



**AGENDA
HISTORIC DISTRICT COUNCIL
REGULAR MEETING (VIRTUAL)
AUGUST 20, 2020
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

The Regular Historic District Council 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. APPROVAL OF MEETING MINUTES

- 2.1 Approval of Amended Minutes of the March 27, 2019 Workshop
- 2.2 Approval of Amended Minutes of the May 27, 2020 Regular Meeting
- 2.3 Approval of Minutes of the June 18, 2020 Regular Meeting.

3. OLD BUSINESS

- 3.1 **HDC 2020-0017 - TERESA PRINCE, TOMASSETTI & PRINCE, AGENT FOR HARBOR VIEW-ARTISAN LLC, 211 BEECH STREET**
Amendment to previously approved COA HDC 2017-03, to redesign and relocate the exit corridor to rear of rooftop to accommodate elevator. *(Quasi-Judicial)*
- 3.2 **HDC 2020-0018 - JOHN HILLMAN, 1001 WHITE STREET.**
Amendment to previous approved COA HDC 2020-0001, to revise and minimize improvements. *(Quasi-Judicial)*
- 3.3 **HDC 2020-0020 - LAUREN KELLY, MOSER DESIGN GROUP, AGENT FOR JACKIE A. & LINDA HARRISON, LOTS 14 + 10 BLOCK 9 SOMERUELUS STREET**
Certificate of Approval (COA) to construct a new 2 story residence with a 2 story accessory structure. *(Quasi-Judicial)*

4. NEW BUSINESS

- 4.1 **HDC 2020-0022 - JOHN DODD, ARCHITECT, AGENT FOR C. TODD KEMP, 511 ASH STREET**
Certificate of approval (COA) to demolish a one-story commercial structure. *(Quasi-Judicial)*
- 4.2 **HDC 2020-0021 - JOHN DODD, ARCHITECT, AGENT FOR C. TODD KEMP, 511 ASH STREET**
Certificate of Approval (COA) to construct a two-story single-family dwelling. *(Quasi-Judicial)*
- 4.3 **HDCV 2020-0019- MARK AKINS, RICE ARCHITECTS, AGENT FOR MICHAEL**

O'DONNELL, 214 S. 7TH STREET

Variance from LDC Section 5.01.04(A)(1) for the construction of a covered front porch addition on the front of the ADU; and LDC section 5.01.10(A) to allow for the construction of an eight foot privacy fence in the rear yard (*Quasi-Judicial*)

4.4 HDC 2020-0019- MARK AKINS, RICE ARCHITECTS, AGENT FOR MICHAEL O'DONNELL, 214 S. 7TH STREET

Certificate of Approval (COA) for the renovation of the two-story ADU including the front porch addition and new foundation. (*Quasi-Judicial*)

5. BOARD BUSINESS

5.1 Preservation Rehabilitation Assistance Grant (PRAG) - discuss grant proposal

6. STAFF REPORT

6.1 Staff Approval for July 2020

7. PUBLIC COMMENT

8. ADJOURNMENT

THE NEXT HDC REGULAR MEETING IS SCHEDULED FOR SEPTEMBER 17, 2020.

Please click the link below to join the webinar:

<https://zoom.us/j/93291608936?pwd=R3BvQzZCa1BQL1dTNEN1ODVuSkllUT09>

Passcode: **AUG-HDC**

Or iPhone one-tap :

US: +13126266799,,93291608936#,,,,,0#,,9403747# or +16465588656,,93291608936#,,,,,0#,,9403747#

Or Telephone:

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

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

Webinar ID: 932 9160 8936

Passcode: 9403747

International numbers available: <https://zoom.us/u/acuFNHrluo>

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 August 20, 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.

If you must attend in person at City Hall (204 Ash Street), please arrive at City Hall no later than 4:50 PM to be counted and to complete a speaker form. You will be admitted into City Hall when it is your turn to make your public comments and must exit City Hall after your comments are made.

It is recommended that you wear a face mask when entering City Hall for your protection and the protection of others.

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) 310-3480.



MINUTES
AMENDED
HISTORIC DISTRICT COUNCIL
WORKSHOP
MARCH 27, 2019

1. CALL TO ORDER: 5:00 PM

MEMBERS PRESENT:

Benjamin Morrison

Michael Harrison

Michael Spino (Chair)

Ricky Escalante (Alt 1)

James Pozzetta

MEMBERS ABSENT:

Robert Erickson

OTHERS PRESENT

Sal Cumella, Historic Preservation Planner

Samantha Rogic, Recording Secretary

2. PRESENTATIONS BY: Professor Bill Tilson
Sal Cumella and Chair Spino

3. PUBLIC HEARING

Peggy Lehosit, 1016 San Fernando Street, voiced her opposition to rentals in old town because of street width and parking and erosion on the plaza.

Pat Gass, 801 White Street, voiced her opposition to rentals in Old Town because of street parking, and increase in density. She mentioned she'd like to keep the dirt road.

Jennifer Harrison, 820 Someruelus, spoke in support of rentals, and to the addition of markers.

Mel Bowling, 919 San Fernando Street, commented that the choice of renting should be left up to the owner.

Alex Seefried, 404 Amelia Street, noted his concern about rental properties and how it relates to parking.

Greg Power, 913 White Street, voiced his disagreement with fake pier foundation, citing cost as a factor.

Bob Zawistowski, 202 Estrada Street, voiced his opposition to rentals in Old Town.

Andrea Power, 913 White Street, inquired to the Board about the management of scale and style. She also voiced her support for rentals in Old Town.

Pat Taylor, 215 Amelia Street & 206 Estrada Street, voiced her support for rentals in Old Town.

Hardee Kavanaugh, 715 San Fernando Street, voiced his opposition to rentals in Old Town.

DRAFT

4. DISCUSSION

The Board discussed the topics at length.

5. ADJOURNMENT- 7:24 PM

Sylvie McCann Recording Secretary

Michael Spino, Chair



MINUTES

AMENDED

**HISTORIC DISTRICT COUNCIL
REGULAR MEETING (VIRTUAL)
MAY 27, 2020
5:00 PM**

The Regular Historic District Council Meeting was held as a VIRTUAL MEETING with board members and City staff participating through video conferencing. This virtual meeting was 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 5:02 pm

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT:

Michael Harrison	Benjamin Morrison
Angela Conway	Tammi Kosack (Alt 1)
Kates Robinson (Alt 2)	Michael Spino (Chair)

MEMBERS ABSENT:

James Pozzetta

OTHERS PRESENT:

Tammi Bach, City Attorney
Jacob Platt, Senior Planner
Kelly N. Gibson, Planning & Conservation Director
Sylvie McCann, Recording Secretary

2. APPROVAL OF MEETING MINUTES

2.1 March 27, 2019 Workshop

Upon review of the Minutes, Member Harrison's previously suggested changes which were added. The approval of the amended Minutes will be moved to the next meeting of June 18, 2020.

City Attorney Tammi Bach briefly explained the Quasi-Judicial procedures.

Chair Spino seated Member Kosack as a voting member. A motion was made by Member Harrison, seconded by Member Morrison, and approved unanimously by voice vote.

3. OLD BUSINESS

3.1 HDC 2017-03 AMENDMENT: ARTISAN HOMES, 117 S 3RD STREET, 111 S 3RD STREET
Amendment to previously approved Certificate of Approval (COA) for the redesign and relocation of exit corridor to accommodate elevator, change in window locations, and reversal of front facade. (*Quasi-Judicial*)

Ms. Bach administered the oath to those parties that were about to present testimony.

Mr. Platt presented the case for the addresses stated in Item 3.1. Staff Recommended approval.

3.2 HDC 2017-03 AMENDMENT: ARTISAN HOMES, 141 & 135 S 3rd Street

Amendment to previously approved Certificate of Approval (COA) to relocate side and rear windows; extend rooftop exit corridor six feet to accommodate elevator shaft, and add rear overhang. (*Quasi-Judicial*)

Mr. Platt presented the case for the addresses stated in Item 3.2. Staff Recommended approval.

3.3 HDC 2017-03 AMENDMENT: ARTISAN HOMES, 153 & 147 S 3rd Street,

Amendment to previously approved Certificate of Approval (COA) to relocate and change window sizes, change rear door to full view glass, extend roof top exit corridor six feet to accommodate elevator shaft, and change garage gable to Hardie lap siding. (*Quasi-Judicial*)

Mr. Platt presented the case for the addresses stated in Item 3.3. Staff Recommended approval.

Teresa Prince, Prince & Tomasetti, 406 Ash Street, legal counsel for Harbor View, Artisan Homes elaborated on the different amendments for the 6 properties in Items 3.1, 3.2 and 3.3.

Member Morrison requested that applicants from other cases should be relegated to the Zoom waiting room this to allow Board Members to better focus on current cases being presented.

Ms. Prince continued her explanations of the amendments for all three (3) Items. Scott Dennis, representative for Artisan Homes concurred with Ms. Prince's explanation.

Member Kosack asked about elevator shaft design and its impact on current height. She also inquired about any changes in the window installation.

Member Morrison asked about the material of the elevator shaft. Mr. Scott answered that it would be Hardie plank. Mr. Morrison also asked about the staircase and elevator being pushed in Items 3.2 and 3.3 and not pushed in 3.1.

Public Hearing was opened then closed with no public speakers.

Board Discussion was opened. Member Morrison acknowledged the willingness of the applicant in applying changes requested by the Board.

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Harrison, to approve the amendment to HDC case number 2017-03 item 3.1 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: That the amendment to HDC case 2017-03 item 3.1, as presented, is substantially compliant with the Land Development Code, the Community Redevelopment Area Guidelines, and the Secretary of the Interior's Standards to warrant approval at this time.

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

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Harrison to approve the amendment to HDC case number 2017-03 item 3.2 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: That the amendment to HDC case 2017-03 item 3.2, as presented, is substantially compliant with the Land Development Code, the Community Redevelopment Area Guidelines, and the Secretary of the Interior's Standards to warrant approval at this time.

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

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Harrison, to approve the amendment to HDC case number 2017-03 item 3.3 without conditions; AND that the

HDC make the following findings of fact and conclusions of law part of the record: That the amendment to HDC case 2017-03 item 3.3, as presented, is substantially compliant with the Land Development Code, the Community Redevelopment Area Guidelines, and the Secretary of the Interior's Standards to warrant approval at this time.

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

3.4 HDC 2019-10 AMENDMENT: STEVEN D. PAPKE, AIA, AGENT FOR BOAT HOUSE FERNANDINA, LLC, 30 S 2ND STREET

Amendment to previously approved Certificate of Approval (COA) for exterior modifications related to the adaptive reuse of the property. (*Quasi-Judicial*)

Kelly Gibson, Planning & Conservation Director presented the case. Staff recommended approval.

Tammi Bach administered the oath to Steven Papke, 2657 Long Boat Drive, Fernandina Beach and Spurgeon Richardson, 18 Harrison Creek Road, applicants. Mr. Papke presented the material included in the agenda packet and explained a few small additions to the drawings. Suggestions were added for steps to be composite wood to minimize concrete, the elimination of a ramp, a revised curb cut, addition of goosenecks, the screening of the mechanical equipment, and changes in the ADA accessible ramp.

Member Kosack asked about the fencing rendering. Mr. Papke confirmed that it will be a combination of fencing and green scaping to the south side. Member Kosack also asked about salvaged material being reused. Mr. Papke mentioned that some material was salvaged to be reused for the stage area.

Chair Spino asked about the location of the stage and the noise impact. Member Kosack also asked about interior and exterior televisions.

Mr. Richardson spoke about possibly installing an aluminum awning over the server window and also asked if this could be approved at a later date through staff approval.

Public Hearing was opened and then closed with no public speakers.

Board Discussion was opened. Member Harrison voiced his concern about the exterior television screens and would prefer them not being visible from the street. Member Kosack concurred. She also expressed concern about the fencing. Member Conway did agree that the exterior television screens would be intrusive.

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Conway to approve the amendment to HDC case number 2019-10 with conditions that possible aluminum awning over the south server window be reviewed through staff approval and that the outside television screens be shielded as much as possible; AND that the HDC make the following findings of fact and conclusions of law part of the record: That the amendment to HDC case 2019-10, as amended, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

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

3.5 HDC 2019-29 AMENDMENT: ALEXANDER F. SEEFRIED III, 908 LADIES STREET

Amendment to previously approved Certificate of Approval (COA) for exterior modifications to the proposed single-family dwelling. (*Quasi-Judicial*)

Ms. Bach administered the oath to those parties that were about to present testimony.

Kelly Gibson presented the case and recommended approval.

Alex Seefried III, 908 Ladies Street, applicant, explained the amendment request regarding the shifting of the windows, the cladding of the chimney from brick to stucco, the addition renderings of the lanterns on the side elevation and the reduction of the front porch.

Public Hearing was opened and then closed with no public speakers.

Board Discussions. Member Kosack asked Staff of the previous approved conditions regarding the siding. Mr. Seefried III commented that this was related to the garage.

ACTION TAKEN: A motion was made by Member Harrison, seconded by Member Morrison to approve the amendment to HDC case number 2019-29 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: That the amendment to HDC case 2019-29, as presented, is substantially compliant with the land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation and Development Guidelines to warrant approval at this time.

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

3.6 **HDC 2020-01: JOHN HILLMAN, 1001 WHITE STREET**

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

Ms. Bach administered the oath to those parties that were about to present testimony.

Kelly Gibson presented the case and recommended approval.

John Hillman, 1001 White Street, applicant, elaborated on his project.

Member Harrison asked about the height of the structure and if the measurements are from grade.

Member Kosack asked about an A/C pad being moved.

Public Hearing was opened and then closed with no public speakers.

Board Discussions was opened. Members discussed the height and size of the secondary structure versus the principal structure.

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Kosack to approve HDC case number 2020-01 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2020-01, as presented, is substantially compliant with the land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation and Development Guidelines to warrant approval at this time.

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

3.7 **HDC 2019-02 AMENDMENT: ROLAND BOARDMAN, 1122 SAN FERNANDO STREET**

Amendment to previously approved Certificate of Approval (COA) for after-the-fact alterations to the single-family home and accessory structure. (*Quasi-Judicial*)

Kelly Gibson presented the case and recommended approval. Ms. Gibson also introduced pictures of the amended items.

Roland Boardman, 1122 San Fernando Street, owner, explained the amendment request.

Member Kosack inquired about the foundation and the reason for the removal of the lattice.

Public Hearing was opened and then closed with no public speakers.

Board Discussions was opened. No board discussion.

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Harrison to approve the amendment to HDC case number 2019-02 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: That the amendment to HDC case 2019-02, as presented, is substantially compliant with the land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation and Development Guidelines to warrant approval at this time.

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

4. NEW BUSINESS

4.1 **HDC 2020-02: JEAN & PENELOPE BONVOULOIR, 131 N 3RD STREET**

Certificate of Approval (COA) to construct a one-story single-family dwelling with 2-story accessory structure. *(Quasi-Judicial)*

ACTION TAKEN: A motion was made by Member Kosack, seconded by Member Morrison to postpone this item to the next HDC Regular Meeting of June 18, 2020.

Vote was taken by voice vote and was approved unanimously, carried.

4.2 **HDCV 2020-02: MIRANDA ARCHITECTS, AGENT FOR ST. MICHAEL CATHOLIC CHURCH, 505 BROOME STREET**

Variance from Land Development Code Section 5.01.10 'Fences & Walls' to increase front yard fence height from 4ft to 6ft. *(Quasi-Judicial)*

Ms. Bach explained the rules for a Variance, with approval required 4 out of 5 votes to approved and for denial requiring a simple majority of 3 votes to deny,

Ms. Bach clarified ex parte communications being communications between Board Members and City Staff, applicants or their agents.

Member Harrison disclosed he emailed some questions to Ms. Gibson about the case.

Jacob Platt, Senior Planner, presented the case and based on the 6 criteria, recommended denial.

Member Harrison asked about the height of the railings, and the locations. Staff explained that N. 5th is technically the rear of the property.

Jose Miranda, Miranda Architect, 309 ½ Centre Street, agent for the applicant, expanded on the project.

Member Kosack asked for some elevation drawings showing the fence height. None being available a street view from the Property Appraisers website was provided. Members also asked about the access to the circle within the play area.

Public Hearing was opened.

Ms. Bach administered the oath to those parties that were about to present testimony.

Susan Dorner, 606 Cedar Street, principal at St. Michael Academy, explained and emphasized the reason for the request being the security to primary schools.

Charlie Sciarini, 1255 Mission San Carlos Drive, member of St. Michael Church, ex law enforcement with the FBI commented on the need for security for the campus.

Louis Goldman, 23 S. 6th Street, asked about the hardship and opined that this is destructing the integrity of the guidelines. Mr. Miranda mentioned security hardship. (Virtual speaker)

Mr. Andrew Godek, 86029 Remsenburg Drive, Fernandina Beach, voiced his support and encouraged the increase for security for the students. (Virtual speaker)

Marla McDaniel, 12 S. 6th Street, voiced a concern about the height. (Virtual speaker)

Public Hearing was closed.

Board Discussions. Members voiced concerns and discussed the location and height of the fence further.

Chair Spino voiced his opinion that the current votes would not provide an approval and suggested the applicant consider a continuance to revisit his submission.

Jose Miranda, Miranda Architect, clarified the submitted request being for an increase in height for only one side of the fence and then asked for a continuance for his application to the next HDC Regular Meeting of July 16, 2020.

Chair Spino handed the gavel to Member Harrison in order to second the motion.

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Spino to continue HDC case number 2020-02 to a date certain to the next HDC Regular Meeting of July 16, 2020.

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

Member Conway	Aye
Member Morrison	Aye
Member Kosack	Aye
Chair Harrison	Nay
Member Spino	Aye

Motion carried.

4.3 HDC 2020-03: MELISSA RUMSEY YOUNG, 321 S 6TH STREET

Certificate of Approval (COA) to remove second front door and replace with window to match existing in material, dimension, and design. (*Quasi-Judicial*)

Ms. Gibson presented the case and recommended approval.

Melissa Rumsey Young, 321 S. 6th Street, explained her request, noted that the front step would also be part of the project, and also presented some of the history of previous approvals.

Public Hearing was opened and then closed with no public speakers.

Board Discussions. There was no discussion.

ACTION TAKEN: A motion was made by Member Kosack, seconded by Member Harrison to approve HDC case number 2020-03 with no conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2020-03, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

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

5. BOARD BUSINESS

Member Morrison brought up the need to update some of the Design Guidelines and Land Development Codes (LDC), specifically the issues with outdoors televisions screening. Members discussed how to approach that topic and looked forward to that possibility. Staff spoke to the possibility to revise Design Guidelines itself, which is a revision of the guidelines which have been proposed budget wise for next year and will look further into which sections could be amended within the LDC.

Member Kosack asked about the procedures to amending the Historic District Guidelines. Member Morrison asked for Staff to provide information regarding that process and convey this at the next meeting.

Chair Spino encouraged members to drive by the restoration project at 314 N. 5th Street driven by Rob Psulkowski which is looking very good, he also noted that a property on N. 2nd next to Pablos restaurant is for sale, and that Chism Development has taken over the construction project at the Boat House on S. 2nd Street.

6. STAFF REPORT

6.1 - Staffing Changes/ Updates - Presentation of Planning Documents: 2019 Annual Report, Goals, Action Plan, Monthly Board Tracking Tool (Carry over from prior meetings)

Ms. Gibson gave an update on the search for the next Preservation Planner since the departure of the Preservation Planner Salvatore Cumella. She also covered the new Board Tracker tool and Action Plan.

She also mentioned the hiring of a new Planner I and a Planning Technician.

Member Harrison asked for an update on the Scott Jones project for a garage apartment. Ms. Gibson noted that this applicant is working with his engineer firm and should be back for the July meeting with an update.

Member Harrison asked if the June 18th, 2020 meeting will be virtual. Ms. Bach mentioned that the City Commission will be physically present with their June Meetings but that the State of Florida's Executive Order gives permission to hold virtual meetings until July 7th, 2020.

7. PUBLIC COMMENT

8. ADJOURNMENT AT 8:35



**MINUTES
HISTORIC DISTRICT
COUNCIL REGULAR
MEETING (VIRTUAL)
JUNE 18, 2020
5:00 PM**

The Regular Historic District Council Meeting was held as a VIRTUAL MEETING with board members and City staff participating through video conferencing. This virtual meeting was 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

MEMBERS PRESENT:

Michael Spino (Chair)	Michael Harrison
Benjamin Morrison	Angela Conway
James Pozzetta	Tammi Kosack (Alt 1)
Kates Robinson (Alt 2)	

MEMBERS ABSENT:

OTHERS PRESENT:

Tammi Bach, City Attorney
Jacob Platt, Senior Planner
Kelly N. Gibson, Planning & Conservation Director

Member Morrison inquired about Member Kosack being seated for the case involving Member Harrison. Member Chair Spino confirmed and mentioned that Member Kosack would be seated as a voting member for agenda item 3.2, when Member Harrison recuses himself. This was approved by all members by voice vote.

There were no ex parte communications to report.

City Attorney Tammi Bach explained the Quasi-Judicial procedures and administered the oath to parties that would be testifying either physically or remotely.

2. APPROVAL OF MEETING MINUTES

2.1 Approval of Minute for the Regular Meeting of May 27, 2020.

Member Kosack spoke of amendments included in item 2, the March 27, 2019 Workshop Minutes. She also asked that item 5, Board Business section of the May 27, 2020 Regular Meeting Minutes, be amended to show the discussion regarding amendments to the Downtown Design Guidelines regarding TV screenings. Chair Spino noted that both Minutes approval be deferred until the July 16, 2020, to make corrections brought up by Member Kosack.

3. OLD BUSINESS

3.1 HDC 2020-0002: JEAN & PENELOPE BONVOULOIR, 131 N 3RD STREET

Certificate of Approval (COA) to construct a one-story single-family dwelling with 2-story accessory structure.

Mr. Platt gave a synopsis of the case and stated that Staff recommended approval with the conditions that the HVAC is adjusted, the fence is painted, stained or sealed, and the driveway be made with concrete instead of crushed stone in order to meet the standards of the Land Development Code.

Member Morrison inquired if the projection of the balcony at the rear allowed for proper amount of encroachment.

Mr. Bonvouloir, 806 Amelia Drive, stated that the intent is to make the deck a little bit bigger while keeping three feet away for an accessory building. In addition, he stated that he intends to slope the deck so that the water could drain without sheeting down the wall.

Public Hearing was open and then closed with no public comments.

Member Kosack questioned the use of skylight facing Broome Street, as well as fixed glass light on the gable side. There was also a question about visibility.

Member Spino stated that he is fine with these details, as this home is a non-contributing structure. All board members concurred.

ACTION TAKEN:

A motion was made by Member Morrison, seconded by Member Harrison to approve HDC case number 2020-0002 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2020-0002, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

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

3.2 HDC 2020-0007: MICHAEL & JENNIFER HARRISON, 800 SOMERUELUS STREET

Amendment to previously approved Certificate of Approval (COA) 2019-0016 to extend deck 5' x 7' on both lower and upper porch (*Quasi- Judicial*)

For this case, Member Kosack was seated in the place of Member Harrison who had to recuse himself.

City Attorney Bach administered the oath to Micheal Harrison, applicant.

Ms. Gibson gave a synopsis of this request. Staff recommended approval.

No question from the Board.

Mr. Harrison testified that going over the plans with the builder, he found that there was room for a bigger deck which led to this request.

Member Pozetta noted he appreciated reviewing plans showing before and after changes, which makes it easier for the Board.

Public Hearing was opened and then closed with no public comments.

ACTION TAKEN:

A motion was made by Member Kosack, seconded by Member Conway to approve HDC case number 2020-0007 as presented; AND that the HDC make the following findings of fact and

conclusions of law part of the record: That HDC case 2020-0007, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation and Development Guidelines to warrant approval at this time.

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

4. NEW BUSINESS

4.1 **HDC 2020-0008: DALE COLE, COLE BUILDERS, AGENT FOR JEROME GAINES, LOTS 11 & 12 BLOCK 9, WHITE STREET**

Certificate of Approval (COA) to construct a 2-story residence with detached garage. (*Quasi-Judicial*)

Member Spino commended Director Gibson on staff's request of necessary drawings, as they fulfill all the things that members need for review.

Kelly Gibson stated this request is for final approval and then gave synopsis of this request. Staff recommended approval.

Member Pozzetta voiced concern about MI window, not necessarily for this case, but wanted to address the Board that from this case going forward these windows do not fit criteria as to what they have been looking for, and suggested taking MI windows off the approved list. He also asked if there was something in the guidelines about chimney cladding material. This case has brick throughout and felt chimney would be the perfect element for brick to be used as well.

Member Morrison stated that he doesn't think the drawings tell the height of the roof for either the main house or the garage. Spino stated Kelly believes it does but will look it up, while Ms. Gibson stated that if it is not noted, it is certainly something that needs to be requested and confirmed for final building plan set.

Member Harrison asked Ms. Gibson to go back to the header of the staff report plan. He noticed in other presentations that the site was simply described by the lot number and requested that the block number be included. This case should include Block 9.

Member Kosack stated that the windows mentioned in this case are not on the current approved window list. Chair Spino asked if the Historic District Council and Old Town have the same window list. Member Kosak confirmed that they did. Ms. Gibson stated she was going to double check the window question, because she thought this window type was consistent. She also addressed Member Pozzetta's comment that there is a guideline in Old Town for chimneys to be retained, repaired and maintained, but not specifically for new construction.

Ms. Gibson stated Mr. and Mrs. Gaines and Cole Builder's representative were present virtually.

Chair Spino asked for owners to identify themselves for the records.

City Attorney Bach administered the oath to both Denise & Jerome Gaines, applicants.

Denise Gaines, 1110 Conservancy Drive West, Tallahassee, Florida and Jerome Gaines, 1110 Conservancy Drive West, Tallahassee, Florida.

Agathy Pouliasis, Cole Builders Representative, 2598 First Avenue.

Ms. Pouliasis from Cole Builders stated that she heard comments about the chimney, window selection, and height, so she did look very quickly at the drawings, and saw that the total height for the building was 33.8", she did not see the height for the garage, so she could definitely fix that. She asked about finding out about the masonry and stated that this is definitely an explorable issue.

Chair Spino noted that this property is adjacent to Scott and Julie Jones's property who built an accessory structure which was built higher than the 24ft required height. Chair Spino asked the applicants to confirm with the Board that their accessory structure would not exceed the required height. They concurred. Ms. Gibson stated she measured this accessory structure to be 17.5 inches high. Member Morrison commended the applicant on their design. He also hoped the applicant will consider masonry material for the chimney.

Member Kosack asked Ms. Pouliasis about the roof plan and location of vents. She also concurred about using brick for the chimney.

Public Hearing was opened and then closed with no public comments.

Chair Spino verified that the approved windows list applies to Old Town. Ms. Gibson commented that she interpreted MI for windows as being Marvin Integrity. Member Harrison noted that the important fact is that the windows require muntons. Chair Spino suggested that the applicants could choose an approved window which could then be approved as a Staff approval.

ACTION TAKEN:

A motion was made by Member Pozzetta, seconded by Member Harrison to approve HDC case number 2020-0008 with the following conditions: that chimney cladding material be changed to a masonry material, brick or stucco (no stone) and that windows be selected from the pre-approved window list; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2020-0008, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation and Development Guidelines to warrant final approval at this time.

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

4.2 HDC 2020-0009: LAUREN KELLY, MOSER DESIGN GROUP, AGENT FOR MICHAEL W. & JESSICA L. VILLA, BLOCK 18, LOTS 3 & 4 LADIES STREET

Certificate of Approval (COA) for a conceptual approval to construct a 2-story residence with detached garage. (*Quasi-Judicial*)

City Attorney Bach administered the oath to both Lauren Kelly and Eric Moser, agents for the applicant.

Lauren Kelly and Eric Moser, 17A Market #2, Beauford, SC

Ms. Gibson presented the case analysis for the conceptual approval of a 2-story primary structure and a detached accessory structure, mentioning that all material are still left to be determined and subject to the Board's consideration and input. Staff recommended approval.

Member Morrison asked if the second structure (guest cottage) would be considered a separate dwelling and principal residence. Ms. Gibson confirmed that it would be permitted as a separate primary structure.

Ms. Lauren Kelly interpreted the plans from the applicant's standpoint regarding separating the 2 projects. She also brought up the elevation of the main structure, and that they would prefer substantial masonry base instead of having structure on piers. Member Pozzetta concurred that stucco at the base would be a worthwhile changed to give it a solid base.

Public Hearing was opened and then closed with no public comments.

ACTION TAKEN:

A motion was made by Member Pozzetta, seconded by Member Harrison to approve HDC case

number 2020-0009 with the following conditions: that the foundation system at the stucco portion be modified to solid or more substantial; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2020-0009, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation and Development Guidelines to warrant conceptual approval at this time.

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

4.3 HDC 2020-0014: LAUREN KELLY, MOSER DESIGN GROUP, AGENT FOR MICHAEL W. & JESSICA L. VILLA, BLOCK 18, LOT 6 LADIES STREET

Certificate of Approval (COA) conceptual approval to construct one single family home with courtyard pool.

Ms. Gibson presented the case analysis for the conceptual approval of a 2-story primary residence with courtyard pool. Staff recommended approval.

Lauren Kelly, agent for the applicant, confirmed that this would be for a 2 story primary structure.

Member Pozzetta asked if there was intent on using stucco on the chimney. Ms. Lauren Kelly mentioned that the only chimney was on the previous project, but that stucco would be consistent on the foundation base.

Member Morrison noted that fencing should be indicated since there is plan for a pool.

Public Hearing was opened and then closed with no public comments.

Board discussion was opened. Member Harrison asked about the lot numbers on the site plan and that Lot 6 be identified. Ms. Lauren Kelly explained that originally the submission included all primary structures on Lots 3, 4 and 6 which was later divided into 2 projects.

ACTION TAKEN:

A motion was made by Member Harrison, seconded by Member Conway to approve HDC case number 2020-0014 without conditions: that the foundation system at the stucco portion be modified to solid or more substantial; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2020-0014, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation and Development Guidelines to warrant conceptual approval at this time.

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

4.4 HDC 2020-0010: LAUREN KELLY, MOSER DESIGN GROUP, AGENT FOR OLD TOWN PROPERTIES, LLC, BLOCK 13, LOTS 3, 4 & 6 SAN FERNANDO STREET

Certificate of Approval (COA) to construct a 2-story residence with detached garage and carport.

Ms. Gibson presented the case analysis for the final approval of the 2-story residence with detached accessory structure and carport. She recommended approval.

Member Morrison asked if the accessory structure is being built on a lot of its own. Ms. Gibson answered that they are separate lots and that lots will be combined with this action and that a principal structure and accessory structure will eventually be built.

Ms. Lauren Kelly had nothing to add aside from staying focused on the presence on that street since this project is on a corner and Mr. Moser added that they would change the windows of the outbuilding to match the house.

Member Morrison asked about contiguous lots being combined. Ms. Gibson clarified that you could not build an accessory structure on a lot without building a primary structure first.

Public Hearing was opened and then closed with no public comments.

ACTION TAKEN:

A motion was made by Member Harrison, seconded by Member Pozzetta to approve HDC case number 2020-0010 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2020-0010, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation and Development Guidelines to warrant final approval at this time.

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

5. BOARD BUSINESS

5.1 REQUEST FOR BOARD DIRECTION: Item added by William Kavanaugh to seek Board Direction prior to full design regarding L-shaped lot, Block 13, Lots 7&9 in Old Town.

The question involves interpretation about the size of the connecting element crossing lot lines.

Board members discussed a request from William Kavanaugh to get feedback regarding a project on Lot 13, 7 and 9, Block 13, Ladies Street to seek board direction about "L" shaped lots that are combined and form an unusual scenario, and how the plat and setbacks are reflected.

Eric Moser spoke of the project in regards to setbacks and also mentioned that this could require a side yard setback variance.

No action was required.

6. STAFF REPORT

Ms. Gibson updated Board members that the search for a Preservation Planner is still on going. Ms. Gibson also mentioned that each month she would start sharing a Board Tracker Report summarizing current pending board cases submitted through the Planning & Conservation Department.

7. PUBLIC COMMENT

8. ADJOURNMENT AT 7:04 pm

Sylvie McCann, Recording Secretary

Michael Spino, Chair

Print**Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #5504****Date Submitted: 7/2/2020**

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 2017-03

PROPERTY INFORMATION

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

Historic District*

Downtown ▼

Site Address*

211 Beech Street, Lot 12, Unit 8

City*

Fernandina Beach

State*

Florida

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0270-0120

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Harbor

Last Name*

View-Artisan, LLC

Mailing Address*

9995 Gate Parkway N. Ste 400

City*

Jacksonville

State*

Florida

Zip Code*

32246

Telephone Number*

(904) 429-4800

E-mail Address*

scott@artisanhomebuilder.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*

Teresa

Last Name*

Prince

Company (if applicable)

Tomassetti & Prince

Street Address

406 Ash Street

City

Fernandina Beach

State

Florida

Zip

32034

Telephone Number

(904) 261-1833

E-mail Address

info@tpislandlaw.com

Project Description*

Front Elevation: No proposed changes
Side and Rear Elevations: Redesign and relocate exit corridor to rear of rooftop to accommodate elevator
(see attached detailed presentation for specific details on front, rear, rooftop and side elevations)

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**

See attached

Include FL Product Approval # for Windows and Doors

Color

(Name/Number)

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

See attached

Include FL Product Approval # for Windows and Doors

Color

(Name/Number)

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

See attached

Include FL Product Approval # for Windows and Doors

Color

(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

See attached

Include FL Product Approval # for Windows and Doors

Color

(Name/Number)

SIGNAGE**Manufacturer**

Product Description

See attached

Include FL Product Approval # for Windows and Doors

Color

(Name/Number)

OTHER**Manufacturer**

Product Description

See attached

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

Ltr re HDC Application.pdf

Upload 2Owner Agent
Authorization..pdf**Upload 3**

Proof of Ownership..pdf

Upload 4Acknowledgment and
Waiver of Rights. CMT
hearing.pdf**Upload 5**

HDC Unit 8.pdf

Upload 6HV Master Building
Dept.pdf**Upload 7**
 No f...osen
Upload 8
 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.
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*

Scott

Applicant Last Name*

Dennis

Today's Date*

7/2/2020



DEPARTMENT OF PLANNING & CONSERVATION

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



Law Office of

TOMASSETTI & PRINCE

Teresa L. Prince
A. Jeffrey Tomassetti

July 2, 2020

Via City Portal Upload

Historic District Council & City Staff
City of Fernandina Beach, Florida
c/o Michael Spino, Chairman
204 Ash Street
Fernandina Beach, FL 32034

Re: Amendment to previously approved Unit 8 at 211 Beech Street, Fernandina Beach, FL 32034.

Dear Chair, Board Members & City Staff:

On May 27, 2020, the Historic District Council for the City of Fernandina Beach, Florida ("HDC") heard and approved certain amendments to allow for an elevator shaft to be added to various lots in the Harbor View subdivision. This project consists of numerous separate townhome buildings. This amendment request represents the final building to be sold and built for the project.

The Applicant proposes to amend the rooftop on Unit 8 at 211 Beech Street to redesign and relocate the exit corridor to the rear of the building to accommodate an elevator. This proposed revision to the rooftop is identical to the previously approved amendment for Unit 22, 135 S. 3rd Street, Building 17, on May 27, 2020. The proposed change will not alter the Beech Street street view and it does not add any other independent structures on the rooftop. As noted on the rooftop deck view, Lot 8 will no longer have framing for a hot tub on the roof. However, this change is in the trusses and is not visible. There are no other proposed changes to this Unit.

Sincerely,
TOMASSETTI & PRINCE

Teresa L. Prince, for the firm
Agent for Applicant

TLP/jh
cc: Applicant



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Harbor View-Artisan, LLC
(print name of property owner(s))

hereby authorize: Tomassetti & Prince
(print name of agent)

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

[Signature]
(Signature of owner)

(Signature of owner)

T Scott Dennis
(Print name of owner)

(Print name of owner)

Authorized Representative of
Harbor View-Artisan, LLC

STATE OF FLORIDA
COUNTY OF NASSAU }
ss

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 24 day
of April, 2020, by _____.

[Signature]
Notary Public

Laura Milton
Printed Name

7/2/2022
My Commission Expires

Personally Known _____ OR Produced Identification _____ ID Produced: _____



LAURA MILTON
Commission # GG 304658
Expires July 2, 2022
Bonded Thru Budget Notary Services



A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER



PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0120

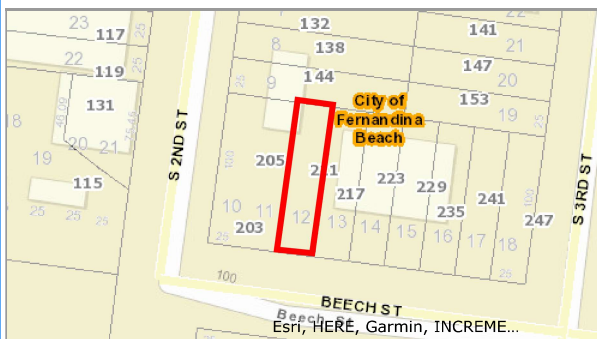
Owner Name HARBOR VIEW-ARTISAN LLC
Mailing Address 9995 GATE PARKWAY N STE 400
JACKSONVILLE, FL 32246
Location Address 211 BEECH ST
FERNANDINA BEACH 32034
Tax District FERNANDINA BEACH
Millage 20.3245
Homestead No
Property Usage VACANT 000000
Deed Acres 0
Short Legal BLOCK 270 LOT 12 PT OR 2104/1308 CITY OF FDNA BEACH

2019 Certified Values

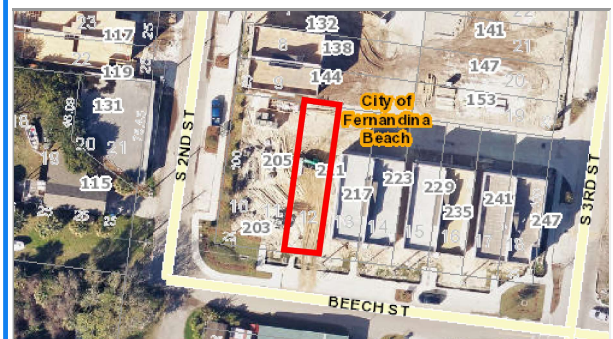
Land Value	\$71,250	
(+) Improved Value	\$0	
(=) Market Value	\$71,250	
(-) Agricultural Classification	\$0	Map This Parcel
(-) SOH or Non-Hx* Capped Savings	\$	
(=) Assessed Value	\$71,250	
(-) Homestead	\$0	GIS Report
(-) Additional Exemptions	\$0	
(=) School Taxable Value	\$71,250	
(-) Non-School HX & Other Exempt Value	\$0	Property Record Card
(=) County Taxable Value	\$71,250	
		Print Friendly Page

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

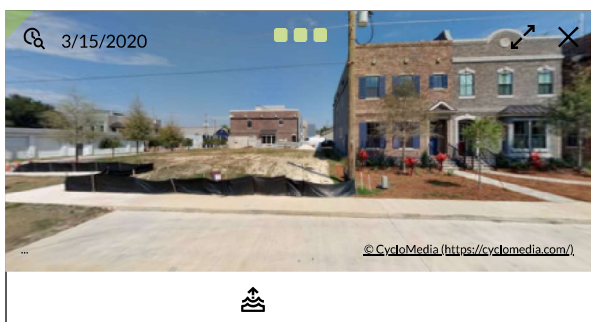
PARCEL MAP



2019 AERIAL MAP

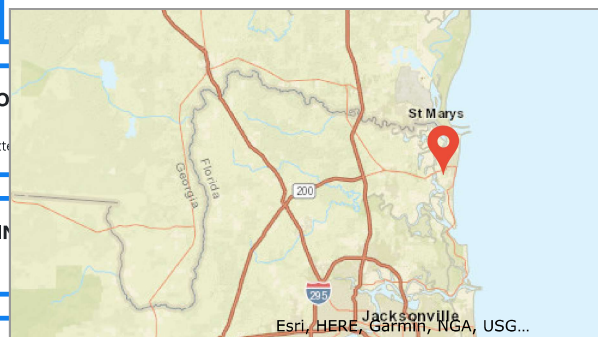


PROPERTY PHOTO



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

LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
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MISCELLANEOUS INFO

Description	Dimensions L X W
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SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
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2017-02-28	2104 / 1308	\$1,750,000	SW	Q	Y	FERNANDINA LUMBER & SUPPLY COMPANY INC	HARBOR VIEW-ARTISAN LLC
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This Instrument Prepared by:
Justin G. Cerrato, Esquire
Head, Moss, Fulton & Griffin, P.A.
1530 Business Center Drive, St. 4
Fleming Island, Fl. 32003

SPECIAL WARRANTY DEED

THIS DEED, made this 28th day of February, 2017, by Fernandina Lumber & Supply Company, Inc., a Florida corporation, with a mailing address of 117 South 3rd Street, Fernandina Beach, FL 32034, Grantor, to Harbor View-Artisan, LLC, a Florida limited liability company, with a mailing address of 9995 Gate Parkway N., Suite 400, Jacksonville, FL 32246, Grantee,

WITNESSETH, that Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration to Grantor in hand paid by Grantees, the receipt whereof is acknowledged, conveys to Grantees, Grantee's heirs and assigns, forever, the following-described land, situate, lying and being in Nassau County, Florida;

The South 15 feet of Lot 3, and all of Lots 4 through 26, Block 270, City of Fernandina, Nassau County, Florida, unrecorded.

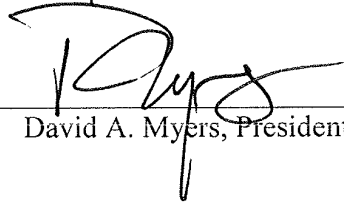
Subject to Covenants, Restrictions and Easements of Record.

And Grantor covenants with Grantees that, except as above noted, at the time of the delivery of this deed the premises were free from all encumbrances made by Grantor, and that Grantor will warrant and defend against the lawful claims and demands of all persons claiming by, through and under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

Fernandina Lumber & Supply Company, Inc.,
a Florida corporation

By: 
David A. Myers, President

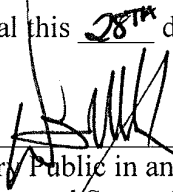
Witness
Print Name: WALTER S. MILLSAPS

Witness
Print Name: JUSTIN G. CEMATO

STATE OF FLORIDA
COUNTY OF DUVAL

Before me personally appeared, David A. Myers, President of Fernandina Lumber & Supply Company, Inc., a Florida corporation, on behalf of the corporation, who executed the foregoing instrument, and acknowledged to and before me that he executed the same for the purposes therein expressed, on behalf of the trust. He produced N/A as identification.

WITNESS my hand and official seal this 28th day of February, 2017.


Notary Public in and for the
County and State aforesaid.

My Commission Expires:





Harbor View- Artisan LLC

211 Beech Street (Unit 8)



Beech St Streetscape

Unit 8



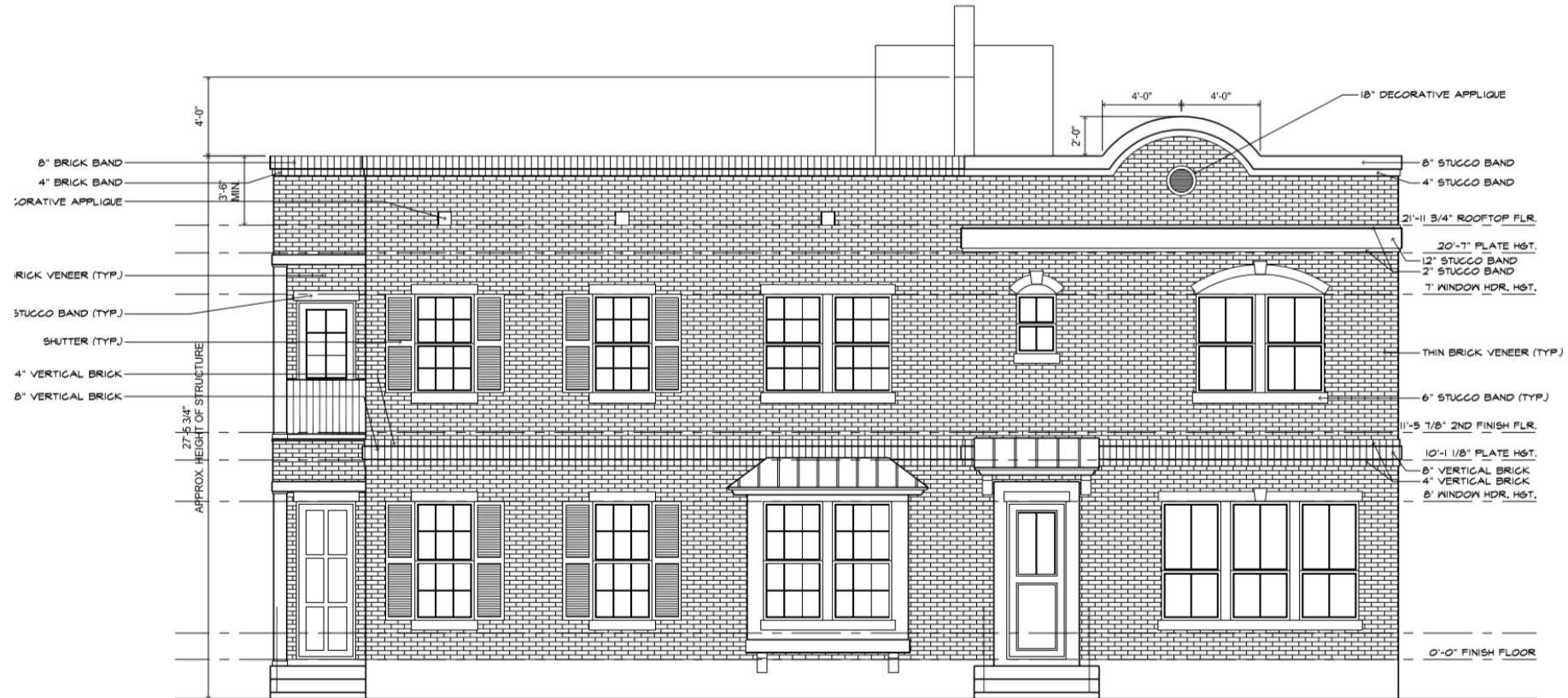
2nd St Streetscape



3rd St Streetscape

Streetscape





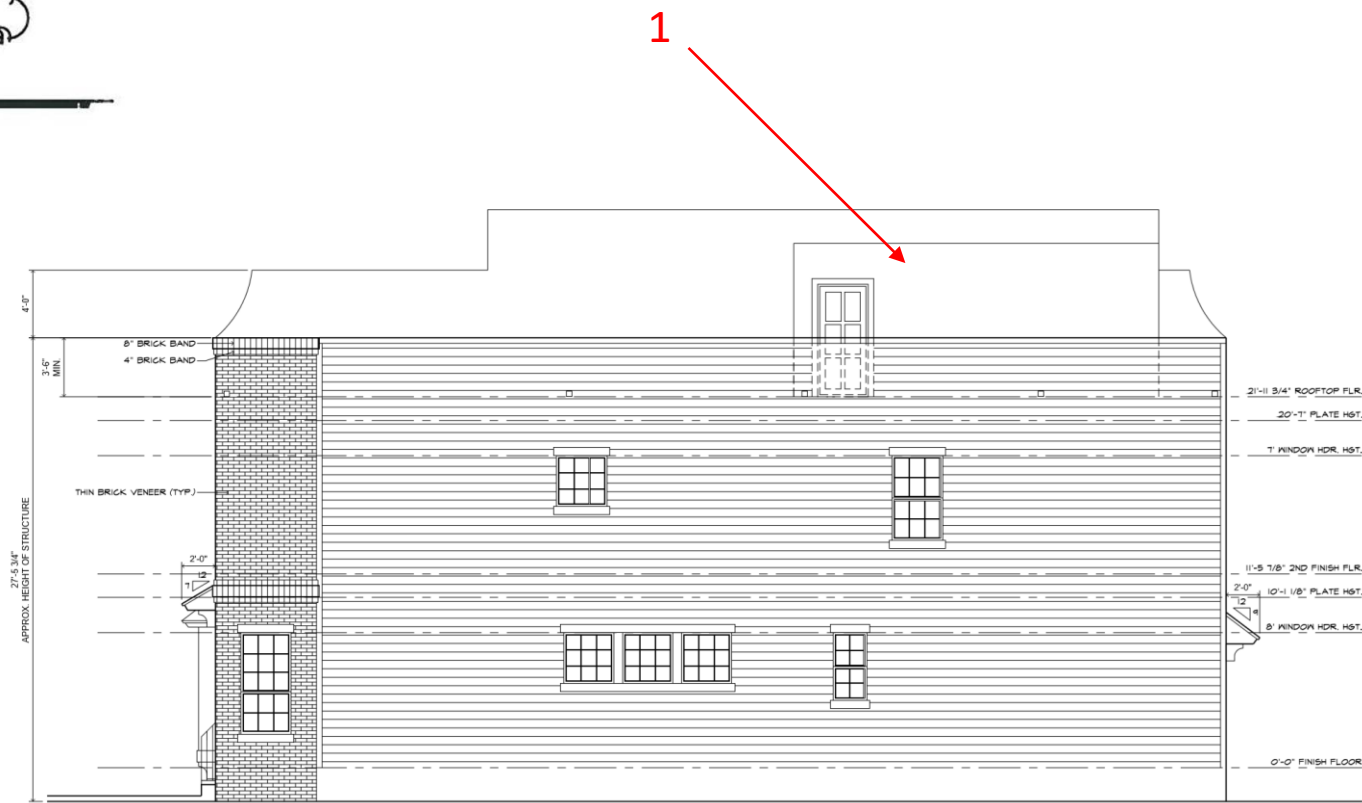
HV 8 Front Elevation – No Proposed Changes



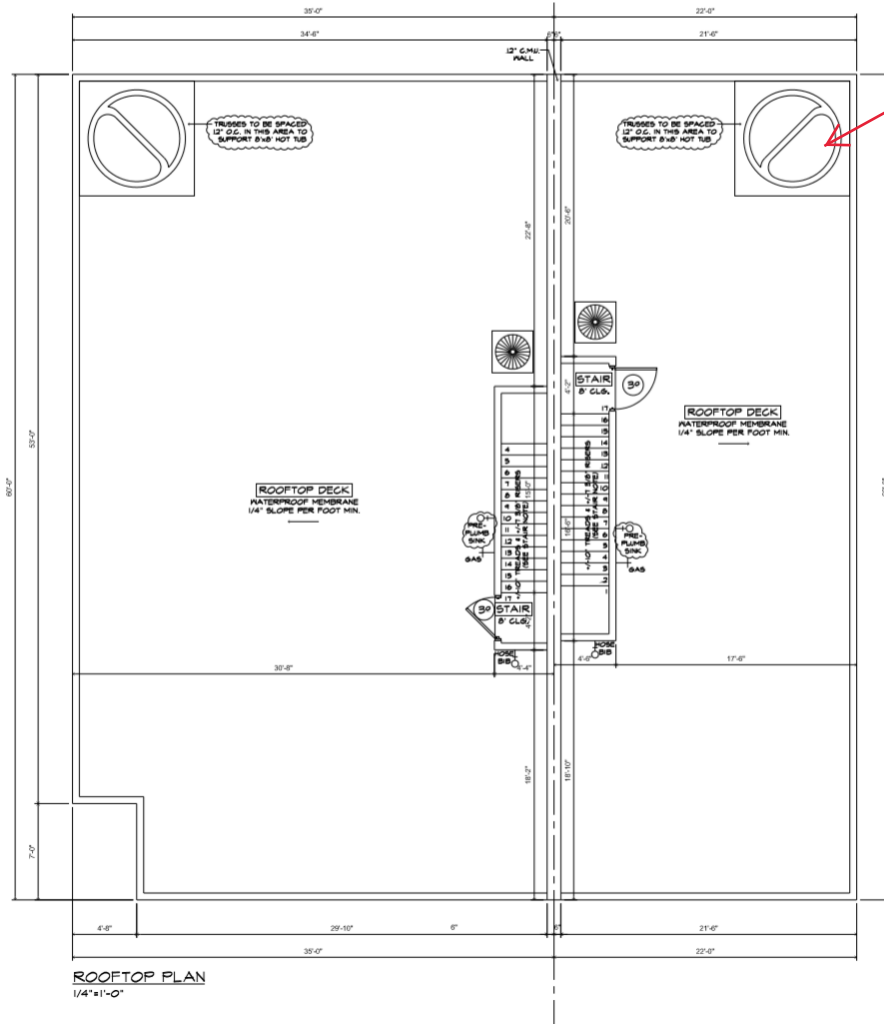
Unit 8 Side Elevation as originally approved by HDC

Summary Changes:

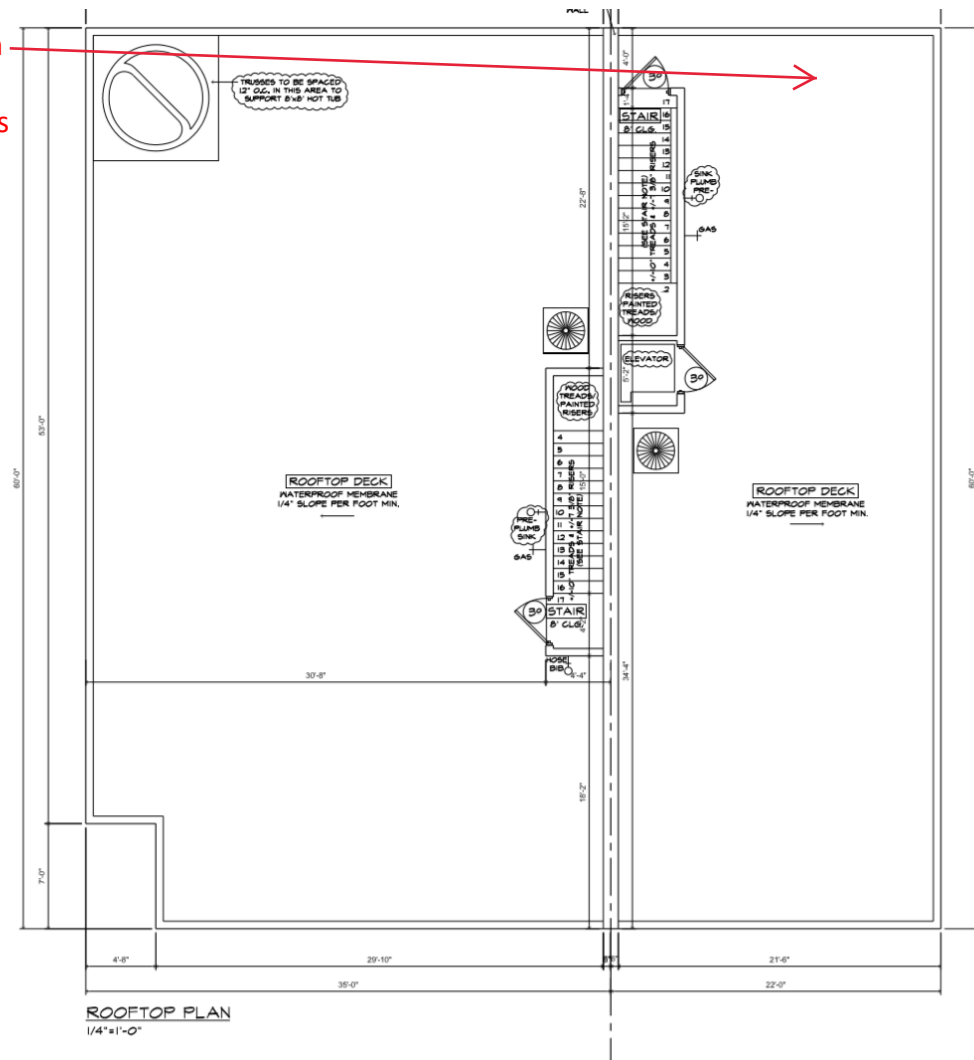
1. Redesign and relocate exit corridor to rear or rooftop to accommodate an elevator.
2. Materials used will be materials previously approved by the HDC.



Unit 8 Side Elevation Proposed Change



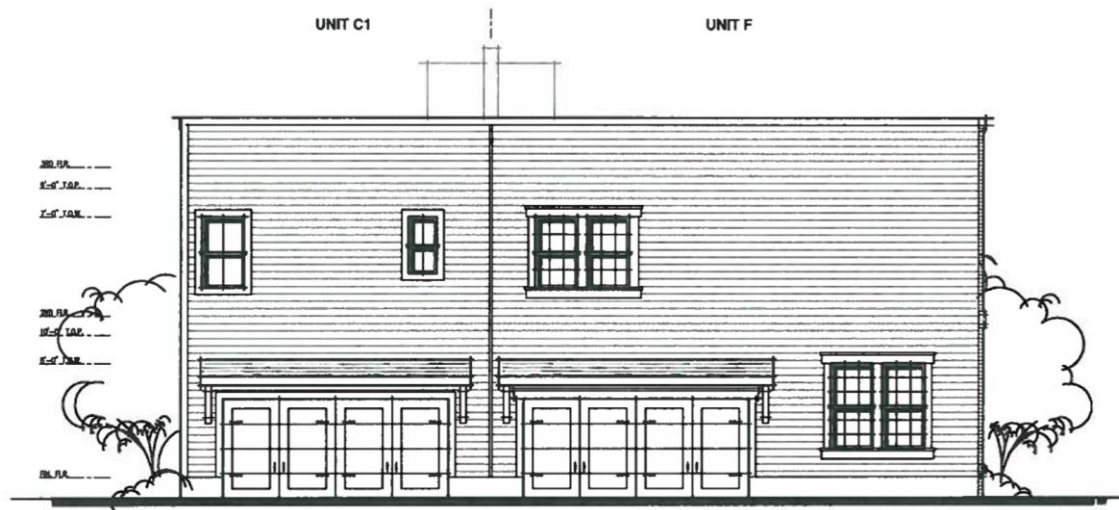
Framing for hot tub on unit 8 removed, which only effects the trusses and is not visible



Unit 8 Rooftop Deck
(originally approved by HDC)

Unit 8 Rooftop Deck proposed change

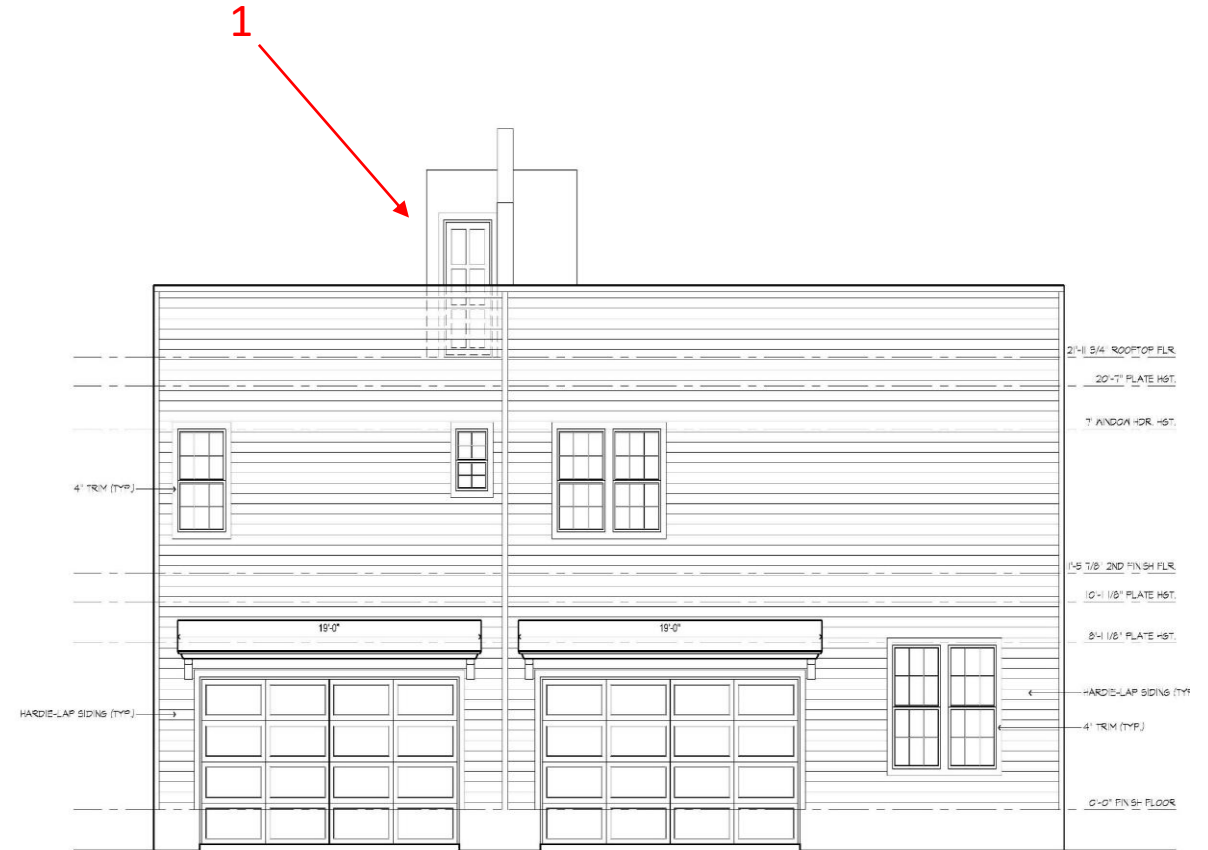
The new design does not change the street view from Beech Street and it does not add any independent structures on the rooftop.



Unit 8 Rear Elevation as originally approved by HDC

Summary Changes:

1. Redesign and relocate exit corridor to rear or rooftop to accommodate an elevator.
2. Materials used will be materials previously approved by the HDC.



Unit 8 Rear Elevation Proposed Change

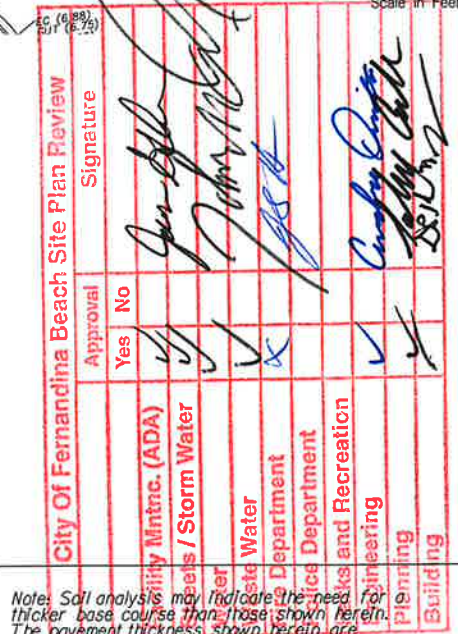
LOT #

ADDRESS

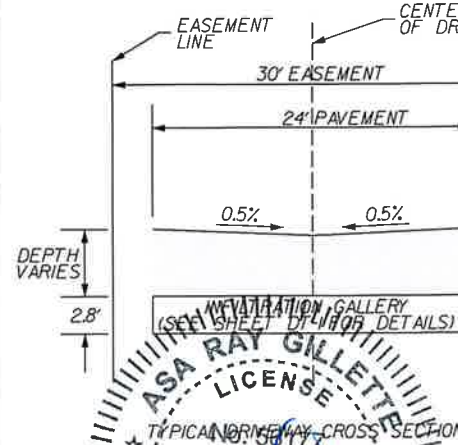
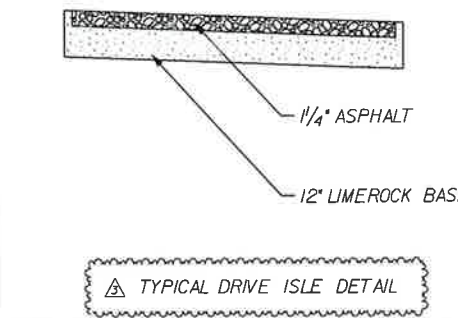
BUILDING

PERMIT #

BEECH STREET



Note: Soil analysis may indicate the need for a thicker base course than those shown herein. The pavement thickness shown herein are not intended to be absolute, but are preliminary criteria & may be modified to accommodate the bearing capacities of various subgrades.



11			Scale: 1" = 20'	
10				
9			Project Mgr: <u>AG</u>	Gillette & Associates, Inc. 20 South 4th Street Fernandina Beach, FL 32034
8			Designed by: <u>BMAM</u>	
7				
6				
5	AM	6/3/17	REVISED PER CITY COMMENTS	
4	AM	6/26/17	REVISED PER CONTRACTOR COMMENTS	
3	AM	6/27/17	REVISED PER CITY COMMENTS	
2	AM	3/28/17	TAC SUBMITTAL	Certificate of Authorization No. 9332
1	AM	2/7/17	DEVELOPMENT-CLIENT REVIEW	
No.	By	Date	Revision	DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"

OVERALL POST-DEVELOPMENT
DRAINAGE PLAN

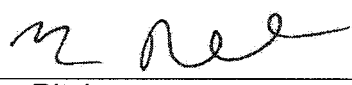
Acknowledgment and Waiver of Rights: Fernandina Beach CMT Hearing

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 - Harbor-View Artisan, LLC

SIGNATURE: 

NAME: Tim Ritch

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, Tim Ritch, 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 7 day of May, 2020.

Sara Johanna
Notary Public, State of Florida

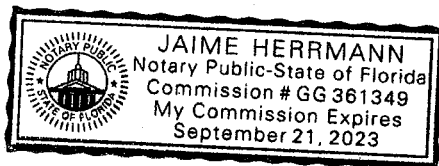
PROPERTY OWNER'S AGENT

SIGNATURE: Teresa L. Prince
NAME: Teresa L. Prince

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, Teresa L. Prince, 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 8th day of May, 2020.



Jaime Herrmann
Notary Public, State of Florida



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



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2020-0017 Amendment to HDC 2017-03
August 20, 2020

Owner/Applicant:	Harbor View-Artisan LLC / Teresa Prince
Property Address:	211 Beech Street
Parcel ID #:	00-00-31-1800-0270-0120
Current zoning:	MU-1
FLUM land use category:	Mixed Use
Existing uses on the site:	Vacant
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	Non-Contributing
Requested action:	Amendment to previously approved Certificate of Approval (COA) to redesign rooftop access.

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 to amend the Certificate of Approval (COA) to redesign and relocate the exit corridor to the rear of the building to allow for elevator access to the rooftop.

APPLICABLE GUIDELINES:

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

[CITY OF FERNANDINA BEACH COMPREHENSIVE PLAN](#)

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

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

ANALYSIS:

Staff finds that the change to the rooftop stair enclosure to accommodate an elevator will have very little impact on the overall appearance of the structures and recommends approval.

STAFF RECOMMENDATION

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

Staff recommends:

Approval of the Amendment to HDC 2017-03 with HDC 2020-0017.

MOTION TO CONSIDER:

I move to **approve or deny** this amendment to HDC case number 2020-0017 **with or without** conditions;

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

That this HDC case 2020-0017, as presented, **is or is not** substantially compliant with the Land Development Code, the Community Redevelopment Area Guidelines, and the Secretary of the Interior's Standards to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2020-0017 Application and Backup Materials

Respectfully Submitted,



Jacob M. Platt
Senior Planner



Harbor View- Artisan LLC

211 Beech Street (Unit 8)



Beech St Streetscape

Unit 8



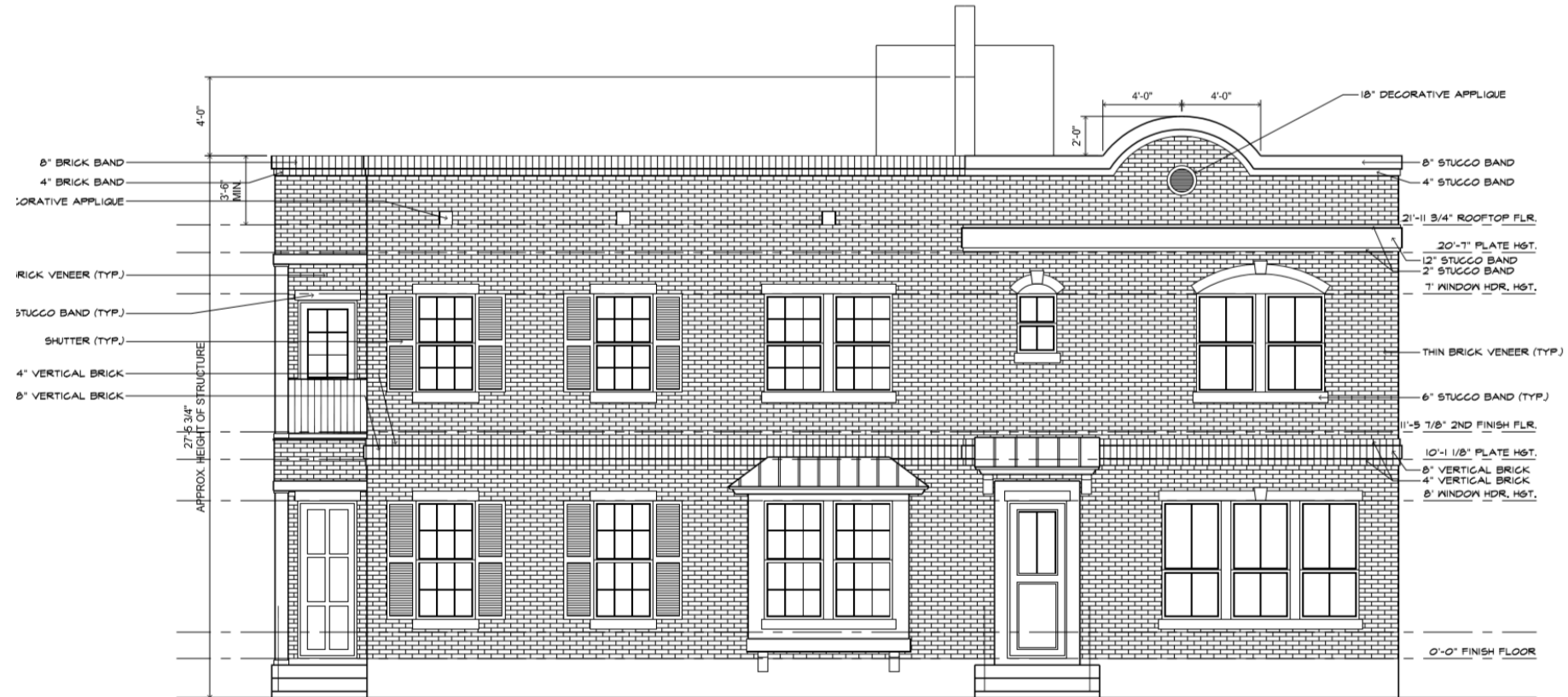
2nd St Streetscape



3rd St Streetscape

Streetscape





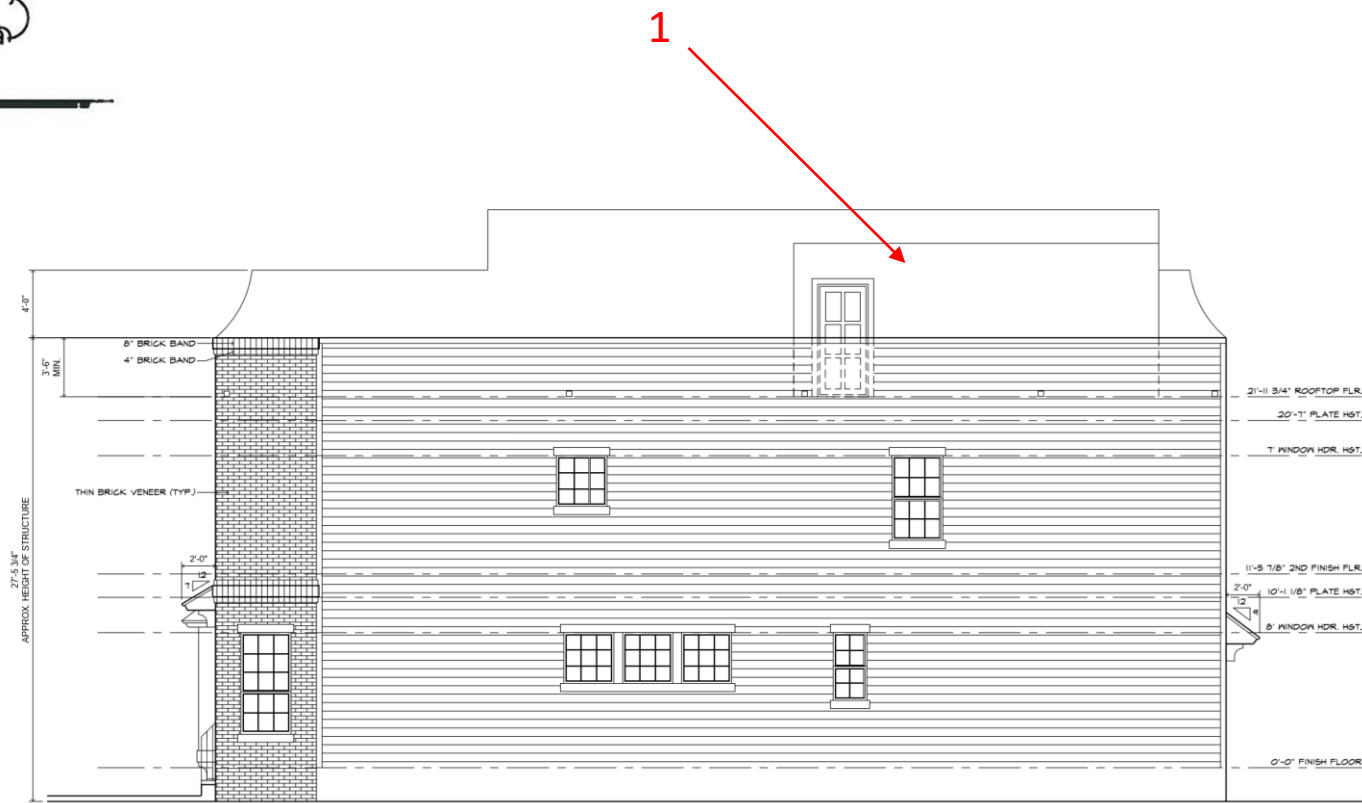
HV 8 Front Elevation – No Proposed Changes



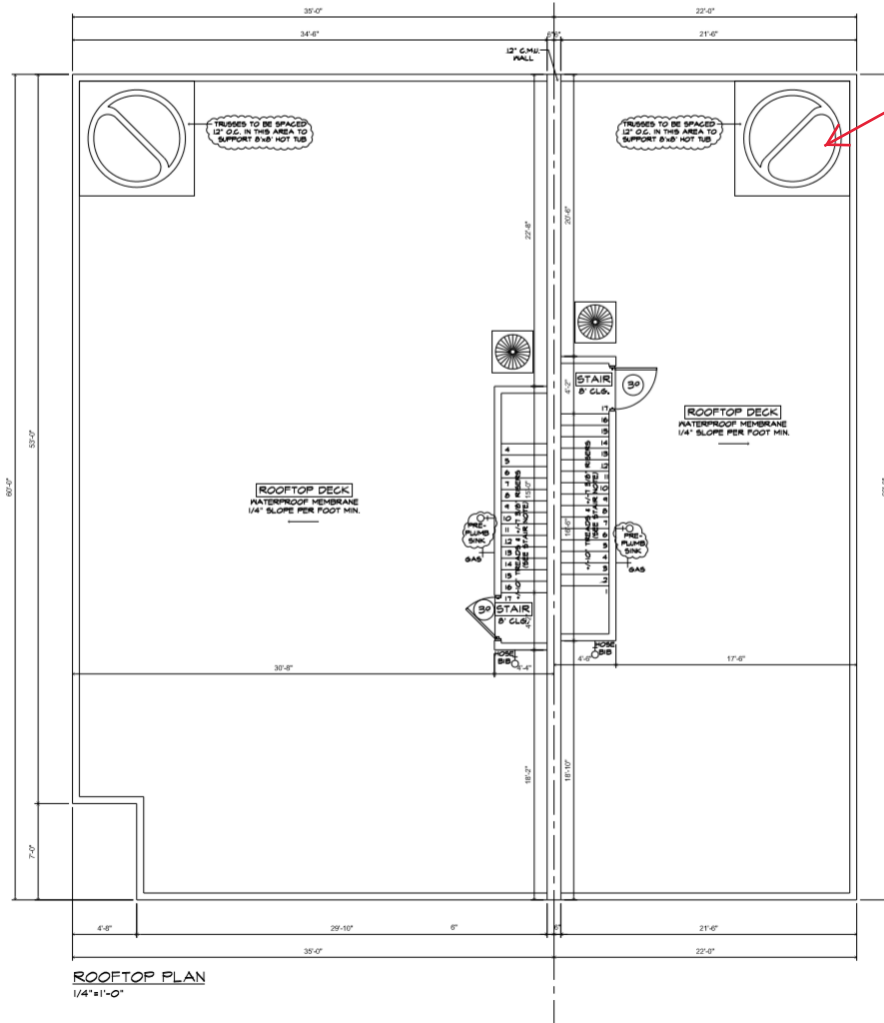
Unit 8 Side Elevation as originally approved by HDC

Summary Changes:

1. Redesign and relocate exit corridor to rear or rooftop to accommodate an elevator.
2. Materials used will be materials previously approved by the HDC.

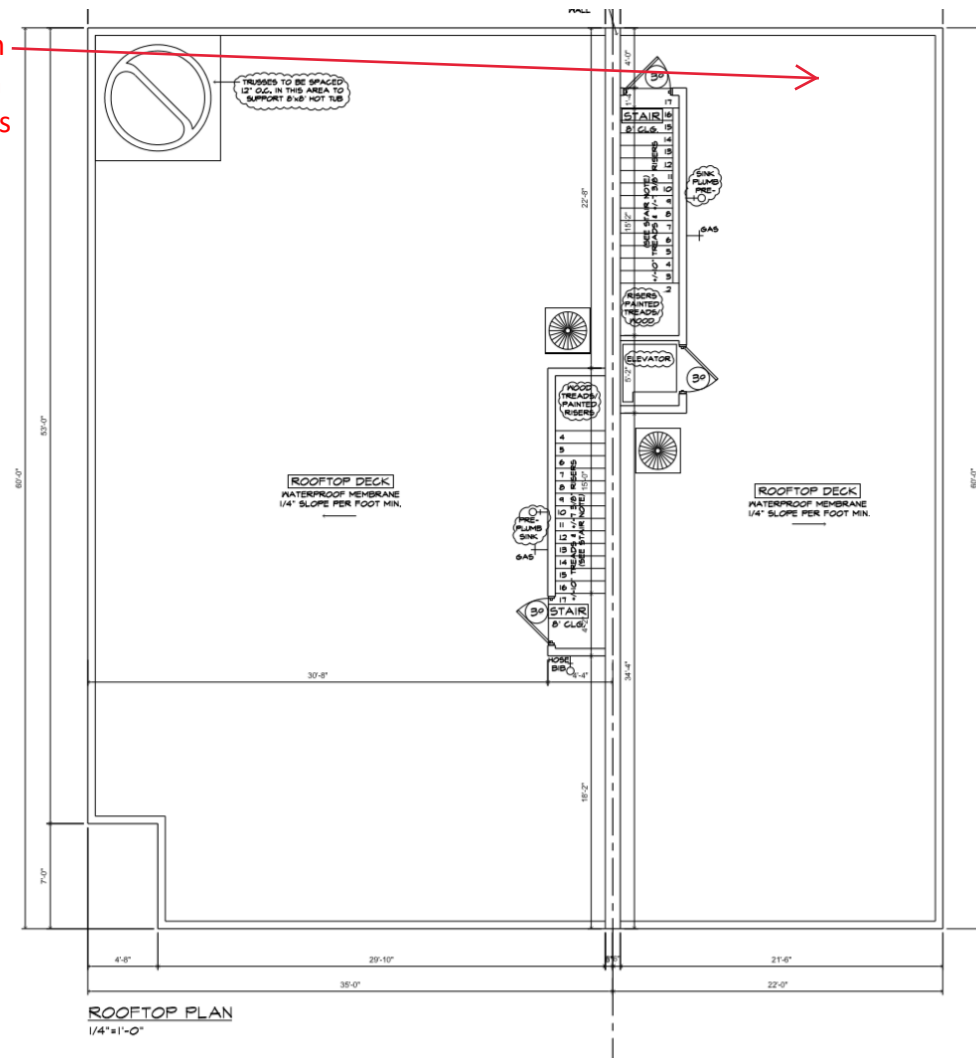


Unit 8 Side Elevation Proposed Change



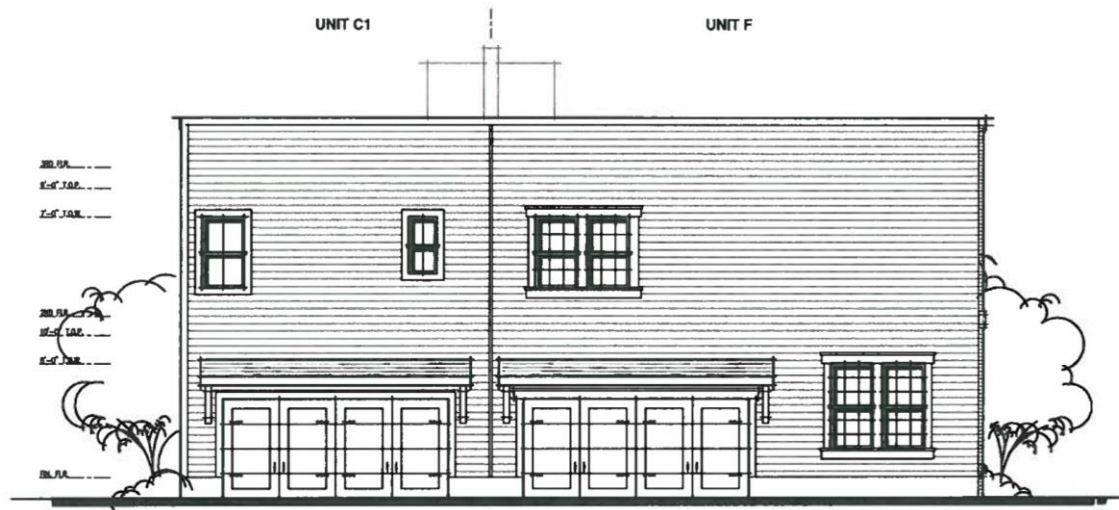
Unit 8 Rooftop Deck
(originally approved by HDC)

Framing for hot tub on unit 8 removed, which only effects the trusses and is not visible



Unit 8 Rooftop Deck proposed change

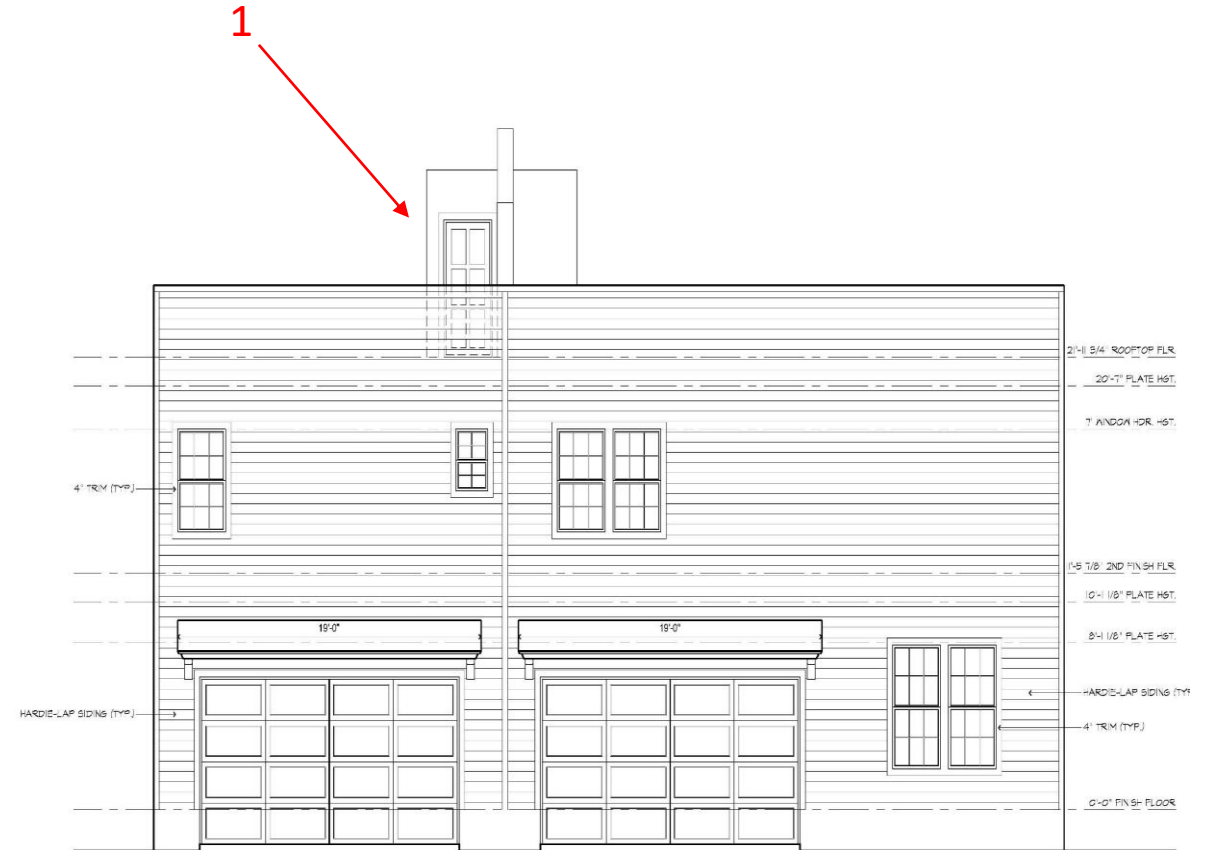
The new design does not change the street view from Beech Street and it does not add any independent structures on the rooftop.



Unit 8 Rear Elevation as originally approved by HDC

Summary Changes:

1. Redesign and relocate exit corridor to rear or rooftop to accommodate an elevator.
2. Materials used will be materials previously approved by the HDC.



Unit 8 Rear Elevation Proposed Change



HISTORIC DISTRICT COUNCIL STAFF REPORT **HDCA 2020-18** **AUGUST 20, 2020**

Owner/Applicant:	John Hillman
Property Address:	1001 White Street (Old Town)
Requested action:	Certificate of Approval (COA) to modify 2020-01 to reduce extent of improvements.
Current zoning:	OT-1
FLUM land use category:	Old Town
Existing uses on the site:	Single-Family Residential
FL Master Site File #	N/A
Year Built:	1938 (NCPA)
Contributing Status:	Non-Contributing

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking to modify Certificate of Approval (COA) to modify previous approval under HDC 2020-01 rehabilitate exterior of home. The scope continues to include replacement of non-historic doors, windows, and siding with designs/materials more appropriate to the period of the home.

APPLICABLE GUIDELINES:

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

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

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

ANALYSIS:

The proposed modified design to rehabilitation the principal structure will be in keeping with the scale and design of the home and is respectful of all of the view corridors.

STAFF RECOMMENDATION:

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

Staff recommends:

APPROVAL of HDC 2020-01

MOTION TO CONSIDER:

I move to **approve or deny** case number HDCA 2020-18 **with or without** conditions;

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

That HDC case HDCA 2020-18, 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 HDCA 2020-18 Application and Backup Materials

Respectfully Submitted,

Kelly N. Gibson
Director

Print**Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #5534****Date Submitted: 7/7/2020**

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*

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*

1001 White Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1580-0012-0110

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

John

Last Name*

Hillman

Mailing Address*

1001 White Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

843-475-6686

E-mail Address*

john@cabanalane.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*

John

Last Name*

Hilman

Company (if applicable)

Street Address**City****State****Zip****Telephone Number****E-mail Address****Project Description***

This submission is to seek an elevation amendment to the Certificate Of Approval HDC 2020-001. Due to a range of changing circumstances related to COVID-19, we are requesting to only make a minor modification to the existing structure at 1001 White Street. The previous application and approval were for a more extensive set of improvements to the home with the front and side porch and extension of the master bedroom. We are not able to go forward with those plans and we are seeking approval for the following changes:

1. Keep the gable line and extending it forward to the end of the current deck location.
2. Change the front door location to enter directly into the living room.
3. Add 1 window to the front elevation in the dining room.

A revised floor plan with notes and a sketch of this new elevation compared to existing is attached for review and consideration.

Again, due to unforeseen circumstances, we would like to just make this one adjustment to the front elevation which we believe will be an improvement to the streetscape of White street by adding a covered front porch and the front door will face the street too which is typical of most homes in Old Town. We thank you for your consideration and look forward to the review in August.

Respectfully,

John & Dawn Hillman

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

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

Upload 1 HDC - Post Council Approval - 1001 White Street.pdf	Upload 2 Choose File No files chosen	Upload 3 Choose File No files chosen	Upload 4 Choose File No files chosen
Upload 5 Choose File No files chosen	Upload 6 Choose File No files chosen	Upload 7 Choose File No files chosen	Upload 8 Choose File No files chosen

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*

John

Applicant Last Name*

Hillman

Today's Date*

7/7/2020



DEPARTMENT OF PLANNING & CONSERVATION

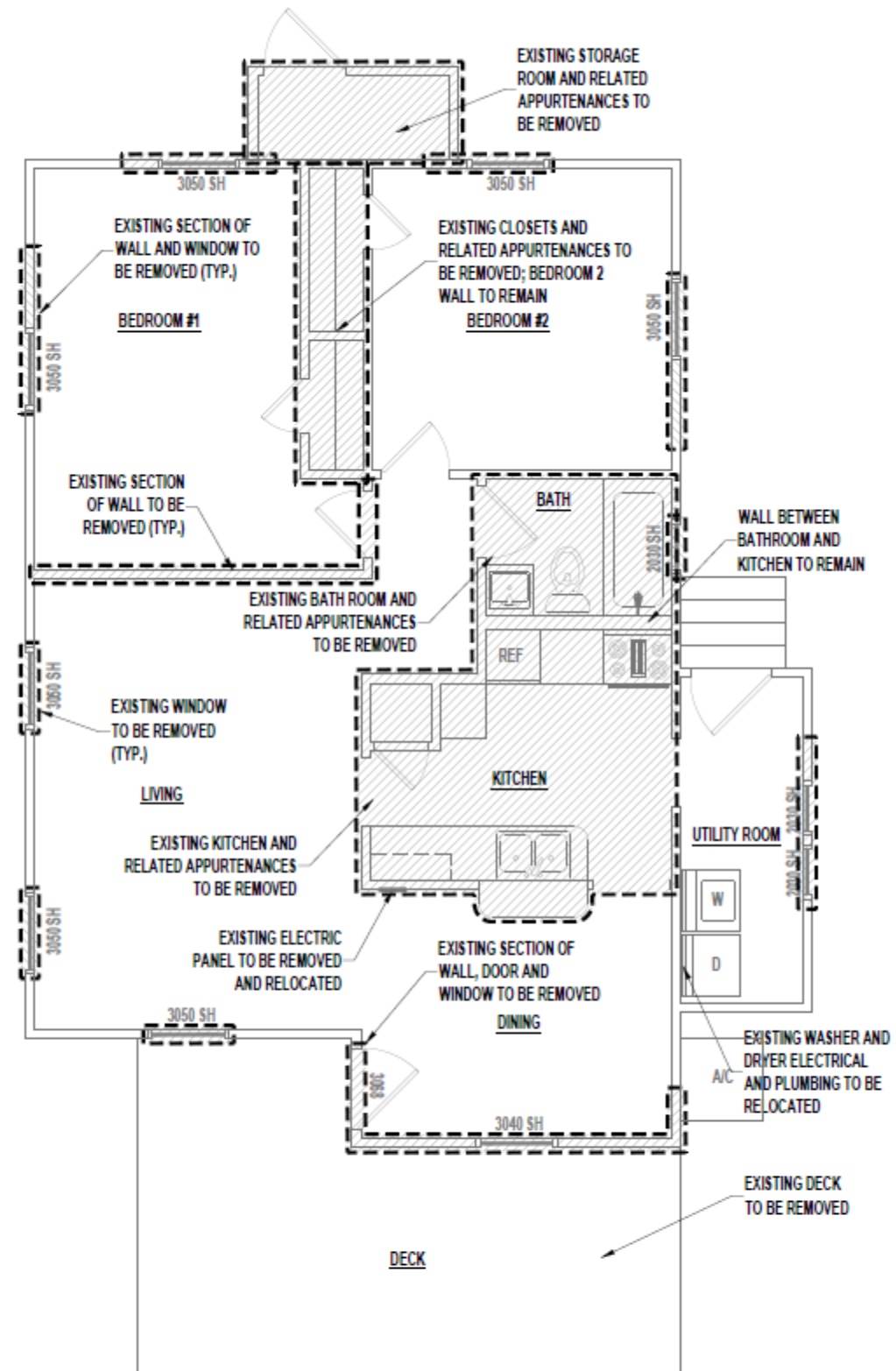
204 Ash Street | Fernandina Beach Florida 32034 | 904 310-3480 |
www.fbfl.us/planning

1001 White Street

Submission Post HDC
Approval

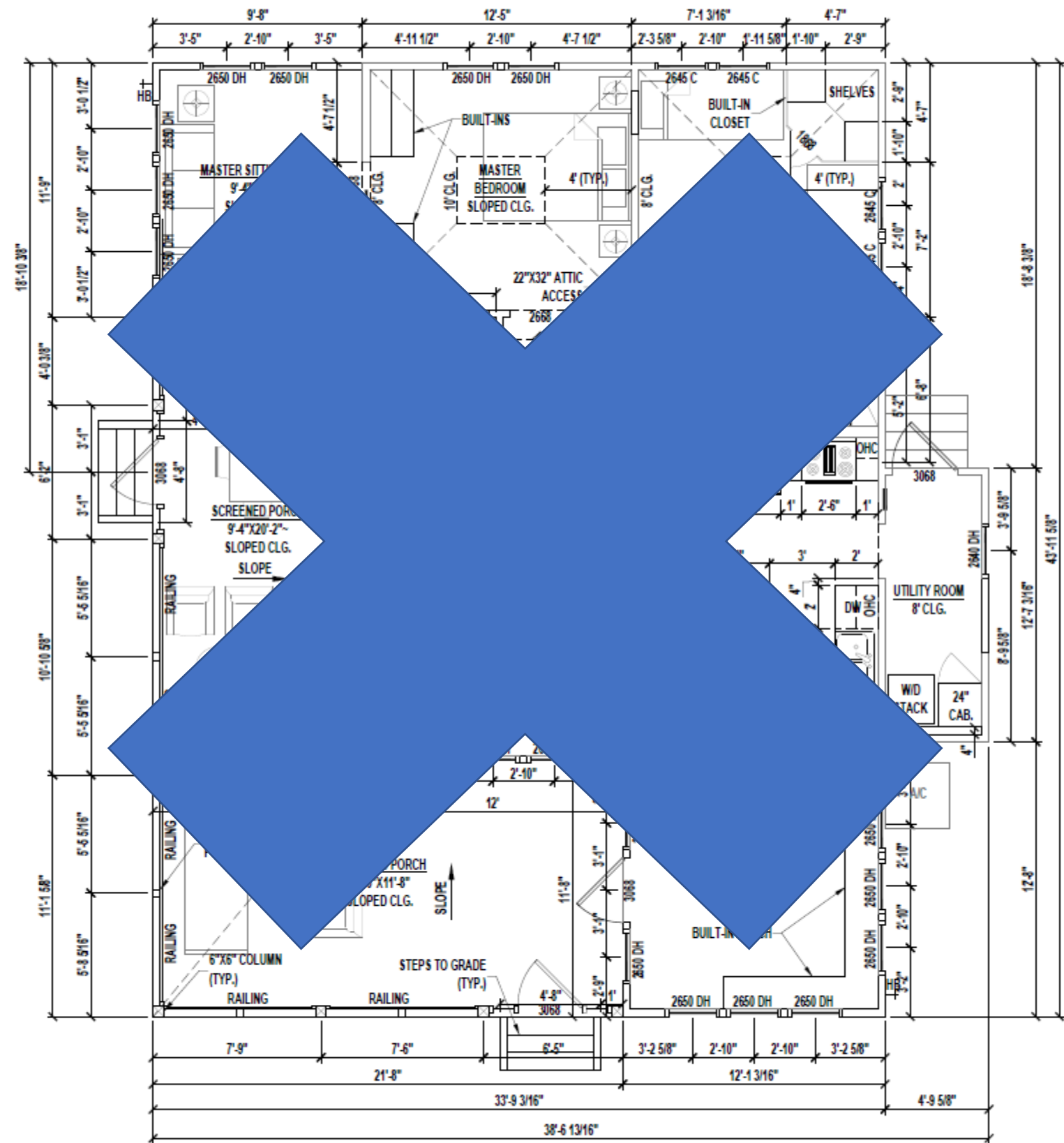
Front Elevation
Adjustment:

- The only improvement to the main home will be to extend the front gable forward.



EXISTING FLOOR / DEMOLITION PLAN

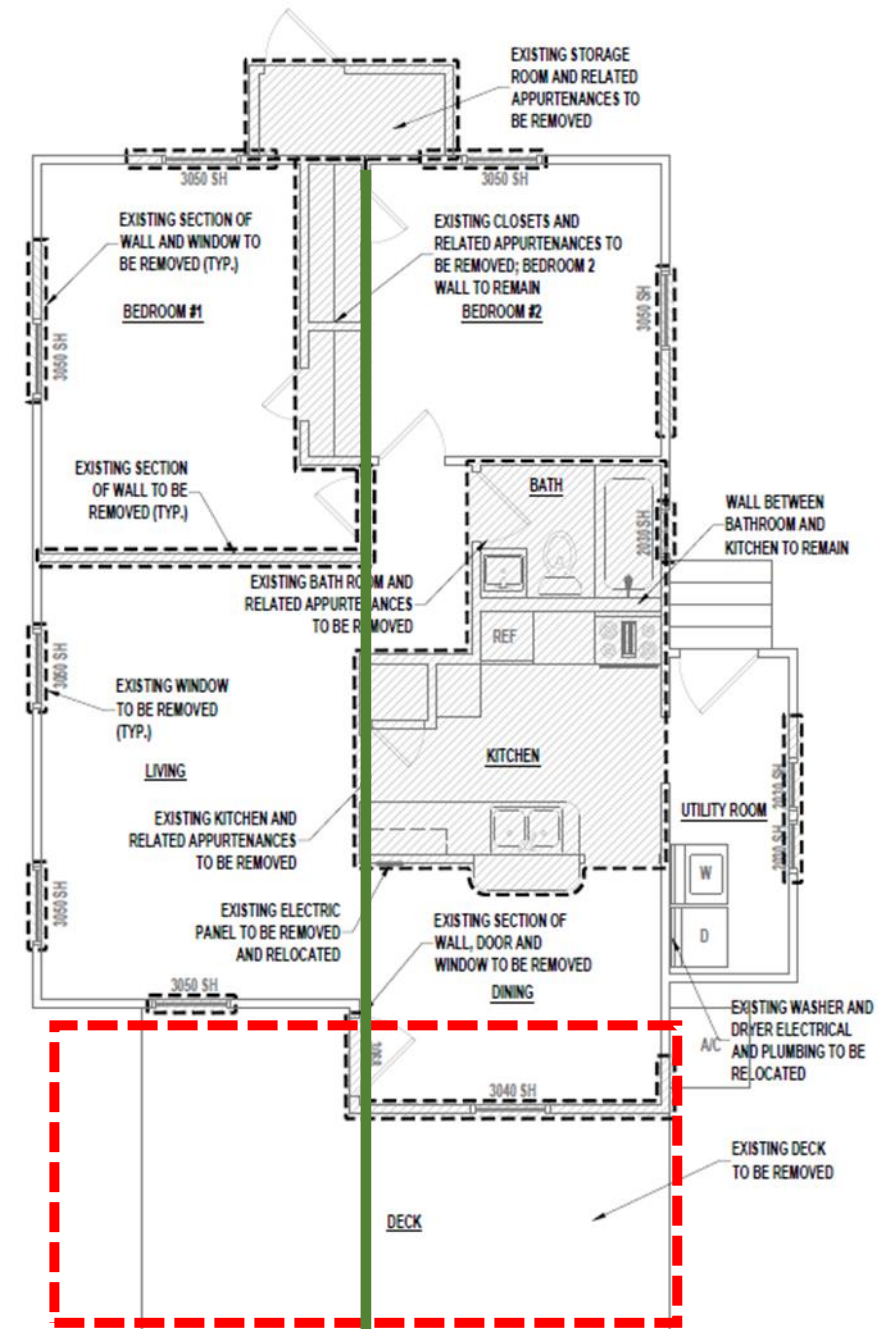
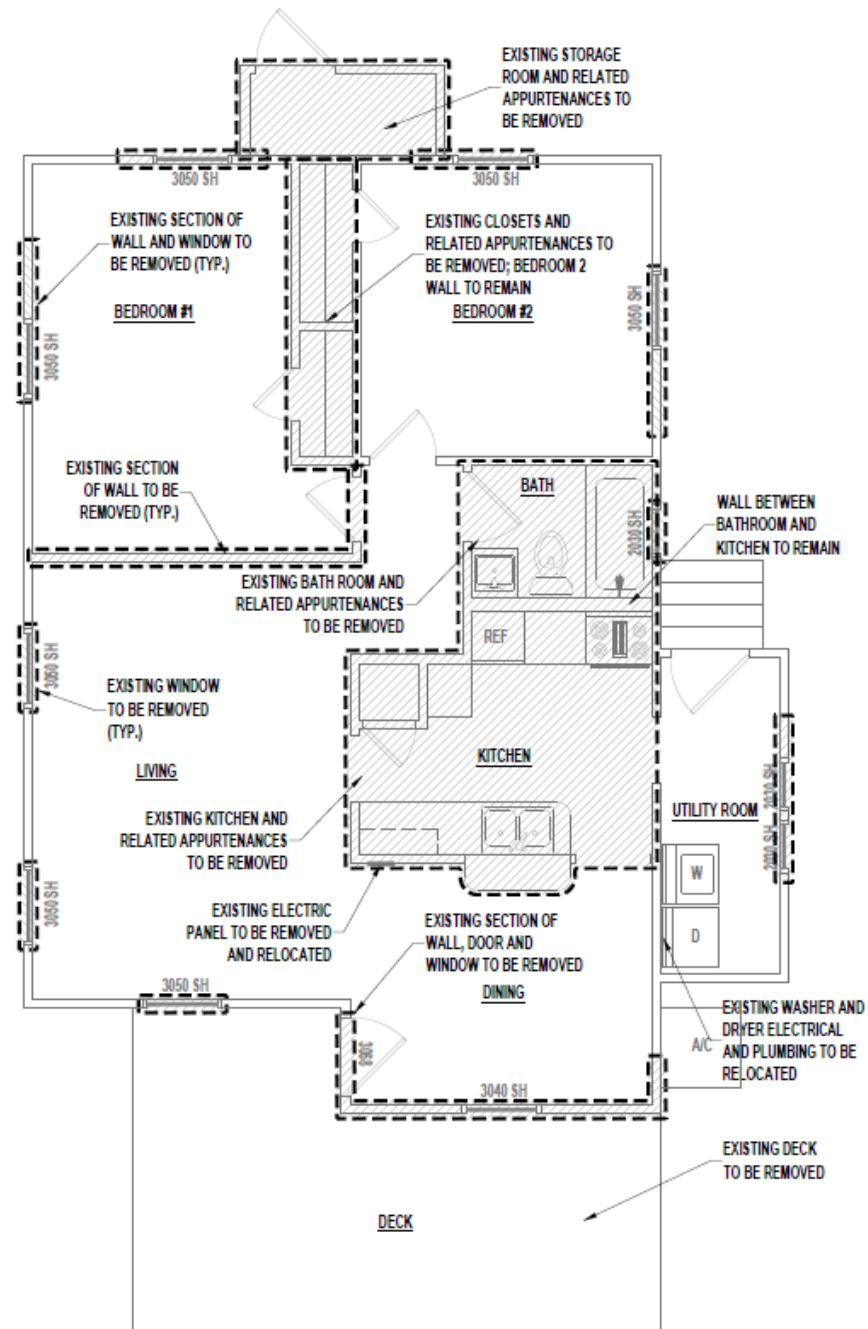
SCALE: 1/4" = 1'-0"



PROPOSED FLOOR PLAN

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

White Street Street



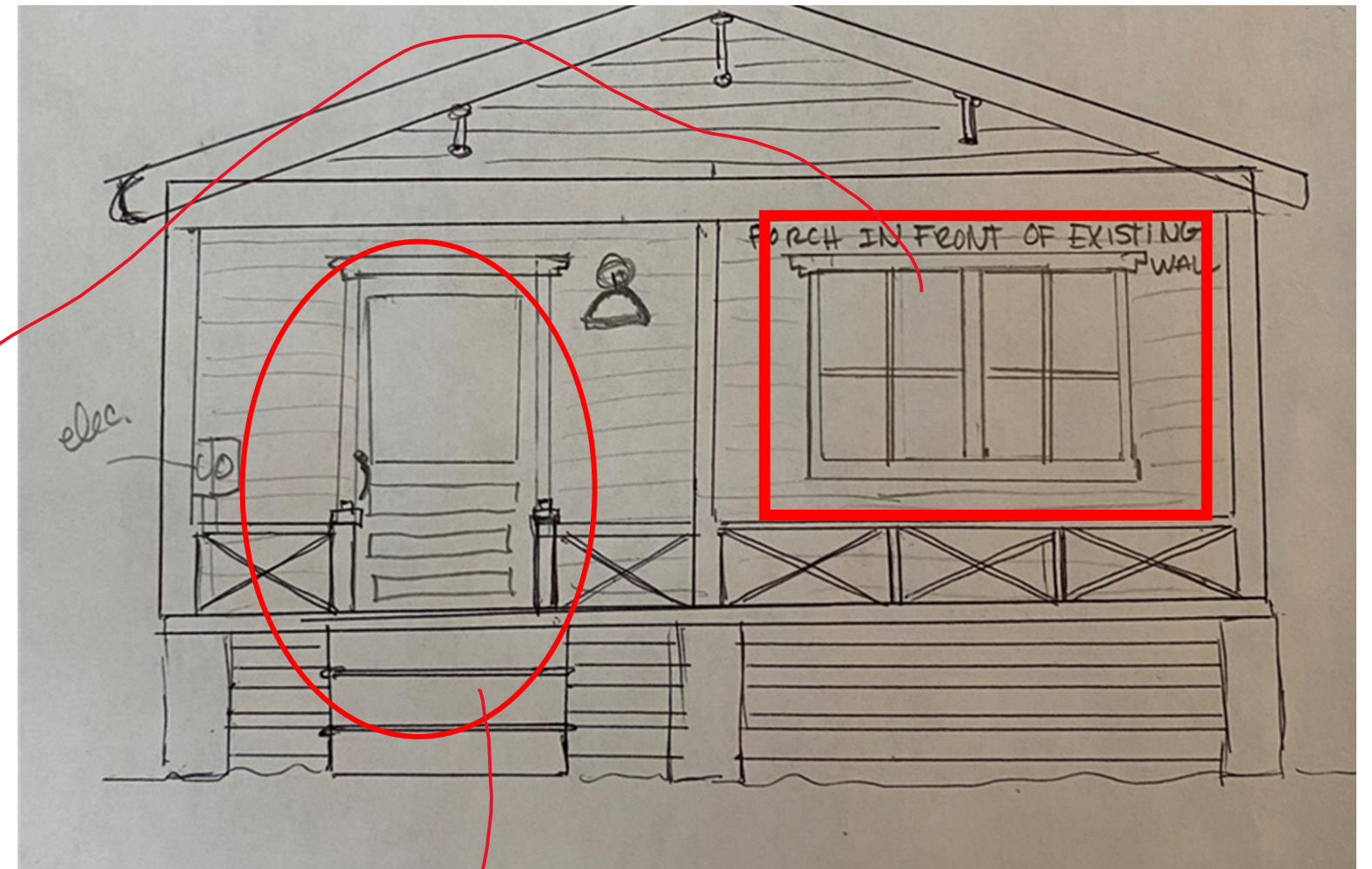
EXISTING FLOOR / DEMOLITION PLAN

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

Modification:

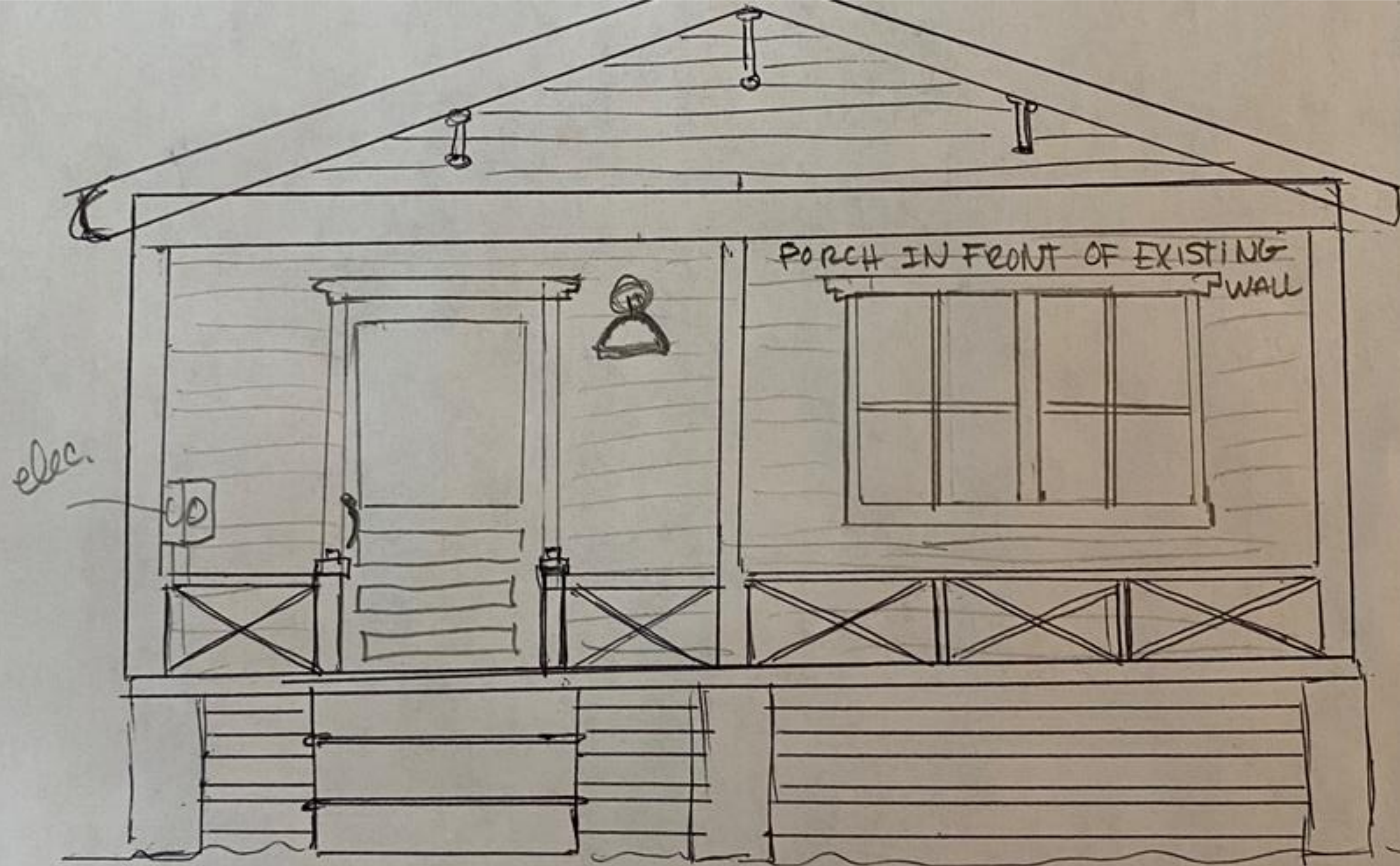
1. Extend the gable (Green Line) forward to the edge of the deck.
2. 1 Additional window added to the dining room
3. Front door to now enter the Living Room
4. The deck will now be a covered front porch

White Street Street



Modification:

1. Extend the gable forward to the edge of the deck.
2. 1 Additional window added to the dining room
3. Front door to now enter the Living Room
4. The deck will now be a covered front porch





CERTIFICATE OF APPROVAL (COA) HDC2020-0001 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Board Review	Project:	App Date: 01/17/2020
Work Class: Residential	District: Default	Exp Date: 02/17/2020
Status: In Review	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To: Jacob Platt	Approval Expire Date:

Description: Certificate of Approval (COA) for the rehabilitation of the exterior of a one (1) story dwelling home to include additions, screened porch and accessory dwelling unit.

Parcel: 00-00-31-1580-0012-0110 Main	Address: 1001 White St Fernandina Beach, FL 32034 Main	Zone: OT-1(Old Town 1)
---	--	-------------------------------

Owner John Hillman 1001 White Fernandina Beach, FL 32034 Home: 843-475-6686 Mobile: 843-475-6686	Applicant John Hillman 1001 White Fernandina Beach, FL 32034 Home: 843-475-6686 Mobile: 843-475-6686
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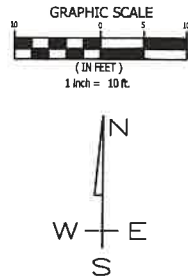
Activity Type	Activity Number	Name	User	Created On
HDC Application Checklist	APP-000537-2020		Sylvie McCann	01/17/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00006384	COA - Residential	\$200.00	\$200.00
Total for Invoice INV-00006384		\$200.00	\$200.00
Grand Total for Plan		\$200.00	\$200.00

Street View Pictures Of Home







COMMANDANT STREET
(46.6' RIGHT-OF-WAY)

REMOVE EXISTING
TREE (TYP.)

REMOVE EXISTING
WOOD DECK

REMOVE EXISTING
SIDEWALK

REMOVE EXISTING
CONCRETE PAD

REMOVE EXISTING
STORAGE ROOM

REMOVE EXISTING
CONCRETE PAD

REMOVE EXISTING
CONCRETE PAD

REMOVE EXISTING
CONCRETE PAD

REMOVE EXISTING
CONCRETE PAD

REMOVE EXISTING
CONCRETE PAD

REMOVE EXISTING
CONCRETE PAD

REMOVE EXISTING
CONCRETE PAD

REMOVE EXISTING
CONCRETE PAD

WHITE STREET
(46.6' RIGHT-OF-WAY)

EXISTING SITE PLAN
SCALE: 1" = 10'

COMMANDANT STREET
(46.6' RIGHT-OF-WAY)

REMOVE EXISTING
TREE (TYP.)

REMOVE EXISTING
WOOD DECK

REMOVE EXISTING
SIDEWALK

REMOVE EXISTING
CONCRETE PAD

REMOVE EXISTING
STORAGE ROOM

REMOVE EXISTING
CONCRETE PAD

REMOVE EXISTING
CONCRETE PAD

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REMOVE EXISTING
CONCRETE PAD

REMOVE EXISTING
CONCRETE PAD

WHITE STREET
(46.6' RIGHT-OF-WAY)

PROPOSED SITE PLAN
SCALE: 1" = 10'



VICINITY MAP
N.T.S.

EXISTING SITE STATISTICS

	SQUARE FEET	ACRES	PERCENT OF SITE
SITE AREA	4,343	0.10	100.0%
BUILDING FOOTPRINT AREA	912	0.02	21.0%
CONCRETE AREAS	460	0.01	10.6%
TOTAL IMPERVIOUS AREA	1,382	0.03	31.6%
TOTAL PERVIOUS AREA	2,961	0.07	68.4%

PROPOSED SITE STATISTICS

	SQUARE FEET	ACRES	PERCENT OF SITE
PROPOSED SITE AREA	4,343	0.10	100.0%
BUILDING FOOTPRINT AREAS	2,025	0.04	46.6%
CONCRETE AREAS	41	0.00	0.9%
TOTAL IMPERVIOUS AREA	2,066	0.05	47.6%
TOTAL PERVIOUS AREA	2,277	0.05	52.4%

NOTE:
A FOUNDATION SURVEY SHALL BE PERFORMED AND A COPY
OF THE SURVEY SHALL BE ON THE SITE FOR THE BUILDING
INSPECTORS USE PRIOR TO FRAMING INSPECTION.

DRAWING INDEX

SHEET NUMBER	SHEET NAME
A0.1	EXISTING AND PROPOSED SITE PLANS
A1.1	MAIN HOUSE EXISTING AND PROPOSED FLOOR PLANS
A1.2	GARAGE / APARTMENT FLOOR PLANS
A1.3	ELECTRIC PLANS
A1.4	FOUNDATION PLANS
A1.5	ROOF PLANS
A2.1	MAIN HOUSE ELEVATIONS
A2.2	GARAGE / APARTMENT ELEVATIONS
A3.1	DETAIL SHEET

CODE INFORMATION

BUILDING CODE:	2017 FLORIDA BUILDING CODE RESIDENTIAL 6TH ADDITION
	2017 FLORIDA BUILDING CODE PLUMBING
	2014 NEC
CONSTRUCTION TYPE:	CURRENT JAX BEACH LAND DEVELOPMENT CODE
OCCUPANCY CLASS:	R-3

Shields CAD Services

243 Tamara Drive | Jacksonville, FL 32225
Phone : (904) 241-1540
Website: www.shieldscad.com - Email: billshields@gmail.com

HILLMAN RESIDENCE
1001 WHITE STREET | FERNANDINA BEACH, FL 32034

EXISTING AND PROPOSED SITE PLANS

By
Date
Revisions

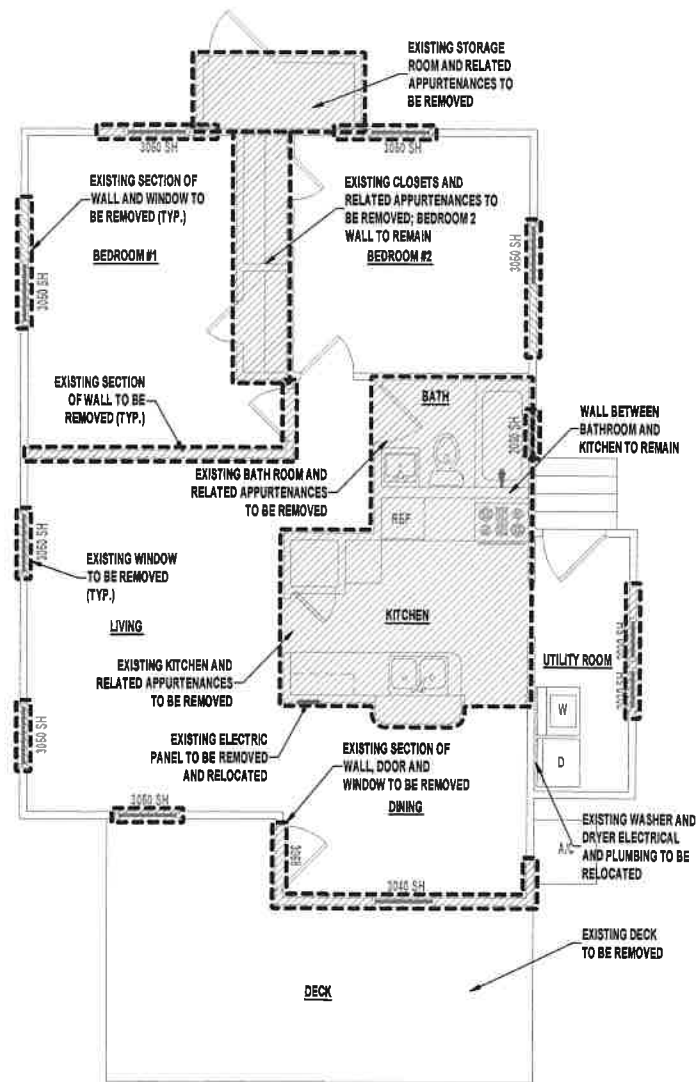
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Drawn
Sheet

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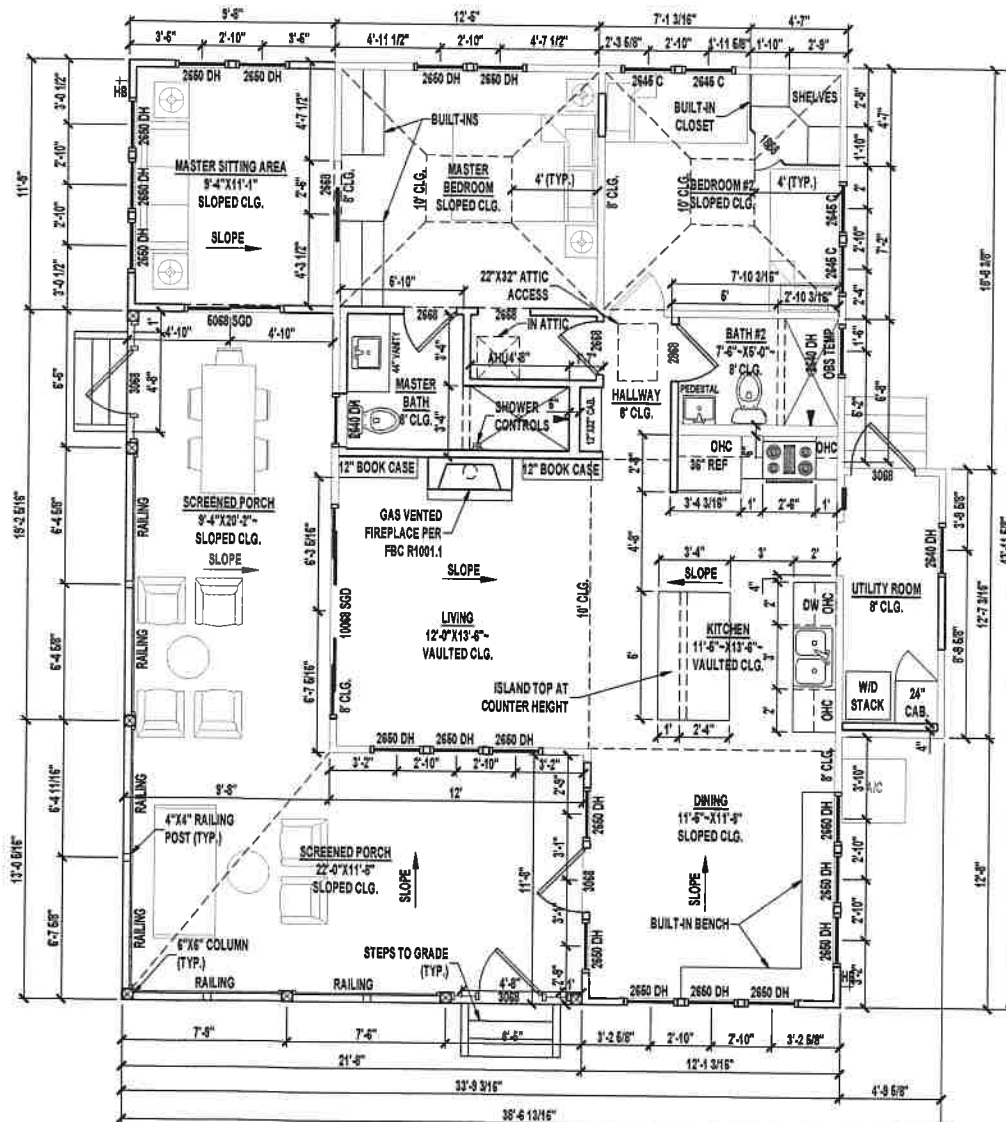
AS SHOWN

WES

A0.1



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



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

DEMOLITION NOTES:

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

CONSTRUCTION NOTES:

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

LEGEND

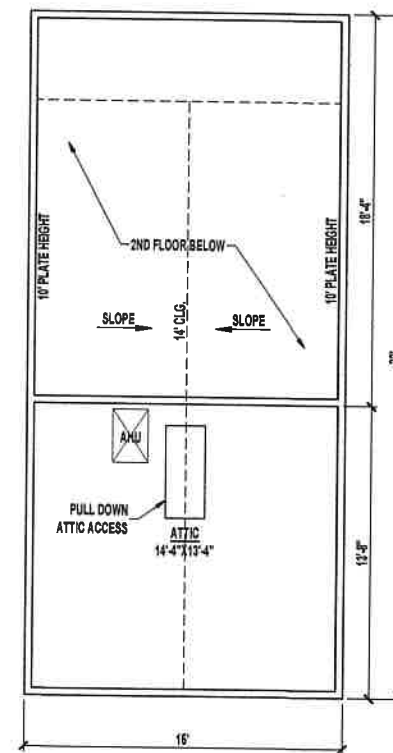
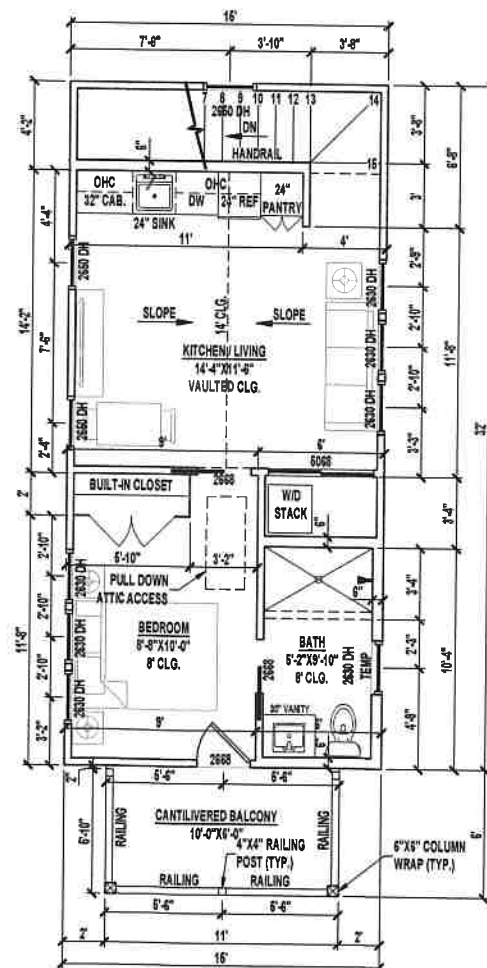
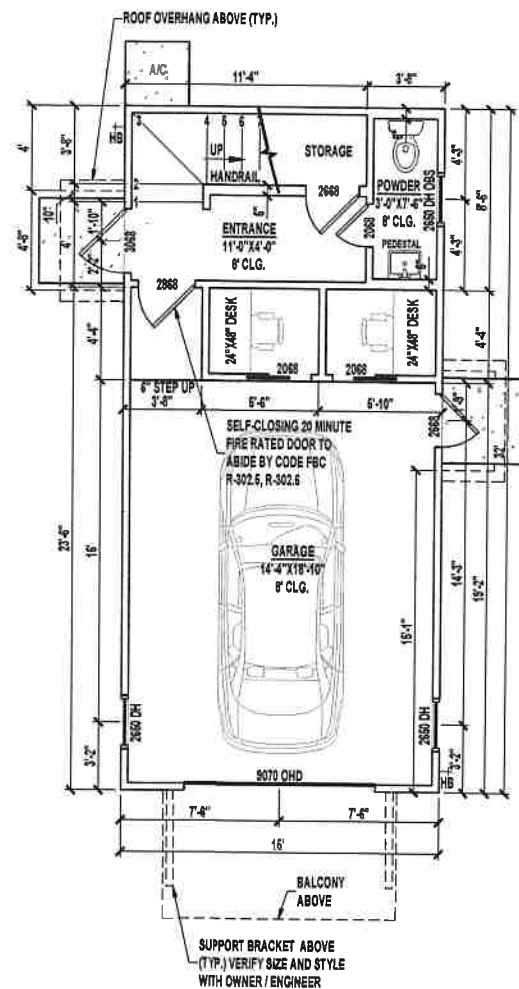
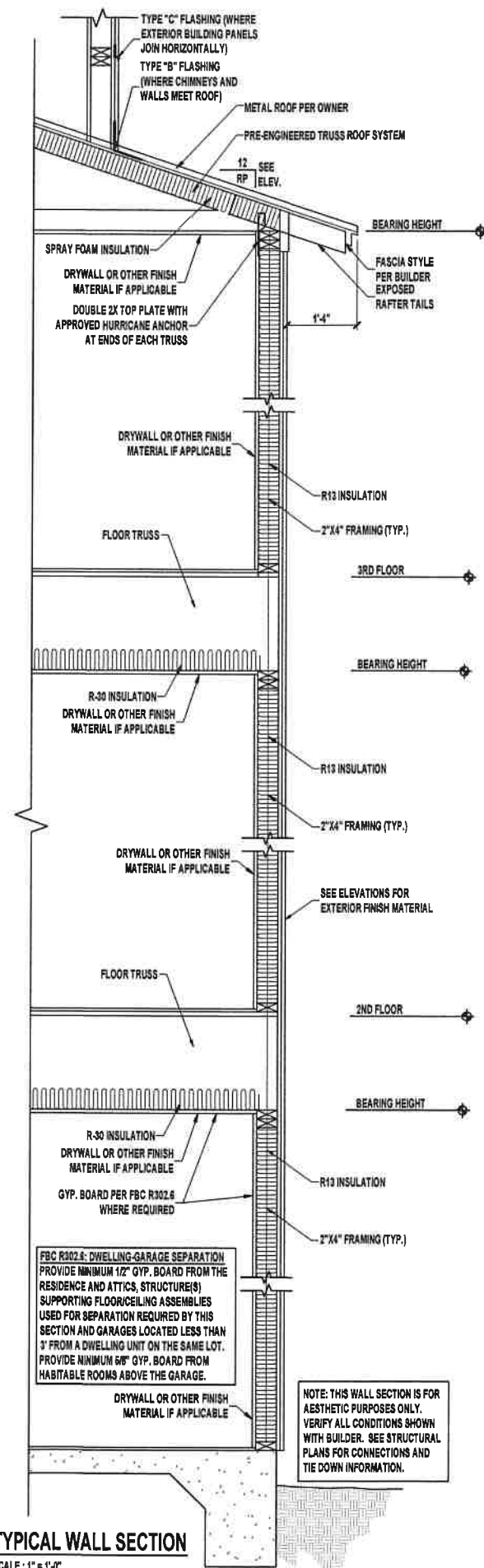
SYMBOL	DESCRIPTION
	PROPOSED IMPROVEMENTS
	EXISTING
	AREA TO BE DEMOLISHED / REMOVED

HOUSE AREAS

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

NOTES:

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



GARAGE / APARTMENT AREAS	
1ST FLOOR HEATED AREA	173 SF
2ND FLOOR HEATED AREA	438 SF
LOFT HEATED AREA	206 SF
TOTAL HEATED AREA	616 SF
GARAGE	307 SF
CANTILEVERED BALCONY	162 SF
TOTAL UNDER ROOF	1,286 SF

NOTES:

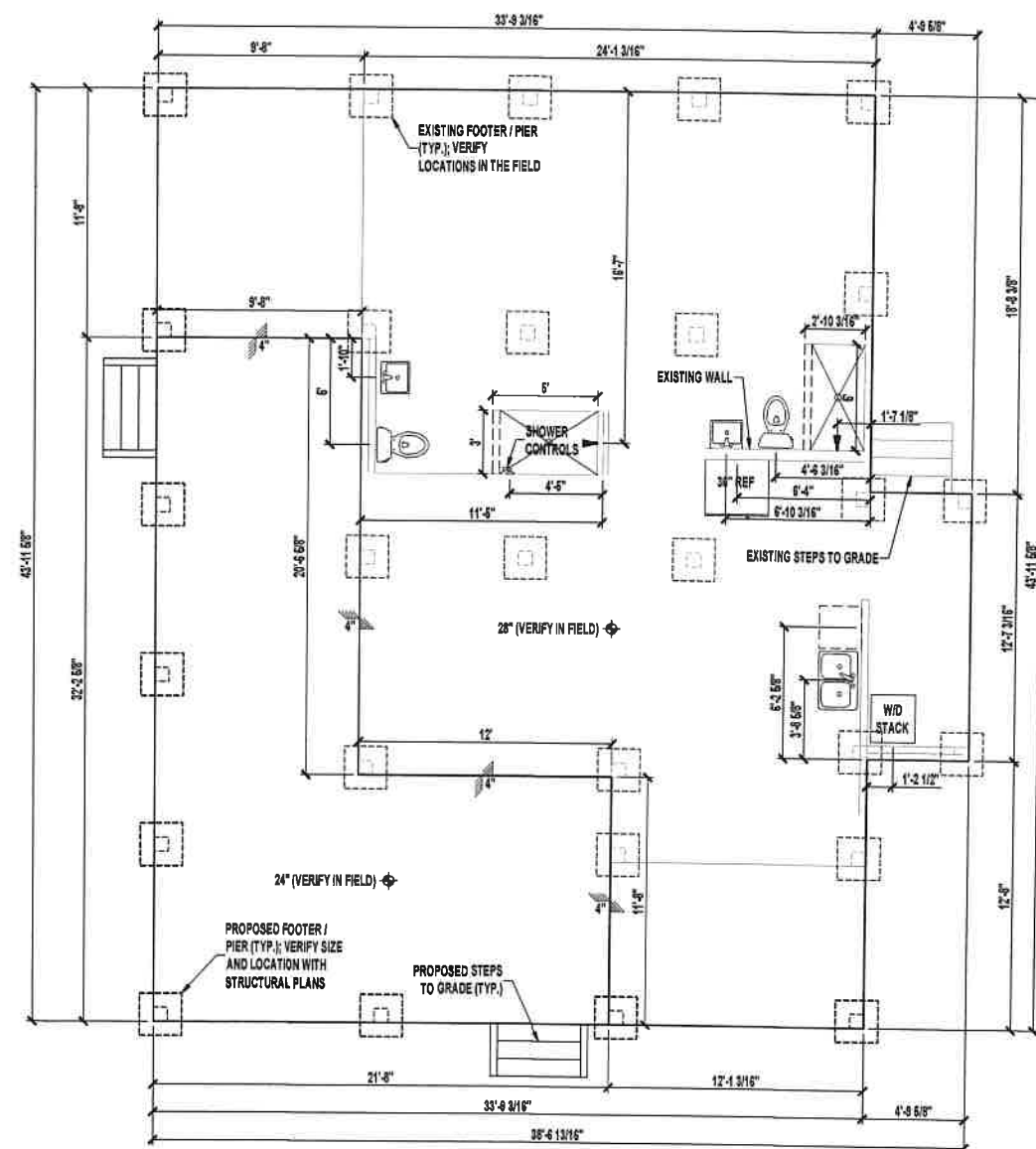
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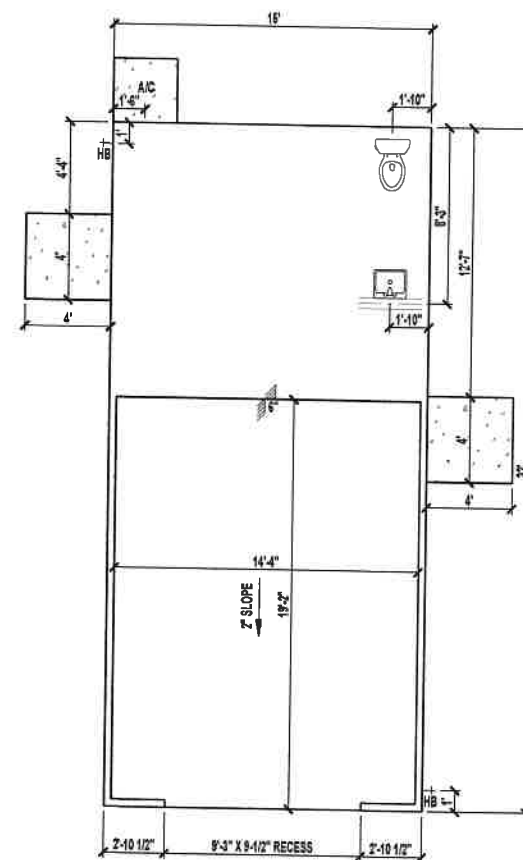
NOTES:

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

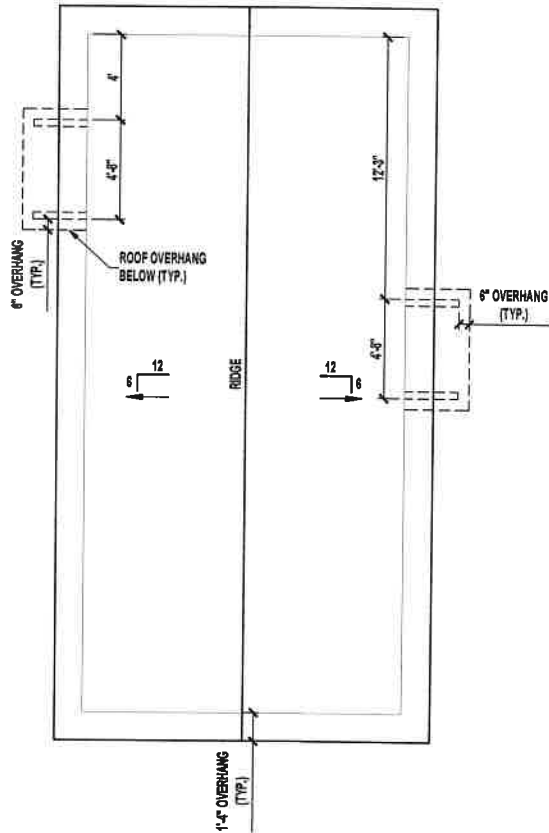
SHIELDS CAD SERVICES 243 TARRASA DRIVE JACKSONVILLE, FL 32225 PHONE : (904) 241-1540 WEBSITE: WWW.SHIELDSCAD.COM - EMAIL: BILL@SHIELDSCAD.COM		HILLMAN RESIDENCE 1001 WHITE STREET FERNANDINA BEACH, FL 32034																																																																																																																																																																																																																																																																																																																
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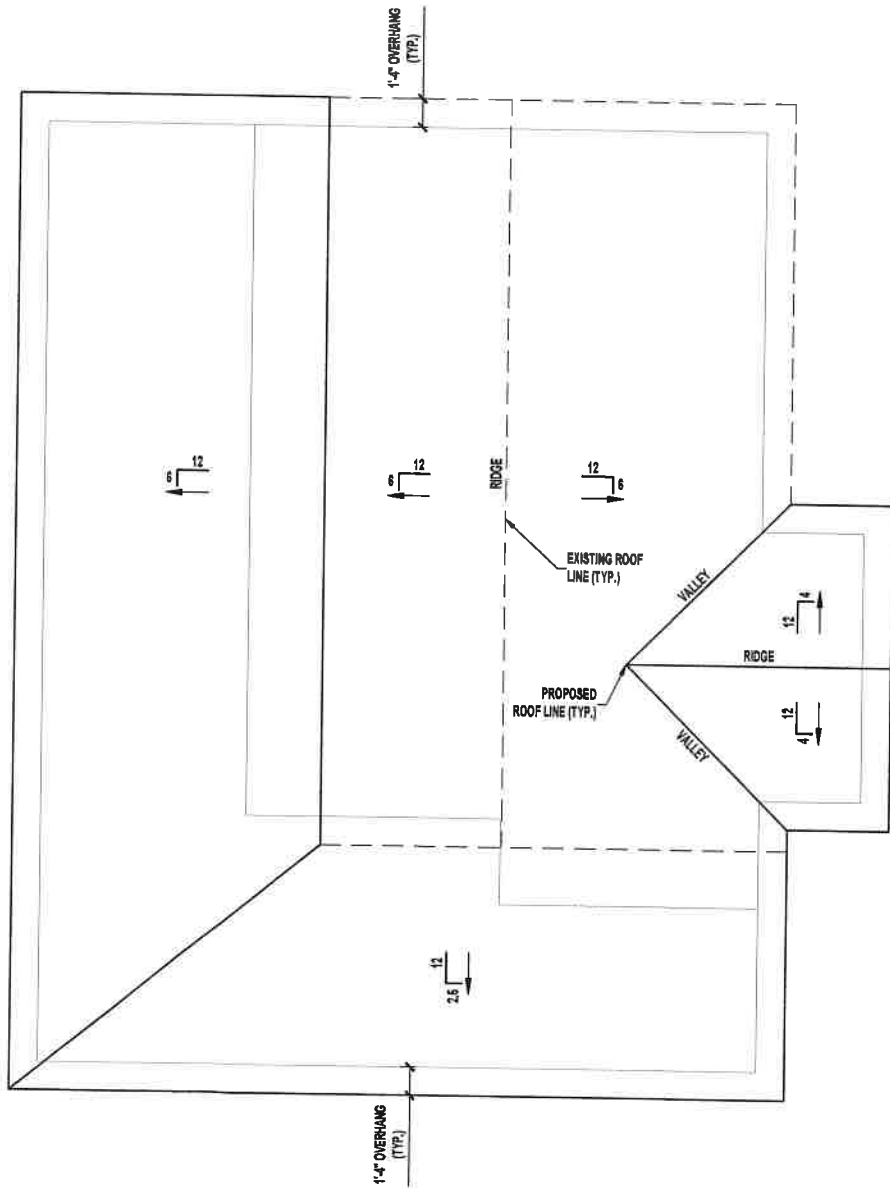
**SEE STRUCTURAL PLANS FOR NOTES AND DETAILS.
CONTRACTOR MUST VERIFY ALL DIMENSIONS.**



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

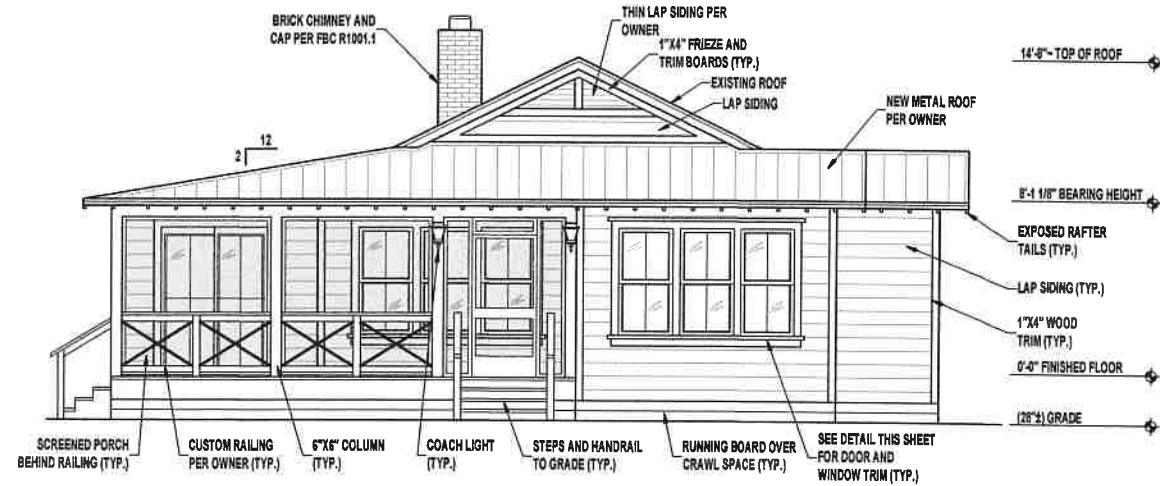


GARAGE ROOF PLAN
SCALE: 1/4" = 1'-0"

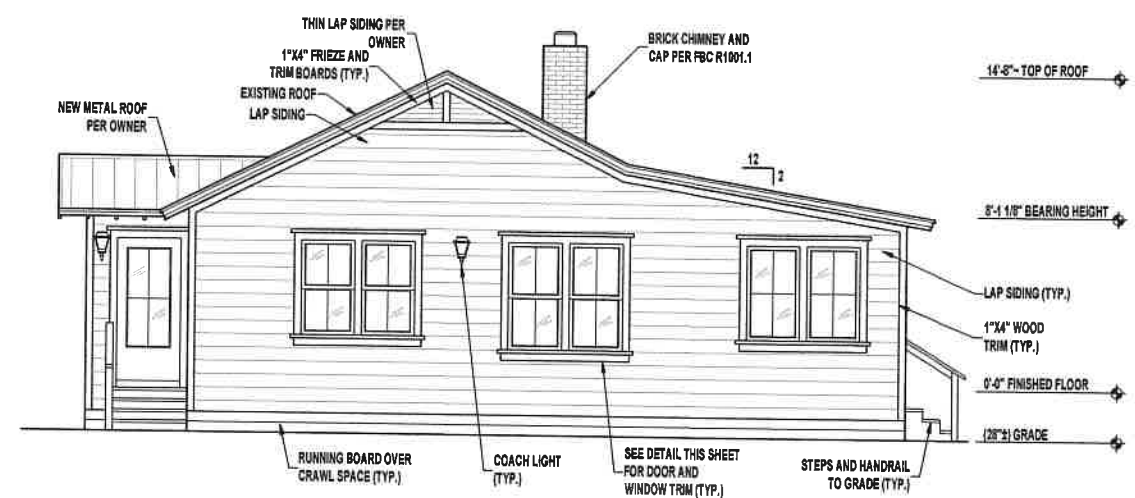


HOUSE ROOF PLAN
SCALE: 1/4" = 1'-0"

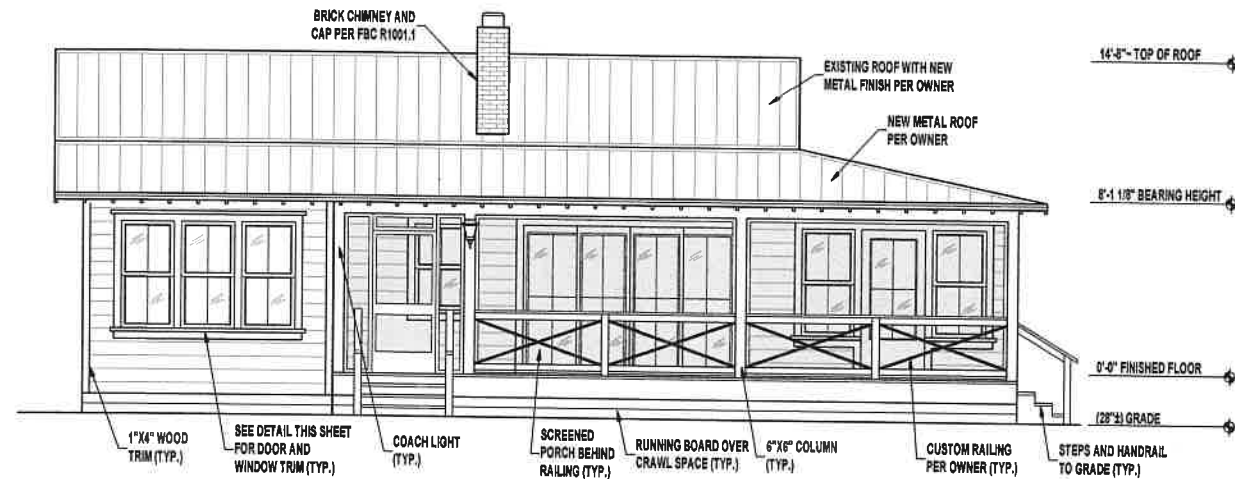
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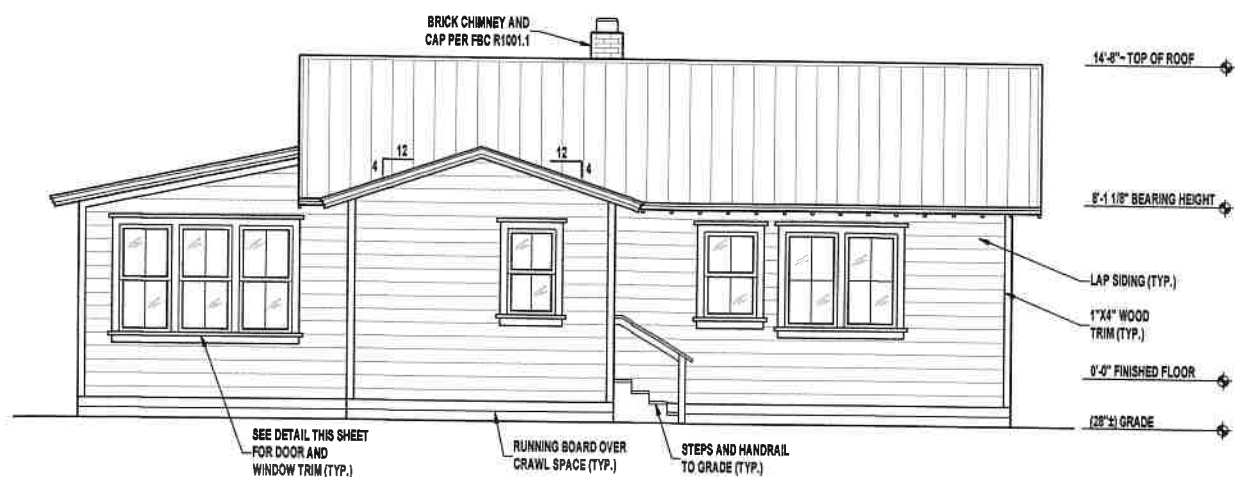
FRONT ELEVATION
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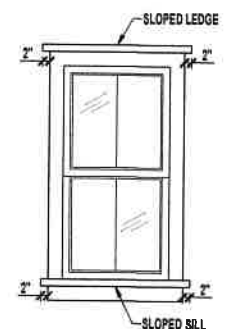
REAR ELEVATION
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



WINDOW TRIM
TOP AND BOTTOM: 2" AND 4"
SIDES: 4"

WINDOW TRIM DETAIL
SCALE: 1/2" = 1'-0"

HILLMAN RESIDENCE
1001 WHITE STREET | FERNANDINA BEACH, FL 32034

HOUSE ELEVATIONS

Shields CAD Services

243 Tarrasa Drive | Jacksonville, FL 32225

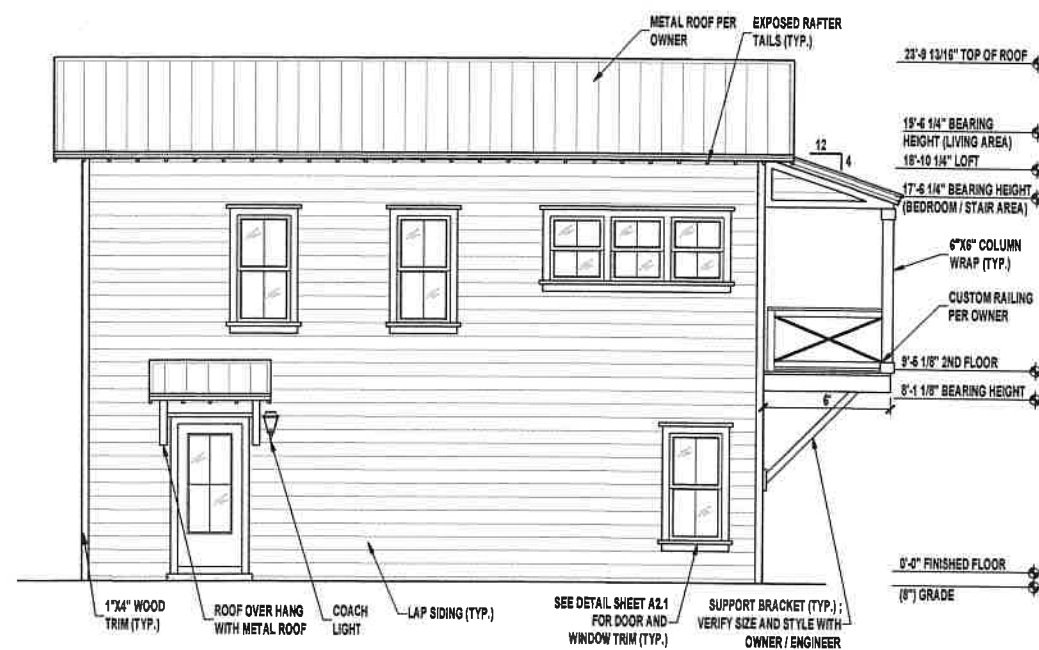
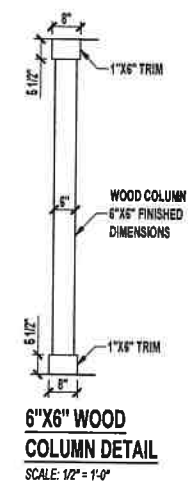
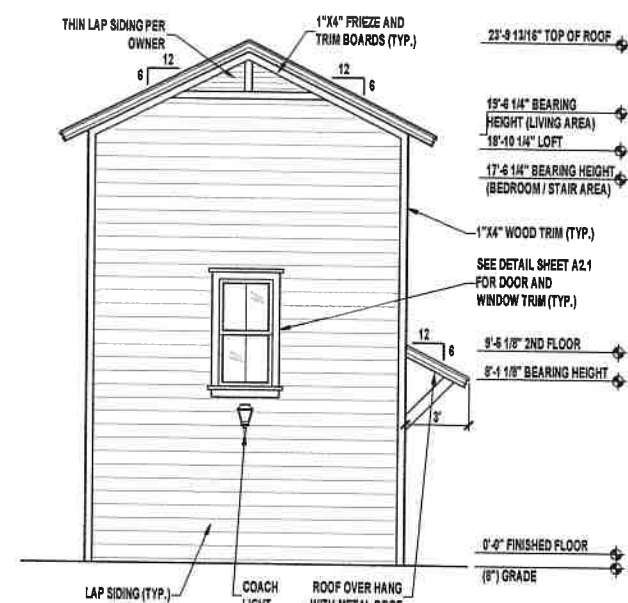
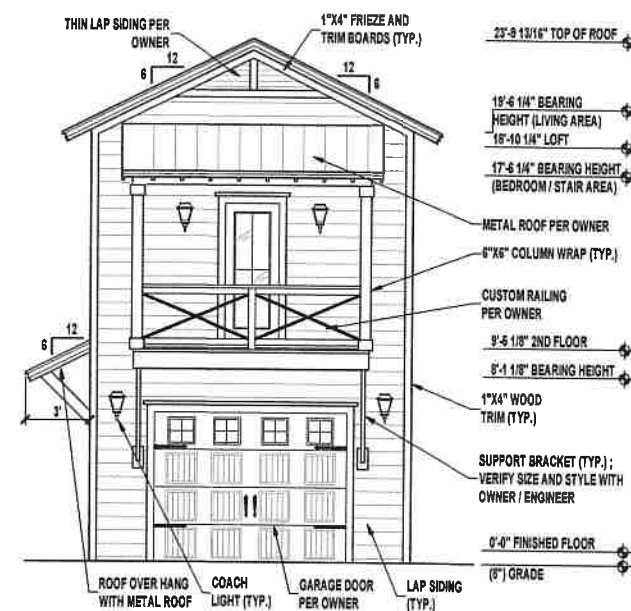
Phone : (904) 241-1540

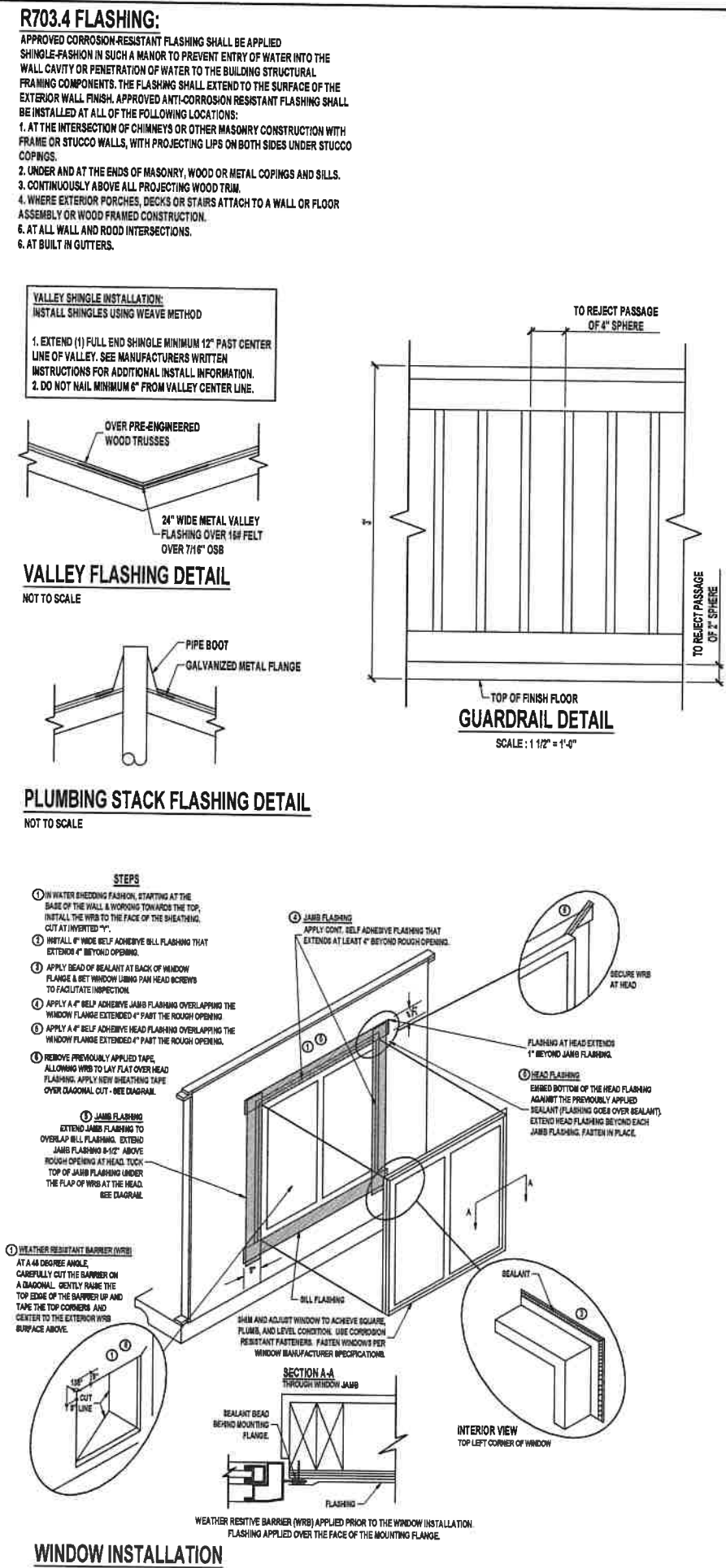
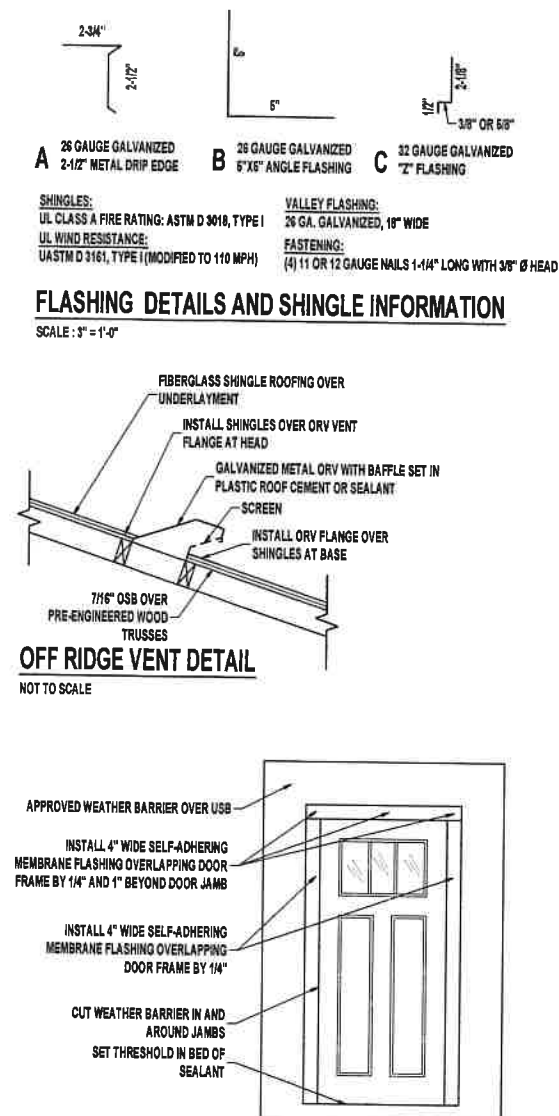
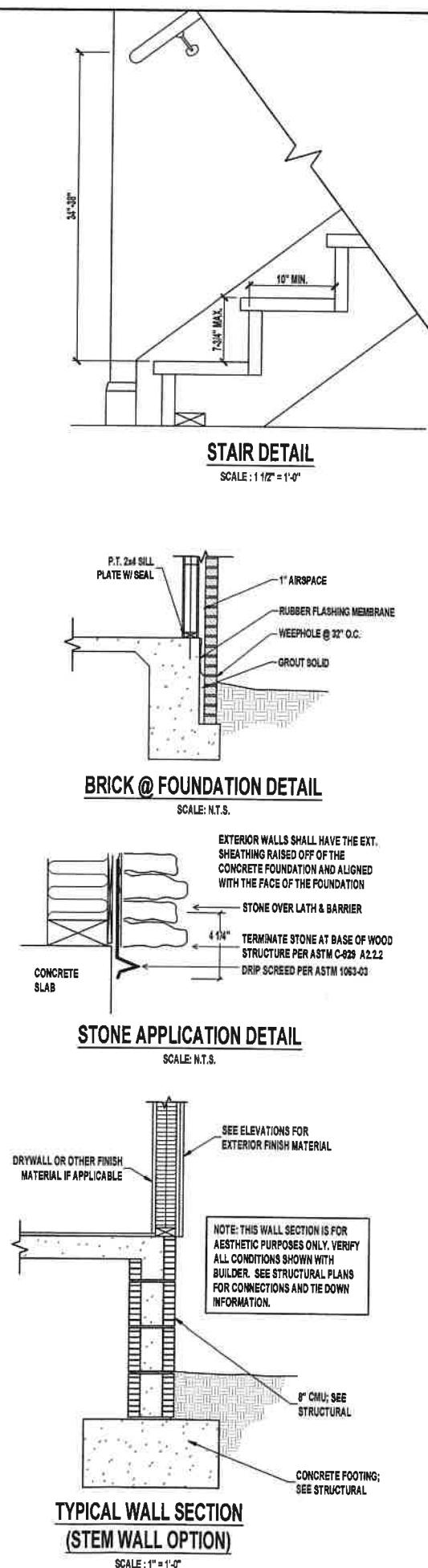
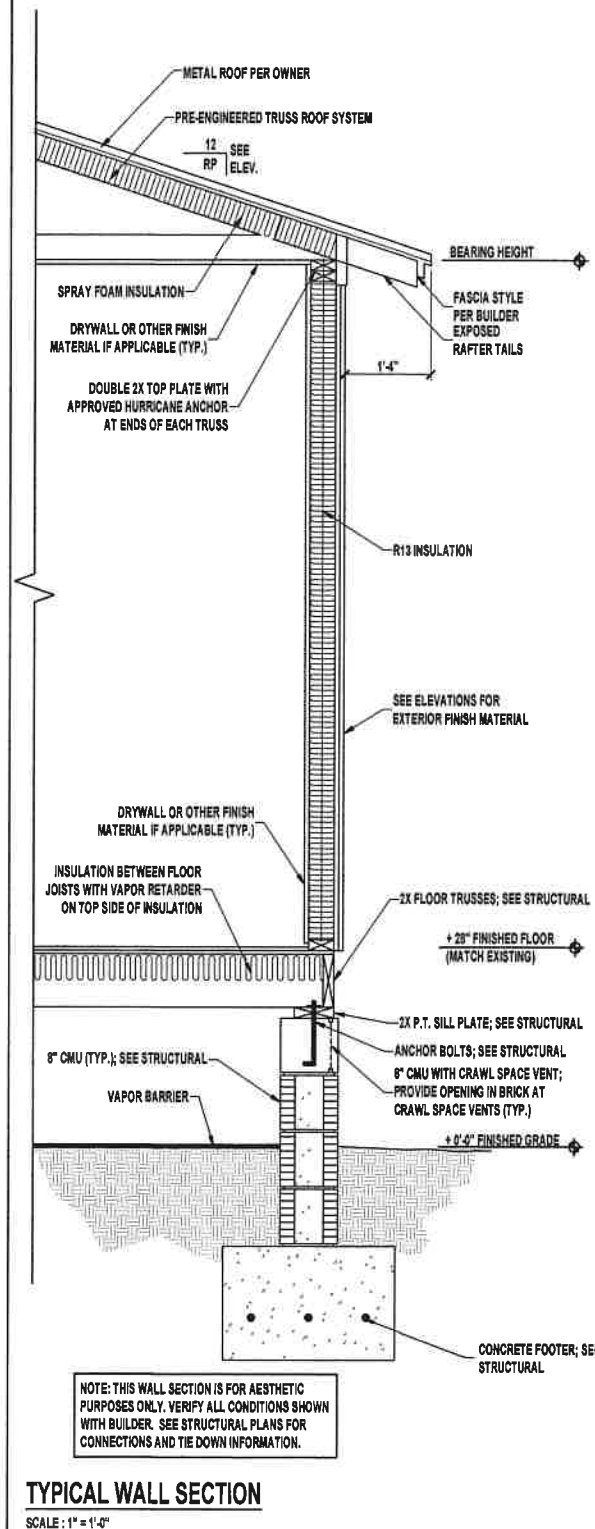
Website: www.scsjax.com - Email: bilshields@gmail.com

No.	Revisions	Date	By

Date 01-14-20
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Street View Pictures Of Home





Porch Railing Inspiration





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









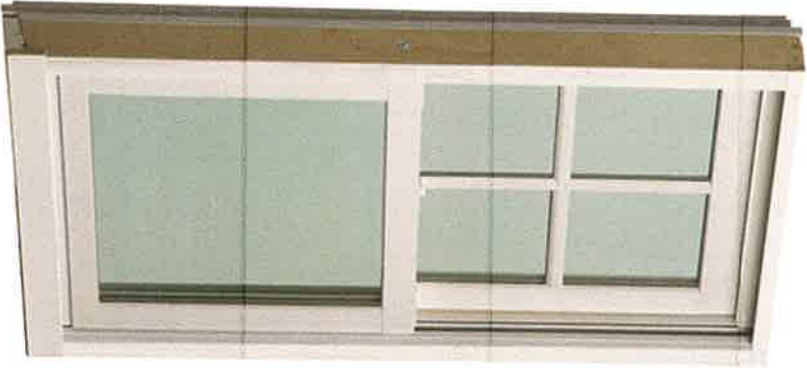
Wood Clad Hybrid Vinyl Sash Replacement

Warranty, Care & Installation Product Literature

HYBRID | DOUBLE HUNG

Contact Us Find a Distributor

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



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



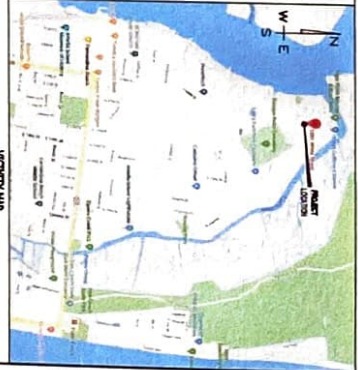
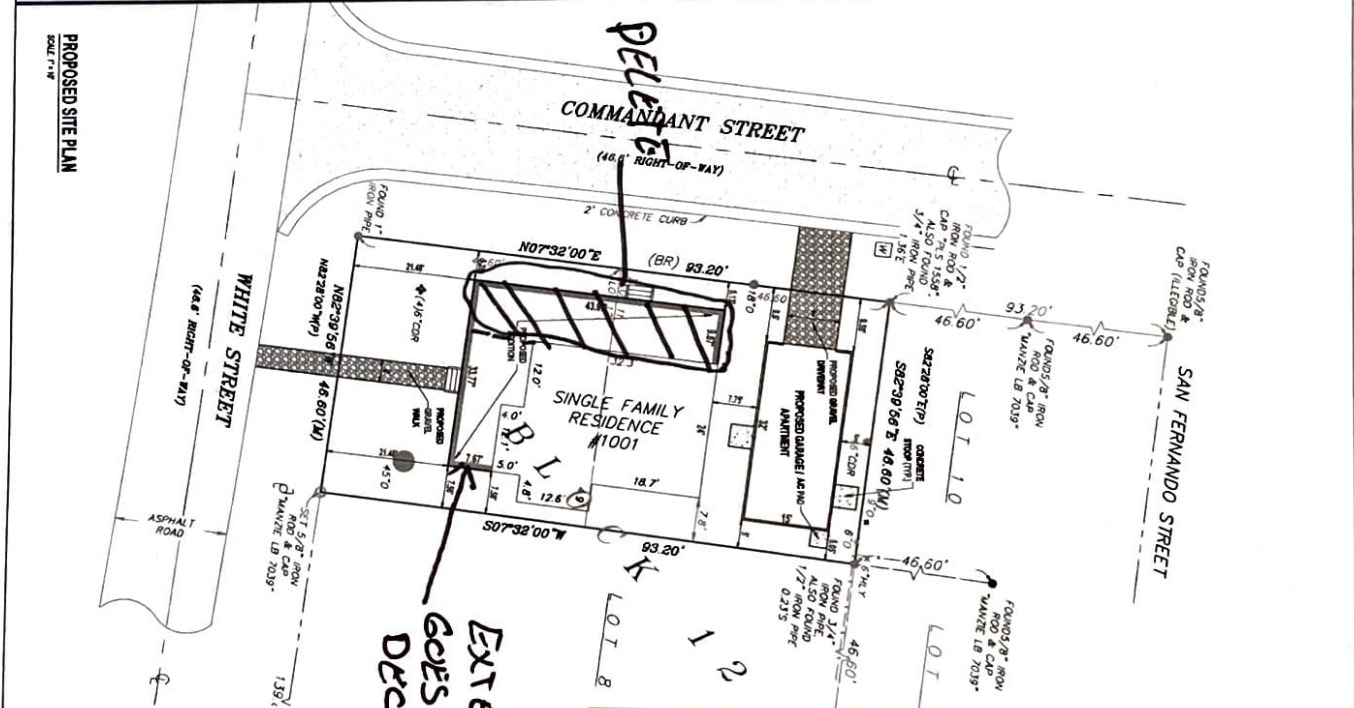
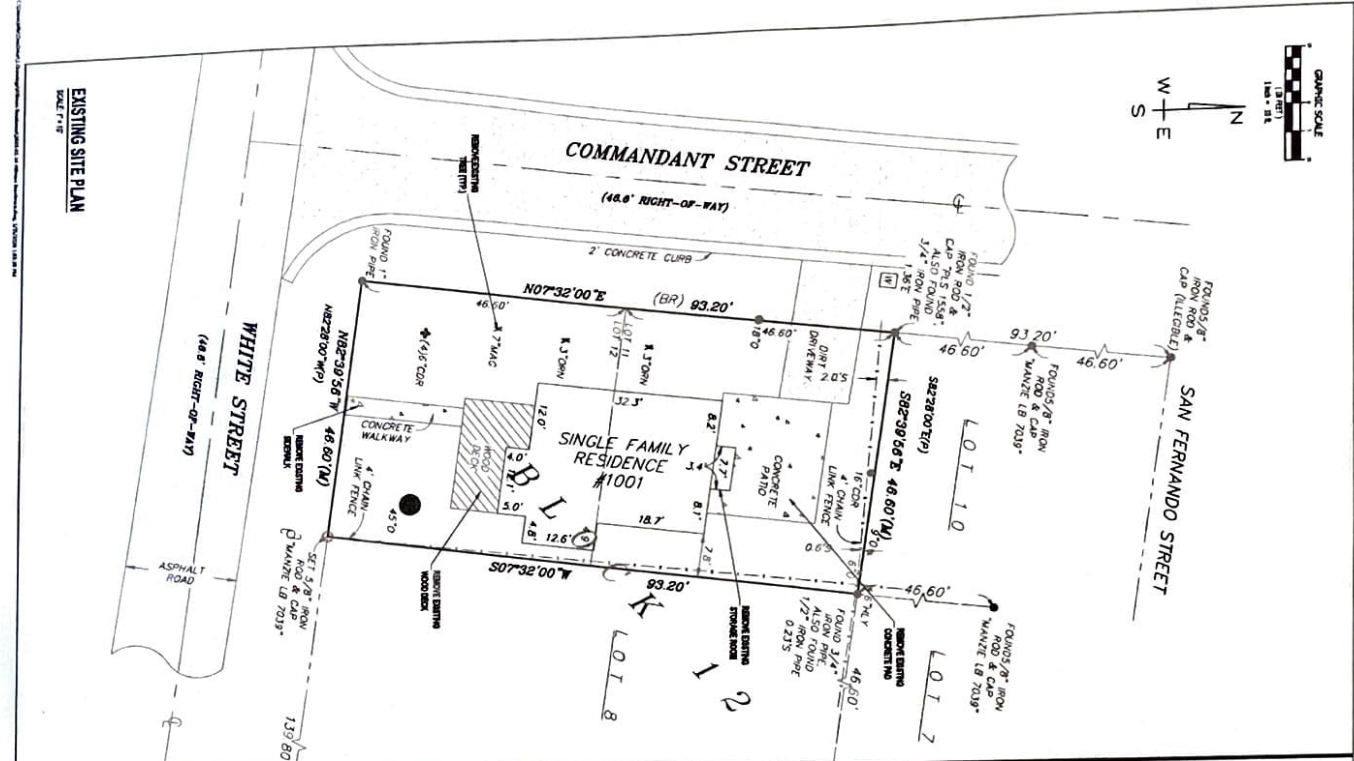


Windows & Trim Details (Exterior)

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







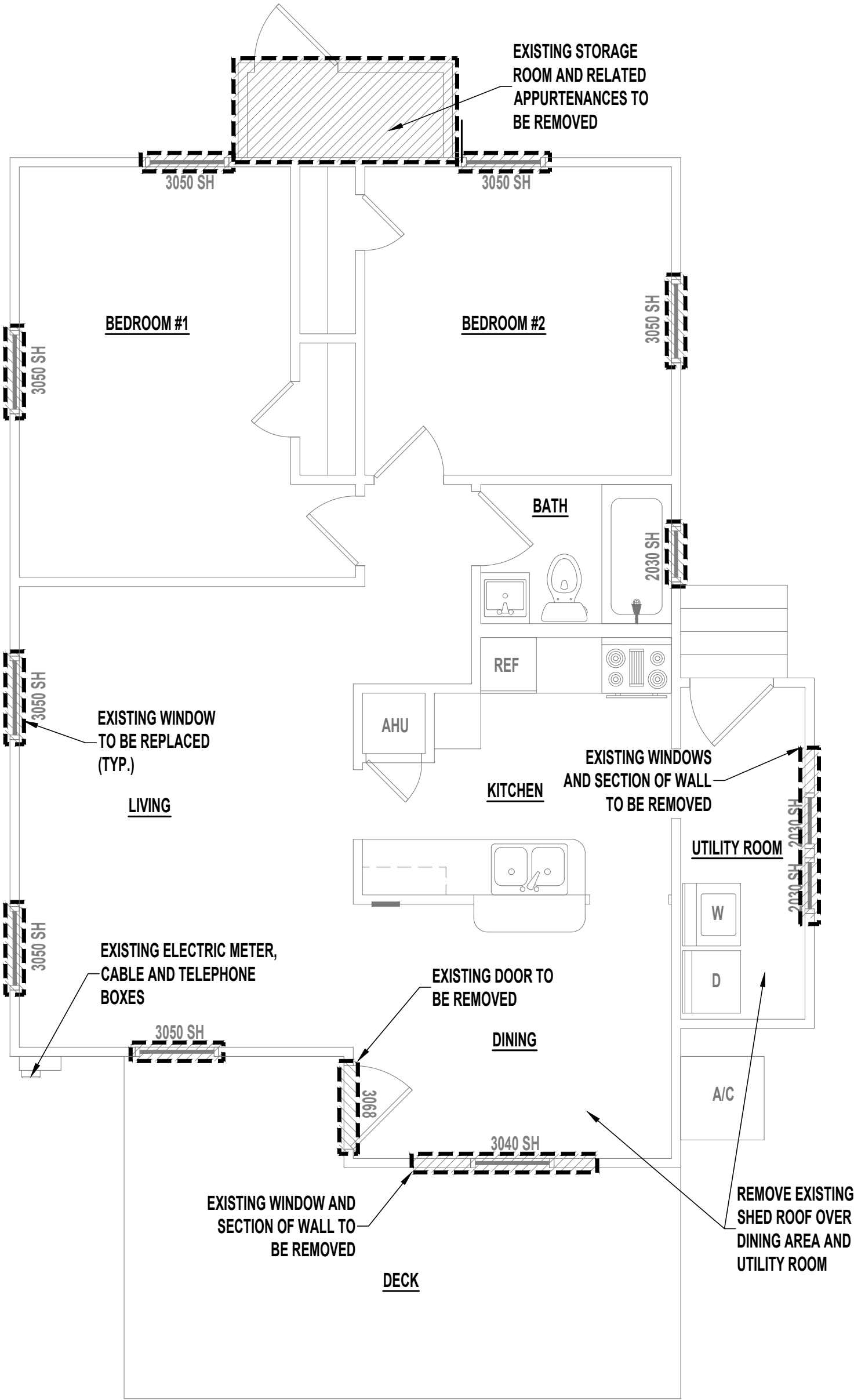
EXISTING SITE STATISTICS

STAT	AREA	PERCENT
LOT AREA	1.0	100%
LOT 10	1.0	100%
LOT 7	1.0	100%
LOT 8	1.0	100%
LOT 9	1.0	100%
LOT 10	1.0	100%
LOT 11	1.0	100%
LOT 12	1.0	100%
LOT 13	1.0	100%
LOT 14	1.0	100%
LOT 15	1.0	100%

PROPOSED SITE STATISTICS

STAT	AREA	PERCENT
LOT AREA	1.0	100%
LOT 10	1.0	100%
LOT 7	1.0	100%
LOT 8	1.0	100%
LOT 9	1.0	100%
LOT 10	1.0	100%
LOT 11	1.0	100%
LOT 12	1.0	100%
LOT 13	1.0	100%
LOT 14	1.0	100%
LOT 15	1.0	100%

CODE	DESCRIPTION
A11	ADJACENT PROPERTY LINE
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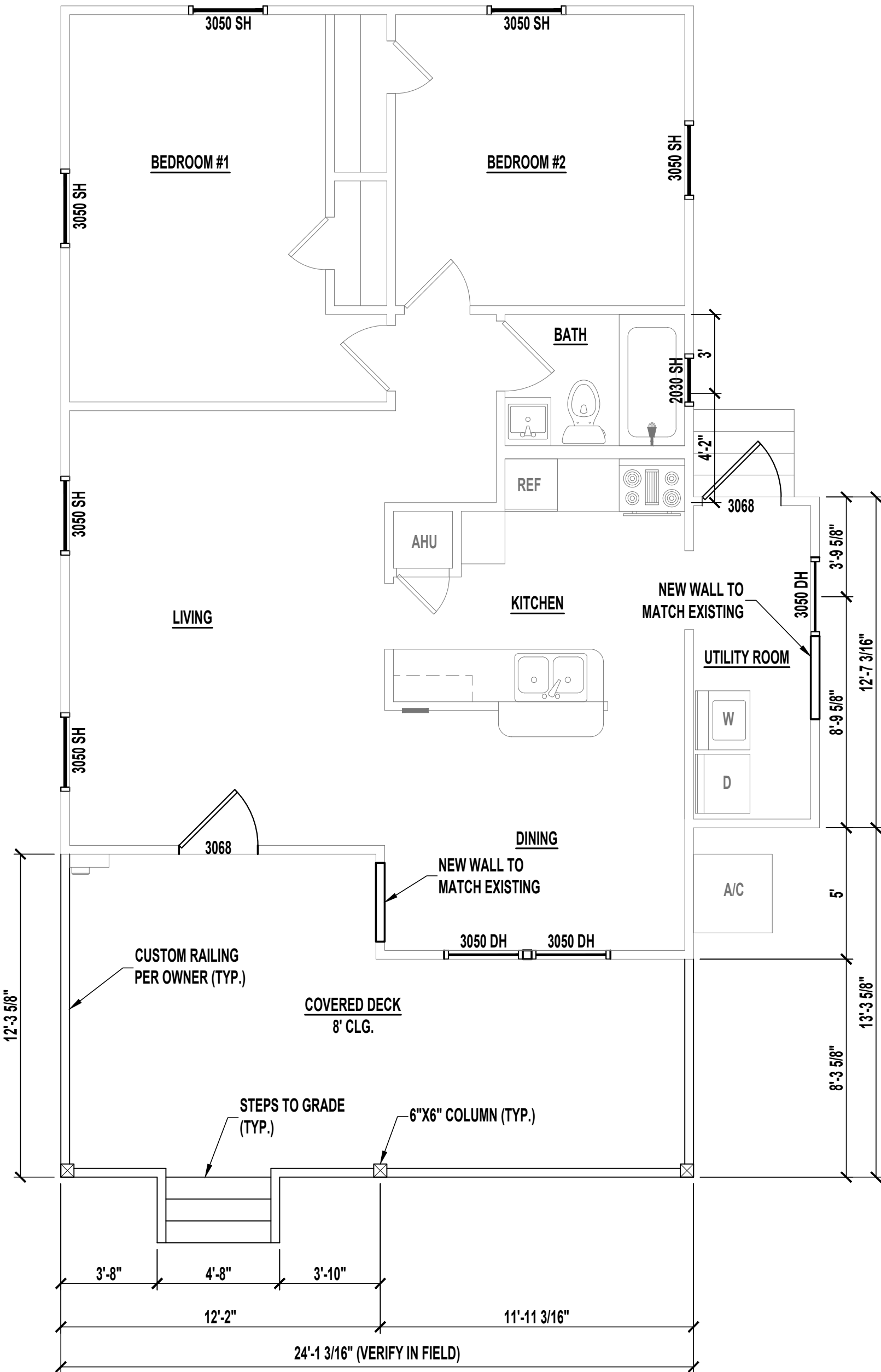
EXISTING FLOOR / DEMOLITION PLAN

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

CONSTRUCTION NOTES:

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

LEGEND	
SYMBOL	DESCRIPTION
	PROPOSED IMPROVEMENTS
	EXISTING
	AREA TO BE DEMOLISHED / REMOVED



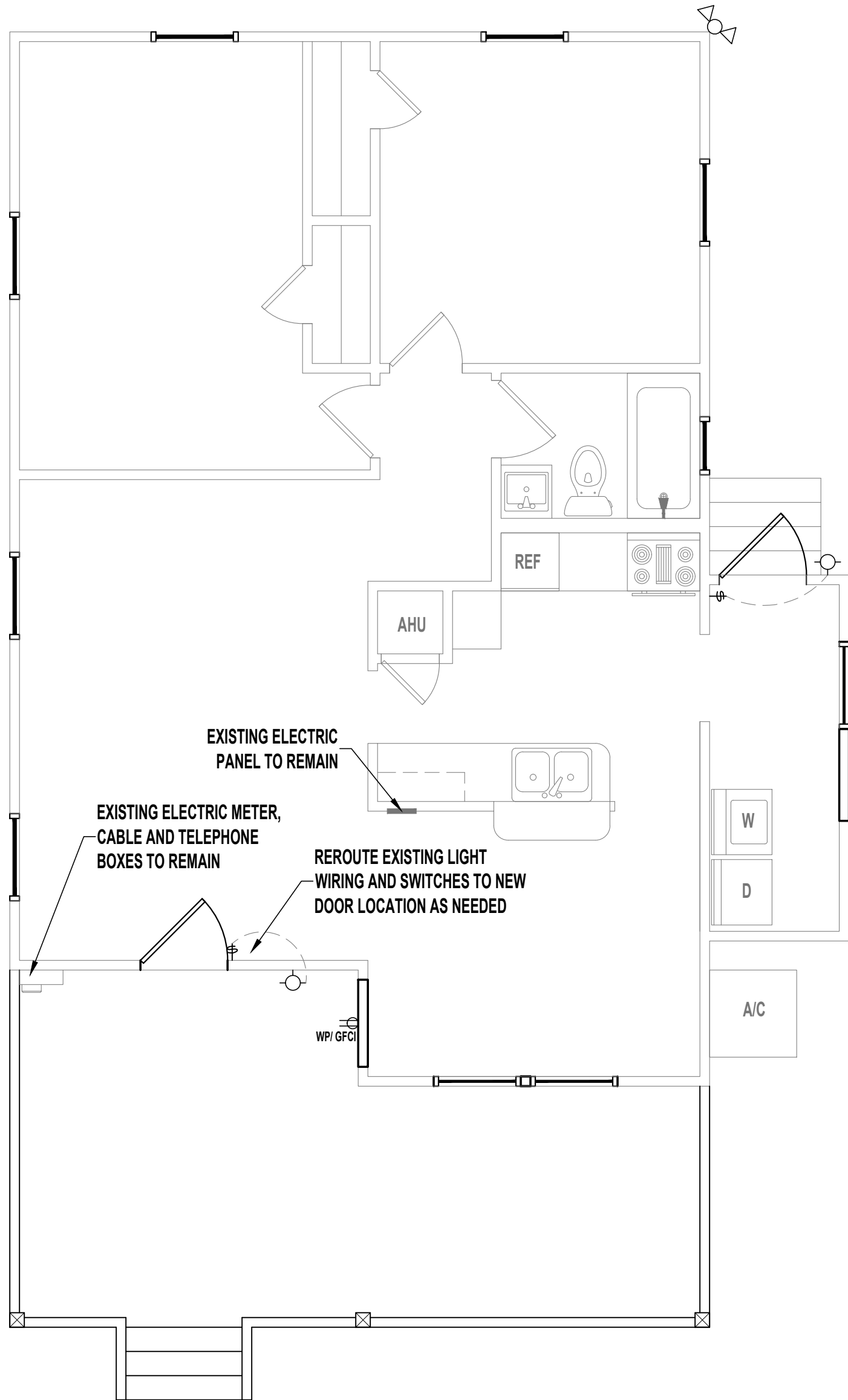
PROPOSED FLOOR PLAN

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

HOUSE AREAS	
EXISTING HEATED AREA	887 SF
COVERED DECK	248 SF
TOTAL UNDER ROOF	1,135 SF

NOTES:

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



PROPOSED ELECTRIC PLAN

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

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

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

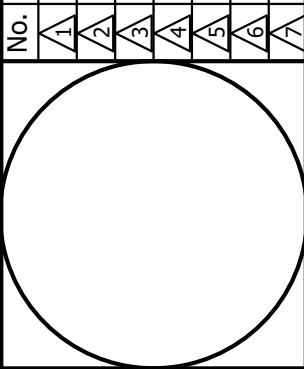
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SHEET NUMBER	SHEET NAME
A1.1	FLOOR AND ELECTRIC PLANS
A2.1	ELEVATIONS AND ROOF PLAN
A3.1	DETAIL SHEET

CODE INFORMATION	
BUILDING CODE:	2017 FLORIDA BUILDING CODE RESIDENTIAL 6TH ADDITION 2017 FLORIDA BUILDING CODE PLUMBING 2017 FLORIDA BUILDING CODE MECHANICAL 2014 NEC
CONSTRUCTION TYPE:	5B
OCCUPANCY CLASS:	R-3

HILLMAN RESIDENCE
1001 WHITE STREET | FERNANDINA BEACH, FL 32034

Shields CAD Services
243 Tarasa Drive | Jacksonville, FL 32225

No.	Revisions	Date	By



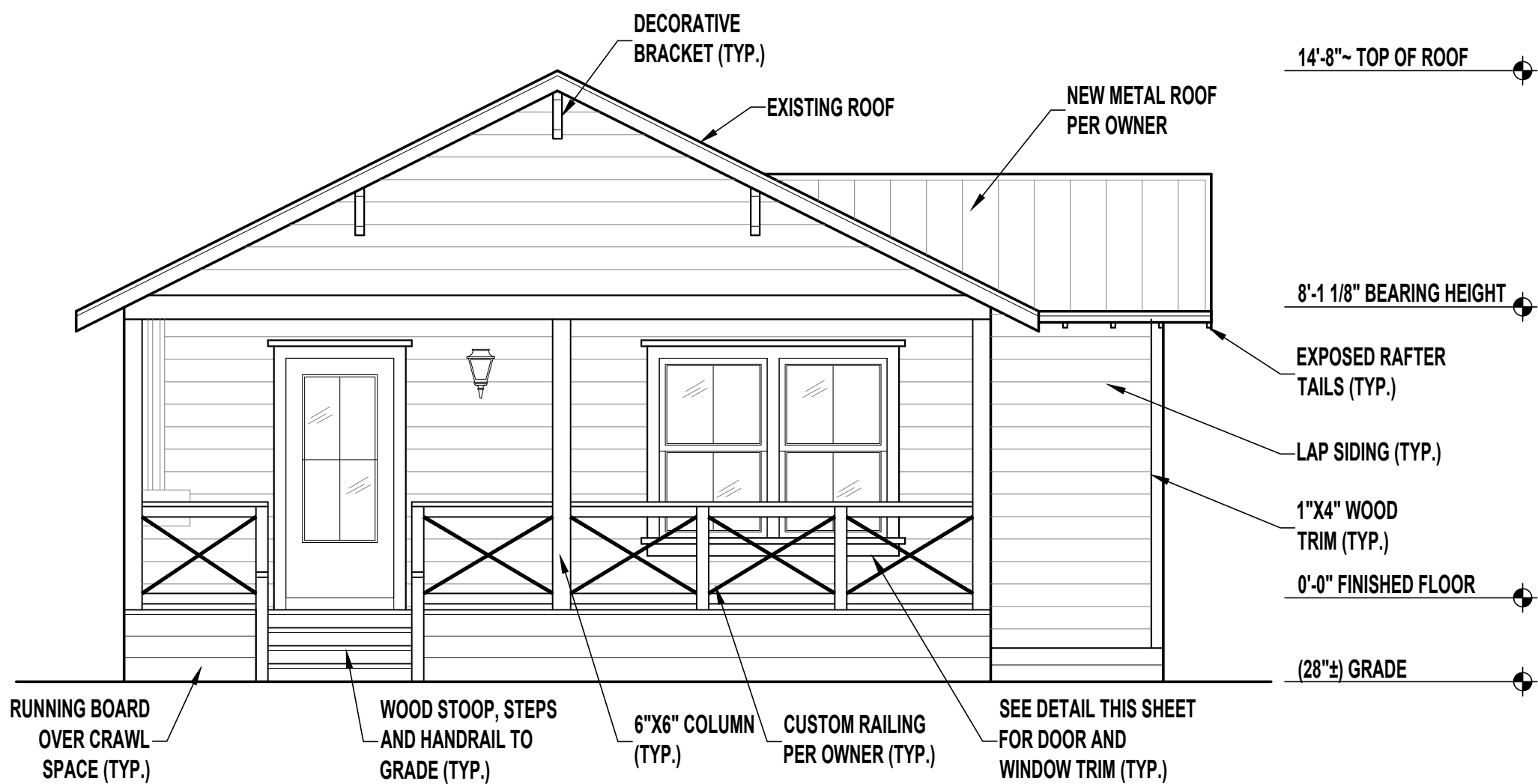
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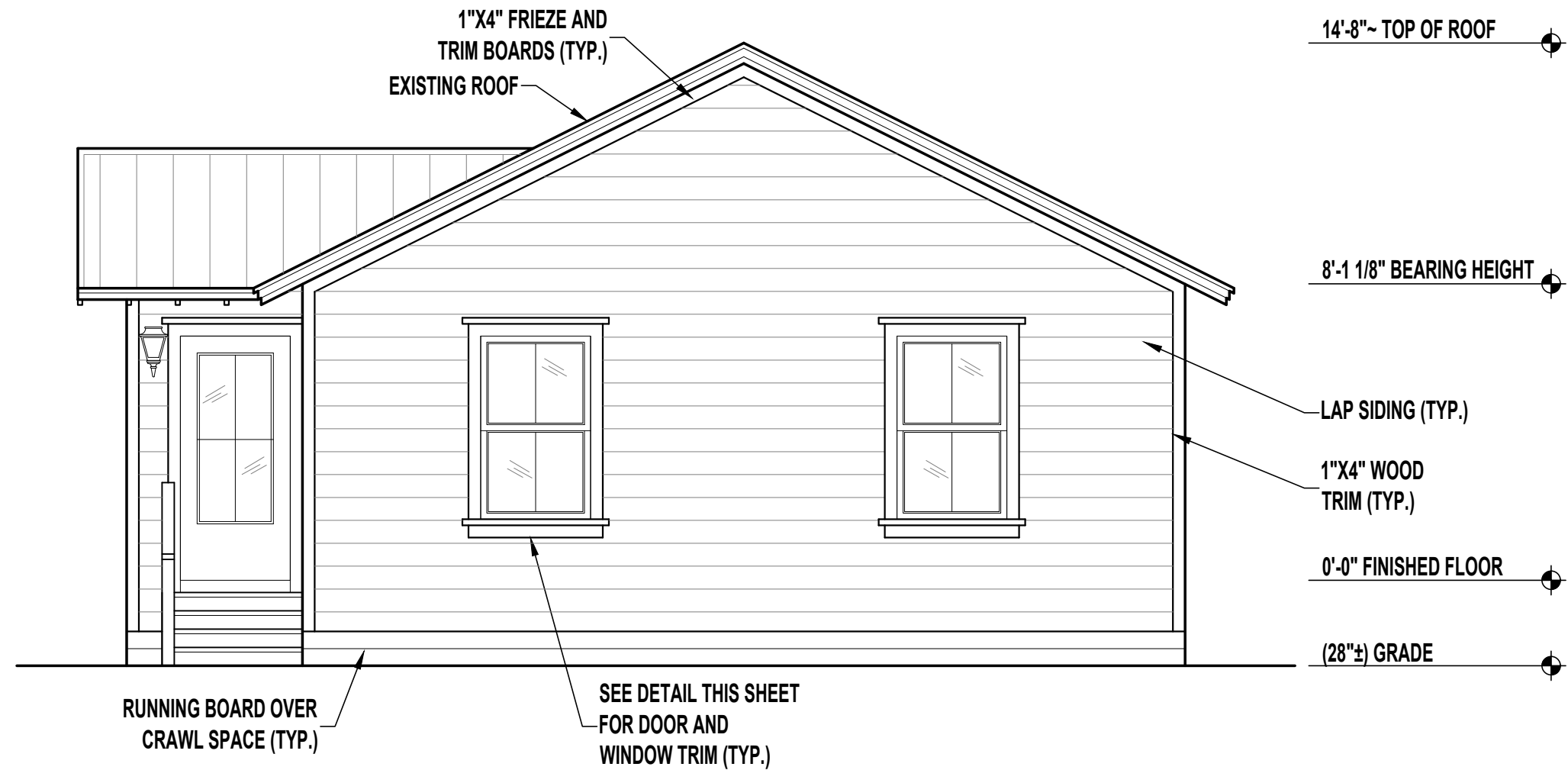
FLOOR AND ELECTRIC PLANS

Phone : (904) 241-1540
Website: www.scsjax.com - Email: jbilshields@gmail.com

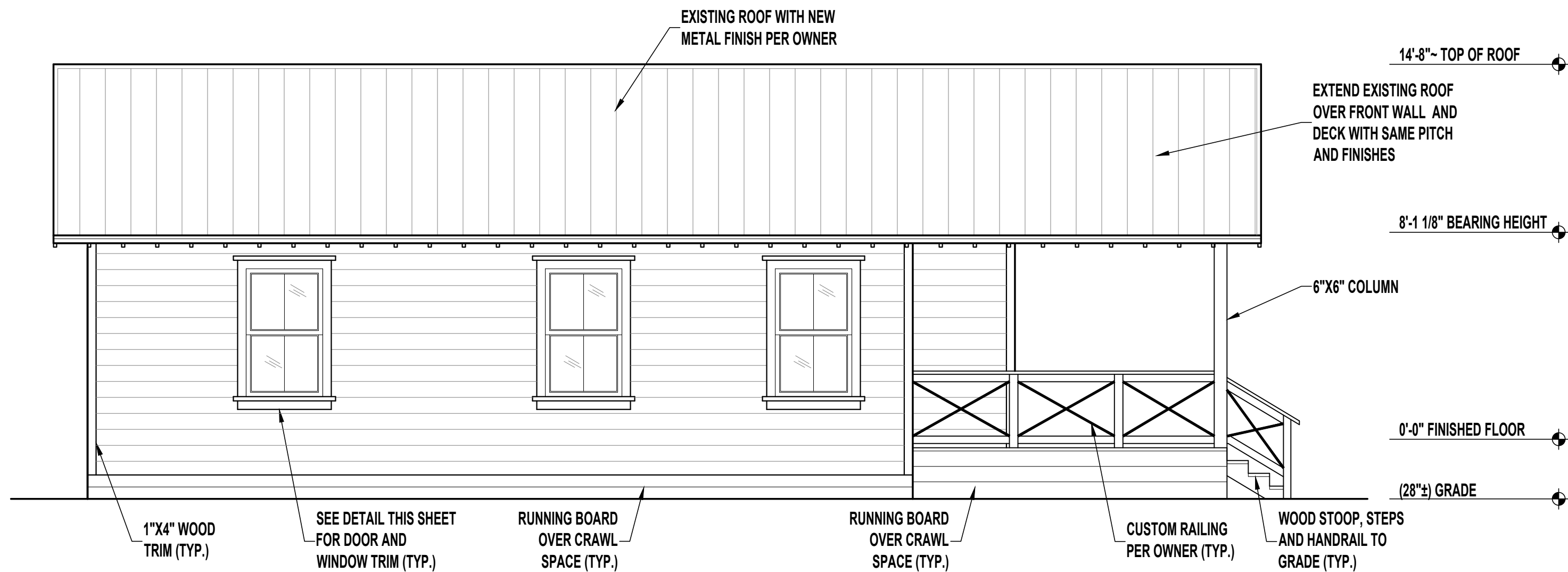
Not valid unless stamped by a seal



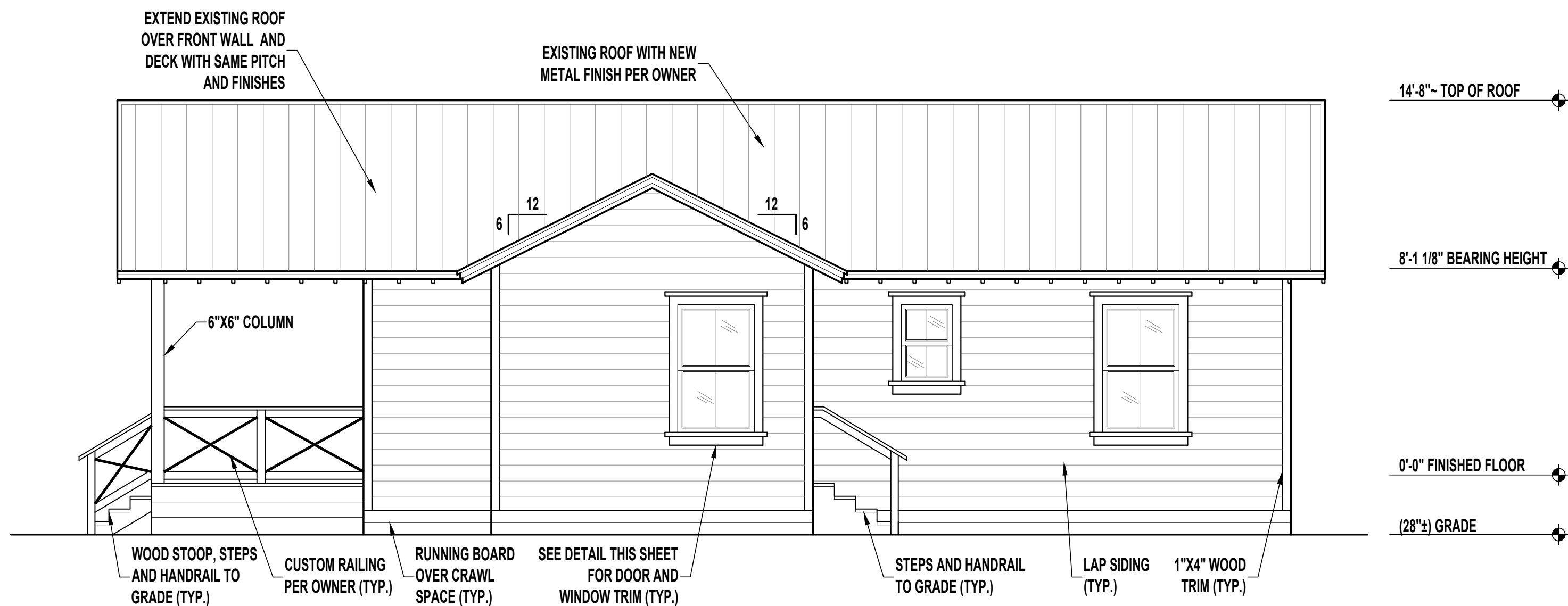
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SCALE: 1/4" = 1'-0"



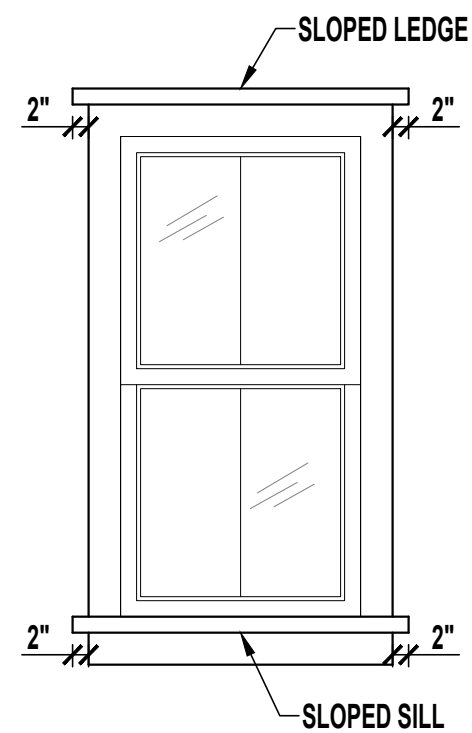
REAR ELEVATION
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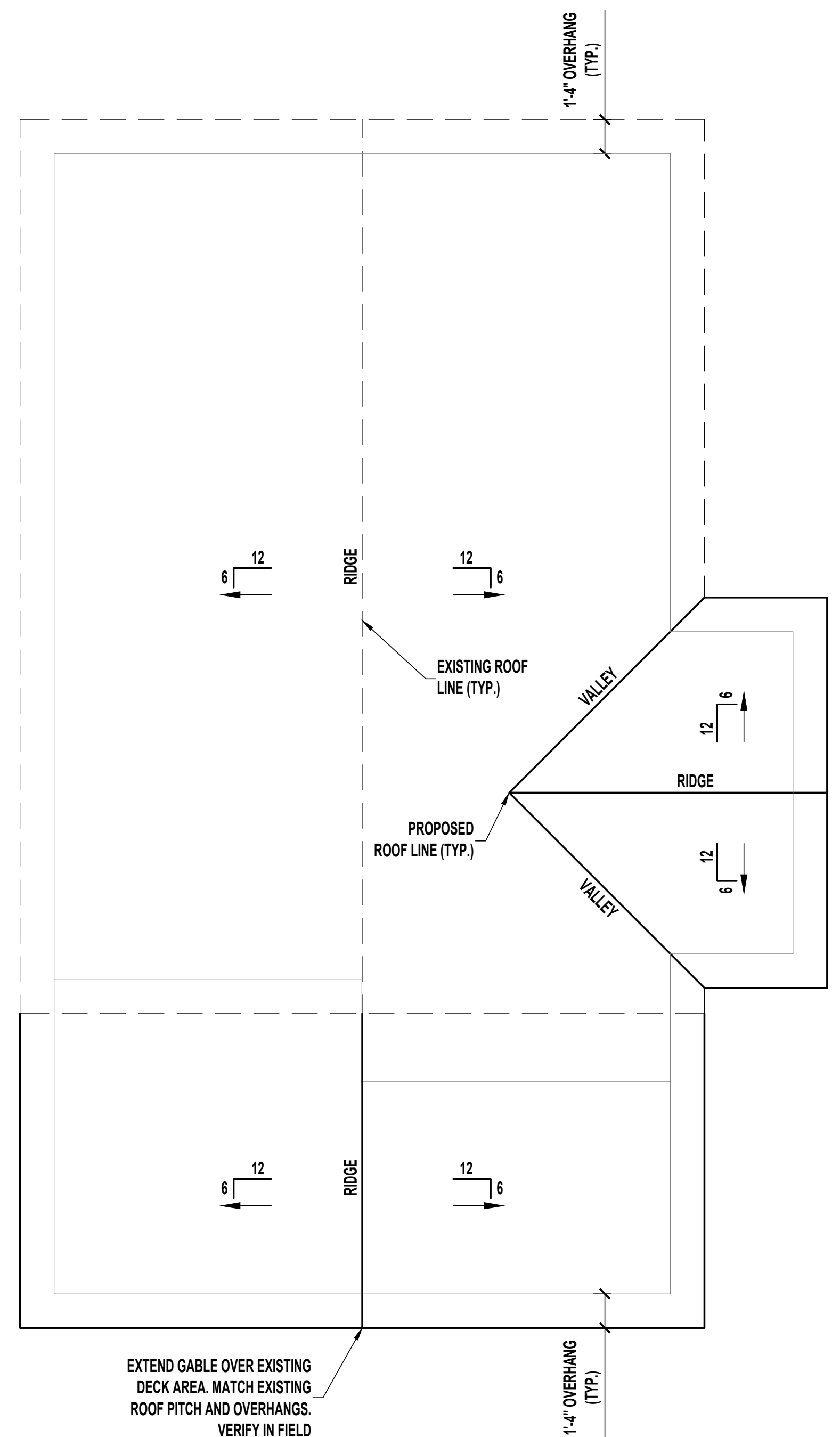
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



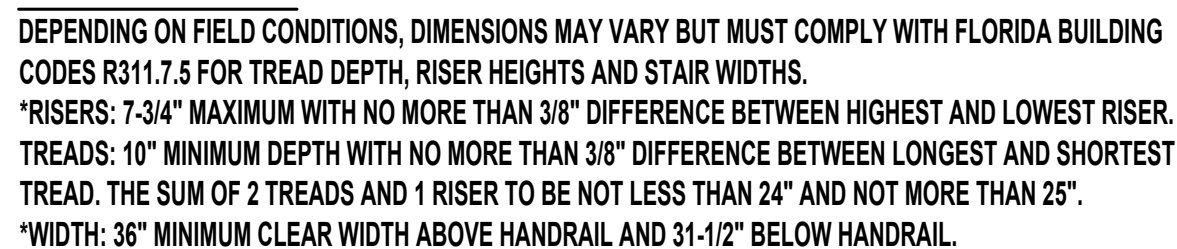
RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



WINDOW TRIM DETAIL
SCALE: 1/2" = 1'-0"



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



DESIGN CRITERIA

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING:
- FLORIDA BUILDING CODE - RESIDENTIAL, 6TH EDITION (2017)
- FLORIDA BUILDING CODE - EXISTING BUILDINGS, 6TH EDITION (2017)
- ASCE/SEI 7-10 "MINIMUM DESIGN LOADS FOR BUILDINGS & OTHER STRUCTURES"

WIND (C _d = 1.60)	129
WIND SPEED (MPH)	C
EXPOSURE CATEGORY	ENCLOSED
ENCLOSURE CLASSIFICATION	RESIDENTIAL
OCCUPANCY	II
RISK CATEGORY	NO
WIND BOURNE DEBRIS	

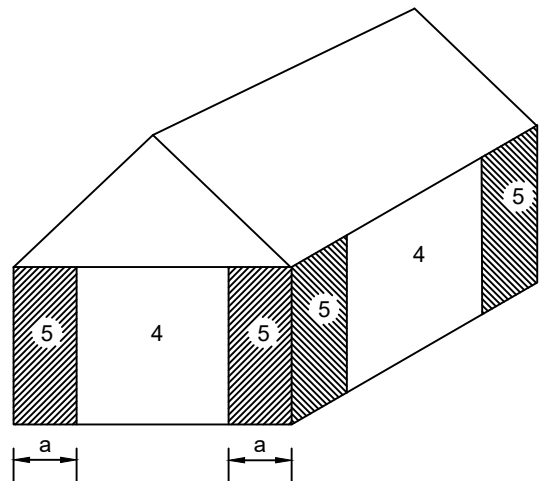
FLOOR LOADING (C _d = 1.00)	LL	DL
	40 psf	10 psf
ALL OTHER AREAS		

ROOF LOADING (C _d = 1.25)	ROOF LL	ROOF DL	CEILING LL	CEILING DL
	20 psf	7 psf	10 psf	5 psf
SHINGLE/METAL				

DEFLECTION CRITERIA

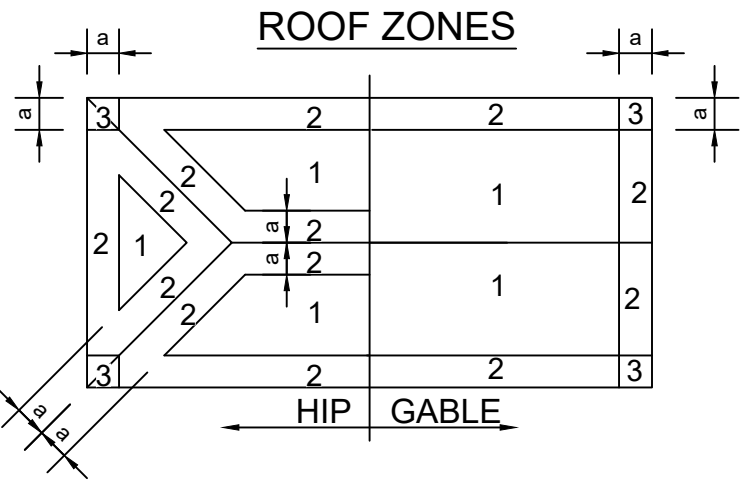
FLOOR:	LL	L/360
	TL	L/240
ROOF:	LL	L/240
	TL	L/180
WALLS:	WIND	L/180 (FLEXIBLE)

C&C DESIGN PRESSURES (ULT)					
LOCATION	AREA (SF)	INTERIOR ZONE 4 (psf)		END ZONE 5 (psf)	
WALLS, WINDOWS, & DOORS	10	+35.61	-38.63	+35.61	-47.69
	20	+34.01	-37.03	+34.01	-44.48
	50	+31.89	-34.91	+31.89	-40.24
	100	+30.28	-33.30	+30.28	-37.03
	200	+28.68	-31.70	+28.68	-33.82
16FT GARAGE DOOR	1000	+26.56	-29.58	+26.56	-29.58
SOFFITS		+35.61	-38.63	+35.61	-47.69
					a= 4.0FT



WALL ZONES (GENERIC BUILDING SHOWN)

ROOF-C&C DESIGN PRESSURES (ULT)					
LOCATION	AREA (SF)	POSITIVE (ALL ZONES)	ZONE 1 (psf)	ZONE 2 (psf)	ZONE 3 (psf)
ROOF	0-10	+32.60	-35.61	-41.65	-41.65
	11-20	+26.24	-33.80	-39.83	-39.83
	21-50	+17.83	-31.39	-37.43	-37.43
	51+	+11.47	-29.58	-35.61	-35.61
OVERHANGS	0-10	--	+5.43	-65.79	-65.79
	11-20	--	+5.43	-63.98	-63.98
	21-50	--	+5.43	-61.58	-61.58
	51+	--	+5.43	-59.76	-59.76



ROOF ZONES (GENERIC BUILDING SHOWN)

GENERAL NOTES

CONCRETE

- ALL CONCRETE HAS BEEN DESIGNED IN ACCORDANCE WITH ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AND COMMENTARY" (2014)
- MIXING AND DELIVERY OF CONCRETE SHALL COMPLY WITH ACI 318, ACI 301, AND ASTM C94. CONCRETE SLUMP NOT TO EXCEED 6" IN ACCORDANCE WITH ASTM C143
- CONCRETE SHALL MEET THE MIN COMPRESSIVE STRENGTH (f_c) AT 28 DAYS AS FOLLOWS:
 - SLABS ON GROUND AND FOOTINGS f_c = 2,500 psi
 - STRUCTURAL WALLS, BEAMS, AND COLUMNS f_c = 3,000 psi
- STEEL REINFORCING FOR FOOTINGS SHALL COMPLY WITH ASTM A615 DEFORMED BARS AND HAVE A MIN YIELD STRENGTH OF 40,000 psi (GRADE 40)
- SEE FOUNDATION PLAN AND DETAILS FOR ALL ADDITIONAL CONCRETE AND REINF REQUIREMENTS AND SPECIFICATIONS
- SLABS ON GROUND SHALL BE REINFORCED PER ONE OF THE FOLLOWING METHODS:
 - 6x6 W1.4xW1.4 WWF SHALL PLACED IN THE MIDDLE TO UPPER THIRD OF THE SLAB, SUPPORTED AT A MAX 3FT SPACING, AND SHALL CONFORM TO ASTM A1064/A1064M. EDGES SHALL BE LAPPED A MINIMUM OF 8"
 - SYNTHETIC FIBER REINFORCEMENT - FIBER LENGTH BETWEEN ½"-2½". DOSAGE AMOUNTS SHALL BE 0.75-3.0 POUNDS PER CUBIC YARD IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND SHALL COMPLY W/ ASTM C116

SOILS

- ALL SLABS ON GROUND AND FOOTINGS HAVE BEEN DESIGNED ASSUMING NON-EXPANSIVE SOIL WITH A MIN ALLOWABLE SOIL CAPACITY OF 2,000 psf
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A SOILS INVESTIGATION REPORT FROM A LICENSED GEOTECHNICAL ENGINEER AND SHALL NOTIFY EOR IF ANY SOIL CONDITIONS DIFFER FROM THE ASSUMPTIONS STATED ON THIS PLAN SET
- FDN'S SHALL BE FULLY SUPPORTED BY UNDISTURBED NATURAL SOILS OR STRUCTURAL COMPACTED FILL FREE OF ORGANICS, DEBRIS OR ANY OTHER DELETERIOUS MATERIAL.
- STRUCTURAL COMPACTED FILL SHALL BE COMPACTED TO A DENSITY OF AT LEAST 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY. ALL FILL GREATER THAN 12" IN DEPTH SHALL BE INSPECTED FOR PROPER COMPACTION PRIOR TO CONCRETE POUR IN ACCORDANCE WITH ASTM D1557
- SOILS SHALL BE TREATED FOR SUBTERRANEAN TERMITES OR BY OTHER CODE APPROVED TERMITE PREVENTION METHOD AND IS THE RESPONSIBILITY OF THE CONTRACTOR.
- SLABS ON GROUND SHALL BE PLACED OVER A MIN 6-MIL (0.006") POLYETHYLENE VAPOR RETARDER, ALL JOINTS SHALL BE LAPPED A MINIMUM OF 6"

MASONRY

- ALL MASONRY HAS BEEN DESIGNED IN ACCORDANCE WITH AND SHALL BE CONSTRUCTED IN ACCORDANCE TO TMS 402/ACI 530/ASCE 5 (2013)
- ALL CMU SHALL CONFORM TO ASTM C90 AND BE NORMAL WEIGHT W/ MIN COMPRESSIVE STRENGTH OF 2,000 psi (f_m = 1,500 psi)
- ALL MASONRY SHALL BE LAID IN RUNNING BOND PATTERN W/ FULL MORTAR BEDS
- MORTAR SHALL CONFORM TO ASTM C270 AND SHALL BE TYPE M OR TYPE S WITH MIN COMPRESSIVE STRENGTH OF 2,000 psi AT 28 DAYS.
- ALL GROUT USED IN MASONRY CONSTRUCTION SHALL BE IN ACCORDANCE WITH ASTM C476. GROUT SHALL HAVE THE MIN COMPRESSIVE STRENGTH OF 2,000 psi AT 28 DAYS. GROUT SLUMP SHALL BE BETWEEN 8"-11"
- STEEL REINFORCING FOR MASONRY SHALL COMPLY WITH ASTM 615 DEFORMED BARS AND HAVE A MINIMUM YIELD STRENGTH OF 40,000 psi (GRADE 40)
- ALL MASONRY STEMWALL FOUNDATIONS AND WALL CELLS CONTAINING VERTICAL REINF SHALL BE GROUT FILLED SOLID
- PRE-CAST LINTELS SHALL BE PROVIDED ABOVE ALL OPENINGS, TEMPORARY SHORING SHALL BE PROVIDED BY CONTRACTOR FOR ALL LINTEL SPANS 6FT OR GREATER

WOOD FRAMING

- ALL WOOD AND WOOD-BASED PRODUCTS HAS BEEN DESIGNED IN ACCORDANCE WITH NDS FOR WOOD CONSTRUCTION AND NDS SUPPLEMENT (2015)
- ALL STRUCTURAL SAWN LUMBER AND ENGINEERED WOOD PRODUCT SHALL BE IDENTIFIED BY GRADE MARK OF AN ACCREDITED LUMBER GRADING OR INSPECTION AGENCY
- ALL STRUCTURAL WOOD OR WOOD-BASED MEMBERS IN CONTACT WITH SOIL, CONCRETE, MASONRY, OR EXPOSED TO WEATHER SHALL BE PT ACCORDING TO AWPA U1 AND/OR AWPA M4, BASED ON INTENDED USE.
- REFERENCE FRC TABLE R602.3 FOR CODE PRESCRIBED CONNECTIONS. ALL FRAMING CONNECTIONS SPECIFIED ON PLAN ARE IN ADDITION TO THESE MIN CODE REQUIREMENTS

PRE-ENGINEERED WOOD TRUSSES

- ALL PRE-ENGINEERED WOOD TRUSSES SHALL BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH ANSI/TPI 1 (2014)
- ALL TRUSSES SHALL BE PREPARED BY A DELEGATED LICENSED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA AND SHALL MEET OR EXCEED THE MIN DESIGN CRITERIA SPECIFIED ON THESE PLANS
- ALL TRUSS-TO-TRUSS, MULTI-PLY TRUSS CONNECTIONS, AND BEAMS PROVIDED WITHIN THE ROOF AND/OR FLOOR SYSTEM ARE THE RESPONSIBILITY OF THE DELEGATED TRUSS ENGINEER AND SHALL BE SUBMITTED FOR APPROVAL TO THE EOR PRIOR TO FABRICATION
- TRUSSES SHALL BE INSTALLED AND BRACED IN ACCORDANCE WITH THE SBCA BCSI "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES"
- ALL TRUSS UPLIFT REACTIONS & UPLIFT CONNECTORS REQ HAVE BEEN CALCULATED BY THE EOR, CONNECTORS SPECIFIED ON THIS PLAN SET SUPERCEDE CONNECTORS & UPLIFTS SHOWN ON TRUSS MANUFACTURER'S SHOP DRAWINGS
- CONTACT EOR IF TRUSS CONSTRUCTION DOCUMENTS PROVIDED BY TRUSS MANUFACTURER DIFFERS FROM THE LAYOUT SHOWN ON THIS PLAN SET

ROOF, FLOOR, & WALL SHEATHING

- ALL WOOD STRUCTURAL PANEL SHEATHING SHALL CONFORM TO DOC PS 1 OR DOC PS 2
- PANELS SHALL BE IDENTIFIED FOR GRADE, BOND CLASSIFICATION, AND PERFORMANCE CATEGORY BY A GRADE MARK OR CERTIFICATE OF INSPECTION ISSUED BY AN APPROVED AGENCY
- SEE FRAMING NOTES FOR SHEATHING THICKNESS, SPAN RATING, FASTENING, AND BLOCKING REQUIREMENTS
- ALL SHEATHING SHALL BE INSTALLED WITH LONG DIMENSION (STRENGTH AXIS) PERPENDICULAR TO SUPPORTS UNO ON PLAN

WATERPROOFING

- DESIGN AND INSTALLATION OF ALL WATERPROOFING, FLASHING, AND ROOF/WALL COVERING ASSEMBLIES ARE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR ARCHITECT OF RECORD.

NAIL SIZES		
SPECIFICATION	DIAMETER (Ø)	LENGTH
8d COMMON	0.131"	2 ½"
8d RINGSHANK	0.113"	2 ½"
10d x 1 ½"	0.148"	1 ½"
10d	0.131"	3"
10d COMMON	0.148"	3"
16d SINKER	0.148"	3 ¼"
16d COMMON	0.162"	3 ½"

NOTE: ALL CONNECTIONS ON PLAN SHALL BE W/ 10d, UNO

METAL CONNECTOR SCHEDULE			
SIMPSON	USP	CONNECTION AT MEMBER	ANCHORAGE
H2.5T	RT7	(5) 8d x 1 ½" EACH END	--
H8	RT8A	(5) 10d x 1 ½" EACH END	--
MTS12	MTW12	(7) 10d x 1 ½" EACH END	--
HTS20	HTW20	(11) 10d x 1 ½" EACH END	--
LGT3-SDS2.5	LUGT3	(12) ¼"x2 ½" SDS (WS25) TO GIRDER	(26) 16d SINKERS TO STUDS
LGT4-SDS3	LUGT4	(16) ¼"x3" SDS (WS3) TO GIRDER	(30) 16d SINKERS TO STUDS
MSTA24	MSTA24	(9) 10d COMMON EACH END	--
MSTA36	MSTA36	(13) 10d COMMON EACH END	--
CS18	CS20	(9) 10d COMMON EACH END	--
DTT2Z	DTB-TZ	(8) ¾" x 1 ½" WOOD SCREWS	½" Ø x 4 ½" SCREW ANCHOR OR EMBED
HTT4	HTT45	(18) 16d x 2 ½"	⅝" Ø ANCHOR W/ 6" EMBED
HTT5	HTT45	(26) 16d x 2 ½"	⅝" Ø ANCHOR W/ 6" EMBED
ABU44Z	PAU44	(12) 16d COMMON	⅝" Ø ANCHOR W/ 7" EMBED
ABU66Z	PAU66	(12) 16d COMMON	⅝" Ø ANCHOR W/ 7" EMBED
LUS26	--	(4) 10d COMMON EACH END	--
LUS210	--	(4) 10d COMMON	(8) 10d COMMON

NOTES:

- ALL CONNECTORS SPECIFIED PER SIMPSON STRONG-TIE "WOOD CONSTRUCTION CONNECTORS" CATALOG (2019-2020) & USP "STRUCTURAL CONNECTORS," 59TH EDITION (2018)
- ALL CONNECTORS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS
- ANY CONNECTORS NOT SPECIFIED IN TABLE ABOVE, SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS
- POSITIVE PLACEMENT GUN NAILS W/ EQUAL DIAMETER & MIN 2 ½" LONG MAY BE USED ILO COMMON NAILS ON CS18 STRAPS, MST A STRAPS, AND ABU POST BASE ANCHORS
- PLAN SPECIFIED CONNECTORS MAY BE SUBSTITUTED W/ EQUAL OR GREATER ALTERNATIVE AS DETERMINED BY PRODUCT MANUFACTURER
- ALL POST-INSTALLED AND EMBED ANCHORS IN CONCRETE SHALL BE INSTALLED W/ SIMPSON SET-XP, AT-XP, OR EQUIVALENT
- FASTENERS, CONNECTORS, AND ACCESSORIES IN CONTACT WITH PT WOOD SHALL BE HOT-DIPPED GALVANIZED STEEL OR STAINLESS STEEL IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS
- IF FOR EXTERIOR USE OR WITH ACQ/CA/MCA TREATED WOOD, CONNECTORS & FASTENERS SHALL BE HOT-DIPPED GALVANIZED, G-185 (Z-MAX), OR STAINLESS STEEL

SHEET INDEX	
S0.0	GENERAL NOTES
S1.0	FOUNDATION & OFF-GRADE FLOOR FRAMING
S1.1	1ST LEVEL FRAMING
S2.0	ROOF FRAMING PLAN
SD.1	DETAILS

ABBREVIATIONS

ACI	AMERICAN CONCRETE INSTITUTE
ADDT	ADDITIONAL
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APA	THE ENGINEERED WOOD ASSOCIATION
ARCH	ARCHITECTURAL DRAWINGS
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
ATR	ALL-THREAD ROD
AWPA	AMERICAN WOOD PROTECTION ASSOCIATION
BC	BOTTOM CHORD
BCSI	BUILDING COMPONENT SAFETY INFORMATION
BRG	BEARING
C&C	COMPONENTS & CLADDING
CONC	CONCRETE
C _d	LOAD DURATION FACTOR
CONT	CONTINUOUS
CMU	CONCRETE MASONRY UNIT
DBL	DOUBLE
DL	DEAD LOAD
DOC	DEPARTMENT OF COMMERCE
EOR	ENGINEER OF RECORD
EW	EACH WAY
EWP	ENGINEERED WOOD PRODUCT
f _c	CONCRETE COMPRESSIVE STRENGTH
FBC	FLORIDA BUILDING CODE
FDN	FOUNDATION
FFE	FINISHED FLOOR ELEVATION
f _m	MASONRY COMPRESSIVE STRENGTH
FRC	FLORIDA RESIDENTIAL CODE
FT	FEET
FTG	FOOTING
GC _i	INTERNAL PRESSURE COEFFICIENT
HDR	HEADER
HGT	HEIGHT
ILO	IN LIEU OF
ksi	KIPS PER SQUARE INCH
LL	LIVE LOAD
LSL	LAMINATED STRAND LUMBER (1.55E- 1 ¾" WIDE PLIES UNO)
LVL	LAMINATED VENEER LUMBER (2.0E- 1 ¾" WIDE PLIES UNO)
MAX	MAXIMUM
MIN	MINIMUM
NDS	NATIONAL DESIGN SPECIFICATION
No.	NUMBER
OC	ON CENTER
OSB	ORIENTED STRAND BOARD
PLT	PLATE
psf	POUNDS PER SQUARE FOOT
psi	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
REINF	REINFORCEMENT
REQ	REQUIRED
SBCA	STRUCTURAL BUILDING COMPONENTS ASSOCIATION
SEI	STRUCTURAL ENGINEERING INSTITUTE
SF	SQUARE FEET (AREA)
SIM	SIMILAR TO DETAIL/CALLOUT
SPF	SPRUCE PINE FIR
SW	SHEARWALL
SYP	SOUTHERN YELLOW PINE
TC	TOP CHORD
TL	TOTAL LOAD
TMS	THE MASONRY SOCIETY
TOP	TOP OF PLATE
TOM	TOP OF MASONRY
TPI	TRUSS PLATE INSTITUTE
TYP	TYPICAL
ULT	ULTIMATE
UNO	UNLESS NOTED OTHERWISE
W/	WITH
W/O	WITHOUT
WSP	WOOD STRUCTURAL PANEL
WWF	WELDED WIRE FABRIC

JOHN HILLMAN

OLD TOWN ADDITION

1001 WHITE ST.
FERNANDINA BEACH, FL 32034
NASSAU COUNTY

PROJECT NUMBER
19-0725

SHEET NUMBER
S0.0

SHEET NAME
GENERAL
NOTES

REVISIONS

DATE	DESCRIPTION

DESIGNED
BDP

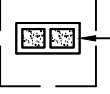
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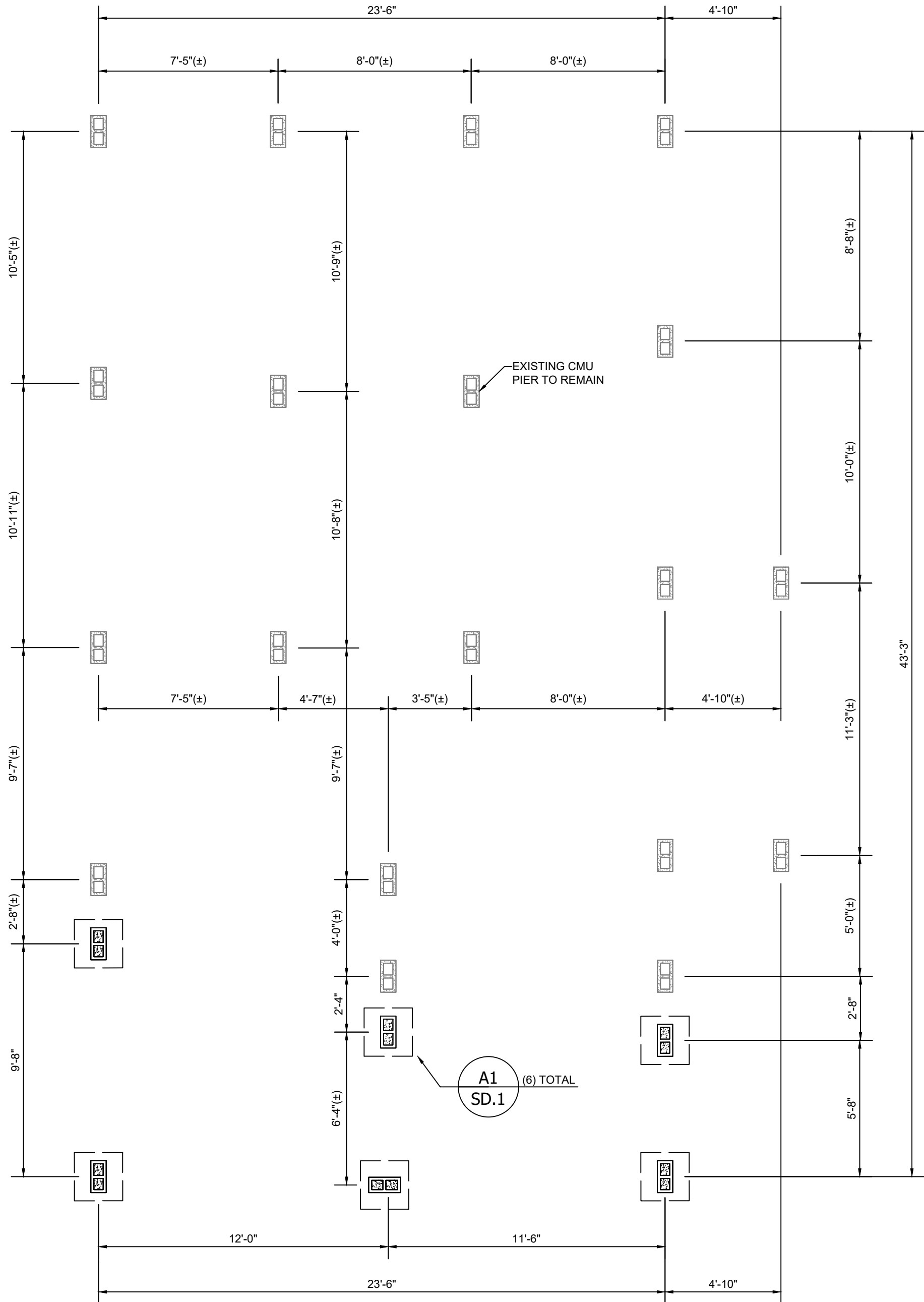
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C.A. No. 32756

MASONRY PIER NOTES:

- CONCRETE FOOTINGS
1. MINIMUM COMPRESSIVE STRENGTH $f'_c=2,500$ psi AT 28 DAYS
 2. SEE FOUNDATION PLAN FOR FOOTING THICKNESS, WIDTH AND REINFORCEMENT REQUIREMENTS
 3. REINFORCEMENT SHALL BE MIN GRADE 40 AND LAPPED AS FOLLOWS:
 - a. No.4 (48) BAR DIAMETERS MIN 24" LAP
 - b. No.5 (48) BAR DIAMETERS MIN 30" LAP
- MASONRY COLUMNS
4. ALL MASONRY PIERS SHALL BE SOLID FILLED 8"x16" CMU BLOCKS
 5. REINFORCEMENT SHALL BE MIN GRADE 40 AND LAPPED AS FOLLOWS:
 - a. No.4 (48) BAR DIAMETERS MIN 24" LAP
 - b. No.5 (48) BAR DIAMETERS MIN 30" LAP
 6. ALL VERTICAL DOWELS TO HAVE STANDARD HOOK AND TIE INTO FOOTING REINFORCEMENT

LEGEND & SYMBOLS

-  EXISTING MASONRY PIER TO REMAIN
-  NEW 8"x16" PIER W/ 24" SQ FTG TO REPLACE EXISTING CMU PIER, SEE DETAIL A1/SD.1



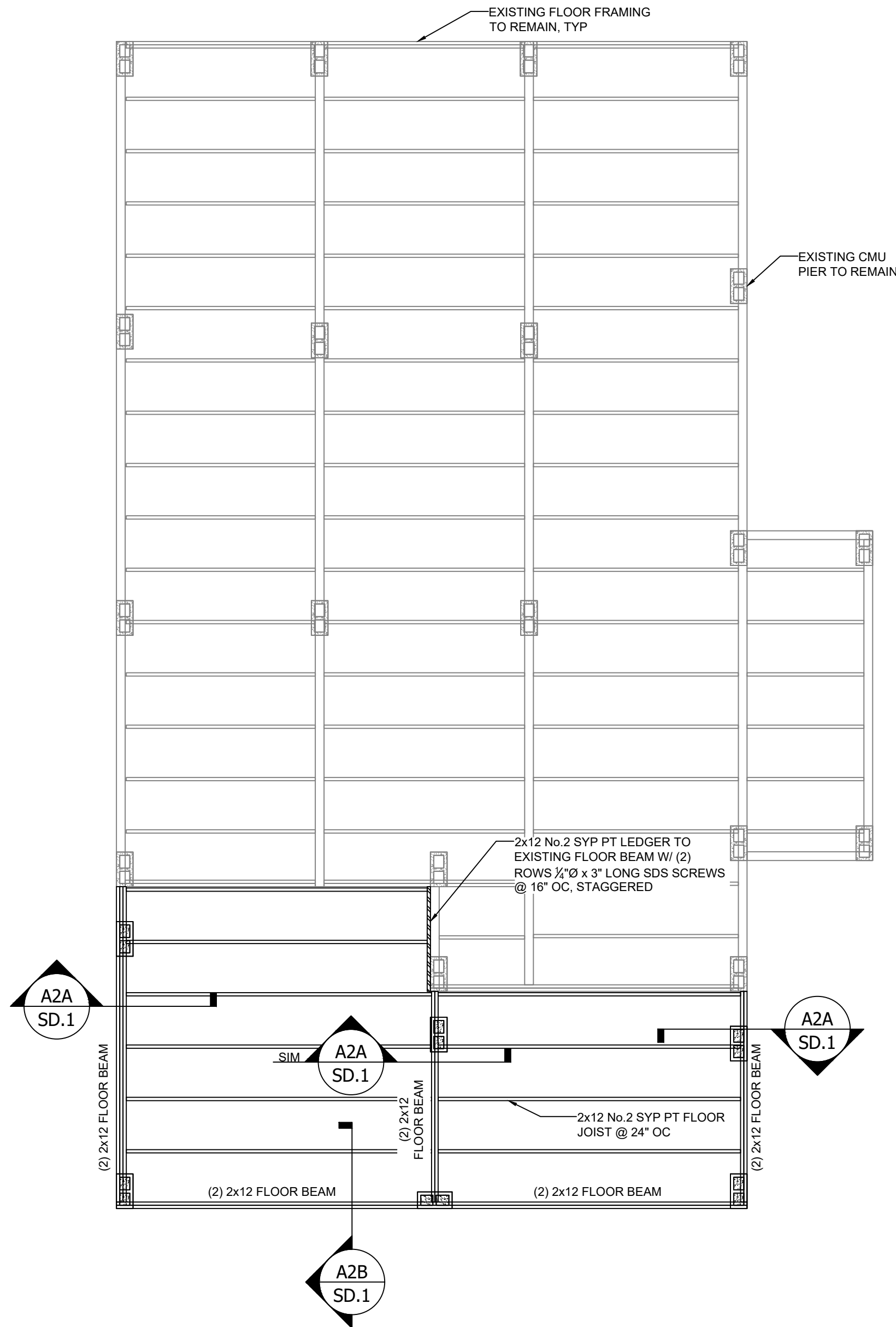
0.1 FOUNDATION PLAN
Scale: 1/4"=1'-0"

OFF-GRADE FRAMING NOTES:

- FLOOR JOISTS *No. 2 SYP PT, UNO*
1. ALL FLOOR JOISTS SHALL BE 2x12 SPACED @ MAX 24" OC, UNO
 2. ATTACH EACH JOIST TO FLOOR BEAM & LEDGER W/ LUS210
 3. ATTACH EACH FLOOR BEAM TO CMU PIER W/ META12 OR HTSM20
- FLOOR SHEATHING
4. SHEATH FLOOR FRAMING W/ 3/4" TONGUE AND GROOVE OSB OR PLYWOOD.
 5. FASTEN SHEATHING TO ALL SUPPORTING MEMBERS W/ 10d COMMON @ 6" OC AT ALL PANEL EDGES AND 12" OC IN THE FIELD.

LEGEND & SYMBOLS

-  EXISTING MASONRY PIER TO REMAIN
-  NEW 8"x16" PIER PER FOUNDATION PLAN



1.0 OFF-GRADE FLOOR FRAMING PLAN
Scale: 1/4"=1'-0"

JOHN HILLMAN

OLD TOWN ADDITION
1001 WHITE ST.
FERNANDINA BEACH, FL 32034
NASSAU COUNTY

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SHEET NAME
FOUNDATION &
OFF-GRADE FLOOR
FRAMING

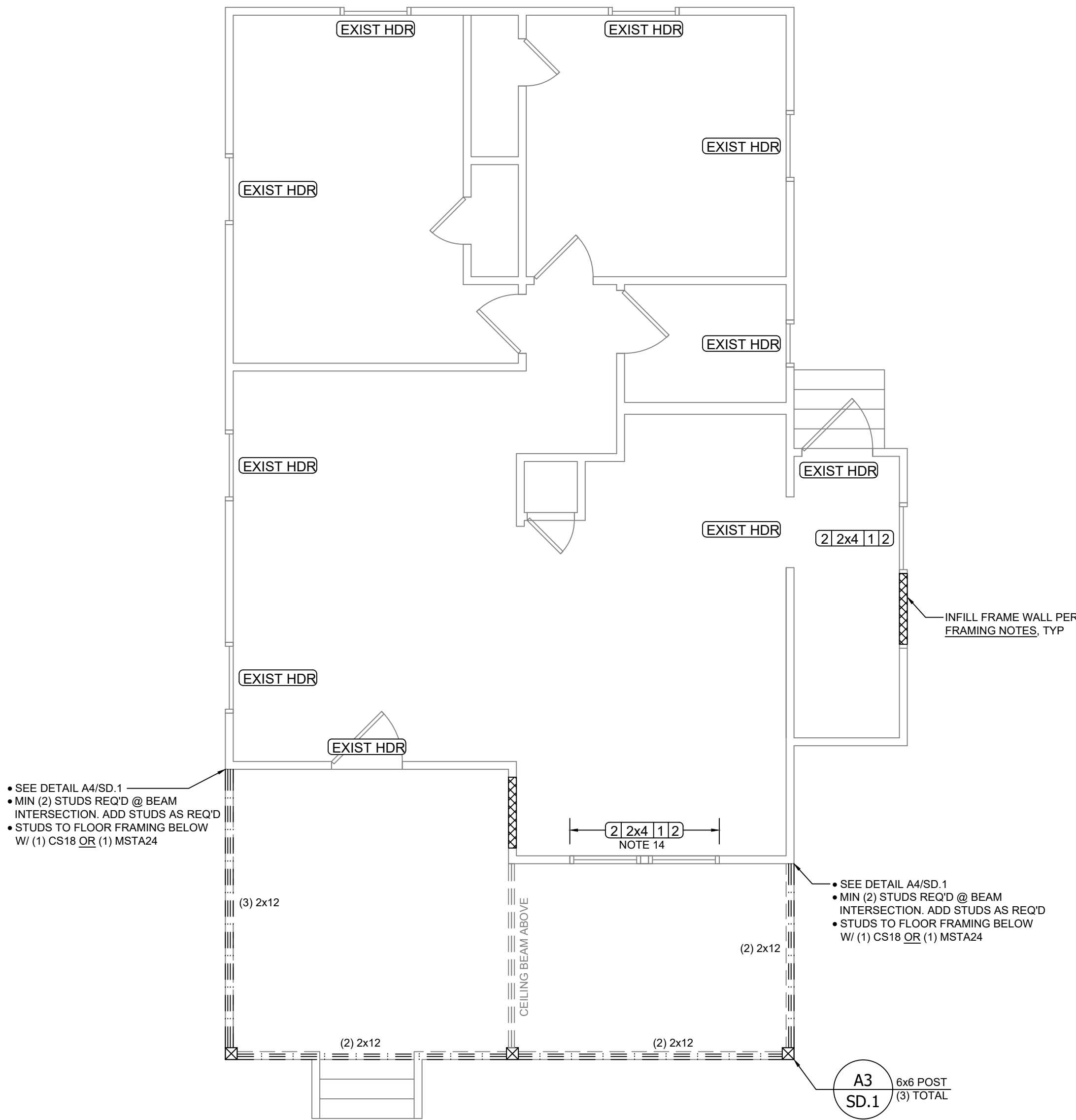
REVISIONS

DATE	DESCRIPTION

DESIGNED
BDP

REVIEWED
AKR

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1.1 1ST LEVEL FRAMING PLAN
Scale: 1/4"=1'-0"

FRAMING NOTES:

- BOTTOM PLATE** *No.2 SYP (PT @ 1ST LEVEL)*
1. BOTTOM PLT TO RIBBON BOARD/FLOOR JOIST BELOW W/ 10d @ 6" OC
- DOUBLE TOP PLATE** *No.2 SYP*
2. ALL TOP PLATES TO BE DOUBLED - FASTEN TOP PLATES TOGETHER W/ (2) ROWS 10d @ MAX 12" OC STAGGERED
- IN-FILL FRAMING** *No.2 SPF OR No.2 SYP*
3. ADD NEW 2x4 No.2 SYP PT BOTTOM PLATE AS REQ'D. SEE BOTTOM PLATE NOTES ABOVE
4. ALL STUD FRAMING TO BE MIN 2x4 @ 16" OC, UNO
5. INFILL 2x4 WALL STUDS BELOW EXISTING HEADER. FASTEN STUDS TO EXISTING HEADER & BOTTOM PLT W/ (3) 10d TOE-NAILS EACH END.
- STUDS** *No.2 SPF OR No.2 SYP*
6. ALL STUDS TO BE 2x4 No.2 @ MAX 16" OC
7. FASTEN ALL STUDS TO TOP AND BOTTOM PLT W/ MIN (4) 10d TOE-NAILS OR (3) 10d FACE-NAILS
8. FASTEN ALL MULTI-STUD GROUPS TOGETHER W/ (2) ROWS 10d @ 12" OC STAGGERED
- HEADER FRAMING** *No.2 SYP, LSL, OR LVL*
9. SEE FRAMING PLAN FOR ALL HDR LOCATIONS, SIZING AND STRAPPING REQUIREMENTS. SEE HDR CALLOUT BELOW FOR ADDITIONAL INFORMATION.
10. FASTEN ALL PLIES OF HDR TOGETHER W/ (2) ROWS 10d @ 12" OC STAGGERED
11. FASTEN HEADER TO KING STUDS PER THE FOLLOWING:
a. 2x4 OR 2x6 HEADER (4) 10d TOE-NAILS OR FACE-NAILS
b. 2x8 OR 2x10 HEADER (6) 10d TOE-NAILS OR FACE-NAILS
c. 2x12 LSL OR LVL HEADER (8) 10d TOE-NAILS OR FACE-NAILS
14. MIN (2) JACK STUDS REQ BETWEEN OPENINGS, SEE DETAIL C3/SD.1 FOR INSTALLATION SPECIFICATIONS

PLANK HDR SIZE	MAX CLEAR SPAN
2x4	5' 6"
2x6	8' 0"
(2) 2x4	7' 9"

WALL SHEATHING

15. SHEATH ALL EXTERIOR WALLS W/ 7/16" 11/16" SPAN RATED OSB OR PLYWOOD. SHEATHING SHALL BE INSTALLED HORIZONTALLY OR VERTICALLY WITH 2x4 MIN SPF BLOCKING AT ALL HORIZONTAL PANEL EDGES
16. FASTEN SHEATHING TO WALL FRAMING W/ 8d COMMON @ 6" OC AT ALL PANEL EDGES AND 12" OC IN THE FIELD. UNO ON PLAN
17. FASTEN SHEATHING TO EACH STUD OF MULTI-PLY STUD GROUP AND EACH KING STUD W/ 8d COMMON @ 12" OC

LEGEND & SYMBOLS

- HDR/BEAM
INFILL FRAME WALL PER NOTES ABOVE

HEADER CALLOUT

- No. OF HDR PLIES
HDR SIZE
No. OF JACK STUDS
No. OF KING STUDS
EXIST HDR - EXISTING HEADER TO REMAIN, TYP

JOHN HILLMAN

OLD TOWN ADDITION
1001 WHITE ST.
FERNANDINA BEACH, FL 32034
NASSAU COUNTY

PROJECT NUMBER
19-0725

SHEET NUMBER
S1.1

SHEET NAME
1st LEVEL FLOOR
FRAMING

REVISIONS

DATE	DESCRIPTION

DESIGNED
BDP

REVIEWED
AKR

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13241 BARTRAM PARK BLVD #813
JACKSONVILLE, FL 32258
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C.A. No. 32756

FRAMING NOTES:

CEILING FRAMING

- ALL CEILING JOISTS TO BE 2x8 No.2 SYP @ MAX 24" OC, UNO
- CEILING JOISTS TO MATCH LOCATION & SPACING OF ROOF RAFTERS, WHERE APPLICABLE
- ATTACH EACH CEILING JOIST PER THE FOLLOWING, WHERE APPLICABLE:
 - CEILING JOIST TO ROOF RAFTER w/ (5) 10d FACE NAILS
 - CEILING JOIST TO DBL TOP PLT BELOW w/ (3) 10d TOE-NAILS
 - CEILING JOIST TO CEILING BEAM w/ LUS26
- FASTEN ADJACENT CEILING JOISTS TOGETHER W/ (1) MSTA24 OR (1) CS18 INSTALLED TO THE BOTTOM OF EACH CEILING JOIST, CENTERED @ THE CEILING BEAM
- WHERE CEILING JOISTS ARE PARALLEL TO EXTERIOR WALL, ADD 2x4 NAILER FOR CEILING ATTACHMENT. FASTEN NAILER TO WALL FRAMING/GABLE BC W/ (3) 10d @ MAX 16" OC

BEAM FASTENING

- FASTEN EACH BEAM PLY TOGETHER W/ (3) ROWS 10d @ 12" O.C. STAGGERED.

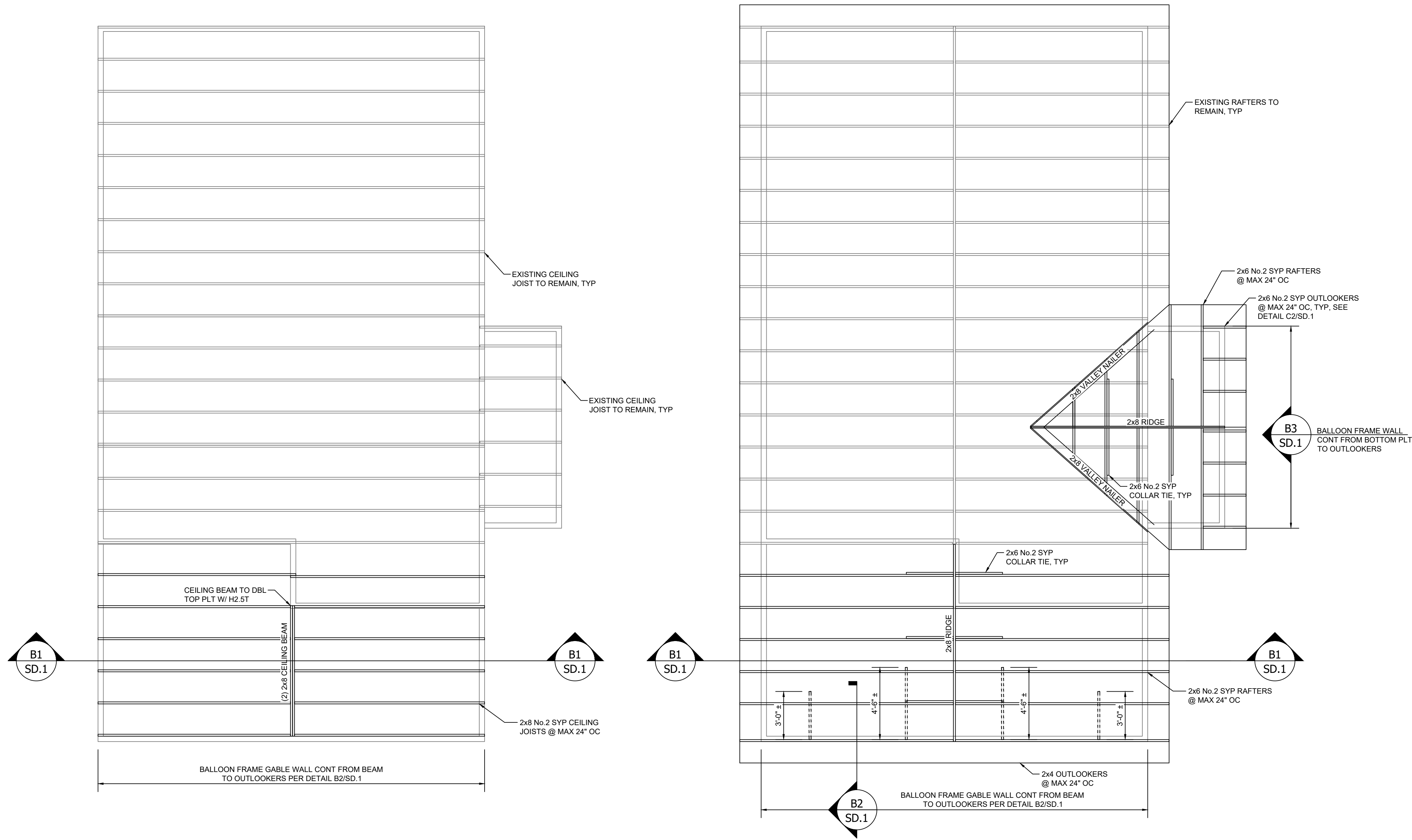
CONVENTIONAL FRAMING NOTES:

ROOF FRAMING

- RAFTERS TO BE 2x6 No.2 SYP @ MAX 24" OC,
- ALL RIDGES TO BE 2x8 No.2 SYP, PER PLAN
- ALL VALLEY NAILERS TO BE MIN 2x6 No.2 SYP, FASTEN TO EXISTING ROOF FRAMING MEMBERS W/ (3) 10d FACE-NAILS @ MAX 24" OC
- ATTACH EACH RAFTER TO RIDGE w/ (5) 10d TOE-NAILS
- ATTACH EACH RAFTER TO TOP PLATE W/ (3) 10d TOE-NAILS & (1) SDWC15600 OR (1) H2 ST
- ATTACH EACH RAFTER TO VALLEY NAILER W/ (1) H3
- ADD 2x6 COLLAR TIES @ EVERY OTHER RAFTER SET LOCATED IN UPPER THIRD OF RAFTER. FASTEN TO RAFTER W/ (5) 10d FACE-NAILS, WHERE APPLICABLE

ROOF SHEATHING

- SHEATH ROOF FRAMING W/ $\frac{7}{16}$ " 24/16 SPAN RATED OSB OR PLYWOOD, SHEATHING SHALL BE INSTALLED W/ LONG DIMENSION PERPENDICULAR TO SUPPORTS
- FASTEN SHEATHING TO ROOF FRAMING W/ 8d RINGSHANK @ 6" OC AT ALL PANEL EDGES AND 12" OC IN THE FIELD
- AT LOCATIONS WHERE ROOF IS ADJACENT TO WALL/FLOOR FRAMING, PROVIDE 2x NAILER SLOPED TO MATCH ROOF PITCH. FASTEN NAILER TO EACH VERTICAL WALL/FLOOR FRAMING MEMBER W/ (3) 10d @ MAX 24" OC, EDGE NAIL ROOF SHEATHING TO NAILER



1.2 CEILING FRAMING PLAN
Scale: 1/4"=1'-0"

1.3 ROOF FRAMING PLAN
Scale: 1/4"=1'-0"

JOHN HILLMAN

OLD TOWN ADDITION
1001 WHITE ST.
FERNANDINA BEACH, FL 32034
NASSAU COUNTY

PROJECT NUMBER
19-0725

SHEET NUMBER
S2.0

SHEET NAME
ROOF
FRAMING PLAN

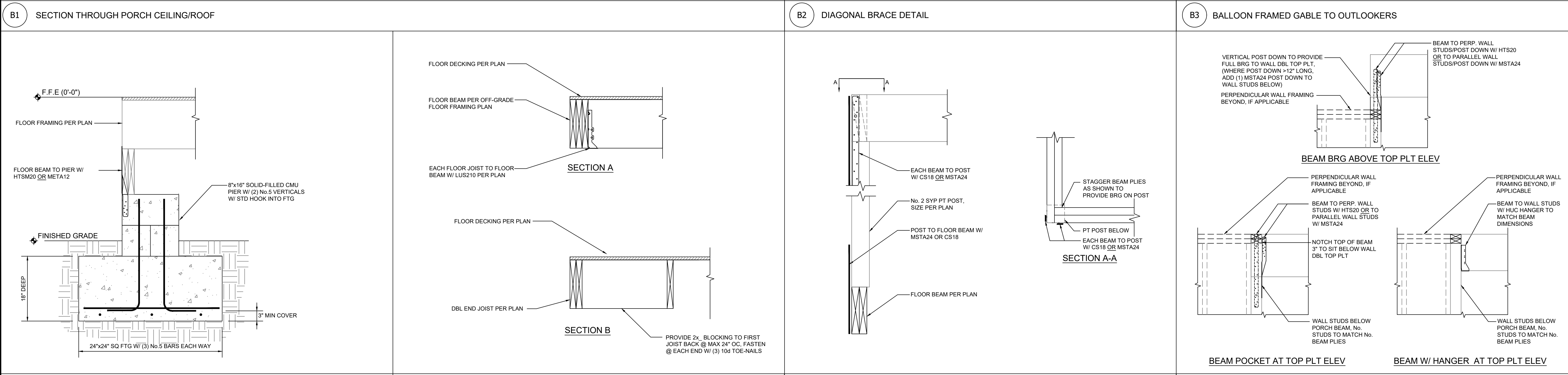
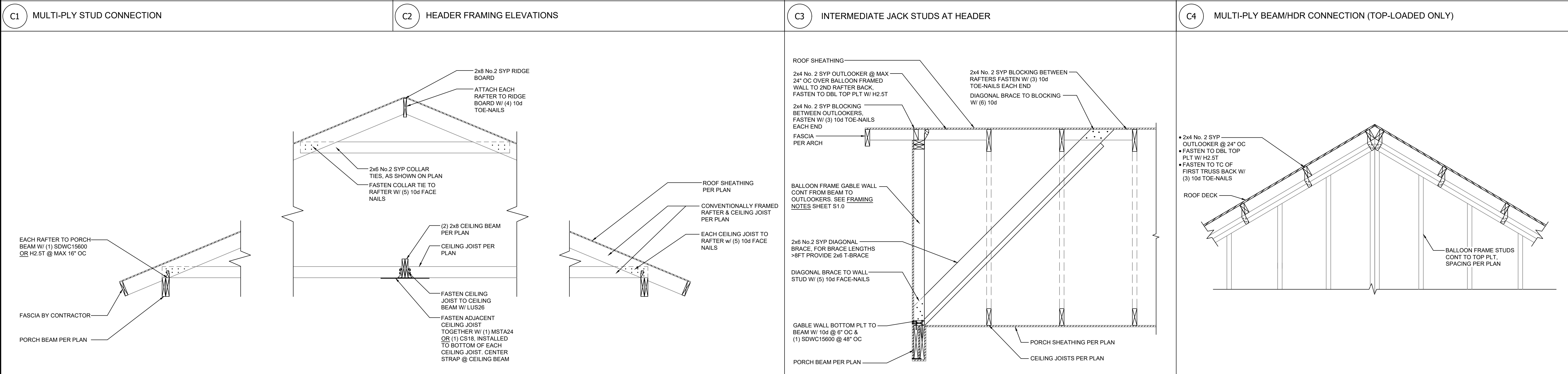
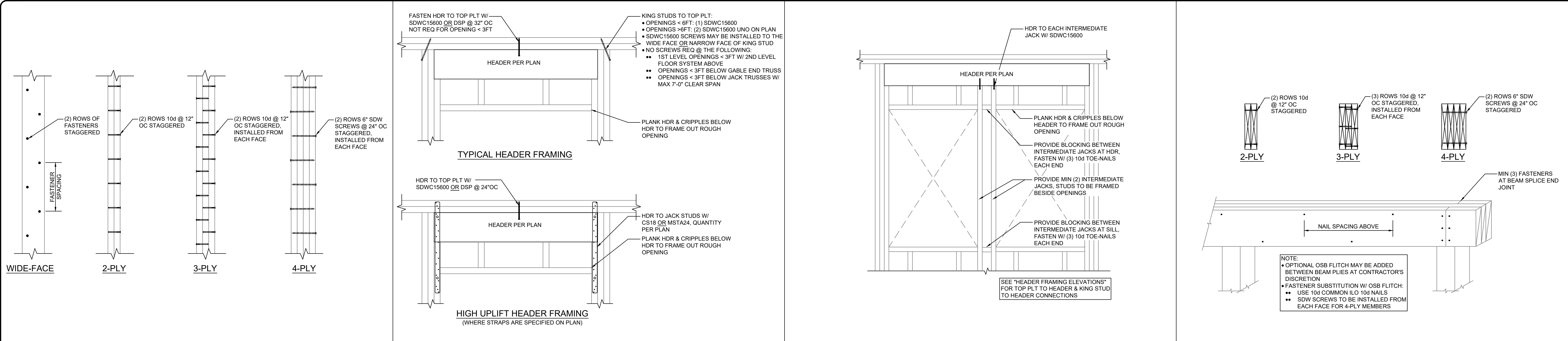
REVISIONS

DATE	DESCRIPTION

DESIGNED
BDP

REVIEWED
AKR

Russell Rowland
13241 BARTRAM PARK BLVD #613
JACKSONVILLE, FL 32258
P 904-503-3283 RUSSROW.COM
C.A. No. 32756



JOHN HILLMAN

OLD TOWN ADDITION
1001 WHITE ST.
FERNANDINA BEACH, FL 32034
NASSAU COUNTY

PROJECT NUMBER
19-0725

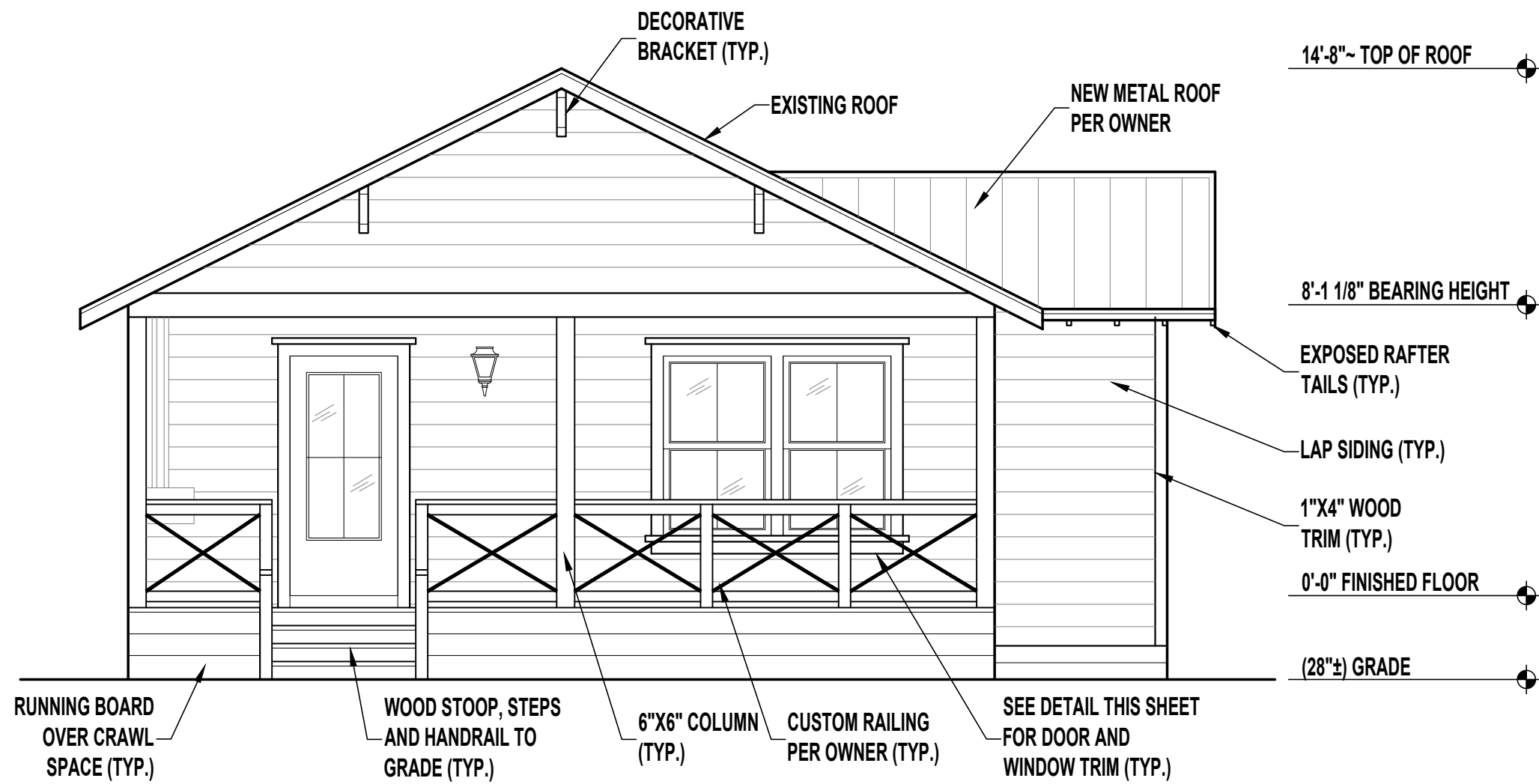
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SD.1

SHEET NAME
DETAILS

REVISIONS

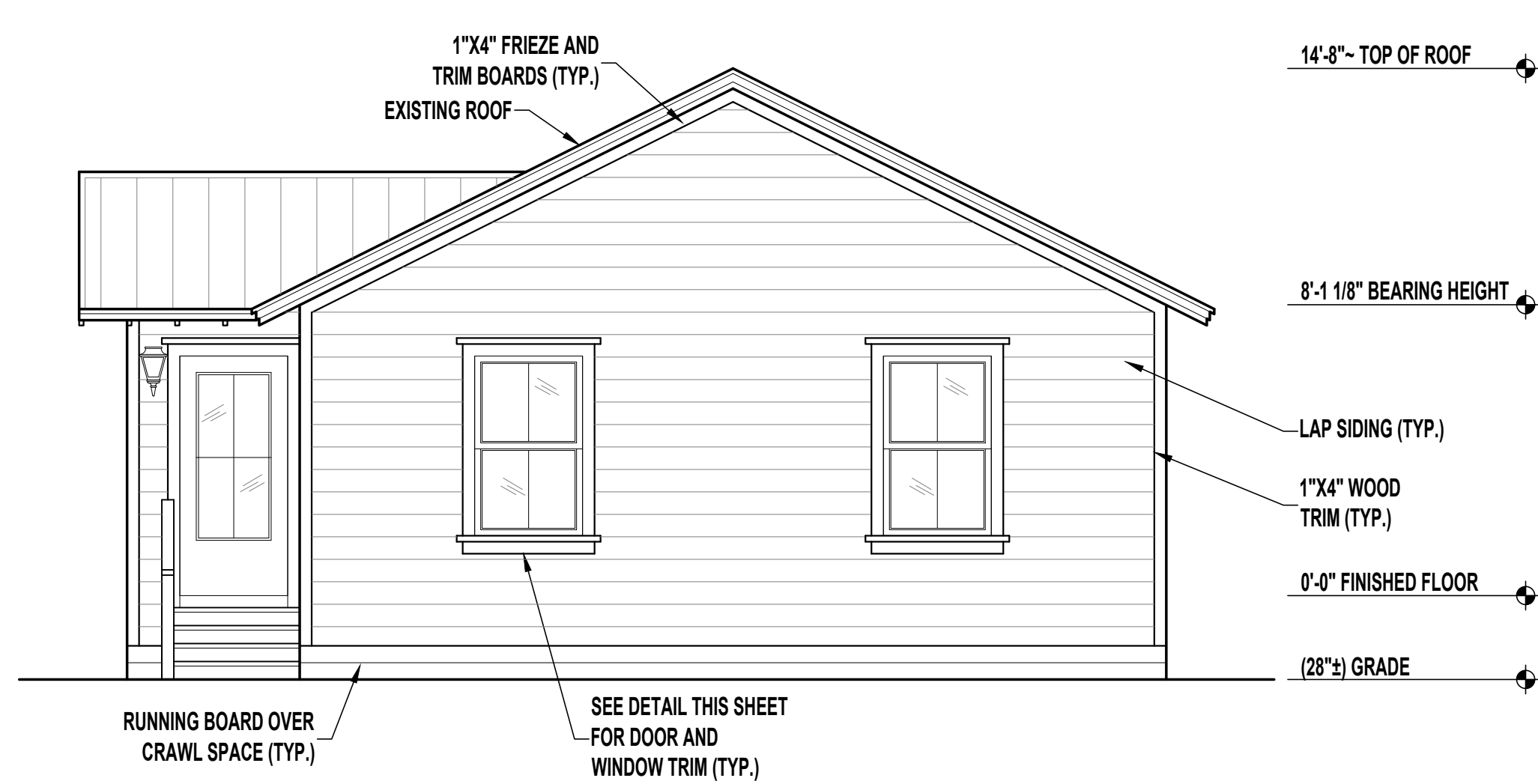
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DESIGNED BDP	
REVIEWED AKR	

07-24-2020



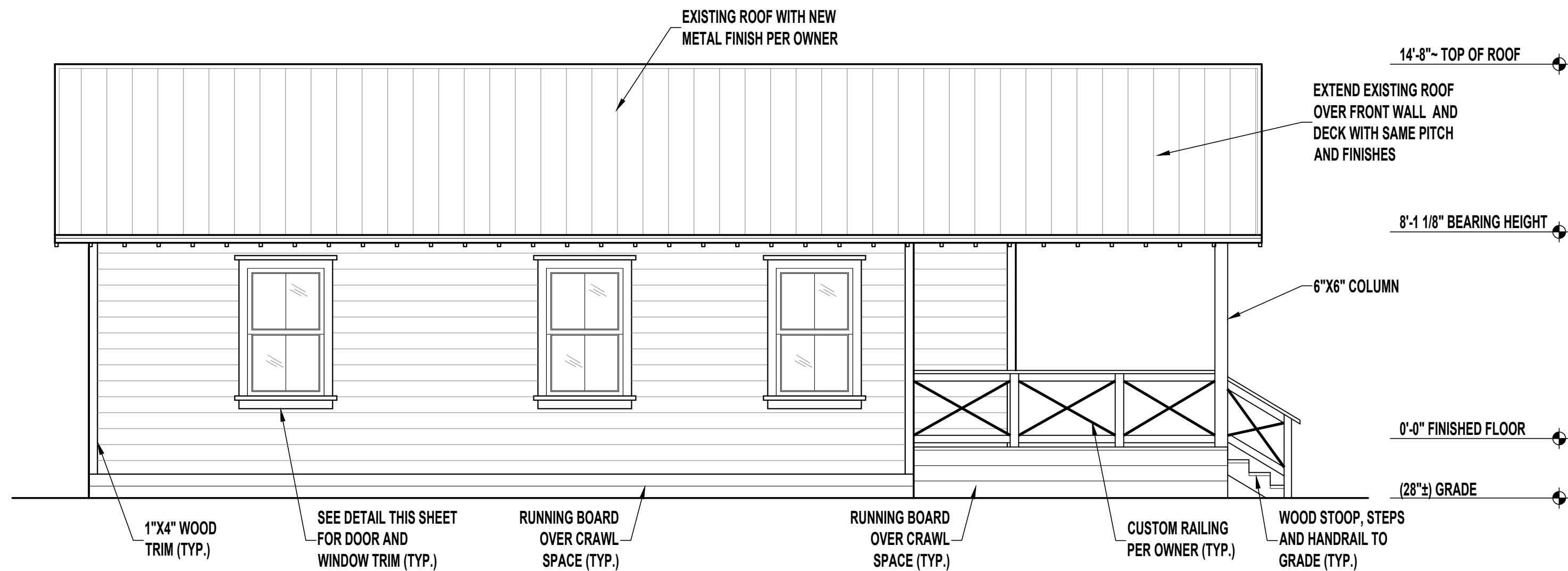
FRONT ELEVATION

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



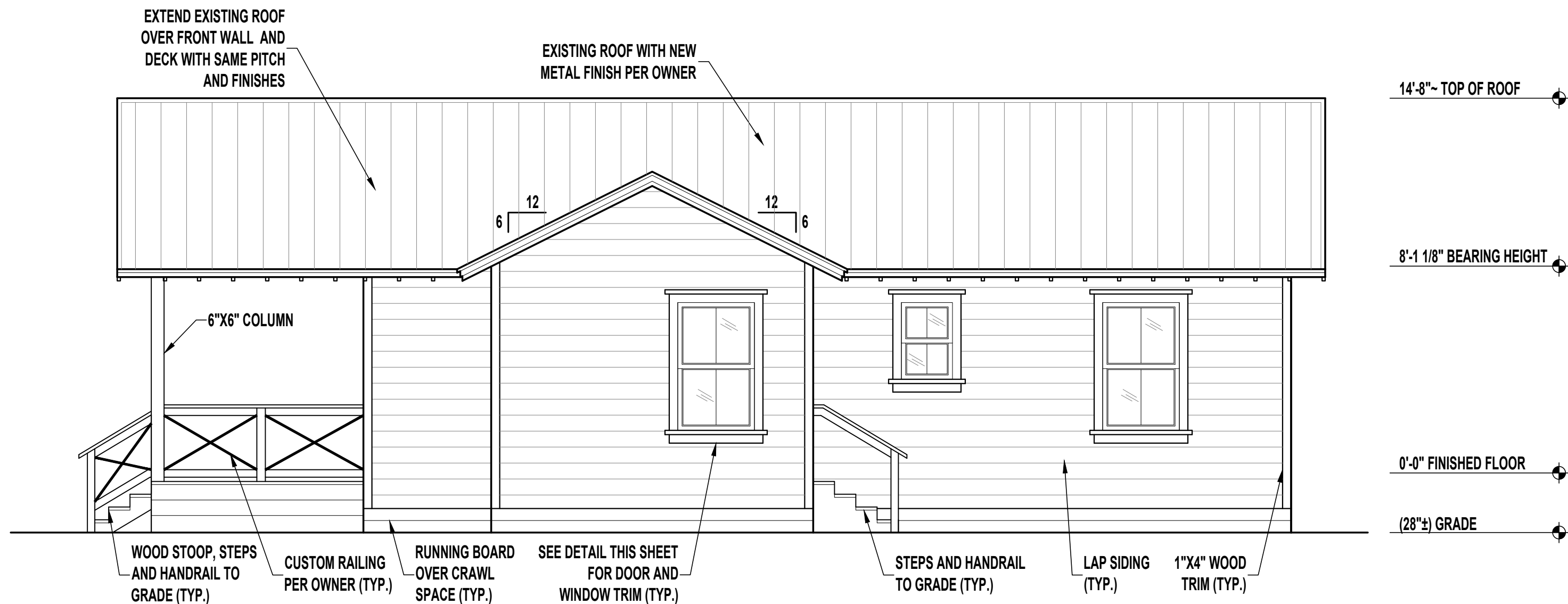
REAR ELEVATION

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



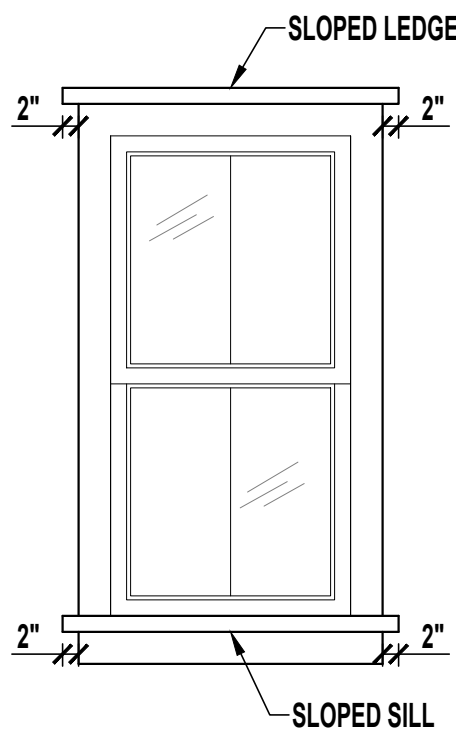
LEFT SIDE ELEVATION

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



RIGHT SIDE ELEVATION

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



WINDOW TRIM
TOP AND BOTTOM: 2" AND 4"
SIDES: 4"

WINDOW TRIM DETAIL
SCALE: 1/2" = 1'-0"

Revisions

No.

Date 07-08-20

Scale AS SHOWN

Drawn WES

Sheet

A2.1

Shields CAD Services

243 Tarrasa Drive | Jacksonville, FL 32225

Phone : (904) 241-1540

Website: www.scsjax.com - Email: billshields@gmail.com

By

Date

Revisions

No.

Date 07-08-20

Scale AS SHOWN

Drawn WES

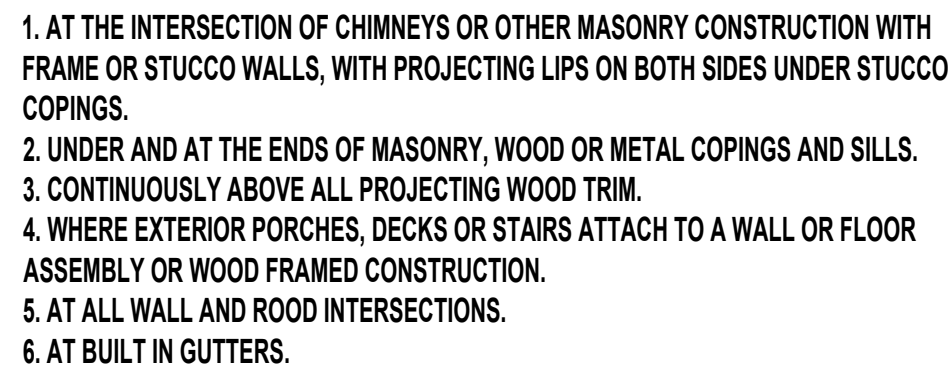
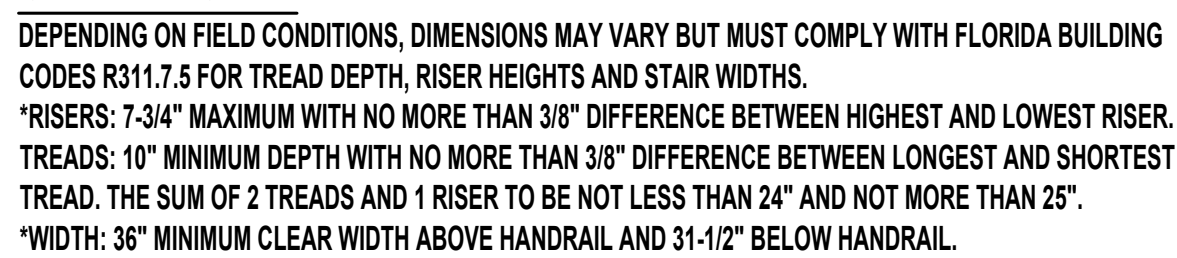
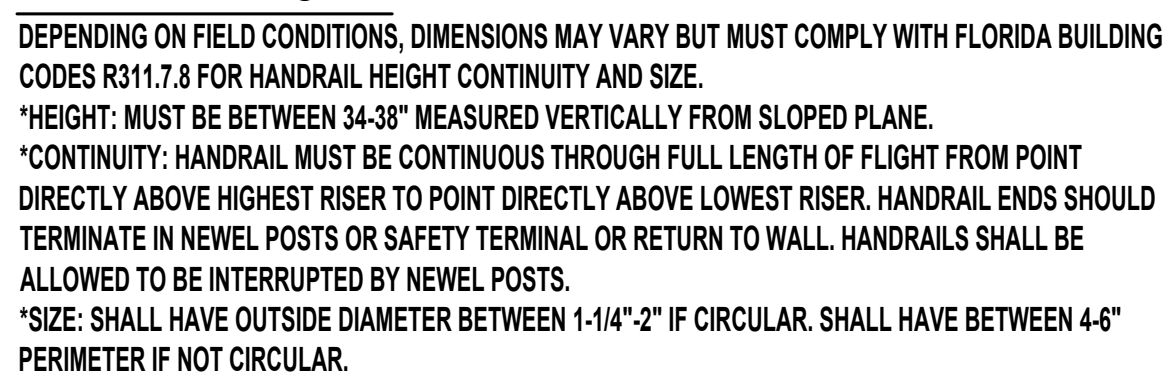
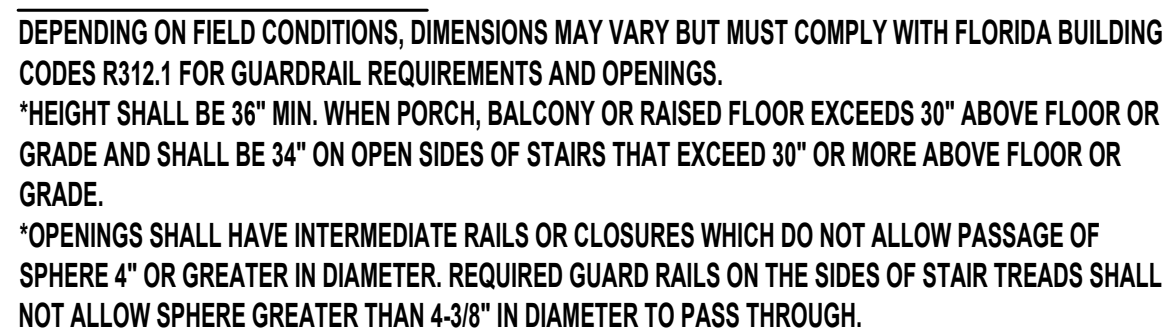
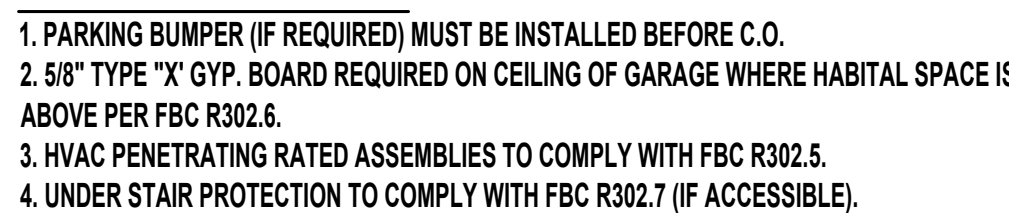
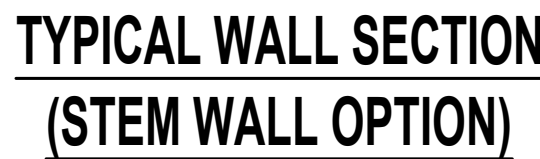
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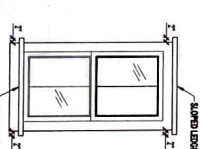
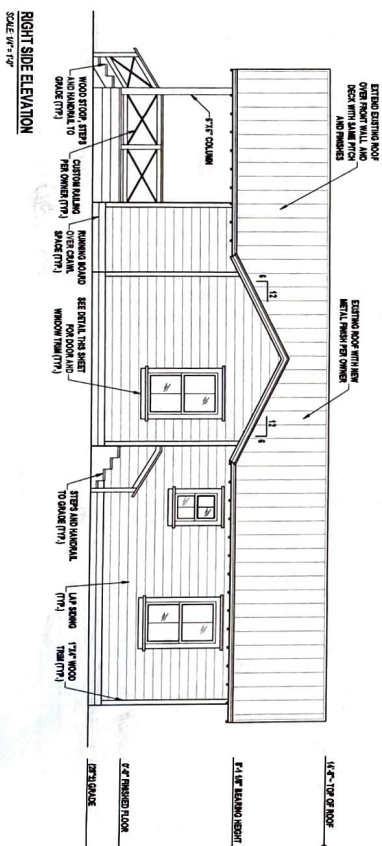
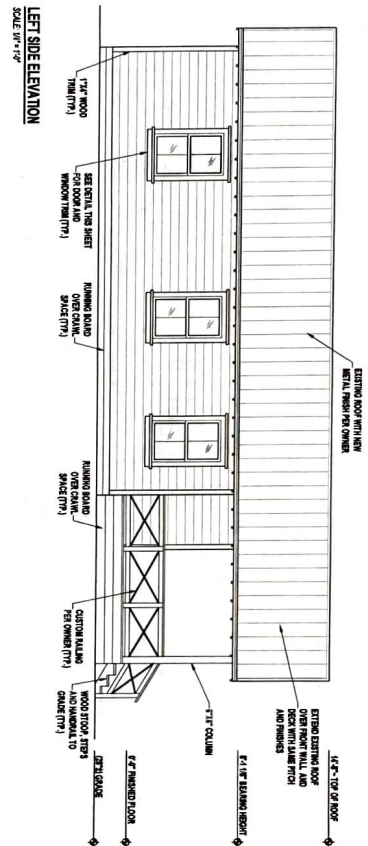
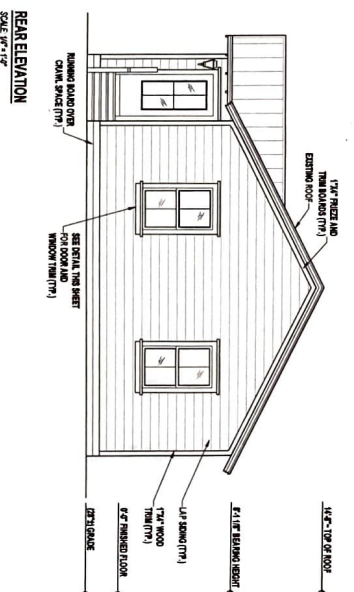
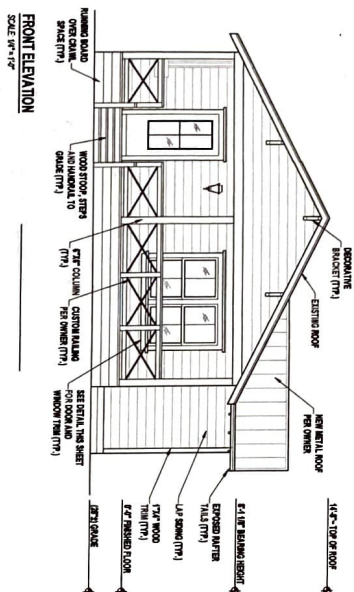
A2.1

HILLMAN RESIDENCE

1001 WHITE STREET | FERNANDINA BEACH, FL 32034

ELEVATIONS





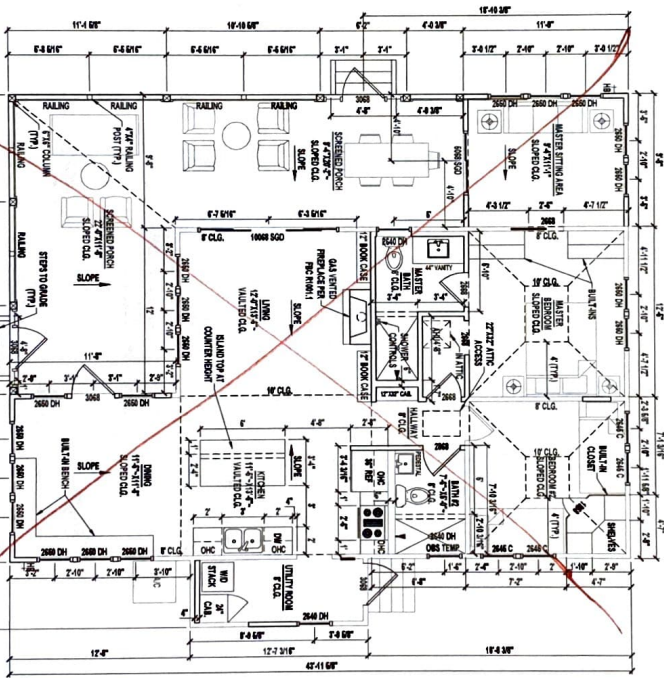
WINDOW TRIM DETAIL
SCALE 1/2" = 1'-0"

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

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

A2.1

DELETE - NOT DEBARS THIS PLAN



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

DEMOLITION NOTES:

1. INTERIOR FLOOR JOISTS TO REMAIN, UNLESS OTHERWISE NOTED. UNLESS OTHERWISE NOTED, ALL FLOOR JOISTS TO BE REMOVED AS NOTED FOR NEW CONSTRUCTION.
2. EXISTING CHIMNEY TO REMAIN AS NOTED.
3. EXISTING CEILING IN LIVING AREA TO BE REMOVED AS NOTED FOR NEW CONSTRUCTION.
4. ALL FLOOR FINISHES TO BE REMOVED.

CONSTRUCTION NOTES:

1. VERIFY ALL DOOR, WINDOW AND AIR CONDITIONER SIZES AND SETTINGS WITH OWNER PRIOR TO PURCHASE AND INSTALLATION.
2. FIELD VERIFY ALL DIMENSIONS PRIOR TO DEMOLITION AND CONSTRUCTION.

HOUSE AREAS	
HEATED AREA	194 SF
POUCHES	467 SF
TOTAL UNDER ROOF	144 SF

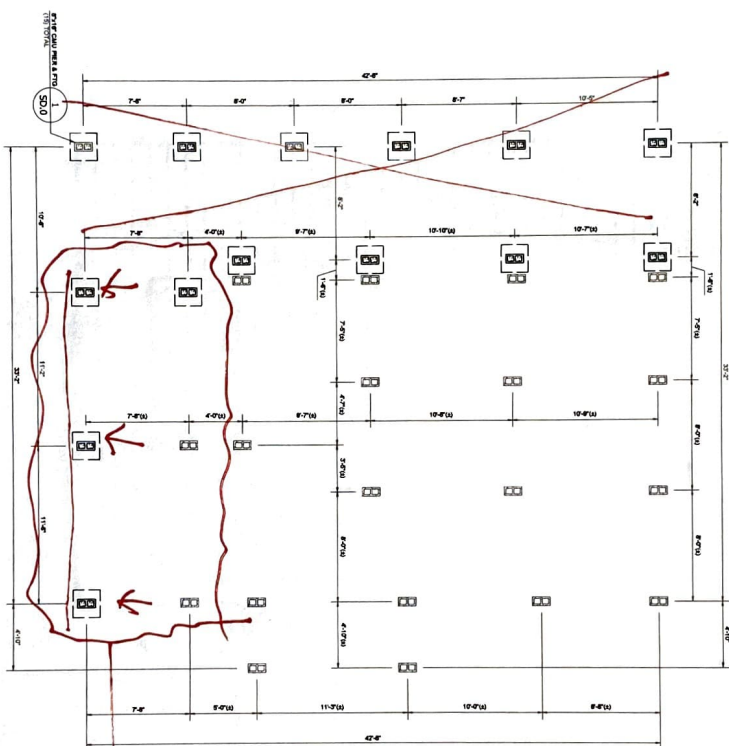
NOTES:

1. SHOWER HAS GLASS ENCLOSURE, SAFETY GLAZING REQUIRED PER FCC T.S.M.A.L.
2. FROSTED THERMOFLEX GLASS IS REQUIRED.
3. CONTRACTOR MUST VERIFY ALL DIMENSIONS.

MASONRY PIER NOTES:

1. CONCRETE FOOTINGS SHALL BE CAST IN PLACE AND SHALL BE REINFORCED WITH #4 BARS AT 18" ON CENTER.
2. REINFORCING BARS SHALL BE LAPPED WITH 1' LAP AND SHALL BE TIED TO THE REINFORCING BARS WITH #4 BARS.
3. REINFORCING BARS SHALL BE LAPPED WITH 1' LAP AND SHALL BE TIED TO THE REINFORCING BARS WITH #4 BARS.
4. ALL VERTICAL JOINTS SHALL BE STRENGTHENED WITH #4 BARS AND BE REINFORCED WITH #4 BARS.

LEGEND & SYMBOLS



EXTEND CABLE TO EDGE
of Deck

0.1 FOUNDATION PLAN
Scale: 1/4"=1'-0"

JOHN HILLMAN

OLD TOWN ADDITION
1001 WHITE ST.
FERNANDINA BEACH, FL 32034
NASSAU COUNTY

Russell Rowland
13241 BARTRAM PARK BLVD #613
JACKSONVILLE, FL 32258
P 904-503-3283 RUSSROW.COM
C.A. No. 32786

PROJECT NUMBER	18-0725
SHEET NUMBER	S0.1
SHEET NAME	FOUNDATION PLAN
REVISIONS	
DATE	
DESCRIPTION	
DESIGNED	
REVIEWED	
DATE	
DESCRIPTION	

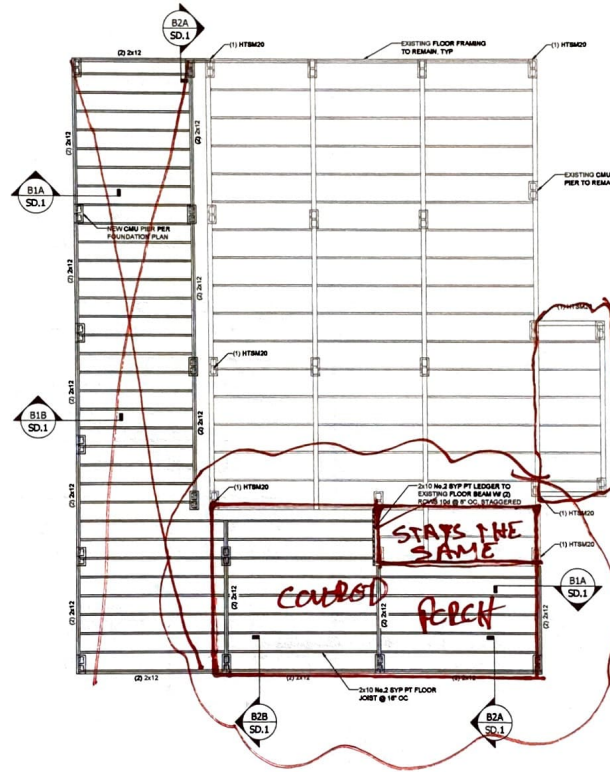
OFF-GRADE FRAMING NOTES:

FLOOR JOISTS No 2 SYP PT, UNO
 1. ALL FLOOR JOISTS SHALL BE S12 SPACED @ MAX 16" OC, UNO
 2. ATTACH EACH JOIST TO FLOOR BEAM W/ LUGS
 3. ATTACH EACH FLOOR BEAM TO CMU PIER W/ METAL LUGS HTBM20

FLOOR SHEATHING
 4. SHEATH FLOOR FRAMING W/ 5/8" TONGUE AND GROOVE OBG OR PLYWOOD
 5. FASTEN SHEATHING TO ALL SUPPORTING MEMBERS W/ 16" CORNERS @ 8" OC
 AT ALL PANEL EDGES AND 12" OC IN THE FIELD.

LEGEND & SYMBOLS

EXISTING MAJORITY
 PRE TO REMAIN
 NEW PLUS PER PER
 FOUNDATION PLAN



1.0 OFF-GRADE FLOOR FRAMING PLAN
 Scale: 1/4"=1'-0"

JOHN HILLMAN

OLD TOWN ADDITION
 1001 WHITE ST.
 FERNANDINA BEACH, FL 32034
 NASSAU COUNTY

PROJECT NUMBER
 19-0725

SHEET NUMBER
 S1.0

SHEET NAME
 OFF-GRADE
 FLOOR FRAMING

REVISIONS
 DATE DESCRIPTION

DESIGNED
 BOP
 REVIEWED
 AKR

Russell Rowland
 13241 BARTRAM PARK BLVD #113
 JACKSONVILLE, FL 32218
 P 904-333-1111
 C 904-333-1111
 C.A. No. 32755

1. RAFTERS TO BE 2x6 MAX 2' SP. @ MAX 24" OC.
2. ALL RIDGE BEAMS PER PLAN.
3. ALL BLEEDERS TO BE MIN 2x6 MAX 2' SP. FASTEN TO EXISTING ROOF FLOORING MEMBER W/ (4) 10# TOE-NAILS @ MAX 24" OC.
4. ATTACH EACH RAFTER TO RIDGE, HIP, & LEADER W/ (4) 10# TOE-NAILS.
5. ATTACH EACH RAFTER TO POST PLATE W/ (4) 10# TOE-NAILS & (1) 80#X15800 Q@ 10' HD ST.
6. ATTACH EACH RAFTER TO BLEEDER W/ (3) 10# TOE-NAILS & (1) H3.
7. ATTACH 2x4 POST DOWN AS RIDGE OR LEADER.
8. FASTEN RIDGE/HIP TO POST DOWN W/ MTB12.
9. FASTEN POST DOWN TO DR. CLEARED JOIST/BL. POST PL. BELOW W/ MTB12.
10. 2x6 COLLAR TIE@ EACH RAFTER BEAT LOCATED IN UPPER THIRD OF RAFTER. FASTEN TO RAFTER W/ (4) 10# FACE-NAILS. WHERE APPLICABLE.

10. FASTEN SHEATHING TO ROOF FRAMING W/ 8d RINGSHANK @ 8" OC AT ALL PANEL EDGES AND 12" OC IN THE FIELD



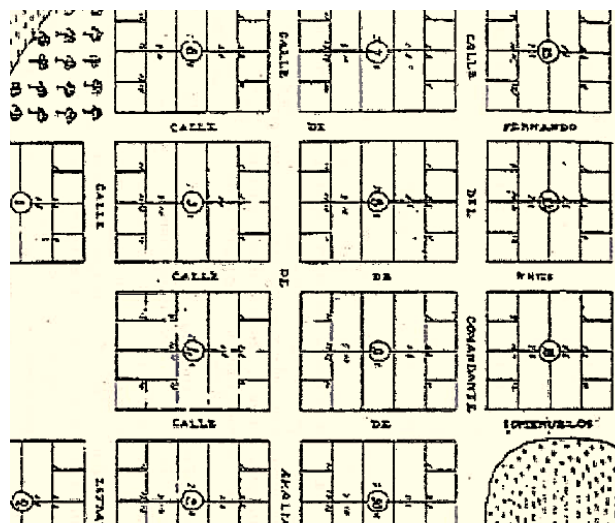
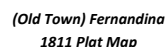
GARAGE EXTENDS TO
EDGE OF DECK
THE PORCH CEILING
WILL BE FLAT SO
THE BUMP OUT FOR THE
KITCHEN AREA WILL BE
SAME HEIGHT AS PORCH
CEILING. NO VAULT



13241 BA
JAC
P 904-5



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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

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* ☒

ANALYSIS:

PROPOSED MATERIALS		
	Type/Material/Brand	Color
Exterior Fabric	Smooth Fiber Cement Lap Siding, 4" exposure & Horizontal 1x8 V-Groove siding	SW 7007 Ceiling Bright White
Doors	Marvin Elevate FL4809-R20	Mahogany, White
Windows	Marvin Elevate FL5545-R8	Black
Roofing	5v crimp metal	Galvalume
Fascia/Trim	Hardie plank - Smooth	SW 7007 Ceiling Bright White
Foundation	Stucco	Gray
Shutters	N/A	N/A
Porch/Deck	Pine Pressure Treated	<i>Natural</i>
Fencing	N/A	N/A
Driveways/ Sidewalks	Crushed Shell	N/A
Signage	N/A	N/A
Underpinning	PT Wood	SW 6279 Black Swan

Site Plan –

- **Housing Type** – Single-family detached homes are a permissible housing type in OT-1 Zoning District.
- **Visibility Triangle** – All proposed construction occurs beyond the required visibility triangle.
- **Lot Density** – Meets the requirement to remain under the 45% lot coverage maximum.
- **Mechanical** – Per LDC 4.02.03(A)7, “*Mechanical equipment may be located within the side or rear yard setback, but not closer than five (5) feet to side or rear yard lot lines.*” The site plan provides location of AC equipment as consistent with dimensional standards.
- **Visibility Corridors** – The proposed siting of the home meets the required 5’ minimum visibility corridor setbacks on all sides.
- **Encroachments** – none.
- **Parking** – Driveway to be accessed from Someruelus Street. The driveway material is indicated to be crushed shell.
- **Orientation** – All primary structures are required to front the street. The proposed primary structure is sited to front Amelia Street, which is appropriate.

Elevations –

- **Scale** – The building is appropriately scaled and in proportion with existing development in Old Town.
- **Height** – Building height shall be measured from the approved finished grade, to the highest point on the structure, per LDC 4.02.03(C). Height of the structure is approximately 31’5 ¾”, which is under the maximum allowable. Height of the accessory structure is 23’8 ¼”, which is under the allowable 24’.

- **Materials** – The project features materials that replicate traditional materials. The home features smooth Hardie lap siding, metal roof, and wood elements for the porch railings.
- **Foundation** – The project will be constructed on an elevated foundation. Piers detailing will be in gray stucco.
- **Windows** – Windows are to be 2 over 2, Marvin Elevate Windows – Single Hung Vinyl with external grids and Hardie trim. These windows are on the list of approved windows.
- **Doors** – Front door is manufactured by Marvin Elevate.
- **Accessory structure** – An approximately 402 sq.ft garage building will be constructed at rear of lot. It will match the principle structure in materials.

Other Notes –

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

STAFF RECOMMENDATION:

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

Staff recommends: FINAL APPROVAL of HDC 2020-20

MOTION TO CONSIDER:

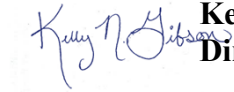
I move to **approve or deny** HDC case number 2020-20 **with or without** conditions

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

That HDC case 2020-20, 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 **FINAL** approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2020-20 Application and Backup Materials

Respectfully Submitted,
 **Kelly N. Gibson, AICP**
Director

APPLICABLE GUIDELINES:

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

DOWNTOWN HISTORIC DISTRICT GUIDELINES

CITY OF FERNANDINA BEACH COMPREHENSIVE PLAN

ANALYSIS:

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

<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 of this variance would be harmonious with the existing residences thereby creating a reconciliation of the intent and purpose of the areas comprehensive plan.”</i>	Two of the stated goals of the Old Town Fernandina Preservation and Development Guidelines are to: -Maintain the same configuration of land use fitted to the lot sizes of the Spanish plat in order to make a spatial connection to the history of Old Town. And - Design buildings and landscape to reinforce the order of the historic city plan. Granting the variance would not be in harmony with the intent and purpose of the Land Development Code and Comprehensive Plan, but could be mitigated through the siting of a future structure and the use of architectural features to recognize the mid-lot corridor.	NO
<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 would not cause any injury to the area involved, not be of any detriment as is evidenced by said variance being granted pursuant to HDC 2018-34.”</i>	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 filled out in the above application.

Applicant Response

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

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

Staff Response

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

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

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

STAFF RECOMMENDATION:

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

Staff recommends: DENIAL of HDCV 2020-01

If the Board finds that enough evidence has been presented to grant approval of this variance, staff suggests that the approval be granted with the condition that the 10' side yard visibility corridor follow the guidelines for mid-lot corridors: "...the visibility corridor may be crossed by an enclosed primary structure or connecting element which clearly indicates the existence of the visibility corridor (i.e., substantial changes in the roof elevation, substantial indentions or breaks in exterior wall elements and similar architectural features) as may be approved by the Historic District Council (HDC)."

MOTION TO CONSIDER:

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

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

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

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2018-34 Application and Backup Materials

Respectfully Submitted,

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

Salvatore J. Cumella
Historic Preservation Planner

Print**Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #5553****Date Submitted: 7/9/2020**

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 – 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.

2020 HDC BOARD AND SUBMISSION DEADLINE CALENDAR**HDC**

Application Deadline (4:30pm)	Dec 19 2019	Jan 16 2020	Feb 20 2020	Mar 19 2020	Apr 09 2020	May 07 2020	June 04 2020	<u>Jul 09 2020</u>	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 27 2020	June 18 2020	<u>Jul 16 2020</u>	Aug 20 2020	Sep 17 2020	Oct 15 2020	Nov 19 2020	Dec 17 2020	Jan 21 2021	Feb 18 2021

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*

New Construction ▼

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*

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*

Lauren

Last Name*

Kelly

Company (if applicable)

Moser Design Group

Street Address

17 Market #2

City

Beaufort

State

SC

Zip

29906

Telephone Number

843-379-5630

E-mail Address

lauren@moserdesigngroup.com

Project Description*

This project is a house with detached garage, located on one corner media-peonia (Lot 14) and the southern portion of an interior peonia (Lot 10s). The owners, the Harrisons, received a variance in 2018 which was extended on 2/24/2020 to be able to treat the side yard view corridor between the two lots as a mid-lot corridor; thus the enclosed portion of the house can extend over these lot lines as long as the view corridor is visually defined by the structure.

The house was designed to have the long elevation be the primary elevation facing Someruelus Street. The corner is marked by a porch and contains the main two-story form which stops at the edge of the view corridor. The secondary form is one-story, with a porch that further delineates the side yard view corridor. The architectural character is based on the precedent architecture seen in the area and other places in north Florida, with mostly hipped roof forms, lap siding, and a stucco pier foundation and chimney. The wide eave overhangs, and south-facing porches and openings are in keeping with the architectural traditions of the area.

The main house is 2,117 total square feet and 31'-6" tall from the ground to the top of the roof. The garage footprint is 402 square feet and is 23'-8" from the ground to the top of the roof.

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

Hardie

Product DescriptionSmooth Fiber Cement Lap Siding, 4" exposure & Horizontal
1x8 V-Groove siding**Color**SW 7007 Ceiling Bright
White

Include FL Product Approval # for Windows and Doors

(Name/Number)

DOORS**Manufacturer**

Marvin Elevate

Product Description

FL4809-R20

Color

Mahogany, White

Include FL Product Approval # for Windows and Doors

(Name/Number)

WINDOWS**Manufacturer**

Marvin Elevate

Product Description

FL5545-R8

Color

Black

Include FL Product Approval # for Windows and Doors

(Name/Number)

ROOFING**Manufacturer**

TBD

Product Description

5v crimp metal

Color

Galvalume

Include FL Product Approval # for Windows and Doors

(Name/Number)

FASCIA/TRIM**Manufacturer**

Hardie

Product Description

Smooth

ColorSW 7007 Ceiling Bright
White

Include FL Product Approval # for Windows and Doors

(Name/Number)

FOUNDATION**Manufacturer**

On-site

Product Description

Stucco

Color

Gray

Include FL Product Approval # for Windows and Doors

(Name/Number)

SHUTTERS

Manufacturer

N/A

Product Description

Include FL Product Approval # for Windows and Doors

Color

(Name/Number)

PORCH/DECK**Manufacturer**

On-Site

Product Description

PT Wood

Include FL Product Approval # for Windows and Doors

Color

(Name/Number)

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

Include FL Product Approval # for Windows and Doors

(Name/Number)

DRIVEWAYS/SIDEWALKS**Manufacturer****Product Description**

Crushed Shell

Include FL Product Approval # for Windows and Doors

Color

(Name/Number)

SIGNAGE**Manufacturer****Product Description****Color**

Include FL Product Approval # for Windows and Doors

(Name/Number)

OTHER**Manufacturer**

On-Site

Product Description

Underpinning - PT Wood

Include FL Product Approval # for Windows and Doors

Color

SW 6279 Black Swan

(Name/Number)

Please upload supplemental documentation and all product brochures, paint color samples, etc.**Upload 1**owner authorization-
harrison.pdf**Upload 2**

harrison-deed.pdf

Upload 3

Harrison plat.pdf

Upload 4

Harrison OT-HDC
Submission.pdf

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.
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*

Lauren

Applicant Last Name*

Kelly

Today's Date*

7/9/2020



DEPARTMENT OF PLANNING & CONSERVATION

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



CERTIFICATE OF APPROVAL (COA) HDCV2020-0001 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC- Variance	Project:	App Date: 01/09/2020
Work Class: HDC Variance	District: Default	Exp Date: 02/10/2020
Status: Approved	Square Feet: 0.00	Completed: 02/24/2020
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: VARIANCE from LDC 8.01.01.03(k) 'Lot Visibility Corridors' with the condition that: 1) the applicable side yard view corridor be treated as a mid-lot corridor.		Expire Date: 02/23/2021

Parcel: 00-00-31-1580-0009-0101 Main	Address: 0 Someruelus St Suite: Lot 10 Main Fernandina Beach, FL 32034	Zone: OT-1(Old Town 1)
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Applicant Jackie & Linda Harrison 0 Someruelus ST Lot 10 Fernandina Beach, FL 32034 Home: 561-313-3944	Owner Jackie & Linda Harrison 0 Someruelus ST Lot 10 Fernandina Beach, FL 32034 Home: 561-313-3944
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Activity Type	Activity Number	Name	User	Created On
Application Notes	APP-000515-2020		Sylvie McCann	01/09/2020
HDC Decision	DEC-000577-2020		Samantha Rogic	02/24/2020
Notice	NOT-000516-2020		Sylvie McCann	01/09/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00006200	HDC Variance Residential	\$850.00	\$850.00
Total for Invoice INV-00006200		\$850.00	\$850.00
Grand Total for Plan		\$850.00	\$850.00

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



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

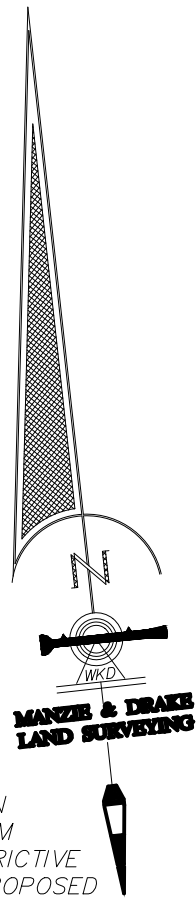
PRE-ENGINEERED: REFERS TO ANY ELEMENT THAT IS TO BE
ENGINEERED BY A LICENSED PROFESSIONAL
ENGINEER FAMILIAR WITH THE SITE AND PROJECT
PRIOR TO CONSTRUCTION.

G1.0

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

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



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

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

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

LEGEND

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

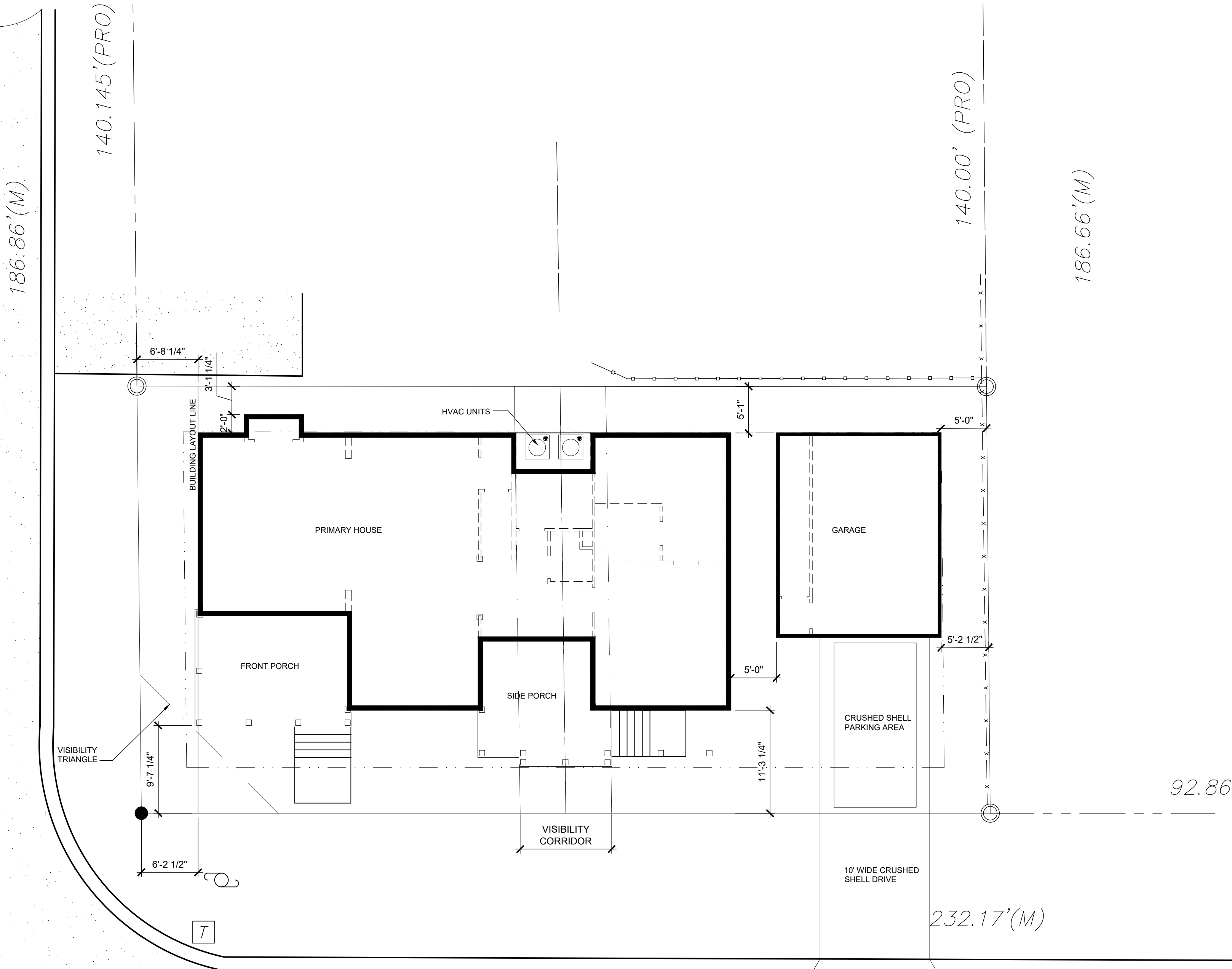
SURVEY NOTES:

- 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.
- Internal lot angles show hereon are based on recovered monumentation.
- "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 0229C, 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.
- This survey is protected by copyright and is certified only to the entities listed and only for this particular transaction. Any use or reproduction of this survey without the express written permission of the surveyor is prohibited. Use of this survey in any subsequent transactions is expressly prohibited and is not authorized. The surveyor expressly disclaims any certification to any parties in future transactions. No entity other than those listed should rely upon this survey.

SITE COVERAGE DATA

MAIN HOUSE	
MAIN HOUSE FOOTPRINT	1,477 SQ FT
GARAGE FOOTPRINT	402 SQ FT
TOTAL BUILDING COVERAGE	1,879 SQ FT
LOT AREA	
LOT AREA	4,337 SQ FT
% LOT COVERAGE	43%

AMELIA STREET

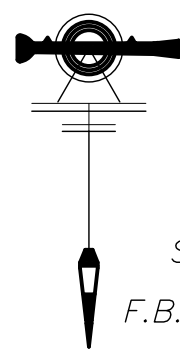


SOMERUELUS STREET

1 SITE PLAN
G1.1
1/4" = 1'-0"

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



MANZIE & DRAKE LAND SURVEYING

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

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

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

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

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

DATE :

JULY 9, 2020



MOSE DESIGN GROUP, INC.

RESIDENTIAL DESIGNERS
7 MARK NO. 2 BEA FORT, S. 28904
hdc@moserdesigngroup.com
PHONE (843) 379-5630

REVISION :

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PROJECT :

HARRISON RESIDENCE
TNH-SC-24A-MIRR MODIFICATION
BLOCK 9, LOTS 14 & 10s

HDC REVIEW SET

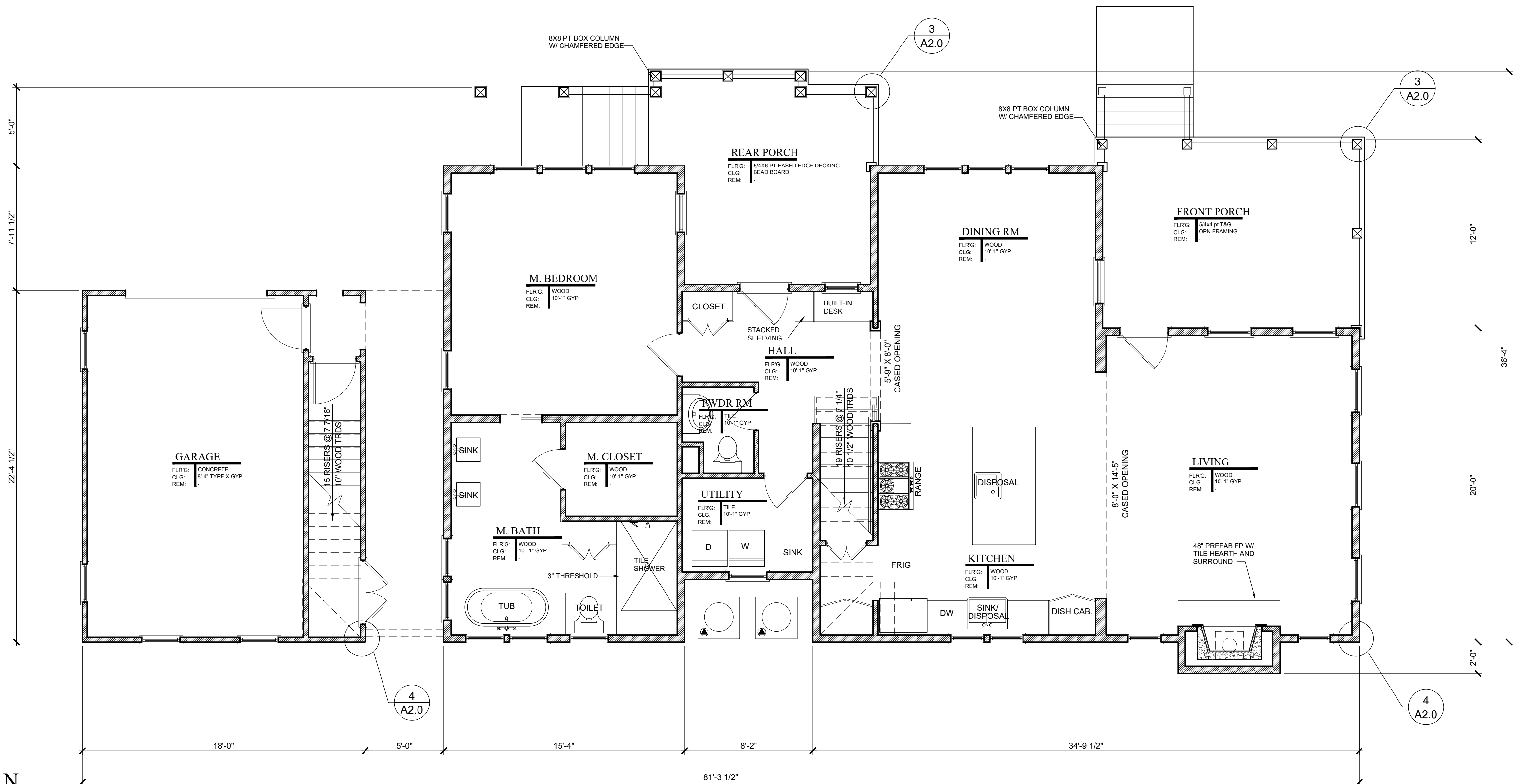
SHEET :

GREEN

3 WOOD COLUMN DETAIL

$$1\frac{1}{2}'' = 1'-0''$$

4 CORNER DETAIL
A2.0 1 1/2" = 1'-0"

 $1\frac{1}{2} = 1.5$ 

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

1/4" = 1'-0"

FINISH NOTES

1. Wallboard board shall be mold, mildew & moisture resistant, screw-attached 1/2" fire resistant gypsum board conforming to ASTM C36-64.
2. Ceiling board shall be mold, mildew & moisture resistant, screw-attached 5/8" fire resistant gypsum board conforming to ASTM C36-64.
3. Wallboard @ damp areas shall be equal to screw-attached 1/2" moisture resistant gypsum board @ all areas exposed to high humidity levels such as bathrooms.
4. Sheetrock accessories shall be equal to USG. All exposed corners and gypsum board edges shall have appropriate metal accessories. Sheetrock joint treatment materials shall conform to ASTM C476-64. Tape all joints and apply 3 coats of joint compound. Sand between coats and after the final finish coat.
5. All joints should be sound, clean, dry and free of contaminants. Caulking or sealant should be applied in accordance with spec data sheets and manufacturer's specific recommendations. Caulking and sealant shall be installed so that finish surface is smooth, even and regular.
6. Sealant shall be installed at exterior or damp interior joints between dissimilar materials as required. Prime all substrates with primer as recommended by manufacturer of sealant. Apply sealant from the bottom up.

BATH ACCESSORIES NOTES

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

BUILDING AREAS

MAIN HOUSE

FIRST FLOOR PLAN	1,477 SQ FT
SECOND FLOOR PLAN	640 SQ FT
TOTAL HEATED	2,117 SQ FT
FRONT PORCH	198 SQ FT
REAR PORCH	170 SQ FT
UPPER PORCH	198 SQ FT
TOTAL UNHEATED	566 SQ FT
GARAGE	
FOOTPRINT	402 SQ FT
SECOND FLOOR	358 SQ FT

DATE:

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RESIDENTIAL DESIGNERS
MARKET, NO. 2 • BEAUFORT, S. 29906
info@mosesdesigngroup.com

REVISIONS:

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[illegible]

PROJECT:

HARRISON RESIDENCE
TNH-SC-24A-MIRR MODIFICATION
BLOCK 9, LOTS 14 & 10s

HDC REVIEW SET

A2.0

JULY 9, 2020

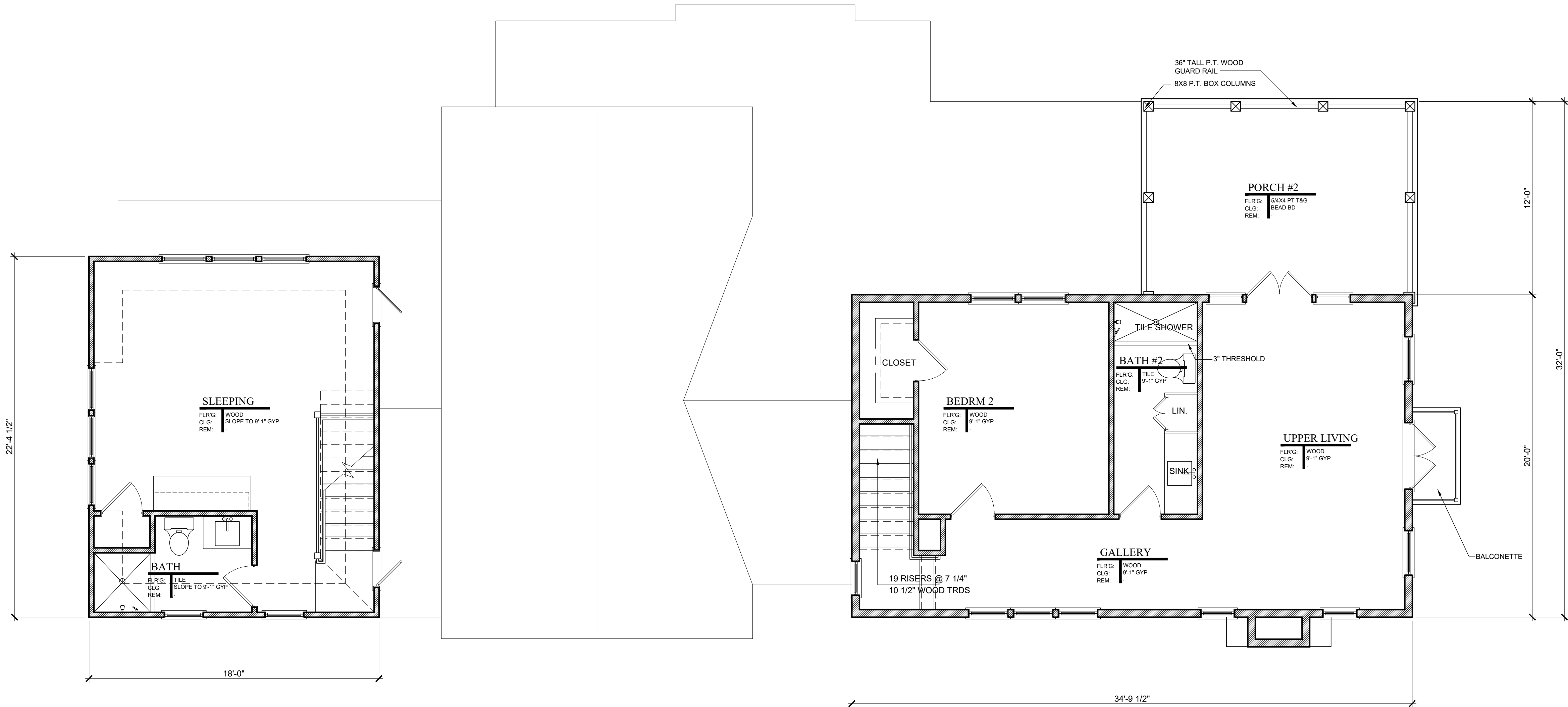


DESIGN GROUP

RESIDENTIAL DESIGNERS

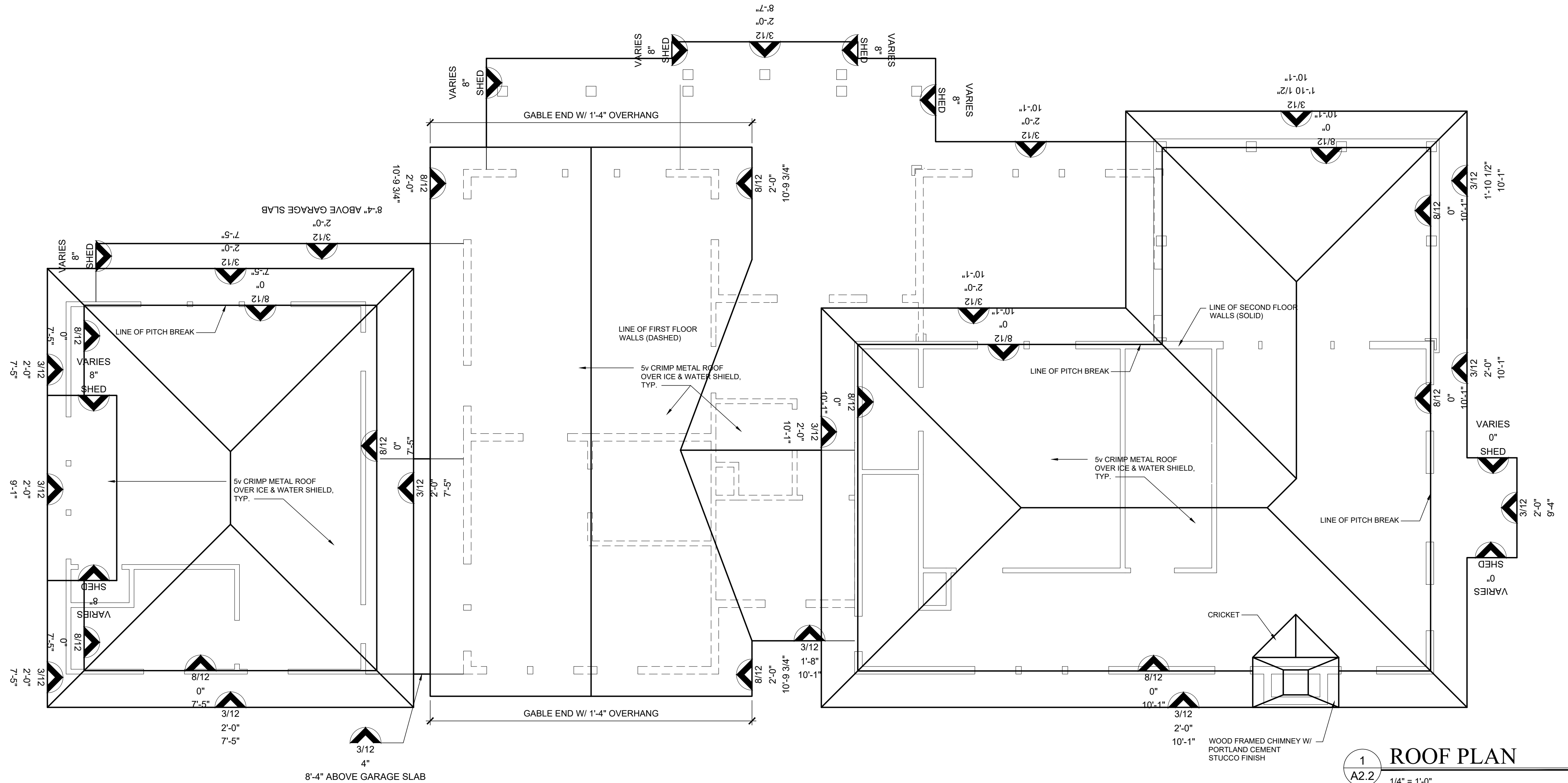
1000 BEAUFORT, SUITE 2900
 BEAUFORT, NO. 2

info@mosesdesigngroup.com
 PHONE (843) 379-5630

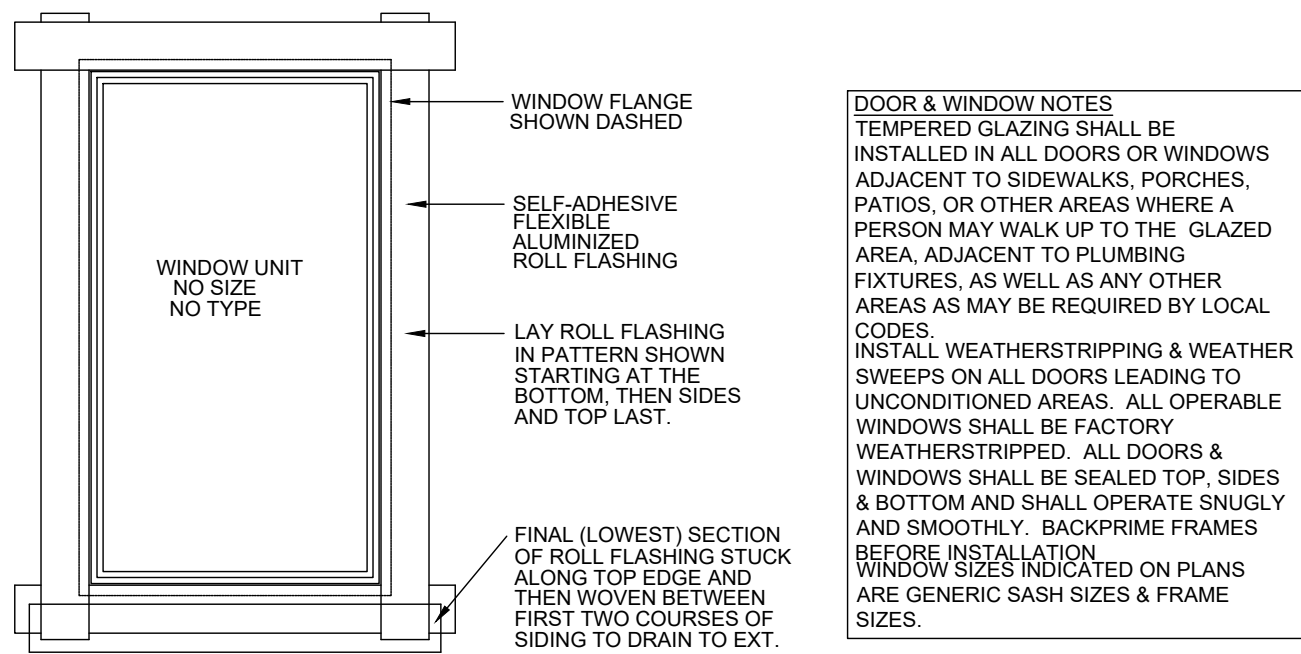


2 SECOND FLOOR PLAN
A2.1 1/4" = 1'-0"

SHEET:	PROJECT:	HARRISON RESIDENCE TNH-SC-24A-MIRR MODIFICATION BLOCK 9, LOTS 14 & 10s OLD TOWN FERNANDINA BEACH, FL	HDC REVIEW SET	A2.1	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	REVISIONS	RE
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1
A2.2
ROOF PLAN
1/4" = 1'-0"



F
A2.2
TYP WINDOW FLASHING DETAIL

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

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

R-VALUE MINIMUMS:
ROOF RAFTERS R-38
EXTERIOR WALLS R-21
FOUNDATION/ CRAWL SPACE R-19

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

ADDITIONAL ROOF NOTES	
1) TYPICAL ROOF PITCH: 3/12 & 8/12 2) TYPICAL OVERHANG: VARIES 3) PLATE HEIGHTS INDICATED ARE MEASURED FROM NEAREST FINISHED FLOOR. 4) ORIENT ALL MECHANICAL ROOF PENETRATIONS AWAY FROM STREET SIDE OF HOUSE WHERE PRACTICAL. 5) INSTALL FLASHING AND CRICKETS AT ALL ROOF PENETRATIONS AND ELEMENT PROJECTIONS. 6) ALONG 2" DIA. ALUM. SOFFIT VENTING. INSTALL EITHER THERMOSTATICALLY CONTROLLED ATTIC VENTS OR CONT. RIDGE VENTS. VENTING IS NOT REQUIRED. ATTIC IS SEALED AND INSULATED. 7) INSTALL CERTANTITE® "WINTERGUARD" OR EQUAL UNDERLAYMENT BELOW ROOFING ON ALL ROOFS W/ SLOPES BETWEEN 2/12 AND 4/12 8) INSTALL METAL OR ALUM. DRIP EDGES ON ALL TYPICAL EAVES.	9) BELOW IS THE DESCRIPTION OF THE ROOF INDICATORS ON EACH PLANE OF THE ROOF PLAN. 10) INSTALL "KICK OUT" FLASHING AT THE LOWER TERMINATION OF ALL ROOF / WALL INTERSECTIONS INDICATES ROOF PITCH INDICATES HORIZ. OVERHANG DIST. FROM PLYWOOD SHEATHING. SEE DETAIL @ WALL SECTIONS INDICATES DIRECTION OF ROOF SLOPE INDICATES RAFTER P.LATE HEIGHT ABOVE NEAREST HEATED FINISHED FLOOR SYMBOL INDICATES THERMOSTATICALLY CONTROLLED ATTIC VENT

ROOF NOTES

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

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

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

GUTTERS AND DOWNSPOUTS

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

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

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

FLASHING AND DAMPROOFING NOTES

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

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

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

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

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

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

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

VENTILATION NOTES

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

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

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

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

DATE :
JULY 9, 2020

MOSER DESIGN GROUP, INC.
RESIDENTIAL DESIGNERS
7 MARKS NO. 2 BEA FORT, S. 28904
hdc@moserdesigngroup.com
PHONE (843) 379-5630

REVISION :

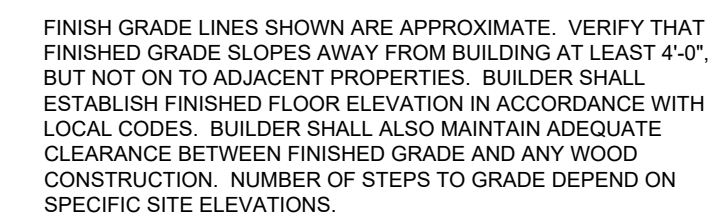
PROJECT :
HARRISON RESIDENCE
TNH-SC-24A-MIRR MODIFICATION
BLOCK 9, LOTS 14 & 10s
OLD TOWN FERNANDINA BEACH, FLORIDA

SHEET :
A2.2

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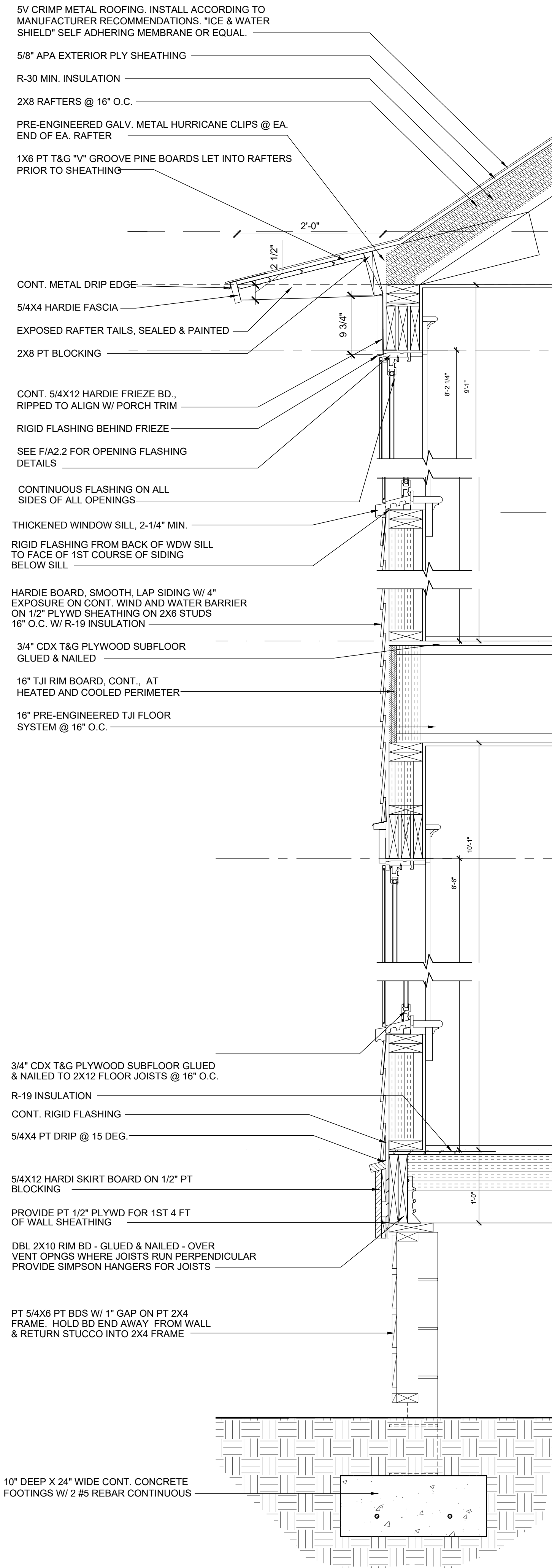


- 1) ALL FINISHED BEAMS SHALL ALIGN WITH UPPER THROAT OF COLUMNS BELOW.
- 2) VERTICAL CENTER LINES OF ALL 2ND FLOOR COLUMNS/POSTS SHALL ALIGN WITH VERTICAL CENTER LINES OF COLUMNS/POSTS BELOW FOR MULTI STORY PORCHES.
- 3) "CENTER CUT" INDICATES TIMBERS CUT TO INCLUDE THE HEART OF THE TREE WITHIN +/-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

1 AMELIA STREET ELEVATION
A3.0 1/4" = 1'-0"



SHEET:	A3.0		HDC REVIEW SET
PROJECT:	HARRISON RESIDENCE TNH-SC-24A-MIRR MODIFICATION BLOCK 9, LOTS 14 & 10s OLD TOWN FERNANDINA BEACH, FL		
These residential plans are for the exclusive use of the purchaser, and resale or reuse is expressly prohibited without written consent of Moser Design Group, Inc.	All construction plans purchased from Moser Design Group, Inc. are provided as-is, including merchantability or fitness of purpose. Moser Design Group, Inc. is not liable for incidental, special, consequential, or indirect damages of any kind, including economic loss arising out of the use of services or any construction plans received from Moser Design Group, Inc. If it is determined that a design error has occurred, the purchaser shall be responsible to insure the cost of any such damages. Moser Design Group, Inc. shall not be responsible for any delays or construction information received from Moser Design Group, Inc. prior to and during the use thereof. In the event any liability is assessed on Moser Design Group, Inc. for any reason, the purchaser shall be responsible for the cost of any such liability. The purchaser price paid to Moser Design Group, Inc. for the product, exceeds the purchase price paid to Moser Design Group, Inc. for the product.		
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REVISIONS:	REVISIONS:		



3
A3.1
TYPICAL WALL SECTION
1 1/2" = 1'-0"



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



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

DATE :	JULY 9, 2020	
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PROJECT :	MOSER DESIGN GROUP, INC.	
	RESIDENTIAL DESIGNERS	
	7 MARK NO. 2 BEA FORT, S. 28904 hdc@moserdesigngroup.com PHONE (843) 379-5630	
SHEET :	REVISIONS	
	HARRISON RESIDENCE	
	TNH-SC-24A-MIRR MODIFICATION BLOCK 9, LOTS 14 & 10s OLD TOWN FERNANDINA BEACH, FL	
SHEET :	HDC REVIEW SET	
	A3.0	
	These residential plans are for the exclusive use of the purchaser, and resale or reuse is expressly prohibited without written consent of Moser Design Group, Inc.	

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

File Number: 18-556

General Warranty Deed

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

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

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

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

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

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

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

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

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

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

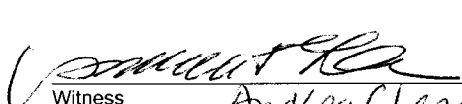
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful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

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

File Number: 18-556

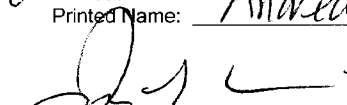
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


Witness
Printed Name: Andrea F. Lennon



Catherine B. Tharin (Seal)
Address: 432 North 3rd Street, Fernandina Beach,
Florida 32034


Witness
Printed Name: Jason T. Collins

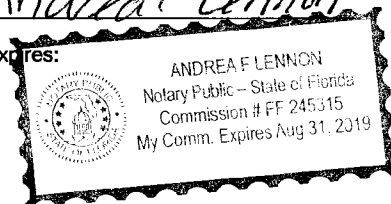
(Seal)
Address:

State of Florida
County of Nassau

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


Notary Public
Print Name: Andrea F. Lennon

My Commission Expires:





OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I/WE JACKIE HARRISON / LINDA HARRISON
(print name of property owner(s))

LAUREN KELLY,
hereby authorize: MOSEER DESIGN GROUP
(print name of agent)

to represent me/us in processing an application for: HISTORIC DISTRICT COUNCIL C.O.A.
(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)

JACKIE HARRISON
(Print name of owner)

LINDA HARRISON
(Print name of owner)

STATE OF FLORIDA
COUNTY OF NASSAU

ss }
}

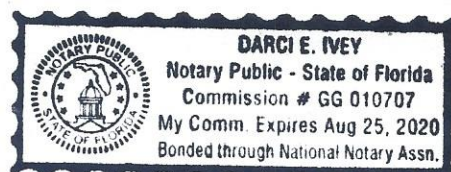
Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 30th day
of June, 2020, by Jackie Harrison and Linda Harrison

[Signature]
Notary Public

Darci E. Ivey
Printed Name

August 25, 2020
My Commission Expires

Personally Known _____ OR Produced Identification ✓ ID Produced: FCDL



MAP OF BOUNDARY SURVEY

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

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

CERTIFIED TO:
JACKIE & LINDA HARRISON

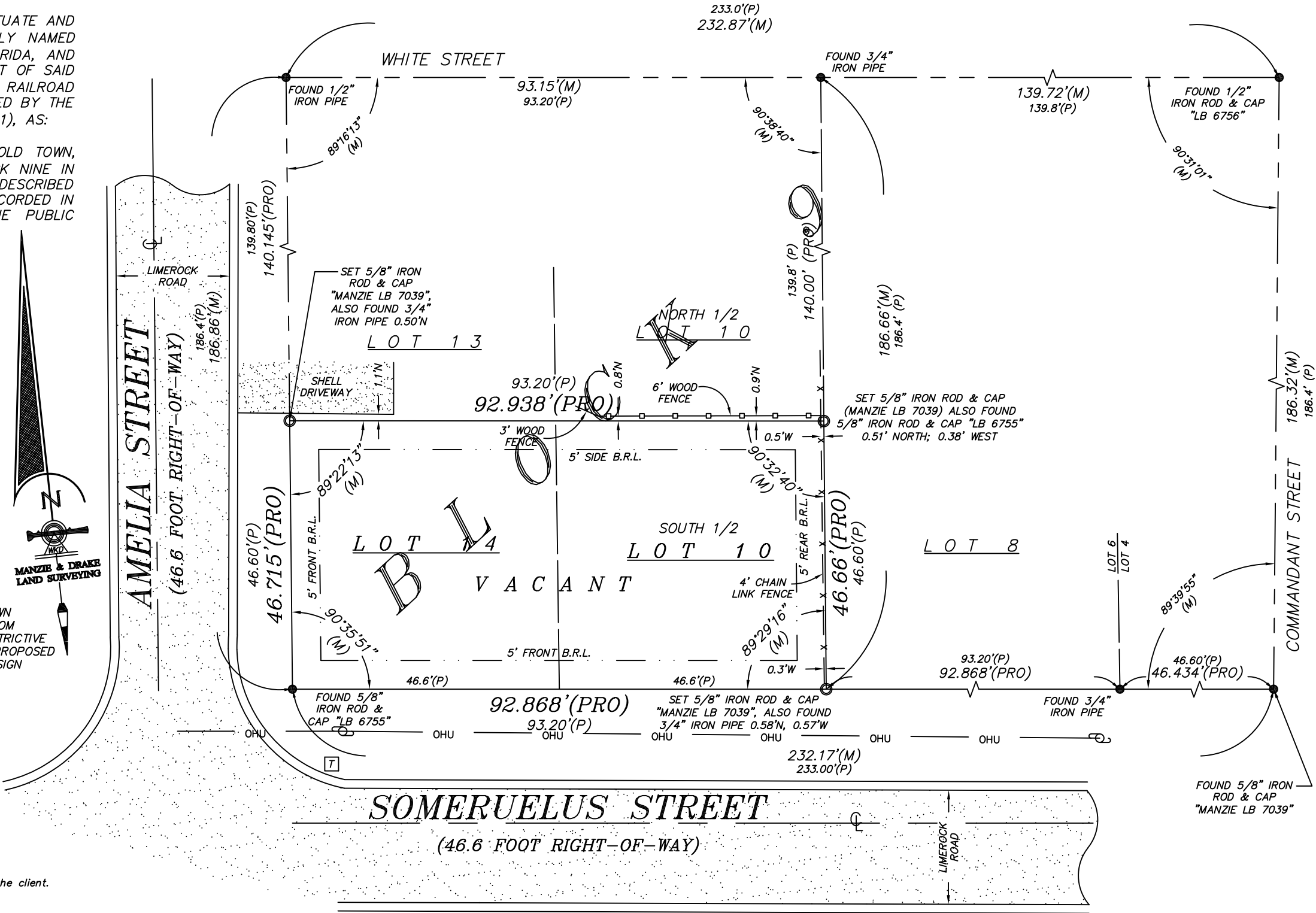
BUILDING RESTRICTION LINE (B.R.L.) NOTE:
BUILDING RESTRICTION LINES SHOWN HEREON ARE PER THE CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE, CHAPTER 8, PARAGRAPH 8.01.01.02 SECTION "K" FOR PROPERTIES ZONED QT-1 (ADOPTED ON SEPTEMBER 05, 2006)

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

- LEGEND
- B.R.L. = BUILDING RESTRICTION LINE
 - CL = CENTERLINE
 - x-x- = CHAIN LINK FENCE
 - (M) = MEASURED
 - (PRO) = PRORATED
 - (P) = PLAT
 - OHU = OVERHEAD UTILITY WIRES
 - T = TELEPHONE PEDESTAL
 - = WOOD FENCE
 - ⊕ = 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.
- Internal lot angles show hereon are based on recovered monumentation.
- "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 0229G, Dated 08/02/2017. Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- 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

MANZIE & DRAKE LAND SURVEYING

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

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

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

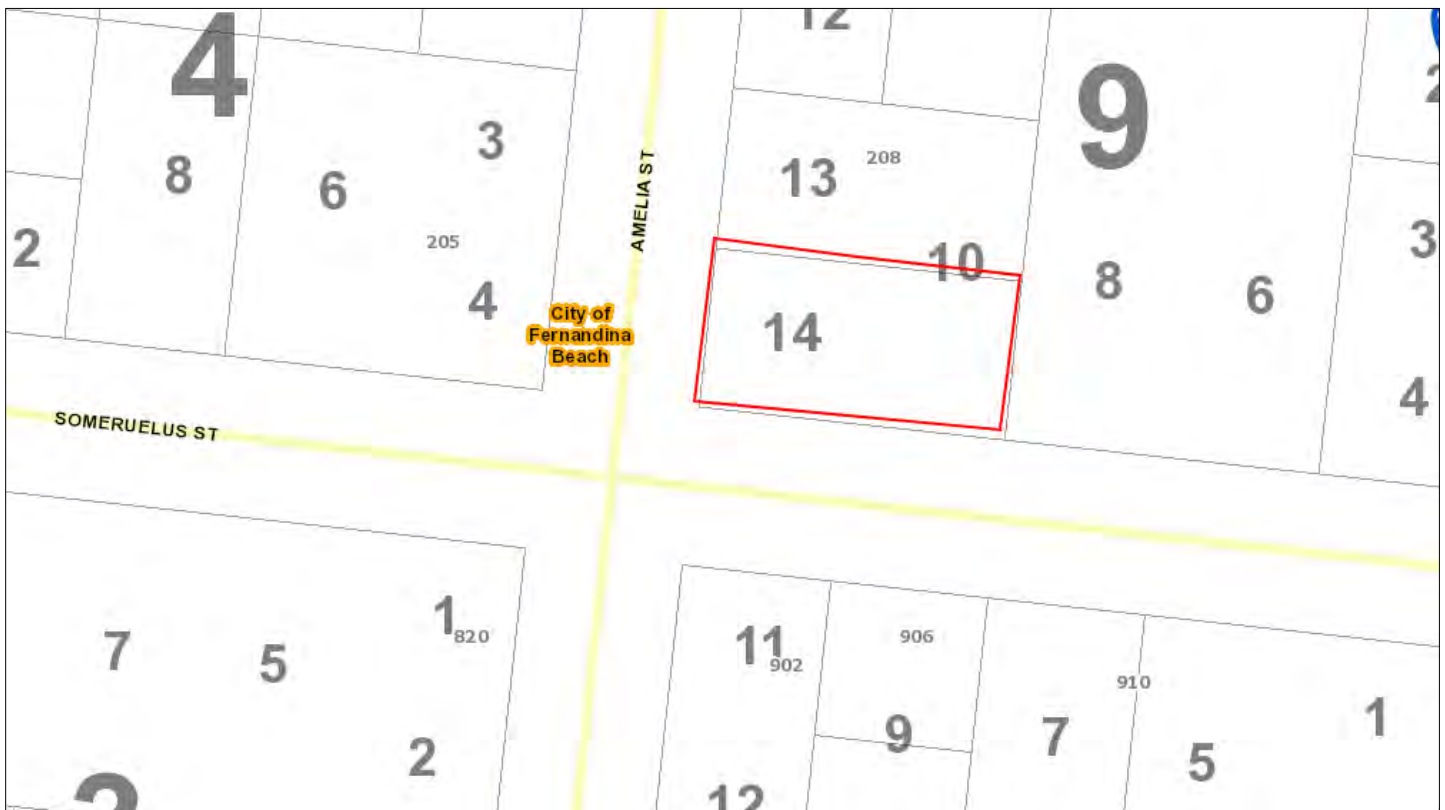
F.B. NO: X-302 PAGE NO: 63 FIELD CREW: GS FILE NO: A-4612

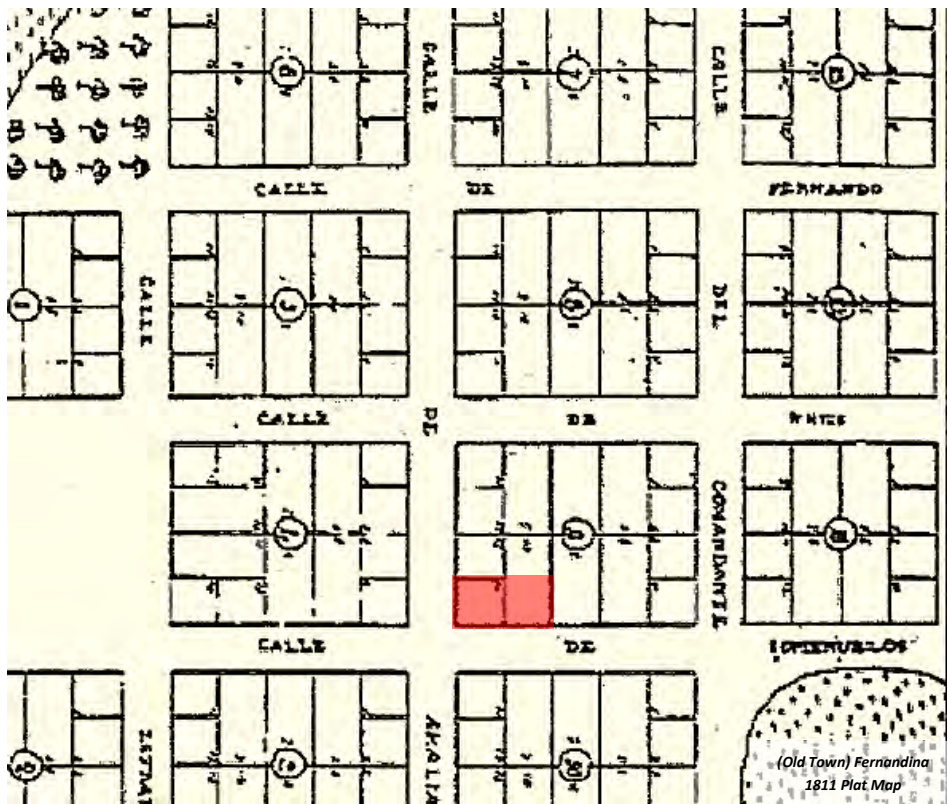


HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2018-34
AUGUST 16, 2018

Owner/Applicant:	Catherine Tharin				
Property Address:	Lot 14 & S. ½ of Lot 10, Block 9, Old Town (Someruelus Street)				
Requested action:	Variance from Land Development Code Section 8.01.01.03(K) <i>Lot Visibility Corridors</i>				
Current zoning:	OT-1				
FLUM land use category:	Old Town 1				
Existing uses on the site:	Vacant				
FL Master Site File #	N/A				
Year Built:	N/A				
Contributing Status:	N/A				
Adjacent Properties:	North	Single-Family Residential	OT-1	c.1938	
	South	Vacant	OT-1		
	East	Vacant	OT-1		
	West	Single-Family Residential	OT-1	c.1950	

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 LDC 8.01.01.03(K) *Lot Visibility Corridors*, specifically the side-yard corridor.

For **side yard corridors** there shall be a required minimum setback of five (5) feet separating lots on the north-south orientation. If two (2) or more adjacent properties are owned, then the corridor dimensions are cumulative. Primary and outbuildings shall not cross lot lines without the use of an open space or connecting element that maintains the dimensions of the side yard corridor.

Mid-lot corridors shall have a minimum setback of five (5) feet. This setback makes the historic lot division visible along the east-west orientation. Mid-lot corridors on frontage lots make the media peonia lots visible and are required regardless of ownership. On interior peonia lots, this corridor appears at midblock. If an aggregate of peonias extends from street to street, a visibility corridor shall be present in the design of the buildings indicating the mid-block dimension. Primary and outbuildings shall not cross lot lines without the use of an open space or connecting element that maintains the dimensions of the mid-lot corridors. For example, if an owner holds an entire row of media peonias along a north-south street and plans to build the maximum allowable percentage of lot coverage, then all building elements shall demonstrate a mid-lot visibility corridor at the lot lines.

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

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

APPLICABLE GUIDELINES:

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

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

K. Lot visibility corridors

The term "visibility corridor" is used in place of "setbacks" to emphasize the spatial effect of building placement. Careful siting of properly scaled building elements on a lot ensures that the historic lot divisions remain visible regardless of the architectural style or number of buildings that exist within the City at any given time. The visibility corridors are subdivided into frontage corridors, side yard corridors and mid-lot corridors.

1. The frontage corridor is a lot line with minimum setback of five (5) feet. This encourages the use to define the private space of the lot and the public space of the street. Outbuildings shall not be located on the frontage portion of peonias or the corner media peonia lots.
2. For side yard corridors there shall be a required minimum setback of five (5) feet separating lots on the north-south orientation. If two (2) or more adjacent properties are owned, then the corridor dimensions are cumulative. Primary and outbuildings shall not cross lot lines without the use of an open space or connecting element that maintains the dimensions of the side yard corridor.
3. Mid-lot corridors shall have a minimum setback of five (5) feet. This setback makes the historic lot division visible along the east-west orientation. Mid-lot corridors on frontage lots make the media peonia lots visible and are required regardless of ownership. On interior peonia lots, this corridor appears at midblock. If an aggregate of peonias extends from street to street, a visibility corridor shall be present in the design of the buildings indicating the mid-block dimension. Primary and outbuildings shall not cross lot lines without the use of an open space or connecting element that maintains the dimensions of the mid-lot corridors. For example, if an owner holds an entire row of media peonias along a north-south street and plans to build the maximum allowable percentage of lot coverage, then all building elements shall demonstrate a mid-lot visibility corridor at the lot lines.
4. Every point of the required corridors shall be open from its lowest point to the sky unobstructed, except for the ordinary projection of sills, belt courses, buttresses, ornamental features, chimneys, and eaves, provided that none of such projections shall project into a side yard any more than twenty-four (24) inches. Connecting elements such as balconies, porches, or bay windows may also be allowed as projections under these dimensional restrictions. Landscape elements are not covered under this restriction.
5. In instances where media-peonias are owned in aggregate or assembled to meet the minimum density or area requirements, the visibility corridor may be crossed by an enclosed primary structure or connecting element which clearly indicates the existence of the visibility corridor (i.e., substantial changes in the roof elevation, substantial indentions or breaks in exterior wall elements and similar architectural features) as may be approved by the Historic District Council (HDC).

10.02.00 VARIANCES

10.02.01 *Generally*

- A. Within the Historic District Overlays and the CRA Overlay, the HDC may authorize a variance from the design and improvement standards of the LDC and may issue exceptions from the CRA design

guidelines where the required findings of Section 10.02.00 are met.

- B. The BOA may authorize a variance from the design and improvement standards of the
- C. LDC, except for areas within the Historic District Overlay or the CRA Overlay, where requirements of Section 10.02.00 are met.
- D. Limitations on the grant of a variance
 - 1. A variance shall not be granted which authorizes a use that is not permissible in the zoning district in which the property subject to the variance is located.
 - 2. A variance shall not be granted which authorizes any use or standard that is prohibited by the City's Comprehensive Plan.
 - 3. No nonconforming use of adjacent lands, structures, or buildings in the same zoning district, and no permitted use of land, structures, or buildings in other zoning districts, shall be considered grounds for the authorization of a variance.
 - 4. A variance shall not change the requirements for concurrency.
 - 5. A variance shall not be granted to permit the use of a single media peonia for the construction of a dwelling unit.
 - 6. A variance shall not be granted if the evidence submitted by an applicant is solely a demonstration of financial hardship or economic considerations.
 - 7. A variance shall not be granted for procedure or process components of this Land Development Code.
 - 8. A variance shall not be granted to deviate from LDC section 4.02.02 to combine two (2) or more lots which would result in a lot width greater than 100 feet for lots or parcels that abut Ocean Avenue, North Fletcher Avenue, or South Fletcher Avenue.

10.02.02 Required Findings for a Grant of a Variance

- A. In order for an application for a variance to be approved or approved with conditions, the BOA or the HDC shall find that all of the following criteria apply:
 - 1. Special Conditions: Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district. Special conditions or circumstances do not result from actions of the applicant and are not based on a desire to reduce development costs.
 - 2. Special Privilege: Granting the variance does not confer upon the applicant a special privilege that is denied by the Land Development Code to other lands, structures, or buildings in the same zoning district.
 - 3. Literal Interpretation: Literal interpretation of the provisions of the Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district.
 - 4. Minimum Variance: The variance requested is the minimum variance needed that will make possible the reasonable use of the land, structure, or building.
 - 5. General Harmony: Granting the variance will be in harmony with the general intent and purpose of the Land Development Code and Comprehensive Plan.
 - 6. Public Interest: Granting the variance is compatible with surrounding properties, will not cause injury to the area involved, or otherwise be detrimental to the public health, safety, welfare or environment.
- B. The applicant for a variance has the burden of proof of demonstrating that the application for a variance complies with each of the requirements of Section 10.02.02(A).

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

In acting on variance requests in the Historic District Overlays or the Community Redevelopment Area Overlay, the Historic District Council may be guided by the following in addition to the criteria in Section 10.02.02(A):

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

10.02.04 Procedures for Variances

A. Applications

1. An application for a variance shall include the information required for all applications, as set forth in Section 11.01.03 and City established policies, as amended from time to time.
2. An application for a variance shall include a statement explaining how the variance request conforms to all requirements listed in Section 10.02.02 (A).
3. An application for a variance for development subject to site plan review and approval shall be decided by the BOA or HDC prior to completion of the site plan review process.

B. Review of applications

1. An application for a variance shall be reviewed by the City Manager for compliance with the requirements set forth in Section 10.02.02(A). The City Manager shall prepare a compliance report to the BOA or HDC.
2. A public hearing shall be scheduled before the BOA or the HDC.
3. Notice shall be provided pursuant to the requirements of Section 11.02.00.
4. The BOA or HDC shall conduct the public hearing in accordance with the procedures set forth in Section 11.04.00.
5. The BOA or HDC shall approve, deny, or approve with conditions the application for variance, based upon findings regarding conditions set forth in Section 10.02.02(A).
6. The City Manager shall issue a written order to the applicant when final action is taken by the BOA or HDC.

C. Expiration of variance approval

Any variance authorized by the BOA or HDC, for which action has not commenced within one (1) year from the date on which the decision of the BOA or HDC is reduced to a written order, or if appealed, the date on which the order becomes final, shall be deemed abandoned and be void and of no further force and effect. See LDC Section 11.00.04(D) for extension allowances.

D. Appeals on a Variance.

1. Any person aggrieved by any decision of the BOA or HDC regarding a variance may present to a court of record a petition, duly verified, setting forth that the decision is illegal, in whole or in part, specifying the grounds of the illegality. The petition shall be presented to the court within 30 days after the filing of the decision at the office of the board; otherwise the decision of the board will be final.

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* ☒

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>"The visibility of the historic lot division on the east-west orientation does not exist on block 9 due to the citing of house at 208 Amelia St. The variance requested is consistent with this condition."</i>	Due to the construction of the home at 208 Amelia Street in the 1930's and the reorientation of the parcels, lot 14 and the remaining ½ of lot 10 are restricted in the buildable area. Special conditions and circumstances do exist on this parcel which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district. These special conditions or circumstances do not result from actions of the applicant and are not based on a desire to reduce development costs	YES
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>"There are other buildings within the district with the same variance (Estrada, Amelia, White)."</i>	Granting the variance does constitute a special privilege that is denied by the LDC to other properties located in Old Town in that it allows a home to be oriented counter to the original platting and Design Guideline's recommendations.	NO
3. Literal Interpretation Literal interpretation of the provisions of the Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district.	<i>"Literal interpretation would prevent construction of a home of similar scale and building elements as are typical in this community."</i>	Literal interpretation of the mid-lot corridor requirement would limit the buildable area of the parcel, thus depriving the applicant of the rights commonly enjoyed by other properties in Old Town.	YES
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 to the midlot setback allows the property to be developed with placement and scale that is consistent with the district."</i>	No variance is required to build on the parcel. The unique circumstances of this property do limit the buildable area of this parcel, forcing a building constructed on the parcel to have a smaller footprint than the average home in Old Town. The variance requested will allow for a building area similar to most other lots in Old Town, but is not required to make possible the reasonable use of the land.	NO

5. General Harmony Granting the variance will be in harmony with the general intent and purpose of the Land Development Code and Comprehensive Plan.	<i>“The variance request is to allow construction of a home that is consistent with the siting and scale of the neighborhood.”</i>	Two of the stated goals of the Old Town Fernandina Preservation and Development Guidelines are to: -Maintain the same configuration of land use fitted to the lot sizes of the Spanish plat in order to make a spatial connection to the history of Old Town. And - Design buildings and landscape to reinforce the order of the historic city plan. Granting the variance would not be in harmony with the intent and purpose of the Land Development Code and Comprehensive Plan, but could be mitigated through the siting of a future structure and the use of architectural features to recognize the mid-lot corridor.	NO
6. Public Interest Granting the variance is compatible with surrounding properties, will not cause injury to the area involved, or otherwise be detrimental to the public health, safety, welfare or environment.	<i>“The variacne request is consistent with the existing adjacent property and is not detrimental.”</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 filled out in the above application.

Applicant Response

"The variance requested allows for development of design for new construction. The variance requested would allow design that is consistent with the scale and siting of houses and structures existing in the community. The requested variance allows design that is consistent with the siting of the historic house on the adjacent property. The adjacent house was built in approximately 1930, prior to the adoption of the applicable section of the LDC. The variance requested has no adverse effect on the historical plotting, as the east-west lines are already obscured on the southwest section of block 9. Applying a literal interpretation of the east west setback requirement to this parcel would prohibit the construction of a home that is in harmony with the district."

Staff Response

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

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

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

STAFF RECOMMENDATION:

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

Staff recommends: DENIAL of HDC 2018-34

If the Board finds that enough evidence has been presented to grant approval of this variance, staff suggests that the approval be granted with the condition that the 10' side yard visibility corridor follow the guidelines for mid-lot corridors: "...the visibility corridor may be crossed by an enclosed primary structure or connecting element which clearly indicates the existence of the visibility corridor (i.e., substantial changes in the roof elevation, substantial indentions or breaks in exterior wall elements and similar architectural features) as may be approved by the Historic District Council (HDC)."

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2018-34 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 2018-34, as presented, is or is not substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Fernandina Preservation and Development Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2018-34 Application and Backup Materials

Respectfully Submitted,

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

Salvatore J. Cumella
Historic Preservation Planner

OFFICE USE ONLY

REC'D: 7/16/18 BY: RR
PAYMENT: \$ 650 TYPE: # 1011
APPLICATION #: 2018-001143
CASE #: HDC 2018-34
BOARD MEETING DATE: 8/16/18



APPLICATION FOR VARIANCE FROM THE LDC

APPLICANT INFORMATION

Owner Name: Catherine Tharin
Mailing Address: 432 N 3rd St Fernandina Beach
Telephone: 904 252 6631 Fax: _____
Email: cbt432@yahoo.com

Agent Name: none
Mailing Address: _____
Telephone: _____ Fax: _____
Email: _____

PROPERTY INFORMATION

Street Address: Someruelus Street
Parcel Identification Number(s): 00-00-31-1590-0009-0101
Lot Number: 14 and south 1/2 of 10 Block Number: 9

PROJECT INFORMATION

Variance(s) requested from LDC Section(s): 8.01.01 - K - 3, east-west setback

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

Obtain variance to east-west setback requirement
for the parcel comprised of lot 14 and south 1/2 of lot 10,
shown on tax map as lot 14

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

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

The visibility of the historic lot division on the east-west orientation does not exist on block 9 due to citing of house at 208 Amelia St. The variance requested is consistent with this condition.

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.

There are other buildings within the district with the same variance (Estrada, Amelia, White)

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

Literal interpretation would prevent construction of a home of similar scale and building elements as are typical in this community.

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 to the mid lot setback allows the property to be developed with placement and scale that is consistent with the district

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

The variance request is to allow construction of a home that is consistent with the siting and scale of the neighborhood.



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

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

hereby authorize: _____
(print name of agent)

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

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

(Signature of owner)

(Signature of owner)

(Print name of owner)

(Print name of owner)

STATE OF FLORIDA }
 ss }
COUNTY OF NASSAU }

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

Notary Public: Signature

Printed Name

My Commission Expires

Personally Known _____ OR Produced Identification _____ ID Produced: _____

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

The variance request is consistent with the existing adjacent property and is not detrimental

☒ 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.

7-16-18

Catharine Bohan

Date

Signature of Applicant

STATE OF FLORIDA

COUNTY OF NASSAU

ss }

Subscribed and sworn to before me this 16 day of July, 2018.

Angela D. Lester

Notary Public: Signature

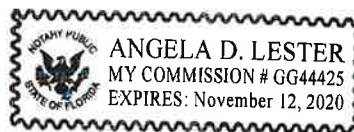
Angela D. Lester

Printed Name

11/12/20

My Commission Expires

Personally Known _____ OR Produced Identification X ID Produced: FLDL



Catherine Tharin

Parcel 00-00-31-1580-0009-0101, Someruelus Street

Synopsis of reasons for request

The requirement for an east west setback for visibility prohibits building a home of similar scale and character as those existing in the district. The parcel is 93' east/ west and 46' north/south. This lot is atypical for the district, in that the peonia extends from Amelia Street to the mid-block of block 9. This orientation is consistent with the adjoining property at 208 Amelia Street.

This variance request is made by the owner to establish the feasibility of building on this parcel. There is currently no design established for the home, and there is currently no request for approval of any specific building plan.

Catherine Tharin

Parcel 00-00-31-1580-0009-0101, Someruelus Street

Application for variance from the LDC, Appendix A

The variance requested allows for development of design for new construction. The variance requested would allow design that is consistent with the scale and siting of houses and structures existing in the community. The requested variance allows design that is consistent with the siting of the historic house on the adjacent property. The adjacent house was built in approximately 1930, prior to adoption of the applicable section of the LDC. The variance requested has no adverse effect on the historical plotting, as the east-west lines are already obscured on the southwest section of block 9.

Applying a literal interpretation of the east west setback requirement to this parcel would prohibit the construction of a home that is in harmony with the district.

JOHN M. DREW, CFC
NASSAU COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	TAX YEAR	TYPE	ALT KEY	MILLAGE CODE	ESCROW
00-00-31-1580-0009-0101	2017	REAL ESTATE	9287	002	

THARIN CATHERINE B
432 N 3RD STREET
FERNANDINA BEACH, FL 32034

SOMERUELUS

BLOCK 9 S1/2 OF LOT 10 &
ALL LOT 14
IN OR 1309/1649
OLD TOWN

2017 Paid Real Estate

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	5.9768	52,203	0	52,203	312.01
PUBLIC HEALTH	0.0000	52,203	0	52,203	0.00
TRANSPORTATION	0.5902	52,203	0	52,203	30.81
AI BEACH RENOURISHMENT MSTU	0.1021	52,203	0	52,203	5.33
SCHOOL BOARD					
BASIC DISCRETIONARY	0.7480	59,946	0	59,946	44.84
CAPITAL OUTLAY	1.5000	59,946	0	59,946	89.92
SUPPL DISCRETIONARY	0.0000	59,946	0	59,946	0.00
SCHOOL BOARD LOCAL EFFORT	4.3500	59,946	0	59,946	260.77
ST JOHNS RIVER MGMT DIST	0.2724	52,203	0	52,203	14.22
FL INLAND NAVIGATION DIST	0.0320	52,203	0	52,203	1.67
MOSQUITO CONTROL DISTRICT	0.1495	52,203	0	52,203	7.80
CITY OF FERNANDINA BEACH					
FERNANDINA BEACH	6.0000	52,203	0	52,203	313.22
VOTER APPROVED DEBT	0.2097	52,203	0	52,203	10.95
TOTAL MILLAGE				19.9307	
				AD VALOREM TAXES	\$1,091.54

NON-AD VALOREM ASSESSMENTS					
LEVYING AUTHORITY	RATE			AMOUNT	
NON-AD VALOREM ASSESSMENTS					\$0.00
COMBINED TAXES AND ASSESSMENTS			\$1,091.54		
If Paid By Please Pay	Nov 30, 2017 \$0.00				

JOHN M. DREW, CFC
NASSAU COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	TAX YEAR	TYPE	ALT KEY	MILLAGE CODE	ESCROW
00-00-31-1580-0009-0101	2017	REAL ESTATE	9287	002	

RETURN WITH
PAYMENT

THARIN CATHERINE B
432 N 3RD STREET
FERNANDINA BEACH, FL 32034

SOMERUELUS

**BLOCK 9 S1/2 OF LOT 10 &
ALL LOT 14
IN OR 1309/1649
OLD TOWN**

2017 Paid Real Estate

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

If Paid By Please Pay	Nov 30, 2017 \$0.00				
--------------------------	------------------------	--	--	--	--

Paid 11/27/2017

Receipt # ACG-17-00025073

\$1,047.88

Paid By THARIN, CATHERINE BOWLING



N↑

Lot 14

South 1/2
of lot 9

Mid-block

06/14/2018 18:55

Someruelus Street



208

Lot 10

Lot 14

06/14/2018 18:56

Amelia Street

Somervelus Street

PREPARED BY:

EXACTA

LAND SURVEYORS

Serving all of Florida



PROPERTY ADDRESS: SOMERUELUS ST , FERNANDINA BEACH, FLORIDA 32034

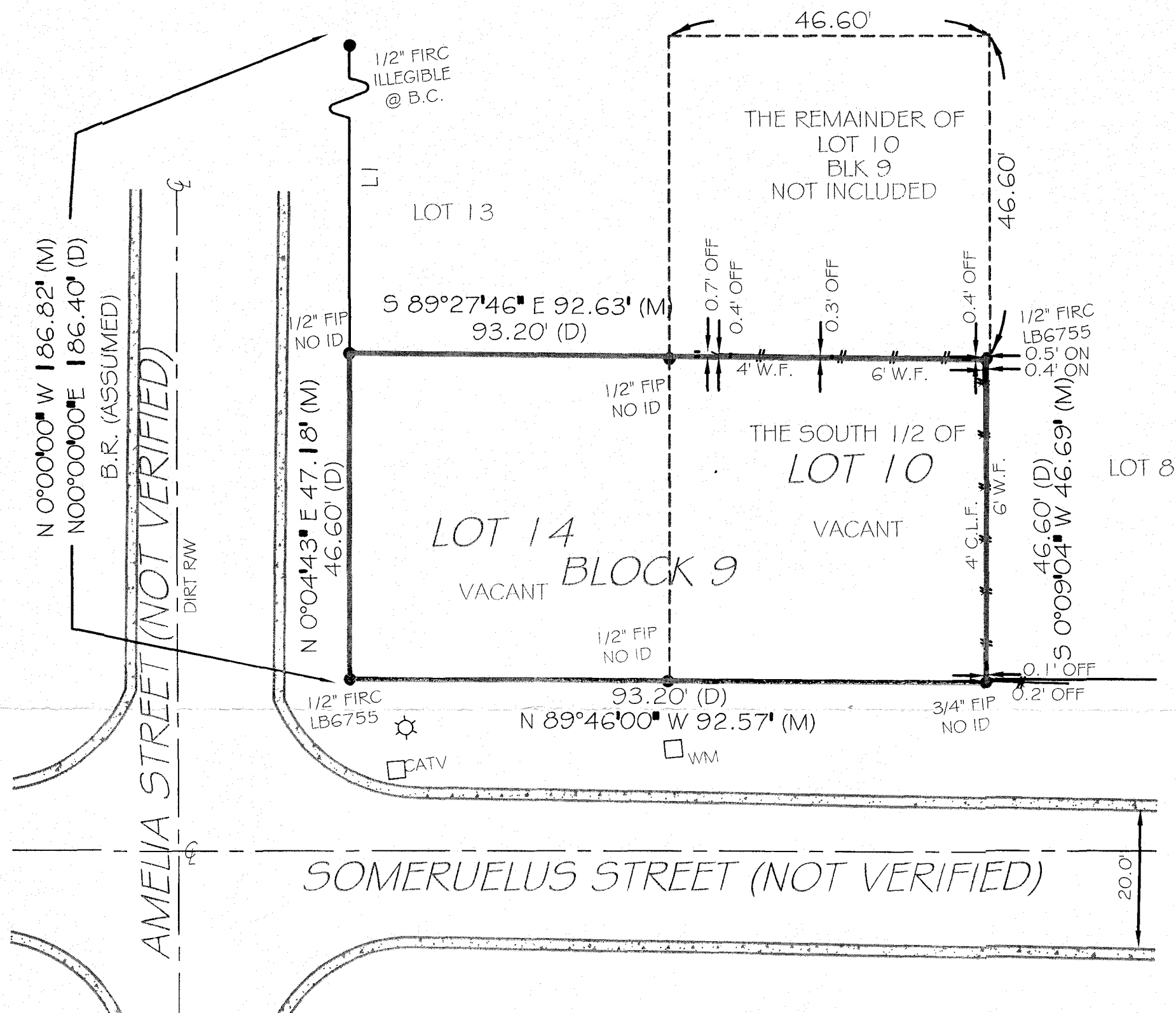
SURVEY NUMBER: 1806.4815

FIELD WORK DATE: 7/10/2018

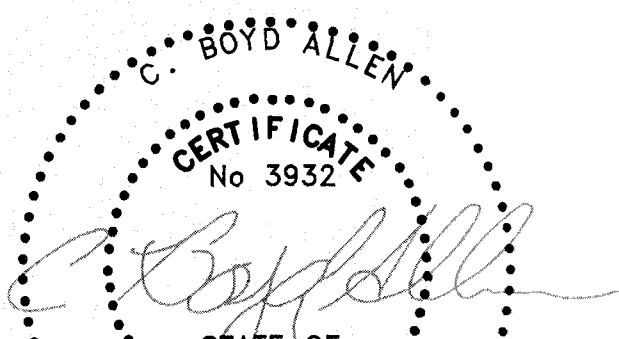
REVISION DATE(S): (REV.0 7/12/2018)

18064815
BOUNDARY SURVEY
NASSAU COUNTY

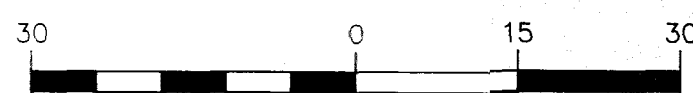
TABLE:
LI 139.80' (D)
S 0°01'36" E 139.64' (M)



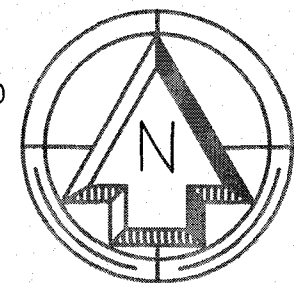
SURVEYOR'S NOTES
LOT APPEARS TO BE SERVICED BY PUBLIC WATER AND SEWER.
NOTE - FENCE EXISTS; FENCE OWNERSHIP NOT DETERMINED.
PLEASE REVIEW FENCE LOCATION ON DRAWING.



I hereby certify that this Boundary Survey of the hereon described property has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mapmakers, Chapter 5J-17 of the Florida Administrative Code.



GRAPHIC SCALE (In Feet)
1 inch = 30' ft.



Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.
Nothing hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN THE CITY OF FERNANDINA BEACH, COMMUNITY NUMBER 120172, DATED 08/02/17.

CLIENT NUMBER:

DATE: 07/12/18

BUYER: VOID UNLESS CERTIFIED

SELLER:

CERTIFIED TO: VOID UNLESS CERTIFIED

This is page 1 of 2 and is not valid without all pages.

POINTS OF INTEREST
NONE VISIBLE



Florida Land
Title Association

AFFILIATE
MEMBERS

EXACTA LAND SURVEYORS, INC.

11940 Fairway Lakes Drive, Suite 1, Ft. Myers, FL 33913
LB# 7337 | P: 866.735.1916 | F: 866.744.2882

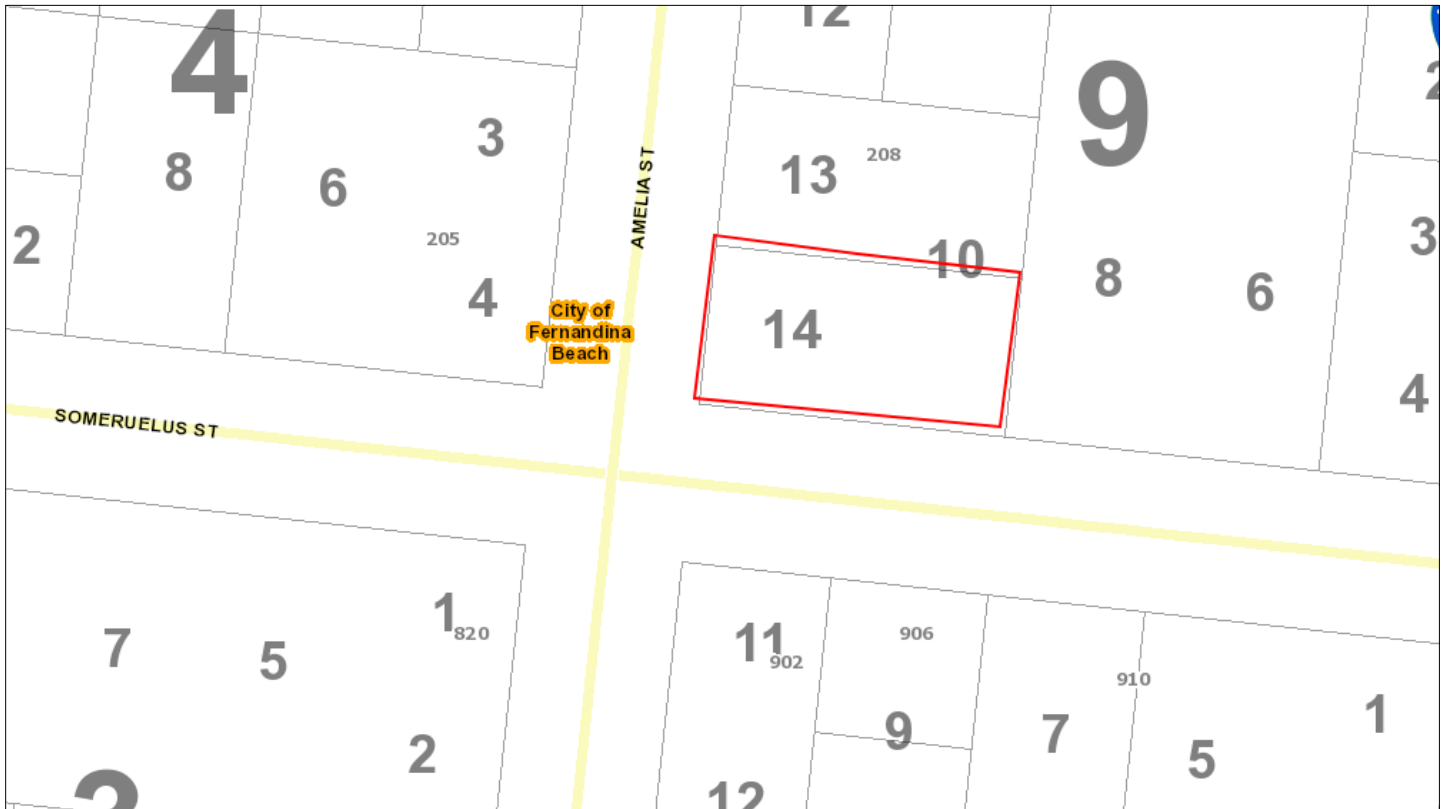
Please Email: info@exacta-surveyors.com or 2132 E 9th St., Suite 310, Cleveland, OH 44115

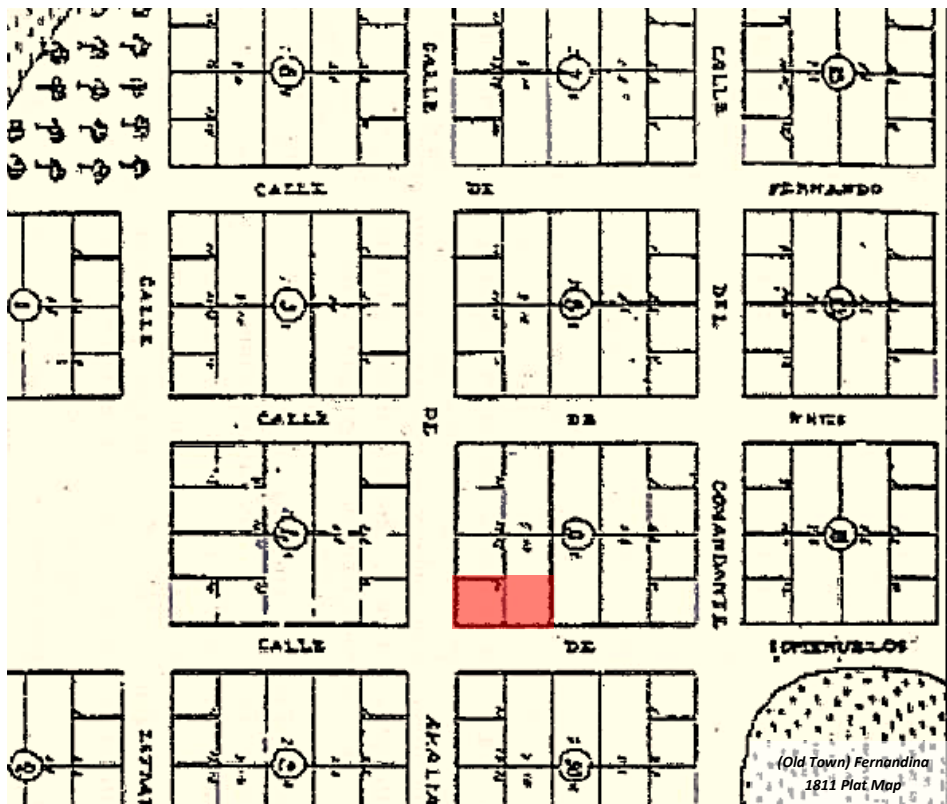


HISTORIC DISTRICT COUNCIL STAFF REPORT
HDCV 2020-01
FEBRUARY 20, 2020

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

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





SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

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

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

For **side yard corridors** there shall be a required minimum setback of five (5) feet separating lots on the north-south orientation. If two (2) or more adjacent properties are owned, then the corridor dimensions are cumulative. Primary and outbuildings shall not cross lot lines without the use of an open space or connecting element that maintains the dimensions of the side yard corridor.

Mid-lot corridors shall have a minimum setback of five (5) feet. This setback makes the historic lot division visible along the east-west orientation. Mid-lot corridors on frontage lots make the media peonia lots visible and are required regardless of ownership. On interior peonia lots, this corridor appears at midblock. If an aggregate of peonias extends from street to street, a visibility corridor shall be present in the design of the buildings indicating the mid-block dimension. Primary and outbuildings shall not cross lot lines without the use of an open space or connecting element that maintains the dimensions of the mid-lot corridors. For example, if an owner holds an entire row of media peonias along a north-south street and plans to build the maximum allowable percentage of lot coverage, then all building elements shall demonstrate a mid-lot visibility corridor at the lot lines.

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

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

APPLICABLE GUIDELINES:

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

ANALYSIS:

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

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 this variance would be harmonious with the existing residences thereby creating a reconciliation of the intent and purpose of the areas comprehensive plan.”</i>	Two of the stated goals of the Old Town Fernandina Preservation and Development Guidelines are to: -Maintain the same configuration of land use fitted to the lot sizes of the Spanish plat in order to make a spatial connection to the history of Old Town. And - Design buildings and landscape to reinforce the order of the historic city plan. Granting the variance would not be in harmony with the intent and purpose of the Land Development Code and Comprehensive Plan, but could be mitigated through the siting of a future structure and the use of architectural features to recognize the mid-lot corridor.	NO
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 the variance would not cause any injury to the area involved, not be of any detriment as is evidenced by said variance being granted pursuant to HDC 2018-34.”</i>	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 filled out in the above application.

Applicant Response

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

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

Staff Response

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

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

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

STAFF RECOMMENDATION:

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

Staff recommends: DENIAL of HDCV 2020-01

If the Board finds that enough evidence has been presented to grant approval of this variance, staff suggests that the approval be granted with the condition that the 10' side yard visibility corridor follow the guidelines for mid-lot corridors: "...the visibility corridor may be crossed by an enclosed primary structure or connecting element which clearly indicates the existence of the visibility corridor (i.e., substantial changes in the roof elevation, substantial indentions or breaks in exterior wall elements and similar architectural features) as may be approved by the Historic District Council (HDC)."

MOTION TO CONSIDER:

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

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

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

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2018-34 Application and Backup Materials

Respectfully Submitted,

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

Salvatore J. Cumella
Historic Preservation Planner

INV#6200

HDCV2020-00 <u>01</u>	
REC'D: <u>1/8/2020</u>	BY: <u>8</u>
INVOICE #: <u>6200</u>	
PAYMENT: <u>850</u>	TYPE: <u>CK 583</u>
APPLICATION COMPLETE: Y ☐ N ☐	
PRE-CONFERENCE: Y ☐ N ☐ DATE _____	
BOARD MEETING DATE: _____	
PLANNER: _____	DATE: _____
☐ APPROVED ☐ DENIED	



APPLICATION FOR VARIANCE FROM THE LDC

APPLICANT INFORMATION

Owner Name: Jackie A. Harrison and Linda Harrison
Mailing Address: 13313 NW Baywood Place, Palm City, FL 34990
Telephone: 561-313-3944 Fax: N/A
Email: pgalh@bellsouth.net

Agent Name: N/A
Mailing Address: _____
Telephone: _____ Fax: _____
Email: _____

PROPERTY INFORMATION

Street Address: Someruelus Street, Fernandina Beach, FL 32034
Parcel Identification Number(s): 00-00-31-1580-0009-0101
Lot Number: lot 14 + S. 1/2 of lot 10 Block Number: 9 Old Town

PROJECT INFORMATION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SIGNATURE/NOTARY

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

1/6/2020
Date

Jackie Harrison
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU } ss

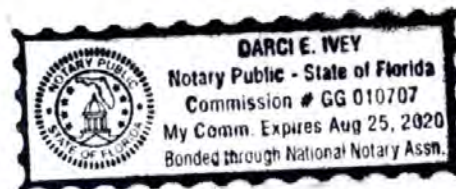
Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 6th day of January, 2020, by Jackie Harrison.

Darci E. Ivey
Notary Public

Darci E. Ivey
Printed Name

8/25/2020
My Commission Expires

Personally Known OR Produced Identification ID Produced: FWD



Appendix "A"

Application for Variance from the LDC

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

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

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



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

File Number: 18-556

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

General Warranty Deed

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

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

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

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

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

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

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

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

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

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

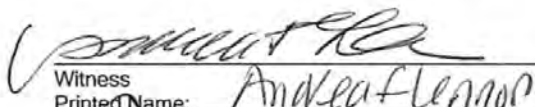
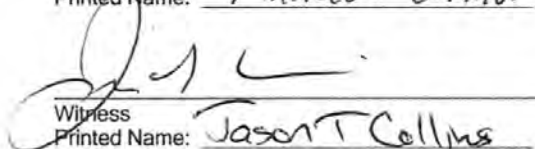
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful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

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

File Number: 18-556

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

Signed, sealed and delivered in our presence:

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

State of Florida
County of Nassau

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


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

January 6, 2020

City of Fernandina Beach, Dept. of Planning & Conservation

Historic District Council

204 Ash Street

Fernandina Beach, FL 32034

RE: Application for Variance from the LDC

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

Historic District Council:

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

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

Yours Truly,

Jackie and Linda Harrison



CERTIFICATE OF APPROVAL

HISTORIC DISTRICT COUNCIL

CITY OF FERNANDINA BEACH

204 ASH STREET

FERNANDINA BEACH, FLORIDA 32034

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

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

ISSUED TO:

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

FOR: HDC 2018-34

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

DATE ISSUED:

August 16, 2018

DATE EXPIRES:

August 16, 2019

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

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

MAP OF BOUNDARY SURVEY

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

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

CERTIFIED TO:
JACKIE & LINDA HARRISON

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

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

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

LEGEND

B.R.L. = BUILDING RESTRICTION LINE

CL = CENTERLINE

-x-x- = CHAIN LINK FENCE

(M) = MEASURED

(PRO) = PRORATED

(P) = PLAT

-OHU- = OVERHEAD UTILITY WIRES

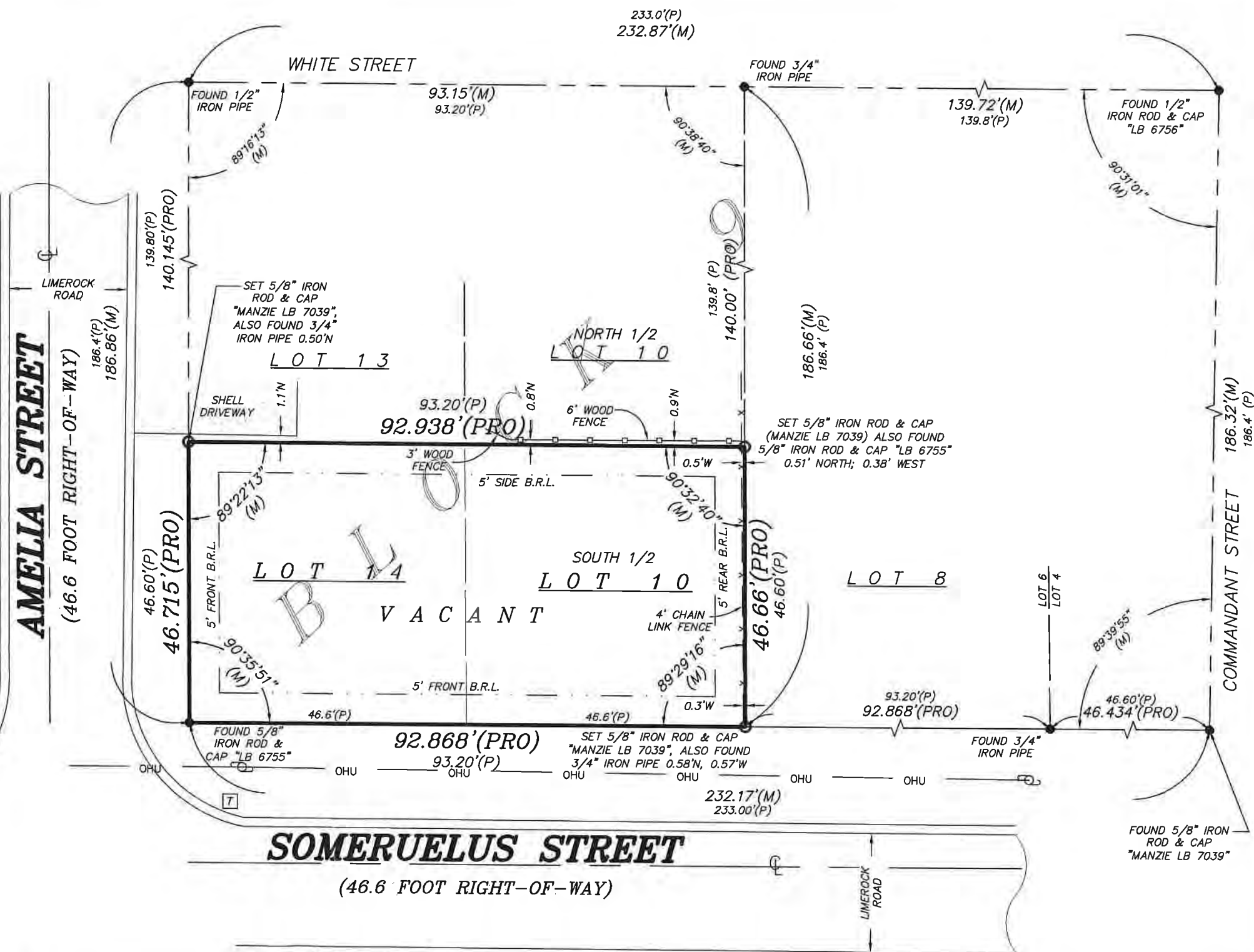
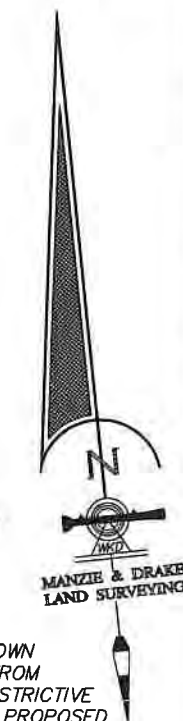
TP = TELEPHONE PEDESTAL

-w-w- = WOOD FENCE

WP = WOOD POWER POLE

SURVEY NOTES:

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



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

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

MANZIE & DRAKE LAND SURVEYING

117 South Ninth Street, Fernandina Beach, FL 32034

(904) 491-5700 www.ManzieAndDrake.com

Certificate of Authorization Number "LB 7039"

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

SCALE: 1"=20' JOB NO: 20353 DATE: 07/03/2018 CADD: BH
F.B. NO: X-302 PAGE NO: 63 FIELD CREW: GS FILE NO: A-4612

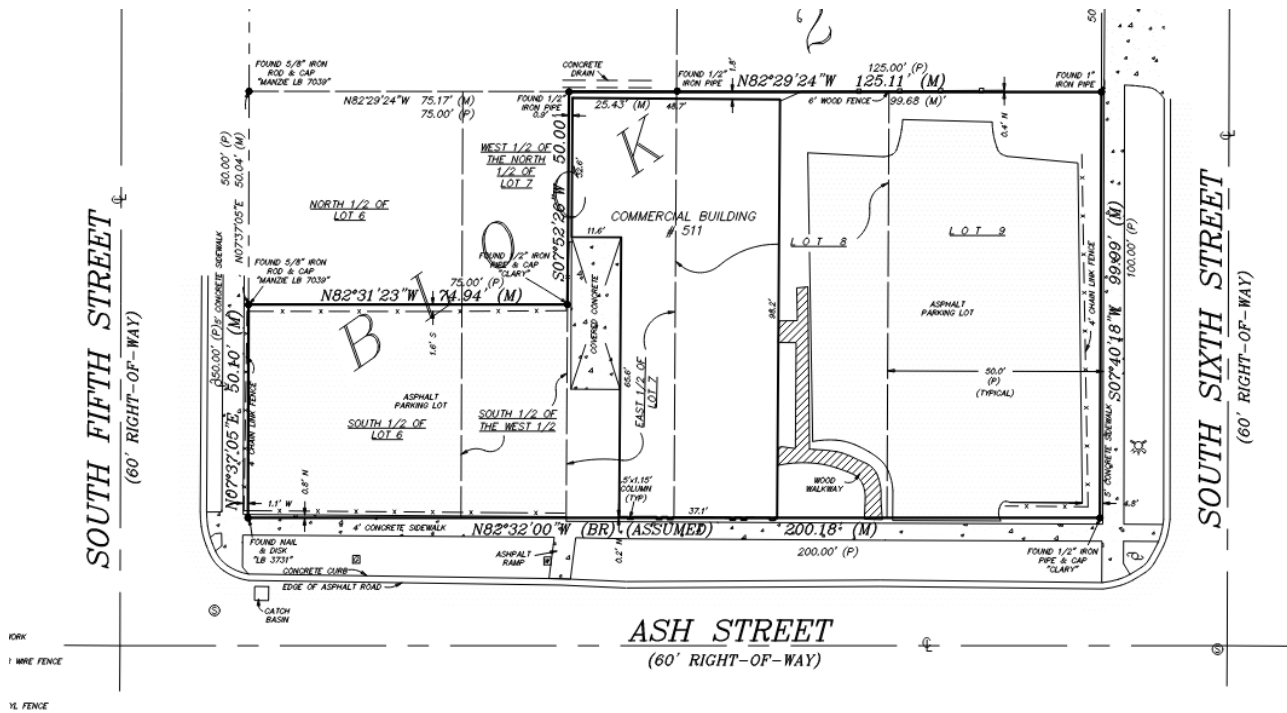


HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2020-0022
August 20, 2020

Owner/Applicant:	Todd C Kemp Living Trust & Brian K Boyer Living Trust / John H. Dodd, Architect , Inc.				
Property Address:	511 Ash Street				
Requested action:	Certificate of Approval (COA) for demolition of a one-story noncontributing commercial structure				
Current zoning:	C-3				
FLUM land use category:	Central Business District				
Existing uses on the site:	Former News Leader Building				
FL Master Site File #	NA01106				
Year Built:	1949				
Contributing Status:	Non-Contributing				
Adjacent Properties:	North	Single-Family Residential	C-3		
	South	Hardware Store	C-3		
	East	Single-Family Residential	C-3		
	West	Mixed Use	C-3		

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





SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking approval to demolish a one-story commercial structure which was formally the News Leader office building. According to the Florida Master Site File: NA 01106, “the building is an average example of a common resource type in the region and is outside of the district’s period of significance.”

The City is currently processing a minor subdivision application which will subdivide the western 50 x 75 feet into a separate parcel. Following the demolition request, the board will review a conceptual application for a two-story single-family dwelling that will be located on 75 feet comprised of underlying lots 8 and the eastern half of lot 7.

APPLICABLE GUIDELINES:

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

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

[DOWNTOWN HISTORIC DISTRICT GUIDELINES](#)

ANALYSIS:

Demolition Criteria (LDC 8.03.03.01)	
Criteria	Staff Analysis
1. Whether the structure or site would meet national, state, or local criteria for designation;	The structure does not meet criteria for national or state designation and falls outside of the Downtown Historic District’s period of significance.
2. Whether the structure or site is a contributing structure or site to a locally designated or National Register historic district;	The structure is not individually designated on the National Register of Historic Places and is not part of the Downtown Historic District.
3. Whether loss of the structure or site would deteriorate the quality or continuity of the historic district, or the surrounding neighborhood;	As this building was constructed outside of the period of significance for the Downtown Historic District, its removal would not deteriorate the quality of the adjacent historic district or neighborhood.
4. Whether the structure or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense;	The structure does not feature design, craftsmanship, or materials that would not be able to be reproduced without great difficulty or expense.
5. Whether the structure or site is one of the last remaining examples of its kind in the neighborhood, county or region, or is a distinctive example of an architectural or design style which contributes to the character of the district;	The structure is a masonry vernacular structure common to the region. Although it was built during a period when unique designs and experimental materials were being used, the structure features no outstanding features from this period.
6. Whether removal of the structure or site would destroy the historic relationship between structures or open space;	As the structure was constructed in 1949, it does not reflect the historic building pattern seen on this street historically.
7. Whether retention of the structure or site promotes the general welfare of the City by providing an opportunity for study of local history,	Although the retention of structures always provides the opportunity for study of local history, architecture or design, this structure is a common example of

architecture, and design, or by developing an understanding of the importance and value of a particular culture and heritage;	masonry vernacular with simple form and minimal architectural value.
8. Whether the applicant has made good faith efforts to pursue alternatives to demolition;	The applicant is proposing a two-story single-family dwelling on the north side of the subject parcel. The existing structure is not conducive to reuse as single family residence.
9. Whether the applicant will be denied a reasonable return on his or her investment;	The demolition of the one-story commercial structure will all the application to construct a new single-family residence compliant with the Downtown Historic District guidelines.
10. Whether there is economic hardship for the applicant as demonstrated by requirements in Section 8.03.06;	The applicant has not demonstrated economic hardship.
11. Whether the Code Enforcement and Appeals Board has recommended demolition of the structure.	The Code Enforcement and Appeals Board has not recommended demolition of this structure.

STAFF RECOMMENDATION:

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

Staff recommends:

Approval of HDC 2020-0022 and request that the HDC not impose the demolition delay period per 8.03.03.01(E).

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2020-0022 **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 2020-0022, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards and the Downtown Historic District Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2020-0022 Application and Backup Materials

Respectfully Submitted,



Jacob M. Platt
Senior Planner



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

First Site Form Recorded for this Site? YES

Site #8 NA01106

Recorder # 45

Field Date 3/20/2007

Form Date 3/30/2007

FormNo 200703

FormNo = Field Date (YYYYMM)

GENERAL INFORMATION

Site Name (address if none) Fernandina Beach News Leader Building

Multiple Listing (DHR only) _____

Other Names _____

>> _____

Survey or Project Name _____

Survey# _____

National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>511</u>		<u>Ash</u>	<u>Street</u>	

Cross Streets (nearest/ between) _____

City / Town (within 3 miles) Fernandina Beach

In Current City Limits? YES

County Nassau

Tax Parcel #(s) _____

Subdivision Name _____

Block _____

Lot _____

Ownership _____

Name of Public Tract (e.g., park) _____

Route to (especially if no street address) _____

MAPPING

USGS 7.5' Map Name _____

Publication Date _____

>> FERNANDINA BEACH; 2003

Township: _____

Range: _____

Section: _____

1/4 section: _____

>> 3N ; 28E ; 22 ; UNSP

Irregular Section Name: _____

Landgrant _____

UTM: Zone _____

Easting _____

Northing _____

Plat or Other Map (map's name, location) _____

DESCRIPTION

Style Masonry Vernacular

Other Style _____

Exterior Plan Irregular

Other Exterior Plan _____

Number of Stories 1

Structural System(s) _____

>> Concrete block

Other Structural System(s) _____

Foundation Type(s) _____

>> Slab

Other Foundation Types _____

Foundation Material(s) _____

>> Poured Concrete Footing

Other Foundation Material(s) _____

Exterior Fabric(s) _____

>> Stucco

Other Exterior Fabric(s) _____

Roof Type(s) _____

>> Flat

Other Roof Type(s) _____

Roof Material(s) _____

>> Tar & gravel

Other Roof Material(s) _____

Roof Secondary Structure(s) (dormers etc) _____

>> Flat extension

Other Roof Secondary Structure(s) _____

Number of Chimneys _____

Chimney Material _____

Other Chimney Material(s) _____

Chimney Location(s) _____

HISTORICAL STRUCTURE FORM

8NA01106

DESCRIPTION (continued)

Window Descriptions fixed

Main Entrance Description (stylistic details)

Porches: #open _____ #closed _____ #incised _____ Location(s) _____

Porch Roof Types(s) _____

Exterior Ornament _____

Interior Plan _____

Other Interior Plan _____

Condition Good

Structure Surroundings

Commercial: _____ Residential: MOSTly this category

Institutional: SOME of this category Undeveloped: _____

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

Archaeological Remains (describe): none

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

Narrative Description (optional)

HISTORY

Construction year 1949

Architect (last name first): _____

Builder (last name first): _____

Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
>>			

Structure Use History

Use _____ Year Use Started _____ Year Use Ended _____ >> Private residence; 1949;

Other Structure Uses _____

Ownership History (especially original owner, dates, profession, etc.)

RESEARCH METHODS

Research Methods _____ >> FL Master Site File-Cultural Resources

Other research methods _____

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? _____

Name of Local Register if Eligible _____

Individually Eligible for National Register? NO

Potential Contributor to NR District? NO

Area(s) of historical significance _____

>> Community planning & development

Other Historical Associations _____

Explanation of Evaluation (required) Because the resource has lost much of its historic integrity, it doesn't appear to warrant consideration for the NRHP on an individual basis and doesn't contribute to a historic district.

HISTORICAL STRUCTURE FORM

8NA01106

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

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

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

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

FMSF Staffer: _____

Computer Entry Date: 6/14/2007

SHPO's Evaluation of Resource

Date _____

Form Comments: _____

REQUIRED PAPER ATTACHMENTS

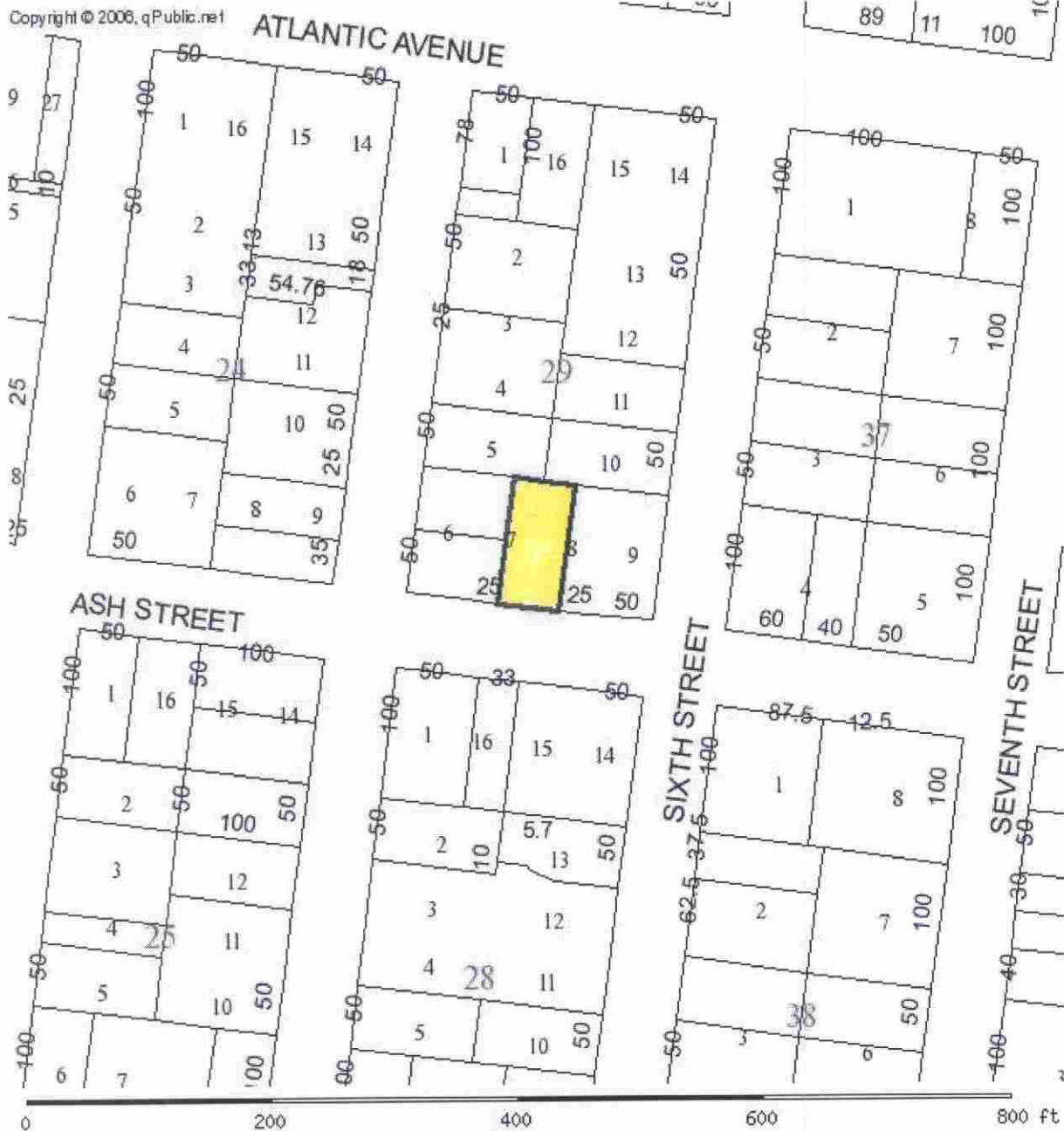
- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

NA01106-200703

Supplementary Printout

- > **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003
- > **Township/Range/Section/Qtr:**
3N ;28E ;22;UNSP
- > **Structural system(s):**
Concrete block
- > **Foundation types:**
Slab
- > **Foundation materials:**
Poured Concrete Footing
- > **Exterior fabrics:**
Stucco
Clapboard
- > **Roof types:**
Flat
- > **Roof materials:**
Tar & gravel
- > **Roof secondary structures (dormers etc):**
Flat extension
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Private residence;1949;
- > **Research methods:**
FL Master Site File-Cultural Resources
Examine local property records
Pedestrian
- > **Area(s) of historical significance:**
Community planning & development
- > **Repositories: Collection/Housed/Accession#/Describe**
- > **[Other name(s)]:**

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PARCEL INFORMATION TABLE

Selected Parcel	00-00-31-1800-0029-0070
GIS CALCULATED ACREAGE	0.12
Property Use	OFFICE BUI
Land Use	1STORY OFF

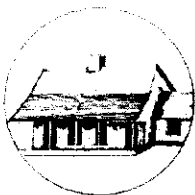
OWNERSHIP INFORMATION

Name	COASTAL NEWSPAPERS LLC
Mailing Address	C/O COMMUNITY NEWSPAPERS INC D/B/A NEW LEADER; P O BOX 766 FERNANDINA BEACH, FL 320350766
Situs/Physical Address	511 ASH ST

2006 PROPOSED VALUES

Land Value	239,250
------------	---------

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **NA01106**
 Field Date 2-13-2018
 Form Date 2-13-2018
 Recorder # _____

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

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

LOCATION & MAPPING

Street Number 511 Direction _____ Street Name Ash Street Type Street Suffix Direction _____
 Address: _____
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name FERNANDINA BEACH USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) Fernandina Beach In City Limits? ☒ yes ☐ no ☐ unknown County Nassau
 Township 3N Range 28E Section 22 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1800-0029-0070 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting ☐ ☐ ☐ ☐ ☐ ☐ Northing ☐ ☐ ☐ ☐ ☐ ☐
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1949 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Commercial From (year): _____ To (year): _____
 Current Use Commercial From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☐ yes ☐ no ☒ unknown Date: _____ Nature _____
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature _____
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Masonry Vernacular Exterior Plan L-shaped Number of Stories 1
 Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
 Roof Type(s) 1. Flat 2. _____ 3. _____
 Roof Material(s) 1. Tar & gravel 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) Fixed

Distinguishing Architectural Features (exterior or interior ornaments) Simple commercial form; pilasters; cloth awnings

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) _____

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

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

DESCRIPTION (continued)Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____Structural System(s): 1. Masonry - General 2. _____ 3. _____Foundation Type(s): 1. Continuous 2. _____Foundation Material(s): 1. Other 2. StuccoedMain Entrance (stylistic details) Modern glass & metal frame door w shed awning

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

Condition (overall resource condition): ☐ excellent ☐ good ☒ fair ☐ deteriorated ☐ ruinousNarrative Description of Resource was likely some other commercial type originally; possibly altered storefrontArchaeological Remains _____ ☐ Check if Archaeological Form Completed**RESEARCH METHODS (check all that apply)**

- | | | | |
|--|--|---|---|
| ☒ FMSF record search (sites/surveys) | ☒ library research | ☐ building permits | ☒ Sanborn maps |
| ☐ FL State Archives/photo collection | ☐ city directory | ☐ occupant/owner interview | ☒ plat maps |
| ☐ property appraiser / tax records | ☒ newspaper files | ☐ neighbor interview | ☐ Public Lands Survey (DEP) |
| ☒ cultural resource survey (CRAS) | ☒ historic photos | ☐ interior inspection | ☒ HABS/HAER record search |
| ☐ other methods (describe) _____ | | | |

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) _____

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually?

☐ yes ☒ no ☐ insufficient information

Appears to meet the criteria for National Register listing as part of a district?

☐ yes ☒ no ☐ insufficient informationExplanation of Evaluation (required, whether significant or not, use separate sheet if needed) This is an update-the building is an average example of a common resource type in the region & is outside of the district's period of significance.Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. _____ 3. _____ 5. _____
2. _____ 4. _____ 6. _____
DOCUMENTATION

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

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

RECORDER INFORMATIONRecorder Name Sheldon Owens Affiliation Brockington and Assoc. Inc.Recorder Contact Information 498 Wando Park Blvd. Suite 700, Mt. Pleasant SC 29464; 843-881-3128
(address / phone / fax / e-mail)**Required Attachments**● **USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED**● **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)● **PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE**If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



Brockington
CULTURAL RESOURCES CONSULTING

Fernandina Beach Survey Update 2018

○ Historic Resource

0 50 100 Feet

* All numbers start with NA****.







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Print**Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #5558****Date Submitted: 7/10/2020**

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.

2020 HDC BOARD AND SUBMISSION DEADLINE CALENDAR**HDC**

Application Deadline (4:30pm)	Dec 19 2019	Jan 16 2020	Feb 20 2020	Mar 19 2020	Apr 09 2020	May 07 2020	June 04 2020	<u>Jul 09 2020</u>	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 27 2020	June 18 2020	<u>Jul 16 2020</u>	Aug 20 2020	Sep 17 2020	Oct 15 2020	Nov 19 2020	Dec 17 2020	Jan 21 2021	Feb 18 2021

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*

Demolition ▼

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*

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*

John

Last Name*

Dodd

Company (if applicable)

John H. Dodd, Architect, Inc.

Street Address

2775 Racheal Ave

City

Fernandina Beach

State

FL

Zip

32034-4500

Telephone Number

9045834044

E-mail Address

johnnydodd@bellsouth.net

Project Description*

Demolition of existing 1-story office building

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

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

Upload 1 survey_Kemp Todd_511 Ash Street.pdf	Upload 2 Choose File No files chosen	Upload 3 Choose File No files chosen	Upload 4 Choose File No files chosen
Upload 5 Choose File No files chosen	Upload 6 Choose File No files chosen	Upload 7 Choose File No files chosen	Upload 8 Choose File No files chosen

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*

john

Applicant Last Name*

dodd

Today's Date*

7/10/2020



DEPARTMENT OF PLANNING & CONSERVATION

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

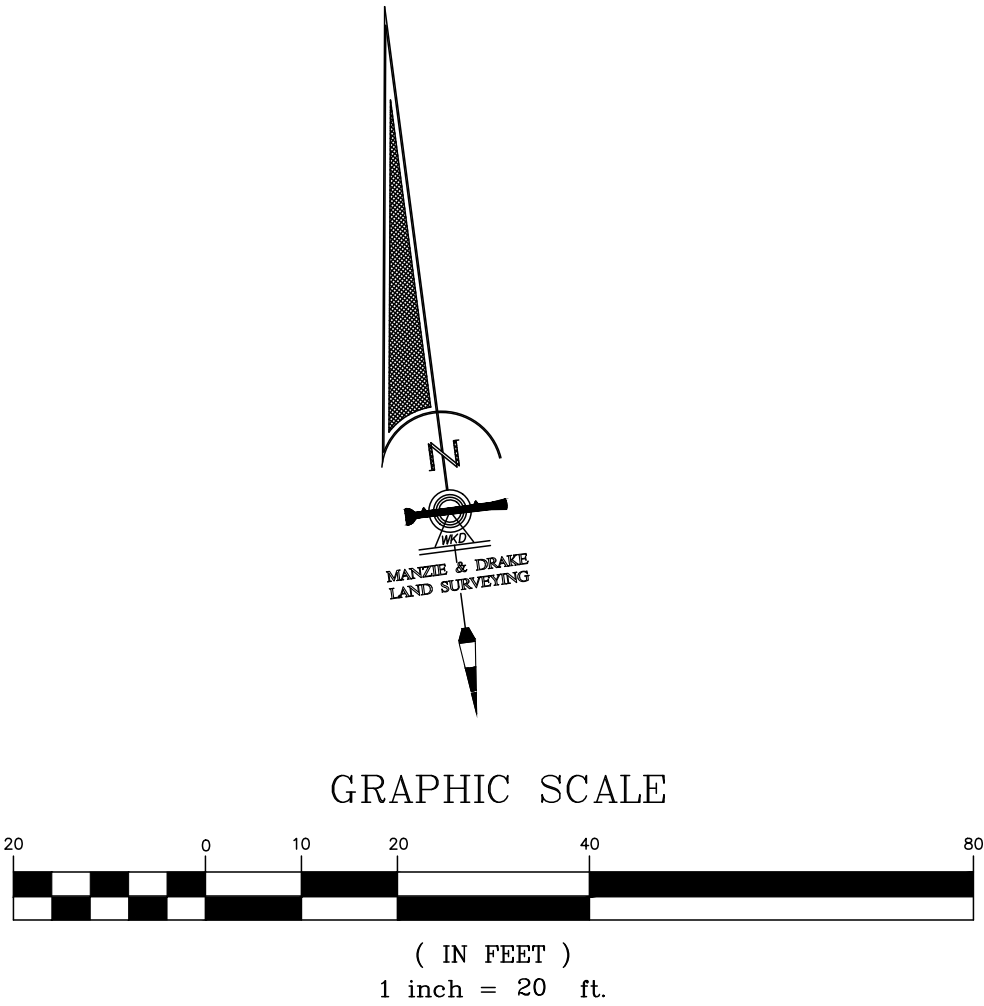
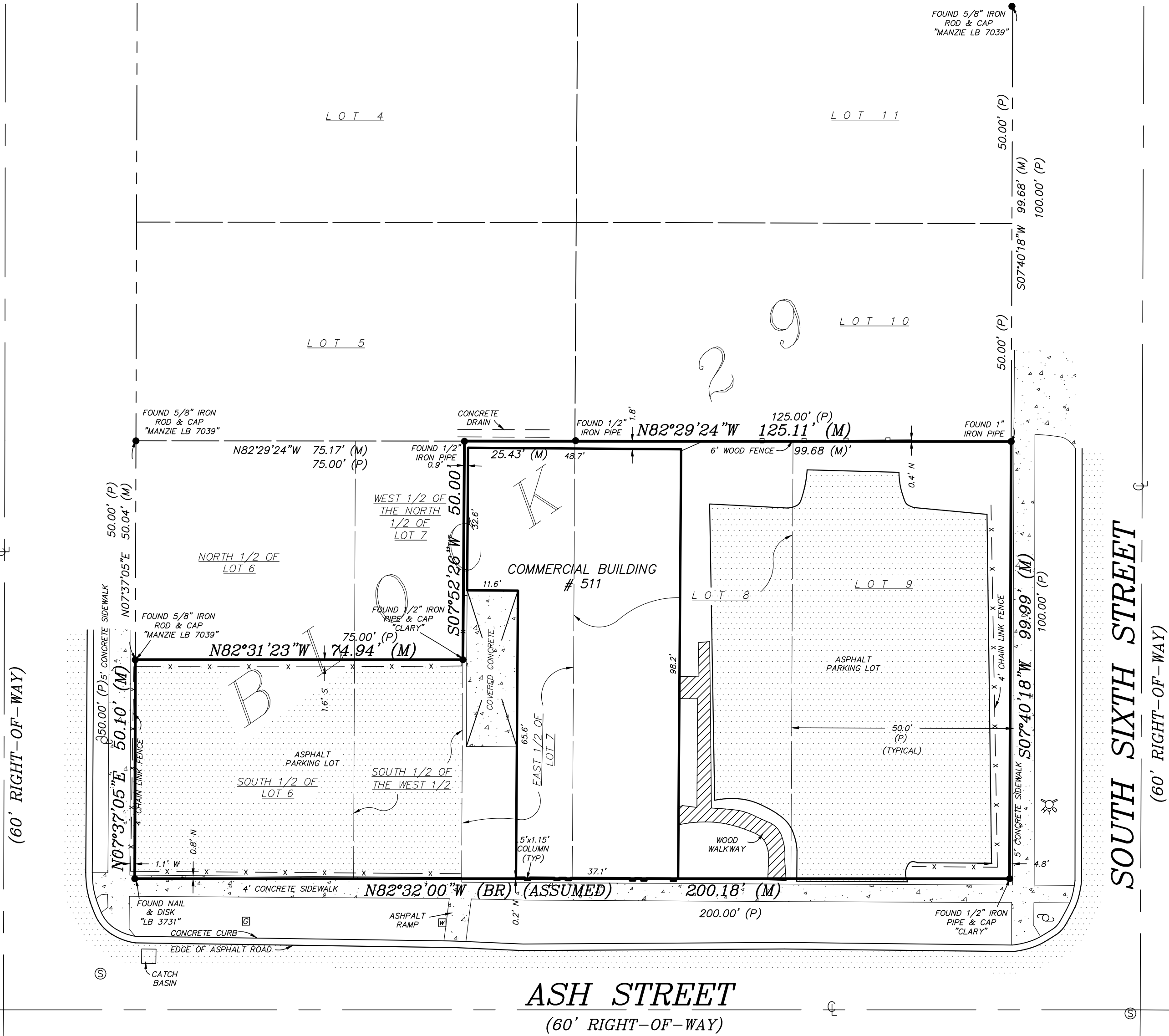
MAP OF BOUNDARY SURVEY

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 KNOWN AND DESCRIBED ACCORDING TO THE OFFICIAL PLAT OR MAP OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD CO. IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA RAILROAD CO. IN 1887 AND 1901 AS:

THE SOUTH 1/2 OF LOT SIX (6), THE EAST 1/2 AND THE SOUTH 1/2 OF THE WEST 1/2 OF LOT SEVEN (7), LOT EIGHT (8) & LOT NINE (9), BLOCK TWENTY-NINE (29)

CERTIFIED TO:
C. TODD KEMP & BRIAN C. BOYER
FIRST AMERICAN TITLE INSURANCE COMPANY
ANDREA F. LENNON, P.A.

PROPERTY ADDRESS:
511 ASH STREET
FERNANDINA BEACH, FLORIDA 32034



LEGEND

- CL = CENTERLINE
- CONCRETE FLATWORK
- FIRE HYDRANT
- CHAIN LINK OR WIRE FENCE
- COVERED AREA
- SEWER MANHOLE
- WATER METER
- WOOD OR VINYL FENCE
- WOOD POWER POLE
- GAS METER
- PLAT
- MEASURED

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 the assumed bearing of N82°32'00"W for the northerly right-of-way line of Ash Street. The bearing reference line is indicated as thus (BR).
- The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel "12089C 0237 G", Dated "08/02/2012". 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.

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

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

MANZIE & DRAKE LAND SURVEYING

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

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

SCALE: 1"=20' JOB NO: 20899 DATE: 04/03/2020 CADD: LM
F.B. NO: X-346 PAGE NO: 28 FIELD CREW: JM FILE NO: A-1423



**OWNER'S AUTHORIZATION
FOR AGENT REPRESENTATION**

I / WE BRIAN BOYER / CHARLES TODD KEMP
(print name of property owner(s))

hereby authorize: John H. Dodd, Architect, Inc.
(print name of agent)

to represent me/us in processing an application for: HDC COA - 511 Ash St - Demolition of Existing
(type of application) Building

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)

Brian Boyer
(Print name of owner)

Charles Todd Kemp
(Print name of owner)

STATE OF NEW YORK
ESSEX }
COUNTY OF NASSAU ss

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 10th day
of July, 20 20, by Cynthia A. DeMars

Cynthia A. DeMars
Notary Public

Cynthia A. DeMars
Printed Name

12/02/2022
My Commission Expires

Personally Known _____ OR Produced Identification ☒ ID Produced: _____

CYNTHIA A. DEMARS
No 01DE084469
Notary Public, State of New York
Qualified in Franklin County
My Commission Expires 12/02/2022





OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE BRIAN ROYER / CHARLES TODD KEMP
(print name of property owner(s))

hereby authorize: John H. Dodd, Architect, Inc.
(print name of agent)

to represent me/us in processing an application for: HDC COA - NEW RESIDENCE
(type of application) 511 ASH STREET

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)

Brian Royer
(Print name of owner)

Charles Todd Kemp
(Print name of owner)

NEW YORK
STATE OF FLORIDA
ESSEX }
COUNTY OF NASSAU ss

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 10th day
of July, 20 20, by Cynthia A Demars

Cynthia A. Demars
Notary Public

Cynthia A. Demars
Printed Name

12/02/2022
My Commission Expires

Personally Known _____ OR Produced Identification X ID Produced: _____

CYNTHIA A. DEMARS
No 01DE0084469
Notary Public, State of New York
Qualified in Franklin County
My Commission Expires 12/02/2022







Print**Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #5554****Date Submitted: 7/9/2020**

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 – 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.

2020 HDC BOARD AND SUBMISSION DEADLINE CALENDAR**HDC**

Application Deadline (4:30pm)	Dec 19 2019	Jan 16 2020	Feb 20 2020	Mar 19 2020	Apr 09 2020	May 07 2020	June 04 2020	<u>Jul 09 2020</u>	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 27 2020	June 18 2020	<u>Jul 16 2020</u>	Aug 20 2020	Sep 17 2020	Oct 15 2020	Nov 19 2020	Dec 17 2020	Jan 21 2021	Feb 18 2021

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*

New Construction ▼

Choose all that applies.

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*

John

Last Name*

Dodd

Company (if applicable)

John H. Dodd, Architect, Inc.

Street Address

2775 Racheal Ave

City

Fernandina Beach

State

FL

Zip

32034-4500

Telephone Number

9045834044

E-mail Address

johnnydodd@bellsouth.net

Project Description*

New 2-story residential building; 2 family dwelling

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

James Hardie

Product Description

Artisan Lap Siding

Color

to be selected

Include FL Product Approval # for Windows and Doors

(Name/Number)

DOORS

Manufacturer

Andersen

Product Description

A-series or 400 series (to be selected)

Color

white

Include FL Product Approval # for Windows and Doors

(Name/Number)

WINDOWS**Manufacturer**

Andersen

Product Description

A-series or 400 series (to be selected)

Color

white

Include FL Product Approval # for Windows and Doors

(Name/Number)

ROOFING**Manufacturer**

Semco

Product Description

Sem Lock Standing Seam

Color

to be selected

Include FL Product Approval # for Windows and Doors

(Name/Number)

FASCIA/TRIM**Manufacturer**

James Hardie

Product Description

Hardietrim smooth 2x6

Color

white

Include FL Product Approval # for Windows and Doors

(Name/Number)

FOUNDATION**Manufacturer**

Dryvit

Product Description

Cementitious 3 coats stucco with light sand finish over cmu

Color

to be selected

Include FL Product Approval # for Windows and Doors

(Name/Number)

SHUTTERS**Manufacturer**

Legends

Product Description

composite louvered plantation shutters

Color

to be selected

Include FL Product Approval # for Windows and Doors

(Name/Number)

PORCH/DECK

Manufacturer

ipe

Product Description

Ipe wood decking - natural

Color

Include FL Product Approval # for Windows and Doors

(Name/Number)

FENCING**Manufacturer**

Nassau Fance

Product Description

3 rail flat top ptd aluminum fence

Color

Include FL Product Approval # for Windows and Doors

(Name/Number)

DRIVEWAYS/SIDEWALKS**Manufacturer**

to be selected

Product Description

to be selected

Color

to be selected

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**

Garage Door - Clopay

Product Description

CAN212NCREC13 Carriage House

Color

to be selected

Include FL Product Approval # for Windows and Doors

(Name/Number)

Please upload supplemental documentation and all product brochures, paint color samples, etc.**Upload 1**Fence_Kemp Todd_511
Ash Street.pdf**Upload 2**Garage Door - Kemp
Todd_511 Ash Street.pdf**Upload 3**survey_Kemp Todd_511
Ash Street.pdf**Upload 4** No files open**Upload 5** No files open**Upload 6** No files open**Upload 7** No files open**Upload 8** No files open

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.
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Applicant First Name*

john

Applicant Last Name*

dodd

Today's Date*

7/9/2020



DEPARTMENT OF PLANNING & CONSERVATION

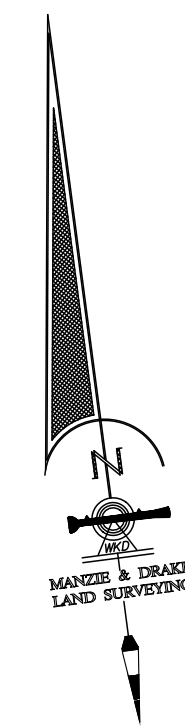
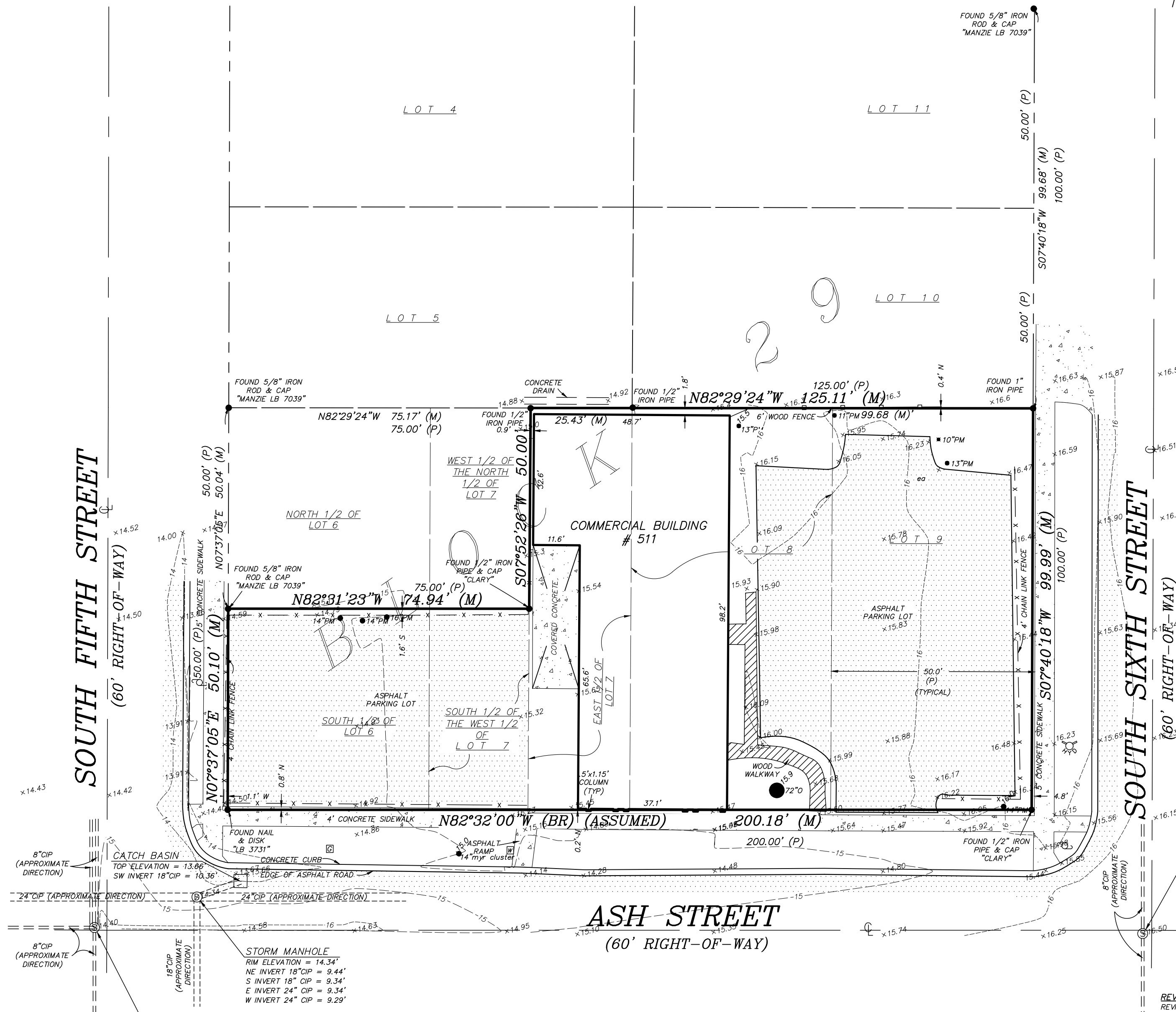
204 Ash Street | Fernandina Beach Florida 32034 | 904 310-3480 |
www.fbfl.us/planning

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

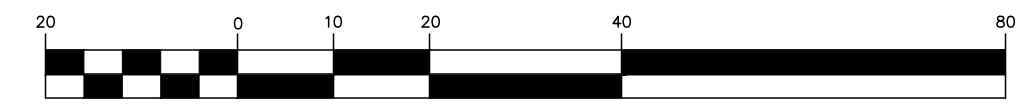
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CERTIFIED TO:
C. TODD KEMP & BRIAN C. BOYER
FIRST AMERICAN TITLE INSURANCE COMPANY
ANDREA F. LENNON, P.A.
PROPERTY ADDRESS:
511 ASH STREET
FERNANDINA BEACH, FLORIDA 32034



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

- LEGEND**
- CL = CENTERLINE
 - CON = CONCRETE
 - FW = FIRE HYDRANT
 - CL = CHAIN LINK OR WIRE FENCE
 - CO = COVERED AREA
 - SM = SEWER MANHOLE
 - WM = WATER METER
 - WO = WOOD OR VINYL FENCE
 - WP = WOOD POWER POLE
 - GA = GAS METER
 - PL = PLAT
 - ME = MEASURED
 - ST = STORM MANHOLE
 - CI = CAST-IRON PIPE

TREE LEGEND
PM = PALM TREE
MYR = CREPE MYRTLE TREE
O = OAK TREE
TREE DISCLAIMER:
NUMBER OF TREES SHOWN ON SURVEY: 10
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.

REVISIONS:
REVISED ON 07/14/2020 TO SHOW TREE & TOPOGRAPHIC INFORMATION. (LM)

- 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 N82°32'00"W for the northerly right-of-way line of Ash Street. The bearing reference line is indicated as thus (BR).
 - The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel "12089C 0237 G", Dated "08/02/2017". Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
 - Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)
 - The Reference Benchmark is 872 0030 TIDAL 36. (Elevation = 12.36' N.A.V.D. 1988)

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

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

MANZIE & DRAKE LAND SURVEYING

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

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

SCALE: 1"=20' JOB NO: 20899 DATE: 04/03/2020 CADD: LM
F.B. NO: X-346 PAGE NO: 28 FIELD CREW: JM FILE NO: B-1423



**OWNER'S AUTHORIZATION
FOR AGENT REPRESENTATION**

I / WE BRIAN BOYER / CHARLES TODD KEMP
(print name of property owner(s))

hereby authorize: John H. Dodd, Architect, Inc.
(print name of agent)

to represent me/us in processing an application for: HDC COA - 511 Ash St - Demolition of Existing
(type of application) Building

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[Signature]
(Signature of owner)

[Signature]
(Signature of owner)

Brian Boyer
(Print name of owner)

Charles Todd Kemp
(Print name of owner)

STATE OF NEW YORK
ESSEX }
COUNTY OF NASSAU ss

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 10th day
of July, 20 20, by Cynthia A. DeMars

Cynthia A. DeMars
Notary Public

Cynthia A. DeMars
Printed Name

12/02/2022
My Commission Expires

Personally Known _____ OR Produced Identification ☒ ID Produced: _____

CYNTHIA A. DEMARS
No 01DE084469
Notary Public, State of New York
Qualified in Franklin County
My Commission Expires 12/02/2022





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to represent me/us in processing an application for: HDC COA - NEW RESIDENCE
(type of application) 511 ASH STREET

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)

Brian Royer
(Print name of owner)

Charles Todd Kemp
(Print name of owner)

NEW YORK
STATE OF FLORIDA
ESSEX }
COUNTY OF NASSAU ss

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 10th day
of July, 20 20, by Cynthia A Demars

Cynthia A. Demars
Notary Public

Cynthia A. Demars
Printed Name

12/02/2022
My Commission Expires

Personally Known _____ OR Produced Identification X ID Produced: _____

CYNTHIA A. DEMARS
No 01DE0084469
Notary Public, State of New York
Qualified in Franklin County
My Commission Expires 12/02/2022



Prepared by and Return to:
Andrea F. Lennon, P.A.
3391 South Fletcher Avenue
Fernandina Beach, Florida 32034

Our File Number: 20-220

For official use by Clerk's office only

STATE OF Florida) SPECIAL WARRANTY DEED
COUNTY OF Nassau) (Corporate Seller)
)

THIS INDENTURE, made this May 27, 2020, between **Coastal Newspapers LLC, a Georgia limited liability**, whose mailing address is: 2365 Prince Avenue Suite A, Athens, Georgia 30601, party of the first part, and **C. Todd Kemp, as Trustee of the C. Todd Kemp Living Trust dated June 2, 2004 and Brian K. Boyer, as Trustee of the Brian K. Boyer Living Trust dated June 2, 2004**, whose mailing address is: P.O. Box 527, Key West, Florida 33041, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, to wit:

THE SOUTH 1/2 OF LOT 6; THE EAST 1/2, AND THE SOUTH 1/2 OF THE WEST 1/2 of LOT 7; LOT 8; AND LOT 9 ALL OF BLOCK 29, BEING THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA) IN THE COUNTY OF NASSAU AND STATE OF FLORIDA AND KNOWN AND DESCRIBED UPON AND ACCORDING TO THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857, AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY 1887 AND 1901), NASSAU COUNTY, FLORIDA.

*****Pursuant to F.S. 689.073, this deed confers upon the Trustee the power and authority either to protect, conserve and to sell, or to lease, or to encumber, or to otherwise manage and dispose of the real property described herein*****

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

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

AND the party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on May 27, 2020.

Signed, sealed and delivered
in the presence of:

**Coastal Newspapers LLC, a Georgia limited
liability**

● Kathy Crawford
Witness signature
Kathy Crawford
Print witness name

● By: Mark W. Major
Print Name: Mark W. Major
Title: Vice President/CFO

(Corporate Seal)

● Charlene K. Stamps
Witness signature
Charlene K. Stamps
Print witness name

State of Georgia

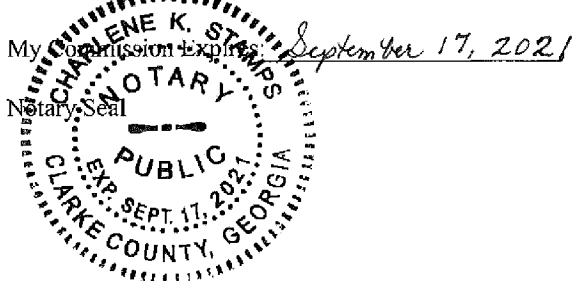
County of Clarke

The foregoing instrument was acknowledged before me by means of (X) physical presence or [] online notarization, this 20th day of May, 2020 by Mark W. Major, Vice President/CFO of Coastal Newspapers LLC, a Georgia limited liability who is personally known to me or who has produced _____ as identification.

● Charlene K. Stamps
Notary Public
Charlene K. Stamps
Print Notary Name

My Commission Expires September 17, 2021

Notary Seal



Nassau Fence

- Three Rail flat Top – 4 Foot Tall



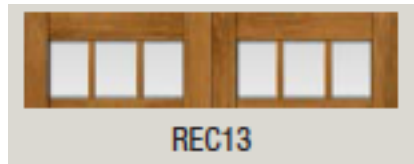
Clopay - Canyon Ridge Garage Door

Model: CARRIAGE HOUSE 4-LAYER CONSTRUCTION

- 4-layer faux-wood doors with Intellicore® polyurethane insulation. 18.4 R-value.
- Insulated glass options include clear, frosted, seeded, rain and obscure.
- Model: CAN212NCREC13



Design 12



REC13



COMPOSITE OVERLAY MATERIALS



MAHOGANY

Composite Cladding is not present on Ultra-Grain® Series Models.

COLORS

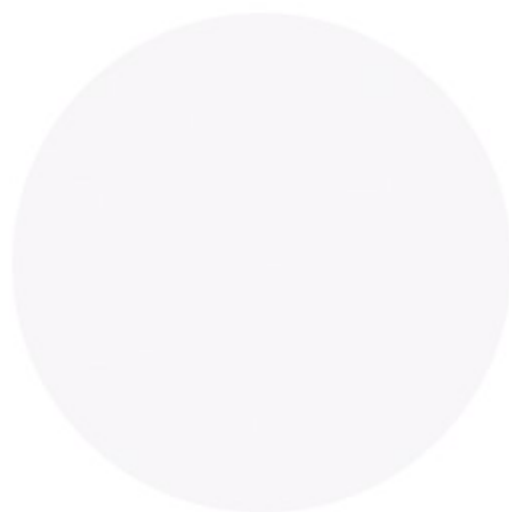


ULTRA-
GRAIN®
CYPRESS
WALNUT
FINISH

PGT Industries - Windows and Doors

FRAME COLORS

STANDARD



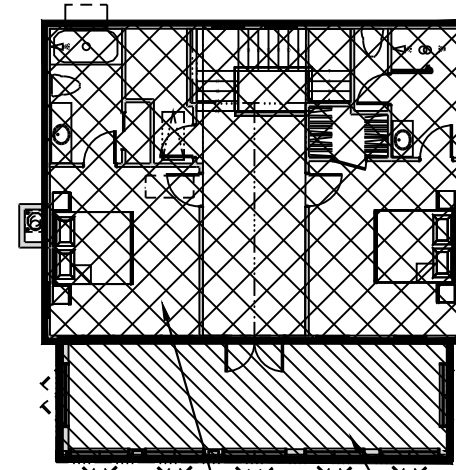
WHITE

Sherwin-Williams
Peppercorn SW 7674

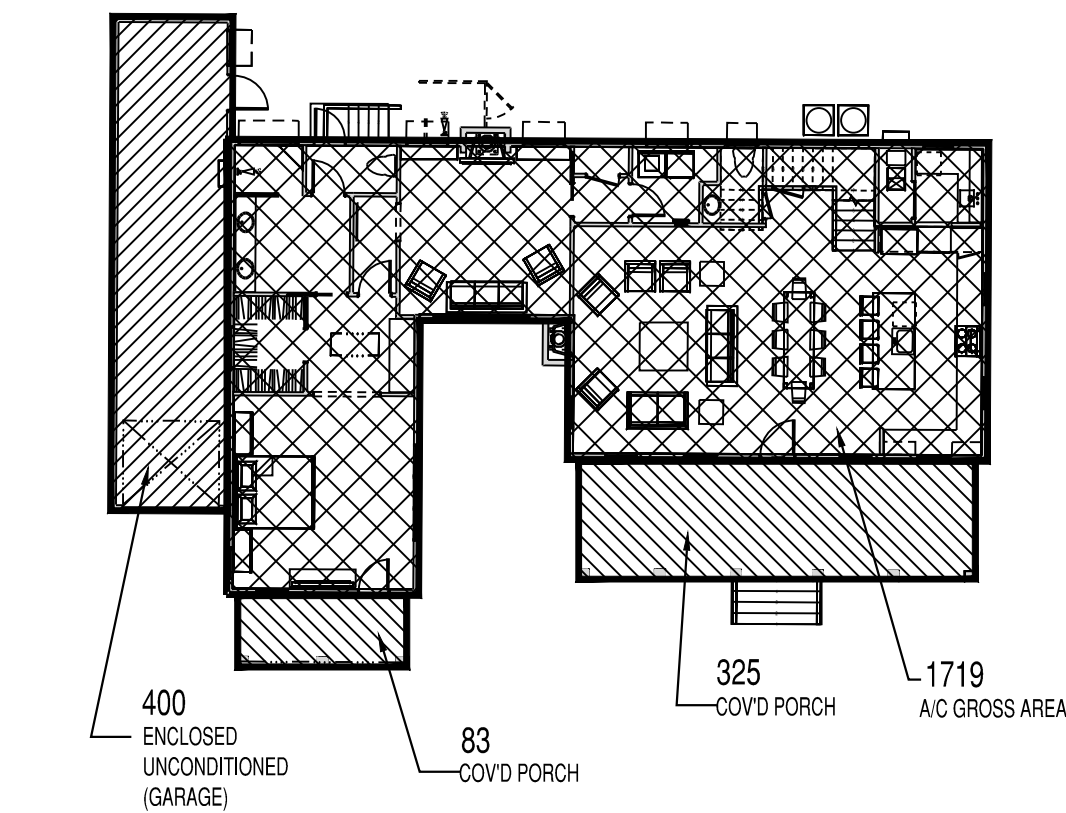
myperfectcolor.com

Benjamin Moore™ OC-64 Pure White



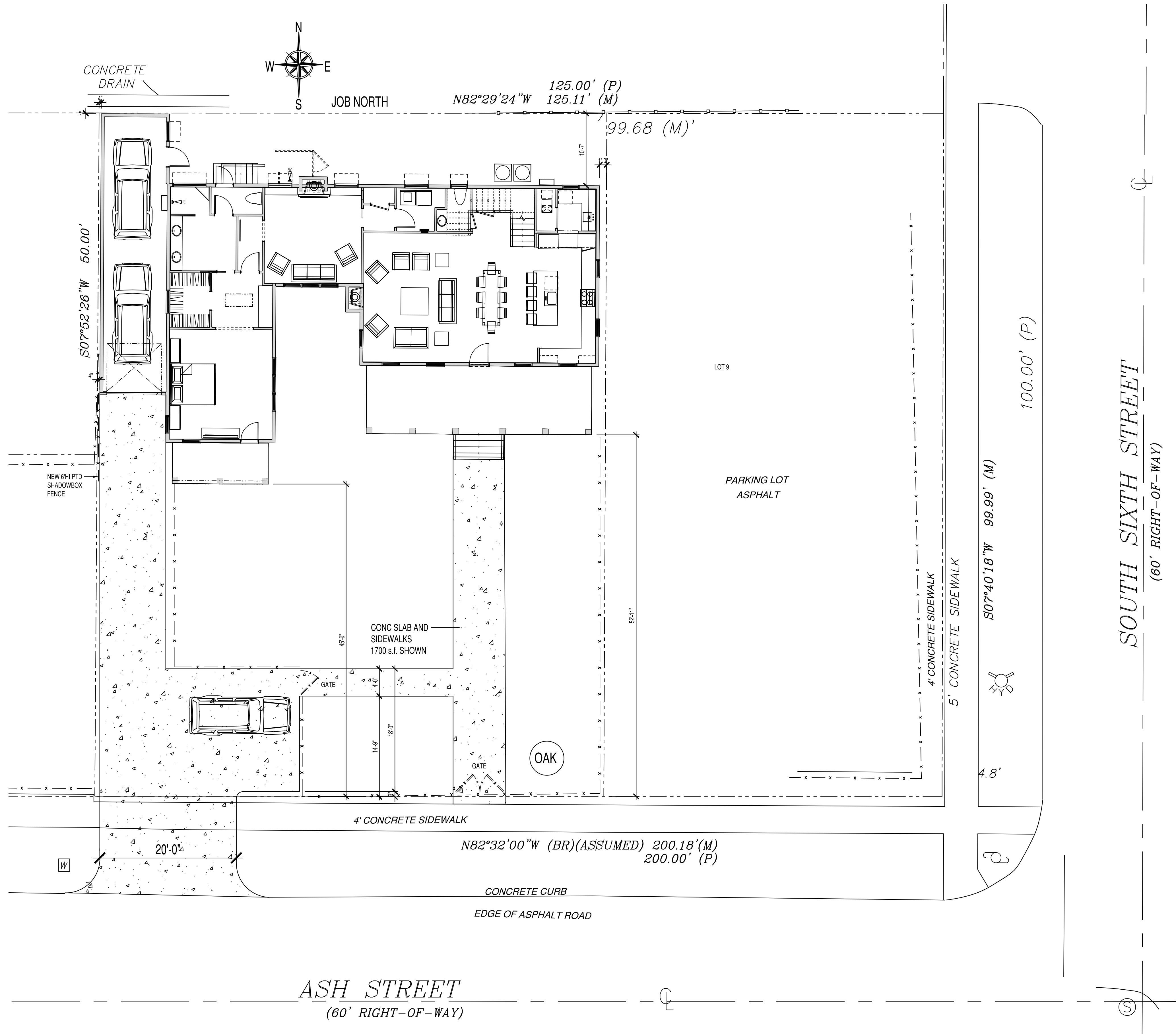


AREA-
2nd FLOOR
1/16"=1'



A/C AREAS:		1st A/C	1719
		2nd A/C	922
A/C AREA TOTAL:			2641
ENCLOSED UNCONDITIONED		400	
ENCLOSED UNCONDITIONED		325	
BUILDING AREA TOTAL:			3366
COVID PORCH		325	
COVID PORCH		83	
UNDER ROOF TOTAL:			3774

AREA-
1st FLOOR
1/16"=1'



SOUTH SIXTH STREET
(60' RIGHT-OF-WAY)

ASH STREET
(60' RIGHT-OF-WAY)

John H. Dodd
ARCHITECT, INC.
FLAR0016867
2775 RACHEAL AVENUE
FERNANDINA BEACH, FL 32034
TEL (904) 583-4044
Email: JOHN.H.DODD@JHDSOUTH.NET

Issue Date of Progress Prints*	
Issued	Issued to:
Date:	
7-9-20	HDC COA - 1ST REVIEW

KEMP-BOYER RESIDENCE
511 ASH STREET, FERNANDINA BEACH, FL

GRAPHIC SCALE
1/16"=1'

0 1 2 3 4 5 6 7 8 9 10 12 15 20 25

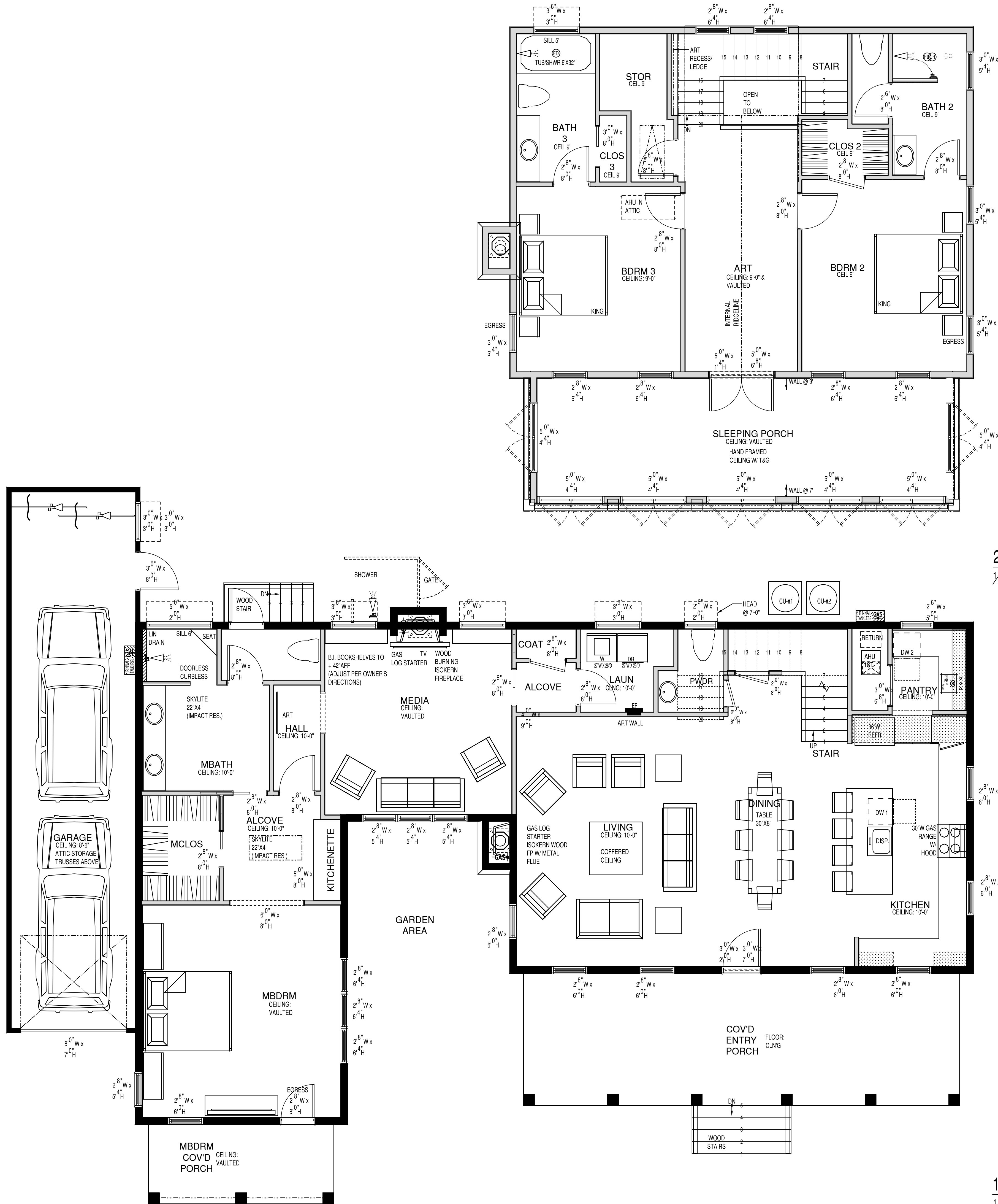
SITE PLAN

North / Elevation Key

Sheet

C-1

SITE PLAN
1/16"=1'



2nd FLOOR PLAN
1/4"=1'

1st FLOOR PLAN
1/4"=1'

John H. Dodd
ARCHITECT, INC.
FLAR0016867
2775 RACHEAL AVENUE
FERNANDINA BEACH, FL 32034
TEL (904) 583-4044
Email: JOHN@JHDDODDARCH.COM

Issue Date of Progress Prints	
Issued	Issued for:
7-9-20	HDC COA - 1ST REVIEW

KEMP-BOYER RESIDENCE
511 ASH STREET, FERNANDINA BEACH, FL

FLOORPLANS

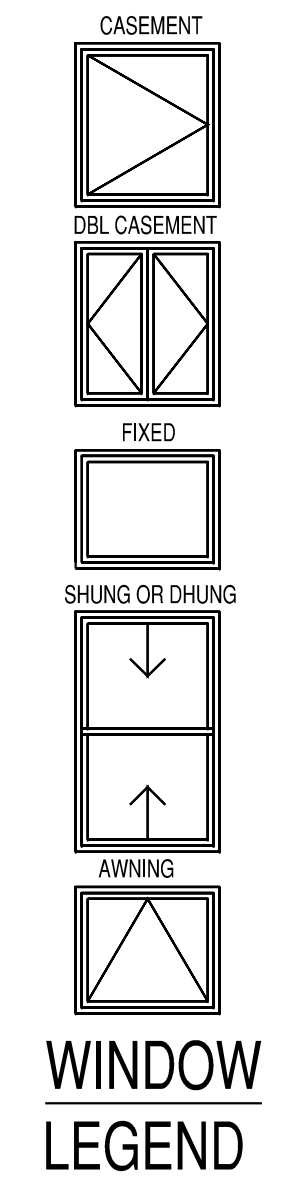
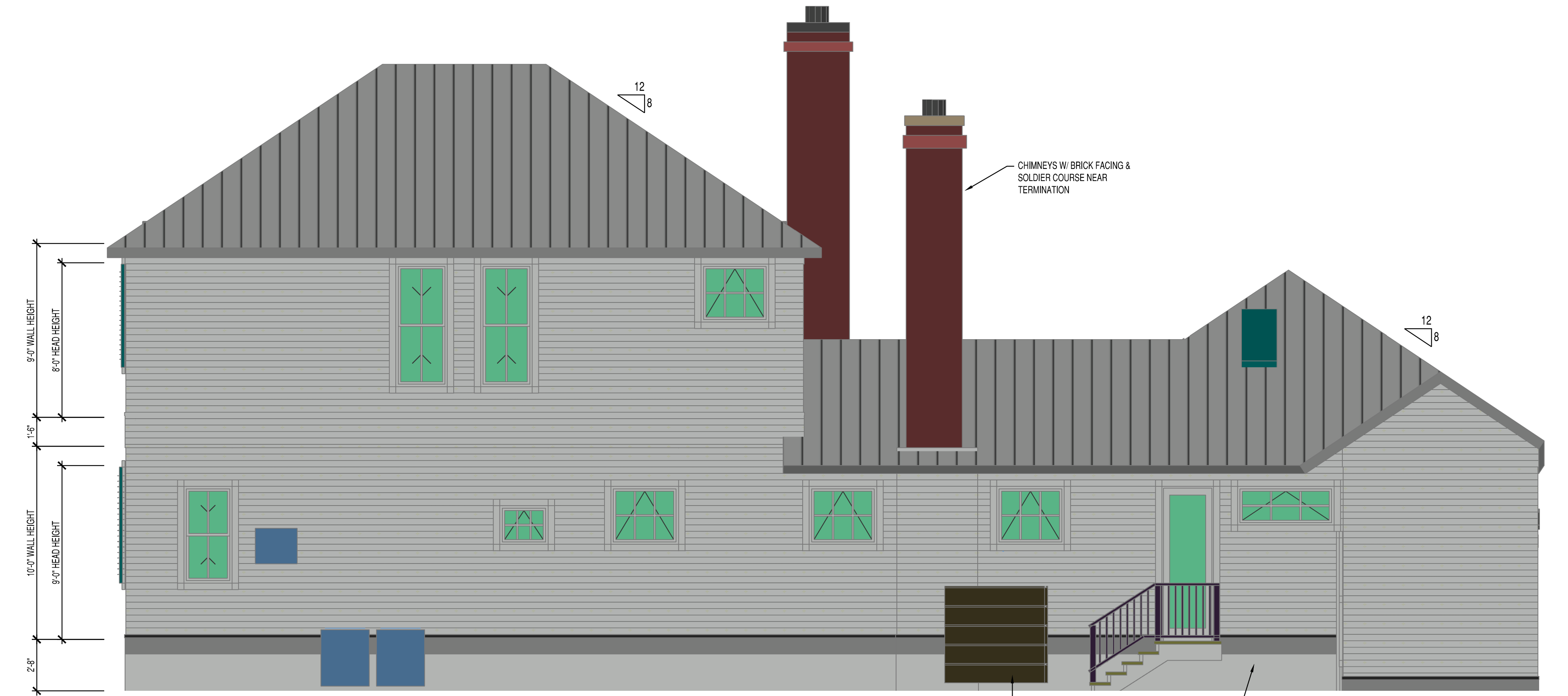
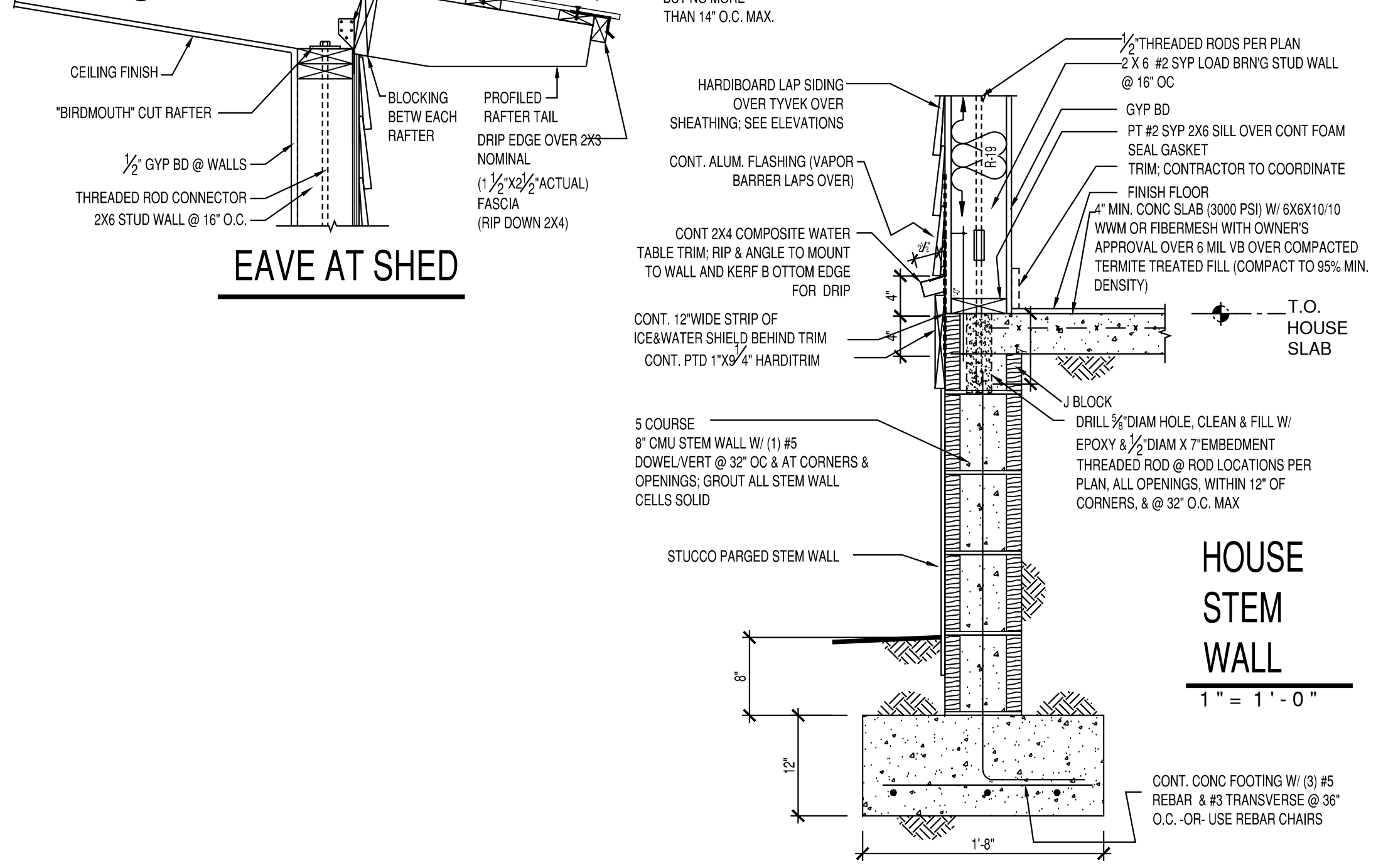
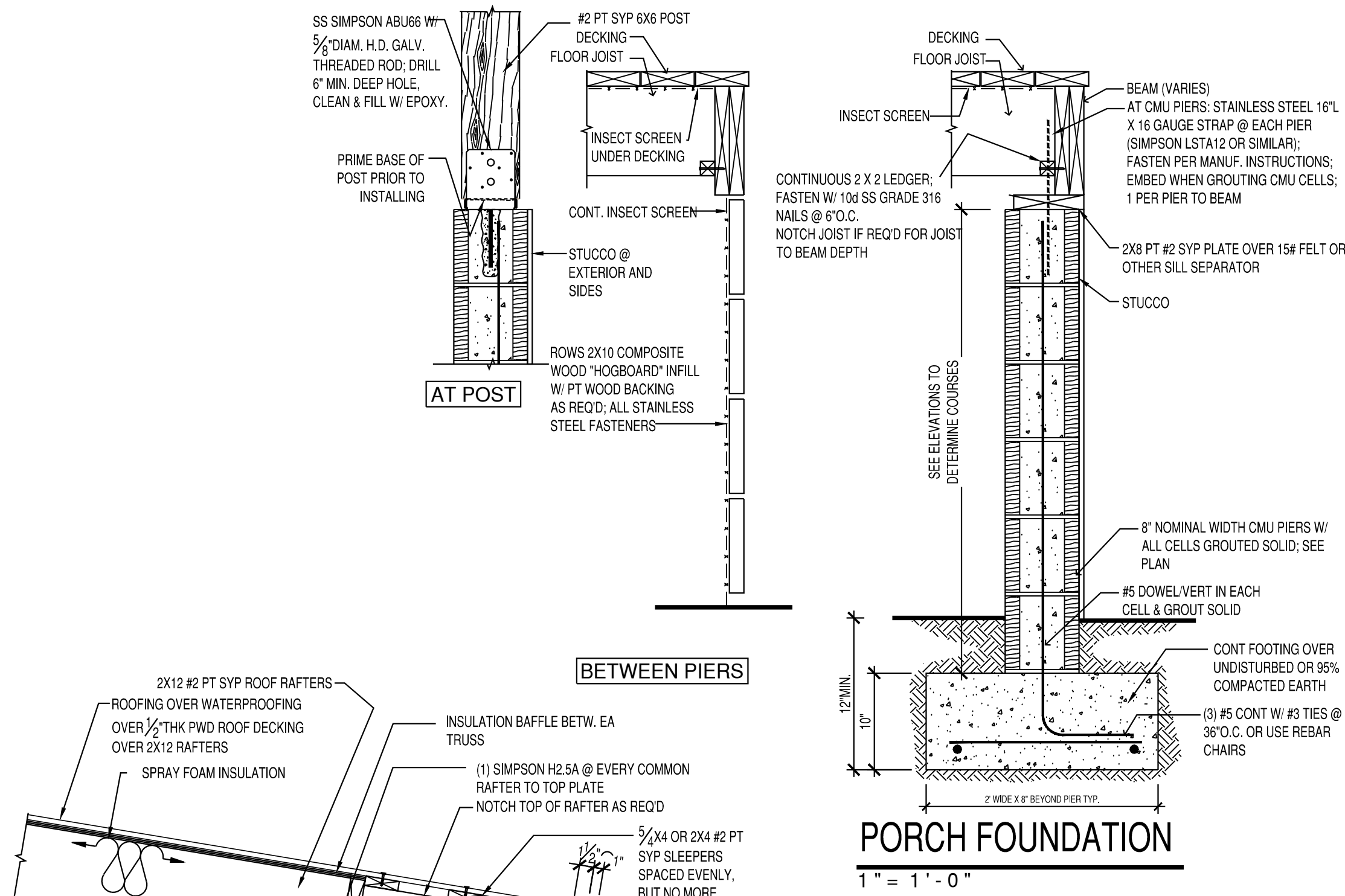
North / Elev Key Sheet

A-1.1

GRAPHIC SCALE

1/4"=1'-0"

25
20
15
10
5
0



John H. Dodd ARCHITECT, INC.
FL-AR0016867
2775 RACHEAL AVENUE
FERNANDINA BEACH, FL 32034
TEL (904) 583-4044
Email: JOHN.H.DODD@JHDA.COM

Issue Date of Progress Prints*	
Issued Date:	Issued to:
7-9-20	HDC COA - 1ST REVIEW

KEMP-BOYER RESIDENCE
511 ASH STREET, FERNANDINA BEACH, FL

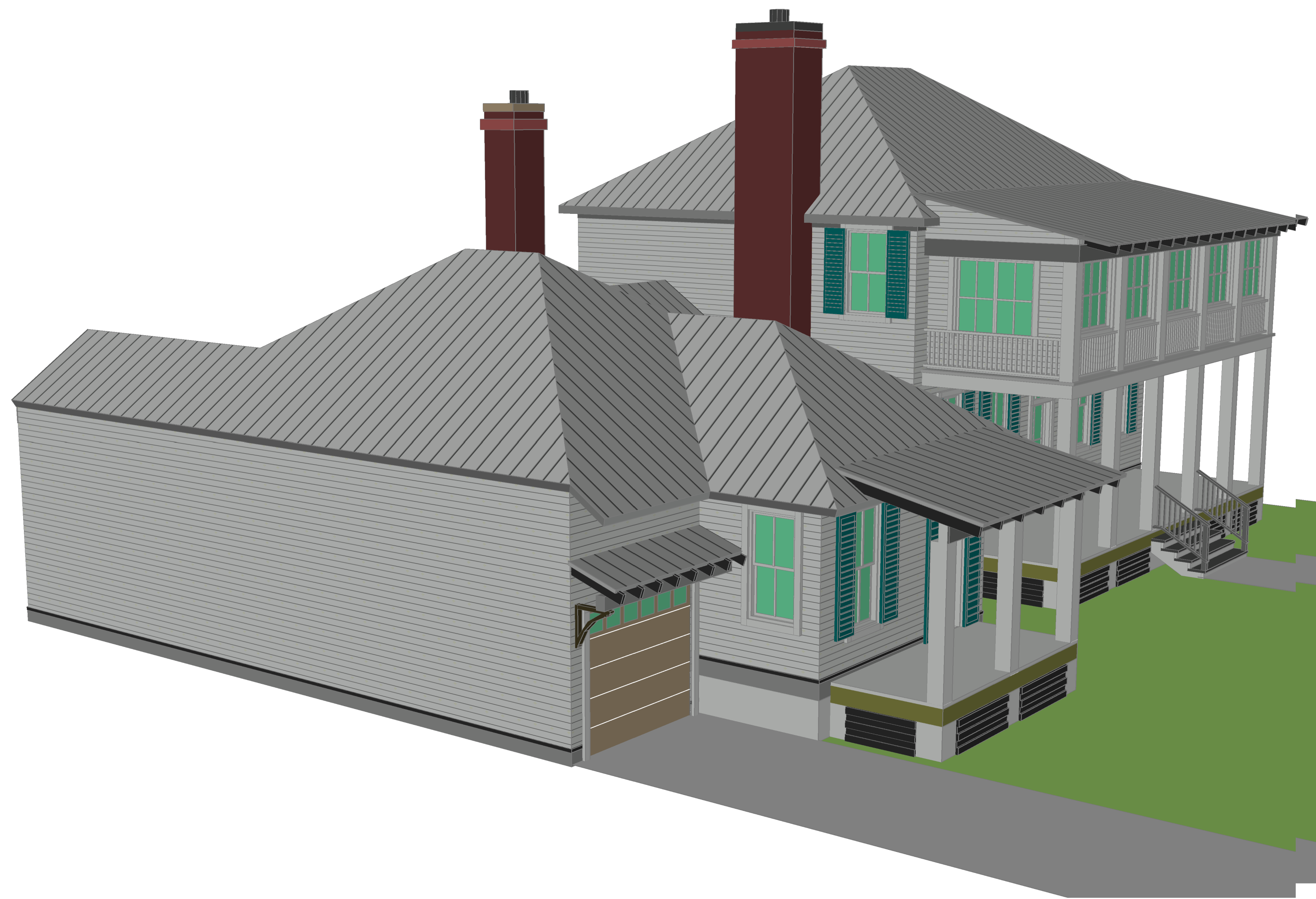
GRAPHIC SCALE
1/4" = 1'

0 1 2 3 4 5 6 7 8 9 10 12 15 20 25

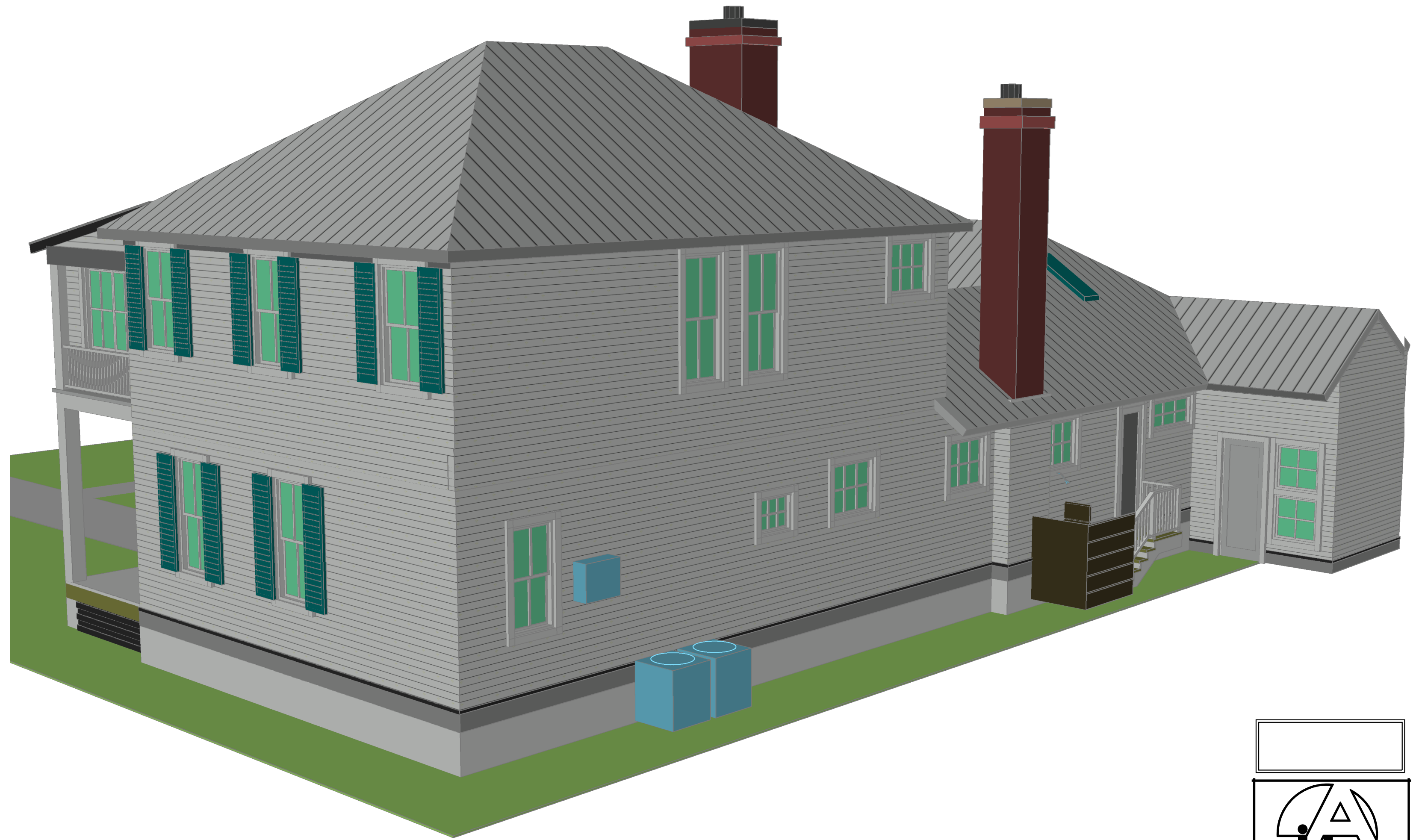
ELEVATIONS 1

North / Elevation Key

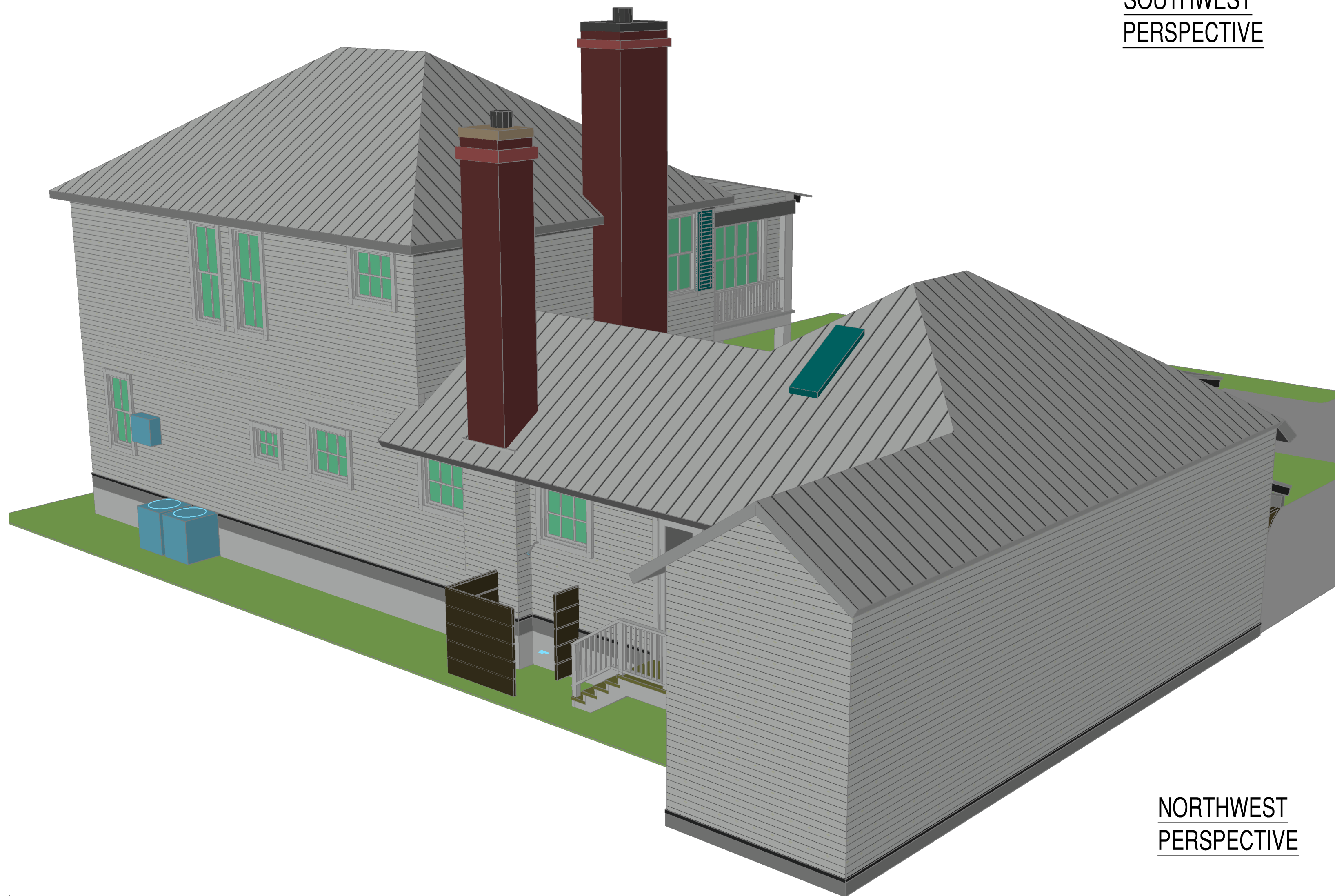
Sheet **A-2.1**



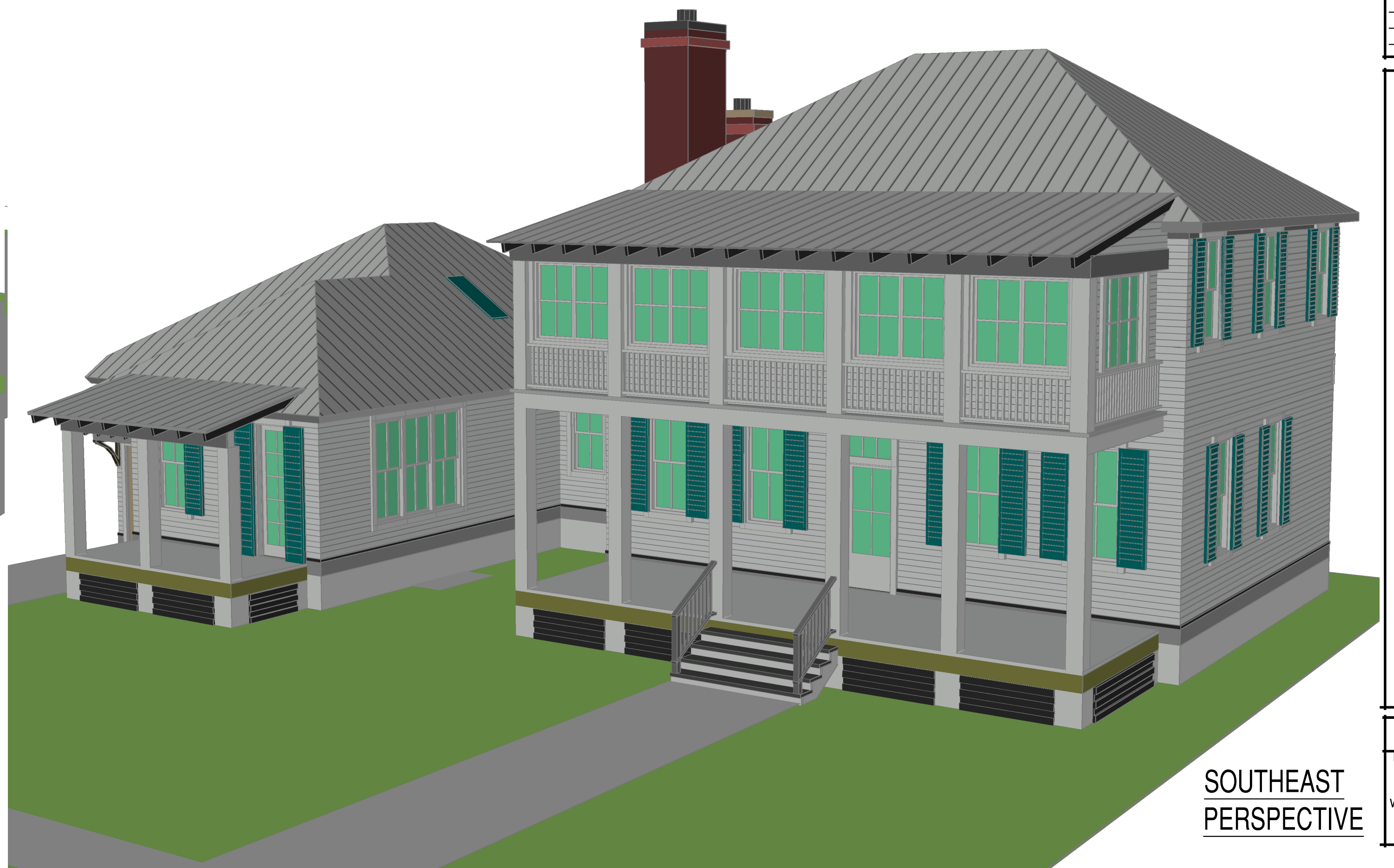
SOUTHWEST
PERSPECTIVE



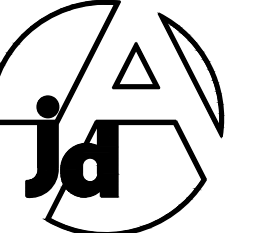
NORTHEAST
PERSPECTIVE



NORTHWEST
PERSPECTIVE



SOUTHEAST
PERSPECTIVE

 John H. Dodd ARCHITECT, INC. FLAR0016867 2775 RACHEAL AVENUE FERNANDINA BEACH, FL 32034 TEL (904) 583-4044 Email: JOHN@JOHNDODDARCHITECT.COM	
Issue Date of Progress Prints*	
Issued	Issued to:
Date	
7-9-20	HDC COA - 1ST REVIEW
GRAPHIC SCALE 1/8" = 1'-0"	
KEMP-BOYER RESIDENCE 511 ASH STREET, FERNANDINA BEACH, FL	
PERSPECTIVES	
North / Elevation Key	Sheet
	A-3.1















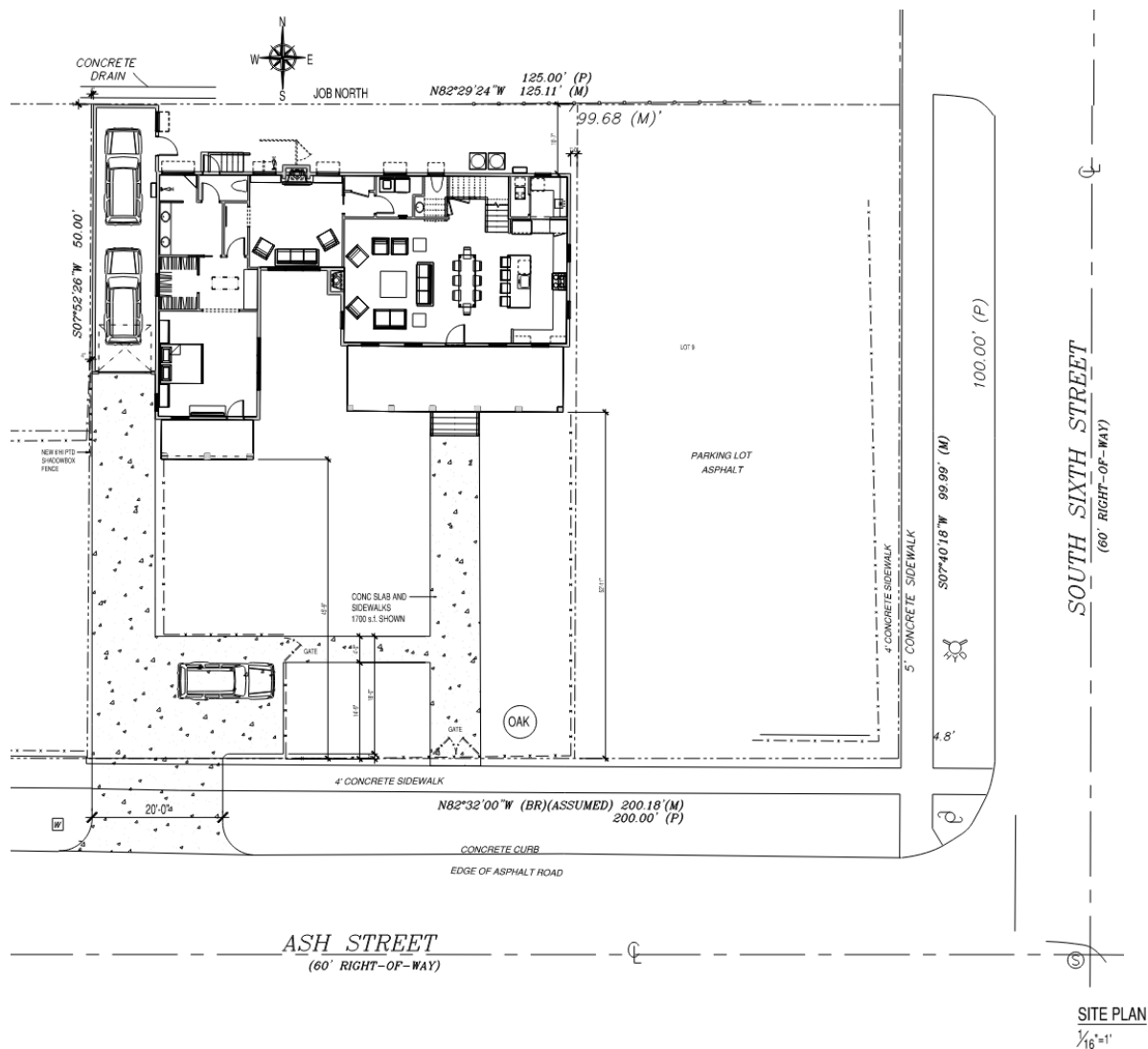
HISTORIC DISTRICT COUNCIL STAFF REPORT

HDC 2020-0021

August 20, 2020

Owner/Applicant:	Todd C Kemp Living Trust & Brian K Boyer Living Trust / John Dodd, Architect, Inc.
Property Address:	511 Ash Street
Requested action:	Certificate of Approval (COA) to construct a two-story single-family dwelling
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	One-story commercial Structure
FL Master Site File #	NA01106
Year Built:	1949
Contributing Status:	Non-Contributing

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking approval for the construction of a two-story single-family dwelling with an attached two car garage. The proposed residence is located on the rear portion of lot 8 and the eastern half of lot 7. Lot 9 to the east is unencumbered by the proposal and could be restored as a buildable lot of record. The western portion of the existing parcel is currently being subdivided through the minor subdivision process and the owners have indicated that they intend to sale that portion of the property.

The applicants have sited the proposed residence on the rear portion of the parcel because of the 72" oak tree on the front of the property and to allow for garden space in front of the house.

APPLICABLE GUIDELINES:

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

ANALYSIS:

Most homes within the Downtown Historic District are located closer in proximity to the street. However, there are examples within the district of structures that are setback towards the middle and rear of the property. The Downtown Historic District Guidelines do not strictly prohibit attached garages, although this is not a traditional design component. The proposed garage will be masked by the western wing of the house and the commercial building located at 26 S. 5th Street, and eventually by new structure at the corner of Ash and South 5th Street.

The home is in keeping with the character of the neighborhood and the downtown district as a whole. It will utilize modern materials to replicate traditional materials commonly seen in the district.

During review staff noted items:

1. The application indicated Anderson windows and doors. The supplemental materials include PGT White windows and doors. Both are approved on the HDC window list, staff ask the applicant to clarify which product they intend to use.
2. The HVAC equipment needs to be screened per the LDC requirements.
3. Staff suggests using a pervious paver material for the driveway and sidewalk instead of concrete.

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:

APPROVAL of HDC 2020-0021 with the following conditions:

1. Clarify window and door manufacture
2. Provide mechanical equipment screening

MOTION TO CONSIDER:

I move to approve or deny HDC case number 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 2020-02, as presented, is or is not substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2020-02 Application and Backup Materials

Respectfully Submitted,



Jacob M. Platt
Senior Planner

Print**Historic District Council (HDC) Variance Application - Submission #5547**

Date Submitted: 7/8/2020

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 → Map Search](#)

Historic District*

Downtown



Site Address*

214 S 7TH ST

City*

FERNANDINA BEACH

State*

FL

Zip*

32034

Parcel ID#(s)*

00-00-31-1800-0040-0020

Zoning District*

R-2

Future Land Use Designation*

Medium Density Residential

OWNER OF RECORD*As recorded with the Nassau County Property Appraiser***First Name***

MARK

Last Name*

AKINS

Company (if applicable)

RICE ARCHITECT

Mailing Address*

214 S 7TH ST

City*

FERNANDINA BEACH

State*

FL

Zip*

32034

Telephone Number*

5122398262

E-mail Address*

MODONNEL9@ICLOUD.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

MARK

Last Name

AKINS

Company (if applicable)

RICE ARCHITECT

Mailing Address

961687 GATEWAY BLVD SUITE 201H

City

AMELIA ISLAND

State

FL

Zip

32034

Telephone Number

9044910072

E-mail Address

MHAKINS@RICEARCHITECT.COM

PROJECT INFORMATION

Variance requested from LDC section(s):*

LDC 5.01.03 (H,I) / LDC 5.01.04

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

Owner is renovating the existing Accessory Building on their property. This includes 2 elements which are the subject of the variance request:

1. A proposed roof covering over a new deck
2. An 8' privacy fence along the rear yard property line.

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 existing building is non conforming with respect to footprint and setbacks, therefore special conditions exist.

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 privilege is granted.

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.*

See Item 1.

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 requested roof covering and the 8' fence are the minimum needed for reasonable use.

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 requested variance is in harmony.

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

The variance is compatible.

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.

The variance is not contrary.

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.

The existing accessory dwelling is currently non-conforming, therefore presenting a special condition.

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 purpose of the proposed design is to bring the existing accessory dwelling into harmony with the historically significant principle residence.

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.

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.

N/A

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.

N/A

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.

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

The variance will not diminish the historic character.

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

The variance is the minimum necessary.

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.

N/A

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*

MARK

Applicant's Last Name*

AKINS

Today's Date*

7/8/2020



DEPARTMENT OF PLANNING & CONSERVATION

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

Upload Supplemental Materials

Choose File

No file chosen

Upload 2

Choose File

No f...osen

Upload 3

Choose File

No f...osen



July 8, 2020

City of Fernandina Beach
Board of Adjustments

Re: Variance Request, 214 South 7th Street, Fernandina Beach

To whom it may concern,

Our clients are pursuing renovations to the existing Accessory Dwelling on their property. The renovations are intended to beautify the existing building, bring it into harmony with the historically significant primary residence, and provide useful enjoyment of the property and space holistically.

The existing structure is non-conforming with the Land Development Code as follows:

1. LDC 5.01.03 (H,I) requires a 3 foot setback from side and rear property lines. The existing structure is within 1' of the rear and 2' of the side property lines.
2. LDC 5.01.04 (A.1) allows a maximum building footprint of 625 square feet. The existing structure has a footprint (under covered roof) of approximately 752 square feet.

There is presently a 6' privacy fence along the rear-yard of the property which conforms to the LDC.

Renovations and requested variance:

1. The proposed design includes a new roof covering (109 square feet) over a wood deck. The LDC (though not clearly) includes a roof-covered area in the required footprint of the building. Therefore, a variance to LDC 5.01.04 (A.1) is needed in order to proceed.
2. The proposed design includes an 8' privacy fence along the rear property line. The LDC Section 5.01.10 (A) establishes a maximum fence height for rear-yard in R-2 zoning as 6'-0". Therefore, a variance is required in order to proceed.
 - a. NOTE: The rear property line of this property abuts C-2 Zoning, wherein a privacy fence of 8'-0" may be erected.

Thank you, and please let us know if there is anything else we can do to assist in the process.

Kind regards,

A handwritten signature in black ink, appearing to read 'Rice', with a stylized, overlapping 'R' and 'L'.

Randolph L. Rice, RA
Rice Architect, LLC
FL License AR0017749

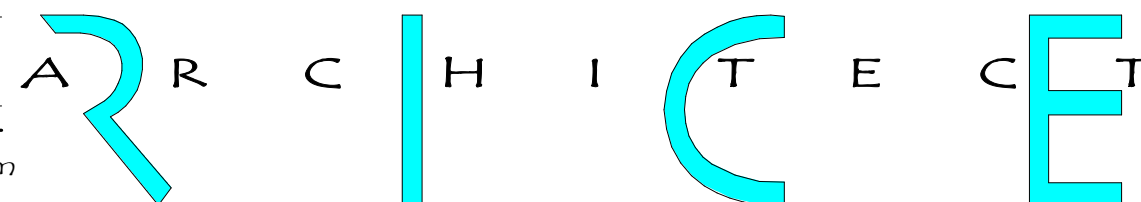


214 S 7TH ST FERNANDINA BEACH 32034

ALTERATION FOR THE ODONNELL RESIDENCE

O'DONNELL HDC / VARIANCE SUBMITTAL

ISSUE DATE: 07/06/2020

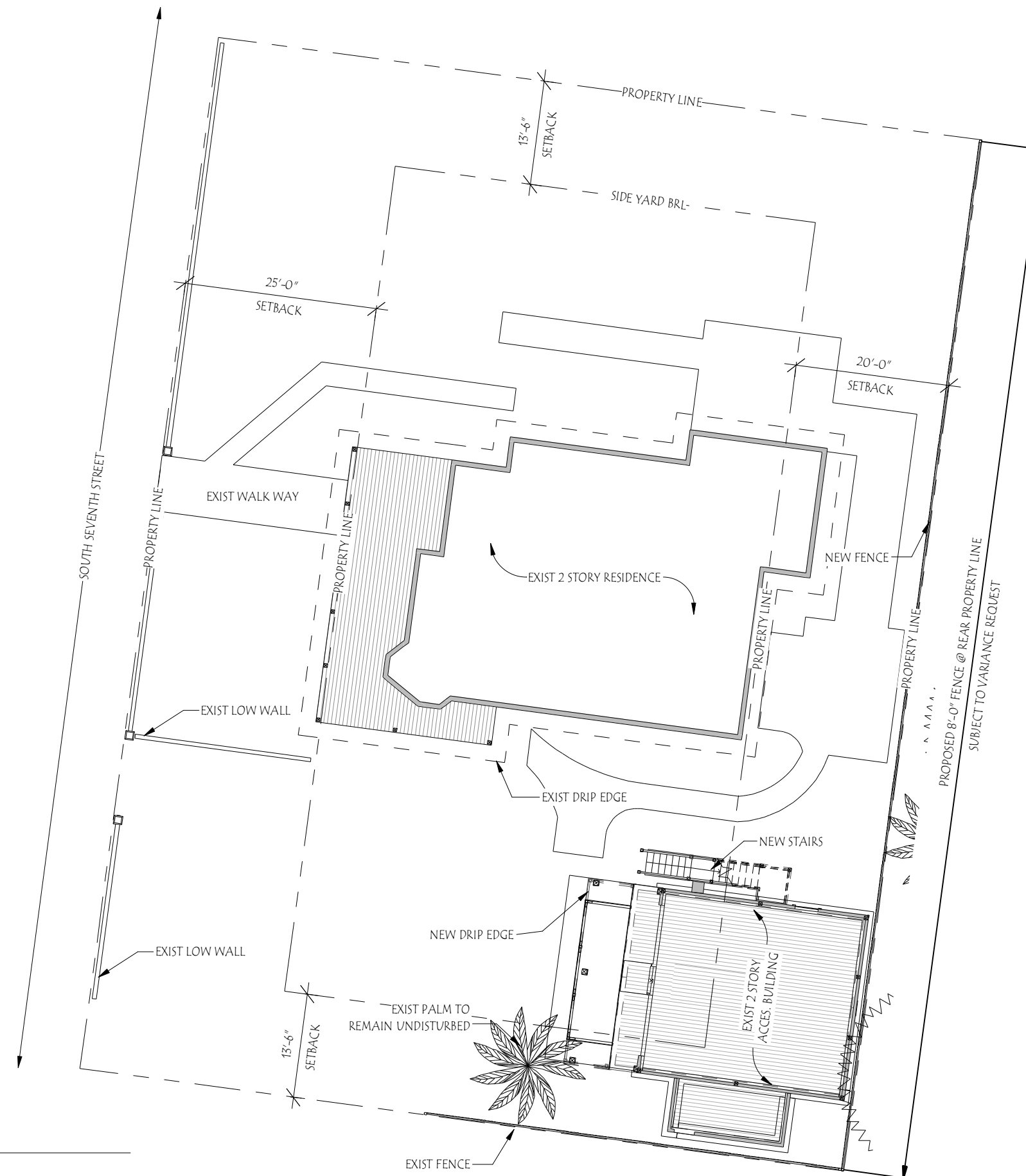


214 S 7TH ST FERNANDINA BEACH 32034

BO.O

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



SITE PLAN

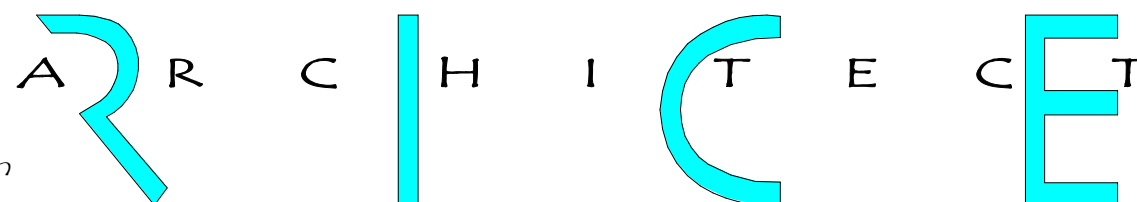
SCALE: 1/16" = 1'-0"

O'DONNELL HDC / VARIANCE SUBMITTAL

ISSUE DATE: 07/06/2020

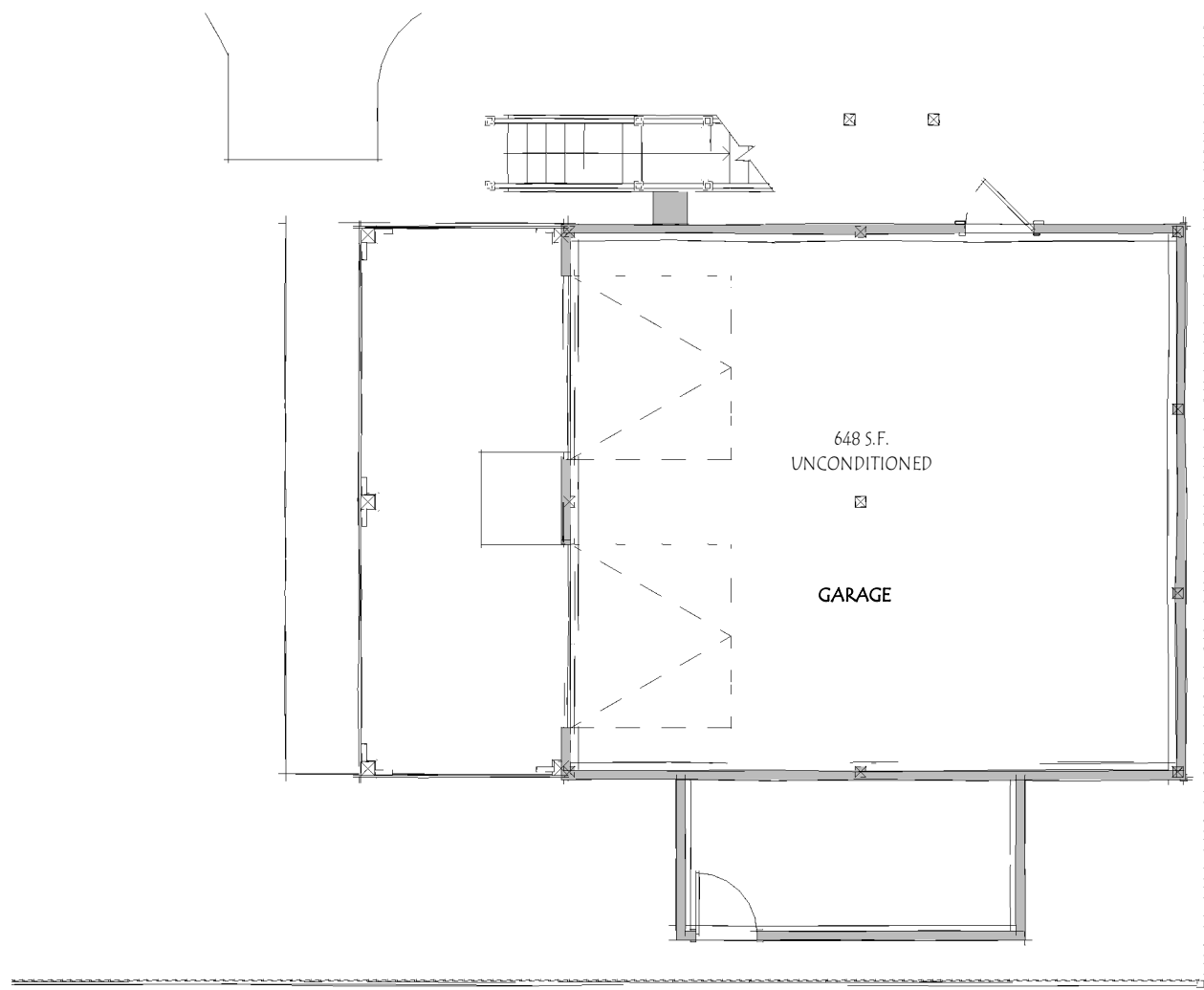
214 S 7TH ST FERNANDINA BEACH 32034

B1.0



PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



1ST FLOOR PLAN

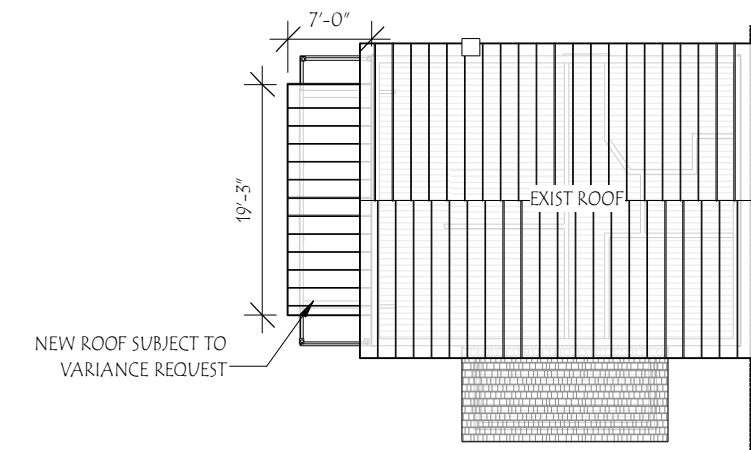
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O'DONNELL HDC / VARIANCE SUBMITTAL

ISSUE DATE: 07/06/2020

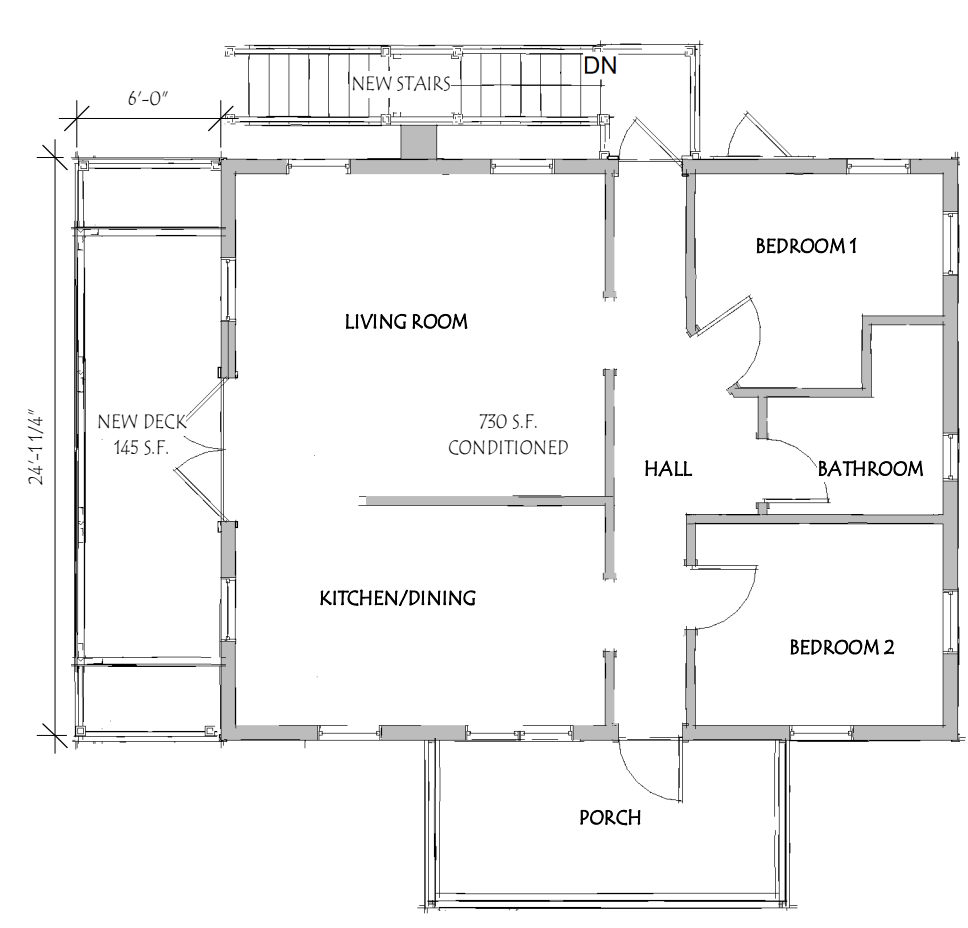
PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

ARCHITECT



ROOF PLAN

SCALE: 1/16" = 1'-0"



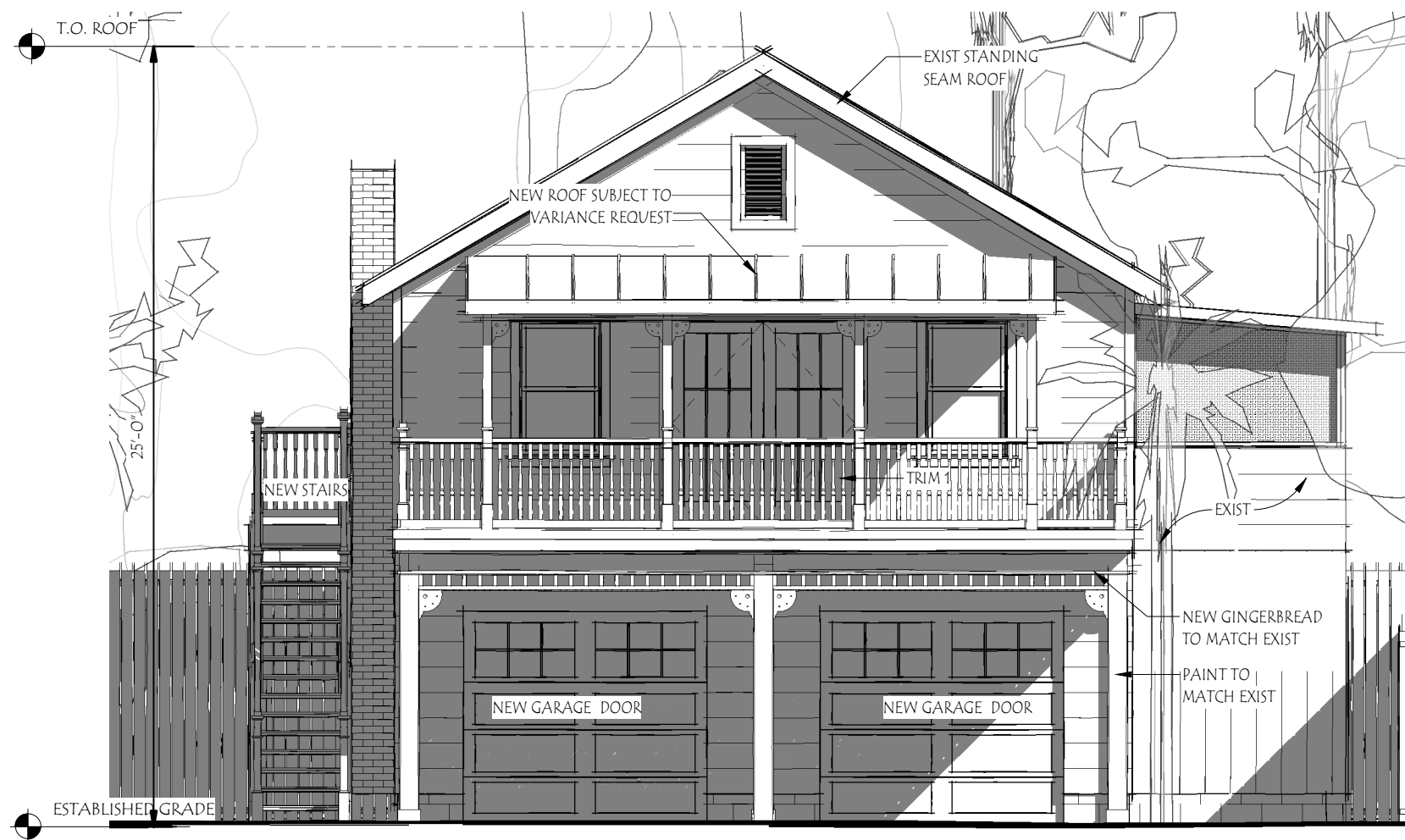
2ND FLOOR PLAN

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

214 S 7TH ST FERNANDINA BEACH 32034

B2.0

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



FRONT ELEVATION

SCALE: 3/16" = 1'-0"



LEFT ELEVATION

SCALE: 3/16" = 1'-0"

PAINT SCHEDULE

BODY : SW 2844 Roycroft Mist Gray

TRIM 1 : SW 2829 Classical White

TRIM 2 : SW 6993 Black of Night

214 S 7TH ST FERNANDINA BEACH 32034

B3.0

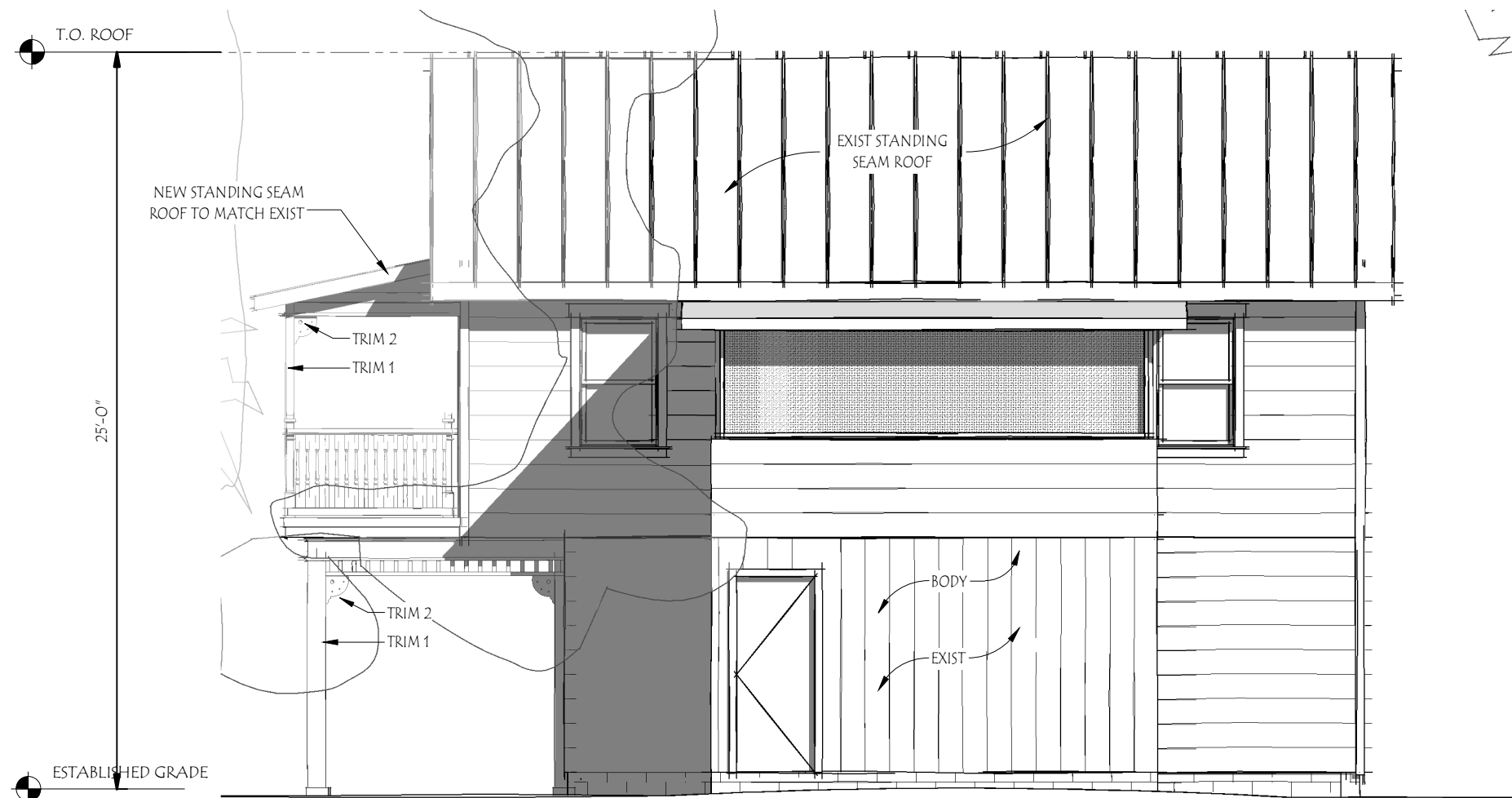
O'DONNELL HDC / VARIANCE SUBMITTAL

ISSUE DATE: 07/06/2020

ARCHITECT

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



FRONT ELEVATION

SCALE: 3/16" = 1'-0"



R.SIDE ELEVATION

SCALE: 3/16" = 1'-0"

PAINT SCHEDULE

BODY : SW 2844 Roycroft Mist Gray

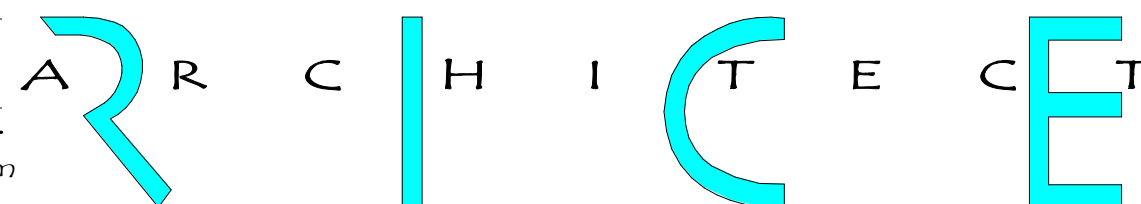
TRIM 1 : SW 2829 Classical White

TRIM 2 : SW 6993 Black of Night

O'DONNELL HDC / VARIANCE SUBMITTAL

ISSUE DATE: 07/06/2020

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com



214 S 7TH ST FERNANDINA BEACH 32034

B4.0

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



VIEW 01 @ ACC. BUILDING EAST ELEVATION

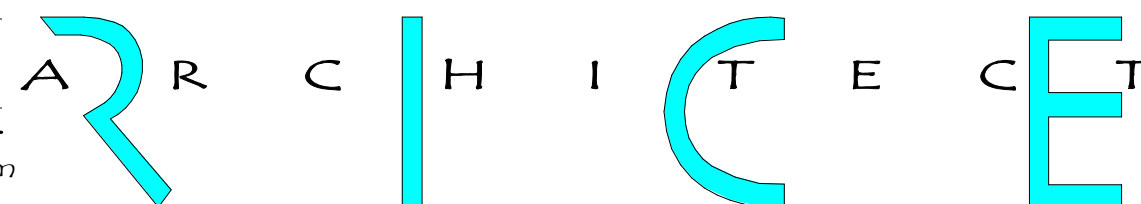


VIEW 02 @ ACC. BUILDING WEST ELEVATION

O'DONNELL HDC / VARIANCE SUBMITTAL

ISSUE DATE: 07/06/2020

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com



214 S 7TH ST FERNANDINA BEACH 32034

B5.0

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



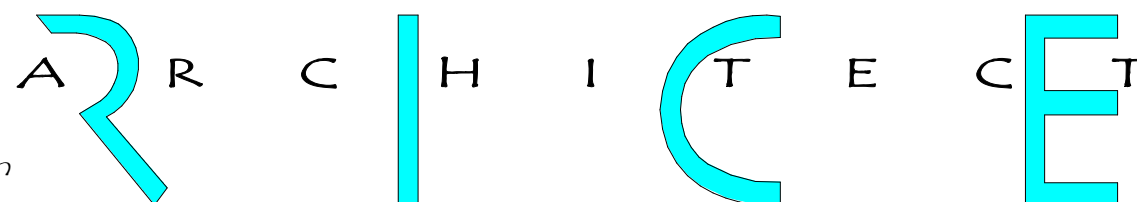
VIEW 01 @ EAST ELEVEVATION FROM A1A



VIEW 02 @ EAST ELEVEVATION FROM A1A

O'DONNELL HDC / VARIANCE SUBMITTAL

ISSUE DATE: 07/06/2020



214 S 7TH ST FERNANDINA BEACH 32034

B6.0

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



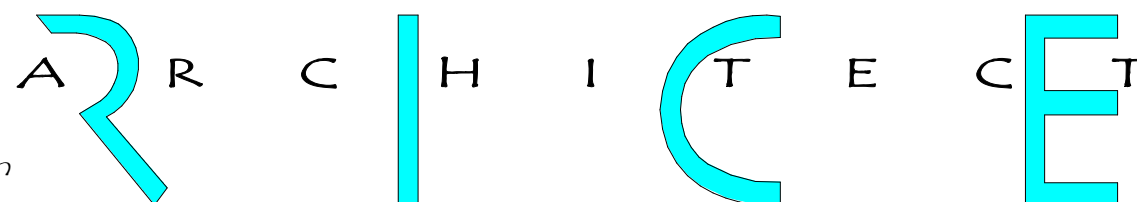
PERSPECTIVE 01 @ ACC. BUILDING



PERSPECTIVE 02 @ ACC. BUILDING

O'DONNELL HDC / VARIANCE SUBMITTAL

ISSUE DATE: 07/06/2020



214 S 7TH ST FERNANDINA BEACH 32034

B7.0

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE MICHAEL O'DONNELL & SUSAN B. O'DONNELL
(print name of property owner(s))

hereby authorize: MARK H. AKINS - RICE ARCHITECT
(print name of agent)

to represent me/us in processing an application for: Susan B. O'Donnell
(type of application) HDC, VARIANCE

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)

MICHAEL O'DONNELL
(Print name of owner)

SUSAN B. O'DONNELL
(Print name of owner)

STATE OF FLORIDA
COUNTY OF NASSAU }
ss

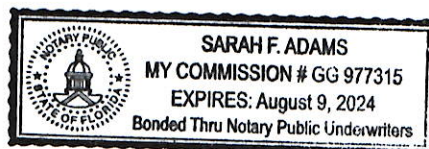
Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 8 day
of JULY, 2020, by MICHAEL & SUSAN B. O'DONNELL

[Signature]
Notary Public

Sarah F Adams
Printed Name

My Commission Expires

Personally Known OR Produced Identification X ID Produced: FL DL



BLOCK 40 LOTS 2 & N35 FT OF 3
IN OR 1751/1527
CITY OF FDNA BEACH

ROSSITER NANCY E
214 S 7TH ST
FERNANDINA BEACH, FL 32034-3925

00-00-31-1800-0040-0020

Nassau County 2019 R
CARD 001 of 002
BY MIKEH

PRINTED 7/23/2019 11:25
APPR 7/26/2018 DJX

BUSE	000500	SFR	CUST	AE?	Y	2840	HTD AREA	114.492	INDEX	1005.00	FB	HIST	DISTRIC	PUSE	000800	MULTI-FAMILY
MOD	1	SFR	BATH	1.50		2974	EFF AREA	120.903	E-RATE	120.000	INDX	STR	23- 3N- 28			
EXW	05	AVERAGE	FIXT			359,567	RCN			1889	AYB	MKT	AREA 01		391,906	BLDG
50%	14	WD SHINGLE	BDRM	2		86.12	%GOOD	309,659	B BLDG VAL	1990	EYB	APPR	5		10,545	XFOB
RSTR	08	IRREGULAR	RMS									AC			189,000	LAND
RCVR	03	COMP SHNGL	UNTS									NTCD			0	CLAS
%	.		C-W%									APPR	CD		0	MKTUSE
INTW	06	CUST PANEL	HGHT									CNDO			591,451	JUST
50%	08	DECORATIVE	PMTR									SUBD			591,451	APPR
FLOR	12	HARDWOOD	STYS	2.0								BLK				
%	.		ECON									LOT			177,034	SOHD
HTTP	04	AIR DUCTED	FUNC									MAP#	6C/23S		414,417	ASSD
A/C	03	CENTRAL	SPCD									HX			50,000	EXPT*
QUAL	04	CLASS	DEPR	60								TXDT	002		364,417	COTXBL
FNDN	.		ADDS	.									364,417	CITXBL	364,417	OTTXBL
SIZE	04	IRREGULAR	UD-2	.												
CEIL	.		UD-3	.												
ARCH	.		UD-4	.												
FRME	02	WOOD FRAME	UD-5	.												
KTCH	.		UD-6	.												
WNDO	.		UD-7	.												
CLAS	.		UD-8	02	DIST F											
OCC	.		UD-9	.												
COND	.		%	.												
SUB	A-AREA	%	E-AREA	SUB	VALUE											
BAS93	1669	100	1669	173778												
FOP93	36	30	11	1146												
UOP93	592	20	118	12287												
STR93	52	10	5	520												
FUS93	1171	100	1171	121928												
TOTAL	3520		2974	309659												

EXTRA FEATURES										FIELD CK:											
AE	BN	CODE	DESC	LEN	WID	HGHT	QTY	QL	YR	ADJ	UNITS	UT	PRICE	ADJ	UT	PR	SPCD	%	%GOOD	XFOB	VALUE
Y		0825	BRICK	19	10		1		1994	1.00	190.000	SF	6.500			7.799			93.00		1,378
Y		0825	BRICK	20	7		1		1994	1.00	140.000	SF	6.500			7.803			93.00		1,016
Y		0850	PEBBLE WLK				1		1990	1.00	274.000	SF	3.500			4.202			70.00		806
Y		0495	FP-2-DB-GD				1		1910	1.00	3.000	UT	5200.000			6240.000			20.00		3,744
Y		0825	BRICK				1		1994	1.00	56.000	SF	6.500			7.796			93.00		406
Y		0825	BRICK	19	7		1		1998	1.00	133.000	SF	6.500			7.796			95.00		985

LAND	DESC	ZONE	ROAD	{UD1	{UD3	FRONT	DEPTH	FIELD CK:											
AE	CODE	TOPO	UTIL	{UD2	{UD4	BACK	DT	ADJUSTMENTS											
Y	000800	MULTI-FAM	R-2	0003		135	100	1.00	1.00	.80	1.00	135.000	FF	1750.000		1400.00			189,000
B001 - OLD CLAPBOARD & WOOD SHINGLE EXTERIOR WALLS										B001 - 3RD FLOOR ATTIC									
PRCL - 216(BLDG 2) IS GARAGE APT W/SEPARATE METER																			

BLOCK 40 LOTS 2 & N35 FT OF 3
IN OR 1751/1527
CITY OF FDNA BEACH

ROSSITER NANCY E
214 S 7TH ST
FERNANDINA BEACH, FL 32034-3925

00-00-31-1800-0040-0020

Nassau County 2019 R
CARD 002 of 002
BY MIKEH

PRINTED 7/23/2019 11:25
APPR 7/26/2018 DJX

[illegible]

PARCEL B: THE SOUTH 7.5' OF LOT 2, TOGETHER WITH THE NORTH 35 FEET OF LOT 3, IN BLOCK 40.

(60-FOOT RIGHT-OF-WAY)



PREPARED BY & RETURN TO:

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

File No. 19-201766
Sales Price: \$735,000.00

Parcel No.: 00-00-31-1800-0040-0020

This **WARRANTY DEED**, made the **3rd day of February, 2020**, by **Nancy E. Rossiter, an unmarried person** (whether one or more, the "Grantor"), to **Michael O'Donnell and Susan Buchanan O'Donnell, husband and wife**, whose post office address is 214 South 7th Street, Fernandina Beach, FL 32034 (whether one or more, the "Grantee"):

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

All of that certain 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 on the official plat or map of said City (as lithographed and issued by the Florida Railroad Company in 1857 and enlarged, revised and re-issued by the Florida Town Improvement Company in 1887 and 1901), as Lot 2 and the North 35 feet of Lot 3, Block 40.

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

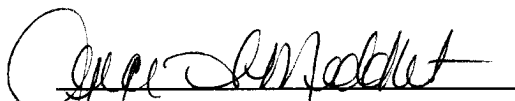
SUBJECT TO TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

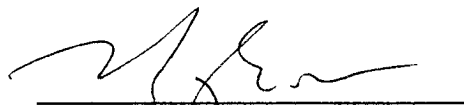
TO HAVE AND TO HOLD the same in fee simple forever.

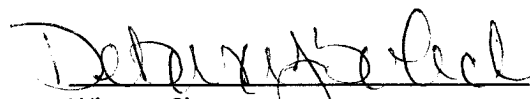
And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful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

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

Signed, sealed and delivered in the presence of:


Witness Signature
Printed Name: Joyce A. Middleton

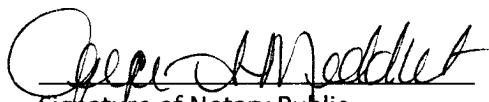

Nancy E. Rossiter

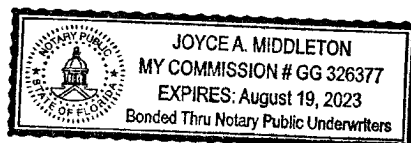

Witness Signature
Printed Name: Debora J. Solich

Address:
214 South 7th Street
Fernandina Beach, FL 32034

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ()
online notarization this 3 day of February, 2020, by Nancy E. Rossiter.


Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: ☒

Type of Identification

Produced: FL drivers license



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDCV 2020-0006
August 20, 2020

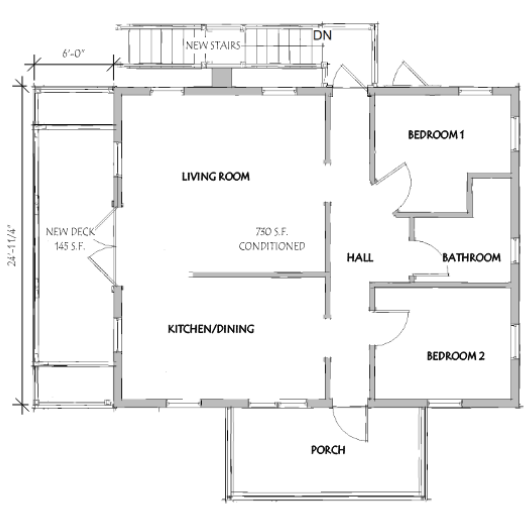
Owner/Applicant:	Michael & Susan O'Donnell / Mark Akins, Rice Architect
Property Address:	214 S. 7 th Street
Requested action:	Variance from Land Development Code Section 5.01.10 & 5.01.04(A)(1)
Current zoning:	R-2
FLUM land use category:	Medium Density Residential
Existing uses on the site:	Single Family Home & Accessory Dwelling Unit
FL Master Site File #	NA00461
Year Built:	1889
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. Specifically, LDC 5.01.10(A) Maximum Height of Fences and Walls for the R-2 zoning district. The City's residential zoning districts have a maximum fence height allowance of six feet. The variance requested is to allow for an eight-foot fence on the eastern (rear) property line.

Additionally, the applicant is seeking a variance to allow for the expansion of an existing non-conforming Accessory Dwelling Unit on the southeast corner of the subject parcel. The existing ADU is list as 732 square feet on the Property Appraiser's website. As part of the COA that the board will review following this request, the applicant is proposing to construct a 6' x 24' 1 1/4" 2nd floor porch, of which 19' 3" is proposed to be covered by a roof.



2ND FLOOR PLAN

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

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 existing building is non conforming with respect to footprint and setbacks, therefore special conditions exist."</i>	<u>Fence:</u> The subject property abuts existing commercial and the MU-8 allows for additional commercial on the vacant lot to the east. The proposed fence will provide additional screening from the commercial uses and the heavy traffic along 8 th Street. <u>Deck:</u> The existing ADU, originally built in 1889 as the garage for the Kelly House, is an existing non-conforming structure in terms of size. The requested expansion is not based on an identified hardship.	YES NO
<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 privilege is granted."</i>	<u>Fence:</u> The MU-8 zoning district allows for 8 foot fencing. However, the 8 th Street Design Standards do not allow for opaque fencing. <u>Deck:</u> The proposed expansion of the existing nonconforming structure does not meet the requirement of LDC 10.01.02(C) Nonconforming Historic Structures.	NO NO
<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>"See item 1."</i>	<u>Fence:</u> The 6-foot maximum fence height applies to all the residentially zoned property abutting the MU-8 corridor. <u>Deck:</u> Accessory Dwelling/Structure footprints are limited to 625 SF The proposal is not based on a hardship.	NO 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>"The requested roof covering and the 8' fence are the minimum needed for reasonable use.."</i>	<u>Fence:</u> The 8-foot fence would provide additional screening from the busy 8th Street corridor and additional buffer from the commercial property. <u>Deck:</u> The request is not the minimum needed for the preservation or restoration of the contributing structure.	YES NO
5. General Harmony Granting the variance will be in harmony with the general intent and purpose of the Land Development Code and Comprehensive Plan.	<i>"The requested variance is in harmony."</i>	<u>Fence:</u> The MU-8 zoning district to the east allows 8-foot fencing, however, not opaque fencing for privacy. <u>Deck:</u> LDC section 10.01.02 specifically addressed expansion of nonconforming situations. The requested proposal is not due to a specific hardship.	YES NO
6. Public Interest Granting the variance is compatible with surrounding properties, will not cause injury to the area involved, or otherwise be detrimental to the public health, safety, welfare or environment.	<i>"The variance is compatible."</i>	<u>Fence:</u> The proposed fence will not be detrimental to the public health, safety, welfare, or environment. <u>Deck:</u> The proposed fence will not be detrimental to the public health, safety, welfare, or environment.	YES 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, does not meet the six requirements for granting a variance, and as such, must recommend denial.

Staff recommends: Denial of HDCV 2020-0006

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number HDCV 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 HDCV 2020-0006, as presented, **is or is not** substantially compliant with the City's Land Development Code and Comprehensive Plan to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDCV 2020-0006 Application and Backup Materials

Respectfully Submitted,



Jacob M. Platt
Senior Planner

Print**Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #5544****Date Submitted: 7/8/2020**

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*

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*

Downtown ▼

Site Address*

214 S 7TH ST

City*

FERNANDINA BEACH

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0040-0020

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

MICHEAL

Last Name*

O'DONNELL

Mailing Address*

214 S 7TH ST

City*

FERNANDINA BEACH

State*

FL

Zip Code*

32034

Telephone Number*

512-239-8262

E-mail Address*

MODONNEL9@ICLOUD.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*

MARK

Last Name*

AKINS

Company (if applicable)

RICE ARCHITECT

Street Address

961687 GATEWAY BLVD SUITE 201H

City

AMELIA ISLAND

State

FL

Zip

32034

Telephone Number

904-491-0072

E-mail Address

MHAKINS@RICEARCHITECT.COM

Project Description*

Owner is renovating the existing Accessory Building on their property. This includes 2 elements which are the subject of the variance request:

1. A proposed roof covering over a new deck
2. An 8' privacy fence along the rear yard property line.

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**

Include FL Product Approval # for Windows and Doors

Color

(Name/Number)

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

Include FL Product Approval # for Windows and Doors

Color

(Name/Number)

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

Include FL Product Approval # for Windows and Doors

Color

(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

SW 2829 Classical White

Include FL Product Approval # for Windows and Doors

Color

SW 2829 Classical White

(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

SW 2844 Roycroft Mist Gray

Include FL Product Approval # for Windows and Doors

Color

SW 2844 Roycroft Mist Gray

(Name/Number)

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

Upload 1

00-00-31-1800-0040-0020.pdf

Upload 2

WARRANTY DEED.pdf

Upload 3

Survey.pdf

Upload 4

20200708_151228.PDF

Upload 5

PP08 - HDC SUBMITTAL.pdf

Upload 6

Choose File

No files chosen

Upload 7

Choose File

No files chosen

Upload 8

Choose File

No files chosen

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*

MARK

Applicant Last Name*

AKINS

Today's Date*

7/8/2020



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 MICHAEL O'DONNELL & SUSAN B. O'DONNELL
(print name of property owner(s))

hereby authorize: MARK H. AKINS - RICE ARCHITECT
(print name of agent)

to represent me/us in processing an application for: Susan B. O'Donnell
(type of application) HDE, VARIANCE

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)

MICHAEL O'DONNELL
(Print name of owner)

SUSAN B. O'DONNELL
(Print name of owner)

STATE OF FLORIDA
COUNTY OF NASSAU }
ss

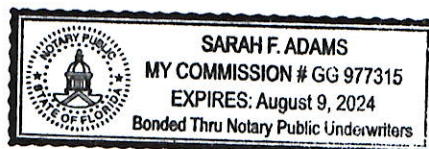
Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 8 day
of JULY, 2020, by MICHAEL & SUSAN B. O'DONNELL

[Signature]
Notary Public

Sarah F Adams
Printed Name

My Commission Expires

Personally Known OR Produced Identification X ID Produced: FL DL



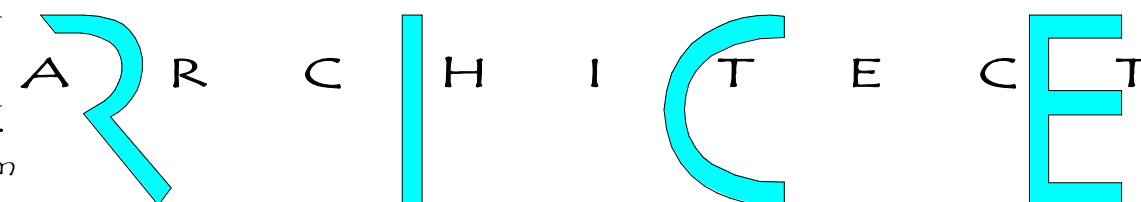


214 S 7TH ST FERNANDINA BEACH 32034

ALTERATION FOR THE ODONNELL RESIDENCE

O'DONNELL HDC / VARIANCE SUBMITTAL

ISSUE DATE: 07/06/2020

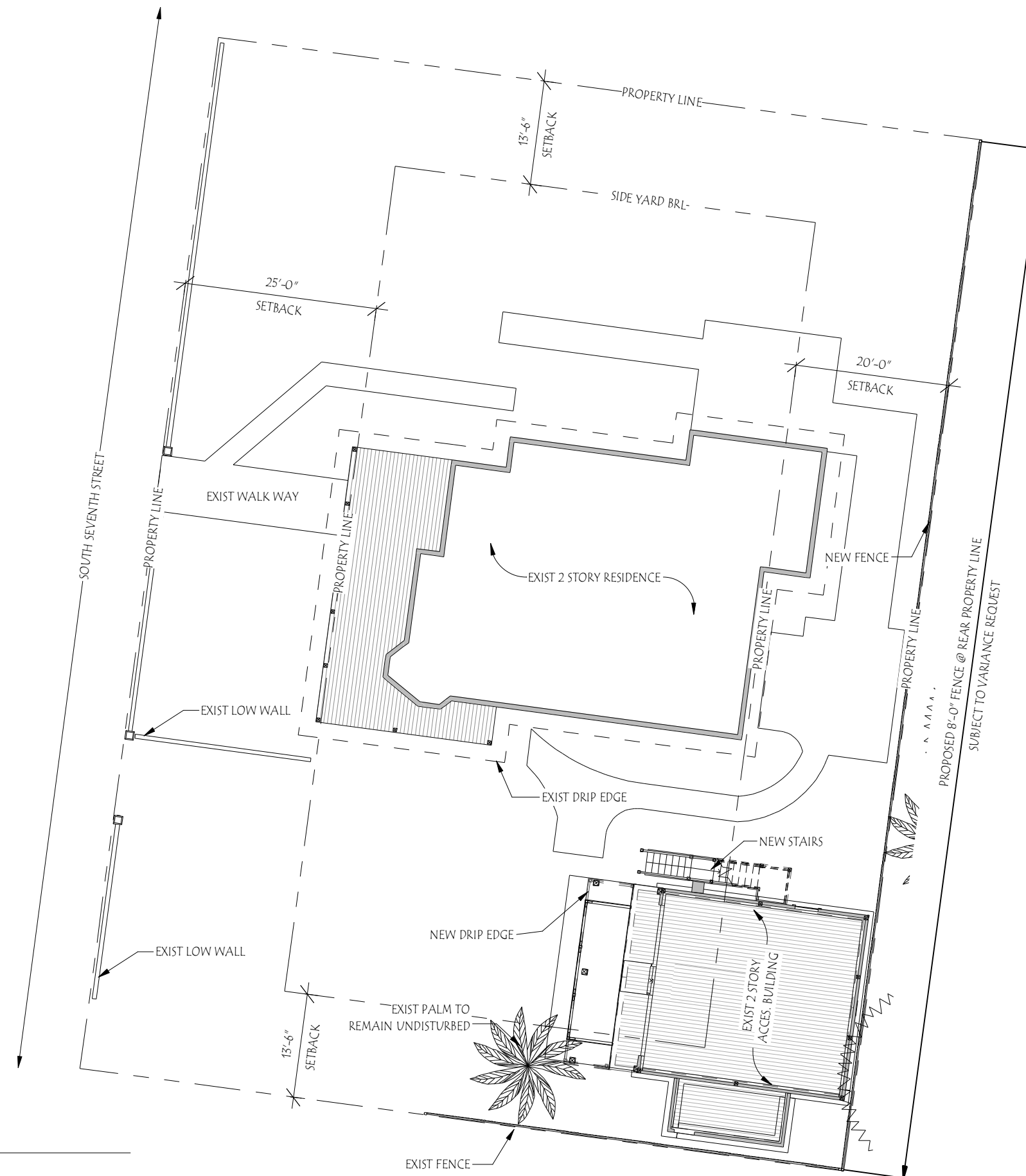


214 S 7TH ST FERNANDINA BEACH 32034

BO.O

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034

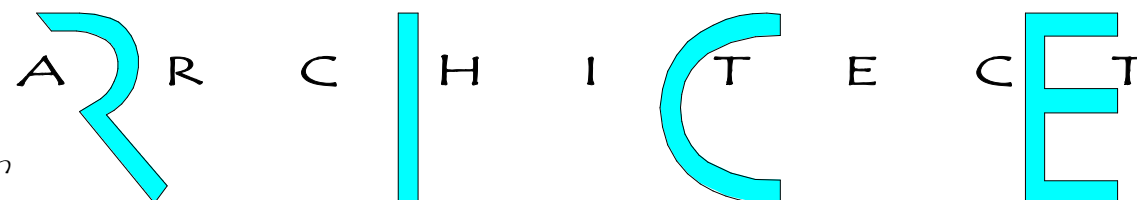


SITE PLAN

SCALE: 1/16" = 1'-0"

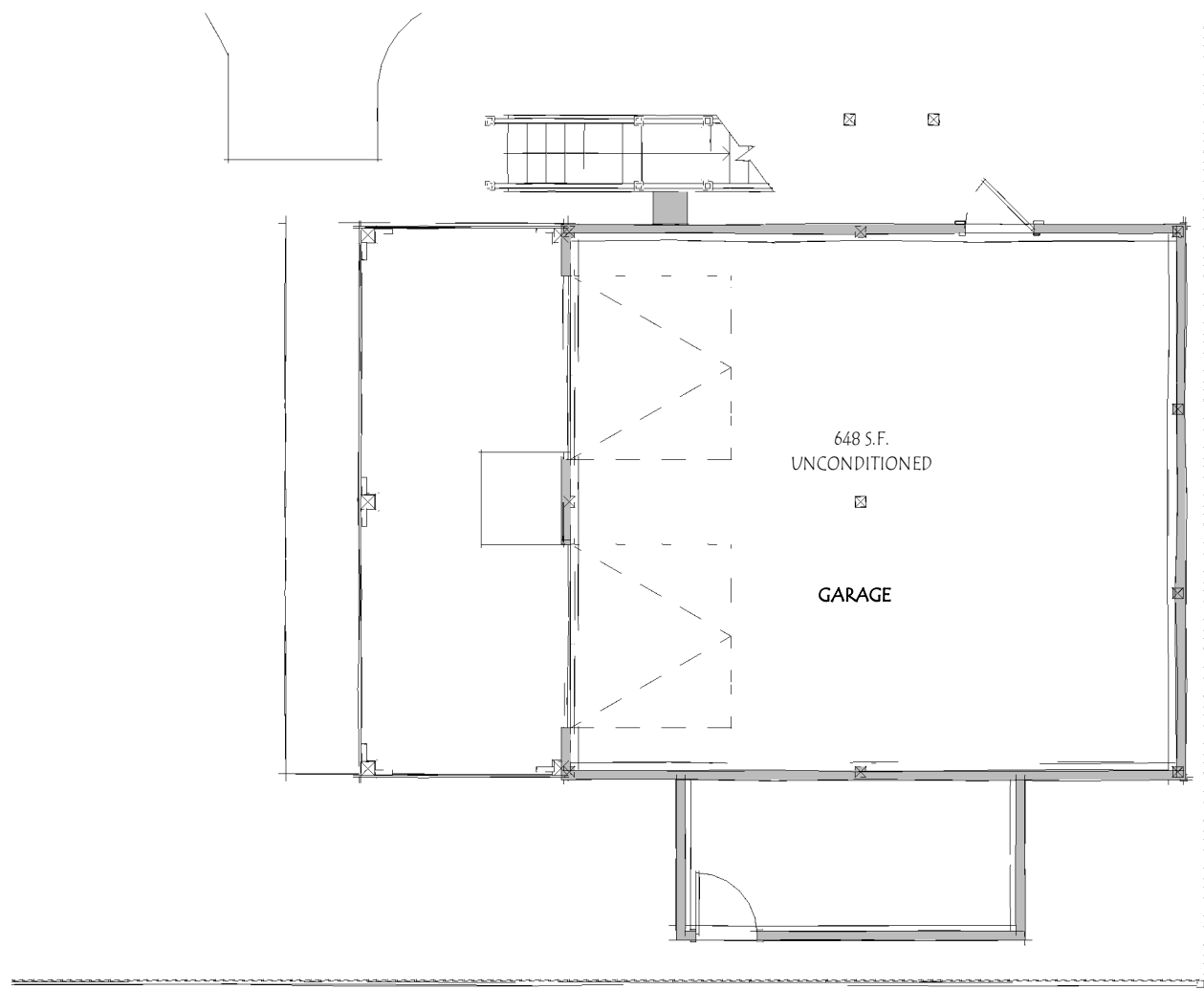
O'DONNELL HDC / VARIANCE SUBMITTAL

ISSUE DATE: 07/06/2020



214 S 7TH ST FERNANDINA BEACH 32034

B1.0



1ST FLOOR PLAN

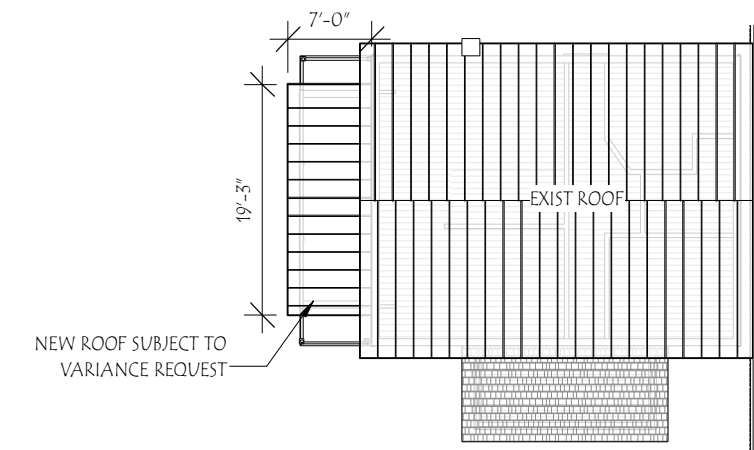
SCALE: 1/8" = 1'-0"

O'DONNELL HDC / VARIANCE SUBMITTAL

ISSUE DATE: 07/06/2020

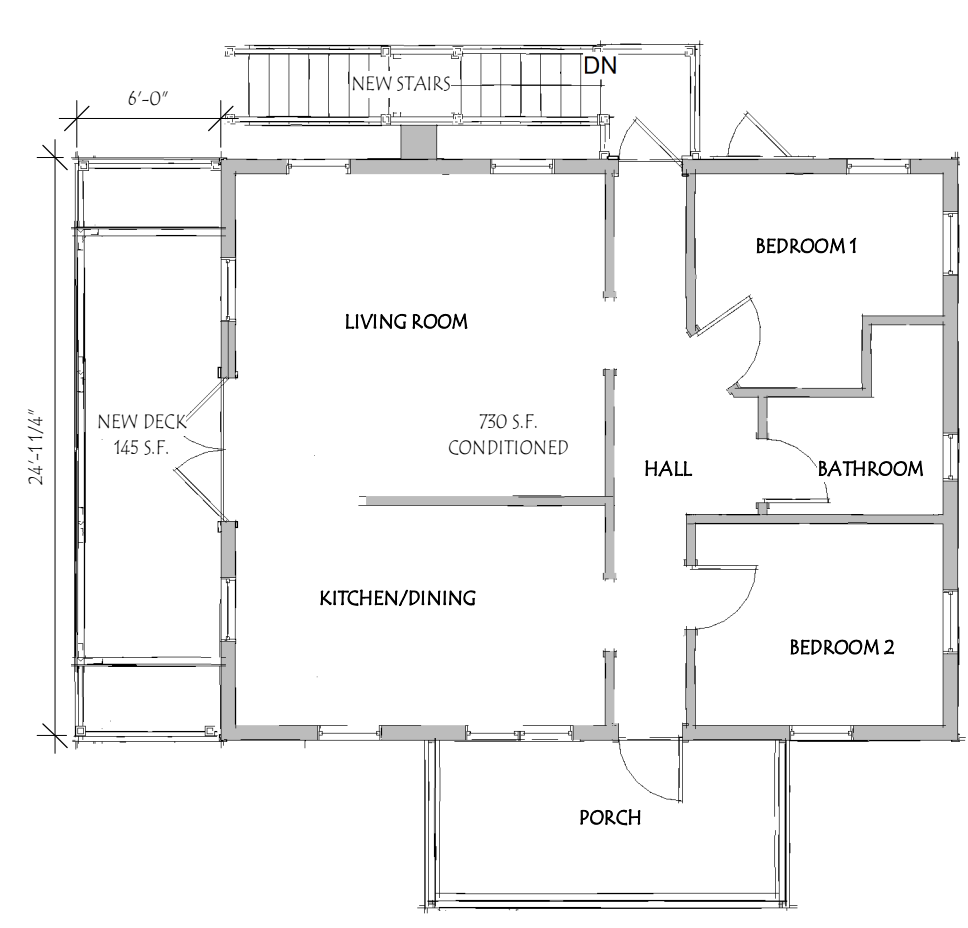
PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

ARCHITECT



ROOF PLAN

SCALE: 1/16" = 1'-0"



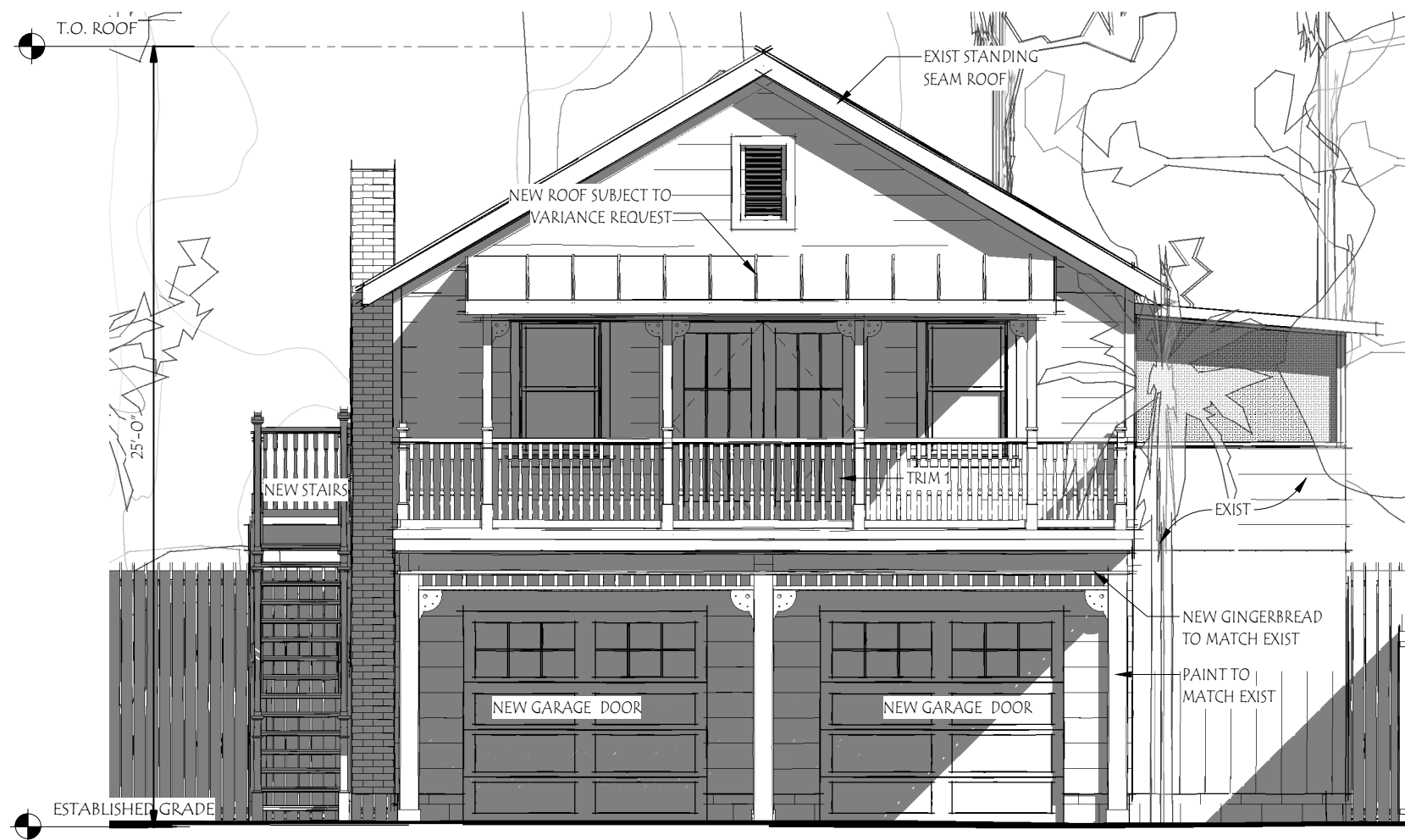
2ND FLOOR PLAN

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

214 S 7TH ST FERNANDINA BEACH 32034

B2.0

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



FRONT ELEVATION

SCALE: 3/16" = 1'-0"



LEFT ELEVATION

SCALE: 3/16" = 1'-0"

PAINT SCHEDULE

BODY : SW 2844 Roycroft Mist Gray

TRIM 1 : SW 2829 Classical White

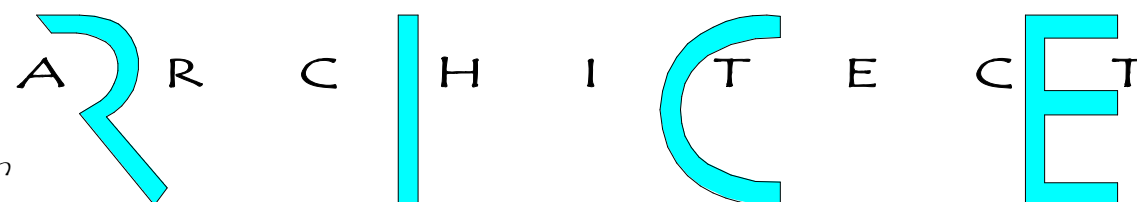
TRIM 2 : SW 6993 Black of Night

214 S 7TH ST FERNANDINA BEACH 32034

B3.0

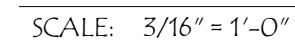
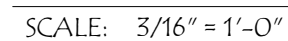
O'DONNELL HDC / VARIANCE SUBMITTAL

ISSUE DATE: 07/06/2020



PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



B4.O

ISSUE DATE: 07/06/2020

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

ACCHITEC

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



VIEW 01 @ ACC. BUILDING EAST ELEVATION



VIEW 02 @ ACC. BUILDING WEST ELEVATION

O'DONNELL HDC / VARIANCE SUBMITTAL

ISSUE DATE: 07/06/2020

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

ARCHITECT

214 S 7TH ST FERNANDINA BEACH 32034

B5.0

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034



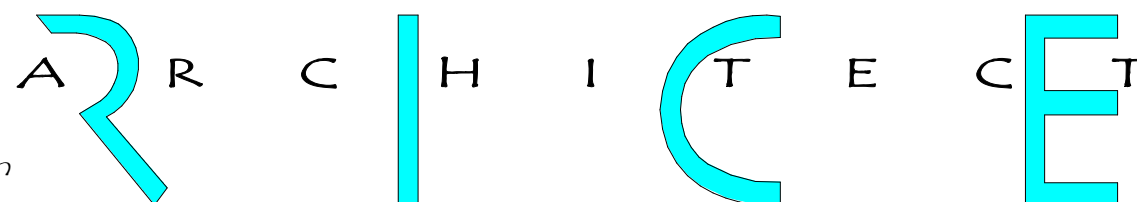
VIEW 01 @ EAST ELEVEVATION FROM A1A



VIEW 02 @ EAST ELEVEVATION FROM A1A

O'DONNELL HDC / VARIANCE SUBMITTAL

ISSUE DATE: 07/06/2020



214 S 7TH ST FERNANDINA BEACH 32034

B6.0



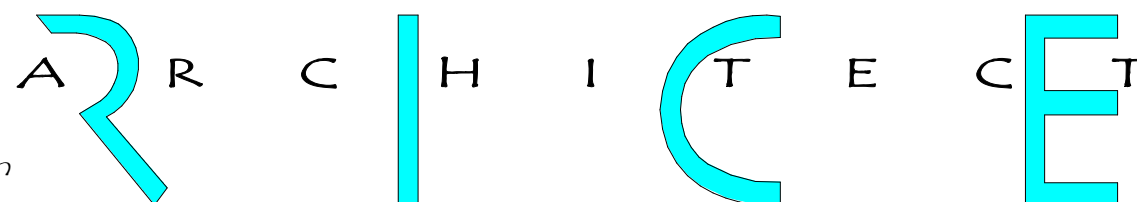
PERSPECTIVE 01 @ ACC. BUILDING



PERSPECTIVE 02 @ ACC. BUILDING

O'DONNELL HDC / VARIANCE SUBMITTAL

ISSUE DATE: 07/06/2020



214 S 7TH ST FERNANDINA BEACH 32034

B7.0

PHONE: 904-491-0072 EMAIL: rrice@ricearchitect.com

961687 Gateway Blvd, Suite 201 H, Amelia Island, FL 32034

BLOCK 40 LOTS 2 & N35 FT OF 3
IN OR 1751/1527
CITY OF FDNA BEACH

ROSSITER NANCY E
214 S 7TH ST
FERNANDINA BEACH, FL 32034-3925

00-00-31-1800-0040-0020

Nassau County 2019 R
CARD 001 of 002
BY MIKEH

PRINTED 7/23/2019 11:25
APPR 7/26/2018 DJX

BUSE	000500	SFR	CUST	AE?	Y	2840	HTD AREA	114.492	INDEX	1005.00	FB	HIST	DISTRIC	PUSE	000800	MULTI-FAMILY
MOD	1	SFR	BATH	1.50		2974	EFF AREA	120.903	E-RATE	120.000	INDX	STR	23-	3N-	28	
EXW	05	AVERAGE	FIXT			359,567	RCN			1889	AYB	MKT	AREA	01		391,906 BLDG
50%	14	WD SHINGLE	BDRM	2		86.12	%GOOD	309,659	B BLDG VAL	1990	EYB	APPR	5			10,545 XFOB
RSTR	08	IRREGULAR	RMS									AC				189,000 LAND
RCVR	03	COMP SHNGL	UNTS									NTCD				0 CLAS
%	.		C-W%									APPR	CD			0 MKTUSE
INTW	06	CUST PANEL	HGHT									CNDO				591,451 JUST
50%	08	DECORATIVE	PMTR									SUBD				591,451 APPR
FLOR	12	HARDWOOD	STYS	2.0								BLK				
%	.		ECON									LOT				177,034 SOHD
HTTP	04	AIR DUCTED	FUNC									MAP#	6C/23S			414,417 ASSD
A/C	03	CENTRAL	SPCD									HX				50,000 EXPT*
QUAL	04	CLASS	DEPR	60								TXDT	002			364,417 COTXBL
FNDN	.		ADDS	.									364,417	CITXBL		364,417 OTTXBL
SIZE	04	IRREGULAR	UD-2	.												
CEIL	.		UD-3	.												
ARCH	.		UD-4	.												
FRME	02	WOOD FRAME	UD-5	.												
KTCH	.		UD-6	.												
WNDO	.		UD-7	.												
CLAS	.		UD-8	02	DIST F											
OCC	.		UD-9	.												
COND	.		%	.												
SUB	A-AREA	%	E-AREA	SUB	VALUE											
BAS93	1669	100	1669		173778											
FOP93	36	30	11		1146											
UOP93	592	20	118		12287											
STR93	52	10	5		520											
FUS93	1171	100	1171		121928											
TOTAL	3520		2974		309659											

EXTRA FEATURES										FIELD CK:											
AE	BN	CODE	DESC	LEN	WID	HGHT	QTY	QL	YR	ADJ	UNITS	UT	PRICE	ADJ	UT	PR	SPCD	%	%GOOD	XFOB	VALUE
Y		0825	BRICK	19	10		1		1994	1.00	190.000	SF	6.500			7.799			93.00		1,378
Y		0825	BRICK	20	7		1		1994	1.00	140.000	SF	6.500			7.803			93.00		1,016
Y		0850	PEBBLE WLK				1		1990	1.00	274.000	SF	3.500			4.202			70.00		806
Y		0495	FP-2-DB-GD				1		1910	1.00	3.000	UT	5200.000			6240.000			20.00		3,744
Y		0825	BRICK				1		1994	1.00	56.000	SF	6.500			7.796			93.00		406
Y		0825	BRICK	19	7		1		1998	1.00	133.000	SF	6.500			7.796			95.00		985

LAND	DESC	ZONE	ROAD	{UD1	{UD3	FRONT	DEPTH	FIELD CK:											
AE	CODE	TOPO	UTIL	{UD2	{UD4	BACK	DT	ADJUSTMENTS											
Y	000800	MULTI-FAM	R-2	0003		135	100	1.00	1.00	.80	1.00	135.000	FF	1750.000		1400.00			189,000
B001 - OLD CLAPBOARD & WOOD SHINGLE EXTERIOR WALLS										B001 - 3RD FLOOR ATTIC									
PRCL - 216(BLDG 2) IS GARAGE APT W/SEPARATE METER																			

BLOCK 40 LOTS 2 & N35 FT OF 3
IN OR 1751/1527
CITY OF FDNA BEACH

ROSSITER NANCY E
214 S 7TH ST
FERNANDINA BEACH, FL 32034-3925

00-00-31-1800-0040-0020

Nassau County 2019 R
CARD 002 of 002
BY MIKEH

PRINTED 7/23/2019 11:25
APPR 7/26/2018 DJX

BUSE	000900	SNGL FAM		AE? Y	732	HTD AREA	109.180	INDEX	1005.00	FB HIST	DISTRIC	PUSE	000800	MULTI-FAMILY			
MOD	1	SFR	BATH	1.00	1178	EFF AREA	89.090	E-RATE	120.000	INDX	STR 23-	3N- 28					
EXW	04	SINGLE SID	FIXT		104,948	RCN			1939	AYB	MKT AREA	01		391,906 BLDG			
50%	05	AVERAGE	BDRM	2	78.37	%GOOD	82,247	B BLDG VAL	1980	EYB	AC			10,545 XFOB			
RSTR	03	GABLE/HIP	RMS								APPR 5			189,000 LAND			
RCVR	12	MODULAR MT	UNTS								NTCD			0 CLAS			
%	.	C-W%							HX AppYr 2014		APPR CD			0 MKTUSE			
INTW	04	PLYWOOD	HGHT								CNDO			591,451 JUST			
%	.	PMTR									SUBD			591,451 APPR			
FLO	08	SHT VINYL	STYS	2.0							BLK						
%	.	ECON									LOT			177,034 SOHD			
HTTP	04	AIR DUCTED	FUNC								MAP# 6C/23S			414,417 ASSD			
A/C	03	CENTRAL	SPCD								HX			50,000 EXPT*			
QUAL	03	CLASS	DEPR	60							TXDT 002			364,417 COTXBL			
FNDN	.	ADDS										364,417 CITXBL		364,417 OTTXBL			
SIZE	03	RECTANGLE	UD-2	.													
CEIL	.		UD-3	.													
ARCH	.		UD-4	.													
FRME	02	WOOD FRAME	UD-5	.													
KTCH	.		UD-6	.													
WNDO	.		UD-7	.													
CLAS	.		UD-8	02 DIST F													
OCC	.		UD-9														
COND	.		%	.													
SUB	A-AREA	%	E-AREA	SUB VALUE													
APT93	732	100	732	51107													
USP93	105	30	32	2234													
HXG93	648	55	356	24856													
HXU93	105	55	58	4050													
TOTAL	1590		1178	82247													
AE BN	CODE	DESC	LEN	WID	HGHT	QTY	QL	YR	ADJ	UNITS	UT	PRICE	ADJ UT PR	SPCD %	%GOOD	XFOB	VALUE
Y	0825	BRICK	18	16		1		1998	1.00	288.000	SF	6.500	7.800		95.00		2,134
Y	0100	BAR-B-Q				1		1998	1.50	1.000	UT	200.000	361.905		21.00		76

PARCEL B: THE SOUTH 7.5' OF LOT 2, TOGETHER WITH THE NORTH 35 FEET OF LOT 3, IN BLOCK 40.

(60-FOOT RIGHT-OF-WAY)



PREPARED BY & RETURN TO:

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

File No. 19-201766
Sales Price: \$735,000.00

Parcel No.: 00-00-31-1800-0040-0020

This **WARRANTY DEED**, made the **3rd day of February, 2020**, by **Nancy E. Rossiter, an unmarried person** (whether one or more, the "Grantor"), to **Michael O'Donnell and Susan Buchanan O'Donnell, husband and wife**, whose post office address is 214 South 7th Street, Fernandina Beach, FL 32034 (whether one or more, the "Grantee"):

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

All of that certain 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 on the official plat or map of said City (as lithographed and issued by the Florida Railroad Company in 1857 and enlarged, revised and re-issued by the Florida Town Improvement Company in 1887 and 1901), as Lot 2 and the North 35 feet of Lot 3, Block 40.

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

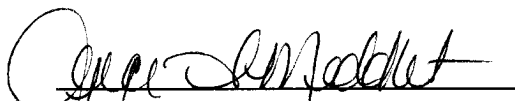
SUBJECT TO TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

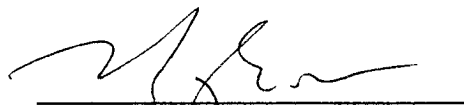
TO HAVE AND TO HOLD the same in fee simple forever.

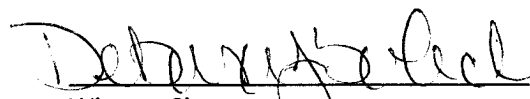
And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful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

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

Signed, sealed and delivered in the presence of:


Witness Signature
Printed Name: Joyce A. Middleton

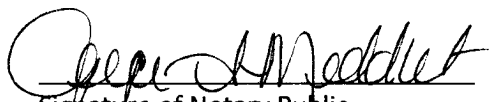

Nancy E. Rossiter

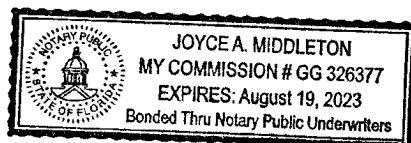

Witness Signature
Printed Name: Debora J. Solich

Address:
214 South 7th Street
Fernandina Beach, FL 32034

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 3 day of February, 2020, by Nancy E. Rossiter.


Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: ☒

Type of Identification

Produced: FL drivers license



July 8, 2020

City of Fernandina Beach
Board of Adjustments

Re: 214 South 7th Street, Fernandina Beach

BUILDING MODIFICATIONS – Supporting Information for installation of new footing and foundation.

To whom it may concern,

In addition to the work being proposed to the exterior of the outbuilding, Rice Architect determined in the course of investigation that the structural integrity of the outbuilding has been compromised due to poor site drainage.

Whether due to build-up of organic matter or original building placement, the existing slab of the garage lies below the grade of the surrounding property (the ground floor level serves as a garage and storage). As photos indicate, the original structure used a post/beam support system for the lower floor. The second floor is framed atop that post/beam system. Sometime (undetermined) walls were framed between the posts.

Both the posts and the infill walls are suffering rot and damage due to the site grading issue, compromising the structural integrity of the building. As a result, we recommended to our client that the entire building be raised enough (8-12") to elevate the newly framed wood structure (and finishes). The existing post and beam framing will be duplicated using new material (beams will remain since they are undamaged). Please see the attached images.

If nothing else was being done to this building, this would still be our recommendation, as the structure is compromised.

Thank you, and please let us know if there is anything else we can do to assist in the process.

Kind regards,



Randolph L. Rice, RA
Rice Architect, LLC
FL License AR0017749



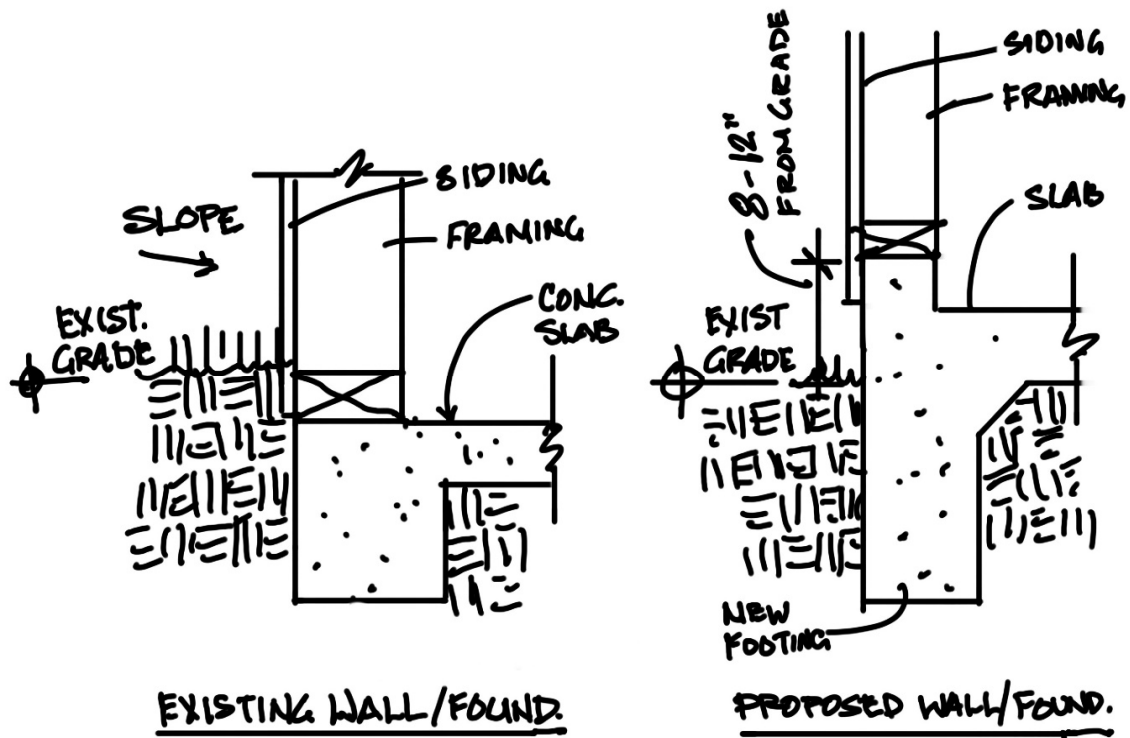
Garage framing – interior showing replacement of rot and reinforcement of framing.



Outbuilding photo showing low lying condition of building and rot from water damage visible at door.



Garage interior showing framing and replacement framing due to rot.



EXISTING AND PROPOSED FOOTING/FOUNDATIONS



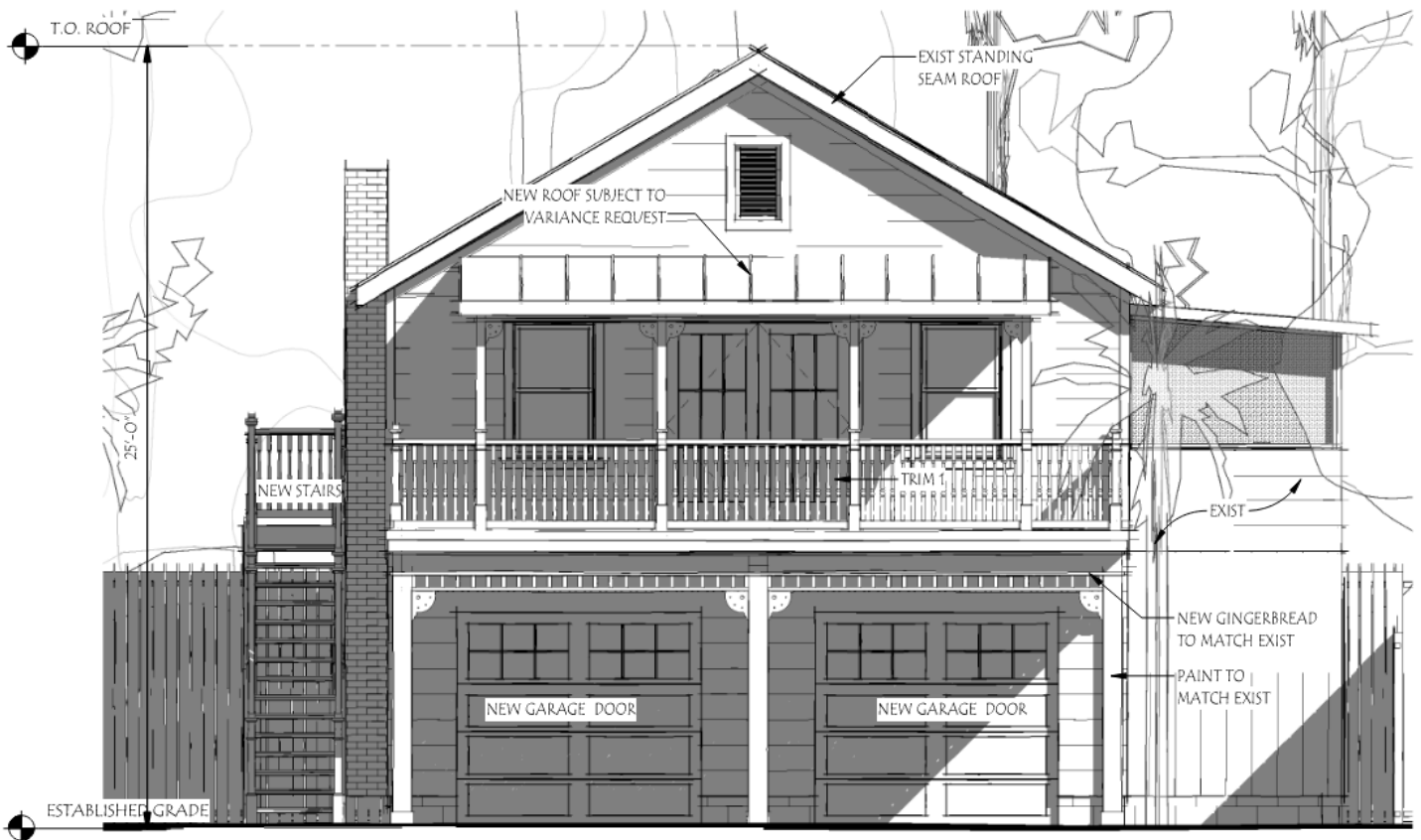
HISTORIC DISTRICT COUNCIL STAFF REPORT

HDC 2020-0019

August 20, 2020

Owner/Applicant:	Michael & Susan O'Donnell / Mark Akins, Rice Architect
Property Address:	214 S. 7 th Street
Requested action:	Certificate of Approval (COA) to construct new footing and foundation, 2 nd floor front porch addition, add exterior stair, replace garage doors, and paint ADU.
Current zoning:	R-2
FLUM land use category:	Medium Density Residential
Existing uses on the site:	Single Family Home & Accessory Dwelling Unit
FL Master Site File #	NA00461
Year Built:	1889
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 approval for the construction of a 2nd floor front porch addition on the accessory dwelling unit. Replacing the existing footing and foundation to elevate the structure and provide for proper site drainage. Adding an exterior stair on the north side of the ADU and replacing the garage doors.

APPLICABLE GUIDELINES:

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

ANALYSIS:

The existing structure was originally constructed as the garage to the Swann-Kelly House and is listed as a contributing structure on the most recent Florida Master Site File: NA00461. The structure sits less than a foot off the rear property line and there is an existing porch addition that is two feet from the southern side property line. The structure is larger than allowed by current Land Development Code requirements. If this case is being heard, HDCV 2020-0006 was approved to allow for the increase building footprint.

The Downtown Historic District Guidelines call for new additions to be located on the rear or side elevations where they are not visible from the street. The central internal entry stair is an integral component to the original design. The elimination of the front entry and addition of the French doors on the second floor, together with the porch addition, drastically alters the front façade on this contributing structure.

Rice Architects has provided an analysis and determined that the building will need to be elevated and placed on a new footing and foundation. The proposal calls for raising the structure 8 – 12 inches to account for positive drainage away from the structure. The proposed foundation modification appears to be appropriate and should eliminate a site drainage problem and lead to the long-term survivability of the structure.

During review staff noted items:

1. The plans call for replacing the two garage doors. Manufactures specifications where not provided.
2. Door specifications were not provided for the side entry and French doors.
3. If the HVAC equipment is staying in the same location, it should be screened per the LDC requirements.
4. Has the chimney been evaluated as part of the new foundation design?

STAFF RECOMMENDATION:

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

Staff recommends:

Continuation of HDC 2020-0019 with the following conditions:

1. The front porch addition be eliminated. Study expanding the existing porch addition on the south side of the structure.
2. Provide manufacture specifications on the new garage doors.

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2020-0019 **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 2020-0019, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2020-0019 Application and Backup Materials

Respectfully Submitted,



Jacob M. Platt
Senior Planner

PRESERVATION REHABILITATION ASSISTANCE GRANT (PRAG)



I. PROGRAM INFORMATION

The maintenance and rehabilitation of historic structures can be a daunting and costly proposition. The City of Fernandina Beach recognizes the importance of the structures that contribute to the City's historic character, and ultimately the "sense of place" that Fernandina Beach is famous for. In 2020, the City created a pilot program called the Preservation Rehabilitation Assistance Grant (PRAG). Through PRAG, \$30,000 in City grant funds have been made available to help preserve City historic structures when funding toward necessary improvements is otherwise limited or unavailable. The Preservation Rehabilitation Assistance Grant makes monies available to complete exterior stabilization and repair work on National Register or contributing historic structures. In FY 2020, eligible applicants to PRAG are non-profits located in the Historic District AND which are either on the National Register or are designated historic contributing structures to the downtown district.

The goal of the Preservation Rehabilitation Assistance Grant (PRAG) is to promote the preservation of historic buildings through proper rehabilitation. A successful rehabilitation is one that retains, preserves, and protects as much of the original historic fabric and character-defining features as possible.

II. HOW PRAG WORKS in FY 2020

- 1) Each year that PRAG is funded by the City Commission, the City of Fernandina Beach Historic District Council (HDC) determines the eligible applicants for that year's round of funding from three options: Non-profits including religious organizations, businesses, or homeowners. For FY 2020, applicants eligible to apply for PRAG funds are non-profit organizations located in the Historic District AND whose structures to be repaired are either on the National Register or are designated historic contributing structures to the Historic District. Up to \$30,000 may be applied for.
- 2) The PRAG program is advertised in local media to invite applications for funding.
- 3) Interested Applicants should complete and return a PRAG application to the City's Department of Planning and Conservation no later than **September 19, 2020**. The application can be found at the City's website at www.fbfl.us or upon request to Fernandina Beach Grants Administrator Lorelei Jacobs at (904) 310-3101 or by e-mail at ljacobs@fbfl.city.
- 4) Received Applications will be ranked by the Fernandina Beach Historic District Council (HDC) at a public September 24, 2020 meeting at 5:00 p.m. at City Hall.
- 5) The ranked list goes before the City Commission for final approval at their public Regular Meeting on October 6, 2020 at 6:00 p.m. at City Hall.
- 6) Applicants who receive grant funds will execute a contract with the City agreeing that the applicant will work with City staff to ensure funded repairs meet Historic Preservation Standards and that quotes for work are reasonable.
- 7) Work is performed and completed within 6 months of contract execution.
- 8) Upon completion of repairs, Contractor(s) provide invoicing to non-profit and City, both of whom must certify that invoice is accurate and work is completed.
- 9) Invoicing is then forwarded to the City for payment.



**Completed PRAG applications should be returned
no later than September 19, 2020 to:**

**City of Fernandina Beach Department of Planning & Conservation
204 Ash Street , Fernandina Beach, FL 32034 or by e-mail to ljacobs@fbfl.city**

PRESERVATION REHABILITATION ASSISTANCE GRANT (PRAG)



INSTRUCTIONS – Please read all sections. Please print legibly, or if you prefer, provide typed responses on separate pages. If you have questions about this application, please contact City of Fernandina Beach Grants Administrator Lorelei Jacobs at (904) 310-3104 or by e-mail at ljacobs@fbfl.city.

III. ELIGIBILITY & PROJECT RANKING

Only structures that are classified as “Contributing” to one of Fernandina Beach’s Historic Districts or that are listed on the National Register of Historic Places are eligible to apply for PRAG funds.

Eligible improvements

All work performed must be exterior work, which results in repair, improvement, reconstruction, maintenance or stabilization. Interior work may be eligible only if necessary to stabilize or structurally support the building’s historic exteriors. Eligible exterior work may include:

- Exterior wall repairs
- Roof repairs
- Foundation repairs
- Masonry/stucco repairs
- Window/ door restoration
- Cornices and parapet repairs
- Weatherization improvements
- Repainting
- Structural /Reinforcement
- Porch and step repairs

In most cases, a Certificate of Approval (COA) and building permits will be required for the rehabilitation/ stabilization work. City of Fernandina Beach staff must approve all proposed projects and construction both **before** to the commencement of all grant-funded work and **after** the project’s completion to ensure the work adheres to the Secretary of the Interior’s Standards for Rehabilitation and applicable City Guidelines.

Project Ranking

Applications will be ranked by the City of Fernandina Beach Historic District Council (HDC) based on considerations that include the following factors:

- 1) The applicant meets PRAG’s eligibility criteria.
- 2) The completed grant application is responsive and includes necessary attachments.
- 3) The applicant provides information which demonstrates the need for financial assistance to complete the repairs.
- 4) The age of the historic structure and the extent to which improvements sought through the grant application will help prevent further deterioration of the historic structure or otherwise significantly enhance the structure.
- 5) The extent to which the structure, or improvements sought through the grant, will enhance the Historic District.

PRESERVATION REHABILITATION ASSISTANCE GRANT (PRAG)



IV. PROPERTY IDENTIFICATION

Applicant Organization:	
Property Address:	
Tax Parcel # (if known):	Year Constructed:
Owner:	
Mailing Address	
City & State	Zip Code
Day Phone	501(c)(3) number:
E-mail Address:	

What non-profit is located at the property? What other organizations are located at the property?

V. PROJECT SUMMARY

Have you been issued a *Notice of Violation* for repairs which are the subject of this grant application by the City of Fernandina Beach's Code Enforcement Department? Yes ☐ No ☐

If "Yes", what is the Code Enforcement Case Number? _____

Is this property currently safely accessible? Yes ☐ No ☐

If "No", will the proposed work return it to productive use? Yes ☐ No ☐

What repairs are proposed as part of this stabilization assistance? (Check all that apply)

- | | |
|---|---|
| ☐ Roof | ☐ Weatherization |
| ☐ Windows | ☐ Foundation |
| ☐ Paint | ☐ Exterior walls (ex. Siding repair/replacement) |
| ☐ Porch and Steps | ☐ Masonry/ Stucco |
| ☐ Structural reinforcement | ☐ Other (please specify): _____ |

[illegible]

[illegible]

[illegible]

PRESERVATION REHABILITATION ASSISTANCE GRANT (PRAG)



Please describe the proposed project. What repairs are necessary to rehabilitate/ stabilize the structure? Use or type a separate sheet(s) if preferred.

What is your overall rehabilitation and development plan for the property and its site? Is the proposed rehabilitation/ stabilization project part of a larger plan? Is additional work planned for the future?

IX. Request for Funds

You must attach at least two (2) cost estimates from different contractors to substantiate all rehabilitation/stabilization work. Each bid should be for the same scope of work. All cost estimates should be listed on letterhead from the contractor or tradesperson and should include contact information (address, phone number and e-mail) and contractor license number.

Name of Contractor #1	Cost Estimate \$
Name of Contractor #2	Cost Estimate \$

PRESERVATION REHABILITATION ASSISTANCE GRANT (PRAG)



X. CHECKLIST OF REQUIRED ATTACHMENTS TO GRANT APPLICATION

Your application must include the following attachments. Please place a check mark in each box below to indicate that you have attached the requested document to your application:

- ☐ **Proof of Building Ownership.** Copies of deeds or county tax records will be accepted as proof. (Can be found at the [Nassau County Property Appraiser's Website](#) → Map Search)
- ☐ **A copy of your IRS 501(c)(3) Tax Exempt Form or other proof of tax-exempt status.**
- ☐ **Copies of your non-profit's audited financial statements or tax returns for the past two years.**
- ☐ **Digital Photos.** Please submit at least 4 photographs for each scope of work item. Photographs should be at least 4"x 6" digital scale. The intent of the photos is to show the deteriorated features requiring rehabilitation and the effect, if any, the deterioration has had on other parts of the building (such as interior walls or ceilings).
- ☐ **Cost Estimates.** Two independent cost estimates or price quotes from qualified contractors having experience for each item in the scope of work. Cost estimates should be on letterhead from the contractor or tradesperson and include contact information (address, phone number and e-mail) and contractor license number. Scope of service from each contractor must be identical. Estimates should include a description of materials to be used and any relevant sketches and/or elevations to illustrate the proposed rehabilitation/ stabilization work.
- ☐ **Proof of Hazard Insurance**
- ☐ **Copy of Code Enforcement Notice of Violation** (if any).

Office Use Only		
Date/time application received:		
Received by:		
Proof of ownership attached?	YES	NO
Copy of non-profit 501(c)(3) attached?	YES	NO
Copies of past two years non-profit's audited financial statements attached?	YES	NO
Photographs attached?	YES	NO
Contractor estimates attached?	YES	NO
Proof of Insurance attached?	YES	NO
Code Enforcement <i>Notice of Violation</i> attached? (if any related to requested repairs)	YES	NO
Final Approval	APPROVED	DENIED
Planner Signature:	Date:	

PRESERVATION REHABILITATION ASSISTANCE GRANT (PRAG)



Congratulations! You have arrived at the last step of the PRAG application, having your application notarized by a Florida Notary. If you like, you may have your application notarized by City Administrative Services Manager Nicole Bednar, who can be reached at (904) 310-3103 to schedule an appointment. After that, mail, drop off, or e-mail your application to the Planning and Conservation Department located in City Hall at 204 Ash Street, Fernandina Beach, FL 32034 or by e-mail to ljacobs@fbfl.city. Applications must be received by September 19, 2020. Thank you for your application!

XI. NOTARIZED SIGNATURES

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.

Date

Signature of Applicant

Date

Signature of Applicant

STATE OF FLORIDA
COUNTY OF NASSAU



Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization,
this _____ day of _____, 20____, by _____

Signature of Notary Public

Printed Name

My Commission Expires

Personally Known _____ OR Produced Identification _____ ID Produced: _____



The City of Fernandina Beach, in its provision of services to citizens and visitors, ensures freedom from discrimination because of race, color, religion, sex, national origin, age, handicap, or marital status.



CERTIFICATE OF APPROVAL (COA) HDCSA2020-0053 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 06/08/2020
Work Class: HDC Staff Review	District: Default	Exp Date: 07/08/2020
Status: Approved	Square Feet: 0.00	Completed: 07/13/2020
Valuation: \$0.00	Assigned To: Jacob Platt	Approval
Description: COA to remove existed flat roof and install new flat room material		Expire Date: 07/13/2021

Parcel: 00-00-31-1800-0010-0290 Main	Address: 213 Centre St Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
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Owner Three Star Saloon, LLC 213 Centre ST Fernandina Beach, FL Business: 9046240225 Mobile: 863-294-3360	Applicant Charlie Deberry 474386 SR 200 Fernandina Beach, FL 32034 Business: 9046240225 Mobile: 9045746422
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Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-000753-2020		Kelly Gibson	07/13/2020
HDC Application Checklist	APP-000695-2020		Sylvie McCann	06/08/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00008210	COA - Staff Approval	\$20.00	\$20.00
Total for Invoice INV-00008210		\$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)
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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) HDCSA2020-0060 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 06/25/2020
Work Class: HDC Staff Review	District: Default	Exp Date: 07/27/2020
Status: Approved	Square Feet: 0.00	Completed: 07/31/2020
Valuation: \$0.00	Assigned To: Jacob Platt	Approval
Description: COA to install 1 projecting sign and 1 free standing sign - Hola Cuban Cafe		Expire Date: 08/02/2021

Parcel: 00-00-31-1800-0024-0082 Main	Address: 31 S 5Th St Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
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Applicant Brent Knott 2436 Lynndale Road Fernandina Beach, FL 32034 Home: 310 Business: 904-310-6032 Mobile: 3864389012	Owner STILLWELL BILLIE D F LIV TRUST 27 S 5th ST Fernandina Beach, FL 32034
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Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-000810-2020		Jacob Platt	07/31/2020
HDC Application Checklist	APP-000743-2020		Sylvie McCann	07/08/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00008180	COA - Staff Approval	\$20.00	\$20.00
Total for Invoice INV-00008180		\$20.00	\$20.00
Grand Total for Plan		\$20.00	\$20.00



CERTIFICATE OF APPROVAL (COA) HDCSA2020-0062 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 06/29/2020
Work Class: Amendment to COA	District: Default	Exp Date: 07/29/2020
Status: Approved	Square Feet: 0.00	Completed: 07/01/2020
Valuation: \$0.00	Assigned To: Kelly Gibson	Approval
Description: Amendment to COA HDC2019-0017 - removal of one window		Expire Date: 07/01/2021

Parcel: 00-00-31-1800-0017-0200 Main	Address: 323 N 4Th St Main Fernandina Beach, FL 32034	Zone: R-2(Medium Density Residential)
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Applicant Sheryl DeGrove P. O. Box 744 3 S. Front St Fernandina Beach, FL 32035 Mobile: 904-382-7077	Owner Sheryl DeGrove 3 S. Front Street Fernandina Beach, FL 32034 Home: 9043827077
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Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-000739-2020		Kelly Gibson	07/01/2020
HDC Application Checklist	APP-000738-2020		Kelly Gibson	07/01/2020

Invoice No.	Fee	Fee Amount	Amount Paid
NOT INVOICED	COA - Staff Approval	\$0.00	\$0.00
Total for Invoice NOT INVOICED		\$0.00	\$0.00
Grand Total for Plan		\$0.00	\$0.00



CERTIFICATE OF APPROVAL (COA) HDCSA2020-0065 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 07/08/2020
Work Class: HDC Staff Review	District: Default	Exp Date: 08/07/2020
Status: Approved	Square Feet: 0.00	Completed: 07/21/2020
Valuation: \$0.00	Assigned To: Kelly Gibson	Approval
Description: COA to replace existing roof with Timberline shingles HD Oyster Gray		Expire Date: 07/21/2021

Parcel: 00-00-31-1800-0045-0010 Main	Address: 804 Atlantic Av Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
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Applicant	Owner
Escalante B & B Inc	Escalante B & B Inc
804 Atlantic AVE	804 Atlantic AVE
Fernandina Beach, FL 32034	Fernandina Beach, FL 32034
Business: 9042774300	Business: 9042774300

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-000780-2020		Jacob Platt	07/21/2020
HDC Application Checklist	APP-000742-2020		Sylvie McCann	07/08/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00008303	COA - Staff Approval	\$20.00	\$20.00
Total for Invoice INV-00008303		\$20.00	\$20.00
Grand Total for Plan		\$20.00	\$20.00



CERTIFICATE OF APPROVAL (COA) HDCSA2020-0066 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 07/09/2020
Work Class: HDC Staff Review	District: Default	Exp Date: 08/10/2020
Status: Approved	Square Feet: 0.00	Completed: 07/22/2020
Valuation: \$0.00	Assigned To: Jacob Platt	Approval
Description: COA to repair 6 5V Crimp metal roof panels to match existing 5V crimp metal roof		Expire Date: 07/22/2021

Parcel: 00-00-31-1800-0135-0042 Main	Address: 430 S 7Th St Fernandina Beach, FL 32034 Main	Zone: R-2(Medium Density Residential)
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Applicant 5 Star Roofing Services LLC 3978 1st AVE Fernandina, FL 32034 Business: 9043105574	Contractor Tripp C Slaughter 4530 St Johns AVE #231 Jacksonville, FL 32210	Owner Susannah A Warner 430 S. 7th St Fernandina Beach, FL 32034	Applicant 5 Star Roofing Services LLC Mobile: 9043105574
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Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-000784-2020		Jacob Platt	07/22/2020
HDC Application Checklist	APP-000744-2020		Sylvie McCann	07/09/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00008322	COA - Staff Approval	\$20.00	\$20.00
Total for Invoice INV-00008322		\$20.00	\$20.00
Grand Total for Plan		\$20.00	\$20.00



CERTIFICATE OF APPROVAL (COA) HDCSA2020-0067 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 07/09/2020
Work Class: HDC Staff Review	District: Default	Exp Date: 08/10/2020
Status: Approved	Square Feet: 0.00	Completed: 07/22/2020
Valuation: \$0.00	Assigned To: Jacob Platt	Approval
Description: COA to replace/repair fence with same as existing		Expire Date: 07/22/2021

Parcel: 00-00-31-1800-0135-0042 Main	Address: 430 S 7Th St Fernandina Beach, FL 32034 Main	Zone: R-2(Medium Density Residential)
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Applicant Cody West Construction, Inc. 133 Poor Farm Rd Palatka, FL 32177 Home: 3869379687 Business: 3863283778 Mobile: 3869379687	Applicant Lowman Fence Home: 3869379687 Business: 3869379687 Mobile: 3869379687	Owner Susannah A Warner 430 S. 7th St Fernandina Beach, FL 32034
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Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-000785-2020		Jacob Platt	07/22/2020
HDC Application Checklist	APP-000745-2020		Sylvie McCann	07/09/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00008321	COA - Staff Approval	\$20.00	\$20.00
Total for Invoice INV-00008321		\$20.00	\$20.00
Grand Total for Plan		\$20.00	\$20.00



CERTIFICATE OF APPROVAL (COA) HDCSA2020-0068 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 07/17/2020
Work Class: HDC Staff Review	District: Default	Exp Date: 08/17/2020
Status: Approved	Square Feet: 0.00	Completed: 07/22/2020
Valuation: \$0.00	Assigned To: Kelly Gibson	Approval
Description: COA to install new projecting signs for the Dressing Space Boutique		Expire Date: 07/22/2021

Parcel: 00-00-31-1800-0029-0061 Main	Address: 26 S 5Th St Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
---	--	---

Owner MIKE & SEREY ANDREE 26 S 5TH ST FERNANDINA BEACH, FL 32034	Applicant Mathew D Meskimen PO Box 16717 - Fernandina Beach, FL 32035 Business: 9045300808 Mobile: 9046544846	Applicant Kenna Perry PO Box 16717 Fernandina Beach, FL 32035 Mobile: 904-234-7620
---	---	---

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-000782-2020		Jacob Platt	07/22/2020
HDC Application Checklist	APP-000781-2020		Sylvie McCann	07/22/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00008434	COA - Staff Approval	\$20.00	\$20.00
Total for Invoice INV-00008434		\$20.00	\$20.00
Grand Total for Plan		\$20.00	\$20.00



CERTIFICATE OF APPROVAL (COA) HDCSA2020-0070 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 07/17/2020
Work Class: HDC Staff Review	District: Default	Exp Date: 08/17/2020
Status: Approved	Square Feet: 0.00	Completed: 07/24/2020
Valuation: \$0.00	Assigned To: Kelly Gibson	Approval Expire Date: 07/26/2021
Description: COA to replace metal roof		

Parcel: 00-00-31-1580-0004-0030 Main	Address: 205 Amelia St Fernandina Beach, FL 32034 Main	Zone: OT-1(Old Town 1)
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Owner Byron Brocato 238 Lavina AVE Pittsburg, PA 15216 Home: 412-670-1962	Applicant Byron B Brocato 205 Amelia St Fernandina Beach, FL 32034 Home: 4126701962 Business: 4126701962 Mobile: 4126701962
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Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-000800-2020		Kelly Gibson	07/24/2020
HDC Application Checklist	APP-000799-2020		Kelly Gibson	07/24/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00008437	COA - Staff Approval	\$20.00	\$20.00
Total for Invoice INV-00008437		\$20.00	\$20.00
Grand Total for Plan		\$20.00	\$20.00



CERTIFICATE OF APPROVAL (COA) HDCSA2020-0072 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 07/21/2020
Work Class: HDC Staff Review	District: Default	Exp Date: 08/20/2020
Status: Approved	Square Feet: 0.00	Completed: 07/29/2020
Valuation: \$0.00	Assigned To: Jacob Platt	Approval
Description: COA to replace decking and railing w/PT flooring and pine railings & replace porch posts w/ 6" x 6" columns - upper & lower porches		Expire Date: 07/29/2021

Parcel: 00-00-31-1800-0028-0100 Main	Address: 123 S 6Th St Fernandina Beach, FL 32034 Main	Zone: R-2(Medium Density Residential)
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Owner Lynn Scroggin 123 S 6th ST Fernandina Beach, FL 32034 Home: 678-575-6981 Mobile: 678-575-6981	Applicant Lynn Scroggin 123 S 6th ST Fernandina Beach, FL 32034 Home: 678-575-6981 Mobile: 678-575-6981
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Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-000803-2020		Jacob Platt	07/29/2020
HDC Application Checklist	APP-000804-2020		Jacob Platt	07/29/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00008454	COA - Staff Approval	\$20.00	\$20.00
Total for Invoice INV-00008454		\$20.00	\$20.00
Grand Total for Plan		\$20.00	\$20.00