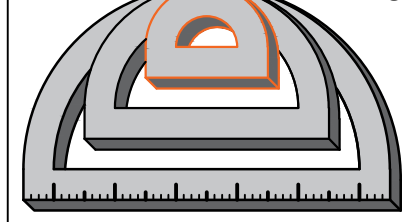
TRUSS ANCHOR DETAIL

N.T.S.

D7.0

SHEET #:
PROJECT NAME: **BOARDMAN SAN FERNANDO**
PROJECT #:
DRAWN BY: **WMD**
CHECKED BY: **MGH**
SCALE: **1/4" = 1'-0"**
DATE: **03.04.19**

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Jacksonville, FL 32218
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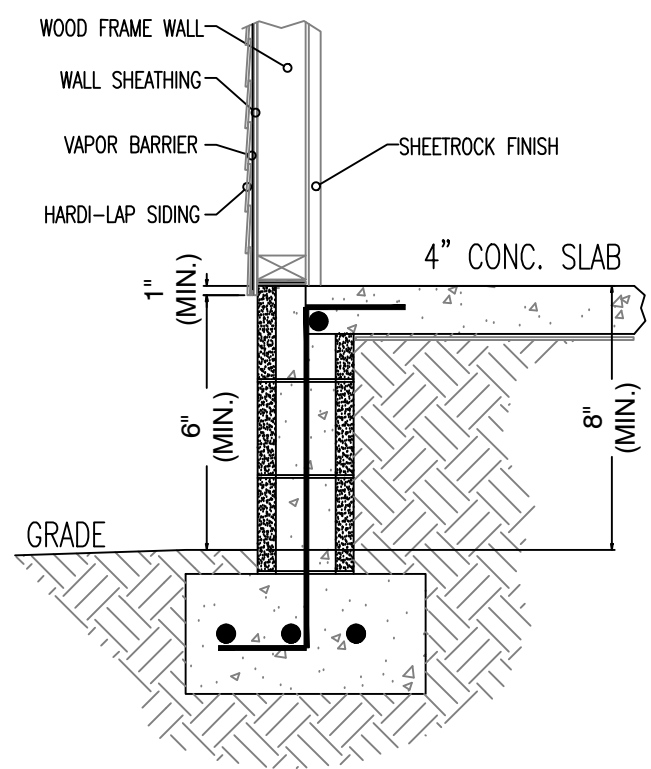
BOARDMAN RESIDENCE

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MICHAEL G. HOLDER
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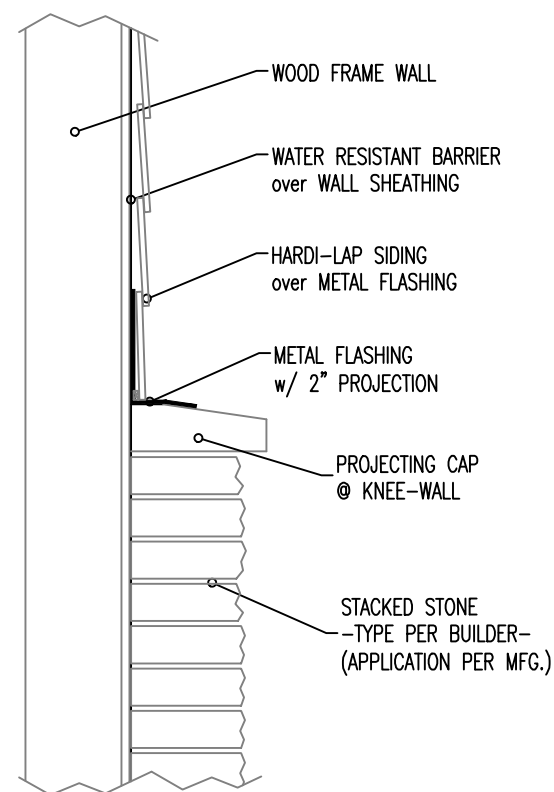
03.04.19
ENGINEER OF RECORD

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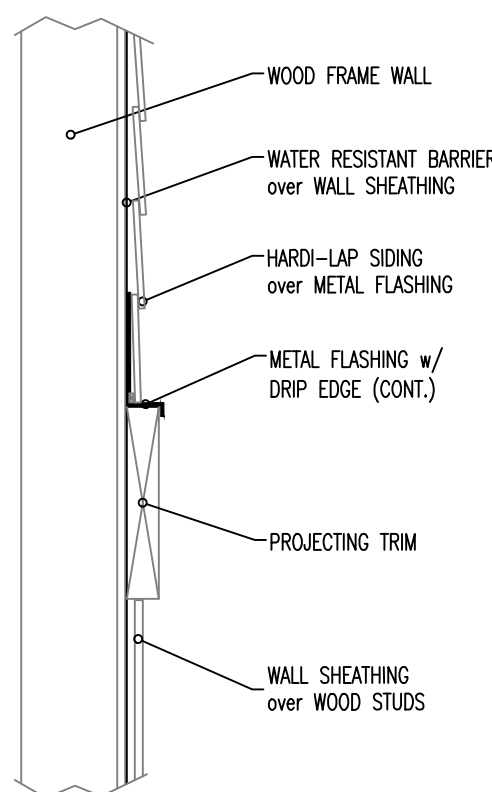
HARDI-LAP FLASHING DETAIL

N.T.S.



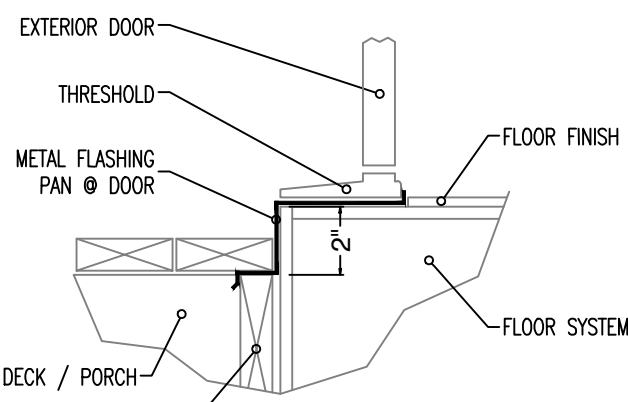
PROJECTING STONE DETAIL

N.T.S.

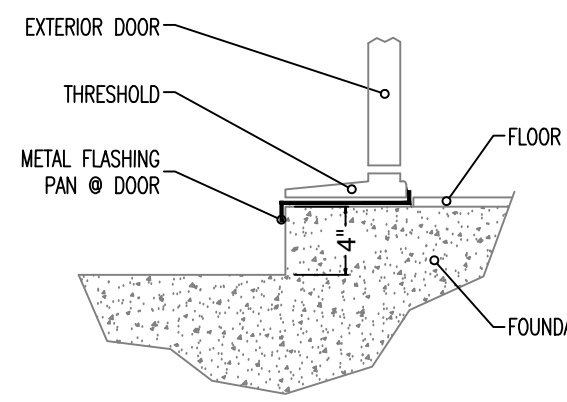


PROJECTING TRIM DETAIL

N.T.S.



NOTE: USE CORROSION RESISTANT FASTENERS & FASTEN PER MFG. SEAL @ FRONT & CORNERS



NOTE: USE CORROSION RESISTANT FASTENERS & FASTEN PER MFG. SEAL @ FRONT & CORNERS

DOOR THRESHOLD DETAIL

D7.1
(12) OF (13)
SHEET #:
PROJECT NAME: **BOARDMAN SAN FERNANDO**
PROJECT #: **18.10.03**
DRAWN BY: **WMD**
CHECKED BY: **MGH**
SCALE: **1/4" = 1'-0"**
DATE: **03.04.19**

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downsdraftingdesign@gmail.com

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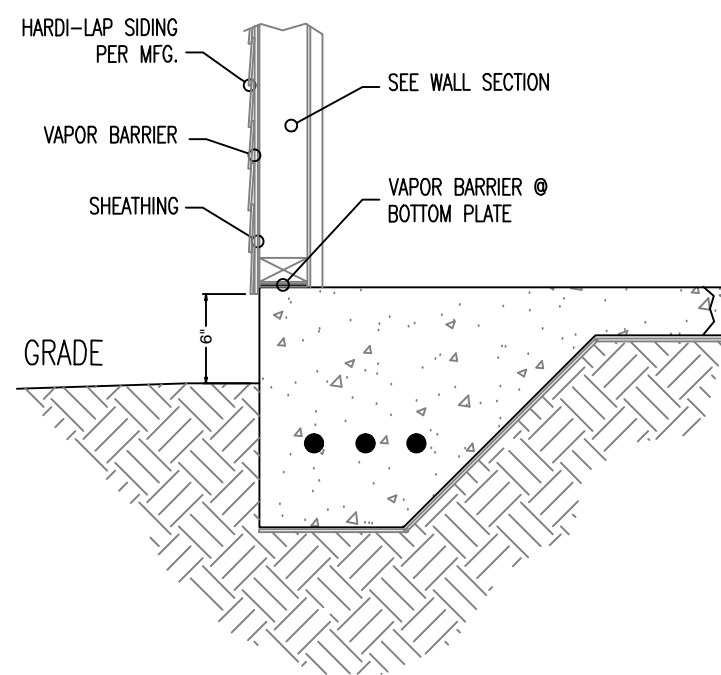
OWNER / BUILDER
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SAN FERNANDO ST.
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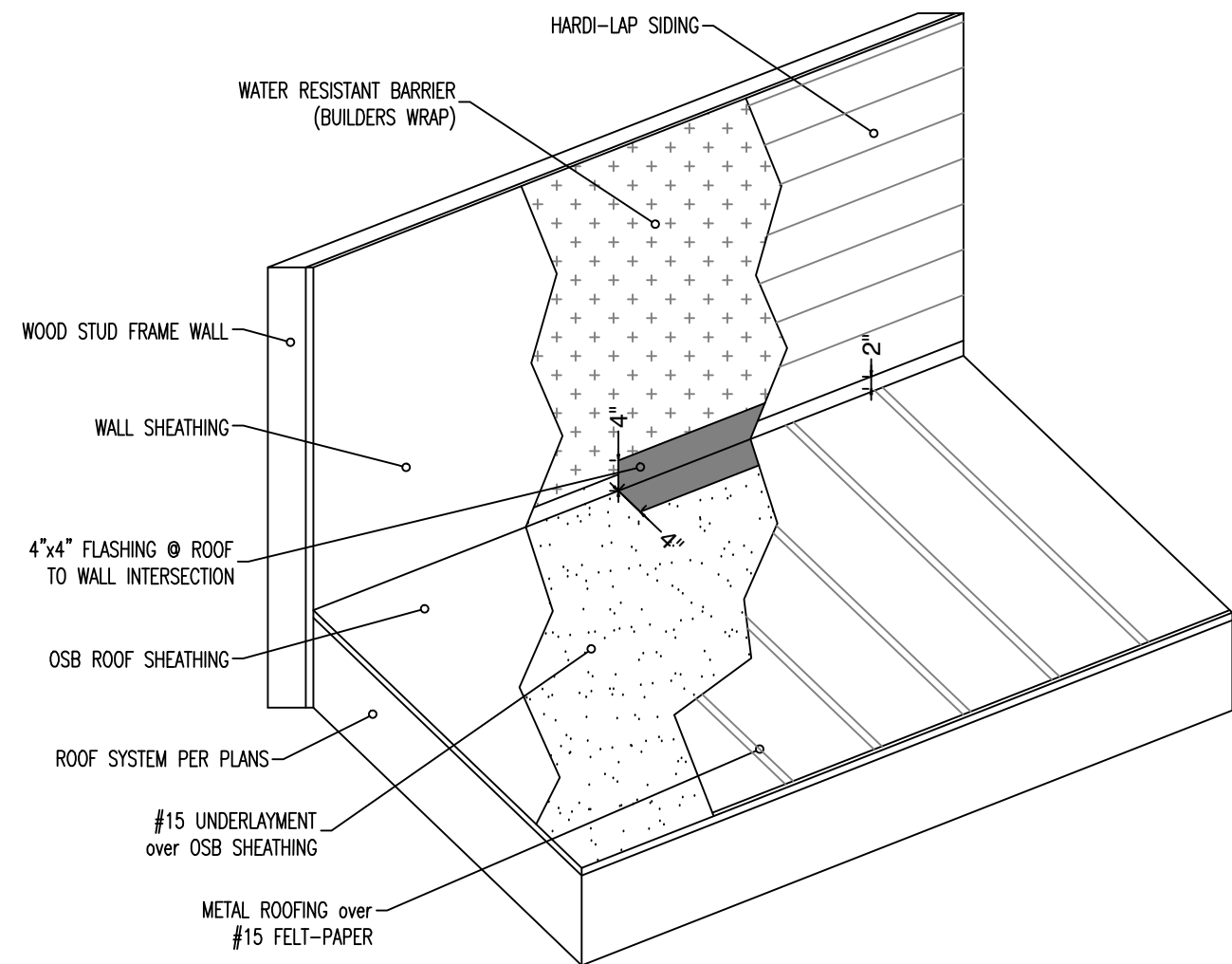
03.04.19
ENGINEER OF RECORD

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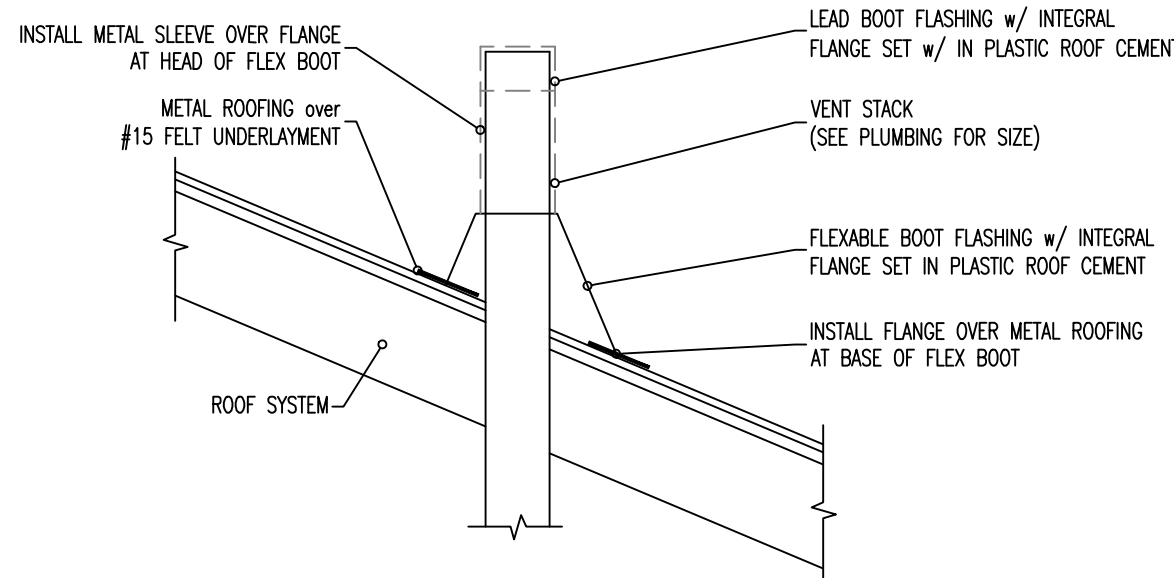
HARDI-LAP FLASHING DETAIL

N.T.S.



ROOF TO WALL DETAIL

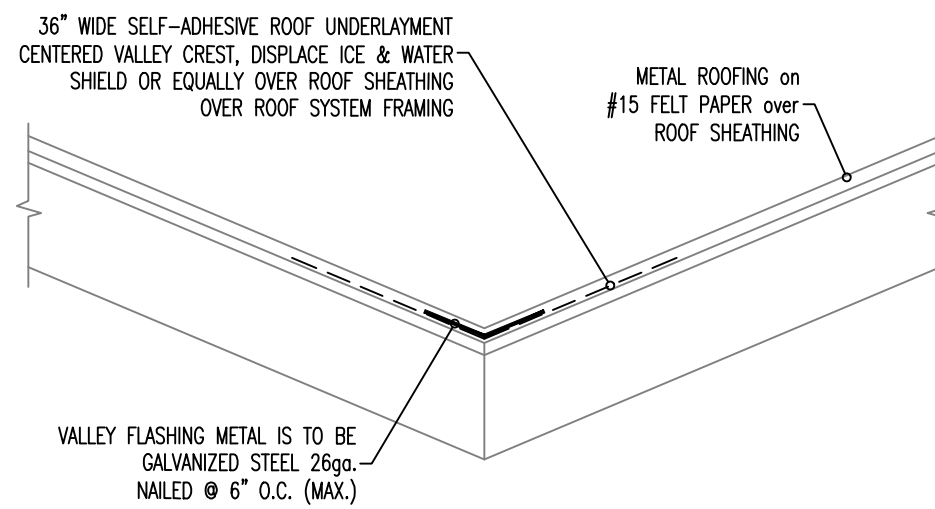
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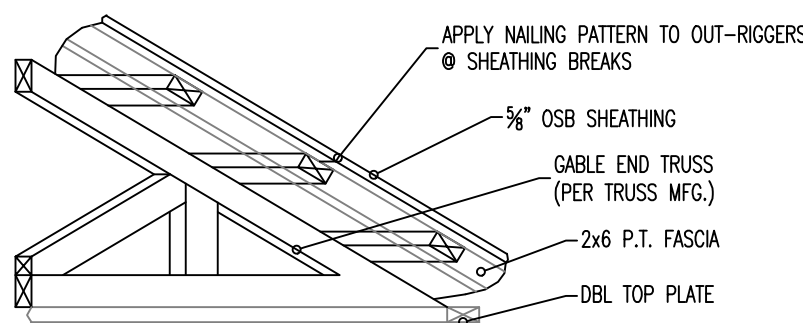
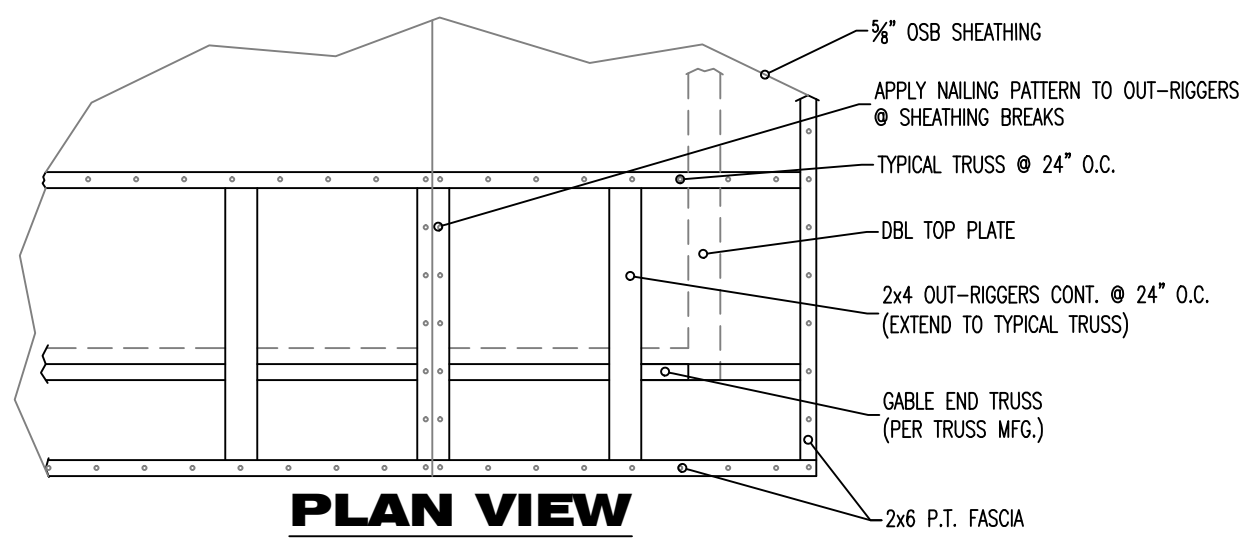
NOTE: - INSTALL IN STRICT ACCORDANCE w/ MFG. INSTRUCTIONS
- APPLY ROOFING CEMENT OR SELF-ADHERING FLASHING OVER FLANGE AT HEAD ONLY.

ROOF VENT STACK DETAIL

N.T.S.



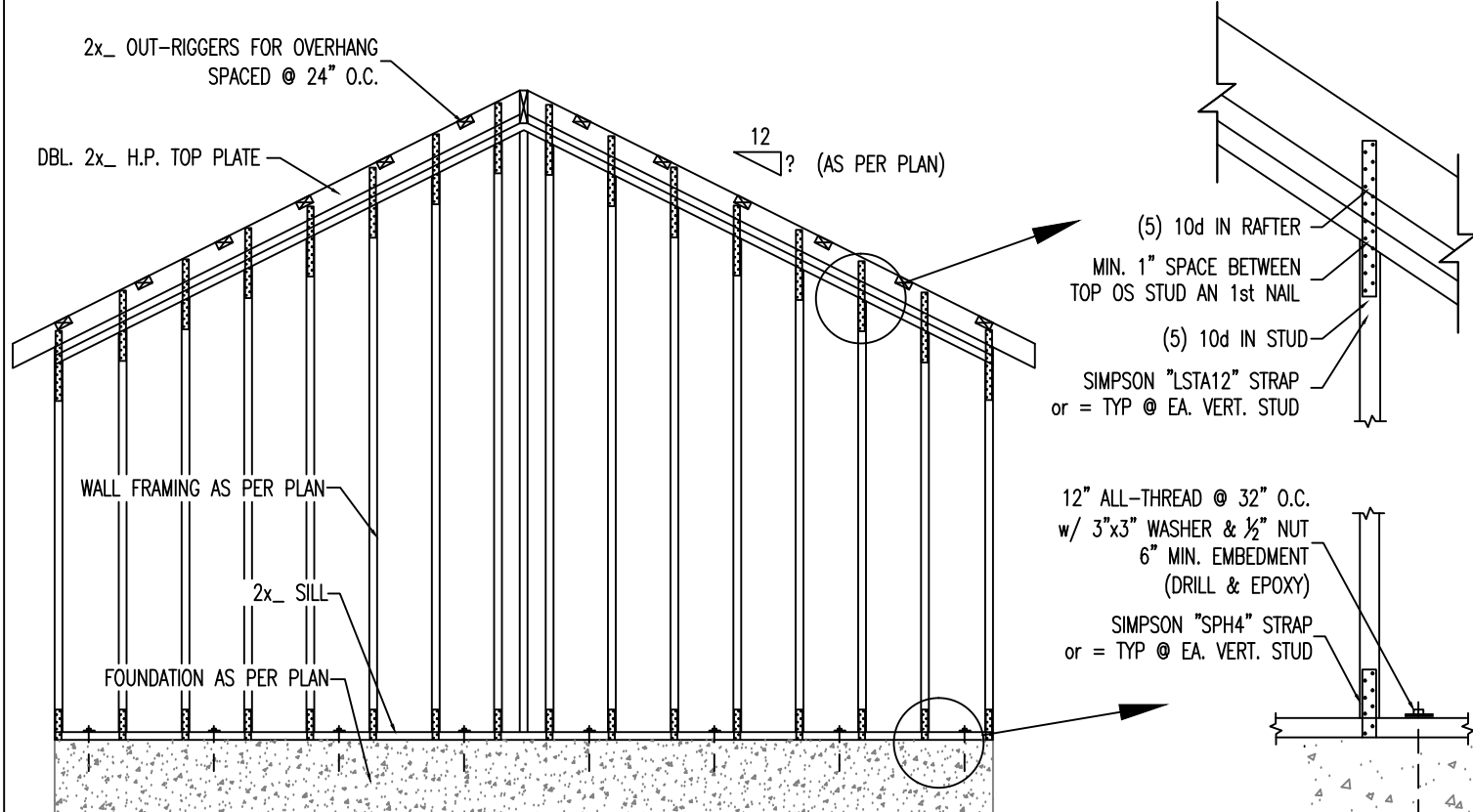
VALLEY FLASHING DETAIL



SECTION NOTES:
1. DROP CHORD GABLE CONSTRUCTION SHALL COMPLY WITH F.B.C. 2017 FBC-R 107.3.5

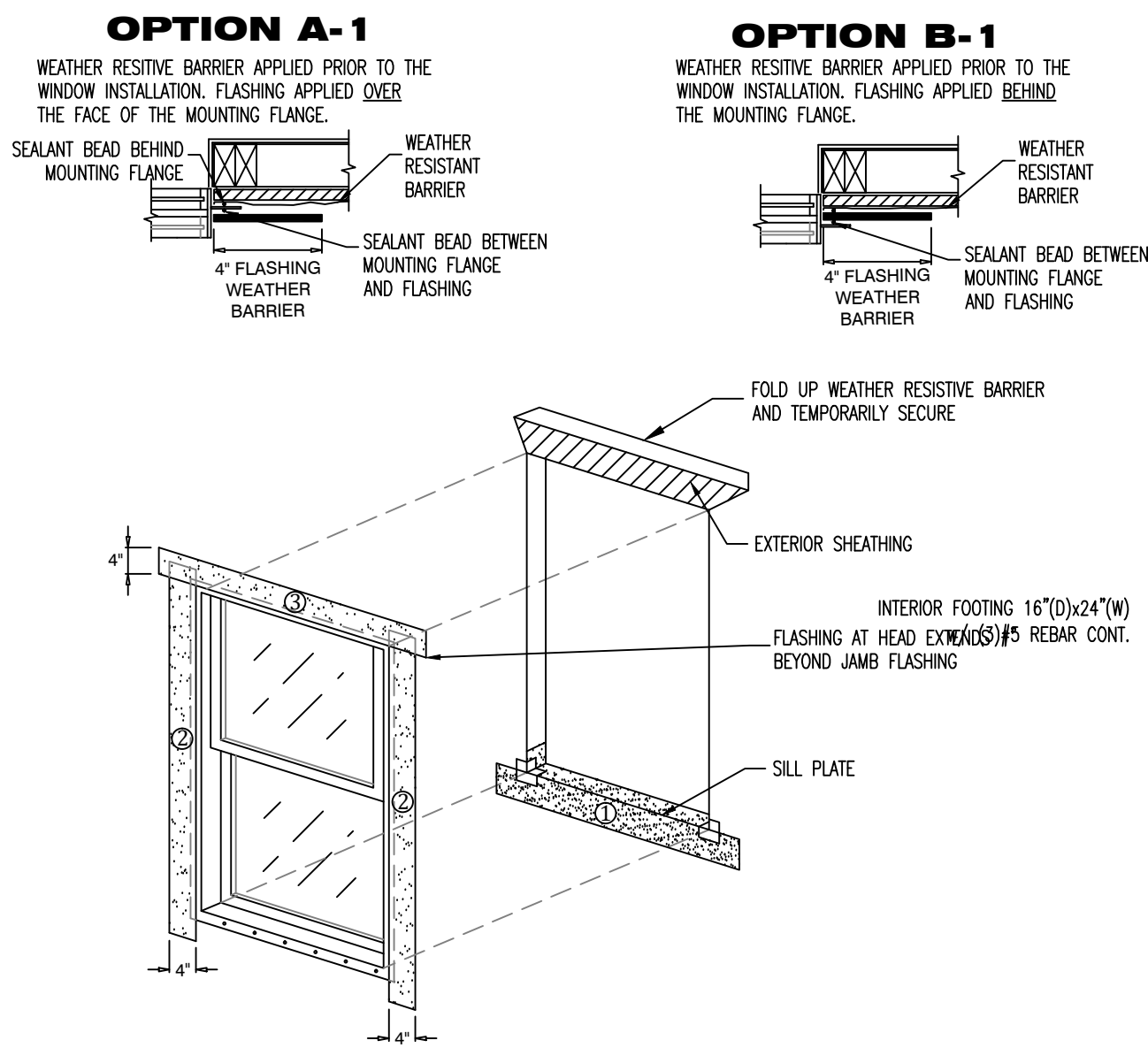
DROP GABLE DETAIL

N.T.S.



BALLOON FRAMING 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.

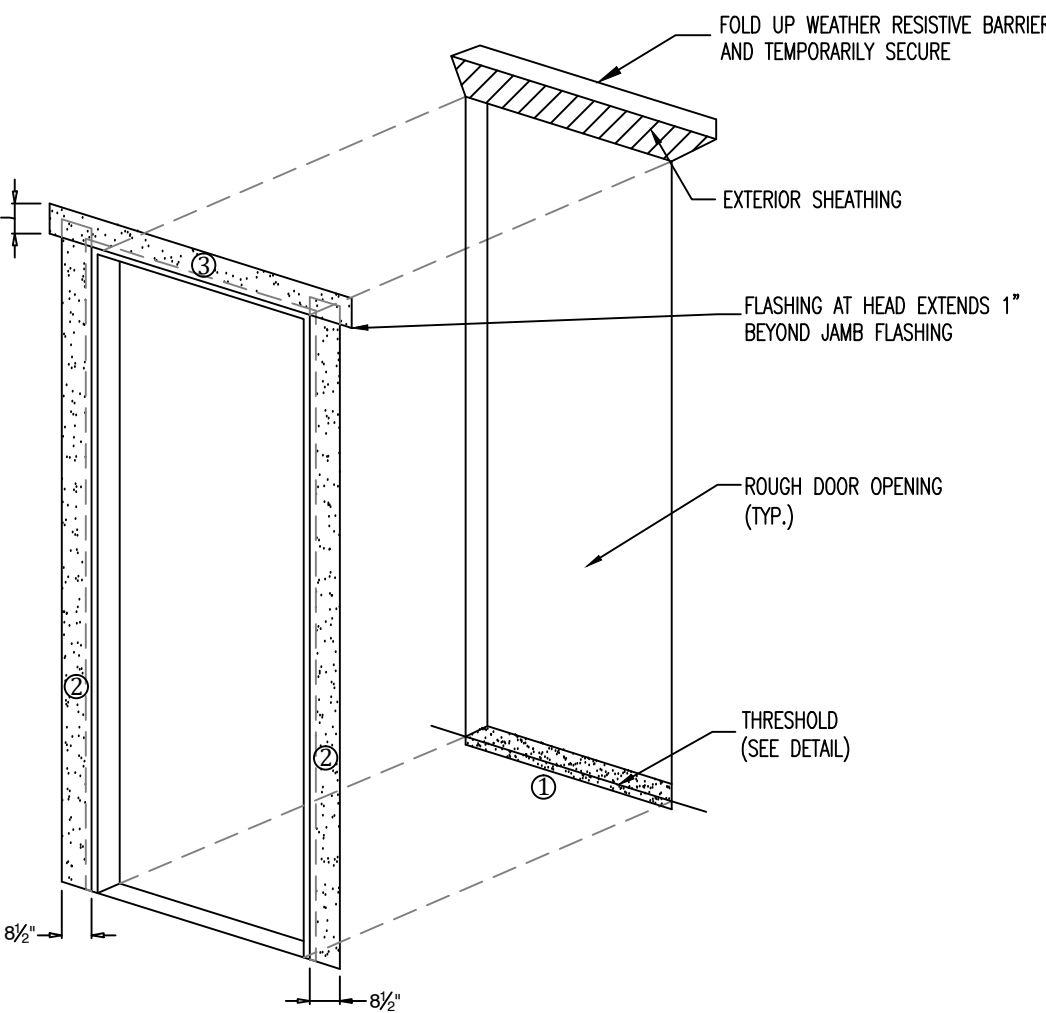
NOTE:
8.1.1.1.4 USE THE FLASHING CUT FORMULAS TO DETERMINE THE LENGTH OF EACH STRIP OF FLASHING FOR EACH WINDOW. THE ASTM STANDARD REQUIRES A FLEXIBLE FLASHING MINIMUM ROLL WIDTH OF 9 IN. (230 MM). WIDER FLASHING MATERIALS, (FOR EXAMPLE, 12 IN. (300 MM)) MAY BE USED, HOWEVER THE ACTUAL CUT LENGTHS FIGURED 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" 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" ABOVE THE ROUGH OPENING AT HEAD. EMBED JAMB FLASHING INTO SEALANT AND FASTEN IN PLACE. (FLASHING GOES OVER SEALANT)

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

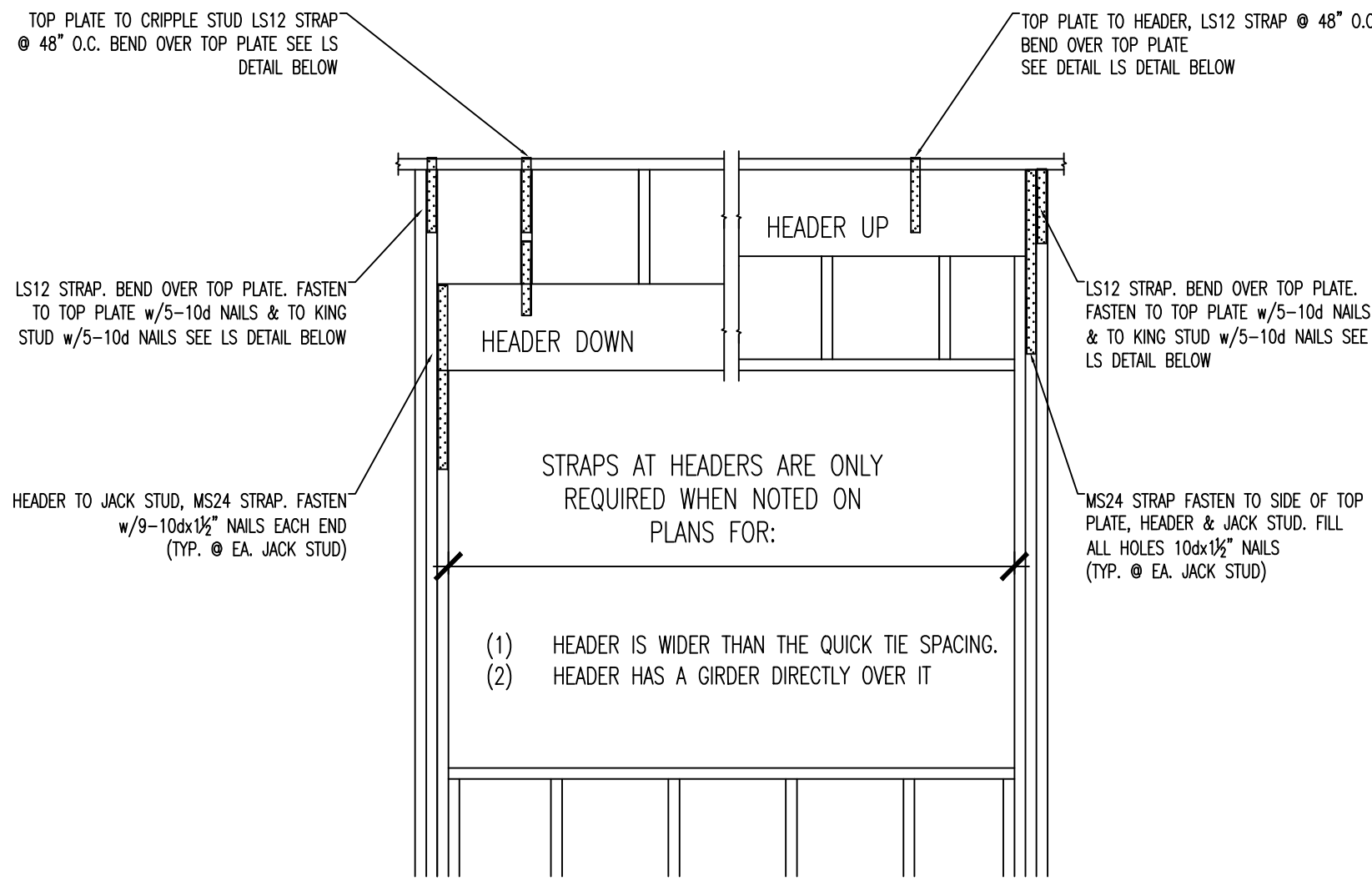
DOOR FLASHING DETAIL

N.T.S.

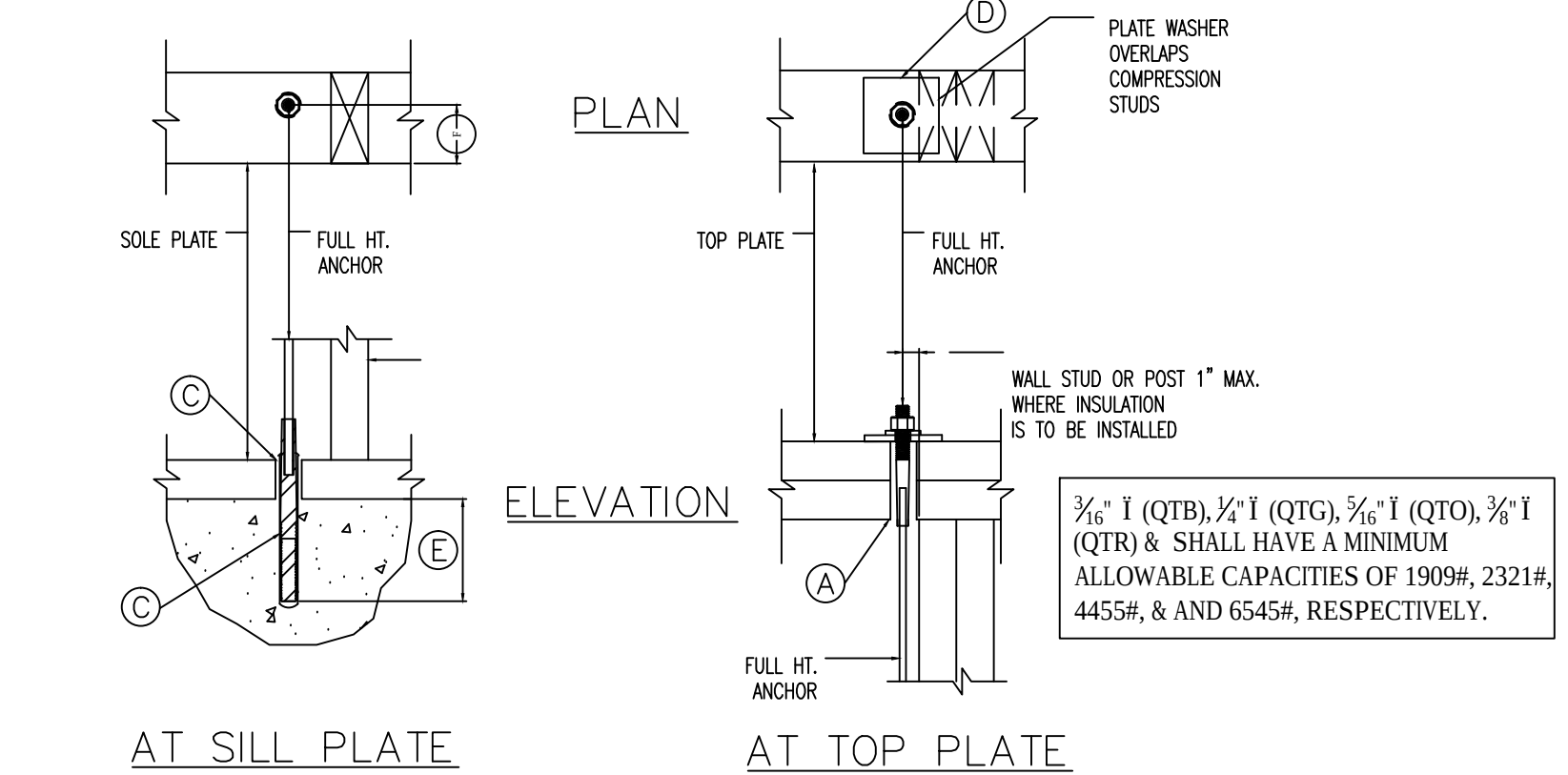
CHIMNEY FLASHING DETAIL

QUICK TIE INSTALLATION DETAILS

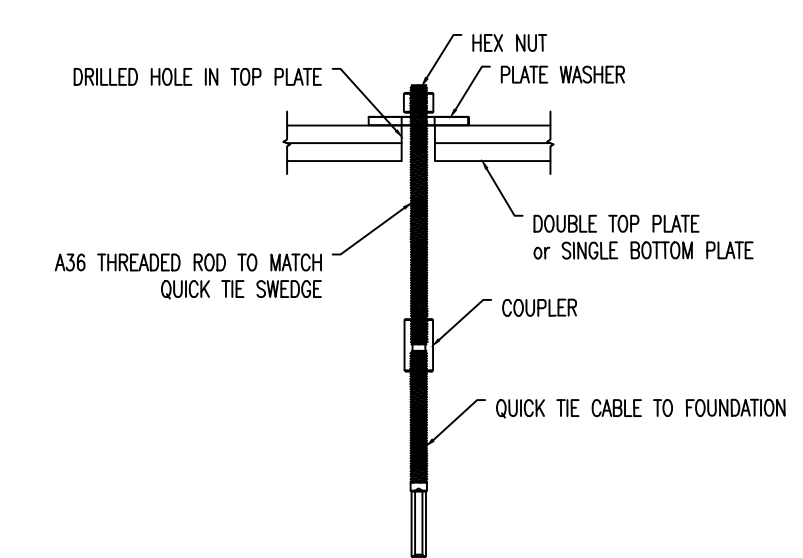
1 WHEN REQUIRED HEADER STRAPPING DETAIL (USE WHEN NOTED)



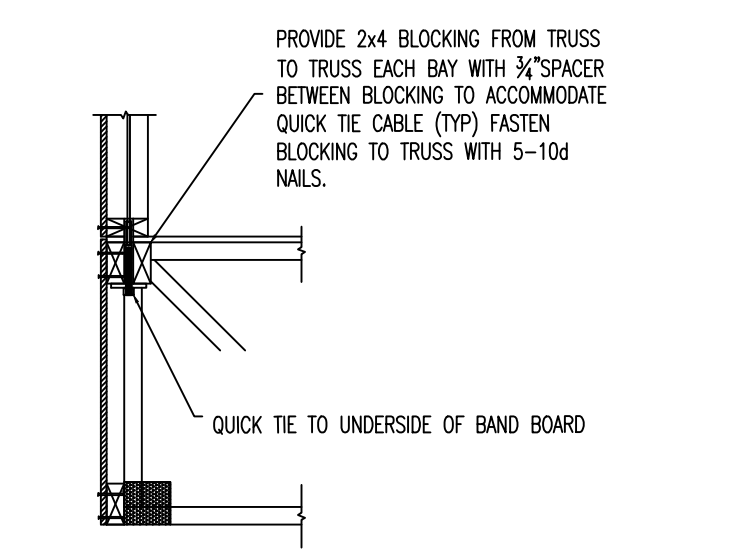
2 WHEN REQUIRED EMBEDMENT / ATTACHMENT DETAIL



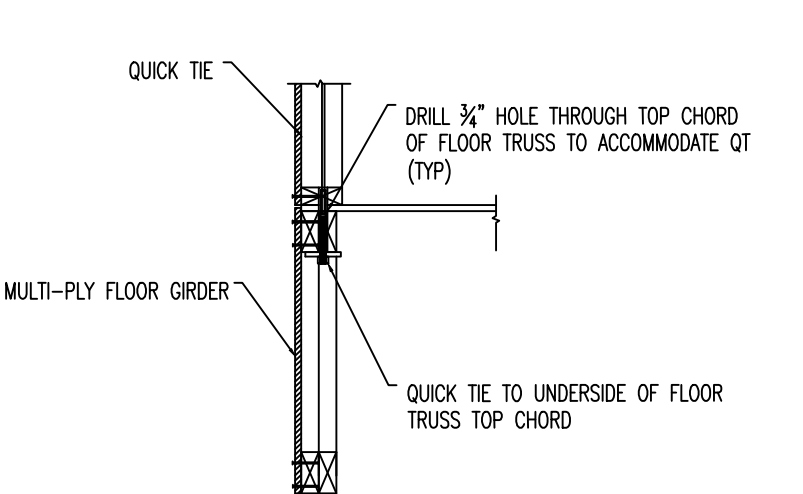
3 WHEN REQUIRED EXTENSION CONNECTION



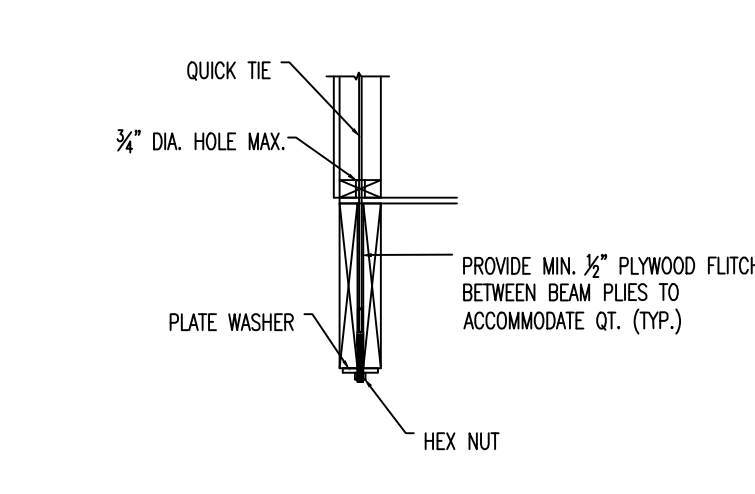
4 RIM BOARD CONNECTION



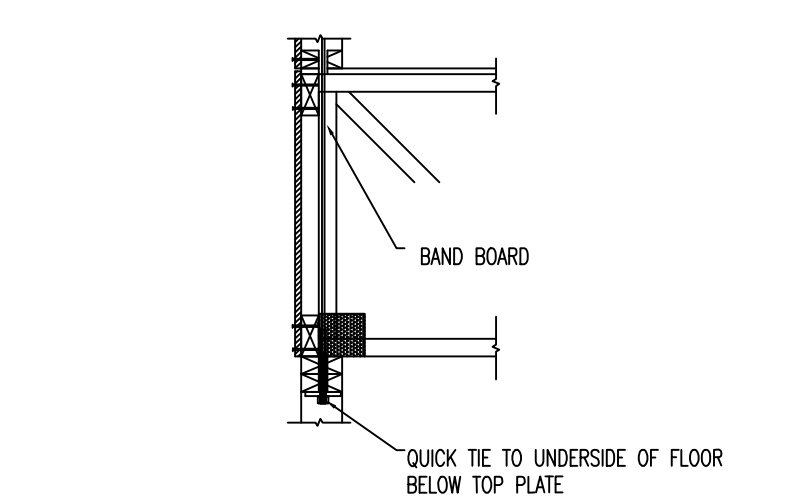
5 FLOOR TRUSS CONNECTION



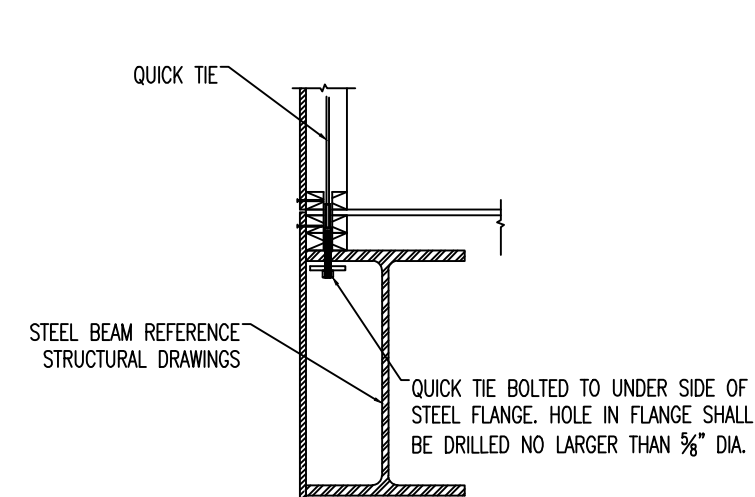
6 WOOD BEAM CONNECTION



7 QT UNDER TOP PLATE



8 STEEL BEAM CONNECTION



QUICK TIE CABLE LEGEND

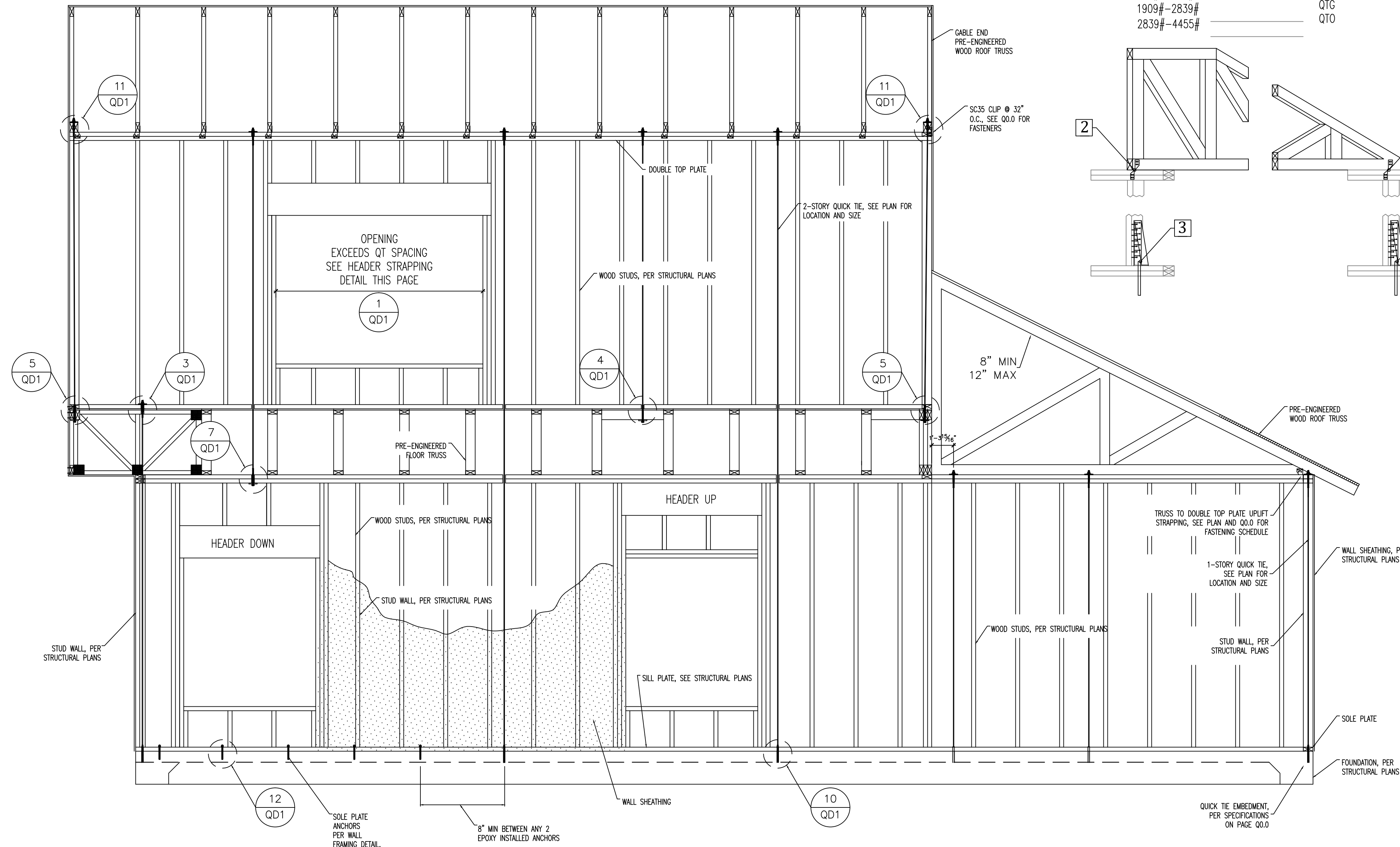
- A** (QTA) QUICK TIE AQUA - 910#
- B** (QTA) QUICK TIE AQUA - 910#
- G** (QTA) QUICK TIE AQUA - 910#
- O** (QTA) QUICK TIE AQUA - 910#

- CABLE NOTES:
1. ALL CABLES SHALL BE LOCATED PER FRAMING PLAN & 8'-0" MAX. SPACING

QUICK TIE ANCHORING SYSTEM INSTALLATION SCHEMATIC

- HEADER NOTES:
1. STRAPS AT HEADERS ARE ONLY REQUIRED WHEN
- A. WHEN HEADER IS WIDER THEN THE QUICK TIE SPACING.
- B. WHEN HEADER HAS A GIRDER TRUSS DIRECTLY ABOVE.
2. PROVIDE 2-CS16 STRAPS ON KING AND JACK STUDS THROUGH FLOOR SYSTEM BELOW IF THERE IS NOT A QUICK TIE ADJACENT TO OPENING.

FULL HEIGHT ANCHOR INSTALLATION CHART						
FULL HT. ANCHOR	(A) TOP PLATE HOLE	(B) SILL PLATE HOLE	(C) CONCRETE HOLE	(D) WASHER SPEC.	(E) EMBEDMENT DEPTH	(F) EDGE DISTANCE
QTB	7/8" Ø	9/16" Ø	9/16" Ø	2 1/4" x 2 1/4 x 3/16"	4" 4"	2 1/2"
QTG	7/8" Ø	9/16" Ø	9/16" Ø	3 x 3 x 3/16"	4" 4"	2 3/4"
QTO	1" Ø	3/4" Ø	3/4" Ø	3 x 3 x 1/4"	6" 6"	3"
QTR	1" Ø	7/8" Ø	7/8" Ø	3 x 4 1/2" x 1/2"	7" 7"	4 1/2"
MONO						



TRUSS FASTENER SCHEDULE

1 TYPICAL TRUSS STRAPPING - BOTTOM CHORD

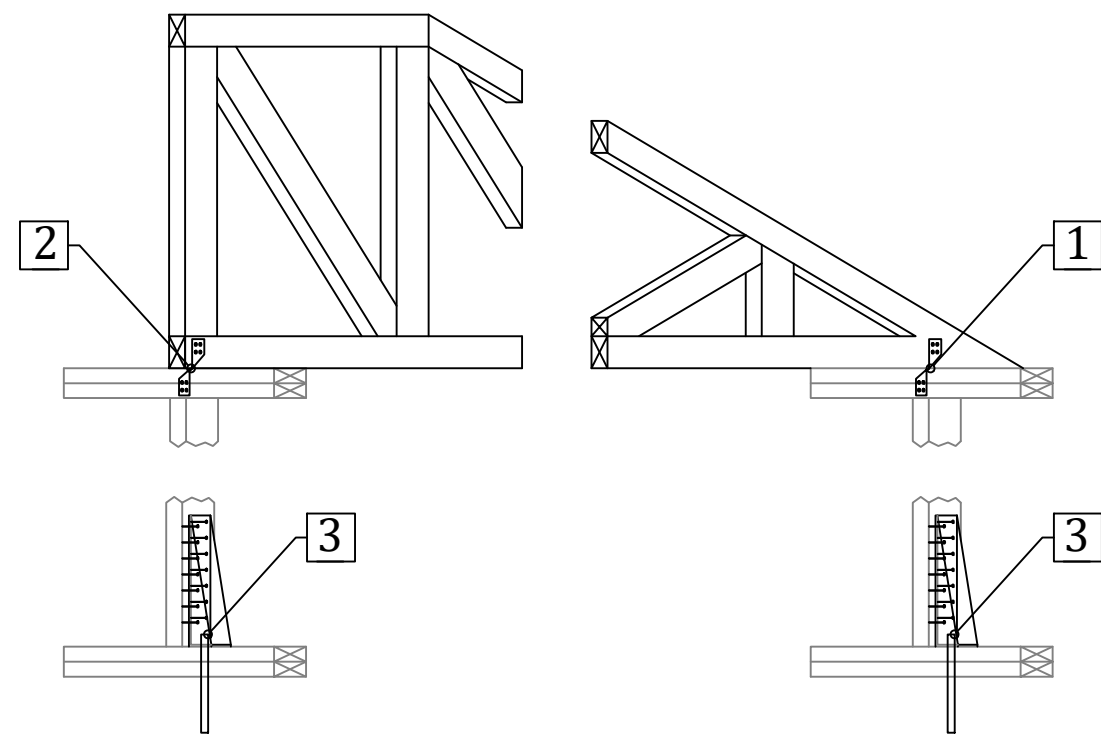
- 0-570# 6" TIMBERLOK
- 570#-662# HA4
- 662#-945# MTS12
- 945#-1257# HTS12
- 1257#-2900# QGT

2 GIRDER TRUSS STRAPPING - VERTICAL NODE

- 0-570# 6" TIMBERLOK
- 570#-1232# 6" TIMBERLOK & HA4
- 1232#-1890# (2) MTS12
- 1890#-2514# (2) HTS12
- 2514#-5800# (2) QGT

3 GIRDER TRUSS STRAPPING - ANCHORING

- 0-910# QTA
- 910#-1909# QTB
- 1909#-2839# QTG
- 2839#-4455# QTO



D7.2

SHEET # (13) OF (13)

PROJECT NAME: **BOARDMAN SAN FERNANDO**

PROJECT #: **18.10.03**

DRAWN BY: **WMD**

CHECKED BY: **MGH**

SCALE: **1/4" = 1'-0"**

DATE: **03.04.19**

1020 Little Brook Ct.
Jacksonville, FL 32218

OWNS

DRAFTING & DESIGN LLC

(904) 536-0857

downsdraftinganddesign@gmail.com

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OWNER / BUILDER

BOARDMAN RESIDENCE

PROJECT ADDRESS

LOT 1&2

SAN FERNANDO ST.

FERNANDINA BEACH, FL.

32034

MICHAEL G. HOLDER

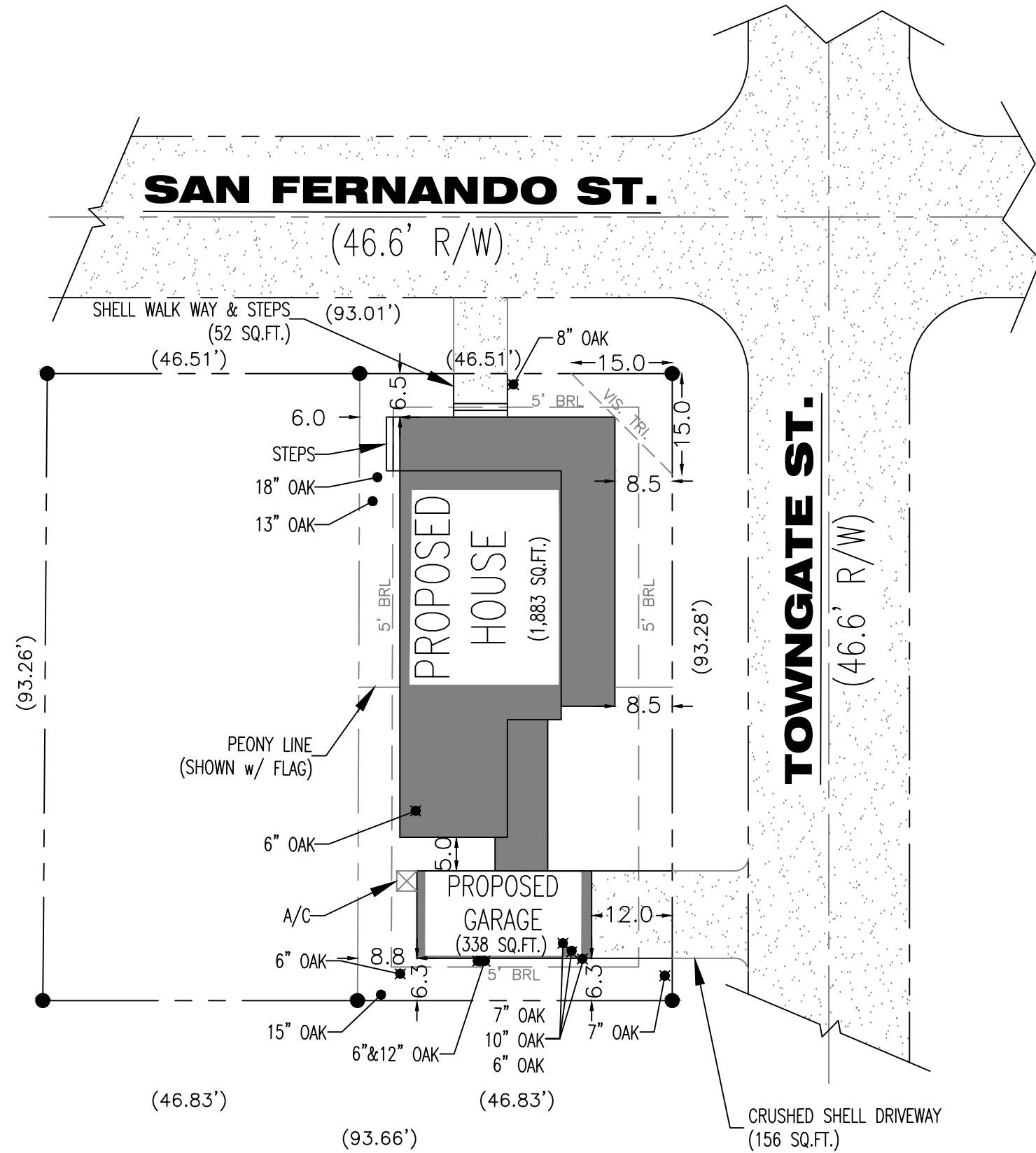
PE# 16215

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

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SITE PLAN

SCALE: 1 = 20



SP1.0

SHEET #:

PROJECT NAME:

PROJECT #:

DRAWN BY:

CHECKED BY:

SCALE:

DATE:

00.00.00

WMD

MGH

1/2"=1'-0"

11.07.18

1020 Little Brook Ct.
Jacksonville, FL 32218

DOWNS

DRAFTING & DESIGN LLC

(904) 536-0857
downsdraftinganddesign@gmail.com

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HOMEOWNER OR CONTRACTOR SHALL VERIFY
ALL CONSTRUCTION IS PERMITTED AND
CODE COMPLIANT WITH ALL LOCAL BUILDING
CODES AND OFFICIAL PROCESSES.

OWNER / BUILDER

PROJECT ADDRESS

LOT #7

SAN FERNANDO ST.

FERNANDINA BEACH, FL.

32034

11.07.18

ENGINEER OF RECORD

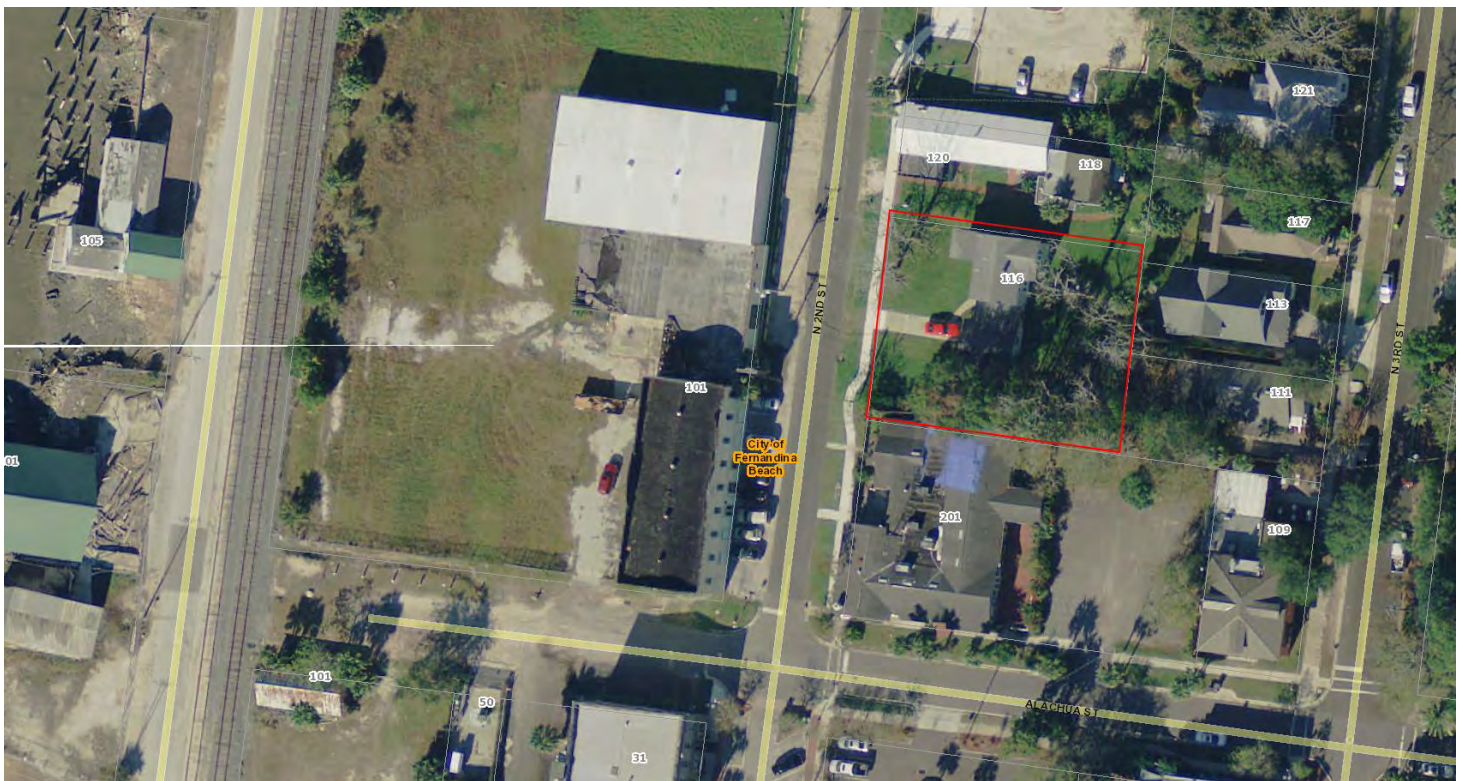
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HISTORIC DISTRICT COUNCIL STAFF REPORT
HDCV 2019-01
MARCH 21, 2019

Owner/Applicant:	CMR Island Properties, LLC, agent for Beverly Freeman Crews, James K. Freeman, George T. & Angela Karen Morgan				
Property Address:	116 N. 2 nd Street				
Requested action:	Variance from the City of Fernandina Beach Land Development Code section 1.03.05, Construction or Demolition of Structures on Combined Lots				
Current zoning:	C-3 Central Business District				
FLUM land use category:	Central Business District				
Existing uses on the site:	Residential				
FL Master Site File #	8NA01186				
Year Built:	1940 (NCPA)				
Contributing Status:	N/A				
Adjacent Properties:	North	Mixed Use	C-3		
	South	Vacant	C-3		
	East	Single-Family Residential	R-2		
	West	Commercial (vacant)	C-3	c.1882	"C.H.Huot's 1882 Building"

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





SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

This parcel (00-00-31-1800-0009-0020) was rezoned/reFLUMed to C-3/Central Business District at the City Commission's March 5, 2019 regular meeting.

The applicant is requesting a variance from Section 1.03.05 *Construction or Demolition of Structures on Combined Lots*.

APPLICABLE GUIDELINES:

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

1.03.05 Construction or Demolition of Structures on Combined Lots

- A. In order to maintain open space, visual corridors, neighborhood character, property values and visual attractiveness of residential areas, wherever there may exist a single-family residence, a two-family building or any auxiliary building or structure, including but not limited to, swimming pools, or any other improvement which was heretofore constructed on property containing one or more platted lots or portions thereof (excluding walls or fences), such lots shall thereafter constitute one building site and shall be considered the "lot of record", and no permit shall be issued for the construction of more than one residence or two-family building on the site. All construction on the building site must comply with all existing zoning and density requirements.
- B. The demolition or removal of any residence or structure, whether voluntary or involuntary, shall not have the effect of changing the establishment of the building site.
- C. Any change from the foregoing provisions for the purpose of establishing building sites, or separation of building sites, shall require approval by Board of Adjustment, at which all interested persons shall be afforded an opportunity to be heard.

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 LDC, except for areas within the Historic District Overlay or the CRA Overlay, where requirements of Section 10.02.00 are met.
- C. 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>"Structure is located in the flood plain. The entrance to the main floor is one step (approx. 8") above grade."</i>	Staff agrees that special conditions do exist, in that this property is located in the Special Flood Hazard Area: AE with a Base Flood Elevation of 9'. This requires the structure to undergo a significant amount of modification to accommodate floodproofing to adapt the building to a new use.	YES
<u>2. Special Privilege</u> Granting the variance does not confer upon the applicant a special privilege that is denied by the Land Development Code to other lands, structures, or buildings in the same zoning district	<i>"No, all property owners in the City of Fernandina Beach are allowed to apply to have their underlying lots of record restored."</i>	All property owners of combined lots who seek to utilize underlying lots of record are required to seek a variance as the only means to uncombine lots. This is specifically set up in the LDC to ensure review of these projects by the appropriate boards.	YES

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>“Literal interpretation would deny the applicant the ability to construct two buildings with two townhouses each in support development within CRA that was created to revitalize this neighborhood as stated in Chapter 8 of the Land Development Code.”</i>	Literally interpretation of the provisions of the Land Development Code would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning district. The combined lots could continue to be used as they have been or the site redeveloped as one building site.	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>“Yes, the 4 underlying lots of record are 25’ x 125’ each.”</i>	The combined lots could continue to be used as they have been, or the site could be redeveloped utilizing the unified building site.	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 is being submitted simultaneously with an application for demolition in order to remove a substandard structure currently used as a residential duplex. The 1940 construction contains asbestos, substandard plumbing and electrical systems. The plumbing system has failed and repaired by replumbing using the outside of interior walls. The house has extensive damage of WDO and possible but likely latent structural damage. Granting the variance will meet the general intent and purpose of the Land Development Code and the goals of the CRA.”</i>	Granting the variance would restore the underlying lots (2,3,4,&5) of block 9 as originally platted and identified on the plat map titled <i>The North End of Amelia Island Showing the Plats of Fernandina and Ocean City, as Revised, Enlarged, and Re-issued by the Florida Town Improvement Company, November 1887</i>. This is in keeping with the harmony and general intent of the Land Development Code and the Comprehensive Plan.	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>“The variance will allow the removal of a substandard residential duplex containing hazardous material (asbestos). The new Townhomes will be in compliance with all CRA guidelines and will allow the first CRA construction since its inception in 2004 to restore the historic use of retail/ office on the ground floor and residential space above.”</i>	Granting the variance in order utilized the underlying lots of record as they were originally platted is compatible with the surrounding properties and would not cause injury to the area, or otherwise be detrimental to the public health, safety, welfare, or environment.	YES

Appendix 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.	"A variance is not contrary to the neighborhood or public. The demolition will remove a substandard structure. New constuction will be in complaince with CRA guidelines and be an asset to the neighborhood by restoring the historic use of the downtown area allowing retail/commercial and residential above in the new buildings."		YES
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.	"Special circumstances exist because this structure was left of of the HDC at the time of its inception. It was included in the CRA to promote the revitalization of properties witin the CRA district."	Staff agrees that special conditions do exist, in that this property is located in the Special Flood Hazard Area: AE with a Base Flood Elevation of 9'. This requires the structure to undergo a significant amount of modification to accommodate floodproofing to adapt the building to a new use.	YES
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.	"N/A"	N/A	--
4. The variance requested is the minimum necessary to preserve the historic character of a historic site or of a historic district.	"Yes"	N/A	--
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	"N/A"	N/A	--

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.	"The materials for the new structures will meet the CRA guidelines."	New construction will have to be reviewed by the HDC for compliance with CRA Design Guidelines.	YES

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, does not meet all 6 criteria set forth in Land Development Code section 10.02.02, and as such, must recommend denial.

Staff recommends:

DENIAL of HDCV 2019-01

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number HDCV 2019-01 **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 HDCV 2019-01, 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 HDCV 2019-01 Application and Backup Materials

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

STAFF CONTACT:

Jacob Platt

Senior Planner

jplatt@fbfl.city

904.310.3482

OFFICE USE ONLYREC'D: 1/17/19 BY: SylviePAYMENT: \$ 250 TYPE: 15 1009APPLICATION #: HOCV2019-0001

CASE #: _____

BOARD MEETING DATE: _____

**APPLICATION FOR VARIANCE FROM THE LDC****APPLICANT INFORMATION****Owner Name:** Beverly Freeman Crews, James K. Crews, George T Freeman, Morgan Angela Karen Morgan

Mailing Address: _____ 96174 MARANATHA RD _____ YULEE, FL 32097 _____

Telephone: _____ Fax: _____

Email: t _____**Agent Name:** _____ CMR Island Properties, LLC _____

Mailing Address: _____ 403 Tarpon Ave, Unit 308, Fernandina Beach, FL 32034 _____

Telephone: _____ 912-288-5880 _____ Fax: _____

Email: _____
_____ hrc1@bellsouth.net _____**PROPERTY INFORMATION**

Street Address: _____ 116 N St _____

Parcel Identification Number(s): _____ 00-00-31-1800-0009-0020 _____

Lot Number: _____ Block Number: _____

PROJECT INFORMATION

Variance(s) requested from LDC Section(s): _____ Section 1.03.05 _____

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

Restore the following underlying lots of record: BLOCK 9 LOTS 2 3 4 5 IN OR 1920/441 & OR 1920/1291 _City Of Fernandina Beach, FL _____

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.

Structure is located in the flood plain. The entrance to the main floor is one step (approx. 8") above grade.

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.

No, all property owners in the City of Fernandina Beach are allowed to apply to have their underlying lots of record restored.

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 would deny the applicant the ability to construct two building with two townhouses each in support development within CRA that was created to revitalize this neighborhood as stated in Chapter 8 of the Land Development Code.

HISTORIC AND THE AMELIA RIVER WATERFRONT COMMUNITY REDEVELOPMENT AREA.

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

Yes, the 4 underlying lots of record are 25' x 125' each.

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 is being submitted simultaneously with an application for demolition in order to remove a substandard structure currently used as a residential duplex.

The 1940 construction contains asbestos, substandard plumbing and electrical systems. The plumbing system has failed and repaired by replumbing using the outside of interior walls. The house has extensive damage of WDO (see below report) and possible but likely latent structural damage. Granting the variance will meet the general intent and purpose of the Land Development Code and the goals of the CRA.

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.

The variance will allow the removal of a substandard residential duplex containing hazardous material (asbestos). The new townhomes will be in compliance with all CRA guidelines and will allow the first CRA construction since its inception in 2004 to restore the historic use of retail/office on the ground floor and residential space above.

☐ 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.

1/17/19
Date

[Signature]
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU } ss



Subscribed and sworn to before me this 17 day of January, 2019.

[Signature]
Notary Public: Signature

SYLVIE MCCANN
Printed Name

11/12/20
My Commission Expires

Personally Known ☒ OR Produced Identification _____ ID Produced: _____



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Beverly F. Crews, James K. Freeman Jr., George T. Freeman, Angela K. Morgan
(print name of property owner(s))

hereby authorize: CMR Island Properties, LLC
(print name of agent)

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

Beverly F. Crews DocuSigned by: George T. Freeman
(Signature of owner) 1F36D7C0E94C425...

JKF DocuSigned by: James K. Freeman
(Signature of owner) FA797D0C65EA4E9...

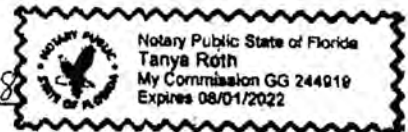
Angela K. Morgan DocuSigned by: Angela K. Morgan
3DE77C0977D44AC...

Beverly F. Crews George T. Freeman
(Print name of owner)

James K. Freeman Angela K. Morgan
(Print name of owner)

STATE OF FLORIDA }
COUNTY OF NASSAU }
ss }

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



Tanya Roth
Notary Public: Signature

Tanya Roth
Printed Name

8/1/2022
My Commission Expires

Personally Known _____ OR Produced Identification ☒ ID Produced: FI DL # C620-066-49-5080

(Signature of owner)

Beverly F. Crews
(Signature of owner)

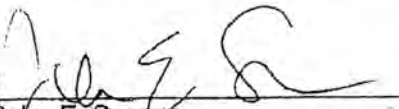
(Print name of owner)

Beverly F. Crews
(Print name of owner)

**BUYER'S AUTHORIZATION
FOR REPRESENTATION FOR APPLICATION**

I, John E. Sasser, an Authorized Member for CMR Island Properties, Inc., a foreign limited liability company, duly licensed to do business in Florida, and the buyer of real property located at 116 N. 2nd Street, Fernandina Beach, FL 32034 (the "Property") hereby authorize our legal counsel, A. Jeffrey Tomassetti, PLC, d/b/a/ Tomassetti and Prince to apply to the City of Fernandina Beach to process an application for Rezoning and FLUM Amendment on our behalf for the Property. In authorizing the agent to represent our entity, I attest that the application is made in good faith and that any information contained in the application is accurate and complete.

CMR Island Properties, a foreign limited liability company

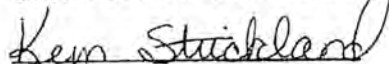


By: John E. Sasser
Its: Authorized Member

STATE OF FLA

COUNTY OF Worce

Subscribed and sworn to before me this 15 day of October, 2018



Notary Public
Kern Strickland

Printed Name
9-8-2020

Commission Expiration



Personally known ✓ OR Produced Identification _____

ID Produced: _____

APPENDIX A

HISTORIC DISTRICT AND COMMUNITY REDEVELOPMENT AREA VARIANCE CRITERIA

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

A. That a variance is necessary to maintain the historic character of property through demonstrating that:

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

B. Or, as an alternative to subsection (A), that a variance is necessary to accommodate an appropriate adaptive reuse of a structure within a Historic District or upon a Historic Site through demonstrating that:

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

APPENDIX A

A.

1. A variance is not contrary to the neighborhood or public. The demolition will remove a substandard structure. New construction will be in compliance with CRA guidelines and be an asset to the neighborhood by restoring the historic use of the downtown area allowing retail/commercial and residential above in the new buildings.
2. Special circumstances exist because this structure was left out of the HDC at the time of its inception. It was included in the CRA to promote the revitalization of properties within the CRA district.
3. N/A
4. Yes.
5. N/A
6. The materials for the new structures will meet the CRA guidelines.

B.

1. N/A

CMR Island Properties, LLC

22S 8th Street FBFL 32034 | 912-281-3737 | hrc1@bellsouth.net

1-17-19

Kelly Gibson, AICP
Planning Director
City of Fernandina Beach, FL

Dear Ms Gibson,

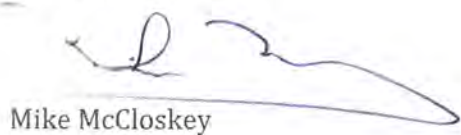
Please find the enclosed applications for the demolition and variance for 116 N 2nd Street.
The applications and supporting documents are to allow the fulfillment as the first project in the CRA.

The structure is currently used as a residential duplex and is not representative of the requirements for the Historic District. If these applications are approved, a substandard structure with hazardous material will be removed and two new building with two townhomes each will be constructed in a manner to allow the ground space to be used for retail/office and the space above for residential. This is a return to a historic use in kind with many of our downtown buildings.

The variance requested from Section 1.03.05 of the City of Fernandina Beach is an effort to restore Parcel # 00-00-31-1900-0009-0020 (116 N. 2nd Street) from a 100' x 125' lot to the four original 25' x 125' original platted lots of record as shown in the attached survey.

Please let me know if you have any questions, comments or require any additional information.

Thank you.



Mike McCloskey

jes

Tim Johnson Qualifications

State Certified - RD1395
Reg Real Estate Broker
SRA designation (Senior Residential Appraiser)
President - Johnson Appraisal Group
BBA - Accounting
MA
36 years residential appraisal experience

License



RICK SCOTT, GOVERNOR

JONATHAN ZACHEM, SECRETARY



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED RESIDENTIAL APPRAISER HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

JOHNSON, TIM E
5317 SOUTH FLETCHER AVE
FERNANDINA BEACH FL 32034

LICENSE NUMBER: RD1395

EXPIRATION DATE: NOVEMBER 30, 2020

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

Johnson Appraisal Group
5317 S Fletcher Ave
Fernandina Beach, FL 32034

02/13/2019

Cayman Builders
PO Box 2002
Waycross, GA 31502

Re: Property: 116 N 2nd St
Fernandina Beach, FL 32034
Borrower: N/A
File No.: TJL19048

In accordance with your request, we have inspected the above referenced property. The report of that inspection is described below. Supporting data is attached.

The purpose of the inspection is to develop an opinion of the current marketability/highest and best use for the property described as 116 N. 2nd Street, Fernandina Beach, FL. The property appears to be in unencumbered fee simple title of ownership status. This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. Comparables both land and improved were reviewed so as to assist in the highest and best use analysis. Engineering reports as well as WDO inspections and flood elevation reports were reviewed. It also appears the subject property is a non-conforming use. In my opinion it would not be feasible to bring the existing dwelling up to code. The cost of repairs and updating would preclude such. The lot size, shape, physical condition and land to building ratio do not allow the present of the structure to be a good utilization of the improvements. Based upon the current market conditions, the present use is not the most financially feasible and maximally productive use. The highest and best currently in my opinion would be vacant and unimproved.

Sincerely,

A handwritten signature in black ink that reads "Tim Johnson". The signature is stylized, with the first name "Tim" and last name "Johnson" clearly legible.

Tim Johnson, SRA
License or Certification #: RD 1395
State: FL Expires: 11/30/2020
tejappraisals@gmail.com

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.

City 116 North 2nd St.
Fernandina Bch. FL State FL ZIP Code 32034

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings ☐ Building Under Construction ☒ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, A1, A (with BFE), VE, V1, V30, V (with BFE), AR, AR/A, AR/AE, AR/A1, A30, AR/A1, AR/A
Complete items C2 a-h below according to the building diagram specified in item A7. In Puerto Rico only, enter meters.

Benchmark Utilized USCG Tidal 34 Vertical Datum: NAD 1988

Indicate elevation datum used for the elevations in items a) through h) below

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source:

Datum used for building elevations must be the same as that used for the BFE.

- Check the measurement used:
- a) Top of bottom floor (including basement, crawlspace, or enclosure floor) 8.0 ☒ foot ☐ meters
 - b) Top of the next higher floor 17.0 ☒ foot ☐ meters
 - c) Bottom of the lowest horizontal structural member (V Zones only) NA ☐ foot ☐ meters
 - d) Attached garage (top of slab) 7.7 ☐ foot ☐ meters
 - e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) 8.0 ☒ foot ☐ meters
 - f) Lowest adjacent (finished) grade next to building (LAG) 7.4 ☒ foot ☐ meters
 - g) Highest adjacent (finished) grade next to building (HAG) 7.6 ☒ foot ☐ meters
 - h) Highest adjacent grade at lowest elevation of deck or stairs including structural support 7.5 ☒ foot ☐ meters

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were all data and/or grade in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attached

Certifier's Name Jim Peacock License Number PSM #3718

Title Pres.

Company Name COASTAL LAND SURVEYORS

Address 34 N. 14th ST.

City Fernandina Bch. FL State FL ZIP Code 32034

Signature [Signature] Date 2-5-19 Telephone 904-261-8450 Ext.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)
Elevation in Section C2(e) is for the Air Conditioner

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB No. 1660-0008
Expiration Date: November 30, 2018

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

A1. Building Owner's Name CMR Island Properties Policy Number:

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 116 N. 2nd St. Company NAIC Number:

City Fernandina Beach FL State FL ZIP Code 32034

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) lots 2-5, Block 9, The City of Fernandina Bch.

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential

A5. Latitude/Longitude: Lat N 30.6730° Long W 81.4630° Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 1B

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s) NA sq ft

b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 0

c) Total net area of flood openings in A8.b 0 sq in

d) Engineered flood openings? ☐ Yes ☒ No NA

A9. For a building with an attached garage:

a) Square footage of attached garage 578 sq ft

b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade 0

c) Total net area of flood openings in A9.b 0 sq in

d) Engineered flood openings? ☐ Yes ☒ No NA

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number Fernandina 180172

B2. County Name NASSAU

B3. State Florida

B4. Map/Panel Number 18089C

B5. Suffix 0237

B6. FIRM Index Date 8-2-17

B7. FIRM Panel Effective/Revised Date 8-2-17

B8. Flood Zone(s) AE

B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 9

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in item B9:
☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source:

B11. Indicate elevation datum used for BFE in item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source:

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No

Designation Date: ☐ CBRS ☒ OPA NA

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <u>116 N. Ind. ST.</u>			FOR INSURANCE COMPANY USE Policy Number: _____		
City <u>Fernandina Bch. FL</u>	State <u>FL</u>	ZIP Code <u>32034</u>	Company NAIC Number _____		
SECTION G – COMMUNITY INFORMATION (OPTIONAL)					
The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.					
G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)					
G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.					
G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.					
G4. Permit Number _____	G5. Date Permit Issued _____	G6. Date Certificate of Compliance/Occupancy Issued _____			
G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement					
G8. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum _____					
G9. BFE or (in Zone AO) depth of flooding at the building site: _____ ☐ feet ☐ meters Datum _____					
G10. Community's design flood elevation: _____ ☐ feet ☐ meters Datum _____					
Local Official's Name _____			Title _____		
Community Name _____			Telephone _____		
Signature _____			Date _____		
Comments (including type of equipment and location, per C2(e), if applicable) _____ _____ _____					
☐ Check here if attachments.					

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <u>116 N. Ind. ST.</u>				FOR INSURANCE COMPANY USE Policy Number: _____	
City <u>Fernandina Bch. FL</u>	State <u>FL</u>	ZIP Code <u>32034</u>	Company NAIC Number _____		
SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)					
For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.					
E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG): a. Top of bottom floor (including basement crawlspace, or enclosure) is _____ feet _____ meters ☐ above or ☐ below the HAG					
b. Top of bottom floor (including basement crawlspace, or enclosure) is _____ feet _____ meters ☐ above or ☐ below the LAG					
E2. For Building Diagrams 5–9 with permanent flood openings provided in Section A, Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor elevation (C2.b) in the diagrams of the building is _____ feet _____ meters ☐ above or ☐ below the HAG					
E3. Attached garage (top of slab) is _____ feet _____ meters ☐ above or ☐ below the HAG					
E4. Top of platform of machinery and/or equipment servicing the building is _____ feet _____ meters ☐ above or ☐ below the HAG					
E5. Zone AO only. If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.					
SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION					
The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.					
Property Owner or Owner's Authorized Representative's Name _____					
Address _____		City _____	State _____	ZIP Code _____	
Signature _____		Date _____		Telephone _____	
Comments _____ _____ _____					
☐ Check here if attachments.					

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <i>116 N. 2nd St.</i>			Policy Number:
City <i>Fernandina</i>	State <i>Fl.</i>	ZIP Code	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

NA

Photo One

Photo One Caption

Photo One

Clear Photo One

NA

Photo Two

Photo Two Caption

Photo Two

Clear Photo Two

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <i>116 N. 2nd St.</i>			Policy Number:
City <i>Fernandina</i>	State <i>Fl.</i>	ZIP Code <i>32034</i>	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One



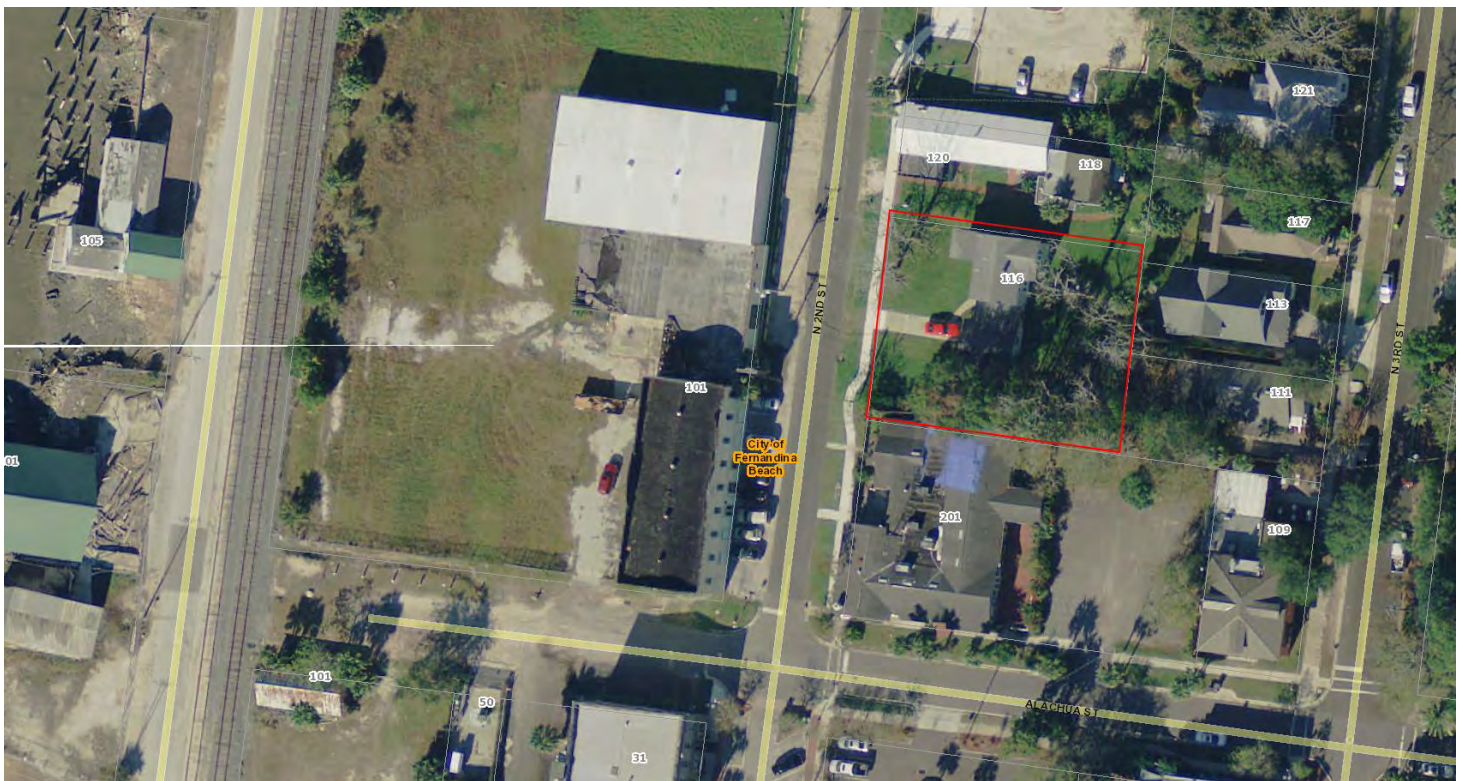
Photo Two



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2019-09
MARCH 21, 2019

Owner/Applicant:	CMR Island Properties, LLC, agent for Beverly Freeman Crews, James K. Freeman, George T. & Angela Karen Morgan				
Property Address:	116 N. 2 nd Street				
Requested action:	Conceptual Certificate of Approval (COA) to construct four, two-story mixed-use townhomes				
Current zoning:	C-3 Central Business District				
FLUM land use category:	Central Business District				
Existing uses on the site:	Residential				
FL Master Site File #	8NA01186				
Year Built:	1940 (NCPA)				
Contributing Status:	N/A				
Adjacent Properties:	North	Mixed Use	C-3		
	South	Vacant	C-3		
	East	Single-Family Residential	R-2		
	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.





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:

This parcel (00-00-31-1800-0009-0020) was rezoned/reFLUMed to C-3/Central Business District at the City Commission's March 5, 2019 regular meeting.

The applicant is requesting a Conceptual Certificate of Approval (COA) to construct four, two-story mixed-use townhomes.

The applicant is concurrently applying for:

- (HDCV 2019-01) Variance from the City of Fernandina Beach Land Development Code section 1.03.05, Construction or Demolition of Structures on Combined Lots; and
- (HDC 2019-08) Demolition of a primary and accessory structure located in the CRA.

APPLICABLE GUIDELINES:

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

2.01.13 Central Business District (C-3)

The C-3 District is intended for the development of land uses within the central business district as the City's center for residential, financial, commercial, governmental, professional, and cultural activities. The Central Business District category is designed to accommodate as permissible uses single-family or duplex dwelling units and uses permissible subject to supplemental standards triplex and multi-family dwelling units. These uses may be either freestanding or in mixed use structures; offices; commercial retail; personal services establishments; restaurants; transient accommodations; commercial parking facilities; civic uses; and cultural uses.

4.02.06 Specific Standards for Townhouse Development

- A. Townhouse development shall comply with the density of the zoning district in which it is proposed. The additional standards set forth in this section shall apply to all townhouse development.
- B. Side yard setback requirements do not apply to interior lot lines.

- C. A townhouse is a single-family attached dwelling unit. It is contiguous to adjacent units by a common wall.
- D. There shall be at least two (2) but not more than six (6) units in one (1) building.
- E. Each townhouse dwelling unit shall have a direct entrance to the outside, and shall not open to a common lobby, hallway, foyer, or other similar space.
- F. Where all lots, parcels, and dwelling units are under common ownership, there shall be a management plan to demonstrate unified control and management of common areas and facilities.
- G. Where common open space, recreation facilities, or other accessory structures or facilities are proposed, sidewalks or pedestrian paths shall be provided to connect buildings, parking lots, open space, and common areas.

7.01.04(A) Parking Space Requirements

Type of Use or Activity	Minimum Number of Spaces
Single-family dwellings	2 per unit ²
Notes ² Single-family dwellings within the CRA must provide two (2) spaces per dwelling unit on-site but are permitted the following exceptions: all units 1000 sq. ft or under are only required to provide one (1) space per dwelling unit on-site and all units 1,001- 1,250 sq. ft. are only required to provide one and one-half (1.5) spaces per dwelling unit on-site. Non-residential uses shall provide for parking per LDC section 4.03.03.	

8.01.02 Amelia River Waterfront Community Redevelopment Area

- A. Purpose It is the purpose of the CRA overlay to provide a broader mix of uses and compatible design with the downtown area in order to promote revitalization of the working waterfront and adjacent areas.
- B. The review of proposed development within the CRA Overlay shall be based upon compliance with the CRA Design Guidelines. Those properties within the CRA Overlay which are also located within the Downtown Historic District Overlay shall be reviewed for compliance with the Historic Preservation Design Guidelines, dated December 1999. All plans for development within the CRA Overlay shall be reviewed by the Historic District Council.
- C. Site design standards specified in the overlay supersede the requirements for the underlying zoning district. Specific site design requirements that are not covered by the overlay shall follow the standards of the underlying zoning district.
- D. Properties located within the CRA abutting the Amelia River Waterfront are subject to the following standards:
 1. All new construction that is a water dependent or water related use is exempt from Section 3.01.03(J) and Section 3.03.03(B) 1.
 2. Building height shall be measured from the Base Flood Elevation (BFE) to the top of the roof, rather than from the finished grade, as established in 4.02.03(C). The maximum height of all structures shall not exceed thirty (30) feet in height above the BFE. Permissible roof forms shall be in compliance with the adopted CRA Design Guidelines.
 3. Properties that have obtained the Waterfront Mixed Use Future Land Use designation are eligible for land uses in addition to those permitted in the Waterfront Industrial zoning and are specified in Tables 2.03.02 and 2.03.03. Floor area ratio shall not exceed 0.75. The floor area

ratio shall be calculated based on the developable land area and shall include portions of the site which remain submerged. Residential units are permitted if the property has a FLUM category of WMU and the units are located above a non-residential use. Stand-alone residential units are prohibited.

4. Developers of Office, Commercial, and/or Waterfront Industrial uses may pay a fee in lieu of providing the required parking, as established in Table 7.01.04(A). The fee shall be set annually by the City Commission and shall be based on the average cost of constructing a parking space in the City. The fee shall be a one-time payment, to be placed in a trust fund for downtown parking improvements which serve the CRA properties. Residential uses must provide two spaces per dwelling unit on-site, and are not eligible for the fee in lieu of providing parking.
5. Front and rear yard setbacks are not required. In order to preserve view corridors and pedestrian access to the Amelia River, side yard setbacks and breaks between structures shall be provided as follows:

- a. View Corridors

1. A 15-foot side yard setback on each side yard is required for water lots located to the north of Centre Street (water lots 1 through 9). These locations provide for alignment with existing east-west rights-of-ways at Alachua, Broome and Calhoun Streets.
2. Water lots to the south of Centre Street (water lots 25 through 40) shall provide a 30-foot minimum view corridor between buildings.
3. These view corridors shall remain open to the sky and shall not include any parking areas, accessory structures or mechanical equipment.

- b. Pedestrian Access

1. Publicly accessible pedestrian access to the water shall be integrated into the project's site design. These accessways shall provide a minimum width of ten (10) feet and shall occur at the view corridor locations. Access ways may vary in size and design as necessary to complement the overall project design. To encourage architectural variety and visual interest, certain encroachments and structural elements may be permitted within the accessways subject to compliance with the adopted CRA Design Guidelines. These accessways may be dedicated to public use through easements or dedication of right-of-way, or they may be retained under private ownership. In either case, these accessways shall remain open to and accessible by the public. If deemed necessary for security purposes, accessway closures may be permitted based on the posted operational hours of City beach access parking (exclusive of Main Beach or Seaside Parks).

E. Properties located within the CRA east of Front Street are subject to the following standards:

1. Facades up to thirty (30) feet in height shall have a front yard setback no more than ten (10) feet.
2. Facades up to forty-five (45) feet in height shall be recessed from the first thirty (30) feet of façade a minimum of ten (10) feet. Awnings, pergolas, or covered balconies may encroach into this setback, but shall not extend beyond the first thirty (30) feet of façade. Elements utilized to cover balconies shall not be a part of the main roof structure. Balcony enclosures (i.e., sun rooms, screened enclosures) shall be prohibited.

3. CRA properties located on the east side of North 2nd Street which share a property line with residentially-zoned, non-CRA properties shall meet the following standards:
 - a. Building height shall be limited to thirty-five (35) feet, including the parapet for flat roofed structures.
 - b. Buildings shall provide a front yard setback of no more than ten (10) feet. Facade elements above thirty (30) feet shall not be required to be recessed as provided in (2) above.
 - c. Non-residential and mixed-use projects shall provide a buffer along the shared property line which meets the requirements of a Buffer Type C as provided in Table 4.05.05(B).
 - d. All projects shall maintain a twenty (20) foot rear yard setback for principal structures.
4. Flat roofs are permitted but must provide a parapet up to 42 inches high in order to hide mechanical equipment.
5. Floor area ratio and density are established in the underlying zoning district.
6. Only one primary structure is permitted per lot of record.
7. Accessory structures must comply with the standards of the underlying zoning district as well as Section 5.01.00 of this LDC.
8. Side yard setbacks are not required.
9. Developers of Office, Retail, or other Commercial uses may pay a fee in lieu of providing the required parking, as established in Table 7.01.04(A.) The fee shall be set annually by the City commission and shall be based on the average cost of constructing a parking space in the City. The fee shall be a one-time payment, to be placed in a trust fund for downtown parking improvements which serve the CRA properties. Residential uses must provide one space per dwelling unit on-site, and are not eligible for the fee in lieu of providing parking. Parking is not permitted in the front yard, but is permitted in the side or rear yard. Parking is also permitted beneath structures.
10. CRA properties located east of Front Street which carry the Central Business District future land use designation/C-3 zoning, and are not within the Coastal High Hazard Area (CHHA) are eligible to participate in a Density Bonus Incentive Program as described in Section 4.01.02.

8.01.03 Signage in the Historic Districts and Community Redevelopment Area

In an effort to protect the Historic District designations within the City of Fernandina Beach, the specific provisions in this article shall take precedence where conflicts arise in this sign code.

- A. Two (2) permanent on-site signs per business, are permissible, limited to projecting, wall, awning, or freestanding signs, and subject to the following standards:
 1. Signs shall not project more than five (5) feet from the face of the building;
 2. Projecting signs may project over sidewalk or pedestrian areas only at no less than seven and one half (7 ½) feet above sidewalk level;
 3. The top of a projecting sign shall be not more than sixteen (16) feet above the sidewalk level;
 4. A projecting sign shall not be closer than two (2) feet to a vertical line extending upward from the curb;
 5. A projecting sign shall not exceed twelve (12) square feet (ft²) in area.

6. A wall sign may be horizontal or vertical and shall not exceed one square foot in area for each linear foot of business frontage, to a maximum of twenty-five (25) square feet . One side of the sign may be no more than two (2) feet in height or width.
 7. Awning sign lettering is limited to one square foot per linear foot of the awning or canopy, up to a maximum of ten (10) square feet.
 8. Freestanding, ground or pole signs are permissible only for properties with a minimum front or side yard setback of eight (8) feet. Freestanding, ground and pole signs are limited to a maximum of twenty (20) square feet in sign face area and six (6) feet in height.
- B. Permanent window lettering is permissible in addition to permanent signage and sandwich boards/easel signs shall not exceed an aggregate area equal to twenty-five percent (25%) of the glass area on which the signage is placed.
- C. Sandwich boards or easel signs are permissible in addition to window lettering and permanent signage and are subject to the following standards:
1. Limited to one (1) sandwich board or easel sign per business;
 2. The sandwich board sign shall comply with standards set forth in 5.03.10(E), and shall not utilize plastic or vinyl changeable copy.
 3. Easels displaying signs may be no more than 4' 6" high and the sign face may not exceed 6 square feet. Top of sign may not project above top of easel or 4'6" above the ground.
 4. The sign shall be placed between the store front and the edge of curb with a minimum five (5) feet of sidewalk left for pedestrian travel.
 5. The sign shall require a Certificate of Approval and the approval of the Historic District Council.
- D. Multi-Tenant Signs (reserved)
- E. Side Street Business Location Signs, private under public control located within public rights of way at street intersections, are subject to the following:
1. Limited to one directional intersection (1) sign per business where a valid local business tax receipt has been obtained except as exempted by Florida Statute 205.192 and Municipal Code Section 74-92;
 2. Must be located at the nearest intersection to the location of the business on existing directional intersection signage posts;
 3. Side Street Business Location signs are allocated on a 1st come 1st served basis and may not exceed seven (7) signs located at existing signage posts;
 4. Signs are limited to 5 inches tall by 28 inches wide (5"x28");
 5. Signs are limited to a green background with white writing;
 6. Must apply for a sign permit as set forth in 5.03.03; and
 7. Must be removed when business ceases operation and/or closes.
- F. Signs shall use stone, brick, wood, or metal, or modern materials that have the appearance of these materials. No plastic or vinyl shall be utilized to create the signs, with the exception of plastic or vinyl used for lettering or graphics on permanent, non-changeable copy signs.
- G. All permanent signs affixed to private property shall require a Certificate of Approval and the approval of the Historic District Council, except for temporary special event signs, exempt signs, public directional or information signs, street number signs, and temporary signage placed on scaffolding during construction.
- H. Wall graphics are prohibited in the Downtown Historic District. Legacy signs are permissible.
- I. Signs shall be mounted in such a way to minimize damage to historic materials. On masonry buildings, bolts should extend through mortar joints and not through masonry units. On frame buildings,

mounting brackets and bolts should be the minimal amount necessary to assure adherence to the surface and prevent excessive wood penetration. Signs shall not be placed upon a structure in any manner so as to disfigure or conceal any window opening, door or significant architectural feature or detail of any building, or in such a manner that requires changes to building materials.

- J. External lighting of signs through gooseneck lamps is permitted.
- K. In addition to signs prohibited within City limits as defined in LDC Section 5.03.05, the following signs are not permitted in the historic districts or CRA:
 - 1. Signs with fluorescent or day-glow coloring.
 - 2. Neon signs, or LED signs that mimic neon signs, over two (2) square feet in size.
 - 3. Pixelated LED signs.
 - 4. Internally lit signs.
 - 5. Changeable copy signs with plastic or vinyl lettering or graphics, including sandwich board and easel signs.
 - 6. Signs painted on or attached to trees, shrubbery, lamp posts, hydrants, traffic signs, stairways, benches, refuse containers, landscape planters, or telephone or utility poles.

DESIGN GUIDELINES FOR THE WATERFRONT COMMUNITY DEVELOPMENT AREA

1.5 Using the Guidelines for Project Planning

All plans for development within the CRA Overlay shall be reviewed by the Historic District Council.

4.4 East of Front Street Design Area

Building Heights and Setbacks

Properties located within the CRA east of Front Street are subject to the following standards:

Guidelines

- 1. Facades up to 30 feet in height shall have a maximum front yard setback of no more than 10 feet.
- 2. Facades up to 45 feet in height shall be recessed back from the first 30 feet of façade a minimum of 10 feet. Awnings, pergolas, or covered balconies may project into this setback, but shall not extend beyond the first 30 feet of the façade.

Building Style

Building styles for this area shall be compatible with the historic commercial downtown, particularly along Second Street. Although the architectural styles vary, the area is characterized by the following patterns of building:

- 1. Simple geometric forms and simple plans with all sides of the building being designed
- 2. Complexity achieved by assembly of simple shapes, modulating mass with insets or projections at entryways and corners or to denote entry and changes in function
- 3. The body of the buildings defined with brick, stone, or stucco over block construction
- 4. Expression of construction through careful masonry detailing, wood, metal or combination detailing around entries, openings in facades, and balconies
- 5. Simple roof forms, predominately flat and edged by a parapet, with breaks in the cornice line only to mark entryways, changes in function or important corners
- 6. Street level commercial feature greater areas of glass making the building appear lighter and more transparent. Awnings of treated fabric or metal may cover pedestrian spaces

Awnings and Canopies

Historic photographs of Fernandina reveal that awnings were used where needed to protect shop interiors from the sun, mostly on the south side of the street. Flat-roofed fixed canopies and awnings can be decorative as well as functional, and should be designed to complement the architecture. Today, as in the past, their greatest value is energy conservation through protection of spaces from unwanted heat gain. Over the last 100 years several types of awnings and canopies, such as retractable fabric awnings which roll or fold back toward the façade, stationary fabric awnings on a fixed pipe system, fixed canopies with sloping roofs and, less extensively, fixed canopies with flat roofs and railings (like small balconies) have been utilized in Fernandina. These designs are still appropriate for new construction in this design area:

Guidelines

1. The scale of the awning, i.e., height, length, depth, and overall bulk shall be compatible with the building storefront.
2. Awnings should fit within the storefront space and not cover side piers, lintels, or other important architectural elements of the structure.
3. The color of awnings should complement facade colors; solid colors or stripes are historically appropriate.
4. Awnings should project no more than 4 to 6 feet from the façade.
5. Awnings illuminated from behind are not acceptable as this illumination detracts from the overall character of the facade. Interior lighted awnings shall be permitted if the lighting system is encased or screened from view underneath.
6. Signage and graphics applied to awnings shall be reviewed for color, scale, and overall design compatibility. Large letter sizes and message areas shall not be permitted on awnings.

Avoid

1. Awnings made of reflective, high-gloss, brightly colored materials.
2. Awning that cover distinctive architectural features of the building.
3. Awnings with a curved profile (A curved form maybe acceptable if directly related to a key architectural element such as seen in the rounded corner awning in fig 4.60).

Enclosing a setback space

Enclosing a setback space on the upper floor of a structure is an acceptable option to allow for control of sun, wind, privacy, and to introduce visual variety along the street. These spaces are also referred to as “loggias” or “porches.”

Guidelines

1. These spaces shall be non-air-conditioned areas designed to adapt to the varying climatic conditions of Fernandina.

ANALYSIS:

PROPOSED MATERIALS		
	Type/Material/Brand	Color
Exterior Fabric	Information Not Provided	
Doors	Information Not Provided	

Windows	Information Not Provided	
Roofing	Information Not Provided	
Fascia/Trim	Information Not Provided	
Foundation	Information Not Provided	
Shutters	Information Not Provided	
Porch/Deck	Information Not Provided	
Fencing	Information Not Provided	
Driveways/ Sidewalks	Information Not Provided	
Signage	Information Not Provided	
Other		

Site Plan –

- **Housing Type** – Mixed use structures and townhomes are permissible housing types in the C-3 zoning district. The residential units will not be able to open into the office suites as proposed, as *“each townhouse dwelling unit shall have a direct entrance to the outside, and shall not open to a common lobby, hallway, foyer, or other similar space”* as outlined in LDC 4.02.06(E).
- **Lot Density** – The maximum gross density in the C-3 zoning district is 34 dwelling units per acre.
- **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 location is not indicated on site plan.
- **Setbacks** – The proposed front yard setback is 5’, which is within the maximum permissible front yard setback of no more than 10 feet. Side-yard setbacks are not required, but a 5’ side setback is being proposed. The principal structure must maintain a 20’ rear yard setback. The proposed primary structure is located approx. 75’ from the rear property line.
- **Buffers** - Non-residential and mixed-use projects shall provide a buffer along the shared property line which meets the requirements of a Buffer Type C as provided in Table 4.05.05(B). The proposed plan is showing the required 15’ buffer in place.
- **Parking** – Parking will be provided in garages at the rear of the structure. It is not clear that garages will be accessible given the tight turning radius required to access the garages. The applicant is encouraged to further explore the viability of the proposed garages.
- **Driveway** - The proposed site plan shows the driveway as 10’ in width. The driveway will be required to be a minimum of 12’ in width per LDC 7.01.01(E).
- **Sidewalks** – Sidewalks are not shown on the proposed plan but will be required per LDC 7.01.03.
- **Trash** - A trash dumpster or location to store roll-off trash carts will need to be shown on the site plan to accommodate the residential and commercial uses. It will need to be appropriately screened

Elevations –

- **Scale** – the building is appropriately scaled in accordance with the CRA Design Guidelines.
- **Height** – Building height information not provided. Maximum building height shall be limited to thirty-five (35) feet, including the parapet for flat roofed structures.
- **Materials** – No information about materials has been provided. Quality of materials will be very important to this project to achieve the goals of the CRA guidelines, which require *“expression of construction through careful masonry detailing, wood, metal or combination detailing around entries, openings in facades, and balconies.”*
- **Foundation** – Foundation information not provided.
- **Windows** – Window information not provided.
- **Doors** – Door information not provided.

STAFF RECOMMENDATION:

Although the project appears to meet many of the setback requirements, there is not enough detail provided for staff to comment on how the project reflects the CRA design guidelines from a design and material standpoint. Other issues, such as parking, ADA compliance, fire separations, and stormwater drainage, may require changes to the proposed site plan. The applicant will need to demonstrate that these issues have been adequately addressed before final HDC approval can be granted.

Staff recommends:

APPROVAL of HDC 2019-09 with the conditions:

1. Applicant return for at least one more conceptual review; and
2. Applicant apply for and receive at least one round of review notes from the Technical Review Committee (TRC) before resubmitting to the Historic District Council.

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2019-09 **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 2019-09, as presented, **is or is not** substantially compliant with the Land Development Code, and the Waterfront Community Redevelopment Area Guidelines to warrant conceptual approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2019-09 Application and Backup Materials

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

OFFICE USE ONLY

REC'D: 1/17/19 BY: Sm
 PAYMENT: \$ 200 TYPE: CH 1009
 APPLICATION #: 2019-0009
 HDC CASE #: _____
 APPLICATION COMPLETE: Y ___ N ___
 PRE-CONFERENCE: Y ___ N ___ DATE: _____



APPLICATION FOR HISTORIC DISTRICT COUNCIL CERTIFICATE OF APPROVAL (COA)

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

APPROVAL TYPE:

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

PROJECT TYPE:

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

PROPERTY INFORMATION Property information can be found at the Nassau County Property Appraiser's Website → Map Search

Street Address: 116 N. 2nd St. Fernandina Beach, FL
 Historic District: ☐ Downtown ☐ Old Town ☒ CRA Waterfront
 Parcel Identification Number(s): 00-00-31-1800-0009-0020
 Zoning District: CRA 2,3,4,5 Lot / Block Number (optional) 9

Owner of Record

As recorded with the Nassau County Property Appraiser

Owner(s) Name: Beverly, James, George Freeman
Angela Morgan
 Company (if applicable): _____

Street Address

116 N 2nd St

City State Zip

Fernandina Beach 32034

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

Michael A Mc Closkey

Company (if applicable)

CMR Island Properties LLC

Street Address

26 Belted Kingfisher.

City State Zip

Fernandina Beach FL 32034

Telephone Number

(912) 288-5880

Email Address

Mike@CaymanBuilders.com



Historic District Council Windows List

As amended from time to time – Approved 1/18/18

*New products not on the list will be reviewed on a case by case basis.

APPROVED FOR USE ON HISTORIC STRUCTURE PROJECTS:

Note: If window muntins are used, they must match profile of existing historic muntins and must include exterior raised muntins (grilles).

Wood

Hurd

Jeld-wen

Marvin

Pella (Reserve)

Aluminum-Clad Wood

Hurd

Marvin

Pella (Architect, Designer, Reserve) Weather Shield

Vinyl-Clad Wood

Andersen (400 Series, Architectural, 200 Series)

Cellular PVC/Ultrex

Marvin (Integrity)

Windsor

APPROVED FOR USE ON NEW CONSTRUCTION PROJECTS ONLY:

Any product line approved for use on historic structures can also be used on new construction. Window style and light pattern are at the discretion of the applicant. Note: If window muntins are used, they must include exterior raised muntins (grilles).

Aluminum-Clad Wood

Pella (ProLine)

All Vinyl/Plastic/Fiberglass Jeld-wen

Pella (Impervia, 350 Series, Encompass) PGT

PROJECT DESCRIPTION (REQUIRED),

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.

Concepcionas (2) Duplex Town Houses,
Stucco,

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.



HISTORIC DISTRICT COUNCIL APPLICATION CHECKLIST

These requirements are not inclusive of the requirements for the proposed work. The Department of Planning & Conservation may require additional drawings, specifications or information in order to complete the application review.

CONCEPTUAL APPROVALS

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

STAFF REVIEW OR BOARD REVIEW FINAL APPROVAL

THE FOLLOWING MUST BE PROVIDED IN ORDER TO BE A COMPLETE APPLICATION FOR
STAFF APPROVAL OR FINAL APPROVAL BY THE BOARD:

Applicant (Initials)	Please submit 1 copy of each of the following:	Staff (Initials)
	Proof of ownership (copy of deed or tax statement)	
	11x17 signed, sealed, scaled survey of property. Completed within the last 2 years.	
	11x17 scaled site plan of the proposed work, including lot dimensions, setbacks, finished floor elevations, and any changes as a result of proposed building footprints	
	Site plan <u>must</u> show all trees greater than 5" diameter at breast height (DBH) and indicate any trees that are to be removed as part of the scope of work.	
	Photographs of the existing site and existing buildings if any, including views from the street.	
	11x17 drawings to scale showing ALL existing and proposed exterior elevations of primary <u>and/or</u> accessory buildings. Existing vs. proposed features should be clearly delineated with labels, shading, and/or hatching.	
	Elevations <u>must</u> include specific material and detail information with call outs that define all visible exterior elements, such as (but not limited to): wall finishes, foundation wall finish, corner-boards, water-tables, barge-boards, cornice trim, door trim, window trim, column elements, railings, roof fascia, balcony trim elements, supporting/decorative brackets, gable end decorative elements, shutters, roof finishes, chimney finish, privacy fences, picket fences, gates, utility yard screens, gazebos, outdoor shower screens, etc. Provide specific detail views of features that cannot be called out with notes on the elevations. Examples include porch details, pier elements, lattice infill components, soffit and cornice trim detailing, etc.	
	Elevations and/or site plan <u>must</u> show all proposed mechanical and plumbing equipment (HVAC, hood vents, backflow preventers, etc.)	
	Product/material details and specifications, including brochures or printouts, for any proposed material as applicable and not limited to: doors, windows, roofing, exterior fabric, fascia/trim, shutters, fencing, sidewalk/driveway, landscaping, foundation, porch/deck, sheds, and proposed colors for ALL surfaces to be painted/stained/treated.	
	New construction applications <u>must</u> show context of project within existing streetscape.	
	For any fencing proposed to be located on a common property line, written consent of the adjacent property owners shall be provided as required by LDC 5.01.10(B).	

CERTIFICATION (REQUIRED)

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.

1/17/19
Date

[Signature]
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU } ss



Subscribed and sworn to before me this 17 day of January, 2019.

[Signature]
Notary Public: Signature

SYLVIE MCCANN
Printed Name

11/12/20
My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: ☐



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Beverly F. Crews, James K. Freeman Jr., George T. Freeman, Angela K. Morgan
(print name of property owner(s))

hereby authorize: CMR Island Properties, LLC
(print name of agent)

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

Beverly F. Crews DocuSigned by:
(Signature of owner) George T. Freeman
1F36D7C0E94C425

J K F DocuSigned by:
(Signature of owner) James K. Freeman
FA797D0C65EA4E9...

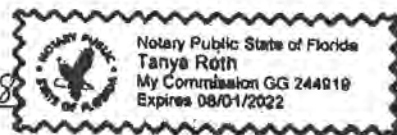
Angela K. Morgan DocuSigned by:
(Signature of owner) Angela K. Morgan
3DE77C0977D44AC...

Beverly F. Crews George T. Freeman
(Print name of owner)

James K. Freeman Angela K. Morgan
(Print name of owner)

STATE OF FLORIDA }
COUNTY OF NASSAU }

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



Tanya Roth
Notary Public: Signature

Tanya Roth
Printed Name

8/1/2022
My Commission Expires

Personally Known _____ OR Produced Identification ☒ ID Produced: FL DL # C620-060-49-5080

(Signature of owner)

Beverly F. Crews
(Signature of owner)

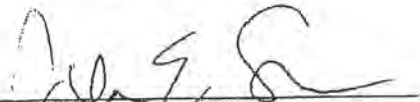
(Print name of owner)

Beverly F. Crews
(Print name of owner)

**BUYER'S AUTHORIZATION
FOR REPRESENTATION FOR APPLICATION**

I, John E. Sasser, an Authorized Member for CMR Island Properties, Inc., a foreign limited liability company, duly licensed to do business in Florida, and the buyer of real property located at 116 N. 2nd Street, Fernandina Beach, FL 32034 (the "Property") hereby authorize our legal counsel, A. Jeffrey Tomasseti, PLC, d/b/a/ Tomasseti and Prince to apply to the City of Fernandina Beach to process an application for Rezoning and FLUM Amendment on our behalf for the Property. In authorizing the agent to represent our entity, I attest that the application is made in good faith and that any information contained in the application is accurate and complete.

CMR Island Properties, a foreign limited liability company

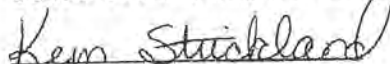


By: John E. Sasser
Its: Authorized Member

STATE OF GA

COUNTY OF Ware

Subscribed and sworn to before me this 15 day of October, 2018


Notary Public

Kem Strickland
Printed Name

9-8-2020
Commission Expiration



Personally known ☒ OR Produced Identification ☐

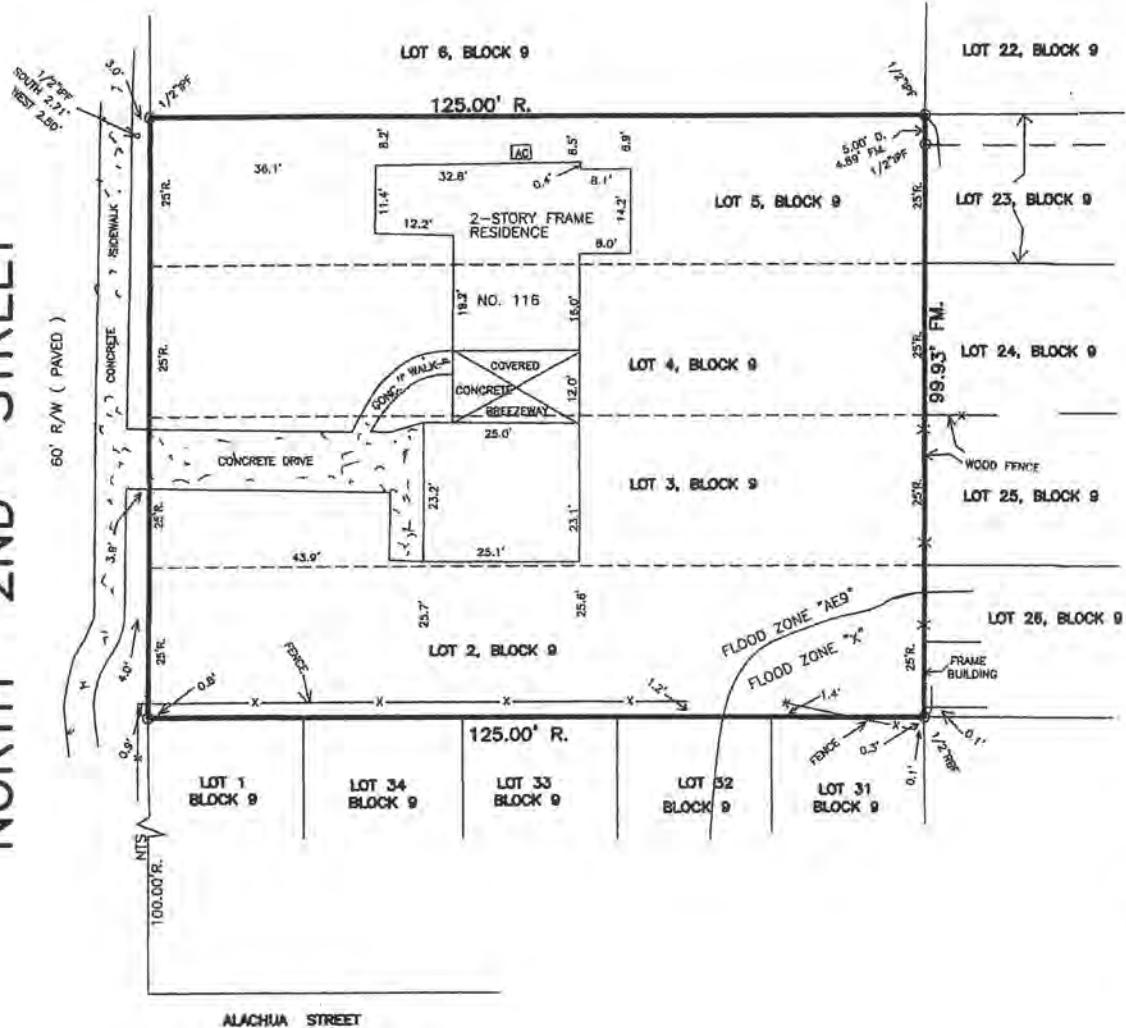
ID Produced: _____

MAP SHOWING BOUNDARY SURVEY
LOTS 2, 3, 4 AND 5, BLOCK 9,

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: CMR ISLAND PROPERTIES, LLC.

NORTH 2ND STREET



COASTAL LAND SURVEYORS

& MAPPERS, INC.
34 NORTH FOURTEENTH STREET
FERNANDINA BEACH, FLORIDA 32032
TEL. 904-261-8950 FAX 904-277-6850

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

JAMES C. PEACOCK, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3718
GEORGIA CERTIFICATE NO. 2385
NOT VALID UNLESS EMBOSSED WITH SURVEYORS OFFICIAL SEAL

BEARINGS BASED ON N/A

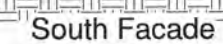
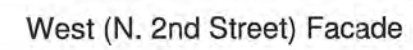
PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X & AE9 AS SHOWN ON

FEMA FLOOD INSURANCE RATE MAP, COMMUNITY NO. 120172 PANEL NO. 2376
DATED 8/2/17

DATE OF SURVEY: OCTOBER 15, 2018
SCALE 1"=20'
JOB NO. 1810-10 F.B. 348

CORNER MARKERS HAVE NO IDENTIFICATION U.N.O.

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



116 N. 2nd St. Site
Plan

CMR Properties, LLC

Exterior Elevations

A102

Scale	1/8" = 1'-0"
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HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2019-08
MARCH 21, 2019

Owner/Applicant:	CMR Island Properties, LLC, agent for Beverly Freeman Crews, James K. Freeman, George T. & Angela Karen Morgan				
Property Address:	116 N. 2nd Street				
Requested action:	Certificate of Approval (COA) to demolish primary structure and an accessory structure				
Current zoning:	C-3				
FLUM land use category:	Central Business District				
Existing uses on the site:	Residential				
FL Master Site File #	8NA01186				
Year Built:	1940 (NCPA)				
Contributing Status:	N/A				
Adjacent Properties:	North	Mixed Use	C-3		
	South	Vacant	C-3		
	East	Single-Family Residential	R-2		
	West	Commercial (vacant)	C-3	c.1882	"C.H.Huot's 1882 Building"

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking approval to demolish the primary structure and its accessory structure.

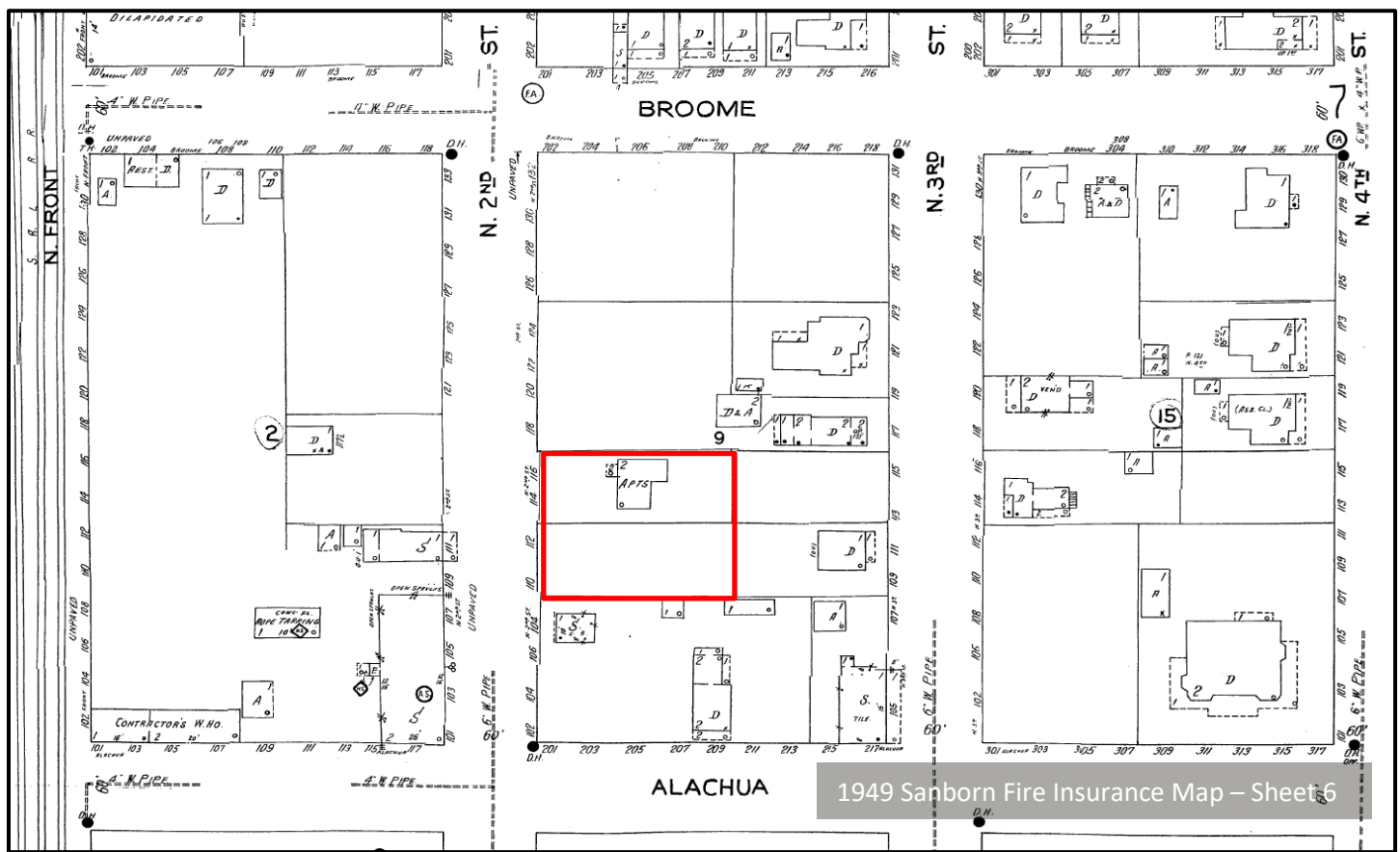
This parcel (00-00-31-1800-0009-0020) was rezoned/reFLUMed to C-3/Central Business District at the City Commission's March 5, 2019 regular meeting.

The applicant is concurrently applying for:

- (HDCV 2019-01) Variance from the City of Fernandina Beach Land Development Code section 1.03.05, Construction or Demolition of Structures on Combined Lots; and
- (HDC 2019-09) Conceptual Certificate of Approval (COA) to construct four, two-story mixed-use townhomes.

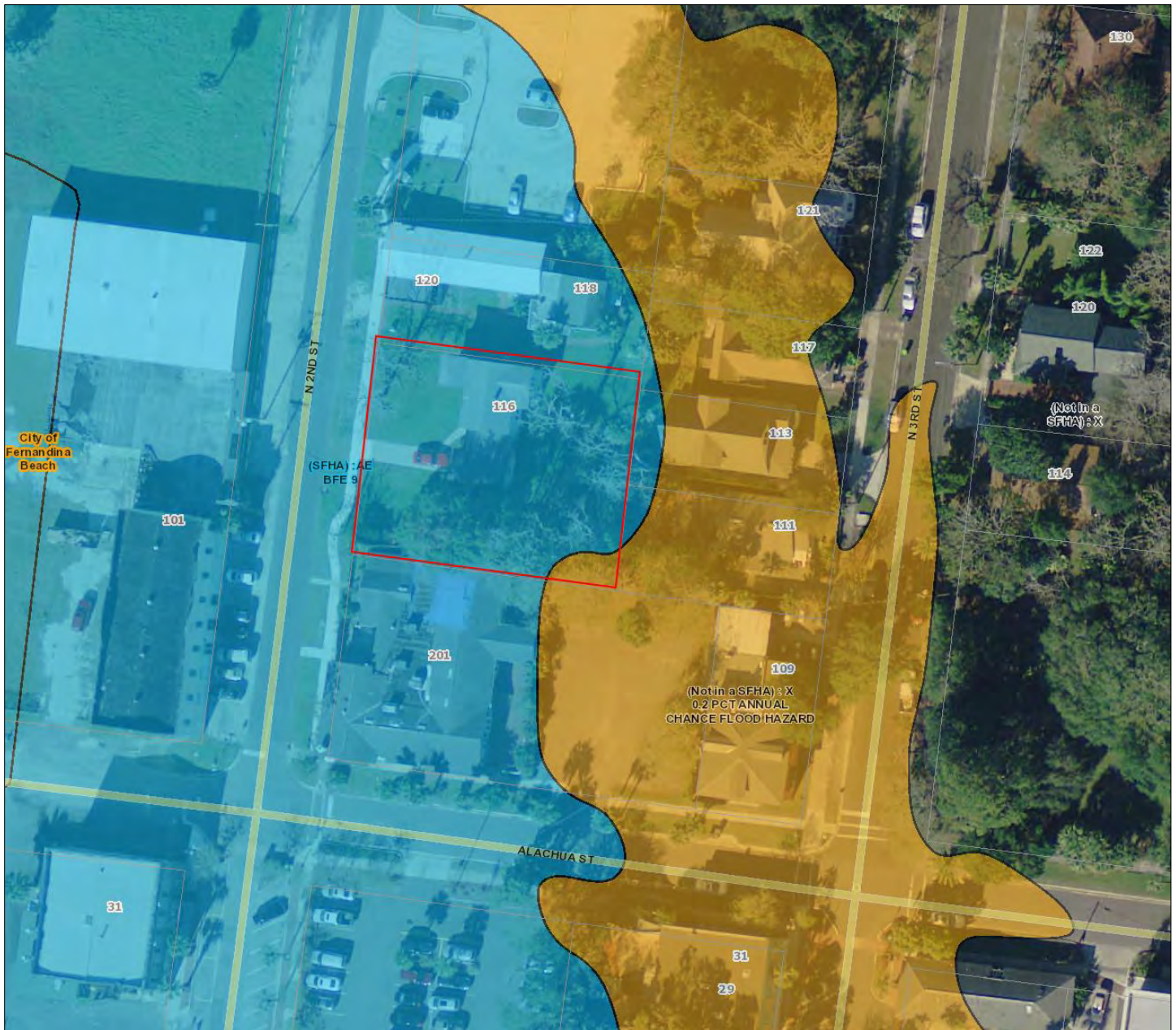
This Central Business District (C-3) zoned property is located within the 4.4 East of Front Street Design Area of the Waterfront Community Redevelopment Area. As such, all demolitions are required to be reviewed by the Historic District Council.

This property consists of a 1,748 square foot (heated) two-story frame vernacular primary structure that was constructed in 1940. A garage was later added and connected to the primary structure via a breezeway.





As seen on the 1949 Sanborn Fire Insurance Map, the home originally featured a two-story front porch, which has since been enclosed. Also notable on the Sanborn Map is that the property is notated as a multi-family dwelling.



The entirety of the structure and most of the parcel lie within the Special Flood Hazard Area with a Flood Zone of AE with a Base Flood Elevation of 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

2.01.13 Central Business District (C-3)

The C-3 District is intended for the development of land uses within the central business district as the City's center for residential, financial, commercial, governmental, professional, and cultural activities. The Central Business District category is designed to accommodate single-family or duplex residential uses, either freestanding or in mixed residential and business use structures; offices; commercial retail; personal services establishments; restaurants; transient

accommodations; commercial parking facilities; civic uses; and cultural uses.

8.00.01 Intent

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

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

8.00.03 Relationship to Comprehensive Plan

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

8.02.02 Historic District Council Roles and Responsibilities

The HDC shall have the duty and responsibility to:

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

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:

Demolition Criteria (LDC 8.03.03.01)	
Criteria	Staff Analysis
1. Whether the structure or site would meet national, state, or local criteria for designation;	The structure does not meet criteria for national or state designation and falls outside of the Downtown Historic District's period of significance.
2. Whether the structure or site is a contributing structure or site to a locally designated or National Register historic district;	The structure is not individually designated on the National Register of Historic Places and is not part of the Downtown Historic District.
3. Whether loss of the structure or site would deteriorate the quality or continuity of the historic district, or the surrounding neighborhood;	As this building was constructed outside of the period of significance for the Downtown Historic District, its removal would not deteriorate the quality of the adjacent historic district or 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;	The structure does not feature design, craftsmanship, or materials that would not be able to be reproduced without great difficulty 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;	The structure is a frame vernacular structure common to Fernandina Beach. Although it was built during a period when unique designs and experimental materials were being used, the home features no outstanding features from this period, with the exception of asbestos siding.
6. Whether removal of the structure or site would destroy the historic relationship between structures or open space;	As the structure was constructed in 1940, it does not reflect the historic building pattern seen on this street historically.
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;	Although the retention of structures always provides the opportunity for study of local history, architecture or design, this structure is a common example of residential frame vernacular architecture in Fernandina Beach.
8. Whether the applicant has made good faith efforts to pursue alternatives to demolition;	The applicant has provided reports that indicate they have evaluated the possibility for rehabilitation and determined that, given the structures condition and location in the Special Flood Hazard Area, rehabilitation would be prohibitively expensive.
9. Whether the applicant will be denied a reasonable return on his or her investment;	Given the condition of the structure and its location in the Special Flood Hazard Area, bringing the structure up to FL Building Code to make it habitable for continued use as a multi-family dwelling would be prohibitively expensive. The applicant has provided an appraisal report and an engineering report that discuss the issues related to the infeasibility of rehabilitating this structure.
10. Whether there is economic hardship for the applicant as demonstrated by requirements in Section 8.03.06;	The applicant has not demonstrated economic hardship.
11. Whether the Code Enforcement and Appeals Board has recommended demolition of the structure.	The Code Enforcement and Appeals Board has not recommended demolition of this structure.

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 2019-08 with the condition that:

1. Materials be salvaged/ recycled to the extent feasible.

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2019-08 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 2019-08, as presented, is or is not substantially compliant with the Land Development Code, the Secretary of the Interior's Standards and the Waterfront Community Redevelopment Area Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2019-08 Application and Backup Materials

EXHIBIT 2 FL Master Site File #8NA01186

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

OFFICE USE ONLY

REC'D: 1/17/19 BY: Sylvie
 PAYMENT: \$ 300 TYPE CH# 1069
 APPLICATION #: HDC 2019-0008
 HDC CASE #:
 APPLICATION COMPLETE: Y ___ N ___
 PRE-CONFERENCE: Y ___ N ___ DATE



APPLICATION FOR HISTORIC DISTRICT COUNCIL CERTIFICATE OF APPROVAL (COA)

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

APPROVAL TYPE:

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

PROJECT TYPE:

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

PROPERTY INFORMATION Property information can be found at the [Nassau County Property Appraiser's Website](#) → Map Search

Street Address: 116 N 2nd St Fern Beach

Historic District: ☐ Downtown ☐ Old Town ☒ CRA Waterfront

Parcel Identification Number(s): 60-00-31-1800-0009-0020

Zoning District: CRA 2,3,4,5 Lot / Block Number (optional) 9

Owner of Record

As recorded with the Nassau
 County Property Appraiser

Owner(s) Name Beverly James George Freeman
Angela Morgan
 Company (if applicable)

Street Address

116 N 2nd St

City State Zip

Fernandina Beach 32034

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

Michael A McCloskey

Company (if applicable)

CMR Island Properties LLC

Street Address

20 Belted Kingfisher Rd

City State Zip

Fernandina Beach FL 32034

Telephone Number

(912) 288-5880

Email Address

Mike @ Cayman Builders, Inc



Historic District Council Windows List

As amended from time to time – Approved 1/18/18

*New products not on the list will be reviewed on a case by case basis.

APPROVED FOR USE ON HISTORIC STRUCTURE PROJECTS:

Note: If window muntins are used, they must match profile of existing historic muntins and must include exterior raised muntins (grilles).

Wood

Hurd

Jeld-wen

Marvin

Pella (Reserve)

Aluminum-Clad Wood

Hurd

Marvin

Pella (Architect, Designer, Reserve) Weather Shield

Vinyl-Clad Wood

Andersen (400 Series, Architectural, 200 Series)

Cellular PVC/Ultrex

Marvin (Integrity)

Windsor

APPROVED FOR USE ON NEW CONSTRUCTION PROJECTS ONLY:

Any product line approved for use on historic structures can also be used on new construction. Window style and light pattern are at the discretion of the applicant. Note: If window muntins are used, they must include exterior raised muntins (grilles).

Aluminum-Clad Wood

Pella (ProLine)

All Vinyl/Plastic/Fiberglass Jeld-wen

Pella (Impervia, 350 Series, Encompass) PGT

PROJECT DESCRIPTION (REQUIRED,

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.

Wood Structure Asbestos Siding
Duplex in Poor Condition

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.

(2) Duplex Townhouses with Office space
on 1st Fl and Living Quarters in back & second Fl.
Conceptual Drawings Attached

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

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

PLEASE SUBMIT ALL PRODUCT BROCHURES, PAINT COLOR SAMPLES, AND MATERIAL SAMPLES WITH YOUR APPLICATION.



HISTORIC DISTRICT COUNCIL APPLICATION CHECKLIST

These requirements are not inclusive of the requirements for the proposed work. The Department of Planning & Conservation may require additional drawings, specifications or information in order to complete the application review.

CONCEPTUAL APPROVALS

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

STAFF REVIEW OR BOARD REVIEW FINAL APPROVAL

THE FOLLOWING MUST BE PROVIDED IN ORDER TO BE A COMPLETE APPLICATION FOR
STAFF APPROVAL OR FINAL APPROVAL BY THE BOARD:

Applicant (Initials)	Please submit 1 copy of each of the following:	Staff (Initials)
	Proof of ownership (copy of deed or tax statement)	
✓	11x17 signed, sealed, scaled survey of property. Completed within the last 2 years.	
	11x17 scaled site plan of the proposed work, including lot dimensions, setbacks, finished floor elevations, and any changes as a result of proposed building footprints	
	Site plan <u>must</u> show all trees greater than 5" diameter at breast height (DBH) and indicate any trees that are to be removed as part of the scope of work.	
	Photographs of the existing site and existing buildings if any, including views from the street.	
	11x17 drawings to scale showing ALL existing and proposed exterior elevations of primary <u>and/or</u> accessory buildings. Existing vs. proposed features should be clearly delineated with labels, shading, and/or hatching.	
	Elevations <u>must</u> include specific material and detail information with call outs that define all visible exterior elements, such as (but not limited to): wall finishes, foundation wall finish, corner-boards, water-tables, barge-boards, cornice trim, door trim, window trim, column elements, railings, roof fascia, balcony trim elements, supporting/decorative brackets, gable end decorative elements, shutters, roof finishes, chimney finish, privacy fences, picket fences, gates, utility yard screens, gazebos, outdoor shower screens, etc. Provide specific detail views of features that cannot be called out with notes on the elevations. Examples include porch details, pier elements, lattice infill components, soffit and cornice trim detailing, etc.	
	Elevations and/or site plan <u>must</u> show all proposed mechanical and plumbing equipment (HVAC, hood vents, backflow preventers, etc.)	
	Product/material details and specifications, including brochures or printouts, for any proposed material as applicable and not limited to: doors, windows, roofing, exterior fabric, fascia/trim, shutters, fencing, sidewalk/driveway, landscaping, foundation, porch/deck, sheds, and proposed colors for ALL surfaces to be painted/stained/treated.	
	New construction applications <u>must</u> show context of project within existing streetscape.	
	For any fencing proposed to be located on a common property line, written consent of the adjacent property owners shall be provided as required by LDC 5.01.10(B).	

CERTIFICATION (REQUIRED)

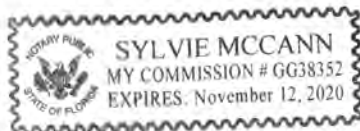
By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

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.

1/17/19
Date

[Signature]
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU } ss



Subscribed and sworn to before me this 17 day of January, 2019.

[Signature]
Notary Public: Signature

SYLVIE MCCANN
Printed Name

11/12/20
My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: ☐



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Beverly F. Crews, James K. Freeman Jr., George T. Freeman, Angela K. Morgan
(print name of property owner(s))

hereby authorize: CMR Island Properties, LLC
(print name of agent)

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

Beverly F. Crews DocuSigned by: George T. Freeman
(Signature of owner) 1F35D7C0E94C425

J K F DocuSigned by:
(Signature of owner) FA797D0C65EA4E9

Angela K Morgan DocuSigned by:
3DE77C0977D44AC...

Beverly F. Crews George T. Freeman
(Print name of owner)

James K. Freeman Angela K. Morgan
(Print name of owner)

STATE OF FLORIDA }
COUNTY OF NASSAU }
ss

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



Tanya Roth
Notary Public: Signature

Tanya Roth
Printed Name

8/1/2022
My Commission Expires

Personally Known _____ OR Produced Identification ☒ ID Produced: FI DL# C620-Old-49-5080

(Signature of owner)

(Print name of owner)

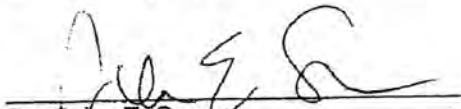
Beverly F. Crews
(Signature of owner)

Beverly F. Crews
(Print name of owner)

**BUYER'S AUTHORIZATION
FOR REPRESENTATION FOR APPLICATION**

I, John E. Sasser, an Authorized Member for CMR Island Properties, Inc., a foreign limited liability company, duly licensed to do business in Florida, and the buyer of real property located at 116 N. 2nd Street, Fernandina Beach, FL 32034 (the "Property") hereby authorize our legal counsel, A. Jeffrey Tomassetti, PLC, d/b/a/ Tomassetti and Prince to apply to the City of Fernandina Beach to process an application for Rezoning and FLUM Amendment on our behalf for the Property. In authorizing the agent to represent our entity, I attest that the application is made in good faith and that any information contained in the application is accurate and complete.

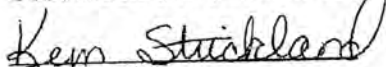
CMR Island Properties, a foreign limited liability company


By: John E. Sasser
Its: Authorized Member

STATE OF GA

COUNTY OF Ware

Subscribed and sworn to before me this 15 day of October, 2018


Notary Public

Kem Strickland
Printed Name

9-8-2020
Commission Expiration



Personally known ☒ OR Produced Identification ☐

ID Produced: _____

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

The structure is currently used as a residential duplex and was originally constructed in 1940. It is a 2 story, wood frame construction with asbestos siding. The structure is non-conforming with the current zoning and FLUM designation and is 2,575 sq. ft under roof with 1,748 heated sq. ft. This structure does not contribute to the guidelines for the Historic District as established in the City of Fernandina Beach Land Development Code Chapter 8 Historic Districts and the Amelia River Waterfront Community Redevelopment Area, as evidenced by the fact that it was not included in the above described Historic District. On the other hand, the subject structure is included within the Amelia River Waterfront Community Redevelopment Area. (See attached map of CRA and HDC Overlay). As stated in Section 8.01.02 of the LDC, it is the purpose of the CRA overlay to provide a broader mix of uses and compatible design with the downtown area in order to promote revitalization of the working waterfront and adjacent areas. The CRA was created and specific properties targeted for the purposes of realizing compact and energy efficient development which serves to maximize the use of existing public facilities within this area. The CRA established a Finding of Necessity in 2005, one of the four principal reasons why the area of the subject property was determined to contain blighted conditions is due to its "inadequate and outdated building density patterns." It found that the entire district, including the subject structure, needed to be assessed for outdated land use patterns in connection with the downtown urban core, waterfront area, and industrial port properties.

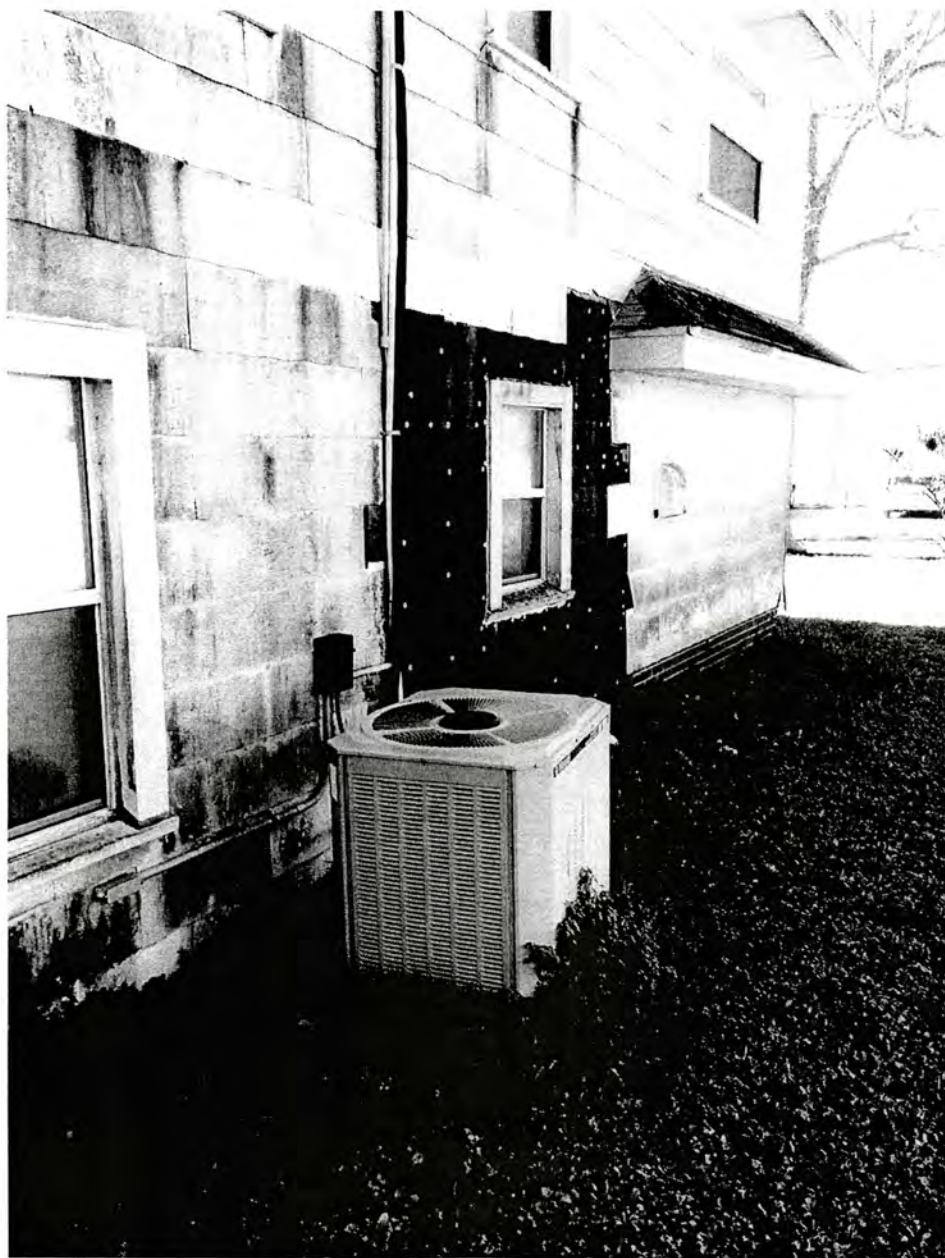
2. Whether loss of the structure or site would deteriorate the quality or continuity of the historic district, or the surrounding neighborhood;

The structure is outside of the historic district, and due to its design and condition its removal does not affect the quality or continuity of the surrounding neighborhood. (See attached map of CRA and HDC overlay.)

3. Whether the structure or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense;

The structure is common conventional frame construction with 7-foot ceilings, asbestos siding on a concrete slab with one step above ground level into the main structure. (See below) Due to its location, design, and materials the cost to reproduce the structure would be exceedingly difficult and expense. See pending engineer report regarding suitability for rehabilitation.









4. 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;

No, see below example of a typical 1900's wood frame construction with distinctive examples of design and architectural style contributing to the character of the district.



5. Whether removal of the structure or site would destroy the historic relationship between structures or open space;
No, see pictures above.
6. Whether retention of the structure or site promotes the general welfare of the City by providing an opportunity for study of local history, architecture, and design, or

by developing an understanding of the importance and value of a particular culture and heritage;

The structure has had at least two additions and numerous interior alterations in its conversion to a duplex from a single-family home, rendering the property devoid of any architectural or historical significance. The plumbing has failed and has been re-piped on the exterior of inside walls (see picture below). There is a significant WDO (report attached) that has caused substantial visible damage and possible latent structural damage.





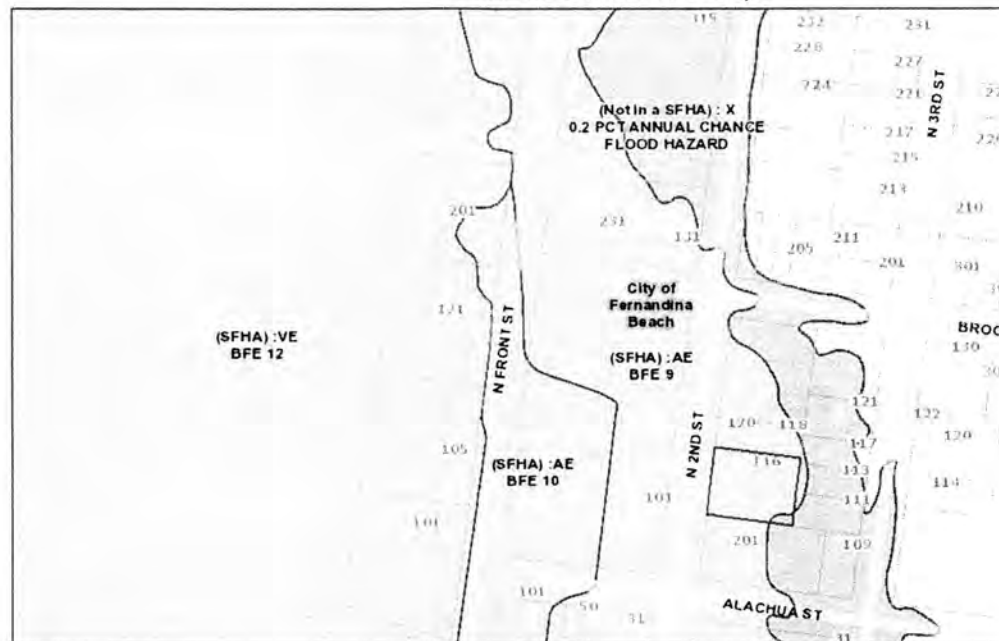




7. Whether the applicant has made good faith efforts to pursue alternatives to demolition;

Because the structure is in the flood plain (see below), the estimated cost to repair and improve the structure is significantly greater than the 30% of the value of the structure. See Section 1603.1.7 Flood Design Data – 2017 Florida Building Code. See also pending engineer report regarding suitability for rehabilitation.

116 N 2nd St flood map



8. Whether the applicant will be denied a reasonable return on his or her investment;
The structure has significant physical and functional obsolescence, (See pictures below) is below the flood plain, and contains asbestos siding. The property has been for sale for over 1,000 days with no purchasers for either the current residential or C-2 use due to location and condition. A "lipstick" remodeling approach will not solve any of these problems.

9. Whether there is economic hardship for the applicant as demonstrated by requirements in Section 8.03.06;
No.

10. Whether the Code Enforcement and Appeals Board has recommended demolition of the structure.
Pending.

B. Written evidence to be submitted prior to meeting:

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.

Pending and will be available prior to the meeting.

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.

Pending and will be available prior to the meeting.

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.

Pending and will be available prior to the meeting.

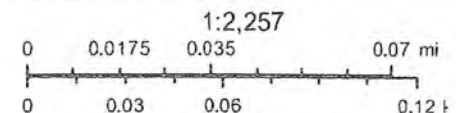
4. An estimate from an architect, developer, real estate consultant, or appraiser experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure in its current location or in any proposed new location.

Pending and will be available prior to the meeting.



January 17, 2019

-  City of F.B. Historic District
-  City of F.B. CRA Boundary



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NR
Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),
OpenStreetMap contributors, and the GIS User Community



Notes 5-105

ADAM PUTNAM
COMMISSIONER

Florida Department of Agriculture and Consumer Services
Division of Agricultural Environmental Services

WOOD-DESTROYING ORGANISMS INSPECTION REPORT
Rule 5E-14.142, F.A.C. - Telephone Number (850)617-7996

SECTION 1 - GENERAL INFORMATION

Inspection Company: Bug Out Service Business License Number: JB217597
Inspection Company Name: 136 North One Dr. Phone Number: 904.743.8272
Company Address: St. Augustine, FL 32095 Date of Inspection: 10/29/2018
Company City, State and Zip Code: St. Augustine, FL 32095
Inspector's Name and Identification Card Number: ADAM BOSLEY JE135982
Print name ID Card No.
Address of Property Inspected: 116 2nd Street North
Structure(s) on Property Inspected: Single Family, 2 Story House with attached Garage
Inspection and Report requested by: Mike McClosky, Mike@caymanbuilders.com, 912-288-5880
Name and contact information
Report Sent to Requestor and to: Mike McClosky, Mike@caymanbuilders.com, 912-288-5880
Name and Contact Information if different from above

SECTION 2 - INSPECTION FINDINGS - CONSUMERS SHOULD READ THIS SECTION CAREFULLY

THIS REPORT IS MADE ON THE BASIS OF WHAT WAS VISIBLE AND READILY ACCESSIBLE AT THE TIME OF INSPECTION AND DOES NOT CONSTITUTE A GUARANTEE OF THE ABSENCE OF WOOD-DESTROYING ORGANISMS (WDOs) OR DAMAGE OR OTHER EVIDENCE UNLESS THIS REPORT SPECIFICALLY STATES HEREIN THE EXTENT OF SUCH GUARANTEE.

This report does not cover areas such as, but not limited to, those that are enclosed or inaccessible, areas concealed by wall-coverings, floor coverings, furniture, equipment, stored articles, insulation or any portion of the structure in which inspection would necessitate removing or defacing any part of the structure.

This property was not inspected for any fungi other than wood-decaying fungi, and no opinion on health related effects or indoor air quality is provided or rendered by this report. Individuals licensed to perform pest control are not required, authorized or licensed to inspect or report for any fungi other than wood-destroying fungi, nor to report or comment on health or indoor air quality issues related to any fungi. Persons concerned about these issues should consult with a certified industrial hygienist or other person trained and qualified to render such opinions. A wood-destroying organism (WDO) means an arthropod or plant life which damages and can reinfest seasoned wood in a structure, namely, termites, powder post beetles, old house borers, and wood-decaying fungi.

Note: This is NOT a structural damage report. It should be understood that there may be damage, including possible hidden damage present. FURTHER INVESTIGATION BY QUALIFIED EXPERTS OF THE BUILDING TRADE SHOULD BE MADE TO DETERMINE THE STRUCTURAL SOUNDNESS OF THE PROPERTY.

Based on a visual inspection of accessible areas, the following findings were observed:
(See Page 2, Section 3 to determine which areas of the inspected structure(s) may have been inaccessible.)

- A. ☐ NO visible signs of WDO(s) (live, evidence or damage) observed.
B. ☒ VISIBLE evidence of WDO(s) was observed as follows:

☒ 1. LIVE WDO(s): Drywood Termites Swarmers in Sink/Tub in Upstairs Bathroom and on Kitchen Floor
(Common name of Organism and Location - use additional page, if needed)

☒ 2. EVIDENCE of WDO(s) (dead wood-destroying insects or insect parts, frass, shelter tubes, exit holes, or other evidence):

Drywood Termite Pellets in Siding, Trim, Rafters, Lattice, Doors, Window Sills, Flooring Joists,
(Common Name, Description and Location - Describe evidence - use additional page, if needed)
Flooring, Wall Studs

☒ 3. DAMAGE caused by WDO(s) was observed and noted as follows:

Drywood Termite damage to flooring in upstairs bedrooms, garage door trim, studs in garage, lattice work
(Common Name, Description and Location of all visible damage - Describe damage - use additional page, if needed)
on patio

CONTINUED ON PAGE TWO

SECTION 3 – OBSTRUCTIONS INACCESSIBLE AREAS: The following area(s) the structure(s) inspected were obstructed or inaccessible. NO INFORMATION on the status of wood-destroying organisms or damage from wood-destroying organisms in these areas is provided in this report.

In addition to those areas described in consumer information on Page 1, Section 2; the following specific areas were not visible and/or accessible for inspection. The descriptions and reasons for inaccessibility are stated below:

- ☒ Attic **SPECIFIC AREAS:** Portions of attic
REASON: accessibility, low clearance, insulation, ductwork
- ☒ Interior **SPECIFIC AREAS:** Portions of interior
REASON: Flooring, wall covering, cabinetry, furnishings,
- ☒ Exterior **SPECIFIC AREAS:** Portions of exterior
REASON: Siding below grade, siding
- ☐ Crawlspace **SPECIFIC AREAS:** _____
REASON: _____
- ☐ Other **SPECIFIC AREAS:** _____
REASON: _____

SECTION 4 – NOTICE OF INSPECTION AND TREATMENT INFORMATION

EVIDENCE of previous treatment observed: ☐ Yes ☒ No If Yes, the structure exhibits evidence of previous treatment. List what was observed: _____
(State what visible evidence was observed to suggest possible previous treatment-use additional page, if needed)

NOTE: The inspecting company can give no assurances with regard to work done by other companies. The company that performed the treatment should be contacted for information on treatment history and any warranty or service agreement which may be in place.

A Notice of Inspection has been affixed to the structure at: BREAKER PANEL
(State the location)

This Company has treated the structure(s) at the time of inspection ☐ Yes ☒ No

If Yes: Common name of organism treated: _____
(Common name of organism)

Name of Pesticide Used: _____ Terms and Conditions of Treatment: _____

Method of treatment: ☐ Whole Structure ☐ Spot treatment: _____

Specify Treatment Notice Location: _____

SECTION 5 – COMMENTS AND FINANCIAL DISCLOSURE

Comments: The Property appears to be in a distressed state and has a heavy infestation of Drywood Termites. It is highly advisable to have property fumigated in any event of repair/non-repair.
(Use additional pages, if necessary)

Neither the company (licensee) nor the inspector has any financial interest in the property inspected or is associated in any way in the transaction or with any party to the transaction other than for inspection purposes.

Signature of Licensee or Agent: Adam Bosley Date: 10/30/2018

Address of Property Inspected: 116 2nd Street North, Fernandina Beach, FL 32034 Date: 10/29/2018

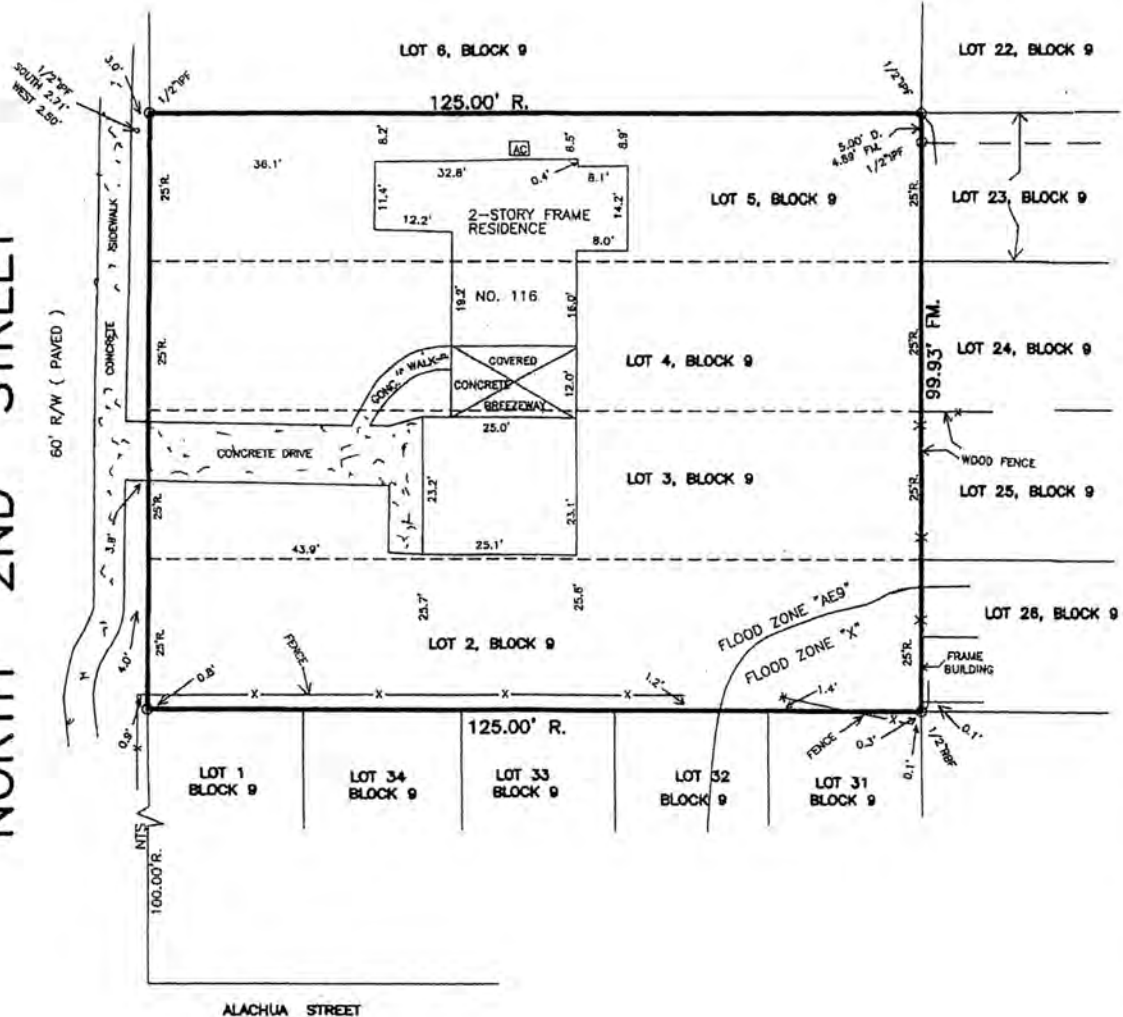
INSPECTION FEE: \$125 PREVIOUS BALANCE: \$ _____ TOTAL AMOUNT DUE: \$ _____
SEND PAYMENT TO: 6972 BLANDING BLVD, JACKSONVILLE, FL 32244

MAP SHOWING BOUNDARY SURVEY
LOTS 2, 3, 4 AND 5, BLOCK 9,

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: CMR ISLAND PROPERTIES, LLC.

NORTH 2ND STREET



COASTAL LAND SURVEYORS

& MAPPERS, INC.
34 NORTH FOURTEENTH STREET
FERNANDINA BEACH, FLORIDA 32032
TEL 904-281-8950 FAX 904-277-6650

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

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 & AE9 AS SHOWN ON

FEMA FLOOD INSURANCE RATE MAP,
COMMUNITY NO. 120172 PANEL NO. 237G
DATED 8/2/17

DATE OF SURVEY: OCTOBER 15, 2018

SCALE: 1"=20'

JOB NO. 1810-10 F.B. 348

CORNER MARKERS HAVE NO IDENTIFICATION U.N.O.

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

**“Visual Inspection and Assessment of the Structural
condition and General Building Condition for the Two
Story Property Located at 116 North 2ND Street
Fernandina Beach, Fl. 32034”**

Prepared By:-

LJG Engineering, Inc CA9784

Louis J. Gabriel PE 39476

419 Sophia Terrace

Saint Augustine, Fl. 32095

Emai: louisgabriel1957@gmail.com

Phone: 9049821935

Date: 2/ 1 /2019

Background:-

The subject property is a 2000 sq. ft. under the roof two story wood structure with 625 sq. Garage located at 116 North 2nd Street, Fernandina Beach, Fl. that and was built back in the early 1940's with exclusively structural wood framing on concrete slab foundation. The original property is the almost square house in the middle and a left two story was added to it as well as a garage on the right hand side.

The gable roof framing of the property is mainly wood planks on 2x6 rafters and 2x8 ridge plate and hip plate, The wall framing is 2x4 or 2x6 stud wall framing with wood siding and asbestos shingle finish, the floor framing is 1"(minimum) hard wood planks on 2x6 joist framing, the foundation is a slab on grade on concrete wall footings of unknown size property The ground floor is actually the unit garages and is not heated or ventilated.

Discussion:-

I conducted site visit and visual inspection of the subject property, my observations were made on the basis of what was visible and accessible at the time. Therefore, my observations and conclusions are based on the aforementioned plus my own intuition and experience in this type of construction and may not cover the true severity of the issues or the existence of further hidden damages.

My first take of the property looking at it from a distance is that of one that saw its best days some time ago but now is in need of repairs (some is major), upgrading, and face lifting.

The following findings were made upon the conclusion of my own site visit and observations;-

- 1- Evidence of dry wood termite damage to the structural flooring in the form of holes and indentations in the wood flooring per exhibit-1 and 2 and 3.
- 2- Evidence of dry wood termite damage to the roof rafter framing per exhibit-4, notice the indentations in the wood.

- 3- Evidence of termite damage to the wall framing can be noticed the termite droppings and the completely missing/severely damaged stud framing below the stairs per exhibit-5 thru 7.**
- 4- Evidence of ground wall settlement can be noticed in the cracks that were formed in kitchen wall, exterior wall shingles as well as exterior brick stem wall buckling and cracks per exhibit-15 thru 21.**
- 5- Evidence of extreme mold infestation can be noticed in the bathrooms, kitchen, and interior soffit per exhibit-8 thru 14.**
- 6- Evidence of improper construction code regulations can be noticed in the 7' (barely) wall plate height of the kitchen (8' is the bare acceptable minimum per FBC human occupancy) per exhibit-22.**
- 7- Evidence of wall leak repairs that were never finished or fully addressed can be noticed in the unfinished exterior wall siding work per exhibit -23 and 24.**

The FIRM Base Flood Elevation datum at the site has been set at 9' per NAVD 1988) , the actual finish floor slab elevation of the main house has been determined to be right at 8' per NAVD1988 while the actual finish floor slab elevation of the garage has been determined to be right at 7.7'.

Conclusions:-

My conclusions are intended to shed considerable light on the difficulty and the anticipated cost of restoring the original structural integrity of the property plus updating several other components to meet present day construction codes and FEMA regulations.

Based on my own findings and observations, it is my professional opinion that the existing structure may be rectified and rehabbed upon performing the following structural/ environmental repairs;

day Florida Building Code and FDEP minimum requirements for updated Building/HVAC/Electrical/ systems and flood proof building construction. Therefore, my final conclusion is that the financial feasibility of trying to repair/ remodel the subject property to bring it up to meet current building codes may not be there after all.

Exhibit-1



Exhibit-2

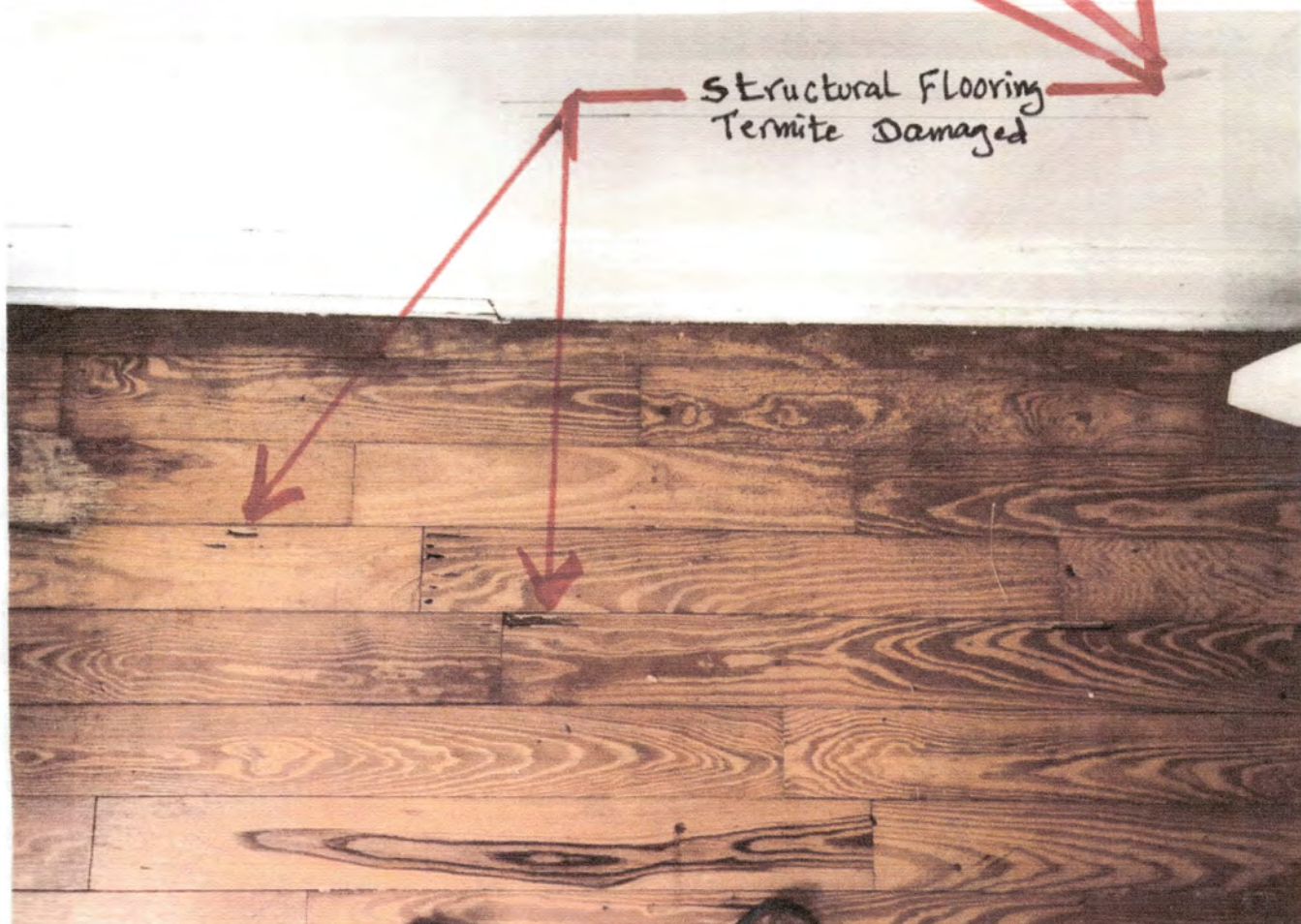
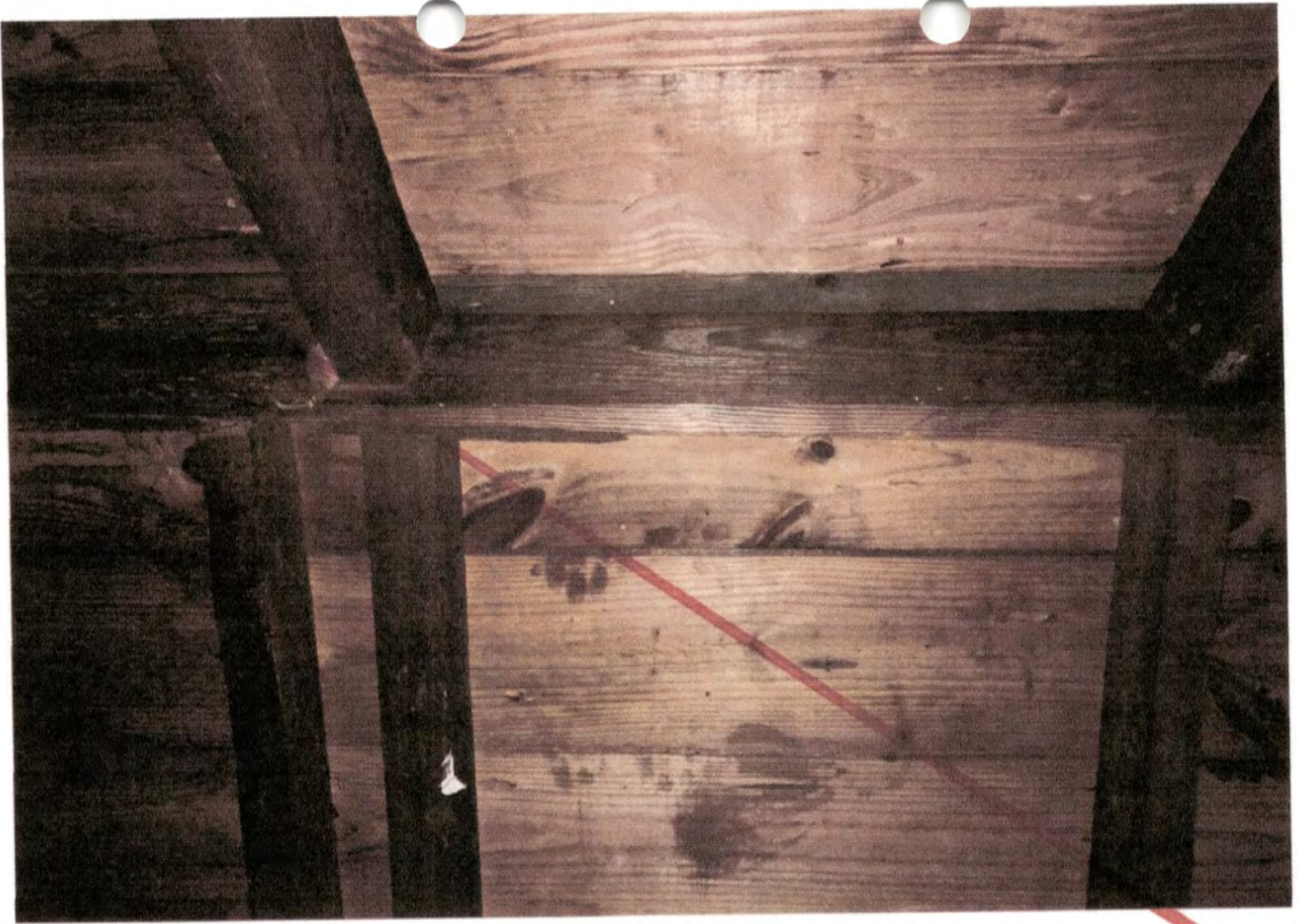


Exhibit - 4



Structural Flooring
Termite Damaged

Termite Rafter Damaged



Exhibit-3

Exhibit-5



Termite Droppings

Exhibit-6



Exhibit - 8

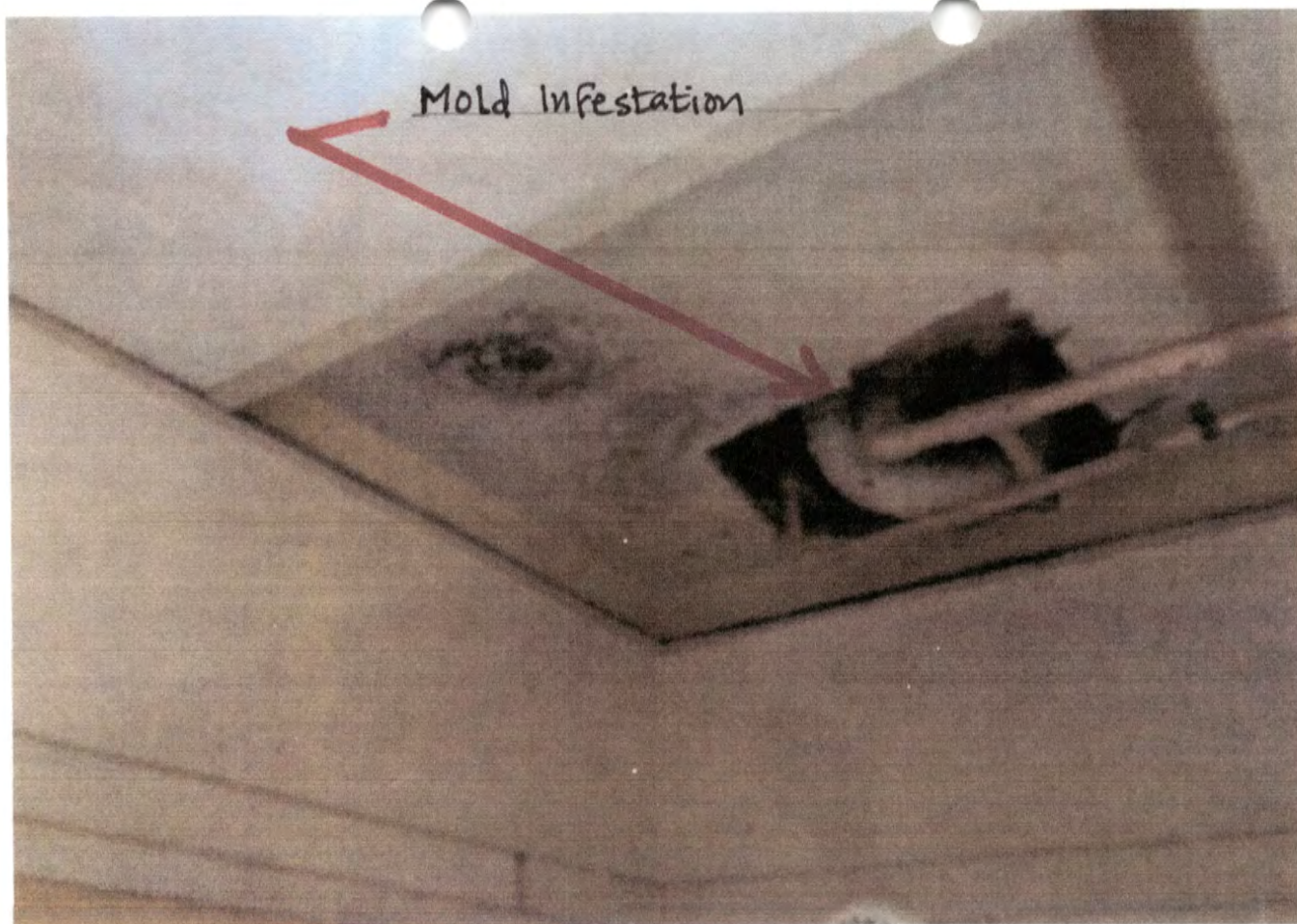
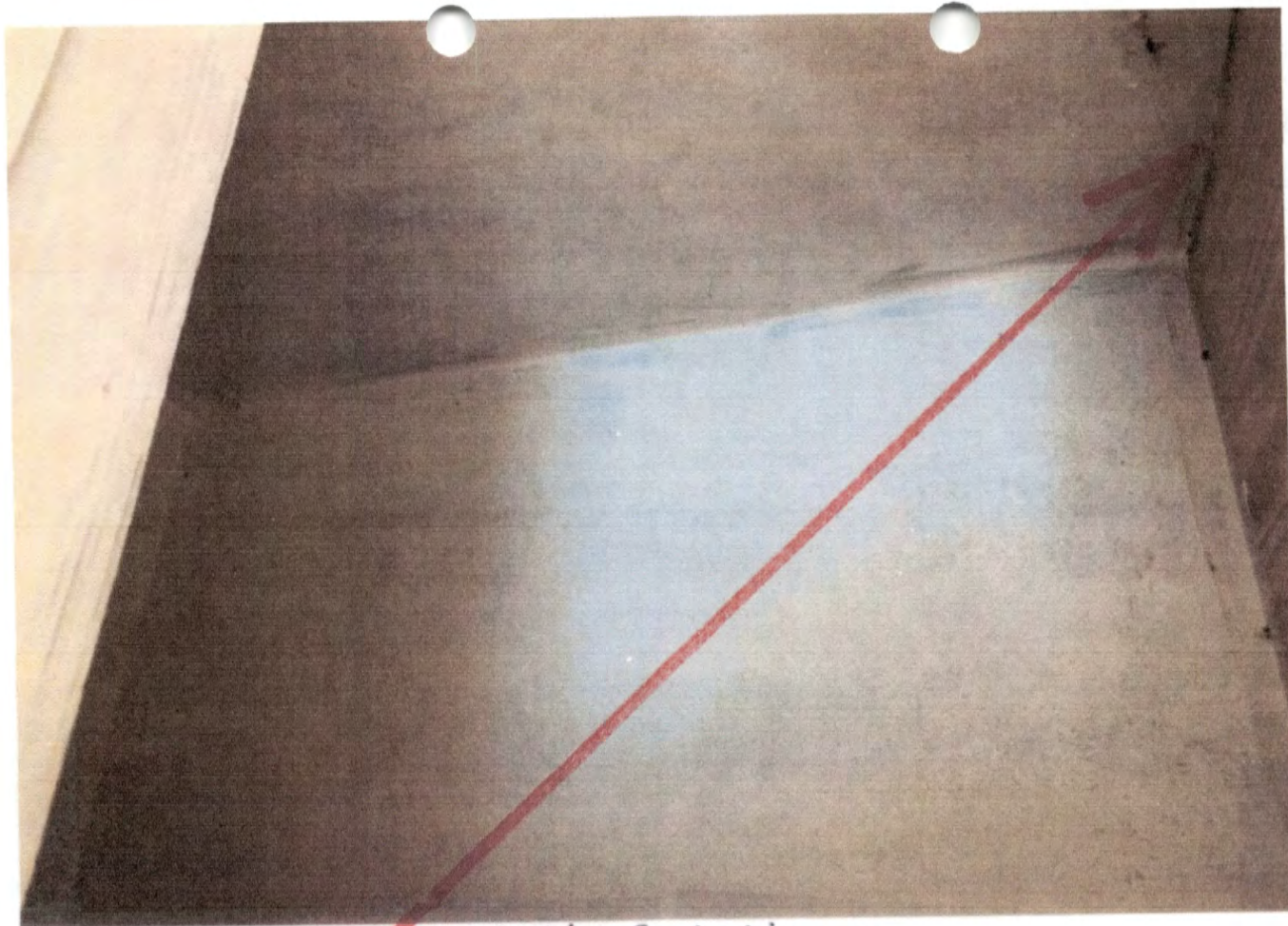


Exhibit - 7



Exhibit - 10

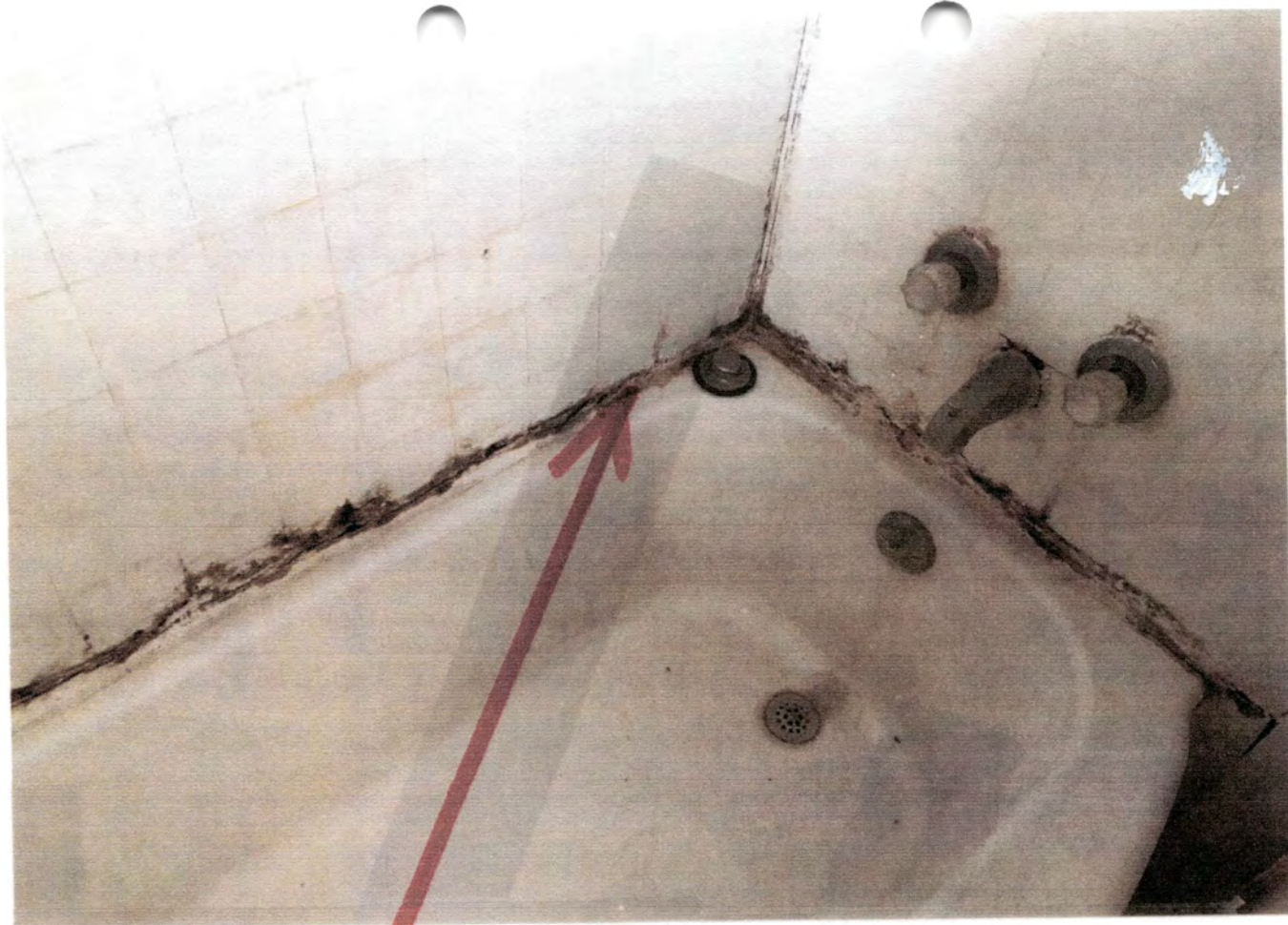


Mold Infestation

Exhibit - 9



Exhibit - 12



Mold Infestation

Exhibit - 11



Exhibit - 14



Mold Infestation

Exhibit - 13



Exhibit - 16



Cracked & Buckled Brick stem wall

Exhibit - 15



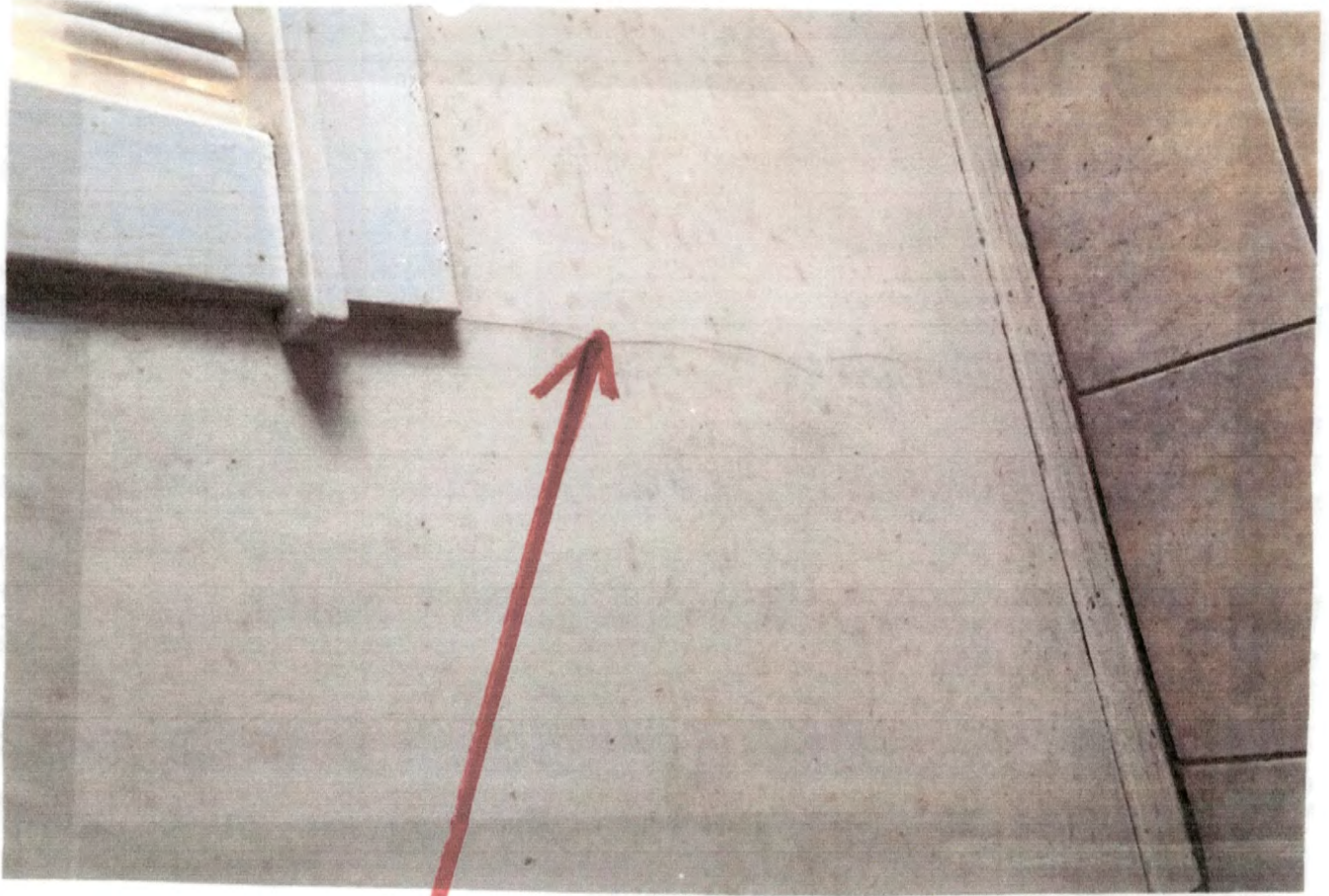
Exhibit - 18



Exhibit - 17



Exhibit - 20



Wall cracks

Exhibit - 19

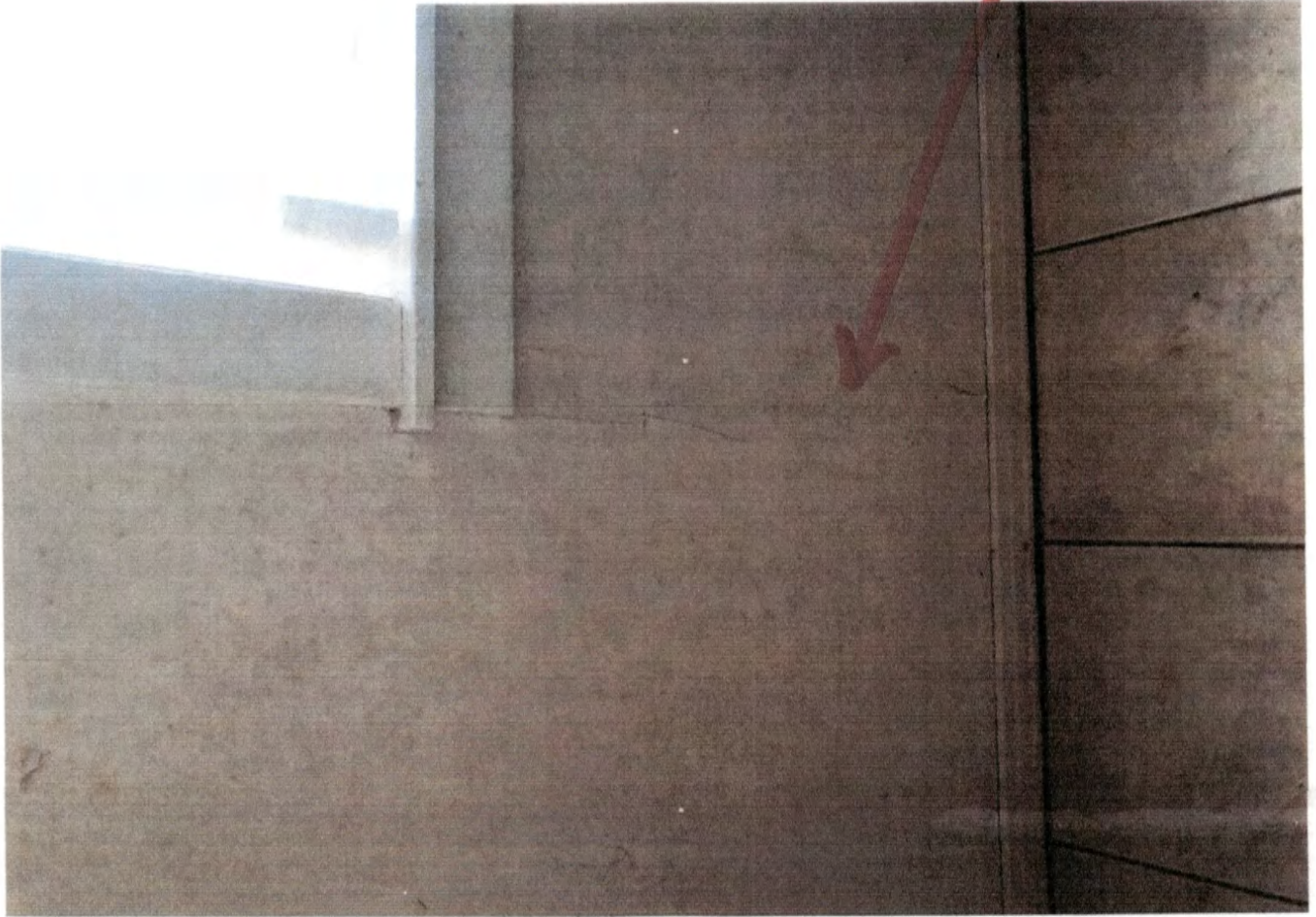
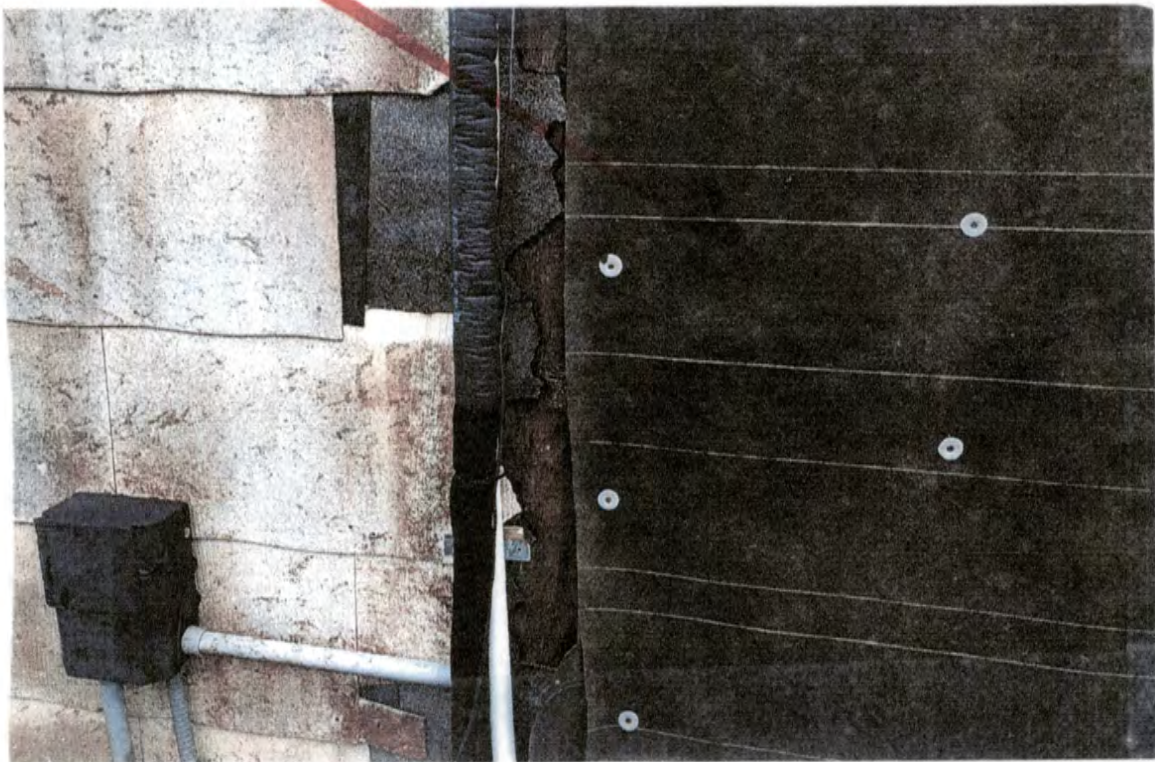


Exhibit - 22



Wall Leaks & Unfinished Wall Repairs

Exhibit - 21



Ceiling Height At 7' or less



Exhibit - 23

Tim Johnson Qualifications

State Certified - RD1395

Reg Real Estate Broker

SRA designation (Senior Residential Appraiser)

President - Johnson Appraisal Group

BBA - Accounting

MA

36 years residential appraisal experience

License



RICK SCOTT, GOVERNOR

JONATHAN ZACHEM, SECRETARY



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED RESIDENTIAL APPRAISER HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

JOHNSON, TIM E
5317 SOUTH FLETCHER AVE
FERNANDINA BEACH FL 32034

LICENSE NUMBER: RD1395

EXPIRATION DATE: NOVEMBER 30, 2020

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

Johnson Appraisal Group
5317 S Fletcher Ave
Fernandina Beach, FL 32034

02/13/2019

Cayman Builders
PO Box 2002
Waycross, GA 31502

Re: Property: 116 N 2nd St
Fernandina Beach, FL 32034
Borrower: N/A
File No.: TJL19048

In accordance with your request, we have inspected the above referenced property. The report of that inspection is described below. Supporting data is attached.

The purpose of the inspection is to develop an opinion of the current marketability/highest and best use for the property described as 116 N. 2nd Street, Fernandina Beach, FL. The property appears to be in unencumbered fee simple title of ownership status. This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. Comparables both land and improved were reviewed so as to assist in the highest and best use analysis. Engineering reports as well as WDO inspections and flood elevation reports were reviewed. It also appears the subject property is a non-conforming use. In my opinion it would not be feasible to bring the existing dwelling up to code. The cost of repairs and updating would preclude such. The lot size, shape, physical condition and land to building ratio do not allow the present of the structure to be a good utilization of the improvements. Based upon the current market conditions, the present use is not the most financially feasible and maximally productive use. The highest and best currently in my opinion would be vacant and unimproved.

Sincerely,

A handwritten signature in black ink that reads "Tim Johnson". The signature is written in a cursive, flowing style.

Tim Johnson, SRA
License or Certification #: RD 1395
State: FL Expires: 11/30/2020
tejappraisals@gmail.com

Termite report



ADAM PUTNAM
COMMISSIONER

Florida Department of Agriculture and Consumer Services Division of Agricultural Environmental Services

WOOD-DESTROYING ORGANISMS INSPECTION REPORT Rule 5E-14.142, F.A.C. - Telephone Number (850)617-7996

SECTION 1 - GENERAL INFORMATION

Inspection Company: Bug Out Service Business License Number: JB217597
 Inspection Company Name: 136 North One Dr. Phone Number: 904.743.8272
 Company Address: St. Augustine, FL 32095 Date of Inspection: 10/29/2018
 Company City, State and Zip Code: St. Augustine, FL 32095
 Inspector's Name and Identification Card Number: ADAM BOSLEY JE135982
 Print name ID Card No.
 Address of Property Inspected: 116 2nd Street North
 Structure(s) on Property Inspected: Single Family, 2 Story House with attached Garage
 Inspection and Report requested by: Mike McClosky, Mike@caymanbuilders.com, 912-288-5880
 Name and contact information
 Report Sent to Requestor and to: Mike McClosky, Mike@caymanbuilders.com, 912-288-5880
 Name and Contact Information if different from above

SECTION 2 - INSPECTION FINDINGS - CONSUMERS SHOULD READ THIS SECTION CAREFULLY

THIS REPORT IS MADE ON THE BASIS OF WHAT WAS VISIBLE AND READILY ACCESSIBLE AT THE TIME OF INSPECTION AND DOES NOT CONSTITUTE A GUARANTEE OF THE ABSENCE OF WOOD-DESTROYING ORGANISMS (WDOs) OR DAMAGE OR OTHER EVIDENCE UNLESS THIS REPORT SPECIFICALLY STATES HEREIN THE EXTENT OF SUCH GUARANTEE.

This report does not cover areas such as, but not limited to, those that are enclosed or inaccessible, areas concealed by wall-coverings, floor coverings, furniture, equipment, stored articles, insulation or any portion of the structure in which inspection would necessitate removing or defacing any part of the structure.

This property was not inspected for any fungi other than wood-decaying fungi, and no opinion on health related effects or indoor air quality is provided or rendered by this report. Individuals licensed to perform pest control are not required, authorized or licensed to inspect or report for any fungi other than wood-destroying fungi, nor to report or comment on health or indoor air quality issues related to any fungi. Persons concerned about these issues should consult with a certified industrial hygienist or other person trained and qualified to render such opinions. A wood-destroying organism (WDO) means an arthropod or plant life which damages and can reinfest seasoned wood in a structure, namely, termites, powder post beetles, old house borers, and wood-decaying fungi.

Note: This is NOT a structural damage report. It should be understood that there may be damage, including possible hidden damage present. FURTHER INVESTIGATION BY QUALIFIED EXPERTS OF THE BUILDING TRADE SHOULD BE MADE TO DETERMINE THE STRUCTURAL SOUNDNESS OF THE PROPERTY.

Based on a visual inspection of accessible areas, the following findings were observed:
(See Page 2, Section 3 to determine which areas of the inspected structure(s) may have been inaccessible.)

- A. ☐ NO visible signs of WDO(s) (live, evidence or damage) observed.
 B. ☒ VISIBLE evidence of WDO(s) was observed as follows:

☒ 1. LIVE WDO(s): Drywood Termites Swarms in Sink/Tub in Upstairs Bathroom and on Kitchen Floor
 (Common name of Organism and Location - use additional page, if needed)

☒ 2. EVIDENCE of WDO(s) (dead wood-destroying insects or insect parts, frass, shelter tubes, exit holes, or other evidence):

Drywood Termite Pellets in Siding, Trim, Rafters, Lattice, Doors, Window Sills, Flooring Joists,
 (Common Name, Description and Location - Describe evidence - use additional page, if needed)
Flooring, Wall Studs

☒ 3. DAMAGE caused by WDO(s) was observed and noted as follows:

Drywood Termite damage to flooring in upstairs bedrooms, garage door trim, studs in garage, lattice work
 (Common Name, Description and Location of all visible damage - Describe damage - use additional page, if needed)
on patio

CONTINUED ON PAGE TWO

Termite report

SECTION 3 – OBSTRUCTIONS AND INACCESSIBLE AREAS: The following areas of the structure(s) inspected were obstructed or inaccessible. NO INFORMATION on the status of wood-destroying organisms or damage from wood-destroying organisms in these areas is provided in this report.

In addition to those areas described in consumer information on Page 1, Section 2; the following specific areas were not visible and/or accessible for inspection. The descriptions and reasons for inaccessibility are stated below:

- | | |
|--|--|
| ☒ Attic | SPECIFIC AREAS: <u>Portions of attic</u>
REASON: <u>accessibility, low clearance, insulation, ductwork</u> |
| ☒ Interior | SPECIFIC AREAS: <u>Portions of Interior</u>
REASON: <u>Flooring, wall covering, cabinetry, furnishings,</u> |
| ☒ Exterior | SPECIFIC AREAS: <u>Portions of exterior</u>
REASON: <u>Siding below grade, siding</u> |
| ☐ Crawlspace | SPECIFIC AREAS: _____
REASON: _____ |
| ☐ Other | SPECIFIC AREAS: _____
REASON: _____ |

SECTION 4 – NOTICE OF INSPECTION AND TREATMENT INFORMATION

EVIDENCE of previous treatment observed: ☐ Yes ☒ No If Yes, the structure exhibits evidence of previous treatment. List what was observed: _____
(State what visible evidence was observed to suggest possible previous treatment-use additional page, if needed)

NOTE: The inspecting company can give no assurances with regard to work done by other companies. The company that performed the treatment should be contacted for information on treatment history and any warranty or service agreement which may be in place.

A Notice of Inspection has been affixed to the structure at: BREAKER PANEL
(State the location)

This Company has treated the structure(s) at the time of inspection ☐ Yes ☒ No

If Yes: Common name of organism treated: _____
(Common name of organism)

Name of Pesticide Used: _____ Terms and Conditions of Treatment: _____

Method of treatment: ☐ Whole Structure ☐ Spot treatment: _____

Specify Treatment Notice Location: _____

SECTION 5 – COMMENTS AND FINANCIAL DISCLOSURE

Comments: The Property appears to be in a distressed state and has a heavy infestation of Drywood Termites. It is highly advisable to have property Fumigated in any event of repair/non-repair.
(Use additional pages, if necessary)

Neither the company (licensee) nor the inspector has any financial interest in the property inspected or is associated in any way in the transaction or with any party to the transaction other than for inspection purposes.

Signature of Licensee or Agent: Adam Bosley

Date: 10/30/2018

Address of Property Inspected: 116 2nd Street North, Fernandina Beach, FL 32034 Date: 10/29/2018

FDACS-13645 Rev. 1015
Page 2 of 2

INSPECTION FEE: \$125 PREVIOUS BALANCE: \$ _____ TOTAL AMOUNT DUE: \$ _____
SEND PAYMENT TO: 6972 BLANDING BLVD, JACKSONVILLE, FL 32244

N/A

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.		FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 116 N. Ind. ST.		Policy Number:
City Fernandina Bch.	State FL	Company NAIC Number
ZIP Code 32034		

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8-G10. In Puerto Rico only, enter meters.

- G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued
-------------------	------------------------	---

- G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

- G8. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ ☐ feet ☐ meters Datum _____
- G10. Community's design flood elevation: _____ ☐ feet ☐ meters Datum _____

Local Official's Name	Title
-----------------------	-------

Community Name	Telephone
----------------	-----------

Signature _____ Date _____

Comments (including type of equipment and location, per C2(e), if applicable)

☐ Check here if attachments

OMB No. 1560-0008
Expiration Date: November 30, 2014

OMB No. 1560-0008
Expiration Date: November 30, 2014

IMPORTANT: In these spaces, copy the corresponding information from Section A.		FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 116 W. 2nd St.		Policy Number:
City Fernandina Beach, FL	State FL	Company NAIC Number

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED)
FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AC and A (without BFE) complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1 Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG):
- a. Top of bottom floor (including basement crawlspace, or enclosure) is N/A feet ☐ meters ☐ above or ☐ below the HAG
- b. Top of bottom floor (including basement crawlspace, or enclosure) is N/A feet ☐ meters ☐ above or ☐ below the LAG
- E2 For Building Diagrams 5-8 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1-2 of Instructions), the next higher floor elevation of 22 ft in the diagrams of the building is _____ feet ☐ meters ☐ above or ☐ below the LAG
- E3 Attached garage, top of slab is _____ feet ☐ meters ☐ above or ☐ below the LAG
- E4 Top of platform of machinery and/or equipment servicing the building is _____ feet ☐ meters ☐ above or ☐ below the HAG
- E5 Zone AD only. If flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information at Section C.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AC must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name

Address _____ City _____ State _____ ZIP Code _____

Signature _____ Date _____ Telephone _____

Comments

N/A

Check here if attaching to:

BUILDING PHOTOGRAPHS		OMB No. 1660-0008
ELEVATION CERTIFICATE		Expiration Date: November 30, 2018
See Instructions for Item A6.		
IMPORTANT: In these spaces, copy the corresponding information from Section A.		FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <i>116 N. 2nd St.</i>		Policy Number:
City <i>Fernandina Bch. FL</i>	State <i>FL</i>	ZIP Code
Company NAIC Number		

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A6. If submitting more photographs than will fit on this page, use the Continuation Page.

NA

Photo One

Photo One

Photo One Caption

Clear Photo One

NA

Photo Two

Photo Two

Photo Two Caption

Clear Photo Two

BUILDING PHOTOGRAPHS		OMB No. 1660-0008
ELEVATION CERTIFICATE		Expiration Date: November 30, 2018
See Instructions for Item A6.		
IMPORTANT: In these spaces, copy the corresponding information from Section A.		FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <i>116 N. 2nd St.</i>		Policy Number:
City <i>Fernandina Bch. FL</i>	State <i>FL</i>	ZIP Code <i>32034</i>
Company NAIC Number		

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A6. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One



Photo Two



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA01186

Recorder # 307

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) 116 North 2nd 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
<u>116</u>	<u>North</u>	<u>2nd</u>	<u>Street</u>	

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 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)

>>

Continuous

Other Foundation Types

Foundation Material(s)

>>

Brick

Other Foundation Material(s)

Exterior Fabric(s)

>>

Asbestos

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)

>>

Flat extension

Other Roof Secondary Structure(s)

Number of Chimneys

Chimney Material

Other Chimney Material(s)

Chimney Location(s)

HISTORICAL STRUCTURE FORM

8NA01186

DESCRIPTION (continued)

Window Descriptions metal sash

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: SOME of this category

Institutional: Undeveloped:

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

Archaeological Remains (describe): none

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

Narrative Description (optional)

HISTORY

Construction year 1940

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	
			>> <u>Private residence; 1940;</u>

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

8NA01186

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

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

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

Cultural Resource Type: SSElectronic Form Used: S110Form Type Code: NORMForm Quality Ranking: NEWForm Status Code: SCATSupplement Information Status: NO SUPPLEMENTSupplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 6/17/2007

SHPO's Evaluation of Resource

Date _____

Form Comments: _____

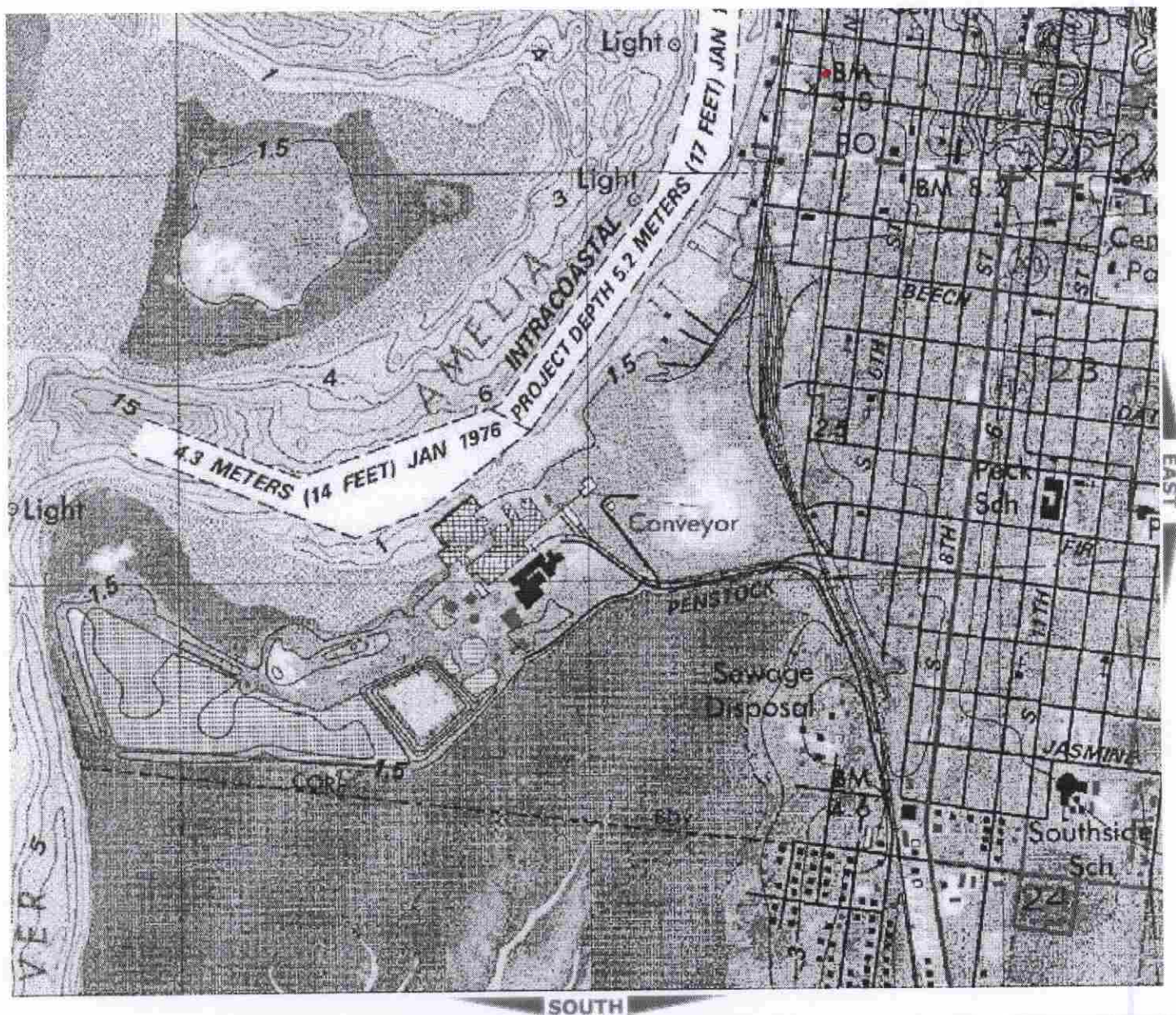
REQUIRED PAPER ATTACHMENTS

- (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"

NA01186-200703

Supplementary Printout

- > **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003
- > **Township/Range/Section/Qtr:**
3N ;28E ;22;UNSP
- > **Structural system(s):**
Wood frame
- > **Foundation types:**
Continuous
- > **Foundation materials:**
Brick
- > **Exterior fabrics:**
Asbestos
- > **Roof types:**
Gable
- > **Roof materials:**
Composition shingles
- > **Roof secondary structures (dormers etc):**
Flat extension
Gable extension
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Private residence;1940;
- > **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)]:**



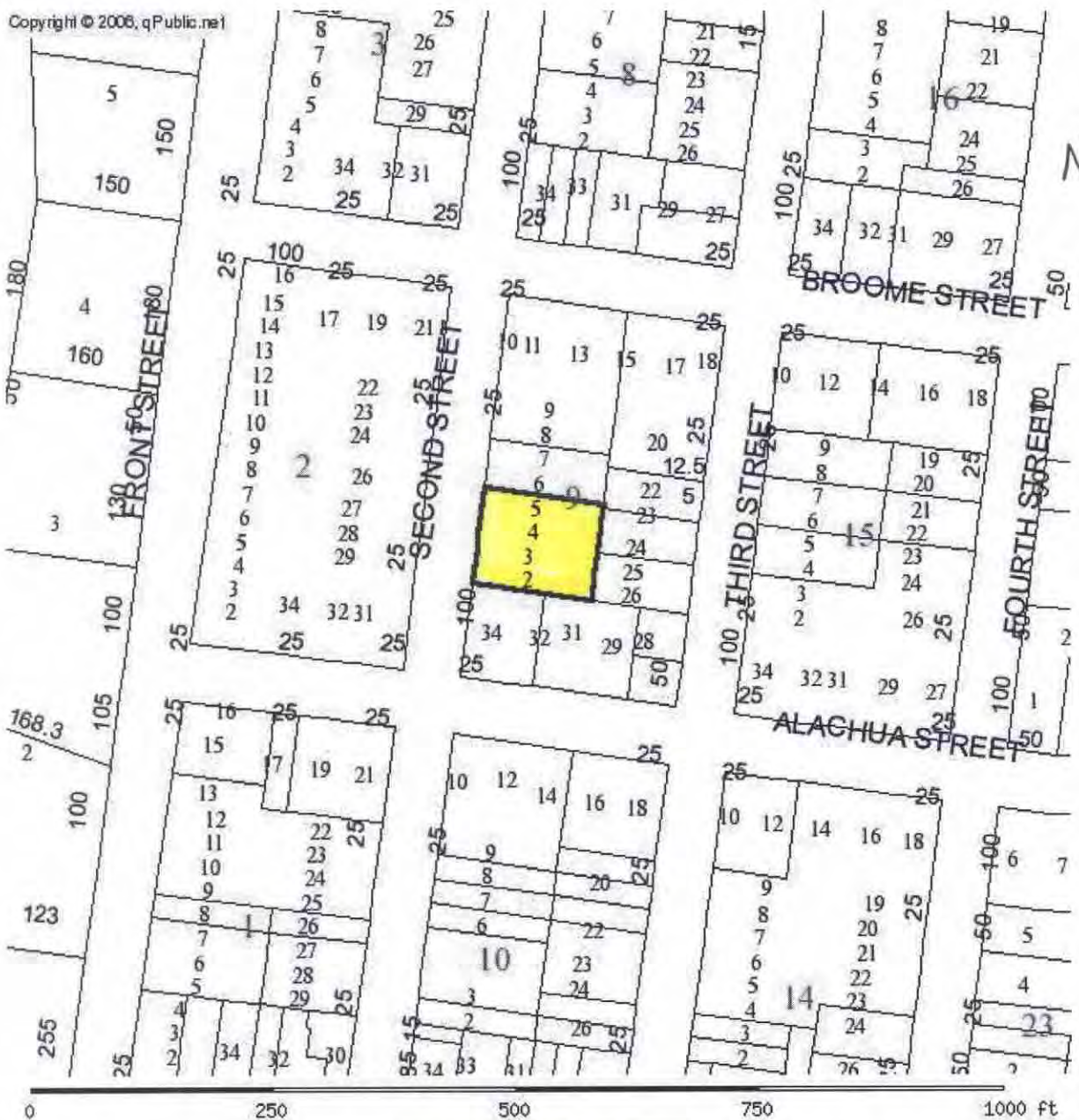
NA1186

307

307

NA1186

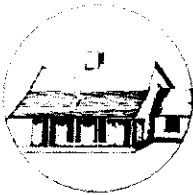
Copyright © 2006, qPublic.net



PARCEL INFORMATION TABLE

Selected Parcel	00-00-31-1800-0009-0020
GIS CALCULATED ACREAGE	0.29
Property Use	SINGLE FAM
Land Use	SFR
OWNERSHIP INFORMATION	
Name	FREEMAN CORINNE PEACE
Mailing Address	116 N 2ND ST FERNANDINA BEACH, FL 32034
Situs/Physical Address	116 N 2ND ST
2006 PROPOSED VALUES	
Land Value	114,450
Ag Land Value	0

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **NA01186**
 Field Date 2-2-2018
 Form Date 2-2-2018
 Recorder # _____

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

Site Name(s) (address if none) 116 N. 2nd St. Multiple Listing (DHR only) _____
 Survey Project Name Fernandina Beach Historic Resource Survey Update Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number 116 Direction N Street Name 2nd Street Type Street Suffix Direction _____
 Address: 116 N 2nd Street
 Cross Streets (nearest/between) _____
 USGS 7.5 Map Name FERNANDINA BEACH USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) Fernandina Beach In City Limits? ☒ yes ☐ no ☐ unknown County Nassau
 Township 3N Range 28E Section 21 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1800-0009-0020 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting ☐ ☐ ☐ ☐ ☐ ☐ Northing ☐ ☐ ☐ ☐ ☐ ☐
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1940 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Current Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☐ no ☒ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Facade; siding; windows; porch; door
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature Rear gable
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

Is the Resource Affected by a Local Preservation Ordinance? ☐ yes ☒ no ☐ unknown Describe _____

DESCRIPTION

Style Frame Vernacular Exterior Plan Irregular Number of Stories 2
 Exterior Fabric(s) 1. Shingles-asbestos 2. _____ 3. _____
 Roof Type(s) 1. Gable 2. _____ 3. _____
 Roof Material(s) 1. Composition shingles 2. _____ 3. _____
 Roof secondary strucs. (domers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) 1/1 wood replacements, paired

Distinguishing Architectural Features (exterior or interior ornaments) Enclosed 2 story porch area w pent roof; wide overhangs; paired windows

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) Garage attached w breezway

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

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

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Balloon wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Continuous 2. _____
 Foundation Material(s): 1. Brick 2. _____
 Main Entrance (stylistic details) Modern door

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

Condition (overall resource condition): ☐ excellent ☐ good ☒ fair ☐ deteriorated ☐ ruinous
 Narrative Description of Resource Entry/W, enclosed, hip, pent, oversized windows

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

☒ FMSF record search (sites/surveys) ☒ library research ☐ building permits ☒ Sanborn maps
☐ FL State Archives/photo collection ☐ city directory ☐ occupant/owner interview ☒ plat maps
☐ property appraiser / tax records ☒ newspaper files ☐ neighbor interview ☐ Public Lands Survey (DEP)
☒ cultural resource survey (CRAS) ☒ historic photos ☐ interior inspection ☒ HABS/HAER record search
☐ other methods (describe) _____
 Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) _____

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient information
 Appears to meet the criteria for National Register listing as part of a district? ☐ yes ☒ no ☐ insufficient information
 Explanation of Evaluation (required, whether significant or not, use separate sheet if needed) This is an update-the building is outside the Fernandina Beach Historic District boundary and is heavily altered.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
 1. _____ 3. _____ 5. _____
 2. _____ 4. _____ 6. _____

DOCUMENTATION

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

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

RECORDER INFORMATION

Recorder Name Sheldon Owens Affiliation Brockington and Assoc. Inc.
 Recorder Contact Information 498 Wando Park Blvd. Suite 700, Mt. Pleasant SC 29464; 843-881-3128
 (address / phone / fax / e-mail)

Required Attachments

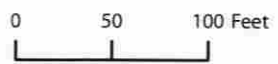
- **USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED**
- **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)
- **PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE**
 If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



Brockington
CULTURAL HERITAGE CONSULTING

**Fernandina Beach
Survey Update 2018**

○ Historic Resource



* All numbers start with NA****.

1039
1183/89

244

1186

1116

1224

243

1225

1114

1113

1227

1112

1111

1226

641

1115

643

90

242

241

646

648

650

652

1110

1109

1239

78

644

647

649

651

653

654

1182



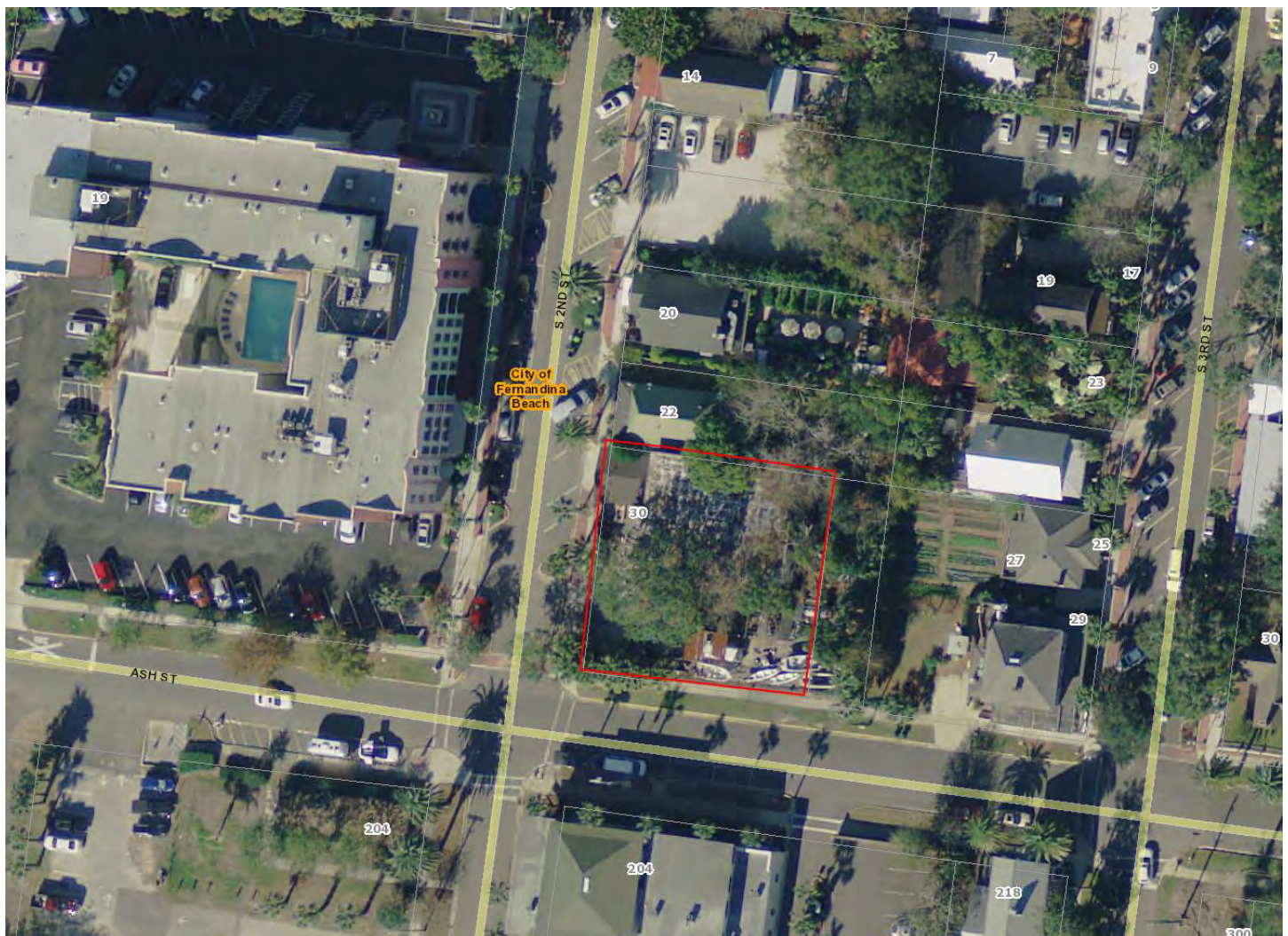




HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2019-10
MARCH 21, 2019

Owner/Applicant:	Spurgeon Richardson, agent for Boar House Fernandina, LLC
Property Address:	30 S. 2 nd Street
Requested action:	Certificate of Approval (COA) for an exterior remodel to facilitate the adaptive use of a non-contributing structure as a restaurant.
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	Boat Repair (Vacant)
FL Master Site File #	N/A
Year Built:	1968 (NCPA)
Contributing Status:	Non-Contributing

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

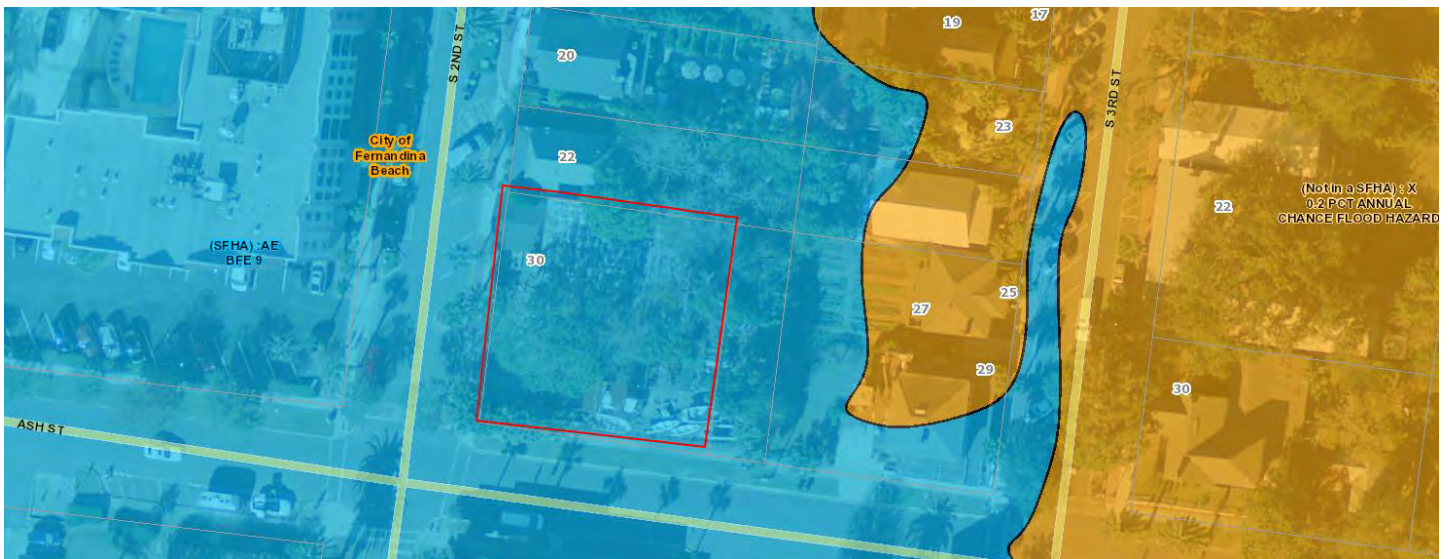


SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking a Certificate of Approval (COA) to remodel a concrete block structure to facilitate its adaptive use as a restaurant. The structure was constructed in 1968 and was last used as a repair shop for boats. This structure is non-contributing to the Fernandina Beach Downtown Historic District.



This parcel lies fully within the Special Flood Hazard Area Zone AE, which has a Base Flood Elevation of 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

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.

DOWNTOWN HISTORIC DISTRICT GUIDELINES

Guidelines for Commercial Buildings: Commercial and Public Building Types (pg.26)

Mid-Twentieth Century (pg. 35)

During the mid-twentieth century, the exteriors of commercial buildings were characterized by simplicity. While the form of buildings retained a traditional plan, upper facades had less ornamentation than those of previous decades. Often, these buildings' storefront components, such as entrance floors and bulkheads, were the most decorative features, with applied tile. These buildings are currently deemed noncontributing to the district.

ADA Compliance and Accessibility Ramps (pg.55)

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

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

Utilities and Energy Retrofitting (pg.66)

Utilities such as garbage containers and mechanical systems are important to the functionality of buildings and the district. Locate these mechanical systems, solar panels and also air conditioning and heating units at rear facades or on rooftops, where they are not readily visible from the street. Paint conduits to blend with the color of the building.

1. Locate garbage containers behind buildings.
2. Locate mechanical systems behind or on top of buildings, set back or behind a parapet, where they will not be visible from the street.
3. Rear elevations are also the appropriate location for meters, conduits, and other equipment.
4. Minimize the visibility of window unit systems by locating them on the side or rear elevations.
5. Owners of commercial buildings are encouraged to paint their roofs with reflective coatings to reduce energy costs.
6. The installation of solar panels or solar shingles is appropriate for commercial buildings as long as these panels or shingles are not readily visible from the street and are concealed behind roof parapet walls.
7. The installation of solar panels on rear elevations not readily visible from the street is also appropriate in the downtown area.
8. Energy-saving devices such as solar panels may be reviewed, but not to the extent that their placement renders them ineffective. Property owners are encouraged to place solar panels, wind turbines or other energy saving measures on elevations that are not readily visible from the street and do not detract from a building's architectural character.

ANALYSIS:

The proposed adaptive use of this structure honors its history as “the Boat House” by keeping with its mid-century industrial/commercial aesthetic. As a non-contributing structure to the Downtown Historic District, a rehabilitation of this building should strive to maintain scale, massing, and quality of materials with the historic structures, but not try to replicate historic buildings. The proposed design adapts this building for its new use as a restaurant, while staying true to its original architecture.

Windows/Doors – the building will receive large new windows and doors that are in keeping with mid-century commercial architecture.

Mechanical – mechanical is located on the roof and is appropriately screened from view from the right of way. If other mechanical/venting is required for the kitchen, it will also need to be approved and screened appropriately. A walk in cooler/freezer is proposed at the northeast corner of the building. The cooler will need to be painted to match the color of the body of the building, or screened appropriately.

Visibility Triangle – the proposed design is taking into account the required visibility triangle.

Fencing – the proposed design indicates that the chainlink fence is to remain at the south and east sides of this building. As this is a change of use for the structure, the chainlink fence must be removed as it is non-conforming with the Downtown Historic District Design Guidelines. The elevated front dining area is proposed to have a wall with black aluminum fencing above. This treatment would be appropriate all the way around the site as a replacement for the chainlink fence.

Driveways – the proposed design includes the addition of a curb-cut at Ash Street and the closing of an existing curb-cut at S 2nd Street. These will require a right of way use permit through the Streets Department.

Colors – paint colors have not been submitted and will need to be submitted as a staff approval.

Signage – the proposed plan includes removing the non-conforming sign and installing a new sign on a new parapet above the front entrance. The sign will require its own COA and Signage permits.

Roof – the roof of the body of the building will remain a flat roof. The roof of the replaced and expanded southern addition of the building will feature a matching flat roof.

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 2019-10 with the conditions:

1. The signage receive a separate COA and a Sign Permit;
2. Addition and removal of curb cuts be approved through Streets Department;
3. Paint colors be submitted and approved at staff level.

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2019-10 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 2019-10, 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 2019-10 Application and Backup Materials

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

**OFFICE USE ONLY**

REC'D: _____ BY: _____
PAYMENT: \$ _____ TYPE _____
APPLICATION #: _____
HDC CASE #: _____
APPLICATION COMPLETE: Y _____ N _____
PRE-CONFERENCE: Y _____ N _____ DATE _____

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

APPLICATION FOR HISTORIC DISTRICT COUNCIL CERTIFICATE OF APPROVAL (COA)

APPROVAL TYPE:	☐ Staff Approval ☒ Board Approval: Conceptual _____ or Final <u>X</u>
PROJECT TYPE:	
☒ New Construction ☒ Addition ☒ Alteration ☐ Relocation ☒ Demolition ☐ Variance ☐ Repair ☒ Paint ☒ Fence ☒ Sign ☒ Re-roof ☐ Other: _____	
PROPERTY INFORMATION <i>Property information can be found at the Nassau County Property Appraiser's Website → Map Search</i>	
Street Address: <u>30 SOUTH 2ND STREET, FERNANDINA BEACH, FL 32034</u>	
Historic District: ☒ Downtown ☐ Old Town ☐ CRA Waterfront	
Parcel Identification Number(s): <u>00-00-31-1800-0269-0100</u>	
Zoning District: <u>C-3</u> Lot / Block Number (optional) _____	

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name BOAT HOUSE FERNANDINA, LLC	
Company (if applicable)	
Street Address 608 OCEAN CLUB VILLAS	
City State Zip FERNANDINA BEACH, FL 32034	
Telephone Number 904-583-2598	
Email Address SPURGEON.RICHARDSON@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 SPURGEON RICHARDSON	
Company (if applicable)	
Street Address 608 OCEAN CLUB VILLAS	
City State Zip FERNANDINA BEACH, FL 32034	
Telephone Number 904-583-2598	
Email Address SPURGEON.RICHARDSON@GMAIL.COM	

PROJECT DESCRIPTION (REQUIRED)

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 one story facility was constructed in the mid 1960s and was in service as a Vehicular Inspection facility until it was purchased by the previous owner in the mid 1980's and converted to boat retail and sales business. Eventually as the market changed the use changed from boat sales to boat equipment and repairs. The existing building corners Ash Street to the south and fronts South 2nd Street to the west. To the North is a non-conforming use, residence. To the East is the 29th south Restaurant. The majority of the site is impervious due to the vehicular drive path with some perimeter palmetto palms. There is a significant but not deemed heritage live oak on the south east corner of the building which is to remain. Several other species of trees which haven been reviewed by the city Arborist and not required to be mitigated.

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.

Interior demolition is required to eliminate the homesteaded apartment within the existing walls. The exterior footprint is roughly 65x50 with several additions made by permit per evidence discovered in city archival records. The modifications to the existing exterior include demolition of the covered walk up off of South 2d St. as well as demolition of the corrugated fiberglass covered wood structures. To resolve the flood elevation issue, we are raising the finished floor to elevation 10. New work includes a new ADA compliant ramp and stairs for the revised entry. New work also includes an raised outdoor seating area, with a wood framed lean to roof covered outdoor bar. The existing structure facing the boat gantry is being converted to an outdoor bar. Two additional exterior bathrooms are being added to the east. A new curb cut is being cut into Lot 14 will be used for service. One of the two curb cuts on South 2nd Street will be returned to sidewalk

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	Kawneer or YKK	Aluminum Storefront		
	TruStile	Hollow Metal Doors		
Windows	Kawneer or YKK	Aluminum Storefront		
Roofing	TPO or	Firestone		
	Modified Bitumen	Siplast		
Fascia/Trim	EIFS Foam	Dryvit EIFS on custom profiles		
Foundation		Cast in place Concrete or CMU		
Shutters				
Porch/Deck		Cast in place Concrete or CMU		
Fencing		CMU planters		
		Black aluminum two rail		
Driveways/Sidewalks		Concrete		
Signage				
Other		Rusticated, or reclaimed wood		
		Heavy Timber posts columns and beams		
PLEASE SUBMIT ALL PRODUCT BROCHURES, PAINT COLOR SAMPLES, AND MATERIAL SAMPLES WITH YOUR APPLICATION.				



HISTORIC DISTRICT COUNCIL APPLICATION CHECKLIST

These requirements are not inclusive of the requirements for the proposed work. The Department of Planning & Conservation may require additional drawings, specifications or information in order to complete the application review.

CONCEPTUAL APPROVALS

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

STAFF REVIEW OR BOARD REVIEW FINAL APPROVAL

THE FOLLOWING MUST BE PROVIDED IN ORDER TO BE A COMPLETE APPLICATION FOR
STAFF APPROVAL OR FINAL APPROVAL BY THE BOARD:

Applicant (Initials)	Please submit 1 copy of each of the following:	Staff (Initials)
SR	Proof of ownership (copy of deed or tax statement)	
SR	11x17 signed, sealed, scaled survey of property. Completed within the last 2 years.	
SR	11x17 scaled site plan of the proposed work, including lot dimensions, setbacks, finished floor elevations, and any changes as a result of proposed building footprints	
SR	Site plan <u>must</u> show all trees greater than 5" diameter at breast height (DBH) and indicate any trees that are to be removed as part of the scope of work.	
SR	Photographs of the existing site and existing buildings if any, including views from the street.	
SR	11x17 drawings to scale showing ALL existing and proposed exterior elevations of primary <u>and/or</u> accessory buildings. Existing vs. proposed features should be clearly delineated with labels, shading, and/or hatching.	
SR	Elevations <u>must</u> include specific material and detail information with call outs that define all visible exterior elements, such as (but not limited to): wall finishes, foundation wall finish, corner-boards, water-tables, barge-boards, cornice trim, door trim, window trim, column elements, railings, roof fascia, balcony trim elements, supporting/decorative brackets, gable end decorative elements, shutters, roof finishes, chimney finish, privacy fences, picket fences, gates, utility yard screens, gazebos, outdoor shower screens, etc. Provide specific detail views of features that cannot be called out with notes on the elevations. Examples include porch details, pier elements, lattice infill components, soffit and cornice trim detailing, etc.	
SR	Elevations and/or site plan <u>must</u> show all proposed mechanical and plumbing equipment (HVAC, hood vents, backflow preventers, etc.)	
SR	Product/material details and specifications, including brochures or printouts, for any proposed material as applicable and not limited to: doors, windows, roofing, exterior fabric, fascia/trim, shutters, fencing, sidewalk/driveway, landscaping, foundation, porch/deck, sheds, and proposed colors for ALL surfaces to be painted/stained/treated.	
SR	New construction applications <u>must</u> show context of project within existing streetscape.	
SR	For any fencing proposed to be located on a common property line, written consent of the adjacent property owners shall be provided as required by LDC 5.01.10(B).	

CERTIFICATION (REQUIRED)

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.

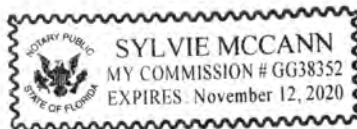
2/15/19
Date

[Signature]
Signature of Applicant

STATE OF FLORIDA

COUNTY OF NASSAU

SS }



Subscribed and sworn to before me this 14th day of February, 2019.

[Signature]
Notary Public: Signature

SYLVIE MCCANN
Printed Name

11/12/20
My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: ☐

PREPARED BY & RETURN TO:

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

File No. 18-200507
Sales Price: \$1,100,000.00

Parcel No.: 00-00-31-1800-0269-0100

This **WARRANTY DEED**, made the **14th day of December, 2018**, by **Gary E. Hill**, an unmarried man (whether one or more, the "Grantor"), to **Boat House Fernandina, LLC**, a Florida **limited liability company**, whose post office address is (whether one or more, the "Grantee"):

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

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

LOTS TEN (10), ELEVEN (11), TWELVE (12) AND THIRTEEN (13), BLOCK TWO HUNDRED SIXTY-NINE (269), CITY OF FERNANDINA BEACH, FLORIDA.

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

SUBJECT TO TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

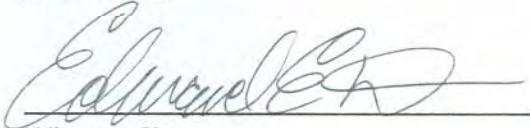
TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said

land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2018.

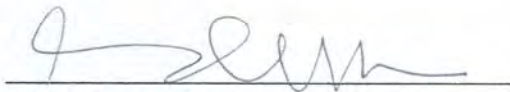
IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, as of the day and year first above written.

Signed, sealed and delivered in the presence of:



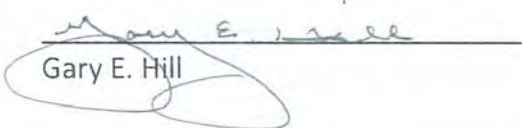
Witness Signature

Printed Name: EDWARD E. BONER



Witness Signature

Printed Name: AMANDA F. SMITH


Gary E. Hill

Address:

30 South 2nd Street

Fernandina Beach, FL 32034

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 14th day of December, 2018, by Gary E. Hill.



Signature of Notary Public

Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: ☒

Type of Identification

Produced: FL DL

MAP OF BOUNDARY SURVEY

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 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), AS:

LOTS TEN (10), ELEVEN (11), TWELVE (12), THIRTEEN (13) AND FOURTEEN (14), IN BLOCK NUMBERED TWO HUNDRED SIXTY=NINE (269), CITY OF FERNANDINA BEACH.

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

FOUND 5/8" IRON ROD

MANZIE & DRAKE
FILE NO. A-2748

SET 5/8" IRON ROD & CAP
"MANZIE LB 7039" ALSO FOUND
3/4" IRON PIPE 0.46' WEST

LOT 9

S82°33'00"E(C)
S82°44'59"E(M)

A/C FOR #28
SOUTH SECOND STREET

125.00'(P)
125.71'(M)

MANZIE & DRAKE
FILE NO. A-1703

FOUND 4"x4" CONCRETE
MONUMENT IN 2004
(FILE NO. A-1703 & A-1557)
AND IN 2006 (FILE NO. A-2233)

FOUND 4"x4" CONCRETE
MONUMENT

0.8'W FENCE
100.00'

LOT 15

S07°52'36"W
S07°28'00"W(C)

MANZIE & DRAKE
FILE NO. A-1557
& FILE NO. A-2233

1.5'W FENCE

ALSO FOUND
4"x4" CONCRETE
MONUMENT 1.0' EAST

SOUTH THIRD STREET

ASH STREET

(60 FOOT RIGHT-OF-WAY)

LEGEND

A/C = AIR CONDITIONER
CL = CENTERLINE
-x-x- = CHAIN LINK FENCE
[] = CONCRETE FLATWORK
[E] = ELECTRICAL BOX
[] = COVERED AREA
[T] = TELEPHONE PEDESTAL
[W] = WATER METER
[] = WOOD POWER POLE
[S] = SEWER CLEANOUT
(M) = MEASURED
(P) = PLAT
(C) = CALCULATED

CERTIFIED TO:
SPURGEON RICHARDSON
LIBERTY DEVELOPMENT

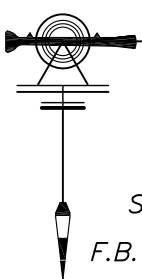
PROPERTY ADDRESS:
30 SOUTH SECOND STREET
FERNANDINA BEACH, FL 32034

SURVEY NOTES:

- 1) The "Legal Description" hereon is in accord with the description provided by the client.
- 2) Underground improvements were not located or shown.
- 3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- 4) Bearings shown hereon are based on a assumed Bearing of N07°28'00"E for the Easterly right-of-way line of South Second Street. The bearing reference line is indicated as thus (BR).
- 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 "AE 9" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C 0237G, 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.

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



MANZIE & DRAKE LAND SURVEYING

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

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

SCALE: 1"=20' JOB NO: 20346 DATE: 06/27/2018 CADD: BH

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

F.B. NO: X-307 PAGE NO: 58 FIELD CREW: CB FILE NO: A-4614

**OFFICE USE ONLY**

REC'D: _____ BY: _____
PAYMENT: \$ _____ TYPE _____
APPLICATION #: _____
HDC CASE #: _____
APPLICATION COMPLETE: Y _____ N _____
PRE-CONFERENCE: Y _____ N _____ DATE _____

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

APPLICATION FOR HISTORIC DISTRICT COUNCIL CERTIFICATE OF APPROVAL (COA)

APPROVAL TYPE:	☐ Staff Approval ☒ Board Approval: Conceptual _____ or Final <u>X</u>
PROJECT TYPE:	
☒ New Construction ☒ Addition ☒ Alteration ☐ Relocation ☒ Demolition ☐ Variance ☐ Repair ☒ Paint ☒ Fence ☒ Sign ☒ Re-roof ☐ Other: _____	
PROPERTY INFORMATION <i>Property information can be found at the Nassau County Property Appraiser's Website → Map Search</i>	
Street Address: <u>30 SOUTH 2ND STREET, FERNANDINA BEACH, FL 32034</u>	
Historic District: ☒ Downtown ☐ Old Town ☐ CRA Waterfront	
Parcel Identification Number(s): <u>00-00-31-1800-0269-0100</u>	
Zoning District: <u>C-3</u> Lot / Block Number (optional) _____	

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name BOAT HOUSE FERNANDINA, LLC	
Company (if applicable)	
Street Address 608 OCEAN CLUB VILLAS	
City State Zip FERNANDINA BEACH, FL 32034	
Telephone Number 904-583-2598	
Email Address SPURGEON.RICHARDSON@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 SPURGEON RICHARDSON	
Company (if applicable)	
Street Address 608 OCEAN CLUB VILLAS	
City State Zip FERNANDINA BEACH, FL 32034	
Telephone Number 904-583-2598	
Email Address SPURGEON.RICHARDSON@GMAIL.COM	

PROJECT DESCRIPTION (REQUIRED)

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 one story facility was constructed in the mid 1960s and was in service as a Vehicular Inspection facility until it was purchased by the previous owner in the mid 1980's and converted to boat retail and sales business. Eventually as the market changed the use changed from boat sales to boat equipment and repairs. The existing building corners Ash Street to the south and fronts South 2nd Street to the west. To the North is a non-conforming use, residence. To the East is the 29th south Restaurant. The majority of the site is impervious due to the vehicular drive path with some perimeter palmetto palms. There is a significant but not deemed heritage live oak on the south east corner of the building which is to remain. Several other species of trees which haven been reviewed by the city Arborist and not required to be mitigated.

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.

Interior demolition is required to eliminate the homesteaded apartment within the existing walls. The exterior footprint is roughly 65x50 with several additions made by permit per evidence discovered in city archival records. The modifications to the existing exterior include demolition of the covered walk up off of South 2d St. as well as demolition of the corrugated fiberglass covered wood structures. To resolve the flood elevation issue, we are raising the finished floor to elevation 10. New work includes a new ADA compliant ramp and stairs for the revised entry. New work also includes an raised outdoor seating area, with a wood framed lean to roof covered outdoor bar. The existing structure facing the boat gantry is being converted to an outdoor bar. Two additional exterior bathrooms are being added to the east. A new curb cut is being cut into Lot 14 will be used for service. One of the two curb cuts on South 2nd Street will be returned to sidewalk

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	Kawneer or YKK	Aluminum Storefront		
	TruStile	Hollow Metal Doors		
Windows	Kawneer or YKK	Aluminum Storefront		
Roofing	TPO or	Firestone		
	Modified Bitumen	Siplast		
Fascia/Trim	EIFS Foam	Dryvit EIFS on custom profiles		
Foundation		Cast in place Concrete or CMU		
Shutters				
Porch/Deck		Cast in place Concrete or CMU		
Fencing		CMU planters		
		Black aluminum two rail		
Driveways/Sidewalks		Concrete		
Signage				
Other		Rusticated, or reclaimed wood		
		Heavy Timber posts columns and beams		
PLEASE SUBMIT ALL PRODUCT BROCHURES, PAINT COLOR SAMPLES, AND MATERIAL SAMPLES WITH YOUR APPLICATION.				



HISTORIC DISTRICT COUNCIL APPLICATION CHECKLIST

These requirements are not inclusive of the requirements for the proposed work. The Department of Planning & Conservation may require additional drawings, specifications or information in order to complete the application review.

CONCEPTUAL APPROVALS

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

STAFF REVIEW OR BOARD REVIEW FINAL APPROVAL

THE FOLLOWING MUST BE PROVIDED IN ORDER TO BE A COMPLETE APPLICATION FOR
STAFF APPROVAL OR FINAL APPROVAL BY THE BOARD:

Applicant (Initials)	Please submit 1 copy of each of the following:	Staff (Initials)
SR	Proof of ownership (copy of deed or tax statement)	
SR	11x17 signed, sealed, scaled survey of property. Completed within the last 2 years.	
SR	11x17 scaled site plan of the proposed work, including lot dimensions, setbacks, finished floor elevations, and any changes as a result of proposed building footprints	
SR	Site plan <u>must</u> show all trees greater than 5" diameter at breast height (DBH) and indicate any trees that are to be removed as part of the scope of work.	
SR	Photographs of the existing site and existing buildings if any, including views from the street.	
SR	11x17 drawings to scale showing ALL existing and proposed exterior elevations of primary <u>and/or</u> accessory buildings. Existing vs. proposed features should be clearly delineated with labels, shading, and/or hatching.	
SR	Elevations <u>must</u> include specific material and detail information with call outs that define all visible exterior elements, such as (but not limited to): wall finishes, foundation wall finish, corner-boards, water-tables, barge-boards, cornice trim, door trim, window trim, column elements, railings, roof fascia, balcony trim elements, supporting/decorative brackets, gable end decorative elements, shutters, roof finishes, chimney finish, privacy fences, picket fences, gates, utility yard screens, gazebos, outdoor shower screens, etc. Provide specific detail views of features that cannot be called out with notes on the elevations. Examples include porch details, pier elements, lattice infill components, soffit and cornice trim detailing, etc.	
SR	Elevations and/or site plan <u>must</u> show all proposed mechanical and plumbing equipment (HVAC, hood vents, backflow preventers, etc.)	
SR	Product/material details and specifications, including brochures or printouts, for any proposed material as applicable and not limited to: doors, windows, roofing, exterior fabric, fascia/trim, shutters, fencing, sidewalk/driveway, landscaping, foundation, porch/deck, sheds, and proposed colors for ALL surfaces to be painted/stained/treated.	
SR	New construction applications <u>must</u> show context of project within existing streetscape.	
SR	For any fencing proposed to be located on a common property line, written consent of the adjacent property owners shall be provided as required by LDC 5.01.10(B).	

CERTIFICATION (REQUIRED)

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

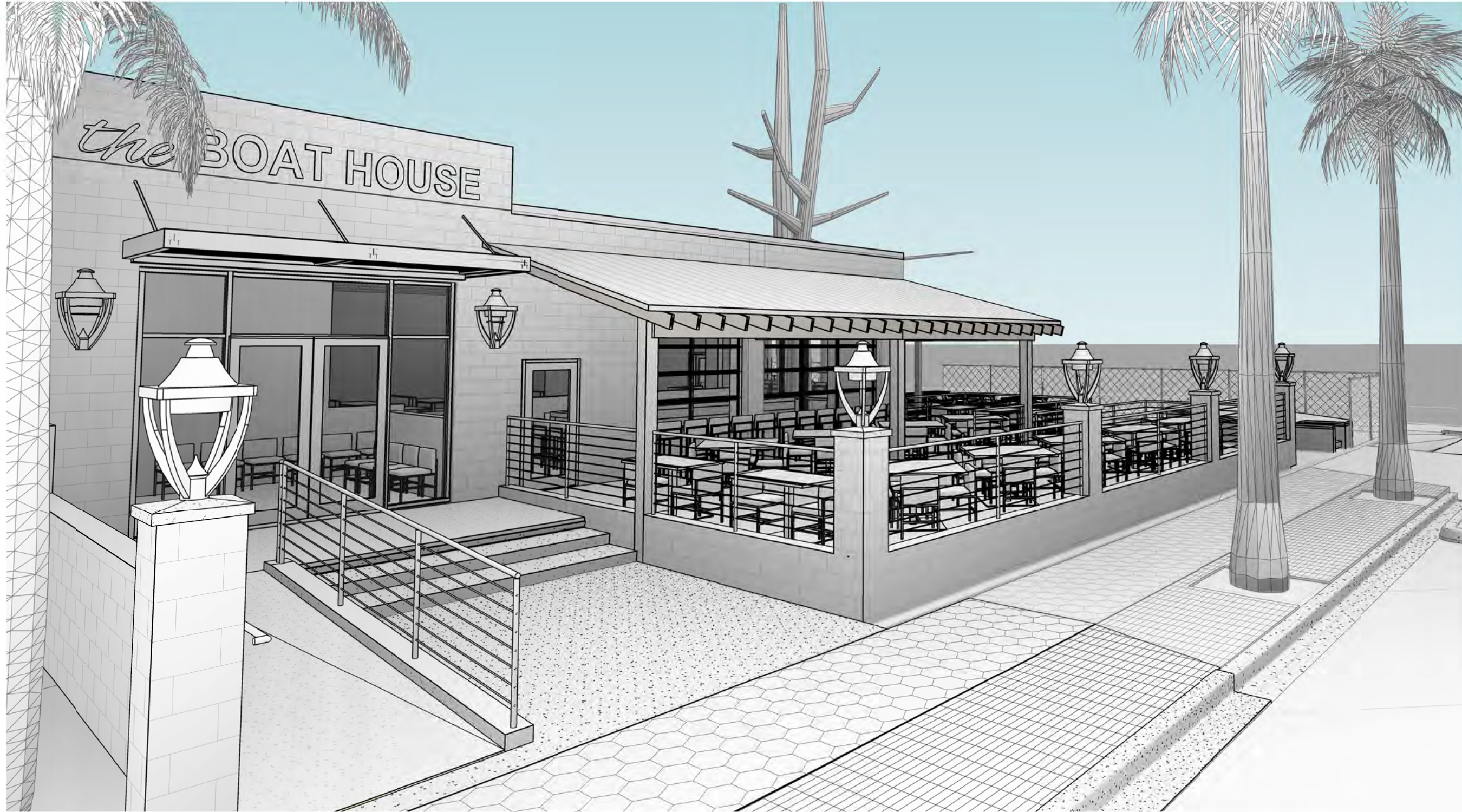
Subscribed and sworn to before me this _____ day of _____, 20____.

Notary Public: Signature

Printed Name

My Commission Expires

Personally Known _____ OR Produced Identification _____ ID Produced: _____



THE BOAT HOUSE RESTAURANT

THE BOAT HOUSE

THE BOATHOUSE FERNANDINA, LLC
30 S 2nd Street, Fernandina Beach, FL 32034

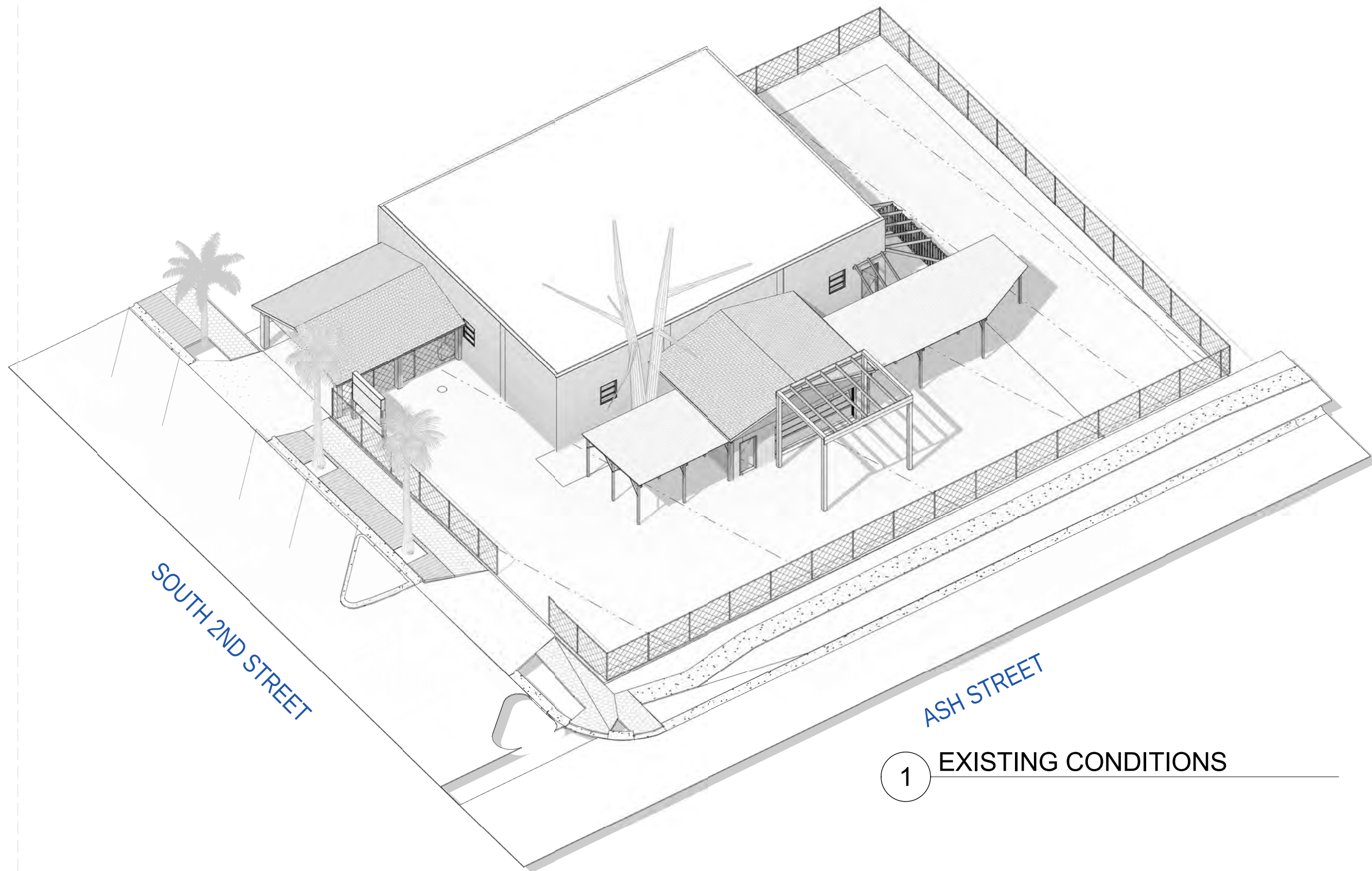
SDP

STEVEN D PAPKE, AIA

2845 1ST AVENUE - A
FERNANDINA BCH, FL 32034
904.887.8318

DATE: 02/17/19

PRJ #: 2019.01



SOUTH 2ND STREET

ASH STREET

1 EXISTING CONDITIONS

THE BOAT HOUSE

THE BOATHOUSE FERNANDINA, LLC
30 S 2nd Street, Fernandina Beach, FL 32034

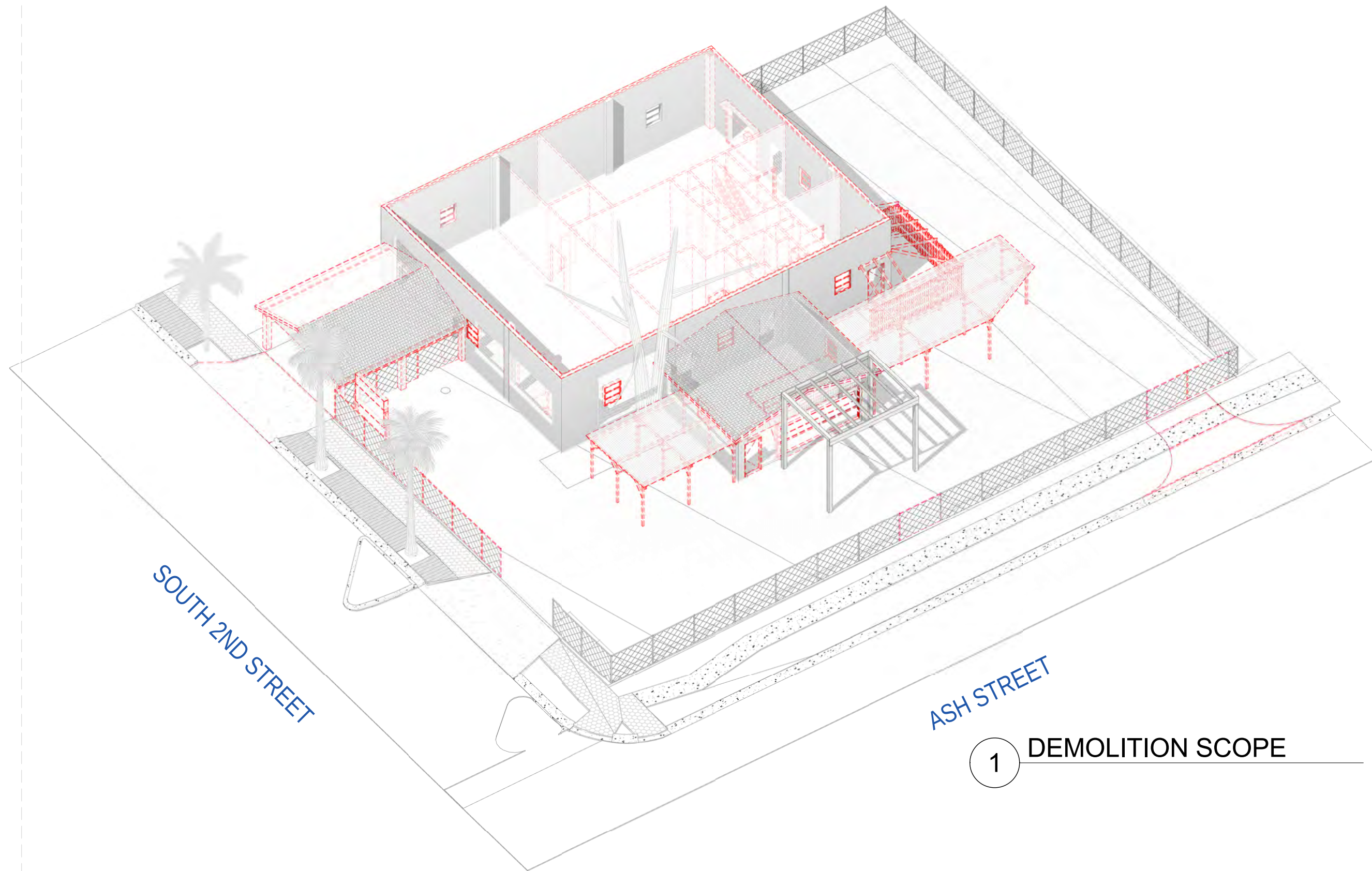
SDP

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904.887.8318

DATE: 02/16/19

PRJ #: 2019.01



SOUTH 2ND STREET

ASH STREET

1

DEMOLITION SCOPE

THE BOAT HOUSE

THE BOATHOUSE FERNANDINA, LLC
30 S 2nd Street, Fernandina Beach, FL 32034

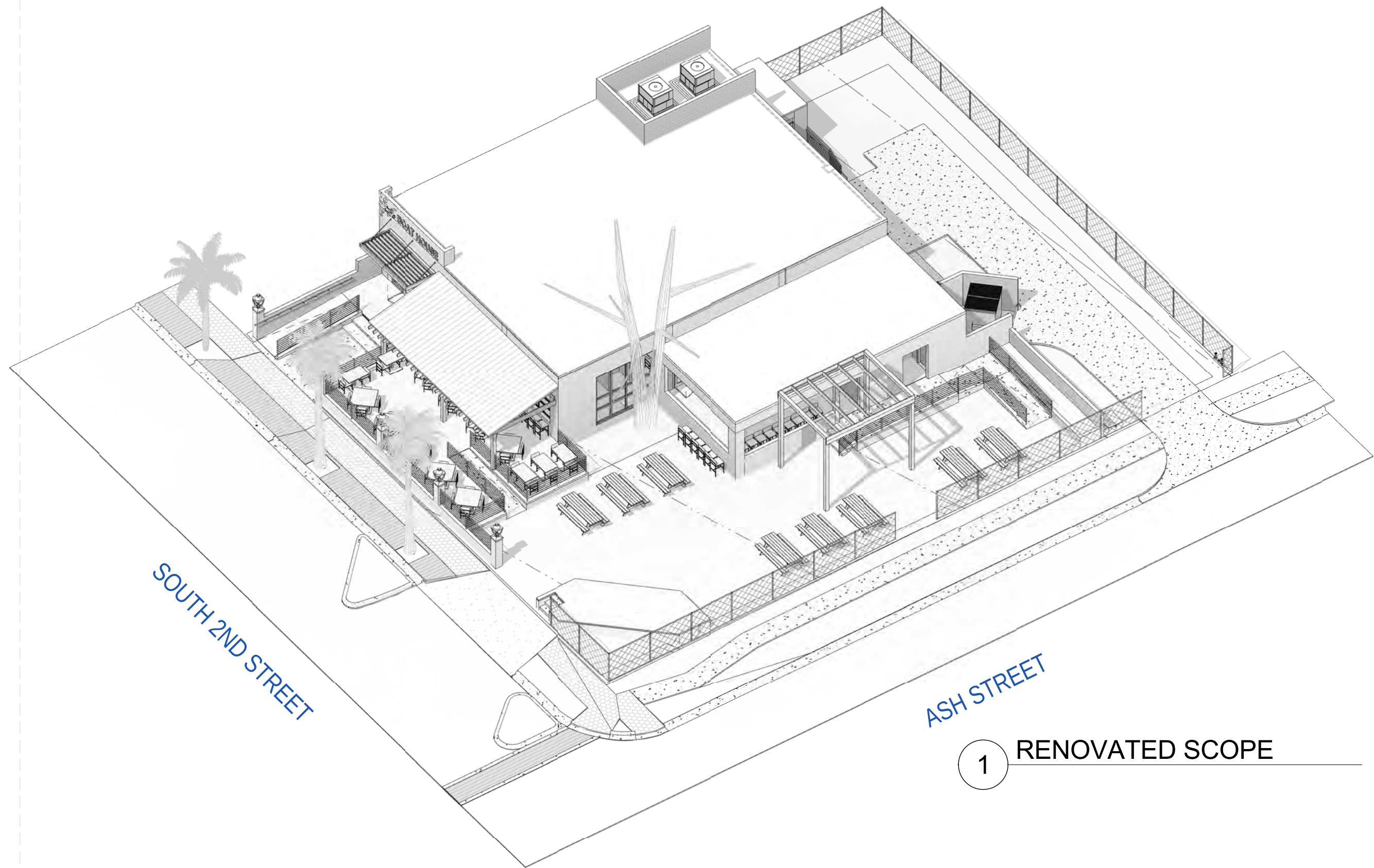
SDP

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2845 1ST AVENUE - A
FERNANDINA BCH, FL 32034
904.887.8318

DATE: 02/16/19

PRJ #: 2019.01



SOUTH 2ND STREET

ASH STREET

1 RENOVATED SCOPE

THE BOAT HOUSE

THE BOATHOUSE FERNANDINA, LLC
30 S 2nd Street, Fernandina Beach, FL 32034

SDP

STEVEN D PAPKE, AIA

2845 1ST AVENUE - A
FERNANDINA BCH, FL 32034
904.887.8318

DATE: 02/15/19

PRJ #: 2019.01

FLORIDA BUILDING CODE

PARCEL ID: 00-00-31-1800-0269-0100
PROPERTY IS ZONED C-3 AND IS IN
THE HDC BUT NOT THE CRA.

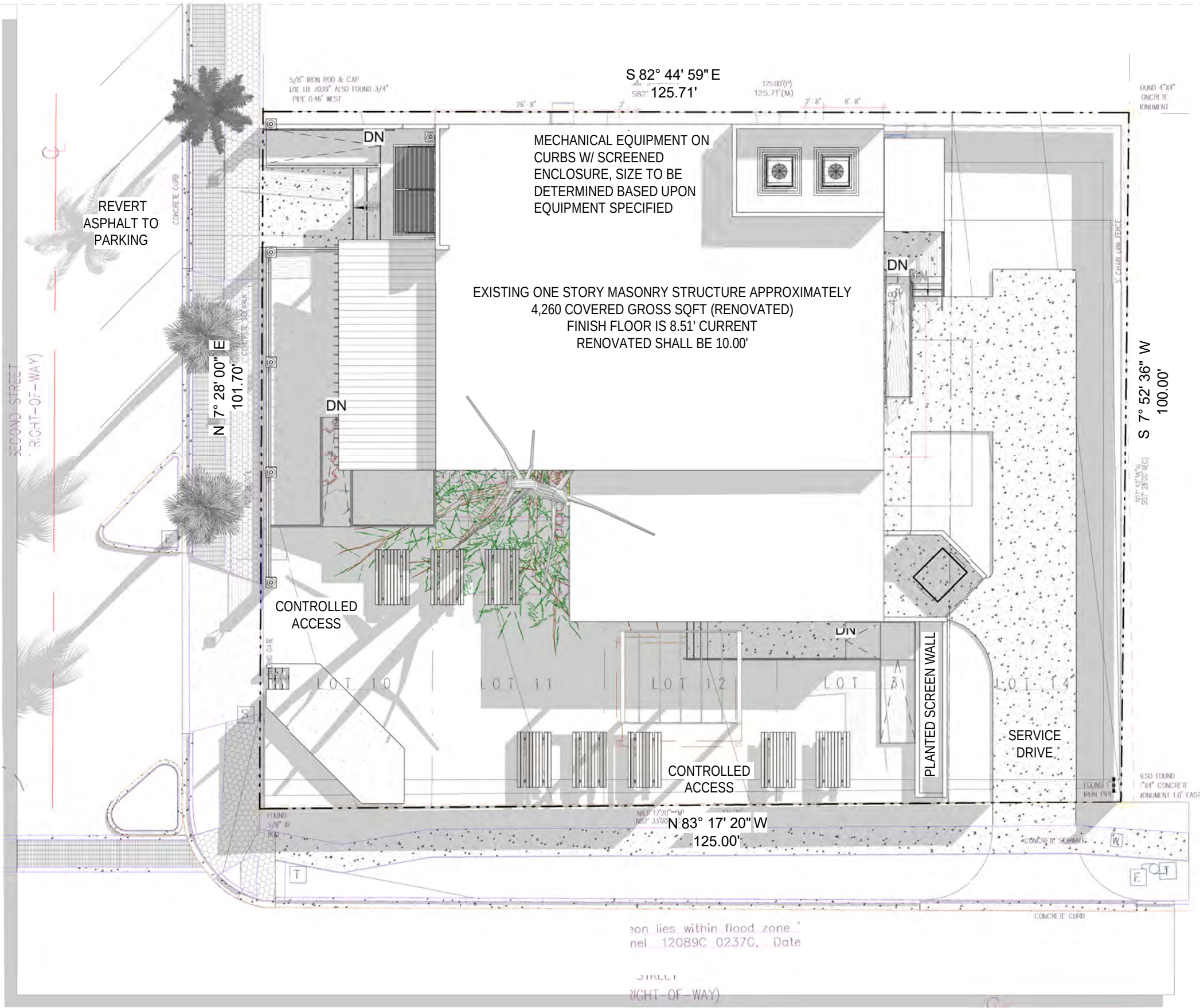
PER THE FLORIDA BUILDING CODE
2017, 6TH EDITION, THIS IS A LEVEL 3
ALTERATION DUE TO CHANGE OF
OCCUPANCY AS WELL AS SCOPE
A-2 ASSEMBLY, TYPE V-B
CONSTRUCTION NON-SPRINKLERED.

COFB LAND DEVELOPMENT CODE

PROPERTY WAS ORIGINALLY A
VEHICULAR INSPECTION FACILITY SO
THE RATIO OF IMPERVIOUS AREA TO
THE SITE IS NON-COMPLIANT TO
CURRENT STANDARDS, HOWEVER
DUE TO AGE OF FACILITY THIS IS
CONSIDERD GRANDFATHER PER THE
TRC REVIEW.

CURB CUT ALONG SOUTH 2ND IS
BEING ELIMINATED AND RETURN TO
CITY STANDARDS FOR BOTH CURB AD
SIDEWALK. A NEW CURB CUT FOR
SERVICE IS BEING CUT INTO LOT 14
OF THIS SITE OFF OF ASH AND 12FT
APRON IS BEING PROPOSED.

FROM THE ARCHIVIST AND
REASEARCH THE PROPERTY HAS
UTILITIES SERVICING FROM ASH AND
SOUTH 2ND. THE INTENT IS TO
ELIMIINATE SERVICE TO 2ND IF
POSSIBLE AND COME UNDERGROUND
TO THE SOUTH EAST.



1

RENOVATED SITEPLAN

1/16" = 1'-0"

THE BOAT HOUSE

THE BOATHOUSE FERNANDINA, LLC
30 S 2nd Street, Fernandina Beach, FL 32034

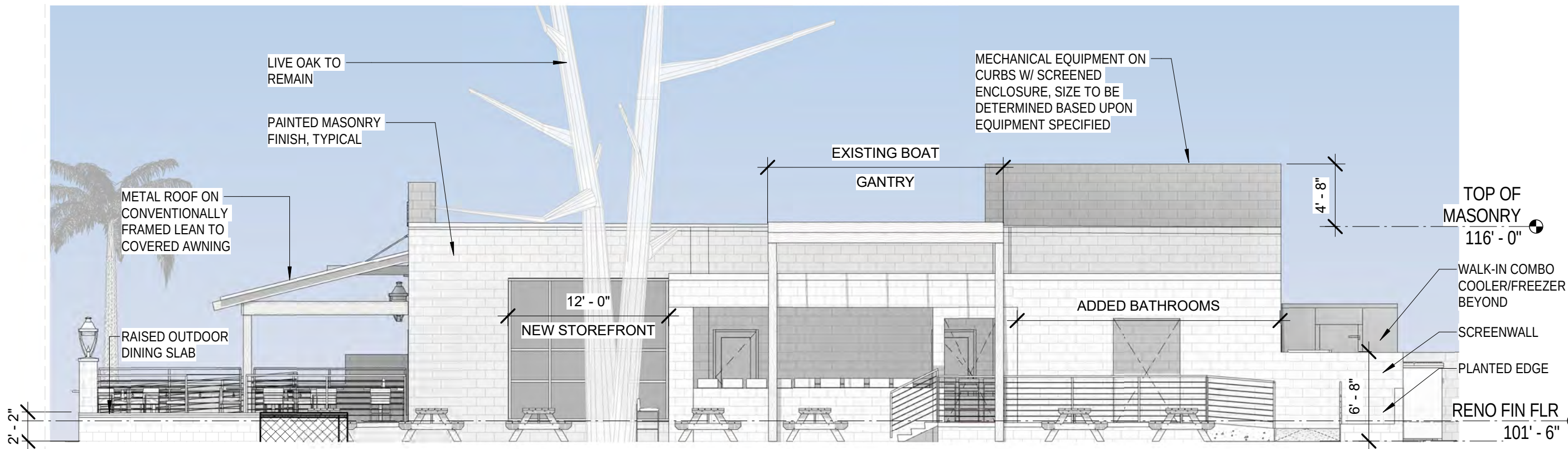
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STEVEN D PAPKE, AIA

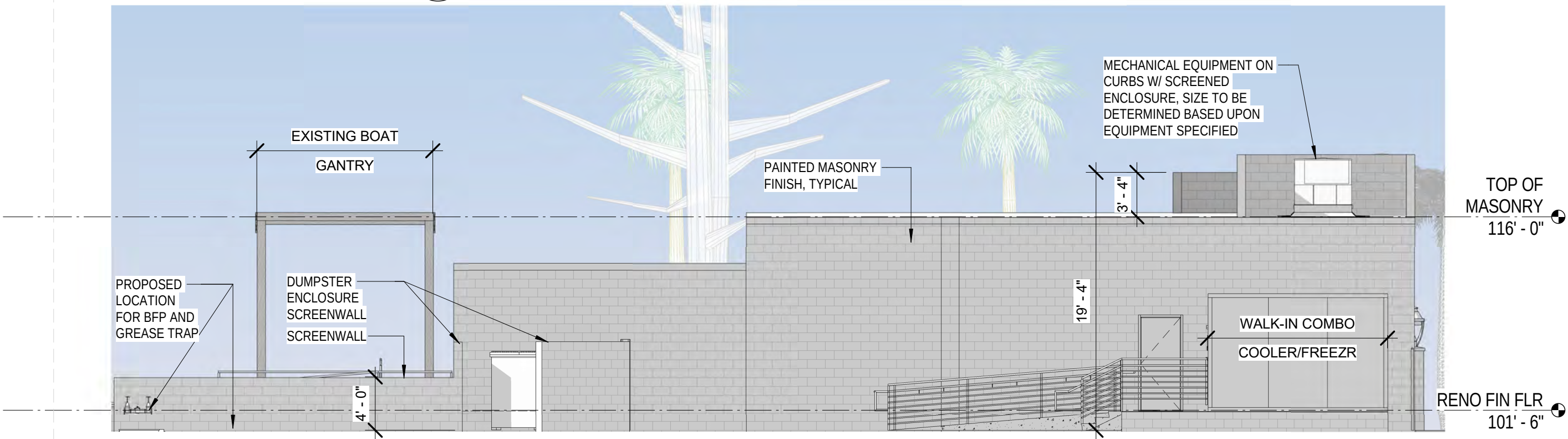
2845 1ST AVENUE - A
FERNANDINA BCH, FL 32034
904.887.8318

DATE: **02/17/19**

PRJ #: **2019.01**



1 11X17-SOUTH ELEVATION
1/8" = 1'-0"



2 11X17-EAST ELEVATION
1/8" = 1'-0"

THE BOAT HOUSE

THE BOATHOUSE FERNANDINA, LLC
30 S 2nd Street, Fernandina Beach, FL 32034

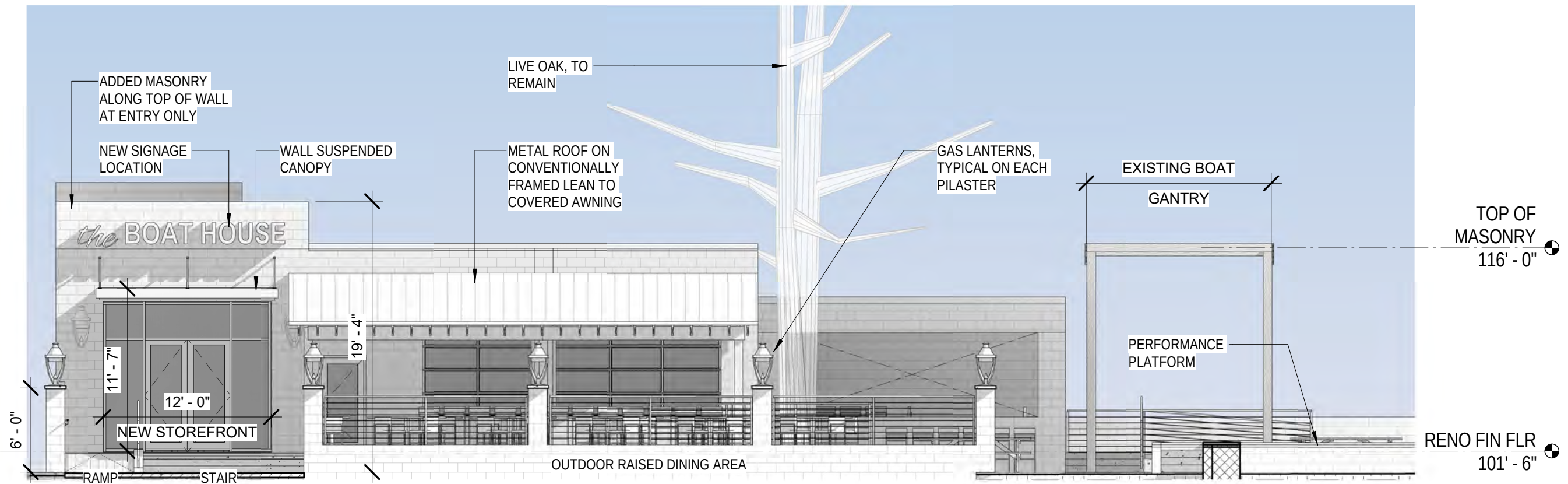
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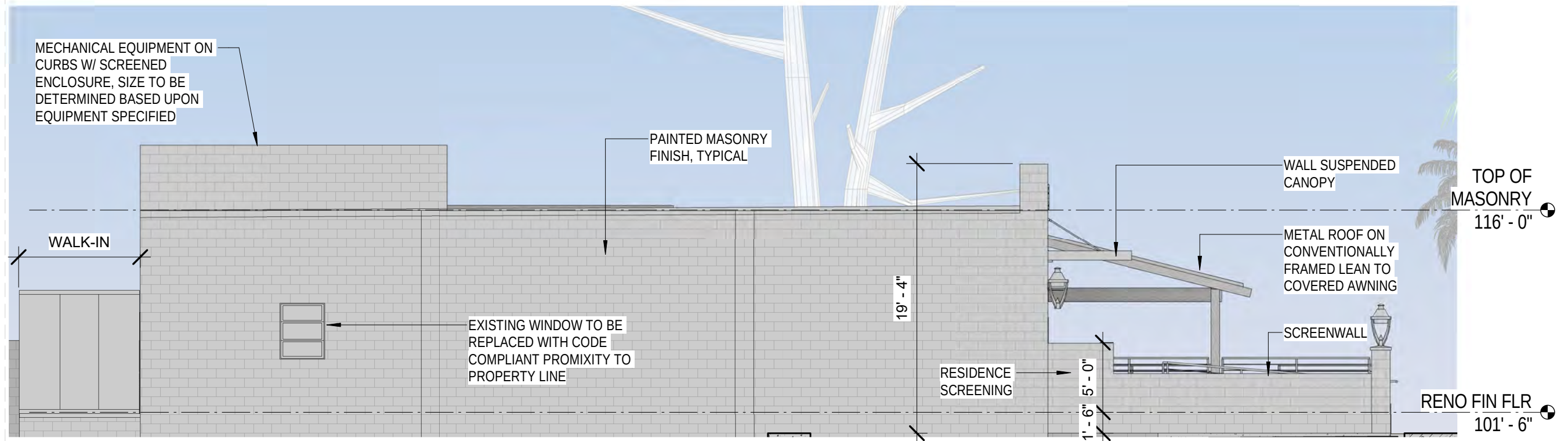
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DATE: 02/16/19

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1 11X17-WEST ELEVATION
1/8" = 1'-0"



2 11X17-NORTH ELEVATION
1/8" = 1'-0"

THE BOAT HOUSE

THE BOATHOUSE FERNANDINA, LLC
30 S 2nd Street, Fernandina Beach, FL 32034

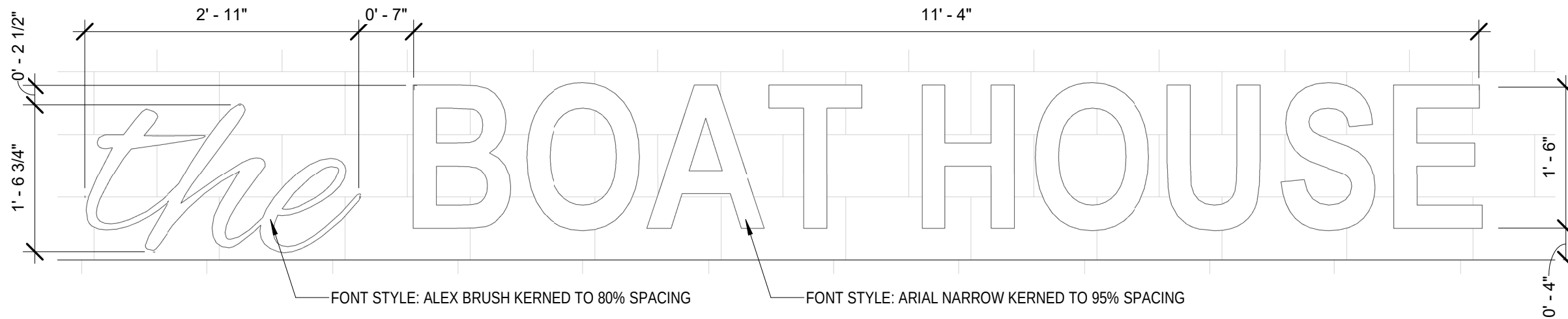
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2845 1ST AVENUE - A
FERNANDINA BCH, FL 32034
904.887.8318

DATE: 02/15/19

PRJ #: 2019.01



1 SIGNANGE
3/4" = 1'-0"

THE BOAT HOUSE

THE BOATHOUSE FERNANDINA, LLC
30 S 2nd Street, Fernandina Beach, FL 32034

SDP

STEVEN D PAPKE, AIA

2845 1ST AVENUE - A
FERNANDINA BCH, FL 32034
904.887.8318

DATE: 02/17/19

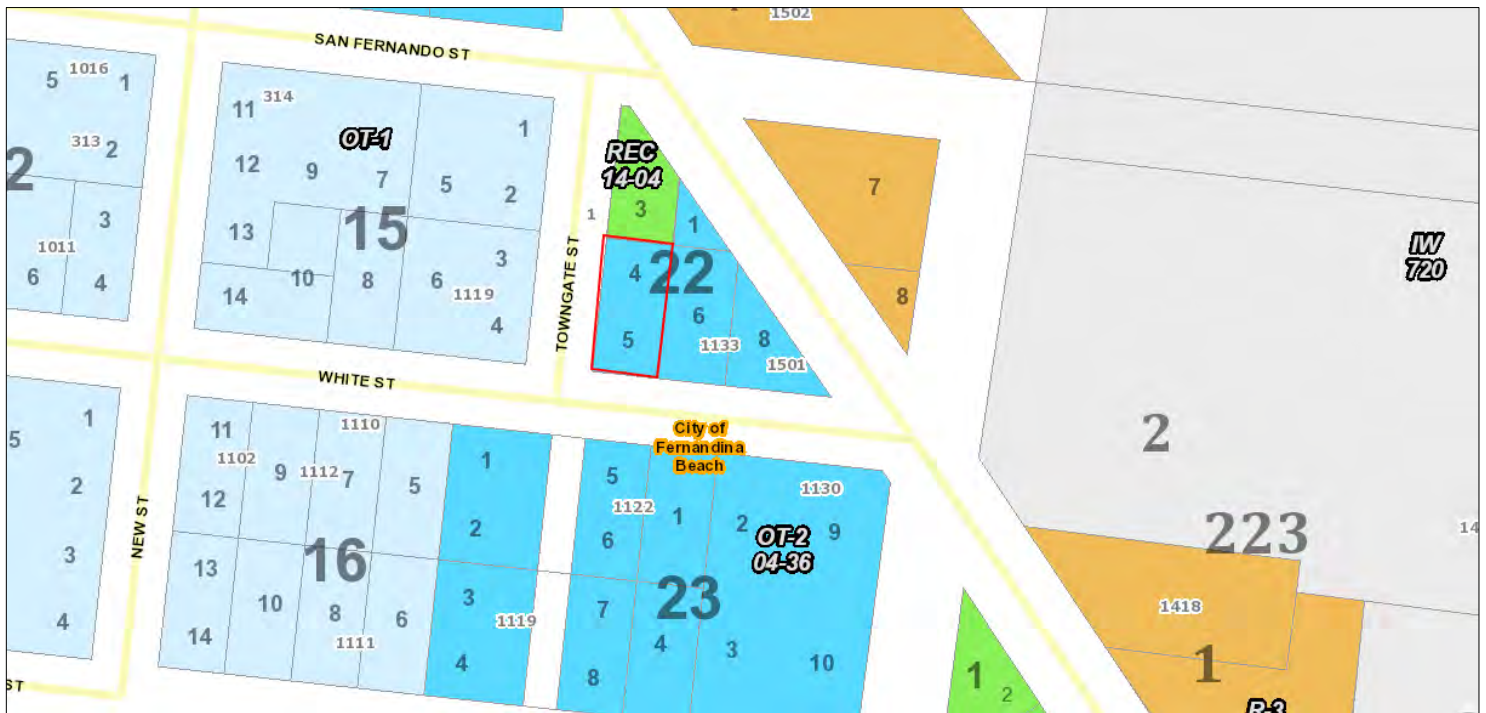
PRJ #: 2019.01



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2019-11
MARCH 21, 2019

Owner/Applicant:	Miranda Architects, agent for Robert H. Springer III				
Property Address:	Block 22 Lot 4 & 5 Old Town (White Street)				
Requested action:	Certificate of Approval (COA) to construct a 2-story primary structure and 1-story detached accessory structure.				
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	REC	c.	City Owned
	South	Single-Family Residential	OT-2	c.	COA Issued 10/18/18
	East	Single-Family Residential	OT-2	c.	COA Issued 02/15/18
	West	Single-Family Residential	OT-1	c.1939	

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-story primary structure, and 1-story detached accessory structure.

This parcel consists of two media peonias.

APPLICABLE GUIDELINES:

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. **A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
2. **The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
3. **Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
4. **Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
5. **Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
6. **Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
7. **Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**
Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
8. **Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**
Findings: *Complies* ☒ *Does not Comply* ☐ *N/A* ☐
9. **New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**
Findings: *Complies* ☒ *Does not Comply* ☐ *N/A* ☐
10. **New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**
Findings: *Complies* ☒ *Does not Comply* ☐ *N/A* ☐

2.01.08 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.

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. 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	Hardie Lap Siding	SW0014 <i>Sheraton Sage</i>
Doors	Steves & Sons Fiberglass	<i>Mahogany</i>
Windows	PGT Vinyl Energy Vue	<i>White</i>
Roofing	GAF Asphalt Shingles	<i>Weathered Wood</i>
Fascia/Trim	Hardie plank	SW6168 <i>Moderne White</i>
Foundation	Sand Finish Stucco	SW7043 <i>Worldly Gray</i>
Shutters	N/A	N/A
Porch/Deck	Trex Composite Decking	<i>Clam Shell</i>
Fencing	N/A	N/A
Driveways/ Sidewalks	Plain Concrete Walks / Crushed Shell Drive	
Signage	N/A	N/A
Lattice	Fiberglass reinforced vinyl	N/A

Site Plan –

- **Housing Type** – Single-family detached homes are a permissible housing type in OT-2 Zoning District.
- **Visibility Triangle** – All proposed construction occurs beyond the required visibility triangle.
- **Lot Density** – Meets the requirement to remain under the 45% lot coverage maximum.
- **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.*” Two A/C units are noted on the site plan, and sited appropriately.
- **Visibility Corridors** – The proposed siting of the home meets the required 5’ minimum visibility corridor setbacks on all sides.
- **Encroachments** – The front steps encroach into the front yard visibility corridor (setback) as permissible, per LDC 4.02.03(A)3.
- **Parking** – Driveway to be accessed off of Towngate Street. The driveway material is indicated to be a crushed shell drive.
- **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 30’7”, which is under the maximum allowable. Height of the accessory structure is 14’8”, which is under the allowable.
- **Materials** – The project features materials that replicate traditional materials. The home features smooth hardiplank siding, asphalt shingles, and wood elements for the second story railing.
- **Foundation** – The project will be constructed on an elevated foundation. Piers are indicated to have a stucco finish with lattice infill at porches. The material of the lattice is to be fiberglass reinforced vinyl. While the guidelines generally discourage the use of vinyl lattice/pier infill, the applicant has indicated this to be of higher quality than the guidelines preferred wood, and intends to provide a sample to the board for their consideration.
- **Windows** – Windows are to be 4 over 1, PGT EnergyVue Vinyl, with Hardie trim. These windows are on the list of approved windows.
- **Doors** – Front door is manufactured by Steves & Sons.
- **Accessory structure** – An approximately 484 sq.ft garage building will be constructed at rear of lot. It will match the principle structure in materials. Staff recommends separating the single garage door into two doors in order to divide the massing and maintain the historic integrity of the property.

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 2019-11

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2019-11 **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 2019-11, 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:

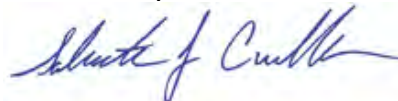
EXHIBIT 1 HDC 2019-11 Application and Backup Materials

Respectfully Submitted,



Samantha N. Rogic
Planning Technician

Reviewed by:



Salvatore J. Cumella
Historic Preservation Planner

OFFICE USE ONLY

REC'D: _____ BY: _____

PAYMENT: \$ _____ TYPE _____

APPLICATION #: _____

HDC CASE #: _____

APPLICATION COMPLETE: Y _____ N _____

PRE-CONFERENCE: Y _____ N _____ DATE _____



APPLICATION FOR HISTORIC DISTRICT COUNCIL CERTIFICATE OF APPROVAL (COA)

BOARD MEETING DATE: _____

PLANNER: _____ DATE: _____

____ APPROVED ____ DENIED

APPROVAL TYPE:

☐ Staff Approval☒ Board Approval: Conceptual ☐ or Final ☒

PROJECT TYPE:

☒ New Construction ☐ Addition ☐ Alteration ☐ Relocation ☐ Demolition ☐ Variance☐ Repair ☐ Paint ☐ Fence ☐ Sign ☐ Re-roof ☐ Other: _____PROPERTY INFORMATION Property information can be found at the Nassau County Property Appraiser's Website → Map Search

Street Address: _____

Historic District: ☐ Downtown ☒ Old Town ☐ CRA WaterfrontParcel Identification Number(s): 00-00-31-1580-0022-0040Zoning District: OT-2 Lot / Block Number (optional) 4 & 5 / Blk 22

Owner of Record

As recorded with the Nassau
County Property Appraiser

Owner(s) Name

Robert A. Springer III

Company (if applicable)

Street Address

97049 Cutlass Way

City State Zip

Yulee, FL 32097

Telephone Number

Email Address

robertspringeriii@yahoo.comApplicant
or AgentIf other than owner. If an agent will be
representing the owner, an Owner's Authorization
For Agent Representation form must be included

Applicant Name

Jose Miranda

Company (if applicable)

Miranda Architects

Street Address

309 1/2 Centre Street, Suite 206

City State Zip

FB, FL 32034

Telephone Number

261-4586

Email Address

jmiranda@mirandaarchitects.com

PROJECT DESCRIPTION (REQUIRED)

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.

Construction of new 2-story, single family residence $\pm 2,500$ SF.
And free-standing accessory garage building ± 484 SF.

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

Project Scope	Manufacturer	Product Description	FL Product Approval #	Color (Name/Number)
Exterior Fabric	Hardie	Lap Siding 7 1/4" exp.		"Sheraton Sage" SW 0014
Doors	Stevens & Sons	Fiberglass		Mahogany
Windows	PGT	vinyl Energy Vue		White
Roofing	GAF	Asphalt Shingles		Weathered Wood
Fascia/Trim	Hardie	Plank		"Moderne White" SW 6168
Foundation	—	Sand Finish Stucco		"Worldly Gray" SW 7043
Shutters	N/A			
Porch/Deck	Trex	Composite Decking		"Clam Shell"
Fencing	N/A			
Driveways/Sidewalks		Plain Concrete Walks Crushed Shell Drive		
Signage	N/A			
Other				
PLEASE SUBMIT ALL PRODUCT BROCHURES, PAINT COLOR SAMPLES, AND MATERIAL SAMPLES WITH YOUR APPLICATION.				

CERTIFICATION (REQUIRED)

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.

2/18/19
Date

[Signature]
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU } ss

Subscribed and sworn to before me this 18th day of February, 2019.

[Signature]
Notary Public: Signature

LEAH HALL
Printed Name

02.20.20
My Commission Expires



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

Personally Known ☒ OR Produced Identification ☐ ID Produced: ☐

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



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I/WE Robert H. Springer III

(print name of property owner(s))

hereby authorize: Jose Miranda & Miranda Architects

(print name of agent)

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

(type of application)

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

[Signature]
(Signature of owner)

(Signature of owner)

Robert H. Springer III
(Print name of owner)

(Print name of owner)

STATE OF FLORIDA }
COUNTY OF NASSAU } ss



Subscribed and sworn to before me this 16 day of February, 2019.

[Signature]
Notary Public: Signature

Courtney Holbrook
Printed Name

7/13/21
My Commission Expires

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

Property Search Sales Search Nassau Home

OWNER NAME	SPRINGER ROBERT H III	PARCEL NUMBER	00-00-31-1580-0022-0040
MAILING ADDRESS	97049 CUTLASS WAY	TAX DISTRICT	FERNANDINA BEACH (DISTRICT 2)
		MILLAGE	19.9307
		PROPERTY USAGE	VACANT RESIDENTIAL
LOCATION ADDRESS	YULEE, FL 32097	DEED ACRES	0
	WHITE ST	HOMESTEAD	N
	FERNANDINA BEACH 32034	PARCEL MAP RECORD	MAP THIS PARCEL
SHORT LEGAL	BLOCK 22 LOTS 4 & 5 IN OR 2129/146 OLD TOWN	TAX COLLECTOR SEARCH	NASSAU TAX COLLECTOR LINK
		PROPERTY RECORD CARD	LINK TO PROPERTY RECORD CARD (PDF)

2018 Certified Values

JUST VALUE OF LAND	\$60,813
LAND VALUE AGRICULTURAL	\$0
TOTAL BUILDING VALUE	\$0
TOTAL MISC VALUE	\$0
JUST OR CLASSIFIED TOTAL VALUE	\$55,920
ASSESSED VALUE	\$55,920
EXEMPT VALUE	\$0
TAXABLE VALUE	\$55,920

Land Information

LAND USE	LAND UNITS	LAND UNIT TYPE	SEC-TWN-RNG
VAC RES 000000	47	FF	14-3N-28

Building Information

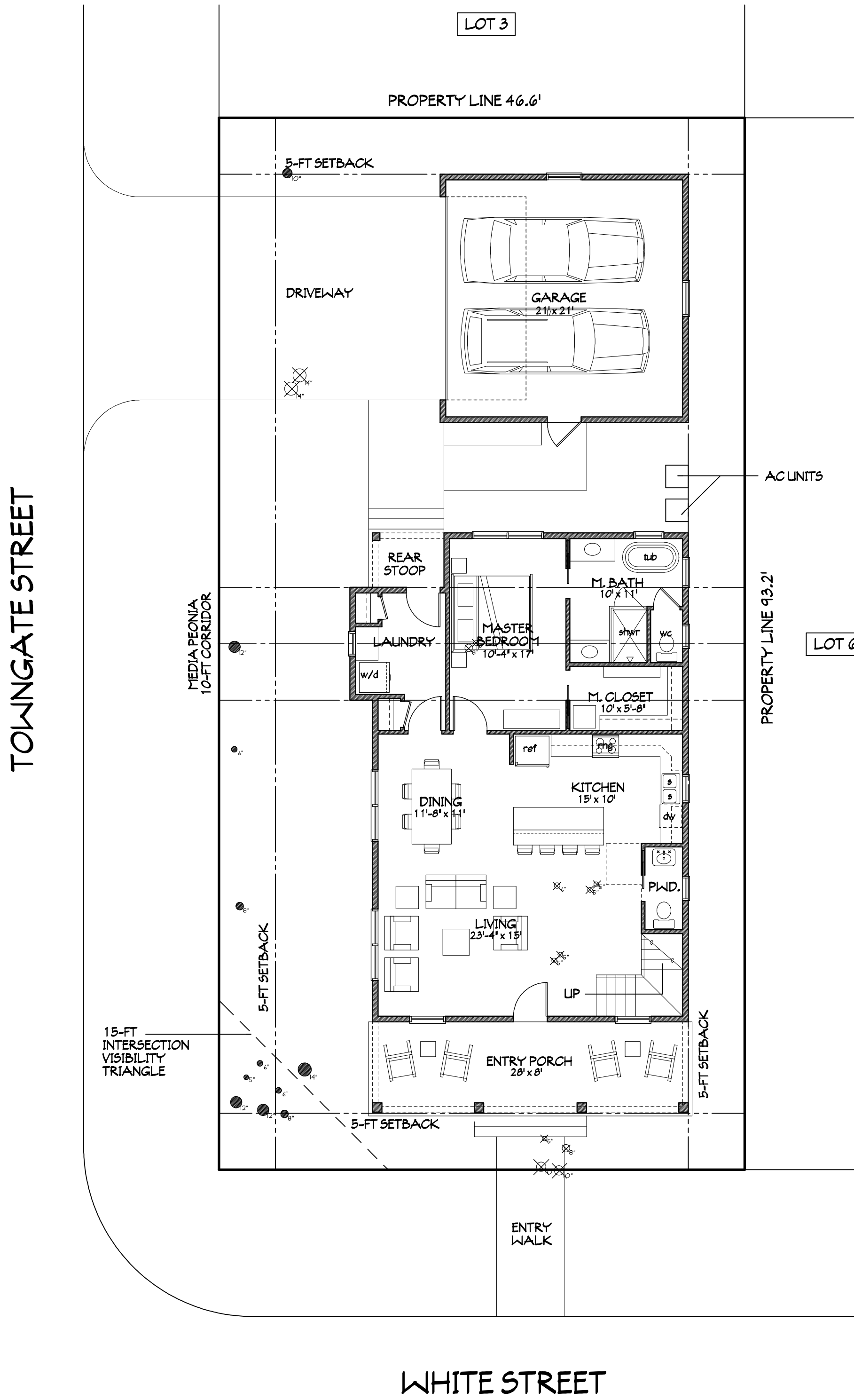
There is no Building Information for this record.

Miscellaneous Information

There is no Miscellaneous Information for this record.

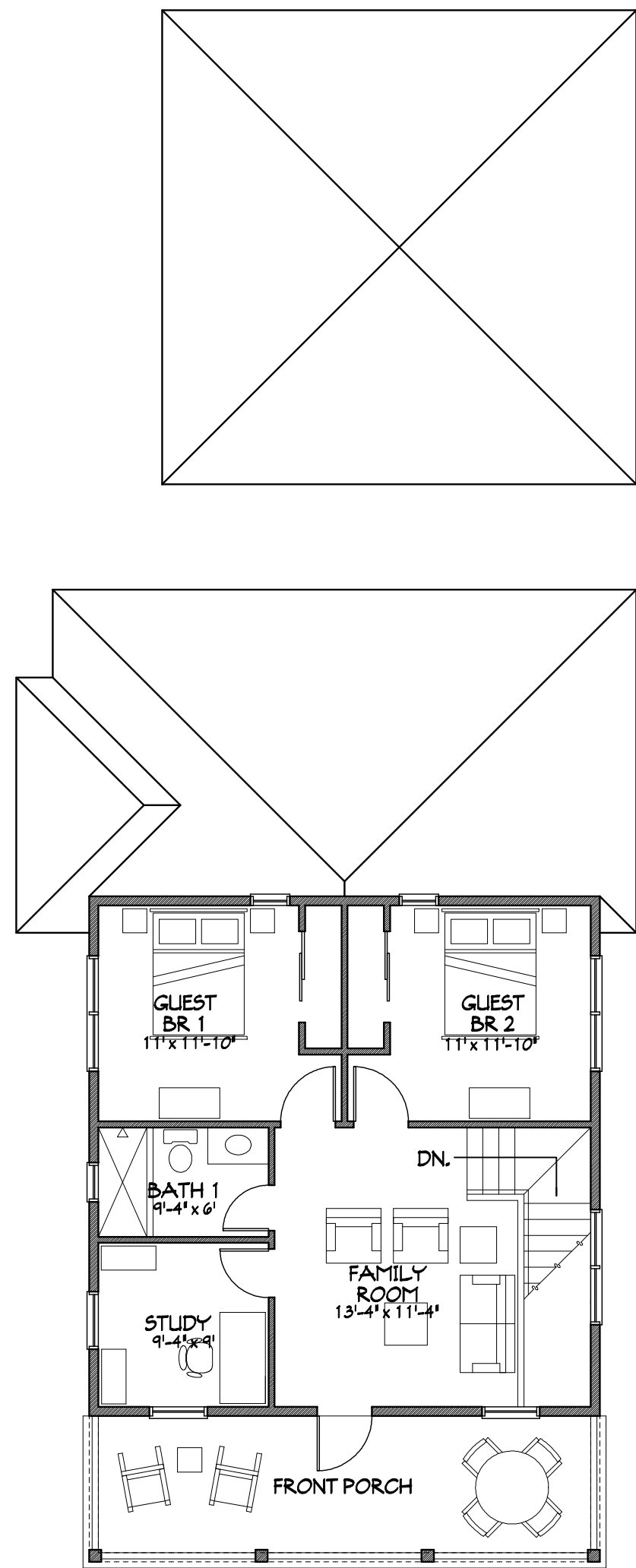
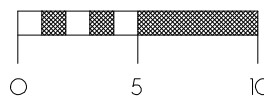
Sales Information

SALE DATE	BOOK / PAGE	BOOK / PAGE	PRICE	INSTRUMENT	QUALIFICATION	IMPROVED? (AT TIME OF SALE)	GRANTOR	GRANTEE
06/23/2017	2129/146	2129/146	65000	WD	Q	N	OLD OBION LLC	SPRINGER ROBERT H III
07/27/2015	1993/1155	1993/1155	50000	CT	U	N	CLERK OF COURT	OLD BION LLC
04/25/2005	1312/204	1312/204	250000	WD	Q	N	FLEXIBLE SHOE INC	OLD TOWN PARTNERS LLC
05/23/2003	1139/1706	1139/1706	150000	WD	Q	N	SEUTER BRIAN	FLEXIBLE SHOE INC
03/05/2002	1041/713	1041/713	90000	WD	Q	N	DAVIS MELVIN F & MARY P	SEUTER BRIAN
10/14/1987	528/1126	528/1126	30000	WD	U	N	BROWN O O ET AL	FDNA PORT DEV
10/14/1987	528/1127	528/1127	30000	WD	U	N	FDNA PORT DEV	DAVIS MELVIN & MARY
01/01/1986	478/684	478/684	16000	MS	U	N		



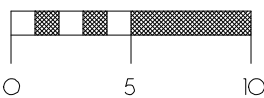
PROPOSED FIRST FLOOR PLAN AND SITE PLAN

1/8"=1'-0"



PROPOSED SECOND FLOOR PLAN

1/8"=1'-0"



PROJECT SQUARE FOOTAGE	
FIRST FLOOR HEATED	1,203 SQ.FT.
SECOND FLOOR HEATED	798 SQ.FT.
TOTAL HEATED	2,001 SQ.FT.
GARAGE	484 SQ.FT.
PORCHES	499 SQ.FT.
TOTAL UNDER ROOF	2,984 SQ.FT.

LOT COVERAGE = 1,941 SF OR 44.6%

This drawing and the design ideas are for informational purposes only. It is not to be used for construction. The project is subject to change without notice. The architect is not responsible for any errors or omissions. It is to be used on a non-binding basis. It is to be returned on request.

PRELIMINARY FLOOR PLANS

REVISIONS	DATE

PROPOSED DESIGN FOR THE

SPRINGER RESIDENCE

WHITE STREET

FERNANDINA BEACH, FL 32034

MIRANDA ARCHITECTS

309 1/2 CENTRE STREET, SUITE 206

FERNANDINA BEACH, FL 32034

904.261.4586 TEL

FL REG. NO. AA 100028

SPRINGER PRELIM DESIGN

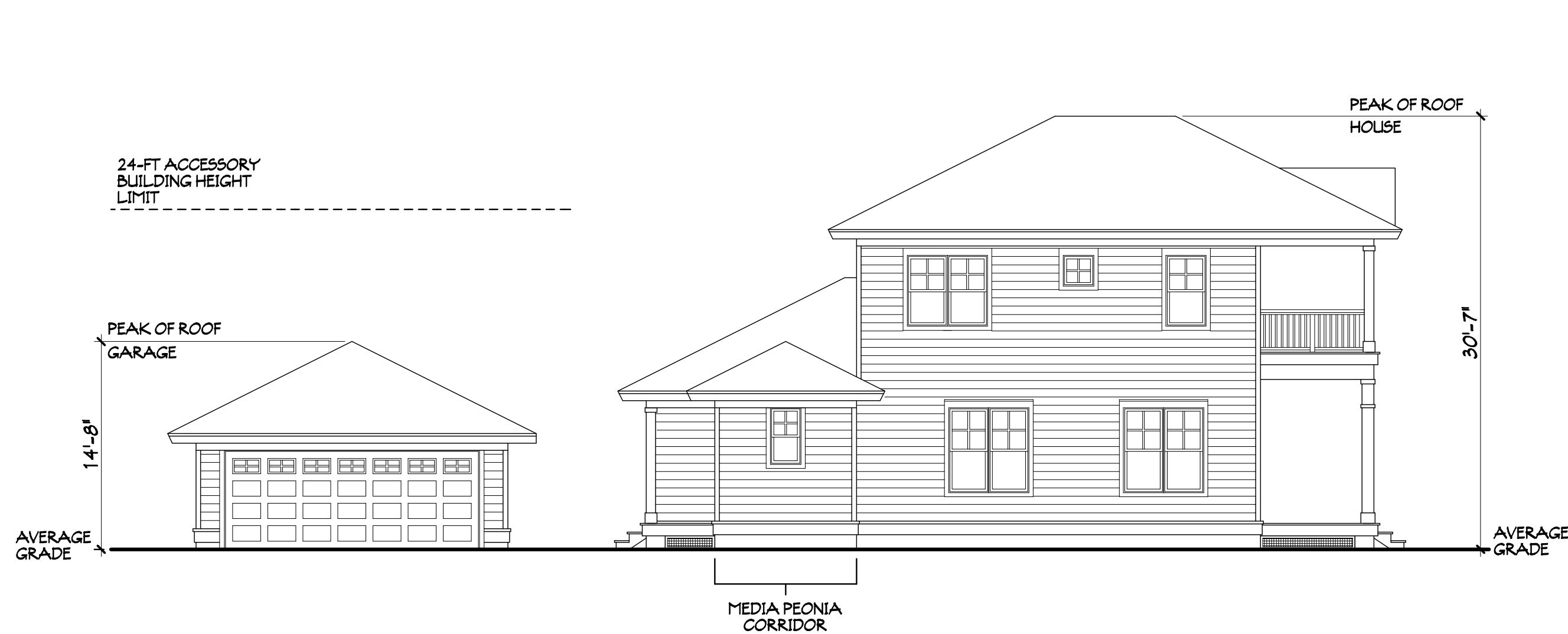
PROJECT # 5180824

DRAWN BY -- JLY

CHECKED BY -- JLY

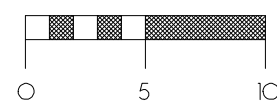
DATE -- 02-28-19

P1



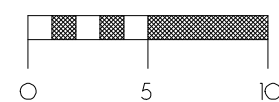
PROPOSED WEST ELEVATION -- TOWNGATE STREET

1/8"=1'-0"



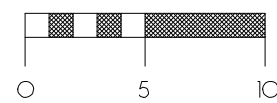
PROPOSED SOUTH ELEVATION -- WHITE STREET

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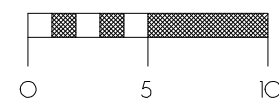
PROPOSED NORTH ELEVATION

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PROPOSED EAST ELEVATION

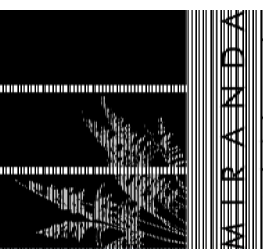
1/8"=1'-0"



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SPRINGER PRELIM DESIGN
PROJECT # 5180824
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 02-20-19

MIRANDA
ARCHITECTS
309 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.261.8921
FL REG. NO. 24,000,000



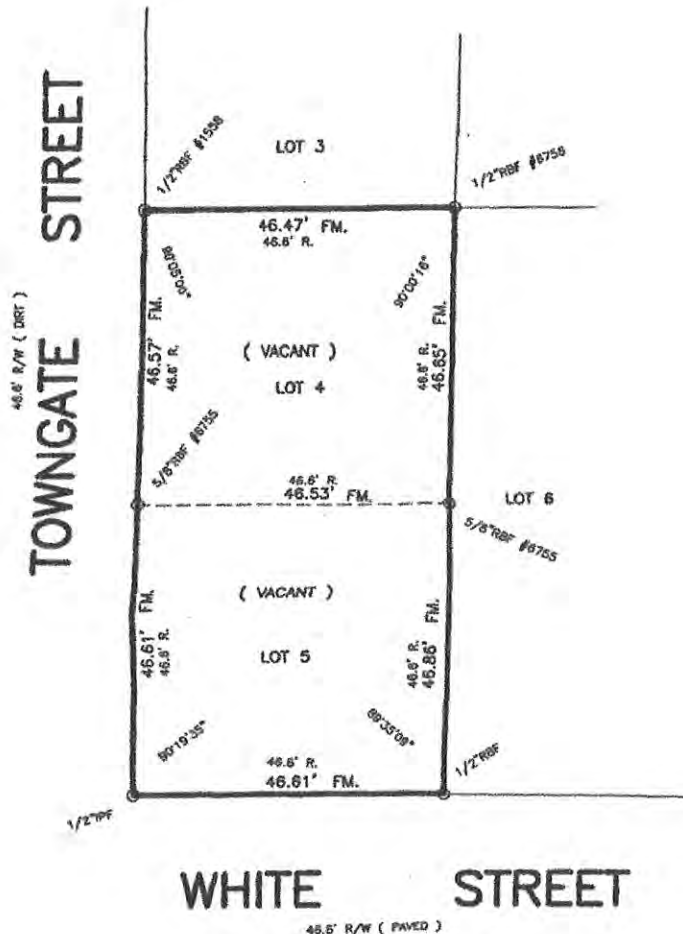
PROPOSED DESIGN FOR THE
SPRINGER RESIDENCE
WHITE STREET
FERNANDINA BEACH, FL 32034

PRELIMINARY ELEVATIONS	REVISIONS	DATE

MAP SHOWING BOUNDARY SURVEY OF
LOTS 4 AND 5, OLD TOWN,

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).

CERTIFIED TO:
ROBERT H. SPRINGER, III,
FIRST AMERICAN TITLE INSURANCE CO.
ANDREA F. LENNON, P.A.
VYSTAR CREDIT UNION,



COASTAL LAND SURVEYORS

& MAPPERS, INC.

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

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

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 00229F

DATED 12-17-10

DATE OF SURVEY: JUNE 1, 2017

SCALE 1"=20'

JOB NO. 1706-15 F.B. 344

CORNER MARKERS HAVE NO IDENTIFICATION U.N.O.

LEGEND:
IRON PIPE FOUND - IPF
IRON PIPE SET - IPS
RE/BAR FOUND - RBF
NOT TO SCALE - NTS
BUILDING RESTRICTION LINE - BRL
CONCRETE MONUMENT FOUND - CMF
STAINLESS STEEL PIPE FOUND - SSPP
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.
CONCRETE - CONC.
FENCE - F.
RIGHT-OF-WAY - R/W
POINT OF REVERSE CURVE - PRC
OFFICIAL RECORDS BOOK - O.R.B.

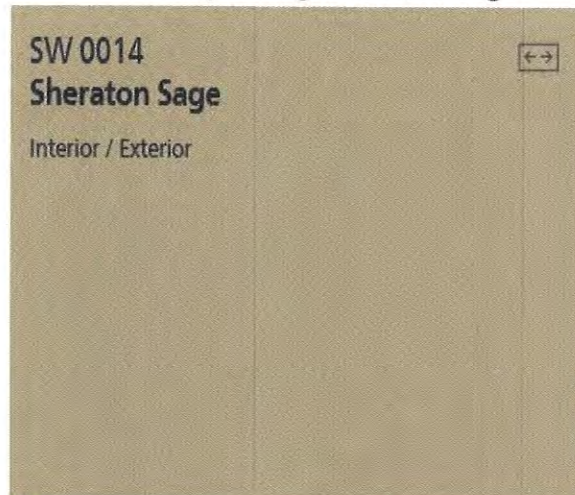
THE SURVEY DEPICTED HERE IS NOT COVERED
BY PROFESSIONAL LIABILITY INSURANCE



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

Springer Residence Project
White and Towngate Streets, Old Town
Exterior Materials and Color Scheme
February 18, 2019

Hardie Lap Siding: Sheraton Sage



Trim, Fascia, Soffit, Porch Railings: Moderne White

SW 6168
Moderne White

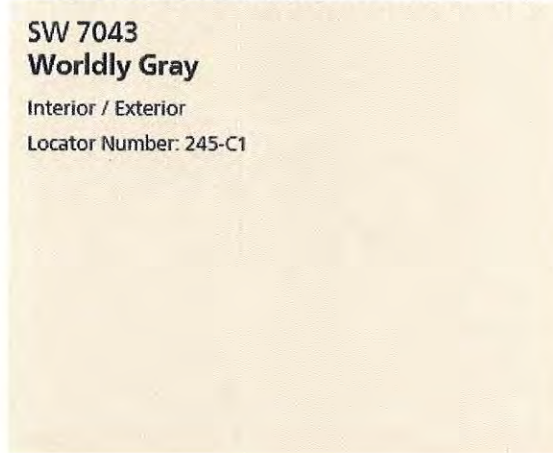
Interior / Exterior
Locator Number: 258-C6

Foundation Walls/Piers: Worldly Gray

SW 7043
Worldly Gray

Interior / Exterior

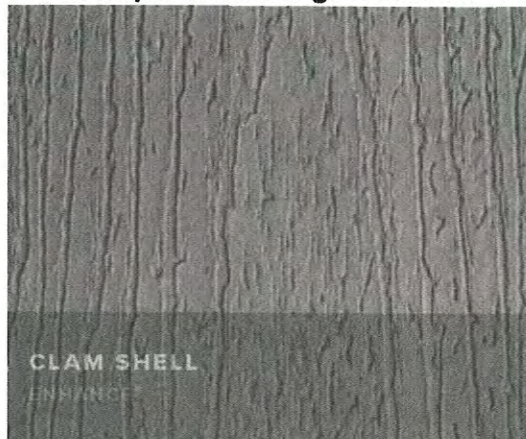
Locator Number: 245-C1



Asphalt Shingles: Weathered Wood



Composite Decking: Clamshell



From: jmiranda@mirandaarchitects.com
To: [Samantha Rogic](#)
Subject: RE: Springer Residence / Old Town
Date: Monday, March 04, 2019 4:41:17 PM

Sam,

Lattice will be fiberglass reinforced vinyl which looks identical to wood lattice but holds up better. I'll check with owner on garage doors. Keep as single door for now.

Jose

From: Samantha Rogic [mailto:srogic@fbfl.org]
Sent: Monday, March 04, 2019 4:04 PM
To: 'jmiranda@mirandaarchitects.com' <jmiranda@mirandaarchitects.com>
Subject: Springer Residence / Old Town

Hi Jose,

More on the Springer residence:

First, the material of the lattice is not indicated on the material list or elevation sheet. Would you please clarify? A reply to this email is fine, or you can update the plan if you'd like. I'm assuming its wood, but we need to know for sure.

Second, I offer you a note regarding the garage door—Staff will recommend separating the single garage door into two doors in order to divide the massing of the structure and maintain the historic integrity of the property. This is just a recommendation—you are free to make the change, or keep the garage as it is, and address further at the meeting. (I do believe all garages approved by the board recently have had two separate doors.)

Sincerely,

Samantha Rogic
Planning Technician
Department of Planning & Conservation
City of Fernandina Beach
204 Ash Street
Fernandina Beach, FL 32034
904-310-3485
www.fbfl.us/lde

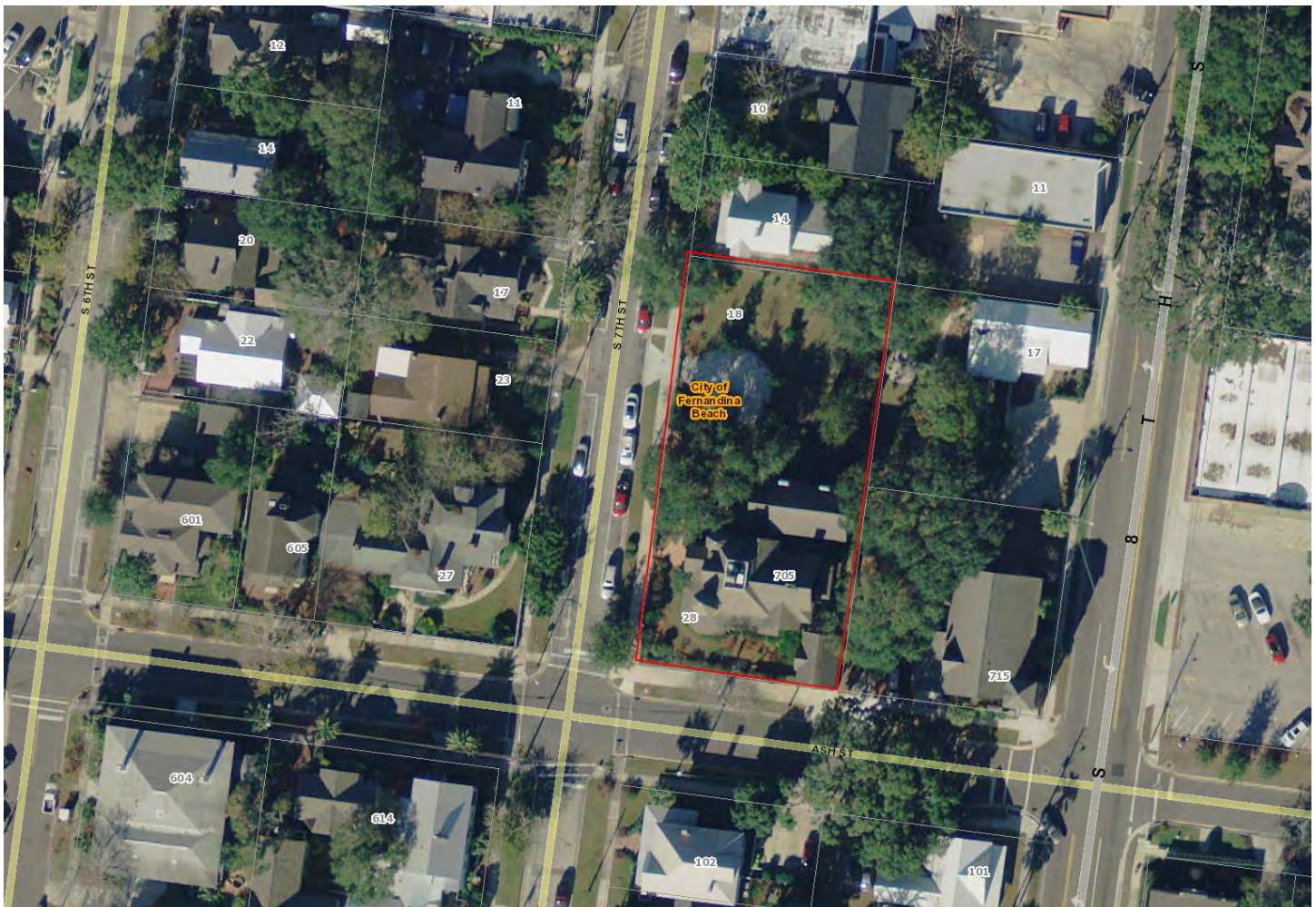
If this email is related to the Board that you serve on, please DO NOT REPLY TO ALL.



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2019-12
MARCH 21, 2019

Owner/Applicant:	Baker Family Living Trust
Property Address:	28 S. 7 th Street
Requested action:	Certificate of Approval (COA) to change a carriage house window opening back to a garage door, as originally designed.
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	Single Family Residential
FL Master Site File #	8NA00083
Year Built:	1895 (FMSF)
Contributing Status:	Contributing

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

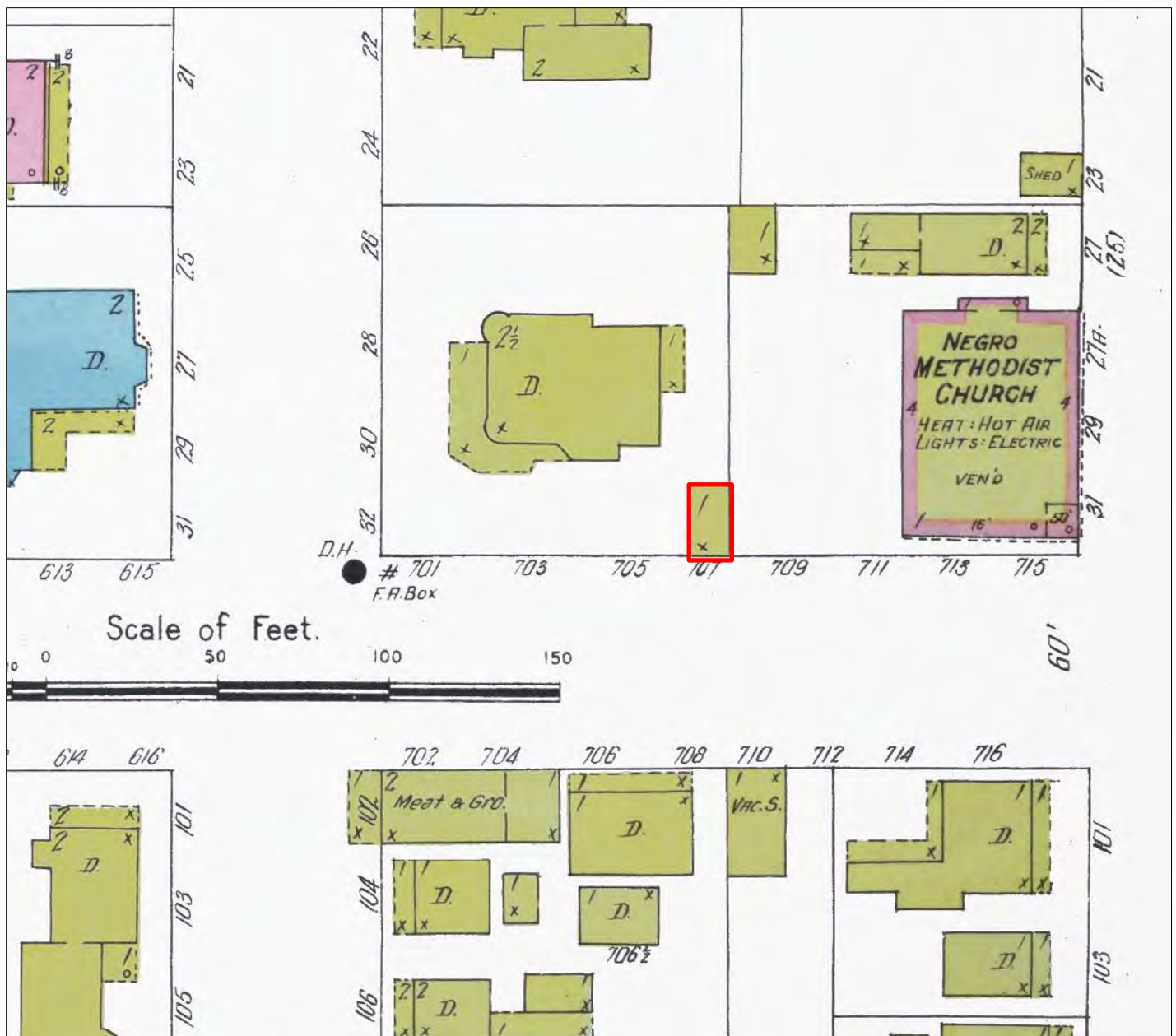




SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

“The Bailey House is a good example of late Victorian architecture in one of its simplest forms and of those homes remaining in Fernandina, it is one of the finest architecturally.” – FL Master Site File 8NA00083 8/12/1972

The applicant is seeking a Certificate of Approval (COA) to change a carriage house window opening back to a garage door, as originally designed. The door will be a steel Amarr 7’ high by 8’ wide in a golden oak wood tone pattern.



The carriage house first appears in its current location on the 1909 Sanborn Fire Insurance Map. It is indicated to be a one-story structure. A post-1949 remodel added a second floor and converted the door into a window.

APPLICABLE GUIDELINES:

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
Findings: Complies ☒ Does not Comply ☐ N/A ☐
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
Findings: Complies ☒ Does not Comply ☐ N/A ☐
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
Findings: Complies ☒ Does not Comply ☐ N/A ☐
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
Findings: Complies ☒ Does not Comply ☐ N/A ☐
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
Findings: Complies ☐ Does not Comply ☐ N/A ☒
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
Findings: Complies ☐ Does not Comply ☐ N/A ☒
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
Findings: Complies ☐ Does not Comply ☐ N/A ☒
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
Findings: Complies ☐ Does not Comply ☐ N/A ☒
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
Findings: Complies ☒ Does not Comply ☐ N/A ☐
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
Findings: Complies ☒ Does not Comply ☐ N/A ☐

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

8.00.01 Intent

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

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

8.00.03 Relationship to Comprehensive Plan

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

8.01.01.01 Standards for Development in the Historic District Overlays

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

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.

- 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.

- Both one- and two-story accessory outbuildings are permitted for a primary dwelling.

ANALYSIS:

Restoring the opening in the carriage house to change the window back into a door is an appropriate modification to this structure. Unlike many other carriage houses in the City which are tucked behind the primary structures, this carriage house sits very prominently on the property line at the Ash Street side of the home. Because of its age and prominence on the street, staff recommends the use of a wood door rather than the proposed steel door.

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 2019-12 with the conditions:

- Carriage house door be made of a wood material to receive final approval as a staff approval.

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2019-12 **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 2019-12, 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 2019-12 Application and Backup Materials

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner



APPLICATION FOR HISTORIC DISTRICT COUNCIL CERTIFICATE OF APPROVAL (COA)

OFFICE USE ONLY	
REC'D: <u>2/21/19</u>	BY: <u>[Signature]</u>
PAYMENT: \$ <u>200</u>	TYPE <u>CK 1830</u>
APPLICATION #: _____	
HDC CASE #: _____	
APPLICATION COMPLETE: Y _____ N _____	
PRE-CONFERENCE: Y _____ N _____ DATE _____	

BOARD MEETING DATE: <u>3-21-19</u>
PLANNER: _____ DATE: _____
____ APPROVED ____ DENIED

APPROVAL TYPE:	☐ Staff Approval
	☒ Board Approval: Conceptual _____ or Final _____
PROJECT TYPE:	
☐ New Construction	☐ Addition
☒ Repair	☒ Alteration
☐ Paint	☐ Fence
☐ Sign	☐ Relocation
☐ Re-roof	☐ Demolition
☐ Other: _____	☐ Variance
PROPERTY INFORMATION Property information can be found at the Nassau County Property Appraiser's Website → Map Search	
Street Address: <u>28 S. 7TH STREET, FERNANDINA BEACH, FL 32034</u>	
Historic District: ☒ Downtown ☐ Old Town ☐ CRA Waterfront	
Parcel Identification Number(s): <u>00-00-31-1800-0042-0040</u>	
Zoning District: <u>CITY OF FERNANDINA BEACH</u> Lot / Block Number (optional) <u>304/BK 42</u>	

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name	
<u>BAKER FAMILY LIVING TRUST</u>	
Company (if applicable)	
Street Address	
<u>28 S. 7TH STREET</u>	
City State Zip	
<u>FERNANDINA BCH, FL 32034</u>	
Telephone Number	
<u>904-844-2393</u>	
Email Address	
<u>JOE@BAKER@AOL.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	
Company (if applicable)	
Street Address	
City State Zip	
Telephone Number	
Email Address	

PROJECT DESCRIPTION (REQUIRED)

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 CARRIAGE HOUSE THAT WAS CONVERTED TO AN APARTMENT. THE CARRIAGE DOORS WERE REMOVED AND REPLACED BY A WALL

PICTURES INCLUDED

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.

OPEN THE OLD WALL AND REPLACE WITH OVERHEAD DOOR WITH THE LOOK OF A DOOR (CARRIAGE HOUSE DOOR) OF THE 1900'S DOOR WILL BE 7 FOOT HIGH AND 8 FEET WIDE

PICTURES INCLUDED

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	AMARR	CARRIAGE HOUSE STEEL DOORS / TUSCANY WITH MEDERA WINDOWS (PICTURE INCLUDED)		GOLDEN OAK
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 (REQUIRED)

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

2/21/2019

Signature of Applicant

STATE OF FLORIDA

COUNTY OF NASSAU

ss }



Subscribed and sworn to before me this 21 day of February, 20 19.

Notary Public: Signature

Sylvie McCann

Printed Name

SYLVIE MCCANN

My Commission Expires

11/12/20

Personally Known _____ OR Produced Identification ☒ ID Produced: FDL

CERTIFICATION (REQUIRED)

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:

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Date

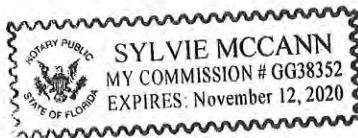
2/21/2019

Signature of Applicant

STATE OF FLORIDA

COUNTY OF NASSAU

SS }



Subscribed and sworn to before me this 21 day of February, 2019.

Notary Public: Signature

Printed Name

My Commission Expires

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

TAX YEAR	ACCOUNT NUMBER	TYPE	ALT KEY	MILLAGE CODE	ESCROW CODE
2018	00-00-31-1800-0042-0040	REAL ESTATE	11568	002	

Legal Description

28 S 7TH
FERNANDINA BEACH 32034

BLOCK 42 LOTS 3 & 4 IN OR 2142/1674 ESMT IN OR 958/178
CITY OF FDNA BEACH



41
6-11607

BAKER FAMILY LIVING TRUST
JOSEPH BAKER TRUSTEE ET AL
28 S 7TH ST
FERNANDINA BEACH FL 32034-3960



AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	6.8376	842,129	55,000	787,129	5,382.08
TRANSPORTATION	.5902	842,129	55,000	787,129	464.56
AI BEACH RENOURISHMENT MSTU	.1021	842,129	55,000	787,129	80.37
SCHOOL BOARD					
BASIC DISCRETIONARY	.7480	842,129	30,000	812,129	607.47
CAPITAL OUTLAY	1.5000	842,129	30,000	812,129	1,218.20
SCHOOL BOARD LOCAL EFFORT	4.0690	842,129	30,000	812,129	3,304.55
ST JOHNS RIVER MGMT DIST	.2562	842,129	55,000	787,129	201.66
FL INLAND NAVIGATION DIST	.0320	842,129	55,000	787,129	25.19
MOSQUITO CONTROL DISTRICT	.1412	842,129	55,000	787,129	111.14
CITY OF FERNANDINA BEACH					
FERNANDINA BEACH	5.8553	842,129	55,000	787,129	4,608.88
VOTER APPROVED DEBT	.1929	842,129	55,000	787,129	151.84
TOTAL MILLAGE	20.3245		TOTAL AD VALOREM TAXES		\$16,155.94



Sign up to get bills by
e-mail!

www.nassautaxes.com

NON-AD VALOREM ASSESSMENTS

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

PAID 11/29/18



Scan to
view bill
online

TOTAL COMBINED TAXES AND ASSESSMENTS

\$16,155.94

If Paid By →	Nov 30, 2018	Dec 31, 2018	Jan 31, 2019	Feb 28, 2019	Mar 31, 2019
Please Pay →	15,509.70	15,671.26	15,832.82	15,994.38	16,155.94

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

If Paid By →	Nov 30, 2018	Dec 31, 2018	Jan 31, 2019	Feb 28, 2019	Mar 31, 2019
Please Pay →	15,509.70	15,671.26	15,832.82	15,994.38	16,155.94

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

BAKER FAMILY LIVING TRUST
JOSEPH BAKER TRUSTEE ET AL
28 S 7TH STREET
FERNANDINA BEACH, FL 32034

28 S 7TH
FERNANDINA BEACH 32034

BLOCK 42 LOTS 3 & 4 IN OR 2142/1674 ESMT IN OR 958/178
CITY OF FDNA BEACH

TAX YEAR	ACCOUNT NUMBER	TYPE	ALT KEY	MILLAGE CODE	ESCROW CODE
2018	00-00-31-1800-0042-0040	REAL ESTATE	11568	002	

1 0011568 2018 2

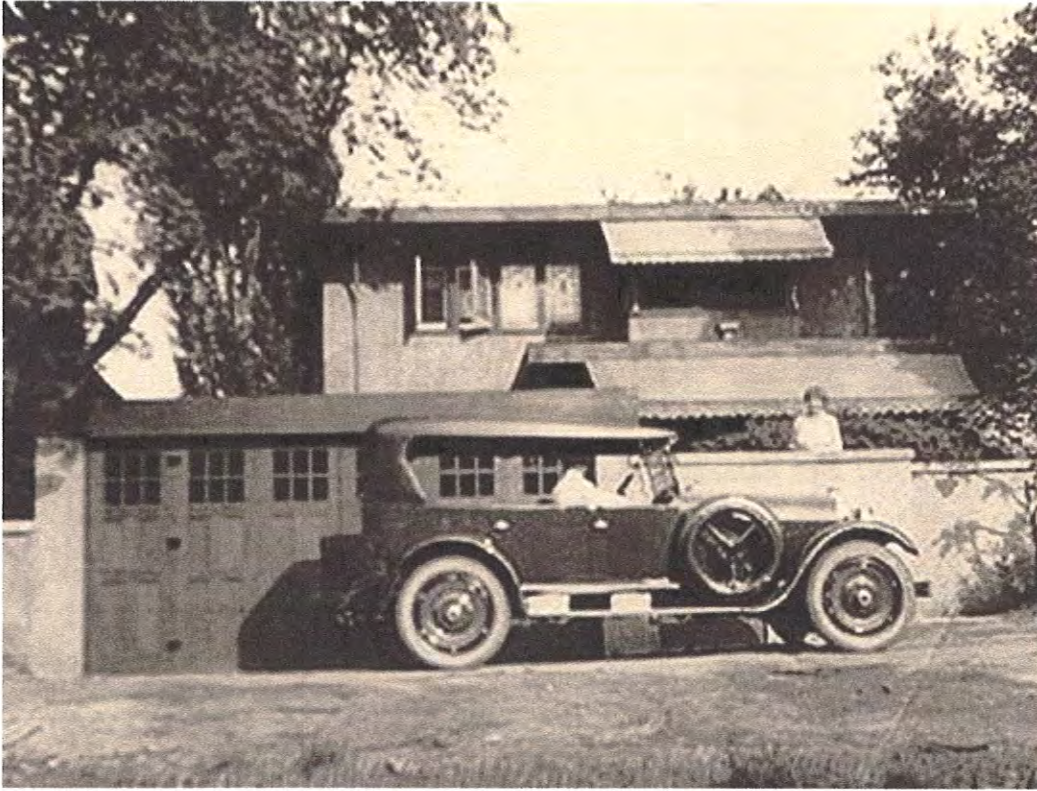










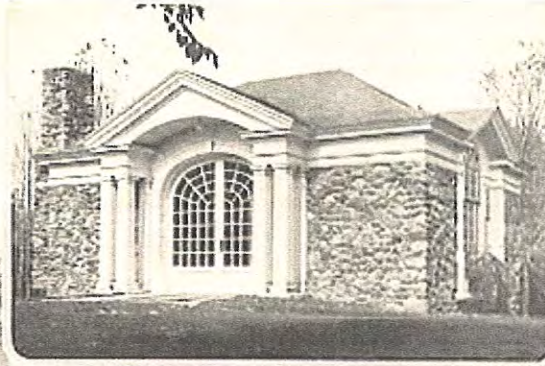


Aren't the doors on this garage beautiful?

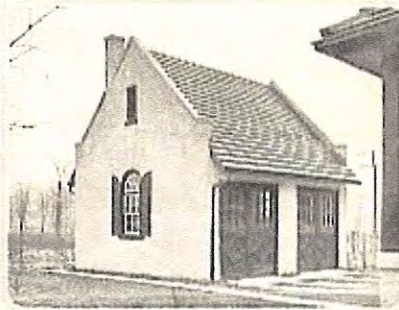
A newer, larger garage was built a few years ago. The garage takes up most of the backyard. The [cement lawn](#) probably makes our garage appear even larger and uglier. Yards in Los Angeles tend to be small and filling in the backyard with cement is actually a fairly popular thing to do.

DESIGNS FOR ONE, TWO and THREE CARS

Showing a Range of Costs



With stone and brick work, this garage is built with the finest architectural details and the most pleasing exterior. Large windows and doors provide the most light for cleaning and workroom. Based on first cost.



The garage shown here is a simple, efficient building, built with the purpose of saving the highest first cost. The cheapest building material is used, the addition in the garage shown is unnecessary.



When the space is not so great, build for a garage which requires a small space. Being a part of the house is superior to other designs.

The high roof of this two car garage allows for a full story of space which can be stored in storage and other upper level. A better design would help the appearance. H. H. Allen, architect.



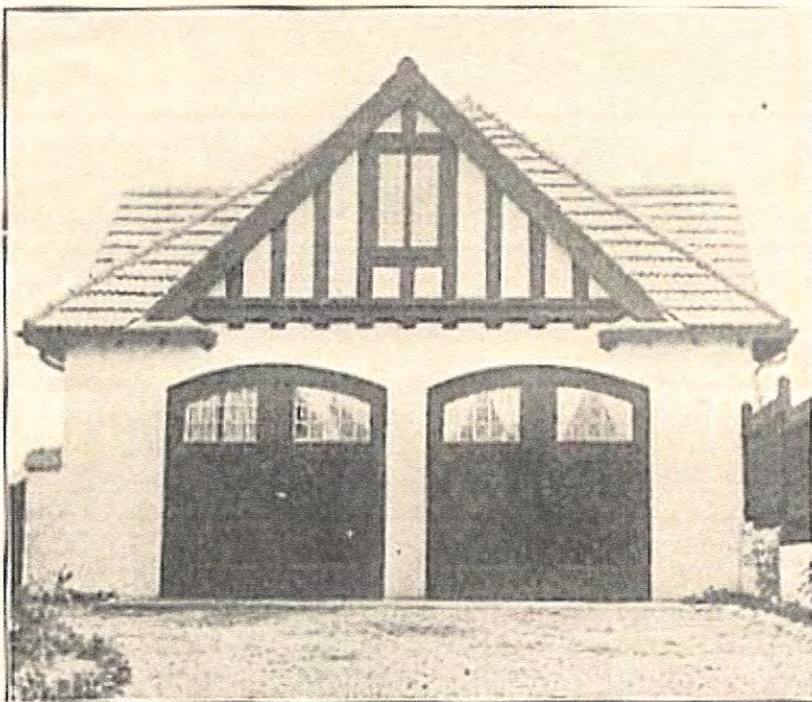
Designs for one, two and three car garages.

People often use the space for an outdoor patio. The previous owners of this house used the cement lawn to park their cars on. Growing up in the Midwest where green lawns covered acres and mowing took half a day, I find the cement lawns appallingly ugly.

I'll post some pictures of [our ugly garage](#) and [cement lawn](#) soon. In the mean time, enjoy these vintage garage photos and illustrations that we are using for inspiration.



This charming illustration is from an Aladdin catalog.



STORY-AND-HALF GARAGE.

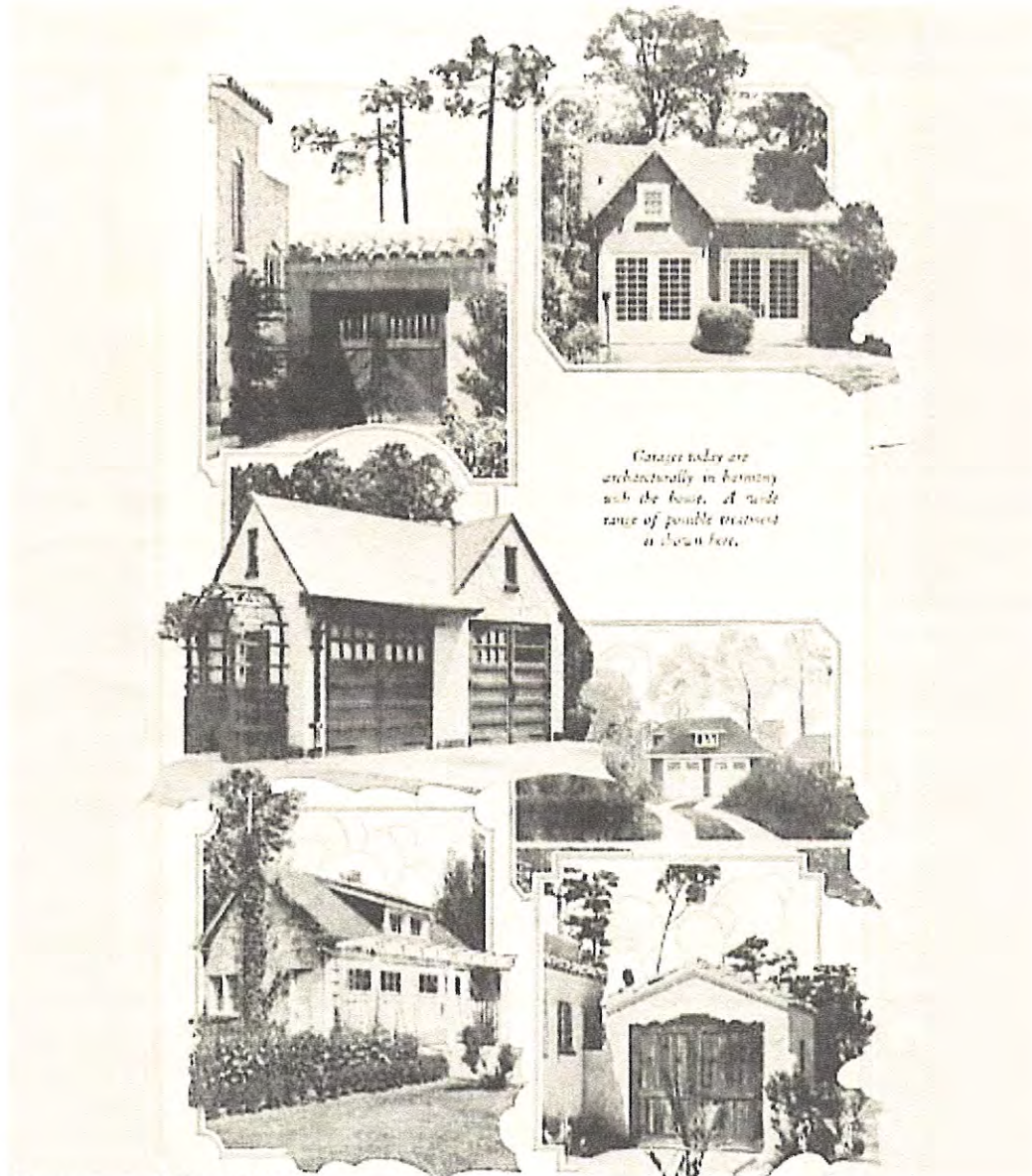
You can see the Tudor influences on this garage.

- [A](#)
- [larger](#) |
- [smaller](#)

Historic Garage Examples

Get inspired by these bungalow garages

[Garages](#), [Inspiration](#)



Garages of the 1920's

A project looming way in the future, but a project none the less, is our garage. The original owner of our house, John L. Welsh, built a private garage with a dirt floor and a paper roof in 1919. That building is no longer standing.