



**AGENDA
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
MAY 23, 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 **April 18, 2019 Regular Meeting**
3. **OLD BUSINESS**
 - 3.1 **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 associated accessory structure. *(Quasi-Judicial)*
 - 3.2 **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 townhomes. *(Quasi-Judicial)*
 - 3.3 ***POSTPONED TO THE JUNE 20, 2019 REGULAR MEETING***
HDCV 2019-02 (PREVIOUSLY HDC 2018-42): MIRANDA ARCHITECTS, AGENT FOR ST. MICHAEL CATHOLIC CHURCH, 505 BROOME STREET
Variance from Land Development Code sections 7.01.04(B)2 Parking Standards & Parking Lot Design: Off Street Parking and 7.01.04(B)6 Parking Standards & Parking Lot Design: On-Street Parking. *(Quasi-Judicial)*
 - 3.4 ***POSTPONED TO THE JUNE 20, 2019 REGULAR MEETING***
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)*
4. **NEW BUSINESS**

- 4.1 **HDC 2019-16: MICHAEL & JENNIFER HARRISON, 800 SOMERUELUS STREET**
Certificate of Approval (COA) to construct a 2-story primary residence and detached 2-story accessory dwelling unit. *(Quasi-Judicial)*
- 4.2 **HDC 2019-18: MICHAEL JOHNSON, AGENT FOR ALTON FRANK FREEMAN, 515 BROOME STREET**
Certificate of Approval (COA) to demolish and salvage rear portion of the home; repair/stabilize remainder of the property; construct wooden deck and fence. *(Quasi-Judicial)*

5. STAFF APPROVED CERTIFICATE OF APPROVALS

- 5.1 **HDC 2017-17: SHERI GETZ, 324 N. 5TH STREET**
Amendment to a Board issued COA: change in size & location of paver parking area. Change in color of front door from white to SW 6794 Flyway. New expiration date.
- 5.2 **HDC SA 2019-0031: DYLAN PARKER, AGENT FOR MONTIETH STEWART, 121 N 6TH STREET**
Repair, repaint, and re-roof accessory structure. Board for board replacement of the existing siding and panel for panel replacement of the roof.
- 5.3 **HDC SA 2019-0032: BRONSON LAMB, AGENT FOR CITY OF FERNANDINA BEACH, 17 S FRONT STREET**
Add onto exiting wooden deck and construct aluminum/shade screen structure to conceal electrical equipment.
- 5.4 **HDC SA 2019-0033: VERNON LONG, AGENT FOR HEARD LEASING LLC, 1305 ATLANTIC AVE**
Repair/replace water damaged wood steps and hand rails on west entrance at carport. Bring hand rails up to code. New treated wood. Prime & paint to match existing.
- 5.5 **HDC SA 2019-0035: ROGERS TOWERS, AGENT FOR THREE STAR SALOON, LLC, 213 CENTRE STREET**
Demolish damaged brick wall. As many of existing bricks as possible to be cleaned and retained on site.
- 5.6 **HDC SA 2019-0036: GARY WICKLESS, AGENT FOR JOSE PESTANA, 20 S. 4TH STREET**
Replace windows.
- 5.7 **HDC SA 2019-0037: PAUL LUNETTA, 0 S 5TH STREET**
Install 3 foot, wood 4" x 4" posts with end caps, painted white, along East & West sides of property, inside property line.
- 5.8 **HDC SA 2019-0038: FERNANDINA PORT DEVELOPMENT, 501 N. 3RD STREET**
Replace six boards of siding & paint using PPG Sunproof Paints to match existing.
Body - Bkly 24 D5 E2 Blue, Trim - B3 C2 White
- 5.9 **HDC SA 2019-0039: EARL WILSON, AGENT FOR JUANITA WILSON, 27 S 7TH ST**
Repair/replace 1 sill, deck boards, & trim on front porch. GC Weather shield pressure treated wood to be used and painted Behr White (5050 SG UPW) to match existing.
- 5.10 **HDC SA 2019-0040: RICHARD M. BOYLES, AGENT FOR WILLIAM II & BELINDA AGRICOLA, 321 S. 6TH STREET**
Replace exterior brick pier supports with new concrete footings and brick columns to match existing. (Robinson Cambridge Tumble Mod Brick w/ Ivory Bluff mortar)

- 5.11 **HDC SA 2019-0041: GALLERY C, AGENT FOR JULIO DONGO, 218 ASH ST**
Install sandwich board sign - Slightly Off Centre
- 5.12 **HDC SA 2019-0043: MIKE & SEREY ANDREE, 26 S 5TH ST**
Install sandwich board sign - Fern & Dina
- 5.13 **HDC SA 2019-0044: JOHNNY'S AC, LLC, AGENT FOR TRINITY UNITED METHODIST CHURCH BOARD OF TRUSTEES, 101 S. 8TH STREET**
Addition of (1) 3 ton system and (1) 18k mini split along with ductwork. Condensers for systems are to be set outside behind bathroom near the rear left side of the building.

6. BOARD BUSINESS

7. STAFF REPORT

- 7.1 **PRESENTATION: OLD TOWN** - Discussion of topics addressed at March 27, 2019 workshop.

8. PUBLIC COMMENT

9. ADJOURNMENT

NEXT HDC REGULAR MEETING IS SCHEDULED FOR JUNE 20, 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
APRIL 18, 2019**

1. CALL TO ORDER: 5:01 PM

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT:

James Pozzetta
Michael Harrison

Benjamin Morrison
Michael Spino (Chair)

MEMBERS ABSENT:

Ricky Escalante (Alt 1)
Robert Erickson

OTHERS PRESENT

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

City Attorney Bach inquired on ex parte communications.

Member Pozzetta disclosed that he spoke with Kimberly Page to arrange to view the exterior of the building. Member Harrison explained that he did as well.

Member Morrison announced that he would recuse himself from Case numbers 2019-06 & 2019-07 as his employer is acting as agent to the owner.

Chair Spino spoke with Kimberly Page as well.

2. APPROVAL OF MEETING MINUTES

2.1 March 21, 2019 Regular Meeting

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

Motion passed by unanimous voice vote.

3. OLD BUSINESS

3.1 HDC 2018-32 AMENDMENT: MIRANDA ARCHITECTS INC., AGENT FOR BILL & BELINDA AGRICOLA, 321 S. 6TH STREET

Amendment to a previously approved Certificate of Approval (COA) to convert door on primary facade to a window, and replace all windows. (*Quasi-Judicial*)

Jose Miranda, 309 ½ Centre Street, agent to the owners, provided information and details specific to the request.

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Pozzetta, to approve amendment to HDC case number 2018-32 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: That

amendment to HDC case 2018-32, 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.

- 3.2 **HDC 2018-46 AMENDMENT: GARY A. & PHYLLIS M. PONGETTI, 1102 WHITE STREET**
Amendment to a previously approved Certificate of Approval (COA) to alter roof form. (*Quasi-Judicial*)

Gary Pongetti, 128 Cypress Ct, owner and applicant, provided information and details specific to the request.

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Pozzetta, to deny amendment to HDC case number 2018-46 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: That amendment to HDC case 2018-46, as presented, 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.

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

- 3.3 **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, agent to the owner, provided information and details specific to the requested action.

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Harrison, to approve HDC case number 2019-04 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2019-04, 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 conceptual approval at this time.

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

- 3.4 ***POSTPONED TO THE MAY 23, 2019 SPECIAL MEETING***
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*)

- 3.5 **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 5,136 sq ft primary structure, accessory structure, and associated parking lot. (*Quasi-Judicial*)

Mr. Cumella provided an update on the case and announced that no action will be taken until the outstanding parking issues are resolved.

Jose Miranda, agent to the applicant, provided additional information and details and was available to answer questions by the Board.

Mike Hays, 217 N 6th Street, provided rendered plans and photographs to the Board for their consideration which included neighboring properties and the location of the proposed parking lot which is within the footprint of a large magnolia tree.

Susan Dickson, 505 Calhoun St, voiced concern over the potential removal of the magnolia tree.

Tom Stevens, 505 Calhoun St, voiced concern over the number of trees marked for removal.

- 3.6 **HDC 2019-06 (PREVIOUSLY HDC 2018-43): COTNER AND ASSOCIATES, 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 owner, provided information and details specific to the request.

Kimberly Page, 1702 Atlantic Ave, provided additional information and was available to answer questions from the Board.

Tammi Kosack, 322 N. 3rd Street, expressed sadness over the potential demolition of the structure.

ACTION TAKEN: A motion was made by Member Pozzetta, Chair Spino passed the gavel to Member Pozzetta and seconded the motion, to approve HDC case number 2019-06 with the conditions that, 1) Applicant further consider options to incorporate the structure into the redevelopment project; 2) Approval of this demolition be conditional on the conceptual approval of the redevelopment plans for the site (HDC 2019-07); 3) Materials be salvaged/recycled to the extent feasible; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2019-06, with conditions, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards and the Waterfront Community Redevelopment Area Guidelines to warrant approval at this time.

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

Member Pozzetta:	Aye
Member Spino:	Aye
Member Harrison:	Nay

Motion passed.

- 3.7 **HDC 2019-07 (PREVIOUSLY HDC 2018-44): COTNER AND ASSOCIATES, 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*)

John Cotner, 1627 Atlantic Ave, agent to the owners, provided information and details specific to the request.

ACTION TAKEN: A motion was made by Member Harrison, seconded by Member Pozzetta, to approve HDC case number 2019-07 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2019-07, as presented, is substantially compliant with the Land Development Code, the Secretary of

the Interior's Standards, and the Waterfront Community Redevelopment Area Guidelines to warrant conceptual approval at this time.

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

4. NEW BUSINESS

4.1 **HDC 2019-14: FERNANDINA BEACH MAIN STREET PROGRAM, AGENT FOR CITY OF FERNANDINA BEACH, 204 ASH STREET**

Certificate of Approval (COA) to install Wayfinding signage throughout the Downtown Historic District. *(Quasi-Judicial)*

Arlene Filkoff, 845 Tarpon, Director of the Main Street Program, provided information and details specific to the requested action.

ACTION TAKEN: A motion was made by Member Harrison, seconded by Member Morrison, to approve HDC case number 2019-14 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2019-14, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

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

4.2 **HDC 2019-15: CITY OF FERNANDINA BEACH, 102 CENTRE STREET**

Certificate of Approval (COA) to construct a 4ft aluminum fence with rusticated block columns. *(Quasi-Judicial)*

ACTION TAKEN: A motion was made by Member Harrison, seconded by Member Pozzetta, to approve HDC case number 2019-15 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2019-15, 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.

5. STAFF-APPROVED CERTIFICATES OF APPROVAL

There were no comments regarding Staff Approvals.

6. BOARD BUSINESS

Discussion: Lesesne House

Suanne Thamm, 404 Broome Street, member of the Restoration Foundation but not authorized to speak on behalf of the foundation, provided a brief history of the home, and emphasized the importance of the home and recommended the City purchase the building.

Arlene Filkoff, 845 Tarpon Avenue, spoke to the importance of the home and how to preserve it.

The Board agreed to schedule a special meeting to further discuss the future of the home.

7. STAFF REPORT

DRAFT

Mr. Cumella spoke to the upcoming preservation home tour.

8. PUBLIC COMMENT

Jennifer Harrison, 820 Someruelus Street, requested the Board take action to improve the plaza and bluff in Old Town.

9. ADJOURNMENT – 8:00 PM

Samantha Rogic, Recording Secretary

Michael Spino, Chair

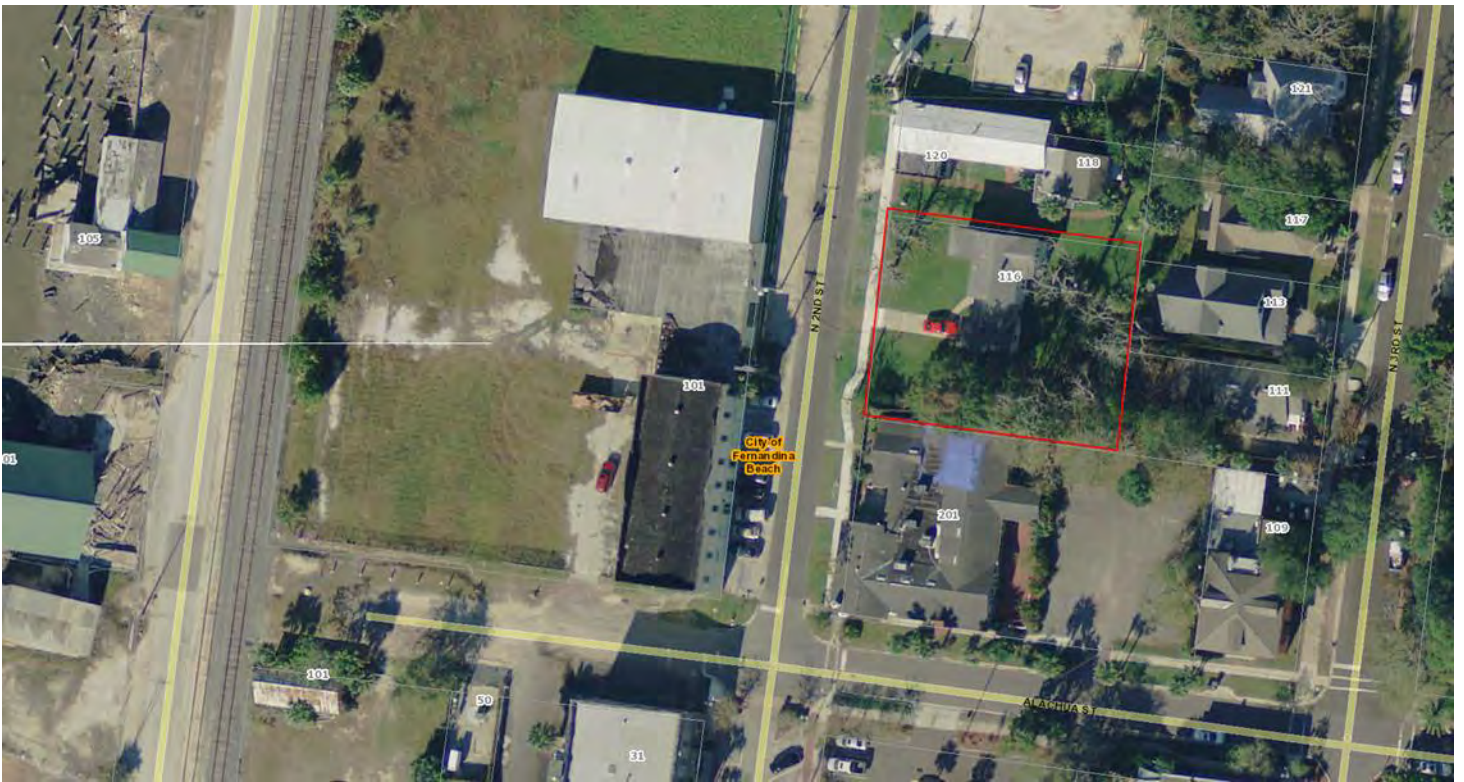


HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2019-08
MAY 23, 2019

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.

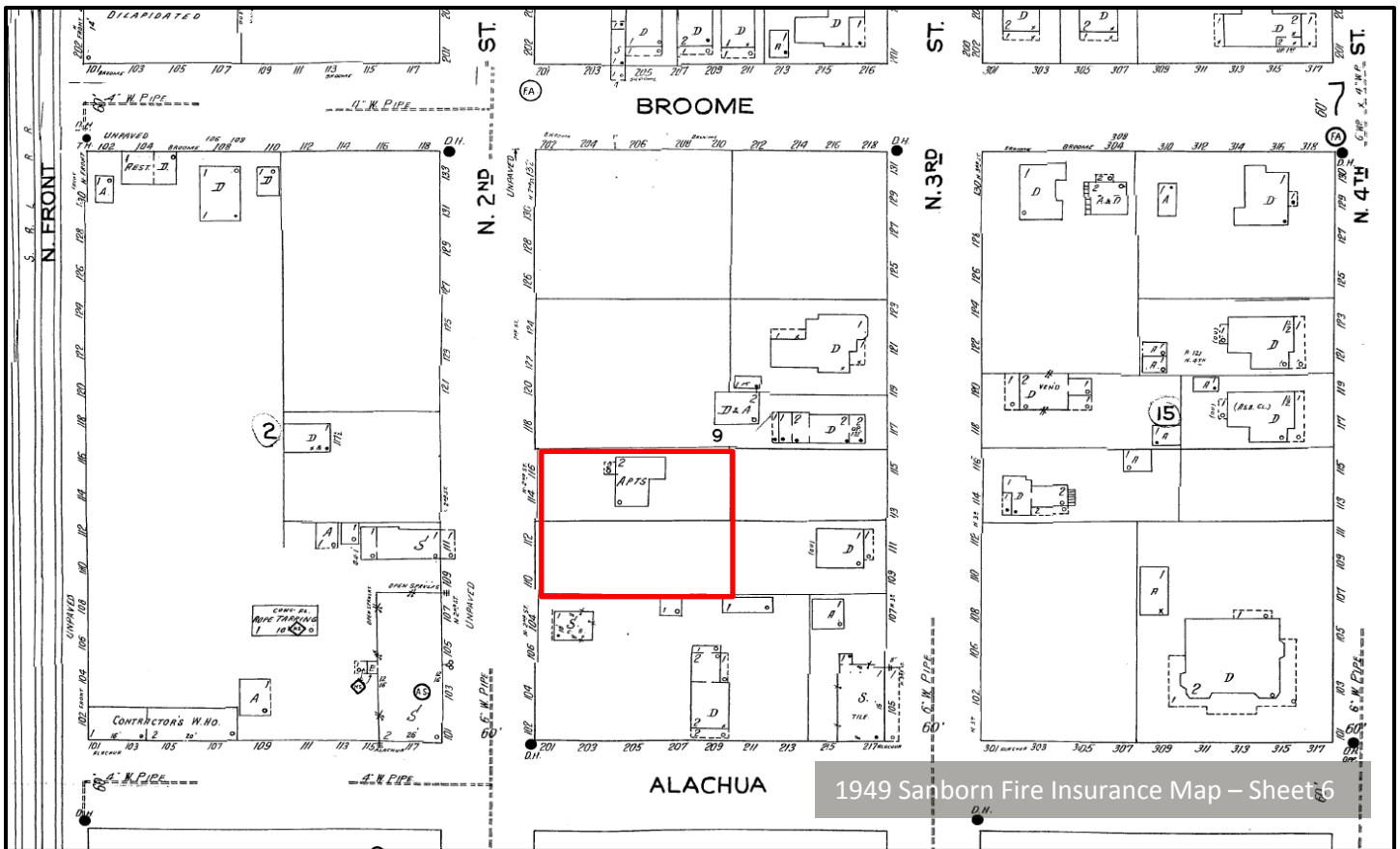
(HDCV 2019-01) Variance from the City of Fernandina Beach Land Development Code section 1.03.05, Construction or Demolition of Structures on Combined Lots was granted March 21, 2019

The applicant is concurrently applying for:

- Economic Hardship related to demolition (LDC 8.03.03.01(C)10) and requirement for conceptual approval of redevelopment (LDC 8.03.03.01(H)).
- (HDC 2019-09) Conceptual Certificate of Approval (COA) to construct four, two-story mixed-use townhomes.

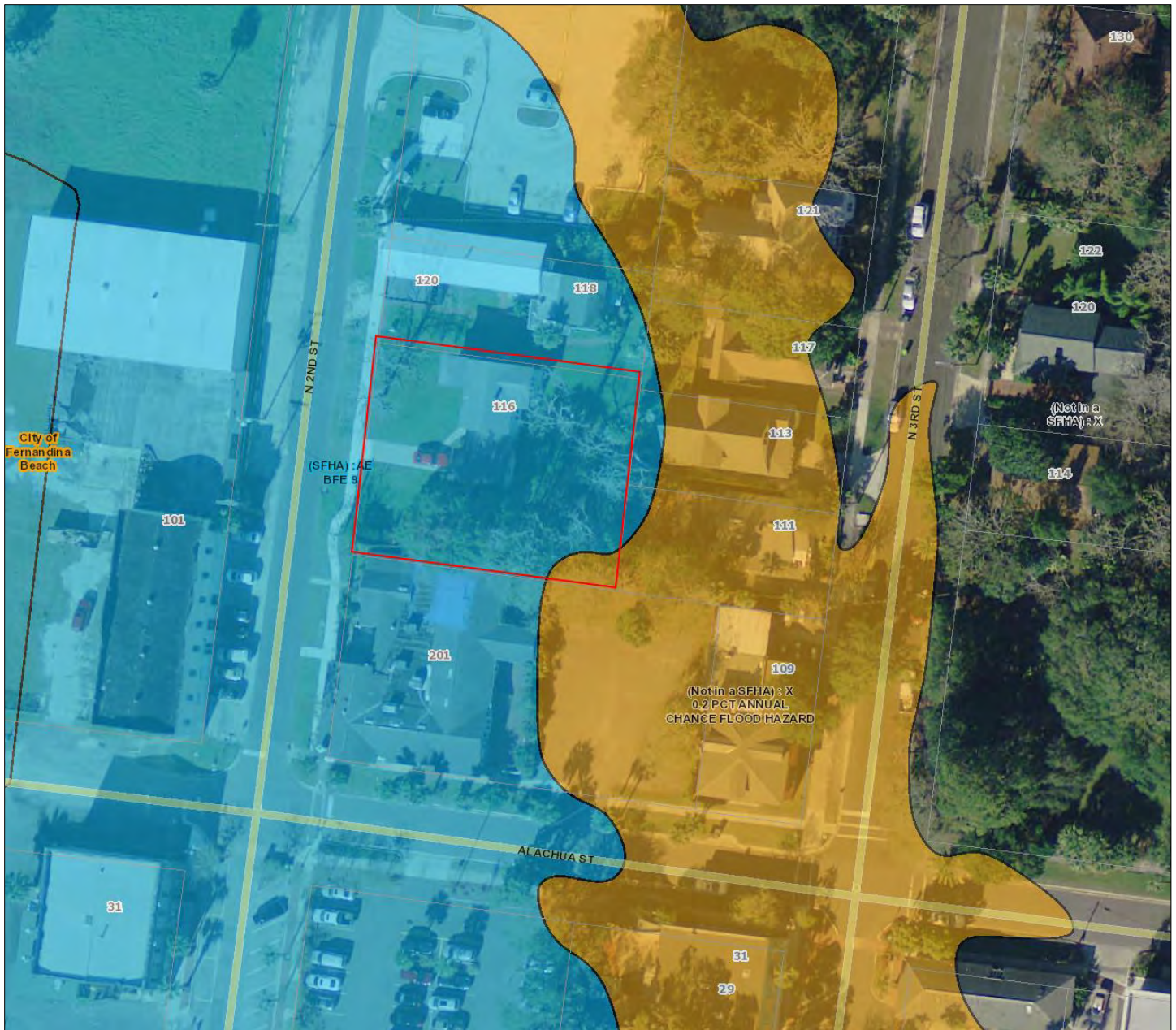
This Central Business District (C-3) zoned property is located within the 4.4 East of Front Street Design Area of the Waterfront Community Redevelopment Area. As such, all demolitions are required to be reviewed by the Historic District Council.

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 applied for consideration of 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.

Economic Hardship Criteria (LDC 8.03.06)		
Criteria	Staff Analysis	Meets Criteria
1. Owner currently receives fixed income benefits;	Applicant did not provide information	NO
2. Owner currently receives assistance through income-indexed program which provides for physical improvements to the property;	Applicant did not provide information	NO
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;	No additional cost would be incurred for demolition review by the HDC; Additional cost would be incurred to provide conceptual plans for review for the proposed new construction.	YES
4. Any documentation related to good faith attempts to sell, rehabilitate or reuse the structure or structures within the last three (3) years;	Applicant has provided signed affidavit stating that the property was continuously listed on the Multiple Listing Service (MLS) for 892 days before going under contract December 28, 2018.	YES
5. Proof of payment of property taxes within the last three (3) years;	Proof of paid property taxes provided.	YES
6. Owner has tax-exempt status as a (501)(c)(3) organization;	N/A	N/A
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	Applicant has provided report from a property appraiser, engineering report, elevation certificate, and wood destroying organism report in support of their request.	YES
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.	Applicant has provided report from a property appraiser, engineering report, elevation certificate, and wood destroying organism report in support of their request.	YES

As the structure does not and would not contribute to the Downtown Historic District, and cannot feasibly be rehabilitated for adaptive use, staff recommends approval of the demolition of this structure. As the structure contains hazardous materials, demolition must be carefully planned to mitigate hazards.

Staff finds that the applicant has provided adequate evidence to support their claim of economic hardship. Based on LDC 8.03.03.01(H), "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." Although the applicant will not be required to provide conceptual plans for review of the new construction if the board agrees that the hardship criteria has been met, staff recommends the applicant proceed with the conceptual review that they have

concurrently submitted, as doing so will not cause further hardship.

Staff notes that both the demolition and hardship waiver need to be included in any motion made by the Board.

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



Law Office of

TOMASSETTI & PRINCE

April 25, 2019

Teresa L. Prince
A. Jeffrey Tomassetti
M. Bradley Manning

VIA EMAIL ONLY

Historic District Counsel
c/o Salvatore Cumella
204 Ash Street
Fernandina Beach, FL 32034

Re: Evidence of Hardship Waiver for 116 N. 2nd Street

Dear Mr. Cumella:

Our office represents the agents for the real property located at 116 N. 2nd Street, Fernandina Beach, Florida, 32034. The applicant has applied for approval from the Historic District Council ("HDC") for demolition the structure on the property located at 116 N. 2nd Street (the "Structure"). The application number is HDC 2019-008.

On April 25, 2019, the applicant submitted a demolition permit application. Pursuant to Section 8.03.03.01 of the LDC of the City of Fernandina Beach, a demolition permit for an unsafe structure may be issued without the approval of the HDC upon recommendation of the Building Official. In the event the demolition permit is issued, the need for this hardship waiver and approval of demolition from the HDC shall be rendered unnecessary and the corresponding application withdrawn. In the event the demolition permit is not issued, then the applicant requests that the HDC consider and grant a hardship waiver and approve the demolition without the need for approval of conceptual drawings.

Pursuant to Section 8.03.03.01(H) of the City of Fernandina Beach Land Development Code:

[t]he 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 advance 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."

In compliance with Section 8.03.06(A)(4), (5), (7), and (8), our office is providing the following documentation as support of good cause to waive the requirement for conceptual approval for the demolition permit for 116 N. 2nd Street:

- 1) Engineer's Report
- 2) Appraiser's Report
- 3) WDO Report
- 4) Elevation Certificates
- 5) Documentation related to good faith attempts to sell the structure within last three (3) years (MLS Report and Affidavit of Acknowledgment)
- 6) Proof of payment of property taxes within last three (3) years.

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. Evidence of improper construction code regulations can be noticed in the 7' wall plate height of the kitchen per exhibit 22 of the attached engineer report. Furthermore, the subject property is partially in an AE flood zone. 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'. See attached elevation certificates. The Structure has also been subject to significant damages from wood destroying organisms and mold. See attached WDO and engineer's reports. As of the date of this letter, the Structure has been attempted to be sold on the market for 1,010 days. See attached Multiple Listing Service ("MLS") Report and corresponding Affidavit of Acknowledgment. In addition, proof of payment of property taxes within the last three (3) years is attached hereto.

According to the engineer's report, it is likely repairs will be costly and may exceed the maximum allowed by FEMA before having to completely overhaul the Structure to meet present Florida Building Code and FDEP minimum requirements for updated building/HVAC/Electrical systems and flood proof building construction. Therefore, the financial feasibility of trying to repair or remodel the Structure to meet current building codes may not be there after all. As noted by the professional appraiser:

"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 [use] of the structure to be a good utilization of the improvements. Based on 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."

See attached Appraiser's Report.

In sum, due to its location, design, and materials the cost to reproduce the Structure would be exceedingly difficult and expensive. The applicant requests that the HDC approve the demolition of the Structure without the need for conceptual approval prior to demolition based on the financial hardship established pursuant to Section 8.03.03.01 of the LDC.

Please do not hesitate to contact our office if you have any questions or need additional information.

Sincerely,
TOMASSETTI & PRINCE



M. Bradley Manning, for the firm

MBM/jmh

cc: Kelly Gibson (*via email only*)
Tammi Bach, Esq. (*via email only*)
Teresa L. Prince, Esq. (*via email only*)
Client (*via email only*)

STATE OF FLORIDA)

COUNTY OF NASSAU)

AFFIDAVIT OF ACKNOWLEDGMENT

Attached hereto is a Multiple Listing Service ("MLS") report providing evidence of the good faith attempt to sell property located at 116 N. 2nd Street, Fernandina Beach, FL 32034 (the "Property") within the last three (3) years. As noted in the attached MLS report, the Property entered the market on April 19, 2016 and remained on the market for 892 days before Applicant, CMR Island Properties, LLC, went under contract on December 28, 2018. As of the date of this Affidavit, the property has been on the market for 1,010 days.

FURTHER AFFIANT SAITH NOT.

WITNESSES:

M. Bradley Manning
M. Bradley Manning

Jaime Herrmann
Jaime Herrmann

State of Florida
County of Nassau

CMR ISLAND PROPERTIES, LLC

Michael McCloskey
Michael McCloskey,
Its Authorized Person

SWORN TO AND SUBSCRIBED before me this 25th day of April, 2019, by Michael McCloskey, an Authorized Person for CMR Island Properties, LLC, who has produced a as identification or X is personally known to me and did not take an oath.



Jaime Herrmann
Notary Public
State of Florida
My Commission Expires: 9/21/19

MLS# 69304 116 N 2ND STREET

Residential
Prop Sub Type: Residential
Area: Ar 1 Island
Subdivision:
City: Fernandina Beach **Zip Code:** 32034
Beds Total: 3 **Builder Name:** Unknown
F/P Baths: 2 **Year Built:** 1940
Heated SqFt: 1,748 **Lot Size:** 125x100
SqFt Source: Tax Roll **Acreage:** 0.2870

Remarks

Situated in the heart of the Historic District close to waterfront and within walking distance of restaurants, shops and Marina. Home is zoned C2 but has been used as a private residence for over 50 years, House needs some updating. Downstairs, Living room, kitchen bathroom, dining room. Upstairs 3bedrooms, bathroom, living room and small kitchen. Could be split into two apartments as has separate entrances, zoning needs to be changed to C3 for this. Double garage and carport, large well kept backyard. House sits on 4 Lots 100x125 Many possibilities for this property.

Tax Information

Parcel Number: 00-00-31-1800-0009-0020 **Zoning:** C-2 **Lead Based Paint:** Yes
Deed Restrictions: No **Flood Zone:** AE/GIS Nassau County **Special Assessment:** No
Legal: BLOCK 9 LOTS 2 3 4 5 IN OR 1920/441 & OR 1920/1291 CITY OF FDNA BEACH
Special Conditions:

Interior Information

Appliances: Refrigerator, Stove, Microwave

Interior:

Design: Two Story

Heating: Central Electric

Cooling: Central Electric

Floors:

Windows: Aluminum, Wood

Utility Rm:

Room Type	Dimensions	Level	Flooring	Room Type	Dimensions	Level	Flooring
Living Room	20x13.5	Main	Wall to Wall Carpet	Dining Room	13.5x11.5	Main	Wall to Wall Carpet
Kitchen	20x9	Main	Vinyl Linoleum	MasterBedroom	13x10	Upper	Wood
Kitchen	7.5x9.5	Upper	Vinyl Linoleum	Living Room	13.5x13	Upper	Wood
Bedroom	10.5x11.5	Upper	Wood	Bedroom	10.5x9.5	Upper	Wood

Exterior Information**Exterior:**

Parking: /Two Car Garage, Carport

Construction: Frame

Stage Construction: Existing Resale

Roof: Shingle

Porch Type/Dimens:

Pool:

Garage Dim:

Water: Public

Sewer: Public

Road: Paved

Carport Dim:

Boat Access:

Frontage:

Community Information

CDD/Fee Ann/Per: No **HOA Annual Fee:** No **Maint/Fee Mo:**

Realtor/Contract Information

List Agent: Elizabeth Rawson	List Agent ID: ERAWSO	Phone: 904-710-5884
Email: elizabethproperties@gmail.com	Team Name:	
List Office: ATLANTIC PROPERTIES INT	List Office ID: ATLAN	Phone: 904-710-5884
Original Price: \$489,000	Variable Agree: No	BBkr: 3
List Date: 04-19-2016	Relationship: Transaction Broker	TBrkr: 3
Expiration Date:	Agency: Exclusive Right of Sale	NRBkr: 1

Under Contract: 12-28-2018

Sale Agent: [Michelle McCloskey](#)

Sale Office: [BERKSHIRE HATHAWAY HomeServices](#)
[CHAPLIN WILLIAMS R](#)

Occupied By: Family

To Show: ShowingTime

Limited Services: No

Closing Info: Possession At Closing

Directions: Enter Amelia Island over Shave bridge, continue on 8th Street, turn left onto Centre Street turn right on 2nd Street (By Palace Saloon) Past Pickers Market on corner is 116 N 2nd

Special Remarks: Please call listing Agent for Showing family member presently living in house. Due to age of home "As Is" Contract with Right to inspect.

Close Date:
Sale Price:
Sale Financing:
Sales Concessions:
Owners Name: Freeman and Morgan **Nassau Lockbox:** Yes
Financing Terms: Cash Refinance, Conventional, FHA, USDA, VA

DOM/CDOM: 892/892

JOHN M. DREW, CFC

NASSAU COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	TAX YEAR	TYPE	ALT KEY	MILLAGE CODE	ESCROW
00-00-31-1800-0009-0020	2018	REAL ESTATE	11182	002	

CREWS BEVERLY FREEMAN &
FREEMAN JAMES K JR & GEORGE T
MORGAN ANGELA KAREN
96174 MARANATHA RD
YULEE, FL 32097

116 2ND N

BLOCK 9 LOTS 2 3 4 5
IN OR 1920/441 & OR 1920/1291
CITY OF FDNA BE
See Additional Legal on Tax Roll

2018 Paid Real Estate

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	6.8376	215,018	0	215,018	1,470.21
TRANSPORTATION	0.5902	215,018	0	215,018	126.90
AI BEACH RENOURISHMENT MSTU	0.1021	215,018	0	215,018	21.95
SCHOOL BOARD					
BASIC DISCRETIONARY	0.7480	215,018	0	215,018	160.83
CAPITAL OUTLAY	1.5000	215,018	0	215,018	322.53
SCHOOL BOARD LOCAL EFFORT	4.0690	215,018	0	215,018	874.91
ST JOHNS RIVER MGMT DIST	0.2562	215,018	0	215,018	55.09
FL INLAND NAVIGATION DIST	0.0320	215,018	0	215,018	6.88
MOSQUITO CONTROL DISTRICT	0.1412	215,018	0	215,018	30.36
CITY OF FERNANDINA BEACH					
FERNANDINA BEACH	5.8553	215,018	0	215,018	1,258.99
VOTER APPROVED DEBT	0.1929	215,018	0	215,018	41.48
TOTAL MILLAGE					20.3245
AD VALOREM TAXES					\$4,370.13

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS		\$0.00
COMBINED TAXES AND ASSESSMENTS		\$4,370.13
If Paid By	Mar 31, 2019	
Please Pay	\$0.00	

JOHN M. DREW, CFC

NASSAU COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	TAX YEAR	TYPE	ALT KEY	MILLAGE CODE	ESCROW
00-00-31-1800-0009-0020	2018	REAL ESTATE	11182	002	

CREWS BEVERLY FREEMAN &
FREEMAN JAMES K JR & GEORGE T
MORGAN ANGELA KAREN
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YULEE, FL 32097

116 2ND N

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CITY OF FDNA BE
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2018 Paid Real Estate

PLEASE PAY IN U.S. FUNDS TO JOHN M. DREW, CFC TAX COLLECTOR -86130 LICENSE ROAD, FERNANDINA BEACH FL 32034 , OR ONLINE AT WWW.NASSAUTAXES.COM

If Paid By	Mar 31, 2019				
Please Pay	\$0.00				

Paid 03/26/2019 Receipt # MSH1-18-00076437 \$4,370.13 Paid By CREWS BEVERLY FREEMAN



NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

NASSAU COUNTY TAX COLLECTOR

ACCOUNT NUMBER	TAX YEAR	TYPE	ALT KEY	MILLAGE CODE	ESCROW
00-00-31-1800-0009-0020	2017	REAL ESTATE	11182	002	

CREWS BEVERLY FREEMAN &
FREEMAN JAMES K JR & GEORGE T
MORGAN ANGELA KAREN
96174 MARANATHA RD
YULEE, FL 32097

116 2ND N

BLOCK 9 LOTS 2 3 4 5
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CITY OF FDNA BE
See Additional Legal on Tax Roll

2017 Paid Real Estate

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	5.9768	216,053	0	216,053	1,291.31
PUBLIC HEALTH	0.0000	216,053	0	216,053	0.00
TRANSPORTATION	0.5902	216,053	0	216,053	127.51
AI BEACH RENOURISHMENT MSTU	0.1021	216,053	0	216,053	22.06
SCHOOL BOARD					
BASIC DISCRETIONARY	0.7480	216,053	0	216,053	161.61
CAPITAL OUTLAY	1.5000	216,053	0	216,053	324.08
SUPPL DISCRETIONARY	0.0000	216,053	0	216,053	0.00
SCHOOL BOARD LOCAL EFFORT	4.3500	216,053	0	216,053	939.83
ST JOHNS RIVER MGMT DIST	0.2724	216,053	0	216,053	58.85
FL INLAND NAVIGATION DIST	0.0320	216,053	0	216,053	6.91
MOSQUITO CONTROL DISTRICT	0.1495	216,053	0	216,053	32.30
CITY OF FERNANDINA BEACH					
FERNANDINA BEACH	6.0000	216,053	0	216,053	1,296.32
VOTER APPROVED DEBT	0.2097	216,053	0	216,053	45.31
TOTAL MILLAGE		19.9307	AD VALOREM TAXES		\$4,306.09

NON-AD VALOREM ASSESSMENTS					
LEVYING AUTHORITY		RATE		AMOUNT	
NON-AD VALOREM ASSESSMENTS					\$0.00
COMBINED TAXES AND ASSESSMENTS			\$4,306.09		
If Paid By Please Pay	Nov 30, 2017 \$0.00				

JOHN M. DREW, CFC

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

NASSAU COUNTY TAX COLLECTOR

ACCOUNT NUMBER	TAX YEAR	TYPE	ALT KEY	MILLAGE CODE	ESCROW
00-00-31-1800-0009-0020	2017	REAL ESTATE	11182	002	

RETURN WITH PAYMENT

CREWS BEVERLY FREEMAN &
FREEMAN JAMES K JR & GEORGE T
MORGAN ANGELA KAREN
96174 MARANATHA RD
YULEE, FL 32097

116 2ND N

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2017 Paid Real Estate

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If Paid By Please Pay	Nov 30, 2017 \$0.00				
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Paid	11/27/2017
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Receipt # DCG-17-00025477

\$4,133.85

Paid By CREWS BEVERLY



NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

NASSAU COUNTY TAX COLLECTOR

ACCOUNT NUMBER	TAX YEAR	TYPE	ALT KEY	MILLAGE CODE	ESCROW
00-00-31-1800-0009-0020	2016	REAL ESTATE	11182	002	

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2016 Paid Real Estate

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	5.9768	217,074	0	217,074	1,297.40
PUBLIC HEALTH	0.0000	217,074	0	217,074	0.00
TRANSPORTATION	0.5902	217,074	0	217,074	128.12
AI BEACH RENOURISHMENT MSTU	0.1021	217,074	0	217,074	22.16
SCHOOL BOARD					
BASIC DISCRETIONARY	0.7480	217,074	0	217,074	162.37
CAPITAL OUTLAY	1.4000	217,074	0	217,074	303.90
SUPPL DISCRETIONARY	0.0000	217,074	0	217,074	0.00
SCHOOL BOARD LOCAL EFFORT	4.6460	217,074	0	217,074	1,008.53
ST JOHNS RIVER MGMT DIST	0.2885	217,074	0	217,074	62.63
FL INLAND NAVIGATION DIST	0.0320	217,074	0	217,074	6.95
MOSQUITO CONTROL DISTRICT	0.1587	217,074	0	217,074	34.45
CITY OF FERNANDINA BEACH					
FERNANDINA BEACH	6.0682	217,074	0	217,074	1,317.25
VOTER APPROVED DEBT	0.2362	217,074	0	217,074	51.27
TOTAL MILLAGE		20.2467	AD VALOREM TAXES		\$4,395.03

NON-AD VALOREM ASSESSMENTS					
LEVYING AUTHORITY		RATE		AMOUNT	
NON-AD VALOREM ASSESSMENTS					\$0.00
COMBINED TAXES AND ASSESSMENTS		\$4,395.03			
If Paid By Please Pay	Nov 30, 2016 \$0.00				

JOHN M. DREW, CFC

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

NASSAU COUNTY TAX COLLECTOR

ACCOUNT NUMBER	TAX YEAR	TYPE	ALT KEY	MILLAGE CODE	ESCROW
00-00-31-1800-0009-0020	2016	REAL ESTATE	11182	002	

RETURN WITH
PAYMENT

CREWS BEVERLY FREEMAN &
FREEMAN JAMES K JR & GEORGE T
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If Paid By	Nov 30, 2016				
Please Pay	\$0.00				

Paid 11/09/2016

Receipt # DCG-16-00012615

\$4,219.23

Paid By CREWS BEVERLY



OFFICE USE ONLY

REC'D: 1/17/19 BY: Sylvie

PAYMENT: \$ 300 TYPE: CH# 1069

APPLICATION #: HDC 2019-0003

HDC CASE #:

APPLICATION COMPLETE: Y N

PRE-CONFERENCE: Y N DATE



ECONOMIC HARDSHIP WAIVER
APPLICATION FOR HISTORIC DISTRICT COUNCIL
CERTIFICATE OF APPROVAL (COA)
FOR DEMOLITION

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: 26 Belted Kingfisher Rd

City State Zip: Fernandina Beach FL 32034

Telephone Number: (912) 288-5880

Email Address: Mike@Cayman-Builder.com

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 17 day of January, 2019.

Notary Public: Signature

Printed Name

My Commission Expires

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 and failed plumbing that has been re-routed to the exterior of the interior walls. The structure has had at least two additions in its conversion to a duplex from a single-family home rendering the property devoid of any archeological or historical significance. The structure is 2,575 sq. ft under roof with 1,748 heated sq. ft. This structure does not complement nor conform to the City of Fernandina Beach Downtown Historic District Design Guidelines and is not located within the Historic District Overlay. 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 pictures below and attached map of CRA and HDC overlay.)



Adjacent Property West of 116 N. 2nd Street



Adjacent Property North of 116 N. 2nd Street



116 N. 2nd Street



Adjacent Property South of 116 N. 2nd Street

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 pictures below. Evidence of improper construction code regulations can be noticed in the 7' wall plate height of the kitchen per exhibit 22 of the attached engineer report. Furthermore, the subject property is partially in an AE flood zone. 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'. See attached elevation certificates.

116 N 2nd St flood map



According to the engineer's report, it is likely repairs will be costly and may exceed the maximum allowed by FEMA before having to have the property structure completely overhauled to meet present Florida Building Code and FDEP minimum requirements for updated building/HVAC/Electrical systems and flood proof building construction. Therefore, the financial feasibility of trying to repair/remodel the subject property to meet current building codes may not be there after all. See attached Engineer's Report. As noted by the professional appraiser, "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 shape and land to likely retain do not allow the present of the structure to be a good utilization of the improvements." See attached Appraiser's Report. In sum, due to its's location, design, and materials the cost to reproduce the structure would be exceedingly difficult and expense.



Asbestos Siding





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;

The structure and site do not provide a distinctive example of any architectural or design style that would contribute to the character of the district. No, see below example of a 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 and surrounding properties below. The subject property at 116 N. 2nd Street is adjacent to a public parking lot owned by the City on its northern boundary and a vacant lot on its southern boundary.



City Public Parking Lot

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. 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. The previous alterations and sustained damage have rendered the structure void of any historical or architectural value.





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 value of the structure.
8. Whether the applicant will be denied a reasonable return on his or her investment;
The structure has significant physical and functional obsolescence is below the flood plain and contains asbestos siding. The property has been for sale for over 1,000 days with no purchasers due to location and condition. A “lipstick” remodeling approach will not solve any of these problems nor provide a reasonable return on investment. In the professional appraiser’s opinion, it would not be feasible to bring the existing dwelling up to code as the cost of repairs and updates would preclude such. Similarly, the professional engineer’s report notes that the “financial feasibility to try to repair/remodel the subject property to bring it up to meet current building codes may not be there after all.” See attached appraiser and engineer reports.
9. Whether there is economic hardship for the applicant as demonstrated by requirements in Section 8.03.06;
See attached letter regarding Evidence of Economic Hardship.
10. Whether the Code Enforcement and Appeals Board has recommended demolition of the structure.
Recommendation of demolition pending from Building Official pursuant to Code 8.03.03.01(H), City of Fernandina Beach Land Development Code.

B. Supplemental Support:

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.
See attached appraiser’s report stating “[t]he lot size, shape, physical condition, and land to building ratio do not allow the present use 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.”
2. 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.
See attached engineer report.
3. 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.
See attached appraiser’s report stating “it would not be feasible to bring the existing dwelling up to code. The cost of repairs and updating would preclude such.”

HISTORIC DISTRICT/CRA MAP



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. 116 North 2nd St.

City Fernandina Bch. 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, A, I, A (with BFE), VE, V1, V30, V (with BFE), AR, AR/A, AR/AE, AR/A1, A30, AR/A1, AR/A1
Complete items C2 a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.
Benchmark Utilized USCAG Tidal 34 Vertical Datum: NAVD 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.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor) 8.0 feet meters
b) Top of the next higher floor 17.0 feet meters
c) Bottom of the lowest horizontal structural member (V Zones only) NA feet meters
d) Attached garage (top of slab) 7.7 feet meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) 8.0 feet meters
f) Lowest adjacent (finished) grade next to building (LAG) 3.4 feet meters
g) Highest adjacent (finished) grade next to building (HAG) 7.6 feet meters
h) Lowest adjacent grade at lowest elevation of dock or stairs including structural support 7.5 feet 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.C. Code, Section 1001.

Were all data and conditions in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if applicable.

Certifier's Name Jim Peacock License Number PSM #3718

Title Pres.

Company Name Coastal Land Surveyors

Address 34 N. 14th St.

City Fernandina Bch. State FL ZIP Code 32034

Signature [Signature] Date 2-5-19 Telephone 904-61-8950 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 C2e, if applicable)
Elevation in Section C+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

A1. Building Owner's Name CMR Island Properties

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

City Fernandina Beach 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 and Community Number Fernandina 180172

B2. County Name NASSAU

B3. State Florida

B4. Map/Panel Number 18089C

B5. Suffix G

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.

FOR INSURANCE COMPANY USE

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

Policy Number:

City

116 N. Ind. St.
Fernandina Bch.

State

FL

ZIP Code

32034

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 ImprovementG8. Elevation of as-built lowest floor (including basement) of the building: ☐ feet ☐ meters DatumG9. BFE or (in Zone AO) depth of flooding at the building site: ☐ feet ☐ meters DatumG10. 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.

FOR INSURANCE COMPANY USE

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

Policy Number:

City

116 N. Ind. St.
Fernandina Bch.

State

FL

ZIP Code

32034

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-E6. 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, if enclosure) is ☐ feet ☐ meters ☐ above or ☐ below the HAG
- b. Top of bottom floor (including basement crawlspace, if enclosure) is ☐ feet ☐ meters ☐ above or ☐ below the LAG
- E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A, Items 8 and/or 9 (see pages 1-2 of Instructions), the next higher floor elevation on 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 LAG
- E4. Top of platform or equipment, and/or equipment supporting 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.

BUILDING PHOTOGRAPHS		OMB No. 1680-0008 Expiration Date: November 30, 2018	
ELEVATION CERTIFICATE		See Instructions for Item A8.	
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.		Policy Number:	
116 N. 2nd St.			
City	State	ZIP Code	Company NAIC Number
Fernandina	Fla.		

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A8. 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

Clear Photo One

NA

Photo Two

Photo Two Caption

Clear Photo Two

BUILDING PHOTOGRAPHS		OMB No. 1680-0008 Expiration Date: November 30, 2018	
ELEVATION CERTIFICATE		See Instructions for Item A8.	
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.		Policy Number:	
116 N. 2nd St.			
City	State	ZIP Code	Company NAIC Number
Fernandina	Fla.	32034	

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A8. 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

**“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

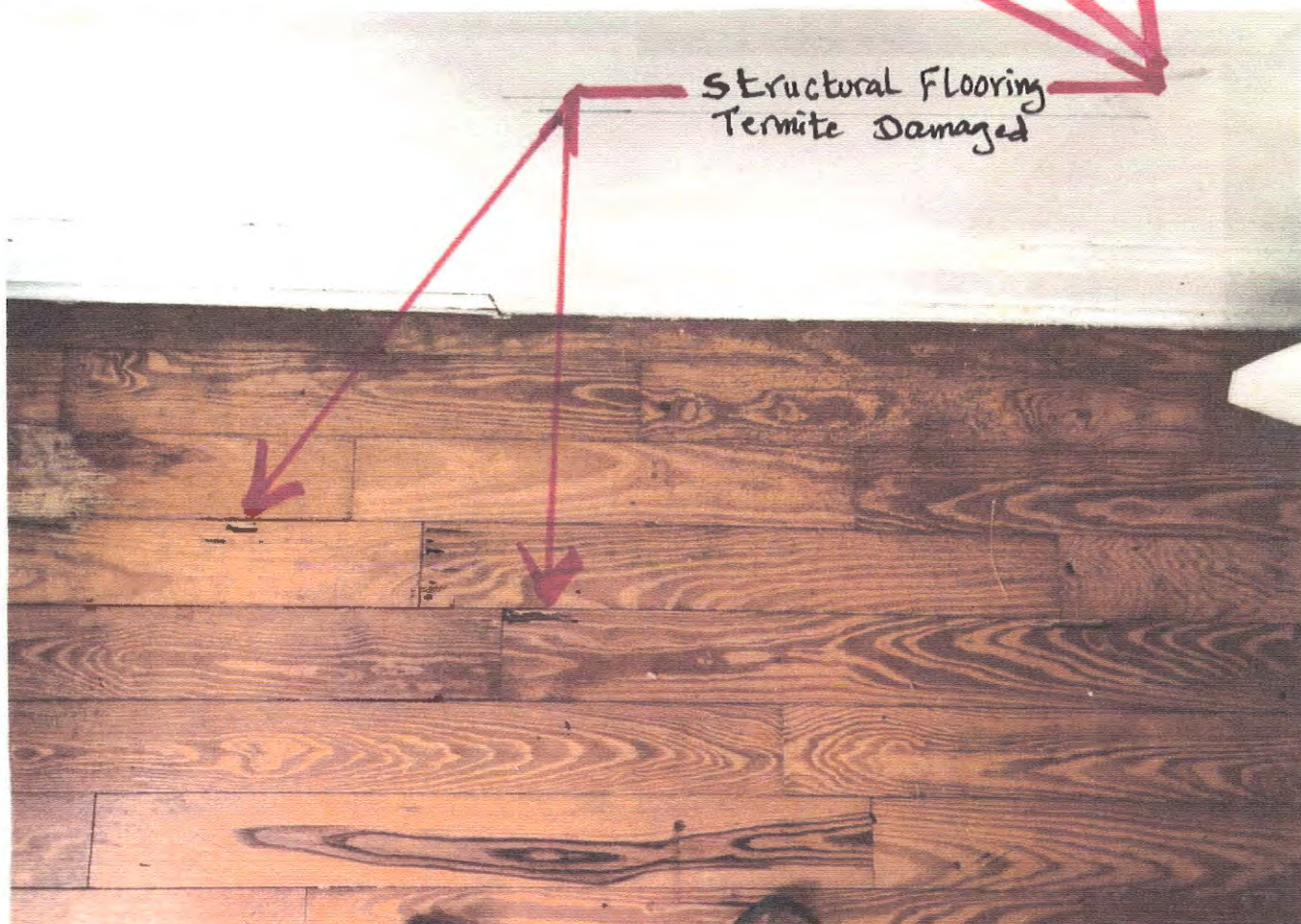
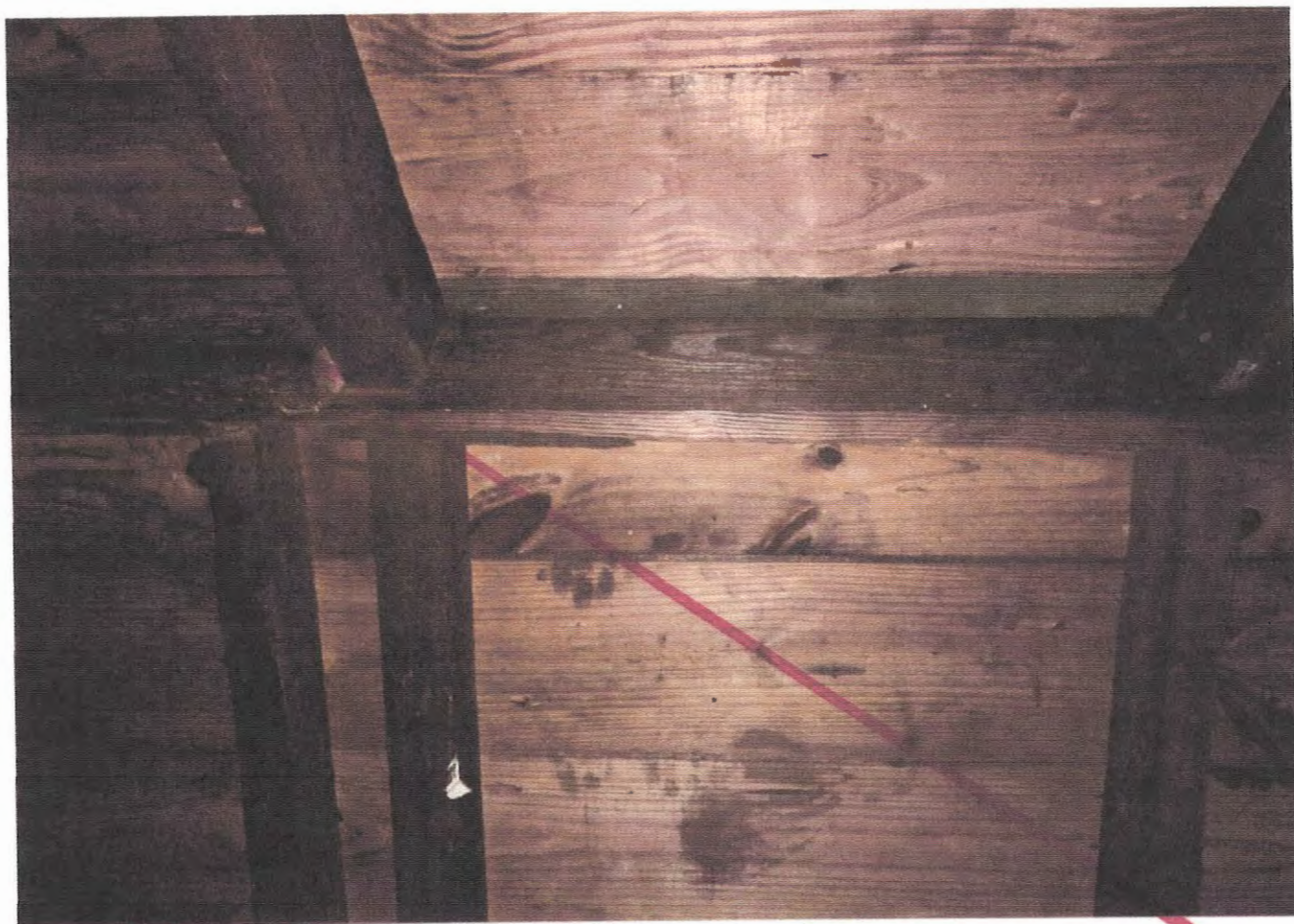


Exhibit - 4



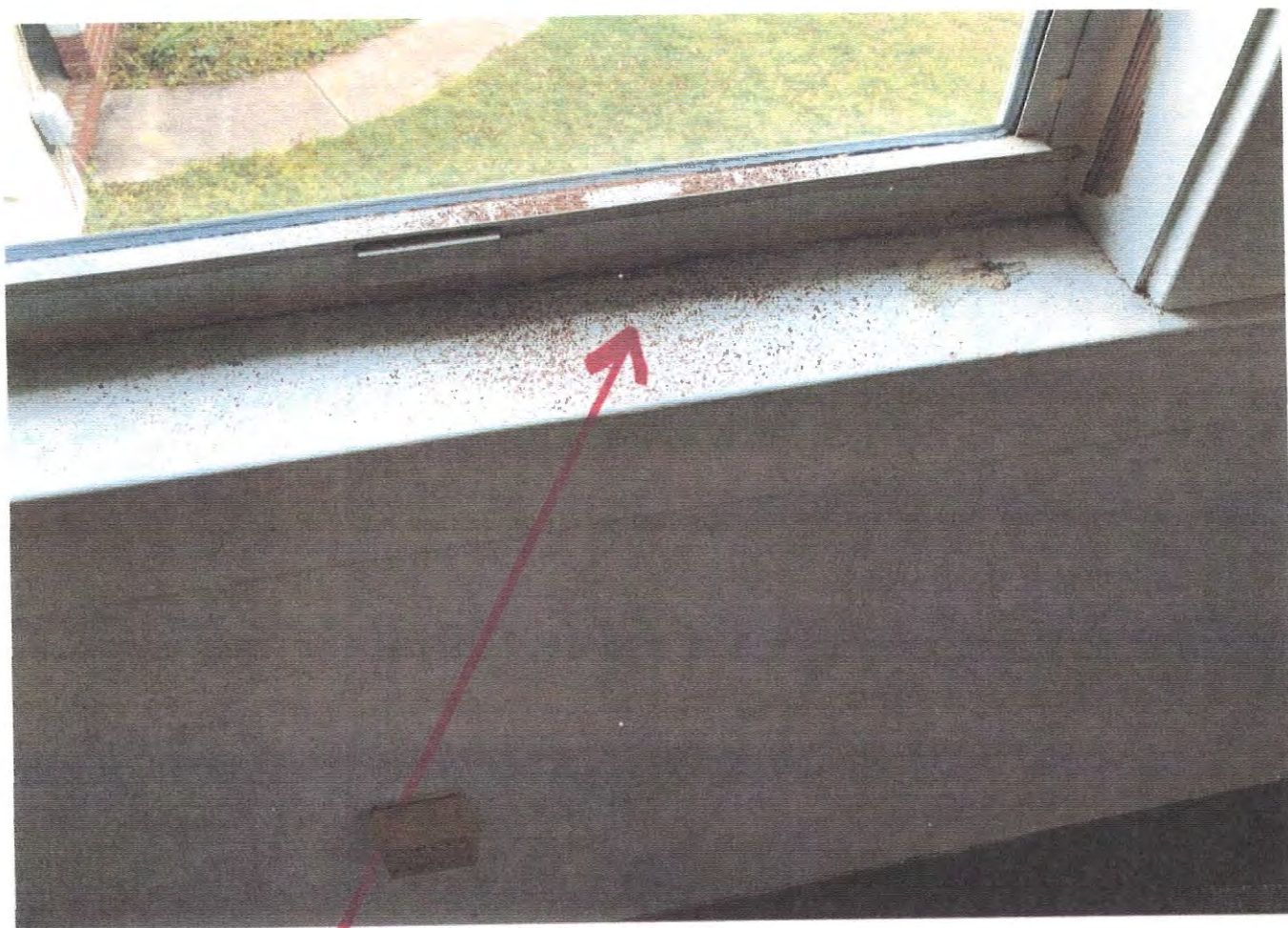
Structural Flooring
Termite Damaged

Termite Rafter Damaged



Exhibit-3

Exhibit-5

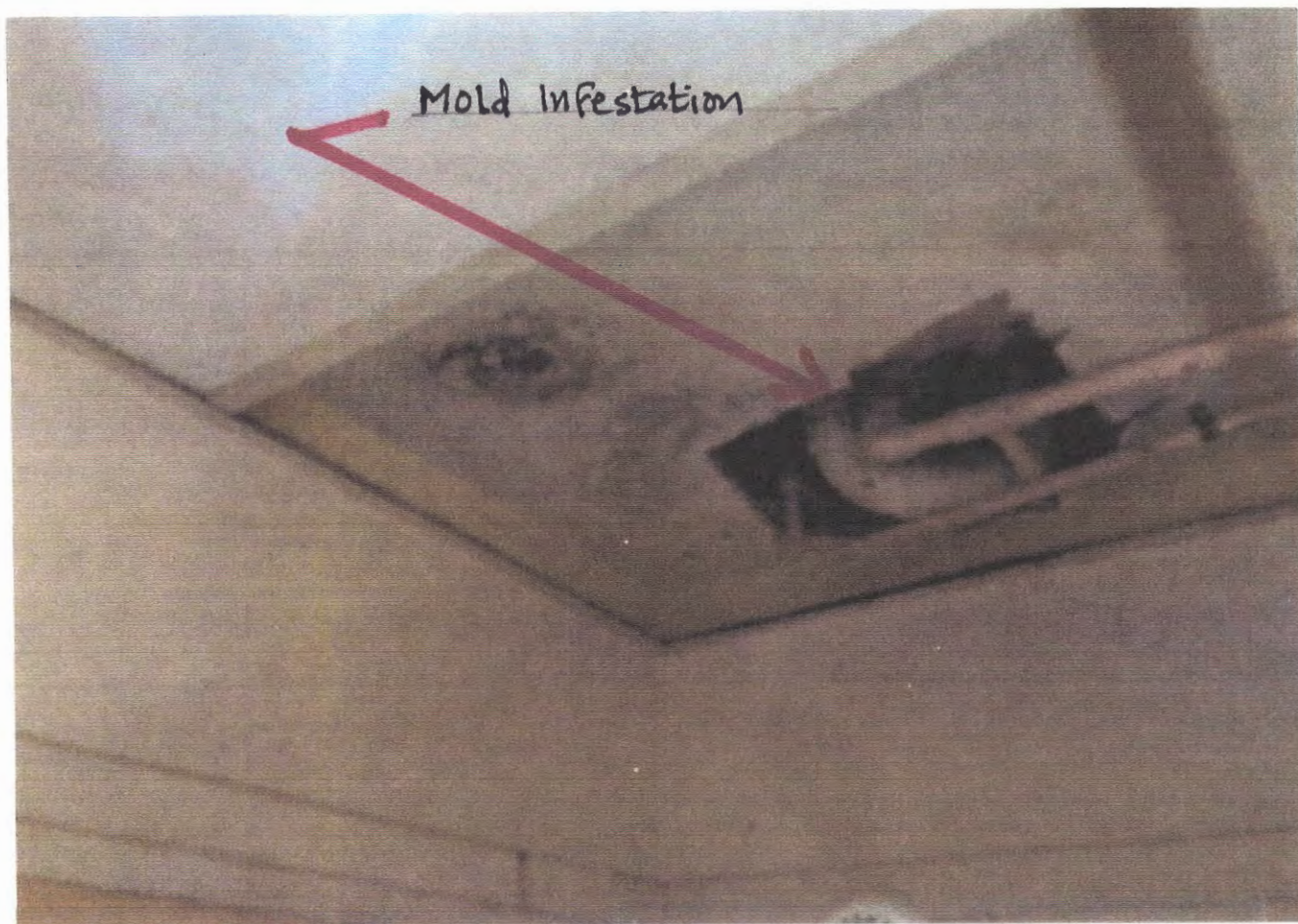


Termite Droppings

Exhibit-6



Exhibit - 8



Termite Damaged Bearing Wall

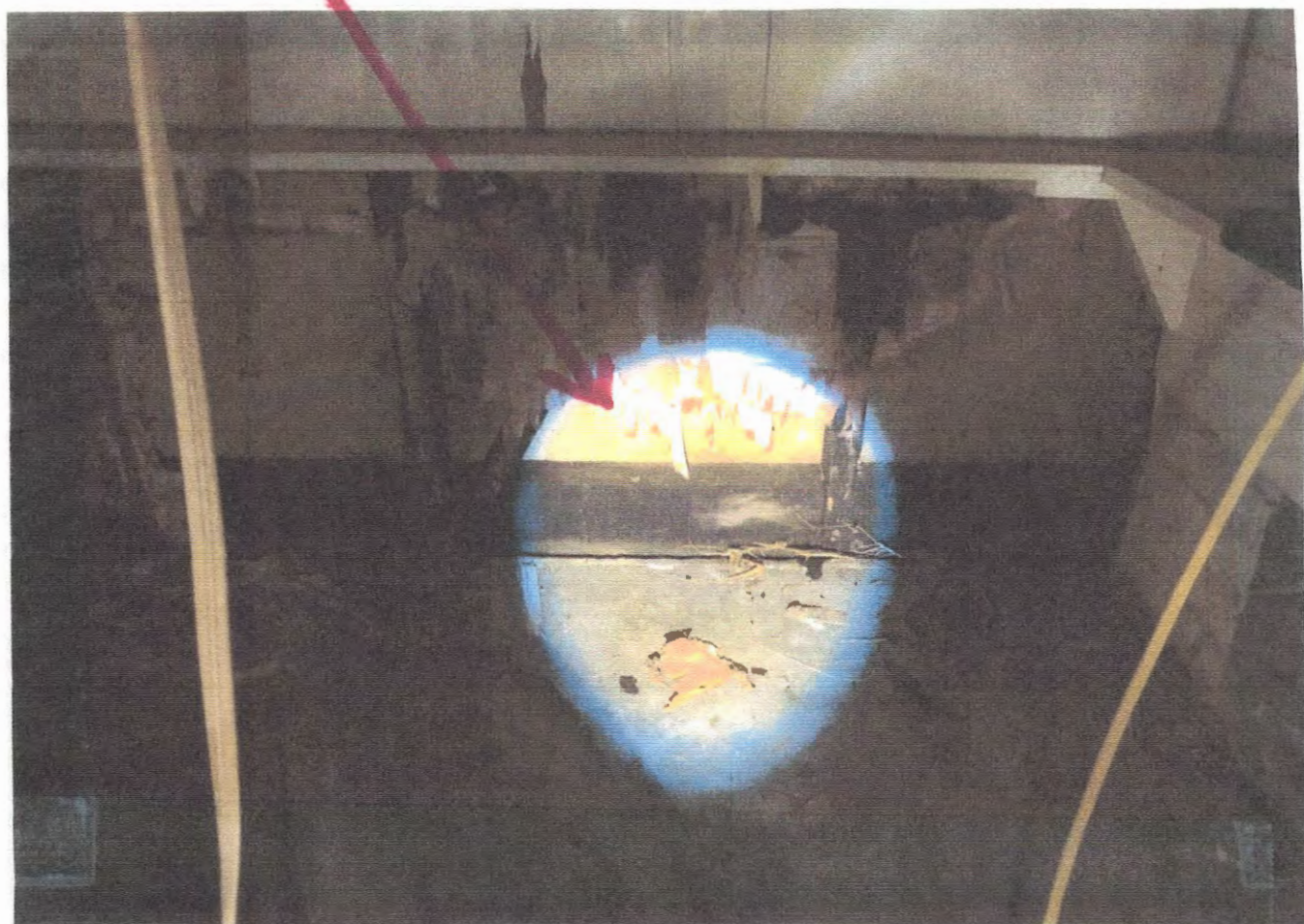
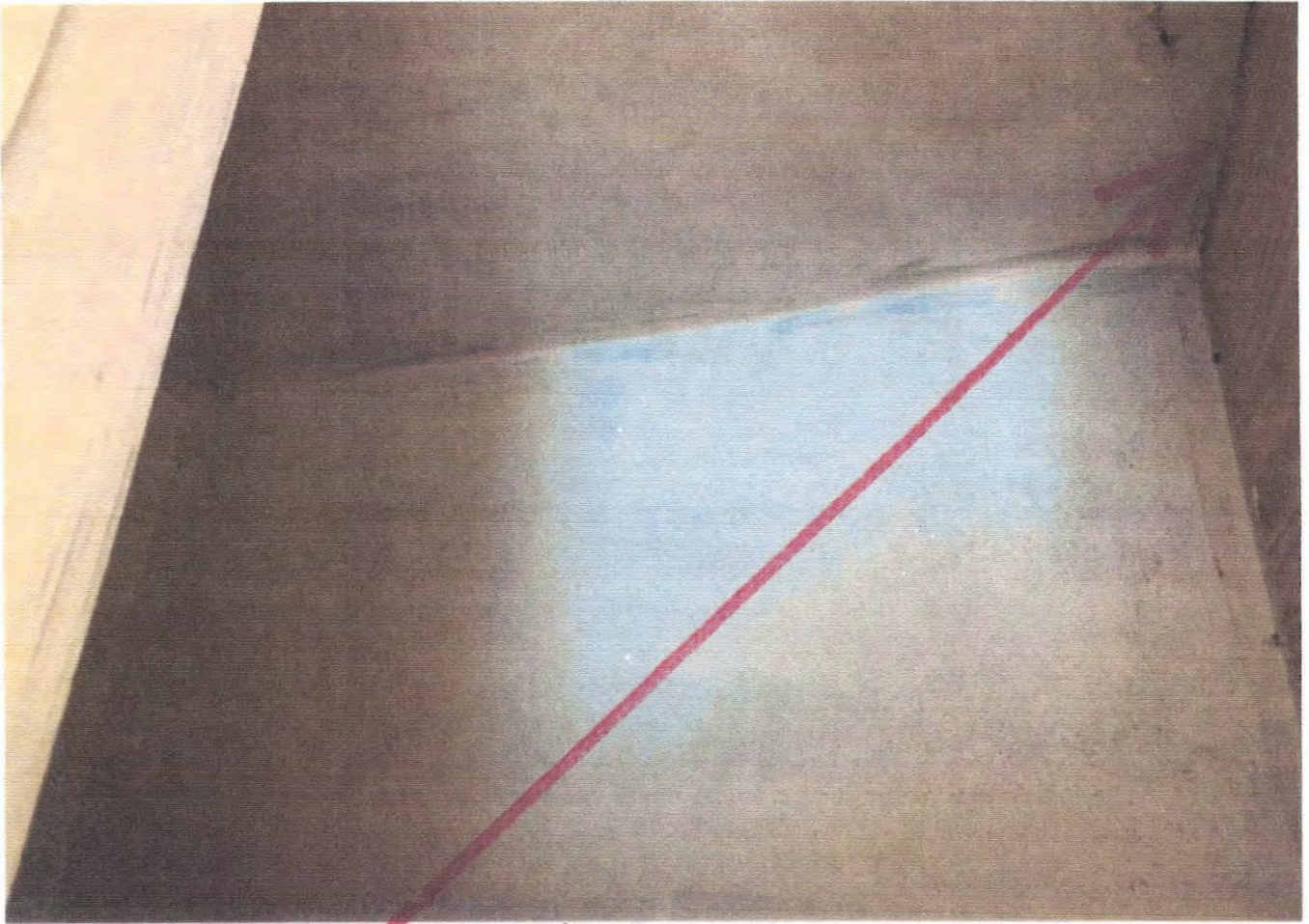


Exhibit - 7

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

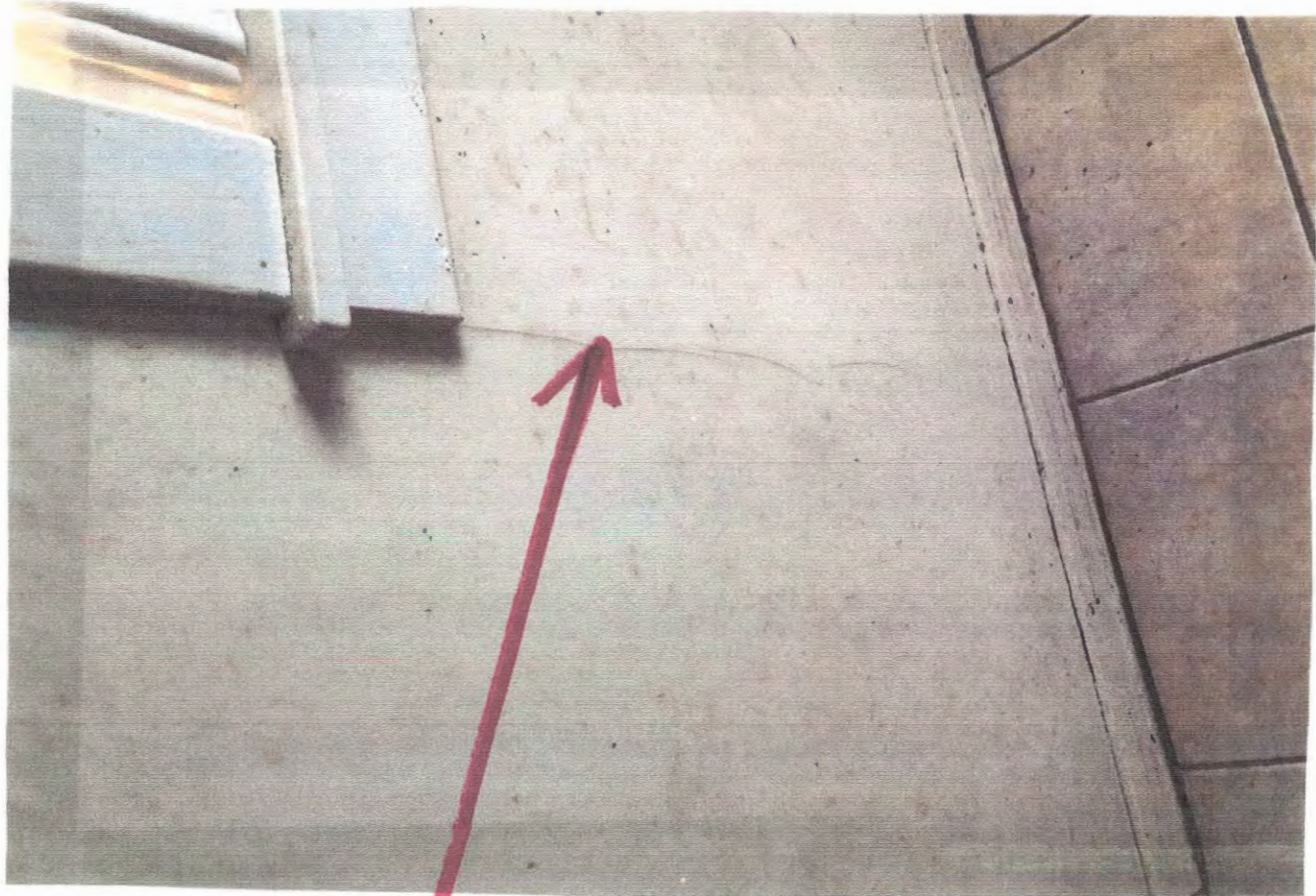
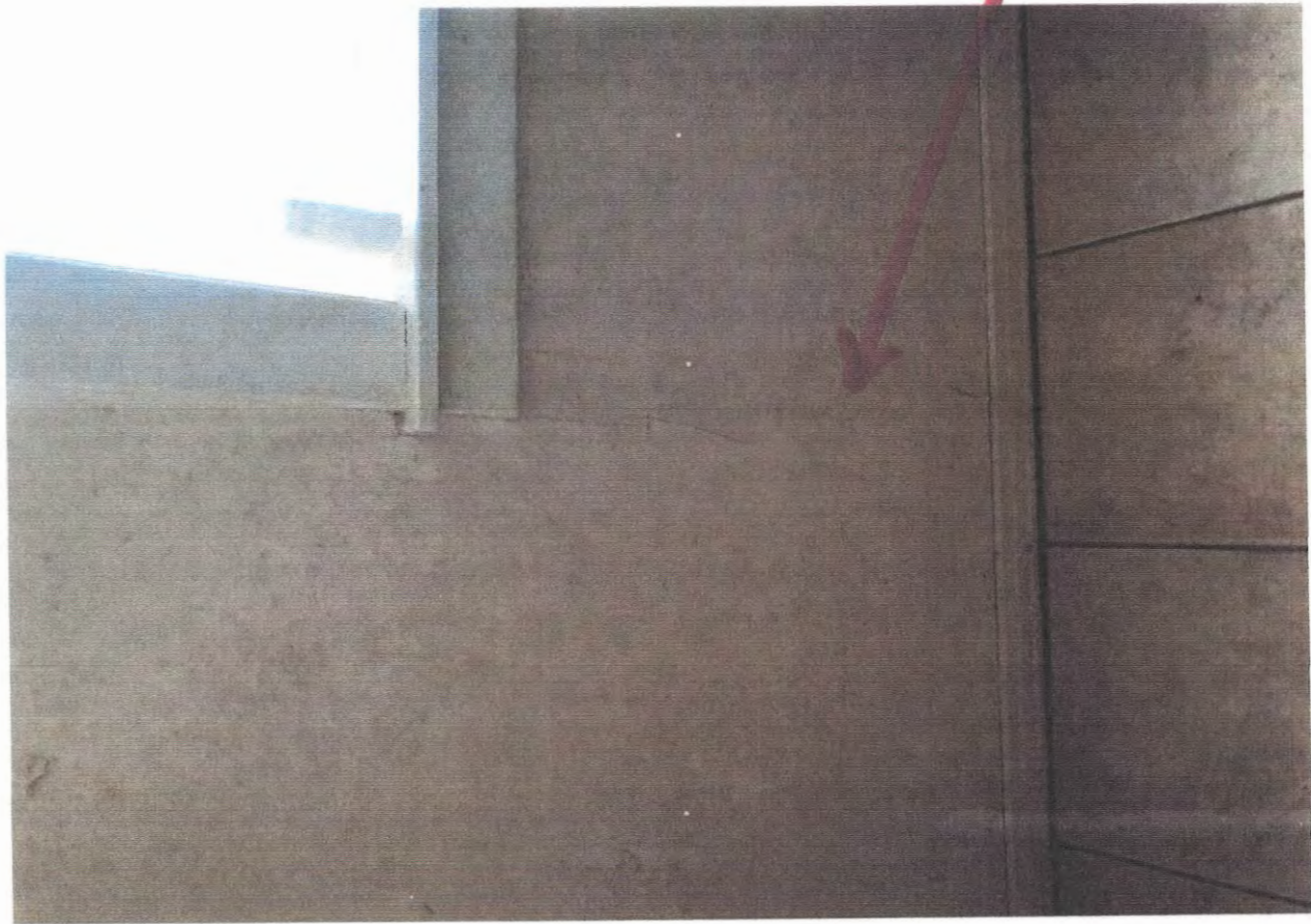


Exhibit - 18



Exhibit - 17





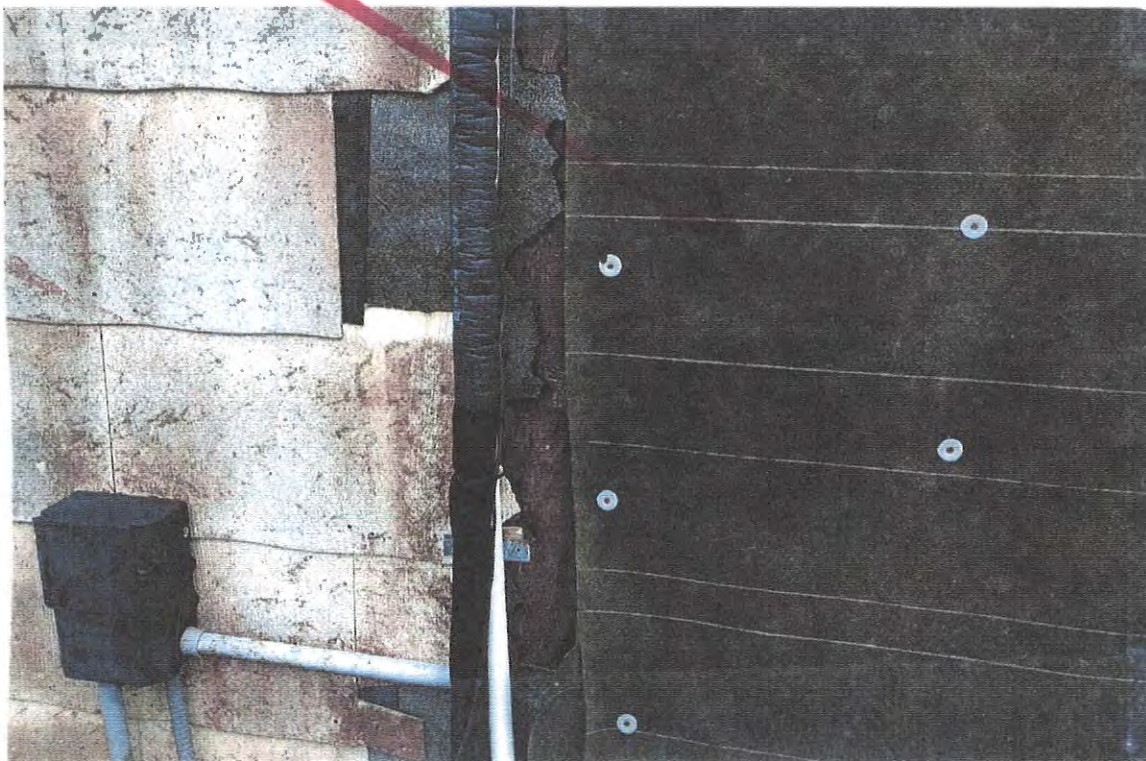
Wall cracks

Exhibit - 22



Wall Leaks & Unfinished Wall Repairs

Exhibit - 21



→ Ceiling Height At 7' or Less



Exhibit - 23



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
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 is 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

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:** 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

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 style with a large, stylized "T" and "J".

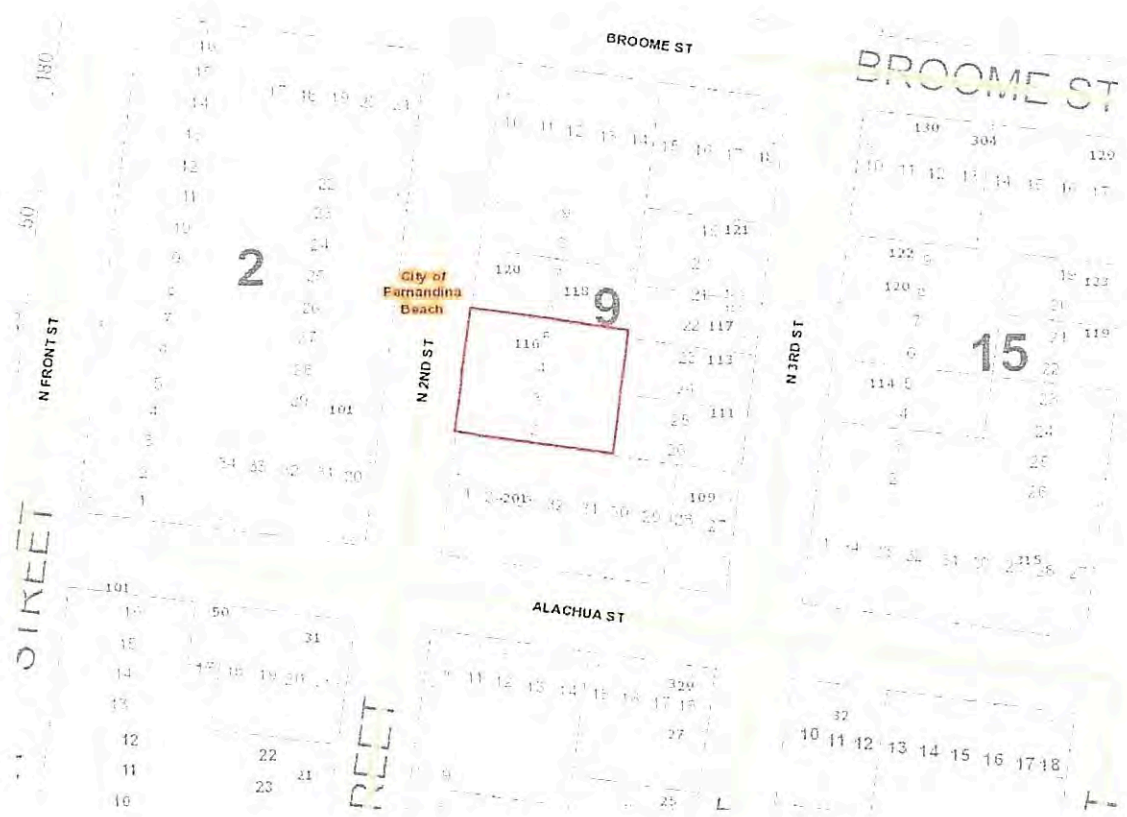
Tim Johnson, SRA
License or Certification #: RD 1395
State: FL Expires: 11/30/2020
tejappraisals@gmail.com

SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	116 N 2nd St
	Legal Description	Lots 2,3,4,5 Block 9, City of Fern Beach OR 1920/1291
	City	Fernandina Beach
	County	Nassau
	State	FL
	Zip Code	32034
	Census Tract	0501.02
	Map Reference	27260
PRICE & DATE	\$	
PARTIES	Borrower	N/A
	Lender/Client	Cayman Builders
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	1,758 GLA - 2575 Total Area of improvements
	Price per Square Foot	\$
	Location	
	Age	1940
	Condition	Poor
	Total Rooms	8
	Bedrooms	3
	Baths	2
APPRAISER	Appraiser	Tim Johnson, SRA
	Effective Date of Appraisal	
VALUE	Opinion of Value	\$

Plat Map

Borrower	N/A				
Property Address	116 N 2nd St				
City	Fernandina Beach	County	Nassau	State	FL Zip Code 32034
Lender/Client	Cayman Builders				



Photograph Addendum

Borrower	N/A				
Property Address	116 N 2nd St				
City	Fernandina Beach	County	Nassau	State	FL Zip Code 32034
Lender/Client	Cayman Builders				



Front



Side



Rear



Street

Aerial Map

Borrower	N/A				
Property Address	116 N 2nd St				
City	Fernandina Beach	County	Nassau	State	FL Zip Code 32034
Lender/Client	Cayman Builders				

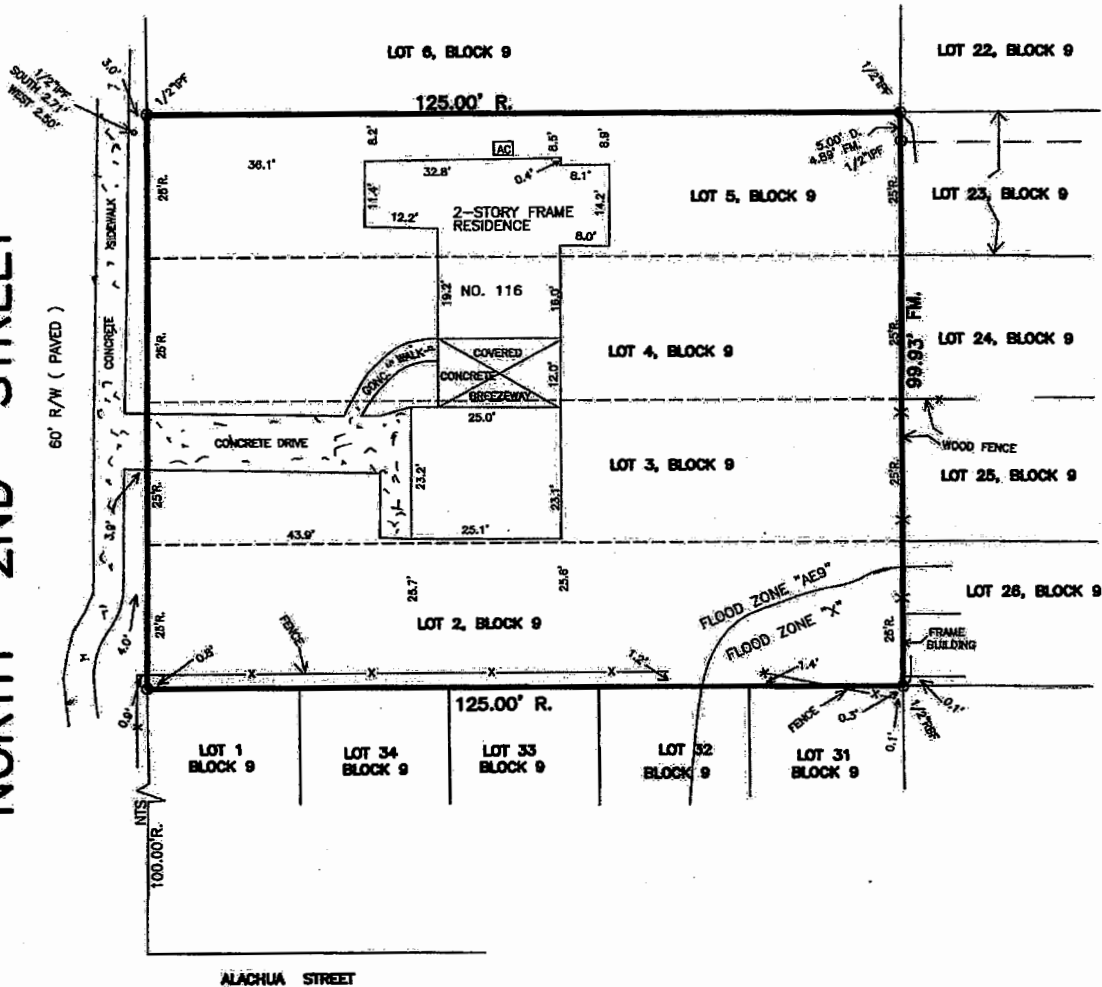


**MAP SHOWING BOUNDARY SURVEY OF
LOTS 2, 3, 4 AND 5, BLOCK 9,**

LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), IN THE COUNTY OF NASAU 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 1887, 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 904-277-6850

I HEREBY CERTIFY THE INFORMATION DEPICTED HEREON AS MEETING THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING, CHAPTER 6J-17.060, 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. 2385

NOT VALID UNLESS EMBOSSED WITH SURVEYORS OFFICIAL SEAL

BEARINGS BASED ON N/A

PROPERTY SHOWN HEREON LIES WITHIN
FLOOD ZONE X & AEB 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 - RSF
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
CENTERLINE - C

POWER LINE - P
PLAT - P
FIELD MEASURED - FM
RECORD - R, DEED - D
POWER POLE - O
CONCRETE - CONC.
FENCE
RIGHT-OF-WAY - R/W
POINT OF REVERSE CURVE - PRC
OFFICIAL RECORDS BOOK - O.R.B.

**PERSONAL REPRESENTATIVE'S RELEASE AND
CERTIFICATE OF DISTRIBUTION OF REAL
PROPERTY**

(single individual personal representative)

The undersigned, **BEVERLY FREEMAN CREWS**,
whose mailing address is 96174 Maranatha Road,
Yulee, FL 32097, as personal representative of the estate of
CORRINE P. FREEMAN, deceased, hereby
acknowledges that title to the real property located in
Nassau County, Florida, owned by the decedent at the time of death, described as follows and
hereinafter referred to as the "Property":

All those certain lots or parcels of land situate, lying and being in the City of
Fernandina, County of Nassau and State of Florida, and 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 Numbered Two(2), Three (3),
Four (4) and Five (5), in Block Numbered Nine (9), City of Fernandina, Nassau
County, Florida.

Property Appraiser's Parcel Identification No. 00-00-31-1800-0009-0020 vested in **BEVERLY
FREEMAN CREWS**, whose address is 96174 Maranatha Road, Yulee, FL 32097; **JAMES
KELLY FREEMAN, JR.**, whose address is 3247 Bodmin Moor Drive, Tallahassee, FL 32311;
ANGELA KAREN MORGAN, whose address is 6479 Sable Woods Drive East, Jacksonville,
FL 32244; and, **GEORGE THOMAS FREEMAN**, whose address is 5105 Batley Road,
Jacksonville, FL 32210, by operation of law as of the date of the decedent's death pursuant to
Florida law as more fully appear from proceedings in the Circuit Court for Nassau County,
Florida, Probate Division, in File No. 2013-CP-277, subject to rights of the personal
representative under Sections 733.607 and 733.608 of the Florida Statutes, to take possession or
control of the Property, or to use, sell, encumber or otherwise exercise control over the
Property for the payment of devises, family allowance, elective share, estate and inheritance

From: Elizabethrawson
Subject: Demolition&Variance_OWNERS_AUTHORIZATION_FORM.pdf
Date: January 19, 2019 at 10:12 AM
To: Elizabeth Rawson



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

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

I hereby authorize: OVR ISLAND PROPERTIES, LLC
(print name of agent)

To represent me/us in processing an application for: Demolition Permit & Variance
(type of application)

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

DocuSigned by:
George T. Freeman 1/23/2019
[F38D7C0E94C425Aner]

DocuSigned by:
James K. Freeman 1/23/2019
[FA797DDC65EA4E9Aner]

DocuSigned by:
Angela K. Morgan 1/23/2019
[3DE77C0977D44AC...]

George T. Freeman
Beverly F. Crews 1/25/2019
(Print name of owner)
Beverly F. Crews

James K. Freeman
(Print name of owner)

Angela K. Morgan

STATE OF FLORIDA
COUNTY OF NASSAU

Subscribed and sworn to before me this 25th day of January, 2019

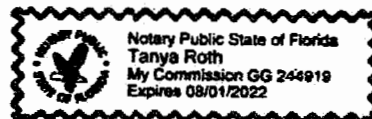
Tanya Roth
Notary Public Signature

Tanya Roth
Printed Name

8/1/2022
My Commission Expires

Personally Known OR Produced Identification ☒ ID Produced:

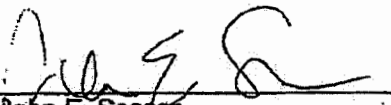
FL DL# C620-066-49-508-0



**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.

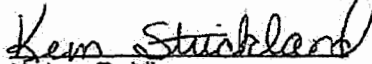
CMR Island Properties, a foreign limited liability company


By: John E. Sasser
Its: Authorized Member

STATE OF GA

COUNTY OF Wayne

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: _____



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

>>

Private residence; 1940;

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: _____

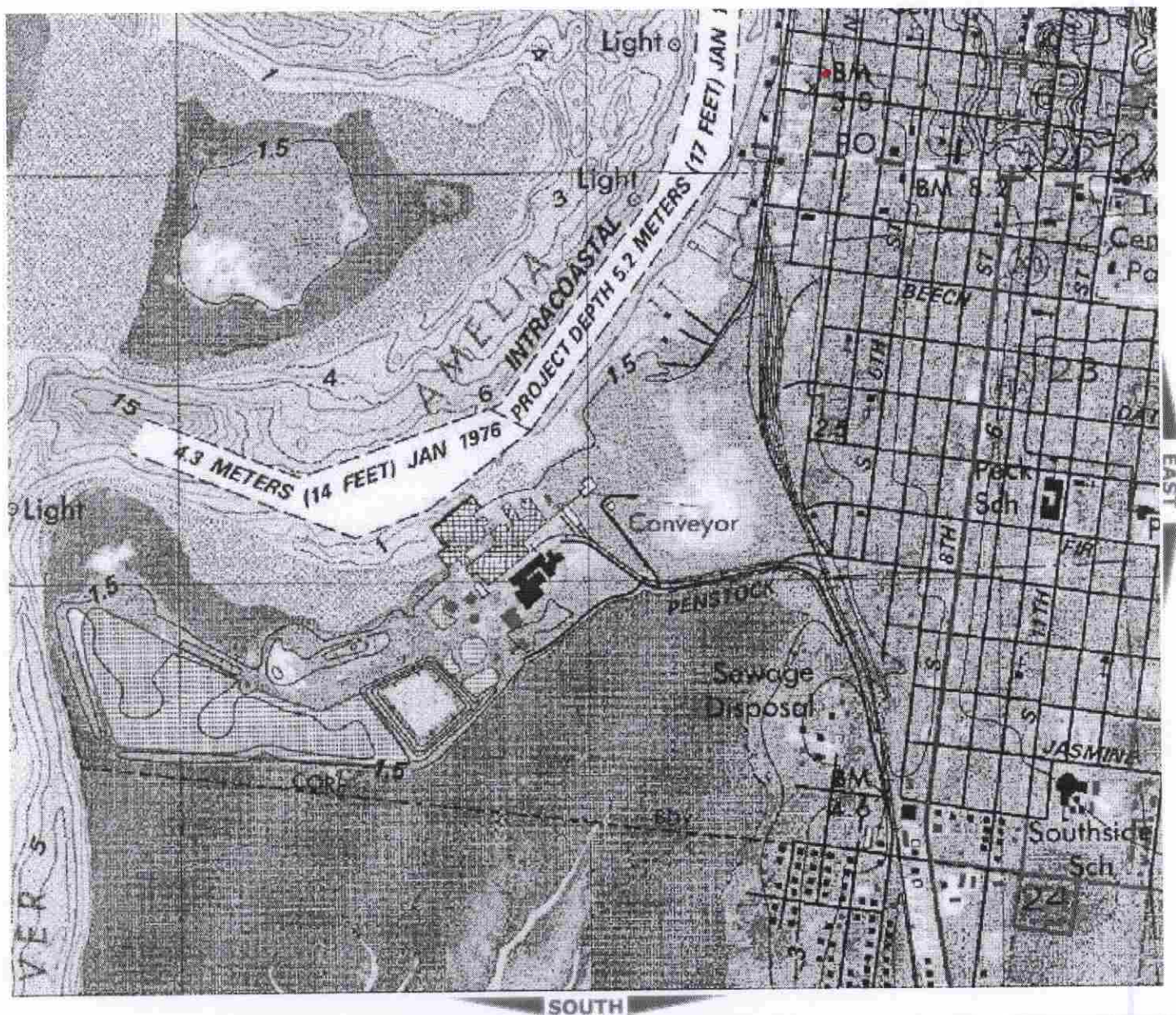
REQUIRED PAPER ATTACHMENTS

- (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)]:**



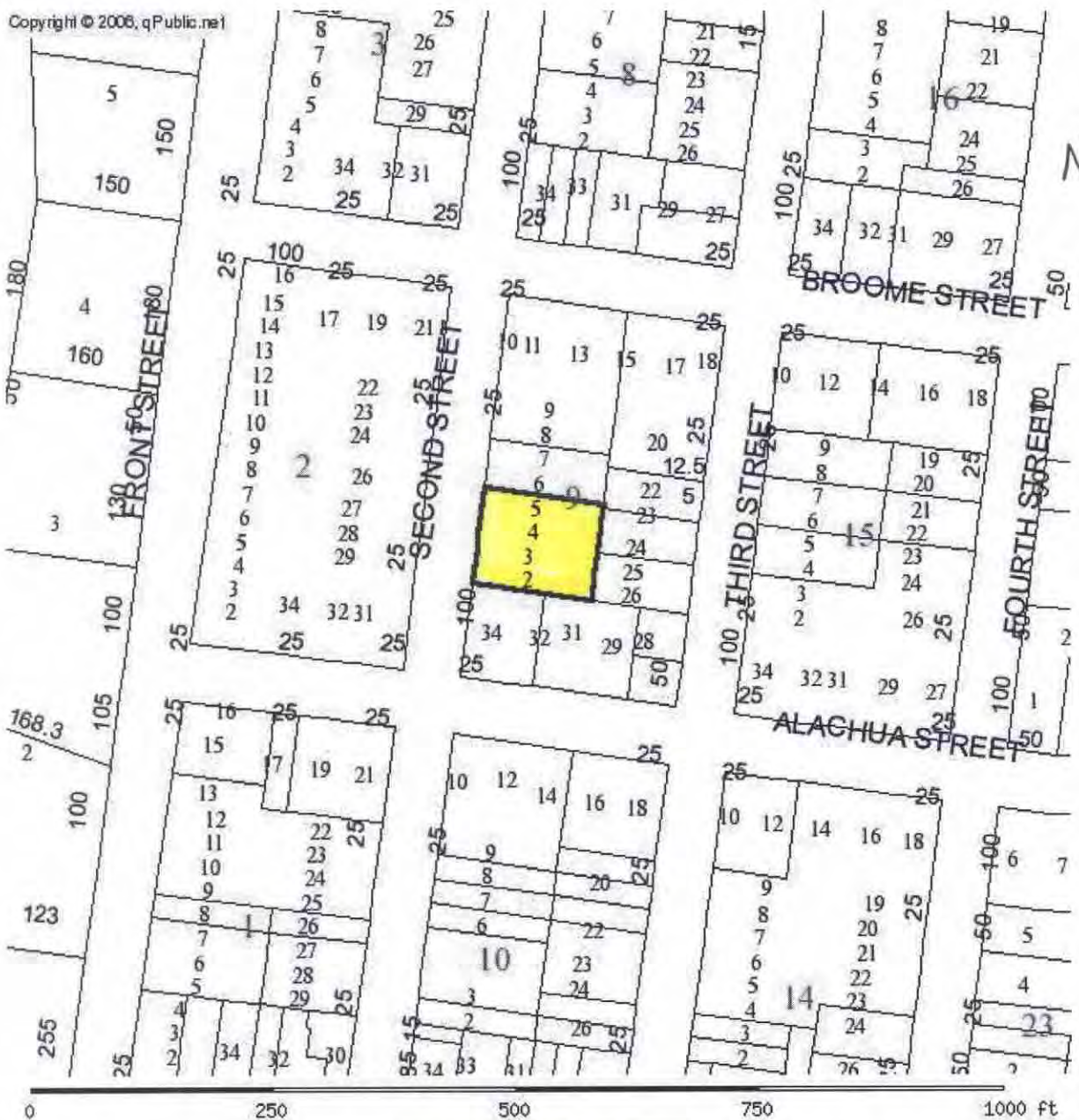
NA1186

307

307

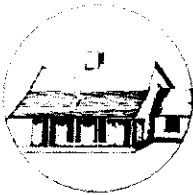
NA1186

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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 ☐ ruinousNarrative Description of Resource Entry/W, enclosed, hip, pent, oversized windowsArchaeological 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 informationExplanation 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

0 50 100 Feet

* All numbers start with NA****.

1039

1183/89

244

1186

1116

1224

243

1225

1114

1113

1227

1112

1111

242

241

646

648

650

652

641

1226

1115

643

90

1110

1109

1239

78

644

647

649

651

653

654

1182



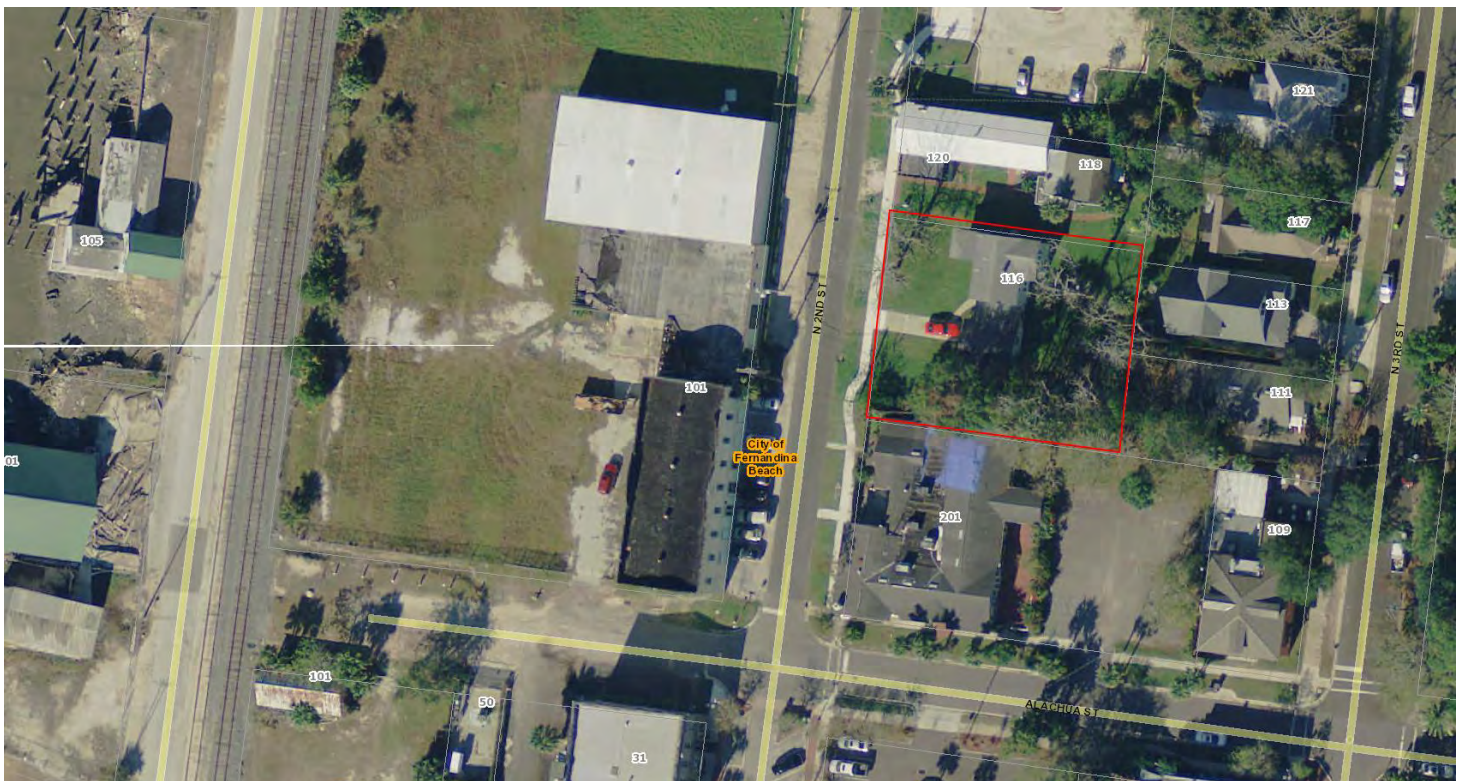




HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2019-09
MAY 23, 2019

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.

This case was continued from the March regular meeting of the HDC, to allow the applicant time to respond to the Board's comments.

The applicant is concurrently applying for:

- (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 facade. 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	stucco	
Doors	Information Not Provided	
Windows	Vinyl, arched top	
Roofing	Information Not Provided	
Fascia/Trim	stucco	
Foundation	Information Not Provided	
Shutters	N/A	
Porch/Deck	N/A	
Fencing	N/A	

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 indicated to be located on the rooftop.
- **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.
- **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.
- **Driveway** - The proposed site plan shows the driveway as 12’ in width. The driveway is required to be a minimum of 12’ in width per LDC 7.01.01(E).
- **Sidewalks** – Sidewalks are shown on the proposed plan, as 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 trash disposal. It will need to be appropriately screened

Elevations –

- **Scale** – the building is appropriately scaled in accordance with the CRA Design Guidelines.
- **Massing** – the four units are divided among two buildings. Staff recommends more articulation at the front elevation to lessen the massing of the proposed structure. Additional details such as shutters, awnings, or porches, would also help to break up the massing.
- **Height** – Building height is proposed to be 33’ 2”. Maximum building height shall be limited to thirty-five (35) feet, including the parapet for flat roofed structures.
- **Materials** –. 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.”* More information about the type of stucco to be used should be provided for final approval to ensure the quality of materials and expression of construction.
- **Foundation** – Foundation information not provided.
- **Windows** – Window are noted as vinyl w/ arched tops.
- **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 (as submitted in March 2019)**

EXHIBIT 2 **Updated plans/elevations**

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

HDC 2019-09

EXHIBIT 1

Application & Backup Materials

(as submitted March 2019)

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: Conceptual

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: ☐

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



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

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

hereby authorize: _____
(print name of agent)

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

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

(Signature of owner)

(Signature of owner)

(Print name of owner)

(Print name of owner)

STATE OF FLORIDA }
COUNTY OF NASSAU }
ss

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

Notary Public: Signature

Printed Name

My Commission Expires

Personally Known _____ OR Produced Identification _____ ID Produced: _____



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...

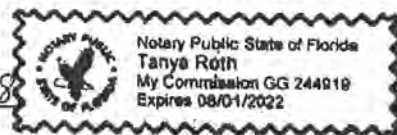
Angela K. Morgan DocuSigned by:
(Signature of owner) Angela K. Morgan
3DE77C0977D44AC...

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)

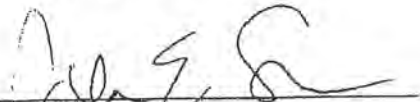
(Print name of owner)

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 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

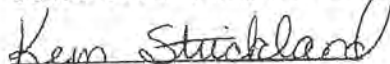


By: John E. Sasser
Its: Authorized Member

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 _____

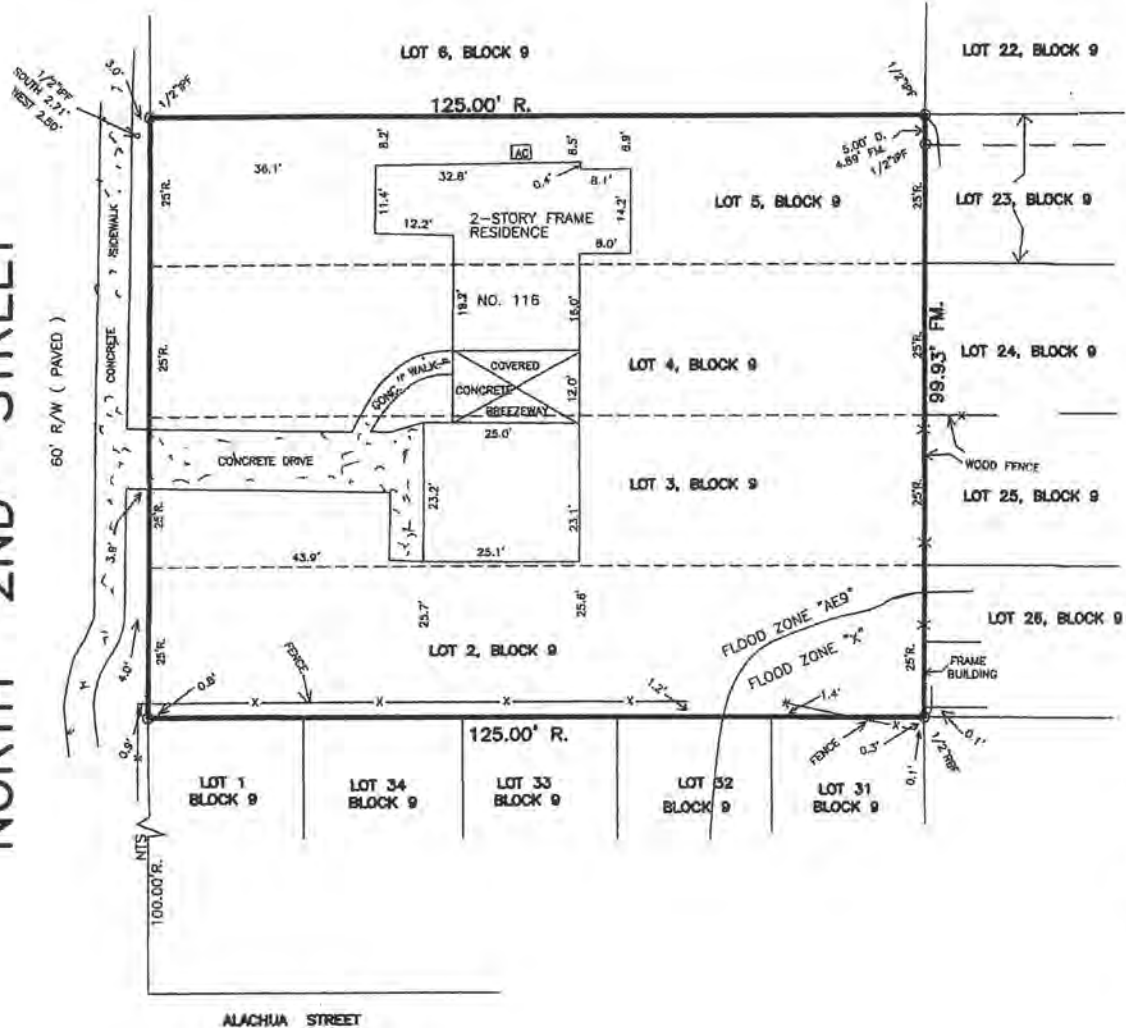
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MAP SHOWING BOUNDARY SURVEY
LOTS 2, 3, 4 AND 5, BLOCK 9,

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 LICENSED BUSINESS NO. 6412
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.C.

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.

HDC 2019-09

EXHIBIT 2

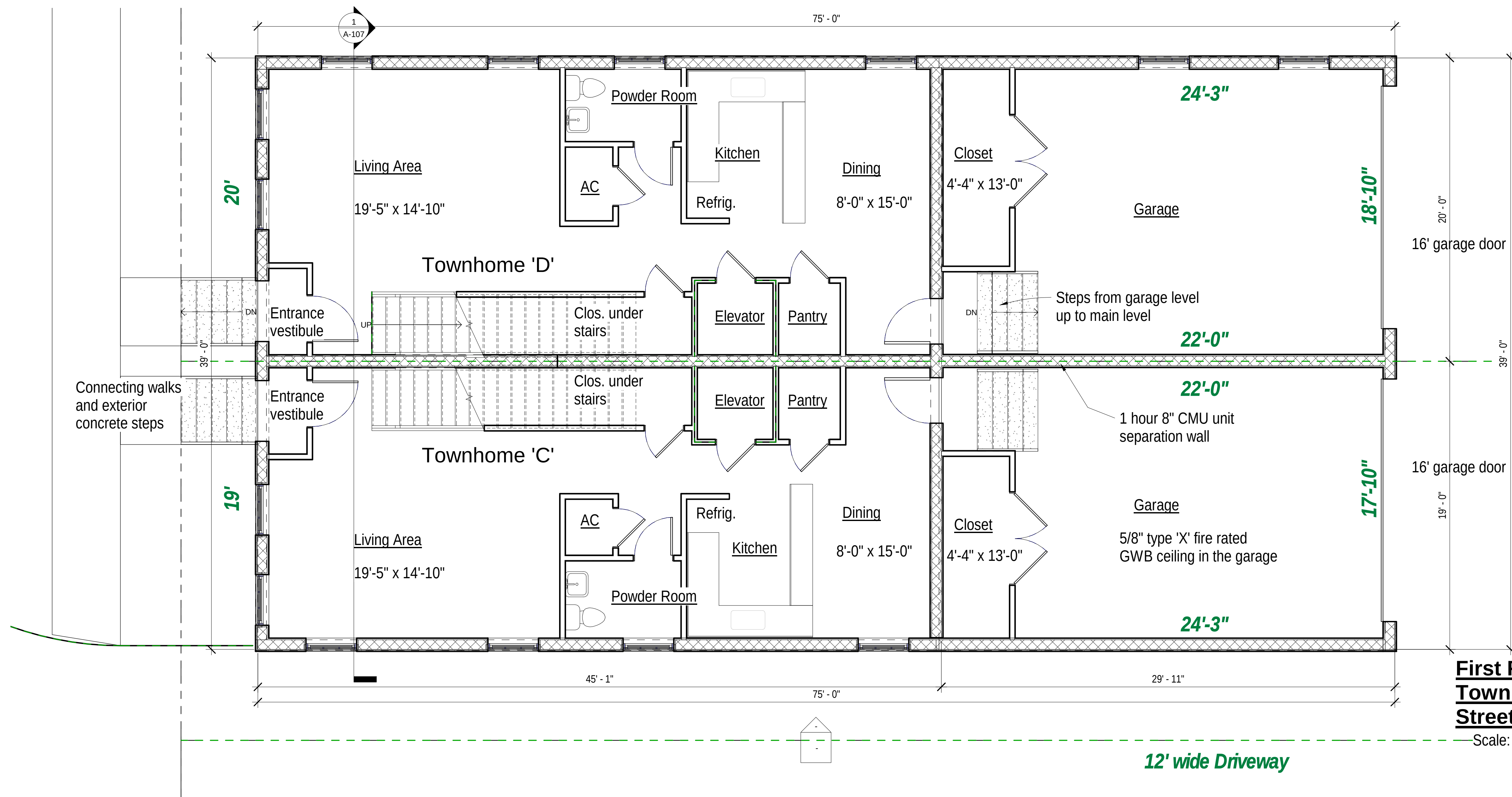
Updated Plans/Elevations



Richard Sasser, ARCHITECT
217 Centre St, No. 2
Fernandina Beach, Florida
32034
904-491-6060
Cell 912-288-5674
richardsasser@bellsouth.net

15'

116 N. 2nd St.
Townhomes



**First Floor Plan - North Building -
Townhomes C and D 116 North 2nd
Street Townhomes**

[illegible]

CMR Properties, LLC

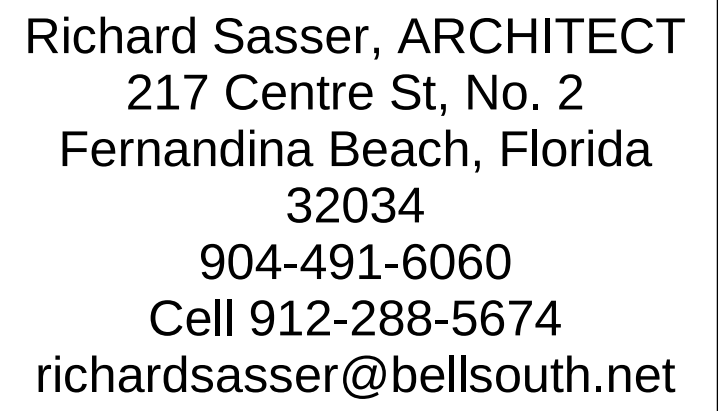
First Floor Plan

Project number	2018MYC
Date	9-27-18
Drawn by	RAS
Checked by	JES-MM

A102

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

4/25/2019 4:41:40 PM



Second Floor Plan - North Building
116 North 2nd Street Townhomes
Scale: 1/4" = 1'-0"

[illegible]

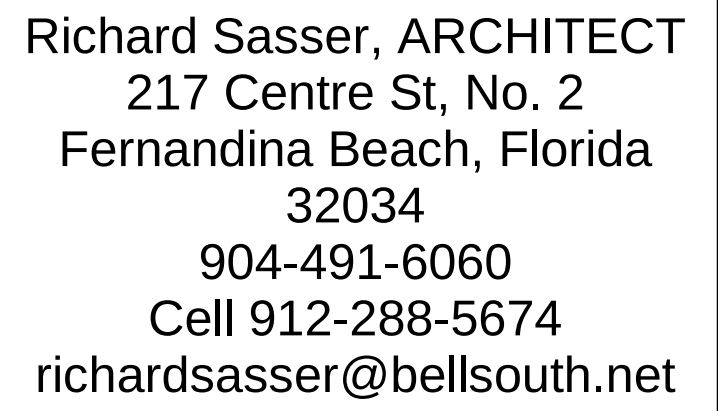
Second Floor Plan

Project number	2018MYC
Date	9-27-18
Drawn by	Author
Checked by	Checker

A103

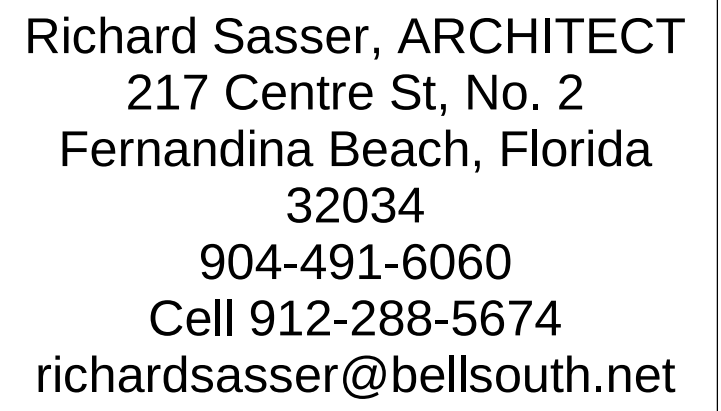
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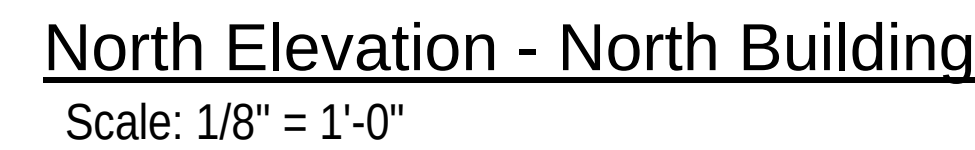


Scale: 1/4" = 1'-0"

CMR Properties, LLC	
Rooftop Plan	
Project number	2018MYC
Date	9-27-18
Drawn by	Author
Checked by	Checker
A104	
Scale	1/4" = 1'-0"



West (N. 2nd Street) Elevations - North and South Buildings
Scale: 1/8" = 1'-0"

[illegible]

Exterior Elevations

Project number	2018MYC
Date	9-27-18
Drawn by	RAS
Checked by	MHG

A105

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

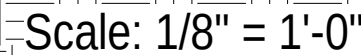


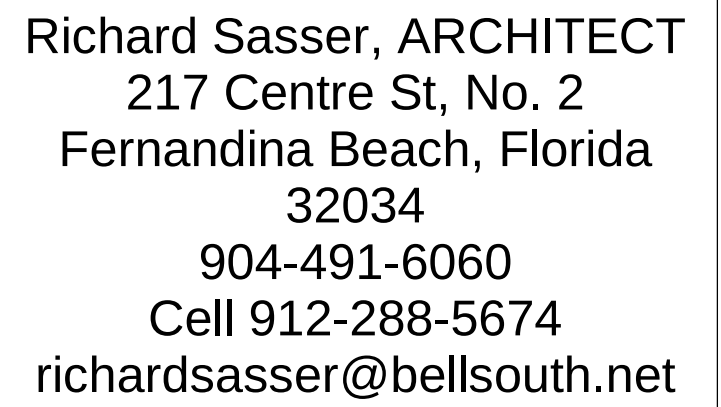
CMR Properties, LLC

Exterior Elevations

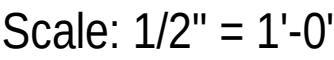
A106

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



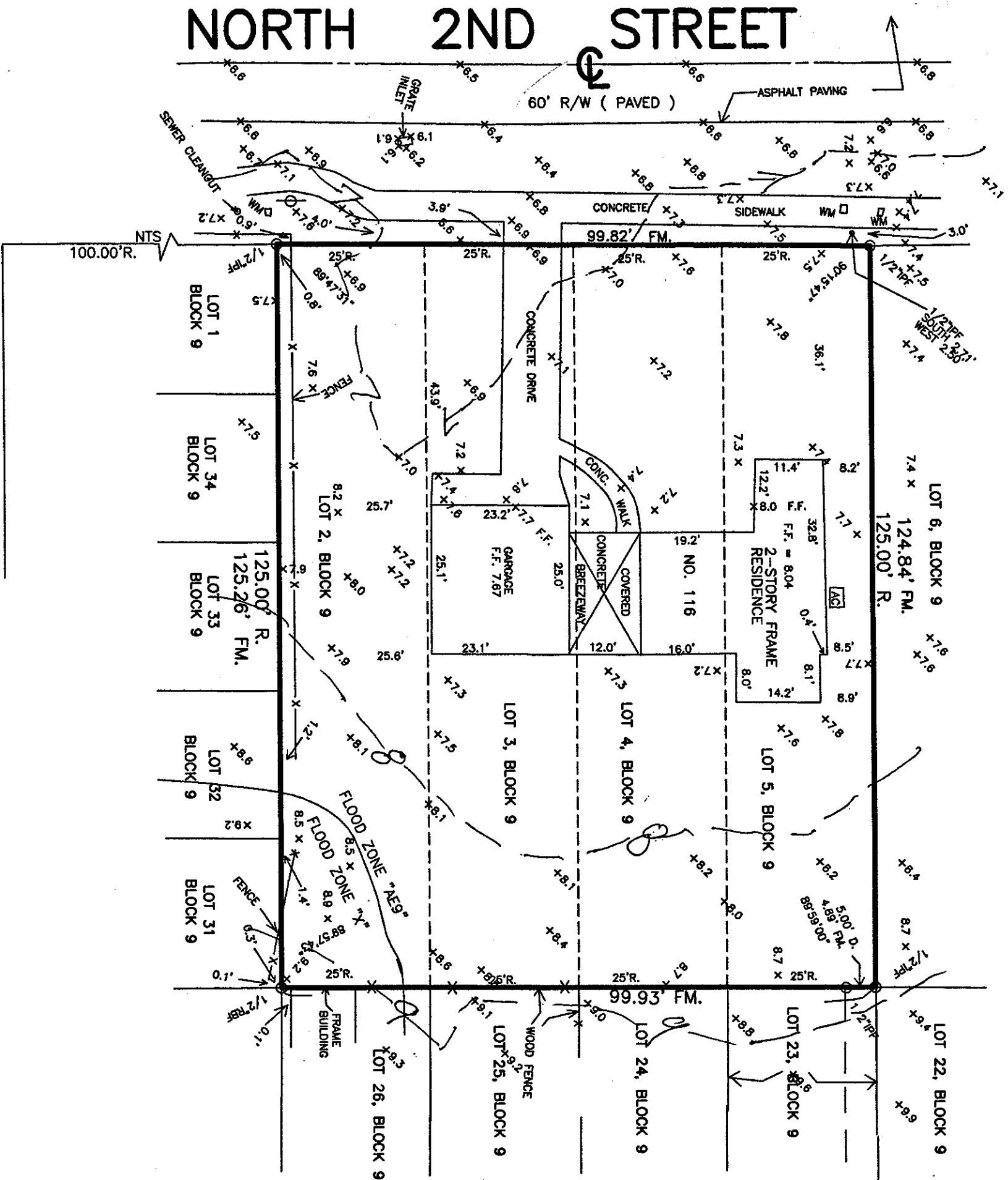
[illegible]

Building Section	
Project number	2018MYC
Date	9-27-18
Drawn by	Author
Checked by	Checker
A-107	
Scale	1/2" = 1'-0"



MAP SHOWING BOUNDARY AND TOPOGRAPHIC SURVEY OF
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.



SPOT ELEVATIONS SHOWN THUS X 0.0 REFER TO NORTH AMERICAN VERTICAL DATUM 1988.

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 & AEG AS SHOWN ON

FEMA FLOOD INSURANCE RATE MAP,
COMMUNITY NO. 120172, PANEL NO. 237G

DATED 8/2/17

DATE OF SURVEY: APRIL 23, 2019

JOB NO. 1810-10 F.B. 348, 351

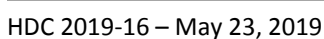
CORNER MARKERS HAVE NO IDENTIFICATION U.N.O.

LEGEND:

IRON PIPE FOUND - IPF
IRON PIPE SET - IPS
RE/BAIR FOUND - RBF
NOT TO SCALE - NTS
BUILDING RESTRICTION LINE - BRL
CONCRETE MONUMENT FOUND - CMF
STAINLESS STEEL PIPE FOUND - SSPF
RIGHT-OF-WAY - R/W
POINT OF TANGENCY - PT
CENTERLINE - CL
OFFICIAL RECORDS BOOK - O.R.B.
FINISHED FLOOR - F.F.
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



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 1,520 sq ft, two-story, primary residence w/ detached accessory dwelling unit.

This parcel consists of two media peonia (lots 11 & 12, block 3) and one full peonia (lot 9, block 3). Construction of primary structure is proposed to cross all three underlying lots, with the accessory dwelling unit located on lot 9.

APPLICABLE GUIDELINES:

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

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

would be unimpaired.

Findings:

Complies ☒

Does not Comply ☐

N/A ☐

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

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 two-story accessory dwelling unit.
- **Lot Density** – Total lot coverage is 44.25%, which is just 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.
 - **Frontage** – meets frontage visibility corridor. Front steps are a permissible encroachment into the frontage visibility corridor.
 - **Side-yard** – the proposed construction does not meet side-yard visibility corridors as they have been preciously interpreted by the Historic District Council. The guidelines state in section 4.7 that “a required minimum 5’ space separating lots on the north-south orientation is called a Side yard Corridor. If two or more adjacent properties are owned, then the corridor dimensions are cumulative.” There exists an inconsistency in a later section of 4.7 that states, “principle and out-buildings may not cross lot lines without the use of an open space or connecting element that maintains the dimensions of the side yard corridor.” This statement is repeated in the Land Development Code section 8.01.01.02(K)2, but is in direct conflict with LDC 8.01.01.02(K)4 which elaborates on encroachments into visibility corridors. This section states that “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.” This section restricts the encroachments of connecting elements to a maximum of 24 inches. The Historic District Council has previously held projects to this 24 in maximum encroachment into side yard corridors. Traditionally, a variation from the Land Development Code would require a separate hearing as a variance. Since this conflict in language occurs in both the Guidelines and the Land Development Code, staff feels that it is appropriate for the HDC to determine the intent an applicability of these sections on a case by case basis until a resolution to the inconsistency can be implemented.
 - **Mid-Lot Corridor** – the mid-lot corridor may be crossed by an enclosed primary structure or connecting element which clearly indicates the existence of the visibility corridor, which is to “be present in the design of the buildings indicating the mid-block dimension” (10ft). This can be achieved in various ways such as substantial changes in the roof elevation, substantial indentions or breaks in exterior wall elements and similar architectural features. The proposed project does feature a change in roofline, although it is not a clear indication of the 10ft corridor. Guideline 4.8 states that “a visibility corridor shall be present in the design of the buildings **indicating the mid block dimension.**” Since the goal of the visibility corridors is to “ensure that the historic lot divisions remain visible...” the 10-foot dimension is an important element of this requirement.

- **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 Estrada Street. The driveway material is indicated to be crushed shell.
- **Orientation** – All primary structures are required to front the street. The proposed primary structure is sited to front Someruelus 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 33' 6 ½", which is under the maximum allowable height of 35'. Height of the accessory structure is 25' 9 ¾", which is over the allowable maximum height for accessory structures, which may not exceed 24 feet in height. Approval of greater than 24' would require a variance from LDC 8.01.01.02(I).
- **Materials** – The project features materials that replicate traditional materials. The home features cementitious lap siding. Cementitious siding will be smooth in finish. Windows are to be 4/4, double-hung by Marvin (Integrity Series). Exterior doors are to be mahogany, with the entry door ¾ lite with transom.
- **Foundation** – The project will be constructed on a stem-wall and pier foundation with hardiboard infill between piers. CMU foundation will be coated with cement stucco.

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.

Since there are issues that would require a variance to be applied for, staff recommends that HDC 2019-16 be granted conceptual approval, with the condition that items noted be addressed or a variance be applied for.

STAFF RECOMMENDATION:

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

Staff recommends:

Conceptual APPROVAL of HDC 2019-16 with the condition that:

1. Variance for height of accessory dwelling unit be applied for, or height be amended to meet code; and
2. Expression of mid-lot corridor be designed to better represent the mid-block dimension.

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2019-16 **with or without** conditions;

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

That HDC case 2019-16, 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 2019-16 Application and Backup Materials

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner



APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

OFFICE USE ONLY	
REC'D: 10/21/18	BY: SJL
PAYMENT: \$ 200	TYPE: 1# 3465
APPLICATION #: 2018-001644	
HDC CASE #: 2018-47	
APPLICATION COMPLETE: Y ☒ N ☐	
PRE-CONFERENCE: Y ☒ N ☐	DATE: 8/12/18

BOARD MEETING DATE: 10/15/2018
PLANNER: _____ DATE: _____
APPROVED _____ DENIED _____

APPROVAL TYPE:	☐ Staff Approval	☒ Board Approval: Conceptual _____ or Final ☒
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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:	800(?) SOMERUELOS ST, FERNANDINA, FL 32034
Historic District:	☐ Downtown ☒ Old Town ☐ CRA Waterfront
Parcel Identification Number(s):	00-00-31-1580-0003-0010
Zoning District:	OT1 Lot / Block Number (optional) BLK 3 / LOTS 11+12

PROJECT DESCRIPTION

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name	MICHAEL & JENNIFER HARRISON
Corporation or Company (if applicable)	
Street Address	820 SOMERUELOS ST
City State Zip	FERNANDINA, FL 32034
Telephone Number	904 491 1259
Email Address	DRM6KEHARRISON@COMCAST.NET

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

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

UNIMPROVED LOT CONSISTING OF TWO MEDIA PEONAS

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.

TWO STOREY HOME WITH GARAGE/APARTMENT OUTBUILDING

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.

HDC 2019-16

HDC 2018-47

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	HARDIE	HARDIE BOARD		SW 6211 RAINWASHED
Doors	SEE DWG A 2.1	SEE A 2.1		SW 6082 COBBLE BROWN.
Windows	MARVIN	INTEGRITY SEE A 2.1		DARK BROWN.
Roofing	GAF	TIMBERLAND HD		SLATE
Fascia/Trim	HARDIE	HARDIE BOARD		WHITE
Foundation				
Shutters				
Porch/Deck	RAILING			COBBLE BROWN.
Fencing				
Driveways/Sidewalks	✓	CRUSHED SHELL		
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)	SC
	11x17 signed, sealed, scaled survey of property. Completed within the last 2 years.	SC
	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	SC
	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.	SC
	Photographs of the existing site and existing buildings if any, including views from the street.	SC
	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.	SC
	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.	SC
	Elevations and/or site plan <u>must</u> show all proposed mechanical and plumbing equipment (HVAC, hood vents, backflow preventers, etc.)	SC
	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.	SC
	New construction applications <u>must</u> show context of project within existing streetscape.	SC
	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).	SC

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.

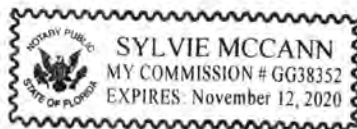
4/5/19
Date

Signature of Applicant

STATE OF FLORIDA

COUNTY OF NASSAU

ss }



Subscribed and sworn to before me this 5 day of April, 2019.

Notary Public: Signature

SYLVIE MCCANN
Printed Name

11/12/20
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 _____
(print name of property owner(s))

hereby authorize: _____
(print name of agent)

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

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

(Signature of owner)

(Signature of owner)

(Print name of owner)

(Print name of owner)

STATE OF FLORIDA
COUNTY OF NASSAU }
ss }

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

Notary Public: Signature

Printed Name

My Commission Expires

Personally Known _____ OR Produced Identification _____ ID Produced: _____

CERTIFICATION

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

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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.

October 12, 2018
Date

Harriet Davis
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU } ss



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

Harriet Davis
Notary Public: Signature

Harriet Davis
Printed Name

3/21/21
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 _____
(print name of property owner(s))

hereby authorize: _____
(print name of agent)

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

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

(Signature of owner)

(Signature of owner)

(Print name of owner)

(Print name of owner)

STATE OF FLORIDA }
COUNTY OF NASSAU }
ss }

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

Notary Public: Signature

Printed Name

My Commission Expires

Personally Known _____ OR Produced Identification _____ ID Produced: _____

TAX YEAR	ACCOUNT NUMBER	TYPE	ALT KEY	MILLAGE CODE	ESCROW CODE
2017	00-00-31-1580-0003-0010	REAL ESTATE	9235	002	

R

Legal Description

820 SOMERUELUS
FERNANDINA BEACH 32034

BLOCK 3 LOTS 1 2 5 7 & ALL OF 9 & LOTS 11 & 12 OR
726/861 & OR 1215/696 & OR 1815/477 & OR 1830/1750 OLD
TOWN



78
6 - 22173

HARRISON MICHAEL R & JENNIFER
820 SOMERUELUS ST
FERNANDINA BEACH FL 32034-5115



AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	5.9768	328,967	50,000	278,967	1,667.33
TRANSPORTATION	.5902	328,967	50,000	278,967	164.65
AI BEACH RENOURISHMENT MSTU	.1021	328,967	50,000	278,967	28.48
SCHOOL BOARD					
BASIC DISCRETIONARY	.7480	328,967	25,000	303,967	227.37
CAPITAL OUTLAY	1.5000	328,967	25,000	303,967	455.95
SCHOOL BOARD LOCAL EFFORT	4.3500	328,967	25,000	303,967	1,322.26
ST JOHNS RIVER MGMT DIST	.2724	328,967	50,000	278,967	75.99
FL INLAND NAVIGATION DIST	.0320	328,967	50,000	278,967	8.93
MOSQUITO CONTROL DISTRICT	.1495	328,967	50,000	278,967	41.71
CITY OF FERNANDINA BEACH					
FERNANDINA BEACH	6.0000	328,967	50,000	278,967	1,673.80
VOTER APPROVED DEBT	.2097	328,967	50,000	278,967	58.50
TOTAL MILLAGE	19.9307		TOTAL AD VALOREM TAXES		\$5,724.97



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
TOTAL COMBINED TAXES AND ASSESSMENTS		\$5,724.97



Scan to
view bill
online

If Paid By →	Nov 30, 2017	Dec 31, 2017	Jan 31, 2018	Feb 28, 2018	Mar 31, 2018
Please Pay →	5,495.97	5,553.22	5,610.47	5,667.72	5,724.97

Sylvie McCann

From: Jason Higginbotham
Sent: Monday, October 15, 2018 3:34 PM
To: Alice Gizzo; Angie Lester; Brenda Shubert; Harriet Davis; Harrison Weisenborn; Holly Graf; Jacob Platt; Jason Gregory; Jason Higginbotham; Jim Norman; Karen Austin; Kelly Gibson; Lavettaa Matthews; Linda Ottinger (lottinger@nassauso.com); Lisa Middaugh; Lisa Roberts (lisa.m.roberts2@usps.gov); Matthew Edison; Melissa Howard; Michelle Forstrom; Rena Williams (rkennedy@fpuc.com); rickyr@nassauso.com; Scott Miller; Stephen Minahan; Sylvie McCann; Ty Silcox; Vicki Cannon
Cc: Salvatore Cumella
Subject: NEW ADDRESS - 800 SOMERUELUS ST
Attachments: NEW_800 SOMERUELUS ST_15OCT18.pdf

Good afternoon,

Street name parcel is located: **SOMERUELUS ST**
Parcel ID No. **00-00-31-1580-0003-0010**

Assigned address: **800 SOMERUELUS ST**
Fernandina Beach, FL 32034

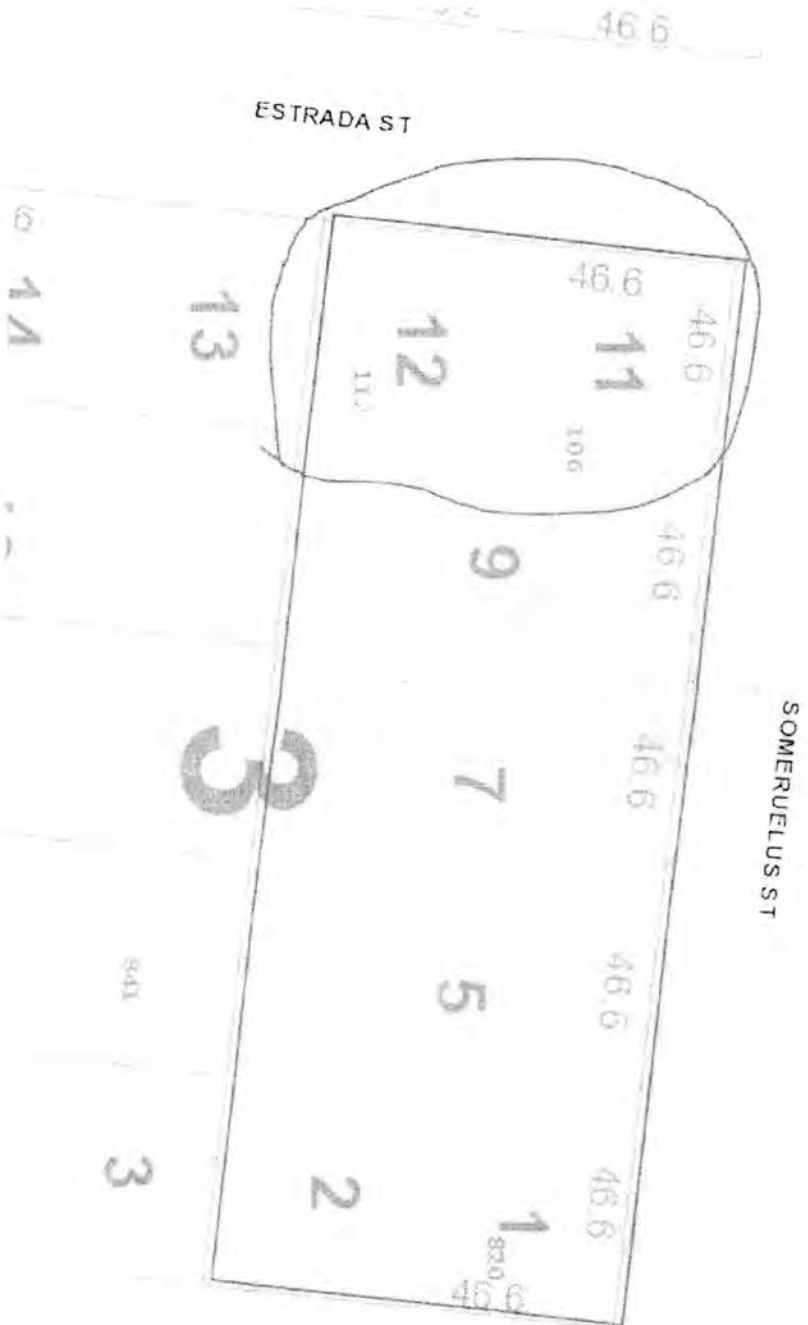
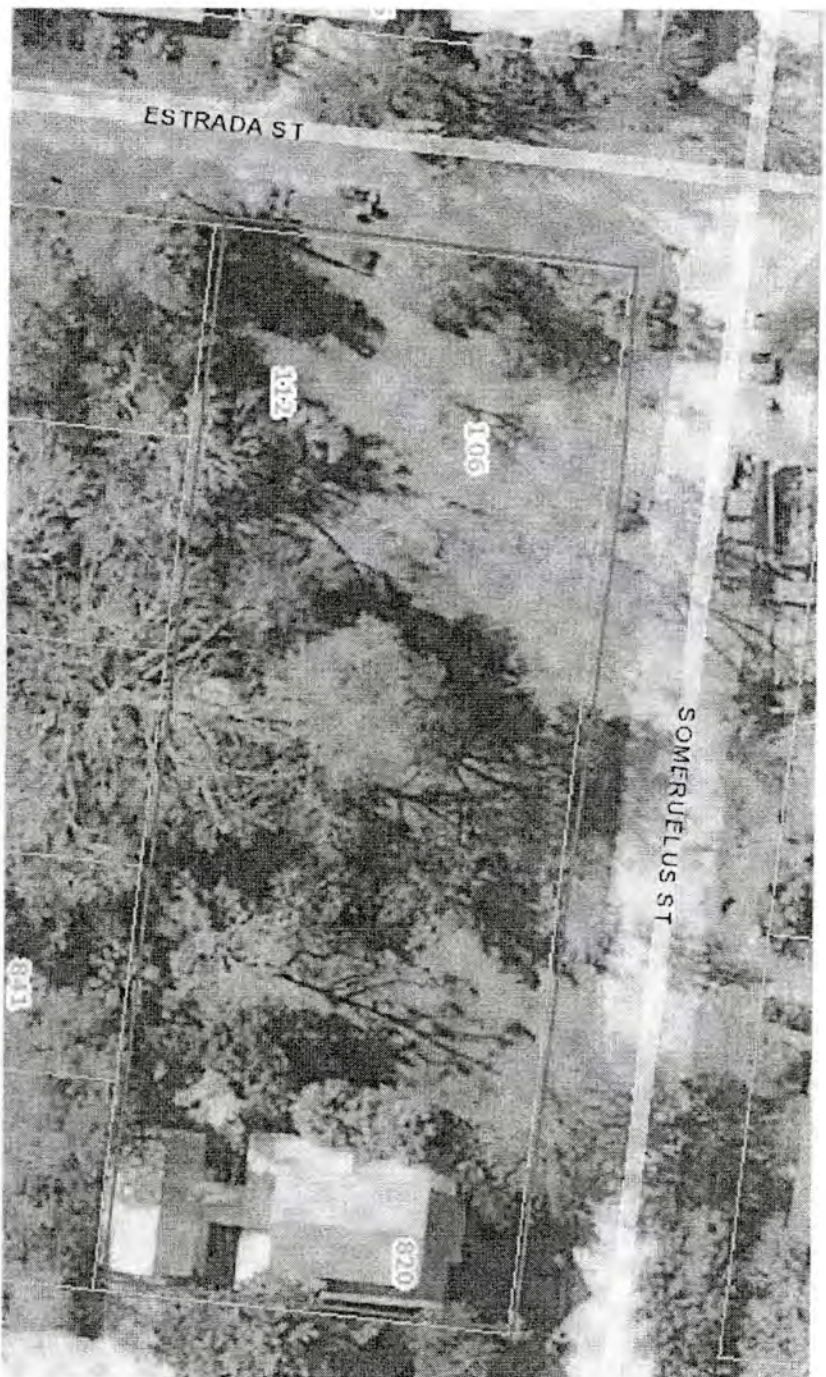
This parcel is the combination of 5 existing parcels. The owners have an existing house, 820 Someruelus St on lots 1&2, and will be building a new house on the now vacant area of lots 11&12. There were houses on these lots in the past, but they have been removed. For that reason, the following addresses need to be deleted:

106 Estrada St
112 Estrada St

Vacant lot (lots 11&12); Property use will be single family residential;
Attached - completed address assignment application;

Please contact me if you have any questions.

Thank you,

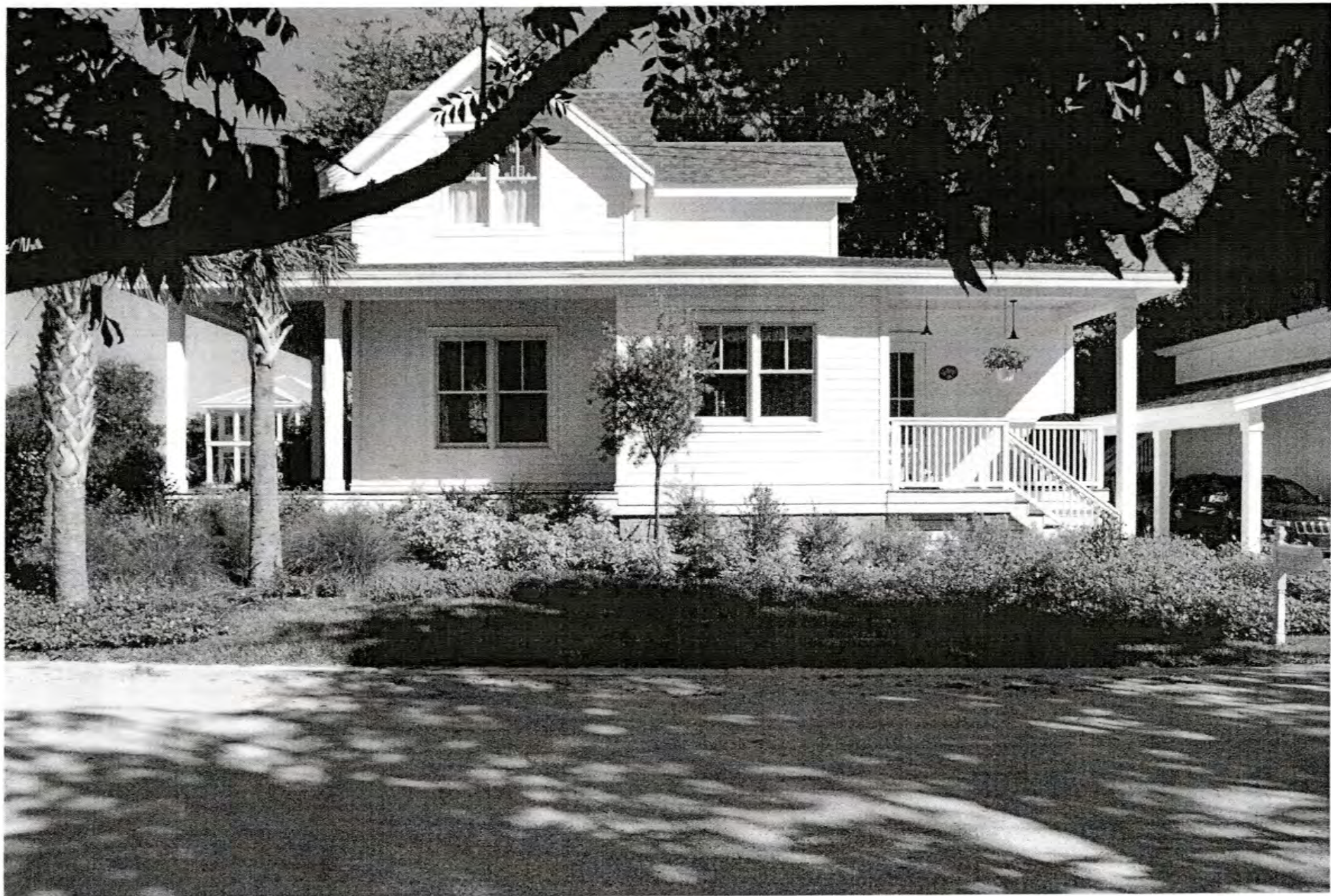




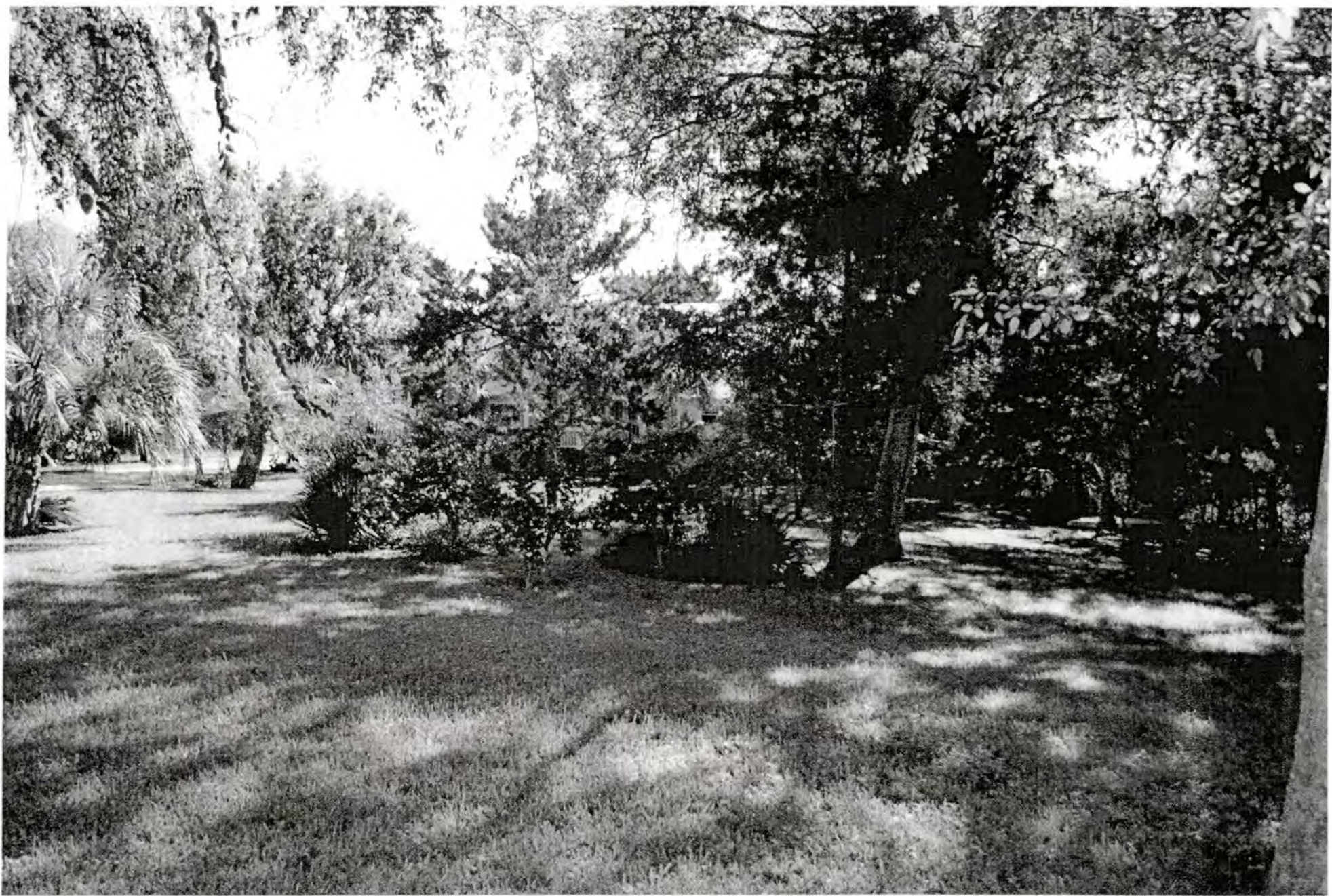
VIEW FROM SOMERUELOS ST (LOOKING SOUTH)



LOT FROM ESTRADA (LOOKING E)



VIEW LOOKING NORTH



VIEW LOOKING EAST



VIEW LOOKING SOUTH



VIEW LOOKING WEST



VIEW TO NORTH WEST



PROPERTY TO EAST (~~4~~ LOTS AWAY)

TERMS OF PURCHASE AND USE:

Any person thereof which uses, assumes no liability for any home or any portion thereof which is not to be constructed from these plans. It is the responsibility of the purchaser of these plans to read and comply with the following prior to the start of actual construction.

These Plans are the property of Moser Design Group, Inc. These Plans are protected by Federal Copyright Laws. Any use of the information contained herein beyond the one-time authorized by a plan purchase, or any duplication, publication, sale or distribution of any part of these plans without the prior written consent of Moser Design Group, Inc. represents a violation of Federal Laws protecting the prescribed penalties.

A purchase of bluekline prints grants as the "Licensee" the right to use such documents to construct a single home. Purchaser acknowledges that all rights of ownership, title, and interest in the copyrights, plans and derivatives remain with Moser Design Group, Inc. Modified plans are considered derivatives of the original. Derivatives receive the same copyright protection even if completely redrawn and like the Plans, may not be sold, copied, or used to construct any other residence.

Any use of these plans, or modifications thereof, by the purchaser, his or her builder or others is performed at their own risk.

Plans should be reviewed by a local professional architect or engineer prior to the start of construction. The information contained within these construction documents is issued to show design intent and basic framing details. It is the builder's responsibility to provide standard construction detailing and practices which will provide a structurally sound and weathertight finished product. The builder shall resolve any discrepancies or problems perceived prior to starting construction of such items.

Building codes vary because of the great differences in geography and climate throughout the United States and Canada. Each municipality has its own building codes, zone requirements, ordinances and building regulations. Plans may need to be modified to comply with local requirements regarding snow loads, energy codes, soil and seismic conditions and a wide range of other factors. It is the Purchaser's responsibility to consult with proper construction professionals to ascertain if the plans comply with the codes governing the Licensee's building site and, if necessary, make any changes or verifications required.

The plans do not include any plumbing, heating or air conditioning plans due to the wide variety of codes and climatic conditions. A local electrical engineer or mechanical engineer and/or builder should provide such plans as may be required for permits and construction. The foundation plan and associated details are provided as a basic guide for a typical spread footing or typical concrete and masonry foundation wall framed system. It is the purchaser's responsibility to have a local architect or licensed engineer review the plans and, if deemed necessary, provide a site-specific foundation design.

These plans provide ideas and concepts and are not intended to be complete in all respects and details. Use of potential window or door brands and types, and use of different materials and thicknesses may change details. Additionally, varying codes and regulations, foundation requirements and the omission of electrical and mechanical plans may also change details.

It is the builder's responsibility to assure that all work is in strict accordance with the latest edition of all applicable building codes, and local building codes. It is the builder's responsibility to assure that all work is in strict accordance with the latest edition of all applicable Construction Standards.

It is the builder's responsibility to assure that all manufactured articles, material, and equipment are applied, installed, connected, erected, used, cleaned, adjusted, operated and conditioned as directed by the manufacturers, unless specified herein to the contrary.

It is the builder's responsibility to assure that all materials, equipment and components are new and of good quality.

It is the builder's responsibility to check all plan dimension and details for enough accuracy appropriate to the site and final selection of masonry, floor, joists, lumber, structural members, veneer, roofing, etc., all of which may create revised dimensions and details.

Names of materials and manufacturers shown on these plans do not constitute any endorsement or accommodation by Moser Design Group, Inc. The final selection of the materials to be used is the responsibility of the home owner and/or builder, as is the proper installation of materials, nailing, gluing, caulking, insulation, flashing, roofing, weathertightening and many other small items and details not necessarily indicated on the Plans. Moser Design Group, Inc. has no control over or responsibility for the selection, installation, or use of such items or details and shall not be liable for any errors, omissions, or deficiencies in any form pertaining thereto.

Moser Design Group, Inc. reserves the right to make changes to its models from time to time. Therefore, does not warrant that the Plans will match any marketing images, web site or catalog that the purchaser may have reviewed and/or consulted in ordering plans.

DISCLAIMER OF WARRANTIES. To the maximum extent permitted by law, Moser Design Group, Inc. disclaims all warranties, express or implied, including the implied Warranty of Merchantability and implied Warranty of Fitness for a Particular Purpose.

LIMITATION OF LIABILITY. Moser Design Group, Inc. shall not be liable for any special, consequential, incidental, or indirect damages arising from use of the Plans, including but not limited to damages for loss of anticipated profits or loss of business opportunity. To the extent permitted by law, any liability of the Licensor shall be limited to the retail price of the Plans.

This agreement shall be construed in accordance with South Carolina law.

Any legal action concerning or arising out of this agreement shall be brought only in a South Carolina State, or Federal Court located in Beaufort or Charleston Counties in South Carolina, and the Licensor and Licensee consent to the exclusive jurisdiction of said Courts with respect to any such action.

GENERAL NOTES:

If no scale drawings. Use only dimensions shown on drawings. If no details are in question, the builder shall obtain clarification from Moser Design Group, Inc. before continuing with construction. The builder shall verify all dimensions and conditions at jobsite.

Larger scale drawings supersede smaller scale drawings.

Coordinate location of utility meters on the site plan to keep them from public view and to minimize visual impact from any area of the site. Hold meters as low as possible to allow more effective screening.

Use materials appropriate to the application for maximum life and optimum appearance.



LOTS 9,11 & 12 SOMERUELOS STREET
OLD TOWN, FERNANDINA BEACH, FLORIDA

NOTE:

CONTRACTOR TO VERIFY ALL CODE REQUIREMENTS, STRUCTURAL AND ENGINEERING DETAILS

CONTRACTOR TO VERIFY VENTILATION AND WATER-PROOFING DETAILS

CONTRACTOR TO VERIFY CONNECTIONS BETWEEN HOUSE AND FOUNDATION, VERIFY CONNECTIONS MEET ALL APPLICABLE CODES, AND LOADS IMPOSED

MAR. 12, 2019

MDG

MOSEY DESIGN GROUP
Residential Design
Urban Planning

MOSEY DESIGN GROUP, INC.

RESIDENTIAL DESIGNERS

17 MARKET, NO.2 * BEAUFORT, SC 29906
info@moserdesigngroup.com

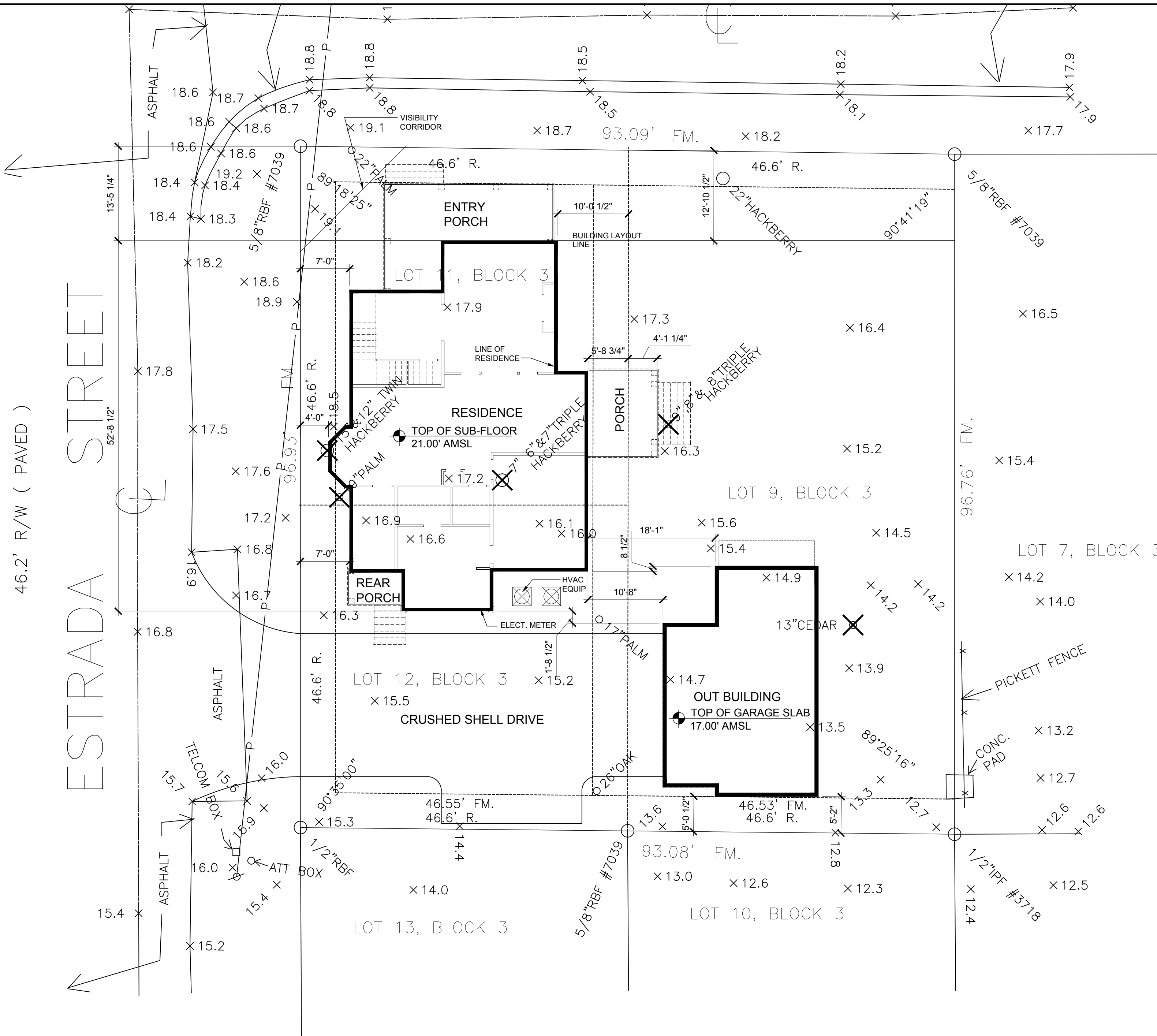
PHONE (843) 379-5630 FAX (843) 379-5631

October 17, 2018	Material notes on elevations
November 07, 2018	Crawl space openings, OB plan & elev. revisions
March 12, 2019	Outbuilding & Porch Rev.

All construction plans purchased from Moser Design Group, Inc. are provided "as-is," and Moser Design Group, Inc. disclaims all other warranties, express or implied, including merchantability or fitness of purpose. Moser Design Group, Inc. is not responsible for any errors or omissions in the plans, and no liability is assumed, including, but not limited to, loss of anticipated profits, business opportunity, or other economic loss arising out of use of services or any construction plans received from Moser Design Group, Inc. even if Moser Design Group, Inc. has been advised of the possibility of such loss. Moser Design Group, Inc. has been advised of the possibility of such loss and has agreed to provide the plans and construction plans of construction information received from Moser Design Group, Inc. prior to and in compliance with the applicable statute or regulation, and fitness of purpose of any construction plans or construction information received from Moser Design Group, Inc. Moser Design Group, Inc.'s liability to the purchaser or any third party shall not exceed the purchase price paid to Moser Design Group, Inc. for the product.

HARRISON RESIDENCE
LOTS 9,11 & 12 SOMERUELOS STREET
OLD TOWN, FERNANDINA BEACH, FL

G1.0



SPOT ELEVATIONS SHOWN THUS X 0.0 REFER TO NORTH AMERICAN VERTICAL DATUM 1988.

REVISED 6-7-18

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. 0229G
DATED 8-2-17

DATE OF SURVEY: MAY 31, 2018
SCALE 1"=20'
JOB NO. 1806-03 F.B. 347

CORNER MARKERS HAVE NO IDENTIFICATION U.N.O.
LEGEND:

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

AREA DATA:

LOTS 11 & 12 4,516 SQ. FT.
ENCLOSED RESIDENCE 1,520 SQ. FT.
OUTBUILDING 480 SQ. FT.

LOT COVERAGE 44.25%

DATE:

MAR. 12, 2019



MOSER DESIGN GROUP, INC.

RESIDENTIAL DESIGNERS

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info@moserdesigngroup.com
PHONE (843) 379-5630 FAX (843) 379-5631

REVISIONS:

October 17, 2018	
Material notes on elevations	
November 07, 2018	
Crawl space openings, OB	
plan & elev. revisions	
March 12, 2019	
Outbuilding & Porch Rev.	

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PROJECT:

HARRISON RESIDENCE
LOTS 9, 11 & 12 SOMERUELOS STREET
OLD TOWN, FERNANDINA BEACH, FL

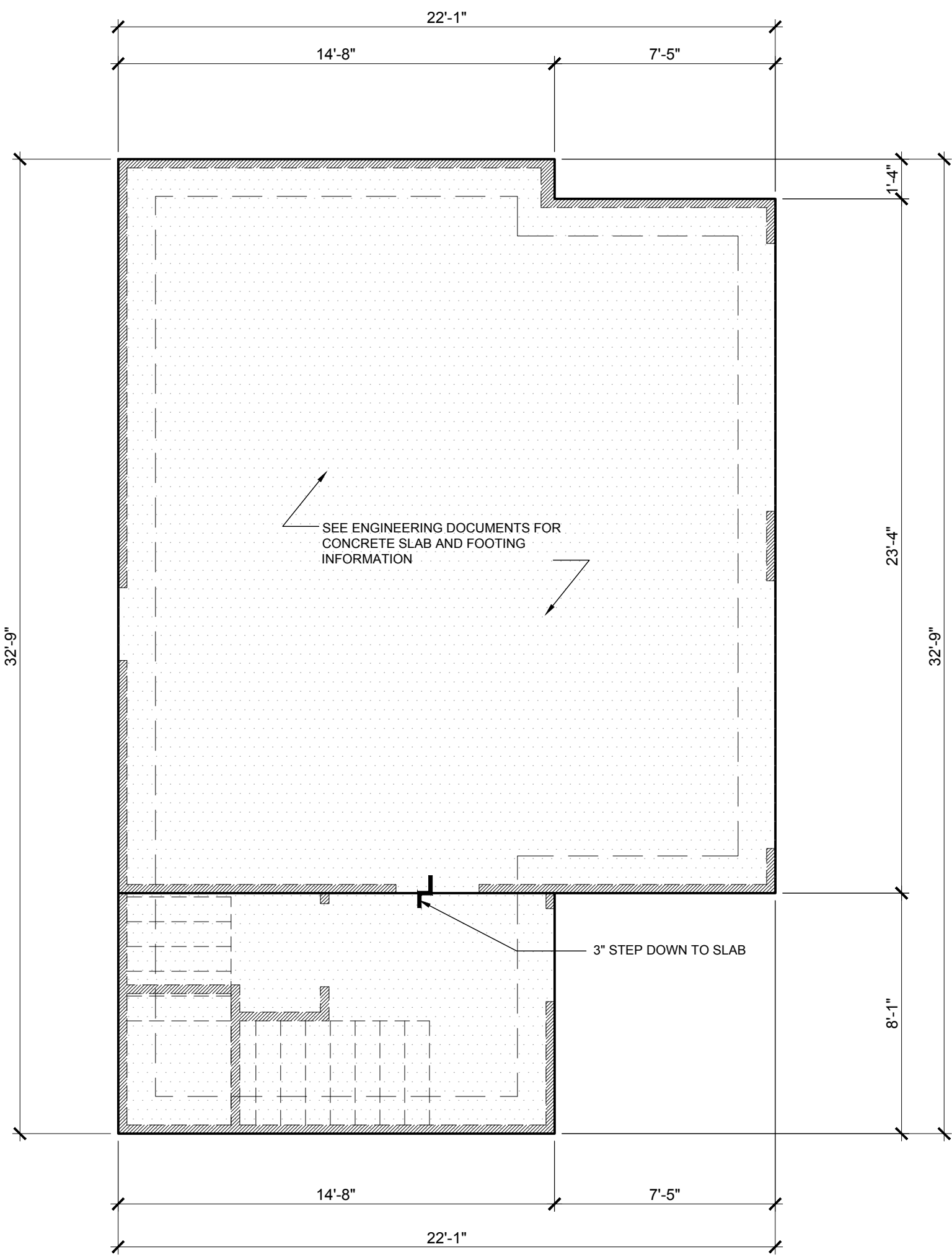
SHEET:

G1.1

2
A1.0

GARAGE FOUNDATION DIMENSION PLAN

1/4" = 1'-0"



1
A-1

FOUNDATION DIMENSION PLAN

1/4" = 1'-0"

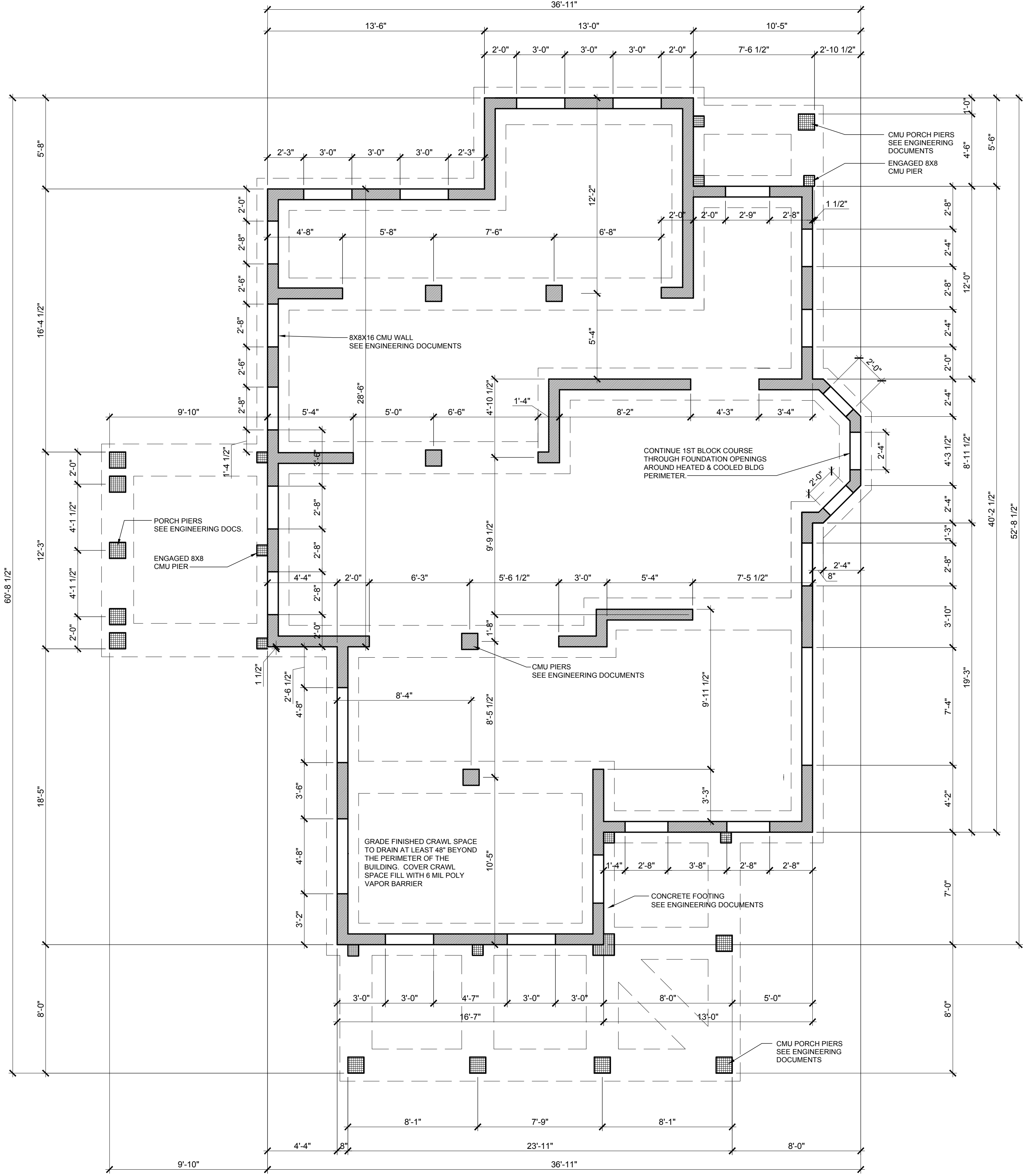


LEGEND

- INDICATES PRIMARY CMU PIER OR FOUNDATION WALL. SIZE AS NOTED ON PLAN ABOVE.
- INDICATES CMU WALLS & PIERS. DROPPED 4" BELOW PRIMARY CMU

NOTE:
INSTALL 4" THICK CONCRETE LANDING AT THE BASE OF ALL EXTERIOR STEPS. SLOPE 1/4" PER FOOT TO DRAIN

DO NOT CONSTRUCT FOUNDATION AS SHOWN.
Soil conditions and Flood Elevations vary significantly and foundation work must be suitable to the site specific requirements. The actual foundation requirements should be designed by others, and, if required by the Building Official, a scientific soil investigation may be required in order to determine the most suitable foundation system.



DATE :

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PHONE (843) 379-5630 FAX (843) 379-5631

REVISIONS :

October 17, 2018	Material notes on elevations
November 07, 2018	Crawl space openings. On plan & elev. revisions.
March 12, 2019	Outbuilding & Porch Rev

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PROJECT :

HARRISON RESIDENCE
LOTS 9.11 & 12 SOMERUELOS STREET
OLD TOWN, FERNANDINA BEACH, FL

SHEET :

A1.0

FINISH NOTES

1. Wallboard board shall be mold, mildew & moisture resistant, screw-attached 1/2" fire resistant gypsum board conforming to ASTM C36-64.

1. Ceiling board shall be mold, mildew & moisture resistant, screw-attached 5/8" fire resistant gypsum board conforming to ASTM C36-64.

2. Wallboard @ damp areas shall be equal to screw-attached 1/2" moisture resistant gypsum board @ all areas exposed to high humidity levels such as bathrooms.

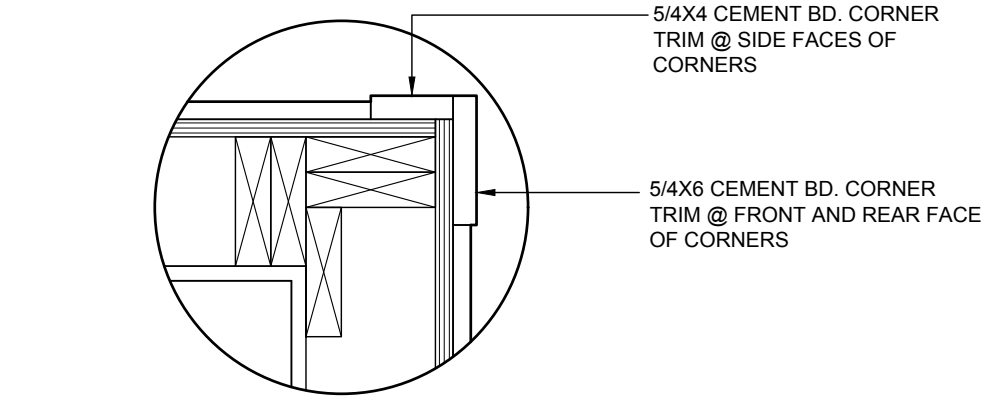
3. Sheetrock accessories shall be equal to USG. All exposed corners and gypsum board edges shall have appropriate metal accessories. Sheetrock joint treatment materials shall conform to ASTM C476-64. Tape all joints and apply 3 coats of joint compound. Sand between coats and after the final finish coat.

4. All joints should be sound, clean, dry and free of contaminants. Caulking or sealant should be applied in accordance with spec data sheets and manufacturer's specific recommendations. Caulking and sealant shall me installed so that finish surface is smooth, even and regular.

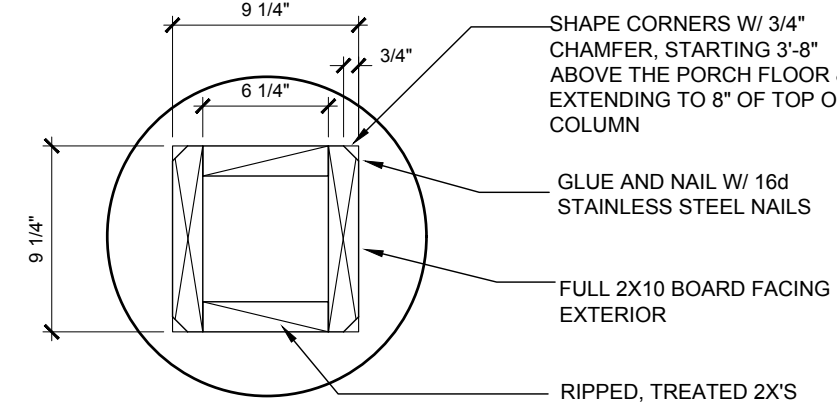
5. Sealant shall be installed at exterior or damp interior joints between dissimilar materials as required. Prime all substrates with primer as recommended by manufacturer of sealant. Apply sealant from the bottom up.

BATH ACCESSORIES NOTES

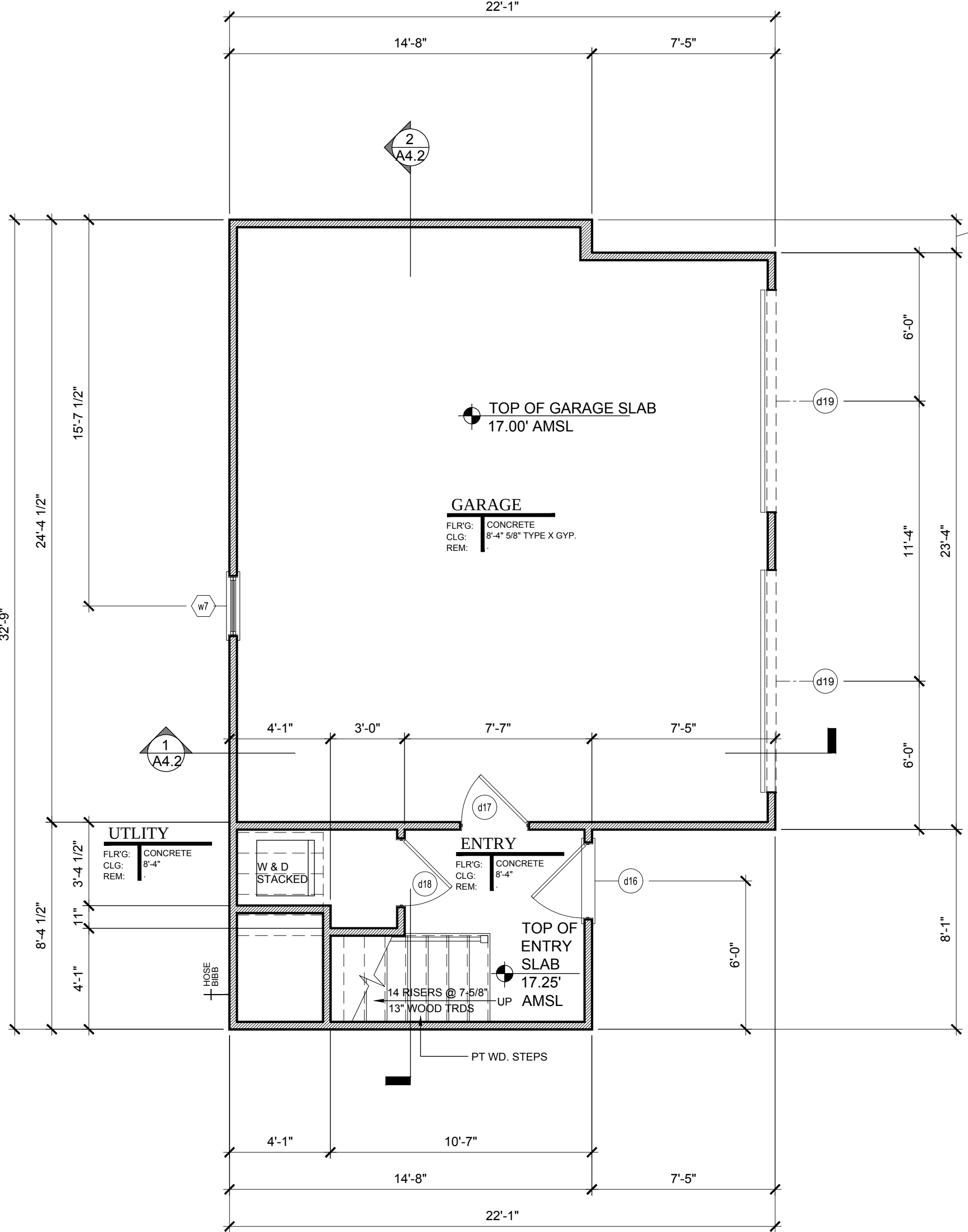
Bath accessories are generally not shown anywhere on the plans, builder to allow blocking for bath accessories. Supply and install toilet paper holder 24" OC AFF and minimum 36" OC from wall behind toilet. Install 18" or 24" towel bars as possible in bathrooms.



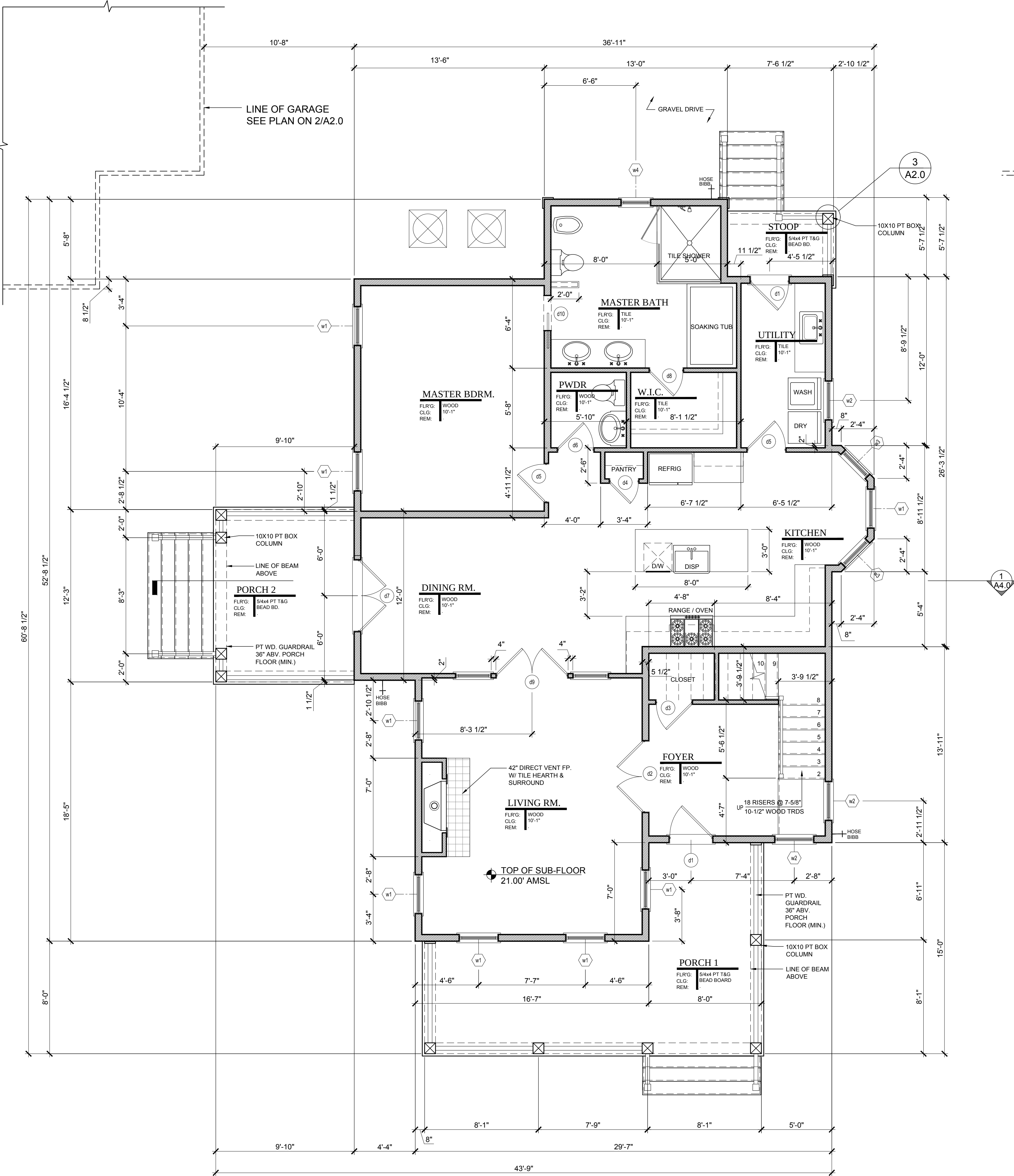
4 EXT. CORNER TRIM DETAIL
1/4" = 1'-0"



3 PORCH COLUMN DETAIL
1/4" = 1'-0"



1 O.B. FIRST FLOOR PLAN
1/4" = 1'-0"



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



DATE :

MAR. 12, 2019



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REVISIONS :

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November 07, 2018	Crawl space openings, OB plan & elev. revisions.
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PROJECT :

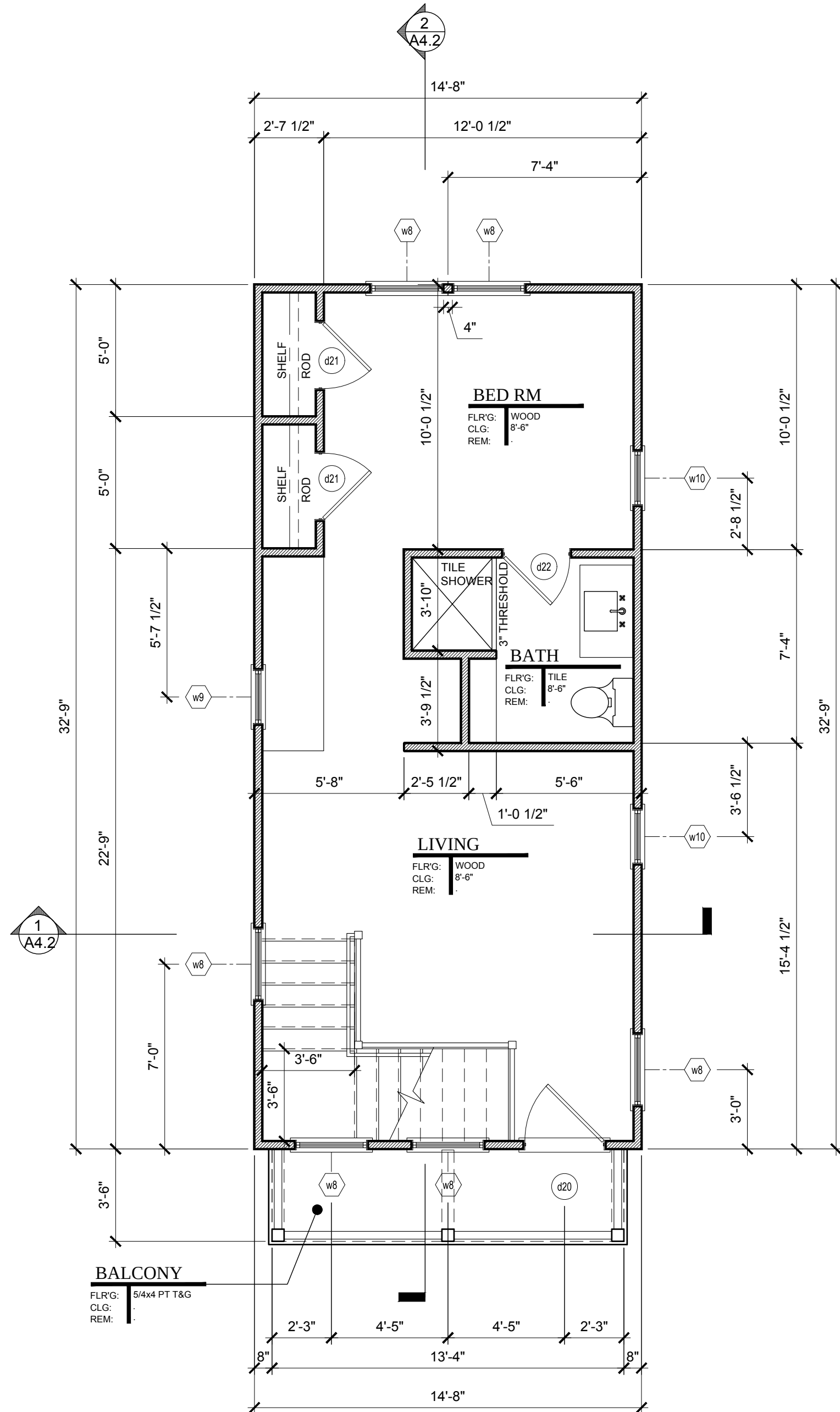
HARRISON RESIDENCE
LOTS 9.11 & 12 SOMERUELOS STREET
OLD TOWN, FERNANDINA BEACH, FL

SHEET :

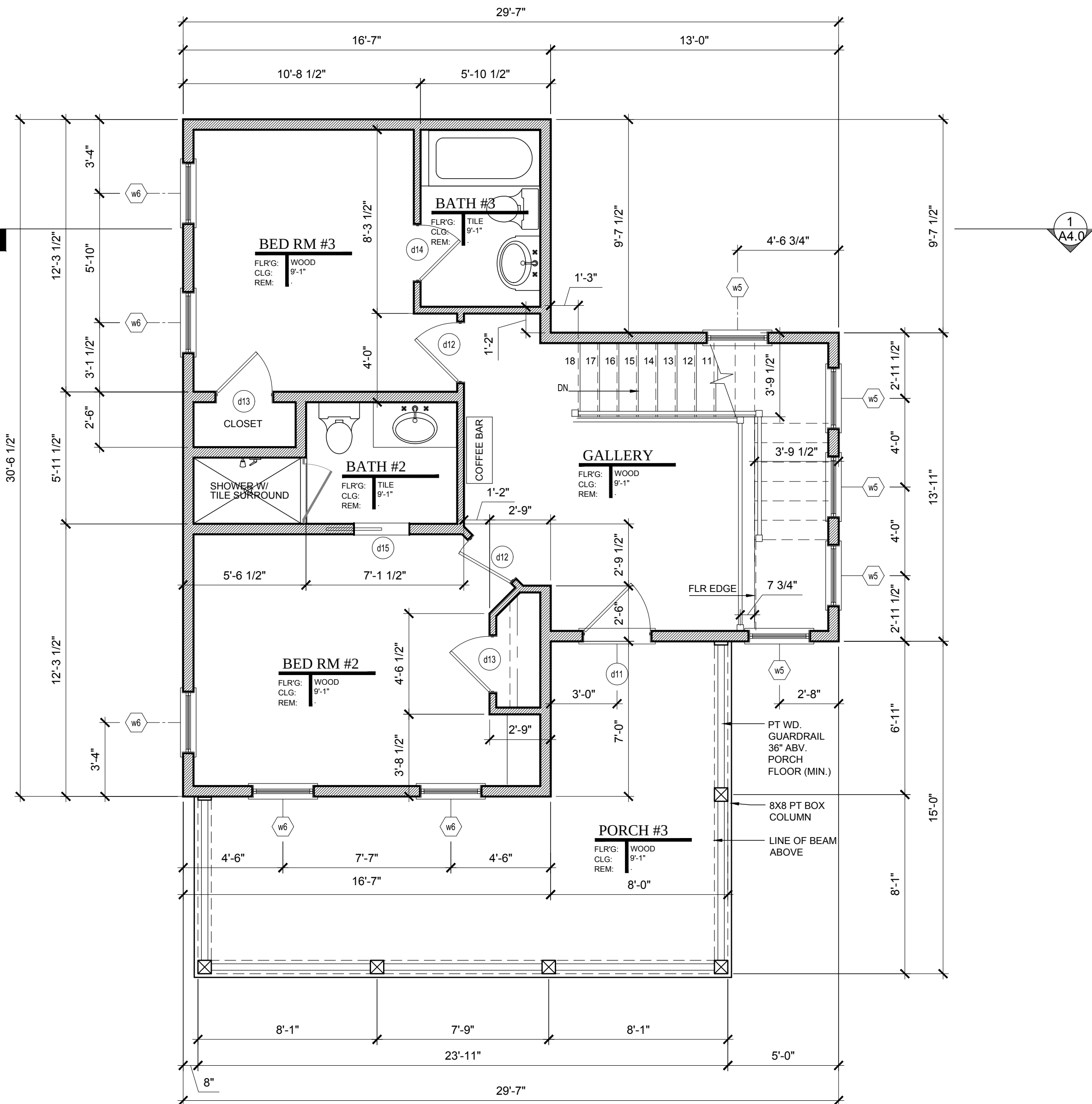
A2.0

WINDOW SCHEDULE								
Unit ID	Manufacturer Number	Quantity	Frame Width	Frame Height	Type	Header Height	Manufacturer	Remarks
FIRST FLOOR								
w1	ITDH3476 E	8	2'-9 1/2"	6'-3 3/4"	Dbl Hung	8'-6"	Marvin Integrity	
w2	ITDH3464	3	2'-9 1/2"	5'-3 3/4"	Dbl Hung	8'-6"	Marvin Integrity	
w3	ITDH3076	2	2'-5 1/2"	6'-3 3/4"	Dbl Hung	8'-6"	Marvin Integrity	
w4	ITDH2664	1	2'-1 1/2"	5'-3 3/4"	Dbl Hung	8'-6"	Marvin Integrity	
SECOND FLOOR								
w5	ITDH3468 E	5	2'-9 1/2"	5'-7 3/4"	Dbl Hung	8'-1"	Marvin Integrity	
w6	ITDH3468 E	5	2'-9 1/2"	5'-7 3/4"	Dbl Hung	7'-0"	Marvin Integrity	
OUTBUILDING FIRST FLOOR								
w7	ITDH3060	2	2'-5 1/2"	4'-11 3/4"	Dbl Hung	7'-4"	Marvin Integrity	
OUTBUILDING SECOND FLOOR								
w8	ITDH3468 E	6	2'-9 1/2"	5'-7 3/4"	Dbl Hung	7'-2 1/2"	Marvin Integrity	
w9	ITDH2648	1	2'-1 1/2"	3'-11 3/4"	Dbl Hung	7'-2 1/2"	Marvin Integrity	
w10	ITDH3464	2	2'-9 1/2"	5'-3 3/4"	Dbl Hung	7'-2 1/2"	Marvin Integrity	
Note: All windows to have: 2 1/4" deep historical sill 2 over 2 Simulated Divided Light pattern w/ 7/8 muntins & 3/4" shadow bar. ALL UNIT SIZES ARE BASED ON MARVIN INTEGRITY WOOD ULTREX SERIES. CONSULT WINDOW MFG. FOR ROUGH OPENINGS. ACTUAL MANUFACTURER TO BE DETERMINED BY THE OWNER. SUBSTITUTE LIKE SIZES IF ALTERNATE MANUFACTURER IS SELECTED ALL UNITS SHALL HAVE "THICKENED SILL EXTENSION" ADDED BY MFG.								
Note: Consult Manufacturer for Rough Opening sizes See elevations for shutter allocations								

DOOR SCHEDULE													
DR ID	Width	Height	Quantity	Material	Panels	Glazing	# of leaves	Operation	Transom Height	Transom Glass	Header Ht.	Hardware	Remarks
FIRST FLOOR													
d1	3'-0"	6'-8"	2	Mahogany	2 Raised	3/4 4 lite	1	Swing	17-1/2"	2 lite	8'-6"	Entry	3" mull Direct Set Transom
d2	5'-0"	6'-8"	1	Solid Core	1 Raised	3/4 4 lite	2	French	17-1/2"	4 lite	8'-6"	Passage	3" mull Direct Set Transom
d3	2'-6"	6'-8"	1	Solid Core	4 Flat	-	1	Swing	-	-	6'-10 1/2"	Closet	
d4	2'-0"	6'-8"	1	Solid Core	4 Flat	-	1	Swing	-	-	6'-10 1/2"	Closet	
d5	2'-8"	6'-8"	2	Solid Core	4 Flat	-	1	Swing	17-1/2"	1 lite	8'-6"	Passage	
d6	2'-6"	6'-8"	1	Solid Core	4 Flat	-	1	Swing	17-1/2"	1 lite	8'-6"	Passage	
d7	5'-0"	6'-8"	1	Mahogany	1 Raised	3/4 4 lite	2	French	17-1/2"	1 lite	8'-6"	Entry	3" mull Direct Set Transom
d8	2'-4"	6'-8"	1	Solid Core	4 Flat	-	1	Swing	-	-	6'-10 1/2"	Closet	
d9	5'-0"	6'-8"	1	Solid Core	1 Raised	3/4 3 lite	2	French	17-1/2"	1 lite	8'-6"	Passage	(2) Matching side lite panels
d10	2'-6"	6'-8"	1	Solid Core	4 Flat	-	1	Pocket	-	-	6'-10 1/2"	Passage	2X6 Wall
SECOND FLOOR													
d11	3'-0"	6'-8"	1	Mahogany	2 Raised	3/4 4 lite	1	Swing	-	-	6'-10 1/2"	Entry	
d12	2'-8"	6'-8"	2	Solid Core	4 Flat	-	1	Swing	-	-	6'-10 1/2"	Passage	
d13	2'-6"	6'-8"	2	Solid Core	4 Flat	-	1	Swing	-	-	6'-10 1/2"	Closet	
d14	2'-6"	6'-8"	1	Solid Core	4 Flat	-	1	Swing	-	-	6'-10 1/2"	Passage	
d15	2'-6"	6'-8"	1	Solid Core	4 Flat	-	1	Pocket	-	-	6'-10 1/2"	Passage	2X6 Wall
OUTBUILDING FIRST FLOOR													
d16	3'-0"	7'-0"	1	Mahogany	1 Flat	1/2 2 lite	1	Swing	-	-	7'-2 1/2"	Entry	
d17	2'-8"	6'-8"	1	Solid Core	4 Flat	-	1	Swing	-	-	6'-10 1/2"	Entry	
d18	2'-8"	6'-8"	1	Solid Core	4 Flat	-	1	Swing	-	-	6'-10 1/2"	Passage	
d19	9'-0"	7'-0"	2	Carriage style	-	-	-	Overhead	-	-	7'-1"	Garage Door	As shown w/ remote operator
OUTBUILDING SECOND FLOOR													
d20	3'-0"	7'-0"	1	Mahogany	1 Flat	1/2 2 lite	1	Swing	-	-	7'-2 1/2"	Entry	
d21	2'-6"	6'-8"	2	Solid Core	4 Flat	-	1	Swing	-	-	6'-10 1/2"	Closet	
d22	2'-6"	6'-8"	1	Solid Core	4 Flat	-	1	Swing	-	-	6'-10 1/2"	Passage	



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



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

DATE :

MAR. 12, 2019

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RESIDENTIAL DESIGNERS

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REVISIONS :

October 17, 2018					
Material notes on elevations					
November 07, 2018					
Crawl space openings, OB					
plan & elev. revisions.					
March 12, 2019					
Outbuilding & Porch Rev.					

PROJECT :

HARRISON RESIDENCE

LOTS 9.11 & 12 SOMERUELOS STREET

OLD TOWN, FERNANDINA BEACH, FL

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

SHEET :

A2.1

ROOF NOTES

Metal roof to be installed as per manufacturer's specifications.
Installation subcontractor shall be responsible for all roofing work.

Paint all roof mounted accessories to match roof color selected by owner or builder.

Roof vent terminals shall be 12' away from and 2' above any air intake, door or window, 18" away from any vertical wall extending above roof vent, and not below any roof eave, or as required by local codes.

GUTTERS & DOWNSPOUTS

1. Gutters and downspouts are not shown for clarity. Owner or builder may elect to use rain diverters over doors and walkways in lieu of gutters. If gutters and downspouts are used, locate to allow drainage to flow away from house, adjacent structures and property line.

2. Gutters and downspouts, if used, shall be factory pre-primed .032 aluminum ready for finish painting. The back leg of all gutters shall extend 1" minimum above front rim. Gutters shall be hung with matching metal strips, which are attached under metal roofing. Penetrations of back of gutter or of eave flashing shall not be permitted. Downspouts shall be attached to wall with matching metal strips, which are attached to wall behind downspouts. Hold downspouts tight against walls.

3. Do not locate downspouts on front face of house. The designer suggests the use of traditional half round gutters and round downspouts should the owner or builder elect to install gutters and downspouts.

FLASHING & DAMPROOFING NOTES

1. Install all exposed flashing with concealed cleats. Do not use surface fasteners of any type.

2. Base flashing shall be 2 ounce copper-fabric flashing equal to AFCO. Base flashing shall run up 6" minimum behind sheathing when installed at wood floor system.

3. Window and door head flashing shall be 2 ounce copper-fabric flashing, equal to AFCO either 16 ounce copper or .019 factory pre-primed aluminum break metal, or rubberized roll flashing at owner or builder's option.

4. Eave and rake flashing shall either be 16 ounce copper or .019 factory pre-primed aluminum break material at owner or builder's option. All roof edge flashing shall extend 6" minimum behind roofing felt or other roofing material. Verify that flashing runs not only under roofing material, but also under sub-roofing material such as roofing felt. Eave flashing at gutters shall extend to cover back leg of gutter, but shall terminate above rim of gutter.

5. Valley flashing shall be either 16 ounce copper or .019 factory pre-primed aluminum break metal at owner or builder's option 12" wide minimum centered in valleys. Lap joints 12" minimum.

6. Crawl space vapor barrier shall be 6 mil polyethylene. Overlap joints a minimum of 6" and tape with duct tape. Tape vapor barrier to all foundation walls and piers.

7. Provide flashing as per details or as per SMACNA where roof pitch changes or where roofing intersects with vertical surfaces.

VENTILATION NOTES

1. All attics, crawlspaces and other concealed areas shall be ventilated as per local building codes.

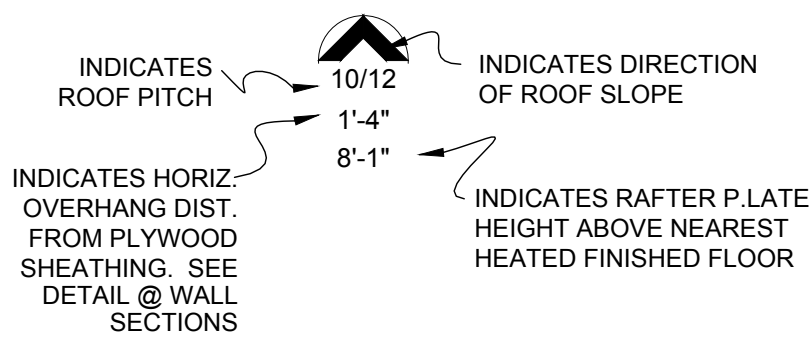
2. Soffit vent shall be equal to one 2" diameter aluminum soffit vent per rafter void.

3. Crawl space ventilation shall be as indicated in the Wall Sections with insect screen installed on the inside.

4. Provide insulation baffles at ventilated eaves as required to assure minimum 1" clear air space at bottom of roof deck.

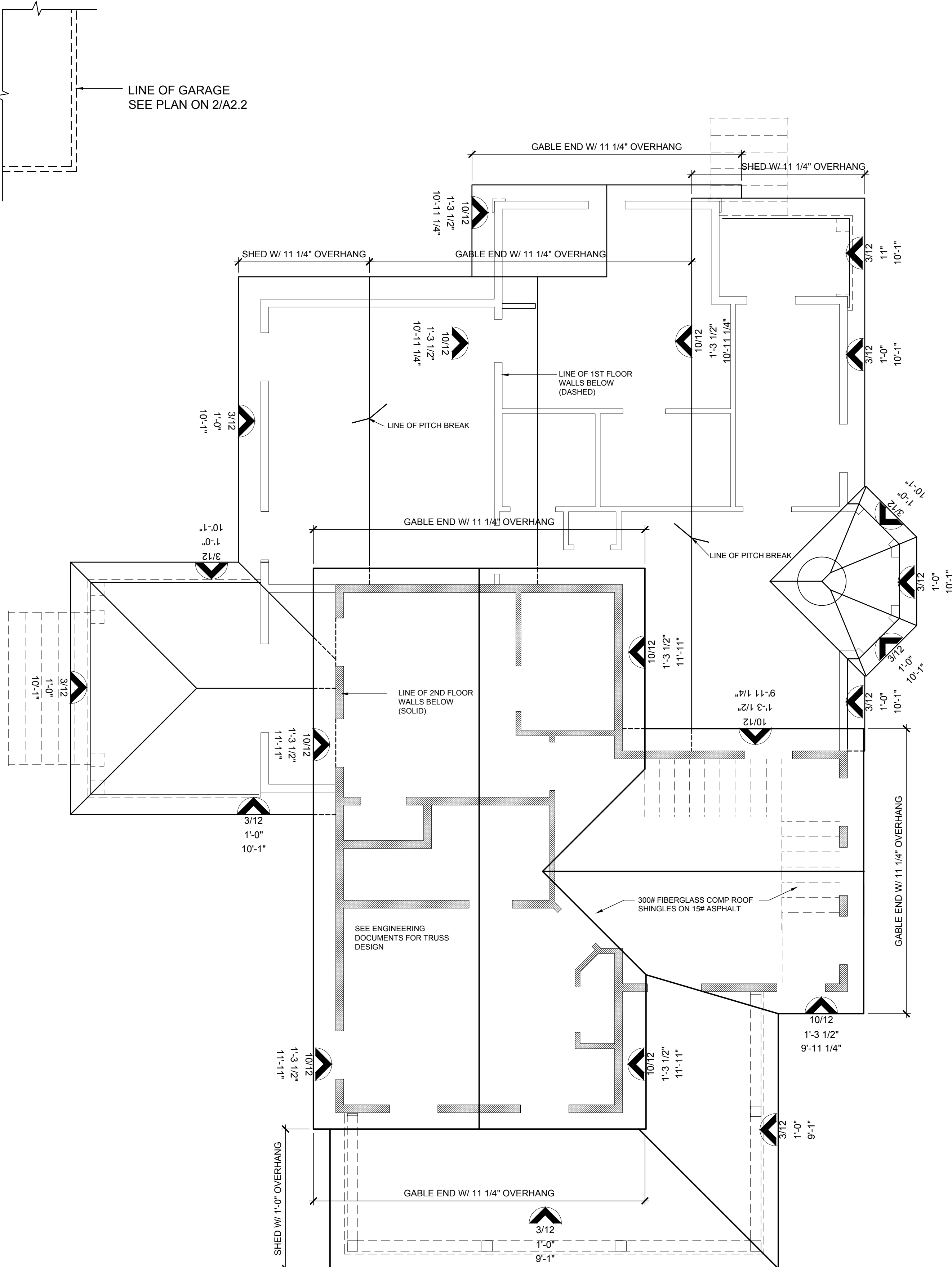
ADDITIONAL ROOF NOTES

- 1) TYPICAL ROOF PITCH: 2/12 & 10/12
- 2) TYPICAL OVERHANG: VARIES
- 3) PLATE HEIGHTS INDICATED ARE MEASURED FROM NEAREST FINISHED FLOOR.
- 4) ORIENT ALL MECHANICAL ROOF PENETRATIONS AWAY FROM STREET SIDE OF HOUSE WHERE PRACTICAL.
- 5) INSTALL FLASHING AND CRICKETS AT ALL ROOF PENETRATIONS AND ELEMENT PROJECTIONS.
- 6) ALONG 2" DIA. ALUM. SOFFIT VENTING INSTALL EITHER THERMOSTATICALLY CONTROLLED ATTIC VENTS OR CONT. RIDGE VENTS. VENTING IS NOT REQUIRED ATTIC IS SEALED AND INSULATED
- 7) INSTALL CERTAINTED "WINTERGUARD" OR EQUAL UNDERLAYMENT BELOW ROOFING ON ALL ROOFS W/ SLOPES BETWEEN 2/12 AND 4/12
- 8) INSTALL METAL OR ALUM. DRIP EDGES ON ALL TYPICAL EAVES.
- 9) BELOW IS THE DESCRIPTION OF THE ROOF INDICATORS ON EACH PLANE OF THE ROOF PLAN.
- 10) INSTALL "KICK OUT" FLASHING AT THE LOWER TERMINATION OF ALL ROOF / WALL INTERSECTIONS



SYMBOL INDICATES THERMOSTATICALLY CONTROLLED ATTIC VENT

O.B ROOF PLAN



ROOF PLAN



INSULATION NOTE:
INSTALL BASF CLOSED CELL SPRAY FOAM INSULATION WITH THE FOLLOWING MINIMUMS: FIRE SPREAD INDEX = 25, SMOKE DEVELOP INDEX = 350; MEET NFPA 286.

R-VALUE MINIMUMS:
ROOF/RAFTERS R-30
EXTERIOR WALLS R-19
FOUNDATION/ CRAWL SPACE R-19

INSULATION SHALL COMPLY WITH R316.6, AND R806.5

ROOF VENTING NOTE:
THE DETAILS INCLUDED IN THIS SET ILLUSTRATE INSULATION EXTENDING UP RAFTERS TO ENCLOSE THE ENTIRE BUILDING SHELL & NON-VENTED ATTIC. IF THE ATTIC AREA IS NOT INSULATED, SOFFIT AND ATTIC VENTING WILL BE REQUIRED.

DATE :

PROJECT :

SHEET :

MAR. 12, 2019

HARRISON RESIDENCE
LOTS 9, 11 & 12 SOMERUELOS STREET
OLD TOWN, FERNANDINA BEACH, FL

A2.2

MDG
MOSEY DESIGN GROUP
Residential Design
Urban Planning

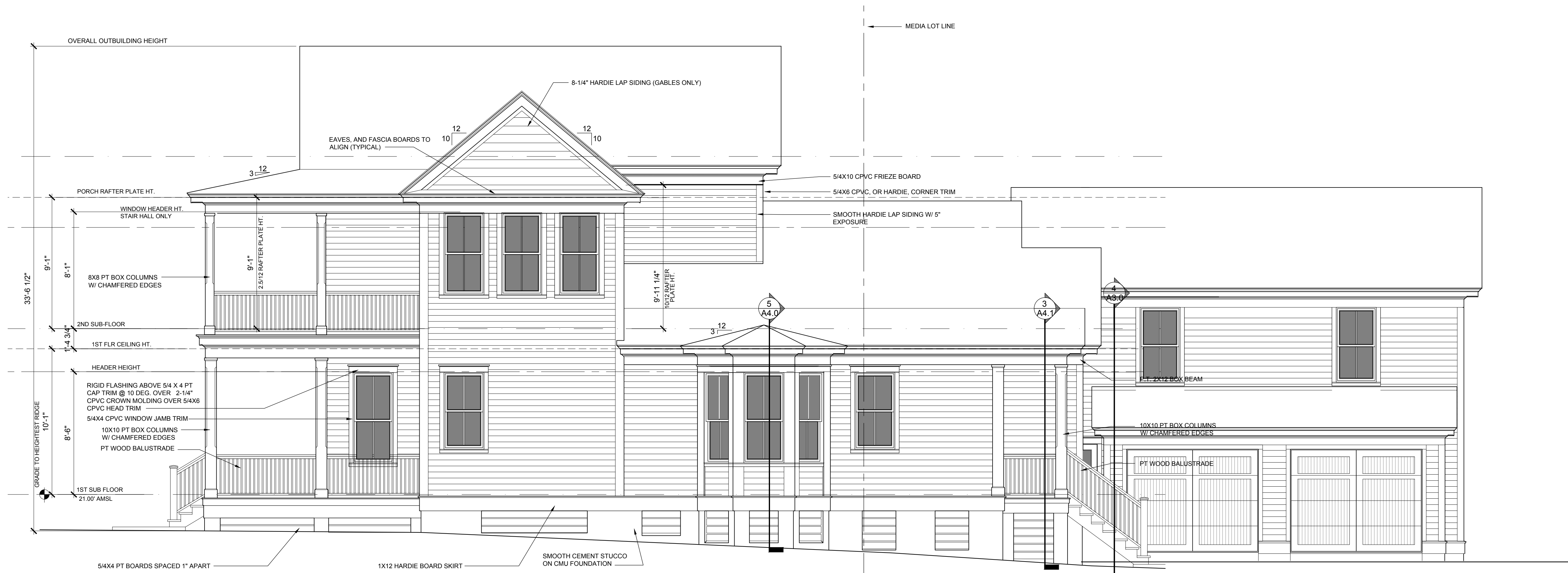
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REVISIONS :

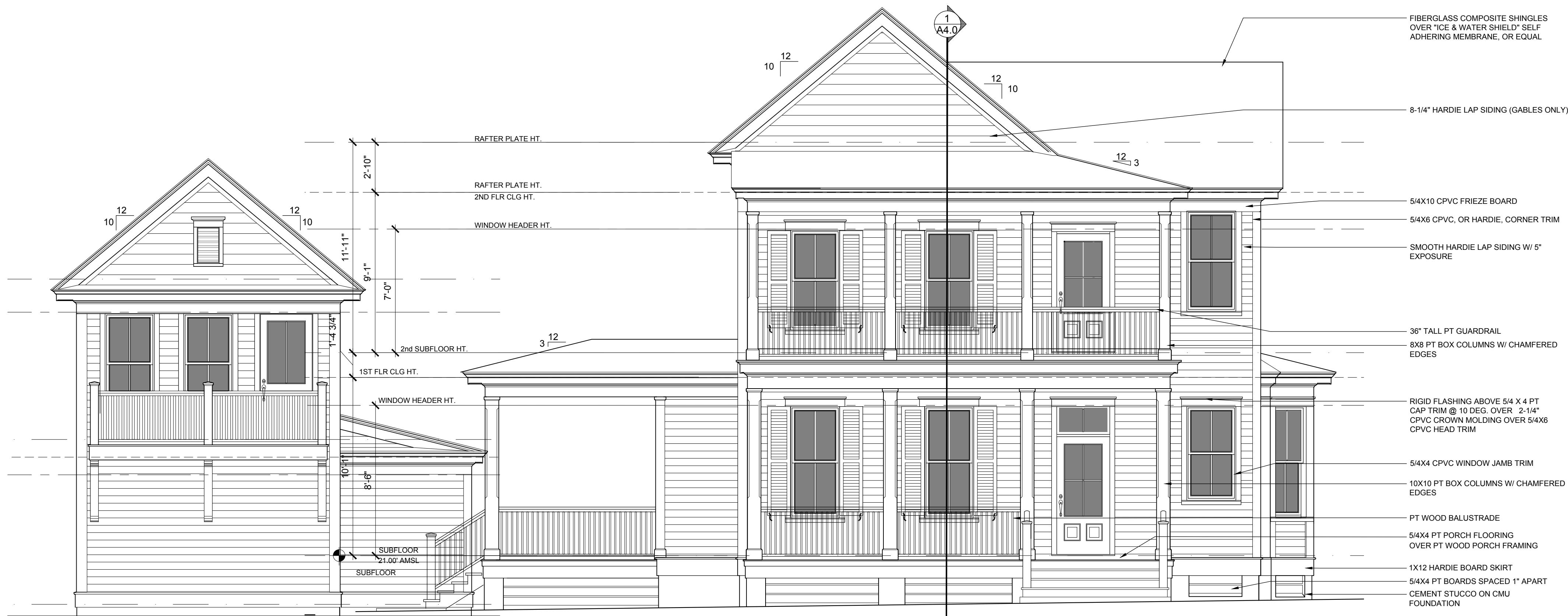
October 17, 2018	Material notes on elevations
November 07, 2018	Crawl space openings, OB plan & elev. revisions.
March 12, 2019	Outbuilding & Porch Rev.

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1
A3.0
RIGHT ELEVATION
1/4" = 1'-0"
0 1 2 4 8



4
A3.0
SIDEWALK ELEVATION
1/4" = 1'-0"
0 1 2 4 8

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

DATE:	MAR. 12, 2019
	 MOSEY DESIGN GROUP, INC. Residential Design Urban Planning
PROJECT:	HARRISON RESIDENCE LOTS 9.11 & 12 SOMERUELOS STREET OLD TOWN, FERNANDINA BEACH, FL
	Building codes can vary for different geographical locations and these plans may not comply with the codes governing the purchaser's building site. Therefore, it is the purchaser's responsibility to consult with the proper construction authority to determine if these plans meet the applicable building codes. If necessary, make any changes or verifications required. All changes shall be the responsibility of the purchaser and the purchaser's construction advisors.
SHEET:	A3.0

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

DATE:

MAR. 12, 2019



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REVISIONS:

October 17, 2018			
Material notes on elevations			
November 07, 2018			
Crawl space openings, OB			
plan & elev. revisions			
March 12, 2019			
Outbuilding & Porch Rev.			

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PROJECT:

HARRISON RESIDENCE
LOTS 9,11 & 12 SOMERUELOS STREET
OLD TOWN, FERNANDINA BEACH, FL

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SHEET:

A3.1



1 REAR SECTION/ ELEVATION
A3.1 1/4" = 1'-0"



3
A3.1 LEFT ELEVATION
1/4" = 1'-0"

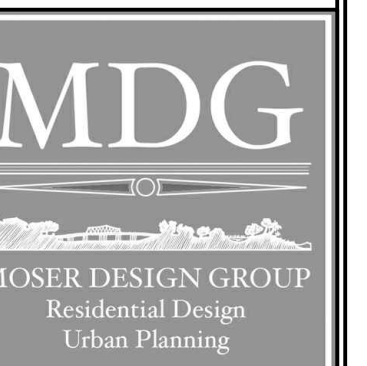
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EXTERIOR NOTES:

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- 5) INSTALL ALL STRAPS & METAL CONNECTORS IN ACCORDANCE WITH MANUFACTURERS WRITTEN RECOMMENDATIONS.

DATE:

MAR. 12, 2019



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October 17, 2018		
Material notes on elevations		
November 07, 2018		
Awl space openings, OB		
in & elev. revisions		
March 12, 2019		
Building & Porch Rev.		

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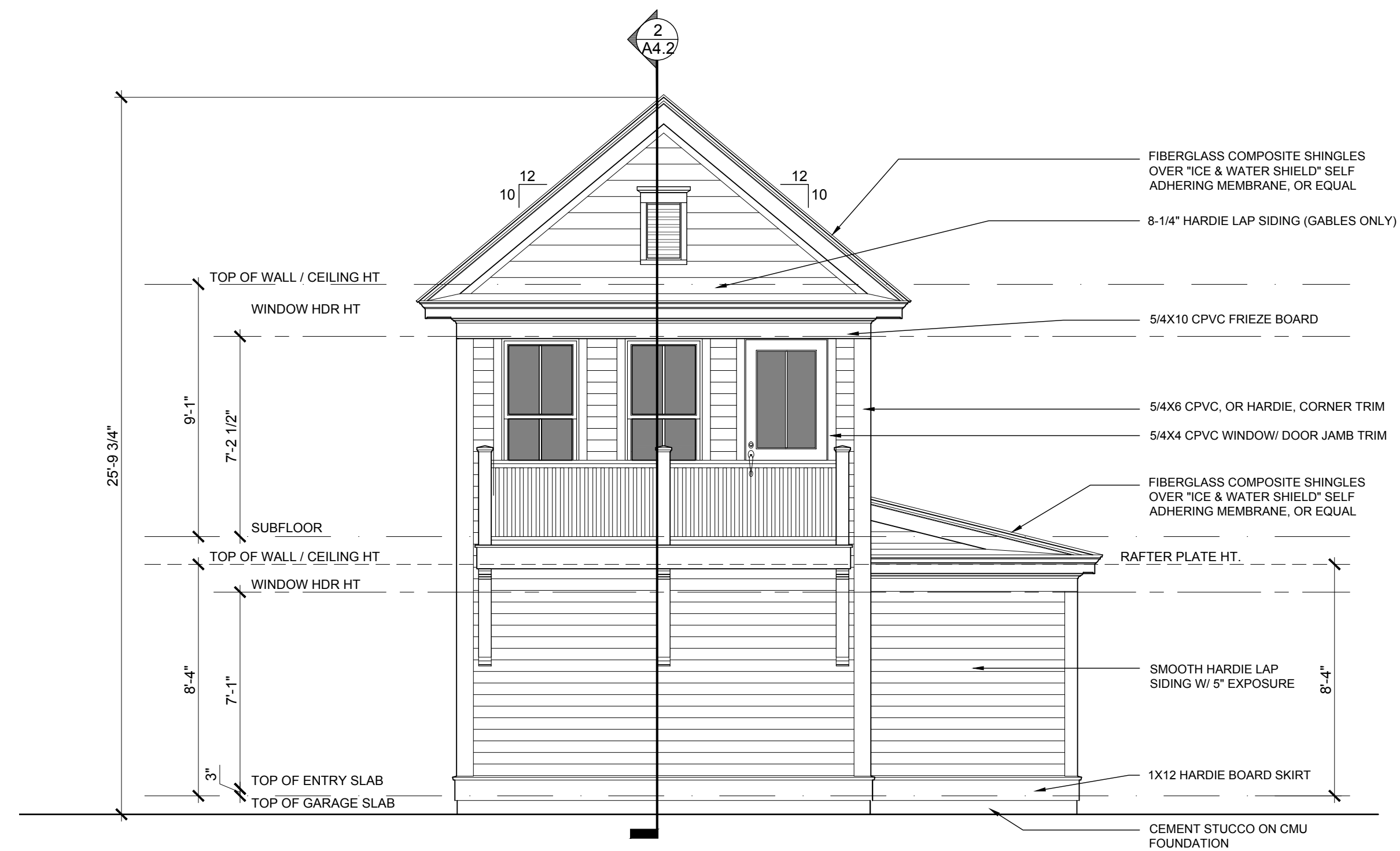
PROJECT:

LOTS 9,11 & 12 SOMERUELOS STREET
OLD TOWN, FERNANDINA BEACH, FL

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SHEET:

A3.2



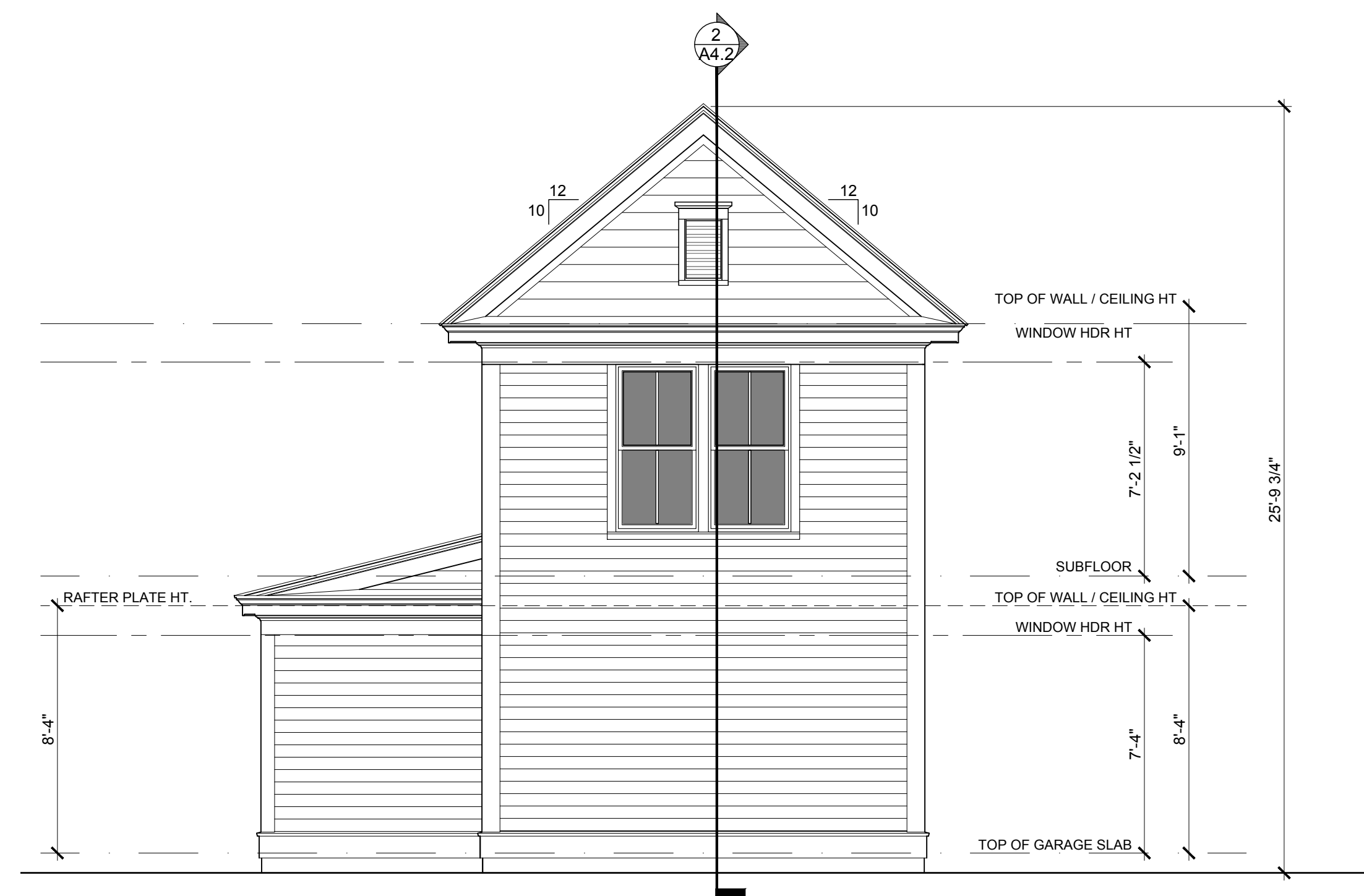
1
A3.2

STREET ELEVATION

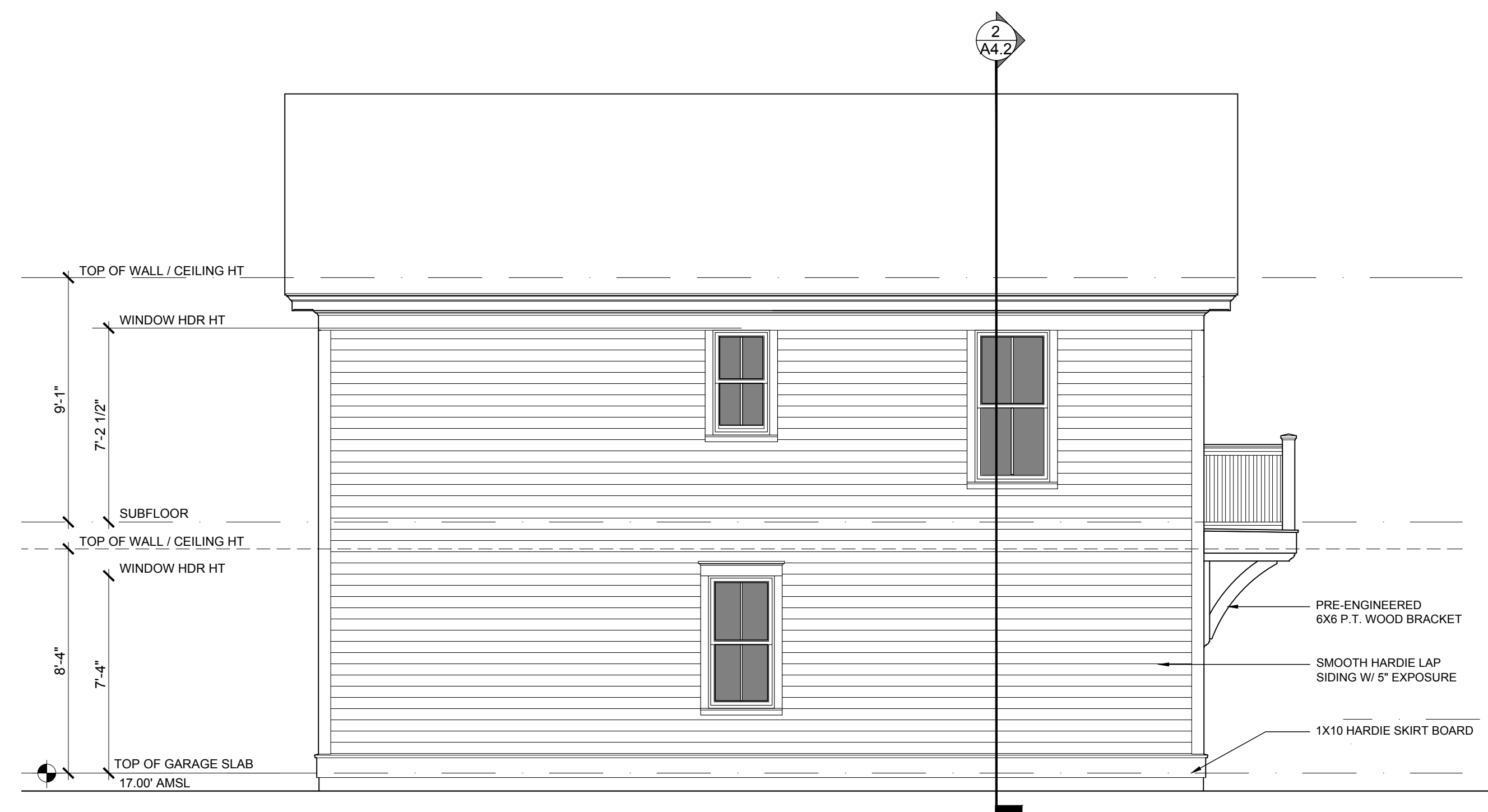
1/4" = 1'-0"



RIGHT SIDE ELEVATION



3 REAR ELEVATION



4 LEFT SIDE ELEVATION
A3.2 1/4" = 1'-0"



Diagram illustrating the application of roll flashing to a window unit:

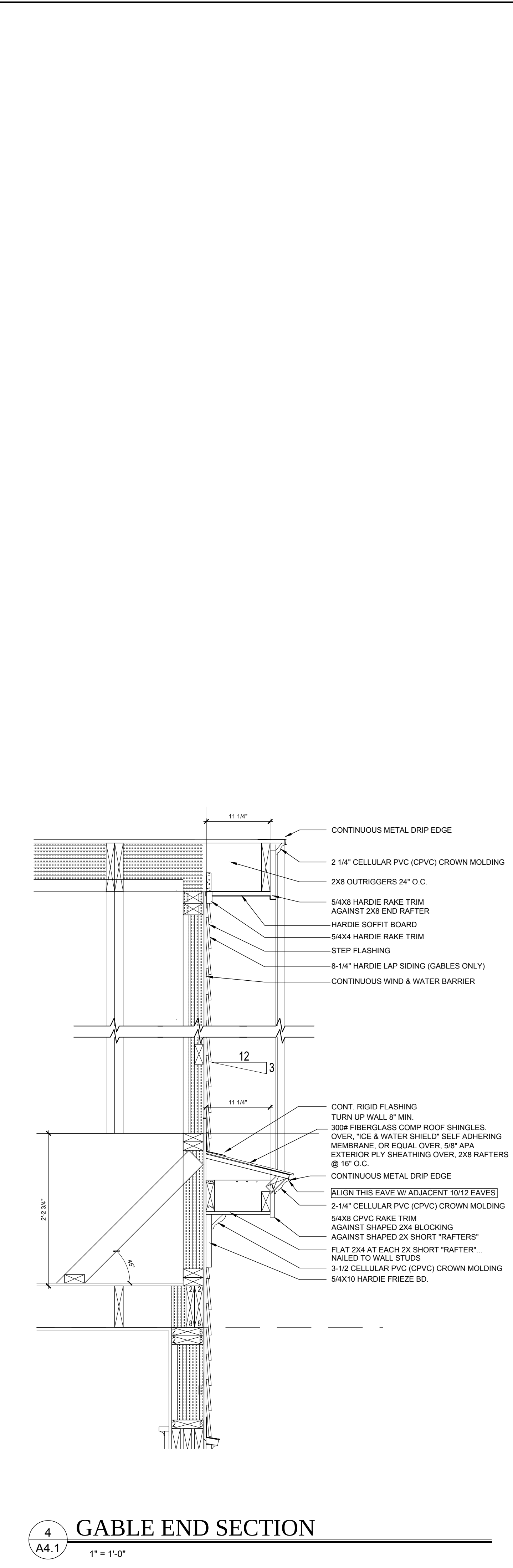
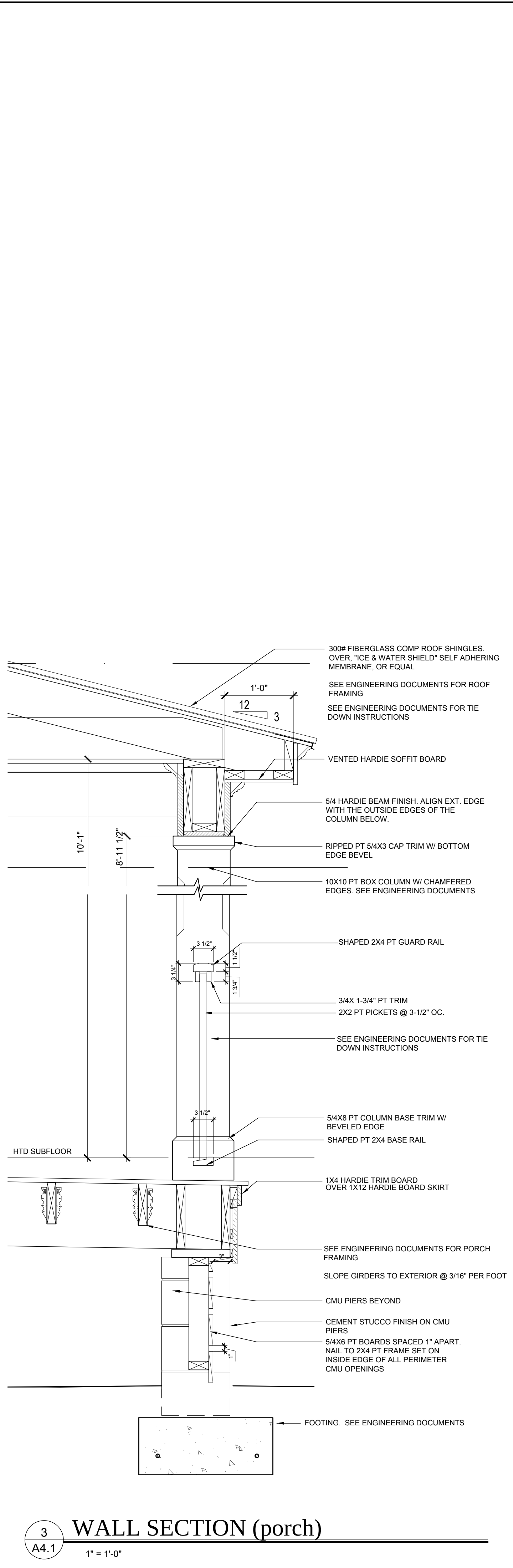
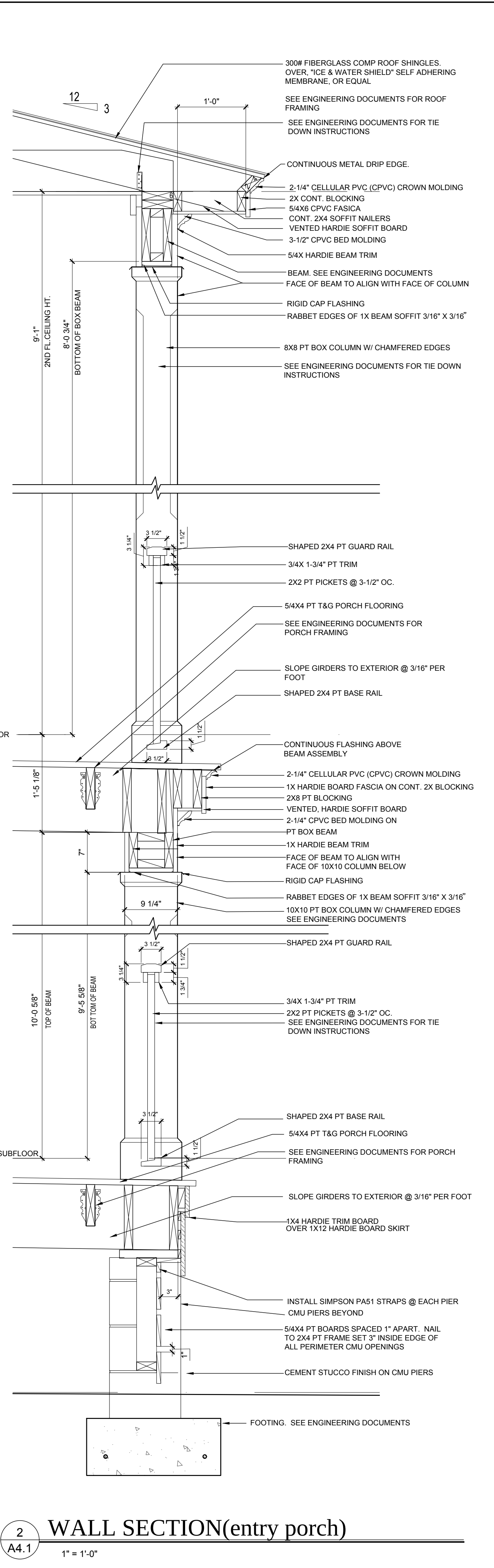
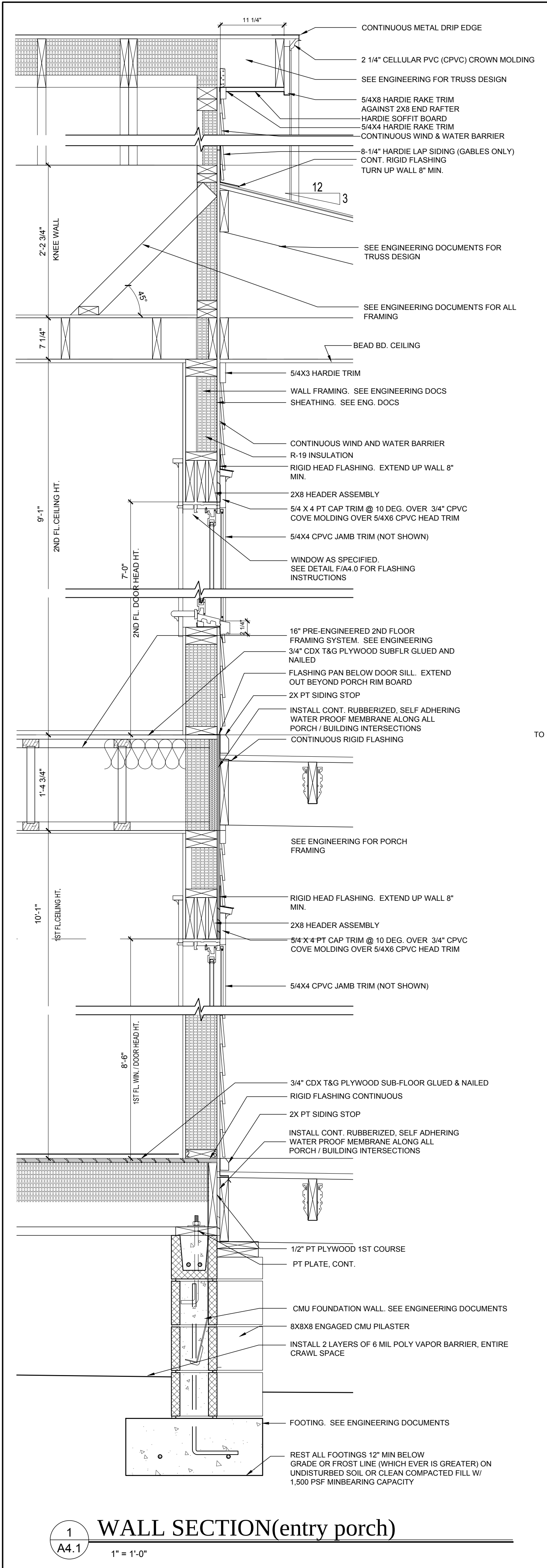
- WINDOW FLANGE SHOWN DASHED
- SELF-ADHESIVE FLEXIBLE ALUMINIZED ROLL FLASHING
- WINDOW UNIT NO SIZE NO TYPE
- LAY ROLL FLASHING IN PATTERN SHOWN STARTING AT THE BOTTOM, THEN SIDES AND TOP LAST
- FINAL (LOWEST) SECTION OF ROLL FLASHING STUCK ALONG TOP EDGE AND THEN WOVEN BETWEEN FIRST TWO COURSES OF SIDING TO DRAIN TO LEFT

TYP. WINDOW & DOOR FLASHING

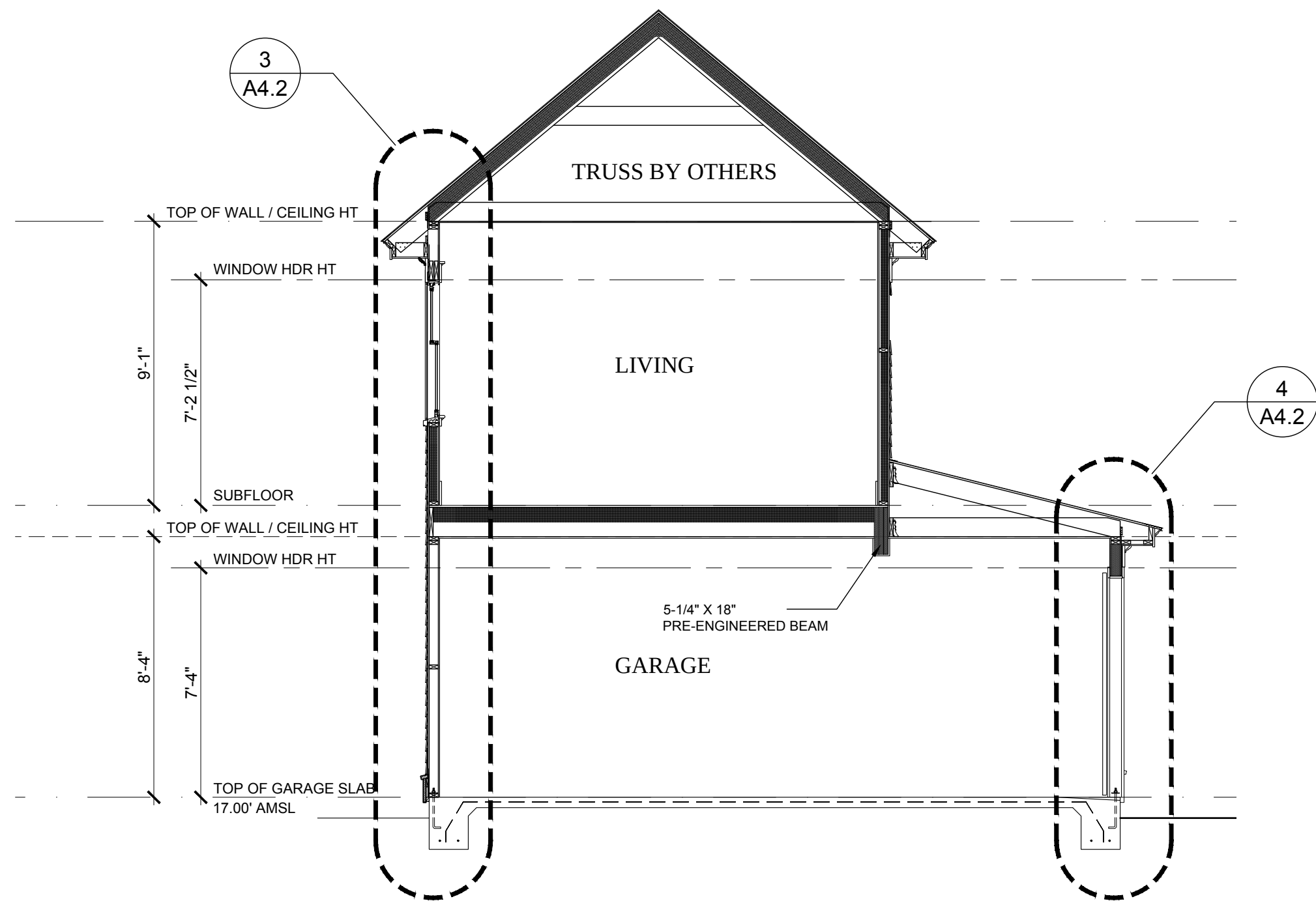


A4.0

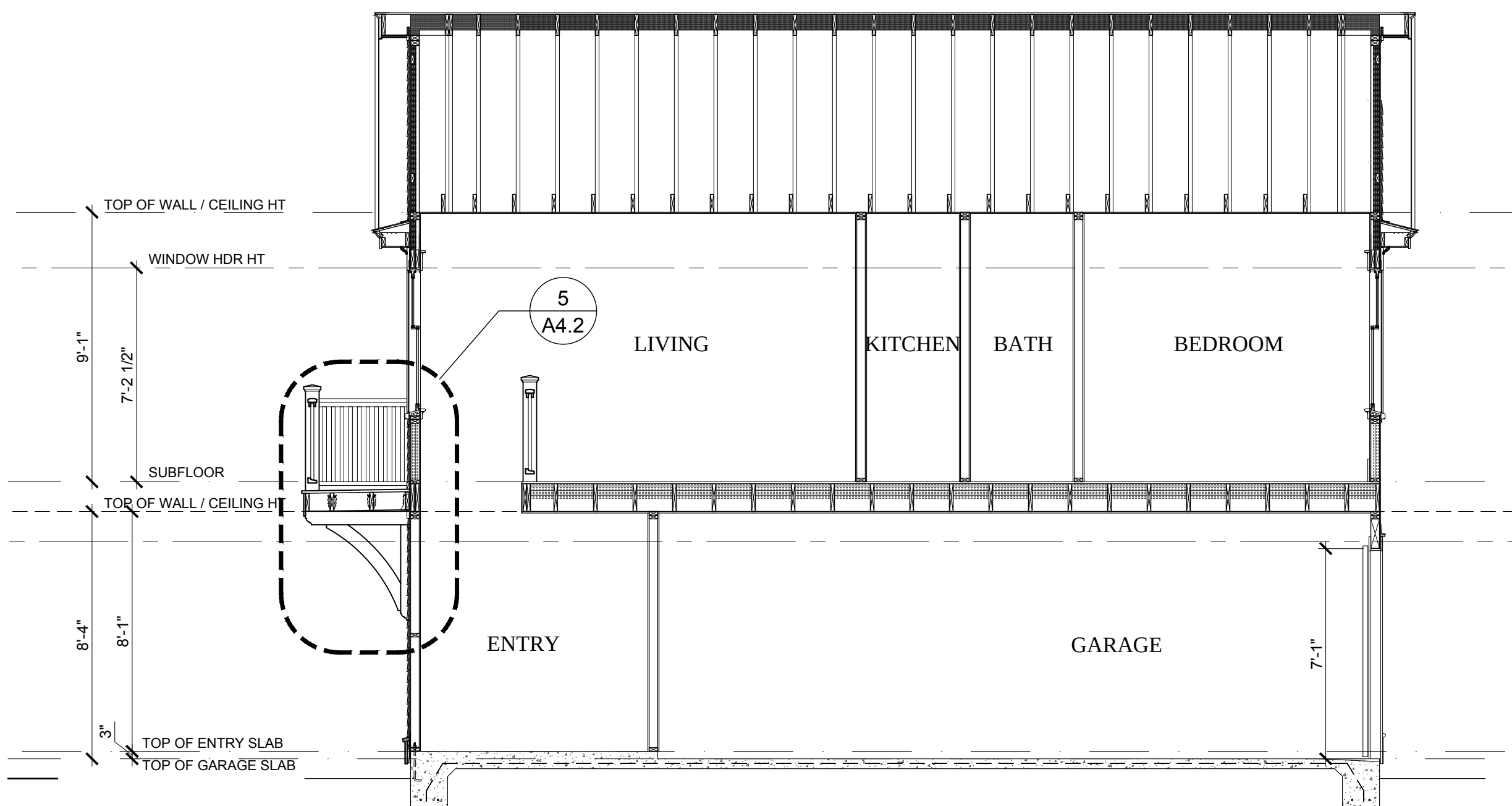
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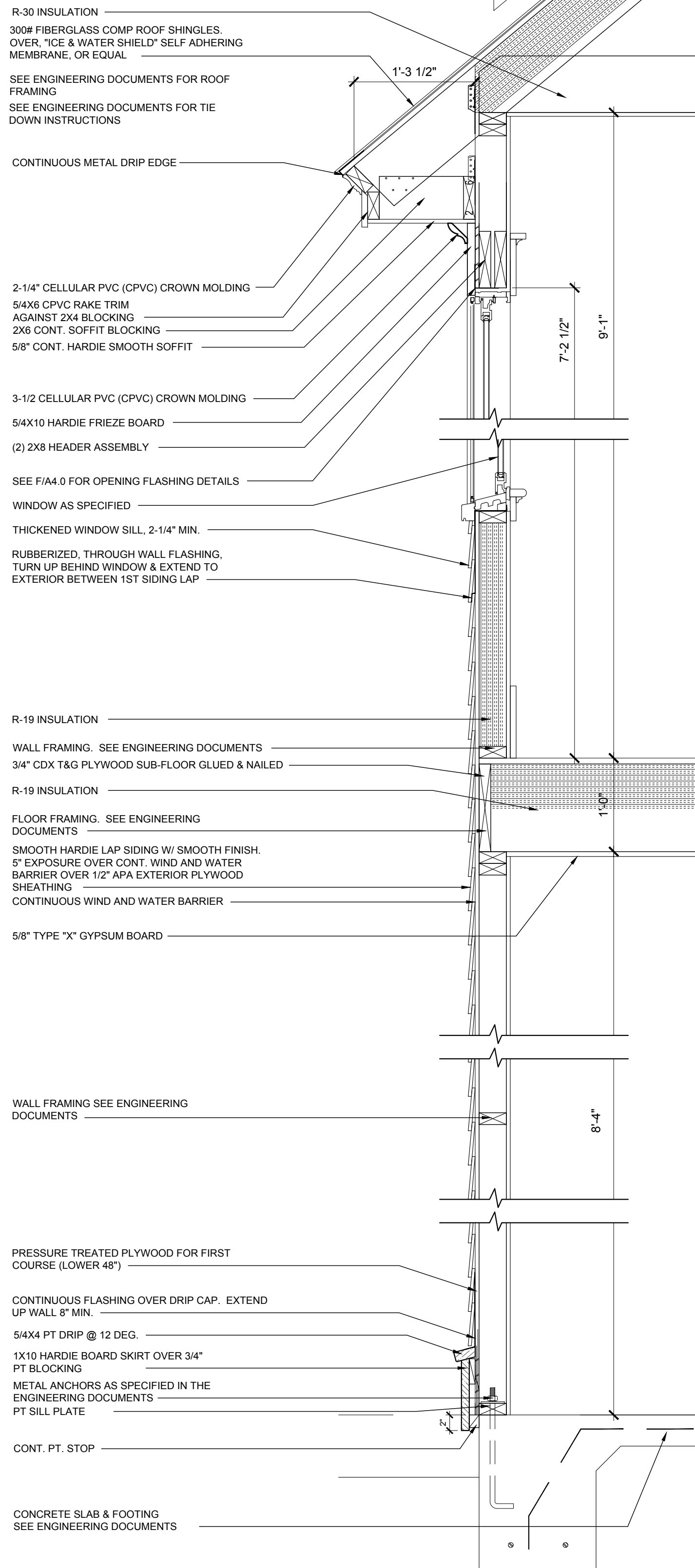
DATE:	MAR. 12, 2019
	MDG MOSEY DESIGN GROUP Residential Design Urban Planning
PROJECT:	MOSEY DESIGN GROUP, INC. RESIDENTIAL DESIGNERS 17 MARKET, NO.2 • BEAUFORT, SC 29906 info@mosesdesigngroup.com PHONE (843) 379-5630 FAX (843) 379-5631
	REVISIONS: October 17, 2018 Material notes on elevations November 07, 2018 Crawl space openings, OB plan & elev. revisions. March 12, 2019 Outbuilding & Porch Rev.
SHEET:	HARRISON RESIDENCE LOTS 9.11 & 12 SOMERUELOS STREET OLD TOWN, FERNANDINA BEACH, FL
	A4.1



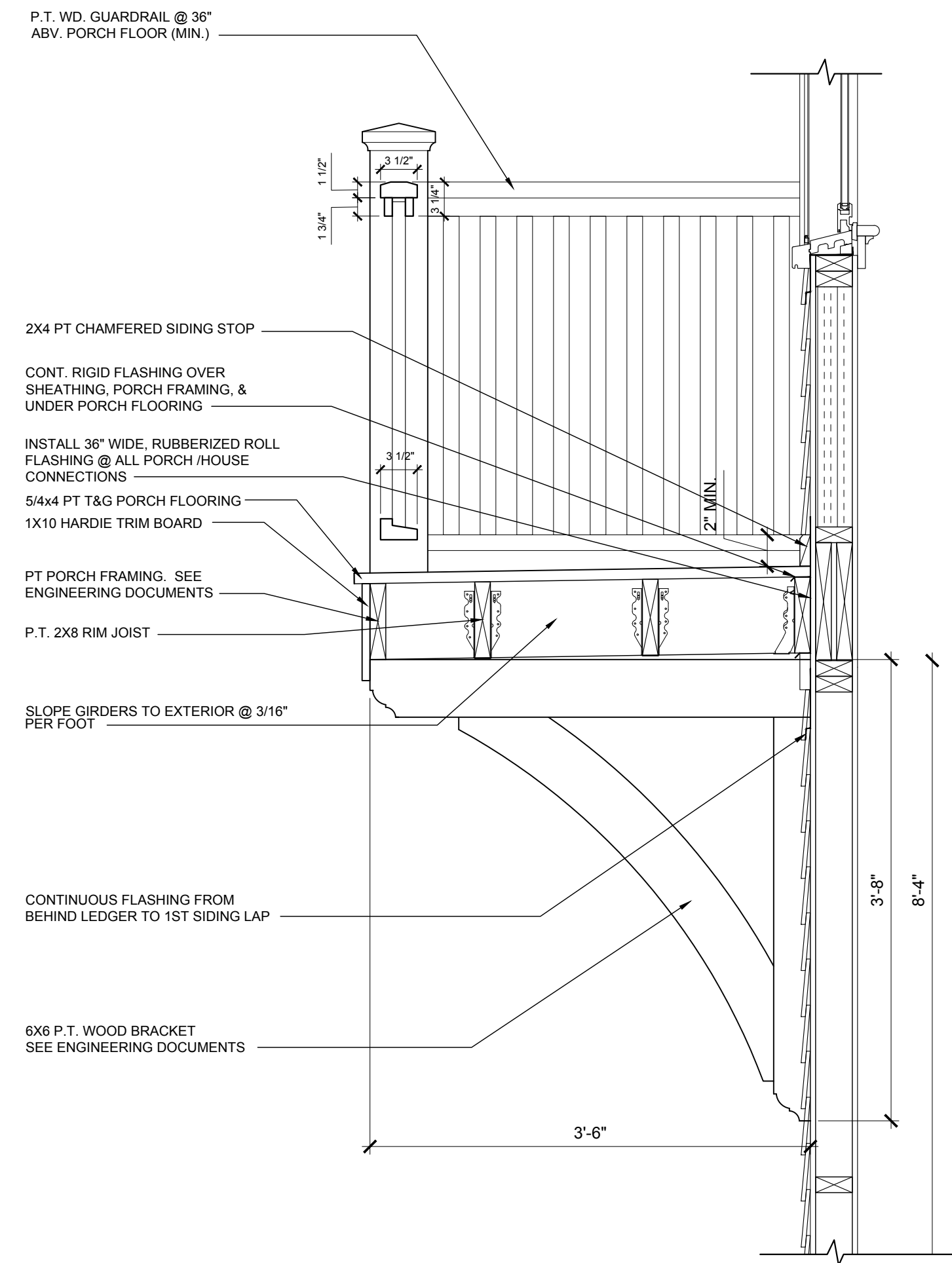
1
A4.2
O.B. LATERAL SECTION
1/4" = 1'-0"



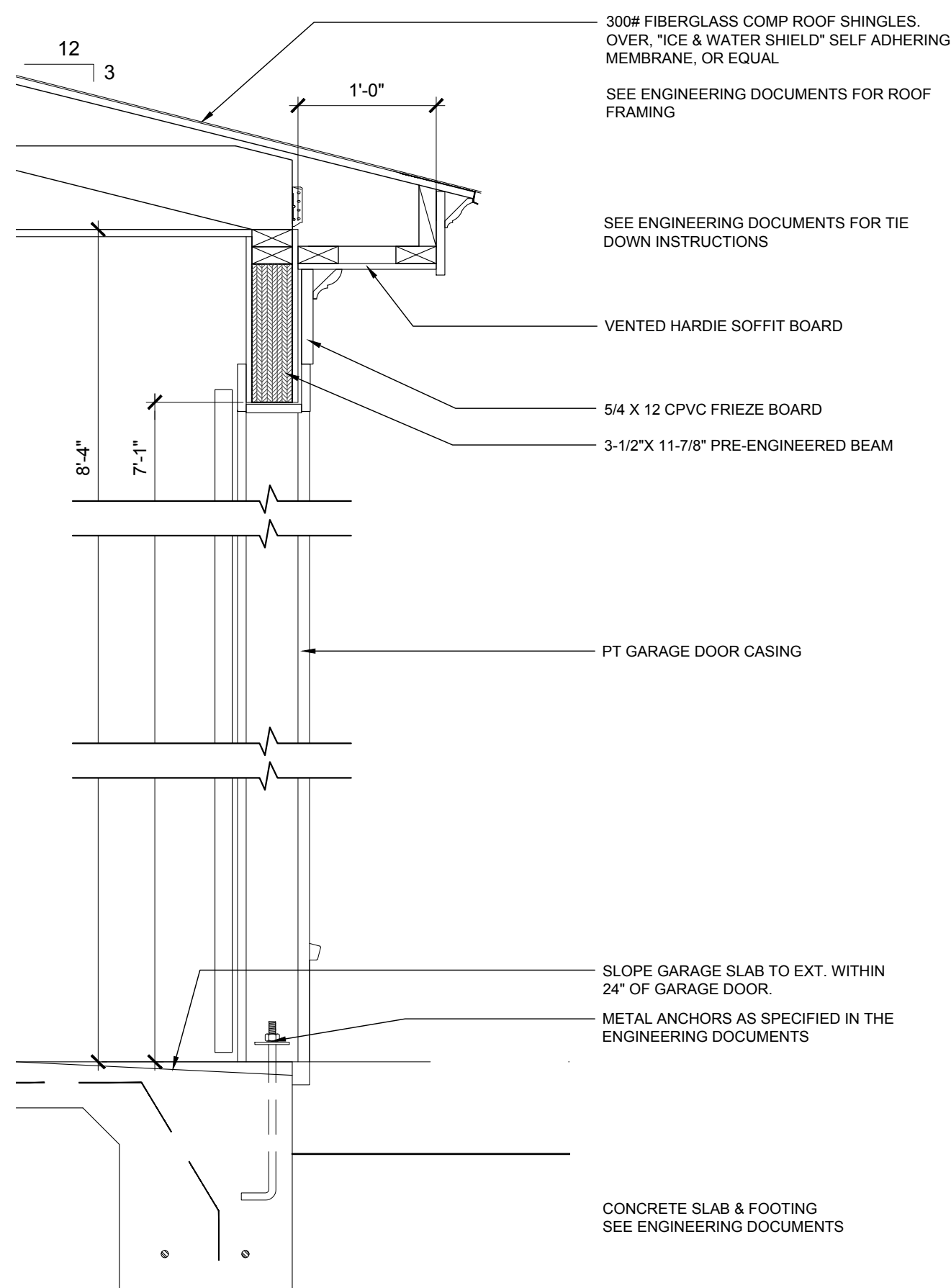
2
A4.2
O.B. LONGITUDINAL SECTION
1/4" = 1'-0"



3
A4.2
WALL SECTION (typ.)
1" = 1'-0"



4
A4.2
SECTION DETAIL(balcony)
1" = 1'-0"



4
A4.2
WALL SECTION (garage door)
1" = 1'-0"

DATE:	MAR. 12, 2019
	MDG MOSER DESIGN GROUP Residential Design Urban Planning
PROJECT:	HARRISON RESIDENCE LOTS 9.11 & 12 SOMERUELOS STREET OLD TOWN, FERNANDINA BEACH, FL
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SHEET:	A4.2

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REVISIONS:

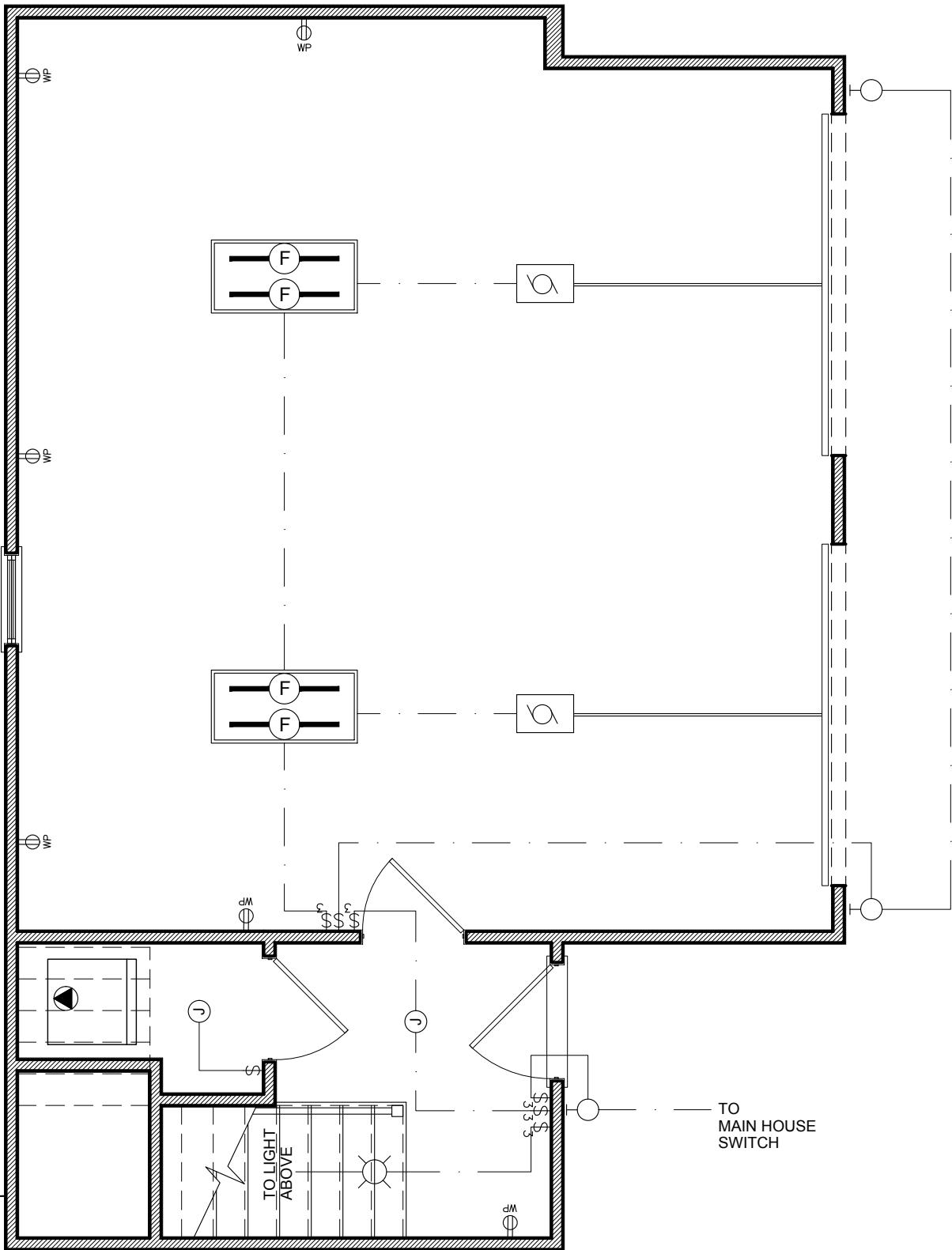
DATE	REVISION
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PLUMBING NOTES

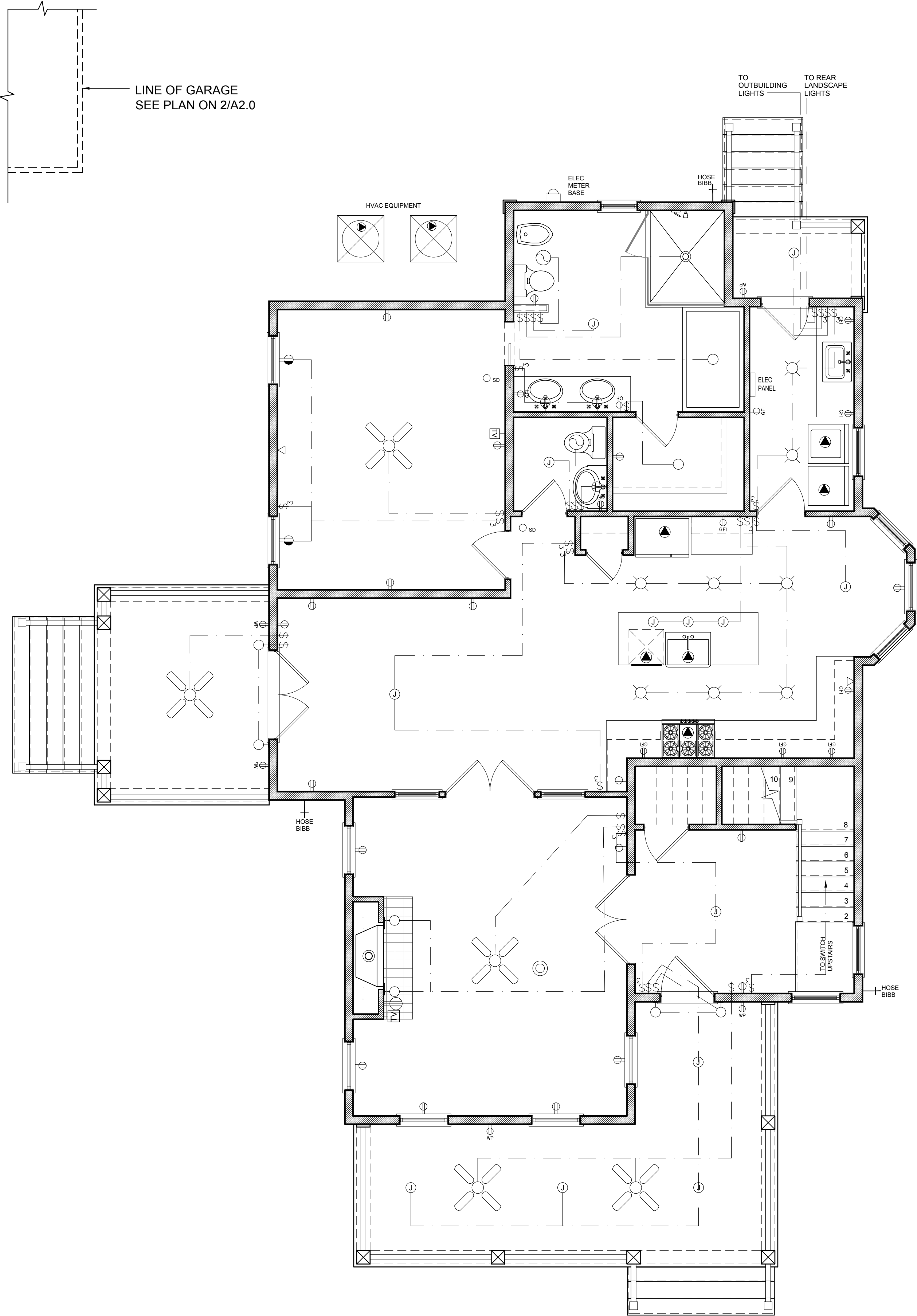
1. System shall be designed in accordance with all applicable codes, standards and requirements of local utility officials.
2. Insulate all domestic water supply lines in un-insulated spaces with tubular foam insulation. Insulation shall be of self-sealing type or shall be taped closed with foil faced tape.
3. Center all fixtures in space allocated unless noted otherwise. Coordinate placement of all drains with flooring subcontractor.
4. Cleanouts shall extend to surfaces or shall be provided with access doors or similar devices. Cap all pipe to be left open overnight and protect pipe during installation from dirt, gravel, and other debris which might cause blockages or flow restrictions. All valves, cleanouts and control devices shall be accessible for operation and maintenance through access doors or panels manufactured for such purposes.
5. Lead solder is not allowed on this project.
6. Soil and vent stacks shall have cleanouts as required by applicable codes for proper maintenance.
7. Coordinate with an electrician concerning items requiring electrical service such as water coolers, sensor flush valves and water heaters. Coordinate service and ampacity required.
8. Seal to wall, floor or countertop around all fixtures with tub and tile sealant to match color of fixture unless otherwise noted.

MECHANICAL NOTES

Design and specification of mechanical system to be determined by builder or local engineer. Builder to furnish all ductwork, control wiring, piping, fittings, accessories, etc. for complete installation. Closely coordinate work with all other trades. Maintain ceiling heights and duct spaces provided.



2 O.B. FIRST FLOOR ELECTRICAL
E1.0 1/4" = 1'-0"



1 FIRST FLOOR ELECTRICAL PLAN
E1.0 1/4" = 1'-0"

ELECTRICAL LEGEND

- RECESSED CAN LIGHT
- HALOGEN PIN LIGHT
- SURFACE MOUNTED LIGHT
- WALL MOUNT LANTERN
- WALL MOUNT PICTURE LIGHT
- 2'X4' FLOURESCENT LIGHT UNIT
- JUNCTION BOX FOR HANGING FIXTURE
- VENT/ LIGHT COMBINATION
- SINGLE POLE SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- GLOW SWITCH
- DOOR BELL
- DOOR BELL CHIMES
- 110v DUPLEX RECPTACLE
- 1/2 SWITCHED RECEPTACLE
- FLOOR RECEPTACLE
- GFI DUPLEX RECPTACLE
- WATER PROOF RECEPTACLE
- 220v HOOK-UP
- APPLIANCE HOOK-UP
- CABLE TV HOOK-UP
- TELEPHONE JACK
- THERMOSTAT
- SMOKE DETECTOR
- 80 GAL HOT WATER HEATER
- THERMO-CONTROLLED ATTIC VENT FAN
- HVAC AIRHANDLER
- ELECTRICAL MAIN PANEL
- ELECTRIC METER BASE

ADDITIONAL ELECTRICAL HOOK UP:

- WH WATER HEATER HOOKUP IN ATTIC
- ATTIC VENT FAN HOOKUP IN ATTIC
- AIR HANDLER HOOKUP IN ATTIC
- JUNCTION BOX
ELECTRICIAN TO PROVIDE LIGHT FIXTURE OR CEILING FAN FOR EACH JUNCTION BOX SHOWN ON PLAN PER OWNERS SELECTION.

ELECTRICAL NOTES

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2. Install outlets to the following specifications, or to meet local building codes. Install GFCI outlets in all wet locations, kitchen and bathroom. In the kitchen, outlets must be every 4' at counter as required by applicable codes. These areas include receptacles in a bathroom, kitchenette, or other area where running water is present or areas exposed to the weather. Use AFCI outlets and switches in the bedroom. Use W/P outlet as exterior.
3. Install hardwired smoke detectors with battery backup. Interconnect detectors so that all will sound should one detector activate. Verify number of smoke detectors required and locations with owner and code requirements. Detectors shall be installed in all sleeping areas and just outside bedrooms as a minimum.
4. Some equipment may require electrical service, such as water heaters, air conditioning units, condensate pumps, etc. Electrical contractor shall include electrical service to all such equipment. Coordinate with other trades concerning items requiring electrical service. Coordinate service and ampacity required. Provide one duplex outlet and one light if unit os in non-iti area for every condensing unit and every air-handling unit as required by applicable codes. Outlet shall be weatherproof GFCI if unit is exposed to weather.
5. Provide panel boards of proper voltage and ampacity for all electrical circuits.
6. Verify service requirements with local power company including transformer locations and types, disconnects, at exterior of building, voltages, ampacities and other details of electrical construction. Size all feeders according to NEC requirements.
7. Run all cable concealed in walls, ceiling or floors unless noted otherwise.
8. Provide blocking for all fixtures.
9. Isulate and seal solidly behind receptacles in exterior walls.
10. Light fixtures shall be centered in ceiling areas unless noted otherwise. The designer recommends that all light fixtures be surface mounted, not recessed can lights.
11. Locate switches adjacent to but not intersecting door casings or trim. Switches shall typically be mounted 36" AFF to center of switch.
12. Consult owner and add exterior security lighting if required. Verify lighting type and switching.

AUXILIARY SYSTEMS NOTES

1. No alarm systems, telephone outlets or computer outlets are shown. Verify alarm requirements with owner and install as required.

DATE :

MAR. 12, 2019



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MOSER DESIGN GROUP, INC.

RESIDENTIAL DESIGNERS

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REVISIONS :

October 17, 2018	Material notes on elevations
November 07, 2018	Crawl space openings, OB plan & elev. revisions.
March 12, 2019	Outbuilding & Porch Rev.

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PROJECT :

HARRISON RESIDENCE
LOTS 9.11 & 12 SOMERUELOS STREET
OLD TOWN, FERNANDINA BEACH, FL

SHEET :

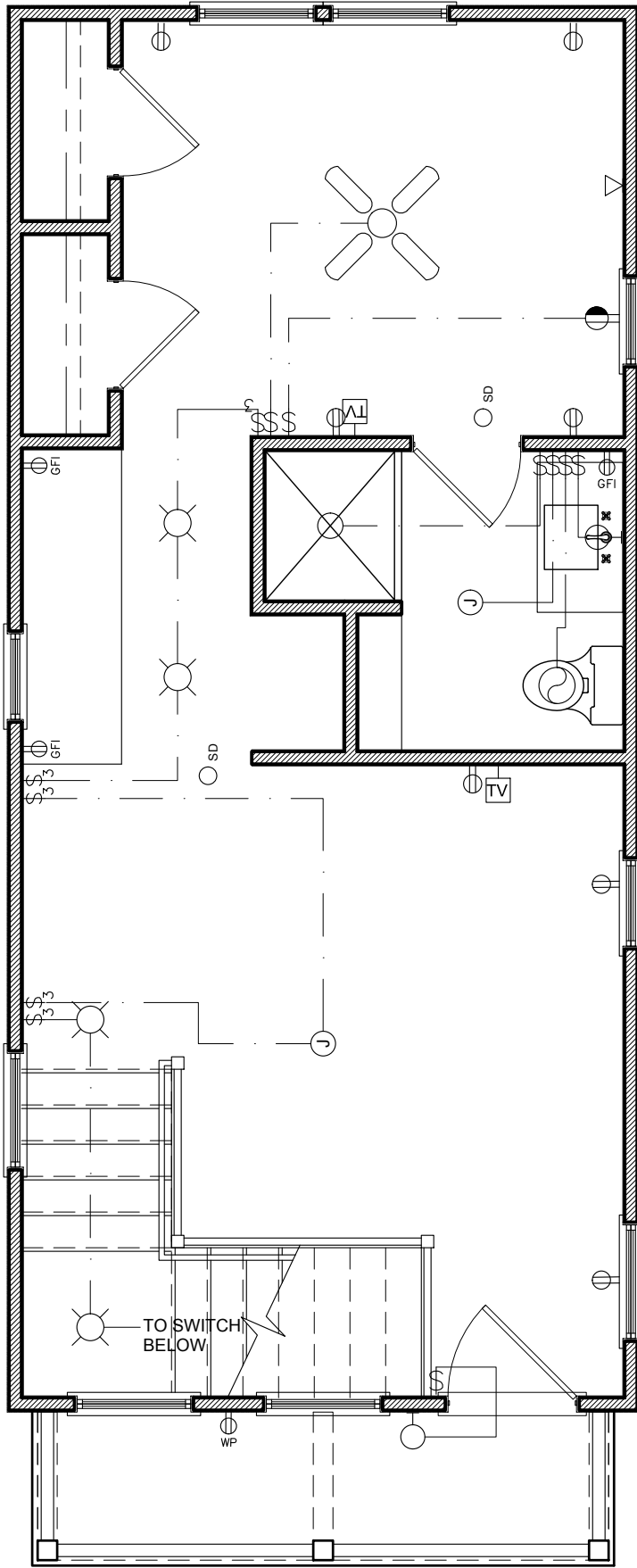
E1.0

PLUMBING NOTES

1. System shall be designed in accordance with all applicable codes, standards and requirements of local utility officials.
2. Insulate all domestic water supply lines in un-insulated spaces with tubular foam insulation. Insulation shall be of self-sealing type or shall be taped closed with foil faced tape.
3. Center all fixtures in space allocated unless noted otherwise. Coordinate placement of all drains with flooring subcontractor.
4. Cleanouts shall extend to surfaces or shall be provided with access doors or similar devices. Cap all pipe to be left open overnight and protect pipe during installation from dirt, gravel, and other debris which might cause blockages or flow restrictions. All valves, cleanouts and control devices shall be accessible for operation and maintenance through access doors or panels manufactured for such purposes.
5. Lead solder is not allowed on this project.
6. Soil and vent stacks shall have cleanouts as required by applicable codes for proper maintenance.
7. Coordinate with an electrician concerning items requiring electrical service such as water coolers, sensor flush valves and water heaters. Coordinate service and ampacity required.
8. Seal to wall, floor or countertop around all fixtures with tub and tile sealant to match color of fixture unless otherwise noted.

MECHANICAL NOTES

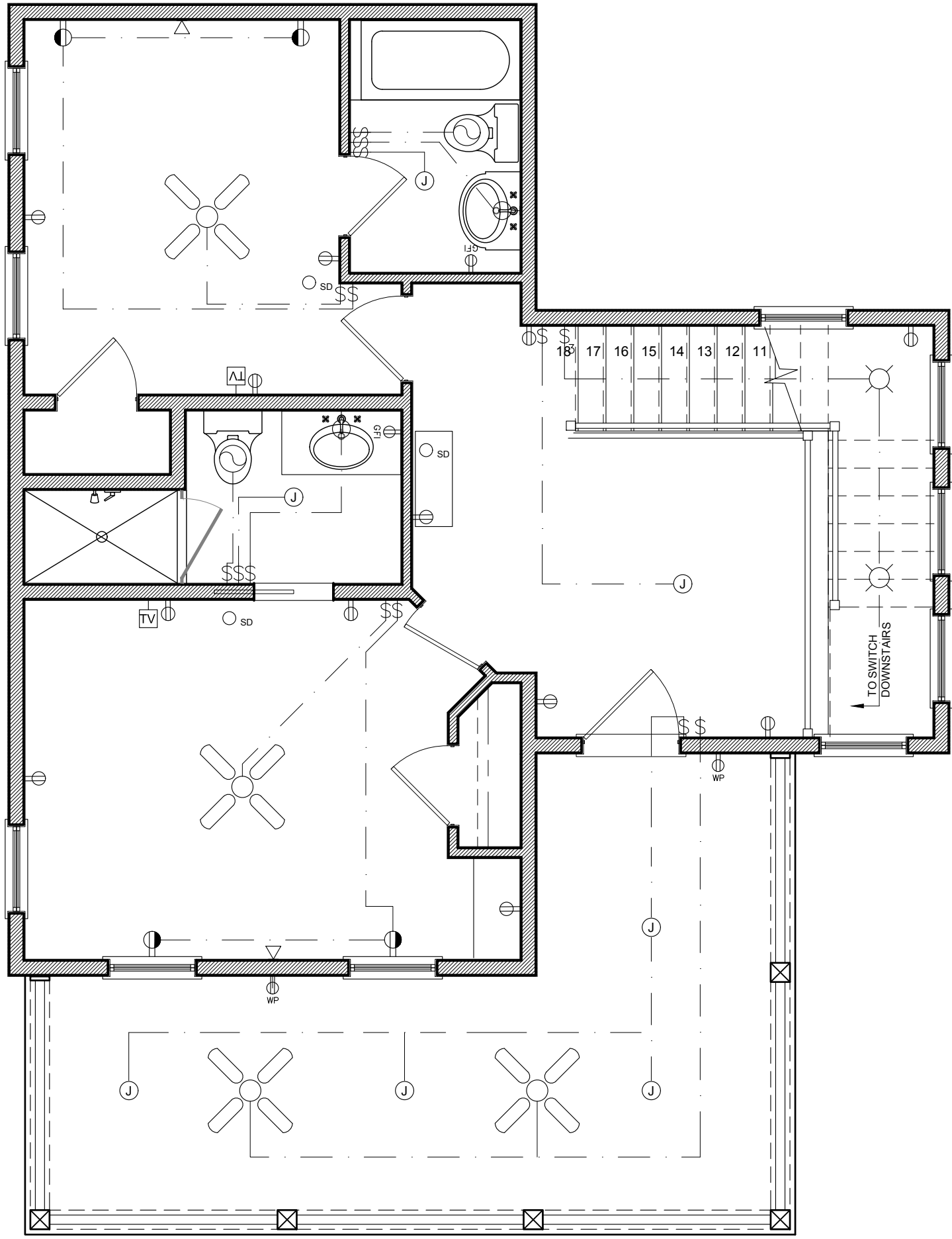
Design and specification of mechanical system to be determined by builder or local engineer. Builder to furnish all ductwork, control wiring, piping, fittings, accessories, etc. for complete installation. Closely coordinate work with all other trades. Maintain ceiling heights and duct spaces provided.



2
E1.1

O.B. SECOND FLOOR ELECTRICAL

1/4" = 1'-0"



1
E1.1

SECOND FLOOR ELECTRICAL

1/4" = 1'-0"

ELECTRICAL LEGEND	
	RECESSED CAN LIGHT
	HALOGEN PIN LIGHT
	SURFACE MOUNTED LIGHT
	WALL MOUNT LANTERN
	WALL MOUNT PICTURE LIGHT
	2'X4' FLOURESCENT LIGHT UNIT
	JUNCTION BOX FOR HANGING FIXTURE
	VENT/ LIGHT COMBINATION
	SINGLE POLE SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	GLow SWITCH
	DOOR BELL
	DOOR BELL CHIMES
	110v DUPLEX RECPTACLE
	1/2 SWITCHED RECEPTACLE
	FLOOR RECEPTACLE
	GFI DUPLEX RECPTACLE
	WATER PROOF RECEPTACLE
	220v HOOK-UP
	APPLIANCE HOOK-UP
	CABLE TV HOOK-UP
	TELEPHONE JACK
	THERMOSTAT
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11. Locate switches adjacent to but not intersecting door casings or trim. Switches shall typically be mounted 36" AFF to center of switch.
12. Consult owner and add exterior security lighting if required. Verify lighting type and switching.

AUXILIARY SYSTEMS NOTES

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DATE :

MAR. 12, 2019

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REVISIONS :

October 17, 2018					
Material notes on elevations					
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plan & elev. revisions.					
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PROJECT :

HARRISON RESIDENCE
LOTS 9, 11 & 12 SOMERUELOS STREET
OLD TOWN, FERNANDINA BEACH, FL

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

SHEET :

E1.1



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2019-18
MAY 23, 2019

Owner/Applicant:	James Pozzetta, agent for Alton Frank Freeman				
Property Address:	515 Broome Street				
Requested action:	Certificate of Approval (COA) to demolish rear section of residence; construct deck in its place; repair damaged sections of exterior walls and roof; and construct fence.				
Current zoning:	R-2				
FLUM land use category:	Medium Density Residential				
Existing uses on the site:	Single Family Residential				
FL Master Site File #	8NA00617				
Year Built:	1926				
Contributing Status:	Contributing				
Adjacent Properties:	North	SFR	R-2	c. 1900	NCPA
	South	SFR	R-2	c. 1900	NCPA
	East	SFR	R-2	c. 1900	NCPA
	West	SFR	R-2	c. 1900	NCPA

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 frame bungalow structure was constructed in 1926 and has been deemed a contributing resource to the Downtown Fernandina Beach Historic District.

A Historic Resources Assessment was conducted on the property on January 11, 2017. Some of the issues observed during the assessment include: roof failure evident near the chimney at the rear of the house; failing paint on all wood surfaces; rotting/missing siding; extensive deterioration at rear of structure; damaged window screens; and excessive vegetation surrounding the home.

Since the 2017 assessment, the structure has fallen into further disrepair as evidenced by photos submitted by the applicant.

The applicant is seeking a Certificate of Approval to;

- Demolish rear section of residence;
- Construct deck in its place;
- Repair damaged sections of exterior walls and roof;
- Rehabilitation/Repair of existing siding, trim, and fascia;
- Addition of new wood deck in location of collapsed bedroom;
- Addition of new wood privacy fence to enclose rear yard.

PROPOSED MATERIALS		
	Type/Material/Brand	Color
Exterior Fabric	Salvaged Wood Lap Siding to repair damaged areas	White To match existing
Doors	Existing doors to remain to be repaired as needed	Green To match existing
Windows	Existing Windows to remain to be repaired as needed	White To match existing
Roofing	Asphalt Shingles Patch/repair as needed	Color to match existing
Fascia/Trim	Salvaged Wood Fascia to repair damaged areas	White to match existing
Foundation	P.T. 6x6 posts on concrete footing at new deck	Natural color
Shutters	N/A	
Porch/Deck	P.T. 5/4 x 6 wood decking	Natural color
Fencing	P.T 5/4 x 4 vertical slats with P.T. 6x6 posts	White to match house
Driveways/ Sidewalks	N/A	
Signage	N/A	

APPLICABLE GUIDELINES:

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

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

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

8.00.01 Intent

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

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

8.00.03 Relationship to Comprehensive Plan

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

8.01.01.01 Standards for Development in the Historic District Overlays

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

8.02.02 Historic District Council Roles and Responsibilities

The HDC shall have the duty and responsibility to:

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

DOWNTOWN HISTORIC DISTRICT GUIDELINES

NEW ADDITIONS (pg. 104)

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

design.

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

DECKS (pg. 106)

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

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

PORCH STAIRS AND RAILINGS (pg. 87)

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

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

SIDING (pg. 90)

Original siding is highly demonstrative of architectural integrity. Modern siding treatments like vinyl or aluminum cannot replicate the natural appearance of real wood and are therefore discouraged. Retain and maintain original wood siding.

11. Preserve historic siding and exterior materials.
12. Re-nail warped or loose wood shingles.
13. Follow wood or masonry guidelines when repairing damaged historic siding and exterior materials.

14. Repair stucco by removing loose material and patching with a new material that is similar in composition, colors, and texture.
15. Replace historic siding and shingles only as required and with materials that match the original as closely as possible.
16. If historic siding was removed or covered prior to the adoption of design guidelines or becomes damaged beyond reasonable repair, the use of synthetic replacement siding may be permitted.
17. If synthetic siding is used, choose siding that most closely matches the shape, size, profile, and texture of wood siding. Smooth cementitious siding products are preferable to vinyl or aluminum siding.
18. If feasible, remove synthetic siding and restore the historic siding material.

WINDOWS (pg. 92)

Windows are functional and aesthetic, helping to convey a building's particular style. Windows allow light into the interior of a building, provide ventilation, and allow a visual connection to the outside. Their spacing divides a building into distinct sections, or bays, which defines the elevation.

There are numerous types and sizes of windows in addition to a variety of designs of sills, lintels, decorative caps, and shutters. Preserving windows and their components helps uphold the architectural integrity of the district as a whole.

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

historic elements.

16. The installation of temporary storm shutters to protect windows is appropriate as long as they are reversible and do not damage the historic fabric of the property.

FENCES AND WALLS (Pg. 97)

2. Construct new fences and walls using materials that predominated historically or that visually match these materials. Wood or metal for new fences and brick for new walls are generally appropriate materials.
3. Paint new wooden fences to complement their adjacent houses. Construct frontyard fences to a maximum height of four feet tall and with pickets set less than three inches apart and less than four inches in width.
4. New metal fences should not exceed four feet in height.
5. Use solid wood board fences in back yards only. Construct them to be less than six feet tall and paint them to blend with the building.

ANALYSIS:

Site Plan –

Lot Density – Total lot coverage is approximately 33% impervious, which is under the maximum allowable lot coverage of 60%.

Mechanical – There are no exterior HVAC units or plumbing elements, therefore, none are shown on the Site Plan.

Non-conforming status – The home is non-conforming in that it encroaches into the required 15' side yard setback on the East side of the property. LDC Section 10.01.02 (C) *Expansion or Modification of Nonconforming Uses or Structures* directs that “Nonconforming Historic Structures. Repairs, alterations and additions necessary for the preservation, restoration, rehabilitation or continued use of a nonconforming historic structure may be permissible when authorized by the HDC in the form of a Certificate of Appropriateness, provided: 1. The structure lies within the Historic District Overlay; 2. Any unsafe conditions are corrected; 3. The use(s) therein shall be in conformance with all applicable provisions of this chapter.”

Elevations –

Materials – The project will utilize salvaged materials from the existing collapsed portion of the structure to repair/replace damaged areas of the home. The surface preparation/cleaning of historic materials will be undertaken using the gentlest means possible and stored out of the weather to prevent further damage. New materials will only be used if required.

Windows – Existing windows are to remain and to be repaired as needed.

Doors – Existing doors are to remain and to be repaired and reused as needed.

The proposed rehabilitation of the home is appropriate as it focuses on retaining and rehabilitating historic materials.

The new deck is also appropriate in that it is to be situated to the rear of the home and will be constructed using materials and detailing that will distinguish the new construction from the old.

STAFF RECOMMENDATION:

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

Staff recommends APPROVAL of HDC 2019-18 with the condition:

1. Paint colors be submitted and approved at staff level.

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2019-18 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 2019-18, 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 2019-18 Application and Backup Materials**

EXHIBIT 2 **Florida Master Site File 8NA00617**

EXHIBIT 3 **2017 Historic Resource Assessment**

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 #: HDC 2019-0018

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 yes**PROJECT TYPE:**☐ New Construction ☒ Addition ☐ Alteration ☐ Relocation ☒ Demolition ☐ Variance☒ Repair ☐ Paint ☐ Fence ☐ Sign ☐ Re-roof ☐ Other: _____**PROPERTY INFORMATION** Property information can be found at the [Nassau County Property Appraiser's Website](#) → Map SearchStreet Address: 515 Broome StreetHistoric District: ☒ Downtown ☐ Old Town ☐ CRA WaterfrontParcel Identification Number(s): 00-00-31-1800-0032-0140Zoning District: R-2 Medium Density Residential Lot / Block Number (optional) Block 32**Owner of Record**As recorded with the Nassau
County Property Appraiser

Owner(s) Name

Alton Frank Freeman

Company (if applicable)

Street Address

515 Broome Street

City State Zip

Fernandina Beach, FL 32034

Telephone Number

n/a

Email Address

n/a**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 Johnson

Company (if applicable)

Street Address

515 Broome Street

City State Zip

Fernandina Beach, FL 32034

Telephone Number

904-206-9433

Email Address

aimerjane@gmail.com*jamesporretta@comcast.net*



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. <i>NO TREES TO BE REMOVED</i>	
✓	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.) <i>NO MECH OR PLUMBING ON EXTENSION</i>	
✓	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). <i>NO NEW FENCING ON COMMON PROP. LINE</i>	

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.

Existing rear bedroom has suffered severe damage due to water intrusion and possible wood destroying insects. As a result the rear bedroom has collapsed, and is in danger of causing further damage to the rest of the structure.

The project requests approval to remove (and salvage) the damaged/collapsed portions of the rear bedroom and effect repairs to stabilize the structure of the remaining house. In addition to this, the owners also seek permission to install a new wood deck in the location of the collapsed bedroom.

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.

This project proposes to make use of salvaged materials from the collapsed bedroom to be used to repair other areas on the house that have rotten/damaged siding, trim, fascia, and brick piers.

The proposed new deck is to be built with preservative treated wood with detailing to purposefully distinguish the new construction from the original construction.

A new 6' tall wood privacy fence is proposed to enclose the rear yard. The detail of the fence is to match the neighboring wood fence, and it shall be painted white to match the house.

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		Salvaged Wood Lap Siding		White to match existing
		to repair damaged areas		
Doors		Existing Doors to remain		Green to match existing
		to be repaired as needed		
Windows		Existing Windows to remain		White to match existing
		to be repaired as needed		
Roofing		Asphalt Shingles		Color to match existing
		patch/repair as needed		
Fascia/Trim		Salvaged Wood Fascia		White to match existing
		to repair damaged areas		
Foundation		P.T. 6x6 posts on concrete footing		natural color
		at new deck		
Shutters		n/a		
Porch/Deck		P.T. 5/4 x 6 wood decking		natural color
Fencing		P.T. 5/4 x 4 vertical slats with		white to match house
		P.T. 6x6 posts		
Driveways/Sidewalks		n/a		
Signage		n/a		
Other				

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



April 19, 2019

Fernandina Beach HDC
c/o Sal Cumella
204 Ash Street
Fernandina Beach, FL 32034

RE: 515 Broome Street

Dear Sal,

I have written a project description below for the 515 Broome Street project:

This project seeks approval to remove the collapsed structure of a rear bedroom to secure the remaining structure from further damage. The project proposes to salvage existing materials from the collapsed elements to be re-used on the rest of the house to repair areas of damaged/rotten siding, trim, and fascia. Furthermore, the project proposes to add a new P.T. wood deck in the place of the collapsed bedroom – this will allow the long overhang at the rear to be supported by a new column and beam and maintain the original 'footprint' of the house. A new wood privacy fence is also proposed to enclose the back yard.

A photographic report has been included to demonstrate the existing conditions of the collapsed room and to show the existing home within the context of the neighboring houses.

Notes:

1. No existing trees are scheduled to be removed as part of this project.
2. There are no exterior HVAC units or Plumbing elements, therefore, none have been shown on the Site Plan.

Sincerely,

James Pozzetta, Architect
State of Florida License #AR96064
103 South 18th Street
Fernandina Beach, FL 32034
jamespozzetta@comcast.net
904-206-3447

Name: ALTON FRANK FREEMAN
515 Broome Street
Address: Fernandina Beach Fl, 32034

This Instrument Prepared by: Alton Frank Freeman

Address: 515 Broome Street
Fernandina Beach FL, 32034

Property Appraisers Parcel Identification (Folio Number(s)):
00-00-31-1800-0032-0140

Grantee(s) S.S. #s)

©Seminole Paper & Printing Co., Inc., 1987

BK0724PG0961

OFFICIAL RECORDS

FEB 24 1995

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed, Made the 22nd day of February, 19 95, by

DAVID WILLIAMS FREEMAN, MARY KAY JOHNS, STEPHEN BUTLER FREEMAN, BERNADINE ELIZABETH MADDOX AND LESLIE PATRICK FREEMAN AND ALTON FRANK FREEMAN, surviving children of ~~HERINAFTER CALLED THE GRANTOR~~ ANN LEE FREEMAN, DECEASED WIDOW OF ERNEST W FREEMAN, DECEASED. ~~whose post office address is~~ ALTON FRANK FREEMAN, A single man hereinafter called the Grantee. 515 Broome Street, Fernandina Beach Fl, 32034

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the Grantor, for and in consideration of the sum of \$ 10.00----- and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land, situate in NASSAU

County, State of FLORIDA, viz: All that certain lot, piece or parcel of land lying and being in the City of Fernandina Beach (formerly City of Fernandina) Nassau County, Floirda, and known and described on the official plats of said City (as lithographed and issued by the Florida Railroad Company in 1857 and enlarged, revised and reissued by the Florida Town Improvement Company in 1887 and 1901) as THE SOUTH EIGHTY (S.80) FEET OF LOT FOURTEEN (14) IN BLOCK THIRTY-TWO (32), fronting on Broome St 50ft and extending North on 6th St for 80 ft.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1994.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Imogene A Smith
Witness Signature (as to first Grantor)

Imogene A Smith
Printed Name

Beverly W. Mason
Witness Signature (as to first Grantor)

Beverly W. Mason
Printed Name

Betty B Walker
Witness Signature (as to Co-Grantor, if any)

Betty B Walker
Printed Name

Imogene A Smith
Witness Signature (as to Co-Grantor, if any)

Imogene A - Smith
Printed Name

David Williams Freeman
Grantor Signature, David Williams Freeman

David Williams Freeman
Printed Name

Fernandina Beach Fl 32034
Post Office Address

Mary Kay Johns
Co-Grantor Signature, if any Mary Kay Johns

Mary Kay Johns
Printed Name

2067 Rayon Road
Post Office Address
Fernandina Beach Fl 32034

OFFICIAL RECORDS

Betty B Walker
Witness Signature (as to 3rd Grantor)

Betty B. Walker
Printed Name

Rhonda C King
Witness Signature (as to 3rd Grantor)

Rhonda C King
Printed Name

Betty B. Walker
Witness Signature (as to 4th Grantor)

Betty B. Walker
Printed Name

Imogene A Smith
Witness Signature (as to 4th Grantor)

Imogene A. Smith
Printed Name

Betty B Walker
Witness Signature (as to 5th Grantor)

Betty B Walker
Printed Name

Imogene A Smith
Witness Signature (as to 5th Grantor)

Imogene A. Smith
Printed Name

Betty B Walker
Witness Signature (as to 6th Grantor)

Betty B Walker
Printed Name

Rhonda C King
Witness Signature (as to 6th Grantor)

Rhonda C King
Printed Name

Stephen Butler Freeman
Grantor Signature

Stephen Butler Freeman
Printed Name

P. O Box 46
FERNANDINA Beach FL 32035

Bernadine Elizabeth Maddox
Grantor Signature

Bernadine Elizabeth Maddox
Printed Name

2475 Ducklake Dr. E.
Fernandina Beach FL 32034

Leslie Patrick Freeman
Grantor Signature

Leslie Patrick Freeman
Printed Name

515 Broome St.
Fernandina Beach FL 32034

Alton Frank Freeman
Grantor Signature

Alton Frank Freeman
Printed Name

STATE OF FLORIDA

COUNTY OF NASSAU

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Mary Kay Johns known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, and an oath was not taken. (Check one:)
☒ Said person (s) is are personally known to me. Said person(s) provided the following type of identification Driver's License

Witness my hand and official seal in the County and State last aforesaid this 16th day of Feb. 1995.

Imogene A. Smith
 Notary Signature

Imogene A. Smith
 Printed Notary Signature

IMOGENE A. SMITH
 Notary Public, State of Florida
 My Comm. expires Feb. 1, 1997
 Comm. No. CC256632

STATE OF FLORIDA

COUNTY OF NASSAU

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Bernadine Elizabeth Maddox known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, and an oath was not taken. (Check one:)
☒ Said person(s) is are personally known to me. Said person(s) provided the following type of identification: Driver's License

Witness my hand and official seal in the County and State last aforesaid this 16th day of February 1995.

Imogene A. Smith
 Notary Signature

Imogene A. Smith
 Printed Notary Signature

IMOGENE A. SMITH
 Notary Public, State of Florida
 My Comm. expires Feb. 1, 1997
 Comm. No. CC256632

STATE OF FLORIDA

COUNTY OF NASSAU

I hereby certify that on this day, before, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Leslie Patrick Freeman known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, and an oath was not taken. (Check one:)
☒ Said person(s) is are personally known to me. Said person(s) provided the following type of identification: ID

STATE OF FLORIDA

COUNTY OF NASSAU

I hereby certify that on this day, before me, an officer
duly authorized to administer oaths and take acknowledgments, personally
appeared Stephen Butler Freeman known to me to be the
person described in and who executed the foregoing instrument, who acknowledged
before me that executed the same, and an oath was not taken. (Check one:)
Said person(s) is/are personally known to me. Said person(s) provided the
following type of identification D/L.

Witness my hand and official seal in the County
and State last afresaid this 17 day of Feb 1995.

BETTY B. WALKER
Notary Public, State of Florida
My Comm. expires Feb. 1, 1997
Comm. No. CC256629

Betty B Walker
Notary Signature

Betty B Walker
Printed Notary Signature

STATE OF FLORIDA,

COUNTY OF NASSAU

I hereby certify that on this day, before me, an officer
duly authorized to administer oaths and take acknowledgments, personally
appeared Alton Frank Freeman known to me to be the
person described in and who executed the foregoing instrument, who acknowledged
before me that executed the same, and an oath was not taken. (check one:)
Said person(s) is/are personally known to me. Said person(s) provided the
following type of identification D/L.

Witness my hand and official seal in the County
and State last aforesaid this 17 day of Feb 1995.

BETTY B. WALKER
Notary Public, State of Florida
My Comm. expires Feb. 1, 1997
Comm. No. CC256629

Betty B Walker
Notary Signature

Betty B. Walker
Printed Notary Signature

John M. Drew
Nassau County Tax Collector
86130 License Road, Fernandina Beach, FL 32034
Office (904) 491-7400
Toll Free (866) 815-4690
www.nassautaxes.com

Transaction # 960689	
Cashier:	FNV
Paid By:	JOHNSON, AMY
Posted Date:	02/13/2019 12:40PM
Received Via:	In Person
Num. Items:	1
Total Tendered:	\$254.98
Receipt #:	FNJ-18-00061019
Location:	Main Office
Batch:	75385
Drawer:	FNJ
Status:	Complete

Receipt				
Item	Details	Effective Date	Due	Paid
Real Estate	Acc# 00-00-31-1800-0032-0140 Bill Yr: 2018 Regular Due: 03/31/2019	02/13/2019	\$254.98	\$254.98
	Total:		\$254.98	\$254.98
Payment				
Payment	Details	Paid		
Check	Acc#XXXX0 Chk#0205	\$254.98		
	Balance:	\$0.00		

JOHN M. DREW, CFC
TAX COLLECTOR, NASSAU COUNTY

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 →	247.26	249.83	252.41	254.98	257.56

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

RETURN WITH PAYMENT

FREEMAN ALTON FRANK
515 BROOME ST
FERNANDINA BEACH, FL 32034

515 BROOME
FERNANDINA BEACH 32034

BLOCK 32 LOT S 80 FT OF 14 IN OR 724/961 CITY OF
FERNANDINA BEACH

TAX YEAR	ACCOUNT NUMBER	TYPE	ALT KEY	MILLAGE CODE	ESCROW CODE
2018	00-00-31-1800-0032-0140	REAL ESTATE	11464	002	

1 0011464 2018 4



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



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I/WE MARY KAY JOHNS
(print name of property owner(s))

hereby authorize: Michael Johnson
(print name of agent)

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

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

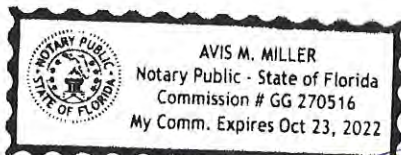
Mary Kay Johns
(Signature of owner)

(Signature of owner)

(Print name of owner)

(Print name of owner)

STATE OF FLORIDA }
COUNTY OF NASSAU } SS



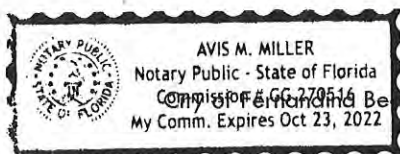
Subscribed and sworn to before me this 27th day of February, 2019.

Avis M. Miller
Notary Public: Signature

Avis M. Miller
Printed Name

Oct 23, 2022
My Commission Expires

Personally Known yes OR Produced Identification _____ ID Produced: _____



City of Fernandina Beach, Department of Planning & Conservation - 204 Ash Street Fernandina Beach, FL 32034
P: 904.310.3480 - Email: PlanningInfo@fbfl.city - www.fbfl.us

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



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

Print name of owner of record

Print name of agent

Authorized agent representation for

Type of title

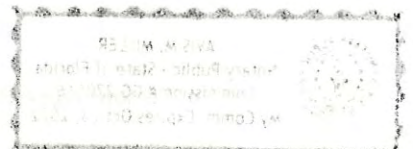
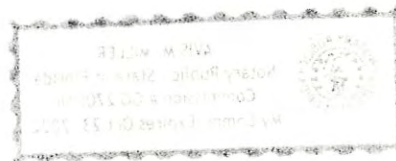
Owner hereby authorizes the agent to represent the owner in all matters relating to the property and to execute and deliver all documents and instruments as may be required for the purpose of the above.

Signature of owner

Signature of agent

Print name of owner

Print name of agent



**DURABLE POWER OF ATTORNEY
FOR
ALTON F. FREEMAN**

I, **Alton F. Freeman**, as of January 16, 2018, hereby appoint and empower my sister, **Mary Kay Johns**, as my true and lawful attorney-in-fact ("my Agent"), to act for me and in my name and on my behalf to exercise the powers listed in this Durable Power of Attorney. Except as otherwise provided in the Florida Power of Attorney Act (Fla. Stat. Ch. 709), my Agent may exercise these powers independently and without the approval of any court. My Agent, however, shall exercise all powers in a fiduciary capacity in good faith, as a prudent person would using reasonable care, skill, and caution.

Successors. If at any time my Agent named above fails or ceases to serve as my attorney-in-fact, I appoint my niece, **Amy Johnson**, and my nephew, **Kevin Freeman**, individually in the order named, as my attorney-in-fact in her place. My successor Agent will have the rights, powers, privileges and discretions specified in this instrument while serving as my attorney-in-fact.

Third Parties. Any third party to whom this Durable Power of Attorney is presented may rely upon an affidavit by my Agent stating, to the best of my Agent's knowledge and belief, that this power has not been revoked, that I am then living, and that no proceedings have been initiated to determine my incapacity. No third party relying on this power and that affidavit will be liable for any losses, damages, or claims caused by compliance with the action requested by my Agent, unless that third party has actual knowledge of my death or the revocation of this power.

A THIRD PARTY WHO IMPROPERLY REFUSES TO ACCEPT THIS POWER OF ATTORNEY WILL BE LIABLE FOR DAMAGES, INCLUDING REASONABLE ATTORNEY FEES AND COSTS, INCURRED IN ANY ACTION OR PROCEEDING THAT CONFIRMS THE VALIDITY OF THIS POWER OF ATTORNEY.

Durable Power. This Durable Power of Attorney will not be affected by my subsequent incapacity except as provided in Chapter 709 of the Florida Statutes. It is my specific intent that the power conferred on my Agent will be exercisable from the date of this Durable Power of Attorney, and will remain effective thereafter, notwithstanding my subsequent disability or incapacity, except as otherwise specifically provided by statute.

My Agent will have the following powers and duties:

GENERAL AUTHORITY

1. To manage all assets and properties belonging to me or in which I have any interest, and to expend whatever funds my Agent deems proper for the preservation, maintenance, or improvement of those assets or properties.
2. To exercise all powers even though my Agent may also be acting individually or on behalf of any other person or entity interested in the same matters (as more fully set forth in the Additional Provisions section).

3. To seek on my behalf the assistance of a court or other governmental agency to carry out an act authorized in this power of attorney and to enforce the exercise of these powers granted to my Agent.
4. To execute, acknowledge, seal, deliver, file, or record any instrument or communication the Agent considers desirable to accomplish a purpose of a transaction, including creating at any time a schedule listing some or all of my property and attaching it to the power of attorney.
5. To exercise any authority reasonably necessary to give effect to an express grant of specific authority in this power of attorney.
6. To the extent not limited under the law of the jurisdiction in which this power of attorney is presented, to take all other actions as may be necessary or appropriate for my personal well-being and the management of my affairs, as fully and as effectively as if made or done by me personally.

REAL PROPERTY

To manage and conserve any real property, or any interest or incidents in real property, on my behalf as stated below. Such property and incidents in property include any interest in homestead property, mineral rights, and cooperative apartments. I give my Agent the following powers:

8. To receive, buy, sell, exchange, lease, encumber, and convey such property; to impose restrictions and covenants; to grant options, releases, and easements, including for public use; to adjust boundaries; and to partition or consent to partitioning, subdivide, apply for zoning or other governmental permits, plat or consent to platting, and engage in development activities for such property.
9. To pay or contest any taxes due on such property, and to receive refunds.
10. To engage in any form of litigation regarding the possession, ownership or liability involving such property, including foreclosure on a mortgage, or enforcement of a contract for sale (including specific performance).
11. To create or receive a security interest in such property, and to satisfy a mortgage.
12. To lease or sublease such property; any such lease will be valid and binding for its full term even if it extends beyond the duration of this power of attorney.
13. To insure the property against liability or casualty or other loss, and to maintain, repair or alter such property, including removing or erecting structures on the property.
14. If not prohibited in this Durable Power of Attorney, to change the form of title of such property, including contribution into a business entity in exchange for an interest in that entity.
15. To join with other persons with whom I own property as joint tenants with right of survivorship or as tenants by the entireties in any transaction regarding that property.

RENOVATION TO THE:

JOHNSON RESIDENCE

515 BROOME STREET
FERNANDINA BEACH, FLORIDA 32034



JOHNSON RESIDENCE

ZONING AND PROJECT DATA

THIS PROJECT HAS BEEN DESIGN TO MEET
THE REQUIREMENTS OF THE FLORIDA BUILDING CODE
-- RESIDENTIAL 6th EDITION (2017)

THE FOLLOWING APPLY TO THE NEW WORK

CRITERIA	REQUIREMENTS	ACTUAL
ZONING AREA	R-2	MEDIUM DENSITY RESIDENTIAL
SETBACKS FRONT	25'-0"	N/A : NO CHANGE
SIDES	5'-0" 10% LOT WIDTH	N/A : NO CHANGE
REAR	20'-0"	N/A : NO CHANGE
HEIGHT	35'-0"	N/A : NO INCREASE
MAX. FAR	50%	23% - SEE SHEET AO FOR CALC.
MAX. IMPERVIOUS	60%	33% - SEE SHEET AO FOR CALC.
FLOOD ZONE		ZONE 'X'
TYPE OF CONSTRUCTION		V-B UNSPRINKLERED
OCCUPANCY		SINGLE FAMILY RESIDENTIAL

PROJECT SCOPE OF WORK

REMOVAL OF COLLAPSED WALLS/FLOOR (SALVAGE UNDAMAGED MATERIALS)
RENOVATION OF HOUSE EXTERIOR: 1) REPAIR DAMAGED SIDING, TRIM, AND ROOF
2) REPAINT EXTERIOR 3) REPAIR DAMAGED FLASHING
INSTALL NEW WOOD DECK ON FOOTPRINT OF REMOVED ROOM
NEW DECK SQUARE FEET = 161 SQ.FT.

WIND ZONE INFORMATION

THIS BUILDING IS LOCATED IN THE WIND BORNE DEBRIS REGION

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

COMPONENTS AND CLADDING INFORMATION ULTIMATE DESIGN WIND SPEED V _{ULT} (130 MPH)							
ZONE	AREA	+	-	ZONE	AREA	+	-
1	10	+20.2	-20.8	4	10	+22.1	-23.0
	20	+20.2	-20.6		20	+21.1	-23.0
	50	+18.9	-19.4		50	+19.8	-20.6
	100	+18.3	-18.2		100	+18.8	-20.6
2	10	+20.2	-25.4	5	500	+16.5	-18.2
	20	+19.6	-24.2		10	+22.1	-29.1
	50	+18.9	-23.0		20	+21.1	-26.7
	100	+18.3	-21.8		50	+19.8	-24.2
3	10	+20.2	-25.4		100	+18.8	-23.0
	20	+19.6	-24.2		500	+16.5	-18.2
	50	+18.9	-23.0	NOTE: TABLE NUMBERS HAVE BEEN MULTIPLIED BY .6 FACTOR FOR ASD			
	100	+18.3	-21.8				

IMPERVIOUS SURFACE CALCULATION

EXISTING HOME 891 SQ.FT.
NEW WOOD DECK 161 SQ.FT.
EXISTING WALKWAYS/STEPS/SHED 230 SQ.FT.

TOTAL IMPERVIOUS SURFACE 1282 SQ.FT.

CALCULATION (1282 / 3,920) = 33% IMPERVIOUS

F.A.R. CALCULATION

EXISTING HOME 891 SQ.FT.

CALCULATION (891 / 3,920) = 23% FAR

HISTORIC DISTRICT NOTES

THIS PROJECT LIES WITHIN THE HISTORIC DISTRICT

1) SALVAGE ALL UNDAMAGED MATERIALS REMOVED AS PART OF THIS
PROJECT AND RE-USE ON EXISTING STRUCTURE TO REPAIR DAMAGED ELEMENTS.

2) CONTRACTOR TO NOTIFY ARCHITECT AND CITY STAFF IN THE EVENT THAT
ARCHEOLOGICAL ELEMENTS ARE DISCOVERED DURING CONSTRUCTION. DO
NOT MOVE, ALTER, OR DISTURB SUCH ELEMENTS.

INDEX OF DRAWINGS

AO COVER SHEET
A1.1 SITE PLAN AND DETAILS
A2.1 FOUNDATION PLAN AND DETAILS
A3.1 FIRST FLOOR PLAN + FIRST FLOOR DEMO
A4.1 EXISTING ELEVATIONS
A4.2 NEW ELEVATIONS
A5.1 WATERPROOFING DETAILS
E1.1 FIRST FLOOR ELECTRICAL DIAGRAM

COVER				
#	REVISIONS	DATE		

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JAMES POZZETTA, ARCHITECT
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FLORIDA REGISTERED ARCHITECT, LIC#AR96064

PROJECT: JOHNSON
DRAWN BY: JMP
CHKD BY: JMP
DATE: 04/08/2019

RENOVATION TO THE:
JOHNSON RESIDENCE
515 BROOME STREET
FERNANDINA BEACH, FLORIDA 32034

AO

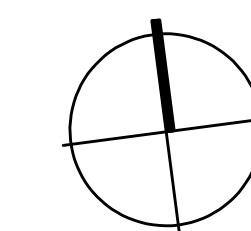
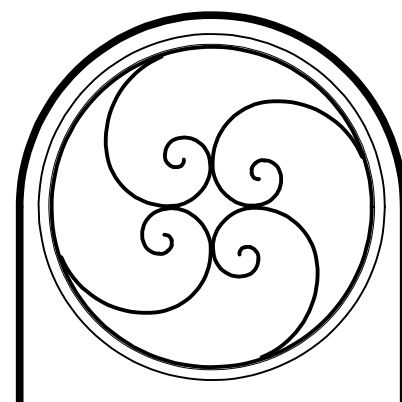
1) ALL SITE INFORMATION FROM SURVEY PROVIDED BY:
MANZIE AND DRAKE LAND SURVEYORS
117 SOUTH 9TH STREET
FERNANDINA BEACH, FLORIDA 32034
904-491-5700

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

3) GC TO NOTIFY ARCHITECT AND CITY STAFF
IN THE EVENT THAT ARCHEOLOGICAL ELEMENTS
ARE DISCOVERED DURING CONSTRUCTION
DO NOT MOVE, ALTER, OR DISTURB SUCH
ELEMENTS.

	AREA OF EXISTING BUILDING FOOTPRINT
	AREA OF NEW WOOD DECK
	PROPERTY LINE
	SETBACK LINE
	ROOF OVERHANG & FEATURES
	SITE FEATURES
+ (O.O)	EXISTING SPOT ELEVATIONS
• (O.O)	NEW SPOT ELEVATIONS
L.I.F.	LOCATE IN FIELD


$$\Gamma' = \Gamma - O''$$

$$\overline{1/2'' = 1'-0''}$$

$$\overline{1/8'' = 1'-0''}$$


SITE PLAN		
#	REVISIONS	DATE

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FERNANDINA BEACH, FLORIDA 32034

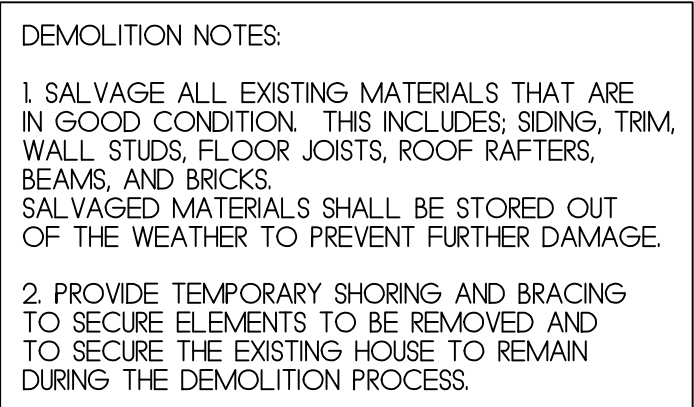
A1.1



- # FOUNDATION LEGEND
- | | |
|---|------------------------|
|  | POSTS |
|  | EXISTING PIER |
|  | FEATURES TO BE REMOVED |



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

$$1/4'' = 1'-0''$$


DEMOLITION NOTES	
1	GC TO VERIFY EXISTING STRUCTURAL COMPONENTS AND REVIEW THEIR SUITABILITY FOR ACCEPTING NEW WORK. NOTIFY ARCHITECT OF ELEMENTS ARE NOT SUITABLE FOR NEW WORK.
2	PROVIDE TEMPORARY SHORING AT LOCATIONS WHERE NEW BEAMS/HEADERS ARE TO BE INSTALLED AS REQUIRED TO STABILIZE THE STRUCTURE DURING CONSTRUCTION.

- | DEMOLITION NOTES | |
|------------------|--|
| 1 | GC TO VERIFY EXISTING STRUCTURAL COMPONENTS AND REVIEW THEIR SUITABILITY FOR ACCEPTING NEW WORK. NOTIFY ARCHITECT OF ELEMENTS ARE NOT SUITABLE FOR NEW WORK. |
| 2 | PROVIDE TEMPORARY SHORING AT LOCATIONS WHERE NEW BEAMS/HEADERS ARE TO BE INSTALLED AS REQUIRED TO STABILIZE THE STRUCTURE DURING CONSTRUCTION. |

PLAN NOTES

1. HISTORIC FEATURES SHALL BE REPAIRED RATHER THAN REPLACED WHERE POSSIBLE. USE SALVAGED MATERIAL TO REPLACE DETERIORATED MATERIALS THAT CANNOT BE REPAIRED WHERE POSSIBLE.
2. CHEMICAL OR PHYSICAL TREATMENTS SUCH AS SANDBLASTING THAT CAUSE DAMAGE TO HISTORIC MATERIALS SHALL NOT BE USED. THE SURFACE PREPARATION/CLEANING OF HISTORIC SHALL BE UNDERTAKEN USING THE GENTLEST MEANS POSSIBLE.
3. SALVAGE MATERIALS REMOVED FOR USE ELSEWHERE TO REPAIR OR REPLACE DETERIORATED ELEMENTS SUCH AS SIDING, TRIM, BRICK, ETC.

- ## PLAN NOTES
1. HISTORIC FEATURES SHALL BE REPAIRED RATHER THAN REPLACED WHERE POSSIBLE. USE SALVAGED MATERIAL TO REPLACE DETERIORATED MATERIALS THAT CANNOT BE REPAIRED WHERE POSSIBLE.
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 3. SALVAGE MATERIALS REMOVED FOR USE ELSEWHERE TO REPAIR OR REPLACE DETERIORATED ELEMENTS SUCH AS SIDING, TRIM, BRICK, ETC.

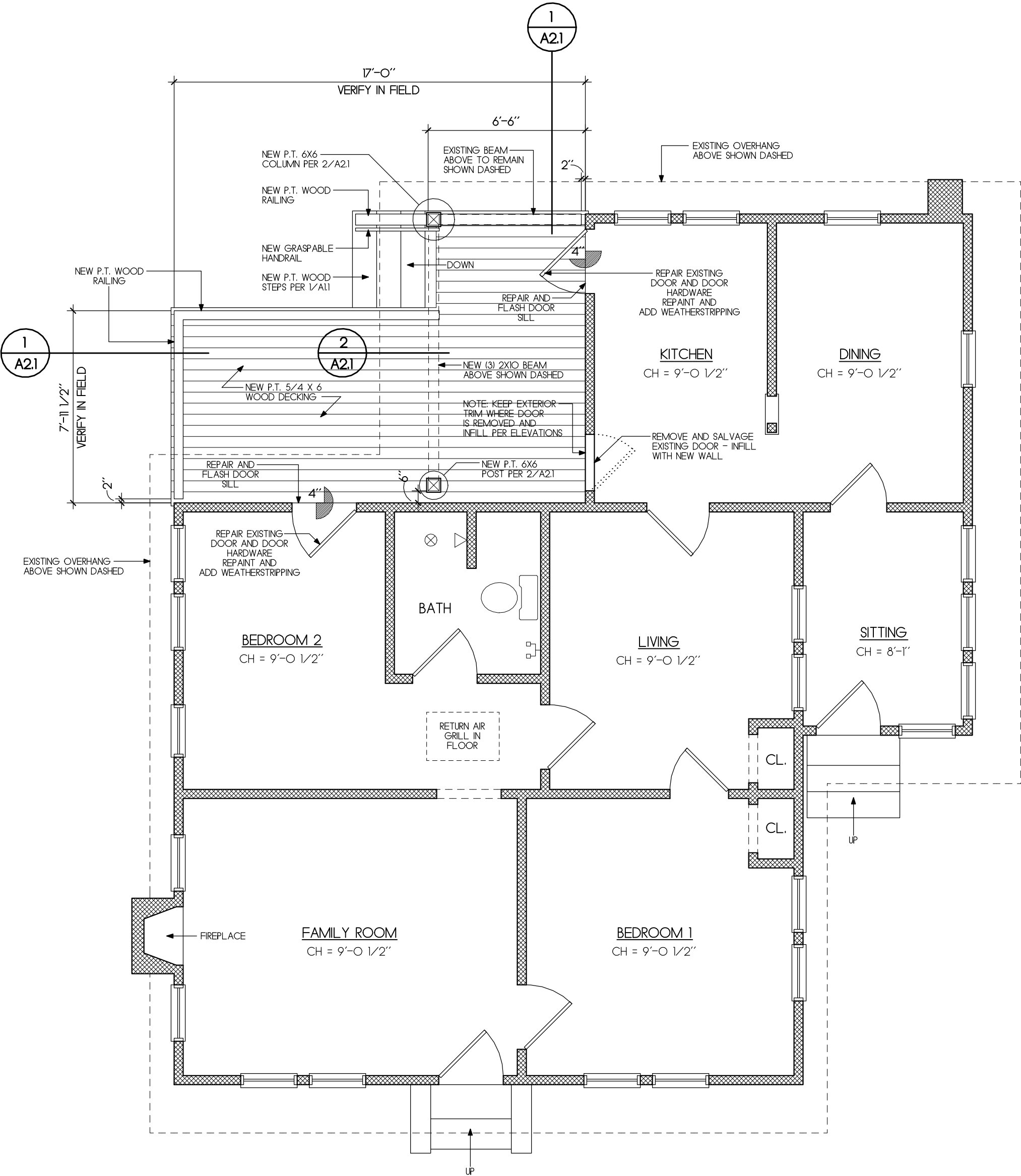
PLAN LEGEND

	EXISTING STUD FRAMED WALL
	NEW POST
	FEATURES ABOVE
	FEATURES BELOW
	FEATURES TO BE REMOVED
	DOOR NUMBER PER DOOR SCHEDULE
	WINDOW NUMBER PER WINDOW SCHEDULE
A.S.B.O.	AS SELECTED BY OWNER

- ### PLAN LEGEND

	EXISTING STUD FRAMED WALL
	NEW POST
----	FEATURES ABOVE
-----	FEATURES BELOW
.....	FEATURES TO BE REMOVED
	DOOR NUMBER PER DOOR SCHEDULE
	WINDOW NUMBER PER WINDOW SCHEDULE
A.S.B.O.	AS SELECTED BY OWNER

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

$$1/4'' = 1'-0''$$


RENOVATION TO THE:
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A.3.1

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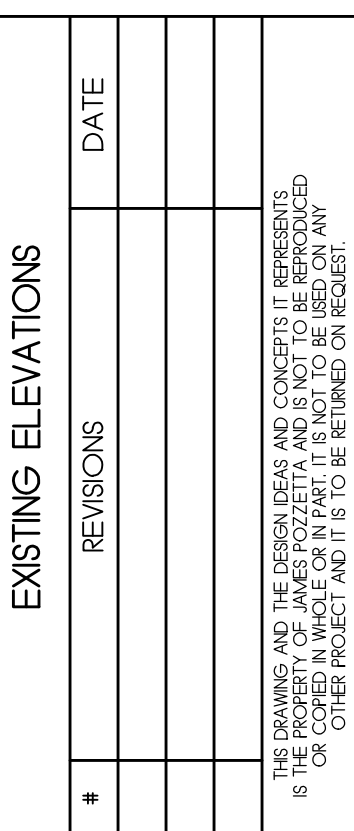
FLOOR PLAN AND DEMOLITION PLAN		DATE
REVISIONS		

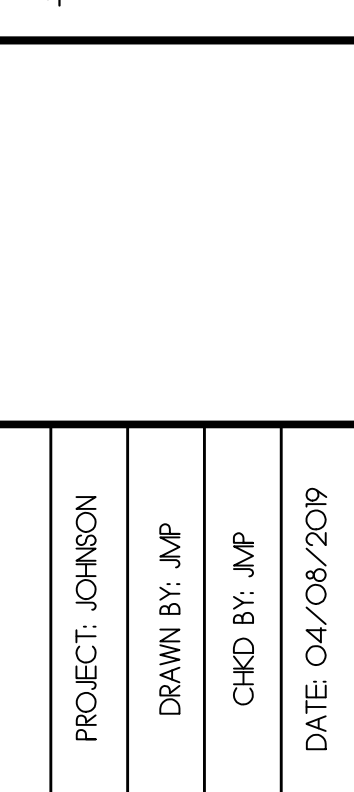
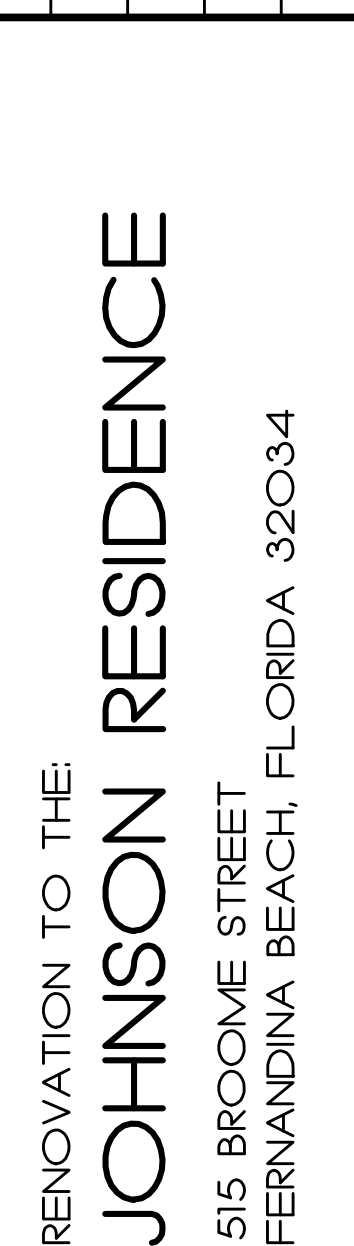
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FLOOR PLAN AND DEMOLITION PLAN		DATE
REVISIONS		

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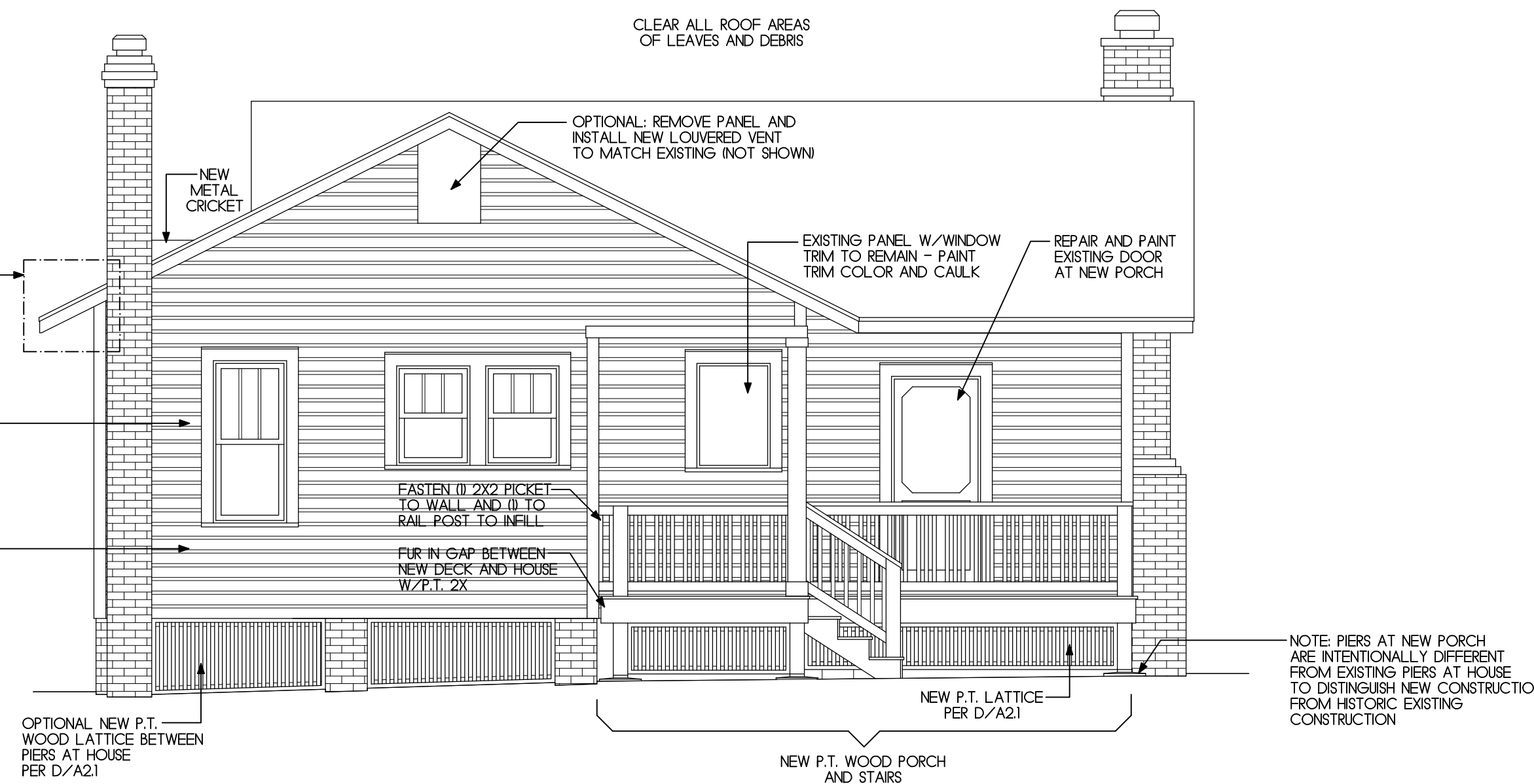

$$1/4'' = 1'-0''$$

$$\boxed{1/4'' = 1' - 0''}$$

$$1/4'' = 1' - 0''$$

$$\boxed{1/4'' = 1'-0''}$$



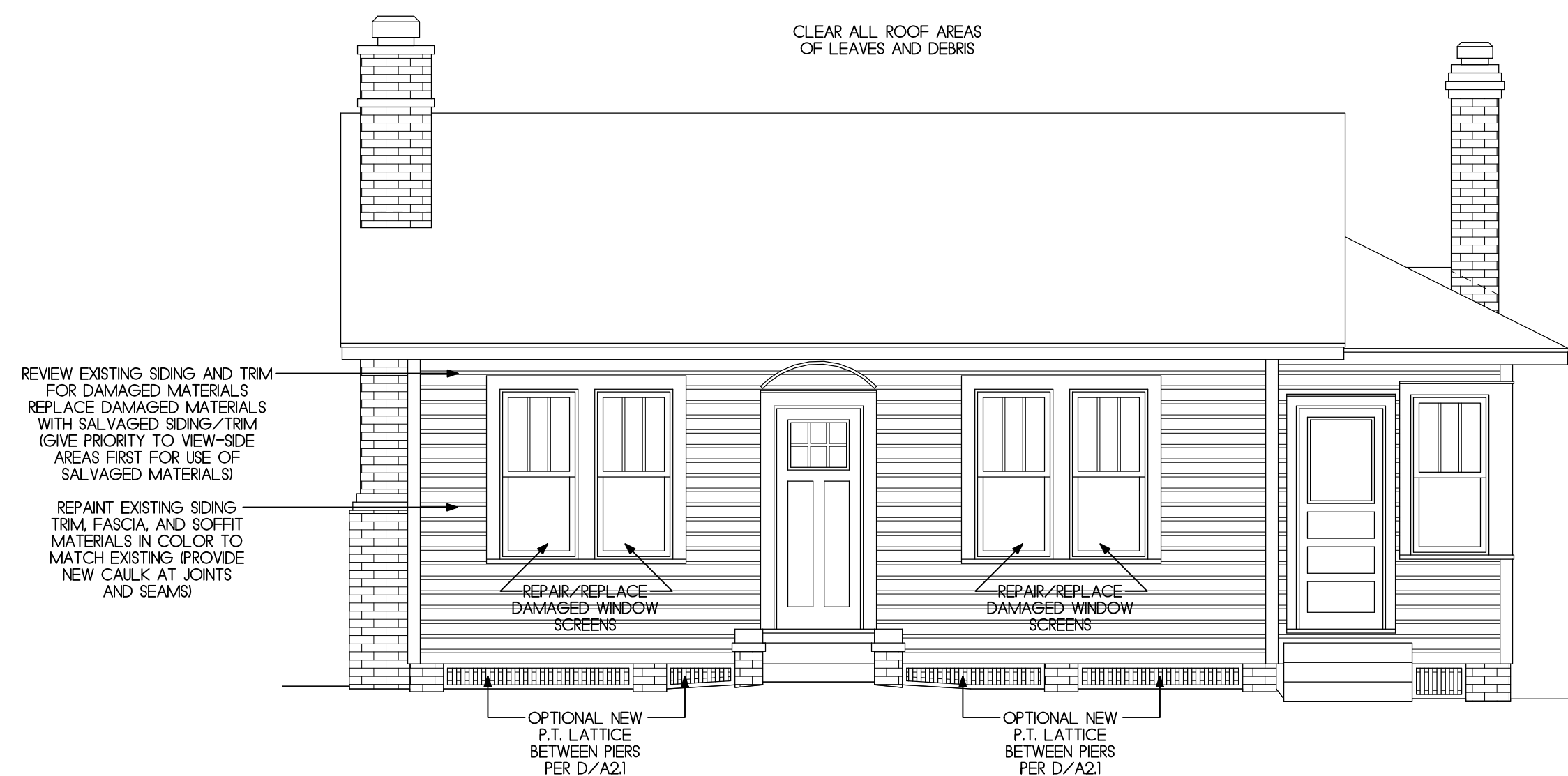
EAST ELEVATION

1/4"=1'-0"



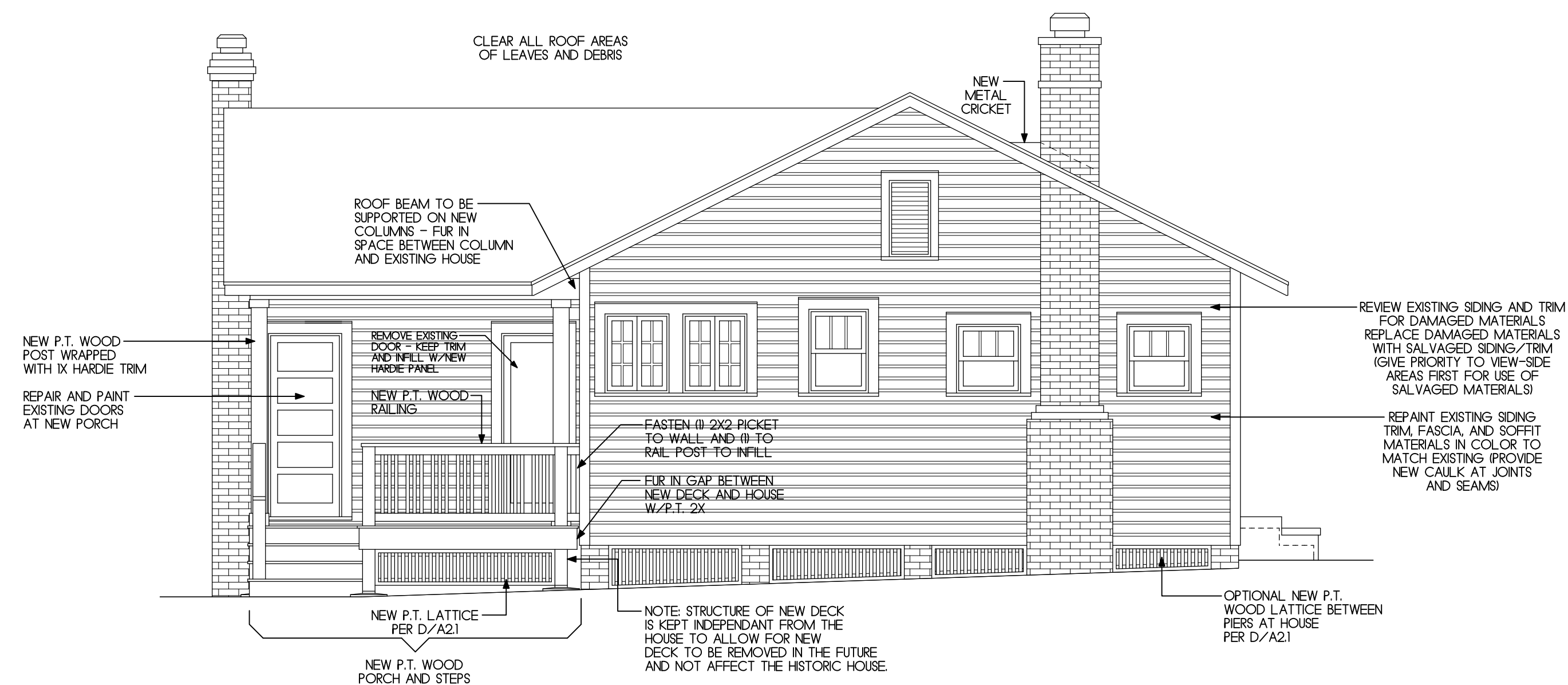
NORTH ELEVATION

1/4"=1'-0"



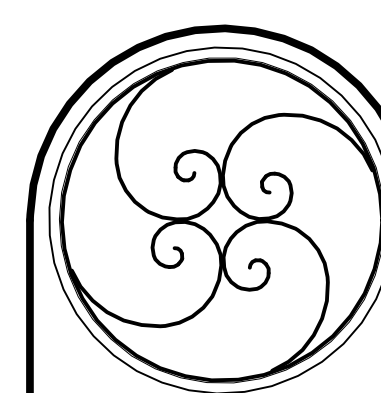
SOUTH ELEVATION

1/4"=1'-0"



WEST ELEVATION

1/4"=1'-0"



NEW ELEVATIONS		DATE
#	REVISIONS	

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A4.2

GENERAL NOTES

1. CODES & STANDARDS
A. FLORIDA BUILDING CODE 2017, 6TH ED. RESIDENTIAL
B. ASCE 7-10: MINIMUM DESIGN LOADS FOR BUILDINGS
C. REINFORCED CONCRETE: ACI 318-11 & ACI 302
D. MASONRY: ACI 530/ASCE 5 & ACI 530.1/ASCE 6
2. DESIGN LOADS
A. DEAD..... 15 PSF
B. LIVE (ROOF)..... 20 PSF
(WITH APPROPRIATE REDUCTIONS)
3. DESIGN WIND LOADS
A. ULTIMATE DESIGN WIND SPEED..... V = 128 MPH ULT
B. NOMINAL DESIGN WIND SPEED..... V = 101 MPH ASD
C. RISK CATEGORY..... II
D. WIND EXPOSURE CATEGORY: SEE COVER SHEET
E. INTERNAL PRESSURE COEFFICIENT..... "GC" = 0.18 PH
F. COMPONENTS & CLADDING DESIGN WIND PRESSURES:
SEE COVER SHEET FOR DP TABLE
- ALL PRESSURES ARE INTENDED TO BE APPLIED AND INTERPRETED IN STRICT ACCORDANCE WITH THE PROVISIONS & LOAD CASES PROVIDED IN ASCE 7-10.
- FOR THE PURPOSES OF APPLYING THESE LOADS IN ACCORDANCE WITH COMPONENTS & CLADDING FIGURES IN ASCE 7-10, ±3 FT.
4. SEISMIC DESIGN
A. SEISMIC IMPORTANCE FACTOR..... I = 1.00
B. MAPPED SPECTRAL RESPONSE ACCELERATIONS.....
S = 0.131
S = 0.067
C. SITE CLASS "D" (ASSUMED)
D. SPECTRAL RESPONSE COEFFICIENTS..... S = 0.139
S = 0.107
E. SEISMIC DESIGN CATEGORY "B"
5. SNOW LOADS
A. GROUND SNOW LOAD..... "P" = 0 PSF
6. SOIL PARAMETERS
A. FOOTINGS HAVE BEEN SIZED FOR AN ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF AT 1'-0" BELOW EXISTING GRADE. IF SITE CONDITIONS DIFFER FROM THOSE ASSUMED DURING THE DESIGN PROCESS, CONTACT ENGINEER IMMEDIATELY.
B. REMOVE ALL TOPSOIL & ORGANIC MATERIALS UNDER PROPOSED BUILDING SLAB & FOUNDATIONS & REPLACE WITH SUITABLE COMPACTED FILL OR CRUSHED STONE.
C. USE ONLY CLEAN, SANDY SOILS WITH PLASTICITY INDEX UNDER 20 & LIQUID LIMIT BELOW 40. FOR ALL FILL UNDER SLABS AND FOOTINGS, USE OF CLAY, OR SOILS WITH HIGH CLAY CONTENT, IS PROHIBITED.
D. ALL BUILDING AREAS SHALL BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT AS DETERMINED IN ACCORDANCE WITH ASTM D698.

CONCRETE NOTES

1. ALL CONCRETE WORK SHALL CONFORM TO ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS." DESIGN IS BASED ON ACI 318-11 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE."
2. UNLESS OTHERWISE NOTED, ALL CONCRETE FOR SLABS ON GRADE, FOOTINGS, PIERS, AND COLUMNS SHALL BE NORMAL WEIGHT AND OBTAIN A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
3. USE OF CALCIUM CHLORIDE, CHLORIDE IONS, OR OTHER SALTS IN CONCRETE IS NOT PERMITTED.
4. CEMENT SHALL CONFORM TO ASTM C150, TYPE I OR TYPE II.
5. AGGREGATES SHALL CONFORM TO ASTM C33.
6. CONCRETE SLUMP RANGE: 3" MIN - 5" MAX.
7. THE AIR CONTENT AT THE POINT OF PLACEMENT SHALL BE PER ACI 318 TABLE 4.4.1 FOR F1 MODERATE EXPOSURE.
8. MOIST CURE CONCRETET WITH MOISTURE PROTECTIVE COVER FOR A MINIMUM OF 7 DAYS.
9. REINFORCING STEEL SHALL CONFORM TO ASM A615, GRADE 60, UNLESS OTHERWISE NOTED.
10. WELDED WIRE FABRIC (MESH) SHALL CONFORM TO ASTM A185 AND SHALL BE PROVIDED IN FLAT SHEETS, LAP MEDH 2 SQUARES MINIMUM AT SPLICES.
11. TIE ALL REINFORCING STEEL AND EMBEDMENTS SECURELY IN PLACE PRIOR TO PLACING CONCRETE. PROVIDE SUFFICIENT SUPPORTS TO MAINTAIN THE POSITION OF THE REINFORCEMENT WITHIN SPECIFIED TOLERANCES DURING ALL CONSTRUCTION ACTIVITIES. "STICKING" DOWELS INTO WET CONCRETE IS NOT PERMITTED.
12. REINFORCING STEEL SHALL HAVE THE FOLLOWING CONCRETE COVER UNLESS OTHERWISE NOTED:
CONCRETE CAST AGAINST EARTH (NOT FORMED): 3"
FORMED CONCRETE EXPOSED TO EARTH OR WEATHER (#5 BARS AND SMALLER): 2"
CONCRETE NOT EXPOSED TO EARTH OR WEATHER (SLABS AND WALLS): 1"
13. DO NOT PLACE PIPES EXCEEDING ONE THIRD THE SLAB OR WALL THICKNESS WITHIN THE SLAB OR WALL UNLESS SPECIFICALLY DETAILED ON DRAWINGS.
14. DO NOT WELD OR TACK WELD REINFORCING STEEL UNLESS APPROVED OR DIRECTED BY THE DRAWINGS.
15. ALL EXPOSED INTERIOR SLABS SHALL RECEIVE A SMOOTH TROWEL FINISH. ALL EXPOSED EXTERIOR PAVEMENTS SHALL RECEIVE A BROOM FINISH. NOTE: VERIFY CONCRETE SURFACE FINISH WITH OWNER PRIOR TO POURING CONCRETE.

WOOD FRAMING NOTES

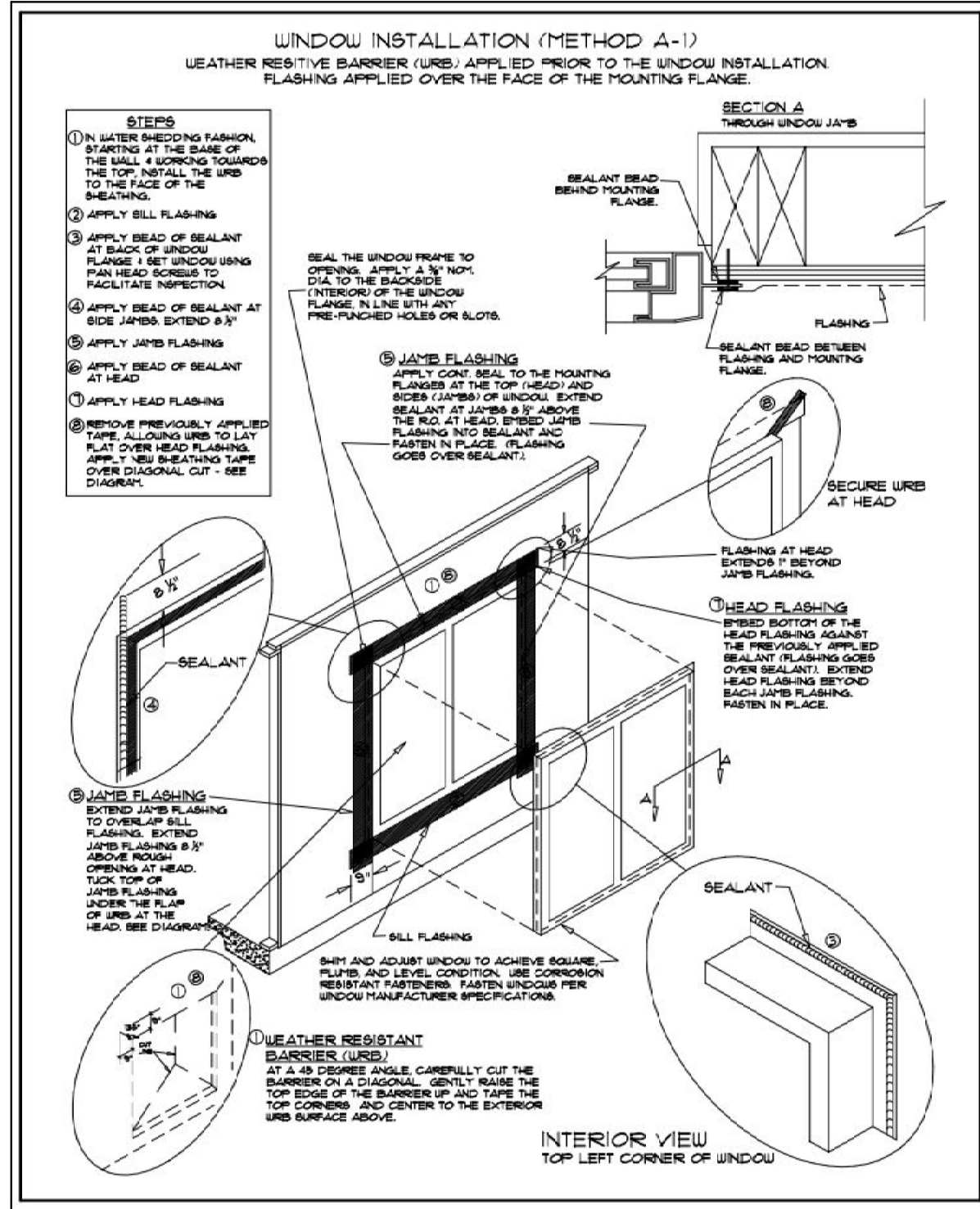
1. ALL FRAMING SHALL BE INSTALLED PER FLORIDA BUILDING CODE 6TH EDITION 2017.
2. ALL LUMBER USED IN CONSTRUCTION TO BE SOUTHERN YELLOW PINE NO. 2 OR BETTER.

SHEATHING AND NAILING SCHEDULE

LOCATION	SHEATHING	PANEL EDGE NAILING (E.N.)	PANEL FIELD NAILING (F.N.)	NAILING AT ROOF OR FLOOR DIAPHRAGM BOUNDARIES	2x BLOCKING AT PANEL EDGES REQ'D
ROOF	1/2" APA	8d AT 4" O.C.	8d AT 4" O.C.	8d AT 4" O.C.	NO
WALLS	1/2" APA	8d AT 6" O.C.	8d AT 12" O.C.	N/A	YES

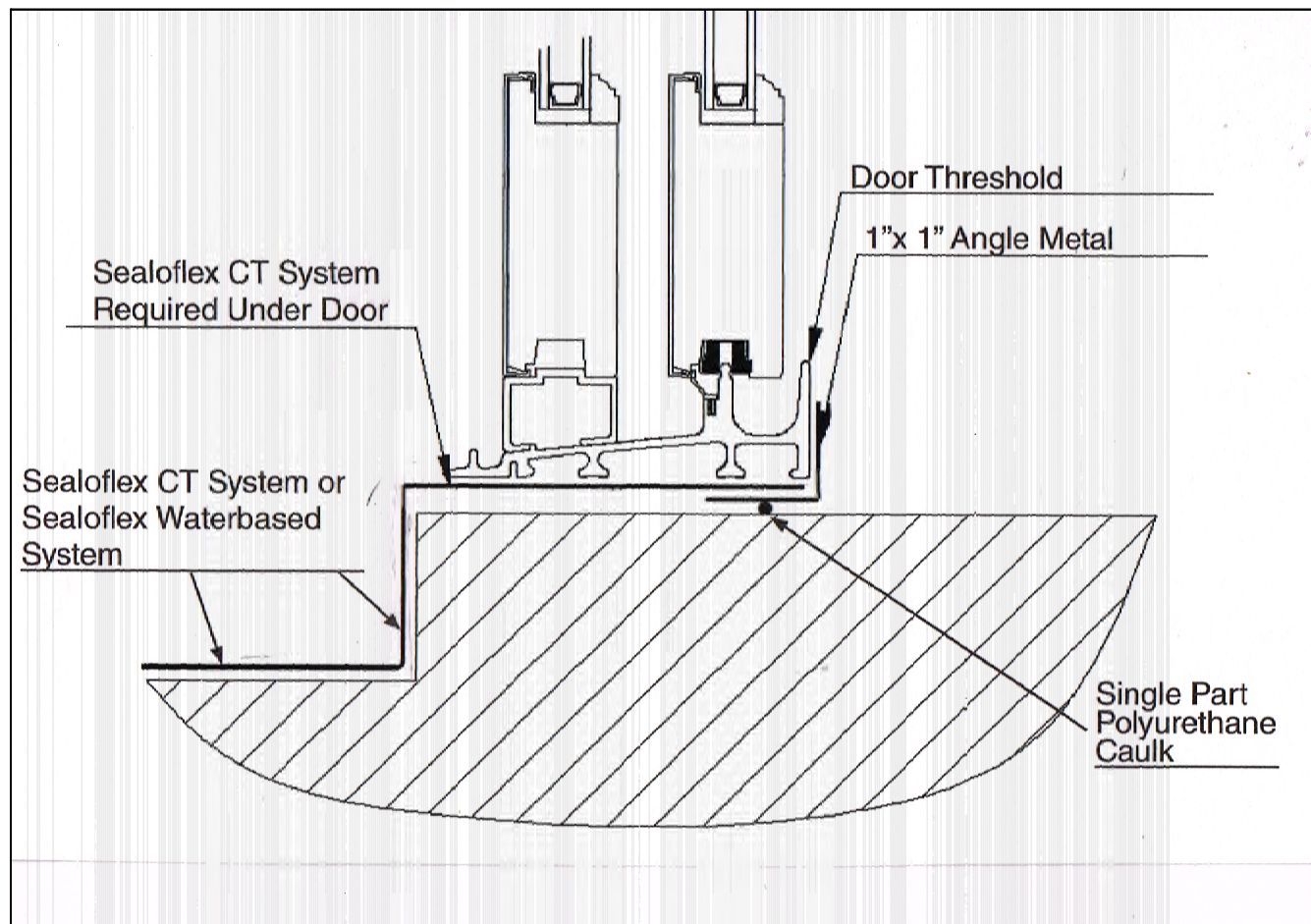
WINDOW / DOOR WATERPROOFING NOTES

1. WHERE EXISTING SIDING AND TRIM IS REQUIRED TO BE REPLACED, INSTALL NEW WATERPROOFING AS SHOWN IN A/S1.1 AND B/S1.1 WHEN POSSIBLE



WINDOW/DOOR INSTALLATION AND WATERPROOFING TO COMPLY W/ APPLICABLE REQUIREMENTS OF THE FOLLOWING:
1. ASTM E212
2. FMA/AAMA # 100-07, # 200-09 AND # 250-10
3. WINDOW MANUFACTURER'S INSTALLATION GUIDELINES.

A WINDOW/DOOR WATERPROOFING DETAIL N.T.S.

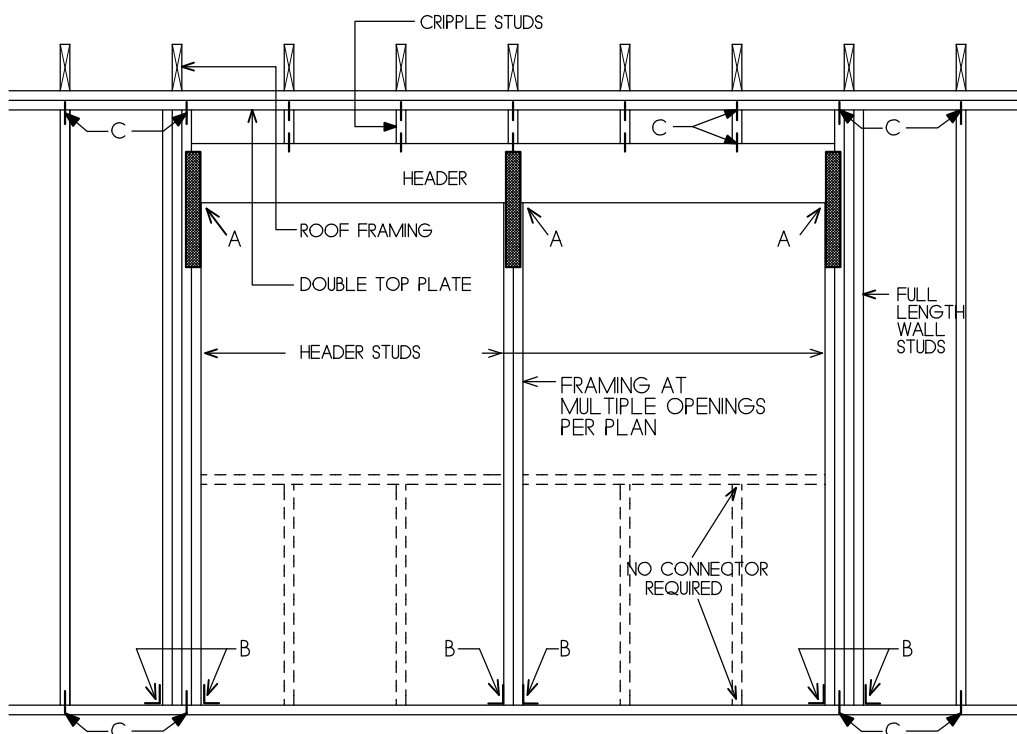


DOOR INSTALLATION AND WATERPROOFING TO COMPLY W/ APPLICABLE REQUIREMENTS OF THE FOLLOWING:
1. ASTM E212
2. FMA/AAMA # 100-07, # 200-09 AND # 250-10
3. DOOR MANUFACTURER'S INSTALLATION GUIDELINES.

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

TYPICAL FRAMING NOTES

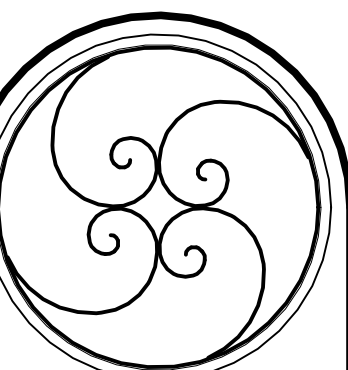
- 1 - STUD WALL FRAMING
ALL EXTERIOR WALLS SHALL BE 2 X 4 STUDS AT 16" O.C. UNLESS OTHERWISE NOTED.
ALL INTERIOR WALLS SHALL BE 2 X 4 STUDS AT 16" O.C. UNLESS OTHERWISE NOTED.
- 2 - STUD WALL BLOCKING
PROVIDE ONE ROW 2 X 4 HORIZONTAL BLOCKING AT MID-HEIGHT OF EXTERIOR WALLS AND INTERIOR BEARING WALLS. PROVIDE 2X4 BLOCKING AT ALL PLYWOOD SHEATHING JOINTS.
- 3 - PLYWOOD WALL SHEATHING
SEE SHEATHING AND NAILING SCHEDULE. NAIL HEADS SHALL NOT PENETRATE SURFACE OF PLYWOOD MORE THAN THICKNESS OF NAIL HEAD.
- 4 - WINDOW/DOOR HEADERS
SEE TYPICAL FRAMING/CONNECTORS AT WALL OPENINGS DETAIL A/S1.2 FOR INFORMATION ON HEADER SUPPORT STUDS, FULL HEIGHT STUDS AND HEADER CONNECTORS.
- 5 - BUILT-UP BEAMS/HEADERS
BUILT-UP BEAMS/HEADERS SHALL BE MADE OF MIN 2 X LUMBER FASTENED TOGETHER WITH TWO (2) ROWS OF 2D #4 NAILS AT MAX. 32" O.C. LOCATE ONE ROW WITHIN 2" OF TOP EDGE AND ONE ROW WITHIN 2" OF BOTTOM EDGE.
- 6 - MINIMUM HEADER SIZES
UNLESS OTHERWISE NOTED ON THE FRAMING PLANS MINIMUM HEADER SIZES SHALL BE AS FOLLOWS:
EXTERIOR WALL ---
(2) 2 X 10 HEADER
INTERIOR NON-LOAD BEARING WALL ---
(2) 2 X 6 HEADER
INTERIOR LOAD BEARING WALL ---
(2) 2 X 10 HEADER
- 7 - CONNECTORS/HANGERS
G.C. SHALL VERIFY INSTALLATION REQUIREMENTS FOR ALL CONNECTORS AND HANGERS WITH MANUFACTURER'S SPECIFICATIONS.
- 7 - SISTERED ROOF RAFTERS
ATTACH SISTERED ROOF RAFTERS PER NAILING PATTERN FOR BUILT-UP BEAMS/HEADERS (ITEM 5)
- 8 - JOIST/RAFTER/TRUSS BRIDGING
PROVIDE 2 X BRIDGING AT 8'-0" O.C. AND FULL DEPTH OF FLOOR JOIST, ROOF RAFTER OR ROOF TRUSS.
- 9 - PLYWOOD ROOF SHEATHING
SEE SHEATHING AND NAILING SCHEDULE. NAIL HEADS SHALL NOT PENETRATE SURFACE OF PLYWOOD MORE THAN THICKNESS OF NAIL HEAD.



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

'A' - SIMPSON ST215 STRAP TIE UNLESS OTHERWISE NOTED ON FRAMING PLANS
'B' - SIMPSON A35 FRAMING ANCHOR (NOT REQUIRED IF HOLDDOWN OR THREADED ROD OCCURS AT THIS LOCATION PER FLOOR PLANS)
'C' - SIMPSON SDWC 15600 STRUCTURAL WOOD SCREWS - AT TOP + BOTTOM OF EACH STUD TO CONNECT TO PLATES AT LOCATIONS WHERE TIE RODS CANNOT BE INSTALLED, AND TO CONNECT CRIPPLE STUDS TO TOP PLATE + HEADER.

A TYPICAL FRAMING AND CONNECTORS AT WALL OPENINGS NOT TO SCALE



FRAMING NOTES

REVISIONS	DATE
#	

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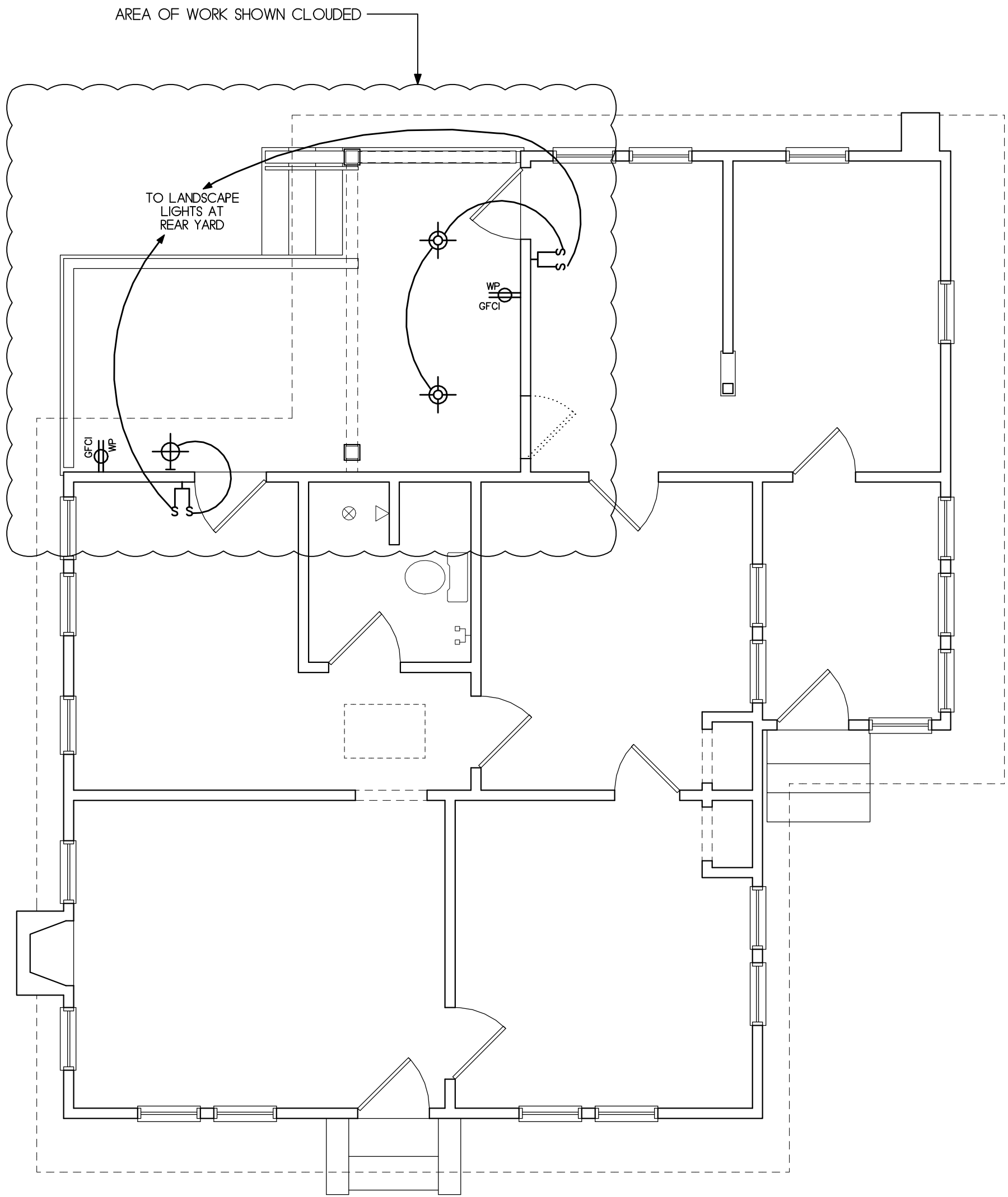
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CHKD BY: JWP
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- ELECTRICAL NOTES
- LAYOUT: THIS DRAWING IS DIAGRAMMATIC IN NATURE AND SHOULD NOT BE SCALED. ELECTRICAL EQUIPMENT SHOWN IS IN GENERAL LOCATIONS. GC TO WALK-THRU THE HOUSE WITH THE OWNER PRIOR TO INSTALLATION OF OUTLETS, SWITCHES, FIXTURES, THERMOSTATS, ECT.
 - CODES: GC TO CONFIRM THAT ALL ELECTRICAL REQUIREMENTS AS PER APPLICABLE CODES ARE COMPLIED WITH INCLUDING BUT NOT LIMITED TO OUTLET SPACING, OUTLET/SWITCH LOCATIONS IN WET AREAS, LOCATIONS OF GFI OR OTHER PROTECTIVE DEVICES, ETC.
 - COORDINATION: GC TO COORDINATE THE WORK OF ALL MECHANICAL AND ELECTRICAL CONTRACTORS TO ENSURE WORK DOES NOT CONFLICT WITH OTHER TRADES.
 - FIXTURE HEIGHTS/WEIGHTS: GC TO VERIFY THE WEIGHTS OF ALL HUNG FIXTURES AND PROVIDE BLOCKING AS REQUIRED. FOR EXTREMELY HEAVY ITEMS, CONSULT WITH THE ARCHITECT OR ENGINEER. HEIGHTS OF WALL MOUNTED FIXTURES SHALL BE CONFIRMED WITH THE OWNER PRIOR TO INSTALLATION OF ROUGH BOXES.

- ELECTRICAL SYMBOLS KEY
- | | |
|--------|--|
| | DUPLEX RECEPTACLE WALL OUTLET |
| | DUPLEX RECEPTACLE WALL OUTLET - WEATHERPROOF |
| | SPECIAL EQUIPT. DIRECT WIRE OR OUTLET, VERIFY W/EQUIP. SPECS |
| | RECESSED INCANDESCENT DOWNLIGHT |
| | WALL MOUNTED INCANDESCENT FIXTURE |
| | SINGLE POLE LIGHT SWITCH |
| | T.V. JACK |
| | PHONE JACK |
| | SMOKE DETECTOR |
| | COMBINATION CARBON-MONOXIDE AND SMOKE DETECTOR |
| | CEILING FAN |
| | COMPUTER DATA PORT |
| | ELECTRICAL PANEL |
| L.I.F. | LOCATE IN FIELD |



NOTE: ONLY NEW FIXTURES, SWITCHES, AND OUTLETS ARE SHOWN HERE

ELECTRICAL DIAGRAM

1/4"=1'-0"

ELECTRICAL DIAGRAM		
#	REVISIONS	DATE

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FERNANDINA BEACH, FLORIDA 32034



Photo Documentation for:

Existing Conditions at 515 Broome Street, Fernandina Beach, FL 32034

The following photos demonstrate the existing conditions of a bedroom space at the rear of the house. This project proposes that the extensive damage to the structural elements warrants the removal of the portions that have already collapsed and those that are in imminent danger of collapse. The purpose of removing these elements is to stabilize the rest of the existing structure and allow for safe repair and renovation of the remaining home. It is the intent of this project to salvage and re-use as much of the removed building materials to repair/renovate damaged areas on the existing house.



Photo 1: Collapsed Bedroom at Rear of House



Photo 2: Failed Roof at Collapsed Bedroom



Photo3: Corner Pier Failure



Photo 4: Perimeter Beam and Center Pier Failure



Photo 5: perimeter Beam and Corner Pier Failure



Photo 6: Interior Bedroom Floor Collapse



Photo 7: Interior Bedroom Floor Collapse



Photo 8: Bedroom Ceiling Failure



Photo 9: Siding and Trim in need of renovation/repair



Photo 10: Roof at Chimney in need of repair



Figure 1Photo 11: Lattice work in need of repair/renovation



This project seeks to remove the collapsed portions of the rear bedroom, secure the existing structure from further damage, and install a new deck on the footprint of the removed bedroom. General rehabilitation of the siding, trim, fascia, and brickwork are also part of this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'James Pozzetta', with a long, sweeping horizontal stroke extending to the right.

James Pozzetta, Architect
State of Florida Lic # AR96064
103 South 18th Street
Fernandina Beach, FL 32034
904-206-3447



Context Photo Documentation for:

515 Broome Street, Fernandina Beach, FL 32034

The following photos demonstrate the existing context conditions for the home at 515 Broome Street:



Photo 1: Broome Street looking North



Photo 2: Broome Street looking North



Photo3: Broome Street looking North-West



Photo 4: 6th Street looking West



Photo 5: 6th Street Looking West



Photo 6: 6th Street looking North-West

Sincerely,

James Pozzetta, Architect, State of Florida Lic # AR96064
103 South 18th Street, Fernandina Beach, FL 32034
904-206-3447



Privacy Fence Deetail for:
515 Broome Street, Fernandina Beach, FL 32034



Photo 1: New 6' high P.T. Wood Privacy Fence to match adjacent fence

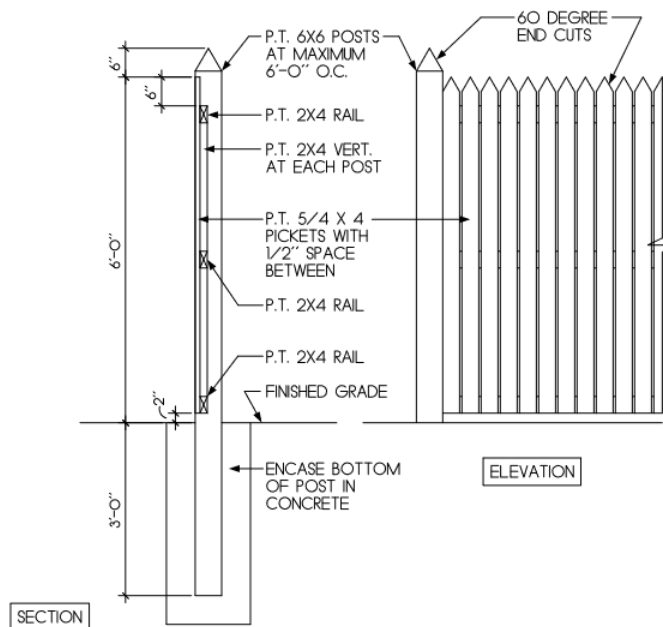


Photo 2: Privacy Fence Detail (see site plan A1.1 for locations)

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

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. *8 NA 617*

SURVEY DATE: 09/30/85

SITE NAME: 515 Broome St.
ADDRESS OF SITE: 515 Broome St.
INSTRUCTION FOR LOCATING: N/A

LOCATION: City of Fernandina Beach 32 14
 Subdivision Name Block No. Lot No.

COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME: Freeman, Ernest W. & Ann Lee

ADDRESS: 515 Broome St.

ADDRESS: Fernandina Beach, FL 32034

TYPE OF OWNERSHIP: private

RECORDING DATE: / /

RECORDER: NAME & TITLE: Historic Property Associates, Inc.

ADDRESS: P. O. Box 1002

St. Augustine, FL 32084

CONDITION OF SITE: INTEGRITY OF SITE:
 Check One Check one or more

	EXCELLENT	x	ALTERED
x	GOOD		UNALTERED
	FAIR	x	ORIGINAL SITE
	DETERIORATED		RESTORED: / /
			MOVED: / /

ORIGINAL USE pvt.residence
PRESENT USE pvt.residence
DATES pre-1926
CULTURE/PHASE American
PERIOD: 20th Century

NR CLASSIFICATION CATEGORY: building

DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING

DEVELOPMENT

DETERIORATION

BORROWING

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: architecture

TRANSPORTATION

FILL

DREDGE

SIGNIFICANCE

See Continuation Sheet

RECORD NUMBER

286

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: bungalow

PLAN TYPE: rectangular

EXTERIOR FABRIC(S): wood: drop siding

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: S/1-story stoop, 1-bay, access S; brick stoop

ORIENTATION: S

FOUNDATION: piers: brick

ROOF TYPE: gable

SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION: W:end, exterior: front slope#E: lat. slope, offset

WINDOW TYPE: DHS, 3/1, wood; paired

CHIMNEY: brick

ROOF SURFACING: composition shingles: butt

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 2

NO. OF STORIES 1

NO. OF DORMERS: 0

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

UTM ZONE	UTM EASTING	UTM NORTHING
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PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

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

Constructed pre-1926, it is a one-story frame Bungalow residential building.

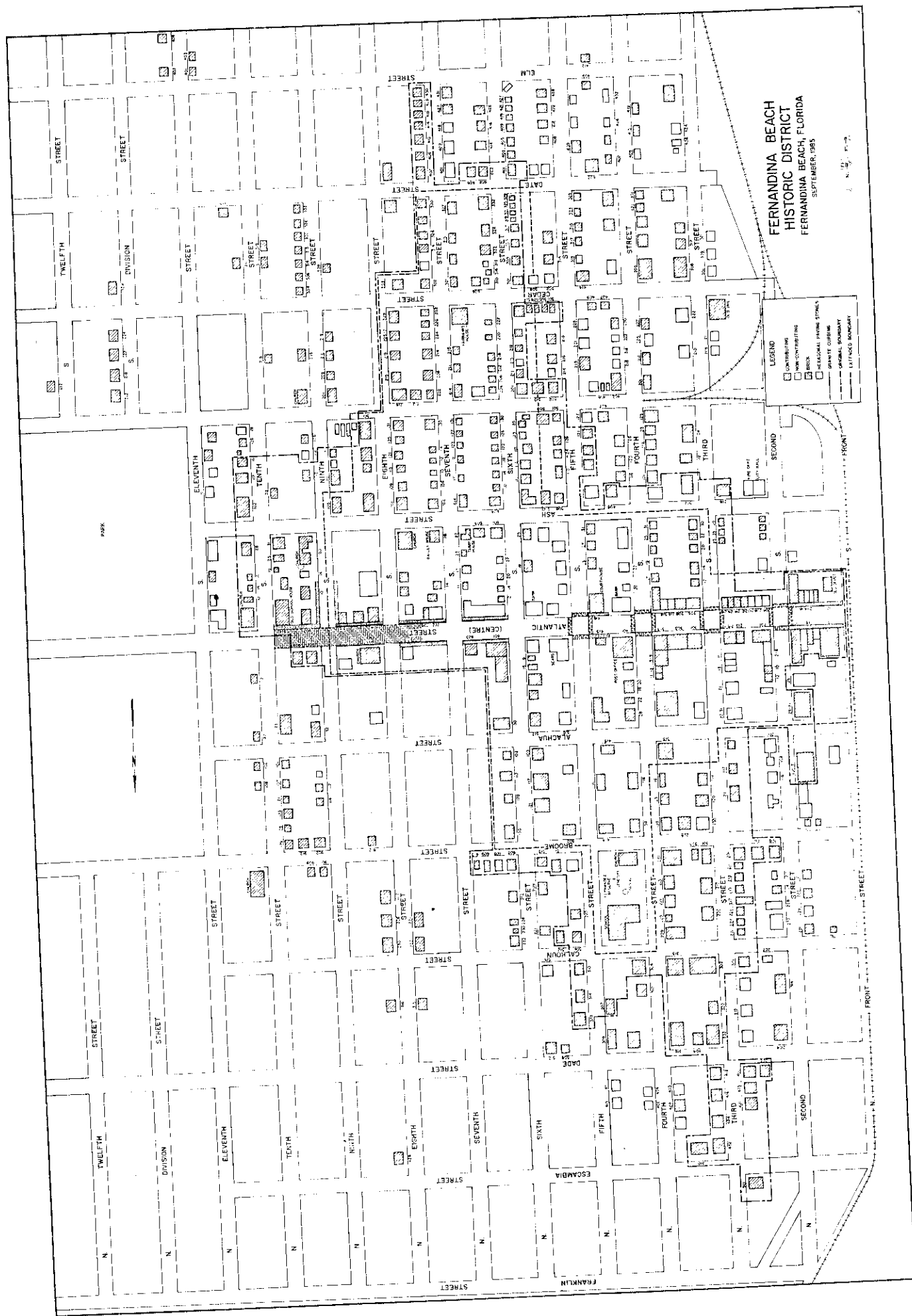


Figure 24





CITY OF FERNANDINA BEACH

Community Development Department

January 27, 2017

Certificate #

Alton Frank Freeman
515 Broome Street
Fernandina Beach, FL 32034

RE: 2017 Historic Resource Assessment
515 Broome Street

Mr. Freeman,

On January 11, 2017 City staff performed an assessment of historic resources within the City. The goal of this semi-annual assessment is to ensure that properties that are important to the history and development of the City are being properly maintained and are not in jeopardy of falling into such disrepair as to become dangerous, a blight to the neighborhood, or become deteriorated beyond repair. Another important part of this assessment is that it gives the City an opportunity to reach out to property owners to see if there is some way in which we may be of assistance. In certain circumstances, there may be grants available for rehabilitation, local organizations willing to assist, or we may be able to help find a buyer for properties that owners no longer want. Knowledgeable city staff is available as a free resource to advise on proper methods to "mothball" a vacant structure, proper rehabilitation techniques, assisting to create a maintenance plan, or answering any questions you may have about your historic resource.

There is great concern about the building you own located at **515 Broome Street**. Some of the issues observed during the assessment include: roof failure evident near the chimney at the rear of the house; paint on all wood surfaces is failing; siding is beginning to rot and is missing in a number of areas; extensive deterioration at rear of structure; damaged window screens; and excessive vegetation surrounding the home.



CITY OF FERNANDINA BEACH

Community Development Department

We are requesting that these issues be addressed before the next assessment, which is scheduled to occur in June of 2017.

If you need assistance in developing a rehabilitation plan, have any questions, or wish to discuss your future goals for this property, please call either contacts listed below to set up an appointment to discuss. We are happy to assist in preserving this historic building in any way that we can.

Sincerely,

A handwritten signature in blue ink, reading "Salvatore J. Cumella".

Salvatore J. Cumella

Historic Preservation Planner

Ph: 904.310.3148 Email: scumella@FBFL.org

Michelle Forstrom

Code Enforcement Manager

Ph: 904.310.3136 Email: mforstrom@FBFL.org



CITY OF FERNANDINA BEACH

Community Development Department

2017 Historic Resources Assessment

Date of Site Visit: January 11, 2017

Property Address: 515 Broome Street Style: Frame Bungalow Stories: 1

Property Name (if applicable): N/A

Owner of Record: Alton Frank Freeman

Owner Address: 515 Broome Street Fernandina Beach, Florida 32034

Year Built: 1926 Parcel #: 00-00-31-1800-0032-0140 Zoning: R-2 Medium Density Res.

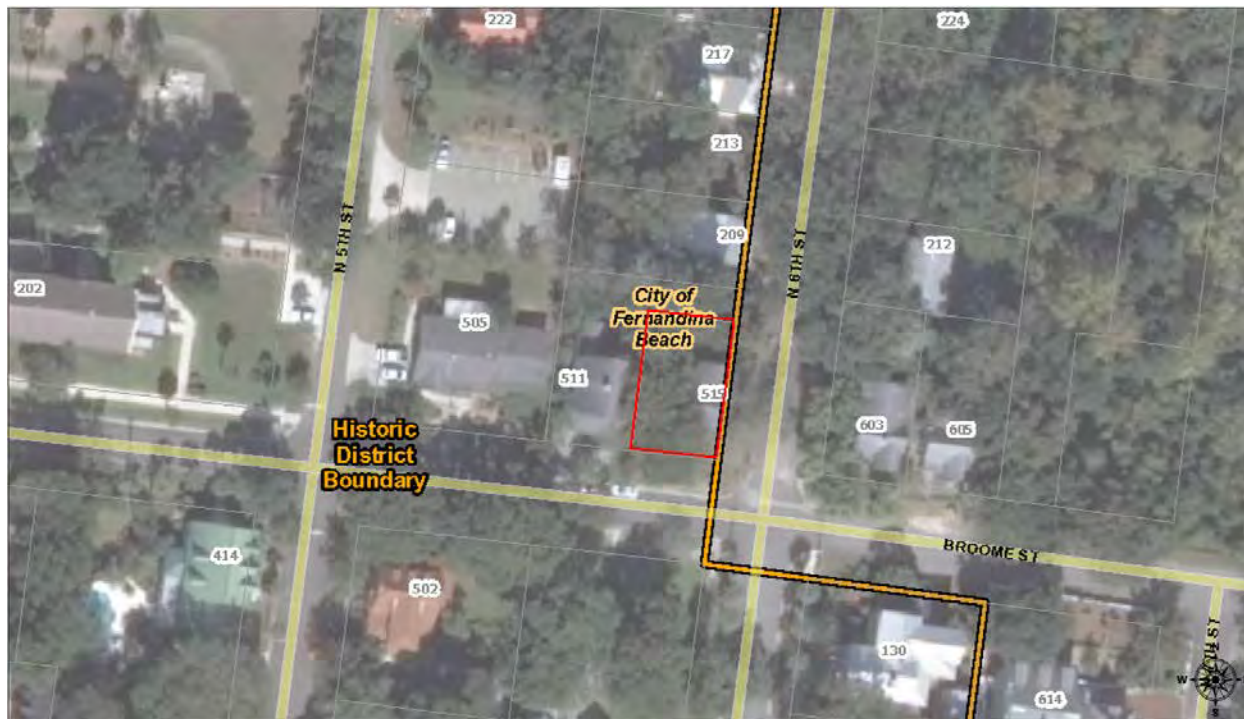
Homestead: Yes ☒ No ☐ Contributing Status: ☒ Contributing ☐ Non-Contributing

Historic District/Site:

<u>X</u> Downtown	<u> </u> Old Town
<u> </u> Waterfront CRA	<u> </u> Not in a district

FL Master Site File #: 8NA00617

Map:





CITY OF FERNANDINA BEACH

Community Development Department

Photos:





CITY OF FERNANDINA BEACH

Community Development Department



Notes from this assessment:

01/11/2017 – paint failure on entire house; damaged window screens; debris on roof; rotted/missing siding on 6th St side; extensive rot at rear of structure; roof failure at edge near chimney; excessive vegetation around house. (SC)

Notes from previous assessments:

N/A

Land Development Code

8.03.07 Demolition by Neglect

A. The following shall apply to maintenance and repair to structures in the locally designated historic districts, as well as any structure or property in the City that has been listed individually or deemed eligible for individual listing in the National Register:

1. The owner, lessee, or other person in physical control of the structure shall comply with all applicable codes, laws and regulations governing the maintenance and safety of property including but not limited to City Codes, as applicable. It is the intent of this



CITY OF FERNANDINA BEACH

Community Development Department

section to preserve from deliberate or inadvertent neglect of the exterior features of a building designated as a contributing structure to a historic district, and the interior portions therefore when such maintenance is necessary to prevent deterioration and decay of the exterior. All such buildings shall be preserved against such decay and deterioration and shall be free from structural defects through prompt correction of any of the following defects:

- a. Facades which may fall and injure members of the public or property;*
 - b. Deteriorated or inadequate foundation, defective or deteriorated flooring or floor supports, deteriorated walls or other vertical structural supports;*
 - c. Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration;*
 - d. Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken windows or doors;*
 - e. Defective or insufficient weather protection for exterior wall covering, including lack of paint or weathering due to lack of paint or other protective covering.;*
 - f. Any fault or defect in the building which renders it not properly watertight or structurally unsafe; and*
 - g. Any fault or defect in the building rendering such structure an unsafe structure as defined under the provisions of Chapter 22, City Code of Ordinances.*
- 2. Where the property is an archaeological site, the owner shall be required to maintain his property in such a manner so as not to adversely affect the archaeological integrity of the site.*
- 3. It shall be the joint responsibility of the Building Department, Planning Department, and Code Enforcement staff to enforce the provisions of this section, and the divisions may refer violations to the Code Enforcement and Appeals Board for enforcement proceedings pursuant to Chapter 2, City Code of Ordinances.*