



**AGENDA
HISTORIC DISTRICT COUNCIL
REGULAR MEETING (VIRTUAL)
JULY 16, 2020
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

The Regular Historic District Council Regular Meeting will be held as a VIRTUAL MEETING with board members and City staff participating through video conferencing. This virtual meeting will be broadcasted live for members of the public to view on the City of Fernandina Beach website (www.fbfl.us) and Channel 264 (Comcast only).

- 1. CALL TO ORDER / ROLL CALL / DETERMINATION OF QUORUM**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MEETING MINUTES**
- 4. OLD BUSINESS**
 - 4.1 HDCV 2020-0002: JOSE MIRANDA, AGENT FOR ST. MICHAEL CATHOLIC CHURCH/DIOCESE OF ST. AUGUSTINE, 228 N. 4TH STREET**
Variance requested from LDC 5.01.10(A) to increase front yard fence height from 4 feet to 6 feet. *(Quasi-Judicial)*
 - 4.2 HDCA 2020-0016: GEORGE MOELLER, 416 N. 3RD STREET**
Amending COA 2018-16 - Changing rear gable siding, modifying a window opening, and replacing foundation infill design. *(Quasi-Judicial)*
- 5. NEW BUSINESS**
 - 5.1 HDC 2020-0006: JAMES POZZETTA, ARCHITECT, AGENT FOR PAMELA REA & PAUL GRIFFIN, 602 DATE STREET**
Certificate of Approval (COA) to expand detached garage and construct 2nd story. *(Quasi-Judicial)*
 - 5.2 2020-0011: ROBERT & LISA SALA, 1130 WHITE STREET**
Certificate of Approval (COA) to construct an in-ground pool in back yard. *(Quasi-Judicial)*
 - 5.3 HDC 2020-0012: JOSE MIRANDA, ARCHITECT, AGENT FOR ADAM KAUFMAN & LINDA TORRE, 116 S. 10TH STREET**
Certificate of Approval (COA) to construct addition to kitchen and sunroom, demo existing garage and breezeway, and construct new detached driveway. *(Quasi-Judicial)*
 - 5.4 HDCV 2020-0004: LANCE JONES, AGENT FOR MARY JULIA LITTLE, 115 S. 6TH STREET**
Variance request from LDC 1.03.05(A) to separate combined lots of record. *(Quasi-Judicial)*
 - 5.5 HDC 2020-0004: MARK JOHNS, AGENT FOR MARY JULIA LITTLE, 115 S. 6TH STREET**
Conceptual review for the construction of a new two-story single-family residence and detached structure. *(Quasi-Judicial)*

- 5.6 **HDCV 2020-0005: JOSE MIRANDA, ARCHITECT, AGENT FOR SUSAN DORNER, OWNER, 606 CEDAR STREET**
Variance from LDC 5.01.03(K) for connection of accessory structure and 4.02.03(E) for standards for building heights and setbacks. (*Quasi-Judicial*)
- 5.7 **HDC 2020-0013: JOSE MIRANDA, ARCHITECT, AGENT FOR SUSAN DORNER, 606 CEDAR STREET**
Certificate of Approval (COA) for an addition to kitchen and new covered breezeway connecting house to new garage/accessory dwelling unit. (*Quasi-Judicial*)

6. STAFF CERTIFICATES OF APPROVAL

- 6.1 Staff Certificates of Approval for June 2020

7. BOARD BUSINESS

8. STAFF REPORT

9. PUBLIC COMMENT

10. ADJOURNMENT

NEXT HDC REGULAR MEETING IS SCHEDULED FOR THURSDAY, AUGUST 20, 2020.

This will be conducted as a virtual meeting with restricted physical access. Public comment may also be provided virtually through use of the Zoom Meeting link below, the phone number provided below, or in person at City Hall with strict restrictions to protect health and safety.

Individuals wishing to provide live comments during the meeting must dial-in or connect via the Zoom Meeting link or phone number below no later than 4:50 PM on July 16, 2020, and will be called upon by their individual registered Zoom Meeting ID Account or by the last-4 digits of their respective phone number. When called upon, please provide your name and home address prior to issuance of public comment. Please limit comment to 3 minutes.

Please click the link below to join the webinar:

<https://zoom.us/j/92161629777?pwd=N28wZnZsV3NxWmRhblIrTE5xYUtlZD09>

Password: JULYHDC

Or iPhone one-tap :

US: +13017158592,,92161629777#,,,,0#,,7502647# or +13126266799,,92161629777#,,,,0#,,7502647#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656 or +1 253 215 8782 or +1 346 248 7799
or +1 669 900 9128

Webinar ID: 921 6162 9777

Password: 7502647

International numbers available: <https://zoom.us/j/92161629777?pwd=N28wZnZsV3NxWmRhblIrTE5xYUtlZD09>

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.

HDCV2020-00 02

REC'D: 2/18/2020 BY: SM

INVOICE #: 6678

PAYMENT: _____ TYPE: _____

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: St. Michael Catholic Church / Diocese of St. Augustine
Mailing Address: 505 Broome Street, FB, FL 32034
Telephone: 261-3472 Fax: 321-1901
Email: _____

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

PROPERTY INFORMATION

Street Address: North 4th Street
Parcel Identification Number(s): 00-00-31-1800-0021-0020 & 00-00-31-1800-0021-0000
Lot Number: 21 Block Number: 2, 3, 4, 5, Southernly portion of 2-5 and Northernly portion of lots 1, 6

PROJECT INFORMATION

Variance(s) requested from LDC Section(s): 5.01.10 Fences & Walls

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

Variance request to increase front yard fence height from 4-ft to 6-ft.

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

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

see attached

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

N

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.

N

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

N

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

N

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.

ll

☒ 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.

2/13/20
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 13th day of FEBRUARY, 20 20, by JOSE MIRANDA.

Leah Hall
Notary Public

LEAH HALL
Printed Name

02.20.2020
My Commission Expires

Personally Known X OR Produced Identification _____ ID Produced: _____



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



**OWNER'S AUTHORIZATION
FOR AGENT REPRESENTATION**

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

hereby authorize: Jose Miranda / Miranda Architects
(print name of agent)

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

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

J Kallukalam
(Signature of owner)

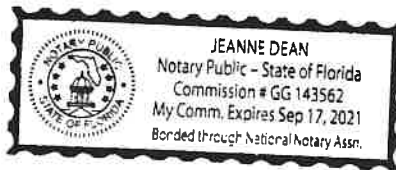
(Signature of owner)

FY. JOSE KALLUKALAM
(Print name of owner)

(Print name of owner)

STATE OF FLORIDA
COUNTY OF NASSAU

ss }



Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 12 day
of February, 2020, by _____.

Jeanne Dean
Notary Public

JEANNE DEAN
Printed Name

9/17/2021
My Commission Expires

Personally Known ☒ OR Produced Identification _____ ID Produced: _____

VARIANCE APPLICATION TO HDC
ST MICHAEL ACADEMY PLAYGROUND FENCE, FERNANDINA BEACH, FL
February 14, 2020

PROPERTY INFORMATION

Property	Address	Parcel ID
Fernandez Reserve (park)	N. 4th St.	00-00-31-1800-0021-0000
Academy (school)	228 N. 4th St.	00-00-31-1800-0021-0020

Lot and Block

Block 21, Lots 2, 3, 4, 5, southerly portion of Lots 2 – 5, northerly portion of Lots 1 and 6

PROJECT INFORMATION

Variance requested from LDC Section: 5.01.10 Fences and Walls, Front Yard Fence Height for R-2 Zoning.

Brief Description of work proposed:

St Michael Academy is requesting a variance to install a 6-foot tall fence to enclose the Academy's playground area. Variance to increase allowable front yard fence height from 4-feet to 6-feet.

GENERAL VARIANCE CRITERIA

1. SPECIAL CONDITIONS:

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

Special conditions exist for this project as site is located in Downtown Historic District. St Michael Academy is the only school located in the Downtown Historic District. Variance request is to increase the allowable front yard fence height from 4-feet to 6-feet. Existing historic St Michael Academy building is situated on the site in violation of current front yard setback requirements per City's Land Development Code.

2. SPECIAL PRIVILEGE:

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

Approval of variance request DOES NOT convey a special privilege to the applicant. St Michael Academy is the only school located in the Downtown Historic District, Zoned R-2 (residential), and historic building located in conflict with LDC-required setbacks.

3. LITERAL INTERPRETATION:

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

Literal interpretation of LDC provisions would not deprive St Michael Academy of rights, but the LDC limit of 4-feet for a front yard fence height does not provide sufficient security for the school playground and campus.

4. MINIMUM VARIANCE:

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

The variance requested is the minimum required to provide a secure playrgorund for the St Michael Academy.

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 the variance request will be in harmony with the intent and purpose of the LDC and Comp Plan by providing a secure environment of students and teachers at the St Michael Academy. Fence design and style is compatible with style of building as recommended in the Downtown Historic District Design Guidelines.

6. PUBLIC INTEREST:

Granting the variance is compatible with surrounding properties, will not cause injury to the area involved, or otherwise be detrimental to the public health, safety, welfare or environment.

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

APPENDIX A CRITERIA

TAB A

1. PUBLIC INTEREST:

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

Granting the variance is NOT contrary to the public interest, safety and welfare. Creating a safe environment for students and teachers at the St Michael Academy is indeed in the public interest.

2. SPECIAL CONDITIONS:

Special conditions and circumstances exist, because of the historic setting, location, nature, or character of the land, structure, appurtenance, sign, or building involved, which are not applicable to other lands, structures, appurtenances, signs, or buildings in the same zoning district, which have not been designated as historic sites or a historic district nor listed on the Local Register of Historic Places.

Special conditions exist for this project as site is located in Downtown Historic District. St Michael Academy is the only school located in the Downtown Historic District. Variance request is to increase the allowable front yard fence height from 4-feet to 6-feet. Existing historic St Michael Academy building is situated on the site in violation of current front yard setback requirements per City's Land Development Code.

3. LITERAL INTERPRETATION:

Literal interpretation of the provisions of existing ordinances would alter the historic character of the historic district, or historic site to such an extent that it would not be feasible to preserve the historic character, of the historic district or historic site.

Literal interpretation of LDC provisions would not alter the historic character of the site.

4. MINIMUM VARIANCE:

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

The variance requested is the minimum required to provide an adequate, secure playground for the St Michael Academy.

5. ALTERATION:

In the case of the alteration of an existing building, the proposed design would incorporate materials, details, or other elements not permitted by the Land Development Code but which can be documented by photographs, architectural or archaeological research or other suitable evidence to have been used on other buildings of a similar vintage and style in the Historic District in which the building is located, provided that the project will not destroy significant architectural features on the building.

Not Applicable

6. NEW CONSTRUCTION:

In the case of new construction, the proposed design incorporates materials, details, setbacks, massing or other elements that are not permitted by the Land Development Code but which would enhance the quality of the design for the new building or structure, provided that said new building or structure otherwise complies with the criteria for new construction in the Historic District in which the building or structure is proposed to be located and provided further that it would also have a beneficial effect on the historic character of the visually related area.

Not Applicable

LIST OF ATTACHMENTS

- 1. Jerith Fence cut sheet, Style #111, Black Finish.**
- 2. St. Michael Academy – Fence Location Site Plan Sheet A1 dated February 14, 2020**

PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0021-0020

Owner Name DIOCESE OF ST AUGUSTINE
Mailing Address C/O CATHOLIC CENTER
11625 OLD ST AUGUSTINE RD
JACKSONVILLE, FL 32258
Location Address 228 4TH ST N
FERNANDINA BEACH 32034
Tax District FERNANDINA BEACH
Milage 20.3245
Homestead Yes
Property Usage PRIVATE SC 007200
Deed Acres 0
Short Legal BLOCK 21 LOTS 2 3 4 5 CITY OF FDNA BEACH

2019 Certified Values

Land Value \$175,000
(+) Improved Value \$6,819,135
(=) **Market Value** \$6,994,135
(-) Agricultural Classification \$0
(-) SOH or Non-Hx* Capped Savings \$
(=) **Assessed Value** \$2,494,440
(-) Homestead \$0
(-) Additional Exemptions \$0
(=) School Taxable Value \$0
(-) Non-School HX & Other Exempt Value \$0
(=) **County Taxable Value** \$0

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

PARCEL MAP



2019 AERIAL MAP



PROPERTY PHOTO



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

LOCATION MAP



BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built
SCHOOL	24126	19232	0	0	COMMON BRK		AIR DUCTED	FORCED AIR	1882
CHURCH	1371	1371	0	0	COMMON BRK		AIR DUCTED	FORCED AIR	1882



MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units	Year Built
CONC 12"	6 X 12	72	1950
CONC 12"	0 X 0	81	1950
FIRE SPRNK	0 X 0	13522	2000

PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0021-0000

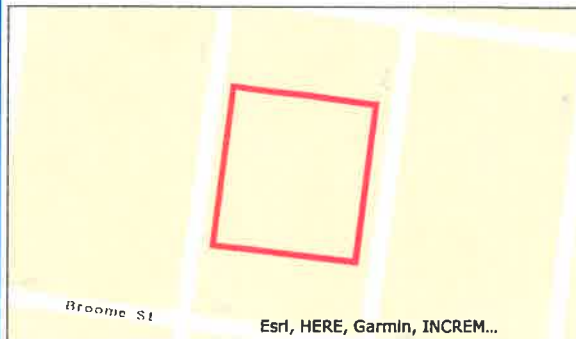
Owner Name FERNANDEZ CEMETERY RESERVE
Mailing Address C/O BISHOP OF ST AUGUSTINE
TRUSTEE OF LD VILLALONGA TRUST
11625 OLD ST AUGUSTINE RD
JACKSONVILLE, FL 32258
Location Address N 4TH ST
FERNANDINA BEACH 32034
Tax District FERNANDINA BEACH
Milage 20.3245
Homestead Yes
Property Usage MORTUARY/C 007600
Deed Acres 0
Short Legal PORTION OF BLOCK 21 S'LY & ADJACENT TO LOTS 2-5 & 30' N'LY
TO LOTS 1 & 6

2019 Certified Values

Land Value	\$328,790
(+) Improved Value	\$29,592
(=) Market Value	\$358,382
(-) Agricultural Classification	\$0
(-) SOH or Non-Hx* Capped Savings	\$
(=) Assessed Value	\$358,382
(-) 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@nassaulpa.com

LOCATION MAP



BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built
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MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units	Year Built
GAZEBO	0 X 0	1	2000
GAZEBO	0 X 0	3428	2000
IRON FENCE	124 X 4	496	1960
PEBBLE WLK	14 X 12	168	2000
CONCRETE A	45 X 4	180	2000

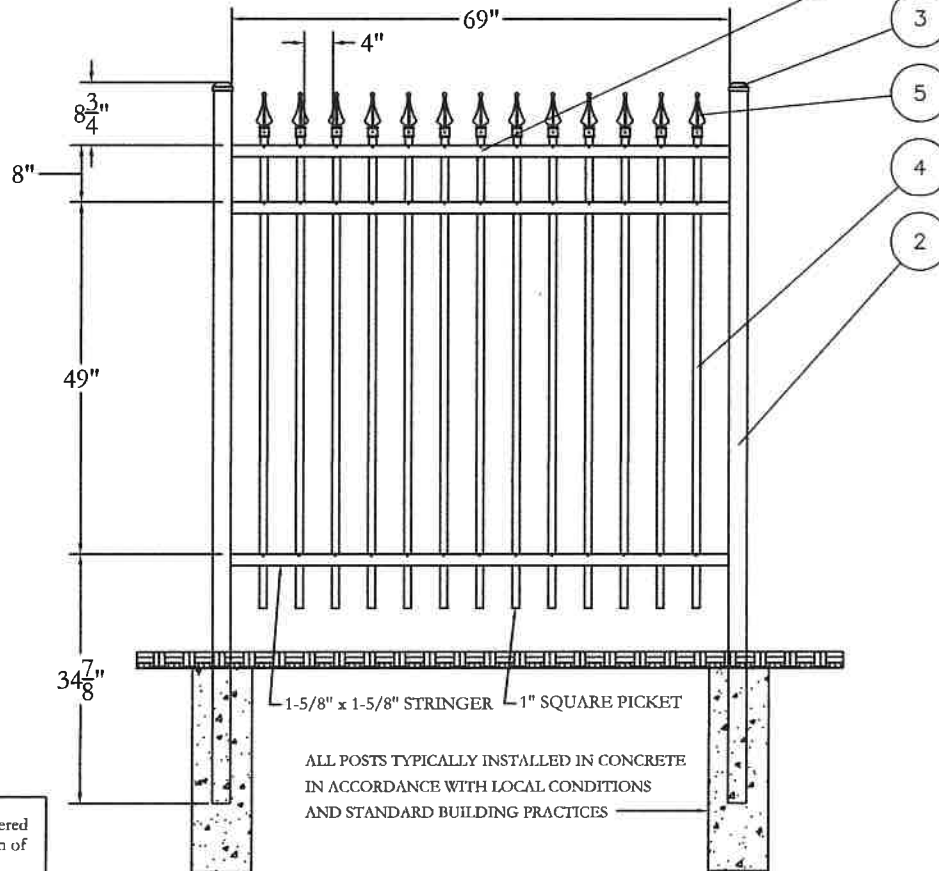
FENCE PARTS			
Name		Qty	Item
70-1/2" - 13 HOLE IND. STRINGER		3	1
2-1/2" POST		2	2
2-1/2" ALUMINUM POST CAP		2	3
1111-72 PICKET		13	4
IMPERIAL FINIAL		13	5

D

C

B

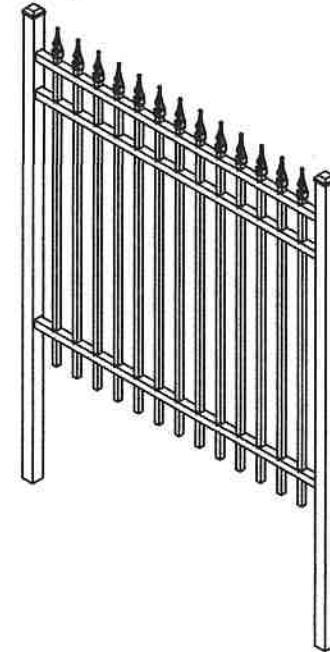
A



ALL POSTS TYPICALLY INSTALLED IN CONCRETE
IN ACCORDANCE WITH LOCAL CONDITIONS
AND STANDARD BUILDING PRACTICES

© 2005. This drawing may not be altered
or reproduced without the permission of
Jerith Manufacturing Co., Inc.

REV	DESCRIPTION	DATE	APPROVED
1	INITIAL RELEASE		



D

C

B

A

Jerith

Manufacturing Co., Inc.
Philadelphia, PA 19154
(800)344-2242

DRAWING:

INDUSTRIAL FENCE
STYLE #111 - 72" HEIGHT

SIZE D	DWG NO. IN72U111SN	REV NC
SCALE	DATE 1-1-05	SHEET 1 OF 1



America's Fencing Choice™

ASSA ABLOY

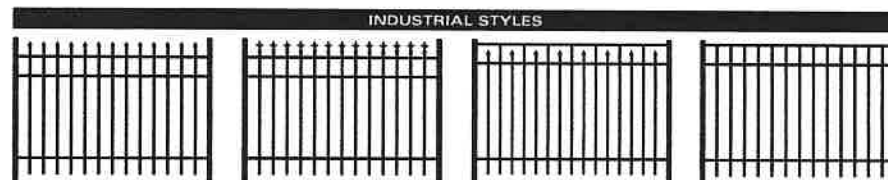
Installation is Easy!

Jerith Aluminum Fences are installed by setting a post in concrete and sliding the horizontal rails of a section into pre-punched holes in the post. A second post is then set at the other end of this section. A second section slides into the second post, and so on. This method of attachment is more secure than other means of mechanically fastening the section to the post using brackets or clamps. The fence sections are shipped fully assembled from our factory in 6 foot nominal lengths for easy installation. Smaller sections are simply cut to size on the job site.

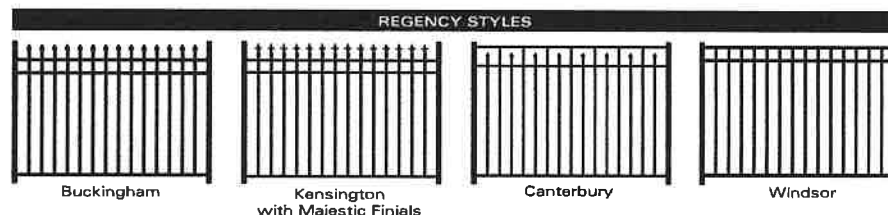
Because these fences are screwed together, they can easily rake to follow the contour of the ground. A standard fence section will drop one foot over its six foot length. If a greater slope is involved, sections can be specially fabricated to traverse a 45 degree angle.

Dimensions and Specifications

Component Sizes	Regency	Industrial Strength
Pickets	3/4" sq. x .050" thick	1" sq. x .062" thick
Rails: Top Wall	1" x .055" thick	1 5/8" x .070" thick
Side Walls	1 1/2" x .082" thick	1 5/8" x .100" thick
Standard Posts	2" sq. x .060" thick	2 1/2" sq. x .075" thick
Optional Posts	2 1/2" sq. x .075" thick	
Gate Posts	2" sq. x .125" thick	4" sq. x .125" thick
	4" sq. x .125" thick	6" sq. x .125" thick
Spacing Between Pickets	3 11/16"	4"
Post Spacing	72 1/2" on center	71 1/2" on center
Standard Colors	Black, White, Green, Bronze	Black, White, Green, Bronze
Standard Heights Available	36", 48", 60", 72"	36", 48", 60", 72", 84", 96"
	(54" for Windsor only)	
Weight Supported per Section of Fence	500+ lbs.	1000+ lbs.
Concentrated Side Load Supported	200 lbs.	450 lbs.
by Fence Rail		



NOTE: Industrial sections over 6' tall will have four horizontal rails instead of the three rails shown above.



ASSA ABLOY

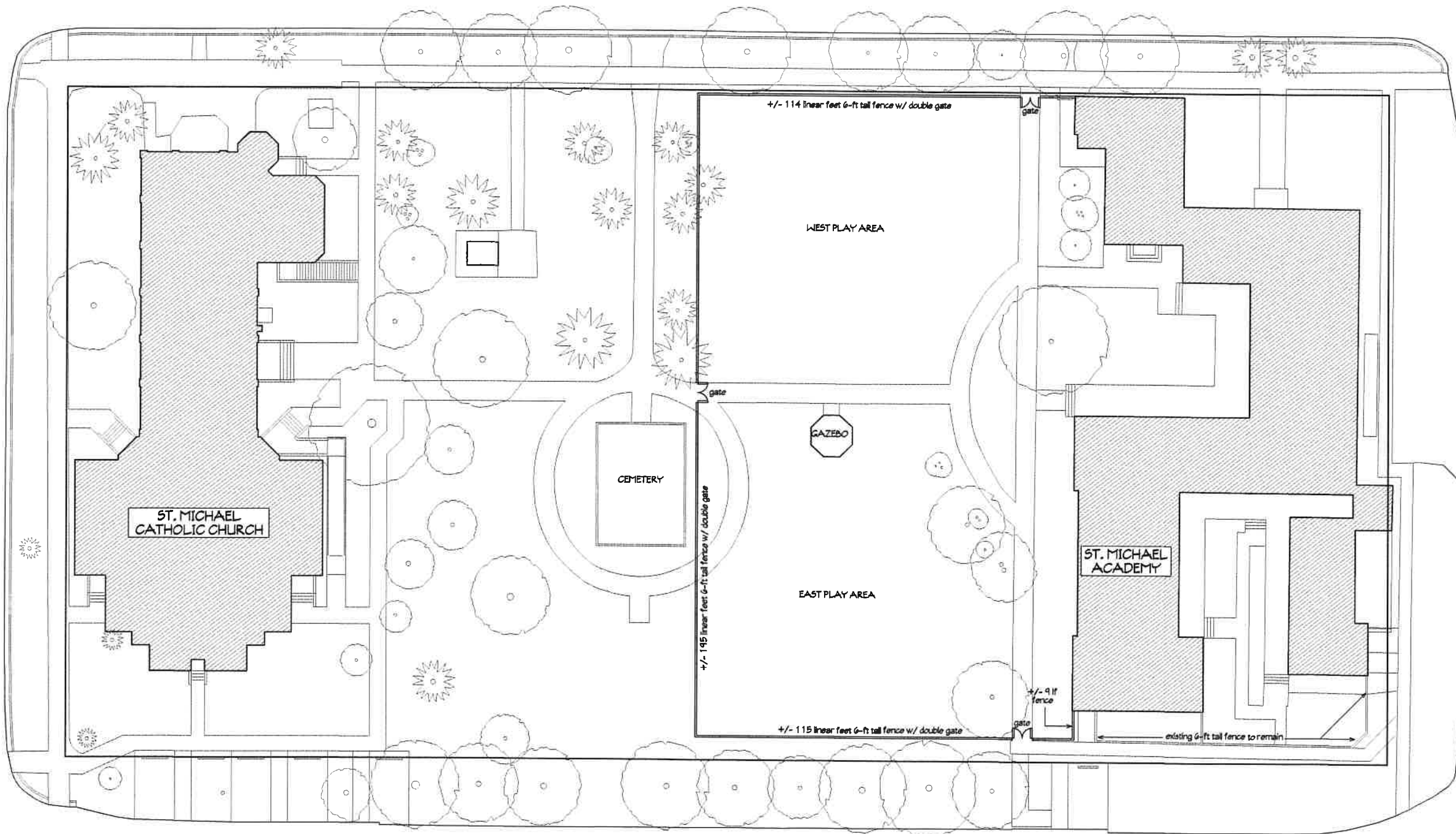
**Aluminum Fences
of Distinction™**

Jerith Manufacturing LLC
an ASSA ABLOY Group company
14400 McNulty Road, Philadelphia, PA 19154
800 344-2242 • 215 676-4068
Fax 215 676-9756 • www.jerith.com
email: sales@jerith.com
Your local Jerith Dealer is:

BROOME STREET

NORTH FOURTH STREET

CALHOUN STREET



ST. MICHAEL ACADEMY -- FENCING SITE PLAN

1/16"=1'-0"

The drawings and the design, "As Shown" are the property of the Designer, and shall not be used for any other project without the written consent of the Designer.

SMA FENCING SITE PLAN
PROJECT #5200102
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 02-12-20



**MIRANDA
ARCHITECTS**
308 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
TEL: 804.261.4586
FL REG. NO. 00000000

FENCING SITE PLAN FOR

ST. MICHAEL ACADEMY
228 NORTH 4TH STREET
FERNANDINA BEACH, FL 32034

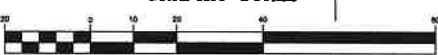
SMA FENCING SITE PLAN	
REVISIONS	DATE

MAP OF BOUNDARY SURVEY

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, STATE OF FLORIDA AND BEING FURTHER DESCRIBED ACCORDING TO THE OFFICIAL MAP OR PLAT OF CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901) AS: BLOCK 21

PREPARED FOR:
ST. MICHAEL CATHOLIC CHURCH

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



CALHOUN STREET
(80-FOOT RIGHT-OF-WAY)

NORTH FOURTH STREET
(80-FOOT RIGHT-OF-WAY)

NORTH FIFTH STREET
(80-FOOT RIGHT-OF-WAY)

BROOME STREET
(80-FOOT RIGHT-OF-WAY)

- SURVEY NOTES:**
- 1) The "Legal Description" herein is in accord with the description provided by the client.
 - 2) Underlaid improvements were not located or shown.
 - 3) Land shown herein were not abstracted by this office for assessment, rights-of-way, easements or other instruments of record.
 - 4) Internal lot angles shown herein are based on measured instrumentation.
 - 5) Unless it bears the signature and the original return seal of a Florida Licensed Surveyor and Mapper, this map/report is for informational purposes only and is not valid.
 - 6) The property shown herein lies within Block 21, as per F.S.A. Flood Insurance Rate Map, Panel 12080C-0331-F, dated 12/12/2010. Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. No warranty is made for its accuracy. Flood Zone information is not covered by the certification herein and is not required to be shown per Chapter 54-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
 - 7) Force overhead, if optimum, has not been determined by this office.
 - 8) Elevation shown herein refer to North American Vertical Datum of 1988. (N.A.V.D. '88)
 - 9) The Reference Benchmark is Tidal Station Disk 7672 0030 Tidal 34" (Deviation 10.12" NAD 1983)
 - 10) Site Benchmark is as shown herein.
 - 11) This survey is protected by copyright and is certified only to the written intent and only for the 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 in any parties in future transactions. No warranty other than those stated should rely upon this survey.
- COPYRIGHT © 2013 BY MANZIE AND DRAKE LAND SURVEYING

SANITARY MANHOLE
TOP ELEV = 12.87'
6" CLAY INVERT NORTH=11.84'
10" PVC INVERT SOUTH=11.88'
6" CLAY INVERT EAST=12.37'
6" CLAY INVERT WEST=12.42'

SANITARY MANHOLE
TOP ELEV = 18.43'
10" PVC INVERT NORTH=12.31'
10" PVC INVERT SOUTH=12.18'
6" CLAY INVERT WEST=13.72'

- LEGEND**
- A/C = AIR CONDITIONER
 - C = CENTERLINE
 - CL = CHAIN LINK FENCE
 - CONC = CONCRETE
 - LA. 12.0 = NORTH AMERICAN MERIDIAN DATUM
 - W = WOOD FENCE
 - WPL = WOOD PLANTING
 - WELL = WELL
 - 2" x 8" IRON ROD & CAP (L.B. 7039) SET

THE INFORMATION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-12, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

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

MANZIE & DRAKE LAND SURVEYING

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

SCALE: 1"=20' JOB NO: 18497 DATE: 1/15/13 CADD: WKD
F.B. NO: X-263 PAGE NO: 27 FIELD CREW: GS FILE NO: C-551

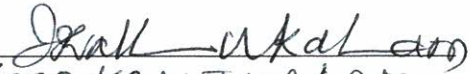
Acknowledgment and Waiver of Rights: Fernandina Beach CMT Hearing

I, the undersigned Applicant or Agent, and Property Owner, hereby acknowledge and agree that:

- Applicant and/or Property Owner has the option of deferring their case to be heard at a future date under established non-emergency procedures.
- Applicant and/or Property Owner knowingly and willingly chooses to proceed to hearing under the Communications Media Technology (CMT) Quasi-Judicial, Legislative, and Administrative Hearing Procedures for the City of Fernandina Beach.
- CMT procedures are held only during a declared State of Emergency by the Governor. Such procedures may or may not comply with Florida Statutes or case law governing Quasi-Judicial, Legislative, or Administrative Hearings. CMT procedures must comply with Section 120.54(5)(b)(2), Fla. Stats.
- For quasi-judicial hearing: An opportunity for persons to speak on each agenda item or case will be made available after the applicant and staff have made their presentations on each item. All testimony, including public testimony and evidence by affected parties, will be made under oath or affirmation. Additionally, each person who gives testimony may be subject to cross-examination. If you do not wish to be either cross-examined or sworn, your testimony will be given its due weight. Affected parties will be permitted to cross-examine witnesses and parties. However, the public may request the Board Chair or moderator to ask questions of parties or witnesses on their behalf. Persons representing organizations must present evidence of their authority to speak for the organization.
- For all quasi-judicial hearings except appeals, witness lists and exhibits to be presented by applicants and affected parties must be submitted to the City Attorney's Office three (3) business days in advance of the hearing. "Affected Parties" are defined as residents of the City.
- Decisions and Orders of any board or commission may be subject to challenge by private parties, government agencies, and affected or aggrieved persons. Further, such Orders or Decisions are subject to be overturned by a court of competent jurisdiction. Applicant and/or Property Owner agree to indemnify and hold harmless the City of Fernandina Beach, its boards and commission, staff, and appointed and elected officials, for any and all claims arising out of Applicant and/or Property Owner's decision to proceed to hearing utilizing CMT procedures. Applicant and/or Property Owner agree to pay all reasonable attorneys' fees and costs incurred by the City in defending the decision or order of the board or commission utilizing CMT procedures related to your hearing.
- Applicant and/or Property Owner fully understand the risks and costs of litigation and have independently assessed these risks and costs and choose to proceed with hearing of the application utilizing CMT procedures.

Applicant and/or Property Owner further acknowledges that they have had an opportunity to consult with and be represented by counsel of their choosing and is advised to do so. Applicant and/or Property Owner freely, without duress or coercion, and based on Applicant's and/or Property Owner's own judgment wish to proceed with hearing of their application utilizing CMT hearing procedures.

PROPERTY OWNER

SIGNATURE: 
NAME: FR. JOSE KALLUKALAM

STATE OF FLORIDA
COUNTY OF NASSAU

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☒ physical presence or ☐ online notarization, Fr. Jose Kallukalam, who is personally known to me or who has produced I.D as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this 12th day of May, 2020.



ROSE PAUL MABBASSERY
Notary Public, State of Florida
My Comm. Expires August 21, 2023
Commission No. GG 368095

Sr. Rose Paul
Notary Public, State of Florida

PROPERTY OWNER'S AGENT

SIGNATURE: [Signature]

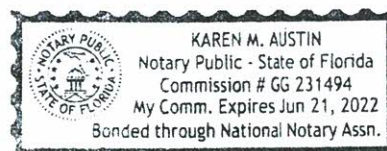
NAME: Jose Miranda

STATE OF FLORIDA
COUNTY OF NASSAU

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☒ physical presence or ☐ online notarization, Jose Miranda, who is personally known to me or who has produced — as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this 14 day of May, 2020.

Karen M Austin
Notary Public, State of Florida





HISTORIC DISTRICT COUNCIL STAFF REPORT
HDCV 2020-02
MARCH 19, 2020

Owner/Applicant:	Miranda Architects, agent for St. Michael Catholic Church
Property Address:	505 Broome Street (for property located in the Fernandez Reserve/ Villalonga Park)
Requested action:	Variance from Land Development Code Section 5.01.10 <i>Fences & Walls</i>
Current zoning:	R-2
FLUM land use category:	Medium Density Residential
Existing uses on the site:	Playground/ Cemetery
FL Master Site File #	8NA0093
Year Built:	est. 1833
Contributing Status:	Contributing

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

"Fernandez Cemetery Reserve Villalonga Park contains a central cemetery established in 1833 with the burial of Domingo Fernandez, the patriarch of the Fernandez family and for whom the Fernandez grants on Amelia Island are named. The cemetery was part of Domingo Fernandez's vast Yellow Bluff Plantation on Amelia Island. Tradition asserts that after Fernandez's death, the fence was established around the gravesite, identifying it as the family burying ground. One source indicates that the main house of the plantation was located farther west between Broome Street, Calhoun Street, 3'd Street, and 4th Street, placing the cemetery to the rear of the main house. Subsequent burials included Mary Fernandez (1846), Jane Villalonga (1879), John L. Villalonga (1880), George

Stewart (1889), Elizabeth Stewart (1892), and Leonilla Villalonga (1915). Mary Fernandez's will bequeathed most of her property to her sons-in-law, George Stewart and John Villalonga, for the expressed benefit of her daughters, Elizabeth and Jane. In the 1850s, when the Villalonga and Stewarts sold the family's Yellow Bluff Plantation properties to agents of the Florida Railroad Company, the heirs set aside" ... reserving at all times from & out of the estate so conveyed & assigned one acre of land situate upon the said Yellow Bluff tract of land and known as the family burying ground, in the apportionment and measurement of which said acre of land the centre thereof shall be the centre of the enclosure now used for said burial purposes." In effect, the 1850s conveyance set aside the property within the estate of Mary Fernandez for the interment of direct descendants of the Fernandez, Stewart, and Villalonga families. In the subdivision of the Town of Fernandina, the cemetery was marked as a reserve. Surveyors located the cemetery reserve in the center of block 21 of the town plan with lots 2 through 5 at the north end and lots 1 and 6 at the south end of the block, respectively, available for sale and development. Over time, the cemetery assumed a larger popular image as a park and the Villalonga name eventually became attached to the site.

By 1915, the cemetery contained fourteen burials with the final burial of Leonilla Villalonga made that year. Before her death in 1915, Villalonga established a \$15,000 trust with Bishop Michael Curley of the St. Augustine Diocese of Florida for the upkeep of the Fernandez Reserve. Near the end of her life, Villalonga resided in an apartment in the neighboring St. Joseph's Convent and it is believed that during her residency the name Villalonga Park was applied to the site. The Sisters of St. Joseph maintained the site until the convent closed, after which upkeep was transferred to St. Michael's Catholic Church. In 1930, when faced with assessments for street paving along 3rd Street and 4th Street from the City of Fernandina, the Sisters turned to Bishop Patrick Barry for advice. He wrote to the Sisters that "Nearly everybody misunderstands the Villalonga Park business. It is not only a private park but also a private burying ground. A trust fund for the upkeep of the place was given to Bp. Curley. The Sisters have been superintending the upkeep receiving semiannually funds for that purpose. There never was placed in his hands any funds for paving streets. The property belongs to the estate, not to the Sisters, nor the Church, nor the Bishop." The cemetery and larger park surrounding it is part of a rich history of Fernandina Beach and represent the oldest historic resource in Fernandina Beach (Fernandina Beach News Leader, 19 October 2001; Jaccard 2000:144-145; Johannes 2000:71).

The cemetery measures approximately forty feet square and is protected by a decorative wrought iron fence and concrete stem wall. The cemetery is set within a reserve measuring 220 feet by 200 feet. The site is bounded on the east by North 4th Street, on the west by North 5th Street, historic St. Michael's Catholic Church to the south, and the historic St. Joseph School and Convent to the north." – FL Master Site File 8NA00093

Bibliography

Amelia Island Museum of History (AIMH). Vertical File. Fernandez Reserve Villalonga Park.
Fernandina Beach News Leader, 19 October 2001.
Jaccard, Deon. 2000 The Historic Splendor of Amelia Island. Fernandina Beach: Lexington Ventures, Inc.
Johannes, Jan. Sr.
2000 Yesterday's Reflections II, Nassau County, Florida: A Pictorial History. Fernandina Beach: Lexington Ventures, Inc.

The applicant is requesting a variance from this section of the land development code to allow for a northern portion of the property to be fenced with a 6-foot fence. A variance is required from LDC Section 5.01.10 which allows for 6-foot fencing in rear and side yards and a maximum of 4-feet in front yards. This would require a maximum of 4-foot fencing on these portions of fence.

APPLICABLE GUIDELINES:

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

ANALYSIS:

Criteria	Applicant Response	Staff Analysis	Meets Criteria
1. Special Conditions Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district. Special conditions or circumstances do not result from actions of the applicant and are not based on a desire to reduce development costs	<i>"Special conditions exist for this project as site is located in Downtown Historic District. St Michael Academy is the only school located in the Downtown Historic District. Variance request is to increase the allowable front yard fence height from 4-feet to 6-feet. Existing historic St Michael Academy building is situated on the site in violation of current front yard setback requirements per City's Land Development Code.."</i>	Staff agrees that the unique siting and age fo the Academy creates a special condition on this site.	YES
2. Special Privilege Granting the variance does not confer upon the applicant a special privilege that is denied by the Land Development Code to other lands, structures, or buildings in the same zoning district	<i>"Approval of variance request DOES NOT convey a special privilege to the applicant. St Michael Academy is the only school located in the Downtown Historic District, Zoned R-2 (residential), and historic building located in conflict with LDC-required setbacks.."</i>	Granting the variance does constitute a special privilege that is denied by the LDC to other properties located in the Downtown Historic District, which are limited to 4' fences in front yards.	NO
3. Literal Interpretation Literal interpretation of the provisions of the Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district.	<i>"Literal interpretation of LDC provisions would not deprive St Michael Academy of rights, but the LDC limit of 4-feet for a front yard fence height does not provide sufficient security for the school playground and campus."</i>	Literal interpretation of the fencing height requirement would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning district, however due to the unique nature of this site, the 4' fence would not serve the function needed.	NO

<u>4. Minimum Variance</u> The variance requested is the minimum variance needed that will make possible the reasonable use of the land, structure, or building.	<i>"The variance requested is the minimum required to provide a secure playground for the St Michael Academy."</i>	Given the fact that this site is a school playground, the variance requested is the minimum required to secure the site appropriately for its use.	YES
<u>5. General Harmony</u> Granting the variance will be in harmony with the general intent and purpose of the Land Development Code and Comprehensive Plan.	<i>"Granting the variance request will be in harmony with the intent and purpose of the LDC and Comp Plan by providing a secure environment of students and teachers at the St Michael Academy. Fence design and style is compatible with style of building as recommended in the Downtown Historic District Design Guidelines."</i>	The proposed fencing design is in harmony with the general intent and purpose of the Land Development Code and Comprehensive Plan in that it meets the goals of maintaining openness from the street.	YES
<u>6. Public Interest</u> Granting the variance is compatible with surrounding properties, will not cause injury to the area involved, or otherwise be detrimental to the public health, safety, welfare or environment.	<i>"Granting the variance is compatible with the surrounding properties and will not cause injury to area involved or otherwise be detrimental to the public health, safety and welfare or environment."</i>	Staff finds that the request would not cause injury to public health, safety, or welfare, and would not cause injury to the area involved.	YES

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 above.

APPENDIX A CRITERIA

1. PUBLIC INTEREST:

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

“Granting the variance is NOT contrary to the public interest, safety and welfare. Creating a safe environment for students and teachers at the St Michael Academy is indeed in the public interest.”

2. SPECIAL CONDITIONS:

Special conditions and circumstances exist, because of the historic setting, location, nature, or character of the land, structure, appurtenance, sign, or building involved, which are not applicable to other lands, structures, appurtenances, signs, or buildings in the same zoning district, which have not been designated as historic sites or a historic district nor listed on the Local Register of Historic Places.

“Special conditions exist for this project as site is located in Downtown Historic District. St Michael Academy is the only school located in the Downtown Historic District. Variance request is to increase the allowable front yard fence height from 4-feet to 6-feet. Existing historic St Michael Academy building is situated on the site in violation of current front yard setback requirements per City's Land Development Code.”

3. LITERAL INTERPRETATION:

Literal interpretation of the provisions of existing ordinances would alter the historic character of the historic district, or historic site to such an extent that it would not be feasible to preserve the historic character, of the historic district or historic site.

“Literal interpretation of LDC provisions would not alter the historic character of the site.”

4. MINIMUM VARIANCE:

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

“The variance requested is the minimum required to provide an adequate, secure playground for the St Michael Academy.”

5. ALTERATION:

In the case of the alteration of an existing building, the proposed design would incorporate materials, details, or other elements not permitted by the Land Development Code but which can be documented by photographs, architectural or archaeological research or other suitable evidence to have been used on other buildings of a similar vintage and style in the Historic District in which the building is located, provided that the project will not destroy significant architectural features on the building.

"Not Applicable"

6. NEW CONSTRUCTION:

In the case of new construction, the proposed design incorporates materials, details, setbacks, massing or other elements that are not permitted by the Land Development Code but which would enhance the quality of the design for the new building or structure, provided that said new building or structure otherwise complies with the criteria for new construction in the Historic District in which the building or structure is proposed to be located and provided further that it would also have a beneficial effect on the historic character of the visually related area.

"Not Applicable"

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 2020-02

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number HDCV 2020-02 **with or without** conditions;

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

That HDC case HDCV 2020-02, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Fernandina Preservation and Development Guidelines to warrant approval at this time.

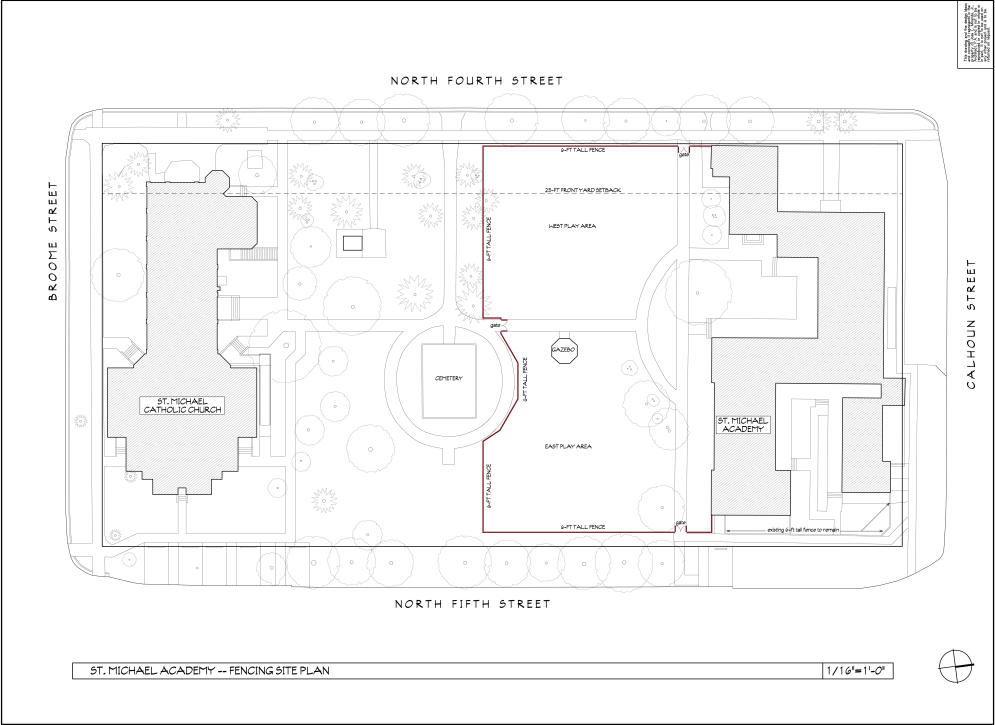
LIST OF EXHIBITS:

EXHIBIT 1 HDCV 2020-02 Application and Backup Materials

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner



ST. MICHAEL ACADEMY
228 NORTH 4TH STREET
FERNANDINA, FL 32034

FENCING SITE PLAN FOR
ST. MICHAEL ACADEMY
228 NORTH 4TH STREET
FERNANDINA, FL 32034

ST. MICHAEL ACADEMY
228 NORTH 4TH STREET
FERNANDINA, FL 32034

A 1

DESIGNED BY	DATE
ARCHITECT	DATE
DATE	DATE

MIRANDA ARCHITECTS
ARCHITECTS
ARCHITECTS

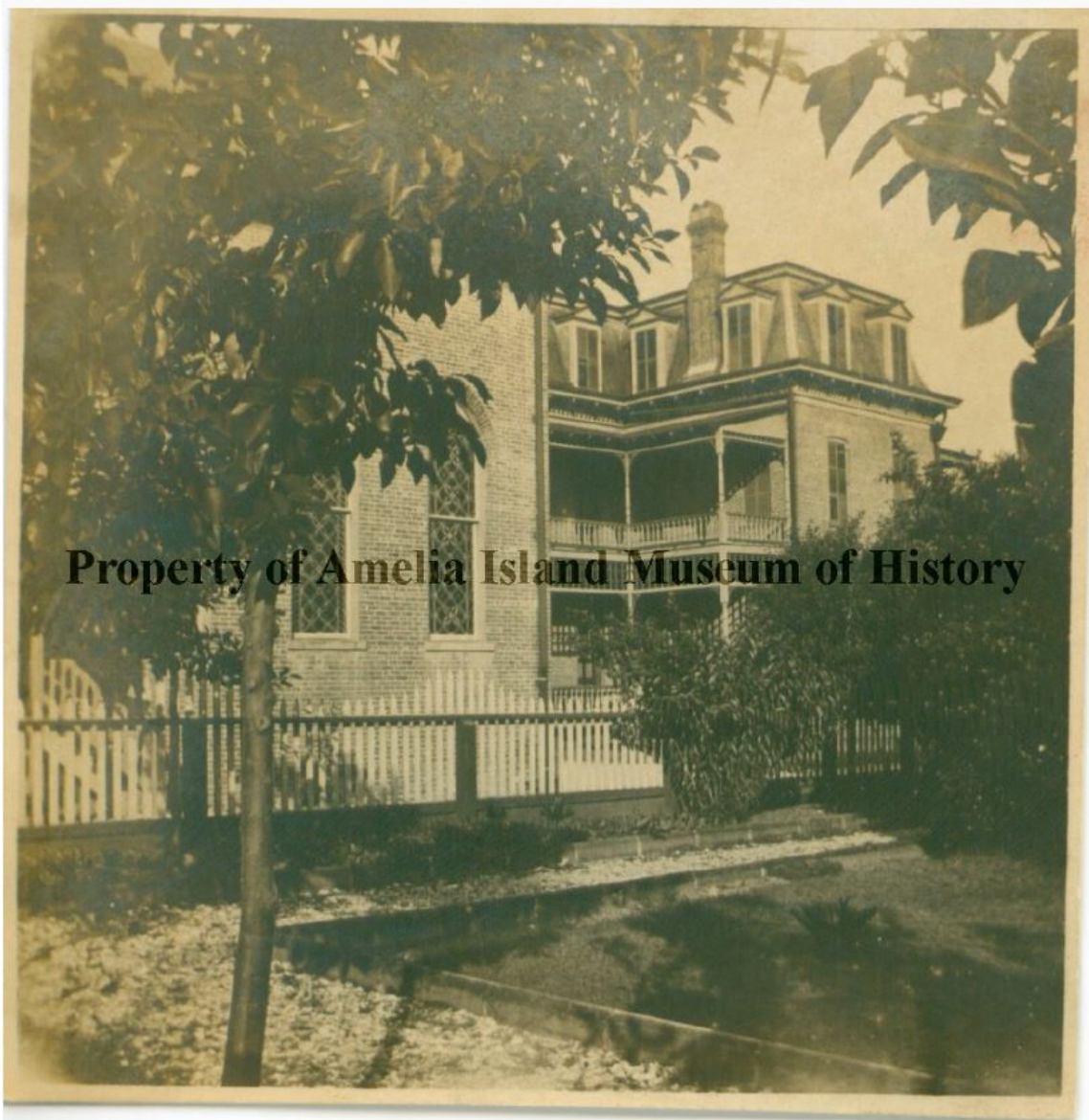
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St. Joseph's Convent



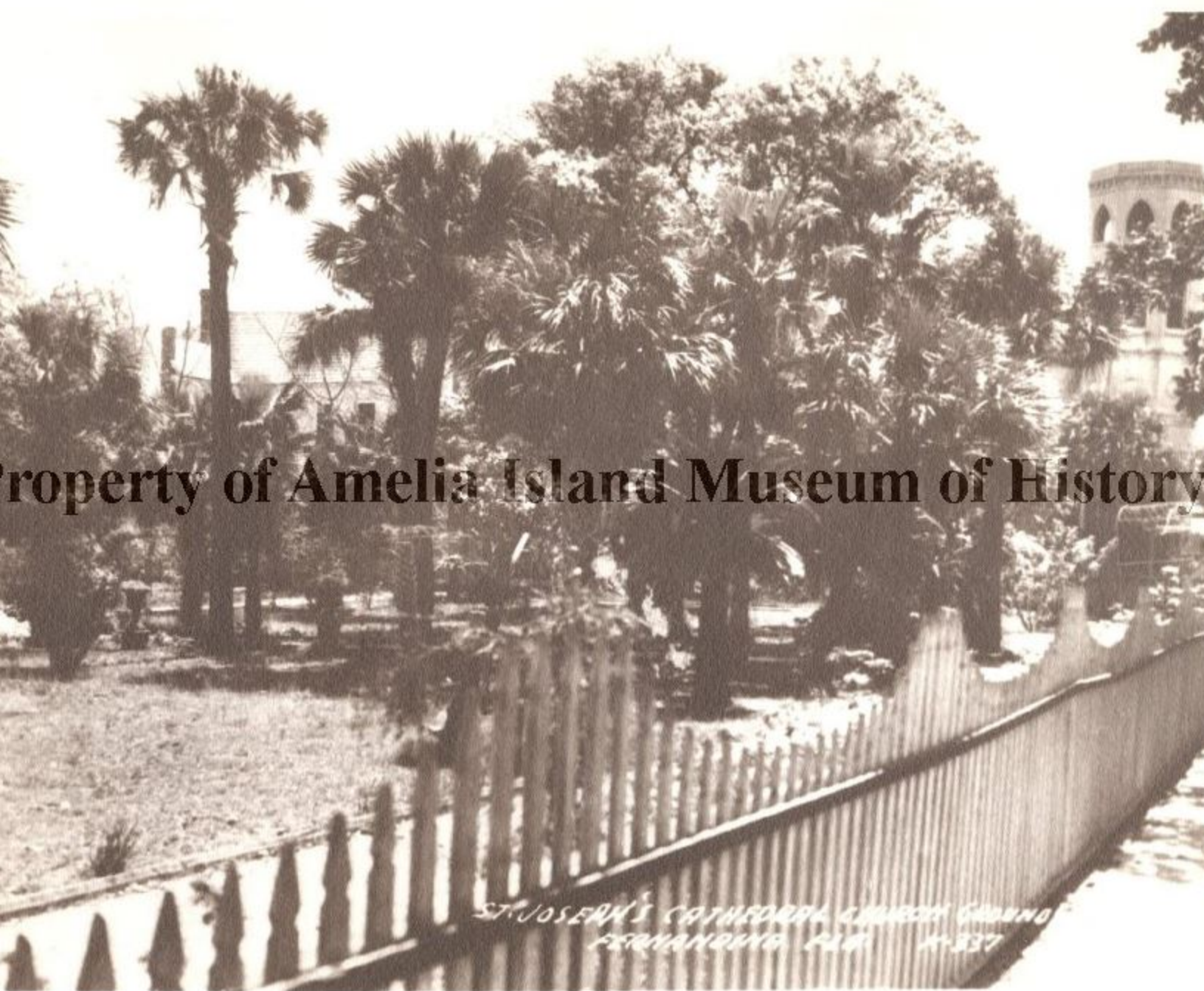
St. Joseph's Convent Fence



[View Image](#)
[Metadata](#)

Sisters of St Joseph Convent

[Request Image](#)



St. Joseph's Cathedral, grounds



City of Fernandina Beach

OFFICE OF THE CHIEF OF POLICE

Equal Opportunity / Affirmative Action Employer

June 30, 2020

Mr. Mike Spino, HDC Chairman
201 Ash Street,
City of Fernandina Beach, FL 32034

Dear Mr. Spino and HDC committee members:

The Fernandina Beach Police Department has worked with our local public and private schools for many years to enhance security measures and promote safety protocols related to all manner of incidents that may occur on our school campuses. For example, we recently met again with faculty and staff at St. Michael's School to discuss issues related to active shooter incidents, parental abduction scenarios, and bullying education.

I was recently asked to weigh in on a request by St. Michael's to enclose the school yard with a 6' fence. While I have no intention of discussing the relative merits of aesthetics, which may well be the focus of your ruling, I can certainly advise that a 4' fence, while providing a clear security boundary and effectively shepherding small children, will not suffice if an intruder is intent on doing harm in the school yard. It is significantly more difficult to scale a 6' fence, while relatively easy to ignore a 4' fence, perhaps to the point of providing a false sense of security if the shorter fence is installed.

It seems apparent that the taller fence will achieve the goal of providing for the safety concerns of faculty, staff, and parents during these modern and uncertain times, while the shorter fence does not adequately address those concerns. It is well and good that those of a distant generation did not have to deal with modern atrocities, but the times they are a-changin'. My primary concern is to support actual safety remedies and to actively work with those tasked with providing for the security of those on the school campus.

Sincerely,

A handwritten signature in blue ink, appearing to read "James T. Hurley".

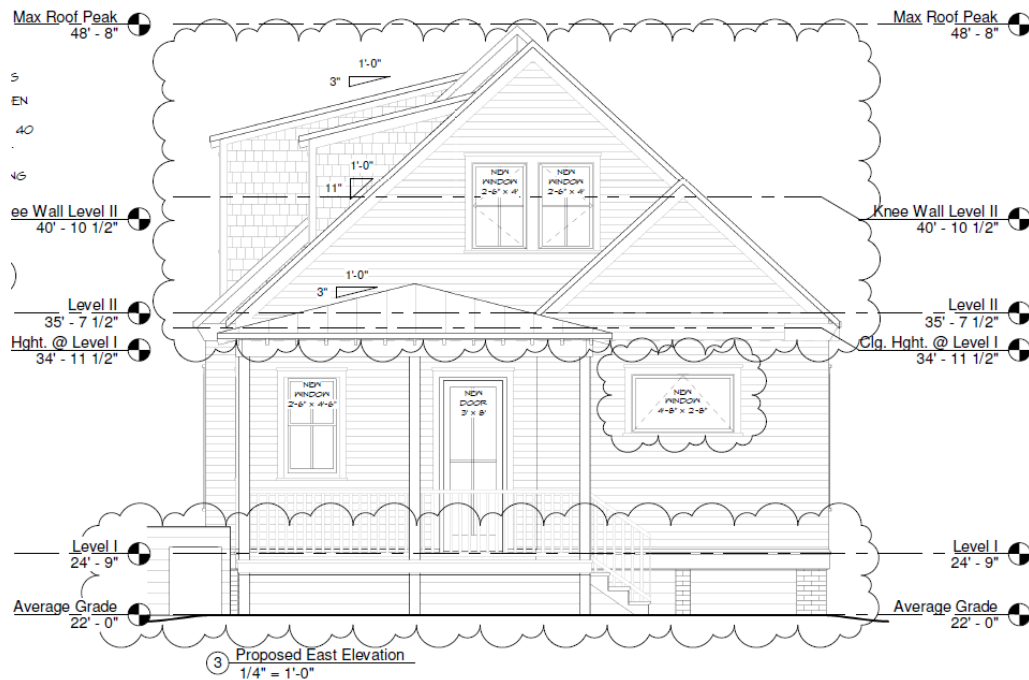
James T. Hurley
Chief of Police



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDCA 2020-0016 Amending COA 2018-26
July 16, 2020

Owner/Applicant:	George A. & Daphne C. Moeller				
Property Address:	416 N 3 rd Street				
Requested action:	Amending (COA 2018-26) changing shake siding on rear gable to lap siding, revising the lattice design				
Current zoning:	MU-1				
FLUM land use category:	Mixed Use				
Existing uses on the site:	Single Family Residential				
FL Master Site File #	8NA00271				
Year Built:	1903 (NCPA)				
Contributing Status:	Contributing				
Adjacent Properties:	North	S.F. Residential	MU-1	c.1900	
	South	S.F. Residential	MU-1	c.1900	
	East	S.F. Residential	R-2	c.2014	
	West	S.F. Residential	MU-1	c.2007	

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 has made changes to the rear gable siding, lattice design, and modified a window opening. The applicant has requested that we approve the Historic District inspection associated with the building permit absent of paint. Staff ask the board to provide direction as to the acceptable length of time to allow the applicant to finish painting the exterior of the structure.

APPLICABLE GUIDELINES:

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

[DOWNTOWN HISTORIC DISTRICT GUIDELINES](#)

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

ANALYSIS:

The change in gable siding material is consistent with the contributing structure's Frame Vernacular style. The change in window openings is on the rear addition approved with COA 2018-26. Downtown Design Guidelines encourage the use of lattice panels between pier foundations. However, the wood skirting that has been added maintains the visibility of the pier foundation.

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 HDCA 2020-0016; providing direction on the exterior painting.

MOTION TO CONSIDER:

I move to **approve or deny** HDCA case number 2020-0016 **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 2020-0016, 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 HDCA 2020-0016 Application and Backup Materials

Respectfully Submitted,



Jacob M. Platt
Senior Planner

Print**Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #5486**

Date Submitted: 6/30/2020

HISTORIC DISTRICT COUNCIL (HDC): CERTIFICATE OF APPROVAL (COA) APPLICATION

USE THIS FORM TO Apply for approval for projects in the Downtown or Old Town Historic District or the Community Redevelopment Area (CRA). Projects may require either a Board-level review or a Staff-level review.

Fees

- | | |
|--|---|
| ☐ Certificate of Approval (COA): Staff Review \$20 | ☐ Demolition of a Primary Structure – Contributing \$1,200 |
| ☐ Certificate of Approval (COA): Board Review - Residential \$200 | ☐ After-the-Fact Certificate of Approval (COA): Staff Review \$80 |
| ☐ Certificate of Approval (COA): Board Review - Commercial \$250 | ☐ After-the-Fact Certificate of Approval (COA): Board Review \$1,000 |
| ☐ Demolition of a Primary Structure – Non-Contributing \$300 | ☒ Amendment to Previously Approved COA - First Amendment Free |

Basis for Review

All applications, whether Staff or Board review, are reviewed for consistency with the City of Fernandina Beach Comprehensive Plan, Land Development Code, and applicable guidelines such as the Downtown Historic District Design Guidelines, Old Town Fernandina Preservation and Development Guidelines, and the Community Redevelopment Area (CRA) Design Guidelines. Guidelines for the Historic Districts are based on the U.S. Secretary of the Interior's Standards for Rehabilitation.

IMPORTANT NOTES

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.

Pre-Application Meeting

To guide you through the process and to ensure that your application is properly processed, you'll need to meet with the Preservation Planner prior to submitting your application. This should be done at least 45 days prior to your anticipated submittal date to allow time for review. Staff approval applications are accepted on a rolling basis and are generally completed in 3-5 days. Please note that projects can only begin after receiving a Certificate of Approval (COA) and a building, sign, or zoning permit (if required).

Application Requirements

- | | |
|--|---|
| ☐ A complete/ signed application; | ☒ Photographs; |
| ☐ Proof of Ownership (copy of deed or tax statement); | ☐ Any additional backup materials, as necessary; |
| ☐ A current survey of the property, for new construction and any change to existing footprint. (no older than two years); | ☐ If applying as an agent, Owner's Authorization for Agent Representation form must be signed/ notarized and submitted as part of the application; |
| ☐ Scaled elevations & plans; | ☐ For window replacement, a Window Survey must be completed. |

Please see the Land Development Code (LDC) for detailed information:

- ☐ Historic District Overlays – see LDC Section 8.01.01
- ☐ Specific Requirements within the OT-1 and OT-2 Zoning Districts – see LDC Section 8.01.01.02
- ☐ Amelia River Waterfront Community Redevelopment Area – see LDC Section 8.01.02
- ☐ Application Process for Certificate of Approval – see LDC Section 8.03.03
- ☐ Signage in the Historic Districts and Community Redevelopment Area – see LDC Section 8.01.03
- ☐ Requirements for Demolition Applications – see LDC Section 8.03.03.01
- ☐ Appeals - see LDC Section 8.03.09

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

An applicant may appeal the HDC's decision for variances to a court of record as outlined in LDC Section 10.02.04(D). The petition shall be presented to within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.

PROJECT TYPE*

Amendment to Previously Approved COA ▼

Choose all that applies.

APPROVAL TYPE*

Board Approval: Final ▼

See Certificate of Approval Matrix for details

Previously approved case #

HDC 2018-26

PROPERTY INFORMATION

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

Historic District*

Downtown ▼

Site Address*

416 N. 3rd Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0018-0040 & 00-00-31-1800-0018-0060

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

George

Last Name*

Moeller

Mailing Address*

416 N. 3rd Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

9044159111

E-mail Address*

gambuilders@gmail.com

OWNER'S AGENT

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

First Name*

George

Last Name*

Moeller

Company (if applicable)

Street Address

416 N. 3rd Street

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

9044159111

E-mail Address

georgealt@hotmail.com

Project Description*

Change in approved lattice design and change in shake siding on back gable from shake to siding due to the product not being available anymore (LifePine pressure treated SYP shakes).

Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s).

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC**Manufacturer**

N/A

Product Description

Milled cypress lap siding profile #117

Color

Include FL Product Approval # for Windows and Doors

(Name/Number)

DOORS**Manufacturer****Product Description****Color**

Include FL Product Approval # for Windows and Doors

(Name/Number)

WINDOWS**Manufacturer****Product Description****Color**

Include FL Product Approval # for Windows and Doors

(Name/Number)

ROOFING

Manufacturer**Product Description**

Include FL Product Approval # for Windows and Doors

Color

(Name/Number)

FASCIA/TRIM**Manufacturer****Product Description**

Include FL Product Approval # for Windows and Doors

Color

(Name/Number)

FOUNDATION**Manufacturer****Product Description**

Include FL Product Approval # for Windows and Doors

Color

(Name/Number)

SHUTTERS**Manufacturer****Product Description**

Include FL Product Approval # for Windows and Doors

Color

(Name/Number)

PORCH/DECK**Manufacturer****Product Description**

Include FL Product Approval # for Windows and Doors

Color

(Name/Number)

FENCING**Manufacturer****Product Description**

Include FL Product Approval # for Windows and Doors

Color

(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer

Product Description

Include FL Product Approval # for Windows and Doors

Color

(Name/Number)

SIGNAGE**Manufacturer**

Product Description

Include FL Product Approval # for Windows and Doors

Color

(Name/Number)

OTHER**Manufacturer**

Product Description

Include FL Product Approval # for Windows and Doors

Color

(Name/Number)

Please upload supplemental documentation and all product brochures, paint color samples, etc.**Upload 1**

image1.jpeg

Upload 2

image0.jpeg

Upload 3

Choose File

No f...osen

Upload 4

Choose File

No f...osen

Upload 5

Choose File

No f...osen

Upload 6

Choose File

No f...osen

Upload 7

Choose File

No f...osen

Upload 8

Choose File

No f...osen

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 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.

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9. I/We understand that Certificates of Approval are only valid for one (1) 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.

Applicant First Name*

George

Applicant Last Name*

Moeller

Today's Date*

6/30/2020



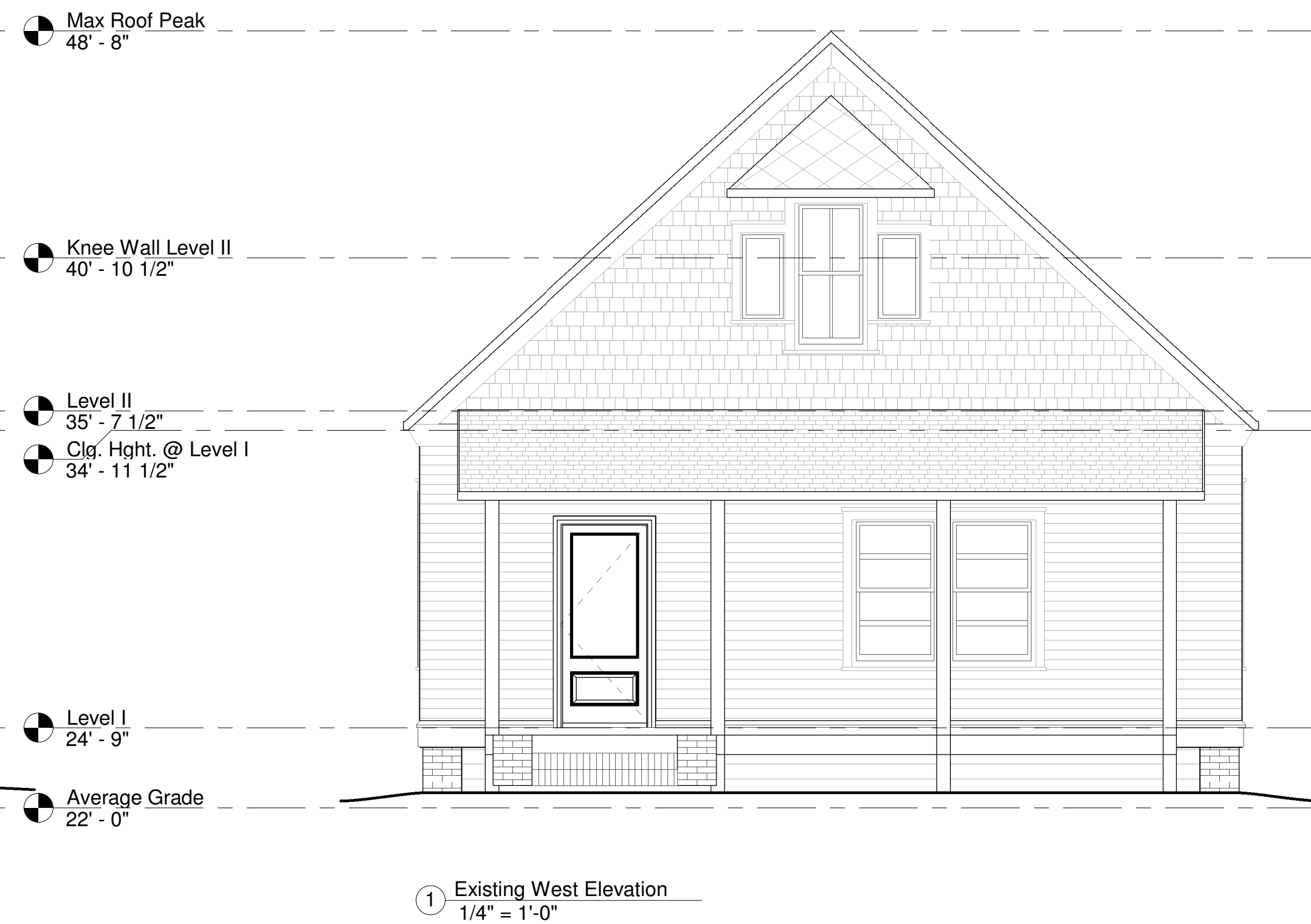
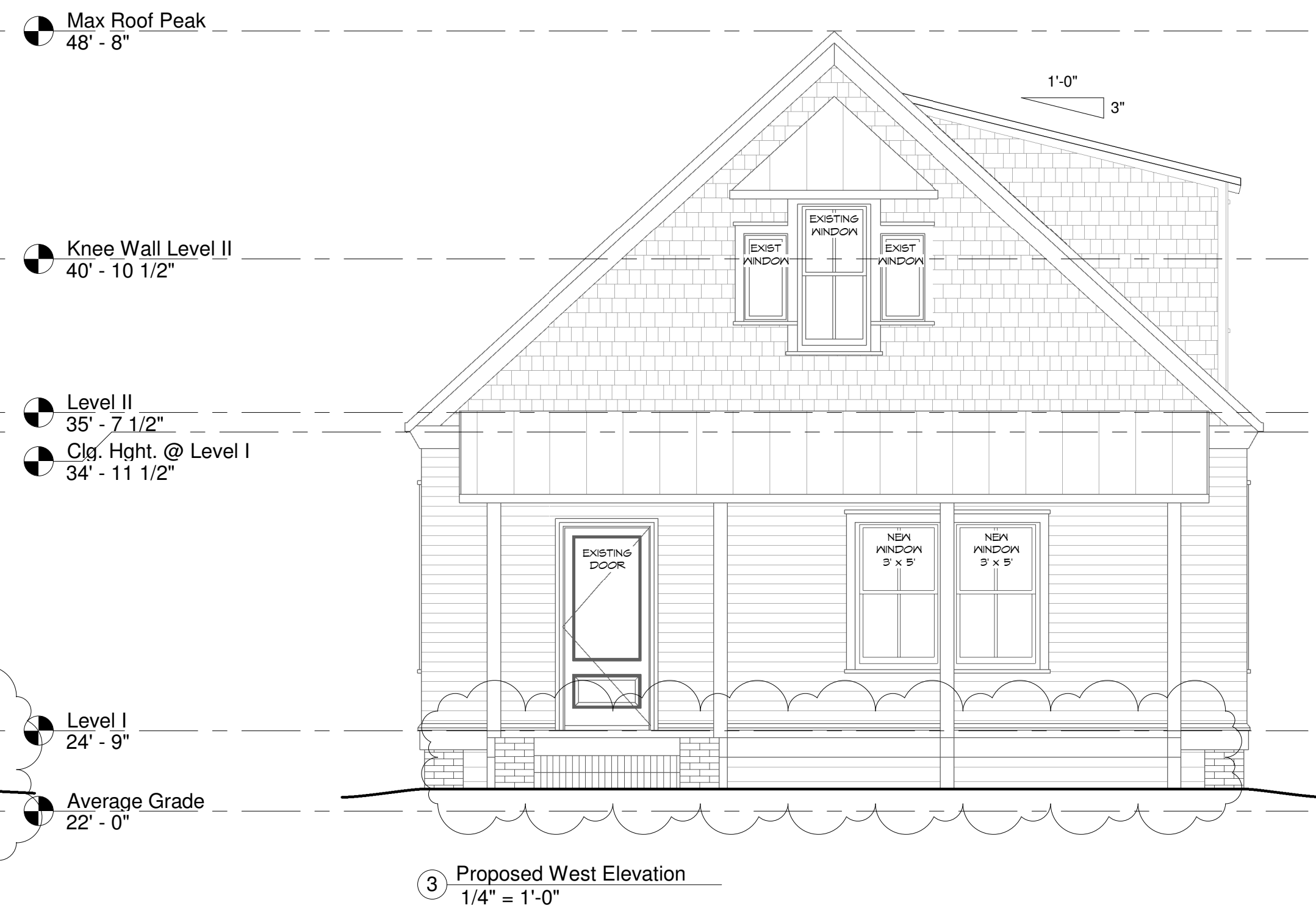
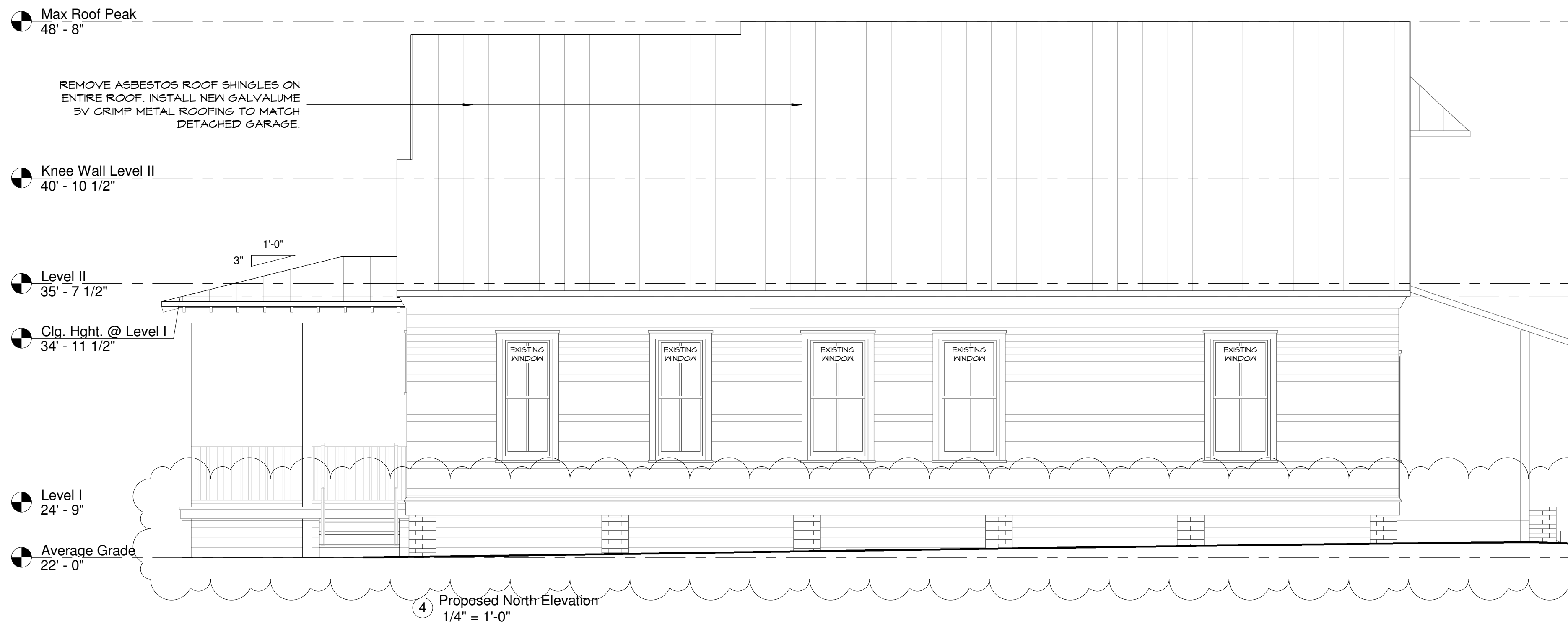
DEPARTMENT OF PLANNING & CONSERVATION

204 Ash Street | Fernandina Beach Florida 32034 | 904 310-3480 |

www.fbfl.us/planning







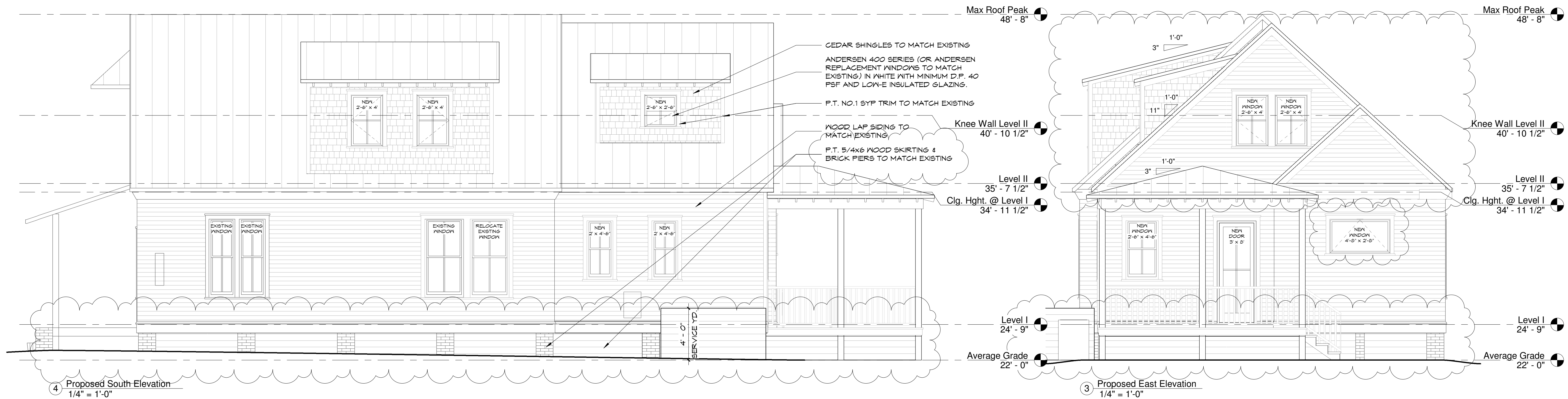
Revisions			Date
No.	Description	Changes for	HDC
1			7/17/20

PROGRESS PRINTS			
Issue Date	Issued to/for	Restrictions	Review Only
05-15-18	Client Review	Review Only	
05-18-18	HDC Approval	Review Only	
07-09-19	Permit	Review Only	
Not Published + All Rights Reserved			
This drawing and specifications are the property of Cotner Associates, Inc. and shall remain confidential. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Cotner Associates, Inc. Any use of this drawing for any purpose other than that for which it was prepared is prohibited. The user of this drawing shall be responsible for obtaining all necessary permits and approvals. The user shall be responsible for obtaining all necessary permits and approvals. The user shall be responsible for obtaining all necessary permits and approvals.			

MOELLER RESIDENCE
416 N. 3RD STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Revisions		Date
No.	Description	
1	Changes for HBC	7/17/20

PROGRESS PRINTS		Restrictions
Issue Date	Issued To/For	Review Only
05-15-18	Client Review	Review Only
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Not Published + All Rights Reserved		
These drawings and specifications are the property of Cotner Associates, Inc. and shall remain confidential. No part of these drawings or specifications shall be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Cotner Associates, Inc. Any unauthorized use of these drawings or specifications is strictly prohibited. This project is the property of Cotner Associates, Inc. and shall remain confidential.		



MOELLER RESIDENCE
416 N. 3RD STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #401

Date Submitted: 4/9/2020

HISTORIC DISTRICT COUNCIL (HDC): CERTIFICATE OF APPROVAL (COA) APPLICATION

USE THIS FORM TO Apply for approval for projects in the Downtown or Old Town Historic District or the Community Redevelopment Area (CRA). Projects may require either a Board-level review or a Staff-level review.

Fees

- | | |
|---|---|
| ☐ Certificate of Approval (COA): Staff Review \$20 | ☐ Demolition of a Primary Structure â€œ Contributing \$1,200 |
| ☒ Certificate of Approval (COA): Board Review - Residential \$200 | ☐ After-the-Fact Certificate of Approval (COA): Staff Review \$80 |
| ☐ Certificate of Approval (COA): Board Review - Commercial \$250 | ☐ After-the-Fact Certificate of Approval (COA): Board Review \$1,000 |
| ☐ Demolition of a Primary Structure â€œ Non-Contributing \$300 | ☐ Amendment to Previously Approved COA - First Amendment Free |

Basis for Review

All applications, whether Staff or Board review, are reviewed for consistency with the City of Fernandina Beach Comprehensive Plan, Land Development Code, and applicable guidelines such as the Downtown Historic District Design Guidelines, Old Town Fernandina Preservation and Development Guidelines, and the Community Redevelopment Area (CRA) Design Guidelines. Guidelines for the Historic Districts are based on the U.S. Secretary of the Interiorâ€™s Standards for Rehabilitation.

IMPORTANT NOTES

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.

Pre-Application Meeting

To guide you through the process and to ensure that your application is properly processed, youâ€™ll need to meet with the Preservation Planner prior to submitting your application. This should be done at least 45 days prior to your anticipated submittal date to allow time for review. Staff approval applications are accepted on a rolling basis and are generally completed in 3-5 days. Please note that projects can only begin after receiving a Certificate of Approval (COA) and a building, sign, or zoning permit (if required).

Application Requirements

- | | |
|---|--|
| ☒ A complete/ signed application; | ☒ Photographs; |
| ☒ Proof of Ownership (copy of deed or tax statement); | ☒ Any additional backup materials, as necessary; |
| ☒ A current survey of the property, for new construction and any change to existing footprint. (no older than two years); | ☒ If applying as an agent, Owner's Authorization for Agent Representation form must be signed/ notarized and submitted as part of the application; |
| ☒ Scaled elevations & plans; | ☐ For window replacement, a Window Survey must be completed. |

Please see the Land Development Code (LDC) for detailed information:

- ☐ Historic District Overlays " see LDC Section 8.01.01
- ☐ Specific Requirements within the OT-1 and OT-2 Zoning Districts " see LDC Section 8.01.01.02
- ☐ Amelia River Waterfront Community Redevelopment Area " see LDC Section 8.01.02
- ☐ Application Process for Certificate of Approval " see LDC Section 8.03.03
- ☐ Signage in the Historic Districts and Community Redevelopment Area " see LDC Section 8.01.03
- ☐ Requirements for Demolition Applications " see LDC Section 8.03.03.01
- ☐ Appeals - see LDC Section 8.03.09

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

An applicant may appeal the HDC's decision for variances to a court of record as outlined in LDC Section 10.02.04(D). The petition shall be presented to within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.

PROJECT TYPE*

Addition

APPROVAL TYPE*

Board Approval: Conceptual

See Certificate of Approval Matrix for details

Previously approved case

PROPERTY INFORMATION

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

Historic District***Site Address*****City*****State*****Zip Code*****Parcel ID #(s)*****OWNER OF RECORD**

As recorded with the Nassau County Property Appraiser

First Name***Last Name*****Mailing Address*****City*****State*****Zip Code*****Telephone Number*****E-mail Address*****OWNER'S AGENT**

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

First Name***Last Name*****Company (if applicable)****Street Address****City****State****Zip****Telephone Number****E-mail Address**

Project Description*

Expand the ground floor of the existing garage and add a second story with kitchen, bathroom, and covered porch. Remove existing press-board siding and replace with Hardie Lap Siding similar to main house. Remove existing aluminum windows and replace with new double hung windows similar in scale/proportion to main house. Remove existing garage door and replace with new garage door that simulates a carriage style garage door.

Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s).

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
James Hardie	Cementitious Lap Siding - smooth finish with 6" reveal Include FL Product Approval # for Windows and Doors	Match Existing Main House siding color (Name/Number)

DOORS

Manufacturer	Product Description	Color
Clopay	Simulated Carriage Style Garage Door Include FL Product Approval # for Windows and Doors	Match existing garage door color (Name/Number)

WINDOWS

Manufacturer	Product Description	Color
Andersen	A-series double hung windows Include FL Product Approval # for Windows and Doors	White (Name/Number)

ROOFING

Manufacturer	Product Description	Color
GAF	Asphalt Shingles Include FL Product Approval # for Windows and Doors	Match existing roof (Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
James Hardie	Hardie trim - smooth finish Include FL Product Approval # for Windows and Doors	Match existing trim color (Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
	8" CMU Include FL Product Approval # for Windows and Doors	SW7072 Online Grey (Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
	Include FL Product Approval # for Windows and Doors	(Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
	Preservative treated wood Include FL Product Approval # for Windows and Doors	Natural (Name/Number)

FENCING

Manufacturer	Product Description	Color
	Re-use existing fence/gate in new configuration Include FL Product Approval # for Windows and Doors	match existing (Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
	Re-use existing pavers in new configuration Include FL Product Approval # for Windows and Doors	match existing (Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
	Include FL Product Approval # for Windows and Doors	(Name/Number)

OTHER

Manufacturer	Product Description	Color
	Include FL Product Approval # for Windows and Doors	(Name/Number)

Please upload all product brochures, paint color samples, etc.

Upload 1 Rea Griffon A4.2 Elevations 031820.pdf	Upload 2 Rea Griffon Context Image.pdf	Upload 3 602 Date Street Photo 1.PNG	Upload 4 602 Date Street Photo 2.PNG
Choose File No file selected	Choose File No file selected	Choose File No file selected	Choose File No file selected

Certification*



By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application.



I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

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Applicant First Name*

James

Applicant Last Name*

Pozzetta

Today's Date*

4/9/2020

Upload Supplemental Documentation*

Rea Griffon Application Documents Scanned.pdf

Upload 2

Rea Griffon A1.1 Site
Plan 031820.pdf

Upload 3

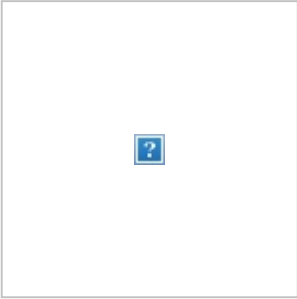
Rea Griffon A3.1 First
Floor Plan 031820.pdf

Upload 4

Rea Griffon A3.2 Second
Floor Plan 031820.pdf

Upload 5

Rea Griffon A4.1
Elevations 031820.pdf



DEPARTMENT OF PLANNING & CONSERVATION

204 Ash Street | Fernandina Beach Florida 32034 | 904 310-3480 | www.fbfl.us/planning



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE PAUL GRIFFIN AND Pam Rea
(print name of property owner(s))

hereby authorize: JAMES PIZZETTA
(print name of agent)

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

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

Paul Griffin
(Signature of owner)

Pam Rea
(Signature of owner)

PAUL GRIFFIN
(Print name of owner)

PAM REA
(Print name of owner)

STATE OF FLORIDA
COUNTY OF NASSAU

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}

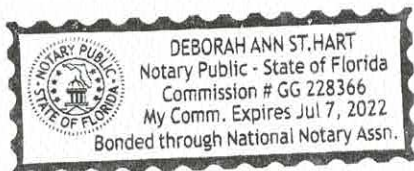
Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this 2nd day
of April, 2020, by Pamela Ruth Rea & Paul Sidney Griffin

Deborah Ann St. Hart
Notary Public

Deborah Ann St. Hart
Printed Name

07-07-2022
My Commission Expires

Personally Known _____ OR Produced Identification X ID Produced: FDCL





June 24, 2020

RE: Project Selections for 602 Date Street Project

House Colors

James Hardie Lap Siding (Smooth Finish) – color to match existing house

James Hardie Window/Door Trim (Smooth Finish) – color to match existing house

James Hardie Fascia/Soffit (Smooth Finish) – color to match existing house

Asphalt Roof Shingles – color to match existing house

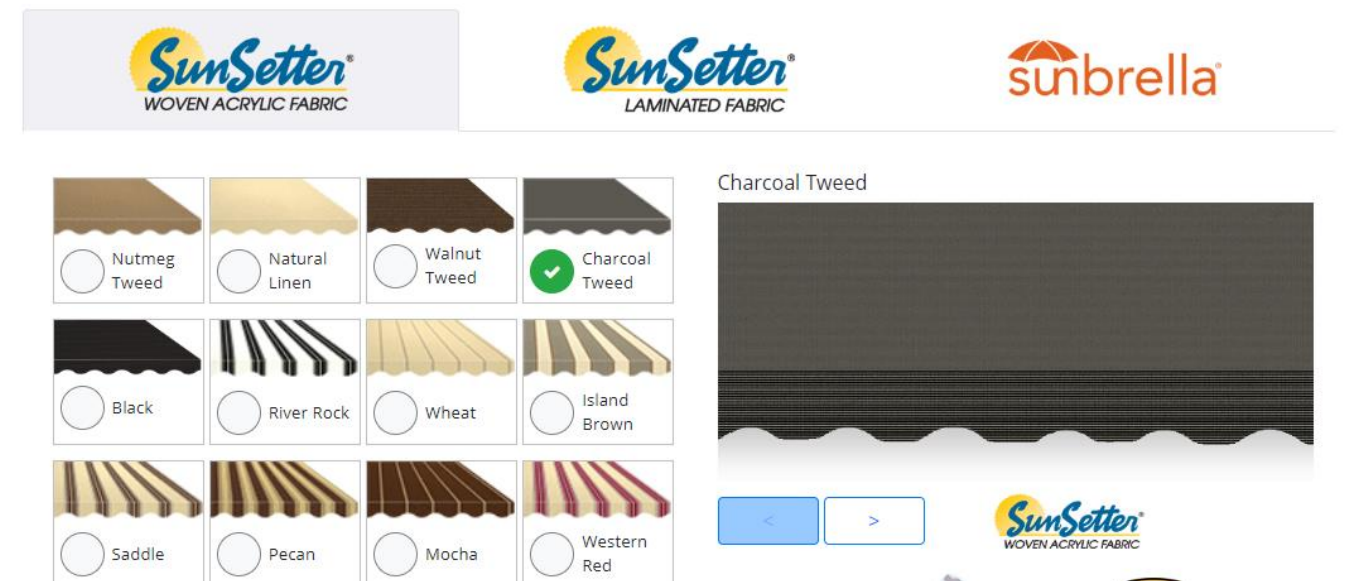
Andersen 400 Series Double Hung Windows – color to match existing house

Clopay Garage Doors – color to match existing house

Second Floor Doors (Andersen 400 Series) – color to match existing house

Retractable Awning by Sun-Setter

Charcoal Tweed Color approximates the color of the existing roof





Garage Doors

Clopay Doors to simulate coach style garage doors



America's Favorite Doors™

[BUYING GUIDE](#)

[GARAGE DOORS](#)

[COMMERCIAL DOORS](#)

[ENTRY D](#)

[HOME](#) / [GARAGE DOORS](#)

Garage Doors

imagine loving your garage door



★★★★★ 5 (10)

Canyon Ridge® Carriage House (5-Layer)

Insulated carriage house garage doors with faux wood-look composite overlays.

[SEE DETAILS >](#)

[COMPARE](#)

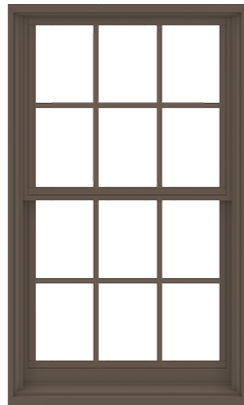


Windows

Andersen 400 Series Double Hung Windows with Muntins per Elevations



VIDEO



Interior

Exterior

400 SERIES

DOUBLE-HUNG WINDOW

★★★★ 4.5 (37)

400 Series double-hung windows have two operating sash that move up and down allowing for ventilation on the top, bottom or both. The sash tilt in for easy cleaning from the inside of your home. Made of wood protected by a vinyl exterior, it's our best-selling double-hung window.

- Our best-selling double-hung
- Wood protected by vinyl exterior
- Durable and time-tested
- Standard sizes up to 3'10 1/8" wide and 7'8 7/8" high. Custom sizes available.

DESIGN THIS WINDOW

REQUEST A QUOTE

New Pervious Pavers

Light Grey Color in random size pattern

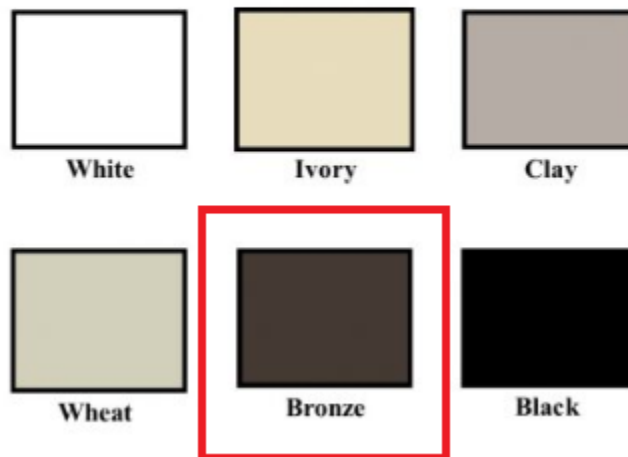




Screen Enclosure

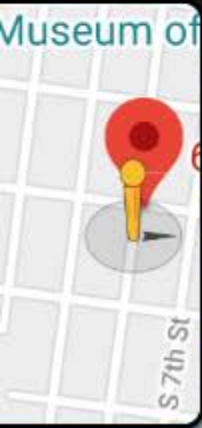


Screen Enclosure Colors

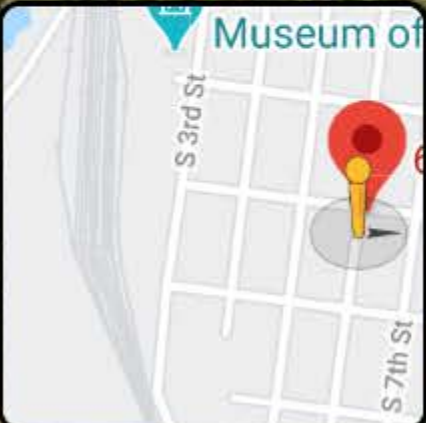




Museum of



Google



Google

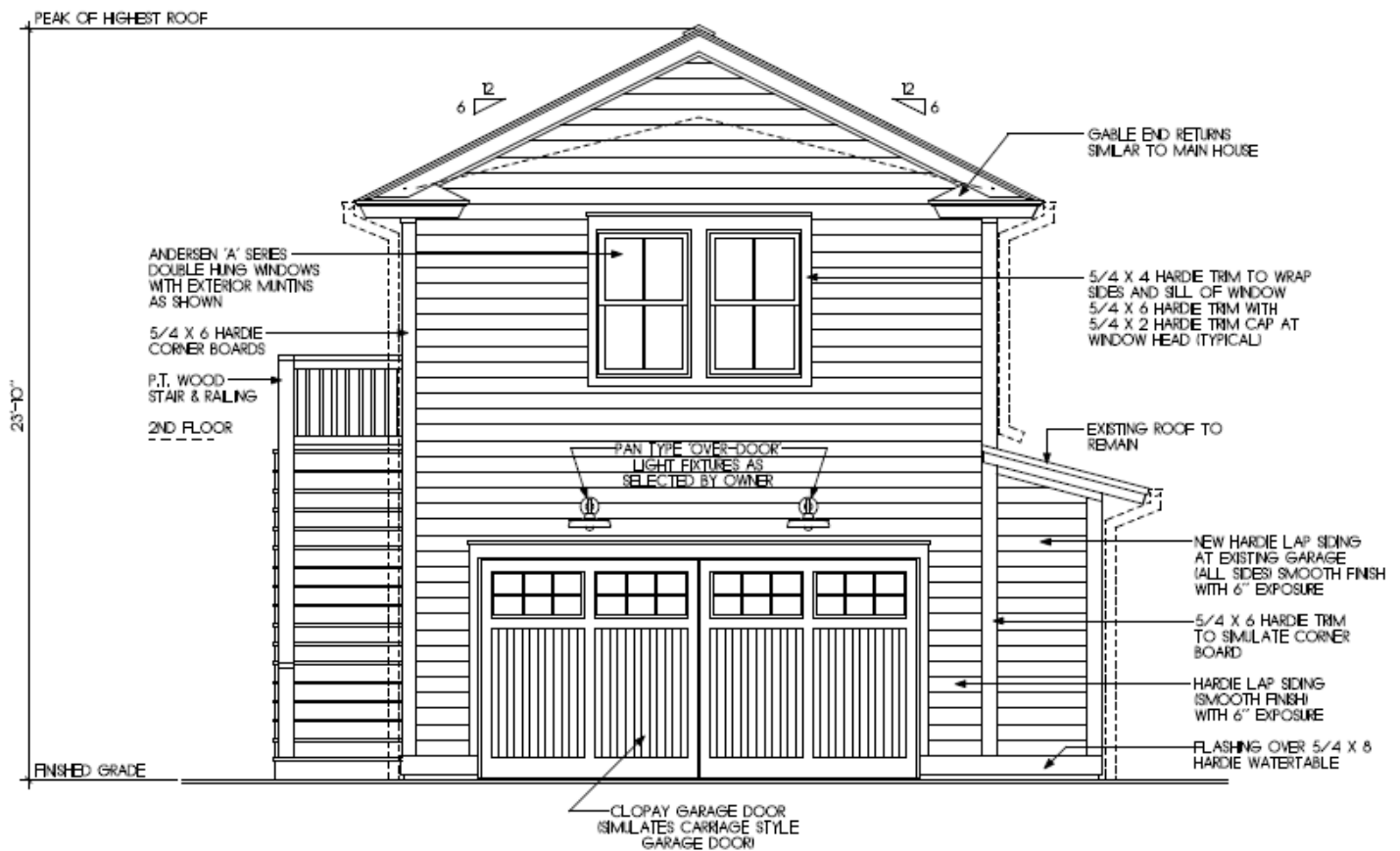




HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2020 - 0006
July 16, 2020

Owner/Applicant:	Paul & Rea Griffin / James Pozzetta, Architect
Property Address:	602 Date Street
Requested action:	Certificate of Approval (COA) expand detached garage and construct 2 nd Story addition.
Current zoning:	R-2
FLUM land use category:	Medium Density Residential
Existing uses on the site:	Single Family Residential and Detached Garage
FL Master Site File #	NA00682
Year Built:	1925
Contributing Status:	Contributing

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking a Certificate of Approval for the expansion of an existing detached structure with a second story addition.

APPLICABLE GUIDELINES:

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

[DOWNTOWN HISTORIC DISTRICT GUIDELINES](#)

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

ANALYSIS:

The proposed first floor expansion and second story addition to the detached accessory structure complies with the City's Land Development Code requirements. The renovation will utilize modern materials to replicate traditional materials commonly seen in the district and compatible to the primary structure.

STAFF RECOMMENDATION:

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

Staff recommends:

APPROVAL of HDC 2020-0006.

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2020-0006 **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 2020-0006, 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 HDCA 2020-0006 Application and Backup Materials

Respectfully Submitted,



Jacob M. Platt
Senior Planner

ADDITION/RENOVATION TO THE:
REA/ GRIFFON RESIDENCE

602 DATE STREET
FERNANDINA BEACH, FLORIDA 32034



REA/ GRIFFON RESIDENCE

ZONING AND PROJECT DATA		
THIS PROJECT HAS BEEN DESIGN TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE --- RESIDENTIAL 6th EDITION (2017)		
THE FOLLOWING APPLY TO THE NEW WORK		
CRITERIA	REQUIREMENTS	ACTUAL
ZONING AREA	R-2 MEDIUM DENSITY	SINGLE FAMILY RESIDENTIAL
SETBACKS FRONT SIDES REAR	25'-0" (HOUSE) HOUSE 10% LOT W. 5'-0" GARAGE 3'-0" DECK 5'-0"	NO CHANGE 14'-6" AT CLOSEST POINT 6'-6" AT CLOSEST POINT
HEIGHT	25'-0" (GARAGE) DECK 5'-0"	NO CHANGE 3'-6" AT CLOSEST POINT 5'-6" AT CLOSEST POINT
MAX. LOT COV.	60%	56% (SEE CALC. SHEET A11)
FLOOD ZONE		ZONE 'X'
TYPE OF CONSTRUCTION		V-B UNSPRINKLERED
OCCUPANCY		SINGLE FAMILY RESIDENTIAL
PROJECT SCOPE OF WORK CONSTRUCTION OF A 2-STORY WOOD FRAMED RESIDENCE AND 1-STORY DETACHED GARAGE NOTE: NEW STRUCTURE IS COMPLETELY WITHIN FLOOD ZONE 'X'		

WIND ZONE INFORMATION

THIS BUILDING IS LOCATED IN THE WIND BORNE DEBRIS REGION

--- BASIC WIND SPEED (3 SECOND GUST)

128 MPH

--- RISK CATEGORY

II

--- WIND IMPORTANCE FACTOR

1.0

--- WIND EXPOSURE CATEGORY

"C"

--- SURFACE ROUGHNESS CATEGORY

"B"

--- INTERNAL PRESSURE COEFFICIENT

+0.18/-0.18

--- COMPONENTS AND CLADDING INFORMATION

ULTIMATE DESIGN WIND SPEED V_{LT} [130 MPH]

ZONE	AREA	+	-	ZONE	AREA	+	-	
1	10	+20.2	-20.8	4	10	+22.1	-23.0	
	20	+20.2	-20.6		20	+21.1	-23.0	
	50	+18.9	-19.4		50	+19.8	-20.6	
	100	+18.3	-18.2		100	+18.8	-20.6	
2	10	+20.2	-25.4	5	500	+16.5	-18.2	
	20	+19.6	-24.2		10	+22.1	-29.1	
	50	+18.9	-23.0		20	+21.1	-26.7	
100	+18.3	-21.8	50		+19.8	-24.2		
3	10	+20.2	-25.4		100	+18.8	-23.0	
	20	+19.6	-24.2		500	+16.5	-18.2	
	50	+18.9	-23.0					
	100	+18.3	-21.8					

NOTE: TABLE NUMBERS HAVE BEEN MULTIPLIED BY .6 FACTOR FOR ASD

SITE PLAN NOTES

- 1) ALL SITE INFORMATION FROM SURVEY PROVIDED BY:
MANZIE AND DRAKE LAND SURVEYING
17 SOUTH 9TH STREET
FERNANDINA BEACH, FLORIDA 32034
(904) 491-5700
- 2) FLOOD ZONE 'X' PER
MANZIE AND DRAKE LAND SURVEYING
- 3) CLEAR ONLY AREAS WITHIN IMMEDIATE
CONSTRUCTION AREA; ALL OTHERS TO
REMAIN NATURAL - SUBJECT TO OWNER
APPROVAL.
- 4) G.C. TO INSPECT FOR DEAD TREES.
VERIFY W/ OWNER PRIOR TO REMOVAL.
- 5) G.C. TO PROVIDE POSITIVE DRAINAGE
AWAY FROM NEW WORK. REVIEW ANY
DIFFICULT CONDITIONS W/ ARCHITECT.

SITE PLAN LEGEND

- EXISTING BUILDING FOOTPRINT
- AREA OF NEW WORK
- AREA OF NEW ADDITION
- AREA OF EXISTING IMPERVIOUS PAVING
- AREA OF NEW PERVIOUS PAVERS
- PROPERTY LINE
- SETBACK LINE
- ROOF LINE
- SITE FEATURES
- FENCE LINE
- FEATURE TO BE REMOVED

TREE NOTES

1. NO TREES ARE SCHEDULED TO BE REMOVED AS PART
OF THE NEW COVERED PORCH ADDITION PROJECT.
2. NO TREES ARE LOCATED WITHIN THE AREA OF
NEW WORK.

HISTORIC DISTRICT NOTES

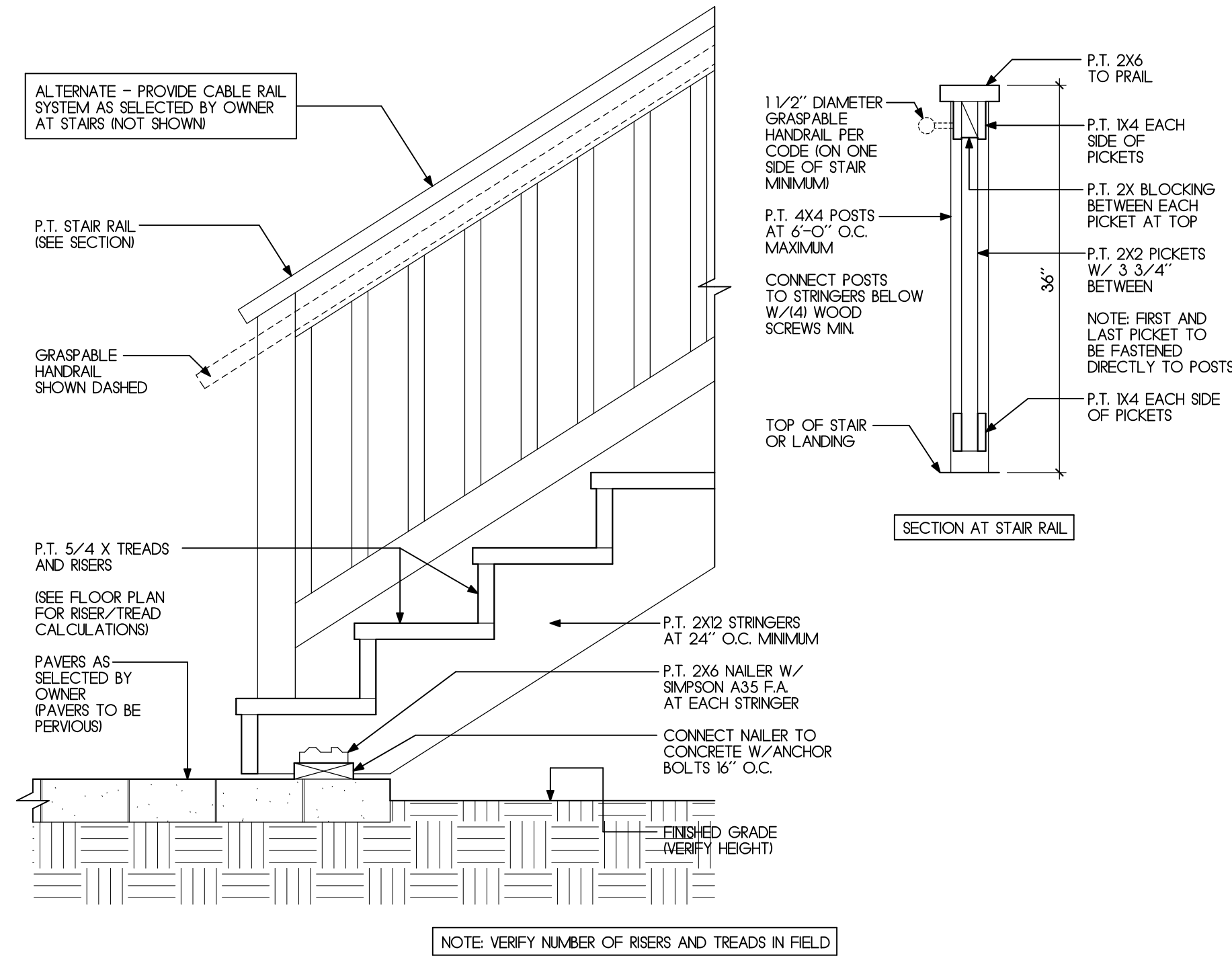
1. THIS LOT IS IN THE FERNANDINA BEACH HISTORIC DISTRICT
2. MAIN HOUSE IS A 'CONTRIBUTING' STRUCTURE (NOTE THAT
NO NEW WORK IS BEING DONE TO THE MAIN HOUSE.)
3. EXISTING GARAGE IS A 'NON-CONTRIBUTING' STRUCTURE

IMPERVIOUS SURFACE CALC.

HOUSE + GARAGE + DECKS
+ DRIVEWAY + IMPERVIOUS PAVERS = 2,769 SQ.FT.
IMPERVIOUS

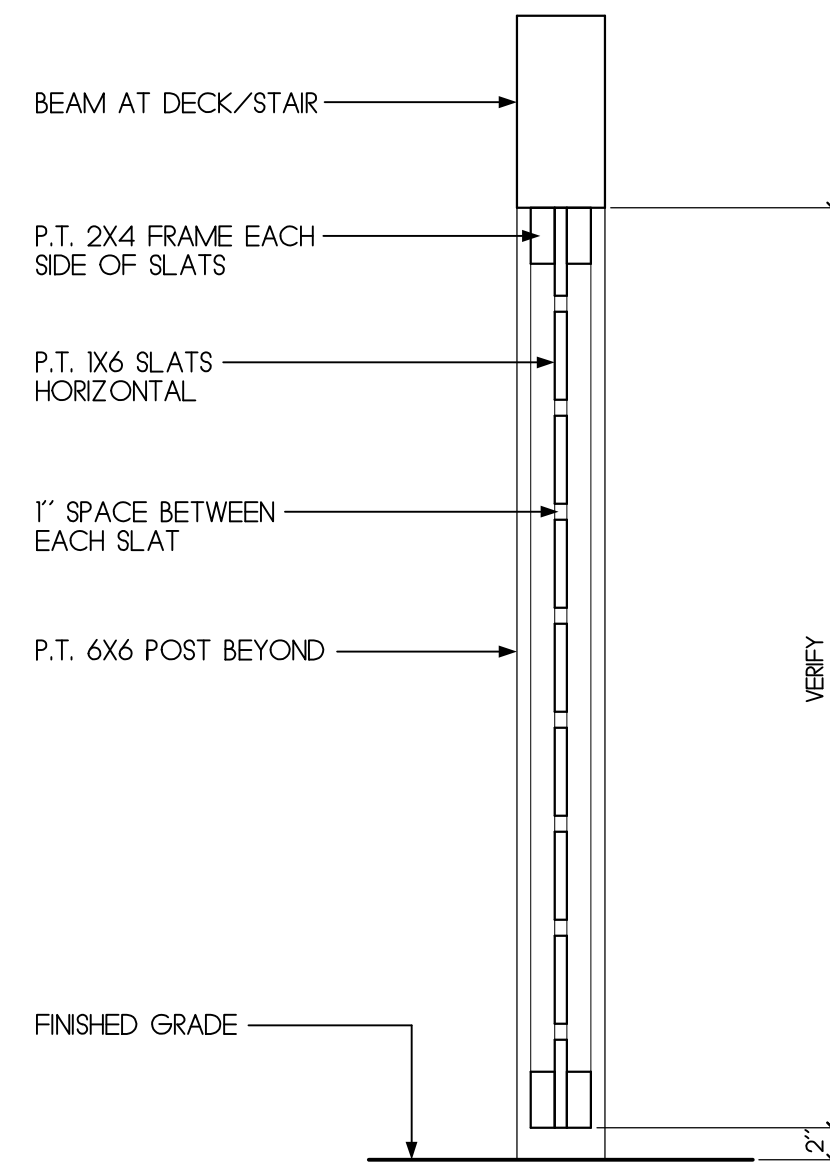
REMOVE 664 SQ.FT. OF EXISTING
IMPERVIOUS PAVERS AND REPLACE
WITH 490 SQ.FT. OF NEW
PERVIOUS PAVERS = 0 SQ.FT.
IMPERVIOUS

LOT SIZE = 5,000 SQ.FT.
2,769 / 5,000 = 56% IMPERVIOUS



1 P.T. STEP DETAIL

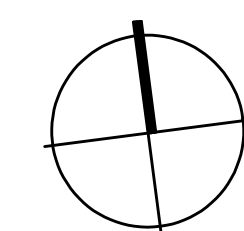
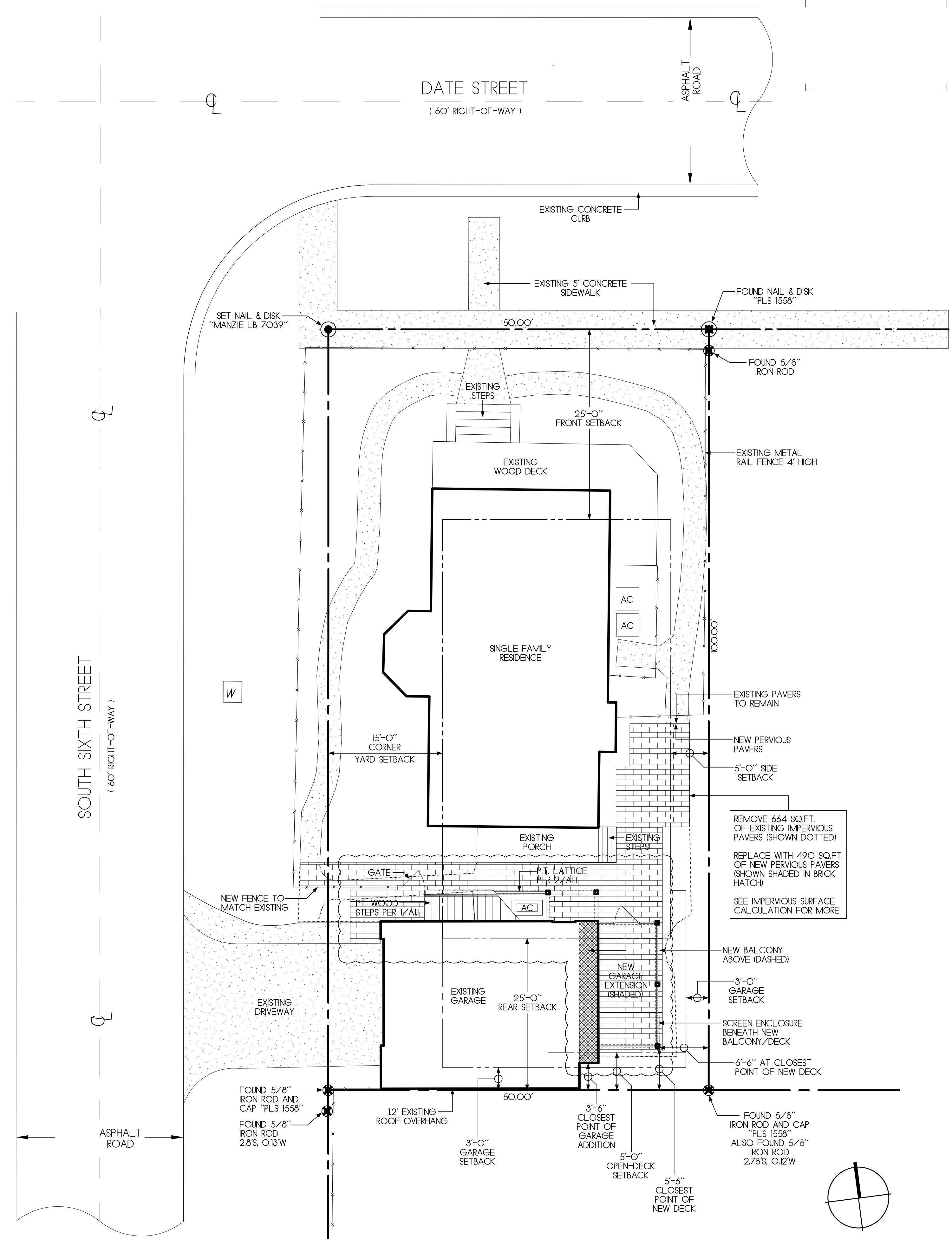
1"=1'-0"



2 P.T. WOOD LATTICE INFILL DETAIL

1"=1'-0"

SITE PLAN



1/8"=1'-0"

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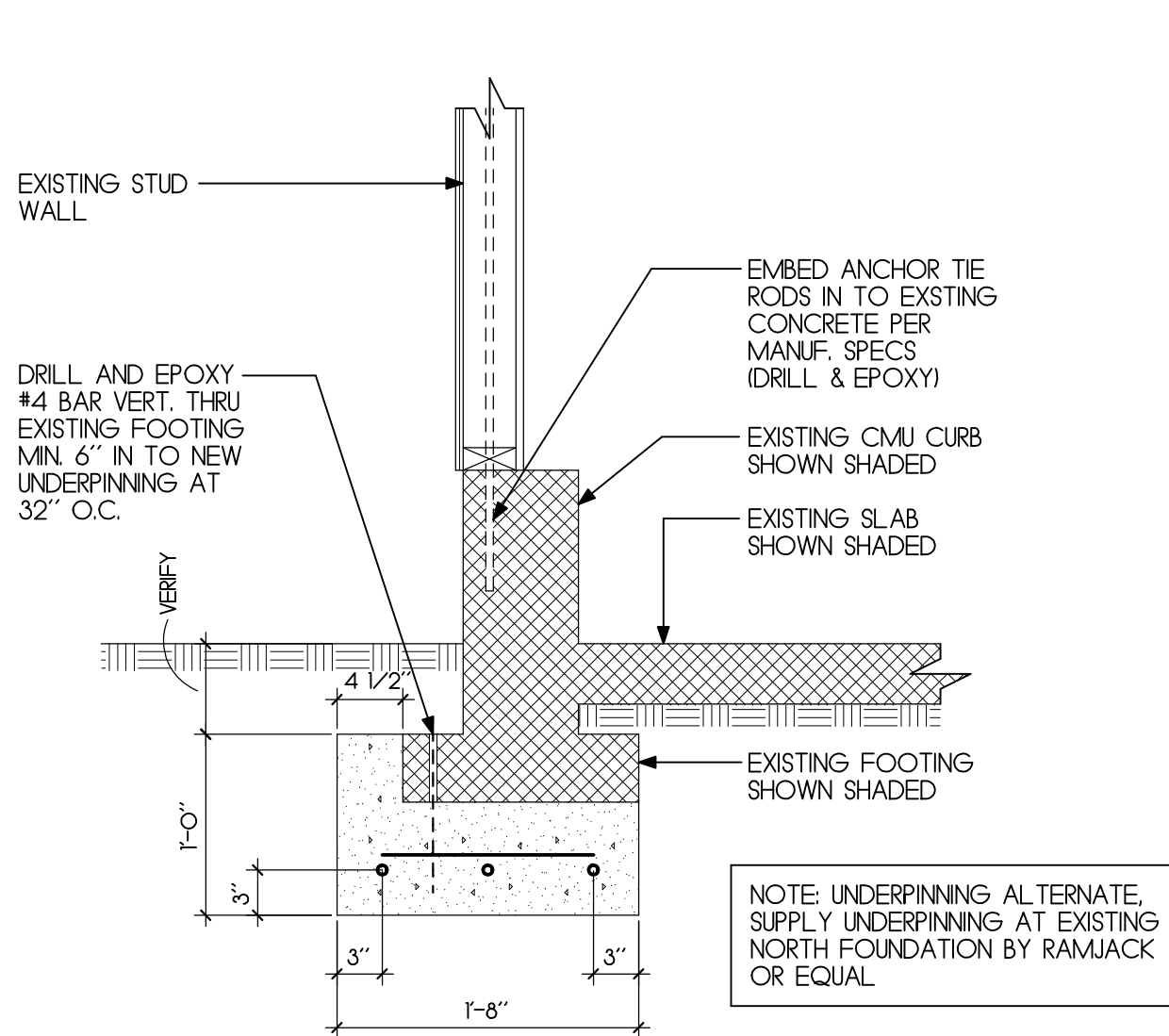
SITE PLAN	
#	REVISIONS

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PROJECT: REA/GRIFFON
DRAWN BY: JWP
CHKD BY: JWP
DATE: 06/24/2020

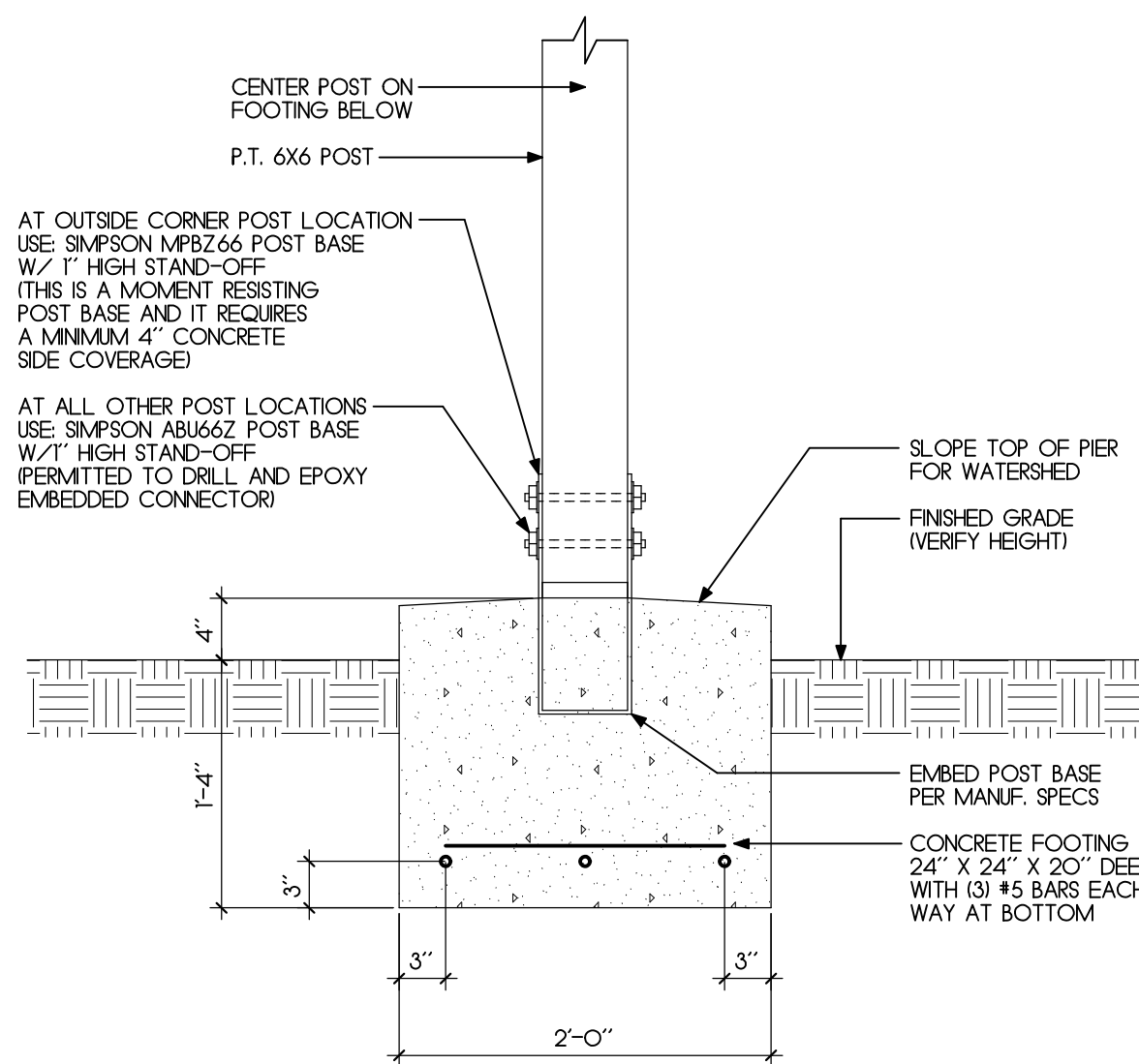
ADDITION/RENOVATION TO THE:
REA/GRIFFON RESIDENCE
602 DATE STREET
FERNANDINA BEACH, FLORIDA 32034

A1.1



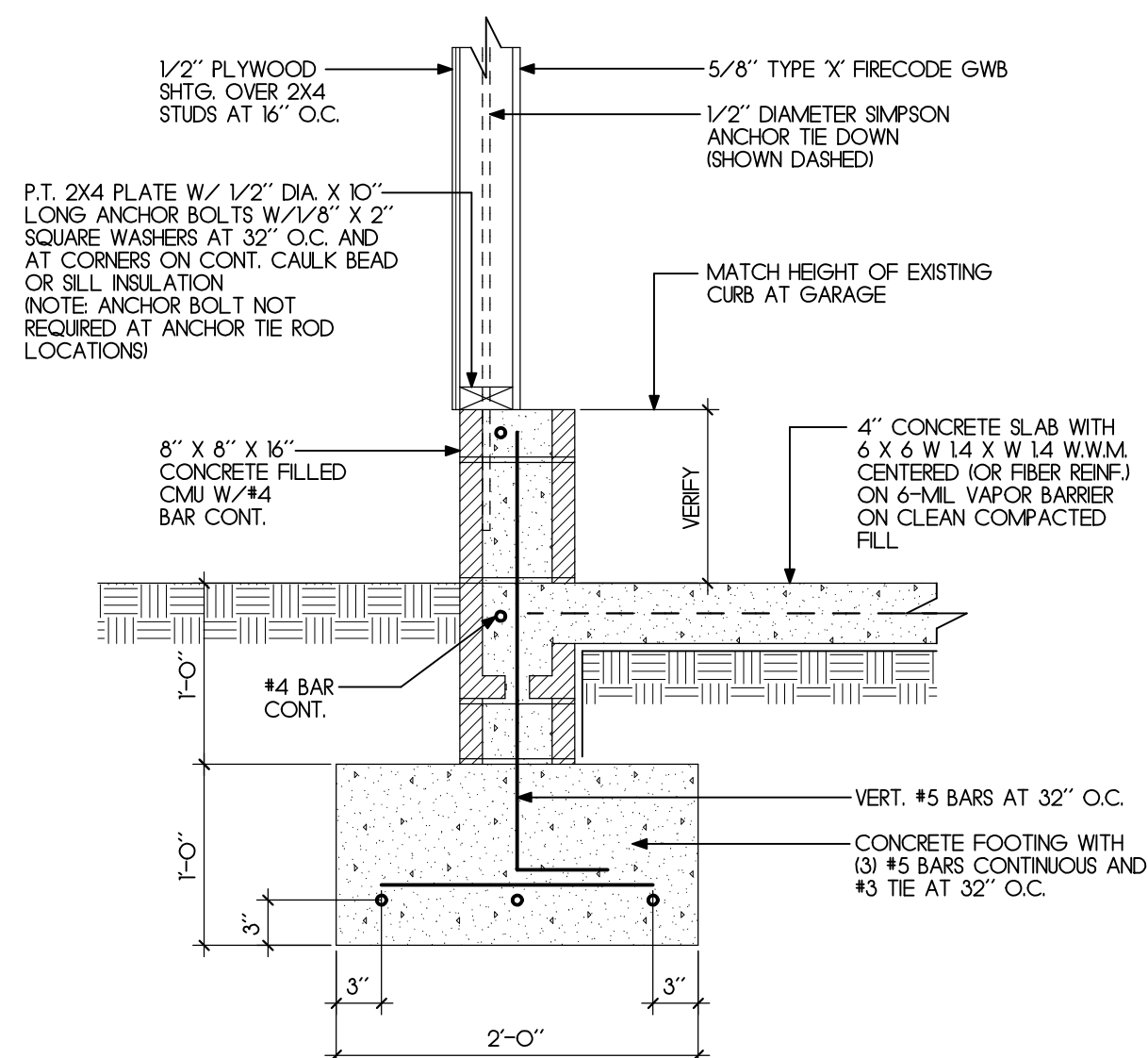
1 UNDERPINNING DETAIL

1"=1'-0"



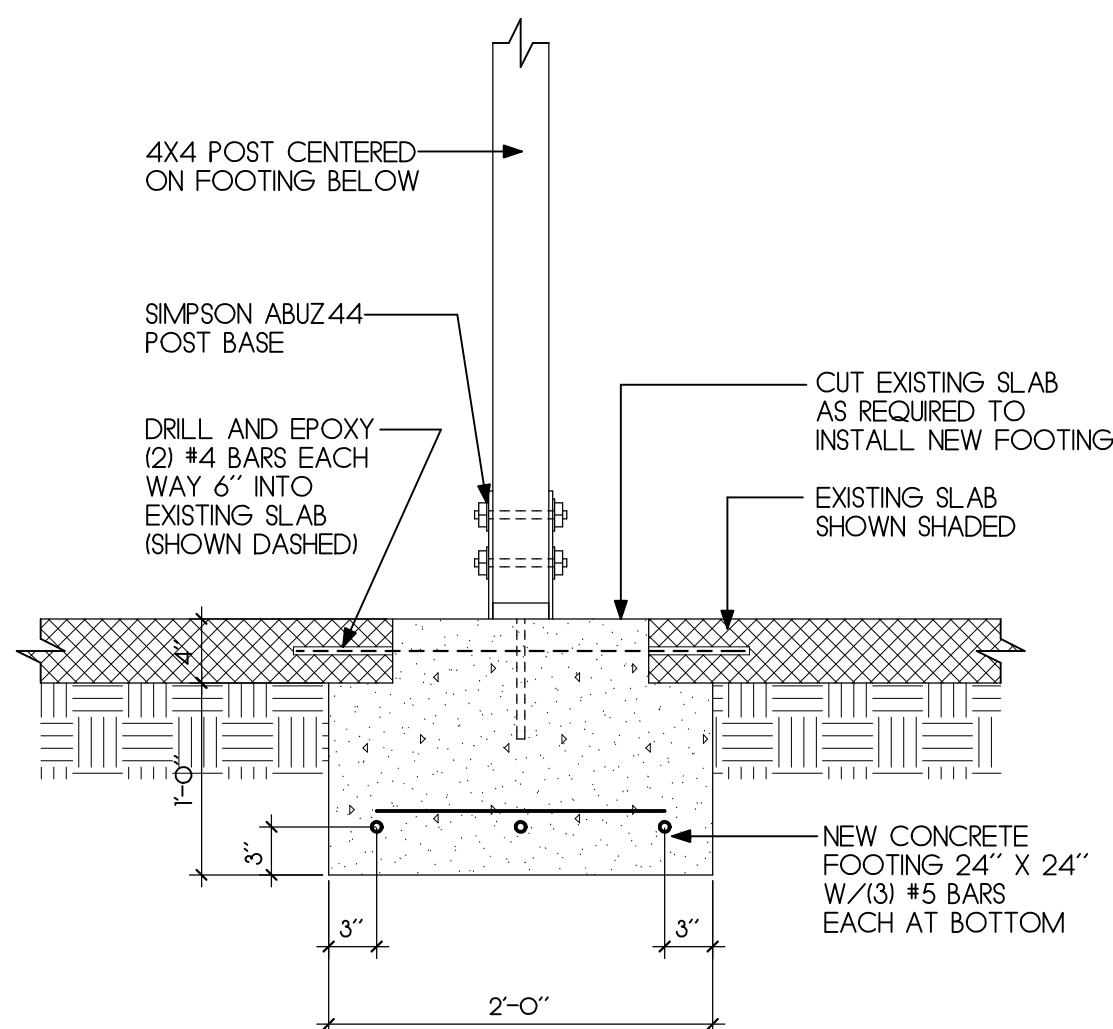
4 PORCH POST FOOTING

1"=1'-0"



2 NEW FOOTING/FOUNDATION

1"=1'-0"



3 GARAGE POST FOOTING

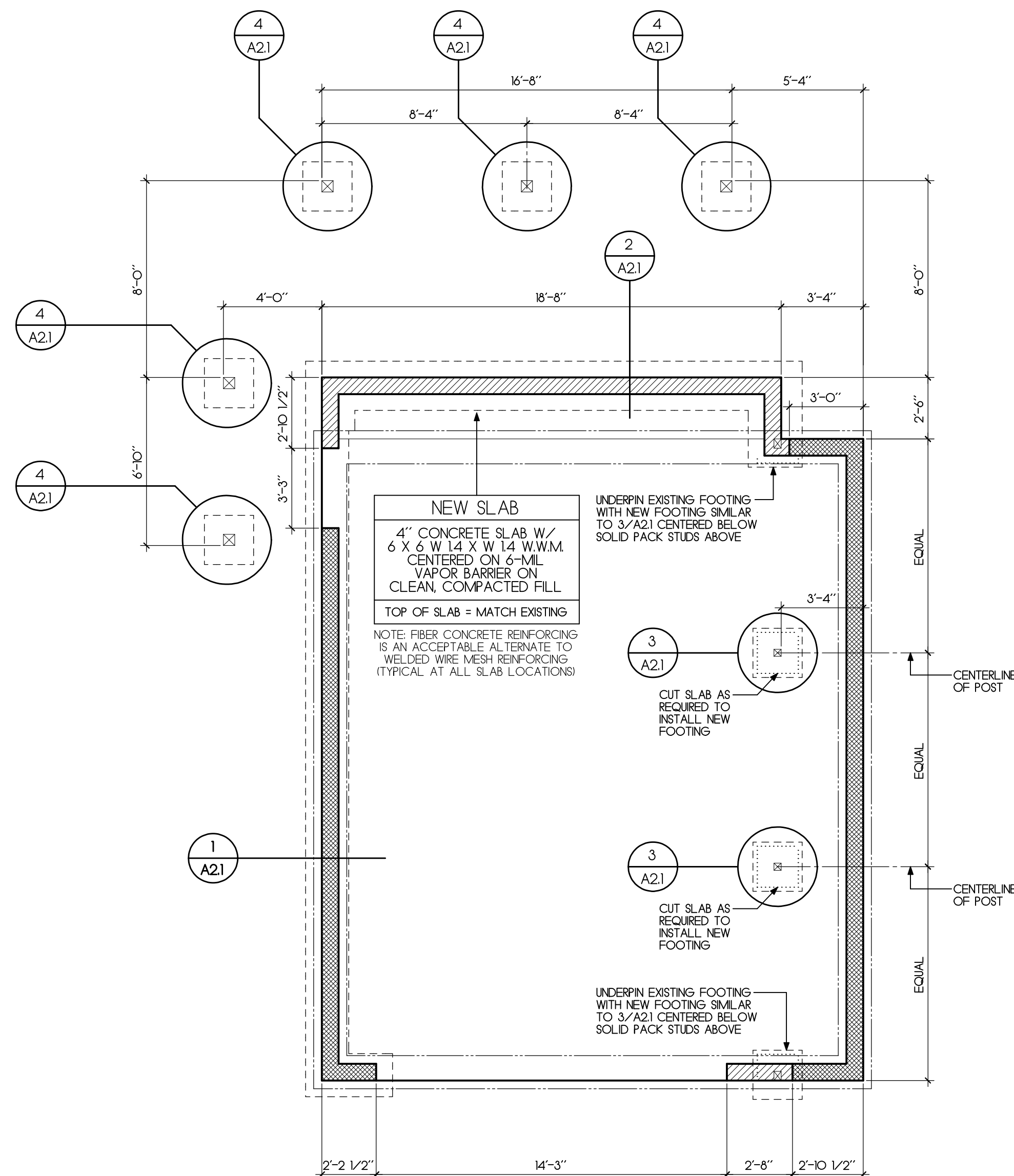
1"=1'-0"

FOUNDATION NOTES

- STANDARDS: COMPLY WITH ALL APPLICABLE CODES AND THE AMERICAN CONCRETE INSTITUTE (ACI) REQUIREMENTS FOR PLACING CONCRETE, FORMWORK, RE-REINFORCING STEEL (INC. SPLICES, TIES, OVERLAPS, ETC) AND ALL OTHER ASPECTS OF THE CONCRETE WORK.
- SUBSURFACE CONDITIONS: GC TO INSPECT THE SITE FOR ANY SITE DEVIATIONS. GC TO NOTIFY THE ARCHITECT AND OWNER AS SOON AS POSSIBLE ONCE UNACCEPTABLE CONDITIONS HAVE BEEN IDENTIFIED.
- FOUNDATIONS: ALL FOUNDATIONS SHALL BEAR ON VIRGIN SOIL UNLESS OTHERWISE NOTED (UON).
- CONCRETE: ALL CONCRETE SHALL BE 3000 PSI CONCRETE UON.
- BELOW GRADE WORK: GC SHALL BE RESPONSIBLE FOR COORDINATING ALL BELOW GRADE WORK INCLUDING BUT NOT LIMITED TO CONDUITS, VENTS, PLUMBING, ELECTRICAL, GAS, OTHER UTILITIES, ETC.
- FILL: ALL STRUCTURAL FILL SHALL BE COMPACTED IN MAXIMUM 12" LAYERS TO AT LEAST 95% MAXIMUM DENSITY.

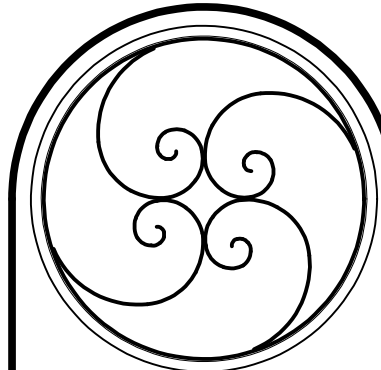
FOUNDATION LEGEND

- NEW CONCRETE FOOTINGS BELOW
- EXISTING CONCRETE FOOTINGS BELOW
- POSTS
- EXISTING CMU CURB TO REMAIN
- NEW CMU CURB
- SAW CUT CONTROL JOINT



FOUNDATION PLAN

1/4"=1'-0"



FOUNDATION PLAN	
#	REVISIONS

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PROJECT: REA/GRIFFON	DRAWN BY: JWP	CHD BY: JWP
DATE: 06/24/2020		

ADDITION/RENOVATION TO THE:
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602 DATE STREET
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A2.1

DOOR SCHEDULE								
○	SIZE OR R.O.	TYPE	OPERATION	MATERIAL	MANUFACTURER	MINIMUM D.P.	UNIT D.P.	NOTES
100	3'-0" X 6'-8"	FRENCH	SWING	FIBERGLASS	THERMATRU	+22.0 / -27.0	VERIFY	-
101	14'-0" X 7'-0"	VERIFY	OHS	METAL	CLOPAY	+22.0 / -27.0	VERIFY	-
200	2'-8" X 6'-8"	FRENCH	SWING	WOOD/GLASS	ANDERSEN 400	+22.0 / -27.0	VERIFY	-
201	6'-0" X 6'-8"	FRENCH	GLIDER	WOOD/GLASS	ANDERSEN 400	+22.0 / -27.0	VERIFY	-
202	6'-0" X 6'-8"	FRENCH	GLIDER	WOOD/GLASS	ANDERSEN 400	+22.0 / -27.0	VERIFY	-
203	2'-8" X 6'-8"	VERIFY	SWING	VERIFY	ASBO	N/A	N/A	-
204	2'-0" X 6'-8"	VERIFY	SWING	VERIFY	ASBO	N/A	N/A	-
1. EXTERIOR DOORS WITH GLASS. GLASS IS TO BE INSULATED DOUBLE PANE GLASS 2. VERIFY ALL DOOR SELECTIONS W/OWNER PRIOR TO ORDERING								
ASBO = AS SELECTED BY OWNER								

DOOR NOTE: G.C. TO FIELD VERIFY DOOR ROUGH OPENING SIZES PRIOR TO ORDERING - NOTIFY ARCHITECT OF ANY CHANGES

WINDOW SCHEDULE									
⬡	MODEL NUMBER	UNIT WIDTH	UNIT HEIGHT	TYPE	MANUFACTURER	R.O. HEAD HGT.	MINIMUM D.P.	UNIT D.P.	NOTES
A	VERIFY	3'-0"	4'-8"	DOUBLE HUNG	ANDERSEN 400	6'-8"	+22.0 / -27.0	VERIFY	W/MINTINS PER ELEVATIONS. VERIFY TO MEET EGRESS REQUIREMENTS
⬡ DENOTES TEMPERED GLASS WINDOW UNIT PER LOCATIONS ON PLAN									
NOTE: ALL WINDOWS TO HAVE INSULATED, DOUBLE PANE GLASS									

WINDOW NOTE: G.C. TO FIELD VERIFY WINDOW ROUGH OPENING SIZES PRIOR TO ORDERING - NOTIFY ARCHITECT OF ANY CHANGES

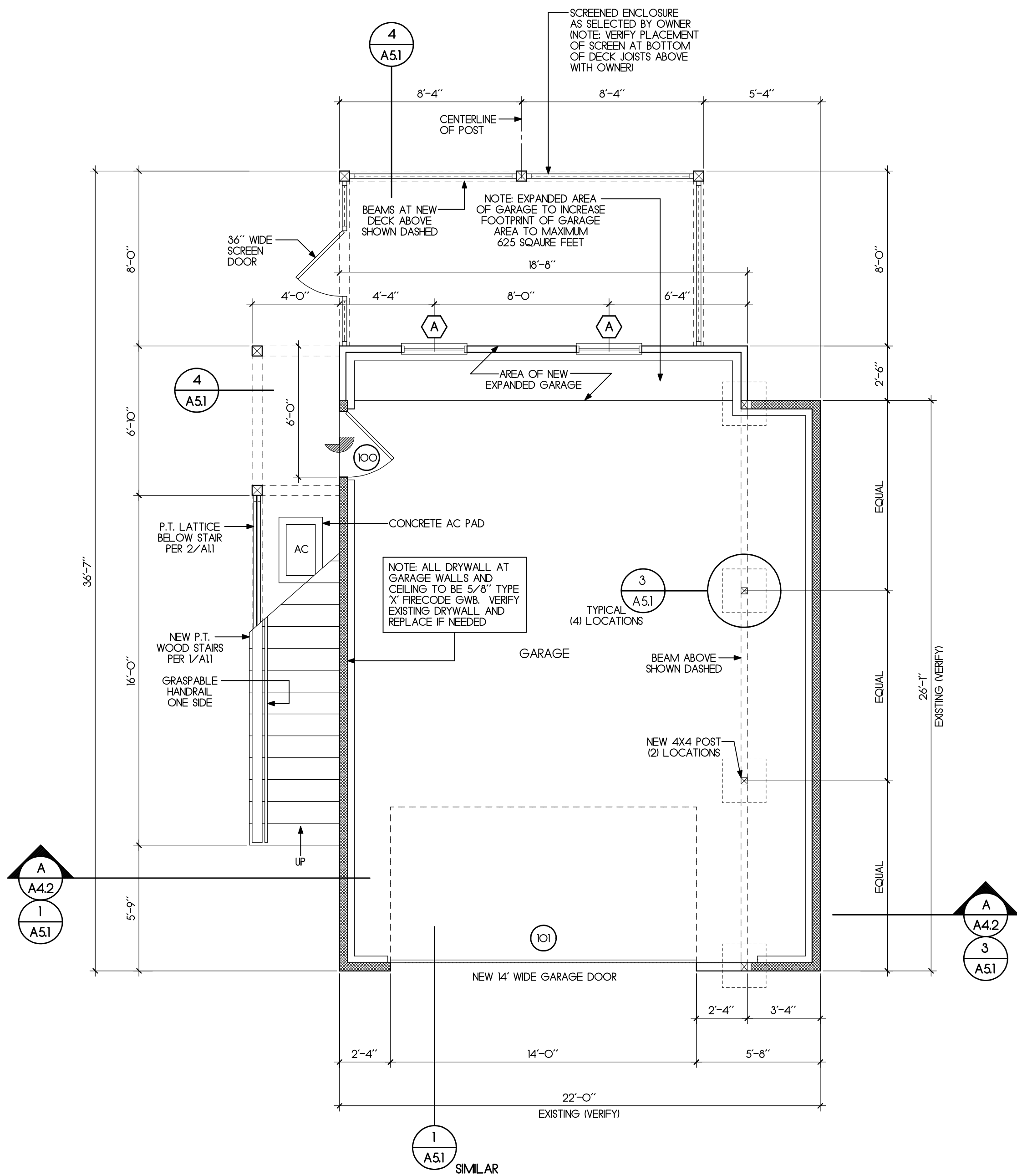
FINISH SCHEDULE						
ROOM NAME	FLOORS	BASE	WALLS	TRIM	CEILING	NOTES
	SEALED CONCRETE WOOD FLOORING AS SELECTED BY OWNER TILE AS SELECTED BY OWNER	1X4 BASE TRIM ---- PAINTED 1X6 BASE TRIM ---- PAINTED	5/8" TYPE 'X' FIRECODE DRYWALL --- PAINTED 1/2" DRYWALL --- PAINTED AT TUB/SHOWER TO BE TILE TO CEILING (ASBO.)	WINDOWS: 1X4 FRAME TRIM --- PAINTED DOORS: 1X4 FRAME TRIM --- PAINTED	5/8" TYPE 'X' FIRECODE DRYWALL --- PAINTED DRYWALL --- SMOOTH FINISH --- PAINTED	
GARAGE	●	●	●	●	●	
STUDIO LOFT	●	●	●	●	●	
BATH	●	●	●	●	●	
CLOSET	●	●	●	●	●	
* AS&O = AS SELECTED BY OWNER						
FINISH NOTES: 1. DRYWALL AT BATH TUB/SHOWER WALLS TO BE DUROCK CEMENT BOARD WITH FINISH AS&O. OVER SCHLUTER WATERPROOFING MEMBRANE. 2. DRYWALL AT WET LOCATIONS (BEHIND SINKS) TO BE WATER-RATED GREENBOARD.						

PLAN NOTES

- LOCATE SHOWER HEAD AND SHOWER CONTROLS WITH OWNER PRIOR TO INSTALLING ANY BELOW SLAB PLUMBING.
- BATHROOM TILE: VERIFY CONFIGURATION WITH OWNER.
- WHERE INDICATED ON FLOOR PLAN, SUPPLY ANCHOR TIE RODS BY SIMPSON STRONG TIE COMPANY OR EQUAL.
- GRAB BARS: PROVIDE 2X10 BLOCKING INSIDE WALLS AT GRAB BAR LOCATIONS. VERIFY GRAB BAR LOCATION IN FIELD WITH OWNER.
- CLOSET SHELVING: CLOSET SHELVING AS SELECTED BY OWNER. (TYPICAL UNLESS OTHERWISE NOTED).
- COUNTER TOPS: ALL COUNTER TOPS AS SELECTED BY OWNER. (TYPICAL UNLESS OTHERWISE NOTED).
- CABINETS: ALL CABINETS AS SELECTED BY OWNER. (TYPICAL UNLESS OTHERWISE NOTED).

PLAN LEGEND

- STUD FRAMED WALL
- OPTIONAL: ACOUSTIC INSULATION
- FEATURES ABOVE
- FEATURES BELOW
- 1/2" PLYWOOD SHEARWALL
- ANCHOR TIE ROD LOCATION
- DOOR NUMBER PER DOOR SCHEDULE
- WINDOW NUMBER PER WINDOW SCHEDULE
- HOSE BIB (VERIFY LOCATION W/OWNER)
- AS&O: AS SELECTED BY OWNER



FIRST FLOOR PLAN

1/4"=1'-0"

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FIRST FLOOR PLAN

#	REVISIONS	DATE

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PROJECT: REA/GRIFFON

DRAWN BY: J.M.P.

CHD BY: J.M.P.

DATE: 06/24/2020

ADDITION/RENOVATION TO THE:

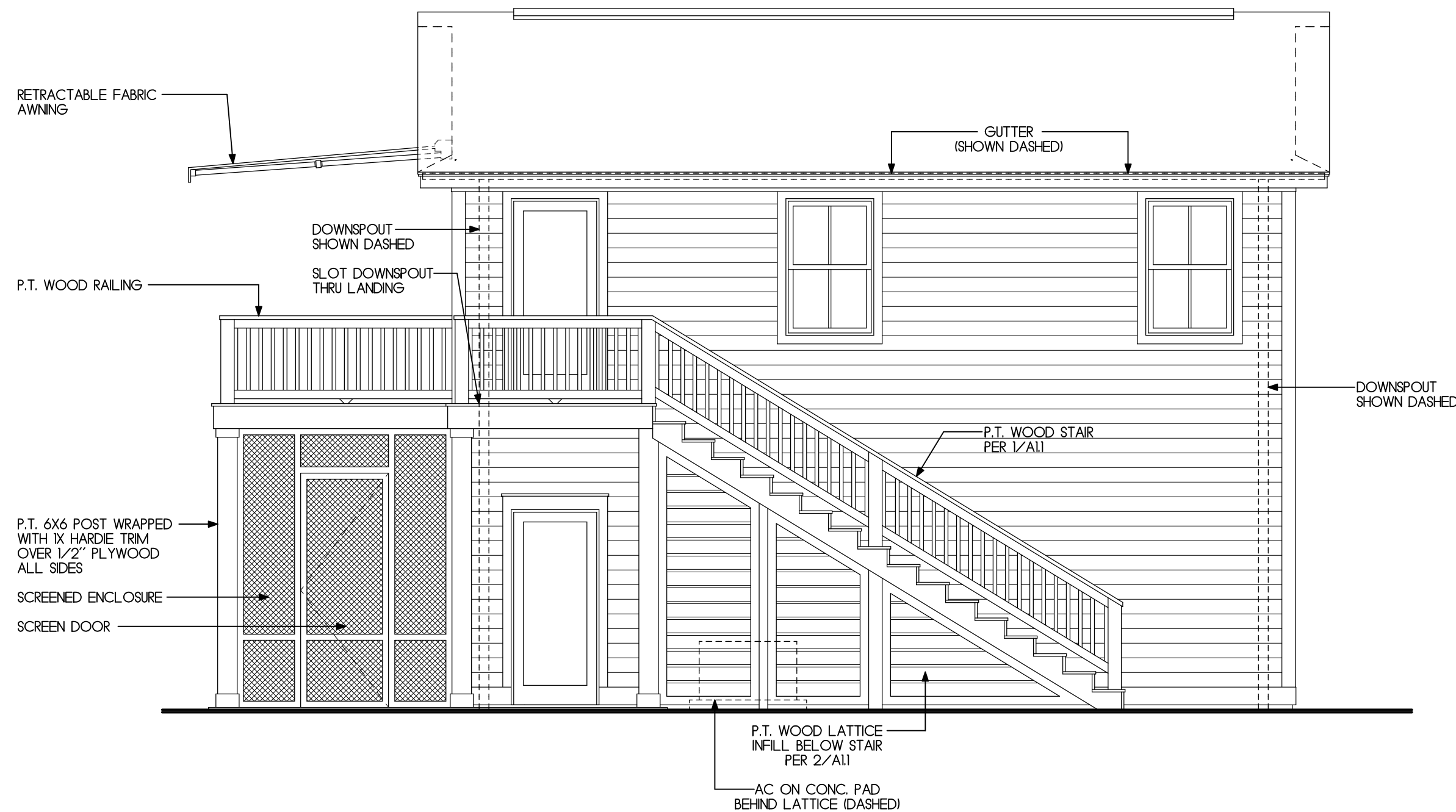
REA/GRIFFON RESIDENCE

602 DATE STREET

FERNANDINA BEACH, FLORIDA 32034

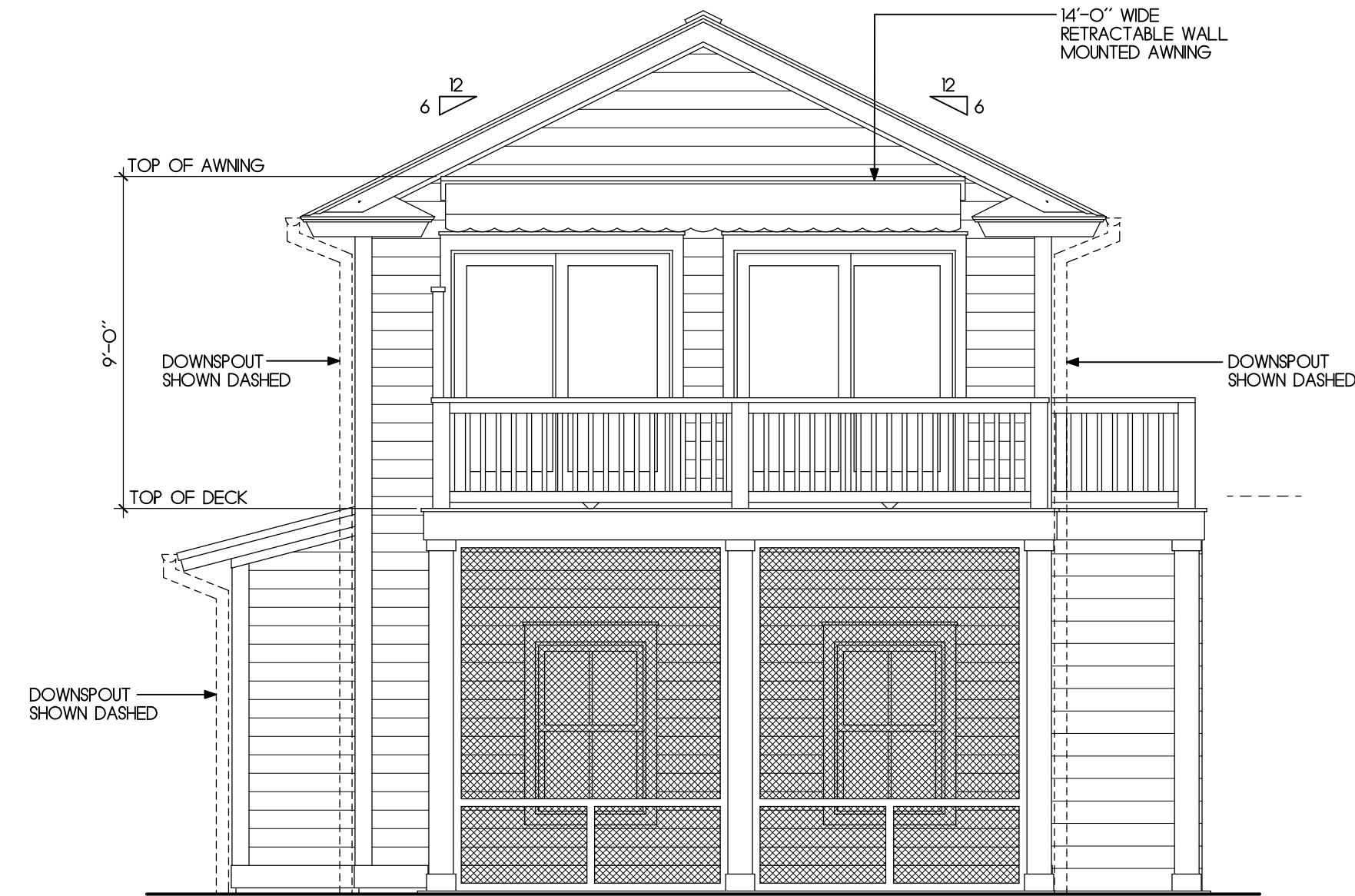
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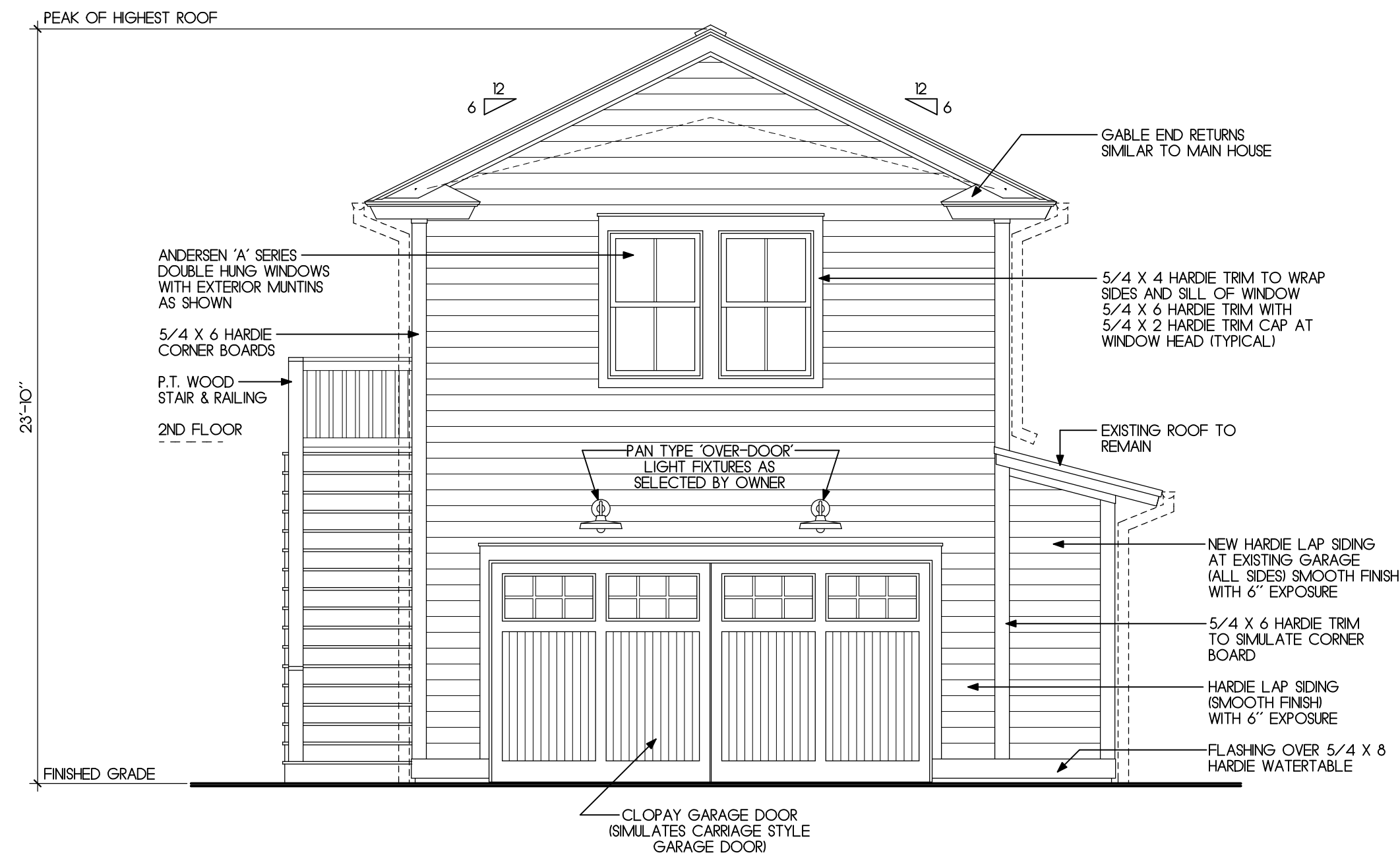
NORTH ELEVATION

1/4"=1'-0"



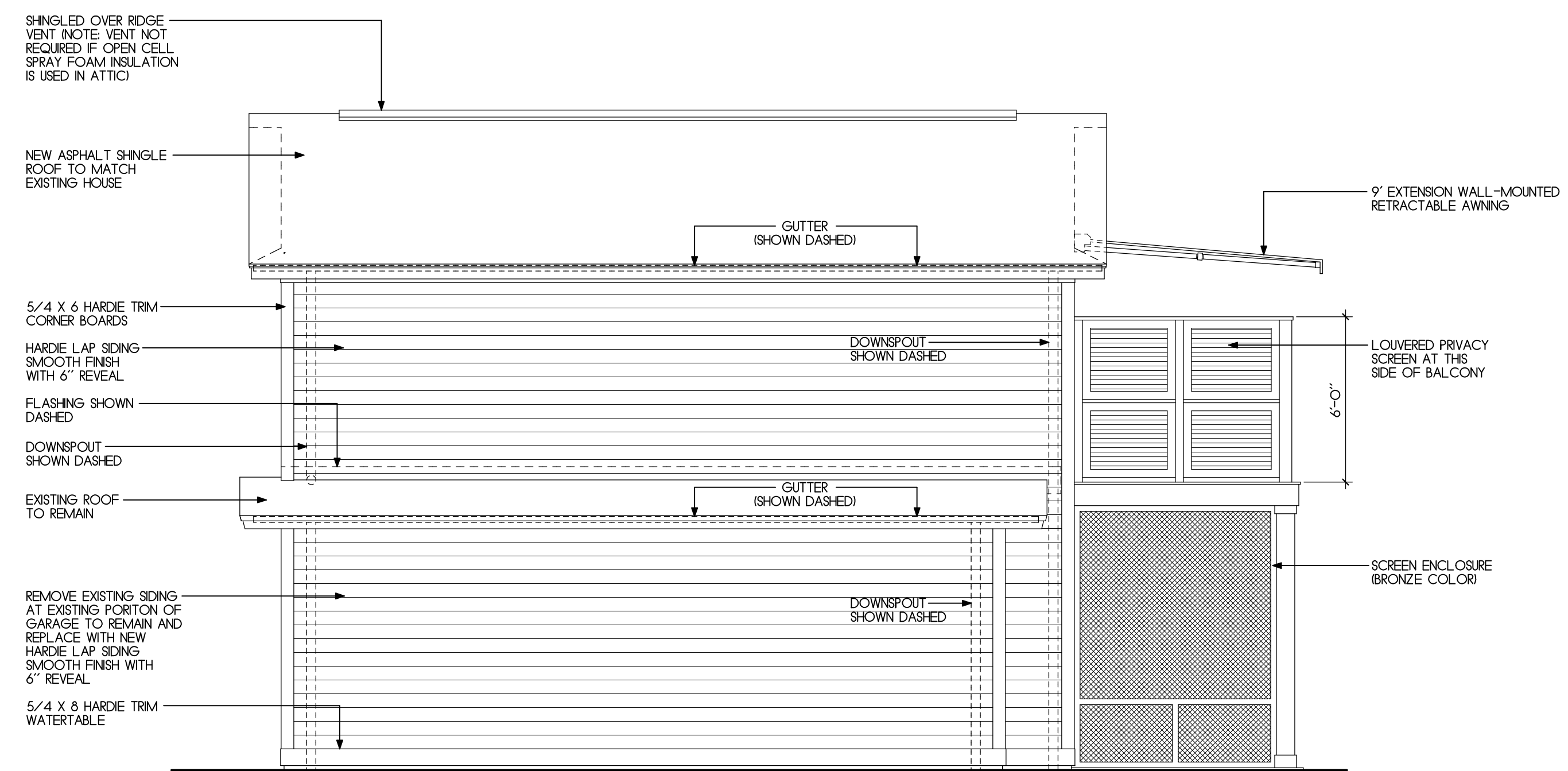
EAST ELEVATION

1/4"=1'-0"



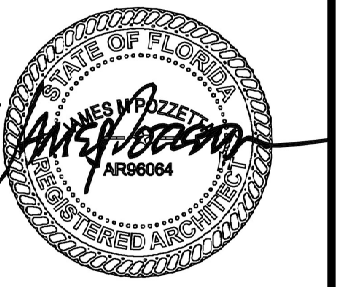
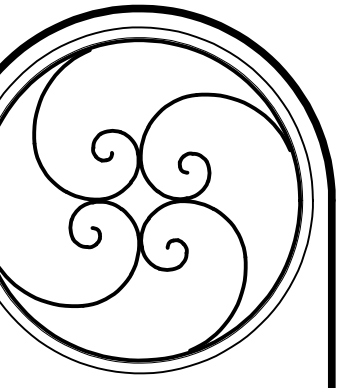
WEST ELEVATION

1/4"=1'-0"



SOUTH ELEVATION

1/4"=1'-0"



ELEVATIONS		DATE
#	REVISIONS	

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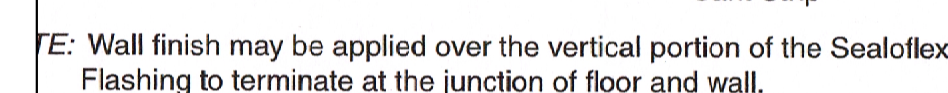
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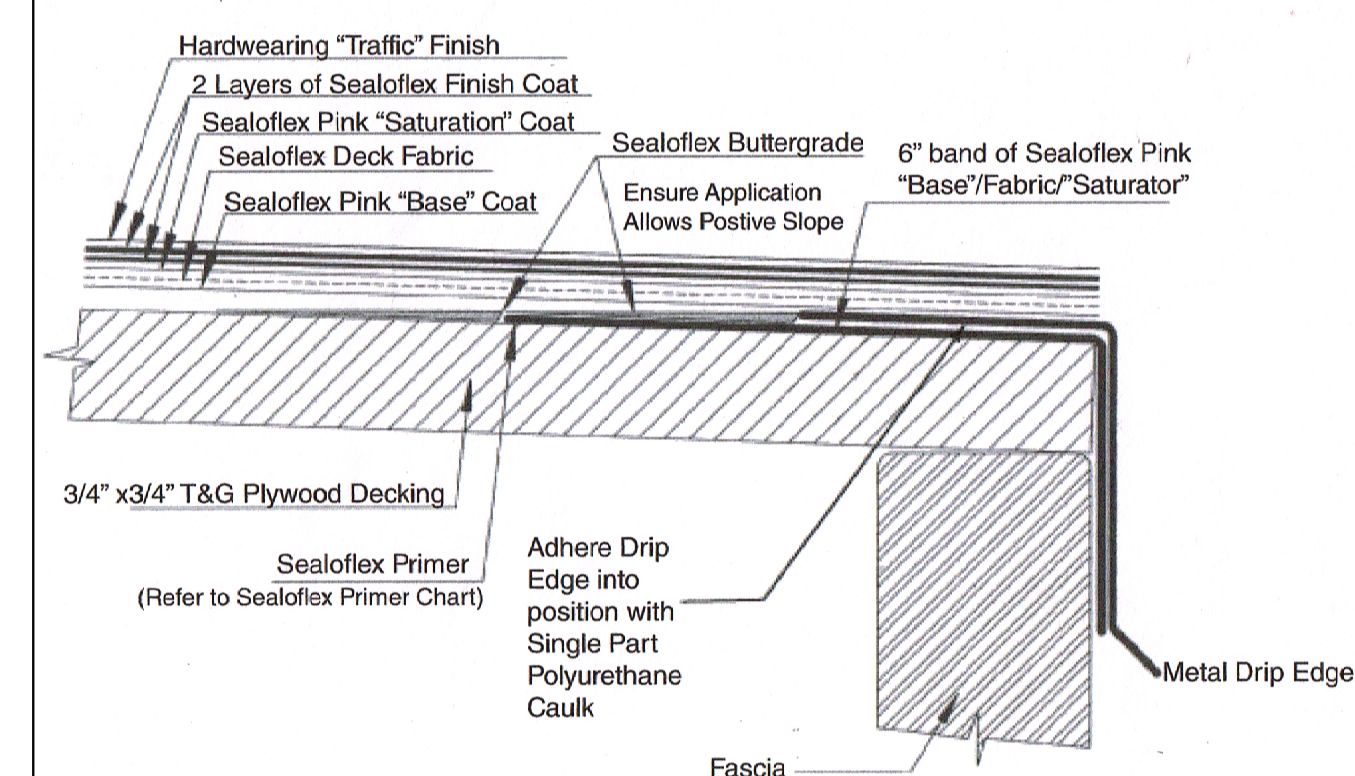
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PROJECT: REA/GRIFFON
DRAWN BY: JMP
CHKD BY: JMP
DATE: 06/24/2020

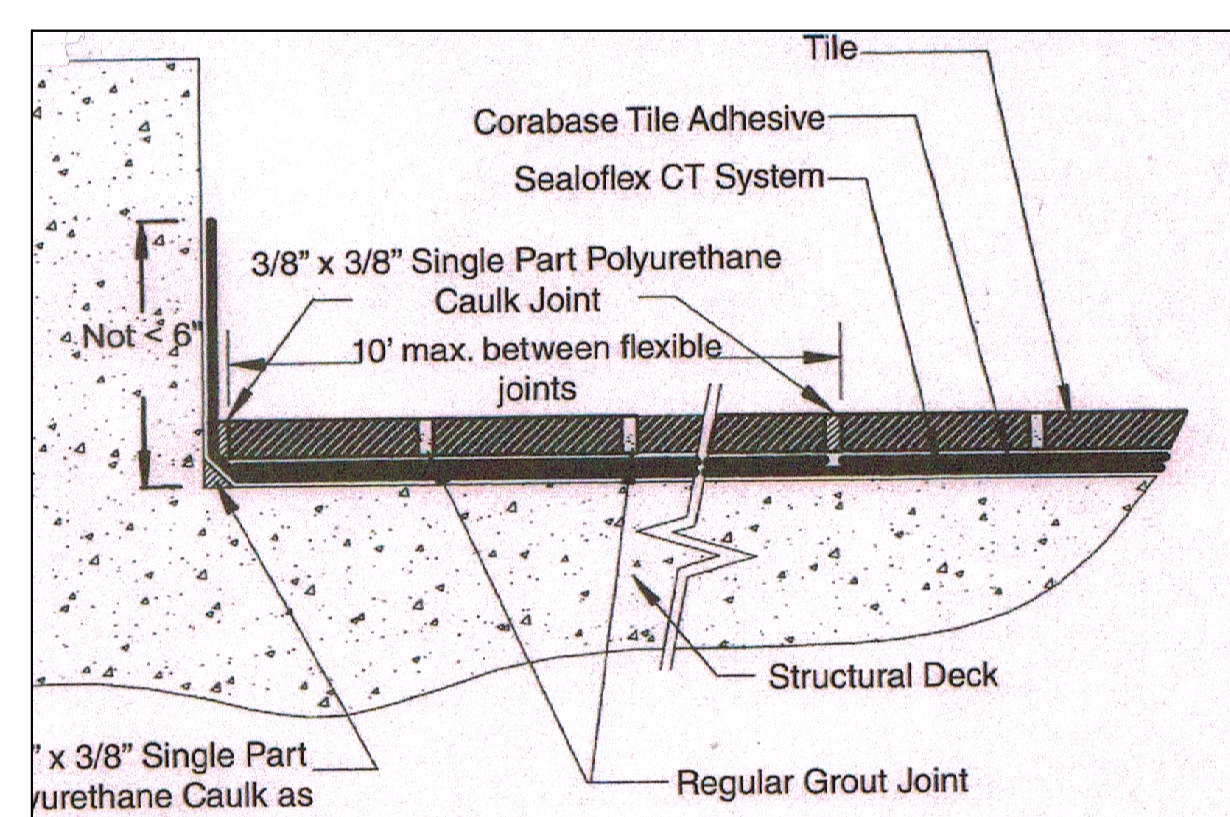
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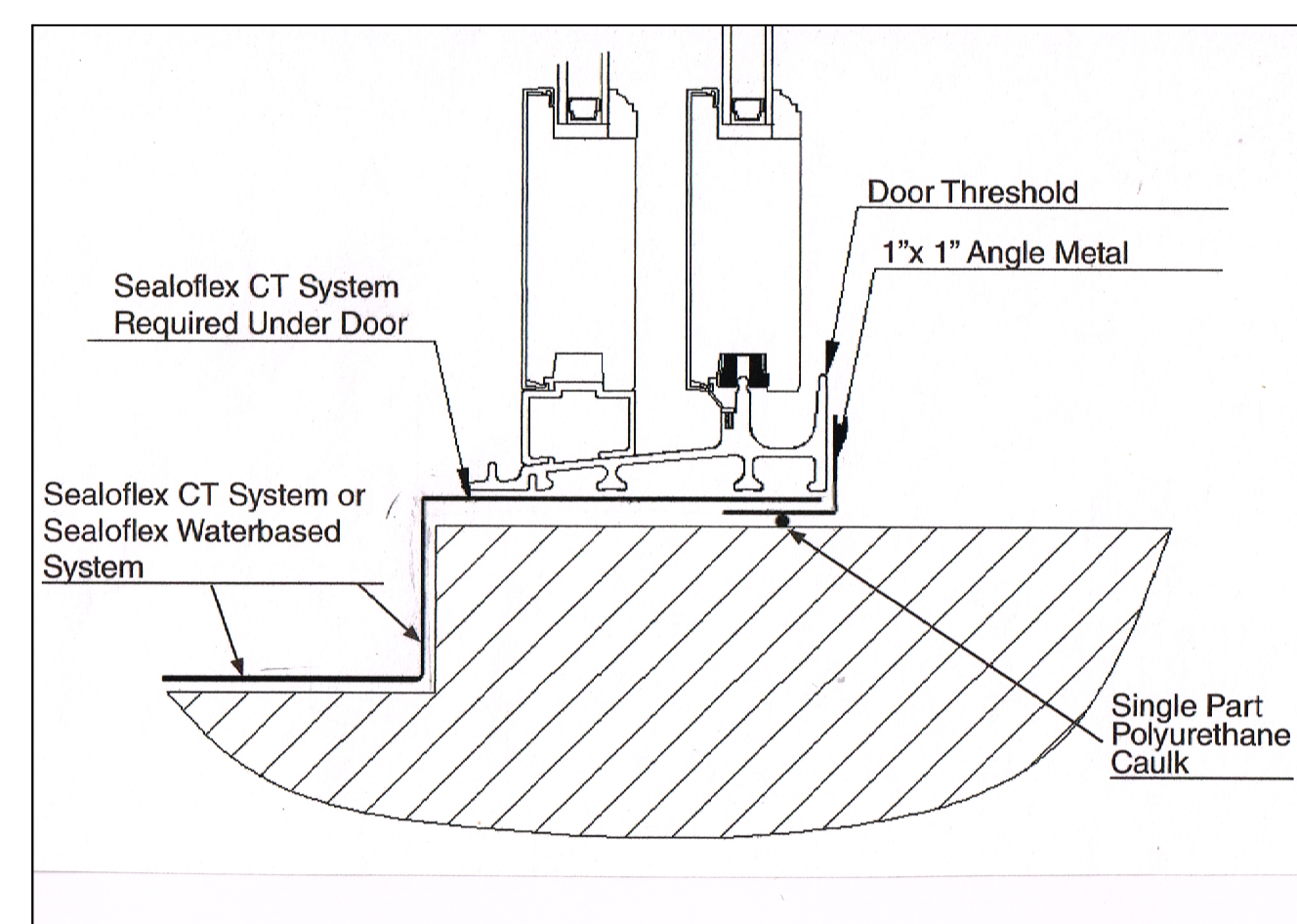
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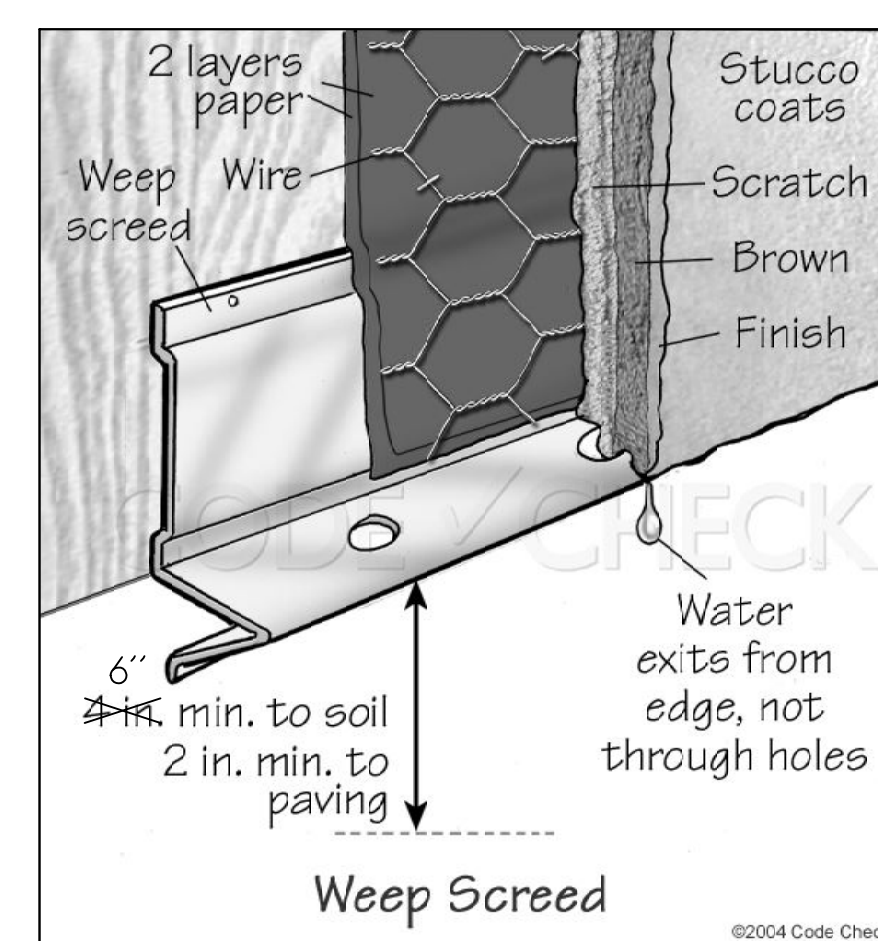
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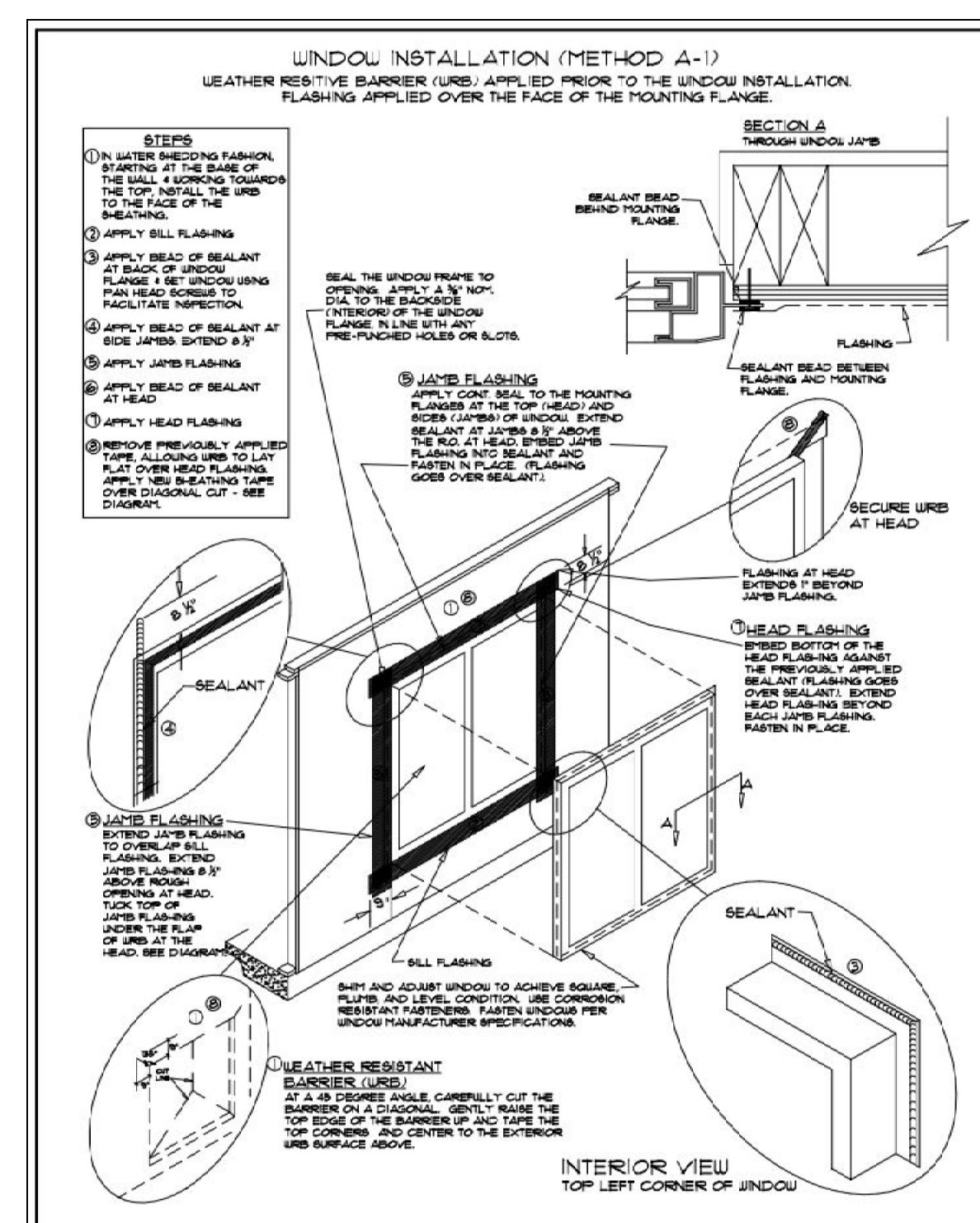
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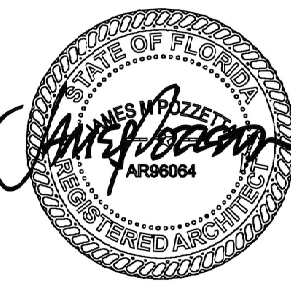


N.T.S.



N.T.S.

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#	REVISIONS	DATE

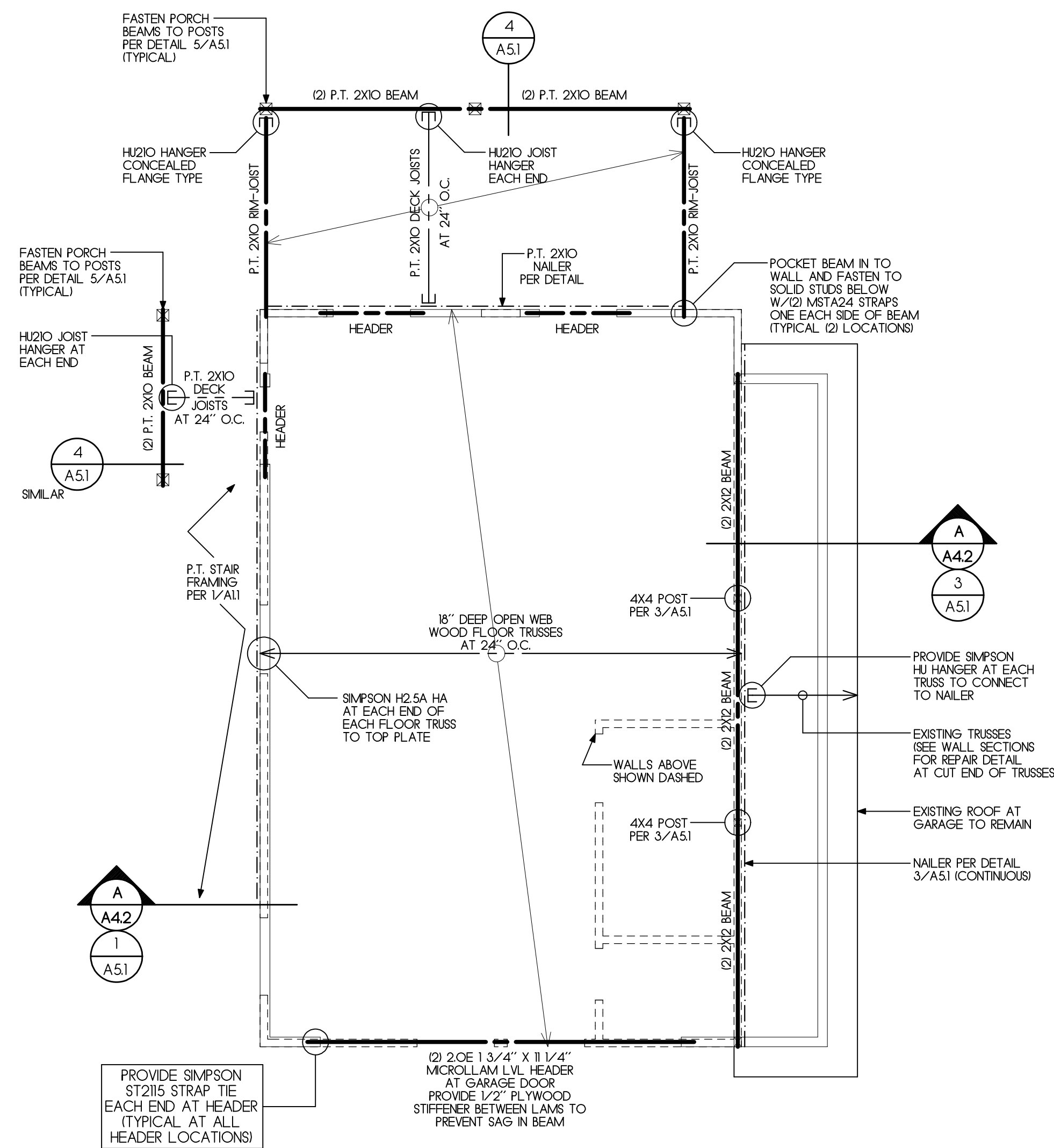
THIS DRAWING AND THE DESIGN IDEAS AND CONCEPTS IT REPRESENTS

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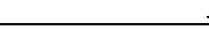
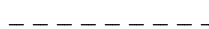
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FERNANDINA BEACH, FLORIDA 32034

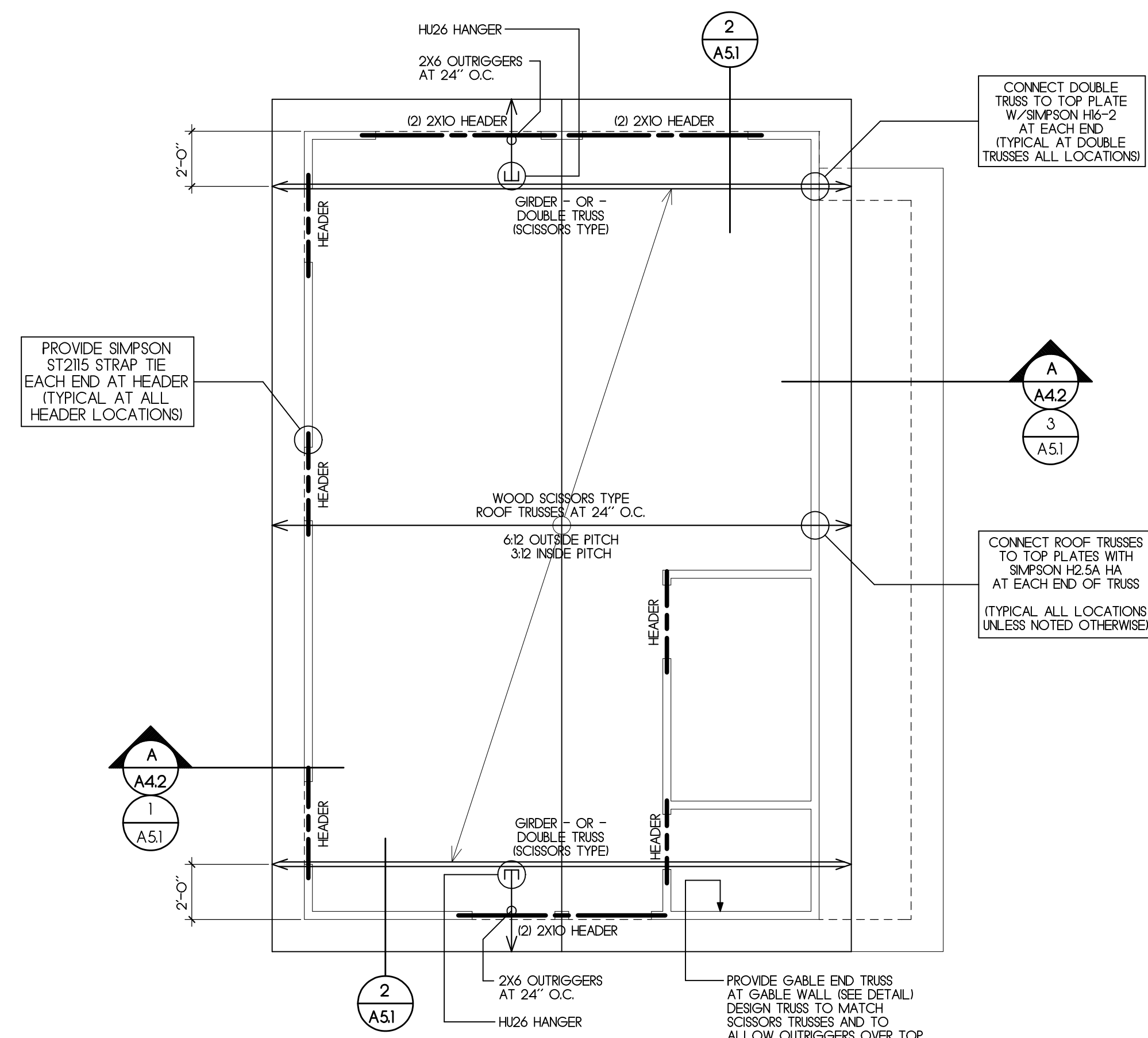
A6.1



SECOND FLOOR FRAMING DIAGRAM (1/4"=1'-0")

FRAMING LEGEND

	ROOF RAFTERS (RR) OR TRUSSES
	FLOOR TRUSSES
	BEAMS (BM) AND HEADERS (HDR)
	SMITHSON SHEARWALL (SEE PLAN FOR MODEL #)
	WALLS BELOW
	WALLS ABOVE
	ROOF LINES
	NAILER
	HANGERS
	POST OR SOLID PACK STUDS
S.T.	STRAP TIES
T.S.	TWIST STRAPS



ROOF FRAMING DIAGRAM 1/4"=1'-0"

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STRUCTURAL NOTES

#	REVISIONS	DATE

THE DRAWING AND THE DESIGN IDEAS AND CONCEPTS IT REPRESENTS IS OR COULD BE MADE OR IN PART IT IS NOT TO BE USED ON ANY OTHER PROJECTS AND IT IS TO BE WARD OFF-PROJECT.

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PROJECT: REA/GRIFFON

DRAWN BY: J.M.P

CHKD BY: J.M.P

DATE: 06/24/2020

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602 DATE STREET
FERNANDINA BEACH, FLORIDA 32034

A6.2

GENERAL NOTES

- CODES & STANDARDS
A. FLORIDA BUILDING CODE, 6TH ED. RESIDENTIAL
B. ASCE 7-10, MINIMUM DESIGN LOADS FOR BUILDINGS
C. REINFORCED CONCRETE: ACI 318-11 & ACI 302
D. MASONRY: ACI 530/ASCE 5 & ACI 530.1/ASCE 6
- ROOF DESIGN LOADS
A. DEAD..... 15 PSF
B. LIVE (ROOF)..... 20 PSF
(WITH APPROPRIATE REDUCTIONS)
- DESIGN WIND LOADS
A. ULTIMATE DESIGN WIND SPEED..... V = 128 MPH ULT
B. NOMINAL DESIGN WIND SPEED..... V = 101 MPH ASD
C. RISK CATEGORY..... II
D. WIND EXPOSURE CATEGORY: SEE COVER SHEET
E. INTERNAL PRESSURE COEFFICIENT..... "GC" = 0.18 PH
F. COMPONENTS & CLADDING DESIGN WIND PRESSURES:
[SEE COVER SHEET FOR DP TABLE]

ALL PRESSURES ARE INTENDED TO BE APPLIED AND INTERPRETED IN STRICT ACCORDANCE WITH THE PROVISIONS & LOAD CASES PROVIDED IN ASCE 7-10.

FOR THE PURPOSES OF APPLYING THESE LOADS IN ACCORDANCE WITH COMPONENTS & CLADDING FIGURES IN ASCE 7-10, =3 FT.

- SEISMIC DESIGN
A. SEISMIC IMPORTANCE FACTOR..... I = 1.00
B. MAPPED SPECTRAL RESPONSE ACCELERATIONS.....
S = 0.131
S = 0.067
C. SITE CLASS "D" (ASSUMED)
D. SPECTRAL RESPONSE COEFFICIENTS..... S = 0.139
S = 0.107
E. SEISMIC DESIGN CATEGORY "B"

- SNOW LOADS
A. GROUND SNOW LOAD..... "p" = 0 PSF

- SOIL PARAMETERS
A. FOOTINGS HAVE BEEN SIZED FOR AN ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF AT 1'-0" BELOW EXISTING GRADE. IF SITE CONDITIONS DIFFER FROM THOSE ASSUMED DURING THE DESIGN PROCESS, CONTACT ENGINEER IMMEDIATELY.
B. REMOVE ALL TOPSOIL & ORGANIC MATERIALS UNDER PROPOSED BUILDING SLAB & FOUNDATIONS & REPLACE WITH SUITABLE COMPACTED FILL OR CRUSHED STONE.
C. USE ONLY CLEAN, SANDY SOILS, WITH PLASTIDITY INDEX UNDER 20 & LIQUID LIMIT BELOW 40, FOR ALL FILL UNDER SLABS AND FOOTINGS. USE OF CLAY, OR SOILS WITH HIGH CLAY CONTENT, IS PROHIBITED.
D. ALL BUILDING AREAS WITH FILL SHALL BE WETTED, TAMPED, AND COMPACTED TO 95% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT AS DETERMINED IN ACCORDANCE WITH ASTM D698.

CONCRETE NOTES

- ALL CONCRETE WORK SHALL CONFORM TO ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS." DESIGN IS BASED ON ACI 318-11 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE."
2. UNLESS OTHERWISE NOTED, ALL CONCRETE FOR SLABS ON GRADE, FOOTINGS, PIERS, AND COLUMNS SHALL BE NORMAL WEIGHT AND OBTAIN A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
3. USE OF CALCIUM CHLORIDE, CHLORIDE IONS, OR OTHER SALTS IN CONCRETE IS NOT PERMITTED.
4. CEMENT SHALL CONFORM TO ASTM C150, TYPE I OR TYPE II.
5. AGGREGATES SHALL CONFORM TO ASTM C33.
6. CONCRETE SLUMP RANGE: 3" MIN - 5" MAX.
7. THE AIR CONTENT AT THE POINT OF PLACEMENT SHALL BE PER ACI 318 TABLE 4.4.1 FOR F1 MODERATE EXPOSURE.
8. MOIST CURE CONCRETET WITH MOISTURE PROTECTIVE COVER FOR A MINIMUM OF 7 DAYS.
9. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, UNLESS OTHERWISE NOTED.
10. WELDED WIRE FABRIC (MESH) SHALL CONFORM TO ASTM A615 AND SHALL BE PROVIDED IN FLAT SHEETS, LAP MED 2 SQUARES MINIMUM AT SPLICES.
11. THE ALL REINFORCING STEEL AND EMBEDMENTS SECURELY IN PLACE PRIOR TO PLACING CONCRETE. PROVIDE SUFFICIENT SUPPORTS TO MAINTAIN THE POSITION OF THE REINFORCEMENT WITHIN SPECIFIED TOLERANCES DURING ALL CONSTRUCTION ACTIVITIES. "STICKING" DOWELS INTO WET CONCRETE IS NOT PERMITTED.
12. REINFORCING STEEL SHALL HAVE THE FOLLOWING CONCRETE COVER UNLESS OTHERWISE NOTED:

CONCRETE CAST AGAINST EARTH (NOT FORMED): 3"

FORMED CONCRETE EXPOSED TO EARTH OR WEATHER (#5 BARS AND SMALLER): 2"

CONCRETE NOT EXPOSED TO EARTH OR WEATHER (SLABS AND WALLS): 1"

- DO NOT PLACE PIPES EXCEEDING ONE THIRD THE SLAB OR WALL THICKNESS WITHIN THE SLAB OR WALL, UNLESS SPECIFICALLY DETAILED ON DRAWINGS.

- DO NOT WELD OR TACK WELD REINFORCING STEEL UNLESS APPROVED OR DIRECTED BY THE DRAWINGS.

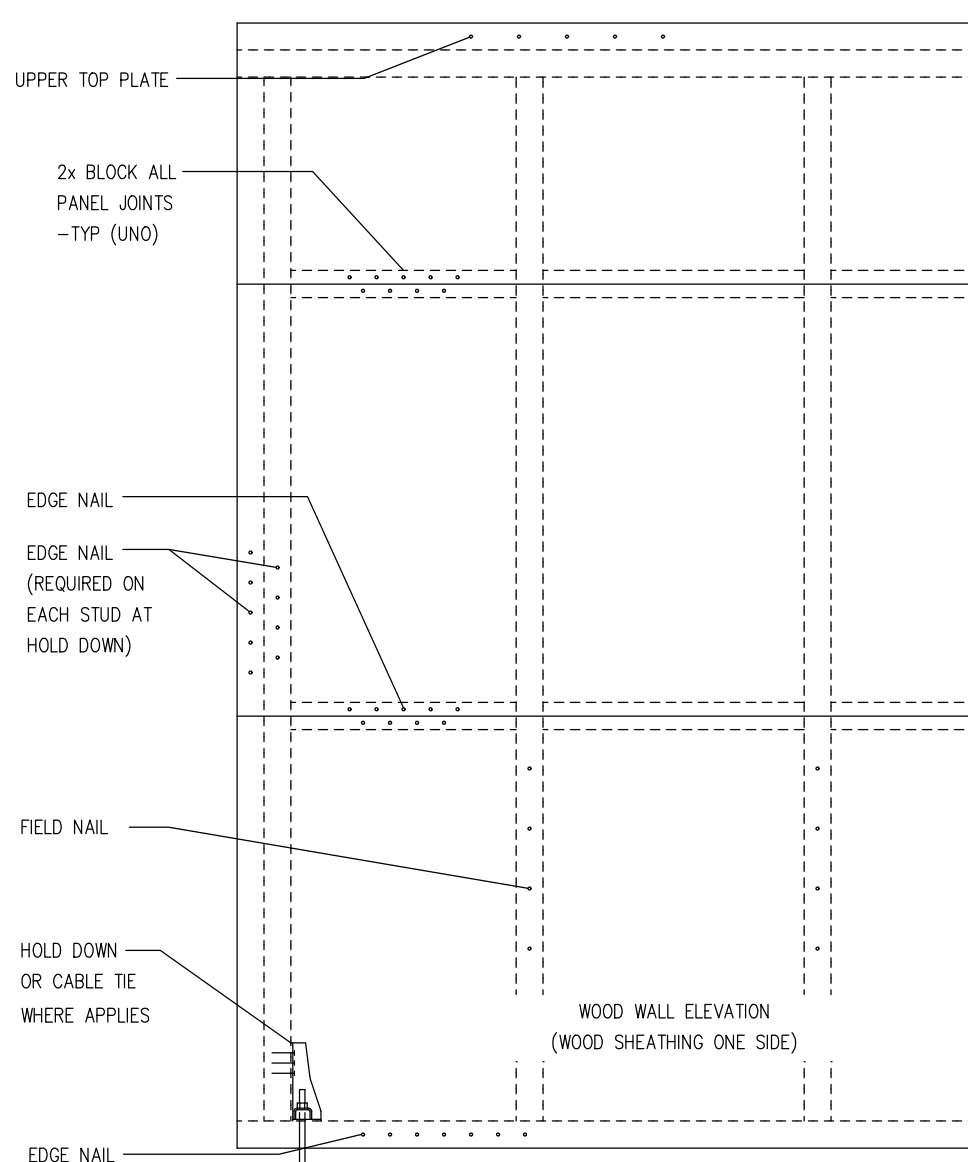
- ALL EXPOSED INTERIOR SLABS SHALL RECEIVE A SMOOTH TROWEL FINISH. ALL EXPOSED EXTERIOR PAVEMENTS SHALL RECEIVE A BROOM FINISH. NOTE: VERIFY CONCRETE SURFACE FINISH WITH OWNER PRIOR TO POURING CONCRETE!

WOOD FRAMING NOTES

- ALL FRAMING SHALL BE INSTALLED PER FLORIDA BUILDING CODE 6TH EDITION.
2. ALL LUMBER USED IN CONSTRUCTION TO BE SOUTHERN YELLOW PINE NO. 2 OR BETTER.
3. LUMBER IN EXTERIOR LOCATIONS TO BE PRESERVATIVE TREATED.
4. ROOF RAFTERS SHALL BE ANCHORED TO THE TOP OF SUPPORTING BEAMS USING HURRICANE TIES AS INDICATED ON THE FRAMING DIAGRAM AND WALL SECTION.
5. WALL ANCHORAGE SHALL BE PROVIDED USING SIMPSON STRONG-ROD SYSTEM OR APPROVED EQUAL. CABLE/ROD ANCHORS SHALL BE INSTALLED CONTINUOUS FROM WALL TOP PLATE TO FOUNDATION IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
6. ANCHORAGE CABLE/RODS SHALL BE INSTALLED EACH SIDE OF OPENINGS AND AT A MAXIMUM SPACING OF 40" ON CENTER.
7. RECOMMENDED SIMPSON STRONG-ROD SYSTEM URS3 W/RTUD3 X 14-0" AT 40" O.C.
8. ROOF TRUSSES AND RAFTERS SHALL BE ANCHORED TO THE WALL TOP PLATE USING HURRICANE TIES OR CLIPS AS INDICATED ON THE ROOF FRAMING DIAGRAM AND WALL SECTIONS.
9. WALL SHEATHING SHALL BE AS INDICATED ON THE PLANS, AND SHALL BE INSTALLED CONTINUOUS FROM THE TOP PLATE TO THE SILL PLATE AT ALL EXTERIOR WALLS.
10. ALL FASTENERS ARE TO BE HOT-DIP GALVANIZED OR STAINLESS STEEL AND SHALL BE COMPATIBLE WITH SELECTED CONNECTORS. DO NOT MIX DISSIMILAR METALS.
11. FRAMING CONNECTORS AND HURRICANE TIES ARE TO BE HOT-DIP GALVANIZED OR STAINLESS STEEL.

SHEATHING AND NAILING SCHEDULE

LOCATION	SHEATHING	PANEL EDGE NAILING (E.N.)	PANEL FIELD NAILING (F.N.)	NAILING AT ROOF OR FLOOR DIAPHRAGM BOUNDARIES	2x BLOCKING AT PANEL EDGES REQ'D
ROOF	1/2" APA	8d AT 6" O.C.	8d AT 6" O.C.	8d AT 6" O.C.	NO
WALLS	7/16" APA	8d AT 6" O.C.	8d AT 12" O.C.	N/A	YES



EXTERIOR WALL SHEATHING ELEVATION

NO SCALE

ELEVATION NOTES

- ALL WOOD SHEATHING SHALL BE INSTALLED WITH LONG DIMENSION ACROSS STUDS.
- ALL SHEATHING SHALL HAVE A SPAN RATING OF 24/0 OR BETTER (UNO).
- SEE SHEATHING TYPE & NAILING SCHEDULE BELOW.

TYPICAL FRAMING NOTES

1 - STUD WALL FRAMING

ALL EXTERIOR WALLS SHALL BE 2 X 4 STUDS AT 16" O.C. UNLESS OTHERWISE NOTED.

2 - STUD WALL BLOCKING

PROVIDE ONE ROW 2 X 4 HORIZONTAL BLOCKING AT MID-HEIGHT OF EXTERIOR WALLS AND INTERIOR BEARING WALLS. PROVIDE 2X4 BLOCKING AT ALL PLYWOOD SHEATHING JOINTS.

3 - JOIST/RAFTER/TRUSS BRIDGING

PROVIDE 2 X BRIDGING AT 8'-0" O.C. AND FULL DEPTH OF FLOOR JOIST, ROOF RAFTER OR ROOF TRUSS.

4 - PLYWOOD ROOF SHEATHING

USE 8 d COMMON NAILS AT 6" O.C. AT ALL PANEL EDGES AND AT 6" O.C. AT INTERMEDIATE RAFTERS/TRUSSES UNLESS OTHERWISE NOTED. NAIL HEADS SHALL NOT PENETRATE SURFACE OF PLYWOOD MORE THAN THICKNESS OF NAIL HEAD.

5 - PLYWOOD WALL SHEATHING

USE 10 d COMMON NAILS AT 3" O.C. AT ALL PANEL EDGES AND AT 6" O.C. AT INTERMEDIATE STUDS UNLESS OTHERWISE NOTED. NAIL HEADS SHALL NOT PENETRATE SURFACE OF PLYWOOD OR O.S.B. MORE THAN THICKNESS OF NAIL HEAD.

6 - TRUSS CONNECTORS

ATTACH STANDARD ROOF TRUSSES TO TOP PLATES WITH (I) SIMPSON H2.5A HA STRAP, OR ALTERNATE - CONNECT TRUSS TO TOP PLATE WITH SIMPSON SDWC 15600 STRONG DRIVE SCREWS. ATTACH DOUBLE TRUSSES TO TOP PLATES WITH (I) SIMPSON H16-2 HURRICANE TIE.

7 - WINDOW/DOOR HEADERS

SEE TYPICAL FRAMING/CONNECTORS AT WALL OPENINGS DETAIL. A/SII FOR INFORMATION ON HEADER SUPPORT STUDS, FULL HEIGHT STUDS AND HEADER CONNECTORS.

8 - BUILT-UP BEAMS/HEADERS

BUILT-UP BEAMS/HEADERS SHALL BE MADE OF MIN 2 X LUMBER FASTENED TOGETHER WITH TWO (2) ROWS OF 20 d NAILS AT MAX. 32" O.C. LOCATE ONE ROW WITHIN 2" OF TOP EDGE AND ONE ROW WITHIN 2" OF BOTTOM EDGE.

9 - MINIMUM HEADER SIZES

UNLESS OTHERWISE NOTED ON THE FRAMING PLANS MINIMUM HEADER SIZES SHALL BE AS FOLLOWS:

EXTERIOR WALL ---

(2) 2 X 10 HEADER

INTERIOR NON-LOAD BEARING WALL ---

(2) 2 X 6 HEADER

INTERIOR LOAD BEARING WALL ---

SEE FRAMING DIAGRAMS

10 - CONNECTORS/HANGERS

G.C. SHALL VERIFY INSTALLATION REQUIREMENTS FOR ALL CONNECTORS AND HANGERS WITH MANUFACTURER'S SPECIFICATIONS.

HEADER DETAIL & SCHEDULE

OPENING SIZE	LOCATION	HEADER SIZE	# OF BEARING STUDS	# ADJACENT-FULL HEIGHT STUDS	SIMPSON MODEL HOLD-DOWNS
≤ 3'-4"	DOORS & WINDOWS	3-2x6'S	1-2x6 EA. SIDE	2-2x6 EA. SIDE	N/A
≤ 9'-3"	GARAGE DOOR	3-2x10'S	1-2x6 EA. SIDE	2-2x6 EA. SIDE	N/A
≤ 16'-3"	GARAGE DOOR	5 1/2"x11 7/8" GLULAM	2-2x6 EA. SIDE	2-2x6 EA. SIDE	N/A

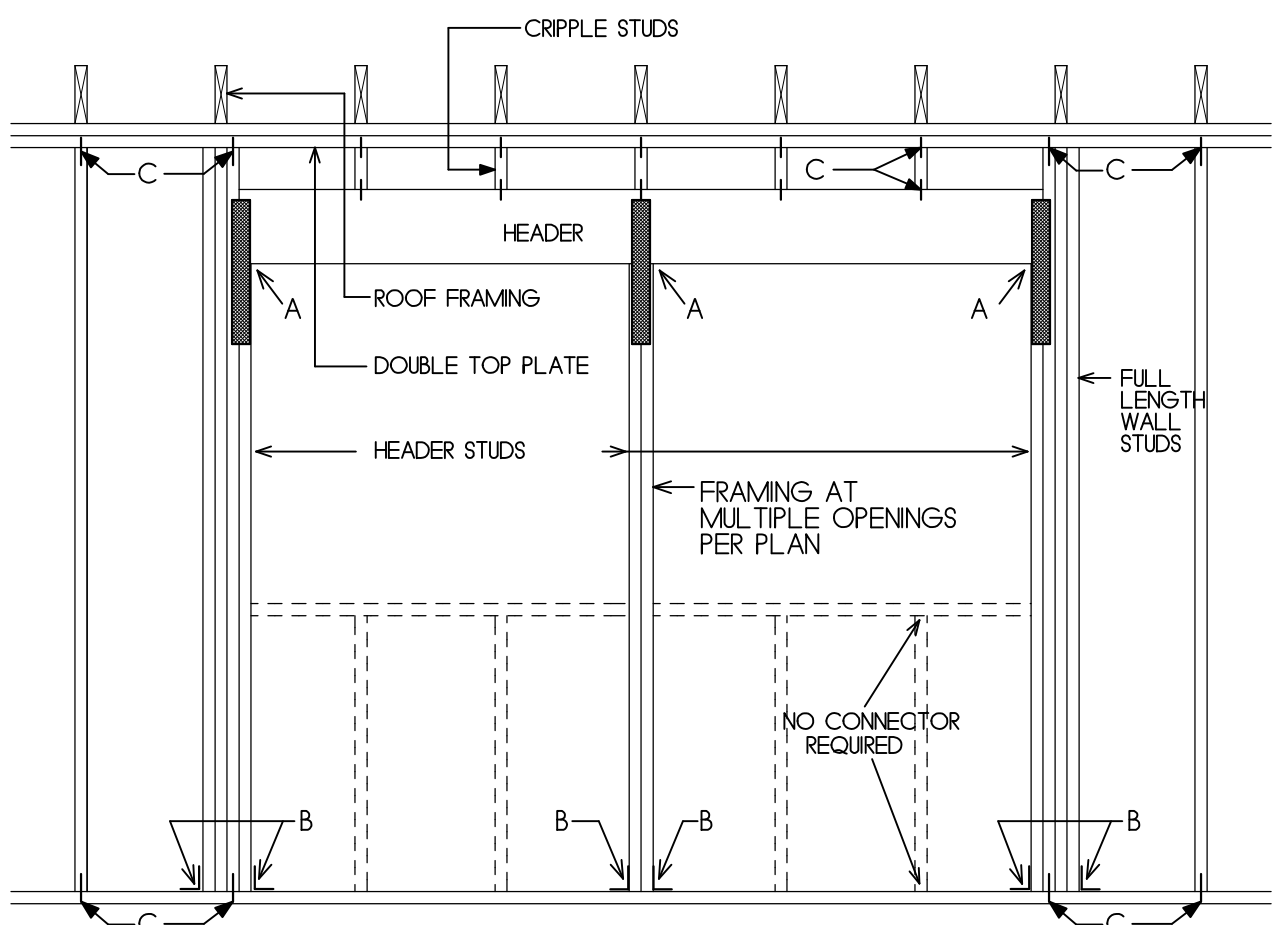
- BEARING STUDS ARE ALSO REFERRED TO AS "TRIMMERS" OR "JACK STUDS".
- CONNECT EACH SET OF BUILT-UP BEARING STUDS TO HEADER WITH 2-SIMPSON LCE CONNECTORS, TYPICAL.
- HEADER SIZES ARE FOR UNIFORM LOADS ONLY. IF ANY CONCENTRATED LOAD OR UNUSUAL CONDITION EXISTS, CONTACT PROJECT ARCHITECT IMMEDIATELY.
- GLULAM BEAMS SHALL BE 24F-1.7E SOUTHERN YELLOW PINE.

LOAD PATH ALTERNATIVES

- SLAB + WOOD FRAMING: 1/2" X 6" SIMPSON TITAN STRUCTURAL SCREW INSTALLED WITH 2" X 2" WASHERS, LOCATE AT 32" O.C. AND WITHIN 12" OF STUD PACK AT CORNERS AND EACH WALL OPENING.
- SLAB + WOOD FRAMING: 1/2" THREADED RODS SIMPSON ANCHOR TIE DOWN SYSTEM OR EQUIVALENT INSTALLED 64" O.C. AND WITHIN 12" OF STUD PACK AT CORNERS AND EACH WALL OPENING.
- BOTTOM PLATE / TOP PLATE: SIMPSON SPH6 Z-MAX 18 GAUGE STUD TIES AT 32" O.C. AND PROVIDE DOUBLES AT 48" O.C. AT DOUBLE STUD BEARINGS (SHEATHING BREAKS). SIMPSON TS OR DSP MAY BE SUBSTITUTED.
- WALL TO ROOF / GABLE TRUSS / OUTLOOKERS: SIMPSON H2.5A OR PER TRUSS MANUFACTURER'S UPLIFT SPECIFICATIONS (WHICHEVER IS GREATER).
- WALL TO ROOF: SIMPSON SDWC 15600 STRUCTURAL TRUSS SCREW AT EACH END OF EACH ROOF TRUSS OR PER TRUSS MANUFACTURER'S UPLIFT SPECIFICATIONS (WHICHEVER IS GREATER) OR SIMPSON H2.5A FASTENER AT EACH TRUSS TO WALL.

FRAMING NAILING SCHEDULE (COMMON NAILS)

CONNECTION	NAILING	CONNECTION	NAILING
TOP PLATE TO STUD, END NAIL	2x4 STUD (2)- 16d 2x6 STUD (3)- 16d	BUILT-UP HEADERS AND BEAMS	16d AT 16" O.C. ALONG TOP AND BOTTOM EDGE
STUD TO SILL PLATE, END NAIL	2x4 STUD (2)- 16d 2x6 STUD (3)- 16d	BUILT-UP COLUMNS BELOW BEAMS, FACE NAIL	SEE WOOD COLUMN SCHEDULE
DOUBLE SILL PLATES, FACE NAIL (STAGGER)	10d AT 12" O.C.	BUILT-UP CORNER STUDS (3 STUDS MINIMUM)	16d AT 24" O.C.
DOUBLE STUDS, FACE NAIL (STAGGER)	10d AT 12" O.C. - EACH FACE	BACKING AND BLOCKING AT TRUSSES AND 2x FRAMING, END NAIL OR TOE NAIL	(2)- 16d EACH END
DOUBLE TOP PLATES, FACE NAIL	16d AT 24" O.C.		
TOP PLATES AT WALL INTERSECTIONS, FACE NAIL	(2)- 16d	BACKING AND BLOCKING AT I-JOIST FRAMING	SIMPSON Z2 OR EQUAL AT EACH END [W/ (4)- 10d x 1 1/2" NAILS]



MINIMUM WALL AND HEADER REQUIREMENTS

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

'A' - SIMPSON ST2115 STRAP TIE UNLESS OTHERWISE NOTED ON FRAMING PLANS

'C' - SIMPSON SDWC STRUCTURAL WOOD SCREWS - TYPICAL AT ALL

ALL LOCATIONS WHERE ANCHOR TIE RODS CANNOT BE INSTALLED

'B' - SIMPSON A35 FRAMING ANCHOR (NOT REQUIRED IF HOLD-DOWN OR THREADED ROD OCCURS AT THIS LOCATION PER FLOOR PLANS)

NOTE: 'C' FASTENERS CAN BE USED IN PLACE OF ANCHOR TIE RODS PROVIDED THEY ARE USED AT EVERY STUD

NOT TO SCALE

ELECTRICAL SYMBOLS KEY

	DUPLEX RECEPTACLE WALL OUTLET		WALL MOUNTED FIXTURE		DOORBELL AND CHIME		SMOKE DETECTOR
	DUPLEX RECEPTACLE WALL OUTLET - 1/2 WIRED TO WALL SWITCH		SURFACE MOUNTED ATTIC FIXTURE		EXHAUST FAN		CARBON MONOXIDE DETECTOR
	DUPLEX RECEPTACLE WALL OUTLET - WEATHERPROOF		PENDANT FIXTURE		CEILING FAN		COMBINATION SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR
	DUPLEX RECEPTACLE WALL OUTLET - INSIDE CABINET LOCATION		SURFACE MOUNTED FLUORESCENT FIXTURE		SINGLE POLE LIGHT SWITCH		PHOTOCELL
	DUPLEX RECEPTACLE WALL OUTLET - ABOVE CABINET LOCATION		MULTI POLE SWITCH		SWITCH WITH RHEOSTAT DIMMER		GROUND FAULT CIRCUIT INTERRUPTER
	QUADRUPLE RECEPTACLE WALL OUTLET		T.V. JACK		PHONE JACK		
	DUPLEX RECEPTACLE FLOOR OUTLET		FLOOR MOUNTED PHONE JACK		DATA PORT		
	SPECIAL EQUIPT. DIRECT WIRE OR OUTLET, VERIFY W/EQUIP. SPECS		L.I.F. LOCATE IN FIELD		STEP /WALL LIGHTS MOUNT AT 4'-2 1/2' ABOVE DECK (VERIFY)		
	RECESSED DOWNLIGHT		ELEVATOR CALL BUTTON				
	SURFACE MOUNTED FIXTURE						
	RECESSED (DIRECTIONAL)						

WATER HEATERS

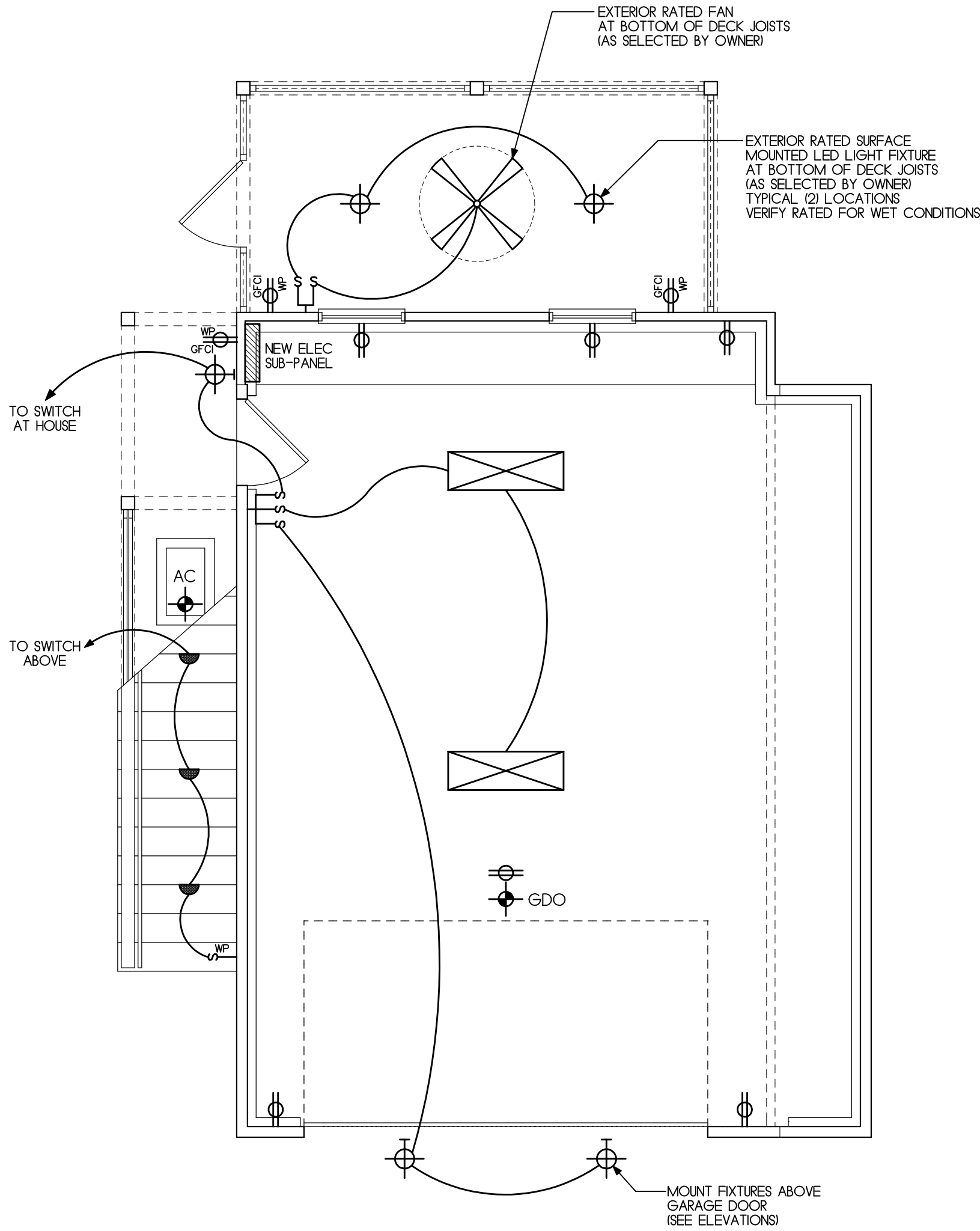
1. WATER HEATERS: PROVIDE TANKLESS ELECTRIC WATER HEATER.

ELECTRICAL NOTES

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- CODES: GC TO CONFIRM THAT ALL ELECTRICAL REQUIREMENTS AS PER APPLICABLE CODES ARE COMPLIED WITH INCLUDING BUT NOT LIMITED TO OUTLET SPACING, OUTLET/SWITCH LOCATIONS IN WET AREAS, LOCATIONS OF GFI OR OTHER PROTECTIVE DEVICES, ETC.
- SECURITY SYSTEM: REVIEW SECURITY REQUIREMENTS WITH OWNER PRIOR TO START OF WORK.
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- COORDINATION: GC TO COORDINATE THE WORK OF ALL MECHANICAL AND ELECTRICAL CONTRACTORS TO ENSURE WORK DOES NOT CONFLICT WITH OTHER TRADES.
- DATA/PHONE/CABLE: GC TO PROVIDE A CENTRAL DATA CONTROL BOX FOR DATA, PHONE, AND CABLE WIRES TO BE RUN. PROVIDE HOMERUNS TO BOX FOR ALL PHONE AND CABLE WIRES. PROVIDE CONDUIT FROM OUTSIDE FOR FUTURE PHONE CONNECTION. LOCATE BOX W/OWNER.
- FIXTURE HEIGHTS/HEIGHTS: GC TO VERIFY THE HEIGHTS OF ALL HUNG FIXTURES AND PROVIDE BLOCKING AS REQUIRED. FOR EXTREMELY HEAVY ITEMS, CONSULT WITH THE ARCHITECT OR ENGINEER. HEIGHTS OF WALL MOUNTED FIXTURES SHALL BE CONFIRMED WITH THE OWNER PRIOR TO INSTALLATION OF ROUGH BOXES.
- PROVIDE WHOLE HOUSE SURGE PROTECTOR AT MAIN PANEL.

HVAC NOTES

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- EXHAUST FANS: PROVIDE EXHAUST FANS IN LOCATIONS INDICATED. VENT TO EXTERIOR WALL, SOFFIT, OR ROOF. VERIFY VENT LOCATIONS. PROVIDE CAPS ON EXTERIOR DESIGNED TO PREVENT "BACK FLOW."
- PROVIDE MINIMUM 15 SEER HEAT PUMPS WITH ZONES AS FOLLOWS:
UNIT 1: FIRST FLOOR
UNIT 2: SECOND FLOOR
NOTE: VERIFY QUANTITY OF UNITS W/OWNER (1 UNIT SHOWN ON PLANS)
- AHJS: FOR ALL AHJS PROVIDE PVC CONDENSATE DRAINS TO THE EXTERIOR. PROVIDE CUT-OFF FLOAT SWITCH IN PAN AS BACK UP.
- COMPRESSORS: VERIFY LOCATION OF COMPRESSORS IN FIELD.
- VERIFY LOCATIONS OF THERMOSTATS W/OWNER PRIOR TO INSTALLATION.



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

FIRST FLOOR ELECTRICAL DIAGRAM

1/4"=1'-0"

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FIRST FLOOR ELECTRICAL DIAGRAM

#	REVISIONS		DATE

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PROJECT: REA/GRIFFON
DRAWN BY: JNP
CHKD BY: JNP
DATE: 06/24/2020

ADDITION/RENOVATION TO THE:
REA/GRIFFON RESIDENCE
602 DATE STREET
FERNANDINA BEACH, FLORIDA 32034

A7.1

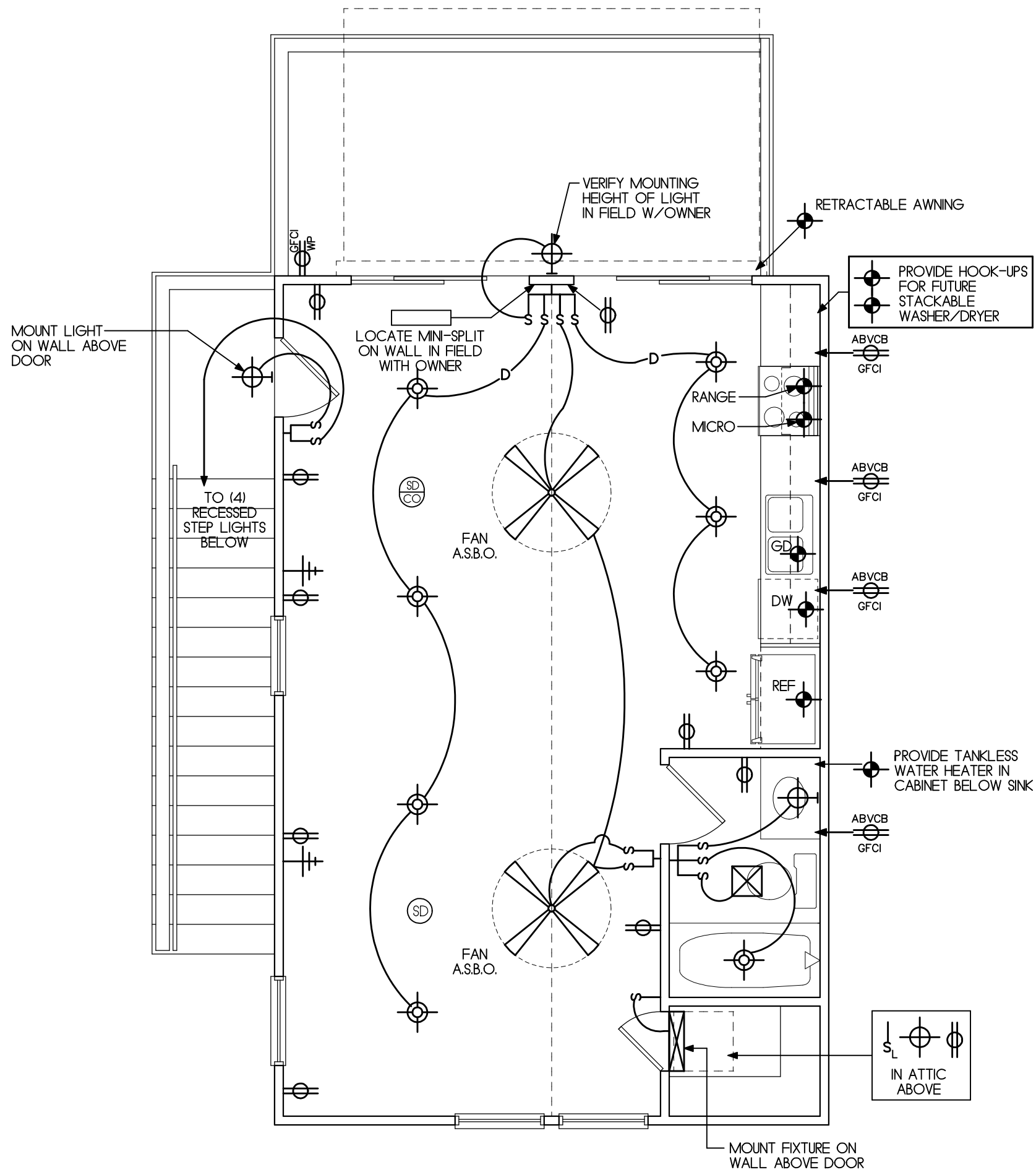
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	DUPLEX RECEPTACLE WALL OUTLET - 1/2 WIRED TO WALL SWITCH		EXHAUST FAN
	DUPLEX RECEPTACLE WALL OUTLET - WEATHERPROOF		CEILING FAN
	DUPLEX RECEPTACLE WALL OUTLET - INSIDE CABINET LOCATION		UNDERCABINET PUCK LIGHT
	DUPLEX RECEPTACLE WALL OUTLET - ABOVE CABINET LOCATION		ELECTRICAL PANEL
	QUADRUPLE RECEPTACLE WALL OUTLET		L.I.F. LOCATE IN FIELD
	DUPLEX RECEPTACLE FLOOR OUTLET		STEP /WALL LIGHTS MOUNT AT 4'-24" ABOVE DECK (VERIFY)
	SPECIAL EQUIPT. DIRECT WIRE OR OUTLET, VERIFY W/EQUIP. SPECS		ELEVATOR CALL BUTTON
	RECESSED DOWNLIGHT		
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	SWITCH WITH RHEOSTAT DIMMER		
	T.V. JACK		
	PHONE JACK		
	FLOOR MOUNTED PHONE JACK		
	DATA PORT		
	SMOKE DETECTOR		
	CARBON MONOXIDE DETECTOR		
	COMBINATION SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR		
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	GROUND FAULT CIRCUIT INTERRUPTER		

WATER HEATERS
1. WATER HEATERS: PROVIDE TANKLESS ELECTRIC WATER HEATER.

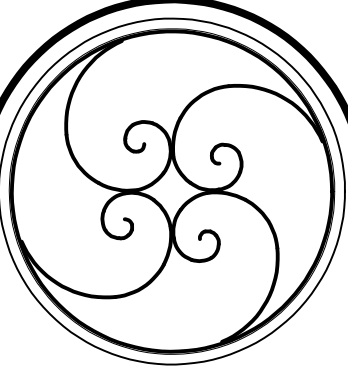
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SECOND FLOOR ELECTRICAL DIAGRAM 1/4"=1'-0"



SECOND FLOOR ELEC DIAGRAM

#	REVISIONS	DATE

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PROJECT: REA/GRIFFON
DRAWN BY: JNP
CHKD BY: JNP
DATE: 06/24/2020

ADDITION/RENOVATION TO THE:
REA/GRIFFON RESIDENCE
602 DATE STREET
FERNANDINA BEACH, FLORIDA 32034

A7.2



WEST ELEVATION CONTEXT IMAGE

1/4"=1'-0"



June 24, 2020

RE: Project Selections for 602 Date Street Project

House Colors

James Hardie Lap Siding (Smooth Finish) – color to match existing house

James Hardie Window/Door Trim (Smooth Finish) – color to match existing house

James Hardie Fascia/Soffit (Smooth Finish) – color to match existing house

Asphalt Roof Shingles – color to match existing house

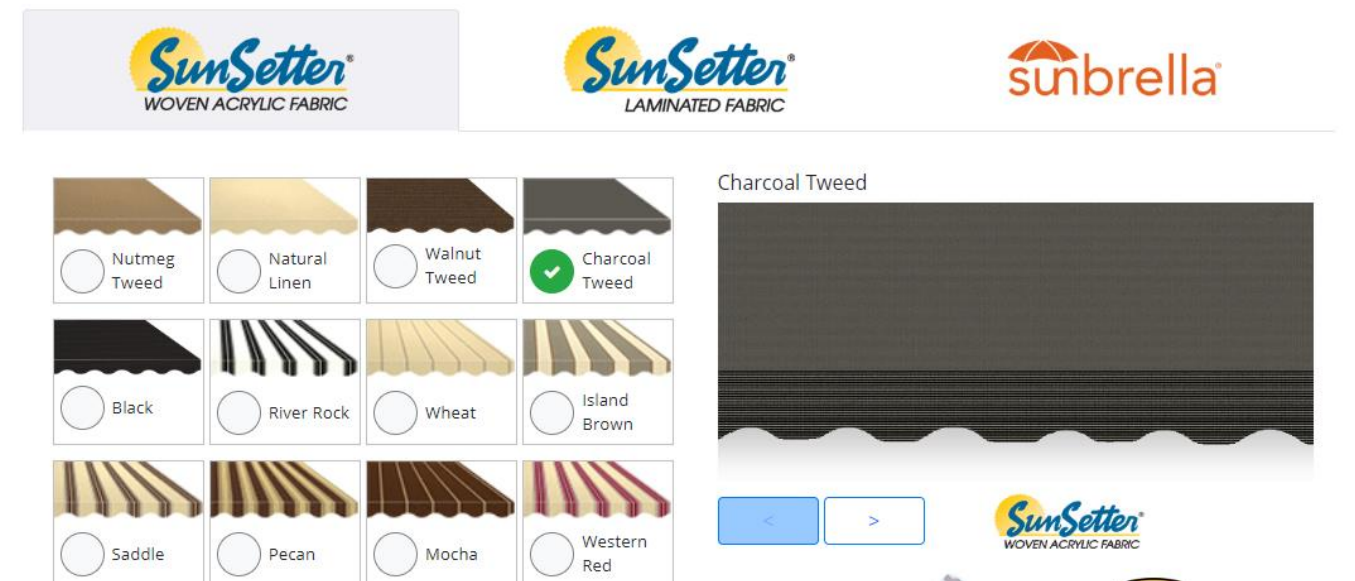
Andersen 400 Series Double Hung Windows – color to match existing house

Clopay Garage Doors – color to match existing house

Second Floor Doors (Andersen 400 Series) – color to match existing house

Retractable Awning by Sun-Setter

Charcoal Tweed Color approximates the color of the existing roof





Garage Doors

Clopay Doors to simulate coach style garage doors



America's Favorite Doors™

[BUYING GUIDE](#)

[GARAGE DOORS](#)

[COMMERCIAL DOORS](#)

[ENTRY D](#)

[HOME](#) / [GARAGE DOORS](#)

Garage Doors

imagine loving your garage door



★★★★★ 5 (10)

Canyon Ridge® Carriage House (5-Layer)

Insulated carriage house garage doors with faux wood-look composite overlays.

[SEE DETAILS >](#)

[COMPARE](#)

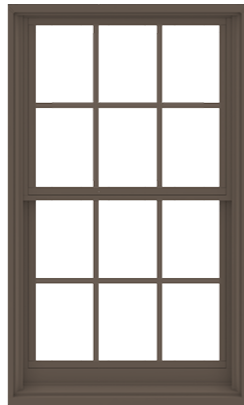


Windows

Andersen 400 Series Double Hung Windows with Muntins per Elevations



VIDEO



Interior

Exterior

400 SERIES

DOUBLE-HUNG WINDOW

★★★★★ 4.5 (37)

400 Series double-hung windows have two operating sash that move up and down allowing for ventilation on the top, bottom or both. The sash tilt in for easy cleaning from the inside of your home. Made of wood protected by a vinyl exterior, it's our best-selling double-hung window.

- Our best-selling double-hung
- Wood protected by vinyl exterior
- Durable and time-tested
- Standard sizes up to 3'10 1/8" wide and 7'8 7/8" high. Custom sizes available.

DESIGN THIS WINDOW

REQUEST A QUOTE

New Pervious Pavers

Light Grey Color in random size pattern

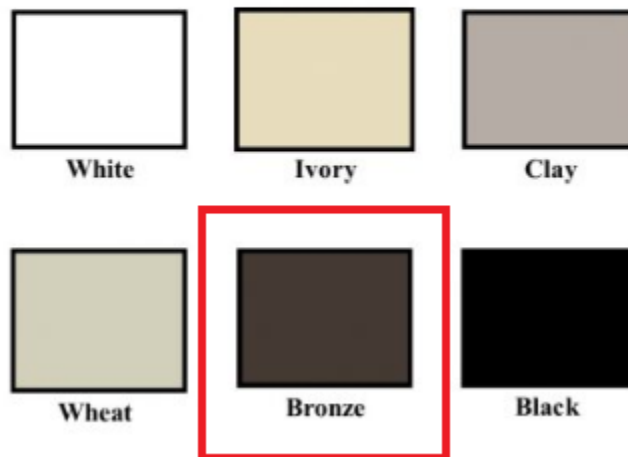




Screen Enclosure



Screen Enclosure Colors





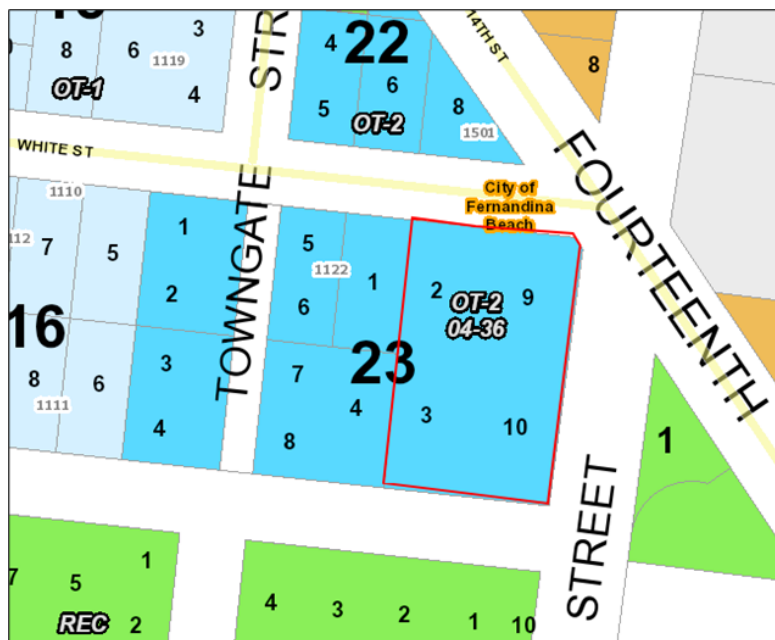
HISTORIC DISTRICT COUNCIL STAFF REPORT **HDC 2020-0011** **July 16, 2020**

Owner/Applicant:	Robert D. & Lisa Ann Sala		
Property Address:	Block 23 Lots 2,3,9, & 10 Old Town (White Street)		
Requested action:	Certificate of Approval (COA) for in-ground Swimming Pool		
Current zoning:	OT-2		
FLUM land use category:	High Density Residential		
Existing uses on the site:	Single Family Home and Accessory Dwelling Unit		
FL Master Site File #	N/A		
Year Built:	N/A		
Contributing Status:	Non-Contributing		
Adjacent Properties:	North	Vacant	OT-2
	South	Cemetery	REC
	East	Cemetery	REC
	West	Single Family Home	OT-2

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

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The proposed project includes the construction of an in-ground swimming pool measuring 15'- 10" by 18'-11". The Historic District Council reviewed the pool in 2018 as part of the conceptual review process. The improvement was later pulled from that case consideration until pool finishes were determined. The applicant has provided details on the pool and pool coping for the board's consideration. Although not a part of the board's approval, the applicant will provide a consistent paver material for the decking, benches, and fire pit. These improvements have been authorized under a separate staff approval process in June 2020. The applicant has indicated that an archeologist will be available on-site for all excavation activities.



APPLICABLE GUIDELINES:

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

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

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

CITY OF FERNANDINA BEACH COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE

GOAL 11 | Historic Preservation

Element the city shall ensure preservation and protection of historic, archaeological, paleontological, and cultural resources within Fernandina Beach.

Applicable LDC Sections include:

- 2.01.08 Old Town Historic District Two (OT-2),
- 2.02.03 Historic District Overlays,
- 8.01.01.01, 8.01.01.02 Development in Old Town
- 5.01.11 Pools

OLD TOWN FERNANDINA PRESERVATION AND DEVELOPMENT GUIDELINES

4.1 Importance of Building Setting and Placement:

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

4.2 General Approach to New Residential Construction:

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

4.7 Sideyard Corridors: Five-foot minimum requirement.

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

ANALYSIS:

Analysis of the proposed improvements is limited to those which are provided by the Land Development Code as there is no guidance for pool construction found in the Old Town Design Guidelines which would direct orientation of the pool or surface material options.

Site Plan –

- **Fencing** – The application calls out the construction of an in-ground swimming pool and includes consistent fencing to ensure compliance with the Florida Building Code for pool safety.
- **Mechanical** – Mechanical equipment is appropriately sited in the rear or side yard out of view from the right of way. The applicant provides details on screening pool equipment which will be consistent with existing elements on the principal structure.
- **Pool** – Pool decking is proposed as travertine tiles. The proposed placement is consistent with LDC Section 5.01.11 which requires a minimum setback of eight (8) feet from the side or rear yards.

Other Notes –

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

STAFF RECOMMENDATION:

Staff finds that the requested action is substantially consistent with the Land Development Code, the Secretary of the Interior’s Standards, and the Old Town Preservation and Development Guidelines to warrant a Final Approval, at this time.

Staff recommends FINAL APPROVAL of HDC 2020-11.

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2020-0011 **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 2020-0011, 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 2020-0011 Application

EXHIBIT 2 Plans and Materials

Respectfully Submitted,

Kelly N. Gibson, AICP
Director

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #468

Date Submitted: 5/29/2020

HISTORIC DISTRICT COUNCIL (HDC): CERTIFICATE OF APPROVAL (COA) APPLICATION

USE THIS FORM TO Apply for approval for projects in the Downtown or Old Town Historic District or the Community Redevelopment Area (CRA). Projects may require either a Board-level review or a Staff-level review.

Fees

- | | |
|---|---|
| ☐ Certificate of Approval (COA): Staff Review \$20 | ☐ Demolition of a Primary Structure â€œ Contributing \$1,200 |
| ☒ Certificate of Approval (COA): Board Review - Residential \$200 | ☐ After-the-Fact Certificate of Approval (COA): Staff Review \$80 |
| ☐ Certificate of Approval (COA): Board Review - Commercial \$250 | ☐ After-the-Fact Certificate of Approval (COA): Board Review \$1,000 |
| ☐ Demolition of a Primary Structure â€œ Non-Contributing \$300 | ☐ Amendment to Previously Approved COA - First Amendment Free |

Basis for Review

All applications, whether Staff or Board review, are reviewed for consistency with the City of Fernandina Beach Comprehensive Plan, Land Development Code, and applicable guidelines such as the Downtown Historic District Design Guidelines, Old Town Fernandina Preservation and Development Guidelines, and the Community Redevelopment Area (CRA) Design Guidelines. Guidelines for the Historic Districts are based on the U.S. Secretary of the Interiorâ€™s Standards for Rehabilitation.

IMPORTANT NOTES

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.

Pre-Application Meeting

To guide you through the process and to ensure that your application is properly processed, youâ€™ll need to meet with the Preservation Planner prior to submitting your application. This should be done at least 45 days prior to your anticipated submittal date to allow time for review. Staff approval applications are accepted on a rolling basis and are generally completed in 3-5 days. Please note that projects can only begin after receiving a Certificate of Approval (COA) and a building, sign, or zoning permit (if required).

Application Requirements

- | | |
|---|---|
| ☒ A complete/ signed application; | ☒ Photographs; |
| ☒ Proof of Ownership (copy of deed or tax statement); | ☒ Any additional backup materials, as necessary; |
| ☒ A current survey of the property, for new construction and any change to existing footprint. (no older than two years); | ☐ If applying as an agent, Owner's Authorization for Agent Representation form must be signed/ notarized and submitted as part of the application; |
| ☐ Scaled elevations & plans; | ☐ For window replacement, a Window Survey must be completed. |

Please see the Land Development Code (LDC) for detailed information:

- ☐ Historic District Overlays " see LDC Section 8.01.01
- ☐ Specific Requirements within the OT-1 and OT-2 Zoning Districts " see LDC Section 8.01.01.02
- ☐ Amelia River Waterfront Community Redevelopment Area " see LDC Section 8.01.02
- ☐ Application Process for Certificate of Approval " see LDC Section 8.03.03
- ☐ Signage in the Historic Districts and Community Redevelopment Area " see LDC Section 8.01.03
- ☐ Requirements for Demolition Applications " see LDC Section 8.03.03.01
- ☐ Appeals - see LDC Section 8.03.09

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

An applicant may appeal the HDC's decision for variances to a court of record as outlined in LDC Section 10.02.04(D). The petition shall be presented to within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.

PROJECT TYPE*

Addition

Choose all that applies.

APPROVAL TYPE*

Board Approval: Final

See Certificate of Approval Matrix for details

Previously approved case

PROPERTY INFORMATION

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

Historic District*

Old Town

Site Address*

1130 White ST

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1580-0023-0020

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Robert and Lisa

Last Name*

Sala

Mailing Address*

1130 White ST

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

4109483189

E-mail Address*

rsala@dexcom.com

OWNER'S AGENT

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

First Name*

Robert

Last Name*

Sala

Company (if applicable)

Street Address

City

State

Zip

Telephone Number

E-mail Address

Project Description*

build 15 x 18 in ground pool in back yard 15â€™-10" x 18'-11" with Sun-Shelf Shape: Custom Rectangular Depth: 6â€™
Structural: #3 Rebar - 12â€ on centers â€“ Pneumatically Applied Gunite Steps: (5) walk-in steps Tile: 6â€ x 6â€ waterline tile
Sun Shelf: Sunshelf with Bubbler Fountain and Umbrella Holder Interior Finish: CLI Sunstone Pearl Series pebble finish
Hayward 100 SFcartridge filter Pool Pump: Hayward 1.5/H.P. Pool Coping: Travertine natural stone (silver) Pool Decking:
Travertine Natural Stone (silver) grout is sand sweep

Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s).

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
	Include FL Product Approval # for Windows and Doors	(Name/Number)

DOORS

Manufacturer	Product Description	Color
	Include FL Product Approval # for Windows and Doors	(Name/Number)

WINDOWS

Manufacturer	Product Description	Color
	Include FL Product Approval # for Windows and Doors	(Name/Number)

ROOFING

Manufacturer	Product Description	Color
	Include FL Product Approval # for Windows and Doors	(Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
	Include FL Product Approval # for Windows and Doors	(Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
	Include FL Product Approval # for Windows and Doors	(Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
	Include FL Product Approval # for Windows and Doors	(Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
	Include FL Product Approval # for Windows and Doors	(Name/Number)

FENCING

Manufacturer	Product Description	Color
	Include FL Product Approval # for Windows and Doors	(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
	Include FL Product Approval # for Windows and Doors	(Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
	Include FL Product Approval # for Windows and Doors	(Name/Number)

OTHER

Manufacturer	Product Description	Color
Poolside Designs	Pool manufacturer Include FL Product Approval # for Windows and Doors	N/A (Name/Number)

Please upload supplemental documentation and all product brochures, paint color samples, etc.

Upload 1 SALA 1130 Pool HDC submit COFB.pdf	Upload 2 Choose File No file selected	Upload 3 Choose File No file selected	Upload 4 Choose File No file selected
Upload 5 Choose File No file selected	Upload 6 Choose File No file selected	Upload 7 Choose File No file selected	Upload 8 Choose File No file selected

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 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 (1) 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.

Applicant First Name*

Robert

Applicant Last Name*

Sala

Today's Date*

5/29/2020



DEPARTMENT OF PLANNING & CONSERVATION

204 Ash Street | Fernandina Beach Florida 32034 | 904 310-3480 | www.fbfl.us/planning

PROPERTY INFORMATION

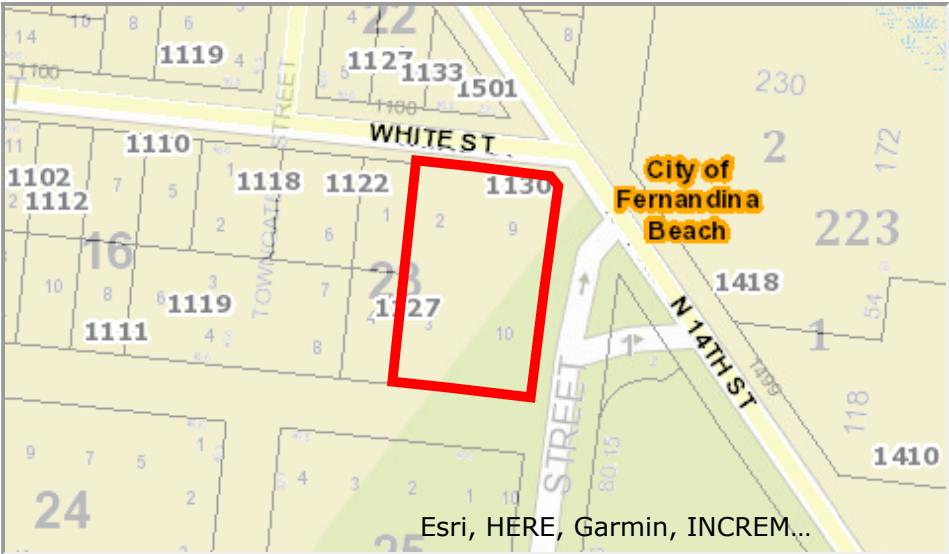
Parcel Number 00-00-31-1580-0023-0020	
Owner Name	SALA ROBERT D & LISA ANN
Mailing Address	1130 WHITE STREET
	FERNANDINA BEACH, FL 32034
Location Address	1130 WHITE ST
	FERNANDINA BEACH 32034
Tax District	FERNANDINA BEACH
Milage	20.3245
Homestead	Yes
Property Usage	SINGLE FAM 000100
Deed Acres	0
Short Legal	BLK 23 LOTS 2 3 9 & 10 IN OR 2139/1316 OLD TOWN S/D UNR

2019 Certified Values

Land Value	\$202,710
(+) Improved Value	\$0
(=) Market Value	\$202,710
(-) Agricultrual Classification	\$0
(-) SOH or Non-Hx* Capped Savings	\$
(=) Assessed Value	\$202,710
(-) Homestead	\$0
(-) Additional Exemptions	\$0
(=) School Taxable Value	\$202,710
(-) Non-School HX & Other Exempt Value	\$0
(=) County Taxable Value	\$202,710

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

PARCEL MAP



2019 AERIAL MAP

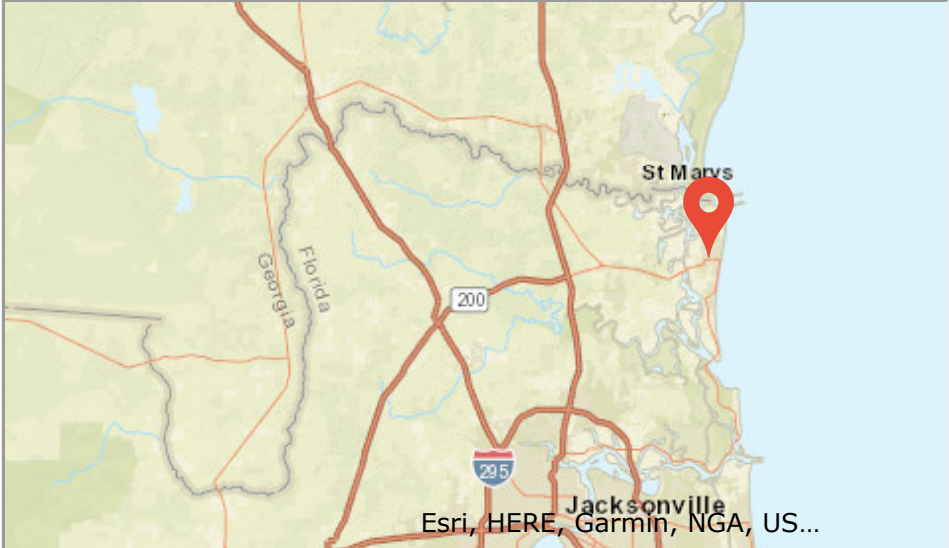


PROPERTY PHOTO



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

LOCATION MAP



BUILDING INFORMATION

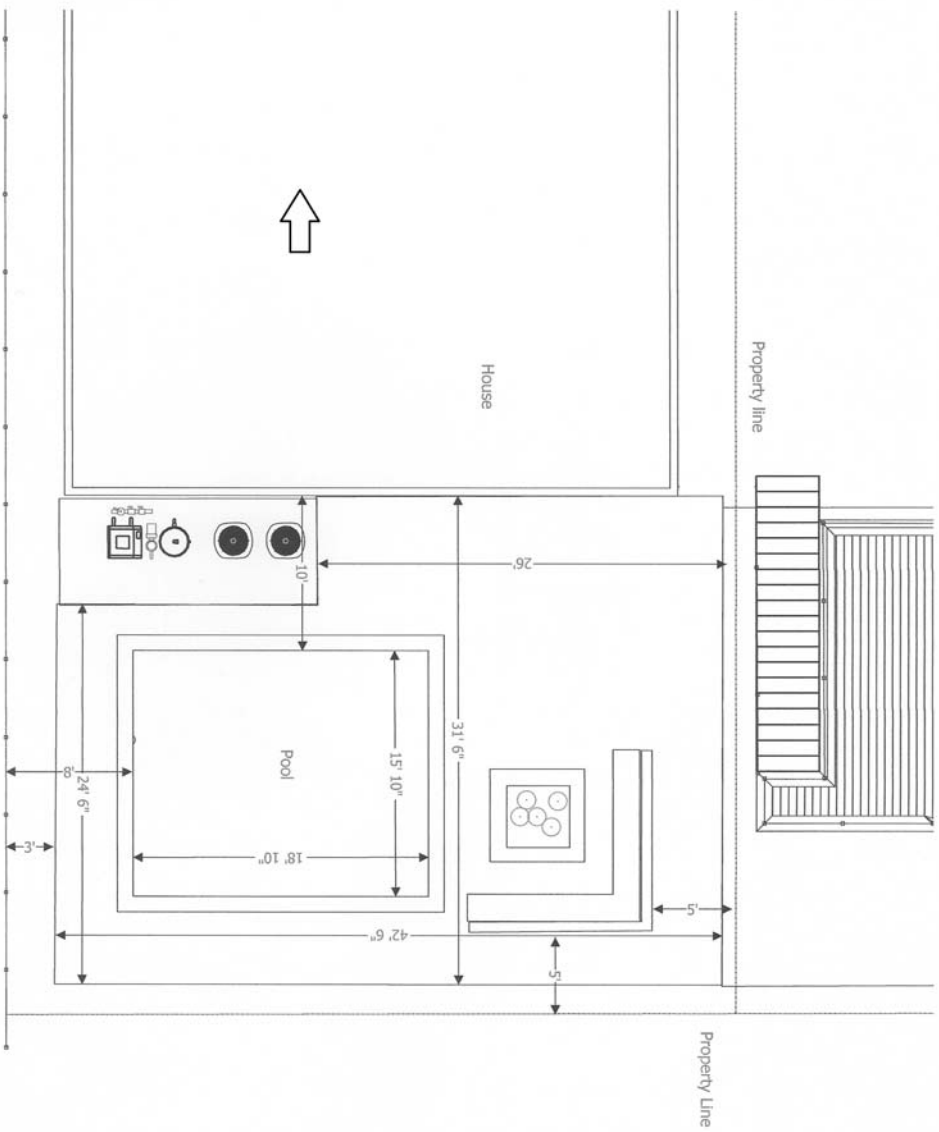
Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built	
SFR CUST	3545	2323	3	3					2019	
ACCESORY U	1862	516	0	1	CB STUCCO	ABOVE AVG.	AIR DUCTED	FORCED AIR	2019	

MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units	Year Built
FP-1-SG-GD	0 X 0	1	2019
FP-1-SG-GD	0 X 0	0	0

SALES INFORMATION							
Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2017-08-10	2139 / 1316	\$230,000	WD	Q	N	PEONIAS LLC	SALA ROBERT D & LISA ANN

Certificate of Approval Matrix		CONTRIBUTING		NON-CONTRIBUTING	
ACTION		STAFF	HDC	STAFF	HDC
ACCESSORY DWELLINGS			X		X
ADDITIONS					
1. Not visible from the street AND 20% or less of the existing building's square footage			X	X	
2. All other additions			X		X
AUTOMATED TELLER MACHINES (ATMs)			X		X
CANVAS AWNINGS		X		X	
CARPORTS (ADDITION OR ENCLOSURE)			X	X	
CHANGES TO BOARD-APPROVED PLANS			X		X
DECK, PATIOS, PERGOLAS					
1. With a structure			X	X	
2. Without a structure			X	X	
3. Not visible from right-of-way (with or without structure)		X		X	
DEMOLITIONS					
1. 10% or less of non-historic addition		X		X	
2. All other demolitions			X		X
DOORS + GARAGE DOORS					
1. Same materials, style, or size		X		X	
2. Change in materials or style		X		X	
3. Change in openings on main façade			X		X
4. Change in openings on a secondary façade			X	X	
DRIVEWAYS + SIDEWALKS		X		X	
GARAGES (ATTACHED OR DETACHED)			X		X
EXTENSION OF CERTIFICATE OF APPROVAL		X		X	
EXTERIOR WALL FINISH					
1. Removal of non-historic vinyl/aluminum/ asbestos siding (if original surface is salvageable or if replacement material matches structure's original exterior finish)		X		X	
2. All other finishes (including painting of originally unpainted surface)			X	X	
EXISTING DOCKS (WITH OR WITHOUT A STRUCTURE)		X		X	
FENCES + WALLS		X		X	
MECHANICAL SYSTEMS (WITH VISUAL IMPACT)		X		X	
PAINTING		X		X	
POOLS, POOL ENCLOSURES, IN-GROUND HOT TUBS			X		X
PORCHES					
1. Open an enclosed porch			X	X	
2. Enclose a porch on the main façade			X		X
3. Enclose a porch on a secondary façade			X	X	
PUBLIC (GOVERNMENT AGENCY) PROJECTS			X		X
RELOCATION			X		X
REPAIRS + MAINTENANCE (MATCH EXISTING)		X		X	
ROOF					
1. Same material and shape		X		X	
2. Change in material		X		X	
3. Change in shape and/or height			X		X
SCREEN DOORS					
1. Primary Entrance			X	X	
2. Secondary Entrance		X		X	





Pool Size:	15'-10" x 18'-11" with Sun-Shelf
Shape:	Custom Rectangular
Depth:	6'
Structural:	#3 Rebar - 12" on centers – Pneumatically Applied Guniting
Steps:	(5) walk-in steps
Tile:	6" x 6" waterline tile
Sun Shelf:	Sunshelf with Bubbler Fountain and Umbrella Holder
Interior Finish:	CLI Sunstone <u>Pearl</u> Series pebble finish – lifetime warranty
Pool Coping:	<u>NA</u> see VIP Paver specs
Pool Decking:	<u>NA</u> see VIP Paver specs
Lanai:	NA
Deck Drain:	NA
Footers:	NA
Filter:	Hayward 100 SFCartridge filter
Pool Pump:	Hayward 1.5/H.P. SUPER PUMP - TWO SPEED
Lights:	(2) Hayward Nicheless LED color lights includes 12V transformer
Plumbing:	All Schedule 40 PVC piping
Drains:	(2) Main Drains
Skimmers:	(2) To remove floating debris
Pump Returns:	(3) Circulation returns placed in pool wall
Floor Returns:	NA
Benches:	15'-10" Deep end swim-out
Sanitizing Systems:	Aqua Rite Salt System 25K T Cell
Control System:	Aqua Plus System Control With Aqua Pod Touch Screen Wireless Remote
Heater:	Built Right (BR135X) 135,000BTU Electric Heat Pump
Electrical Hook-up:	Electrical hook-up by licensed electrician Included
Auto Fill:	Yes – maintains proper water levels automatically, includes drain line
Other:	Vac head, wall brush, test kit, pole, vac hose, leaf net Included
Other:	Building permits, working drawings, engineering included.
Other:	30 Day startup and maintenance at pool fill includes all chemicals

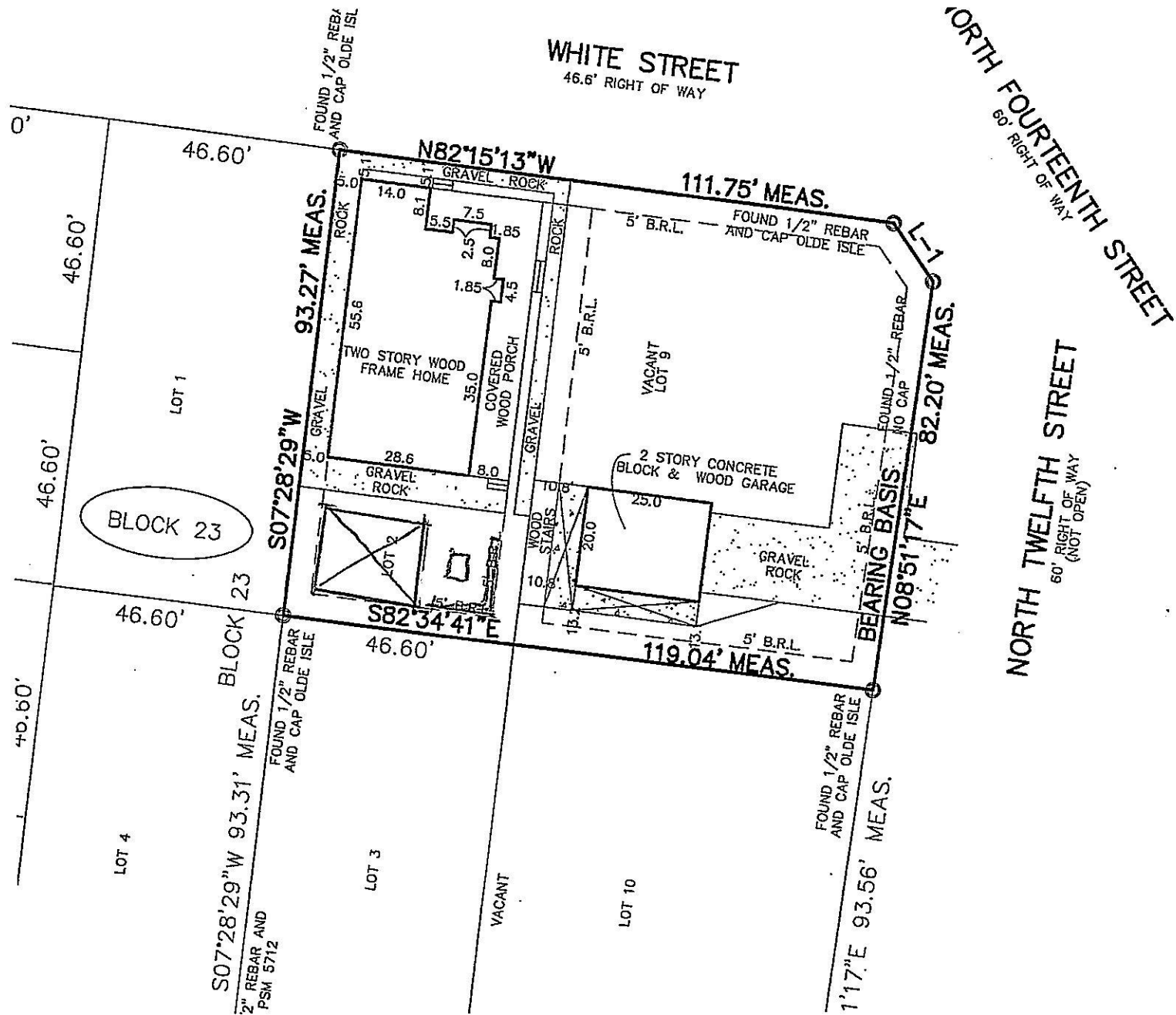


Turnkey Pool ONLY Project as shown with above Features

-
- ✓ Color Logics LED Lights
 - ✓ Aqua Plus Automation with AquaPod Wireless Remote
 - ✓ Lifetime Pebble Sunstone Pearl Series Interior
 - ✓ AquaPlus 25K Salt System

These items not included in proposal:

-

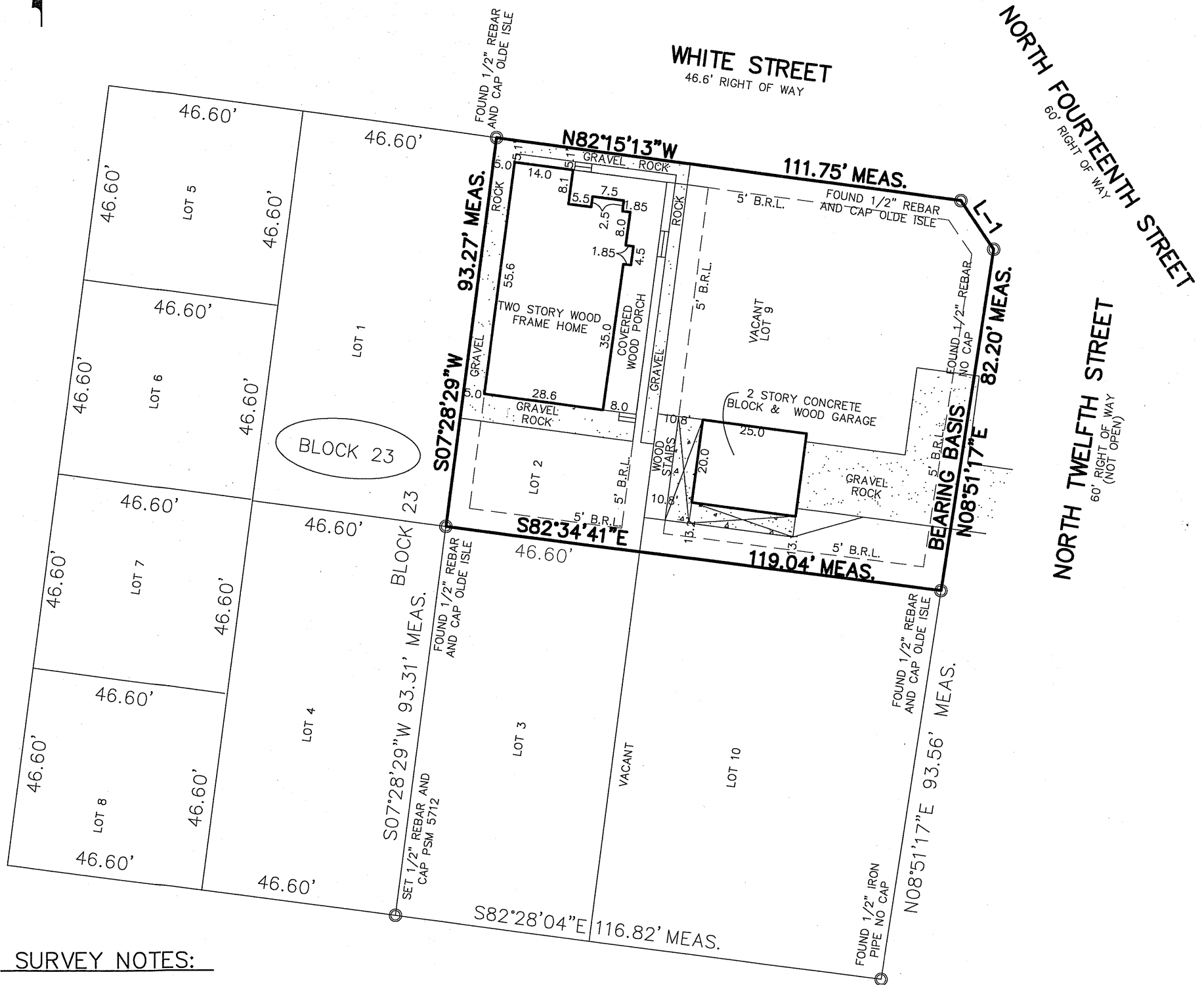


MAP OF BOUNDARY SURVEY

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

LOTS 2 AND 9, BLOCK 23, OLD TOWN

REVISED 07-10-2019 TO SHOW FINAL IMPROVEMENTS.



SURVEY NOTES:

- The "Legal Description" hereon is in accord with the 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 based on N 08°51'17" E for the right of way line of North Twelfth Street, Nassau County, Florida. Assumed).
- Fence ownership, if applicable, has not been determined by this office. Fences are drawn out of scale in order to accentuate their relationship to property lines. Fences are not deemed to be encroachments unless ownership is apparent.
- "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 12089C0229F Dated DECEMBER 17, 2010.
- Unless otherwise noted Measured angles and distances are the same as Plat or Deed angles and distances.

SOMERUELLUS STREET
46.6' RIGHT OF WAY
(NOT OPEN)

- This survey has been performed according to the standard of care to achieve the following accuracies for the following surveyed
Surveyed Accuracy - 1 foot in 14111 feet
Commercial/High Risk Linear - 1 foot in 10000 feet
SOP rule 5J-17.051(3) (B) (15) b.ii

PREPARED FOR:
ROBERT D. SALA AND LISA ANN SALA
FOR THE BENEFIT OF:
CBC NATIONAL BANK MORTGAGE
A DIVISION OF FIRST FEDERAL BANK
FIRST AMERICAN TITLE INSURANCE COMPANY
ANDREA F. LENNON, P.A.

L-1
N34°11'02"W
14.00' MEAS.

LEGEND

—E—E— = AERIAL UTILITY WIRES
A/C = AIR CONDITIONER
AKA = ALSO KNOWN AS
B.R.L. = BUILDING RESTRICTION LINE
TV = CABLE TELEVISION PEDESTAL
Δ = CENTRAL ANGLE
C = CENTERLINE
—x—x— = CHAIN LINK FENCE
CB = CHORD BEARING
CD = CHORD DISTANCE

CONC. = CONCRETE
CMP = CORRUGATED METAL PIPE
E = ELECTRICITY METER
ELEV. = ELEVATION
F.F. = FINISHED FLOOR
F.H. = FIRE HYDRANT
G = GAS METER
L = ARC LENGTH
★ = LIGHT POLE

MEAS. = MEASURED
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
O.R.B. = OFFICIAL RECORD BOOK
P.I.N. = PARCEL IDENTIFICATION NUMBER
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R = RADIUS
RCP = REINFORCED CONCRETE PIPE
R/W = RIGHT-OF-WAY
S = SEWER CLEANOUT
S = SEWER MANHOLE

⊙ = STORM MANHOLE
⊞ = TELEPHONE PEDESTAL
—o— = WOOD FENCE
⊞ = WOOD POWER POLE
⊞ = WATER METER
⊞ = WELL

THE INFORMATION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

ALAN FRANKLIN GLASS

BY: ALAN FRANKLIN GLASS
ALAN FRANKLIN GLASS
FLORIDA REGISTERED SURVEYOR
MAPPER CERTIFICATE No. 5712

ALAN FRANKLIN GLASS
23884 CRESCENT PARK COURT, FERNANDINA BEACH, FLORIDA 32034
(904) 261-0128 * CELL (904) 370-0318

SCALE: 1" = 30'
DATE: 11-15-18
DRN BY: WWG
CKD BY: AFG
JOB NO: CS-17011
F.B. NO: CS-5
PAGE NO: 10

Sample rendering, please see 2D drawing for exact measurements. Please note mechanicals will be screened with louver 1 x 6 to match house siding





TheKimSixFix.com









CERTIFICATE OF APPROVAL

HISTORIC DISTRICT COUNCIL

CITY OF FERNANDINA BEACH

204 ASH STREET

FERNANDINA BEACH, FLORIDA 32034

904-310-3135 • www.fbfl.us/historicdistrict

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

ISSUED TO:

Robert + Lisa Sala
c/o John Dodd
1130 White Street
Fernandina Beach, FL
32034

DATE ISSUED:

February 15, 2018

DATE EXPIRES:

~~February 15, 2019~~

*****August 15, 2019**

FOR: HDC 2018-06

***Amended on 09/20/18**

****Amended on 01/23/19**

*****Amended on 07/05/19**

******Amended on 8/5/19**

Certificate of Approval (COA) to construct a 2-story residential dwelling and one accessory structure.

***Allow for the relocation of proposed accessory dwelling.**

****Change roof color to: GAF Timberline Cool Series – Antique Slate.**

*****Change driveway, parking pad, & walkway from crushed shell to granite stone & add 6 month extension**

******Change edging for walk/driveway to standard landscape edging**

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.

Warranty Deed

This Indenture, made, August 10, 2017 A.D.

Between Peonias LLC, a Florida limited liability company whose
post office address is: 5 Island Avenue Apt 9-D, Miami Beach,
Florida 33139, a corporation existing under the laws of the State of
Florida, Grantor and **Robert D. Sala and Lisa Ann Sala, husband and
wife** whose post office address is: 2183 White Sands Way,
Fernandina Beach, Florida 32034, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100
Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and
being in the County of Nassau, State of Florida, to wit:

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

Lots 2, 3, 9 and 10, Block 23, OLD TOWN.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

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

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the
lawful claims of all persons whomsoever.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized manager/member on the day and year first above written.

Peonias LLC, a Florida limited liability company

Signed and Sealed in Our Presence:

By: Katherine Knight
Katherine Knight
Its: Authorized Manager/Member

Witness

Print Name: Michael B. Fowles

Witness

Print Name: Danny Leach

(Corporate Seal)

State of FL

County of Talman.

The foregoing instrument was acknowledged before me this 8th day of August, 2017, by Katherine Knight, the Authorized Manager/Member of Peonias LLC, a Florida limited liability company A limited liability company existing under the laws of the State of Florida, on behalf of the company She is personally known to me or has produced ~14 as identification.

Michael B. Fowles (Seal)
Notary Public
Notary Printed Name: Michael B. Fowles
My Commission Expires: 2/28/22

Prepared by:
Andrea F. Lennon, P.A.,
961687 Gateway Blvd. Suite 101L
Amelia Island, Florida 32034

File Number: 17-633

C.L. INDUSTRIES, INC.
Product Data Sheet

SunStone Pearl

EXPOSED AGGREGATE POOL FINISH

DESCRIPTION

SunStone Pearl®, Exposed Aggregate Pool finishes are blends of specially selected quartz and other aggregates. SunStone Pearl® provides the proven durability of natural pebble finishes as an alternative to traditional pool plaster and exposed aggregate finishes. SunStone Pearl®'s of ever expanding choices of color fast pigments and textures offer the customer near limitless flexibility in poolscape design. SunStone Pearl® is easily installed, but is intended for use by professional applicators.

BENEFITS

Proven Durability • Etch Resistant • Colorful, Variegated Aggregates
Traditionally or Spray Applied • Easy Maintenance

PREPARATION

SunStone Pearl® should be applied to a sound surface free of oil, dirt, algae or any other foreign substance. Previously applied paints or sealers must be removed by acid washing and/or sandblasting. Neutralize acid with baking soda or soda ash then thoroughly rinse with water. In addition to, or in partial replacement of the procedures mentioned above, PERMAKOTE™ can be used as a bonding coat. Re-finished pools must be undercut an appropriate distance around all tile, return lines, light fixtures and main drains [follow APSP and/or NPC standards]. All weepers and plumbing leaks should be repaired at least 24 hours prior to plaster application. Always follow "sound technical practices" as recommended by The National Plasters (NCP), The Association of Pool and Spa Professionals (APSP), and The American Concrete Institute (ACI).

MIXING

1. Using standard mixing equipment, it is important to blend each batch with the same amount of water and to mix each batch for the same amount of time.
2. Mix SunStone Pearl® with approximately 1½ to 1¾ gallons of potable water per 80 lb. bag.
3. Start the mixing procedure by adding approximately two thirds of the total water requirements to the mixer, add SunStone Pearl® then the balance of water.
4. Mix the completed batch for at least 8 minutes to ensure a proper blend of all ingredients.
5. Before using any jobsite additives, please consult your C.L. Industries Product Service Representative.

APPLICATION

SunStone Pearl® may be applied by either spray or conventional methods. Apply SunStone Pearl® over a lightly dampened (no standing water) surface to a uniform thickness of approximately ½"-¾". Substrate conditions will have a direct relationship on the thickness of application and coverage rates per bag. If application must be interrupted, finish to a natural break to prevent joints from showing. SunStone Pearl® should be applied in temperatures exceeding 40° F.

AGGREGATE EXPOSURE

After the cement has hardened sufficiently to prevent excessive aggregate loss, gentle brushing and controlled water flow are applied to remove the surface cement paste. A diluted muriatic acid solution is then applied to the surface to finally expose the pebble finish. Care should be taken to neutralize and dispose of the acid solution in an environmentally acceptable manner.

CURING

Care should be taken to protect SunStone Pearl® from rapid drying conditions such as high wind, high temperature, low humidity. Such precautions may include fogging or misting the surface, or placing a protective covering over the pool. Cover should not be placed directly on the pool surface.

FILLING PROCEDURES

When filling a pool it is important to do so without interruption of fill water. Fill pool as rapidly as possible. All fill hoses should have a sock or cloth on the end. Do not allow main hose length to lay on the aggregate surface as it will leave a mark.

WATER CHEMISTRY

Water chemistry should be maintained within +/- 0.3 on the Langelier Saturation Index. Chlorine should not exceed 3 PPM and Cyanuric acid levels should not exceed manufacturers' 40 to 60 PPM recommendations. For more information on chemical balance and the Saturation Index see recommendations from the NPC, National Plasterers' Council, www.npconline.org and APSP, Association of Pool & Spa Professionals, www.theapsp.org. Failure to monitor and maintain proper chemical balance will result in equipment damage as well as surface deterioration. Maintaining proper chemical balance is essential during the initial curing phase as well as routine maintenance to maximize the life of the pool surface. Please consult your C.L. Industries Product Service Representative concerning start-up techniques and maintenance programs.

COVERAGE

Each 80 lb. bag covers approximately 14 - 20 sq. feet at 3/8" thickness. Coverage rates may vary depending on method of application and condition of substrate.

PACKAGING

CrystalStones® is packaged in 80 lb. heavy duty poly lined bags.

WARNINGS

Product is alkaline on contact with water. During mixing or application, avoid contact with eyes or skin. In case of such contact, flood eyes repeatedly with water and call physician. Do not take internally. Wear NIOSH approved mask during mixing procedures.





AQUA PEARL



BLACK PEARL



BLUE PEARL



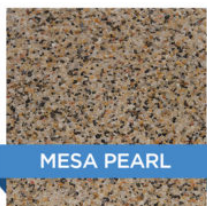
COVE BLUE PEARL



GOLDEN PEARL



GRAY REEF PEARL



MESA PEARL



SAGE PEARL



ST. LUCIA PEARL



WHITE PEARL

 [Download Sunstone Pearl Product Data Sheet](#)

PRODUCTS

> Quartz Pool Finishes

> Krystalkrete

> SunStone

> SunStone Select

>

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Accept

Travertine coping with Laticrete grout Bright White #44

Available Sizes:

French Pattern unfilled
brushed chiseled edge tiles
(8x8,8x16,16x16,16x24)
also available in 18x18 unfilled
brushed chiseled edge

Recommended Areas:

*Bathrooms
Living areas
Walls
Balconies
Covered patios & decks
Pool Decks
Lanai's*







HISTORIC DISTRICT COUNCIL (HDC)

Certificate of Approval Application



HDC
DEPARTMENT OF PLANNING & CONSERVATION
 204 ASH STREET
 FERNANDINA BEACH, FL 32034
 904 310-3480
 www.fbpl.us/planning

USE THIS FORM TO

Apply for approval for projects in the Downtown or Old Town Historic District or the Community Redevelopment Area (CRA). Projects may require either a Board-level review or a Staff-level review.

FEES

Once application is submitted it will be reviewed for completeness. Once verified complete, an invoice will be emailed to the applicant.

Type of Review	Fee
Certificate of Approval (COA): Staff Review	\$20
Certificate of Approval (COA): Board Review - Residential	\$200
Certificate of Approval (COA): Board Review - Commercial	\$250
Demolition of a Primary Structure - Non-Contributing	\$300
Demolition of a Primary Structure - Contributing	\$1,200
After-the-Fact Certificate of Approval (COA): Staff Review	\$80
After-the-Fact Certificate of Approval (COA): Board Review	\$1,000

BASIS FOR REVIEW

All applications, whether Staff or Board review, are reviewed for consistency with the City of Fernandina Beach Comprehensive Plan, Land Development Code, and applicable guidelines such as the Downtown Historic District Design Guidelines, Old Town Fernandina Preservation and Development Guidelines, and the Community Redevelopment Area (CRA) Design Guidelines. Guidelines for the Historic Districts are based on the U.S. Secretary of the Interior's Standards for Rehabilitation.

PROJECT TYPE:

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

*One free amendment is included with board reviews. Subsequent amendments will be charged full COA fees.

APPROVAL TYPE:

See Certificate of Approval Matrix

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

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

Overlay District: Downtown Historic District

Site Address 116 South 10th Street

Parcel ID #(s) 00 - 00 - 31 - 1800 - 0054 - 0022

Zoning District C-3

Future Land Use Designation Central Business District

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

OWNER'S AGENT

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

Owner(s) Name Adam Kaufman & Linda Torre	Applicant Name Jose Miranda
Company (if applicable)	Corporation or Company Miranda Architects
Street Address 116 South 10th Street	Street Address 309 1/2 Centre St., Suite 206
City State Zip FB, FL 32034	City State Zip FB, FL 32034
Telephone Number 491-0644	Telephone Number 261-4586
E-Mail Address adkresolve@comcas.net	E-Mail Address jmirandaarch@gmail.com

Historic District Council Meetings are held the 3rd Thursday of the month at 5PM in the City Commission Chambers (204 Ash Street)

Application Deadline (4:30PM)	Dec 19 2019	Jan 16 2020	Feb 20 2020	Mar 19 2020	Apr 09 2020	May 07 2020	Jun 04 2020	Jul 09 2020	Aug 06 2020	Sep 03 2020	Oct 08 2020	Nov 05 2020	Dec 10 2020	Jan 07 2021
Meeting Date	Jan 16 2020	Feb 20 2020	Mar 19 2020	Apr 16 2020	May 21 2020	Jun 18 2020	Jul 16 2020	Aug 20 2020	Sep 17 2020	Oct 15 2020	Nov 19 2020	Dec 17 2020	Jan 21 2021	Feb 18 2021

IMPORTANT NOTES



PRE-APPLICATION MEETING

To guide you through the process and to ensure that your application is properly processed, you'll need to meet with the Preservation Planner prior to submitting your application. This should be done at least 45 days prior to your anticipated submittal date to allow time for review.

Staff approval applications are accepted on a rolling basis and are generally completed in 3-5 days. Please note that projects can only begin after receiving a Certificate of Approval (COA) and a building, sign, or zoning permit (if required).



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.



Application Requirements

- ☐ A complete/ signed application;
- ☐ Proof of Ownership (copy of deed or tax statement);
- ☐ A current survey of the property, for new construction and any change to existing footprint. (no older than two years);
- ☐ Scaled elevations & plans;
- ☐ Photographs;
- ☐ Any additional backup materials, as necessary;
- ☐ If applying as an agent, *Owner's Authorization for Agent Representation* form must be signed/ notarized and submitted as part of the application;
- ☐ For window replacement, a *Window Survey* must be completed.

PROJECT DESCRIPTION

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.

Additions to kitchen and sunroom at side/rear of historic residence at 116 South 10th Street. Demolition of existing garage and breezeway. Construction of new free-standing garage. New concrete driveway.

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

Project Scope	Manufacturer	Product Description	FL Product Approval #	Color (Name/Number)
Exterior Fabric	Hardie	Lap Siding		
Doors	Clopay	Garage Door		
	ThermaTru	Fiberglass Door		
Windows	Pella	Aluminum Clad		
Roofing		Asphalt Shingles		
Fascia/Trim		Harditrim		
Foundation		conc. block w/ brick ve		
Shutters				
Porch/Deck				
Fencing				
Driveways/ Sidewalks		plain concrete		
Signage				
Other				

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

**Did You Remember...**

- ☐ Review the Historic District Application Checklist to ensure you are including all required materials. If all requirements are not submitted, it may delay your approval;
- ☐ Review the applicable Downtown, Old Town, or CRA Guidelines;
- ☐ Review the Secretary of the Interior's Standards;
- ☐ A pre-application meeting is required before a final application for Board Review can be processed.



Please see the Land Development Code (LDC) for detailed information:

- ☐ Historic District Overlays – see LDC Section 8.01.01
- ☐ Specific Requirements within the OT-1 and OT-2 Zoning Districts – see LDC Section 8.01.01.02
- ☐ Amelia River Waterfront Community Redevelopment Area – see LDC Section 8.01.02
- ☐ Application Process for Certificate of Approval – see LDC Section 8.03.03
- ☐ Signage in the Historic Districts and Community Redevelopment Area – see LDC Section 8.01.03
- ☐ Application Process for Certificate of Approval – see LDC Section 8.03.03
- ☐ Requirements for Demolition Applications – see LDC Section 8.03.03.01
- ☐ Appeals – see LDC Section 8.03.09

The LDC is available for review at www.fbfl.us/LDC

**APPEALS**

An applicant may appeal the HDC's decision for variances to a court of record as outlined in LDC Section 10.02.04(D).

The petition shall be presented to within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.

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 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 (1) 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.

Jose L Miranda, Jr
Applicant (Signature)

06/01/2020
Date



Please submit this application and all backup materials via email to Planninginfo@fbfl.city

Please include applicants name and project address in subject line.

PRINT

CLEAR FORM

To be completed by city staff
HDC _____

Revised 3/23/2020



**OWNER'S AUTHORIZATION
FOR AGENT REPRESENTATION**

I /WE Adam Kaufman & Dee Torre
(print name of property owner(s))

hereby authorize: Jose Miranda / Miranda Architects
(print name of agent)

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

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

[Signature]
(Signature of owner)

[Signature]
(Signature of owner)

Adam D. Kaufman
(Print name of owner)

Linda D. Torre Kaufman
(Print name of owner)

STATE OF FLORIDA }
COUNTY OF NASSAU }



Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 2 day
of June, 20 20, by Adam D Kaufman.

[Signature]
Notary Public

Heather Gonyeau
Printed Name

5/5/2024
My Commission Expires

Personally Known _____ OR Produced Identification X ID Produced: _____

Linda - FLDL K155524528080
Adam - FLDL K155004421680

PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0054-0022

Owner Name TORRE LINDA D &
Mailing Address KAUFMAN ADAM D (J/RS)
116 S 10TH ST
FERNANDINA BEACH, FL 32034
Location Address 116 10TH ST S
FERNANDINA BEACH 32034
Tax District FERNANDINA BEACH
Milage 20.3245
Homestead Yes
Property Usage SINGLE FAM 000100
Deed Acres 0
Short Legal BLOCK 54 S35 FT OF LOT 2 & ALL OF LOT 3 IN OR 1266/897

2019 Certified Values

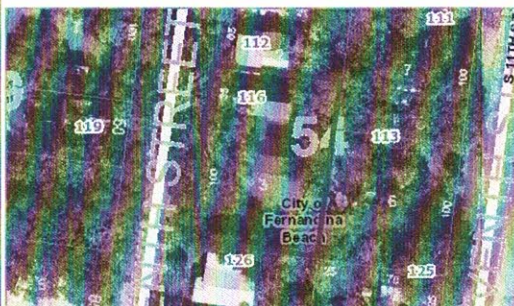
Land Value	\$165,375
(+) Improved Value	\$211,490
(=) Market Value	\$376,865
(-) Agricultural Classification	\$0
(-) SOH or Non-Hx* Capped Savings	\$69,411
(=) Assessed Value	\$307,454
(-) Homestead	\$25,000
(-) Additional Exemptions	\$0
(=) School Taxable Value	\$282,454
(-) Non-School HX & Other Exempt Value	\$25,000
(=) County Taxable Value	\$257,454

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

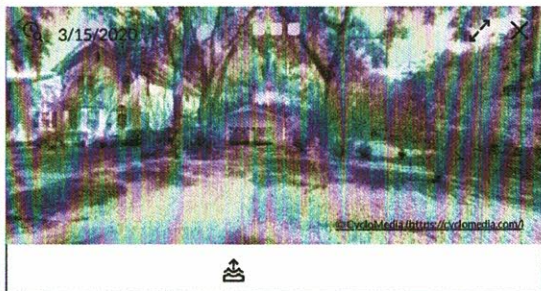
PARCEL MAP



2019 AERIAL MAP

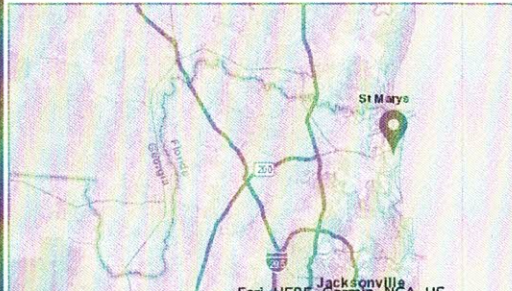


PROPERTY PHOTO



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

LOCATION MAP



BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built
SNGL FAM	2291	2128	2	2.5	AL SIDING		AIR DUCTED	FORCED AIR	1900



MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units	Year Built
FP-2-DB-AV	0 X 0	1	1900
FP-2-DB-AV	4 X 12	48	1980
GR/UT-A-WD	32 X 24	768	1980
CONC 12"	4 X 3	12	1980
BRICK	6 X 10	60	1965

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2004-10-18	1266 / 897	\$100	WD	U	Y	TORRE LINDA D & ADAM D KAUFMAN	TORRE LINDA D & ADAM D KAUFMAN
2003-12-05	1193 / 837	\$350,000	WD	Q	Y	CLARK BARBARA B	TORRE LINDA D & ADAM D KAUFMAN
2001-10-08	1011 / 1304	\$100	WD	U	Y	CLARK BARBARA B	CLARK BARBARA B

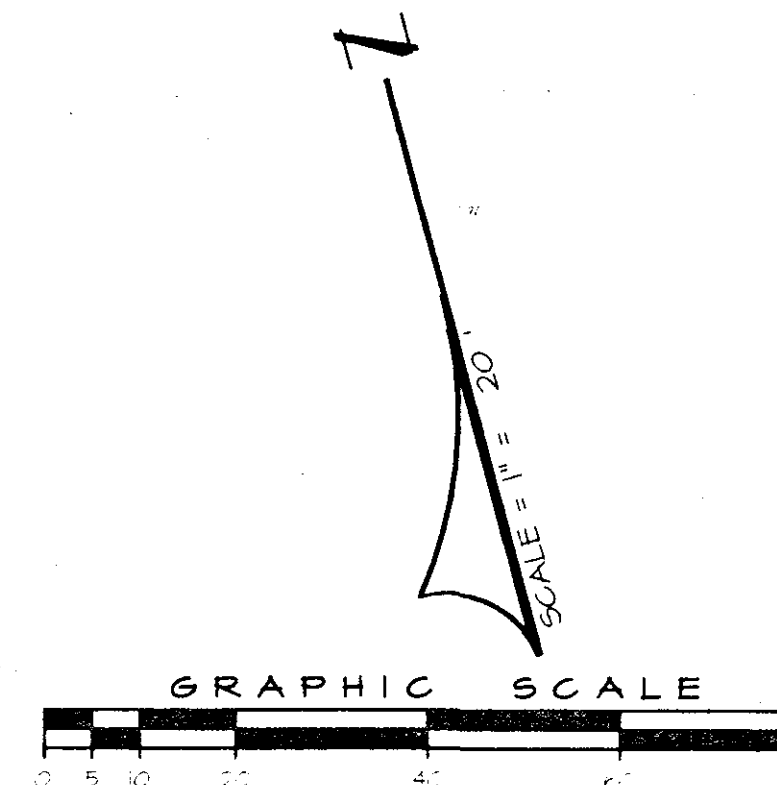
MAP SHOWING BOUNDARY SURVEY OF THAT CERTAIN PARCEL OF LAND SITUATE, LYING AND BEING IN NASSAU COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT 3, AND THE SOUTH 35 FEET OF LOT 2, IN BLOCK NUMBERED
54 ACCORDING TO THE OFFICIAL MAP OR PLAT OF THE CITY OF
FERNANDINA BEACH, FLORIDA, THE SAME FRONTING ON THE EAST SIDE
OF SOUTH 10TH STREET, SAID CITY OF FERNANDINA A WIDTH OF 35
FEET AND EXTENDING BACK EAST, EQUAL WIDTH AS FRONT 100 FEET.

PREPARED FOR:
LINDA D. TORRE & ADAM D. KAUFMAN

FOR THE BENEFIT OF:
INGLE & ASSOCIATES MORTGAGE SERVICES, INC.
MARSHALL E. WOOD, P.A.
FIRST AMERICAN TITLE INSURANCE COMPANY

PROPERTY ADDRESS:
1165 SOUTH 10TH STREET



SURVEYOR'S NOTES:

- 1) THE DESCRIPTION AS SHOWN HEREON WAS SUPPLIED BY CLIENT.
- 2) THE UNDERGROUND PORTION OF FOUNDATION/FOOTER NOT LOCATED.
- 3) ALL BUILDING TIES ARE PERPENDICULAR TO THE PROPERTY LINES, UNLESS INDICATED OTHERWISE.
- 4) THE DIMENSIONS OF THE BUILDING SHOWN HEREON DO NOT REFLECT EAVE OVERHANG.
- 5) UNLESS OTHERWISE NOTED, RECORD AND MEASURED DIMENSIONS AGREE.
- 6) THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OF MATTERS AFFECTING THE TITLE TO OR BOUNDARY OF THE SUBJECT PROPERTY. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES.
- 7) OWNERSHIP OF FENCES UNDETERMINED; FENCE TIES ARE TO THE FACE OF THE FENCING.
- 8) THIS IS A SURFACE LOCATION SURVEY ONLY; UNDERGROUND UTILITIES NOT DETERMINED.
- 9) THIS IS A COPYRIGHTED DOCUMENT; NO PORTION OF IT MAY BE REPRODUCED, WHOLLY OR IN PART, WITHOUT THE EXPRESSED WRITTEN PERMISSION OF R.E. HOLLAND & ASSOCIATES, INC.
- 10) THE STREET ADDRESS, IF SHOWN, IS AS FIELD POSTED ON DATE OF SURVEY.
- 11) THIS SURVEY MAP DOES NOT REFLECT OR DETERMINE OWNERSHIP.
- 12) THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X, COMMUNITY NUMBER 120112, PANEL NO. 00041, DATED 05-10-1992, BY GRAPHIC SCALE.
- 13) THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 14) INTERNAL ANGLES SHOWN HEREON ARE BASED ON RECOVERED MONUMENTATION.
- 15) THE RELATIVE LINEAR DISTANCE ACCURACY FOR THIS SURVEY EXCEEDS 1:10,000.
- 16) ALL MEASUREMENTS ARE IN U.S. STANDARD FEET AND WERE MADE WITH A THEODOLITE AND ELECTRONIC DISTANCE MEASURING DEVICE AND/OR STEEL TAPE.

LEGEND:

- - DENOTES CENTERLINE
- - DENOTES IRON MARKER FOUND (AS NOTED)
- ▨ - DENOTES CONCRETE
- x— DENOTES CHAIN LINK OR HOG-WIRE FENCING
- ▩ - DENOTES ROOF OVERHANG
- ⊙ - DENOTES WELL
- A/C - DENOTES AIR CONDITIONER

© COPYRIGHT 2003: R.E. HOLLAND & ASSOCIATES, INC.

BEECH STREET
(60-FOOT RIGHT-OF-WAY)

Professional Surveyors & Mappers
R. E. Holland & Associates, Inc.

1901 ISLAND WALKWAY, SUITE 300 TEL (904) 261-2772
FERNANDINA BEACH, FL 32034 FAX (904) 261-3331
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 6755

ROY T. FLOWERS, JR.
FL REGISTRATION NO. 6271
ROBERT E. HOLLAND
FL REGISTRATION NO. 4242

DATE OF SIGNATURE: 11/18/03

WORK ORDER NO.: 547.03
PROJECT NUMBER: N40303
SHEET 01 OF 01 SHEETS
DRAWING NO. N40303

DATE OF SURVEY: 11-11-03

PARTY CHIEF: DAB

COMPUTED BY: MKD

CADD TECH: MKD

DC FILE NO.: N40303

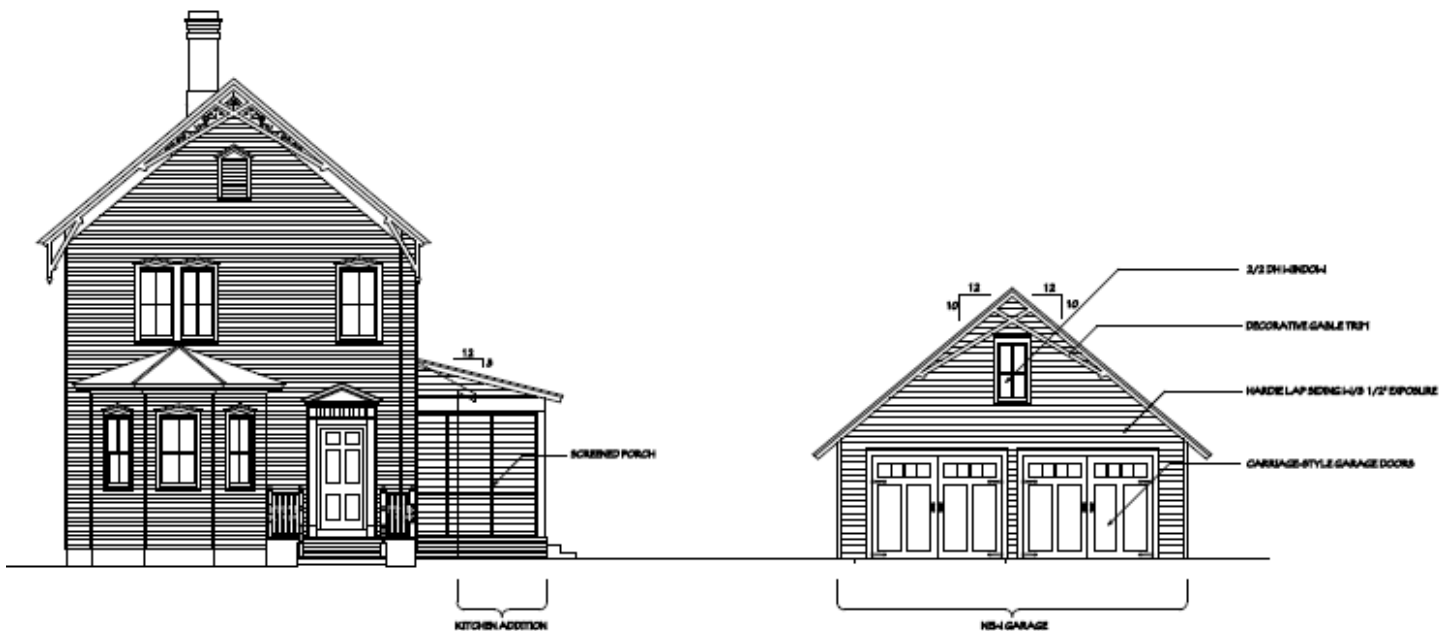
P.G.: 43



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2020 - 0012
July 16, 2020

Owner/Applicant:	Adam Kaufman & Linda Torre/ Jose Miranda, RA
Property Address:	116 South 10 th Street
Requested action:	Certificate of Approval (COA) for additions to the kitchen and sunroom. Demolition of existing garage and breezeway. Construction of new freestanding garage with Driveway.
Current zoning:	Split C-3 & MU-8
FLUM land use category:	Central Business District & 8 th Street Mixed Use
Existing uses on the site:	Single Family Residential and Detached Garage connected via Breezeway
FL Master Site File #	NA00555
Year Built:	1900
Contributing Status:	Contributing

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking a Certificate of Approval for the expansion of the kitchen and sunroom at the side and rear of the contributing principal structure. Demolition of the existing noncontributing garage and breezeway connection. Replacing the existing garage with a detached accessory structure and new driveway.

APPLICABLE GUIDELINES:

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

[DOWNTOWN HISTORIC DISTRICT GUIDELINES](#)

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

ANALYSIS:

The proposed kitchen and sunroom addition on the side and rear of the principal structure and the proposed garage building comply with the City's Land Development Code requirements. The renovation will utilize modern materials to replicate traditional materials commonly seen in the district. The detached garage will be shifted further towards the rear the property and is designed to be compatible with the primary residence.

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 2020-0012.

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2020-0012 **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 2020-0012, 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 HDCA 2020-0012 Application and Backup Materials

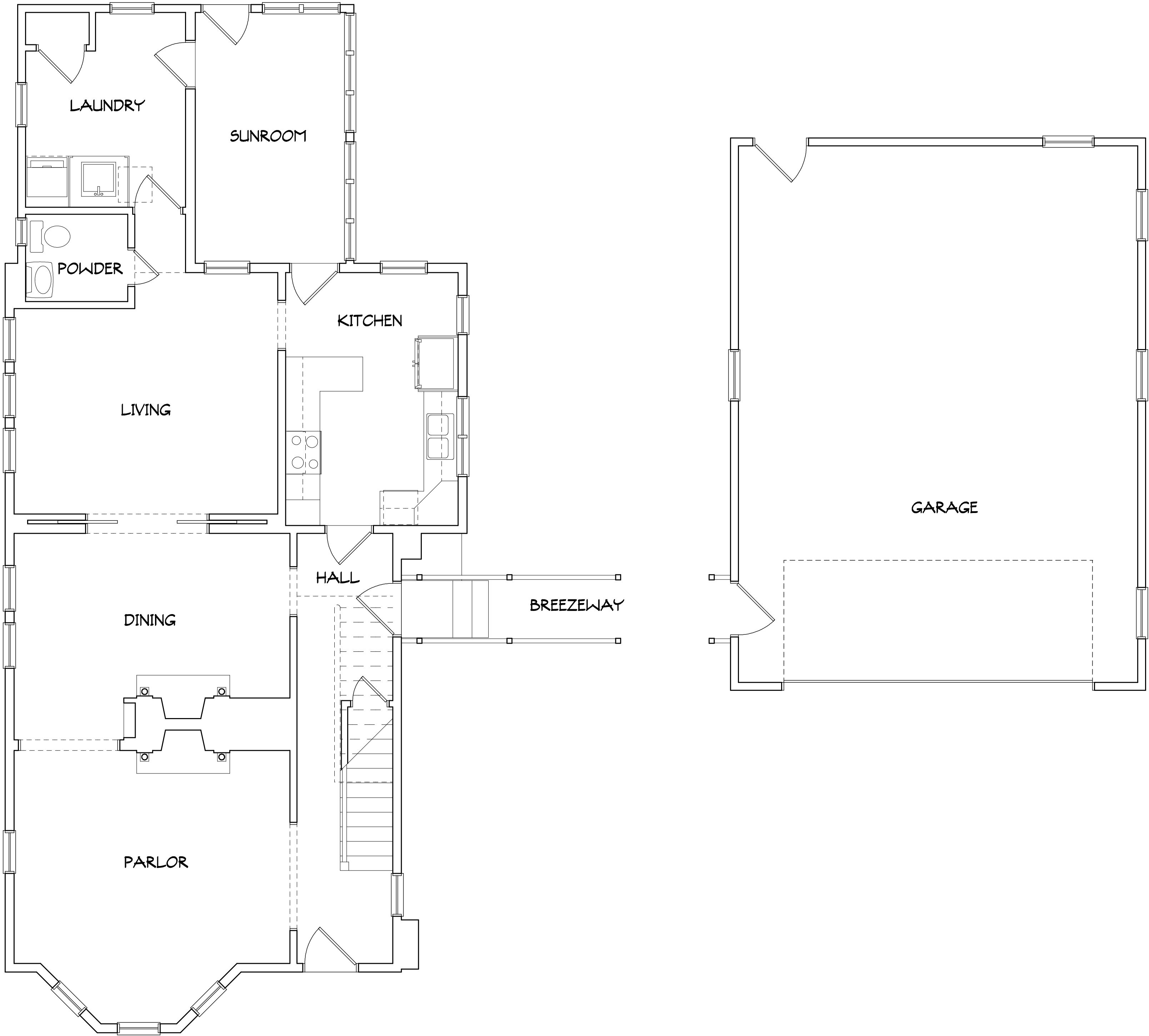
Respectfully Submitted,



Jacob M. Platt
Senior Planner

AS-BUILT FIRST FLOOR PLAN

1/4"=1'-0"

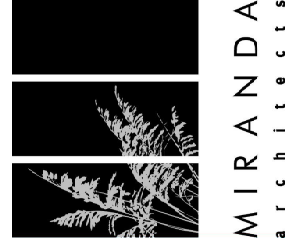


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AB1

AS-BUILT 1ST FLOOR PLAN	
REVISIONS	DATE

AS-BUILT DRAWINGS FOR
KAUFMAN TORRE RESIDENCE
116 SOUTH 10TH STREET
FERNANDINA BEACH, FL 32034



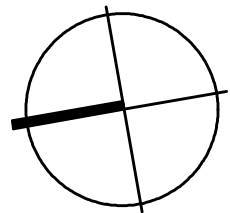
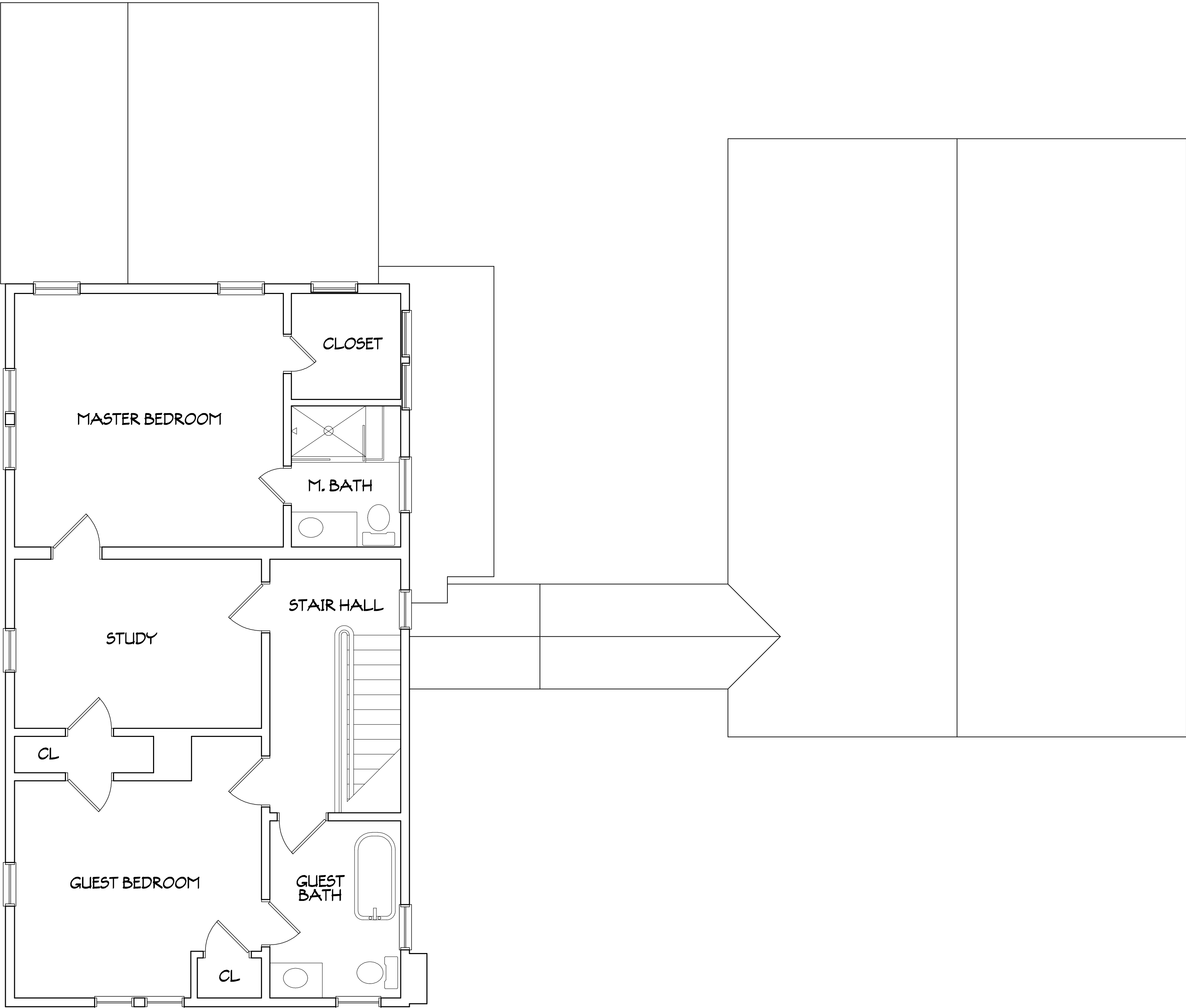
**MIRANDA
ARCHITECTS**
308 1/2 CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
FL REG NO. AA 100028

KAUFMAN TORRE AS-BUILT'S	
JOB NO. -- K191028	DRAWN BY -- LJM
CHKD BY -- JLM	DATE -- 01-31-20

José L. Miranda, Jr., FL AP#42537

AS-BUILT SECOND FLOOR PLAN

1/4"=1'-0"

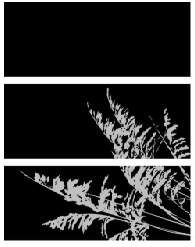


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AS-BUILT 2ND FLOOR PLAN

REVISIONS	DATE

AS-BUILT DRAWINGS FOR

MIRANDA
ARCHITECTS

308 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
FL ARCH. NO. CA16082

KAUFMAN TORRE RESIDENCE
116 SOUTH 10TH STREET
FERNANDINA BEACH, FL 32034

KAUFMAN TORRE AS-BUILT'S
JOB NO. -- K191028
DRAWN BY -- LSH
CHKD BY -- JLM
DATE -- 01-31-20

Jose L. Miranda, Jr., FL ARCH16082



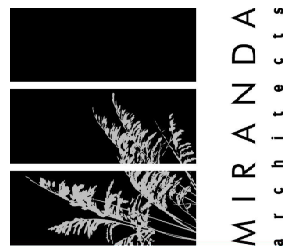
AS-BUILT WEST ELEVATION (SOUTH 10TH STREET)

1/4"=1'-0"

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AS-BUILT ELEVATIONS	
REVISIONS	DATE

AS-BUILT DRAWINGS FOR
KAUFMAN TORRE RESIDENCE
116 SOUTH 10TH STREET
FERNANDINA BEACH, FL 32034



**MIRANDA
ARCHITECTS**
309 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.261.4566 TEL
FL REG. NO. 00000000

	KAUFMAN TORRE AS-BUILTS
	JOB NO. -- K191026
	DRAWN BY -- LSH
	CHKD BY -- JLM
	DATE -- 01-31-20



AS-BUILT SOUTH ELEVATION

1/4"=1'-0"

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AB4

AS-BUILT ELEVATIONS	
REVISIONS	DATE

AS-BUILT DRAWINGS FOR
KAUFMAN TORRE RESIDENCE
116 SOUTH 10TH STREET
FERNANDINA BEACH, FL 32034



**MIRANDA
ARCHITECTS**
309 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.264.3000
FL ARCH #14306000

KAUFMAN TORRE AS-BUILT
JOB NO. -- K191028
DRAWN BY -- L5M
CHKD BY -- JLT
DATE -- 01-31-20



AS-BUILT EAST ELEVATION

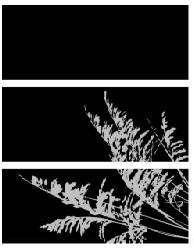
1/4"=1'-0"

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AS-BUILT ELEVATIONS

REVISIONS	DATE

AS-BUILT DRAWINGS FOR
KAUFMAN TORRE RESIDENCE
116 SOUTH 10TH STREET
FERNANDINA BEACH, FL 32034

**MIRANDA**
ARCHITECTS

309 1/2 CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
FL REG. NO. AA 100088

KAUFMAN TORRE
AS-BUILTS

JOB NO. -- K191028

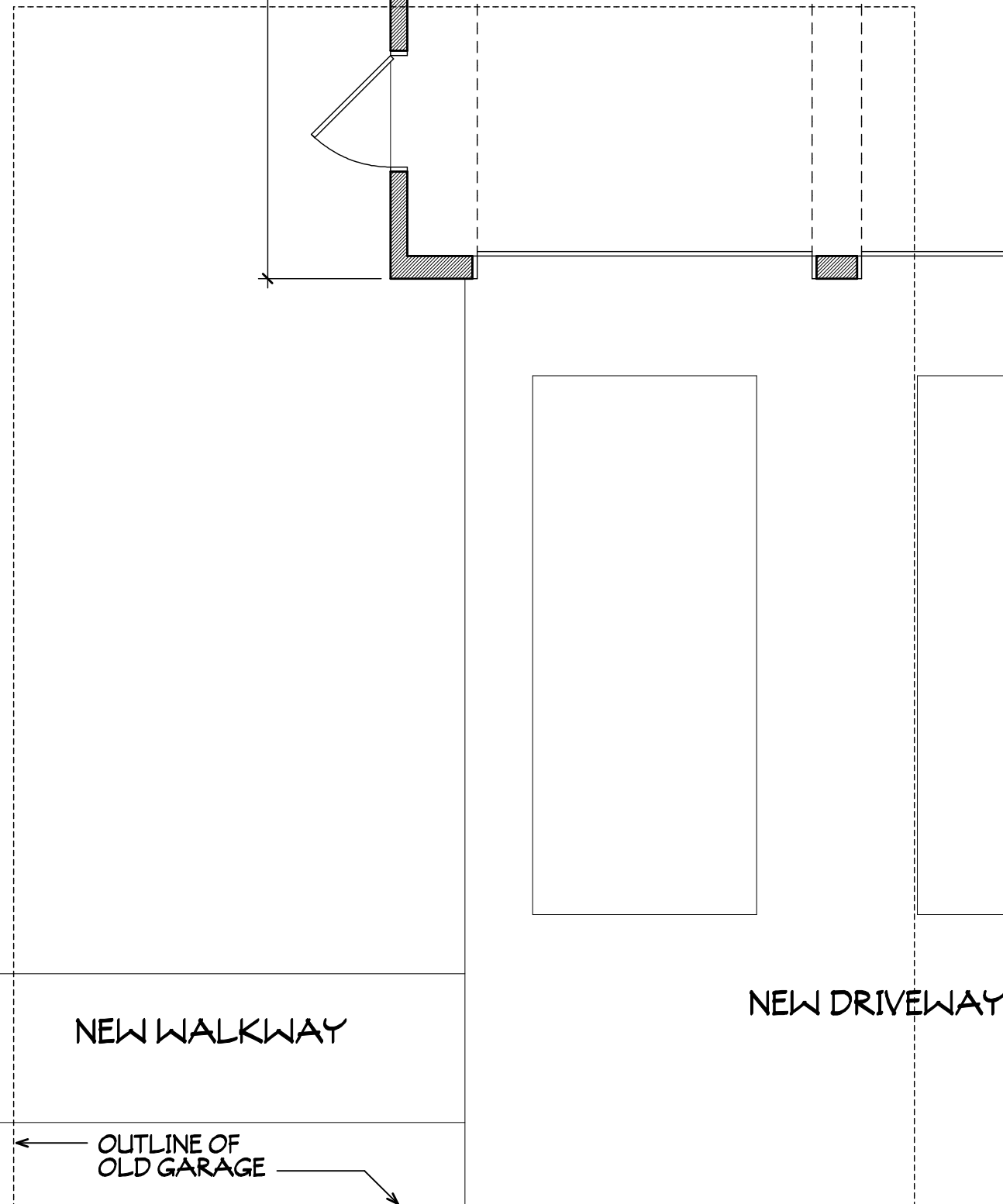
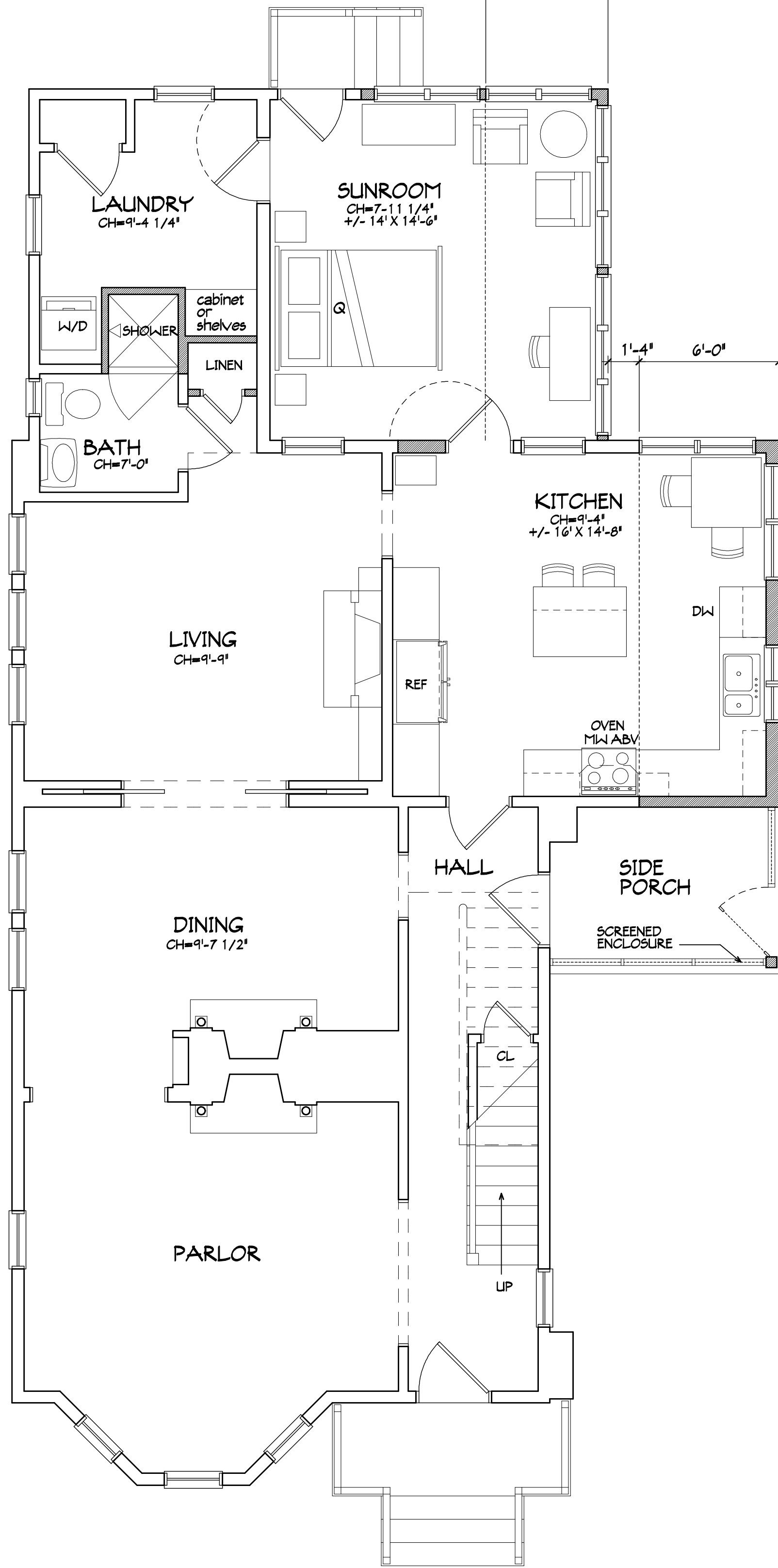
DRAWN BY -- LJM

CHKD BY -- JLM

DATE -- 01-31-20

PROPERTY LINE

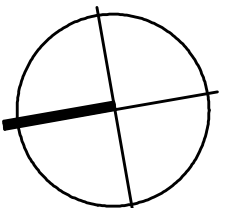
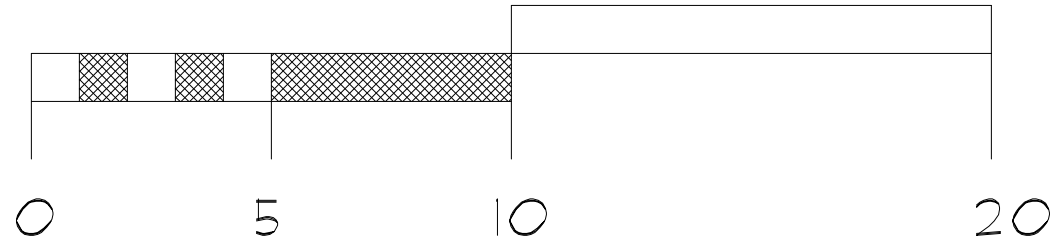
85' PROPERTY LINE



PROPOSED INTERMEDIATE PROPERTY LINE
LEAVING 50' WIDE LOT TO SOUTH

PLAN LEGEND

- EXISTING WALLS TO REMAIN
- NEW WALLS
- LIMIT OF EXISTING STRUCTURE



36" DIA
LAUREL OAK

The drawings and the design ideas are for informational purposes only and are not to be used for construction or other purposes without the written consent of the architect. The architect is not responsible for any errors or omissions in these drawings or for any other project and it is to be returned on request.

PRELIMINARY DESIGN FIRST FLOOR PLAN

1/4"=1'-0"

KALUFMAN TORRE
PRELIMINARY DESIGN
JOB NO. -- K191028
DRAWN BY -- LSH
CHKD BY -- JLM
DATE -- 07-02-20

MIRANDA ARCHITECTS

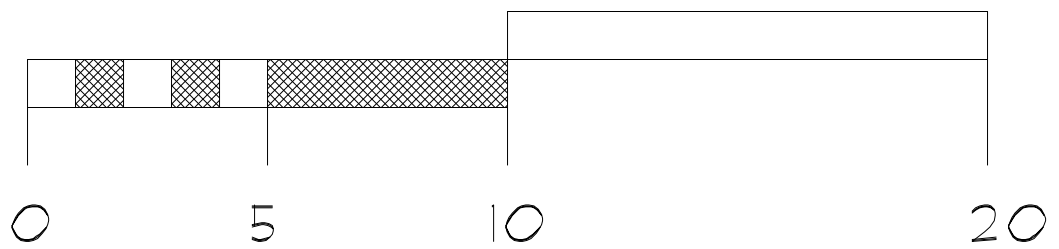
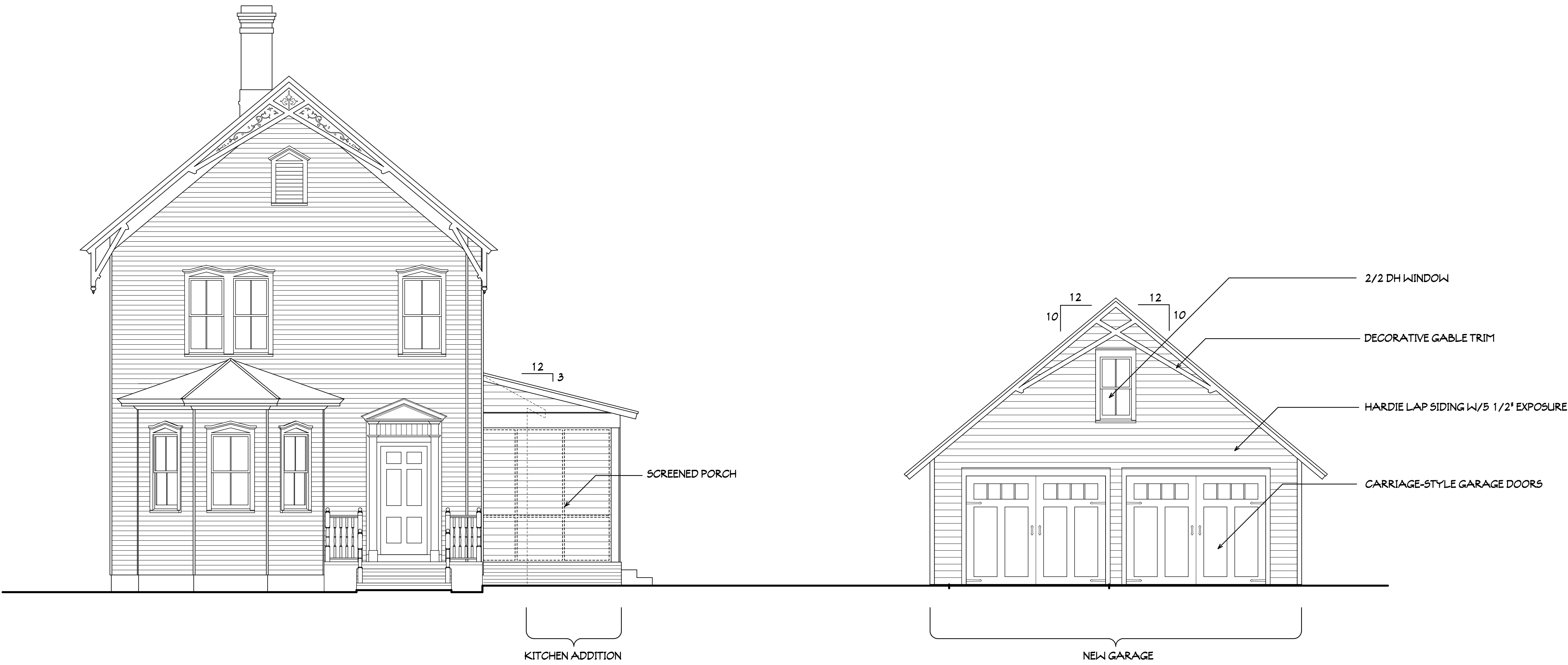
309 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
FL REG. NO. 001700000

PRELIMINARY DESIGN FOR

KALUFMAN - TORRE ADDITION

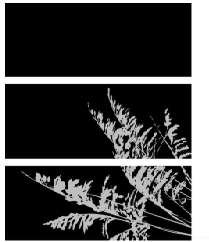
116 SOUTH 10TH STREET
FERNANDINA BEACH, FL 32034

FIRST FLOOR PLAN	REVISIONS	DATE
1	BATH/LAUNDRY, GARAGE	03/18/20
2	TREE LOCATION	06/01/20
3	GARAGE, KITCHEN WINDOWS	07/02/20



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KAUFMAN TORRE PRELIMINARY DESIGN	JOE L. MIRANDA, P.E., P.L.
JOB NO. -- K191028	DATE -- 07-02-20
DRAWN BY -- LSH	
CHKD BY -- JLM	

**MIRANDA
ARCHITECTS**

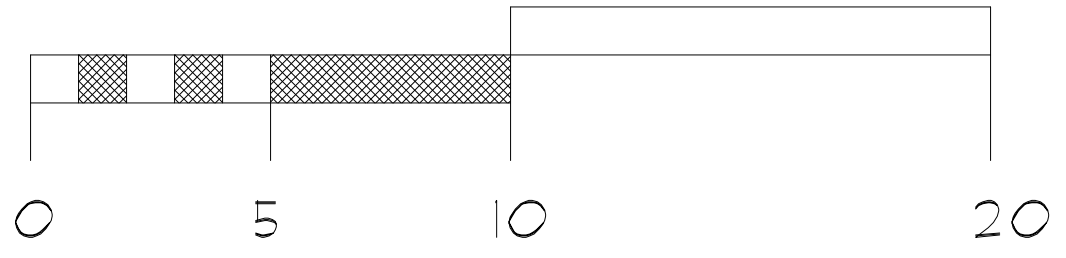
309 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.281.6962 TEL
FL REG NO. 00000000

PRELIMINARY DESIGN FOR
KAUFMAN - TORRE ADDITION
116 SOUTH 10TH STREET
FERNANDINA BEACH, FL 32034

WEST ELEVATION	
REVISIONS	DATE



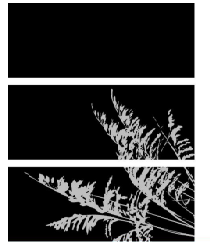
PRELIM. GARAGE SOUTH ELEV. (NORTH ELEV. SIMILAR) 1/4"=1'-0"



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

KAUFMAN TORRE PRELIMINARY DESIGN	JOE L. MIRANDA, JR., F.L. ARCHITECTS
JOB NO. -- K191028	
DRAWN BY -- L5M	
CHKD BY -- JLM	
DATE -- 07-02-20	



**MIRANDA
ARCHITECTS**
308 1/2 CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
FL REG. NO. AA 00008

PRELIMINARY DESIGN FOR
KAUFMAN - TORRE ADDITION
116 SOUTH 10TH STREET
FERNANDINA BEACH, FL 32034

SOUTH ELEVATION		DATE	
REVISIONS			

KAUFMAN TORRE PRELIMINARY DESIGN
JOB NO. -- K191028
DRAWN BY -- LSM
CHKD BY -- JLM
DATE -- 07-02-20

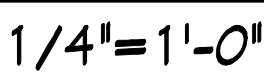


MIRANDA

PRELIMINARY DESIGN FOR

EAST ELEVATION		DATE
REVISIONS		

P4



Print

Historic District Council (HDC) Variance Application - Submission #428

Date Submitted: 4/25/2020

HISTORIC DISTRICT COUNCIL (HDC) VARIANCE APPLICATION

USE THIS FORM TO Apply for a variance from requirements in the Land Development Code (LDC). Variances are demonstrations of hardship as to why a project cannot meet the requirements.

Fees

Once application is submitted it will be reviewed for completeness. Once verified complete, an invoice will be emailed to the applicant.



Residential \$850



Commercial \$1,000

IMPORTANT NOTES

Application Requirements



A complete application filed at least thirty (45) days before the date of the Board of Adjustment's public hearing;



A current signed, sealed, scaled survey of the property (no older than two years from date of application);



Proof of ownership (copy of deed or tax statement)



If applying as an agent, Owner's Authorization for Agent Representation form needs to be signed/ notarized and included in application;



A detailed letter stating the reasons for the request



Materials as needed to illustrate the nature of the request, including but not limited to, site plans, architectural drawings, photographs, etc. (Any site plans or drawings must be dimensioned and to

Pre-Application Meeting

To guide you through the process and ensure that your application is understood and properly processed, you'll need to meet with the applicable planner prior to submitting your application. Completed Board applications are due approximately 45 days prior to the meeting date. Cases in the historic districts or Community Redevelopment Area are heard by the Historic District Council, please use the HDC Variance Application. Cases in all other areas of the City are heard by the Board of Adjustment.

Appeals

An applicant aggrieved by any decision of the HDC may appeal to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in LDC Section 10.02.04(D). The petition shall be presented to the City Commission within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.

Please see the Land Development Code (LDC) for detailed information:



Procedures for Variances – see LDC Section 10.02.04.

The LDC is available for review at

<http://www.fbfl.us/LDC>

Limitations on the Grant of a Variance

The following limitations on the grant of a variance apply:



1. A variance shall not be granted which authorizes a use that is not permissible in the zoning district in which the property subject to the variance is located.



2. A variance shall not be granted which authorizes any use or standard that is prohibited by the City’s Comprehensive Plan.



3. No nonconforming use of adjacent lands, structures, or buildings in the same zoning district, and no permitted use of land, structures, or buildings in other zoning districts, shall be considered g



4. A variance shall not change the requirements for concurrency.



5. A variance shall not be granted to permit the use of a single media peonia for the construction of a dwelling unit.



6. A variance shall not be granted if the evidence submitted by an applicant is solely a demonstration of financial hardship or economic considerations.



7. A variance shall not be granted for procedure or process components of this Land Development Code.



8. A variance shall not be granted to deviate from LDC section 4.02.02 to combine two (2) or more lots which would result in a lot width greater than 100 feet for lots or parcels that abut Ocean Avenue



9. A variance will not be granted which authorizes the filling of wetlands prohibited by Land Development Code Section 3.03.03(A)



10. No variance shall be granted to exceed the maximum building height of 35 feet for a building on any lot within 800 feet of the mean highwater line of the Atlantic Ocean under LDC Section 4.02.03(D)



11. A variance shall not be granted for any residential or residential mixed-use structure to exceed the maximum building height requirements contained in Table 4.02.03(E).



12. A variance shall not be granted to exceed the minimum side yard setbacks listed in Table 4.02.03(E) for any building within 800 feet of the mean high-water mark of the Atlantic Ocean.

PROPERTY INFORMATION

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

Historic District*

Downtown

Site Address*

115 S 6th Street

City*

Fernandina Beach

State*

FL

Zip*

32034

Parcel ID#(s)*

00-00-31-1800-0028-0030

Zoning District*

R-2

Future Land Use Designation*

Medium Density Residential

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Mary Julia

Last Name*

Little

Company (if applicable)

Mailing Address*

940514 Old Nassauville Road

City*

Fernandina Beach

State*

FL

Zip*

32034

Telephone Number*

9043217075

E-mail Address*

little3450@comcast.net

OWNER'S AGENT

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

First Name

Lance

Last Name

Jones

Company (if applicable)

Mailing Address

115 S 6th Street

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

9043105864

E-mail Address

lance@shopcapehouse.com

PROJECT INFORMATION

Variance requested from LDC section(s):*

1.03.05

Summary of Request (more detailed information to be provided in required letter of intent)*

Construction of Structures on Combined Lots - New Home Construction on Lots 3 & 4. The applications for 115 S 6th Street and address assigned for Lot 3 and Lot 4 of the property begin with a native Fernandina Beach family. One of the original shrimp boat captains, Clifton Little and his wife Eveyln, built the home at 115 S 6th Street in 1927. The property has remained in the family, most recently purchased in 2016 by Dennis (Clifton's son) and Mary Julie Little (Cecil Brewton's daughter) - both lifetime residents of Fernandina Beach. Our applications are submitted with the intent of maintaining the character of historic Fernandina Beach, retaining multiple heritage trees on the property, and continuing a homestead within the Little family. Currently the property encompasses Lot 11 and Lot 12 (fronting S 6th Street) and Lot 3 and Lot 4 (fronting S 5th Street). Lance and Lauren Little Jones are purchasing Lot 3 and Lot 4 from Dennis and Mary Julia Little with the intent to build. 07/25/19 - Survey (including trees) by Manzie & Drake 11/30/19 - Consultation by McCall Tree Health & Consulting to discuss potential footprint of new construction while retention heritage trees.

REQUIRED FINDINGS FOR A GRANT OF A VARIANCE

In order for an application for a variance to be approved or approved with conditions, 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 property is unique in that it has 3 heritage oak trees and 1 heritage magnolia tree. The design of the home was made in an effort to minimize removal of any trees, in fact, we are preserving all trees on the property.

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

No special privileges are necessary with the current plans to build.

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.*

No rights would be deprived.

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, in combination with the following variances: - an auxiliary structure being removed - lot line adjustment to subdivide Lot 3 & 4 from Lot 11 & 12 - front contextual setback

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

The new construction aligns with the aesthetic of the historic district in alignment with the Land Development Code and Comprehensive Plan.

6. Public Interest: Granting the variance is compatible with surrounding properties, will not cause injury to the area involved, or otherwise be detrimental to the public health, safety, welfare or environment.*

Variance is compatible with surrounding properties, will not cause injury to the area involved, and is not detrimental to public health, safety, welfare or environment.

ADDITIONAL CRITERIA FOR FINDING FOR A VARIANCE IN THE HISTORIC DISTRICT OR COMMUNITY REDEVELOPMENT AREA

In acting on variance requests in the Historic District Overlays or the Community Redevelopment Area Overlay, the Historic District Council may be guided by the following in addition to the criteria in LDC Section 10.02.02(A): That a variance is necessary to maintain the historic character of property through demonstrating that:

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

Variance is not contrary to public interest, safety, or welfare.

2. Special conditions and circumstances exist, because of the historic setting, location, nature, or character of the land, structure, appurtenance, sign, or building involved, which are not applicable to other lands, structures, appurtenances, signs, or buildings in the same zoning district, which have not been designated as historic sites or a historic district nor listed on the Local Register of Historic Places.

Special circumstances apply to the heritage trees on the property that could potentially limit new home construction, however, we have taken them into account and designed the home to incorporate the trees on the property.

3. Literal interpretation of the provisions of existing ordinances would alter the historic character of the historic district, or historic site to such an extent that it would not be feasible to preserve the historic character, of the historic district or historic site.

The new home would not alter the historic character.

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

The variance is the minimum necessary to preserve the historic character of the historic district.

5. In the case of the alteration of an existing building, the proposed design would incorporate materials, details, or other elements not permitted by the Land Development Code but which can be documented by photographs, architectural or archaeological research or other suitable evidence to have been used on other buildings of a similar vintage and style in the Historic District in which the building is located, provided that the project will not destroy significant architectural features on the building.

All building materials selected for the new home are in consideration of the historic district and likeness of homes downtown.

6. In the case of new construction, the proposed design incorporates materials, details, setbacks, massing or other elements that are not permitted by the Land Development Code but which would enhance the quality of the design for the new building or structure, provided that said new building or structure otherwise complies with the criteria for new construction in the Historic District in which the building or structure is proposed to be located and provided further that it would also have a beneficial effect on the historic character of the visually related area.

The design takes into consideration materials, setback,s, etc. to comply with new construction in the Historic District.

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

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

The variance is not contrary to public interest, safety, or welfare.

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

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

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

The variance requested is the minimum necessary to build and retain the heritage trees on the property.

4. The proposed design would incorporate materials, details, or other elements not permitted by the Land Development Code but which can be documented by photographs, architectural or archaeological research or other suitable evidence to have been used on other buildings of a similar vintage and style in the Historic District in which the building is located, provided that the project will not destroy significant architectural features on the building.

The proposed design is in alignment with the Historic District.

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.

Applicant's First Name*

Lance

Applicant's Last Name*

Jones

Today's Date*

4/25/2020



DEPARTMENT OF PLANNING & CONSERVATION

204 Ash Street | Fernadnina Beach, Florida 32034 | 904 310-3480 | www.fbfl.us/planning

Upload Supplemental Materials	Upload 2	Upload 3
Lot 3-4 Sixth Street Model (1).pdf	Lot 3-FIFTH STEET-PLANS-2.19.20.pdf	115 S 6th Street Survey_07-25-19.pdf

APPLICATIONS FOR 115 S 6TH STREET

The applications for 115 S 6th Street and address assigned for Lot 3 and Lot 4 of the property begin with a native Fernandina Beach family. One of the original shrimp boat captains, Clifton Little and his wife Eveyln, built the home at 115 S 6th Street in 1927. The property has remained in the family, most recently purchased in 2016 by Dennis (Clifton's son) and Mary Julie Little (Cecil Brewton's daughter) – both lifetime residents of Fernandina Beach.

Our applications are submitted with the intent of maintaining the character of historic Fernandina Beach, retaining multiple heritage trees on the property, and continuing a homestead within the Little family. Currently the property encompasses Lot 11 and Lot 12 (fronting S 6th Street) and Lot 3 and Lot 4 (fronting S 5th Street). Lance and Lauren Little Jones are purchasing Lot 3 and Lot 4 from Dennis and Mary Julia Little with the intent to build.

07/25/19 - Survey (including trees) by Manzie & Drake

11/30/19 – Consultation by McCall Tree Health & Consulting to discuss potential footprint of new construction while retention heritage trees.

In order to do so,

1. The auxiliary structure *Wood Shed*, which is 12' x 16', would need to be demolished
*COA for demolition of shed (see attached HDC Application)
2. Lot 3 & Lot 4 become 100' x 100' or 100' x 90'
*Lot Line Adjustment to create new lot (Admin Application)
3. New 3,366 Sq Ft (2,620 heated) Historic Home fronting S 5th Street*
*Maintaining three heritage oaks and one heritage magnolia
Historic District Council review for new construction (see attached HDC Application, will be a board review);
4. Allow for a front setback of 14.5'
Context Sensitive Review for front yard setback (Admin Reviews Application)
5. Allow for 3' side yard setback for car port / garage accessory structure*
*Retains 27" Magnolia Tree
Admin Review Application

HERITAGE OAK TREES & MAGNOLIA *RETAINED ON 115 S 6TH STREET* WITH APPROVED APPLICATIONS.



CERTIFIED TO:

LANCE JONES

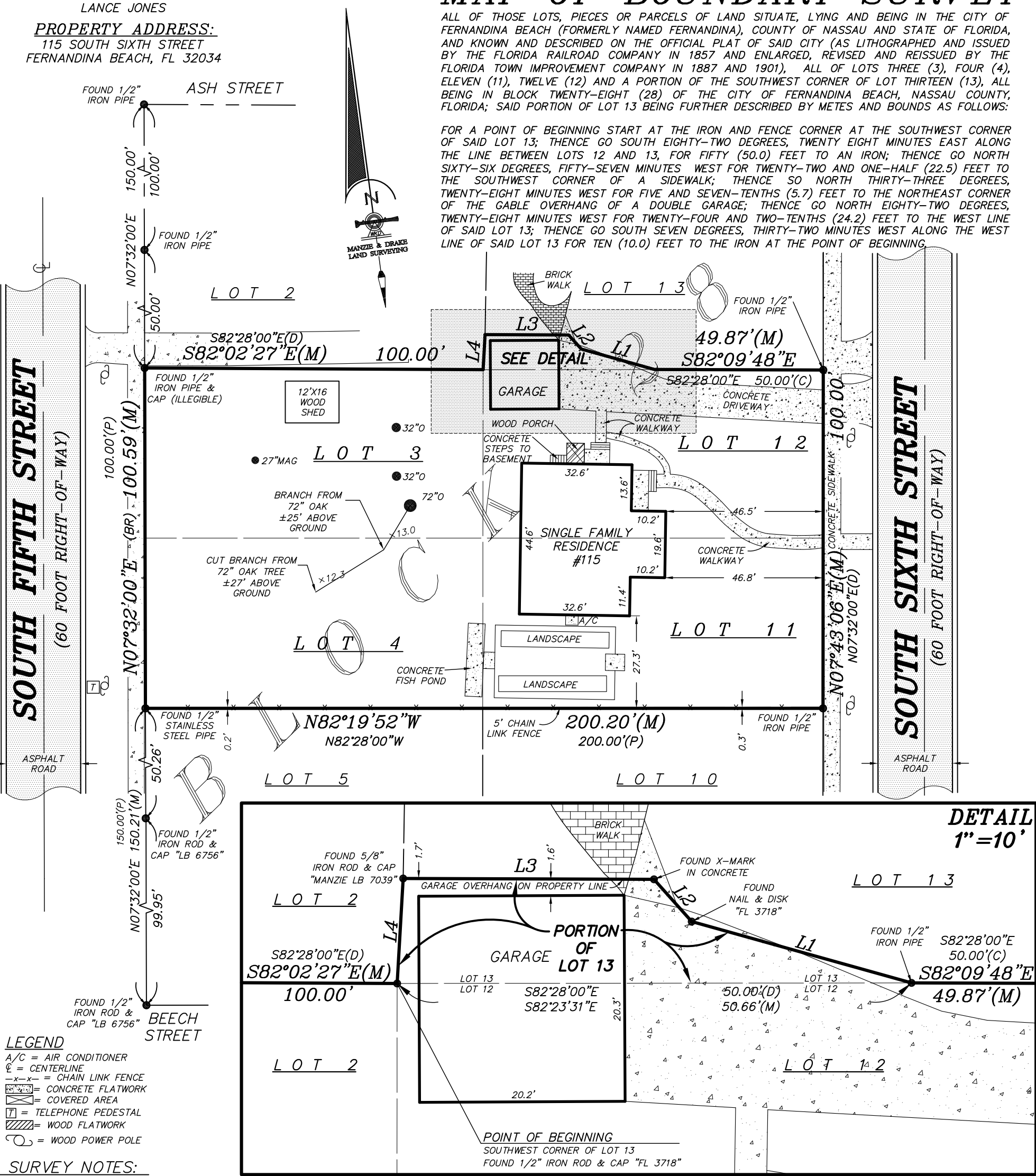
PROPERTY ADDRESS:

115 SOUTH SIXTH STREET
FERNANDINA BEACH, FL 32034

MAP OF BOUNDARY SURVEY

ALL OF THOSE LOTS, PIECES OR PARCELS OF LAND SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), COUNTY OF NASSAU AND STATE OF FLORIDA, AND KNOWN AND DESCRIBED ON THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901), ALL OF LOTS THREE (3), FOUR (4), ELEVEN (11), TWELVE (12) AND A PORTION OF THE SOUTHWEST CORNER OF LOT THIRTEEN (13), ALL BEING IN BLOCK TWENTY-EIGHT (28) OF THE CITY OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA; SAID PORTION OF LOT 13 BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

FOR A POINT OF BEGINNING START AT THE IRON AND FENCE CORNER AT THE SOUTHWEST CORNER OF SAID LOT 13; THENCE GO SOUTH EIGHTY-TWO DEGREES, TWENTY EIGHT MINUTES EAST ALONG THE LINE BETWEEN LOTS 12 AND 13, FOR FIFTY (50.0) FEET TO AN IRON; THENCE GO NORTH SIXTY-SIX DEGREES, FIFTY-SEVEN MINUTES WEST FOR TWENTY-TWO AND ONE-HALF (22.5) FEET TO THE SOUTHWEST CORNER OF A SIDEWALK; THENCE SO NORTH THIRTY-THREE DEGREES, TWENTY-EIGHT MINUTES WEST FOR FIVE AND SEVEN-TENTHS (5.7) FEET TO THE NORTHEAST CORNER OF THE GABLE OVERHANG OF A DOUBLE GARAGE; THENCE GO NORTH EIGHTY-TWO DEGREES, TWENTY-EIGHT MINUTES WEST FOR TWENTY-FOUR AND TWO-TENTHS (24.2) FEET TO THE WEST LINE OF SAID LOT 13; THENCE GO SOUTH SEVEN DEGREES, THIRTY-TWO MINUTES WEST ALONG THE WEST LINE OF SAID LOT 13 FOR TEN (10.0) FEET TO THE IRON AT THE POINT OF BEGINNING.



LEGEND

- A/C = AIR CONDITIONER
- CL = CENTERLINE
- x-x- = CHAIN LINK FENCE
- [Pattern] = CONCRETE FLATWORK
- [Pattern] = COVERED AREA
- [Symbol] = TELEPHONE PEDESTAL
- [Pattern] = WOOD FLATWORK
- [Symbol] = WOOD POWER POLE

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°32'00"E for the easterly right-of-way line of South 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)
- 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.

TREE NOTE:

TREES SHOWN ON THIS SURVEY WERE LOCATED AT CLIENTS REQUEST. HOWEVER, OTHER TREES EXIST ON PROPERTY.

TREE LEGEND

MAG = MAGNOLIA TREE
O = OAK TREE

TREE DISCLAIMER:

NUMBER OF TREES SHOWN ON SURVEY: 4

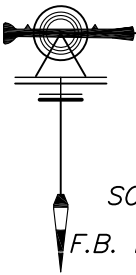
SPECIES OF TREES HAVE BEEN IDENTIFIED TO THE BEST OF OUR KNOWLEDGE AND BELIEF; HOWEVER MANZIE & DRAKE LAND SURVEYING WILL ASSUME NO LIABILITY, EXPRESSED OR IMPLIED, FOR THE CORRECTNESS OF SAID SPECIES IDENTIFICATION.

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.

LINE TABLE

LINE	BEARING	LENGTH
L1(M)	N66°44'06"W	22.47'
L1(D)	N66°57'00"W	22.50'
L2(M)	N34°07'05"W	5.58'
L2(D)	N33°28'00"W	5.70'
L3(M)	N82°08'19"W	24.70'
L3(D)	N82°28'00"W	24.20'
L4(M)	N10°56'39"E	10.36'
L4(D)	N07°32'00"E	10.00'

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"=30' JOB NO: 20674 DATE: 07/25/2019 CADD: BH

F.B. NO: X-330 PAGE NO: 39 FIELD CREW: GS FILE NO: A-4898

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

COPYRIGHT © 2019 BY MANZIE AND DRAKE LAND SURVEYING

Acknowledgment and Waiver of Rights: Fernandina Beach CMT Hearing

I, the undersigned Applicant or Agent, and Property Owner, hereby acknowledge and agree that:

- Applicant and/or Property Owner has the option of deferring their case to be heard at a future date under established non-emergency procedures.
- Applicant and/or Property Owner knowingly and willingly chooses to proceed to hearing under the Communications Media Technology (CMT) Quasi-Judicial, Legislative, and Administrative Hearing Procedures for the City of Fernandina Beach.
- CMT procedures are held only during a declared State of Emergency by the Governor. Such procedures may or may not comply with Florida Statutes or case law governing Quasi-Judicial, Legislative, or Administrative Hearings. CMT procedures must comply with Section 120.54(5)(b)(2), Fla. Stats.
- For quasi-judicial hearing: An opportunity for persons to speak on each agenda item or case will be made available after the applicant and staff have made their presentations on each item. All testimony, including public testimony and evidence by affected parties, will be made under oath or affirmation. Additionally, each person who gives testimony may be subject to cross-examination. If you do not wish to be either cross-examined or sworn, your testimony will be given its due weight. Affected parties will be permitted to cross-examine witnesses and parties. However, the public may request the Board Chair or moderator to ask questions of parties or witnesses on their behalf. Persons representing organizations must present evidence of their authority to speak for the organization.
- For all quasi-judicial hearings except appeals, witness lists and exhibits to be presented by applicants and affected parties must be submitted to the City Attorney's Office three (3) business days in advance of the hearing. "Affected Parties" are defined as residents of the City.
- Decisions and Orders of any board or commission may be subject to challenge by private parties, government agencies, and affected or aggrieved persons. Further, such Orders or Decisions are subject to be overturned by a court of competent jurisdiction. Applicant and/or Property Owner agree to indemnify and hold harmless the City of Fernandina Beach, its boards and commission, staff, and appointed and elected officials, for any and all claims arising out of Applicant and/or Property Owner's decision to proceed to hearing utilizing CMT procedures. Applicant and/or Property Owner agree to pay all reasonable attorneys' fees and costs incurred by the City in defending the decision or order of the board or commission utilizing CMT procedures related to your hearing.
- Applicant and/or Property Owner fully understand the risks and costs of litigation and have independently assessed these risks and costs and choose to proceed with hearing of the application utilizing CMT procedures.

Applicant and/or Property Owner further acknowledges that they have had an opportunity to consult with and be represented by counsel of their choosing and is advised to do so. Applicant and/or Property Owner freely, without duress or coercion, and based on Applicant's and/or Property Owner's own judgment wish to proceed with hearing of their application utilizing CMT hearing procedures.

PROPERTY OWNER

SIGNATURE: _____

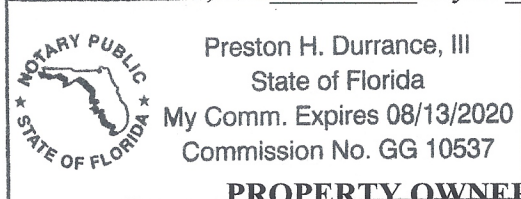
NAME: _____

Mary Julia Little
Mary Julia Little

STATE OF FLORIDA
COUNTY OF NASSAU

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☒ physical presence or ☐ online notarization, Mary Julia Little, who is personally known to me or who has produced FL drivers license as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this 7th day of July, 2020.



Preston H. Durrance III
Notary Public, State of Florida

PROPERTY OWNER'S AGENT

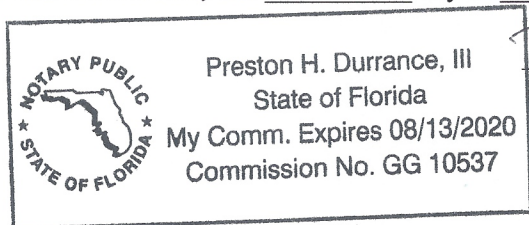
SIGNATURE: [Signature]

NAME: Lance Jones

STATE OF FLORIDA
COUNTY OF NASSAU

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☒ physical presence or ☐ online notarization, Lance Jones, who is personally known to me or who has produced FL drivers license as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this 7th day of July, 2020.



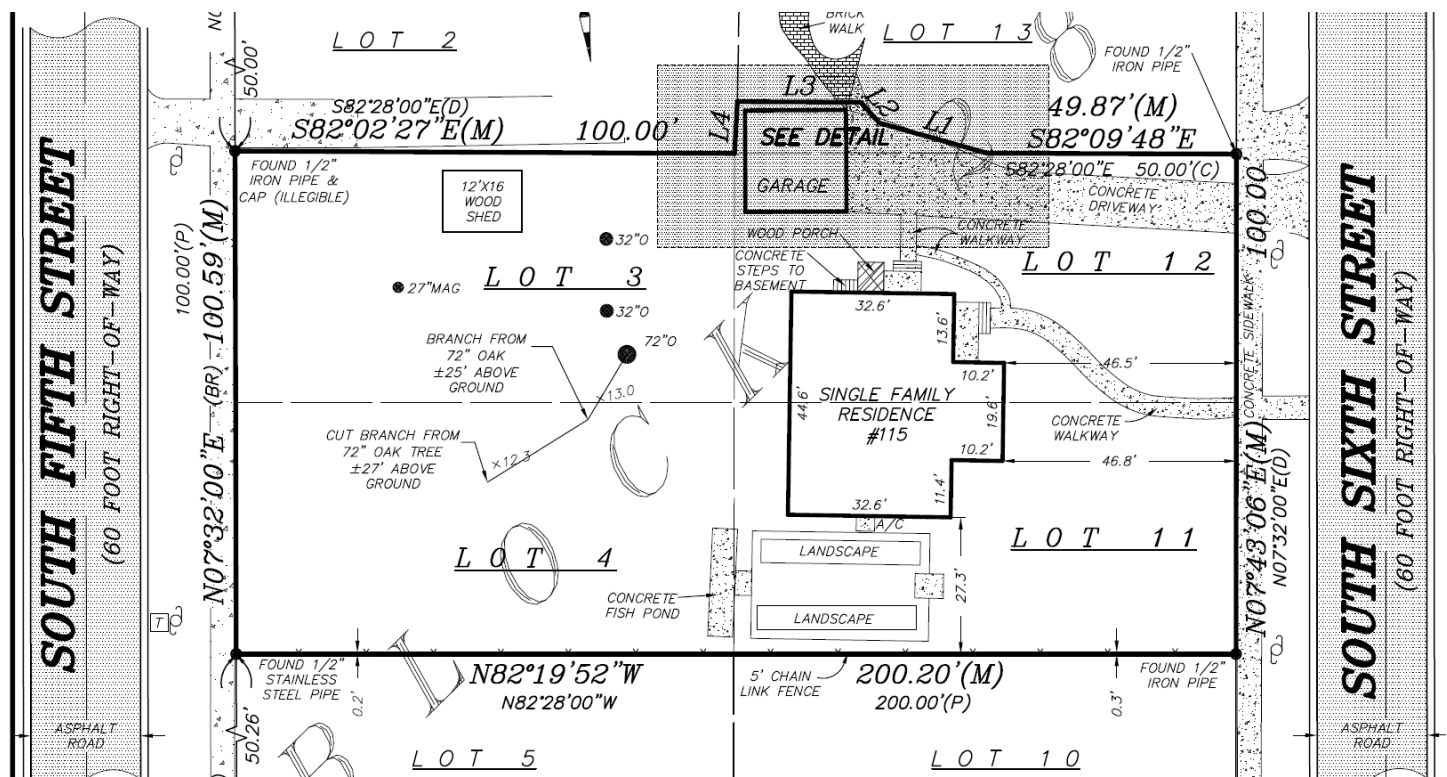
Preston H. Durrance III
Notary Public, State of Florida



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDCV 2020-0004
July 16, 2020

Owner/Applicant:	Dennis & Mary Julia / Lance Jones
Property Address:	115 S. 6th Street
Requested action:	Variance from Land Development Code Section 1.03.05 Combined Lots
Current zoning:	R-2
FLUM land use category:	Medium Density Residential
Existing uses on the site:	Single Family Home & detached garage
FL Master Site File #	NA00379
Year Built:	est. 1833
Contributing Status:	Contributing

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is requesting a variance from this section of the land development code to allow for a western portion of the property to be separated from the combined "lot of record," and allow for the construction of a single family dwelling. A variance is required from LDC Section 1.03.05(A) which states that where you have structures, including auxiliary buildings constructed on multiple lots of record, such lots shall thereafter constitute one building site. The demolition of the woodshed on lot three (COA HDCSA 2020-0030) does not relieve the requirements of 1.03.05, Construction or Demolition of Structures on Combined Lots.

If the variance request is granted, conceptual approval for the single-family dwelling and accessory structure will follow this variance request. Subsequently, a minor subdivision application will establish the new lot of record

fronting South 5th Street and provide the required twenty-foot rear yard setback for the contributing structure at 115 S. 6th Street. A Context Sensitive Review will also be processed administratively to allow for the reduction of the twenty-five-foot front yard setback. This will allow the proposed single-family residence on South 5th Street to better align with the historic structures on the block.

APPLICABLE GUIDELINES:

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

[CITY OF FERNANDINA BEACH COMPREHENSIVE PLAN](#)

ANALYSIS:

Criteria	Applicant Response	Staff Analysis	Meets Criteria
<u>1. Special Conditions</u> Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district. Special conditions or circumstances do not result from actions of the applicant and are not based on a desire to reduce development costs	<i>"The property is unique in that it has 3 heritage oak trees and 1 heritage magnolia tree. The design of the home was made in an effort to minimize removal of any trees, in fact, we are preserving all trees on the property."</i>	Staff finds that the parcel is unique in that it spans the entire width of the block, fronting South 5 th and 6 th Street. No other single family parcels exist within the Historic District on the south side of Centre Street, west of 8 th Street, with the exception of the Fairbanks House which is a B&B at this time.	YES
<u>2. Special Privilege</u> Granting the variance does not confer upon the applicant a special privilege that is denied by the Land Development Code to other lands, structures, or buildings in the same zoning district	<i>"No special privileges are necessary with the current plans to build."</i>	Granting the variance does not constitute a special privilege in that it will allow for a construction of a single-family residence more in keeping with the development pattern of the surrounding neighborhood. Had the wooden shed not been located on lot 3, the two 50 x 100 foot lots of record could each contain a single-family residence.	YES
<u>3. Literal Interpretation</u> Literal interpretation of the provisions of the Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district.	<i>"No rights would be deprived."</i>	Literal interpretation of the provisions of this section of the City's Land Development Code would deprive the property owner of two underlying lots of record.	YES

4. Minimum Variance The variance requested is the minimum variance needed that will make possible the reasonable use of the land, structure, or building.	<i>“The variance, in combination with the following variances: an auxiliary structure being removed – lot line adjustment to subdivide lot 3 & 4 from lot 11 & 12 – front contextual setback.”</i>	The requested variance will allow for the reasonable use of the unique parcel by allowing for the construction of a single-family residence and accessory structure. LDC Section 1.03.05(A) is the only variance requested.	YES
5. General Harmony Granting the variance will be in harmony with the general intent and purpose of the Land Development Code and Comprehensive Plan.	<i>“The new construction aligns with the aesthetic of the Historic District in alignment with the Land Development Code and Comprehensive Plan.”</i>	Granting of the variance will allow for the construction of a single-family residence and accessory structure in keeping with the harmony of the surrounding neighborhood. Meeting the general intent and purpose of the Land Development Code and Comprehensive Plan.	YES
6. Public Interest Granting the variance is compatible with surrounding properties, will not cause injury to the area involved, or otherwise be detrimental to the public health, safety, welfare or environment.	<i>“Variance is compatible with the surrounding properties, will not cause injury to the area involved, and is not detrimental to public health, safety, welfare, or environment.”</i>	Staff finds that the request would not cause injury to public health, safety, or welfare, or environment, and is compatible with the surrounding properties.	YES

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 above.

APPENDIX A CRITERIA

1. PUBLIC INTEREST:

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

2. SPECIAL CONDITIONS:

Special conditions and circumstances exist, because of the historic setting, location, nature, or character of the land, structure, appurtenance, sign, or building involved, which are not applicable to other lands, structures, appurtenances, signs, or buildings in the same zoning district, which have not been designated as historic sites or a historic district nor listed on the Local Register of Historic Places.

3. LITERAL INTERPRETATION:

Literal interpretation of the provisions of existing ordinances would alter the historic character of the historic district, or historic site to such an extent that it would not be feasible to preserve the historic character, of the historic district or historic site.

4. MINIMUM VARIANCE:

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

5. ALTERATION:

In the case of the alteration of an existing building, the proposed design would incorporate materials, details, or other elements not permitted by the Land Development Code but which can be documented by photographs, architectural or archaeological research or other suitable evidence to have been used on other buildings of a similar vintage and style in the Historic District in which the building is located, provided that the project will not destroy significant architectural features on the building.

6. NEW CONSTRUCTION:

In the case of new construction, the proposed design incorporates materials, details, setbacks, massing or other elements that are not permitted by the Land Development Code but which would enhance the quality of the design for the new building or structure, provided that said new building or structure otherwise complies with the criteria for new construction in the Historic District in which the building or structure is proposed to be located and provided further that it would also have a beneficial effect on the historic character of the visually related area.

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, meets all 6 criteria, and as such, must recommend approval.

Staff recommends: **APPROVAL** of HDCV 2020-0004

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number HDCV 2020-0004 **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 2020-0004, 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 HDCV 2020-0004 Application and Backup Materials

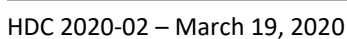
Respectfully Submitted,

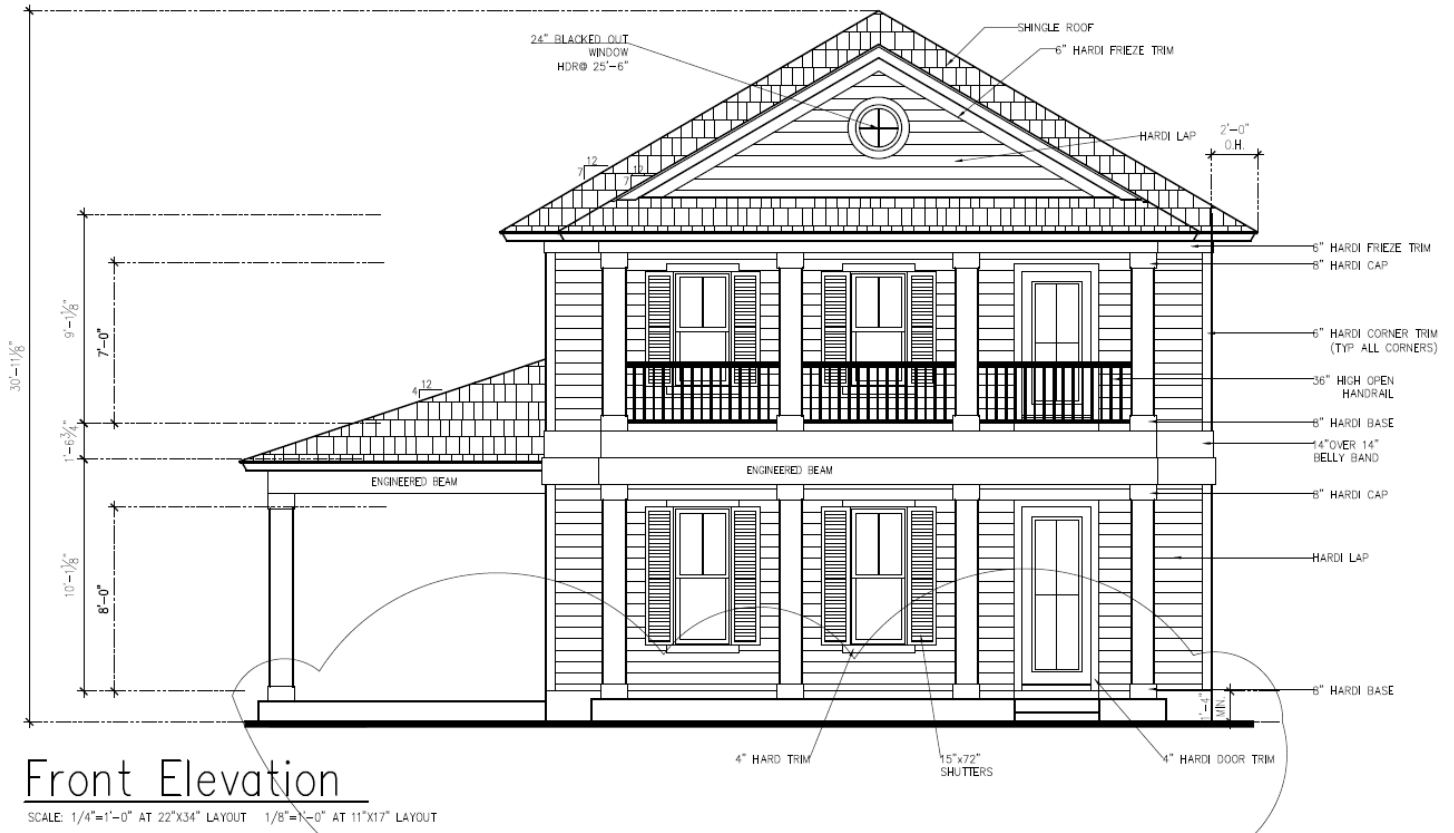


Jacob M. Platt
Senior Planner



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





SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

If the board is hearing this case, variance HDCV 2020-0004 was previously approved to allow for the restoration of lots 3 & 4 of City Block 28. A minor subdivision application will be processed to provide a twenty-foot rear yard setback from the existing structure, along with a Context Sensitive Review to reduce the front yard setback for the new principal structure on South 5th Street.

This conceptual review is for the construction a two-story single-family dwelling with a two-story detached accessory structure to the north.

APPLICABLE GUIDELINES:

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

ANALYSIS:

Staff notes the following, and request that the board provide the applicant with additional feedback.

1. The Downtown Historic District Guidelines call for new construction to have raised foundations. The front elevation notes a 16" minimum finished floor height above grade. It appears that the front porch will only be 12" above grade. Side and rear elevations do not depict a raised foundation.
2. Please indicate accessory structure height.
3. Smooth fiber cement lap siding is required.
4. Raised exterior muntins are required.
5. Please indicate proposed driveway material.

The accessory structure is proposed within a group of significant oak and magnolia trees. Staff requests that a third-party arborist evaluate the proposed placement, and the long-term survivability associated with the root impacts in conjunction with the City's Urban Forester/Arborist.

STAFF RECOMMENDATION:

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

Staff recommends:

CONCEPTUAL APPROVAL of HDC 2020-0004, with the conditions above and provided board direction.

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2020-0004 **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 2020-0004, 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 2020-0004 Application and Backup Materials

Respectfully Submitted,



Jacob M. Platt
Senior Planner

OFFICE USE ONLY

HDC 2020-0004

REC'D: 2/20/20 BY: [Signature] 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: 115 S. 6th 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

Dennis & Mary Little

Company (if applicable)

Street Address 115 S. 6th St

FERNANDINA BEACH

City State Zip

FERNANDINA BEACH FL 32034

Telephone Number

(904) 310-5864

Email Address

LANCE@SHOPCAPEHOUSE.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

MARK JOHNS

Company (if applicable)

D.S. WARE HOMES

Street Address

6101 GAZERO PARK PL. N. #105

City State Zip

JACKSONVILLE FL 32257

Telephone Number

904 323 8264

Email Address

MJOHNS@DSWAREHOMES.COM

PROJECT DESCRIPTION (REQUIRED)

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

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

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

Project Scope	Manufacturer	Product Description	FL Product Approval #	Color (Name/Number)
Exterior Fabric	JAMES HARDIE	7" LAP 4" TRIM	FL 889	
Doors	THIRMO TRU	FIBERGLASS STAINED	FL 5262.2	STAINED
Windows	JELD WEN	VINYL WHITE	FL 4095.1	WHITE
Roofing	GAF	TIMBERLINE H.D.	FL 10124.1	
Fascia/Trim	JAMES HARDIE	HARDIE SOFFIT VENTED PANEL	FL 889	
Foundation				
Shutters		CEDAR PAINTED	N/A	
Porch/Deck	TREX	ENHANCE	N/A	GRAY
Fencing				
Driveways/Sidewalks	TRIMRON		N/A	ORTEGA
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

Signature of Applicant

STATE OF FLORIDA

COUNTY OF NASSAU

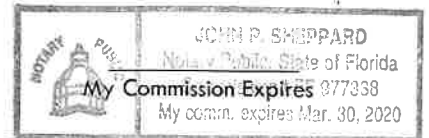
ss }

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 20 day of Feb, 2020, by MARY JULIA LITTLE.

Notary Public

Printed Name

Personally Known _____ OR Produced Identification X ID Produced: FL/DC



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



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE DENNIS LITTLE
(print name of property owner(s))

hereby authorize: MARK JOHNS
(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.

Mary Julia Little
(Signature of owner)

Mary Julia Little
(Print name of owner)

Dennis M. Little
(Signature of owner)

Dennis M. Little
(Print name of owner)

STATE OF FLORIDA

COUNTY OF NASSAU

ss }

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 20 day of Feb, 2020, by Mary & Dennis Little.

[Signature]
Notary Public



Printed Name

My Commission Expires

Personally Known _____ OR Produced Identification X ID Produced: PJDL



A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY

PROPERTY APPRAISER



PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0028-0030

Owner Name LITTLE DENNIS M & MARY JULIA

Mailing Address 940514 OLD NASSAUVILLE ROAD

Location Address FERNANDINA BEACH, FL 32034

Location Address 115 6TH ST S

FERNANDINA BEACH 32034

Tax District FERNANDINA BEACH

Millage 20.3245

Homestead No

Property Usage SINGLE FAM 000100

Deed Acres 0

Short Legal BLK 28 LOTS 3,4,11,12 & PT LOT 13 IN OR 2081/1860 CITY OF FDNA
BEACH S/D OF

2019 Certified Values

Land Value \$183,225

(+) Improved Value \$161,981

(=) Market Value \$345,206

(-) Agricultural Classification \$0

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

(=) Assessed Value \$345,206

(-) Homestead \$0

(-) Additional Exemptions \$0

(=) School Taxable Value \$345,206

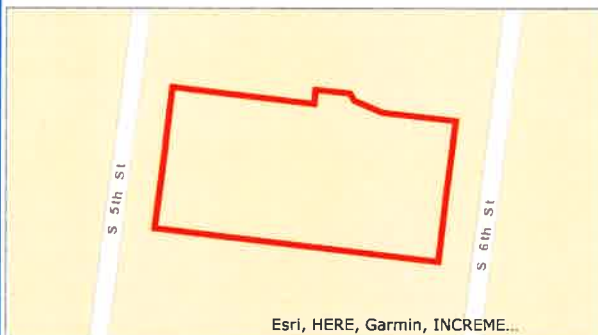
(-) Non-School HX & Other Exempt Value \$0

(=) County Taxable Value \$345,206

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@nassaulpa.com

LOCATION MAP



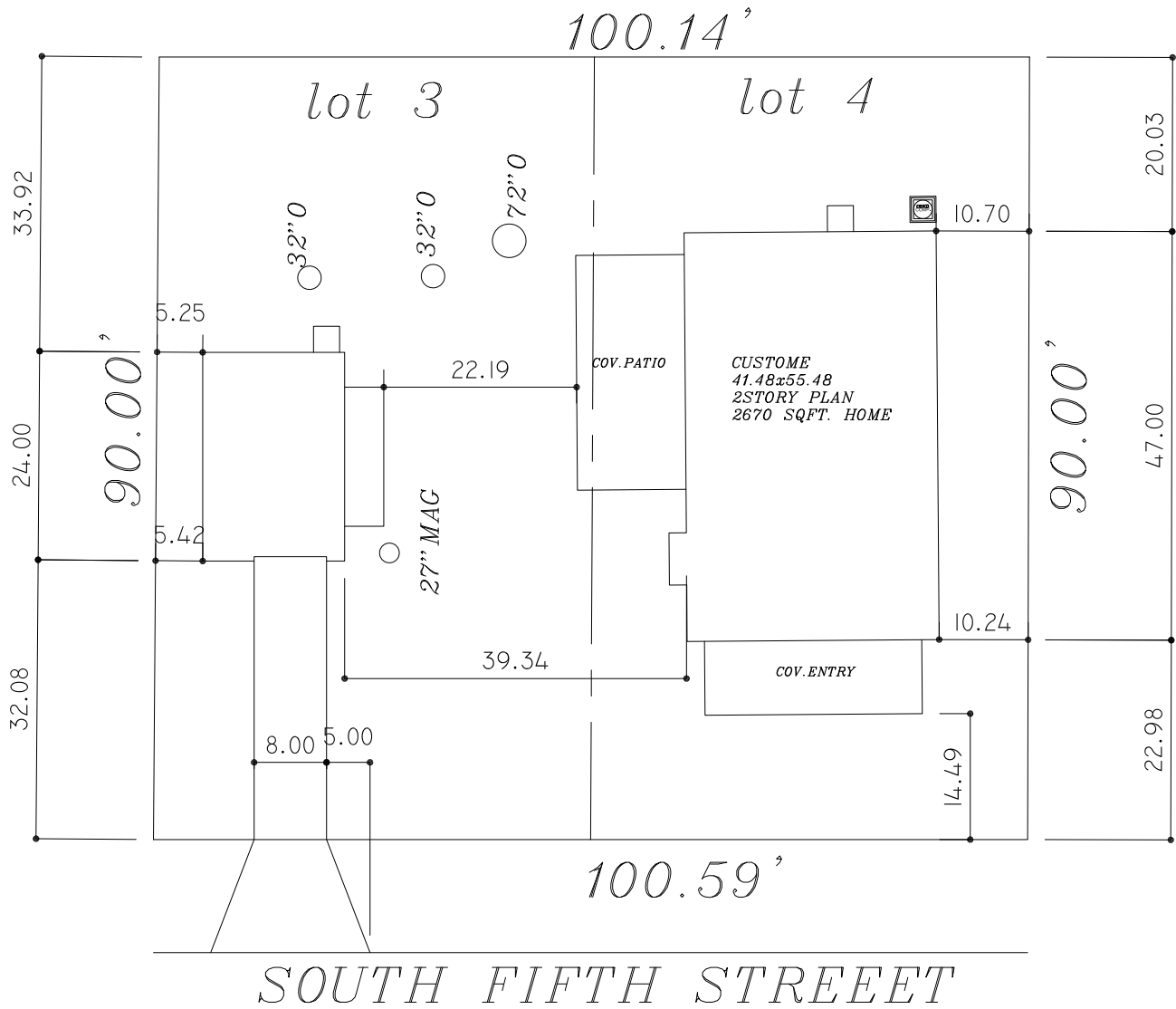
BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
SNGL FAM	3440	1485	3	1.5	WD SHING

MISCELLANEOUS INFO

Description	Dimensions L X W	Units	Year Built
GR/UT-A-WD	20 X 20	400	1990
GR/UT-A-WD	120 X 10	1200	1975
STRG-L-WD	16 X 12	192	1995





CONCRETE SQUARE FOOTAGES (±)				115 SOUTH SIXTH STREET FERNANDINA BEACH, FL. 32034			
DRIVEWAY: 1326		ENTRY WALK: 101					
DATE: 2.20.20		SCALE: 1" = 20'-0"		CLIENT: LANCE JONES PLAN: CUSTOM			
REVISED: 3.11.20							
REVISED: 6.26.20							
		DRAWN BY: PM					

FLOOR
PLAN-

— WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-0" U.N.O. ON ELEVATIONS.
2ND FLOOR = 8'-0" U.N.O. ON ELEVATIONS.

ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.

WALL LEGEND:

FULL HEIGHT
2X4 WOOD STUD PARTITION

FULL HEIGHT
2X6 WOOD STUD PARTITION

FULL HEIGHT
2X8 PARTITION
(SEE PLAN FOR MATERIAL)

LOW GYPSUM BOARD WALL
HEIGHT AND STUD SIZE AS NOTED

FULL HEIGHT
2X6 WOOD STUD PARTITION

STUD WALL BELOW
HEIGHT AND STUD SIZE AS NOTED

DRYWALL OPENING, HEIGHT
AS NOTED ON PLAN.

NOTES:

PER FBC-R 2017 R302.5&R302.6 DWELLING/ GARAGE
SEPARATION WALLS, CEILINGS, AND ALL OPENINGS/
PENETRATIONS;
1. APPLY MIN 3/8" GWB TO ALL WALLS ON GARAGE SIDE
2. APPLY 3/8" OR 1/2" "ANTI-SAG" GWB AT CEILINGS
3. APPLY 3/8" TYPE "X" GWB TO ALL CEILINGS ASSEMBLIES
WITH HABITABLE ROOMS ABOVE THE GARAGE
4. NO OPENINGS ARE PERMITTED TO SLEEPING AREAS
5. ALL OTHER OPENINGS SHALL HAVE SOLID WOOD,
INSULATED STEEL, OR 20 MIN FIRE RATED DOORS NOT
LESS THAN 1-3/8" IN THICKNESS.
6. ALL DUCTS IN THE GARAGE OR PENETRATING THE WALLS
or CEILINGS SEPARATING THE GARAGE & DWELLING
SHALL BE CONSTRUCTED OF MIN 26GA SHEET METAL, 1"
MIN RIDGED CLASS 0 or 1 DUCT BOARD, or OTHER
APPROVED MATERIAL AND SHALL HAVE NO OPENINGS
INTO THE GARAGE.
7. DOOR FROM GARAGE TO DWELLING IS 1-3/8" MIN. SOLID
CORE OR 20 MINUTE FIRE RATED (SELF CLOSING DOOR)
PER FMC 6TH EDITION 2017 M1305.1.1 PROVIDE 3" MIN CLEAR
SPACE AROUND THE SIDES, & TOP WITH A TOTAL WIDTH OF
THE ENCLOSING SPACE 12" WIDER THAN THE AHU.
COORDINATE DOOR LOCATION WITH THE MECHANICAL
EQUIPMENT

NOTE TO FRAMER:
REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR ALL
EXTERIOR WALL STUD SPECIES, SIZES, AND SPACING.
VERIFY AC COMP LOCATION PER SITE PLAN PRIOR TO
INSTALLATION

	ELEVATION"A"
1ST FLOOR CONDITIONED	1363
2ND FLOOR CONDITIONED	1307
LIVING CONDITIONED	2670
PORCH	312
ENTRY PORCH	192
BALCONY	192
TOTAL UNCONDITIONED	696
TOTAL AREA	3366

Second Floor Garage-Loft plan showing dimensions and layout. The plan includes a loft area (8'-0" CLG, 11'-8"x23'-0") and a garage area. Dimensions are provided for various sections and openings.

Second Floor Garage-Loft

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

Second Floor Plan showing dimensions and layout. The plan includes a play room (9'-0" CLG, 19'-10"x12'-0"), a wic (9'-0" CLG, 12'-0"x9'-8"), a bed 2 (9'-0" CLG, 12'-0"x11'-2"), an owners' room (9'-0" CLG, 15'-8"x15'), an o.bath (9'-0" CLG), and a balcony (9'-0" CLG, 24'-0"x8'). Dimensions are provided for various sections and openings.

NOTES

REVISIONS

XXX	XXX

D.S. WARE

homes

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CUSTOM PLAN

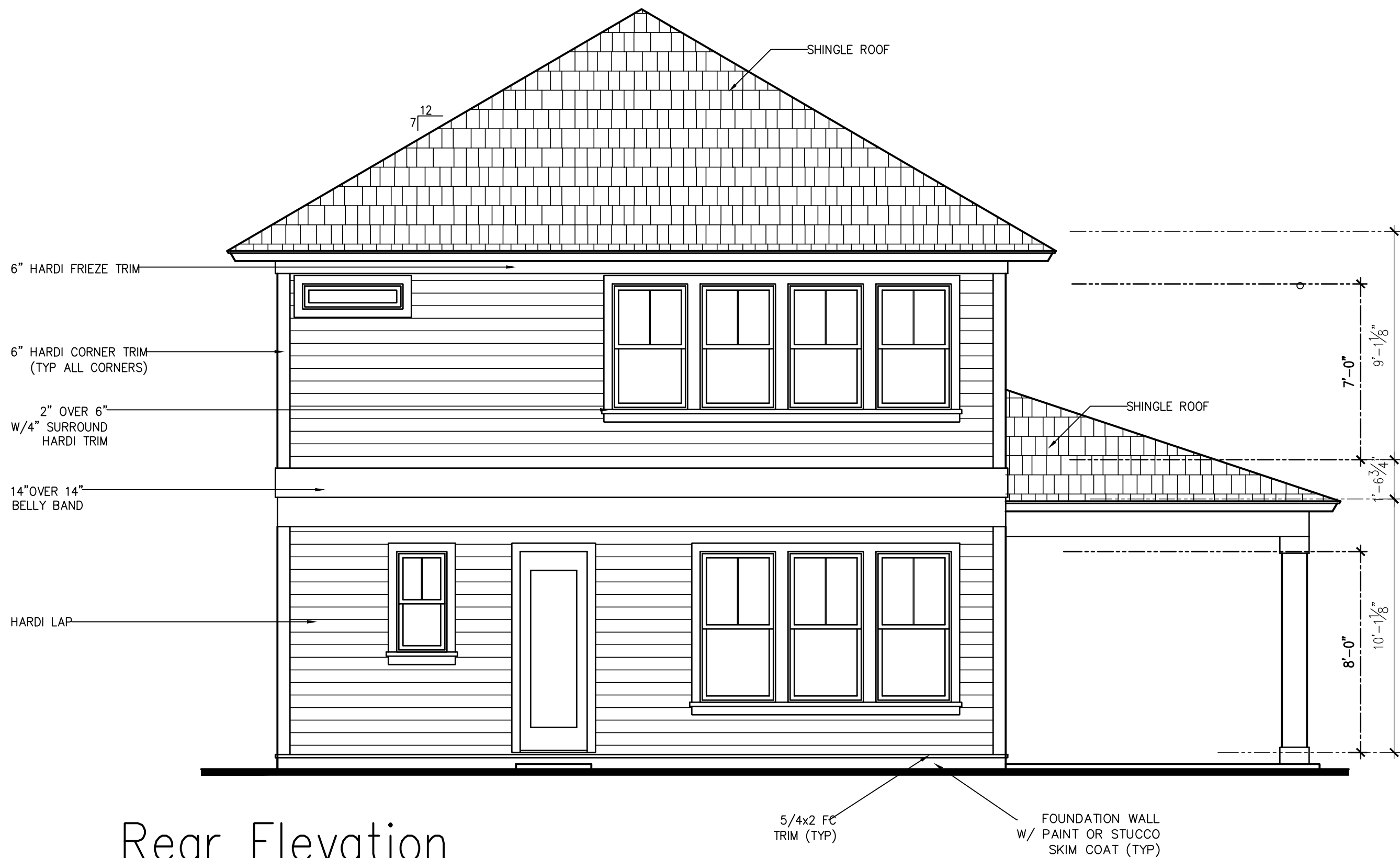
LANCE
JONES HOME
115 SOUTH
SIXTH
STREET
FERNANDINA
BEACH, FL.
32034

Drawn By
Date
Scale
Job
Plan

...
2.19.20
1/4"=1'-0"
...
CUSTOM HOME

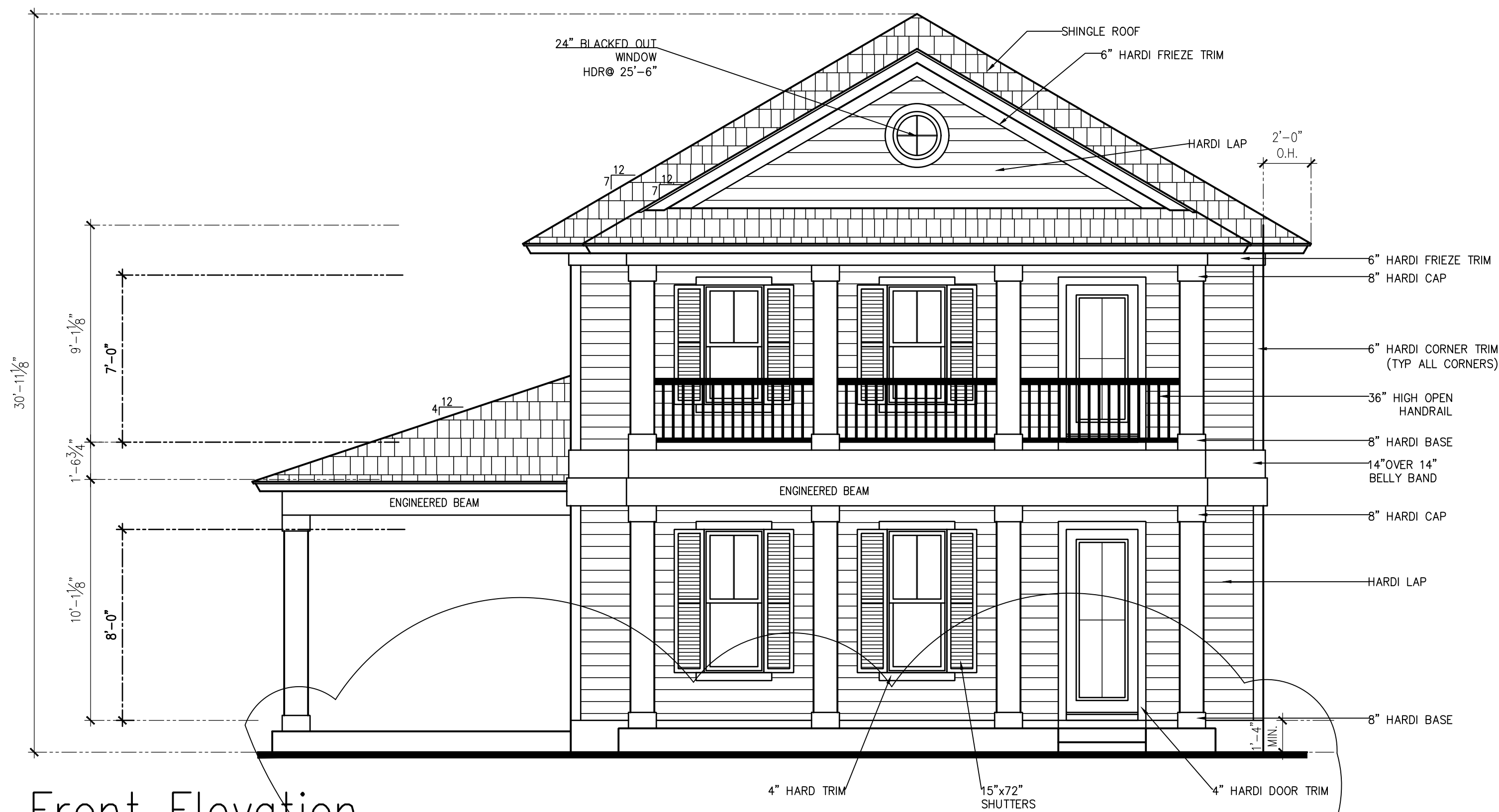
Sheet
3
of
11

SECOND
FLOOR
PLAN-



Rear Elevation

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT



Front Elevation

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT

NOTES

- 1.
- 2.
- 3.

REVISIONS

XXX	XXX



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CUSTOM PLAN

LANCE
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32034

Drawn By ...	Sheet
Date 2.19.20	4
Scale 1/4"=1'-0"	of
Job ...	11
Plan CUSTOM HOME	

ELEVATIONS -



Left Elevation
SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



Right Elevation
SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

NOTES

- 1.
- 2.
- 3.

REVISIONS

XXX	XXX



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CUSTOM PLAN

LANCE
JONES HOME
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SIXTH
STREET
FERNANDINA
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32034

Drawn By ...	Sheet 5 of 11
Date 2.19.20	
Scale 1/4"=1'-0"	
Job ...	
Plan CUSTOM HOME	

ELEVATIONS -

FORMULA:

1 SQUARE INCH VENT FOR EVERY 300 SQUARE INCHES OF CEILING
 *144 SQ IN = 1 SQ FT
 BLDG CEILING (SQ FT) x 144 = BLDG (SQ IN)
 BLDG (SQ IN) / 300 = SQ IN OF VENT REQUIRED
 SQ IN OF VENT REQUIRED / 2 = 50% AT HIGH AND 50% AT LOW

PER FBC SECTION R806.2: 40% MIN, BUT NOT MORE THAN 50% OF
 VENTILATION MUST BE PROVIDED BY VENTILATORS LOCATED A MIN
 3'-0" ABOVE EAVE

BASIS OF CALCULATION:

(a) OFF RIDGE VENTS – STAMPCK W/ 36 SQ IN (NFVA) PER LINEAL
 FT

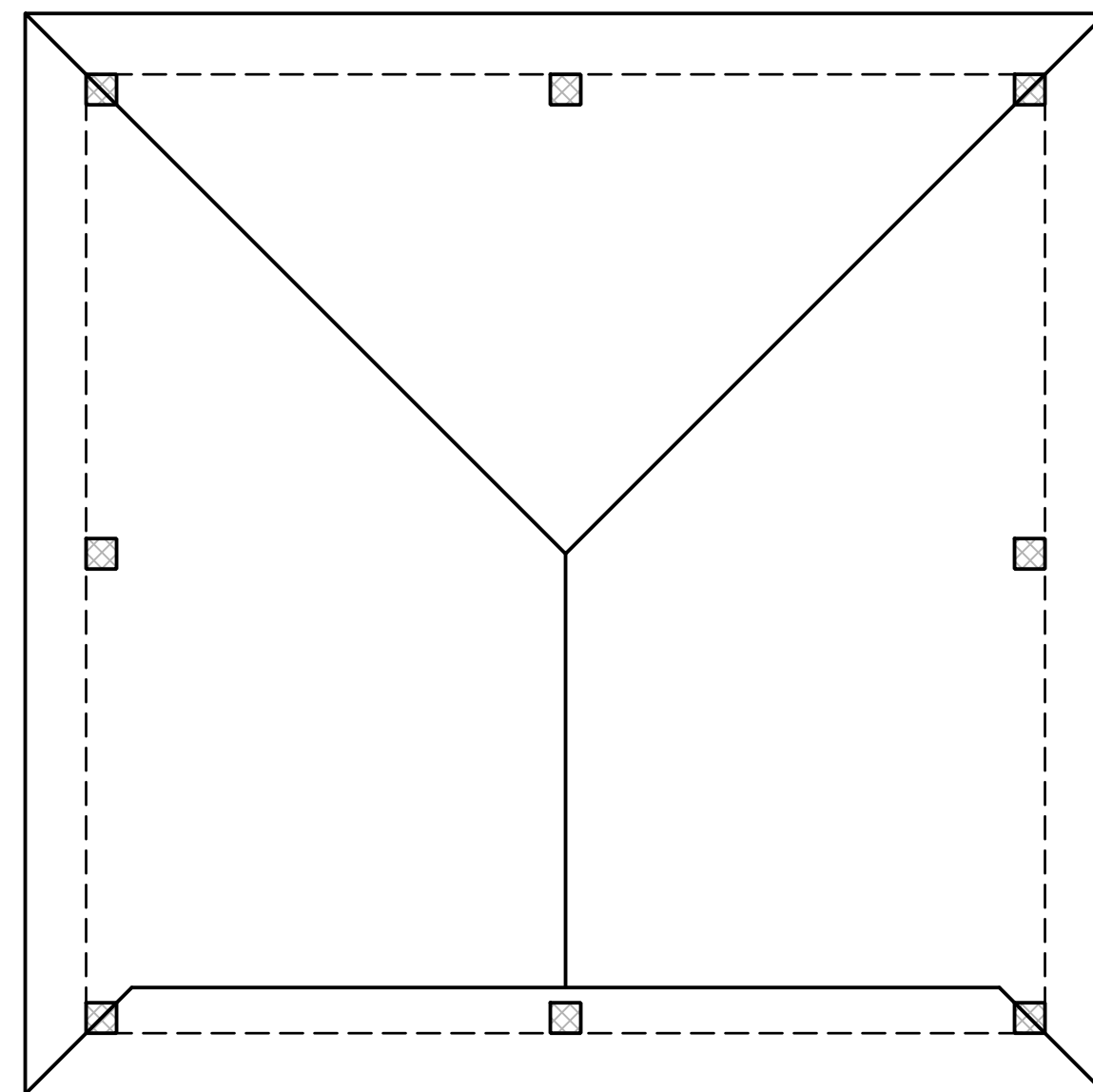
(b) SOFFIT VENTS – GP T3-1/3" FULL VENT PERFORATED W/ 9.19 SQ
 IN (NFVA) PER LINEAL FT

CALCULATED LINEAL FOOT OF SOFFIT VENT SHALL NOT INCLUDE
 NON-VENTED FIRE RATED SOFFIT LOCATED LESS THAN 5' FROM
 PROPERTY LINE

ROOF VENT CALCULATION						
	AREA (SQ FT)	REQUIRED		PROVIDED		
		HIGH (SQ IN)	LOW (SQ IN)	2	HIGH (SQ IN)	LOW (SQ IN)
1	1554	372.96	372.96	2	432.00	1543.92
2	312	74.59	74.59	2	216.00	698.44
		#####	#####	0	0.00	#####
		#####	#####		#####	#####
		#####	#####		#####	#####
		#####	#####		#####	#####
		#####	#####		#####	#####

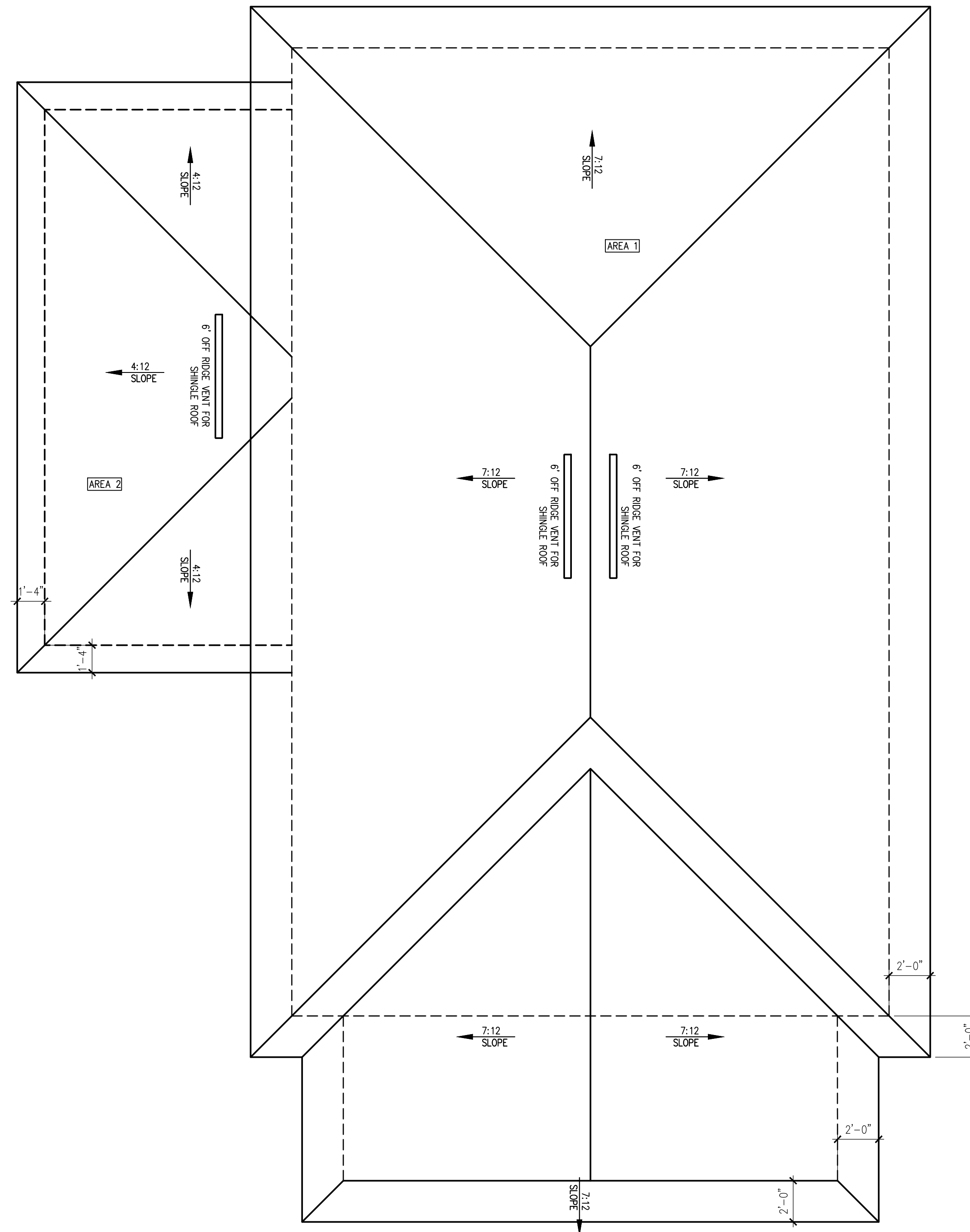
HIGH: (1) 6' VENT = 216 SQ IN LOW: (1) LINEAL FT = 9.19'

SQ IN



Roof Plan – Car Port

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



Roof Plan

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

- 1.
- 2.
- 3.

XXX	XXX



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Drawn By ...	Sheet 6 of 11
Date 2.19.20	
Scale 1/4" = 1'-0"	
Job ...	
Plan CUSTOM HOME	

ROOF PLAN- COTTAGE



Front Elevation –Car Port

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



Left Elevation –Car Port

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



Rear Elevation –Car Port

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



Right Elevation –Car Port

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

NOTES

- 1.
- 2.
- 3.

REVISIONS

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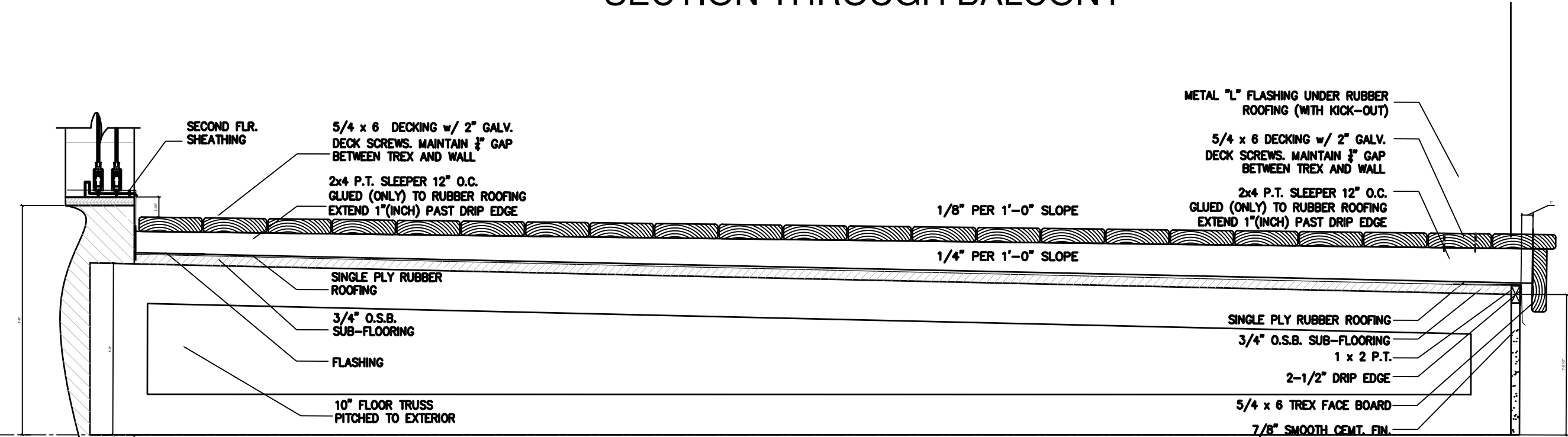
CUSTOM PLAN

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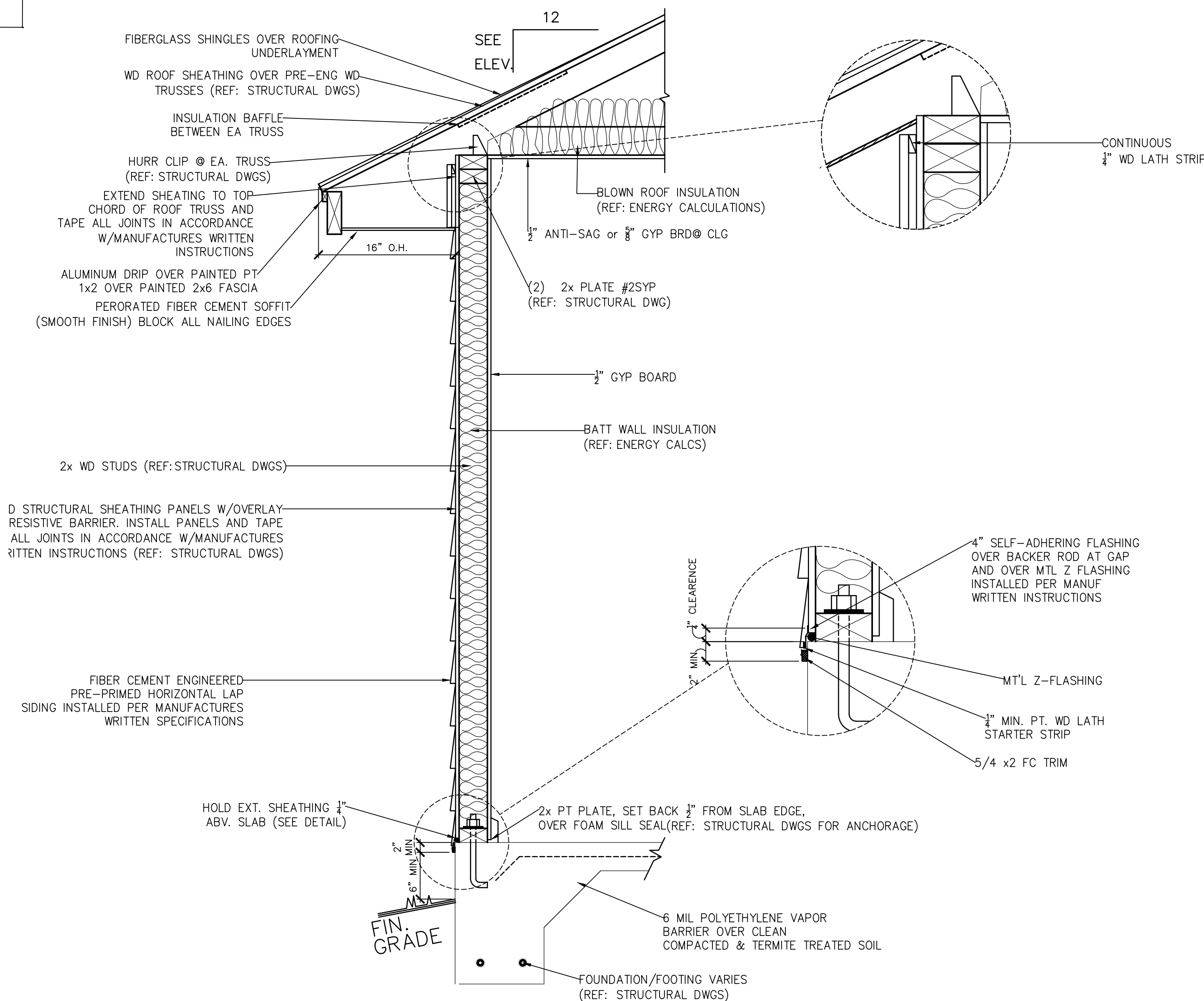
Drawn By ...	Sheet 5
Date 2.19.20	
Scale 1/4"=1'-0"	
Job ...	of 11
Plan CUSTOM HOME	

ELEVATIONS -

SECTION THROUGH BALCONY



BALCONY ASSEMBLY DETAIL



TYPICAL WALL SECTION
(SIDING)

NOTES

- 1.
- 2.
- 3.

REVISIONS

xxx	xxx



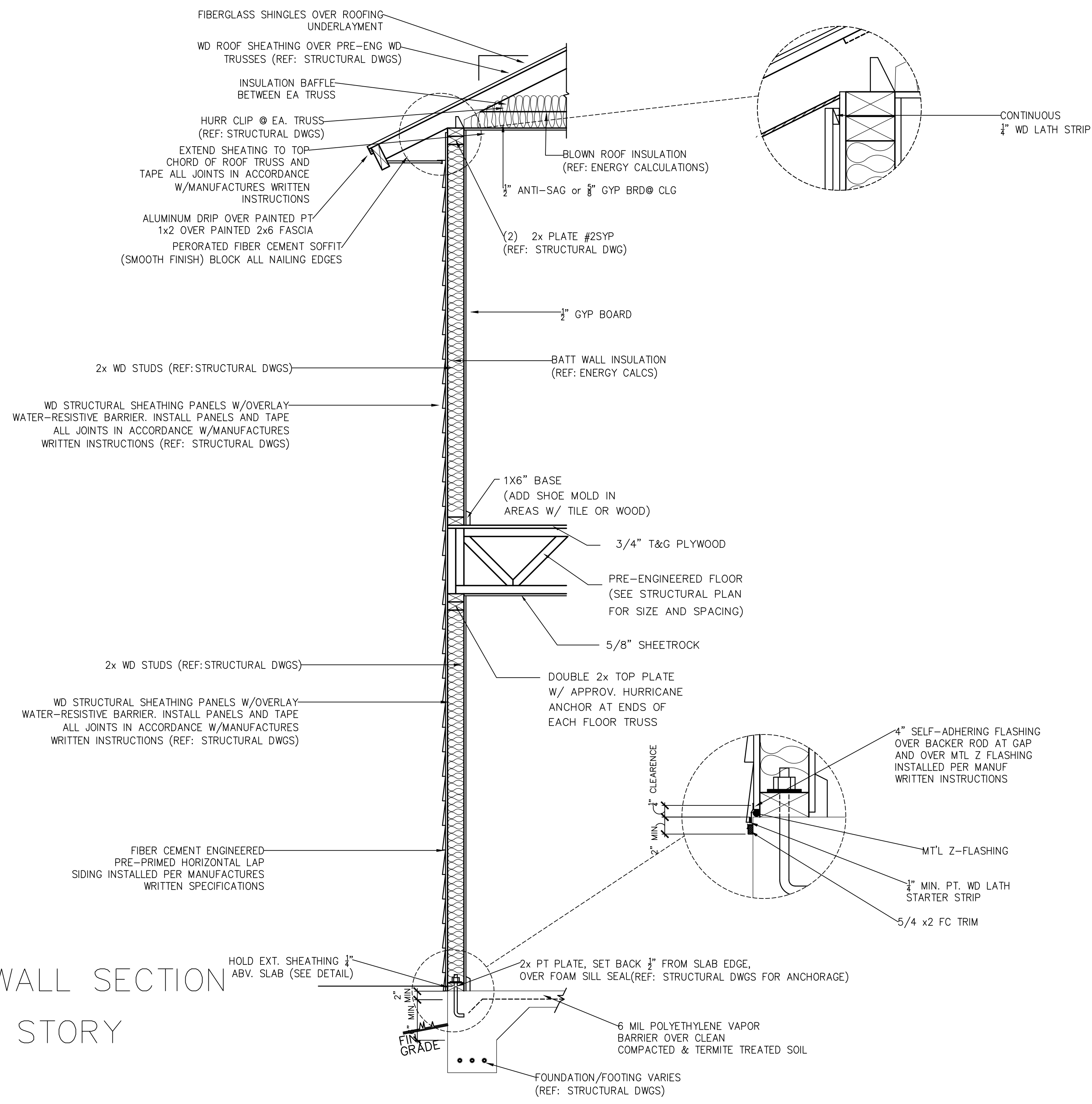
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32034

Drawn By ...	Sheet
Date 2.19.20	7
Scale 1/4" = 1'-0"	of
Job ...	11
Plan CUSTOM HOME	

BUILDING
SECTION



TYPICAL WALL SECTION
TWO STORY

NOTES

- 1.
- 2.
- 3.

REVISIONS

XXX	XXX

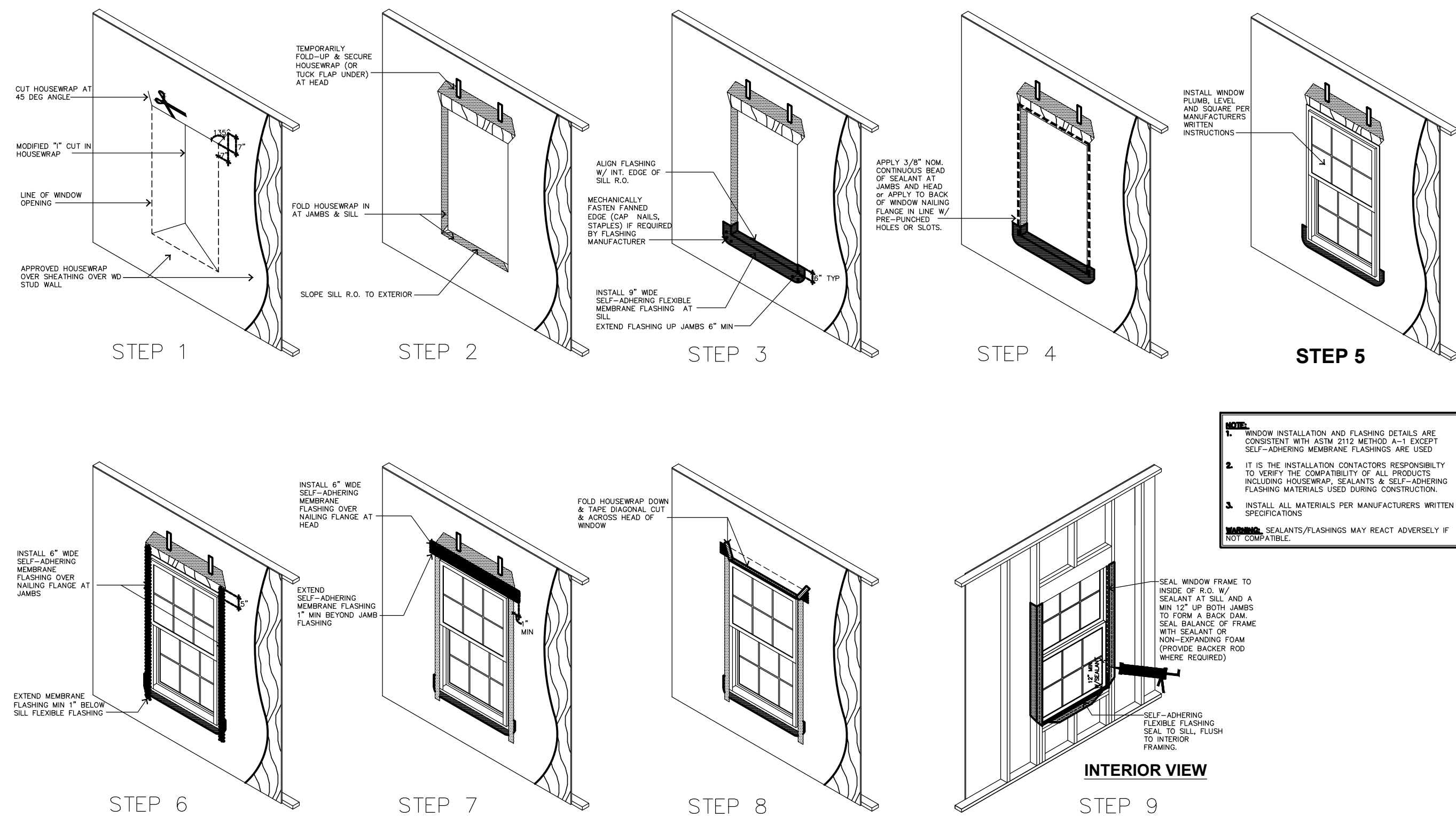

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CUSTOM PLAN

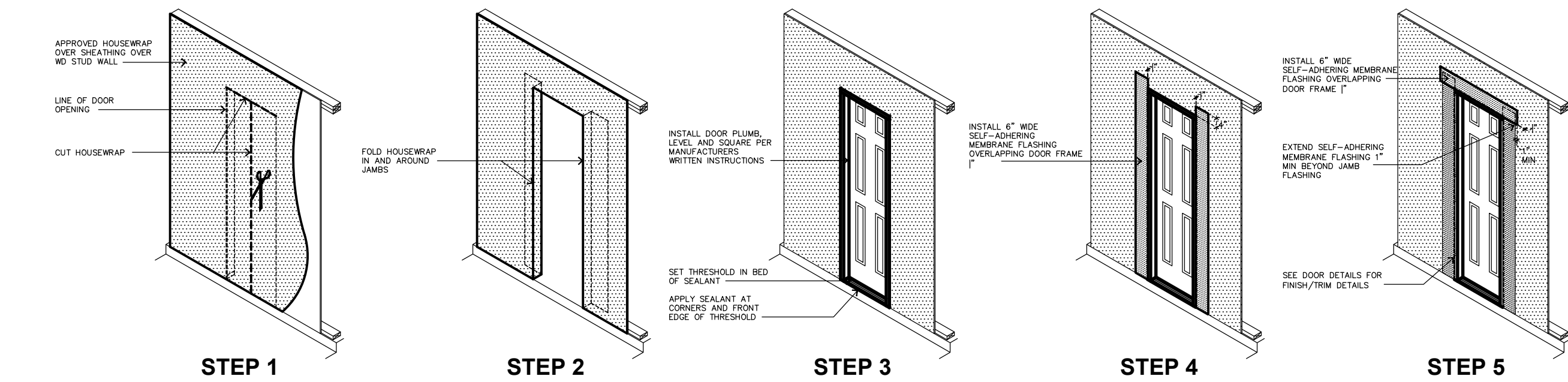
LANCE
JONES HOME
115 SOUTH
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Drawn By ...	Sheet 8
Date 2.19.20	
Scale 1/4"=1'-0"	
Job ...	of 11
Plan CUSTOM HOME	

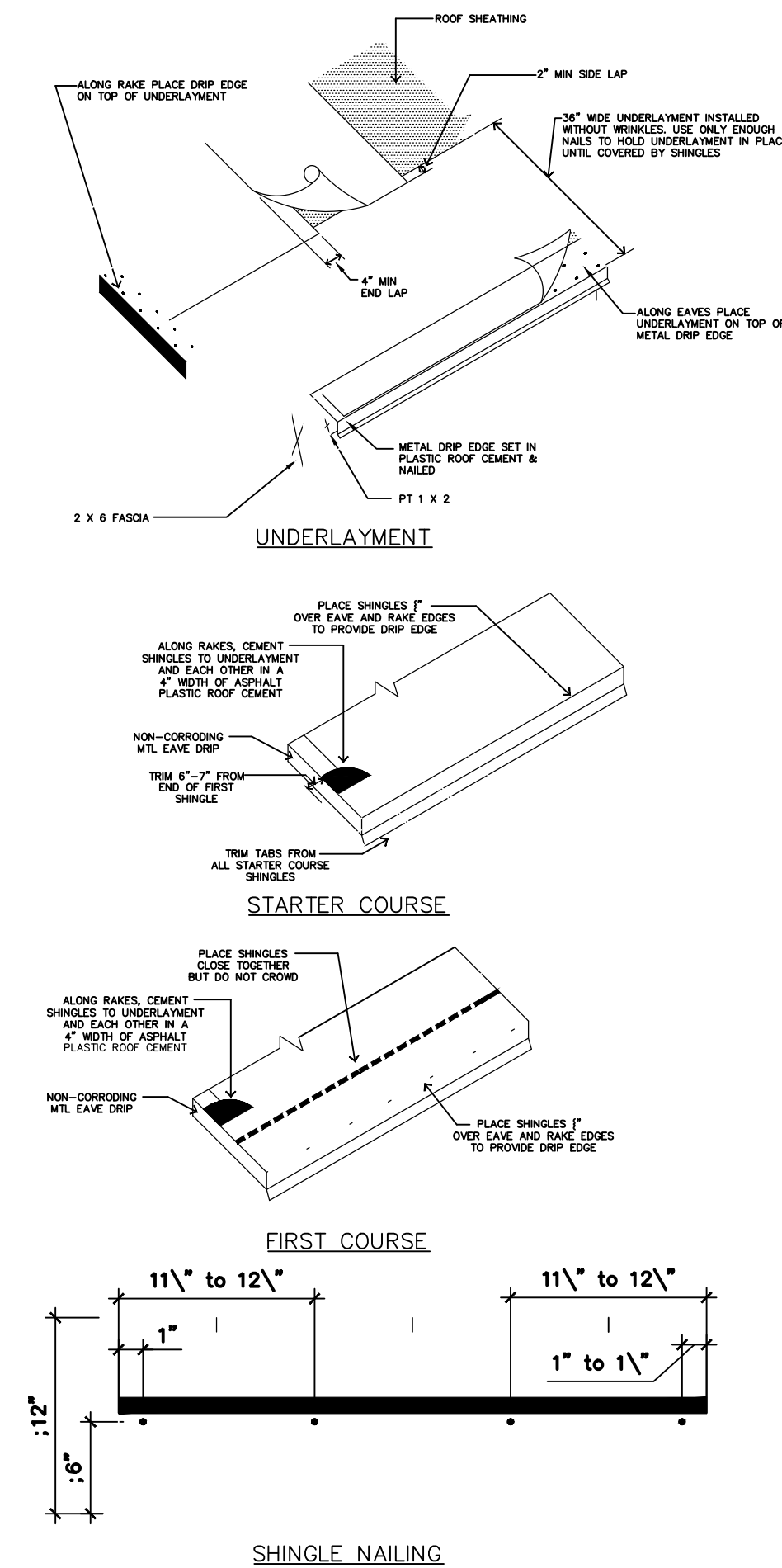
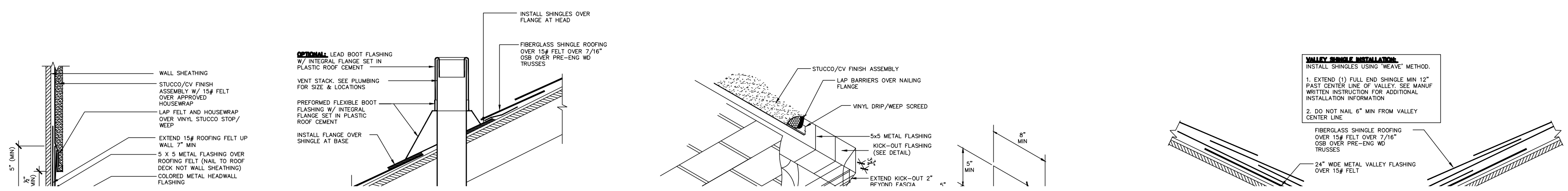
WALL
SECTIONS



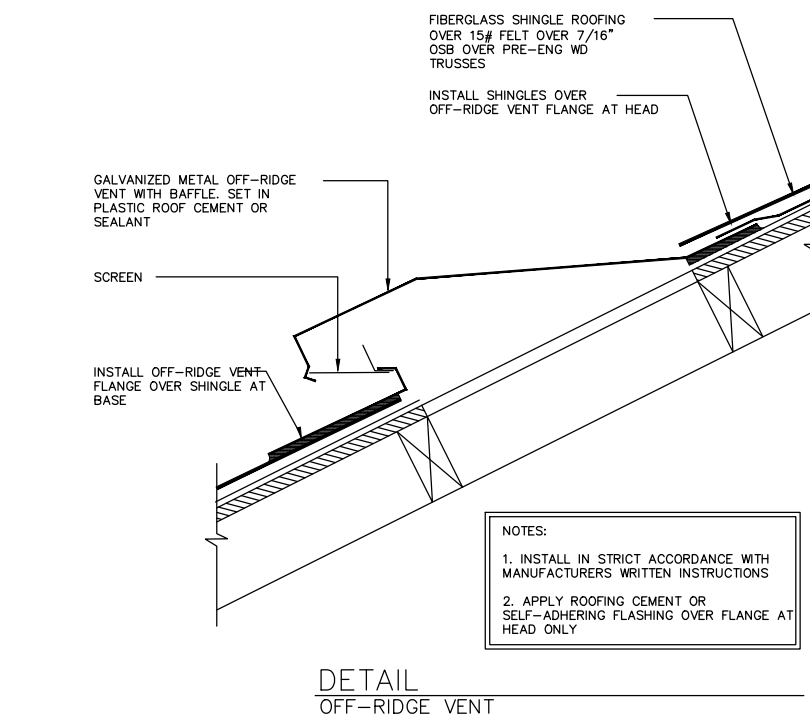
WINDOW FLASHING INSTALLATION DETAILS
SCALE: NTS



DOOR FLASHING INSTALLATION DETAILS
SCALE: NTS



ROOFING DETAILS
4:12 or GREATER SLOPE



NOTES
1. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS
2. APPLY ROOFING CEMENT OR SELF-ADHERING FLASHING OVER FLANGE AT HEAD ONLY

NOTES

- 1.
- 2.
- 3.

REVISIONS

XXX	XXX



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Drawn By ...	Sheet 9
Date 2.19.20	of 11
Scale 1/4" = 1'-0"	
Job ...	
Plan CUSTOM HOME	

DETAILS



HISTORIC DISTRICT COUNCIL APPLICATION CHECKLIST

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

CONCEPTUAL APPROVALS

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

STAFF REVIEW OR BOARD REVIEW FINAL APPROVAL

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

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

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Traditional and timeless. Sleek and strong. HardiePlank® lap siding is not just our best-selling product—it's the most popular brand of siding in North America, protecting and beautifying more homes from coast to coast.

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Our natural cedar look has a soft texture that mimics wood

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Products

Classic shades—engineered with long-lasting ColorPlus® Technology—will make a statement that resonates for generations. The rich and bold colors of James Hardie's Statement Collection™ products were designed for every home. They're our most popular hues. And they are readily available in your region.

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HARDIEPLANK LAP SIDING

SIDING COLORS

Gray Slate



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Colors shown may vary due to screen resolution. Please see actual product sample for true color.

AVAILABLE SIZES

THICKNESS: 0.312"

LENGTH: 144" boards

WIDTHS: 7.25"
EXPOSURES: 6"

[Warranty Information >](#)

Not finding the color you're looking for?

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PRIMED FOR PAINT

James Hardie's primed for paint collection gives you the power to choose paint for your home's exterior. It's primed. It's ready for field painting. It's a durable, high-performance canvas.

AVAILABLE SIZES

THICKNESS: 0.312"

LENGTH: 144" boards

WIDTHS: 6.25" 8.25"
EXPOSURES: 5" 7"

Products

HARDIEPLANK LAP SIDING

9.25"	12"
8"	10.75"
5.25"	7.25"
4"	6"

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Warranty Information >

Request a Quote Request a Sample



< HardiePlank® Lap Siding 01/07 >

ADDITIONAL

The siding you'll see below is available on special order in Dream Collection™ products and Primed for Paint only.

HARDIEPLANK® LAP SIDING

SMOOTH

You can't go wrong with this sleek, modern siding. Find the perfect color in our Statement Collection products or Dream Collection products. Or get it primed for paint.

Products

HARDIEPLANK® LAP SIDING
BEADED CEDARMILL®[Share](#) [Save Idea](#)

Inspired by coastal communities, this siding style is brimming with charm.

HARDIEPLANK® LAP SIDING
BEADED SMOOTH

This is a smooth, modern board with an edge. It makes new construction feel cozier and brings contemporary flair. Available in Dream Collection products or primed for paint.

HARDIEPLANK® LAP SIDING
COLONIAL ROUGHSAWN®

Custom Colonial™ is James Hardie's take on the traditional Dutch lap siding seen in historic communities.

HARDIEPLANK® LAP SIDING
COLONIAL SMOOTH®

Custom Colonial™ is James Hardie's take on the traditional Dutch lap siding seen in historic communities.

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YOUR HOME. YOUR STORY.
AND THOSE OF OVER
50 MILLION OF YOUR
FELLOW NORTH AMERICANS!

Shown:
Timberline HD® in Weathered Wood

GAF Timberline® Official Roofing Shingle



Install Peace Of Mind

GAF

Whether you install the ultra-dimensional Timberline Ultra HD® Shingles or the ever-popular Timberline HD® Shingles, you'll be getting all the benefits that only a genuine Timberline® roof can provide!

Install To **Protect.**

When you install GAF Timberline® High Definition® Shingles with **Advanced Protection®** Shingle Technology, you're getting the very best combination of weight and performance that modern manufacturing technology can deliver. In fact, you won't find a shingle that surpasses Timberline® on:

- ✓ Toughness
- ✓ Wind uplift resistance
- ✓ Flexibility
- ✓ Fire resistance



That's why every Timberline® High Definition® Shingle comes with a GAF transferable Lifetime Ltd. warranty* — for your peace of mind!



*See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the GAF Shingle & Accessory Ltd. Warranty and means as long as the original individual owner(s) of a single-family detached residence (or the second owner(s) in certain circumstances) owns the property where the shingles are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable.

Install To **Invest.**

Your roof can represent up to 40% of your home's "curb appeal." Timberline® High Definition® Shingles not only protect your most valuable asset but also beautify your home for years to come — and add to its resale value.

An independent research firm surveyed U.S. homeowners about the brand of architectural shingles they preferred based on appearance. The result: **more homeowners preferred the look of Timberline® High Definition® Shingles** to the other leading brands!

So why settle for anything less than a genuine Timberline® roof?

Based on a 2011 survey of U.S. homeowners commissioned by GAF comparing the appearance of two popular Timberline® High Definition® Shingle colours to the comparable colours of other leading brands.

NOTE: It is difficult to reproduce the colour clarity and actual colour blends of these products. Before selecting your colour, please ask to see several full-size shingles.



Weathered Wood

Install To Impress.

Timberline® High Definition® Shingles are unlike any others, thanks to our proprietary shadow bands. Each shadow band is applied using a sophisticated, computer-controlled "feathering" technique. When combined with our randomly blended top layer, it results in a shingle with exceptional depth and dimension — **and a striking look unmatched by any other brand.**

But don't just take our word for it. See for yourself. When you compare Timberline® High Definition® Shingles to typical architectural shingles, it's easy to see why they'll look sharper and more beautiful on your roof — while enhancing the resale value of your home.

Whatever you're looking for, there's a Timberline® Shingle to fit your taste and your budget.

See the difference...

Another Major Brand



Timberline® High Definition® Shingles



The colour blends on Timberline® High Definition® Shingles are sharp and well defined — to give your roof maximum dimensionality and depth. Colour shown: Hickory

Timberline®—
North America's
#1-Selling
Shingles!



Timberline Ultra HD®

Shingles

Your best investment for an ultra-dimensional wood-shake look

Timberline Ultra HD® Shingles will cost you just pennies-a-day more than standard architectural shingles.* In return, you can enjoy a thicker, ultra-dimensional wood-shake look for your roof.

Extra-thick layers make Timberline Ultra HD® Shingles up to .53% thicker than standard architectural shingles* for a natural dimensional beauty you'll notice and appreciate.

(Not to mention they can increase the resale value of your home!)

*Comparison refers to Timberline HD® Shingles. Thickness varies by plant; see actual shingles for comparison.

NOTE: It is difficult to reproduce the colour clarity and actual colour blends of these products. Before selecting your colour, please ask to see several full-size shingles.



GAF

Shown: Timberline Ultra HD®
in Slate (Regional Colour)

NEW!



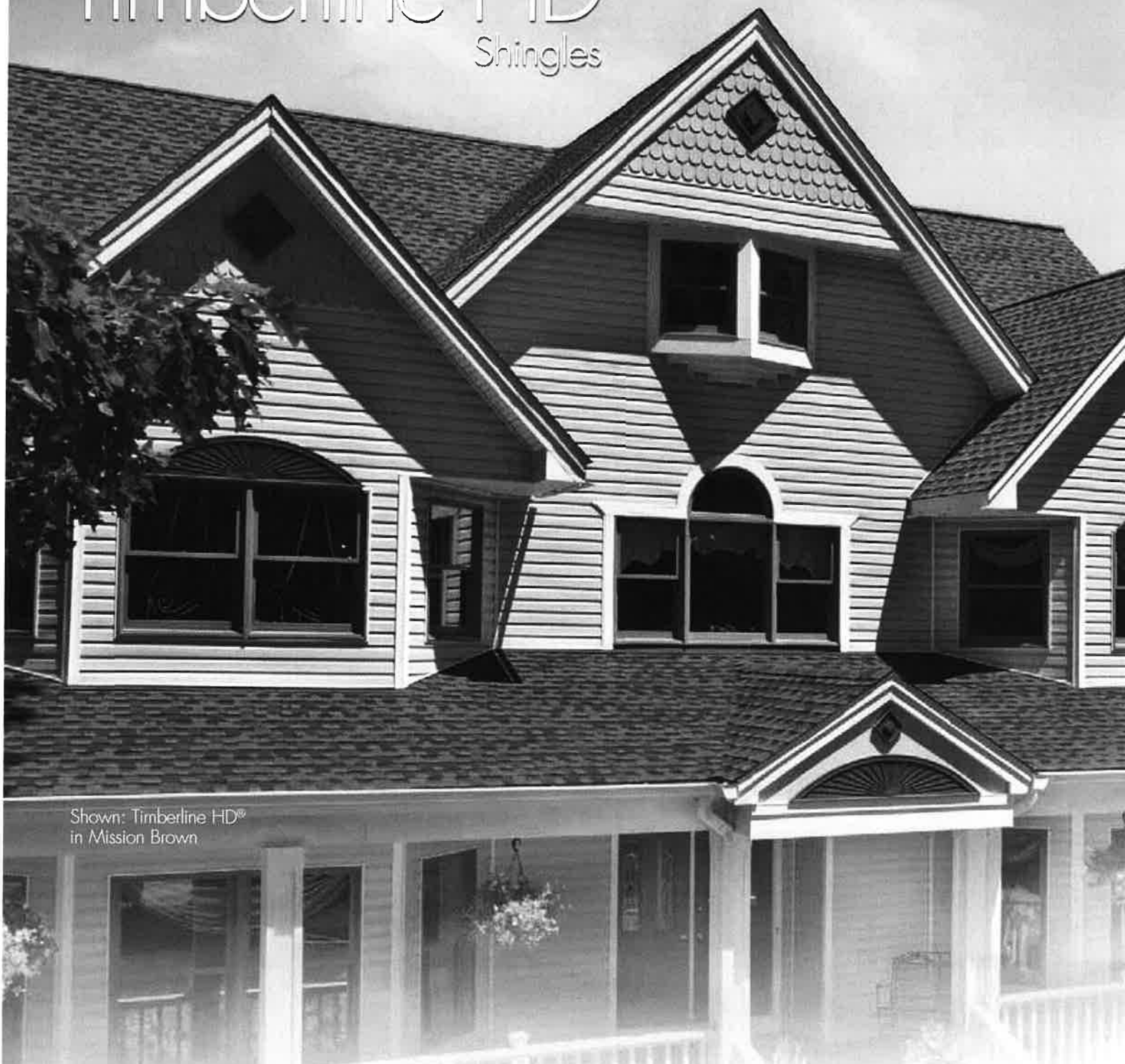
Introducing StainGuard Plus™ Time-Release Technology

Our Timberline Ultra HD® Shingles feature patent-pending StainGuard Plus™ Time-Release Technology, a revolution in the fight against blue-green algae. Specially engineered capsules are infused throughout with

thousands of copper microsites, which release copper efficiently, over time, for long-lasting algae-fighting power. It's algae resistance so powerful, it comes with a 25-year Ltd. warranty against blue-green algae discoloration.*

*StainGuard Plus™ Time-Release Technology and 25-year Ltd. warranty against blue-green algae discoloration available only on Timberline Ultra HD® Shingles sold in packages bearing the StainGuard Plus™ logo. Does not apply to Timberline Ultra HD® Reflector Series™ Shingles. See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions.

Timberline HD® Shingles

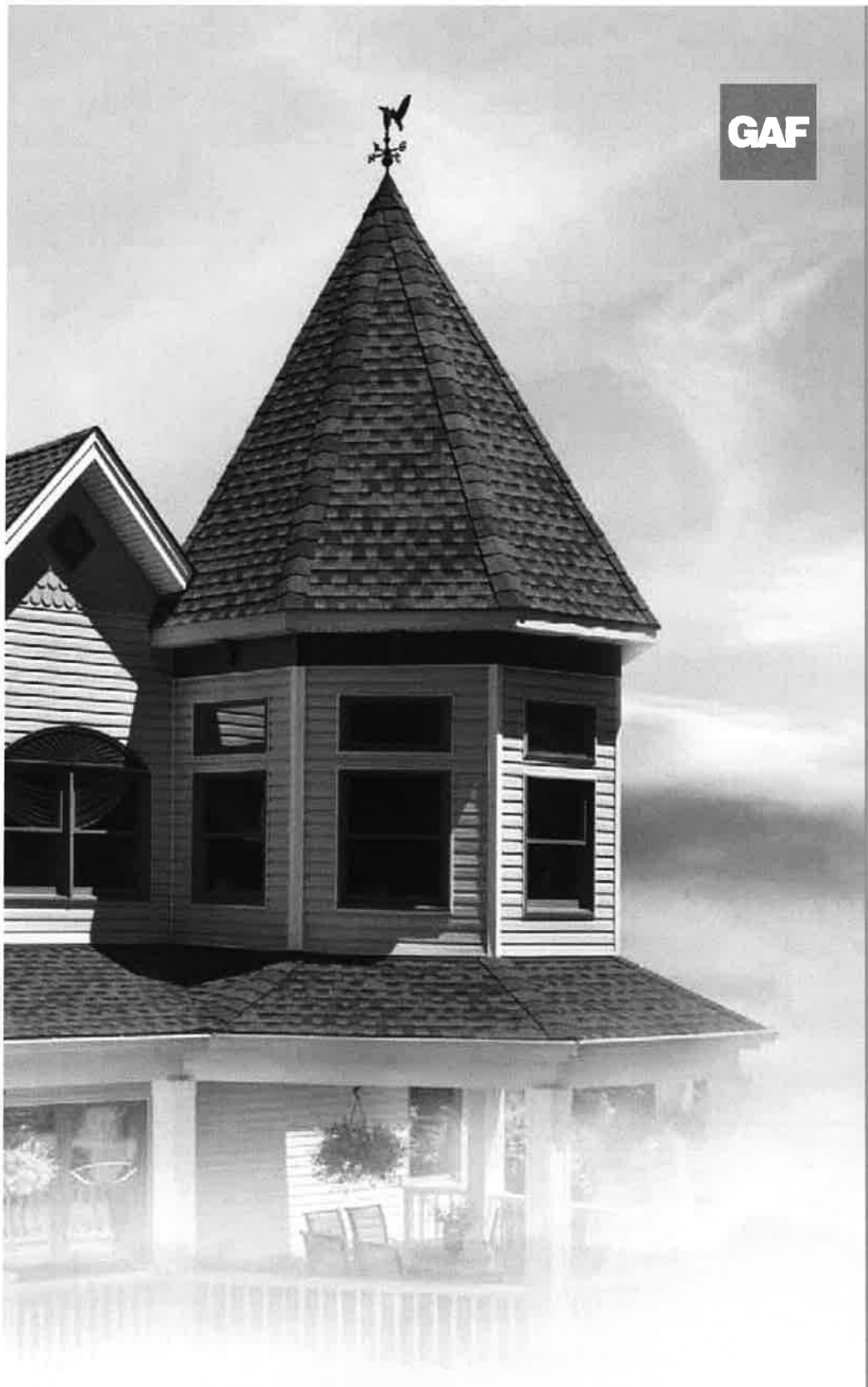


Shown: Timberline HD®
in Mission Brown

Timberline® HD:
North America's
#1-selling shingle

More homeowners in North America rely on **Timberline HD®** Shingles than any other brand. They offer just the right combination of beauty, performance, and reliability — and are the best value in roofing today.

When you install Timberline HD® Shingles, you'll be installing the brand that professional installers rely on for its rugged, dependable performance — thanks to **Advanced Protection® Shingle Technology**. And you'll be getting your own genuine Timberline® roof!



GAF

Timberline Ultra HD® and Timberline HD® Shingles Provide These Unique Benefits

- **Beautiful Look...** Features GAF proprietary colour blends and enhanced shadow effect for a genuine wood-shake look.
- **Highest Roofing Fire Rating...** UL Class A, Listed to ANSI/UL 790.
- **Advanced Algae Resistance...** New StainGuard Plus™ Time-Release Technology provides long-lasting protection against blue-green algae stains (applies to Timberline Ultra HD® Shingles only).¹
- **High Performance...** Designed with Advanced Protection® Shingle Technology, which reduces the use of natural resources while providing excellent protection for your home (visit gaf.ca/aps to learn more).
- **Stays In Place...** Dura Grip® Adhesive seals each shingle tightly and reduces the risk of shingle blow-off. Shingles are warranted to withstand winds up to 209 km/h (130 mph).²
- **Peace Of Mind...** Lifetime Ltd., transferable warranty with Smart Choice® Protection (non-prorated material and installation labour coverage) for the first ten years.³
- **Perfect Finishing Touch...** Use Timbertex® Premium Ridge Cap Shingles or Ridglass® Premium Ridge Cap Shingles.⁴

¹StainGuard Plus™ Time-Release Technology and 25-year limited warranty against blue-green algae discoloration available only on Timberline Ultra HD Shingles sold in packages bearing the StainGuard Plus logo. Does not apply to Timberline Ultra HD Reflector Series™ Shingles. See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions.

²This wind speed coverage requires special installation; see GAF Shingle & Accessory Ltd. Warranty for details.

³See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the GAF Shingle & Accessory Ltd. Warranty and means as long as the original individual owner(s) of a single-family detached residence (or the second owner(s) in certain circumstances) owns the property where the shingles are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable.

⁴These products are not available in all areas. See www.gaf.ca/ridglass for availability for details.

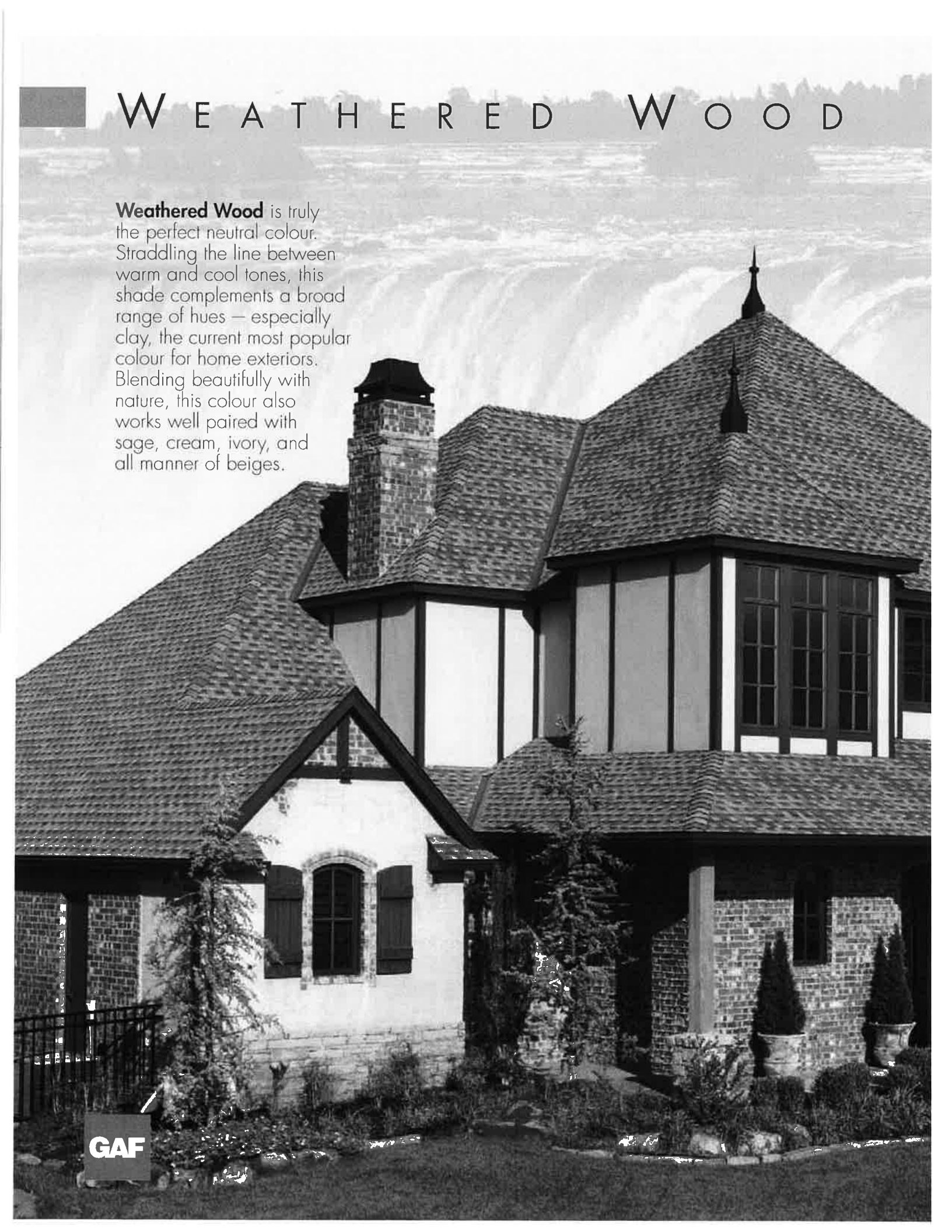
TIMBERLINE
LIFETIME HIGH DEFINITION® SHINGLES



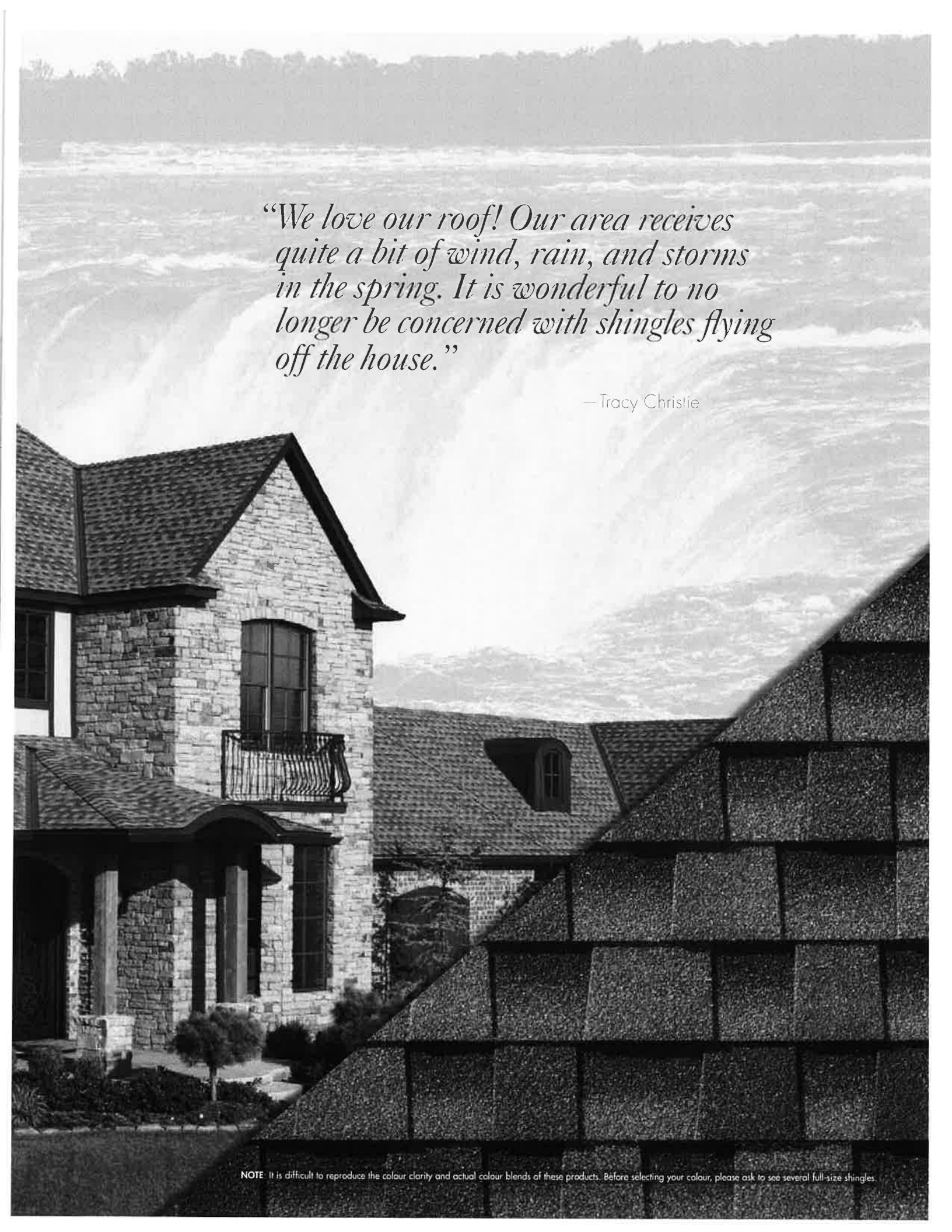
NOTE: It is difficult to reproduce the colour clarity and actual colour blends of these products. Before selecting your colour, please ask to see several full-size shingles.

WEATHERED WOOD

Weathered Wood is truly the perfect neutral colour. Straddling the line between warm and cool tones, this shade complements a broad range of hues — especially clay, the current most popular colour for home exteriors. Blending beautifully with nature, this colour also works well paired with sage, cream, ivory, and all manner of beiges.



GAF



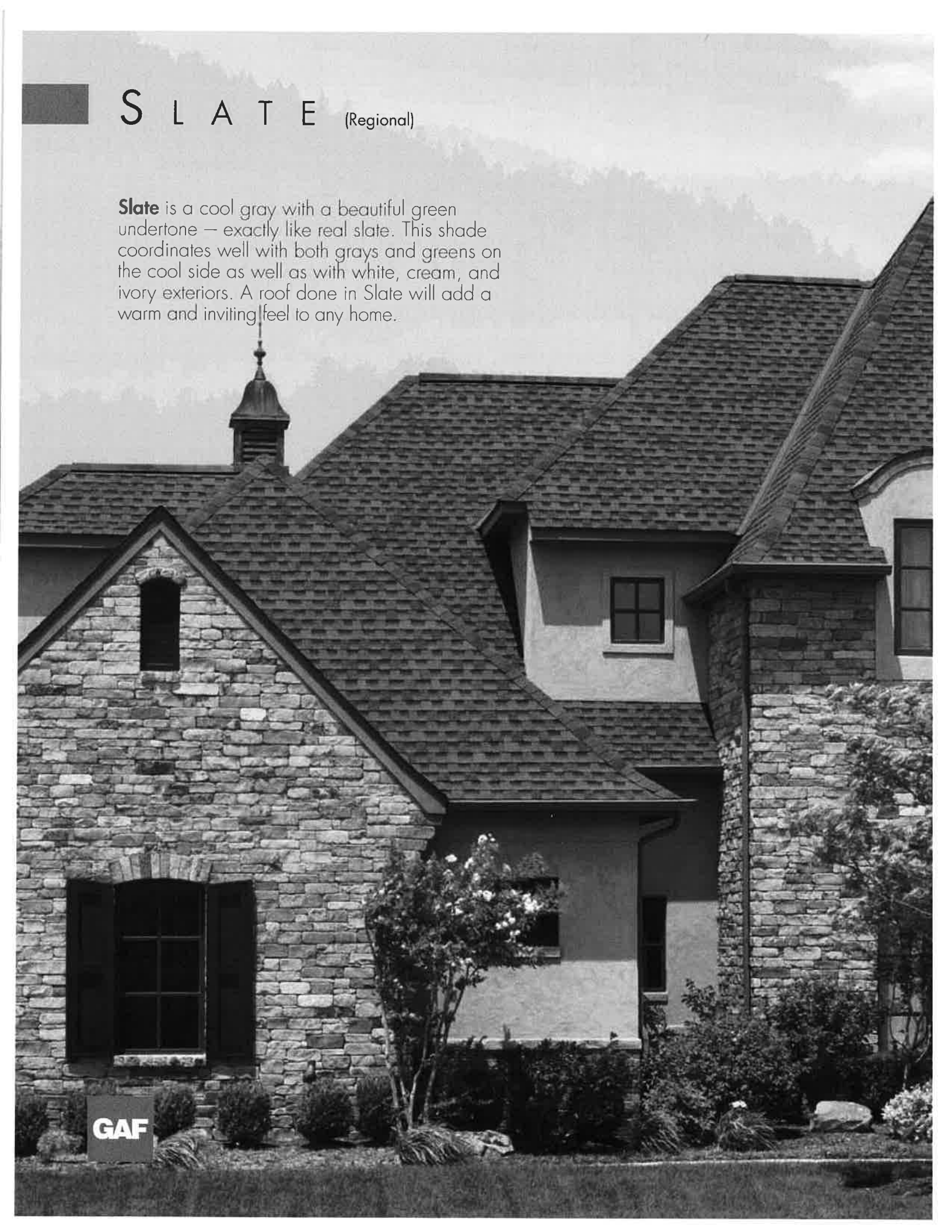
“We love our roof! Our area receives quite a bit of wind, rain, and storms in the spring. It is wonderful to no longer be concerned with shingles flying off the house.”

—Tracy Christie

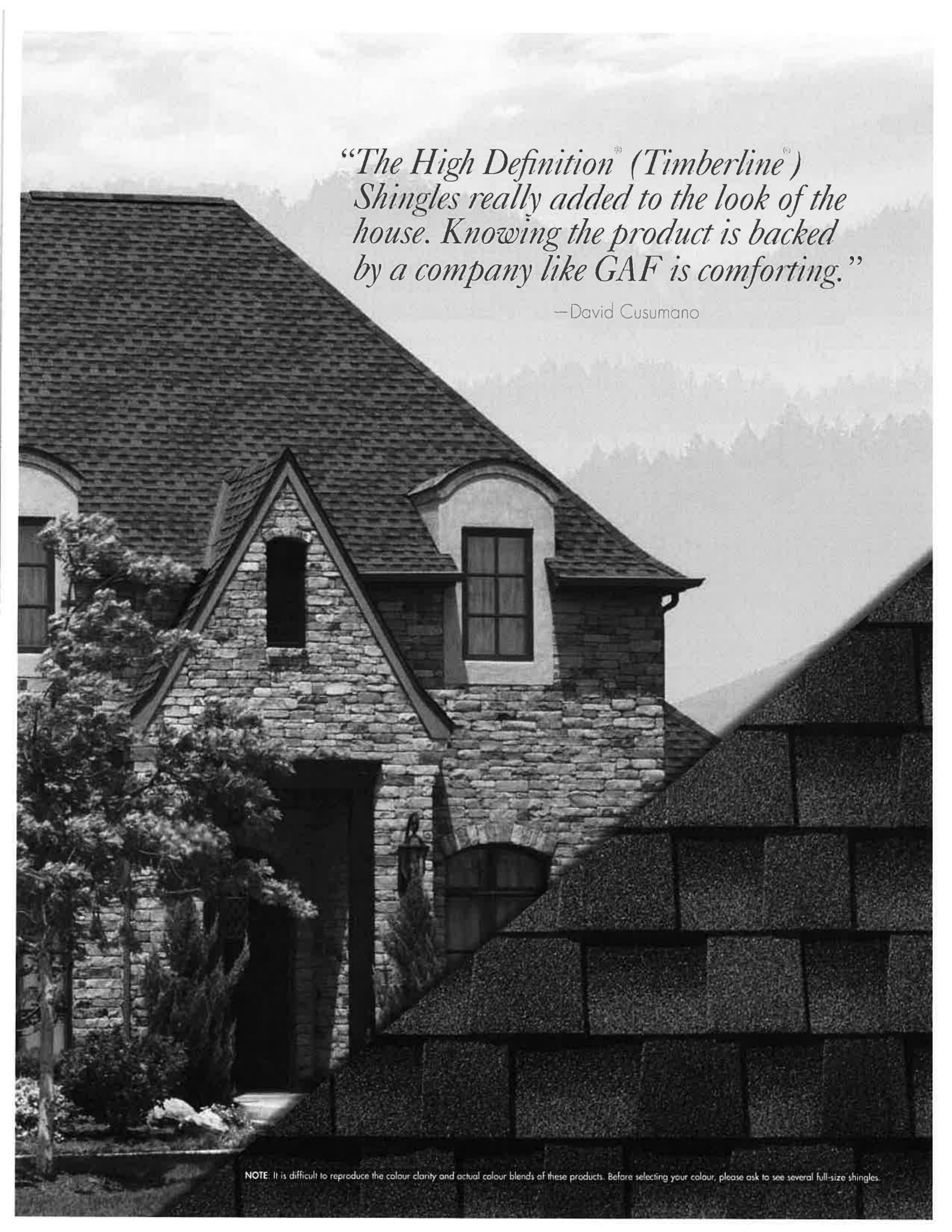
NOTE: It is difficult to reproduce the colour clarity and actual colour blends of these products. Before selecting your colour, please ask to see several full-size shingles.

S L A T E (Regional)

Slate is a cool gray with a beautiful green undertone — exactly like real slate. This shade coordinates well with both grays and greens on the cool side as well as with white, cream, and ivory exteriors. A roof done in Slate will add a warm and inviting feel to any home.



GAF



*“The High DefinitionTM (Timberline[®])
Shingles really added to the look of the
house. Knowing the product is backed
by a company like GAF is comforting.”*

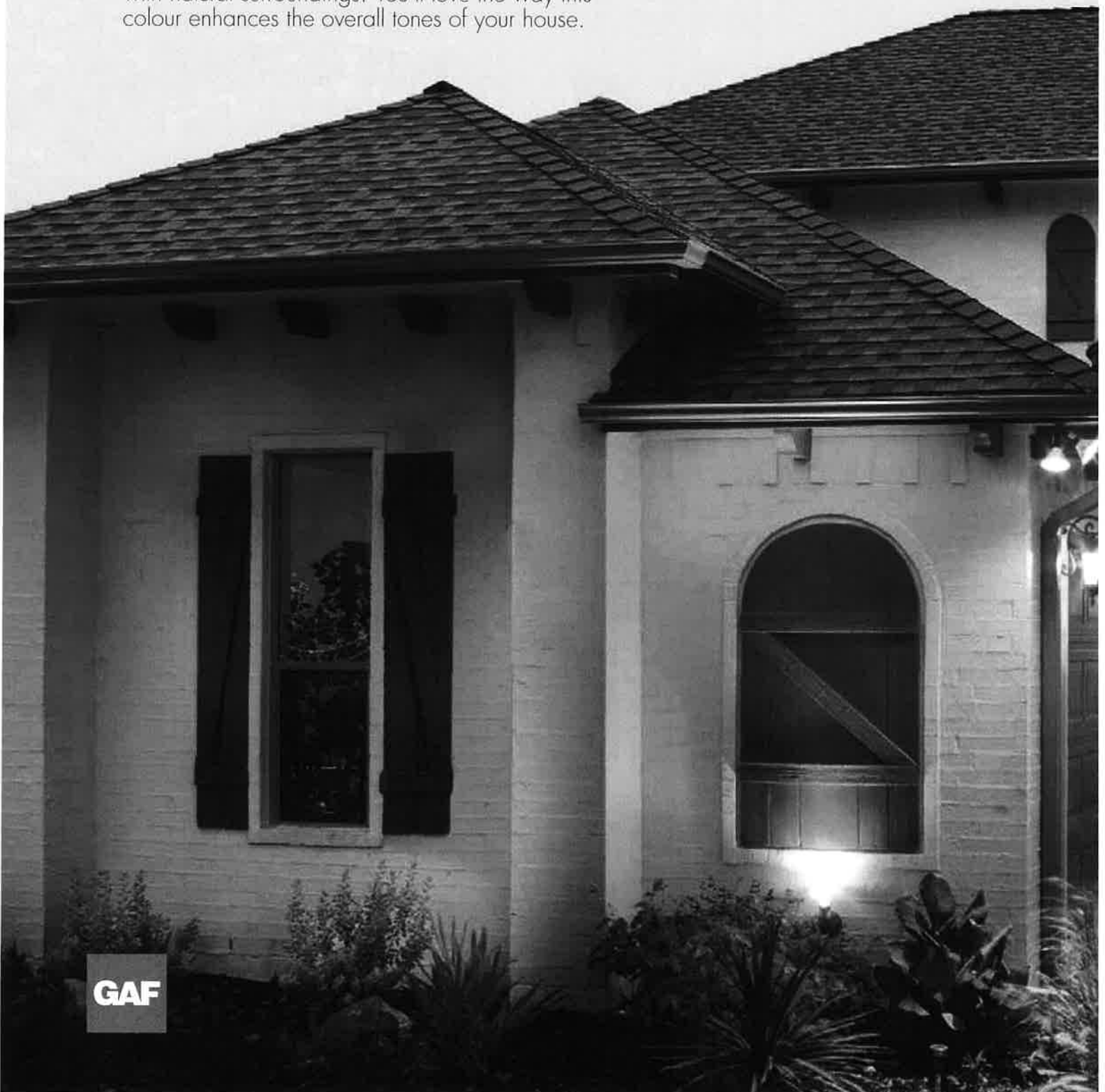
—David Cusumano

NOTE: It is difficult to reproduce the colour clarity and actual colour blends of these products. Before selecting your colour, please ask to see several full-size shingles.

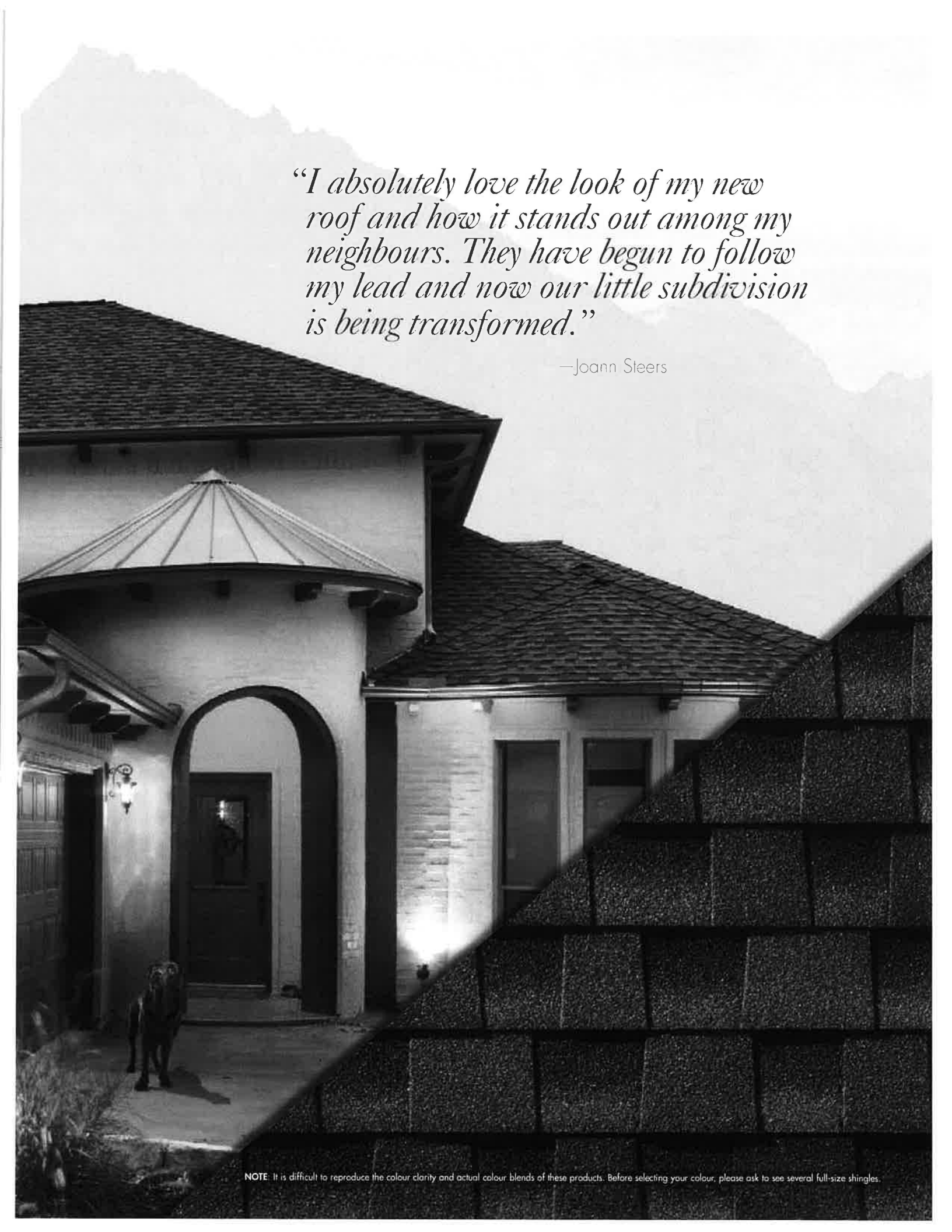


BARKWOOD

Barkwood is a popular neutral brown colour that coordinates well with most other warm colours such as beige, taupe, cream, gold, and yellow. Its nature-based tone emulates wood, fitting in well with natural surroundings. You'll love the way this colour enhances the overall tones of your house.



GAF



“I absolutely love the look of my new roof and how it stands out among my neighbours. They have begun to follow my lead and now our little subdivision is being transformed.”

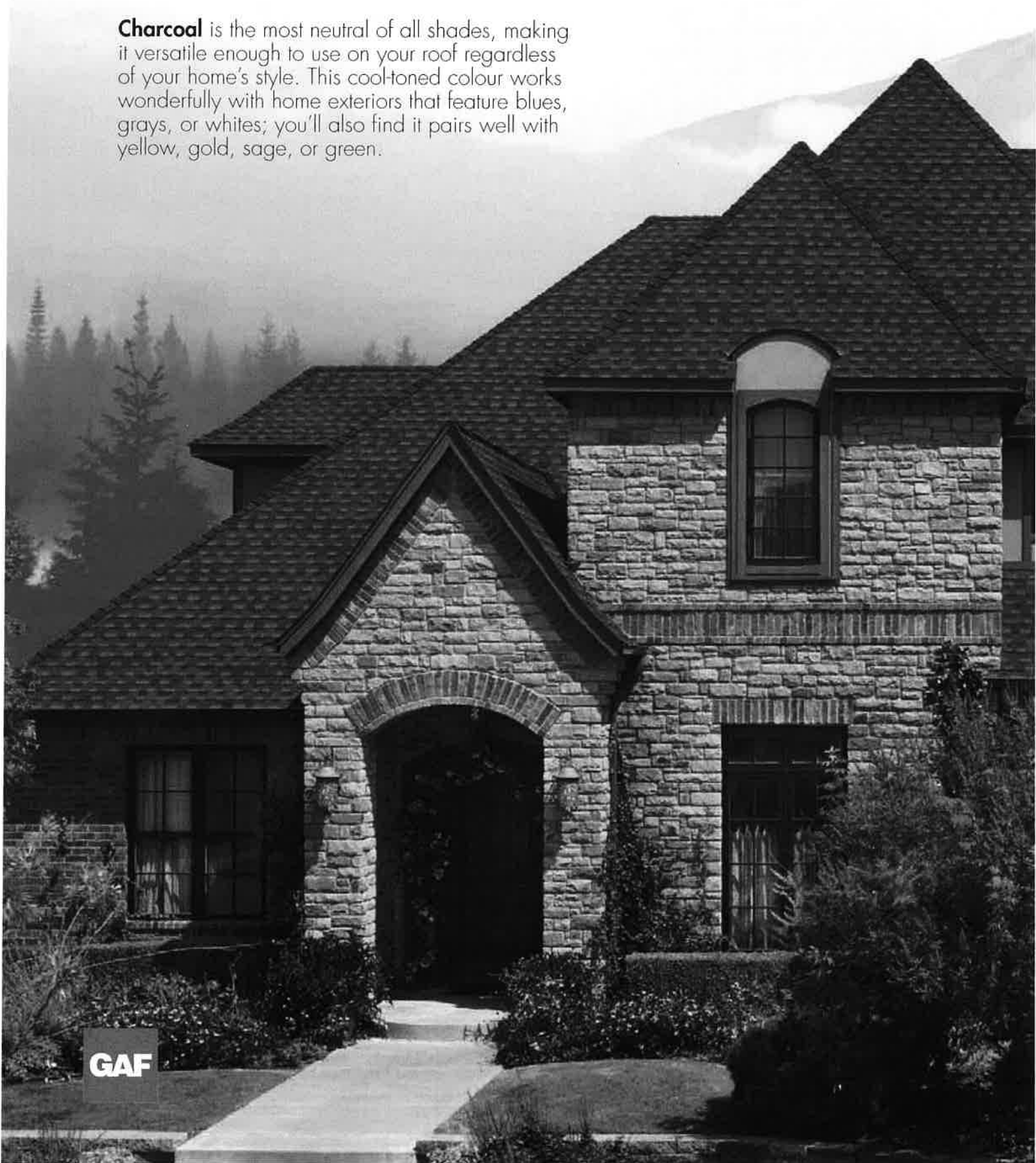
—Joann Steers

NOTE: It is difficult to reproduce the colour clarity and actual colour blends of these products. Before selecting your colour, please ask to see several full-size shingles.

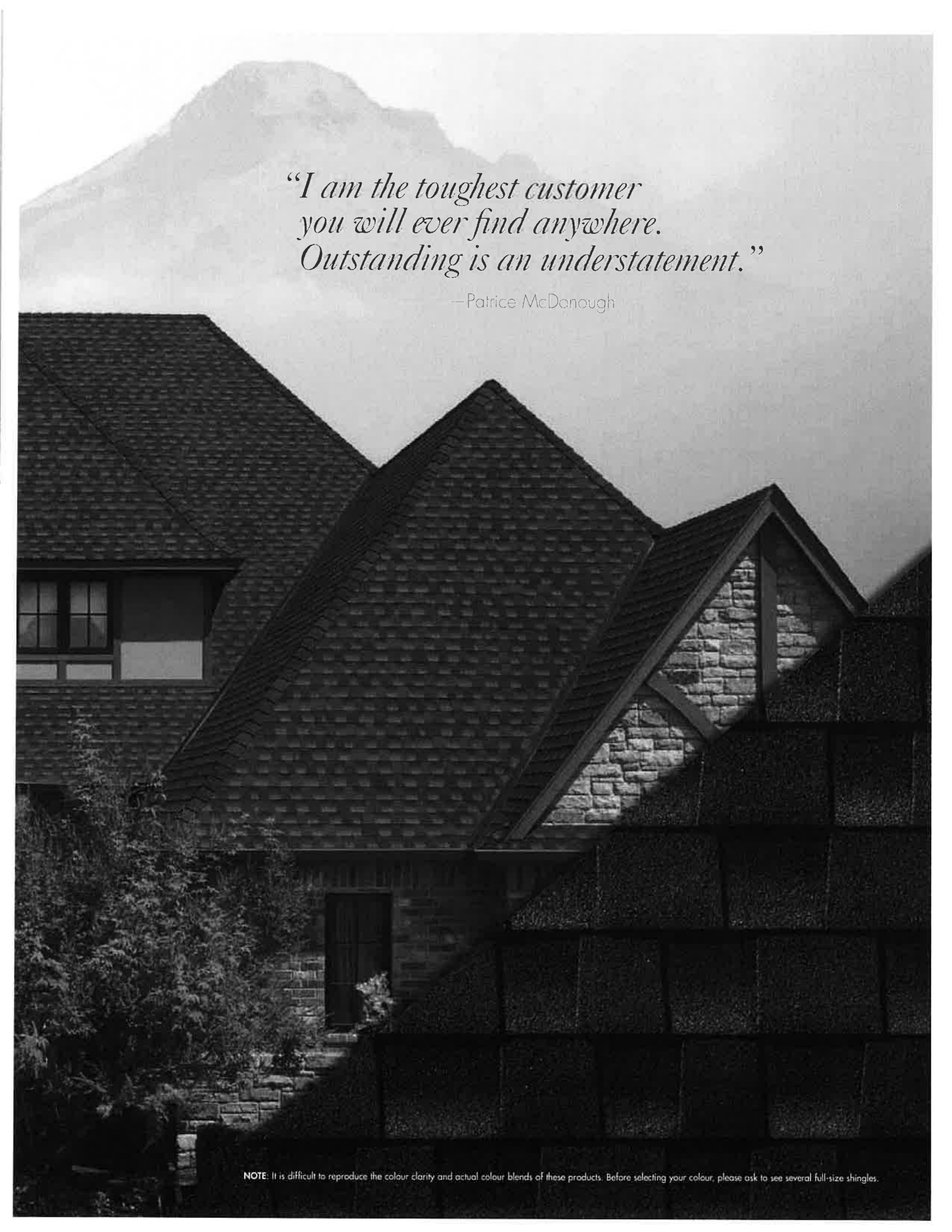


C H A R C O A L

Charcoal is the most neutral of all shades, making it versatile enough to use on your roof regardless of your home's style. This cool-toned colour works wonderfully with home exteriors that feature blues, grays, or whites; you'll also find it pairs well with yellow, gold, sage, or green.



GAF



*“I am the toughest customer
you will ever find anywhere.
Outstanding is an understatement.”*

—Patrice McDonough

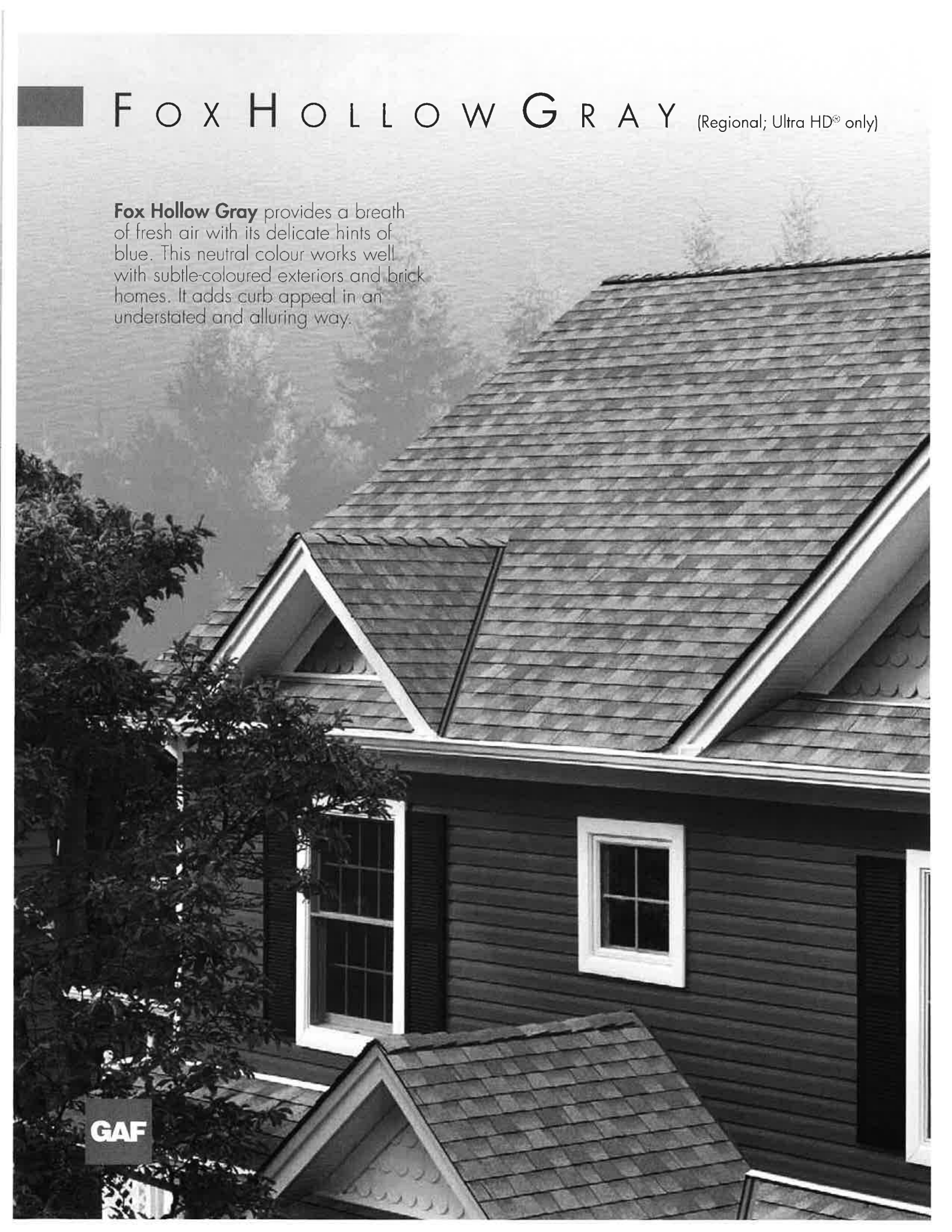
NOTE: It is difficult to reproduce the colour clarity and actual colour blends of these products. Before selecting your colour, please ask to see several full-size shingles.

HICKORY

Hickory is an inviting brown shade that has the added element of a red undertone, giving it a rich look. It's an excellent companion to both brick and stone homes that have shades of red or terra cotta. You'll also love how this colour looks on homes with warm neutrals of brown and beige as well as with yellows and golds.



GAF



FOX HOLLOW GRAY

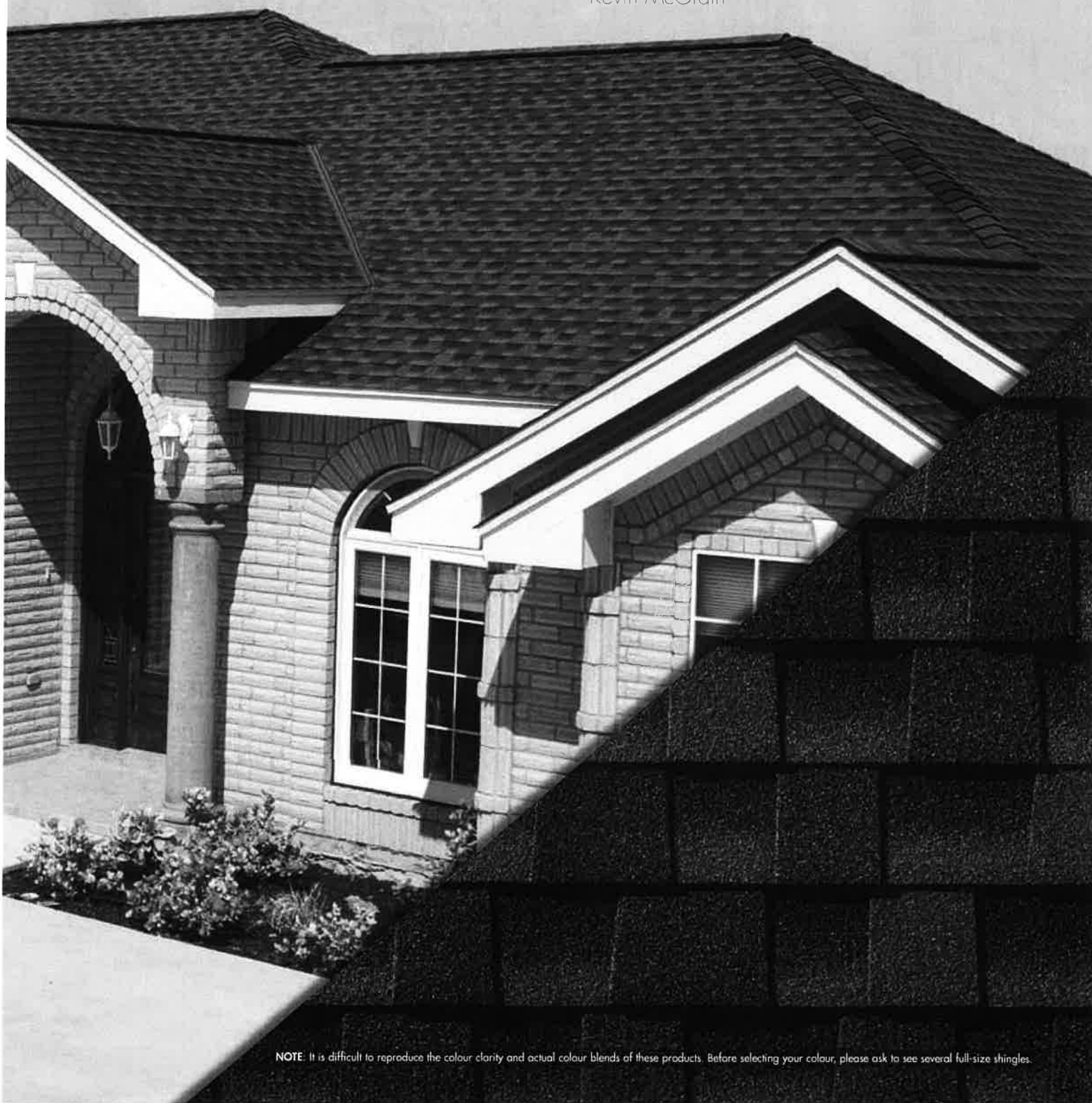
(Regional; Ultra HD® only)

Fox Hollow Gray provides a breath of fresh air with its delicate hints of blue. This neutral colour works well with subtle-coloured exteriors and brick homes. It adds curb appeal in an understated and alluring way.

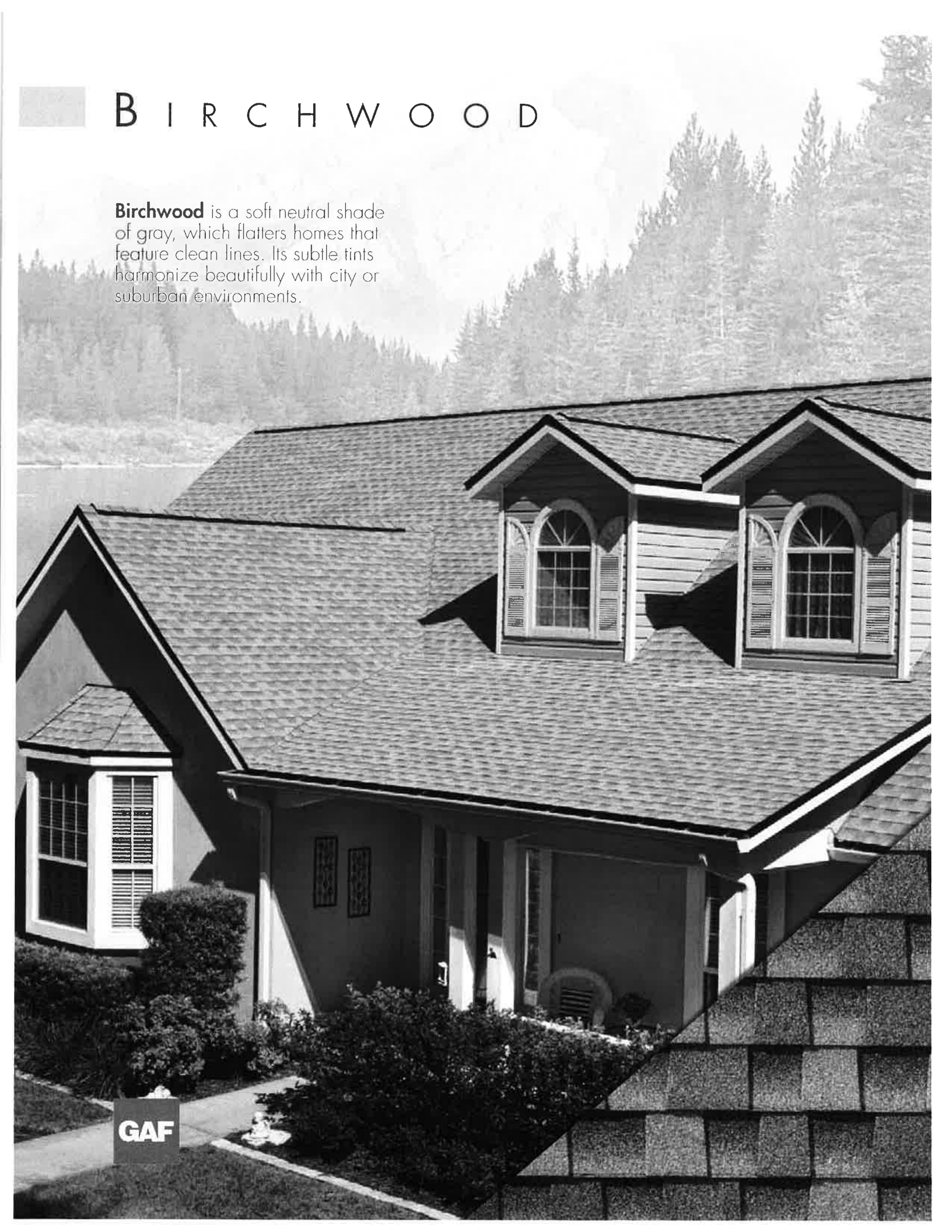
GAF

*“It looks GREAT! My wife loves
the colour, and I love the Lifetime
ltd. warranty.”*

—Kevin McGrath



NOTE: It is difficult to reproduce the colour clarity and actual colour blends of these products. Before selecting your colour, please ask to see several full-size shingles.



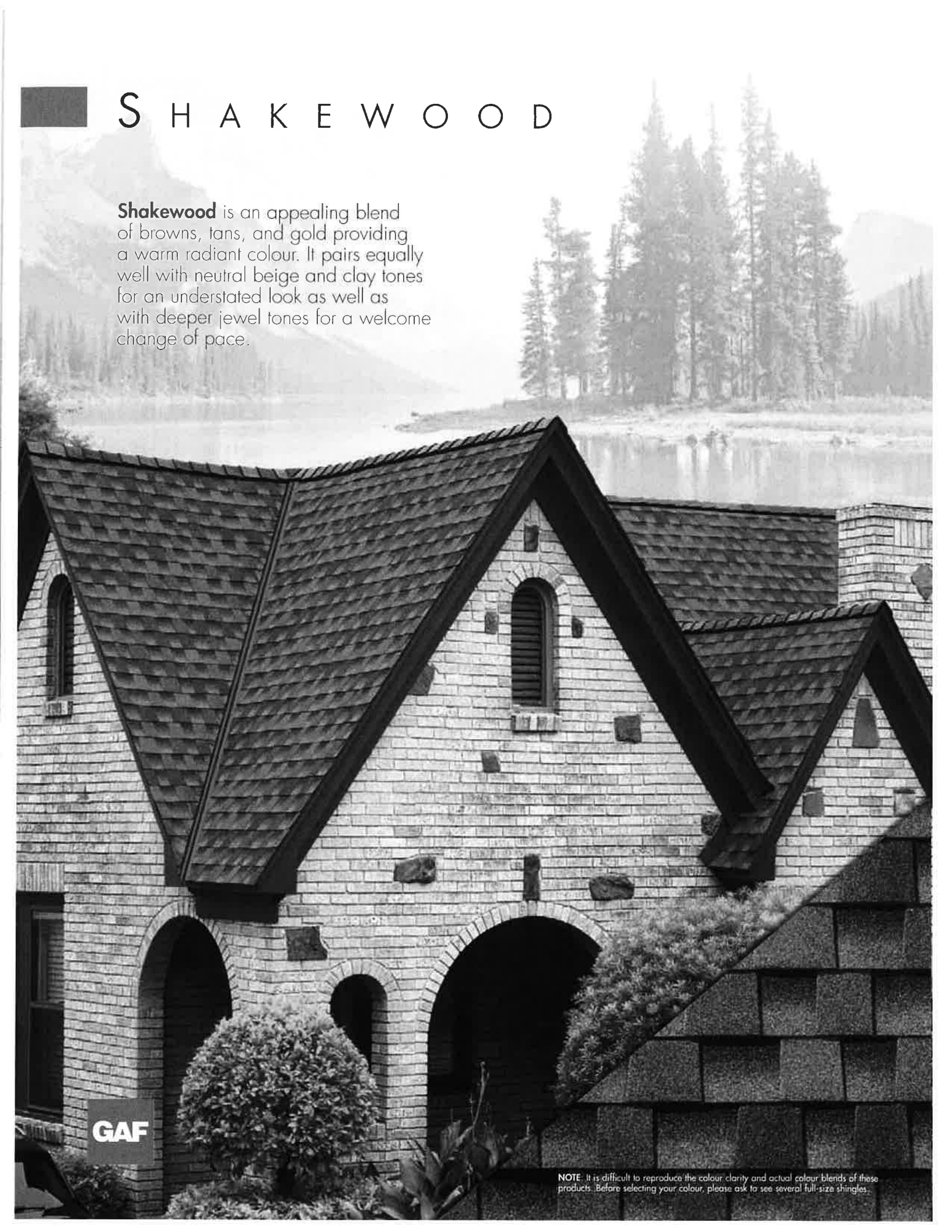
BIRCHWOOD

Birchwood is a soft neutral shade of gray, which flatters homes that feature clean lines. Its subtle tints harmonize beautifully with city or suburban environments.

GAF



NOTE: It is difficult to reproduce the colour clarity and actual colour blends of these products. Before selecting your colour, please ask to see several full-size shingles.

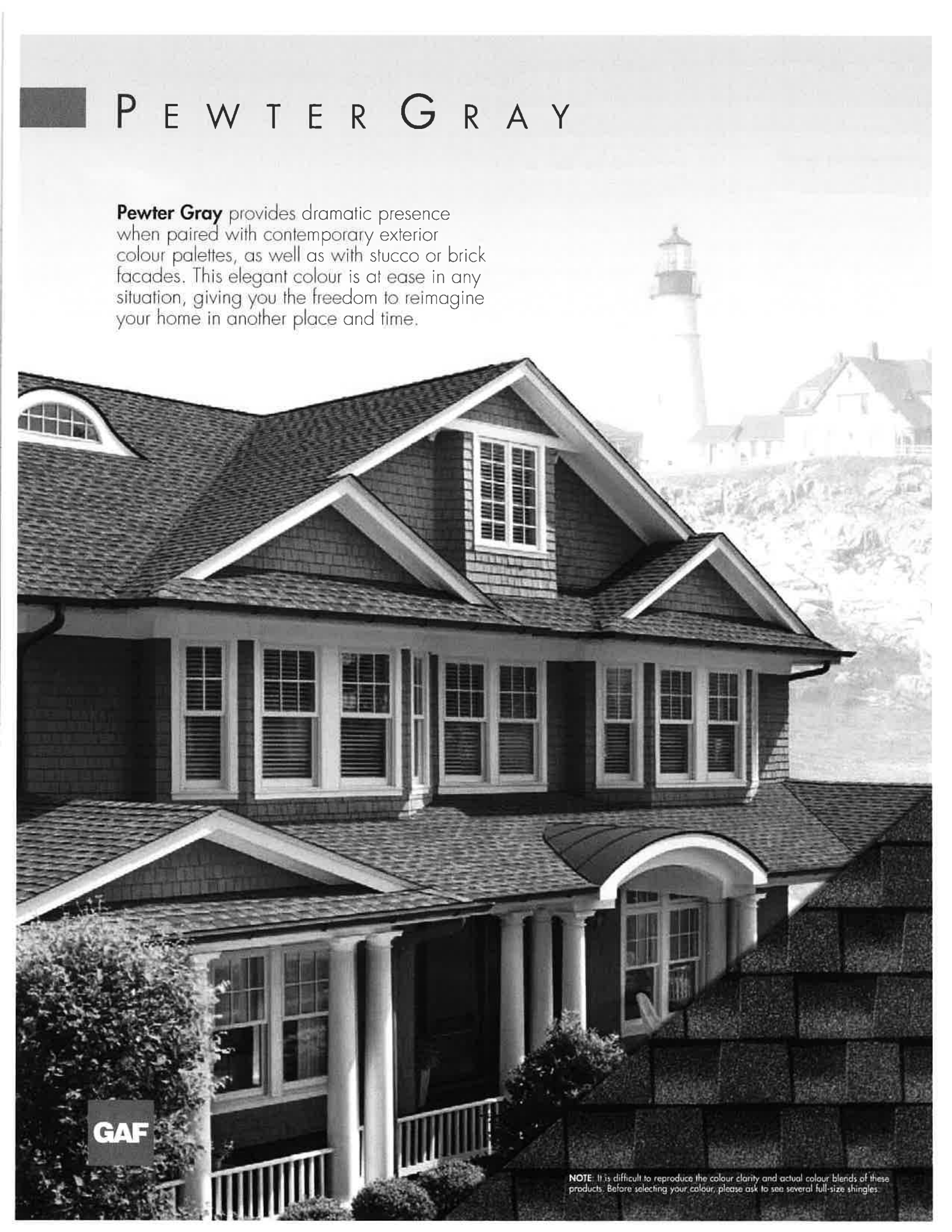


S H A K E W O O D

Shakewood is an appealing blend of browns, tans, and gold providing a warm radiant colour. It pairs equally well with neutral beige and clay tones for an understated look as well as with deeper jewel tones for a welcome change of pace.

GAF

NOTE: It is difficult to reproduce the colour clarity and actual colour blends of these products. Before selecting your colour, please ask to see several full-size shingles.



P E W T E R G R A Y

Pewter Gray provides dramatic presence when paired with contemporary exterior colour palettes, as well as with stucco or brick facades. This elegant colour is at ease in any situation, giving you the freedom to reimagine your home in another place and time.

GAF

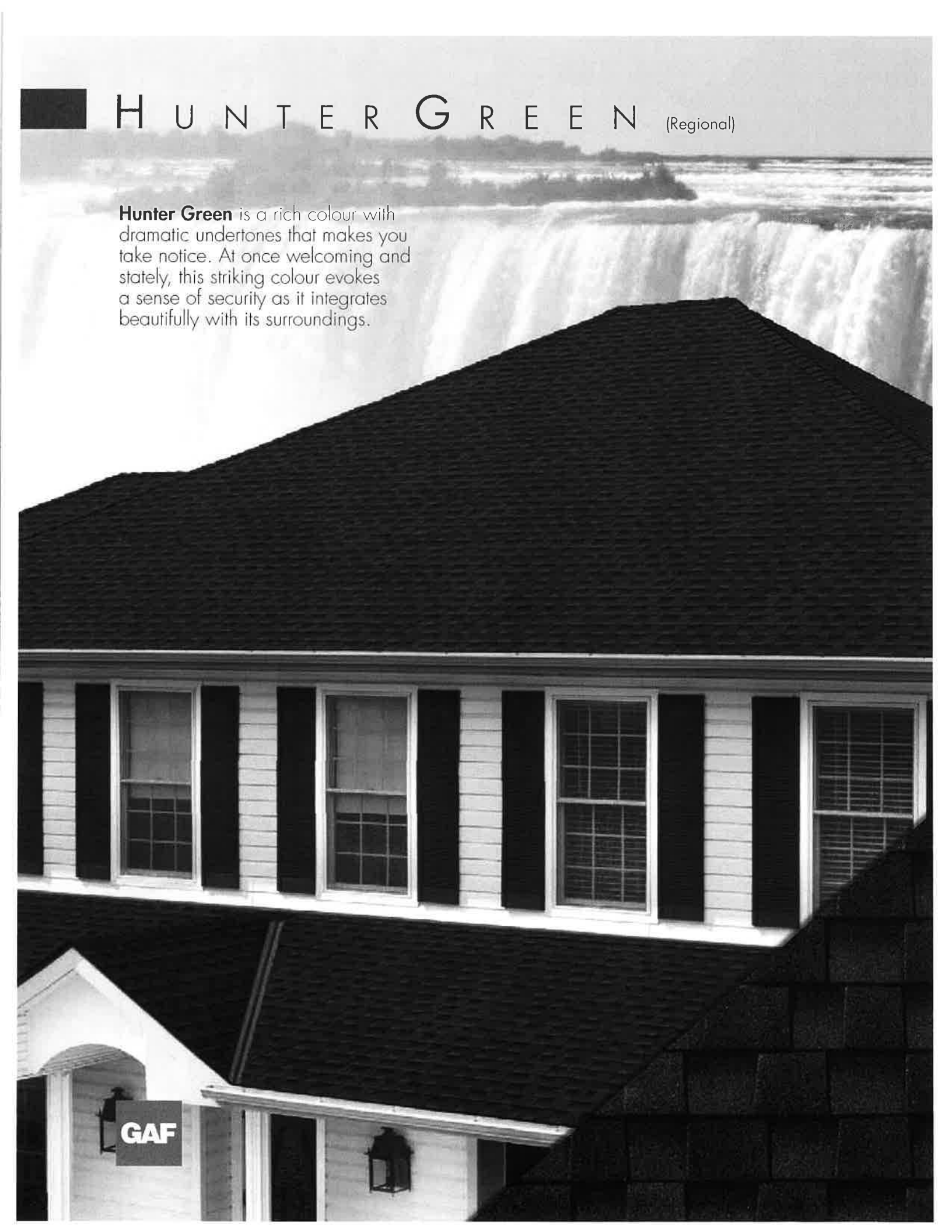
NOTE: It is difficult to reproduce the colour clarity and actual colour blends of these products. Before selecting your colour, please ask to see several full-size shingles.



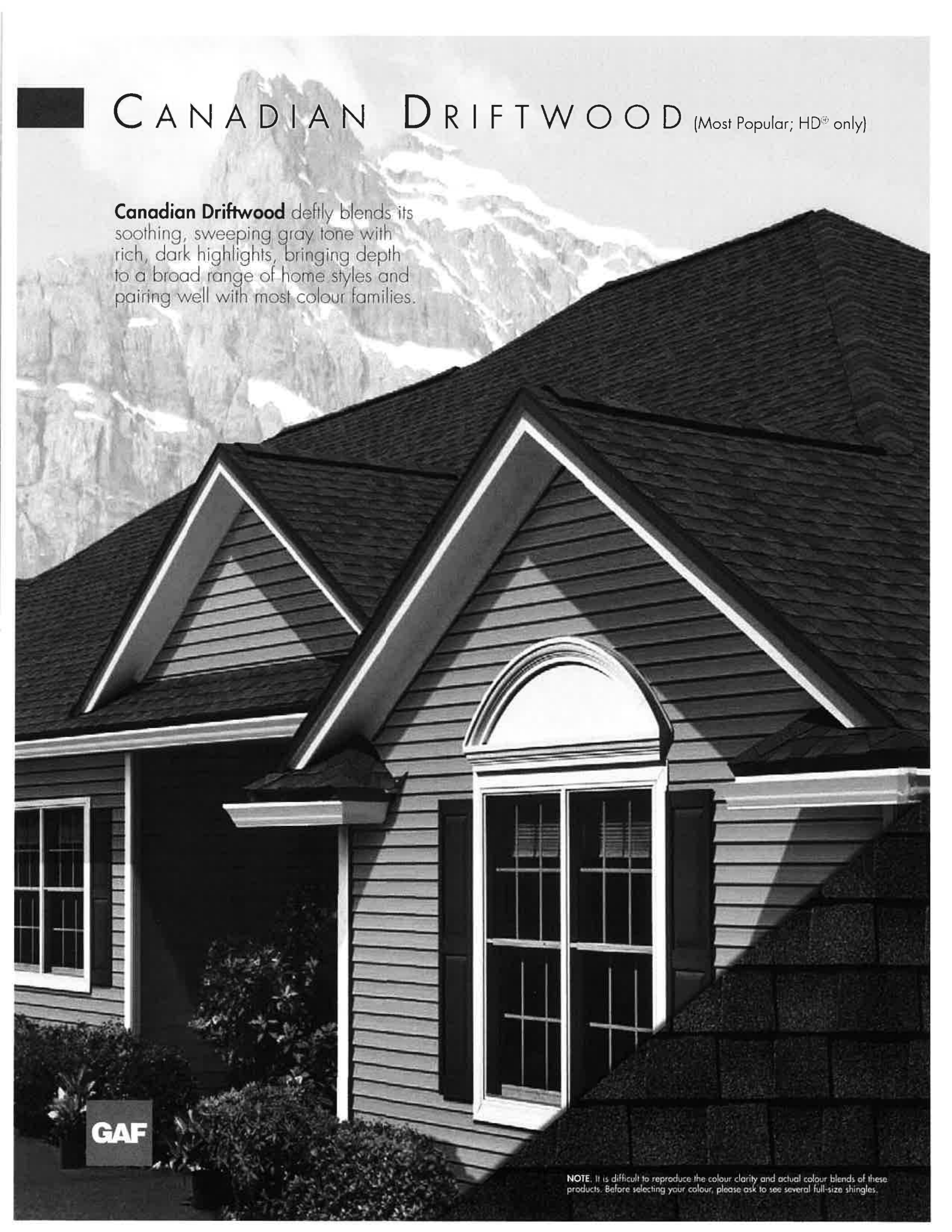
HUNTER GREEN

(Regional)

Hunter Green is a rich colour with dramatic undertones that makes you take notice. At once welcoming and stately, this striking colour evokes a sense of security as it integrates beautifully with its surroundings.



GAF



CANADIAN DRIFTWOOD (Most Popular; HD® only)

Canadian Driftwood deftly blends its soothing, sweeping gray tone with rich, dark highlights, bringing depth to a broad range of home styles and pairing well with most colour families.

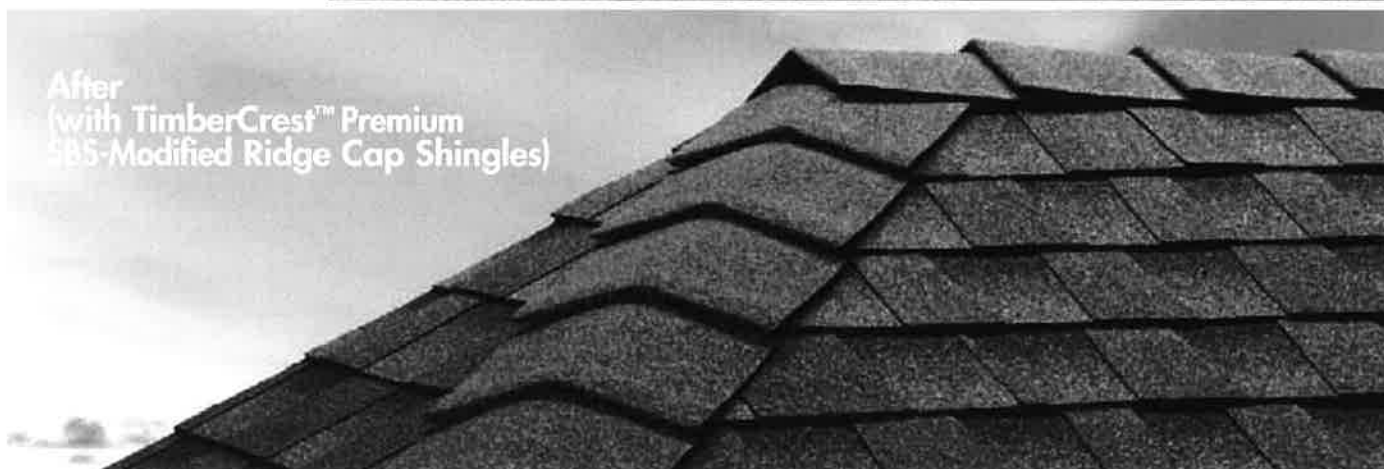
GAF

NOTE: It is difficult to reproduce the colour clarity and actual colour blends of these products. Before selecting your colour, please ask to see several full-size shingles.

RidgeCaps

GAF

Timbertex® and TimberCrest™ Premium Ridge Cap Shingles



***Important Warning:** Timbertex® and TimberCrest™ Premium Ridge Cap Shingles are designed to complement the colour of your Timberline® Shingles. But some contractors cut costs by using the tabs from a 20-year or 25-year 3-tab shingle as your ridge cap. To ensure the closest colour consistency for your roof, ask your contractor to use genuine Timbertex® or TimberCrest™ Premium Ridge Cap Shingles!*

- **Accentuate the Natural Beauty...** Of your newly installed shingle roof
- **Protect...** Guard against leaks and blow-offs at the hip and ridge areas of your roof

- **The Right Colours...** Manufactured by GAF to complement the colour of your GAF Shingles (unlike cut-up 3-tab shingles)
- **Peace Of Mind...** Eligible for up to a Lifetime Ltd. warranty when installed on Lifetime Shingle roofs!

See GAF Shingle & Accessories Ltd. Warranty for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the GAF Shingle & Accessories Ltd. Warranty and means as long as the original individual owner(s) of a single-family detached residence (or the second owner(s) in certain circumstances) owns the property where the shingles and accessories are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable. Lifetime Ltd. warranty on accessories requires the use of at least three qualifying GAF accessories and the use of Lifetime Shingles.

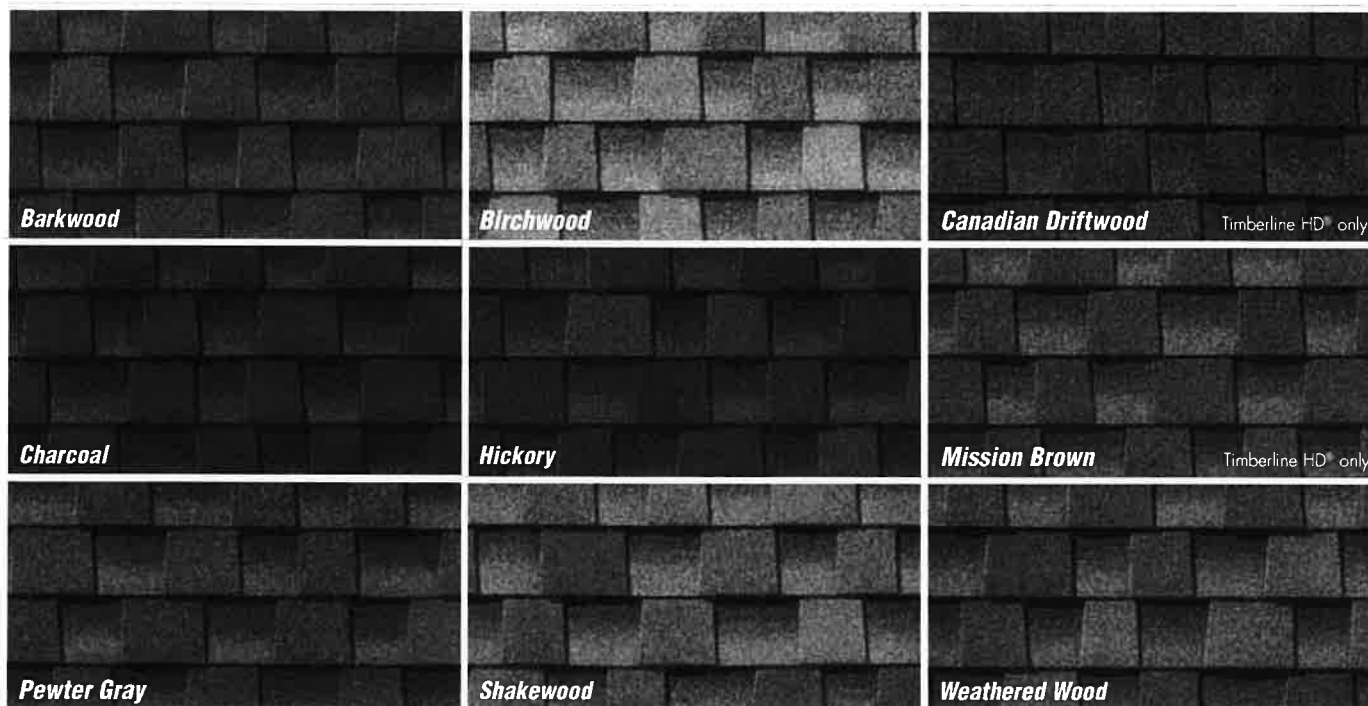
*These products are not available in all areas. See gaf.ca, 1-877-947-2434 for details.

Colour Availability



Most Popular

(See Colour Availability Chart at right)



Regional

(See Colour Availability Chart at right)



Note: It is difficult to reproduce the colour clarity and actual colour blends of these products. Before selecting your colour, please ask to see several full-size shingles.

*StainGuard Plus™ Time-Release Technology and 25-year limited warranty against blue-green algae discolouration available only on Timberline Ultra HD® Shingles sold in packages bearing the StainGuard Plus™ logo. Does not apply to Timberline Ultra HD® Reflector Series™ Shingles. See *GAF Shingle and Accessory Ltd. Warranty* for complete coverage and restrictions.

**StainGuard® algae protection and 10-year limited warranty against blue-green algae discolouration available only on shingles sold in packages bearing the StainGuard® logo. See *GAF Shingle and Accessory Ltd. Warranty* for complete coverage and restrictions.

Colour Availability Chart

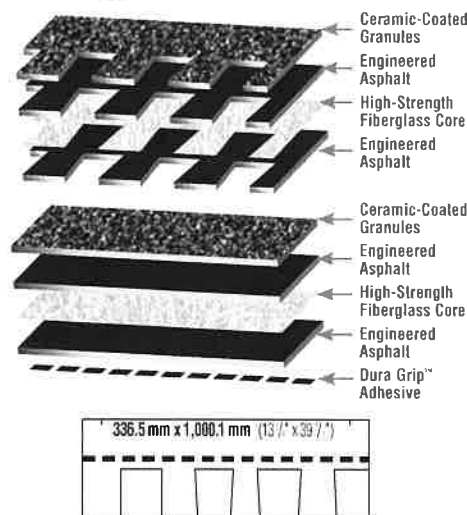
TIMBERLINE
LIFETIME HIGH DEFINITION SHINGLES

	1	2	3	4
<i>Most Popular Colours:</i>				
Barkwood	•	•	•	•
Birchwood	•	•	•	•
Canadian Driftwood	•	•	•	•
Charcoal	•	•	•	•
Hickory	•	•	•	•
Mission Brown	•	•	•	•
Pewter Gray	•	•	•	•
Shakewood	•	•	•	•
Weathered Wood	•	•	•	•
<i>Regional Colours:</i>				
Hunter Green	•	•	•	•
Slate	•	•	•	•

TIMBERLINE ULTRAHD
LIFETIME HIGH DEFINITION SHINGLES

	1	2	3
<i>Most Popular Colours:</i>			
Barkwood	•	•	•
Birchwood	•	•	•
Charcoal	•	•	•
Hickory	•	•	•
Pewter Gray	•	•	•
Shakewood	•	•	•
Weathered Wood	•	•	•
<i>Regional Colours:</i>			
Fox Hollow Gray	•	•	•
Hunter Green	•	•	•
Patriot Red	•	•	•
Slate	•	•	•

The many protective layers of a **Timberline®** High Definition® Shingle



- Fiberglass asphalt shingle
- Lifetime Ltd. transferable warranty¹
- Smart Choice® Protection for the first 10 years¹
- 209 km/h (130 mph) ltd. wind coverage²
- UL Listed to ANSI/UL 790 Class A
- ASTM D7158, Class H
- ASTM D3161, Class F
- StainGuard® algae protection³
- StainGuard Plus™ algae protection⁴
- CSA A123.5⁵
- ASTM D3018, Type 1
- ASTM D3462⁶
- Miami-Dade County Product Control approved⁷
- State of Florida approved
- Texas Department of Insurance listed
- ICC Evaluation Reports ESR-1475 and ESR-3267
- Classified in accordance with ICC-ES AC438
- Approximately 64 Pieces/Square
- Approximately 3 Bundles/Square (Timberline HD®)
- Approximately 4 Bundles/Square (Timberline Ultra HD®)
- Approximately 256 Nails/Square
- 142.88 mm (5 5/8\") exposure

¹ See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the GAF Shingle & Accessory Ltd. Warranty and means as long as the original individual owner(s) of a single-family detached residence (or the second owner(s) in certain circumstances) owns the property where the shingles are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable.

² Requires special installation; see GAF Shingle & Accessory Ltd. Warranty for details.

³ StainGuard® algae protection and 10-year limited warranty against blue-green algae discoloration available only on shingles sold in packages bearing the StainGuard® logo. See GAF Shingle and Accessory Ltd. Warranty for complete coverage and restrictions.

⁴ StainGuard Plus™ Time-Release Technology and 25-year limited warranty against blue-green algae discoloration available only on Timberline Ultra HD® Shingles sold in packages bearing the StainGuard Plus™ logo. Does not apply to Timberline Ultra HD® Reflector Series™ Shingles. See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions.

⁵ Refers to shingles sold in Canada only.

⁶ Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.

⁷ Applies to some plants.



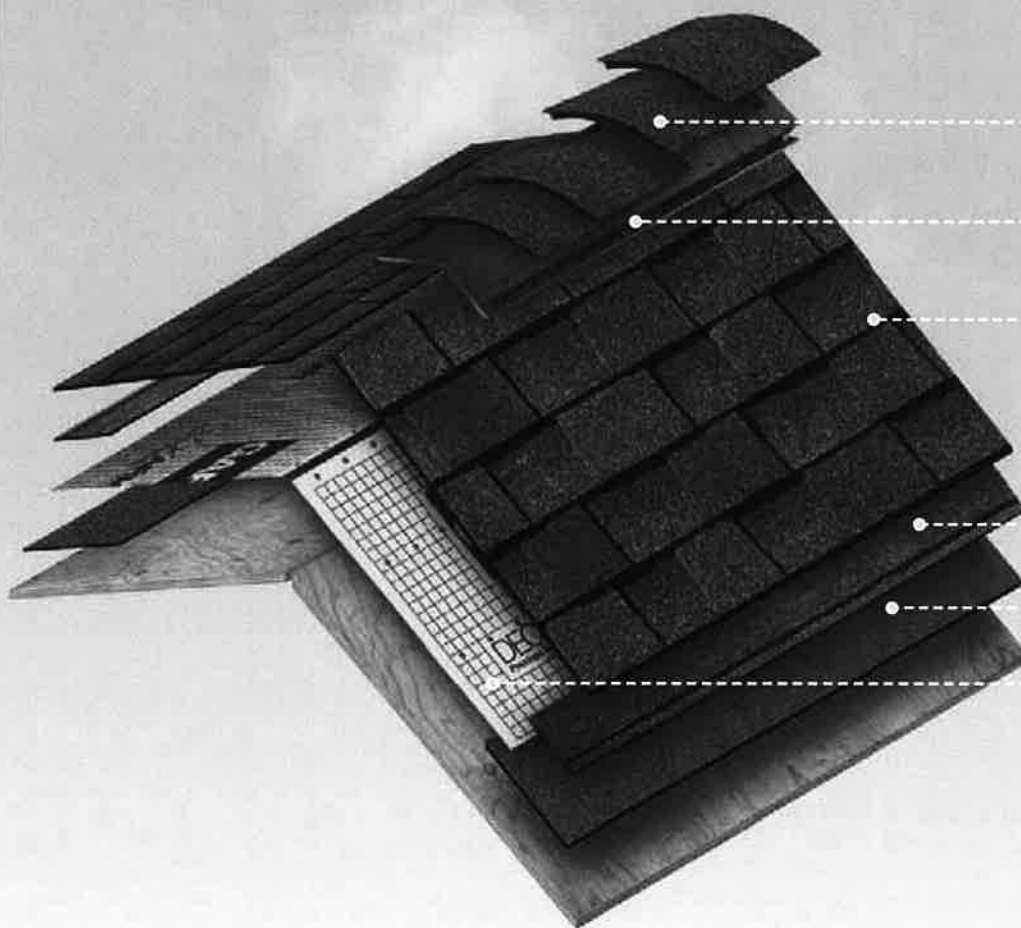
GAF

gaf.ca

LIFETIME* ROOFING SYSTEM

When you install any GAF Lifetime Shingle and at least 3 qualifying GAF accessories, you'll automatically get a Lifetime Ltd. warranty on your shingles and all qualifying GAF accessories.*

Durable Protection. Lasting Beauty.



Ridge Cap Shingles

The finishing touch that helps defend against leaks at the hips and ridges



Cobra® Attic Ventilation

Helps reduce attic moisture and heat



Lifetime Shingles*

Beautify & protect for years to come



Starter Strip Shingles

Helps guard against shingle blow-offs



Leak Barrier

Helps prevent leaks caused by wind-driven rain and ice dams



Roof Deck Protection

Helps shield the roof deck from moisture infiltration

Lifetime
ULTIMATE PROTECTION

**ADVANCED
PROTECTION
TECHNOLOGY**

2011-2012
WOMEN'S CHOICE AWARD®
FOR BEST IN CUSTOMER PROTECTION
BUILDING PRODUCTS

*See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the GAF Shingle & Accessory Ltd. Warranty and means as long as the original individual owner(s) of a single-family detached residence (or the second owner(s) in certain circumstances) owns the property where the shingles and accessories are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable. Lifetime Ltd. warranty on accessories requires the use of at least three qualifying GAF accessories and the use of Lifetime Shingles.

To learn more about why Advanced Protection® Shingles are your best choice, visit gaf.ca/aps

CANADA SALES OFFICE:
855-492-8085

U.S. SALES OFFICES:
NORTHEAST 856-241-0241

CENTRAL 620-241-5380

SOUTHEAST 813-622-3950

SOUTHWEST 972-851-0500

WEST 951-360-4200

Warranty Services • 1-800-458-1860
International and Canadian Sales • (973) 628-3000

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RESL104

364637-1019

Printed with
100% renewable
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soy-based ink

(/en-us)



See your JELD-WEN Dealer to verify available interior-exterior combinations

Explore the options

On-screen colors/finishes vary from actual products

Grille Designs

Colonial Grille

Hex Grille

Pine Grille

Top Down Grille

Interior Colors ▾

Desert Sand

Exterior Colors ▾

Bronze

[See all options and features >](#)



Exterior





PRICING

Many options will influence the price of your window.
To get an estimate, contact your JELD-WEN dealer.

WHERE TO BUY (/EN-US/WHERE-TO-BUY?PID=148342)

GET HELP ON YOUR PROJECT (/EN-US/GET-HELP?PID=148342&JWCT_GETHELP=PRODUCTPAGE)

Model Overview



PROJECT TYPE New construction and replacement	MAINTENANCE LEVEL Minimal	WARRANTY Lifetime Warranty
COLORS & FINISHES 2 Interior Colors 3 Exterior Colors	SCREEN & TRIM OPTIONS 1 Insect Screens 3 Screen Frame Colors	FRAME OPTIONS Block Frame/Replacement Face Flange Integral Nailing Fin J-Channel
GLASS Energy efficient, tinted, textured and protective	DIVIDED LITES Grilles between the glass	HARDWARE 1 Lock option in 2 finishes

- Colors & Finishes
- Glass
- Divided Lites
- Hardware
- Screens & Trim
- Construction & Framing
- Energy & Sustainability

Model Details & Options

Colors & Finishes

INTERIOR COLORS

Note: Actual colors may vary from samples shown due to printing process and/or differing monitor calibrations



Desert Sand

White

EXTERIOR COLORS

Note: Actual colors may vary from samples shown due to printing process and/or differing monitor calibrations



Bronze



Desert Sand

White

Glass

ENERGY EFFICIENT GLASS

Our optional high-performance Low-E insulating glass lowers energy costs, helps homes stay cooler in the summer and warmer in the winter, reducing the fading of interior furnishings and condensation. It also delivers greater visible light transmittance than tinted glass. Clear glass consists of two panes of glass, sealed with an airspace and the perimeter of the unit is sealed. This option offers maximum visible light transmittance and superb energy efficiency in most climates. With Low-E glass, ENERGY STAR® qualified versions of this product are likely available. This means they meet or exceed the minimum energy efficiency criteria for your climate region. For more information, ask your dealer how to order JELD-WEN ENERGY STAR qualified products specific to your area.



LoE+ 366



Low-E

TINTED GLASS

Our optional tinted glass is ideal for climates with intense sunlight. It reduces glare and visible light transmittance, while also keeping homes more comfortable in warm weather. Optional clear glass consists of two panes of glass, sealed with an airspace and the perimeter of the unit is sealed. This option offers maximum visible light transmittance and superb energy efficiency in most climates.



Azurite Tinted



Bronze Reflective Tinted



Bronze Tinted



Clear



Green Tinted

TEXTURED GLASS

We offer an array of glass types, each one with its own attractive texture, pattern or color. Add a distinctive touch to our windows with optional textured glass, which lets light in while maintaining privacy. This glass will not only enhance your chosen window and transoms, but also add radiance to your entire home.



Obscure

PROTECTIVE GLASS

Preview
Unavailable

ImpactGard®

We offer optional ImpactGard® protection, which is engineered and tested to stand up to the strong impacts of windborne debris, as well as the harsh conditions inherent to coastal areas. With the industry's leading laminate glass technology, windows and patio doors with ImpactGard protection can withstand a nine-pound piece of lumber striking the glass head-on at approximately 34 miles per hour. In addition, it significantly reduces sound transmission, blocks up to 95 percent of harmful UV rays and offers superior forced-entry resistance.



Neat®

With the Neat® glass option, you gain natural cleaning convenience. By harnessing the sun's UV rays (even when the sky is cloudy) to loosen dirt from the glass, rainwater can easily rinse away grime. No manual activation is required.

Divided Lites

GRILLES BETWEEN THE GLASS



Grilles Between the Glass

Add architectural interest with our divided lite options. Enjoy increased visual appeal and decreased maintenance with our grilles between the glass, which consist of a spacer bar placed between the panes of the insulating glass. They are an ideal choice because they require no upkeep and will not interfere with window cleaning. We offer 5/8" or 7/8" flat grilles, as well as 5/8" or 1" contour grilles in several grille patterns. These grilles are available in the color that matches the exterior color of the patio door you choose.

SIMULATED DIVIDED LITES



Simulated Divided Lites

Add architectural interest to your windows with our divided lite options. These options include simulated divided lites (SDL) for an authentic look. They feature grilles that are permanently attached to both the interior and exterior glass (aluminum for clad exteriors, wood for wood exteriors), metal bars placed between the panes of insulating glass to provide design detail.

GRILLE DESIGNS



Colonial Grille



No Grille



Prairie Grille



Top Down Grille

Hardware

LOCKS

Cam-Lock



LOCK HARDWARE FINISHES

We offer a range of hardware and hardware finishes for our wood and clad-wood windows. We know a Victorian house feels all the more ornate with brass fixtures. And the shine of polished chrome adds a contemporary edge to traditional architecture. Our selection ensures you can make the statement you want down to the last detail.



Desert Sand Finish

White Finish

ADDITIONAL HARDWARE OPTIONS

Preview
Unavailable

Spiral Balance

Screens & Trim

INSECT SCREENS



Fiberglass Mesh

Our standard charcoal fiberglass mesh insect screens keep insects outside, while letting in natural light. The frames are available with colors to match the patio door color you choose. *Insect screens are intended to allow air and light in, while keeping insects out. They are not intended to stop children from falling through an open window or door. For safety screens and other security devices, contact your local building supply retailer.

SCREEN FRAME COLORS



Bronze Frame



Desert Sand Frame



White Frame

Construction & Framing

FRAME OPTIONS



Block Frame/Replacement

For New Construction and Replacement. A block frame is for a window with a frame that does not include a nail fin. Installation can be done simply and neatly without disturbing exterior siding, stucco, interior trim, paint or wallpaper. The block frame is ideal for new construction installation into concrete or masonry walls. This frame has the same inside and outside dimensions.



Face Flange

For New Construction and Replacement. This option is suitable for common installation into a wood buck in concrete block construction. Formed as part of the frame for strength and stability. This can be easily removed for block installation.



Integral Nailing Fin

For New Construction and Replacement. Our windows come standard with a 1-1/8" pre-punched nailing fin for easy installation into new construction applications. The nailing fin is integral to the frame. It surrounds the full perimeter of the frame and helps make installations weathertight. It is appropriate for homes with siding, stucco or brick exteriors.



J-Channel

For Replacement. Our J-Channel frame is a window with a J shaped channel in the face of the window. The channel may be integrated with the frame or as an accessory add-on to the window. This frame option is typically used in applications where siding is used on the exterior surface of the building.

Energy & Sustainability

SUSTAINABLE SOLUTIONS



Sustainability at JELD-WEN

At JELD-WEN, sustainability is nothing new. With origins rooted in wood product manufacturing, our legacy has been to make windows, doors and components in a manner consistent with efficient use of what nature provides. In effect, we've always strived to make stiles and sash, not sawdust. To us, minimizing waste has always made good ecological and business sense. Our mission is to develop high performance, high-value products that satisfy our customers' needs, while also caring for our communities by seeking ways to reduce our impact on the environment. We also realize that there is still work to be done. Sustainability is a journey, and our on-going efforts will remain directed toward continual improvement of our products, processes and culture. We do this not because it's popular. We do it because it's the right thing to do.



ENERGY STAR® Qualified Options

We are committed to offering products for improved energy efficiency in your home. This product has ENERGY STAR qualified options to save energy and meet current requirements. As proof of our commitment, JELD-WEN has received the 2010 ENERGY STAR Partner of the Year award. The award signifies outstanding contributions to protecting the environment through energy efficiency and is presented to only a handful of 17,000 organizations that participate in the program each year. Our company-wide commitment to energy conservation excellence is part of our continued commitment to bringing reliability to your home and life. For more information, ask your dealer about JELD-WEN ENERGY STAR products.

[WHERE TO BUY \(/EN-US/WHERE-TO-BUY\)](#)

[GET HELP ON YOUR PROJECT \(/EN-US/GET-HELP?JWCT_GETHELP=FOOTERCTA\)](#)

(<https://www.facebook.com/jeldwenusa>)

Windows (/en-us/products/windows)
(<https://twitter.com/jeldwen>)

Exterior Doors (/en-us/products/exterior-doors)
(<https://www.houzz.com/pro/jeldwen/>)

Interior Doors (/en-us/products/interior-doors)
(<https://www.instagram.com/jeldwenusa>)

Patio Doors (/en-us/products/patio-doors)
(<https://www.youtube.com/user/JELDWEVIDEOS>)

(<https://www.pinterest.com/jeldwen/>)

DISCOVER

Gallery (/en-us/gallery)

Style & Design (/en-us/discover/style-and-design)

Success Stories (/en-us/discover/success-stories)

Reference (/en-us/discover/reference)

Documents (/en-us/documents)

SUPPORT

Support Options (/en-us/support)

Get Help On Your Project (/en-us/get-help?jwt_gethelp=Footer)

Warranty, Service & Parts
Inquiries (/en-us/support/warranty-service-parts)

Where to Buy (/en-us/where-to-buy)

OUR COMPANY

About Us (/en-us/about-us)

Corporate Responsibility (/en-us/corporate-responsibility)

Newsroom (/en-us/newsroom)

Careers (/en-us/about-us/careers)

Investor Relations
(<http://investors.jeld-wen.com/>)

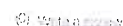


Search for doors



Fiber-Classic® Oak Collection™

Full Lite Flush-Glazed | Style No. FC1205XC-SDL



3 Available Sizes

2'6" x 6'8" 2'8" x 6'8" 3'0" x 6'8"

>

THERMA-TRU PRISMAGUARD STAIN OPTIONS

Want to see other finishing options? Visit our [finishing page](#) to view all paint and stain options available through Therma-Tru.

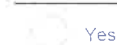
GLASS OPTIONS

	Chord	▼
	Chord Colonial 4 Lite 2Wx2H Simulated Divided Lites	▼

Compare the privacy of your glass

selection to clear glass >

Were you able to find everything you're
looking for?



Be Inspired by Our Community

Next



Overview



Features

Inviting selection of door styles

Wide choice of glass designs

On-trend variety of textures

High-definition panel embossments

Weather resistance

Security and durability

High energy-efficiency R-values



Now *Consumers Digest* Best Buy winner. "...the least expensive fiberglass entry door that we found to include a wood-grain finish, a lifetime warranty and at least 20 styles." - *Consumers Digest*

Literature

- [Full-Line Catalog](#)
- [Door System Brochure](#)
- [Warranty](#)
- [PrismaGuard Stain Warranty](#)
- [Same-Day Stain Warranty](#)

Were you able to find everything you're looking for?

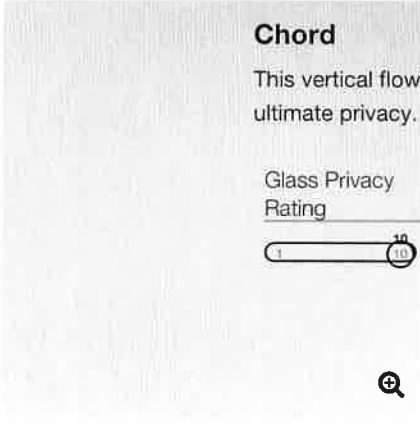
☐ Yes

☐ No

Next

- [Tru-Defense Warranty](#)
 - [Technical Manuals](#)
 - [Building Codes](#)
 - [Door Specifications and Data](#)
 - [3 Part Spec](#)
 - [Easy Spec](#)
 - [ENERGY Star](#)
-

Glass Details

A close-up image of a glass door with a vertical, wavy pattern called 'Chord'. The pattern consists of numerous fine, vertical lines that create a textured, wave-like effect. The background is a light, neutral color.

Chord

This vertical flowing pattern is reminiscent of waves on water for ultimate privacy.

Glass Privacy Rating

1 10

+

Door Surrounds

Traditional Capped with Keystone - TDS-TRDPLN-K

Were you able to find everything you're looking for?

Add a beautiful, finished look to the entry with a stylish, low-maintenance door surround.

The Traditional Crosshead pairs best with

Modern Victorian, Old World Farmhouse,

Modern Tudor and Colonial-style homes. The

Next

plain pilasters provide a simple, versatile look,
and the keystone provides an additional
decorative touch.



Were you able to find everything you're
looking for?

☐ Yes

☐ No

Next

Were you able to find everything you're
looking for?

☐ Yes

☐ No

Next



Reviews & Questions

Reviews

★★★★★

Be the first to review this product

Questions

Be the first to ask a question

More from Fiber-Classic® Oak Collection™

EXPLORE THE FULL COLLECTION

Were you able to find everything you're looking for?

☐ Yes

☐ No

Next



The Best Buy Seal and other licensed materials are registered certification marks and trademarks of Consumers Digest Communications, LLC, used under license. For award information, visit ConsumersDigest.com.

Were you able to find everything you're looking for?

☐ Yes

☐ No

Next

Sign Up for Email on the latest from Therma-Tru

Name

Zip Code

Email

Submit

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[Privacy Policy](#) [Terms of Use](#)

Were you able to find everything you're
looking for?

☐ Yes

☐ No

Next

Acknowledgment and Waiver of Rights: Fernandina Beach CMT Hearing

I, the undersigned Applicant or Agent, and Property Owner, hereby acknowledge and agree that:

- Applicant and/or Property Owner has the option of deferring their case to be heard at a future date under established non-emergency procedures.
- Applicant and/or Property Owner knowingly and willingly chooses to proceed to hearing under the Communications Media Technology (CMT) Quasi-Judicial, Legislative, and Administrative Hearing Procedures for the City of Fernandina Beach.
- CMT procedures are held only during a declared State of Emergency by the Governor. Such procedures may or may not comply with Florida Statutes or case law governing Quasi-Judicial, Legislative, or Administrative Hearings. CMT procedures must comply with Section 120.54(5)(b)(2), Fla. Stats.
- For quasi-judicial hearing: An opportunity for persons to speak on each agenda item or case will be made available after the applicant and staff have made their presentations on each item. All testimony, including public testimony and evidence by affected parties, will be made under oath or affirmation. Additionally, each person who gives testimony may be subject to cross-examination. If you do not wish to be either cross-examined or sworn, your testimony will be given its due weight. Affected parties will be permitted to cross-examine witnesses and parties. However, the public may request the Board Chair or moderator to ask questions of parties or witnesses on their behalf. Persons representing organizations must present evidence of their authority to speak for the organization.
- For all quasi-judicial hearings except appeals, witness lists and exhibits to be presented by applicants and affected parties must be submitted to the City Attorney's Office three (3) business days in advance of the hearing. "Affected Parties" are defined as residents of the City.
- Decisions and Orders of any board or commission may be subject to challenge by private parties, government agencies, and affected or aggrieved persons. Further, such Orders or Decisions are subject to be overturned by a court of competent jurisdiction. Applicant and/or Property Owner agree to indemnify and hold harmless the City of Fernandina Beach, its boards and commission, staff, and appointed and elected officials, for any and all claims arising out of Applicant and/or Property Owner's decision to proceed to hearing utilizing CMT procedures. Applicant and/or Property Owner agree to pay all reasonable attorneys' fees and costs incurred by the City in defending the decision or order of the board or commission utilizing CMT procedures related to your hearing.
- Applicant and/or Property Owner fully understand the risks and costs of litigation and have independently assessed these risks and costs and choose to proceed with hearing of the application utilizing CMT procedures.

Applicant and/or Property Owner further acknowledges that they have had an opportunity to consult with and be represented by counsel of their choosing and is advised to do so. Applicant and/or Property Owner freely, without duress or coercion, and based on Applicant's and/or Property Owner's own judgment wish to proceed with hearing of their application utilizing CMT hearing procedures.

PROPERTY OWNER

SIGNATURE: _____

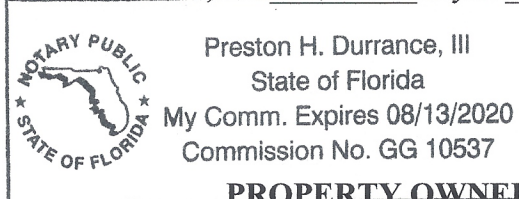
NAME: _____

Mary Julia Little
Mary Julia Little

STATE OF FLORIDA
COUNTY OF NASSAU

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☒ physical presence or ☐ online notarization, Mary Julia Little, who is personally known to me or who has produced FL drivers license as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this 7th day of July, 2020.



Preston H. Durrance III
Notary Public, State of Florida

PROPERTY OWNER'S AGENT

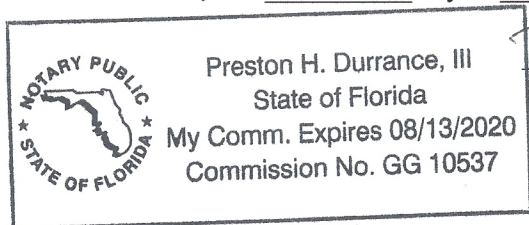
SIGNATURE: [Signature]

NAME: Lance Jones

STATE OF FLORIDA
COUNTY OF NASSAU

I HEREBY CERTIFY that on this day, personally appeared before me, by means of ☒ physical presence or ☐ online notarization, Lance Jones, who is personally known to me or who has produced FL drivers license as identification, who is the person described in and who executed the foregoing instrument and who acknowledged before me that he/she executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this 7th day of July, 2020.



Preston H. Durrance III
Notary Public, State of Florida

HISTORIC DISTRICT COUNCIL (HDC)

Variance
ApplicationDEPARTMENT OF
PLANNING & CONSERVATION

204 ASH STREET
FERNANDINA BEACH, FL 32034
904 310-3480
www.fbfl.us/planning

USE THIS FORM TO

Apply for a variance from requirements in the Land Development Code (LDC). Variances are demonstrations of hardship as to why a project cannot meet the requirements.

FEES

Residential Properties.....\$850

Non-residential properties.....\$1,000

Once application is submitted it will be reviewed for completeness. Once verified complete, an invoice will be emailed to the applicant.

IMPORTANT NOTES

APPLICATION
REQUIREMENTS

- ☐ A complete application filed at least thirty (45) days before the date of the Board of Adjustment's public hearing;
- ☐ A current signed, sealed, scaled survey of the property (no older than two years from date of application);
- ☐ Proof of ownership (copy of deed or tax statement)
- ☐ If applying as an agent, *Owner's Authorization for Agent Representation* form needs to be signed/ notarized and included in application;
- ☐ A detailed letter stating the reasons for the request;
- ☐ Materials as needed to illustrate the nature of the request, including but not limited to, site plans, architectural drawings, photographs, etc. (Any site plans or drawings must be dimensioned and to scale.)

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

Site Address 606 Cedar Street, FB, FL 32034

Parcel ID #(s) 00 - 00 - 31 - 1800 - 0127 - 0011

Zoning District R-2 Future Land Use Designation Medium Density Residential

OWNER OF
RECORDAs recorded with the Nassau
County Property AppraiserOWNER'S
AGENT

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

Owner(s) Name

Susan Dorner

Applicant Name

Jose Miranda

Company (if applicable)

Corporation or Company

Miranda Architects

Mailing Address

606 Cedar Street

Mailing Address

309 1/2 Centre Street, Suite 206

City State Zip

FB, FL 32034

City State Zip

FB, FL 32034

Telephone Number

909-908-3330

Telephone Number

261-4586

E-Mail Address

dornersf@gmail.com

E-Mail Address

jmirandaarch@gmail.com

PROJECT INFORMATION

Variance(s) requested from LDC Section(s) LDC 5.01.03 (K) AND LDC 4.02.03(E)

Summary of Request (more detailed information to be provided in required letter of intent)

Variances requested as follows:

A) **LDC 5.01.03 (K) Connections of an Accessory Structure** -- to reduce LDC-required rear yard setback of 20-feet to 3'-6" to permit construction of a covered, un-enclosed breezeway connection from main house to garage/accessory building previously approved per HDC #2019-33.

B) **LDC 4.02.03 (E) Standards for Building Heights and Setbacks** -- to reduce LDC-required rear yard setback of 20-feet to 7'-10" to permit construction of a kitchen addition to align with south wall of existing house which is a non-conforming structure.

Historic District Council Meetings are held the 3rd Thursday of the month at 5PM in the City Commission Chambers (204 Ash Street)

Application Deadline (4:30PM)	Dec 19 2019	Jan 16 2020	Feb 20 2020	Mar 19 2020	Apr 09 2020	May 07 2020	Jun 04 2020	Jul 09 2020	Aug 06 2020	Sep 03 2020	Oct 08 2020	Nov 05 2020	Dec 10 2020	Jan 07 2021
Meeting Date	Jan 16 2020	Feb 20 2020	Mar 19 2020	Apr 16 2020	May 21 2020	Jun 18 2020	Jul 16 2020	Aug 20 2020	Sep 17 2020	Oct 15 2020	Nov 19 2020	Dec 17 2020	Jan 21 2021	Feb 18 2021



PRE-APPLICATION MEETING

To guide you through the process and ensure that your application is understood and properly processed, you'll need to meet with the applicable planner prior to submitting your application. Completed Board applications are due approximately 45 days prior to the meeting date.

Cases in the historic districts or Community Redevelopment Area are heard by the Historic District Council, please use the HDC Variance Application. Cases in all other areas of the City are heard by the Board of Adjustment.



Please see the Land Development Code (LDC) for detailed information:

☐ *Procedures for Variances* – see LDC Section 10.02.04.

The LDC is available for review at www.fbfll.us/LDC



APPEALS

An applicant aggrieved by any decision of the HDC may appeal to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in LDC Section 10.02.04(D).

The petition shall be presented to the City Commission within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.

REQUIRED FINDINGS FOR A GRANT OF A VARIANCE

In order for an application for a variance to be approved or approved with conditions, 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.

Special conditions/circumstances do exist as existing historic home is situated in violation of all R2 Zoning District setbacks.

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.

Granting of variance does not confer a special privilege as other property owners in the R2 zoning and Historic District overlay district can seek relief of LDC requirements through the variance process.

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

Literal interpretation of LDC provisions would not deprive application of rights.

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

Variance requested is the minimum variance needed to provide for proposed connecting breezeway and kitchen addition without negatively impacting the architectural and historic integrity of the residence.

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 variance is in harmony with LDC and Comp 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 variance is compatible with surrounding properties and will not cause injury or be detrimental to public health, safety and welfare.

ADDITIONAL CRITERIA FOR FINDING FOR A VARIANCE IN THE HISTORIC DISTRICT OR COMMUNITY REDEVELOPMENT AREA

In acting on variance requests in the Historic District Overlays or the Community Redevelopment Area Overlay, the Historic District Council may be guided by the following in addition to the criteria in Section 10.02.02(A):

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

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

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

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

Applicant Response to Additional Criteria (Optional)

Per Item 6 of additional criteria -- proposed connecting breezeway location and the proposed kitchen addition preserves the architectural and historic character of the original building by locating it toward the south end of the historic west-facing facade. Neither breezeway nor kitchen addition will be visible from South 6th Street as new garage/guest house will block view.



LIMITATIONS

The following limitations on the grant of a variance apply:

1. A variance shall not be granted which authorizes a use that is not permissible in the zoning district in which the property subject to the variance is located.
2. A variance shall not be granted which authorizes any use or standard that is prohibited by the City's Comprehensive Plan.
3. No nonconforming use of adjacent lands, structures, or buildings in the same zoning district, and no permitted use of land, structures, or buildings in other zoning districts, shall be considered grounds for the authorization of a variance.
4. A variance shall not change the requirements for concurrency.
5. A variance shall not be granted to permit the use of a single media peonia for the construction of a dwelling unit.
6. A variance shall not be granted if the evidence submitted by an applicant is solely a demonstration of financial hardship or economic considerations.
7. A variance shall not be granted for procedure or process components of this Land Development Code.
8. A variance shall not be granted to deviate from LDC section 4.02.02 to combine two (2) or more lots which would result in a lot width greater than 100 feet for lots or parcels that abut Ocean Avenue, North Fletcher Avenue, or South Fletcher Avenue except as may be provided in Land Development Code Section 10.02.01(C).
9. A variance will not be granted which authorizes the filling of wetlands prohibited by Land Development Code Section 3.03.03(A)
10. No variance shall be granted to exceed the maximum building height of 35 feet for a building on any lot within 800 feet of the mean high-water line of the Atlantic Ocean under LDC Section 4.02.03(D), Table 4.02.03(E), specifically Note 1.
11. A variance shall not be granted for any residential or residential mixed-use structure to exceed the maximum building height requirements contained in Table 4.02.03(E).
12. A variance shall not be granted to exceed the minimum side yard setbacks listed in Table 4.02.03(E) for any building within 800 feet of the mean high-water mark of the Atlantic Ocean.

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.

Jose L Miranda Jr

Applicant (Signature)

06/04/2020

Date



Please submit this application and all backup materials via email to Planninginfo@fbfl.city

Please include applicants name and project address in subject line.

PRINT

CLEAR FORM

To be completed by city staff
HDCV 2020 -

Revised 3/23/2020

MAP OF BOUNDARY SURVEY

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LAYING 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:

THE NORTHERLY SIXTY (60) FEET OF LOT ONE (1), BLOCK ONE HUNDRED TWENTY-SEVEN (127) OF THE CITY OF FERNANDINA BEACH, FLORIDA.

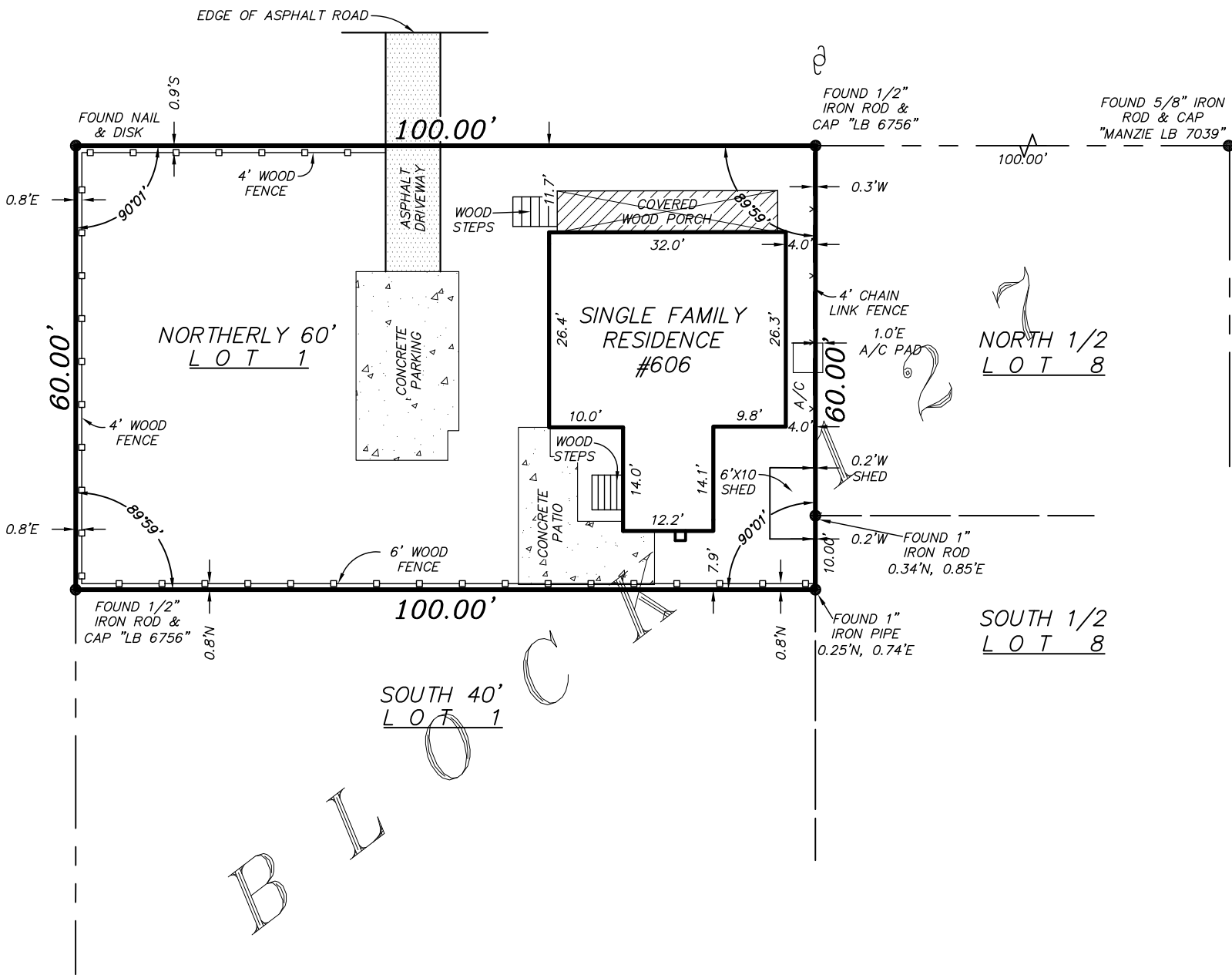
CEDAR STREET

(60 FOOT RIGHT-OF-WAY)

SOUTH SIXTH STREET

(60 FOOT RIGHT-OF-WAY)

SOUTH SEVENTH STREET



SURVEY NOTES:

- 1) The "Legal Description" hereon is in accord with the description provided by the client.
- 2) Underground improvements were not located or shown.
- 3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- 4) Internal lot angles shown hereon are based on recovered monumentation.
- 5) "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid."
- 6) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C 02376, Dated 08/08/2017. 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

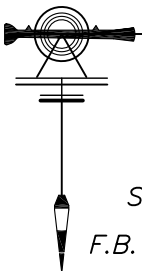
- A/C = AIR CONDITIONER
CL = CENTERLINE
-x-x- = CHAIN LINK FENCE
[Pattern] = CONCRETE FLATWORK
[Pattern] = COVERED AREA
[Pattern] = WOOD FENCE
[Pattern] = WOOD FLATWORK
[Symbol] = WOOD POWER POLE

CERTIFIED TO:
BRIAN MEE

PROPERTY ADDRESS:
606 CEDAR STREET
FERNANDINA BEACH, FLORIDA 32034

COPYRIGHT © 2018 BY MANZIE AND DRAKE LAND SURVEYING

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



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."

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

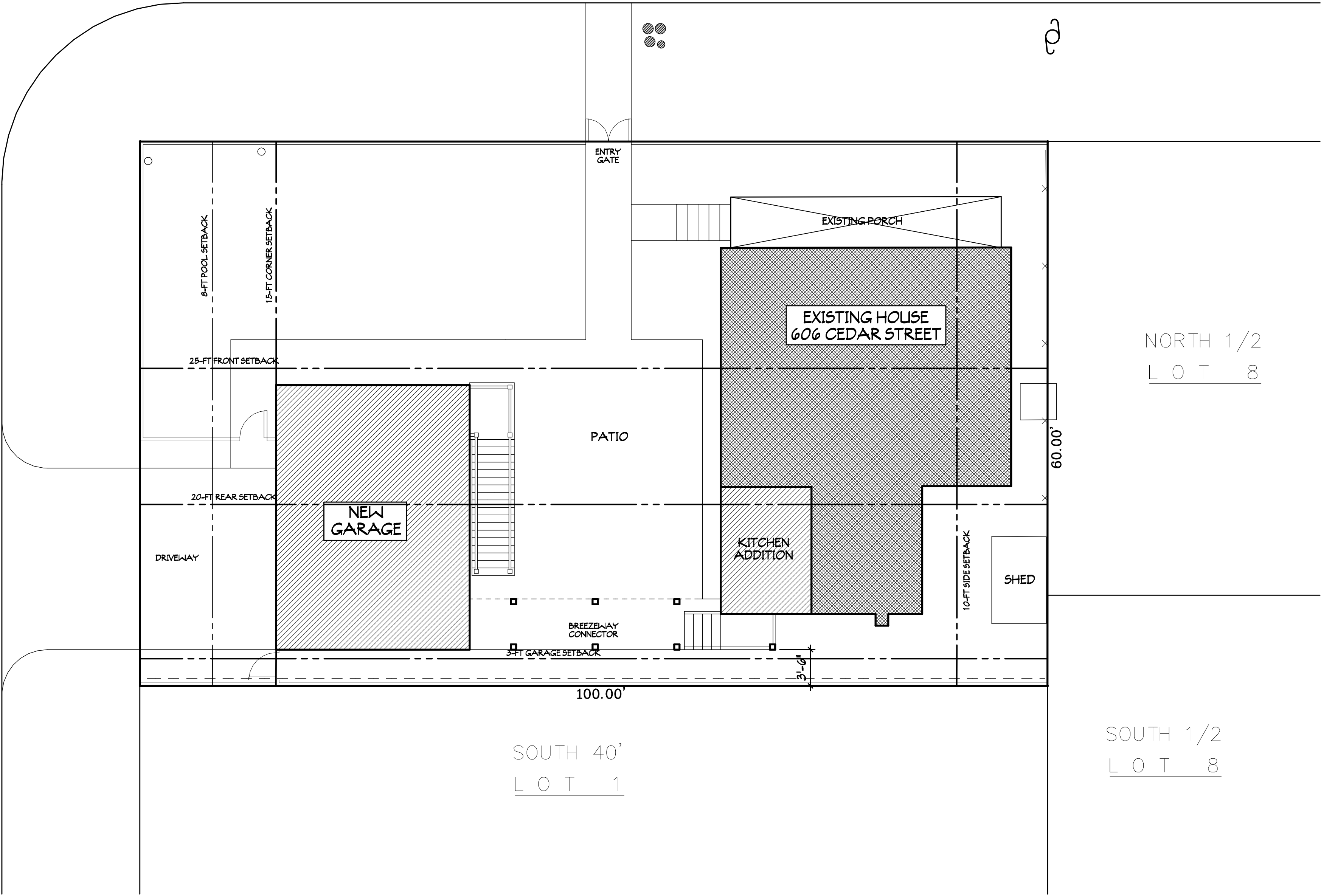
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F.B. NO: X-164 PAGE NO: 72 FIELD CREW: CB FILE NO: A-4547

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

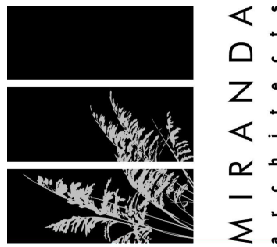
CEDAR STREET
(60 FOOT RIGHT-OF-WAY)



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

DORNER HOUSE ADDITION PRELIM SITE PLAN
PROJECT # D190603
DRAWN BY -- JULY
CHKD BY -- JULY
DATE -- 06-01-20

MIRANDA
ARCHITECTS
308 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
TEL 904.261.4886
FL REG NO. 04700008

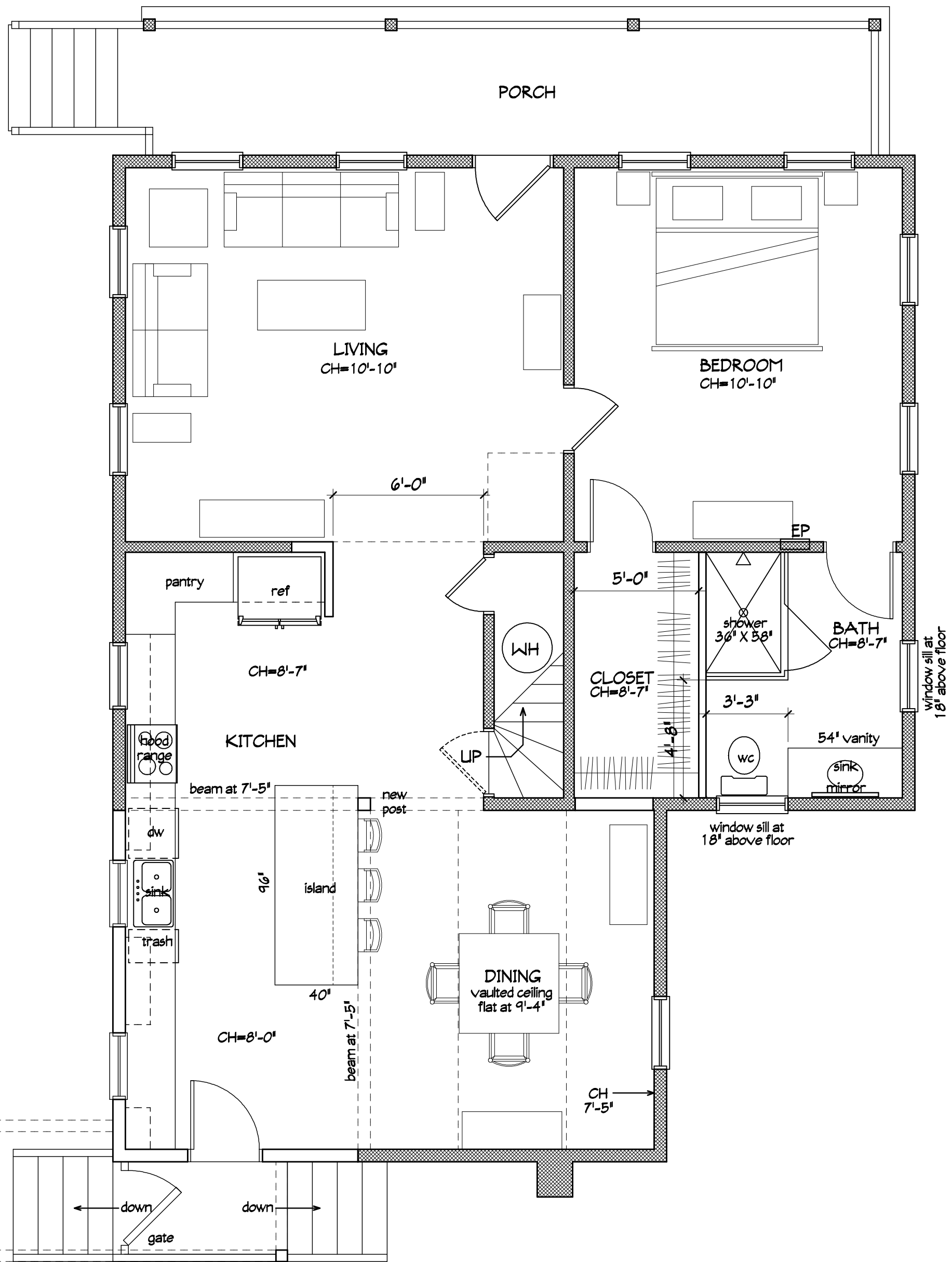
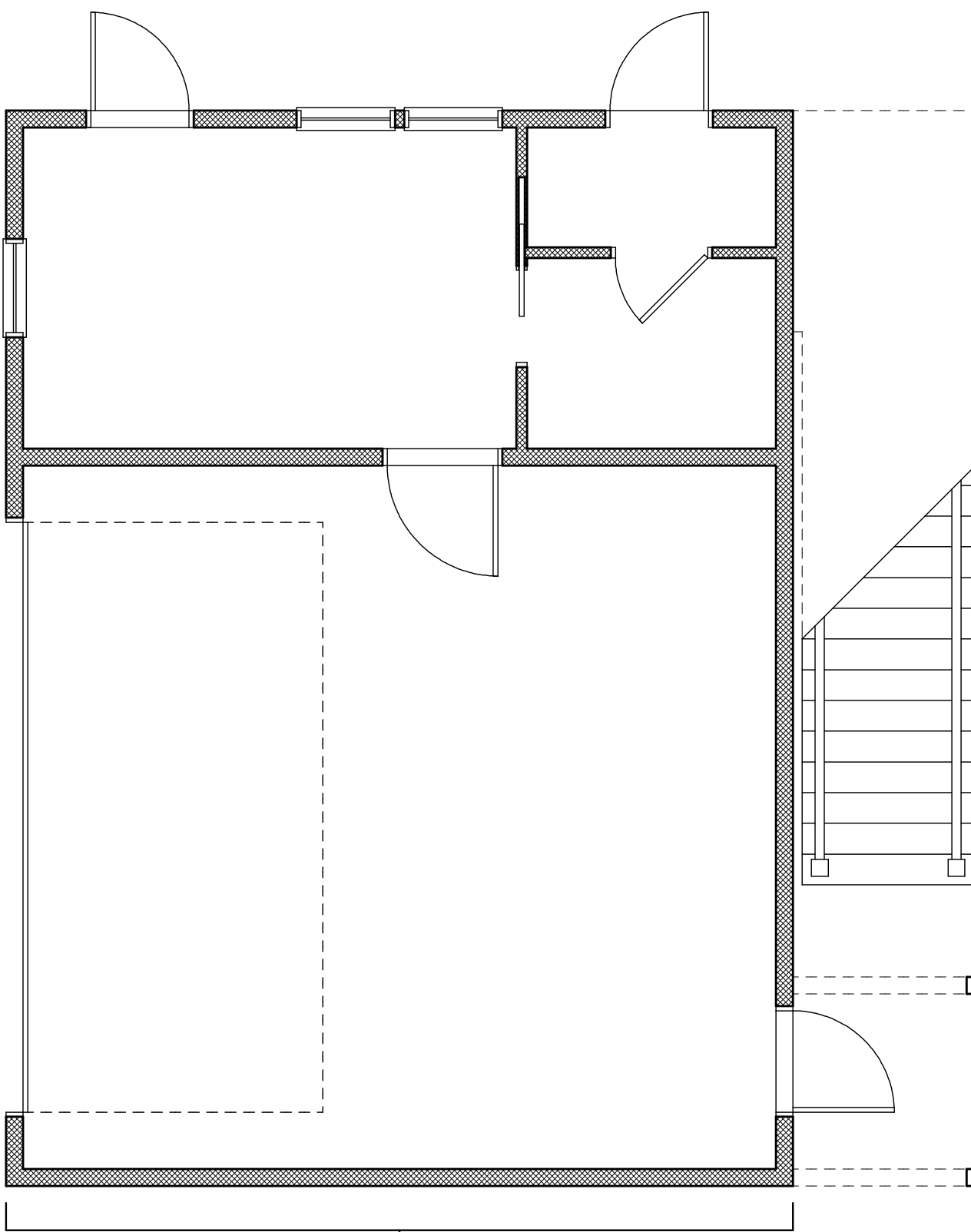


ADDITION/RENOVATION TO THE
DORNER RESIDENCE
606 CEDAR STREET
FERNANDINA BEACH, FL 32034

PROPOSED SITE PLAN	REVISIONS	DATE

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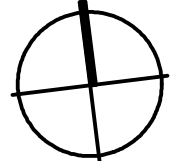
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PROPERTY LINE

PROPERTY LINE

EXISTING WALLS TO REMAIN NEW WALLS



PROPOSED FIRST FLOOR PLAN

1/4"=1'-0"

DORNER HOUSE ADDITION PRELIM FLOOR PLAN
PROJECT # D140603
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 06-01-20



MIRANDA
ARCHITECTS

308 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
FL REG. NO. AA 10008

ADDITION/RENOVATION TO THE
DORNER RESIDENCE
606 CEDAR STREET
FERNANDINA BEACH, FL 32034

PROPOSED FLOOR PLAN	
REVISIONS	DATE

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EXISTING NORTH ELEVATION

1/4"=1'-0"



EXISTING WEST ELEVATION

1/4"=1'-0"



EXISTING SOUTH ELEVATION

1/4"=1'-0"



EXISTING EAST ELEVATION

1/4"=1'-0"

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DORNER HOUSE ADDITION PRELIM ELEVATIONS
PROJECT # D190603
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 06-01-20

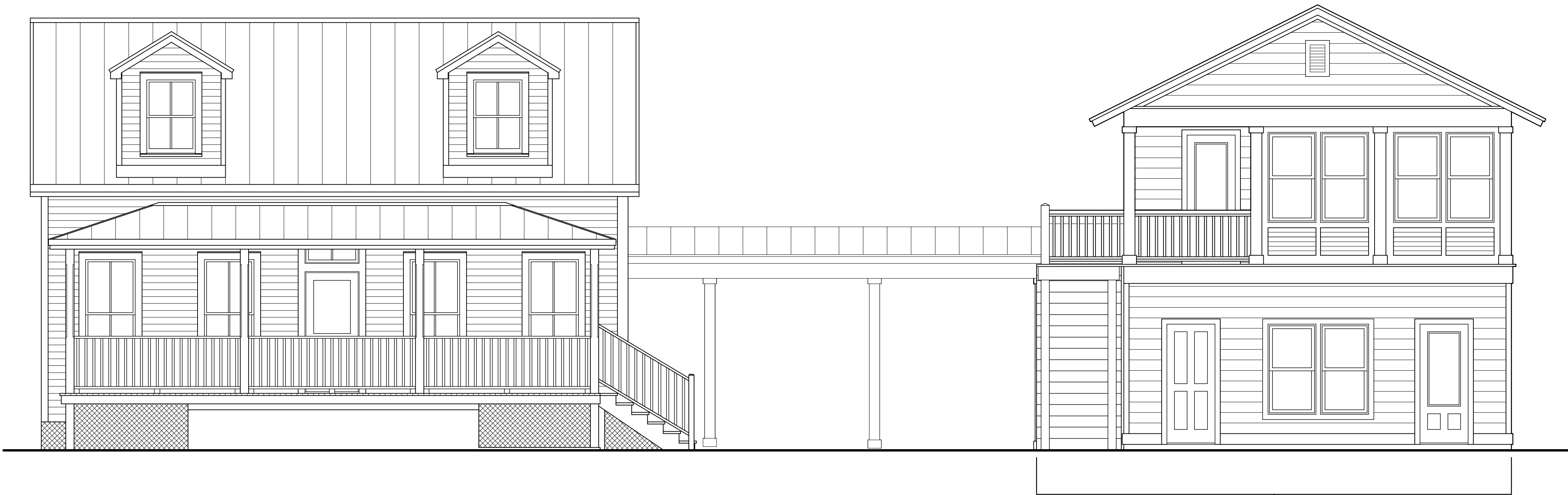
MIRANDA
ARCHITECTS
308 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.281.4386
FL REG. ARCH. #10088



ADDITION/RENOVATION TO THE
DORNER RESIDENCE
606 CEDAR STREET
FERNANDINA BEACH, FL 32034

AS BUILT ELEVATIONS	REVISIONS	DATE

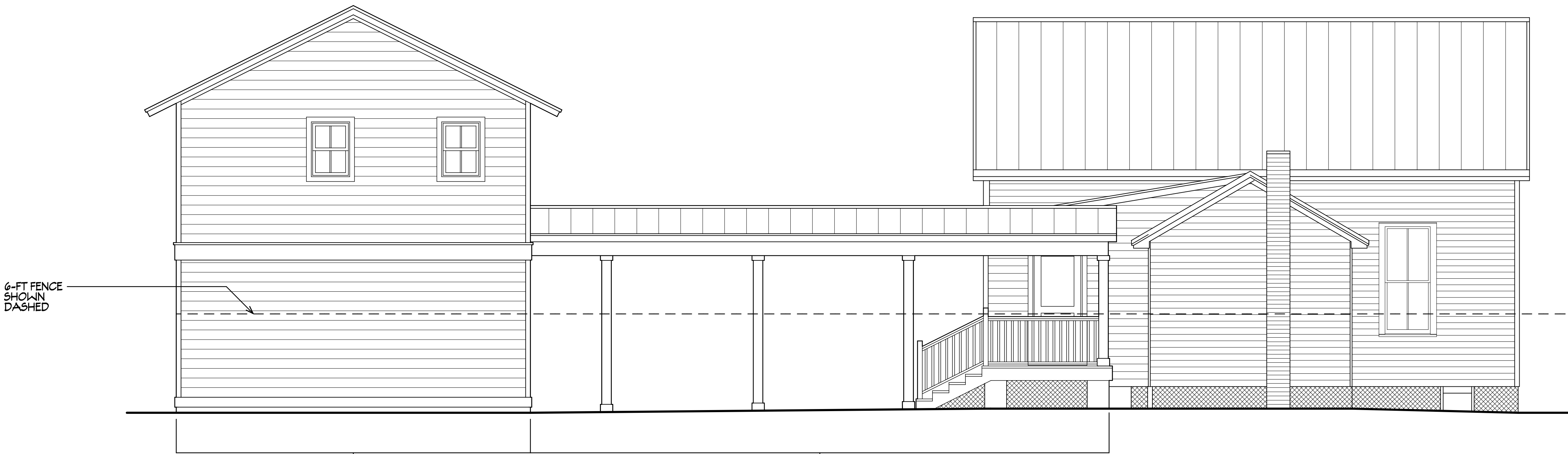
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GARAGE/GUEST HOUSE
APPROVED SEPTEMBER 2019

PROPOSED NORTH ELEVATION

1/4"=1'-0"



6-FT FENCE
SHOWN
DASHED

GARAGE/GUEST HOUSE
APPROVED SEPTEMBER 2019

PROPOSED BREEZEWAY
CONNECTOR

PROPOSED SOUTH ELEVATION

1/4"=1'-0"

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DORNER HOUSE ADDITION PRELIM ELEVATIONS	PROJECT # D190603	DRAWN BY -- JLM	CHKD BY -- JLM	DATE -- 06-01-20

MIRANDA
ARCHITECTS

308 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
FL REG. NO. AA 000028

ADDITION/RENOVATION TO THE
DORNER RESIDENCE
606 CEDAR STREET
FERNANDINA BEACH, FL 32034

PROPOSED ELEVATIONS		DATE
REVISIONS		

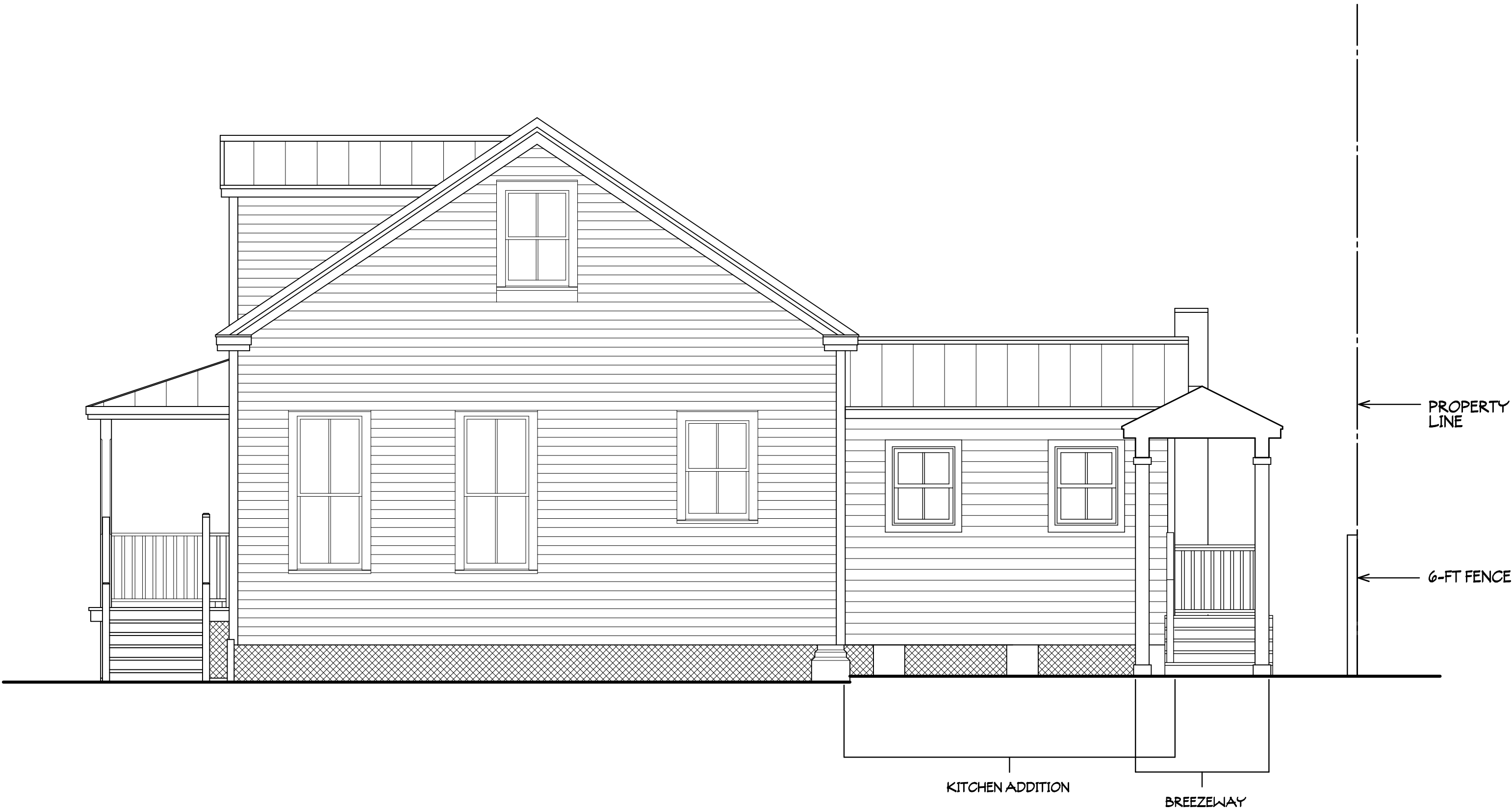
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PROPOSED EAST ELEVATION

1/4"=1'-0"



PROPOSED WEST ELEVATION

1/4"=1'-0"

DORNER HOUSE ADDITION PRELIM ELEVATIONS	PROJECT # D190603	DRAWN BY -- JLM	CHKD BY -- JLM	DATE -- 06-01-20
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MIRANDA
ARCHITECTS
308 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.763.4000
FL REG. NO. 20000008



ADDITION/RENOVATION TO THE
DORNER RESIDENCE
606 CEDAR STREET
FERNANDINA BEACH, FL 32034

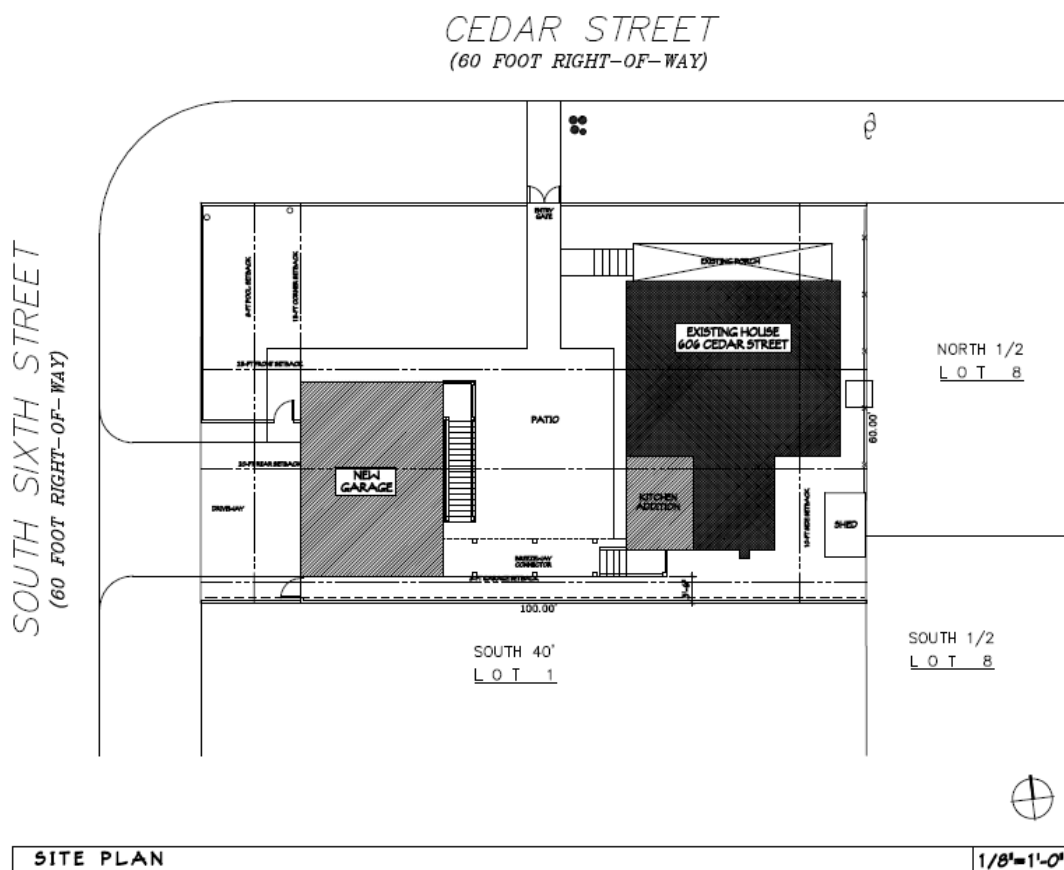
PROPOSED ELEVATIONS	
REVISIONS	DATE



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDCV 2020-0005
July 16, 2020

Owner/Applicant:	Susan K. Dorner / Jose Miranda RA, Miranda Architects
Property Address:	606 Cedar Street
Requested action:	Variance from Land Development Code Section 5.01.03(K) and 4.02.03(E)
Current zoning:	R-2
FLUM land use category:	Medium Density Residential
Existing uses on the site:	Single Family Home
FL Master Site File #	NA00640
Year Built:	1900
Contributing Status:	Contributing

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is requesting a variance from two sections of the Land Development Code to allow for a covered, unenclosed breezeway connection from the main house, to a garage outbuilding that was previously approved with HDC 2019-33. Connection of an accessory building to a principal structure is permissible when the connection meets all principal structure setback requirements. However, the principal structures floor plan, and orientation on the lot, make that breezeway connection impractical with the twenty-foot rear yard setback requirement.

The second part of the request is to allow for a kitchen addition on the rear of the principal structure, reducing the twenty-foot setback requirement to seven feet, ten inches. The contributing historic structure was built fronting Cedar Street, perpendicular to platted lot of record. Making it nonconforming with regard current Land Development Code setbacks for the R-2 zoning district. The proposed kitchen addition will not encroach beyond the southern wall of the existing structure. The proposed breezeway connection extends from the rear of the kitchen addition to the recently approved accessory structure.

APPLICABLE GUIDELINES:

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

CITY OF FERNANDINA BEACH COMPREHENSIVE PLAN

ANALYSIS:

Criteria	Applicant Response	Staff Analysis	Meets Criteria
1. Special Conditions Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district. Special conditions or circumstances do not result from actions of the applicant and are not based on a desire to reduce development costs	<i>"Special conditions/circumstances do exist as existing historic home is situated in violation of all R2 Zoning District setbacks."</i>	Staff finds that there are special conditions which may not be applicable to other parcels in the same zoning district. The historic structure was built fronting Cedar Street, perpendicular to the platted lot of record. The permissible breezeway connection is not feasible with current Land Development Code setback requirements. The kitchen addition does expand a current nonconforming situation, however, it does not encroach further south.	YES
2. Special Privilege Granting the variance does not confer upon the applicant a special privilege that is denied by the Land Development Code to other lands, structures, or buildings in the same zoning district	<i>"Granting of variance does not confer a special privilege as other property owners in the R2 zoning and Historic District overlay district can seek relief of LDC requirements through the variance process.."</i>	Granting the variance does constitute a special privilege that is denied by the Land Development Code to other buildings in the zoning district. The variance allows for an expansion of an existing non-conforming situation. However, the HDC should considered the orientation of the contributing historic structure as a unique circumstance.	NO
3. Literal Interpretation Literal interpretation of the provisions of the Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district.	<i>"Literal interpretation of LDC provisions would not deprive application of rights."</i>	Literal interpretation of the provisions of these sections of the Land Development Code would not deprive the applicant of rights commonly enjoyed by other properties. However, it would require alteration of the contributing structure to connect the accessory structure via a permissible breezeway.	NO

4. Minimum Variance The variance requested is the minimum variance needed that will make possible the reasonable use of the land, structure, or building.	<i>"Variance requested is the minimum variance needed to provide for proposed connecting breezeway and kitchen addition without negatively impacting the architectural and historic integrity of the residence."</i>	The requested variance will allow for a reasonable expansion of the kitchen and breezeway connection with the accessory structure. Doing so in a manner that does not negatively impact the architectural and historic integrity of the primary structure.	YES
5. General Harmony Granting the variance will be in harmony with the general intent and purpose of the Land Development Code and Comprehensive Plan.	<i>"Granting of variance is in harmony with LDC and Comp Plan."</i>	Granting of the variance will be in harmony with the general intent and purpose of the Land Development code and Comprehensive Plan. Doing so in recognizing the contributing structures orientation on the lot and allowing for a permissible breezeway connection.	YES
6. Public Interest Granting the variance is compatible with surrounding properties, will not cause injury to the area involved, or otherwise be detrimental to the public health, safety, welfare or environment.	<i>"Granting variance is compatible with surrounding properties and will not cause injury or be detrimental to public health, safety and welfare..."</i>	Staff finds that the request would not cause injury to public health, safety, or welfare, or environment, and is compatible with the surrounding properties.	YES

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 above.

APPENDIX A CRITERIA

1. PUBLIC INTEREST:

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

2. SPECIAL CONDITIONS:

Special conditions and circumstances exist, because of the historic setting, location, nature, or character of the land, structure, appurtenance, sign, or building involved, which are not applicable to other lands, structures, appurtenances, signs, or buildings in the same zoning district, which have not been designated as historic sites or a historic district nor listed on the Local Register of Historic Places.

3. LITERAL INTERPRETATION:

Literal interpretation of the provisions of existing ordinances would alter the historic character of the historic district, or historic site to such an extent that it would not be feasible to preserve the historic character, of the historic district or historic site.

4. MINIMUM VARIANCE:

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

5. ALTERATION:

In the case of the alteration of an existing building, the proposed design would incorporate materials, details, or other elements not permitted by the Land Development Code but which can be documented by photographs, architectural or archaeological research or other suitable evidence to have been used on other buildings of a similar vintage and style in the Historic District in which the building is located, provided that the project will not destroy significant architectural features on the building.

6. NEW CONSTRUCTION:

In the case of new construction, the proposed design incorporates materials, details, setbacks, massing or other elements that are not permitted by the Land Development Code but which would enhance the quality of the design for the new building or structure, provided that said new building or structure otherwise complies with the criteria for new construction in the Historic District in which the building or structure is proposed to be located and provided further that it would also have a beneficial effect on the historic character of the visually related area.

“Proposed connecting breezeway location and the proposed kitchen addition preserves the architectural and historic character of the original building by locating it toward the south end of the historic west-facing facade. Neither breezeway nor kitchen addition will be visible from South 6th Street as new garage/guest house will block view.”

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, meets four of the six criteria, and as such, must recommend denial.

Staff recommends: APPROVAL of HDCV 2020-0004

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number HDCV 2020-0004 **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 2020-0004, 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 HDCV 2020-0005 Application and Backup Materials

Respectfully Submitted,



Jacob M. Platt
Senior Planner

HISTORIC DISTRICT COUNCIL (HDC)

Certificate of Approval Application



HDC
DEPARTMENT OF PLANNING & CONSERVATION
 204 ASH STREET
 FERNANDINA BEACH, FL 32034
 904 310-3480
 www.fbpl.us/planning

USE THIS FORM TO

Apply for approval for projects in the Downtown or Old Town Historic District or the Community Redevelopment Area (CRA). Projects may require either a Board-level review or a Staff-level review.

FEES

Once application is submitted it will be reviewed for completeness. Once verified complete, an invoice will be emailed to the applicant.

Type of Review	Fee
Certificate of Approval (COA): Staff Review	\$20
Certificate of Approval (COA): Board Review - Residential	\$200
Certificate of Approval (COA): Board Review - Commercial	\$250
Demolition of a Primary Structure - Non-Contributing	\$300
Demolition of a Primary Structure - Contributing	\$1,200
After-the-Fact Certificate of Approval (COA): Staff Review	\$80
After-the-Fact Certificate of Approval (COA): Board Review	\$1,000

BASIS FOR REVIEW

All applications, whether Staff or Board review, are reviewed for consistency with the City of Fernandina Beach Comprehensive Plan, Land Development Code, and applicable guidelines such as the Downtown Historic District Design Guidelines, Old Town Fernandina Preservation and Development Guidelines, and the Community Redevelopment Area (CRA) Design Guidelines. Guidelines for the Historic Districts are based on the U.S. Secretary of the Interior's Standards for Rehabilitation.

PROJECT TYPE:

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

*One free amendment is included with board reviews. Subsequent amendments will be charged full COA fees.

APPROVAL TYPE:

See Certificate of Approval Matrix

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

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

Overlay District: Downtown Historic District

Site Address 606 Cedar Street

Parcel ID #(s) 00 - 00 - 31 - 1800 - 0127 - 0011

Zoning District R-2

Future Land Use Designation Medium Density Residential

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

OWNER'S AGENT

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

Owner(s) Name Susan Dorner	Applicant Name Jose Miranda
Company (if applicable)	Corporation or Company Miranda Architects
Street Address 606 Cedar Street	Street Address 309 1/2 Centre Street, Suite 206
City State Zip FB, FL 32034	City State Zip FB, FL 32034
Telephone Number 909-908-3330	Telephone Number 261-4586
E-Mail Address dornersf@gmail.com	E-Mail Address jmirandaarch@gmail.com

Historic District Council Meetings are held the 3rd Thursday of the month at 5PM in the City Commission Chambers (204 Ash Street)

Application Deadline (4:30PM)	Dec 19 2019	Jan 16 2020	Feb 20 2020	Mar 19 2020	Apr 09 2020	May 07 2020	Jun 04 2020	Jul 09 2020	Aug 06 2020	Sep 03 2020	Oct 08 2020	Nov 05 2020	Dec 10 2020	Jan 07 2021
Meeting Date	Jan 16 2020	Feb 20 2020	Mar 19 2020	Apr 16 2020	May 21 2020	Jun 18 2020	Jul 16 2020	Aug 20 2020	Sep 17 2020	Oct 15 2020	Nov 19 2020	Dec 17 2020	Jan 21 2021	Feb 18 2021

IMPORTANT NOTES



PRE-APPLICATION MEETING

To guide you through the process and to ensure that your application is properly processed, you'll need to meet with the Preservation Planner prior to submitting your application. This should be done at least 45 days prior to your anticipated submittal date to allow time for review.

Staff approval applications are accepted on a rolling basis and are generally completed in 3-5 days. Please note that projects can only begin after receiving a Certificate of Approval (COA) and a building, sign, or zoning permit (if required).



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.



Application Requirements

- ☐ A complete/ signed application;
- ☐ Proof of Ownership (copy of deed or tax statement);
- ☐ A current survey of the property, for new construction and any change to existing footprint. (no older than two years);
- ☐ Scaled elevations & plans;
- ☐ Photographs;
- ☐ Any additional backup materials, as necessary;
- ☐ If applying as an agent, *Owner's Authorization for Agent Representation* form must be signed/ notarized and submitted as part of the application;
- ☐ For window replacement, a *Window Survey* must be completed.

PROJECT DESCRIPTION

DESCRIBE THE PROPOSED PROJECT AND MATERIALS.

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

Addition to kitchen are rear/side of historic residence and new covered breezeway connecting house to new garage/accessory dwelling unit.

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		wood siding to match existing house		
Doors	Thermatru	wood-look fiberglass		
Windows	Andersen	vinyl-clad wood		
Roofing		metal roofing to match existing house		
Fascia/Trim		wood		
Foundation		conc. block w/ brick veneer		
Shutters				
Porch/Deck		p.t. wood deck		
Fencing				
Driveways/ Sidewalks				
Signage				
Other				

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

**Did You Remember...**

- ☐ Review the Historic District Application Checklist to ensure you are including all required materials. If all requirements are not submitted, it may delay your approval;
- ☐ Review the applicable Downtown, Old Town, or CRA Guidelines;
- ☐ Review the Secretary of the Interior's Standards;
- ☐ A pre-application meeting is required before a final application for Board Review can be processed.



Please see the Land Development Code (LDC) for detailed information:

- ☐ Historic District Overlays – see LDC Section 8.01.01
- ☐ Specific Requirements within the OT-1 and OT-2 Zoning Districts – see LDC Section 8.01.01.02
- ☐ Amelia River Waterfront Community Redevelopment Area – see LDC Section 8.01.02
- ☐ Application Process for Certificate of Approval – see LDC Section 8.03.03
- ☐ Signage in the Historic Districts and Community Redevelopment Area – see LDC Section 8.01.03
- ☐ Application Process for Certificate of Approval – see LDC Section 8.03.03
- ☐ Requirements for Demolition Applications – see LDC Section 8.03.03.01
- ☐ Appeals – see LDC Section 8.03.09

The LDC is available for review at www.fbfl.us/LDC

**APPEALS**

An applicant may appeal the HDC's decision for variances to a court of record as outlined in LDC Section 10.02.04(D).

The petition shall be presented to within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.

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 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 (1) 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.

Jose L Miranda Jr

Applicant (Signature)

06/01/2020

Date



Please submit this application and all backup materials via email to Planninginfo@fbfl.city

Please include applicants name and project address in subject line.

PRINT

CLEAR FORM

To be completed by city staff
HDC _____

Revised 3/23/2020

PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0127-0011

Owner Name DORNER SUSAN K

Mailing Address 606 CEDAR ST

FERNANDINA BEACH, FL 32034

Location Address 606 CEDAR ST

FERNANDINA BEACH 32034

Tax District FERNANDINA BEACH

Milage 20.3245

Homestead Yes

Property Usage SINGLE FAM 000100

Deed Acres 0

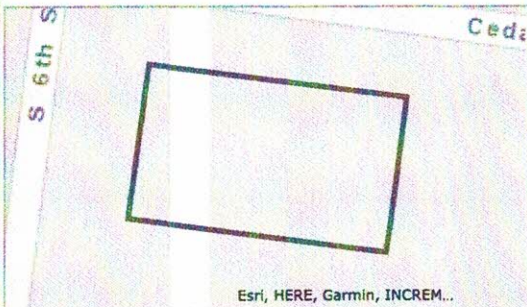
Short Legal BLOCK 127 N60 FT OF LOT 1 IN OR 2271/1749 CITY OF FDNA
BEACH

2019 Certified Values

Land Value	\$105,000
(-) Improved Value	\$209,492
(=) Market Value	\$314,492
(-) Agricultural Classification	\$0
(-) SOH or Non-Hx* Capped Savings	\$
(=) Assessed Value	\$314,492
(-) Homestead	\$0
(-) Additional Exemptions	\$0
(=) School Taxable Value	\$314,492
(-) Non-School HX & Other Exempt Value	\$0
(=) County Taxable Value	\$314,492

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

PARCEL MAP

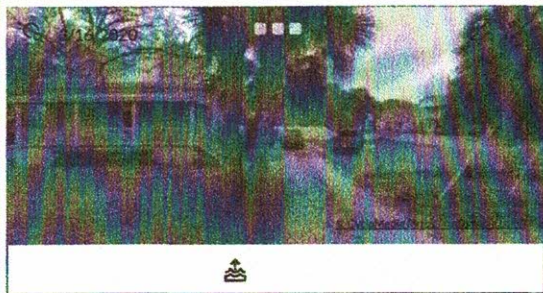


Esri, HERE, Garmin, INCREM...

2019 AERIAL MAP



PROPERTY PHOTO



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

LOCATION MAP



BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built
SNGL FAM	1624	1444	3	2	CEDAR		AIR DUCTED	FORCED AIR	1900

MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units	Year Built
CONCRETE A	7 X 4	28	1960
CONCRETE A	0 X 0	376	1987
CONCRETE A	14 X 24	336	1960
WD DECK A	4 X 6	24	1997
WD DECK A	5 X 5	25	2012

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2019-04-18	2271 / 1749	\$465,000	WD	Q	Y	MEE BRIAN T	DORNER SUSAN K
2018-05-03	2195 / 1634	\$425,000	WD	Q	Y	BAKER ROGER A & LINDA L	MEE BRIAN T
2006-04-11	1403 / 734	\$370,000	WD	Q	Y	HARRIS BARBARA LYNN WESTON	BAKER ROGER A & LINDA L
2003-07-17	1154 / 439	\$214,000	WD	Q	Y	CAMERON ROBERT & LINSEY K WRAY	HARRIS BARBARA LYNN WESTON
2000-09-27	950 / 1963	\$165,900	WD	U	Y	CHAPIN NANCY C	CAMERON ROBERT W & LINSEY K WRAY (H&W)
1997-06-03	765 / 620	\$87,500	WD	Q	Y	BILLE RICHARD J & LORI A	CHAPIN NANCY C
1991-10-02	537 / 1270	\$49,000	WD	U	Y	MATHESON FREDERICK C	BILLE RICHARD & LORI
1989-04-05	567 / 12	\$45,000	WD	Q	Y	DRESSER KENNETH H	MATHESON FREDERICK C



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Susan Dorner
(print name of property owner(s))
hereby authorize: Jose Miranda / Miranda Architects
(print name of agent)
to represent me/us in processing an application for: HDC COA
(type of application)

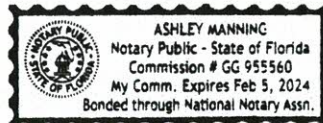
on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

Susan Dorner
(Signature of owner)

(Signature of owner)

Susan Dorner
(Print name of owner)

(Print name of owner)



STATE OF FLORIDA
COUNTY OF NASSAU

ss }

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 2nd day
of June, 2020, by Ashley Manning.

Ashley Manning
Notary Public

Ashley Manning
Printed Name

2/5/2024
My Commission Expires

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

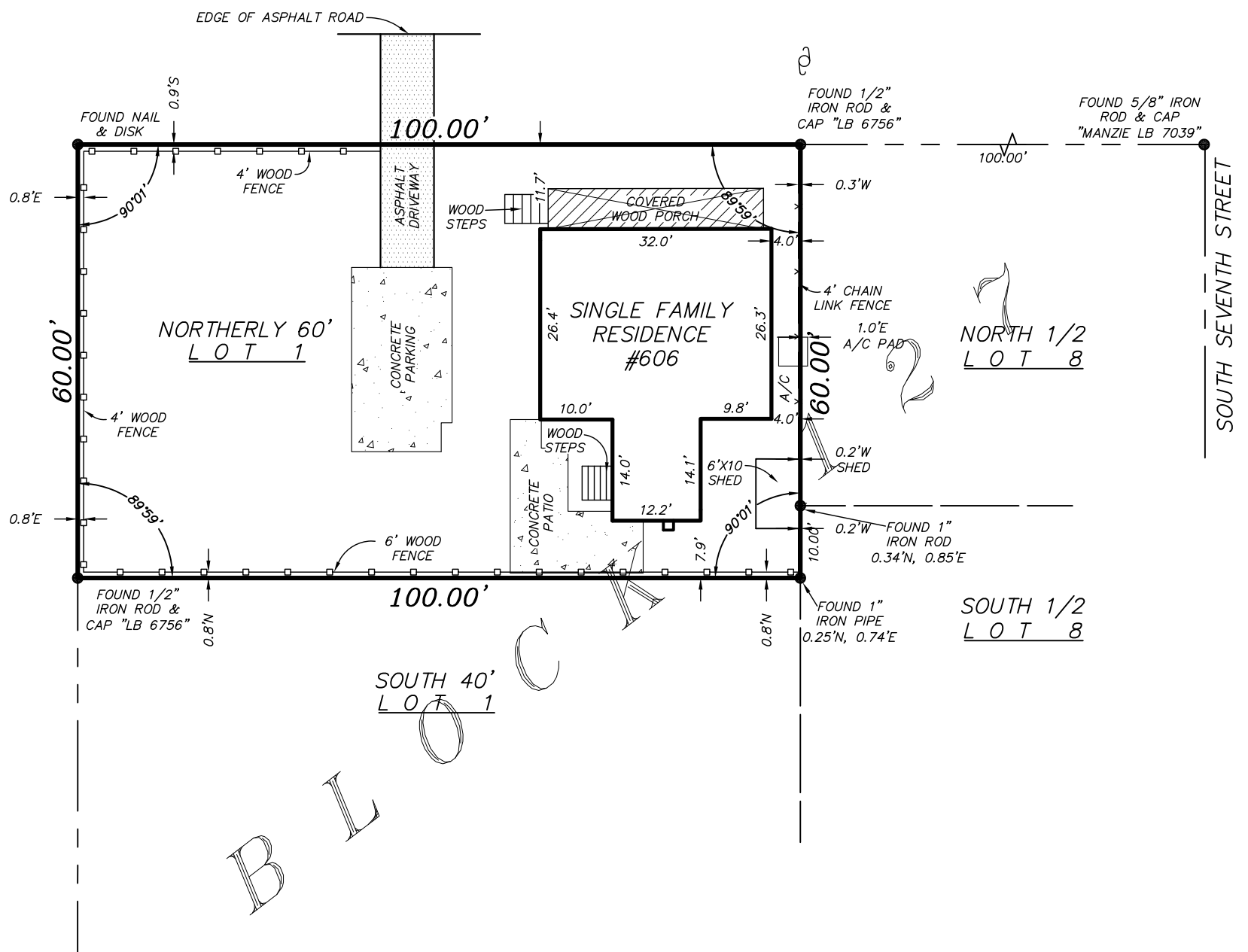
EXP. 7/8/2028

THE NORTHERLY SIXTY (60) FEET OF LOT ONE (1), BLOCK ONE HUNDRED TWENTY-SEVEN (127) OF THE CITY OF FERNANDINA BEACH, FLORIDA.

(60 FOOT RIGHT-OF-WAY)



(60 FOOT RIGHT-OF-WAY)



- 1) The "Legal Description" hereon is in accord with the description provided by the client.
- 2) Underground improvements were not located or shown.
- 3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- 4) Internal lot angles shown hereon are based on recovered monumentation.
- 5) "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid."
- 6) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C-0237G, Dated 08/08/2017. 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, P.L.S. 4069

PROPERTY ADDRESS:
606 CEDAR STREET
FERNANDINA BEACH, FLORIDA 32034

LEGEND

A/C = AIR CONDITIONER
CL = CENTERLINE
-x-x- = CHAIN LINK FENCE
 = CONCRETE FLATWORK
 = COVERED AREA
 = WOOD FENCE
 = WOOD FLATWORK
 = WOOD POWER POLE

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: 13964 DATE: 05/01/2018 CADD: BH

F.B. NO: X-164 PAGE NO: 72 FIELD CREW: CB FILE NO: A-4547



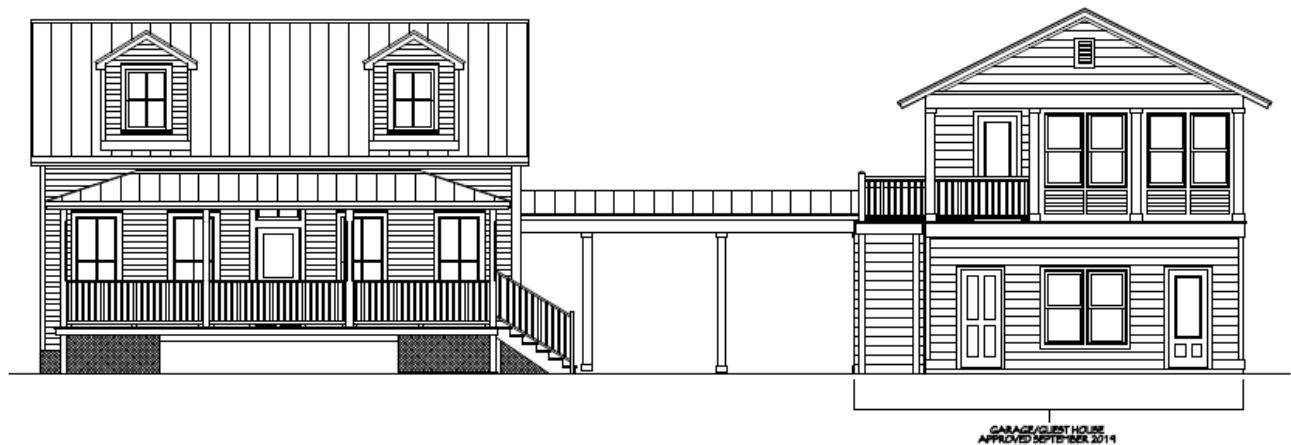
HISTORIC DISTRICT COUNCIL STAFF REPORT

HDC 2020 - 0013

July 16, 2020

Owner/Applicant:	Susan Dorner / Jose Miranda, RA
Property Address:	606 Cedar Street
Requested action:	Certificate of Approval (COA) for an addition to the kitchen and covered breezeway connection to recently approved detached accessory dwelling. (COA 2019-33)
Current zoning:	R-2
FLUM land use category:	Medium Density Residential
Existing uses on the site:	Single Family Residence
FL Master Site File #	NA00640
Year Built:	1900
Contributing Status:	Contributing

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



PROPOSED NORTH ELEVATION

1/4"=1'-0"

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking a Certificate of Approval for the expansion of the kitchen on the south west side of the contributing principal structure. Connecting the kitchen addition with the previously approved detached accessory dwelling via an open air, covered breezeway. Variances have been requested for the setbacks at the rear of the property. The contributing primary structure was built perpendicular to the lot of record, making the structure nonconforming with regard to current Land Development Code setback requirements.

APPLICABLE GUIDELINES:

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

[DOWNTOWN HISTORIC DISTRICT GUIDELINES](#)

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

ANALYSIS:

If the board is hearing this case, HDCV 2020-0005 was previously approved earlier in this July 16th HDC meeting. The proposed addition at the rear of the principal structure will be clad in wood siding to match the existing structure and have minimal visibility from the primary street frontage. The proposed breezeway connection is appropriate scale to be complimentary to the contributing primary structure and recently approved detached accessory dwelling.

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 2020-0013.

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2020-0013 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 2020-0013, 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 HDCA 2020-0013 Application and Backup Materials

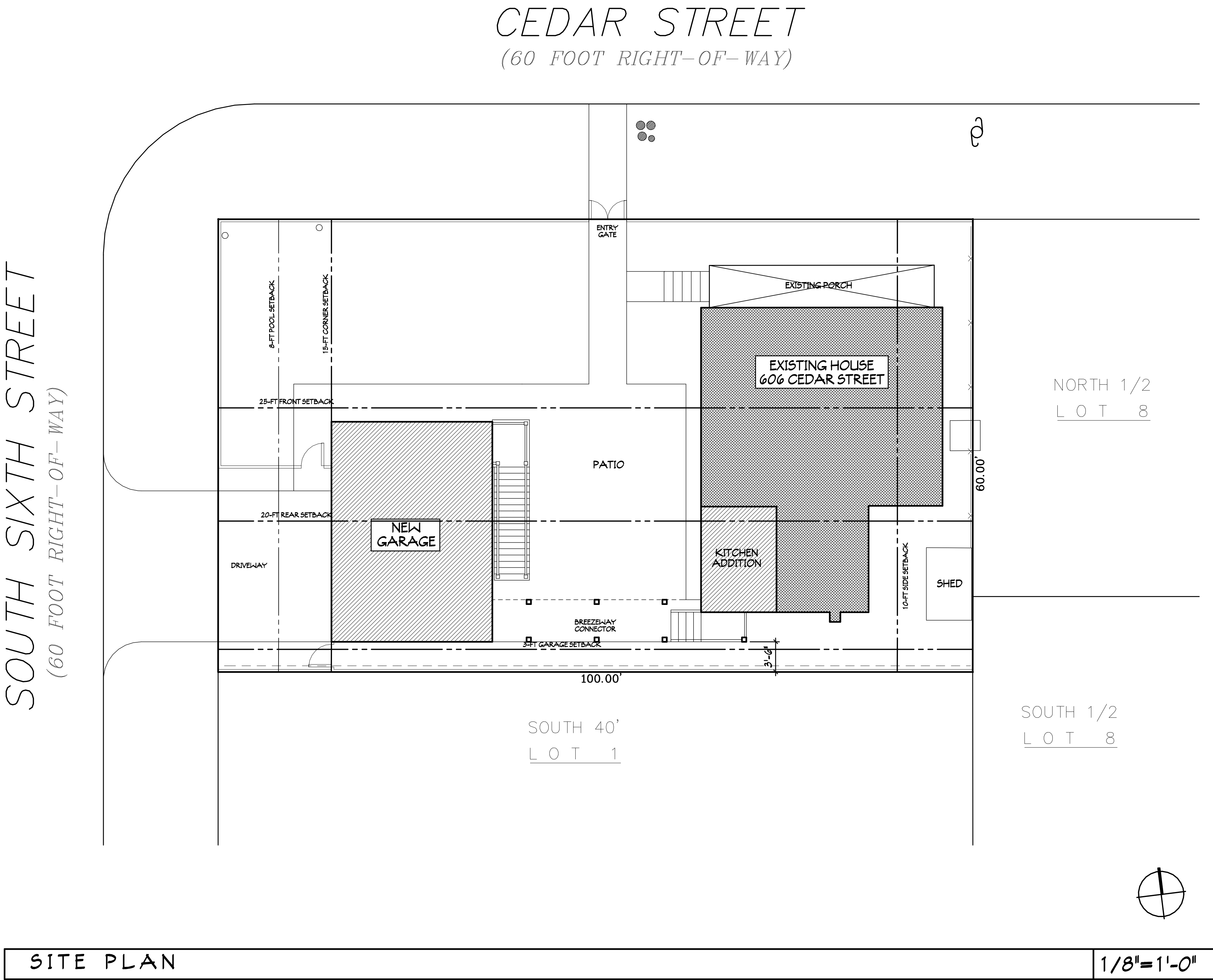
Respectfully Submitted,



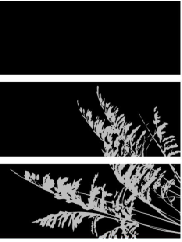
Jacob M. Platt
Senior Planner

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DORNER HOUSE ADDITION PRELIM SITE PLAN
PROJECT # D190603
DRAWN BY -- JULY
CHKD BY -- JULY
DATE -- 06-01-20

**MIRANDA
ARCHITECTS**

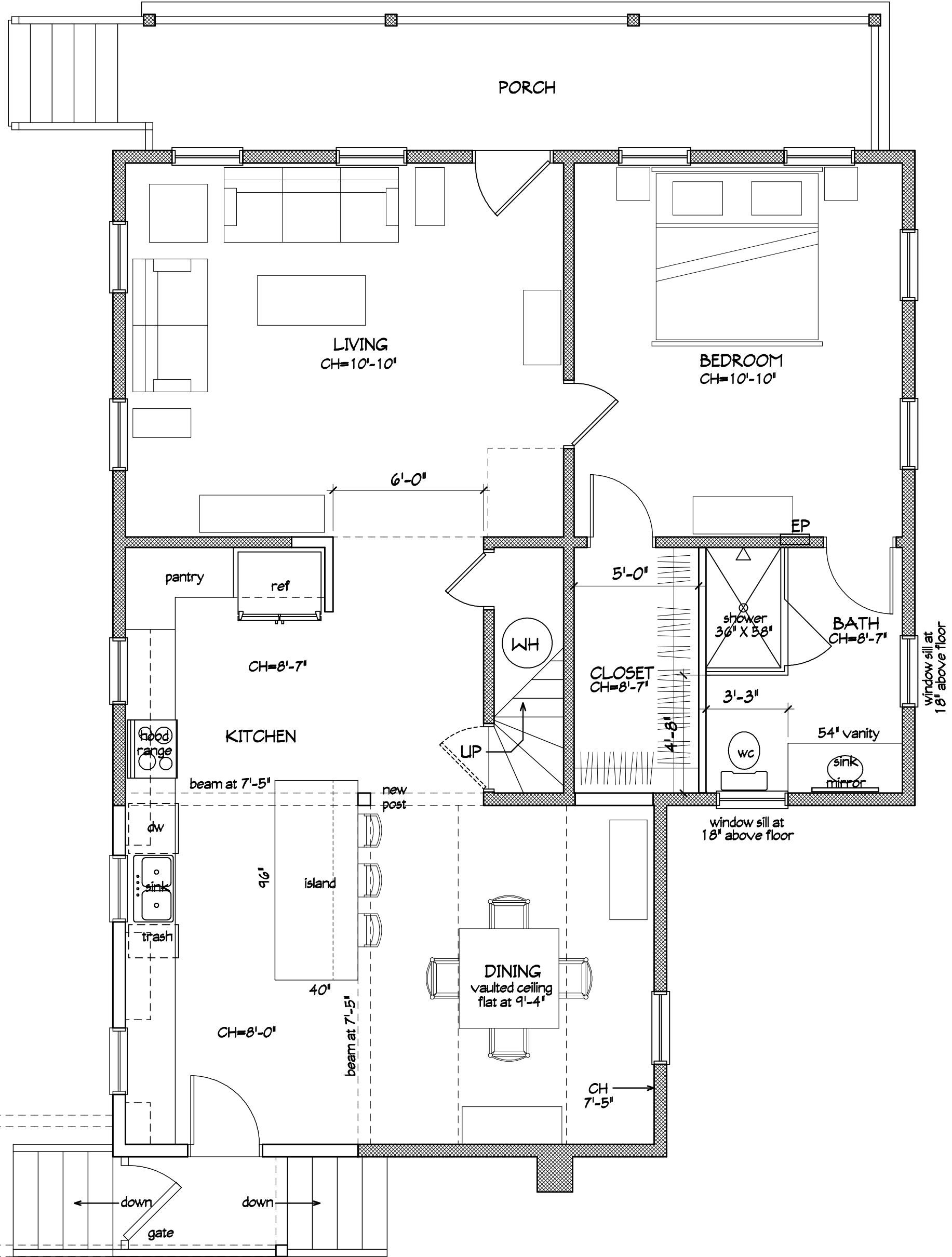
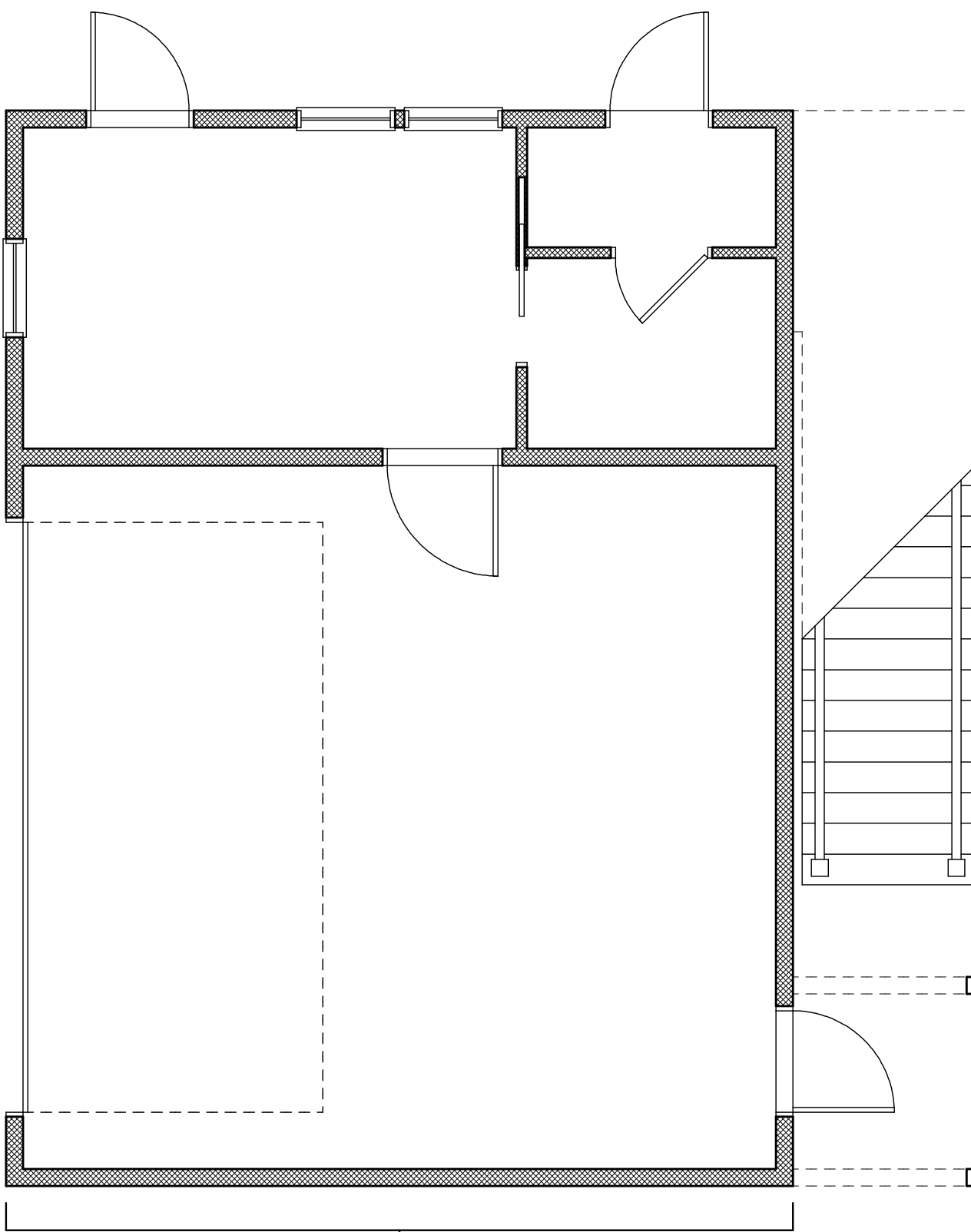
308 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
TEL 904.261.4886
FL REG NO. 04700008

ADDITION/RENOVATION TO THE
DORNER RESIDENCE
606 CEDAR STREET
FERNANDINA BEACH, FL 32034

PROPOSED SITE PLAN	
REVISIONS	DATE

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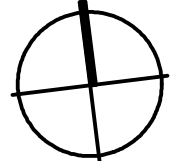
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PROPERTY LINE

PROPERTY LINE

EXISTING WALLS TO REMAIN NEW WALLS



PROPOSED FIRST FLOOR PLAN

1/4"=1'-0"

DORNER HOUSE ADDITION PRELIM FLOOR PLAN
PROJECT # D140603
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 06-01-20



**MIRANDA
ARCHITECTS**
308 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
FL REG. NO. AA 10008
TEL 904.261.4586

ADDITION/RENOVATION TO THE
DORNER RESIDENCE
606 CEDAR STREET
FERNANDINA BEACH, FL 32034

PROPOSED FLOOR PLAN	
REVISIONS	DATE

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EXISTING NORTH ELEVATION

1/4"=1'-0"



EXISTING WEST ELEVATION

1/4"=1'-0"



EXISTING SOUTH ELEVATION

1/4"=1'-0"



EXISTING EAST ELEVATION

1/4"=1'-0"

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DORNER HOUSE ADDITION PRELIM ELEVATIONS
PROJECT # D190603
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 06-01-20

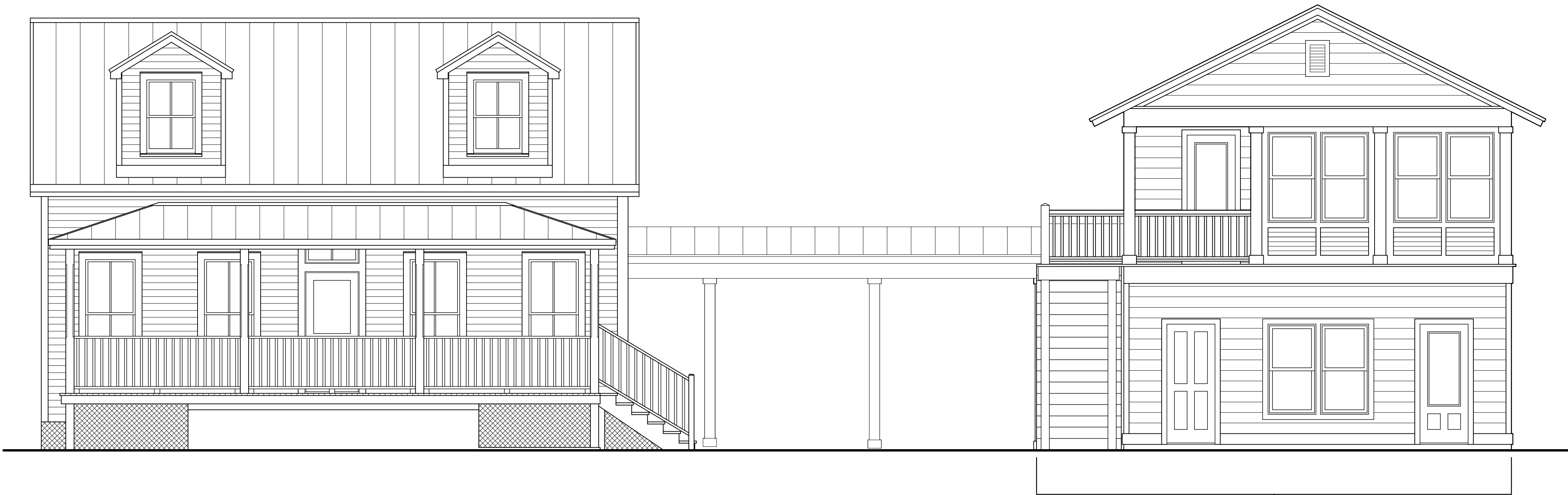
MIRANDA
ARCHITECTS
308 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.281.4386
FL REG. ARCH. #19060



ADDITION/RENOVATION TO THE
DORNER RESIDENCE
606 CEDAR STREET
FERNANDINA BEACH, FL 32034

AS BUILT ELEVATIONS	
REVISIONS	DATE

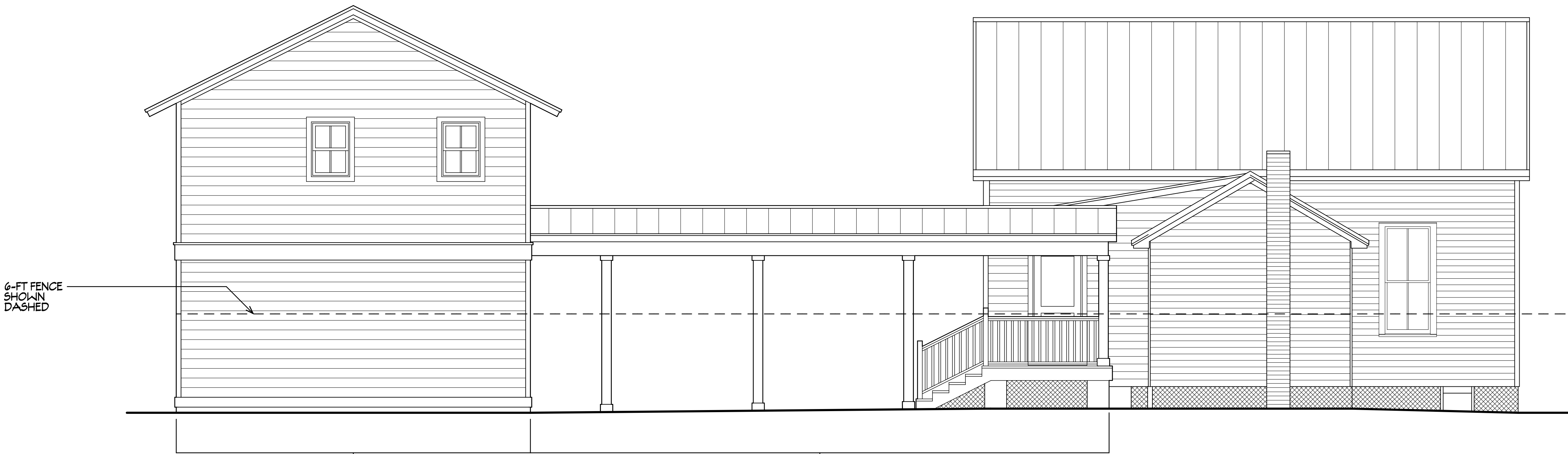
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GARAGE/GUEST HOUSE
APPROVED SEPTEMBER 2019

PROPOSED NORTH ELEVATION

1/4"=1'-0"



6-FT FENCE
SHOWN
DASHED

GARAGE/GUEST HOUSE
APPROVED SEPTEMBER 2019

PROPOSED BREEZEWAY
CONNECTOR

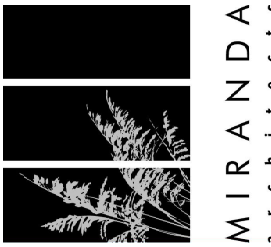
PROPOSED SOUTH ELEVATION

1/4"=1'-0"

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DORNER HOUSE ADDITION PRELIM ELEVATIONS	PROJECT # D190603	DRAWN BY -- JLM	CHKD BY -- JLM	DATE -- 06-01-20
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**MIRANDA
ARCHITECTS**
308 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
FL REG. NO. AA 000028



ADDITION/RENOVATION TO THE
DORNER RESIDENCE
606 CEDAR STREET
FERNANDINA BEACH, FL 32034

PROPOSED ELEVATIONS	REVISIONS	DATE

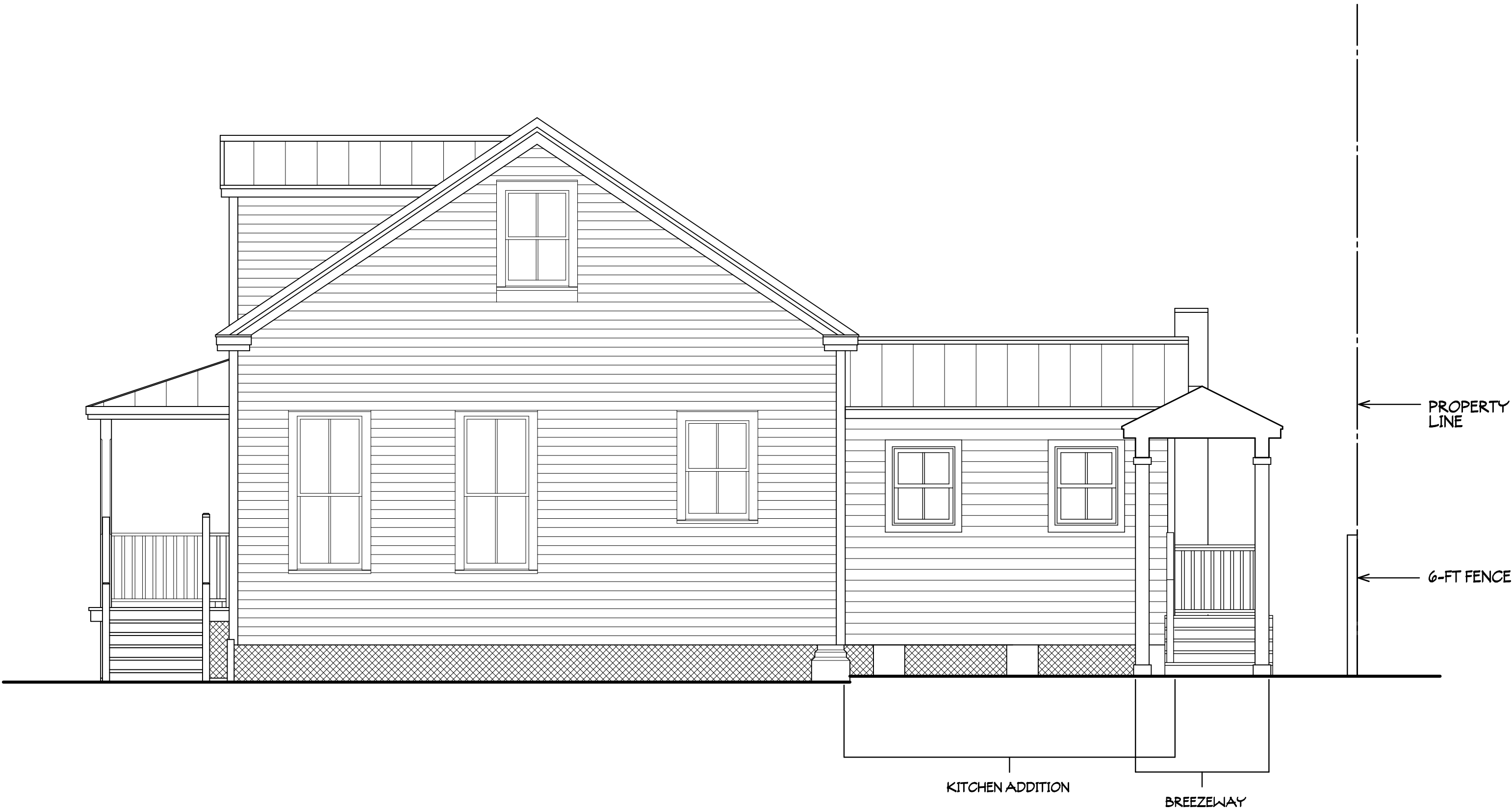
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PROPOSED EAST ELEVATION

1/4"=1'-0"



PROPOSED WEST ELEVATION

1/4"=1'-0"

DORNER HOUSE ADDITION PRELIM ELEVATIONS	PROJECT # D190603	DRAWN BY -- JLM	CHKD BY -- JLM	DATE -- 06-01-20
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**MIRANDA
ARCHITECTS**
308 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.263.4000

ADDITION/RENOVATION TO THE
DORNER RESIDENCE
606 CEDAR STREET
FERNANDINA BEACH, FL 32034

PROPOSED ELEVATIONS	
REVISIONS	DATE



CERTIFICATE OF APPROVAL (COA) HDCSA2020-0050 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 05/27/2020
Work Class: Amendment to COA	District: Default	Exp Date: 06/26/2020
Status: Approved	Square Feet: 0.00	Completed: 06/04/2020
Valuation: \$0.00	Assigned To: Jacob Platt	Approval Expire Date: 06/04/2021

Description: Amendment to COA previously approved HDC 2019-0020
To extend the entire length of the screening on east side of building with 9th street view and install an inward swinging access gate.

Parcel: 00-00-31-1800-0045-0030 Main	Address: 22 S 8Th St Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
---	--	---

Owner CMR Island Properties, LLC 1766 Memorial Drive Waycross, GA 31501 Mobile: 9122885880	Applicant CMR Island Properties, LLC 1766 Memorial Drive Waycross, GA 31501 Mobile: 9122885880
---	---

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-000694-2020		Jacob Platt	06/04/2020
HDC Application Checklist	APP-000681-2020		Sylvie McCann	05/27/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00007800	COA - Staff Approval	\$20.00	\$20.00
Total for Invoice INV-00007800		\$20.00	\$20.00
Grand Total for Plan		\$20.00	\$20.00



CERTIFICATE OF APPROVAL (COA) HDCSA2020-0051 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 05/27/2020
Work Class: HDC Staff Review	District: Default	Exp Date: 06/26/2020
Status: Approved	Square Feet: 0.00	Completed: 06/11/2020
Valuation: \$0.00	Assigned To: Jacob Platt	Approval
Description: COA to install a State of FL Historic marker on Right-of-Way in front of Museum		Expire Date: 06/11/2021

Parcel: 00-00-31-1800-0273-0150 Main	Address: 233 S 3Rd St Main Fernandina Beach, FL 32034	Zone: MU-1(Mixed Use)
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Owner Amelia Island Museum of History 233 S 3RD ST Fernandina Beach, FL 32034	Applicant Phyllis Davis 233 S. 3rd Street Fernandina Beach, FL 32034 Business: 9042617378
--	--

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-000710-2020		Jacob Platt	06/11/2020
HDC Application Checklist	APP-000682-2020		Sylvie McCann	05/27/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00007801	COA - Staff Approval	\$20.00	\$20.00
Total for Invoice INV-00007801		\$20.00	\$20.00
Grand Total for Plan		\$20.00	\$20.00



CERTIFICATE OF APPROVAL (COA) HDCSA2020-0052 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 05/29/2020
Work Class: HDC Staff Review	District: Default	Exp Date: 06/29/2020
Status: Approved	Square Feet: 0.00	Completed: 06/11/2020
Valuation: \$0.00	Assigned To: Kelly Gibson	Approval
Description: COA to add travertine pavers for deck/patio in rear of house + fire pit		Expire Date: 06/11/2021

Parcel: 00-00-31-1580-0023-0020 Main	Address: 1130 White St Fernandina Beach, FL 32034 Main	Zone: OT-2(Old Town 2)
---	--	-------------------------------

Owner Robert D Sala 1130 White St Fernandina , FL 32034 Home: 4109483189 Mobile: 4109483189	Applicant Robert D Sala 1130 White St Fernandina , FL 32034 Home: 4109483189 Mobile: 4109483189
---	---

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-000709-2020		Sylvie McCann	06/11/2020
HDC Application Checklist	APP-000687-2020		Sylvie McCann	05/29/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00007843	COA - Staff Approval	\$20.00	\$20.00
Total for Invoice INV-00007843		\$20.00	\$20.00
Grand Total for Plan		\$20.00	\$20.00



CERTIFICATE OF APPROVAL (COA) HDCSA2020-0055 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 06/09/2020
Work Class: HDC Staff Review	District: Default	Exp Date: 07/09/2020
Status: Approved	Square Feet: 0.00	Completed: 06/26/2020
Valuation: \$0.00	Assigned To: Jacob Platt	Approval
Description: COA to Paint exterior of house		Expire Date: 06/28/2021

Parcel: 00-00-31-1800-0008-0190 Main	Address: 221 N 3Rd St Fernandina Beach, FL 32034 Main	Zone: R-2(Medium Density Residential)
---	---	--

Applicant Tom Sinor Mobile: 9045776292	Owner Mark & Elizabeth Ballew 221 N 3rd ST Fernandina Beach, FL 32034 Home: 678-859-0068
--	--

Note	Created By	Date and Time Created
1. I advised Guinness that COA was sent to owner	Shelly Pinkston	06/26/2020

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-000720-2020		Jacob Platt	06/26/2020
HDC Application Checklist	APP-000717-2020		Sylvie McCann	06/25/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00007976	COA - Staff Approval	\$20.00	\$20.00
Total for Invoice INV-00007976		\$20.00	\$20.00
Grand Total for Plan		\$20.00	\$20.00



CERTIFICATE OF APPROVAL (COA) HDCSA2020-0056 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review **Project:** **App Date:** 06/10/2020
Work Class: HDC Staff Review **District:** Default **Exp Date:** 07/10/2020
Status: Approved **Square Feet:** 0.00 **Completed:** 06/19/2020
Valuation: \$0.00 **Assigned To:** Kelly Gibson **Approval**
Description: COA to install a feestanding sign **Expire Date:** 06/21/2021

Parcel: 00-00-31-1800-0128-0080 Main	Address: 303 S 8Th St Main Fernandina Beach, FL 32034	Zone: C-3(Central Business District)
---	---	---

Applicant Rice Architect, LLC 961687 GATEWAY BLVD Suite 201H FERNANDINA BEACH, FL 32034 Business: 9044910072	Owner ISOLA VENTURES LLC 18 Salt Marsh DR Fernandina Beach, FL 32034 Home: 904-321-1124
--	---

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-000715-2020		Kelly Gibson	06/19/2020
HDC Application Checklist	APP-000702-2020		Sylvie McCann	06/10/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00007983	COA - Staff Approval	\$20.00	\$20.00
Total for Invoice INV-00007983		\$20.00	\$20.00
Grand Total for Plan		\$20.00	\$20.00



CERTIFICATE OF APPROVAL (COA) HDCSA2020-0057 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 06/10/2020
Work Class: HDC Staff Review	District: Default	Exp Date: 07/10/2020
Status: Approved	Square Feet: 0.00	Completed: 06/19/2020
Valuation: \$0.00	Assigned To: Jacob Platt	Approval
Description: COA to install 75ft of wood board on board fence with 2 4ft gates - 6 feet		Expire Date: 06/21/2021

Parcel: 00-00-31-1800-0017-0200 Main	Address: 323 N 4Th St Fernandina Beach, FL 32034 Main	Zone: R-2(Medium Density Residential)
---	---	--

Applicant Lowes Home Centers 1605 Curtis Bridge RD Wilkesboro, NC 28697 Business: 904-570-0989 Mobile: 9045700989	Owner Sheryl DeGrove 3 S. Front Street Fernandina Beach, FL 32034 Home: 9043827077
---	---

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-000714-2020		Kelly Gibson	06/19/2020
HDC Application Checklist	APP-000703-2020		Sylvie McCann	06/10/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00007984	COA - Staff Approval	\$20.00	\$20.00
Total for Invoice INV-00007984		\$20.00	\$20.00
Grand Total for Plan		\$20.00	\$20.00



CERTIFICATE OF APPROVAL (COA) HDCSA2020-0058 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 06/16/2020
Work Class: HDC Staff Review	District: Default	Exp Date: 07/16/2020
Status: Approved	Square Feet: 0.00	Completed: 06/29/2020
Valuation: \$0.00	Assigned To: Jacob Platt	Approval
Description: COA to replace flat single membrane roof that is leaking		Expire Date: 06/29/2021

Parcel: 00-00-31-1800-0045-0030 Main	Address: 22 S 8Th St Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
---	--	---

Owner CMR Island Properties, LLC 1766 Memorial Drive Waycross, GA 31501 Mobile: 9122885880	Applicant CMR Island Properties, LLC 22 S 8TH FERNANDINA BEACH, FL 32034 Business: 9122885880
---	---

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-000732-2020		Jacob Platt	06/29/2020
HDC Application Checklist	APP-000712-2020		Sylvie McCann	06/16/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00008057	COA - Staff Approval	\$20.00	\$20.00
Total for Invoice INV-00008057		\$20.00	\$20.00
Grand Total for Plan		\$20.00	\$20.00