



**AGENDA  
HISTORIC DISTRICT COUNCIL  
REGULAR MEETING  
FEBRUARY 20, 2020  
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 January 18, 2020 Regular Meeting

**3. OLD BUSINESS**

**3.1 HDC 2017-03 Amendment: Artisan Homes, 211 Beech Street, 117 S. 3rd Street & 111 S. 3rd Street**

Amendment to previously approved Certificate of Approval (COA) for the addition of a 5' X 6' elevator shaft at the rooftop, change in window locations, change in rooftop exit door. *(Quasi-Judicial)*

**3.2 HDC 2018-19 Amendment: Miranda Architects, agent for St. Michael Catholic Church, 222 N 5th Street**

Amendment to previously approved Certificate of Approval (COA) for the relocation and rehabilitation of a contributing structure. *(Quasi-Judicial)*

**3.3 HDC 2019-35: Chism Development Company Inc., agent for Tup Real Estate Holdings LLC, 14 N 2nd Street**

Certificate of Approval (COA) to construct a two-story, commercial primary structure. *(Quasi-Judicial)*

**3.4 HDC 2019-46: R4 Development Co., LLC, agent for Pepper's Mexican Grill & Cantina, 530 Centre Street**

Certificate of Approval (COA) to re-stripe parking lot and construct accessory structure (storage room), dumpster enclosure, masonry privacy wall, and addition to east and west elevations. *(Quasi-Judicial)*

**4. NEW BUSINESS**

**4.1 HDCV 2020-01: Jackie & Linda Harrison, Lot 14 & S. 1/2 of Lot 10, Block 9, Someruelus Street (Old Town)**

Variance from Land Development Code Section 8.01.01.03(K) Lot Visibility Corridors. *(Quasi-Judicial)*

**4.2 HDC 2020-01: John Hillman, 1001 White Street (Old Town)**

Certificate of Approval (COA) to rehabilitate exterior of home to include additions, screened porch, and accessory dwelling unit. *(Quasi-Judicial)*

**5. BOARD BUSINESS**

5.1 **Amelia River Waterfront Park**

5.2 **Appointment of Chair and Vice-Chair**

**6. STAFF REPORT**

6.1 **Department of Planning & Conservation 2019 Annual Report**

6.2 **Planning Goals FY 2019-2020**

6.3 **Planning Department Action Plan FY 2020**

**7. PUBLIC COMMENT**

**8. ADJOURNMENT**

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**NEXT HDC REGULAR MEETING IS SCHEDULED FOR MARCH 19, 2020.**

All members of the public are invited to be present and be heard. Persons with disabilities requiring accommodations in order to participate in this program or activity should contact the City Clerk at (904) 310-3115 or TTY/TDD 711 (for the hearing or speech impaired). All interested parties may appear at said meeting and be heard as to the advisability of any action, which may be considered with respect to such matter. For information regarding this matter, please contact the Planning Department (904) 310-3135.





**MINUTES  
HISTORIC DISTRICT COUNCIL  
REGULAR MEETING  
JANUARY 16, 2020**

**1. CALL TO ORDER: 5:00 pm**

**ROLL CALL / DETERMINATION OF QUORUM**

**MEMBERS PRESENT:**

|                       |                      |
|-----------------------|----------------------|
| James Pozzetta        | Benjamin Morrison    |
| Michael Spino (Chair) | Angela Conway        |
| Michael Harrison      | Tammi Kosack (Alt 1) |

**MEMBERS ABSENT:**

**OTHERS PRESENT:**

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

*As part of ex parte communications, Chair Spino explained that he spoke with Pat Taylor regarding the Jones case. (HDCV 2019-04 & HDC 2019-47)*

**2. APPROVAL OF MEETING MINUTES**

**2.1 March 27, 2019 Workshop**

Member Harrison offered spelling corrections under public input: 'Lehosit' and 'Gass' are spelled incorrectly.

**2.2 May 6, 2019 Special Meeting**

**2.3 September 19, 2019 Regular Meeting**

**2.4 December 19, 2019 Regular Meeting**

**ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Pozzetta, to approve all minutes as amended.**

**Motion passed by unanimous voice vote.**

**3. OLD BUSINESS**

**3.1 HDC 2019-37: RICE ARCHITECT, AGENT FOR FIRST PRESBYTERIAN CHURCH OF FERNANDINA BEACH, 515 CENTRE STREET**

Certificate of Approval (COA) to renovate the south and east elevations and add a rooftop terrace with canopy. *(Quasi-Judicial)*

Mr. Cumella presented the Staff Report and recommended denial.

Mark Akins of Rice Architect, 96187 Gateway Blvd, agent to the applicant, provided information and details specific to the request.

**ACTION TAKEN: A motion was made by Member Harrison, seconded by Member Conway, to continue HDC case number 2019-37 to the March 19, 2020 regular meeting.**

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

3.2 **HDC 2019-42: John Stokes, agent for George & Cynthia Cairns, Lot 1 & 2 Block 16 White Street**  
Certificate of Approval (COA) to construct one-story single-family residence. *(Quasi-Judicial)*

Mr. Cumella presented the Staff Report and recommended approval.

John Stokes, 96096 Victorias Place, provided information and details specific to the request.

**ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Harrison, to approve HDC case number 2019-42 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2019-42, 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 2019-45: MIRANDA ARCHITECTS, AGENT FOR THE HEIRLOOM LAWN, LLC, 20 S. 10TH STREET**  
Certificate of Approval (COA) to construct a 1 1/2 story commercial structure. *(Quasi-Judicial)*

Mr. Cumella presented the Staff Report and recommended approval.

Jose Miranda, 309 1/2 Center St, provided information and details specific to the request.

**ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Pozzetta, to approve HDC case number 2019-45 with the condition that the chip and dale style detail illustrated on the fence detail would be an acceptable detail for the rail on the primary structure; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2019-45, 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.**

4.2 **HDC 2019-46: R4 DEVELOPMENT CO., LLC, AGENT FOR PEPPER'S MEXICAN GRILL & CANTINA, 530 CENTRE STREET**  
Certificate of Approval (COA) to restripe parking lot and construct accessory structure (storage room), dumpster enclosure, masonry privacy wall, and addition to east and west elevations. *(Quasi-Judicial)*

Mr. Cumella presented the Staff Report and recommended approval with the

Joel Reitzer of R4 Development, agent to the applicant, 1365 Manucy Rd, provided a sample of the proposed block color for Board consideration and answered questions from the Board.

Blake Harden, 3HL LLC, representing the owners of 508 Centre Street, raised concerns with the wall color and the proposed dumpster location.

Teresa Prince, 406 Ash Street, representing Marla McDaniel, raised concern with the proposed dumpster location and wall color.

The applicant was advised to return to TRC for review of the storage room and dumpster.

**ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Pozzetta, to continue HDC case number 2019-46 to the February 20, 2020 regular meeting of the HDC.**

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

4.3 **HDCV 2019-04: SCOTT & JULIE JONES, 908 WHITE STREET**

Variance from Land Development Code Section 8.01.01.02(I) Specific Requirements within the OT1 and OT2 Zoning Districts. (*Quasi-Judicial*)

Mr. Cumella presented the Staff Report and recommended denial.

Scott Jones, 2057 Highland Dr, provided information and details specific to the request, including height calculations.

The following individuals spoke to the item: *Tim Green, 1119 Someruelus Street; Alex Seefried, 902 Ladies Street; Beverly Treyeye; Jennifer Harrison, 820 Someruelus Street.*

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

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

4.4 **HDC 2019-47: SCOTT & JULIE JONES, 908 WHITE STREET**

After-the-Fact Certificate of Approval (COA) for increased height of primary and accessory structure. (*Quasi-Judicial*)

The Board recognized that upon denial of Case # HDCV 2019-04.

Scott Jones, 2057 Highland Dr, provided information and details specific to the request.

**ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Harrison, to approve case number HDC 2019-47 (previously HDC 2018-33) with the conditions that; 1) Approval of primary structure at 29' 7", as constructed; and 2) Accessory structure be brought**

into compliance with maximum approved height of 24'; and 3) Work to commence on bringing the accessory structure into compliance within 60 days or case will be referred to Code Enforcement & Appeals Board. AND I move that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case HDC 2019-47 (previously HDC 2018-33), 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.

**5. STAFF APPROVED CERTIFICATE OF APPROVALS**

5.1 November 2019 Staff Approvals

5.2 December 2019 Staff Approvals

**6. BOARD BUSINESS**

6.1 **Application for Alternate #2 Vacancy:** Kates Robinson

The Board voted unanimously to forward the recommendation for appointment to the HDC of Kates Robinson to the City Commission.

**7. STAFF REPORT**

7.1 **End of Year Summary**

7.2 **Administrative Procedures**

7.3 **Contributing Structure List**

7.4 **2020 Properties of Concern**

7.5 **Fernandina Beach City Hall: History in Photos**

**8. PUBLIC COMMENT**

The following individuals spoke: *Jennifer Harrison, 820 Someruelus Street; Alex Seefried, 902 Ladies Street.*

**9. ADJOURNMENT: 8:18 PM**

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**Samantha Rogic, Recording Secretary**

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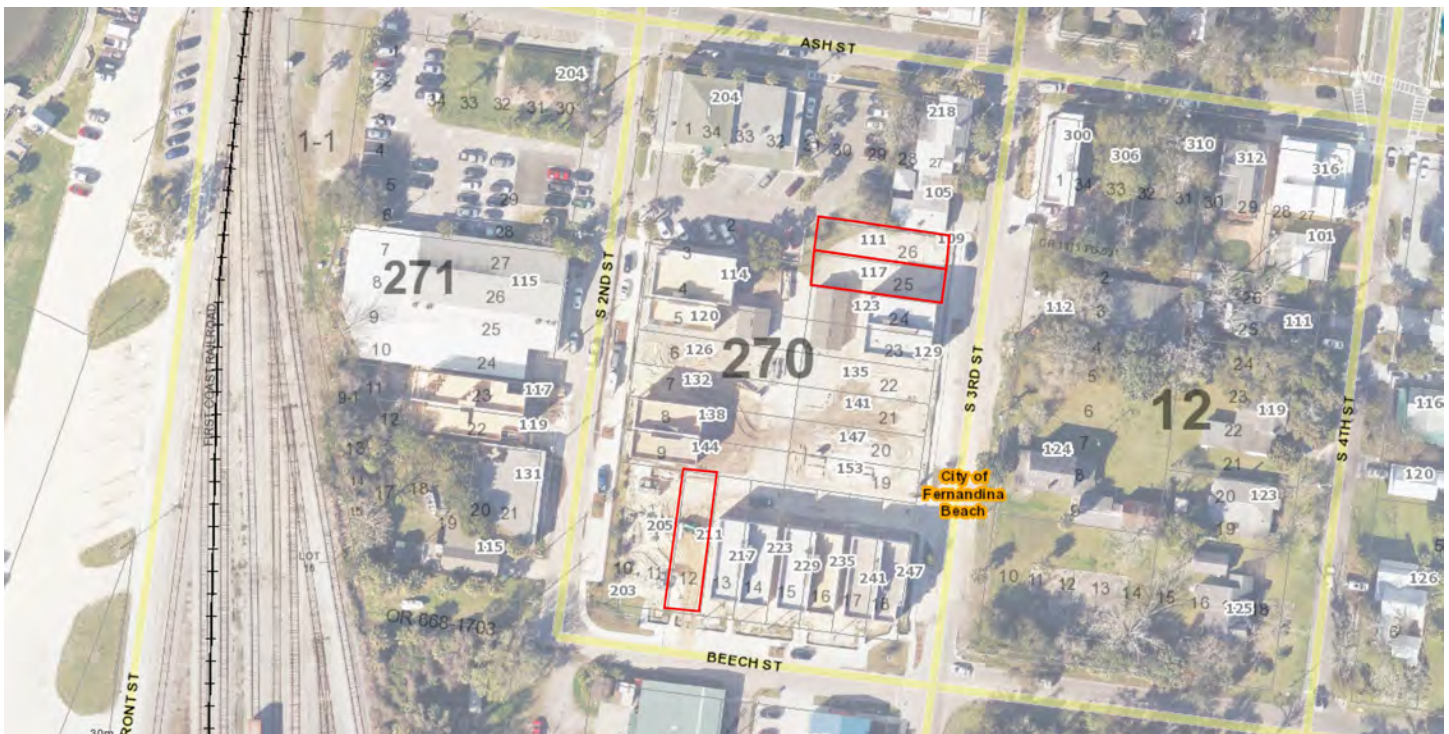
**Michael Spino, Chair**



**HISTORIC DISTRICT COUNCIL STAFF REPORT**  
**HDC 2017- 03 AMENDMENT**  
**FEBRUARY 20, 2019**

|                                   |                                                                                                                                                                                    |
|-----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Owner/Applicant:</b>           | Artisan Homes LLC                                                                                                                                                                  |
| <b>Property Address:</b>          | 211 Beech Street, 117 S. 3rd Street, & 111 S. 3rd Street                                                                                                                           |
| <b>Parcel ID #:</b>               | 00-00-31-1800-0270-0120; 00-00-31-1800-0270-0250; 00-00-31-1800-0270-0260                                                                                                          |
| <b>Current zoning:</b>            | MU-1                                                                                                                                                                               |
| <b>FLUM land use category:</b>    | Mixed Use                                                                                                                                                                          |
| <b>Existing uses on the site:</b> | Vacant                                                                                                                                                                             |
| <b>FL Master Site File #</b>      | N/A                                                                                                                                                                                |
| <b>Year Built:</b>                | N/A                                                                                                                                                                                |
| <b>Contributing Status:</b>       | Non-Contributing                                                                                                                                                                   |
| <b>Requested action:</b>          | Amendment to previously approved Certificate of Approval (COA) for the addition of a 5'x6' elevator shaft at the rooftop, change in window locations, change in rooftop exit door. |

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



## SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

HDC 2017-03 received final approval and was issued a COA for the construction of 22 two-story townhomes on April 20, 2017. The applicant is seeking to amend the Certificate of Approval (COA) for three of the units to include: Adding a 5'x6' elevator shaft to the rooftop, relocation of a window on the side elevation, and a change in door at the rooftop stairs enclosure.

## **APPLICABLE GUIDELINES:**

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[SECRETERY OF THE INTERIOR'S STANDARDS FOR REHABILITATION](#)

[CITY OF FERNANDINA BEACH COMPREHENSIVE PLAN](#)

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

[CITY OF FERNANDINA BEACH WATERFRONT COMMUNITY REDEVELOPMENT AREA GUIDELINES](#)

## **ANALYSIS:**

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Staff finds that the change in door at the rooftop stair enclosure and the change in window location will have very little impact on the overall appearance of the structures and recommends approval.

Land Development Code section 8.01.01.01 calls for the Historic District Council to consider form and detail, as well as roof forms in new construction. As the structures were designed to have a shared common firewall at the rooftop, access to the roof was designed to be on each side of this shared wall to lessen the visual impact of multiple rooftop appurtenances. Adding an elevator shaft at the center of each rooftop will visually detract from the overall architecture of the buildings and the neighborhood. As such, staff is recommending denial of this portion of the request.

## **STAFF RECOMMENDATION**

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

**Staff recommends:**

**Approval of Amendment to HDC 2017-03 with the following conditions:**

1. Change in window location and rooftop stair door to be approved; and
2. Addition of elevator shaft at rooftop to be denied.

## **MOTION TO CONSIDER:**

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I move to **approve or deny** amendment to HDC case number 2017-03 **with or without** conditions;

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

That this amendment to HDC case 2017-03, as presented, **is or is not** substantially compliant with the Land Development Code, the Community Redevelopment Area Guidelines, and the Secretary of the Interior's Standards to warrant approval at this time.

## LIST OF EXHIBITS:

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**EXHIBIT 1      HDC 2017-03 Amendment Application and Backup Materials**

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Salvatore J. Cumella".

**Salvatore J. Cumella**  
**Historic Preservation Planner**





## APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

**REVISION**

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

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

|                                                                                                                                           |                                         |                                                                                        |
|-------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|----------------------------------------------------------------------------------------|
| <b>APPROVAL TYPE:</b>                                                                                                                     | <input type="checkbox"/> Staff Approval | <input checked="" type="checkbox"/> Board Approval: Conceptual _____ or Final <u>X</u> |
| <b>PROJECT TYPE:</b>                                                                                                                      |                                         |                                                                                        |
| <input type="checkbox"/> New Construction                                                                                                 | <input type="checkbox"/> Addition       | <input type="checkbox"/> Alteration                                                    |
| <input type="checkbox"/> Relocation                                                                                                       | <input type="checkbox"/> Demolition     | <input type="checkbox"/> Variance                                                      |
| <input type="checkbox"/> Repair                                                                                                           | <input type="checkbox"/> Paint          | <input type="checkbox"/> Fence                                                         |
| <input type="checkbox"/> Sign                                                                                                             | <input type="checkbox"/> Re-roof        | <input type="checkbox"/> Other: _____                                                  |
| <b>PROPERTY INFORMATION</b> <i>Property information can be found at the Nassau County Property Appraiser's Website → Map Search</i>       |                                         |                                                                                        |
| Street Address: <u>211 Beech St., 117 &amp; 111 3rd St.</u>                                                                               |                                         |                                                                                        |
| Historic District: <input checked="" type="checkbox"/> Downtown <input type="checkbox"/> Old Town <input type="checkbox"/> CRA Waterfront |                                         |                                                                                        |
| Parcel Identification Number(s): <u>00-00-31-1800-0270-0XXX</u>                                                                           |                                         |                                                                                        |
| Zoning District: <u>MU 1 - Mixed Use</u> Lot / Block Number (optional) _____                                                              |                                         |                                                                                        |

### PROJECT DESCRIPTION

| Owner of Record                        | As recorded with the Nassau County Property Appraiser |
|----------------------------------------|-------------------------------------------------------|
| Owner(s) Name                          |                                                       |
| Corporation or Company (if applicable) |                                                       |
| <u>Artisan Homes</u>                   |                                                       |
| Street Address                         |                                                       |
| <u>10365 Hood Rd. Ste. 208</u>         |                                                       |
| City State Zip                         |                                                       |
| <u>Jacksonville, FL 32257</u>          |                                                       |
| Telephone Number                       |                                                       |
| <u>904-429-4800</u>                    |                                                       |
| Email Address                          |                                                       |
| <u>sara@artisanhomebuilder.com</u>     |                                                       |

| Applicant or Agent                     | If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included |
|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Applicant Name                         |                                                                                                                                          |
| <u>Tim Ritch</u>                       |                                                                                                                                          |
| Corporation or Company (if applicable) |                                                                                                                                          |
| <u>Artisan Homes</u>                   |                                                                                                                                          |
| Street Address                         |                                                                                                                                          |
| <u>10365 Hood Rd. Ste. 208</u>         |                                                                                                                                          |
| City State Zip                         |                                                                                                                                          |
| <u>Jacksonville, FL 32257</u>          |                                                                                                                                          |
| Telephone Number                       |                                                                                                                                          |
| <u>904-429-4800 ext. 4</u>             |                                                                                                                                          |
| Email Address                          |                                                                                                                                          |
| <u>sara@artisanhomebuilder.com</u>     |                                                                                                                                          |



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

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**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.

### Revisions:

- 1 - Add 5' x 6' elevator shaft to rooftop. Exterior shaft to be finished in stucco to match parapet wall.
- 2 - Alternative window location on exterior side elevation.
- 3 - Full view glass door on rooftop exit.

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

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

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

## CERTIFICATION

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

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Community Development Department to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City's website approximately one week before the Historic District Council meeting.
5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic District Council member).
6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.
8. I/We understand that any decision of the HDC may be appealed to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D) of the Land Development Code. Petitions to appeal shall be presented within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.
9. I/We understand that Certificates of Approval are only valid for one year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.

1/14/20

Date

Signature of Applicant

STATE OF FLORIDA

COUNTY OF DUVAL <sup>SS</sup>

Subscribed and sworn to before me this 14 day of 1, 2020

Notary Public: Signature

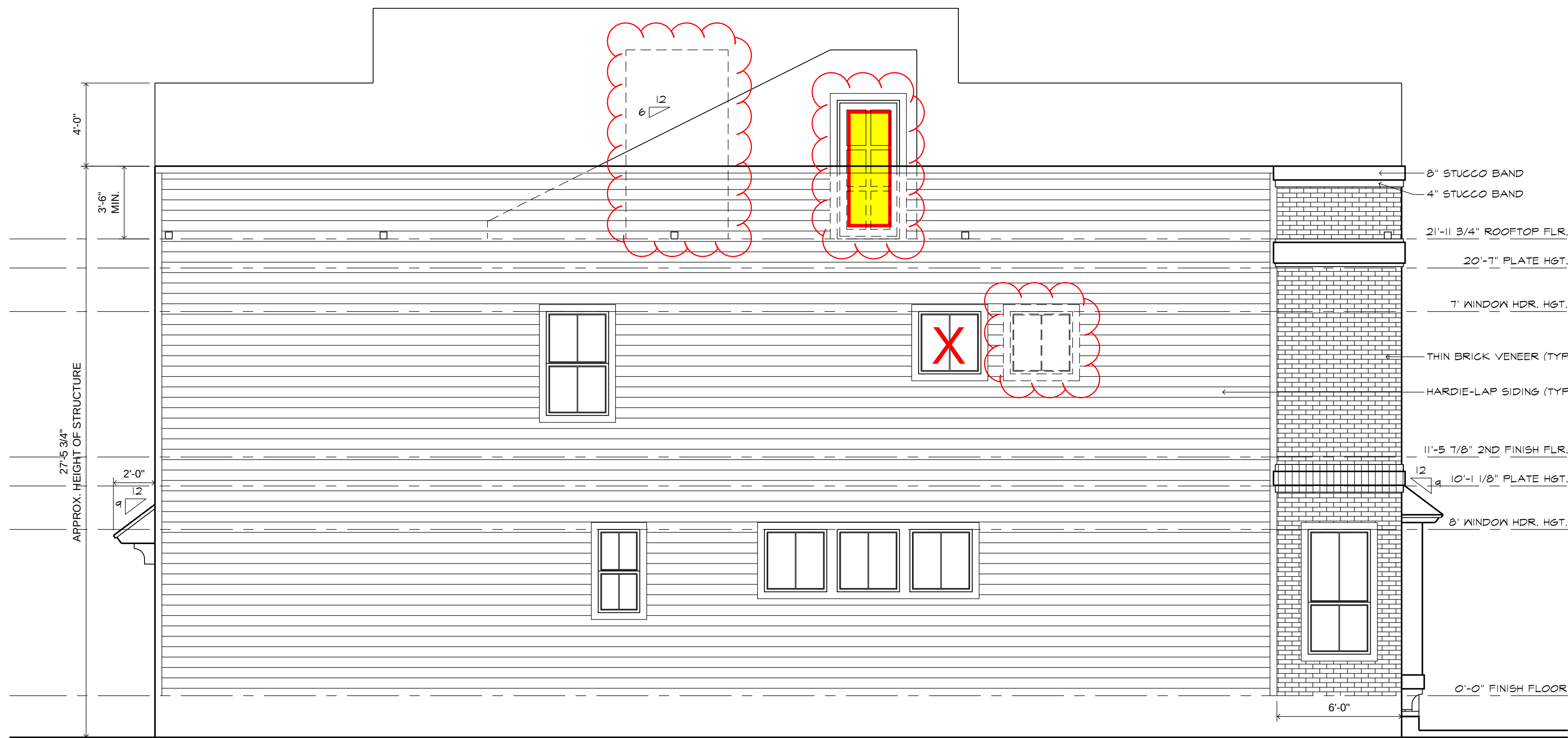
Printed Name

My Commission Expires

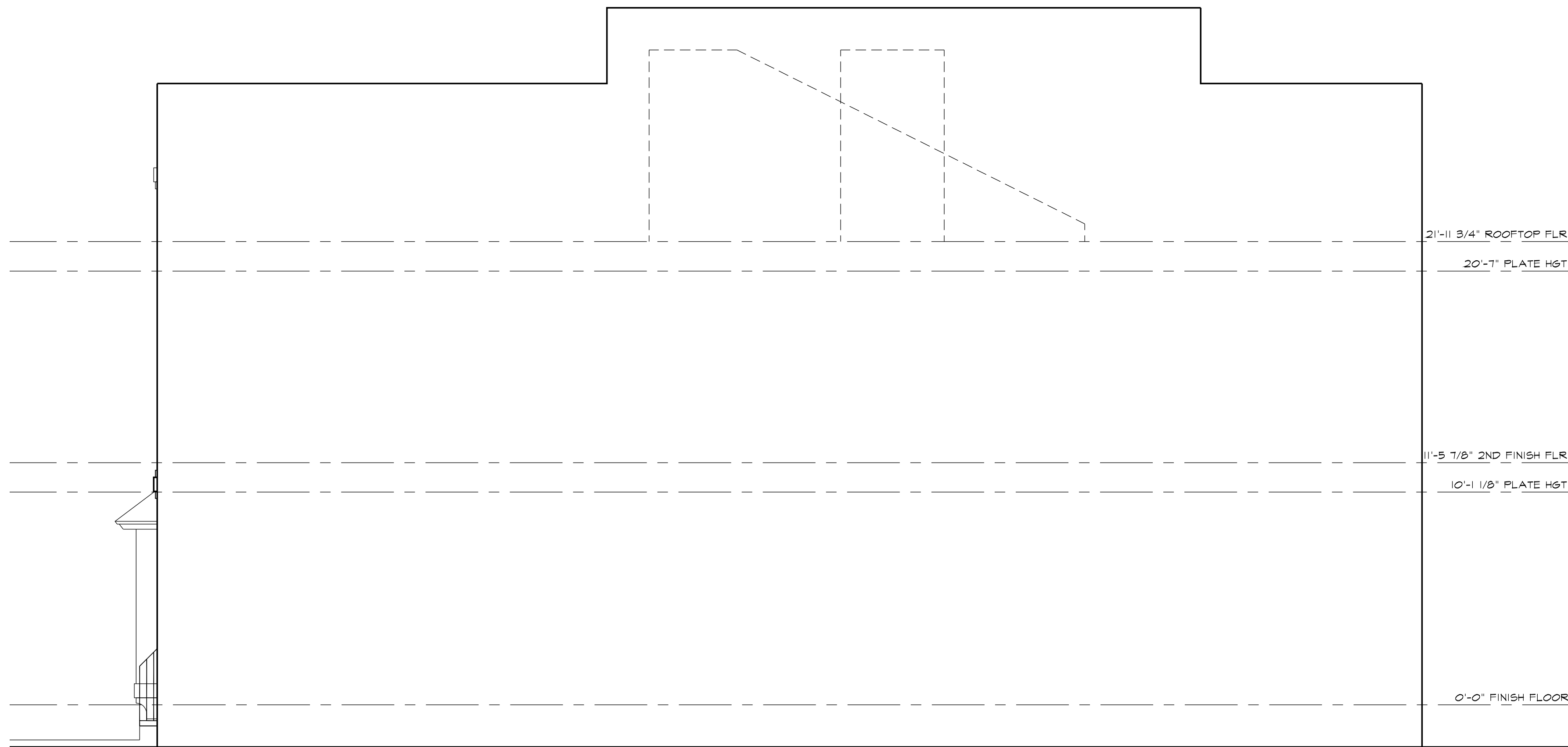
Personally Known ☒ OR Produced Identification ☐ ID Produced: ☐



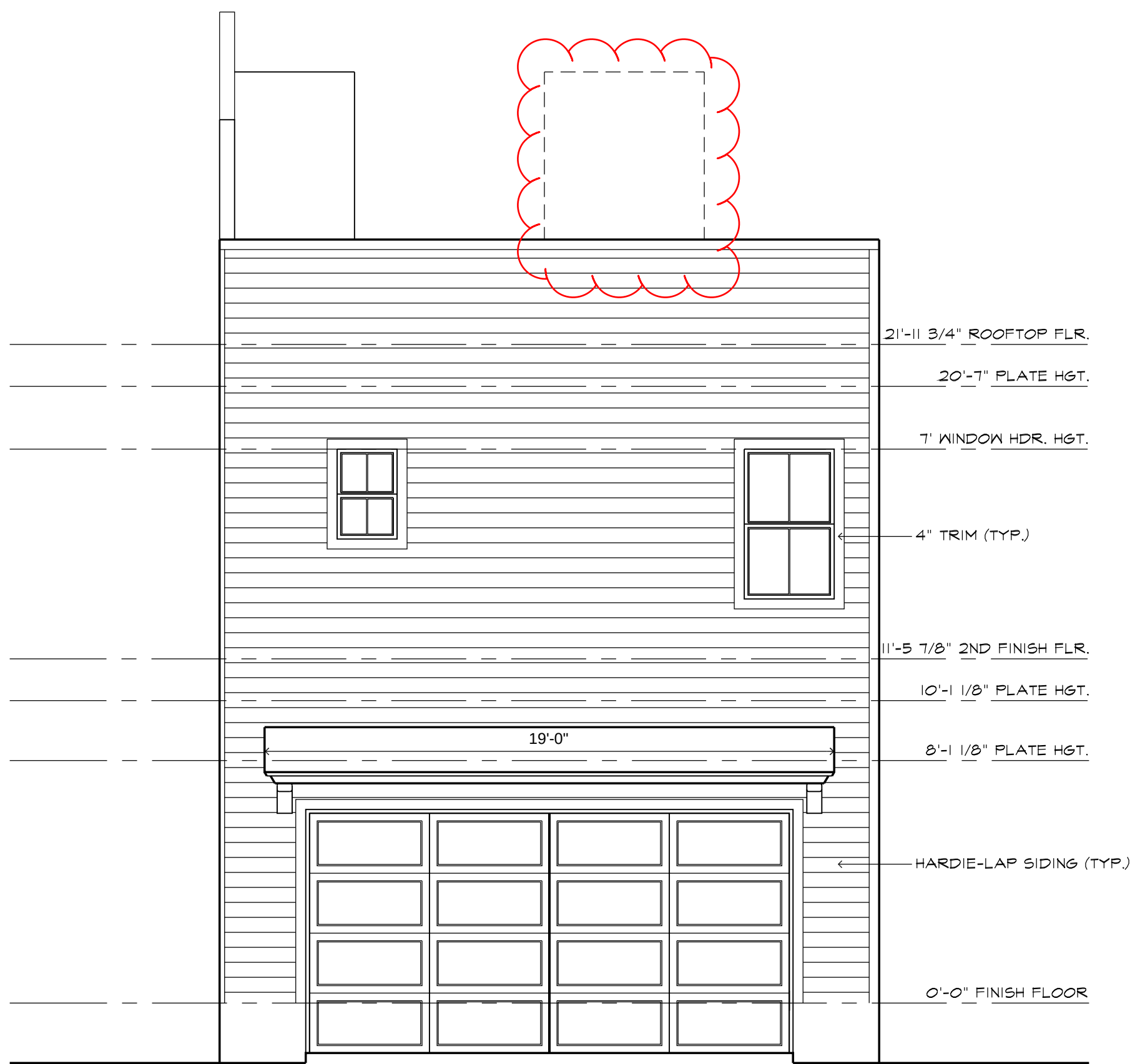
SARA JOHANN'S  
MY COMMISSION # FF 992884  
EXPIRES: May 16, 2020  
Bonded Thru Budget Notary Services



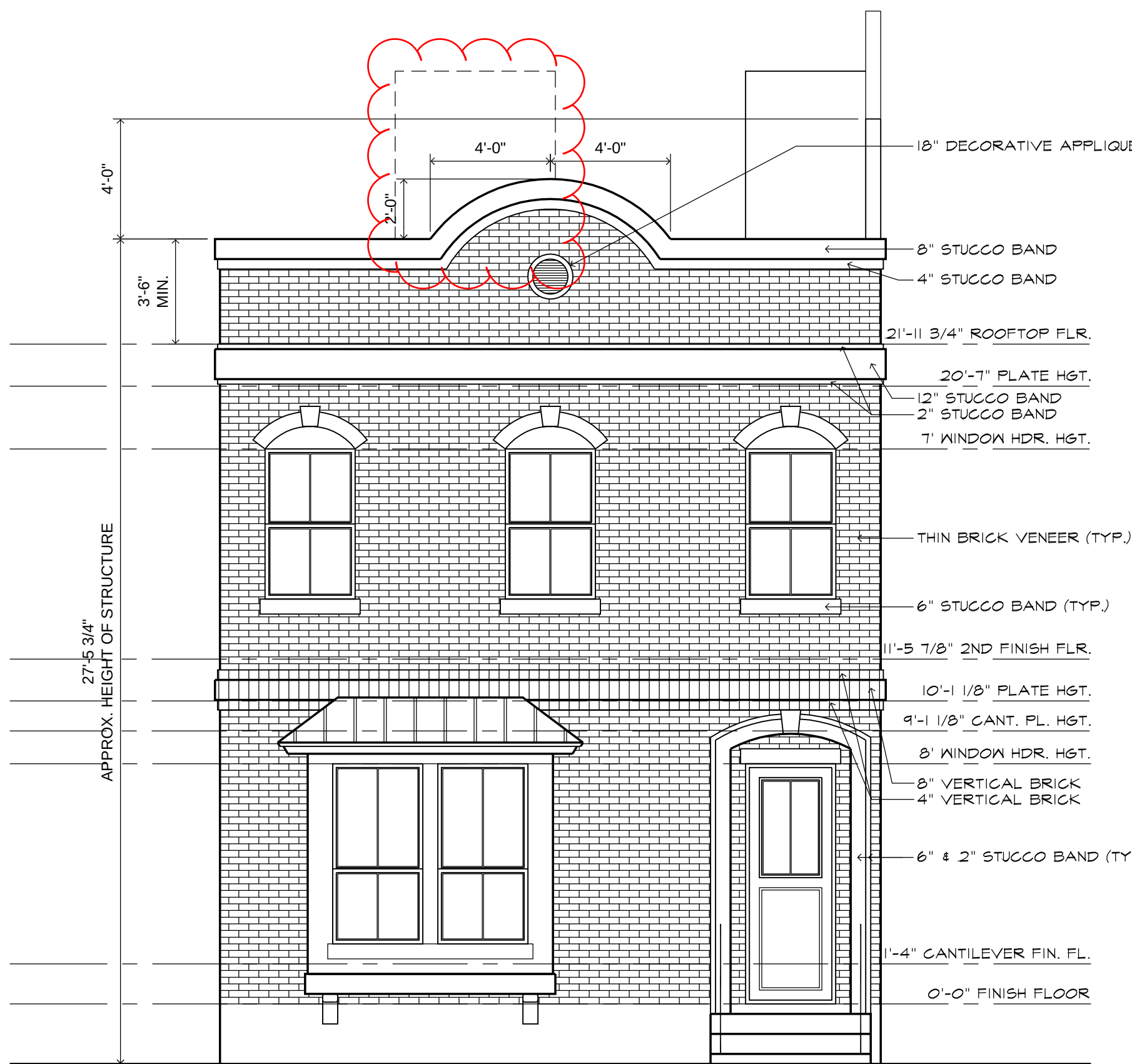
SIDE ELEVATION  
1/4"=1'-0"



SIDE ELEVATION (ALACHUA 1)  
1/4"=1'-0"



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



FRONT ELEVATION (ALACHUA 1)  
1/4"=1'-0"

THIS DOCUMENT, ALONG WITH ASSOCIATED DOCUMENTS, IS AN INSTRUMENT OF DESIGNER'S SERVICE FOR THE EXCLUSIVE USE AT THE PROJECT TITLED HEREIN. INFORMATION DERIVED FROM THIS DOCUMENT AND/OR ASSOCIATED DOCUMENTS MAY NOT BE USED FOR OTHER WORKS OR PROJECTS WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE DESIGNER.

| REV | DESCRIPTION |
|-----|-------------|
| 1   | -           |
| 2   | -           |
| 3   | -           |
| 4   | -           |

**The Rothmoor Design Group, Inc.**  
A RESIDENTIAL DESIGN/ DRAFTING COMPANY

600 Rothmoor Lane  
Saint Johns, FL  
32259  
904.626.4498

**ARTISAN HOMES RESIDENCE  
(ADDRESS), NASSAU COUNTY, FL  
ARTISAN HOMES THE ALACHUA PLAN  
ELEVATIONS**

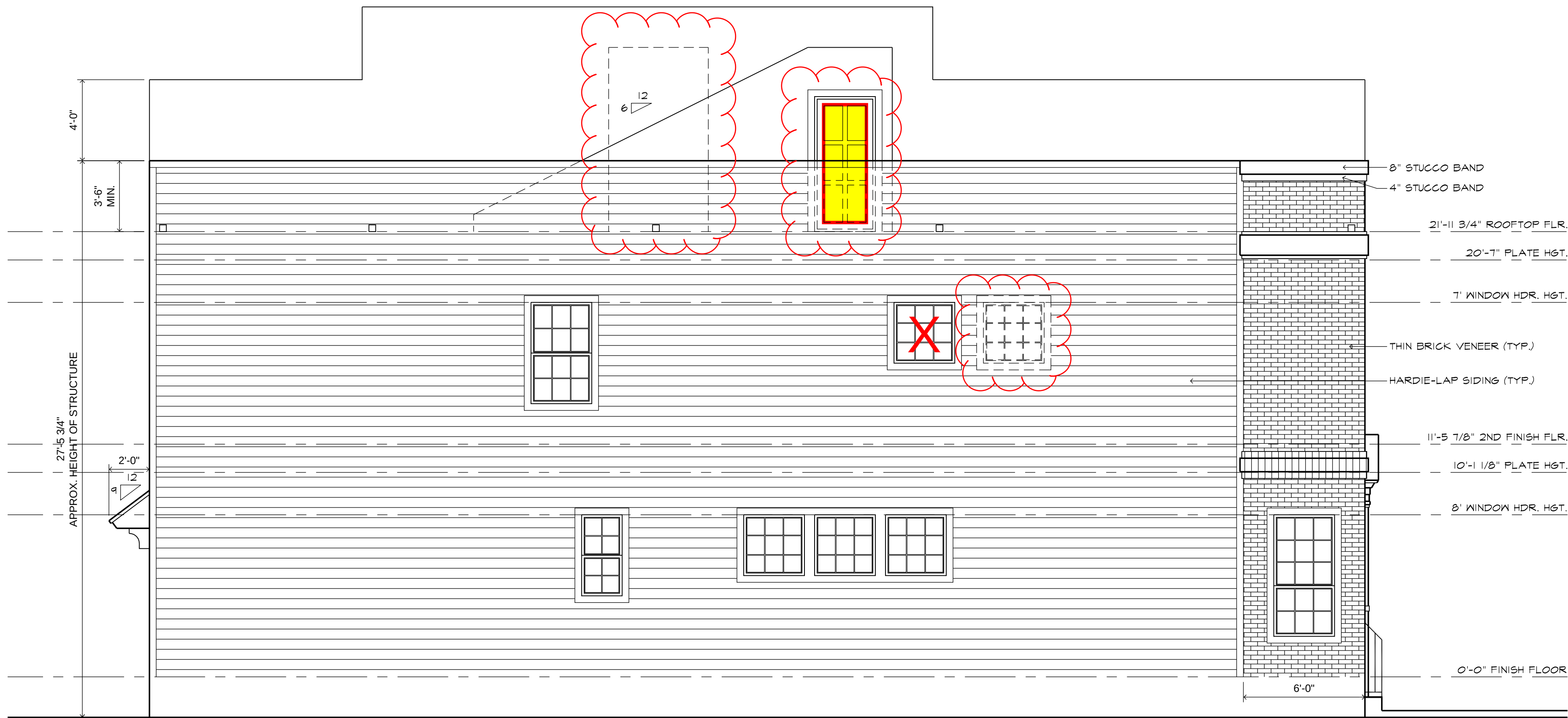
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| CHECKED | RAM        |
| SCALE   | 1/4"=1'-0" |
| DATE    | 12.16.19   |
| JOB NO. | -          |
| TRUSS # | N/A        |

SHEET

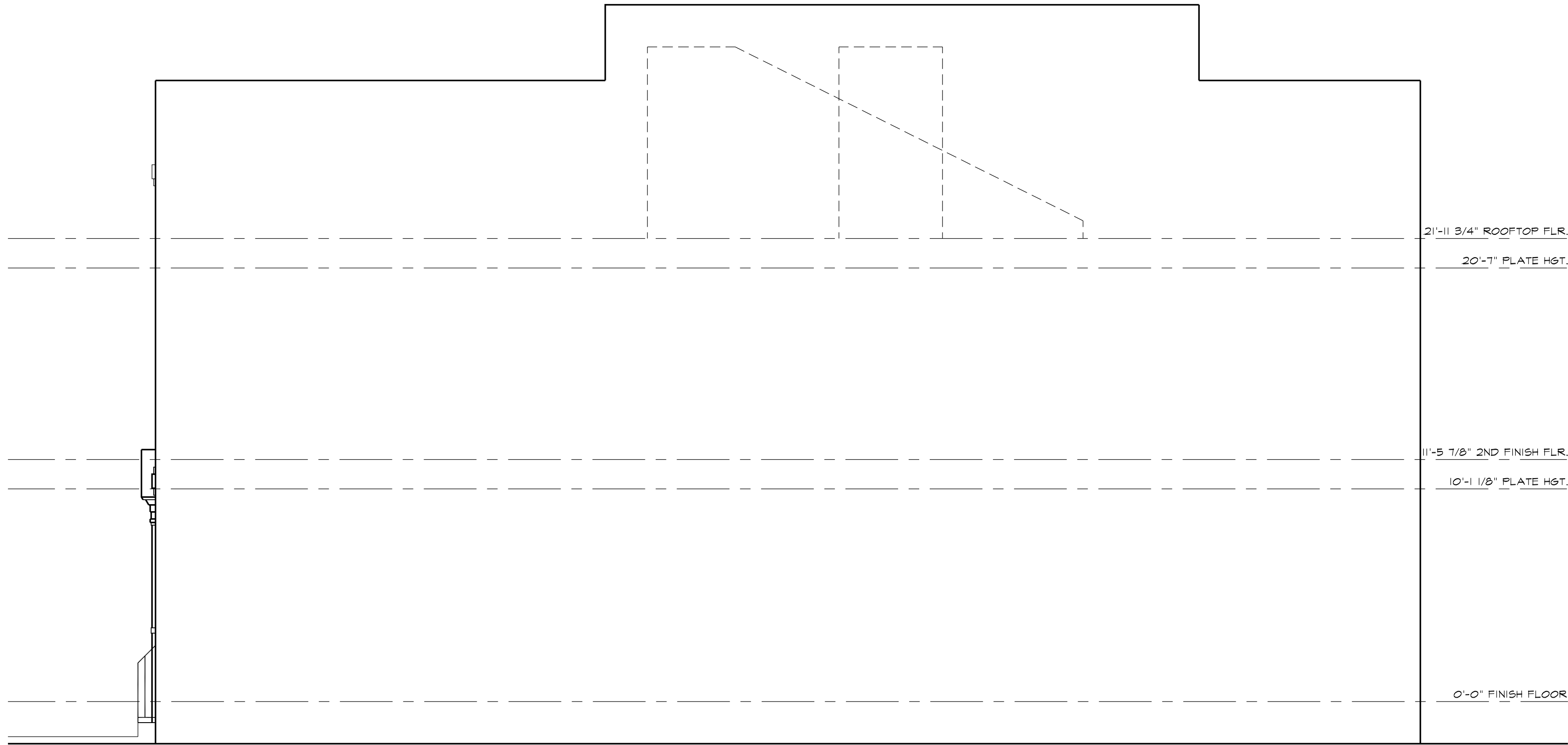
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OF -

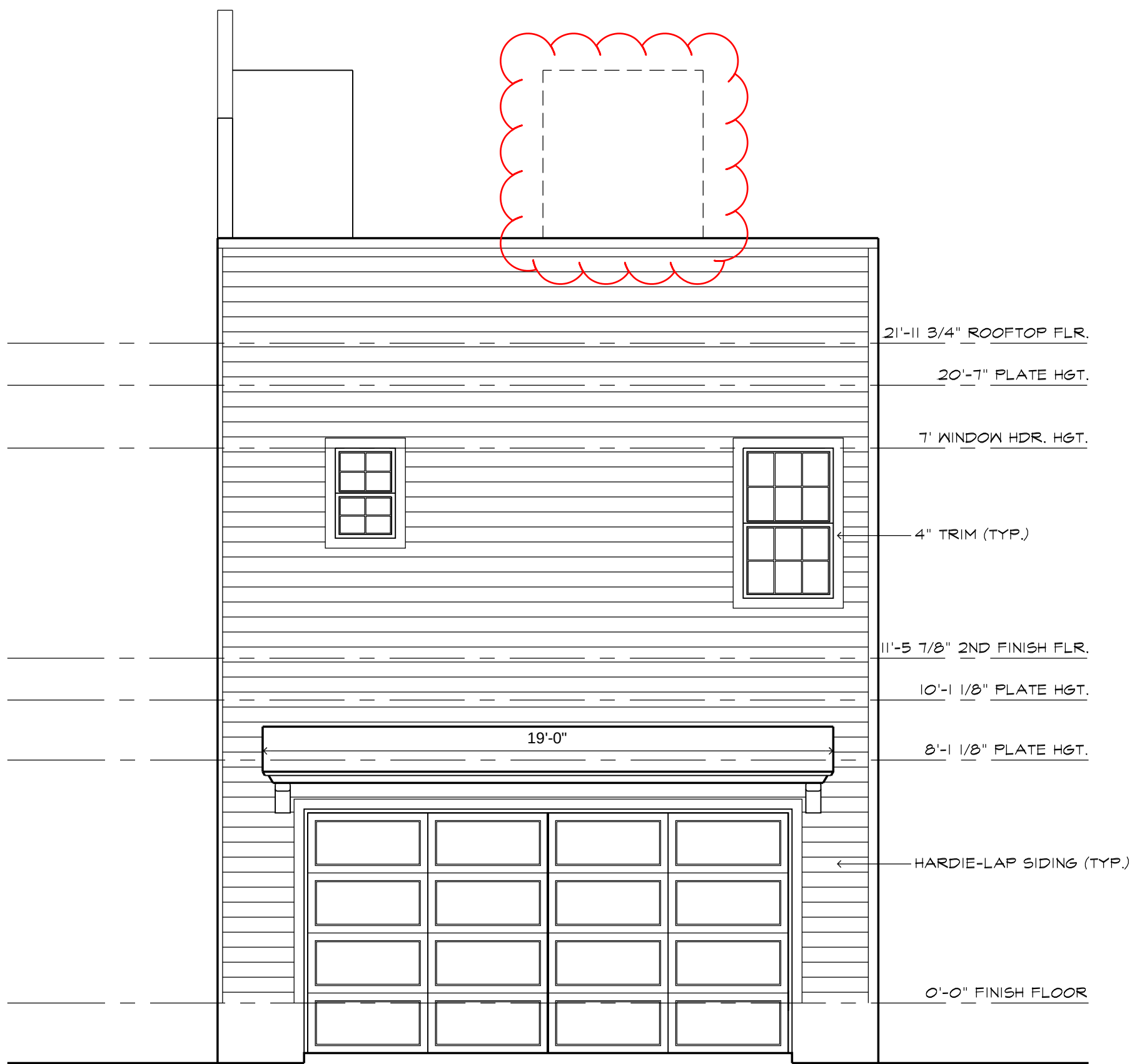




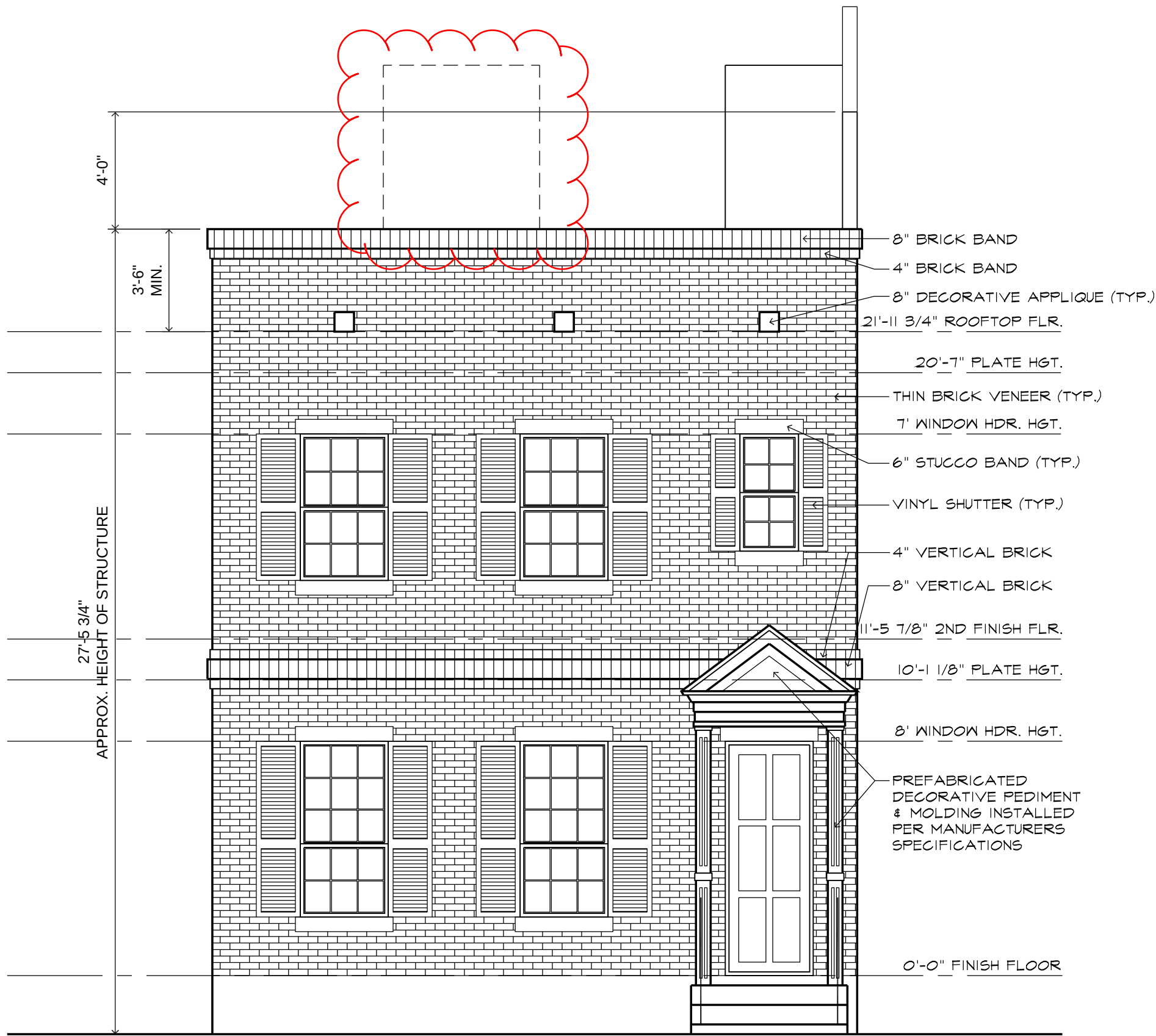
SIDE ELEVATION  
1/4"=1'-0"



SIDE ELEVATION (ALACHUA 2)  
1/4"=1'-0"



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



FRONT ELEVATION (ALACHUA 2)  
1/4"=1'-0"

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| REV | DESCRIPTION |
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| 1   | -           |
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**The Rothmoor Design Group, Inc.**  
A RESIDENTIAL DESIGN/ DRAFTING COMPANY

600 Rothmoor Lane  
Saint Johns, FL 32259  
904.626.4498

**ARTISAN HOMES RESIDENCE**  
**(ADDRESS), NASSAU COUNTY, FL**  
**ARTISAN HOMES THE ALACHUA PLAN**  
**ELEVATIONS**

|         |            |
|---------|------------|
| DESIGN  | RAM        |
| SQ. FT. | -          |
| CHECKED | RAM        |
| SCALE   | 1/4"=1'-0" |
| DATE    | 12.16.19   |
| JOB NO. | -          |
| TRUSS # | N/A        |

SHEET

**A2.1**

of -



**HISTORIC DISTRICT COUNCIL STAFF REPORT**  
**HDC 2018-19 Amendment**  
**FEBRUARY 20, 2019**

|                                   |                                                                                                                                   |
|-----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| <b>Owner/Applicant:</b>           | Miranda Architects, agent for St. Michael Catholic Church                                                                         |
| <b>Property Address:</b>          | 222 N 5 <sup>th</sup> Street                                                                                                      |
| <b>Requested action:</b>          | Amendment to previously approved Certificate of Approval (COA) for the relocation and rehabilitation of a contributing structure. |
| <b>Current zoning:</b>            | R-2                                                                                                                               |
| <b>FLUM land use category:</b>    | Medium Density Residential                                                                                                        |
| <b>Existing uses on the site:</b> | Office (religious)                                                                                                                |
| <b>FL Master Site File #</b>      | N/A                                                                                                                               |
| <b>Year Built:</b>                | 1900 (NCPA)                                                                                                                       |
| <b>Contributing Status:</b>       | 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 amend a previously approved COA to modify the scope of the project for the moving and relocation of the historic structure. As originally approved, the house would have been moved in its entirety to its new location. The applicant is requesting an amendment to not include the later kitchen addition in the relocation.

## **APPLICABLE GUIDELINES:**

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[SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION](#)

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

[DOWNTOWN HISTORIC DISTRICT GUIDELINES](#)

## **ANALYSIS:**

---

As evidenced in the earliest Sanborn Fire Insurance Maps, the Liberty Billings House featured a one-story kitchen addition that was connected to the home, but separated from the body of the house. This was typical of homes of this period, where kitchens were often in separate buildings to mitigate the risks of fire. This footprint was replaced with the current one-story kitchen footprint we see today some time between 1909 and 1926. The addition features non-historic window proportions and is not constructed to the same quality as the body of the house. The applicant has requested a modification to their plans to move the home to include the removal of this addition. As this addition was added after the lifetime of Senator Billings, staff is recommending approval of the removal of the kitchen addition.

## **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 this amendment to HDC 2018-19**

## **MOTION TO CONSIDER:**

---

I move to **approve or deny** this amendment to HDC case number 2018-19 **with or without** conditions;

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

That this amendment to HDC case 2018-19, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant conceptual approval at this time.

## LIST OF EXHIBITS:

---

### EXHIBIT 1      HDC 2018-19 Application and Backup Materials

Respectfully Submitted,



**Salvatore J. Cumella**  
**Historic Preservation Planner**



## OFFICE USE ONLY

REC'D: 1/16/20 BY: [Signature]  
 PAYMENT: \$ \_\_\_\_\_ TYPE \_\_\_\_\_  
 APPLICATION #: Amendment to  
 HDC CASE #: HDC 2018-19  
 APPLICATION COMPLETE: Y \_\_\_\_\_ N \_\_\_\_\_  
 PRE-CONFERENCE: Y \_\_\_\_\_ N \_\_\_\_\_ DATE \_\_\_\_\_



## APPLICATION FOR HISTORIC DISTRICT COUNCIL CERTIFICATE OF APPROVAL (COA)

BOARD MEETING DATE: \_\_\_\_\_  
 PLANNER: \_\_\_\_\_ DATE: \_\_\_\_\_  
 \_\_\_\_\_ APPROVED \_\_\_\_\_ DENIED

\* Amendment to HDC 2018-19

|                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| <b>APPROVAL TYPE:</b>                                                                                                                                                                                                                                                                                                                                                                                                                      | <input type="checkbox"/> Staff Approval<br><input checked="" type="checkbox"/> Board Approval: Conceptual _____ or Final <u>X</u> |
| <b>PROJECT TYPE:</b>                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                   |
| <input type="checkbox"/> New Construction <input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Relocation <input type="checkbox"/> Demolition <input type="checkbox"/> Variance<br><input type="checkbox"/> Repair <input type="checkbox"/> Paint <input type="checkbox"/> Fence <input type="checkbox"/> Sign <input type="checkbox"/> Re-roof <input checked="" type="checkbox"/> Other: _____ |                                                                                                                                   |
| <b>PROPERTY INFORMATION</b> <small>Property information can be found at the <a href="#">Nassau County Property Appraiser's Website</a> → Map Search</small>                                                                                                                                                                                                                                                                                |                                                                                                                                   |
| Street Address: <u>222 North 5th Street (Relocation to 505 Broome Street)</u>                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                   |
| Historic District: <input checked="" type="checkbox"/> Downtown <input type="checkbox"/> Old Town <input type="checkbox"/> CRA Waterfront                                                                                                                                                                                                                                                                                                  |                                                                                                                                   |
| Parcel Identification Number(s): <u>00-00-31-1800-0032-0010, 00-00-31-1800-0032=0030</u>                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                   |
| Zoning District: <u>R-2</u> Lot / Block Number (optional) <u>Lots 1,2,3,4,5,16/Blk 32</u>                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                   |

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



## 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 Liberty Billings house pre-1891 construction date, to be relocated to 505 Broome Street. Previously approved by HDC per case HDC2019-27.

**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.

Request to remove later addition at rear of house which currently serves as kitchen and laundry. Kitchen not original to house. 1926 Sanborn map show bump out in this location but not in its current configuration. Windows and configuration do not match existing historic home. Renovation to include repair of rear siding and installation of new matching window in current location of Kitchen/Dining door.

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

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

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



## HISTORIC DISTRICT COUNCIL APPLICATION CHECKLIST

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

### CONCEPTUAL APPROVALS

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

### STAFF REVIEW OR BOARD REVIEW FINAL APPROVAL

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

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

## CERTIFICATION (REQUIRED)

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

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Community Development Department to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City's website approximately one week before the Historic District Council meeting.
5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic District Council member).
6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.
8. I/We understand that any decision of the HDC may be appealed to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D) of the Land Development Code. Petitions to appeal shall be presented within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.
9. I/We understand that Certificates of Approval are only valid for **one year** from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.

Date

Signature of Applicant

STATE OF FLORIDA

COUNTY OF NASSAU

ss }

Subscribed and sworn to before me this 16<sup>th</sup> day of January, 2020.



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

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 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.

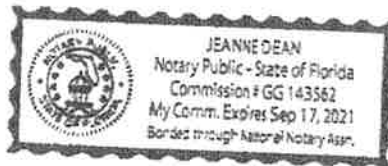
Jose Kallukalam  
(Signature of owner)

\_\_\_\_\_  
(Signature of owner)

Rev. Father Jose Kallukalam  
(Print name of owner)

\_\_\_\_\_  
(Print name of owner)

STATE OF FLORIDA }  
COUNTY OF NASSAU } ss



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

Jeanne Dean  
Notary Public Signature

JEANNE DEAN  
Printed Name

My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: ☐

**PROPERTY INFORMATION**

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

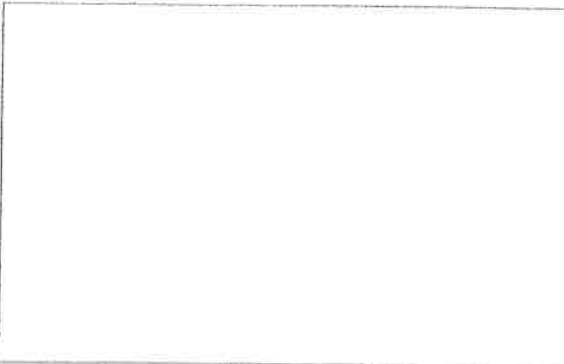
Owner Name DIOCESE OF ST AUGUSTINE  
Mailing Address C/O CATHOLIC CENTER  
11625 OLD ST AUGUSTINE RD  
JACKSONVILLE, FL 32258  
Location Address 505 BROOME ST  
FERNANDINA BEACH 32034  
Tax District FERNANDINA BEACH  
Milage 20.3245  
Homestead 02  
Property Usage CHURCHES 007100  
Deed Acres  
Short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

**2018 PROPERTY VALUES (Certified Final Roll)**

Land Value \$201,250  
(+) Improved Value \$116,089  
(=) **Market Value** **\$317,339**  
(-) Agricultural 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](mailto: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 | 202281    | \$46,500 | WD    | Q    | Y   |         |         |
| 1972-01-01 | 201118    | \$4,000  | WD    | Q    | N   |         |         |



**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 E5MT IN OR 958/175

**2018 PROPERTY VALUES (Certified Final Roll)**

|                                        |           |
|----------------------------------------|-----------|
| Land Value                             | \$262,500 |
| (+) Improved Value                     | \$343,016 |
| (=) Market Value                       | \$605,516 |
| (-) Agricultural 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](mailto:info@nassauflpa.com)

**LOCATION MAP**

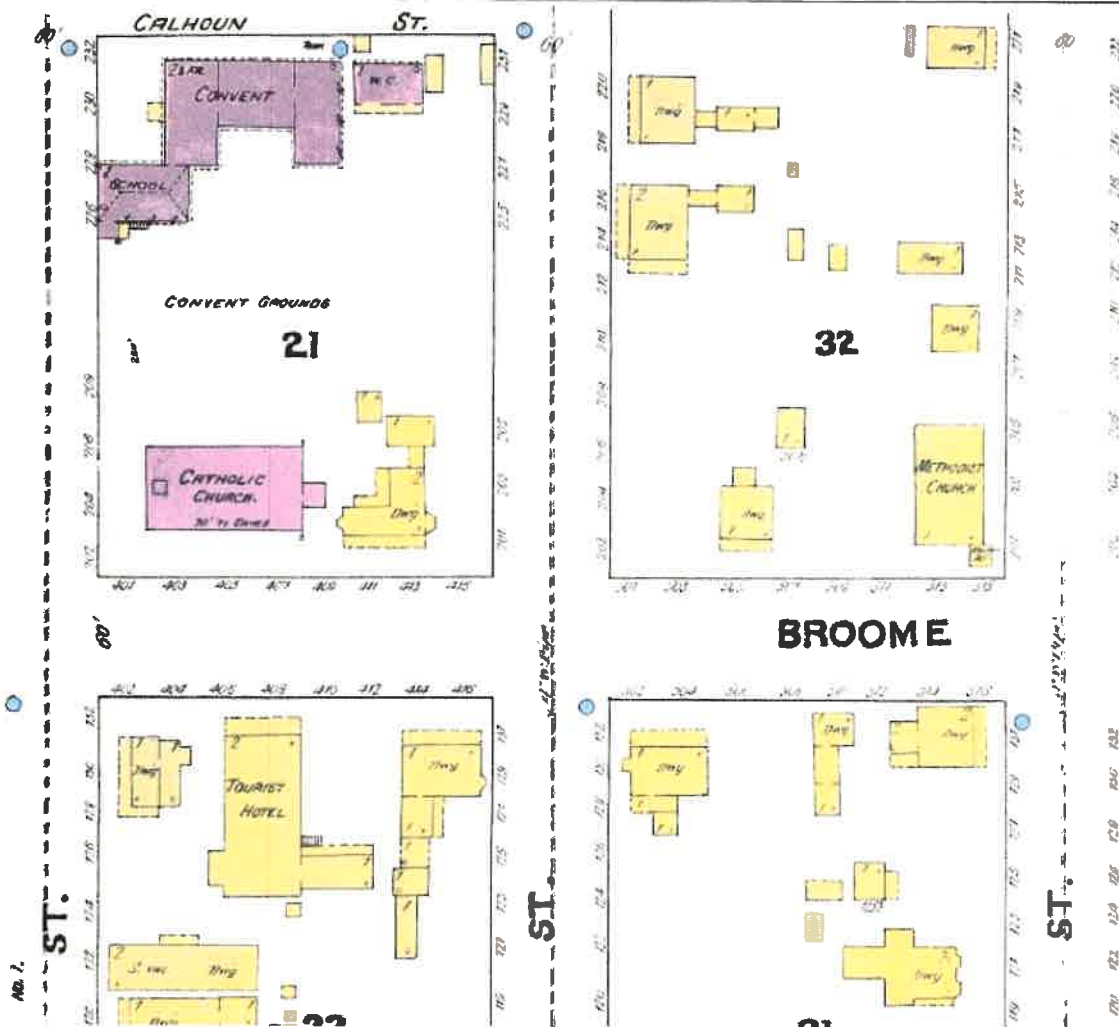


**BUILDING INFORMATION**

| 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              |

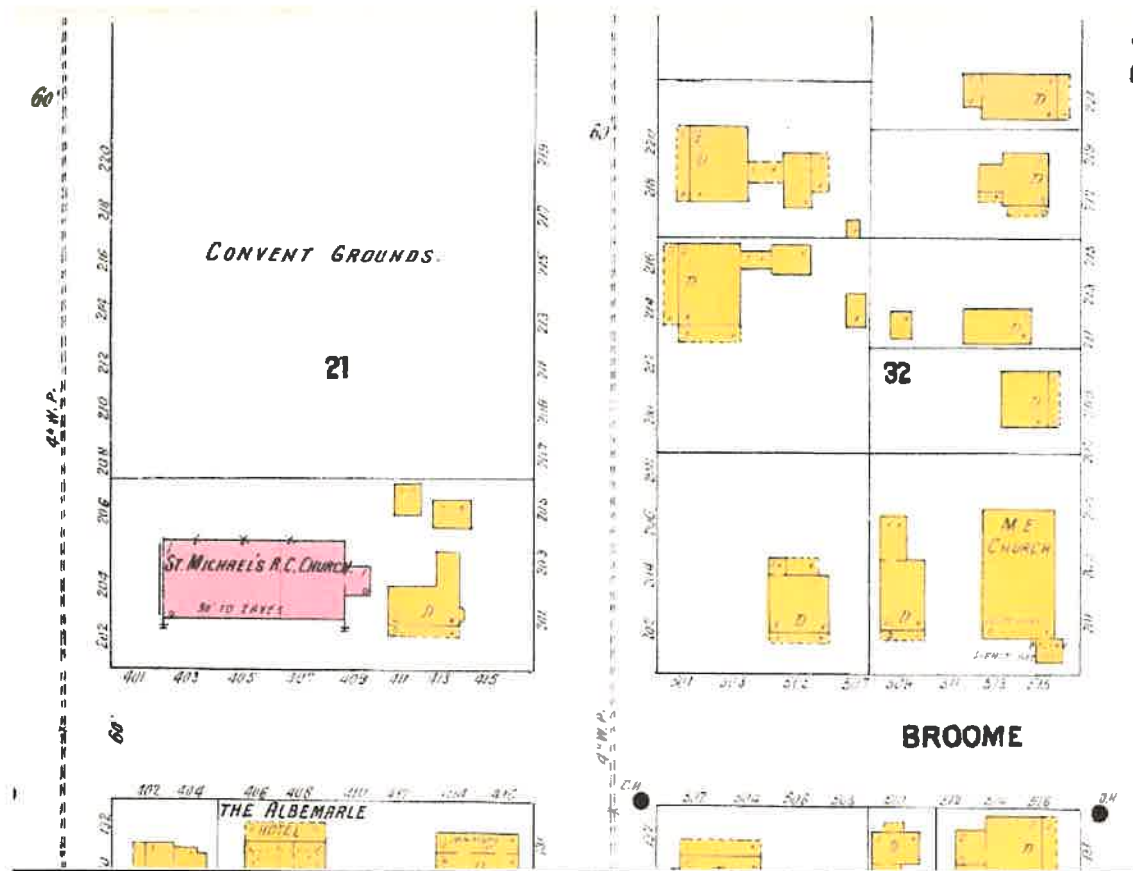
**SALES INFORMATION**

| Sale Date  | Book Page   | Price     | Instr | Qual | Imp | Grantor                               | Grantee                                 |
|------------|-------------|-----------|-------|------|-----|---------------------------------------|-----------------------------------------|
| 2003-01-09 | 1001 / 1001 | \$630,000 | WD    | Q    | Y   | SNYDER-BEARD INC                      | VICTOR GALEONE AS BISHOP OF THE DIOCESE |
| 2000-08-16 | 911 / 1005  | \$475,300 | WD    | Q    | Y   | AMELIA HOUSE BED BREAKFAST & SAIL INC | SNYDER-BEARD INC                        |
| 1997-08-12 | 802 / 1007  | \$389,000 | WD    | Q    | Y   | LOWREY JOHN F & JUDI M                | AMELIA HOUSE BED BREAKFAST & SAIL INC   |

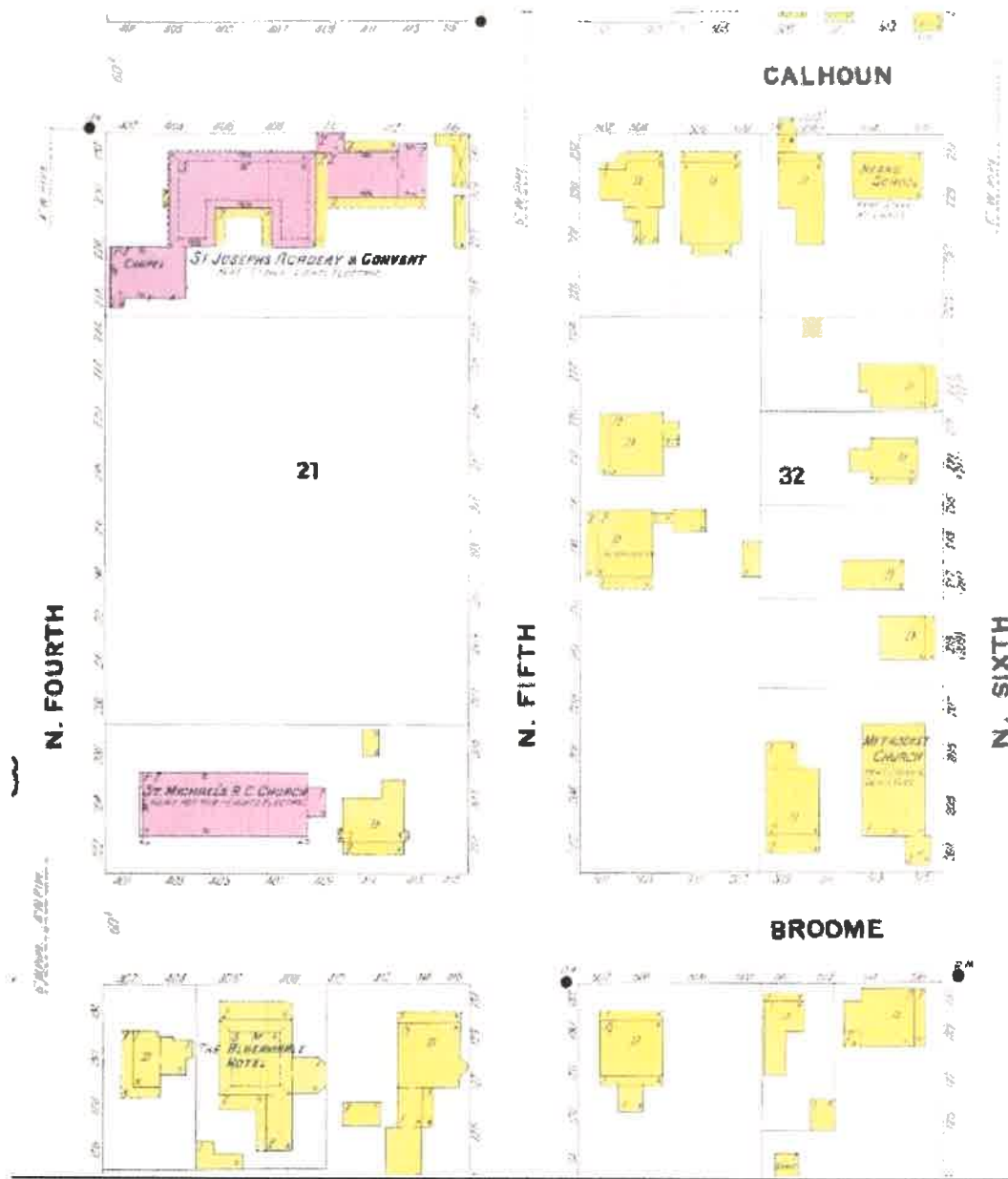




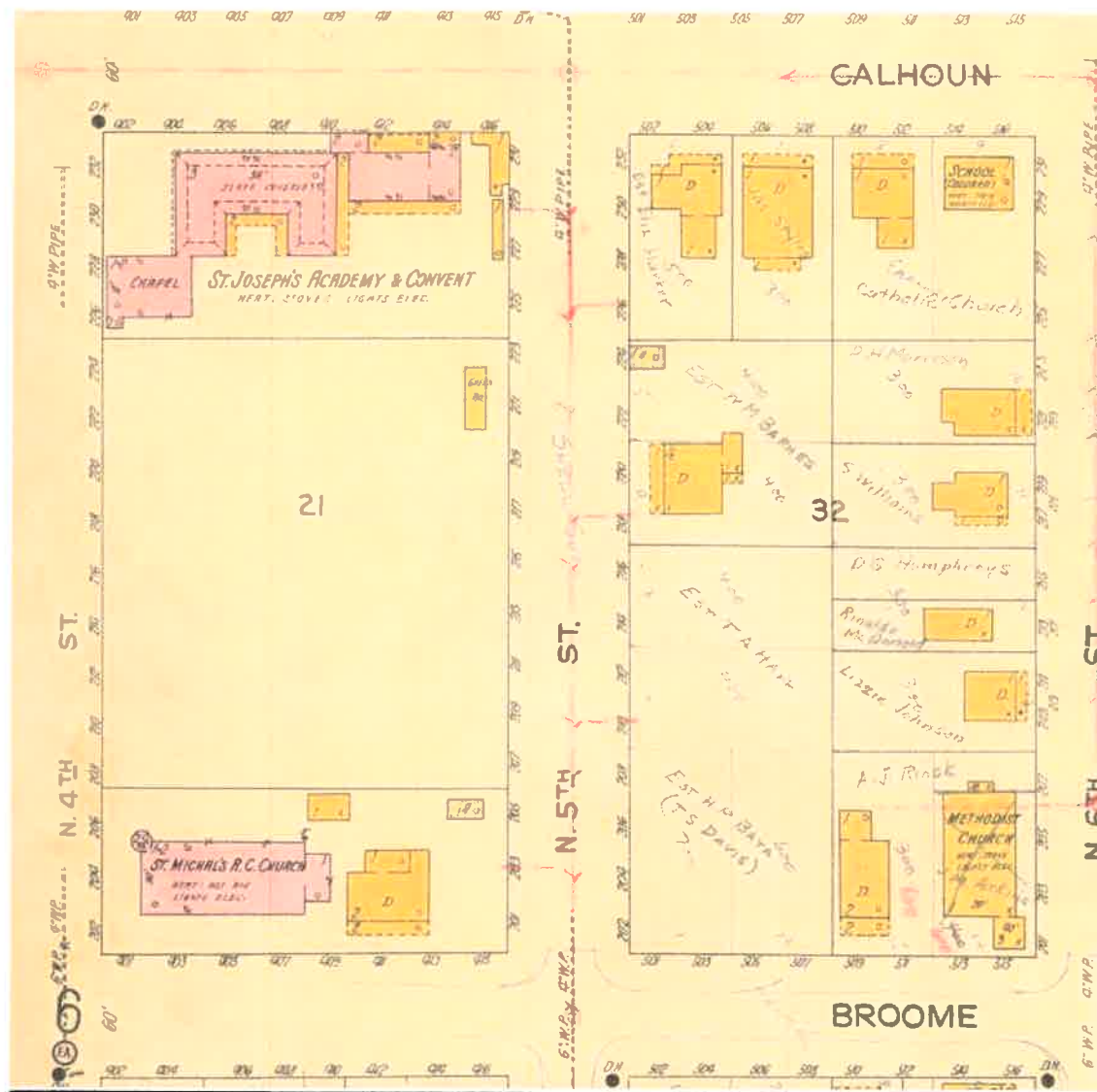
**LIBERTY BILLINGS HOUSE – 1897 SANBORN MAP**



**LIBERTY BILLINGS HOUSE – 1903 SANBORN MAP**



**LIBERTY BILLINGS HOUSE – 1909 SANBORN MAP**



**LIBERTY BILLINGS HOUSE – 1926 SANBORN MAP**





LIBERTY BILLINGS HOUSE 2020

REAR KITCHEN AND DECK

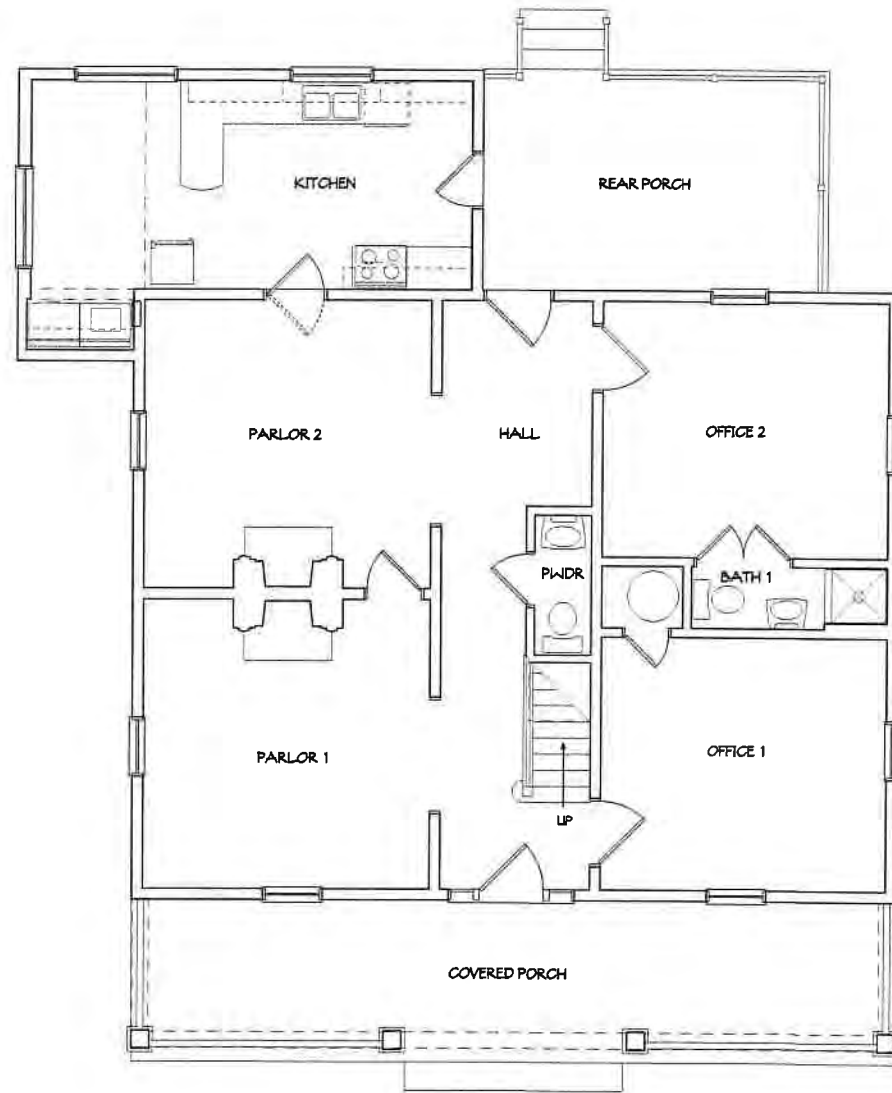


**LIBERTY BILLINGS HOUSE 2020 – REAR KITCHEN ADDITION**



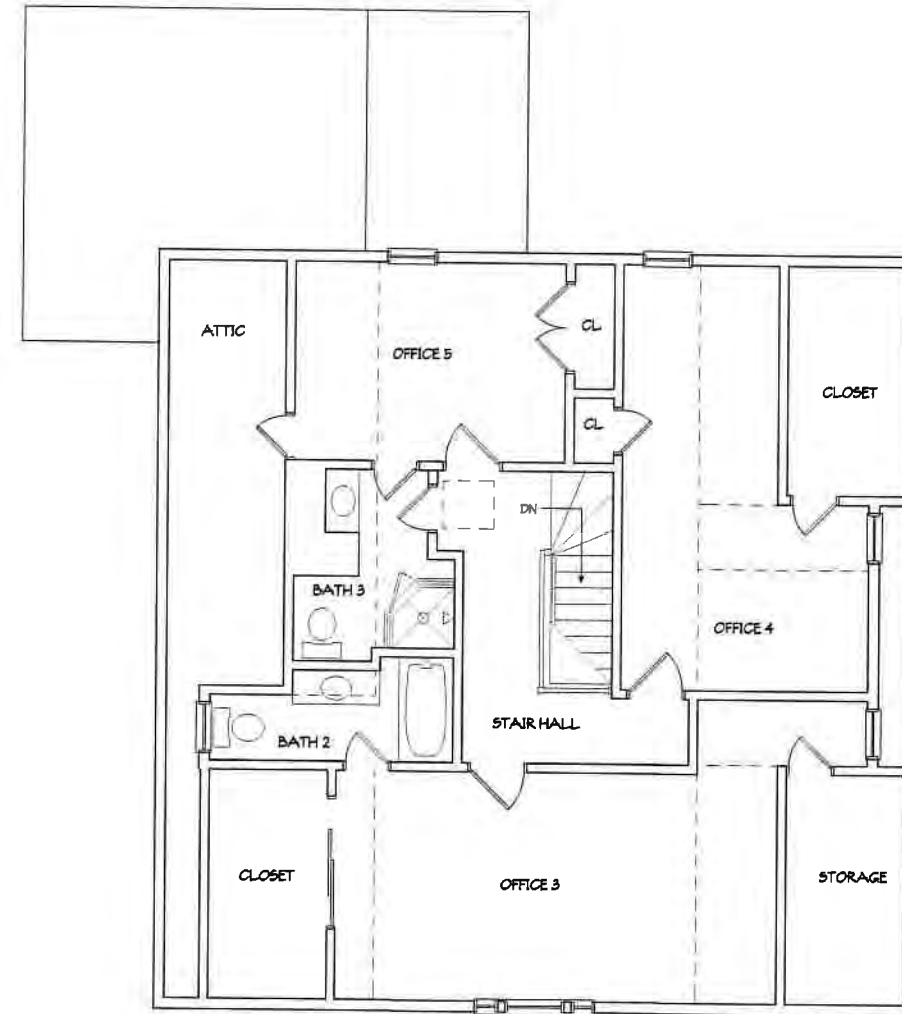


**LIBERTY BILLINGS HOUSE 2020 – REAR KITCHEN ADDITION**



AS-BUILT FIRST FLOOR PLAN

1/4"=1'-0"



AS-BUILT SECOND FLOOR PLAN

1/4"=1'-0"

This drawing and the design ideas are copyright of the architect. No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without permission in writing from the architect.

AS-BUILT LIBERTY BILLINGS AS-BUILT  
JOB NO. — 5190626  
DRAWN BY — LSH  
CHKD BY — JLT  
DATE — 10-30-19

John L. Miranda, P.E.  
FLA. # 13887

**MIRANDA ARCHITECTS**  
308 1/2 CENTRE STREET, SUITE 208  
FERNANDINA BEACH, FL 32034  
804.281.598 TEL  
FL. REG. NO. 13887



AS-BUILT DRAWINGS FOR  
**S.M.C.C. LIBERTY BILLINGS RENOVATION**  
505 BROOME STREET  
FERNANDINA BEACH, FL 32034

| AS-BUILT FLOOR PLANS |      |
|----------------------|------|
| REVISIONS            | DATE |
|                      |      |
|                      |      |
|                      |      |
|                      |      |

**AB 1**

The drawings are the property of the Architect and are not to be used for any other purpose without the written consent of the Architect. The drawings are not to be used for any other purpose without the written consent of the Architect.

|                                     |
|-------------------------------------|
| AS-BUILT LIBERTY BILLINGS AS-BUILTS |
| JOB NO. - 5190626                   |
| DRAWN BY - LSH                      |
| CHECKED BY - JLM                    |
| DATE - 10-30-19                     |

**MIRANDA ARCHITECTS**  
308 1/2 CENTRE STREET, SUITE 208  
FERNANDINA BEACH, FL 32034  
TEL: 904.281.4588  
FLA. ARCH. NO. 10087

**MIRANDA ARCHITECTS**

AS-BUILT DRAWINGS FOR  
**S.M.C.C. LIBERTY BILLINGS RENOVATION**  
505 BROOME STREET  
FERNANDINA BEACH, FL 32034

| AS-BUILT ELEVATIONS | REVISIONS | DATE |
|---------------------|-----------|------|
|                     |           |      |
|                     |           |      |
|                     |           |      |



AS-BUILT NORTH ELEVATION 1/4"=1'-0"



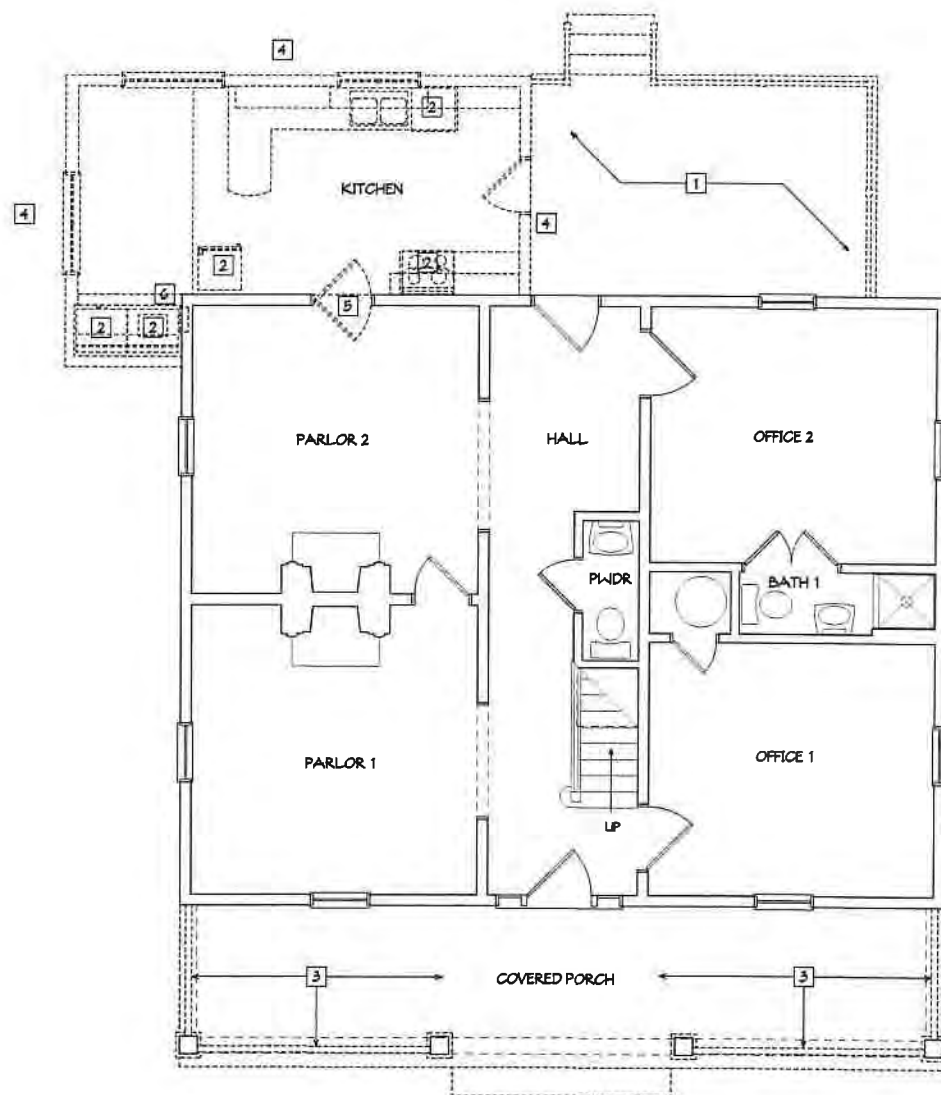
AS-BUILT EAST ELEVATION 1/4"=1'-0"



AS-BUILT WEST ELEVATION 1/4"=1'-0"



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

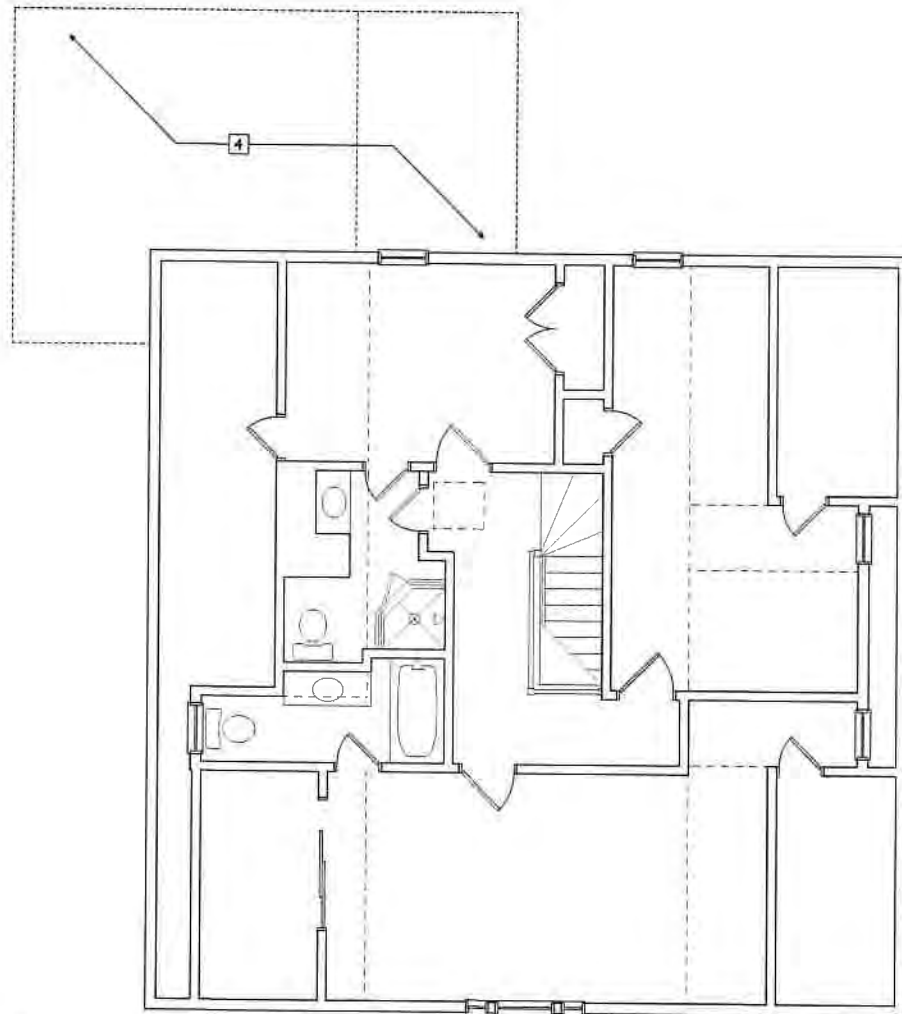


| DEMOLITION PLAN LEGEND |                                     |
|------------------------|-------------------------------------|
|                        | EXISTING WALL/FEATURE TO REMAIN     |
|                        | EXISTING WALL/FEATURE TO BE REMOVED |
|                        | DEMOLITION NOTE                     |

| DEMOLITION NOTES |                                                                                     |
|------------------|-------------------------------------------------------------------------------------|
| 1                | REMOVE EXISTING REAR DECK, STEPS AND RAILING.                                       |
| 2                | REMOVE EXISTING APPLIANCE.                                                          |
| 3                | REMOVE EXISTING FRONT PORCH CONCRETE SLAB, RAILINGS, AND STEPS.                     |
| 4                | REMOVE EXISTING KITCHEN/LAUNDRY ADDITION AND ASSOCIATED FLOOR, WALL, ROOF ASSEMBLY. |
| 5                | REMOVE EXISTING DOOR.                                                               |
| 6                | REMOVE EXISTING ELECTRICAL PANEL.                                                   |

FIRST FLOOR DEMO PLAN

1/4"=1'-0"



SECOND FLOOR DEMO PLAN

1/4"=1'-0"

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|             |                  |            |
|-------------|------------------|------------|
| A2          | LIBERTY BILLINGS | RENO PLANS |
| JOB NO. --  | 5190626          |            |
| DRAWN BY -- | JLM              |            |
| CHECK BY -- | JLM              |            |
| DATE --     | 01-16-20         |            |

**MIRANDA ARCHITECTS**  
 308 1/2 CENTRE STREET, SUITE 208  
 FERNANDINA BEACH, FL 32034  
 904.261.4988 TEL  
 904.261.4988 FAX

**S.M.C.C. LIBERTY BILLINGS RENOVATION**  
 505 BROOME STREET  
 FERNANDINA BEACH, FL 32034

| DEMOLITION PLANS |      |
|------------------|------|
| REVISIONS        | DATE |
|                  |      |
|                  |      |
|                  |      |

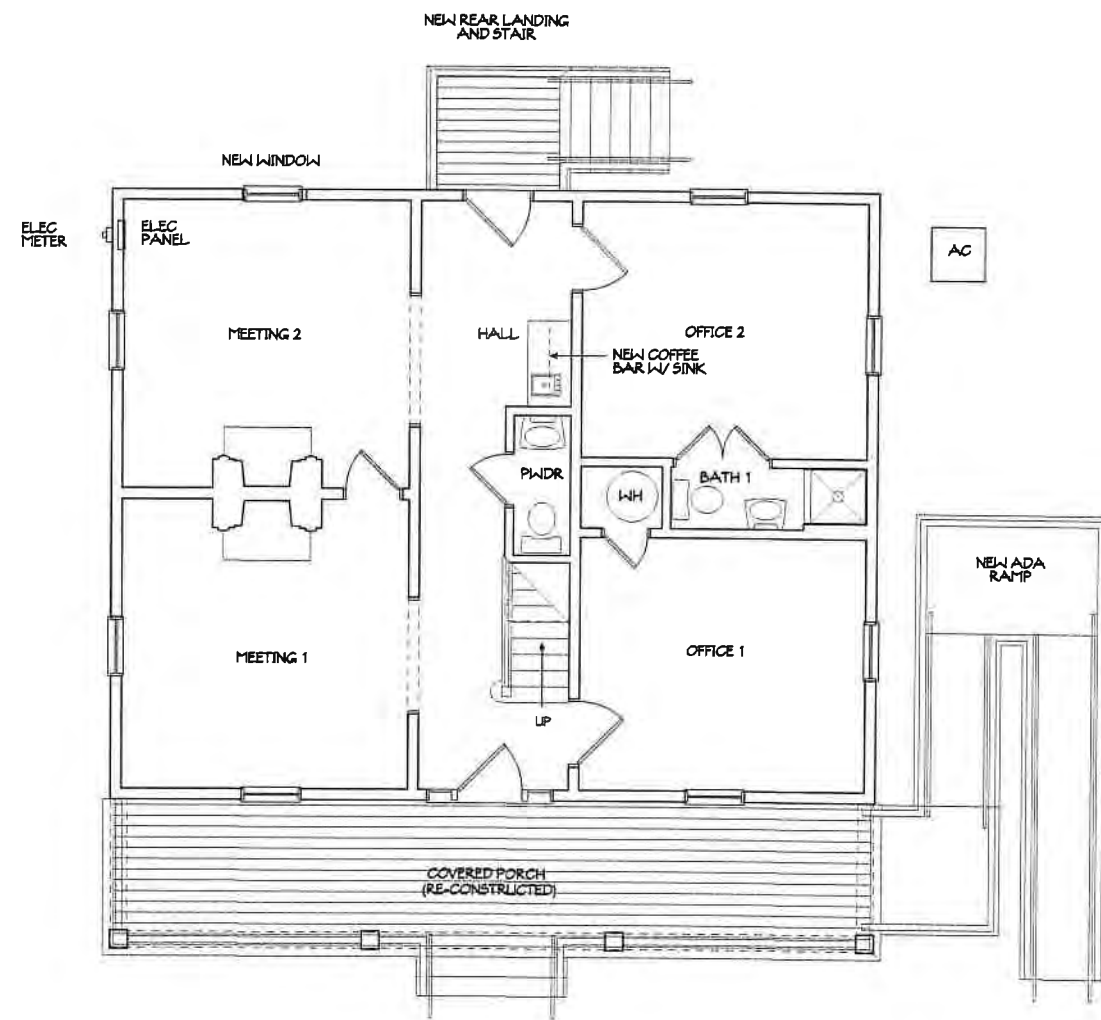


|                                   |                    |                 |                |                  |
|-----------------------------------|--------------------|-----------------|----------------|------------------|
| A2 LIBERTY BILLINGS<br>RENO PLANS | JOB NO. -- 5190626 | DRAWN BY -- JLM | CHKD BY -- JLM | DATE -- 01-16-20 |
|-----------------------------------|--------------------|-----------------|----------------|------------------|

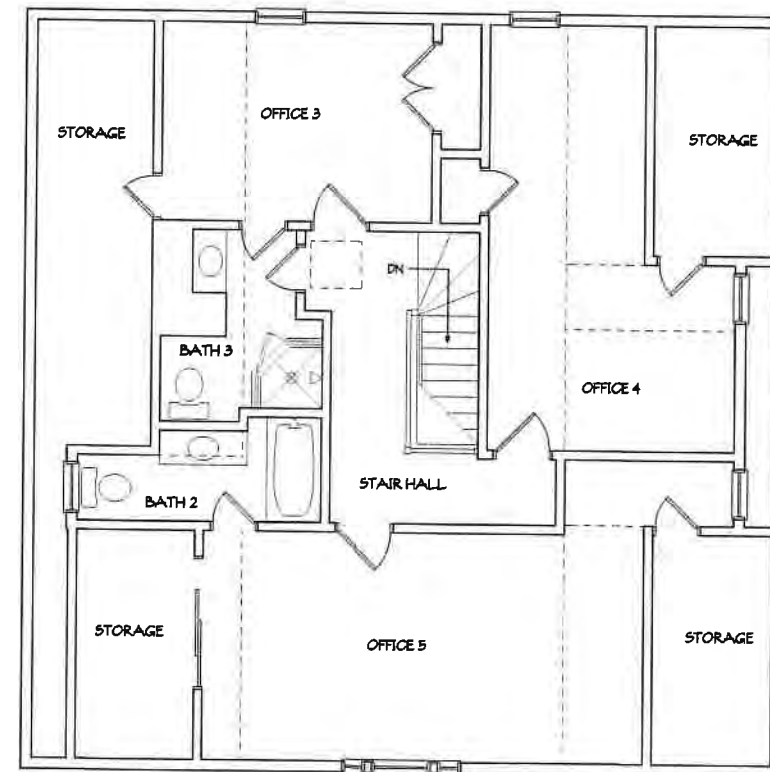


MIRANDA  
FILMS

| RENOVATION FLOOR PLANS |           | DATE |
|------------------------|-----------|------|
|                        | REVISIONS |      |
|                        |           |      |
|                        |           |      |
|                        |           |      |



## FIRST FLOOR RENOVATION PLAN

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


## SECOND FLOOR RENOVATION PLAN

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

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| A4 LIBERTY BILLINGS ELEVATIONS |         |            |          |
|--------------------------------|---------|------------|----------|
| JOB NO. —                      | 5190626 | DRAWN BY — | JLM      |
| CHKD BY —                      | JLM     | DATE —     | 01-16-20 |

**MIRANDA  
ARCHITECTS**  
308 1/2 CENTRE STREET, SUITE 208  
FERNANDINA BEACH, FL 32034  
904.281.4586 TEL  
FL. REG. NO. A4 170008

**S.M.C.C. LIBERTY BILLINGS  
RENOVATION**  
505 BROOME STREET  
FERNANDINA BEACH, FL 32034

| RENOVATION ELEVATIONS |  | DATE |
|-----------------------|--|------|
| REVISIONS             |  |      |
|                       |  |      |
|                       |  |      |
|                       |  |      |



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



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



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



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

# CALHOUN STREET

(80-FOOT RIGHT-OF-WAY)

# 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 1,2,3,4,5,6,7 & 16, BLOCK 32.



GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft

CERTIFIED TO:  
MIRANDA ARCHITECTS

## TREE LEGEND

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

## TREE DISCLAIMER:

NUMBER OF TREES SHOWN ON SURVEY: 28

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.

## LEGEND

CONCRETE FLATWORK  
A/C = AIR CONDITIONER  
E = CENTERLINE  
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM  
WPP = WOOD POWER POLE  
F.F.E. = FINISHED FLOOR ELEVATION  
OHU = OVERHEAD UTILITY WIRES  
WM = WATER METER  
WFF = WOOD FLATWORK  
GLMP = GAS LINE MARKER POST

## SURVEY NOTES:

- The "Legal Description" hereon is in accord with the description provided by the client.
- Underground improvements were not located or shown.
- Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- 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).
- "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.
- The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C-0237G, Dated 08/02/2017. Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)
- Site Benchmark is as shown hereon.
- The Reference Benchmark is Tidal Station Disk "B72 0030 Tidal 34" (Elevation = 10.12' N.A.V.D. '88).
- 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.

## SITE BENCHMARK

NAIL & DISK "MANZIE LB 7039"  
FOUND IN A WOOD UTILITY POLE  
ELEVATION = 21.30' NAVD '88  
FIELD BOOK X-228, PAGE 69

## REVISIONS:

- REVISED ON 10/01/2019 TO ADD LOTS 6 & 7, BLOCK 32 AND TO SHOW UPDATED AS-BUILT CONDITIONS AND TOPOGRAPHY. (BH)

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

MANZIE & DRAKE LAND SURVEYING

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

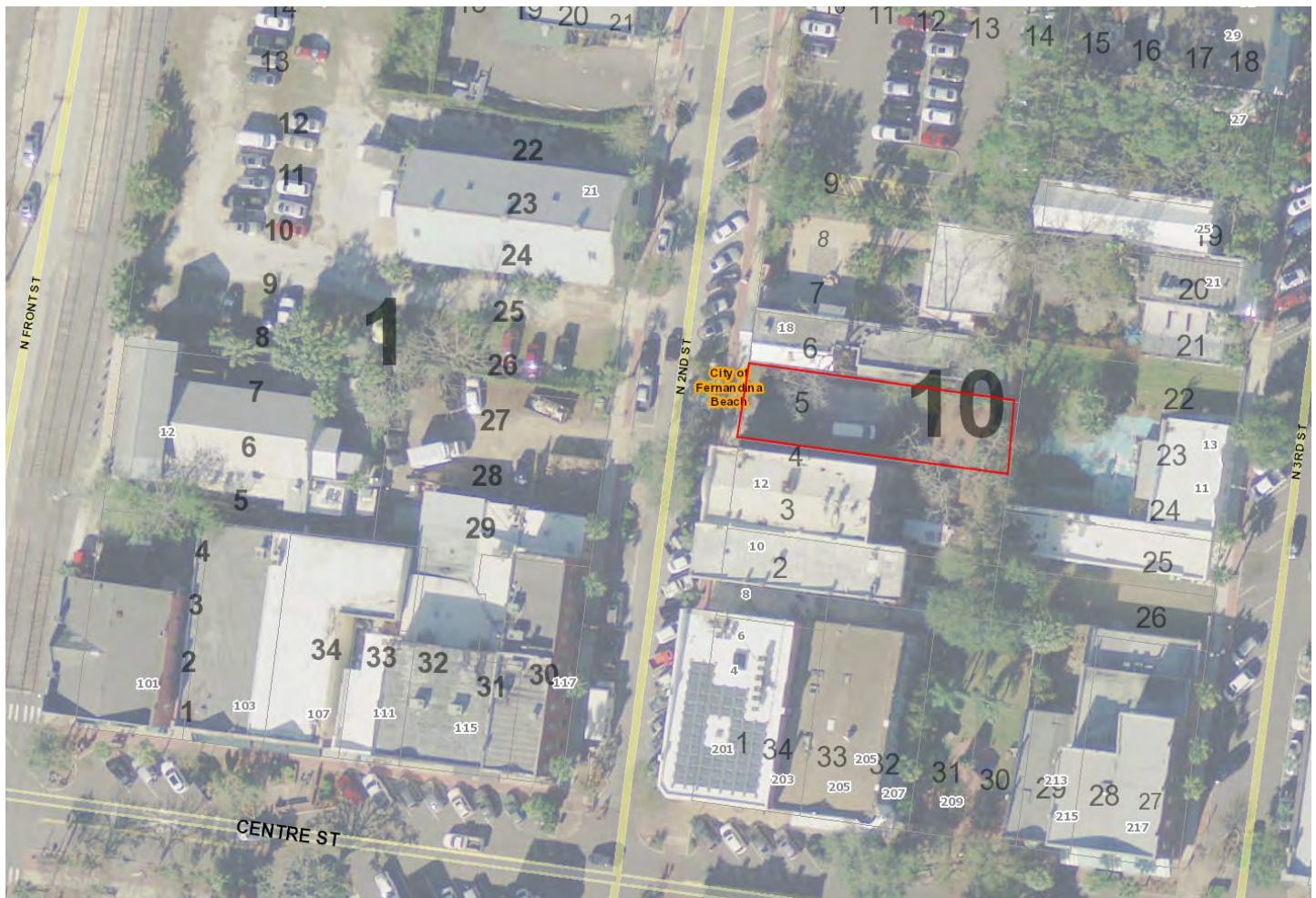




**HISTORIC DISTRICT COUNCIL STAFF REPORT**  
**HDC 2019-35**  
**FEBRUARY 20, 2020**

|                                   |                                                                                      |
|-----------------------------------|--------------------------------------------------------------------------------------|
| <b>Owner/Applicant:</b>           | Chism Development Company Inc., agent for Tup Real Estate Holdings LLC               |
| <b>Property Address:</b>          | 14 N 2 <sup>nd</sup> Street                                                          |
| <b>Requested action:</b>          | Certificate of Approval (COA) to construct a two-story, commercial primary structure |
| <b>Current zoning:</b>            | C-3                                                                                  |
| <b>FLUM land use category:</b>    | Central Business District                                                            |
| <b>Existing uses on the site:</b> | Vacant                                                                               |
| <b>FL Master Site File #</b>      | N/A                                                                                  |
| <b>Year Built:</b>                | N/A                                                                                  |
| <b>Contributing Status:</b>       | 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 two-story, commercial primary structure. The proposed building will be divided into commercial restaurant space on the ground floor, and two office suites on the second floor. All floors will have vertical accessibility provided by an elevator.

Lot 5 Block 10 is currently a vacant parcel.

A previous case, HDC 2019-04, was denied on August 15, 2019 due to not being substantially compliant with the Fernandina Beach Downtown Historic District Guidelines.

HDC 2019-35 was Conceptually Approved at the October 17, 2019 HDC meeting with the conditions:

1. that the heights of adjacent 5 buildings be provided on a scaled streetscape elevation stamped by the architect or engineer demonstrating compatibility with the height guidelines;
2. that the applicant provide at least one isometric drawing from street level illustrating how the building fits in with the exiting streetscape and represents an accurate scale;
3. that corrections be shown on the final plan that coordinate between the floor plans and elevations to rectify any inconsistencies
4. that an accurate first floor plan be provided;
5. that they specifically call out the materials and construction on the linear elements, and provide detailing of the true brick that they intend to use;
6. that all exterior materials such as louvers are clearly specified.

The applicant has provided the above items and is applying for final approval.

## APPLICABLE GUIDELINES:

---

[SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION](#)

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

[DOWNTOWN HISTORIC DISTRICT GUIDELINES](#)

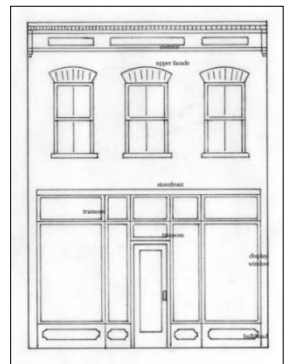
## ANALYSIS:

---



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



Two-Part Commercial Block Example

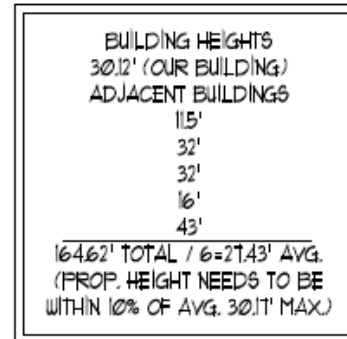


the threat of fire, that devastated many city's downtown districts. Fernandina was no exception and suffered the loss of a large portion of downtown's wooden structures in 1876. After this event the structures downtown became predominantly one and two-part masonry structures. The two-part commercial 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.

**Scale, Height, Width** –The proposed height of the structure is 30.12', which is below the max allowable height of 45'.

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 area”* (Guideline number 1. related to Infill Buildings, p.57). The blockface consists of five existing buildings. The applicant has provided a scaled streetscape elevation indicating the building heights as being:

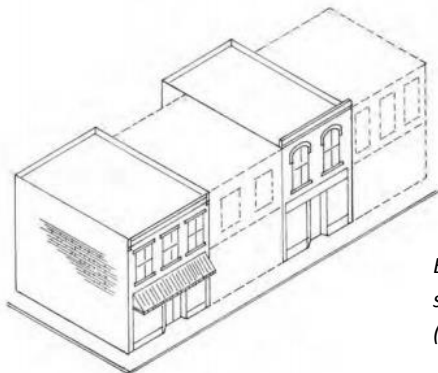
| Height | Building Description             |
|--------|----------------------------------|
| 11.5'  | Island Art Association           |
| 32'    | “Pablo’s” Building               |
| 32'    | former Dog Star Tavern Building  |
| 16'    | Electric Mermaid Tattoo Building |
| 43'    | Chandlery Building               |



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.* The proposed 2-story structure has a total height of 30.12', which is within the 10% average for the blockface

**Mechanical** – Mechanical is indicated on the plans and is appropriately screened.

**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 project is appropriately sited to be compatible with the historic built environment of Downtown.



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

**Other Notes:** The plans indicate a rooftop planting bed. Due to the fact that the rooftop does not have access aside from a ladder, and there are no rooftop functions, staff recommends that the planters be removed.

## **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 2019-35 with the conditions:**

1. rooftop planters be removed

## **MOTION TO CONSIDER:**

---

I move to **approve or deny** HDC case number 2019-35 **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 2019-35, 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 2019-35 Application and Backup Materials**

Respectfully Submitted,



**Salvatore J. Cumella**  
**Historic Preservation Planner**

OFFICE USE ONLY

**HDC** 2020-0

REC'D: \_\_\_\_\_ BY: \_\_\_\_\_ SCANNED: \_\_\_\_\_

APPLICATION COMPLETE: Y \_\_\_\_\_ N \_\_\_\_\_

PAYMENT: \$ \_\_\_\_\_ INVOICED: \_\_\_\_\_

PRE-CONFERENCE: Y \_\_\_\_\_ N \_\_\_\_\_ DATE \_\_\_\_\_

BOARD MEETING DATE: \_\_\_\_\_



**APPLICATION FOR HISTORIC DISTRICT COUNCIL  
CERTIFICATE OF APPROVAL (COA)**

PLANNER: \_\_\_\_\_ DATE: \_\_\_\_\_

\_\_\_\_\_**APPROVED** \_\_\_\_\_**DENIED**

**PROJECT TYPE:**

☒ New Construction ☐ Addition ☐ Alteration ☐ Relocation ☐ Demolition ☐ Amendment to COA# \_\_\_\_\_  
☐ Repair ☐ Paint ☐ Fence ☐ Sign ☐ Re-roof ☐ Other: \_\_\_\_\_

**APPROVAL TYPE:**

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

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

Street Address: 14 N. 2nd Street

District: ☒ Downtown Historic ☐ Old Town ☐ CRA Waterfront

Parcel Identification Number(s): 00-00-31-1800-0010-0050

Zoning District: AE10 Lot / Block Number (optional) \_\_\_\_\_

**Owner of Record**

As recorded with the Nassau  
County Property Appraiser

Owner(s) Name

Peter Grassi

Company (if applicable)

TVP Real Estate Holdings, LLC

Street Address

1 Harborside Dr. Apt 4107

City State Zip

Delray Beach, Florida 33483

Telephone Number

561-251-1340

Email Address

Pg7Catt.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 Court

City State Zip

Fernandina Beach, Florida 32034

Telephone Number

904-491-0728

Email Address

chismdev@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.

New Construction of two (2) Story building with First (1st) Floor Restaurant and Second (2nd) Floor Office Space.

**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     | Brick/Boral  | Red Historic Brick       |                       | Full size            |
| Doors               | Anderson     | Out Swing Door           | 13074.14              | White                |
| Windows             | Anderson     | Double Hung Fixed Window | 13082.1<br>13082.1    | White                |
| Roofing             | GAF          | TPO Product              |                       |                      |
| Fascia/Trim         | AZEKS        | 1x material              | N/A                   | White                |
| Foundation          | Block/Cement | Foundation Block         | N/A                   |                      |
| Shutters            | N/A          |                          |                       |                      |
| Porch/Deck          | Ply Deck     |                          | 15027.2               | Deck Gray            |
| Fencing             | N/A          |                          |                       |                      |
| Driveways/Sidewalks | Tremron      | Pavers / 8x6             |                       | Gray with white base |
| Signage             | N/A          |                          |                       |                      |
| Other               |              |                          |                       |                      |

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



**CERTIFICATION (REQUIRED)**

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

- 1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
- 2. I/We authorize staff from the Department of Planning & Conservation 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.

01/14/2020  
Date

[Signature]  
Signature of Applicant

STATE OF FLORIDA  
COUNTY OF NASSAU } ss

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 14 day of January, 2020, by Wayne R. Chism.

Ashton Olivia Taylor Notary Public  
Ashton Olivia Taylor Printed Name  
12/11/2023 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]  
(Signature of owner)

PETER Grassi  
(Print name of owner)

[Signature]  
(Signature of owner)

Maria Terezz Grassi  
(Print name of owner)

STATE OF FLORIDA }  
COUNTY OF NASSAU } ss

Subscribed and sworn to before me this 12<sup>th</sup> day of December, 2017.

[Signature]  
Notary Public: Signature

Dina L. Fansler  
Printed Name

3/29/19  
My Commission Expires

Personally Known [initials] OR Produced Identification \_\_\_\_\_ ID Produced: \_\_\_\_\_



## 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.<br>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 lb <sup>f</sup> /in. (38.5 kN/m)                       | 280 lb <sup>f</sup> x 270 lb <sup>f</sup> (417.2 x 402.3 kg/m) |
| Factory Seam Strength                                                                                                                                                                                              | ASTM D751                               | 66 lb <sup>f</sup> (98.34 kg/m)                            | 110 lb <sup>f</sup> (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 lb <sup>f</sup> (81.95 kg/m)                            | 100 lb <sup>f</sup> x 120 lb <sup>f</sup> (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<br>83 Aged Tile 24                                       |
| Reflectivity (white) Initial/Aged                                                                                                                                                                                  | ASTM C1549<br>ASTM E903                 | N/A<br>N/A                                                 | 0.76/0.68<br>81.9% Reflectance                                 |
| Emissivity (white) Initial/Aged                                                                                                                                                                                    | ASTM C1371<br>ASTM E403                 | N/A<br>N/A                                                 | 0.90/0.83<br>0.94                                              |
| Weather Resistance                                                                                                                                                                                                 | ASTM G155/D6878                         | 10,080 kJ/(m <sup>2</sup> ·nm) at 340 nm                   | >20,000 kJ/(m <sup>2</sup> ·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)                                             |
| <b>Guarantee</b>                                                                                                                                                                                                   |                                         |                                                            |                                                                |
| Up to 20 years                                                                                                                                                                                                     |                                         |                                                            |                                                                |

\*White Membrane Only

\*\*ENERGY STAR® only valid in the U.S.

### Product Data

| Product Data                                                                                                                                                                                                                       |                                                                        |                                               |                                              |                                                |                                                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|-----------------------------------------------|----------------------------------------------|------------------------------------------------|---------------------------------------------------|
| Roll Size                                                                                                                                                                                                                          | 5'x100'                                                                | 6'x100'                                       | 8'x100'                                      | 10'x100'                                       | 12'x100'                                          |
|                                                                                                                                                                                                                                    | (1.52 x 30.5 m)<br>(500 sq. ft. [46.5 sq.m])                           | (1.83 x 30.5 m)<br>(600 sq. ft. [55.74 sq.m]) | (2.44 x 30.5 m)<br>(800 sq. ft. [74.3 sq.m]) | (3.05 x 30.5 m)<br>(1,000 sq. ft. [92.9 sq.m]) | (3.65 x 30.5 m)<br>(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. |                                               |                                              |                                                |                                                   |
| <b>Note:</b> 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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# **EverGuard® TPO 45 mil Membrane Data Sheet**

Updated: 6/18



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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.                           |
| <b>Limits of Use</b><br>Approved for use in HVHZ: No<br>Approved for use outside HVHZ: Yes<br>Impact Resistant: N/A<br>Design Pressure: N/A<br><b>Other:</b> 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 |                       | <b>Installation Instructions</b><br>FL15027_R0_II_ICC-ES ESR-2097 Rev June 2012<br>Verified By: ICC Evaluation Service, LLC<br>Created by Independent Third Party:<br><b>Evaluation Reports</b><br>FL15027_R0_AE_FBC supplement to ESR-2097<br>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.                                   |
| <b>Limits of Use</b><br>Approved for use in HVHZ: No<br>Approved for use outside HVHZ: Yes<br>Impact Resistant: N/A<br>Design Pressure: N/A<br><b>Other:</b> 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 |                       | <b>Installation Instructions</b><br>FL15027_R0_II_ICC-ES ESR-2097<br>Verified By: ICC Evaluation Service, LLC<br>Created by Independent Third Party:<br><b>Evaluation Reports</b><br>FL15027_R0_AE_FBC supplement to ESR-2097<br>FL15027_R0_AE_ICC-ES ESR-2097                             |

Please visit the Florida Building website at

[http://floridabuilding.org/pr/pr\\_app\\_dtl.aspx?param=wGEVXQwtDquS73Fr2ZyiPitzECiWWOhXZTxdKdaBvwWY9V5oe5utq%3d%3d](http://floridabuilding.org/pr/pr_app_dtl.aspx?param=wGEVXQwtDquS73Fr2ZyiPitzECiWWOhXZTxdKdaBvwWY9V5oe5utq%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.               |
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| 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.                       |
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[https://www.floridabuilding.org/pr/pr\\_app\\_dtl.aspx?param=wGEVXQwtDquS73Fr2ZyiPitzECiWWOhXpU9%2bFGRHyDLxaqrcOEQXRg%3d%3d](https://www.floridabuilding.org/pr/pr_app_dtl.aspx?param=wGEVXQwtDquS73Fr2ZyiPitzECiWWOhXpU9%2bFGRHyDLxaqrcOEQXRg%3d%3d) to verify our 2014 approval status.

### 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:

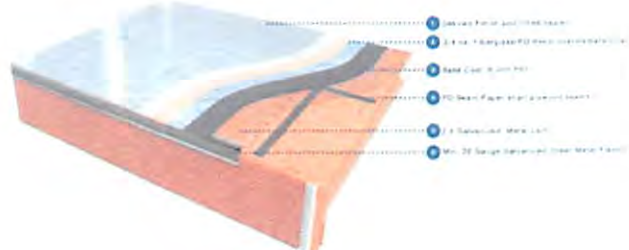
The finish coat of the Pli-Dek System is available in Pli-Dek's standard colors. Custom color matching is also available, refer to the Pli-Dek System brochure or contact Pli-Dek Systems, Inc. for further information.

### 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.





## PLI-DEK SYSTEM

### WATERPROOF DECK COATING – PLYWOOD SUBSTRATE

---

#### 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 \(info@plidek.com\)](mailto:info@plidek.com); Web: [www.plidek.com](http://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 sheathing 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 ¾ 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 1/4" 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](http://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



[www.plidek.com](http://www.plidek.com)

Waterproof Deck Coating – Pli-Dek System  
Manufacturer Specifications PD- 110  
Rev. 07.28.2016





## Planning

- 4.05.06 A. Minimum Landscaped Area At least twenty (20) percent of the total gross land area of a development site shall be landscaped except within the Central Business District/ C-3 zoned and the 8th street Mixed Use (MU8)/MU-8 zoning properties where a minimum of 10% of the total gross land area shall be landscaped. New construction and landscaped areas shall be located on the site in such manner as to maximize preservation of existing trees with priority given to specimen trees. Minimum landscaped area requirements may be achieved through use planters and rooftop gardens. Planting areas which fulfill landscape design strategies located within public rights-of-way shall count towards the minimum planting area, if installed and paid for by the developer or property owner.
  - How will roof top planters be accessed?
  - Landscape plans need to comply with xeriscape requirements 4.05.03(C).
- B. Minimum Tree Planting Nonresidential development shall provide one (1) shade tree for each 1,500 square feet of gross site area, or fraction thereof.
  - 3 shade trees required.
- It appears that the structure will have to be dry floodproofed. Will that change the front façade?
- Existing driveway connection needs to be curbed and sidewalk made to match.
- Summary block states 5,732 SF of non-residential. Floor area ratio has 6,341 proposed. Please clarify.
- Trash cans should be screened.

## Stormwater

- Plans do not show compliance with LDC section 3.05.03 E. Retention requirements are minimum treatment volume per SJRWMD standards, and appropriate provisions for system outfall.
- Provide drainage plan meeting requirements of LDC section 3.05.03 F.
- Current plan impedes offsite drainage from the west and directs additional runoff to adjacent property with no provisions for treatment.

## Fire

- I will create and issue "14 N 2<sup>nd</sup> St as an official address;
- The easement as a means of egress, what is the width of the easement, does it need fire protection, does it account for all properties involved?
- Will fire suppression be installed, if so please indicate where the backflow and FDC will be located. For this property, the FDC will need to go on the front of the building.

## Streets

•

## Building

- Need a north arrow on all pages and the information associated and orientated to it please. Flood the BFE is noted however it's a new commercial structure they must do the flood design and determination factors for dry flood proofing. They should be talking with the Floodplain Administrator and HDC as part of the initial design needs. Questions on other items like discharge vent for kitchen location and where is the air





intake. Are there encroachment and property matters. The noted easement is the adjacent property owner's easement do they have a documented use agreement. Per the survey the north adjacent structures sloped roof (noted with no gutter) drains to or over the south property line. Is the garbage being stowed enough for restaurant and offices? There will be fire separation needs accounted for between the three structures. The easement as a fire escape route does it need fire protection, and does it account for all parties involved when merging with existing and new factors? Will egress stairs with composite cladding meet fire protection needs. What is the width of the easement and again is it enough and agreed both parties will permanently be allowed it's use? Is there a need for a grease interceptor and what is its location? The 2nd floor plan how does the tenant and customer reach Suite 1, as drawn they must go through Suite 2 then outside front or back doors to reach it. What is the separation (security) needs between the 1<sup>st</sup> floor commercial space and the elevator/ stair foyer access to the 2nd floor offices you also note a line of the floor above but that is a ceiling/ roof? The 2<sup>nd</sup> floor deck notes shared egress and a deck above it, but the elevations show only the 2<sup>nd</sup> floor deck and you might wish to adjust leader locations and routes to the garden (Question is this garden designed and sized to handle "all" water being sent to it or currently flowing in or to it?) the office clients might not like their decks awash with the main roofs water too. We will be looking for secondary roof drainage needs and the roof access point during review of the construction documents along with the drainage calculations factored for in those plans. Does this need a non-conversion agreement to be maintained so it does not become a lower patio for the commercial space? Where's the electrical meter and service disconnect located? Lighting factors for the back egress/ stairs path and the alley way?

**Utilities – Wastewater**

Need Plumbing Plan with total type of usage described

**Utilities – Water**

Need Plumbing Plan showing RPZ backflow and type of usage

**Trees**

- No trees on lot. No issues. However, I did approve a pecan removal at the art studio in December of 2019. It was on the south side their building only a few feet away from the future bistro. The tree was inches from their foundation, it had mild decay or decline, it would suffer significant root injuries during construction, and it would be totally surrounded once this structure was built.

# BISTRO 2020

## 14 NORTH SECOND STREET



Design Development  
December 23, 2019

| LIST OF DRAWINGS |        |                                |
|------------------|--------|--------------------------------|
| DATE             | PAGE # | TITLE                          |
| 0-23-19          | T-1    | TITLE SHEET                    |
| 0-23-19          | S-1    | SITE PLAN                      |
| 0-23-19          | A-1    | NORTH SECOND STREET ELEVATIONS |
| 0-23-19          | A-2    | FRONT & REAR ELEVATIONS        |
| 0-23-19          | A-3    | RIGHT SIDE ELEVATION           |
| 0-23-19          | A-4    | LEFT SIDE ELEVATION            |
| 0-23-19          | A-5    | FIRST FLOOR PLAN               |
| 0-23-19          | A-6    | SECOND FLOOR PLAN              |
| 0-23-19          | A-7    | ROOF DRAINAGE PLAN             |

GRASSI AMERICAN  
BISTRO 2020  
14 NORTH 2ND STREET  
LOT: 5 BLOCK: 10  
FERNANDINA BEACH, FL

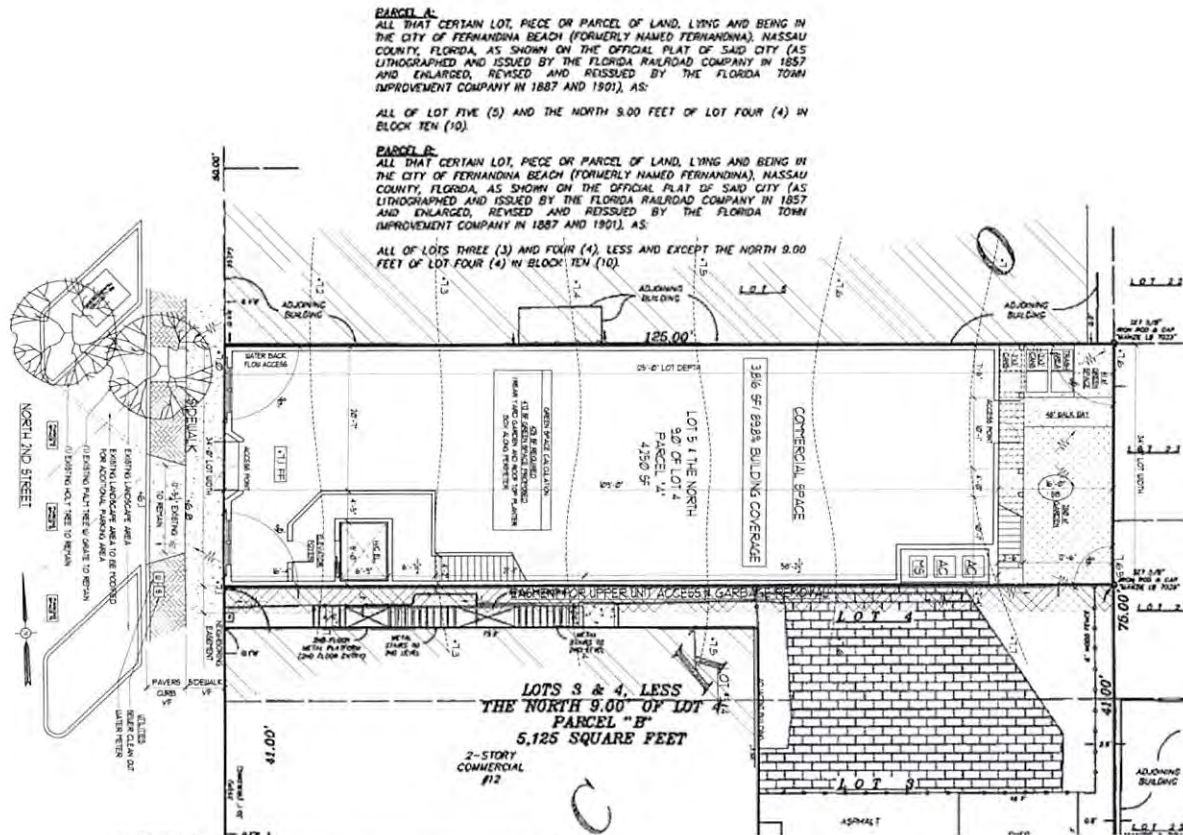
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DATE: 02-23-19  
SCALE: VARIES  
SHEET: 508  
DRAWN BY: D.M. WAG  
CHECKED BY: T-1  
PROJECT: GUT





**PLOT PLAN**  
NOTE: NO STREAMS, BODIES OF WATER, NATURAL FEATURES ARE WITHIN THE BOUNDARY OF THE LOT  
NOTE: 47.0 SF PROPOSED GREEN SPACE (40% OF REQUIRED)  
NOTE: NO EXISTING TREES OR PERMANENT STRUCTURES PRESENT ON THE LOT  
NOTE: BEARS THE APPLICANT IS FOR NEW DEVELOPMENT OF A VACANT LOT, THE MAXIMUM IMPERVIOUS SURFACE ON THE LOT MAY BE 100% WHERE STORM WATER FACILITIES ARE AVAILABLE AND HAVE SUFFICIENT CAPACITY TO ACCEPT THE RUN OFF FROM THE LOT.

0 10 20 30  
GRAPHIC SCALE - 1/8" INCH = 1 FOOT



VACINITY MAP 1" = 50'

GRASSY AMERICAN  
BIGTOWN 2020  
14 NORTH 2ND STREET  
LOT 5 BLOCK 10  
FERNANDINA BEACH, FL

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14 NORTH 2ND STREET  
LOT 5 BLOCK 10  
FERNANDINA BEACH, FL 32110



This architectural elevation drawing depicts a row of historic buildings. From left to right, the structures include: a small one-story building with a pedimented entrance; a two-story brick building with arched windows; a three-story brick building with a central arched entrance and multiple windows; a four-story building with a mansard roof, dormer windows, and a balcony; and a large four-story brick building with a mansard roof and numerous windows. The drawing is a detailed line sketch with some areas shaded to indicate texture and depth.

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

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|--------------------------------------------------------------------------------------------------|-----------------------------------------------------|
| <p><b>Andrew C. Bechtold</b><br/>         1111 N. Mid. Av., P.O. Box 27<br/>         N.Y. 5A</p> | <p><b>David W. Shorten</b><br/>         N.Y. 5A</p> |
|--------------------------------------------------------------------------------------------------|-----------------------------------------------------|

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**GEORGE**

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|-----------------------------------|---------------------------|
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| Labels:<br>W 100%                 | Dmg. No.:<br>$\Delta = 1$ |
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| Programs:<br>G++                  |                           |



GRASSI AMERICAN  
BISTRO 2020  
14 NORTH 2ND STREET  
LOT: 5 BLOCK: 10  
FERNANDINA BEACH FL.

"I have been thinking about this for a long time," says the author. "I have been thinking about the fact that I have been thinking about this for a long time."

|                             |                            |
|-----------------------------|----------------------------|
| David W. Shortzen<br>N.Y.C. | <b>ECHTOLD</b><br>rchitect |
|-----------------------------|----------------------------|

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| Date:<br>12-23-19      | File No:  |
| Scale:<br>1/4" = 1'-0" | 1508      |
| Project:<br>DJR - WAS  | Dwg. No.: |
| Project:<br>Gulf       | A-2       |





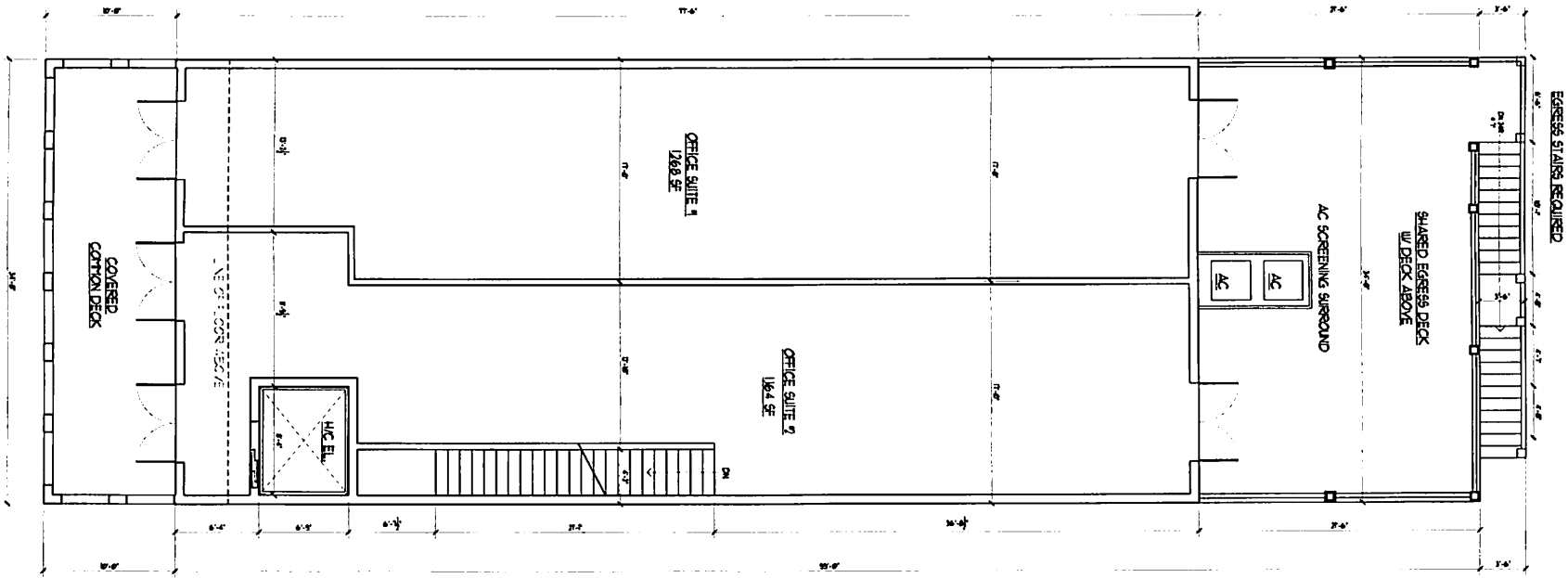
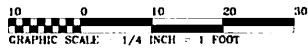


[illegible]



## SECOND FLOOR PLAN

1/4" = 1'-0"  
2,635 GP



EGRESS STAIRS REQUIRED

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>GRASSI AMERICAN BISTRO 2020</b><br>14 NORTH 2ND STREET<br>LOT: 5 BLOCK 10<br>FERNANDINA BEACH, FL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                 |
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| SCALE: 1/4" = 1'-0"                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | BOOK: E010                                                                                                                                      |
| DATE: 02-12-19                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | DWG. NO.                                                                                                                                        |
| PROJECT: BISTRO                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | A-6                                                                                                                                             |





# BISTRO 2020

## 14 NORTH SECOND STREET



Design Development  
January 15, 2020

| LIST OF DRAWINGS |      |                                |
|------------------|------|--------------------------------|
| DATE             | PAGE | TITLE                          |
| 1-8-20           | T-1  | TITLE SHEET                    |
| 1-8-20           | S-1  | SITE PLAN                      |
| 1-8-20           | S-2  | FLOOD & LANDSCAPING PLAN       |
| 1-8-20           | A-1  | NORTH SECOND STREET ELEVATIONS |
| 1-8-20           | A-2  | FRONT & REAR ELEVATIONS        |
| 1-8-20           | A-3  | RIGHT SIDE ELEVATION           |
| 1-8-20           | A-4  | LEFT SIDE ELEVATION            |
| 1-8-20           | A-5  | FIRST FLOOR PLAN               |
| 1-8-20           | A-6  | SECOND FLOOR PLAN              |
| 1-8-20           | A-7  | ROOF DRAINAGE PLAN             |

GRASSI AMERICAN  
BISTRO 2020  
14 NORTH 2ND STREET  
LOT: 5 BLOCK: 10  
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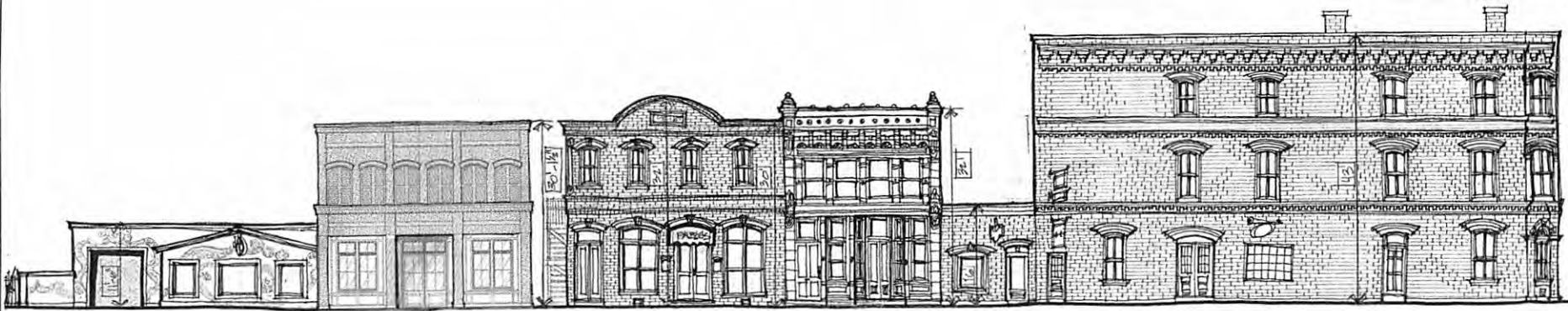






# BISTRO 2020

12 NORTH SECOND STREET



NORTH SECOND STREET ELEVATIONS

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

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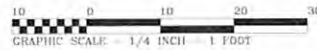
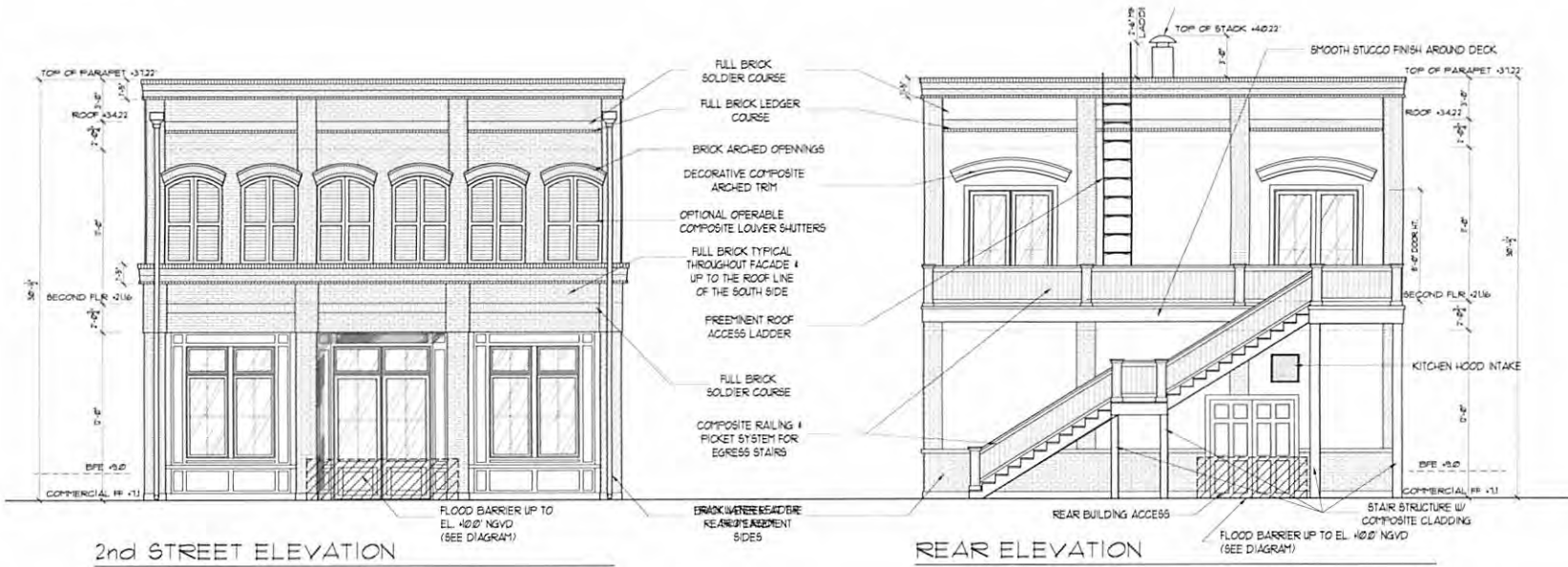
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Revisions:

|          |               |
|----------|---------------|
| File No. | 15018         |
| Drawn    | D.W. Shorten  |
| Check    | A.C. Bechtold |
| Scale    | 1/8" = 1'-0"  |
| Sheet    | A-1           |



|                                                          |
|----------------------------------------------------------|
| BUILDING HEIGHTS                                         |
| 30' (OUR BUILDING)                                       |
| ADJACENT BUILDINGS                                       |
| 33'                                                      |
| 32'                                                      |
| 32'                                                      |
| 35'                                                      |
| 43'                                                      |
| W442' TOTAL / 6+2143' AVG.                               |
| (PROP. HEIGHT NEEDS TO BE WITHIN 10% OF AVG. 30.7' MAX.) |

GRASSI AMERICAN

BISTRO 2020

14 NORTH 2ND STREET

LOT: 5 BLOCK: 10

FERNANDINA BEACH, FL

George W. Thomas  
A.C. Bechtold  
A. C. Bechtold  
P.E. 50022

Andrew C. Bechtold  
Registered Architect

George W. Thomas  
Professional Engineer

GEORGE WRAY THOMAS

GEORGE WRAY THOMAS

Professional Engineer

10-13-2018

COPYRIGHT

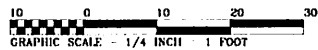
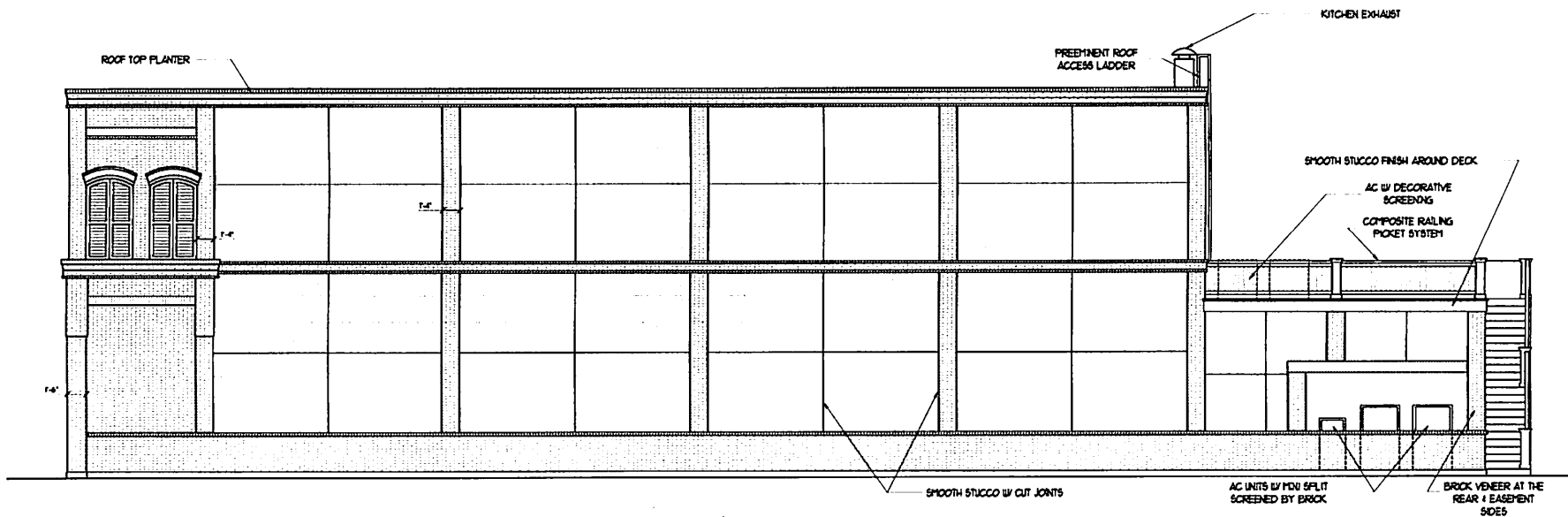
10-13-2018

1-10-2018

15018

15018

A-2



RIGHT SIDE ELEVATION

GRASSI AMERICAN  
BISTRO 2020  
14 NORTH 2ND STREET  
LOT: 5 BLOCK: 10  
FERNANDINA BEACH, FL.

George W. Thomas  
Professional Engineer  
A. C. Bechtold  
Registered Architect

GEORGE WRAY THOMAS  
Professional Engineer  
A. C. Bechtold  
Registered Architect

THESE DRAWINGS ARE  
COPYRIGHT  
PROTECTED

Project  
1-10-20  
Scale  
1/4" = 1'-0"  
Date  
15/018  
Drawn  
Dwg No  
Machine  
A-3



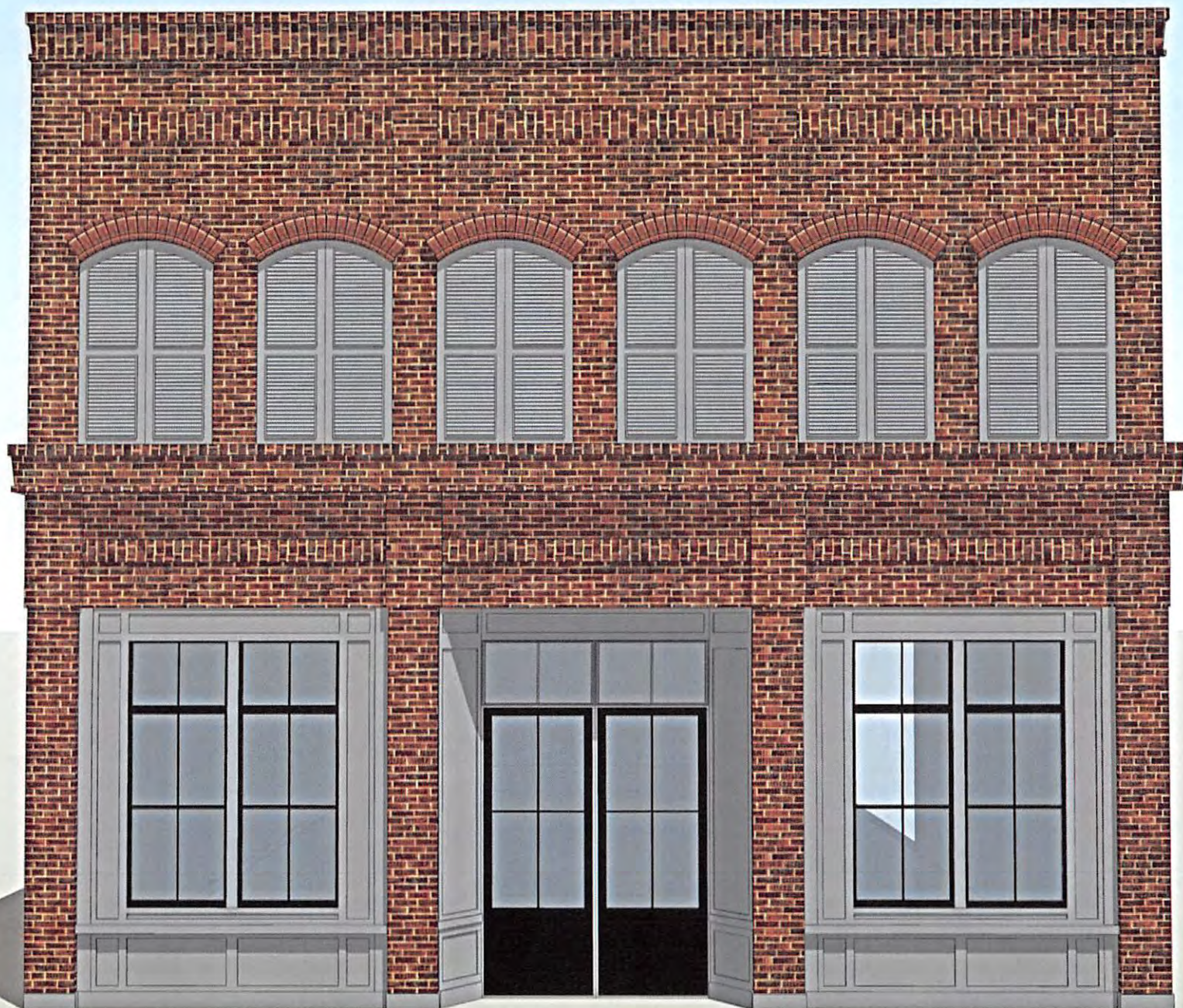


[illegible]





























**HISTORIC DISTRICT COUNCIL STAFF REPORT**  
**HDC 2019-46**  
**FEBRUARY 20, 2020**

|                                   |                                                                                                                                                                                              |
|-----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Owner/Applicant:</b>           | R4 Development Company LLC, agent for Pepper's Mexican Grill & Cantina                                                                                                                       |
| <b>Property Address:</b>          | 530 Centre Street                                                                                                                                                                            |
| <b>Requested action:</b>          | Certificate of Approval (COA) to re-stripe parking lot and construct accessory structure (storage room), dumpster enclosure, masonry privacy wall, and addition to east and west elevations. |
| <b>Current zoning:</b>            | C-3                                                                                                                                                                                          |
| <b>FLUM land use category:</b>    | Central Business District                                                                                                                                                                    |
| <b>Existing uses on the site:</b> | Commercial                                                                                                                                                                                   |
| <b>FL Master Site File #</b>      | N/A                                                                                                                                                                                          |
| <b>Year Built:</b>                | 1973                                                                                                                                                                                         |
| <b>Contributing Status:</b>       | 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 proposing to re-stripe parking lot and construct accessory structure (storage room), dumpster enclosure, masonry privacy wall, and addition to east and west elevations.

## **APPLICABLE GUIDELINES:**

---

[SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION](#)

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

[DOWNTOWN HISTORIC DISTRICT GUIDELINES](#)

[CITY OF FERNANDINA BEACH COMPREHENSIVE PLAN](#)

## **ANALYSIS:**

---

The proposed project will one-way traffic pattern in parking lot to allow for better flow. Storage room, dumpster enclosure, and privacy wall will address functional needs of the building, while screening them from view. Additions at east and west elevations are in keeping with the architecture of this non-contributing structure.

### February Update

The applicant has submitted a revised plan set that includes the following changes:

1. The Dumpster and New Storage Room have been rearranged (flipped), allowing the dumpster to be shifted to the south, while maintaining the parking lot and planters.
2. A new Side entrance has been added to the dumpster enclosure, which will be constructed of the same material as the gates facing to the east.
3. Dimensions have been maintained as to clearances and heights.
4. The CMU colored block material will be in accordance with standard colors available from A-1 Block of Orlando, and we have ordered a complete array of miniature color samples from the manufacturer for viewing at the next meeting, to allow all to see alternate colors, such as the S-191 and S-105 alternates suggested in the meeting.
5. Paint color samples will be provided to respond to the suggestion of simulating window frames on the existing building. Also, the Stucco Plaster finish coat color sample will be provided, as the photocopy did not depict the color to the match to the building fascia and soffits.

## **STAFF RECOMMENDATION:**

---

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

**Staff recommends:**

**Approval of HDC 2019-46**

## **MOTION TO CONSIDER:**

---

I move to **approve or deny** HDC case number 2019-46 **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 2019-46, 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 2019-46 Application and Backup Materials**

**EXHIBIT 2**      **Revised Plan Set Dated 1/17/2020**

Respectfully Submitted,



**Salvatore J. Cumella**  
**Historic Preservation Planner**



**HDC 2019-46**

**EXHIBIT 1**

*Application & Backup Materials*

INV 6017

|                                            |                               |
|--------------------------------------------|-------------------------------|
| OFFICE USE ONLY                            |                               |
| REC'D: 12/16/19                            | BY: [Signature]               |
| APPLICATION COMPLETE: Y _____ N _____      |                               |
| PAYMENT: \$ 250                            | INVOICED [ ] PAID [X] CK 2543 |
| HDC CASE #: HDC2019-0046                   |                               |
| PRE-CONFERENCE: Y _____ N _____ DATE _____ |                               |
| BOARD MEETING DATE: 1/16/2020              |                               |
| SCANNED [ ]                                |                               |
| PLANNER: _____ DATE: _____                 |                               |
| ____ APPROVED ____ DENIED                  |                               |



## APPLICATION FOR HISTORIC DISTRICT COUNCIL CERTIFICATE OF APPROVAL (COA)

|                       |                                                                                                                   |
|-----------------------|-------------------------------------------------------------------------------------------------------------------|
| <b>APPROVAL TYPE:</b> | <input type="checkbox"/> Staff Approval                                                                           |
|                       | <input checked="" type="checkbox"/> Board Approval: Conceptual _____ or Final <input checked="" type="checkbox"/> |

|                                           |                                              |                                                |                                     |                                     |                                                  |
|-------------------------------------------|----------------------------------------------|------------------------------------------------|-------------------------------------|-------------------------------------|--------------------------------------------------|
| <b>PROJECT TYPE:</b>                      |                                              |                                                |                                     |                                     |                                                  |
| <input type="checkbox"/> New Construction | <input checked="" type="checkbox"/> Addition | <input checked="" type="checkbox"/> Alteration | <input type="checkbox"/> Relocation | <input type="checkbox"/> Demolition | <input type="checkbox"/> Amendment to COA# _____ |
| <input type="checkbox"/> Repair           | <input type="checkbox"/> Paint               | <input type="checkbox"/> Fence                 | <input type="checkbox"/> Sign       | <input type="checkbox"/> Re-roof    | <input type="checkbox"/> Other: _____            |

|                                                                                                                                              |                                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|
| <b>PROPERTY INFORMATION</b> Property information can be found at the <a href="#">Nassau County Property Appraiser's Website</a> → Map Search |                                                             |
| Street Address: 530 CENTRE ST                                                                                                                |                                                             |
| District: <input checked="" type="checkbox"/> Downtown Historic <input type="checkbox"/> Old Town <input type="checkbox"/> CRA Waterfront    |                                                             |
| Parcel Identification Number(s): 00-00-31-1800-0029-0120                                                                                     |                                                             |
| Zoning District: C-3                                                                                                                         | Lot / Block Number (optional) LOTS 12, 13, 14, 15<br>BLK 29 |

| Owner of Record                                             | As recorded with the Nassau County Property Appraiser |
|-------------------------------------------------------------|-------------------------------------------------------|
| Owner(s) Name<br>LOS ARRAYANES, INC                         |                                                       |
| Company (if applicable)<br>PEPPER'S MEXICAN GRILL & CANTINA |                                                       |
| Street Address<br>530 CENTRE ST.                            |                                                       |
| City State Zip<br>FERNANDINA BCH, FL. 32034                 |                                                       |
| Telephone Number<br>904 - 277-2011                          |                                                       |
| Email Address<br>wilsonturcio44@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<br>JOEL V. REITZER, JR<br>ARCHITECT |                                                                                                                                          |
| Company (if applicable)<br>R4 DEVELOPMENT CO., LLC |                                                                                                                                          |
| Street Address<br>1365 MANUCY RD.                  |                                                                                                                                          |
| City State Zip<br>FERNANDINA BCH, FL. 32034        |                                                                                                                                          |
| Telephone Number<br>904 - 607-3636                 |                                                                                                                                          |
| Email Address<br>joelreitzer@r4development.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.

PROPERTY IS THE LOCATION OF THE OLD BARNETT BANK/BANK OF AMERICA BUILDING, BUILT IN 1973, CONVERTED TO THE PEPPER'S RESTAURANT IN 2012-13. EXISTING STRUCTURE IS STEEL/CONCRETE/BRICK/STUCCO MID-CENTURY MODERN 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.

OWNER PROPOSES TO ENCLOSE REAR UTILITY AREAS, ADDING STRUCTURAL ENCLOSURES VS. WOOD FENCING (EXISTING). PROJECT ADDS STORAGE ROOM, MASONRY PRIVACY WALL AND MASONRY DUMPSTER ENCLOSURE. DUMPSTER SCREENED WITH METAL GATES W/ SOLID PANELS. PARKING LOT IS RESTRIPTED SIMILAR TO EXISTING, CREATING ONE-WAY TRAFFIC. LANDSCAPED ISLANDS REMAIN, ADDING NEW PLANTER

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                                                                                                 | CECO                             | H.M. DOORS & FRAMES                          |                       | PT. #1              |
| Windows                                                                                               | CECO<br>FIXED TRANSOM            | INTEGRAL<br>W/ DOOR UNITS                    |                       | PT #1               |
| Roofing                                                                                               | GAF                              | MODIFIED BITUMEN                             |                       |                     |
| Fascia/Trim                                                                                           | STUCCO<br>STONE                  | MATCH EXISTING<br>MATCH EXIST'G LIMESTONE    |                       |                     |
| Foundation                                                                                            | CONCRETE                         | PER STRUCTURAL DES                           |                       |                     |
| Shutters                                                                                              |                                  |                                              |                       |                     |
| Porch/Deck                                                                                            |                                  |                                              |                       |                     |
| Fencing                                                                                               | C.M.U.<br>A-1 BLK (ORLANDO, FL.) | COLOR CONG MASONRY                           |                       | COLOR S-159         |
| Driveways/Sidewalks                                                                                   |                                  | SEAL COAT<br>WHITE STRIPING PT               |                       | WHITE               |
| Signage                                                                                               |                                  | MAINTAIN EXISTING<br>VAN ACCESSIBLE H/C SIGN |                       |                     |
| Other                                                                                                 |                                  | PLEXIGLASS PANELS                            |                       |                     |
| PLEASE SUBMIT ALL PRODUCT BROCHURES, PAINT COLOR SAMPLES, AND MATERIAL SAMPLES WITH YOUR APPLICATION. |                                  |                                              |                       |                     |



## CERTIFICATION (REQUIRED)

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

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Community Development Department to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City's website approximately one week before the Historic District Council meeting.
5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic District Council member).
6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.
8. I/We understand that any decision of the HDC may be appealed to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D) of the Land Development Code. Petitions to appeal shall be presented within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.
9. I/We understand that Certificates of Approval are only valid for **one year** from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.

12/13/19  
Date

[Signature]  
Signature of Applicant

STATE OF FLORIDA }  
COUNTY OF NASSAU ss }



Subscribed and sworn to in my presence this 13 day of December, 2019, by  
Tania V. Garcia

[Signature]  
Notary Public: Signature

Kenneth Pavilando  
Printed Name

3-3-23  
My Commission Expires

Personally Known \_\_\_\_\_ OR Produced Identification ✓ ID Produced: FLDC

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



## OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Tania V. Garcia  
(print name of property owner(s))

hereby authorize: Joel Reitzer of 24 Development Co. LLC  
(print name of agent)

to represent me/us in processing an application for: ADC Approval - exterior improvements  
(type of application)

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

[Signature]  
(Signature of owner)

\_\_\_\_\_  
(Signature of owner)

Tania V. Garcia  
(Print name of owner)

\_\_\_\_\_  
(Print name of owner)

STATE OF FLORIDA }  
COUNTY OF DUVAL ss }  
NASSAU

Subscribed and sworn to in my presence this 13 day of December, 2019, by  
Tania V. Garcia



[Signature]  
Notary Public: Signature

Kenneth Pavilando  
Printed Name

3.3.23  
My Commission Expires

Personally Known \_\_\_\_\_ OR Produced Identification ✓ ID Produced: FL DL



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



Prepared by, record and return to:  
Lorie L. Chism, Esquire  
Rogers Towers, P.A.  
960185 Gateway Blvd., Suite 203  
Amelia Island, FL 32034

Consideration: \$2,065,160.00

CH11-130/3645419

### WARRANTY DEED

THIS INDENTURE is made effective as of the 26<sup>th</sup> day of April, 2013, by **520-530 CENTRE STREET, LLC, a Florida limited liability company** (herein the "Grantor") and **LOS ARRAYANES, INC., a Florida corporation**, whose address is 530 Centre Street, Fernandina Beach, Florida 32034 (herein the "Grantee").

Grantor, for and in consideration of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey unto the Grantee, successors and assigns forever, all of that certain land (the "Land") in Nassau County, Florida, more particularly described as follows:

All of that certain piece, parcel or tract of land situate, lying and being in the City of Fernandina Beach and County of Nassau and the State of Florida and being further described 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) as:

Lots Twelve (12), Thirteen (13), Fourteen (14) and Fifteen (15),  
Block Twenty-nine (29) of said City of Fernandina Beach, Florida.

together with all tenements, hereditaments and appurtenances of Grantor belonging or in any wise appertaining to the Land (collectively, the "Property"), subject to those matters set forth on **Exhibit "A"** attached hereto and made a part hereof, without intending to reimpose same (the "Permitted Encumbrances").

TO HAVE AND TO HOLD the same, together with the hereditaments and appurtenances thereto, unto the Grantee in fee simple forever. Except as set forth in the Permitted Encumbrances, the Grantor hereby fully warrants the title to said Property and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered  
in the presence of:

520-530 CENTRE STREET, LLC, a Florida  
limited liability company

Lorie L. Chism  
Print Name: LORIE L. CHISM

By: Cambridge South, Inc., a Florida  
corporation  
Its: Manager

Casey D. Lott  
Print Name: CASEY D. LOTT

By: Donald Shaw  
Name: Donald Shaw  
Title: President

Address: 1894 South 14<sup>th</sup> Street, Suite 4B  
Fernandina Beach, Florida 32034

STATE OF FLORIDA  
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of April, 2013, by Donald Shaw, the President of Cambridge South, Inc., a Florida corporation, which entity is the Manager of 520-530 Centre Street, LLC, a Florida limited liability company, on behalf of corporation and the company. He (check one) ☒ is personally known to me or ☐ has proved to me on basis of satisfactory evidence to be the person who executed this instrument.



CASEY D. LOTT  
MY COMMISSION # EE 160984  
EXPIRES: December 28, 2014  
Bonded Thru Budget Notary Service

Casey D. Lott  
Notary Public, State and County Aforesaid  
Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
My Commission Number is: \_\_\_\_\_

**Exhibit "A"**

**Permitted Encumbrances**

1. Taxes and assessments for the year 2013 and subsequent years, which are not yet due and payable, and taxes and assessments levied and/or assessed subsequent to the date hereof.
2. All valid and enforceable covenants, restrictions, reservations, easements and other matters as shown on the public record.
3. Rights or claims of parties in possession not shown by the public records.
4. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
5. Governmental rights of police power or eminent domain unless notice of the exercise of such rights appears in public records as of the date hereof, and the consequences of any law, ordinance or governmental regulation including, but not limited to, building and zoning ordinances.
6. Defects, liens, encumbrances, adverse claims or other matters 1) not known to the Grantor and not shown by the public records but known to the Grantee as of the date hereof and not disclosed in writing by the Grantee to the Grantor prior to the date hereof; 2) resulting in no loss or damage to the Grantee; or 3) attaching or created subsequent to the date hereof.
7. Visible and apparent easements and all underground easements, the existence of which may arise by unrecorded grant or use.
8. Reciprocal Ingress and Egress Easement and Covenants Agreement recorded in Official Records Book 1463, Page 723. (Only as to Lots 12 and 13, Block 29)
9. Restrictions, covenants, and conditions as set forth in those instruments recorded in Official Records Book 1585, Page 1541, as may be subsequently amended.
10. Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements.





A. Michael Hickox, CFA  
Cert. Res. RD1941

NASSAU COUNTY  
PROPERTY APPRAISER



### PROPERTY INFORMATION

**Parcel Number 00-00-31-1800-0029-0120**

Owner Name LOS ARRAYANES INC

Mailing Address 530 CENTRE ST

Location Address FERNANDINA BEACH, FL 32034

520 CENTRE ST

FERNANDINA BEACH 32034

Tax District FERNANDINA BEACH

Millage 20.3245

Homestead No

Property Usage RESTAURANT 002100

Deed Acres 0

Short Legal BLOCK 29 LOT 12 13 14 15 IN OR 1855/1697 ESMT OR 1463/723

### 2019 Certified Values

Land Value \$700,000

(+) Improved Value \$535,208

(=) Market Value \$1,235,208

(-) Agricultural Classification \$0

(-) SOH or Non-Hx\* Capped Savings \$

(=) Assessed Value \$1,235,208

(-) Homestead \$0

(-) Additional Exemptions \$0

(=) School Taxable Value \$1,235,208

(-) Non-School HX & Other Exempt Value \$0

(=) County Taxable Value \$1,235,208

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



### PARCEL MAP



### 2019 AERIAL MAP

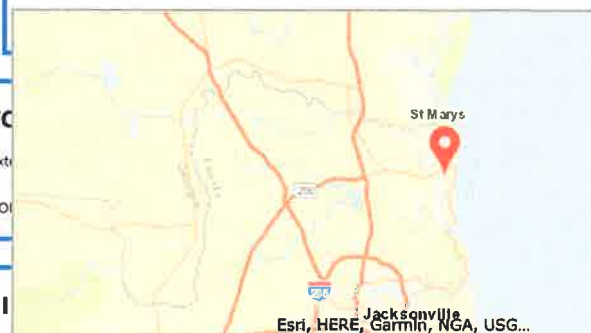


### PROPERTY PHOTO



If this picture is incorrect, please email  
[info@nassaucflpa.com](mailto:info@nassaucflpa.com)

### LOCATION MAP



### BUILDING INFO

| Type       | Total Area | Heated Area | Bedrooms | Baths | Primary Ext |
|------------|------------|-------------|----------|-------|-------------|
| RESTAURANT | 8777       | 6453        | 0        | 0     | REINF CON   |

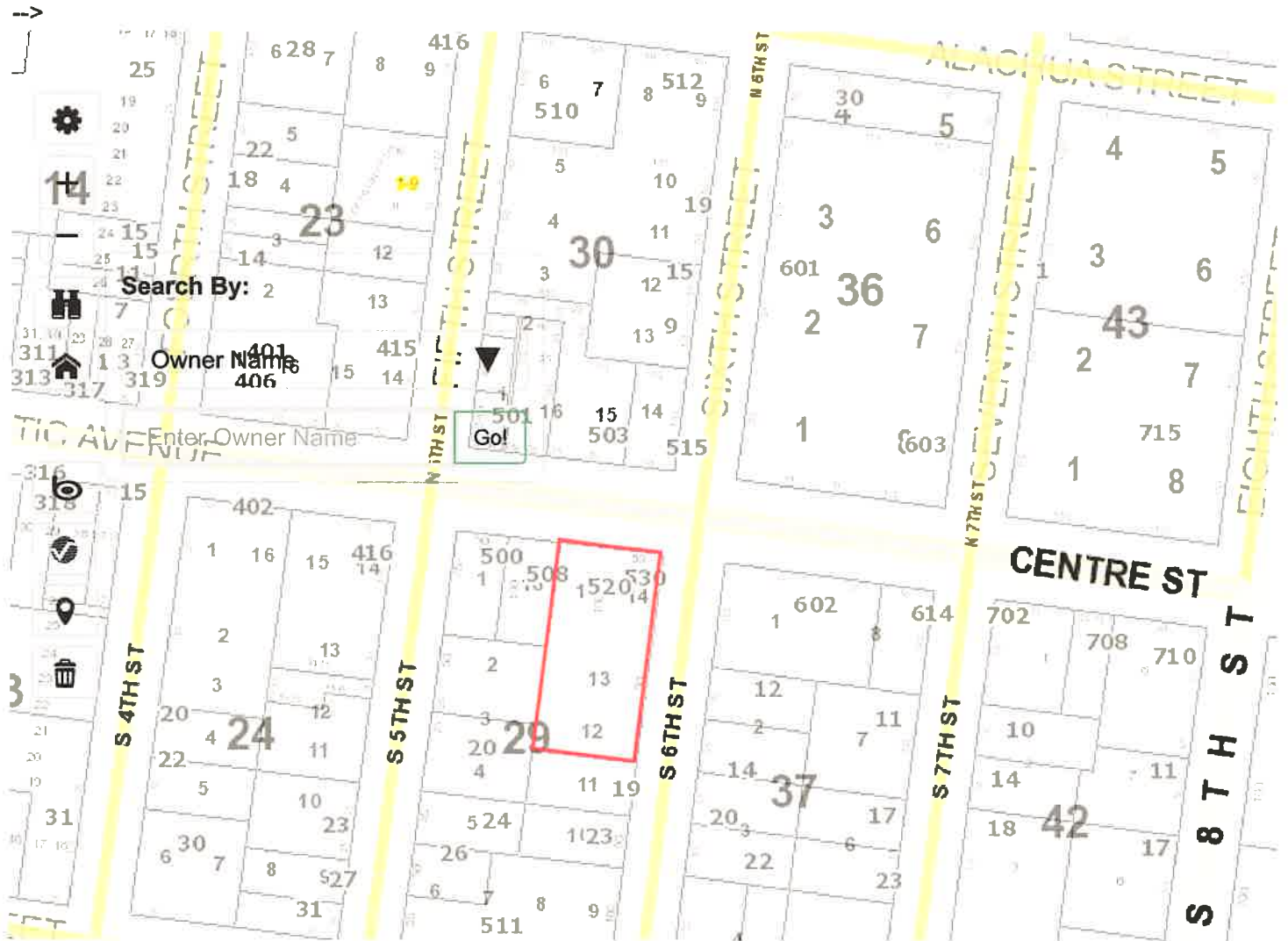
### MISCELLANEOUS I

| Description | Dimensions L X W | Area | Year |
|-------------|------------------|------|------|
| CONCRETE A  | 93 X 5           | 465  | 2010 |
| CONCRETE A  | 0 X 0            | 119  | 2010 |
| FIRE SPRNK  | 90 X 31          | 2790 | 2010 |

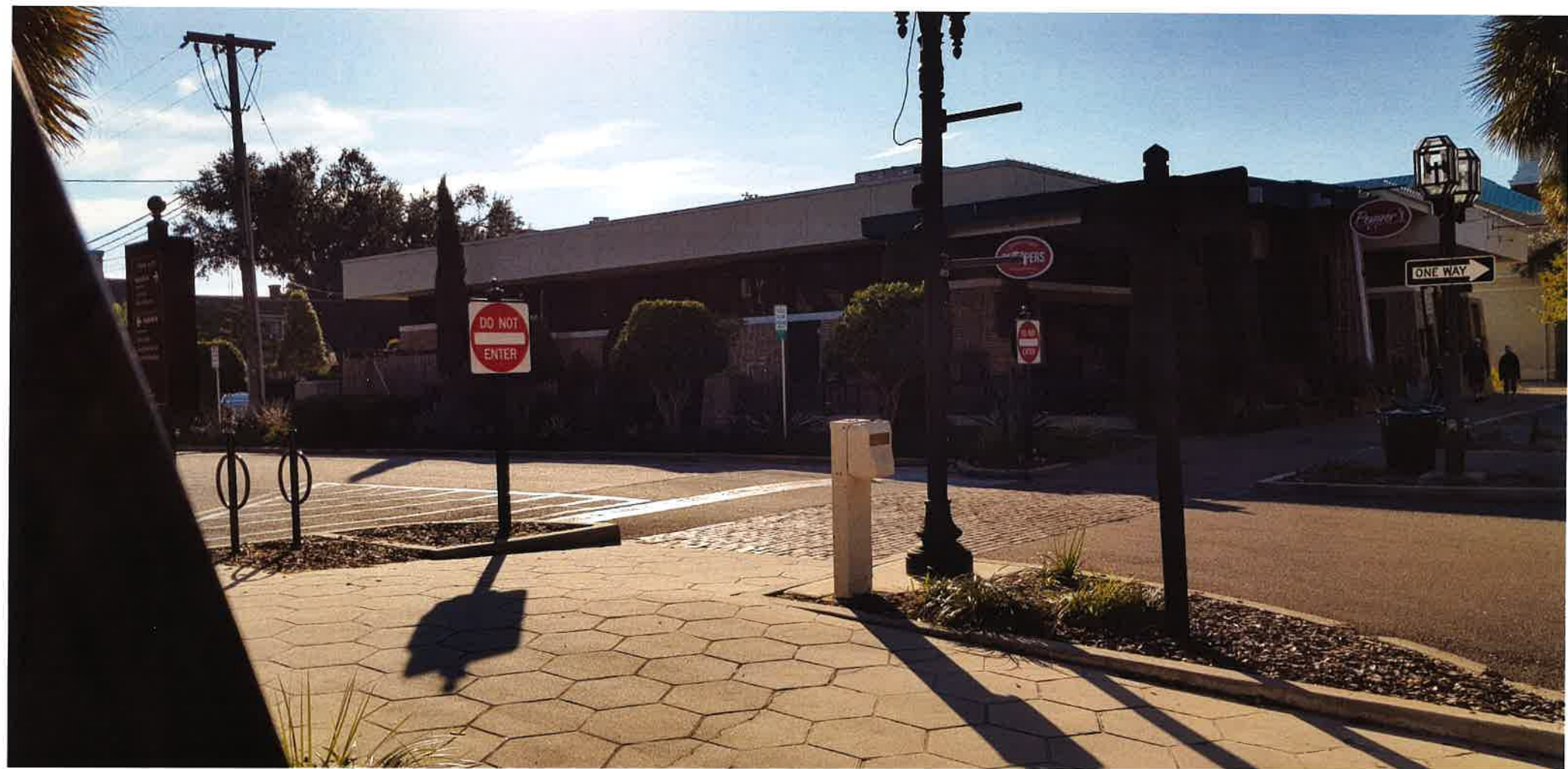
|         |       |    |      |
|---------|-------|----|------|
| FREEZER | 0 X 0 | 26 | 2011 |
| COOLER  | 9 X 7 | 63 | 2011 |

### SALES INFORMATION

| Sale Date  | Book Page                   | Price       | Instr | Qual | Imp | Grantor                                     | Grantee                          |
|------------|-----------------------------|-------------|-------|------|-----|---------------------------------------------|----------------------------------|
| 2013-04-26 | <a href="#">1855 / 1697</a> | \$2,065,200 | WD    | Q    | Y   | 520-530 CENTRE STREET LLC                   | LOS ARRAYANES INC                |
| 2012-12-19 | <a href="#">1830 / 1247</a> | \$100       | WD    | U    | Y   | CAMBRIDGE SOUTH INC                         | SHAW DONALD M                    |
| 2012-12-19 | <a href="#">1830 / 1265</a> | \$100       | WD    | U    | Y   | SHAW DONALD M                               | 520-530 CENTRE STREET LLC        |
| 2008-09-18 | <a href="#">1585 / 1541</a> | \$875,000   | WD    | Q    | Y   | BANK OF AMERICA                             | CAMBRIDGE SOUTH INC              |
| 1986-09-23 | <a href="#">498 / 1104</a>  | \$50,000    | WD    | U    | Y   | LOCKWOOD ROBERT B & FRANCES<br>BROOKS (H&W) | BARNETT BANK OF NASSAU<br>COUNTY |











A photograph of a modern, single-story building with a flat roof and large windows. The building has a light-colored upper section and a brick lower section. In the foreground, there is a parking lot with a sign that reads "PARKING RESTRICTION ZONE". The sign specifies loading/unloading times from 8 AM to 5 PM, public parking from 5 PM to 2 AM, and no overnight parking. A utility pole and a white electrical box are also visible in the foreground. The scene is set against a clear blue sky with some trees and shrubs in the background.

**PARKING  
RESTRICTION ZONE**  
Loading/Unloading Only  
8 AM to 5 PM  
Public Parking Allowed  
5 PM to 2 AM  
No Overnight Parking



















STACKED CMU PRIVACY WALL PATTERN



## Standard Colors

**A-1 Block** provides exceptional design possibilities. We strive to meet the needs of creative architects, designers, builders and owners by offering hundreds of colors, shapes, sizes and textures for interior and exterior applications.



S-191



S-112



S-100



S-141



S-140



S-104



S-182



S-126



S-139



S-159



S-133



S-168



S-105



S-115



S-203

**COMING SOON!**

**Blended Colors & Distinctive Aggregates**

**Disclaimer:** Photos are provided to create interest. Contact your A1 Block Representative to request actual physical samples.



## COLOR SCHEDULE PEPPER'S GRILL & CANTINA

### COLOR 1

FIELD COLOR – EXTERIOR STUCCO WALLS – Match Existing Soffit – similar to :

SHERWIN WILLIAMS- SW 7103, "Whitetail"



### COLOR 2

TRIM COLOR- EXTERIOR DOORS, FRAMES & GATES

SHERWIN WILLIAMS- SW 6034, "Arresting Auburn"



### COLOR 3

EXTERIOR MASONRY BLOCK

A-1 BLOCK INTEGRALLY COLORED AS POURED

S-159

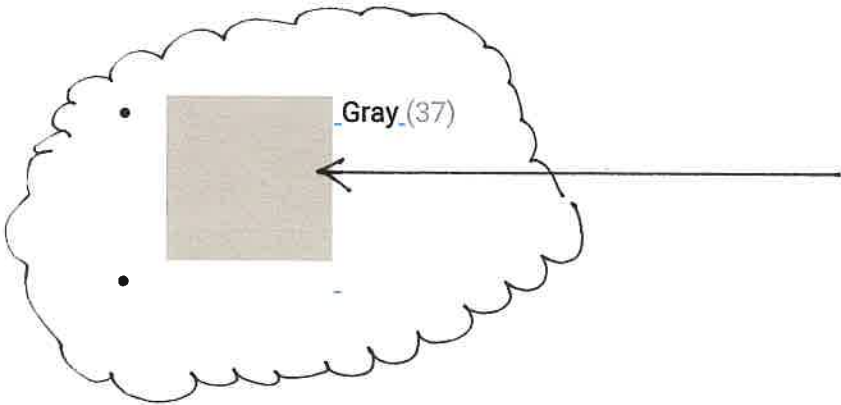


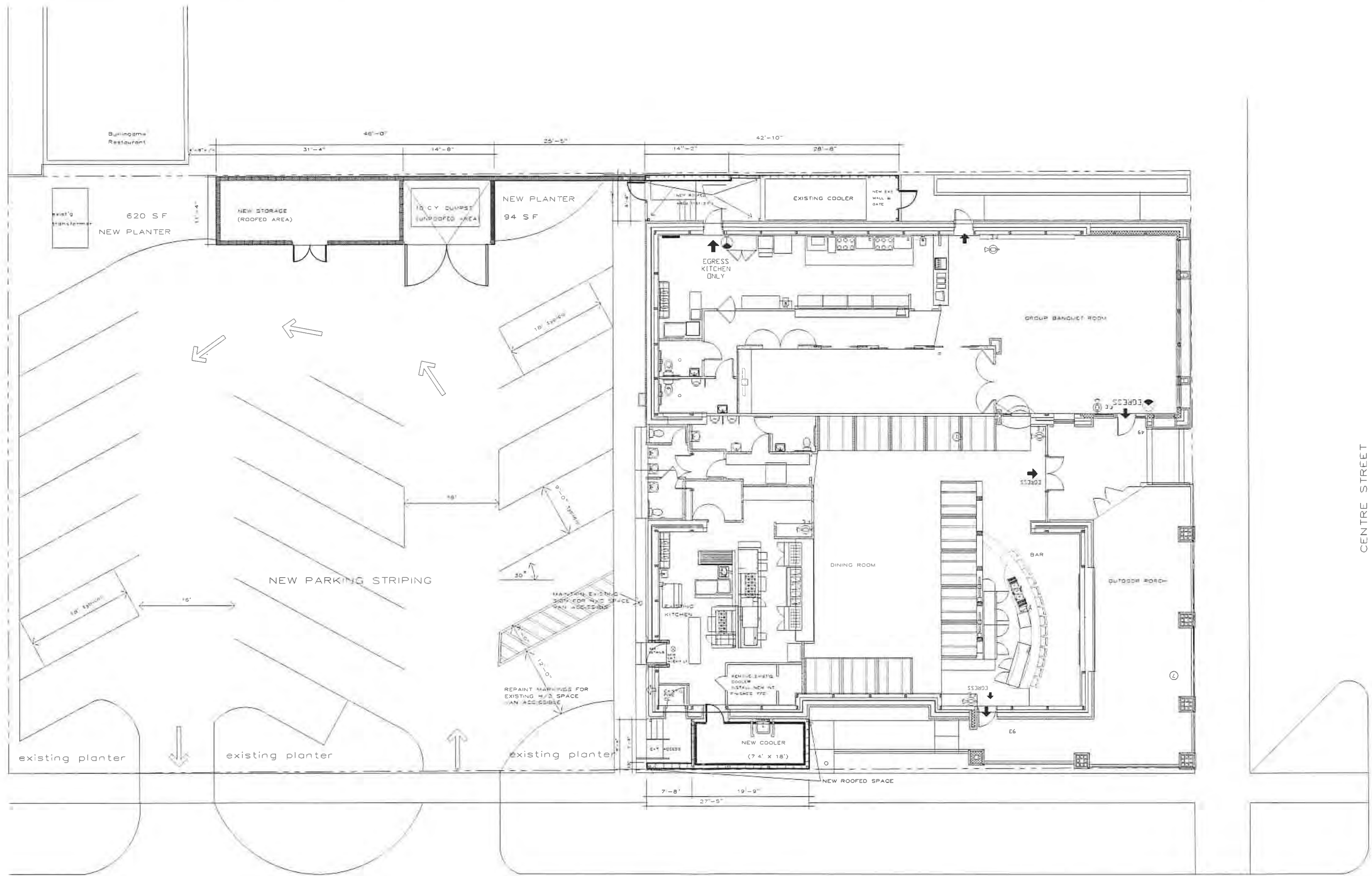
S-159

SPANDREL GLASS – (PLEXIGLASS) .375 " Thickness

Plastic Color

-  Black\_(32)
-  Bronze\_(37)
-  Clear\_(248)





SITE PLAN / FLOOR PLAN



TOTAL NEW ROOFED AREA = 743 SF

6TH STREET



CENTRE STREET

DESIGN...PHASE...SITE...AND...FLOOR...PLAN

PEPPER'S...RESTAURANT...FERNANDINA...BEACH...FL.

R4 DEVELOPMENT CO. LLC  
JOEL REITZER ARCHITECT  
NC LICENSE # 12815  
1385 MANLY ROAD  
FERNANDINA BEACH FL 32034

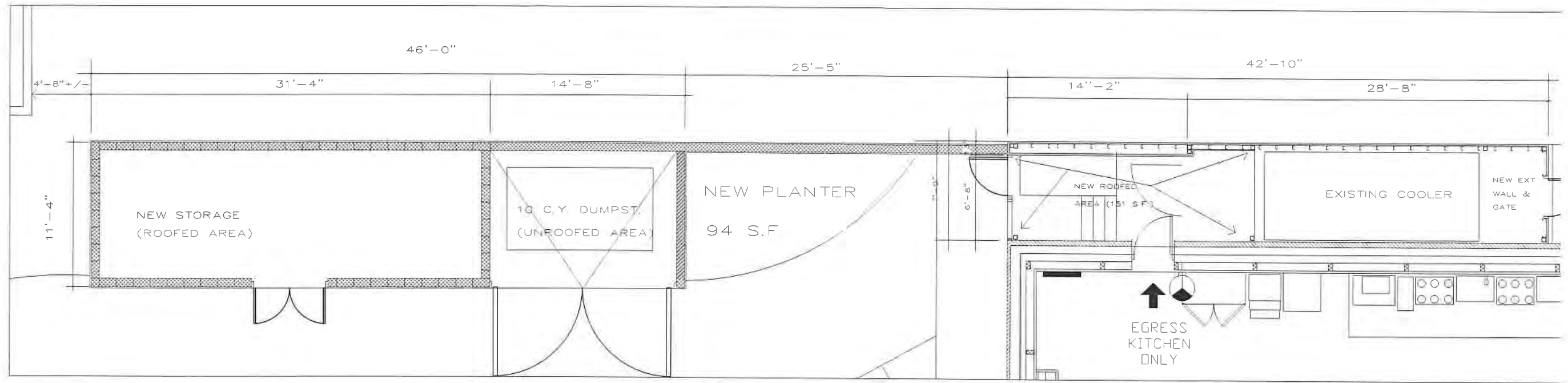


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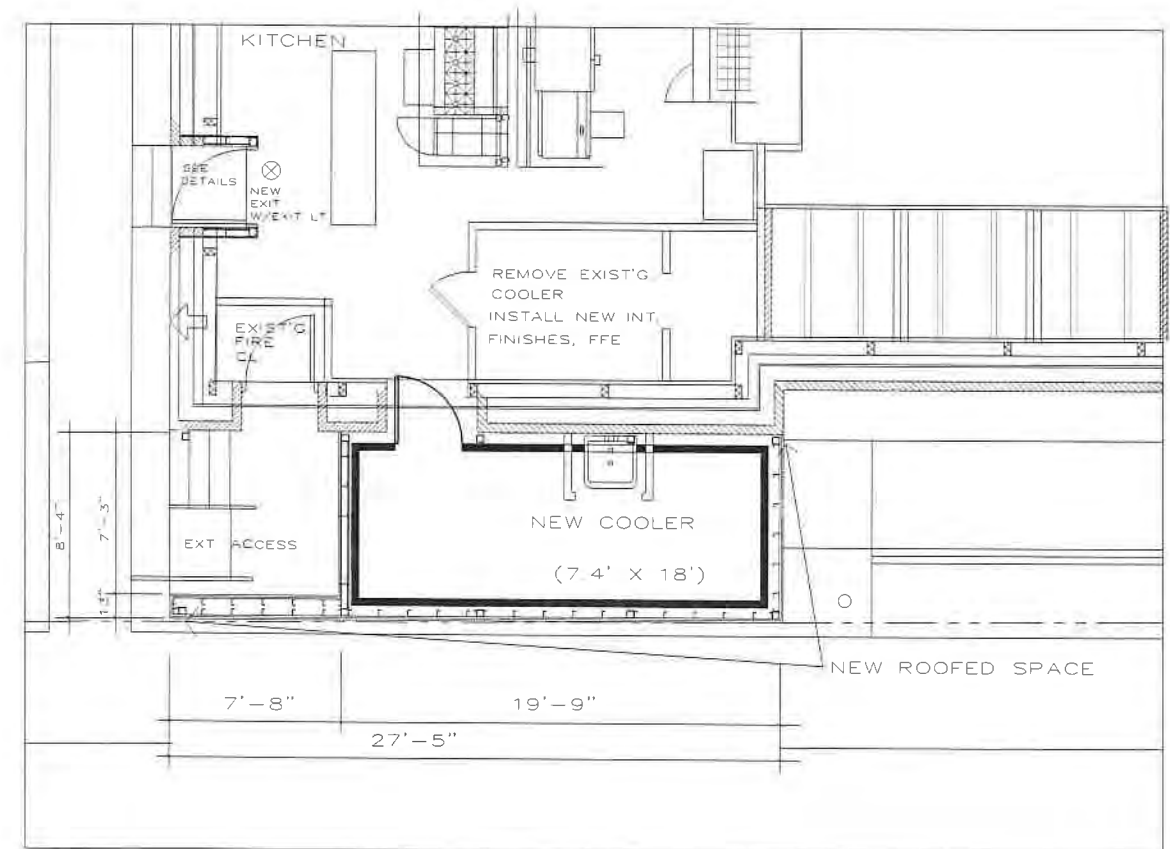
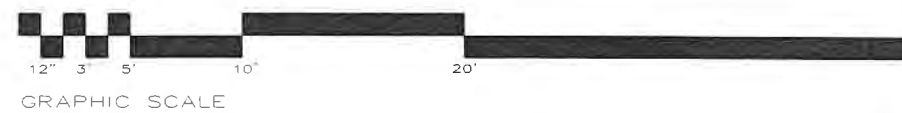
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| Date  | 12-12-2019       |
| Scale | VARIES           |
|       | JR               |
| Job   | PEPPER'S..ADDN'S |
| Sheet | A-1.1            |







FLOOR PLAN- ENLARGED AREAS



DESIGN...PHASE...SITE...AND...FLOOR...PLAN

PEPPER'S...RESTAURANT...FERNANDINA...BEACH...FL.

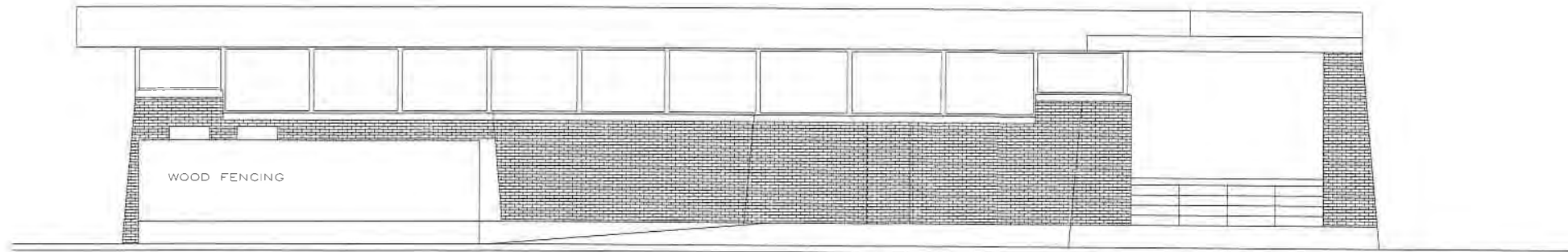
R44 DEVELOPMENT III, LLC  
JOEL REITZER ARCHITECT  
NC LICENSE # 12815  
13815 MANICY ROAD  
FERNANDINA BEACH, FL 32034

**R44**  
DEVELOPMENT  
ARCHITECTURE

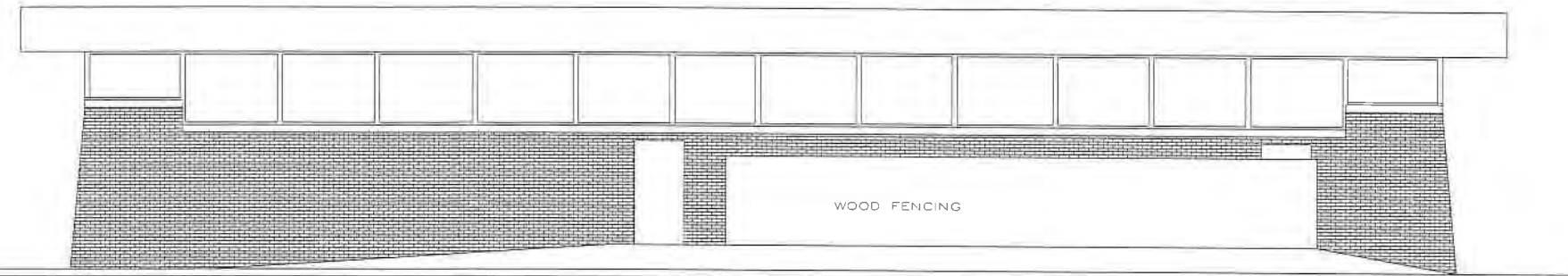
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Revisions Date By

Date 12-12-2019  
Scale VARIES  
JR  
Job PEPPER'S...ADDN'S  
Sheet

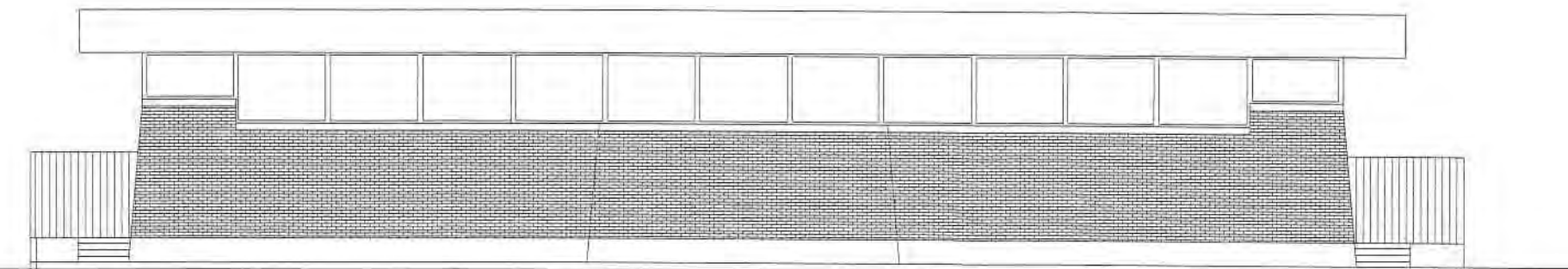
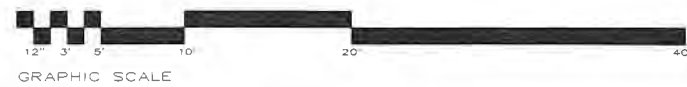
A-1.2



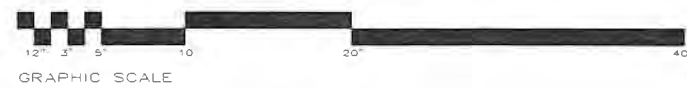
E. ELEVATION— EXISTING VIEW



W. ELEVATION— EXISTING VIEW



S. ELEVATION— EXISTING VIEW



DESIGN...PHASE...SITE...AND...FLOOR...PLAN

PEPPER'S...RESTAURANT...FERNANDINA...BEACH...FL.

R4 DEVELOPMENT CO. LLC  
JUEL REITZER ARCHITECT  
NC LICENSE # 12815  
13855 MANJURY ROAD  
FERNANDINA BEACH FL 32034

R4  
DEVELOPMENT  
ARCHITECTURE

| No. | Revisions | Date | By |
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Date 12-12-2019

Scale VARIES

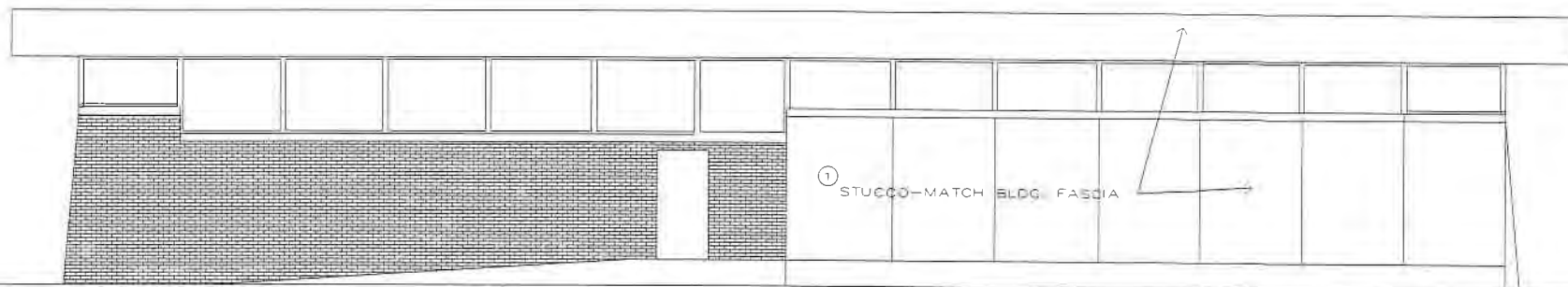
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Job PEPPER'S...ADDN'S

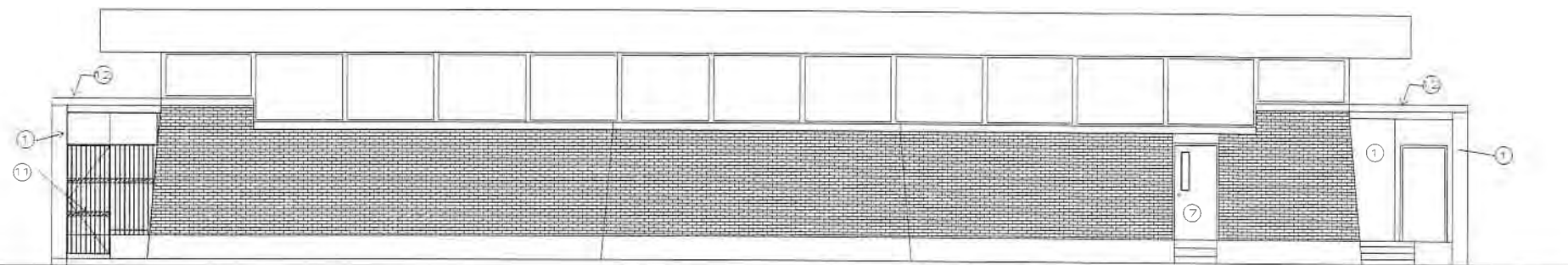
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A-2.1





W. ELEVATION— NEW



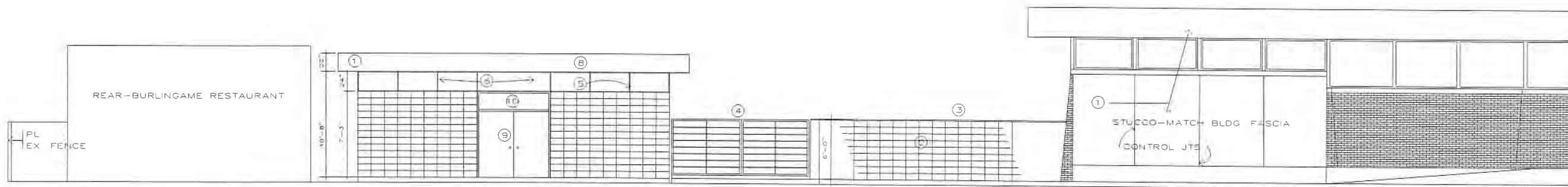
S. ELEVATION— NEW



GRAPHIC SCALE

# CONSTRUCTION NOTES

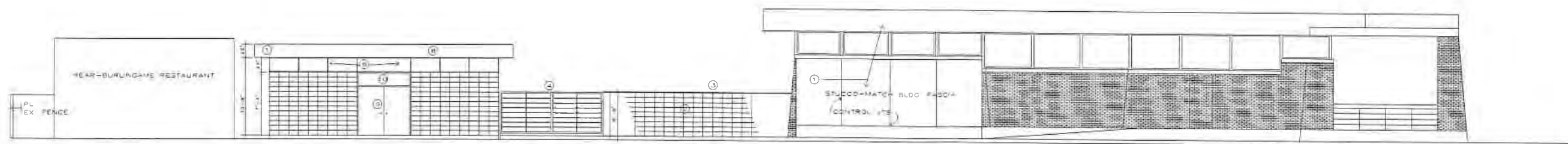
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- ② STACKED CONC. BLK WALL—INT. COLORED BLK
- ③ 2" BLOCK WALL CAP— INTEGRAL COLORED BLK
- ④ ALUM GATES(2X3) W/ MTL PANEL BACKING
- ⑤ ALUMINUM T CHANNELS— PER DETAILS
- ⑥ CHARCOAL PLEXIGLASS PANELS
- ⑦ NEW MTL DOOR, STOOP PER DETAILS
- ⑧ STUCCO FASCIA— MATCH EXIST'G BLDG
- ⑨ METAL DOORS
- ⑩ CHARCOAL WIRE GLASS PANEL
- ⑪ NEW METAL GATE AND FENCE—PER DETAILS
- ⑫ STONE WALL CAP
- ⑬ SCUPPER & DOWNSPOUT
- ⑭ CONCRETE FOUNDATION — SLAB AND FOOTINGS
- ⑮ STEEL COLS AND ROOF STRUCTURE



PARTIAL E. ELEVATION— N. SITE VIEW FROM EAST



GRAPHIC SCALE



E. ELEVATION— N. SITE VIEW FROM EAST



GRAPHIC SCALE

DESIGN...PHASE...SITE...AND...FLOOR...PLAN

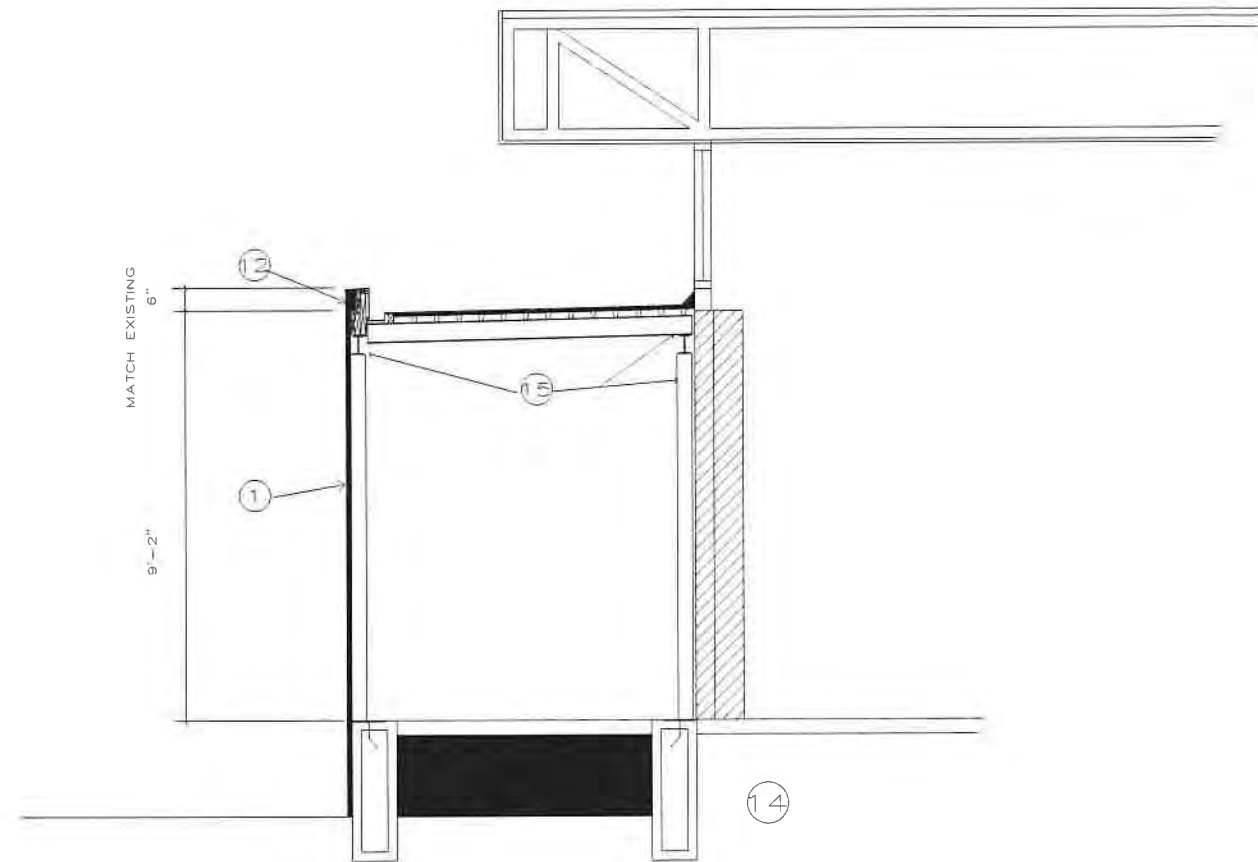
PEPPER'S...RESTAURANT...FERNANDINA...BEACH...FL.

RA DEVELOPMENT CO. LLC  
JULIE REITZER ARCHITECT  
NC LICENSE # 12815  
1305 MANICU ROAD  
FERNANDINA BEACH FL 32034

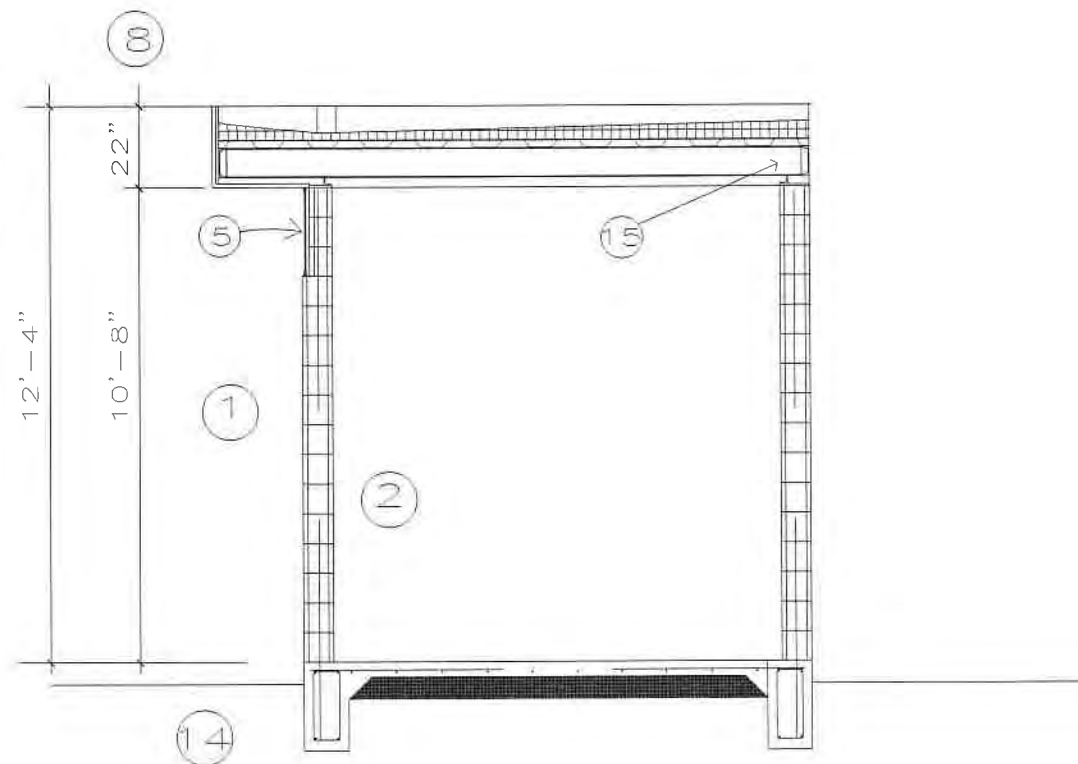
RA  
DEVELOPMENT  
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Date 12-12-2019  
Scale VARIES  
JR  
Job PEPPER'S...ADDN'S  
Sheet A-2.2



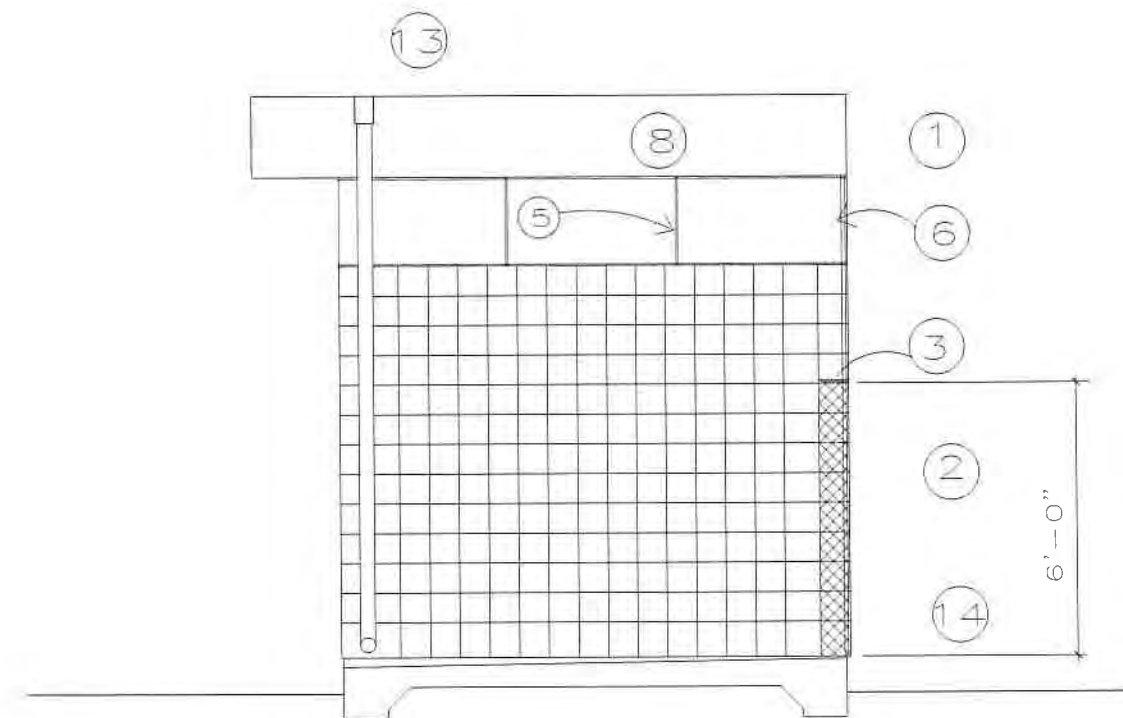
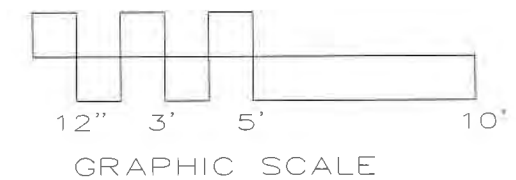
SECTION— RESTAURANT BLDG. ADDITIONS



SECTION— STORAGE

# CONSTRUCTION NOTES

- ① STUCCO ON LATH—MATCH BLDG. FASCIA
- ② STACKED CONCRETE BLOCK WALL—INTEGRAL COLORED
- ③ 2" BLOCK WALL CAP— INTEGRAL COLORED BLK
- ④ ALUM GATES(2X3) W/ MTL PANEL BACKING
- ⑤ ALUMINUM T CHANNELS— PER DETAILS
- ⑥ CHARCOAL PLEXIGLASS PANELS
- ⑦ NEW MTL DOOR, STOOP PER DETAILS
- ⑧ STUCCO FASCIA— MATCH EXIST'G BLDG
- ⑨ METAL DOORS
- ⑩ CHARCOAL WIRE GLASS PANEL
- ⑪ NEW METAL GATE AND FENCE—PER DETAILS
- ⑫ STONE WALL CAP
- ⑬ SCUPPER & DOWNSPOUT
- ⑭ CONCRETE FOUNDATION — SLAB AND FOOTINGS
- ⑮ STEEL COLS AND ROOF STRUCTURE



N. ELEVATION— STORAGE

DESIGN...PHASE...SITE...AND...FLOOR...PLAN

PEPPER'S...RESTAURANT...FERNANDINA...BEACH...FL.

RA DEVELOPMENT CO. LLC  
JOEL REITZER ARCHITECT  
NC LICENSE # 12815  
1815 MANUITY ROAD  
FERNANDINA BEACH FL 32034

RA  
DEVELOPMENT  
ARCHITECTURE

Date By

Revisions

No.

Date 12-12-2019

Scale VARIES

JR

Job PEPPER'S...ADDN'S

Sheet

A-3.1

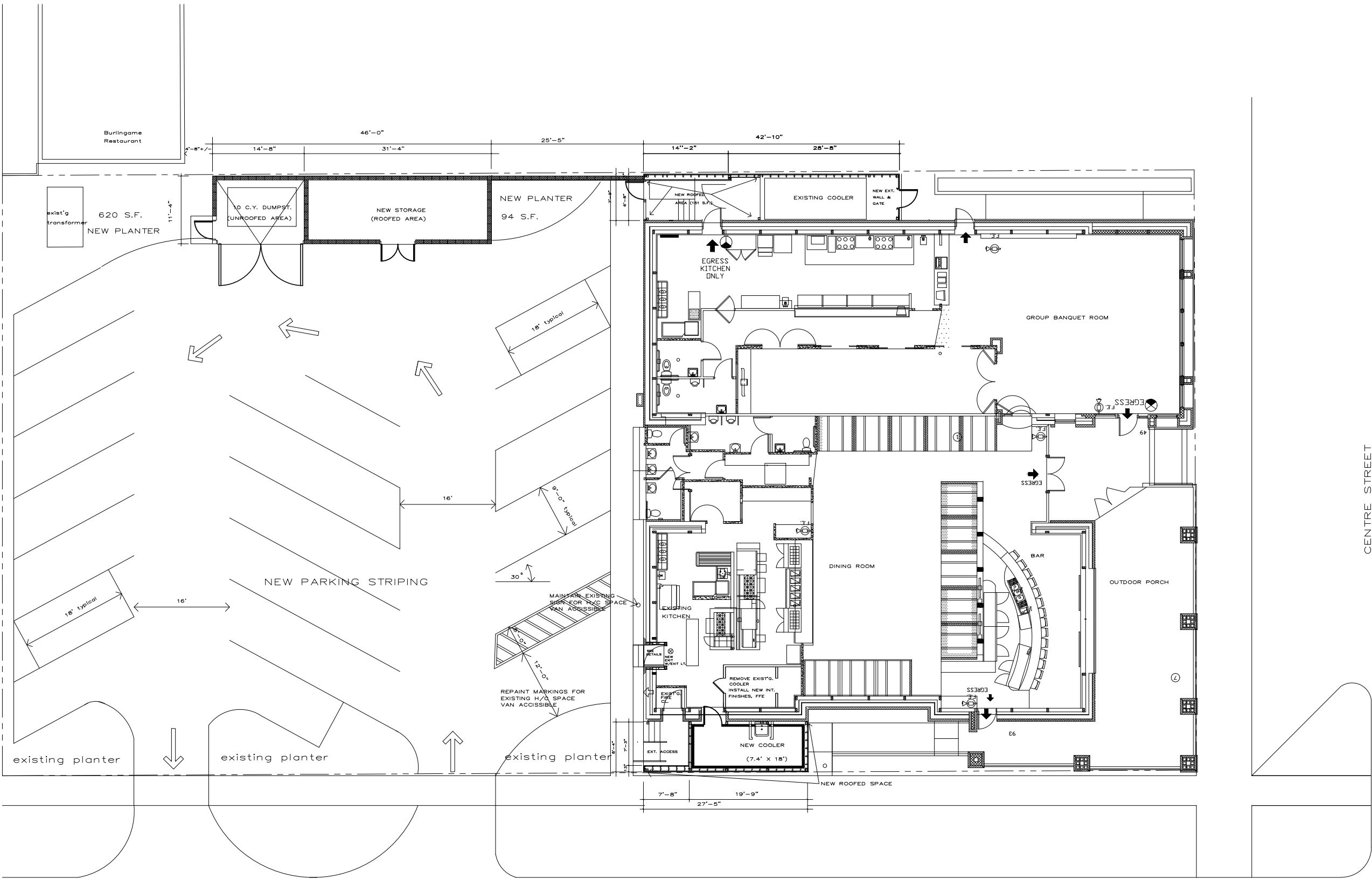




**HDC 2019-46**

**EXHIBIT 2**

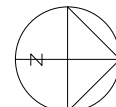
*Revised Plan Set Dated 1/17/2020*



SITE PLAN / FLOOR PLAN



TOTAL NEW ROOFED AREA = 743 S.F.



IR4 DEVELOPMENT CO. LLC  
JOEL REITZER, ARCHITECT  
NC LICENSE # 12815  
1365 MANUCLY ROAD  
FERNANDINA BEACH, FL 32034

  
DEVELOPMENT  
ARCHITECTURE

DESIGN...PHASE...SITE...AND...FLOOR...PLAN

PEPPER'S...RESTAURANT...FERNANDINA...BEACH...FL.

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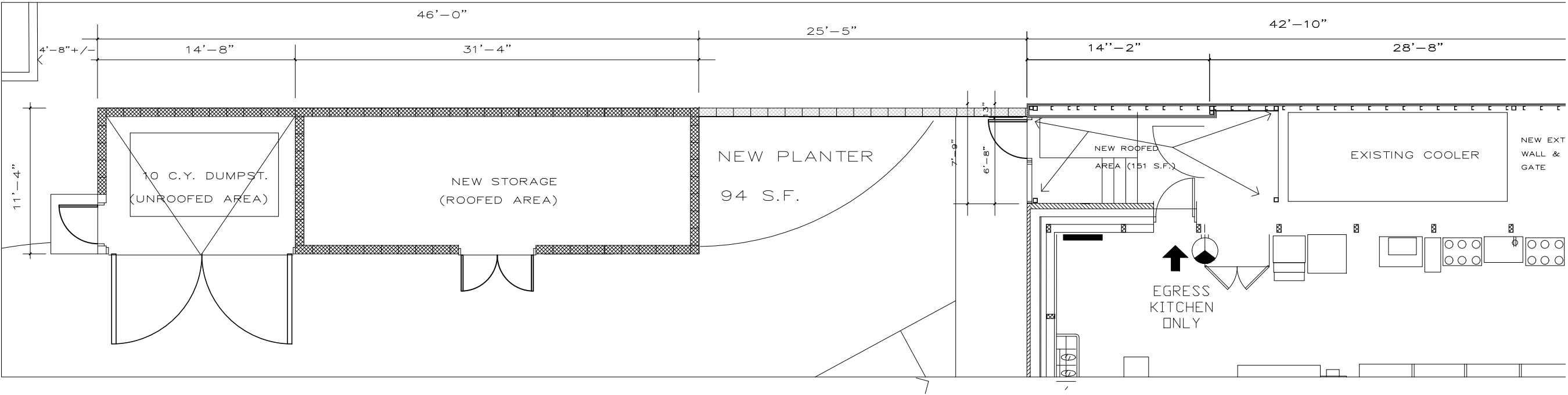
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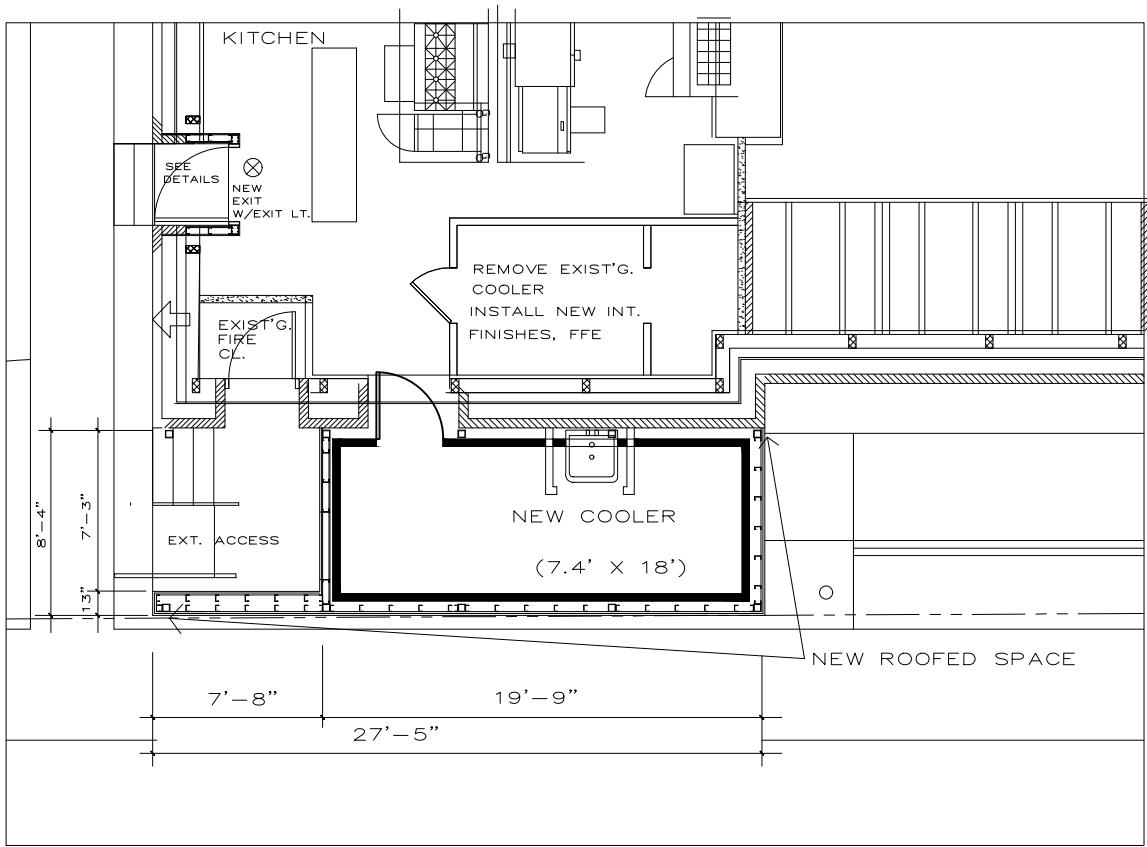
JR

JobPEPPER'S...ADDN'S

SheetA-1.1



FLOOR PLAN— ENLARGED AREAS



DESIGN...PHASE...SITE...AND...FLOOR...PLAN

PEPPER'S...RESTAURANT...FERNANDINA...BEACH...FL.

IR4 DEVELOPMENT CO. LLC  
JOEL REITZER, ARCHITECT  
NC LICENSE # 12815  
1365 MANUJY ROAD  
FERNANDINA BEACH, FL 32034

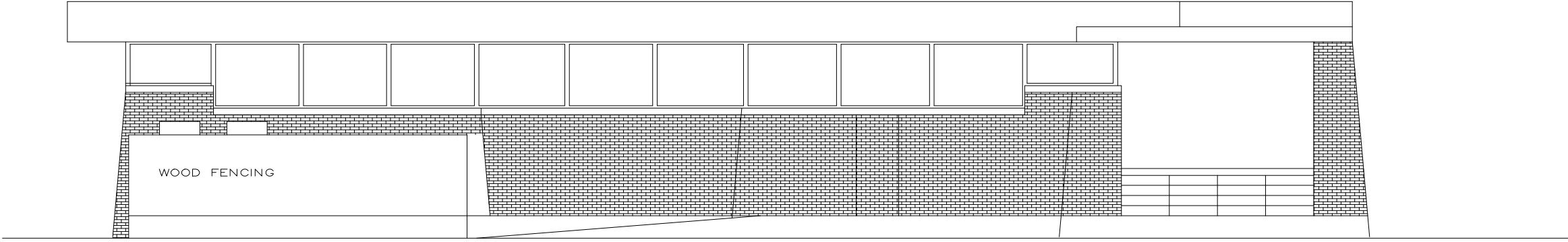


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| Job   | PEPPER'S..ADDN'S |
| Sheet | A-1.2            |



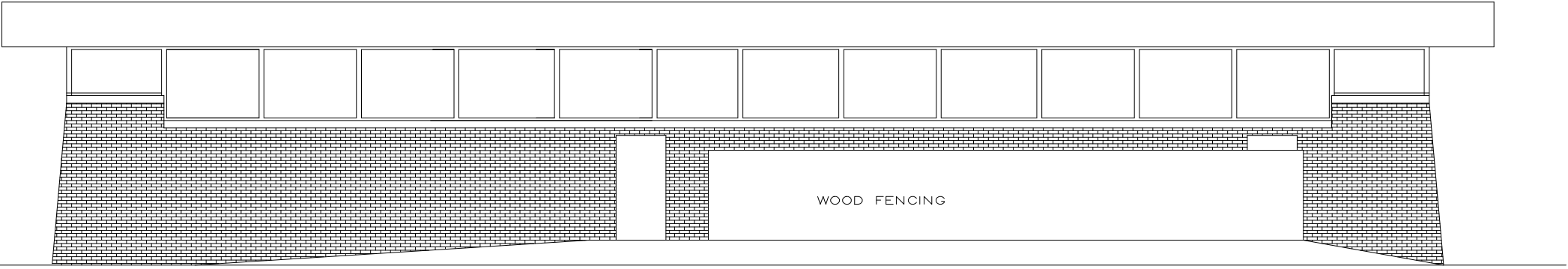




E. ELEVATION— EXISTING VIEW



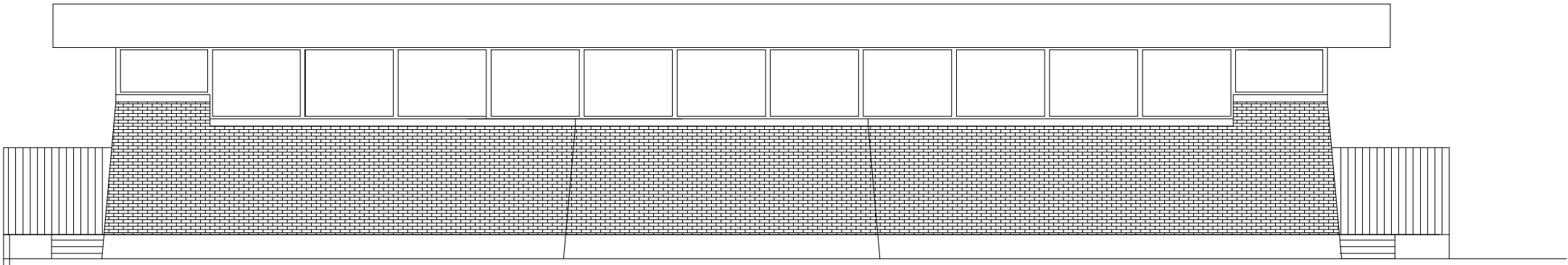
GRAPHIC SCALE



W. ELEVATION— EXISTING VIEW



GRAPHIC SCALE



S. ELEVATION— EXISTING VIEW



GRAPHIC SCALE

DESIGN...PHASE...EXISTING...STRUCTURE...MODIFICATIONS

PEPEPPER'S...RESTAURANT...FERNANDINA...BEACH...FL.

IR4 DEVELOPMENT CO. LLC  
JOEL REITZER, ARCHITECT  
NC LICENSE # 12815  
1365 MANUJY ROAD  
FERNANDINA BEACH, FL 32034



| No. | Revisions | Date | By |
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Date 1-17-2020

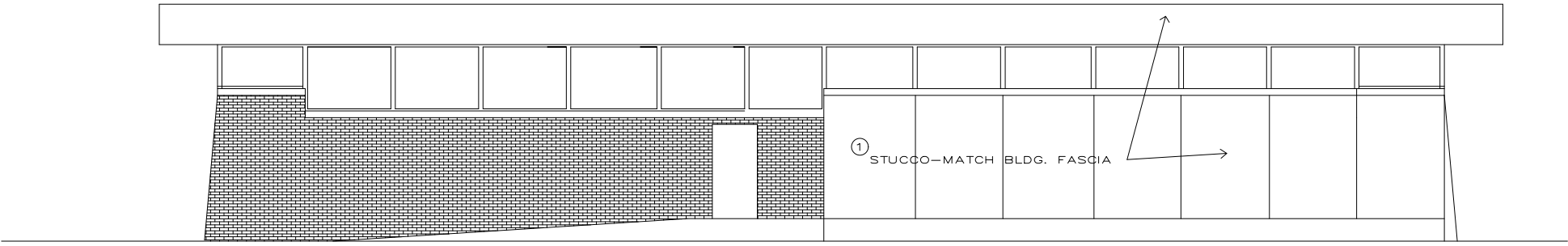
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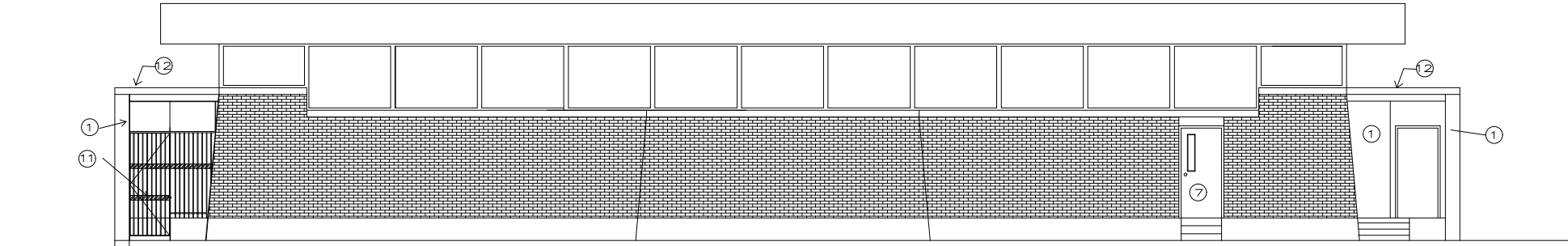
Job PEPPER'S...ADDN'S

Sheet

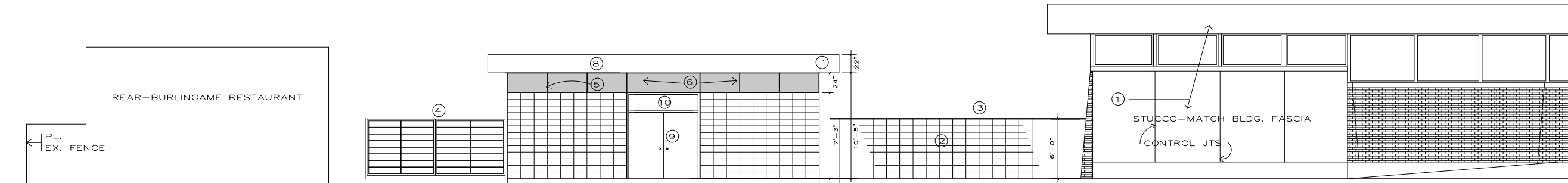
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W. ELEVATION— NEW



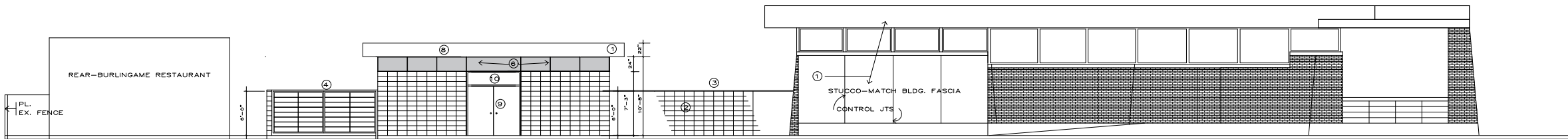
S. ELEVATION— NEW



PARTIAL E. ELEVATION— N. SITE VIEW FROM EAST



GRAPHIC SCALE



E. ELEVATION— N. SITE VIEW FROM EAST



GRAPHIC SCALE

CONSTRUCTION NOTES

- 1 STUCCO ON LATH—MATCH BLDG. FASCIA
- 2 STACKED CONC. BLK. WALL—INT. COLORED BLK.
- 3 2" BLOCK WALL CAP— INTEGRAL COLORED BLK.
- 4 ALUM. GATES(2X3) W/ MTL. PANEL BACKING
- 5 ALUMINUM T CHANNELS— PER DETAILS
- 6 CHARCOAL PLEXIGLASS PANELS
- 7 NEW MTL. DOOR, STOOP PER DETAILS
- 8 STUCCO FASCIA— MATCH EXIST'G. BLDG.
- 9 METAL DOORS
- 10 CHARCOAL WIRE GLASS PANEL
- 11 NEW METAL GATE AND FENCE—PER DETAILS
- 12 STONE WALL CAP
- 13 SCUPPER & DOWNSPOUT
- 14 CONCRETE FOUNDATION — SLAB AND FOOTINGS
- 15 STEEL COLS. AND ROOF STRUCTURE

DESIGN...PHASE...EXISTING...STRUCTURE...MODIFICATIONS

PEPPER'S...RESTAURANT...FERNANDINA...BEACH...FL.

R4 DEVELOPMENT CO. LLC  
JOEL REITZER, ARCHITECT  
NC LICENSE # 12815  
1365 MANUITY ROAD  
FERNANDINA BEACH, FL 32034



| No. | Revisions | Date | By |
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Date 1-17-2020

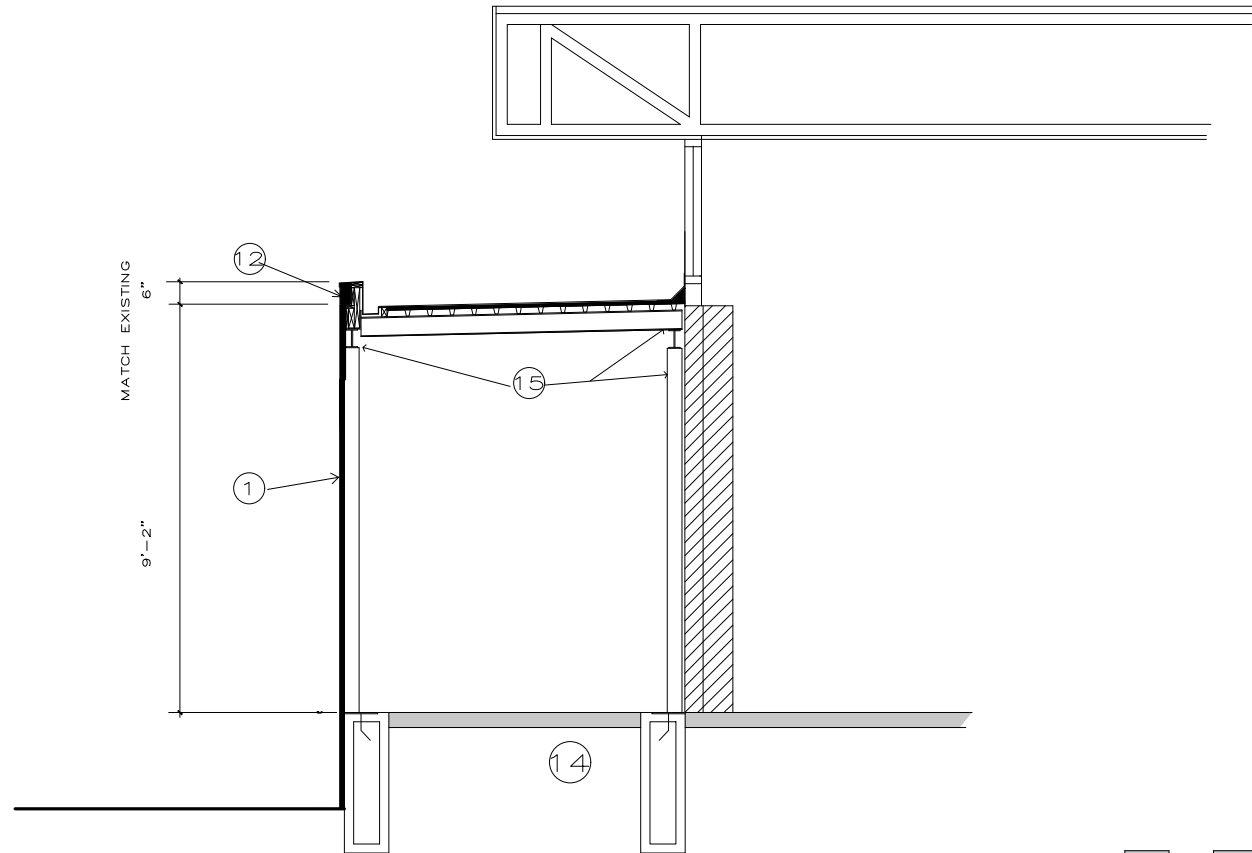
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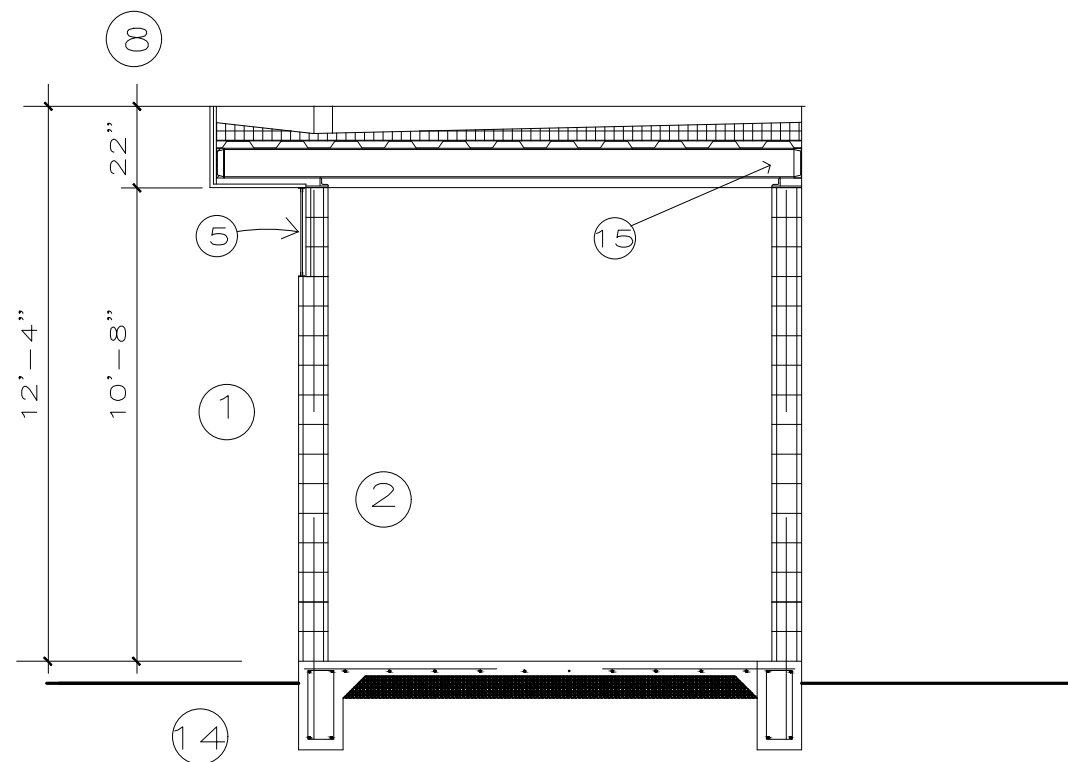
Job PEPPER'S..ADDN'S

Sheet A-2.2

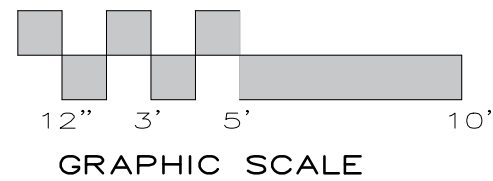




SECTION— RESTAURANT BLDG. ADDITIONS

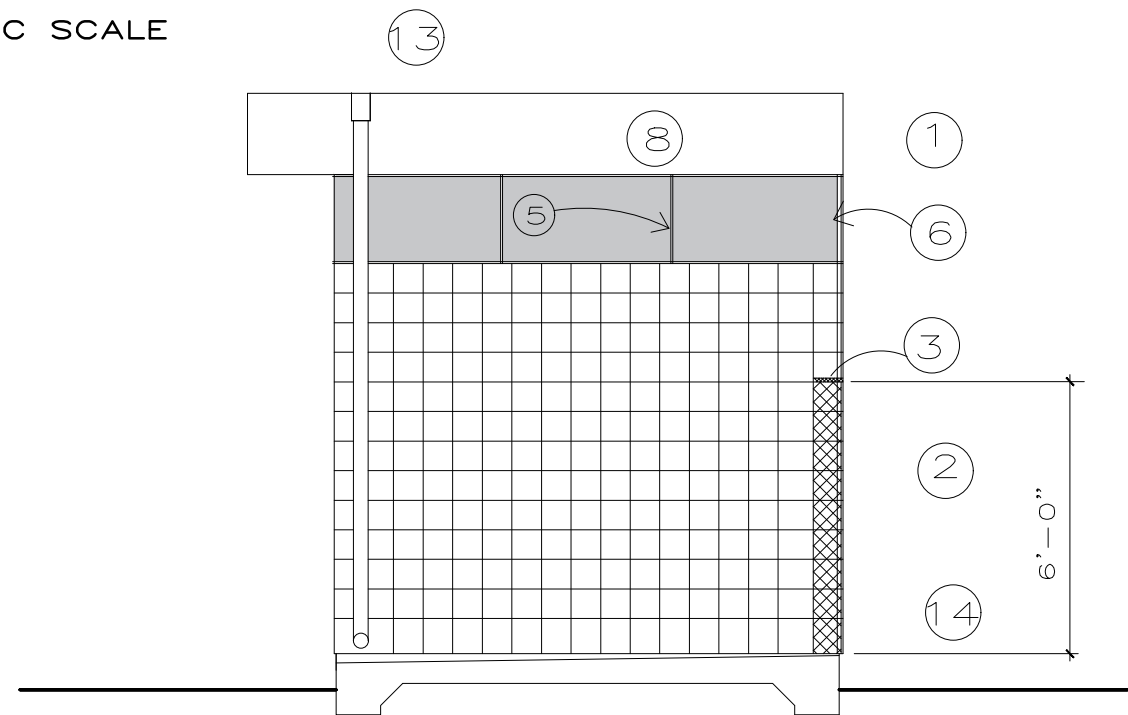


SECTION— STORAGE



CONSTRUCTION NOTES

- ① STUCCO ON LATH—MATCH BLDG. FASCIA
- ② STACKED CONCRETE BLOCK WALL—INTEGRAL COLORED BLK.
- ③ 2" BLOCK WALL CAP— INTEGRAL COLORED BLK.
- ④ ALUM. GATES(2X3) W/ MTL. PANEL BACKING
- ⑤ ALUMINUM T CHANNELS— PER DETAILS
- ⑥ CHARCOAL PLEXIGLASS PANELS
- ⑦ NEW MTL. DOOR, STOOP PER DETAILS
- ⑧ STUCCO FASCIA— MATCH EXIST'G. BLDG.
- ⑨ METAL DOORS
- ⑩ CHARCOAL WIRE GLASS PANEL
- ⑪ NEW METAL GATE AND FENCE—PER DETAILS
- ⑫ STONE WALL CAP
- ⑬ SCUPPER & DOWNSPOUT
- ⑭ CONCRETE FOUNDATION — SLAB AND FOOTINGS
- ⑮ STEEL COLS. AND ROOF STRUCTURE



N. ELEVATION— STORAGE

IR4 DEVELOPMENT CO. LLC  
JOEL REITZER, ARCHITECT  
NC LICENSE # 12815  
1365 MANUJY ROAD  
FERNANDINA BEACH, FL 32034

IR4  
DEVELOPMENT  
ARCHITECTURE

| No.                  | Revisions | Date | By |
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| Date 1-17-2020       |           |      |    |
| Scale VARIES         |           |      |    |
| JR                   |           |      |    |
| Job PEPPER'S..ADDN'S |           |      |    |
| Sheet A-3.1          |           |      |    |

DESIGN..PHASE..EXISTING..STRUCTURE..MODIFICATIONS

PEPPER'S..RESTAURANT..FERNANDINA..BEACH..FL.

**From:** [joel reitzer](#)  
**To:** [Salvatore Cumella](#)  
**Cc:** [Samantha Rogic](#); [Jacob Platt](#)  
**Subject:** Re: Pepper's Restaurant Revisions  
**Date:** Friday, January 17, 2020 2:26:22 PM  
**Attachments:** [image850360.png](#)  
[image734955.png](#)  
[image914494.png](#)  
[Pepper's Rest- Design Dev.-A3.1\(17X11\)-1-17-20.pdf](#)  
[Pepper's Rest- Design Dev.-A2.2\(17X11\)-1-17-20.pdf](#)  
[Pepper's Rest- Design Dev.-A2.1\(17X11\)-1-17-20.pdf](#)  
[Pepper's Rest- Design Dev.-A1.11\(17X11\)-1-17-20.pdf](#)  
[Pepper's Rest- Design Dev.-A1.1\(17X11\)-1-17-20.pdf](#)  
[Pepper's Rest- Design Dev.-A1.2\(17X11\)-1-17-20.pdf](#)

---

Dear Mr. Cumella;

Please find herewith electronic copies (pdf's) of the revised design of the Pepper's Mexican Grill & Cantina additions. These were prepared in response to comments received during the HDC Meeting on 1-16-2020.

We are also preparing material and color sample changes which will be brought to the next HDC Meeting on 2-20-2020 at 5 p.m., where the agenda item # HDC 2019-46 will be continued for consideration.

To summarize, the following changes have been made to the design of Pepper's as presented on 1-16-20:

1. The Dumpster and New Storage Room have been rearranged (flipped), allowing the dumpster to be shifted to the south, while maintaining the parking lot and planters.
2. A new Side entrance has been added to the dumpster enclosure, which will be constructed of the same material as the gates facing to the east.
3. Dimensions have been maintained as to clearances and heights.
4. The CMU colored block material will be in accordance with standard colors available from A-1 Block of Orlando, and we have ordered a complete array of miniature color samples from the manufacturer for viewing at the next meeting, to allow all to see alternate colors, such as the S-191 and S-105 alternates suggested in the meeting.
5. Paint color samples will be provided to respond to the suggestion of simulating window frames on the existing building. Also, the Stucco Plaster finish coat color sample will be provided, as the photocopy did not depict the color to the match to the building fascia and soffits.

We trust the information meets the needs of the HDC and the questions of stakeholders.

Please let me know if there are any questions.

Sincerely,

Joel Reitzer, Architect  
R4 Development  
904-607-3636

PS- For convenience, I am by copy to Jacob Platt, providing copies for reference to the TRC Planning Staff as reference for the 2-13-20 TRC Meeting at 10 a.m.

---

**From:** Salvatore Cumella <scumella@fbfl.org>  
**Sent:** Friday, January 17, 2020 12:23 PM  
**To:** joel reitzer <joelreitzer@r4development.com>  
**Cc:** Samantha Rogic <srogic@fbfl.org>  
**Subject:** RE: Pepper's Restaurant Revisions

Thanks Joel. A PDF will be fine.  
-Sal

Salvatore Cumella  
Senior Planner  
City of Fernandina Beach  
204 Ash Street  
Fernandina Beach, FL 32034  
Main: (904) 310-3480 | Direct: (904) 310-3483 | scumella@fbfl.org  
[www.fbfl.us](http://www.fbfl.us)



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

Disclaimer: According to Florida Public Records Law, email correspondence to and from the City of Fernandina Beach, including email addresses and other personal information, is public record and must be made available to the public and media upon request, unless otherwise exempted by the Public Records Law. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

---

**From:** joel reitzer <joelreitzer@r4development.com>  
**Sent:** Friday, January 17, 2020 9:57 AM  
**To:** Salvatore Cumella <scumella@fbfl.org>  
**Cc:** Samantha Rogic <srogic@fbfl.org>  
**Subject:** Pepper's Restaurant Revisions

Good Morning.

I will be resubmitting the Pepper's Restaurant Drawings as Agenda Item # HDC 2019-46 was continues to the February 13th meeting date.

For logistical efficiency, I'd like to resubmit the drawings (11"X17") electronically in pdf's, if that is acceptable to you. This will aid in getting you the revised plans before your deadline of next Friday.

Would this be acceptable to you?

Thanks, Joel

Joel Reitzer, Architect  
R4 Development  
9004-607-3636

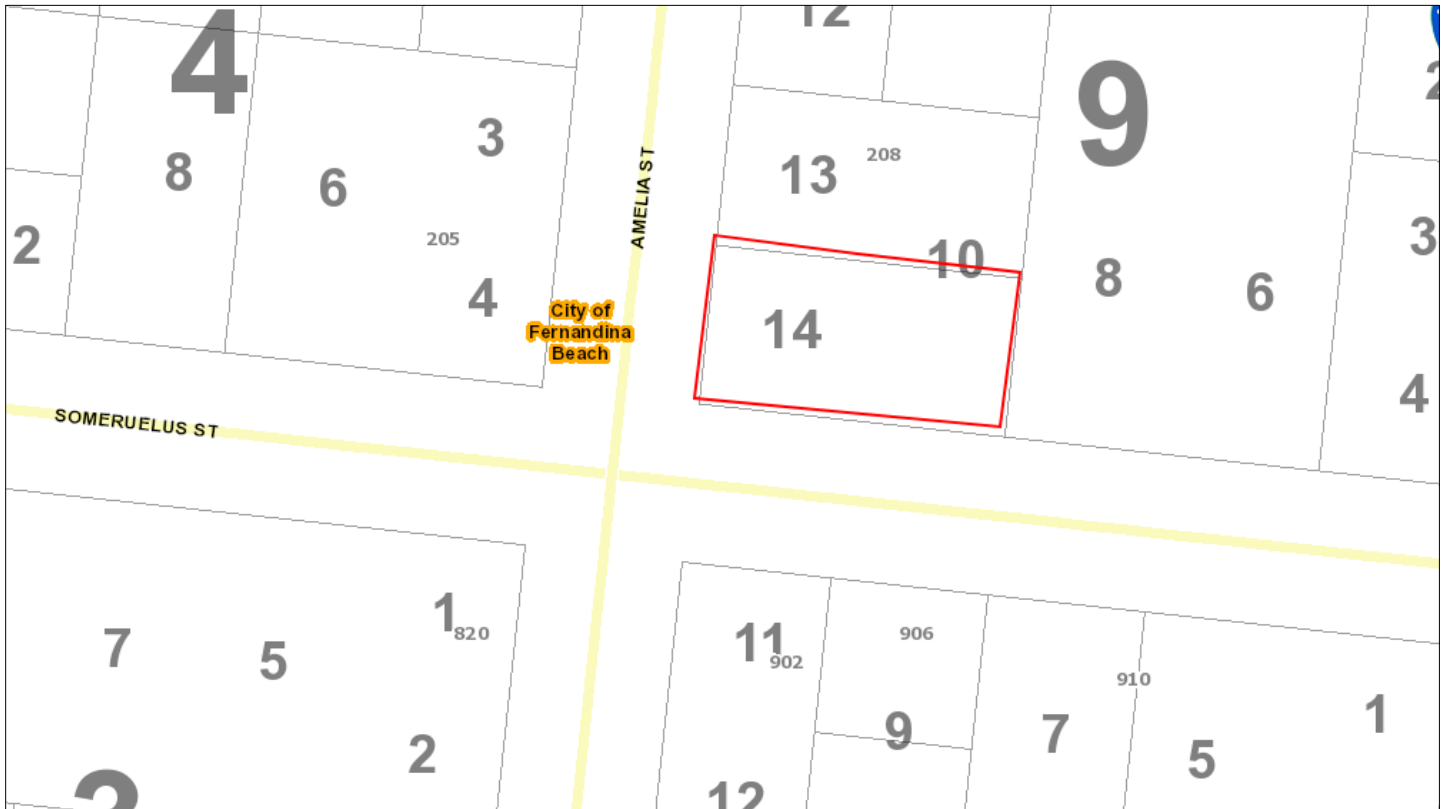


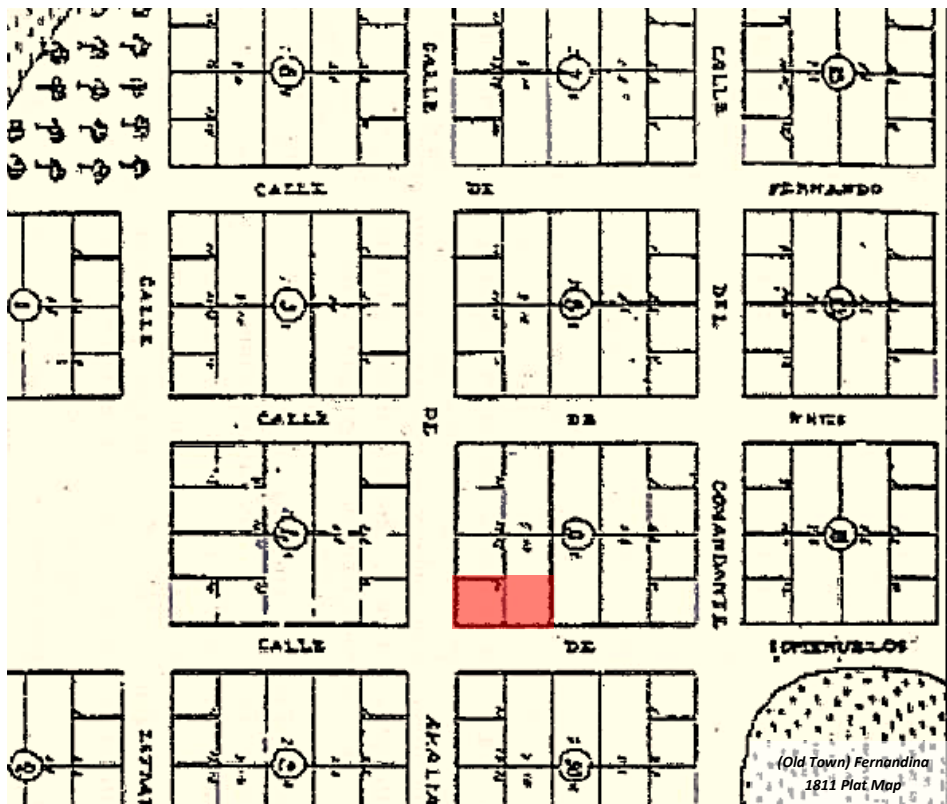


**HISTORIC DISTRICT COUNCIL STAFF REPORT**  
**HDCV 2020-01**  
**FEBRUARY 20, 2020**

|                                   |                                                                                           |
|-----------------------------------|-------------------------------------------------------------------------------------------|
| <b>Owner/Applicant:</b>           | Jackie A. Harrison & Linda Harrison                                                       |
| <b>Property Address:</b>          | Lot 14 & S. ½ of Lot 10, Block 9, Old Town (Someruelus Street)                            |
| <b>Requested action:</b>          | Variance from Land Development Code Section 8.01.01.03(K) <i>Lot Visibility Corridors</i> |
| <b>Current zoning:</b>            | OT-1                                                                                      |
| <b>FLUM land use category:</b>    | Old Town 1                                                                                |
| <b>Existing uses on the site:</b> | Vacant                                                                                    |
| <b>FL Master Site File #</b>      | N/A                                                                                       |
| <b>Year Built:</b>                | N/A                                                                                       |
| <b>Contributing Status:</b>       | N/A                                                                                       |

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 request was previously approved as HDC 2018-34, which expired August 16, 2019.

The applicant is requesting a variance from LDC 8.01.01.03(K) *Lot Visibility Corridors*, specifically the side-yard corridor.

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.

**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.

The parcel consists of Lot 14 (media peonia) & the S. ½ of Lot 10 (peonia) of Block 9, Old Town (Someruelus Street). The parcel is oriented contrary to the 1811 platting due to the fact that the adjoining home was sited across lots 13 and the northern half of lot 10 in the 1930s. As such, there is a side yard corridor of 10' that runs through the center of the property that must remain open.

The applicant is requesting a variance from this section of the land development code to allow this lot to have the same buildable area as is common of other lots in Old Town.

## APPLICABLE GUIDELINES:

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[SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION](#)  
[CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE](#)  
[DOWNTOWN HISTORIC DISTRICT GUIDELINES](#)  
[CITY OF FERNANDINA BEACH COMPREHENSIVE PLAN](#)



## ANALYSIS:

| Criteria                                                                                                                                                                                                                                                                                                                                                                                | Applicant Response                                                                                                                                                                                        | Staff Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Meets Criteria |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| <b>1. Special Conditions</b><br>Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district. Special conditions or circumstances do not result from actions of the applicant and are not based on a desire to reduce development costs | <i>"The home located at 208 Amelia Street, built in the 1930's resulted in a revamping of the existing parcels. This resulted in lot 14 and the south ½ of lot 10 differentiated from other parcels."</i> | Due to the construction of the home at 208 Amelia Street in the 1930's and the reorientation of the parcels, lot 14 and the remaining ½ of lot 10 are restricted in the buildable area. Special conditions and circumstances do exist on this parcel which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district. These special conditions or circumstances do not result from actions of the applicant and are not based on a desire to reduce development costs | YES            |
| <b>2. Special Privilege</b><br>Granting the variance does not confer upon the applicant a special privilege that is denied by the Land Development Code to other lands, structures, or buildings in the same zoning district                                                                                                                                                            | <i>"Despite the outline of the original platting, granting the variance would provide for a congruency in buildable parcels consistent with the other existing residences in this area."</i>              | Granting the variance does constitute a special privilege that is denied by the LDC to other properties located in Old Town in that it allows a home to be oriented counter to the original platting and Design Guideline's recommendations.                                                                                                                                                                                                                                                                                                                            | NO             |
| <b>3. Literal Interpretation</b><br>Literal interpretation of the provisions of the Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district.                                                                                                                                                                       | <i>"The literal interpretation of said corridor requirement would preclude us as owner from rights shared in common by other properties located in this particular area."</i>                             | Literal interpretation of the mid-lot corridor requirement would limit the buildable area of the parcel, thus depriving the applicant of the rights commonly enjoyed by other properties in Old Town.                                                                                                                                                                                                                                                                                                                                                                   | YES            |
| <b>4. Minimum Variance</b><br>The variance requested is the minimum variance needed that will make possible the reasonable use of the land, structure, or building.                                                                                                                                                                                                                     | <i>"This variance request would be the minimum needed to enable the reasonable use of this land, thereby allowing residential construction equivalent and consistent with the area."</i>                  | No variance is required to build on the parcel. The unique circumstances of this property do limit the buildable area of this parcel, forcing a building constructed on the parcel to have a smaller footprint than the average home in Old Town. The variance requested will allow for a building area similar to most other lots in Old Town, but is not required to make possible the reasonable use of the land.                                                                                                                                                    | NO             |

|                                                                                                                                                                                                                                     |                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| <p><b>5. General Harmony</b><br/>Granting the variance will be in harmony with the general intent and purpose of the Land Development Code and Comprehensive Plan.</p>                                                              | <p><i>“Granting of this variance would be harmonious with the existing residences thereby creating a reconciliation of the intent and purpose of the areas comprehensive plan.”</i></p> | <p>Two of the stated goals of the Old Town Fernandina Preservation and Development Guidelines are to:<br/>-Maintain the same configuration of land use fitted to the lot sizes of the Spanish plat in order to make a spatial connection to the history of Old Town. And<br/>- Design buildings and landscape to reinforce the order of the historic city plan.<br/>Granting the variance would not be in harmony with the intent and purpose of the Land Development Code and Comprehensive Plan, but could be mitigated through the siting of a future structure and the use of architectural features to recognize the mid-lot corridor.</p> | <p>NO</p>  |
| <p><b>6. Public Interest</b><br/>Granting the variance is compatible with surrounding properties, will not cause injury to the area involved, or otherwise be detrimental to the public health, safety, welfare or environment.</p> | <p><i>“Granting the variance would not cause any injury to the area involved, not be of any detriment as is evidenced by said variance being granted pursuant to HDC 2018-34.”</i></p>  | <p>Staff finds that the request would not cause injury to public health, safety, or welfare, and would not cause injury to the area involved.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>YES</p> |

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

In acting on variance requests in the Historic District Overlays or the Community Redevelopment Area Overlay, the Historic District Council (HDC) may take into account the following criteria in addition to the criteria filled out in the above application.

#### **Applicant Response**

"The variance requested would have no adverse effect on this Historic District area. In fact, the ability to construct a new residence of equal character, description, and flow with the other residences presently existing in the area would be of benefit, not detriment to the public interest.

Special conditions certainly exist as a result of the home located at 208 Amelia Street, adjacent to this parcel. The home at 208 Amelia Street, constructed prior to the existing LDC, created a unique circumstance suggesting an alternative form of plotting in order to have a neighborhood maintaining congruent historical characteristics."

#### **Staff Response**

Staff finds that granting this variance would not further the stated goals of the Old Town Fernandina Preservation and Development Guidelines:

- Maintain the same configuration of land use fitted to the lot sizes of the Spanish plat in order to make a spatial connection to the history of Old Town.
- Design buildings and landscape to reinforce the order of the historic city plan.

Another consideration for the Board to discuss is the fact that this parcel does have special circumstances that have long existed and were not created by the current owner.

### **STAFF RECOMMENDATION:**

---

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

#### **Staff recommends: DENIAL of HDCV 2020-01**

If the Board finds that enough evidence has been presented to grant approval of this variance, staff suggests that the approval be granted with the condition that the 10' side yard visibility corridor follow the guidelines for mid-lot corridors: "...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)."

### **MOTION TO CONSIDER:**

---

I move to **approve or deny** HDC case number HDCV 2020-01 **with or without** conditions;

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

That HDC case HDCV 2020-01, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Fernandina Preservation and Development Guidelines to warrant approval at this time.



## LIST OF EXHIBITS:

---

### EXHIBIT 1      HDC 2018-34 Application and Backup Materials

Respectfully Submitted,



**Salvatore J. Cumella**  
**Historic Preservation Planner**

INV#6200

**HDCV2020-00** 01

REC'D: 1/8/2020 BY: 8

INVOICE #: 6200

PAYMENT: 850 TYPE: CK 583

APPLICATION COMPLETE: Y ☐ N ☐

PRE-CONFERENCE: Y ☐ N ☐ DATE: \_\_\_\_\_

BOARD MEETING DATE: \_\_\_\_\_

PLANNER: \_\_\_\_\_ DATE: \_\_\_\_\_

☐ APPROVED ☐ DENIED



**APPLICATION FOR VARIANCE FROM THE LDC**

**APPLICANT INFORMATION**

**Owner Name:** Jackie A. Harrison and Linda Harrison

**Mailing Address:** 13313 NW Baywood Place, Palm City, FL 34990

**Telephone:** 561-313-3944 **Fax:** N/A

**Email:** pgalh@bellsouth.net

**Agent Name:** N/A

**Mailing Address:** \_\_\_\_\_

**Telephone:** \_\_\_\_\_ **Fax:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**PROPERTY INFORMATION**

**Street Address:** Someruelus Street, Fernandina Beach, FL 32034

**Parcel Identification Number(s):** 00-00-31-1580-0009-0101

**Lot Number:** lot 14 + S. 1/2 of lot 10 **Block Number:** 9 Old Town

**PROJECT INFORMATION**

**Variance(s) requested from LDC Section(s):** 8.01.01.03(K) lot visibility Corridors

**Brief description of work proposed (use additional sheets if necessary):**  
We are requesting this variance in order to enable the construction of our New Residential Home.

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

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

The home located at 208 Amelia Street, built in the 1930's, resulted in a revamping of the existing parcels. This resulted in lot 14 and the south 1/2 of lot 10 differentiated from other area parcels.

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

Despite the outline of the original platting, granting the variance would provide for a congruency in buildable parcels consistent with the other existing residences in this area.

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

The literal interpretation of said corridor requirement would preclude us, as owners, from rights shared in common by other properties located in this particular area.

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

This variance request would be the minimum needed to enable the reasonable use of this land, thereby allowing residential construction equivalent and consistent with the area.

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

Granting of this variance would be harmonious with the existing residences thereby creating a reconciliation of the intent and purpose of the areas comprehensive plan.



6. Public Interest: Granting the variance is compatible with surrounding properties, will not cause injury to the area involved, or otherwise be detrimental to the public health, safety, welfare or environment.  
Granting the variance would not cause any injury to the area involved, nor be of any detriment as is evidenced by said variance being granted pursuant to HDC 2018-34

☒ If your property is located within the Historic Districts or the Community Redevelopment Area, please fill out responses to the supplemental variance criteria, attached as Appendix A, on a separate sheet of paper.

### SIGNATURE/NOTARY

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

1/6/2020  
Date

*Jackie Harrison*  
Signature of Applicant

STATE OF FLORIDA }  
COUNTY OF NASSAU } ss

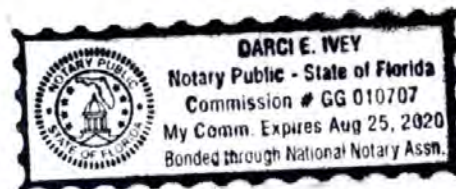
Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 6<sup>th</sup> day of January, 20 20, by Jackie Harrison.

*Darci E. Ivey*  
Notary Public

Darci E. Ivey  
Printed Name

8/25/2020  
My Commission Expires

Personally Known        OR Produced Identification        ID Produced: FWD



## Appendix "A"

### Application for Variance from the LDC

Lot 14 + S. ½ of Lot 10, Block 9, Old Town (Someruelus Street) Fernandina Beach, FL 32034

The variance requested would have no adverse effect on this Historic District area. In fact, the ability to construct a new residence of equal character, description, and flow with the other residences presently existing in the area would be of benefit, not detriment to the public interest.

Special conditions certainly exist as a result of the home located at 208 Amelia Street, adjacent to this parcel. The home at 208 Amelia Street, constructed prior to the existing LDC, created a unique circumstance suggesting an alternative form of plotting in order to have a neighborhood maintaining congruent historical characteristics.





Record and Return to:  
Andrea F. Lennon, P.A.  
961687 Gateway Blvd. Suite 101L  
Amelia Island, Florida 32034

File Number: 18-556

Inst: 201845026836 Date: 09/05/2018 Time: 8:42AM  
Page 1 of 2 B: 2220 P: 723, John A. Crawford,  
Clerk of Court Nassau, County. By: KB  
Deputy Clerk Doc Stamp-Deed: 644.00

## General Warranty Deed

Made this August 29, 2018 A.D. By **Catherine B. Tharin, a married woman**, whose post office address is: **432 North 3rd Street, Fernandina Beach, Florida 32034**, hereinafter called the grantor, to **Jackie A. Harrison and Linda Harrison, husband and wife**, whose post office address is: **13313 NW Baywood Place, Palm City, Florida 34990**, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Nassau County, Florida, viz:

ALL OF THAT CERTAIN PIECE, PARCEL OF TRACT OF LAND LYING AND BEING IN THE COUNTY OF NASSAU AND THE STATE OF FLORIDA KNOWN AND DESCRIBED AS FOLLOWS:

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

ALL OF LOT FOURTEEN (14), IN BLOCK NINE (9) IN OLD TOWN, AND THE SOUTH HALF OF LOT TEN (10) IN BLOCK NINE (9) IN OLD TOWN, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 00-00-31-1580-0009-0101

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

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

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2017.

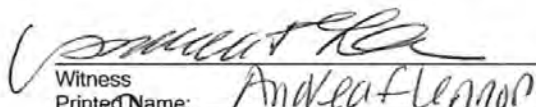
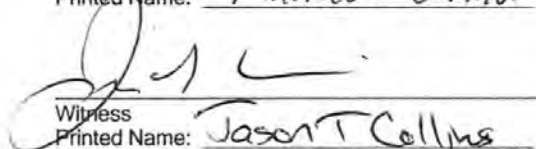


Record and Return to:  
Andrea F. Lennon, P.A.  
961687 Gateway Blvd. Suite 101L  
Amelia Island, Florida 32034

File Number: 18-556

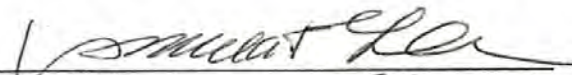
**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

|                                                                                                                                       |                                                                                                                                                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <br>Witness<br>Printed Name: <u>Andrea F. Lennon</u> | <br>_____<br><b>Catherine B. Tharin</b><br>Address: 432 North 3rd Street, Fernandina Beach,<br>Florida 32034<br>_____<br>(Seal) |
| <br>Witness<br>Printed Name: <u>Jason T. Collins</u> | _____<br>(Seal)<br>Address:                                                                                                                                                                                       |

State of Florida  
County of Nassau

The foregoing instrument was acknowledged before me this 29th day of August, 2018, by Catherine B. Tharin, a married woman, who is personally known to me or who has produced a Driver's License as identification.

  
Notary Public  
Print Name: Andrea F. Lennon  
My Commission Expires: 

January 6, 2020

City of Fernandina Beach, Dept. of Planning & Conservation

Historic District Council

204 Ash Street

Fernandina Beach, FL 32034

RE: Application for Variance from the LDC

Lot 14 + S. ½ of Lot 10, Block 9, Old Town (Someruelus Street) Fernandina  
Beach, FL 32034

Historic District Council:

Enclosed please find our application for variance from the LDC for the above referenced property. We purchased this property in August 2018 based upon the previous owner, C. Tharin, obtaining a variance for purposes of new residential construction. The Certificate of Approval was issued August 16, 2018 for a period of one year (copy enclosed).

Unfortunately, a major health issue occurred in our immediate family, and the time frame had lapsed. We recently became able to proceed with the plans for constructing our residence. We reached out to Eric Moser of Moser Design Group, and were advised that we would need to once again obtain the variance. In his opinion, absent the variance, the property would be deemed virtually unbuildable. As such, we respectfully submit this letter with the enclosed application and documentation, so that we may proceed with the plans and construction of our single family residence on this property.

Yours Truly,

Jackie and Linda Harrison



## **CERTIFICATE OF APPROVAL**

HISTORIC DISTRICT COUNCIL

CITY OF FERNANDINA BEACH

204 ASH STREET

FERNANDINA BEACH, FLORIDA 32034

904-310-3135 • [www.fbfl.us/historicdistrict](http://www.fbfl.us/historicdistrict)

**THIS DOCUMENT MUST BE POSTED AT ALL TIMES UNTIL  
PROJECT IS COMPLETED.**

### **ISSUED TO:**

Catherine Tharin  
Lot 14 + S. ½ of Lot 10,  
Block 9, Old Town  
(Someruelus Street)  
Fernandina Beach, FL  
32034

FOR: HDC 2018-34

Certificate of Approval (COA) for  
a Variance from Land  
Development Code Section  
8.01.01.03(K) Lot Visibility  
Corridors, with the condition that  
the applicable side yard view  
corridor be treated as a mid-lot  
corridor.

### **DATE ISSUED:**

August 16, 2018

### **DATE EXPIRES:**

August 16, 2019

Sal Cumella, Historic Preservation Planner  
On Behalf of the Historic District Council

**Please be advised it is the owner and/or agent's responsibility to notify staff of any potential changes from the approved COA that arise and obtain approval prior to commencing the changes.**



# MAP OF BOUNDARY SURVEY

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

ALL OF LOT FOURTEEN (14), IN BLOCK NINE (9) IN OLD TOWN, AND THE SOUTH ONE HALF OF LOT TEN (10) IN BLOCK NINE IN OLD TOWN, BEING THE SAME OR IDENTICAL LANDS AS DESCRIBED IN THAT CERTAIN DEED DATED APRIL 14, 1964 AND RECORDED IN OFFICIAL RECORDS BOOK 46 AT PAGE 114 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

**CERTIFIED TO:**  
JACKIE & LINDA HARRISON

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

BUILDING RESTRICTION LINES SHOWN HEREON ARE PER THE CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE, CHAPTER 8, PARAGRAPH 8.01.01.02 SECTION "K" FOR PROPERTIES ZONED QT-1 (ADOPTED ON SEPTEMBER 05, 2006)

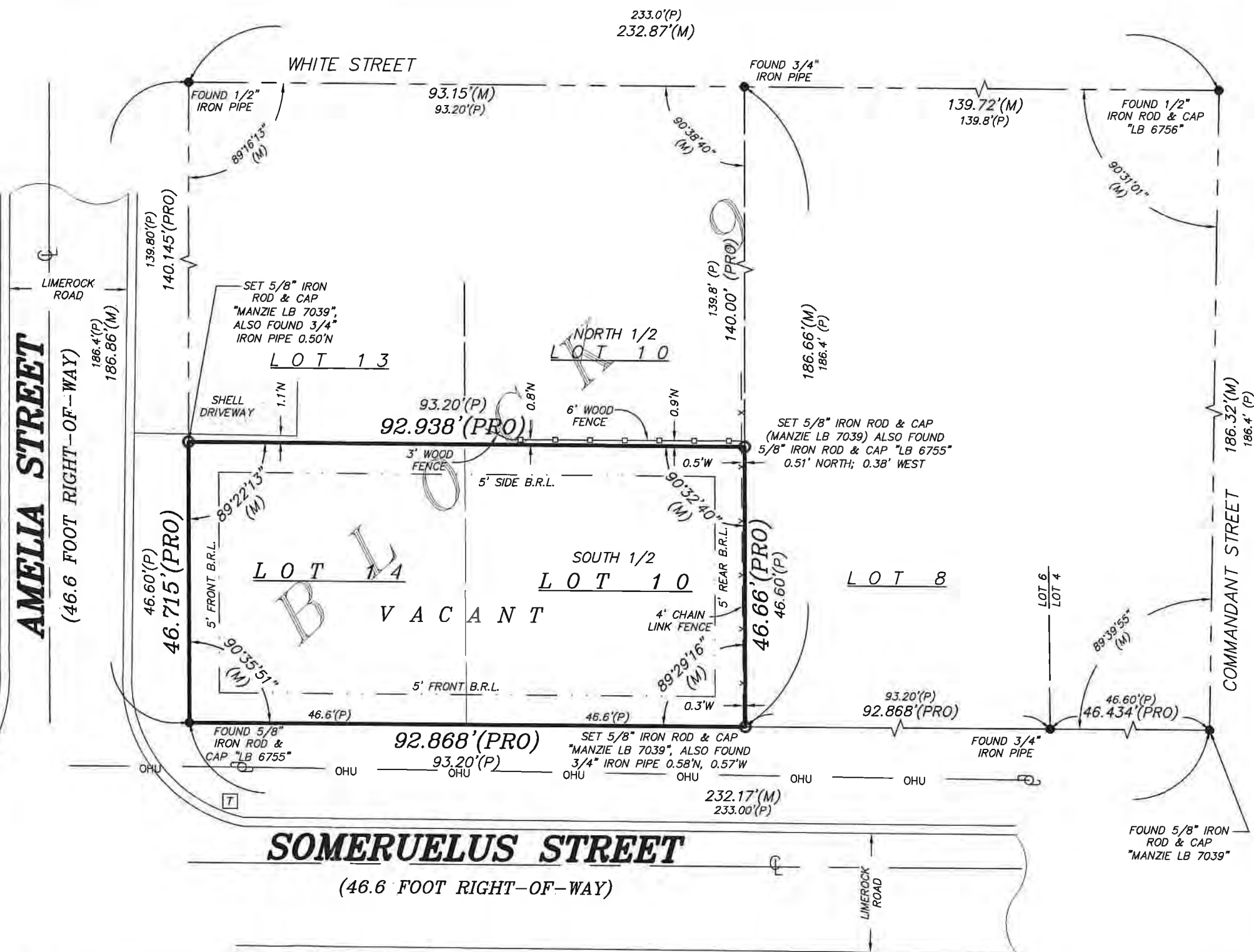
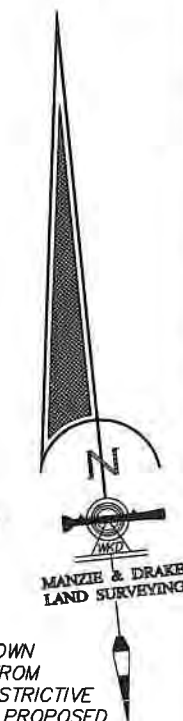
BUILDING RESTRICTION LINE (BRL) / SET BACK LINE INFORMATION SHOWN HEREON IS BASED ON THE MOST CURRENT INFORMATION AVAILABLE FROM THE APPLICABLE LOCAL GOVERNING AGENCY THERE MAY BE MORE RESTRICTIVE BUILDING RESTRICTIONS AND SET BACKS THAN NOTED DEPENDING ON PROPOSED DESIGN. WHOMEVER RELIES ON THIS INFORMATION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

## LEGEND

B.R.L. = BUILDING RESTRICTION LINE  
CL = CENTERLINE  
-x-x- = CHAIN LINK FENCE  
(M) = MEASURED  
(PRO) = PRORATED  
(P) = PLAT  
-OHU- = OVERHEAD UTILITY WIRES  
[ ] = TELEPHONE PEDESTAL  
-o-o- = WOOD FENCE  
[ ] = WOOD POWER POLE

## 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 show hereon are based on recovered monumentation.
- 5) "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid."
- 6) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C 0229G, Dated 08/02/2017. Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- 7) This survey is protected by copyright and is certified only to the entities listed and only for this particular transaction. Any use or reproduction of this survey without the express written permission of the surveyor is prohibited. Use of this survey in any subsequent transactions is expressly prohibited and is not authorized. The surveyor expressly disclaims any certification to any parties in future transactions. No entity other than those listed should rely upon this survey.



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

*Michael A. Manzie*

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

**MANZIE & DRAKE LAND SURVEYING**

117 South Ninth Street, Fernandina Beach, FL 32034

(904) 491-5700 www.ManzieAndDrake.com

Certificate of Authorization Number "LB 7039"

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

SCALE: 1"=20' JOB NO: 20353 DATE: 07/03/2018 CADD: BH

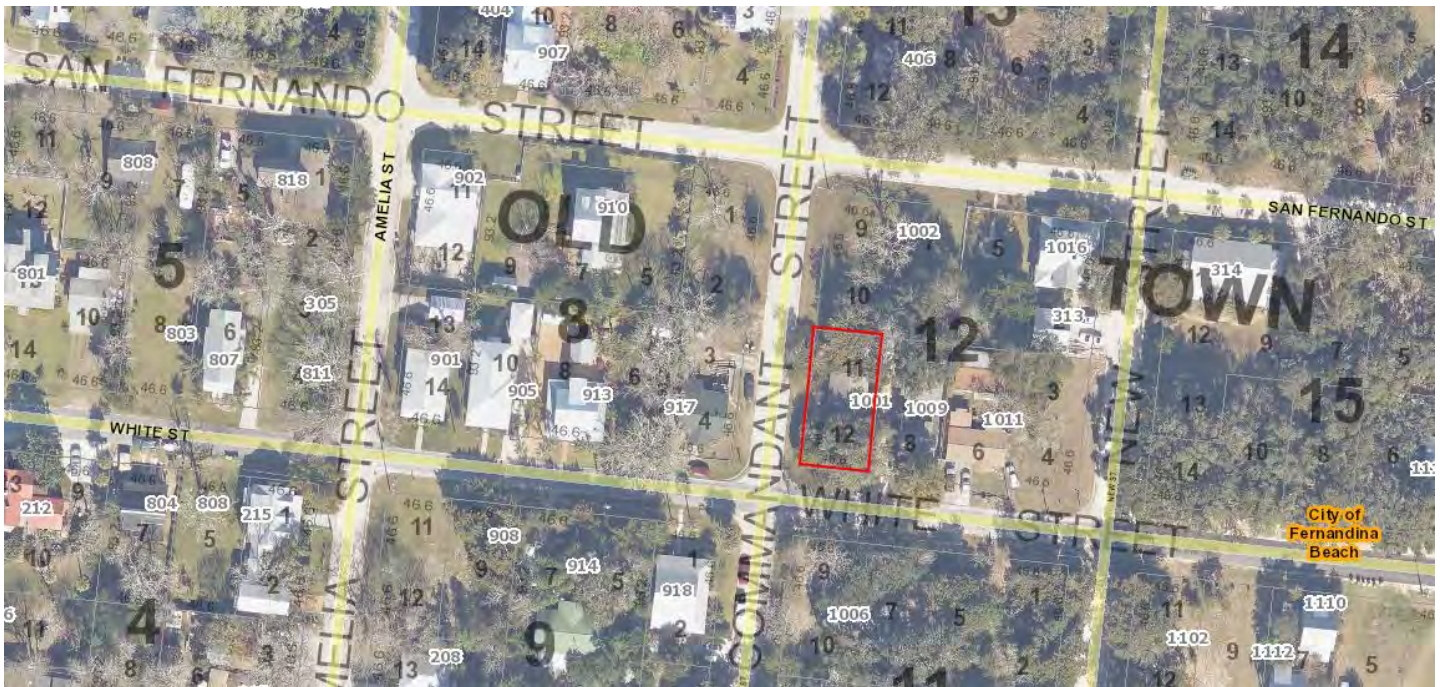
F.B. NO: X-302 PAGE NO: 63 FIELD CREW: GS FILE NO: A-4612



**HISTORIC DISTRICT COUNCIL STAFF REPORT**  
**HDC 2020-01**  
**FEBRUARY 20, 2020**

|                                   |                                                                                                                                   |
|-----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| <b>Owner/Applicant:</b>           | John Hillman                                                                                                                      |
| <b>Property Address:</b>          | 1001 White Street (Old Town)                                                                                                      |
| <b>Requested action:</b>          | Certificate of Approval (COA) to rehabilitate exterior of home to include additions, screened porch, and accessory dwelling unit. |
| <b>Current zoning:</b>            | OT-1                                                                                                                              |
| <b>FLUM land use category:</b>    | Old Town                                                                                                                          |
| <b>Existing uses on the site:</b> | Single-Family Residential                                                                                                         |
| <b>FL Master Site File #</b>      | N/A                                                                                                                               |
| <b>Year Built:</b>                | 1938 (NCPA)                                                                                                                       |
| <b>Contributing Status:</b>       | 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 rehabilitate exterior of home to include additions, screened porch, and accessory dwelling unit. The scope will include replacement of non-historic doors, windows, and siding with designs/materials more appropriate to the period of the home.

## **APPLICABLE GUIDELINES:**

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

[OLD TOWN FERNANDINA PRESERVATION AND DEVELOPMENT GUIDELINES](#)

[SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION](#)

## **ANALYSIS:**

The proposed rehabilitation and construction of the accessory dwelling unit will be in keeping with the scale and design of the home and is respectful of all of the view corridors. Staff notes that the HVAC is proposed to be closer than 5' to the property line, which is not permissible per LDC 4.02.03(A)7. This will need to be relocated to be compliant. Staff recommends approving the relocation as a staff level approval before the COA can be released.

## **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 2020-01 with the following conditions:**

1. HVAC for accessory dwelling unit be relocated to comply with LDC 4.02.03(A)7

## **MOTION TO CONSIDER:**

I move to **approve or deny** case number HDC 2020-01 **with or without** conditions;

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

That HDC case HDC 2020-01, 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 2020-01 Application and Backup Materials**

Respectfully Submitted,



**Salvatore J. Cumella**  
**Historic Preservation Planner**



OFFICE USE ONLY

HDC 2020-0 0001

REC'D: 1/16/20 BY: [Signature] SCANNED: \_\_\_\_\_

APPLICATION COMPLETE: Y \_\_\_\_\_ N \_\_\_\_\_

PAYMENT: \$ \_\_\_\_\_ INVOICED [ ] PAID [ ]

PRE-CONFERENCE: Y \_\_\_\_\_ N \_\_\_\_\_ DATE \_\_\_\_\_

BOARD MEETING DATE: \_\_\_\_\_



## APPLICATION FOR HISTORIC DISTRICT COUNCIL CERTIFICATE OF APPROVAL (COA)

PLANNER: \_\_\_\_\_ DATE: \_\_\_\_\_  
\_\_\_\_ APPROVED \_\_\_\_ DENIED

### PROJECT TYPE:

☐ New Construction ☒ Addition ☐ Alteration ☐ Relocation ☐ Demolition ☐ Amendment to COA# \_\_\_\_\_  
☐ Repair ☐ Paint ☐ Fence ☐ Sign ☐ Re-roof ☐ Other: \_\_\_\_\_

### APPROVAL TYPE:

☐ Staff Approval  
☐ Board Approval: Conceptual \_\_\_\_\_ or Final \_\_\_\_\_

### PROPERTY INFORMATION

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

Street Address: 1001 WHITE STREET

District: ☐ Downtown Historic ☒ Old Town ☐ CRA Waterfront

Parcel Identification Number(s): \_\_\_\_\_

Zoning District: \_\_\_\_\_ Lot / Block Number (optional) \_\_\_\_\_

### Owner of Record

As recorded with the Nassau  
County Property Appraiser

Owner(s) Name

HILLMAN, JOHN

Company (if applicable)

Street Address

1001 WHITE STREET

City State Zip

FERNANDINA BEACH FL

Telephone Number

843-475-6686

Email Address

john@craneisland.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

Company (if applicable)

Street Address

City State Zip

Telephone Number

Email Address



## 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<br>(Initials) | Please submit 1 copy of each of the following:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Staff<br>(Initials) |
|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| JAH                     | Proof of ownership (copy of deed or tax statement) <i>- WE CLOSE REMOVAL 1/17/20</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                     |
| JAH                     | 11x17 signed, sealed, scaled survey of property. Completed within the last 2 years.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                     |
| JAH                     | 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                     |
| JAH                     | Site plan <u>must</u> show all trees greater than 5" diameter at breast height (DBH) and indicate any trees that are to be removed as part of the scope of work.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                     |
| JAH                     | Photographs of the existing site and existing buildings if any, including views from the street.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                     |
| JAH                     | 11x17 drawings to scale showing ALL existing and proposed exterior elevations of primary <u>and/or</u> accessory buildings. Existing vs. proposed features should be clearly delineated with labels, shading, and/or hatching.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                     |
| JAH                     | Elevations <u>must</u> include specific material and detail information with call outs that define all visible exterior elements, such as (but not limited to): wall finishes, foundation wall finish, corner-boards, water-tables, barge-boards, cornice trim, door trim, window trim, column elements, railings, roof fascia, balcony trim elements, supporting/decorative brackets, gable end decorative elements, shutters, roof finishes, chimney finish, privacy fences, picket fences, gates, utility yard screens, gazebos, outdoor shower screens, etc. Provide specific detail views of features that cannot be called out with notes on the elevations. Examples include porch details, pier elements, lattice infill components, soffit and cornice trim detailing, etc. |                     |
| JAH                     | Elevations and/or site plan <u>must</u> show all proposed mechanical and plumbing equipment (HVAC, hood vents, backflow preventers, etc.) All rooftop mechanical equipment shall be screened from view to adjacent properties and rights-of-way by utilizing parapets or other screening elements that are integrated into the overall architecture of the structure and constructed using materials and methods that are consistent with those used on the building.                                                                                                                                                                                                                                                                                                                |                     |
| JAH                     | Product/material details and specifications, including brochures or printouts, for any proposed material as applicable and not limited to: doors, windows, roofing, exterior fabric, fascia/trim, shutters, fencing, sidewalk/driveway, landscaping, foundation, porch/deck, sheds, and proposed colors for ALL surfaces to be painted/stained/treated.                                                                                                                                                                                                                                                                                                                                                                                                                              |                     |
| ?                       | New construction applications <u>must</u> show context of project within existing streetscape.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                     |
| NA                      | 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).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                     |

| Project Scope         | Manufacturer     | Description                                                     | FI Product Approval #                                                                                                                                                                                                                     | Color                      |
|-----------------------|------------------|-----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| Paint – Body          | Sherwin Williams | Exterior Paint Color                                            |                                                                                                                                                                                                                                           | SW 7005 – Pure White       |
| Paint – Porch Ceiling | Sherwin Williams | Exterior Paint Color                                            |                                                                                                                                                                                                                                           | SW 6749 – Embellished Blue |
| Porch – Flooring      | Donald Kaufmann  | Exterior Paint Color                                            |                                                                                                                                                                                                                                           | DKC – 44 or similar        |
| Roof                  | Armour           | 5V metal Crimp                                                  | <a href="https://www.floridabuilding.org/upload/PR_Certificate/FL24397_R0_C_CAC_11030-001-1stCoast-5V-CertRep-Rev1.pdf">https://www.floridabuilding.org/upload/PR_Certificate/FL24397_R0_C_CAC_11030-001-1stCoast-5V-CertRep-Rev1.pdf</a> | Nevada Silver              |
| Siding                | Home Depot       | 105 Ship Lap – Pine                                             |                                                                                                                                                                                                                                           | Painted Pure White         |
| Trim                  | Home Depot       | Pine Trim                                                       |                                                                                                                                                                                                                                           | Painted Pure White         |
| Windows               | Windsor          | Double Hung Clad                                                | FL11092                                                                                                                                                                                                                                   | White                      |
| Windows               | Windsor          | Casement                                                        | FL11512                                                                                                                                                                                                                                   | White                      |
| Doors                 | Windsor          | Sliding Doors                                                   | FL11571                                                                                                                                                                                                                                   | Mahogany                   |
| Screen Door           | Vintage Doors    | Screen Porch Doors                                              |                                                                                                                                                                                                                                           | Mahogany                   |
| Brick                 | Cherokee         | Savannah Gray – Brick edge for driveway / sidewalks and chimney |                                                                                                                                                                                                                                           | Savannah Gray              |
|                       |                  |                                                                 |                                                                                                                                                                                                                                           |                            |



**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. \_1001 is a 1938 Mill Cottage with a simple rectangular shape. The existing home is 2 Bedrooms and 1 bath at 876 sq feet. There is no off-street covered parking and storage is limited. The home has aged windows and roof as well as aluminum siding covering the original wood siding.

**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 intent of the renovation is to keep the bedroom count the same but to add 1 additional bathroom and create a small den room off the Master Bedroom and enlarge the kitchen space with a dining area. The proposed new size is 1094 AC Sq Feet. Additionally, we desire to create a gracious wrap around porch suitable for outdoor gatherings and dining of 451 Sq Feet of Space. For visiting guests and space for our children for studies, we also desire to build a 1 car garage with living space above. This will add 611 sq feet of AC Square feet between the first and 2nd floors. It is our intent to replace the roof with a metal 5V crimp roof, new doors and windows throughout. All doors and windows will be trimmed with period appropriate trim and screen doors will be wood and add to the character of the home.

**PROJECT SCOPE ON NEXT PAGE**

| 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)

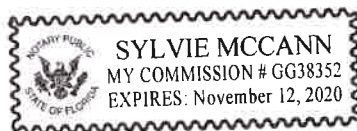
By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

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 Department of Planning & Conservation 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

11/16/20

Signature of Applicant



STATE OF FLORIDA

COUNTY OF NASSAU

ss }

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 16th day

of January, 20 20, by John Hillman.

Notary Public

Printed Name

My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: ☐

January 16<sup>th</sup>, 2020

Historic District Council  
City of Fernandina Beach  
Attn: Salvatore Cumella

Dear Mr. Salvatore,

On behalf of my wife (Dawn Hillman) and myself, I respectfully submit our application for the improvements to 1001 White Street. We have rehabilitated many homes in our life and we are especially excited about the opportunity to build a new/old home for our family in Old Town Fernandina. We have spent the better part of 2 years understanding the rich history and land plan of Old Town as well as many of the wonderful architectural elements of historic downtown Fernandina. As a family from Charleston, SC we understand the nuances and importance of historical character and timeless nature of it and we are hopeful you will like the direction we are going with the home.

As part of our submission, we wanted to make the point that our goal is simply to honor the home as we found it and offer an evolved nature to the home with the main element being the new wrap around porch that will offer some enhancement to the elevation of the home both on White Street and Commandant Street. We are requesting the addition of a garage with carriage space above for visiting guests and room for our children to do their school studies.

From a materials point of view, we plan to use simple materials so any additions will have a wood (cedar) lap siding that is the same as the original structure on all new and expanded spaces. We will use a combination of doors and windows from Windsor that all will have raised mutton / grills that will give a historic feel to the home. Porches will be in pressure treated lumber and likely of a 3" width tongue and groove with the ends showing out like an old porch would have had. If there is a suitable synthetic like Azek we would consider but only if the HDC approves. The roof will be a simple 5V crimp metal roof likely silver color.

We are excited about this project and we hope this submission will be well received and we look forward the meetings in February to discuss this further.

Warm Regards,



John A Hillman



Prepared by:  
Law Offices of Jacobs & Associates, P.A.  
961687 Gateway Boulevard, Suite 201-I  
Fernandina Beach, Florida 32034

File Number: 2019368-HILLMAN  
Consideration: \$230,000.00

## Warranty Deed

**THIS WARRANTY DEED** made this January 17, 2020 A.D. By **ANDREW T. CLARK and KAREN L. POTOSNAK-CLARK**, whose address is: 105 Marsh Creek Road, Fernandina Beach, Florida 32034, hereinafter called the grantor, to **JOHN HILLMAN and DAWN HILLMAN, husband and wife**, whose post office address is: 6 Oak Point Circle, Fernandina Beach, Florida 32034, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Nassau County, Florida, viz:

**All that certain piece, parcel or tract of land lying and being in the City of Fernandina Beach (formerly Fernandina), County of Nassau and State of Florida and known and described upon the Official Plat or Map of said City (as lithographed and issued by the Florida Railroad Company in 1857 and enlarged, revised and reissued by the Florida Town Improvement Company in 1887 and 1901) as Lots 11 and 12, Block 12 Old Town.**

Parcel ID Number: 00-00-31-1580-0012-0110

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

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

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2019.

Prepared by:  
Law Offices of Jacobs & Associates, P.A.  
961687 Gateway Boulevard, Suite 201-I  
Fernandina Beach, Florida 32034

File Number: 2019368-HILLMAN  
Consideration: \$230,000.00

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

*Signed, sealed and delivered in our presence:*

  
Sarah F. Adams

  
\_\_\_\_\_(Seal)  
**ANDREW T. CLARK**  
Address: 105 Marsh Creek Road  
Fernandina Beach FL 32034

  
Witness Printed Name Taran Jackson

  
\_\_\_\_\_(Seal)  
**KAREN L. POTOSNAK-CLARK**  
Address: 105 Marsh Creek Road  
Fernandina Beach FL 32034

State of Florida

County of Nassau

The foregoing instrument was acknowledged before me by means of physical presence this 17th day of January, 2020, by **ANDREW T. CLARK and KAREN L. POTOSNAK-CLARK, husband and wife**, who have produced FL Drivers Licnese as identification.

  
Notary Public

My Commission Expires: \_\_\_\_\_




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2745

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Categories: Browns/Grays, Classic Collection, Georgia



### DESCRIPTION

## Classic Collection- Georgia Savannah Gray

Savannah Gray is a customer favorite in our Classic Collection. All of our brick is sure to enhance any building project. In addition to being

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TO  
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point is all of our brick are available in queen, modular, engineer, thin brick and even custom sizes. Call us today to discuss your building or home project and let us help you find the perfect brick.

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HOME ([HTTPS://WWW.GRAVELSHOP.COM/INDEX.ASP](https://www.gravelshop.com/index.asp)) > GRAVEL STONE  
(/GIGRAVEL-STONE-26.ASP) > 1" DRIVEWAY GRAVEL WHITE BEIGE



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([https://www.gravelshop.com/shop-bilder/prods/driveway-gravel-653\\_large.jpg](https://www.gravelshop.com/shop-bilder/prods/driveway-gravel-653_large.jpg))

# 1" DRIVEWAY GRAVEL WHITE BEIGE

1" - 1/2" #57 Limestone

Status: **In stock**

Choose delivery type and quantity

**Find amount and Price in Listbox**

**Price including delivery**

|                   |                                  |                |
|-------------------|----------------------------------|----------------|
| Tipload (ton)     | ▼ 21 ton Full<br>Truckload       | Add to<br>Cart |
| Delivery 1-3 days |                                  |                |
| Tipload (21 ton)  | ▼ 21 truckload<br>Full Truckload | Add to<br>Cart |
| Delivery 1-3 days |                                  |                |

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## INFORMATION

- > Pricelist: Prices 1" Driveway Gravel White Beige
- > Density: 1 ton = 0.83 cu yd / 1 cu yd = 1.2 ton
- > Coverage: 0.62 cu yd covers 100 sq ft 2 inch deep
- > Coverage: 1.54 cu yd covers 100 sq ft 5 inch deep
- > Estimator: Coverage Calculate 1" Driveway Gravel White Beige  
(<https://www.gravelshop.com/shop/calculate-cubic-yard-feet-ton.asp?groupid=26&productid=570>)

## ABOUT 1" DRIVEWAY GRAVEL WHITE BEIGE

#57 Stone is an aggregate that is processed from natural durable materials.

The size of #57 Stone spans from 1/2 inch to 1 1/2 inches.

#57 Stone is commonly used in mix concrete, mix asphalt and as bases for retaining walls and driveways. #57 Stone can also be applied in irrigation and on gravel roads.

## SIMILAR PRODUCTS



(<https://www.doors4home.com>)

Q 1-877-929-3667 (tel:18779293667) 🗨

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⊕ Click to expand

## True Divided Lite, 8'-0" Tall 4-Lite Panel Bottom Mahogany Exterior Single Door

Brand: MAI Doors (/m-4-mai-doors.aspx)

Item #: 6265

Model: DD84L-1

Door Size (WxH)

36"x96" (3'-0"x8'-0")



Pre-Hanging [ Help ⓘ ] (/d2c3qrlfn00567.cloudfront.net/prehungyesno.jpg)

No



# \$1,060.00

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 **GROUND DELIVERY SURCHARGE: \$335.00**

Delivery surcharge for each additional door \$35.00.

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6

Houzz Project:

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## Product info

### PRODUCT DESCRIPTION

Unique 96" tall exterior square top door with 4-lite glass panels and solid Mahogany panel bottom. Door is crafted from hand-selected Mahogany of the highest quality to ensure optimal performance and unmatched beauty. Double thickness clear tempered (safety), insulated Low-E glass panels are used for added energy efficiency. The exterior glass pane includes a 1" wide beveled edge for sparkle and beauty. This design is desired traditional architects and designers for its traditional look and uniform grain. All parts are hand matched to ensure consistent appearance and performance. Wood is carefully kiln-dried and is ready for staining or painting.

Door is sold unfinished. Factory finish is available with pre-hung option.

Raised moulding panels on the exterior side of door only

### SPECS:

|                 |                                              |
|-----------------|----------------------------------------------|
| Door Type:      | Exterior                                     |
| Door Style:     | True Divided Lite<br>4 Lite - 96" Tall Doors |
| Wood Species:   | Mahogany                                     |
| Core:           | Mahogany                                     |
| Construction:   | Engineered Stiles and Rails - Mahogany Core  |
| Door Thickness: | 1-3/4"                                       |
| Glass Type:     | Dual Insulated, Low-E                        |



|                  |                                         |
|------------------|-----------------------------------------|
| Glass Style:     | Clear Beveled                           |
| Glass Thickness: | 5/8"                                    |
| Finished:        | Optional, available with prehung option |
| FSC Certified:   | No                                      |
| Warranty:        | 5 Year Limited Manufacturer Warranty    |

#### ADDITIONAL INFORMATION

- >  Frame and Rough Opening Sizes  
([//d3sm9ugi4r5d3e.cloudfront.net/docs/MAI/SizeTables.pdf](https://d3sm9ugi4r5d3e.cloudfront.net/docs/MAI/SizeTables.pdf))
- >  Finish and Maintenance  
([//d3sm9ugi4r5d3e.cloudfront.net/docs/MAI/FinishMaintenance.pdf](https://d3sm9ugi4r5d3e.cloudfront.net/docs/MAI/FinishMaintenance.pdf))
- >  Factory Finish Warranty  
([//d3sm9ugi4r5d3e.cloudfront.net/docs/MAI/FactoryFinishWarranty.pdf](https://d3sm9ugi4r5d3e.cloudfront.net/docs/MAI/FactoryFinishWarranty.pdf))
- >  Installation Instructions  
([//d3sm9ugi4r5d3e.cloudfront.net/docs/MAI/InstallationInstructions.pdf](https://d3sm9ugi4r5d3e.cloudfront.net/docs/MAI/InstallationInstructions.pdf))
- >  Manufacturer Warranty ([//d3sm9ugi4r5d3e.cloudfront.net/docs/MAI/Warranty.pdf](https://d3sm9ugi4r5d3e.cloudfront.net/docs/MAI/Warranty.pdf))

#### SHIPPING & LEAD TIMES

We ship directly to your job site in the 48 contiguous United States!

#### HOW LONG WILL IT TAKE FOR MY ORDER TO SHIP?

- > Door/slab (unprepped door without a frame): 2-3 weeks
- > Pre-hung, unfinished doors (door with a frame): 3-4 weeks
- > Pre-hung with factory finish doors: 4-6 weeks

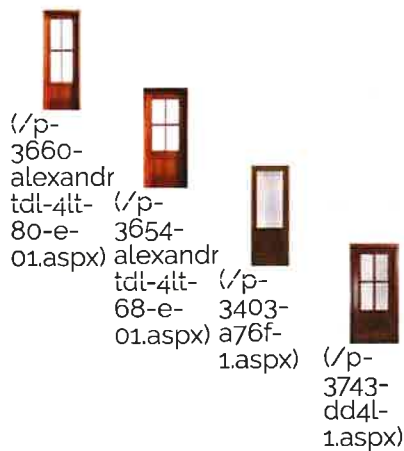
#### HOW IS MY ORDER SHIPPED?

Your order will be shipped ground via freight company (LTL). Our shipping is a curbside delivery with lift-gate and pallet jack service. Curbside delivery service provides delivery of your order to the curb at the end of your driveway. This service does not include set up or assembly of items or removal of packaging materials.

We will provide you with all necessary delivery information to prepare you for delivery, including: full carrier information, contact numbers, a link to the freight carrier's website and tracking numbers. You will be able to track your shipment online from departure to arrival. The delivery terminal will call you when your item arrives to schedule a delivery appointment.

Orders are shipped on a solid and secure crate. The crate is designed to protect your door and ensure that it will arrive in perfect condition. We only ship with freight companies who provide our customers with an online tracking system and superior service.

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## Similar Options to Consider



**Alexandria Moulding** Douglas Fir S4S Mixed  
(2)

**\$31<sup>80</sup>**/piece

Internet #202229351



**Mendocino Forest Products 2**  
in. x 6 in. x 8 ft.  
(47)

**\$164<sup>43</sup>**/package

Model # 113938



**Alexandria Moulding** Douglas Fir S4S Mixed  
(8)

**\$10<sup>97</sup>**/piece

Store SKU #113938



**Mendocino Forest Products 2**  
in. x 4 in. x 8 ft.  
(9)

**\$121<sup>89</sup>**/package



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5/4 in. x 4 in. x 10 ft. Tongue and Groove Pine Decking Board

★★★★☆ (3)

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## Product Overview

Tongue and groove design allows accurate fittings  
Easy to paint and stain for attaining a suitable finish  
Ideal for old-fashioned country, cottage or cabin decor

**Model #:** 113938

**SKU #:** 113938

**Internet #:** 202229351

Used for centuries in elegant and rustic settings: paneling is still gorgeous after years of use.

- Choose the finish to match your look paint, stain, whitewash or clear finishes transform the wood
- Pick a piece for old-fashioned pine character used in country, cottage or cabin decor
- Learn how to blind nail or use mastic so that unsightly nails do not show in your final project
- This is a tongue and groove item
- Kiln dried
- 5/4 in. x 4 in. x 10 ft.
- Commercial and residential use
- [Click to learn how to select the right lumber for your project](#)

## Specifications

**CALL TODAY:****1 (386) 530-6727 (TEL:+13865306727)**

## 5V Crimp Metal Roofing Panels

5V crimp metal roofing is a profile that has maintained its popularity over time. It is a *classic design that offers both beauty and durability, with a traditional ocean side character*. It is a perfect choice for both commercial and residential applications.

This panel enhances curb appeal and is used on all of the following building types:

Multi-level homes

Condominiums

Offices

Medical centers

Retail stores

Residential homes

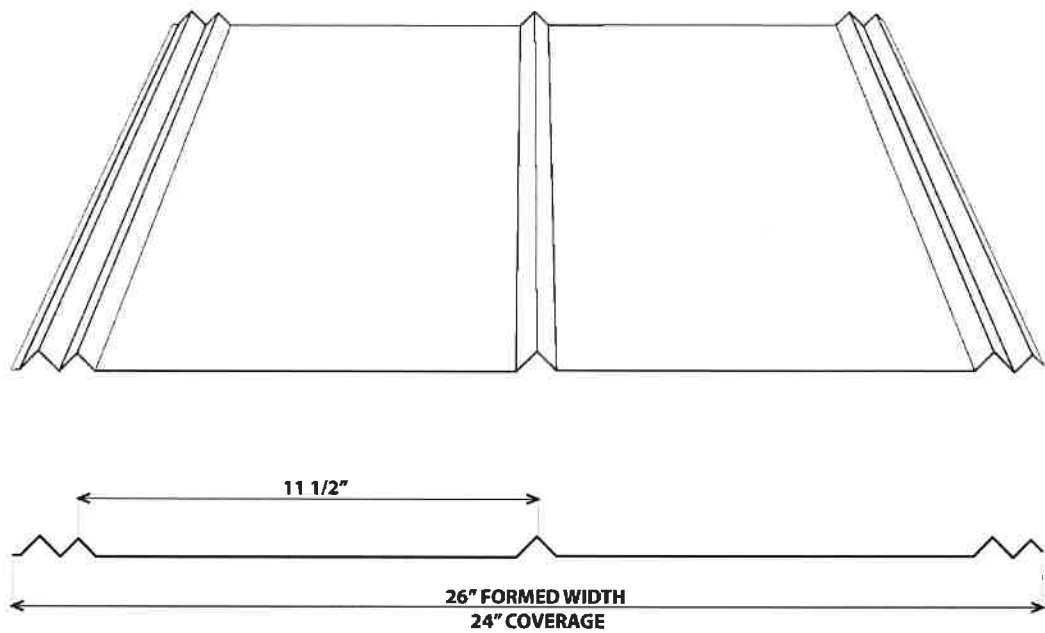
and many other structures

It provides 24" wide coverage and should be used on structures starting with minimum roof slope of 2 ½:12. Installation over solid substrate is a snap. Primary applications are residential and light commercial.

If you are interested in this beautiful and durable product, contact our team. **We are a metal roofing distributor providing 5V Crimp Metal Roofing Panels in Florida and across the nation.** Our goal is to ensure you receive only the highest quality products at the best price. We will be happy to discuss the roofing project you are undertaking to help decide if this metal roofing material is best for your structure. We look forward to helping you start enjoying the many benefits of metal roofing.



Hi there, have a question? Text us here.



[URIS id=5615]

*\*Name and shades may vary slightly between manufacturer. Please contact us for more info and color options.*

Email Us (/contact)

Call Us (tel:1 (386) 227-5011)

Armour 5-V Crimp System Gauge Options: 26, .032

| FL #    | Model, Number or Name | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|---------|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 24397.1 | 5V Crimp              | <div>26 Ga. Through-Fastened Metal Roof Panels Over Nominal 7/16" OSB Sheathing, Anchor Pattern A 16" o.c.</div> <div>Certi cation Agency Certi cate<br/>FL24397_R0_C_CAC_11030-001-1stCoast-5V-CertRep-Rev1.pdf<br/>{https://www.. oridabuilding.org/upload/PR_Certificate/FL24397_R0_C_CAC_11030-001-1stCoast-5V-CertRep-Rev1.pdf}<br/>Quality Assurance Contract Expiration Date<br/>08/31/2022<br/>Installation Instructions<br/>FL24397_R0_II_11030-001-1stCoast-5V-CertRep-Rev1.pdf<br/>{https://www.floridabuilding.org/upload/PR_Instl_Docs/FL24397_R0_II_11030-001-1stCoast-5V-CertRep-Rev1.pdf}<br/>Verified By: Keystone Certi cations, Inc.<br/>Created by Independent Third Party:</div> <div>Evaluation Reports<br/>Created by Independent Third Party:</div> |
| 24397.2 | 5V Crimp              | <div>26 Ga. Through-Fastened Metal Roof Panels Over Nominal 7/16" OSB Sheathing, Anchor Pattern B 24" o.c.</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

**Limits of Use**

Approved for use in HVHZ: No  
 Approved for use outside HVHZ: Yes  
 Impact Resistant: N/A  
 Design Pressure: +N/A/-63.5  
 Other:

**Certification Agency Certificate**

FL24397\_R0\_C\_CAC\_11030-001-1stCoast-5V-CertRep-Rev1.pdf  
 (https://www.floridabuilding.org/upload/PR\_Certificate/FL24397\_R0\_C\_CAC\_11030-001-1stCoast-5V-CertRep-Rev1.pdf)

**Quality Assurance Contract Expiration Date**

08/31/2022

**Installation Instructions**

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**Evaluation Reports**

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24397.1

5V Crimp

26 Ga. Through-Fastened Metal Roof Panels Over Nominal 7/16" OSB Sheathing,  
 Anchor Pattern A 16" o.c.

**Certification Agency Certificate**

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**Quality Assurance Contract Expiration Date**

08/31/2022

**Installation Instructions**

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**Evaluation Reports**

Created by Independent Third Party:

**Limits of Use**

Approved for use in HVHZ: No  
 Approved for use outside HVHZ: Yes  
 Impact Resistant: N/A  
 Design Pressure: +N/A/-52.5  
 Other:

24397.2

5V Crimp

26 Ga. Through-Fastened Metal Roof Panels Over Nominal 7/16" OSB Sheathing,  
 Anchor Pattern B 24" o.c.

**Certification Agency Certificate**

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**Quality Assurance Contract Expiration Date**

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**Installation Instructions**

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**Evaluation Reports**

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**Limits of Use**

Approved for use in HVHZ: No  
 Approved for use outside HVHZ: Yes  
 Impact Resistant: N/A  
 Design Pressure: +N/A/-63.5  
 Other:

24397.4

Armour 5-V Crimp 0.032"  
 Aluminum

0.032" Aluminum Through-Fastened Metal Roof Panels Over Nominal 15/32"  
 Plywood Sheathing.

**Certification Agency Certificate**

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**Quality Assurance Contract Expiration Date**

06/20/2023

**Installation Instructions**

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Verified By: Keystone Certifications, Inc.

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**Evaluation Reports**

Created by Independent Third Party:

**Limits of Use**

Approved for use in HVHZ: No  
 Approved for use outside HVHZ: Yes  
 Impact Resistant: N/A  
 Design Pressure: +N/A/-71.0  
 Other:





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## Select Your Options and we will Quote Your Project!

|                                        |                                         |
|----------------------------------------|-----------------------------------------|
| <b><u>Wood Species</u></b>             | African Mahogany [+\$250.00] *Vintage ▼ |
| <b><u>Screen/Storm Function</u></b>    | Removable Inserts ▼                     |
| <b><u>Screen Type</u></b>              | Fiberglass *Included* ▼                 |
| <b><u>Storm Type</u></b>               | None - Screen Only ▼                    |
| <b><u>Screen/Storm Frame Color</u></b> | Dark Bronze ▼                           |
| <b><u>Double Door</u></b>              | None - This is a Single Door ▼          |

☐ Check Box to add Sidelights or Transom. [Click Here for Sidelight and Transom Designs](#)

|                                 |                    |
|---------------------------------|--------------------|
| <b><u>Measurement Type</u></b>  | Exact Size: ▼      |
| <b><u>Width</u></b>             | 36 ▼<br>▼          |
| <b><u>Height</u></b>            | 80 ▼<br>▼          |
| <b><u>Door Thickness</u></b>    | 1 1/8 ▼            |
| <b><u>Pre Hung</u></b>          | None - Door Only ▼ |
| <b><u>Pre-Hung Jamb</u></b>     | ▼<br>▼             |
| <b><u>Width</u></b>             |                    |
| <b><u>Screen Door Sweep</u></b> | None ▼             |
| <b><u>Door Seal Kit</u></b>     | None ▼             |
| <b><u>Priming</u></b>           | None ▼             |
| <b><u>Finish</u></b>            | ▼                  |

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Quantity

1



Price to be Quoted

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\* Payment information is not required to process your quote request.

Prices are subject to change at any time and without notice. Delivery will be quoted to your location. Online prices and shopping cart are provided to assist in the quoting process only.

Minimum \$50 oversized fee on doors larger than 36" x 83". Storm inserts may also cost additional for oversized doors. Oversized doors may need to be made thicker.

## Description

### Solid Wood Screen/Storm Doors

The St. Lawrence screen and storm door gets its name from the magnificent St. Lawrence River. The door was designed to have added strength yet allow maximum visibility for soaking in that beautiful view from your front entry. The door comes standard with a removable fiberglass screen insert that can be upgraded to a more durable copper screen if needed. Tempered glass storm inserts are available and easily interchanged for winter months. Two-piece screen and storms are also available, allowing you to have a pet screen in the bottom or leave the glass in the bottom while keeping a screen in the top. Both help to minimize screen damage from pets or children.

Your new Vintage Door is handcrafted using mortise-and-tenon, time honored, high quality construction methods. There are absolutely no veneers or finger joints in any of our solid wood doors! Each door is handmade by our craftsmen to your exact specifications and measurement and features:

- Substantial stile & rail widths for added strength
- The best premium grade solid wood available on the market
- Removable Fiberglass Screen is included, or upgrade to one of our many other screen options
- Removable Tempered Glass is available to turn your screen door into a protective storm door for the winter months
- Choice of bronze or white framework on screen/storm inserts
- Split (two-piece) removable screen/storm inserts available for easy handling, storage and replacement
- Permanent screen or permanent glass is available for most models
- Doors Sweeps & Seals available to fully weather-proof your entryway
- Priming Service available (White or Grey)
- Hardware sold separately

#### Wood Species is Important!!

No matter if you are painting or staining your beautiful New Vintage Door product, African mahogany is our recommendation for any exterior application. The durability and longevity that this wood provides surpasses its substitutes and the performance of the wood will have you thanking us that we recommended investing in a beautiful African mahogany door product over most of the other wood species available. Considering all options, African mahogany is one of the best values we can offer you, to take care of you as our valued customer. Contact a Vintage Doors Representative to discuss the benefits of a mahogany door over the other wood species available. We look forward to working with you!!

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# 1x6 Southern Yellow Pine Drop Siding Pattern 105

Prices are Listed Per Linear Foot (lf).

**\$1.08**

Availability: In stock

Qty: 1

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## 1x6 Southern Yellow Pine Drop Siding (Pattern 105)

Strong, versatile, abundantly available, and reasonably priced, Southern Yellow Pine is always a popular choice with homeowners. With its beautiful golden color and distinctive grain, our 1x6 Southern Yellow Pine Drop Siding will make the perfect addition to your home's exterior.

### 1x6 Southern Yellow Pine Drop Siding (Pattern 105) Product Specifications:

- **Stack Height:** 5"
- **Thickness:** 3/4"
- **Grade:** SPIB D & Better
- **Texture:** Milled Smooth
- **Drying Type:** Kiln-Dried



- **Joinery Type:** Shiplap
  - **Available Lengths:** 16' Lengths Only
  - **Recommended Fasteners:** Stainless Steel Nail or Screw
  - **Cutting Waste:** We recommend allowing approximately 5%-10% cutting waste for walls and 15%-25% for gable ends depending on roof angle.
  - **Typical Weight per Linear Foot:** 1 lb/lf
  - **Hewing Option:** Hand Hewing is not available on this profile.
  - **Shipping Options:** Flat-bed Tractor Trailer, Roll Back, LTL Carrier. Shipping method is determined based on location and order size to minimize cost.
- \*\*When shipping via LTL carrier, pallets longer than 12' are subject to a \$150 fee by the carrier for Overlength Freight.\*\**

**Coverage Calculations:**

You can calculate the coverage for the Shiplap Siding using our Tips page: [How Do I Determine How Much Lumber I Need?](#) Please call us if you would like a free takeoff for your project as well.

**1x6 Southern Yellow Pine Drop Siding Resources:**

[Guide to Southern Pine Siding](#)

[SPIB Grading Guide for Finish and Boards](#)

**Preparation Information:**

Our Kiln Dried 1x6 Southern Yellow Pine Drop Siding (Pattern 105) is ready for installation once received on your jobsite. However, wood will shrink and swell with any changes in moisture content and weather. According to Southern Pine Council, to minimize dimensional change after installation, install shiplap siding at a moisture content that matches with local climate as closely as possible. If climate in a particular region causes wood to maintain 8% to 13% moisture content annually, then the most ideal shiplap siding would be installed at a moisture content within that range, and the material would be stored, stickered and protected for a week to ten days prior to application.

**1x6 Southern Yellow Pine Drop Siding (Pattern 105) Maintenance:**

With any unfinished exterior wood, applying a quality finish to all surfaces (including the ends) is recommended. An exterior finish protects the wood from moisture absorption and UV degradation, and helps prevent staining caused by mold and mildew. On occasion, the siding may have a mill glaze that is produced when the material is manufactured through the planer. When mill glaze occurs, it is recommended to remove it by pressure washing the wood or sanding prior to staining. Sanding is not recommended as a first option unless every piece is sanded. We offer a wide selection of Oil and Water Based exterior finishes that we can recommend based on the final finish, maintenance schedule, and look that is desired. Most exterior finishes do have to be re-coated or reapplied every 3 -5 years, depending on the UV exposure to your home. You can find all of the exterior stain products that we carry on our [Exterior Stains](#) page. It is also recommended to caulk area joints where the log siding butts into the corners or trim to prevent any moisture from getting behind the siding. All of our caulking items are located at our [Caulk](#) page.

**1x6 Southern Yellow Pine Drop Siding (Pattern 105) Storage Prior To Application:**

Until installed, all wood siding needs protection from direct sunlight, water saturation, snow, ice, dirt, and other elements. It is best to store the siding flat and off the ground with a vapor barrier so that moisture is not absorbed through the bottom boards of the stack. The siding should be protected with a waterproof covering elevated in the center so that water does not pool on the cover. We also recommend that you do not completely seal the bundle, as good air circulation is required to prevent any blue stain or molding. Ideally, the siding should be stored in an enclosed building such as a garage prior to use.

You may also be interested in the following product(s)



1x8 White Pine Tongue & Groove  
Paneling

1 review

\$0.77



Sikkens ProLuxe Cetol SRD  
Translucent Stain

10 reviews

\$39.95



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| FL #                                             | FL11512-R3                                                                                                         |
| Application Type                                 | Revision                                                                                                           |
| Code Version                                     | 2017                                                                                                               |
| Application Status                               | Approved                                                                                                           |
|                                                  | *Approved by DBPR. Approvals by DBPR shall be reviewed and ratified by the POC and/or the Commission if necessary. |
| Comments                                         |                                                                                                                    |
| Archived                                         |                                                                                                                    |
| Product Manufacturer                             | Windsor Windows and Doors                                                                                          |
| Address/Phone/Email                              | 900 S. 19th St.<br>West Des Moines, IA 50265<br>(515) 223-6660 Ext 210<br>emercer@woodgrain.com                    |
| Authorized Signature                             | Eric Mercer<br>emercer@woodgrain.com                                                                               |
| Technical Representative                         | Mike Billingsley                                                                                                   |
| Address/Phone/Email                              | 900 S.19th St.<br>West Des Moines, IA 50265<br>(515) 223-6660 Ext 258<br>mbillingsley@windsorwindows.com           |
| Quality Assurance Representative                 | Casey Coppock                                                                                                      |
| Address/Phone/Email                              | 900 S. 19th St.<br>West Des Moines, IA 50265<br>(515) 223-6660 Ext 2069<br>ccoppick@windsorwindows.com             |
| Category                                         | Windows                                                                                                            |
| Subcategory                                      | Casement                                                                                                           |
| Compliance Method                                | Certification Mark or Listing                                                                                      |
| Certification Agency                             | Window and Door Manufacturer Association                                                                           |
| Validated By                                     | Window and Door Manufacturers Association                                                                          |
| Referenced Standard and Year (of Standard)       | <b>Standard</b><br>AAMA/WDMA/CSA 101/I.S.2/A440-11                                                                 |
|                                                  | <b>Year</b><br>2011                                                                                                |
| Equivalence of Product Standards<br>Certified By |                                                                                                                    |

Product Approval Method

Method 1 Option A

Date Submitted 06/23/2017  
 Date Validated 07/10/2017  
 Date Pending FBC Approval  
 Date Approved 07/13/2017

**Summary of Products**

| FL #                                                                                                                                                                                                                                               | Model, Number or Name                          | Description                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 11512.1                                                                                                                                                                                                                                            | Legend HBR Casement with DP Upgrade            | Wood/CPVC Frame with Clad/Wood Sash Max Frame Size 36 x 72                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Limits of Use</b><br><b>Approved for use in HVHZ:</b> No<br><b>Approved for use outside HVHZ:</b> Yes<br><b>Impact Resistant:</b> No<br><b>Design Pressure:</b> +50/-50<br><b>Other:</b> Glass shall conform to the current ASTM E1300 standard |                                                | <b>Certification Agency Certificate</b><br><a href="#">FL11512 R3 C CAC Windsor453CCL.pdf</a><br><b>Quality Assurance Contract Expiration Date</b><br>06/09/2026<br><b>Installation Instructions</b><br><a href="#">FL11512 R3 II 443049 Leg LegHBRWindows 581521 2.pdf</a><br>Verified By: Window and Door Manufacturer Association<br>Created by Independent Third Party:<br><b>Evaluation Reports</b><br>Created by Independent Third Party: |
| 11512.2                                                                                                                                                                                                                                            | Pinnacle Prime/Legend Casement                 | Wood/CPVC Casement Max Frame 36 x 72                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Limits of Use</b><br><b>Approved for use in HVHZ:</b> No<br><b>Approved for use outside HVHZ:</b> Yes<br><b>Impact Resistant:</b> No<br><b>Design Pressure:</b> +30/-30<br><b>Other:</b> Glass shall conform to the current ASTM E1300 standard |                                                | <b>Certification Agency Certificate</b><br><a href="#">FL11512 R3 C CAC Windsor453CCL.pdf</a><br><b>Quality Assurance Contract Expiration Date</b><br>07/17/2025<br><b>Installation Instructions</b><br><a href="#">FL11512 R3 II 443049 Leg LegHBRWindows 581521 2.pdf</a><br>Verified By: Window and Door Manufacturer Association<br>Created by Independent Third Party:<br><b>Evaluation Reports</b><br>Created by Independent Third Party: |
| 11512.3                                                                                                                                                                                                                                            | Pinnacle Prime/Legend Casement                 | Wood/CPVC Casement Max Frame 28 x 78                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Limits of Use</b><br><b>Approved for use in HVHZ:</b> No<br><b>Approved for use outside HVHZ:</b> Yes<br><b>Impact Resistant:</b> No<br><b>Design Pressure:</b> +35/-35<br><b>Other:</b> Glass shall conform to the current ASTM E1300 standard |                                                | <b>Certification Agency Certificate</b><br><a href="#">FL11512 R3 C CAC Windsor453CCL.pdf</a><br><b>Quality Assurance Contract Expiration Date</b><br>05/07/2022<br><b>Installation Instructions</b><br><a href="#">FL11512 R3 II 443049 Leg LegHBRWindows 581521 2.pdf</a><br>Verified By: Window and Door Manufacturer Association<br>Created by Independent Third Party:<br><b>Evaluation Reports</b><br>Created by Independent Third Party: |
| 11512.4                                                                                                                                                                                                                                            | Pinnacle Prime/Legend Casement with DP Upgrade | Wood/CPVC Casement Max Frame 28 x 78                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Limits of Use</b><br><b>Approved for use in HVHZ:</b> No<br><b>Approved for use outside HVHZ:</b> Yes<br><b>Impact Resistant:</b> No<br><b>Design Pressure:</b> +40/-40<br><b>Other:</b> Glass shall conform to the current ASTM E1300 standard |                                                | <b>Certification Agency Certificate</b><br><a href="#">FL11512 R3 C CAC Windsor453CCL.pdf</a><br><b>Quality Assurance Contract Expiration Date</b><br>07/17/2025<br><b>Installation Instructions</b><br><a href="#">FL11512 R3 II 443049 Leg LegHBRWindows 581521 2.pdf</a><br>Verified By: Window and Door Manufacturer Association<br>Created by Independent Third Party:<br><b>Evaluation Reports</b><br>Created by Independent Third Party: |
| 11512.5                                                                                                                                                                                                                                            | Pinnacle Prime/Legend Casement with DP Upgrade | Wood/CPVC Casement Max Frame 36 x 72                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Limits of Use</b><br><b>Approved for use in HVHZ:</b> No<br><b>Approved for use outside HVHZ:</b> Yes<br><b>Impact Resistant:</b> No<br><b>Design Pressure:</b> +50/-50<br><b>Other:</b> Glass shall conform to the current ASTM E1300 standard |                                                | <b>Certification Agency Certificate</b><br><a href="#">FL11512 R3 C CAC Windsor453CCL.pdf</a><br><b>Quality Assurance Contract Expiration Date</b><br>07/17/2025<br><b>Installation Instructions</b><br><a href="#">FL11512 R3 II 443049 Leg LegHBRWindows 581521 2.pdf</a><br>Verified By: Window and Door Manufacturer Association<br>Created by Independent Third Party:<br><b>Evaluation Reports</b><br>Created by Independent Third Party: |

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| FL #                                             | FL11092-R5                                                                                                                                                                                                                                                                                                                                     |                 |             |                              |      |                              |      |            |      |            |      |
|--------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------------|------------------------------|------|------------------------------|------|------------|------|------------|------|
| Application Type                                 | Affirmation                                                                                                                                                                                                                                                                                                                                    |                 |             |                              |      |                              |      |            |      |            |      |
| Code Version                                     | 2017                                                                                                                                                                                                                                                                                                                                           |                 |             |                              |      |                              |      |            |      |            |      |
| Application Status                               | Approved                                                                                                                                                                                                                                                                                                                                       |                 |             |                              |      |                              |      |            |      |            |      |
| Comments                                         |                                                                                                                                                                                                                                                                                                                                                |                 |             |                              |      |                              |      |            |      |            |      |
| Archived                                         |                                                                                                                                                                                                                                                                                                                                                |                 |             |                              |      |                              |      |            |      |            |      |
| Product Manufacturer                             | Windsor Windows and Doors                                                                                                                                                                                                                                                                                                                      |                 |             |                              |      |                              |      |            |      |            |      |
| Address/Phone/Email                              | 900 S. 19th St.<br>West Des Moines, IA 50265<br>(515) 223-6660 Ext 210<br>emercer@woodgrain.com                                                                                                                                                                                                                                                |                 |             |                              |      |                              |      |            |      |            |      |
| Authorized Signature                             | Eric Mercer<br>emercer@woodgrain.com                                                                                                                                                                                                                                                                                                           |                 |             |                              |      |                              |      |            |      |            |      |
| Technical Representative                         | Mike Billingsley                                                                                                                                                                                                                                                                                                                               |                 |             |                              |      |                              |      |            |      |            |      |
| Address/Phone/Email                              | 900 S.19th St.<br>West Des Moines, IA 50265<br>(515) 223-6660 Ext 258<br>mbillingsley@windsorwindows.com                                                                                                                                                                                                                                       |                 |             |                              |      |                              |      |            |      |            |      |
| Quality Assurance Representative                 | Casey Coppock                                                                                                                                                                                                                                                                                                                                  |                 |             |                              |      |                              |      |            |      |            |      |
| Address/Phone/Email                              | 900 S. 19th St.<br>West Des Moines, IA 50265<br>(515) 223-6660 Ext 2069<br>ccoppick@windsorwindows.com                                                                                                                                                                                                                                         |                 |             |                              |      |                              |      |            |      |            |      |
| Category                                         | Windows                                                                                                                                                                                                                                                                                                                                        |                 |             |                              |      |                              |      |            |      |            |      |
| Subcategory                                      | Double Hung                                                                                                                                                                                                                                                                                                                                    |                 |             |                              |      |                              |      |            |      |            |      |
| Compliance Method                                | Certification Mark or Listing                                                                                                                                                                                                                                                                                                                  |                 |             |                              |      |                              |      |            |      |            |      |
| Certification Agency                             | Window and Door Manufacturer Association                                                                                                                                                                                                                                                                                                       |                 |             |                              |      |                              |      |            |      |            |      |
| Validated By                                     | Window and Door Manufacturers Association                                                                                                                                                                                                                                                                                                      |                 |             |                              |      |                              |      |            |      |            |      |
| Referenced Standard and Year (of Standard)       | <table border="0"> <thead> <tr> <th><u>Standard</u></th> <th><u>Year</u></th> </tr> </thead> <tbody> <tr> <td>AAMA/WDMA/CSA 101/I.S.2/A440</td> <td>2008</td> </tr> <tr> <td>AAMA/WDMA/CSA 101/I.S.2/A440</td> <td>2011</td> </tr> <tr> <td>ASTM E1886</td> <td>2005</td> </tr> <tr> <td>ASTM E1996</td> <td>2012</td> </tr> </tbody> </table> | <u>Standard</u> | <u>Year</u> | AAMA/WDMA/CSA 101/I.S.2/A440 | 2008 | AAMA/WDMA/CSA 101/I.S.2/A440 | 2011 | ASTM E1886 | 2005 | ASTM E1996 | 2012 |
| <u>Standard</u>                                  | <u>Year</u>                                                                                                                                                                                                                                                                                                                                    |                 |             |                              |      |                              |      |            |      |            |      |
| AAMA/WDMA/CSA 101/I.S.2/A440                     | 2008                                                                                                                                                                                                                                                                                                                                           |                 |             |                              |      |                              |      |            |      |            |      |
| AAMA/WDMA/CSA 101/I.S.2/A440                     | 2011                                                                                                                                                                                                                                                                                                                                           |                 |             |                              |      |                              |      |            |      |            |      |
| ASTM E1886                                       | 2005                                                                                                                                                                                                                                                                                                                                           |                 |             |                              |      |                              |      |            |      |            |      |
| ASTM E1996                                       | 2012                                                                                                                                                                                                                                                                                                                                           |                 |             |                              |      |                              |      |            |      |            |      |
| Equivalence of Product Standards<br>Certified By |                                                                                                                                                                                                                                                                                                                                                |                 |             |                              |      |                              |      |            |      |            |      |

☒ I affirm that there are no changes in the new Florida Building Code which affect my product(s) and my product(s) are in compliance with the new Florida Building Code.

Documentation from approved Evaluation or Validation Entity ☒ Yes ☐ No ☐ N/A[FL11092\\_R5\\_COC\\_SA11092\\_SS 2017-10-16.pdf](#)

Product Approval Method

Method 1 Option A

Date Submitted

10/19/2017

Date Validated

10/19/2017

Date Pending FBC Approval

Date Approved

10/29/2017

**Summary of Products**

| FL #                                                                                                                                                                                                                                                                                                                                                             | Model, Number or Name                          | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 11092.1                                                                                                                                                                                                                                                                                                                                                          | Pinnacle Clad Double Hung - Non-Impact         | Aluminum Clad Wood Double Hung                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Limits of Use</b><br><b>Approved for use in HVHZ:</b> No<br><b>Approved for use outside HVHZ:</b> Yes<br><b>Impact Resistant:</b> No<br><b>Design Pressure:</b> N/A<br><b>Other:</b> Refer to Installation Instructions, WWD005, and Product Evaluation Report, PER4795, for installation details, allowable sizes, design pressures and limitations of use.  |                                                | <b>Certification Agency Certificate</b><br><a href="#">FL11092_R5_C_CAC_Windsor453CCL - Clad NI DH.pdf</a><br><b>Quality Assurance Contract Expiration Date</b><br>03/27/2022<br><b>Installation Instructions</b><br><a href="#">FL11092_R5_II_WWD005_SS 2017-08-30.pdf</a><br>Verified By: Hermes F. Norero, P.E. 73778<br>Created by Independent Third Party: Yes<br><b>Evaluation Reports</b><br><a href="#">FL11092_R5_AE_PER4795_SS 2017-08-30.pdf</a><br>Created by Independent Third Party: Yes |
| 11092.2                                                                                                                                                                                                                                                                                                                                                          | Pinnacle Clad Double Hung - Wind Zone 3 Impact | Aluminum Clad Wood Double Hung                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Limits of Use</b><br><b>Approved for use in HVHZ:</b> No<br><b>Approved for use outside HVHZ:</b> Yes<br><b>Impact Resistant:</b> Yes<br><b>Design Pressure:</b> N/A<br><b>Other:</b> Refer to Installation Instructions, WWD004, and Product Evaluation Report, PER4789, for installation details, allowable sizes, design pressures and limitations of use. |                                                | <b>Certification Agency Certificate</b><br><a href="#">FL11092_R5_C_CAC_Windsor453CCL - Clad IR DH.pdf</a><br><b>Quality Assurance Contract Expiration Date</b><br>03/27/2022<br><b>Installation Instructions</b><br><a href="#">FL11092_R5_II_WWD004_SS 2017-08-30.pdf</a><br>Verified By: Hermes F. Norero, P.E. 73778<br>Created by Independent Third Party: Yes<br><b>Evaluation Reports</b><br><a href="#">FL11092_R5_AE_PER4789_SS 2017-08-30.pdf</a><br>Created by Independent Third Party: Yes |

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| FL #                                       | FL11571-R9                                                                                                                                                                                                                                                                                                                |                 |             |                              |      |                              |      |            |      |            |      |
|--------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------------|------------------------------|------|------------------------------|------|------------|------|------------|------|
| Application Type                           | Revision                                                                                                                                                                                                                                                                                                                  |                 |             |                              |      |                              |      |            |      |            |      |
| Code Version                               | 2017                                                                                                                                                                                                                                                                                                                      |                 |             |                              |      |                              |      |            |      |            |      |
| Application Status                         | Approved                                                                                                                                                                                                                                                                                                                  |                 |             |                              |      |                              |      |            |      |            |      |
|                                            | *Approved by DBPR. Approvals by DBPR shall be reviewed and ratified by the POC and/or the Commission if necessary.                                                                                                                                                                                                        |                 |             |                              |      |                              |      |            |      |            |      |
| Comments                                   |                                                                                                                                                                                                                                                                                                                           |                 |             |                              |      |                              |      |            |      |            |      |
| Archived                                   |                                                                                                                                                                                                                                                                                                                           |                 |             |                              |      |                              |      |            |      |            |      |
| Product Manufacturer                       | Windsor Windows and Doors                                                                                                                                                                                                                                                                                                 |                 |             |                              |      |                              |      |            |      |            |      |
| Address/Phone/Email                        | 900 S. 19th St.<br>West Des Moines, IA 50265<br>(515) 223-6660 Ext 210<br>emercer@woodgrain.com                                                                                                                                                                                                                           |                 |             |                              |      |                              |      |            |      |            |      |
| Authorized Signature                       | Eric Mercer<br>emercer@woodgrain.com                                                                                                                                                                                                                                                                                      |                 |             |                              |      |                              |      |            |      |            |      |
| Technical Representative                   | Mike Billingsley                                                                                                                                                                                                                                                                                                          |                 |             |                              |      |                              |      |            |      |            |      |
| Address/Phone/Email                        | 900 S.19th St.<br>West Des Moines, IA 50265<br>(515) 223-6660 Ext 258<br>mbillingsley@windsorwindows.com                                                                                                                                                                                                                  |                 |             |                              |      |                              |      |            |      |            |      |
| Quality Assurance Representative           | Casey Coppock                                                                                                                                                                                                                                                                                                             |                 |             |                              |      |                              |      |            |      |            |      |
| Address/Phone/Email                        | 900 S. 19th St.<br>West Des Moines, IA 50265<br>(515) 223-6660 Ext 2069<br>ccoppick@windsorwindows.com                                                                                                                                                                                                                    |                 |             |                              |      |                              |      |            |      |            |      |
| Category                                   | Exterior Doors                                                                                                                                                                                                                                                                                                            |                 |             |                              |      |                              |      |            |      |            |      |
| Subcategory                                | Sliding Exterior Door Assemblies                                                                                                                                                                                                                                                                                          |                 |             |                              |      |                              |      |            |      |            |      |
| Compliance Method                          | Certification Mark or Listing                                                                                                                                                                                                                                                                                             |                 |             |                              |      |                              |      |            |      |            |      |
| Certification Agency                       | Window and Door Manufacturer Association                                                                                                                                                                                                                                                                                  |                 |             |                              |      |                              |      |            |      |            |      |
| Validated By                               | Window and Door Manufacturers Association                                                                                                                                                                                                                                                                                 |                 |             |                              |      |                              |      |            |      |            |      |
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| <u>Standard</u>                            | <u>Year</u>                                                                                                                                                                                                                                                                                                               |                 |             |                              |      |                              |      |            |      |            |      |
| AAMA/WDMA/CSA 101/I.S.2/A440               | 2011                                                                                                                                                                                                                                                                                                                      |                 |             |                              |      |                              |      |            |      |            |      |
| AAMA/WDMA/CSA 101/I.S.2/A440               | 2017                                                                                                                                                                                                                                                                                                                      |                 |             |                              |      |                              |      |            |      |            |      |
| ASTM E1886                                 | 2013                                                                                                                                                                                                                                                                                                                      |                 |             |                              |      |                              |      |            |      |            |      |
| ASTM E1996                                 | 2014                                                                                                                                                                                                                                                                                                                      |                 |             |                              |      |                              |      |            |      |            |      |
| Equivalence of Product Standards           |                                                                                                                                                                                                                                                                                                                           |                 |             |                              |      |                              |      |            |      |            |      |
| Certified By                               |                                                                                                                                                                                                                                                                                                                           |                 |             |                              |      |                              |      |            |      |            |      |



Product Approval Method

Method 1 Option A

Date Submitted

12/03/2019

Date Validated

12/11/2019

Date Pending FBC Approval

Date Approved

12/18/2019

**Summary of Products**

| FL #                                                                                                                                                                                                                                                                                                                                                     | Model, Number or Name                                    | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 11571.1                                                                                                                                                                                                                                                                                                                                                  | Pinnacle Clad Wood Non-Impact Sliding Glass Door         | Aluminum Clad Sliding Glass Door                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Limits of Use</b><br><b>Approved for use in HVHZ:</b> No<br><b>Approved for use outside HVHZ:</b> Yes<br><b>Impact Resistant:</b> No<br><b>Design Pressure:</b> N/A<br><b>Other:</b> See Installation Instructions and Product Evaluation Report for allowable sizes, design pressures, configurations, installation requirements and limits of use.  |                                                          | <b>Certification Agency Certificate</b><br><a href="#">FL11571 R9 C CAC Windsor453CCL - Non-Impact.pdf</a><br><b>Quality Assurance Contract Expiration Date</b><br>02/13/2022<br><b>Installation Instructions</b><br><a href="#">FL11571 R9 II WWD017 SS 2019-11-22.pdf</a><br>Verified By: Hermes F. Norero, P.E. Florida P.E. 73778<br>Created by Independent Third Party: Yes<br><b>Evaluation Reports</b><br><a href="#">FL11571 R9 AE PER6507 SS 2019-11-22.pdf</a><br>Created by Independent Third Party: Yes |
| 11571.2                                                                                                                                                                                                                                                                                                                                                  | Pinnacle Clad Wood Wind Zone 3 Impact Sliding Glass Door | Aluminum Clad Sliding Glass Door                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Limits of Use</b><br><b>Approved for use in HVHZ:</b> No<br><b>Approved for use outside HVHZ:</b> Yes<br><b>Impact Resistant:</b> Yes<br><b>Design Pressure:</b> N/A<br><b>Other:</b> See Installation Instructions and Product Evaluation Report for allowable sizes, design pressures, configurations, installation requirements and limits of use. |                                                          | <b>Certification Agency Certificate</b><br><a href="#">FL11571 R9 C CAC Windsor453CCL - Impact.pdf</a><br><b>Quality Assurance Contract Expiration Date</b><br>01/10/2029<br><b>Installation Instructions</b><br><a href="#">FL11571 R9 II WWD051 SS 2019-11-22.pdf</a><br>Verified By: Hermes F. Norero, P.E. Florida P.E. 73778<br>Created by Independent Third Party: Yes<br><b>Evaluation Reports</b><br><a href="#">FL11571 R9 AE PER6494 SS 2019-11-22.pdf</a><br>Created by Independent Third Party: Yes     |

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SECURITYMETRICS

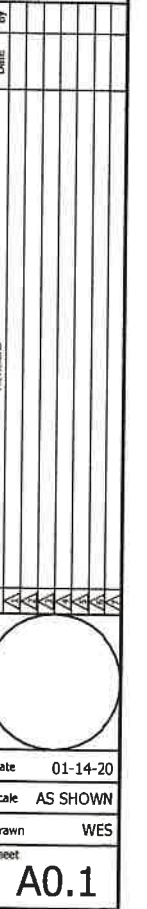
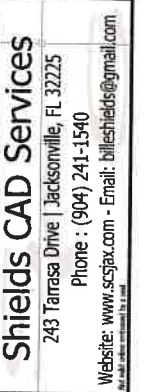
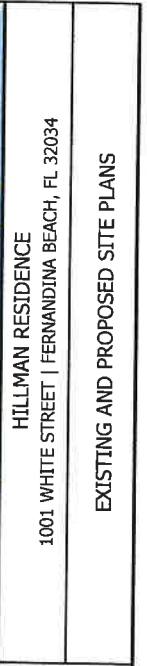
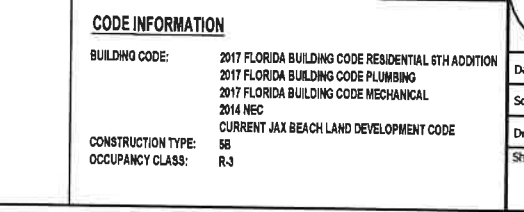
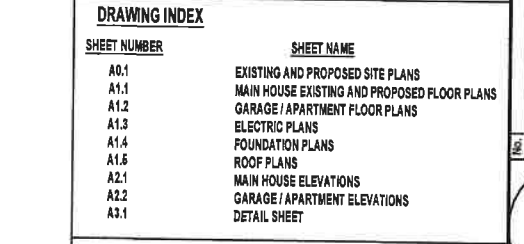
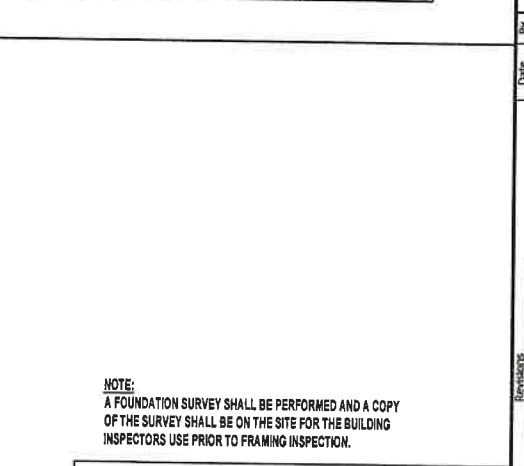
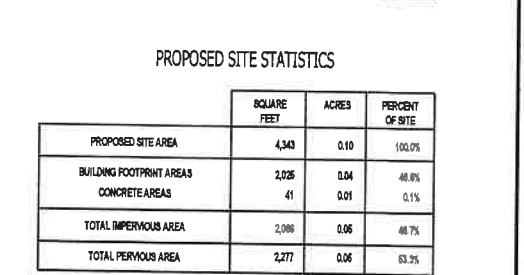
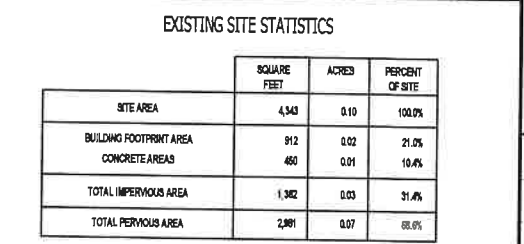
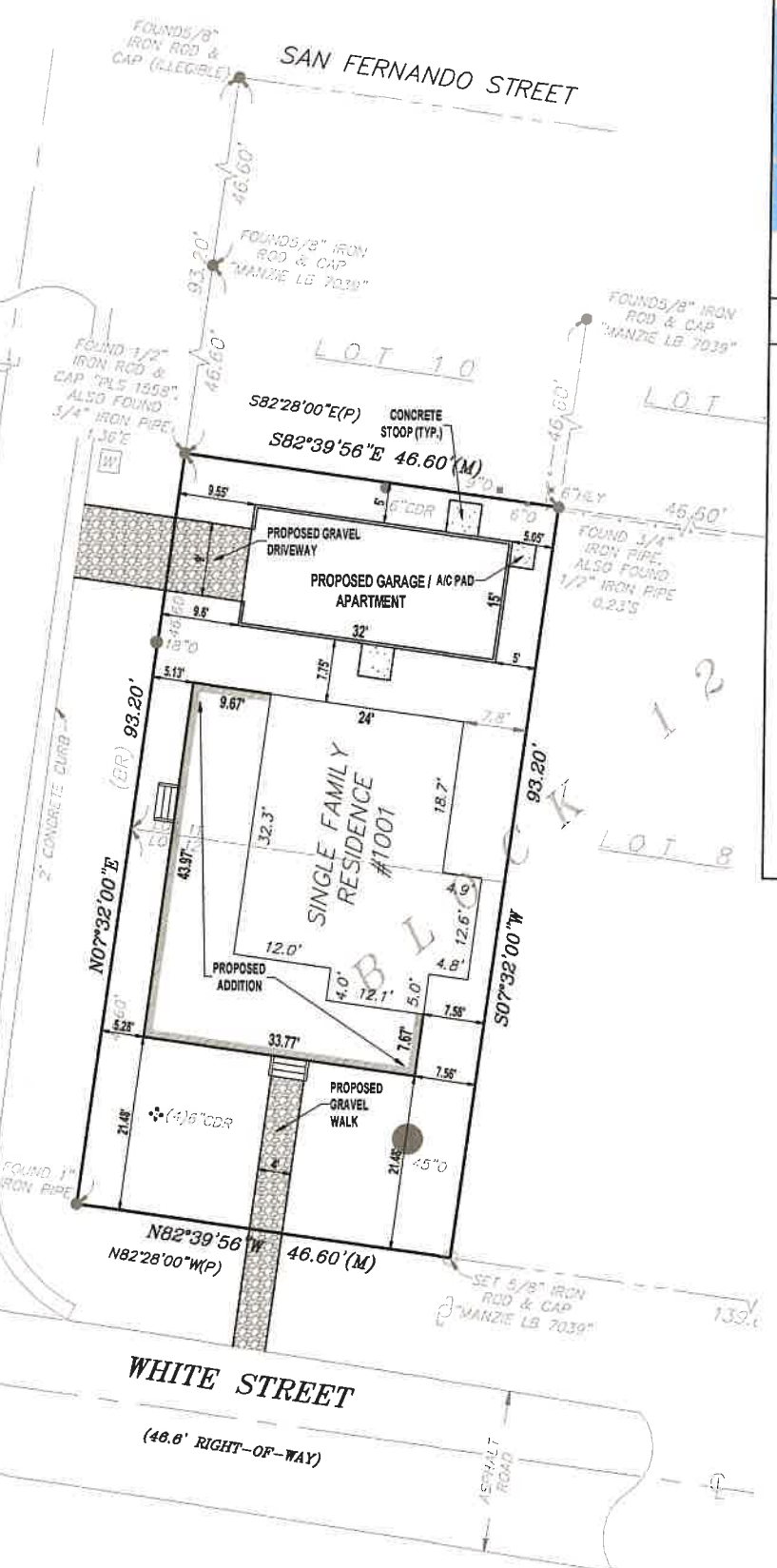
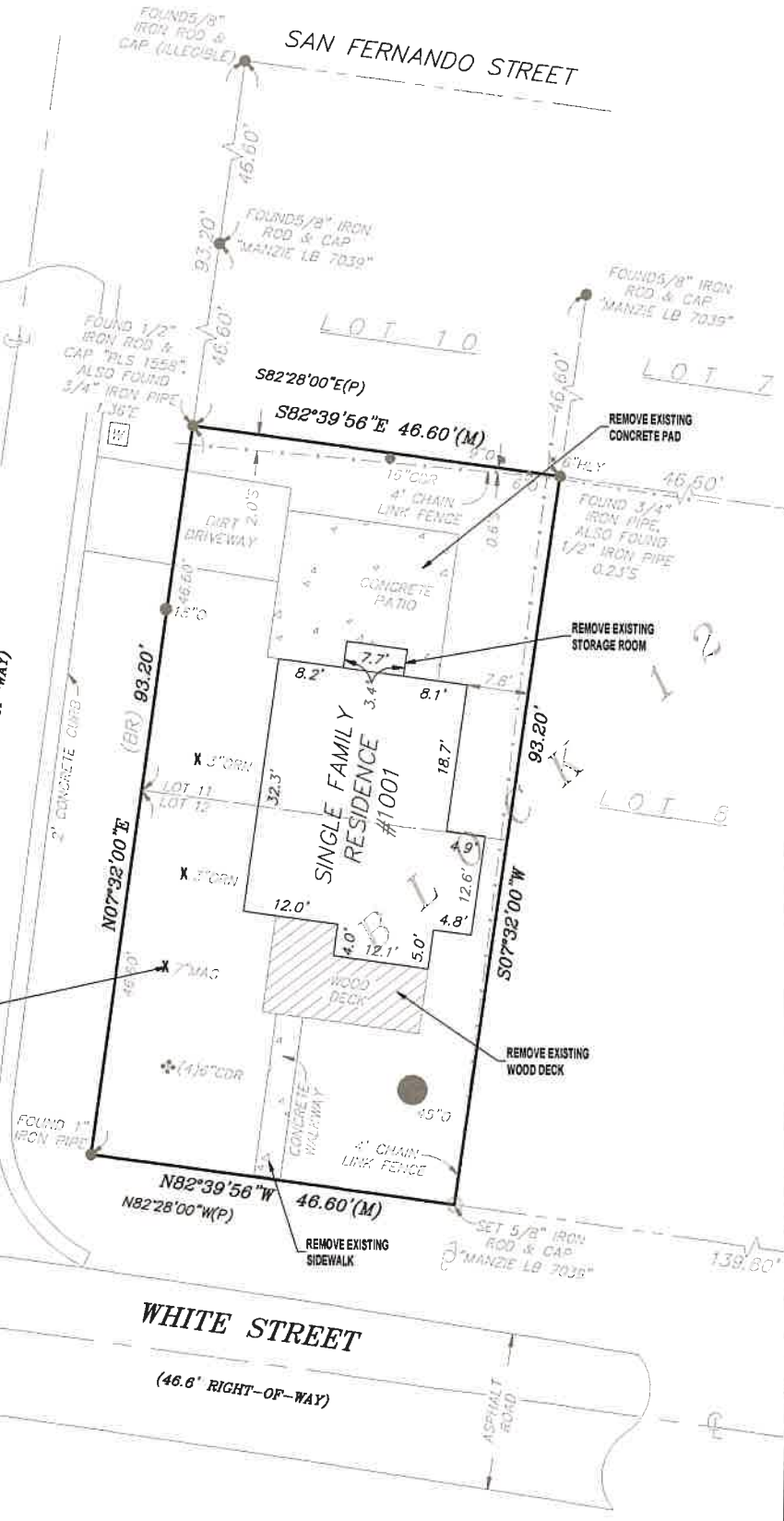
# Street View Pictures Of Home

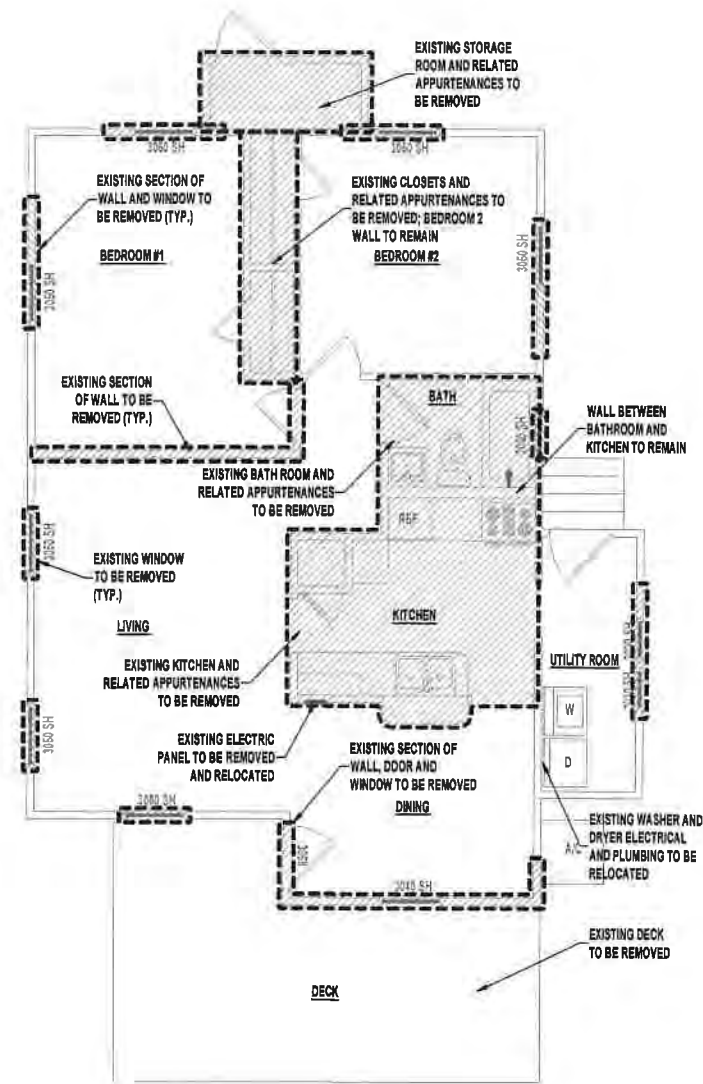




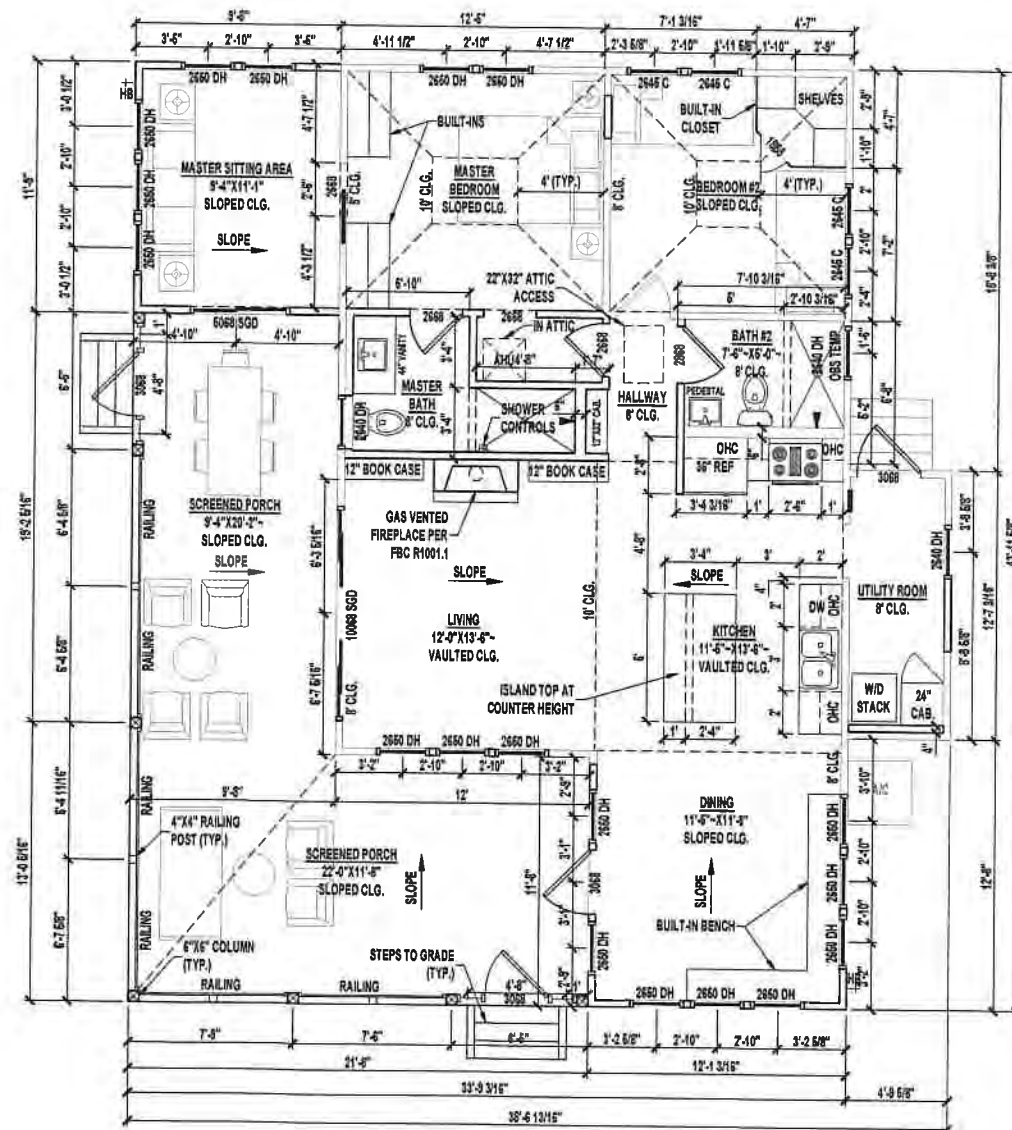








EXISTING FLOOR / DEMOLITION PLAN  
SCALE: 1/4" = 1'-0"



PROPOSED FLOOR PLAN  
SCALE: 1/4" = 1'-0"

#### DEMOLITION NOTES:

1. HATCHED AREAS INDICATE DOORS, WINDOWS, WALLS, APPLIANCES AND RELATED APPURTENANCES TO BE REMOVED AS NEEDED FOR NEW CONSTRUCTION.
2. EXISTING CEILINGS ARE AT 8' AFF.
3. EXISTING CEILING IN LIVING AREA TO BE REMOVED AS NEEDED FOR NEW CONSTRUCTION.
4. ALL FLOOR FINISHES TO BE REMOVED.

#### CONSTRUCTION NOTES:

1. VERIFY ALL DOOR, WINDOW AND ANY OTHER MATERIAL SIZES AND STYLES WITH OWNER PRIOR TO PURCHASE AND INSTALLATION.
2. FIELD VERIFY ALL DIMENSIONS PRIOR TO DEMOLITION AND CONSTRUCTION.

#### LEGEND

| SYMBOL | DESCRIPTION                     |
|--------|---------------------------------|
|        | PROPOSED IMPROVEMENTS           |
|        | EXISTING                        |
|        | AREA TO BE DEMOLISHED / REMOVED |

#### HOUSE AREAS

|                  |          |
|------------------|----------|
| HEATED AREA      | 1,084 SF |
| PORCHES          | 481 SF   |
| TOTAL UNDER ROOF | 1,565 SF |

#### NOTES:

1. IF SHOWER HAS GLASS ENCLOSURE, SAFETY GLAZING REQUIRED PER FBC R-308.4.5.
2. PROVIDE TEMPERED GLASS AS REQUIRED.
3. CONTRACTOR MUST VERIFY ALL DIMENSIONS.

Shields CAD Services

243 Tarasoa Drive | Jacksonville, FL 32225

Phone : (904) 241-1540

Website: www.scsjax.com - Email: bill@shields.com

HILLMAN RESIDENCE

1001 WHITE STREET | FERNANDINA BEACH, FL 32034

MAIN HOUSE EXISTING AND PROPOSED FLOOR PLANS

Date 01-14-20

Scale AS SHOWN

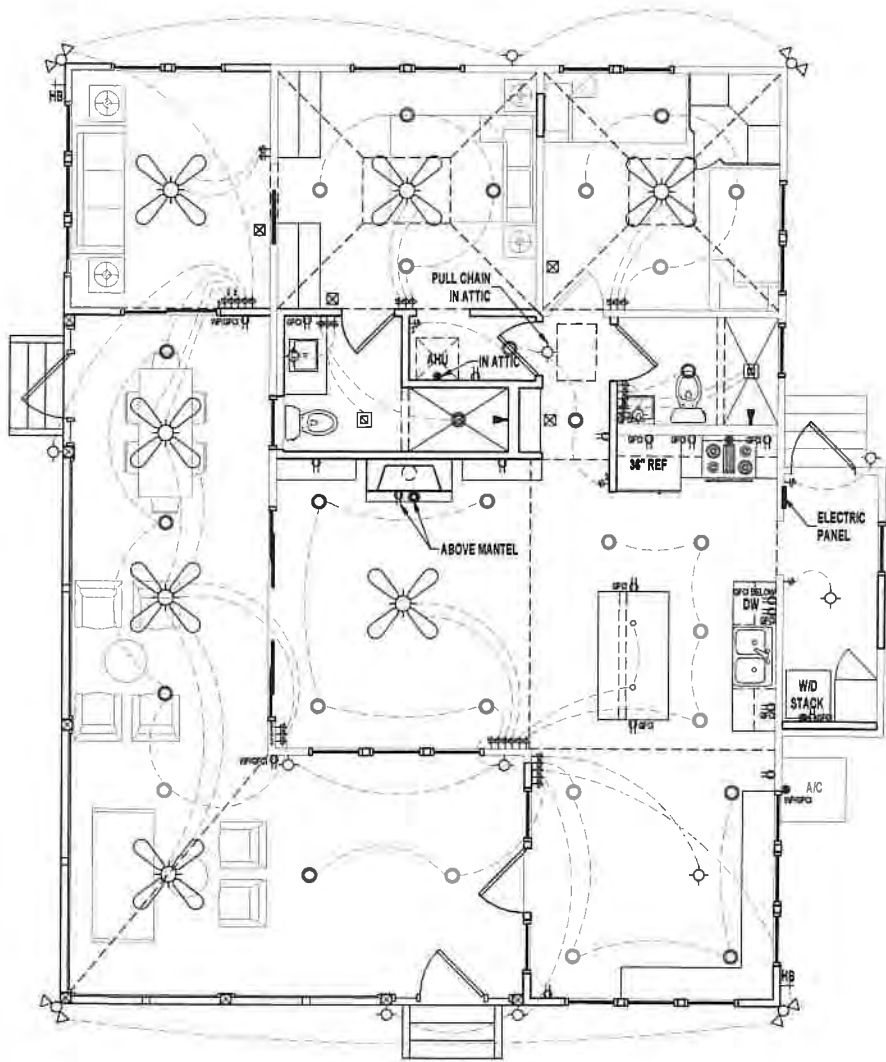
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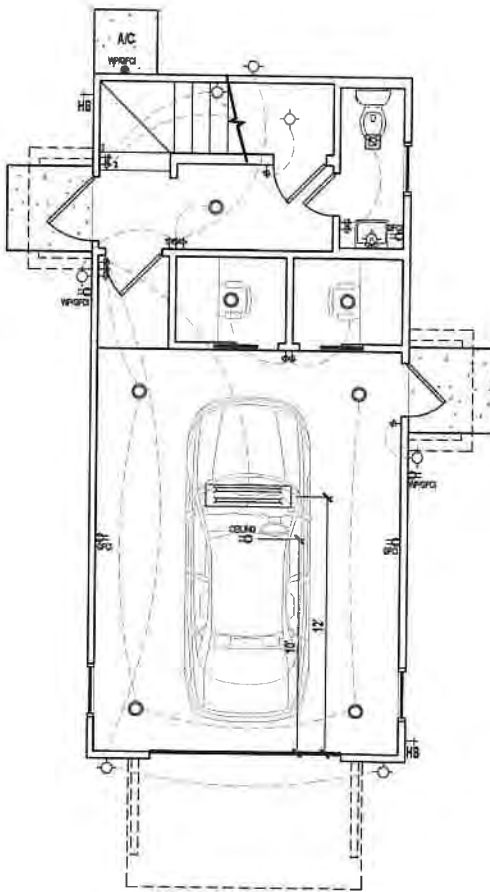
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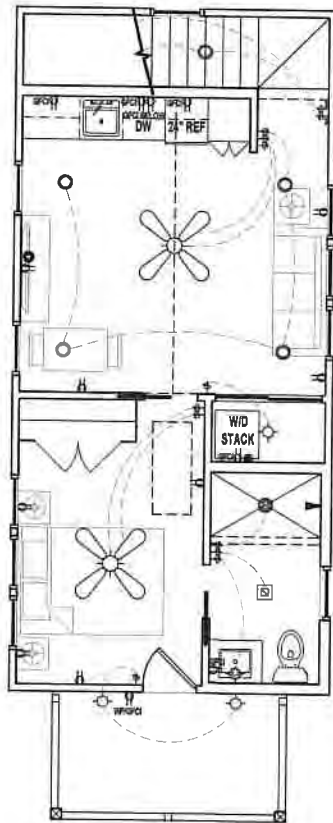




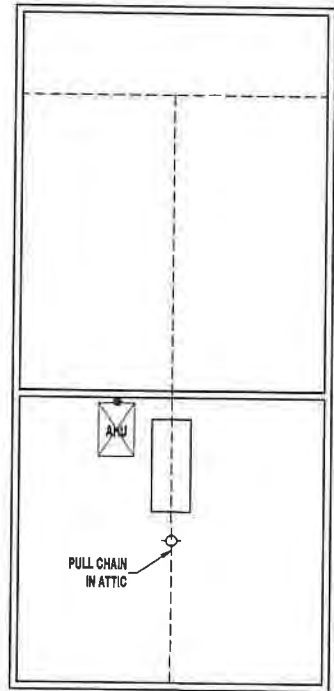
**PROPOSED ELECTRIC PLAN**  
SCALE: 1/4" = 1'-0"



**GARAGE 1ST FLOOR ELECTRIC PLAN**  
SCALE: 1/4" = 1'-0"



**GARAGE 2ND FLOOR ELECTRIC PLAN**  
SCALE: 1/4" = 1'-0"

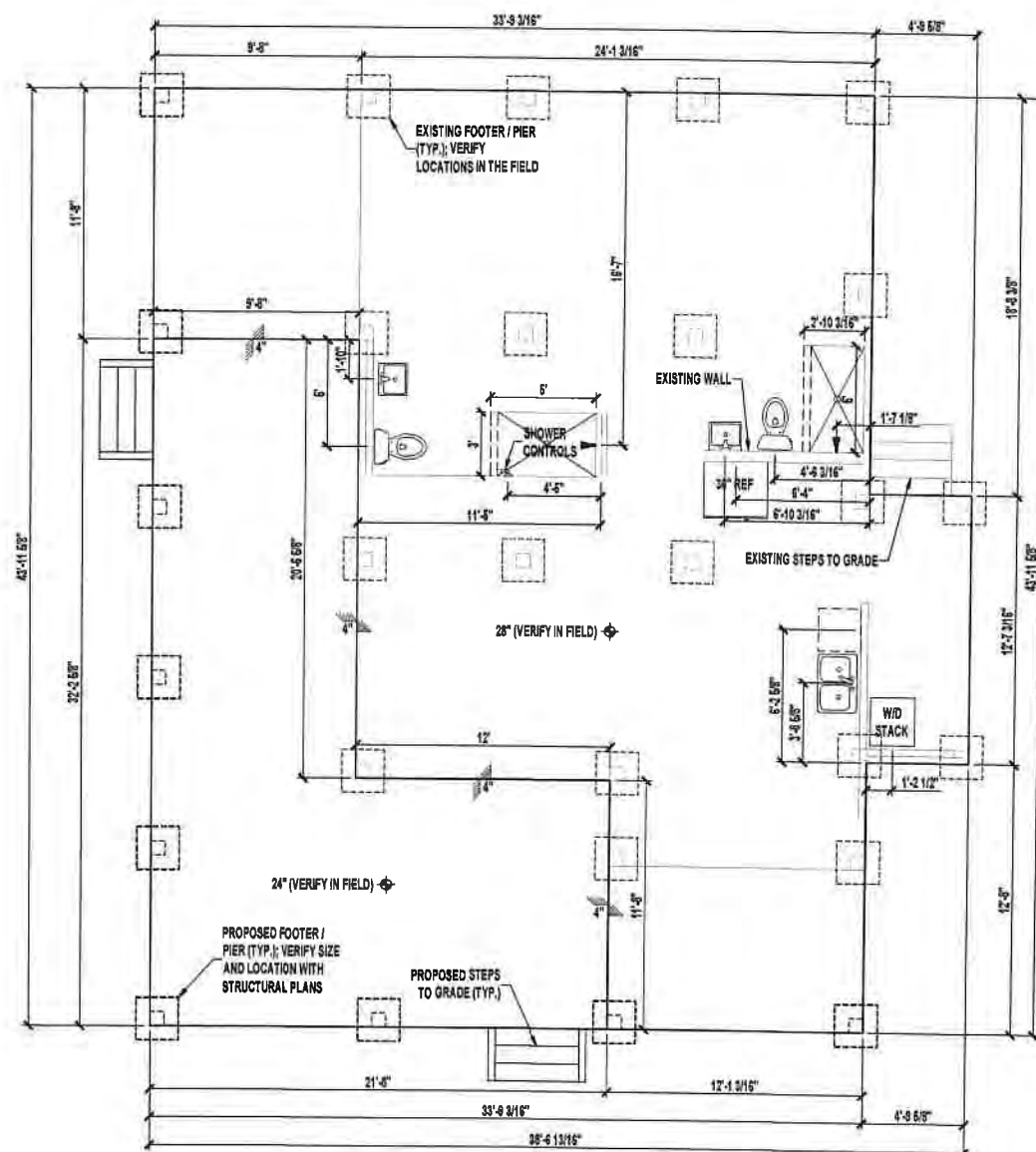


**GARAGE LOFT ELECTRIC PLAN**  
SCALE: 1/4" = 1'-0"

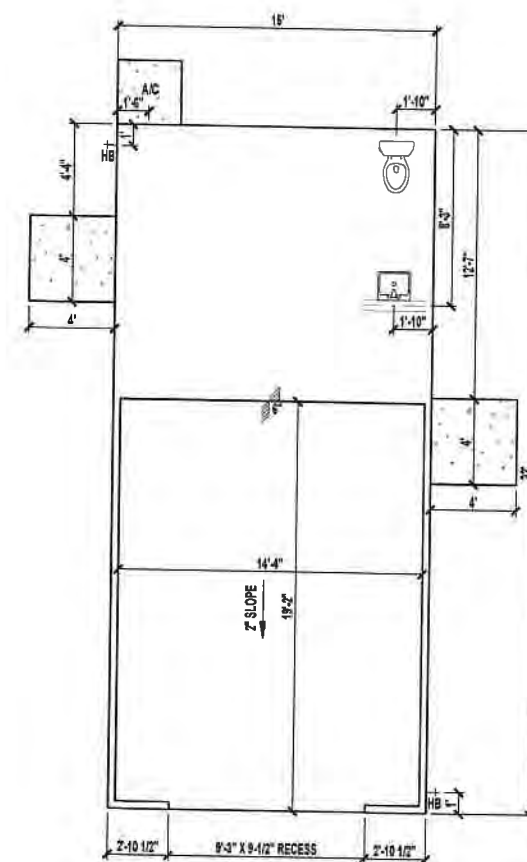
| LEGEND |                                             |
|--------|---------------------------------------------|
|        | (2) 110V OUTLETS                            |
|        | (1) 220V DISCONNECT                         |
|        | (2) 110V WATERPROOF GFCI OUTLETS (INTERIOR) |
|        | (2) 110V WATERPROOF GFCI OUTLETS (EXTERIOR) |
|        | SINGLE POLE SWITCH                          |
|        | THREE WAY SWITCH                            |
|        | LIGHT FIXTURE / EXHAUST FAN                 |
|        | WALL MOUNTED LIGHT FIXTURE                  |
|        | CEILING MOUNTED LIGHT FIXTURE               |
|        | RECESSED LIGHT FIXTURE                      |
|        | PENDANT LIGHTING                            |
|        | PRE-WIRE AND BRACE FOR CEILING FAN          |
|        | SMOKE/CARBON MONOXIDE DETECTOR              |
|        | OPTIONAL FLOOD LIGHT                        |
|        | 1'X4' FLOURESCENT LIGHT                     |
|        | CABLE OUTLET                                |
|        | PHONE OUTLET                                |

NOTES:  
1. ELECTRICAL LAYOUT MUST MEET STATE AND LOCAL CODES. ELECTRICIAN TO VERIFY.  
2. ALL FIXTURES TO BE CFL OR LED.  
3. ALL OUTLETS THAT ARE NOT GFI TO BE AFCI PROTECTED.





**SEE STRUCTURAL PLANS FOR NOTES AND DETAILS.  
CONTRACTOR MUST VERIFY ALL DIMENSIONS.**



**SEE STRUCTURAL PLANS FOR NOTES AND DETAILS.  
CONTRACTOR MUST VERIFY ALL DIMENSIONS.**

[illegible]

## Shields CAD Services

243 Tarrasa Drive | Jacksonville, FL 32225

Phone: (904) 241-1540

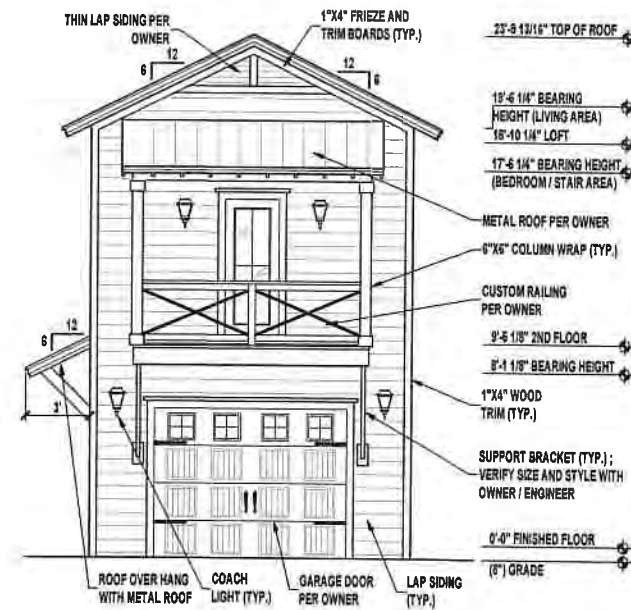
Phone: (504) 241-1340  
Website: [www.scsjax.com](http://www.scsjax.com) - Email: [billeshiels@gmail.com](mailto:billeshiels@gmail.com)

HILLMAN RESIDENCE

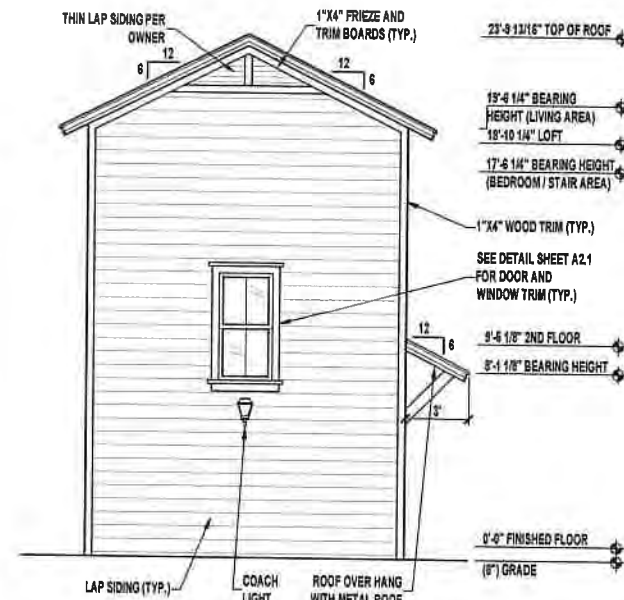
**HILLMAN RESIDENCE**  
1001 WHITE STREET | FERNANDINA BEACH, FL 32034

## ROOF PLANS

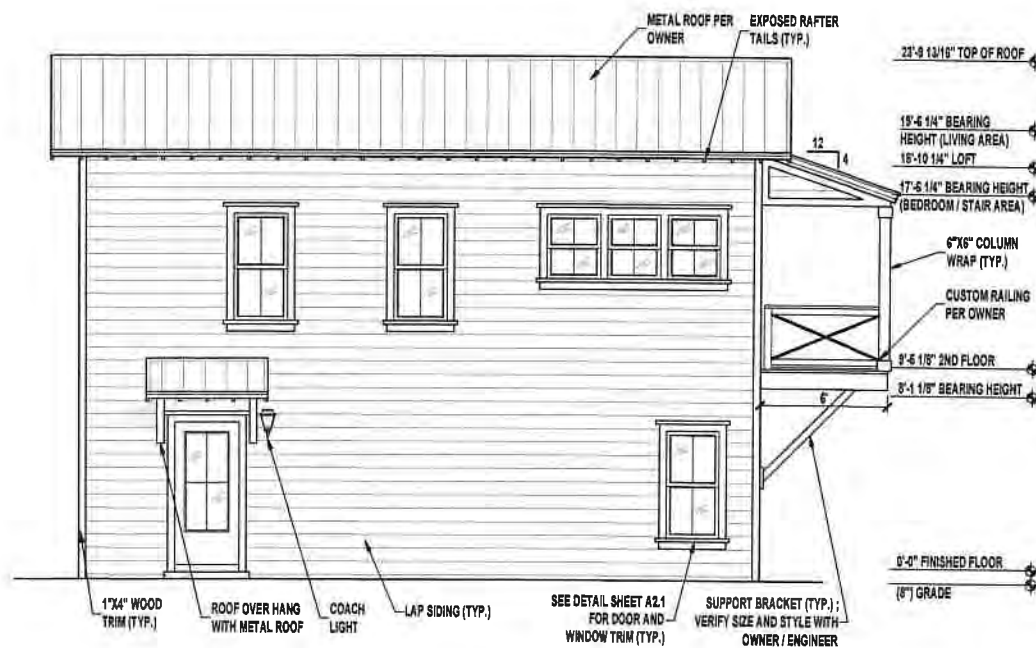
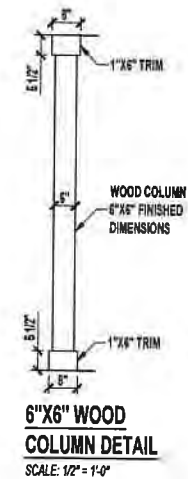




**GARAGE / APARTMENT FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**GARAGE / APARTMENT REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**GARAGE / APARTMENT LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"



**GARAGE / APARTMENT RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"

HILLMAN RESIDENCE  
1001 WHITE STREET | FERNANDINA BEACH, FL 32034

GARAGE / APARTMENT ELEVATIONS

**Shields CAD Services**  
243 Tarrasa Drive | Jacksonville, FL 32225  
Phone : (904) 241-1540  
Website: www.scsjax.com - Email: billshields@gmail.com

| Revisions | By | Date |
|-----------|----|------|
|           |    |      |
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Date 01-14-20  
Scale AS SHOWN  
Drawn WES  
Sheet **A2.2**





1. PARKING BUMPER (IF REQUIRED) MUST BE INSTALLED BEFORE C.O.
2. 6" TYPE "X" GYP. BOARD REQUIRED ON CEILING OF GARAGE WHERE HABITAT SPACE IS ABOVE PER FBC R302.5.
3. HVAC PENETRATING RATED ASSEMBLIES TO COMPLY WITH FBC R302.5.
4. UNDER STAIR PROTECTION TO COMPLY WITH FBC R302.7 (IF ACCESSIBLE).

DEPENDENT ON FIELD CONDITIONS, DIMENSIONS MAY VARY BUT MUST COMPLY WITH FLORIDA BUILDING CODES R312.1 FOR GUARDRAIL REQUIREMENTS AND OPENINGS.

"HEIGHT SHALL BE 36" MIN. WHEN PORCH, BALCONY OR RAISED FLOOR EXCEEDS 30" ABOVE FLOOR OR GRADE AND SHALL BE 34" ON OPEN SIDES OF STAIRS THAT EXCEED 30" OR MORE ABOVE FLOOR OR GRADE.

"OPENINGS SHALL HAVE INTERMEDIATE RAILS OR CLOSURES WHICH DO NOT ALLOW PASSAGE OF SPHERE 4" OR GREATER IN DIAMETER, REQUIRED QUARTER RAILS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW SPHERE GREATER THAN 4-3/8" IN DIAMETER TO PASS THROUGH.

DEPENDS ON FIELD CONDITIONS, DIMENSIONS MAY VARY BUT MUST COMPLY WITH FLORIDA BUILDING CODES R311.7.8 FOR HANDRAIL HEIGHT CONTINUITY AND SIZE.

"HEIGHT": MUST BE BETWEEN 34-38" MEASURED VERTICALLY FROM SLOPED PLANE.

"CONTINUITY": HANDRAIL MUST BE CONTINUOUS THROUGH FULL LENGTH OF FLIGHT FROM POINT DIRECTLY ABOVE HIGHEST RISER TO POINT DIRECTLY ABOVE LOWEST RISER. HANDRAIL ENDS SHOULD TERMINATE IN NEWEL POSTS OR SAFETY TERMINAL OR RETURN TO WALL. HANDRAILS SHALL BE ALLOWED TO BE INTERRUPTED BY NEWEL POSTS.

"SIZE": SHALL HAVE OUTSIDE DIAMETER BETWEEN 1-1/4" - 2" IF CIRCULAR. SHALL HAVE BETWEEN 4-6" PERIMETER IF NOT CIRCULAR.

DEPENDENT ON FIELD CONDITIONS, DIMENSIONS MAY VARY BUT MUST COMPLY WITH FLORIDA BUILDING CODES R311.7.5 FOR TREAD DEPTH, RISER HEIGHTS AND STAIR WIDTHS.  
"RISERS: 7-3/4" MAXIMUM WITH NO MORE THAN 3/8" DIFFERENCE BETWEEN HIGHEST AND LOWEST RISER.  
TREADS: 10" MINIMUM DEPTH WITH NO MORE THAN 3/8" DIFFERENCE BETWEEN LONGEST AND SHORTEST TREADS, THE SUM OF 2 TREADS AND 1 RISER TO BE NOT LESS THAN 24" AND NOT MORE THAN 26".  
"WIDTH: 36" MINIMUM CLEAR WIDTH ABOVE HANDRAIL AND 31-1/2" BELOW HANDRAIL.

APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN SUCH A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED ANTI-CORROSION RESISTANT FLASHING SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:

1. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
2. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
3. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
4. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OR WOOD FRAMED CONSTRUCTION.
5. AT ALL WALL AND ROOF INTERSECTIONS.
6. AT BUILT IN GUTTERS.

1. EXTEND (1) FULL END SHINGLE MINIMUM 12" PAST CENTER LINE OF VALLEY. SEE MANUFACTURERS WRITTEN INSTRUCTIONS FOR ADDITIONAL INSTALL INFORMATION.  
2. DO NOT NAIL MINIMUM 6" FROM VALLEY CENTER LINE.



# MAP OF BOUNDARY SURVEY

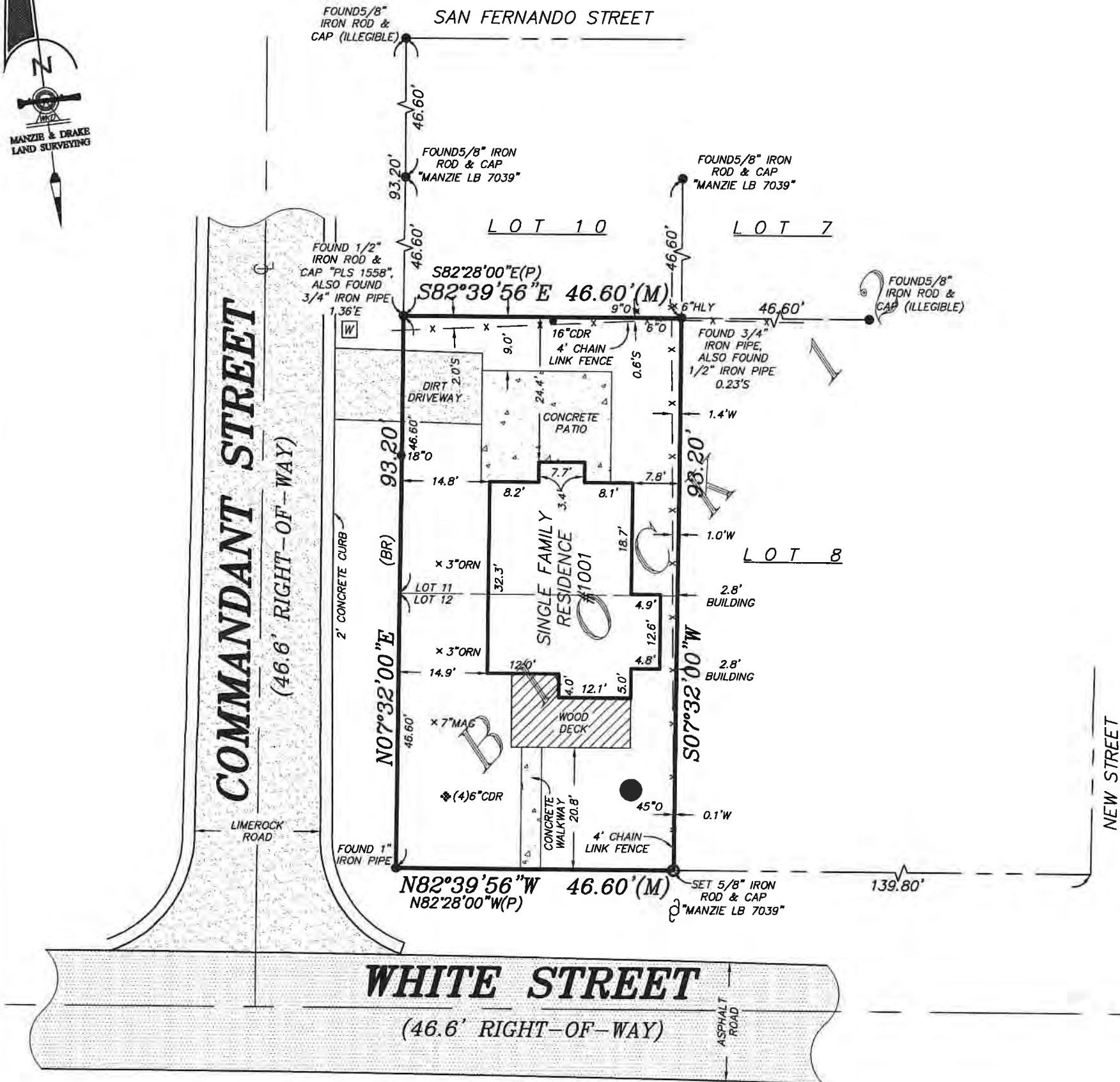
ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY FERNANDINA), COUNTY OF NASSAU AND STATE OF FLORIDA AND KNOWN AND DESCRIBED UPON THE OFFICIAL PLAT OR MAP OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901), AS LOTS 11 AND 12, BLOCK 12 OLD TOWN.

## CERTIFIED TO:

JOHN HILLMAN & DAWN HILLMAN  
LOANDEPOT.COM, LLC  
CHICAGO TITLE INSURANCE COMPANY  
LAW OFFICES OF JACOBS & ASSOCIATES, P.A.

## PROPERTY ADDRESS:

1001 WHITE STREET  
FERNANDINA BEACH, FLORIDA 32034



## SURVEY NOTES:

- 1) The "Legal Description" hereon is in accord with the description provided by the client
- 2) Underground Improvements were not located or shown.
- 3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- 4) Bearings shown hereon are based on N07°32'00"W for the easterly right-of-way line of Commandant 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 0229 G", Dated "08/02/2017". Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- 7) This survey is protected by copyright and is certified only to the entities listed and only for this particular transaction. Any use or reproduction of this survey without the express written permission of the surveyor is prohibited. Use of this survey in any subsequent transactions is expressly prohibited and is not authorized. The surveyor expressly disclaims any certification to any parties in future transactions. No entity other than those listed should rely upon this survey.

## LEGEND

CL = CENTERLINE  
CF = CONCRETE FLATWORK  
CLF = CHAIN LINK FENCE  
WM = WATER METER  
WF = WOOD FLATWORK  
WPP = WOOD POWER POLE

## TREE LEGEND

CDR = CEDAR TREE  
HLY = HOLLY TREE  
ORN = ORNAMENTAL TREE  
O = OAK TREE  
MAG = MAGNOLIA TREE

## TREE DISCLAIMER:

NUMBER OF TREES SHOWN ON SURVEY: 13

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.

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

## MANZIE & DRAKE LAND SURVEYING

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

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

SCALE: 1"=20' JOB NO: 14769 DATE: 12/09/2019 CADD: BH

F.B. NO: X-346 PAGE NO: 8 FIELD CREW: SS FILE NO: A-649

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

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# Street View Pictures Of Home









# Porch Railing Inspiration











Inspiration Images  
(Gable) similar to the  
right side of home with  
new gable over laundry  
room













# Windows & Trim Details (Exterior)



Wood Clad    Hybrid    Vinyl    Sash Replacement

Warranty, Care & Installation    Product Literature

# HYBRID | DOUBLE HUNG

Find a Distributor  
Contact Us

**Give your restoration project the best of both worlds with Windsor Revive™ Hybrid pocket replacement double hung windows.** If you prefer the look of painted wood interiors with exceptional energy efficiency, Revive Hybrid windows blend traditional styling with superior durability and thermal performance.



- Engineered, high-endurance cellular PVC sash will not decay, warp, crack, split or swell.
- Cellular PVC sashes help keep the cold and heat outside — and help keep you comfortable inside.
- Recessed lock, keeper and tilt latch won't get in the way of your view.
- Low-maintenance exterior provided by heavy-duty aluminum cladding that protects the pocket frame.
- EZ Tilt sash makes washing the outside glass more convenient.
- Fixed-back, one-piece PVC jambliner, combined with a full-sized block and tackle balance system, allows sash to smoothly glide open and closed.
- Head frame corners are keyed, screwed and silicone-injected for increased structural stability.
- Full- or half-screen options available.
- View the [Sizing Calculator](#)











Inspiration images of what we want the final home to feel like (not tabby foundation but overall color and roof character)













# CITY OF FERNANDINA BEACH **AMELIA RIVERFRONT PARK +** ASSOCIATED IMPROVEMENTS

Conceptual Master Plan Development  
Commission Feedback Session  
January 28, 2020





# road



# park



# shoreline

**AVRES**

 **Marquis Latimer + Halback**  
LANDSCAPE ARCHITECTURE · PLANNING

**PA**  
**PASSERO ASSOCIATES**  
engineering architecture





# park

**AVRES**

 **Marquis Latimer + Halback**  
LANDSCAPE ARCHITECTURE · PLANNING

**PA**  
**PASSERO ASSOCIATES**  
engineering architecture



# LANDSCAPE ELEMENTS LEGEND

- 1 - M.T. Pope Pavilion
- 2 - Street Lawn
- 3 - Relocated Boat Ramp
- 4 - Fishing Pier
- 5 - Benches (2)
- 6 - Overlook
- 7 - Terrace for Future Public Art Installations
- 8 - Drop Off
- 9 - Parking for Boat Trailers
- 10 - Parking
- 11 - Public Restrooms
- 12 - Playground with Seating Area
- 13 - Dog Training, Seating Area
- 14 - Play Fountain
- 15 - Quarry Pools
- 16 - Runway, Wave Channel
- 17 - Fountains/Terraces
- 18 - Private Slides, 2' x 15'
- 19 - Existing Live Oak
- 20 - Artistic Seawall
- 21 - Main Drop-off
- 22 - Art in Plaza / Tour Bus Drop-off
- 23 - Stump Mountain
- 24 - Stump Boat
- 25 - Stump Museum
- 26 - Fishing / Viewing Deck
- 27 - Kayak Launching Pier
- 28 - Back House / Welcome Center
- 29 - Fountain
- 30 - Water Park
- 31 - Plaza area with History Timeline
- 32 - Access
- 33 - High Pops, Semi-Circle
- 34 - Fountains Drop-off / Roundabout
- 35 - Open St. Place
- 36 - Runway / Seating
- 37 - Benches, 2' x 15'
- 38 - Benches, 2' x 15'
- 39 - Viewing Pier
- 40 - Sandcastle Virginia
- 41 - Visual / Memorial
- 42 - Welcome Center
- 43 - Railroad, Buffalo Fence, Brick Col.
- 44 - Loading Zone



2009 Design by Zev Cohen & Associates, Inc.



2012 Revised Design by Zev Cohen & Associates, Inc.



## Amelia Riverfront Park | *Previous Concepts*

January 28, 2020, version 1.2





## Amelia Riverfront Park | *Aerial*

January 28, 2020, version 1.2





## Amelia Riverfront Park | Existing Site Features

January 28, 2020, version 1.2





# Amelia Riverfront Park | Transit & Circulation

January 28, 2020, version 1.2





A



B



C



D



E



F



G



H



## Amelia Riverfront Park | Views

January 28, 2020, version 1.2





**LEGEND**

- Central Business District (C-3)
- General Commercial (C-1)
- Medium Density Residential (R-2)
- Mixed Use (MU-1)
- Heavy Industrial (I-2)
- Industrial Waterfront (I-W)
- Waterfront Mixed Use (W-1)







# Amelia Riverfront Park | *Proposed Resiliency Plan*

January 28, 2020, version 1.2



## LEGEND

-  Broken Vehicular Connections
-  Railroad
-  Vehicular Circulation
-  Pedestrian Circulation
-  Broken Pedestrian Connections
-  Marine Traffic
-  Cumberland Sound Ferry
-  Public Parking Zones
-  Existing Canopy
-  Proposed Flood Protection Line
-  Critical Elevation Zones
-  1 Amelia Island Visitors Bureau
-  2 Remnant Docks (Folly)
-  3 Military Monument
-  4 Anchor
-  5 William Batram Trail Marker
-  6 Shrimping Monument
-  7 Christmas Tree Setting
-  8 Ticketing Booth
-  9 Memorial Benches & Boardwalk
-  10 Loading & Lockers
-  11 Brett's Waterway Cafe
-  12 ACT Utilities
-  13 Marina Office
-  14 Welcome Center & Museum
-  15 Boater's Lounge
-  16 Atlantic Seafood Bait & Tackle
-  17 Overlook & Pavilion
-  18 Electric Transformer
-  19 Petanque Courts

## PARKING FIGURES

| LOT          | # of spaces |
|--------------|-------------|
| A            | 57          |
| B            | 50          |
| C            | 22          |
| D            | 44          |
| <b>TOTAL</b> | <b>173</b>  |



## Amelia Riverfront Park | Overall Framework Plan

January 28, 2020, version 1.2



*What we have heard.*



# VICE MAYOR KREGER

- Stormwater is a critical element...**park as resiliency**
  - Local Mitigation Strategy
  - Plan for 3' sea level rise
- Focus on Ash to Alachua
- Elements for the plan
  - Flag with improved Veteran's monument
  - **Greenspace**
  - Gazebo, potentially with overlook
  - Fountain?
  - Thematic play area (industrial)
- "Government doesn't need to be slow; it needs to be deliberate."



# COMMISSIONER ROSS

- “Thinking outside of the box”
- Focus on **Quality of Life**
- Elements for the plan
  - Parking may reflect Centre Street style?
  - Resiliency...assumes 9’ elevation?
  - Walkable...not a parking lot
    - Include pedestrian connections across the railroad tracks, including at Broome Street?
  - “Power of 10”...have elements for folks to enjoy
  - Dog Walk
  - Barge restaurant?
  - Interested in what happens on north end





# COMMISSIONER CHAPMAN

- **Dignified** park ... and explain its **usefulness**
- Park as support for the marina
  - Financial support
  - Needs of marina...dog walk (not a dog park) and trash
- Elements for the plan
  - Support marina needs
  - **Bandstand** (NOT amphitheater)...movies in the park, “Honey Badgers” music events
  - Gazebo, potentially with overlook
  - No true “playground”, but potentially thematic play area (industrial)
  - No waterpark
  - Improved retail space around boat ramp...and keep boat ramp
  - **Sunset Plaza**

# COMMISSIONER LEDNOVICH

- 3 Purposes
  1. **River** is the **attraction**
  2. **Stormwater** / flood mitigation / resiliency
  3. **Support** working **marina**
- Does *not* want development (no condos, businesses, etc.)
  - Explain impact for (1) residents, (2) visitors, (3) economic development...how it augments downtown
- Elements for the plan
  - **Green**space and shade from trees
  - Continuous river walk...potentially shift Atlantic Seafood across railroad tracks
  - Secondary restroom
  - Stormwater
  - Bandshell with event lawn
  - Interpretive playground



# STEERING COMMITTEE

- Theresa Duncan (Parks & Recreation Advisory Committee)
- Kevin McCarthy (Marina Advisory Board)
- Arlene Filkoff (Main Street Executive Director)
- Mike Spino (Historic District Council Chair)





# THERESA DUNCAN

## PARKS AND RECREATION ADVISORY COMMITTEE

- Community wants *something*
- Should feel **small town**
- Elements for the plan
  - **Sunset**...best sunset in Florida
  - Running Path
  - Special events...but not year round “locked in” bandshell
  - Petanque is nice to have
  - **Greenscape** is preferred...parking will be an issue
  - **Interactive play area**...but not a “playground”



# KEVIN MCCARTHY

## MARINA ADVISORY BOARD

- Access to the marina is key
  - 350 per day on boat
  - 850,000 annually
  - Note American Cruise lines and Victory Cruise lines stop here
- Elements for the plan
  - Parking
  - Drop off / access to the water



# ARLENE FILKOFF

## MAIN STREET FERNANDINA BEACH

- Community has been looking at this for 40 years
  - Note 1970s restoration with a mission to create historic tourism
  - Folks will be happy to see something!
- Commercialization of park is a concern
  - “no growth” is a big deal to some in the community
- Elements for the plan
  - **Greenspace**
  - Parking
  - No competition on commercial front (concern about some projects discussed)





# MIKE SPINO

## HISTORIC DISTRICT COUNCIL

- Broad panoramas are important
- Elements for the plan
  - Better crossing...note the railroad is both tangible and invisible barrier
  - Continuity with downtown is important
  - **Bike** trail
  - Parking
  - **Industrial vernacular**



# RYAN HARDESTY

## LOCAL BUSINESSPERSON

- Great opportunity to “expand the destination”
- Elements for the plan
  - Support visitors coming in by boat
    - Sundries
  - Iconic architecture with cool signage
  - **Provide community venue**
    - Indoor and outdoor facilities
    - Indoor to support about 800 people?





Honoring History & Culture



Sunset Viewing



Flexible Public Space



Arrival Plaza



Open Greenspace



## Amelia Riverfront Park | *Character Images*

January 28, 2020, version 1.2





Petanque Courts



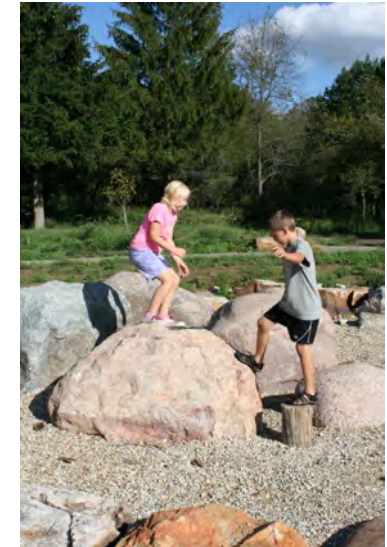
Bandshell



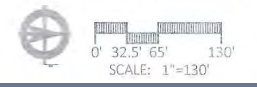
Riverwalk



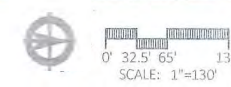
Informal Play







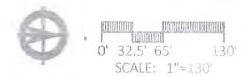




# Amelia Riverfront Park | *Concept B*

January 28, 2020, version 1.2





# Amelia Riverfront Park | *Concept C*

January 28, 2020, version 1.2





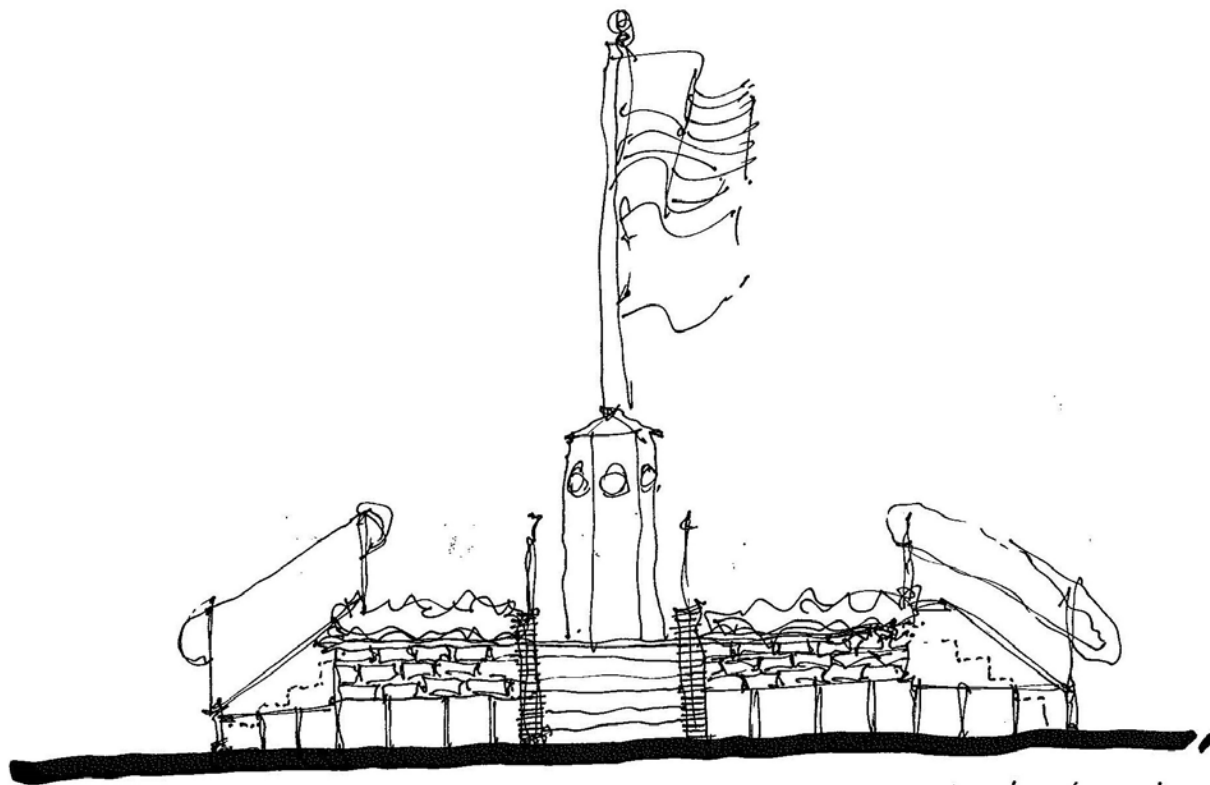
# Amelia Riverfront Park | *Concept D*

January 28, 2020, version 1.2

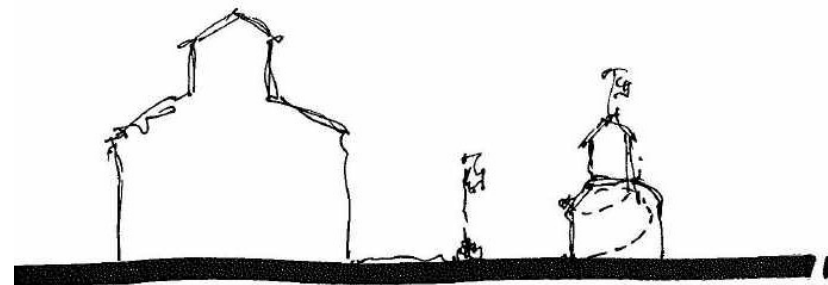
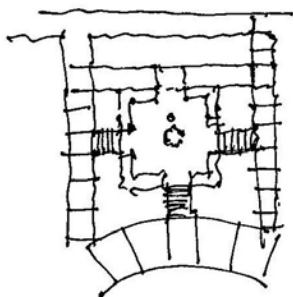






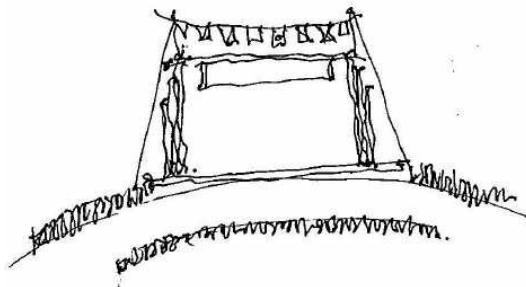
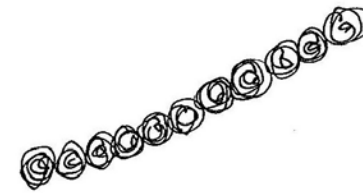
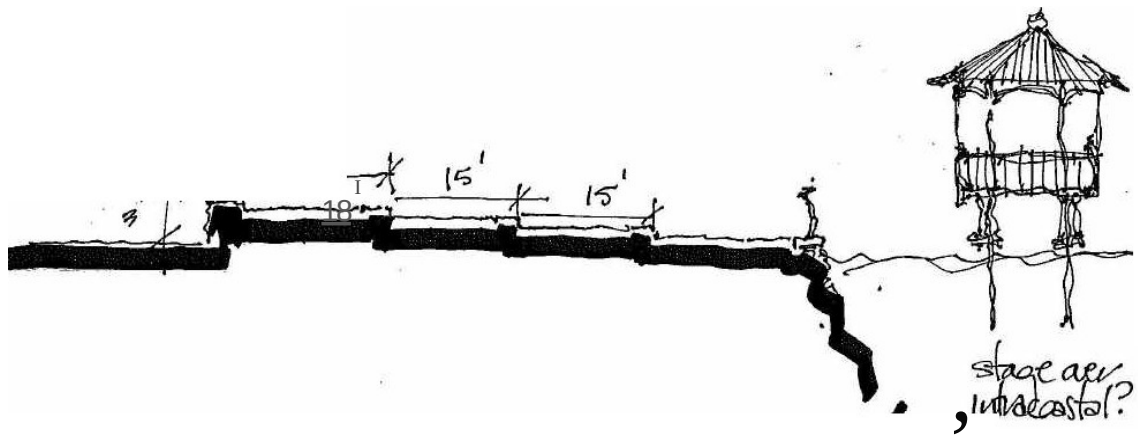


vairied veterans's  
plaza



framing overlook tower.

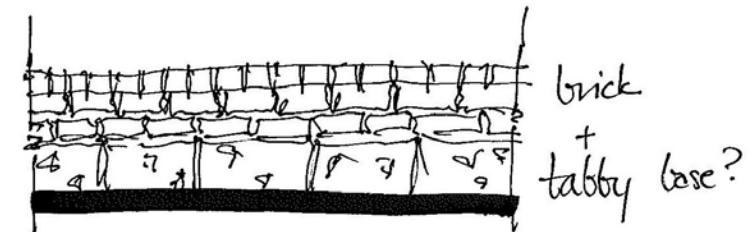
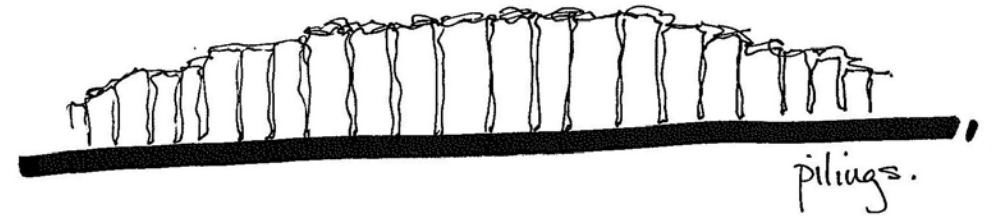




timbers.



brick &  
verficut  
fireplace.



## Amelia Riverfront Park | Concept Sketches

January 28, 2020, version 1.2

# road

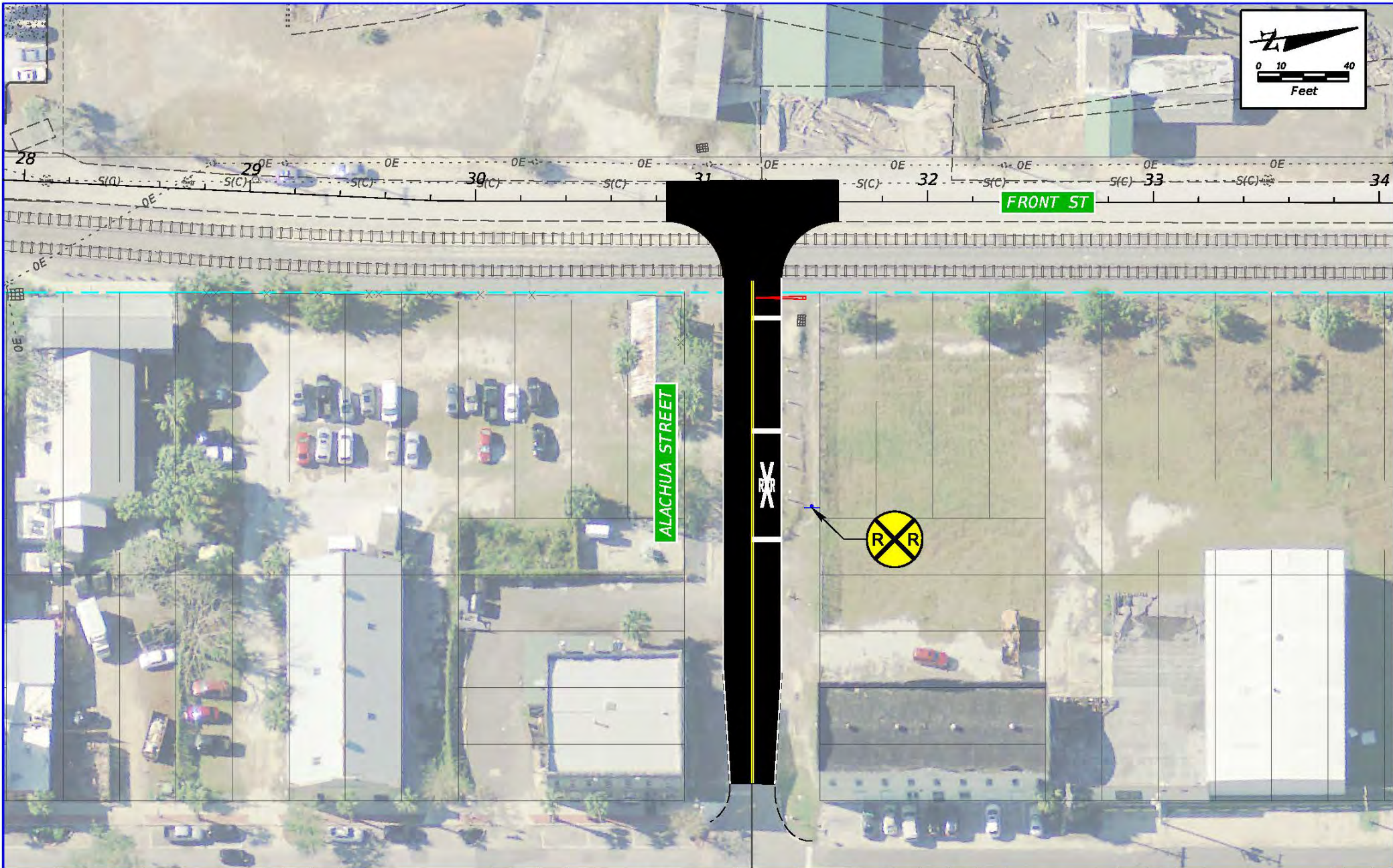


**AVRES**

 **Marquis Latimer + Halback**  
LANDSCAPE ARCHITECTURE · PLANNING

**PA**  
**PASSERO ASSOCIATES**  
engineering architecture

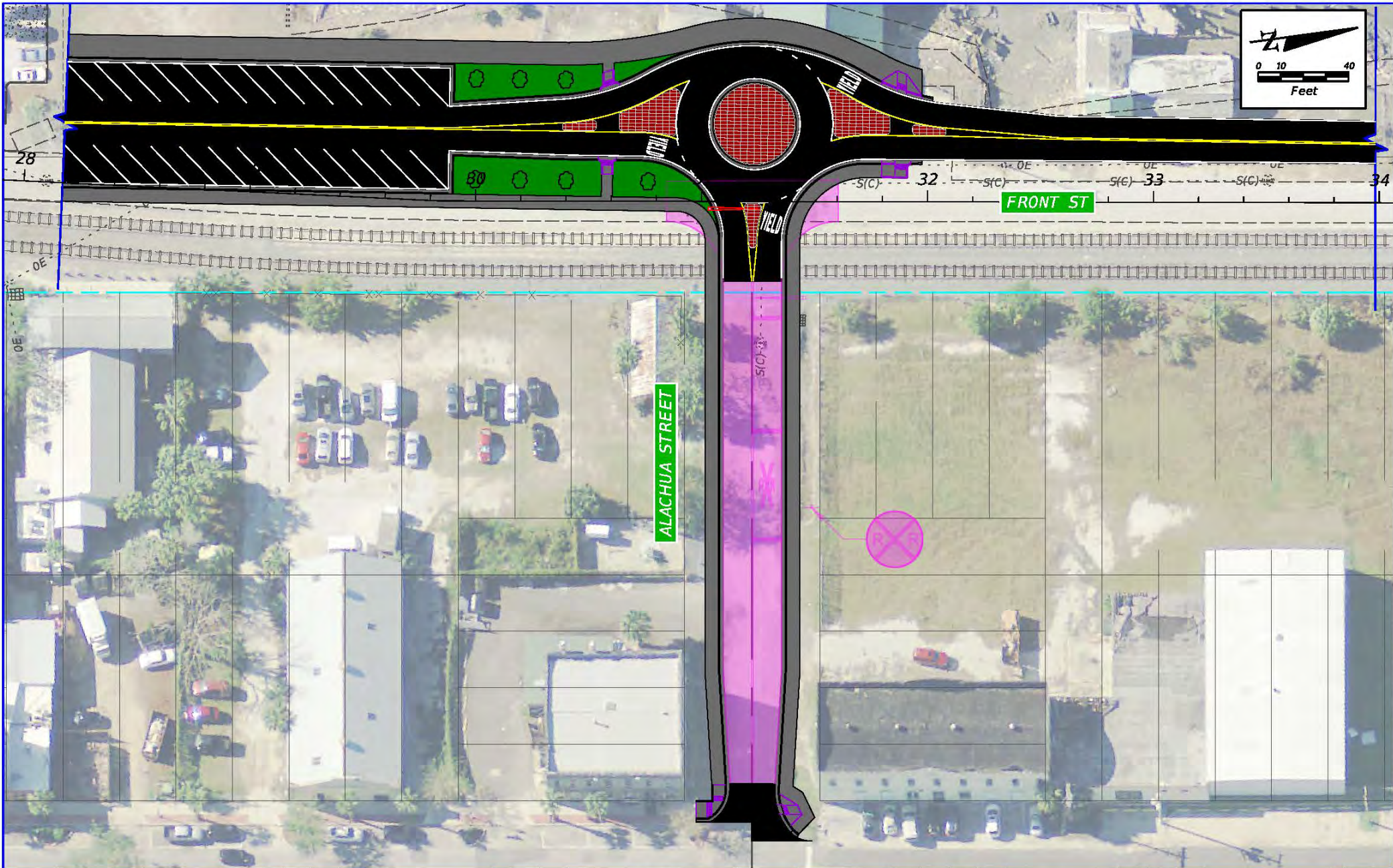




THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

| REVISIONS |             |      |             |  | JEFFREY SIEWERT, P.E.<br>P.E. LICENSE NUMBER 39196<br>AYRES ASSOCIATES<br>8875 HIDDEN RIVER PKWY, SUITE 200<br>TAMPA, FL 33637<br>CERTIFICATE OF AUTHORIZATION 4356 | CITY OF FERNANDINA BEACH<br>TRANSPORTATION DEPARTMENT |            | FRONT & ALACHUA ST<br>INTERIM DESIGN EXHIBIT | SHEET<br>NO.<br><br>EX-1 |
|-----------|-------------|------|-------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|------------|----------------------------------------------|--------------------------|
| DATE      | DESCRIPTION | DATE | DESCRIPTION |                                                                                      |                                                                                                                                                                     | COUNTY                                                | PROJECT ID |                                              |                          |
|           |             |      |             |                                                                                      |                                                                                                                                                                     | NASSAU                                                | 67-0268.00 |                                              |                          |





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| REVISIONS |             |      |             | <b>AYRES</b><br>TRANSPORTATION | JEFFREY SIEWERT, P.E.<br>P.E. LICENSE NUMBER 39196<br>AYRES ASSOCIATES<br>8875 HIDDEN RIVER PKWY, SUITE 200<br>TAMPA, FL 33637<br>CERTIFICATE OF AUTHORIZATION 4356 | CITY OF FERNANDINA BEACH<br>TRANSPORTATION DEPARTMENT |            | <b>FRONT &amp; ALACHUA ST<br/>FUTURE DESIGN EXHIBIT</b> | SHEET<br>NO.<br><br>EX-2 |
|-----------|-------------|------|-------------|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|------------|---------------------------------------------------------|--------------------------|
| DATE      | DESCRIPTION | DATE | DESCRIPTION |                                |                                                                                                                                                                     | COUNTY                                                | PROJECT ID |                                                         |                          |
|           |             |      |             |                                |                                                                                                                                                                     | NASSAU                                                | 67-0268.00 |                                                         |                          |





| REVISIONS |             |      |             |
|-----------|-------------|------|-------------|
| DATE      | DESCRIPTION | DATE | DESCRIPTION |
|           |             |      |             |



JEFFREY SIEWERT, P.E.  
P.E. LICENSE NUMBER 39196  
AYRES ASSOCIATES  
8875 HIDDEN RIVER PKWY, SUITE 200  
TAMPA, FL 33637  
CERTIFICATE OF AUTHORIZATION 4356

| CITY OF FERNANDINA BEACH<br>TRANSPORTATION DEPARTMENT |            |
|-------------------------------------------------------|------------|
| COUNTY                                                | PROJECT ID |
| NASSAU                                                | 67-0268.00 |

ROUNDABOUT AUTOTURN  
ANALYSIS EXHIBIT

|           |
|-----------|
| SHEET NO. |
| EX-3      |

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# shoreline



**AVRES**

 **Marquis Latimer + Halback**  
LANDSCAPE ARCHITECTURE · PLANNING

**PA**  
**PASSERO ASSOCIATES**  
engineering architecture





# *Questions?*



CITY OF FERNANDINA BEACH

## **AMELIA RIVERFRONT PARK +** ASSOCIATED IMPROVEMENTS

Conceptual Master Plan Development  
Commission Feedback Session  
January 28, 2020



**DEPARTMENT OF  
PLANNING &  
CONSERVATION**

*2019 Annual Report*



# Executive Summary

## **FROM THE DIRECTOR'S DESK**

There is no denying that 2019 was plagued by what appeared to be more challenges than accomplishments for the Planning and Conservation Department. Our initial hurdle was the separation of the City's Community Development Department into three stand alone departments: Planning & Conservation, Building, and Code Enforcement. Despite the issues we faced, the department attained a number of successful accomplishments which will serve to benefit the community into the new decade.

As we look forward, our department anticipates a number of funding needs to address City goals and priorities. We continue to strive for excellent customer service in our daily activities while balancing special projects. In doing so our staff works collaboratively with internal departments and external agencies to leverage limited resources.

This year we expect to witness a continued trend of increased permitting activities. It appears that new development submittals are fairly stable over the past few years. Staff's daily workload is dominated with a steady flow information requests from citizens, builders, designers, and developers. Our goal is to address each in a timely and expeditious manner. We look forward to working together to exceed community goals.

## **ACCOMPLISHMENTS:**

- Launching EnerGov and Citizen Self Serve Online Permitting Portal
- Evaluation and Appraisal Report
- Downtown Historic Walking Tour
- Preservation Awards
- Cemetery Training
- LDC Revisions
- Mapping Conflicts
- Conservation/ Recreation Maps
- Hickory Street Trail Evaluation
- Central Park Tree Plantings

## **CHALLENGES:**

- National Citizens Survey results
- Amelia Bluff
- Tree Violations
- Finding Acceptable Ground for Trees
- Mapping Conflicts
- Simmons Road Park
- Effective Use of EnerGov and Citizen Self Service Portal
- Floodplain Ordinance Revisions

## **FUNDING NEEDS:**

- Staffing Shortage—Zoning based
- Legislative Comp Plan Amendments
- Major Revision to Comp Plan
- Major Revision to LDC
- Archaeology Ordinance
- Bosque Bello Management Plan
- Truck for City Arborist
- Seasonal Employee for New Trees

# Department Information

## **MISSION**

*The Department of Planning and Conservation strives to promote a livable, sustainable, beautiful, and prosperous Fernandina Beach by implementing the City's long-range vision for the community through adopted plans, policies, codes, best practices, and partnerships. The team serves to increase community livability and quality of life through managed growth as consistent with the Comprehensive Plan while facilitating development that balances urban design with the protection of natural, historic, and cultural resources.*

*The Department achieves its mission through outreach to promote an understanding of land use planning issues and ensure development standards are realized. Continual improvement in local regulations by ongoing monitoring of land use trends using current technologies enables the team to meet preferred urban form outcomes. Maintaining strong intergovernmental relationships and community partners provides the team with opportunities to collaborate, share resources, and gain a regional perspective of local actions.*

## **OFFICES**

204 Ash Street  
Fernandina Beach, FL 32034

## **PHONE**

(904) 310-3480

## **WEBSITE**

[www.FBFL.us/planning](http://www.FBFL.us/planning)

## **STAFF**

**Kelly N. Gibson, AICP**

Director

[KGibson@fbfl.city](mailto:KGibson@fbfl.city) | (904) 310-3481

**Jacob Platt, CFM**

Senior Planner

[JPlatt@fbfl.city](mailto:JPlatt@fbfl.city) | (904) 310-3482

**Salvatore Cumella**

Preservation Planner

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**David Holley**

Arborist/ Urban Forester

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**Samantha Rogic**

Planning Technician

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**Sylvie McCann**

Administrative Coordinator

[SMcCann@fbfl.city](mailto:SMcCann@fbfl.city) | (904) 310-3486

# Role within the City

## **DEPARTMENT/ DIVISION FUNCTION SUMMARY**

*The Planning and Conservation Department serves to ensure that the quality of life in Fernandina Beach as reflected in its built and natural environment is maintained and enhanced through visioning, good design, guidance on development decisions, and protection of its natural, historic, and cultural resources. The listed core functions characterize the most common work responsibilities of the section; however, the Planning and Conservation team also serves as a resource on a variety of different City projects and programs lacking oversight from a designated City department.*

### **PLANNING**

***Strategic and Long-Range Planning:*** Preparing comprehensive plan updates, maintenance, and implementation in accordance with state laws, researching and developing comprehensive plan-directed special studies, inventories, or guidelines, and maintaining active regional and statewide involvement as well as continuing to enhance coordination with local interest groups.

***Administration of the Land Development Code( LDC):*** Working with the public, Planning Advisory Board, and City Commission to administer and implement zoning regulations and on-going maintenance through ordinance revisions. The department coordinates with the Building and Code Enforcement Departments to enforce LDC regulations.

***Compliance with Federal, State, and Regional Regulations and Programs:*** Managing and complying with a wide range of federal or state agency land use regulations and/or programs to ensure the City's compliance with applicable federal and state laws or regionally required planning activities. This may involve coordination with federal and state agencies, as required, as well as the Nassau County Growth Management Department depending on the scope and nature of the regulation or program involved.

***Environmental Lands Conservation Management:*** Responsible for technical, administrative, and managerial work in the management of City conservation lands such as Egan's Creek Greenway, City parks, beaches and dune systems, to restore and maintain plant and animal habitats and passive recreation areas in an urban southeastern maritime forest. This position is responsible for the compliance, coordination, reporting requirements, and administration relative to City land conservation programs.



# Role within the City

## **URBAN DESIGN AND DEVELOPMENT REVIEW**

**Urban Design:** Creating a sense of place that is authentically Fernandina Beach through focused efforts to obtain an urban form that mirrors the community's vision through a comprehensive approach to every project ensures quality in buildings, streets, sidewalks, and civic venues. By aligning new developments with community goals, the City makes possible projects that serve to improve the built environment, adds value to the project and the existing neighboring developments, improves resident's and visitor's experience, helps land owners to understand their properties' potential, and assists in saving time and money in the planning review processes.

**Development Review and Site Inspections:** Reviewing and processing building and zoning permit applications accepted via the Building Department and site plan applications through the Technical Review Committee. The Department conducts site inspections of field work in conjunction with an active planning case or building/zoning permit and works with the Building Department to ensure timely and coordinated processing of applications. The Department provides support services to address floodplain management and participates in community outreach for building safety measures and reducing flood risks.

**Miscellaneous Technical Functions:** Preparing zoning confirmation, due diligence, and DEP review letters. Providing digital and printed mapping services through an interactive online website and performing other technical activities related to the City's planning programs. Maintaining and updating department websites.

## **LANDS ENRICHMENT**

**Historic Preservation:** Administering City's historic preservation program and Community Redevelopment Area (CRA), including processing staff-level Certificate of Approval applications, preparing long-range preservation planning goals and strategies, managing the local historic preservation ordinance, initiating community outreach and educational opportunities regarding preservation, staffing the Historic District Council, submitting grant applications for preservation projects, and maintaining Certified Local Government status. Partnering with local organizations like the Amelia Island Museum of History and Fernandina Beach Main Street for events and activities.

**Urban Forestry:** Providing review of all tree removal applications on both public and private property in accordance with City ordinances. Staff maintains the City's 2009 and 2017 public tree inventory with an estimated value of nearly \$100 million, organizes the City's annual Arbor Day event, manages the Tree City designation annual renewal requirements, identifies and applies for grants, works with community groups like the Amelia Tree Conservancy, and supports other departments to better care for the City's existing public space trees by helping to identify hazard trees and prioritize maintenance tasks.

# Role within the City

**Conservation Lands:** Working with stakeholders and external agencies to prepare priority maps and lists for City conservation lands purchases. Annual review of priorities with the City Commission and determination of potential funding resources for acquisition.

## **CUSTOMER SERVICE FUNCTIONS**

**Board/Committee Staff:** Providing staff support to a variety of established boards and committees including the Planning Advisory Board, Technical Review Committee, Historic District Council, Board of Adjustment, Main Street Board and Councils, and the Amelia River Waterfront Community Redevelopment Agency. Support involves research and review of proposals and applications, completion of staff reports, arranging public meetings, creation of meeting agendas, and serving as technical advisors.

**Customer Support:** Disseminating information on a daily basis to citizens, realtors, architects, engineers, and prospective property owners regarding land use and development regulations. These activities are conducted through counter responses, phone calls, emails, pre-application meetings, and public outreach presentations.

**Public Outreach and External Communication:** Developing and sustaining contacts and participation with community civic organizations and ongoing external communications such as press releases and public awareness campaigns and outreach. Maintaining the Department website and updating the main City news webpage.

**Interdepartmental and Special Project Support:** Providing additional support to other City departments in areas related to expertise of Planning and Conservation Department staff such as GIS mapping, citizen involvement, external communications, organizational issues, and policy development.

**Maintenance of City's Geographic Information System (GIS):** Managing functions such as the development and maintenance of core data layers, development of data standards, system administration, and general oversight of GIS activities city-wide. Coordinating sharing and integrating GIS data with the County Property Appraiser.



# Daily Activities

| Review Letters                         |     |
|----------------------------------------|-----|
| Zoning Confirmations                   | 7   |
| Due Diligence                          | 4   |
| Lot Line Adjustment/ Minor Subdivision | 3   |
| Context Sensitive                      | 6   |
| DEP Letters                            | 18  |
| Admin Waivers                          | 0   |
| LBTR Review                            | 132 |
| Water/Sewer Voluntary Annexation       | 8   |

| Permitting           |     |
|----------------------|-----|
| New Homes            | 163 |
| Accessory Structures | 43  |
| Commercial           | 74  |
| Demolitions          | 40  |
| Pools                | 35  |
| Signs                | 54  |
| Fences               | 100 |
| Temporary Use        | 26  |
| Decks                | 1   |
| News Racks           | 6   |
| Roof                 | 11  |
| Site Work            | 1   |
| Right-of-Way         | 16  |



# Daily Activities

## 2019 Active Residential Subdivisions/ Areas

Dunes Of Amelia—Phase 2

River Bend

Hickory Ridge

Crane Island

Aspire Lakeside Reserve

Old Town

Southside

Islands Club— aka Ocean Gallery

Vintage at Amelia Apartment Complex

Shell Cove

Coastal Cottages (Townhomes)

Amelia Oaks

Coastal Oaks

Highland Dunes

Amelia Park

Seascape

\*Active subdivisions are at  
various phases of build-out.

# Planning Advisory Board

The Planning Advisory Board (PAB) is authorized by the City Commission as the Local Planning Agency (LPA) pursuant to Florida Statute Chapter 163.3174. This board makes recommendations to the City Commission on the adoption of Comprehensive Plan amendments and Future Land Use Map amendments and requests for rezoning, filed pursuant to Florida Statutes, Florida Administrative Code and City Ordinances.

The PAB is authorized to issue policy recommendations and guidance affecting development in the City, including amendments to the Land Development Code (LDC). It oversees the creation of subdivisions and proposals for Planned Unit Developments and makes recommendations on redevelopment following disaster situations. The board makes recommendations on necessary special studies for long-range planning and other proposals which work to promote orderly development.

The PAB consists of eight members – five (5) voting members, two (2) alternate members and one (1) nonvoting member. Each voting member is appointed by the City Commission; the nonvoting member is appointed by the School Board of Nassau County.

## LOOKING FORWARD:

The focus of this board over the past year has been completion of the City's Evaluation and Appraisal Report (EAR). In 2019, the PAB worked through several significant LDC amendments. Additionally, the board processed changes to make the City's Future Land Use Map and Zoning Maps consistent. Following this effort the board completed review of lands which should contain the Recreation or Conservation designations.

In the next year the Planning Advisory Board will work on legislative updates to the Comprehensive Plan. The board will begin working on a strategy for a major Comprehensive Plan revision and Land Development Code re-write. Minor revisions to the LDC will be considered before the document is "sealed" and changes directed to the larger revision efforts. Staff efforts will be spent processing land use and zoning amendments supportive of adding conservation and recreation lands. City initiated applications will be submitted to the board to incorporate properties which have previously entered into voluntary annexation agreements.

**Meeting Date:** 2nd Wednesday of each month

**Meeting Time:** 5PM

**Meeting Place:** City Hall—Commission Chambers

**Staff:** Kelly N. Gibson, AICP

**Board Members:** Mark Bennett, Vice-Chair; Greg Roland; Richard Clark; Genece Minshew, Peter Stevenson, Jenny Schaffer (Alt.), Victoria Robas (Alt.), and Mark Durham (NC School Board)

### Summary of Board Activity (Recommendations Only)

|           |   |
|-----------|---|
| Approved  | 9 |
| Continued | 1 |

# Board of Adjustment

The Board of Adjustment (BOA) was established for the purpose of hearing and deciding on appeals of administrative decisions and hearing and deciding on applications for variances within City limits. Variance cases in the historic districts or the Community Redevelopment Area (CRA) are heard by the Historic District Council.

The BOA conducts public hearings and renders decisions in compliance with the requirements of the City's Land Development Code (LDC) on the following matters:

- \* To hear and decide appeals where it is alleged there is an error in any order, interpretation, requirement, decision, or determination made by an administrative official in the enforcement of this LDC (See Section 11.07.00 for procedures regarding appeals); and
- \* To authorize a variance from a provision of the LDC, as set forth in Chapter 10.

The Board of Adjustment meetings are scheduled for the third Wednesday of each month at 5:00 pm in the City Commission Chambers, City Hall, 204 Ash Street. Please check the calendar on the City's home page for up-to-date information about upcoming meetings.

**Meeting Date:** 3rd Wednesday of each month

**Meeting Time:** 5PM

**Meeting Place:** City Hall—Commission Chambers

**Staff:** Jacob Platt

**Board Members:** Matt Miller, Chair; Marcy Mock, Vice-Chair; Tisha Dadd; Barry Hertslet; Steven Papke, Steven Cook, Mark Gleason

## Summary of Board Activity

|               |   |
|---------------|---|
| Approved      | 9 |
| Denied        | 0 |
| Withdrawn     | 0 |
| Admin Appeals | 3 |



# Historic District Council

The mission of the Historic District Council is to preserve and protect the architectural heritage of the City of Fernandina Beach as set forth in the City's Charter and Land Development Code.

The Historic District Council (HDC) of the City of Fernandina Beach, FL, was established to be the City's primary agency responsible for furthering historic preservation within the city. There are five (5) regular members and two (2) alternate members, all appointed by the City Commission, acting upon recommendations of the Historic District Council. The term of office is three (3) years. Members serve at the pleasure of the City Commission.

The Council functions to protect sites of historical and architectural significance by acting as a design-review board for exterior alterations, repairs, moving or demolition of structures or historic landscape features within the city's local historic districts. The purpose of the review process is to ensure that any proposed changes are compatible with existing historic features in terms of design, texture, material, siting and location.

The members of the Historic District Council are city residents whose interests, backgrounds and experience, taken together, provide the City with expert advice on matters pertaining to the preservation of districts and specific buildings of the City that reflect elements of its cultural, social, economic, political and architectural history.

**Meeting Date:** 3rd Thursday of each month

**Meeting Time:** 5PM

**Meeting Place:** City Hall—Commission Chambers

**Staff:** Salvatore Cumella

**Board Members:** Chair Michael Spino, Vice-Chair James Pozzetta, Michael Harrison, Angela Conway, Benjamin Morrison, Tammy Kosack

## Summary of Board Activity

|           |     |
|-----------|-----|
| Approved  | 34  |
| Denied    | 1   |
| Withdrawn | 1   |
| Staff COA | 112 |

## LOOKING FORWARD:

The HDC will be working on a number of projects in 2020 that support Fernandina Beach's commitment to preservation of our historic resources. The board will work to increase awareness of the value of the City's historic and cultural resources. Efforts this year will include working to make guidelines more understandable and user-friendly, citizen workshops, and support to create exhibits featuring prominent resources. Additionally, staff and the board will continue to partner with the Friends of Bosque Bello to ensure the area is protected and enhanced.

# Technical Review Committee

The Technical Review Committee (TRC) reviews applications and provides compliance reports for site plans, rezoning, amendments to the Land Development Code, preliminary subdivision plats, final subdivision plats, and amendments to previously issued local development orders. Direction for the committee's work is provided through the Land Development Code Chapter 11.

TRC serves as a starting point for early development project questions and inquiries. Often projects or topics are handled as walk-on cases before moving directly to building permit review. The Committee's work involves providing direction to inform design professionals and avoid undue delays.

**Meeting Date:** 2nd and 4th Thursday each month

**Meeting Time:** 9am

**Meeting Place:** City Hall—Commission Chambers

**Staff:** Jacob Platt

**Board Members:** Don Kukla (Building), Jason Higginbotham (Fire), Andre Desilet (Stormwater), Rex Lester (Streets), John Mandrick (Utilities)

## Summary of Board Activity

|                   |    |
|-------------------|----|
| Approved Plans    | 11 |
| Pre- Application  | #  |
| Change of Use     | #  |
| Continued to 2020 | #  |

## LOOKING FORWARD:

This committee continues to work on finalizing 2019 applications. Over the next year, we anticipate revisions to the process in compliance with direction provided by 2019 HB 7103 and establishing standards for change of use. In an effort to streamline the review process, staff has created electronic comment standards. These will be further refined over the next year as we move towards fully electronic submittals.

# Urban Forestry

## *Tree Removal Permits*

|                  |                                    |
|------------------|------------------------------------|
| <i>Approved</i>  | <i>252 Hazard and New Building</i> |
| <i>Denied</i>    | <i>5</i>                           |
| <i>Withdrawn</i> | <i>2</i>                           |

## *City Tree Plantings*

|                      |           |
|----------------------|-----------|
| <i>Roads + Parks</i> | <i>38</i> |
|----------------------|-----------|

### **Key Successes:**

- Tree Planting Activities
- Mulching Efforts
- Volunteer Organization
- Vendor for Canopy Analysis
- Proposed Tree Protection Standards in December 2019

### **Challenges:**

- Tree Management Plan: 5-year Planting Strategy
- Violations of City's Tree Protection
- Staffing and Vehicle to establish new plants
- Finding Acceptable Ground to Plant







# PLANNING & CONSERVATION DEPARTMENT GOALS

FY 2019-2020

## CITY COMMISSION GOALS (RESOLUTION 2020-XX):

### CONSERVATION

Increase Community Rating System Score  
No Loss of Environmentally Sensitive Lands  
Tree Canopy Increased 5% by 2024

### WATERFRONT

Create a Resilient Public Waterfront Area  
Consistent with Community Standards

### INFRASTRUCTURE

Most ADA Compliant City  
Determine strategy for aging structures

## Long-Range Planning

- Required Comp Plan Amendments: Seasonal Population, Peril of Flood, Water Supply
- Comprehensive Plan Re-write
- Land Development Code Re-write
- Conservation land acquisition strategy
- 2021 Bicycle Friendly (Amelia Island)
- Downtown Historic District Guidelines Update
- Amendments to Land Use and Zoning Maps
- Annexations for voluntary agreements
- Habitat Conservation Plan
- Bosque Bello Management Plan

## Land Development Code

### Staff Prioritized Revisions:

- Tree Protection
- Height Encroachments
- Stormwater Standards
- Driveway Standards
- Local Development Order Process
- Change of Use (Florida Building Code)
- PAB Members
- Demolition Delay (Historic)
- Old Town
- Contributing Structures
- 8th Street Mixed Use Req.

### Other Revisions:

- Signs (Supreme Court Decision)
- Outdoor Lighting for Endangered Species
- Mailed Notice for Admin Reviews
- Racetrack/ Go-karts prohibition
- Fencing
- Special Events on private property
- Standards for Planned Unit Developments
- Affected Party language
- Roll-off/ dumpster requirements
- Vacant Buildings

## Active Grants

- Old Town Guidelines Revisions
- City - Preservation Rehabilitation Assistance

## On-going Projects

- Interlocal Agreement: Nassau County Annexation
- Voluntary Annexation Agreement Map
- Tree Management Plan and Planting Strategy
- Evaluation & Appraisal Report: Population Study
- Community Redevelopment Area Plan Update: Projects List
- Large Tree Planting Projects and Community Outreach
- Main Street: Boundary Expansion, Downtown Sidewalks and Lighting Plans
- Mobility Plan
- Refine Permitting System

| PLANNING & CONSERVATION: ACTION PLAN                                                                                                          |       |                     |                                                                                                                     |                 |                                  | FY 2019-20                                                                                                                                                                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------|-------|---------------------|---------------------------------------------------------------------------------------------------------------------|-----------------|----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                               |       |                     |                                                                                                                     |                 |                                  | Reporting Timeframe: January - March 2020                                                                                                                                                 |
| DEPARTMENT STAFF                                                                                                                              |       |                     |                                                                                                                     |                 |                                  |                                                                                                                                                                                           |
| Kelly N. Gibson, AICP<br>Planning & Conservation Director<br>Boards Staffed: PAB                                                              |       |                     | Jacob Platt, Senior Planner<br>Boards Staffed: BOA, TRC Chair, Floodplain Management, Main Street Economic Vitality |                 |                                  | Sal Cumella, Preservation Planner<br>Boards Staffed: HDC, Main Street – Design Council Review, TRC Review                                                                                 |
| Sylvie McCann<br>Administrative Coordinator                                                                                                   |       |                     | Samantha Rogic<br>Planning Technician                                                                               |                 |                                  | David Holley<br>City Arborist                                                                                                                                                             |
| PROJECT NAME                                                                                                                                  | LEAD  | COMPLETION PROGRESS | DEADLINE                                                                                                            | PRIORITY (1-10) | ESTIMATED EFFORT (TIME IN HOURS) | POTENTIAL RISKS & PROGRESS NOTES                                                                                                                                                          |
| <b>CONSERVATION BASED</b>                                                                                                                     |       |                     |                                                                                                                     |                 |                                  |                                                                                                                                                                                           |
| Conservation Lands Involvement: Mapping associated with ESLs, Procedure for nomination of lands, Annual update of strategy and targeted areas | Kelly | 45%                 | MARCH 2020                                                                                                          | 1               | 25                               | Mapping- done<br>Nomination procedure- done<br>Annual Update: Initial findings completed in March 2018, Revised February 2020<br>Pending Input and Revisions based on North Florida Trust |
| Habitat Conservation Plan- Beach                                                                                                              | Kelly | 5%                  |                                                                                                                     |                 |                                  | Pending Selection of Consultant                                                                                                                                                           |
| Conservation Management Plans for newly acquired lands                                                                                        | Dave  | 10%                 | FEB 2020                                                                                                            | 1               | 20                               |                                                                                                                                                                                           |
| <b>PLANNING ADVISORY BOARD</b>                                                                                                                |       |                     |                                                                                                                     |                 |                                  |                                                                                                                                                                                           |
| Amelia Island Parkway – Corridor Vision                                                                                                       |       |                     |                                                                                                                     |                 |                                  | NOT PRIORTIZED                                                                                                                                                                            |
| S. 14 <sup>th</sup> Street at Beech Street – Corridor Vision                                                                                  |       |                     |                                                                                                                     |                 |                                  | NOT PRIORTIIZED                                                                                                                                                                           |
| Annexations from Water + Sewer Agreements                                                                                                     | Jacob | 75%                 | MAY 2020                                                                                                            | 2               | 70                               | PAB Review March<br>CC 1 <sup>st</sup> Reading April                                                                                                                                      |
| LDC Amendments for Height Encroachments                                                                                                       | Kelly | 60%                 |                                                                                                                     | 1               | 25                               | PAB Review February<br>CC 1 <sup>st</sup> Reading March                                                                                                                                   |
| Tree Protection Ordinance                                                                                                                     | Kelly | 75%                 |                                                                                                                     |                 | 20                               | PAB Review February<br>CC 1 <sup>st</sup> Reading March                                                                                                                                   |
| Conflicts to FLUM and Zoning                                                                                                                  | Kelly | 75%                 |                                                                                                                     | 1               | 75                               |                                                                                                                                                                                           |
| Conservation/Rec FLUM + Zoning Amendments                                                                                                     | Kelly | 75%                 |                                                                                                                     | 1               | 50                               |                                                                                                                                                                                           |
| EAR based Comp Plan Amendments: Water Supply Plan, Peril of Flood, Seasonal Population                                                        | Kelly | PENDING FUNDING     | SEPTEMBER 2020                                                                                                      | 2               | 25                               | Contract anticipated to work with the Northeast Florida Regional Council<br>Staff effort will be limited to research on Seasonal Population and project oversight                         |
| LDC Amendments for Close Out until New LDC (see separate document for pending and needs)                                                      | Kelly | 10%                 | <i>*Recommend Late Spring</i>                                                                                       | 3               | TBD                              |                                                                                                                                                                                           |
| Comp Plan/ LDC Revision                                                                                                                       | Kelly | PENDING FUNDING     |                                                                                                                     | 1               | TBD                              | Establish Steering Committee: Spring 2020<br>Draft Scope for Services: Summer 2020<br>Issue RFP: August 2020                                                                              |

# PLANNING & CONSERVATION: ACTION PLAN

FY 2019-20

Reporting Timeframe: January - March 2020

## DEPARTMENT STAFF

|                                                                                  |                                                                                                                        |                                                                                                              |
|----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| Kelly N. Gibson, AICP<br>Planning & Conservation Director<br>Boards Staffed: PAB | Jacob Platt, Senior Planner<br>Boards Staffed: BOA, TRC Chair, Floodplain Management, Main<br>Street Economic Vitality | Sal Cumella, Preservation Planner<br>Boards Staffed: HDC, Main Street – Design Council Review, TRC<br>Review |
| Sylvie McCann<br>Administrative Coordinator                                      | Samantha Rogic<br>Planning Technician                                                                                  | David Holley<br>City Arborist                                                                                |

| PROJECT NAME                                                             | LEAD | COMPLETION<br>PROGRESS | DEADLINE  | PRIORITY<br>(1-10) | ESTIMATED<br>EFFORT<br>(TIME IN HOURS) | POTENTIAL RISKS &<br>PROGRESS NOTES                                                                                                          |
|--------------------------------------------------------------------------|------|------------------------|-----------|--------------------|----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| <b>HISTORIC DISTRICT COUNCIL</b>                                         |      |                        |           |                    |                                        |                                                                                                                                              |
| Ordinance revision to establish official list of contributing structures | Sal  | 50%                    | JUN 2020  | 6                  | 5                                      | Requires adoption of official <i>Resource Inventory List</i> (scheduled for 2/18/20) and amendment to LDC section 8.03.03(A)1.               |
| Ordinance to address ROW encroachments on Centre Street                  | Sal  | 90%                    | JUN 2020  | 4                  | 4                                      | Initiated in conjunction with Code Enforcement and FB Main Street. 1 <sup>st</sup> Reading held 2/4/20                                       |
| Archaeology Ordinance                                                    | Sal  |                        | TBD       | 5                  | 25                                     | PENDING FUNDING. Requires the services of an archeologist to review permits. Could be a City Archeologist position or outsourced, as needed. |
| Historic Resource Assessments for maintenance and compliance             | Sal  |                        | ONGOING   | 3                  | 15                                     | Occurs twice per year, depending on availability of Code Enforcement Department.                                                             |
| DOS Grant – Old Town Guidelines Revision                                 | Sal  | 10%                    | MAR 2021  | 1                  | 50                                     | Grant will be funded in July 2020. Work scheduled to begin in August 2020. Anticipated completion Fall 2021.                                 |
| Preservation Rehabilitation Grant Program                                | Sal  | 20%                    | OCT 2020  | 1                  | 35                                     | Grant advertised February 4, 2020; Applications will be accepted until funding is depleted.                                                  |
| Cemetery Resource Protection Training                                    | Sal  |                        | ONGOING   | 3                  | 24                                     | Two trainings scheduled per year, Spring and Fall.                                                                                           |
| Certified Local Government Report                                        | Sal  |                        | SEPT 2020 | 5                  | 5                                      | Ongoing yearly Renewal                                                                                                                       |
| Downtown Historic District Guidelines Workshops                          | Sal  |                        | DEC 2020  | 2                  | 16                                     | Public/ Board input will lead to a future revision of the Downtown Guidelines, tentatively scheduled for 2021 depending on funding.          |
| Historic District Boundary Expansion                                     | Sal  |                        | DEC 2020  | 2                  | 8                                      | Scheduled for discussion at 2/18/20 HDC Special Meeting to determine strategy.                                                               |
| Columbarium Project at Bosque Bello                                      | Sal  | 5%                     | SEPT 2021 | 1                  | 25                                     | Planning/ Groundbreaking to occur before September 2020.                                                                                     |
| Application for Special Category Grant to repoint brick at Peck Center   | Sal  |                        | JUN 2020  | 4                  | 3                                      | Application due late spring 2020                                                                                                             |
| Historic Preservation Month event                                        | Sal  |                        | MAY 2020  | 5                  | 15                                     | 2020 is an off year for the Historic Preservation Awards, so a smaller event will be scheduled as part of History Happens Here campaign.     |
| <b>MAIN STREET TASKS</b>                                                 |      |                        |           |                    |                                        |                                                                                                                                              |
| Website Launch                                                           | Sal  | 85%                    | MAR 2020  | 5                  | 9                                      | Launch scheduled for mid-February with a kickoff party and awareness campaign to follow.                                                     |
| Sidewalks and lighting plan                                              | Sal  |                        | TBD       | 3                  | 10                                     |                                                                                                                                              |
| CRA projects list – Recommendations for updating plan                    | Sal  |                        | MAR 2020  | 2                  | 4                                      | Scheduled for initial discussion at 2/13/20 Board meeting.                                                                                   |
| Boundary Expansion                                                       | Sal  | 50%                    | DEC 2020  | 4                  | 3                                      | Must be reviewed by State Main Street Board                                                                                                  |



# PLANNING & CONSERVATION: ACTION PLAN

FY 2019-20

Reporting Timeframe: January - March 2020

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| Sylvie McCann<br>Administrative Coordinator                                      | Samantha Rogic<br>Planning Technician                                                                               | David Holley<br>City Arborist                                                                             |

| PROJECT NAME                                                                                                                   | LEAD  | COMPLETION PROGRESS | DEADLINE    | PRIORITY (1-10) | ESTIMATED EFFORT (TIME IN HOURS)                  | POTENTIAL RISKS & PROGRESS NOTES                                                                                                                                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------|-------|---------------------|-------------|-----------------|---------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>INTERGOVERNMENTAL COORDINATION</b>                                                                                          |       |                     |             |                 |                                                   |                                                                                                                                                                                                                                        |
| Island-wide Bicycle friendly re-designation application                                                                        | Jacob |                     | DEC 2020    | 8               | 60                                                | Institutional knowledge from staff leaving County in April 2020<br>Needs formal establishment of steering committee and approach for annual review<br>Determine any low hanging improvements which can be made to support bike network |
| Schools to Downtown trail (Hickory Street)                                                                                     | Jacob | 10%                 |             | 7               | 20                                                | Conceptual Phase<br>Further Review and Funding Needed                                                                                                                                                                                  |
| City Transportation Mobility Plan (inclusion in Nassau County plans?)                                                          | Kelly | 90%                 | SPRING 2020 | 5               | 30                                                | Revision to Interlocal agreement to establish incorporation as part of County Mobility Plan                                                                                                                                            |
| Interlocal Agreement with NC Board of County Commissioners for annexation                                                      | Kelly | 95%                 | MARCH 2020  | 2               | 15                                                | Pending adoption by City and County by Resolution March 2020                                                                                                                                                                           |
| Update ILA with Nassau County Property Appraiser for GIS services                                                              | Kelly | 95%                 | MARCH 2020  | 3               | 5                                                 | Pending adoption by City and NCPA office March 2020                                                                                                                                                                                    |
| Update ILA with Nassau County School Board to establish policy for age restricted communities and de minimis impact            | Kelly |                     |             | 2               | 10                                                | Initial acknowledgement of need to amend, timing not defined                                                                                                                                                                           |
| Search and compilation of all land use, zoning, development agreements, PUDs and conditional use deviations to document in GIS | Jacob | 10%                 | DEC 2020    | 9               | 30                                                | Legal support provided with research                                                                                                                                                                                                   |
| <b>URBAN FORESTRY</b>                                                                                                          |       |                     |             |                 |                                                   |                                                                                                                                                                                                                                        |
| Tree Master Plan and Planting Plan completed<br>- Tree Canopy Analysis for baseline                                            | Dave  | 75%                 | OVERDUE     | 1               | 60                                                | Initial Plan submitted to PAB on 12/18 with draft tree protection revisions<br>Pending changes from canopy analysis<br>Review by departments needed to inform and update accordingly                                                   |
| Natives for invasive program                                                                                                   | Dave  | 20%                 | MAY 2020    | 3               | 10-15 Hours Initial Set-up Only (ONGOING PROGRAM) | Program description and volunteers organized                                                                                                                                                                                           |
| Update and republish tree inventory online                                                                                     | Dave  | ONGOING             | SEPT 2020   | 6               | 20                                                | Updated on an ongoing basis. Need to submit a current version to Nassau County GIS department.                                                                                                                                         |
| Tree City USA- Annual Renewal                                                                                                  | Dave  | ONGOING             | DEC 2020    | 4               | 10                                                | End of year report. Dependent on expenditures from Streets, Parks, and Finance                                                                                                                                                         |
| Bosque Bello Tree Management Plan and Replacement Strategy                                                                     | Sal   | 5%                  | JUN 2020    | 3               | TBD                                               | PENDING FUNDING. Estimate has been received and funding will be requested in 2020/2021FY budget                                                                                                                                        |

# PLANNING & CONSERVATION: ACTION PLAN

FY 2019-20

Reporting Timeframe: January - March 2020

## DEPARTMENT STAFF

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| Sylvie McCann<br>Administrative Coordinator                                      | Samantha Rogic<br>Planning Technician                                                                                  | David Holley<br>City Arborist                                                                                |

| PROJECT NAME                                                                                                                                             | LEAD   | COMPLETION<br>PROGRESS | DEADLINE   | PRIORITY<br>(1-10) | ESTIMATED<br>EFFORT<br>(TIME IN HOURS) | POTENTIAL RISKS &<br>PROGRESS NOTES                                                                                                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|--------|------------------------|------------|--------------------|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Arbor Day Plantings (State and National)                                                                                                                 | Dave   | 50%                    | APRIL 2020 | 1                  | 30                                     | MLK Center Plantings completed in January for Florida Arbor Day. Will celebrate National Arbor Day in April.                                                       |
| Tree Plantings at Peck Center and Emma Love Elementary School                                                                                            | Dave   | 50%                    | MARCH 2020 | 1                  | 20                                     | Waiting on school administration. Have been in contact periodically.                                                                                               |
| Tree Planting Downtown                                                                                                                                   | Dave   | 20%                    | APRIL 2020 | 3                  | 30                                     | Replacement Strategy provided to Parks in August 2019. Several areas have received new plantings already. Plan will be implemented in stages & adjusted as needed. |
| Tree Planting on Hickory Street (unopened ROW at Greenway)                                                                                               | Dave   | 5%                     | DEC 2020   | 7                  | 20                                     | Lower priority. Other planting projects will be addressed first.                                                                                                   |
| <b>GENERAL ADMINISTRATION</b>                                                                                                                            |        |                        |            |                    |                                        |                                                                                                                                                                    |
| Update SOPs for EnerGov (Permits and Plans) with flow charts, SOP for Board procedures and post meeting                                                  | Sylvie | 5%                     | JULY 2020  | 3                  | 20                                     | Interim process established<br>Potential Change to different software system<br>Pending information from EnerGov and updates                                       |
| Annual Report                                                                                                                                            | Kelly  | 100%                   | FEB 2020   | 1                  | 30                                     |                                                                                                                                                                    |
| Determine Records Retention space needs and process                                                                                                      | Sylvie |                        |            | 6                  |                                        | Partners: Clerk's Office                                                                                                                                           |
| Determine process changes for receipt of performance and maintenance bonds on subdivisions                                                               | Sylvie |                        |            | 4                  | 10                                     | Partners: Finance, Legal, Clerk's Office                                                                                                                           |
| Update and republishing LDC online with changes from Spring 2019 captured                                                                                | Sylvie | 25%                    | FEB 2020   | 1                  | 25                                     |                                                                                                                                                                    |
| Update Websites for ADA compliance and ease of information, eliminate unnecessary data<br>- Primary focus on Trees, Historic District, LDC and Comp Plan | Sylvie | 20%                    | JUNE 2020  | 2                  | 60                                     | Initial Compliance obtained for ADA, need to update information and page links<br>Partners: IT                                                                     |
| Development Projections for CIP                                                                                                                          | Kelly  | 5%                     | MARCH 2020 | 2                  | 10                                     | Partners: Finance                                                                                                                                                  |