AGENDA
AMENDED
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
JULY 18, 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 ***June 20, 2019 Regular Meeting**

3. OLD BUSINESS

3.1 **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)*

3.2 **HDC 2019-07 (PREVIOUSLY HDC 2018-44): COTNER & 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)*

3.3 **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 town-homes. *(Quasi-Judicial)*

3.4 **HDC 2019-10: SPURGEON RICHARDSON, AGENT FOR BOAT HOUSE FERNANDINA, LLC, 30 S 2ND STREET**
Amendments to previously approved COA for an exterior remodel to facilitate the adaptive use of a non-contributing structure as a restaurant. *(Quasi-Judicial)*

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

4. NEW BUSINESS

4.1 **HDC 2019-23: ALEX & CATHLEEN SEEFRIED, BLOCK 7 LOT 7 LADIES STREET (OLD TOWN)**
Certificate of Approval (COA) to construct a two-story primary structure. *(Quasi-Judicial)*

4.2 **HDC 2019-23: CECILIA DAVIS TAYLOR, 112 S 9TH STREET**
Certificate of Approval (COA) to demolish an accessory structure. *(Quasi-Judicial)*

4.3 **HDC 2019-24: MIRANDA ARCHITECTS, AGENT FOR ST. MICHAEL CATHOLIC CHURCH, 224 N 5TH STREET**
Certificate of Approval (COA) to demolish a non-contributing primary structure. *(Quasi-Judicial)*

4.4 **HDC 2019-25: MIRANDA ARCHITECTS, AGENT FOR ST. MICHAEL CATHOLIC CHURCH, 505 BROOME STREET**
Certificate of Approval (COA) to demolish a non-contributing primary structure. *(Quasi-Judicial)*

4.5 ***HDC 2019-27: MIRANDA ARCHITECTS, AGENT FOR ST. MICHAEL CATHOLIC CHURCH, 224 N 5TH STREET**
Certificate of Approval (COA) to relocate a contributing primary structure; redesign and enlarge an existing parking lot. *(Quasi-Judicial)*

5. STAFF APPROVED CERTIFICATE OF APPROVALS

5.1 ***May 2019**

5.2 ***June 2019**

6. BOARD BUSINESS

6.1 **Bob Erickson's Term Expiration**

6.2 **Consideration for Alternate #2 Vacancy:** Tammi Kosack

7. STAFF REPORT

7.1 ***Demolition Report:** 605 Broome Street

7.2 ***Approved Window List Review & Proposed Window Survey**

7.3 ***Association for Gravestone Studies Annual Conference Review**

8. PUBLIC COMMENT

9. ADJOURNMENT

NEXT HDC REGULAR MEETING IS SCHEDULED FOR AUGUST 15, 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.

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MINUTES
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
JUNE 20, 2019

1. CALL TO ORDER: 5:00 PM

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT:
James Pozzetta
Ricky Escalante (Alt 1)
Benjamin Morrison
Angela Conway (Alt 2)

MEMBERS ABSENT:
Michael Harrison
Michael Spino (Chair)
Robert Erickson

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

Vice-Chair Pozzetta acted as Chair. Alternate Members Escalante and Conway were seated as voting members.

2. APPROVAL OF MEETING MINUTES

2.1 **May 23, 2019 Regular Meeting**

2.2 **June 5, 2019 Special Meeting**

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

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

3. OLD BUSINESS

3.1 ***POSTPONED TO THE JULY 18, 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 section 7.01.04(B)2 Parking Standards & Parking Lot Design: Off- Site Parking 7.01.04(B)6 and Parking Standards & Parking Lot Design: On-Street Parking *(Quasi-Judicial)*

3.2 ***POSTPONED TO THE JULY 18, 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 primary structure and associated parking lot. *(Quasi-Judicial)*

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

Wayne Chism, agent to the applicant, provided information and details specific to the case and addressed Staff and Board concerns.

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Escalante to continue HDC case number 2019-04 to the July 18 regular meeting 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 not substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant final approval at this time. The applicant is to resubmit revised plans by close of business on Wednesday, June 26.

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

3.4 **HDC 2019-21 (PREVIOUSLY 2018-35): OLD TOWN PROPERTIES LLC, BLOCK 19 LOTS 3 & 4 (OLD TOWN)**
Amend a previously approved COA shifting home on lot to construct a two-car garage. *(Quasi-Judicial)*

Laura Kujawski, 1012 Ladies St, inquired on the driveway access point and potential tree removal.

Bill Kavanaugh, 112 N 6th Street, owner and applicant, addressed tree concerns.

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Escalante, to approve HDC case number 2018-21 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2018-21, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation and Development Guidelines to warrant approval at this time.

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

4. NEW BUSINESS

4.1 **HDC 2019-17: SHERYL DEGROVE, 323 N 4TH STREET**
Certificate of Approval (COA) to construct an 820 sq. ft. single-family residence. *(Quasi-Judicial)*

Sheryl Degrove, 4800 Federal Highway, owner and applicant, provided information and details specific to the proposed request.

Tammi Kosack, 322 N 3rd St, raised concerns the direction of water runoff and tree preservation.

ACTION TAKEN: A motion was made by Member Escalante, seconded by Member Morrison, to approve HDC case number 2019-17 with the condition that staff review and approve change to front door and that if there is a change to the driveway location staff will review and approve; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2019-17, 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 2019-19: AQUA CLASSICS, AGENT FOR ANDREA LEE, 322 S 6TH STREET**
Certificate of Approval (COA) to construct an in-ground swimming pool with paver deck. *(Quasi-Judicial)*

ACTION TAKEN: A motion was made by Member Escalante, Seconded by Member Morrison, to approve HDC case number 2019-19 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2019-19, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

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

4.3 **HDC 2019-22: MCG HOMES LLC, AGENT FOR ROBERT & MELBA WHITAKER, 217 CENTRE STREET**
Certificate of Approval (COA) to remove & replace all second-floor windows; remove and replace aluminum awning with fabric awning. *(Quasi-Judicial)*

Bret Whitaker, 96094 Glenwood Rd, the applicant, provided information and details specific to the proposed project.

Tammi Kosack, 322 N 3rd St, spoke to preserving the character of the building as it exists today.

Rick Persona, General Contractor for the owners, raised concerns with the safety of the windows.

ACTION TAKEN: A motion was made by Member Escalante, seconded by Member Conway, to continue HDC case number 2019-22 to the August 15, 2019 regular meeting; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2019-22, as presented, is not substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

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

4.4 **HDC 2019-20: RICHARD SASSER, AGENT FOR CMR ISLAND PROPERTIES, LLC, 22 S 8TH STREET**
Certificate of Approval (COA) to install 3 metal awnings at the south-west elevation of the building to match existing; add additional doors and windows at south elevation for new tenant spaces to match existing; install new metal door and awning at east elevation. *(Quasi-Judicial)*

Teresa Prince, 406 Ash Street, representative to the applicant was present. Using a slideshow presentation, Ms. Prince provided information and details specific to the proposed project.

Richard Sasser, architect, spoke to the site plan.

Mike McCloskey, spoke to the project.

ACTION TAKEN: A motion was made by Member Conway, seconded by Member Morrison, to approve HDC case number 2019-20 with the condition that the applicant come back and meet with Staff to approve the screening for mechanical; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2019-20, with condition, 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.

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5. BOARD BUSINESS

The Board briefly discussed The Oldtown Guidelines.
Vice-Chair Pozzetta indicated that he would like to review the pre-approved window list.

6. STAFF REPORT

6.1 **EVENT REMINDER:** Bosque Bello Cemetery Cleanup: Saturday, June 22, 2019 8AM-11AM

7. PUBLIC COMMENT

No members of the public wished to speak.

8. ADJOURNMENT – 7:09 PM

Samantha Rogic, Recording Secretary

James Pozzetta, Vice-Chair

HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2019-16
JULY 18, 2019

Owner/Applicant:	Michael & Jennifer Harrison				
Property Address:	800 Someruelus Street				
Requested action:	Certificate of Approval (COA) to Construct a two-story, primary residence w/ detached two-story accessory dwelling unit.				
Current zoning:	OT-1				
FLUM land use category:	Old Town 1				
Existing uses on the site:	Vacant				
FL Master Site File #	N/A				
Year Built:	N/A				
Contributing Status:	Non-Contributing				
Adjacent Properties:	North	Single-Family Residential	OT-1		
	South		OT-1		
	East	Vacant	OT-1		
	West	Vacant	OT-1		

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

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

Applicant seeks a Certificate of Approval (COA) to construct a 1,520 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.

This case was continued from the May 23, 2019 regular meeting of the HDC.

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 44.66%, which is under the maximum allowable lot coverage of 45% per LDC 8.01.01.02(D). Considered a "connecting element," The porches, breezeways and carports are not included in the 45% lot coverage maximum per section 4.4 of the Old Town Design Guidelines.
- **Mechanical** – Per LDC 4.02.03(A)7, "*Mechanical equipment may be located within the side or rear yard setback, but not closer than five (5) feet to side or rear yard lot lines."* Mechanical equipment is noted on the site plan, and is sited appropriately.
- **Visibility Corridors** – Meets frontage, side-yard, and rear yard setbacks, with no encroachments.
    - **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, approximately centered with the mid-lot 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. This approach to the mid-lot corridor expression is consistent with many of the previous projects the HDC has approved. The applicant has also provided concept drawings of ideas that were discussed to achieve the visualization of the mid-block corridor, including the addition of a dormer window. Due to the layout of the interior, this option did not make sense architecturally and was not deemed a good solution.

  - **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 23' 9 ¾" which is under the allowable maximum height for accessory structures, which may not exceed 24 feet in height. This is a change from the previous iteration of the project reviewed by the HDC in May of 2019.
- **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.

Staff finds that there are several inconsistencies and issues of clarity that exist within the Old Town Guidelines (and carry over into the Land Development Code) related to visibility corridors. Until such a time when these issues are formally addressed, staff recommends the HDC consider these issues on a case by case basis.

The applicant has addressed the concern identified in May concerning the height of the accessory dwelling, which is now in compliance with maximum height regulations.

STAFF RECOMMENDATION:

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

Staff recommends:

APPROVAL of HDC 2019-16

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

OFFICE USE ONLY
REC'D: 10/12/18 BY: SJC
PAYMENT: $ 200 TYPE VF 3465
APPLICATION #: 2018-001644
HDC CASE #: 2018-47
APPLICATION COMPLETE: Y ✓ N___
PRE-CONFRENCE: Y ✓ N___ DATE 8/12/18

BOARD MEETING DATE: NOV 15 2018
PLANNER: _____ DATE: _____
___ APPROVED ___ DENIED

APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

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: 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	DRMIKEHARRISON@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. PEONYAS

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 A2.1	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	RAILINGS			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 **must** show all trees greater than 5" diameter at breast height (DBH) and indicate any trees that are to be removed as part of the scope of work.	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 and/or accessory buildings. Existing vs. proposed features should be clearly delineated with labels, shading, and/or hatching.	SC
	Elevations **must** 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 **must** 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 **must** 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

SYLVIE MCCANN
MY COMMISSION # GG38352
EXPIRES: November 12, 2020

STATE OF FLORIDA
ss
COUNTY OF NASSAU

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: ____

JOHN M. DREW, CFC
TAX COLLECTOR, NASSAU COUNTY

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

Pay online @ www.nassautaxes.com

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

R

76
6 - 22173

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

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

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

E-BILL

Sign up to get bills by e-mail!

www.nassautaxes.com

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
	TOTAL NON-AD VALOREM ASSESSMENTS	$.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

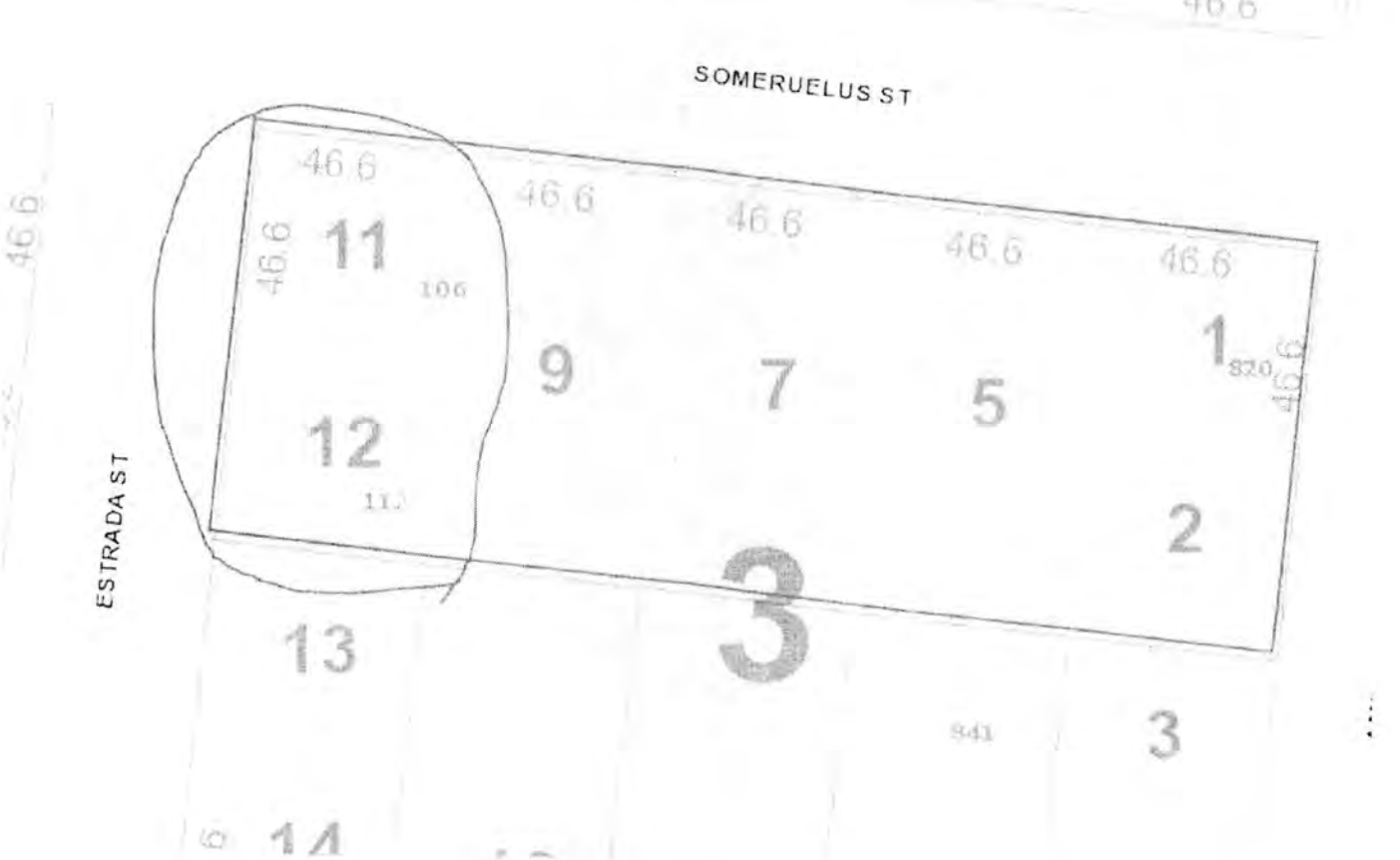
This parcel is the combination of 5 existing parcels. The owners have an existing house, 820 Someruelus St on lots 1&2, and will be building a new house on the now vacant area of lots 11&12. There were houses on these lots in the past, but they have been removed. For that reason, the following addresses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

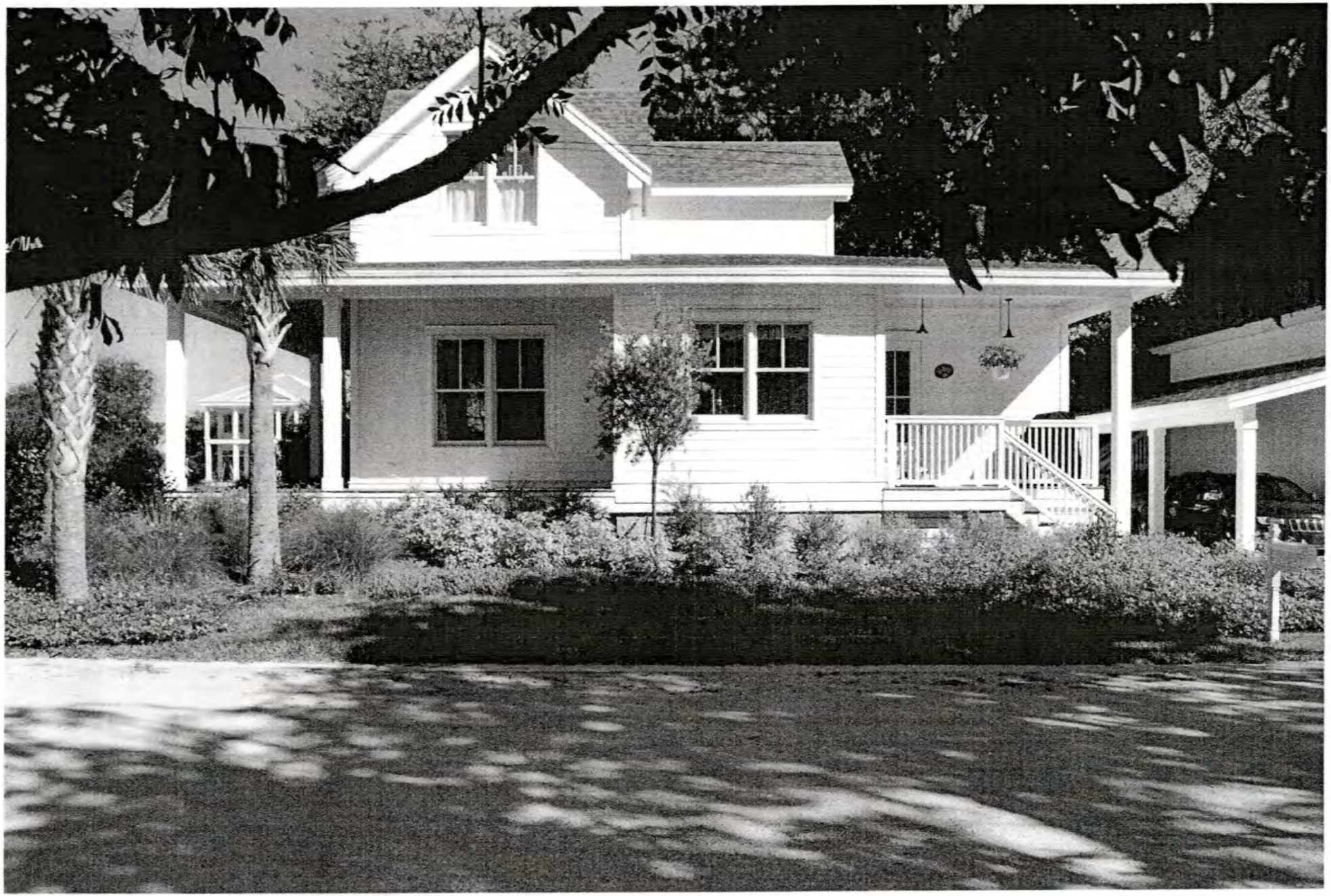
Thank you,

SOMERUELUS ST
106
820
112
ESTRADA ST
841

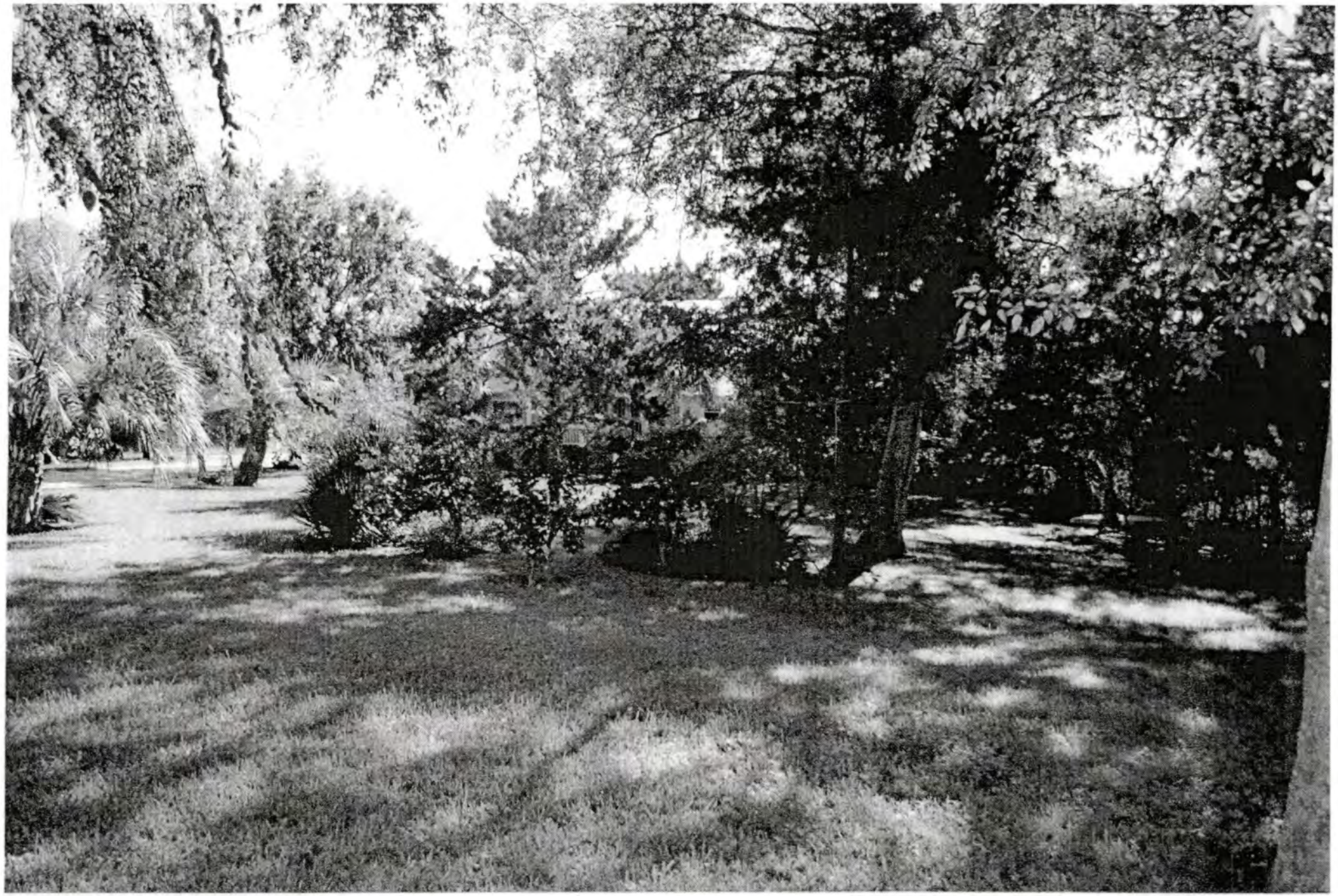

46.6
SOMERUELUS ST
11
106
9
7
5
1
820
12
2
ESTRADA ST
3
13
841
3

VIEW FROM SOMERUELOS ST (LOOKING SOUTH)

LOT FROM ESTRADA (LOOKING E)

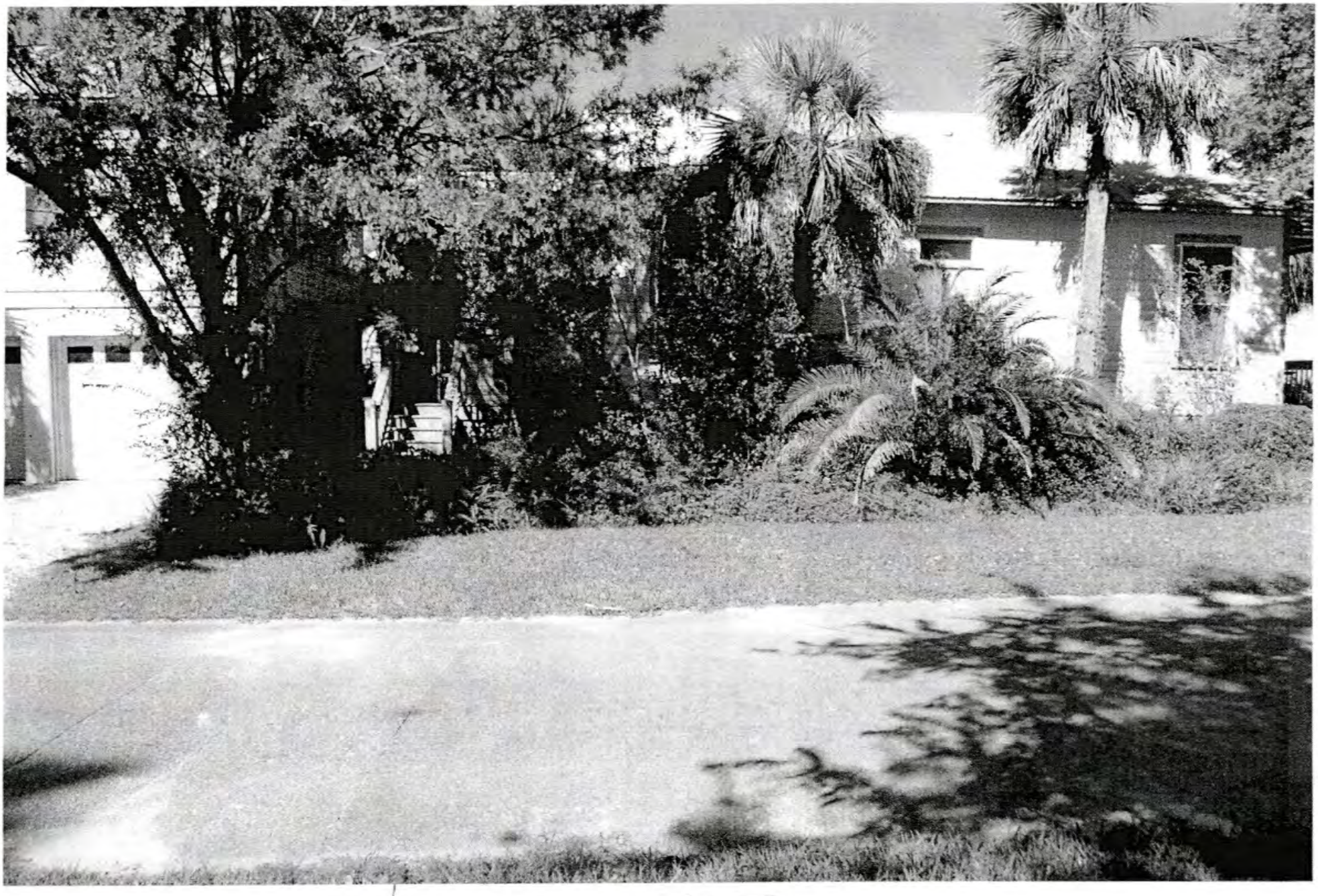


VIEW LOOKING NORTH



VIEW LOOKING EAST

VIEW LOOKING SOUTH



VIEW LOOKING WEST

VIEW TO NORTH-WEST

PROPERTY TO EAST (4 LOTS AWAY)

TERMS OF PURCHASE AND USE:

1. Moser Design Group, Inc., assumes no liability for any home or any portion thereof which may 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.

2. 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 use 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 subject to the prescribed penalties.

3. A purchase of bluekline prints grants the as "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.

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

5. 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 weatherproof finished product. The builder shall resolve any discrepancies or problems perceived prior to starting construction of such items.

6. Building codes vary because of the great differences in geography and climate throughout the United States and Canada. Each state, county and 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 matters. It is the Purchaser's responsibility to consult with the 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.

7. 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, 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 piers and conventional wood 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.

8. These plans provide ideas and concepts and are not intended to be complete in all respects and details. Use of a potential variety of 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.

9. It is the builder's responsibility to assure that all work is in strict accordance with the latest edition of all applicable national, state, 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.

10. 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.

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

12. It is the builder's responsibility to check all plan dimension and details for overall 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.

13. Names of materials and manufacturers shown on these plans do not represent any endorsement or recommendation 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, weatherproofing 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.

14. 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.

15. 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.

16. 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 extend permitted by law, any liability of the Licensor shall be limited to the retail price of the Plans.

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

18. Amy 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:

1. Do not scale drawings. Use only dimensions shown on drawings. If dimensions 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.

2. Larger scale drawings supersede smaller scale drawings.

3. 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.

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

HARRISON RESIDENCE

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

DRAWING INDEX

G1.0	COVER SHEET / GENERAL INFORMATION
G1.1	SITE PLAN
A1.0	FOUNDATION DIMENSION PLAN
A2.0	FIRST FLOOR PLAN
A2.1	SECOND FLOOR PLAN
A2.2	ROOF PLAN
A3.0	ELEVATIONS
A3.1	ELEVATIONS
A3.2	OUTBUILDING ELEVATIONS
A4.0	SECTIONS & WALL DETAILS
A4.1	PORCH & WALL DETAILS
A4.2	OUTBUILDING SECTIONS & DETAILS
E1.0	ELECTRICAL PLANS
E1.1	ELECTRICAL PLANS

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.

SYMBOLS AND ABBREVIATIONS

1 / 4 — DRAWING NUMBER / SHEET NUMBER
1 / 4 — DETAIL NUMBER / SHEET NUMBER
1 / 4 — INTERIOR ELEVATION NUMBER / SHEET NUMBER
DIRECTION OF RISING SLOPE
9/12 — ROOF PITCH
1'-0" — OVERHANG DIMENSION
9'-1" — RAFTER BEARING HEIGHT ABOVE SUBFLOOR
w1 — WINDOW KEY
d1 — DOOR KEY
KITCHEN — ROOM NAME
FLR'G: WOOD — FINISH FLOORING
CLG: 10'-1" — CEILING HEIGHT
REM: BEAD BOARD — CEILING FINISH OR OR SPECIAL NOTE
16" LO — TREE TO BE REMOVED

ABV	ABOVE
AFF	ABOVE FINISHED FLOOR
ASF	ABOVE SUBFLOOR
ADJ	ADJ
@	AT
BFE	BASE FLOOD ELEVATION
CONT	CONTINUOUS
CNTR	CENTER
CONST	CONSTRUCTION
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
DIA	DIAMETER
DBL	COUBLE
DEG	DEGREES
EXT	EXTERIOR
FFE	FINISHED FLOOR ELEVATION
FIN	FINISH
FL	FLOOR
FT	FEET
FOS	FACE OF STUD
FOB	FACE OF BLOCK
GYP	GYPSUM
HB	HOSE BIBB
HVAC	HEATING, VENTILATION & AIR CONDITIONING
HT	HEIGHT
H/C	HANDICAP
HDR	HEADER
HORZ	HORIZONTAL
INT	INTERIOR
IN	INCHES
JST	JOIST
MIN	MINIMUM
MAX	MAXIMUM
NIC	NOT IN CONTRACT
OPN'G	OPENING
OC	ON CENTER
PSI	POUNDS PER SQUARE INCH
PSF	POUNDS PER SQUARE FOOT
PT	PRESSURE TREATED
PNT	PAINT
R	RISER
ROW	RIGHT OF WAY
REQ'D	REQUIRED
REM	REMOVE
SQFT	SQUARE FEET
TOB	TOP OF BLOCK
TOS	TOP OF STUD
TRD	TREAD
TRT'D	TREATED
VERT	VERTICAL
GALV	GALVANIZED
SS	STAINLESS STEEL

DATE: JUNE 17, 2019

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

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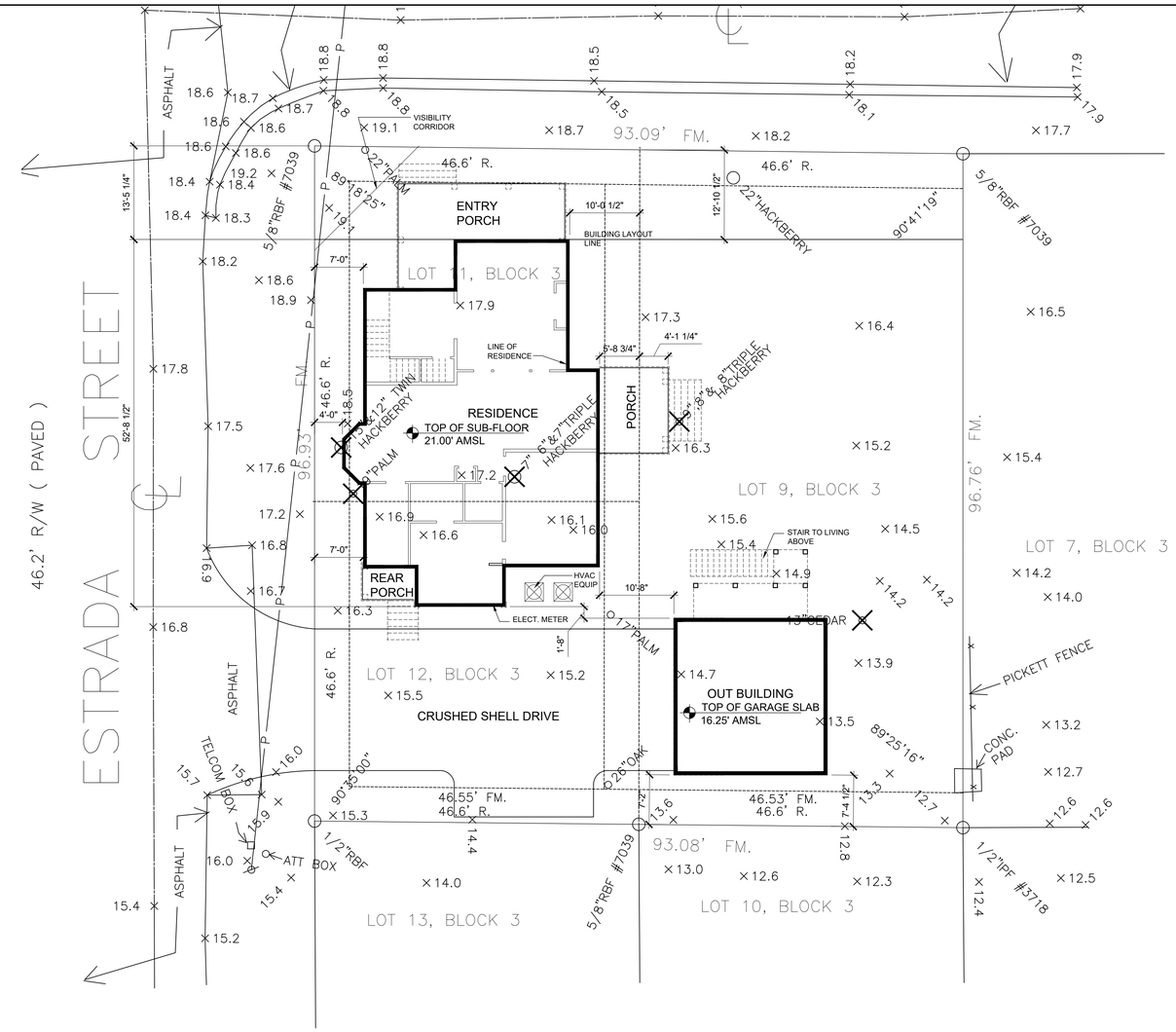
SHEET: G1.0



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

REVISED 6-7-18

AREA DATA:

LOTS 11 & 12	4,516 SQ. FT.
ENCLOSED RESIDENCE	1,520 SQ. FT.
LOT COVERAGE	33.66%
LOT 9	4,497 SQ. FT.
OUTBUILDING	495 SQ. FT.
LOT COVERAGE	11.00%

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

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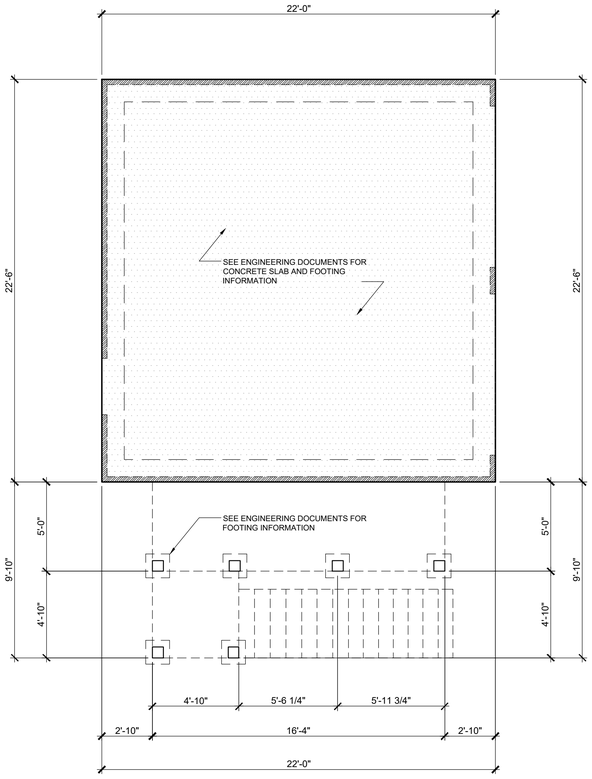
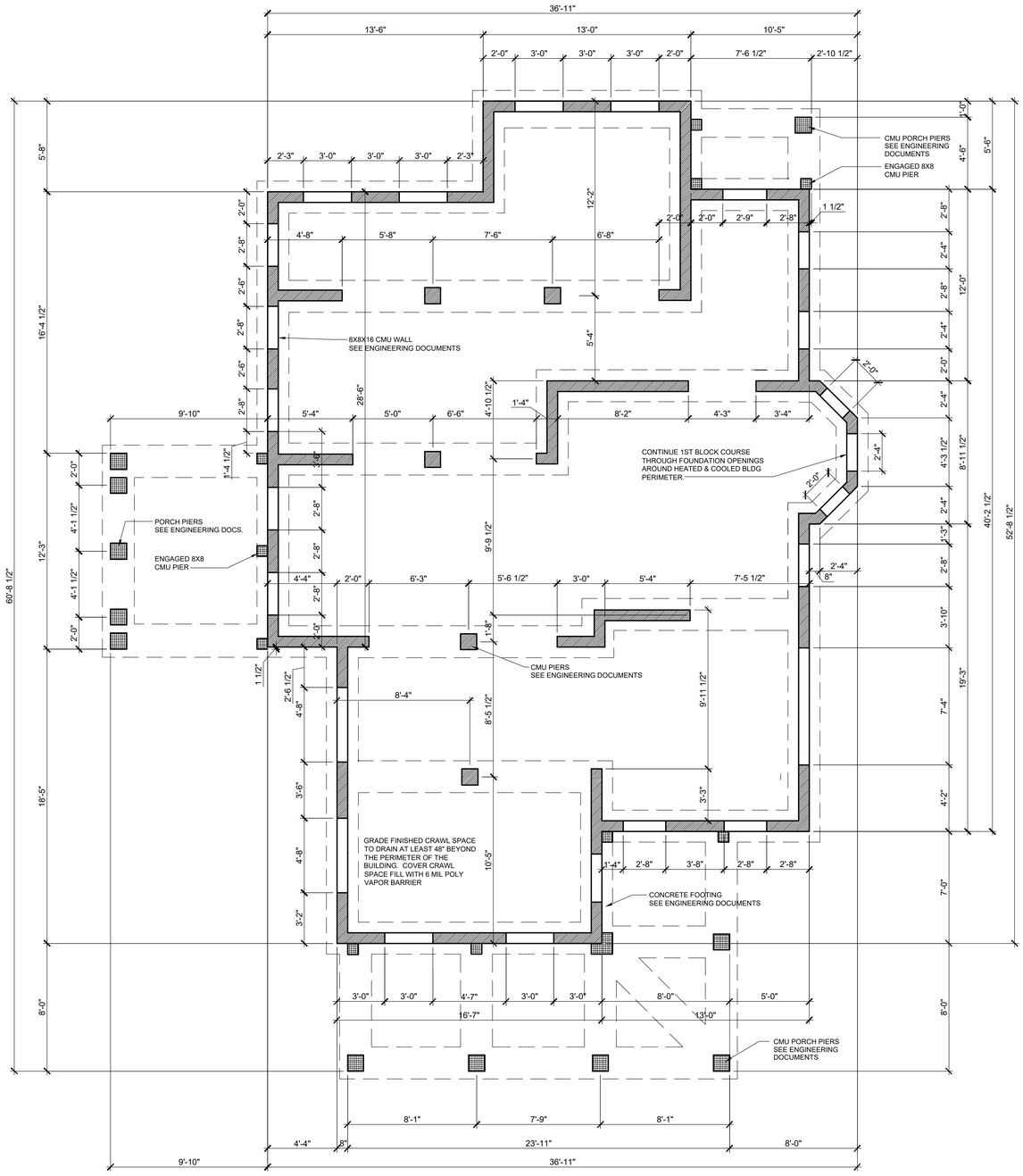
SHEET: G1.1

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.



2 A1.0 GARAGE FOUNDATION DIMENSION PLAN
1/4" = 1'-0"



1 A1.0 FOUNDATION DIMENSION PLAN
1/4" = 1'-0"

0 1 2 4 8

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

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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.

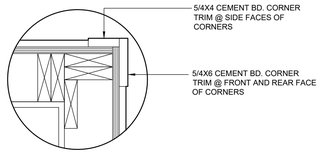
3. Sheetrock accessories shall be equal to USG. All exposed corners and gypsum board edges shall have appropriate metal accessories. Sheetrock joint treatment materials shall conform to ASTM C476-64. Tape all joints and apply 3 coats of joint compound. Sand between coats and after the final finish coat.

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.

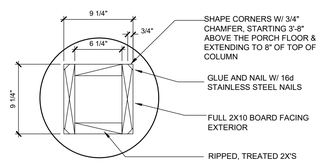
BATH ACCESSORIES NOTES

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 A2.0 EXT. CORNER TRIM DETAIL

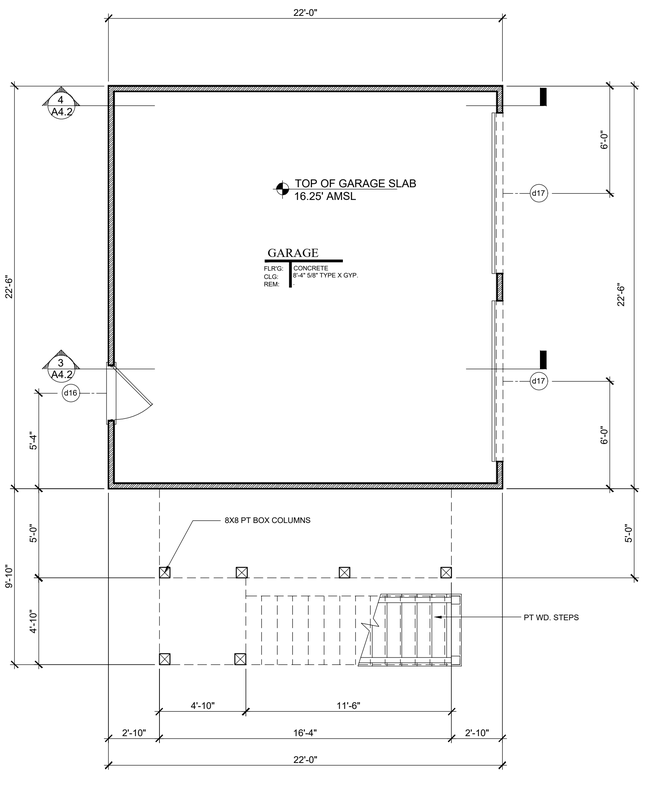
1/4" = 1'-0"



SEE ENGINEERING DOCUMENTS FOR COLUMN STRUCTURE

3 A2.0 PORCH COLUMN DETAIL

1/4" = 1'-0"



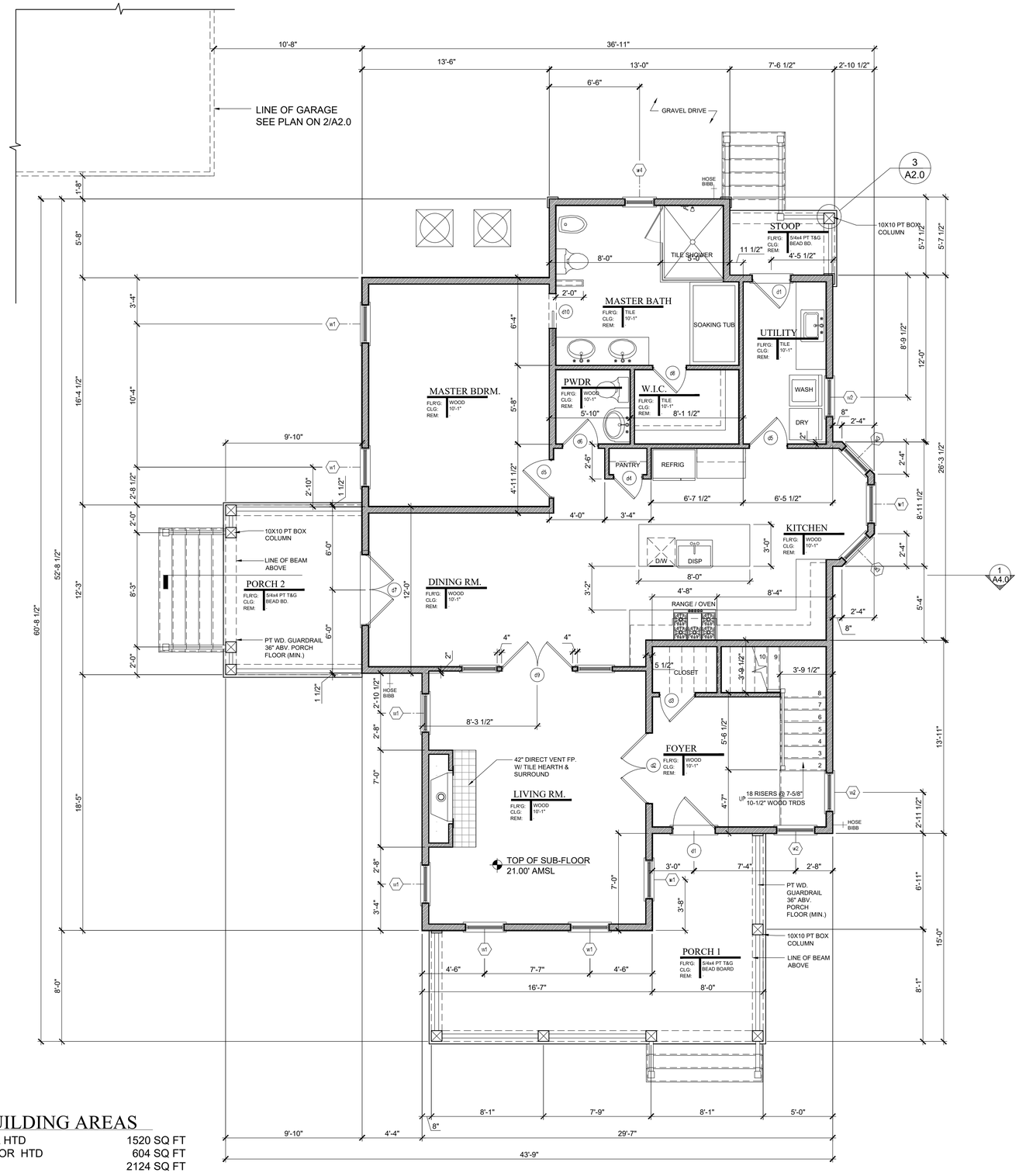
1 A2.0 O.B. FIRST FLOOR PLAN

1/4" = 1'-0"

0 1 2 4 8

BUILDING AREAS

FIRST FLOOR HTD	1520 SQ FT
SECOND FLOOR HTD	604 SQ FT
TOTAL HTD	2124 SQ FT
O.B. FIRST FLOOR NON-HTD	495 SQ FT
O.B. SECOND FLOOR HTD	495 SQ FT
TOTAL COMBINED SQ FT	990 SQ FT



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0 1 2 4 8

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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 SECOND FLOOR							
w7	ITDH3468 E	1	2'-9 1/2"	5'-7 3/4"	Dbl Hung	8'-0 3/4"	Marvin Integrity	
w8	ITDH2648	7	2'-1 1/2"	4'-7 3/4"	Dbl Hung	8'-0 3/4"	Marvin Integrity	

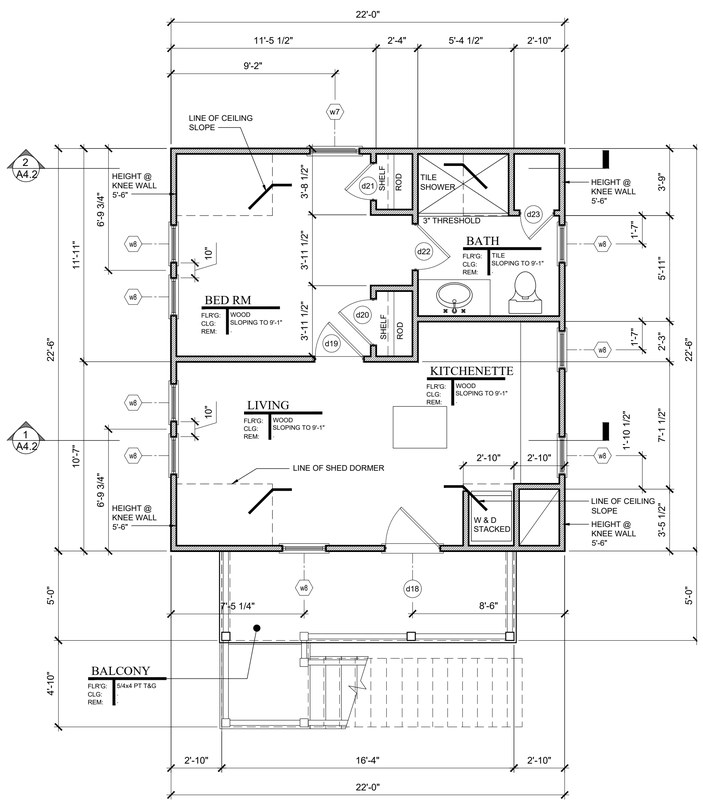
Note, All windows to have:
2 1/4" deep historical sill
2 over 2 Simulated Divided Light pattern w/ 7/8 muntins & 3/4" shadow bar.

Note:
Consult Manufacturer for Rough Opening sizes
See elevations for shutter allocations

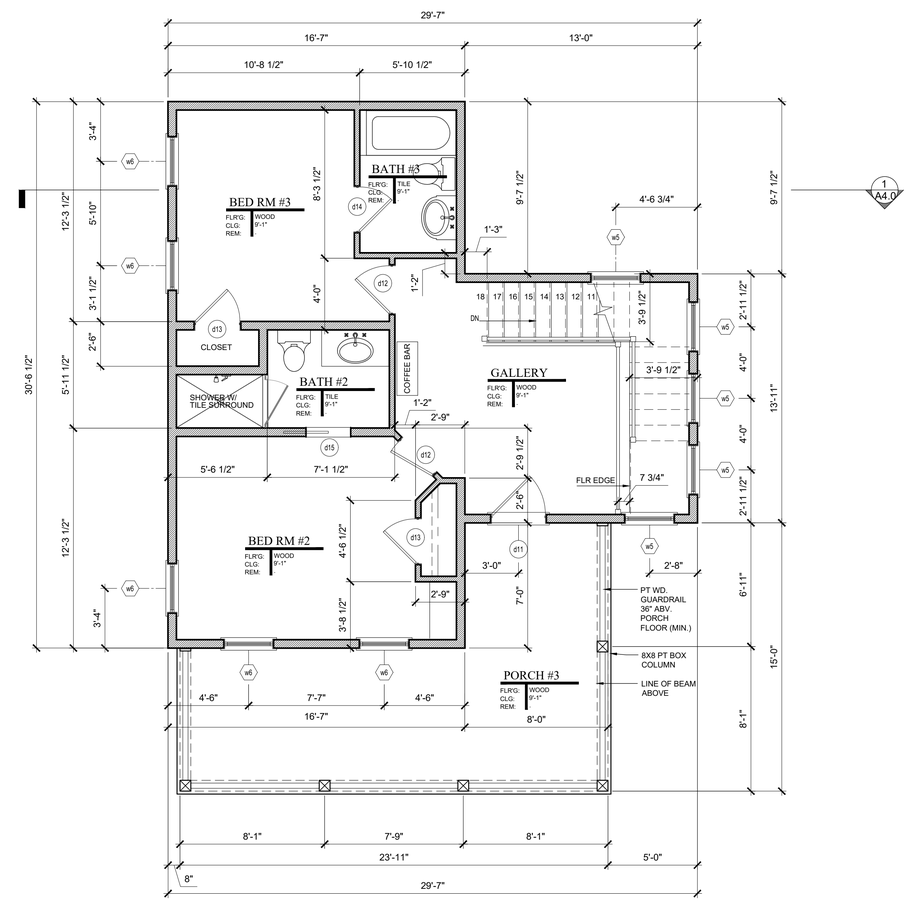
ALL UNIT SIZES ARE BASED ON MARVIN INTEGRITY WOOD ULTREX SERIES. CONSULT WINDOW MFG. FOR ROUGH OPENINGS.
ACTUAL MANUFACTURER TO BE DETERMINED BY THE OWNER. SUBSTITUTE LIKE SIZES IF ALTERNATE MANUFACTURER IS SELECTED
ALL UNITS SHALL HAVE "THICKENED SILL EXTENSION" ADDED BY MFG.

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"	6'-8"	1	Mahogany	1 Flat	1/2 2 lite	1	Swing	-	-	6'-10 1/2"	Entry	
d17	9'-0"	7'-0"	2	Carriage style	-	-	-	Overhead	-	-	7'-1"	Garage Door	As shown w/ remote operator
OUTBUILDING SECOND FLOOR													
d18	3'-0"	7'-0"	1	Mahogany	1 Flat	1/2 2 lite	1	Swing	-	-	7'-2 1/2"	Entry	
d19	2'-8"	6'-8"	2	Solid Core	4 Flat	-	1	Swing	-	-	6'-10 1/2"	Passage	
d20	2'-6"	6'-8"	1	Solid Core	4 Flat	-	1	Swing	-	-	6'-10 1/2"	Closet	
d21	2'-0"	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	
d23	2'-0"	V.I.F.	1	Solid Core	4 Flat	-	1	Swing	-	-	V.I.F.	Closet	



2 A2.1 O.B. SECOND FLOOR PLAN
1/4" = 1'-0"
0 1 2 4 8



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SHEET: A2.1

ROOF NOTES

Metal roof to be installed as per manufactuer'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. Crawlspace 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.

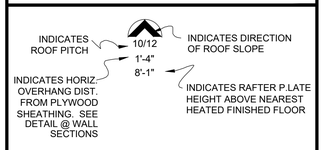
2. Soffit vent shall be equal to one 2" diameter aluminum soffit vent per rafter void.

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

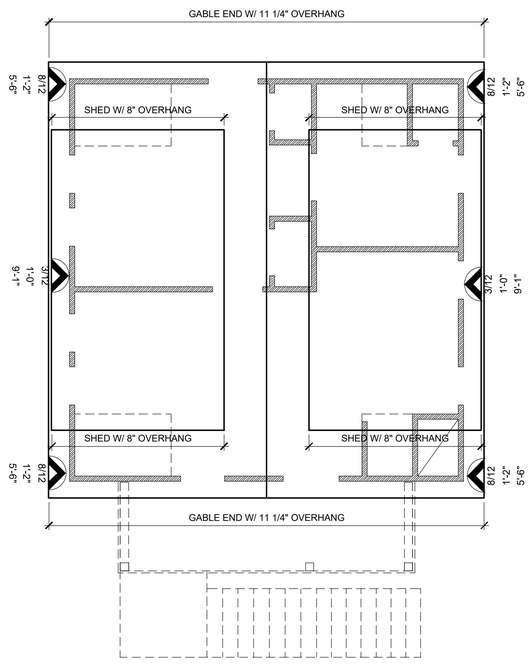
4. Provide insulation baffles at ventilated eaves as required to assure minimum 1" clear air space at bottom of roof deck.

ADDITIONAL ROOF NOTES

1) TYPICAL ROOF PITCH: 2.5/12 & 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 CERTAINTEED "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



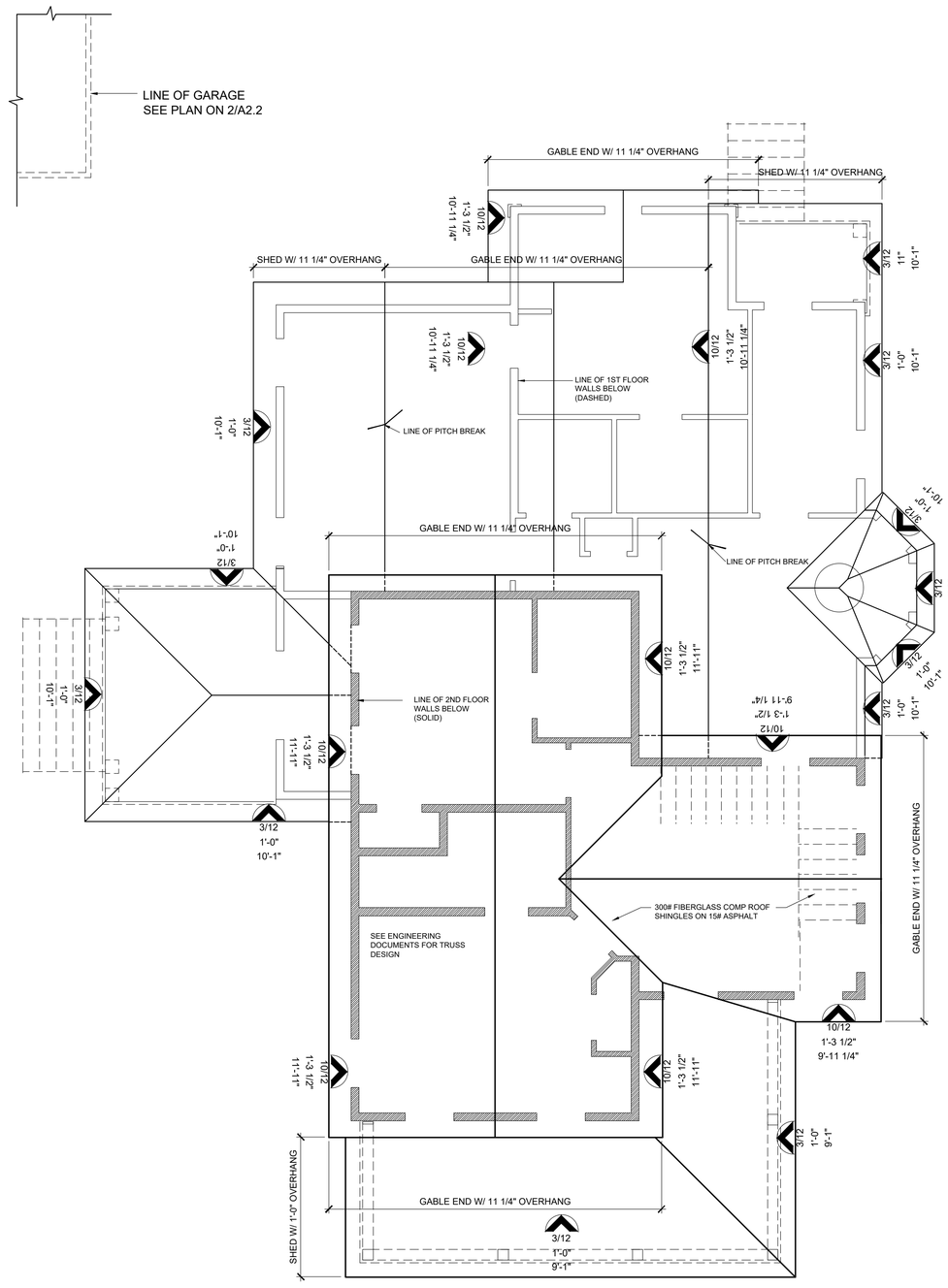
SYMBOL INDICATES THERMOSTATICALLY CONTROLLED ATTIC VENT



2 A2.2 O.B ROOF PLAN

1/4" = 1'-0"

0 1 2 4 8



1 A2.2 ROOF PLAN

1/4" = 1'-0"

0 1 2 4 8

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: JUNE 17, 2019

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PROJECT:

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

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SHEET: A2.2

EXTERIOR NOTES:

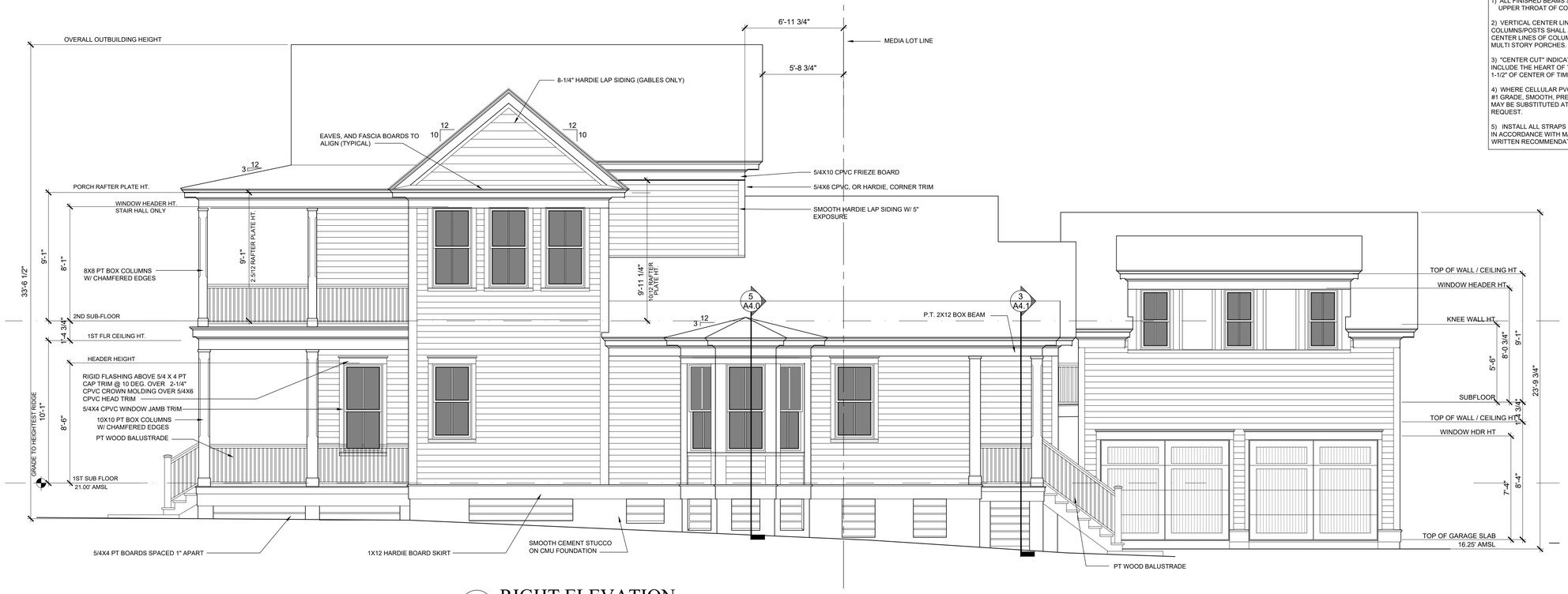
1) ALL FINISHED BEAMS SHALL ALIGN WITH UPPER THROAT OF COLUMNS BELOW.

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.



1 A3.0 RIGHT ELEVATION

1/4" = 1'-0"

0 1 2 4 8

2 A3.0 SIDEWALK ELEVATION

1/4" = 1'-0"

0 1 2 4 8

DATE: JUNE 17, 2019

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PROJECT:

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

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.

1 A3.1 REAR ELEVATION w/o O.B.

1/4" = 1'-0"

2 A3.1 REAR ELEVATION w/ O.B.

3/16" = 1'-0"

3 A3.1 LEFT ELEVATION

1/4" = 1'-0"

DATE: JUNE 17, 2019

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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

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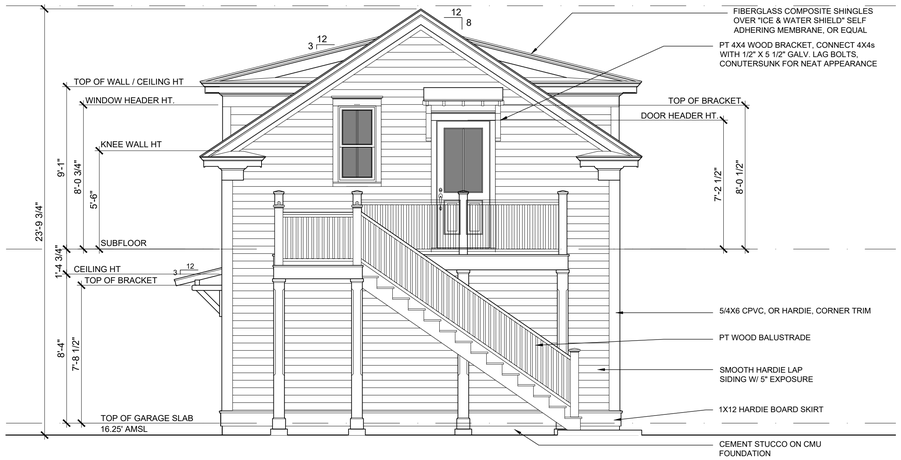
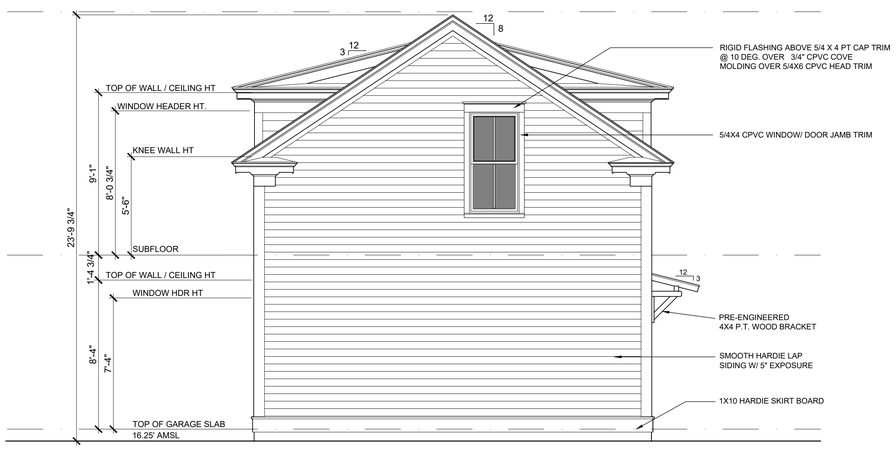


1 A3.2 STREET ELEVATION

1/4" = 1'-0"

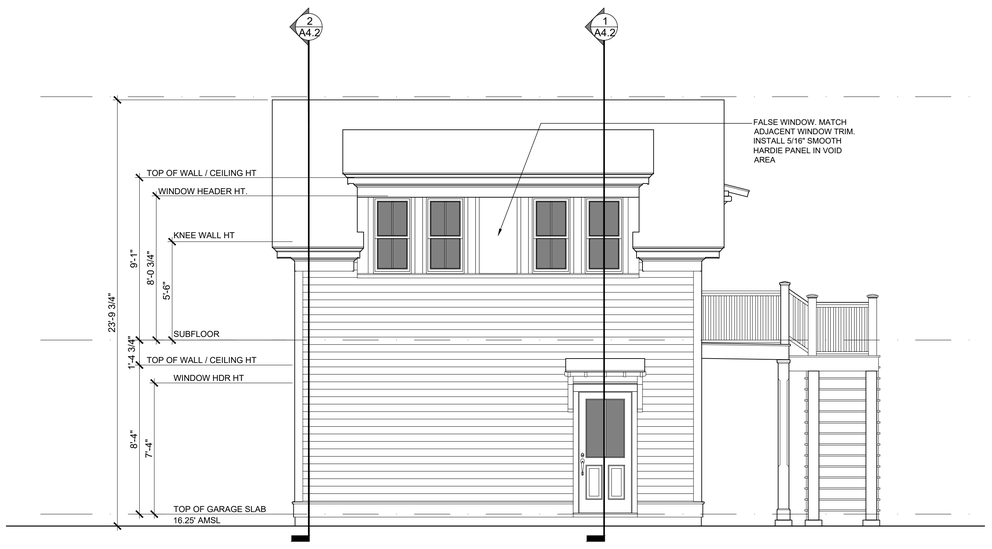
2 A3.2 RIGHT SIDE ELEVATION

1/4" = 1'-0"



3 A3.2 REAR ELEVATION

1/4" = 1'-0"



4 A3.2 LEFT SIDE ELEVATION

1/4" = 1'-0"

DATE: JUNE 17, 2019

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PROJECT:

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

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SHEET: A3.2

NOTE:

CONTRACTOR TO VERIFY ALL CODE REQUIREMENTS, STRUCTURAL AND ENGINEERING DETAILS

CONTRACTOR TO VERIFY VENTILATION & WATER PROOFING DETAILS

CONTRACTOR TO VERIFY AND/OR SPECIFY CONNECTIONS BETWEEN HOUSE AND FOUNDATION MEET ALL APPLICABLE BUILDING CODES

NOTE:

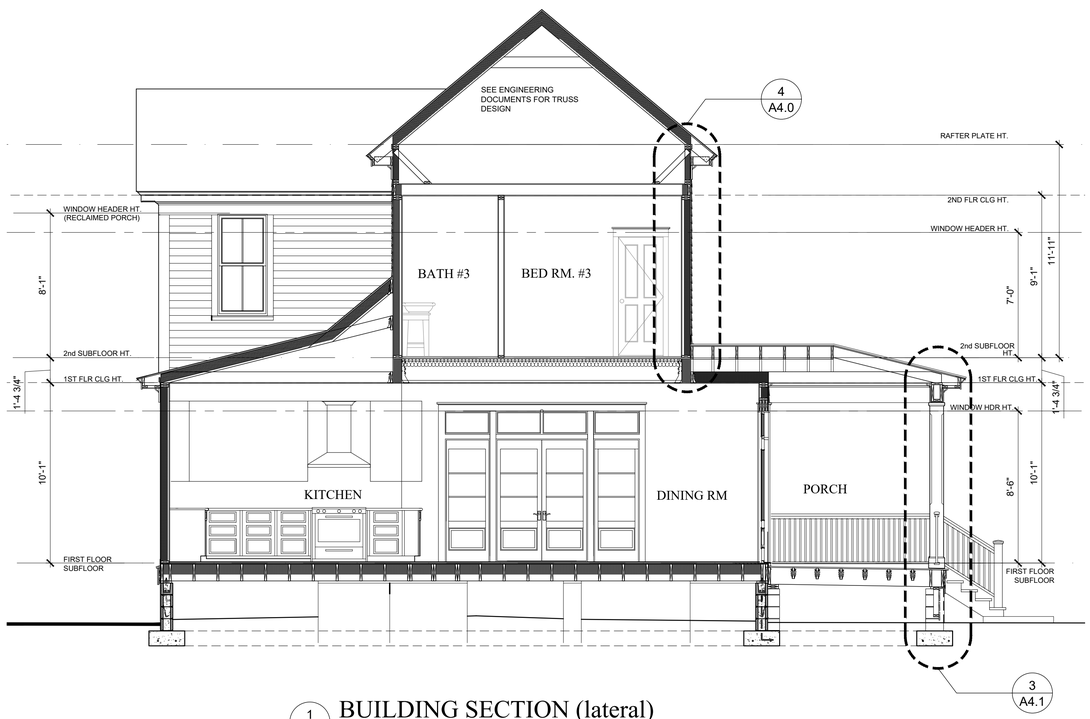
CONNECTION OF RIMBOARD OR OTHER BUILDING COMPONENTS TO BE DETERMINED BY OWNER/CONTRACTOR BASED ON LOCAL BUILDING FOUNDATION REQUIREMENTS

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.

NOTE:
INSTALL WET APPLIED, OR SPRAY FOAM INSULATION WITH THE FOLLOWING MINIMUNS:

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

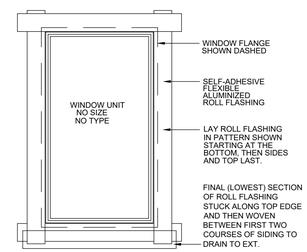
INSTALL R-15 SOUND INSULATION IN 2ND FLOOR FRAMING & AROUND BATHROOMS.



1 A4.0 BUILDING SECTION (lateral)

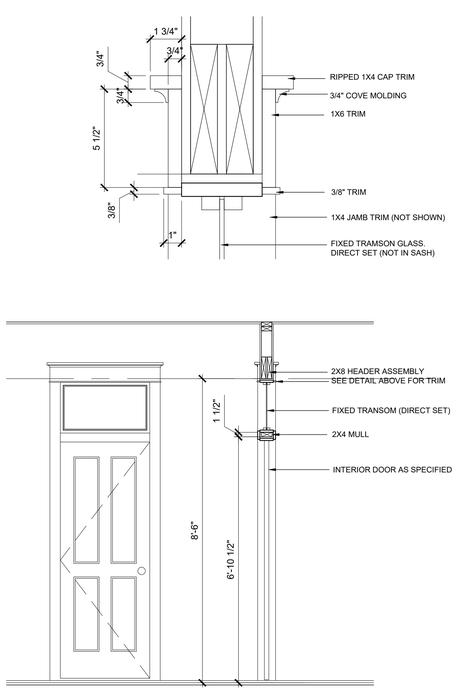
1" = 1'-0"

DOOR & WINDOW NOTES
TEMPERED GLAZING SHALL BE INSTALLED IN ALL DOORS OR WINDOWS ADJACENT TO SIDEWALKS, PORCHES, PATIOS, OR OTHER AREAS WHERE A PERSON MAY WALK UP TO THE GLAZED AREA, ADJACENT TO PLUMBING FIXTURES, AS WELL AS ANY OTHER AREAS AS MAY BE REQUIRED BY LOCAL CODES.
INSTALL WEATHERSTRIPPING & WEATHER SWEEPS ON ALL DOORS LEADING TO UNCONDITIONED AREAS. ALL OPERABLE WINDOWS SHALL BE FACTORY WEATHERSTRIPPED. ALL DOORS & WINDOWS SHALL BE SEALED TOP, SIDES & BOTTOM AND SHALL OPERATE SNUGLY AND SMOOTHLY. BACKPRIME FRAMES BEFORE INSTALLATION
WINDOW SIZES INDICATED ON PLANS ARE GENERIC SASH SIZES & FRAME SIZES.



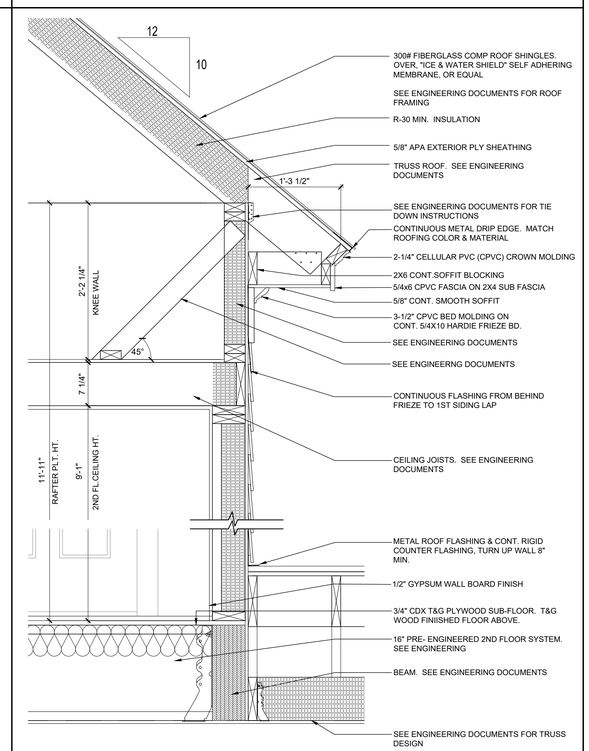
F A4.0 TYP. WINDOW & DOOR FLASHING

1" = 1'-0"



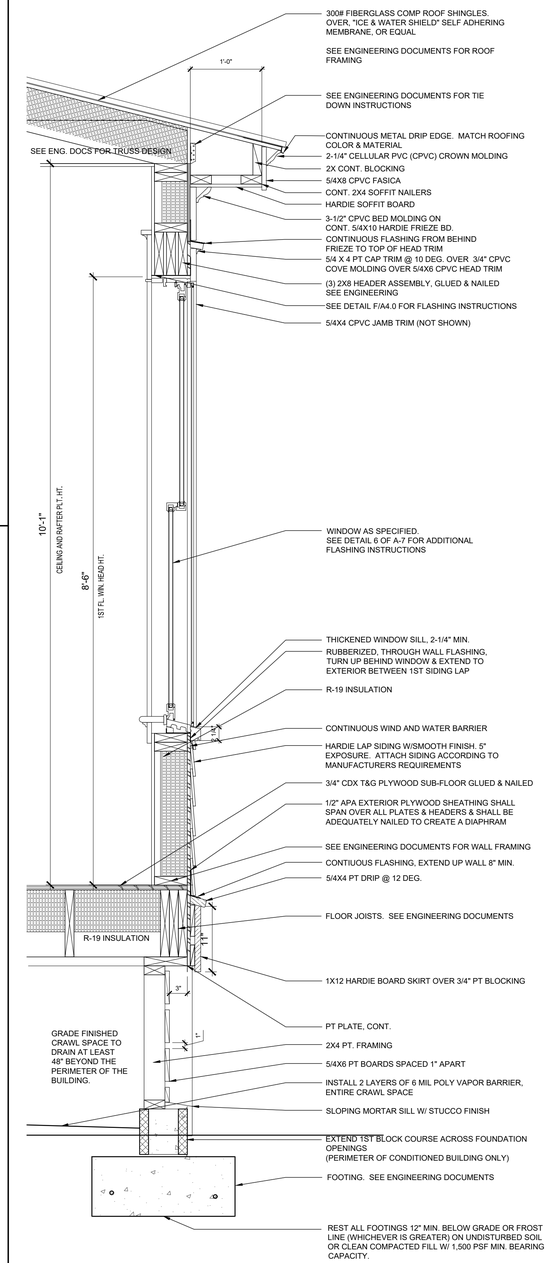
2 A4.0 INTERIOR DOOR DETAILS(first flr doors)

1" = 1'-0"



4 A4.0 WALL SECTION

1" = 1'-0"



5 A4.0 WALL SECTION (bay window)

1" = 1'-0"

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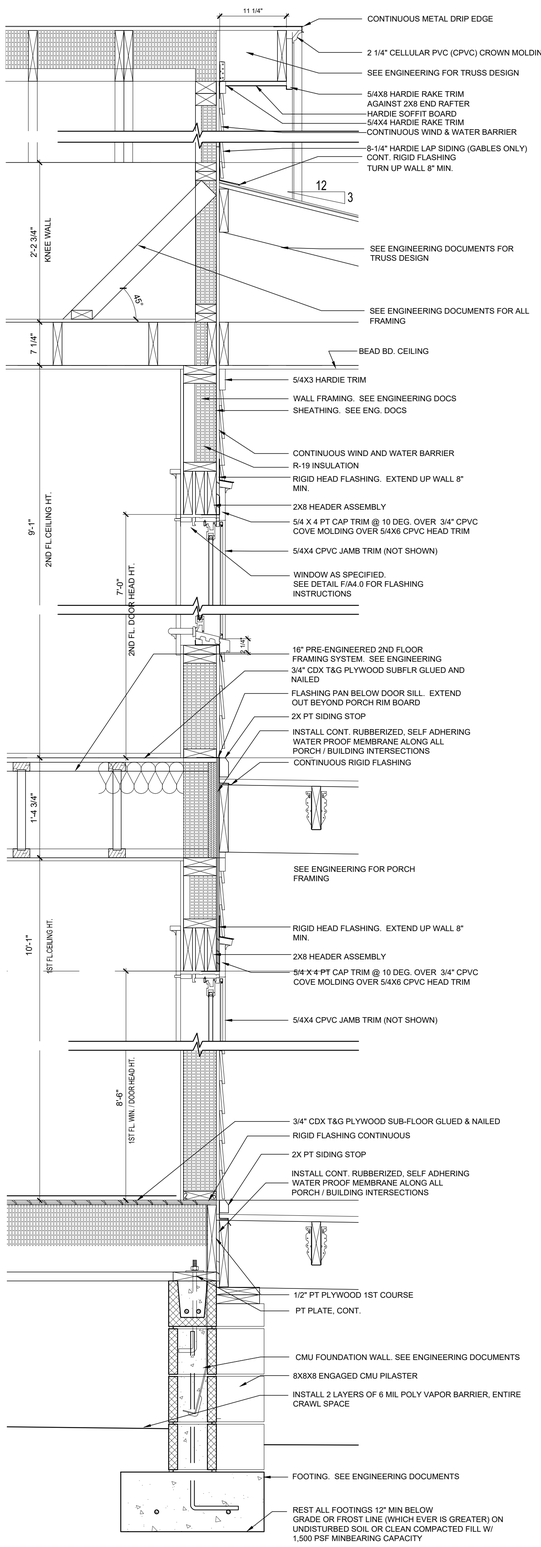
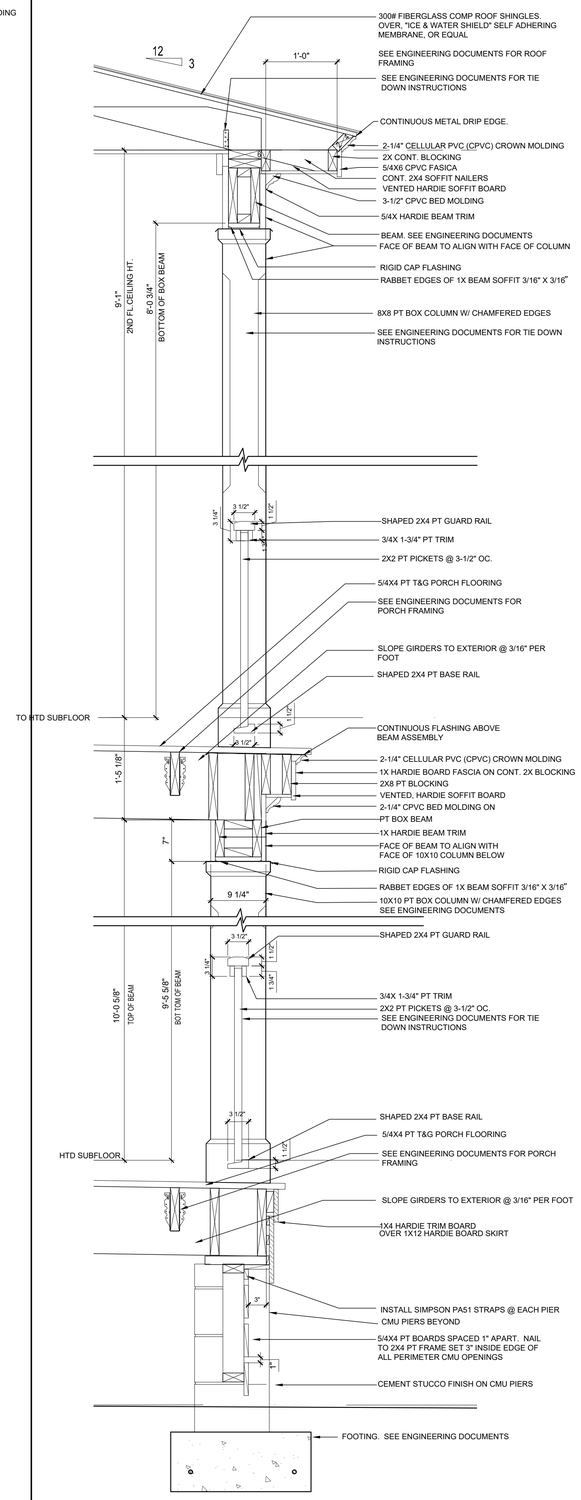
SHEET: A4.0



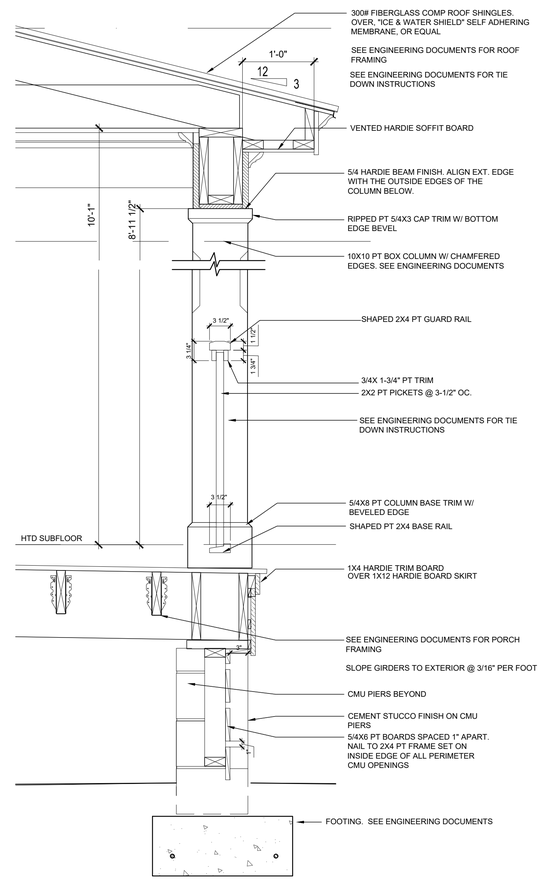
1 A4.1 WALL SECTION(entry porch)

1" = 1'-0"



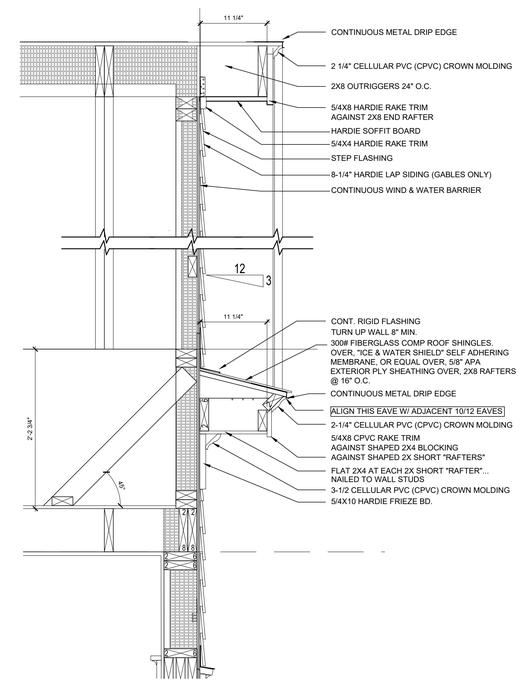
2 A4.1 WALL SECTION(entry porch)

1" = 1'-0"



3 A4.1 WALL SECTION (porch)

1" = 1'-0"



4 A4.1 GABLE END SECTION

1" = 1'-0"

DATE: JUNE 17, 2019

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Residential Design
Urban Planning

MOSER DESIGN GROUP, INC.
RESIDENTIAL DESIGNERS
17 MARKET, NO.2 · BEAUFORT, SC 29906
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PHONE (843) 379-5630 FAX (843) 379-5631

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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.
June 17, 2019
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PROJECT:

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

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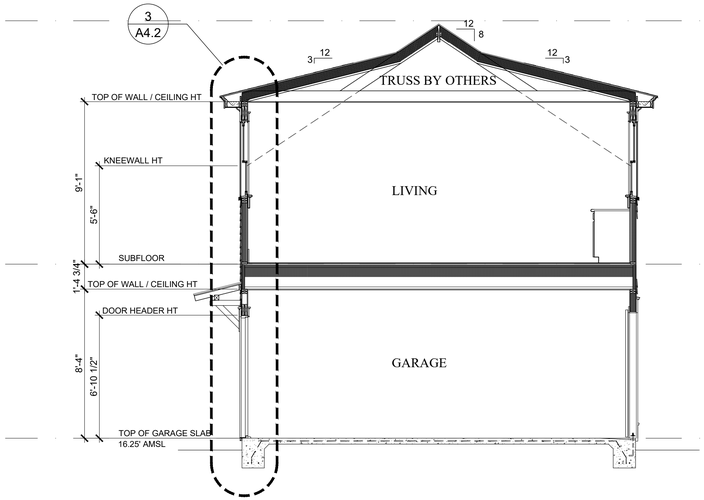
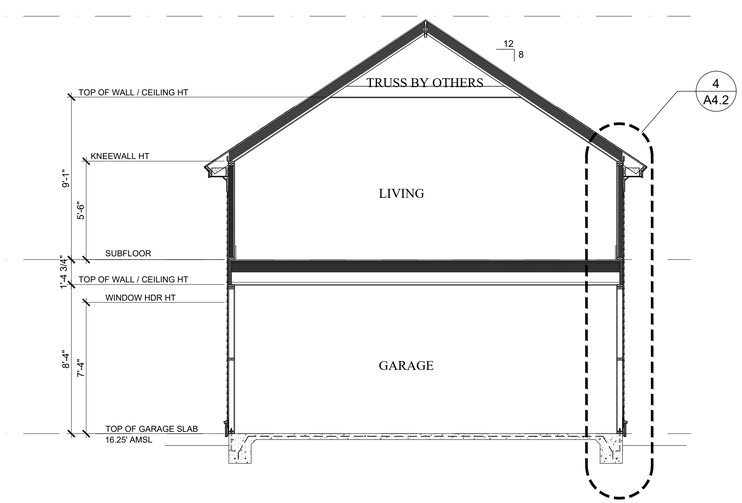
SHEET: A4.1



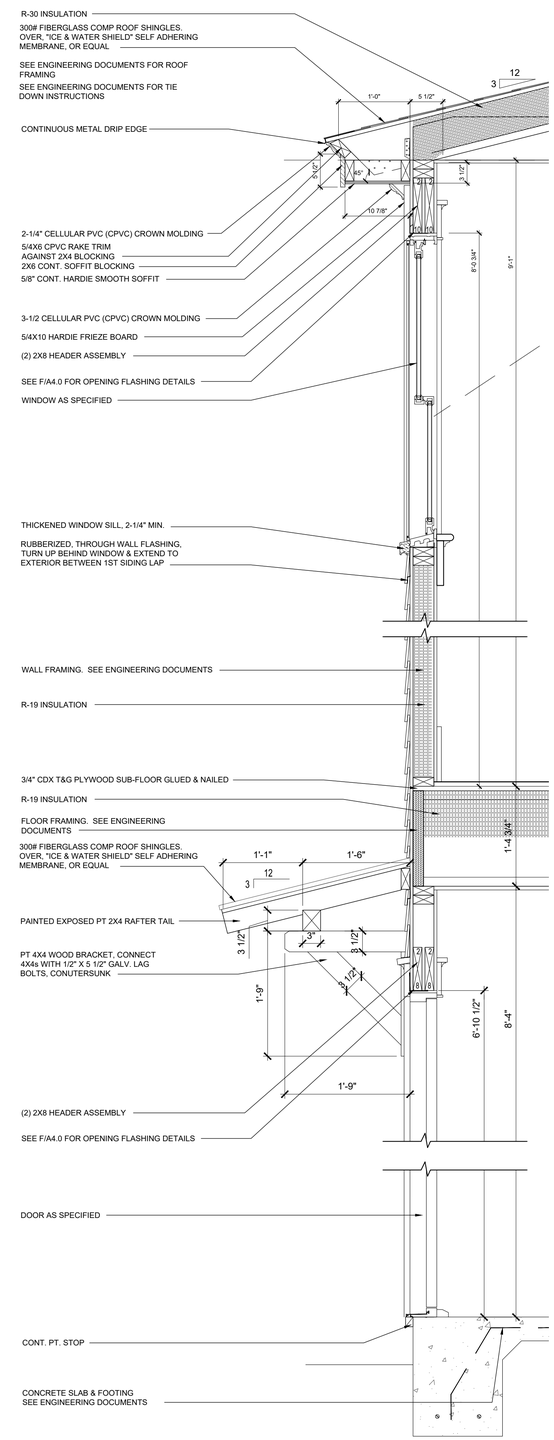
1 A4.2 O.B. LATERAL SECTION

1/4" = 1'-0"



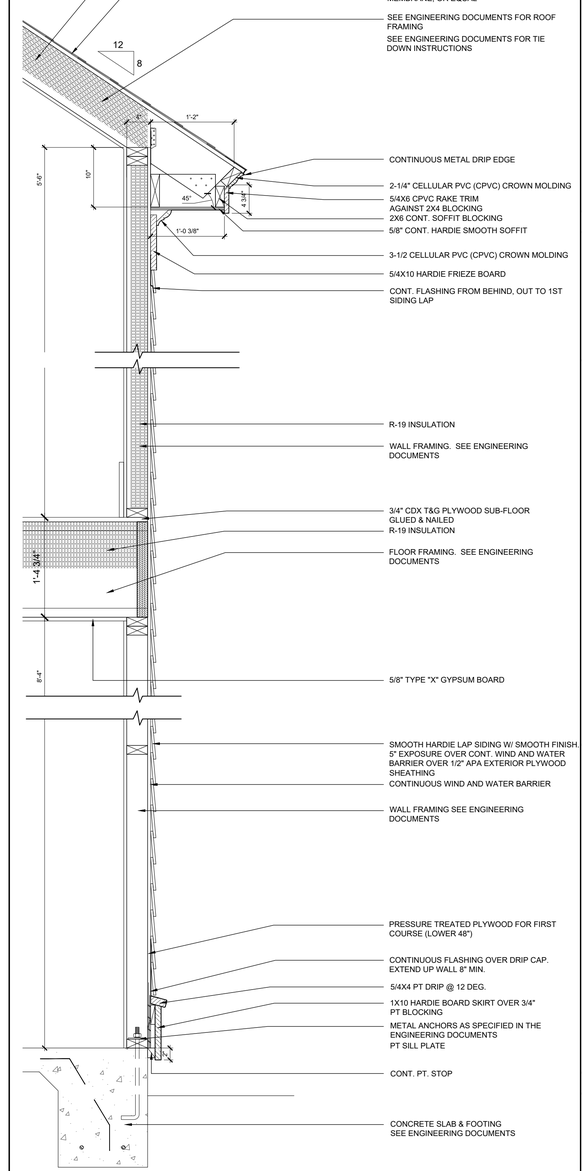
2 A4.2 O.B. LATERAL SECTION

1/4" = 1'-0"



3 A4.2 WALL SECTION

1" = 1'-0"



4 A4.2 WALL SECTION

1" = 1'-0"

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LOTS 9,11 & 12 SOMERUELOS STREET
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SHEET: A4.2

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 simialr 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.

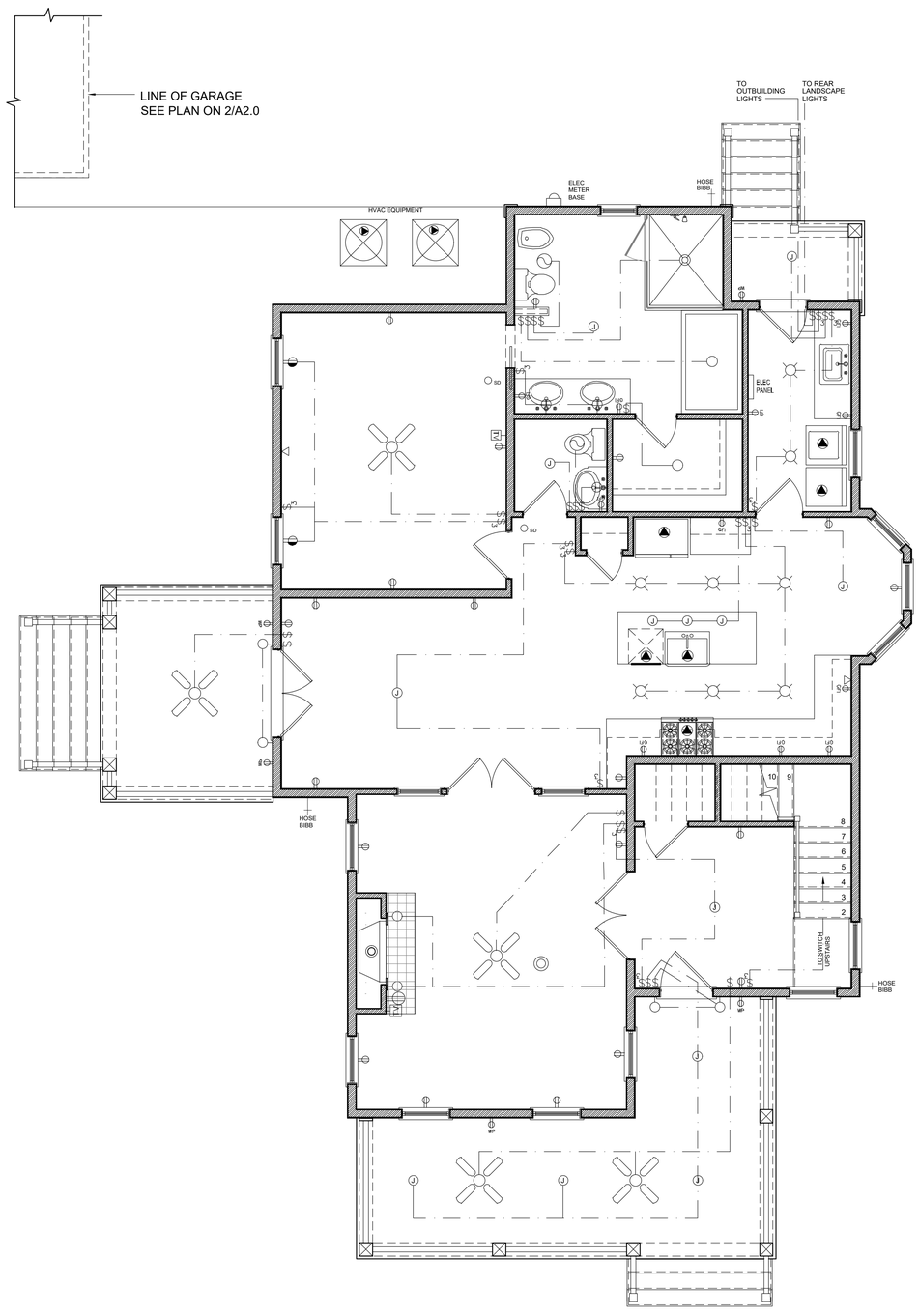
6. Soil and vent stacks shall have cleanouts as required by applicable codes for proper maintenance.

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.

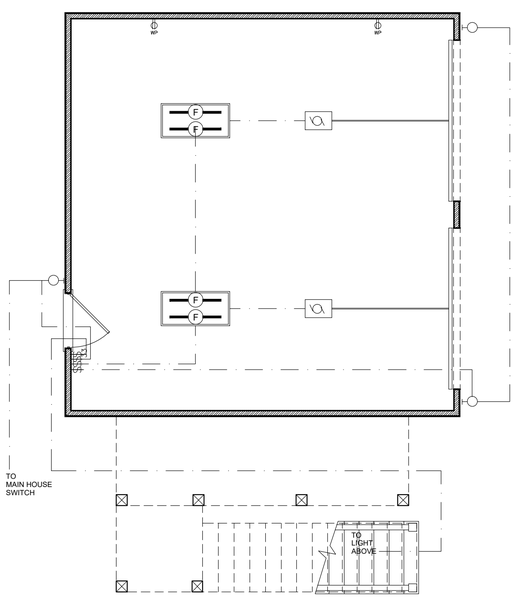
MECHANICAL NOTES

Design and specification or 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.



1 E1.0 FIRST FLOOR ELECTRICAL PLAN

1/4" = 1'-0"



2 E1.0 O.B. FIRST 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
J	JUNCTION BOX FOR HANGING FIXTURE
	VENT/ LIGHT COMBINATION
	SINGLE POLE SWITH
3	3-WAY SWITCH
4	4-WAY SWITCH
$G	GLOW SWITCH
B	DOOR BELL
	DOOR BELL CHIMES
	110v DUPLEX RECPTACLE
	1/2 SWITCHED RECEPTACLE
	FLOOR RECEPTACLE
GFI	GFI DUPLEX RECPTACLE
WP	WATER PROOF RECEPTACLE
220	220v HOOK-UP
	APPLIANCE HOOK-UP
TV	CABLE TV HOOK-UP
	TELEPHONE JACK
T	THERMOSTAT
SD	SMOKE DETECTOR
WH	80 GAL HOT WATER HEATER
	THERMO-CONTROLLED ATTIC VENT FAN
	HVAC AIRHANDLER
	ELECRICAL 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
J	JUNCTION BOX ELECTRICIAN TO PROVIDE LIGHT FIXTURE OR CEILING FAN FOR EACH JUNCTION BOX SHOWN ON PLAN PER OWNERS SELECTION..

ELECTRICAL NOTES

1. Drawings are diagrammatic only. They do not illustrate conduit, wiring, panels, breakers, disconnects, accessories, etc. It is the builders responsibility to correctly locate and install all items necessary to to complete the electrical package, regardless of whether they shown on the this drawing. Builder to verify electrical design and installation is in accordance with all applicable codes, standards and requirements.

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-lit 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: JUNE 17, 2019

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

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SHEET: E1.0

PLUMBING NOTES

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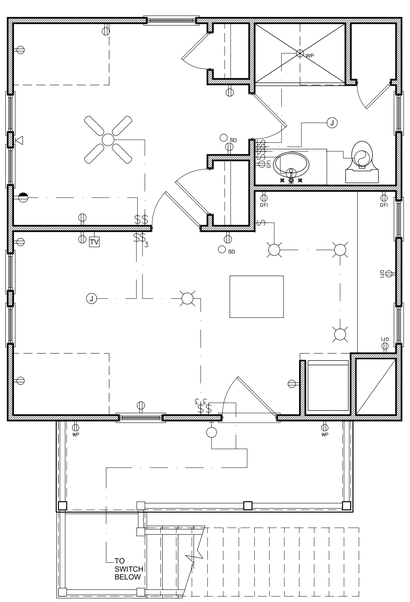
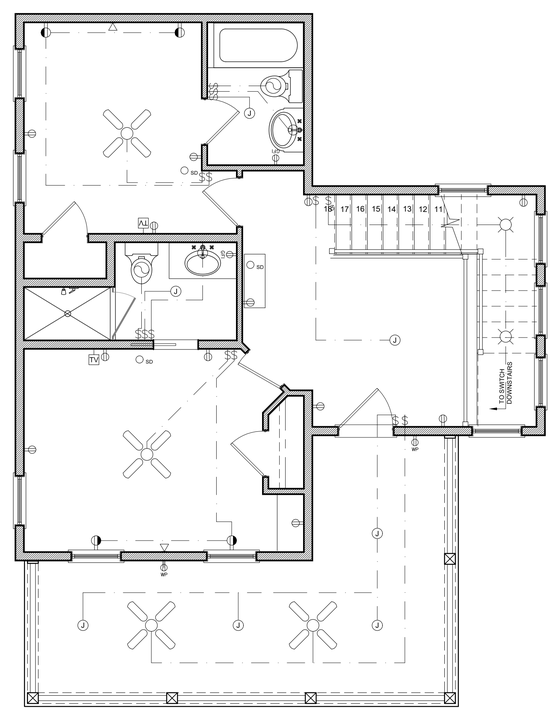


2 E1.1 O.B. SECOND FLOOR ELECTRICAL

1/4" = 1'-0"



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ELECTRICAL LEGEND

	RECESSED CAN LIGHT
	HALOGEN PIN LIGHT
	SURFACE MOUNTED LIGHT
	WALL MOUNT LANTERN
	WALL MOUNT PICTURE LIGHT
	2'X4' FLOURESCENT LIGHT UNIT
J	JUNCTION BOX FOR HANGING FIXTURE
	VENT/ LIGHT COMBINATION
	SINGLE POLE SWITH
3	3-WAY SWITCH
4	4-WAY SWITCH
G	GLOW SWITCH
B	DOOR BELL
C	DOOR BELL CHIMES
	110v DUPLEX RECPTACLE
	1/2 SWITCHED RECEPTACLE
	FLOOR RECEPTACLE
GFI	GFI DUPLEX RECPTACLE
WP	WATER PROOF RECEPTACLE
220	220v HOOK-UP
	APPLIANCE HOOK-UP
TV	CABLE TV HOOK-UP
	TELEPHONE JACK
T	THERMOSTAT
SD	SMOKE DETECTOR
WH	80 GAL HOT WATER HEATER
	THERMO-CONTROLLED ATTIC VENT FAN
	HVAC AIRHANDLER
	ELECRICAL MAIN PANEL
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ADDITIONAL ELECTRICAL HOOK UP:

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SHEET:

E1.1

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.

NO EXISITNG STRUCTURES EXIST ON THE PROPERTY

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

NEW CONSTRUCTION OF A 2800 +/- HOME WITH AN ATTACHED OUTBUILDING. FOUNDATION WILL BE CONSTRUCTED OF BLOCK AND A CRAWL SPACE WITH PIERS. WOOD FRAMED HOME WITH SMOOTH HARDIE LAP SIDING, MARVIN INTEGRITY WINDOWS, VARIOUS CPVC CROWN ELEMENTS AND FRIEZE BOARDS. EXTERIOR DOORS ARE NATURAL CUSTOM MAHAGONY DESIGN INTENT IS TO CREATE AN OLD TOWN FEEL IN COMPLIANCE WITH OLD TOWN STANDARDS WITH HIGH END EXTERIOR ELEMENTS. PLESE REFER TO PLANS AND ELEVATIONS.

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	N/A			
Doors	SUREWOOD	CUSTOM MAHAGONY FULL LIGHT	12647.12	NATURAL SATIN FACTORY MAHAGONY FINISH
	CHI	GARAGE ROLL UP	1507.08	
Windows	MARVIN INTEGRITY	CLAD WINDOWS		
	TRADITION WOOD	ULTREX DOUBLE HUNG 4 LIGHT	FL6525	WHITE
Roofing	OWENS CORNING	30 YEAR ARCHITECTUAL	10674	
Fascia/Trim	HARDIE	SMOOTH LAP 5" EXPOSURE	FL 13192	
		SMOOTH LAP 81/4" EXPOSURE GABLES		
Foundation		CONCRETE BLOCK PIERS W		
		STUCCO		
Shutters		CUSTOM WOOD LOUVERS		
Porch/Deck		5/4 TOUNGE AND GROOVE		NATURAL
		PRESSURE TRATED		
Fencing				
Driveways/Sidewalks		CRUSHED SHELL DRIVEWAY		WHITE
	TREMRON	BRICK PAVER WALKWAYS		
Signage				
Other				

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

Salvatore Cumella

From: Eric Moser <eric@moserdesigngroup.com>
Sent: Tuesday, October 16, 2018 4:11 PM
To: Salvatore Cumella
Cc: Michael Harrison
Subject: Harrison Residence in Oldtown
Attachments: Harrison elevations.pdf

Hi Sal,

Mike Harrison asked that I reach out to you to clarify our intent of the Media visibility corridor for his new home.
I have attached the elevations illustrating the media lot line. I have addressed the visibility corridor by retaining the 2 story section of the house on the front media with a
one story heated, element connecting to the outbuilding. This is the same technique that I have used on most all of the recent designs that I have done in Oldtown.
The recommendations listed in section 4.10 in the Oldtown guidelines are what I use as guidance for these corner conditions.

Please let me know if the attached is acceptable, or if you have any questions.

Thanks!

Eric

R. Eric Moser CNU ~ NUG ~ ICAA

Moser Design Group, Inc.
17 Market, #2
Beaufort, SC 29906 USA

843-379-5630
eric@moserdesigngroup.com

SW 6211
Rainwashed
218-C1

SW 6082
Cobble Brown
198-C6

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 MANUFACTURER'S WRITTEN RECOMMENDATIONS.

1 A3.0 RIGHT ELEVATION

1/4" = 1'-0"

4 A3.0 SIDEWALK ELEVATION

1/4" = 1'-0"

DATE: MAR. 12, 2019

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Outbuilding & Porch Rev.

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PROJECT:

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

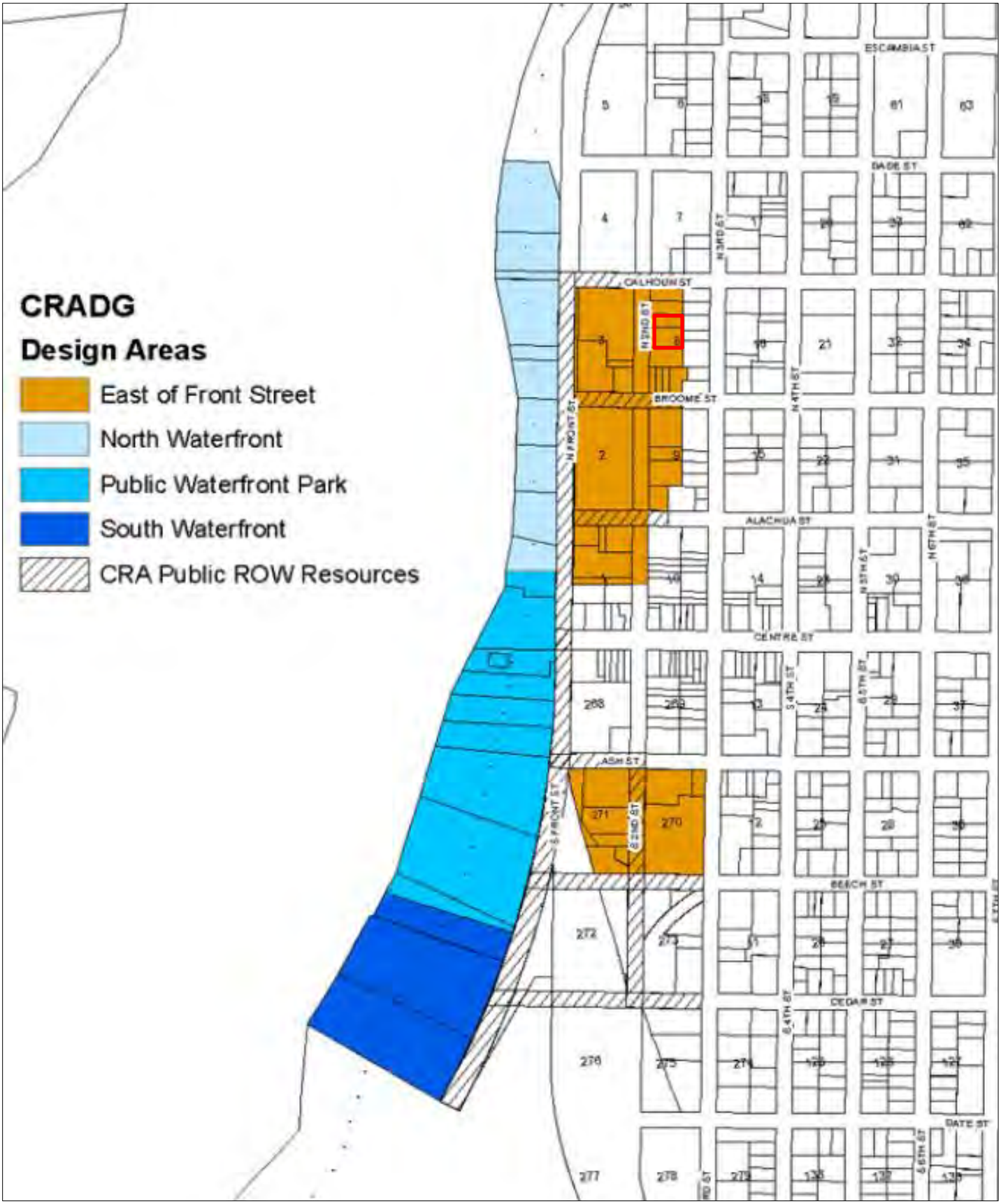
Building codes can vary for different geographical locations and these plans may not comply with the codes governing the purchaser's building site. Therefore, it is the purchaser's responsibility to consult with the proper construction officials to verify compliance with local codes. Modifications to the plans, 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

HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2019-07 (PREVIOUSLY HDC 2018-44)
JULY 18, 2019

Owner/Applicant:	Cotner Associates, Inc., agent for David Peyton Page Jr. & Kimberly Pruitt Page				
Property Address:	224 N. 2nd Street				
Requested action:	Conceptual Certificate of Approval (COA) to construct two mixed-use, 3-story structures containing commercial and residential units totaling approximately 10,000 square feet.				
Current zoning:	C-3				
FLUM land use category:	Central Business District				
Existing uses on the site:	Residential				
FL Master Site File #	8NA00246				
Year Built:	N/A				
Contributing Status:	N/A				
Adjacent Properties:	North	Warehouse	I-1	c.1980	
	South	Vacant	C-3		
	East	Single-Family Residential	R-2	c.1910	
	West	Warehouse	I-1	c.1998	OHPA

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


CRADG
Design Areas
East of Front Street
North Waterfront
Public Waterfront Park
South Waterfront
CRA Public ROW Resources
ESCAMBIA ST
BADE ST
CALHOUN ST
BROOME ST
ALACHUA ST
CENTRE ST
ASH ST
BEECH ST
CEDAR ST
DATE ST
N FRONT ST
S FRONT ST
N 2ND ST
N 3RD ST
N 4TH ST
N 5TH ST
N 6TH ST
S 4TH ST
S 5TH ST
S 6TH ST

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 to allow comment from the Historic District Council and citizens during the conceptual design process. The HDC will provide the applicant with feedback and guidance relating to the proposal and take a vote to indicate whether the board feels the proposal is adequately appropriate to proceed. If significant concerns are raised by the Board, they may request that the applicant return for additional conceptual review. In all cases, the applicant must return to the HDC to seek Final Approval of their projects. No projects can proceed to the permitting phase without final approval by the HDC. If the Board feels that a project is substantially inappropriate at the conceptual level, or is not making progress towards an appropriate design, the board may vote to deny conceptual approval.

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking approval to construct an approximately 10,000 square foot mixed-use project in two buildings.

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 new constructions are required to be reviewed by the Historic District Council.

Conceptual approval was received April 18, 2019. The applicant has progressed on the proposed project and wishes to share the progress drawings with the board.

APPLICABLE GUIDELINES:

COMMUNITY REDEVELOPMENT AREA DESIGN GUIDELINES

4.4 East of Front Street Design Area (sec4 pg41)

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
2. than 10 feet.
3. Facades up to 45 feet in height shall be recessed back from the first 30 feet of facade
4. 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.

Properties adjacent to residential non-CRA properties

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:

1. Building height shall be limited to 35 feet, including the parapet for flat roofed structures.
2. Buildings shall provide a front yard setback of 10 feet. Side yard setbacks are not required (figs. 4.57, 4.58).
3. All projects shall maintain a 20 foot rear yard setback for principal structures.
4. 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 LDC Table 4.05.05(B).
5. All sides of the building shall be designed to be viewed.

Properties adjacent to residential non-CRA properties

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 (fig. 4.59)
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 (fig. 4.60)
3. The body of the buildings defined with brick, stone, or stucco over block construction (fig. 4.61)
4. Expression of construction through careful masonry detailing, wood, metal or combination detailing around entries, openings in facades, and balconies (fig. 4.62, 4.63)
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 (fig. 4.64)
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 (fig. 4.65)

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 (see fig. 4.66).
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 (see fig. 4.56 on p.43) 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" (See definitions in Glossary).

Guidelines

1. These spaces shall be non-air-conditioned areas designed to adapt to the varying climatic conditions of Fernandina (figs. 4.67, 4.68).

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.

8.02.02 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.

8.01.02 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. 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 (ft^2) 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.

ANALYSIS:

Setbacks – a 10-foot front yard setback is required for properties adjacent to residential non-CRA properties (CRA Guidelines Section 4 Page 44). The proposed front yard setback is 7 feet. Section 4 page 43 states: "1. Facades up to 30 feet in height shall have a maximum front yard setback of no more than 10 feet." This conflicts with the definitive 10-foot front yard setback called out on page 44. It is believed that the intent of this setback is to encourage a pedestrian friendly area where ground floor commercial is encouraged. When the guidelines were translated into the Land Development Code, they included the language *"buildings shall provide a front yard setback of no more than ten (10) feet."*

Since the LDC clarifies this section of the Guidelines, a variance is not necessary for a setback of less than 10 feet and can be considered by the HDC.

The project is demonstrating compliance with both its 20-foot rear yard setback and the required 15-foot buffer along the rear property line (per LDC 4.05.12).

Side yard setbacks are not required.

While the Guidelines require that "buildings that exceed 30 feet are required to have a step-back of a minimum of 10 feet for the portion of the building above 30 feet" (section 4 page 44), the Land Development Code clarifies the setback requirements in section 8.01.02(E) as follows:

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

As such, a step back above 30 feet is not required.

Height – Buildings in CRA adjacent to residential non-CRA properties are limited to a maximum height of 35'. This height includes parapets. The proposed project is 32' 8 ¼" from approved finished grade to the top of the roof. Final drawings will need to include the parapet height in the calculation of total height.

Building Style – the design, materials, and roof forms of the proposed structure are compatible with the historic commercial downtown as recommended by the CRA guidelines (section 4 page 45).

Parking – Parking in the CRA is required to be provided with pervious surfaces. Parking areas adjacent to residential uses shall provide buffering through landscape or architectural buffers. The proposed project will provide 10 on-site spaces, and approximately 4-6 parallel spaces in the right of way. This meets the requirement for the residential units to provide 1 space per unit and allows for one additional handicapped parking space.

Lighting – No details provided

Signage – No details provided

Mechanical – HVAC units are shown on rooftop and are appropriately screened by a parapet. If additional mechanical is required by future commercial tenants, it will be required to be appropriately screened as part of its approval.

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

STAFF RECOMMENDATION:

As this project has received conceptual approval, it does not require a vote, although one may be taken to reaffirm the Board's consensus that the project is making adequate progress toward final approval.

Staff Recommends Conceptual Approval of HDC 2019-07

Outstanding issues that will need to be addressed for final approval are:

1. Inclusion of parapet in total height calculation;
2. Complete application including materials, etc.;
3. Technical Review Committee first round review.

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2019-07 **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 2019-07, 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 conceptual approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2019-07 Plans and Elevations

Respectfully Submitted,

Salvatore J. Cumella
Historic Preservation Planner

1 3D View 1

Cotner Associates, Inc.
Architects
9 South Third Street
Fernandina Beach, Florida 32034
PH (904)277-4593 FAX (904)277-6734

Revisions		
No.	Description	Date

PROGRESS PRINTS			
Issue	Date	Issued To/For	Restrictions

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224 North 2nd St
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

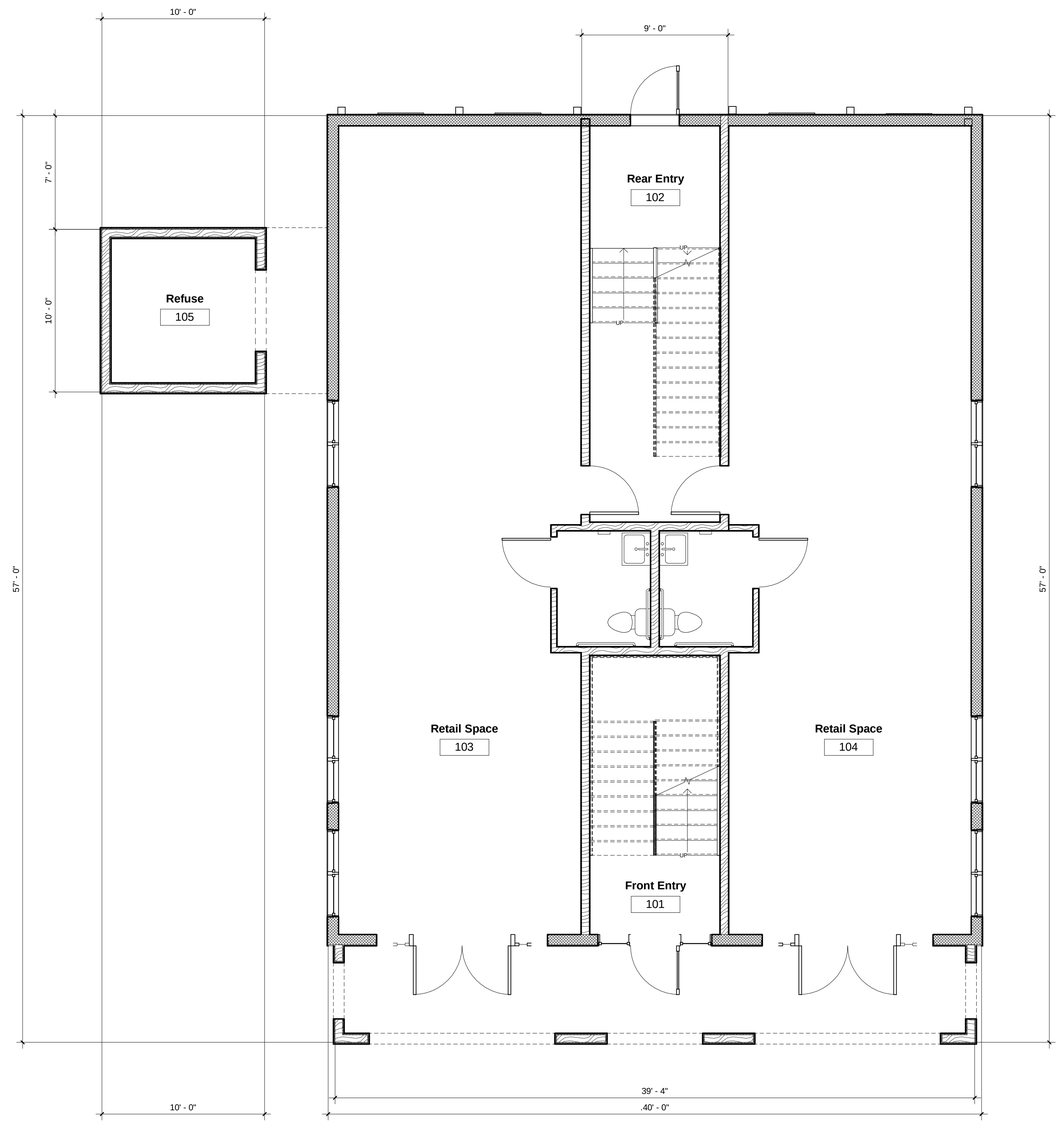
NOTE: DRAWING SCALE IS 1/2 OF SCALE LISTED IF PRINTED ON 11X17 MEDIA

Project: 161508 | Released:

Plan North

Sheet Number

Page of



1 Level I
1/4" = 1'-0"

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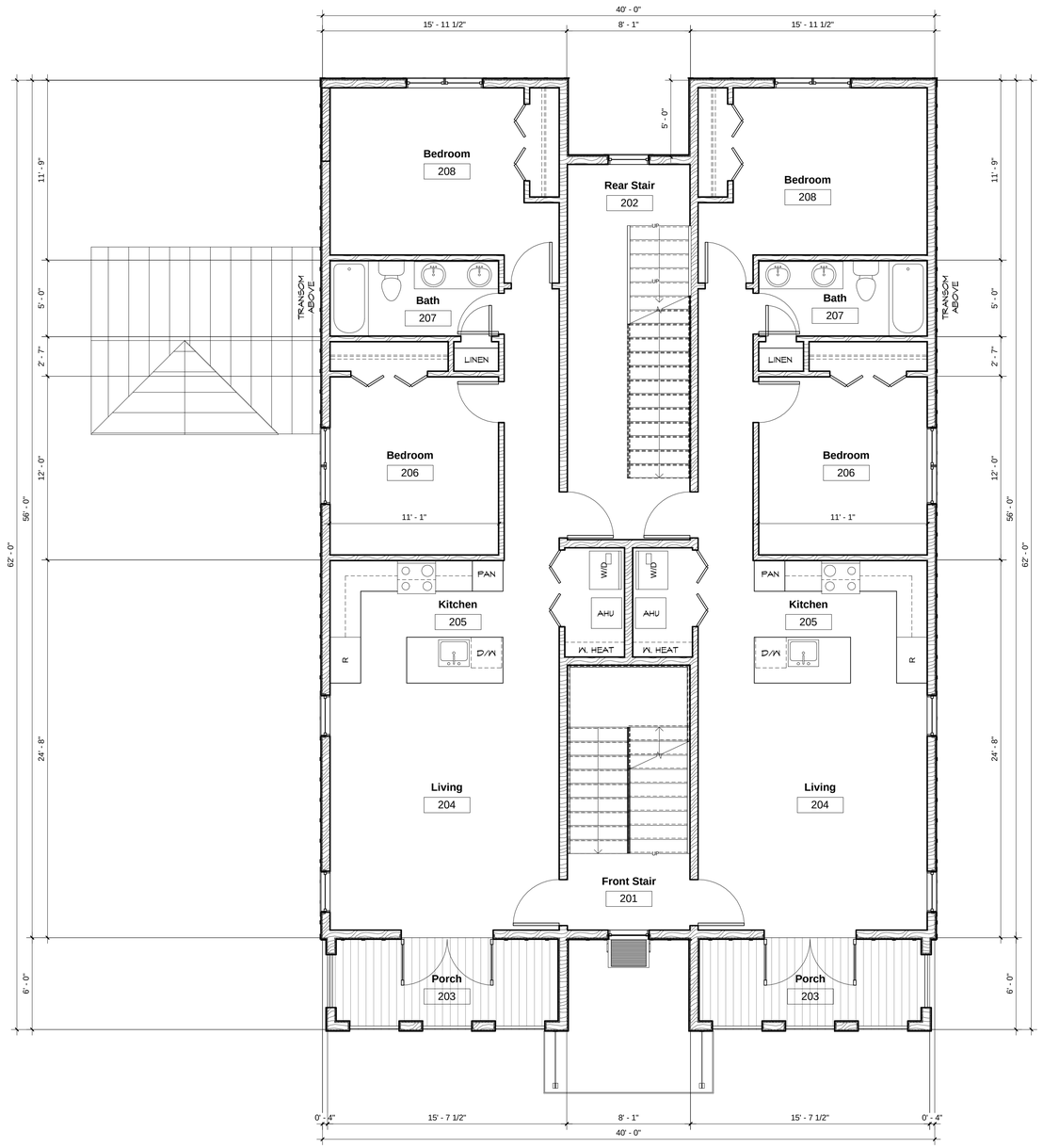
Project: 161508 | Released:

Level I Floor Plan

Plan North

Sheet Number
A-2



1 Level II
1/4" = 1'-0"

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Fernandina Beach, Florida 32034
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Revisions

No.	Description	Date

PROGRESS PRINTS

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NASSAU COUNTY, FLORIDA

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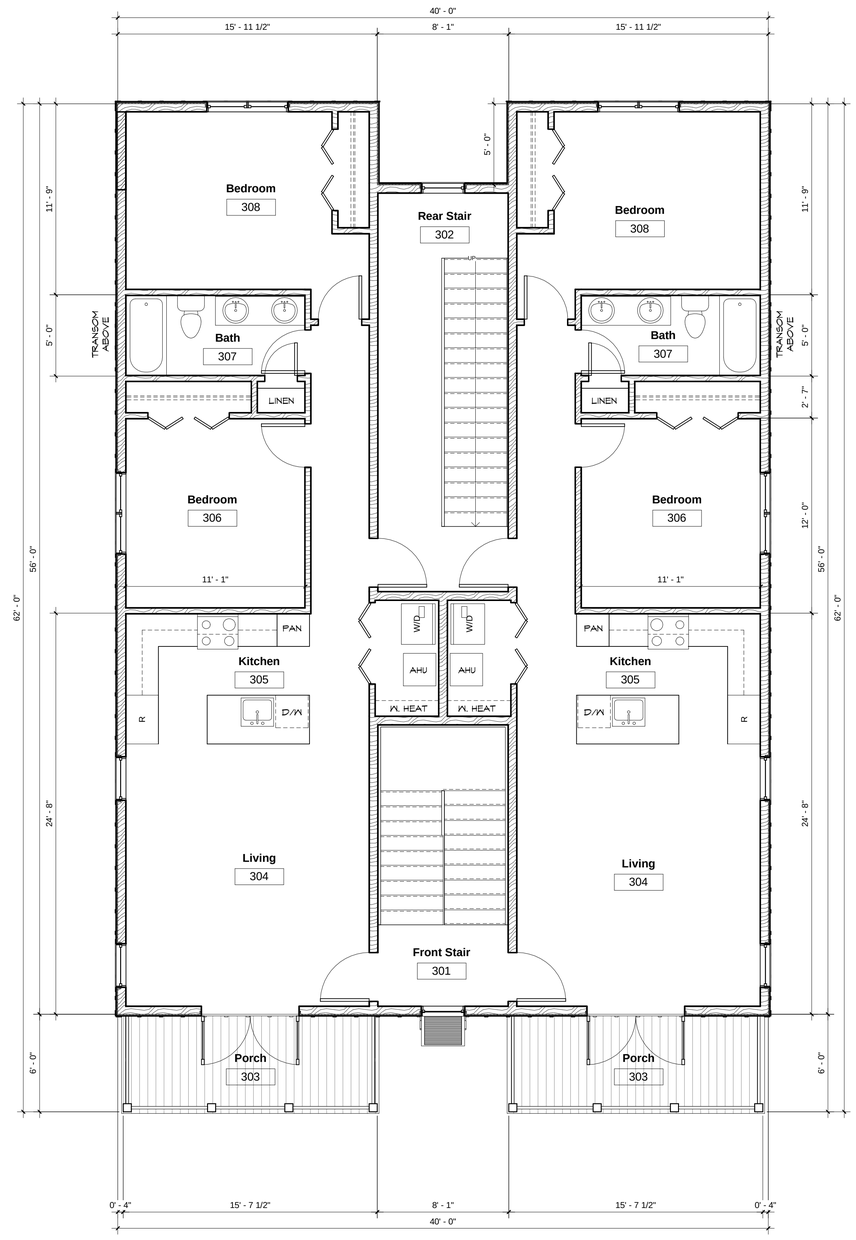
Project: 161508 Released:

Level II Floor Plan

Plan North

Sheet Number
A-3



1 Level III
1/4" = 1'-0"

Cotner Associates, Inc.
Architects
9 South Third Street
Fernandina Beach, Florida 32034
PH (904)277-4593 FAX (904)277-6734

Revisions

No.	Description	Date

PROGRESS PRINTS

Issue Date	Issued For	Restrictions

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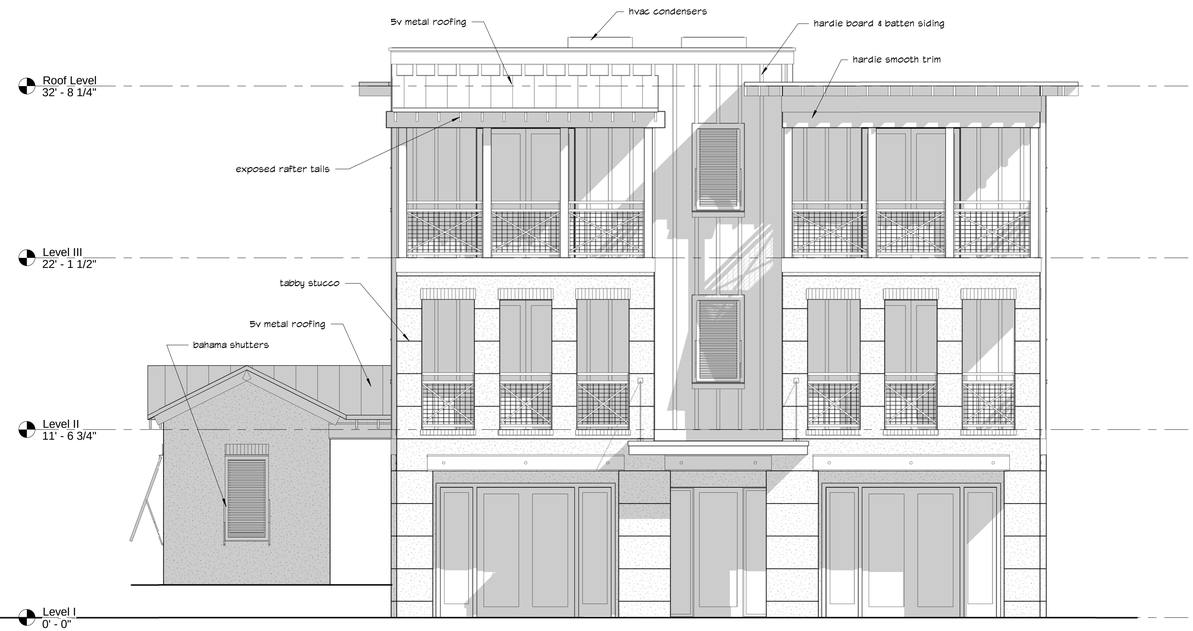
Project: 161508 | Released:

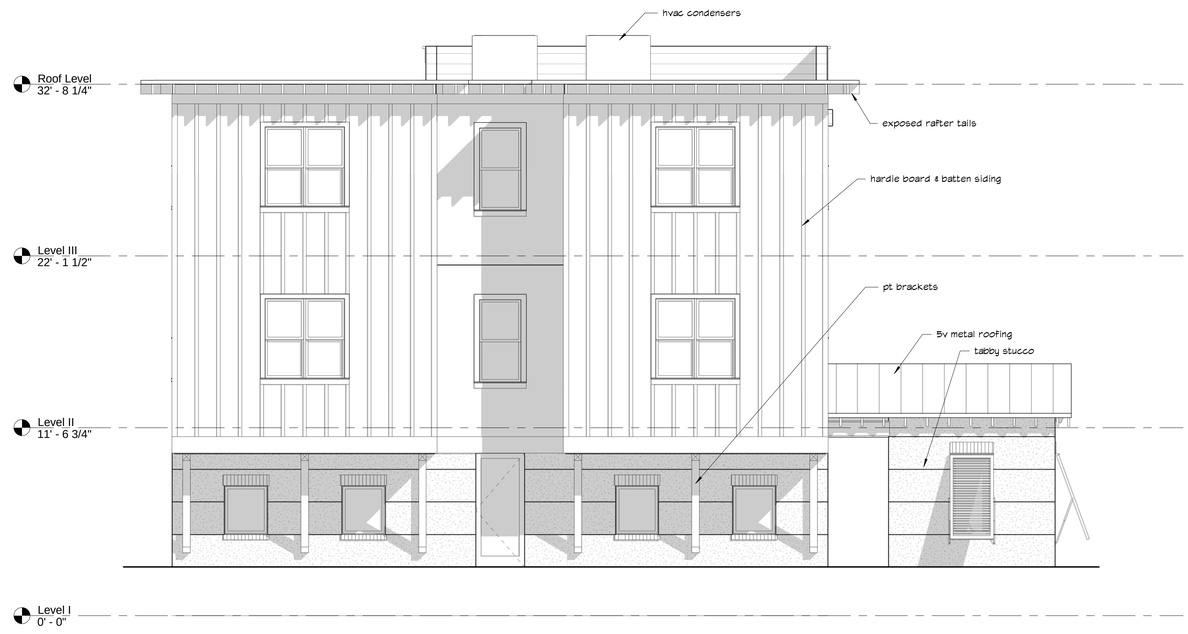
Level III Floor Plan

Plan North

Sheet Number
A-4



1 West Elevation
1/4" = 1'-0"



2 East Elevation
1/4" = 1'-0"

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Project: 161508 | Released:

Elevations

Plan North

Sheet Number

A-5

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

2 South Elevation
1/4" = 1'-0"

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Revisions

No.	Description	Date

PROGRESS PRINTS

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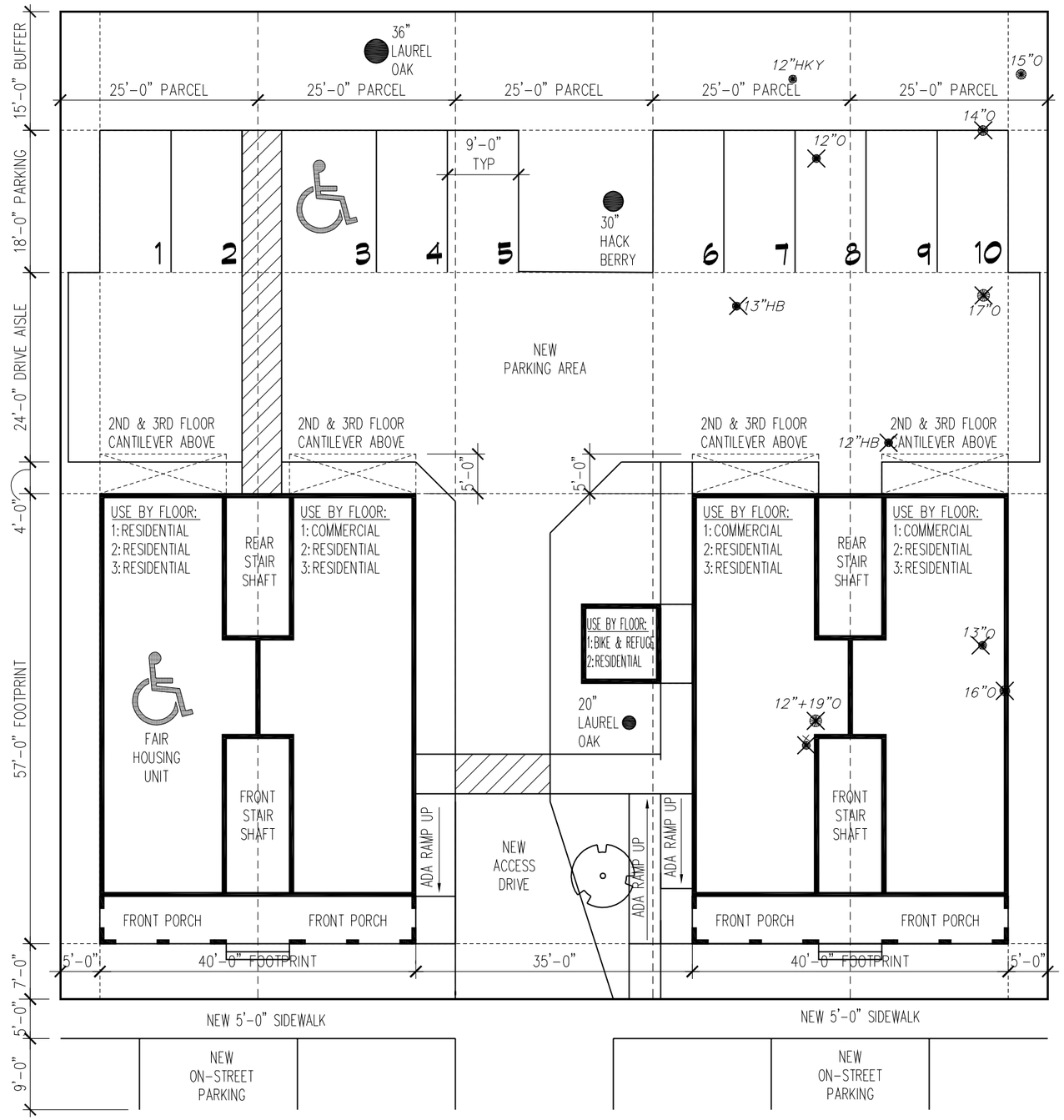
Project: 161508 | Released:

Elevations

Plan North

Sheet Number
A-6



Plan North

NORTH 2ND STREET

PROP
A-1.1

PROPOSED SITE PLAN

1/16 " = 1 ' - 0 "

NORTH BUILDING AREA CALC

FLOOR	COMMERCIAL	RESIDENTIAL
1ST	830 SQ. FT.	830 SQ. FT.
2ND		1,810 SQ. FT. (2 UNITS)
3RD		1,810 SQ. FT. (2 UNITS)
TOTAL	830 SQ. FT.	4,450 SQ. FT.

SOUTH BUILDING AREA CALC

FLOOR	COMMERCIAL	RESIDENTIAL
1ST	1,660 SQ. FT.	
2ND		1,930 SQ. FT. (2 UNITS)
3RD		1,810 SQ. FT. (2 UNITS)
TOTAL	1,660 SQ. FT.	3,740 SQ. FT.

TOTAL COND. AREA

COMMERCIAL	RESIDENTIAL
2,490 SQ. FT.	8,190 SQ. FT.
	TOTAL: 10,680 SQ. FT.

PARKING REQUIREMENTS

PER LDC 8.01.02.E – 9 DWELLING UNITS

1 SPACE PER DWELLING UNIT = 9 SPACES REQUIRED, 10 PROVIDED

IMPERVIOUS AREA CALCULATIONS

TOTAL LOT SIZE: 15,625 SQ. FT.

IMPERVIOUS AREA: 11,310 (4,700 BUILDINGS, 6,610 HARDSCAPING)

TOTAL % IMPERVIOUS AREA: 72.4

MIXED USE DEVELOPMENT FOR PAGE PROPERTIES

COTNER ASSOCIATES, INC. ARCHITECTS

06-19-2019

HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2019-09
JULY 18, 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:	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.

Resident Owner Parking Only
N 2nd St

CRADG
Design Areas
East of Front Street
North Waterfront
Public Waterfront Park
South Waterfront
CRA Public ROW Resources
DADE ST
N 3RD ST
CALHOUN ST
N 2ND ST
BROOME ST
N FRONT ST
N 4TH ST
ALACHUA ST
N 5TH ST
N 6TH ST
CENTRE ST

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.

May 23, 2019 - The applicant was granted a Conceptual Certificate of Approval (COA) to construct four, two-story mixed-use townhomes, and a COA for Demolition of the previous structure on this site (HDC 2019-08).

The applicant is seeking to provide a progress update to the board for feedback before a final submission.

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 (ft^2) 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.

5.1 PARKING

General

New private projects which add residential and retail, along with improvement of the CRA, will increase demand for vehicular access and space devoted to vehicles. At the same time, giving over current parking space along the river to public pedestrian activities will require a strategic analysis of parking relocation and additional facilities to maintain the demands of a working waterfront.

Pervious Surfaces

The City desires to reduce storm water run-off and water pollution, and to allow for the replenishment of groundwater. For parking areas, the goal is to reduce the amount of run-off generating surface area. Therefore, pervious surfaces for parking and maneuvering areas shall be provided in all CRA Design Areas.

Guidelines

Acceptable permeable surfaces include:

1. Pervious concrete
2. Pervious pavers
3. Gravel, bark or grass when reinforced to provide adequate load-bearing requirements (including

prefabricated geotechnical structures shown in figs. 5.12, 5.13)

4. Other permeable surfaces may be approved by Staff as more effective technology evolves. Applicants shall provide documentation and research support for submissions. (Note: Approval of pervious surface constructions may require separate approval from the St. Johns River Water Management District).

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	Elevated slab	
Shutters	N/A	
Porch/Deck	N/A	
Fencing	N/A	
Driveways/ Sidewalks	Material information not provided	
Signage	Information Not Provided	
Other		

Site Plan –

- **Housing Type** –Townhomes are permissible housing types in the C-3 zoning district.
- **Lot Density** – The maximum gross density in the C-3 zoning district is 34 dwelling units per acre. These 25' lots support the proposed 1 dwelling unit per lot.
- **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 at the north and south elevations. The principal structure must maintain a 20' rear yard setback and is appropriately sited, with a rear setback of 45'.
- **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. Parking material is to be pervious per section 5.1 of the CRA Design Guidelines.
- **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.
- **Impervious surface ratio –** Not provided.

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. One way to lessen the visual massing would be to offset the individual units. 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"* (section 4 page 45). 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 to be slab elevated 3'4" constructed of CMU. Exterior of foundation to be finished to match stucco on walls.
- **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, the project needs to better reflect the CRA design guidelines from a design and material standpoint as outlined in section 4.1 of the CRA Design Guidelines.

Other issues, such as parking lot material, 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.

A local development order is required for site plan approval of this project per Land Development Code section 11.00.02. The Technical Review Committee (TRC) is the review body assigned by the City Manager to provide compliance reports for site plans, per LDC 9.05.03.

Staff recommends:

APPROVAL of HDC 2019-09 with the conditions:

1. **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:

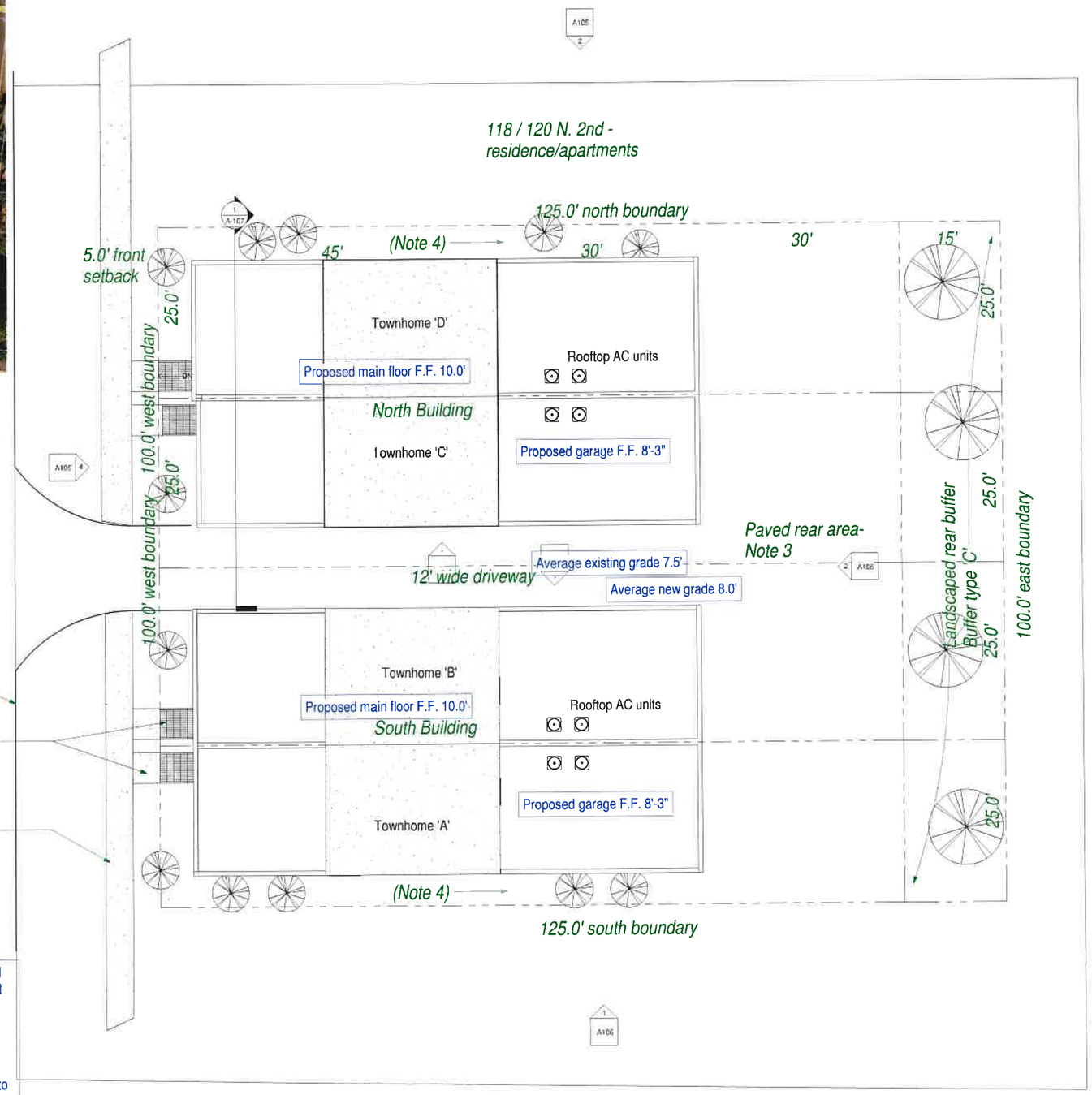
That HDC case 2019-09, as presented, **is or is not** substantially compliant with the Land Development Code, and the Waterfront Community Redevelopment Area Guidelines to warrant conceptual approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 **Updated plans/elevations**

Respectfully Submitted,

Salvatore J. Cumella
Historic Preservation Planner



Site Plan Notes

1. Stormwater management including on-site detention to be designed by the Civil Engineer. Project will be DEP-self certification in the St. Johns Water Management District.

2. Vegetation buffer and stormwater detention area - open area or possible underground chamber

3. Pavement surface for drive and rear area - possibly pervious or semi-pervious, to be determined by Developers and Civil Engineer. May include under-drain system.

4. Drainage directions and method (i.e. over grade) to be determined.

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Fernandina Beach, Florida
32034
904-491-6060
Cell 912-288-5674
richardsasser@bellsouth.net

116 N. 2nd St.
Townhomes

No.	Description	Date

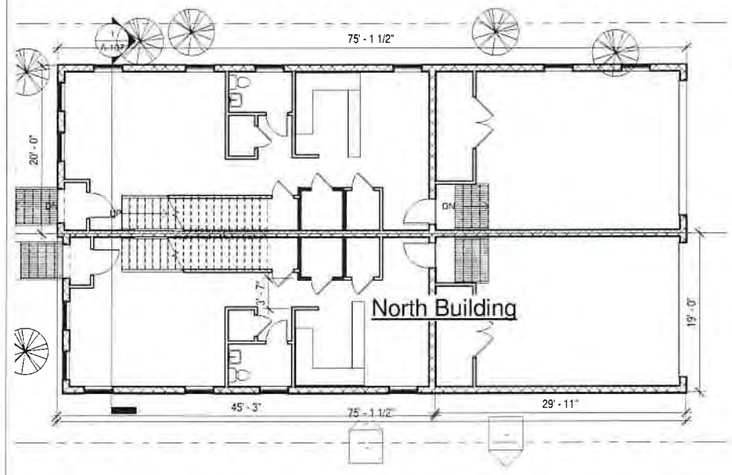
CMR Properties, LLC

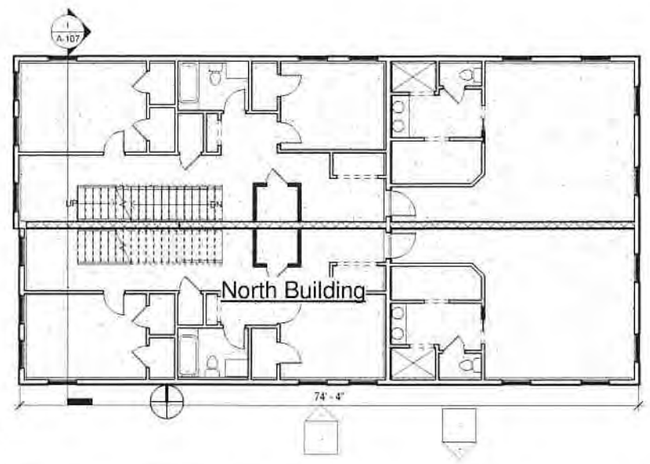
Site Plan

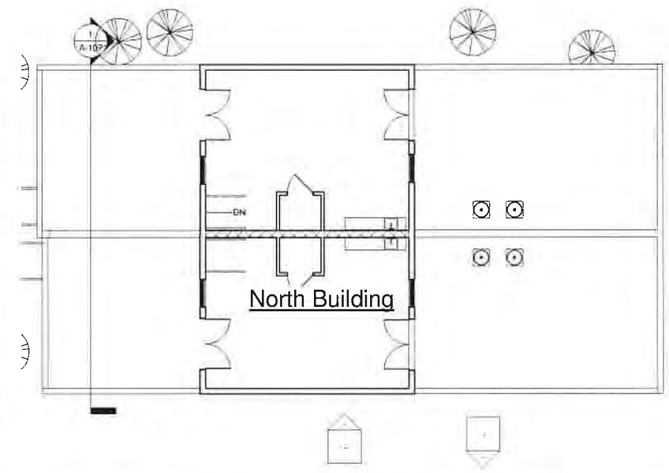
Project number	2018NST
Date	6-20-19
Drawn by	RAS
Checked by	JES-MM-RAS

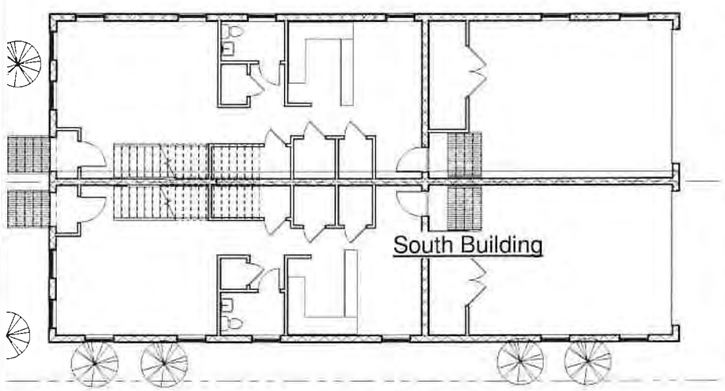
A100

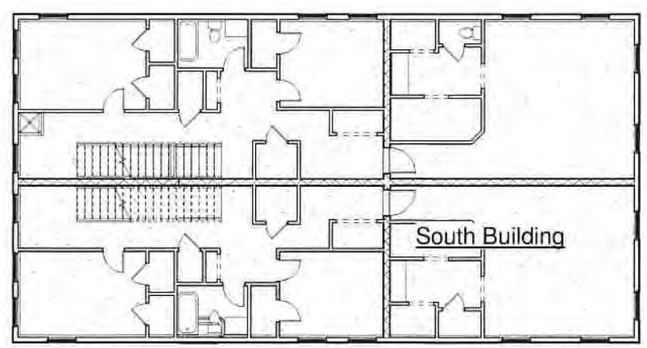
Scale 1/8" = 1'-0"

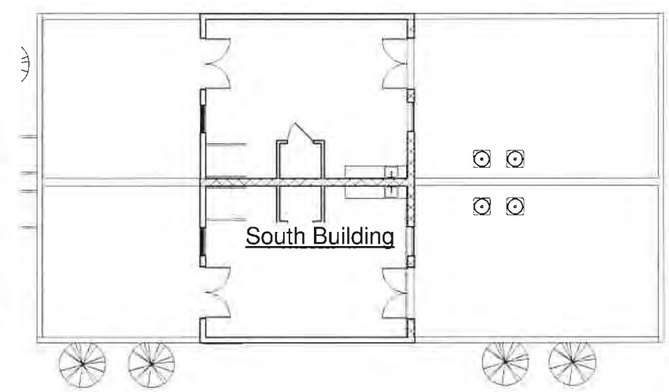












First Floor Plan
Scale: 1/8" = 1'-0"

Second Floor Plan
Scale: 1/8" = 1'-0"

Rooftop Plan
Scale: 1/8" = 1'-0"

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116 N. 2nd St.
Townhomes

No.	Description	Date
1	Revision 1	Date 1

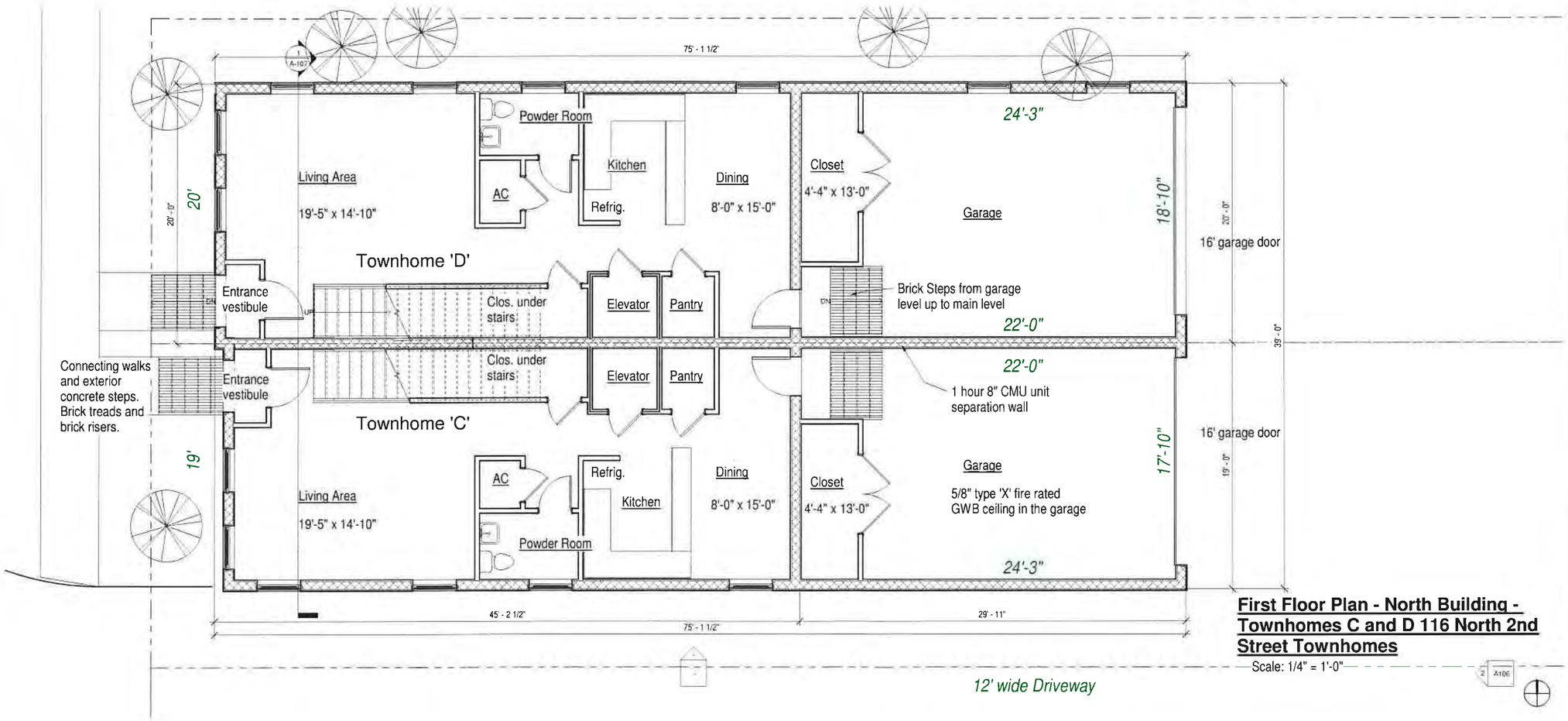
CMR Properties, LLC

1/8" Scale Floor Plans

Project number	2018NST
Date	6-20-19
Drawn by	RAS
Checked by	JES-MM-RAS

A101

Scale	1/8" = 1'-0"



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

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

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Cell 912-288-5674
richardsasser@bellsouth.net

116 N. 2nd St.
Townhomes

No.	Description	Date

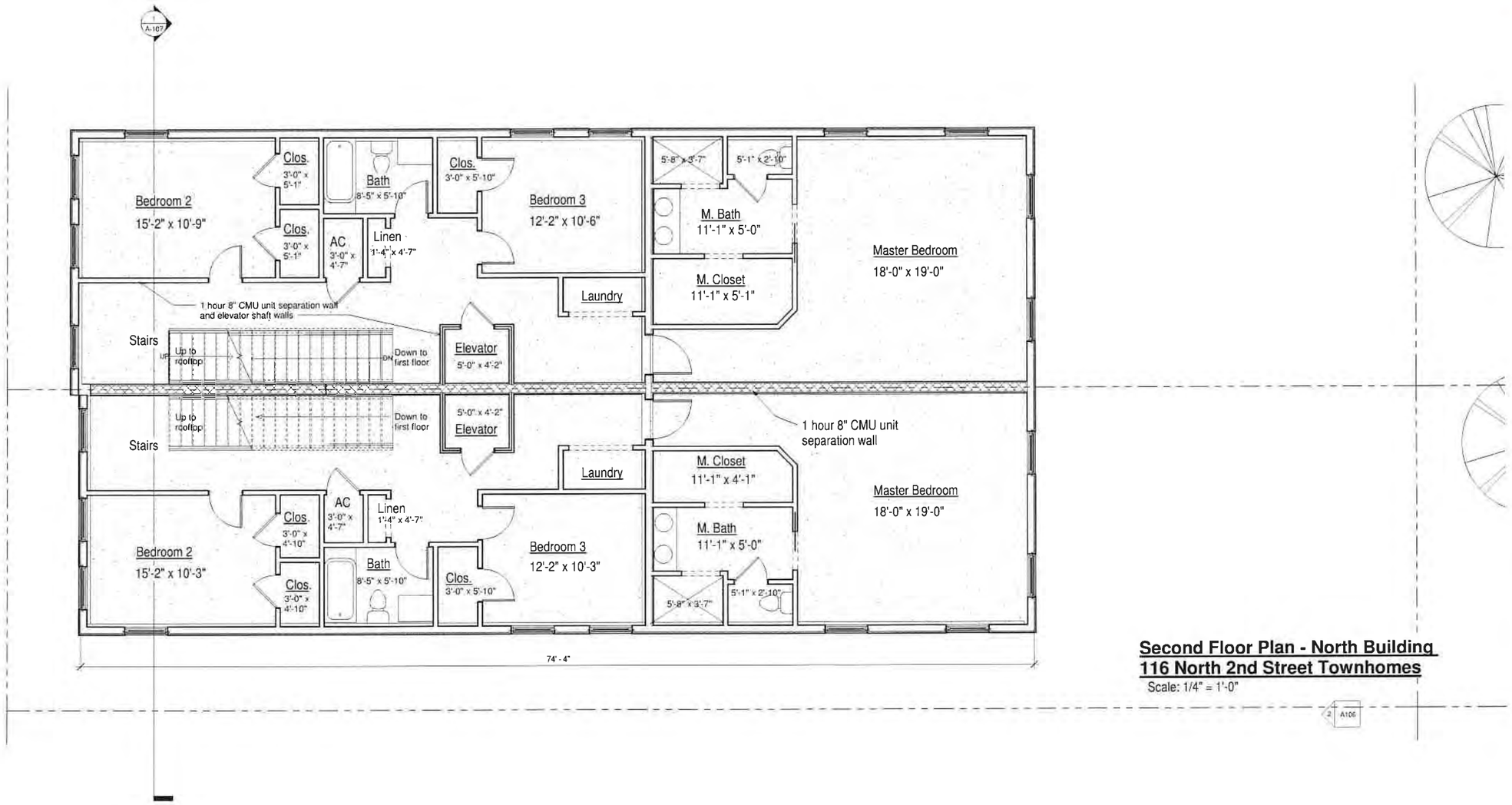
CMR Properties, LLC

First Floor Plan

Project number	2018NST
Date	6-20-19
Drawn by	RAS
Checked by	JES-MM-RAS

A102

Scale 1/4" = 1'-0"



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

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richardsasser@bellsouth.net

116 N. 2nd St.
Townhomes

No.	Description	Date

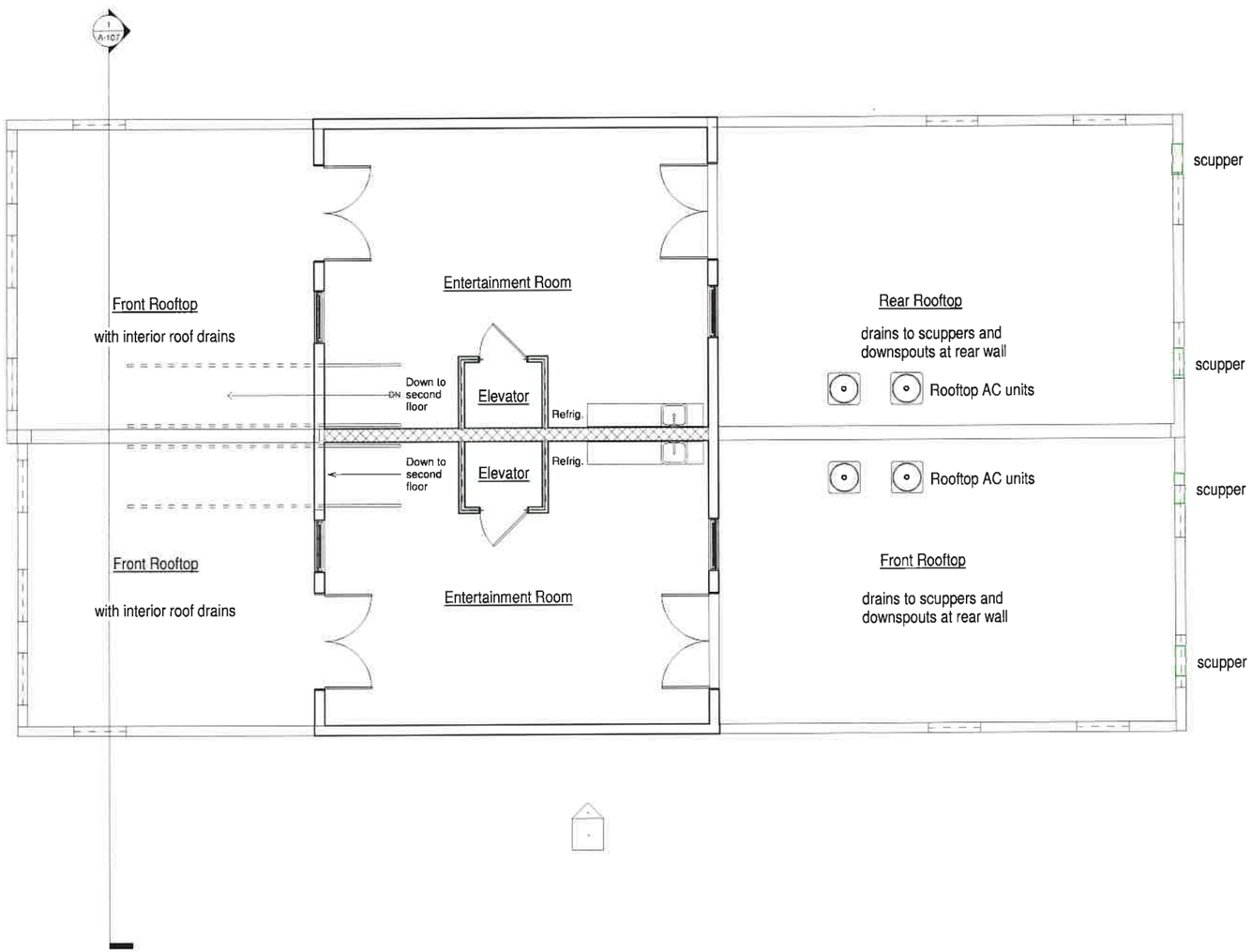
CMR Properties, LLC

Second Floor Plan

Project number	2018NST
Date	6-20-19
Drawn by	RAS
Checked by	JES-MAM-RAS

A103

Scale 1/4" = 1'-0"



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

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richardsasser@bellsouth.net

116 N. 2nd St.
Townhomes

No.	Description	Date

CMR Properties, LLC

Rooftop Plan

Project number	2018NST
Date	6-20-19
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"

North Elevation - North Building

Scale: 1/8" = 1'-0"

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116 N. 2nd St.
Townhomes

No.	Description	Date

CMR Properties, LLC

Exterior Elevations

Project number	2018NST
Date	6-20-19
Drawn by	RAS
Checked by	JES-MAM-RAS

A105

Scale 1/4" = 1'-0"

Repeat typical notes from sheet A105.

South Elevation - North Building

Scale: 1/8" = 1'-0"

Metal scuppers and metal downspouts on the rear (east) wall.

16'-0" x 7'-0" aluminum sectional overhead garage door.

East Elevation - North and South Buildings

Scale: 1/8" = 1'-0"

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116 N. 2nd St.
Townhomes

No.	Description	Date

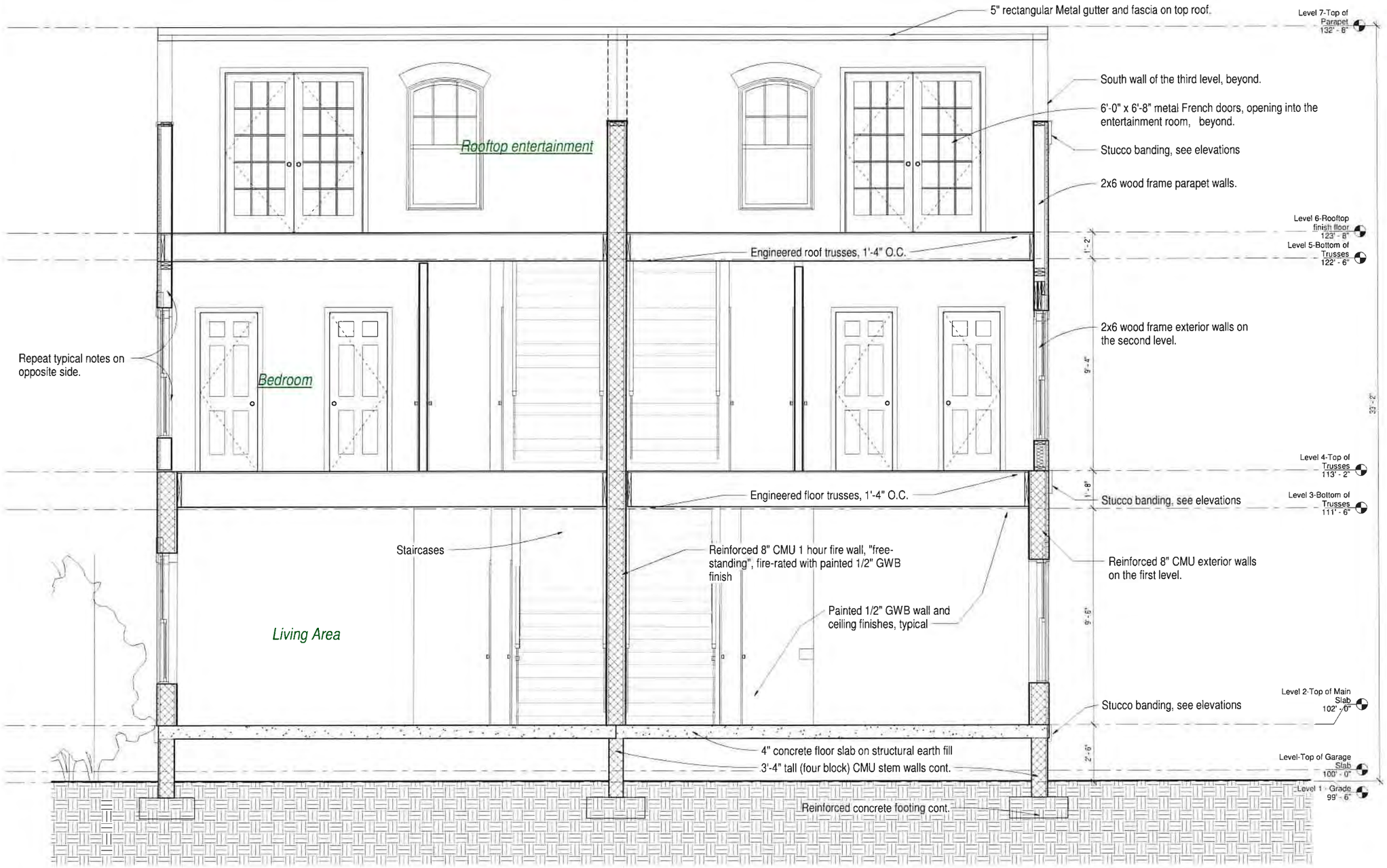
CMR Properties, LLC

Exterior Elevations

Project number	2018NST
Date	6-20-19
Drawn by	RAS
Checked by	JES-MAM-RAS

A106

Scale	1/4" = 1'-0"



Building Section - 116 North 2nd Street Townhomes

Scale: 1/2" = 1'-0"

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116 N. 2nd St.
Townhomes

No.	Description	Date

CMR Properties, LLC

Building Section

Project number	2018NST
Date	6-20-19
Drawn by	RAS
Checked by	JES-MAM-RAS

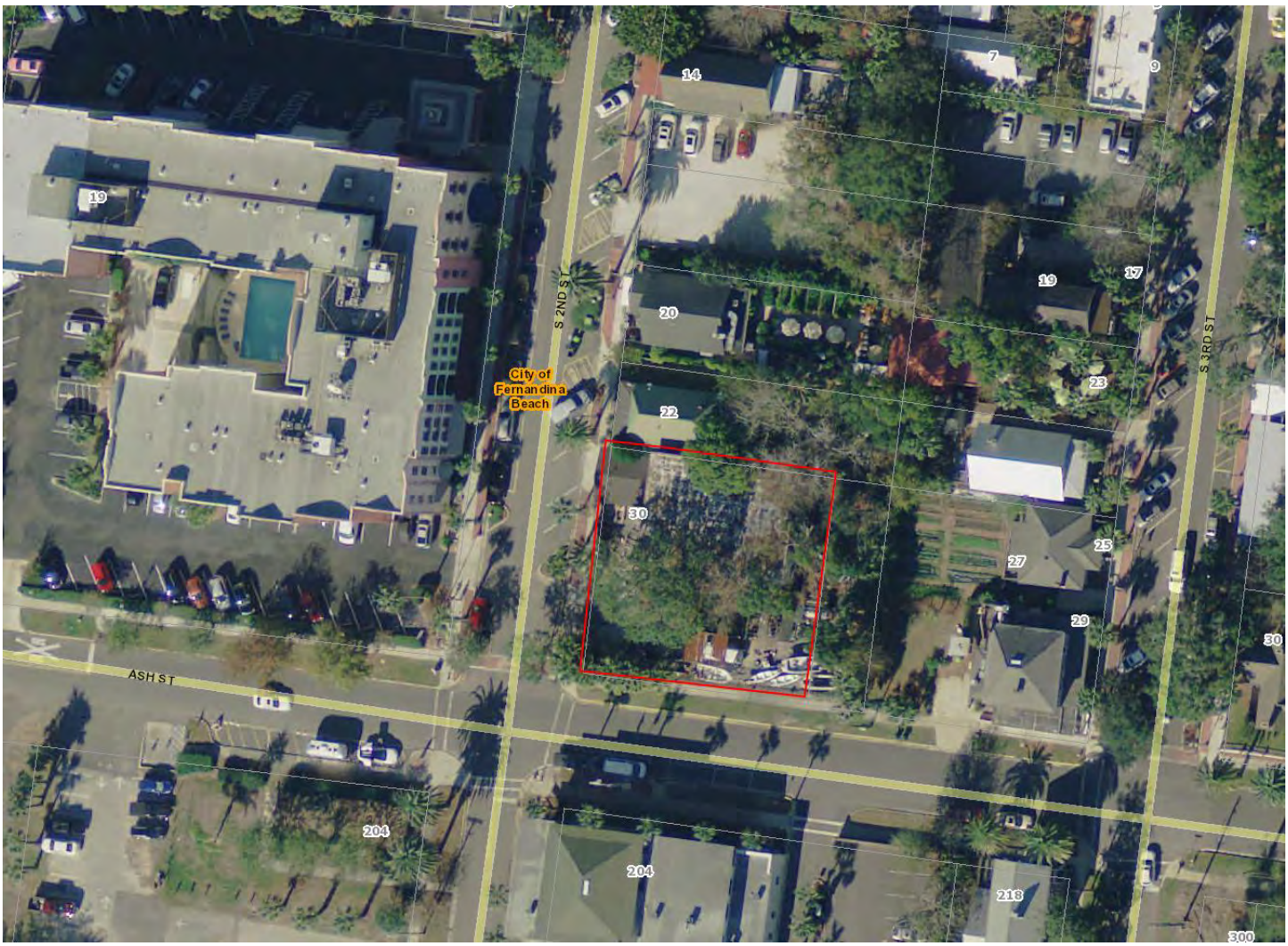
A-107

Scale	1/2" = 1'-0"

HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2019-10
JULY 18, 2019

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

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

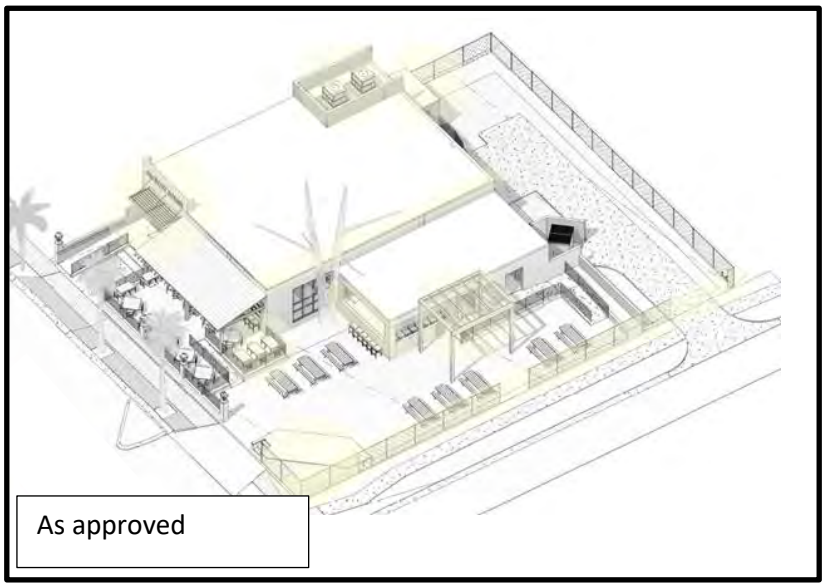


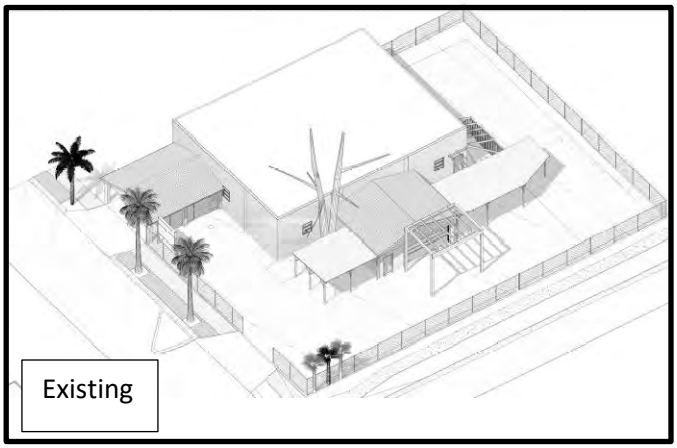
SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

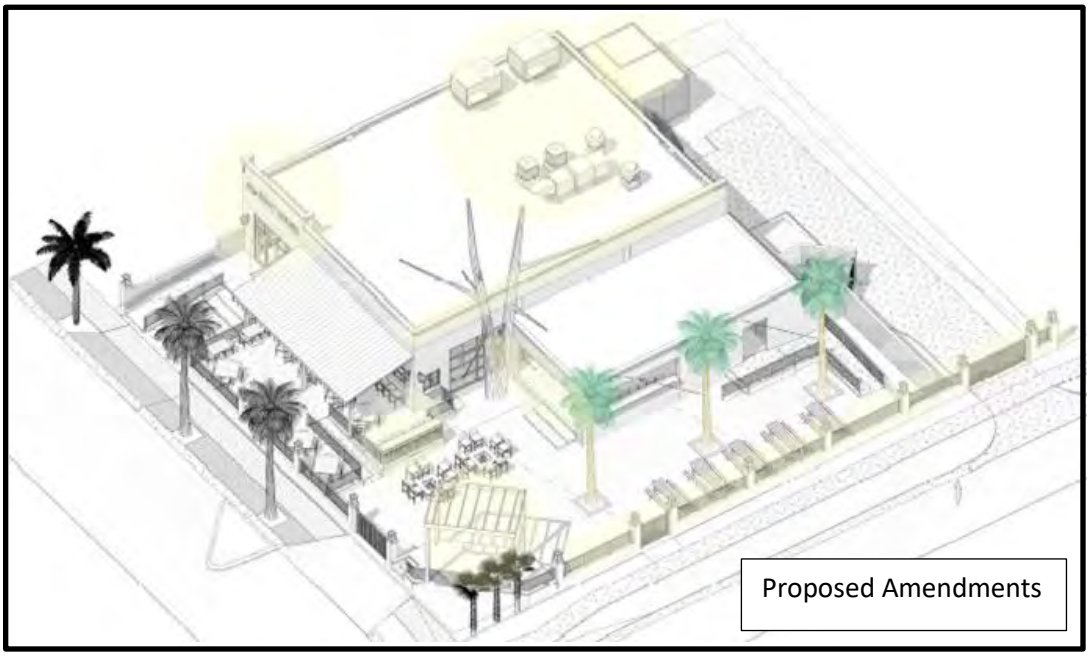
The project received final approval with conditions and was granted a Certificate of Approval (COA) at the June 20th regular meeting of the HDC.

The applicant now seeks approval for the following amendments to the Board approved plans:

- Removal of awning at front door;
- Addition of parapet on west and south elevations;
- Addition of wall/fence and two gates;
- Relocation of gantry feature;
- Change in opening at west elevation;
- Addition of service window and related change to patio/fenced area







APPLICABLE GUIDELINES:

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

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

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

8.00.01 Intent

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

A. Effect and accomplish the protection, enhancement and perpetuation of buildings, structures,

improvements, sites, districts, landscape features, and archaeological and paleontological resources that represent distinctive elements of the City's architectural, cultural, economic, natural, political, prehistoric, religious, scientific, and social history;

B. Safeguard the City's architectural, cultural, economic, natural, political, prehistoric, religious, scientific and social heritage, as embodied and reflected in such structures, sites, and districts;
C. Foster awareness and pride in the accomplishments and events of the City's past;
D. Protect and enhance the City's attraction to residents, tourists, and visitors, and serve as an economic stimulus to business and industry;
E. Stabilize and improve property values and encourage compatible redevelopment;
F. Enhance the visual and aesthetic character of the City; and
G. Promote the use of individual structures, sites, and districts for the education, leisure, and welfare of the people of Fernandina Beach.

8.00.03 Relationship to Comprehensive Plan

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

8.01.01.01 Standards for Development in the Historic District Overlays

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

DOWNTOWN HISTORIC DISTRICT GUIDELINES

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

Mid-Twentieth Century (pg. 35)

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

Utilities and Energy Retrofitting (pg.66)

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

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

ANALYSIS:

The proposed amendments further enhance the previously approved design, adapting this building for its new use as a restaurant, while staying true to its original architecture.

Some changes are a direct response to Staff and Board comments received at the June 20th meeting including the change in fencing material. The amended design incorporates architecturally appropriate Black Horizontal Cable Rail with CMU Pilasters to replace the existing non-conforming chain-link fence.

As a condition to the COA the Board directed that '*all mechanical and any outdoor equipment be fully screened*'. The updated plans include the addition of a parapet on the west and south elevations, which appears to successfully screen rooftop mechanical from the west and south street view, but leaves the east and north sides exposed. Staff recommends continuing the parapet along the east and north elevations in order to meet the condition.

STAFF RECOMMENDATION:

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

Staff recommends:

Approval of HDC 2019-10 with the condition that rooftop mechanical be fully screened from the east and north street view.

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2019-10 **with or without** conditions;

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

That HDC case 2019-10, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 **HDC 2019-10 Application and Backup Materials (Amendment)**

EXHIBIT 2 **HDC 2019-10 Application and Backup Materials (Original)**

Respectfully Submitted,

Samantha N. Rogic
Planning Technician

Reviewed by:

Salvatore J. Cumella
Historic Preservation Planner

HDC 2019-10

EXHIBIT 1

Application & Backup Materials (Amendment)

OFFICE USE ONLY

REC'D: _____ BY: _____

PAYMENT: $ _____ TYPE _____

APPLICATION #: _____

HDC CASE #: _____

APPLICATION COMPLETE: Y____ N____

PRE-CONFRENCE: 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 X

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: 30 South 2nd Street, F B, FL 32034

Historic District: ☒ Downtown ☐ Old Town ☐ CRA Waterfront

Parcel Identification Number(s): 00-00-31-1800-0269-0100

Zoning District: C-3 Lot / Block Number (optional) _____

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name	Boat House Fernandina, LLC
Company (if applicable)	
Street Address	608 Ocean Club Villas
City State Zip	Fernandina Beach, FL 32034
Telephone Number	904-583-2598
Email Address	spurgeon.richardson@gmail.com

Applicant or Agent	If other than owner. If an agent will be representing the owner, an *Owner's Authorization For Agent Representation* form must be included
Applicant Name	Steven D. Papke, AIA
Company (if applicable)	Agent for Spurgeon Richardson
Street Address	2845 1st Avenue, Apt A
City State Zip	Fernandina Beach, FL 32034
Telephone Number	904-887-8318
Email Address	steven.papke@gmail.com

PROJECT DESCRIPTION (REQUIRED)

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

The project was previously reviewed with the following conditions. 1. The signage receive a separate COA and a Sign Permit; 2. Addition and removal of curb cuts be approved through Streets Department; 3. Paint colors be submitted and approved at staff level; and 4. All mechanical be properly screened.

I am returning to review changes to the design as submitted in the building permit set 060419 to City of Fernandina Beach.

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

The biggest concern is the mechanical equipment screening. The permit documents have complied with the HDC requirements. The HDC is requesting the design change to include screening on the interior lots which differs from the LDC chapter 6 requirements. Specific design items were both added and removed in response to the original HDC review and approval. These include operational as well as aesthetic considerations such as the removal of awning at front door; Addition of parapet on west and south elevations (which meets the requirements for screening mechanical on the public right of ways);Addition of wall/fence and two gates; Relocation of the existing gantry feature; Change in opening at west elevation; Addition of service window and related change to patio/fenced area. It is the Architects contention that the design is in compliance with the intent of the LDC but are willing to accept conditioned approval if necessary.

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	N/A			
Doors	Kawneer or YKK	Storefront		
	Trustile or Ceco	Hollow Metal Doors		
Windows	Kawneer or YKK	Storefront		
Roofing	Firestone Utlra TPO	TPO Membrane Roofing		
Fascia/Trim	N/A			
Foundation	CIP or CMU			
Shutters	N/A			
Porch/Deck	CMU			
Fencing	CMU	Pilasters		
	Cable Rail	Horizonal Cable Rail 3/16" black		
Driveways/Sidewalks	COFB Standard			
Signage	Painted			
	Harbinger	Backlit sign		
Other		Reclaimed Wood		
		Heavy Timber Post and Beam		

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)
SDP	Proof of ownership (copy of deed or tax statement)	
SDP	11x17 signed, sealed, scaled survey of property. Completed within the last 2 years.	
SDP	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	
SDP	Site plan **must** show all trees greater than 5" diameter at breast height (DBH) and indicate any trees that are to be removed as part of the scope of work.	
SDP	Photographs of the existing site and existing buildings if any, including views from the street.	
SDP	11x17 drawings to scale showing ALL existing and proposed exterior elevations of primary and/or accessory buildings. Existing vs. proposed features should be clearly delineated with labels, shading, and/or hatching.	
SDP	Elevations **must** 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.	
SDP	Elevations and/or site plan **must** show all proposed mechanical and plumbing equipment (HVAC, hood vents, backflow preventers, etc.)	
SDP	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.	
SDP	New construction applications **must** show context of project within existing streetscape.	
SDP	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.*

6/27/19

Date **Signature of Applicant**

STATE OF FLORIDA
ss
COUNTY OF NASSAU

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: _____

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

OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Spurgeon Richardson of Boat House Fernandina, LLC
(print name of property owner(s))

hereby authorize: Steven D. Papke, AIA
(print name of agent)

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

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

(Signature of owner) **(Signature of owner)**

Spurgeon Richardson

(Print name of owner) **(Print name of owner)**

STATE OF FLORIDA
ss
COUNTY OF NASSAU

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: _____

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(Signature of owner) **(Signature of owner)**

Spurgeon Richardson

(Print name of owner) **(Print name of owner)**

CATHY STREETER
MY COMMISSION # GG 246803
EXPIRES: September 19, 2022
Bonded Thru Notary Public Underwriters

STATE OF FLORIDA
ss
COUNTY OF NASSAU

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

Cathy Streeter — Notary Public: Signature
Cathy Streeter — Printed Name
9-19-2022 — My Commission Expires

Personally Known X OR Produced Identification _____ ID Produced: _____

CERTIFICATION (REQUIRED)

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

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6/27/19

Date **Signature of Applicant**

CATHY STREETER
MY COMMISSION # GG 246803
EXPIRES: September 19, 2022
Bonded Thru Notary Public Underwriters

STATE OF FLORIDA
ss
COUNTY OF NASSAU

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

Cathy Streeter — Notary Public: Signature
Cathy Streeter — Printed Name
9-19-22 — My Commission Expires

Personally Known X OR Produced Identification _____ ID Produced: _____

NOTES:

PID#: 00-00-31-1800-0269-0100
PROPERTY IS ZONED: C-3
FLUM: CBD

GROSS SITE ACREAGE = 0.29 AC
TOTAL BUILDING AREA = 4,266 SF
FLOOR AREA RATIO = 33.8%

SITE CURRENTLY CONTAINS 1 CONCRETE STRUCTURE

OFF STREET PARKING IS NOT REQUIRED

BUILDING:

MAXIMUM BUILDING HEIGHT: 45'

SETBACKS:

FRONT YARD SETBACK: 0'
SIDE YARD SETBACK: 0'
REAR YARD SETBACK: 5'

LANDSCAPING REQUIREMENTS:

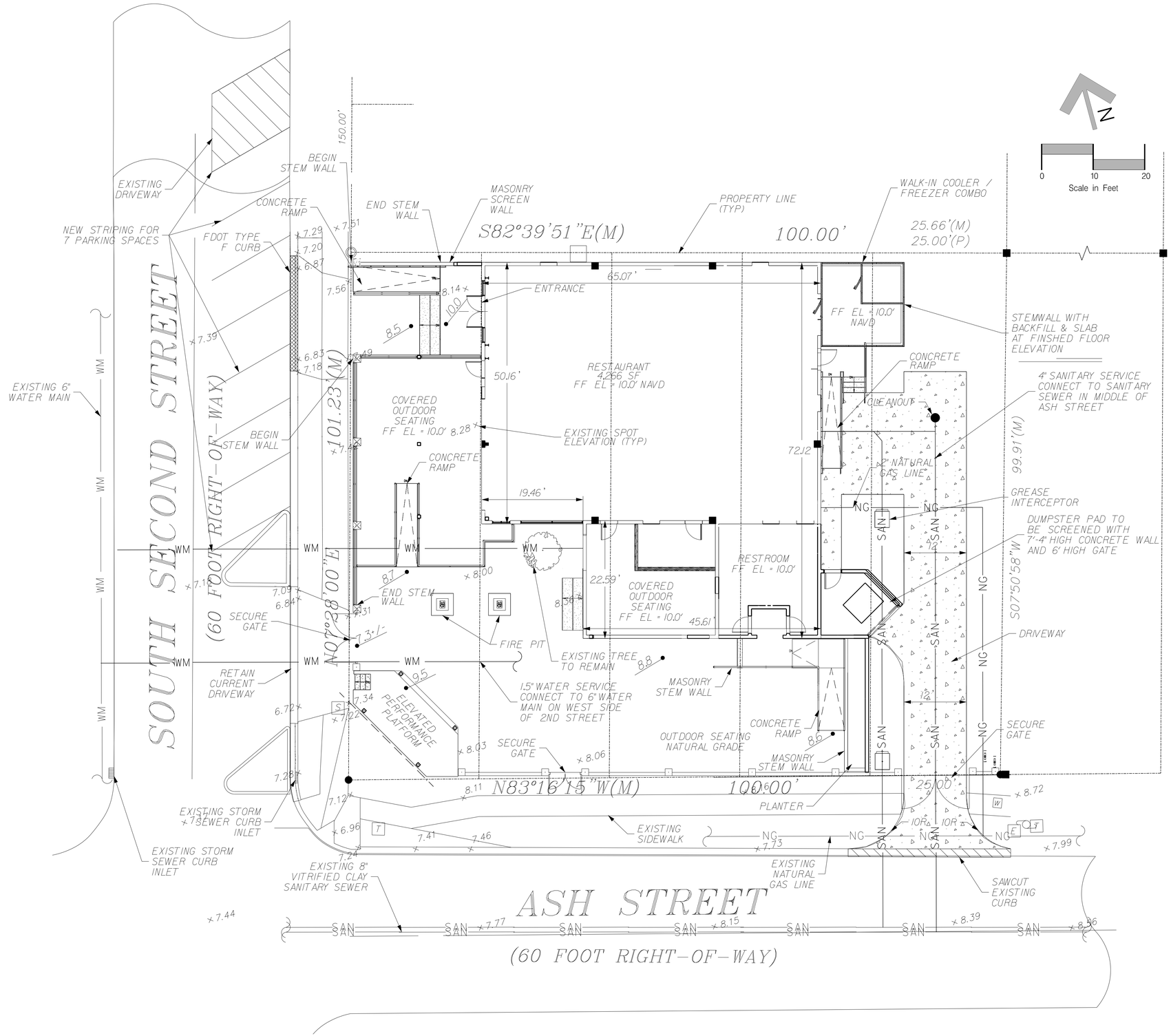
ALL STRIPING AND SIGNAGE SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AS REQUIRED TO BE PROVIDED BY NC ORD.99-17.SEC.11.9.

ALL STRIPING SHALL BE THERMOPLASTIC

FIRE:

NEAREST FIRE HYDRANT IS 57' FROM PROPERTY

NO WELLS WITHIN 200'



SDP

STEVEN D PAPKE, AIA
ARCHITECTURE INTERIOR DESIGN GRAPHICS

2845 1ST AVENUE - A
FERNANDINA BEACH, FLORIDA 32032
904.887.8318

CIVIL / STRUCTURAL ENGINEERING
Gillette and Associates, Inc.
20 South 4th Street
Fernandina Beach, FL 32034
Phone: 904-261-8819
email: asa@gilletteassociates.com

MECHANICAL / PLUMBING ENGINEERING
Gillette and Associates, Inc.
20 South 4th Street
Fernandina Beach, FL 32034
Phone: 904-261-8819
email: asa@gilletteassociates.com

ELECTRICAL ENGINEERING
John Searcy & Associates, Inc.
6320 St. Augustine Rd, Suite 2
Jacksonville, FL 32217
Phone: 904-737-3367
email: dhunter@searcyengineering.com

THE BOATHOUSE
THE BOATHOUSE FERNANDINA,LLC

NOT FOR CONSTRUCTION

ASA R. GILLETTE, P.E. FL P.E. NO. 56177

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF GILLETTE & ASSOCIATES, INC.. THIS SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION OF THE ENGINEER OF RECORD

#	DATE	DESCRIPTION

DATE: 5/30/2019 4:59:25 PM

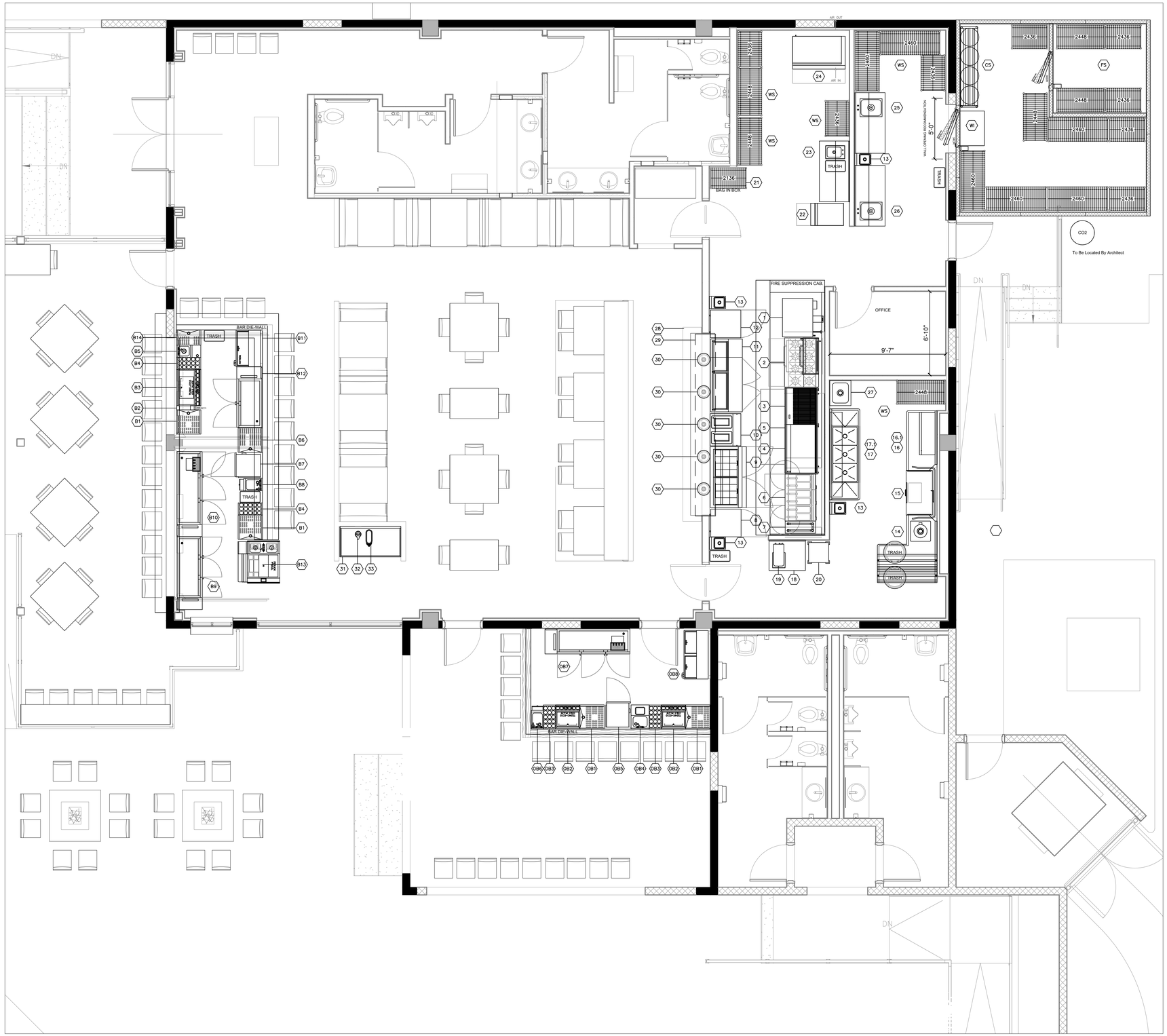
GEOMETRY SHEET

PRJ #: 2019.01

GE-1

EQUIPMENT LIST

ITEM NO	QTY	EQUIPMENT CATEGORY
1	1	OVEN, CONVECTION, ELECTRIC
2	1	RANGE W/ BROILER
3	1	BROILER, UNDER-FIRED, GAS
4	1	GRIDDLE, GAS
5	1	REFRIGERATED EQUIPMENT STAND
6	1	FRYER BATTERY W/FILTER
7	1	TABLE, FILLER
8	1	FREEZER, UNDERCOUNTER
9	1	REFRIGERATOR, SANDWICH PREP
10	1	HOT FOOD TABLE
11	1	REFRIGERATOR, PIZZA PREP
12	1	REFRIGERATOR, UNDERCOUNTER
13	4	HAND SINK, WALL MOUNT
14	1	SOILED DISHTABLE
	1	DISPOSER
15	1	WAREWASHER – BY OTHERS
16	1	CLEAN DISHTABLE
16.1	1	DISH-RACK, SORTING SHELF
17	1	SINK, 3 COMPARTMENT
17.1	1	POT RACK, WALL MOUNT
18	1	BEVERAGE TABLE
19	1	COFFEE/TEA BREWER
20	1	DISH RACK DOLLY
21	1	BAG IN BOX – BY OTHERS
22	1	ICE MAKER W/ BIN (FLAKER)
23	1	WORK TABLE
24	1	ICE MAKER W/ BIN
25	1	TABLE, PREP W/ SINK
26	1	TABLE, PREP W/ SINK
27	1	MOP SINK – BY OTHERS
28	1	PICK-UP CABINET
29	1	PASS-THRU SHELF
30	5	HEAT LAMP, DECORATIVE
31	1	BEVERAGE TABLE
32	1	COFFEE AIRPOT – BY OTHERS
33	1	ICE TEA DISPENSER – BY OTHERS
34		SPARE NO.
B1	2	UNDERBAR DRAINBOARD CABINET
B2	1	UNDERBAR SODA GUN FILLER
B3	1	UNDERBAR ICE CHEST
B4	2	UNDERBAR LIQUOR DISPLAY
B5	1	UNDERBAR BLENDER STATION
B6	1	UNDERBAR DRAINBOARD
B7	1	GLASSWASHER – BY OTHERS
B8	1	UNDERBAR HANDSINK
B9	1	BACK BAR REFRIGERATOR
B10	1	BACK BAR REFRIGERATOR
B11	1	BOTTLE COOLER
B12	1	BACK BAR REFRIGERATOR
B13	1	PASS-THRU SERVICE BAR ICE WELL
B14	1	UNDERBAR DRAINBOARD
OB1	2	UNDERBAR DRAINBOARD CABINET
OB2	2	UNDERBAR ICE CHEST
OB3	2	UNDERBAR LIQUOR DISPLAY
OB4	1	UNDERBAR TRASH W/SINK
OB5	1	GLASSWASHER – BY OTHERS
OB6	1	UNDERBAR HANDSINK
OB7	1	BACK BAR REFRIGERATOR
OB8	1	BOTTLE COOLER
WI	1	WALK-IN COOLER/FREEZER
CS	lot	COOLER SHELVING
FS	lot	FREEZER SHELVING
WS	lot	WIRE SHELVING



1 K-1 KITCHEN EQUIPMENT LAYOUT

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

PROVIDED BY:

ATLANTA FIXTURE AND SALES COMPANY, INC.
3185 NORTHEAST EXPRESSWAY
ATLANTA, GEORGIA 30341 (770)455-8844
FOODSERVICE EQUIPMENT & SUPPLIES * KITCHEN DESIGN

REV:	DATE:	COMMENT:

BOAT HOUSE
KITCHEN EQUIPMENT LAYOUT PLAN
FERNANDINA BEACH, FL

SCALE:	1/4" = 1'-0"
ISSUE DATE:	05/30/2019
DRAWN:	NR
DESIGNED:	NR
REV: 0	SHEET NO: K-1

EQUIPMENT SCHEDULE

ITEM NO	QTY	EQUIPMENT CATEGORY	AMPS	HP	VOLTS	PHASE	DIRECT	PLUG	ELECTRICAL ROUGH-IN	COLD WATER SIZE (IN)	COLD-WATER ROUGH-IN	HOT WATER SIZE (IN)	HOT-WATER ROUGH-IN	DIRECT DRAIN SIZE (IN)	INDIR DRAIN SIZE (IN)	GAS SIZE (IN)	MBTUH	GAS ROUGH-IN	ITEM NO
1	1	OVEN, CONVECTION, ELECTRIC	5.0		120	1		X	24						2.0	0.75	84	12	1
2	1	RANGE W/ BROILER														0.75	309	12	2
3	1	BROILER, UNDER-FIRED, GAS														0.75	120	12	3
4	1	GRIDDLE, GAS														0.75	120	12	4
5	1	REFRIGERATED EQUIPMENT STAND	10.3	0.3	115	1		X	24										5
6	1	FRYER BATTERY W/FILTER	5.0	0.3	120	1		X	24							1.25	360	12	6
7	1	TABLE, FILLER																	7
8	1	FREEZER, UNDERCOUNTER	8.3	0.3	115	1		X	24										8
9	1	REFRIGERATOR, SANDWICH PREP	7.8	0.3	115	1		X	24										9
10	1	HOT FOOD TABLE	9.2		208-240	1		X	24										10
11	1	REFRIGERATOR, PIZZA PREP	8.6	0.3	115	1		X	24										11
12	1	REFRIGERATOR, UNDERCOUNTER	3.9	0.2	115	1		X	24										12
13	4	HAND SINK, WALL MOUNT								0.5	12	0.5	12		1.5				13
14	1	SOILED DISHTABLE								0.5	12	0.5	12		1.5				14
	1	DISPOSER	12.1	2.0	208	1		X	24	0.5	12			2.0					
15	1	WAREWASHER - BY OTHERS(TYPICAL)	12.0		115	1	X		60			0.75	60		2.0				15
16	1	CLEAN DISHTABLE																	16
16.1	1	DISH-RACK, SORTING SHELF																	16.1
17	1	SINK, 3 COMPARTMENT								0.5	12	0.5	12		1.5				17
17.1	1	POT RACK, WALL MOUNT																	17.1
18	1	BEVERAGE TABLE																	18
19	1	COFFEE/TEA BREWER	14.0		120	1		X	50	0.25	50								19
20	1	DISH RACK DOLLY																	20
21	1	BAG IN BOX - BY OTHERS	20.0		120	1		X	24	0.25	36								21
22	1	ICE MAKER W/ BIN (FLAKER)	15.2		115	1	X		60	0.5	60				0.75				22
23	1	WORK TABLE																	23
24	1	ICE MAKER W/ BIN	14.5		208	3	X		60	0.5	60				0.75				24
25	1	TABLE, PREP W/ SINK								0.5	12	0.5	12		1.5				25
26	1	TABLE, PREP W/ SINK								0.5	12	0.5	12		1.5				26
27	1	MOP SINK - BY OTHERS								0.5	36	0.5	36	2.0					27
28	1	PICK-UP CABINET																	28
29	1	PASS-THRU SHELF																	29
30	5	HEAT LAMP, DECORATIVE (VERIFY)	2.0		120	1	X		DFA										30
31	1	BEVERAGE TABLE																	31
32	1	COFFEE AIRPOT - BY OTHERS																	32
33	1	ICE TEA DISPENSER - BY OTHERS																	33
34		SPARE NO.																	34
B1	2	UNDERBAR DRAINBOARD CABINET													1.5				B1
B2	1	UNDERBAR SODA GUN FILLER																	B2
B3	1	UNDERBAR ICE CHEST													0.5				B3
B4	2	UNDERBAR LIQUOR DISPLAY																	B4
B5	1	UNDERBAR BLENDER STATION	20.0		120	1		X	12	0.375	12	0.375	12		1.5				B5
B6	1	UNDERBAR DRAINBOARD													1.5				B6
B7	1	GLASSWASHER - BY OTHERS	16.0	0.8	115	1	X		24			0.5	12		2.0				B7
B8	1	UNDERBAR HANDSINK								0.375	12	0.375	12		1.5				B8
B9	1	BACK BAR REFRIGERATOR	6.3	0.3	120	1		X	24										B9
B10	1	BACK BAR REFRIGERATOR	6.3	0.3	120	1		X	24										B10
B11	1	BOTTLE COOLER	3.0	0.2	115	1		X	24										B11
B12	1	BACK BAR REFRIGERATOR	5.5	0.2	120	1		X	24										B12
B13	1	PASS-THRU SERVICE BAR ICE WELL	20.0		120	1		X	24						1.5				B13
B14	1	UNDERBAR DRAINBOARD													1.5				B14
OB1	2	UNDERBAR DRAINBOARD CABINET													1.5				OB1
OB2	2	UNDERBAR ICE CHEST													0.5				OB2
OB3	2	UNDERBAR LIQUOR DISPLAY																	OB3
OB4	1	UNDERBAR TRASH W/SINK								0.375	12	0.375	12		1.5				OB4
OB5	1	GLASSWASHER - BY OTHERS	16.0	0.8	115	1	X		24			0.5	12		2.0				OB5
OB6	1	UNDERBAR HANDSINK								0.375	12	0.375	12		1.5				OB6
OB7	1	BACK BAR REFRIGERATOR	6.3	0.3	120	1		X	24										OB7
OB8	1	BOTTLE COOLER	5.2	0.2	115	1		X	24										OB8
WI	1	WALK-IN COOLER/FREEZER																	WI
		COOLER CONDENSER	16.5	2.25	208-230	3	X		TBD										
		COOLER EVAPORATOR (X 2 ea.)	1.5		208-230	3	X		TBD						1.0				
		FREEZER CONDENSER	10.75	1.5	208-230	3	X		TBD										
		FREEZER EVAPORATOR	6.0		208-230	3	X		TBD						1.0				
CS	lot	COOLER SHELVING																	CS
FS	lot	FREEZER SHELVING																	FS
WS	lot	WIRE SHELVING																	WS
HOOD	1	EXHAUST HOOD	***	SEE FACTORY SHOP DRAWINGS ***															HOOD

1 / K-2 EQUIPMENT SCHEDULE

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

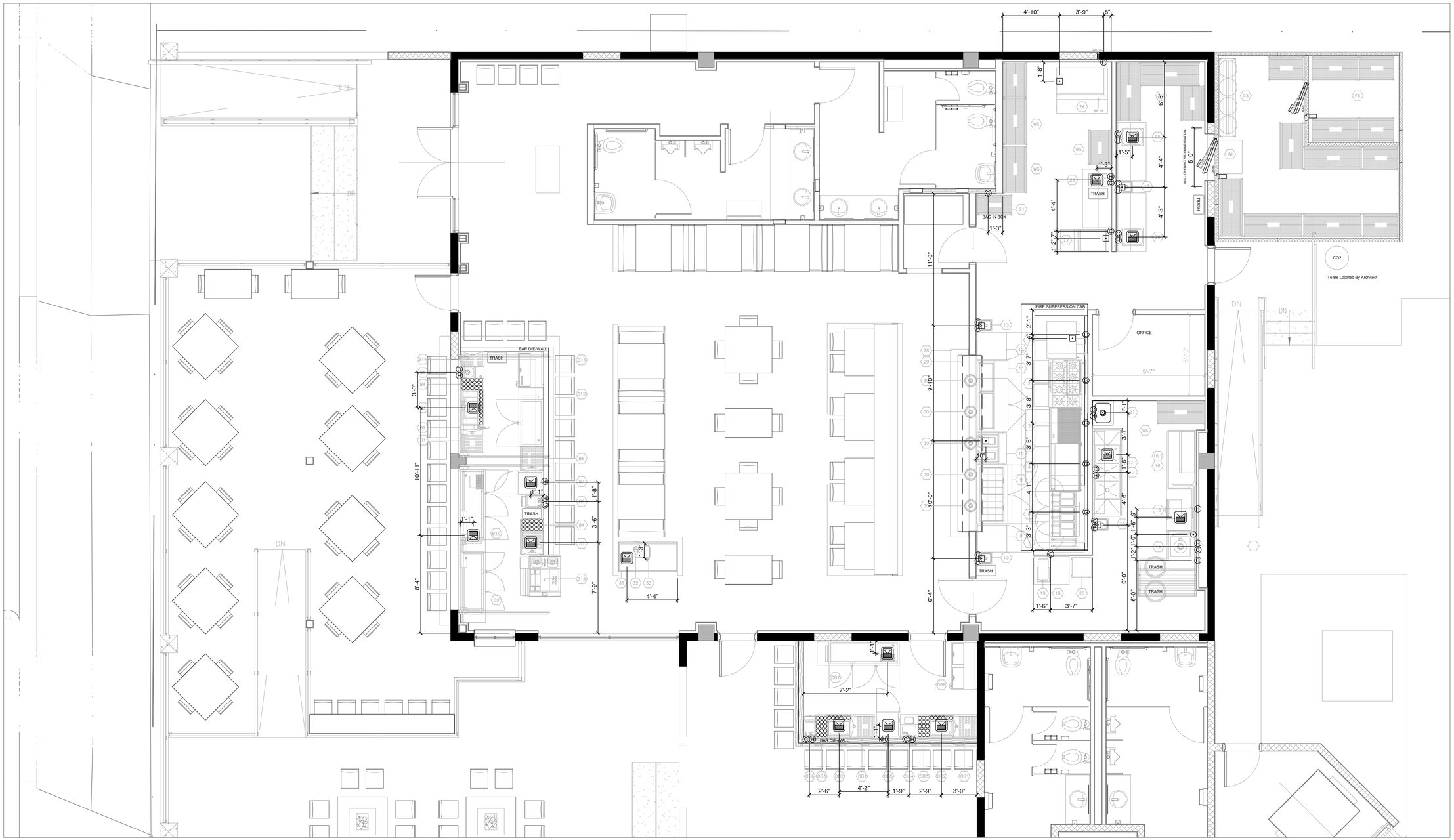
PROVIDED BY:

ATLANTA FIXTURE
AND SALES COMPANY, INC.
3185 NORTHEAST EXPRESSWAY
ATLANTA, GEORGIA 30341 (770)455-8844
FOODSERVICE EQUIPMENT & SUPPLIES * KITCHEN DESIGN

REV:	DATE:	COMMENT:

BOAT HOUSE
EQUIPMENT SCHEDULE
FERNANDINA BEACH, FL

SCALE:	1/4" = 1'-0"
ISSUE DATE:	05/30/2019
DRAWN:	NR
DESIGNED:	NR
REV: 0	SHEET NO: K-2



1 K-3 KITCHEN PLUMBING REQUIREMENTS

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

ADDITIONAL FLOOR DRAINS AND LOCATION OF GREASE TRAPS ARE TO BE DETERMINED BY THE ARCHITECT.

REMOTE REFRIGERATION CONDENSING UNITS. SEE ARCHITECTURAL PLAN FOR EXACT LOCATION.

THE PLUMBING REQUIREMENTS SHOWN ARE ONLY THOSE FOR THE FOOD SERVICE EQUIPMENT. THIS DRAWING IS AN INSTRUMENT OF SERVICE FOR CONVENIENCE OF THE CONTRACTORS AND IS AS ACCURATE AS CAN BE DETERMINED AT THIS DATE. ATLANTA FIXTURE & SALES CO., INC. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY OR COMPLETENESS. THE PLUMBING CONTRACTOR SHALL PROVIDE ALL MATERIALS, VALVES, PIPES, TRAPS, AND OTHER FITTINGS AS WELL AS MAKE ALL EQUIPMENT HOOK-UPS. ALLOWANCES MUST BE MADE FOR ALL UNIONS, TRAPS, ETC. ALL WORK BY CONTRACTORS SHALL BE PERFORMED IN ACCORDANCE WITH GOVERNING CODES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, INSPECTIONS, ETC.

A LICENSED REFRIGERATION INSTALLER MUST DECIDE PLACEMENT OF EVAPORATOR(S) BASED ON SITE CONDITIONS. EVAPORATOR PLACEMENT ON DRAWING SHOULD BE USED FOR REFERENCE ONLY.

PLUMBING LEGEND

C	CW	COLD WATER	*
H	HW	HOT WATER	*
	W	WASTE	
	IW	INDIRECT WASTE	
	FD	FLOOR DRAIN	
G	G	GAS	
	SU	STUB-UP	
	AFF	ABOVE FINISHED FLOOR	
	F.S.	FLOOR SINK	

* PLUMBING CONTRACTOR TO PROVIDE SHUT-OFF VALVES, AT EQUIPMENT, ON ALL HOT & COLD WATER LINES.

PROVIDED BY:

ATLANTA FIXTURE AND SALES COMPANY, INC.
3185 NORTHEAST EXPRESSWAY
ATLANTA, GEORGIA 30341 (770)455-8844

FOODSERVICE EQUIPMENT & SUPPLIES * KITCHEN DESIGN

REV:	DATE:	COMMENT:

BOAT HOUSE
PLUMBING PLAN
FERNANDINA BEACH, FL

SCALE:	1/4" = 1'-0"
ISSUE DATE:	05/30/2019
DRAWN:	NR
DESIGNED:	NR
REV: 0	SHEET NO: K-3

1 / K-4 KITCHEN ELECTRICAL REQUIREMENTS

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

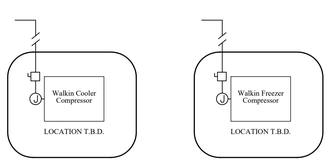
DISCONNECT REQUIRED FOR 208 DIRECT CONNECTIONS.

THE ELECTRICAL REQUIREMENTS SHOWN ARE ONLY THOSE FOR THE FOOD SERVICE EQUIPMENT. THIS DRAWING IS AN INSTRUMENT OF SERVICE FOR THE CONVENIENCE OF THE CONTRACTOR AND IS AS ACCURATE AS CAN BE DETERMINED AT THIS DATE. ATLANTA FIXTURE & SALES CO., INC. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY OR COMPLETENESS. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL MATERIALS, DISCONNECTS, CORD SETS, CONDUIT, WIRING, AND OTHER FITTINGS AS WELL AS MAKE ALL EQUIPMENT HOOK-UPS. ALLOWANCES MUST BE MADE FOR ALL JUNCTION BOXES, ETC. ALL WORK BY THE CONTRACTOR SHALL BE PERFORMED IN ACCORDANCE WITH GOVERNING CODES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, INSPECTIONS, ETC.

A LICENSED ELECTRICIAN MUST DECIDE LOCATION OF LIGHTS IN WALK-IN(S) AND COMPLETE CONNECTIONS OF LIGHTS, EVAPORATOR(S), CONDENSER(S), DEFROST TIME CLOCK(S), AND DEFROST DOORSTRIP. ANY DIMENSIONING ON DRAWINGS ARE FOR REFERENCE ONLY AND ARE TO BE FIELD DETERMINED.

ELECTRICAL LEGEND

	120V DUPLEX RECEPTACLE (CORD & PLUG)
	120V SINGLE RECEPTACLE (CORD & PLUG)
	208V/240V RECEPTACLE (CORD & PLUG)
	480V RECEPTACLE (CORD & PLUG)
J	JUNCTION BOX (DIRECT CONNECTION)
	DISCONNECT
KW	KILOWATT
HP	HORSEPOWER
W	WATTS
A	AMPS
V	VOLTS
SU	STUB-UP
AFF	ABOVE FINISHED FLOOR
IG	ISOLATED GROUND
DFA	DOWN FROM ABOVE
AC	ABOVE CEILING



REMOTE REFRIGERATION CONDENSING UNITS. SEE ARCHITECTURAL PLAN FOR EXACT LOCATION.

DISCONNECT & FINAL TERMINATION TO EACH COMPRESSOR BY E.C.

LOCATION OF ADDITIONAL RECEPTACLES AND LIGHTING ARE TO BE DETERMINED BY THE ARCHITECT.

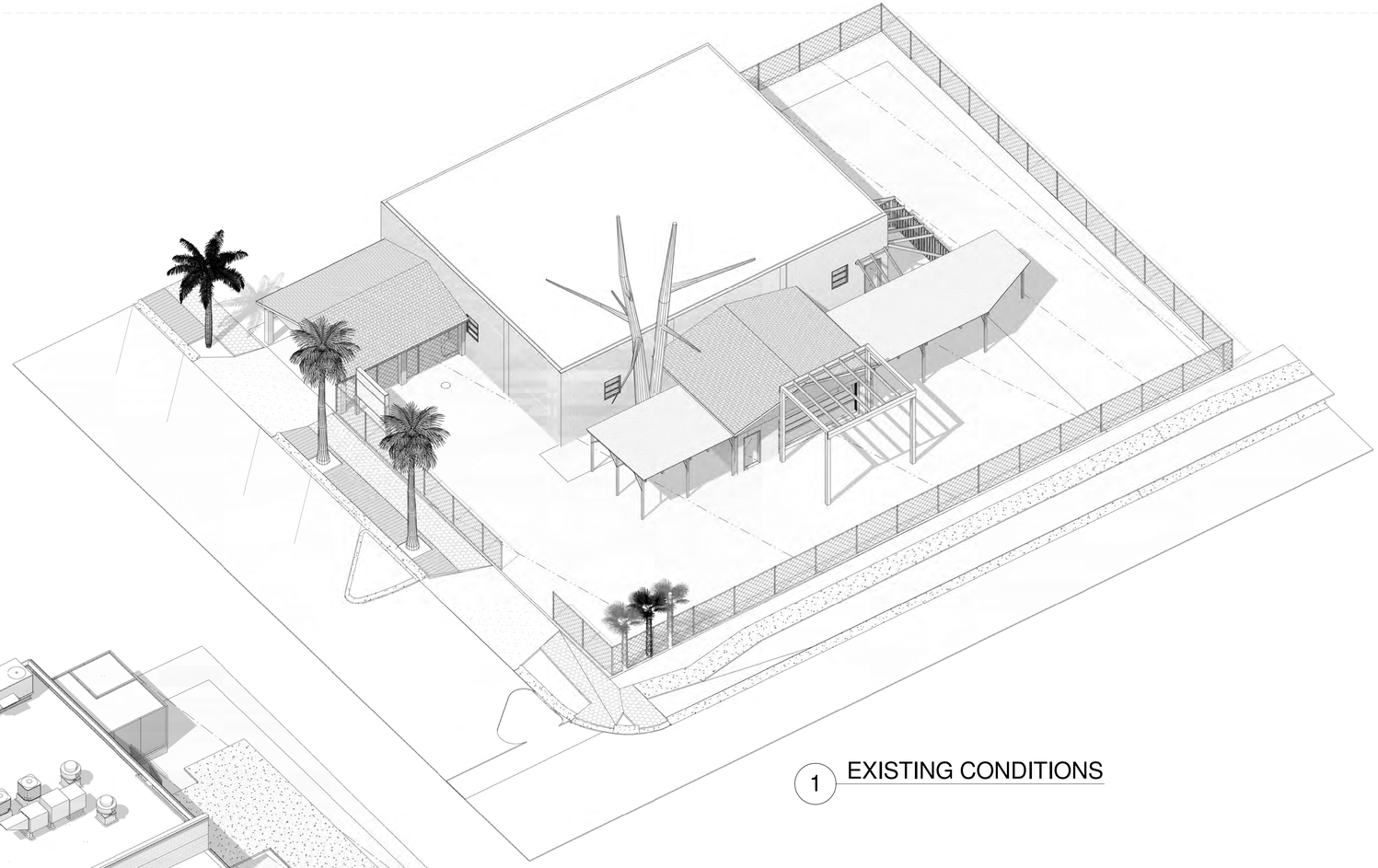
PROVIDED BY:

ATLANTA FIXTURE
AND SALES COMPANY, INC.
3185 NORTHEAST EXPRESSWAY
ATLANTA, GEORGIA 30341 (770)455-8844
FOODSERVICE EQUIPMENT & SUPPLIES * KITCHEN DESIGN

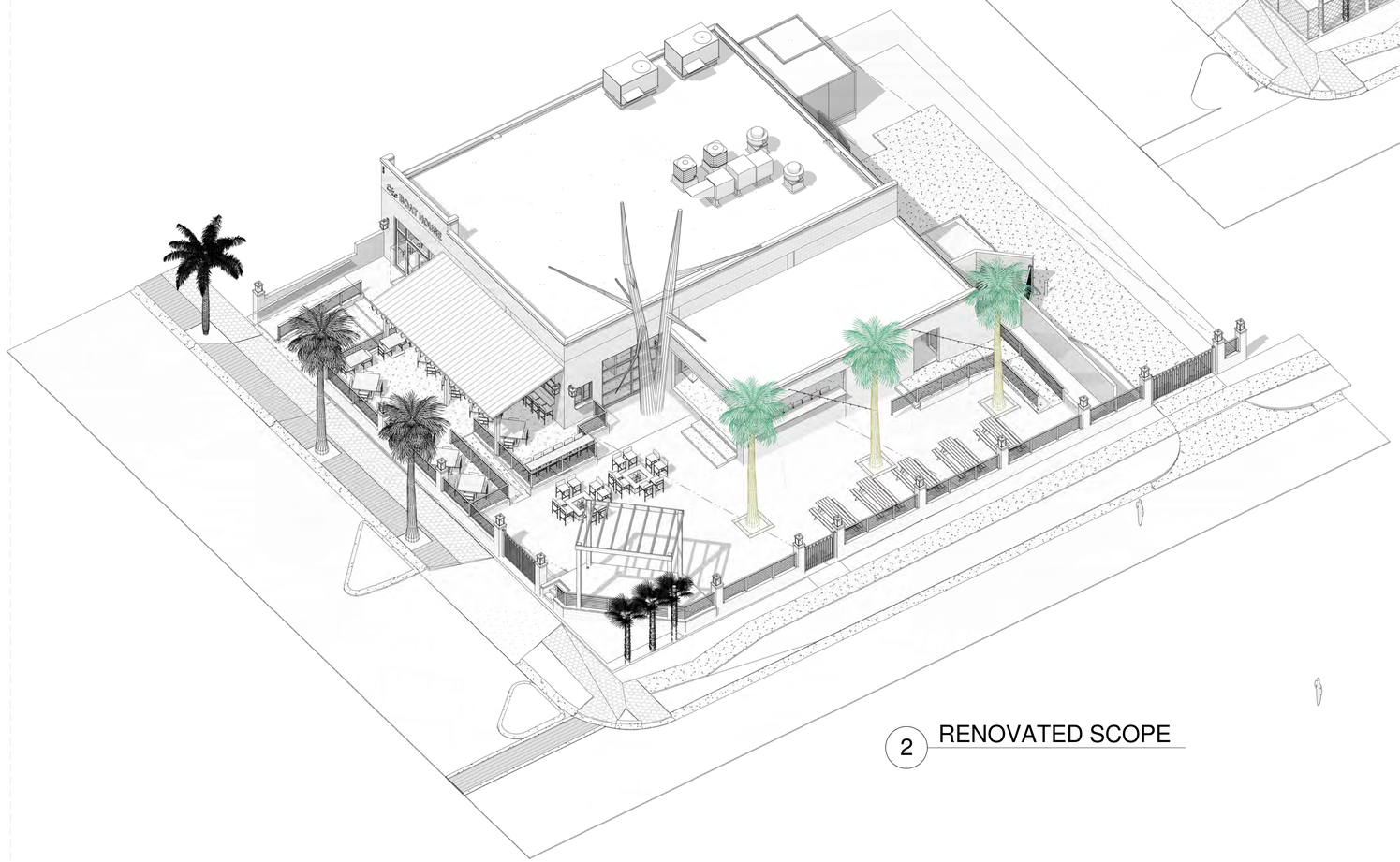
REV:	DATE:	COMMENT:

BOAT HOUSE
ELECTRICAL PLAN
FERNANDINA BEACH, FL

SCALE:	1/4" = 1'-0"
ISSUE DATE:	05/30/2019
DRAWN:	NR
DESIGNED:	NR
REV: 0	SHEET NO: K-4



1 EXISTING CONDITIONS



2 RENOVATED SCOPE

SDP

STEVEN D PAPKE, AIA
ARCHITECTURE INTERIOR DESIGN GRAPHICS

2845 1ST AVENUE - A
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THE BOAT HOUSE RESTAURANT
THE BOATHOUSE FERNANDINA, LLC

STATE OF FLORIDA
STEVEN DOUGLAS PAPKE
AR0094071
REGISTERED ARCHITECT

STEVEN D. PAPKE LICENSE NO. AR0094071

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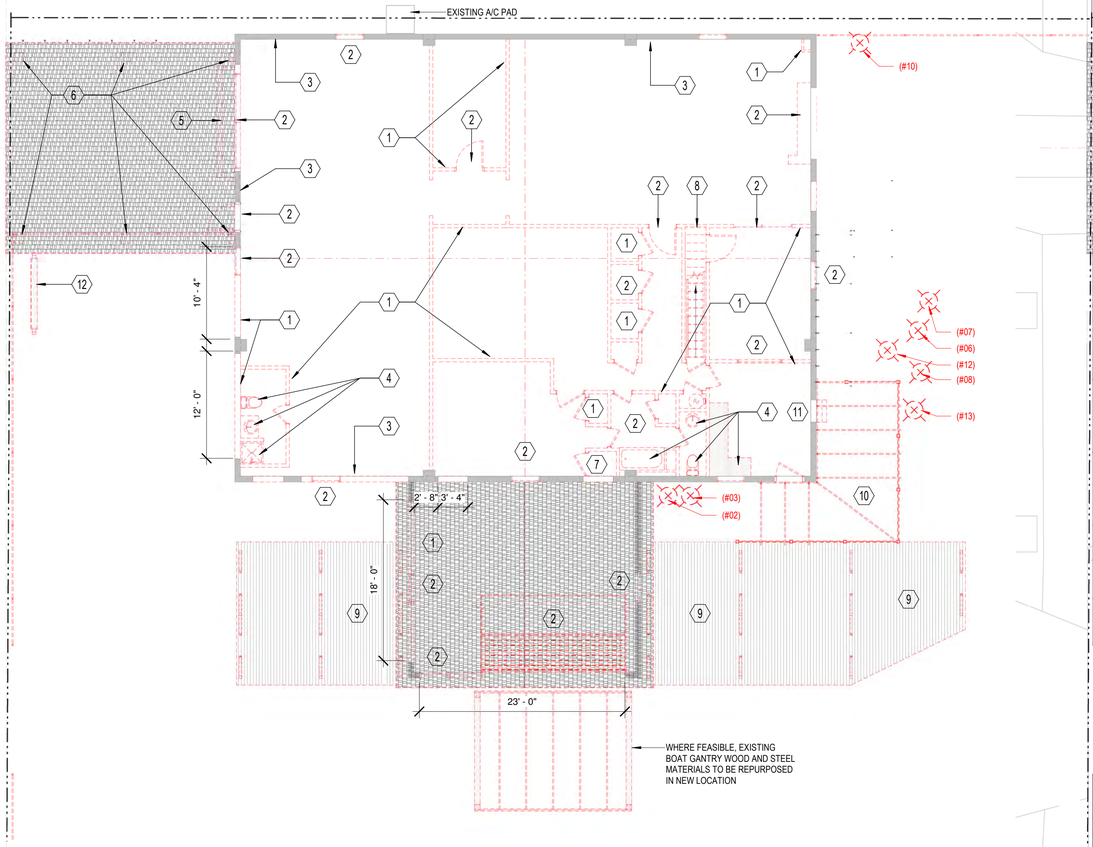
#	DATE	DESCRIPTION

DATE: 6/4/2019 8:17:25 AM

AXONOMETRICS

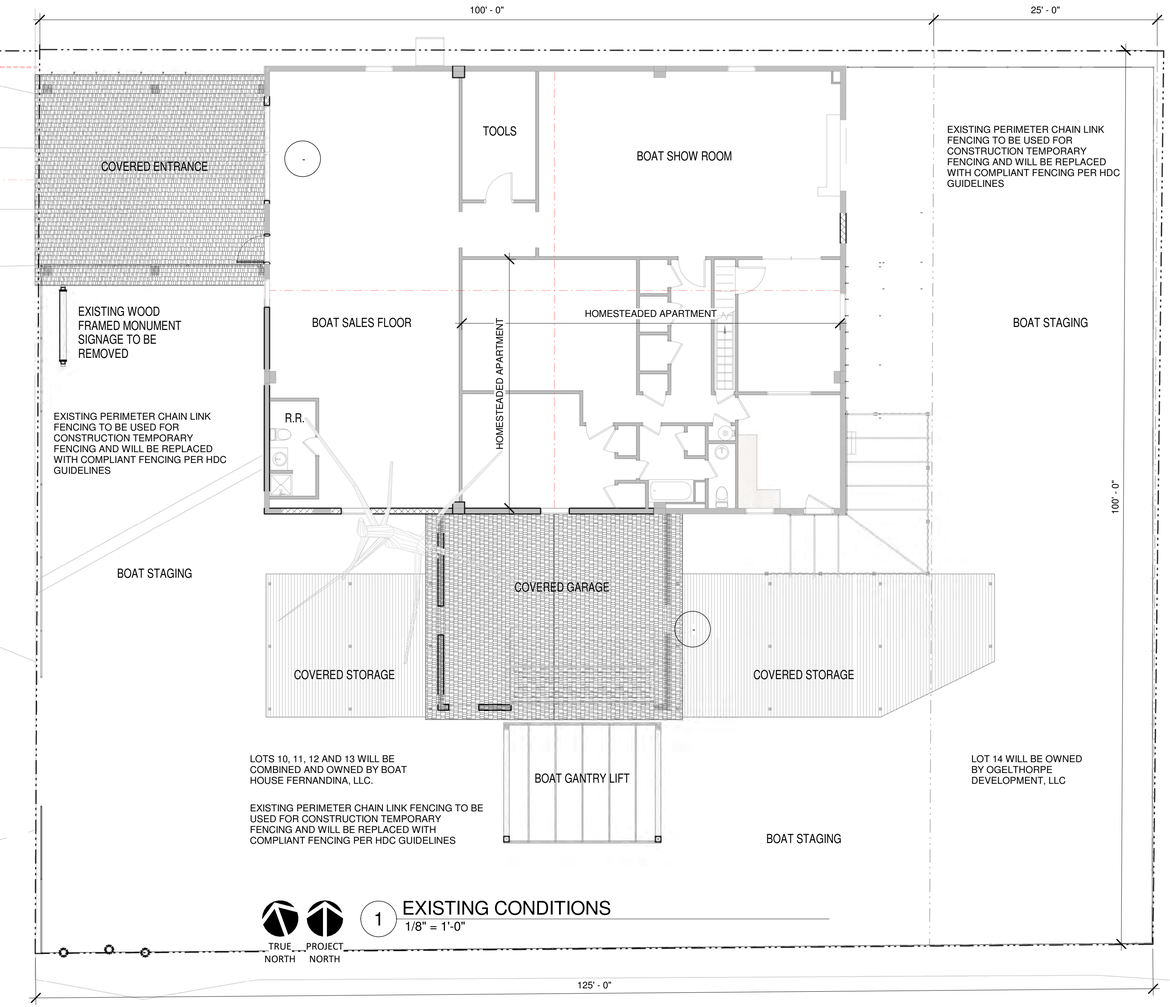
PRJ #: 2019.01

A080



TRUE NORTH PROJECT NORTH

2 DEMOLITION SCOPE
1/8" = 1'-0"



TRUE NORTH PROJECT NORTH

1 EXISTING CONDITIONS
1/8" = 1'-0"

GENERAL DEMOLITION NOTES

1. THE CONTRACTOR SHALL EXPLORE THE ENTIRE SITE AND BUILDING AND SHALL BE FAMILIAR WITH MATERIALS AND PROCEDURES ON SITE. NOTIFY ARCHITECT OF ANY POSSIBLE PROBLEMS OR DRAWING EXCLUSIONS PRIOR TO FINALIZING PRICING OR COMMENCING WORK. ITEMS AND DIMENSIONS SHOWN IN PLANS REFLECT FIELD VISITS BY ARCHITECT AND ENGINEERING TEAMS AND MAY NOT ACCURATELY REPRESENT THE FIELD CONDITION. ELECTRONIC DOCUMENTATION OF THE SPACES HAVE BEEN RECREATED FROM THE EXISTING FIELD MEASURMENTS. EVERY EFFORT HAS BEEN MADE TO RE-CREATE THE FIELD CONDITIONS IN COORDINATION WITH THE STRUCTURAL ITEMS VISIBLE TO THE EYE. NOTIFY ARCHITECT FOR ANY DISCREPANCIES WHICH ARISE AS CONSTRUCTION PROGRESS PRIOR TO CONTINUATION OF WORK.

2. THE CONTRACTOR SHALL HOLD A PRE-CONSTRUCTION MEETING PRIOR TO COMMENCING CONSTRUCTION WITH ARCHITECT AND OWNER TO EXPLAIN HOW THE SCOPE OF WORK WAS ASCERTAINED FROM THESE DRAWINGS. THE CONTRACTOR SHALL ADDRESS ALL QUESTIONS IN WRITING (RFI FORMAT) PERTAINING TO DEMOLITION TO THE ARCHITECT. THE CONTRACTOR SHALL PROVIDE A SCHEDULE OF DEMOLITION, DEMOLITION DUMPSTER LOCATION, AND OTHER RELATED DEMOLITION LOGISTICS TO THE OWNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL PROVIDE A THREE DAY NOTICE TO THE OWNER PRIOR TO COMPROMISING POWER, WATER OR OTHER BUILDING UTILITIES DURING THE DEMOLITION PROCESS.

3. THE CONTRACTOR SHALL COORDINATE WITH THE MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION DISCIPLINES IN THIS SET FOR ANY ADDITIONAL DEMOLITION SCOPE REQUIRED FOR THE TENANT RENOVATION. CONTRACTOR SHALL PROTECT CRITICAL BUILDING SYSTEMS INTENDED TO BE REUSED INCLUDING FIRE PROTECTION, SANITARY AND DOMESTIC WATER, STORM DRAINAGE, AND ELECTRICAL SWITCH GEAR AND SITE LIGHTING.

4. DEMOLISH AREAS DENOTED ON THE DRAWINGS AS EXISTING TO BE REMOVED, INCLUDING, BUT NOT LIMITED TO: REMOVAL OF METAL/WOOD STUDS, GWB, GLAZED OPENINGS, DOORS, FRAMES & ANY ASSOCIATED MATERIALS WITHIN IN THE WALL CAVITY, ACCESS PANELS, EXTERIOR WALL FANS/LOUVERS, SPRINKLER LINES (IF APPLICABLE), CEILING FRAMING, DOOR FRAMES, DOORS, CONDUIT, LIGHT FIXTURES, CEILING FANS, CABLING, WIRING, MECHANICAL DUCTWORK, INSULATION, (INCLUDING ASSOCIATED ELEMENTS OCCURRING ABOVE THE CEILINGS), HANGERS, STRAPS AND OTHER ACCESSORY OBJECTS CONNECTED WITH THE ITEMS BEING REMOVED. IT SHALL ALSO INCLUDE THE PREPARATION OF THE ITEM, SURFACE, OR SURROUNDING AREA TO RECEIVE NEW FINISH OR ITEMS. THE INTENT OF THESE DEMOLITION PLANS IS TO SHOW WHAT BUILDING COMPONENTS ARE TO BE REMOVED. CONDITIONS DEPEND UPON LOCATION AND REQUIRE COORDINATION WITH ENGINEERING DEMOLITION SCOPE SHOWN THROUGHOUT THIS SET OF DRAWINGS TO ENSURE DEMOLITION IS COMPLETE AND ENABLES NEW WORK TO PROGRESS WITHOUT INTERRUPTION. PROTECT ALL ADJACENT SURFACES INTENDED TO REMAIN. SEE STRUCTURAL FOR SHORING AND LINTEL REQUIREMENTS FOR ANY NEW OPENINGS.

5. DISCONNECTION OF ALL ELECTRICAL DEVICES REMOVED SHALL BE AT SERVICE PANEL. REMOVE ALL ABANDONED CONDUIT AND WIRE, TYPICAL. DURING REMOVAL, POWER FOR ALL SERVICES, INCLUDE LIFE SAFETY DEVICES IN OTHER EXISTING SPACES SHALL REMAIN ACTIVE.

CODED DEMOLITION NOTES

NUMBER	NOTE
1	DEMOLISH EXISTING WALL OR PORTION THERE OF, MASONRY, WOOD STUD FRAMED OR ALUMINUM STOREFRONT TO THE EXTENTS INDICATED, FULL HEIGHT UNLESS NOTED OTHERWISE. PORTIONS OF WALL INDICATED TO REMAIN, SHALL NOT BE COMPROMISED. PROTECT STRUCTURAL INTEGRITY OF SURROUNDING WALLS WHERE OBSERVED IN PLANS. CUTS SHALL BE PLUMB AND LEVEL TO ALLOW FOR NEW WORK TO BE INSTALLED WITHOUT COMPLICATIONS. WHERE WALLS INDICATED TO BE DEMOLISHED INCLUDE ELECTRICAL DEVICES, TERMINATE CONNECTION AND REMOVE ALL WIRING BACK TO THE PANEL. DEMOLISH FLOORING, WALL BASE, CEILING SYSTEM, CEILING TILES, LIGHTS AND MECHANICAL DEVICES. DEMOLISH GYPSUM BOARD SOFFIT IF PRESENT. REMOVE MISCELLANEOUS ITEMS ATTACHED TO WALLS AND TURN OVER TO OWNER.
2	DEMOLISH EXISTING WINDOW OR DOOR, INCLUDING ANY FRAME OR GLAZING. SAWCUT JAMB TO ACCOMODATE OPENING FOR NEW DOOR WHERE REQUIRED FOR NEW WORK.
3	ON EXTERIOR WALLS, CAREFULLY REMOVE OSB OR PLYWOOD SHEATHING AND LEAVE ALL EXISTING 2X WOOD FURRING STUDS TO REMAIN IINTACT WHERE FEASIBLE
4	DEMOLISH EXISTING PLUMBING FIXTURES, MILLWORK, COUNTERS, AND BATHROOM PARTITIONS. DEMOLISH EXISTING FLOORING AND CEILING. REMOVE ALL LIGHT FIXTURES AND REDUCE SPACE DOWN TO STUDS. PREP FOR NEW PLUMBING WORK AND NEW STUD FRAMING.
5	DEMOLISH EXISTING MASONRY PLANTER AND SOIL IN ITS ENTIRETY.
6	DEMOLISH EXISTING MASONRY PILASTERS AND ROOF ASSEMBLY IN ITS ENTIRETY.
7	DEMOLISH EXISTINGE WASHER AND DRYER VENT, TERMINATE DRYER OUTLET
8	DEMOLISH EXISTING ENTIRE EXISTING MEZZANINE AND STAIR ACCESS.
9	DEMOLISH EXISTING COVERED STORAGE AREA, CORRUGATED FIBERGLASS DECK, WOOD POSTS, WOOD BEAMS IN ITS ENTIRETY.
10	DEMOLISH EXISTING COVERED STORAGE AREA, CORRUGATED FIBERGLASS DECK, WOOD POSTS, WOOD BEAMS IN ITS ENTIRETY.
11	DEMOLISH EXISTING THROUGH WALL AIR CONDITIONING UNIT
12	DEMOLISH EXISTING WOOD FRAMEWORK FOR PLASTIC AND VINYL SIGNAGE IN ITS ENTIRETY

TREE DEMOLITION NOTES:
EARLY McCALL HAS PROVIDED A PRELIMINARY TREE EVALUATION WHICH HAS DEMONSTRATED THE TREES NOTATED ABOVE, NUMBERS 02, 03, 06, 07, 08, 10, 12 AND 13 SHALL BE REMOVABLE AND NOT REQUIRE MITIGATION. SABAL PALMETTOS WHICH IMPEDE SITE ACCESS MAY BE REMOVED AS WELL. THE CONTRACTOR SHALL VERIFY ALL TREE REMOVAL PRIOR TO BEGINING REMOVAL.

THE PROMINENT LIVE OAK 01, NOT SHOWN ON THIS PLAN, SHALL BE PROTECTED FROM ALL DEMOLITION AND NEAR THE END OF DEMOLITION, LIMBED UP IN ORDER TO LIMIT IMPACT TO SITE AND ROOF.

THIS DIAGRAMATIC REPRESENTATION IS OF THE EXISTING CONDITION AS DETERMINED BY FIELD MEASUREMENTS, PHOTOGRAPHY AND CITY ARCHIVAL DATA.

NOTES:
1. ALL NEW SIDEWALKS, CONCRETE SLABS OR CONCRETE SIDEWALKS SHALL BE SET IN ELEVATION SO THAT SO THAT FINISHES AND THRESHOLD DO NOT EXCEED 1/4" MAX. ALL NEW SLABS, RAMPS OR SIDEWALKS SHALL SLOPE AWAY FROM BUILDING AND NOT HAVE TRIPPING HAZARDS AT INTERSECTIONS. PROVIDE TRUNCATED DOME ADA PADS AT ALL FLARED CURB RAMPS OR CURB TRANSITIONS TO ROADWAYS ALONG PATHS. ALL SLOPES INCLUDING CROSS SLOPES SHALL BE PER THE ACCESSIBILITY GUIDELINES OR BUILDING CODE WHICHEVER IS MORE STRINGENT. PAVEMENT STRIPING AND DESIGNATIONS SHALL BE FDOT COMPLIANT IN TERMS OF COLOR, SIZE AND SHAPE.

2. LANDSCAPE AND HARDSCAPE BY OTHERS.

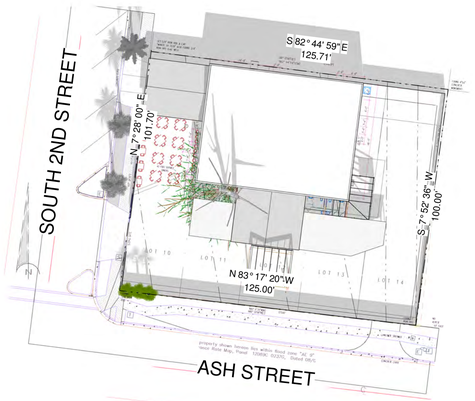
FINISH FLOOR: ELEVATIONS VARY WITHIN EXISTING STRUCTURE WITH SLOPE IN OLD SERVICE BAY. ALMOST ENTIRE PROPERTY IS IMPERVIOUS WITH CONCRETE SLABS.

NOTE: SEE A2.0X FOR BUILDING PLANS.

THIS SITE PLAN IS TO BE USED FOR GENERAL INFORMATION, BUILDING IDENTIFICATION AND RELATIVE POSITIONING OF SITE ELEMENTS FOR ARCHITECTURAL USE ONLY. SEE CIVIL DWGS. FOR GEOMETRY, GRADING AND UTILITY CONNECTIONS. SEE ELECTRICAL FOR METER CENTER INFORMATION. SEE PLUMBING FOR CONTINUITY OUTSIDE OF 5'-0" FROM BUILDING.

ALL BUILDING TYPES ARE DESIGNED TO BE ACCESSIBLE ON AN ACCESSIBLE PATH. STANDARDS ARE SET FORTH IN THESE DOCUMENTS OR THE FLORIDA BUILDING CODE, AMERICAN'S WITH DISABILITIES ACT WHICHEVER IS MOST STRINGENT.

NOTE: THE MAJORITY OF THE DEMOLITION SCOPE HAS BEEN COMPLETED PRIOR TO THE BUILDING PERMIT SUBMISSION, BY COFB PERMIT (INTERIOR) AND THE APPROVAL OF THE INTERIM BUILDING OFFICIAL, ART BARTHELOW (FOR EXTERIOR). THIS SHEET REPRESENTS DOCUMENTATION OF BOTH EXISTING CONDITIONS AND THAT WHICH WAS REMOVED FOR RECORD.



TRUE NORTH

3 SURVEY - TRUE NORTH
1" = 30'-0"

SDP

STEVEN D PAPKE, AIA
ARCHITECTURE INTERIOR DESIGN GRAPHICS

2845 1ST AVENUE - A
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904.739.1291

THE BOAT HOUSE RESTAURANT
THE BOATHOUSE FERNANDINA, LLC

STATE OF FLORIDA
STEVEN DOUGLAS PAPKE
AR0094071
REGISTERED ARCHITECT

STEVEN D. PAPKE LICENSE NO. AR0094071

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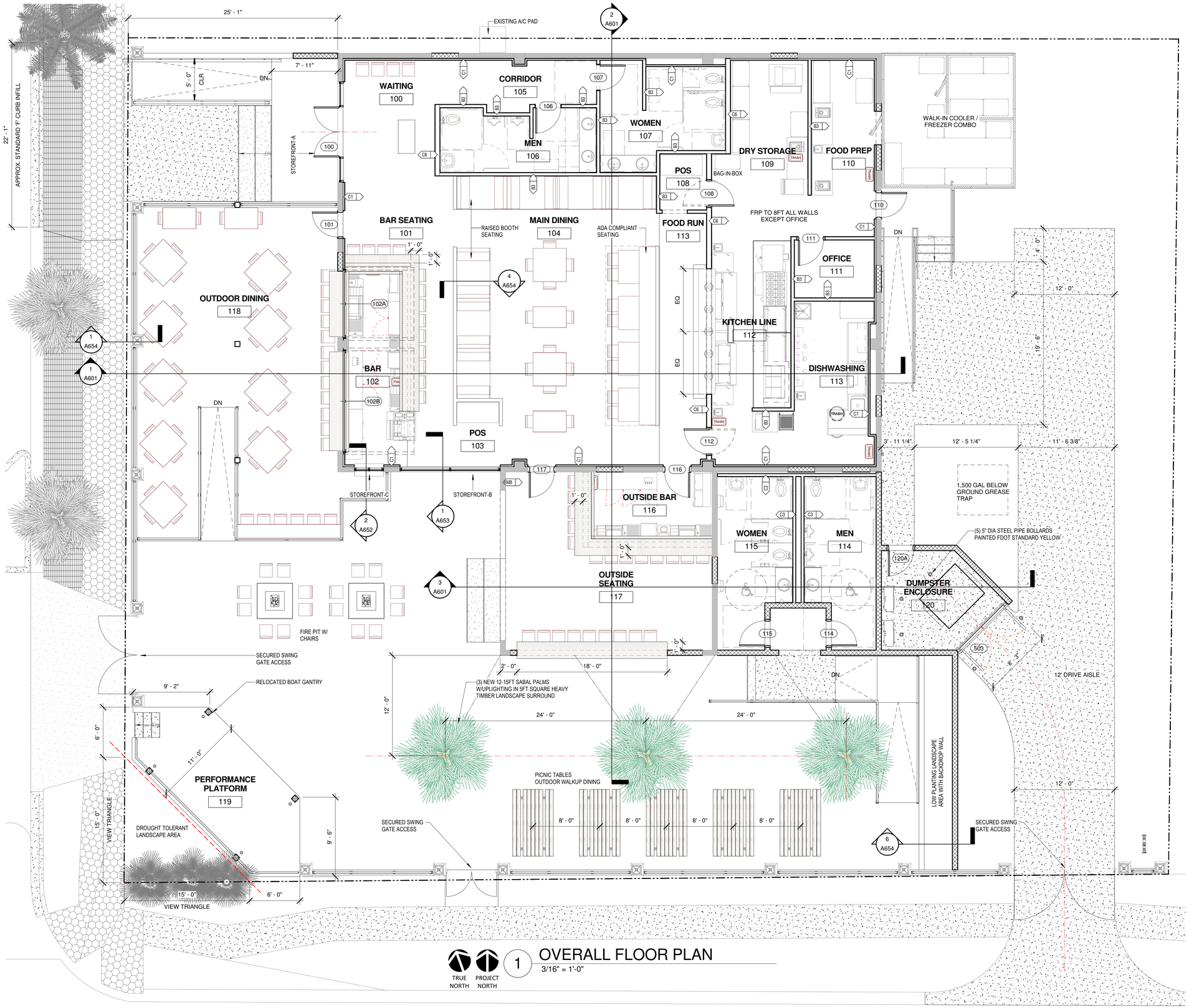
#	DATE	DESCRIPTION

DATE: 6/4/2019 8:17:58 AM

EXISTING & DEMOLITION SCOPE

PRJ #: 2019.01

A200



1 OVERALL FLOOR PLAN
3/16" = 1'-0"

SDP

STEVEN D PAPKE, AIA
ARCHITECTURE INTERIOR DESIGN GRAPHICS

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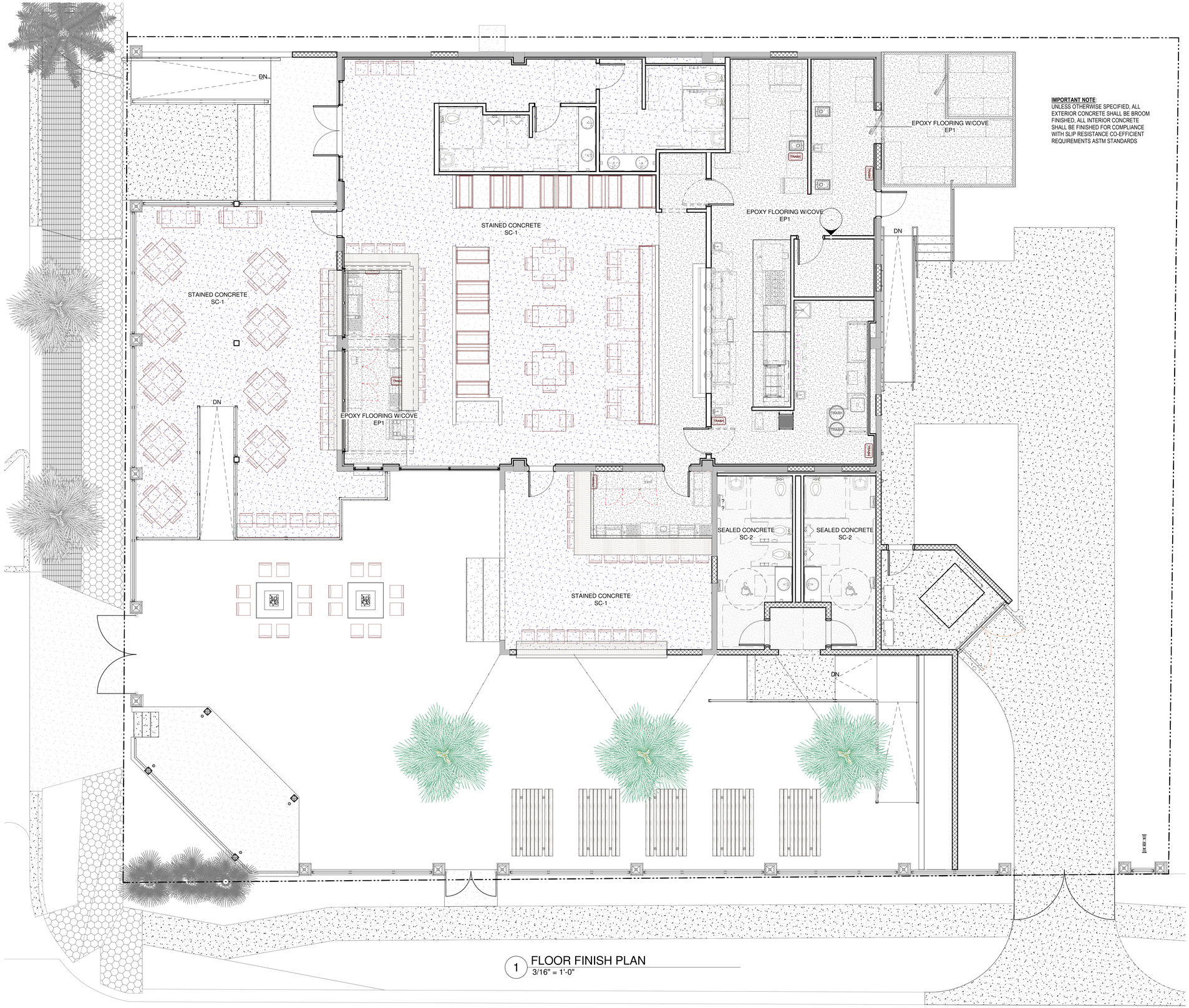
#	DATE	DESCRIPTION

DATE: 6/4/2019 8:18:19 AM

MASTER RENOVATED SITE PLAN

PRJ #: 2019.01

A210



1 FLOOR FINISH PLAN
3/16" = 1'-0"

IMPORTANT NOTE:
UNLESS OTHERWISE SPECIFIED, ALL EXTERIOR CONCRETE SHALL BE BROOM FINISHED, ALL INTERIOR CONCRETE SHALL BE FINISHED FOR COMPLIANCE WITH SLIP RESISTANCE CO-EFFICIENT REQUIREMENTS ASTM STANDARDS

SDP

STEVEN D PAPKE, AIA
ARCHITECTURE INTERIOR DESIGN GRAPHICS

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#	DATE	DESCRIPTION

DATE: 6/4/2019 8:19:02 AM

FLOOR FINISH PLAN

PRJ #: 2019.01

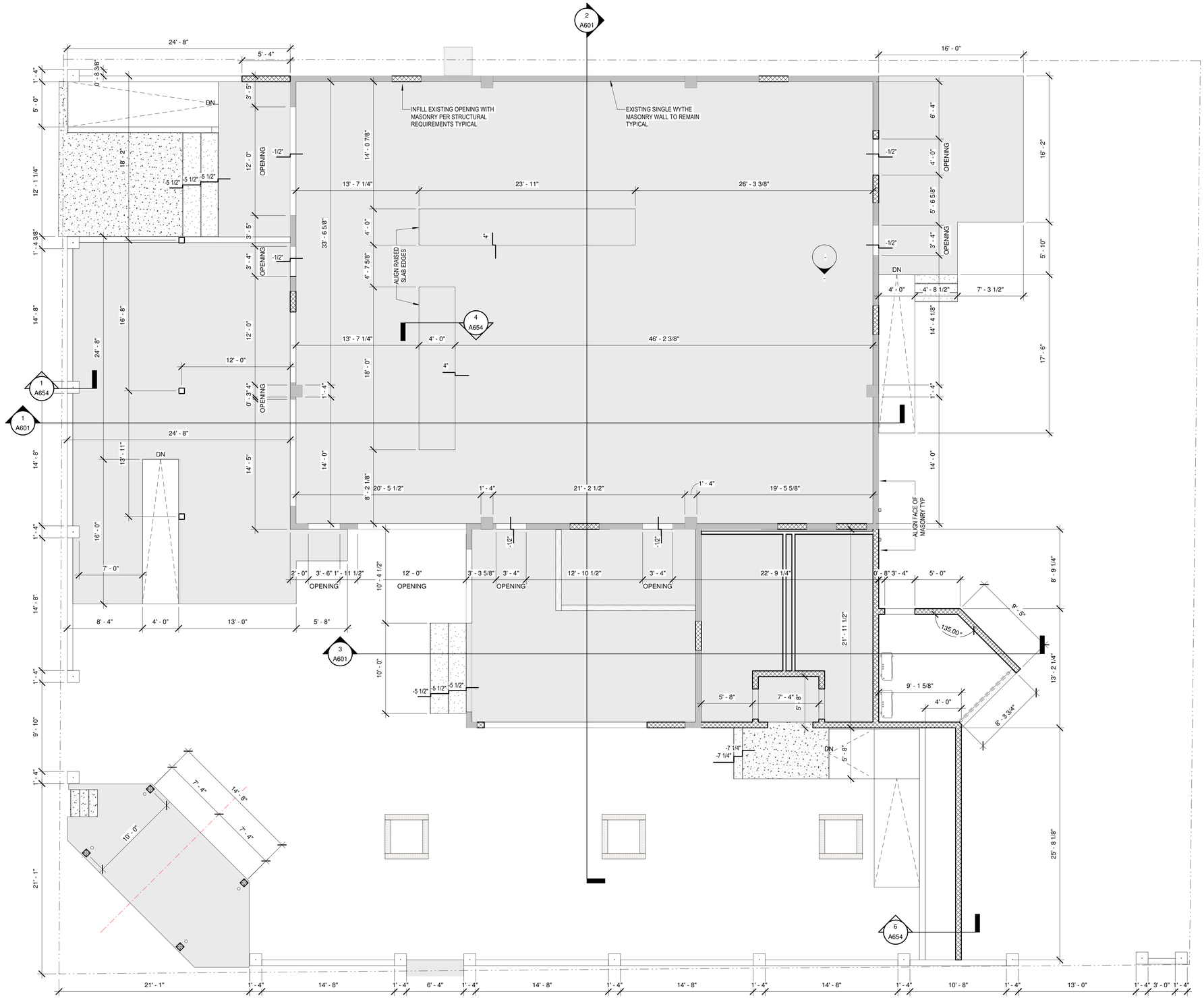
A211

DIMENSIONAL CONTROL PLAN NOTES

1. DO NOT SCALE DRAWINGS; DIMENSIONS GOVERN. LARGER SCALE DRAWINGS TO GOVERN OVER SMALLER SCALE DRAWINGS.

2. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR IS RESPONSIBLE TO GET CLARIFICATION AND DIRECTION FROM ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.

3. DIMENSIONS ARE TO THE FINISHED FACE OF MASONRY CONSTRUCTION OR METAL STUD. DIMENSIONS ARE NOMINAL TO 1/8" UNLESS OTHERWISE INDICATED. IF ANY NOTATIONS IN THESE CONSTRUCTION DRAWINGS REFLECT PRECISION GREATER THAN 1/8", ROUND UP TO THE NEAREST 1/8".



TRUE NORTH PROJECT NORTH

1 DIMENSIONAL CONTROL PLAN

3/16" = 1'-0"

SDP

STEVEN D PAPKE, AIA

ARCHITECTURE INTERIOR DESIGN GRAPHICS

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THE BOATHOUSE FERNANDINA, LLC

STATE OF FLORIDA
STEVEN DOUGLAS PAPKE
AR0094071
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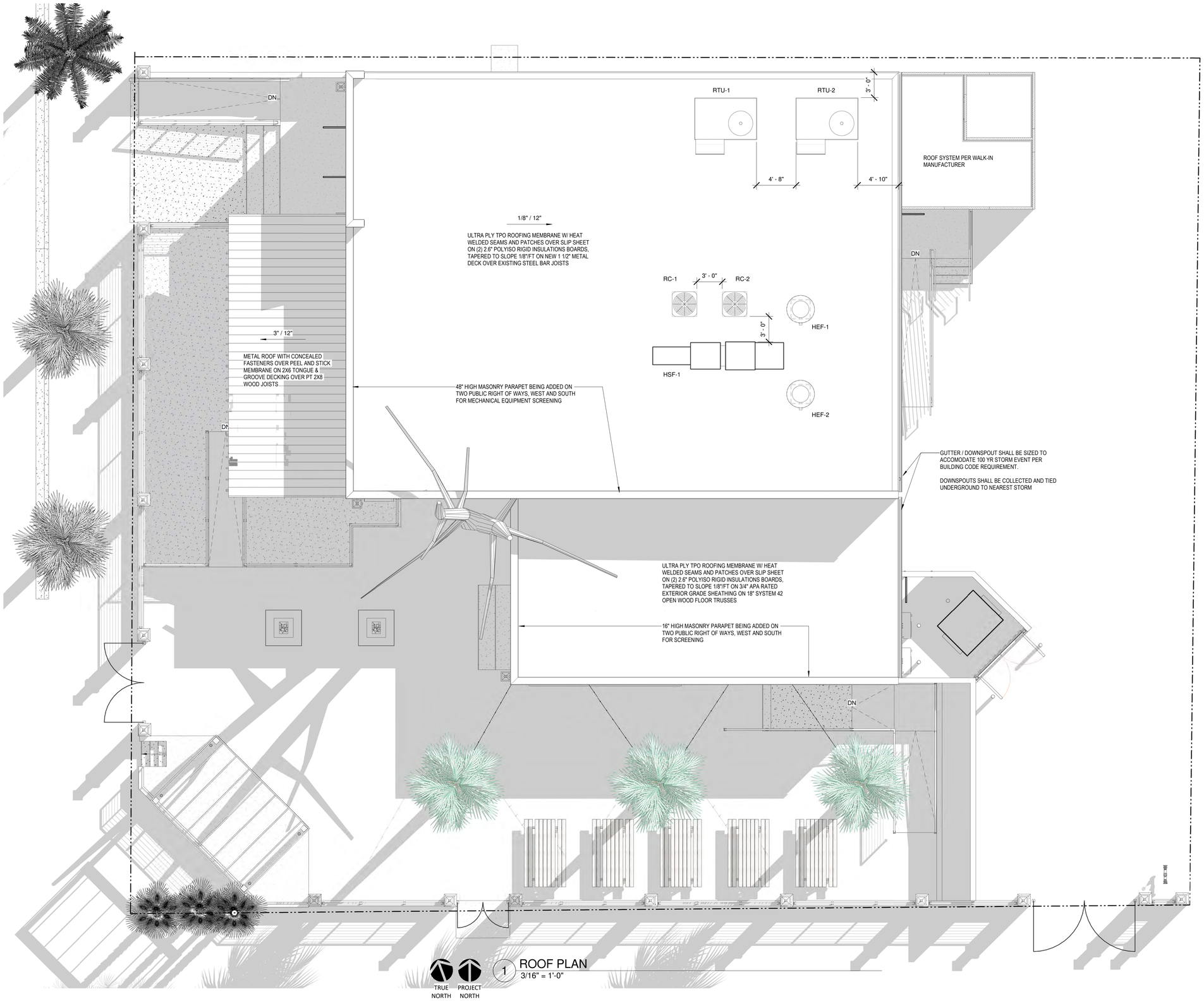
#	DATE	DESCRIPTION

DATE: 6/4/2019 8:19:05 AM

DIMENSIONAL CONTROL PLAN

PRJ #: 2019.01

A215



1 ROOF PLAN
3/16" = 1'-0"

SDP

STEVEN D PAPKE, AIA
ARCHITECTURE INTERIOR DESIGN GRAPHICS

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904.887.8318

CIVIL / STRUCTURAL ENGINEERING
GILLETTE & ASSOCIATES, INC.
20 SOUTH 4TH STREET
FERNANDINA BEACH, FL 32034
904.261.8819

MECHANICAL / PLUMBING ENGINEERING
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904.261.8819

ELECTRICAL ENGINEERING
JOHN SEARCY & ASSOCIATES, INC.
6320 ST AUGUSTINE ROAD, SUITE 2
JACKSONVILE, FL 32217
904.739.1291

THE BOAT HOUSE RESTAURANT
THE BOATHOUSE FERNANDINA, LLC

STATE OF FLORIDA
STEVEN DOUGLAS PAPKE
AR0094071
REGISTERED ARCHITECT

STEVEN D. PAPKE LICENSE NO. AR0094071

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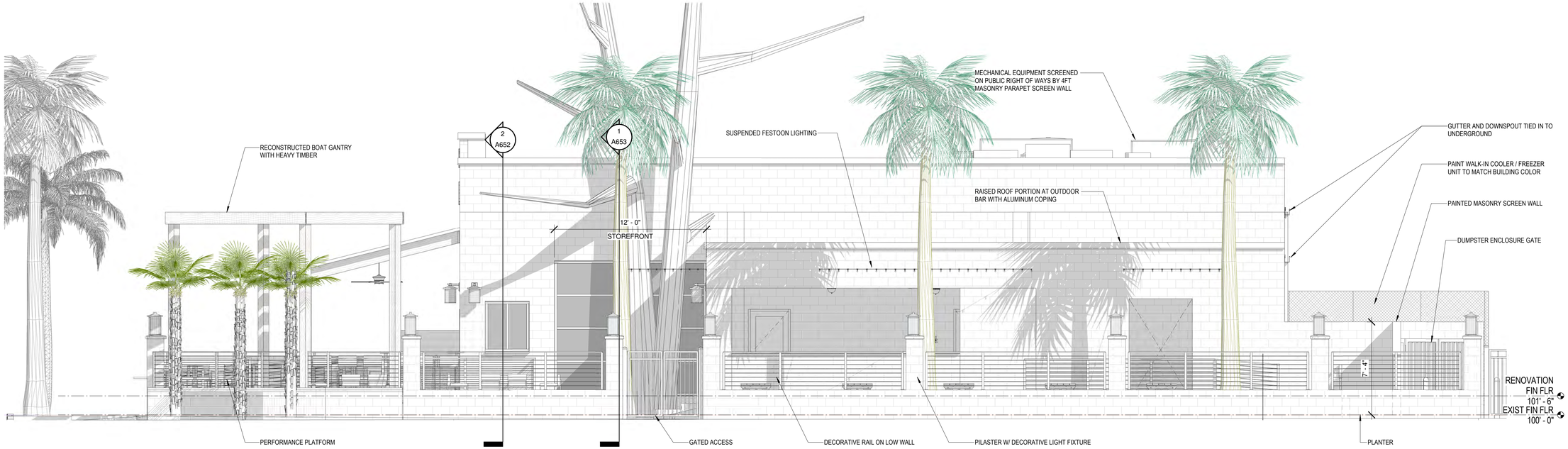
#	DATE	DESCRIPTION

DATE: 6/4/2019 8:19:55 AM

ROOF PLAN

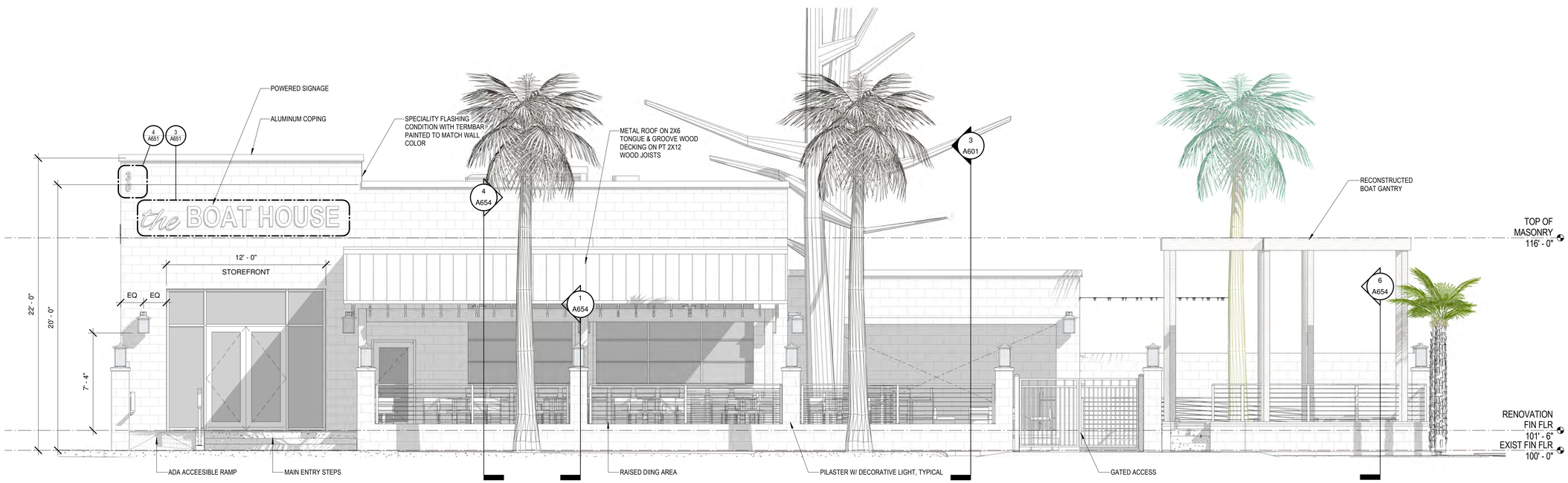
PRJ #: 2019.01

A251



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

IMPORTANT NOTE:
EXISTING FACADE HAS HOLES IN MASONRY WHICH REQUIRE GROUT PARGING. PATCH AND REPAIR ALL SURFACES OF ENTIRE PERIMETER PRIOR TO FINISH PAINTING, TYPICAL



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

IMPORTANT NOTE:
EXISTING FACADE HAS HOLES IN MASONRY WHICH REQUIRE GROUT PARGING. PATCH AND REPAIR ALL SURFACES OF ENTIRE PERIMETER PRIOR TO FINISH PAINTING, TYPICAL

SDP

STEVEN D PAPKE, AIA
ARCHITECTURE INTERIOR DESIGN GRAPHICS

2845 1ST AVENUE - A
FERNANDINA BEACH, FLORIDA 32032
904.887.8318

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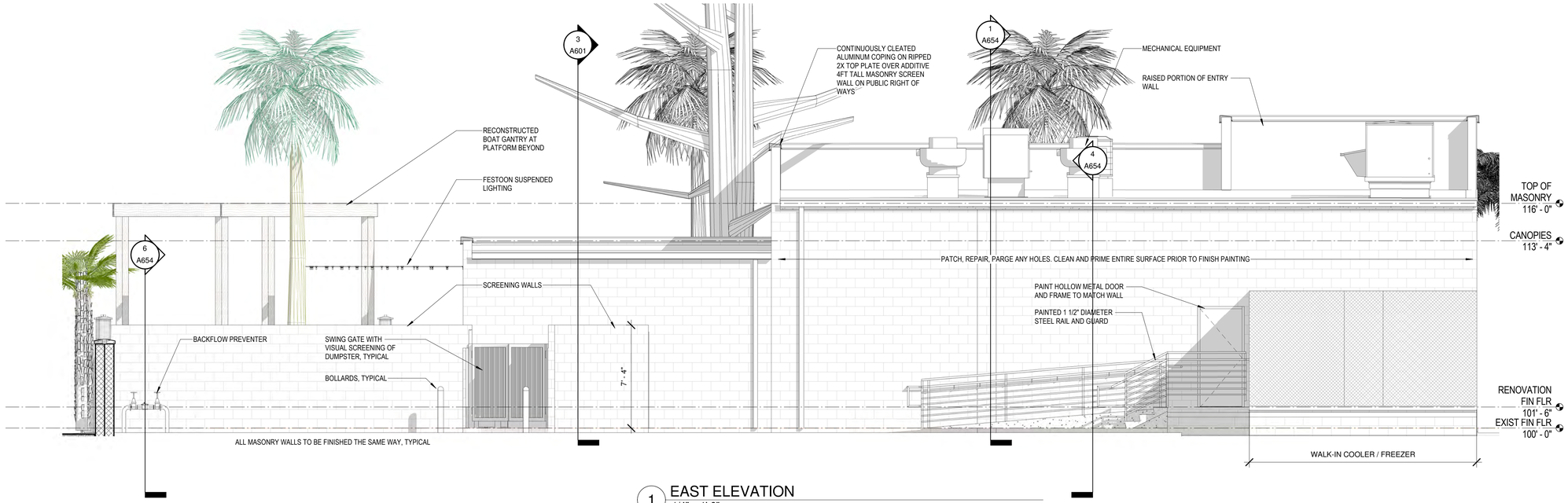
#	DATE	DESCRIPTION

DATE: 6/4/2019 8:26:25 AM

BUILDING ELEVATIONS

PRJ #: 2019.01

A500



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

IMPORTANT NOTE:
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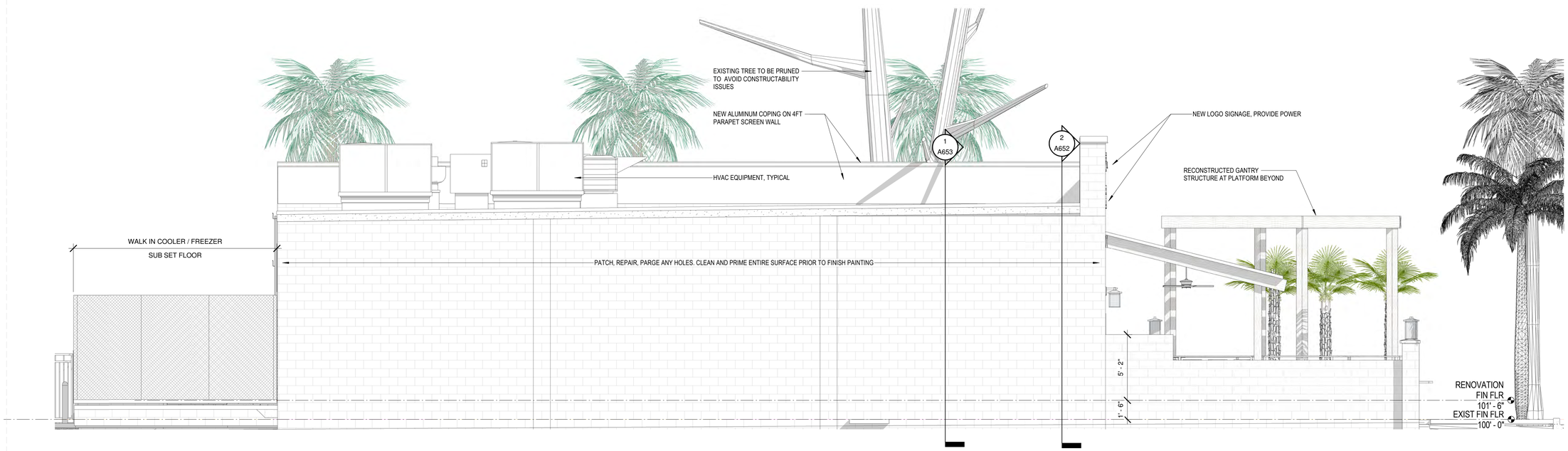

2 NORTH ELEVATION
1/4" = 1'-0"

IMPORTANT NOTE:
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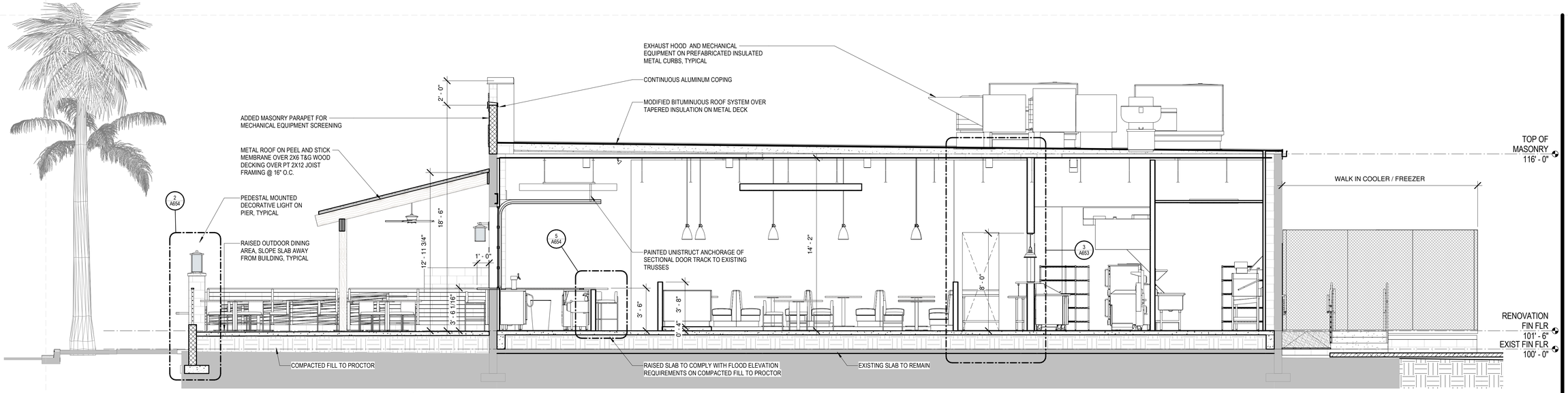
#	DATE	DESCRIPTION

DATE: 6/4/2019 8:27:42 AM

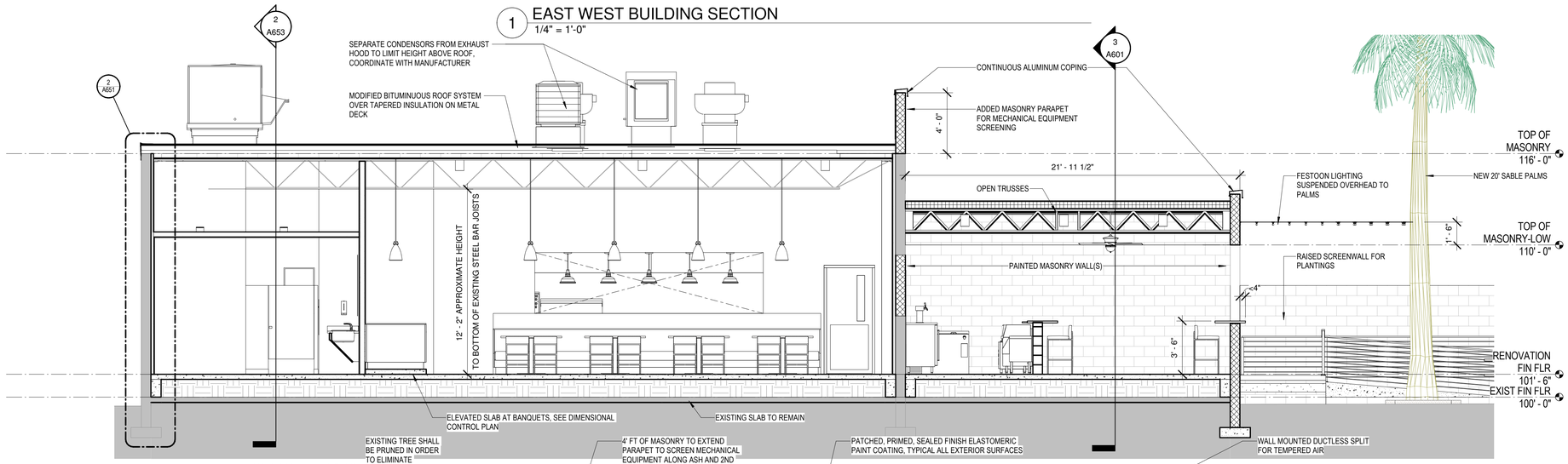
BUILDING ELEVATIONS

PRJ #: 2019.01

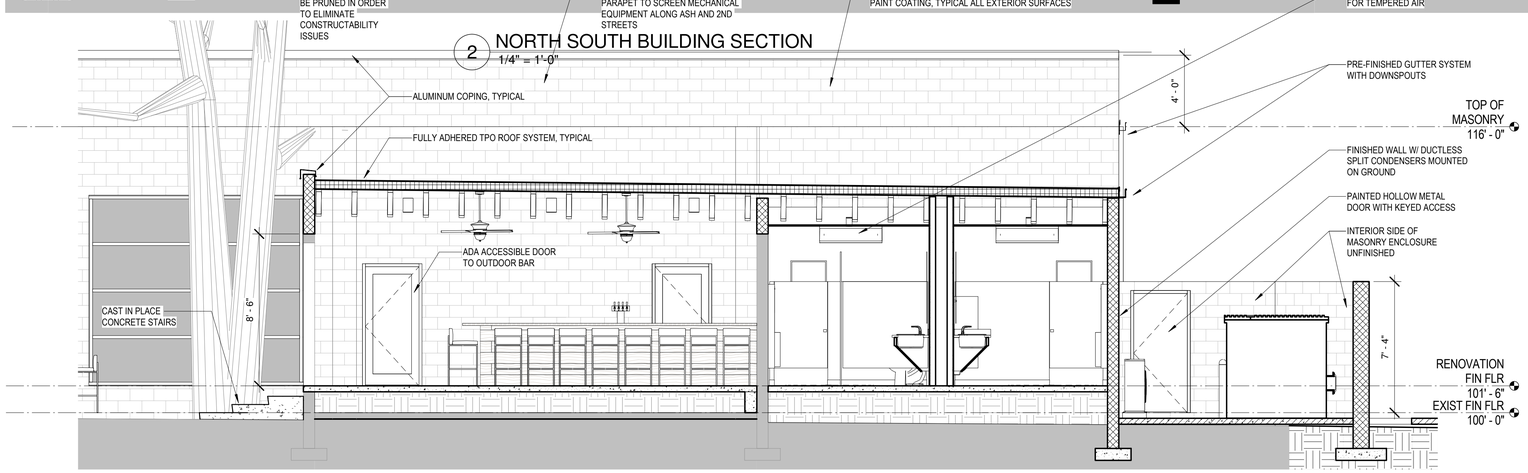
A501



1 EAST WEST BUILDING SECTION
1/4" = 1'-0"



2 NORTH SOUTH BUILDING SECTION
1/4" = 1'-0"



3 EAST WEST SECTION AT OUTDOOR BAR/BATH/DUMPSTER
1/4" = 1'-0"

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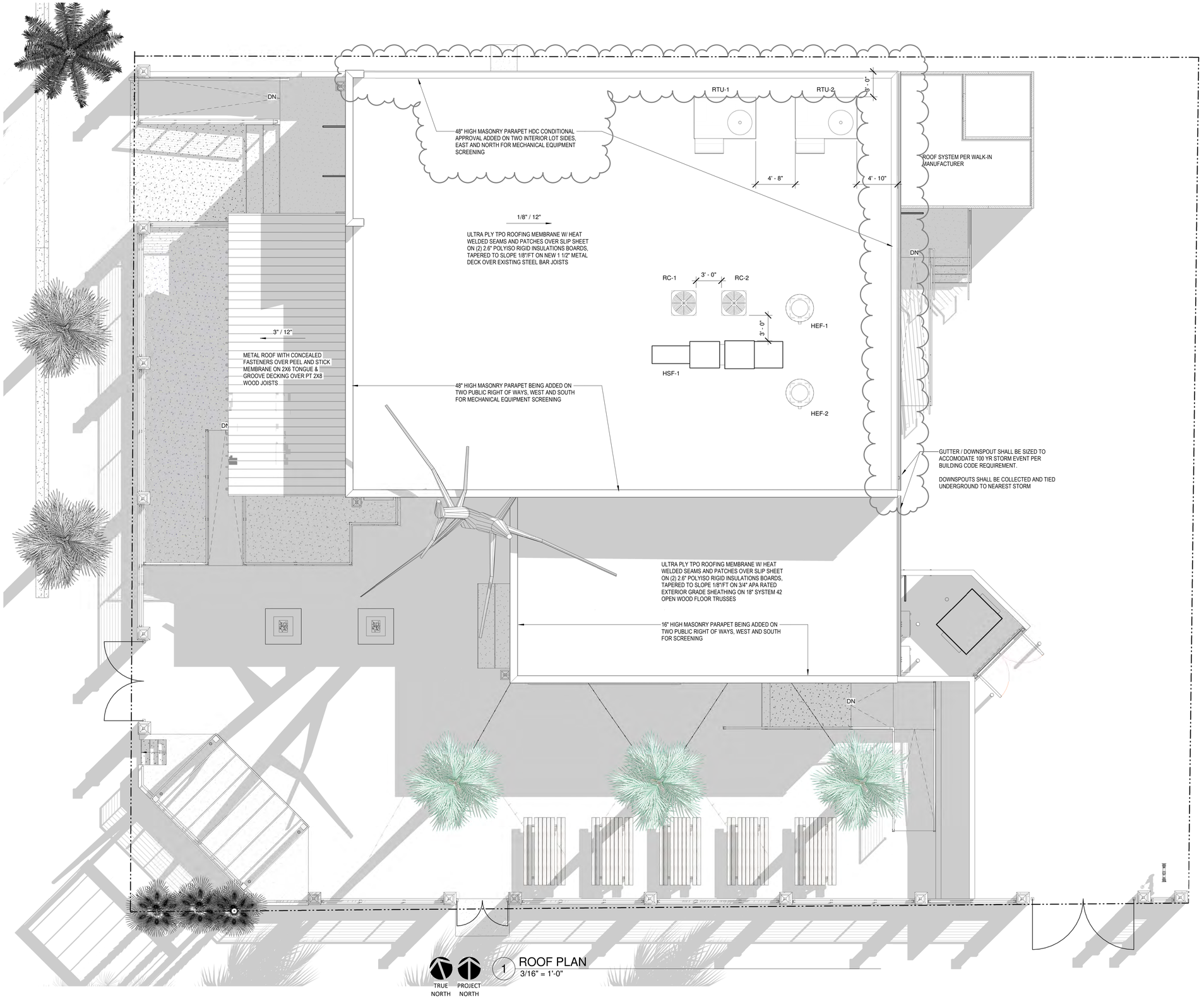
#	DATE	DESCRIPTION

DATE: 6/4/2019 8:28:12 AM

BUILDING SECTIONS

PRJ #: 2019.01

A601



1 ROOF PLAN
3/16" = 1'-0"

SDP

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#	DATE	DESCRIPTION
1	Date 1	Revision 1

DATE: 6/27/2019 10:01:47 AM

ROOF PLAN

PRJ #: 2019.01

A251

HDC 2019-10

EXHIBIT 2

Application & Backup Materials (Original)

OFFICE USE ONLY

REC'D: _____ BY: _____

PAYMENT: $ _____ TYPE _____

APPLICATION #: _____

HDC CASE #: _____

APPLICATION COMPLETE: Y____ N____

PRE-CONFRENCE: 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 X

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: 30 SOUTH 2ND STREET, FERNANDINA BEACH, FL 32034

Historic District: ☒ Downtown ☐ Old Town ☐ CRA Waterfront

Parcel Identification Number(s): 00-00-31-1800-0269-0100

Zoning District: C-3 Lot / Block Number (optional) _____

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

Applicant or Agent	If other than owner. If an agent will be representing the owner, an *Owner's Authorization For Agent Representation* form must be included
Applicant Name	SPURGEON RICHARDSON
Company (if applicable)	
Street Address	608 OCEAN CLUB VILLAS
City State Zip	FERNANDINA BEACH, FL 32034
Telephone Number	904-583-2598
Email Address	SPURGEON.RICHARDSON@GMAIL.COM

PROJECT DESCRIPTION (REQUIRED)

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

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

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

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

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

Project Scope	Manufacturer	Product Description	FL Product Approval #	Color (Name/Number)
Exterior Fabric				
Doors	Kawneer or YKK	Aluminum Storefront		
	TruStile	Hollow Metal Doors		
Windows	Kawneer or YKK	Aluminum Storefront		
Roofing	TPO or	Firestone		
	Modified Bitumen	Siplast		
Fascia/Trim	EIFS Foam	Dryvit EIFS on custom profiles		
Foundation		Cast in place Concrete or CMU		
Shutters				
Porch/Deck		Cast in place Concrete or CMU		
Fencing		CMU planters		
		Black aluminum two rail		
Driveways/Sidewalks		Concrete		
Signage				
Other		Rusticated, or reclaimed wood		
		Heavy Timber posts columns and beams		

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

HISTORIC DISTRICT COUNCIL
APPLICATION CHECKLIST

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

CONCEPTUAL APPROVALS

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

STAFF REVIEW OR BOARD REVIEW FINAL APPROVAL

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

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

CERTIFICATION (REQUIRED)

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

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.

2. I/We authorize staff from the Community Development Department to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.

3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City's website approximately one week before the Historic District Council meeting.

5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic District Council member).

6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.

7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.

8. I/We understand that any decision of the HDC may be appealed to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D) of the Land Development Code. Petitions to appeal shall be presented within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.

9. I/We understand that Certificates of Approval are only valid for ***one year*** *from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.*

_____ _____

Date **Signature of Applicant**

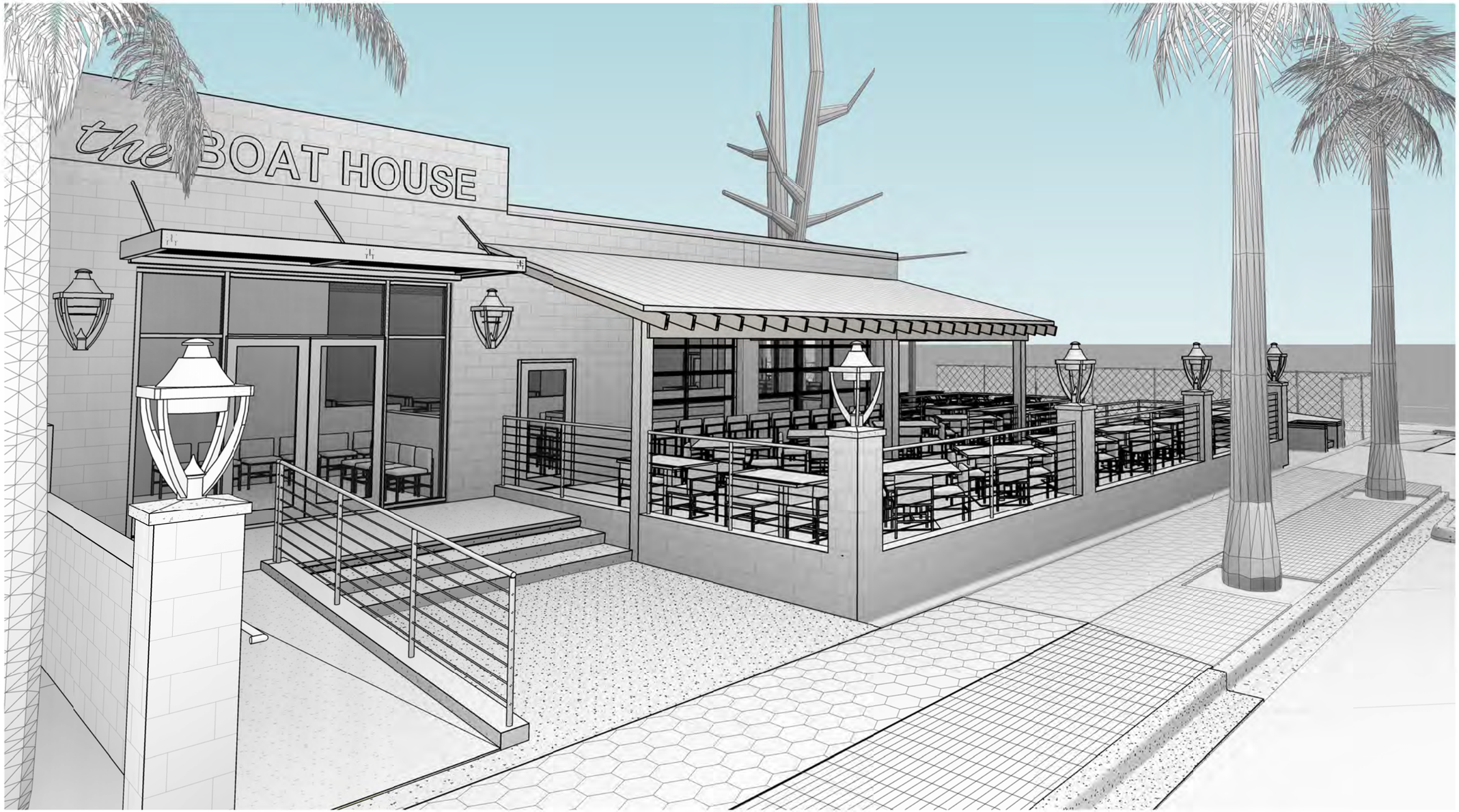
STATE OF FLORIDA
ss
COUNTY OF NASSAU

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

_____ _____ _____

Notary Public: Signature Printed Name My Commission Expires

Personally Known _____ OR Produced Identification _____ ID Produced: _____



THE BOAT HOUSE RESTAURANT

THE BOAT HOUSE

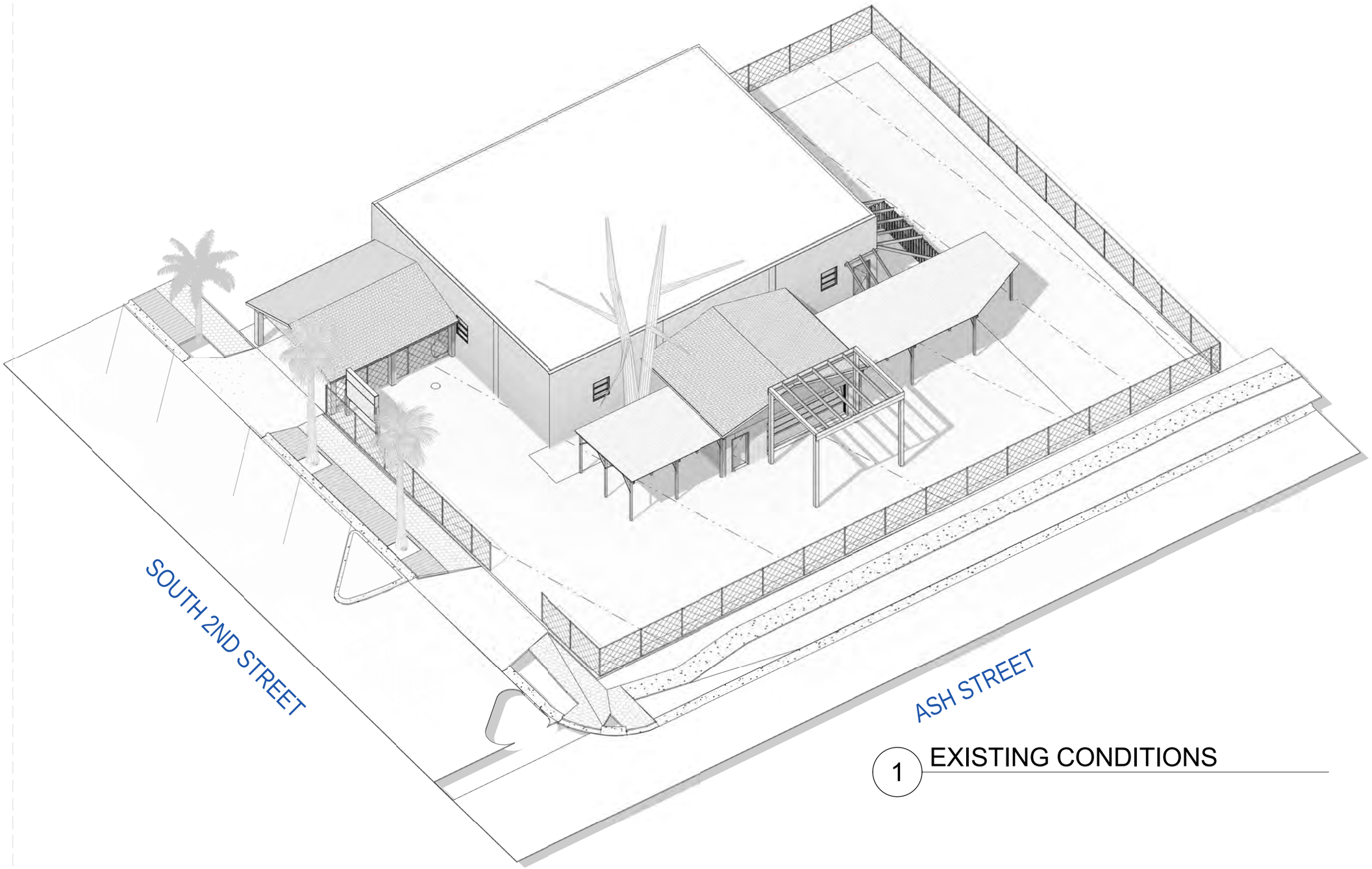
THE BOATHOUSE FERNANDINA, LLC
30 S 2nd Street, Fernandina Beach, FL 32034

SDP

STEVEN D PAPKE, AIA

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

DATE:	**02/17/19**
PRJ #:	**2019.01**



1 EXISTING CONDITIONS

THE BOAT HOUSE

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DATE:	**02/16/19**
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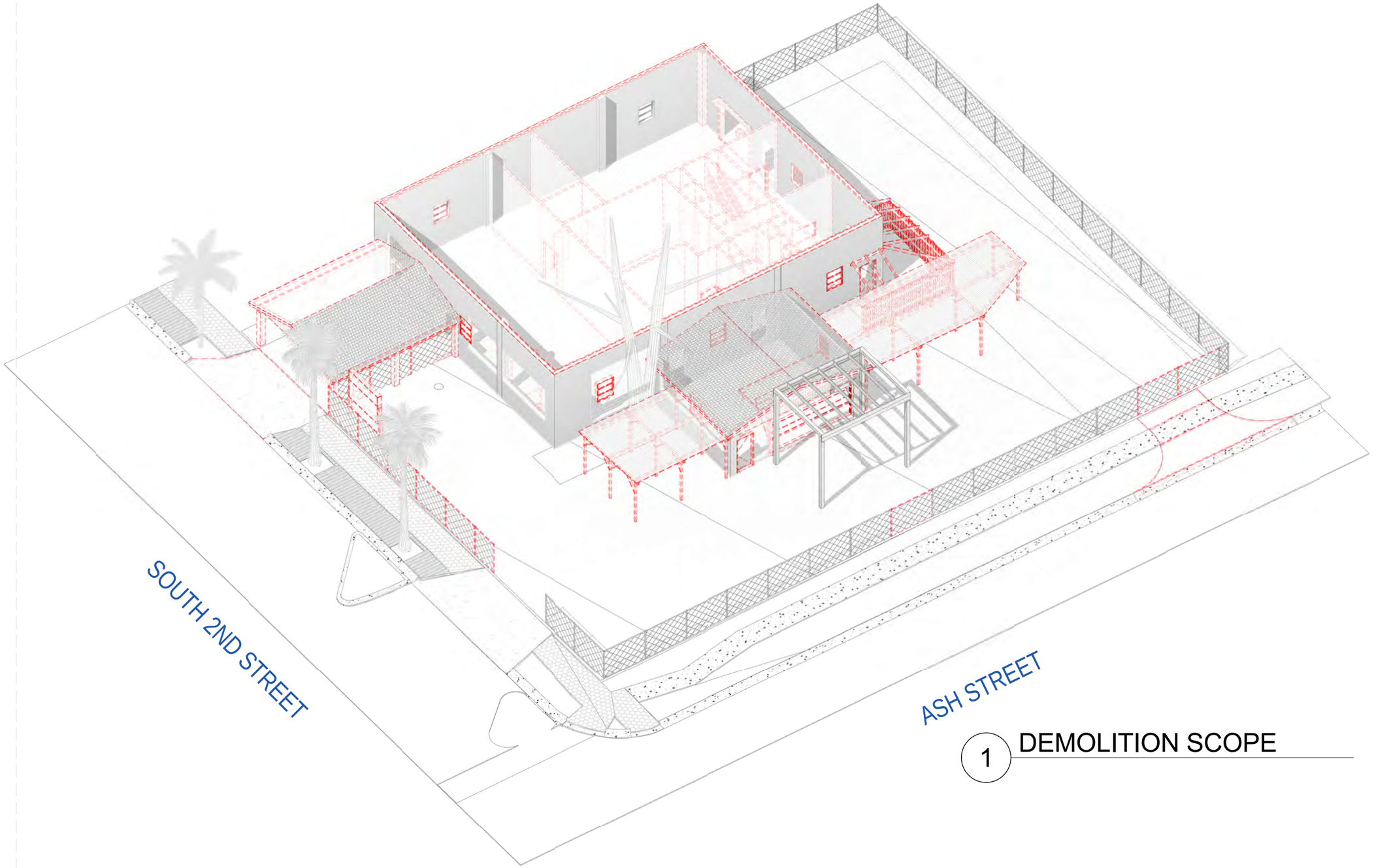

1 DEMOLITION SCOPE

THE BOAT HOUSE

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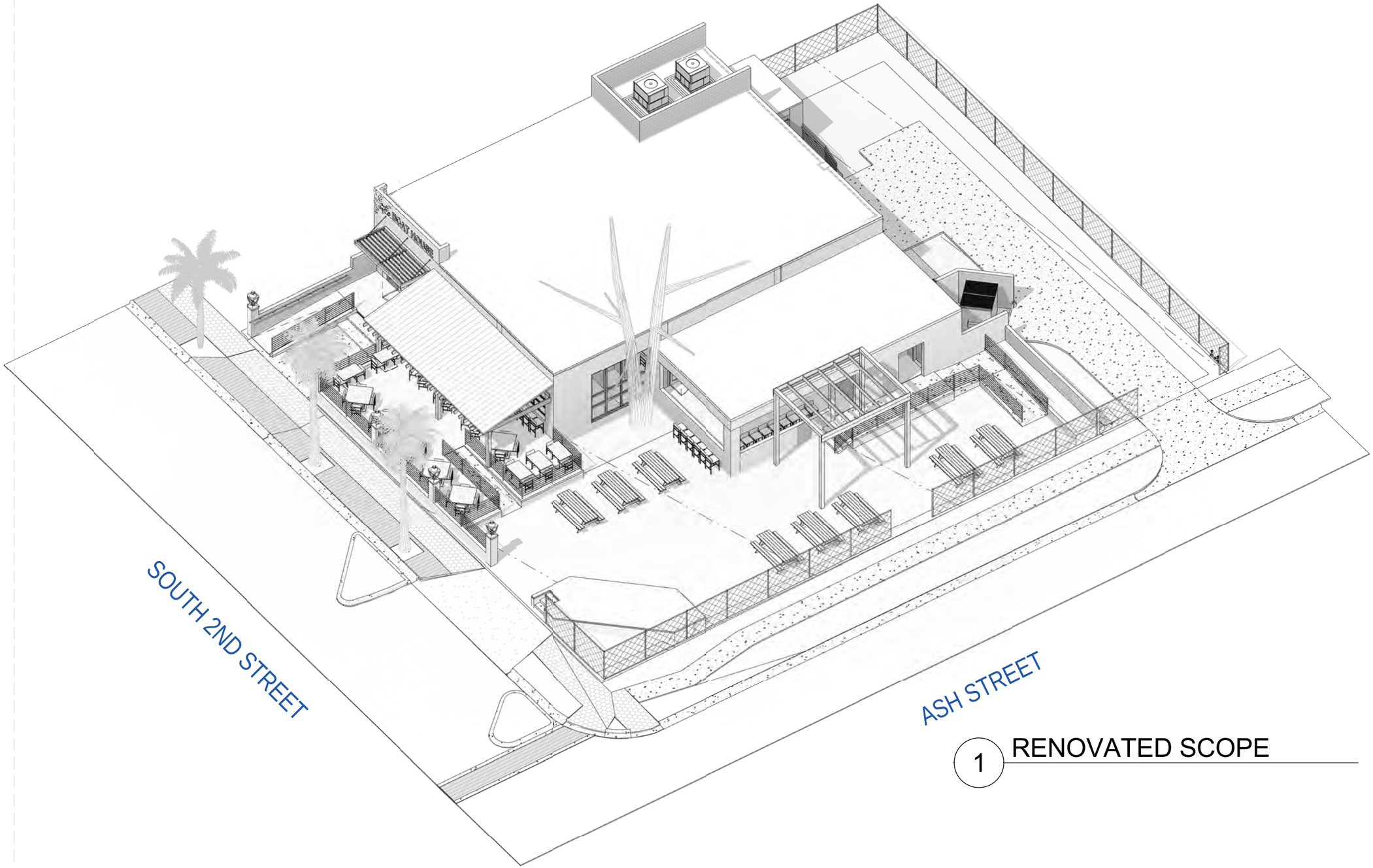

1 RENOVATED SCOPE

THE BOAT HOUSE

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SDP

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DATE:	**02/15/19**
PRJ #:	**2019.01**

FLORIDA BUILDING CODE

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

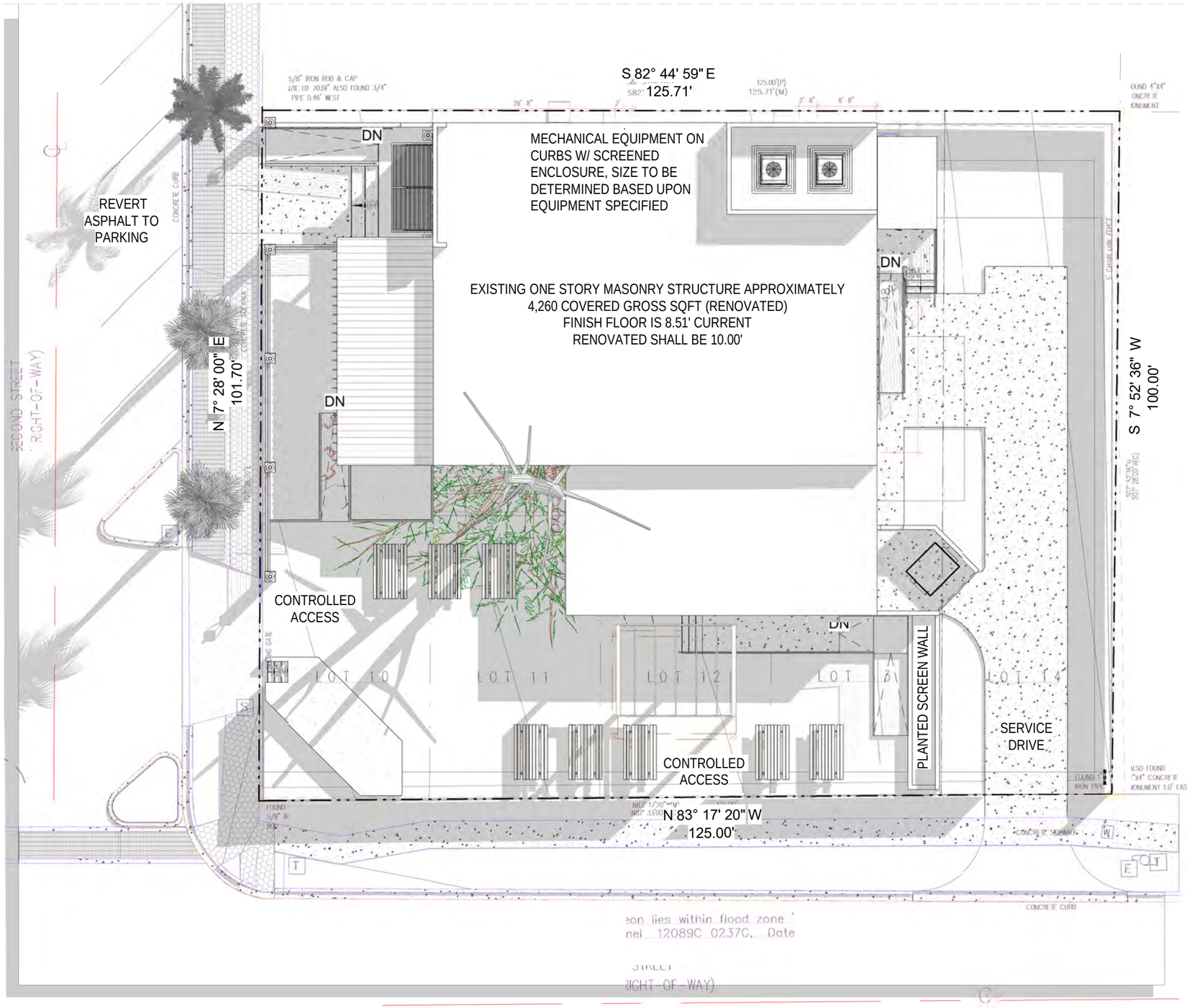
PER THE FLORIDA BUILDING CODE 2017, 6TH EDITION, THIS IS A LEVEL 3 ALTERATION DUE TO CHANGE OF OCCUPANCY AS WELL AS SCOPE
A-2 ASSEMBLY, TYPE V-B
CONSTRUCTION NON-SPRINKLERED.

COFB LAND DEVELOPMENT CODE

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

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

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



1 RENOVATED SITEPLAN
1/16" = 1'-0"

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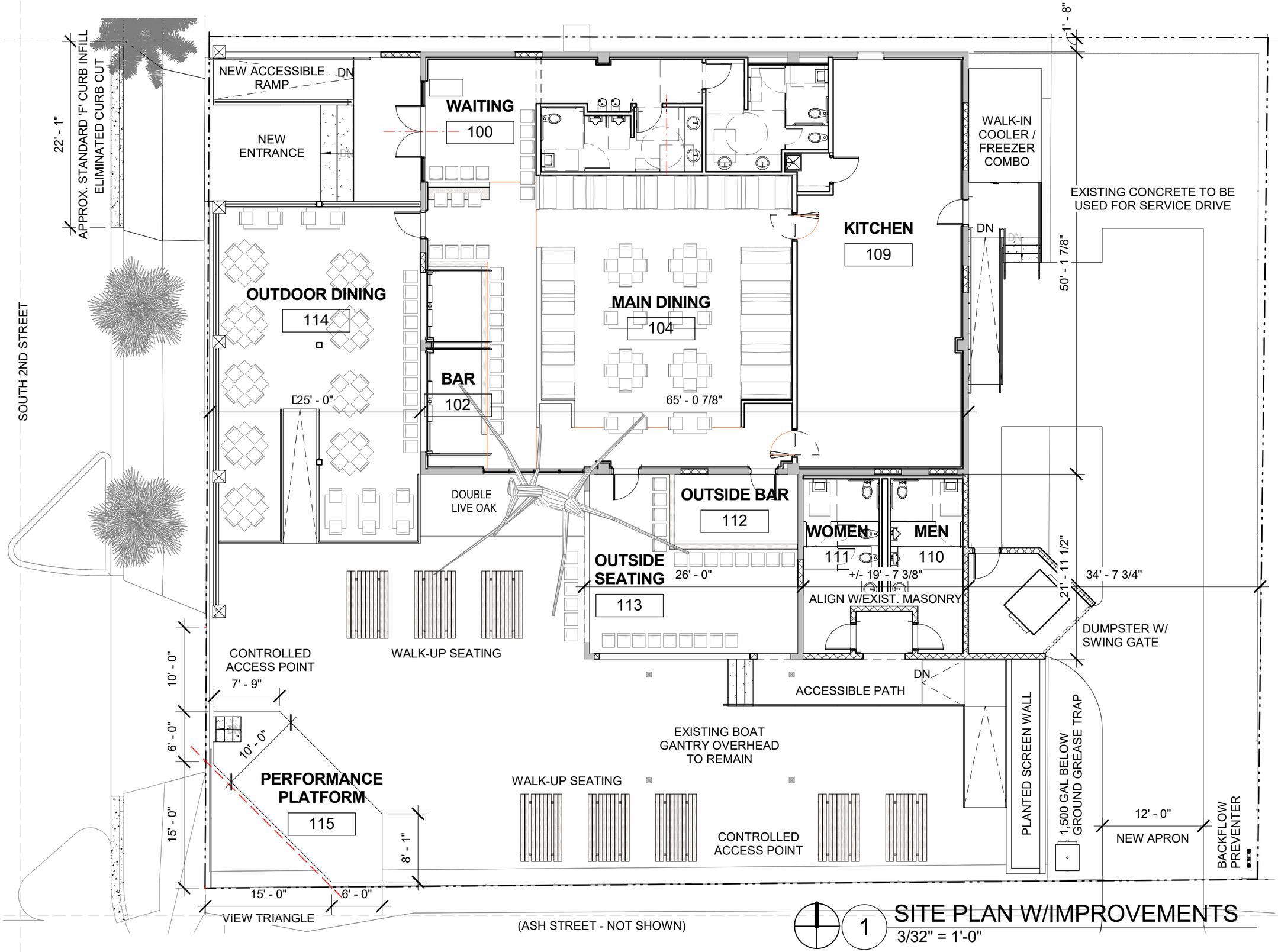
DATE: 02/17/19

PRJ #: 2019.01



1 SITE PLAN W/IMPROVEMENTS
3/32" = 1'-0"

THE BOAT HOUSE

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

SDP

STEVEN D PAPKE, AIA

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

DATE: 02/16/19

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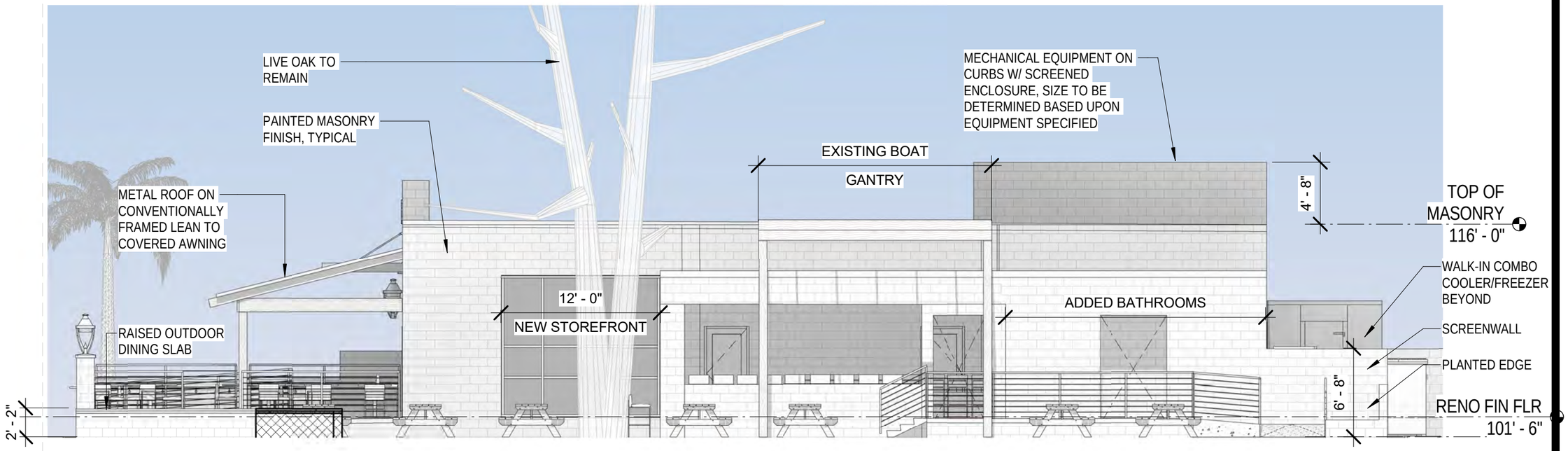
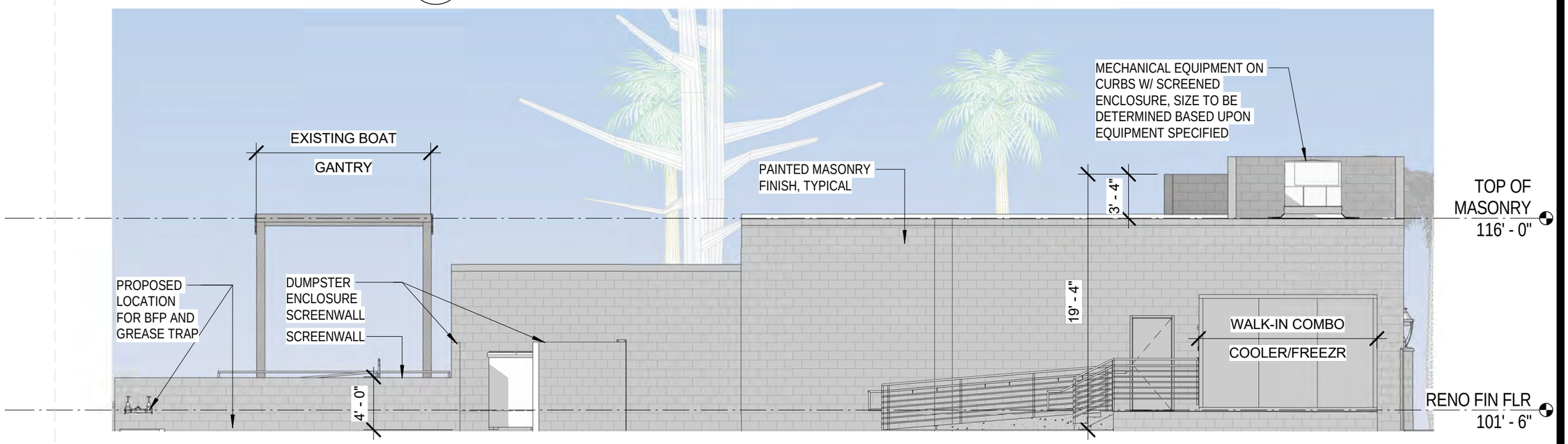


1 11X17-SOUTH ELEVATION
1/8" = 1'-0"



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

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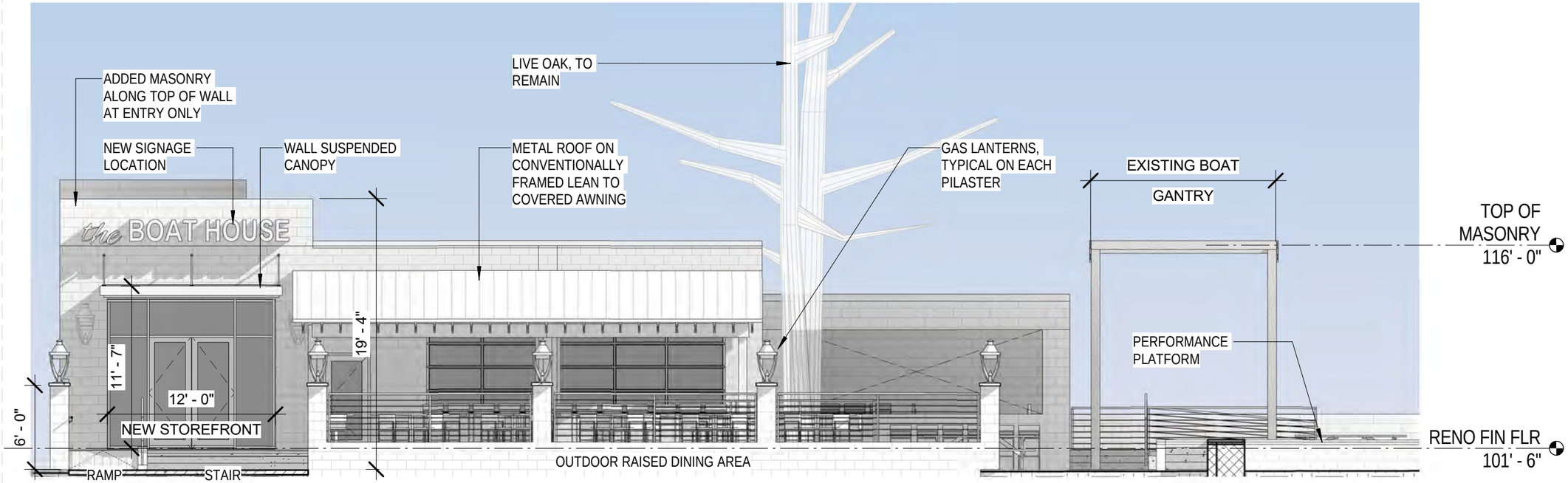
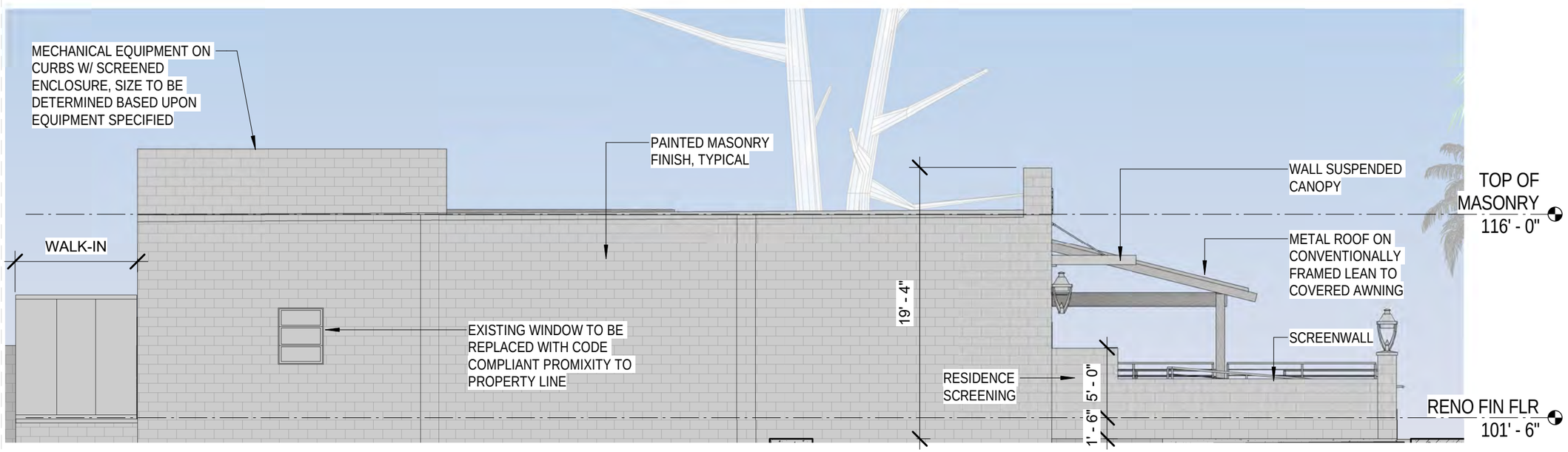


1 11X17-WEST ELEVATION
1/8" = 1'-0"



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

THE BOAT HOUSE

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SDP

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2845 1ST AVENUE - A
FERNANDINA BCH, FL 32034
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DATE:	02/15/19
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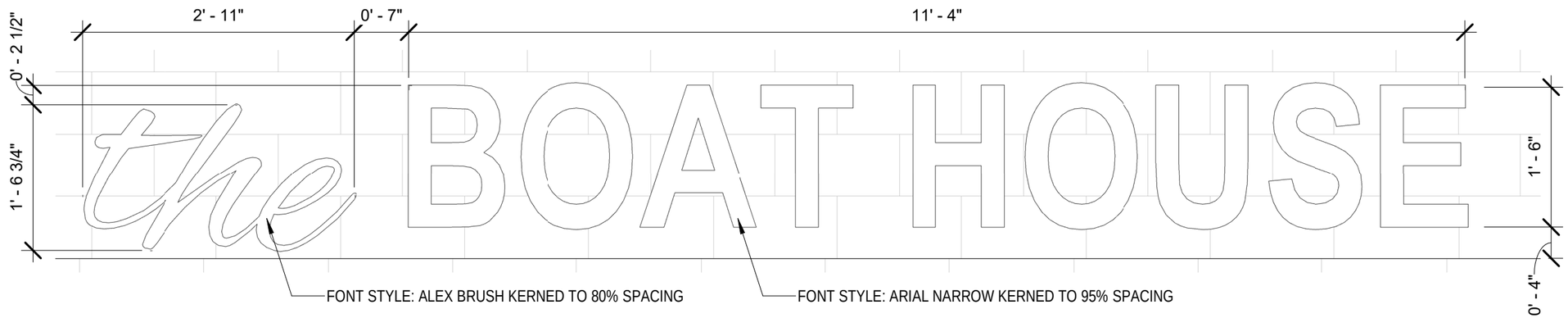

1 SIGNANGE
3/4" = 1'-0"

THE BOAT HOUSE

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FERNANDINA BCH, FL 32034
904.887.8318

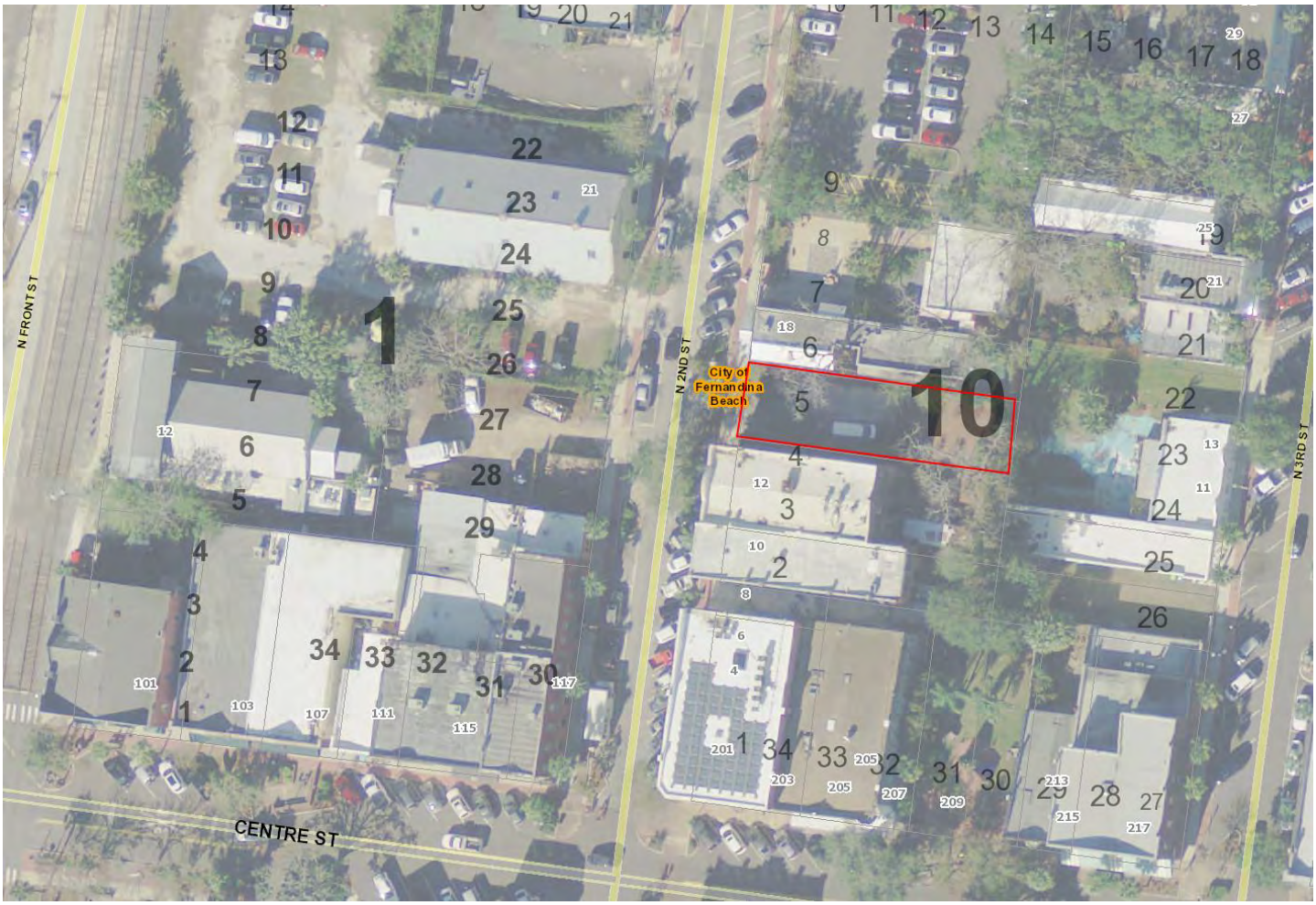
DATE: **02/17/19**

PRJ #: **2019.01**

HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2019-04
JULY 18, 2019

Owner/Applicant:	Chism Development Company Inc
Property Address:	14 N 2nd Street
Requested action:	Certificate of Approval (COA) to construct a three-story, mixed use primary structure
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	Vacant
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	Non-Contributing

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking a Certificate of Approval (COA) to construct a three-story, mixed use primary structure. The proposed building will be divided into commercial restaurant space on the ground floor, two office suites on the second floor, and one residential unit on the third floor. All floors will have vertical accessibility provided by an elevator.

Lot 5 Block 10 is currently a vacant parcel.

This case was continued from the February 21, 2019 regular meeting of the HDC and received Conceptual Approval on April 18, 2019.

HDC 2019-04 was heard for final approval at the June 20, 2019 regular meeting of the HDC and continued to allow to the applicant time to address concerns raised by staff and the board.

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

DOWNTOWN HISTORIC DISTRICT GUIDELINES

Guidelines for New Construction

ADA Compliance and Accessibility Ramps (pg.55)

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

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

Infill Buildings (pg.57)

Ensuring the integrity of the historic district requires attention to new construction and its compatibility with respect to visual and historic characteristics. The following guidelines address the many factors involved in determining the appropriateness of proposed new buildings. Apply each guideline in terms of the new building's relationship to adjacent historic buildings. For instance, if brick walls are the dominant characteristic in the existing streetscape, the compatibility of color and materials of the new building is highly important. In other areas, where colors and materials vary, conformity of materials is less significant, and other factors such as height and roof shape may be more important.

1. Construct new buildings to a height compatible with existing adjacent buildings. New buildings should have the same number of stories and be within ten percent of the average height of existing buildings as seen from the street and publicly accessible areas.
2. Construct new buildings with façade proportions, including the height-to width ratio, similar to and compatible with others on existing adjacent buildings.
3. New buildings should be compatible with adjacent buildings in terms of set back.
4. Match the degree of new design's complexity with that of existing adjacent buildings. The area's dominant architecture should dictate the degree of simplicity or complexity for a new building.

5. With respect to height-to-width ratios, design new buildings' windows and doors in relation to the proportions of existing adjacent buildings visible from public areas.
6. Design new buildings with solid-to-void rhythms and open-to-solid proportions compatible with those used in existing adjacent buildings.
7. Select materials and textures for new buildings that relate to the extent such materials and textures are used in the surrounding area and on existing adjacent buildings. In areas where strong continuity of materials and textures is a factor, the continued use of those materials should be strongly considered.
8. Select colors for a new building that relate to the use of color in the surrounding area and on existing adjacent buildings. In areas where strong continuity of color is a factor, the continued use of existing colors should be strongly considered.
9. Relate architectural details and articulation to that of existing buildings. Such details may include lintels, cornices, arches, chimneys, and ironwork.
10. Design new buildings to be compatible with the historic and architectural character of the area while also recognizing them as products of their own time. By following a majority of the above guidelines, a new building can be designed that respects its historic neighbors without simply duplicating them.
11. Windows should be designed with divided lights and not have snap-in or flush muntin bars.

Decks (pg.60)

Decks are not historic elements. As modern features, they should be designed and placed to minimize their impact on district appearance

1. Place decks on rear elevations or in other locations that are out of view from the street.
2. Paint decks in modest colors as to not be obtrusive.
3. Design decks that are simple in appearance.

Utilities and Energy Retrofitting (pg.66)

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

1. Locate garbage containers behind buildings.
2. Locate mechanical systems behind or on top of buildings, set back or behind a parapet, where they will not be visible from the street.
3. Rear elevations are also the appropriate location for meters, conduits, and other equipment.
4. Minimize the visibility of window unit systems by locating them on the side or rear elevations.
5. Owners of commercial buildings are encouraged to paint their roofs with reflective coatings to reduce energy costs.
6. The installation of solar panels or solar shingles is appropriate for commercial buildings as long as these panels or shingles are not readily visible from the street and are concealed behind roof parapet walls.
7. The installation of solar panels on rear elevations not readily visible from the street is also

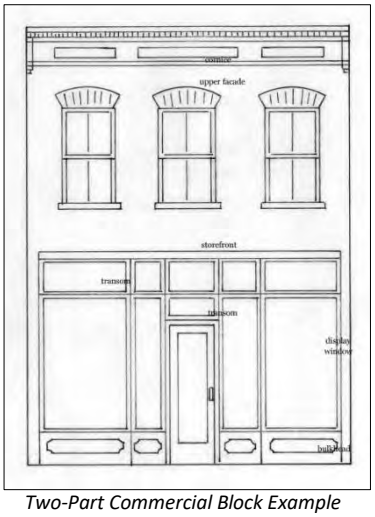
appropriate in the downtown area.

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

ANALYSIS:

Center Street Fernandina looking west from the harbor right after the fire on March 23, 1876. The Kydd Building (center) is one of the few buildings that survived. AIMH ObjectID 2001.002.108

The National Register of Historic Places Downtown Fernandina Beach Historic District has a very distinct architecture that characterizes it. Like many communities throughout America at the turn of the century, Fernandina's commercial core consisted mainly of masonry one- and two-part commercial blocks. This was an evolution in downtown architecture in response to the threat of fire, that devastated many city's downtown districts. Fernandina was no exception and suffered the loss of a large portion of downtown's wooden structures in 1876. After this event the structures downtown became predominantly one and two-part masonry structures. The two-part commercial block is notable for its two primary components – storefronts and upper facades. Original storefronts are largely transparent and consist of display windows resting on bulkheads, transoms, and entrances with glass and wood doors. Upper facades have one or more floors of windows and decorative detailing such as brick corbelling, or terra cotta panels and cornices at rooflines.



Two-Part Commercial Block Example

<u>Scale, Height, Width</u> –The proposed height of the structure is 36' 2 ¼", which is below the max allowable height of 45'. The cupola is an additional 6' but is not included in the total height calculation per 4.02.03(C)2. Historic District Guidelines require that "*new buildings should have the same number of stories and be within ten percent of the average height of existing buildings as seen from the street and publicly accessible areas."* The blockface consists of four existing buildings. The applicant has provided the following height chart, but has included a total of 5 building heights and has not identified what buildings they are.

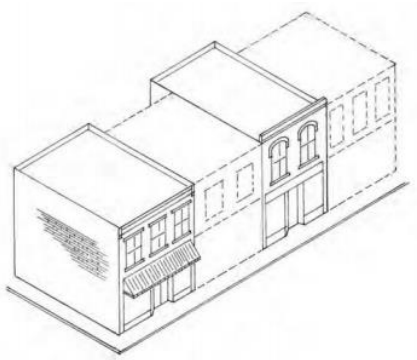
BUILDING HEIGHTS
36.2' (OUR BUILDING)
ADJACENT BUILDINGS
16.5'
43.5'
34'
36'
16.8'
181.8' TOTAL / 6 = 32.3' AVG.

The board will need further clarification to consider this evidence.

Guideline number 1. related to Infill Buildings (p.57) states that "*new buildings should have the same number of stories and be within ten percent of the average height of existing buildings as seen from the street and publicly accessible areas.*

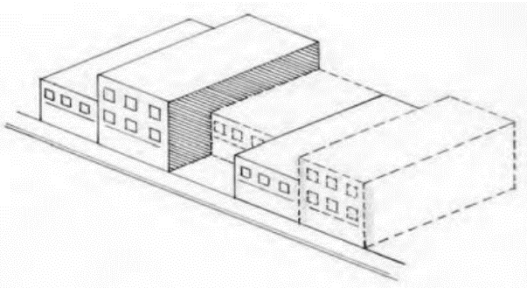
Additionally, the Guidelines state that infill construction be designed "with façade proportions, including the height-to width ratio, similar to and compatible with others on existing adjacent buildings." It should be noted that this proposed three-story building has a width of only 34' which will add to the visual incompatibility within the blockface. The Chandlery building, which is an example of three-story building on this blockface, has 85' of frontage on N. 2nd Street. This visually balances the proportions of the building. To construct a 34' wide by 43' tall building adjacent to one- and two-story buildings will create a stark contrast that visually detracts from the streetscape.

Mechanical – Mechanical is indicated on the plans. All mechanical/plumbing equipment must be shown on plans and appropriately screened. This includes HVAC, hood vents, backflow preventers, etc.

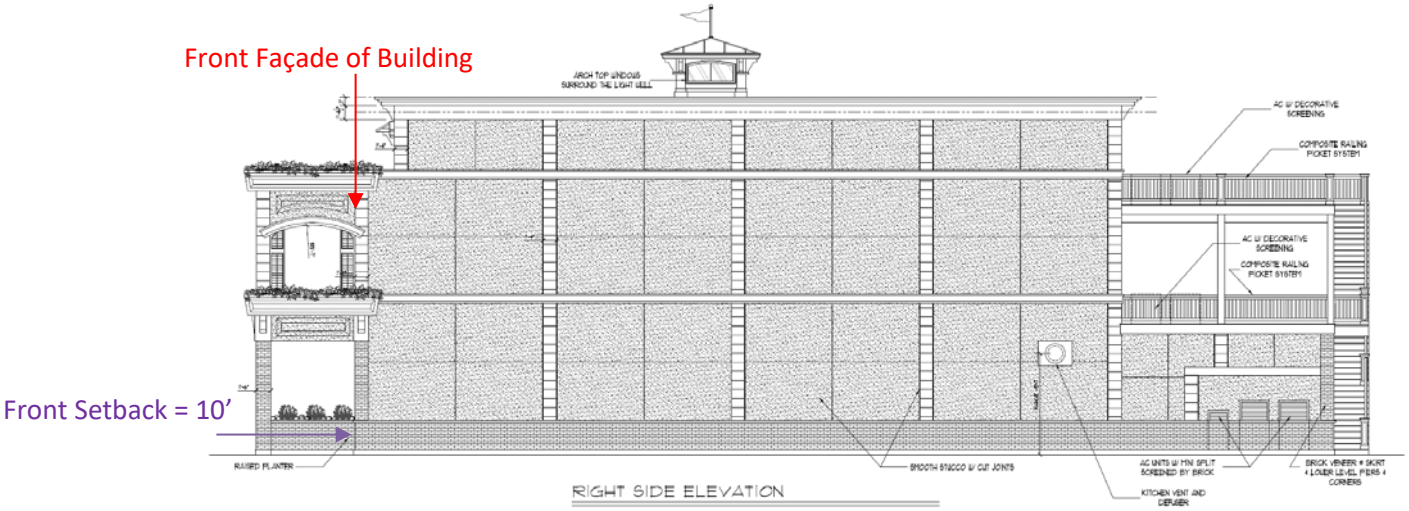


Example of appropriate height and setbacks infill development (Downtown Design Guidelines p. 58)

Setbacks – the proposed project has no required setbacks per its C-3 zoning. The Guidelines state that setbacks for infill development should be compatible with the setbacks of adjacent buildings. The proposed construction is setback 10' from the front setback and features balconies on the front elevation. This is not compatible with historic commercial development downtown. The overwhelming majority of structures, both historic and infill, have the front façade on the property line. Decks and balconies on the fronts of buildings are not compatible with the historic building pattern of Fernandina Beach, and the guidelines call for them to be located at the rear of structures where they are out of view. There have been a few successful examples where structures have been redesigned to have open air space to the front of the structures (see examples below). These have been achieved behind the façade of the buildings, which remain appropriately sited on the property line.



Example of inappropriate setback for infill development (Downtown Design Guidelines p. 57)



Typical Downtown Setbacks of Historic and Infill Buildings

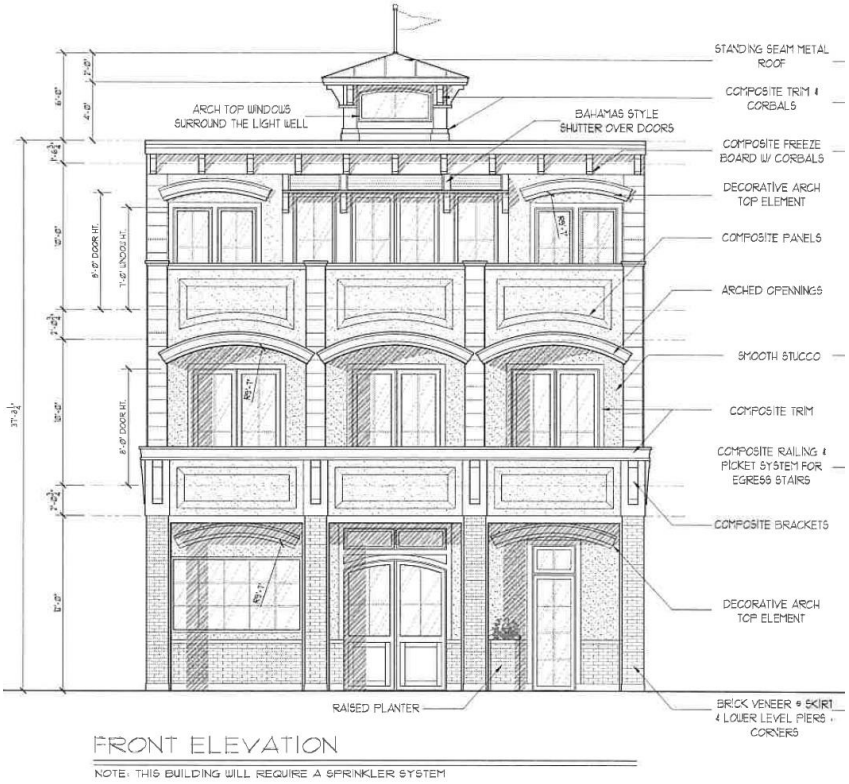
N 2nd St

N 3rd St

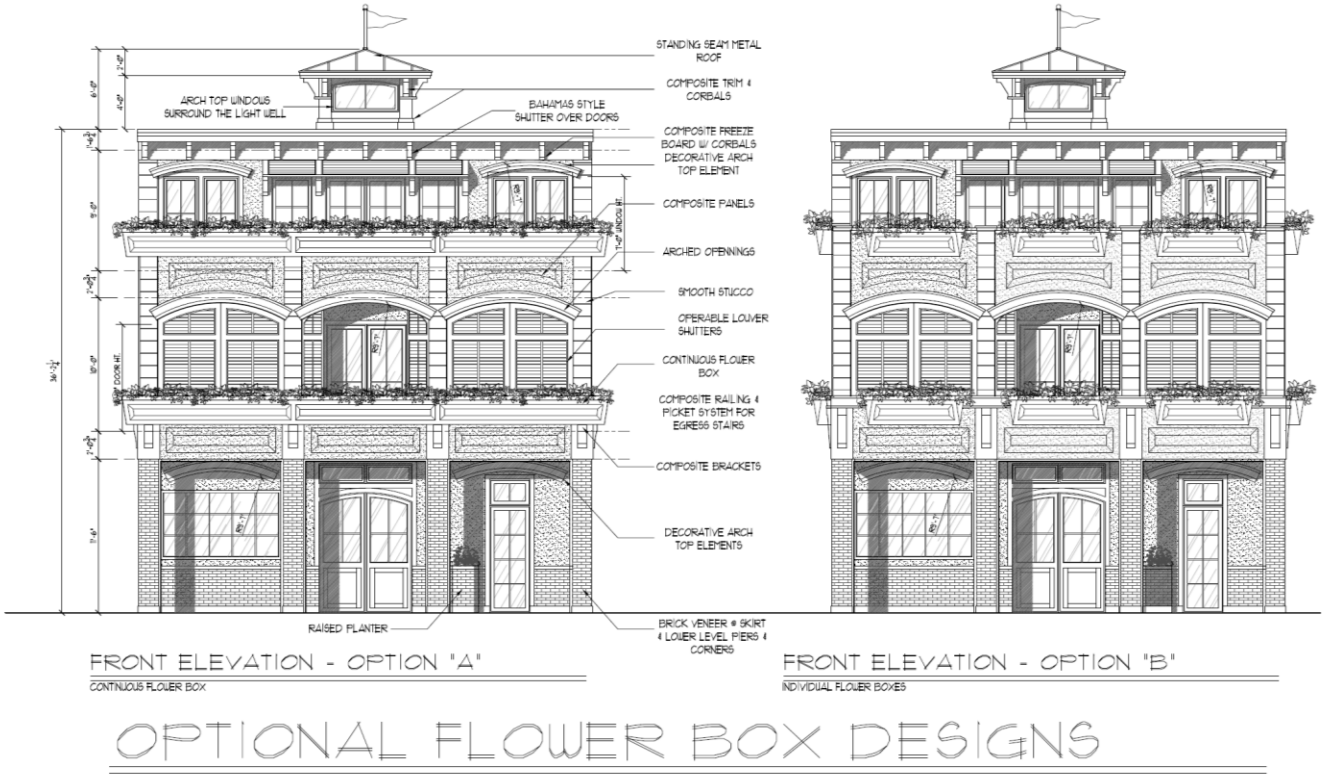
HUDSON'S FERRY
ONE WAY

2nd St

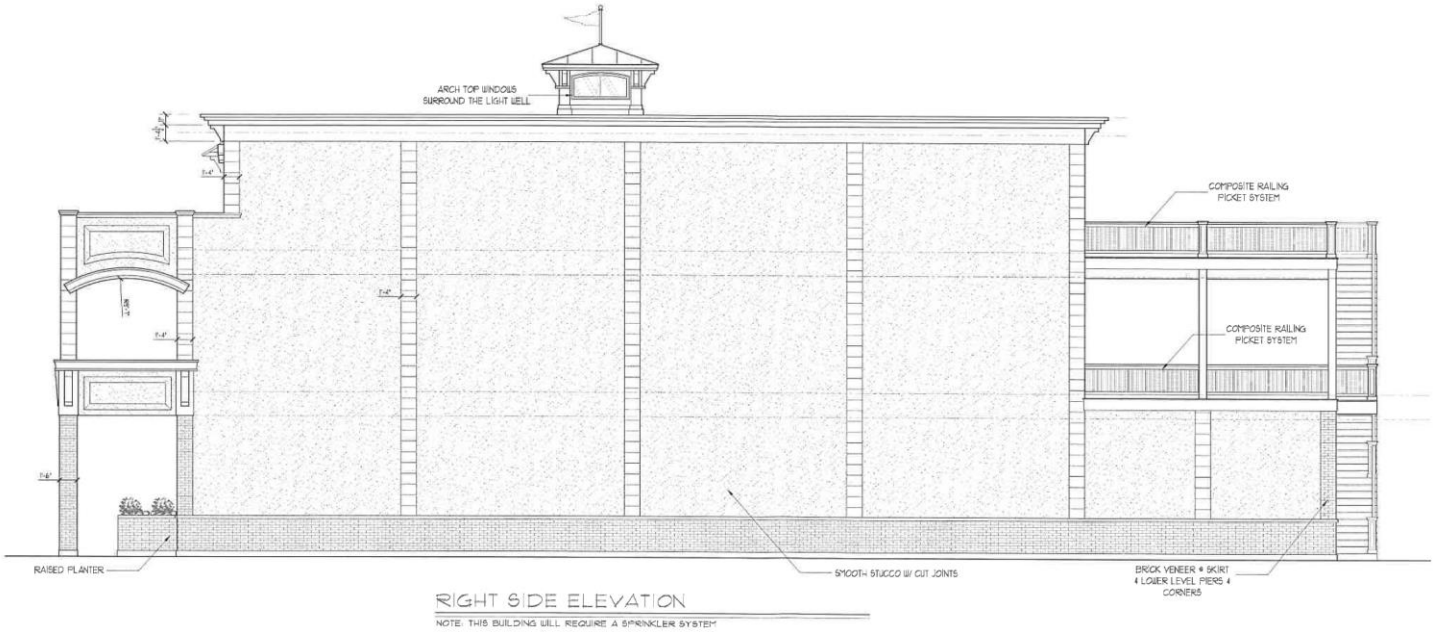
Proposed Previous Front Elevation (June)



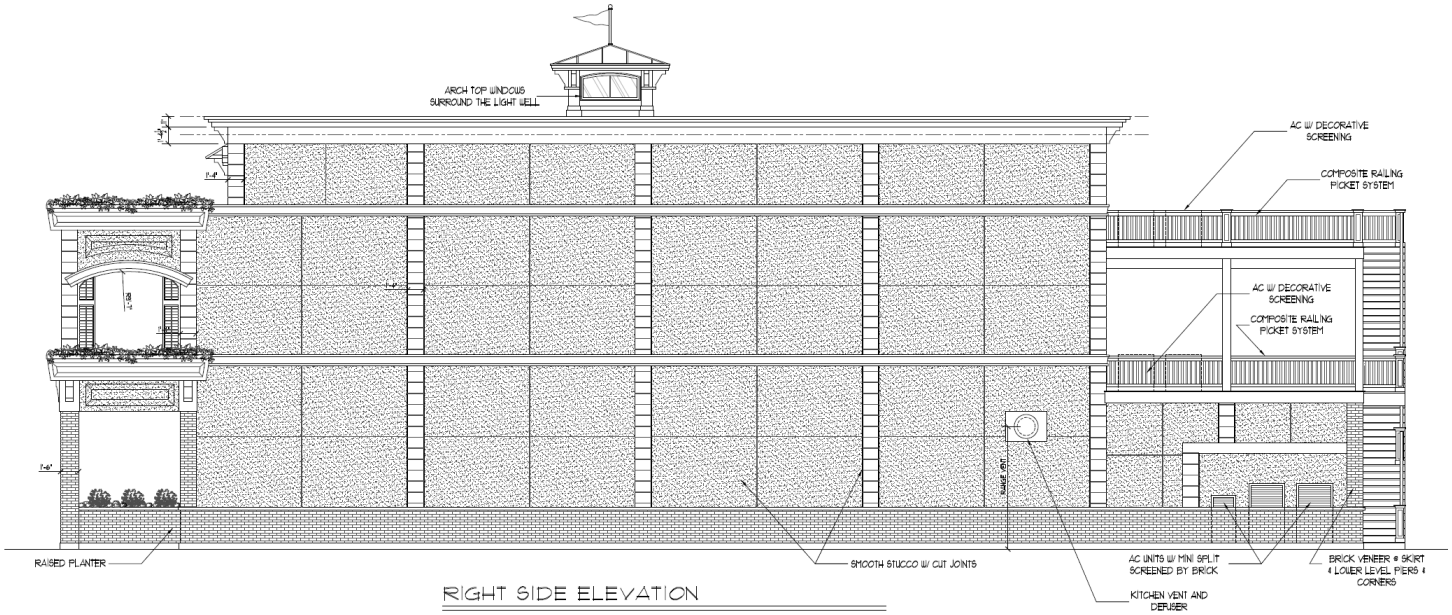
Proposed Current Front Elevation (July)



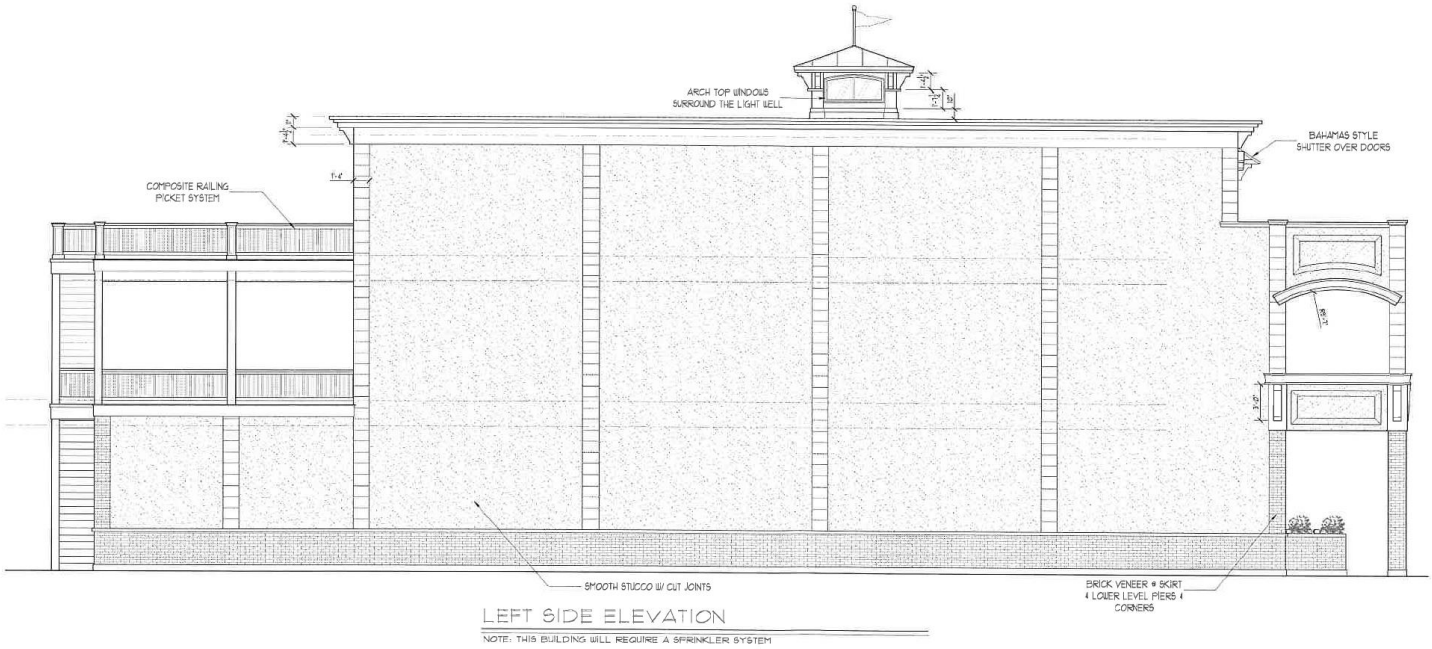
Proposed Previous South/Side Elevation (June)



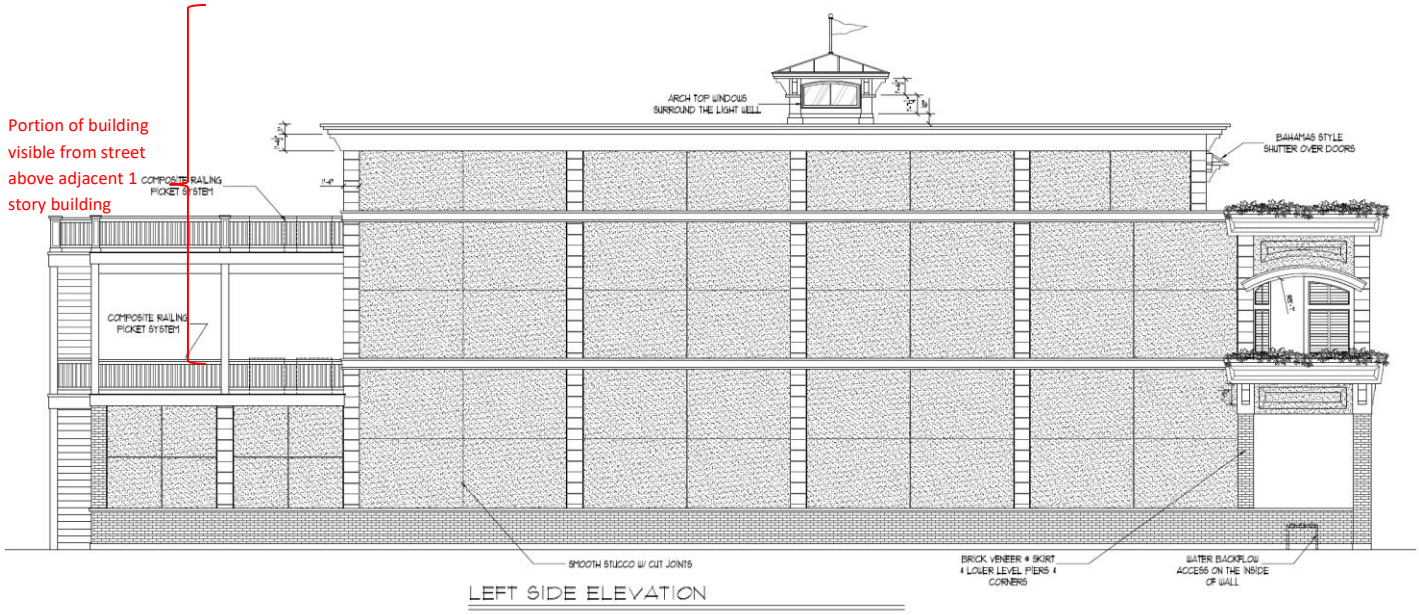
Proposed Current South/Side Elevation (July)



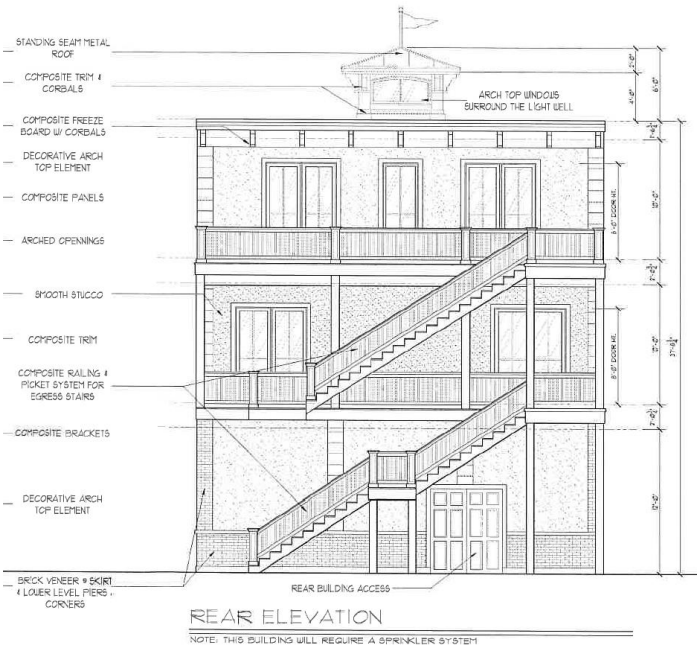
Proposed Previous North/Side Elevation (June)



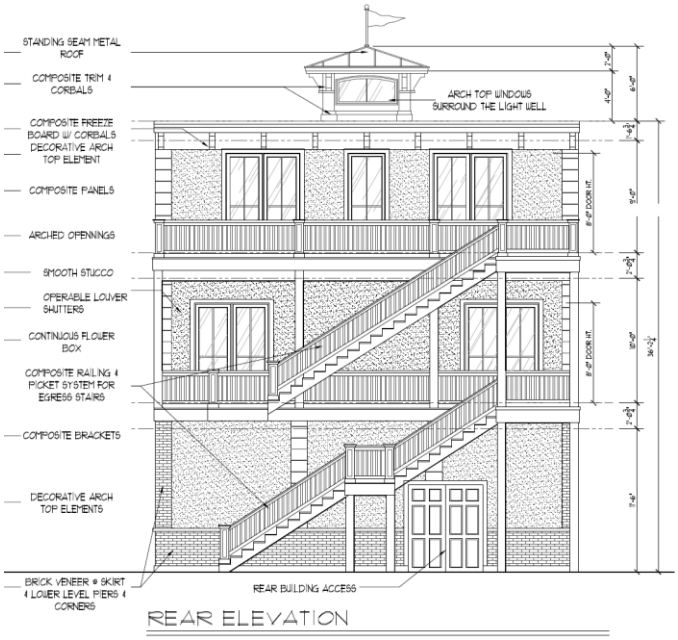
Proposed Current North/Side Elevation (July)



Proposed Previous Rear Elevation (June)

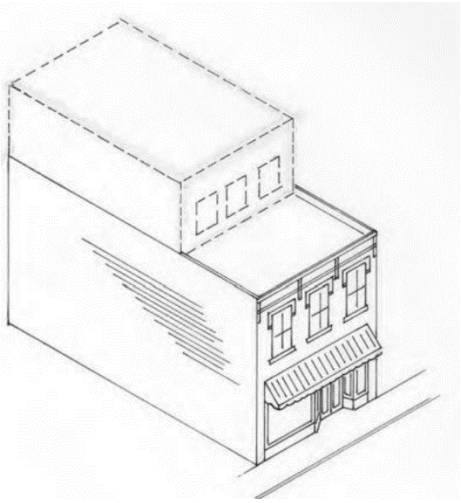


Proposed Current Rear Elevation (July)



Since the June submission a number of changes have been made such as the flowerboxes and louvered shutters. Although these are features give the structure futher visual interest, they do not overcome the fundamental inconsisteny with the Downtown Historic District Guidelines related to setbacks, solid to void rhythms, open to solid proportions, degree of design complexity (side elevations). As the third floor is set back (appropriately) the user experierience from the street would be two stories of balcony front. The front elevation, which is setback 10' from the property line would recede into the background and carry very little visual weight.

Since this case is not adequately progressing toward a design compatible with the National Register of Historic Places Fernandina Beach Downtown Historic District, staff must recommend denial of the case.



Example of three-story building that is designed to be compatible with the historic downtown commercial buildings and recesses the third floor to minimize the appearance of excess height from the street. (Downtown Design Guidelines p. 56)

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, is not consistent with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines.

Staff recommends:

DENIAL of HDC 2019-04

or

CONTINUATION of HDC 2019-04 with the conditions:

1. Balcony's at front elevation be removed;
2. Front elevation of the structure be built to the property line to be compatible with historic building pattern; and
3. Height calculations be provided to demonstrate compliance with the 10% guideline.
4. Side elevations of the structure be addressed to include more architectural detailing.

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2019-04 **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 2019-04, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant conceptual approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 **HDC 2019-04 Application and Backup Materials (as presented in June)**

EXHIBIT 2 **Revised Elevations & Plans (6/26/19)**

Respectfully Submitted,

Salvatore J. Cumella
Historic Preservation Planner

HDC 2019-04

EXHIBIT 1

Application & Backup Materials
(as presented in June)

MAP OF BOUNDARY SURVEY AND PROPOSED LOT DIVISION

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

ALL OF LOTS THREE (3), FOUR (4) AND FIVE (5) IN BLOCK TEN (10).

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

ALL OF LOT FIVE (5) AND THE NORTH 9.00 FEET OF LOT FOUR (4) IN BLOCK TEN (10).

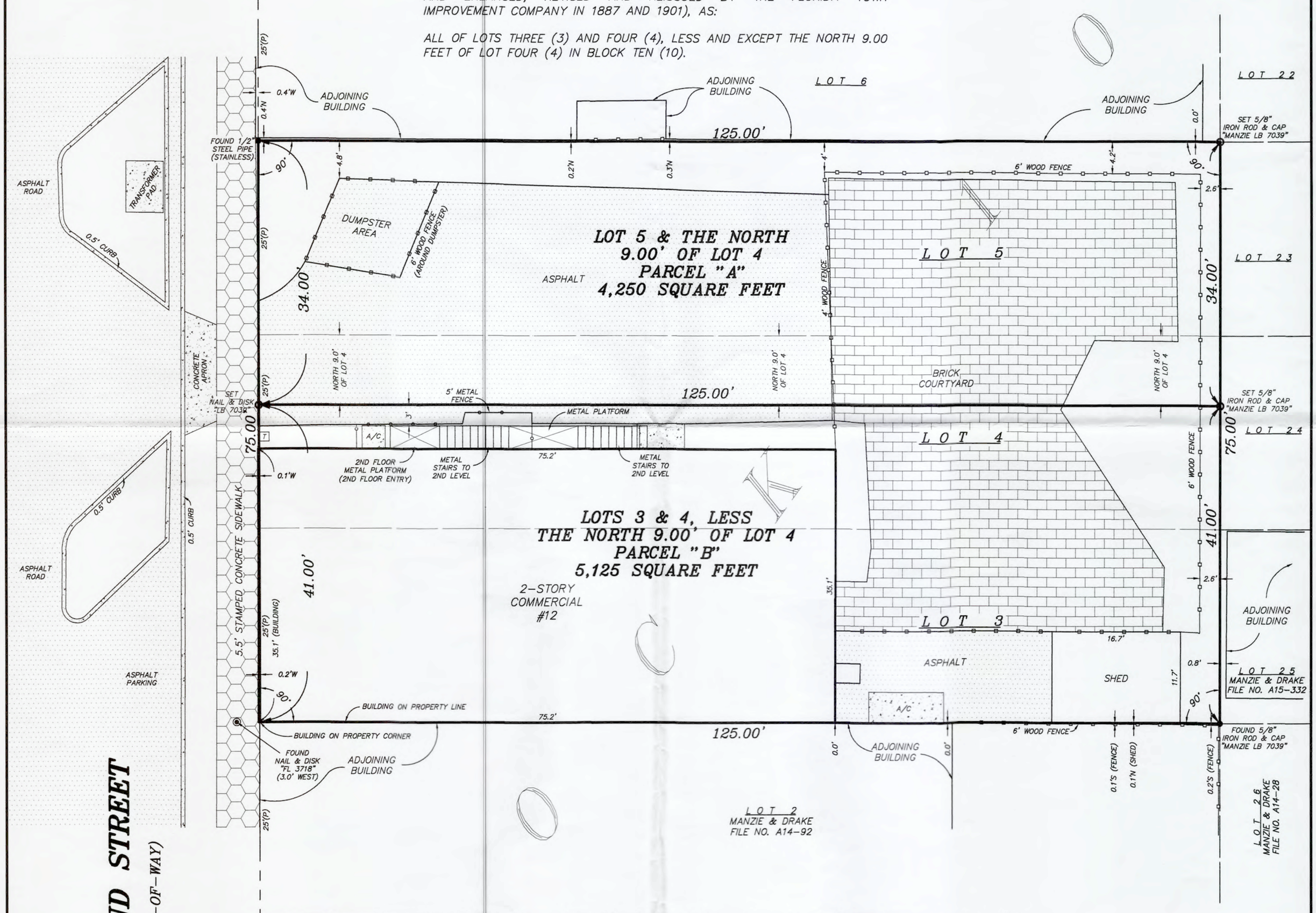
PARCEL B:
ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), NASSAU COUNTY, FLORIDA, AS SHOWN ON THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED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

ALL OF LOTS THREE (3) AND FOUR (4), LESS AND EXCEPT THE NORTH 9.00 FEET OF LOT FOUR (4) IN BLOCK TEN (10).

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

CERTIFIED TO:
P&T REAL ESTATE HOLDINGS, LLC
SPACE COAST CREDIT UNION
ROBERT B. REED, JR.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

PROPERTY ADDRESS:
12 NORTH SECOND STREET
FERNANDINA BEACH, FL 32034



SURVEY NOTES:

1) The "Legal Description" hereon is in accord with the description provided by the client.
2) Underground improvements were not located or shown.
3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
4) Internal lot angles shown hereon are based on recovered monumentation.
5) "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid."
6) The property shown hereon lies within flood zone "AE 10" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C 0237 F, Dated 12/17/2010. Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
7) This survey is protected by copyright and is certified only to the entities listed and only for this particular transaction. Any use or reproduction of this survey without the express written permission of the surveyor is prohibited. Use of this survey in any subsequent transactions is expressly prohibited and is not authorized. The surveyor expressly disclaims any certification to any parties in future transactions. No entity other than those listed should rely upon this survey.

LEGEND
A/C = AIR CONDITIONER
= CONCRETE FLATWORK
(P) = PLAT
T = TELEPHONE PEDESTAL
-o-o- = WOOD FENCE
= 5/8" IRON ROD & CAP (LB 7039) SET

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REVISIONS:
1. REVISED ON 02/28/2018 TO PROPOSED LOT DIVISIONS FOR PARCEL "A" AND PARCEL "B" AND TO SHOW LEGAL DESCRIPTIONS FOR PARCELS. (WKD)

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

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

MANZIE & DRAKE LAND SURVEYING
117 South Ninth Street, Fernandina Beach, FL 32034
(904) 491-5700 FAX (904) 491-5777
Certificate of Authorization Number "LB 7039"
"OUR SIGHTS ARE ON THE FUTURE, SET YOUR SITES ON US."

SCALE: 1"=10' JOB NO: 19165 DATE: 2/2/15 CADD: WKD
F.B. NO: X-281 PAGE NO: 3 FIELD CREW: GS FILE NO: B-925

5/23/19 to Sal

OFFICE USE ONLY
REC'D: 5/23/19 BY: [illegible]
PAYMENT: $ _____ TYPE _____
APPLICATION #: _____
HDC CASE #: _____
APPLICATION COMPLETE: Y____ N____
PRE-CONFRENCE: Y____ N____ DATE _____

BOARD MEETING DATE: 6/20/19
PLANNER: _____ DATE: _____
____ **APPROVED** ____ **DENIED**

APPLICATION FOR HISTORIC DISTRICT COUNCIL CERTIFICATE OF APPROVAL (COA)

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: 14 N. 2nd Street
Historic District: ☒ Downtown ☐ Old Town ☐ CRA Waterfront
Parcel Identification Number(s): 00-00-31-1800-0010-0050
Zoning District: AE-10 Lot / Block Number (optional) _____

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name	Peter Grassi
Company (if applicable)	Tup Real Estate Holdings LLC
Street Address	1 Harborside Dr. APT 4107
City State Zip	Delray Beach, FL 33483
Telephone Number	561-251-1340
Email Address	pg7@att.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	Wayne R. Chism
Company (if applicable)	Chism Development Company Inc
Street Address	97010 Elk Creek Ct.
City State Zip	Fernandina, FL 32034
Telephone Number	904-491-0728
Email Address	chism712@aol.com

PROJECT DESCRIPTION (REQUIRED)

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

New Construction of 3-Story building with 1st floor restaurant, 2nd floor office space and residential on 3rd floor.

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	Cement/Stucco Brick/Brick	Roi Products Red Historic Brick	See attached	
Doors	Anderson	Outswing door	13074.14	White
Windows	Anderson	Double Hung Fixed Window	13082.1 13080.1	White
Roofing	GAF	TPO Product		
Fascia/Trim	AZEK	1x Material	N/A	White
Foundation	Block/Concrete	Foundation Block	N/A	
Shutters	N/A			
Porch/Deck	Phy Deck		15027.2	Deck Gray
Fencing				
Driveways/Sidewalks	Tremron	Pavers / 3x6		Gray/White Base
Signage	N/A			
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 **must** show all trees greater than 5" diameter at breast height (DBH) and indicate any trees that are to be removed as part of the scope of work.	
	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 and/or accessory buildings. Existing vs. proposed features should be clearly delineated with labels, shading, and/or hatching.	
	Elevations **must** 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 **must** 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 **must** 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.*

5/23/19
Date

Signature of Applicant

DINA L. FANSLER
MY COMMISSION # GG 280496
EXPIRES: March 29, 2023
Bonded Thru Notary Public Underwriters

STATE OF FLORIDA
ss
COUNTY OF NASSAU

Subscribed and sworn to before me this 23rd day of May, 2019.

Notary Public: Signature

Dina L Fansler
Printed Name

03/29/23
My Commission Expires

Personally Known ✓ OR Produced Identification _____ ID Produced: _____

OWNER'S AUTHORIZATION
FOR AGENT REPRESENTATION

I /WE Peter Grassi and Maria Terezz Grassi
(print name of property owner(s))

hereby authorize: Wayne R. Chism, President of Chism Development Co.
(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)

PETER GRASSI
(Print name of owner)

Maria terezz grass
(Print name of owner)

STATE OF FLORIDA
COUNTY OF NASSAU } ss

Subscribed and sworn to before me this 12th day of December, 2017.

Dina L Fansler
Notary Public: Signature

Dina L. Fansler
Printed Name

3/29/19
My Commission Expires

Personally Known X OR Produced Identification _____ ID Produced: _____

DINA L. FANSLER
MY COMMISSION # FF 214854
EXPIRES: March 29, 2019
Bonded Thru Notary Public Underwriters

" />

(https://authinticbrick.com/)

Grand Chenier Thin Brick

Stocking Size: King (.75" x 2.625" x 9.625")

DOWNLOAD THE GRAND CHENIER STYLE PDF (HTTPS://AUTHINTICBRICK.COM/PDF/AUTHINTIC-BRICK-GRANDCHENIER.PDF)

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Real **Brick.**
Real **Thin.**
Right **There.**

GRAND CHENIER

stocking size: King (.625 x 2.625 x 9.625)

EverGuard® TPO 45 mil Membrane

Applicable Standards

UL Listed, FM Approved, Miami-Dade County Product Control Approved, State of Florida Approved, CRRC Rated, Title 24 Compliant*, ENERGY STAR® Certified**, ASTM D6878.

Physical Properties	ASTM Test Method	ASTM D6878 Minimum	EverGuard® Typical Test Data
1. Certain data is provided in MD (machine direction) x CMD (cross machine direction) format. 2. Data is based upon typical product performance, and is subject to normal manufacturing tolerance and variance.			
Nominal Thickness	ASTM D751	0.039" (min.) (0.99 mm)	0.045" (1.14 mm)
Breaking Strength	ASTM D751 Grab Method	220 lbf/in. (38.5 kn/m)	280 lbf x 270 lbf (417.2 x 402.3 kg/m)
Factory Seam Strength	ASTM D751	66 lbf (98.34 kg/m)	110 lbf (membrane failure) (163.9 kg/m)
Elongation at Break	ASTM D751	15%	30%
Heat Aging	ASTM D573	90% Retention of Breaking Strength and Elongation at Break	100%
Tear Strength	ASTM D751 8" x 8" (203 x 203 mm) Sample	55 lbf (81.95 kg/m)	100 lbf x 120 lbf (149 x 178.8 kg/m)
Puncture Resistance	FTM 101C Method 2031	Not Established	290 lb. (131 kg)
Cold Brittleness	ASTM D2137	-40°C	-40°C
Permeance	ASTM E96	Not Established	0.08 Perms
Dimensional Change	ASTM D1204 @158°F (70°C), 6 hrs.	+/-1%	0.4%
Water Absorption	ASTM D471 @158°F (70°C), 1 week	+/-3.0% max.	0.7%
Hydrostatic Resistance	ASTM D751 Method D	Not Established	380 psi
Ozone Resistance	ASTM D1149	No visible deterioration @ 7 x magnification	No visible deterioration @ 7 x magnification
SRI (Solar Reflectance Index) Initial/Aged	N/A	N/A	94/81 83 Aged Title 24
Reflectivity (white) Initial/Aged	ASTM C1549 ASTM E903	N/A N/A	0.76/0.68 81.9% Reflectance
Emissivity (white) Initial/Aged	ASTM C1371 ASTM E403	N/A N/A	0.90/0.83 0.94
Weather Resistance	ASTM G155/D6878	10,080 KJ/(m² · nm) at 340 nm	>20,000 KJ/(m² · nm) at 340 nm
Heat Aging	ASTM D573	240°F (115°C) for 32 weeks	60 weeks
Thickness Above Scrim	ASTM D7635	Min 30% of Total Thickness	15.8 mil (Nominal)
Guarantee			
Up to 20 years			

*White Membrane Only

**ENERGY STAR® only valid in the U.S.

Product Data

	5'x 100'	6' x100'	8'x100'	10'x100'	12'x100'
Roll Size	(1.52 x 30.5 m) (500 sq. ft. [46.5 sq.m])	(1.83 x 30.5 m) (600 sq. ft. [55.74 sq.m])	(2.44 x 30.5 m) (800 sq. ft. [74.3 sq.m])	(3.05 x 30.5 m) (1,000 sq. ft. [92.9 sq.m])	(3.65 x 30.5 m) (1,200 sq. ft. [111.484 sq.m])
Roll Weight	128 lb. (58.1 kg)	153.6 lb. (69.7 kg)	204 lb. (93 kg)	256 lb. (116.1 kg)	307.2 lb. (139.3 kg)
Colors	White, Tan, Gray				
Storage	Store rolls on their sides on pallets or shelving in a dry area.				
Safety Warning	Membrane rolls are heavy. Position and install by at least two people.				

Note: Membrane rolls shipped horizontally on pallets, stacked pyramid-style and banded. Product sizes, dimensions, and widths are nominal values and are subject to normal manufacturing/packaging tolerance and variation.

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****
*** TX Result Report ***
****

Sending is complete

Job Number	0084
Address	187769208230
Name	
Start Time	05/23 08:11 PM
Call Length	01'12
Sheets	2
Result	OK

Form **2848**
(Rev. January 2018)
Department of the Treasury
Internal Revenue Service

Power of Attorney and Declaration of Representative

▶ Go to *www.irs.gov/Form2848* for instructions and the latest information.

OMB No. 1545-0150

For IRS Use Only
Received by:
Name
Telephone
Function
Date / /

Part I **Power of Attorney**

Caution: A separate Form 2848 must be completed for each taxpayer. Form 2848 will not be honored for any purpose other than representation before the IRS.

1 Taxpayer information. Taxpayer must sign and date this form on page 2, line 7.

Taxpayer name and address
Chester F. Kimes
5446 Heckshire Dr
Jacksonville, Fl 32226

Taxpayer identification number(s)
594-26-5579

Daytime telephone number
904-444-1141

Plan number (if applicable)

hereby appoints the following representative(s) as attorney(s)-in-fact:

2 Representative(s) must sign and date this form on page 2, Part II.

Name and address
DANIEL CLEAVELAND, E.A.
97010 ELK CREEK CT
FERNANDINA BEACH, FL 32034

CAF No. 0312-21617R
PTIN P01897661
Telephone No. 904-647-5639
Fax No. 904-491-0782

Check if to be sent copies of notices and communications ☑ Check if new: Address ☐ Telephone No. ☐ Fax No. ☐

Name and address
Joe D Jefferson
5412 Morse Ave
Jacksonville, Fl 32244

CAF No. 6505-94085-R
PTIN P00290840
Telephone No. 904-442-7952
Fax No. 904-212-1127

Check if to be sent copies of notices and communications ☑ Check if new: Address ☐ Telephone No. ☐ Fax No. ☐

Name and address

CAF No.
PTIN
Telephone No.
Fax No.

(**Note:** IRS sends notices and communications to only two representatives.) Check if new: Address ☐ Telephone No. ☐ Fax No. ☐

Name and address

CAF No.
PTIN
Telephone No.
Fax No.

(**Note:** IRS sends notices and communications to only two representatives.) Check if new: Address ☐ Telephone No. ☐ Fax No. ☐

to represent the taxpayer before the Internal Revenue Service and perform the following acts:

3 Acts authorized (you are required to complete this line 3). With the exception of the acts described in line 5b, I authorize my representative(s) to receive and inspect my confidential tax information and to perform acts that I can perform with respect to the tax matters described below. For example, my representative(s) shall have the authority to sign any agreements, consents, or similar documents (see instructions for line 5a for authorizing a representative to sign a return).

Description of Matter (Income, Employment, Payroll, Excise, Estate, Gift, Whistleblower, Practitioner Discipline, PLR, FOIA, Civil Penalty, Sec. 5000A Shared Responsibility Payment, Sec. 4980H Shared Responsibility Payment, etc.) (see instructions)	Tax Form Number (1040, 941, 720, etc.) (if applicable)	Year(s) or Period(s) (if applicable) (see instructions)
INCOME, EMPLOYMENT, PAYROLL, SHARED RESPONSIBILITY	1040	2009-2019

EverGuard® TPO 45 mil Membrane Data Sheet

Updated: 6/18

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PLI DEK®
WATERPROOFING SOLUTIONS

RE: Florida Product Approval –Pli-Dek & Con-Dek System FL# 15027

To whom it may concern:

Let this letter serve as verification that the Con-Dek and Pli-Dek waterproof deck coating systems currently hold a Product Approval status with the state of Florida for the following applicable code editions:

- *2010 Florida Building Code – Building*
- *2010 Florida Building Code – Residential*

Summary of Products		
FL #	**Model, Number or Name**	**Description**
15027.1	**Con-Dek**	The Con-Dek system is a fiberglass fabric reinforced cementitious walking deck and roof covering system that consists of fiberglass mat, a liquid polymer resin, polymer-modified cementitious coats, and sealer coats applied directly to a concrete substrate.
Limits of Use Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: N/A Design Pressure: N/A **Other:** This approval is intended for those counties that are not classified as High Velocity Hurricane Zones (HVHZ). This approval is based on ICC-ES report ESR-2097 and FBC Supplement and is subject to the limitations published in that report		**Installation Instructions** FL15027_R0_II_ICC-ES ESR-2097 Rev June 2012 Verified By: ICC Evaluation Service, LLC Created by Independent Third Party: **Evaluation Reports** FL15027_R0_AE_FBC supplement to ESR-2097 FL15027_R0_AE_ICC-ES ESR-2097 Rev June 2012
15027.2	**Pli-Dek**	The Pli-Dek system is a walking deck and roof covering system that consists of a plywood substrate covered with expanded metal lath; a polymer-modified cementitious base coat; an optional reinforcing fabric layer; and intermediate and sealer coats.
Limits of Use Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: N/A Design Pressure: N/A **Other:** This approval is intended for those counties that are not classified as High Velocity Hurricane Zones (HVHZ). This approval is based on ICC-ES report ESR-2097 and FBC Supplement and is subject to the limitations published in that report		**Installation Instructions** FL15027_R0_II_ICC-ES ESR-2097 Verified By: ICC Evaluation Service, LLC Created by Independent Third Party: **Evaluation Reports** FL15027_R0_AE_FBC supplement to ESR-2097 FL15027_R0_AE_ICC-ES ESR-2097

Please visit the Florida Building website at http://floridabuilding.org/pr/pr_app_dtl.aspx?param=wGEVXQwtDquS73Fr2ZyiPitzECiWWOhXZTxdoKdabvwWY9V5oe5utg%3d%3d to verify our 2010 approval status.

- 2014 *Florida Building Code – Building*
- 2014 *Florida Building Code – Residential*

Summary of Products		
FL #	**Model, Number or Name**	**Description**
15027.1	**Con-Dek**	The Con-Dek system is a fiberglass fabric reinforced cementitious walking deck and roof covering system that consists of fiberglass mat, a liquid polymer resin, polymer-modified cementitious coats, and sealer coats applied directly to a concrete substrate.
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** N/A **Other:** This approval is intended for those counties that are not classified as High Velocity Hurricane Zones (HVHZ). This approval is based on ICC-ES report ESR-2097 and FBC Supplement and is subject to the limitations published in that report		**Installation Instructions** FL15027_R1_II_Con-Dek Application Instructions CD-120.pdf Verified By: ICC Evaluation Service, LLC Created by Independent Third Party: **Evaluation Reports** FL15027_R1_AE_ESR-2097 14.pdf
15027.2	**Pli-Dek**	The Pli-Dek system is a walking deck and roof covering system that consists of a plywood substrate covered with expanded metal lath; a polymer-modified cementitious base coat; an optional reinforcing fabric layer; and intermediate and sealer coats.
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** N/A **Other:** This approval is intended for those counties that are not classified as High Velocity Hurricane Zones (HVHZ). This approval is based on ICC-ES report ESR-2097 and FBC Supplement and is subject to the limitations published in that report		**Installation Instructions** FL15027_R1_II_Pli-Dek Application Instructions PD-120.pdf Verified By: ICC Evaluation Service, LLC Created by Independent Third Party: **Evaluation Reports** FL15027_R1_AE_ESR-2097 14.pdf

Please visit the Florida Building website at https://www.floridabuilding.org/pr/pr_app_dtl.aspx?param=wGEVXQwtDquS73Fr2ZyiPitzECiWWOhXpU9%2bFGRHyDLxaqrcOEQXRg%3d%3d to verify our 2014 approval status.

SYSTEM DATA SHEET
PLI-DEK SYSTEM
WATERPROOF DECK COATING – PLYWOOD SUBSTRATES

Description:
The Pli-Dek Waterproofing System is a 1-Hour, Class "A" Fire Rated deck system. It uses a poly-acrylic emulsion membrane, combined with elastomeric, acrylic, or cementitious finishes. The system consists of 2.5lbs/sq. yd. galvanized metal lath, base coat, and a wide range of finishes. This system offers high durability with low maintenance.

Uses:
- Plywood Balconies
- Walking Decks
- Stairways
- Roof Decks
- Interior & Exterior
- New Construction
- Rehabilitation

Standards:
The Pli-Dek System meets the requirements of the ASTM E119 for a 1-Hour Fire Rating and the ASTM E108 for a Class "A" Fire Retardant Roof.

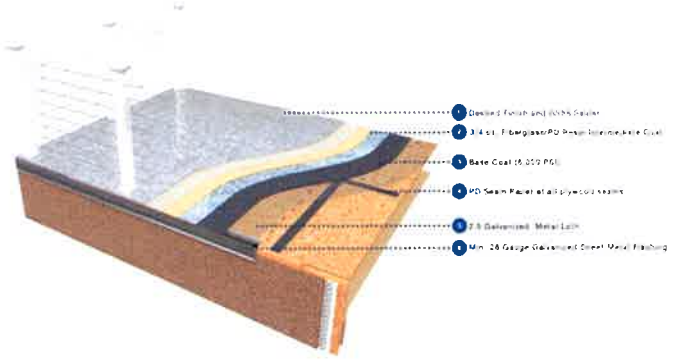
Job Conditions:
The ambient air and surface temperature must be a minimum of 4.44°C (40°F) and a maximum of 43°C (110°F) and shall remain so for at least 24 hours. Do not install over wet substrates or in rainy conditions.

The Pli-Dek installer shall inspect the substrate for any deficiencies and notify the architect or general contractor in writing of the corrections that need to be made before application of the Pli-Dek products.

Color:
The finish coat of the Pli-Dek System is available in Pli-Dek's standard colors. Custom color matching is also available, refer to the Pli-Dek System brochure or contact Pli-Dek Systems, Inc. for further information.

Packaging:
The GU80-1 Powders are available in 46 lb. bags. The PD Resin, GU80-1 Liquid Admixture, GS88-1 Pigmented Sealer, and the GS99-1 or GS13 Sealer are supplied in 5 gallon pails. The flashing, metal lath, and staples are sold separately in various quantities.

Shelf Life:
One year from the ship date. Do not allow products to freeze. Do not store GU80-1 powders in wet or damp areas.



Technical Data:

Spread of Flame (ASTM E-108)	Class "A"
Freeze Thaw (ASTM C67-03)	Pass
1-Hour (ASTM E119)	Pass
Bond Strength – Plywood (ASTM C-297)	126 psi
Tensile Strength (ASTM D 2707)	1505 psi after weathering
Impact Test (ASTM D-3320)	No Cracking
Water Transmission (ASTM E-96)	31g/24hrs.
Abrasion Test (ASTM D-1242)	2.9%
Static Coefficient of Friction (ASTM C-1028-96)	835

Limitations:
Not for use in areas intended for vehicular traffic.

Warranty:
Contact Pli-Dek Systems, Inc. for warranty information.

Technical Assistance:
Pli-Dek Systems, Inc. or its local authorized representatives are available for technical assistance and/or inspections for the Pli-Dek line of products.

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Waterproof Deck Coating and accessories.

1.2 RELATED SECTIONS

A. Section 07 90 00 - Sealants.

1.3 REFERENCES

A. ASTM C 297 - Bond Strength.

B. ASTM D570 – Water Absorption of Plastics.

C. ASTM D 1242 – Resistance of Plastic Materials to Abrasion

D. ASTM E 96 – Water Vapor Transmission of Materials

E. ASTM E 108 – Fire Tests of Roof Coverings

F. ASTM E 108 – Spread of Flame

G. ASTM E 108 – Intermittent Flame

H. ASTM G 23 - Weatherability

I. ASTM D2707L – Tensile Strength -- Longitude

J. ASTM D2707T – Tensile Strength -- Transverse

K. ASTM A756 – Freeze-Thaw cycle for deleterious effects

L. ASTM A756 – Freeze-Thaw cycle for weight loss

M. ASTM C150-72 – Compressive Strength

N. ASTM D2299 – Chemical Resistance

O. ASTM C1028-96 – Static coefficient of Friction

P. ASTM E119 – One-Hour System

Q. ASTM Pending -- Impact

R. ASTM Pending – Concentrated Load

S. ASTM Pending – Percolation

1.4 SYSTEM DESCRIPTION

A. Pli-Dek is a proprietary blend of high performance acrylic formulations. The Pli-Dek System is

a waterproof barrier with a decorative coating that offers a variety of colors and textures.

1.5 SUBMITTALS

A. Submit under provisions of Section 01 30 00 - Administrative Requirements.

B. Product Data: Manufacturer's data sheets on each product to be used, including:
   1. Preparation instructions and recommendations.
   2. Storage and handling requirements and recommendations.
   3. Installation methods.

C. Installer's approval by Manufacturer: Submit document stating manufacturer's acceptance of Installer as Certified Applicator for the specified materials.

D. Warranty: Submit a sample warranty identifying the terms and conditions stated in Warranty article.

1.6 QUALITY ASSURANCE

A. Manufacturer Qualifications: Minimum 5-year experience manufacturing similar products.

B. Manufacturer Certifications: Manufacturer recognized by the following Model Building Code organizations:
   1. ICC-ES
   2. Florida Product Approval
   3. City of Los Angeles Research Report

C. Applicator Qualifications: Experienced in applying the same materials and shall be specifically certified in writing by the system manufacturer.

D. Sample: Provide a sample for evaluation of surface preparation techniques and application workmanship.
   1. Finish areas designated by Architect.
   2. Do not proceed with remaining work until workmanship is approved by Architect.
   3. Rework mock-up area as required to produce acceptable work.

1.7 PRE-INSTALLATION MEETINGS

A. Pre-Installation Conference: Prior to beginning work, convene a conference to review conditions, installation procedures, schedules and coordination with other work.

B. Convene minimum two weeks prior to starting work of this section.

1.8 DELIVERY, STORAGE, AND HANDLING

A. Deliver materials to project site in original, factory-sealed, unopened containers bearing manufacturer's name and label intact and legible with following information.
   1. Name of material.
   2. Manufacturer's stock number and date of manufacture.
   3. Material safety data sheet.

B. Recommended storage and application temperature between 40 degrees F (4 degrees C) and 110 degrees F (43 degrees C). Store materials in a dry location, out of direct sunlight and protected from weather and other damage in accordance with safety data sheet.

C. Handling: Handle materials to avoid damage.

1.9 PROJECT CONDITIONS

A. Existing Conditions:

1. The applicator shall have access to electrical power, clean potable water and clean work area at the location where the waterproofing materials are to be applied.
2. Other working trades need to be made aware to keep off those areas being covered by waterproofing materials during the application and curing process.
3. All required inspections must be made prior to the installations of the Pli-Dek materials.

B. Environmental Conditions:
1. The ambient air and surface temperature shall be 50 degrees F (10 degrees C) and 110 degrees F (43 degrees C and shall remain so for at least 24 hours.
2. For application instructions in areas classified as Inclement Weather areas, refer to Waterproof Deck Coating – Pli-Dek System Application Instructions PD-120.

C. Protection:
1. Protect adjacent areas and materials shall be protected from damage, drops and spills. Protect plants, vegetation and animals which might be affected by waterproofing operations.
2. The Pli-Dek materials shall be protected by permanent or temporary means from weather and other damage, prior to, during, and immediately after application. Care must be taken to prevent condensation and/or heat buildup when using a tarp or plastic as protection.
3. The materials shall be protected from weather and other trades which may damage the integrity of the product.

D. Maintain work area in a neat and orderly condition, removing empty containers, rags, and rubbish daily from the site.

1.10 SEQUENCING

A. Application shall be coordinated with other construction trades.

B. Sufficient labor and equipment shall be employed to ensure a continuous operation.

1.11 WARRANTY

A. Warranty: Provide manufacturer's standard limited material warranty.

PART 2 PRODUCTS

2.1 MANUFACTURERS

A. Acceptable Manufacturer: Pli-Dek Systems, Inc., which is located at: 41610 Date Street, Suite 104, Murrieta, CA 92562; Toll Free Tel: 800-364-0287 Tel: 951-834-9550; Fax: 951-834-9551; Email: request info (info@plidek.com); Web: www.plidek.com

B. Substitutions: Not permitted.

C. Requests for substitutions will be considered in accordance with provisions of Section 01 60 00 - Product Requirements.

2.2 WATERPROOFING MEMBRANE

A. Waterproofing membrane shall be Con-Dek System comprised of the following components:
1. GU80-1 Gray Base Mix: A Portland cement and silicon dioxide composition that is to be mixed with GU80-1 Liquid Admixture.
2. GU80-1 Top Coat Mix: Proprietary blend of various sands and cement, when combined with GU80-1 Liquid Admixture, is a polymer modified cement coating.
3. GU80-1 Custom Top Coat Mix: Proprietary blend of various sands and cement, when combined with GU80-1 Liquid Admixture, is a polymer modified cement coating

4. GU80-1 Liquid Admixture: Water based acrylic emulsion.
5. GS88-1 Pigmented Sealer: Blend of high solid acrylic polymers that provides and elastomeric water repellent coating.
6. Fiberglass Mat: Medium-fine fiber chopped strand mat composed of multi-directional chopped glass filament bundles.
7. PD Resin: Elastomeric acrylic material designed to absorb into the fiberglass mat and adhere to the concrete substrate or Pli-Dek GU80 Base Coat.
8. GS13: Durable and versatile water based sealer and concrete coating (optional).
9. PD Clear: Solvent based, clear, single component VOC compliant sealer and glaze (optional).

2.3 ACCESSORY PRODUCTS

A. Galvanized Metal Lath: 2.5 lbs/sq yd G60, an expanded metal lath, that is hot dipped not electro-galvanized.

B. Sealants: ASTM C-920 Polyurethane Joint Sealant.

C. Flashing: 26 gauge bonderized, galvanized sheet metal.

D. PD Flash Coat and Flash Coat Seam Tape or self-adhering drywall mesh tape.

PART 3 EXECUTION

3.1 EXAMINATION

A. Before any waterproofing work is started, the Pli-Dek certified applicator shall thoroughly examine all surfaces for any deficiencies. Where deficiencies exist, the Architect, Owner, or Contractor shall be notified in writing and corrections made.

B. Condition of Plywood Surfaces:

1. Ensure that the substrate is of sound and dry exposure 1 sheathing.
2. Refer to ICC-ES Legacy Report for framing requirements.
3. All surfaces shall be sloped for positive drainage. A slope of 6.4 mm/.3m (1/4" slope per square foot is highly recommended, not required.)
    a. Pli-Dek requires a galvanized or stainless steel deck drain as per Drain Detail, PD-24, on all plywood installations. Please contact Pli-Dek for help in acquiring these drains. Do not use plastic or shower drains, use of these types of drains will void warranty. If copper drains are used, please contact Pli-Dek for instructions on dissimilar metals.
4. All plywood seams shall be staggered and a 3.2 mm (1/8") space between all sheets shall exist.
5. Framing or blocking must support all plywood edges, except as per APA guidelines, blocking is not required when tongue and groove plywood is used. Joists to be spaced 16" on center. For alternate assemblies contact Pli-Dek Systems, Inc. for written approval.
6. Maximum deflection of the deck shall not exceed L/360th of the span.
7. Minimum thickness of plywood shall be 16 mm (5/8"). 3/4" thick exposure 1 sheeting recommended.
8. All adjacent edges of the plywood sheets shall not be more than 0.78 mm (1/32") out of plane (i.e.: above or below each other).
9. Flashing shall be minimum 26 gauge galvanized bonderized sheet metal, (contact Pli-Dek for Alternatives).
10. Proper flashing must be installed at all doors, walls, fascia edges, posts, penetrations, columns, etc.
11. Flashing must be installed to accommodate all exterior wall coating applications from coming in contact with the deck surface. Exterior siding, stucco, etc. must be held off the deck a minimum of 2".
12. All flashing splices must be overlapped a minimum of 4" and caulked between any two pieces of flashing with ASTM C-920 polyurethane joint sealant or equivalent.

13. All vertical flashing shall be coated with ¾ oz. Fiberglass and PD Resin or PD Flash Coat and Flash Coat Seam Tape or self-adhering drywall mesh tape, GU80 Top Coat, and GS88 Pigmented Sealer at the time of applying each product.
14. Flashing at walls must be installed behind the building paper (or equivalent) on all areas that intersect the deck surface.
15. All door pans, threshold flashing, and deck to wall flashings shall be coated with ¾ oz. Fiberglass and PD Resin or PD Flash Coat and Flash Coat Seam Tape or self-adhering drywall mesh tape.

3.2 SURFACE PREPARATION

A. All seams in plywood shall be gapped 3.2 mm (1/8"), and covered with a maximum of 50 mm (2") wide Pli-Dek approved flashing paper and tacked in place.
B. Plywood shall be free of dust, moisture and/or other debris or residue that would affect adhesion.
C. Delaminated plywood shall be replaced with sound plywood.
D. Fascia boards shall be installed to be level with the plywood substrate.

3.3 APPLICATION

A. Refer to Pli-Dek Application Instructions, PD-120, for complete information.
B. Plywood Deck Preparation:
   1. Lay out 2.5 lbs/sq yd G60 Hot Dipped Galvanized Metal Lath in a staggered pattern over the entire plywood surface overlapping the metal flashing, to the edge of the deck surface.
   2. Overlap all edges of metal lath, a minimum of 13mm (3/4").
   3. Offset metal lath edges a minimum of 150mm (6") from plywood seams. (See DECK PLAN in the Pli-Dek Detail Appendix.)
   4. Secure metal lath to plywood with a minimum 22mm (7/8") crown by a minimum 16mm (5/8") long corrosion resistant staples spaced approximately 1½" on center around the perimeter and on overlapped lath seams, and 75mm (3") in the field (approximately 12 staples per square foot).
   5. Additional staples spaced every 1½" on center are required where the metal lath overlaps the seam paper.
C. Base Coat:
   1. Mix the GU80-1 Liquid Admixture with GU80-1 Base Coat. Refer to Pli-Dek Application Instructions, PD-120 for complete instructions.
   2. Trowel Base Coat emulsion into the galvanized expanded metal lath completely covering the metal lath. Allow it to dry completely, for approximately 2 to 6 hours, depending on weather conditions.
D. Screed Coat Application
   1. Screed coat may not be necessary in all applications. Contact Pli-Dek Systems, Inc. for application details and recommendations.
   2. Prior to the screed coat application, remove any high or rough edges using a hand grinding stone or scraper.
   3. The deck must be free of all surface contaminants, such as dust, dirt, etc., which will impair the adhesion of the Pli-Dek GU80-1 Top Coat.
   4. Mix the GU80-1 Top Coat and trowel over the base coat at a rate of 150 square feet per mix. Allow to dry for a minimum of 2 - 6 hours.
E. "F" System (Fiberglass and PD Resin Coats):
   1. Lay out the 3/4 oz. fiberglass mat, overlapping metal flashing to the horizontal edge and overlap mat seams by a minimum of 1/4".
   2. Thoroughly mix the PD Resin and then pour PD Resin over the fiberglass mat, and apply with a pool trowel at a rate of approximately 40 - 50 square feet per gallon. Allow 6 – 8 hours to dry.
F. Finish Coat Preparation: Prior to any finish coat installation, the following must be completed: Grind any rough areas, being careful not to damage Fiberglass and PD Resin. Rough areas will affect the aesthetic appearance of the finished product. The deck must be free of all surface contaminants, such as dust, dirt, etc. which will impair the adhesion of the Finish Coats.
G. Finish Coat Application:
   1. Knockdown:
      a. Using a hopper gun, spray the Knockdown Coating over the entire deck surface at a rate of 150 square feet per mix. When the material begins to dry, knockdown the material with a trowel.

b. Allow the Knockdown to dry a minimum of 2 - 6 hours, depending on weather. Remove any sharp edges by scraping the surface with a scraper or trowel.
c. Apply the GS88-1 Pigmented Sealer over the dry Knockdown application at a rate of 100 square feet per gallon using a 19mm (¾") paint roller nap, suitable for latex type coatings. Two Coats may be necessary. Allow GS88-1 Pigmented Sealer coat to dry for a minimum of 6 hours.

2. Elastomeric Sand Finish:
   a. Air temperature for application of the Sand Finish must be between 10°C (50°F) and 43°C (110°F) and must remain so for a minimum of 8 hours. Do not apply over any moisture.
   b. Apply a bead of manufacturer's recommended elastomeric joint sealant at all wall-to-deck junctions, wood posts, wrought iron posts, etc.
   c. Before application, mix PD Resin using a mechanical mixer at slow speeds; mix thoroughly until a homogenous mixture and color is obtained. Use care not to allow the entrapment of air into the mixture.
   d. Apply PD Resin over the entire deck surface and flashing using a ¾" nap roller and a brush at a rate of 75 square feet per gallon. Do not allow PD Resin to puddle.
   e. Broadcast aggregates of washed, dry, rounded, crystal silica sand, approximately 16 mesh at a rate of 100 lbs. per 100 square feet or until refusal (depending on skid resistance requirements) into the wet/uncured PD Resin.
   f. Allow a minimum of 8 hours before removing all excess silica sand.
   g. Air temperature for application of the GS88-1 Sealer must be between 13°C (55°F) and 43°C (110°F) and must be allowed to dry for a minimum of 8 hours. Ensure humidity levels.
   h. The deck must be free of all surface contaminants, such as dust, dirt, etc., which will impair adhesion of the GS88-1 Sealer.
   i. Mix the GS88-1 Sealer thoroughly by boxing, stirring, or by using a mechanical mixer. Box and mix all containers to ensure consistent coloring throughout.
   j. Apply the GS88-1 Sealer over the dry PD Resin and Sand Coat, using a 19mm (¾") nap paint roller, suitable for latex type coatings (2 coats may be necessary.)
   k. To make cleaning easier in high traffic areas, a coat of GS13 or PD Clear Sealer may be applied over the dry GS88-1 Pigmented Sealer at a rate of 200 square feet per gallon. Surface will become more slippery. Use of a non-skid agent is recommended.
      1) Surface will become more slippery. Add 40 grit nonskid sand (approximately 5 oz per gallon) to the GS13 or PD Clear Sealer.
      2) Continuously mix the sealer through the application process so the no skid sand does not settle to the bottom of the pail.

3. Underlayment:
   a. *The vertical leg of all flashings should be coated with Fiberglass and PD Resin or PD Flash Coat and Flash Coat Seam Tape or self-adhering drywall mesh tape.*
   b. PD Resin should not be exposed to construction traffic.
   c. Apply a screed coat of GU80-1 Top Coat over the entire deck and up the vertical leg of all flashings at a rate of 150 square feet per mix. Allow to dry for a minimum of 2 - 6 hours.
   d. Allow a minimum of 8 hours prior to installing any finished product over the PD Resin and sand surface or screed coat.

4. Polyacrylic Smooth Finish:
   a. Mix the GU80-1 Top Coat and Trowel a screed coat over the entire deck surface at a rate of 150 square feet per mix. Allow it to dry for a minimum of 6 hours.
   b. It may be necessary to apply an additional coat of GU80-1 Custom Top Coat to create a smoother finish. Coverage rate should be approximately 200 square feet per mix. **Please note: Surface will not be perfectly smooth and will have some imperfections/variations.
   c. Apply a bead of Pli-Dek recommended elastomeric joint sealant to all wall-to-deck junctions, wood posts, wrought iron posts, etc. Air temperature for application of the GS88-1 Sealer must be between 13°C (55°F) and 43°C (110°F) and must be allowed to dry for a minimum of 8 hours. Ensure humidity levels.
   d. The deck must be free of all surface contaminants, such as dust, dirt, etc., which will impair adhesion of the GS88-1 Sealer.
   e. Mix the GS88-1 Sealer thoroughly by boxing, stirring, or by using a mechanical mixer. Box and mix all containers to ensure consistent coloring throughout.
   f. Apply the GS88-1 Sealer over the dry PD Resin and Sand Coat, using a 19mm (¾") nap paint roller, suitable for latex type coatings (2 coats may be necessary.)
   g. To make cleaning easier in high traffic areas, a coat of GS13 or PD Clear Sealer may be

applied over the dry GS88-1 Pigmented Sealer at a rate of 200 square feet per gallon. Surface will become more slippery. Use of a non-skid agent is recommended.

1) Surface will become more slippery. Add 40 grit nonskid sand (approximately 5 oz per gallon) to the GS13 or PD Clear Sealer.
2) Continuously mix the sealer through the application process so the no skid sand does not settle to the bottom of the pail.

5. Epoxy Stone Finish: Contact Pli-Dek for written instructions

6. Custom Finish:
   a. The GU80-1 Custom Top Coat or Gu80-1 Top Coat should be troweled down over the substrate with the desired color added to the mix at a rate of 150 square feet per mix.
   b. Darker colors are recommended to help hide the PD Stain. Once the GU80 Custom Top Coat has cured, for a minimum of 2-6 hours, the stencils can be applied.
   c. After applying the stencil, trowel GU80 Custom Top Coat into the template using the thickness of the template as a guide, at a rate of 150 square feet per mix. Texture can be added to the wet mix if desired.
   d. After the GU80 Custom Grout Coat Mix has cured, allow for a minimum of 2-6 hours. the stencils should be removed.
   e. Once the surface is swept up, the PD Stain can be used to create the desired modeling. Samples should be made prior to the finish coat application and approved.
   f. Allow PD Stain to cure, under normal conditions, PD Stain cures in 10 to 60 minutes, under adverse weather conditions, cure time could increase to 24 hours. Once PD Stain has cured, the surface should be sealed with the desired Pli-Dek Clear Sealer.
   g. For exterior applications, apply a coat of GS13 or PD clear Sealer at a rate of 200 sqft. per gallon (2 coats may be necessary). For interior applications, apply Resinyte Urethane 100 at a rate of approximately 225-270 sqft. per gallon with a squeegee and back rolled with a ¼" non-shedding nap roller. Use of non-skid agent is recommended.

3.4 CLEAN UP

A. The applicator in accordance with contract provisions shall remove all excess Con-Dek materials from the job site.

B. All surrounding areas, where the waterproofing materials have been applied, shall be left free of debris and foreign substances resulting from the contractor's work.

3.5 SLIP AND FALL PRECAUTION:

A. OSHA, American Disabilities Act (ADA), and The Federal Housing Act (FHA) have now set enforceable standards for slip-resistance on pedestrian surfaces. Pli-Dek Systems, Inc. recommends the use of angular slip-resistant aggregate in all coatings or flooring systems that may be exposed to wet, oily/greasy, or otherwise potentially slippery conditions. It is the end users responsibility to provide a flooring system that meets current safety standards. Pli-Dek Systems, Inc. or its sales agents will not be responsible for injury incurred in a slip and fall accident. Please consult local building codes for the current coefficient of friction requirement.

END OF SECTION

Disclaimer

Information contained in this specification conforms to standard detail and product recommendations for the installation of the Pli-Dek products as of the date of publication of this document and is presented in good faith. Pli-Dek Systems, Inc. assumes no liability, expressed or implied, as to the architecture, engineering or workmanship of any project. Pli-Dek Systems, Inc. or the Pli-Dek Applicator does not warrant cracks in the Pli-Dek Finish material resulting from structural movement and/or recurring of existing cracks in the substrate. To ensure that you are using the latest, most complete information, contact Pli-Dek Systems, Inc., at:

41610 Date St, Suite 104
Murrieta, CA 92562
Tel.: (800) 364-0287
Website: www.plidek.com

* The Trained Applicator has certain employees of the company that have been instructed in the proper application of Pli-Dek products and have received copies of the Pli-Dek Application Instructions and Specifications. The Trained Contractor Program is not an apprenticeship. Each trained contractor is an independent company and bears responsibility for its own workmanship. Pli-Dek Systems Inc. assumes no liability for the workmanship of a trained contractor

Regal White
SR .68 TE .86 SRI 82

Solar White
SR .68 TE .85 SRI 82

Sandstone
SR .54 TE .86 SRI 63

Ash Gray
SR .39 TE .84 SRI 41

Sierra Tan
SR .35 TE .86 SRI 37

Slate Gray
SR .36 TE .84 SRI 37

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UNPAINTED FINISH
SR .69 TE .06 SRI 55

Copper
SR .49 TE .85 SRI 55

Napa Champagne
SR .37 TE .80 SRI 37

Nevada Silver
SR .60 TE .77 SRI 68

Pre-Weathered
SR .30 TE .79 SRI 27

Aged Copper
SR .47 TE .85 SRI 53

Evergreen
SR .27 TE .86 SRI 26

Brook Blue
SR .29 TE .85 SRI 28

Cobalt Stone
SR .26 TE .85 SRI 24

Terra Cotta
SR .35 TE .87 SRI 37

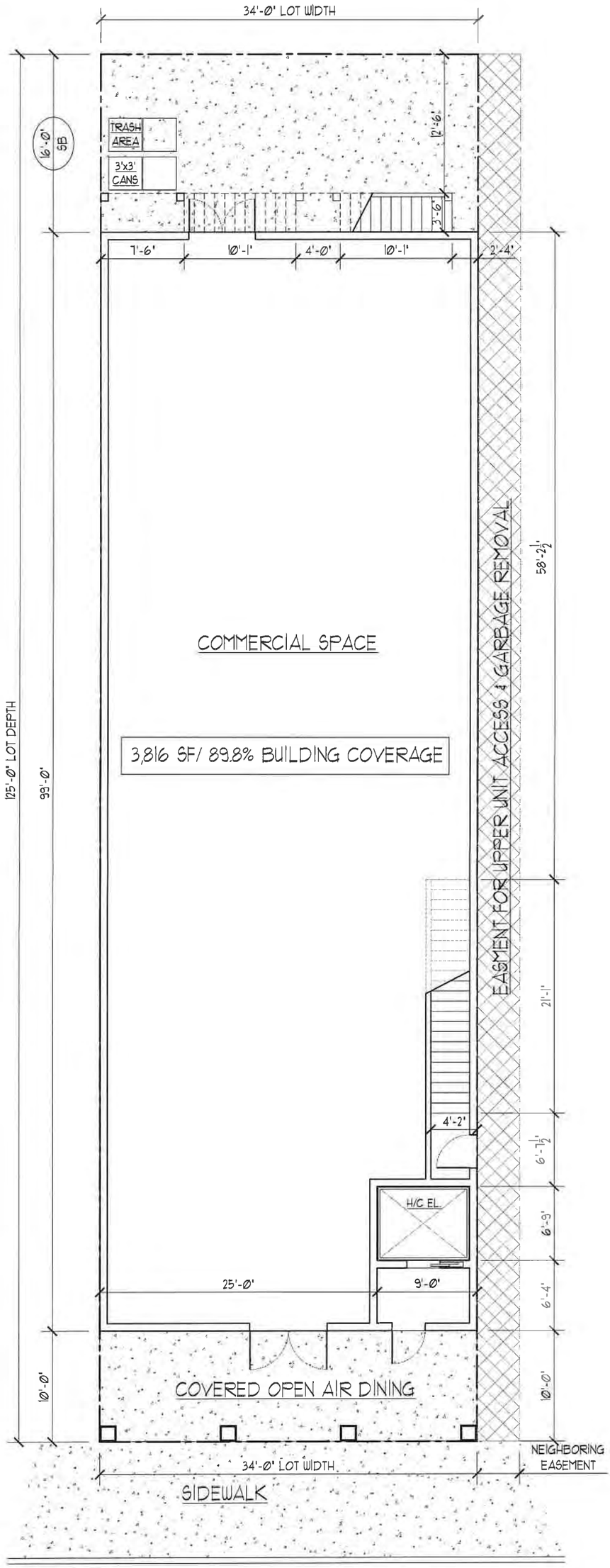
Regal Red
SR .42 TE .84 SRI 45

Colonial Red
SR .33 TE .85 SRI 34

Mansard Brown
SR .27 TE .86 SRI 26

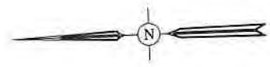
Medium Bronze
SR .30 TE .87 SRI 31

Dark Bronze
SR .26 TE .84 SRI 24



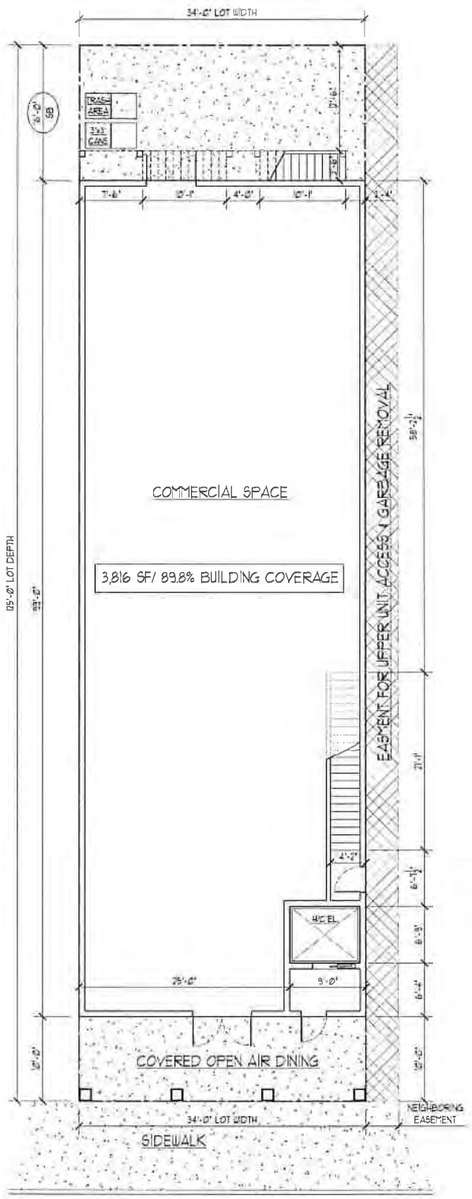
NORTH 2ND STREET

PLOT PLAN 1/8"=1'-0"



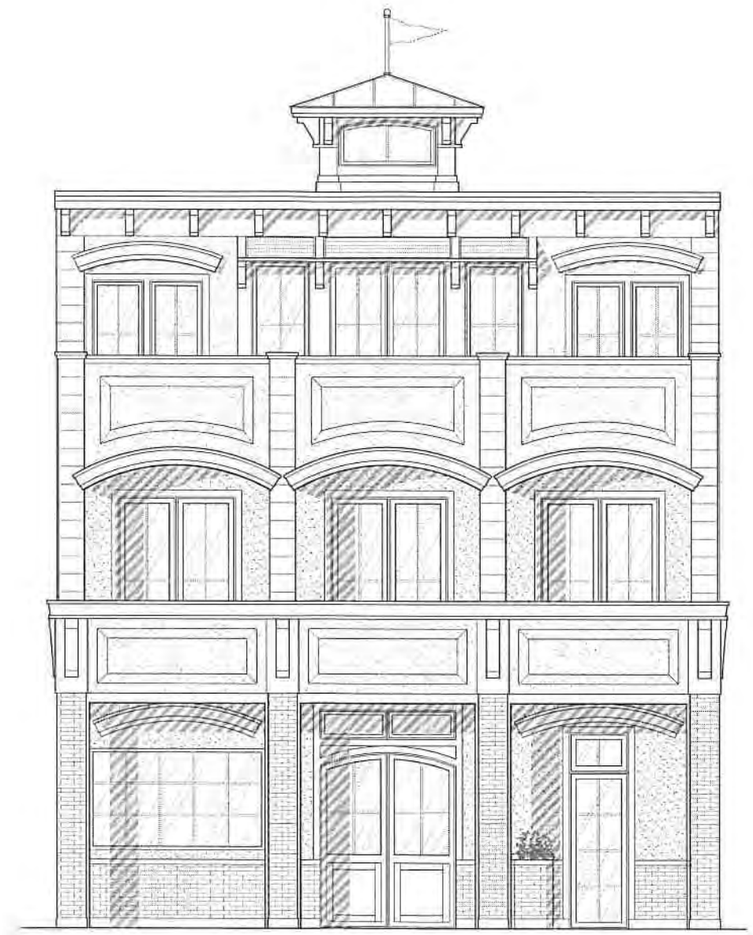
BISTRO 2020

14 NORTH SECOND STREET



NORTH 2ND STREET

PLOT PLAN



Design Development
May 8, 2019

LIST OF DRAWINGS

DATE	PAGE #	TITLE
5-8-19	T-1	TITLE SHEET
5-8-19	A-1	FRONT & REAR ELEVATIONS
5-8-19	A-2	RIGHT SIDE ELEVATION
5-8-19	A-3	LEFT SIDE ELEVATION
5-8-19	A-4	FIRST FLOOR PLAN
5-8-19	A-5	SECOND FLOOR PLAN
5-8-19	A-6	THIRD FLOOR PLAN

GRASSI AMERICAN BISTRO 2020
14 NORTH 2ND STREET
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FRONT ELEVATION

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REAR ELEVATION

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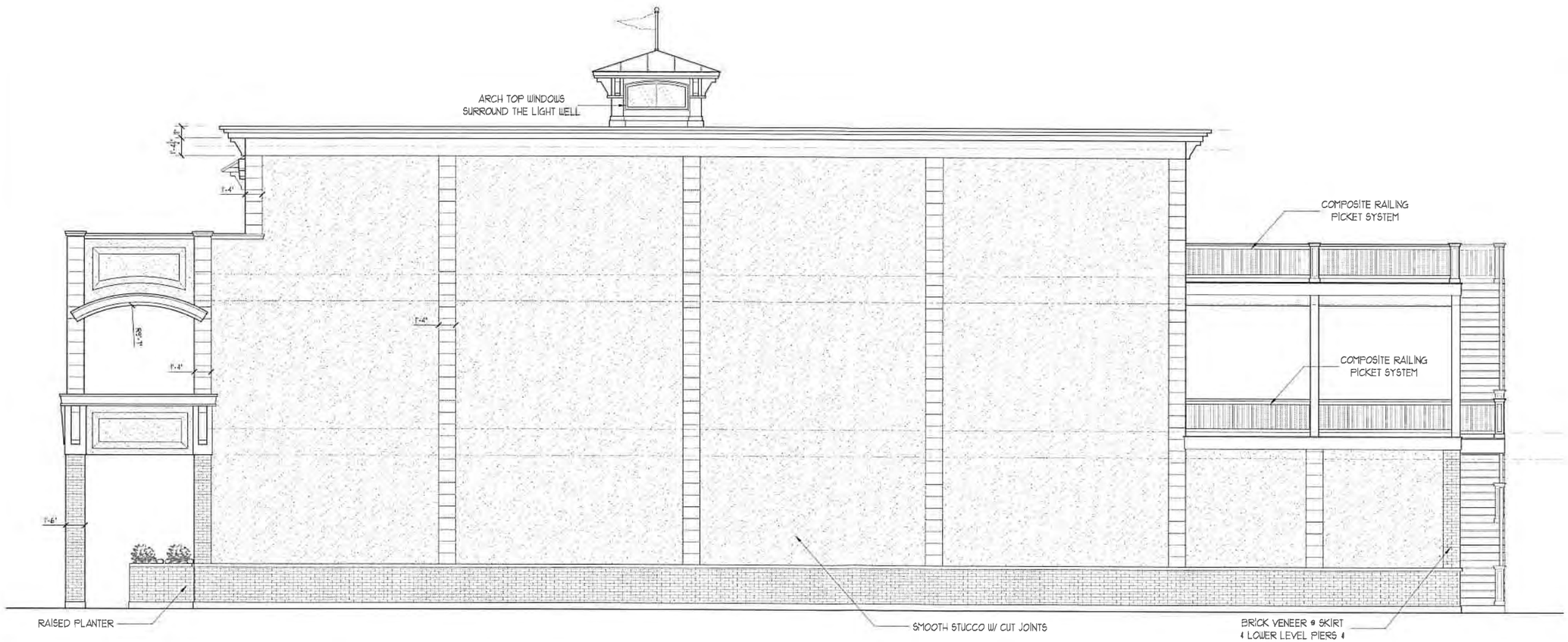

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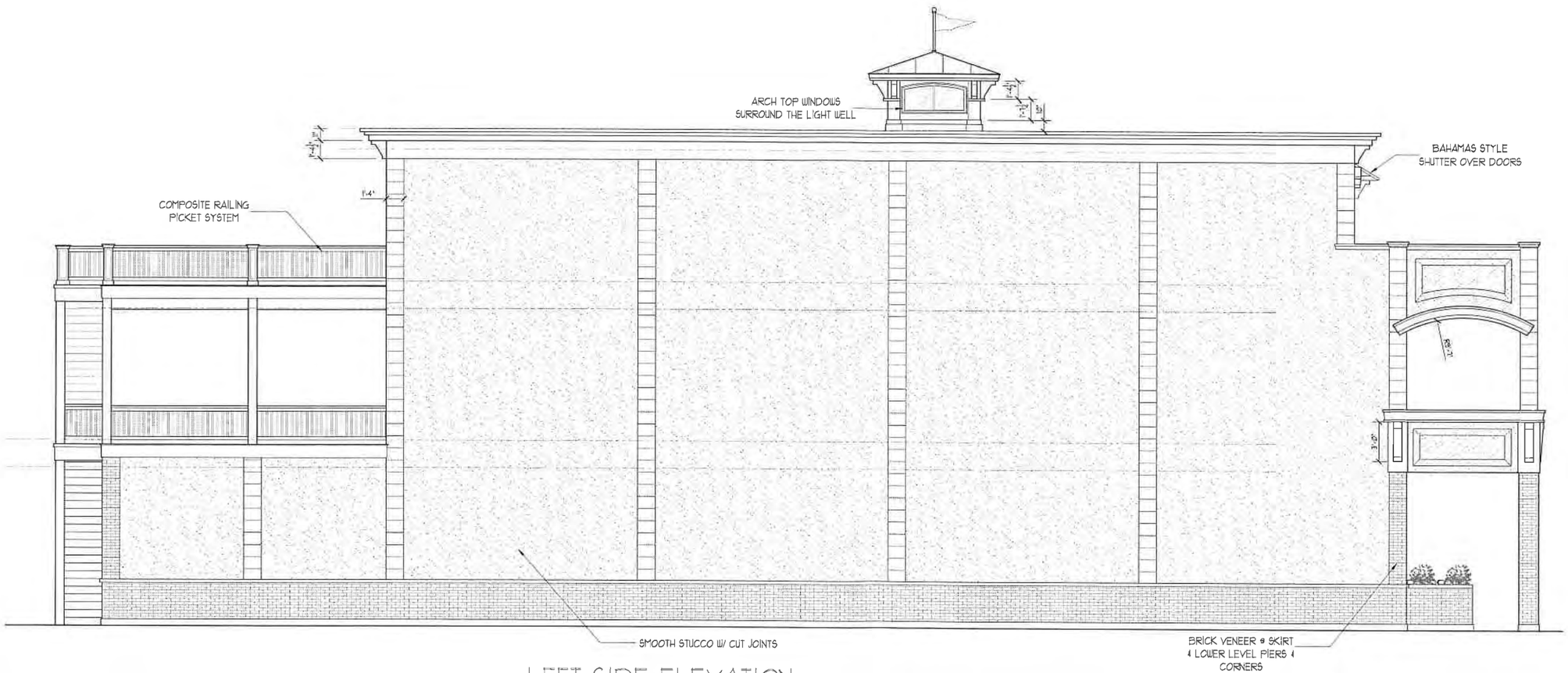

LEFT SIDE ELEVATION

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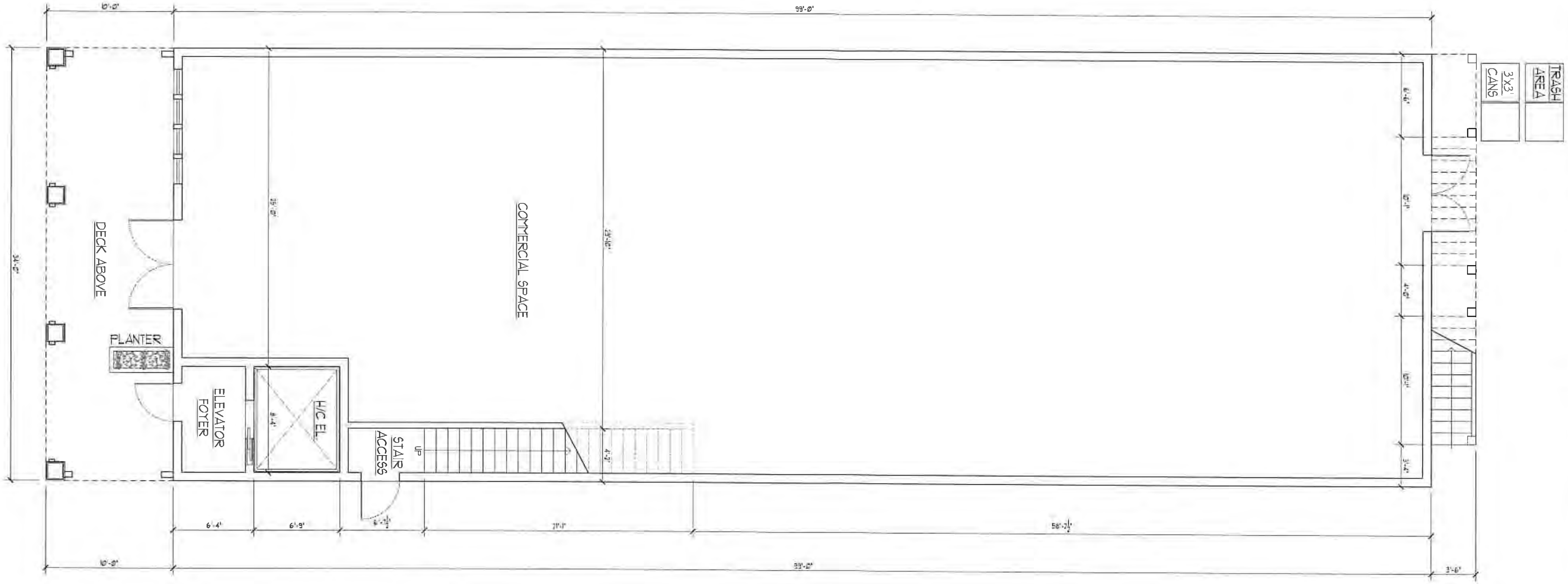

GROUND FLOOR PLAN 1/4"=1'-0"

3,366 SF

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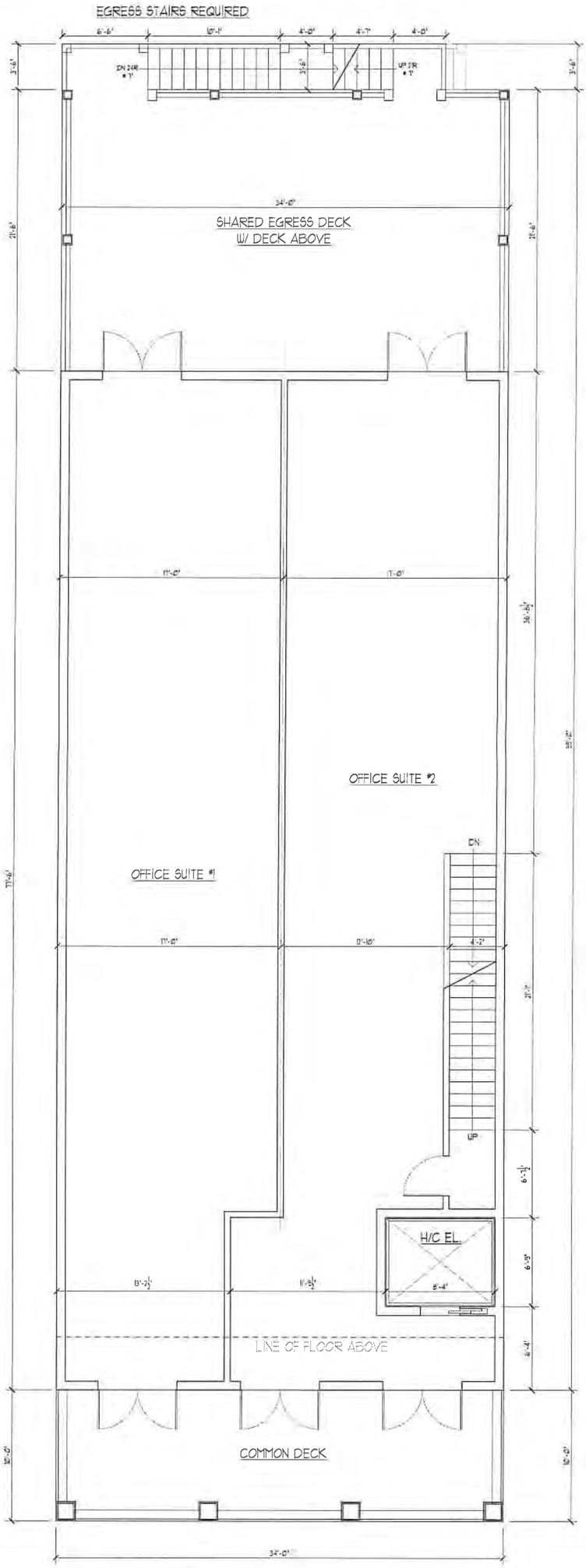

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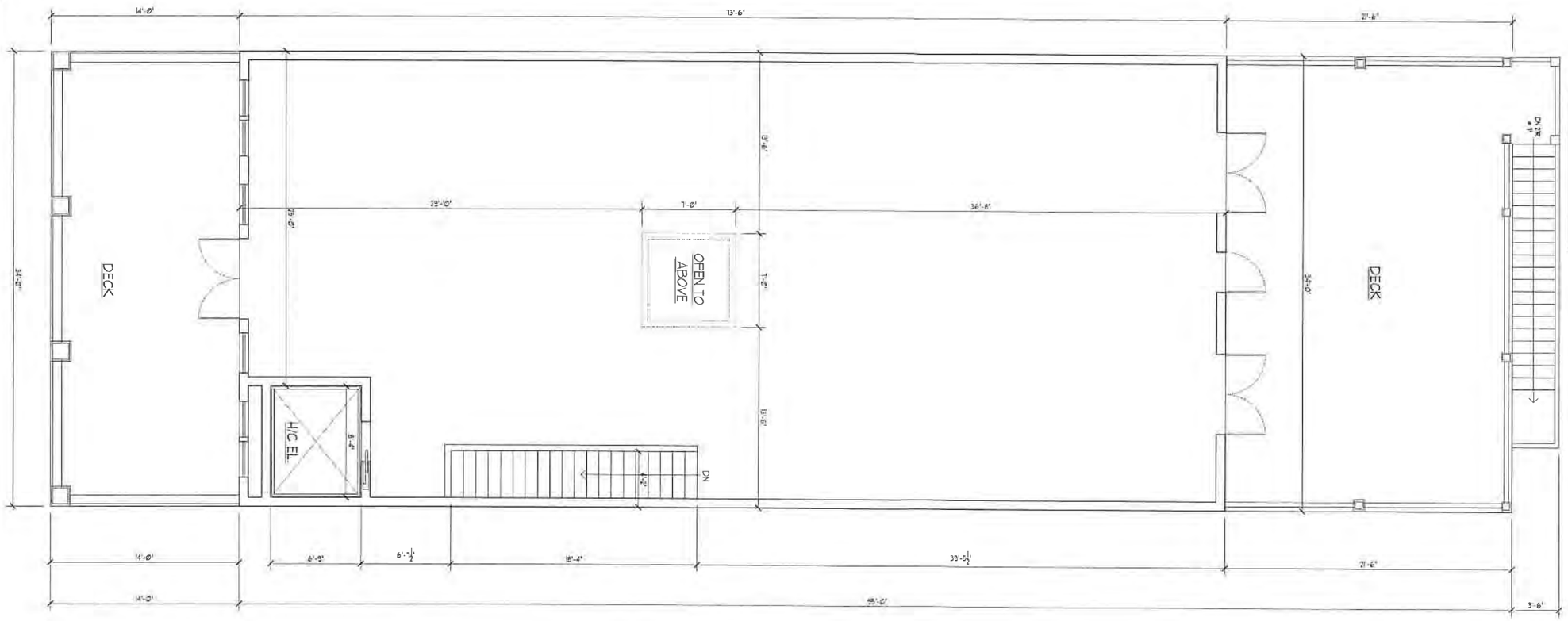

THIRD FLOOR PLAN 1/4"=1'-0"

2,499 SF

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EXHIBIT 2

Revised Elevations & Plans (6/26/19)

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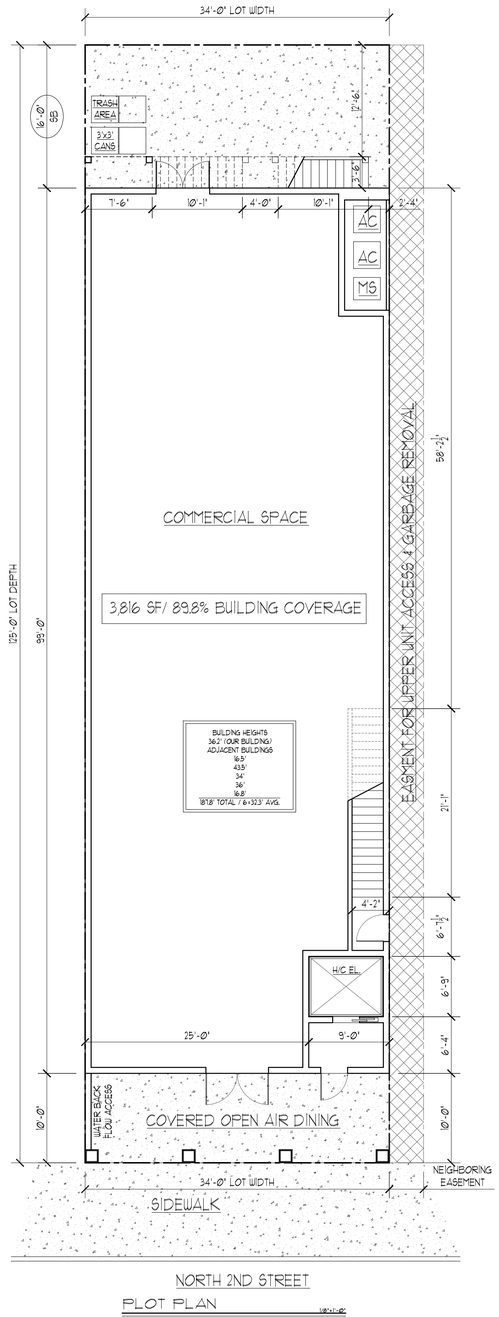
14 NORTH SECOND STREET



SEE ELEVATION PAGE A-1 FOR ALTERNATE FLOWER BOX

Design Development
June 26, 2019

LIST OF DRAWINGS

DATE	PAGE #	TITLE
6-26-19	T-1	TITLE SHEET
6-26-19	A-1	OPTIONAL FACADE FLOWER BOX DESIGNS
6-26-19	A-1a	FRONT & REAR ELEVATIONS
6-26-19	A-2	RIGHT SIDE ELEVATION
6-26-19	A-3	LEFT SIDE ELEVATION
6-26-19	A-4	FIRST FLOOR PLAN
6-26-19	A-5	SECOND FLOOR PLAN
6-26-19	A-6	THIRD FLOOR PLAN

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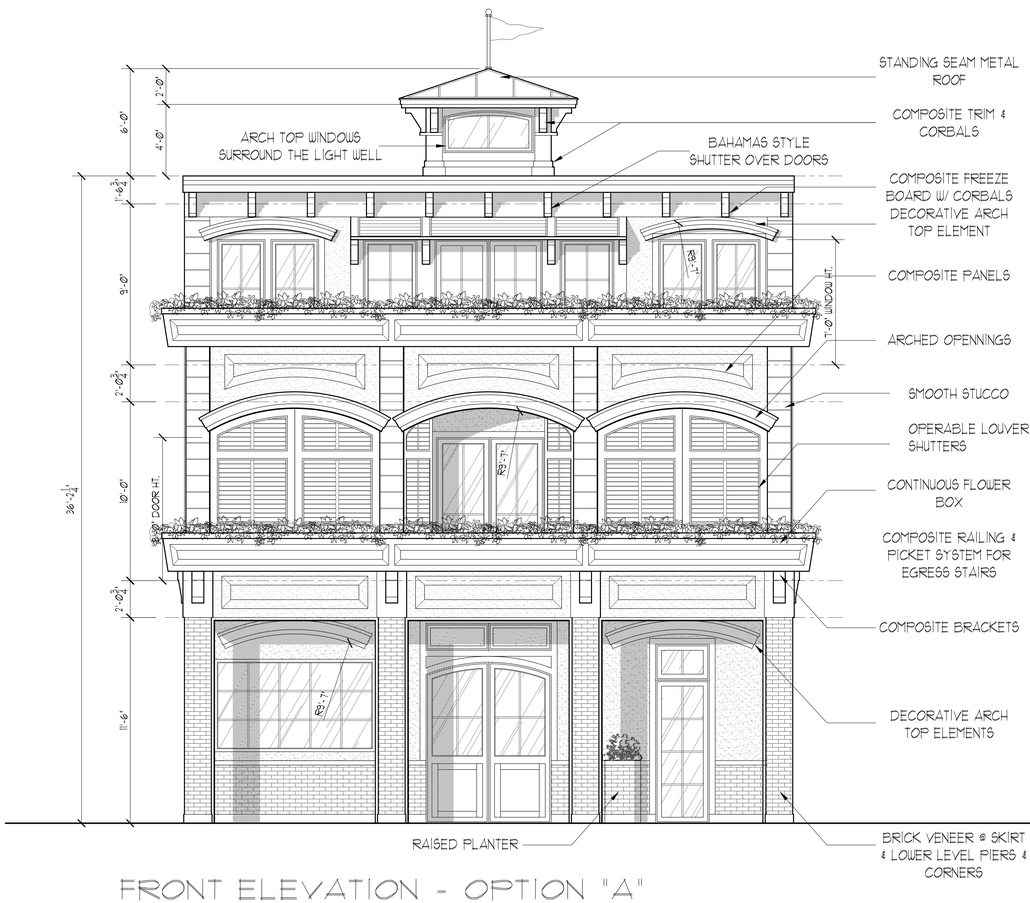

FRONT ELEVATION - OPTION "A"

CONTINUOUS FLOWER BOX

FRONT ELEVATION - OPTION "B"

INDIVIDUAL FLOWER BOXES

OPTIONAL FLOWER BOX DESIGNS

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FRONT ELEVATION - OPTION "A"

CONTINUOUS FLOWER BOX

REAR ELEVATION

BUILDING HEIGHTS
36.2' (OUR BUILDING)
ADJACENT BUILDINGS
16.5'
43.5'
34'
36'
16.8'
187.8' TOTAL / 6=32.3' AVG.

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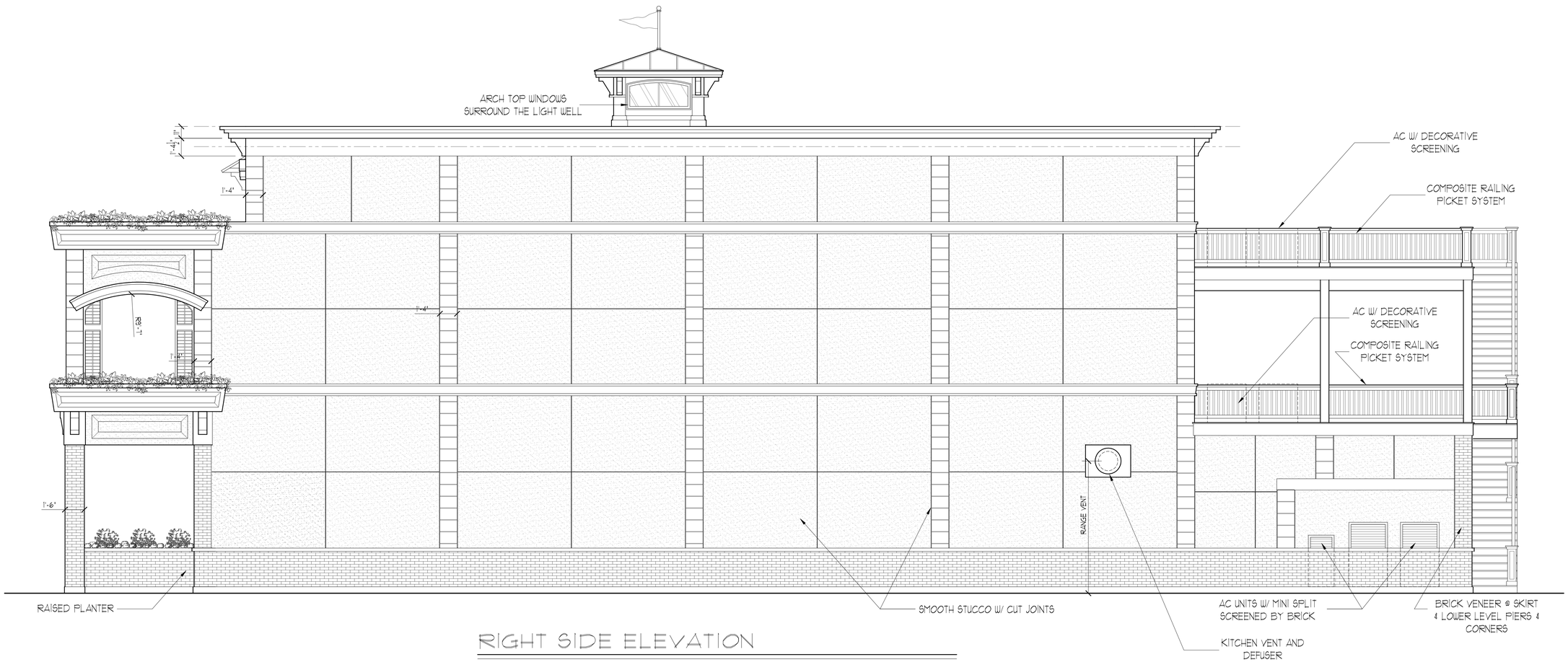

RIGHT SIDE ELEVATION

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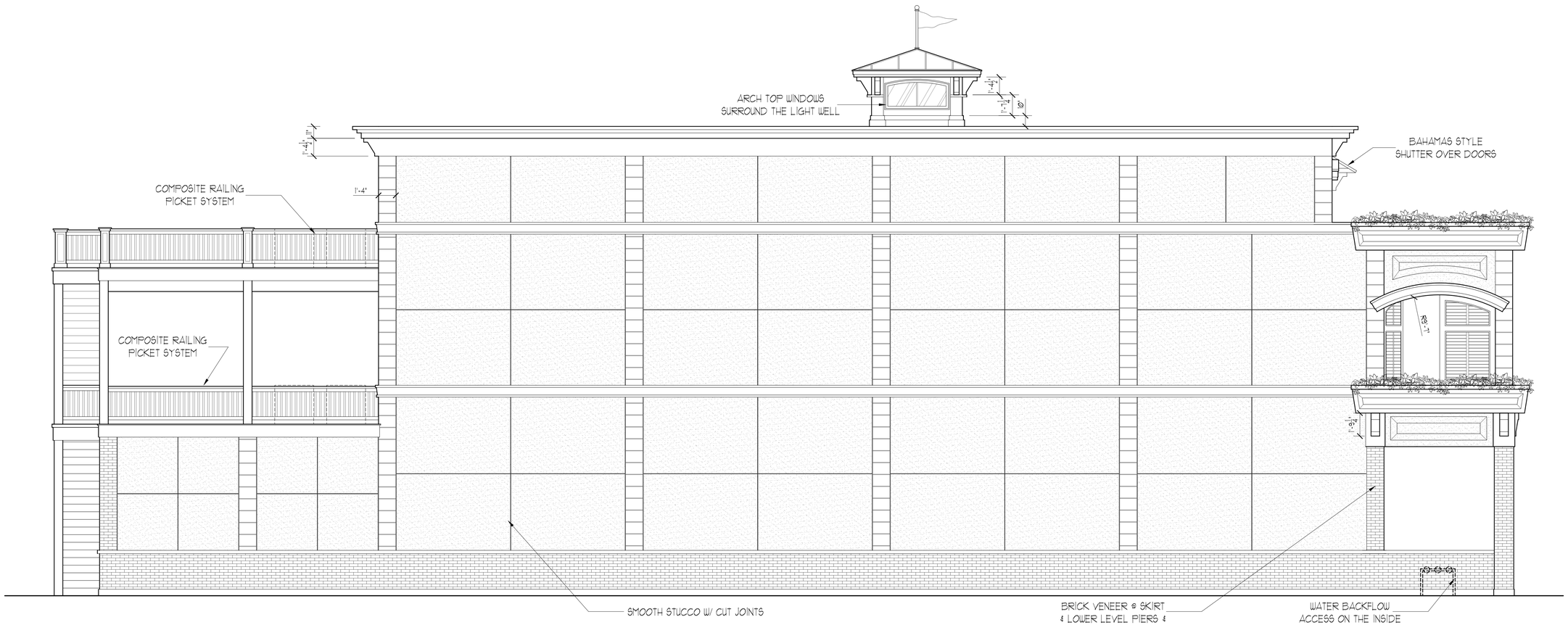

LEFT SIDE ELEVATION

GRASSI AMERICAN
BISTRO 2020
14 NORTH 2ND STREET
LOT: 5
FERNANDINA BEACH, FL.

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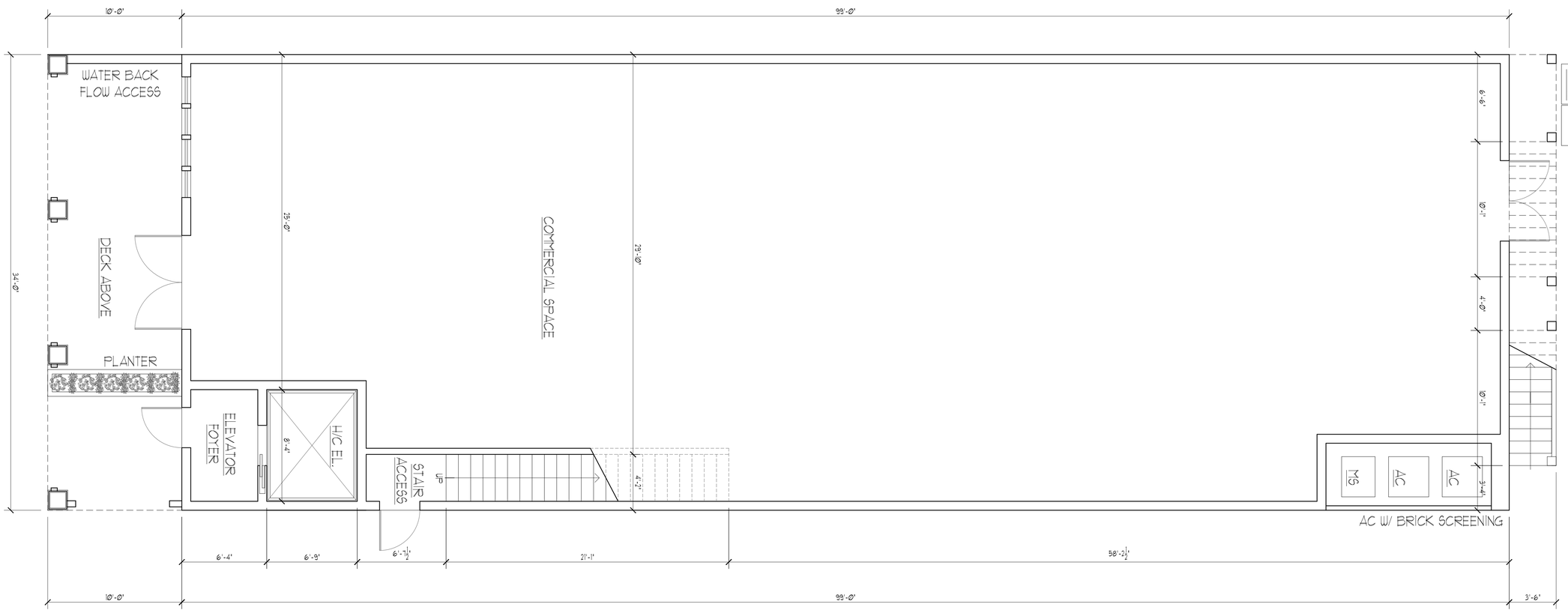

GROUND FLOOR PLAN

1/4" = 1'-0'

3,366 SF

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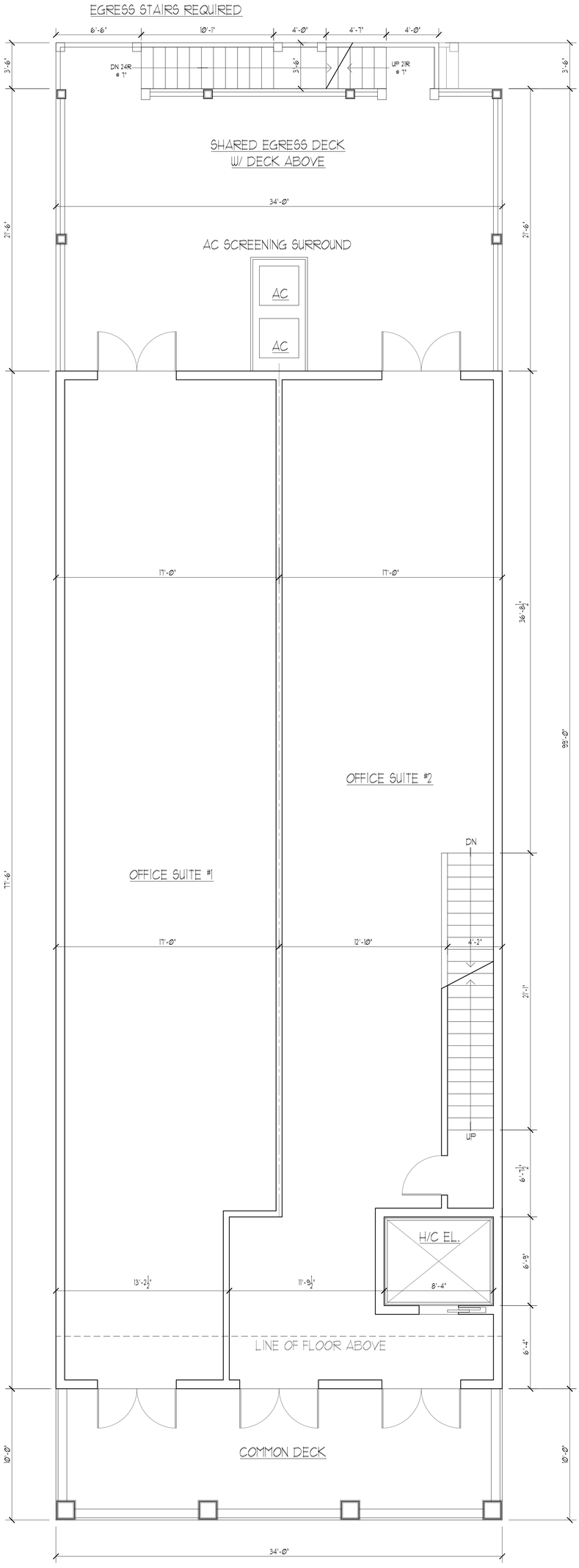

SECOND FLOOR PLAN 1/4" = 1'-0"

2,635 SF

GEORGE WRAY THOMAS

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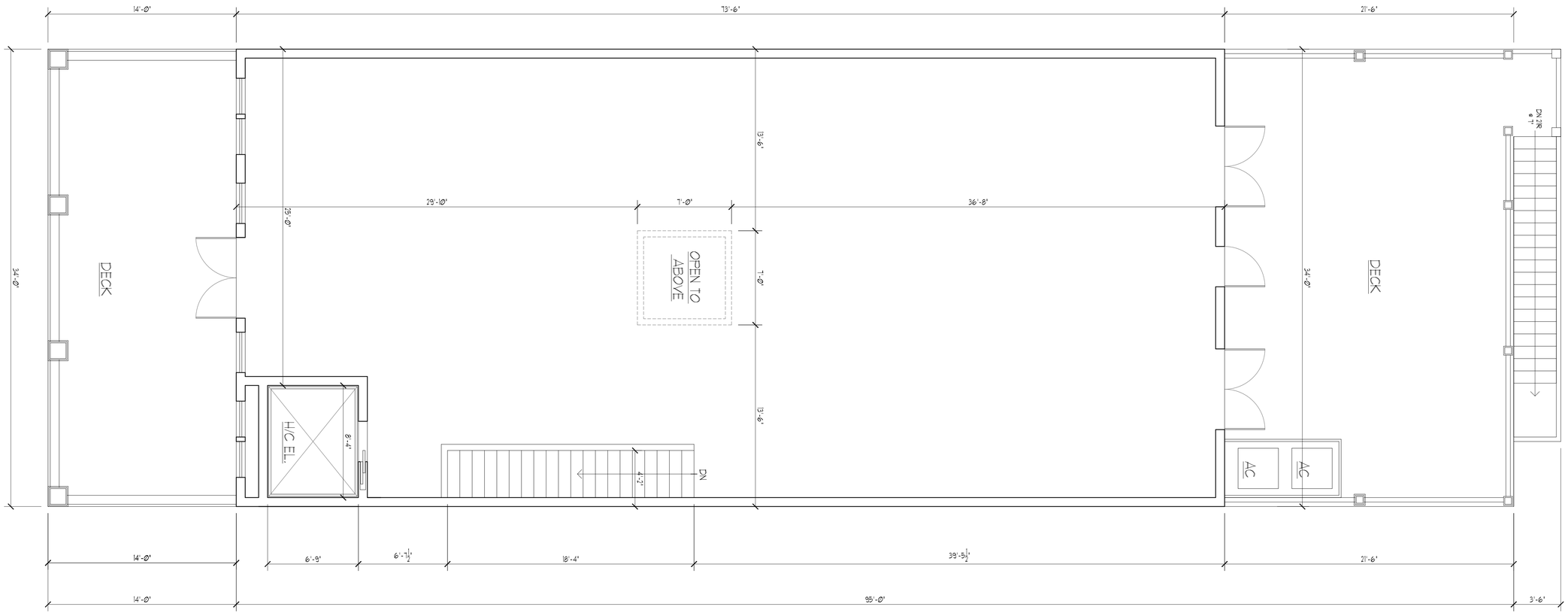

THIRD FLOOR PLAN

1/4" = 1'-0"

2,499 SF

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

Owner/Applicant:	Alexander F. Seefried III and Cathleen M. Seefried
Property Address:	Lot 7 Block 7 Ladies Street (Old Town)
Parcel ID #	00-00-31-1580-0007-0070
Current zoning:	OT-1
FLUM land use category:	Old Town
Existing uses on the site:	Vacant
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	Non-Contributing
Requested action:	Certificate of Approval (COA) to construct a two-story primary structure.

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

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

Certificate of Approval (COA) to construct a two-story primary structure.

APPLICABLE GUIDELINES:

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

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

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

8.00.01 Intent

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

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

8.00.03 Relationship to Comprehensive Plan

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

8.01.01.01 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:

Staff finds that the proposed new construction meets all requirements and addresses all of the guidelines for new construction in Old Town. The proposed home is sited appropriately on the parcel and maintains the character of the neighborhood through its design and materials.

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

STAFF RECOMMENDATION:

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

Staff recommends:

APPROVAL of HDC 2019-23

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2019-23 **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 2019-23, 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 2019-23 Application and Backup Materials

Respectfully Submitted,

Salvatore J. Cumella
Historic Preservation Planner

TERMS OF PURCHASE AND USE:

1. Moser Design Group, Inc., assumes no liability for any home or any portion thereof which may 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.

2. 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 use 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 subject to the prescribed penalties.

3. A purchase of bluekline prints grants the as "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.

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

5. 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 weatherproof finished product. The builder shall resolve any discrepancies or problems perceived prior to starting construction of such items.

6. Building codes vary because of the great differences in geography and climate throughout the United States and Canada. Each state, county and 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 matters. It is the Purchaser's responsibility to consult with the 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.

7. 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, 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 piers and conventional wood 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.

8. These plans provide ideas and concepts and are not intended to be complete in all respects and details. Use of a potential variety of 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.

9. It is the builder's responsibility to assure that all work is in strict accordance with the latest edition of all applicable national, state, 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.

10. 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.

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

12. It is the builder's responsibility to check all plan dimension and details for overall 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.

13. Names of materials and manufacturers shown on these plans do not represent any endorsement or recommendation 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, weatherproofing 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.

14. 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.

15. 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.

16. 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 extend permitted by law, any liability of the Licensor shall be limited to the retail price of the Plans.

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

18. Amy 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:

1. Do not scale drawings. Use only dimensions shown on drawings. If dimensions 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.

2. Larger scale drawings supersede smaller scale drawings.

3. 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.

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

SEEFRIED RESIDENCE

BLOCK #7, LADIES STREET, FERNANDINA BEACH, FLORIDA

DRAWING INDEX

1 COVER SHEET / GENERAL INFORMATION
2 SITE PLAN
3 ELEVATIONS

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.

SYMBOLS AND ABBREVIATIONS

1 / 4 — DRAWING NUMBER / SHEET NUMBER
1 / 4 — DETAIL NUMBER / SHEET NUMBER
1 / 4 — INTERIOR ELEVATION NUMBER / SHEET NUMBER
DIRECTION OF RISING SLOPE
9/12 — ROOF PITCH
1'-0" — OVERHANG DIMENSION
9'-1" — RAFTER BEARING HEIGHT ABOVE SUBFLOOR
w1 — WINDOW KEY
d1 — DOOR KEY
KITCHEN — ROOM NAME
FLR'G: WOOD — FINISH FLOORING
CLG: 10'-1" — CEILING HEIGHT
REM: BEAD BOARD — CEILING FINISH OR OR SPECIAL NOTE
16" LO — TREE TO BE REMOVED

ABV	ABOVE	INT	INTERIOR
AFF	ABOVE FINISHED FLOOR	IN	INCHES
ASF	ABOVE SUBFLOOR	JST	JOIST
ADJ	ADJ	MIN	MINIMUM
@	AT	MAX	MAXIMUM
BFE	BASE FLOOD ELEVATION	NIC	NOT IN CONTRACT
CONT	CONTINUOUS	OPN'G	OPENING
CNTR	CENTER	OC	ON CENTER
CONST	CONSTRUCTION	PSI	POUNDS PER SQUARE INCH
CMU	CONCRETE MASONRY UNIT	PSF	POUNDS PER SQUARE FOOT
CONC	CONCRETE	PT	PRESSURE TREATED
DIA	DIAMETER	PNT	PAINT
DBL	DOUBLE	R	RISER
DEG	DEGREES	ROW	RIGHT OF WAY
EXT	EXTERIOR	REQ'D	REQUIRED
FFE	FINISHED FLOOR ELEVATION	REM	REMOVE
FIN	FINISH	SQFT	SQUARE FEET
FL	FLOOR	TOB	TOP OF BLOCK
FT	FEET	TOS	TOP OF STUD
FOS	FACE OF STUD	TRD	TREAD
FOB	FACE OF BLOCK	TRT'D	TREATED
GYP	GYPSUM	VERT	VERTICAL
HB	HOSE BIBB	GALV	GALVANIZED
HVAC	HEATING, VENTILATION & AIR CONDITIONING	SS	STAINLESS STEEL
HT	HEIGHT		
H/C	HANDICAP		
HDR	HEADER		
HORZ	HORIZONTAL		

PRE-ENGINEERED: REFERS TO ANY ELEMENT THAT IS TO BE ENGINEERED BY A LICENSED PROFESSIONAL ENGINEERED FAMILIAR WITH THE SITE AND PROJECT PRIOR TO CONSTRUCTION.

DATE: TNH-SC-30A-1

JUNE, 19 2019

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RESIDENTIAL DESIGNERS
17 MARKET, NO.2 * BEAUFORT, SC 29906
INFO@MOSERDESIGNGROUP.COM
PHONE (843) 379-5630

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PROJECT:

SEEFRIED RESIDENCDE
BLOCK #7, LOT #7, LADIES STREET
FERNANDINA BEACH, FLORIDA

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 professionals to ascertain the suitability of these plans for that site and, if necessary, make any changes or verifications required. All changes shall be the responsibility of the purchaser and the purchaser's construction advisors.

SHEET:

HDC SUBMITTAL SET
NOT FOR CONSTRUCTION

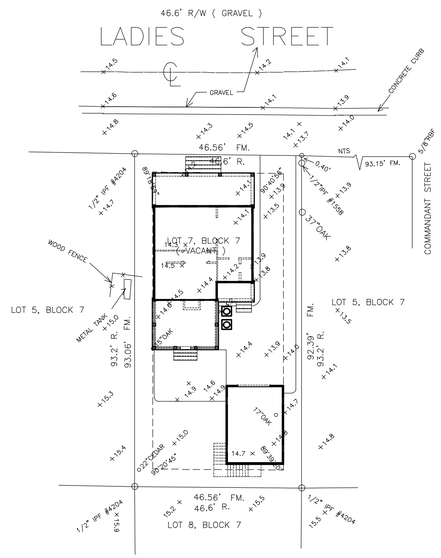
1 OF 3

MAP SHOWING BOUNDARY AND TOPOGRAPHIC SURVEY OF
LOT 7, BLOCK 7, OLD TOWN,

LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), IN THE COUNTY OF NASSAU AND THE STATE OF FLORIDA, AND KNOWN AND DESCRIBED UPON AND ACCORDING TO THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857, AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901).

CERTIFIED TO:
ALEXANDER F. SEEFRIED, III,
CATHLEEN M. SEEFRIED,
FIRST AMERICAN TITLE INSURANCE CO.
WOOD & SMITH, P.A.

NORTH



20 0 20 40 60
GRAPHIC SCALE – FEET

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

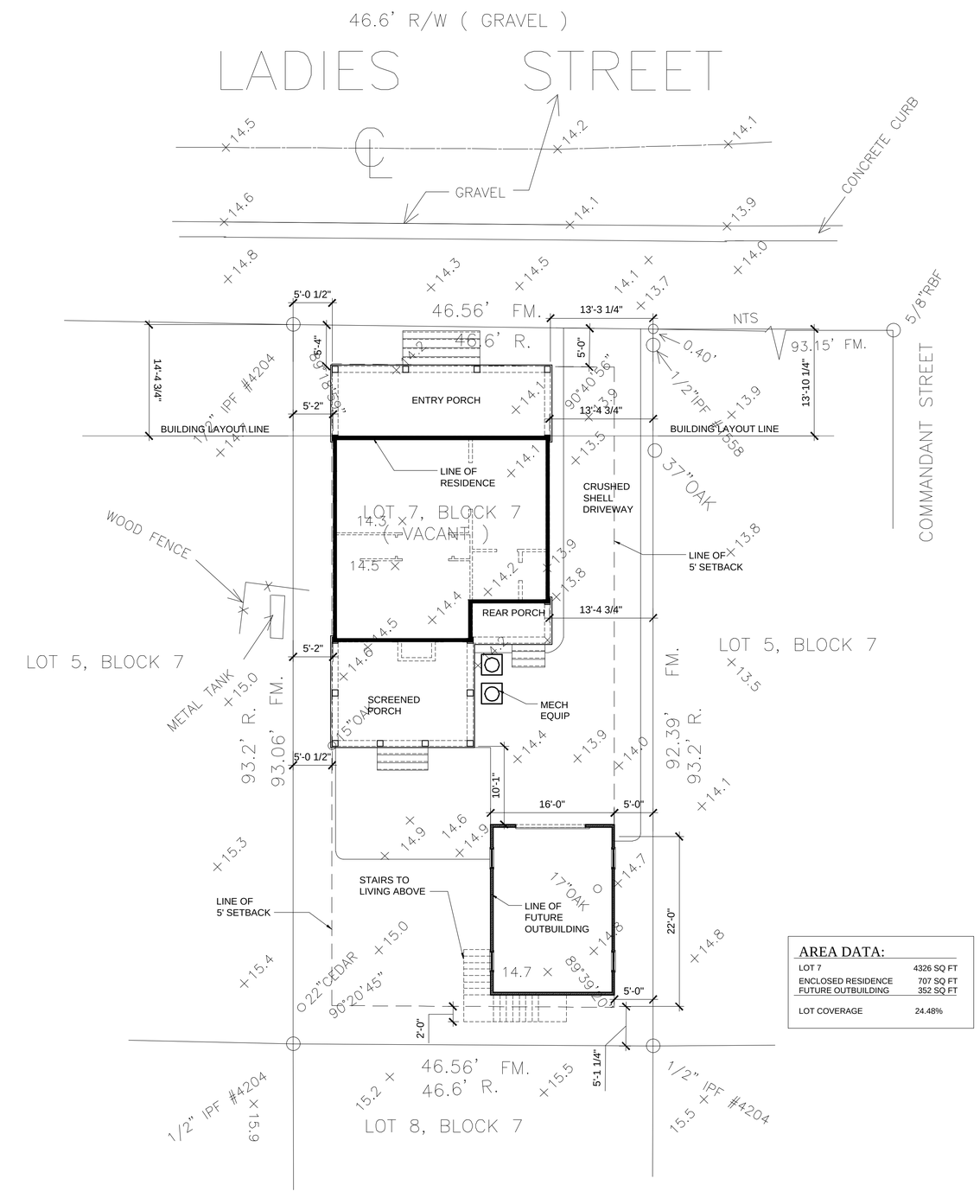
PROPERTY SHOWN HEREON LIES WITHIN
FLOOD ZONE X AS SHOWN ON
FEMA FLOOD INSURANCE RATE MAP,
COMMUNITY NO. 120172 PANEL NO 0229G
DATED 8/2/17.

DATE OF SURVEY: MAY 1, 2019
SCALE 1"=20'
JOB NO. 1904-11 F.B. 352
CORNER MARKERS HAVE NO IDENTIFICATION U.N.O.

LEGEND:

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

1 A-1 SITE PLAN
1/20" = 1'-0"



2 A-1 SITE PLAN
1/8" = 1'-0"

AREA DATA:

LOT 7	4326 SQ FT
ENCLOSED RESIDENCE	707 SQ FT
FUTURE OUTBUILDING	352 SQ FT
LOT COVERAGE	24.48%

DATE: TNH-SC-30A-1
JUNE, 19 2019

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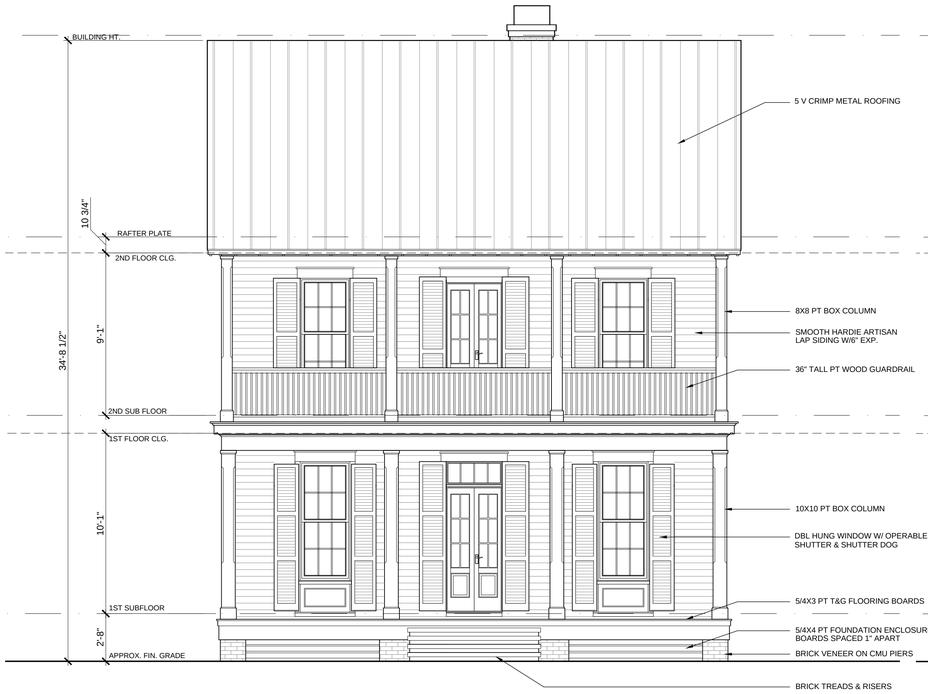
PROJECT:
SEEFRIED RESIDENCDE
BLOCK #7, LOT #7, LADIES STREET
FERNANDINA BEACH, FLORIDA

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 officials prior to purchase of the plans. We will, upon request, if necessary, make any changes or verifications required. All changes shall be the responsibility of the purchaser and the purchaser's construction advisors.

SHEET:
HDC SUBMITTAL SET
NOT FOR CONSTRUCTION
2 OF 3

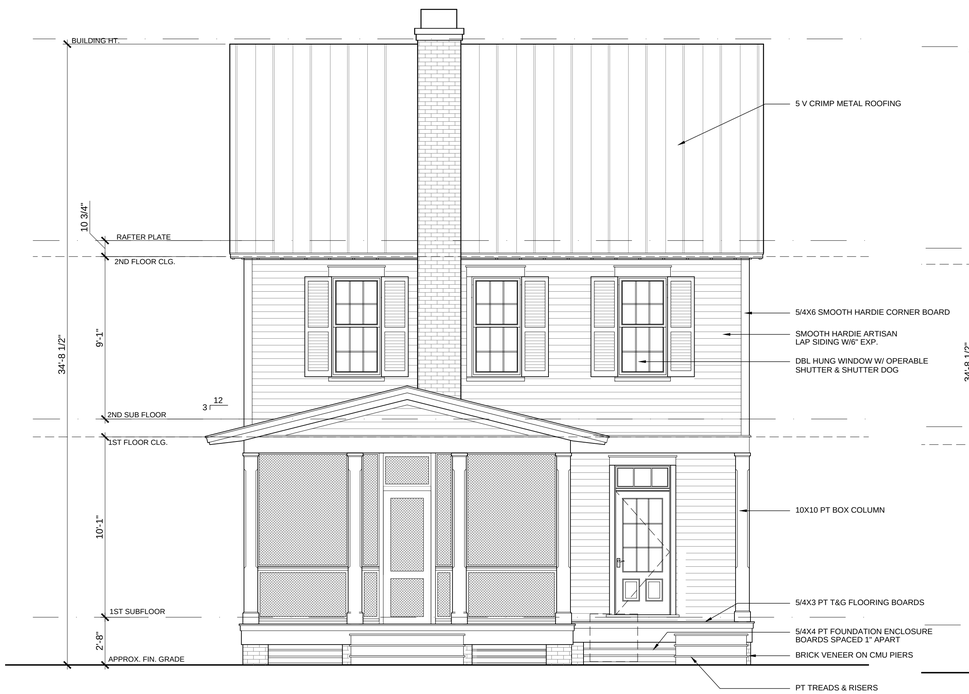


1/3 SIDEWALK ELEVATION

1/4" = 1'-0"

2/3 RIGHT SIDE ELEVATION

1/4" = 1'-0"



3/3 ALLEY ELEVATION

1/4" = 1'-0"

4/3 LEFT SIDE ELEVATION

1/4" = 1'-0"

DATE:

TNH-SC-30A-1

JUNE, 19 2019

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PROJECT:

SEEFRIED RESIDENCDE
BLOCK #7, LOT #7, LADIES STREET
FERNANDINA BEACH, FLORIDA

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SHEET:

HDC SUBMITTAL SET
NOT FOR CONSTRUCTION

3 OF 3

Andersen.
ARCHITECTURAL COLLECTION

A-SERIES
WINDOWS & DOORS

Frenchwood* Hinged Patio Doors

A-Series hinged patio doors make a dramatic statement and add great ventilation. Their French door styling goes well with any home style. Made of wood protected by Fiberglass, it's our best-performing hinged patio door.

DURABLE

- Virtually maintenance-free and exterior finish never needs painting and won't flake, rot, blister, peel, pit or corrode*
- Exteriors are protected by Fiberglass for long-lasting* performance

ENERGY-EFFICIENT

- Weatherresistant construction for greater comfort and energy efficiency
- Variety of High-Performance Low-E4® glass options available to help control heating and cooling costs in any climate
- Many A-Series patio doors have options that make them ENERGY STAR® v. 6.0 qualified throughout the U.S.

BEAUTIFUL

- Eleven exterior color options and a variety of interior options
- Extensive hardware selection, grilles, between-the-glass art glass and patterned glass options

OPTIONS & ACCESSORIES

- Smart home options including VeriLock® security sensors and Nest® Access Lock®
- Available with Stormwatch® protection for coastal areas
- Enhance between the glass art glass designs

ASK ABOUT ENERGY STAR

*Not applicable to wood components.
ENERGY STAR is a registered trademark of the U.S. Environmental Protection Agency.
Not available in all locations. Be sure to check with your local building codes.

DOUBLE-HUNG WINDOWS

400 SERIES WOODWRIGHT® WINDOWS

Make new homes look old and old homes like new.

Woodwright® windows are a great choice for traditional architecture. With their thick, sloped sills, precision-milled wood interiors and historically accurate grille patterns, these windows bring authentic old-world character to homes of all ages.

Woodwright® full-frame windows offer you the ability to select from a simple rectangular shape or create a distinct, architecturally inspired look with graceful arches.

REPLACING A WINDOW?

Woodwright® insert windows can save you time and money. (See opposite page.)

400 SERIES TILT-WASH WINDOWS

Our most popular double-hung window.

Year after year, the Andersen® 400 Series tilt-wash window is our best-selling double-hung window — and for good reason. Extremely energy efficient, it gives you a wide array of decorative and performance options.

Andersen® 400 Series tilt-wash full-frame windows are available with impact-resistant glass and structural upgrades to meet the tough building codes of hurricane-prone coastal areas. See your local code official for specific requirements.

REPLACING A WINDOW?

400 Series tilt-wash insert windows can save you time and money. (See opposite page.)

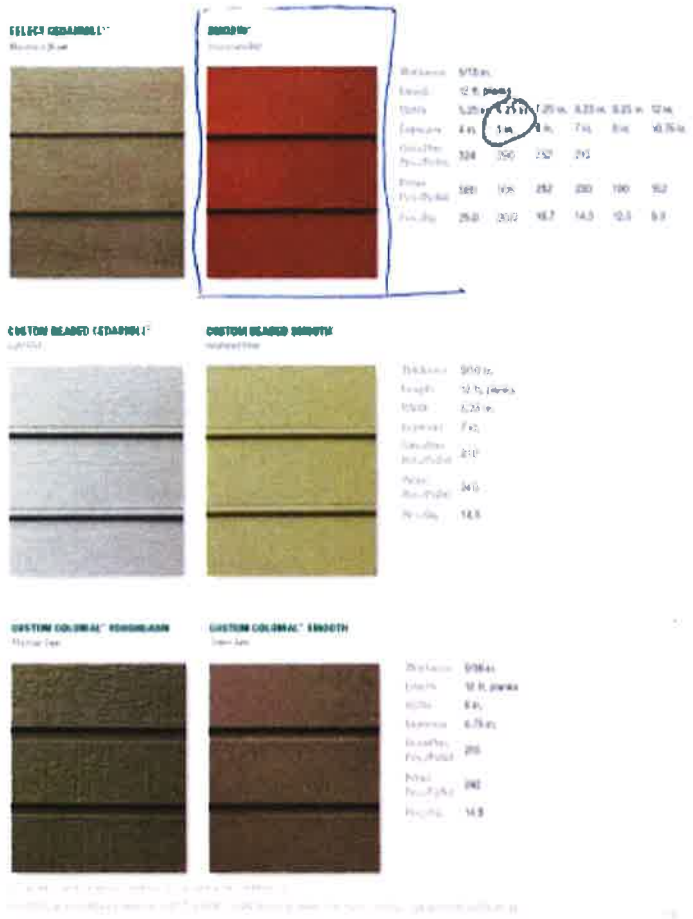
200 SERIES TILT-WASH WINDOWS

Our 200 Series tilt-wash double-hung window comes in our most popular sizes and gives you our most requested options. You still get low-maintenance exteriors and real wood interiors, along with our renowned Owner-2-Owner® limited warranty.*

NARROLINE® CONVERSION KIT

If your home has Andersen® Narroline® windows that were made after 1967, our quick conversion kit can turn them into convenient, tilt-wash double-hung windows with high-performance Low-E4® glass. It installs easily with less mess than ordinary window replacement. Plus, it matches your existing window inside and out and is backed by our full Owner-2-Owner® limited warranty.*

Show Details



HardieTrim®

HARDIETRIM® BOARDS

4/4 RUSTIC CREAM®

4/4 SMOOTH

Thickness	.75 in.				
Length	12 ft. boards				
Widths	3.25 in.	5.5 in.	7.25 in.	9.25 in.	11.25 in.
Pieces/Pallet	465	312	144	108	112	32

5/4 RUSTIC CREAM®

5/4 SMOOTH

Thickness	1 in.				
Length	12 ft. boards				
Widths	3.5 in.	5.5 in.	7.25 in.	9.25 in.	11.25 in.
Pieces/Pallet	208	156	102	80	64

CROWN MOULDING

Thickness	.75 in.
Length	12 ft. boards
Widths	5.25 in. 5.25 in.
Pieces/Pallet	50	40

HARDIETRIM® BATTEN BOARDS

RUSTIC CREAM

SMOOTH

Thickness	.75 in.
Length	12 ft. boards
Width	2.5 in.
Pieces/Pallet	437

ExteriorSolutions

Dress Your house...

Exterior Solutions
40W 142 Jack London Street
St. Charles, IL 60175
PH: (866) 760-2846
www.ExteriorSolutions.com

Wood Louver Shutter Specification Sheet

Material: Pine, Cedar, Redwood, Cypress, or Mahogany

- 1" thick

Available Finishes:

- Unfinished
- Factory Primed
- 9 Standard Factory Paint Colors
- Factory Painted Custom Color Matching!

Black | White | Ebony Green | Pine Green | Colonial Blue | Chocolate Chip | Brick Red | Brandy-wine | Dove Gray

Warranty:

- 1 Year Manufacturer's Warranty
- Covers defects in structure and factory finish

Features:

- Historically & Architecturally Correct
- Custom Designed & Assembled By Hand
- Closed or Open Louver Options
- Made In America

Dimensions: (CALL FOR CUSTOM DIMENSIONS 866-760-2846)

- 3" Top Rail
- 2" Side Stiles
- 3" Center Rails (If applicable)
- Bottom Rail Varies (Usually about 3")
- 1-3/8" Louver Height
- 1" Overall Depth
- 18° Louver Angle

Made in USA

Ships to Canada

Proof My Roof™ Roofing Visualizer

PANEL TYPE:

GULFLOK & GULFLOK HR
GULFSEAM
VERSALOC & MEGALOC

GULFRIB
5VCRIMP
GULFPBR
GULFAWL

5VCrimp

ROOF COLOR:

KYNAR500 PREMIUM PAINT

KYNAR500 SPECIAL ORDER

STANDARD PAINT

HOME STYLE:

COASTAL

CRAFTSMAN

FLORIDA STUCCO

COLONIAL RANCH

MODERN VICTORIAN

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

HOME COLOR:

SELECTED: OFF WHITE

TRIM COLOR:

SELECTED: CREME

EXPOSED SCREW PANEL DETAILS

5VCRIMP

MoorLife Flat Finish

Flat (105)

FEATURES | MORE INFORMATION | TOOLS | SDS / TDS

- Durable finish resists fading, cracking and peeling so your home's exterior looks freshly painted for years to come
- Mildew resistant even in humid conditions
- Low temperature application (to 40°F) extends the painting season
- Engineered with Gennex® Color Technology
- View the sell sheet for more information

Ideal when you need:

- Advanced alkyd technology for superior adhesion even to hard to coat surfaces
- A Flat finish for a smooth, non-reflective finish that hides imperfections while delivering an ultra-smooth appearance

HIDE DETAILS

benjamin moore white dove

OC-17

MoorGlo Soft Gloss Finish

Soft Gloss (096)

FEATURES | MORE INFORMATION | TOOLS | SDS / TDS

- Durable finish resists fading, cracking and peeling so your home's exterior looks freshly painted for years to come
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- Engineered with Gennex® Color Technology
- View the sell sheet for more information

Ideal when you need:

- Advanced alkyd technology for superior adhesion even to hard to coat surfaces
- A Soft Gloss finish that's shiny and durable – great for windows, shutters, doors and other trim work

PREPARED BY & RETURN TO:

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

File No. 19-201265
Sales Price: $130,000.00

Parcel No.: 00-00-31-1580-0007-0070

Inst: 201945015831 Date: 05/21/2019 Time: 9:45AM
Page 1 of 2 B: 2275 P: 1116, Doc Type: D
John A. Crawford, Clerk of Court, Nassau County,
By: KB, Deputy Clerk
Doc Stamp-Deed: 910.00

This **WARRANTY DEED**, made the **17th day of May, 2019**, by **E.S. Sanford, Jr., a married person** (whether one or more, the "Grantor"), to **Alexander F. Seefried, III and Cathleen M. Seefried, husband and wife**, whose post office address is 404 Amelia Street, Fernandina Beach, FL 32034 (whether one or more, the "Grantee"):

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

All that certain lot, piece or parcel of land situate, lying and being in the City of Fernandina Beach, (formerly named Fernandina), County of Nassau and State of Florida, and being further described according to the official map or plat of said City (as lithographed and issued by the Florida Railroad Company in 1857 and enlarged, revised and reissued by the Florida Town Improvement Company in 1887 and 1901) as:

Lot Seven (7) in Block Seven (7) of "OLD TOWN".

The land described herein is not the homestead of the Grantor, and neither the Grantor nor any spouse of the Grantor, nor anyone for whose support the Grantor is responsible, resides on or adjacent to said land.

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

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

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

And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2018.

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

Signed, sealed and delivered in the presence of:

① Kimberly Carter Smith

Witness Signature

Printed Name: Kimberly Carter Smith

E.S. Sanford, Jr.

② Sherrie J. Knowles

Witness Signature

Printed Name: Sherrie J. Knowles

Address:
5275 Webb Parkway Northwest
Lilburn, GA 30047

③ Donna Braswell

Donna Braswell

STATE OF ~~FLORIDA~~ GEORGIA
COUNTY OF ~~NASSAU~~ GWINNETT

The foregoing instrument was acknowledged before me this 16 day of May, 2019, by E.S. Sanford, Jr..

Kimberly Carter Smith

Signature of Notary Public Kimberly Carter Smith
Print, Type/Stamp Name of Notary

KIMBERLY CARTER SMITH
MY COMMISSION EXPIRES
NOTARY
PUBLIC
07-05-2019
FULTON COUNTY, GEORGIA

Personally Known: ✓ OR Produced Identification:_____
Type of Identification
Produced: Driver's Lic.

Notary Public
Fulton County, GA
My Commission Expires July 5, 2019

into a
Google

Change of Address

FAQ

APP

PROPERTY INFORMATION

Parcel Number 00-00-31-1580-0007-0070

Owner Name	SANFORD E S JR
Mailing Address	2815 AREDEN ROAD
	ATLANTA, GA 30327-1261
Location Address	LADIES ST
	FERNANDINA BEACH 32034
Tax District	FERNANDINA BEACH
Milage	20.3245
Homestead	
Property Usage	VACANT 000000
Deed Acres	0.10
Short Legal	BLK 7 LOT 7 OLD TOWN S/D UNR

2018 PROPERTY VALUES (Certified Final Roll)

Land Value	$55,920
(+) Improved Value	$0
(=) Market Value	**$55,920**
(-) Agricultural Classification	$0
(-) SOH or Non-Hx Capped Savings	$2,353
(=) Assessed Value	**$53,567**
(-) Homestead	$0
(-) Additional Exemptions	$0
(=) School Taxable Value	$55,920
(-) Non-School HX & Other Exempt Value	$0
(=) County Taxable Value	**$53,567**

Note: 10% Cap does not apply to school taxable value.

Map This Parcel

GIS Report

Property Record Card

Print Friendly Page

PARCEL MAP

AERIAL MAP

PROPERTY PHOTO

If this picture is incorrect, please email info@nassauflpa.com

LOCATION MAP

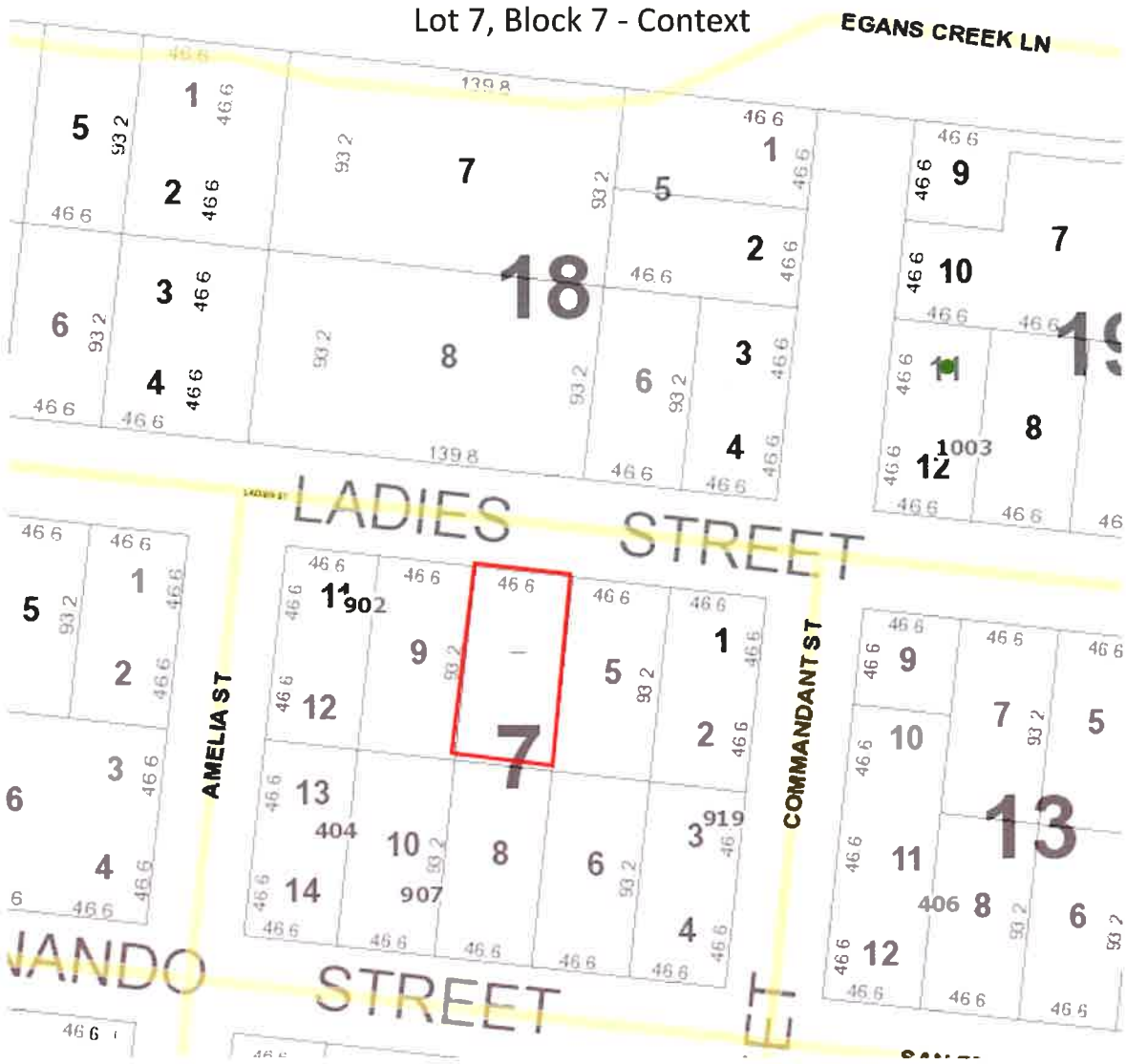
BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exte

SALES INFORI

Sale Date	Book Page	Price	Instr	Qual			
2001-07-11	1634 / 133	$75,000	WD	U	N	SANFORD JULIE	SANFORD E S JR
1996-10-02	772 / 1272	$13,000	WD	Q	N	JONES VERNON W & REBECCA ANN	SANFORD JULIE

Lot 7, Block 7 - Context



Lots 11 & 12
Lot 7
Ladies St
Commandant St
Lot 8
Lot 3
Google

Lots 11 & 12 (Swearington House)

BLOCK 7

Lot 8

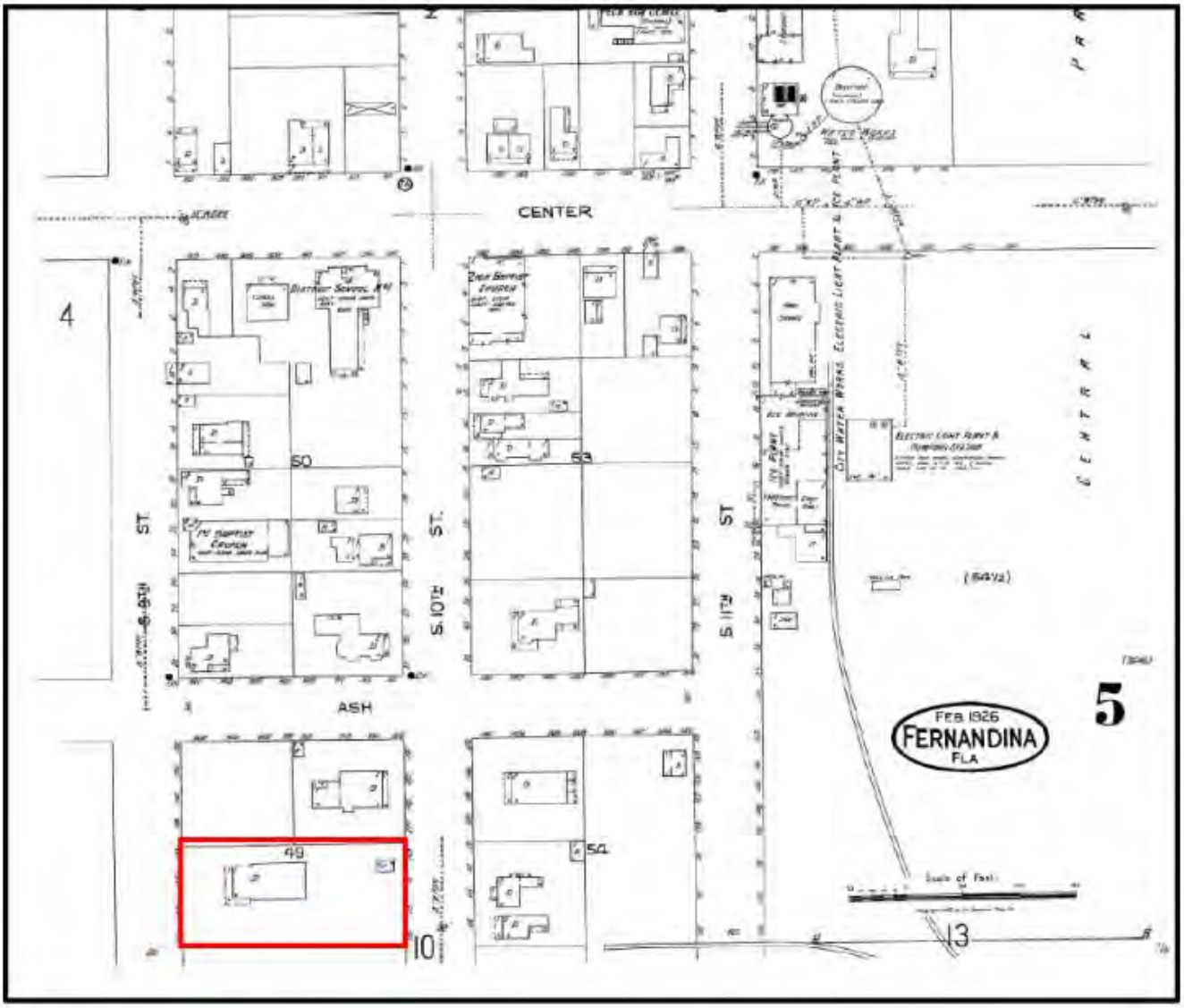
Lot 3 (Media Peonia)

HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2019-26
JULY 18, 2019

Owner/Applicant:	Cecilia Davis Taylor
Property Address:	112 S 9th Street
Requested action:	Certificate of Approval (COA) to demolish an accessory structure.
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	Residential
FL Master Site File #	8NA00516
Year Built:	c. 1924
Contributing Status:	N/A

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

10/03/2017 10:48 AM



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking approval to demolish an accessory structure.

The structure appears on the 1926 Sanborn Fire Insurance Map, demonstrating that it was most likely constructed simultaneously with the primary structure circa 1924.

Code Enforcement first contacted the owner regarding the condition of the shed on October 3, 2017. On November 7, 2017 a letter was sent notifying the owner of the violation. No repairs were made in an effort to bring the shed into compliance. The shed continues to fall into further disrepair and is now deemed 'demolition by neglect'.

APPLICABLE GUIDELINES:

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

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

8.00.01 Intent

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

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

8.02.02 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

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 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.

Guidelines for Site Features

Outbuildings (pg.100)

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

1. Preserve and maintain original outbuildings such as garages and sheds as long as possible. Regular use of outbuildings and application of rehabilitation guidelines for dwellings will help ensure their longevity.
2. Design new outbuildings to be compatible with the architectural style and scale of the associated dwelling.
3. Locate new outbuildings appropriately, such as to the rear of a house or set back from the side elevations.
4. Both one– and two-story accessory outbuildings are permitted for a primary dwelling.

Guidelines for Moving Buildings, Demolition, Non-Contributing Buildings

Demolition (pg.109)

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.

5. Demolition should only occur after all other options have been considered and retention of the building is found not to be feasible due to structural or economic reasons.
6. Demolition may occur to ensure the public safety and welfare.

Demolition by Neglect (pg.110)

The term demolition by neglect occurs when a building is allowed to decay through lack of maintenance, to the point of becoming a liability. 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 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.

ANALYSIS:

Staff has reviewed the criteria for demolition as set forth in LDC 8.03.03.01(C) and found the following:

Demolition Criteria	
1. Whether the structure or site would meet national, state, or local criteria for designation;	The structure appears on the 1926 Sanborn Fire Insurance Maps, most likely indicating that it was constructed simultaneously with the contributing primary structure. The accessory structure would not meet criteria for individual designation, but it is contributing to the Downtown Historic District.
2. Whether the structure or site is a contributing structure or site to a locally designated or National Register historic district;	The structure is contributing to a locally designated and 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;	There are very few extant historic accessory structures remaining in Fernandina Beach. These resources were often demolished, without consideration to their historic importance to the overall historic site. Loss of the structure would be a loss to the historical development of this contributing property.
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;	There are very few structures of its kind left in the City, but it would be possible to reproduce.
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;	This structure is one of the last remaining examples of an accessory structure original to a contributing site.
6. Whether removal of the structure or site would destroy the historic relationship between structures or open space;	As one of the last remaining historic structures of its kind, its existence represents the historical development of the contributing property. Its removal would weaken the historic relationship between the structures.

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;	Retention of this structure does promote the general welfare of the city by providing an opportunity to study local architecture, development patterns, and local history.
8. Whether the applicant has made good faith efforts to pursue alternatives to demolition;	No restoration efforts have been made. No alternatives to demolition have been provided.
9. Whether the applicant will be denied a reasonable return on his or her investment;	The structure is valuable to the property, and if restored, could be utilized as a garage as it was historically.
10. Whether there is economic hardship for the applicant as demonstrated by requirements in Section 8.03.06;	The applicant has indicated that limited income played a factor in the condition issues of the structure.
11. Whether the Code Enforcement and Appeals Board has recommended demolition of the structure.	Code enforcement notified the applicant of violations relating to this structure November 7, 2017. After meeting with the owner, the COFB Planning Department became involved and requested that the Code Enforcement and Appeals Board delay action against this property in an effort to allow time for Planning staff to research sources of possible assistance. During the February 15, 2018 HDC meeting, the board discussed the case and agreed to help research possible solutions. The owner was given a sheet of resources for the owner to reach out to, and staff reached out to a number of local organizations and individuals to see if assistance could be found. Many interested parties came forward, but ultimately no monetary resources could be found to assist. At their June 27, 2019 meeting, the Code Enforcement and Appeals Board found the case in violation and moved to withhold fines until their August 1, 2019 meeting. Commissioner C. Ross offered to work to find resources to assist in the rehabilitation.

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, is not consistent with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines.

In light of the economic hardship expressed by the property owner and Commissioner Ross's offer to assist in finding resources to save the building, staff requests the continuation of this case until the August 15, 2019 regular HDC meeting.

Staff Recommends: Continuation until August 15, 2019

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2019-26 **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 2019-26, 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 2019-26 Application and Backup Materials**

EXHIBIT 2 **112 S 9th Street Property Research File**

EXHIBIT 3 **Florida Master Site File 8NA00516**

Respectfully Submitted,

Salvatore J. Cumella
Historic Preservation Planner

INV 2641

OFFICE USE ONLY
REC'D: 6/20/19 BY: 8
PAYMENT: $ 200 — TYPE CK 736
APPLICATION #: HDC2019-0026
~~HDC CASE #:~~
APPLICATION COMPLETE: Y____ N____
PRE-CONFRENCE: 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 _____

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: 112 South 9th Street
Historic District: ☑ Downtown ☐ Old Town ☐ CRA Waterfront
Parcel Identification Number(s): 00-00-31-1800-0049-0010
Zoning District: Historic District Lot / Block Number (optional) Lt 7 Bl 49

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name	Cecilia Davis-Taylor
Company (if applicable)	#
Street Address	112 S 9th St.
City State Zip	Fernandina Beach, FL 32034
Telephone Number	904-583-7723
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	Cecilia Davis-Taylor
Company (if applicable)	
Street Address	112 S 9th St.
City State Zip	Fernandina Beach, Fl. 32034
Telephone Number	904-583-7723
Email Address	

PROJECT DESCRIPTION (REQUIRED)

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

Existing Conditio: falling down

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.

Complete demolition of falling down wood garage. Tree limb fell through roof and decomposition of wood from exposure to natural elements occurred before I was aware. Limited income + HDC regulations disallowed me from making timely repairs

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

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

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

CERTIFICATION (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.*

6-20-19
Date

Cecilia Davis Jaye
Signature of Applicant

STATE OF FLORIDA
ss
COUNTY OF NASSAU

SYLVIE MCCANN
MY COMMISSION # GG38352
EXPIRES November 12, 2020

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

Sylvie McCann
Notary Public: Signature

SYLVIE McCANN
Printed Name

11/12/20
My Commission Expires

Personally Known ✓ OR Produced Identification _____ ID Produced: _____

Property Research Form

Property Address: 112 S. 9th Street

Property Name (if applicable): _____

Year Built: 1924 **Style:** Frame Vernacular **Stories:** 1.5

Parcel #: 00-00-31-1800-0049-0010

Zoning: C-3 (CBD) **Parcel Size**: _____ acre(s) **Homestead:** *Yes* ☑ *No* ☐

Historic District:

☑ *Downtown* ☐ *Old Town*
☐ *Waterfront CRA* ☐ *Not in a historic district*

Contributing Status: ☑ *Contributing* ☐ *Non-Contributing*

Owner of Record: Cecilia M. Davis-Taylor

Contact Name: _____

Phone: 904 583-7723 **Email**: _____

Attached Items:

- ☑ *FL Master Site File #*: 8NA00516
- ☑ *Photos*: Google Earth
- ☑ *Maps*: 1926 Sanborn Fire Insurance Map
- ☑ *Property Appraisers Report*: _____
- ☑ *Other*: Google Earth

Notes/ Past COAs/ Contact Log:

* Accessory structures appear on 1926 Sanborn Fire Insurance Maps, most likely indicating that it was constructed simultaneously with primary structure. Efforts should be made to retain this structure as it is important to the historical development of this contributing property. There are very few extant historic accessory structures remaining in Fernandina Beach. These resources were often demolished, without consideration to their historic importance to the overall historic site.

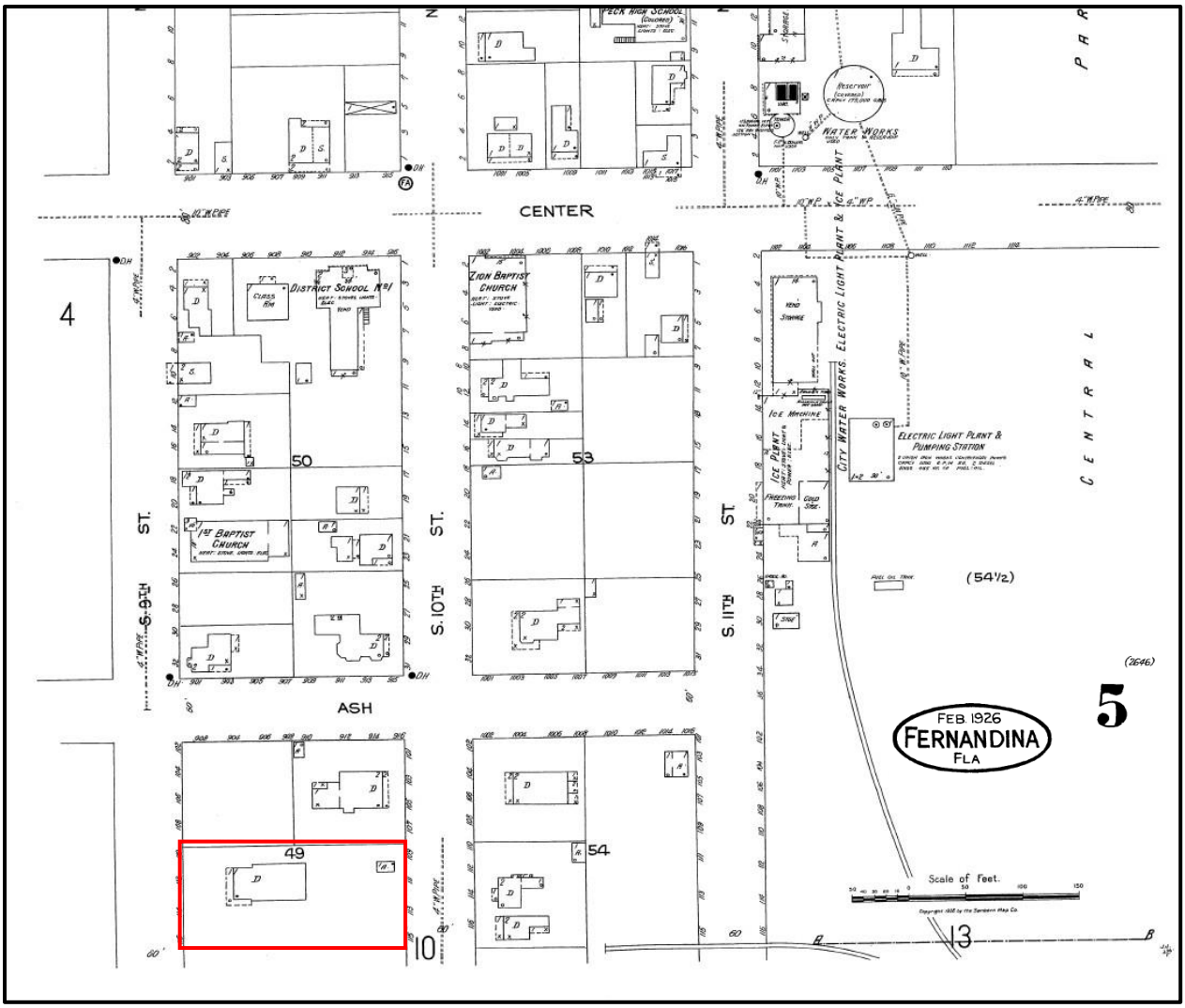
* Code Enforcement Case active for: 42116B maintenance of structures.

Notes/ Past COAs/ Contact Log:

*** 8.03.03.01 Requirements for Demolition Applications**

C. Review Criteria

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.


CENTER
ASH
S. 9TH ST.
S. 10TH ST.
S. 11TH ST.
CENTRAL PARK
WATER WORKS
RESERVOIR
ELECTRIC LIGHT PLANT & ICE PLANT
CITY WATER WORKS, ELECTRIC LIGHT PLANT & ICE PLANT
ELECTRIC LIGHT PLANT & PUMPING STATION
ICE MACHINE
ICE PLANT
FREEZING TANK
COLD STORE
DISTRICT SCHOOL No 1
CLASS RM
1ST BAPTIST CHURCH
ZION BAPTIST CHURCH
4
5
10
13
49
50
53
54
(54½)
(2646)
FEB. 1926
FERNANDINA
FLA
Scale of Feet.

112 S. 9th Street

November 28, 2017

- Land Parcels
- City of F.B. Historic District
- Subject Structures

1:1,128

0 0.0075 0.015 0.03 mi

0 0.015 0.03 0.06 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

2017

CITY OF
FERNANDINA BEACH
10/03/2017 10:48 AM

10/03/2017 10:48 AM

CI1YOF FERNANDINA BEACH George Wells
Code Enforcement Department Code Compliance Officer

CODE ENFORCEMENT & APPEALS BOARD
NOTICE OF VIOATION/NOTICE OF HEARING

November 7, 2017 Case Number: 17-00128

Cert. #:7013 0600 0000 5302 6535

IN THE MATIER OF:

Cecilia M. Davis-Taylor
112 S. gth Street
Fernandina Beach, FL 32034

PREMISES: 112 South gth Street, Fernandina Beach, FL 32034

The brief legal description of the real property upon which this violation occurred is: BLOCK 49 LOTS 1. 2 & 7 IN OR 1335/1202 CITY OF FDNA BEACH, FERNANDINA BEACH, FL 32034.

The Code Enforcement office of the City of Fernandina Beach has previously notified you of alleged violation(s) of the City of Fernandina Beach Code of Ordinances and contends that the following violation(s) exist: 42-116 (b) Cleaning of lots; Maintenance of Structures; (These can be found on the City's website: www.fbfl.us/code). This letter specifically addresses the two (2) wooden sheds in the back of the property that fronts South 10th Street.

Therefore, you are hereby directed to remedy and discontinue the problems by: repamng or removing the rotten wooden sheds in the rear of property that are in bad repair and that are unsecure by December 7th, 2017 thirty (30) days from the date of this notice, all necessary permits that are required to bring these two (2) sheds into compliance must be pulled and finalized before case can be complied. If this office is not notified of compliance by you, this department will refer this matter to the Code Enforcement & Appeals Board for legal action at the date and time listed below.

DATE:	January 4, 2018
TIME:	5:30 p.m.
LOCATION:	City Commission Chambers, 204 Ash Street Fernandina Beach, Florida 32034

YOU HAVE THE RIGHT to appear before the Board at that time to answer and defend the allegations that you have violated the above cited provision(s) of the Code of Ordinances.

If the Board finds that you are in violation, they will consider all appropriate actions required to bring the property into compliance, which may include, but is not limited the recovery of fees, and fines which may be imposed for the duration of the non-compliance (NOT TO EXCEED $250.00 per day, per violation).

Please be advised that the Rules of the Code Enforcement & Appeals Board and the Code of Ordinances of the City of Fernandina Beach govern the procedures of the Board.

PLEASE GOVERN YOUR SELF ACCORDINGLY.

If you have any questions, please feel free to contact me (please see my attached business card for contact information).

George Wells
Code Compliance Officer

Hearing impaired or non-English speaking individuals may request a language or sign interpreter at least (10) ten working days prior to this hearing. Please contact the City Clerk's office at (904) 310-3115.

HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2019-24
JULY 18, 2019

Owner/Applicant:	Miranda Architects, agent for St. Michael Catholic Church				
Property Address:	224 N 5th Street				
Requested action:	Certificate of Approval (COA) to demolish a non-contributing primary structure.				
Current zoning:	R-2				
FLUM land use category:	Medium Density Residential				
Existing uses on the site:	Office (religious)				
FL Master Site File #	N/A				
Year Built:	1998 (NCPA)				
Contributing Status:	Non-Contributing				
Adjacent Properties:	North	Church	R-2	c. 1997	
	South	Church	R-2	c. 1973	
	East	Single-Family Residential	R-2	c. 2013	
	West	Church	R-2		

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

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

This non-contributing resource was built in 1997. The applicant is seeking to demolish this structure as part of a larger redevelopment of this property.

The HDC had previously issued a COA (HDC 2018-13) for the demolition of this structure on May 24, 2018. That approval expired May 24, 2019.

APPLICABLE GUIDELINES:

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.

8.02.02 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;

DOWNTOWN HISTORIC DISTRICT GUIDELINES

Demolition (pg 109)
Application for a Certificate of Approval for any demolition of a primary building or structure (contributing or non-contributing) located within a locally designated historic district or the CRA shall be submitted by the property owner to the HDC. No building or structure in a locally designated historic district or the CRA shall be demolished without approval by the HDC, unless by a superseding order of a government agency or a court of competent jurisdiction.

1. Demolition should only occur after all other options have been considered and retention of the building is found not to be feasible due to structural or economic reasons.
2. Demolition may occur to ensure the public safety and welfare.

ANALYSIS:

Staff finds that this non-contributing resource does not meet criteria for national, state, or local criteria for designation. The loss of this structure would not have a negative impact on the Downtown Historic District.

Plans for the redevelopment of this property have been concurrently submitted for conceptual approval.

STAFF RECOMMENDATION:

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

Staff recommends:

APPROVAL of HDC 2019-24

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2019-24 **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 2019-24, 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 2019-24 Application and Backup Materials

Respectfully Submitted,

Salvatore J. Cumella
Historic Preservation Planner

OFFICE USE ONLY
REC'D: 6/20/19 BY: SB
PAYMENT: $ _____ TYPE _____
APPLICATION #: _____
HDC CASE #: _____
APPLICATION COMPLETE: Y____ N____
PRE-CONFRENCE: 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 _____

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: 505 Broome Street, 222 North 5th Street, 224 North 5th Street

Historic District: ☒ Downtown ☐ Old Town ☐ CRA Waterfront

Parcel Identification Number(s): 00-00-31-1800-0032-0010, 00-00-31-1800-0032-0030

Zoning District: R-2 Lot / Block Number (optional) Lots 1,2,3,4,5,16/Block 32

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name	St. Michael Catholic Church
Company (if applicable)	Diocese of St. Augustine
Street Address	505 Broome Street
City State Zip	FB, FL 32034
Telephone Number	261-3472
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	Jose Miranda
Company (if applicable)	Miranda Architects
Street Address	309 1/2 Centre St., Suite 206
City State Zip	FB, FL 32034
Telephone Number	261-4586
Email Address	jmiranda@mirandaarchitects.com

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.

1) Demolition of non-contributing building at 224 North 5th Street.
2) Demolition of non-contributing building at 505 Broome Street.
3) Relocation of Liberty-Billings House from 222 North 4th Street to 505 Broome Street.
4) Addition of ADA ramp and associated ADA parking space on Broome Street.
5) Construction of new parking lot on North 5th Street with associated storm water retention area, landscaping buffers and sidewalks.

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

1) ADA ramp to be painted wood decking with wood railing and pre-finished metal handrails.
2) Parking lot to be pervious pavers with concrete curb, concrete driveway and wheel stops.

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		pervious paver parking area plain concrete sidewalks/driveways		
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)
jm	Proof of ownership (copy of deed or tax statement)	
jm	11x17 signed, sealed, scaled survey of property. Completed within the last 2 years.	
jm	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	
jm	Site plan **must** show all trees greater than 5" diameter at breast height (DBH) and indicate any trees that are to be removed as part of the scope of work.	
jm	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 and/or accessory buildings. Existing vs. proposed features should be clearly delineated with labels, shading, and/or hatching.	
✓	Elevations **must** 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.	
jm	Elevations and/or site plan **must** show all proposed mechanical and plumbing equipment (HVAC, hood vents, backflow preventers, etc.)	
jm	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 **must** 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.*

6/18/19
Date

Signature of Applicant

STATE OF FLORIDA
ss
COUNTY OF NASSAU

SYLVIE MCCANN
MY COMMISSION # GG38352
EXPIRES: November 12, 2020

Subscribed and sworn to before me this 19 day of June, 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 St. Michael Catholic Church
(print name of property owner(s))

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

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

Rev. Father Jose Kallukalam

(Print name of owner) **(Print name of owner)**

JEANNE DEAN
Notary Public - State of Florida
Commission # GG 143562
My Comm. Expires Sep 17, 2021
Bonded through National Notary Assn.

STATE OF FLORIDA
COUNTY OF NASSAU } ss

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

Notary Public: Signature — Printed Name: JEANNE DEAN — My Commission Expires

Personally Known ✓ OR Produced Identification _____ ID Produced: _____

A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER

PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0032-0010

Owner Name	DIOCESE OF ST AUGUSTINE
Mailing Address	C/O CATHOLIC CENTER
	11625 OLD ST AUGUSTINE RD
	JACKSONVILLE, FL 32258
Location Address	505 BROOME ST
	FERNANDINA BEACH 32034
Tax District	FERNANDINA BEACH
Milage	20.3245
Homestead	02
Property Usage	CHURCHES 007100
Deed Acres	
Short Legal	

2018 PROPERTY VALUES (Certified Final Roll)

Land Value	$201,250
(+) Improved Value	$116,089
(=) Market Value	**$317,339**
(-) Agricultrual Classification	$0
(-) SOH or Non-Hx* Capped Savings	$0
(=) Assessed Value	**$317,339**
(-) Homestead	$0
(-) Additional Exemptions	$0
(=) School Taxable Value	$0
(-) Non-School HX & Other Exempt Value	$0
(=) County Taxable Value	**$0**

Note: *10% Cap does not apply to School Taxable Value

PARCEL MAP

2019 AERIAL MAP

PROPERTY PHOTO

If this picture is incorrect, please email info@nassauflpa.com

LOCATION MAP

BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built
OFFICE LOW	2735	1886	2	2	ABOVE AVG.	COMMON BRK	AIR DUCTED	FORCED AIR	1973

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
1975-01-01	209 / 287	$46,500	WD	Q	Y		
1972-01-01	121 / 588	$4,000	WD	Q	N		

A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER

PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0032-0030

Owner Name	VICTOR GALEONE AS BISHOP OF
Mailing Address	THE DIOCESE OF ST AUGUSTINE
	11625 OLD ST AUGUSTINE ROAD
	JACKSONVILLE, FL 32258
Location Address	222 N 5TH ST
	FERNANDINA BEACH 32034
Tax District	FERNANDINA BEACH
Milage	20.3245
Homestead	02
Property Usage	CHURCHES 007100
Deed Acres	0
Short Legal	BLOCK 32 LOTS 3 4 & 5 IN OR 1106/574 ESMT IN OR 958/175

2018 PROPERTY VALUES (Certified Final Roll)

Land Value	$262,500
(+) Improved Value	$343,016
(=) Market Value	**$605,516**
(-) Agricultrual Classification	$0
(-) SOH or Non-Hx* Capped Savings	$0
(=) Assessed Value	**$605,516**
(-) Homestead	$0
(-) Additional Exemptions	$0
(=) School Taxable Value	$0
(-) Non-School HX & Other Exempt Value	$0
(=) County Taxable Value	**$0**

Note *10% Cap does not apply to School Taxable Value

PARCEL MAP

2019 AERIAL MAP

PROPERTY PHOTO

If this picture is incorrect, please email info@nassauflpa.com

LOCATION MAP

BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built
SNGL FAM	2605	2276	5	5.5	CEDAR		AIR DUCTED	FORCED AIR	1900

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2003-01-09	1106 / 574	$630,000	WD	Q	Y	SNYDER-BEARD INC	VICTOR GALEONE AS BISHOP OF THE DIOCESE
2000-08-16	944 / 1985	$475,300	WD	Q	Y	AMELIA HOUSE BED BREAKFAST & SAIL INC	SNYDER-BEARD INC
1997-08-12	802 / 1673	$389,000	WD	Q	Y	LOWREY JOHN F & JUDI M	AMELIA HOUSE BED BREAKFAST & SAIL INC

222 NORTH 5TH STREET – LIBERTY-BILLINGS HOUSE

224 NORTH 5TH STREET

505 BROOME STREET

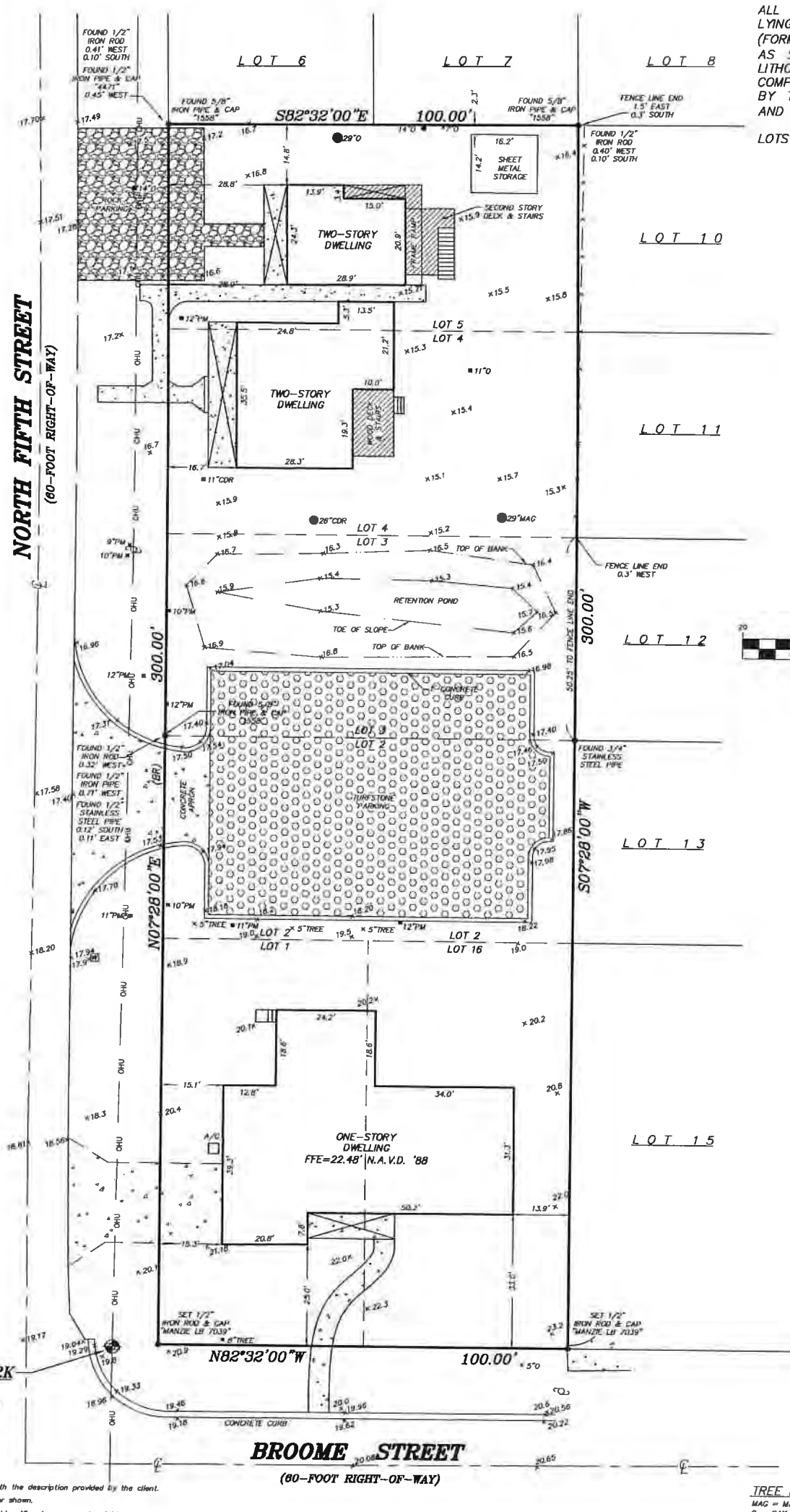
SMCC NORTH 5TH STREET PARKING LOT

PERMEABLE PAVERS

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

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

LOTS 1,2,3,4,5 & 16, BLOCK 32.



PREPARED FOR:
MIRANDA ARCHITECTS

SURVEY NOTES:

1) The "Legal Description" hereon is in accord with the description provided by the client.
2) Underground improvements were not located or shown.
3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
4) Bearings shown hereon are based on N07°28'00"E for the easterly right-of-way line of North Fifth Street. The bearing reference line is indicated as thus (BR).
5) "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.
6) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C 0230E. Dated 12/17/10. Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.077, Florida Statutes.
7) Fence ownership, if applicable, has not been determined by this office.
8) Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)
9) The Reference Benchmark is Tidal Station Disk "872 0030 Tidal 34" (Elevation = 10.12' N.A.V.D. '88).
10) Site Benchmark is as shown hereon.
11) This survey is protected by copyright and is certified only to the entities listed and only for this particular transaction. Any use or reproduction of this survey without the express written permission of the surveyor is prohibited. Use of this survey in any subsequent transactions is expressly prohibited and is not authorized. The surveyor expressly disclaims any certification to any parties in future transactions. No entity other than those listed should rely upon this survey.

COPYRIGHT © 2013 BY MANZIE AND DRAKE LAND SURVEYING

LEGEND

= CONCRETE FLATWORK
A/C = AIR CONDITIONER
℄ = CENTERLINE
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
= WOOD POWER POLE
F.F.E. = FINISHED FLOOR ELEVATION
—OHU— = OVERHEAD UTILITY WIRES
W = WATER METER
= WOOD FLATWORK

TREE LEGEND

MAG = MAGNOLIA TREE
O = OAK TREE
CDR = CEDAR TREE
PM = PALM TREE
TREE = UNKNOWN TREE SPECIES

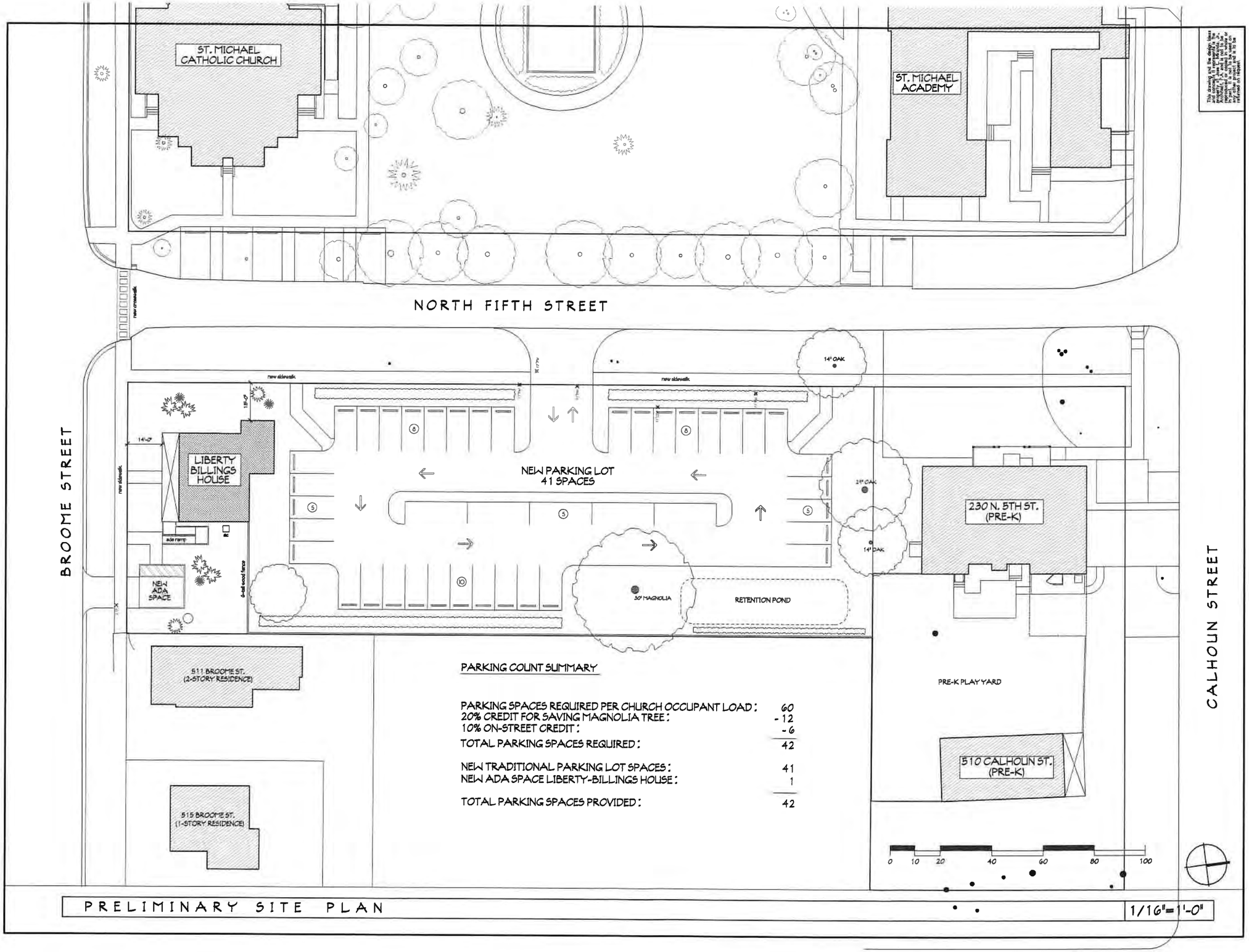
TREE DISCLAIMER:
SPECIES OF TREES HAVE BEEN IDENTIFIED TO THE BEST OF OUR KNOWLEDGE AND BELIEF; HOWEVER MANZIE & DRAKE LAND SURVEYING WILL ASSUME NO LIABILITY, EXPRESSED OR IMPLIED, FOR THE CORRECTNESS OF SAID SPECIES IDENTIFICATION.

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

MANZIE & DRAKE LAND SURVEYING
117 South Ninth Street, Fernandina Beach, FL 32034
(904) 491-5700 FAX (904) 491-5777
Certificate of Authorization Number "LB 7039"
"OUR *SIGHTS* ARE ON THE FUTURE, SET YOUR *SITES* ON US."

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

SCALE: 1"=20' JOB NO: 15133 DATE: 07/15/13 CADD: JEH
F.B. NO: X-258 PAGE NO: 69 FIELD CREW: GS FILE NO: B-812



PARKING COUNT SUMMARY

PARKING SPACES REQUIRED PER CHURCH OCCUPANT LOAD:	60
20% CREDIT FOR SAVING MAGNOLIA TREE:	-12
10% ON-STREET CREDIT:	-6
TOTAL PARKING SPACES REQUIRED:	42
NEW TRADITIONAL PARKING LOT SPACES:	41
NEW ADA SPACE LIBERTY-BILLINGS HOUSE:	1
TOTAL PARKING SPACES PROVIDED:	42

PRELIMINARY SITE PLAN

1/16"=1'-0"

This drawing and the designs, ideas and concepts it represents, the property of MIRANDA ARCHITECTS, is and shall remain the property of MIRANDA ARCHITECTS. The drawing is not to be used on other projects or for other purposes, or reproduced or copied without the written consent of MIRANDA ARCHITECTS.

SPSCD PARKING LOT SITE PLAN
PROJECT # 5170522
DRAWN BY – JLM
CHKD BY – JLM
DATE – 06-19-19

Jose L. Miranda, Jr.
FLA AR # 14887

MIRANDA ARCHITECTS
309 1/2 CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
904.261.4588 TEL
FL Reg. No. AA 0003008

MIRANDA ARCHITECTS

PROPOSED DESIGN FOR
ST. MICHAEL CATHOLIC CHURCH
PARKING LOT
NORTH 5TH STREET
FERNANDINA BEACH, FL 32304

CONCEPTUAL SITE PLAN

REVISIONS	DATE

P1

HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2019-25
JULY 18, 2019

Owner/Applicant:	Miranda Architects, agent for St. Michael Catholic Church				
Property Address:	505 Broome Street				
Requested action:	Certificate of Approval (COA) to demolish a non-contributing primary structure.				
Current zoning:	R-2				
FLUM land use category:	Medium Density Residential				
Existing uses on the site:	Office (religious)				
FL Master Site File #	N/A				
Year Built:	1973 (NCPA)				
Contributing Status:	Non-Contributing				
Adjacent Properties:	North	Parking/Office	R-2	c.1900	St. Michael Church
	South	Single-Family Residential	R-2	c.1884	
	East	Single-Family Residential	R-2	c.1900	
	West	Church	R-2	c.1882	St. Michael Church

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

CALHOUN STREET
N 3RD ST
N 4TH ST
City of Fernandina Beach
BROOME ST
BROOME STREET

N 5TH ST
City of Fernandina Beach
BROOME ST

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

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

The applicant is seeking to demolish this structure.

The HDC had previously issued a COA (HDC 2018-18) for the demolition of this structure on May 24, 2018. That approval expired May 24, 2019.

APPLICABLE GUIDELINES:

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.

8.02.02 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;

DOWNTOWN HISTORIC DISTRICT GUIDELINES

Demolition (pg 109)
Application for a Certificate of Approval for any demolition of a primary building or structure (contributing or non-contributing) located within a locally designated historic district or the CRA shall be submitted by the property owner to the HDC. No building or structure in a locally designated historic district or the CRA shall be demolished without approval by the HDC, unless by a superseding order of a government agency or a court of competent jurisdiction.

1. Demolition should only occur after all other options have been considered and retention of the building is found not to be feasible due to structural or economic reasons.
2. Demolition may occur to ensure the public safety and welfare.

ANALYSIS:

Staff finds that this non-contributing resource does not meet criteria for national, state, or local criteria for designation. The loss of this structure would not have a negative impact on the Downtown Historic District.

Plans for the redevelopment of this property have been concurrently submitted for conceptual approval.

STAFF RECOMMENDATION:

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

Staff recommends:

APPROVAL of HDC 2019-25

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2019-25 **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 2019-25, 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 2019-25 Application and Backup Materials

Respectfully Submitted,

Salvatore J. Cumella
Historic Preservation Planner

OFFICE USE ONLY
REC'D: 6/20/19 BY: SB
PAYMENT: $ _____ TYPE _____
APPLICATION #: _____
HDC CASE #: _____
APPLICATION COMPLETE: Y____ N____
PRE-CONFRENCE: 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 _____

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: 505 Broome Street, 222 North 5th Street, 224 North 5th Street

Historic District: ☒ Downtown ☐ Old Town ☐ CRA Waterfront

Parcel Identification Number(s): 00-00-31-1800-0032-0010, 00-00-31-1800-0032-0030

Zoning District: R-2 Lot / Block Number (optional) Lots 1,2,3,4,5,16/Block 32

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name	St. Michael Catholic Church
Company (if applicable)	Diocese of St. Augustine
Street Address	505 Broome Street
City State Zip	FB, FL 32034
Telephone Number	261-3472
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	Jose Miranda
Company (if applicable)	Miranda Architects
Street Address	309 1/2 Centre St., Suite 206
City State Zip	FB, FL 32034
Telephone Number	261-4586
Email Address	jmiranda@mirandaarchitects.com

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.

1) Demolition of non-contributing building at 224 North 5th Street.
2) Demolition of non-contributing building at 505 Broome Street.
3) Relocation of Liberty-Billings House from 222 North 4th Street to 505 Broome Street.
4) Addition of ADA ramp and associated ADA parking space on Broome Street.
5) Construction of new parking lot on North 5th Street with associated storm water retention area, landscaping buffers and sidewalks.

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

1) ADA ramp to be painted wood decking with wood railing and pre-finished metal handrails.
2) Parking lot to be pervious pavers with concrete curb, concrete driveway and wheel stops.

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		pervious paver parking area plain concrete sidewalks/driveways		
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)
jm	Proof of ownership (copy of deed or tax statement)	
jm	11x17 signed, sealed, scaled survey of property. Completed within the last 2 years.	
jm	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	
jm	Site plan **must** show all trees greater than 5" diameter at breast height (DBH) and indicate any trees that are to be removed as part of the scope of work.	
jm	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 and/or accessory buildings. Existing vs. proposed features should be clearly delineated with labels, shading, and/or hatching.	
✓	Elevations **must** 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.	
jm	Elevations and/or site plan **must** show all proposed mechanical and plumbing equipment (HVAC, hood vents, backflow preventers, etc.)	
jm	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 **must** 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.*

6/18/19
Date

Signature of Applicant

STATE OF FLORIDA
ss
COUNTY OF NASSAU

SYLVIE MCCANN
MY COMMISSION # GG38352
EXPIRES: November 12, 2020

Subscribed and sworn to before me this 19 day of June, 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 St. Michael Catholic Church
(print name of property owner(s))

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

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

Rev. Father Jose Kallukalam

(Print name of owner) **(Print name of owner)**

JEANNE DEAN
Notary Public - State of Florida
Commission # GG 143562
My Comm. Expires Sep 17, 2021
Bonded through National Notary Assn.

STATE OF FLORIDA
COUNTY OF NASSAU } ss

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

Notary Public: Signature — Printed Name: JEANNE DEAN — My Commission Expires

Personally Known ✓ OR Produced Identification _____ ID Produced: _____

A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER

PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0032-0010

Owner Name	DIOCESE OF ST AUGUSTINE
Mailing Address	C/O CATHOLIC CENTER
	11625 OLD ST AUGUSTINE RD
	JACKSONVILLE, FL 32258
Location Address	505 BROOME ST
	FERNANDINA BEACH 32034
Tax District	FERNANDINA BEACH
Milage	20.3245
Homestead	02
Property Usage	CHURCHES 007100
Deed Acres	
Short Legal	

2018 PROPERTY VALUES (Certified Final Roll)

Land Value	$201,250
(+) Improved Value	$116,089
(=) Market Value	**$317,339**
(-) Agricultrual Classification	$0
(-) SOH or Non-Hx* Capped Savings	$0
(=) Assessed Value	**$317,339**
(-) Homestead	$0
(-) Additional Exemptions	$0
(=) School Taxable Value	$0
(-) Non-School HX & Other Exempt Value	$0
(=) County Taxable Value	**$0**

Note: *10% Cap does not apply to School Taxable Value

PARCEL MAP

2019 AERIAL MAP

PROPERTY PHOTO

If this picture is incorrect, please email info@nassauflpa.com

LOCATION MAP

BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built
OFFICE LOW	2735	1886	2	2	ABOVE AVG.	COMMON BRK	AIR DUCTED	FORCED AIR	1973

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
1975-01-01	209 / 287	$46,500	WD	Q	Y		
1972-01-01	121 / 588	$4,000	WD	Q	N		

A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER

PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0032-0030

Owner Name	VICTOR GALEONE AS BISHOP OF
Mailing Address	THE DIOCESE OF ST AUGUSTINE
	11625 OLD ST AUGUSTINE ROAD
	JACKSONVILLE, FL 32258
Location Address	222 N 5TH ST
	FERNANDINA BEACH 32034
Tax District	FERNANDINA BEACH
Milage	20.3245
Homestead	02
Property Usage	CHURCHES 007100
Deed Acres	0
Short Legal	BLOCK 32 LOTS 3 4 & 5 IN OR 1106/574 ESMT IN OR 958/175

2018 PROPERTY VALUES (Certified Final Roll)

Land Value	$262,500
(+) Improved Value	$343,016
(=) Market Value	**$605,516**
(-) Agricultrual Classification	$0
(-) SOH or Non-Hx* Capped Savings	$0
(=) Assessed Value	**$605,516**
(-) Homestead	$0
(-) Additional Exemptions	$0
(=) School Taxable Value	$0
(-) Non-School HX & Other Exempt Value	$0
(=) County Taxable Value	**$0**

Note *10% Cap does not apply to School Taxable Value

PARCEL MAP

2019 AERIAL MAP

PROPERTY PHOTO

If this picture is incorrect, please email info@nassauflpa.com

LOCATION MAP

BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built
SNGL FAM	2605	2276	5	5.5	CEDAR		AIR DUCTED	FORCED AIR	1900

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2003-01-09	1106 / 574	$630,000	WD	Q	Y	SNYDER-BEARD INC	VICTOR GALEONE AS BISHOP OF THE DIOCESE
2000-08-16	944 / 1985	$475,300	WD	Q	Y	AMELIA HOUSE BED BREAKFAST & SAIL INC	SNYDER-BEARD INC
1997-08-12	802 / 1673	$389,000	WD	Q	Y	LOWREY JOHN F & JUDI M	AMELIA HOUSE BED BREAKFAST & SAIL INC

222 NORTH 5TH STREET – LIBERTY-BILLINGS HOUSE

224 NORTH 5TH STREET

505 BROOME STREET

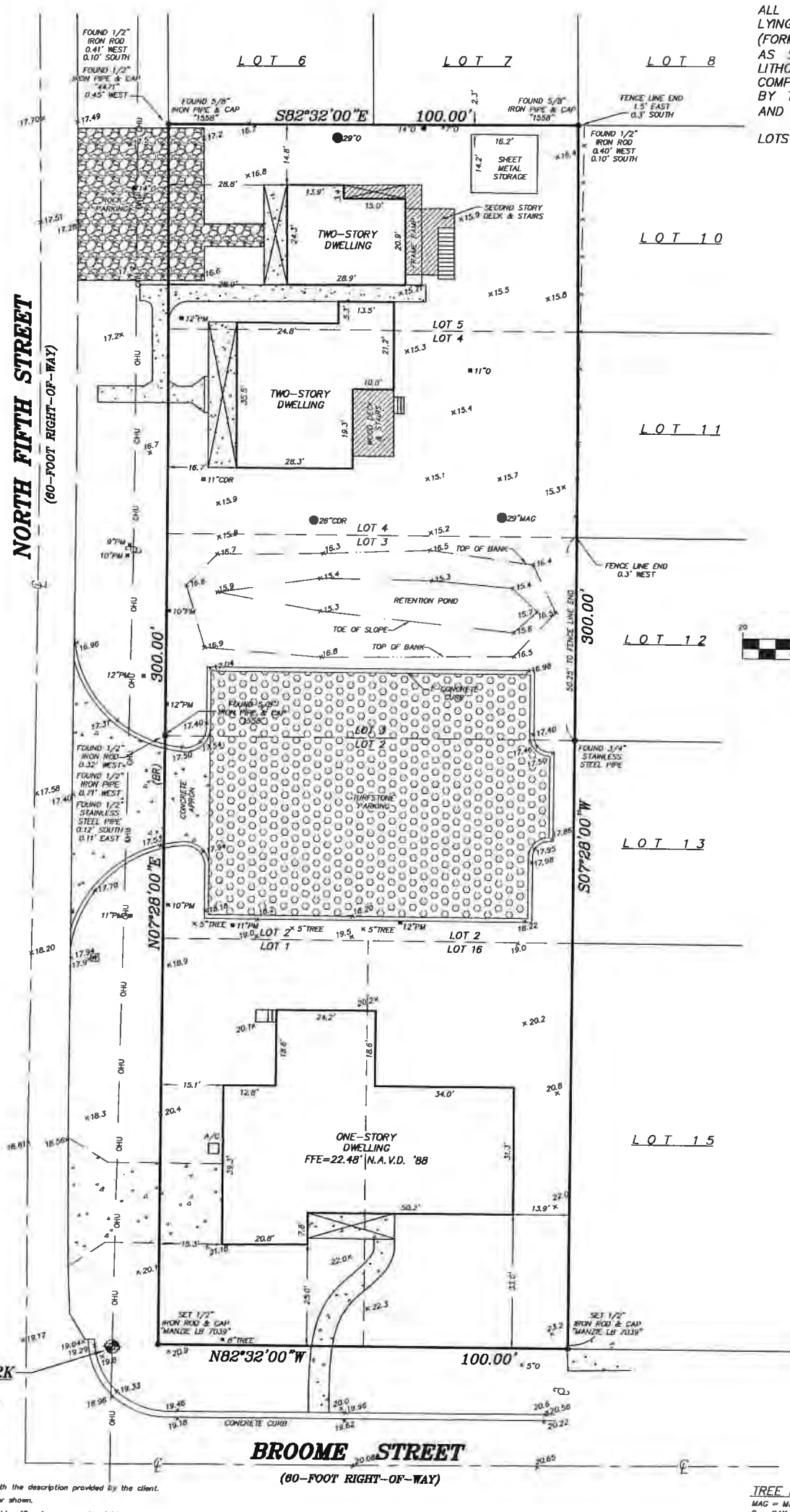
SMCC NORTH 5TH STREET PARKING LOT

PERMEABLE PAVERS

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

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

LOTS 1,2,3,4,5 & 16, BLOCK 32.



PREPARED FOR:
MIRANDA ARCHITECTS

SURVEY NOTES:

1) The "Legal Description" hereon is in accord with the description provided by the client.
2) Underground improvements were not located or shown.
3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
4) Bearings shown hereon are based on N07°28'00"E for the easterly right-of-way line of North Fifth Street. The bearing reference line is indicated as thus (BR).
5) "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.
6) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C 0230E. Dated 12/17/10. Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.077, Florida Statutes.
7) Fence ownership, if applicable, has not been determined by this office.
8) Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)
9) The Reference Benchmark is Tidal Station Disk "872 0030 Tidal 34" (Elevation = 10.12' N.A.V.D. '88).
10) Site Benchmark is as shown hereon.
11) This survey is protected by copyright and is certified only to the entities listed and only for this particular transaction. Any use or reproduction of this survey without the express written permission of the surveyor is prohibited. Use of this survey in any subsequent transactions is expressly prohibited and is not authorized. The surveyor expressly disclaims any certification to any parties in future transactions. No entity other than those listed should rely upon this survey.

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LEGEND

= CONCRETE FLATWORK
A/C = AIR CONDITIONER
℄ = CENTERLINE
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
= WOOD POWER POLE
F.F.E. = FINISHED FLOOR ELEVATION
—OHU— = OVERHEAD UTILITY WIRES
W = WATER METER
= WOOD FLATWORK

TREE LEGEND

MAG = MAGNOLIA TREE
O = OAK TREE
CDR = CEDAR TREE
PM = PALM TREE
TREE = UNKNOWN TREE SPECIES

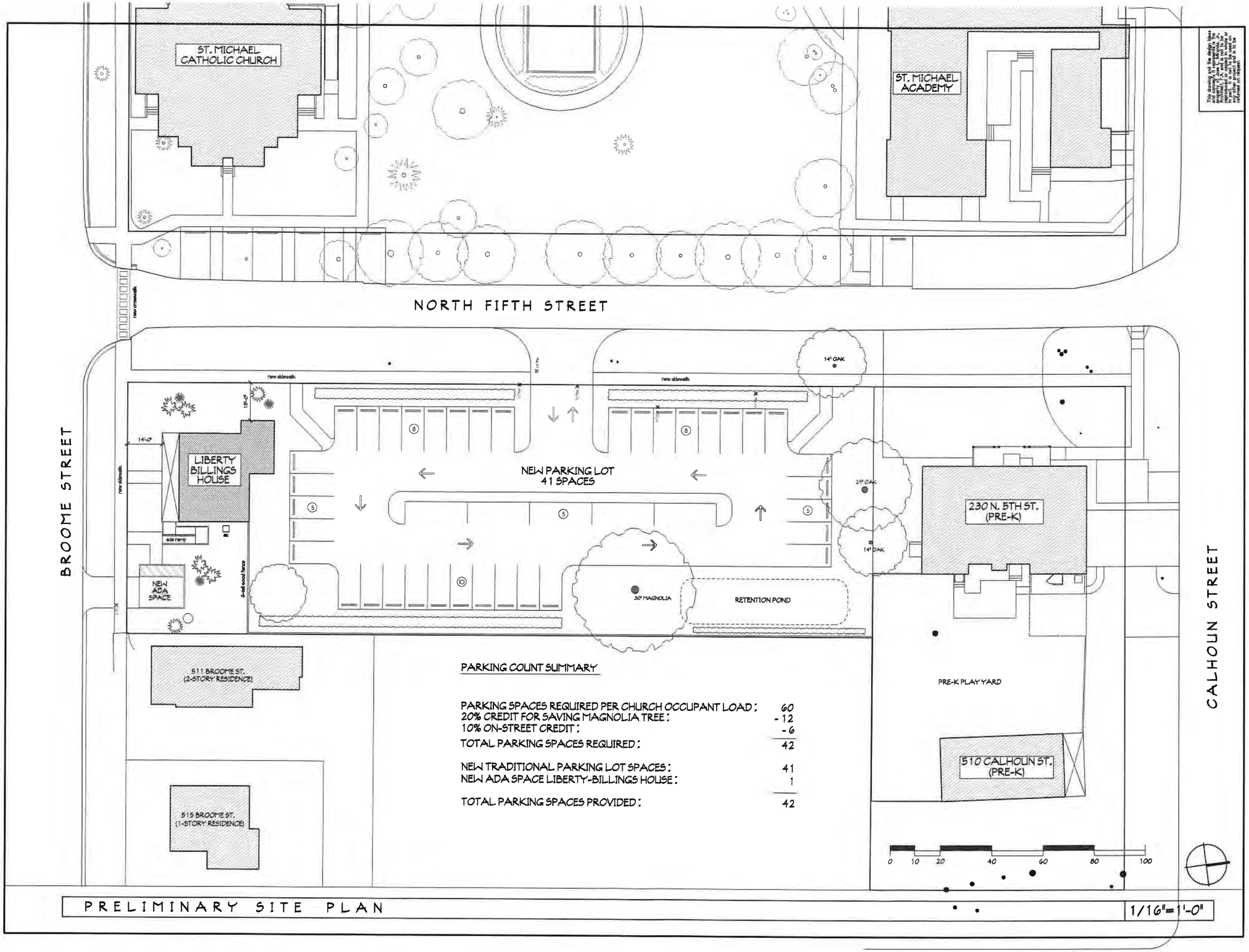
TREE DISCLAIMER:
SPECIES OF TREES HAVE BEEN IDENTIFIED TO THE BEST OF OUR KNOWLEDGE AND BELIEF; HOWEVER MANZIE & DRAKE LAND SURVEYING WILL ASSUME NO LIABILITY, EXPRESSED OR IMPLIED, FOR THE CORRECTNESS OF SAID SPECIES IDENTIFICATION.

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

MANZIE & DRAKE LAND SURVEYING
117 South Ninth Street, Fernandina Beach, FL 32034
(904) 491-5700 FAX (904) 491-5777
Certificate of Authorization Number "LB 7039"
"OUR *SIGHTS* ARE ON THE FUTURE, SET YOUR *SITES* ON US."

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

SCALE: 1"=20' JOB NO: 15133 DATE: 07/15/13 CADD: JEH
F.B. NO: X-258 PAGE NO: 69 FIELD CREW: GS FILE NO: B-812



PARKING COUNT SUMMARY

PARKING SPACES REQUIRED PER CHURCH OCCUPANT LOAD:	60
20% CREDIT FOR SAVING MAGNOLIA TREE:	-12
10% ON-STREET CREDIT:	-6
TOTAL PARKING SPACES REQUIRED:	42
NEW TRADITIONAL PARKING LOT SPACES:	41
NEW ADA SPACE LIBERTY-BILLINGS HOUSE:	1
TOTAL PARKING SPACES PROVIDED:	42

PRELIMINARY SITE PLAN

1/16"=1'-0"

This drawing and the designs, ideas and concepts it represents, the property of MIRANDA ARCHITECTS, is and shall remain the property of MIRANDA ARCHITECTS. The drawing is not to be used on other projects or for other purposes, or reproduced or copied without the written consent of MIRANDA ARCHITECTS.

SPSCD PARKING LOT SITE PLAN
PROJECT # 5170522
DRAWN BY – JLM
CHKD BY – JLM
DATE – 06-19-19

Jose L. Miranda, Jr.
FLA AR # 14887

MIRANDA ARCHITECTS
309 1/2 CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
904.261.4588 TEL
FL Reg. No. AA 0003008

MIRANDA ARCHITECTS

PROPOSED DESIGN FOR
ST. MICHAEL CATHOLIC CHURCH
PARKING LOT
NORTH 5TH STREET
FERNANDINA BEACH, FL 32304

CONCEPTUAL SITE PLAN

REVISIONS	DATE

P1

HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2019-27
JULY 18, 2019

Owner/Applicant:	Miranda Architects, agent for St. Michael Catholic Church
Property Address:	224 N 5th Street
Requested action:	Certificate of Approval (COA) to relocate a contributing primary structure; redesign and enlarge an existing parking lot.
Current zoning:	R-2
FLUM land use category:	Medium Density Residential
Existing uses on the site:	Office (religious)
FL Master Site File #	N/A
Year Built:	1900 (NCPA)
Contributing Status:	Contributing

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

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking a Certificate of Approval (COA) to relocate a contributing primary structure; redesign and enlarge an existing parking lot.

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 ☐

4.05.07. PARKING LOT LANDSCAPING

A. Intent: It is the intent of this section to promote vehicular and pedestrian safety; limit physical site access to established points of ingress and egress; delineate and buffer the bounds of abutting vehicular use areas so that distractions of movement, noise and glare from one area do not adversely affect the activity in another area; break up large expanses of pavement; and to reduce heat island effect within the vehicular use areas of a site.

B. Off-Street Parking: All off-street parking lots with six (6) or more required parking spaces and vehicular use areas (access driveways, service drives, and loading areas) are required to include landscaping. Required parking lot landscaping shall be in addition to requirements for protection of existing trees.

C. Perimeter Landscaping:
   1. A landscaped area not less than ten (10) feet in width, exclusive of impervious area, using vertical layering of landscape materials shall be located around the perimeter of the parking lot in order to provide visual screening from the right-of-way. Perimeter landscape area requirements shall not apply to shared vehicular access areas or to the portion of the perimeter areas where physical interconnections exist.
   2. When perimeter landscape areas are required on adjacent properties, the owners of such adjacent properties may agree to the installation of only one such landscape area on the adjacent boundary, as long as such agreement is binding on both property owners and their successors in the interest and is approved as part of the site plan review process.
   3. Where the parking lot is in a side or rear yard and a buffer “C” or “D” is provided pursuant to Section 4.05.05, the buffer shall satisfy the requirement for providing landscaping between the parking lot and the abutting street.
   4. Where a buffer “A” or “B” is required pursuant to Section 4.05.05, the landscaped area shall also include a continuous unbroken hedge, planted in a double-staggered row to form a solid visual screen within one (1) year of planting.
   5. An access, not exceeding four (4) feet in width, may be provided through the buffer to an adjacent sidewalk public street or sidewalk.
   6. Trees within the perimeter landscaped area shall be determined using a ratio of one (1) tree for each 20 linear feet of required landscape perimeter area, or major portion thereof, with no less than 75% of said trees being shade trees. Creative design and spacing is encouraged
   7. A visual screen is required within perimeter landscape areas, running the entire length of such areas excluding areas of ingress and egress. The visual screen may be provided using
      a. Shrubs or Ornamental Grasses. Shrubs or Ornamental Grasses shall be spaced a minimum of three feet to a maximum of six feet on center dependent on the inherent growth of the species. Creative design and spacing is encouraged.
      b. Contoured berms or embankments. Contoured berms or embankments shall be a minimum of twenty-four (24) inches in height, measured from the adjacent parking surface level, at the time of planting and landscaped appropriately.
      c. Plant material must be non-deciduous for full year round screening.

D. Interior Parking Lot Landscaping:
   1. Planting areas within parking lots and vehicular use areas shall equal not less than ten (10) percent of the gross area devoted to vehicular use. The perimeter landscaping shall not count toward meeting the required interior landscaping.
   2. Interior planting areas shall be located in tree islands, at the end of parking bays, and between rows of parking spaces. There shall be not more than ten (10) contiguous parking

spaces (or twenty (20) parking spaces in a double row) between planting areas.

a. Planting areas may also be located within driveway medians, provided the median is a minimum of twelve (12) feet wide.

b. One (1) shade tree shall be installed for each 400 square feet of required planting area. Alternatively, a minimum of two, three-inch or three, two-inch, caliper shade trees together with other landscape material shall be planted within each required planting area. Spacing shall be no closer than fifteen (15) feet on center and no greater than eighteen (18) feet on center.

3. Interior planting areas shall be located to effectively accommodate stormwater runoff, as well as to provide shade in large expanses of paved areas. Use of swales, vegetated filter strips, and bioretention areas (rain gardens) shall be incorporated into the overall stormwater plan, grading plan, and landscape strategy for the entire parking area. Plant species should be selected based on their ability to tolerate urban stresses such as expected pollutant loadings, highly variable soil moisture conditions, ponding water fluctuations, and Soil pH and texture.
4. If stabilized grass parking is utilized, the parking spaces shall be delineated with parking stops and the required landscape islands with trees and stubs installed to break up rows of ten (10) consecutive parking spaces.
5. The design of interior landscaped areas shall comply with the specifications set forth in Section 4.05.03 and 7.01.04(C).
6. A continuous curb or other means of protection shall be provided to prevent injury to vegetation within the planting areas.

a. Curbs shall be designed to allow percolation of water to the root systems of the plants. Where existing trees are preserved, tree wells, tree islands, or a continuous curb shall be installed to protect the trunk and root system from damage. A drainage system shall be provided within the area defined by the drip line of the tree(s).

b. Vehicle stops or other design features shall be used to prevent parked vehicles from overhanging more than two (2) feet into any landscape area.

E. In order to allow for flexibility and creativity in design standards, hedges may be replaced or interrupted in areas which provide for a decorative wall and berms and other creative landscape features, and landscape materials may be clustered so long as the parking area remains screened from the public right-of-way and adjacent private property, as set forth in Section 4.05.12.

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.

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

Parking and Open Lots (pg 64)

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

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

Moving Buildings (pg 109)

Moving buildings is recommended only in instances where all other means of preservation have failed. Vacant lots may be appropriate locations for new construction or the relocation of buildings fifty years old or older. Moving commercial buildings is expensive and is generally considered a last resort to demolition.

1. Explore all other avenues of preservation before moving a building or feature from its historic location.
2. Moving buildings into the downtown district may be appropriate if the building is compatible with the district's architectural character in style, period, height, scale, materials, setting, and placement on the lot.

3. Avoid moving buildings out of the district that contribute to the historic and architectural character of a district. This should occur only as an alternative to demolition.
4. Perform a structural assessment by a qualified professional to ensure the structure can be moved without failure.

ANALYSIS:

Staff finds that shifting this contributing resource would not adversely affect the character of the Downtown Historic District and would allow for the rehabilitation and continued use of this property.

The proposed parking lot meets setback and landscaping requirements and preserves the existing 30" magnolia tree.

STAFF RECOMMENDATION:

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

Staff recommends:

APPROVAL of HDC 2019-27

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2019-27 **with or without** conditions;

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

That HDC case 2019-27, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant conceptual approval at this time

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2019-27 Application and Backup Materials

Respectfully Submitted,

Salvatore J. Cumella
Historic Preservation Planner

OFFICE USE ONLY
REC'D: 6/20/19 BY: SB
PAYMENT: $ _____ TYPE _____
APPLICATION #: _____
HDC CASE #: _____
APPLICATION COMPLETE: Y____ N____
PRE-CONFRENCE: 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 _____

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: 505 Broome Street, 222 North 5th Street, 224 North 5th Street

Historic District: ☒ Downtown ☐ Old Town ☐ CRA Waterfront

Parcel Identification Number(s): 00-00-31-1800-0032-0010, 00-00-31-1800-0032-0030

Zoning District: R-2 Lot / Block Number (optional) Lots 1,2,3,4,5,16/Block 32

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name	St. Michael Catholic Church
Company (if applicable)	Diocese of St. Augustine
Street Address	505 Broome Street
City State Zip	FB, FL 32034
Telephone Number	261-3472
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	Jose Miranda
Company (if applicable)	Miranda Architects
Street Address	309 1/2 Centre St., Suite 206
City State Zip	FB, FL 32034
Telephone Number	261-4586
Email Address	jmiranda@mirandaarchitects.com

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.

1) Demolition of non-contributing building at 224 North 5th Street.
2) Demolition of non-contributing building at 505 Broome Street.
3) Relocation of Liberty-Billings House from 222 North 4th Street to 505 Broome Street.
4) Addition of ADA ramp and associated ADA parking space on Broome Street.
5) Construction of new parking lot on North 5th Street with associated storm water retention area, landscaping buffers and sidewalks.

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

1) ADA ramp to be painted wood decking with wood railing and pre-finished metal handrails.
2) Parking lot to be pervious pavers with concrete curb, concrete driveway and wheel stops.

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		pervious paver parking area plain concrete sidewalks/driveways		
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)
jm	Proof of ownership (copy of deed or tax statement)	
jm	11x17 signed, sealed, scaled survey of property. Completed within the last 2 years.	
jm	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	
jm	Site plan **must** show all trees greater than 5" diameter at breast height (DBH) and indicate any trees that are to be removed as part of the scope of work.	
jm	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 and/or accessory buildings. Existing vs. proposed features should be clearly delineated with labels, shading, and/or hatching.	
✓	Elevations **must** 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.	
jm	Elevations and/or site plan **must** show all proposed mechanical and plumbing equipment (HVAC, hood vents, backflow preventers, etc.)	
jm	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 **must** 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.*

6/18/19
Date

Signature of Applicant

STATE OF FLORIDA
ss
COUNTY OF NASSAU

SYLVIE MCCANN
MY COMMISSION # GG38352
EXPIRES: November 12, 2020

Subscribed and sworn to before me this 19 day of June, 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 St. Michael Catholic Church
(print name of property owner(s))

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

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

Rev. Father Jose Kallukalam

(Print name of owner) **(Print name of owner)**

JEANNE DEAN
Notary Public - State of Florida
Commission # GG 143562
My Comm. Expires Sep 17, 2021
Bonded through National Notary Assn.

STATE OF FLORIDA
COUNTY OF NASSAU } ss

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

Notary Public: Signature — Printed Name: JEANNE DEAN — My Commission Expires

Personally Known ✓ OR Produced Identification _____ ID Produced: _____

A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER

PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0032-0010

Owner Name	DIOCESE OF ST AUGUSTINE
Mailing Address	C/O CATHOLIC CENTER
	11625 OLD ST AUGUSTINE RD
	JACKSONVILLE, FL 32258
Location Address	505 BROOME ST
	FERNANDINA BEACH 32034
Tax District	FERNANDINA BEACH
Milage	20.3245
Homestead	02
Property Usage	CHURCHES 007100
Deed Acres	
Short Legal	

2018 PROPERTY VALUES (Certified Final Roll)

Land Value	$201,250
(+) Improved Value	$116,089
(=) Market Value	**$317,339**
(-) Agricultrual Classification	$0
(-) SOH or Non-Hx* Capped Savings	$0
(=) Assessed Value	**$317,339**
(-) Homestead	$0
(-) Additional Exemptions	$0
(=) School Taxable Value	$0
(-) Non-School HX & Other Exempt Value	$0
(=) County Taxable Value	**$0**

Note: *10% Cap does not apply to School Taxable Value

PARCEL MAP

2019 AERIAL MAP

PROPERTY PHOTO

If this picture is incorrect, please email info@nassauflpa.com

LOCATION MAP

BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built
OFFICE LOW	2735	1886	2	2	ABOVE AVG.	COMMON BRK	AIR DUCTED	FORCED AIR	1973

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
1975-01-01	209 / 287	$46,500	WD	Q	Y		
1972-01-01	121 / 588	$4,000	WD	Q	N		

A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER

PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0032-0030

Owner Name	VICTOR GALEONE AS BISHOP OF
Mailing Address	THE DIOCESE OF ST AUGUSTINE
	11625 OLD ST AUGUSTINE ROAD
	JACKSONVILLE, FL 32258
Location Address	222 N 5TH ST
	FERNANDINA BEACH 32034
Tax District	FERNANDINA BEACH
Milage	20.3245
Homestead	02
Property Usage	CHURCHES 007100
Deed Acres	0
Short Legal	BLOCK 32 LOTS 3 4 & 5 IN OR 1106/574 ESMT IN OR 958/175

2018 PROPERTY VALUES (Certified Final Roll)

Land Value	$262,500
(+) Improved Value	$343,016
(=) Market Value	**$605,516**
(-) Agricultrual Classification	$0
(-) SOH or Non-Hx* Capped Savings	$0
(=) Assessed Value	**$605,516**
(-) Homestead	$0
(-) Additional Exemptions	$0
(=) School Taxable Value	$0
(-) Non-School HX & Other Exempt Value	$0
(=) County Taxable Value	**$0**

Note *10% Cap does not apply to School Taxable Value

PARCEL MAP

2019 AERIAL MAP

PROPERTY PHOTO

If this picture is incorrect, please email info@nassauflpa.com

LOCATION MAP

BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built
SNGL FAM	2605	2276	5	5.5	CEDAR		AIR DUCTED	FORCED AIR	1900

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2003-01-09	1106 / 574	$630,000	WD	Q	Y	SNYDER-BEARD INC	VICTOR GALEONE AS BISHOP OF THE DIOCESE
2000-08-16	944 / 1985	$475,300	WD	Q	Y	AMELIA HOUSE BED BREAKFAST & SAIL INC	SNYDER-BEARD INC
1997-08-12	802 / 1673	$389,000	WD	Q	Y	LOWREY JOHN F & JUDI M	AMELIA HOUSE BED BREAKFAST & SAIL INC

222 NORTH 5TH STREET – LIBERTY-BILLINGS HOUSE

224 NORTH 5TH STREET

505 BROOME STREET

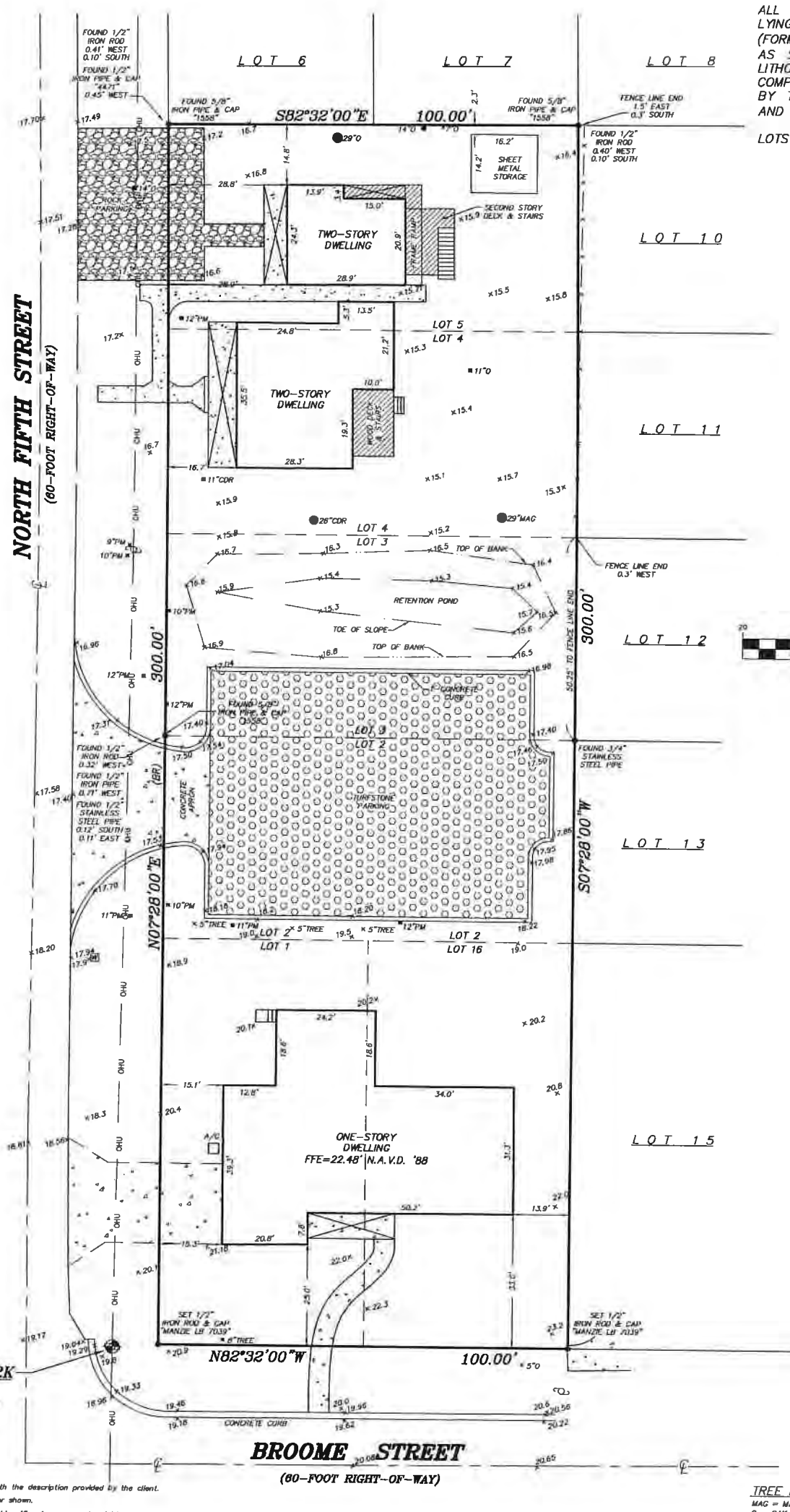
SMCC NORTH 5TH STREET PARKING LOT

PERMEABLE PAVERS

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

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

LOTS 1,2,3,4,5 & 16, BLOCK 32.



PREPARED FOR:
MIRANDA ARCHITECTS

SURVEY NOTES:

1) The "Legal Description" hereon is in accord with the description provided by the client.
2) Underground improvements were not located or shown.
3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
4) Bearings shown hereon are based on N07°28'00"E for the easterly right-of-way line of North Fifth Street. The bearing reference line is indicated as thus (BR).
5) "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.
6) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C 0230E. Dated 12/17/10. Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.077, Florida Statutes.
7) Fence ownership, if applicable, has not been determined by this office.
8) Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)
9) The Reference Benchmark is Tidal Station Disk "872 0030 Tidal 34" (Elevation = 10.12' N.A.V.D. '88).
10) Site Benchmark is as shown hereon.
11) This survey is protected by copyright and is certified only to the entities listed and only for this particular transaction. Any use or reproduction of this survey without the express written permission of the surveyor is prohibited. Use of this survey in any subsequent transactions is expressly prohibited and is not authorized. The surveyor expressly disclaims any certification to any parties in future transactions. No entity other than those listed should rely upon this survey.

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LEGEND

= CONCRETE FLATWORK
A/C = AIR CONDITIONER
℄ = CENTERLINE
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
= WOOD POWER POLE
F.F.E. = FINISHED FLOOR ELEVATION
—OHU— = OVERHEAD UTILITY WIRES
W = WATER METER
= WOOD FLATWORK

TREE LEGEND

MAG = MAGNOLIA TREE
O = OAK TREE
CDR = CEDAR TREE
PM = PALM TREE
TREE = UNKNOWN TREE SPECIES

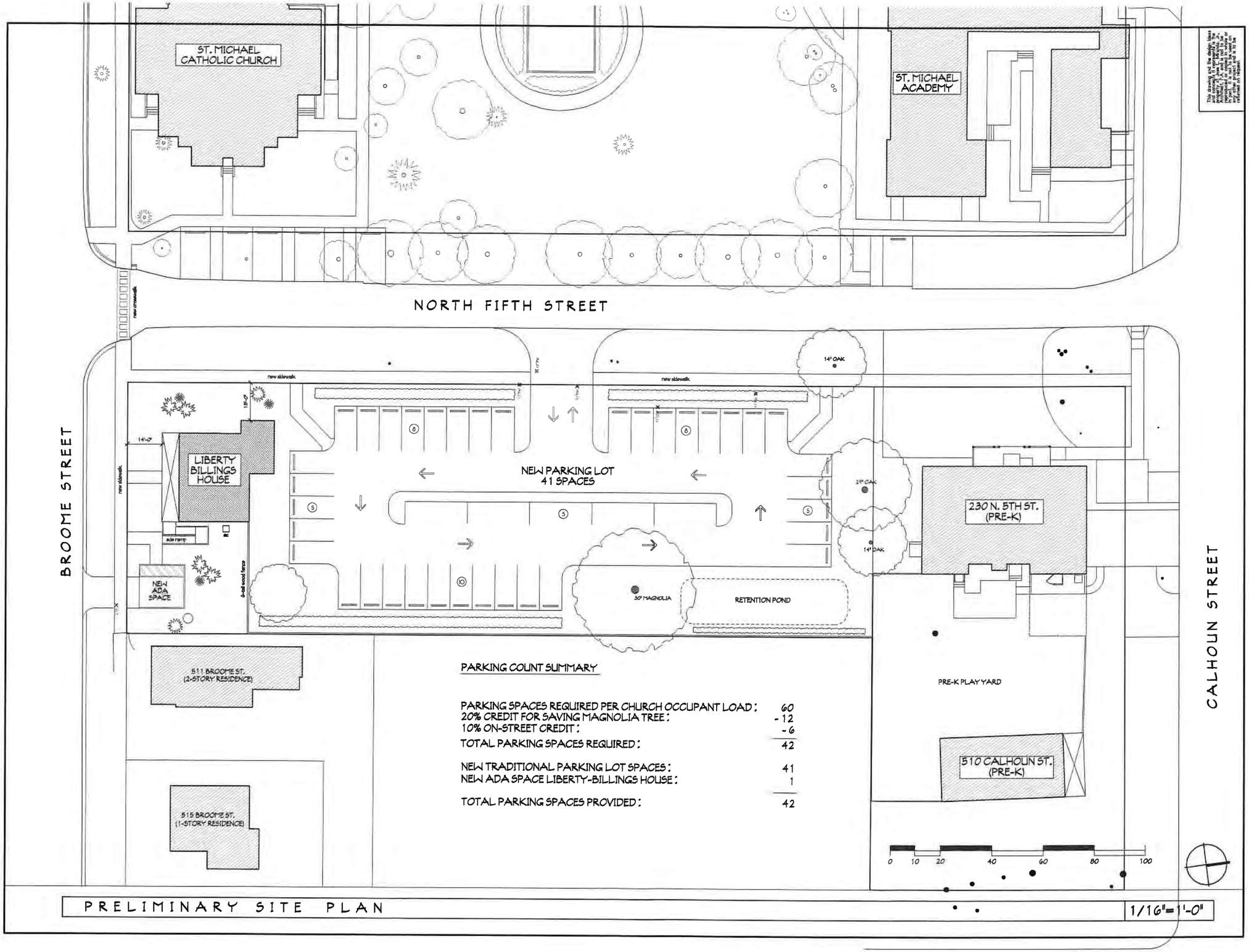
TREE DISCLAIMER:
SPECIES OF TREES HAVE BEEN IDENTIFIED TO THE BEST OF OUR KNOWLEDGE AND BELIEF; HOWEVER MANZIE & DRAKE LAND SURVEYING WILL ASSUME NO LIABILITY, EXPRESSED OR IMPLIED, FOR THE CORRECTNESS OF SAID SPECIES IDENTIFICATION.

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

MANZIE & DRAKE LAND SURVEYING
117 South Ninth Street, Fernandina Beach, FL 32034
(904) 491-5700 FAX (904) 491-5777
Certificate of Authorization Number "LB 7039"
"OUR *SIGHTS* ARE ON THE FUTURE, SET YOUR *SITES* ON US."

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

SCALE: 1"=20' JOB NO: 15133 DATE: 07/15/13 CADD: JEH
F.B. NO: X-258 PAGE NO: 69 FIELD CREW: GS FILE NO: B-812



PARKING COUNT SUMMARY

PARKING SPACES REQUIRED PER CHURCH OCCUPANT LOAD:	60
20% CREDIT FOR SAVING MAGNOLIA TREE:	-12
10% ON-STREET CREDIT:	-6
TOTAL PARKING SPACES REQUIRED:	42
NEW TRADITIONAL PARKING LOT SPACES:	41
NEW ADA SPACE LIBERTY-BILLINGS HOUSE:	1
TOTAL PARKING SPACES PROVIDED:	42

PRELIMINARY SITE PLAN

1/16"=1'-0"

This drawing and the designs, ideas and concepts it represents, the property of MIRANDA ARCHITECTS, is and shall remain the property of MIRANDA ARCHITECTS. The drawing is not to be used on other projects or for other purposes, or reproduced or copied without the written consent of MIRANDA ARCHITECTS.

SPSCD PARKING LOT SITE PLAN
PROJECT # 5170522
DRAWN BY – JLM
CHKD BY – JLM
DATE – 06-19-19

Jose L. Miranda, Jr.
FLA AR # 14887

MIRANDA ARCHITECTS
309 1/2 CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
904.261.4588 TEL
FL Reg. No. AA 0003008

MIRANDA ARCHITECTS

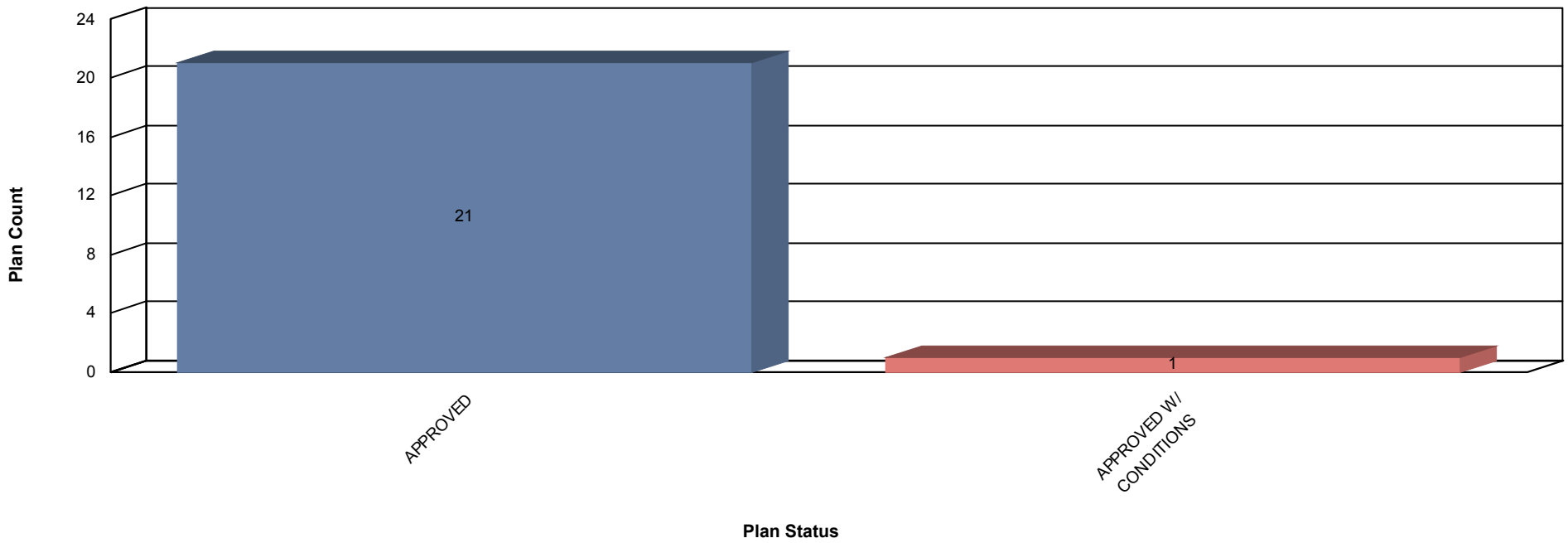
PROPOSED DESIGN FOR
ST. MICHAEL CATHOLIC CHURCH
PARKING LOT
NORTH 5TH STREET
FERNANDINA BEACH, FL 32304

CONCEPTUAL SITE PLAN

REVISIONS	DATE

P1

PLANS COMPLETED BY STATUS (05/01/2019 TO 05/31/2019)
FOR CITY OF FERNANDINA BEACH



Plan Case #	Type / Application Date / Zone	Workclass / Expiration Date / Sq Ft	Status / Complete Date / Valuation	Main Address / Approval Expire Date / Fee Total	Applicant / Assigned To	Project	District	Parcel
APPROVED								
HDCSA2019-0038	HDC - Staff Review *05/01/2019*	HDC Staff Review *05/31/2019* *0*	Approved *05/01/2019* *$0.00*	501 N 3Rd St, Fernandina Beach, FL 32034 *04/30/2020* *$20.00*	*Fernandina Port Development* *Salvatore Cumella*	Not Assigned	Default	00-00-31-1800-0057-0272
	Description: Certificate of Approval (COA) to replace six boards of siding & paint using PPG Sunproof Paints to match existing.							
HDCSA2019-0043	HDC - Staff Review *05/13/2019* *C-3 Central Business District*	HDC Staff Review *06/12/2019* *0*	Approved *05/14/2019* *$0.00*	26 S 5Th St, Fernandina Beach, FL 32034 *05/13/2020* *$20.00*	*MIKE & SEREY ANDREE* *Salvatore Cumella*	Not Assigned	Default	00-00-31-1800-0029-0061
	Description: Certificate of Approval (COA) to INSTALL SANDWICH BOARD - FERN & DINA							

PLANS COMPLETED BY STATUS (05/01/2019 TO 05/31/2019)

Plan Case #	Type *Application Date* *Zone*	Workclass *Expiration Date* *Sq Ft*	Status *Complete Date* *Valuation*	Main Address *Approval Expire Date* *Fee Total*	 *Applicant* *Assigned To*	Project	District	Parcel
HDCSA2019-0041	HDC - Staff Review *05/13/2019* *C-3 Central Business District*	HDC Staff Review *06/12/2019* *0*	Approved *05/14/2019* *$0.00*	218 Ash St, Fernandina Beach, FL 32034 *05/13/2020* *$20.00*	*Carol Winner* *Salvatore Cumella*	Not Assigned	Default	00-00-31-1800-0270-0270
	Description: Certificate of Approval (COA) to INSTALL SANDWICH BOARD SIGN - SLIGHTLY OFF CENTRE							
HDCSA2019-0040	HDC - Staff Review *05/13/2019* *R-2 Medium Density Residential*	HDC Staff Review *06/12/2019* *0*	Approved *05/14/2019* *$0.00*	321 S 6Th St, Fernandina Beach, FL 32034 *05/13/2020* *$20.00*	*Richard Boyles* *Salvatore Cumella*	Not Assigned	Default	00-00-31-1800-0126-0100
	Description: Certificate of Approval (COA) to replace exterior brick pier supports with new concrete footings and brick columns to match existing. (Robinson Cambridge Tumble M							
HDCSA2019-0039	HDC - Staff Review *05/10/2019* *C-3 Central Business District*	HDC Staff Review *06/10/2019* *0*	Approved *05/14/2019* *$0.00*	27 S 7Th St, Fernandina Beach, FL 32034 *05/13/2020* *$20.00*	*Earl Wilson* *Salvatore Cumella*	Not Assigned	Default	00-00-31-1800-0037-0050
	Description: Certificate of Approval (COA) to repair/replace 1 sill, deck boards, & trim on front porch. GC Weather shield pressure treated wood to be used and painted Behr White							
HDCSA2019-0044	HDC - Staff Review *05/13/2019* *C-3 Central Business District*	HDC Staff Review *0*	Approved *05/16/2019* *$0.00*	101 S 8Th St, Fernandina Beach, FL 32034 *05/15/2020* *$20.00*	*Johnny Wilder* *Salvatore Cumella*	Not Assigned	Default	00-00-31-1800-0041-0081
	Description: Certificate of Approval (COA) for the addition of (1) -3 ton system and (1) 18k mini split along with ductwork. Condensers for systems are to be set outside behind bath							
HDCSA2019-0042	HDC - Staff Review *05/13/2019* *C-3 Central Business District*	HDC Staff Review *06/12/2019* *0*	Approved *05/16/2019* *$0.00*	215 Centre St, Fernandina Beach, FL 32034 *05/15/2020* *$20.00*	*Peter Parkin* *Salvatore Cumella*	Not Assigned	Default	00-00-31-1800-0010-0290
	Description: Certificate of Approval (COA) to display 19"W x 41"H sandwich board sign on walkway during business hours and brought inside at closing.							
HDCSA2019-0047	HDC - Staff Review *05/15/2019* *R-2 Medium Density Residential*	HDC Staff Review *06/14/2019* *0*	Approved *05/21/2019* *$0.00*	401 S 6Th St, Fernandina Beach, FL 32034 *05/20/2020* *$20.00*	*William G. & Rita Marceron* *Salvatore Cumella*	Not Assigned	Default	00-00-31-1800-0137-0141
	Description: Certificate of Approval (COA) to INSTALL RPL ARCH SHINGLE ROOF - PEWTER GRAY							
HDCSA2019-0051	HDC - Staff Review	HDC Staff Review	Approved	130 S 6Th St, Fernandina Beach, FL 32034		Not Assigned	Default	00-00-31-1800-0038-0042

PLANS COMPLETED BY STATUS (05/01/2019 TO 05/31/2019)

Plan Case #	Type	Workclass	Status	Main Address		Project	District	Parcel
	Application Date	*Expiration Date*	*Complete Date*	*Approval Expire Date*	*Applicant*			
	Zone	*Sq Ft*	*Valuation*	*Fee Total*	*Assigned To*			
	05/21/2019	*06/20/2019*	*05/21/2019*	*05/20/2020*	*Gayla & William R Schmitt*			
	R-2 Medium Density Residential	*0*	*$0.00*	*$20.00*	*Salvatore Cumella*			
	Description: Certificate of Approval (COA) to change out rotten handrails and ballasters on front porch using historically correct pattern. To be constructed of Spanish Cedar wood							
HDC2019-0018	HDC - Board Review	Residential	Approved	515 Broome St, Fernandina Beach, FL 32034		Not Assigned	Default	00-00-31-1800-0032-0140
	04/22/2019		*05/24/2019*	*05/25/2020*	*James Pozzetta*			
	R-2 Medium Density Residential	*0*	*$0.00*	*$200.00*	*Samantha Rogic*			
	Description: 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 fenc							
PAB2019-0002	Planning Advisory Board	Preliminary Subdivsion Plat	Approved			Not Assigned	Default	29-3N-28-0000-0003-0090
	01/08/2019	*02/07/2019*	*05/28/2019*		*Michael Antonopoulos*			
	R-2 Medium Density Residential	*0*	*$0.00*	*$0.00*	*Kelly Gibson*			
	Description: Amelia Park Lakeside							
PAB2019-0001	Planning Advisory Board	Future Land Use Map Amendment	Approved			Not Assigned	Default	00-00-31-1180-0017-0040
	01/08/2019	*02/07/2019*	*05/28/2019*		*Wirt Beard*			
	R-1 Low Density Residential	*0*	*$0.00*	*$0.00*	*Kelly Gibson*			
	Description: Correction of the Future Land Use Map (FLUM) as a noted scrivener's error from Conversation to Low Density Residential for 6.40 acres of land located on uplands por							
ADMIN2019-0001	Planning Admin Review	Water/Sewer Agreement	Approved	431 Pine Trl, Fernandina Beach, FL 32034		Not Assigned	Default	
	01/14/2019		*05/28/2019*		*Richard Czikk*			
		0	*$0.00*	*$300.00*	*Kelly Gibson*			
	Description: 00-00-31-1800-0205-0030							
PAB2019-0004	Planning Advisory Board	Final Subdivision Plat	Approved			Not Assigned	Default	29-3N-28-0000-0003-0090
	03/01/2019	*04/01/2019*	*05/28/2019*		*Michael Antonopoulos*			
		0	*$0.00*	*$850.00*	*Kelly Gibson*			
	Description: Amelia Park Lakeside - Final Plat - (Ord 2018-07; SPR 2018-06)							
PAB2019-0005	Planning Advisory Board	Future Land Use Map Amendment	Approved	204 Ash St, Fernandina Beach, FL 32034		Not Assigned	Default	00-00-31-1800-0271-0010
	04/09/2019	*05/09/2019*	*05/28/2019*		*Dale Martin*			

PLANS COMPLETED BY STATUS (05/01/2019 TO 05/31/2019)

Plan Case #	Type	Workclass	Status	Main Address		Project	District	Parcel
	Application Date	*Expiration Date*	*Complete Date*	*Approval Expire Date*	*Applicant*			
	Zone	*Sq Ft*	*Valuation*	*Fee Total*	*Assigned To*			
	C-3 Central Business District	*0*	*$0.00*	*$0.00*	*Kelly Gibson*			
	Description: LDC Text Amendment							
ADMIN2019-0004	Planning Admin Review	Water/Sewer Agreement	Approved	627 Donnie Ln, Fernandina Beach, FL 32034		Not Assigned	Default	
	05/02/2019		*05/28/2019*		*Albert Waldis*			
		0	*$0.00*	*$300.00*	*Kelly Gibson*			
HDCSA2019-0049	HDC - Staff Review	HDC Staff Review	Approved	22 S 8Th St, Fernandina Beach, FL 32034		Not Assigned	Default	00-00-31-1800-0045-0030
	05/16/2019		*05/29/2019*	*05/28/2020*	*MCG Homes LLC*			
	C-3 Central Business District	*0*	*$0.00*	*$20.00*	*Salvatore Cumella*			
	Description: Certificate of Approval (COA) to install a new 24"x42" projecting sign with bracket for La Surena							
HDCSA2019-0048	HDC - Staff Review	HDC Staff Review	Approved	22 S 8Th St, Fernandina Beach, FL 32034		Not Assigned	Default	00-00-31-1800-0045-0030
	05/16/2019		*05/29/2019*	*05/28/2020*	*Matthew Meskiman*			
	C-3 Central Business District	*0*	*$0.00*	*$20.00*	*Salvatore Cumella*			
	Description: Certificate of Approval (COA) to install a 77"x24" wall sign for RE/MAX Sterling							
PLAN2019-0029	Planning Request	DEP Letter	Approved	1222 S Fletcher Av, Fernandina Beach, FL 32034		Not Assigned	Default	00-00-31-1540-0024-0060
	05/23/2019		*05/29/2019*		*Tricia Bowen*			
	R-1 Low Density Residential	*0*	*$0.00*	*$100.00*	*Not Assigned*			
	Description: DEP LETTER							
PLAN2019-0003	Planning Request	DEP Letter	Approved	2132 S Fletcher Av, Fernandina Beach, FL 32034		Not Assigned	Default	00-00-31-1360-0021-0000
	01/29/2019		*05/29/2019*		*John Cotner*			
	R-2 Medium Density Residential	*0*	*$0.00*	*$100.00*	*Jacob Platt*			
	Description: DEP Letter Request - 2132 S. Fletcher Ave							
HDCSA2019-0053	HDC - Staff Review	HDC Staff Review	Approved	412 N 3Rd St, Fernandina Beach, FL 32034		Not Assigned	Default	00-00-31-1800-0018-0020
	05/29/2019	*06/28/2019*	*05/31/2019*	*06/01/2020*	*Louis Tharin*			
	R-2 Medium Density Residential	*0*	*$0.00*	*$20.00*	*Salvatore Cumella*			
	Description: Certificate of Approval (COA) to construct 10x12 shed in NE corner of backyard. Material and colors to match primary structure.							

PLANS COMPLETED BY STATUS (05/01/2019 TO 05/31/2019)

Plan Case #	Type	Workclass	Status	Main Address		Project	District	Parcel
	Application Date	*Expiration Date*	*Complete Date*	*Approval Expire Date*	*Applicant*			
	Zone	*Sq Ft*	*Valuation*	*Fee Total*	*Assigned To*			

PLANS COMPLETED FOR APPROVED: 21

APPROVED W/ CONDITIONS

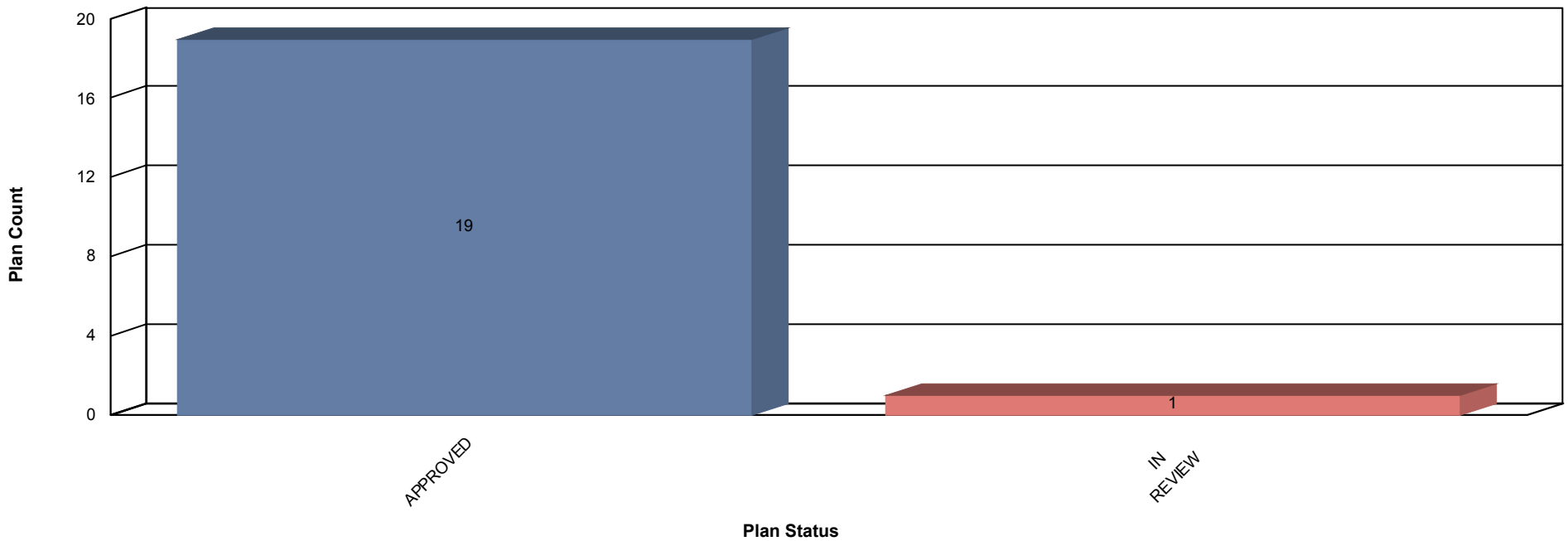
HDCSA2019-0052	HDC - Staff Review	HDC Staff Review	Approved w/ Conditions	801 White St, Fernandina Beach, FL 32034		Not Assigned	Default	00-00-31-1580-0005-0100
	05/28/2019	*06/27/2019*	*05/28/2019*	*05/27/2020*	*William R. & Patricia Gass*			
	OT-1 Old Town 1	*0*	*$0.00*	*$20.00*	*Salvatore Cumella*			

Description: Certificate of Approval (COA) to replace all rotten wood on the fascia, soffit, roof decking, window trim, lap siding, porch ceiling and all other areas. Same materials and

PLANS COMPLETED FOR APPROVED W/ CONDITIONS: 1

GRAND TOTAL OF PLANS: 22

PLANS COMPLETED BY STATUS (06/01/2019 TO 06/30/2019)
FOR CITY OF FERNANDINA BEACH



Plan Case #	Type	Workclass	Status	Main Address		Project	District	Parcel
	Application Date	*Expiration Date*	*Complete Date*	*Approval Expire Date*	*Applicant*			
	Zone	*Sq Ft*	*Valuation*	*Fee Total*	*Assigned To*			
APPROVED								
HDCSA2019-0046	HDC - Staff Review	HDC Staff Review	Approved	1102 Ladies St, Fernandina Beach, FL 32034		Not Assigned	Default	00-00-31-1580-0014-0110
	05/15/2019		*06/05/2019*	*06/04/2020*	*John Gholson*			
	OT-2 Old Town 2	*0*	*$0.00*	*$20.00*	*Salvatore Cumella*			
	Description: 3ft X 12ft roof over landing and stairs facing east.							
HDCSA2019-0050	HDC - Staff Review	HDC Staff Review	Approved	6 N 2Nd St, Fernandina Beach, FL 32034		Not Assigned	Default	00-00-31-1800-0010-0010
	05/17/2019		*06/05/2019*	*06/04/2020*	*Matthew Meskiman*			
	C-3 Central Business District	*0*	*$0.00*	*$20.00*	*Salvatore Cumella*			
	Description: Certificate of Approval (COA) to replace Couch Therapy projecting sign with Tabula Rasa Healthcare sign on existing bracket.							
HDCSA2019-0055	HDC - Staff Review	HDC Staff Review	Approved	1102 White St, Fernandina Beach, FL 32034		Not Assigned	Default	00-00-31-1580-0016-0110

PLANS COMPLETED BY STATUS (06/01/2019 TO 06/30/2019)

Plan Case #	Type *Application Date* *Zone*	Workclass *Expiration Date* *Sq Ft*	Status *Complete Date* *Valuation*	Main Address *Approval Expire Date* *Fee Total*	*Applicant* *Assigned To*	Project	District	Parcel
	06/03/2019 *OT-1 Old Town 1*	*07/03/2019* *0*	*06/07/2019* *$0.00*	*06/08/2020* *$20.00*	*Gary & Phyllis Pongetti* *Salvatore Cumella*			
	Description: Certificate of Approval (COA) for the addition of a decorative cupola to a Board approved new single family home (HDC 2018-46)							
PLAN2019-0020	Planning Request *05/15/2019* *C-3 Central Business District*	Alcohol Confirmation *0*	Approved *06/07/2019* *$0.00*	201 Alachua St, Fernandina Beach, FL 32034 *$25.00*	*ALACHUA GROUP LLC* *Jacob Platt*	Not Assigned	Default	00-00-31-1800-0009-0010
	Description: alcohol confirmation							
HDCSA2019-0057	HDC - Staff Review *06/05/2019* *C-3 Central Business District*	HDC Staff Review *07/05/2019* *0*	Approved *06/07/2019* *$0.00*	112 S 10Th St, Fernandina Beach, FL 32034 *06/08/2020* *$20.00*	*David & Cynthia Jacoby* *Salvatore Cumella*	Not Assigned	Default	00-00-31-1800-0054-0021
	Description: Certificate of Approval (COA) to repaint exterior using SW Extra White, SW Tricorn Black, Valspar 2009-4 Lovely Love Song (formerly named Fairmont Suite Clay Red							
ADMIN2019-0006	Planning Admin Review *05/24/2019* *R-2 Medium Density Residential*	Lot Line Adjustment/Minor Subdivision *0*	Approved *06/10/2019* *$0.00*	429 S 5Th St, Fernandina Beach, FL 32034 *$400.00*	*Mark Akins* *Not Assigned*	Not Assigned	Default	00-00-31-1800-0138-0090
	Description: Minor subdivision, creating 2 lots of record							
HDCSA2019-0054	HDC - Staff Review *06/03/2019* *C-3 Central Business District*	HDC Staff Review *07/03/2019* *0*	Approved *06/11/2019* *$0.00*	17 S 8Th St, Fernandina Beach, FL 32034 *06/10/2020* *$20.00*	*Courtney Costrino* *Salvatore Cumella*	Not Assigned	Default	00-00-31-1800-0042-0060
	Description: Certificate of Approval (COA) to install 24"x48" sandwich board sign on private property during business hours.							
HDCSA2019-0059	HDC - Staff Review *06/13/2019* *OT-2 Old Town 2*	HDC Staff Review *07/15/2019* *0*	Approved *06/14/2019* *$0.00*	1127 White St, Fernandina Beach, FL 32034 *06/15/2020* *$0.00*	*Robert Springer III* *Salvatore Cumella*	Not Assigned	Default	00-00-31-1580-0022-0040
	Description: Amendment to Board issued COA (HDC 2019-11) to change the approved paint color from SW Sage to SW Butter Up.							
HDCSA2019-0060	HDC - Staff Review	HDC Staff Review	Approved	14 S 3Rd St, Fernandina Beach, FL 32034		Not Assigned	Default	00-00-31-1800-0013-0040

PLANS COMPLETED BY STATUS (06/01/2019 TO 06/30/2019)

Plan Case #	Type *Application Date* *Zone*	Workclass *Expiration Date* *Sq Ft*	Status *Complete Date* *Valuation*	Main Address *Approval Expire Date* *Fee Total*	 *Applicant* *Assigned To*	Project	District	Parcel
	06/17/2019 *C-3 Central Business District*	*07/17/2019* *0*	*06/17/2019* *$0.00*	*06/16/2020* *$20.00*	*Ernie Saltmarsh* *Salvatore Cumella*			
	Description: Addition of canopy over existing stage							
HDCSA2019-0062	HDC - Staff Review *06/18/2019* *R-2 Medium Density Residential*	HDC Staff Review *07/18/2019* *0*	Approved *06/19/2019* *$0.00*	410 Beech St, Fernandina Beach, FL 32034 *06/18/2020* *$20.00*	*Vernon Young* *Salvatore Cumella*	Not Assigned	Default	00-00-31-1800-0026-0140
	Description: Certificate of Approval (COA) to replace roof using GAF Timberline Shingles in Sunset Brick and replace exterior doors with Plastpro in white.							
HDCSA2019-0061	HDC - Staff Review *06/18/2019* *OT-1 Old Town 1*	HDC Staff Review *0*	Approved *06/19/2019* *$0.00*	808 San Fernando St, Fernandina Beach, FL 32034 *06/18/2020* *$20.00*	*William Kavanaugh* *Salvatore Cumella*	Not Assigned	Default	00-00-31-1580-0005-0090
	Description: Certificate of Approval (COA) to replace asphalt roof with 5 V crimp metal roof, silver, 26 ga.							
HDCSA2019-0056	HDC - Staff Review *06/03/2019* *C-3 Central Business District*	HDC Staff Review *0*	Approved *06/19/2019* *$0.00*	302 Centre St, Fernandina Beach, FL 32034 *06/18/2020* *$20.00*	*Kim Misciasci* *Salvatore Cumella*	Not Assigned	Default	00-00-31-1800-0013-0010
	Description: Certificate of Approval (COA) to paint exterior of building using Benjamin Moore HC-27 Monterey White and trim HC -26 Monroe Bisque							
HDCSA2019-0058	HDC - Staff Review *06/12/2019* *C-3 Central Business District*	HDC Staff Review *0*	Approved *06/19/2019* *$0.00*	302 Centre St, Fernandina Beach, FL 32034 *06/18/2020* *$20.00*	*Kim Misciasci* *Salvatore Cumella*	Not Assigned	Default	00-00-31-1800-0013-0010
	Description: Reinstall sign on existing bracket with new name 36" x 48"							
HDC2019-0019	HDC - Board Review *05/15/2019* *R-2 Medium Density Residential*	Residential *0*	Approved *06/21/2019* *$0.00*	322 S 6Th St, Fernandina Beach, FL 32034 *06/22/2020* *$200.00*	*Jeremy Marrero* *Salvatore Cumella*	Not Assigned	Default	00-00-31-1800-0127-0032
	Description: Certificate of Approval (COA) to construct a swimming pool with paver deck.							
HDC2019-0021	HDC - Board Review *05/22/2019* *OT-2 Old Town 2*	Residential *06/21/2019* *0*	Approved *06/21/2019* *$0.00*	0 Ladies St, *06/22/2020* *$0.00*	*William Kavanaugh* *Salvatore Cumella*	Not Assigned	Default	00-00-31-1580-0019-0030

PLANS COMPLETED BY STATUS (06/01/2019 TO 06/30/2019)

Plan Case #	Type	Workclass	Status	Main Address		Project	District	Parcel
	Application Date	*Expiration Date*	*Complete Date*	*Approval Expire Date*	*Applicant*			
	Zone	*Sq Ft*	*Valuation*	*Fee Total*	*Assigned To*			
	Description: Amendment to Board approved Certificate of Approval (COA) to shift home forward on lot to allow for two car garage to be constructed instead of previously approved si							
HDCSA2019-0063	HDC - Staff Review	HDC Staff Review	Approved	314 S 7Th St, Fernandina Beach, FL 32034		Not Assigned	Default	00-00-31-1800-0128-0022
	06/21/2019	*07/22/2019*	*06/21/2019*	*06/22/2020*	*Susan & David Morgan*			
	R-2 Medium Density Residential	*0*	*$0.00*	*$20.00*	*Salvatore Cumella*			
	Description: Certificate of Approval (COA) to repair roof decking and replace metal roof on garage to match primary structure; Install Amarr carriage style roll-up door.							
HDCSA2019-0064	HDC - Staff Review	HDC Staff Review	Approved	123 N 4Th St, Fernandina Beach, FL 32034		Not Assigned	Default	00-00-31-1800-0015-0190
	06/24/2019	*07/24/2019*	*06/24/2019*	*06/23/2020*	*Aleen Marsh*			
	R-2 Medium Density Residential	*0*	*$0.00*	*$20.00*	*Salvatore Cumella*			
	Description: Certificate of Approval (COA) to Re-Paint exterior							
ADMIN2019-0007	Planning Admin Review	Lot Line Adjustment/Minor Subdivision	Approved	810 S 7Th St, Fernandina Beach, FL 32034		Not Assigned	Default	00-00-31-1800-0160-0030
	06/12/2019		*06/25/2019*		*Dylan Parker*			
	MU-8 Mixed Use 8th Street	*0*	*$0.00*	*$400.00*	*Samantha Rogic*			
	Description: Minor subdivision, creating a 55'x100' lot and a 45'x100' lot							
PLAN2019-0043	Planning Request	Alcohol Confirmation	Approved	626 S 3Rd St, Fernandina Beach, FL 32034		Not Assigned	Default	00-00-31-1800-0287-0001
	06/27/2019		*06/27/2019*					
	I-1 Light Industrial	*0*	*$0.00*	*$0.00*	*Jacob Platt*			
	Description: ALCOHOL CONFIRMATION - AMERICAN LEGION POST #54							

PLANS COMPLETED FOR APPROVED: 19

IN REVIEW

PLAN2019-0035	Planning Request	DEP Letter	In Review	20 Main Beach Access, Fernandina Beach, FL 32034		Not Assigned	Default	12-3N-29-0000-0003-0000
	06/07/2019		*06/07/2019*		*Dave Holley*			
	REC Recreation	*0*	*$0.00*	*$0.00*	*Not Assigned*			
	Description: DEP Letter							

PLANS COMPLETED FOR IN REVIEW: 1

GRAND TOTAL OF PLANS: 20

Advisory Board/Committee Application

This application is intended to provide information that will enable the City Commission to select the most qualified Board/Committee members. Please complete all applicable sections and return the form along with your current résumé to the City Clerk's Office.

City of Fernandina Beach
City Clerk's Office
204 Ash Street
Fernandina Beach, FL 32034
(904) 310-3115

Name	Tammi Kosack
Home Mailing Street Address	322 N 3rd St
City	Fernandina Beach
Zip Code	32034
Primary Phone	404-232-0428
Secondary Phone	*Field not completed.*

Please note that board materials are distributed electronically.

Email to receive board materials	chairmail@comcast.net
Employer	chair in the air designs, inc.
Position Title	owner/president
Business Address	50 N Mill Rd and 322 N 3rd St
City	Atlanta and Fernandina Beach
Zip	30328
Select the board you are applying for:	Historic District Council
	None

Additional board that you are applying for:	
Why are you interested in serving on this Board? Please explain.	Historic preservation, restoration and rehabilitation as well as conscious renovation are passions of mine and the basis for my own business, which I established 24 years ago. Living in the historic district of Fernandina Beach has heightened my awareness for vigilant, thoughtful and innovative preservation as we manage growth in this unique town.

Eligibility

Are you a resident of the City?	Yes
Length of time:	3 years
Do you hold a public office?	No
Office name:	*Field not completed.*
Are you employed by the City?	*Field not completed.*
Position:	*Field not completed.*
Are you currently serving on a Board?	No
Board Name:	*Field not completed.*

Potential Conflict of Interest:

Have you ever been engaged in the management/ownership of any business enterprise that has a financial interest with the City of Fernandina Beach?	No
If yes, please provide details:	*Field not completed.*

Major Affiliations:

List community, professional, or other applicable policy-making Boards on which you have served. Note the length of service and office held (if any):	Pro-bono consultant for historically sensitive rehabilitation of Sandy Springs Christian Church sanctuary and Narthex Pro-bono consultant for First Baptist Decatur window/sanctuary renovation and activity center improvements

Qualifications:

Please list any specific qualifications, education or experience that would directly relate to the Board for which you are being recommended:	Owner of "chair in the air designs, inc." an interior/exterior and garden design firm established 1994 Undergoing the process of restoring my home in the Historic District--house debuted as the first "In-Progress" learning lab house for the Historic District tour 2019 to show others the joys of restoration/rehabilitation/preservation. Volunteer House Leader Construction Supervisor for church youth trip to Mexico to build 2 houses in 4 days Skilled supervisor for Habitat for Humanity for 3+ years Area Vice President for multi-family housing company focusing on new construction of upscale apartment homes in the Southeast Proficient in drafting and scaled drawings, both by hand and in CAD Card carrying member of National Trust for Historic Preservation Crazy anal about research, fact-finding and information gathering Unapologetic expectation for quality, artistry and attention to detail I am at every meeting anyway (and usually speak) so I may as well sit on the board!
Organization or Commissioner sponsoring nomination (if applicable):	*Field not completed.*
Educational Background: (Check all that apply)	High School, BS/A
Other:	*Field not completed.*
Major areas of study:	Double major: Economics and Anthropology/Sociology

Florida's Public Records Law, Chapter 119, Florida Statutes, states:

"It is the policy of this state that all state, county, and municipal records shall at all times be open for a personal inspection by any person." Your application when filed

will become a public record and subject to the above statute. In addition, any appointed member of a board of any political subdivision (except members of solely advisory bodies) and all members of bodies exercising planning or zoning, are required to file a financial disclosure form (Form1) within 30 days after appointment and annually thereafter, for the duration of the appointment as required by Chapter 112, Florida Statutes

I understand that if I am appointed to one of the City's boards, I will be required to file a financial disclosure form - Form 1, as described above, and I am willing to comply with this requirement.

I understand that any false, incomplete or misleading information given by me on the application is sufficient cause for rejection of this application. I understand and agree that any such false, incomplete or misleading information discovered on this application at any time after appointment to a Board may result in my removal.

I also understand that all board appointments are for voluntary, uncompensated services. Additionally, if appointed, I am able to attend meetings and otherwise fulfill the duties of the office.

Applications are submitted to the City Commission when vacancies occur and are effective for two years from date of completion.

Do you understand the duties and responsibilities of the Board/Committee that you are applying for?	Yes

By submitting this form, I declare the foregoing facts to be true, correct, and complete.

Date	7/2/2019
Applicant's Signature	Tammi Kosack

Demolition Report 605 Broome St.

- Constructed between 1903 and 1909 per Sanborn Maps (along with its twin to the west)

Demolition Report 605 Broome St.

- Located adjacent to Downtown Historic District, but not within. As such no review by the Historic District Council is required.

- 2007 Survey in FL Master Site File #8NA00620 incorrectly identifies this structure as being included in the 1987 Fernandina Beach Historic District boundary expansion as a contributing resource. The 2018 survey clarifies this mistake.

- Demolition Permit signed 7/12/2019

- LDC Changes being proposed in August 2019 to ensure review of any structure 45 years or older before a demolition permit is issued.

    - This LDC change reinforces Comprehensive Plan **OBJECTIVE 11.08. Non-designated Resources** - *The City shall encourage protection and revitalization of non-designated historic structures and neighborhoods within Fernandina Beach. And*
    - ***Policy 11.08.01****. The City shall encourage protection, preservation, and revitalization of historic non-designated structures and neighborhoods.*

Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA00620
Recorder # 138
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) 605 Broome 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
605		Broome	Street	

Cross Streets (nearest/ between)
City / Town (within 3 miles) Fernandina Beach
In Current City Limits? YES
County Nassau
Tax Parcel #(s)
Subdivision Name
Block
Lot
Ownership
Name of Public Tract (e.g., park)
Route to (especially if no street address)

MAPPING

USGS 7.5' Map Name
Publication Date
>> FERNANDINA BEACH;2003
Township:
Range:
Section:
1/4 section:
>> 3N ;28E ;22;UNSP
Irregular Section Name:
Landgrant
UTM: Zone
Easting
Northing
Plat or Other Map (map's name, location)

DESCRIPTION

Style Frame Vernacular
Other Style
Exterior Plan L-shaped
Other Exterior Plan
Number of Stories 1
Structural System(s) >> Wood frame
Other Structural System(s)
Foundation Type(s) >> Piers
Other Foundation Types
Foundation Material(s) >> Brick
Other Foundation Material(s)
Exterior Fabric(s) >> Aluminum
Other Exterior Fabric(s) plywood
Roof Type(s) >> Gable
Other Roof Type(s)
Roof Material(s) >> Composition shingles
Other Roof Material(s)
Roof Secondary Structure(s) (dormers etc) >> Hip extension
Other Roof Secondary Structure(s)
Number of Chimneys
Chimney Material
Other Chimney Material(s)
Chimney Location(s)

HISTORICAL STRUCTURE FORM

8NA00620

DESCRIPTION (continued)

Window Descriptions 2/2 metal sash

Main Entrance Description (stylistic details)

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

Porch Roof Types(s) shed

Exterior Ornament

Interior Plan ____ Other Interior Plan ____

Condition Fair

Structure Surroundings

Commercial: ____ Residential: MOSTly this category

Institutional: ____ Undeveloped: ____

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

Archaeological Remains (describe): none

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

Narrative Description (optional)

HISTORY

Construction year 1910

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;1910;

Other Structure Uses

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

RESEARCH METHODS

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

Other research methods

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? ____ Name of Local Register if Eligible ____

Idividually Eligible for National Register? NO

Potential Contributor to NR District? YES

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

Other Historical Associations

Explanation of Evaluation (required) The resource contributes to the Fernandina Beach Historic District, which was listed in the NRHP in 1973 with a district boundary expansion in 1987.

HISTORICAL STRUCTURE FORM

8NA00620

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

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

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

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

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

SHPO's Evaluation of Resource

_____ Date _____

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/15/2007

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"

NA00620-200703

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:**
Piers

> **Foundation materials:**
Brick

> **Exterior fabrics:**
Aluminum
Other

> **Roof types:**
Gable

> **Roof materials:**
Composition shingles

> **Roof secondary structures (dormers etc):**
Hip extension
Cross gable

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

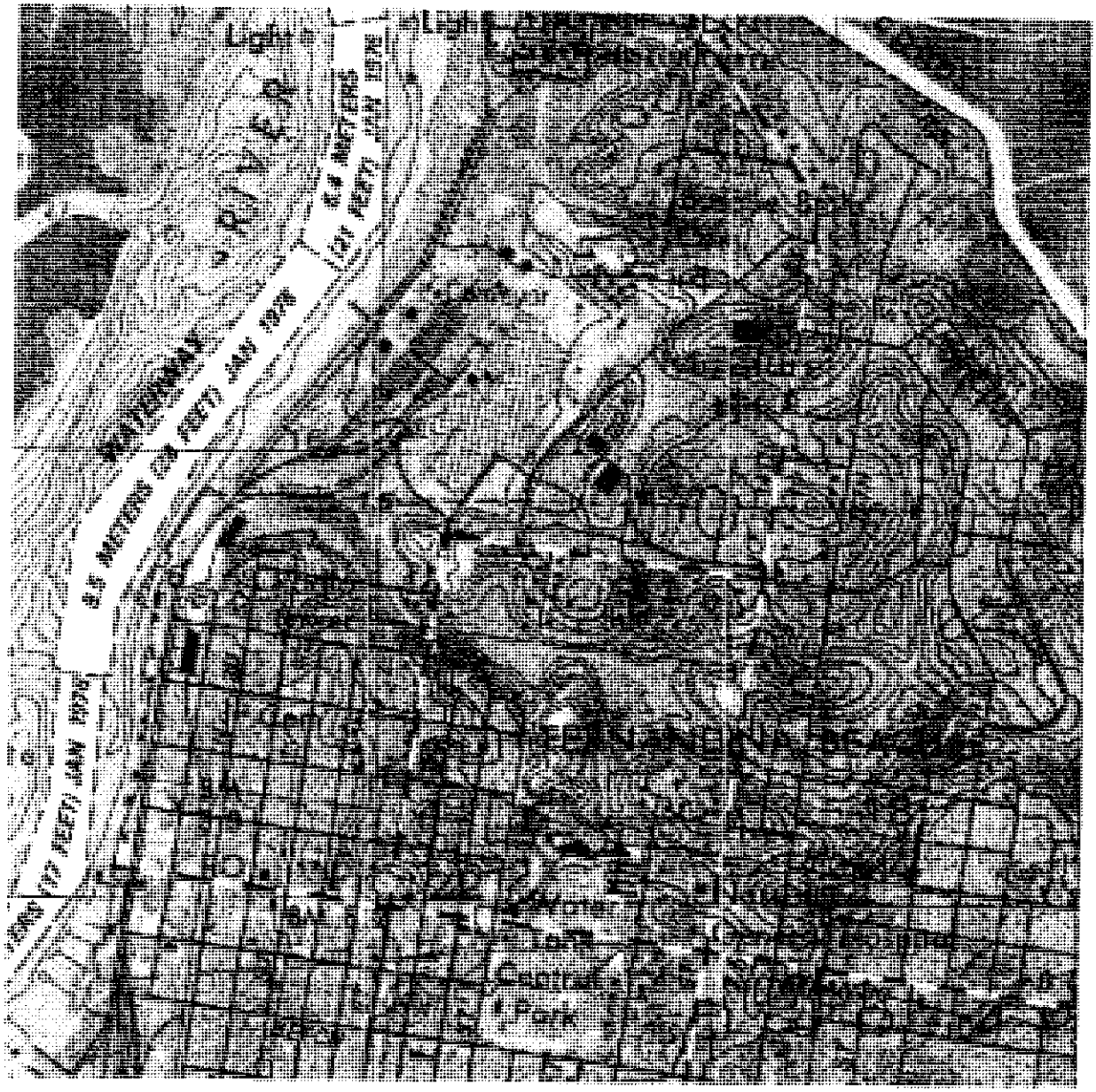
> **Original, intermediate, present uses/year started/year ended:**
Private residence;1910;

> **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)]:**

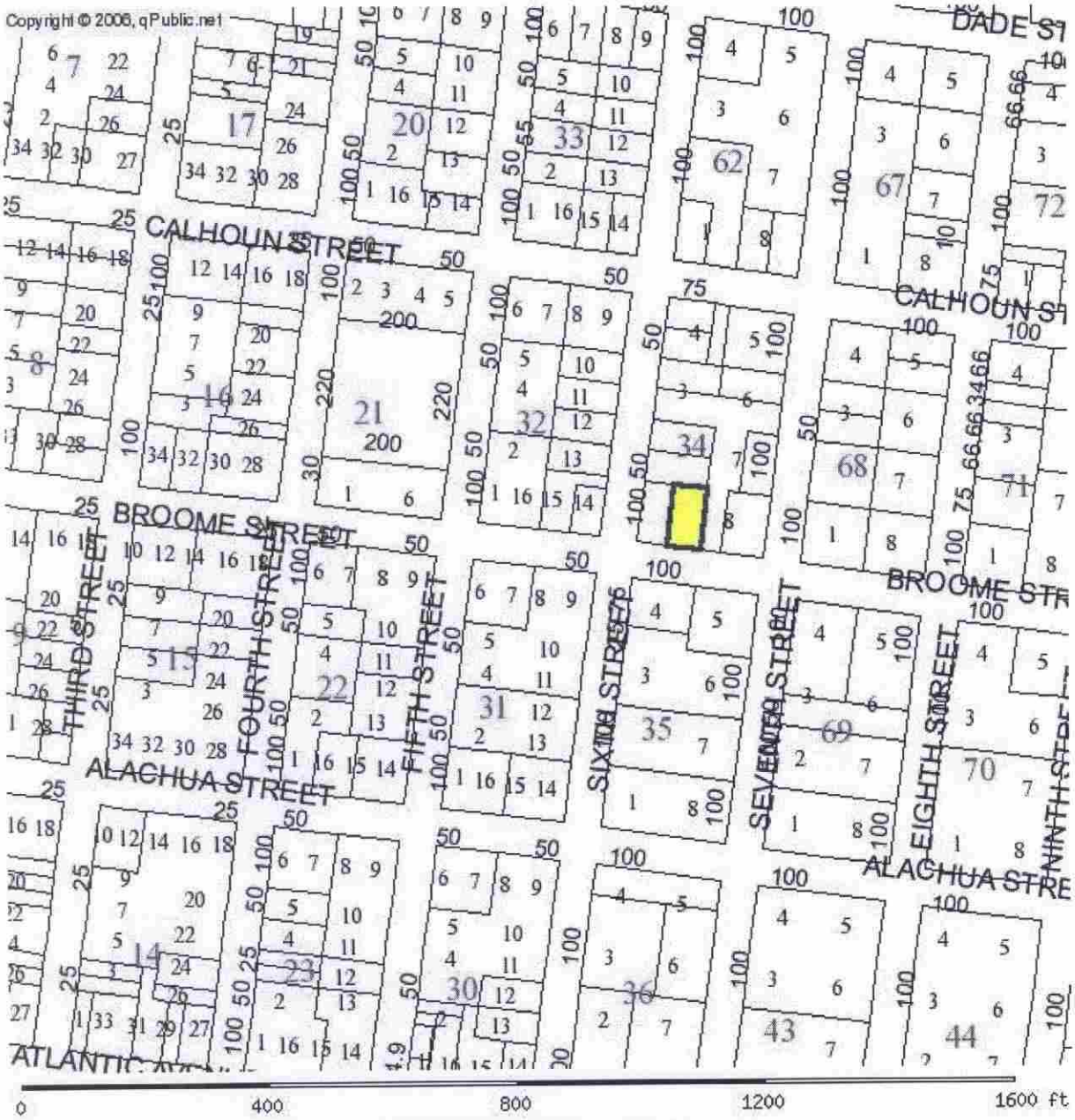


NA620

138

138

NA620



PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0034-0011
GIS CALCULATED ACREAGE	0.12
Property Use	SINGLE FAM
Land Use	SFR
OWNERSHIP INFORMATION	
Name	GREEN ESTELLA (JTROS) &
Mailing Address	GREEN ULYSES JR 605 BROOME STREET; FERNANDINA BEACH, FL 32034
Situs/Physical Address	605 BROOME ST
2006 PROPOSED VALUES	
Land Value	81,000

FLORIDA MASTER SITE FILE
Site inventory Form

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

SITE NO. 8 NA 620

SITE NAME: 605 Broome St.
SURVEY DATE: 09/30/85
ADDRESS OF SITE: 605 Broome St.
INSTRUCTION FOR LOCATING:

LOCATION: City of Fernandina Beach (Subdivision Name) 68 (Block No.) 1 (Lot No.)
COUNTY:
DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic
OWNER OF SITE: NAME:
ADDRESS:
ADDRESS:
TYPE OF OWNERSHIP: private
RECORDING DATE: / /
RECORDER: NAME & TITLE: Historic Property Associates, Inc.
ADDRESS: P. O. Box 1002
St. Augustine, FL 32084

CONDITION OF SITE: Check One

- EXCELLENT
- x GOOD
- FAIR
- DETERIORATED

INTEGRITY OF SITE: Check one or more

- x ALTERED
- UNALTERED
- x ORIGINAL SITE
- 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)
- TRANSPORTATION
- FILL
- DREDGE

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

See Continuation Sheet

RECORD NUMBER 441

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: frame vernacular

PLAN TYPE: gable front and wing

EXTERIOR FABRIC(S): metal: aluminum siding

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: S/1-story entrance, 1-bay, access S; shed roof; turned posts

ORIENTATION: S

FOUNDATION: piers: brick; brick, continuous

ROOF TYPE: gable

SECONDARY ROOF STRUCTURE(S): cross gable

CHIMNEY LOCATION: center: ridge

WINDOW TYPE: DHS, 2/2, wood

CHIMNEY: brick

ROOF SURFACING: composition shingles: butt

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 1

NO. OF STORIES 1

NO. OF DORMERS: 0

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

UTM ZONE	UTM EASTING	UTM NORTHING

PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

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

Constructed pre-1926, it is a one-story frame vernacular residential building. It is noteworthy for its gable front and wing plan. Its size and design are similar to 603 Broome St. It has been significantly altered by use of aluminum siding.

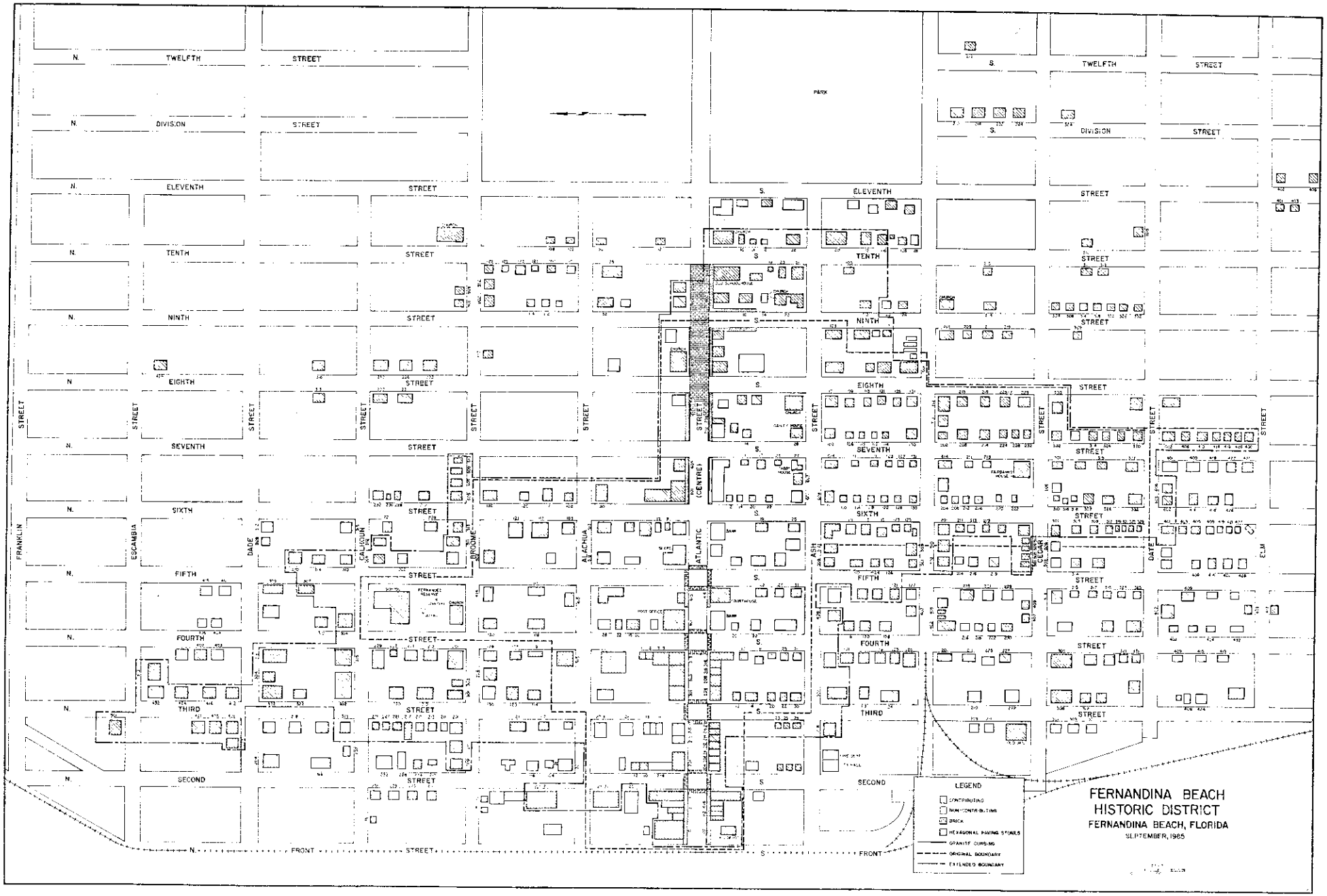

FERNANDINA BEACH
HISTORIC DISTRICT
FERNANDINA BEACH, FLORIDA
SEPTEMBER, 1985
LEGEND
CONTRIBUTING
NON-CONTRIBUTING
BRICK
HEXAGONAL PAVING STONES
GRANITE CURBING
ORIGINAL BOUNDARY
EXTENDED BOUNDARY
TWELFTH
DIVISION
ELEVENTH
TENTH
NINTH
EIGHTH
SEVENTH
SIXTH
FIFTH
FOURTH
THIRD
SECOND
FRONT
STREET
PARK
FRANKLIN
ESCAMBIA
DADE
CALHOUN
BROOME
ALACHUA
ATLANTIC
ASH
CEDAR
DATE
ELM
(CENTRE)

Figure 24

☐ Original
☒ Update

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

Site #8 NA00620
Field Date 2-3-2018
Form Date 2-3-2018
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) 605 Broome 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

Address:	Street Number	Direction	Street Name	Street Type	Suffix Direction
	605		Broome	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 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name:
Tax Parcel # 00-00-31-1800-0034-0011 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: 1910 ☒ approximately ☐ year listed or earlier ☐ year listed or later
Original Use Private Residence (House/Cottage/Cabin) **From (year):** **To (year):**
Current Use Private Residence (House/Cottage/Cabin) **From (year):** **To (year):**
Other Use From (year): To (year):
Moves: ☐ yes ☐ no ☒ unknown Date: **Original address**
Alterations: ☒ yes ☐ no ☐ unknown Date: **Nature** Porch; siding; some windows; door
Additions: ☒ yes ☐ no ☐ unknown Date: **Nature** Rear gable extension
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** 1
Exterior Fabric(s) 1. Aluminum 2. Wood/Plywood 3.
Roof Type(s) 1. Cross-gabled 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.
Windows (types, materials, etc.) 2/2 dhs; modern replacements

Distinguishing Architectural Features (exterior or interior ornaments) Gable-front & wing form

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

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

HISTORICAL STRUCTURE FORM

Site #8 NA00620

DESCRIPTION (continued)

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

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

Foundation Type(s): 1. Piers 2. Infill

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

Main Entrance (stylistic details) Wheelchair ramp; modern door

Porch Descriptions (types, locations, roof types, etc.) Entry/S, enclosed, shed

Condition (overall resource condition): ☐excellent ☐good ☒fair ☐deteriorated ☐ruinous

Narrative Description of Resource _____

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

☒FMSF record search (sites/surveys)	☒library research	☐building permits	☒Sanborn maps
☐FL State Archives/photo collection	☐city directory	☐occupant/owner interview	☒plat maps
☐property appraiser / tax records	☒newspaper files	☐neighbor interview	☐Public Lands Survey (DEP)
☒cultural resource survey (CRAS)	☒historic photos	☐interior inspection	☒HABS/HAER record search

☐other methods (describe) _____

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) _____

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☐yes ☒no ☐insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) This is an update-the building is outside the Fernandina Beach Historic District boundary, and is an average example of a common resource type w alterations.

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 Assc. Inc.

Recorder Contact Information 498 Wando Park Blvd. Suite 700, Mt. Pleasant SC 29464; 843-881-3128
(address / phone / fax / e-mail)

Required Attachments

- **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.

Calhoun St
1124
368
367
324
364
1142
616
617
619
620
N 5th St
N 6th St
Broome St
615
94
98
95
99
N 7th St
96
100
Alachua St
N
Brockington
Fernandina Beach
Survey Update 2018
Historic Resource
0
50
100 Feet
* All numbers start with NA****.

305

A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER

PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0034-0011

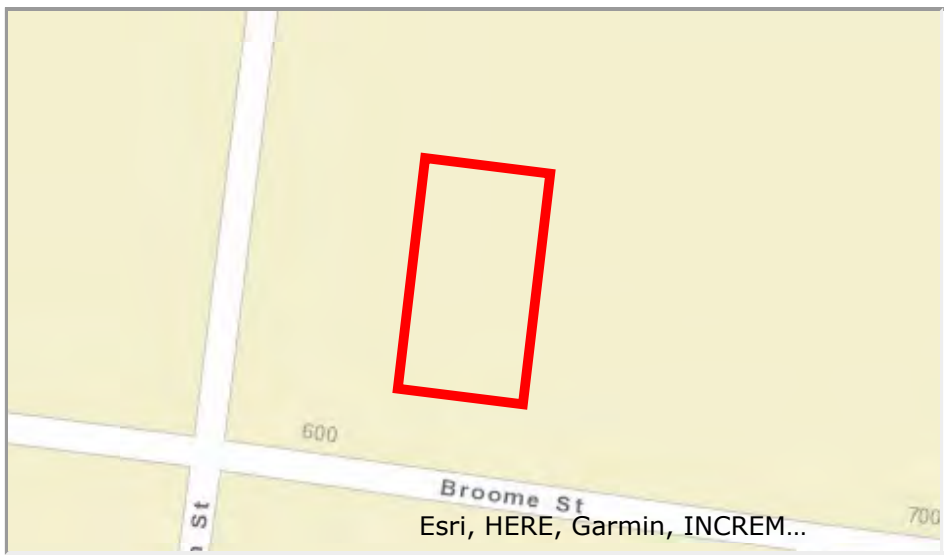
Owner Name	GORDON PHILLIP J & BONNIE E
Mailing Address	1224 HELFORD LN
	CARMEL, IN 46032
Location Address	605 BROOME ST
	FERNANDINA BEACH 32034
Tax District	FERNANDINA BEACH
Milage	20.3245
Homestead	No
Property Usage	SINGLE FAM 000100
Deed Acres	0
Short Legal	BLOCK 34 E54 FT OF LOT 1 IN OR 2240/337 CITY OF FDNA BEACH

2018 PROPERTY VALUES (Certified Final Roll)

Land Value	$89,100
(+) Improved Value	$43,519
(=) Market Value	**$132,619**
(-) Agricultrual Classification	$0
(-) SOH or Non-Hx* Capped Savings	$99,391
(=) Assessed Value	**$33,228**
(-) Homestead	$25,000
(-) Additional Exemptions	$0
(=) School Taxable Value	$8,228
(-) Non-School HX & Other Exempt Value	$8,228
(=) County Taxable Value	**$0**

Note - *10% Cap does not apply to School Taxable Value

PARCEL MAP



2019 AERIAL MAP

PROPERTY PHOTO

If this picture is incorrect, please email info@nassauflpa.com

LOCATION MAP

BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built
SINGLE FAM	961	877	2	1	AVERAGE		CONVECTION	CONVECTION	1910

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2018-11-28	2240 / 337	$165,000	WD	Q	Y	ADAMS STEPHANIE E	GORDON PHILLIP J & BONNIE E
2018-05-29	2199 / 409	$75,000	WD	U	Y	GREEN ULYSES JR	ADAMS STEPHANIE E

2007-01-31	1475 / 853	$100	QC	U	Y	GREEN ESTELLA	GREEN ESTELLA & GREEN ULYSES JR JTROS
2006-07-17	1428 / 1292	$100	QC	U	Y	GREEN ESTELLA	GREEN ULYSES JR
1971-01-01	115 / 105	$4,500	TA	Q	Y		

OFFICE USE ONLY	
REC'D: 7/1/19	BY: AM
APPLICATION #:	
BUILDING / ~~FIRE~~ / PLANNING	
APPROVED BY: SJC	DATE: 7/12/19
PERMIT #: DEMR-2019-0021	

APPROVED

JUL 1 PM4:17

PERMITS
Demolition

Revised 1/24/18

USE THIS FORM TO: Apply for a permit to demolish a structure.

FEES: Are based on the cost of the scope of work. See fee schedule for specific fees. Payment is due when permit is issued.

IMPORTANT NOTES: Prior to applying, contractors must be registered with the City (applicable licensing information, insurance, and worker's compensation). Be sure to record a Notice of Commencement prior to first inspection. Allow 1-2 days for processing. You'll be contacted when your permit is ready for pick-up. **The 6th Edition Florida Building Code is in effect as of application date. 105.1 FBC**

Lot shall be clear of construction debris and level so as not to hold water in any area. A final inspections will be required.

KEY CONTACTS: The Building Department will guide your application through appropriate reviews with other departments.

BUILDING PERMIT: If the demo permit is associated with construction or alteration where a Building Permit has been issued, please provide the Building Permit Number: _____

☐ Flood ☐ CCCL/DEP ☐ Fill _____Yds

Print Property Owner: Phillip and Bonnie Gordon

Telephone: (317) 513-5710

Job Address: 605 Broome St.

Parcel ID #: 00-00-31-1800-0034-0011

Description of Demo: Complete teardown and removal of existing home.

Square Footage of Demo: 877 sq. ft.

HDC Case # if applicable: N/A

Cost of Job: $5,800.00

☐ **Pictures attached**

Print Contractor: MTS John Myers **Telephone:** (904) 849-1382

Contractor's License #: 400124 **Cell:** (904) 753-9062

Address: 850683 Hwy. 17, Yulee FL 32097 **Email:** reception.mts1@gmail.com

Notice: It is the responsibility of the owner or operator to comply with the provisions of Florida Statute 469.003 relating to the removal of asbestos and to notify the Florida Department of Environmental Protection (DEP) of intent to remove asbestos. Proof of DEP permission for asbestos removal must be attached to this application.

I agree to conform to all building regulations and ordinances in accordance with plans submitted.

June 18, 2019
Date

Signature of Owner

STATE OF INDIANA
ss
COUNTY OF HAMILTON

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

Jessica Marie Eastman — Jessica Marie Eastman — Feb 26th 2021
Notary Public: Signature — Printed Name — My Commission Expires

Personally Known _____ OR Produced Identification ✓ ID Produced: Operator License 8930-59-6777

JESSICA MARIE EASTMAN
Notary Public - Seal
State Of Indiana
My Commission Expires Feb 26, 2021

John E. Myers
Print Name of Applicant/Contractor

6-18-19
Date

Signature of Applicant/Contractor

STATE OF FLORIDA
ss
COUNTY OF NASSAU

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

Vickie Jo Dube — Vickie Jo Dube — 3-1-22
Notary Public: Signature — Printed Name — My Commission Expires

Personally Known ✓ OR Produced Identification _____ ID Produced: _____

VICKIE JO DUBE
Notary Public – State of Florida
Commission # GG 183070
My Comm. Expires Mar 1, 2022
Bonded through National Notary Assn.

JESSICA MARIE EASTMAN
Notary Public - Seal
State Of Indiana
My Commission Expires Feb 26, 2021

Change of Address

PROPERTY INFORMATION

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Note *10% Cap does not apply to School Taxable Value

Map This Parcel

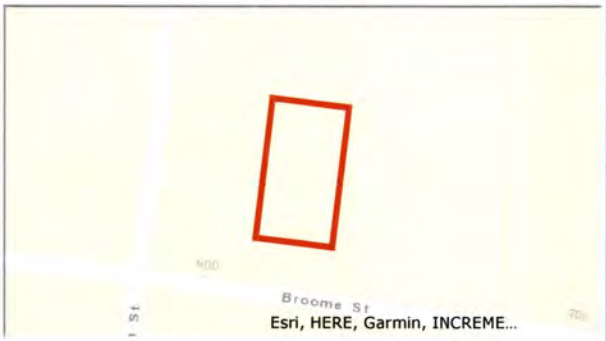
GIS Report

Property Record Card

Print Friendly Page

JUL 1 PM4:18

PARCEL MAP



2019 AERIAL MAP

PROPERTY PHOTO

LOCATION MAP

If this picture is incorrect, please email info@nassauflpa.com

BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built	Building Sketch
SINGLE FAM	961	877	2	1	AVERAGE		CONVECTION	CONVECTION	1910	

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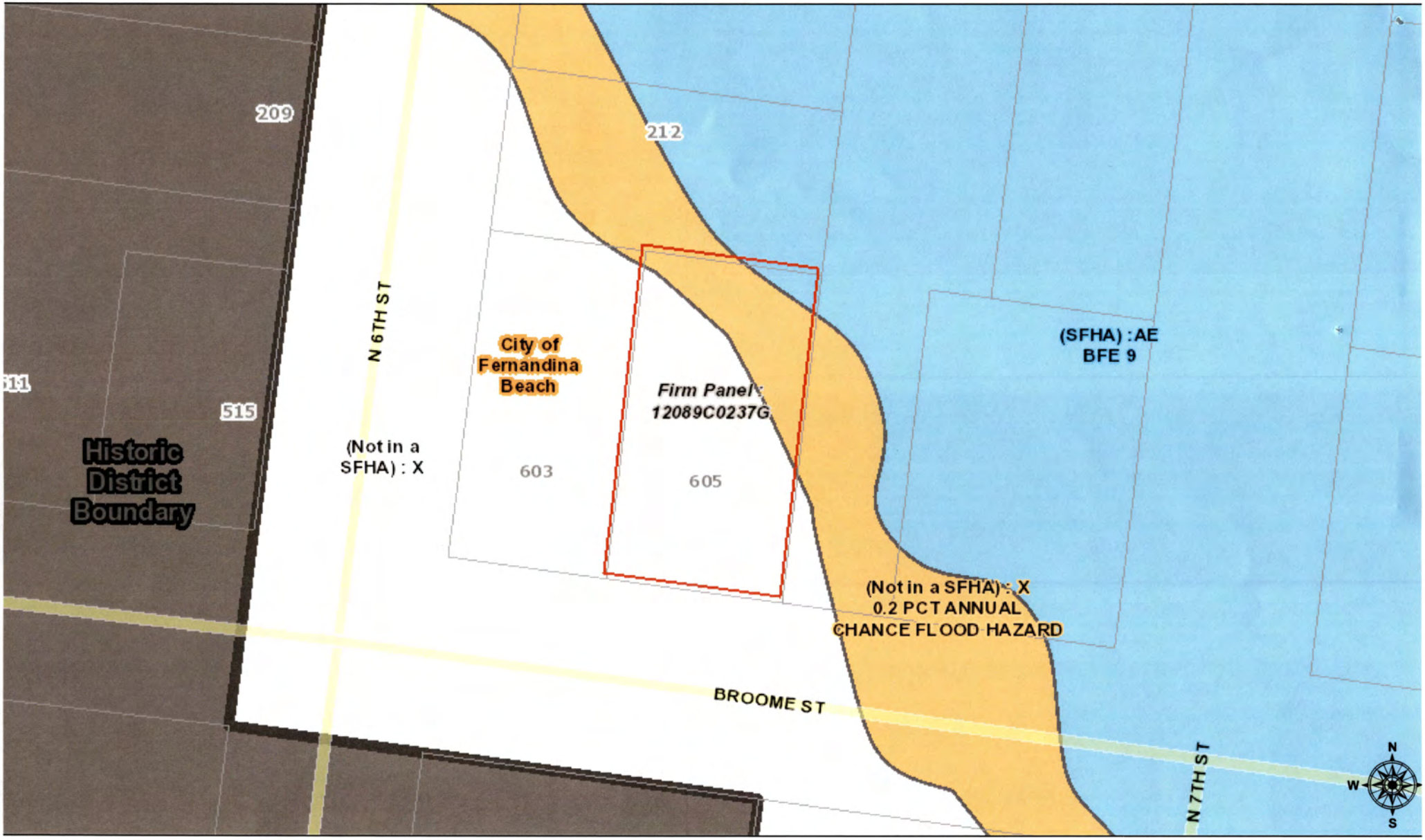
1971-01-01	115 / 105	$4,500	TA	Q	Y		

GoMaps



uly 1, 2019

1:564

0 0.00475 0.0095 0.019 mi

0 0.0075 0.015 0.03 km

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

CITY OF FERNANDINA BEACH **Terry Cotter CBO, CFM**

Building Department

Contractor Asbestos Notification Statement

Per Florida Building Code 105.9 Asbestos. The enforcing agency shall require each building permit for the demolition or renovation of an existing structure to contain an asbestos notification statement which indicates the owner's or operator's responsibility to comply with the provisions of Section 469.003, Florida Statutes, And to notify the Department of Environmental Protection of his or her intentions to remove asbestos, when, applicable, in accordance with state and federal law.

469.033 License Required –

1. No person may conduct an asbestos survey, develop an operation and maintenance plan, or monitor and evaluate asbestos abatement unless trained and licensed as an asbestos consultant as required by this chapter.

2. (a) No person may prepare asbestos abatement specifications unless trained and licensed as an asbestos consultant as required by this chapter.

(b) Any person engaged in the business of asbestos surveys prior to October 1987, who has been certified by the Department of Labor and Employment Security as a certified asbestos surveyor and who has complied with the training requirements of S. 469.013(1)(b), may provide survey services as described in S. 255.553(1), (2) and (3). The Department of Labor and Employment Security may, by rule, establish violations, disciplinary procedures, and penalties for certified asbestos surveyors.

3. No person may conduct asbestos abatement work unless licensed by the department under this chapter as an asbestos contractor, except as otherwise provided in this chapter.

I certify that I have read and understand and will comply with the provisions of this asbestos notification statement and that I will comply with all state and federal regulations pertaining to asbestos.

License Holder/ Contractor Signature **Date** 6/18/19

License Holder/ Contractor printed name
John E. Myers

Permit Number Demr-2019-0021

605 Broome Street

Address of Project

Revised 1/2/19

605 Broome Street

605 Broome Street

605 Broome Street

605 Broome Street

PLANNING & CONSERVATION HDC

Revised 07/02/19

USE THIS FORM TO: Apply for approval for projects in the Downtown or Old Town Historic District or the Community Redevelopment Area. Projects may require either a Board-level review or a staff-level review. Staff can help you determine which review applies.

FEES: Fees are due upon application.

Type of Review	FEE
Certificate of Approval (COA): Staff Review	$ 20.00
Certificate of Approval (COA): Board Review – *Residential*	$ 200.00
Certificate of Approval (COA): Board Review – *Commercial*	$ 250.00
Demolition of a Primary Structure – *Non-Contributing*	$ 300.00
Demolition of a Primary Structure – *Contributing*	$ 750.00
After-the-Fact Certificate of Approval (COA): Staff Review	$ 50.00
After-the-Fact Certificate of Approval (COA): Board Review	$ 750.00
Variance - *Residential*	$ 850.00
Variance – *Non-Residential*	$1,000.00

IMPORTANT NOTES: To guide you through the process and ensure that your application is understood and properly processed, you'll need to meet with the Preservation Planner **prior** to submitting your application. Completed Board applications are due approximately 30 days prior to the Historic District Council meeting date (see 2018 HDC Meeting Schedule on pg. 3 for deadlines). Staff approval applications are accepted on a rolling basis and are generally completed in 3-5 days. Please note that projects can begin only after receiving a Certificate of Approval (COA) and a building, sign, or zoning permit (if required). If you are applying for a sandwich board or easel sign, you'll also need to complete a right-of-way application.

Please note that it is up to the owner and/or agent to let staff know of any potential changes from the approved COA that come up during construction and obtain board or staff approval prior to starting the changes. There will be no charge for a board or staff revision to the 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.

Upon completion of the proposed work, an inspection will be performed by staff to ensure all work is compliant with the COA.

KEY CONTACTS: The Preservation Planner will guide your application from start to finish, engaging other City departments or agencies as needed.

Salvatore Cumella
Historic Preservation Planner
SCumella@fbfl.city
904-310-3483

DRAFT

2019 Historic District Council Meeting Schedule

Meetings are held the 3rd Thursday of the month at 5pm.

Application Deadline (4:30pm)	Dec 21 2018	Jan 17 2019	Feb 21 2019	Mar 21 2019	Apr 18 2019	May 23 2019	June 20 2019	Jul 18 2019	Aug 15 2019	Sep 19 2019	Oct 17 2019	Nov 21 2019	Dec 19 2019	Jan 16 2020
Meeting Date	Jan 17 2019	Feb 21 2019	Mar 21 2019	Apr 18 2019	May 23 2019	June 20 2019	July 18 2019	Aug 15 2019	Sep 19 2019	Oct 17 2019	Nov 21 2019	Dec 19 2019	Jan 16 2020	Feb 20 2020

Basis for Review

All applications, whether staff or Board review, are reviewed for consistency with the City of Fernandina Beach Comprehensive Plan, Land Development Code, and applicable guidelines such as the Downtown Historic District Design Guidelines, Old Town Fernandina Preservation and Development Guidelines, and the Community Redevelopment Area (CRA) Design Guidelines. Guidelines for the Historic Districts are based on the U.S. Secretary of the Interior's Standards for Rehabilitation.

Certificate of Approval Matrix

	CONTRIBUTING		**NON-CONTRIBUTING**	
ACTION	**STAFF**	**HDC**	**STAFF**	**HDC**
ACCESSORY DWELLINGS		X		X
ADDITIONS				
1. Not visible from the street AND 20% or less of the existing building's square footage		X	X	
2. All other additions		X		X
AUTOMATED TELLER MACHINES (ATMs)		X		X
CANVAS AWNINGS	X		X	
CARPORTS (ADDITION OR ENCLOSURE)		X	X	
CHANGES TO BOARD-APPROVED PLANS		X		X
DECK, PATIOS, PERGOLAS				
1. With a structure		X	X	
2. Without a structure		X	X	
3. Not visible from right-of-way (with or without structure)	X		X	
DEMOLITIONS				
1. 10% or less of non-historic addition	X		X	
2. All other demolitions		X		X
DOORS + GARAGE DOORS				
1. Same materials, style, or size	X		X	
2. Change in materials or style	X		X	
3. Change in openings on main façade		X		X
4. Change in openings on a secondary façade		X	X	
DRIVEWAYS + SIDEWALKS	X		X	
GARAGES (ATTACHED OR DETACHED)		X		X
EXTENSION OF CERTIFICATE OF APPROVAL	X		X	
EXTERIOR WALL FINISH				
1. Removal of non-historic vinyl/aluminum/ asbestos siding	X		X	

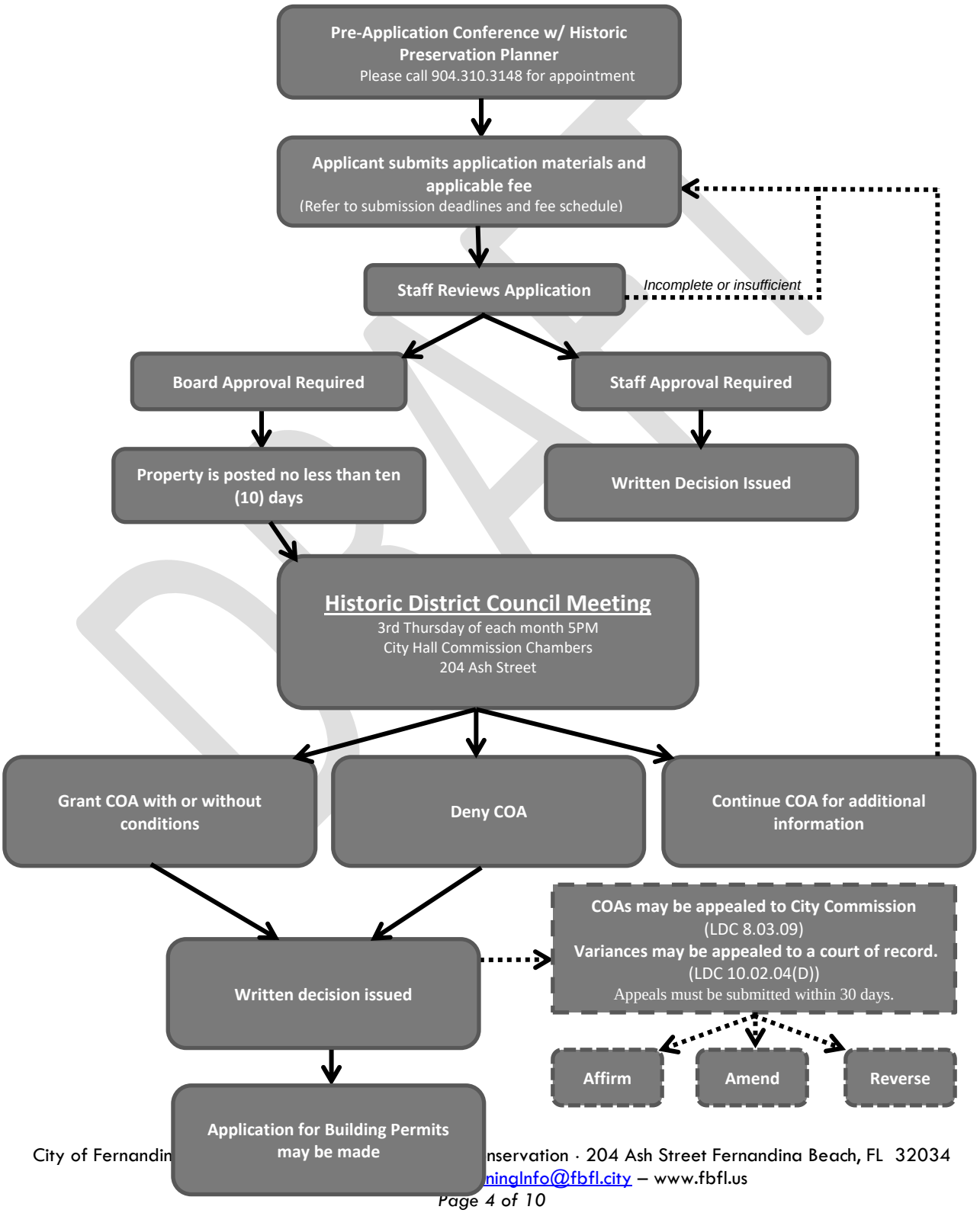
DRAFT

(if original surface is salvageable or if replacement material matches structure's original exterior finish)				
2. All other finishes (including painting of originally unpainted surface)		X	X	
EXISTING DOCKS (WITH OR WITHOUT A STRUCTURE)	X		X	
FENCES + WALLS	X		X	
MECHANICAL SYSTEMS (WITH VISUAL IMPACT)	X		X	
PAINTING	X		X	
POOLS, POOL ENCLOSURES, IN-GROUND HOT TUBS		X		X
PORCHES				
1. Open an enclosed porch		X	X	
2. Enclose a porch on the main façade		X		X
3. Enclose a porch on a secondary façade		X	X	
PUBLIC (GOVERNMENT AGENCY) PROJECTS		X		X
RELOCATION		X		X
REPAIRS + MAINTENANCE (MATCH EXISTING)	X		X	
ROOF				
1. Same material and shape	X		X	
2. Change in material	X		X	
3. Change in shape and/or height		X		X
SCREEN DOORS				
1. Primary Entrance		X	X	
2. Secondary Entrance	X		X	
SIGNAGE	X		X	
SHEDS (up to 150 square feet)				
1. Custom-designed	X		X	
2. Pre-fabricated		X	X	
SHUTTERS (including temporary storm shutters/awnings)	X		X	
SKYLIGHTS		X	X	
SOLAR COLLECTORS		X		X
STORM WINDOWS AND DOORS	X		X	
VARIANCES		X		X
WIND GENERATORS		X		X
WINDOWS				
1. Same materials, style, or size	X		X	
2. Change in materials or style	X		X	
3. Change in openings on main façade		X		X
4. Change in openings on a secondary façade	X		X	

	STAFF	BOARD
NEW CONSTRUCTION		X
LANDSCAPING (NEW CONSTRUCTION ONLY)	X	
LIGHTING (NEW CONSTRUCTION ONLY)	X	
PARKING MATERIALS (NEW CONSTRUCTION ONLY)	X	

DRAFT

Certificate of Approval Process



DRAFT

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:** Anderson (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

Window Survey Submission Requirements

Purpose

The windows on many historic buildings are an important aspect of the architectural character of those buildings. Their design, craftsmanship, or other qualities may make them worthy of preservation…. Evaluating the significance of these windows and planning for their repair or replacement can be a complete process involving both objective and subjective considerations. The Secretary of the Interior's Standards for Rehabilitation and the accompanying guidelines, call for respecting the significance of original materials and features, repairing and retaining them wherever possible, and when necessary, replacing them in kind.

Overview

Before windows can be replaced in a rehabilitation project, the existing condition of each window should be documented. This should be undertaken in the form of a window survey. The survey is intended to identify the extent of deterioration in each window and to provide a decision base as to whether the windows should be repaired or replaced.

Physical Evaluation

The key to successful planning for window treatments is a careful evaluation of existing physical conditions on a unit-by-unit basis. A graphic or photographic system may be devised to record existing conditions and illustrate the scope of any necessary repairs.

Clear, colored, detailed photographs, including at least one of each:

- full-frame shot of the entire building
- full-frame shot of individual windows from the exterior
- full-frame shot of individual windows from the interior

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- close-up views of intersection of sills and frames
- close-up views of sash, focusing on bottom rail and muntins (if existing)
- close-up view of sills and bottom rails from the interior

Survey
The survey form documents the existing condition of the windows and identifies which windows will be repaired, which windows will possibly be replaced, and what the proposed new window treatment will be. The form indicates what the number on the drawing is and its corresponding photograph number. The existing type denotes the material of the window/door and the type of window/door that it is. For example, WD DH would be wooden, double hung and MTL CASE would indicate that the window would be a metal casement. The configuration would be the number of lights in the sash. Possible examples could include, twelve over twelve (12/12), six over six (6/6, or one over one (1/1). There is also space for additional remarks when necessary.

A four-level classification system is used to document the existing condition of each of the windows. This classification is based upon the system identified in the National Park Service publication, Preservation Brief #9, "The Repair of Historic Wooden Windows."

Class One (I), "Routine Maintenance," is associated with small repairs, which are usually performed as a part of a building's annual maintenance program. This may include paint removal, re-glazing, weather-stripping, caulking, and repainting.

Class Two (II), "Stabilization," shows a small degree of physical deterioration but can be repaired in place by patching, waterproofing, consolidating, and re-gluing the existing material.

Class Three (III), "Partial Replacement," has localized deterioration in specific areas. These members are totally removed and new ones are spliced into the existing fabric.

In **Class Four (IV)**, "Total Replacement," if the entire fabric of the window has deteriorated, then the only feasible alternative is total replacement.

On the survey form under "Existing Conditions," each sill, frame and sash is rated as to whether it is **Class I, II, III, or IV**.

After all the windows have been rated, they are totaled by class for each of the window elements: sill, frame, and sash are compared. Those windows in Class I, II, and III, should be repaired and those in Class IV should be repaired with exact duplicates. If the number of Class IV windows exceeds 75%, then total replacement may be approved.

Replacement
The selection of replacement windows should not begin with what is commercially available, but rather with what is being replaced. A major concern with most replacement windows is that they do not accurately replicate the historic appearance of the existing windows. Replacement sash should match the historic sash in pane size and configuration, glazing, muntin detailing and profile and historic color and trim. Frequently, the profiles of replacement elements, such as muntins, sash, frames, and moldings, are flatter and wider or narrower and thinner than the historic profiles. A stock window may duplicate the exact number of original panes, but a change in relief affects the character of the historic window, which in turn alters the overall appearance of the entire building. Therefore, window sections will be required for all projects involving total window replacement. This can be done either by submitting section drawings of both the existing and proposed

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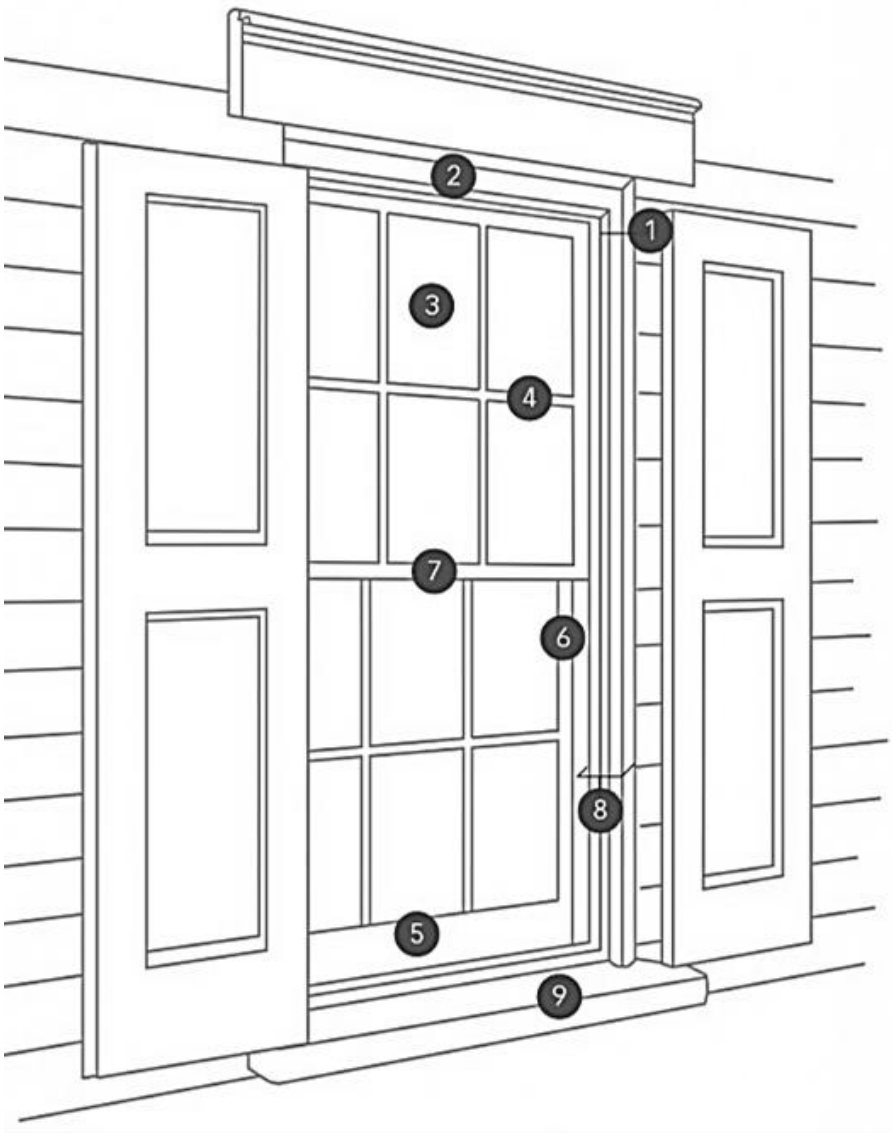
window(s) or by submitting by a list of measurements comparing the individual elements of the existing window(s) to the proposed one(s) (A/K/A a window schedule).

For windows of particular concern section drawings should be submitted. In order to compare the original and new profiles, the following information is needed:

- Full horizontal and vertical sections of the existing windows (3"=1'0")
- Full horizontal and vertical sections of the proposed replacement windows (3'=1'0"). If historic windows do not exist in the building and no evidence of the historic appearance can be located, then only proposed sections are required.

Window sections must be carefully detailed so that all parts of the window are shown and materials are specified. A section must show the profiles of muntins, meeting rails, sash, frames, and moldings. It should also show the window's relationship to the existing wall.

ANATOMY OF A WOOD WINDOW



1. **Brick Mold** – The molding, usually wooden, that covers the gap between the window frame and the opening into which the window is set.
2. **Casing** – The molding surrounding the window jamb, usually seen on the exterior on frame buildings.
3. **Lights/Glazing/Panes** – The glass or pieces of glass that makes up the transparent portion of a window.
4. **Muntin** – The narrow horizontal and vertical pieces that hold together the panes of glass in multi-pane windows.
5. **Sash** – The wooden frame located inside the jamb that holds the glass; also known as the operable component of the window.
6. **Stiles** – The vertical members of the sash.
7. **Meeting Rails** – The bottom horizontal member of the upper sash and the top member of the lower sash.
8. **Jamb** – The sides and top of a window.
9. **Still** – The bottom side of the window usually made out of heavier material that slopes away from the building to help shed water.

Additional Window Resources

- NPS Technical Preservation Brief 9: The Repair of Historic Wooden Windows
- Saving Windows, Saving Money: Evaluating the Energy Performance of Window Retrofit and Replacement – National Trust for Historic Preservation
- Window Preservation Alliance
- 5 Worst Mistakes of Historic Homeowners (Part 1 Windows) – The Craftsman Blog

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Window Survey			Date:			Sheet _____of_____	Project Name:		
Window #	Existing Type	Configuration (# of lights in each sash)	Existing Conditions				Proposed Window Type	Configuration	Remarks
			Repair Class			Sash Condition (Original, Replacement, Unknown)			
			Sash	Frame	Sill				
Example									
1	*WD DH*	*2/2*	*I*	*III*	*I*	*Original*	*N/A*	*N/A*	*Lower 4" of frame deteriorated and to be replaced in kind*

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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 **must** show all trees greater than 5" diameter at breast height (DBH) and indicate any trees that are to be removed as part of the scope of work.	
	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 and/or accessory buildings. Existing vs. proposed features should be clearly delineated with labels, shading, and/or hatching.	
	Elevations **must** 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 **must** 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 **must** 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).	

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OFFICE USE ONLY

REC'D: _____ BY: _____

APPLICATION COMPLETE: Y_____ N_____

PAYMENT: $ _____ INVOICED [ ] PAID [ ]

HDC CASE #: _____

PRE-CONFRENCE: Y____ N____ DATE _____

BOARD MEETING DATE: _____

SCANNED [ ]

PLANNER: _____DATE: _____

____ **APPROVED** ____ **DENIED**

APPLICATION FOR HISTORIC DISTRICT COUNCIL CERTIFICATE OF APPROVAL (COA)

APPROVAL TYPE:

☐ Staff Approval

☐ Board Approval: Conceptual _____ or Final _____

PROJECT TYPE:

☐ New Construction ☐ Addition ☐ Alteration ☐ Relocation ☐ Demolition ☐ Variance

☐ Repair ☐ Paint ☐ Fence ☐ Sign ☐ Re-roof ☐ Other:_____

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

Street Address: _____

Historic District: ☐ Downtown ☐ Old Town ☐ CRA Waterfront

Parcel Identification Number(s): _____

Zoning District: _____ Lot / Block Number (optional) _____

Owner of Record As recorded with the Nassau

Applicant If other than owner. If an agent will be

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	County Property Appraiser
Owner(s) Name	
Company (if applicable)	
Street Address	
City State Zip	
Telephone Number	
Email Address	

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

PROJECT DESCRIPTION (REQUIRED)

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

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

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

Project Scope	Manufacturer	Product Description	FL Product Approval #	Color (Name/Number)
Exterior Fabric				
Doors				

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Windows				
Roofing				
Fascia/Trim				
Foundation				
Shutters				
Porch/Deck				
Fencing				
Driveways/Sidewalks				
Signage				
Other				
PLEASE SUBMIT ALL PRODUCT BROCHURES, PAINT COLOR SAMPLES, AND MATERIAL SAMPLES WITH YOUR APPLICATION.				

CERTIFICATION (REQUIRED)

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

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.

2. I/We authorize staff from the Community Development Department to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.

3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City's website approximately one week before the Historic District Council meeting.

5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic District Council member).

6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.

7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.

8. I/We understand that any decision of the HDC may be appealed to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D) of the Land Development Code. Petitions to appeal shall be presented within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.

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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.*

_____ _____

Date **Signature of Applicant**

STATE OF FLORIDA
ss
COUNTY OF NASSAU

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: _____

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.

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_____ _____

(Signature of owner) **(Signature of owner)**

_____ _____

(Print name of owner) **(Print name of owner)**

STATE OF FLORIDA
ss
COUNTY OF NASSAU

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: _____

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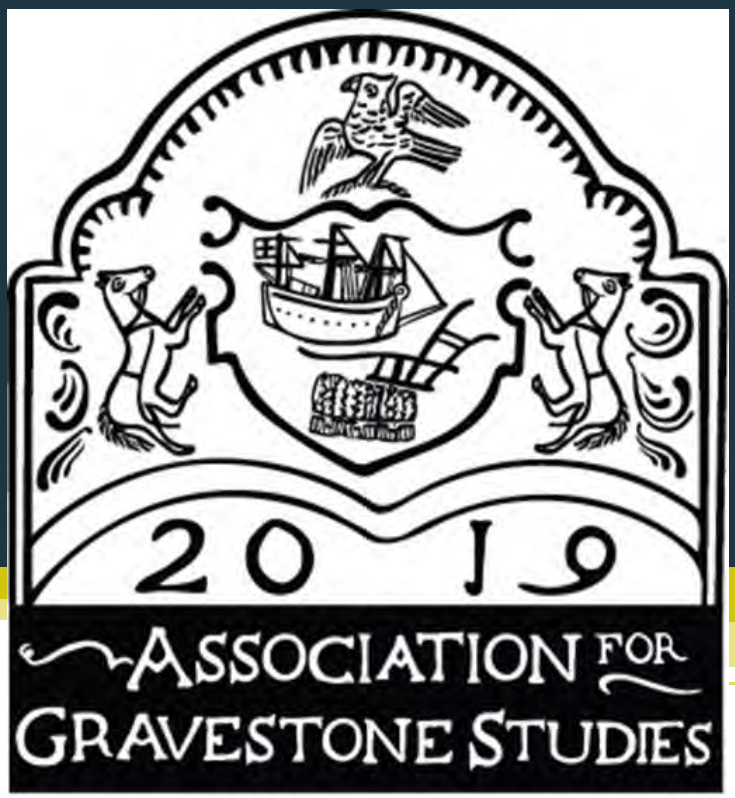


Gardner-Webb University

Boiling Springs, North Carolina

June 25 – June 28, 2019

Workshop Presentation:

Coordinating and Implementing Cemetery Master Plans

Thursday June 27, 2019

Presenters:

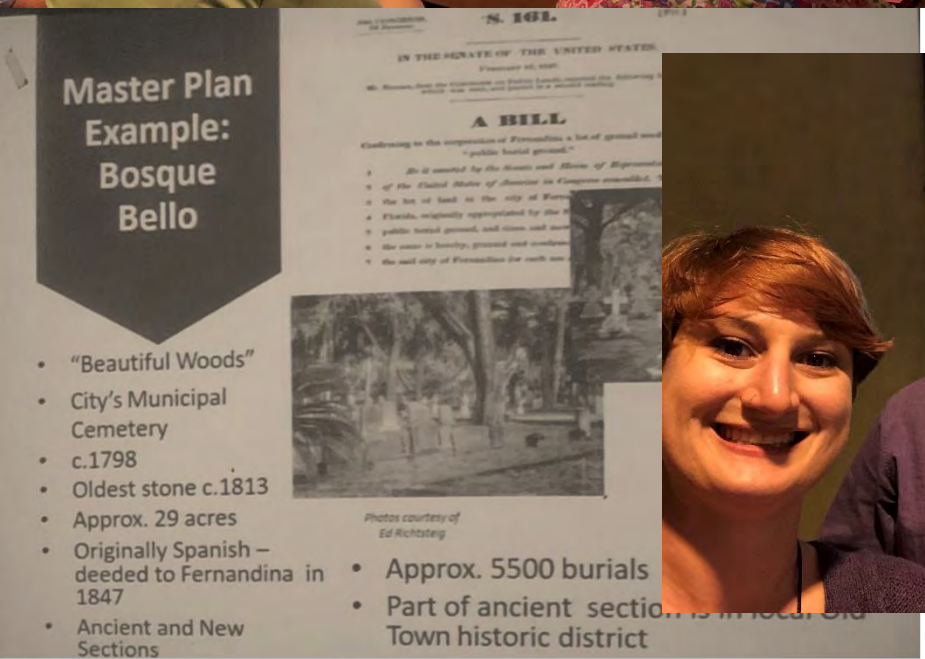
Salvatore Cumella, City of Fernandina Beach

Adrienne Burke, Histories Matter

Emily Jane Murray, Florida Public Archaeology Network

Workshop Presentation:

Coordinating and Implementing Cemetery Master Plans

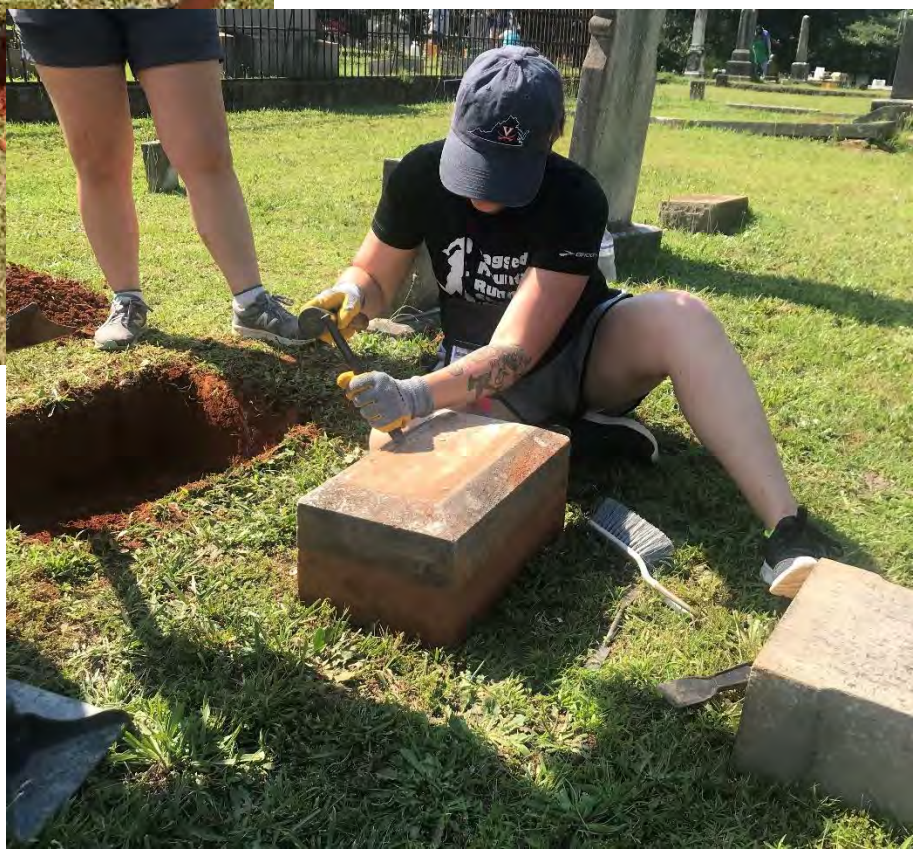


Hands on Conservation Workshop *Shelby Sunset Cemetery*

Monument Resetting

Hands on Conservation Workshop *Shelby Sunset Cemetery*

Monument Resetting



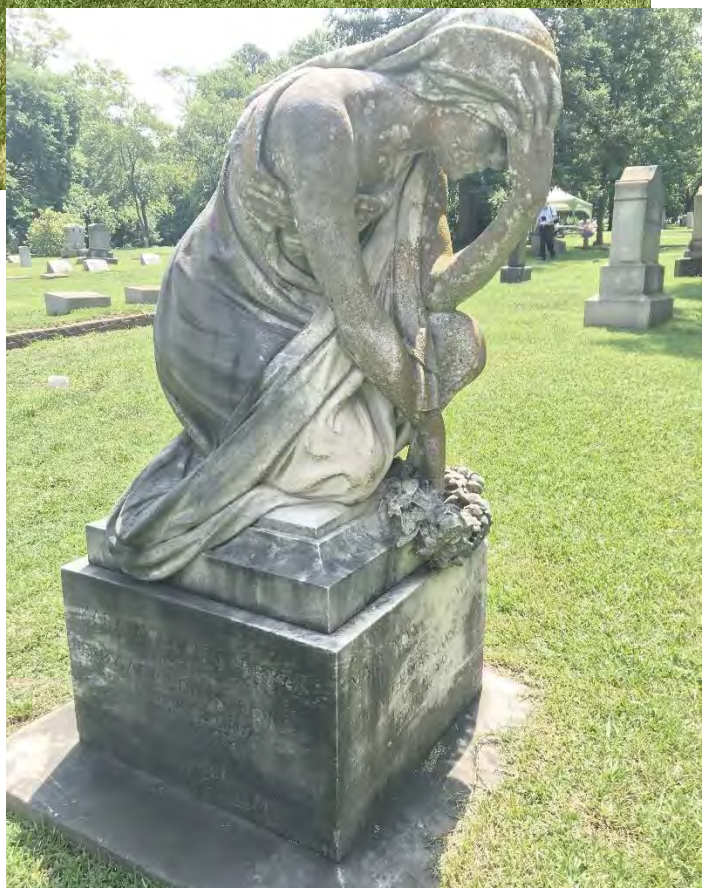
Hands on Conservation Workshop *Shelby Sunset Cemetery*

Monument Repair

Hands on Conservation Workshop *Shelby Sunset Cemetery*

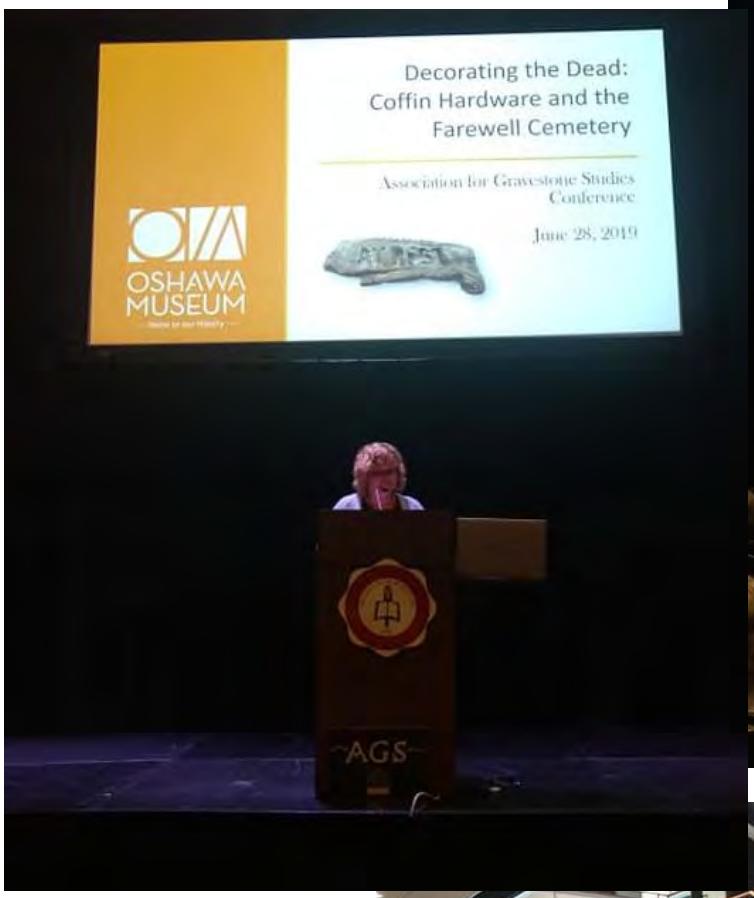
Monument Cleaning

Cemetery Tours



Cemetery Paparazzi? Or gravestone photography lesson?

Presentation of Scholarly Papers



The End