AGENDA
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
JANUARY 21, 2021
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. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MEETING MINUTES

4. OLD BUSINESS

4.1 **HDC 2020-0046 - MARK L. + JENNIFER D. BAILEY, 809 SAN FERNANDO STREET**
Certificate of Approval (COA) to construct a 2-story single-family residence and 1-story accessory structure. *(Quasi-Judicial)*

4.2 **HDC 2019-0039 - JOEL & JUDITH REITZER, 1132 WHITE STREET**
Amendment to previously approved Certificate of Approval (COA) to make changes to the floorplan and roof form.

5. NEW BUSINESS

5.1 **HDC 2020-0052 - DRACE CONSTRUCTION, INC., AGENT FOR MICHAEL MOCK, 1020 WHITE STREET**
Certificate of Approval (COA) to construct a 2-story primary structure and a detached accessory structure. *(Quasi-Judicial)*

5.2 **HDC 2020-0053 - TIM POYNTER, 25 N. 3RD STREET**
Certificate of Approval (COA) to alter/add existing window/ door openings at , stucco front of building, and replace front porch wood railing with metal. *(Quasi-Judicial)*

5.3 **HDC 2020-0054 - ROBERT TICHY, 227 N 3RD STREET**
Certificate of Approval (COA) to construct a pergola and install an in-ground spa. *(Quasi-Judicial)*

5.4 **HDC 2020-0055 - MICHAEL STAUFFER ARCHITECT, AGENT FOR PAMELA BROWN, 116 N 4TH STREET**
Certificate of Approval (COA) to replace existing wooden front steps with brick steps and new walkway. *(Quasi-Judicial)*

5.5 **HDC 2020-0057 - COTNER ASSOCIATES, INC., AGENT FOR 302 CENTRE LLC., 302 CENTRE STREET**
Certificate of Approval (COA) to demolish a primary structure. *(Quasi-Judicial)*

5.6 **HDC 2020-0056 - COTNER ASSOCIATES, INC., AGENT FOR 302 CENTRE LLC., 302 CENTRE STREET**

Conceptual Certificate of Approval (COA) to construct a 6100 square foot restaurant. *(Quasi-Judicial)*

6. STAFF CERTIFICATE OF APPROVAL

6.1 Staff Certificate of Approval December 2020

7. BOARD BUSINESS

7.1 **Alternate #2 Vacancy Applicants**

8. STAFF REPORT

8.1 **2021 Fernandina Beach Strategic Summary**

8.2 **Friends of Bosque Bello**
www.BosqueBello.org

9. PUBLIC COMMENT

10. ADJOURNMENT

THE NEXT HDC REGULAR MEETING IS SCHEDULED FOR FEBRUARY 18, 2021.

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 January 21, 2021, and will be called upon by their individual registered Zoom Meeting ID Account or by the last-4 digits of their respective phone number. When called upon, please provide your name and home address prior to issuance of public comment. Please limit comment to 3 minutes.

Please click the link below to join the webinar:
https://zoom.us/j/92673849895
Or iPhone one-tap :
US: +16465588656,,92673849895# or +13017158592,,92673849895#
Or Telephone:
Dial(for higher quality, dial a number based on your current location):
US: +1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799
Webinar ID: 926 7384 9895
International numbers available: https://zoom.us/u/acozWfoEtV

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

HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2020-46
JANUARY 21, 2021

Owner/Applicant:	Mark L. and Jennifer D. Bailey, owners
Property Address:	809 San Fernando Street
Parcel ID #:	00-00-31-1580-0006-0030
Current zoning:	OT-1
FLUM land use category:	High Density Residential
Existing uses on the site:	Vacant
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	N/A
Requested action:	Certificate of Approval (COA) to construct 2,596SF 2-story residence. (Quasi-Judicial)

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

809 San Fernando Street

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking a Certificate of Approval (COA) to construct 2,596SF 2-story residence. Although this is a vacant lot, a brick well and square shaped brick structure exist on the lot. The origin or use of these structures is unknown. They were not evaluated when archaeological research was being conducted in Old Town due to it being on private property. The owner recognizes the cultural significance of these artifacts and has worked to build around them to preserve them on the site.

The applicant received Conceptual Approval on November 19, 2020.

Final Approval was continued from the December 17, 2020 meeting

The applicant has submitted for Final Approval with modifications to the windows and accessory structure (garage), following the HDC's comments about making the garage structure better reflect the architecture of the home.

APPLICABLE GUIDELINES:

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

OLD TOWN FERNANDINA PRESERVATION AND DEVELOPMENT GUIDELINES

SECRETERY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

Number	Secretary of the Interior's Standards for Rehabilitation	Findings		
		Complies	Does not Comply	N/A
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.*	☐	☐	☒
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.*	☐	☐	☒
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.*	☐	☐	☒
4	*Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*	☐	☐	☒
5	*Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*	☐	☐	☒
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.*	☐	☐	☒
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.*	☐	☐	☒
8	*Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*	☒	☐	☐
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.*	☒	☐	☐
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.*	☒	☐	☐

ANALYSIS:

Staff finds that the proposed design is compatible with the Old Town Fernandina Historic District in terms of materials, scale, proportions, roof forms, orientation, and setbacks.

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 substantially consistent with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Fernandina Preservation and Development Guidelines.

Staff Recommends:

APPROVAL of HDC 2020-46

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number HDCV 2020-46 **with or without** conditions;

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

That HDC case HDC 2020-46, 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 2020-46 Application & Backup Materials**
EXHIBIT 2 **HDC 2020-46 Plans & Elevations**
EXHIBIT 3 **HDC 2020-46 Photos**

Respectfully Submitted,

Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #6529

Date Submitted: 12/30/2020

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

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

Fees

- ☐ Certificate of Approval (COA): Staff Review $25
- ☑ Certificate of Approval (COA): Board Review - Residential Single Family) $250
- ☐ Certificate of Approval (COA): Board Review - Commercial/Multi-Family/2 or more Residential Units/Mixed Use $400
- ☐ Demolition of a Primary Structure â€“ Non-Contributing $1,500
- ☐ Demolition of a Primary Structure â€“ Contributing $7,500
- ☐ After-the-Fact Certificate of Approval (COA): Staff Review $100
- ☐ After-the-Fact Certificate of Approval (COA): Board Review $1,500
- ☐ Amendment to Previously Approved COA - First Amendment Free, Subsequent Amendments = 1/2 cost of original fees

Basis for Review

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

2021 SUBMISSION DEADLINE + MEETING CALENDAR

HDC_2021 Meeting Calendar

IMPORTANT NOTES

Conceptual Approvals

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

Pre-Application Meeting

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

Application Requirements

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

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

- [ ] Historic District Overlays â€“ see LDC Section 8.01.01
- [x] Specific Requirements within the OT-1 and OT-2 Zoning Districts â€“ see LDC Section 8.01.01.02
- [ ] Amelia River Waterfront Community Redevelopment Area â€“ see LDC Section 8.01.02
- [ ] Application Process for Certificate of Approval â€“ see LDC Section 8.03.03
- [ ] Signage in the Historic Districts and Community Redevelopment Area â€“ see LDC Section 8.01.03
- [ ] Requirements for Demolition Applications â€“ 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 HDCâ€™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

APPROVAL TYPE*

Board Approval: Final

See Certificate of Approval Matrix for details

Previously Approved Case #

Have you met with a planner for a pre-application meeting?*

Yes

What was the date of your pre-application meeting?*

9/29/2020

Please apply for a required pre-application meeting using the following link:

HDC Pre-Application Meeting Request

PROPERTY INFORMATION

Property information can be found at the Nassau County Property Appraiser's website â†' Map Search

Historic District*

Old Town

Site Address*

809 San Fernando Street

City* | **State*** | **Zip Code***

Fernandina Beach | FL | 32034

Parcel ID #(s)*

00-00-31-1580-0006-0030

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name* | **Last Name***

Mark and Jennifer | Bailey

Mailing Address*

306 Camilo Ave.

City* | **State*** | **Zip Code***

Coral Gables | FL | 33134

Telephone Number* | **E-mail Address***

3057750389 | markbailey16182@gmail.com

OWNER'S AGENT

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

Is there an agent other than the owner representing this project?*

No

First Name* | **Last Name***

Company (if applicable)

Street Address

City **State** **Zip**

Telephone Number **E-mail Address**

Project Description*

We plan to build a two-story home at 809 San Fernando Street, which is currently a vacant lot consisting of Block 6, Lot 6 (peonia) and Block 6, Lots 3 and 4 (media peonias). The home is a 3 bedroom, 2.5 bath structure located on Block 6. The home is approximately 2596 heated square feet, with 1926 square feet downstairs and 671 square feet upstairs. The lot coverage on Lot 6 is 44.36%. There is a first floor screen porch with a flat roof with a parapet wall consistent with the colonial architectural style. The height to the top of the roof is 33â€™7â€ and to the top of the bishopâ€™s cap on the chimney is 36â€™8â€. The ground floor is CBS/stucco, the second floor is wood frame/stucco. A simple wood frame/stucco garage is located on the rear of the north media peonia, Lot 3 of Block 6, with a crushed shell driveway entrance from Amelia Street. The roof is flat and relates to the flat roof over the screened porch on the main house. The garage is 500 square feet with lot coverage on Lots 3 and 4 at 13%. We hope to preserve the remainder of the media peonias as garden and wildlife habitat. The house is of a similar scale to 818 San Fernando, a historic home directly across the street, and the home located to the north. To the east is Amelia Street. To the west is a single story cottage.

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

Design Vision Statement*

Inspired by historic St. Augustine and West Indies architecture, our plans are designed to honor Old Townâ€™s historic Spanish roots and the 1573 law of the Indies platting. All required peonia corridors are respected and preserved. The location of the house on the lot is designed to preserve existing aged cedar trees as well as two small brick structures, referred to as "well" and "fire pit" on the survey, located when the lot was cleared in late 2019 by the sellers. We hope to use sustainable materials, solar panels (hidden from street view). The home is approximately 2596 heated square feet, with 1926 square feet downstairs and 671 square feet upstairs. The ground floor is CBS/stucco, the second floor is wood frame/stucco. The chimney will be clad in stucco. Window choice, Marvin "Elevate", was made from the approved list. Outdoor living is an important feature of the house, consistent with the Old Town Fernandina Preservation and Development Guidelines. The house is distinguished by a large shuttered upper-floor porch facing San Fernando, over a first floor loggia for entrance, and a screened porch on the east side of the first floor overlooking the garden/grove area of Lots 3 and 4. The first floor porch has a flat roof with a parapet to hide solar panels and skylights for light on the porch. These flat roofs are also in keeping with Caribbean colonial style architecture. A simple wood frame/stucco garage is located on the rear of the north media peonia, Lot 3 of Block 6, with a crushed shell driveway entrance from Amelia Street. The roof is flat also, with a parapet to hide additional solar panels. We have added a small roof over the garage to increase its design relationship with the main house as per the HDC's comments. The garage is 500 square feet with lot coverage on Lots 3 and 4 at 13%. We hope to preserve the remainder of the media peonias as garden and wildlife habitat. The house is of a similar scale to 818 San Fernando, a historic home directly across the street, and the home located to the north. To the east is Amelia Street. To the west is a single story cottage.

For New Construction: Please write a brief design statement explaining the architectural style of your project; what its design draws inspiration from; and how it is architecturally compatible with the surrounding historic neighborhood.

Requirements for Demolition Applications

Per LDC 8.03.03.01

1. Does the structure or site meet national, state, or local criteria for designation?

2. Is the structure or site a contributing structure or site to a locally designated or National Register historic district?

3. Would the loss of the structure or site deteriorate the quality or continuity of the historic district, or the surrounding neighborhood?

4. Is the structure or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense?

5. Is the structure or site one of the last remaining examples of its kind in the neighborhood, county or region, or is a distinctive example of an architectural or design style which contributes to the character of the district?

6. Would the removal of the structure or site destroy the historic relationship between structures or open space?

7. Would retention of the structure or site promotes the general welfare of the City by providing an opportunity for study of local history, architecture, and design, or by developing an understanding of the importance and value of a particular culture and heritage?

8. Have the applicants made good faith efforts to pursue alternatives to demolition?

9. Will the applicant be denied a reasonable return on his or her investment

10. Is there an economic hardship for the applicant as demonstrated by requirements in Section 8.03.06?

11. Has the Code Enforcement and Appeals Board has recommended demolition of the structure?

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
	smooth finish masonry stucco	SW 7568: Neutral Ground; SW 2847: Roycroft Bottle Green
		(Name/Number)

DOORS

Manufacturer	Product Description	Color
	Glasscraft impact plank door with speakeasy Florida product approval #FL 28173-RI	Gunstock distressed
	Include FL Product Approval # for Windows and Doors	(Name/Number)

WINDOWS

Manufacturer	Product Description	Color
Marvin	Elevate (Impact windows) Include FL Product Approval # for Windows and Doors	Bronze (Name/Number)

ROOFING

Manufacturer	Product Description	Color
GAF	Woodland 0693818MV Premium Roof Shingles	Tuscan Sunset (Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
	PT treated wood	SW 2847: Rookwood Blue Green; SW Waterscape 6470 (Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
	Concrete block/stucco	SW 7568: Neutral Ground (Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
Timberlane	Operable Louver Shutter Endurian	Antique Bottle Green (Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
Arto	Cement Tile, "Granada" on front loggia	Rice/Ocean Green Dark (Name/Number)

FENCING

Manufacturer	Product Description	Color
US Door and Fence	(back utility area) Galvanized steel 2 rail flat-top panels 4.84' feet; outdoor shower screen PT wood	Black; shower screen clear-coat wood (Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
gravelshop.com	washed shell	mulit/gray (Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
	n/a	(Name/Number)

OTHER

Manufacturer	Product Description	Color
	Corbels/rafter tails wood or wood substitute	BM Arborcoat: leather saddle brown (Name/Number)

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

Upload 1	Upload 2	Upload 3	Upload 4
809 San Fernando, OTF, Bailey Res. 20201225-20361 (1).pdf	809treetoposurvey.pdf	809propertytax2020.jpeg	809 rev2SAN FERNANDO PRODUCT SUBMISSION.pdf

Upload 5	Upload 6	Upload 7	Upload 8
809rearviewtowardsSF.jpg	809cedarsAmelia.jpg	809ViewacrossfromAmeliaside.j	Choose File No file selecte

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 Cityâ€™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 and Jennifer

Applicant Last Name*

Bailey

Today's Date*

12/30/2020

E-BILL
Sign up to get bills by e-mail
www.nassautaxes.com

JOHN M. DREW, CFC · Nassau County Tax Collector

www.nassautaxes.com

2020 REAL ESTATE

Notice of Ad Valorem and Non-Ad Valorem Assessments

SCAN TO PAY

TAX YEAR	ACCOUNT NUMBER	ALT KEY	MILLAGE CODE	ESCROW CODE
2020	00-00-31-1580-0006-0030	9259	002	

R

BAILEY MARK L & JENNIFER D
306 CAMILO AVENUE
CORAL GABLES, FL 33134

Property Address and Legal Description:

809 SAN FERNANDO
FERNANDINA BEACH 32034

BLK 6 LOTS 3,4 & 6 OLD TOWN S/D UNR

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	6.8376	110,187		110,187	753.42
TRANSPORTATION	0.5902	110,187		110,187	65.03
AI BEACH RENOURISHMENT MSTU	0.0960	110,187		110,187	10.58
SCHOOL BOARD					
BASIC DISCRETIONARY	0.7480	186,400		186,400	139.43
CAPITAL OUTLAY	1.5000	186,400		186,400	279.60
SCHOOL BOARD LOCAL EFFORT	3.7160	186,400		186,400	692.66
ST JOHNS RIVER MGMT DIST	0.2287	110,187		110,187	25.20
FL INLAND NAVIGATION DIST	0.0320	110,187		110,187	3.53
MOSQUITO CONTROL DISTRICT	0.1331	110,187		110,187	14.67
CITY OF FERNANDINA BEACH					
FERNANDINA BEACH	5.4683	110,187		110,187	602.54
VOTER APPROVED DEBT	0.1553	110,187		110,187	17.11
TOTAL MILLAGE	19.5052			TOTAL AD VALOREM TAXES	$2,603.77

pd 11/4

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	PHONE	RATE	AMOUNT
		TOTAL NON-AD VALOREM TAXES	$0.00
	TOTAL COMBINED TAXES AND ASSESSMENTS		$2,603.77

AMOUNT DUE IF PAID BY	Nov 30, 2020	Dec 31, 2020	Jan 31, 2021	Feb 28, 2021	Mar 31, 2021
	$ 2,499.62	$ 2,525.66	$ 2,551.69	$ 2,577.73	$ 2,603.77

RETAIN FOR YOUR RECORDS

809 SAN FERNANDO: MARK AND JENNIFER BAILEY

PRODUCT LIST

ROOF:

GAF Woodland 0693818 Premium Roof Shingles 25 sq ft Tuscan Sunset

SHIPS UPON ARRIVAL IN 30-60 DAYS SKU SHGWLTS

Be the first to review this product

$45.86

Qty

1 **Add to Cart**

Order as a Sample

Add to Compare

GAF Woodland 0693818MV Premium Roof Shingles 25 sq ft Tuscan Sunset

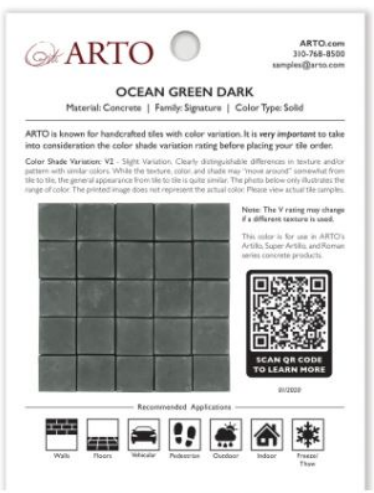
Designed after the look of hand-cut, European shingles, **Woodland Shingles** combine rustic charm with 21st-century style that will make any roof look spectacular.... And for only pennies-a-day more than standard architectural shingles. They're also backed by a Lifetime ltd. warranty from GAF, North America's largest roofing manufacturer. Builders Warehouse carries other colors and types (see "Related Products" below).

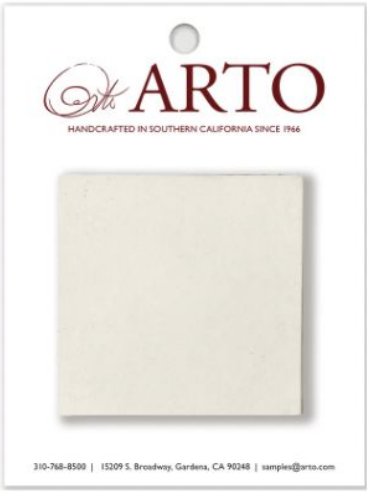
SW 7568
Neutral Ground
Interior / Exterior
Location Number: 261-C5

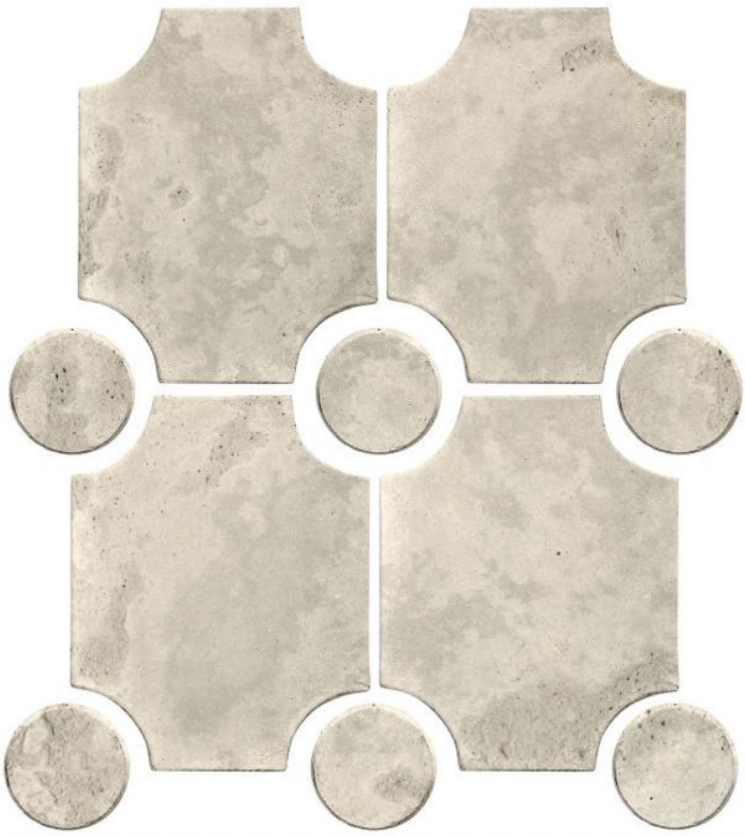
SW 2847
Roycroft Bottle Green
Interior / Exterior

SW 2811
Rookwood Blue Green
Interior / Exterior

SW 6470
Waterscape
Interior / Exterior
Location Number: 169-C1


ARTO
ARTO.com
310-768-8500
samples@arto.com
OCEAN GREEN DARK
Material: Concrete | Family: Signature | Color Type: Solid
ARTO is known for handcrafted tiles with color variation. It is very important to take into consideration the color shade variation rating before placing your tile order.
Color Shade Variation: V2 - Slight Variation. Clearly distinguishable differences in texture and/or pattern with similar colors. While the texture, color, and shade may "move around" somewhat from tile to tile, the general appearance from tile to tile is quite similar. The photo below only illustrates the range of color. The printed image does not represent the actual color. Please view actual tile samples.
Note: The V rating may change if a different texture is used.
This color is for use in ARTO's Artillo, Super Artillo, and Roman series concrete products.
SCAN QR CODE TO LEARN MORE
01/2020
Recommended Applications
Walls
Floors
Vehicular
Pedestrian
Outdoor
Indoor
Freeze/Thaw


ARTO
HANDCRAFTED IN SOUTHERN CALIFORNIA SINCE 1966
310-768-8500 | 15209 S. Broadway, Gardena, CA 90248 | samples@arto.com



$

ℹt Technical Information and Opening size (1.61 MB)

IMPACT | 96" Plank Mahogany Door with Speakeasy

Be the first to review this product

Save Save +1

Buy (MCPL8262SPCST-DF8PL1) Exterior door made by GlassCraft starting at $2354.0000 online. Customize the door within available options to meet your requirements and get the adjusted price real time or add the door to Quote for more customization. This door is available in () door systems and is made of (Mahogany) Fiberglass . This Rustic-Old World door is an ideal addition for your project. The estimated ship lead time is 14 Business Days; Pre-finished additional 2 weeks. We offer the lowest shipping rates, but you may also request to pick this door up from our store from the zip code Houston, TX 77043 once the order is ready. Enjoy a Limited Lifetime Warranty on Doors and Limited 5 Year Warranty on Finish from GlassCraft.

Availability: Slab Doors: 10 business days , Prehung: 2-3 weeks; Pre-finished: add 1-2 weeks

SKU MCPL8262SP-DF8PL1IMP

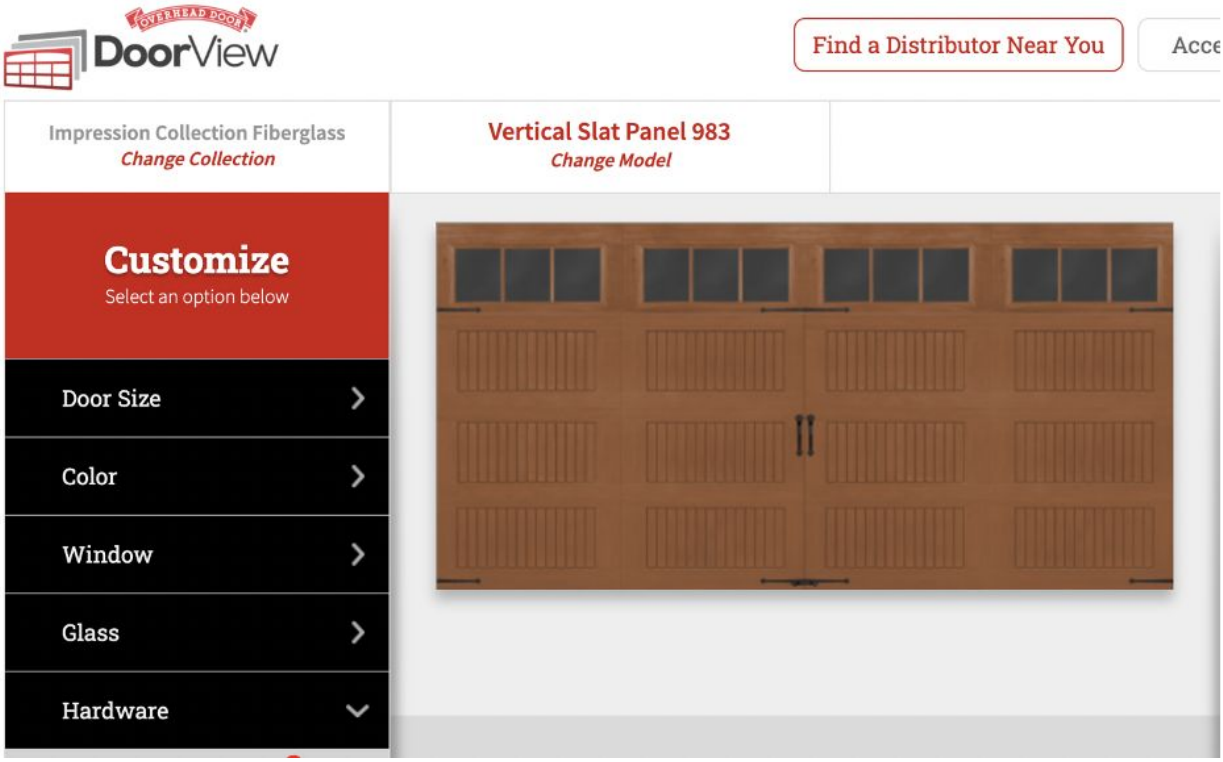
Now Only: $3,253.25

~~$4,225.00~~

You can earn 5 Reward Points ($5.00) for registration!Login to see more info about points on this product

https://www.doornmore.com/impact-96-plank-mahogany-door-with-speakeasy-clavos.html

https://www.lowes.com/pd/allen-roth-18-in-3-Speed-Outdoor-Air-Mover-Fan/50109246



Door Size

Double 16' x 8'

Edit

Color

Oak

Edit

Window

12 Square Double

Edit

Medium Washed Shell

Great for driveways or pathways.

Coverage *Each yard covers about 100 sq. ft. at 2" depth.*

Unit */cubic yard*

$105.00/cubic yard

QTY 1

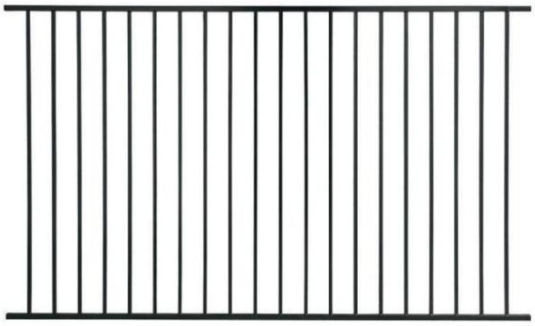
ADD TO CART

CONTINUE SHOPPING

views

HINKLEY

Internet #205998435 Model #F2GHDS93X58US Store SKU #783022



Best Seller

Pro Series 4.84 ft. H x 7.75 ft. W Black Steel Fence Panel

by **US Door & Fence** ›

★★★★½ (344) Write A Review Questions & Answers (273)

- Galvanized metal material ensures corrosion resistance
- Durable steel construction offers long-lasting use
- Offers privacy and security while providing an open view
- See More Details

$62.55

Save up to $100◇ on your qualifying purchase.
Apply for a Home Depot Consumer Card

Color/Finish: **Black**

Black | Navajo White | White

Nominal Panel Height x Width (ft.): **5 ft x 8 ft**

3 ft x 8 ft | **5 ft x 8 ft**

Search Criteria

Refine Search

Code Version	2020	FL#	ALL
Application Type	ALL	Product Manufacturer	Marvin
Category	Windows	Subcategory	ALL
Application Status	ALL	Compliance Method	ALL
Quality Assurance Entity	ALL	Quality Assurance Entity Contract Expired	ALL
Product Model, Number or Name	ALL	Product Description	ALL
Approved for use in HVHZ	ALL	Approved for use outside HVHZ	ALL
Impact Resistant	ALL	Design Pressure	ALL
Other	ALL		

Search Results - Applications

Go to Page GO

FL#	Type	Manufacturer	Validated By	Status
FL5545-R9	Revision	Marvin **Category:** Windows **Subcategory:** Double Hung	Window and Door Manufacturers Association (715) 498-0367	Validated
FL6525-R11 History	Revision	Marvin **Category:** Windows **Subcategory:** Double Hung	Window and Door Manufacturers Association (715) 498-0367	Approved *
FL6529-R9	Revision	Marvin **Category:** Windows **Subcategory:** Horizontal Slider	Window and Door Manufacturers Association (715) 498-0367	Validated
FL6535-R10 History	Revision	Marvin **Category:** Windows **Subcategory:** Fixed	Window and Door Manufacturers Association (715) 498-0367	Approved *
FL9430-R9 History	Revision	Marvin **Category:** Windows **Subcategory:** Double Hung	Window and Door Manufacturers Association (715) 498-0367	Approved *
FL9684-R11 History	Affirmation	Marvin **Category:** Windows **Subcategory:** Casement	Window and Door Manufacturers Association (715) 498-0367	Approved
FL9686-R8 History	Revision	Marvin **Category:** Windows **Subcategory:** Awning	Window and Door Manufacturers Association (715) 498-0367	Approved *
FL9690-R8 History	Revision	Marvin **Category:** Windows **Subcategory:** Fixed	Window and Door Manufacturers Association (715) 498-0367	Approved *
FL10172-R10 History	Revision	Marvin **Category:** Windows **Subcategory:** Fixed	Window and Door Manufacturers Association (715) 498-0367	Approved *
FL10188-R11	Revision	Marvin **Category:** Windows **Subcategory:** Fixed	Window and Door Manufacturers Association (715) 498-0367	Validated
FL10197-R9 History	Affirmation	Marvin **Category:** Windows **Subcategory:** Casement	Window and Door Manufacturers Association (715) 498-0367	Approved
FL10199-R8 History	Revision	Marvin **Category:** Windows **Subcategory:** Awning	Window and Door Manufacturers Association (715) 498-0367	Approved *
FL10257-R7 History	Revision	Marvin **Category:** Windows **Subcategory:** Double Hung	Window and Door Manufacturers Association (715) 498-0367	Approved *
FL10323-R8	Revision	Marvin	Window and Door Manufacturers Association	Validated

		Category: Windows **Subcategory:** Awning	(715) 498-0367	
FL10783-R6	Revision	Marvin **Category:** Windows **Subcategory:** Fixed	Window and Door Manufacturers Association (715) 498-0367	Validated
FL10812-R8 History	Revision	Marvin **Category:** Windows **Subcategory:** Fixed	Window and Door Manufacturers Association (715) 498-0367	Approved *
FL11605-R6	Revision	Marvin **Category:** Windows **Subcategory:** Double Hung	Window and Door Manufacturers Association (715) 498-0367	Applied For
FL12374-R7 History	Revision	Marvin **Category:** Windows **Subcategory:** Single Hung	Window and Door Manufacturers Association (715) 498-0367	Approved *
FL12378-R8 History	Revision	Marvin **Category:** Windows **Subcategory:** Fixed	Window and Door Manufacturers Association (715) 498-0367	Approved *
FL12916-R7 History	Revision	Marvin **Category:** Windows **Subcategory:** Horizontal Slider	Window and Door Manufacturers Association (715) 498-0367	Approved *

Go to Page GO

Page 1 / 3

*Approved by DBPR. Approvals by DBPR shall be reviewed and ratified by the PDC and/or the Commission if necessary.

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Product Approval Accepts:

Credit Card
Safe
securityMETRICS

Search Criteria

Refine Search

Code Version	2020	FL#	ALL
Application Type	ALL	Product Manufacturer	Velux America, LLC
Category	Sky Lights	Subcategory	ALL
Application Status	ALL	Compliance Method	ALL
Quality Assurance Entity	ALL	Quality Assurance Entity Contract Expired	ALL
Product Model, Number or Name	ALL	Product Description	ALL
Approved for use in HVHZ	ALL	Approved for use outside HVHZ	ALL
Impact Resistant	ALL	Design Pressure	ALL
Other	ALL		

Search Results - Applications

FL#	Type	Manufacturer	Validated By	Status
FL6393-R14 History	Revision	Velux America, LLC **Category:** Sky Lights **Subcategory:** Skylight	Window and Door Manufacturers Association (715) 498-0367	Approved *
FL13300-R7 History	Revision	Velux America, LLC **Category:** Sky Lights **Subcategory:** Skylight	Window and Door Manufacturers Association (715) 498-0367	Approved *
FL13303-R7 History	Revision	Velux America, LLC **Category:** Sky Lights **Subcategory:** Skylight	Window and Door Manufacturers Association (715) 498-0367	Approved *
FL13308-R6 History	Revision	Velux America, LLC **Category:** Sky Lights **Subcategory:** Skylight	Window and Door Manufacturers Association (715) 498-0367	Approved *
FL13309-R6 History	Revision	Velux America, LLC **Category:** Sky Lights **Subcategory:** Skylight	Window and Door Manufacturers Association (715) 498-0367	Approved *
FL13560-R7 History	Revision	Velux America, LLC **Category:** Sky Lights **Subcategory:** Skylight	Window and Door Manufacturers Association (715) 498-0367	Approved *
FL21040-R3 History	Affirmation	Velux America, LLC **Category:** Sky Lights **Subcategory:** Skylight	Window and Door Manufacturers Association (715) 498-0367	Approved

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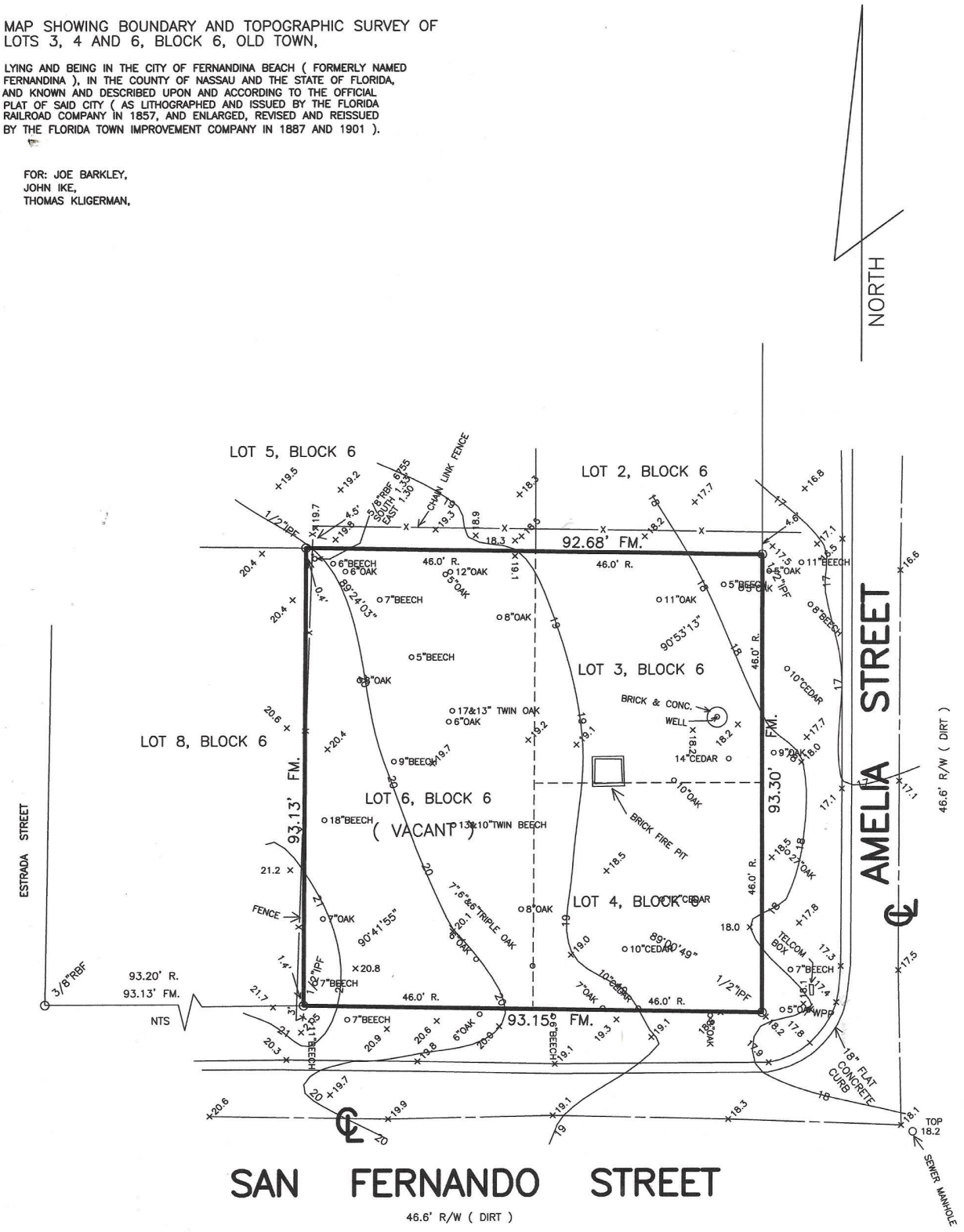
Product Approval Accepts:

Credit Card Safe
securityMETRICS

MAP SHOWING BOUNDARY AND TOPOGRAPHIC SURVEY OF
LOTS 3, 4 AND 6, BLOCK 6, OLD TOWN,

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

FOR: JOE BARKLEY,
JOHN IKE,
THOMAS KLIGERMAN,



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

REVISED TO SHOW TREES & TOPOGRAPHY 10-30-20

COASTAL LAND SURVEYORS

& MAPPERS, INC.
34 NORTH FOURTEENTH STREET
FERNANDINA BEACH, FLORIDA 32032
TEL. 904-261-8950 FAX 904-277-6650

I HEREBY CERTIFY THE INFORMATION DEPICTED HEREON AS MEETING THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING, CHAPTER 5J-17.050, FLORIDA ADMIN. CODE, AND/OR CHAPTER 180-7, GEORGIA STATUTES.

LICENSED BUSINESS NO. 6412

10-30-20

JAMES C. PEACOCK, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3718
GEORGIA CERTIFICATE NO. 2365
NOT VALID UNLESS EMBOSSED WITH SURVEYORS OFFICIAL SEAL

BEARINGS BASED ON N/A

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

DATE OF SURVEY: JANUARY 7, 2020
SCALE 1"=20'
JOB NO. 2001-10 F.B. 359

CORNER MARKERS HAVE NO IDENTIFICATION U.N.O.

LEGEND:

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

POINT OF REVERSE CURVE – PRC

SYMBOLS + KEYS

DOOR AND WINDOW SIZE KEY
2868 = 2'-8" WIDE x 6'-0" HIGH

DRAWING NUMBER — 1/3 — SHEET NUMBER = SECTION OR ELEVATION

ROOM TITLE
KITCHEN
10' CLG. WOOD
CEILING HEIGHT — FLOOR FINISH

1 **DRAWING TITLE**
DETAIL OR ELEVATION NUMBER

14.00' = ELEVATION ABOVE SEA LEVEL
1 = REVISION NUMBER
= REVISION CLOUD
REF. 08 = PLAN REFERENCE NORTH

S	SINGLE POLE SWITCH
S3	THREE WAY SWITCH
S4	FOUR WAY SWITCH
SD	DIMMER SWITCH
SDS	SPEED CONTROL
	DUPLEX OUTLET
	1/2 HOT OUTLET
WP	WATER PROOF OUTLET
GF	GROUND FAULT OUTLET
	QUADRUPLEX OUTLET
	SPECIALTY OUTLET
	FLOOR OUTLET
	TELEPHONE JACK
T	THERMOSTAT
TV	TELEVISION JACK
V	VENT
V/L	VENT w/ LIGHT
	SURFACE MOUNTED FIXTURE
	RECESSED FIXTURE
	WALL MOUNTED FIXTURE
	FLOOD LIGHT
	FLUORESCENT FIXTURE
	CEILING FAN
	STRIP LIGHTING
	CEILING BOX
	DOOR CHIME
	ELECTRICAL PANEL
S	SMOKE DETECTOR
CO	CARBON MONOXIDE DETECTOR

CONCEPTUAL RENDERING

DRAWING INDEX

0	COVER SHEET
S	SITE PLAN
2	FIRST FLOOR PLAN
3	SECOND FLOOR PLAN
4	ELEVATIONS
5	ELEVATIONS
G1	GARAGE FLOOR PLAN
G2	GARAGE ELEVATIONS

GENERAL INFO

AREA CALCULATIONS

FIRST FLOOR HEATED = 1926 S.F. SLEEPING PORCH = 471 S.F.
SECOND FLOOR HEATED = 671 S.F. GARAGE = 500 S.F.
TOTAL HEATED = 2597 S.F.

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809 SAN FERNANDO STREET, OLD TOWN FERNANDINA, FLORIDA

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OLD TOWN FERNANDINA, FLORIDA

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Inc. creating sustainable timeless design
1003 Charles St.
Beaufort SC, 29902
(843) 986-0559
www.allisonramseyarchitect.com

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-VERIFY ALL ENGINEERING REQUIREMENTS WITH LOCAL ENGINEER AND/OR BUILDING OFFICIALS
-VERIFY ALL STRUCTURAL ELEMENTS MEET LOCAL ENGINEER AND/OR BUILDING OFFICIALS

DATE:	12/25/2020
JOB NO.	20361
DWNL BY:	NF
DWG. NAME:	20201225-20361.DWG

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LOT 6 AREA CALCULATIONS:

LOT = 4341 SQ. F.T.
HOUSE HEATED = 1926 SQ. FT.
LOT COVERAGE= 44.36%

OUTDOOR
LOGGIA = 107 SQ. FT.
SCREENED PORCH = 284 SQ. FT.

LOT 3 + 4 AREA CALCULATIONS:

LOT = 4320 SQ. F.T.
GARAGE + STORAGE = 500 SQ. FT.
LOT COVERAGE= 11.5%

NOTE:
BUILDING MATERIALS/SPECIFICATIONS

DRIVEWAY: CRUSHED ROCK OR SHELL
BREEZEWAY: LIMITED PAVERS + CRUSHED ROCK OR SHELL FOR PERMEABILITY

LOT 5, BLOCK 6

LOT 2, BLOCK 6

LOT 8, BLOCK 6

LOT 6, BLOCK 6

LOT 3, BLOCK 6

LOT 4, BLOCK 6

VACANT

GARAGE
FIRST FINISH FLOOR
19'-4" AMSL

BREEZEWAY

OUTDOOR SHOWER

HOUSE

FIRST FINISH FLOOR
22'-0" AMSL

36' BLACK METAL GATE
ATTACH TO EXISTING FENCE

60' DOUBLE BLACK METAL GATE

36' BLACK METAL GATE

FENCE

CHAIN LINK FENCE

PROPERTY LINE

5'-0" REAR SETBACK

5'-0" SIDEYARD SETBACK

5'-0" FRONT SETBACK

92.68' FM.

93.13' FM.

93.20' R.

93.13' FM.

NTS

46.0' R.

93.30' FM.

93.15' FM.

1/2"IPF

3/8"RBF

5/8"RBF 6755
SOUTH 1.33'
EAST 1.30

6"SUGARBERRY
6"OAK
12"OAK
5"OAK
7"SUGARBERRY
1"OAK
8"OAK
5"SUGARBERRY
7"OAK
17&13" TWIN OAK
6"OAK
9"SUGARBERRY
8"SUGARBERRY
3&10"TWIN SUGARBERR
8"OAK
7",6",8",6" TRIPLE OAK
6"OAK
7"SUGARBERRY
11"SUGARBERRY
5"OAK
5"BEECH
85"OAK
8"SUGARBERRY
10"CEDAR
BRICK & CONC.
WELL
14"CEDAR
10"OAK
BRICK FIRE PIT
12"CEDAR
10"CEDAR
7"SUGARBERRY
7"OAK
10"CEDAR
6"SUGARBERRY
6"OAK
11"SUGARBERRY
8"OAK
9"OAK
7"SUGARBERRY
TELCOM BOX
WPP

NOTE:
WELL, BRICK FIRE PIT, & TRAIN ON THE SITE

90°53'13"
90°41'15"
89°00'49"

ESTRADA STREET

SAN FERNANDO STREET

46.6' R/W (DIRT)

AMELIA STREET

46.6' R/W (DIRT)

TOP 18.2

SEWER MANHOLE

18" FLAT CONCRETE CURB

DENOTES TREE TO BE REMOVED

NORTH

SITE PLAN

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

*NOTE: CONTRACTOR TO VERIFY ALL PROPERTY LINES, SETBACKS, EASEMENTS, FEMA REQUIREMENTS, AND TREE SIZES AND LOCATIONS PRIOR TO CONSTRUCTION

*NOTE: COORDINATE ALL WALKS, DRIVEWAY, PARKING, AND FENCES WITH LANDSCAPER

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-STRUCT. & PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL PROS. CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE
-VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT

DATE:	12/29/2020
JOB NO.	20361
DWN. BY:	NF
DWG. NAME:	20201225-20361.DWG

S

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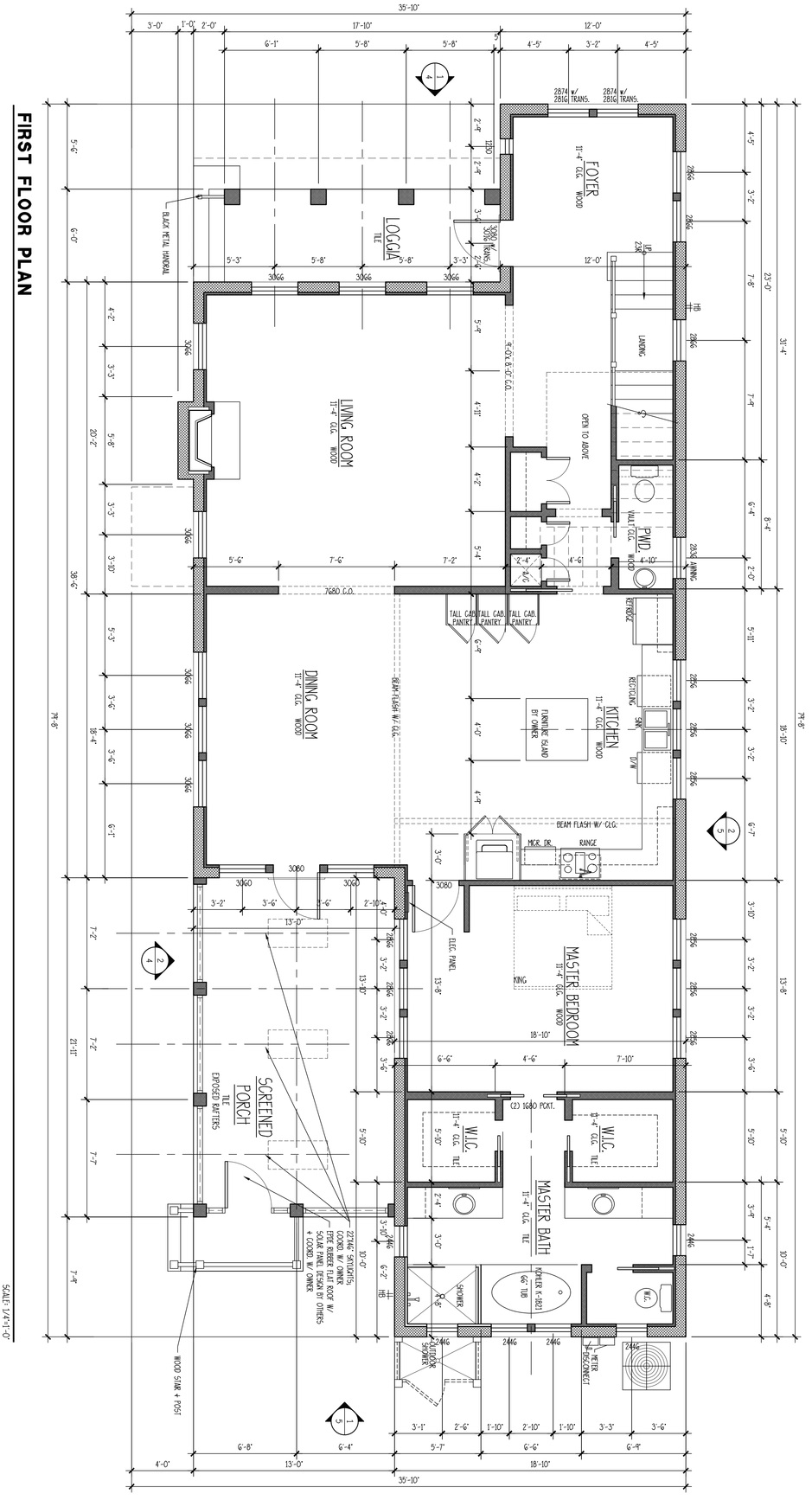
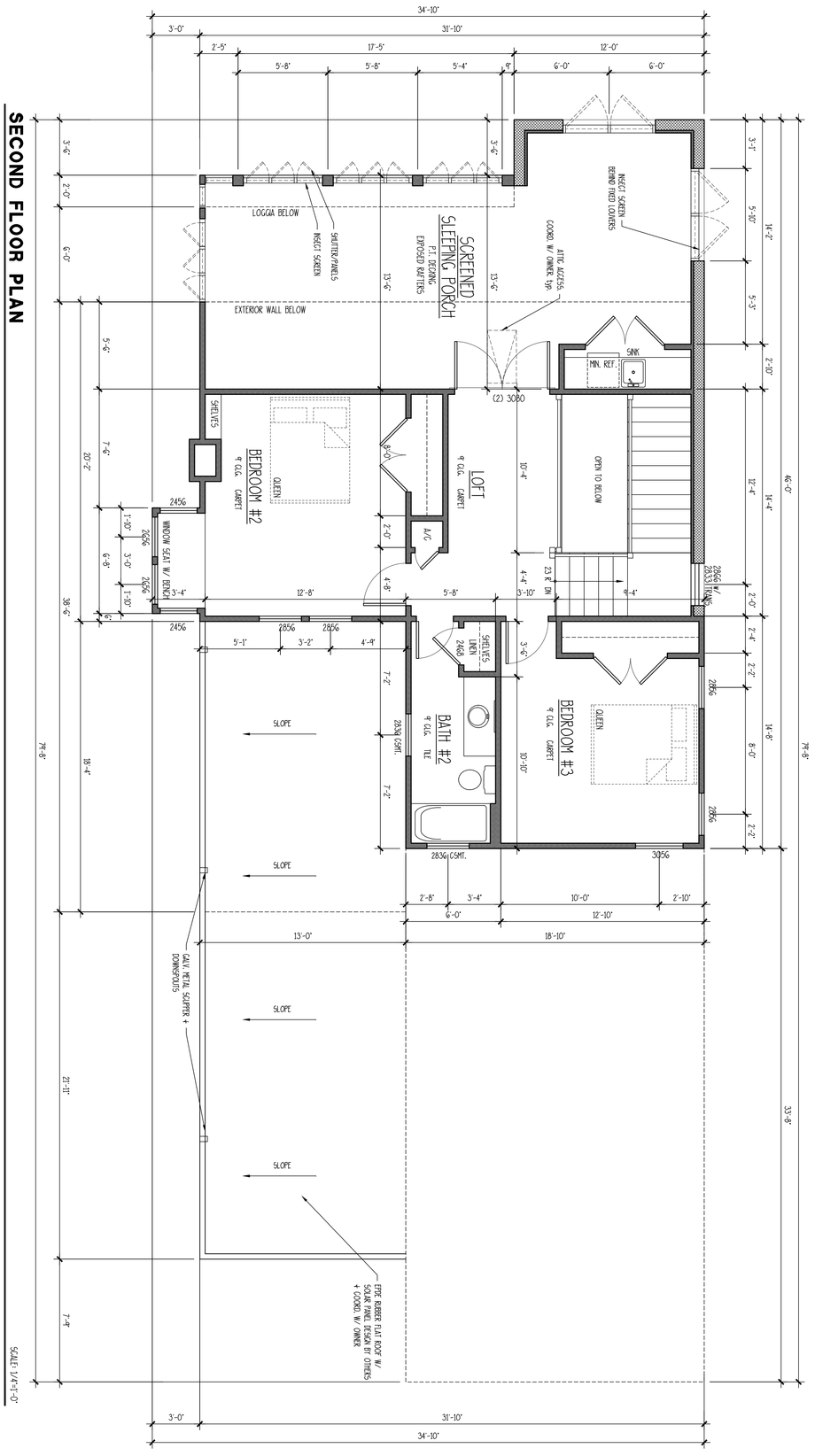

FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"
FOYER
LOGGIA
LIVING ROOM
DINING ROOM
KITCHEN
PWD.
MASTER BEDROOM
MASTER BATH
W.I.C.
W.I.C.
SCREENED PORCH
LANDING
OPEN TO ABOVE
MBR. DR.
RANGE
REFRIDG.
DISH W.
SINK
FURNITURE ISLAND BY OWNER
TALL CAB. PANTRY
TALL CAB. PANTRY
TALL CAB. PANTRY
BEAM FLASH W/ CLG.
7680 C.O.
ELEC. PANEL
(2) 1680 PORT.
SHOWER
WC
METER
DISCONNECT
WOOD STAIR W. RISERS
BLACK METAL HANDRAIL
EXPOSED RAFTERS
TILE
22346 SKYLIGHTS
EPDM RUBBER FLAT ROOF W/ SOLAR PANEL DESIGN BY OTHERS + COORD W/ OWNER
35'-10"
17'-10"
12'-0"
6'-1"
5'-8"
5'-8"
4'-5"
3'-2"
4'-5"
3'-0"
1'-0"
2'-0"
5'-3"
5'-8"
3066
3066
3066
3080 WDWS
3080
3060
3080
3080
2874 w/ 2816 TRANS.
2874 w/ 2816 TRANS.
2846
2834 AWNG
2446
2446
2446
2446
3'-1"
2'-6"
1'-10"
2'-10"
1'-10"
3'-3"
3'-6"
6'-8"
6'-4"
5'-7"
6'-6"
6'-9"
4'-0"
13'-0"
18'-10"
79'-8"
38'-6"
20'-2"
18'-4"
21'-11"
7'-4"
31'-4"
23'-0"
7'-8"
8'-4"
18'-10"
13'-8"
10'-0"
4'-8"
5'-6"
6'-0"
7'-2"
7'-7"
5'-10"
3'-4"
1'-7"
2'-4"
2'-4"
4'-2"
3'-3"
5'-8"
3'-3"
3'-10"
5'-3"
3'-6"
3'-6"
6'-1"
7'-2"
7'-7"
5'-10"
3'-4"
5'-4"
10'-0"
4'-8"
5'-6"
7'-2"
4'-11"
4'-2"
5'-4"
2'-4"
4'-6"
4'-10"
2'-2"
5'-11"
3'-2"
3'-2"
3'-2"
6'-7"
3'-10"
3'-2"
3'-2"
3'-2"
3'-6"
5'-10"
5'-10"
3'-4"
1'-7"
4'-8"
6'-6"
4'-6"
7'-10"
11'-4" CLG. WOOD
11'-4" CLG. TILE
11'-4" CLG. TILE
11'-4" CLG. TILE
9'-0" CLG.
9'-0" CLG.
9'-0" CLG.



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DATE: 12/25/2020
JOB NO. 20361
DWN. BY: KF
DWG. NAME: 20201225-20361.DWG

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BAILEY RESIDENCE

809 SAN FERNANDO STREET,
OLD TOWN FERNANDINA, FLORIDA

2 RIGHT ELEVATION

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

NOTE:

BUILDING MATERIALS/SPECIFICATIONS

ASPHALT SHINGLES (SLOPED ROOFS)
EPDM RUBBER (FLAT ROOFS)

HOUSE :
CBS GROUND FLOOR. WOOD FRAME SECOND FLOOR

GARAGE:
WOOD FRAME GARAGE

EXTERIOR TREATMENT:
STUCCO ALL BUILDINGS

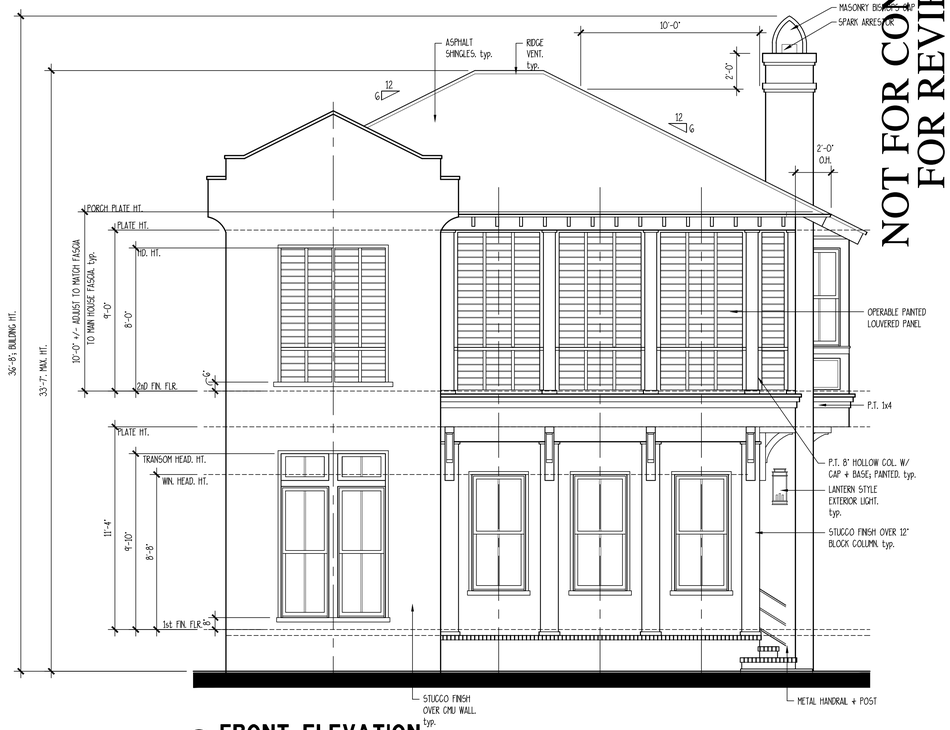
EXTERIOR TREATMENT OF EXTENSIONS/ (WINDOW SEAT) AND SLEEPING PORCH:
WOOD OR WOOD REPLICA (TREX ETC.)

SHUTTERS:
WEATHER RESISTANT MATERIAL - WOOD REPLICA

FIREPLACE TREATMENT:
STUCCO

FRONT ENTRY
STEPS: TILE

FRONT ENTRY LOGGIA:
SOLID NON-SLIP SURFACE (STONE/TILE OR REPLICA)



1 FRONT ELEVATION

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

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•STAIRS INCLUDE LOCATIONS ONLY, ENGINEERING ASPECTS SHOULD BE INCORPORATED
•HVAC & PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL MECH. CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE
•ELECTRICAL LAYOUTS ARE SCHEMATIC ONLY. A LICENSED ELECTRICAL CONTRACTOR SHOULD ADAPT & ALL ENGINEER ELECTRICAL LAYOUTS WITH LOCAL CODES AND/OR ARCHITECTS CONDITIONS.

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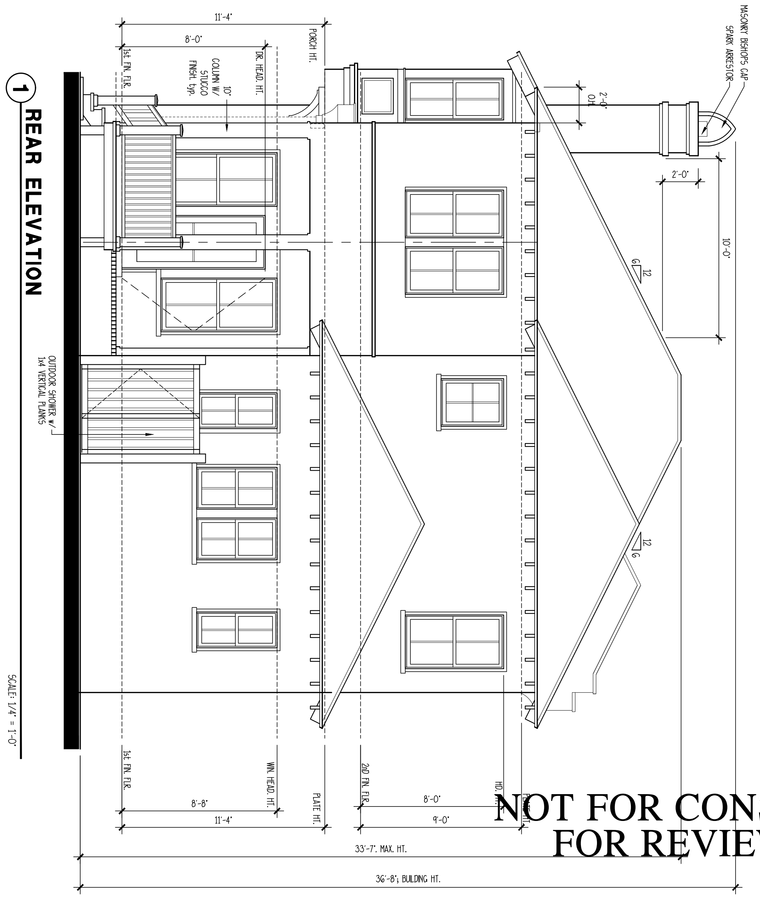
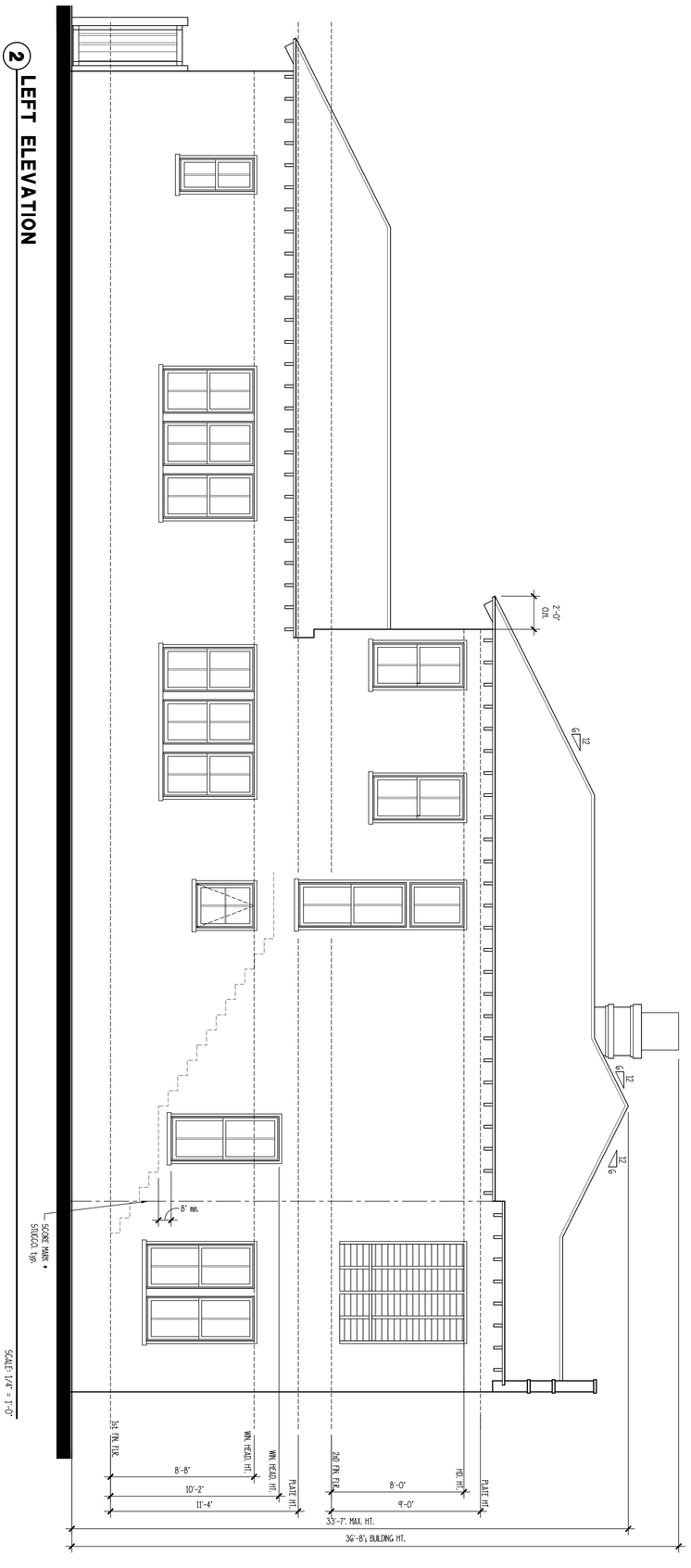


1 REAR ELEVATION

OUTDOOR SHOWER w/ 54" VERTICAL PLANKS

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



2 LEFT ELEVATION

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

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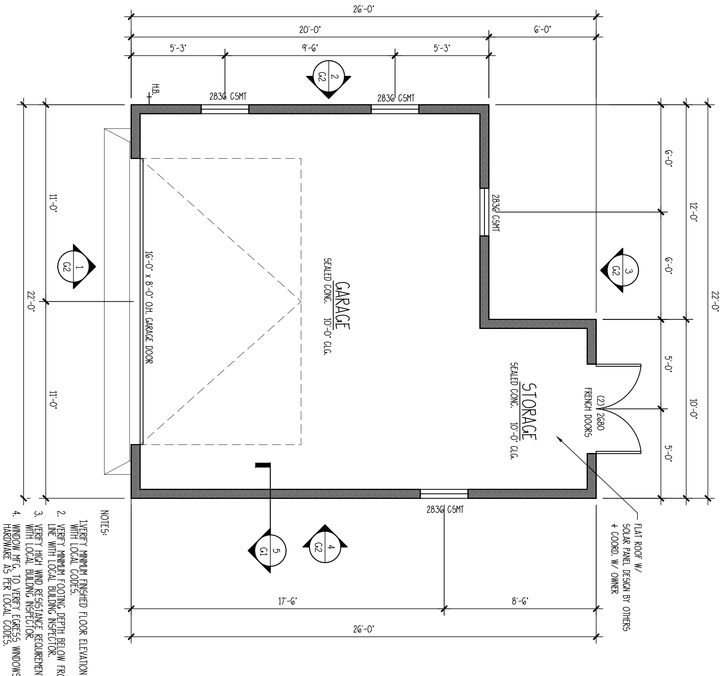
FLOOR PLAN

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



NOTES:

1. VERIFY MINIMUM FINISHED FLOOR ELEVATION WITH LOCAL BUILDING INSPECTOR.
2. VERIFY MINIMUM FOOTING DEPTH BELOW FROST LINE WITH LOCAL BUILDING INSPECTOR.
3. VERIFY ALL INSULATION REQUIREMENTS WITH LOCAL BUILDING INSPECTOR.
4. WINDOW MFG. TO VERIFY EGRESS WINDOWS AND HARDWARE AS PER LOCAL CODES.

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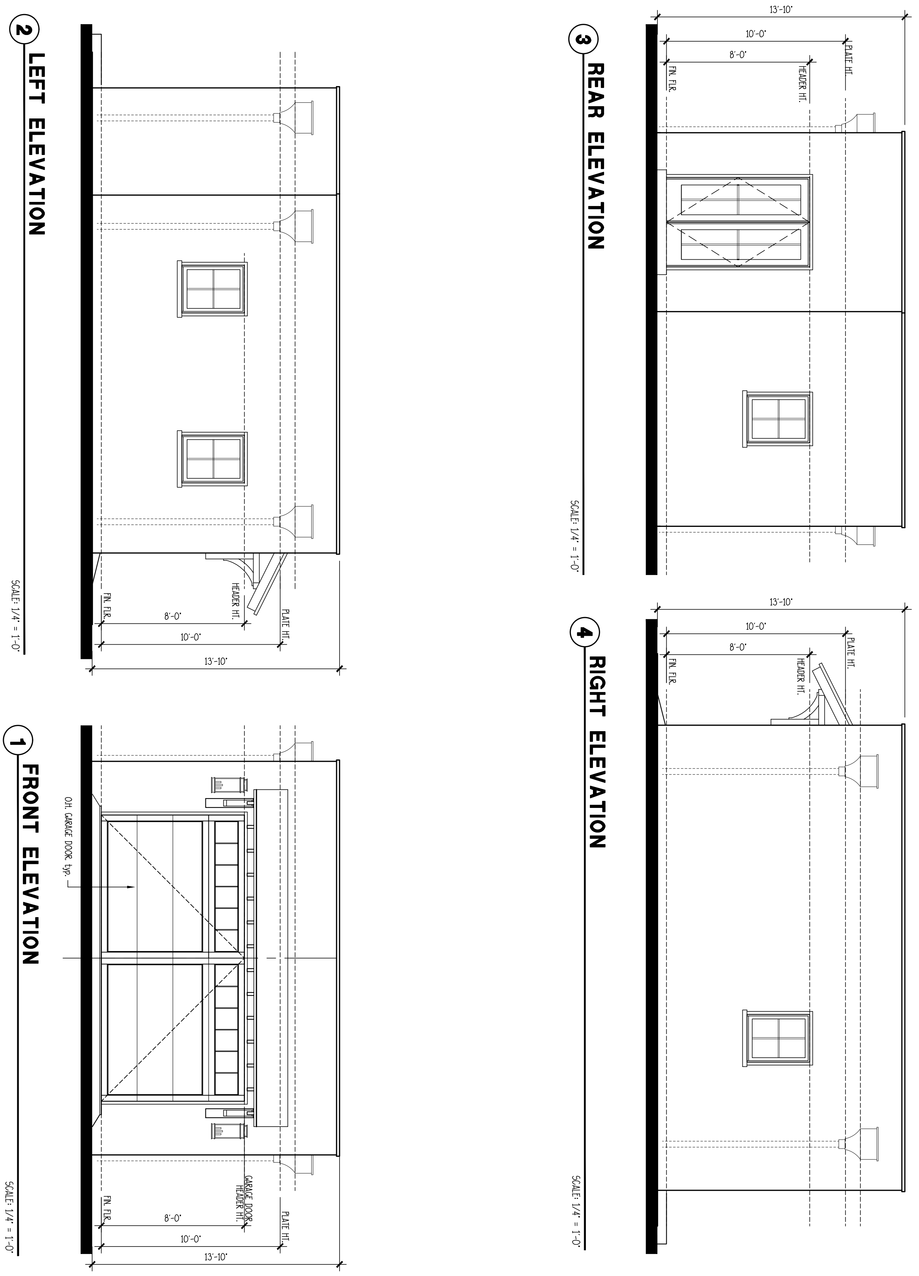

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809 SAN FERNANDO STREET,
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HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2019-39
JANUARY 21, 2021

Owner/Applicant:	Joel V. & Judith R. Reitzer, owners
Property Address:	1132 White Street (Old Town)
Parcel ID(s) #	00-00-31-1580-0023-0010
Current zoning:	OT-2
FLUM land use category:	High Density Residential
Existing uses on the site:	Vacant
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	N/A
Requested action:	Amendment to previously approved Certificate of Approval (COA) to make changes to the floorplan and roof form.

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 project was originally heard and issued a COA on December 19, 2019. A 6-month extension was granted on December 7, 2020.
The proposed amendment includes the following changes to the approved plans:

1. An increase in the square footage of the footprint;
2. Changes to the roof forms to accommodate footprint changes;
3. Removal of tool shed from original proposal;
4. Addition of bracketed shed roof over rear entry.

APPLICABLE GUIDELINES:

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

OLD TOWN FERNANDINA PRESERVATION AND DEVELOPMENT GUIDELINES

SECRETERY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

Number	Secretary of the Interior's Standards for Rehabilitation	Findings		
		Complies	Does not Comply	N/A
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.*	☐	☐	☒
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.*	☐	☐	☒
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.*	☐	☐	☒
4	*Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*	☐	☐	☒
5	*Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*	☐	☐	☒
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.*	☐	☐	☒
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.*	☐	☐	☒
8	*Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*	☒	☐	☐
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.*	☒	☐	☐
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.*	☒	☐	☐

ANALYSIS:

Staff finds that the proposed amendments to the previously approved design are compatible with the Old Town Fernandina Historic District in terms of materials, scale, proportions, roof forms, orientation, and setbacks. No changes in materials are being proposed.

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 this Amendment to HDC 2019-39

MOTION TO CONSIDER:

I move to **approve or deny** this amendment to HDC case number HDC 2019-39 **with or without** conditions;

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

That this amendment to HDC case HDC 2019-39, 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 **Application and Backup Materials**

EXHIBIT 2 **Plans & Elevations**

EXHIBIT 3 **HDC 2019-39 COA Amended**

EXHIBIT 4 **12.19.2019 Agenda Packet w/Plans & Elevations as Approved**

Respectfully Submitted,

Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #6430

Date Submitted: 12/8/2020

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 $25
- ☐ Certificate of Approval (COA): Board Review - Residential Single Family) $250
- ☐ Certificate of Approval (COA): Board Review - Commercial/Multi-Family/2 or more Residential Units/Mixed Use $400
- ☐ Demolition of a Primary Structure â€“ Non-Contributing $1,500
- ☐ Demolition of a Primary Structure â€“ Contributing $7,500
- ☐ After-the-Fact Certificate of Approval (COA): Staff Review $100
- ☐ After-the-Fact Certificate of Approval (COA): Board Review $1,500
- ☑ Amendment to Previously Approved COA - First Amendment Free, Subsequent Amendments = 1/2 cost of original fees

Basis for Review

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

2021 SUBMISSION DEADLINE + MEETING CALENDAR

HDC_2021 Meeting Calendar

IMPORTANT NOTES

Conceptual Approvals

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

Pre-Application Meeting

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

Application Requirements

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

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

- [ ] Historic District Overlays â€“ see LDC Section 8.01.01
- [ ] Specific Requirements within the OT-1 and OT-2 Zoning Districts â€“ see LDC Section 8.01.01.02
- [ ] Amelia River Waterfront Community Redevelopment Area â€“ see LDC Section 8.01.02
- [ ] Application Process for Certificate of Approval â€“ see LDC Section 8.03.03
- [ ] Signage in the Historic Districts and Community Redevelopment Area â€“ see LDC Section 8.01.03
- [ ] Requirements for Demolition Applications â€“ 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 HDCâ€™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

APPROVAL TYPE*

Board Approval: Final

See Certificate of Approval Matrix for details

Previously Approved Case #

Have you met with a planner for a pre-application meeting?*

Yes

What was the date of your pre-application meeting?*

12/7/2020

Please apply for a required pre-application meeting using the following link:

HDC Pre-Application Meeting Request

PROPERTY INFORMATION

Property information can be found at the Nassau County Property Appraiser's website â†' Map Search

Historic District*

Old Town

Site Address*

1132 White St.

City* | **State*** | **Zip Code***

Fernandina Beach | Fl | 32034

Parcel ID #(s)*

00-00-31-1580-0023-0010

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name* | **Last Name***

Joel V. Jr. and Judith L. | Reitzer

Mailing Address*

72 Southlake Dr.

City* | **State*** | **Zip Code***

Palm Coast | Fl | 32137

Telephone Number* | **E-mail Address***

904-607-3636 | joelreitzer@r4development.com

OWNER'S AGENT

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

Is there an agent other than the owner representing this project?*

No

First Name* | **Last Name***

Company (if applicable)

Street Address

City | **State** | **Zip**

Telephone Number | **E-mail Address**

Project Description*

A new home is proposed to be built on this property. Please see the COA attached. The COA is dated 12-19-2019. We applied for a 6 month extension on 12-07-2020 through email request to the City. Please see the attached request and City's response. The purpose of this application is to make minor changes to the plan previously approved and as follows: 1. Increase the room sizes on the (East wing) and the Master BR (West Wing). 2. Change the roof form on the East and SE sides of the house to cover the additional area. The shed roof which covers BR1 and the rear door area projects out to the South or rear of the residence. 3. The accessory tool shed is not planned to be built at this time. 4. No fencing is included in this application 5. All exterior materials and design techniques remain the same as previously submitted and approved. The relationship tp adjacent properties remains unchanged. 6. We request a one year period to finalize permit document and build the home.

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

Design Vision Statement*

There is no change to the design concept or vision statement. The design is intended to reflect the eclectic shotgun houses of the early 1900's , which experienced additions to the structures over time as families required additional space.

For New Construction: Please write a brief design statement explaining the architectural style of your project; what its design draws inspiration from; and how it is architecturally compatible with the surrounding historic neighborhood.

Requirements for Demolition Applications

Per LDC 8.03.03.01

1. Does the structure or site meet national, state, or local criteria for designation?

2. Is the structure or site a contributing structure or site to a locally designated or National Register historic district?

3. Would the loss of the structure or site deteriorate the quality or continuity of the historic district, or the surrounding neighborhood?

4. Is the structure or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense?

5. Is the structure or site one of the last remaining examples of its kind in the neighborhood, county or region, or is a distinctive example of an architectural or design style which contributes to the character of the district?

6. Would the removal of the structure or site destroy the historic relationship between structures or open space?

7. Would retention of the structure or site promotes the general welfare of the City by providing an opportunity for study of local history, architecture, and design, or by developing an understanding of the importance and value of a particular culture and heritage?

8. Have the applicants made good faith efforts to pursue alternatives to demolition?

9. Will the applicant be denied a reasonable return on his or her investment

10. Is there an economic hardship for the applicant as demonstrated by requirements in Section 8.03.06?

11. Has the Code Enforcement and Appeals Board has recommended demolition of the structure?

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
James Hardie	Cementious Siding and Trim	White
		(Name/Number)

DOORS

Manufacturer	Product Description	Color
Andersen and Jeld Wen	Wood- FI-1097-r14 and FI10963-r6	Wood
	Include FL Product Approval # for Windows and Doors	(Name/Number)

WINDOWS

Manufacturer	Product Description	Color
Andersen	400 Series Casement, as previously approved	Black or White Frame
	Include FL Product Approval # for Windows and Doors	(Name/Number)

ROOFING

Manufacturer	Product Description	Color
Commercial Sht. Mtl.	Galvalume STSeam or 5 Vee	Silver
		(Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
Hardie w/ Galvalume Trim	Cementious Trim	Wh
		(Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
ASTM-C196, Type I or II	Concrete Stem Wall- Plaster w/ parging coat	Wh
		(Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
n/a	n/a	
		(Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
MSM	Pavers	Grey-Tan
		(Name/Number)

FENCING

Manufacturer	Product Description	Color
n/a	n/a	
		(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
not known	gravel w/ concrete paver edges	Grey-tan
		(Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
none		
		(Name/Number)

OTHER

Manufacturer	Product Description	Color
		(Name/Number)

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

Upload 1	Upload 2	Upload 3	Upload 4
2017 Survey- part 1.pdf	PLAN.pdf	ELEV-1.pdf	ELEV-2.pdf

Upload 5	Upload 6	Upload 7	Upload 8
HDC-Certificate of Approval-1132 White St..pdf	ROOF.pdf	Vertical-Aerial View .jpg	Window and Door Schedule - 1132 White St.-Fernandina.docx

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 Cityâ€™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*

Joel

Applicant Last Name*

Reitzer

Today's Date*

12/8/2020

DEPARTMENT OF PLANNING & CONSERVATION

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

Record and Return to:
Andrea F. Lennon, P.A.
3391 South Fletcher Avenue
Fernandina Beach, Florida 32034

File Number: 19-005

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: Frankie M Wright

Witness
Printed Name: Ann M Hays

(Seal)
Martin A. Pauls
Address: 335 North Fletcher Avenue, Fernandina Beach, Florida 32034

(Seal)
Deborah A. Pauls
Address:

State of Florida

County of Nassau

The foregoing instrument was acknowledged before me this 12th day of February, 2019, by Martin A. Pauls and Deborah A. Pauls, husband and wife, who is/are personally known to me or who has produced a Driver's License as identification.

Notary Public
Print Name:

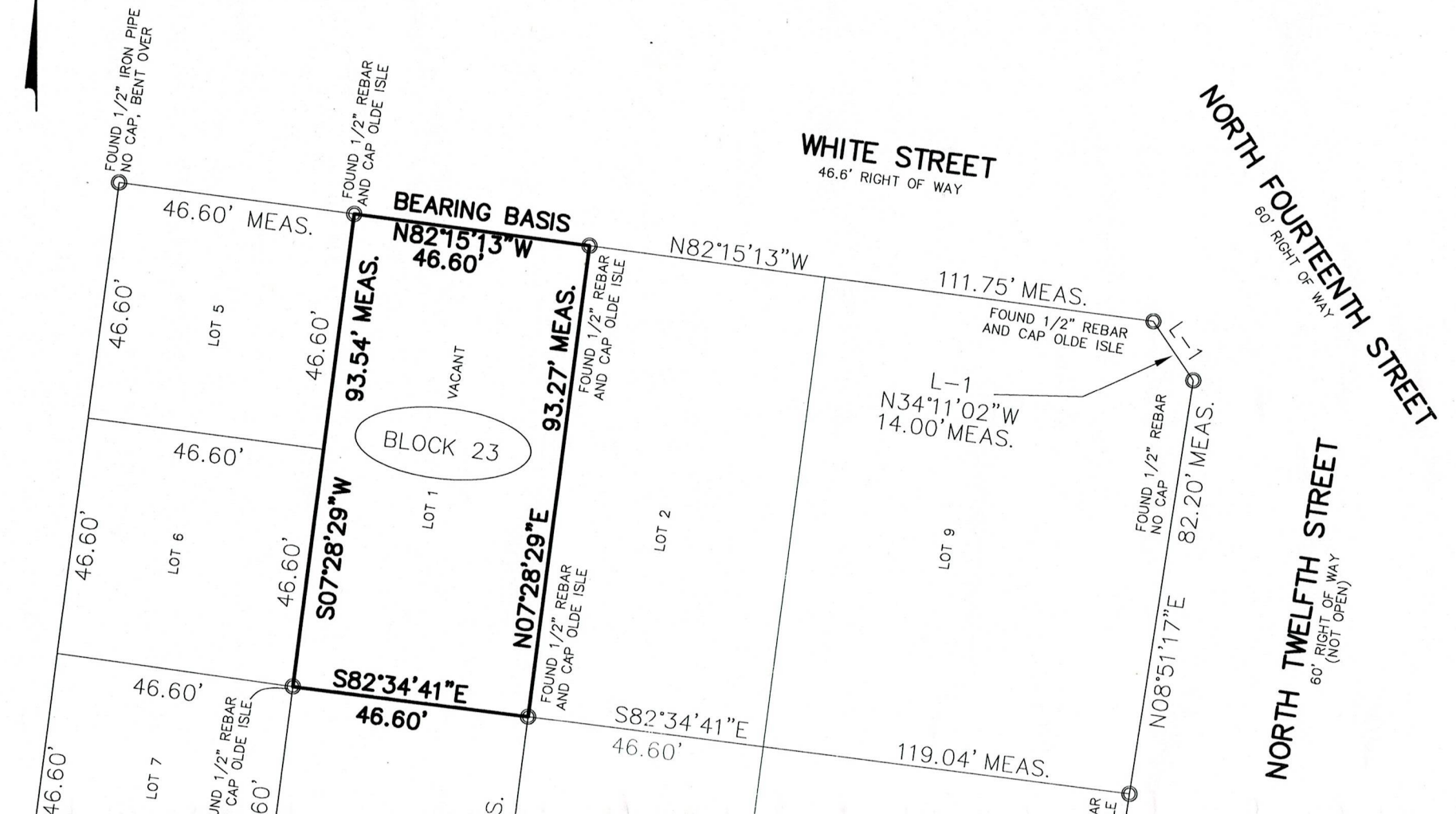
My Commission Expires:

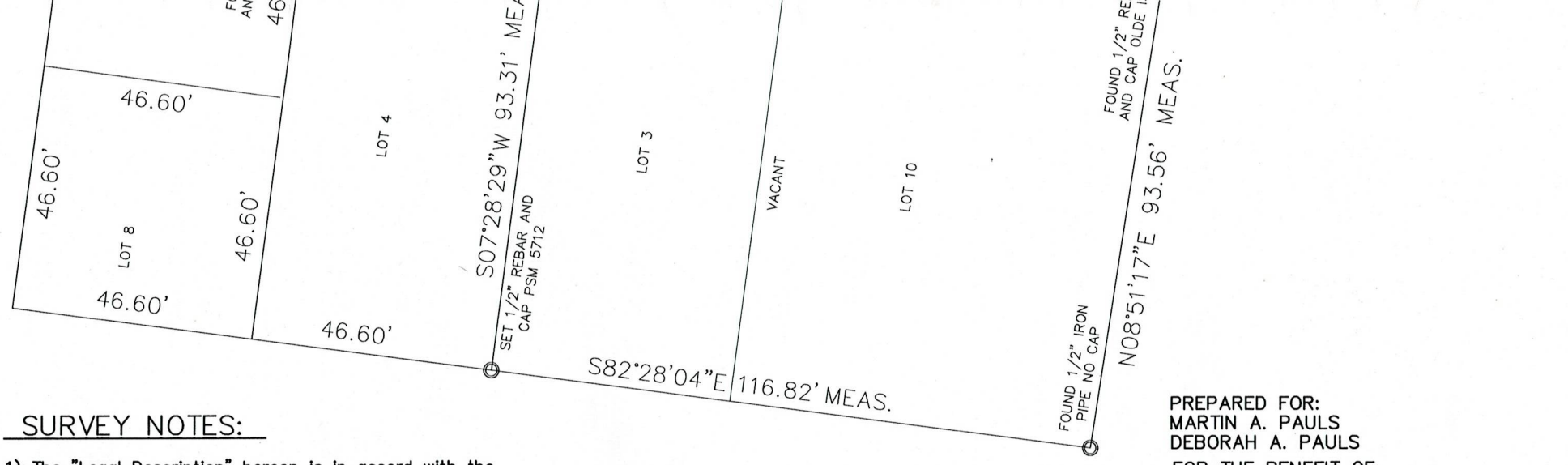
ANN M. HAYS
MY COMMISSION # GG149053
EXPIRES October 08, 2021

MAP OF BOUNDARY SURVEY

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

LOT 1, BLOCK 23, OLD TOWN





SOMERUELUS STREET
46.6' RIGHT OF WAY
(NOT OPEN)

PREPARED FOR:
MARTIN A. PAULS
DEBORAH A. PAULS
FOR THE BENEFIT OF:
First American Title Insurance Company
Andrea F. Lennon, P.A.

SURVEY NOTES:

1) The "Legal Description" hereon is in accord with the the description provided by the client.

2) Underground improvements were not located or shown.

3) Lands shown hereon were not abstracted by this office for easements, rights–of–way, ownership or other instruments of record.

4) Bearings based on N 82°15'13" E" W for the South right of way line of White Street, Nassau County, Florida. Assumed).

5) Fence ownership, if aplicable, has not been determined by this office. Fences are drawn out of scale in order to accentuate their relationship to property lines. Fences are not deemed to be encroachments unless ownership is apparent.

6) "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.

7) The property shown hereon lies within flood zone " X " as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C0229F Dated DECEMBER 17, 2010.

8) Unless otherwise noted Measured angles and distances are the same as Plat or Deed angles and distances.

9) This survey has been performed according to the standard of care to achieve the following accuracies for the following surveyed
Surveyed Accuacy – 1 foot in 17678 feet
Commercial/High Risk Linear – 1 foot in 10000 feet
SOP rule 5J–17.051(3) (B) (15) b.ii

10) 24.00' EASEMENT PER DEED, OFFICIAL RECORD BOOK 936, PAGES 1304–1306 WAS VACATED PER DEED, OFFICIAL RECORD BOOK 1064, PAGES 1556–1565

LEGEND

—E—E— = AERIAL UTILITY WIRES
A/C = AIR CONDITIONER
AKA = ALSO KNOWN AS
B.R.L = BUILDING RESTRICTION LINE
TV = CABLE TELEVISION PEDESTAL
Δ = CENTRAL ANGLE
℄ = CENTERLINE
—x—x— = CHAIN LINK FENCE
CB = CHORD BEARING
CD = CHORD DISTANCE
CONC. = CONCRETE
= CONCRETE FLATWORK
CMP = CORRUGATED METAL PIPE
E = ELECTRICITY METER
ELEV. = ELEVATION
F.F. = FINISHED FLOOR
= FIRE HYDRANT
G = GAS METER
L = ARC LENGTH
= LIGHT POLE
MEAS. = MEASURED
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
O.R.B. = OFFICIAL RECORD BOOK
P.I.N. = PARCEL IDENTIFICATION NUMBER
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R = RADIUS
RCP = REINFORCED CONCRETE PIPE
R/W = RIGHT–OF–WAY
S = SEWER CLEANOUT
Ⓢ = SEWER MANHOLE
Ⓓ = STORM MANHOLE
T = TELEPHONE PEDESTAL
—o—o— = WOOD FENCE
= WOOD POWER POLE
W = WATER METER
Ⓦ = WELL

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

BY: _____

ALAN FRANKLIN GLASS
FLORIDA REGISTERED SURVEYOR
MAPPER CERTIFICATE No. 5712

COASTLINE SURVEY, PLLC

COASTLINE SURVEY, PLLC
114 S. HELSEMA ROAD, JACKSONVILLE, FLORIDA 32220
(904) 693–8644 * CELL (904) 370–0318
LICENSE BUSINESS NO. 8118

SCALE: 1" = 30'
DATE: 7–8–17
DRN BY: WWG
CKD BY: AFG
JOB NO: CS–17085
F.B. NO: DC
PAGE NO. DC

DWG No. CS17–085

1132 White St
Fernandina
Beach

WINDOW AND DOOR SCHEDULE
1132 WHITE ST. – OLD TOWN

WINDOW A

Andersen Casement Window C 15 –2’-0-1/8” X 4’-11-7/8” Straight Arm

Exterior Color- Black

WINDOW B

Andersen Casement Window CW 15 – 2’-4-3/8” X 4’-11-7/8” - Straight Arm

Exterior Color- Black (Bedroom Egress Windows)

WINDOW C

Andersen Casement Window CN 13 – 1’-8-1/2 X 2’-11-1/16”- Straight Arm

Exterior Color- Black

WINDOW D

Andersen Awning Window C 12 – 2’-0-1/8” X 2’-0-1/8”- Awning

Exterior Color- Black

WINDOW E

Andersen Fixed Glass (like Awning) C 12 – 2’-0-1/8” X 2’-0-1/8”- Fixed Glass w/ lites

Exterior Color- Black

DOOR 1

Andersen Clad Door- Swing-in, Model # 36 S 102- Full Tempered Glass – 36” X 82”

Exterior Color- Black

DOOR 2

Jeld Wen , Half Glass Privacy Fiberglass – 36” X 80 X 1/3/4” w/ Closer

Exterior Color- Black (Match SW-7069 (Iron Ore)

Model # LOWOLJW23189995

DEVELOPMENT

ARCHITECTURE
PROGRAM MANAGEMENT
REAL ESTATE DEVELOPMENT

COLOR SCHEDULE
1132 WHITE ST. – OLD TOWN

COLOR 1

FIELD COLOR – EXTERIOR WALLS

SHERWIN WILLIAMS- SW 7648, “BIG CHILL”

COLOR 2

TRIM COLOR- EXTERIOR DOORS, WINDOWS, CORNERS, TRIM

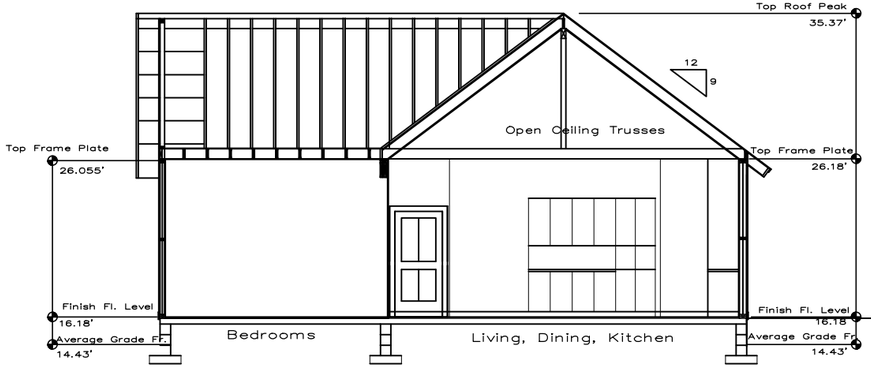
SHERWIN WILLIAMS- SW 7006, “EXTRA WHITE”

COLOR 3

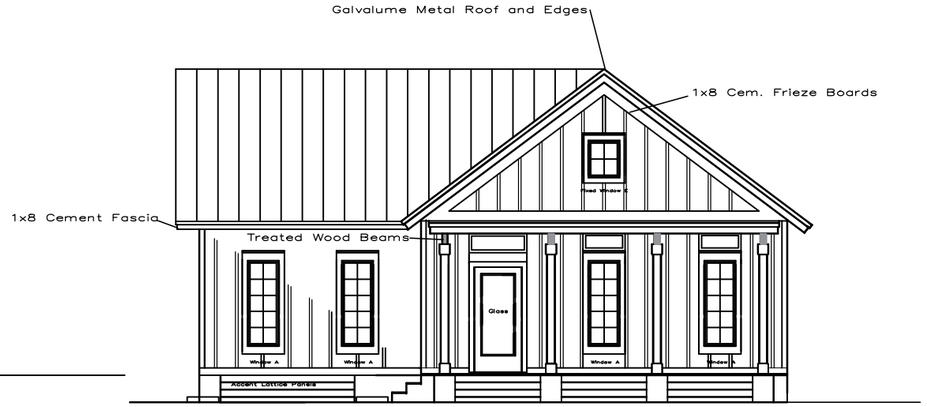
EXTERIOR DOORS AND WINDOWS

ANDERSEN AND PAINT TO MATCH

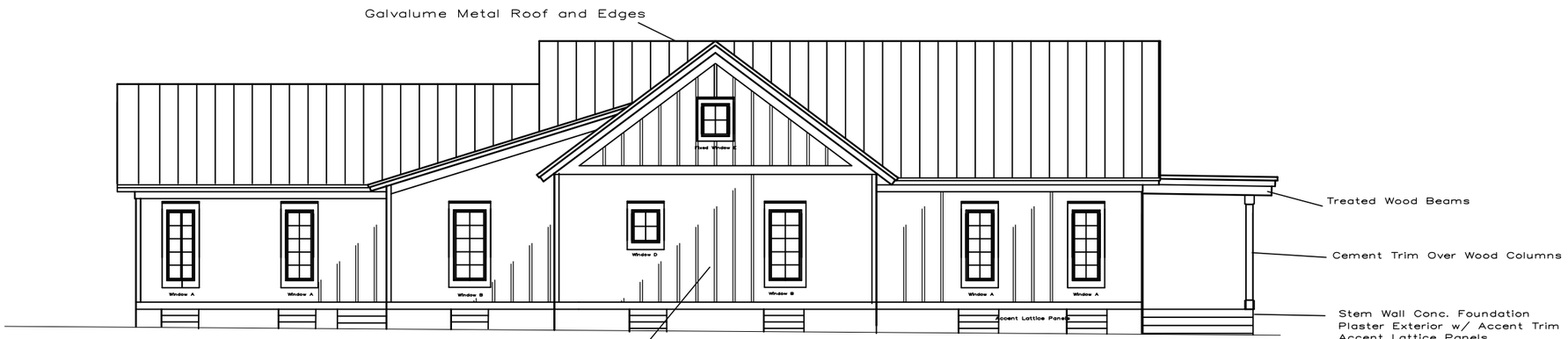
SHERWIN WILLIAMS SW 7069, IRON ORE



CROSS SECTION



FRONT / NORTH ELEVATION (facing WHITE ST.)



EAST ELEVATION

GRAPHIC SCALE

1 3 5 10 20 30

1132..WHITE..ST.
CITY..OF..FERNANDINA..BEACH

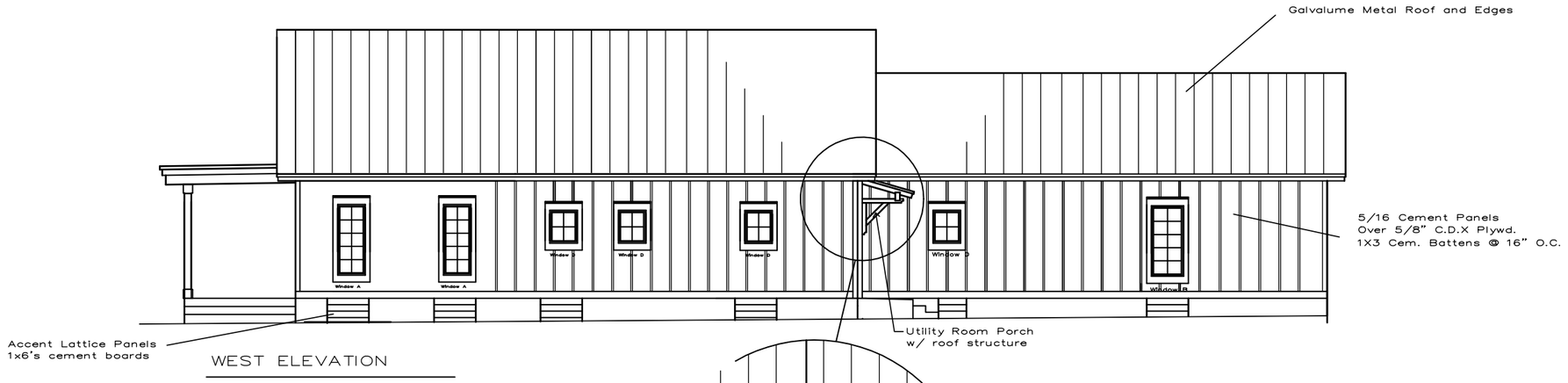
H.R.C..SUBMITTAL..OLD..TOWN..RESIDENCE-REV-12-8-20

R4 DEVELOPMENT CO. LLC
JOEL REITZER ARCHITECT
FL LICENSE # AR0015513
72 SOUTHLAKE DR.
PALM COAST, FL 32137

R4 DEVELOPMENT
R4 ARCHITECTURE • PROJECT MANAGEMENT

No.	Revisions	Date	By
1	HSHS11-19-2019	DATE_1	REV_1
2	HSHS12-12-19HDC-FINAL	DATE_2	REV_2
3	HDRSC-1	DATE_3	REV_3
4	HDRSC-2	DATE_4	REV_4
5	HDRSC-4	DATE_5	REV_5
6	HDRSC-5	DATE_6	REV_6
7	HDRSC-6	DATE_7	REV_7
8	HDRSC-7		

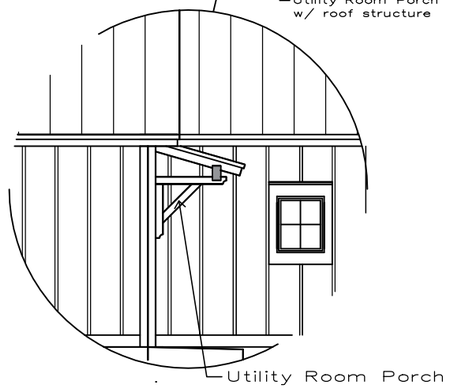
Date 12-08-2020
Scale SCALE-VARIES
Drawn JVR
Checked By JR
Job JOB_NO.
Sheet ELEV-1



WEST ELEVATION

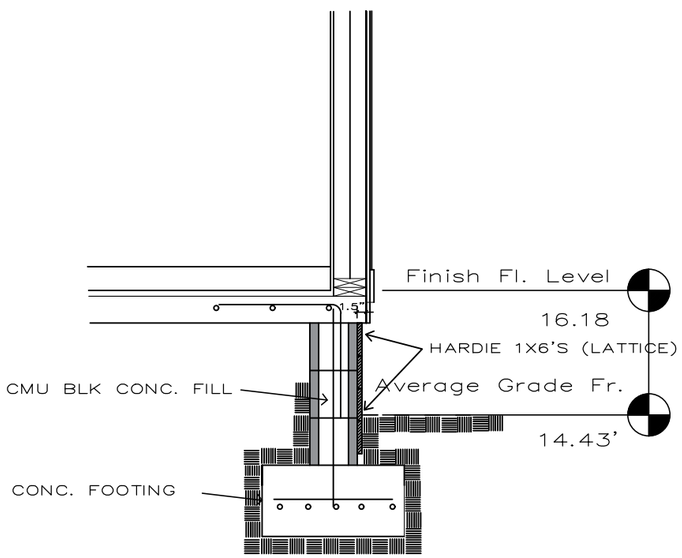
SCALE

1 3 5 10 20 30



PARTIAL WEST ELEVATION

REAR / SOUTH ELEVATION



FOUNDATION DETAIL

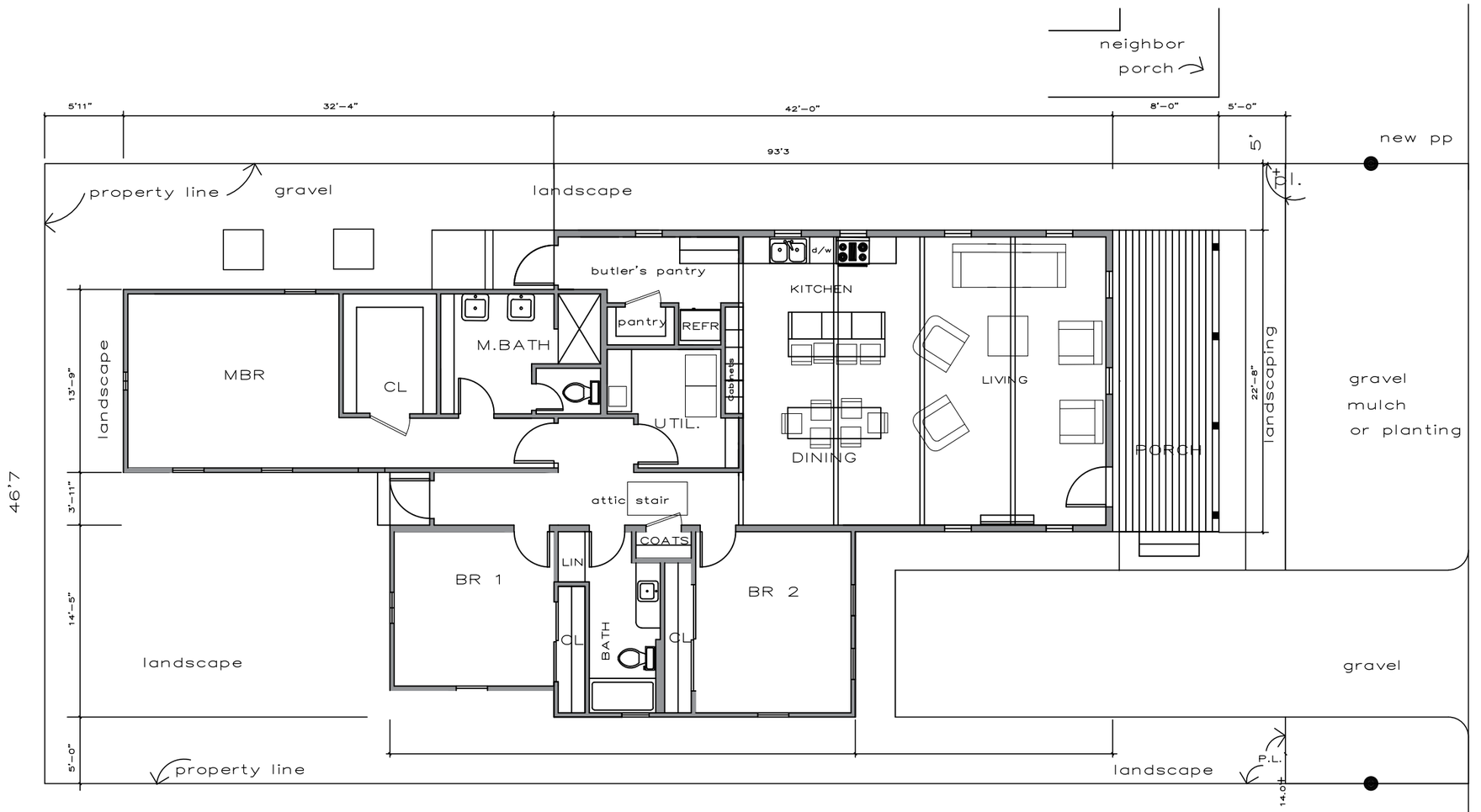
1132..WHITE..ST.
CITY..OF..FERNANDINA..BEACH

H.R.C...SUBMITTAL..OLD..TOWN..RESIDENCE-REV-12-8-20

R4 DEVELOPMENT CO. LLC
JOEL REITZER ARCHITECT
FL LICENSE #AR0015153
72 SOUTHLAKE DR.
PALM COAST, FL 32137
R4 ARCHITECTURE • PROJECT MANAGEMENT

No.	Revisions	Date	By
1	REV-11-19-2019	R2VE_1	REF_1
2	REV-12-13-19HDC-FINAL	R2VE_2	REF_2
3	R2DC_3	R2VE_3	REF_3
4	R2DC_4	R2VE_4	REF_4
5	R2DC_5	R2VE_5	REF_5
6	R2DC_6	R2VE_6	REF_6
7	R2DC_7	R2VE_7	REF_7

Date 12-08-2020
Scale SCALE-VARIES
Drawn JVR
Checked By JR
Job JOB_NO.
Sheet ELEV-2



SITE PLAN / FLOOR PLAN

SCALE

1 3 5 10 20 30

1898 S.F. HOUSE AREA
237 S.F. PORCHES
2135 S.F. TOTAL COVERAGE
2174 S.F. MAX LOT COVERAGE
4348 S.F. LOT AREA
50 % MAX LOT COVERAGE

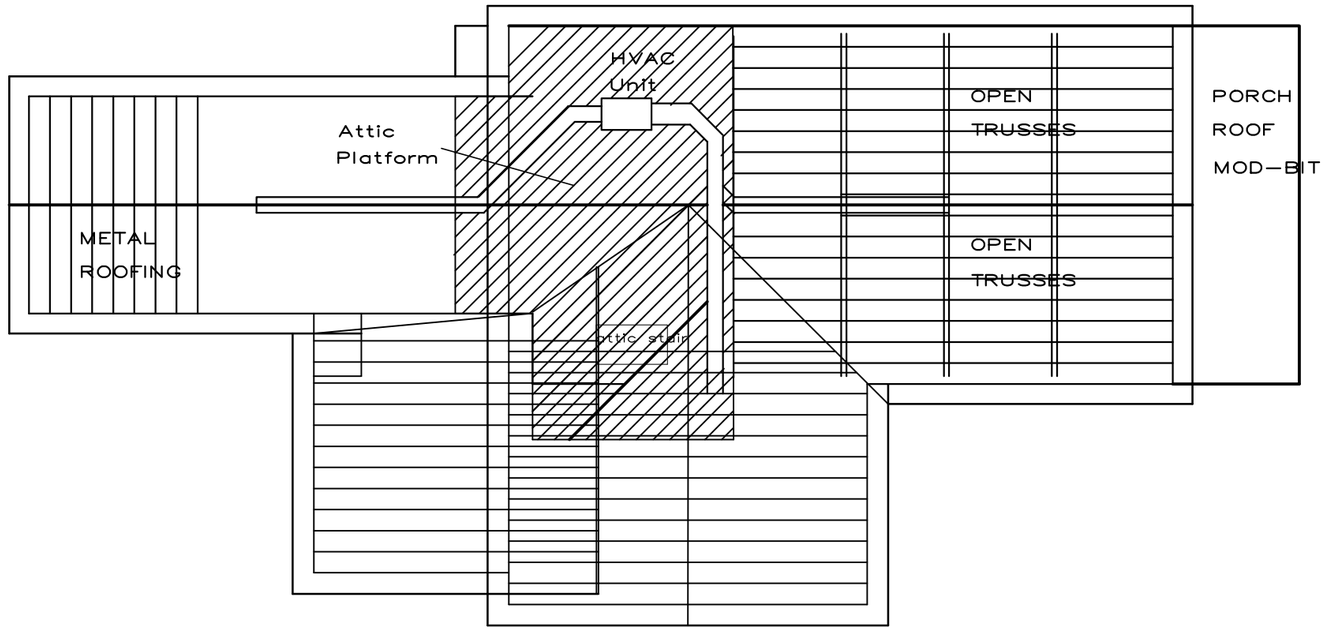
1132..WHITE..ST.
CITY..OF..FERNANDINA..BEACH

H.R.C...SUBMITTAL..OLD..TOWN..RESIDENCE-REV-12-8-20

R4 DEVELOPMENT CO. LLC
JOEL REITZER, ARCHITECT
FL LICENSE # AR0015155
72 SOUTH LAKE DR.
PALM COAST, FL 32137
R4 ARCHITECTURE • PROJECT MANAGEMENT

No.	Revisions	Date	By
1	REV1-18-2019	DATE_1	REF_1
2	REV1-25-19HDC-FINAL	DATE_2	REF_2
3	REVSC-3	DATE_3	REF_3
4	REVSC-4	DATE_4	REF_4
5	REVSC-5	DATE_5	REF_5
6	REVSC-6	DATE_6	REF_6
7	REVSC-7	DATE_7	REF_7

Date 12-08-2020
Scale SCALE-VARIES
Drawn JVR
Checked By JR
Job JOB_NO.
Sheet PLAN



ROOF / ROOF FRAMING PLAN

SCALE

1 3 5 10 20 30

1132..WHITE..ST.
CITY..OF..FERNANDINA..BEACH

H.R.C...SUBMITTAL..OLD..TOWN..RESIDENCE-REV-12-8-20

R4 DEVELOPMENT CO. LLC
JOEL REITZER ARCHITECT
FL LICENSE # AR0015155
72 SOUTHLAKE DR
PALM COAST, FL 32137

R4 DEVELOPMENT
R4 ARCHITECTURE • PROJECT MANAGEMENT

No.	Revisions	Date	By
1	REV-11-19-2019	REMIL_1	REF_1
2	REV-11-25-19-HDC-FINAL	REMIL_2	REF_2
3	REDC_3	REMIL_3	REF_3
4	REDC_4	REMIL_4	REF_4
5	REDC_5	REMIL_5	REF_5
6	REDC_6	REMIL_6	REF_6
7	REDC_7	REMIL_7	REF_7

Date 12-08-2020
Scale SCALE-VARIES
Drawn JVR
Checked By JR
Job JOB_NO.
Sheet ROOF

CERTIFICATE OF APPROVAL (COA) HDC2019-0039
FOR CITY OF FERNANDINA BEACH

Plan Type:	HDC - Board Review	**Project:**		**App Date:**	10/22/2019
Work Class:	Residential	**District:**	Default	**Exp Date:**	11/21/2019
Status:	Approved	**Square Feet:**	0.00	**Completed:**	12/19/2019
Valuation:	$0.00	**Assigned To:**	Salvatore Cumella	**Approval Expire Date:**	06/18/2021

Description: Certificate of Approval (COA) to construct a one-story single-family residence with accessory structure.
*Amendment to extend approval for 6-month period. New expiration date is 06/18/2021.

Parcel: 00-00-31-1580-0023-0010 Main	**Address:** 1132 White St Main Fernandina Beach, FL 32034	**Zone:** OT-2(Old Town 2)

Owner	Applicant
Joel V & Judith L Reitzer	Joel V & Judith L Reitzer
1132 White ST	1132 White ST
Fernandina Beach, FL 32034	Fernandina Beach, FL 32034
Home: 904-607-3636	Home: 904-607-3636

Note	Created By	Date and Time Created
1. 6-month extension approved. New expiration date is 06/18/2021	Salvatore Cumella	12/08/2020

Activity Type	Activity Number	Name	User	Created On
HDC Application Checklist	APP-000410-2019		Sylvie McCann	10/22/2019
HDC Decision	DEC-000492-2019		Samantha Rogic	12/23/2019
Notice	NOT-000491-2019		Samantha Rogic	12/23/2019

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00004919	COA - Residential	$200.00	$200.00
	Total for Invoice INV-00004919	$200.00	$200.00
	Grand Total for Plan	**$200.00**	**$200.00**

MUST BE POSTED IN A CONSPICUOUS PLACE

Re: 1132 White St. - HDC -COA - Request for 6 month extension

joel reitzer <joelreitzer@r4development.com>

Mon 12/7/2020 5:10 PM

To: Salvatore Cumella <scumella@fbfl.org>
Cc: Taylor Hartmann <thartmann@fbfl.org>

Sal,
So good to hear from you.

Many thanks,
Joel

From: Salvatore Cumella <scumella@fbfl.org>
Sent: Monday, December 7, 2020 4:31 PM
To: joel reitzer <joelreitzer@r4development.com>
Cc: Taylor Hartmann <thartmann@fbfl.org>
Subject: Re: 1132 White St. - HDC -COA - Request for 6 month extension

Hi Joel,
I will grant this extension. I will process it tomorrow and get an amended COA out to you.
Best,
-Sal

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

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

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

From: joel reitzer <joelreitzer@r4development.com>
Sent: Monday, December 7, 2020 4:16 PM
To: Salvatore Cumella <scumella@fbfl.org>
Cc: Taylor Hartmann <thartmann@fbfl.org>
Subject: 1132 White St. - HDC -COA - Request for 6 month extension

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender, were expecting this email, and know the content is safe.
Mr. Sal Cumella

City Planner
City of Fernandina Beach, Fl. 32034

Dear Mr. Cumella:
With reference to the previously approved C.O.A. for 1132 White St., granted on 12/19/2019, by the City of Fernandina Beach Historic District Council, this is to request a 6 month extension to the previous approval.

This would extend the approval to 6/19, 2021. Your favorable consideration to this request is greatly appreciated.

Sincerely,

Joel Reitzer
Jeel Reitzer, Architect
Fl. Lic AR91309
904-607-3636
joelreitzer@r4development.com

HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2019-39
DECEMBER 19, 2019

Owner/Applicant:	Joel V. Reitzer Jr. & Judith L. Reitzer
Property Address:	1132 White Street
Requested action:	Certificate of Approval (COA) to Construct a one-story single-family residence and accessory structure.
Current zoning:	OT-2
FLUM land use category:	High Density Residential
Existing uses on the site:	Vacant
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	Non-Contributing

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

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking to construct a one-story single-family residence with accessory structure and picket fencing.

This case was continued from the November 21, 2019 HDC meeting to allow the applicant time to address issues with an encroachment into the side-yard visibility corridor.

APPLICABLE GUIDELINES:

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION
CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE
OLD TOWN PRESERVATION AND DEVELOPMENT GUIDELINES

ANALYSIS:

Staff finds that the overall design of the home is compatible with the Old Town Historic District and that encroachment issues from the previous meeting have been resolved.

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

STAFF RECOMMENDATION:

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

Staff recommends:

Approval of HDC 2019-39

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2019-39 **with or without** conditions;

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

That HDC case 2019-39, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation and Development Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2019-39 Application and Backup Materials

Respectfully Submitted,

Salvatore J. Cumella
Historic Preservation Planner

[redacted]

HDC 2019-0_____

REC'D: _____ BY: _____

INVOICE #: _____

PAYMENT: _____ TYPE: _____
APPLICATION COMPLETE: Y____ N____

PRE-CONFRENCE: Y____ N____ DATE _____

BOARD MEETING DATE: _____

PLANNER: _____ DATE: _____

____ APPROVED ____ DENIED

APPLICATION FOR HISTORIC DISTRICT COUNCIL CERTIFICATE OF APPROVAL (COA)

APPROVAL TYPE: ☐ Staff Approval ☒ Board Approval: Conceptual _____ or Final ✓ gm 11/25/2019

PROJECT TYPE:

☑ New Construction ☐ Addition ☐ Alteration ☐ Relocation ☐ Demolition ☐ Variance

☐ Repair ☐ Paint ☐ Fence ☐ Sign ☐ Re-roof ☐ Other: _____

PROPERTY INFORMATION *Property information can be found at the Nassau County Property Appraiser's Website → Map Search*

Street Address: 1132 WHITE ST

Historic District: ☐ Downtown ☑ Old Town ☐ CRA Waterfront

Parcel Identification Number(s): 00-00-31-1580-0023-0010

Zoning District: OT-2 Lot / Block Number (optional) L1 / BLK 23

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name	JOEL V. REITZER JR & JUDITH L. REITZER
Company (if applicable)	R4 DEVELOPMENT CO, LLC JOEL REITZER, ARCHITECT
Street Address	1365 MANLICY RD.
City State Zip	FERNANDINA BCH, FL. 32034
Telephone Number	904-607-3636
Email Address	joelreitzer@r4development.com

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

PROJECT DESCRIPTION (REQUIRED)

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

WE PROPOSE TO BUILD A NEW HOME ON THIS VACANT LOT. THE HOME WILL HAVE 1654 S.F. OF HEATED AREA, WITH A TOTAL AREA OF 2155 S.F. (INCLUDING PORCHES AND STORAGE). ALL SETBACKS AND VIEW CORRIDORS ARE OBSERVED. NEW HOMES RECENTLY BUILT ON 3 SIDES OF THE PROPERTY ARE OBSERVED AND PROTECTED, IN TERMS OF WINDOWS AND MATERIALS. HDC AND "OLD TOWN" GUIDELINES" ARE RECOGNIZED.

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

HOME TO BE BUILT ON CONCRETE SLAB FUNDATION, 2x6 EXT. WALLS, BOARD & BATT CEMENT SIDING, STANDING SEAM METAL ROOFING, CLAD WOOD WINDOWS, PORCHES W/COMPOSITE COLUMNS, WOOD SOFFITS, ALUMINUM PICKET FENCING. ACCESSORY STRUCTURE TO BE OF SAME MATERIALS AS MAIN HOUSE. 3BR/2 BATHS WITH SINGLE LIVING/DINING/KITCHEN SPACE. SEE FLOOR PLAN AND SITE PLAN.

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

Project Scope	Manufacturer	Product Description	FL Product Approval #	Color (Name/Number)
Exterior Fabric	JAMES HARDIE	CEMENT SIDING	FL1990-R2	WHITE
		W/CEMENT BATTENS		ACCENT WOOD
Doors	ANDERSEN	WOOD	FL1097-R14	
	JELD-WEN		FL10963-R6	
Windows	ANDERSEN	400 SERIES (SEE A2)	FL-1091-R17	BLACK FRAME
or	JELD-WEN	(ALT)		
Roofing	S.S. MTL.	GALVALUME	FL11560-R3	SILVER
	OR 5VEE			GALVALUME
Fascia/Trim	ALUM	GALVALUME	FL11560-R3	GALVALUME
				SILVER
Foundation	CONC.	SLAB ON GRADE		PAINT - COLOR #1
		STEM-WALL		SEE PT SCH
Shutters	N/A			
Porch/Deck	N/A	BRICK PAVERS		TAN/BROWN/GRAY
		CONC. EDGES		
Fencing				
Driveways/Sidewalks	GRAVEL	GRAVEL		
	CONC. EDGES	CONC. EDGES		
Signage				
Other				

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

HISTORIC DISTRICT COUNCIL APPLICATION CHECKLIST

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

CONCEPTUAL APPROVALS

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

STAFF REVIEW OR BOARD REVIEW FINAL APPROVAL

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

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

CERTIFICATION (REQUIRED)

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

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

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

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

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

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

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

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

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

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

10-25-2019
Date

Signature of Applicant

STATE OF FLORIDA
COUNTY OF NASSAU } ss

Subscribed and sworn to before me this 16 day of OCTOBER, 2019.

Deborah Ann St.Hart
Notary Public: Signature

Deborah Ann St.Hart
Printed Name

07-07-2022
My Commission Expires

Personally Known _____ OR Produced Identification X ID Produced: FLDL

DEBORAH ANN ST.HART
Notary Public - State of Florida
Commission # GG 228366
My Comm. Expires Jul 7, 2022
Bonded through National Notary Assn.

Record and Return to:
Andrea F. Lennon, P.A.
3391 South Fletcher Avenue
Fernandina Beach, Florida 32034

File Number: 19-005

Inst: 201945004613 Date: 02/14/2019 Time: 12:36PM
Page 1 of 2 B: 2255 P: 796, Doc Type: D
John A. Crawford, Clerk of Court, Nassau County,
By: TP, Deputy Clerk
Doc Stamp-Deed: 539.00

General Warranty Deed

Made this February 12, 2019 A.D. By **Martin A. Pauls and Deborah A. Pauls, husband and wife,** whose post office address is: **335 North Fletcher Avenue, Fernandina Beach, Florida 32034,** hereinafter called the grantor, to **Judith L. Reitzer and Joel V. Reitzer, Jr. wife and husband,** whose post office address is: **1365 Manucy Road, Fernandina Beach, Florida 32034,** hereinafter called the grantee:

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

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

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

Lots 1, Block 23, OLD TOWN, of the Public Records of Nassau County, Florida.

Parcel ID Number: **00-00-31-1580-0023-0010**

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, 2018.

Record and Return to:
Andrea F. Lennon, P.A.
3391 South Fletcher Avenue
Fernandina Beach, Florida 32034

File Number: 19-005

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: Frankie M Wright

(Seal)
Martin A. Pauls
Address: 335 North Fletcher Avenue, Fernandina Beach, Florida 32034

Witness
Printed Name: Ann M Hays

~~(Seal)~~
Deborah A. Pauls
Address:

State of Florida

County of Nassau

The foregoing instrument was acknowledged before me this 12th day of February, 2019, by Martin A. Pauls and Deborah A. Pauls, husband and wife, who is/are personally known to me or who has produced a Driver's License as identification.

ANN M. HAYS
MY COMMISSION # GG149053
EXPIRES October 08, 2021

Notary Public
Print Name:

My Commission Expires:

904-491-7300 www.NassauFLPA.com

A. Michael Hickox
Nassau County Property Appraiser

Land Use Report	Results	
Zoning	OT-2	Note: (Must be verified with Municipality)
Future Land Use	HIGH DENSITY RESIDENTIAL	Note: (Must be verified with Municipality)
Community Development District	No	
Community Redevelopment Area	No	Note: (Must be verified with City of Fernandina Beach)
Historic District	YES - Old Town Historic District	Note: (Must be verified with City of Fernandina Beach)
Municipal Service Benefit Unit (MSBU)	No	
Mobility Fee Zone	Zone 1	

The Nassau County interactive map displays GIS data that is subject to continual updating, change and the data accuracy representations adjustments over time. The information contained within this document is not intended to be used for the preparation of construction documents and under no circumstance shall this product or representations from this product be used for final design purposes.

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R4 DEVELOPMENT

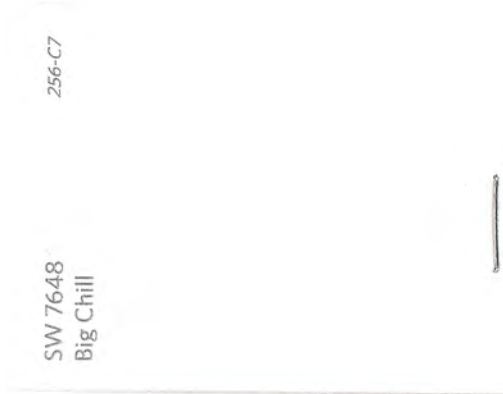
ARCHITECTURE
PROGRAM MANAGEMENT
REAL ESTATE DEVELOPMENT

COLOR SCHEDULE
1132 WHITE ST. – OLD TOWN

COLOR 1

FIELD COLOR – EXTERIOR WALLS

SHERWIN WILLIAMS- SW 7648, "BIG CHILL"



COLOR 2

TRIM COLOR- EXTERIOR DOORS, WINDOWS, CORNERS, TRIM

SHERWIN WILLIAMS- SW 7006, "EXTRA WHITE"

COLOR 3

EXTERIOR DOORS AND WINDOWS

ANDERSEN AND PAINT TO MATCH

SHERWIN WILLIAMS SW 7069, IRON ORE

WINDOW AND DOOR SCHEDULE
1132 WHITE ST. – OLD TOWN

WINDOW A

Andersen Casement Window C 15 –2'-0-1/8" X 4'-11-7/8" Straight Arm

Exterior Color- Black

WINDOW B

Andersen Casement Window CW 15 – 2'-4-3/8" X 4'-11-7/8" - Straight Arm

Exterior Color- Black (Bedroom Egress Windows)

WINDOW C

Andersen Casement Window CN 13 – 1'-8-1/2 X 2'-11-1/16"- Straight Arm

Exterior Color- Black

WINDOW D

Andersen Awning Window C 12 – 2'-0-1/8" X 2'-0-1/8"- Awning

Exterior Color- Black

WINDOW E

Andersen Fixed Glass (like Awning) C 12 – 2'-0-1/8" X 2'-0-1/8"- Fixed Glass w/ lites

Exterior Color- Black

DOOR 1

Andersen Clad Door- Swing-in, Model # 36 S 102- Full Tempered Glass – 36" X 82"

Exterior Color- Black

DOOR 2

Jeld Wen , Half Glass Privacy Fiberglass – 36" X 80 X 1/3/4" w/ Closer

Exterior Color- Black (Match SW-7069 (Iron Ore)

Model # LOWOLJW23189995

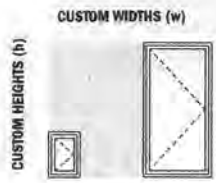
Custom/Replacement Window Size Range

Available in 1/8" (3) increments between minimum and maximum widths and heights. Windows can also be custom sized to match standard sizes ending in a sixteenth of an inch. Some restrictions apply, contact your Andersen supplier.

Custom sizing is available for single windows only. To achieve custom-size double or triple combinations, join custom-size single windows. For minimum rough opening dimensions for joined windows see specific joining instruction guides.

Measurement guide for custom sized windows can be found at andersenwindows.com/measure.

Minimum and maximum widths and heights.



Casement Stationary/Venting
(w) 1'-5" (432) to 2'-11 15/16" (913) X **(h)** 2'-0 1/8" (613) to 5'-11 7/8" (1826)

Casement/Awning Transom (CTR)
(w) 1'-5" (432) to 7'-0 5/8" (2150) X **(h)** 1'-0" (305)

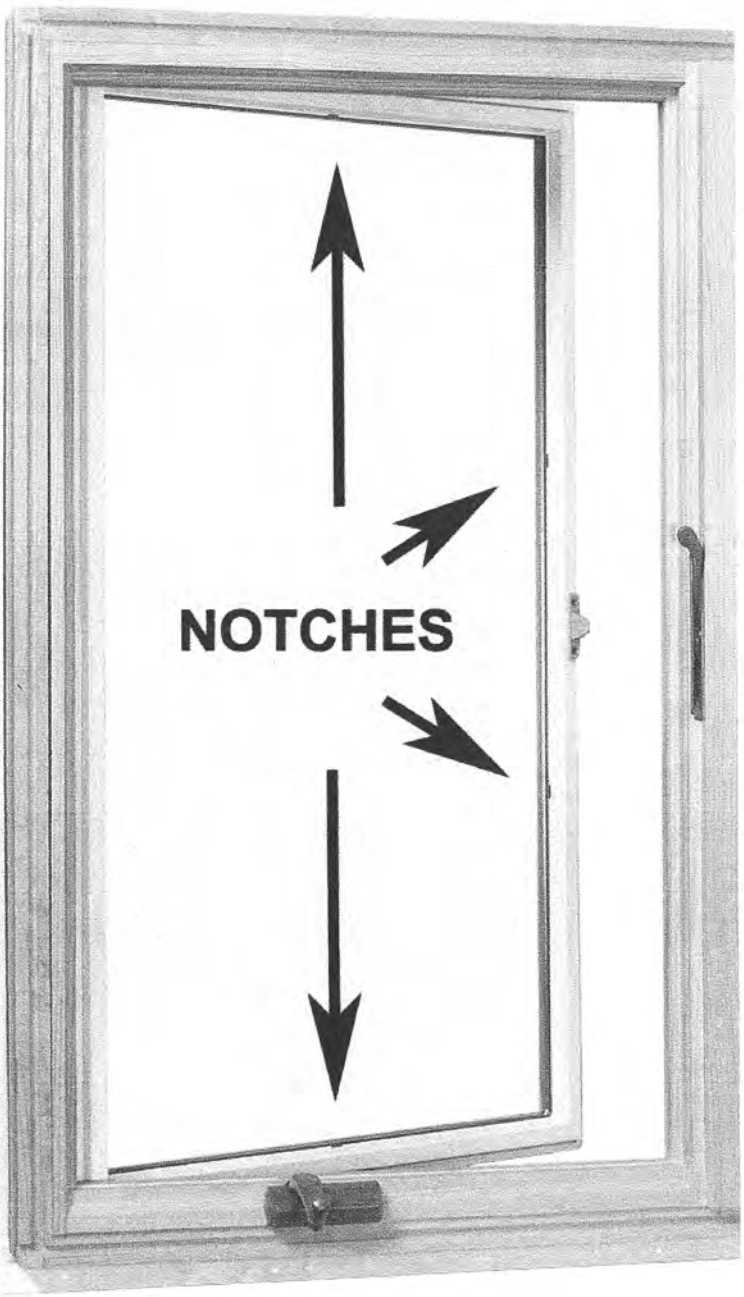
Custom/Replacement Casement Window Opening Specifications

Clear Opg.	Width = window width – 5.81" (148) =(window width – 9.66" (245)) X 1.07 = window width – 9.70" (246)	*Width ≥ 24 1/8" (613) with straight arm operator* *Width ≥ 28 3/8" (721) with straight arm operator & control bracket* *Width ≥ 17" (432) with split arm operator*	**Min. R.O.**	Width = window width + 1/2" (13) Height = window height + 1/2" (13)
	Height = window height – 4.43" (113) = window height – 4.85" (123)	*Height ≥ 40 13/16" (1037) and < 48" (1219); Width ≥ 28 3/8" (721) and < 31 1/2" (800)* *All other window heights*		
Vent Opg.	Width = window width – 5.81" (148) = window width – 6.10" (155)	*Width ≥ 24 1/8" (613) with straight arm operator* *Width ≥ 17" (432) with split arm operator*	**Unobstr.**	Width = window width – 4.40" (112) Height = window height – 4.95" (126)
	Height = window height – 4.43" (113) = window height – 4.85" (123)	*Height ≥ 40 13/16" (1037) and < 48" (1219); Width ≥ 28 3/8" (721) and < 31 1/2" (800)* *All other window heights*		

- Dimensions in parentheses are in millimeters.
- Refer to andersenwindows.com/measure for detailed instructions on how to properly measure for custom-size windows.

Sash Illustration - Notched *(1999 - 12/2012)*

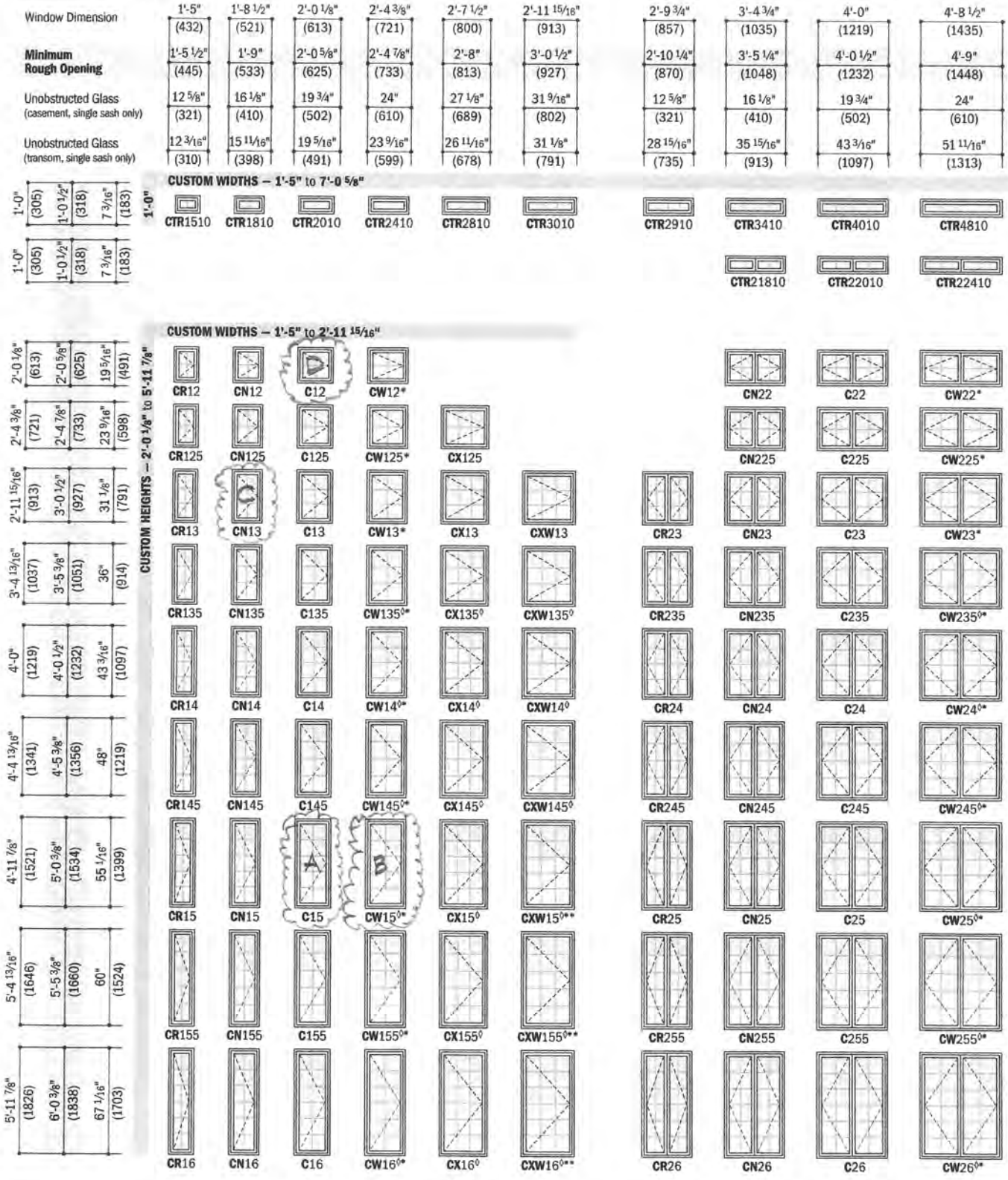
Note:



CASEMENT/AWNING WINDOWS

Table of Casement and Transom Window Sizes

Scale 1/8" (3) = 1'-0" (305) – 1:96

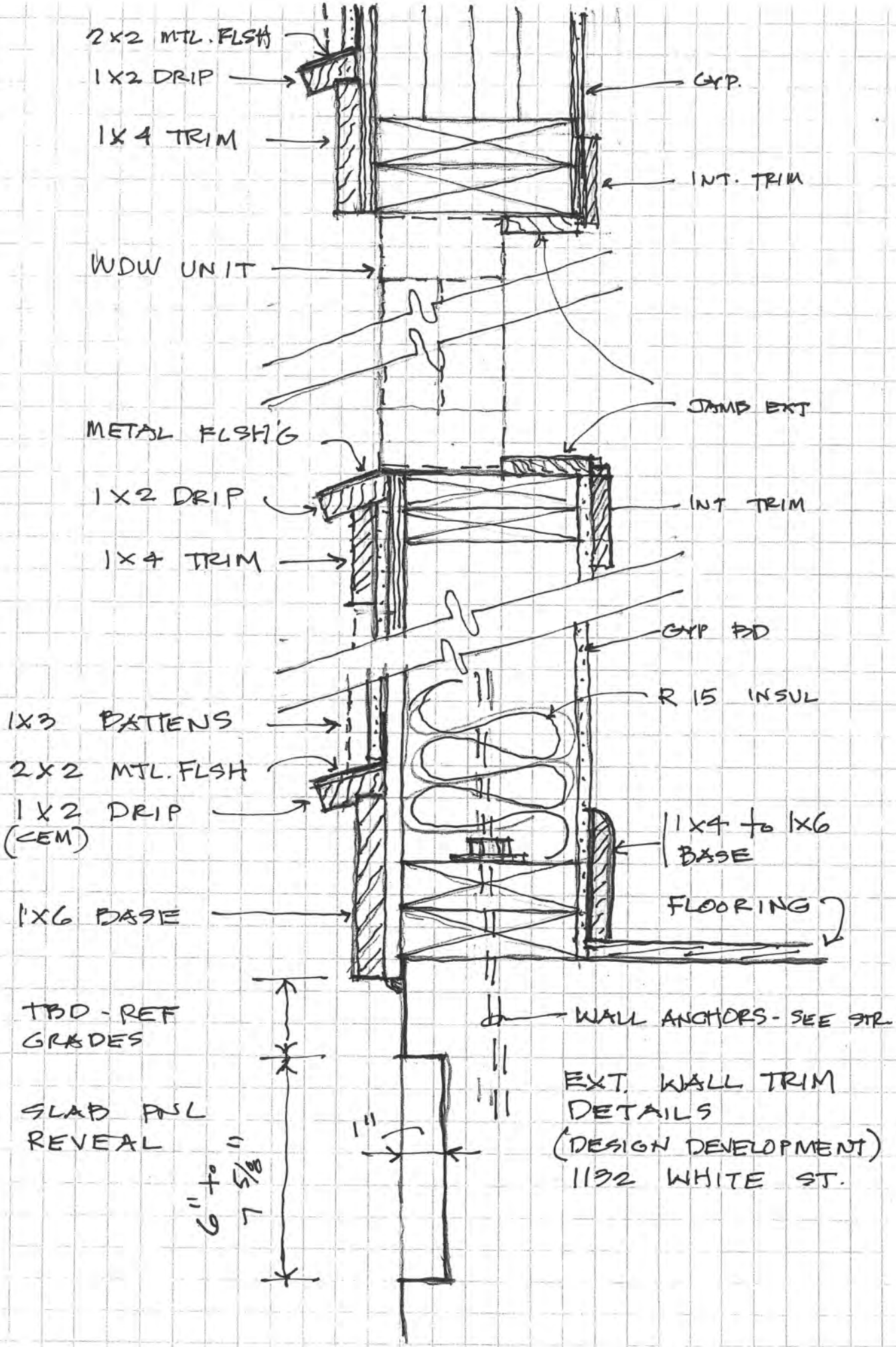


- "Window Dimension" always refers to outside frame to frame dimension.
- **"Minimum Rough Opening" dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.**
- Dimensions in parentheses are in millimeters.

◊ Meet or exceed clear opening area of 5.7 sq.ft. or 0.53 m², clear opening width of 20" (508) and clear opening height of 24" (610) with appropriate hardware, straight or split arm operator, specified.

*Meet clear opening width of 20" (508) using sill hinge control bracket with split arm operator specified (bracket can be pivoted for cleaning position) and meet clear opening width of 22" (559) with straight arm operator specified.

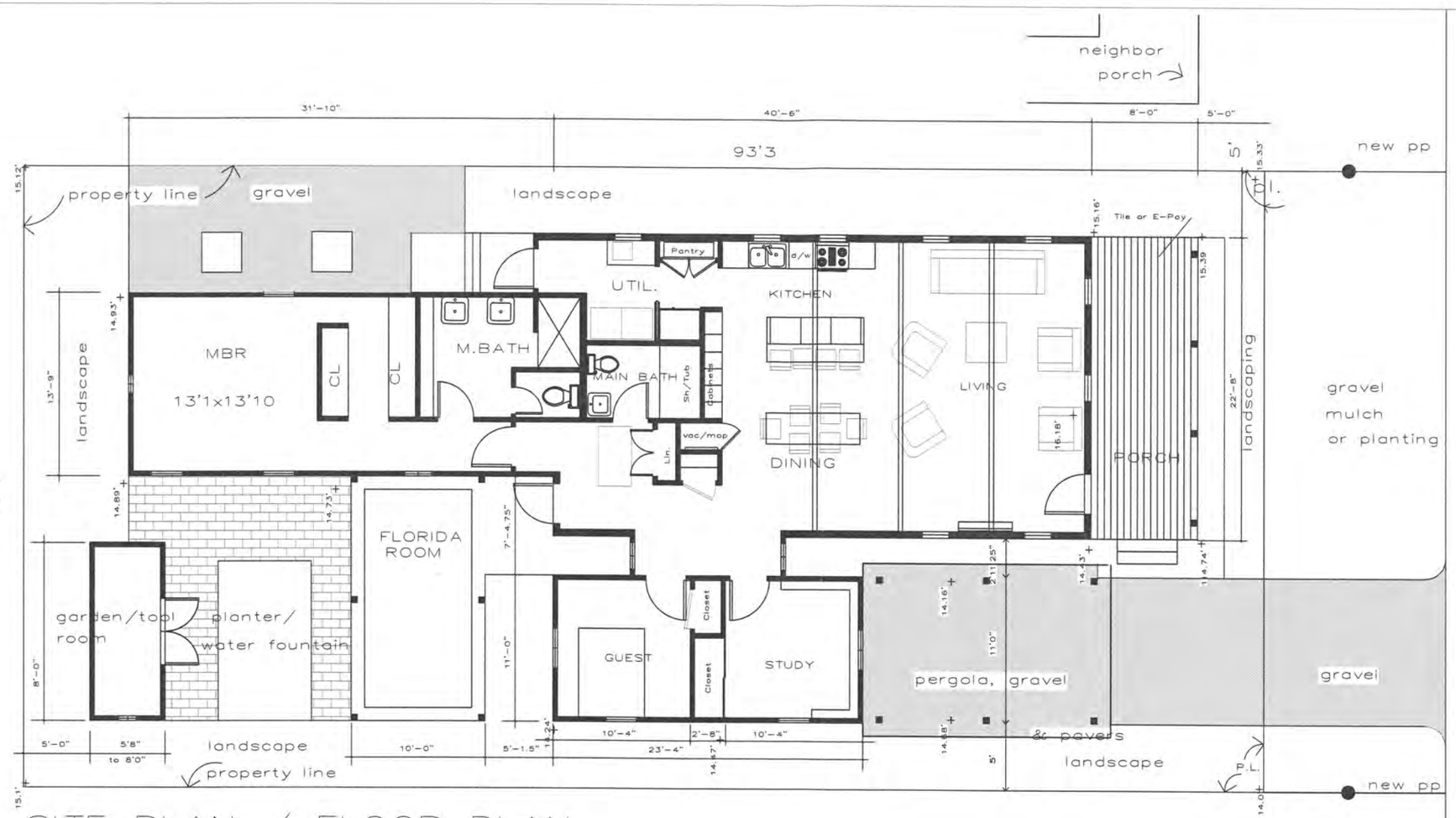
**Available with straight arm operators only.


2x2 MTL. FLSH'G
1x2 DRIP
1x4 TRIM
GYP.
INT. TRIM
WDW UNIT
METAL FLSH'G
JAMB EXT
1x2 DRIP
INT TRIM
1x4 TRIM
GYP BD
R 15 INSUL
1x3 BATTENS
2x2 MTL. FLSH
1x2 DRIP (CEM)
1x4 to 1x6 BASE
FLOORING
1x6 BASE
TBD - REF GRADES
WALL ANCHORS - SEE STR
SLAB PNL REVEAL = 6" + 5/8 - 1"
EXT. WALL TRIM DETAILS
(DESIGN DEVELOPMENT)
1132 WHITE ST.

North 14

SPEED
LIMIT
35

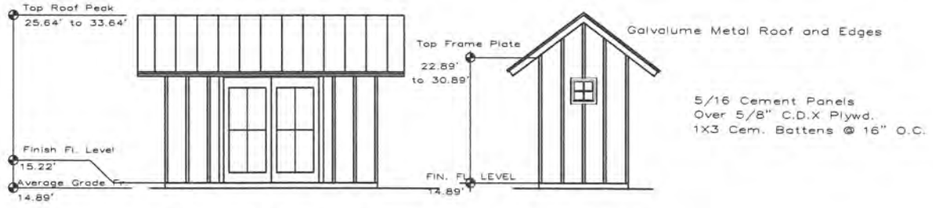
OLD TOWN



SITE PLAN / FLOOR PLAN

SCALE

1 3 5 10 20 30



FRONT ELEVATION SIDE ELEVATION

GARDEN ROOM

neighbor
house

1654 S.F. HEATED AREA (to outside walls)
FR. PCH. AREA (CONNECTING ELEMENT)
FLORIDA ROOM (CONNECTING ELEMENT)
PERGOLA CONC. AREA (CONNECTING ELEMENT)
GARDEN ROOM ON POSTS (CONNECT'G EL.)
84 S.F. LANDSCAPE WATER FEATURE/POOL

1734 S.F. LOT COVERAGE
4353 S.F. LOT AREA
39.83 % LOT COVERAGE

updated– 11–25–2019

HDC final sheet A–1

DESIGN..DEVELOPMENT-1132..WHITE..ST.
CITY..OF..FERNANDINA..BEACH

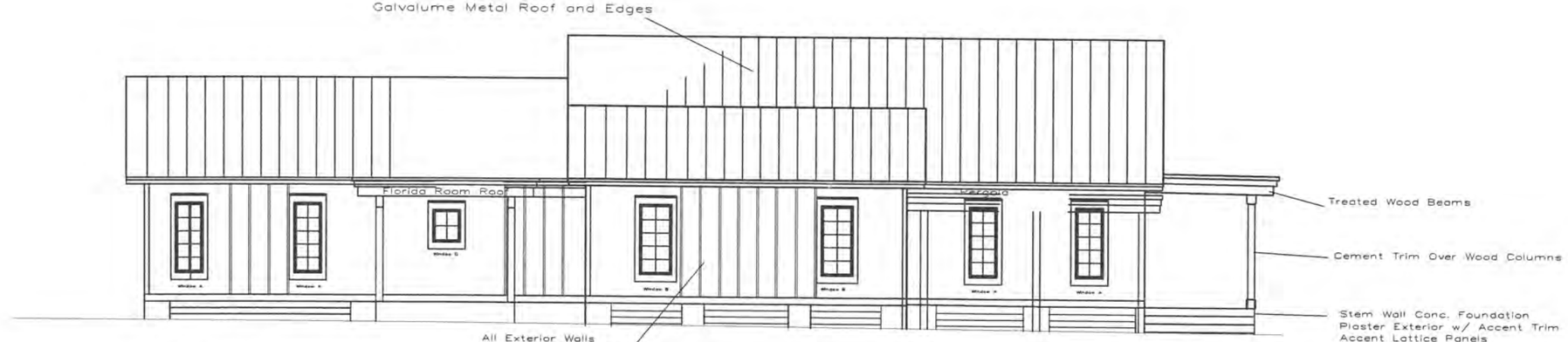
HISTORIC..REVIEW..OLD..TOWN..RESIDENCE

R4 DEVELOPMENT
PROGRAM MANAGEMENT • ARCHITECTURE • REAL ESTATE DEVELOPMENT

Date 11-25-2019
Scale SCALE-VARIES
Drawn JVR
Checked By JR
Job JOB_NO.
Sheet A-1

CROSS SECTION

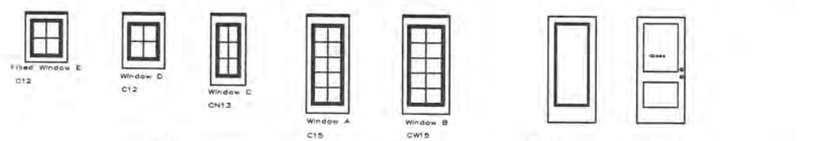
FRONT / NORTH ELEVATION



EAST ELEVATION

SCALE

1 3 5 10 20 30



WINDOW AND DOOR TYPES

HDC final sheet A-2

DESIGN..DEVELOPMENT-1132..WHITE..ST.
CITY..OF..FERNANDINA..BEACH

HISTORIC..REVIEW..OLD..TOWN..RESIDENCE

R4 DEVELOPMENT CO. LLC
JOEL REITZER, ARCHITECT
FL LICENSE #AR0015010
1895 MANDY ROAD
FERNANDINA BEACH, FL 32034
ARCHITECTURE • REAL ESTATE DEVELOPMENT
PROGRAM MANAGEMENT • ARCHITECTURE

No.	Revisions	Date	By
1	PER STAFF REVIEW	DATE_1	DRV_1
2	PER HDC STAFF REVIEW	DATE_2	DRV_2
3	PER HDC 2	DATE_3	DRV_3
4	PER HDC 3	DATE_4	DRV_4
5	PER HDC 4	DATE_5	DRV_5
6	PER HDC 5	DATE_6	DRV_6
7	PER HDC 6	DATE_7	DRV_7

Date 11-25-2019
Scale SCALE-VARIES
Drawn JVR
Checked By JR
Job JOB_NO.
Sheet A-2

Galvalume Metal Roof and Edges

FRONT ELEVATION GARDEN ROOM

SIDE ELEVATION

5/16 Cement Panels
Over 5/8" C.D.X Plywd.
1X3 Cem. Battens @ 16" O.C.

REAR / SOUTH ELEVATION

WEST ELEVATION

SCALE

1 3 5 10 20 30

HDC final sheet A–3

R4 DEVELOPMENT CO. LLC
JOEL REITZES, ARCHITECT
FL LICENSE #AR0010111
1385 MANLEY ROAD
FERNANDINA BEACH, FL 32034

R4 DEVELOPMENT • ARCHITECTURE • REAL ESTATE DEVELOPMENT

DESIGN..DEVELOPMENT-1132..WHITE..ST.
CITY..OF..FERNANDINA..BEACH

HISTORIC..REVIEW..OLD..TOWN..RESIDENCE

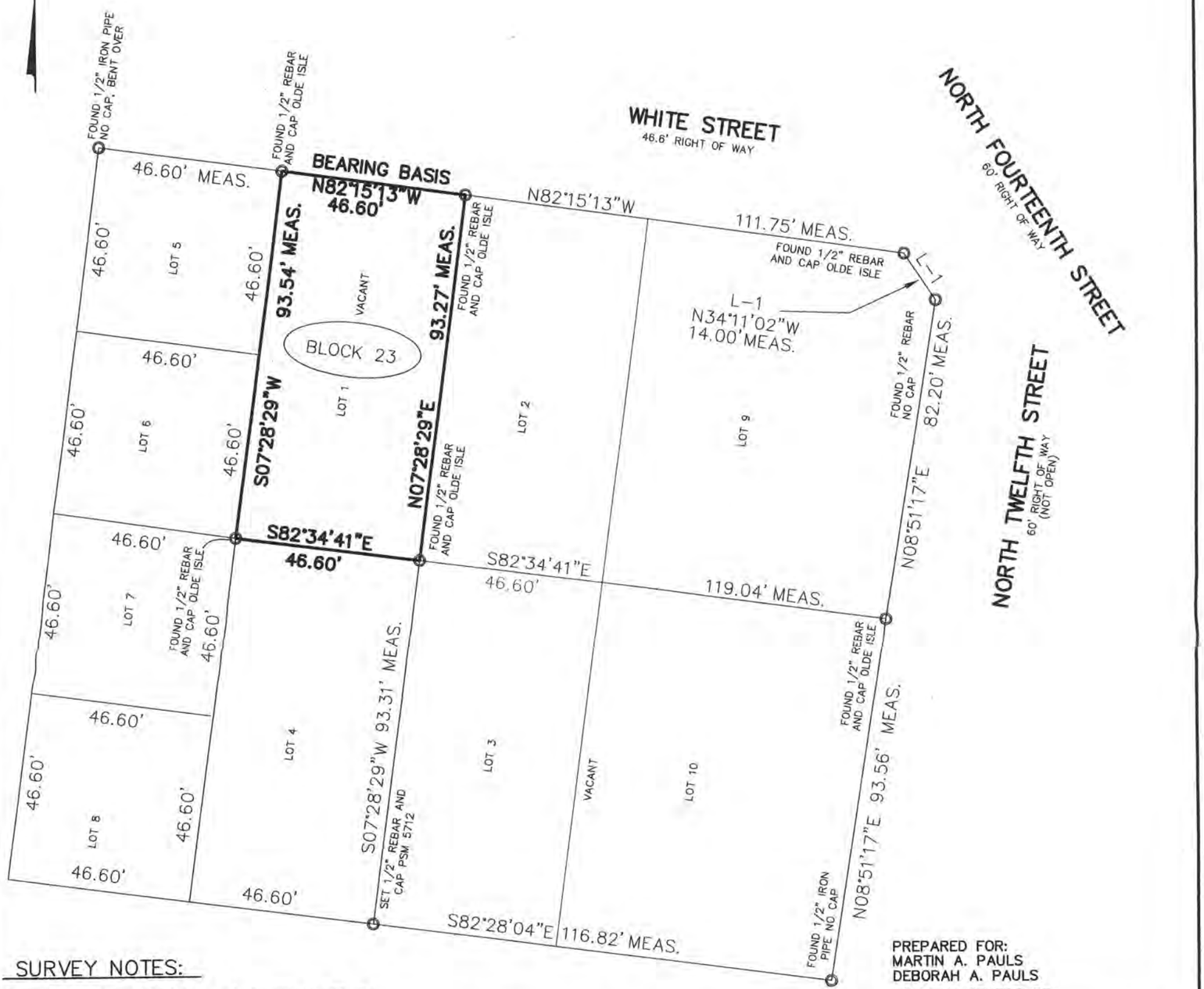
No.	Revisions	Date:	By:
1	HDC#1 (8.29.19)	8/29/19	JVR
2	HDC#1.5 (9.19 HDC Mtg)	9/19/19	JVR
3	HDC#2	10/4/19	JVR
4	HDC#3	10/14/19	JVR
5	HDC#4	10/24/19	JVR
6	HDC#5	10/31/19	JVR
7	HDC#6	11/8/19	JVR
8	HDC#7	11/14/19	JVR

Date 11-25-2019
Scale SCALE-VARIES
Drawn JVR
Checked By JR
Job JOB_NO.
Sheet A-3

MAP OF BOUNDARY SURVEY

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

LOT 1, BLOCK 23, OLD TOWN



PREPARED FOR:
MARTIN A. PAULS
DEBORAH A. PAULS

FOR THE BENEFIT OF:
First American Title Insurance Company
Andrea F. Lennon, P.A.

SURVEY NOTES:

1) The "Legal Description" hereon is in accord with the the description provided by the client.

2) Underground improvements were not located or shown.

3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.

4) Bearings based on N 82°15'13" E" W for the South right of way line of White Street, Nassau County, Florida. Assumed).

5) Fence ownership, if aplicable, has not been determined by this office. Fences are drawn out of scale in order to accentuate their relationship to property lines. Fences are not deemed to be encroachments unless ownership is apparent.

6) "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.

7) The property shown hereon lies within flood zone " X " as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C0229F Dated DECEMBER 17, 2010.

8) Unless otherwise noted Measured angles and distances are the same as Plat or Deed angles and distances.

9) This survey has been performed according to the standard of care to achieve the following accuracies for the following surveyed
Surveyed Accuacy – 1 foot in 17678 feet
Commercial/High Risk Linear – 1 foot in 10000 feet
SOP rule 5J-17.051(3) (B) (15) b.ii

10) 24.00' EASEMENT PER DEED, OFFICIAL RECORD BOOK 936, PAGES 1304-1306 WAS VACATED PER DEED, OFFICIAL RECORD BOOK 1064, PAGES 1556-1565

LEGEND

—E—E— = AERIAL UTILITY WIRES
A/C = AIR CONDITIONER
AKA = ALSO KNOWN AS
B.R.L = BUILDING RESTRICTION LINE
TV = CABLE TELEVISION PEDESTAL
Δ = CENTRAL ANGLE
℄ = CENTERLINE
-x-x-x- = CHAIN LINK FENCE
CB = CHORD BEARING
CD = CHORD DISTANCE
CONC. = CONCRETE
CONC = CONCRETE FLATWORK
CMP = CORRUGATED METAL PIPE
E = ELECTRICITY METER
ELEV. = ELEVATION
F.F. = FINISHED FLOOR
= FIRE HYDRANT
G = GAS METER
L = ARC LENGTH
= LIGHT POLE
MEAS. = MEASURED
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
O.R.B. = OFFICIAL RECORD BOOK
P.I.N. = PARCEL IDENTIFICATION NUMBER
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R = RADIUS
RCP = REINFORCED CONCRETE PIPE
R/W = RIGHT-OF-WAY
S = SEWER CLEANOUT
S = SEWER MANHOLE
D = STORM MANHOLE
T = TELEPHONE PEDESTAL
-o-o- = WOOD FENCE
= WOOD POWER POLE
W = WATER METER
W = WELL

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

BY: _____

ALAN FRANKLIN GLASS
FLORIDA REGISTERED SURVEYOR
MAPPER CERTIFICATE No. 5712

COASTLINE SURVEY, PLLC

COASTLINE SURVEY, PLLC
114 S. HELSEMA ROAD, JACKSONVILLE, FLORIDA 32220
(904) 893-8644 * CELL (904) 370-0318
LICENSE BUSINESS NO. 8118

SCALE: 1" = 30'
DATE: 7-8-17
DRN BY: WWG
CKD BY: AFG
JOB NO: CS-17085
F.B. NO: DC
PAGE NO. DC

DWG No. CS17-085

HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2020-52
JANUARY 21, 2021

Owner/Applicant:	Drace Construction Inc., agent for Michael Mock, owner
Property Address:	1020 White Street (Old Town)
Parcel ID(s) #	00-00-31-1580-0011-0010
Current zoning:	OT-1
FLUM land use category:	High Density Residential
Existing uses on the site:	Vacant
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	N/A
Requested action:	Certificate of Approval (COA) to construct a 2-story primary structure and a detached accessory structure.

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

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking to construct a 2-story residential structure (2437 sq. ft.) and a detached garage accessory structure (481.7 sq. ft.). The proposed plan also includes a 6' tall cedar privacy fence at the west (side) elevation.

APPLICABLE GUIDELINES:

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

OLD TOWN FERNANDINA PRESERVATION AND DEVELOPMENT GUIDELINES

SECRETERY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

Number	Secretary of the Interior's Standards for Rehabilitation	Findings		
		Complies	Does not Comply	N/A
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.*	☐	☐	☒
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.*	☐	☐	☒
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.*	☐	☐	☒
4	*Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*	☐	☐	☒
5	*Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*	☐	☐	☒
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.*	☐	☐	☒
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.*	☐	☐	☒
8	*Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*	☒	☐	☐
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.*	☒	☐	☐
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.*	☒	☐	☐

ANALYSIS:

Staff finds that the proposed design is compatible with the Old Town Fernandina Historic District in terms of materials, scale, proportions, roof forms, orientation, and setbacks.

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 to HDC 2020-52

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number HDC 2020-52 **with or without** conditions;

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

That HDC case HDC 2020-52, 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 **Application and Backup Materials**

EXHIBIT 2 **Plans & Elevations**

Respectfully Submitted,

Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #6268

Date Submitted: 11/4/2020

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 $25
- ☐ Certificate of Approval (COA): Board Review - Residential Single Family) $250
- ☑ Certificate of Approval (COA): Board Review - Commercial/Multi-Family/2 or more Residential Units/Mixed Use $400
- ☐ Demolition of a Primary Structure â€“ Non-Contributing $1,500
- ☐ Demolition of a Primary Structure â€“ Contributing $7,500
- ☐ After-the-Fact Certificate of Approval (COA): Staff Review $100
- ☐ After-the-Fact Certificate of Approval (COA): Board Review $1,500
- ☐ Amendment to Previously Approved COA - First Amendment Free, Subsequent Amendments = 1/2 cost of original fees

Basis for Review

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

2020 HDC BOARD AND SUBMISSION DEADLINE CALENDAR

HDC 2020

IMPORTANT NOTES

Conceptual Approvals

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

Pre-Application Meeting

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

Application Requirements

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

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

- [ ] Historic District Overlays â€“ see LDC Section 8.01.01
- [ ] Specific Requirements within the OT-1 and OT-2 Zoning Districts â€“ see LDC Section 8.01.01.02
- [ ] Amelia River Waterfront Community Redevelopment Area â€“ see LDC Section 8.01.02
- [ ] Application Process for Certificate of Approval â€“ see LDC Section 8.03.03
- [ ] Signage in the Historic Districts and Community Redevelopment Area â€“ see LDC Section 8.01.03
- [ ] Requirements for Demolition Applications â€“ 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 HDCâ€™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 apply.

APPROVAL TYPE*

Board Approval: Final

See Certificate of Approval Matrix for details

Previously Approved Case #

Have you met with a planner for a pre-application meeting?*

Yes

What was the date of your pre-application meeting?*

9/18/2020

Please apply for a required pre-application meeting using the following link:

HDC Pre-Application Meeting Request

PROPERTY INFORMATION

Property information can be found at the Nassau County Property Appraiser's website â†' Map Search

Historic District*

Old Town

Site Address*

1020 White Street

City* | **State*** | **Zip Code***

Fernandina | Florida | 32034

Parcel ID #(s)*

00-00-31-1580-0011-0010

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name* | **Last Name***

Michael | Mock

Mailing Address*

PO Box 15267

City* | **State*** | **Zip Code***

Fernandina | Florida | 32034

Telephone Number* | **E-mail Address***

404-661-6943 | 5118nikki@gmail.com

OWNER'S AGENT

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

Is there an agent other than the owner representing this project?*

Yes

First Name* | **Last Name***

Charles | Drace

Company (if applicable)

Drace Construction, Inc

Street Address

1881 Floyd Street

City

Fernandina Beach

State

Florida

Zip

32034

Telephone Number

9047539049

E-mail Address

c_drace@msn.com

Project Description*

Single Family residence w/detached garage

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

Design Vision Statement*

Two story house with historic design elements, wraparound covered porch and metal porch roofing to compliment the existing historic homes and new construction and blend in with the subdivision architecture/ The exterior window trim will incorporate historic details along with the wood deck covered porch and railings. The front elevation "fan gable" appears on several homes in downtown Fernandina and is repeated on 2 additional gables. .

For New Construction: Please write a brief design statement explaining the architectural style of your project; what its design draws inspiration from; and how it is architecturally compatible with the surrounding historic neighborhood.

Requirements for Demolition Applications

Per LDC 8.03.03.01

1. Does the structure or site meet national, state, or local criteria for designation?

2. Is the structure or site a contributing structure or site to a locally designated or National Register historic district?

3. Would the loss of the structure or site deteriorate the quality or continuity of the historic district, or the surrounding neighborhood?

4. Is the structure or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense?

5. Is the structure or site one of the last remaining examples of its kind in the neighborhood, county or region, or is a distinctive example of an architectural or design style which contributes to the character of the district?

6. Would the removal of the structure or site destroy the historic relationship between structures or open space?

7. Would retention of the structure or site promotes the general welfare of the City by providing an opportunity for study of local history, architecture, and design, or by developing an understanding of the importance and value of a particular culture and heritage?

8. Have the applicants made good faith efforts to pursue alternatives to demolition?

9. Will the applicant be denied a reasonable return on his or her investment

10. Is there an economic hardship for the applicant as demonstrated by requirements in Section 8.03.06?

11. Has the Code Enforcement and Appeals Board has recommended demolition of the structure?

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
N/A		(Name/Number)

DOORS

Manufacturer	Product Description	Color
Therma-Tru	Front door entrance w/sidelites FL 20461.15 Include FL Product Approval # for Windows and Doors	SW 9161 Dustblu (Name/Number)

WINDOWS

Manufacturer	Product Description	Color
MI	3500 Series FL 17676.1 Include FL Product Approval # for Windows and Doors	White (Name/Number)

ROOFING

Manufacturer	Product Description	Color
GAF	Architectural Dimensional Fiberglass/Asphalt shingle	Pewter Gray (Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
James Hardie	Cement fiber	SW 6385 Dover White (Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
	Concrete Block w/crushed shell finish	Grey/white crushed shell (Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
Custom made cedar	routed 1X4 per plans	SW 9161 Dustblu (Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
	5/4x6 Pressure treated decking over 2x6 framing per plans	SW 9161 Dustblu (Name/Number)

FENCING

Manufacturer	Product Description	Color
Custom made cedar	Board on Board w'dog eared pickets 6'high w/ matching gates	SW 6385 Dover White (Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
Tremron	Vega Olde town	Sierra (Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
N/A		(Name/Number)

OTHER

Manufacturer	Product Description	Color
James Hardie	Cement fiber smooth siding per plan	SW 7036 Accessible Beige (Name/Number)

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

Upload 1	Upload 2	Upload 3	Upload 4
Choose File No file selecte	Choose File No file selecte	Choose File No file selecte	Choose File No file selecte

Upload 5

Choose File No file selecte

Upload 6

Choose File No file selecte

Upload 7

Choose File No file selecte

Upload 8

Choose File No file selecte

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 Cityâ€™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*

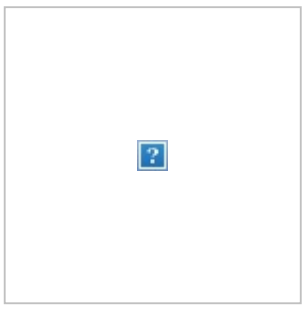
Charles

Applicant Last Name*

Drace

Today's Date*

11/4/2020



DEPARTMENT OF PLANNING & CONSERVATION

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

PREPARED BY & RETURN TO:

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

File No. 20-202481
Sales Price: $130,000.00

Parcel No.: 00-00-31-1580-0011-0010

This **WARRANTY DEED**, made the **20th day of October, 2020**, by **Christine Stewart a/k/a Martha Christine Stewart, a married woman and Katherine Jeanette Thompson, a single woman** (whether one or more, the "Grantor"), to **Michael Douglas Mock, a single man**, whose post office address is P.O. Box 15267 Fernandina Beach, FL 32035 (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) 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) AS:

Lots 1 & 2, Block 11, in OLD TOWN

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

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

SUBJECT TO TAXES FOR THE YEAR 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

Witness Signature
Printed Name: Debora J. Solich

Martha Christine Stewart
Christine Stewart a/k/a Martha Christine Stewart

Katherine Jeanette Thompson by Martha Christine Stewart her attorney in fact
Katherine Jeanette Thompson by Martha Christine Stewart, her Attorney-In-Fact

Address:
37 Oak Grove Place
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 20 day of October, 2020, by Christine Stewart a/k/a Martha Christine Stewart and Martha Christine Stewart, as Attorney-In-Fact for Katherine Jeanette Thompson.

Signature of Notary Public
Print, Type/Stamp Name of Notary

JOYCE A. MIDDLETON
MY COMMISSION # GG 326377
EXPIRES: August 19, 2023
Bonded Thru Notary Public Underwriters

Personally Known:_____ OR Produced Identification: —
Type of Identification
Produced: FL driver license

OWNER'S AUTHORIZATION
FOR AGENT REPRESENTATION

I /WE MICHAEL D. MOCK
(print name of property owner(s))

hereby authorize: CHARLES L. DRACE
(print name of agent)

to represent me/us in processing an application for: HISTORIC DISTRICT COUNCIL
(type of application)

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

(Signature of owner)

(Print name of owner)

Michael D Mock
(Signature of owner)

MICHAEL D. MOCK
(Print name of owner)

STATE OF FLORIDA
COUNTY OF NASSAU } ss

Subscribed and sworn to before me this 4th day of November, 2020.

C. Suzanne Willis — Notary Public: Signature

Charlotte Suzanne Willis — Printed Name

Sept. 15, 2024 — My Commission Expires

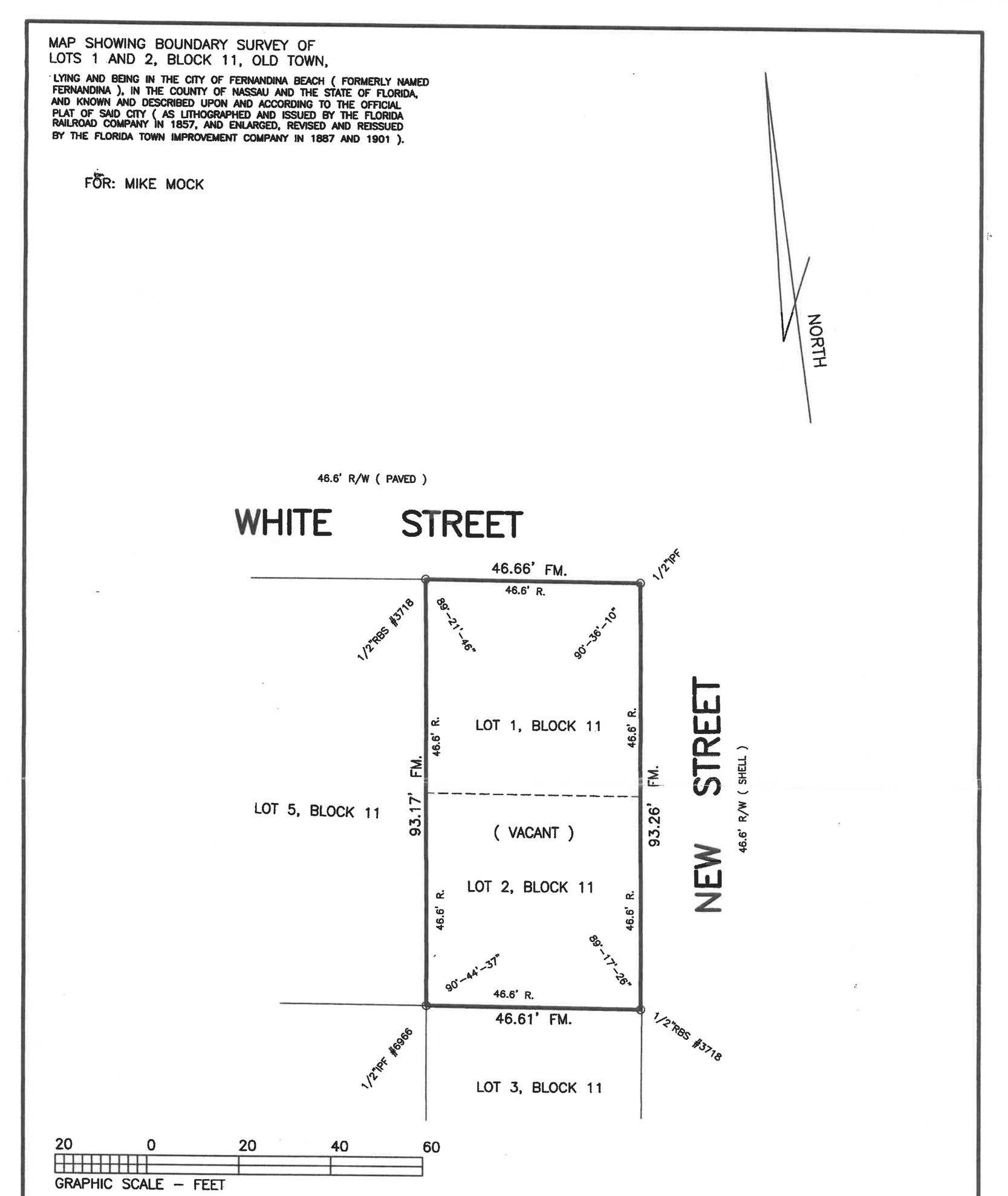
Personally Known _____ OR Produced Identification ✓ ID Produced: Tennessee DL

CHARLOTTE SUZANNE WILLIS
MY COMMISSION # HH 042150
EXPIRES: September 15, 2024
Bonded Thru Notary Public Underwriters

MAP SHOWING BOUNDARY SURVEY OF
LOTS 1 AND 2, BLOCK 11, OLD TOWN,

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

FOR: MIKE MOCK



COASTAL LAND SURVEYORS

& MAPPERS, INC.
34 NORTH FOURTEENTH STREET
FERNANDINA BEACH, FLORIDA 32032
TEL. 904-261-8950 FAX 904-277-6650

I HEREBY CERTIFY THE INFORMATION DEPICTED HEREON AS MEETING THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING, CHAPTER 5J-17.050, FLORIDA ADMIN. CODE, AND/OR CHAPTER 180-7, GEORGIA STATUTES.

LICENSED BUSINESS NO. 6412

9-15-20

JAMES C. PEACOCK, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3718
GEORGIA CERTIFICATE NO. 2365
NOT VALID UNLESS EMBOSSED WITH SURVEYORS OFFICIAL SEAL

BEARINGS BASED ON N/A

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

DATE OF SURVEY: SEPTEMBER 9, 2020
SCALE 1"=20'
JOB NO. 2009-11 F.B. 359, 357

CORNER MARKERS HAVE NO IDENTIFICATION U.N.O.

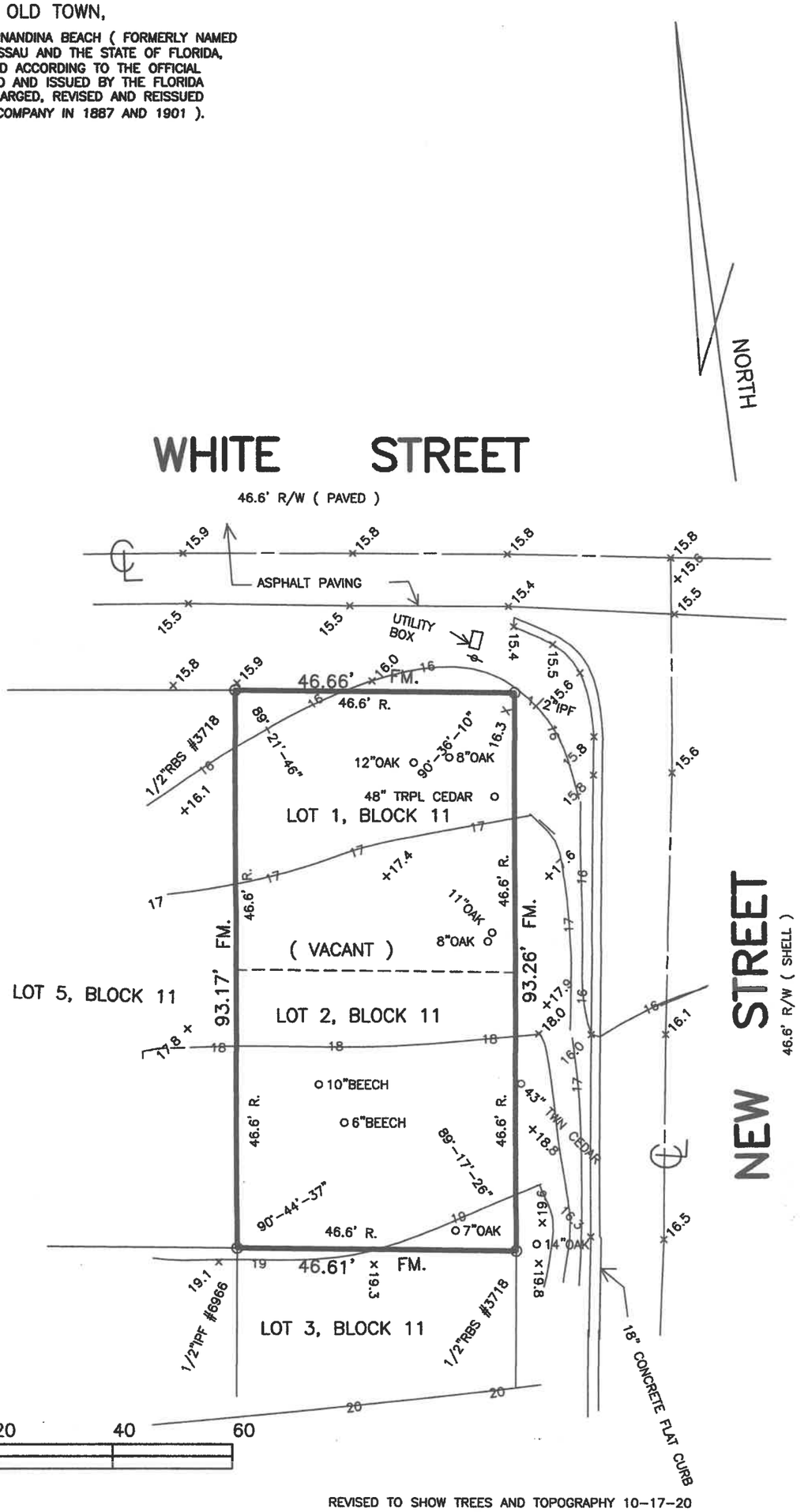
LEGEND:

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

MAP SHOWING BOUNDARY AND TOPOGRAPHIC SURVEY OF
LOTS 1 AND 2, BLOCK 11, OLD TOWN,

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

CERTIFIED TO:
MICHAEL DOUGLAS MOCK,



REVISED TO SHOW TREES AND TOPOGRAPHY 10–17–20

COASTAL LAND SURVEYORS
& MAPPERS, INC.
34 NORTH FOURTEENTH STREET
FERNANDINA BEACH, FLORIDA 32032
TEL. 904–261–8950 FAX 904–277–6650

I HEREBY CERTIFY THE INFORMATION DEPICTED HEREON AS MEETING THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING, CHAPTER 5J–17.050, FLORIDA ADMIN. CODE, AND/OR CHAPTER 180–7, GEORGIA STATUTES.

LICENSED BUSINESS NO. 6412

10-23-20

JAMES C. PEACOCK, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3718
GEORGIA CERTIFICATE NO. 2365
NOT VALID UNLESS EMBOSSED WITH SURVEYORS OFFICIAL SEAL

BEARINGS BASED ON N/A

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

DATE OF SURVEY: SEPTEMBER 9, 2020
SCALE 1"=20'
JOB NO. 2009–11 F.B. 359, 357

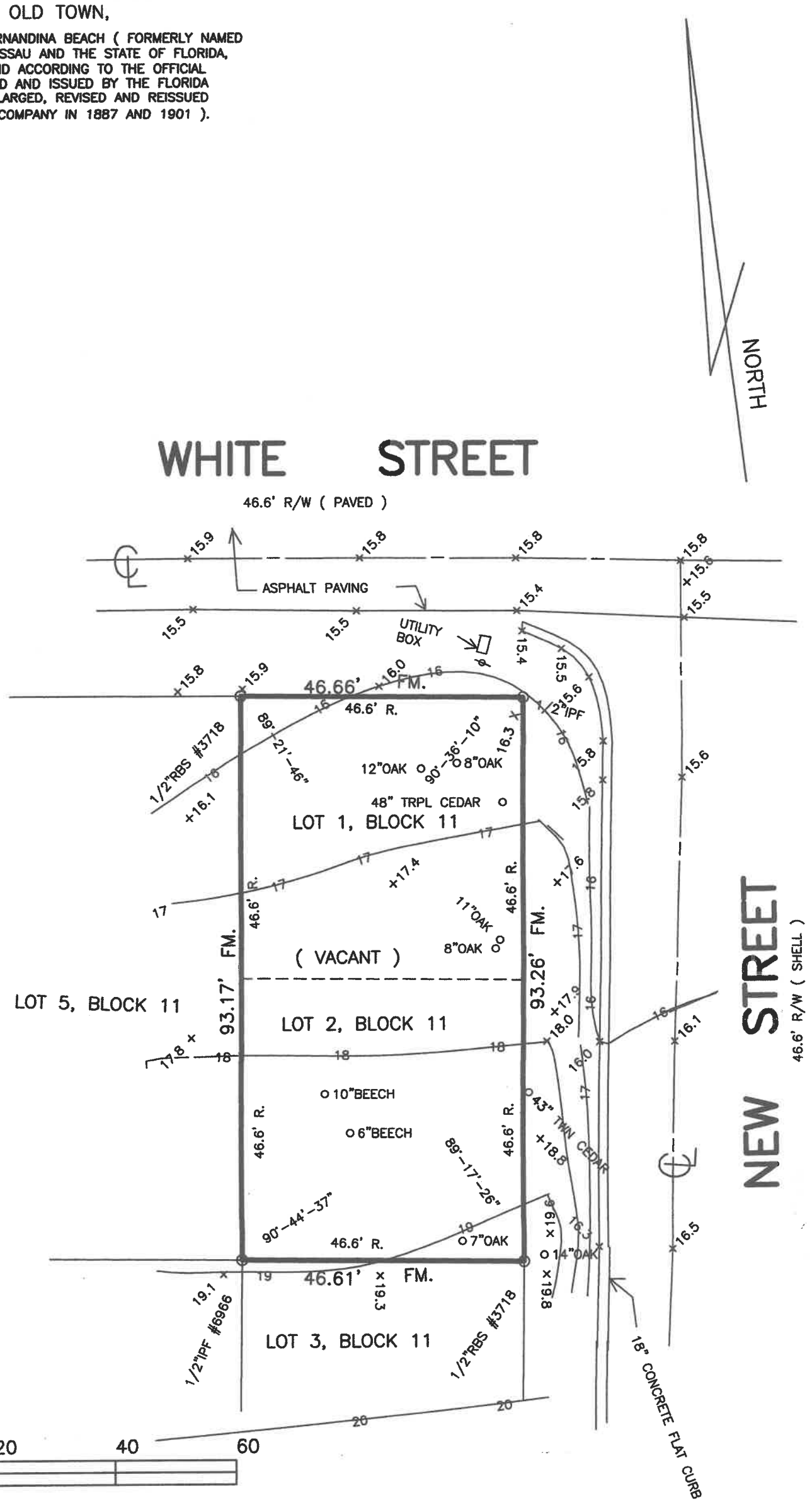
CORNER MARKERS HAVE NO IDENTIFICATION U.N.O.
LEGEND:

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

MAP SHOWING BOUNDARY AND TOPOGRAPHIC SURVEY OF LOTS 1 AND 2, BLOCK 11, OLD TOWN,

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

CERTIFIED TO:
MICHAEL DOUGLAS MOCK,



REVISED TO SHOW TREES AND TOPOGRAPHY 10–17–20

COASTAL LAND SURVEYORS

& MAPPERS, INC.
34 NORTH FOURTEENTH STREET
FERNANDINA BEACH, FLORIDA 32032
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LICENSED BUSINESS NO. 6412

10-23-20

JAMES C. PEACOCK, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3718
GEORGIA CERTIFICATE NO. 2365
NOT VALID UNLESS EMBOSSED WITH SURVEYORS OFFICIAL SEAL

BEARINGS BASED ON N/A

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

DATE OF SURVEY: SEPTEMBER 9, 2020
SCALE 1"=20'
JOB NO. 2009–11 F.B. 359, 357

CORNER MARKERS HAVE NO IDENTIFICATION U.N.O.

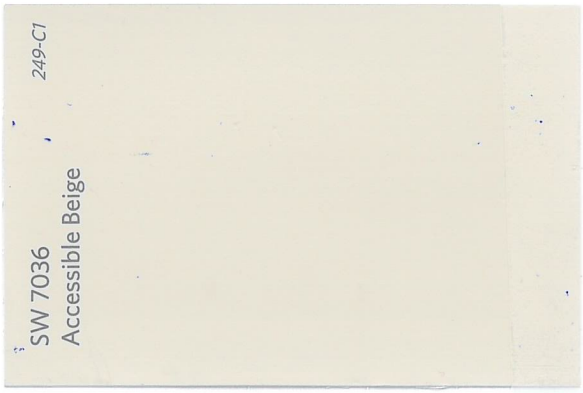
LEGEND:

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

MICHAEL MOCK 1020 WHITE STREET

EXTERIOR PAINT COLORS ALL SHERWIN WILLIAMS

SW 7036 ACCESSIBLE BEIGE BODY/SIDING



SW 6385 DOVER WHITE EXTERIOR TRIM, FASCIA, WINDOW TRIM SOFFITS HANDRAIL AND COLUMNS

SW 9161 DUSTBLU FRONT DOOR AND SHUTTERS

PVDF PAINT FINISHES

PVDF Resin Technology

y matrix for lead times – ble in all profiles.

Regal White
SR .68 TE .86 SRI 82

Solar White
SR .68 TE .85 SRI 82

Sandstone
SR .54 TE .86 SRI 63

Ash Gray
SR .39 TE .84 SRI 41

Sierra Tan
SR .35 TE .86 SRI 37

Slate Gray
SR .36 TE .84 SRI 37

METAL ROOFING COLOR MIX RESIDENCE

Color	Reflectivity	Emissivity	SRI	Steel 24 ga	Steel 26 ga	Aluminum 0.032	Aluminum 0.040
PVDF							
Aged Copper	0.47	0.85	53	●	●	●	▲
Ash Gray	0.39	0.84	41	●	●	●	▲
Brook Blue	0.29	0.85	28	●	●	●	▲
Charcoal Gray	0.29	0.84	28	●	●	●	▲
Cobalt Stone	0.26	0.85	24	●	●	●	▲
Colonial Red	0.33	0.85	34	●	●	▲	▲
Copper	0.49	0.85	55	●	●	●	▲
Dark Bronze	0.26	0.84	24	●	●	●	▲
Evergreen	0.27	0.86	26	●	●	●	▲
Mansard Brown	0.27	0.86	26	●	●	●	▲
Matte Black	0.27	0.86	26	●	●	▲	▲
Medium Bronze	0.30	0.87	31	●	●	●	▲
Napa Champagne	0.37	0.80	37	●	●	●	▲
Nevada Silver	0.60	0.77	68	●	●	●	●
Pre-Weathered	0.30	0.79	27	●	●	●	▲
Regal Red	0.42	0.84	45	●	●	▲	▲
Regal White	0.68	0.86	82	●	●	●	▲
Sandstone	0.54	0.86	63	●	●	●	▲
Sierra Tan	0.35	0.86	37	●	●	●	▲
Slate Gray	0.36	0.84	37	●	●	●	▲
Solar White	0.68	0.85	82	●	●	●	▲
Terra Cotta	0.35	0.87	37	●	●	●	▲

Charcoal Gray
SR .29 TE .84 SRI 28

Pre-Weathered
Metallic Paint Finish
SR .30 TE .79 SRI 27

Copper
Metallic Paint Finish
SR .49 TE .85 SRI 55

Napa Champagne
Metallic Paint Finish
SR .37 TE .80 SRI 37

Nevada Silver
Metallic Paint Finish
SR .60 TE .77 SRI 68

Aged Copper
SR .47 TE .85 SRI 53

Evergreen
SR .27 TE .86 SRI 26

Brook Blue
SR .29 TE .85 SRI 28

Cobalt Stone
SR .26 TE .85 SRI 24

Terra Cotta
SR .35 TE .87 SRI 37

Regal Red
SR .42 TE .84 SRI 45

Colonial Red
SR .33 TE .85 SRI 34

Mansard Brown
SR .27 TE .86 SRI 26

Medium Bronze
SR .30 TE .87 SRI 31

Dark Bronze
SR .26 TE .84 SRI 24

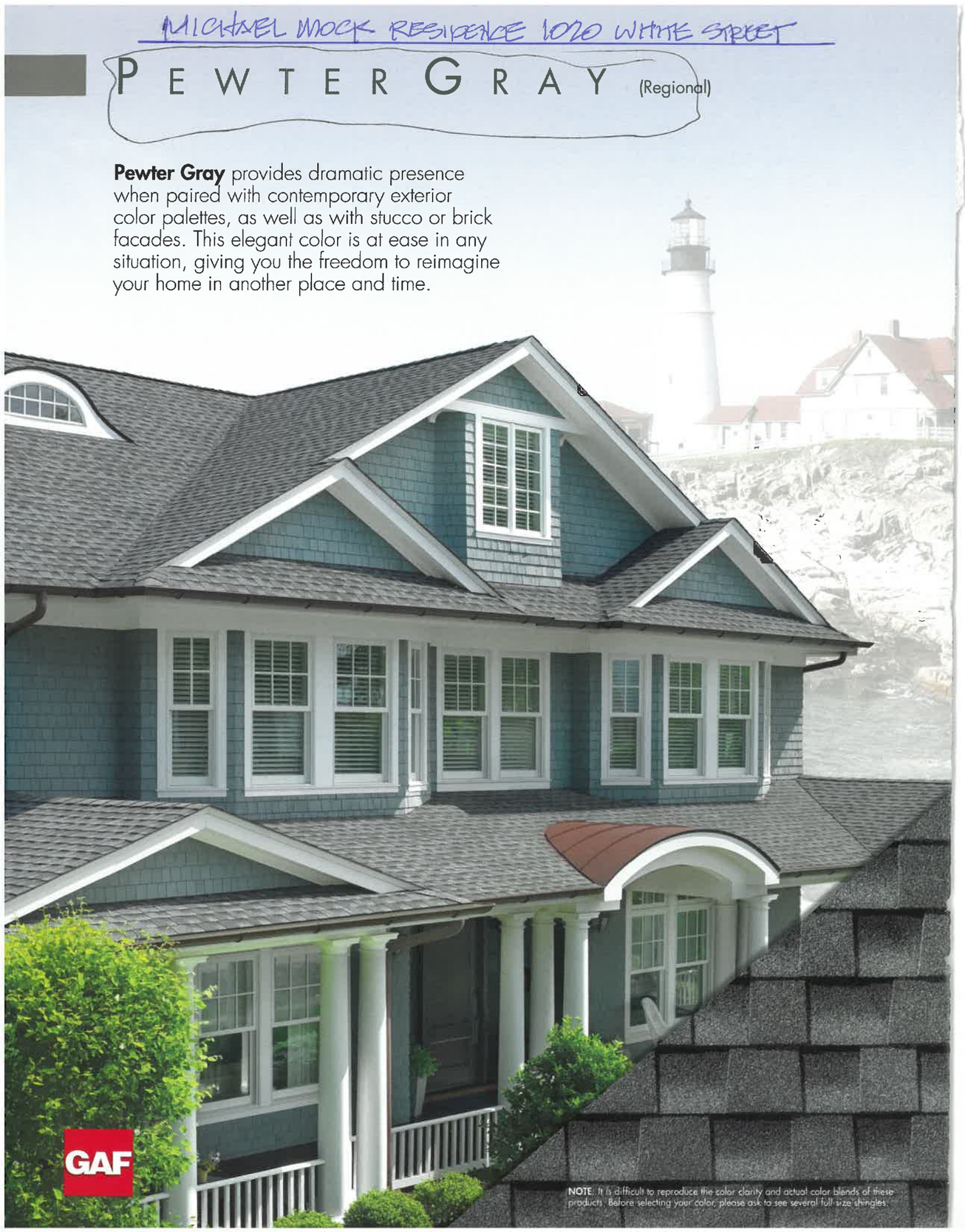
Matte Black
SR .27 TE .86 SRI 26

ur computer monitor
or differences shown
est a metal sample to

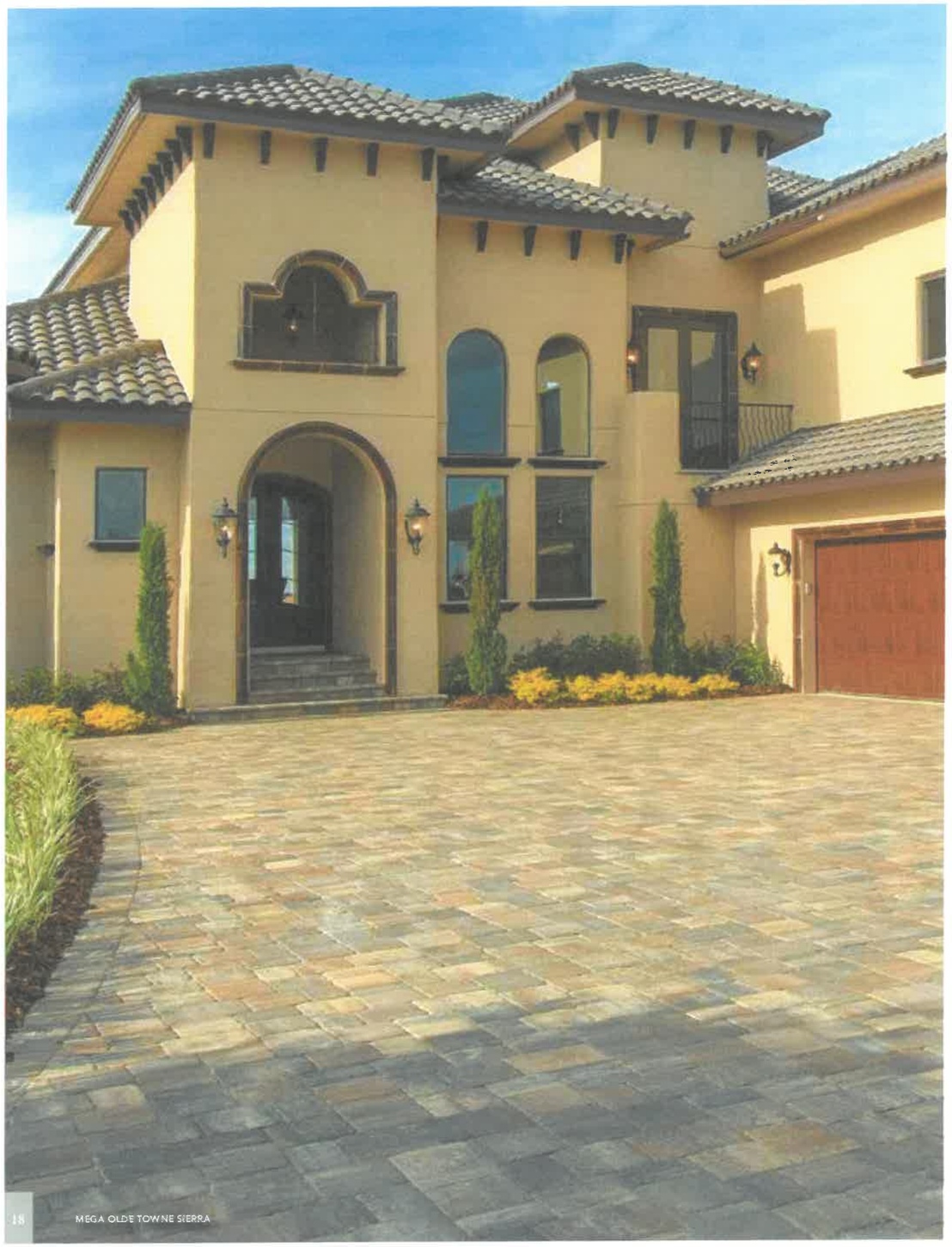
MICHAEL MOCK RESIDENCE 1020 WHITE STREET

PEWTER GRAY (Regional)

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

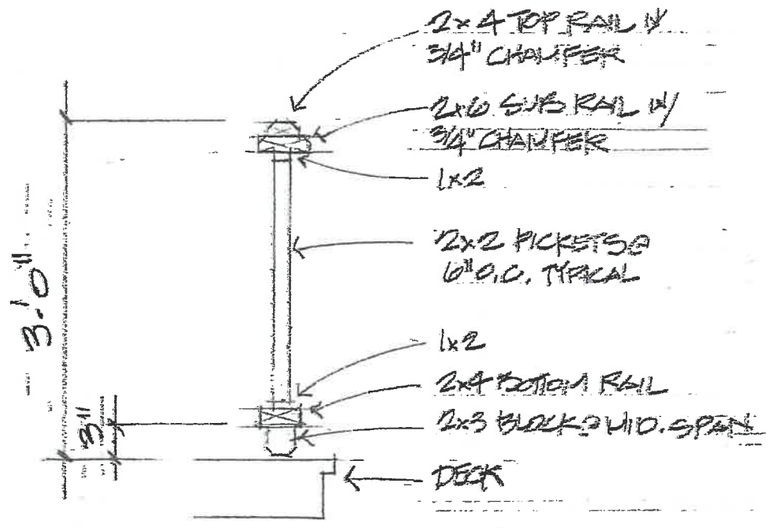


NOTE: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full size shingles.



MICHAEL MOCK RESIDENCE 1020 WHITE STREET
ALTERNATE: BRICK PAVERS DRIVEWAY & WALK

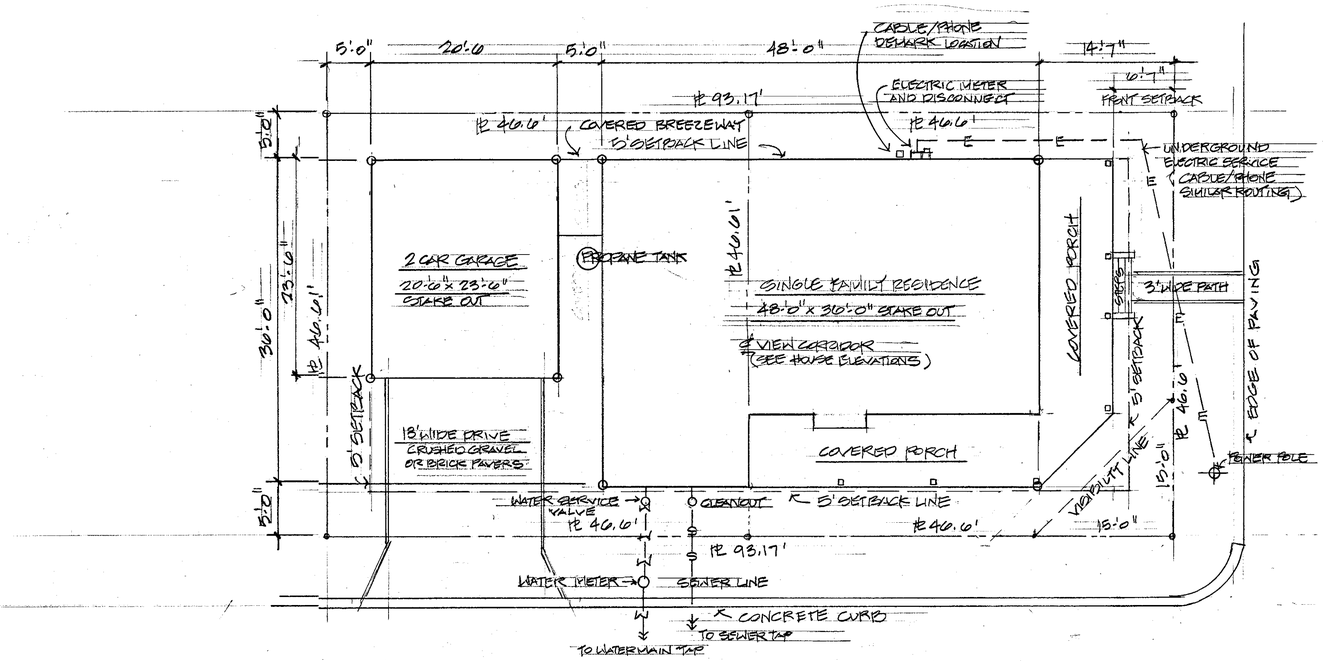
MICHAEL MOOK RESIDENCE 1020 WHITE STREET



COVERED PORCH HANDRAIL DETAIL

SCALE: 3/4" = 1'-0"

(ALL PRESSURE TREATED MATERIAL)



SITE PLAN LOTS 1 & 2 BLOCK 11 OLD TOWN
SCALE 1/8" = 1'-0" FERNANDINA BEACH, FLORIDA
PROPERTY IDENTIFICATION NUMBER: 00-00-31-1580-0011-0010

SQUARE FOOTAGE CALCULATIONS	
LOT AREA 46.6 x 93.17 = 4341.7 x 45%	
TOTAL FOOTPRINT ALLOWED PER HDC	1953.7
• FIRST FLOOR SQUARE FOOTAGE	1472
• GARAGE SQUARE FOOTAGE	481.7
• TOTAL FOOTPRINT	1953.7

PRINT RECORD:
11/4/2020 HISTORIC DISTRICT COUNCIL REVIEW

DRACE CONSTRUCTION, INC.
1881 FLOYD STREET
AMELIA ISLAND, FLORIDA
904-753-9049
CBC 060093

CUSTOM HOME
FOR
MICHAEL DOUGLAS MOCK
1020 WHITE STREET, OLD TOWN FERNANDINA, FLORIDA

S1
SITE PLAN
STAKE OUT AND UTILITIES PLAN

EXISTING ELEVATIONS

PROPOSED ELEVATIONS
℄ 93.7'

℄ 46.6'

18.5

18.0

17.0

2-CAR GARAGE

GARAGE STEMWALL
8" MIN. ABOVE FLOOR

FINISH FLOOR ELEV 19.5
SLOPE TO FRONT
(SEE PLAN)

CONCRETE SLAB
(SEE FLOOR PLAN)

10" BEECH
REMOVE

6" BEECH
REMOVE

SINGLE FAMILY RESIDENCE

FINISH FLOOR ELEVATION 20.5
CONCRETE SLAB/STEMWALL FOUNDATION

LOT 2, BLOCK II

LOT ONE, BLOCK II

℄ VIEW CORRIDOR
(SEE HOUSE ELEVATIONS)

STEPS

3' WIDE PATH
(GRAVEL OR PAVERS)

12" OAK REMOVE

8" OAK REMOVE

7" OAK
EVALUATE

18' WIDE DRIVE
CRUSHED GRAVEL
OR BRICK PAVERS

COVERED PORCH / WOOD DECK
ELEVATION 19.92

5" OAK REMOVE

11" OAK REMOVE

48" TRIPLE CEDAR
REMOVE (BAD CONDITION)

PROPOSED ELEVATIONS
℄ 46.6'

℄ 46.6'

℄ 93.76'

45" TWIN CEDAR
EVALUATE

14" OAK REMOVE
(POOR CONDITION)

EXISTING ELEVATIONS

(EXISTING CONCRETE CURB)

NEW STREET
46.6' R/W (PAVED) ℄

℄ 46.6'

15.5

15.0'

15.0'

VISIBILITY TRIANGLE

POWER POLE

UTILITY BOX

℄ EDGE OF PAVING

WHITE STREET
40.0' R/W ASPHALT PAVING ℄

TOPOGRAPHIC SURVEY & TREE PLAN - LOTS 1 & 2, BLOCK II - OLD TOWN FERNANDINA, FLORIDA
SCALE 1" = 50'-0"

NORTH

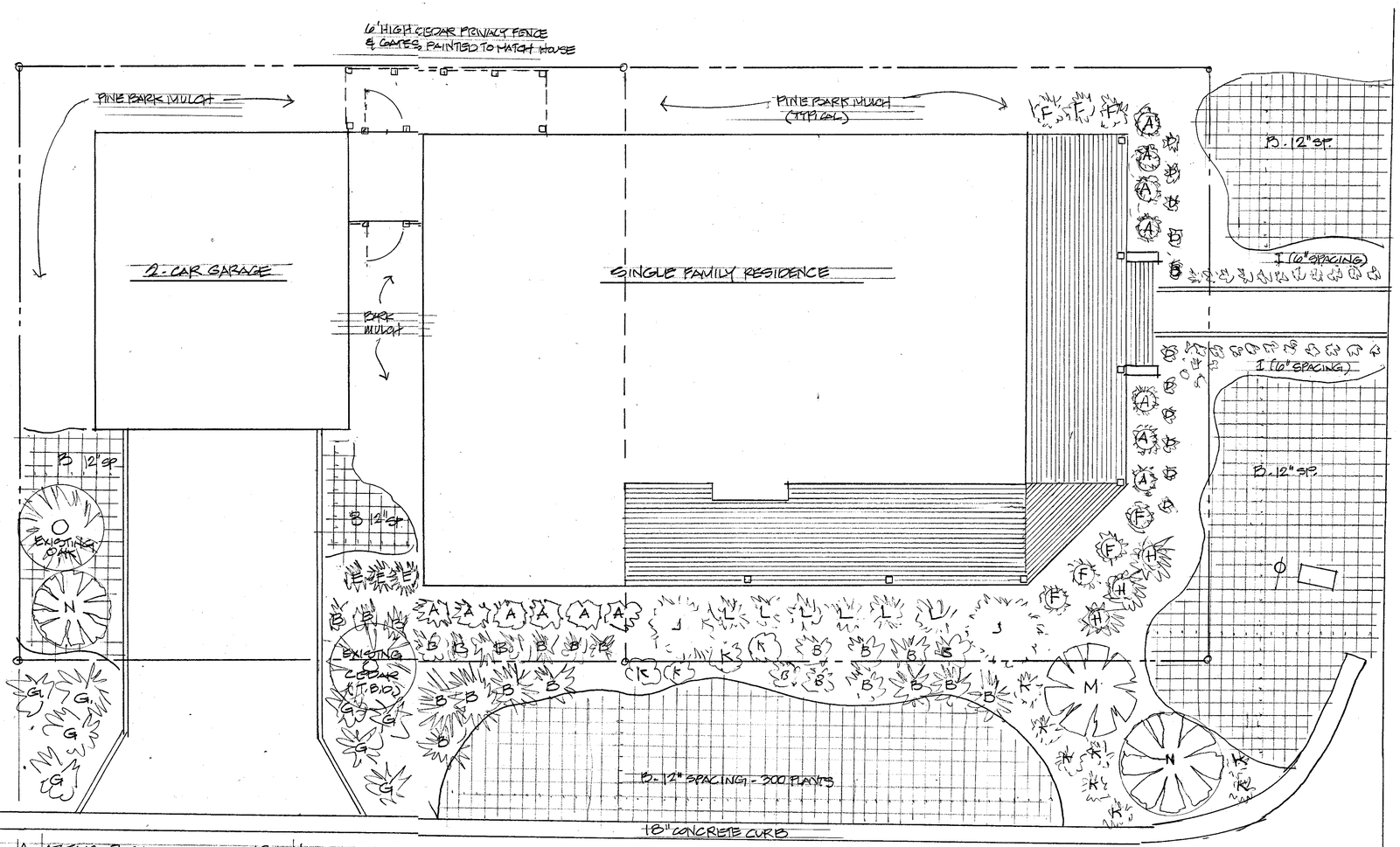
PRINT RECORD:
11/14/2012 HISTORIC DISTRICT COUNCIL REVIEW

DRACE CONSTRUCTION, INC.
1881 FLOYD STREET
AMELIA ISLAND, FLORIDA 32034
904-753-9049
CBC 060093

CUSTOM HOME
FOR
MICHAEL DOUGLAS MOCK
1020 WHITE STREET, OLD TOWN FERNANDINA, FLORIDA

S2

TREE AND TOPOGRAPHIC



PLANT LIST:					
A. AZELIA 3 GAL.	13	H. VARIEGATED GINGER	3
B. AFRICAN IRIS 3 GAL.	24	I. GREEN LYRIOPE 1 GAL	40
C. ASIATIC JASMINE 1 GAL.	900	J. MEXICAN HEATHER 3 GAL	8
D. SCHILLINGS 3 GAL.	11	K. BUSH DAISY	11
E. PITTISPORUM 5 GAL.	3	L. CARRISSA HOLLY	6
F. VIBURNUM 5 GAL	3	M. PATIO FORM LYGUSTRUM 15 GAL. ONE	
G. BLUE POINT JUNIPER 3 GAL.	8	N. CREPE MYRTLE 10 GAL	2

LANDSCAPING PLAN LOTS 1 & 2 BLOCK 11 OLD TOWN FERNANDINA, FLORIDA

SCALE: 1" = 50'-0"

PRINT RECORD:
11/4/2020 HISTORIC DISTRICT COUNCIL REVIEW

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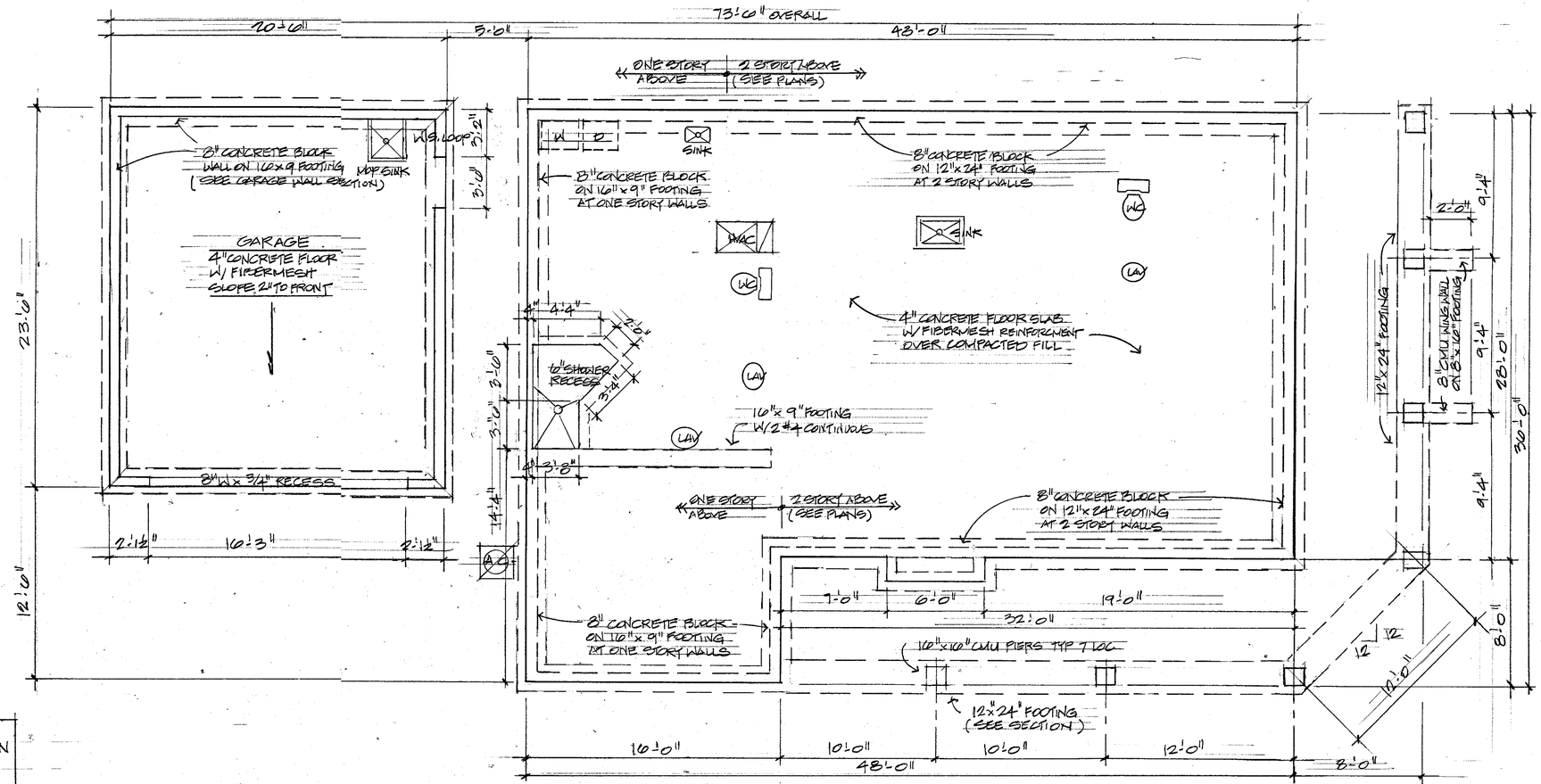
CUSTOM HOME
FOR
MICHAEL DOUGLAS MOCK
1020 WHITE STREET, OLD TOWN FERNANDINA, FLORIDA

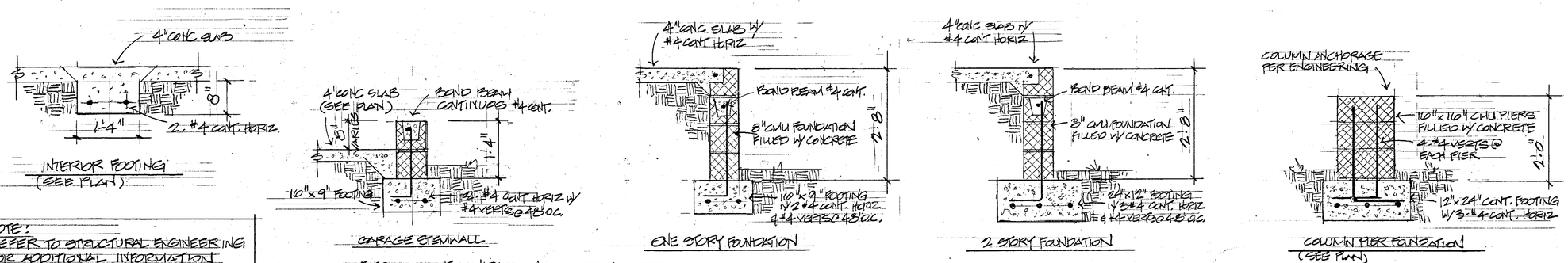
S3

LANDSCAPING



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

GENERAL INFORMATION:
- FLORIDA BUILDING CODE 6TH EDITION 2017 - RESIDENTIAL
- CONSTRUCTION TYPE V-B
- OCCUPANCY CLASS R-3
- WIND EXPOSURE C
- FLOOD ZONE "X"



NOTE:
REFER TO STRUCTURAL ENGINEERING FOR ADDITIONAL INFORMATION

TYPICAL FOUNDATION SECTIONS
SCALE 1/4"=1'-0"

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11/4/2020 HISTORIC DISTRICT COUNCIL REVIEW

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1881 FLOYD STREET
AMELIA ISLAND, FLORIDA 32034
904-753-9049
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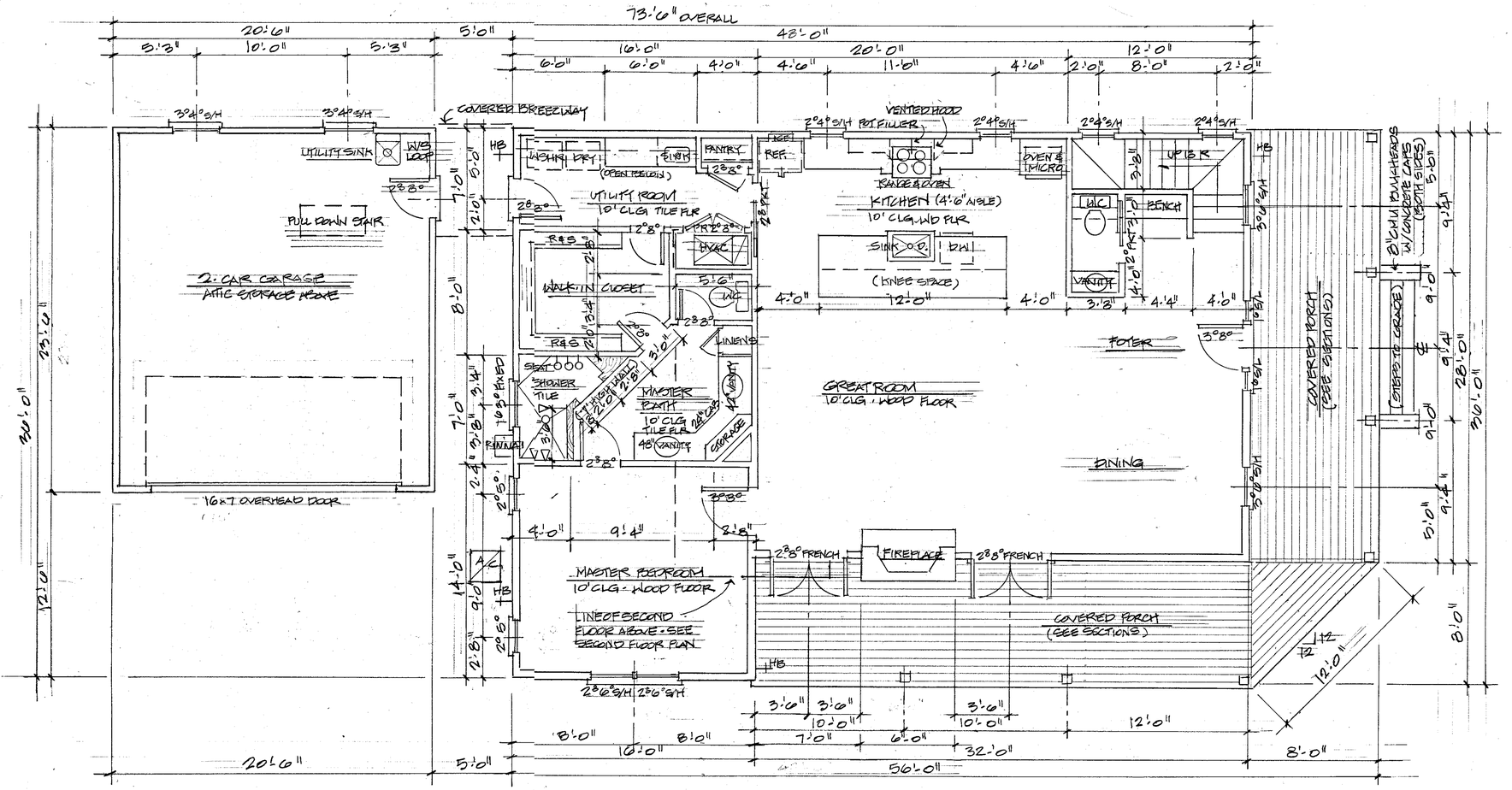
CUSTOM HOME
FOR
MICHAEL DOUGLAS MOCK
1020 WHITE STREET, OLD TOWN FERNANDINA, FLORIDA

1
FOUNDATION PLAN & SECTIONS



FLOOR PLAN - FIRST FLOOR

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

SQUARE FOOTAGE CALCULATIONS:	
LOT AREA 46.6 x 93.17 = 4341.7 x 45%	
TOTAL FOOTPRINT ALLOWED PER HDC =	1953.7
• FIRST FLOOR SQUARE FOOTAGE	1472
• GARAGE SQUARE FOOTAGE	481.7
• TOTAL FOOTPRINT	1953.7
A/C AREA CALCULATION:	
• FIRST FLOOR	1472
• SECOND FLOOR	965
• TOTAL A/C AREA	2437
• COVERED PORCHES	547
• GARAGE	481.7
TOTAL AREA UNDER ROOF	3465.7

ZONING: R-3 RESIDENTIAL
CONSTRUCTION TYPE V-B

PRINT RECORD:
11/4/2020 HISTORIC DISTRICT COUNCIL REVIEW

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AMELIA ISLAND, FLORIDA 32034
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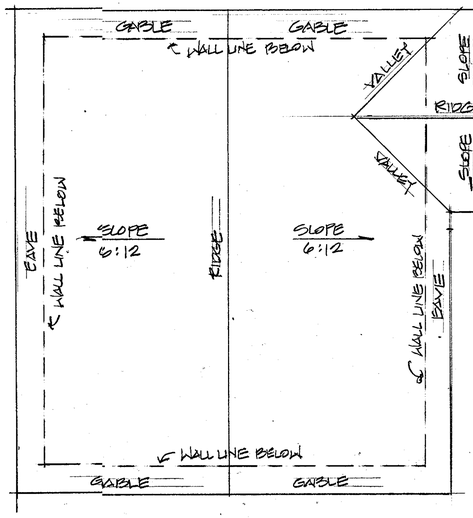
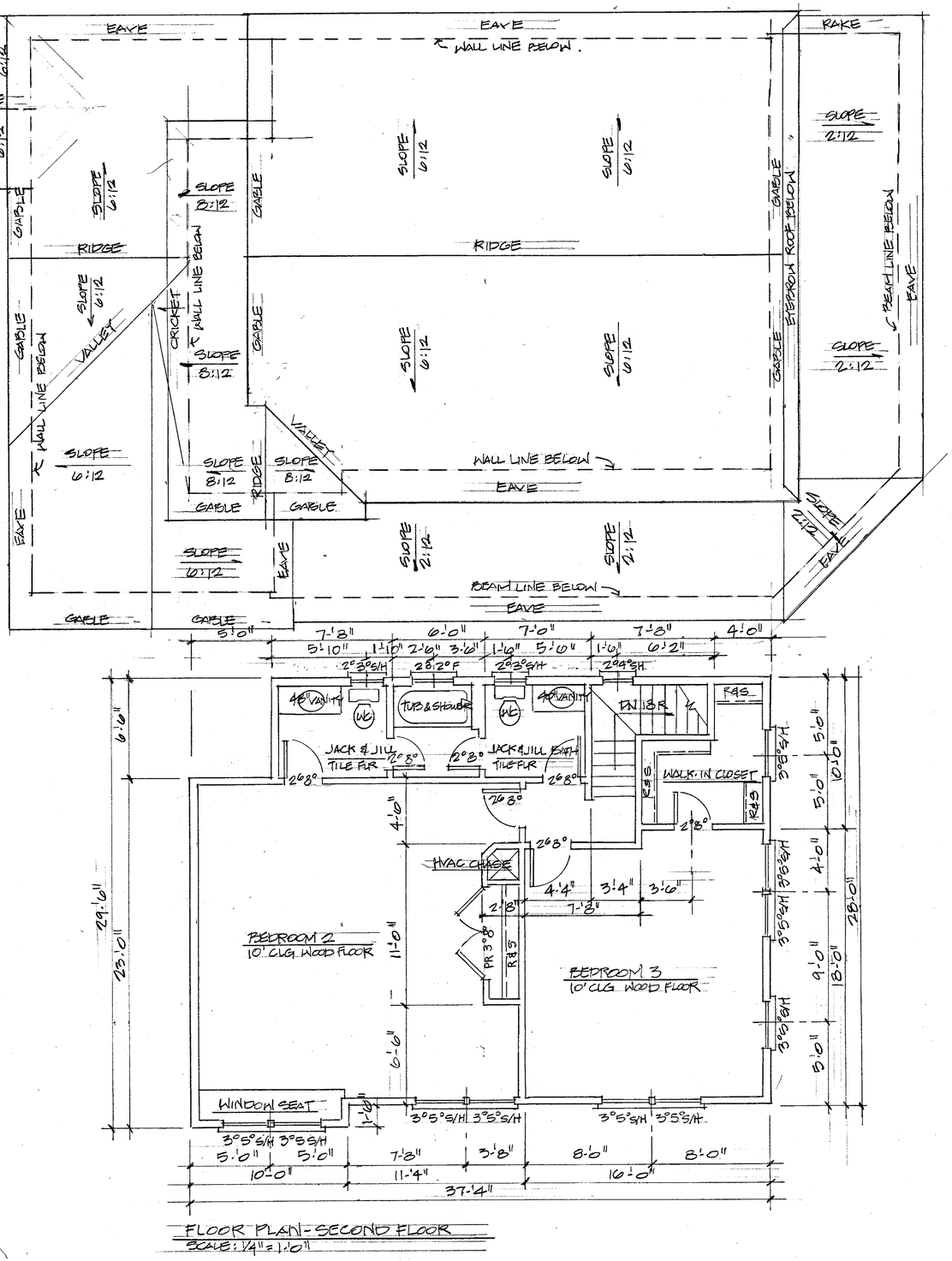
CUSTOM HOME
FOR
MICHAEL DOUGLAS MOCK
1020 WHITE STREET, OLD TOWN FERNANDINA, FLORIDA

2

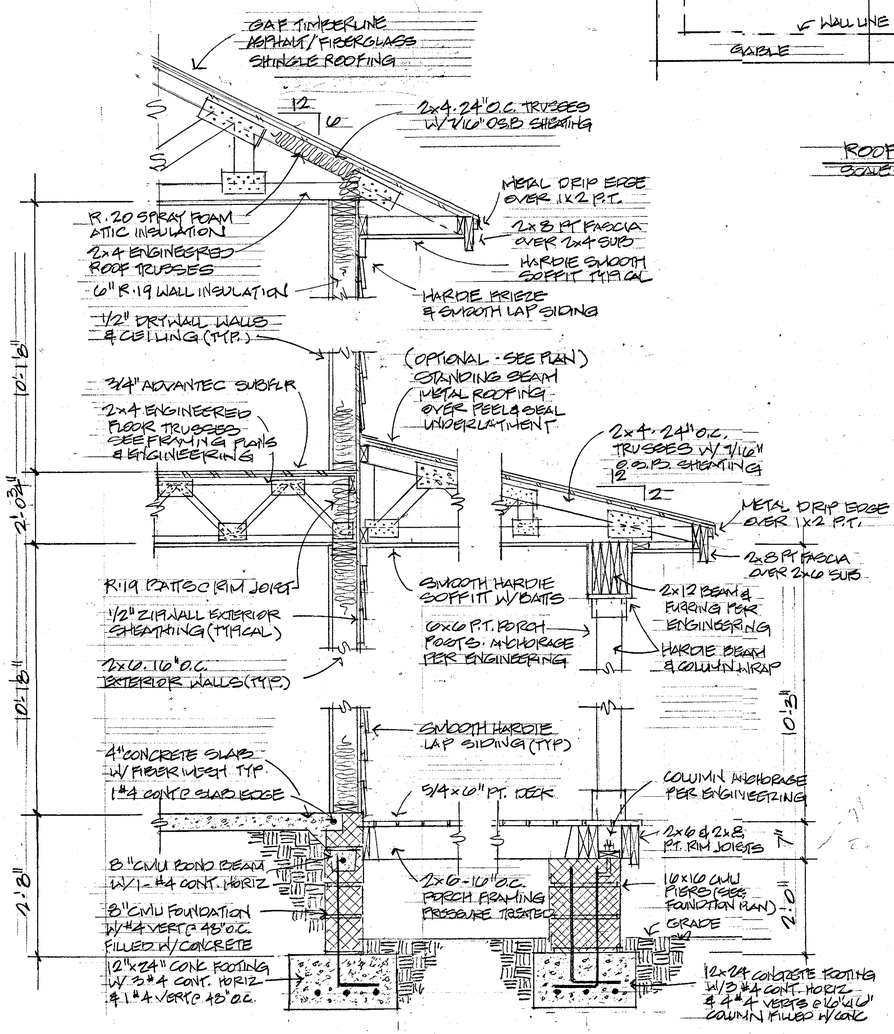
FIRST FLOOR PLAN



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



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



2. STORY EXTERIOR WALL SECTION
SCALE 3/4" = 1'-0" (SEE STRUCTURAL ENGINEERING)

PRINT RECORD:
11/4/2020 HISTORIC DISTRICT COUNCIL REVIEW

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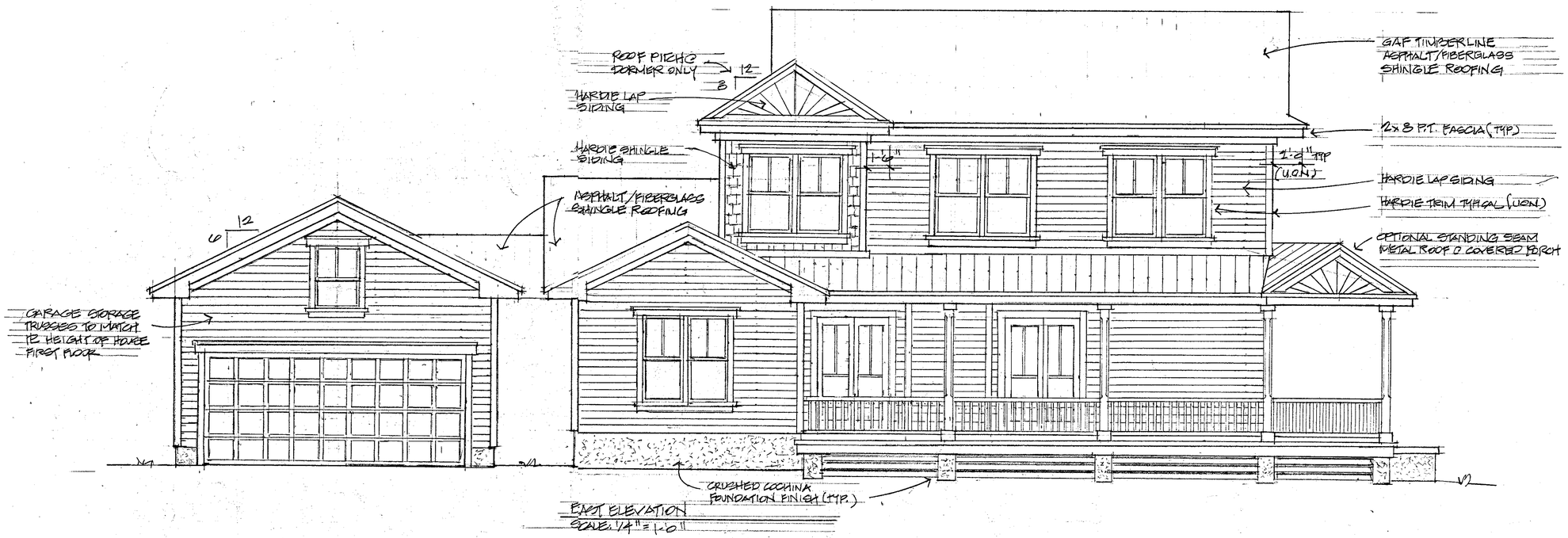
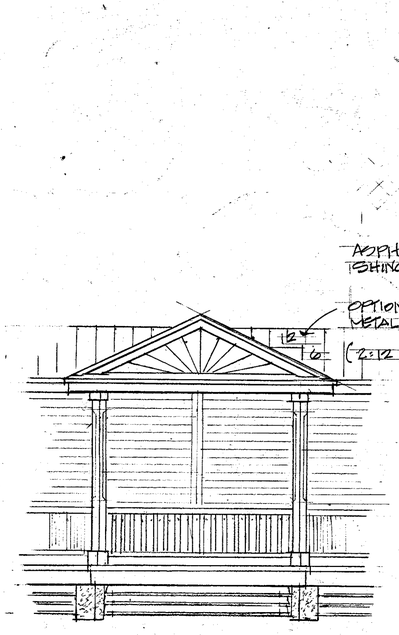
1881 FLOYD STREET
AMELIA ISLAND, FLORIDA 32034
904-753-9049
CBC 060093

CUSTOM HOME
FOR
MICHAEL DOUGLAS MOCK
1020 WHITE STREET, OLD TOWN FERNANDINA, FLORIDA

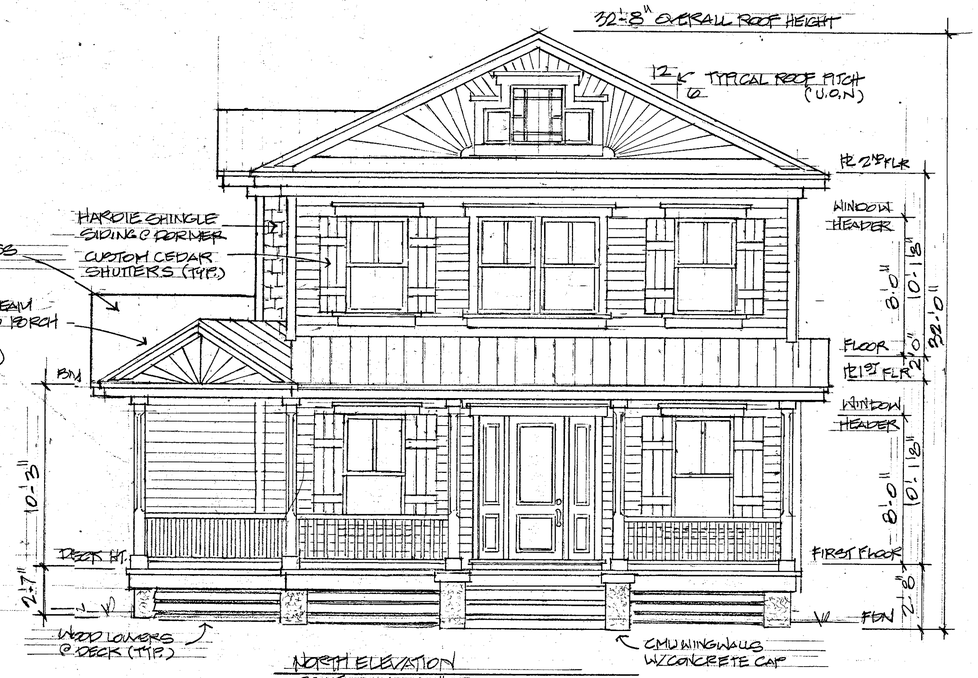
3
SECOND FLOOR
ROOF PLAN
WALL SECTIONS



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



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



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

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11/4/2020 HISTORIC DISTRICT COUNCIL REVIEW

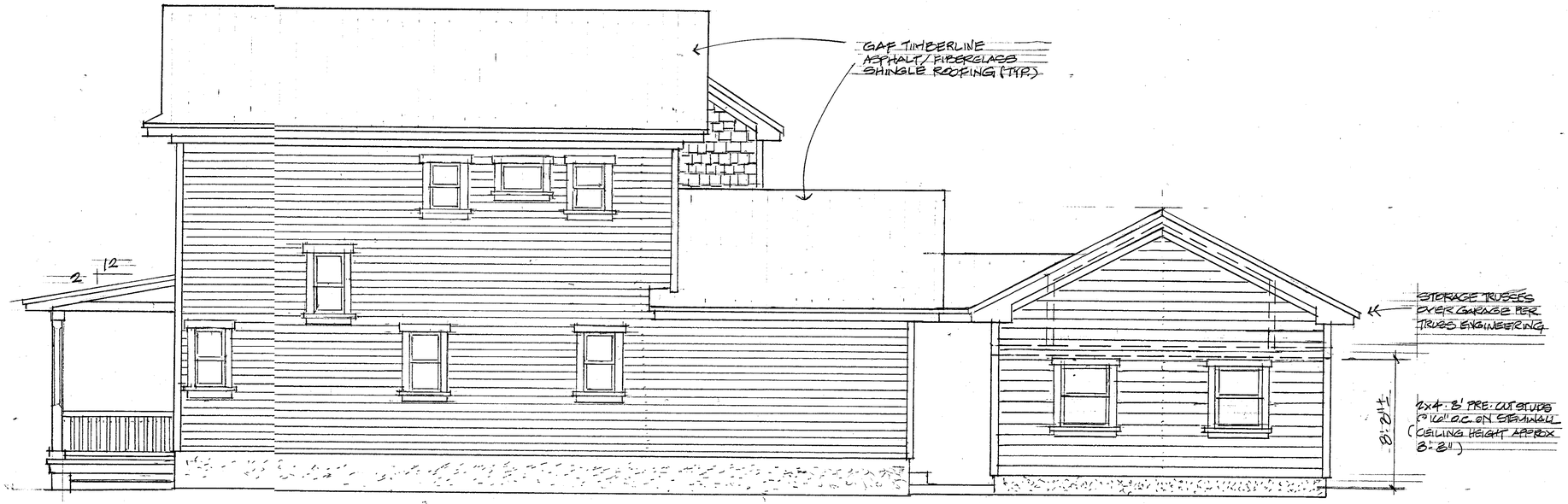
DRACE CONSTRUCTION, INC.
1881 FLOYD STREET
AMELIA ISLAND, FLORIDA 32034
904-753-9049
CBC 060093

CUSTOM HOME
FOR
MICHAEL DOUGLAS MOCK

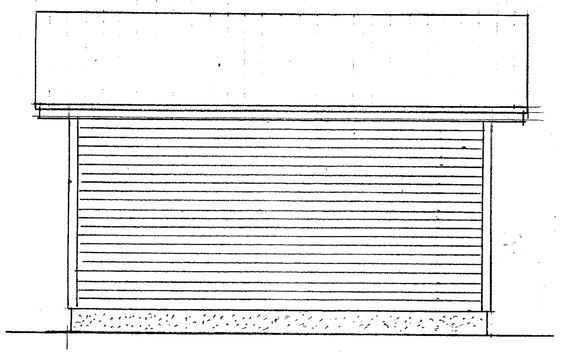
1020 WHITE STREET, OLD TOWN FERNANDINA, FLORIDA

4

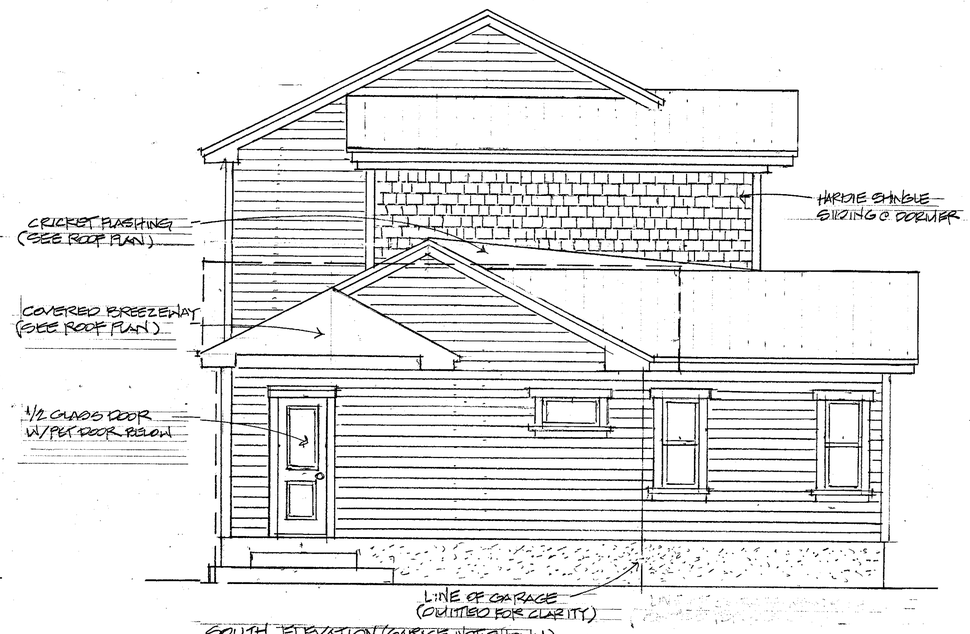
ELEVATIONS



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



SOUTH GARAGE ELEVATION
SCALE: 1/4"=1'-0"



SOUTH ELEVATION (GARAGE NOT SHOWN)
SCALE: 1/4"=1'-0"

PRINT RECORD:
1/27/2022 HISTORIC DISTRICT COUNCIL REVIEW

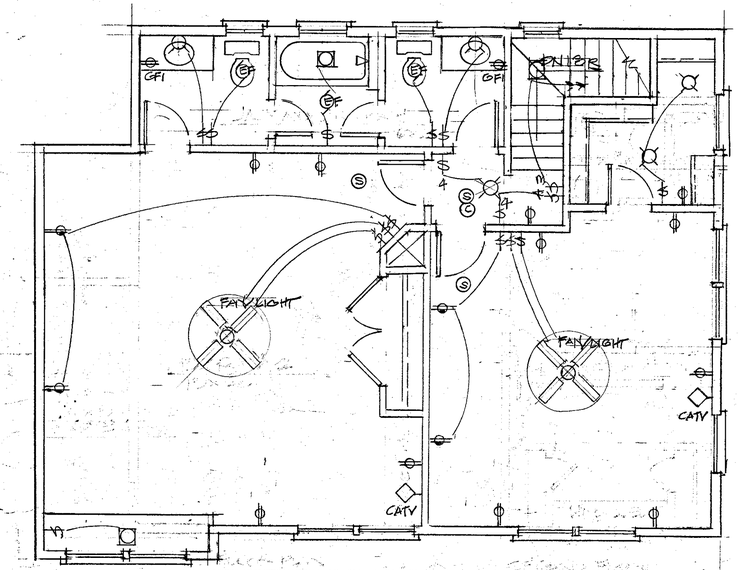
DRACE CONSTRUCTION, INC.
1881 FLOYD STREET
AMELIA ISLAND, FLORIDA 32034
904-753-9049
CBC 060093

CUSTOM HOME
FOR
MICHAEL DOUGLAS MOCK
1020 WHITE STREET, OLD TOWN FERNANDINA, FLORIDA

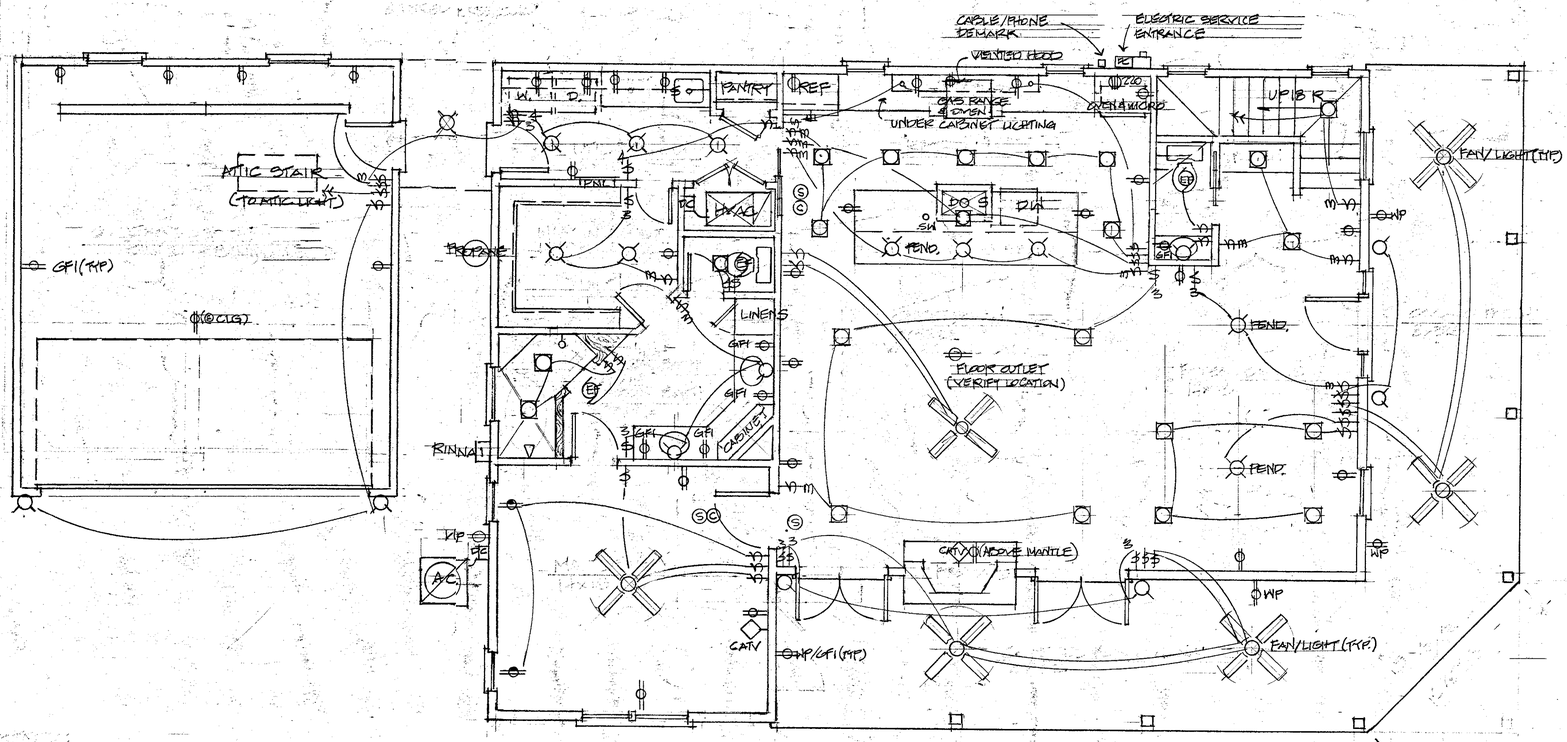
5
ELEVATIONS

ELECTRICAL LEGEND

	CEILING FIXTURE
	WALL MOUNT FIXTURE
	RECESSED FIXTURE
	EXHAUST FAN
S	SMOKE DETECTOR
C	CARBON MONOXIDE DETECTOR
	110 VOLT RECEPTACLE
	220 VOLT RECEPTACLE
	SWITCHED OUTLET
GFI	GFI OUTLET
WP	WEATHERPROOF OUTLET
	DISCONNECT
CATV	CABLE TV OUTLET



ELECTRICAL PLAN - SECOND FLOOR



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

PRINT RECORD:
11/6/2020 HISTORIC DISTRICT COUNCIL REVIEW

DRACE CONSTRUCTION, INC.
1881 FLOYD STREET
AMELIA ISLAND, FLORIDA 32034
904-753-9049
CBC 060093

CUSTOM HOME
FOR
MICHAEL DOUGLAS MOCK
1020 WHITE STREET, OLD TOWN FERNANDINA, FLORIDA

6
ELECTRICAL

HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2020-53
JANUARY 21, 2021

Owner/Applicant:	Tim Poynter, owner
Property Address:	25 N. 3rd Street
Parcel ID #	00-00-31-1800-0010-0150
Requested action:	Certificate of Approval (COA) to alter/add existing window/ door openings at , stucco front of building, and replace front porch wood railing with metal.
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	Vacant Commercial (formerly Bean School of Dance)
FL Master Site File #	8NA1114
Year Built:	1986 (FMSF)
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 proposing to rehabilitate the existing building for an adaptive use as a bowling alley/bar. The scope of work will include altering/replacing windows and door openings at front elevation; adding additional window/door openings and stairs at north elevation; stuccoing of the front elevation; replacing the existing front porch railing with a metal railing.
An addition of a restroom addition on the north elevation was approved as a staff-level review (HDC SA 2020-120).

APPLICABLE GUIDELINES:

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE
DOWNTOWN HISTORIC DISTRICT DESIGN GUIDELINES
SECRETERY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

Number	Secretary of the Interior's Standards for Rehabilitation	Findings		
		Complies	Does not Comply	N/A
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.*	☒	☐	☐
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.*	☐	☐	☒
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.*	☒	☐	☐
4	*Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*	☒	☐	☐
5	*Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*	☒	☐	☐
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.*	☐	☐	☒
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.*	☐	☐	☒
8	*Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*	☒	☐	☐
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.*	☒	☐	☐
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.*	☒	☐	☐

ANALYSIS:

Staff finds that the proposed design is compatible with the Downtown Historic District in terms of materials, scale, proportions, roof forms, orientation, and setbacks.

STAFF RECOMMENDATION:

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

Staff recommends:

Approval of HDC 2020-53

MOTION TO CONSIDER:

I move to **approve or deny** case number HDC 2020-53 **with or without** conditions;

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

That HDC case HDC 2020-53, 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 Design Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 **HDC 2020-53 Application and Backup Materials**

EXHIBIT 2 **HDC 2020-53 Plans & Elevations**

EXHIBIT 3 **FL Master Site File #8NA01114**

Respectfully Submitted,

Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #6369

Date Submitted: 11/26/2020

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 $25
- ☐ Certificate of Approval (COA): Board Review - Residential Single Family) $250
- ☑ Certificate of Approval (COA): Board Review - Commercial/Multi-Family/2 or more Residential Units/Mixed Use $400
- ☐ Demolition of a Primary Structure â€“ Non-Contributing $1,500
- ☐ Demolition of a Primary Structure â€“ Contributing $7,500
- ☐ After-the-Fact Certificate of Approval (COA): Staff Review $100
- ☐ After-the-Fact Certificate of Approval (COA): Board Review $1,500
- ☐ Amendment to Previously Approved COA - First Amendment Free, Subsequent Amendments = 1/2 cost of original fees

Basis for Review

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

2020 HDC BOARD AND SUBMISSION DEADLINE CALENDAR

HDC 2020

IMPORTANT NOTES

Conceptual Approvals

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

Pre-Application Meeting

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

Application Requirements

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

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

- [ ] Historic District Overlays â€“ see LDC Section 8.01.01
- [ ] Specific Requirements within the OT-1 and OT-2 Zoning Districts â€“ see LDC Section 8.01.01.02
- [ ] Amelia River Waterfront Community Redevelopment Area â€“ see LDC Section 8.01.02
- [x] Application Process for Certificate of Approval â€“ see LDC Section 8.03.03
- [ ] Signage in the Historic Districts and Community Redevelopment Area â€“ see LDC Section 8.01.03
- [ ] Requirements for Demolition Applications â€“ 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 HDCâ€™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*

Alteration

APPROVAL TYPE*

Board Approval: Final

See Certificate of Approval Matrix for details

Previously Approved Case #

Have you met with a planner for a pre-application meeting?*

Yes

What was the date of your pre-application meeting?*

10/26/2020

Please apply for a required pre-application meeting using the following link:

HDC Pre-Application Meeting Request

PROPERTY INFORMATION

Property information can be found at the Nassau County Property Appraiser's website â†' Map Search

Historic District*

Downtown

Site Address*

25 N 3rd Street

City* | **State*** | **Zip Code***

Fernandina Beach | Fl | 32034

Parcel ID #(s)*

00-00-31-1800-0010-0150

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name* | **Last Name***

Poynter Family Holdings, LLLP | Poynter

Mailing Address*

3967 1st Avenue

City* | **State*** | **Zip Code***

Fernandina Beach | Florida | 32034

Telephone Number* | **E-mail Address***

904-415-6533 | tpoynter@gmail.com

OWNER'S AGENT

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

Is there an agent other than the owner representing this project?*

No

First Name* | **Last Name***

Company (if applicable)

Street Address

City **State** **Zip**

Telephone Number **E-mail Address**

Project Description*

We are looking to replace windows and doors to the front of this building and add windows and door to the side of the building. We also intend to take off the existing material on the front of the building and match it to the sides and back. This will be a skip trowel stucco finish. We will also replace the front porch wood railing with a metal railing similar to the illustration design provided. The bathroom addition was presented on a separate application to staff.

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

Design Vision Statement*

We are simply looking to elevate the look to compliment our existing businesses on either side. Illustrations to be sent on separate email.

For New Construction: Please write a brief design statement explaining the architectural style of your project; what its design draws inspiration from; and how it is architecturally compatible with the surrounding historic neighborhood.

Requirements for Demolition Applications

Per LDC 8.03.03.01

1. Does the structure or site meet national, state, or local criteria for designation?

2. Is the structure or site a contributing structure or site to a locally designated or National Register historic district?

3. Would the loss of the structure or site deteriorate the quality or continuity of the historic district, or the surrounding neighborhood?

4. Is the structure or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense?

5. Is the structure or site one of the last remaining examples of its kind in the neighborhood, county or region, or is a distinctive example of an architectural or design style which contributes to the character of the district?

6. Would the removal of the structure or site destroy the historic relationship between structures or open space?

7. Would retention of the structure or site promotes the general welfare of the City by providing an opportunity for study of local history, architecture, and design, or by developing an understanding of the importance and value of a particular culture and heritage?

8. Have the applicants made good faith efforts to pursue alternatives to demolition?

9. Will the applicant be denied a reasonable return on his or her investment

10. Is there an economic hardship for the applicant as demonstrated by requirements in Section 8.03.06?

11. Has the Code Enforcement and Appeals Board has recommended demolition of the structure?

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
Titan	stucco	SW7072 (Name/Number)

DOORS

Manufacturer	Product Description	Color
SWI	Series 1000 Aluminum (see attached) Include FL Product Approval # for Windows and Doors	Black Kynar Finish (Name/Number)

WINDOWS

Manufacturer	Product Description	Color
SWI	Series 1000 aluminum (see attached) Include FL Product Approval # for Windows and Doors	Black Kynar Finish (Name/Number)

ROOFING

Manufacturer	Product Description	Color
		(Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
		(Name/Number)

FOUNDATION

Manufacturer	Product Description

Color

(Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
		(Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
		(Name/Number)

FENCING

Manufacturer	Product Description	Color
Local	metal	black powder coated
		(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
		(Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
		(Name/Number)

OTHER

Manufacturer	Product Description	Color
		(Name/Number)

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

Upload 1	Upload 2	Upload 3	Upload 4
A2.1 Exterior Elevations (front).pdf	A2.2 Exterior Elevation (side).pdf	A1.2 Site Plan.pdf	bean bldg survey 2.pdf

Upload 5

SIW 1000 Fixed Storefront NOA.pdf

Upload 6	Upload 7	Upload 8
SIW CONTEMPORARY 700 SERIES SKINNY DOOR (OUTSWING) 2017 FLORIDA PRODUCT APPROVAL.pdf	SIW S-2000 12 GARAGE DOOR NOA.pdf	Owner verification of 25 N. 3rd St 6.jpeg

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 Cityâ€™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*	Applicant Last Name*
Tim	Poynter

Today's Date*

11/26/2020

DEPARTMENT OF PLANNING & CONSERVATION

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

PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0010-0190

Owner Name	POYNTER FAMILY HOLDINGS I LLP
Mailing Address	3967 FIRST AVE
	FERNANDINA BEACH, FL 32034
Location Address	25 3RD ST N
	FERNANDINA BEACH 32034
Tax District	FERNANDINA BEACH
Millage	20.3245
Homestead	No
Property Usage	STORES, 1 001100
Deed Acres	0
Short Legal	BLOCK 10 LOT 19

2020 Final Values

Land Value	$87,500
(+) Improved Value	$185,360
(=) Market Value	**$272,860**
(-) Agricultural Classification	$0
(-) SOH or Non-Hx* Capped Savings	$0
(=) Assessed Value	**$272,860**
(-) Homestead	$0
(-) Additional Exemptions	$0
(=) School Taxable Value	$272,860
(-) Non-School HX & Other Exempt Value	$0
(=) County Taxable Value	**$272,860**

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

Property Search

Map This Parcel

GIS Report

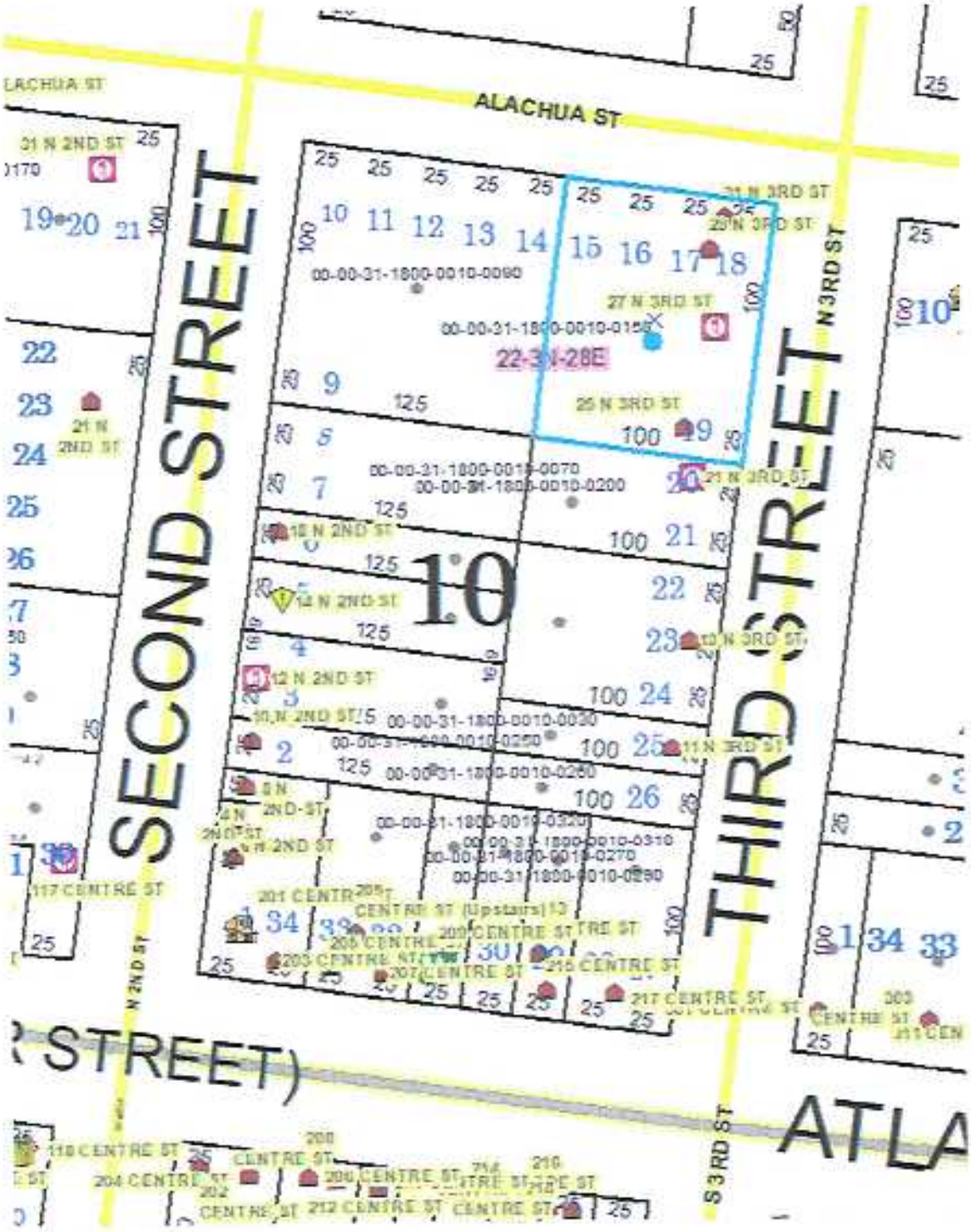
Property Record Card

Print Friendly Page

PARCEL MAP

2019 AERIAL MAP

ALACHUA ST
SECOND STREET
THIRD STREET
N 2ND ST
N 3RD ST
27 N 3RD ST
25 N 3RD ST
21 N 3RD ST
10 N 2ND ST
12 N 2ND ST
11 N 3RD ST
117 CENTRE ST
201 CENTRE ST
203 CENTRE ST
205 CENTRE ST
207 CENTRE ST
209 CENTRE ST
211 CENTRE ST
213 CENTRE ST
215 CENTRE ST
217 CENTRE ST
212 CENTRE ST
ATLA


ALACHUA ST
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00-00-31-1800-0010-0030
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215 CENTRE ST
217 CENTRE ST
STREET)
ATLA

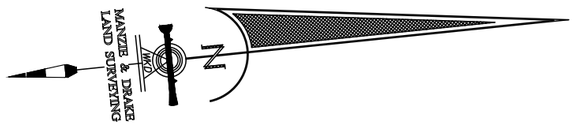
MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

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

LOT NINETEEN (19), BLOCK TEN (10).

CERTIFIED TO: TIM POYNTER

PROPERTY ADDRESS:
25 NORTH THIRD STREET
FERNANDINA BEACH, FLORIDA 32034



LEGEND
- = CONCRETE FLATWORK
- E = ELECTRICITY METER
- W = WATER METER
- (P) = PLAT
- (M) = MEASURED
- ℄ = CENTERLINE
- A/C = AIR CONDITIONER
- NAVD = NORTH AMERICAN VERTICAL DATUM

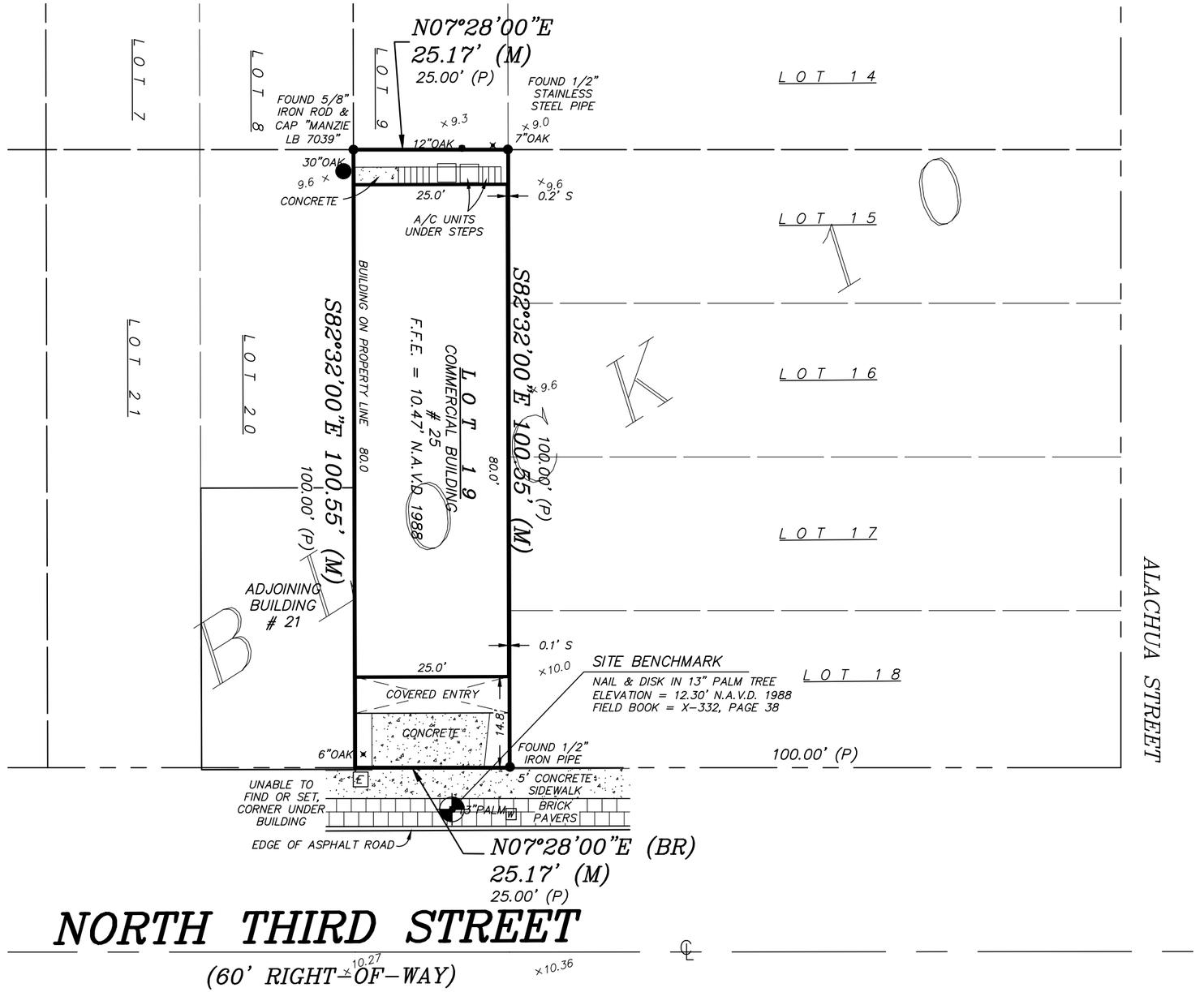
TREE LEGEND
- O = OAK TREE

TREE DISCLAIMER:
NUMBER OF TREES SHOWN ON SURVEY: 5

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.

SURVEY NOTES:
1) The "Legal Description" hereon is in accord with the description provided by the client
2) Underground Improvements were not located or shown.
3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
4) Bearings shown hereon are based on the assumed bearing of N07°28'00"E for the northerly right-of-way line of North Third Street. The bearing reference line is indicated as thus (BR).
5) 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.
6) Site Benchmark is as shown hereon.
7) Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)
8) The Reference Benchmark is nail & disk "Manzie LB 7039" at the northwest corner of the intersection of Third Street & Centre Street. (Elevation = 8.87' 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: 21026 DATE: 09/02/2020 CADD: LM
F.B. NO: X-332 PAGE NO: 38 FIELD CREW: JM FILE NO: A-5177

25
25

MIAMI-DADE COUNTY
PRODUCT CONTROL SECTION
11805 SW 26 Street, Room 208
Miami, Florida 33175-2474
T (786) 315-2590 F (786) 315-2599
www.miamidade.gov/building

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER)
BOARD AND CODE ADMINISTRATION DIVISION

NOTICE OF ACCEPTANCE (NOA)

SIW Solutions, LLC
975 S. Congress Avenue #102
Delray Beach, FL 33445

SCOPE:

This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed and accepted by Miami-Dade County RER - Product Control Section to be used in Miami Dade County and other areas where allowed by the Authority Having Jurisdiction (AHJ).

This NOA shall not be valid after the expiration date stated below. The Miami-Dade County Product Control Section (In Miami-Dade County) and/ or the AHJ (in areas other than Miami-Dade County) reserve the right to have this product or material tested for quality assurance purposes. If this product or material fails to perform in the accepted manner, the manufacturer will incur the expense of such testing and the AHJ may immediately revoke, modify, or suspend the use of such product or material within their jurisdiction. RER reserves the right to revoke this acceptance, if it is determined by Miami-Dade County Product Control Section that this product or material fails to meet the requirements of the applicable building code.

This product is approved as described herein, and has been designed to comply with the Florida Building Code, including the High Velocity Hurricane Zone.-

DESCRIPTION: Series "1000" Aluminum Window Wall System – L.M.I.

APPROVAL DOCUMENT: Drawing No. **W17-48**, titled "Series 1000 Alum Window Wall System (L.M.I.)", sheets 1 through 9 of 9, dated 05/10/17, with revision C dated 12/05/18, prepared by Al-Farooq Corporation, signed and sealed by Javad Ahmad, P.E., bearing the Miami–Dade County Product Control Revision stamp with the Notice of Acceptance number and expiration date by the Miami–Dade County Product Control Section.

MISSILE IMPACT RATING: Large and Small Missile Impact Resistant

LABELING: Each unit shall bear a permanent label with the manufacturer's name or logo, city, state, model/series, and following statement: "Miami-Dade County Product Control Approved", unless otherwise noted herein.

RENEWAL of this NOA shall be considered after a renewal application has been filed and there has been no change in the applicable building code negatively affecting the performance of this product.

TERMINATION of this NOA will occur after the expiration date or if there has been a revision or change in the materials, use, and/ or manufacture of the product or process. Misuse of this NOA as an endorsement of any product, for sales, advertising or any other purposes shall automatically terminate this NOA. Failure to comply with any section of this NOA shall be cause for termination and removal of NOA.

ADVERTISEMENT: The NOA number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the NOA is displayed, then it shall be done in its entirety.

INSPECTION: A copy of this entire NOA shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

This NOA **revises NOA No. 17-0517.04** and consists of this page 1 and evidence pages E-1 and E-2, as well as approval document mentioned above.

The submitted documentation was reviewed by **Manuel Perez, P.E.**

MIAMI-DADE COUNTY APPROVED

3/15/19

NOA No. 19-0131.01
Expiration Date: November 30, 2022
Approval Date: March 14, 2019

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

1. EVIDENCE SUBMITTED UNDER PREVIOUS NOA's

A. DRAWINGS

1. Manufacturer's die drawings and sections.
   (Submitted under NOA No. 17-0517.04)
2. Drawing No. **W17-48**, titled "Series 1000 Alum Window Wall System (L.M.I.)", sheets 1 through 9 of 9, dated 05/10/17, with revision B dated 11/03/17, prepared by Al-Farooq Corporation, signed and sealed by Javad Ahmad, P.E.

B. TESTS

1. Test reports on: 1) Air Infiltration Test, per FBC, TAS 202-94
   2) Uniform Static Air Pressure Test, Loading per FBC, TAS 202-94
   3) Water Resistance Test, per FBC, TAS 202-94
   4) Large Missile Impact Test per FBC, TAS 201-94
   5) Cyclic Wind Pressure Loading per FBC, TAS 203-94

   along with marked-up drawings and installation diagram of Series 1000 Fixed Window Wall System, prepared by Blackwater Testing, Inc., Test Report No. **BT-SIW-15-002**, dated 09/23/15, signed and sealed by Yamil Gerardo Kuri, P.E.
   (Submitted under previous NOA# 17-0517.04)

C. CALCULATIONS

1. Anchor verification calculations and structural analysis, complying with **FBC 5th Edition (2014)** and **FBC 6th Edition (2017)**, dated 05/16/17 and revised on 09/20/17, prepared by Al-Farooq Corporation, signed and sealed by Javad Ahmad, P.E.
2. Glazing complies with **ASTM E1300-09**

D. QUALITY ASSURANCE

1. Miami-Dade Department of Regulatory and Economic Resources (RER).

E. MATERIAL CERTIFICATIONS

1. Notice of Acceptance No. **14-0916.11** issued to **Kuraray America**, Inc. for their "**SentryGlas® (Clear and White) Interlayers**" dated 06/25/15, expiring on 07/04/18.
2. Notice of Acceptance No. **16-1117.01** issued to **Kuraray America**, Inc. for their "**Trosifol® Ultraclear, Clear and Color PVB Glass Interlayers**" dated 01/19/17, expiring on 07/08/19.

F. STATEMENTS

1. Statement letter of conformance to **FBC 5th Edition (2014)** and **FBC 6th Edition (2017)**, and of no financial interest, dated 11/22/17, prepared by Al-Farooq Corporation, signed and sealed by Javad Ahmad, P.E.
2. Test Proposal issued by RER, dated 05/01/15, signed by Jaime Gascon, P. E.

Manuel Perez, P.E.
Product Control Examiner
NOA No. 19-0131.01
Expiration Date: November 30, 2022
Approval Date: March 14, 2019

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

G. OTHERS

1. None.

2. NEW EVIDENCE SUBMITTED

A. DRAWINGS

1. Drawing No. **W17-48**, titled "Series 1000 Alum Window Wall System (L.M.I.)", sheets 1 through 9 of 9, dated 05/10/17, with revision C dated 12/05/18, prepared by Al-Farooq Corporation, signed and sealed by Javad Ahmad, P.E.

B. TESTS

1. None

C. CALCULATIONS

1. None

D. QUALITY ASSURANCE

1. Miami-Dade Department of Regulatory and Economic Resources (RER)

E. MATERIAL CERTIFICATIONS

1. Notice of Acceptance No. **17-0808.02** issued to **Kuraray America, Inc.** for their **"SentryGlas® (Clear and White) Glass Interlayers"** dated 12/28/17, expiring on 07/04/23.

2. Notice of Acceptance No. **17-1114.14** issued to **Kuraray America, Inc.** for their **"Trosifol® Ultraclear, Clear and Color PVB Glass Interlayers"** dated 01/18/18, expiring on 07/08/19.

F. STATEMENTS

1. Statement letter of conformance, complying with **FBC 6th Edition (2017)**, dated January 9, 2019, issued by Al-Farooq Corporation, signed and sealed by Javad Ahmad, P.E.

2. Asset purchase agreement dated December 28, 2018, signed by Mr. Abdiel Lopez and Mr. Steven G. Tourek.

3. Letter from owners of existing NOA stating that they have sold all assets to the applicant, that they no longer manufacture the product and relinquish their rights to the current NOA, dated December 28, 2018, signed by Mr. Abdiel Lopez, Manager

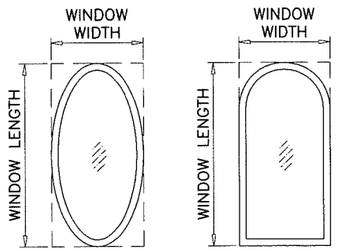
G. OTHERS

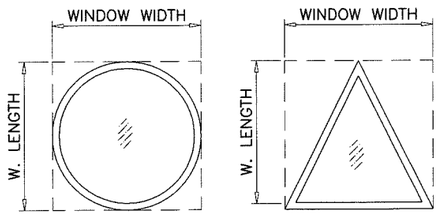
1. Notice of Acceptance No. **17-0517.04**, issued to SIW Impact Windows, LLC for their Series "1000" Aluminum Window Wall System - L.M.I., approved on 11/30/17 and expiring on 11/30/22.

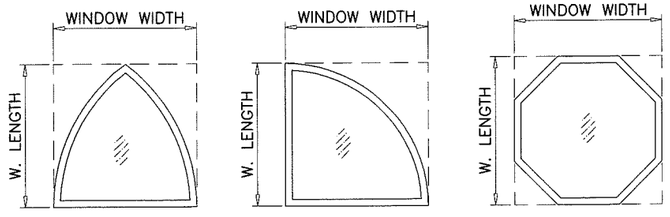
Manuel Perez, P.E.
Product Control Examiner
NOA No. 19-0131.01
Expiration Date: November 30, 2022
Approval Date: March 14, 2019

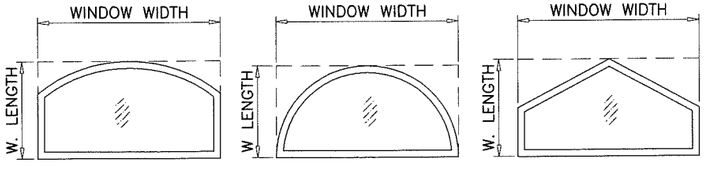
DAYLITE OPENINGS:

DLO WIDTH = FRAME WIDTH – 4.50"
DLO HEIGHT = FRAME HEIGHT – 4.50"

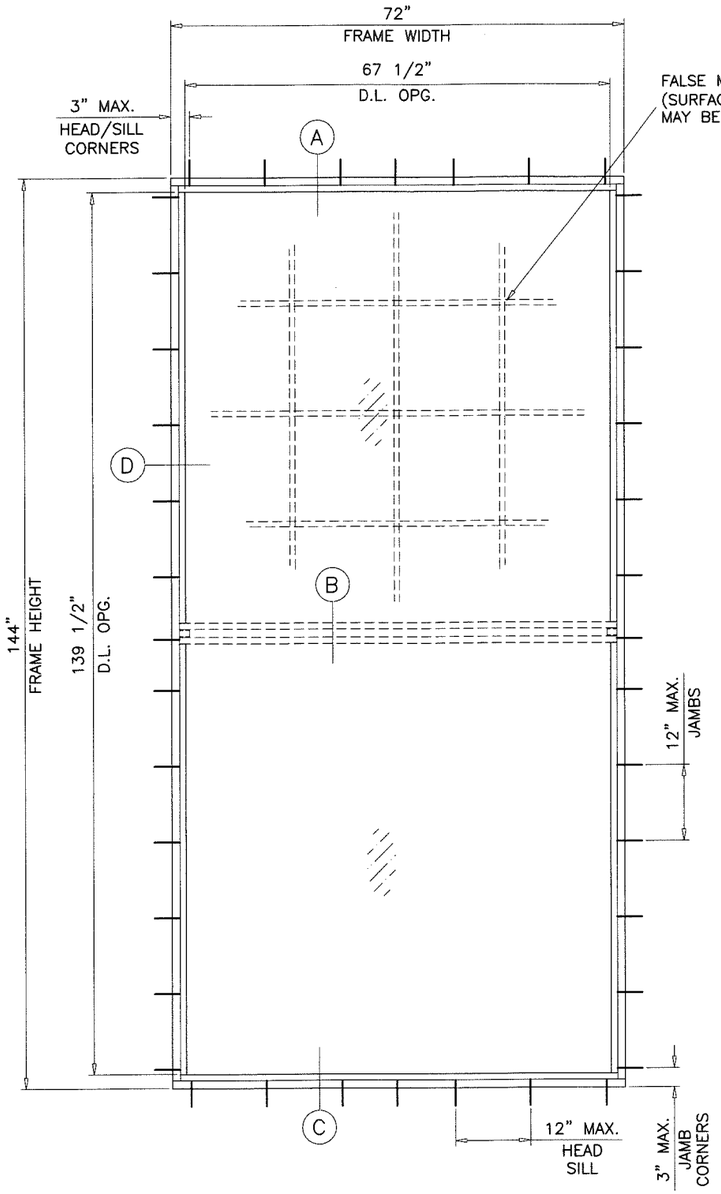








ALLOWABLE LOADS FOR ALTERNATE SHAPES AS SHOWN ABOVE OR SIMILAR CAN BE VERIFIED BY INSCRIBING PICTURE WINDOW SHAPE WITHIN SQUARE OR RECTANGLE AS SHOWN IN DOTTED LINES AND OBTAINING ALLOWABLE LOADS FROM THOSE SHAPES.



TYPICAL ELEVATION

THESE WINDOWS ARE RATED FOR LARGE & SMALL MISSILE IMPACT.
SHUTTERS ARE NOT REQUIRED.

SERIES 1000
ALUMINUM WINDOW WALL SYSTEM

SEE SHEET 3 FOR SINGLE WINDOW DESIGN LOAD CAPACITIES.
FOR FIXED/FIXED COMBINATIONS IN MODULES OF TWO OR MORE WINDOWS USING 'H' MULLION IN BETWEEN SEE CHART ON SHEET 8.
FOR COMBINATION MULLION ANCHOR CAPACITY SEE CHART ON SHEET 9.
LOWER DESIGN PRESSURE FROM WINDOW, MULLION OR MULLION ANCHOR CHART WILL APPLY TO ENTIRE SYSTEM.

THIS PRODUCT HAS BEEN DESIGNED AND TESTED TO COMPLY WITH THE REQUIREMENTS OF THE 2017 (6TH EDITION) FLORIDA BUILDING CODE INCLUDING HIGH VELOCITY HURRICANE ZONE (HVHZ).

1BY OR 2BY WOOD BUCKS & BUCK FASTENERS BY OTHERS, MUST BE DESIGNED AND INSTALLED ADEQUATELY TO TRANSFER APPLIED PRODUCT LOADS TO THE BUILDING STRUCTURE.

ANCHORS SHALL BE CORROSION RESISTANT, SPACED AS SHOWN ON DETAILS AND INSTALLED PER MANUF'S INSTRUCTIONS. SPECIFIED EMBEDMENT TO BASE MATERIAL SHALL BE BEYOND WALL DRESSING OR STUCCO.

A LOAD DURATION INCREASE IS USED IN DESIGN OF ANCHORS INTO WOOD ONLY.

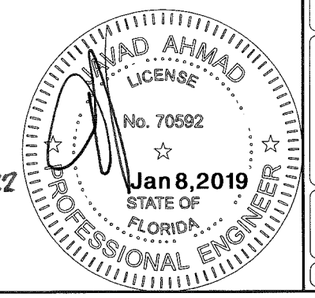
ALL SHIMS TO BE HIGH IMPACT, NON–METALLIC AND NON–COMPRESSIBLE.

MATERIALS INCLUDING BUT NOT LIMITED TO STEEL/METAL SCREWS, THAT COME INTO CONTACT WITH OTHER DISSIMILAR MATERIALS SHALL MEET THE REQUIREMENTS OF THE 2017 FLORIDA BLDG. CODE & ADOPTED STANDARDS.

THIS PRODUCT APPROVAL IS GENERIC AND DOES NOT PROVIDE INFORMATION FOR A SITE SPECIFIC PROJECT, i.e. LIFE SAFETY OF THIS PRODUCT, ADEQUACY OF STRUCTURE RECEIVING THIS PRODUCT AND SEALING AROUND OPENING FOR WATER INFILTRATION RESISTANCE ETC.
CONDITIONS NOT SHOWN IN THIS DRAWING ARE TO BE ANALYZED SEPARATELY, AND TO BE REVIEWED BY BUILDING OFFICIAL.

THIS PRODUCT WITH GLASS TYPES 'A', 'A1' & 'A2' COMPLY WITH REQUIREMENTS OF ANSI Z97.1.

PRODUCT REVISED
is complying with the Florida
Building Code
Acceptance No 19-0131.01
Expiration Date Nov. 30, 2022
By Manuel Perez
Miami-Dade Product Control



AL-FAROOQ CORPORATION
ENGINEERS & PRODUCT DEVELOPMENT
9360 SUNSET DRIVE, SUITE 220
MIAMI, FLORIDA 33173 (C.A.N. 3538)
TEL. (305) 264-8100 FAX. (305) 262-6978

COMP–ANL\W17–48SIW

SERIES 1000 ALUM WINDOW WALL SYSTEM (L.M.I.)

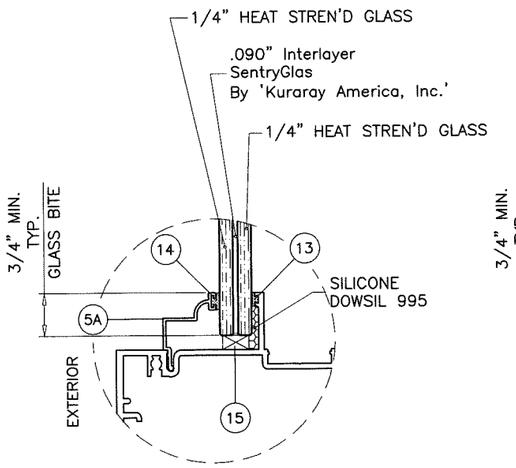
SIW Solutions, LLC.
975 S. CONGRESS AVE. #102
DELRAY BEACH, FL. 33445
TEL. (561) 274–9262 FAX. (561) 274–9392

revisions:			
no	date	by	description
A	08.21.17		REV. PER RER COMMENTS
B	11.03.17		NO CHANGE THIS SHEET
C	12.05.18		COMPANY NAME REV.

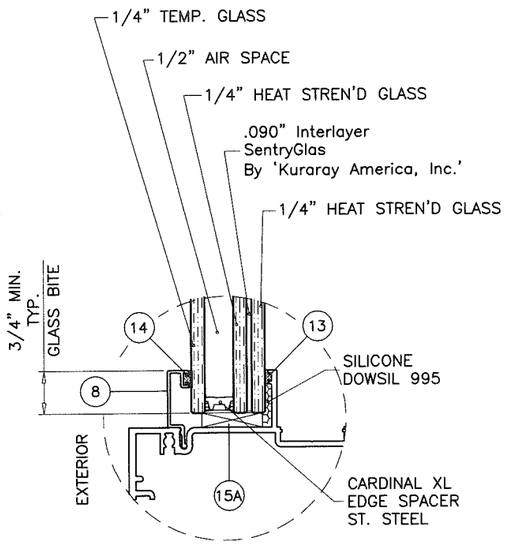
date: 05–10–17
scale: 1/2"=1'–0"
dr. by: TARIQ
chk. by:

drawing no.
W17–48

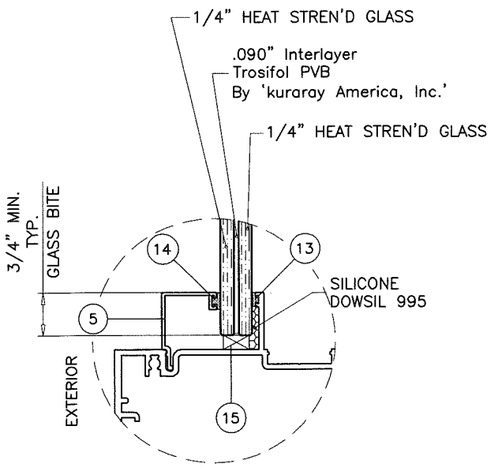
sheet 1 of 9



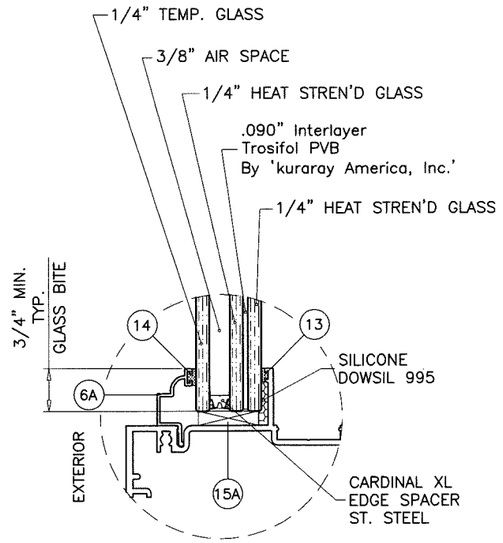
GLASS TYPE 'A'
9/16" LAM. GLASS



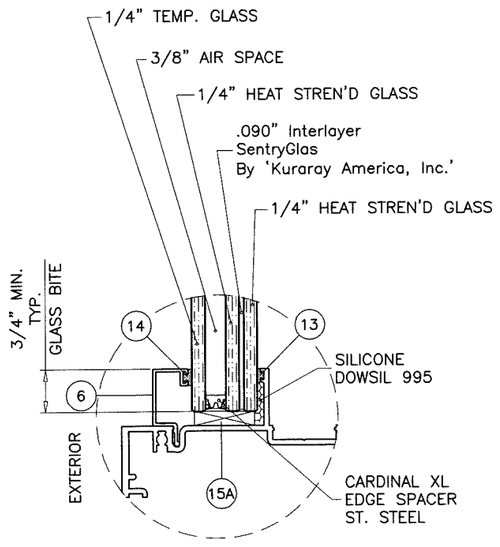
GLASS TYPE 'AI'
1-5/16" INSUL. LAM. GLASS



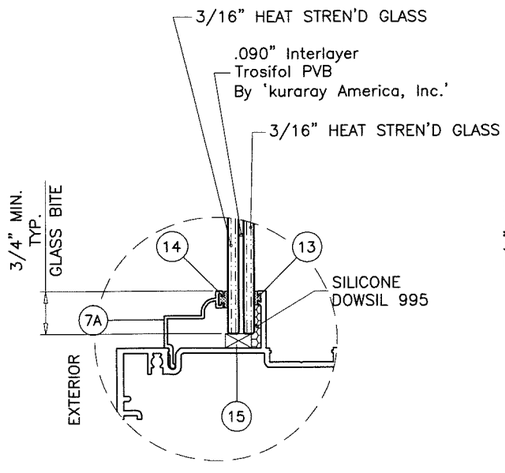
GLASS TYPE 'B'
9/16" LAM. GLASS



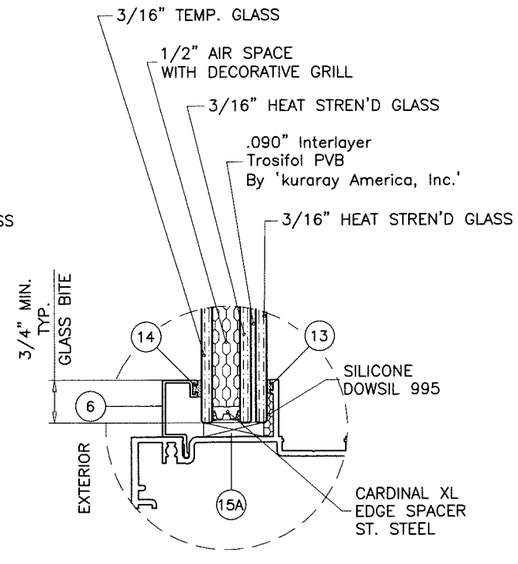
GLASS TYPE 'BI'
1-3/16" INSUL. LAM. GLASS



GLASS TYPE 'A2'
1-3/16" INSUL. LAM. GLASS



GLASS TYPE 'C'
9/16" LAM. GLASS



GLASS TYPE 'CI'
1-1/8" INSUL. LAM. GLASS

GLAZING OPTIONS

PRODUCT REVISED
as complying with the Florida
Building Code
Acceptance No 19-0131.01
Expiration Date Nov. 30, 2022
By Manuel Perez
Miami Dade Product Control

JAVAD AHMAD
LICENSE
No. 70592
Jan 8,2019
STATE OF FLORIDA
PROFESSIONAL ENGINEER

AL-FAROOQ CORPORATION
ENGINEERS & PRODUCT DEVELOPMENT
9360 SUNSET DRIVE, SUITE 220
MIAMI, FLORIDA 33173 (C.A.N. 3538)
TEL. (305) 264-8100 FAX. (305) 262-6978
COMP-ANL\W17-48SIW

SERIES 1000 ALUM WINDOW WALL SYSTEM (L.M.I.)

SIW Solutions, LLC.
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revisions:			
no	date	by	description
A	08.21.17		REV. PER RER COMMENTS
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C	12.05.18		COMPANY NAME REV.

date: 05-10-17
scale: 3/8" = 1"
dr. by: TARIQ
chk. by:

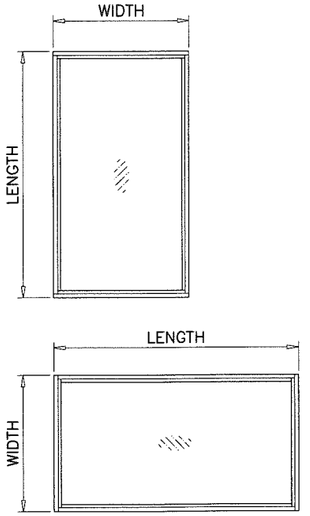
drawing no.
W17-48

sheet 2 of 9

DESIGN LOAD CAPACITY – PSF													
WINDOW DIMS.		GLASS TYPE 'A'		GLASS TYPE 'A1'		GLASS TYPE 'A2'		GLASS TYPES 'B' & 'B1'		GLASS TYPE 'C'		GLASS TYPE 'C1'	
WIDTH	LENGTH	EXT.(+)	1NT.(–)	EXT.(+)	1NT.(–)	EXT.(+)	1NT.(–)	EXT.(+)	1NT.(–)	EXT.(+)	1NT.(–)	EXT.(+)	1NT.(–)
36"	72"	100.0	110.0	70.0	70.0	100.0	110.0	60.0	60.0	70.0	70.0	60.0	60.0
42"		100.0	110.0	70.0	70.0	100.0	110.0	60.0	60.0	70.0	70.0	60.0	60.0
48"		100.0	110.0	70.0	70.0	100.0	110.0	60.0	60.0	70.0	70.0	60.0	60.0
54"		91.2	100.3	70.0	70.0	91.2	100.3	54.6	54.6	63.8	63.8	60.0	60.0
60"		82.1	90.3	70.0	70.0	82.1	90.3	49.1	49.1	57.5	57.5	57.5	57.5
66"		74.6	82.1	70.0	70.0	74.6	82.1	44.7	44.7	52.2	52.2	52.2	52.2
72"		70.0	70.0	70.0	70.0	–	–	40.9	40.9	47.9	47.9	47.9	47.9
36"	78"	100.0	110.0	70.0	70.0	100.0	110.0	60.0	60.0	70.0	70.0	60.0	60.0
42"		100.0	110.0	70.0	70.0	100.0	110.0	60.0	60.0	70.0	70.0	60.0	60.0
48"		100.0	110.0	70.0	70.0	100.0	110.0	60.0	60.0	70.0	70.0	60.0	60.0
54"		91.2	100.3	70.0	70.0	91.2	100.3	54.6	54.6	63.8	63.8	60.0	60.0
60"		82.1	90.3	70.0	70.0	82.1	90.3	49.1	49.1	57.5	57.5	57.5	57.5
66"		70.0	70.0	70.0	70.0	–	–	44.7	44.7	52.2	52.2	52.2	52.2
72"		70.0	70.0	70.0	70.0	–	–	40.9	40.9	–	–	–	–
36"	84"	100.0	110.0	70.0	70.0	100.0	110.0	60.0	60.0	70.0	70.0	60.0	60.0
42"		100.0	110.0	70.0	70.0	100.0	110.0	60.0	60.0	70.0	70.0	60.0	60.0
48"		100.0	110.0	70.0	70.0	100.0	110.0	60.0	60.0	70.0	70.0	60.0	60.0
54"		91.2	100.3	70.0	70.0	91.2	100.3	54.6	54.6	63.8	63.8	60.0	60.0
60"		70.0	70.0	70.0	70.0	–	–	49.1	49.1	57.5	57.5	57.5	57.5
66"		70.0	70.0	70.0	70.0	–	–	44.7	44.7	–	–	–	–
72"		70.0	70.0	70.0	70.0	–	–	40.9	40.9	–	–	–	–
36"	90"	100.0	110.0	70.0	70.0	100.0	110.0	60.0	60.0	70.0	70.0	60.0	60.0
42"		100.0	110.0	70.0	70.0	100.0	110.0	60.0	60.0	70.0	70.0	60.0	60.0
48"		100.0	110.0	70.0	70.0	100.0	110.0	60.0	60.0	70.0	70.0	60.0	60.0
54"		91.2	100.3	70.0	70.0	91.2	100.3	54.6	54.6	63.8	63.8	60.0	60.0
60"		70.0	70.0	70.0	70.0	–	–	49.1	49.1	–	–	–	–
66"		70.0	70.0	70.0	70.0	–	–	44.7	44.7	–	–	–	–
72"		70.0	70.0	70.0	70.0	–	–	40.9	40.9	–	–	–	–
36"	96"	100.0	110.0	70.0	70.0	100.0	110.0	60.0	60.0	70.0	70.0	60.0	60.0
42"		100.0	110.0	70.0	70.0	100.0	110.0	60.0	60.0	70.0	70.0	60.0	60.0
48"		100.0	110.0	70.0	70.0	100.0	110.0	60.0	60.0	70.0	70.0	60.0	60.0
54"		70.0	70.0	70.0	70.0	–	–	54.6	54.6	63.8	63.8	60.0	60.0
60"		70.0	70.0	70.0	70.0	–	–	49.1	49.1	–	–	–	–
66"		70.0	70.0	70.0	70.0	–	–	44.7	44.7	–	–	–	–
72"		70.0	70.0	70.0	70.0	–	–	–	–	–	–	–	–
36"	102"	100.0	110.0	70.0	70.0	100.0	110.0	60.0	60.0	70.0	70.0	60.0	60.0
42"		100.0	110.0	70.0	70.0	100.0	110.0	60.0	60.0	70.0	70.0	60.0	60.0
48"		100.0	108.0	70.0	70.0	100.0	108.0	60.0	60.0	70.0	70.0	60.0	60.0
54"		70.0	70.0	70.0	70.0	–	–	54.6	54.6	–	–	–	–
60"		70.0	70.0	70.0	70.0	–	–	49.1	49.1	–	–	–	–
66"		70.0	70.0	70.0	70.0	–	–	–	–	–	–	–	–
72"		70.0	70.0	70.0	70.0	–	–	–	–	–	–	–	–
36"	108"	100.0	110.0	70.0	70.0	100.0	110.0	60.0	60.0	70.0	70.0	60.0	60.0
42"		100.0	110.0	70.0	70.0	100.0	110.0	60.0	60.0	70.0	70.0	60.0	60.0
48"		70.0	70.0	70.0	70.0	–	–	60.0	60.0	70.0	70.0	60.0	60.0
54"		70.0	70.0	70.0	70.0	–	–	54.6	54.6	–	–	–	–
60"		70.0	70.0	70.0	70.0	–	–	49.1	49.1	–	–	–	–
66"		70.0	70.0	70.0	70.0	–	–	–	–	–	–	–	–
72"		70.0	70.0	70.0	70.0	–	–	–	–	–	–	–	–
36"	114"	100.0	110.0	70.0	70.0	100.0	110.0	60.0	60.0	70.0	70.0	60.0	60.0
42"		100.0	110.0	70.0	70.0	100.0	110.0	60.0	60.0	70.0	70.0	60.0	60.0
48"		70.0	70.0	70.0	70.0	–	–	60.0	60.0	–	–	–	–
54"		70.0	70.0	70.0	70.0	–	–	54.6	54.6	–	–	–	–
60"		70.0	70.0	70.0	70.0	–	–	–	–	–	–	–	–
66"		70.0	70.0	70.0	70.0	–	–	–	–	–	–	–	–
72"		70.0	70.0	70.0	70.0	–	–	–	–	–	–	–	–

DESIGN LOAD CAPACITY – PSF													
WINDOW DIMS.		GLASS TYPE 'A'		GLASS TYPE 'A1'		GLASS TYPE 'A2'		GLASS TYPES 'B' & 'B1'		GLASS TYPE 'C'		GLASS TYPE 'C1'	
WIDTH	LENGTH	EXT.(+)	1NT.(–)	EXT.(+)	1NT.(–)	EXT.(+)	1NT.(–)	EXT.(+)	1NT.(–)	EXT.(+)	1NT.(–)	EXT.(+)	1NT.(–)
36"	120"	100.0	110.0	70.0	70.0	100.0	110.0	60.0	60.0	70.0	70.0	60.0	60.0
42"		70.0	70.0	70.0	70.0	–	–	60.0	60.0	70.0	70.0	60.0	60.0
48"		70.0	70.0	70.0	70.0	–	–	60.0	60.0	–	–	–	–
54"		70.0	70.0	70.0	70.0	–	–	54.6	54.6	–	–	–	–
60"		70.0	70.0	70.0	70.0	–	–	–	–	–	–	–	–
66"		70.0	70.0	70.0	70.0	–	–	–	–	–	–	–	–
72"		70.0	70.0	70.0	70.0	–	–	–	–	–	–	–	–
36"	126"	100.0	110.0	70.0	70.0	100.0	110.0	60.0	60.0	70.0	70.0	60.0	60.0
42"		70.0	70.0	70.0	70.0	–	–	60.0	60.0	70.0	70.0	60.0	60.0
48"		70.0	70.0	70.0	70.0	–	–	60.0	60.0	–	–	–	–
54"		70.0	70.0	70.0	70.0	–	–	–	–	–	–	–	–
60"		70.0	70.0	70.0	70.0	–	–	–	–	–	–	–	–
66"		70.0	70.0	70.0	70.0	–	–	–	–	–	–	–	–
72"		70.0	70.0	70.0	70.0	–	–	–	–	–	–	–	–
36"	132"	100.0	110.0	70.0	70.0	100.0	110.0	60.0	60.0	70.0	70.0	60.0	60.0
42"		70.0	70.0	70.0	70.0	–	–	60.0	60.0	–	–	–	–
48"		70.0	70.0	70.0	70.0	–	–	60.0	60.0	–	–	–	–
54"		70.0	70.0	70.0	70.0	–	–	–	–	–	–	–	–
60"		70.0	70.0	70.0	70.0	–	–	–	–	–	–	–	–
66"		70.0	70.0	70.0	70.0	–	–	–	–	–	–	–	–
72"		70.0	70.0	70.0	70.0	–	–	–	–	–	–	–	–
36"	138"	100.0	110.0	70.0	70.0	100.0	110.0	60.0	60.0	70.0	70.0	60.0	60.0
42"		70.0	70.0	70.0	70.0	–	–	60.0	60.0	–	–	–	–
48"		70.0	70.0	70.0	70.0	–	–	–	–	–	–	–	–
54"		70.0	70.0	70.0	70.0	–	–	–	–	–	–	–	–
60"		70.0	70.0	70.0	70.0	–	–	–	–	–	–	–	–
66"		70.0	70.0	70.0	70.0	–	–	–	–	–	–	–	–
72"		70.0	70.0	70.0	70.0	–	–	–	–	–	–	–	–
36"	144"	70.0	70.0	70.0	70.0	–	–	60.0	60.0	70.0	70.0	60.0	60.0
42"		70.0	70.0	70.0	70.0	–	–	60.0	60.0	–	–	–	–
48"		70.0	70.0	70.0	70.0	–	–	–	–	–	–	–	–
54"		70.0	70.0	70.0	70.0	–	–	–	–	–	–	–	–
60"		70.0	70.0	70.0	70.0	–	–	–	–	–	–	–	–
66"		70.0	70.0	70.0	70.0	–	–	–	–	–	–	–	–
72"		70.0	70.0	70.0	70.0	–	–	–	–	–	–	–	–
36"	148"	70.0	70.0	70.0	70.0	–	–	–	–	–	–	–	–
42"		70.0	70.0	70.0	70.0	–	–	–	–	–	–	–	–
48"		70.0	70.0	70.0	70.0	–	–	–	–	–	–	–	–
54"		70.0	70.0	70.0	70.0	–	–	–	–	–	–	–	–
60"		70.0	70.0	70.0	70.0	–	–	–	–	–	–	–	–
66"		70.0	70.0	70.0	70.0	–	–	–	–	–	–	–	–
36"	152"	70.0	70.0	70.0	70.0	–	–	–	–	–	–	–	–
42"		70.0	70.0	70.0	70.0	–	–	–	–	–	–	–	–
48"		70.0	70.0	70.0	70.0	–	–	–	–	–	–	–	–
54"		70.0	70.0	70.0	70.0	–	–	–	–	–	–	–	–
60"		70.0	70.0	70.0	70.0	–	–	–	–	–	–	–	–
66"		70.0	70.0	70.0	70.0	–	–	–	–	–	–	–	–
36"	156"	70.0	70.0	70.0	70.0	–	–	–	–	–	–	–	–
42"		70.0	70.0	70.0	70.0	–	–	–	–	–	–	–	–
48"		70.0	70.0	70.0	70.0	–	–	–	–	–	–	–	–
54"		70.0	70.0	70.0	70.0	–	–	–	–	–	–	–	–
60"		70.0	70.0	70.0	70.0	–	–	–	–	–	–	–	–
66"		70.0	70.0	70.0	70.0	–	–	–	–	–	–	–	–

NOTE:
GLASS CAPACITIES ON THIS SHEET ARE BASED ON ASTM E1300–09 (3 SEC. GUSTS).



NOTE:
WIDTH AND LENGTH DIMENSIONS CAN BE ORIENTED VERTICALLY OR HORIZONTALLY AS SHOWN ABOVE.

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Acceptance No 19-0131.01
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LICENSE
No. 70592
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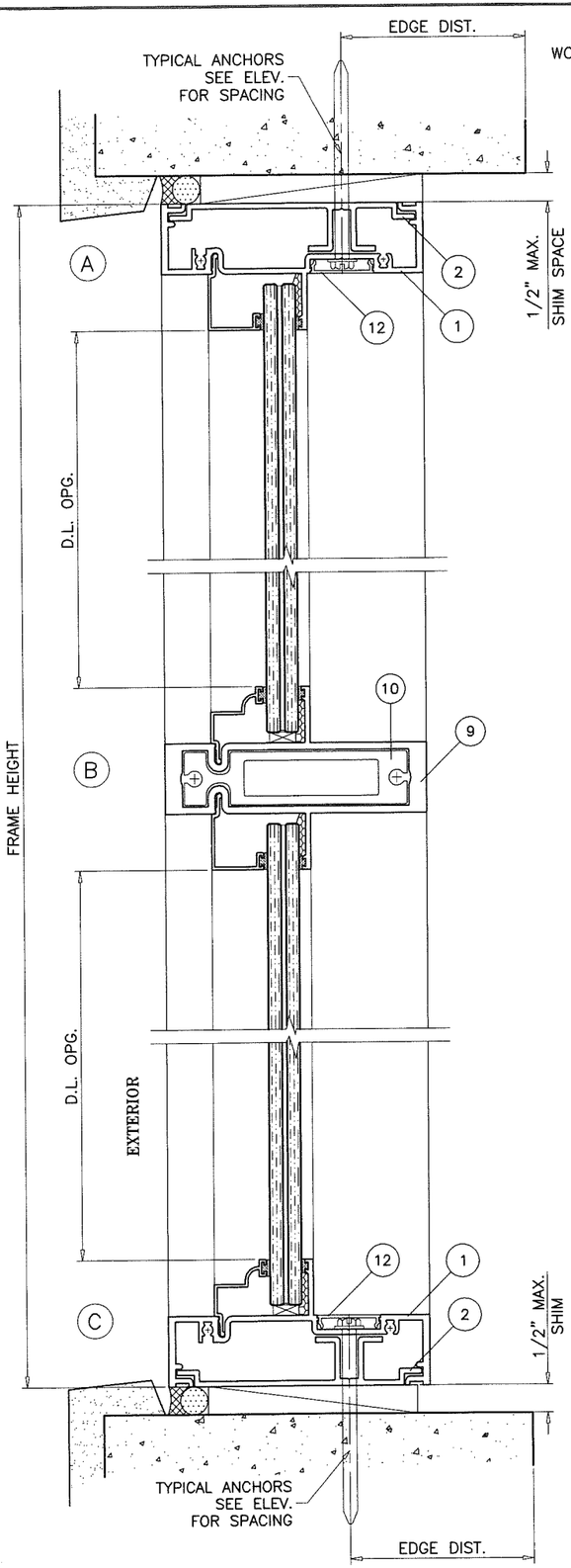
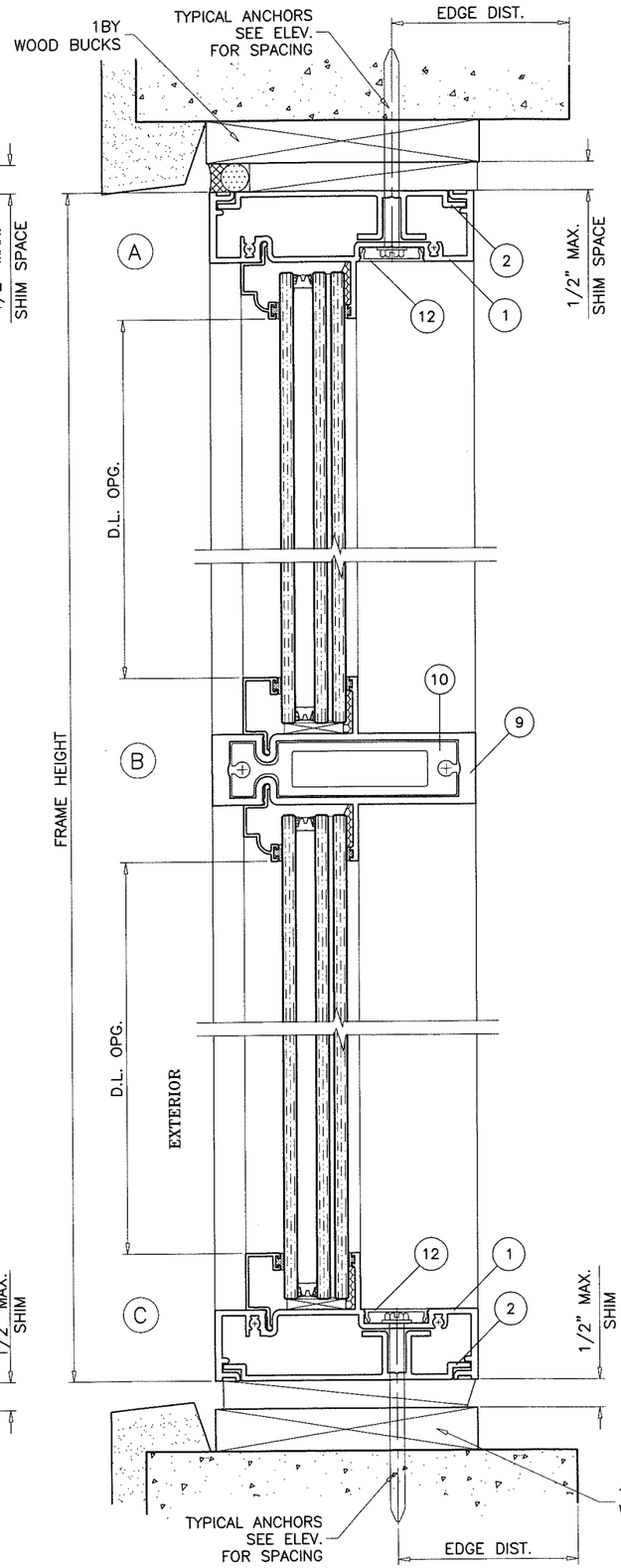
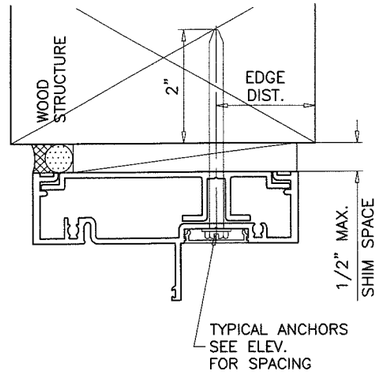
date: 05-10-17
scale: –
dr. by: TARIQ
chk. by:

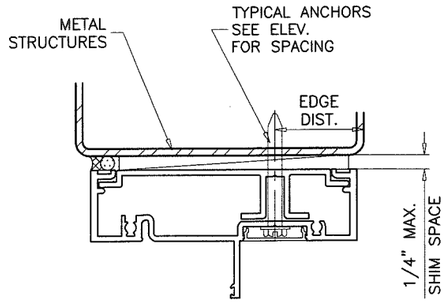
drawing no.
W17–48

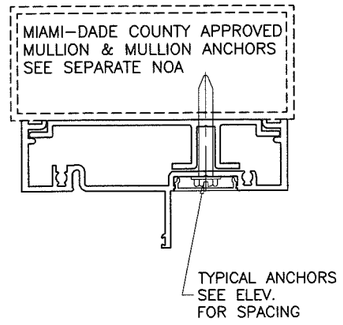
sheet 3 of 9











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date: 05-10-17
scale: 3/8" = 1"
dr. by: TARIQ
chk. by:

drawing no.
W17-48

sheet 4 of 9

WOOD BUCKS AND METAL STRUCTURE NOT BY 'SIW SOLUTIONS' MUST SUSTAIN LOADS IMPOSED BY GLAZING SYSTEM AND TRANSFER THEM TO THE BUILDING STRUCTURE.

TYPICAL ANCHORS: SEE ELEV. FOR SPACING

TYPE 'A'– 1/4" DIA ULTRACON BY 'ELCO' (Fu=177 KSI, Fy=155 KSI)

INTO WOOD STRUCTURES
2" MIN. PENETRATION INTO WOOD (HEAD/SILL/JAMBS)

THRU 1BY BUCKS INTO CONC. OR BLOCKS
1–3/4" MIN. EMBED INTO CONCRETE (HEAD/SILL/JAMBS)
1–3/4" MIN. EMBED INTO FILLED BLOCKS (JAMBS)

DIRECTLY INTO BLOCKS
1–3/4" MIN. EMBED INTO FILLED BLOCKS (JAMBS)

ANCHOR EDGE DISTANCES
INTO CONCRETE AND BLOCKS = 2–1/2" MIN.
INTO WOOD STRUCTURE = 1" MIN.

ANCHOR CL TO CL DISTANCE
INTO CONCRETE AND BLOCKS= 3" MIN.

TYPE 'B'– 1/4" DIA ULTRACON BY 'ELCO' (Fu=177 KSI, Fy=155 KSI)

DIRECTLY INTO CONCRETE
2" MIN. EMBED INTO CONCRETE (HEAD/SILL/JAMBS)

ANCHOR EDGE DISTANCES
INTO CONCRETE = 2–1/2" MIN.

ANCHOR CL TO CL DISTANCE
INTO CONCRETE = 3" MIN.

TYPE 'C'– 5/16" DIA ULTRACON BY 'ELCO' (Fu=177 KSI, Fy=155 KSI)

DIRECTLY INTO CONCRETE OR BLOCKS
2" MIN. EMBED INTO CONCRETE (HEAD/SILL/JAMBS)
1–3/4" MIN. EMBED INTO FILLED BLOCKS (JAMBS)

ANCHOR EDGE DISTANCES
INTO CONCRETE AND BLOCKS = 2–1/2" MIN.

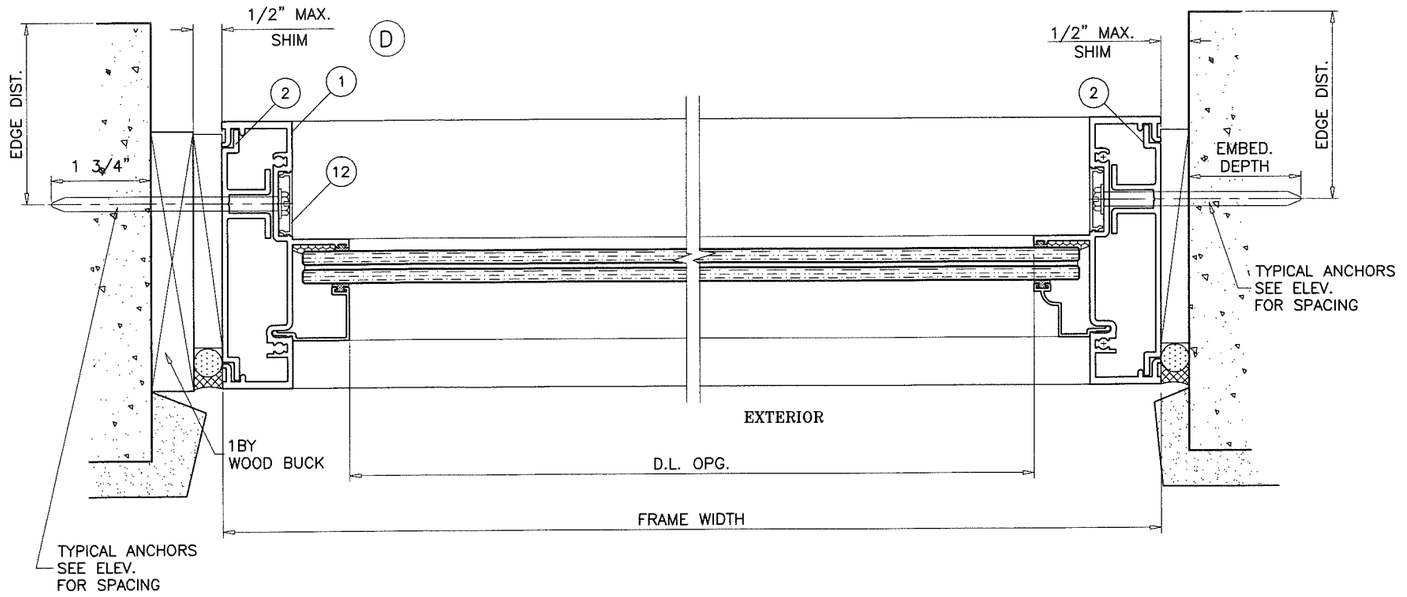
ANCHOR CL TO CL DISTANCE
INTO CONCRETE = 3" MIN.
INTO FILLED BLOCKS = 5" MIN.

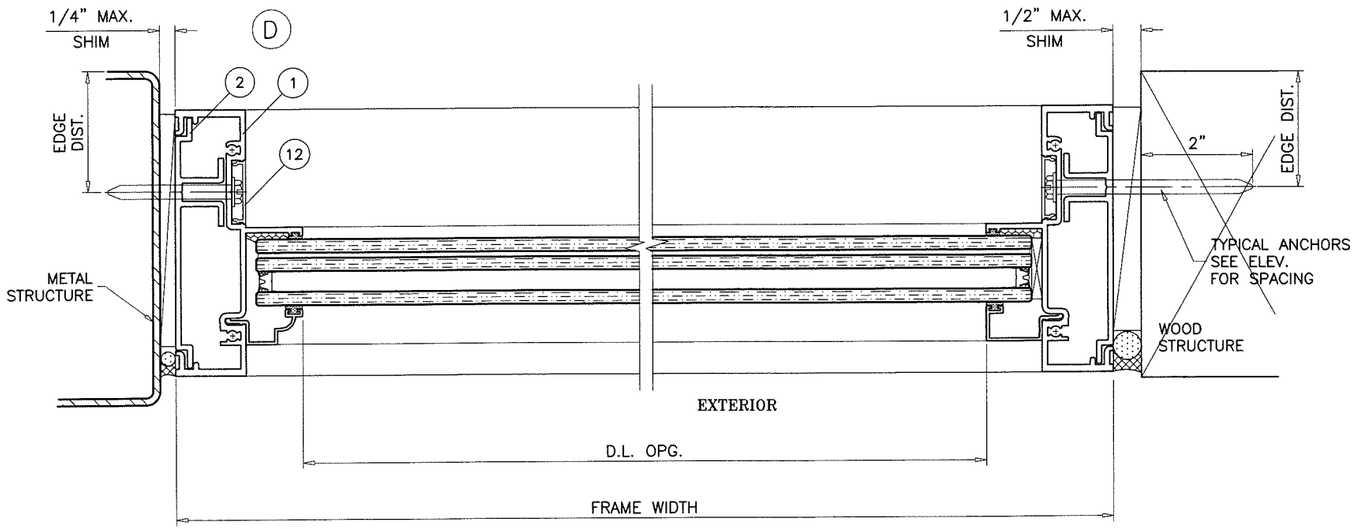
TYPE 'D'– #14 SMS OR SELF DRILLING SCREWS (GRADE 2 CRS)

INTO MIAMI–DADE COUNTY APPROVED MULLIONS
OR
INTO METAL STRUCTURES
(3) THREADS MIN. PENETRATION BEYOND METAL SUBSTRATE
ALUMINUM: 1/8" THK. MIN. (6063–T5 MIN.)
STEEL: 1/8" THK. MIN. (Fy = 36 KSI MIN.)
(STEEL IN CONTACT WITH ALUMINUM TO BE PLATED OR PAINTED)

ANCHOR EDGE DISTANCES
INTO METAL STRUCTURE = 1/2" MIN.

WOOD AT HEAD, SILL OR JAMBS SG = 0.55 MIN.
CONCRETE AT HEAD, SILL OR JAMBS f'c = 3000 PSI MIN.
C–90 GROUT FILLED BLOCK AT JAMBS f'm = 2000 PSI MIN.





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By Manuel Perez
Miami Dade Product Control

JAVAD AHMAD LICENSE No. 70592 PROFESSIONAL ENGINEER STATE OF FLORIDA Jan 8,2019

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ENGINEERS & PRODUCT DEVELOPMENT
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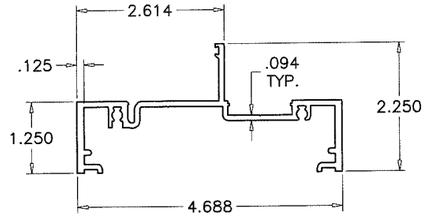
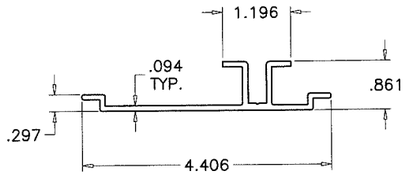
date: 05–10–17 | scale: 3/8" = 1" | dr. by: TARIQ | chk. by:

drawing no. W17–48

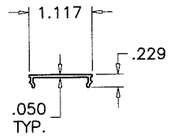
sheet 5 of 9



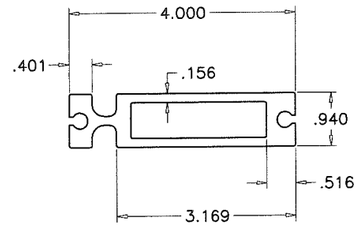
1 FRAME HEAD/SILL/JAMB



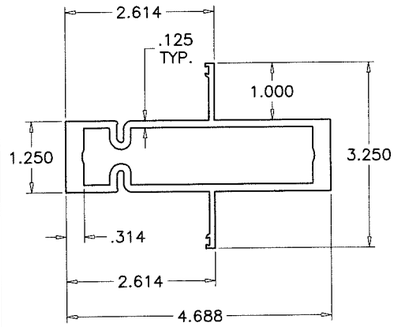
2 ANCHOR CLIP



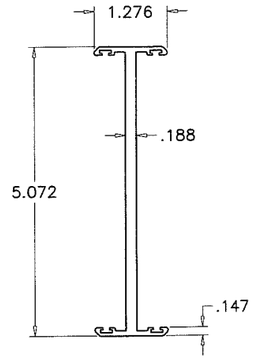
12 ANCHOR COVER



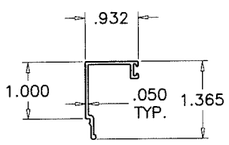
10 SHEAR BLOCK

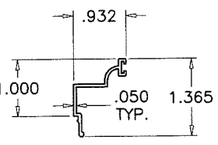


9 HORIZONTAL

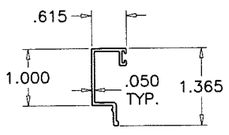


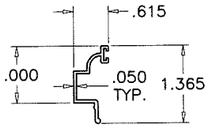
4 'H' MULLION



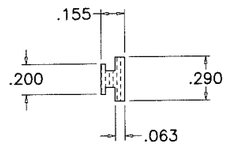


5 5A GLAZING BEADS
9/16" NOM. LAM. GLASS

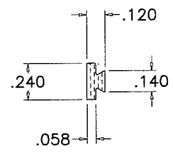




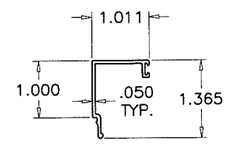
6 6A GLAZING BEADS
1-3/16" NOM. INSUL. LAM. GLASS

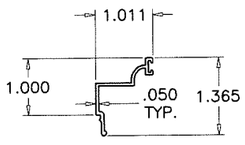


14 EXTERIOR GLAZING SPACER
SCALE 1:1

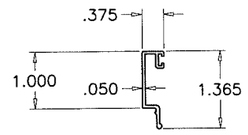


13 INTERIOR GLAZING SPACER
SCALE 1:1





7 7A GLAZING BEADS
7/16" NOM. LAM. GLASS



8 GLAZING BEAD
1-5/16" NOM. INSUL. LAM. GLASS

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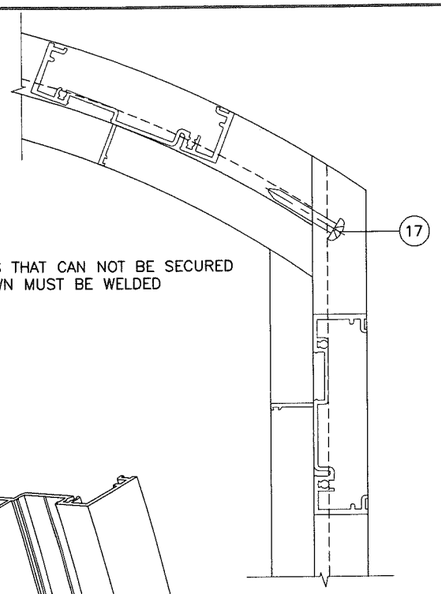
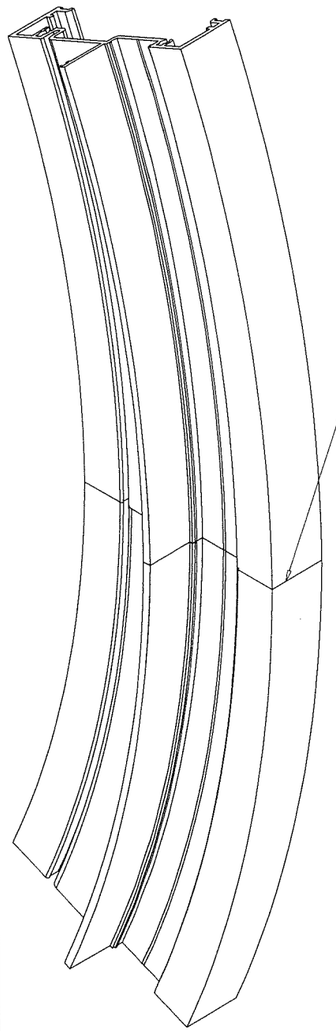
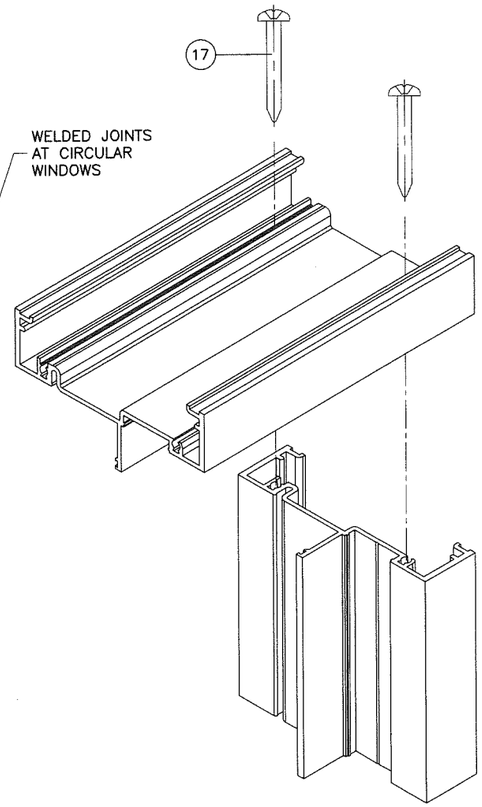


CORNERS THAT CAN NOT BE SECURED AS SHOWN MUST BE WELDED

ITEM NO.	PART NUMBER	QUANTITY	DESCRIPTION	MATERIAL	MANF./SUPPLIER/REMARKS
1	SIW1004	AS REQD.	FRAME HEAD/SILL/JAMB	6063–T6	–
2	SIW1005	AS REQD.	ANCHOR CLIP	6063–T6	–
4	SIW543	AS REQD.	'H' MULLION	6063–T6	–
5	SIW1010	4/ LITE	GLAZING BEAD (9/16" LAM. GLASS)	6063–T6	–
5A	SIW1009	4/ LITE	ALT. GLAZING BEAD (9/16" LAM. GLASS)	6063–T6	–
6	SIW1008	4/ LITE	GLAZING BEAD (1–3/16" INSUL. LAM. GLASS)	6063–T6	–
6A	SIW1007	4/ LITE	ALT. GLAZING BEAD (1–3/16" INSUL. LAM. GLASS)	6063–T6	–
7	SIW1013	4/ LITE	GLAZING BEAD (7/16" LAM. GLASS)	6063–T6	–
7A	SIW1012	4/ LITE	ALT. GLAZING BEAD (7/16" LAM. GLASS)	6063–T6	–
8	SIW1017	4/ LITE	GLAZING BEAD (1–5/16" INSUL. LAM. GLASS)	6063–T6	–
9	SIW1001	AS REQD.	HORIZONTAL	6063–T6	–
10	SIW1002	AS REQD.	SHEAR BLOCK AT HORIZONTAL ENDS, 1–1/2" LONG	6063–T6	–
12	–	AS REQD.	ANCHOR COVER	6063–T6	–
13	5530	4/ LITE	INTERIOR GLAZING SPACER (DUROMETER 70±5) SHORE A	SANTOPRENE	CENTRAL PLASTICS
14	5531	4/ LITE	EXTERIOR GLAZING SPACER (DUROMETER 70±5) SHORE A	SANTOPRENE	CENTRAL PLASTICS
15	5532	2/ LITE	SETTING BLOCKS (1/4" X 1/2" X 2" LONG), AT 1/4 POINTS	EPDM	DUROMETER 80±5 SHORE A
15A	5533	2/ LITE	SETTING BLOCKS (INSUL. LAM. GLASS), AT 1/4 POINTS	EPDM	DUROMETER 80±5 SHORE A
17	#14 X 2"	AS REQD.	ASSEMBLY FASTENERS	–	PH SELF DRILLING
19	#14 X 2"	–	SHEAR BLOCK FASTENERS AT HORIZONTAL	–	PH SELF DRILLING
20	#10 X 3/4"	–	HORIZONTAL FASTENER	–	FH SELF DRILLING
21	#14 X 1–1/4"	AS REQD.	FRAME FASTENERS AT 'H' MULLION	–	FH SELF DRILLING

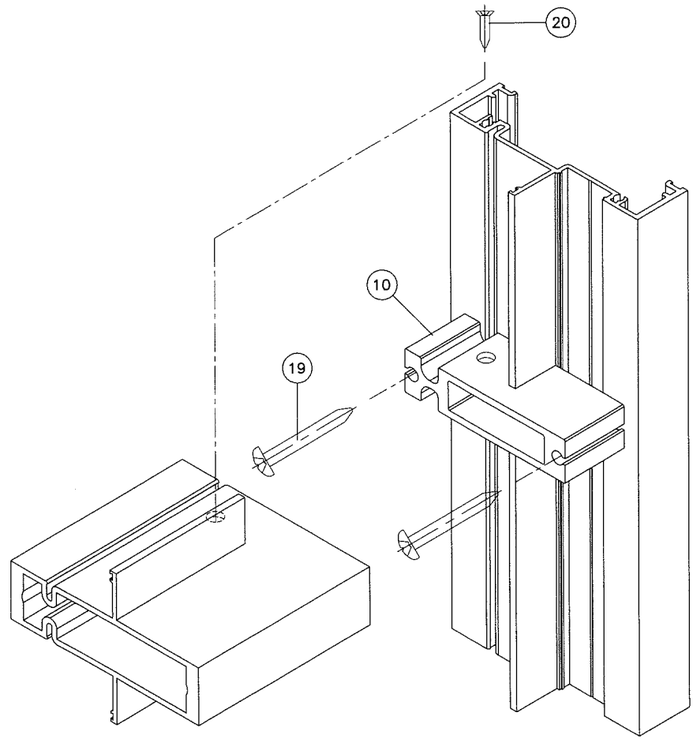


CIRCULAR WINDOWS

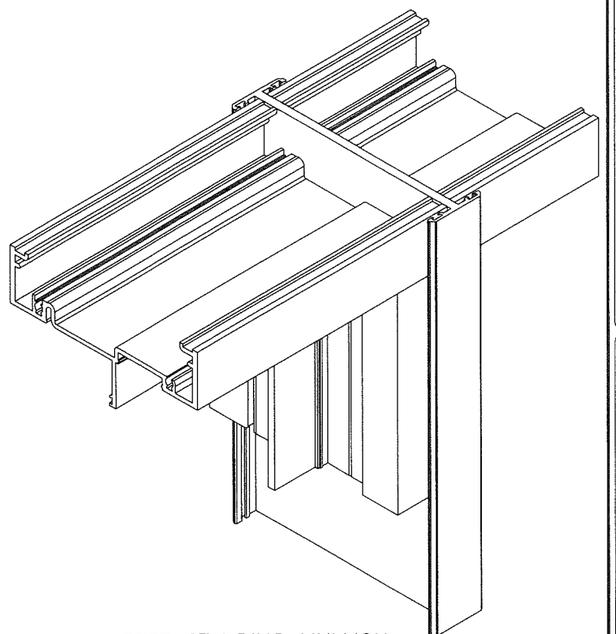


RECT. OR SQUARE WINDOWS

FRAME CORNER



HORIZONTAL CORNER



FREE STANDING MULLION

PRODUCT REVISED
as complying with the Florida
Building Code
Acceptance No 19-0131.01
Expiration Date Nov. 30, 2022.
By Manuel Perez
Miami Dade Product Control

JAVAD AHMAD
LICENSE
No. 70592
Jan 8,2019
STATE OF FLORIDA
PROFESSIONAL ENGINEER

AL-FAROOQ CORPORATION
ENGINEERS & PRODUCT DEVELOPMENT
9360 SUNSET DRIVE, SUITE 220
MIAMI, FLORIDA 33173 (C.A.N. 3538)
TEL. (305) 264-8100 FAX. (305) 262-6978

COMP–ANL\W17–48SIW

SERIES 1000 ALUM WINDOW WALL SYSTEM (L.M.I.)

SIW Solutions, LLC.
975 S. CONGRESS AVE. #102
DELRAY BEACH, FL. 33445
TEL. (561) 274–9392 FAX. (561) 274–9262

revisions:

no	date	by	description
A	08.21.17		REV. PER RER COMMENTS
B	11.03.17		REV. PER RER COMMENTS
C	12.05.18		COMPANY NAME REV.

date: 05–10–17
scale: 3/8" = 1"
dr. by: TARIQ
chk. by:

drawing no.
W17–48

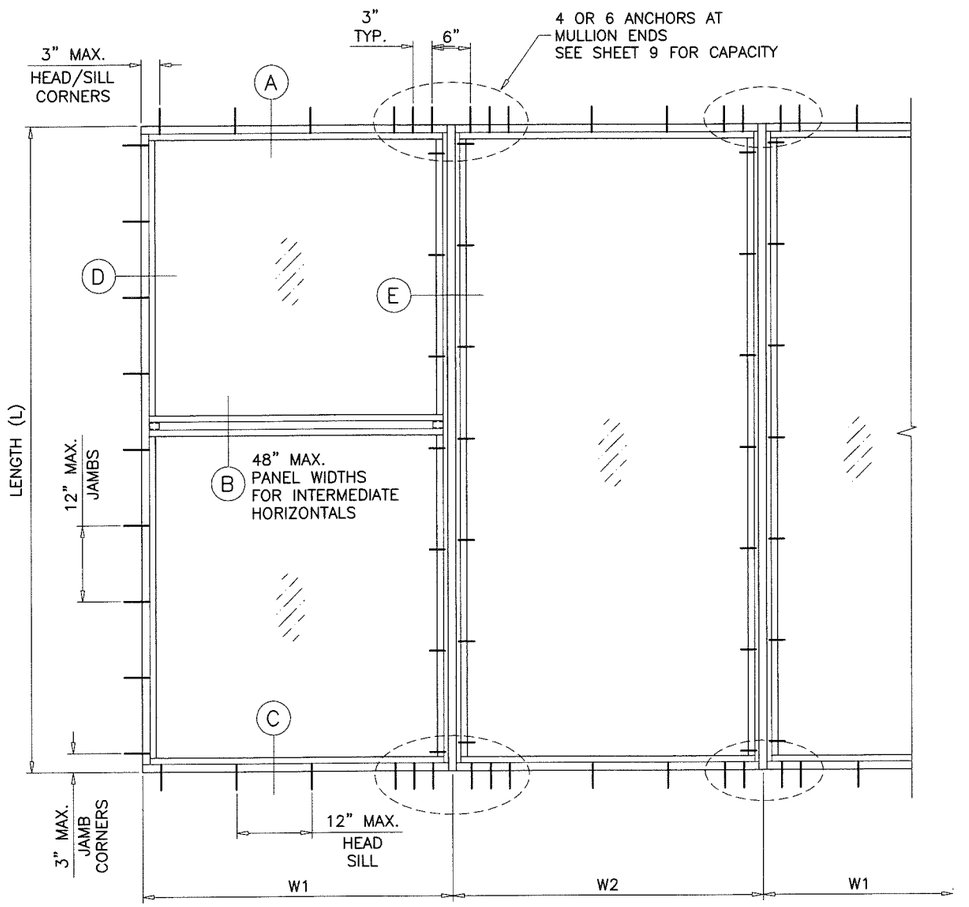
sheet 7 of 9

MULLION LOAD CAPACITY – PSF			
WINDOW DIMS.		'H' MULLION	
WIDTH (W)	LENGTH (L)	EXT.(+)	INT.(–)
36"	72"	110.0	110.0
42"		110.0	110.0
48"		110.0	110.0
54"		110.0	110.0
60"		110.0	110.0
66"		110.0	110.0
69"		110.0	110.0
72"		70.0	70.0
36"	78"	110.0	110.0
42"		110.0	110.0
48"		110.0	110.0
54"		110.0	110.0
60"		110.0	110.0
64"		110.0	110.0
66"		70.0	70.0
68"		70.0	70.0
72"		60.0	60.0
36"	84"	110.0	110.0
42"		110.0	110.0
48"		110.0	110.0
54"		110.0	110.0
59"		110.0	110.0
60"		70.0	70.0
63"		70.0	70.0
66"		60.0	60.0
72"		60.0	60.0
36"	90"	110.0	110.0
42"		110.0	110.0
48"		110.0	110.0
54"		110.0	110.0
55"		110.0	110.0
59"		70.0	70.0
60"		60.0	60.0
66"		60.0	60.0
36"	96"	110.0	110.0
42"		110.0	110.0
48"		110.0	110.0
52"		110.0	110.0
54"		70.0	70.0
55"		70.0	70.0
60"		60.0	60.0
66"		60.0	60.0
36"	102"	110.0	110.0
42"		110.0	110.0
48"		110.0	110.0
52"		70.0	70.0
54"		60.0	60.0
60"		60.0	60.0
36"	108"	70.0	70.0
42"		70.0	70.0
48"		70.0	70.0
54"		60.0	60.0

MULLION LOAD CAPACITY – PSF			
WINDOW DIMS.		'H' MULLION	
WIDTH (W)	LENGTH (L)	EXT.(+)	INT.(–)
36"	114"	60.0	60.0
42"		60.0	60.0
48"		60.0	60.0
54"		60.0	60.0
36"	120"	60.0	60.0
42"		60.0	60.0
48"		60.0	60.0
36"	126"	60.0	60.0
42"		60.0	60.0
48"		60.0	60.0
36"	132"	60.0	60.0
42"		60.0	60.0
48"		60.0	60.0

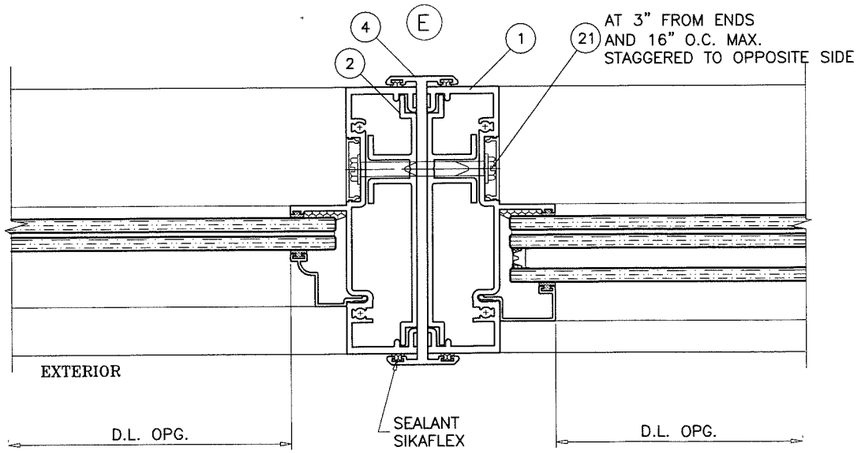
NOTES:

1. USE CHART ON THIS SHEET FOR SIDE BY SIDE CONNECTION CAPACITY OF WINDOW MULLION.
2. USE CHARTS ON SHEET 9 FOR MULLION ANCHOR CAPACITY.
3. FOR FIXED WINDOW CAPACITY SEE SHEET 3.
4. LOWER VALUES FROM STEPS 1, 2 OR 3 WILL APPLY TO ENTIRE SYSTEM.



TYPICAL ELEVATIONS
SIDE BY SIDE WINDOWS
SIDE BY SIDE APPLIES TO TWO OR MORE WINDOWS

$$\text{WIDTH (W)} = \frac{W1 + W2}{2}$$



TOTAL PRPERTIES
Ix = 11.214 IN\4
Sx = 2.536 IN\3

PRODUCT REVISED
is complying with the Florida
Building Code
Acceptance No. 19-0131.01
Expiration Date Nov. 30, 2022
By Manuel Perez
Miami Dade Product Control

JAVAD AHMAD
LICENSE
No. 70592
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COMP-ANL\W17-48SIW

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revisions:			
no	date	by	description
A	08.21.17		REV. PER RER COMMENTS
B	11.03.17		NO CHANGE THIS SHEET
C	12.05.18		COMPANY NAME REV.

date: 05-10-17
scale: 3/8" = 1"
dr. by: TARIQ
chk. by:
drawing no. W17-48
sheet 8 of 9

MULLION ANCHOR LOAD CAPACITY – PSF

ANCHOR TYPE		ANCHOR TYPE 'A'						ANCHOR TYPE 'B'						ANCHOR TYPE 'C'						ANCHOR TYPE 'D'	
SHIM SPACE		1/4" MAX. SHIM		3/8" MAX. SHIM		1/2" MAX. SHIM		1/4" MAX. SHIM		3/8" MAX. SHIM		1/2" MAX. SHIM		1/4" MAX. SHIM		3/8" MAX. SHIM		1/2" MAX. SHIM		1/4" MAX. SHIM	
		4 ANCHORS	6 ANCHORS	4 ANCHORS	6 ANCHORS	4 ANCHORS	6 ANCHORS	4 ANCHORS	6 ANCHORS	4 ANCHORS	6 ANCHORS	4 ANCHORS	6 ANCHORS	4 ANCHORS	6 ANCHORS	4 ANCHORS	6 ANCHORS	4 ANCHORS	6 ANCHORS	4 ANCHORS	6 ANCHORS
WIDTH (W)	LENGTH (L)	EXT. (+) INT. (–)	EXT. (+) INT. (–)	EXT. (+) INT. (–)	EXT. (+) INT. (–)	EXT. (+) INT. (–)	EXT. (+) INT. (–)	EXT. (+) INT. (–)	EXT. (+) INT. (–)	EXT. (+) INT. (–)	EXT. (+) INT. (–)	EXT. (+) INT. (–)	EXT. (+) INT. (–)	EXT. (+) INT. (–)	EXT. (+) INT. (–)	EXT. (+) INT. (–)	EXT. (+) INT. (–)	EXT. (+) INT. (–)	EXT. (+) INT. (–)	EXT. (+) INT. (–)	EXT. (+) INT. (–)
36"	72"	110.0	110.0	110.0	110.0	92.4	110.0	110.0	110.0	110.0	110.0	92.4	110.0	110.0	110.0	110.0	110.0	110.0	110.0	110.0	110.0
42"		110.0	110.0	108.1	110.0	83.9	110.0	110.0	110.0	108.1	110.0	83.9	110.0	110.0	110.0	110.0	110.0	110.0	110.0	110.0	110.0
48"		110.0	110.0	100.5	110.0	78.0	110.0	110.0	110.0	100.5	110.0	78.0	110.0	110.0	110.0	110.0	110.0	103.0	110.0	110.0	110.0
54"		110.0	110.0	95.3	110.0	74.0	110.0	110.0	110.0	95.3	110.0	74.0	110.0	110.0	110.0	110.0	110.0	97.7	110.0	110.0	110.0
60"		110.0	110.0	91.9	110.0	71.3	107.0	110.0	110.0	91.9	110.0	71.3	107.0	110.0	110.0	110.0	110.0	94.2	110.0	110.0	110.0
66"		110.0	110.0	90.0	110.0	69.8	104.7	110.0	110.0	90.0	110.0	69.8	104.7	110.0	110.0	110.0	110.0	92.2	110.0	110.0	110.0
72"		70.0	70.0	70.0	70.0	69.3	70.0	70.0	70.0	70.0	70.0	69.3	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0
36"	78"	110.0	110.0	107.2	110.0	83.2	110.0	110.0	110.0	107.2	110.0	83.2	110.0	110.0	110.0	110.0	110.0	109.9	110.0	110.0	110.0
42"		110.0	110.0	96.7	110.0	75.1	110.0	110.0	110.0	96.7	110.0	75.1	110.0	110.0	110.0	110.0	110.0	99.1	110.0	110.0	110.0
48"		110.0	110.0	89.3	110.0	69.3	104.0	110.0	110.0	89.3	110.0	69.3	104.0	110.0	110.0	110.0	110.0	91.6	110.0	110.0	110.0
54"		104.6	110.0	84.1	110.0	65.3	97.9	110.0	110.0	84.1	110.0	65.3	97.9	110.0	110.0	109.2	110.0	86.2	110.0	110.0	110.0
60"		100.0	110.0	80.4	110.0	62.4	93.6	110.0	110.0	80.4	110.0	62.4	93.6	110.0	110.0	104.4	110.0	82.4	110.0	110.0	110.0
66"		70.0	70.0	70.0	70.0	60.5	70.0	70.0	70.0	70.0	70.0	60.5	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0
72"		60.0	60.0	60.0	60.0	59.4	60.0	60.0	60.0	60.0	60.0	59.4	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0
36"	84"	110.0	110.0	97.5	110.0	75.6	110.0	110.0	110.0	97.5	110.0	75.6	110.0	110.0	110.0	110.0	110.0	99.9	110.0	110.0	110.0
42"		108.8	110.0	87.5	110.0	67.9	101.9	110.0	110.0	87.5	110.0	67.9	101.9	110.0	110.0	110.0	110.0	89.7	110.0	110.0	110.0
48"		100.0	110.0	80.4	110.0	62.4	93.6	110.0	110.0	80.4	110.0	62.4	93.6	110.0	110.0	104.4	110.0	82.4	110.0	110.0	110.0
54"		93.6	110.0	75.2	110.0	58.4	87.6	110.0	110.0	75.2	110.0	58.4	87.6	110.0	110.0	97.7	110.0	77.1	110.0	110.0	110.0
60"		70.0	70.0	70.0	70.0	55.5	70.0	70.0	70.0	70.0	70.0	55.5	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0
66"		60.0	60.0	60.0	60.0	53.4	60.0	60.0	60.0	60.0	60.0	53.4	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0
72"		60.0	60.0	60.0	60.0	52.0	60.0	60.0	60.0	60.0	60.0	52.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0
36"	90"	110.0	110.0	89.3	110.0	69.3	104.0	110.0	110.0	89.3	110.0	69.3	104.0	110.0	110.0	110.0	110.0	91.6	110.0	110.0	110.0
42"		99.4	110.0	79.9	110.0	62.0	93.0	110.0	110.0	79.9	110.0	62.0	93.0	110.0	110.0	103.8	110.0	81.9	110.0	110.0	110.0
48"		90.9	110.0	73.1	109.6	56.7	85.1	110.0	110.0	73.1	109.6	56.7	85.1	110.0	110.0	94.9	110.0	74.9	110.0	110.0	110.0
54"		84.7	110.0	68.1	102.1	52.8	79.2	110.0	110.0	68.1	102.1	52.8	79.2	110.0	110.0	88.4	110.0	69.8	104.6	110.0	110.0
60"		60.0	60.0	60.0	60.0	49.9	60.0	60.0	60.0	60.0	60.0	49.9	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0
66"		60.0	60.0	60.0	60.0	47.8	60.0	60.0	60.0	60.0	60.0	47.8	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0
36"	96"	102.6	110.0	82.5	110.0	64.0	96.0	110.0	110.0	82.5	110.0	64.0	96.0	110.0	110.0	107.1	110.0	84.5	110.0	110.0	110.0
42"		91.4	110.0	73.5	110.0	57.1	85.6	110.0	110.0	73.5	110.0	57.1	85.6	110.0	110.0	95.5	110.0	75.3	110.0	110.0	110.0
48"		83.3	110.0	67.0	100.5	52.0	78.0	110.0	110.0	67.0	100.5	52.0	78.0	110.0	110.0	87.0	110.0	68.7	103.0	110.0	110.0
54"		70.0	70.0	62.1	70.0	48.2	70.0	70.0	70.0	62.1	70.0	48.2	70.0	70.0	70.0	70.0	70.0	63.7	70.0	70.0	70.0
60"		60.0	60.0	58.5	60.0	45.4	60.0	60.0	60.0	58.5	60.0	45.4	60.0	60.0	60.0	60.0	60.0	59.9	60.0	60.0	60.0
66"		60.0	60.0	55.7	60.0	43.2	60.0	60.0	60.0	55.7	60.0	43.2	60.0	60.0	60.0	60.0	60.0	57.1	60.0	60.0	60.0
36"	102"	95.2	110.0	76.6	110.0	59.4	89.1	110.0	110.0	76.6	110.0	59.4	89.1	110.0	110.0	99.4	110.0	78.5	110.0	110.0	110.0
42"		84.7	110.0	68.1	102.1	52.8	79.2	110.0	110.0	68.1	102.1	52.8	79.2	110.0	110.0	88.4	110.0	69.8	104.6	110.0	110.0
48"		76.9	110.0	61.8	92.8	48.0	72.0	110.0	110.0	61.8	92.8	48.0	72.0	104.3	110.0	80.3	110.0	63.4	95.1	110.0	110.0
54"		60.0	60.0	57.2	60.0	44.4	60.0	60.0	60.0	57.2	60.0	44.4	60.0	60.0	60.0	60.0	60.0	58.6	60.0	60.0	60.0
60"		60.0	60.0	53.6	60.0	41.6	62.4	60.0	60.0	53.6	60.0	41.6	60.0	60.0	60.0	60.0	60.0	54.9	60.0	60.0	60.0
36"	108"	70.0	70.0	70.0	70.0	55.5	70.0	70.0	70.0	70.0	70.0	55.5	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0	70.0
42"		70.0	70.0	63.4	70.0	49.2	70.0	70.0	70.0	63.4	70.0	49.2	70.0	70.0	70.0	70.0	70.0	64.9	70.0	70.0	70.0
48"		70.0	70.0	57.4	70.0	44.6	66.9	70.0	70.0	57.4	70.0	44.6	66.9	70.0	70.0	70.0	70.0	58.9	70.0	70.0	70.0
54"		60.0	60.0	52.9	60.0	41.1	60.0	60.0	60.0	52.9	60.0	41.1	60.0	60.0	60.0	60.0	60.0	54.3	60.0	60.0	60.0
36"	114"	60.0	60.0	60.0	60.0	52.0	60.0	60.0	60.0	60.0	60.0	52.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0
42"		60.0	60.0	59.3	60.0	46.0	60.0	60.0	60.0	59.3	60.0	46.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0
48"		60.0	60.0	53.6	60.0	41.6	60.0	60.0	60.0	53.6	60.0	41.6	60.0	60.0	60.0	60.0	60.0	54.9	60.0	60.0	60.0
54"		60.0	60.0	49.3	60.0	38.3	57.4	60.0	60.0	49.3	60.0	38.3	57.4	60.0	60.0	60.0	60.0	50.5	60.0	60.0	60.0
36"	120"	60.0	60.0	60.0	60.0	48.9	60.0	60.0	60.0	60.0	60.0	48.9	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0
42"		60.0	60.0	55.7	60.0	43.2	60.0	60.0	60.0	55.7	60.0	43.2	60.0	60.0	60.0	60.0	60.0	57.1	60.0	60.0	60.0
48"		60.0	60.0	50.3	60.0	39.0	58.5	60.0	60.0	50.3	60.0	39.0	58.5	60.0	60.0	60.0	60.0	51.5	60.0	60.0	60.0
36"	126"	60.0	60.0	59.6	60.0	46.2	60.0	60.0	60.0	59.6	60.0	46.2	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0
42"		60.0	60.0	52.5	60.0	40.8	60.0	60.0	60.0	52.5	60.0	40.8	60.0	60.0	60.0	60.0	60.0	53.8	60.0	60.0	60.0
48"		58.8	60.0	47.3	60.0	36.7	55.1	60.0	60.0	47.3	60.0	36.7	55.1	60.0	60.0	60.0	60.0	48.5	60.0	60.0	60.0
36"	132"	60.0	60.0	56.4	60.0	43.8	60.0	60.0	60.0	56.4	60.0	43.8	60.0	60.0	60.0	60.0	60.0	57.8	60.0	60.0	60.0
42"		60.0	60.0	49.7	60.0	38.5	57.8	60.0	60.0	49.7	60.0	38.5	57.8	60.0	60.0	60.0	60.0	50.9	60.0	60.0	60.0
48"		55.6	60.0	44.7	60.0	34.7	52.0	60.0	60.0	44.7	60.0	34.7	52.0	60.0	60.0	58.0	60.0	45.8	60.0	60.0	60.0

SEE SHEET 5 FOR ANCHOR DESCRIPTION

PRODUCT REVISED
as complying with the Florida Building Code
Acceptance No 19-0131.01
Expiration Date Nov. 30, 2022
By Miami Dade Product Control

JAVAD AHMAD
LICENSE
No. 70592
Jan 8,2019
STATE OF FLORIDA
PROFESSIONAL ENGINEER

AL-FAROOQ CORPORATION
ENGINEERS & PRODUCT DEVELOPMENT
9360 SUNSET DRIVE, SUITE 220
MIAMI, FLORIDA 33173 (C.A.N. 3538)
TEL. (305) 264-8100 FAX. (305) 262-6978

COMP–ANL\W17–48SIW

SERIES 1000 ALUM WINDOW WALL SYSTEM (L.M.I.)

SIW Solutions, LLC.
975 S. CONGRESS AVE. #102
DELRAY BEACH, FL. 33445
TEL. (561) 274-9262 FAX. (561) 274-9392

revisions:

no	date	by	description
A	08.21.17		REV. PER RER COMMENTS
B	11.03.17		NO CHANGE THIS SHEET
C	12.05.18		COMPANY NAME REV.

date: 05-10-17
scale: 3/8" = 1"
dr. by: TARIQ
chk. by:

drawing no.
W17–48

sheet 9 of 9

Product Approval
USER: Public User

FL #	FL22512-R1
Application Type	Revision
Code Version	2017
Application Status	Approved
Comments	
Archived	☐
Product Manufacturer	SIW Impact Windows, LLC
Address/Phone/Email	975 S Congress Ave Suite 102 Delray Beach, FL 33445 (561) 274-9392 jdannecker@siwimpactwindows.com
Authorized Signature	Javad Ahmad veronica@afceng.com
Technical Representative	Chris McDonald
Address/Phone/Email	975 S. Congress Ave Suite 102 Delray Beach, FL 33445 (561) 274-9392 cmcdonald@siwimpactwindows.com
Quality Assurance Representative	William Fernandez
Address/Phone/Email	975 S. Congress Ave Suite 102 Delray Beach, FL 33445 (561) 274-9392 wfernadez@siwimpactwindows.com
Category	Exterior Doors
Subcategory	Swinging Exterior Door Assemblies
Compliance Method	Evaluation Report from a Florida Registered Architect or a Licensed Florida Professional Engineer ☐ Evaluation Report - Hardcopy Received
Florida Engineer or Architect Name who developed the Evaluation Report	Javad Ahmad
Florida License	PE-70592
Quality Assurance Entity	National Accreditation and Management Institute
Quality Assurance Contract Expiration Date	12/31/2020
Validated By	Jesus Gonzalez, P.E. ☑ Validation Checklist - Hardcopy Received
Certificate of Independence	FL22512_R1_COI_SS-SIW 700 Contemp. OS and IS ED (LMI)-CI 2017.pdf

Referenced Standard and Year (of Standard)	**Standard**	**Year**
	TAS 201	1994

TAS 202	1994
TAS 203	1994

Equivalence of Product Standards
Certified By

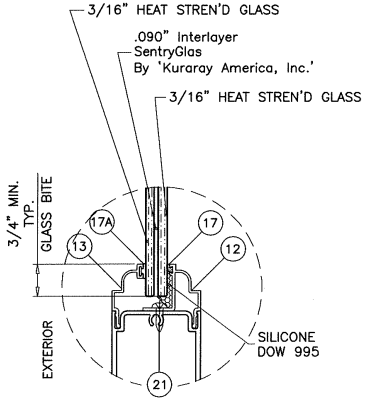
Sections from the Code

Product Approval Method	Method 1 Option D
Date Submitted	12/05/2017
Date Validated	12/27/2017
Date Pending FBC Approval	12/27/2017
Date Approved	02/13/2018

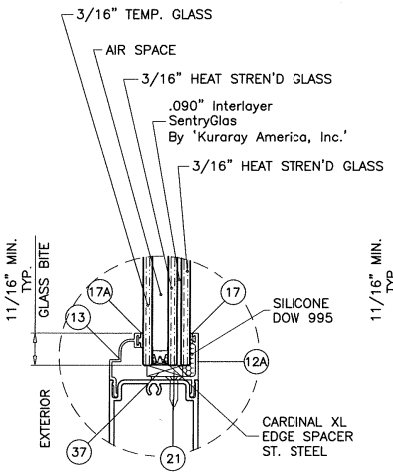
Summary of Products

FL #	Model, Number or Name	Description
22512.1	Series 700 Contemporary Aluminum Inswing Entrance Door	Large missile impact resistant aluminum inswing entrance door.
Limits of Use **Approved for use in HVHZ:** Yes **Approved for use outside HVHZ:** Yes **Impact Resistant:** Yes **Design Pressure:** +50/-60 **Other:** See attached drawing W17-51 for installation instructions.		**Installation Instructions** FL22512_R1_II_SS-SIW 700 Contemp. IS ED (LMI)-2017 DWG W17-51-R1.pdf Verified By: Javad Ahmad PE # 70592 Created by Independent Third Party: Yes **Evaluation Reports** FL22512_R1_AE_SS-SIW 700 Contemp. IS ED (LMI)-PAE 2017.pdf Created by Independent Third Party: Yes
22512.2	Series 700 Contemporary Aluminum Outswing Entrance Door	Large missile impact resistant aluminum outswing entrance door.
Limits of Use **Approved for use in HVHZ:** Yes **Approved for use outside HVHZ:** Yes **Impact Resistant:** Yes **Design Pressure:** +50/-60 **Other:** See attached drawing W17-50 for installation instructions and span vs load combinations.		**Installation Instructions** FL22512_R1_II_SS-SIW 700 Contemp. OS ED (LMI)-2017 DWG W17-50 - R1.pdf Verified By: Javad Ahmad PE # 70592 Created by Independent Third Party: Yes **Evaluation Reports** FL22512_R1_AE_SS-SIW 700 Contemp. OS ED (LMI)-PAE 2017.pdf Created by Independent Third Party: Yes

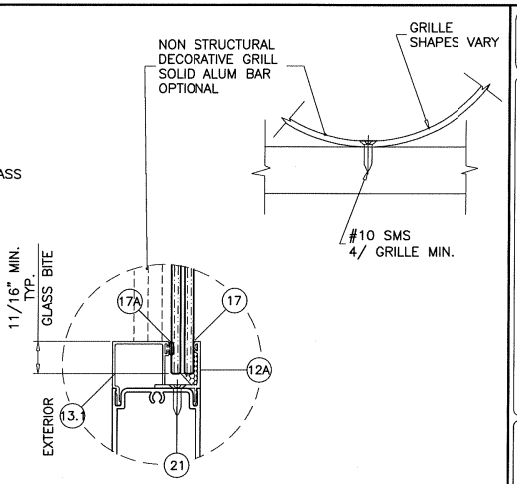
Back Next



GLASS TYPE 'A'
7/16" OVERALL LAM. GLASS



GLASS TYPE 'A1'
1" OVERALL INSUL. LAM. GLASS



ALTERNATE GLAZING DETAIL
GLASS TYPES 'A' & 'B'

GLAZING OPTIONS

THESE DOORS ARE RATED FOR LARGE & SMALL MISSILE IMPACT. SHUTTERS ARE NOT REQUIRED.

SERIES 700 CONTEMPORARY ALUMINUM OUTSWING ENTRANCE DOOR

SINGLE (X) AND DOUBLE (XX) LEAF DOORS W/O TRANSOM SEE SHEETS 2.
SINGLE (O/X) AND DOUBLE (O/XX) LEAF DOORS WITH TRANSOMS SEE SHEET 3.
SINGLE SIDELITE OR SIDELITES WITH SINGLE AND DOUBLE LEAF DOORS SEE SHEET 4.

LOWER VALUES FROM TRANSOM/SIDELITE CAPACITY CHART OR DOOR CAPACITY WILL APPLY TO ENTIRE SYSTEM.

SINGLE (X) AND DOUBLE (XX) DOORS WITH STANDARD AND LOW RISE THRESHOLDS APPROVED FOR INSTALLATIONS WHERE WATER INFILTRATION RESISTANCE IS REQUIRED.
SINGLE (X) DOORS WITH ADA THRESHOLD APPROVED FOR WATER INFILTRATION RESISTANCE.
DOUBLE (XX) DOORS WITH ADA THRESHOLD NOT APPROVED FOR WATER INFILTRATION RESISTANCE.

THIS PRODUCT HAS BEEN DESIGNED AND TESTED TO COMPLY WITH THE REQUIREMENTS OF THE 2014 (5TH EDITION)/2017 (6TH EDITION) FLORIDA BUILDING CODE INCLUDING HIGH VELOCITY HURRICANE ZONE (HVHZ).

1BY OR 2BY WOOD BUCKS & BUCK FASTENERS BY OTHERS, MUST BE DESIGNED AND INSTALLED ADEQUATELY TO TRANSFER APPLIED PRODUCT LOADS TO THE BUILDING STRUCTURE.

ANCHORS SHALL BE CORROSION RESISTANT, SPACED AS SHOWN ON DETAILS AND INSTALLED PER MANUF'S INSTRUCTIONS. SPECIFIED EMBEDMENT TO BASE MATERIAL SHALL BE BEYOND WALL DRESSING OR STUCCO.

A LOAD DURATION INCREASE IS USED IN DESIGN OF ANCHORS INTO WOOD ONLY.

ALL SHIMS TO BE HIGH IMPACT, NON-METALLIC AND NON-COMPRESSIBLE.

MATERIALS INCLUDING BUT NOT LIMITED TO STEEL/METAL SCREWS, THAT COME INTO CONTACT WITH OTHER DISSIMILAR MATERIALS SHALL MEET THE REQUIREMENTS OF THE 2014/2017 FLORIDA BLDG. CODE & ADOPTED STANDARDS.

THIS PRODUCT APPROVAL IS GENERIC AND DOES NOT PROVIDE INFORMATION FOR A SITE SPECIFIC PROJECT, i.e. LIFE SAFETY OF THIS PRODUCT, ADEQUACY OF STRUCTURE RECEIVING THIS PRODUCT AND SEALING AROUND OPENING FOR WATER INFILTRATION RESISTANCE ETC.
CONDITIONS NOT SHOWN IN THIS DRAWING ARE TO BE ANALYZED SEPARATELY, AND TO BE REVIEWED BY BUILDING OFFICIAL.

MANUFACTURER'S LABEL SHALL BE LOCATED ON A READILY VISIBLE LOCATION IN ACCORDANCE WITH SECTION 1709.9.3 OF FLORIDA BUILDING CODE. LABELING TO COMPLY WITH SECTION 1709.9.2.

A- CONTRACTOR TC BE RESPONSIBLE FOR THE SELECTION, PURCHASE AND INSTALLATION OF THIS PRODUCT BASED ON THIS PRODUCT EVALUATION PROVIDED HE/SHE DOES NOT DEVIATE FROM THE CONDITIONS DETAILED ON THIS DOCUMENT.

B- THIS PRODUCT EVALUATION DOCUMENT WILL BE CONSIDERED INVALID IF ALTERED BY ANY MEANS.

C- SITE SPECIFIC PROJECTS SHALL BE PREPARED BY A FLORIDA REGISTERED ENGINEER OR ARCHITECT WHICH WILL BECOME THE ENGINEER OF RECORD (E.O.R.) FOR THE PROJECT AND WHO WILL BE RESPONSIBLE FOR THE PROPER USE OF THE P.E.D. ENGINEER OF RECORD, ACTING AS A DELEGATED ENGINEER TO THE P.E.D. ENGINEER SHALL SUBMIT TO THIS LATTER THE SITE SPECIFIC DRAWINGS FOR REVIEW.

D- THIS P.E.D. SHALL BEAR THE DATE AND ORIGINAL SEAL AND SIGNATURE OF THE PROFESSIONAL ENGINEER OF RECORD THAT PREPARED IT.

FL #22512

JAVAD AHMAD LICENSE No. 70582 STATE OF FLORIDA PROFESSIONAL ENGINEER

Sealed:12/13/2017

AL-FAROOQ CORPORATION
ENGINEERS & PRODUCT DEVELOPMENT
9360 SUNSET DRIVE, SUITE 220 (C.A.N. 3538)
MIAMI, FLORIDA 33173 FAX. (305) 262-6978
TEL. (305) 264-8100

COMP-ANL\W17-50SIW

SERIES 700 CONTEMPORARY ALUM OUTSWING DOOR (L.M.I.)

SIW IMPACT WINDOWS, LLC.
975 S. CONGRESS AVE. #102
DELRAY BEACH, FL. 33445
TEL. (561) 274-9392 FAX. (561) 274-9262

revisions:			
no	date	by	description
A	11.10.17		UPDATED TO 2017 FBC

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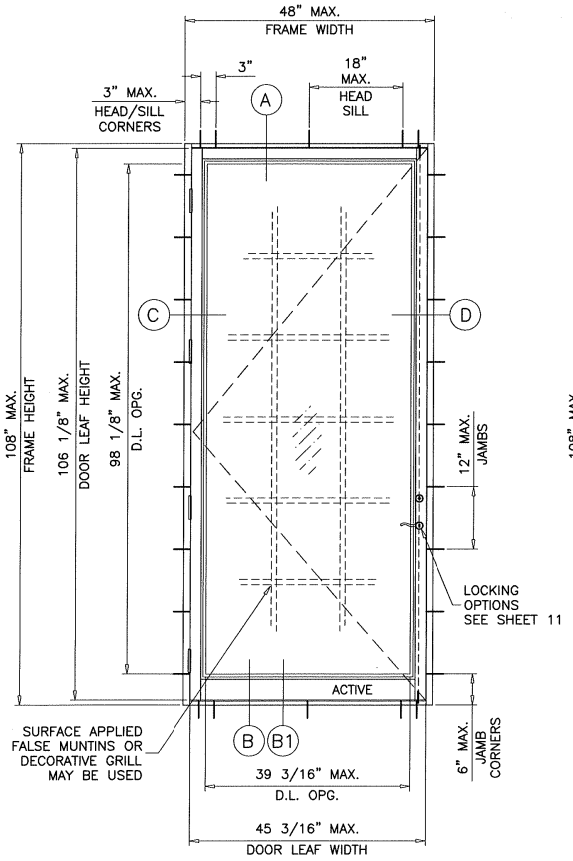
scale: 1/2"=1'-0"
dr. by: TARIQ
chk. by:

drawing no. W17-50

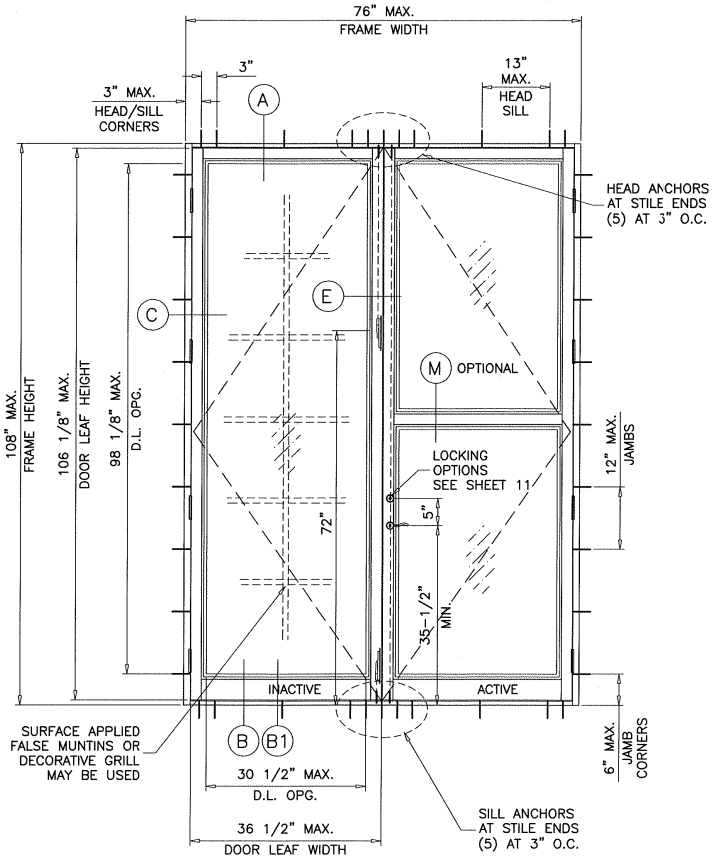
sheet 1 of 13



TYPICAL ELEVATION

(X)

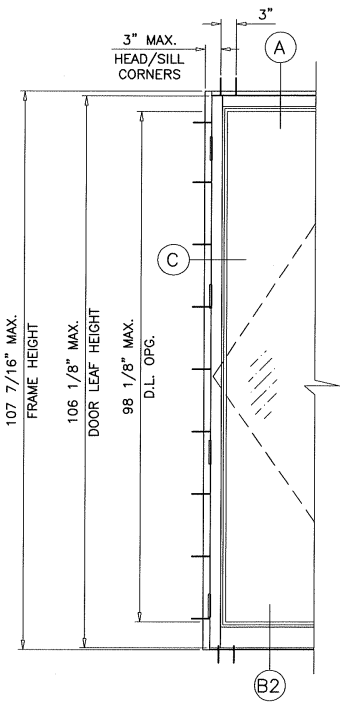
STD. & LOW RISE THRESHOLD



TYPICAL ELEVATION

(XX)

STD. & LOW RISE THRESHOLD



(X) OR (XX) DOORS

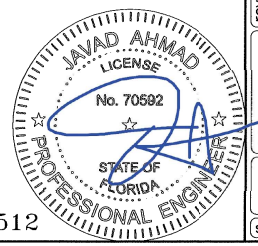
ADA THRESHOLD OPTION

SINGLE DOORS LOAD CAPACITY - PSF						
FRAME		LEAF		THRESHOLD TYPES	EXT.(+)	INT.(-)
WIDTH	HEIGHT	WIDTH	HEIGHT			
48"	108"	45-3/16"	106-1/8"	STD. & LOW RISE	50.0	60.0
48"	107-7/16"	45-3/16"	106-1/8"	ADA	50.0	60.0

DOUBLE DOORS LOAD CAPACITY - PSF						
FRAME		LEAF		THRESHOLD TYPES	EXT.(+)	INT.(-)
WIDTH	HEIGHT	WIDTH	HEIGHT			
76"	108"	36-1/2"	106-1/8"	STD. & LOW RISE	50.0	60.0
76"	107-7/16"	36-1/2"	106-1/8"	ADA	50.0	60.0

NOTE:
GLASS CAPACITIES ON THIS SHEET ARE
BASED ON ASTM E1300-09 (3 SEC. GUSTS)
AND FLORIDA BUILDING COMMISSION
DECLARATORY STATEMENT DCA05-DEC-219

GLASS D.L.O. FORMULAE:
D.L.O. WIDTH = FRAME WIDTH - 8.813" (X DOORS)
= (FRAME WIDTH - 15.0")/2 (XX DOORS)
D.L.O. HEIGHT = FRAME HEIGHT - 9.875" (STD. & LOW RISE SILL)
= FRAME HEIGHT - 9.313" (ADA SILL)
LEAF HEIGHT = FRAME HEIGHT - 1.875" (STD. & LOW RISE SILL)
= FRAME HEIGHT - 1.313" (ADA SILL)



FL #22512

Sealed:12/13/2017

AL-FAROOQ CORPORATION
ENGINEERS & PRODUCT DEVELOPMENT
9360 SUNSET DRIVE, SUITE 220
MIAMI, FLORIDA 33173
(C.A.N. 3538)
TEL. (305) 264-8100 FAX. (305) 262-6978

COMP-ANL\W17-50SIW

SERIES 700 CONTEMPORARY ALUM OUTSWING DOOR (L.M.I.)

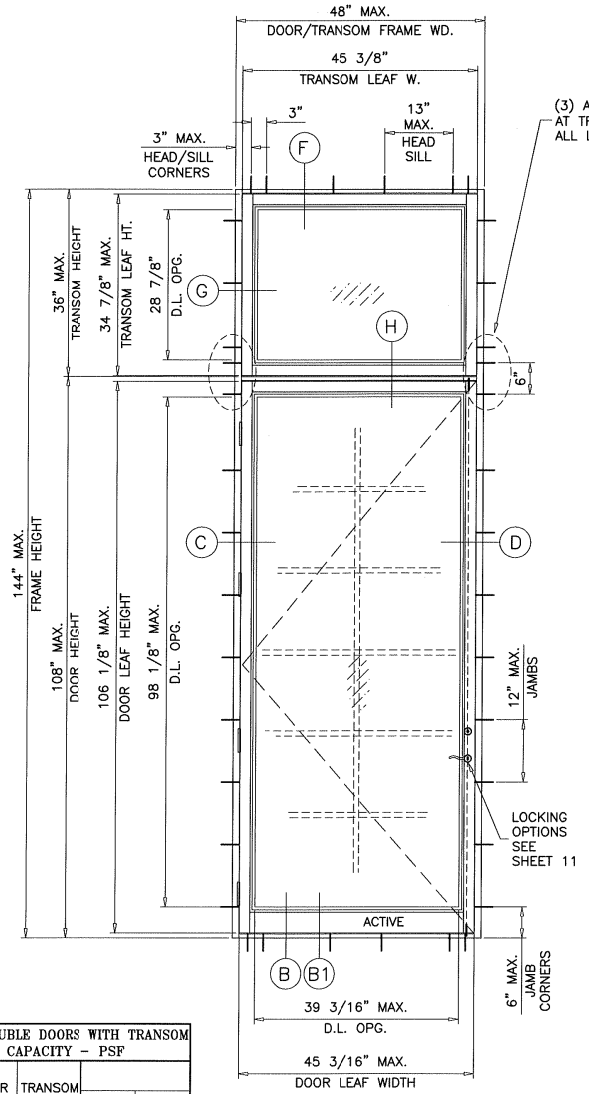
SIW IMPACT WINDOWS, LLC.
975 S. CONGRESS AVE. #102
DELRAY BEACH, FL. 33445
TEL. (561) 274-9392 FAX. (561) 274-9262

revisions:

no	date	by	description

date: 05-16-17
scale: 1/2"=1'-0"
dr. by: TARIQ
chk. by:

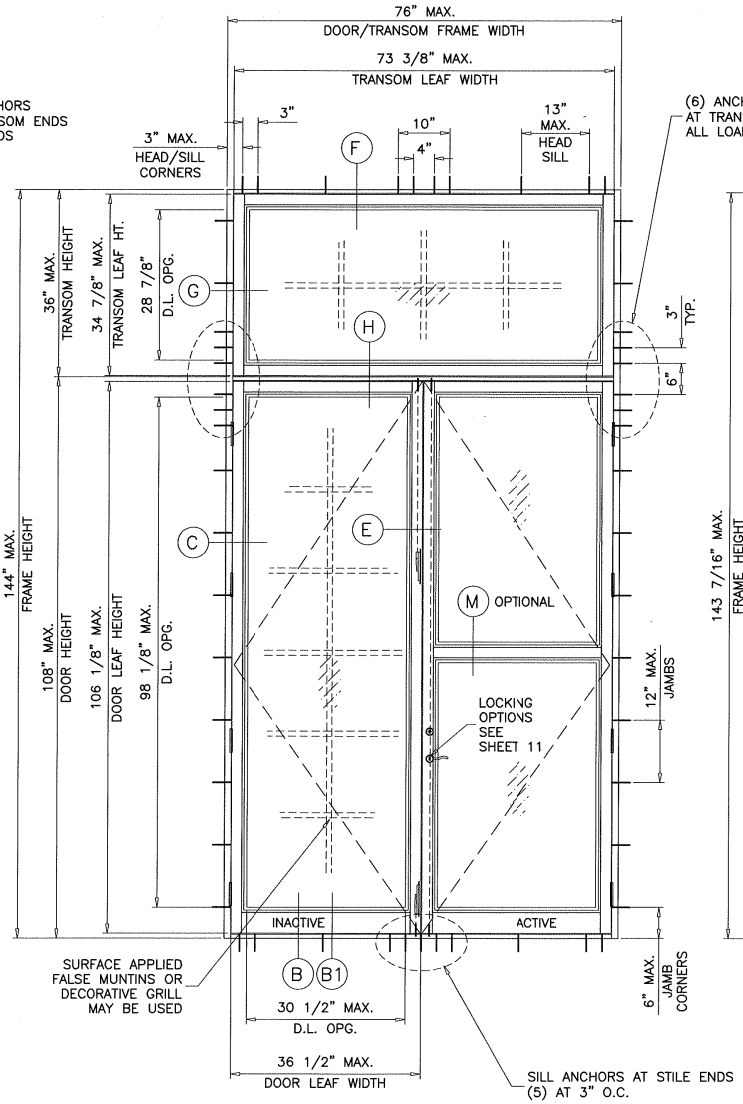
drawing no.
W17-50



TYPICAL ELEVATION

(O/X)

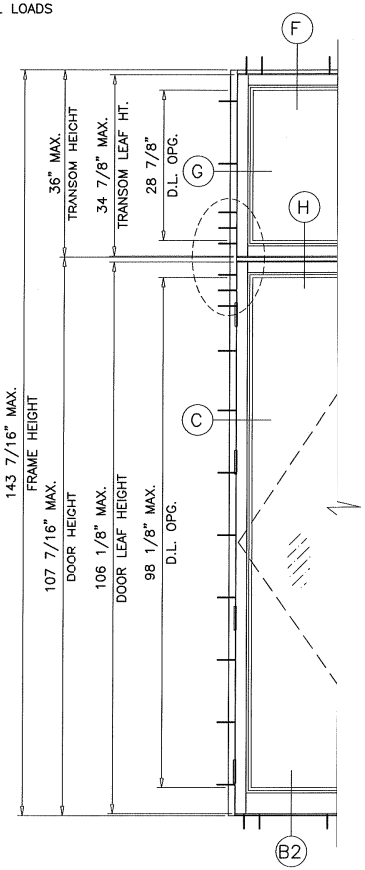
STD. & LOW RISE THRESHOLD



TYPICAL ELEVATION

(O/XX)

STD. & LOW RISE THRESHOLD



(O/X) OR (O/XX) DOORS

ADA THRESHOLD OPTION

SINGLE OR DOUBLE DOORS WITH TRANSOM LOAD CAPACITY – PSF				
FRAME/ TRANSOM WIDTH	DOOR HEIGHT	TRANSOM HEIGHT	EXT.(+)	INT.(–)
72" (XX)	108" *	24"	50.0	60.0
		30"	50.0	58.6
		36"	50.0	56.1
76" (XX)		24"	50.0	54.6
		30"	50.0	52.2
		36"	50.0	50.1
48" (X)	108" *	36"	50.0	60.0

* DOORS WITH ADA THRESHOLD LIMITED TO 107–1/2" MAX. DOOR HEIGHTS

D.L.O. HEIGHT (TRANSOM) = TRANSOM LEAF HEIGHT – 6"
D.L.O. WIDTH (TRANSOM) = TRANSOM LEAF WIDTH – 6"

FL #22512

JAVAD AHMAD LICENSE No. 70592 STATE OF FLORIDA PROFESSIONAL ENGINEER

Sealed:12/13/2017

AL-FAROOQ CORPORATION
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9360 SUNSET DRIVE, SUITE 220 (C.A.N. 3538)
MIAMI, FLORIDA 33173 FAX. (305) 262-6978
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COMP–ANL\W17–50SIW

SERIES 700 CONTEMPORARY ALUM OUTSWING DOOR (L.M.I.)

SIW IMPACT WINDOWS, LLC.
975 S. CONGRESS AVE. #102
DELRAY BEACH, FL. 33445
TEL. (561) 274-9392 FAX. (561) 274-9262

revisions:

no	date	by	description

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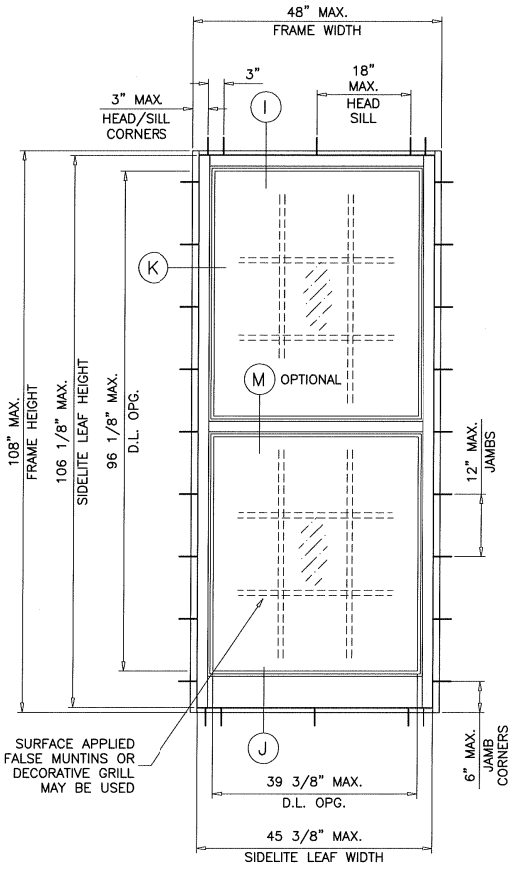
scale: 1/2"=1'-0"
dr. by: TARIQ
chk. by:

drawing no. W17–50

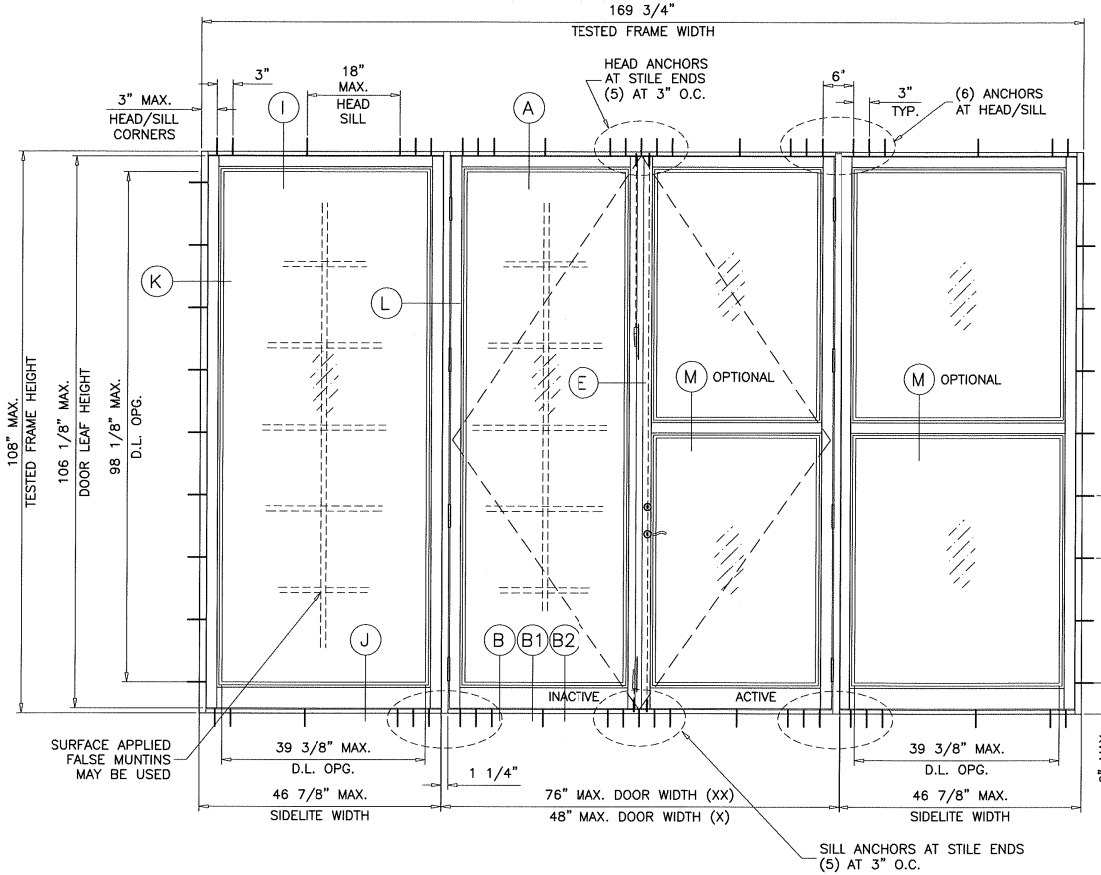
sheet 3 of 13



TYPICAL ELEVATION
(O)

SIDELITE LOAD CAPACITY – PSF OR STAND ALONE STATIONARY PANEL (O)					
FRAME		LEAF		EXT.(+)	INT.(–)
WIDTH	HEIGHT	WIDTH	HEIGHT		
48"	108"	45–3/8"	106–1/8"	50.0	60.0

D.L.O. HEIGHT (SIDELITE) = LEAF HEIGHT – 8"
D.L.O. WIDTH (SIDE LITE) = LEAF WIDTH – 6"



TYPICAL ELEVATION
(OXXO)

DOOR WITH SIDELITE LOAD CAPACITY – PSF					
DOOR FRAME WIDTH (X)	DOOR FRAME WIDTH (XX)	SIDELITE WIDTH	FRAME HEIGHT	EXT.(+)	INT.(–)
45"	76"	46–7/8"	108"	50.0	60.0
48"	–	46–7/8"	108"	50.0	59.1

SIDELITE LEAF WIDTH = SIDELITE WIDTH – 1 3/8"

NOTE:
THE FRAME AREA OF ALTERNATE SIZE MUST NOT EXCEED TESTED FRAME AREA = 127.31 SQ. FT.

JAVAD AHMAD
LICENSE
No. 70592
STATE OF FLORIDA
PROFESSIONAL ENGINEER

FL #22512
Sealed:12/13/2017

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9360 SUNSET DRIVE, SUITE 220
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COMP–ANL\W17–50SIW

SERIES 700 CONTEMPORARY ALUM OUTSWING DOOR (L.M.I.)

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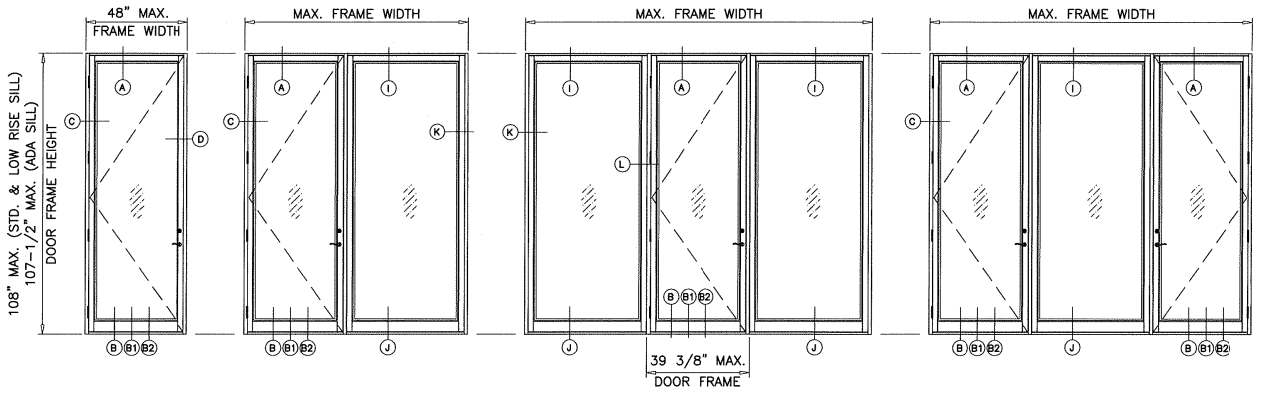
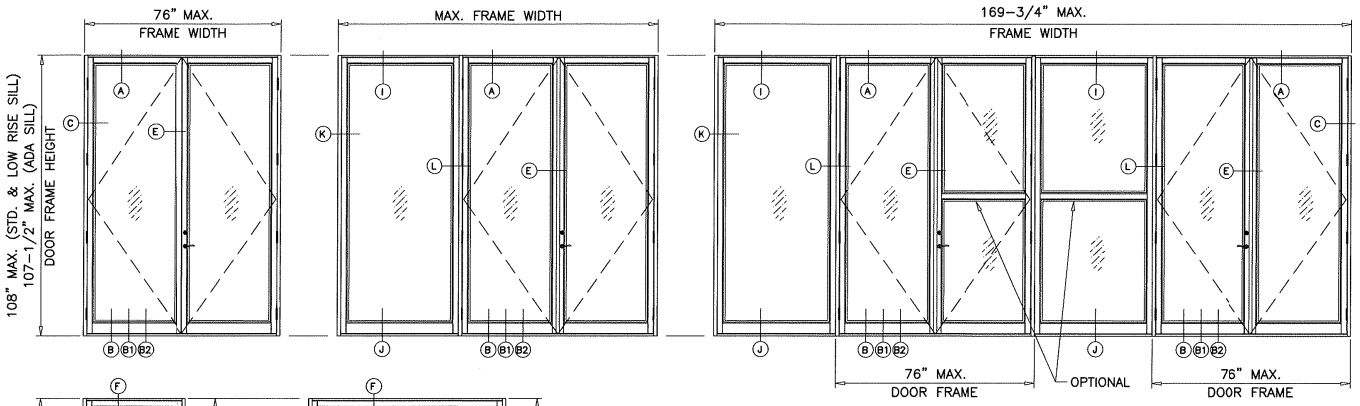
drawing no.
W17–50

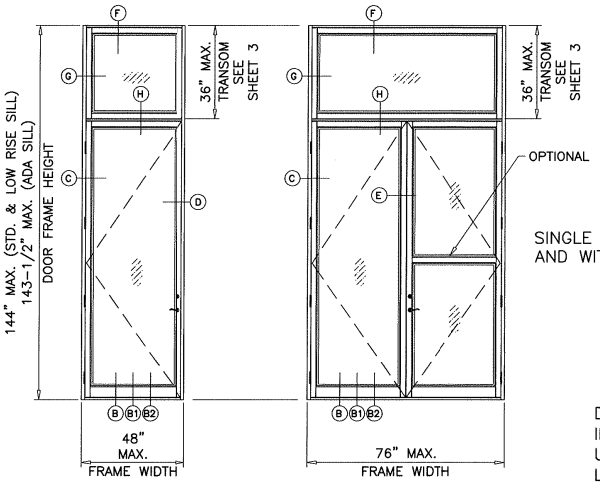
sheet 4 of 13



SINGLE LEAF DOORS WITHOUT SIDELITES.
SINGLE LEAF DOORS WITH SINGLE SIDELITE AT EITHER SIDE OF DOOR.



DOUBLE LEAF DOORS WITHOUT SIDELITES.
DOUBLE LEAF DOORS WITH SINGLE SIDELITE AT EITHER SIDE OF DOOR.



SINGLE AND DOUBLE LEAF DOORS WITH TRANSOMS AND WITHOUT SIDELITES

NOTE:
THE FRAME AREA OF ALTERNATE SIZE MUST NOT EXCEED TESTED FRAME AREA = 127.31 SQ. FT.

SEE SHEETS 2 FOR MAXIMUM DOOR WIDTHS AND HEIGHTS
SEE SHEET 4 FOR SIDELITE WIDTHS

APPROVED CONFIGURATIONS

DOORS, SIDELITES AND TRANSOM COMBINATIONS SHOWN ABOVE CAN BE USED AS INDIVIDUAL UNITS AS SHOWN OR IN COMBINATIONS WITH OTHER APPROVED PRODUCTS USING F.B.C. APPROVED MULLION IN BETWEEN.
LOWER VALUES FROM DOOR, SIDELITE, MULLIONS OR APPROVED PRODUCTS USED WILL APPLY TO ENTIRE SYSTEM.
TO BE APPROVED BY AHJ (AUTHORITY HAVING JURISDICTION).

JAVAD AHMAD
LICENSE
No. 70592
STATE OF FLORIDA
PROFESSIONAL ENGINEER

FL #22512

Sealed:12/13/2017

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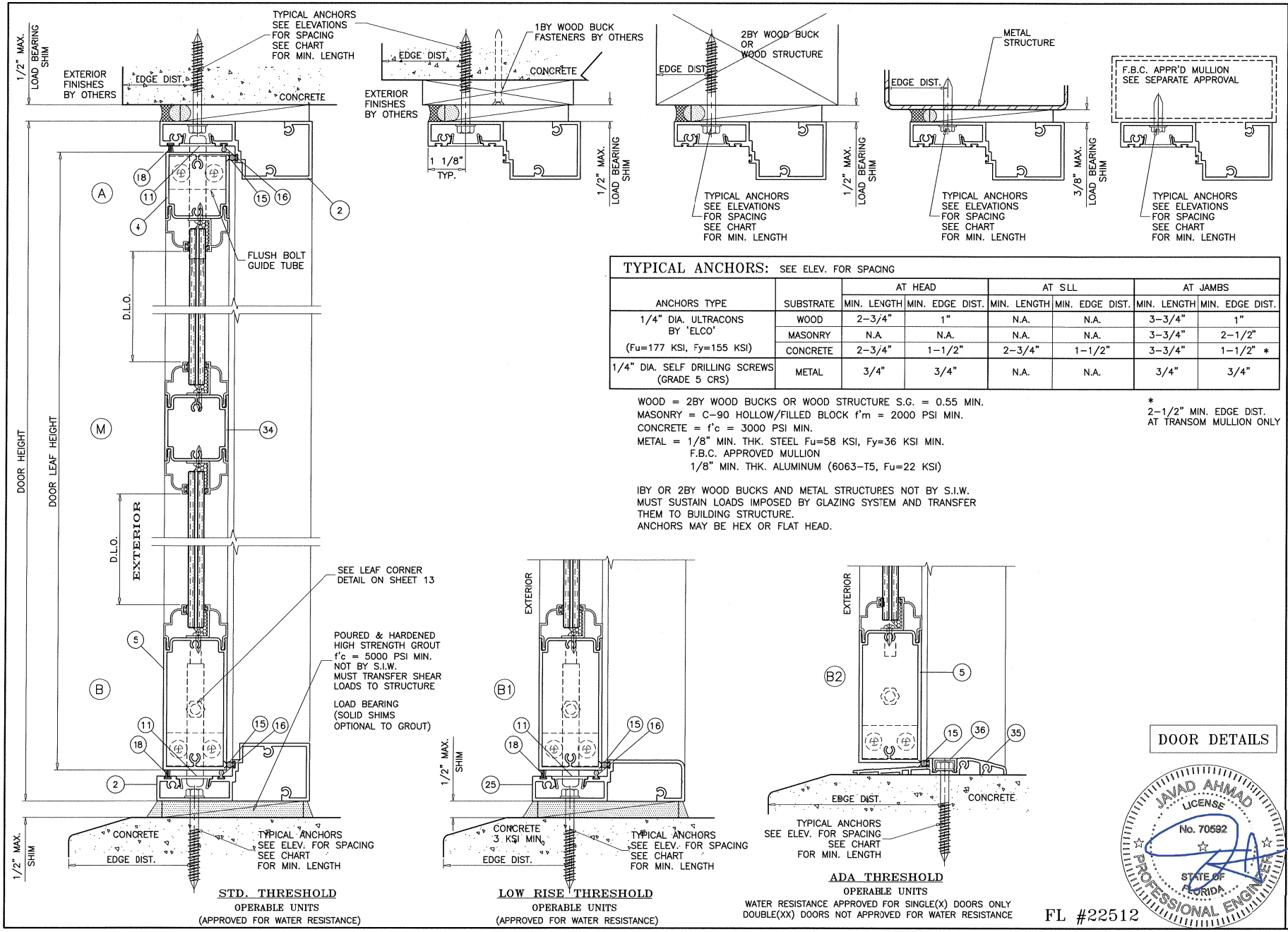
chk. by:

drawing no. W17-50



STD. THRESHOLD
OPERABLE UNITS
(APPROVED FOR WATER RESISTANCE)

LOW RISE THRESHOLD
OPERABLE UNITS
(APPROVED FOR WATER RESISTANCE)

ADA THRESHOLD
OPERABLE UNITS
WATER RESISTANCE APPROVED FOR SINGLE(X) DOORS ONLY
DOUBLE(XX) DOORS NOT APPROVED FOR WATER RESISTANCE

TYPICAL ANCHORS: SEE ELEV. FOR SPACING

ANCHORS TYPE	SUBSTRATE	AT HEAD		AT SLL		AT JAMBS	
		MIN. LENGTH	MIN. EDGE DIST.	MIN. LENGTH	MIN. EDGE DIST.	MIN. LENGTH	MIN. EDGE DIST.
1/4" DIA. ULTRACONS BY 'ELCO' (Fu=177 KSI, Fy=155 KSI)	WOOD	2-3/4"	1"	N.A.	N.A.	3-3/4"	1"
	MASONRY	N.A.	N.A.	N.A.	N.A.	3-3/4"	2-1/2"
	CONCRETE	2-3/4"	1-1/2"	2-3/4"	1-1/2"	3-3/4"	1-1/2" *
1/4" DIA. SELF DRILLING SCREWS (GRADE 5 CRS)	METAL	3/4"	3/4"	N.A.	N.A.	3/4"	3/4"

WOOD = 2BY WOOD BUCKS OR WOOD STRUCTURE S.G. = 0.55 MIN.
MASONRY = C-90 HOLLOW/FILLED BLOCK f'm = 2000 PSI MIN.
CONCRETE = f'c = 3000 PSI MIN.
METAL = 1/8" MIN. THK. STEEL Fu=58 KSI, Fy=36 KSI MIN.
F.B.C. APPROVED MULLION
1/8" MIN. THK. ALUMINUM (6063-T5, Fu=22 KSI)

IBY OR 2BY WOOD BUCKS AND METAL STRUCTURES NOT BY S.I.W. MUST SUSTAIN LOADS IMPOSED BY GLAZING SYSTEM AND TRANSFER THEM TO BUILDING STRUCTURE.
ANCHORS MAY BE HEX OR FLAT HEAD.

* 2-1/2" MIN. EDGE DIST. AT TRANSOM MULLION ONLY

DOOR DETAILS

FL #22512

Sealed:12/13/2017

AL-FAROOQ CORPORATION
ENGINEERS & PRODUCT DEVELOPMENT
9360 SUNSET DRIVE, SUITE 220 (C.A.N. 3538)
MIAMI, FLORIDA 33173 FAX. (305) 262-6978
TEL. (305) 264-8100
COMP-ANL\W17-50SIW

SERIES 700 CONTEMPORARY ALUM OUTSWING DOOR (L.M.I.)

SIW IMPACT WINDOWS, LLC.
975 S. CONGRESS AVE. #102
DELRAY BEACH, FL. 33445
TEL. (561) 274-9392 FAX. (561) 274-9262

revisions:
no date by description

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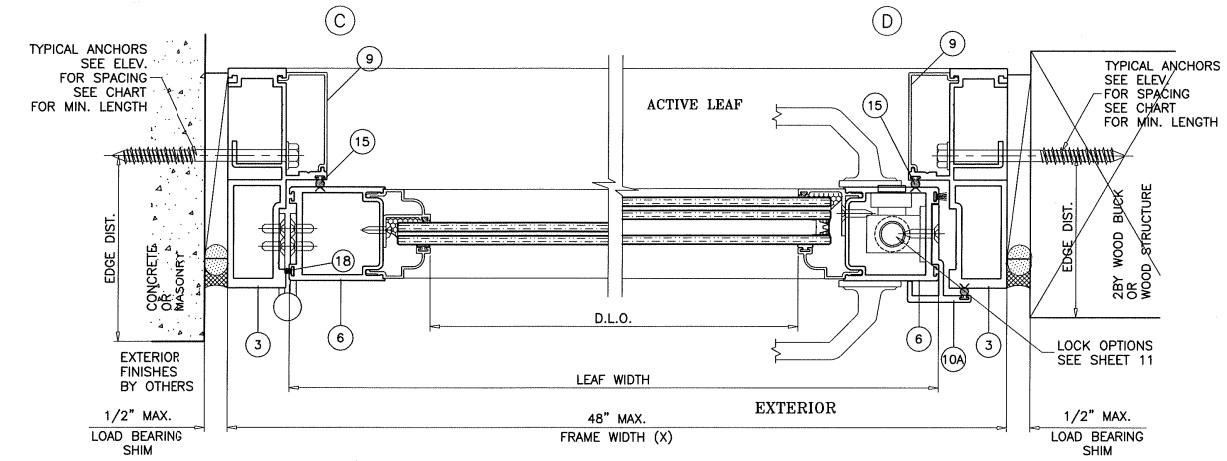
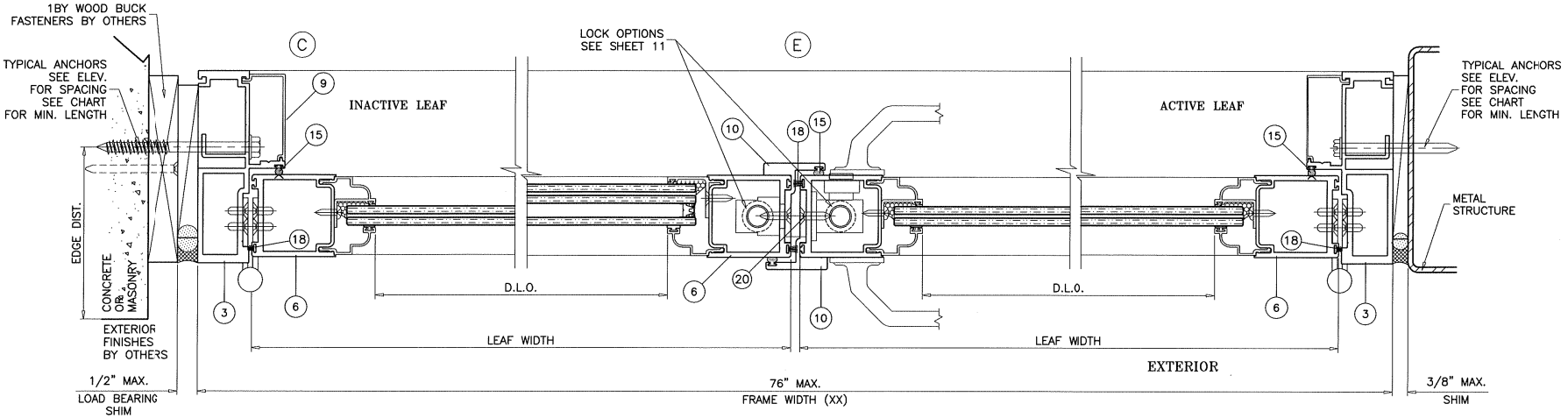
dr. by: TARIQ
chk. by:

drawing no. W17-50

sheet 6 of 13





DOOR DETAILS

FL #22512

Sealed:12/13/2017

afc
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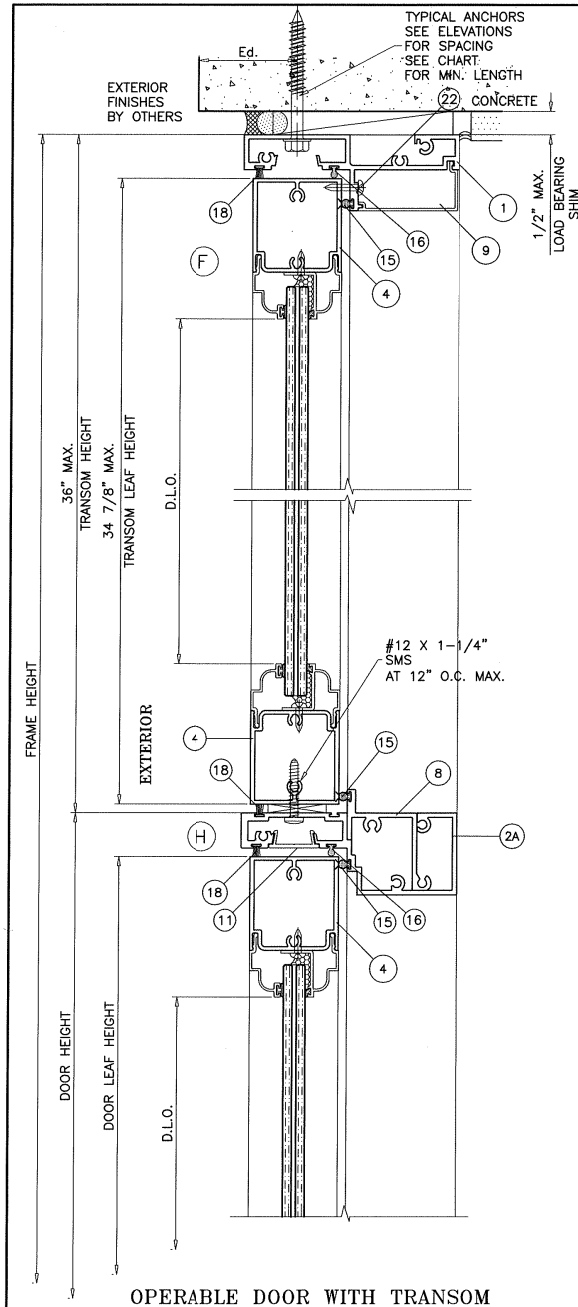
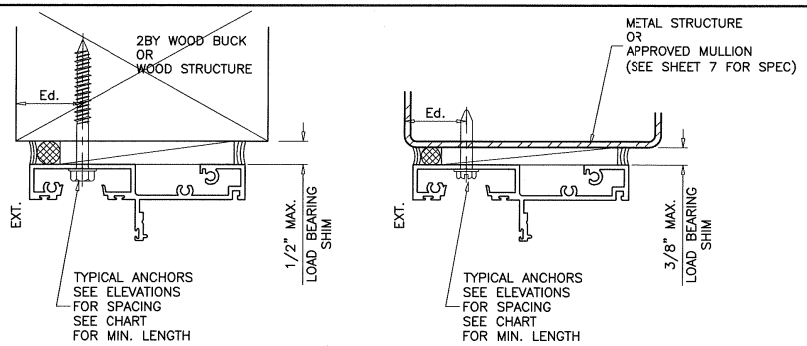
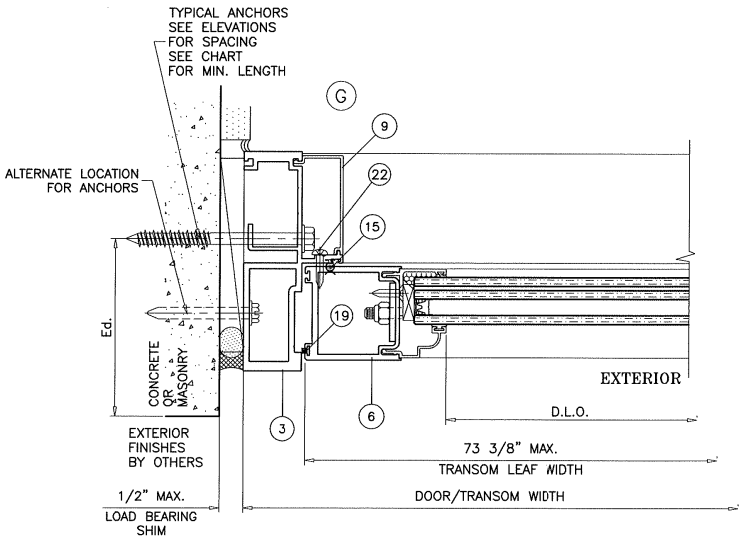
sheet 7 of 13



OPERABLE DOOR WITH TRANSOM

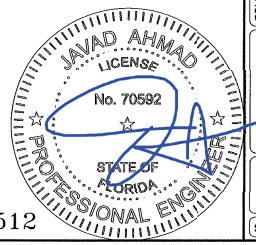


TRANSOM HEAD FRAME



TRANSOM DETAILS

FL #22512



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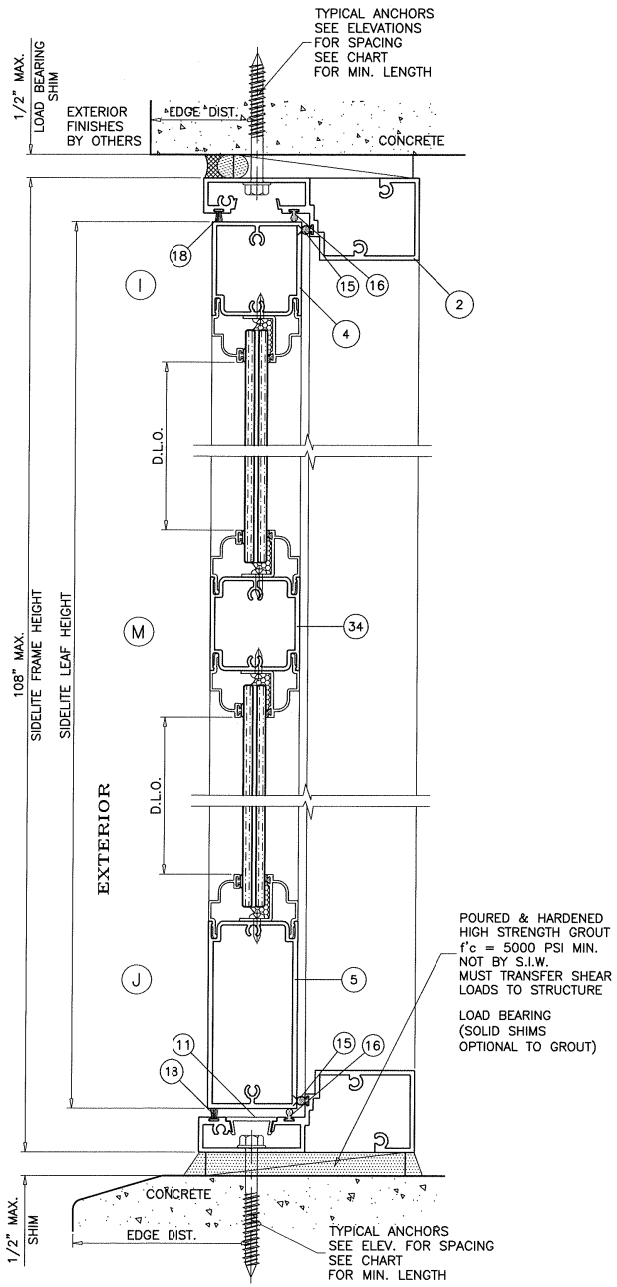
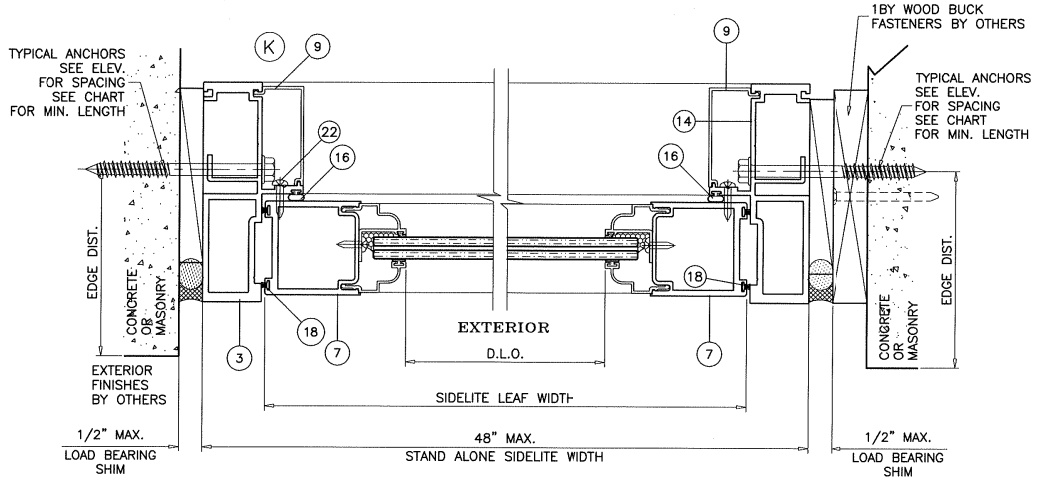
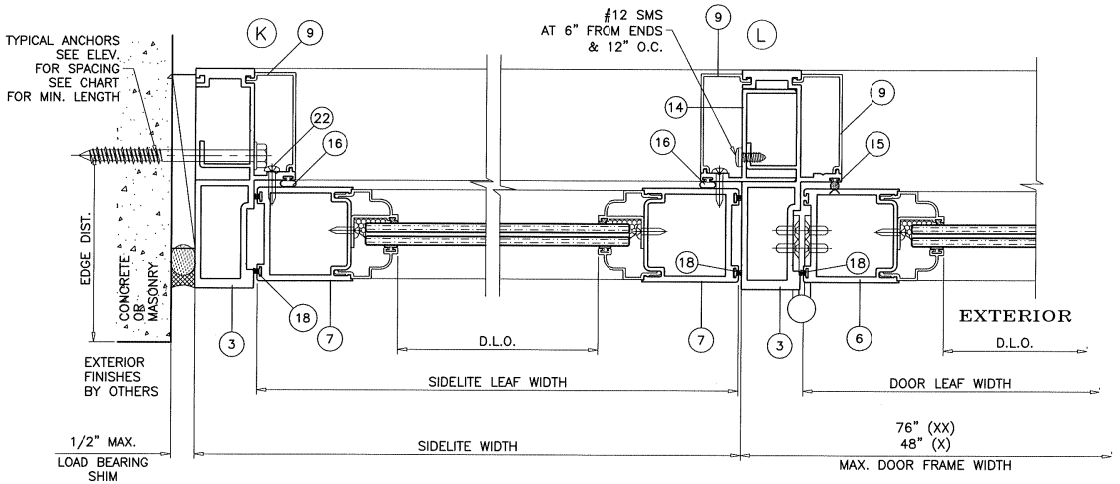
sheet 8 of 13







SIDELITE DETAILS

SIDELITE WITH DOOR DETAILS

NOTE:
MAX. FRAME AREA OF ALTERNATE SIZE NOT TO EXCEED=127.31 SQ. FT.

JAVAD AHMAD
LICENSE
No. 70592
STATE OF FLORIDA
PROFESSIONAL ENGINEER

FL #22512

Sealed:12/13/2017

AL-FAROOQ CORPORATION
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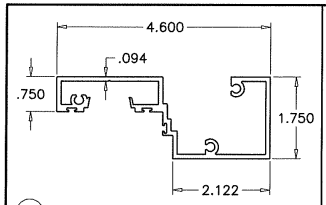
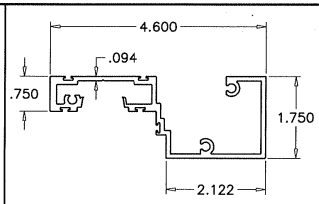
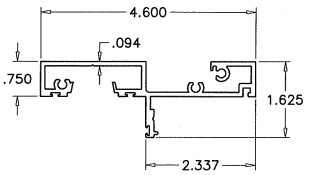


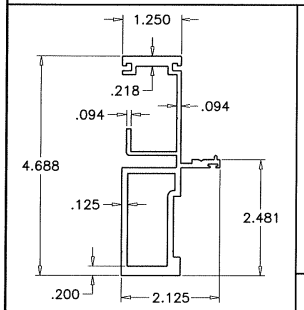
2 DOOR/SIDELITE FRAME HEAD/SILL



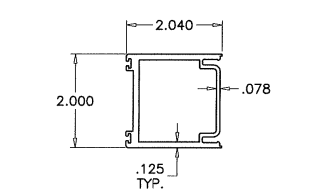
2A TRANSOM MULLION



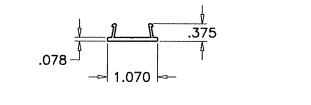
1 TRANSOM FRAME HEAD



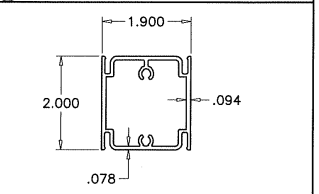
3 FRAME JAMB



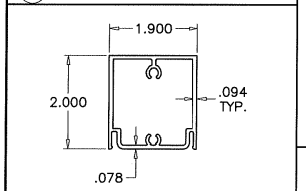
6 HINGE/LOCK STILE
7 SIDELITE SASH STILE



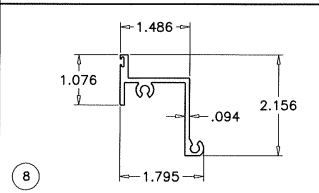
11 SNAP COVER



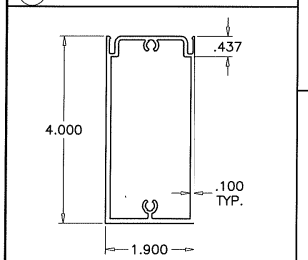
34 CHAIR RAIL



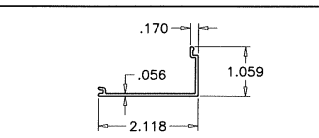
4 TOP RAIL



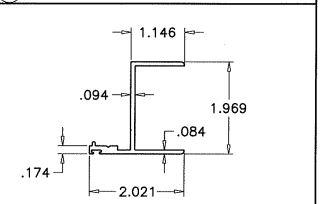
8 DOOR TRANSOM MULLION ADAPTER



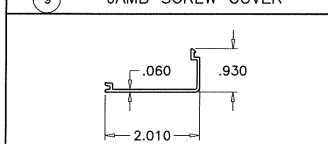
5 BOTTOM RAIL



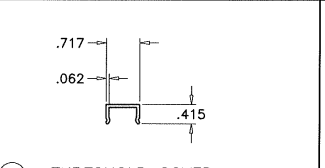
9 JAMB SCREW COVER



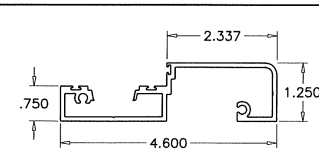
14 JAMB/MULL ADAPTER



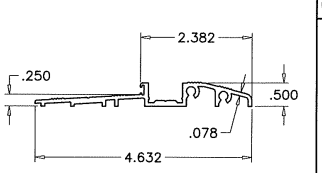
9A TRANSOM SCREW COVER



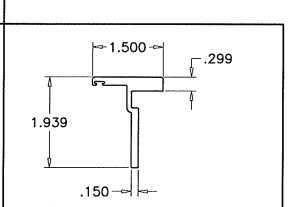
36 THRESHOLD COVER



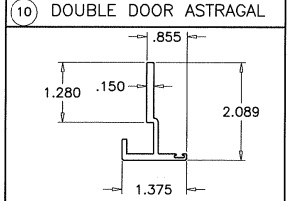
25 LOW RISE THRESHOLD



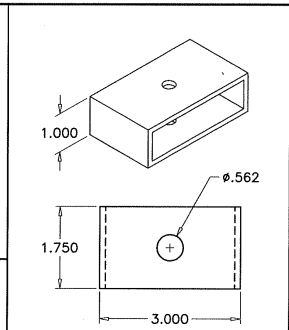
35 ADA THRESHOLD



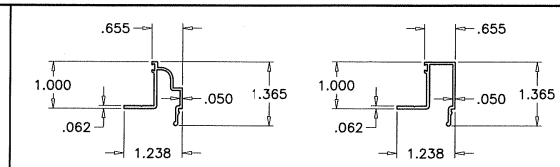
10 DOUBLE DOOR ASTRAGAL



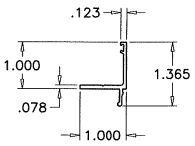
10A SINGLE DOOR ASTRAGAL



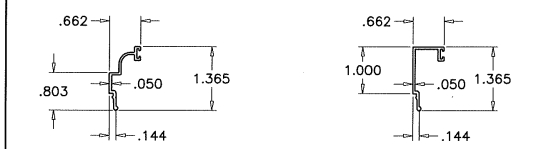
– FLUSH BOLT BLOCK



12 INT. GLASS STOP (LAM. GLASS) 12.1



12A INT. GLASS STOP (INSUL. LAM. GLASS)



13 EXTERIOR GLASS STOP 13.1

AL-FAROOQ CORPORATION
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MIAMI, FLORIDA 33173 FAX. (305) 262-6978
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COMP-ANL\W17-50SIW

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sheet 10 of 13

JAVAD AHMAD LICENSE No. 70592 STATE OF FLORIDA PROFESSIONAL ENGINEER

FL #22512

Sealed:12/13/2017

LOCK OPTIONS 1 & 2

ACTIVE LEAF:

OPTION #1:

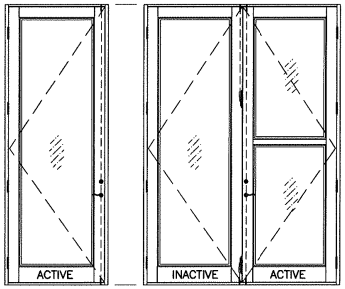
3 POINT LOCK ASSEMBLY (SERIES 2222) BY 'REGENT'
WITH HOOK BOLT AT 36" FROM BOTTOM
FLUSH BOLTS CONNECTED TO LOCK
KEY OPERATED ON EXTERIOR AND THUMB TURN ON
INTERIOR AND ENGAGING FRAME AT HEAD AND SILL

OPTION #2:

LOCK ASSEMBLY (DL01-6014) BY 'INTERLOCK USA'
WITH THROW BOLT AT 35-1/2" FROM BOTTOM
FLUSH BOLTS CONNECTED TO LOCK
KEY OPERATED ON EXTERIOR AND THUMB TURN ON
INTERIOR AND ENGAGING FRAME AT HEAD AND SILL

INACTIVE LEAF

CONCEALED FLUSH BOLTS (FB-1202-914)
BY 'SULLIVAN & ASSOC.'
MANUALLY OPERATED LEVERS MOUNTED ON
INSIDE FACE OF LEAF STILE LOCATED AT
13-1/2" FROM BOTTOM AND 34" FROM TOP



HINGES:

4" X 4" ST. STEEL BUTT HINGES DELTANA (DSB4NB OR SD44HD)
AT 13" FROM TOP AND BOTTOM ENDS AND 26-5/8" O.C. MAX.
HINGE ATTACHED TO DOOR FRAME AND DOOR STILE
USING (4) #12 X 1" FH MS
3 HINGES PER LEAF UPTO 6/8 HIGH DOORS
4 HINGES PER LEAF DOORS HIGHER THAN 6/8

SEALANTS:

ALL JOINTS AND FRAME CONNECTIONS SEALED WITH
SMALL JOINT SEALER.

ITEM #	PART #	REQD.	DESCRIPTION	MATERIAL	MANUF./SUPPLIER/REMARKS
1	SIW523	AS REQD.	FRAME TRANSOM HEAD	6063-T6	ALTERNATE TO 2
2	SIW505	1	DOOR/SIDELITE FRAME HEAD/SILL	6063-T6	–
2A	SIW505B	1	TRANSOM MULLION	6063-T6	–
3	SIW506	2/DOOR	FRAME JAMB	6063-T6	–
4	SIW549	1/ LEAF	DOOR TOP/BOTTOM RAIL	6063-T6	–
5	SIW502	1/ LEAF	DOOR BOTTOM RAIL	6063-T6	SEE SHEET 13
6	SIW507	2/ LEAF	HINGE STILE/LOCK STILE	6063-T6	–
7	SIW507	2/ LEAF	SIDELITE SASH STILE	6063-T6	–
8	SIW542	AS REQD.	DOOR TRANSOM MULLION ADAPTER	6063-T6	–
9	SIW511	AS REQD.	SCREW COVER	6063-T6	JAMB & TRANSOM
10	SIW509	AS REQD.	DOUBLE DOOR ASTRAGAL	6063-T6	–
10A	SIW535	AS REQD.	SINGLE DOOR ASTRAGAL	6063-T6	–
11	SIW510	AS REQD.	SCREW COVER	6063-T5	–
12	SIW512	AS REQD.	INTERIOR GLASS STOP (LAM. GLASS)	6063-T5	–
12.1	SIW540	AS REQD.	INTERIOR GLASS STOP SQUARE (LAM. GLASS)	6063-T5	–
12A	DWF-024	AS REQD.	INTERIOR GLASS STOP (INSUL. LAM. GLASS)	6063-T5	–
13	SIW513	AS REQD.	EXTERIOR GLASS STOP	6063-T6	–
13.1	SIW541	AS REQD.	EXTERIOR GLASS STOP SQUARE	6063-T6	–
14	SIW504	AS REQD.	DOOR JAMB/MULL ADAPTER	6063-T6	–
15	9016E	–	BULB W'STRIPPING	VINYL	CENTRAL PLSTICS
16	U4513	–	Q-LON W'STRIPPING	VINYL	SCHLEGEL
17	5530	AS REQD.	INTERIOR GLAZING GASKET (DUROMETER 70±5)	SANTOPRENE	BY CENTRAL PLASTICS
17A	5531	AS REQD.	EXTERIOR GLAZING GASKET (DUROMETER 70±5)	SANTOPRENE	BY CENTRAL PLASTICS
18	W23201NW0020	AS RQD.	FINSEAL PILE W'STRIPPING	–	ULTRAFAB
20	#8 X 1/2"	–	ASTRAGAL SCREWS PH SMS	–	AT 4" FROM ENDS & 8" O.C.
21	#8 X 1/2"	AS REQD.	GLASS STOP SCREWS SELF DRILLING	–	AT 6" FROM ENDS & 14-1/4" O.C. MAX.
22	#12 X 1-1/4"	–	FIX. PANEL SCREWS PH SMS	–	AT 6" FROM ENDS & 17" O.C. MAX.
24	SD44HD	4/LEAF	BUTT HINGES	ST. STEEL	DELTANA
25	SIW515	1	LOW RISE THRESHOLD	6063=T6	–
26	#12 X 4"	1/ CORNER	FRAME ASSEMBLY SCREWS	ST. STEEL	PH SMS
27	#12 X 2"	AS REQD.	FRAME AND LEAF ASSEMBLY SCREWS	ST. STEEL	PH SMS
28	#12 X 1/2"	AS REQD.	HINGE ASSEMBLY SCREWS	ST. STEEL	FH MS TYPE F SS
31	SIW521	–	FLUSH BOLT BLOCK	6063-T6	–
32	#2	–	FLUSH BOLTS	–	SULLIVAN & ASSOC.
34	SIW539	–	2" CHAIR RAIL	6063-T6	–
35	SIW546	1	ADA THRESHOLD	6063-T6	–
36	SIW547	1	THRESHOLD COVER	6063-T6	–
37	–	AS REQD.	SETTING BLOCKS AT 1/4 POINTS	EPDM	DUROMETER 85±5 SHORE A

AL-FAROOQ CORPORATION
ENGINEERS & PRODUCT DEVELOPMENT
9360 SUNSET DRIVE, SUITE 220 (C.A.N. 3538)
MIAMI, FLORIDA 33173 FAX. (305) 262-6978
TEL. (305) 264-8100

COMP-ANL\W17-50SIW

SERIES 700 CONTEMPORARY ALUM OUTSWING DOOR (L.M.I.)

SIW IMPACT WINDOWS, LLC.
975 S. CONGRESS AVE. #102
DELRAY BEACH, FL. 33445
TEL. (561) 274-9392 FAX. (561) 274-9262

revisions:

no	date	by	description

date: 05-16-17
scale: 3/8" = 1"
dr. by: TARIQ
chk. by:

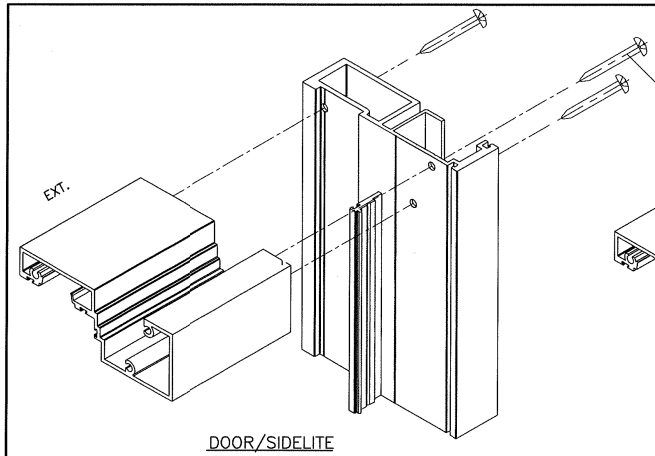
drawing no. W17-50

sheet 11 of 13

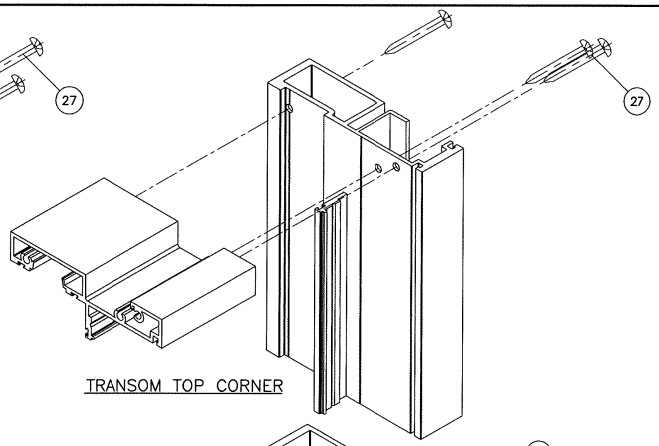
JAVAD AHMAD LICENSE No. 70582 STATE OF FLORIDA PROFESSIONAL ENGINEER

FL #22512

Sealed:12/13/2017



DOOR/SIDELITE
FRAME TOP CORNER



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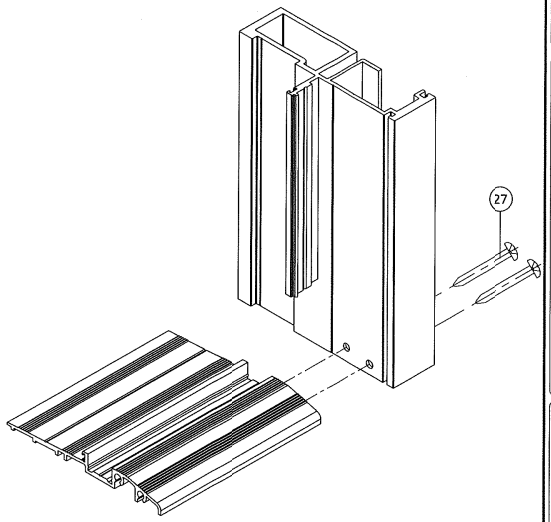
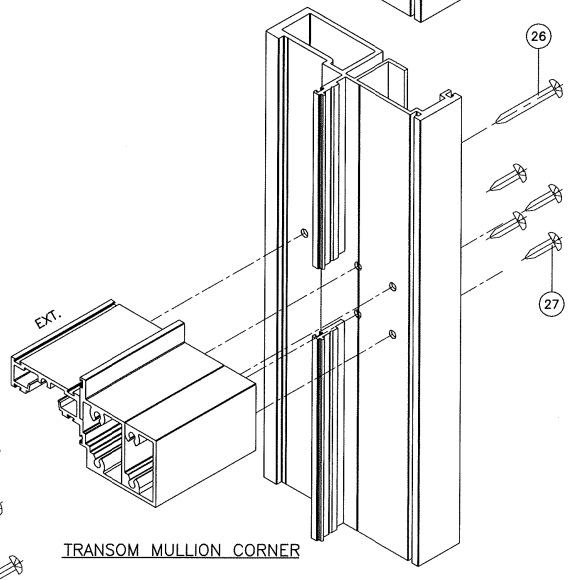


ADA THRESHOLD CORNER



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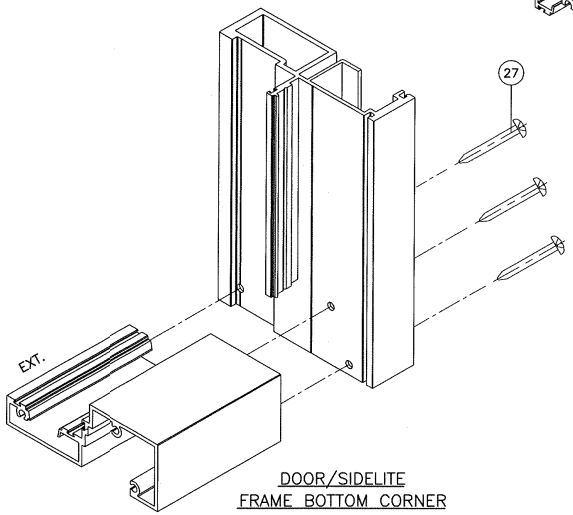

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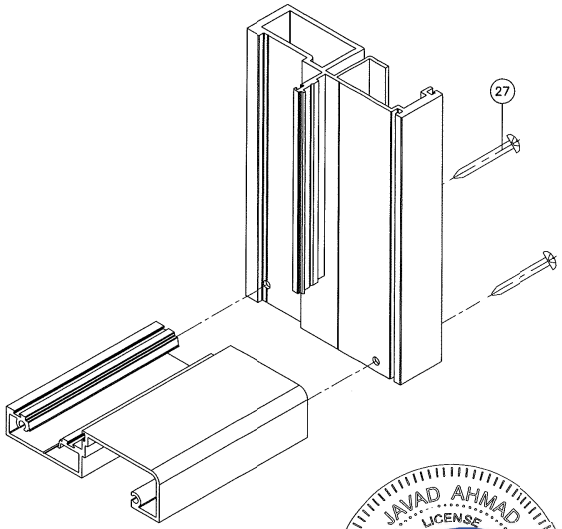
FRAME BOTTOM CORNER



LOW RISE THRESHOLD CORNER

FL #22512

JAVAD AHMAD
LICENSE
No. 70592
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Sealed:12/13/2017

AL-FAROOQ CORPORATION
ENGINEERS & PRODUCT DEVELOPMENT
9360 SUNSET DRIVE, SUITE 220 (C.A.N. 3538)
MIAMI, FLORIDA 33173
TEL. (305) 264-8100 FAX. (305) 262-6978

COMP-ANL\W17-50SIW

SERIES 700 CONTEMPORARY ALUM OUTSWING DOOR (L.M.I.)

SIW IMPACT WINDOWS, LLC.
975 S. CONGRESS AVE. #102
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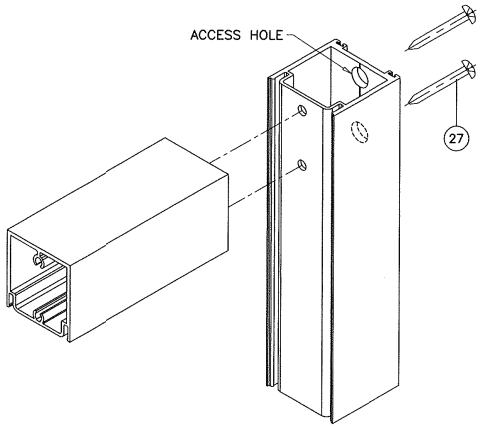
TEL. (561) 274-9392 FAX. (561) 274-9262

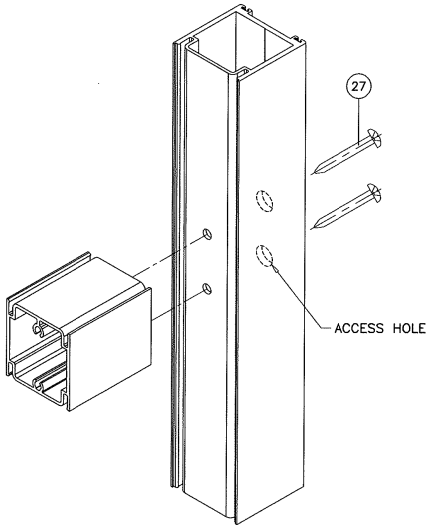
revisions:			
no	date	by	description

date: 05-16-17
scale: 3/8" = 1"
dr. by: TARIQ
chk. by:

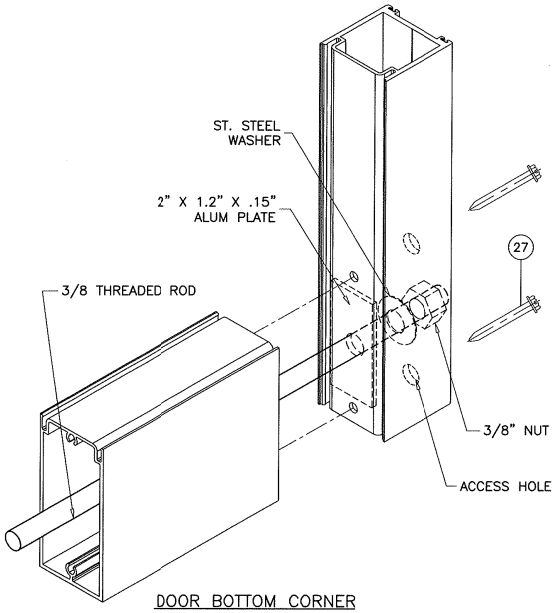
drawing no.
W17-50



LEAF TOP CORNER



CHAIR RAIL CORNER



DOOR BOTTOM CORNER

FL #22512

Sealed:12/13/2017

AL-FAROOQ CORPORATION
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COMP-ANL\W17-50SIW

SERIES 700 CONTEMPORARY ALUM OUTSWING DOOR (L.M.I.)

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975 S. CONGRESS AVE. #102
DELRAY BEACH, FL. 33445
TEL. (561) 274-9392 FAX. (561) 274-9262

revisions:

no	date	by	description

date: 05-16-17
scale: 3/8" = 1"
dr. by: TARIQ
chk. by:

drawing no. W17-50

sheet 13 of 13

AL-FAROOQ CORPORATION

CONSULTING ENGINEERS & PRODUCT DEVELOPMENT

PRODUCT APPROVAL EVALUATION
RULE CHAPTER #61G20-3 • METHOD 1 OPTION D

FL 22512
Date: 11/27/2017

Detailed Product Description:

Manufacturer: SIW IMPACT WINDOWS, LLC

Manufacturer Address: 975 S. CONGRESS AVE #102, DELRAY BEACH, FL 33445

Model Name: SERIES 700 CONTEMPORARY ALUMINUM OUTSWING ENTRANCE DOOR (L.M.I.)

Maximum Width: 48”(X,O), 76”(XX), 46-7/8”(O)

Maximum Height: 108”(X,XX,O), 144”(O/X,O/XX)

Maximum Load: +50 PSF, -60 PSF

Installation Drawings # W17-50

This product complies with the High Velocity Hurricane Zone (HVHZ) testing requirements.

The above maximum parameters do not occur simultaneously.
See installation drawings for combination of span vs loads.

Comparative analysis used ___ Yes X No

Mandatory Tests (Tested in accordance with AAMA 101/I.S.2/NAFS/TAS-202)

TEST	DESCRIPTION	TEST LOCATION	TEST REPORT DATE	TEST REPORT #	Test Sealed by
ASTM E283	Air Infiltration Leakage	Blackwater Testing Inc.	04/06/2017 06/10/2013	BT-SIW-17-001 BT-SIW-13-001	Constantin Bortes, P.E. Yamil Kuri, P.E.
ASTM E331 OR ASTM 547 & TAS 202	Water Penetration	Blackwater Testing Inc.	04/06/2017 06/10/2013	BT-SIW-17-001 BT-SIW-13-001	Constantin Bortes, P.E. Yamil Kuri, P.E.
ASTM E330 & TAS 202	Uniform Static Air Press.	Blackwater Testing Inc.	04/06/2017 06/10/2013	BT-SIW-17-001 BT-SIW-13-001	Constantin Bortes, P.E. Yamil Kuri, P.E.
AAMA 1304	Forced Entry Test	Blackwater Testing Inc.	04/06/2017 06/10/2013	BT-SIW-17-001 BT-SIW-13-001	Constantin Bortes, P.E. Yamil Kuri, P.E.

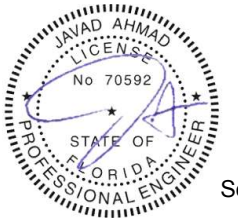
Supplemental Tests (Tested in accordance with TAS-201 and TAS-203)

TEST	DESCRIPTION	TEST LOCATION	TEST REPORT DATE	TEST REPORT #	Test Sealed by
FBC 1626.2 (TAS 201 & 203)	Large Missile Impact & Cyclic	Blackwater Testing Inc.	04/06/2017 06/10/2013	BT-SIW-17-001 BT-SIW-13-001	Constantin Bortes, P.E. Yamil Kuri, P.E.

Under the limitations of the attached installation drawings, to the best of my knowledge and ability, the above product conforms to the requirements of the 2017 Florida Building Code.

Evaluation Report Engineer:

Javad Ahmad PE # 70592
Al-Farooq Corporation EB # 3538



Sealed:12/4/2017

MIAMI-DADE COUNTY
PRODUCT CONTROL SECTION
11805 SW 26 Street, Room 208
Miami, Florida 33175-2474
T (786) 315-2590 F (786) 315-2599
www.miamidade.gov/economy

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER)
BOARD AND CODE ADMINISTRATION DIVISION

NOTICE OF ACCEPTANCE (NOA)

SIW Solutions, LLC
975 S. Congress Ave. #102
Delray Beach, FL 33445

SCOPE: This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed and accepted by Miami-Dade County RER-Product Control Section to be used in Miami Dade County and other areas where allowed by the Authority Having Jurisdiction (AHJ). This NOA shall not be valid after the expiration date stated below. The Miami-Dade County Product Control Section (In Miami Dade County) and/or the AHJ (in areas other than Miami Dade County) reserve the right to have this product or material tested for quality assurance purposes. If this product or material fails to perform in the accepted manner, the manufacturer will incur the expense of such testing and the AHJ may immediately revoke, modify, or suspend the use of such product or material within their jurisdiction. RER reserves the right to revoke this acceptance, if it is determined by Miami-Dade County Product Control Section that this product or material fails to meet the requirements of the applicable building code.
This product is approved as described herein, and has been designed to comply with the Florida Building Code, including the High Velocity Hurricane Zone.

DESCRIPTION: Series S-2000-12 Aluminum and Glass Sectional Garage Door up to 12'-0" Wide

APPROVAL DOCUMENT: Drawing No. **17-03**, titled "S-2000 (12) Alum/Glass Sectional Garage Door (L.M.I.), sheets 1 through 8 of 8, dated 02/09/2017, with revision C dated 12/05/2018, prepared by the Al-Farooq Corporation, signed and sealed by Javad Ahmad, P.E., bearing the Miami-Dade County Product Control revision stamp with the Notice of Acceptance number and expiration date by the Miami-Dade County Product Control Section.

MISSILE IMPACT RATING: Large and Small Missile Impact Resistant

LABELING: A permanent label with the manufacturer's name or logo, manufacturing address, model number, the positive and negative design pressure rating, indicate impact rated if applicable, installation instruction drawing reference number, approval number (NOA), the applicable test standards, and the statement reading 'Miami-Dade County Product Control Approved' is to be located on the door's side track, bottom angle, or inner surface of a panel.

RENEWAL of this NOA shall be considered after a renewal application has been filed and there has been no change in the applicable building code negatively affecting the performance of this product.

TERMINATION of this NOA will occur after the expiration date or if there has been a revision or change in the materials, use, and/or manufacture of the product or process. Misuse of this NOA as an endorsement of any product, for sales, advertising or any other purposes shall automatically terminate this NOA. Failure to comply with any section of this NOA shall be cause for termination and removal of NOA.

LIMITATION: Roll-up mechanism is not part of this approval.

ADVERTISEMENT: The NOA number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the NOA is displayed, then it shall be done in its entirety.

INSPECTION: A copy of this entire NOA shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.
This NOA **revises NOA #17-0717.07** and consists of this page 1 and evidence pages E-1, E-2 and E-3, as well as approval document mentioned above.
The submitted documentation was reviewed by **Carlos M. Utrera, P.E.**

MIAMI-DADE COUNTY APPROVED

03/05/2019

NOA No. 19-0131.21
Expiration Date: April 20, 2022
Approval Date: March 14, 2019

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

1. Evidence submitted under NOA #17-0215.09

A. DRAWINGS

1. Drawing No. **17-03**, titled "S-2000 (12) Alum/Glass Sectional Garage Door (L.M.I.), sheets 1 through 8 of 8, dated 02/09/2017, with revision A dated 03/23/2017, prepared by the Al-Farooq Corporation, signed and sealed by Javad Ahmad, P.E.

B. TESTS

1. Addendum letter to Test Report No. **BT-SIW-16-006**, dated 03/21/2017, signed and sealed by Constantin Bortes, P.E.
2. Test reports on 1) Air Infiltration Test, per FBC, TAS 202-94
   2) Uniform Static Air Pressure Test, Loading per FBC TAS 202-94
   3) Large Missile Impact Test per FBC, TAS 201-94
   4) Cyclic Wind Pressure Loading per FBC, TAS 203-94
   5) Forced Entry Test, per FBC, TAS 202-94

   along with marked-up drawings and installation diagram of a Series S-2000 Aluminum Glass Garage Door 12'-0" (Specimens #1and 4), prepared by Blackwater Testing Inc, Test Report No. **BT-SIW-16-006**, dated 01/18/2017, signed and sealed by Constantin Bortes, P.E.
3. Addendum letter to Test Report No. **BT-SIW-16-003**, dated 03/27/2017, signed and sealed by Constantin Bortes, P.E.
4. Test reports on 1) Uniform Static Air Pressure Test, Loading per FBC TAS 202-94
   2) Large Missile Impact Test per FBC, TAS 201-94
   3) Cyclic Wind Pressure Loading per FBC, TAS 203-94
   4) Forced Entry Test, per FBC, TAS 202-94

   along with marked-up drawings and installation diagram of a Series S-2000 Aluminum Glass Garage Doors 12'-0" (Specimens #1, 2, 3 and 4), prepared by Blackwater Testing Inc, Test Report No. **BT-SIW-16-003**, dated 09/19/2016, signed and sealed by Constantin Bortes, P.E.

C. CALCULATIONS

1. Anchor calculations prepared by Al-Farooq Corporation, dated 01/23/2017, signed and sealed by Javad Ahmad, P.E.

D. QUALITY ASSURANCE

1. Miami-Dade Department of Regulatory and Economic Resources (RER)

E. MATERIAL CERTIFICATIONS

1. None.

F. STATEMENTS

1. Statement letter of code conformance to the 5th edition (2014) FBC and of no financial interest issued by Al-Farooq Corporation, dated 01/23/2017, signed and sealed by Javad Ahmad, P.E.

03/05/2019

Carlos M. Utrera, P.E.
Product Control Examiner
NOA No. 19-0131.21
Expiration Date: April 20, 2022
Approval Date: March 14, 2019

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

2. Evidence submitted under NOA # 17-0717.07

A. DRAWINGS

1. Drawing No. **17-03**, titled "S-2000 (12) Alum/Glass Sectional Garage Door (L.M.I.), sheets 1 through 8 of 8, dated 02/09/2017, with revision B dated 07/06/2017, prepared by the Al-Farooq Corporation, signed and sealed by Javad Ahmad, P.E.

B. TESTS

1. None.

C. CALCULATIONS

1. None.

D. QUALITY ASSURANCE

1. Miami-Dade Department of Regulatory and Economic Resources (RER)

E. MATERIAL CERTIFICATIONS

1. None.

F. STATEMENTS

1. Statement letter of code conformance to the 6th Edition (2017) FBC and of no financial interest issued by Al-Farooq Corporation, dated 07/03/2017, signed and sealed by Javad Ahmad, P.E.

03/05/2019

Carlos M. Utrera, P.E.
Product Control Examiner
NOA No. 19-0131.21
Expiration Date: April 20, 2022
Approval Date: March 14, 2019

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

3. New evidence submitted

A. DRAWINGS

1. Drawing No. **17-03**, titled "S-2000 (12) Alum/Glass Sectional Garage Door (L.M.I.), sheets 1 through 8 of 8, dated 02/09/2017, with revision C dated 12/05/2018, prepared by the Al-Farooq Corporation, signed and sealed by Javad Ahmad, P.E.

B. TESTS

1. None.

C. CALCULATIONS

1. None.

D. QUALITY ASSURANCE

1. Miami-Dade Department of Regulatory and Economic Resources (RER)

E. MATERIAL CERTIFICATIONS

1. None.

F. STATEMENTS

1. Statement letter from SIW Impact Windows, LLC stating the following: a) They have legally sold all assets of the NOA, b) Requesting the existing NOA to be rescinded, c) They no longer manufacture the product under the existing NOA, d) They have given up all the rights to the existing NOA, and e) All the necessary machinery, equipment, and know-how used in the fabrication of the product used for the tests, which were the basis for obtaining the NOA are being sold to the applicant, dated 12/28/2018, signed by Abdiel Lopez, manager.
2. Bill of sale dated 12/28/2018, signed by Abdiel Lopez, president or manager of the seller parties and Steven C. Tourek, secretary of SIW Solutions, LLC.

03/05/2019

Carlos M. Utrera, P.E.
Product Control Examiner
NOA No. 19-0131.21
Expiration Date: April 20, 2022
Approval Date: March 14, 2019

NOTE:
GLASS CAPACITIES ARE
BASED ON ASTM E1300-09 (3 SEC. GUSTS)
AND FLORIDA BUILDING COMMISSION
DECLARATORY STATEMENT DCA05-DEC-219

THESE DOORS ARE RATED FOR LARGE & SMALL MISSILE IMPACT.
SHUTTERS ARE NOT REQUIRED.

SERIES 2000 (12)
ALUMINUM/GLASS SECTIONAL GARAGE DOOR

THIS PRODUCT HAS BEEN DESIGNED AND TESTED TO COMPLY WITH THE REQUIREMENTS OF THE 2017 (6TH EDITION) FLORIDA BUILDING CODE INCLUDING HIGH VELOCITY HURRICANE ZONE (HVHZ).

WOOD BUCKS & BUCK FASTENERS BY OTHERS, MUST BE DESIGNED AND INSTALLED ADEQUATELY TO TRANSFER APPLIED PRODUCT LOADS TO THE BUILDING STRUCTURE.

ANCHORS SHALL BE CORROSION RESISTANT, SPACED AS SHOWN ON DETAILS AND INSTALLED PER MANUF'S INSTRUCTIONS. SPECIFIED EMBEDMENT TO BASE MATERIAL SHALL BE BEYOND WALL DRESSING OR STUCCO.

A LOAD DURATION INCREASE IS USED IN DESIGN OF ANCHORS INTO WOOD ONLY.

ALL SHIMS TO BE HIGH IMPACT, NON-METALLIC AND NON-COMPRESSIBLE.

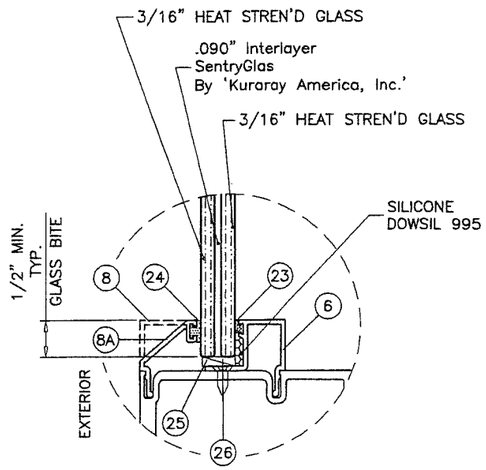
MATERIALS INCLUDING BUT NOT LIMITED TO STEEL/METAL SCREWS, THAT COME INTO CONTACT WITH OTHER DISSIMILAR MATERIALS SHALL MEET THE REQUIREMENTS OF THE 2017 FLORIDA BUILDING CODE & ADOPTED STANDARDS.

THIS PRODUCT APPROVAL IS GENERIC AND DOES NOT PROVIDE INFORMATION FOR A SITE SPECIFIC PROJECT, i.e. LIFE SAFETY OF THIS PRODUCT, ADEQUACY OF STRUCTURE RECEIVING THIS PRODUCT AND SEALING AROUND OPENING FOR WATER INFILTRATION RESISTANCE ETC.
CONDITIONS NOT SHOWN IN THIS DRAWING ARE TO BE ANALYZED SEPARATELY, AND TO BE REVIEWED BY BUILDING OFFICIAL.

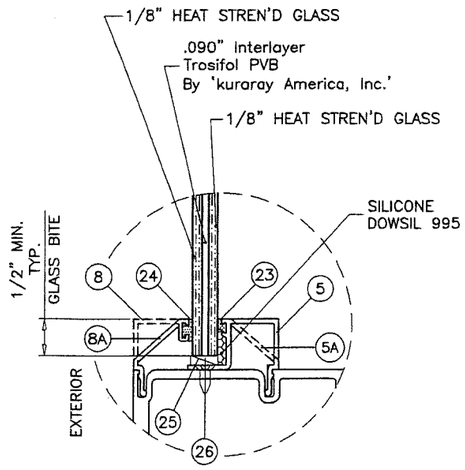
MANUFACTURER'S LABEL SHALL BE LOCATED ON A READILY VISIBLE LOCATION IN ACCORDANCE WITH SECTION 1710.8.3 OF FLORIDA BUILDING CODE. LABELING TO COMPLY WITH SECTION 1710.8.2.

DOORS APPROVED FOR INSTALLATIONS WHERE AIR INFILTRATION RESISTANCE IS REQUIRED.

Test Pressure = 6.24 Psf
Measured Flow = 0.04 cfm/ft^2

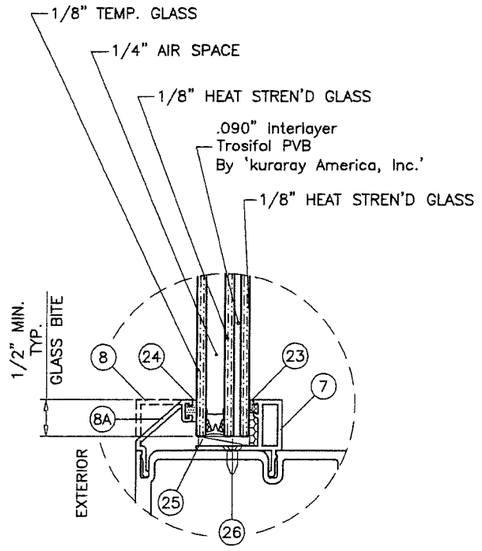


GLASS TYPE 'G1'
7/16" OVERALL LAM. GLASS



GLASS TYPE 'G2'
5/16" OVERALL LAM. GLASS

FOR USE AT DIVIDED LITES ONLY
LIMIT MAX. LOADS TO +46.0 & -56.0 PSF



GLASS TYPE 'G3'
11/16" OVERALL INSUL. LAM. GLASS

FOR USE AT DIVIDED LITES ONLY

GLAZING OPTIONS

PRODUCT REVISED
as complying with the Florida Building Code
NOA-No. 19-0131.21
Expiration Date 04/20/2022
By
Miami-Dade Product Control

JAWAD AHMAD
LICENSE
No. 70592
Jan 9,2019
STATE OF FLORIDA
PROFESSIONAL ENGINEER

AL-FAROOQ CORPORATION
ENGINEERS & PRODUCT DEVELOPMENT
9360 SUNSET DRIVE, SUITE 220
MIAMI, FLORIDA 33173 (C.A.N. 3638)
TEL. (305) 264-8100 FAX. (305) 262-6978
COMP-ANL\W17-03SIW

S-2000 (12) ALUM/GLASS SECTIONAL GARAGE DOOR (L.M.I.)

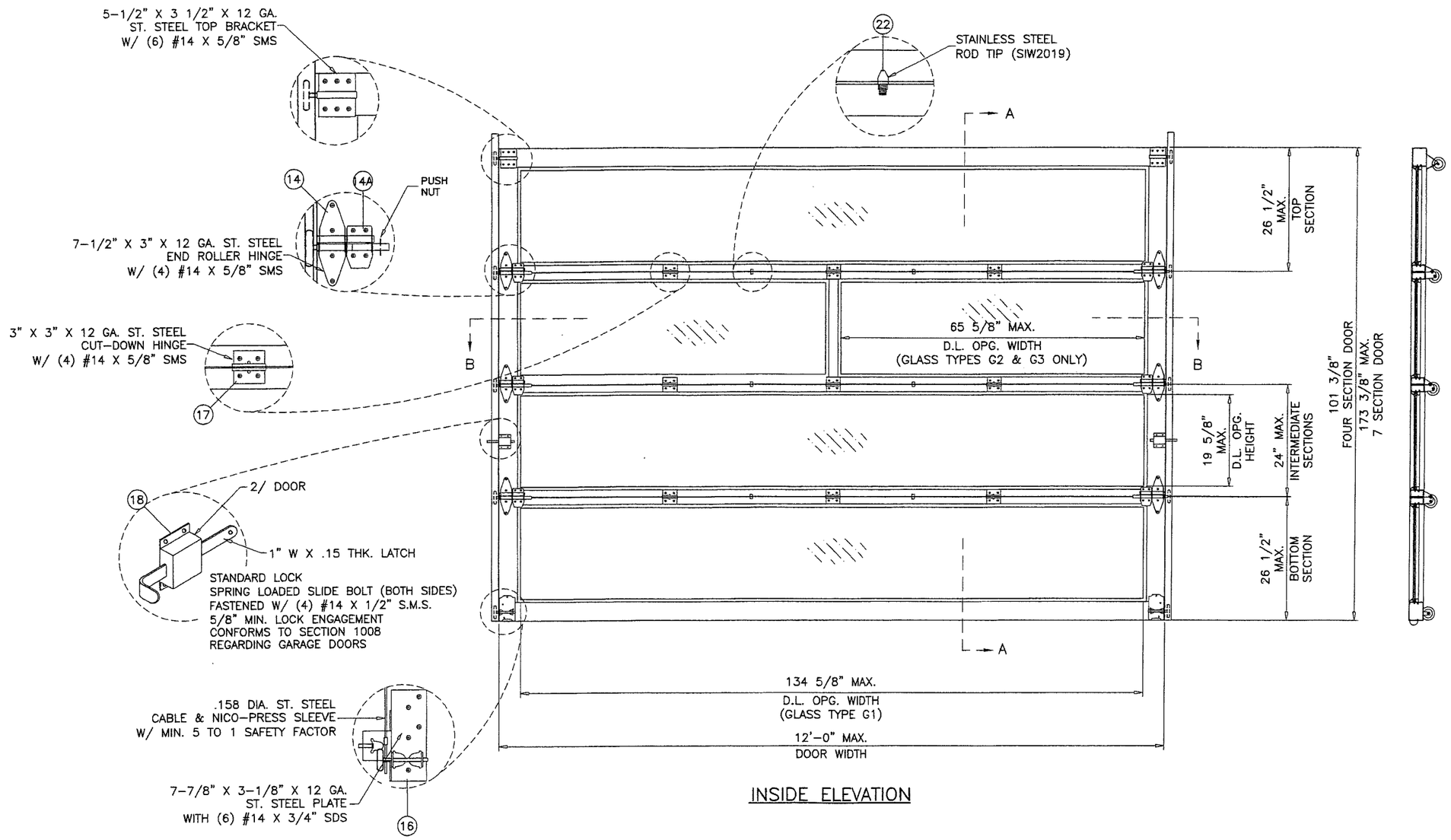
SIW Solutions, LLC.
975 S. CONGRESS AVE. #102
DELRAY BEACH, FL. 33445
TEL. (561) 274-9262 FAX. (561) 274-9262

revisions:			
no	date	by	description
A	03.23.17		REV. PER RER COMMENTS
B	07.06.17		UPDATED TO 2017 FBC
C	12.05.18		COMPANY NAME REV.

date: 02-09-17
scale: 1/2" = 1"
dr. by: TARIQ
chk. by:

drawing no.
17-03

sheet 1 of 8



INSIDE ELEVATION

GLASS TYPES 'G1' & 'G3'

MAXIMUM DESIGN LOAD RATING	= +	60.0 PSF
(FOR SIZES SHOWN OR SMALLER)	−	60.0 PSF

GLASS TYPE 'G2'

MAXIMUM DESIGN LOAD RATING	= +	46.0 PSF
(FOR SIZES SHOWN OR SMALLER)	−	56.0 PSF

NOMINAL DOOR HEIGHT	CONSISTS OF	
	INTERMEDIATE SECTIONS	TOP AND BOTTOM SECTIONS
8'-6"	2 SECTIONS 24" HIGH	2 SECTIONS 26-1/2" HIGH
10'-6"	3 SECTIONS 24" HIGH	2 SECTIONS 26-1/2" HIGH
12'-6"	4 SECTIONS 24" HIGH	2 SECTIONS 26-1/2" HIGH
14'-6"	5 SECTIONS 24" HIGH	2 SECTIONS 26-1/2" HIGH

PRODUCT REVISED
as complying with the Florida Building Code
NOA-No. 19-0131.21
Expiration Date 04/20/2022
By
Miami-Dade Product Control

MAVAD AHMAD
LICENSE
No. 70592
Jan 9,2019
STATE OF FLORIDA
PROFESSIONAL ENGINEER

AL-FAROOQ CORPORATION
ENGINEERS & PRODUCT DEVELOPMENT
9360 SUNSET DRIVE, SUITE 220
MIAMI, FLORIDA 33173 (C.A.N. 3538)
TEL. (305) 264-8100 FAX. (305) 262-6978
COMP-ANL\W17-03SIW

SIW Solutions, LLC.
975 S. CONGRESS AVE. #102
DELRAY BEACH, FL. 33445
TEL. (561) 274-9392 FAX. (561) 274-9262

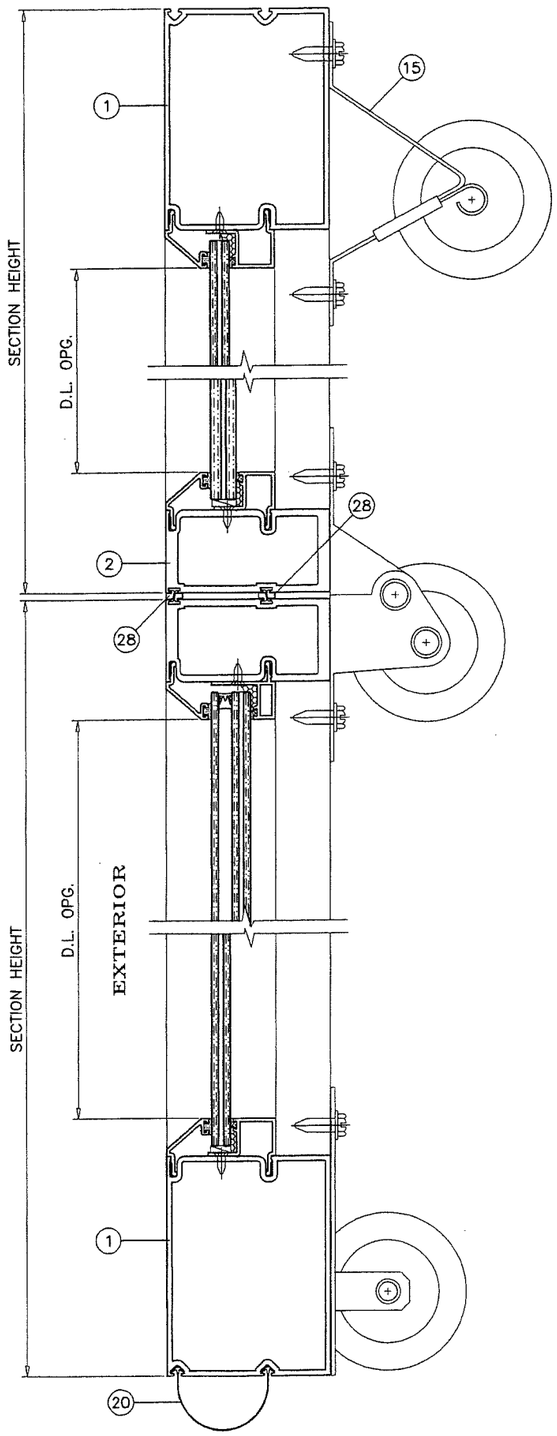
S-2000 (12) ALUM/GLASS SECTIONAL GARAGE DOOR (L.M.I.)

revisions:		
no	date	by description
A	03.23.17	REV. PER RER COMMENTS
B	07.06.17	NO CHANGE THIS SHEET
C	12.05.18	COMPANY NAME REV.

date: 02-09-17
scale: 1/2"=1'-0"
dr. by: TARIQ
chk. by:

drawing no. 17-03

sheet 2 of 8



SECTION A–A

ITEM #	PART #	REQD.	DESCRIPTION	MATERIAL	MANF./SUPPLIER/REMARKS
1	SIW2001	2	TOP AND BOTTOM RAIL	6063–T6	–
2	SIW2002	AS REQD.	INTERMEDIATE RAIL	6063–T6	–
3	SIW2004	2/ SECTION	VERTICAL END STILE	6063–T6	–
4	SIW816	AS REQD.	VERTICAL DIVIDER STILE	6063–T6	OPTIONAL
5	SIW2005	4/ SECTION	INTERIOR GLASS STOP (5/16" GLASS)	6063–T6	–
5A	SIW2007	4/ SECTION	ALT. INTERIOR GLASS STOP (5/16" GLASS)	6063–T6	–
6	SIW2012	4/ SECTION	INTERIOR GLASS STOP (7/16" GLASS)	6063–T6	–
7	SIW2013	4/ SECTION	INTERIOR GLASS STOP (INSUL. LAM. GLASS)	6063–T6	–
8	SIW2006	4/ SECTION	EXTERIOR GLASS STOP	6063–T6	–
8A	SIW2008	4/ SECTION	ALT. EXTERIOR GLASS STOP	6063–T6	–
9	SIW2009	AS REQD.	SEAL HOUSING	6063–T6	–
10	SIW303	AS REQD.	SNAP COVER	6063–T6	–
11	AMLOW 201	2	DOOR TRACK (2" ROLLERS)	ST. STEEL	–
11A	SIW2015	2	DOOR TRACK (3" ROLLERS)	ST. STEEL	–
12	AMLOW 200	2	INSTALLATION ANGLE (2" TRACK)	ST. STEEL	–
12A	SIW2015B	2	INSTALLATION ANGLE (3" TRACK)	ST. STEEL	–
13	AMLOW202	AS REQD.	TRACK BRACKET (2" TRACK)	ST. STEEL	–
13A	SIW2016	AS REQD.	TRACK BRACKET (3" TRACK)	ST. STEEL	–
14	H101	AS REQD.	UNIVERSAL HINGES	ST. STEEL	–
14A	H102	AS REQD.	UNIVERSAL HINGES (CUT DOWN)	ST. STEEL	–
15	H103	2	TOP FIXTURE	ST. STEEL	–
16	H104	2	BOTTOM FIXTURE	ST. STEEL	–
17	H106	AS REQD.	OVERHEAD CUT DOWN HINGE	ST. STEEL	–
18	H105	2	STANDARD LOCK	–	–
19	SIW2018	AS REQD.	2" ROLLER WITH 11" STEM	STEEL	–
19A	SIW2017	AS REQD.	3" ROLLER WITH 11" STEM	STEEL	–
20	SIW2011	1	BOTTOM SEAL	SANTOPRENE	CENTRAL PLASTICS
21	SIW2010	AS REQD.	OUTER SEAL	POLYPROPYLENE	MELTPOINT PLASTICS
22	SIW2019	–	ROD TIP	ST. STEEL	–
23	5530	AS REQD.	INTERIOR GLAZING GASKET	SANTOPRENE	CENTRAL PLASTICS, DUROMETER 70±5 SHORE A
24	5531	AS REQD.	EXTERIOR GLAZING GASKET	SANTOPRENE	CENTRAL PLASTICS, DUROMETER 70±5 SHORE A
25	–	2/ LITE	SETTING BLOCKS AT 1/4 POINTS	EPDM	DUROMETER 85±5 SHORE A
26	#8 X 1/2"	AS REQD.	GLASS STOP SCREWS	ST. STEEL	FH SELF DRILLING, AT 6" FROM ENDS & 24" O.C.
27	H107	2	5/32" SPRING LIFT CABLE	ST. STEEL	–
28	SIW811	AS REQD.	BULB W'STRIPPING AT INTERMEDIATE RAIL	PVC	–
29	#12 X 2"	AS REQD.	ASSEMBLY FASTENERS	ST. STEEL	PH SMS

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as complying with the Florida Building Code
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By
Miami–Dade Product Control

JAWAD AHMAD
LICENSE
No. 70592
Jan 9,2019
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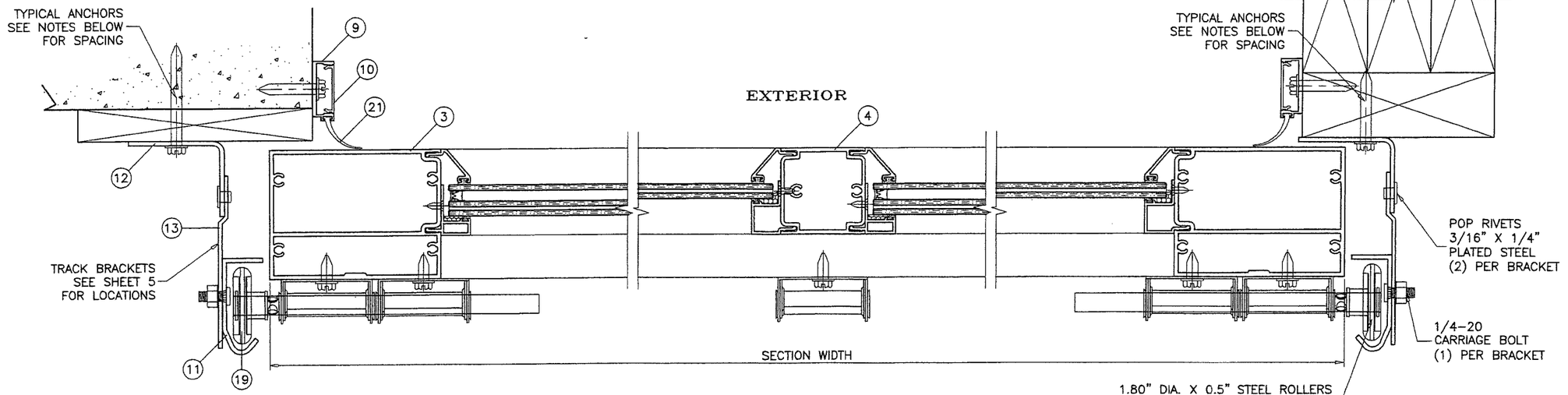


SECTION B–B

TYPICAL ANCHORS:

5/16" DIA. ULTRACON BY 'ELCO' (Fu=177 KSI, Fy=155 KSI)

INTO WOOD STRUCTURES
1–1/2" MIN. PENETRATION INTO WOOD
AT 2" FROM BOTTOM AND 10" O.C. MAX.

THRU 1BY OR 2BY BUCKS INTO CONC. OR MASONRY
1–3/4" MIN. EMBED INTO CONCRETE
2–1/2" MIN. EMBED INTO FILLED BLOCKS
AT 2" FROM BOTTOM AND 10" O.C. MAX.

DIRECTLY INTO CONCRETE
1–3/4" MIN. EMBED INTO CONCRETE
AT 2" FROM BOTTOM AND 10" O.C. MAX.

DIRECTLY INTO MASONRY
2–1/4" MIN. EMBED INTO FILLED BLOCKS
AT 2" FROM BOTTOM AND 5" O.C. MAX.

3/8" DIA. KWIK BOLT 3 EXPANSION ANCHOR BY 'HILTI'

DIRECTLY INTO MASONRY
2–1/2" MIN. EMBED INTO FILLED BLOCKS
AT 2" FROM BOTTOM AND 10" O.C. MAX.
4" MIN. EDGE DISTANCE

5/16" DIA. DRIL–FLEX SCREWS BY 'ELCO' (Fu=100 KSI, Fy=65 KSI)

INTO STEEL STRUCTURES
AT 2" FROM BOTTOM AND 10" O.C. MAX.
STEEL: 1/8" THK. MIN. (Fy = 36 KSI MIN.)
(STEEL IN CONTACT WITH ALUMINUM TO BE PLATED OR PAINTED)

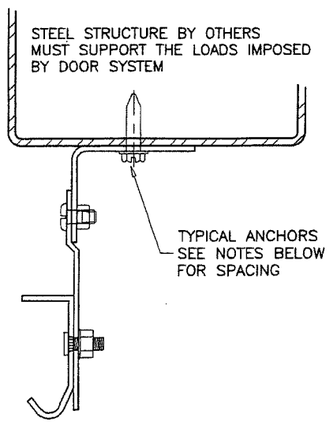
5/16" DIA. LAG SCREWS

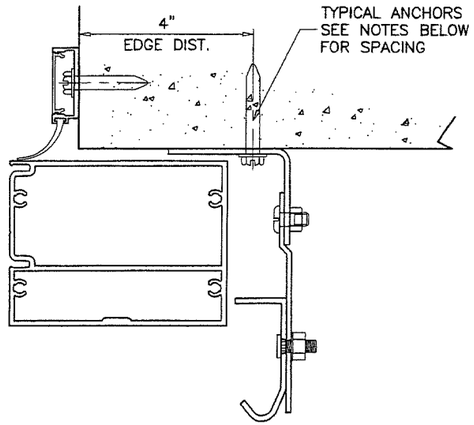
INTO WOOD STRUCTURES
1–1/2" MIN. PENETRATION INTO WOOD
AT 2" FROM BOTTOM AND 10" O.C. MAX.

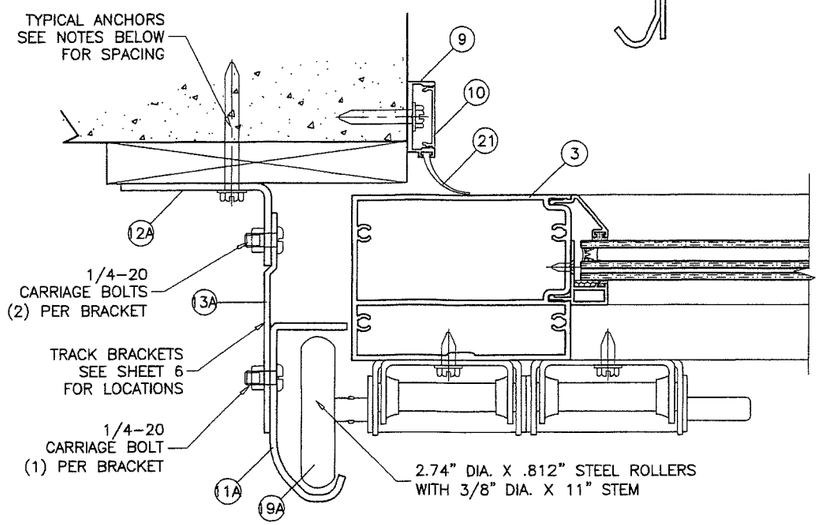
TYPICAL EDGE DISTANCE

INTO CONCRETE = 3–1/8" MIN.
INTO FILLED BLOCKS = 2–1/2" MIN.
INTO WOOD STRUCTURE = 1–1/4" MIN.
INTO METAL STRUCTURE = 3/4" MIN.

WOOD SG = 0.55 MIN.
CONCRETE f'c = 3000 PSI MIN.
C–90 GROUT FILLED BLOCK f'm = 2000 PSI MIN.







3" TRACK OPTION

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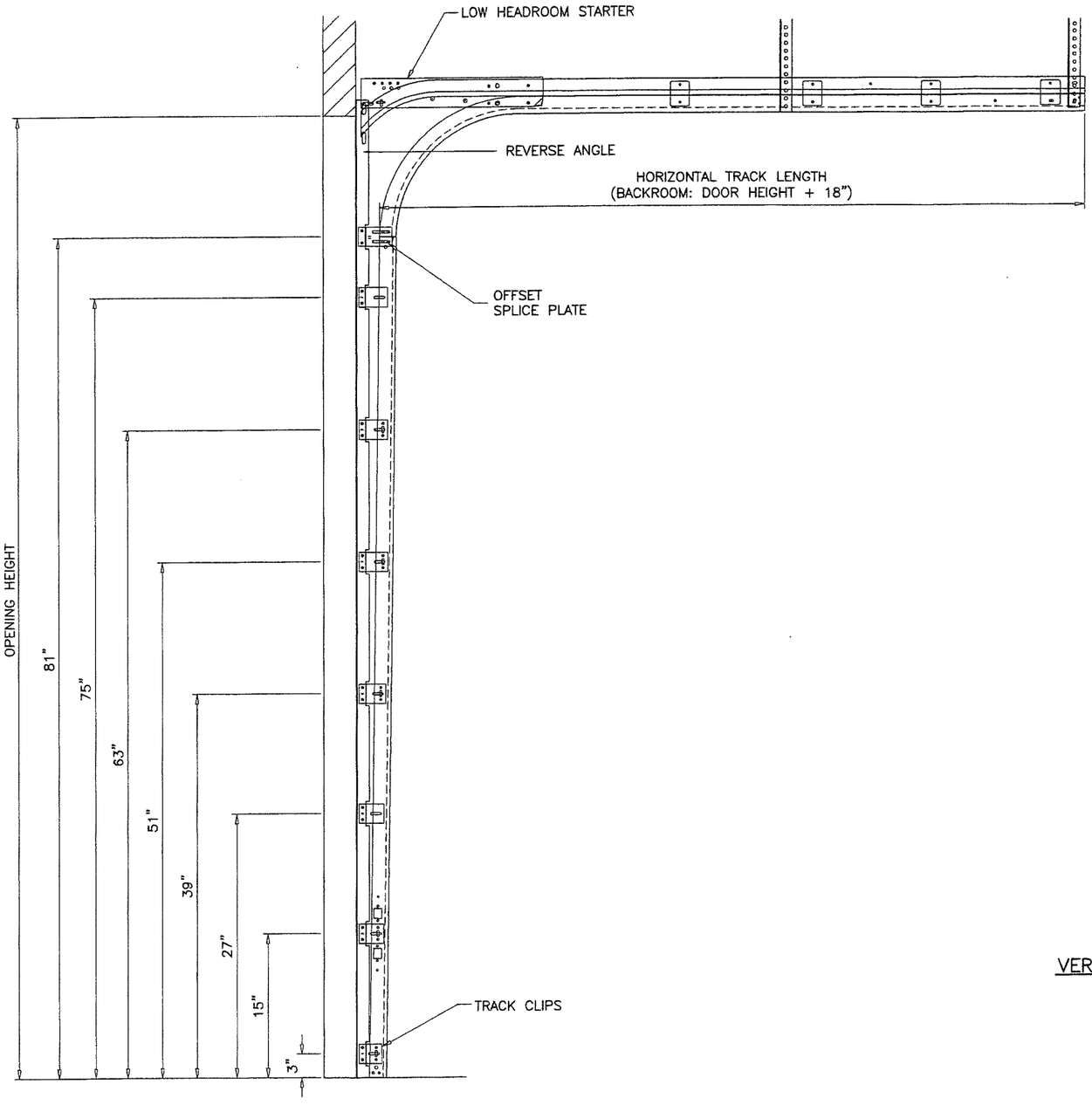
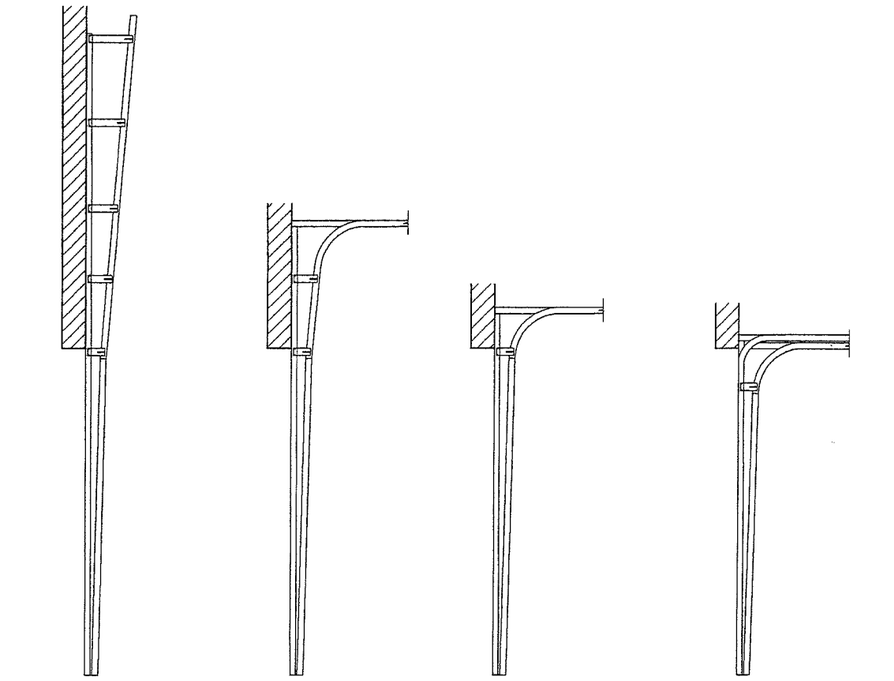


TRACK BRACKET PLACEMENT (2" TRACK)



AVAILABLE TRACK OPTIONS

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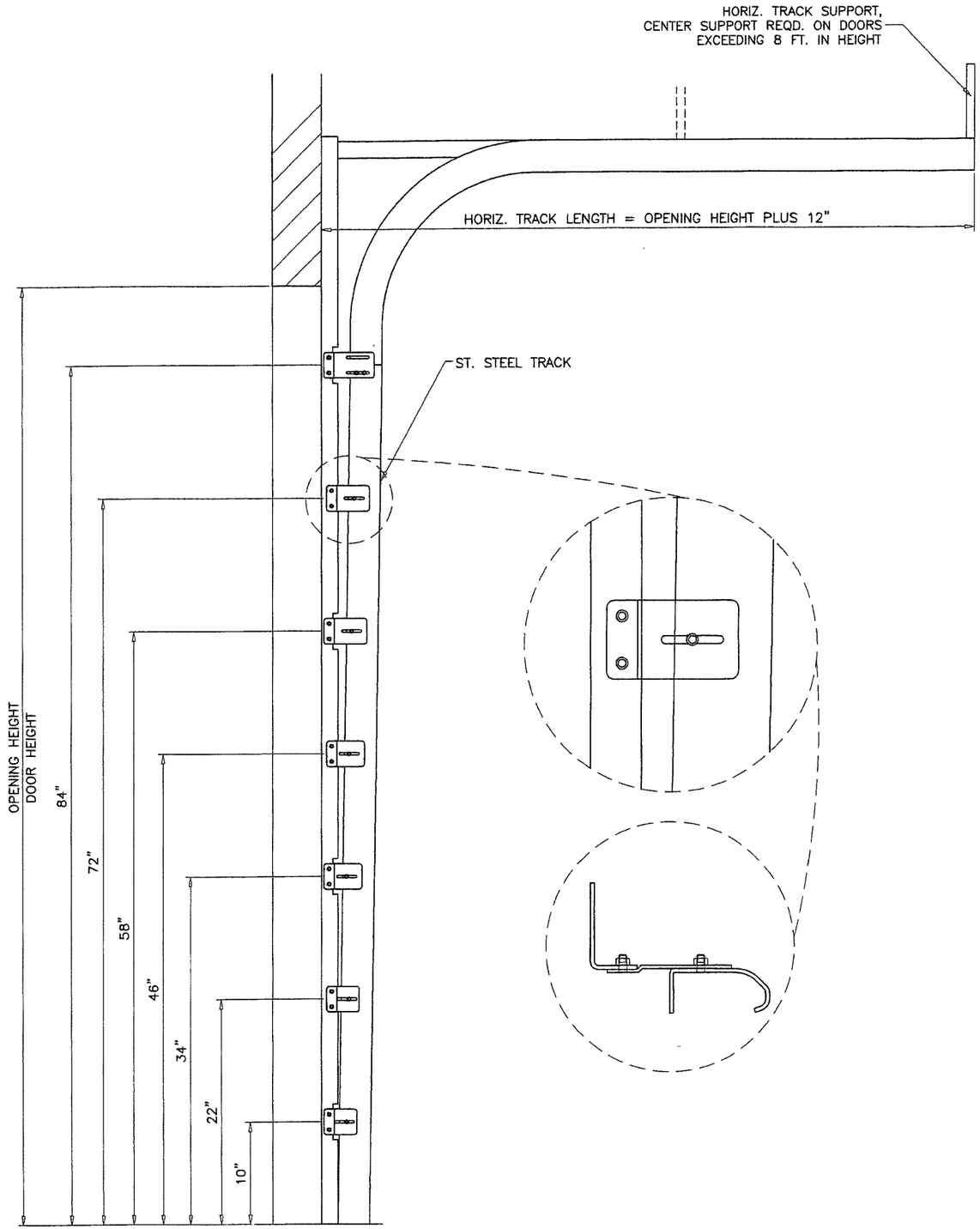
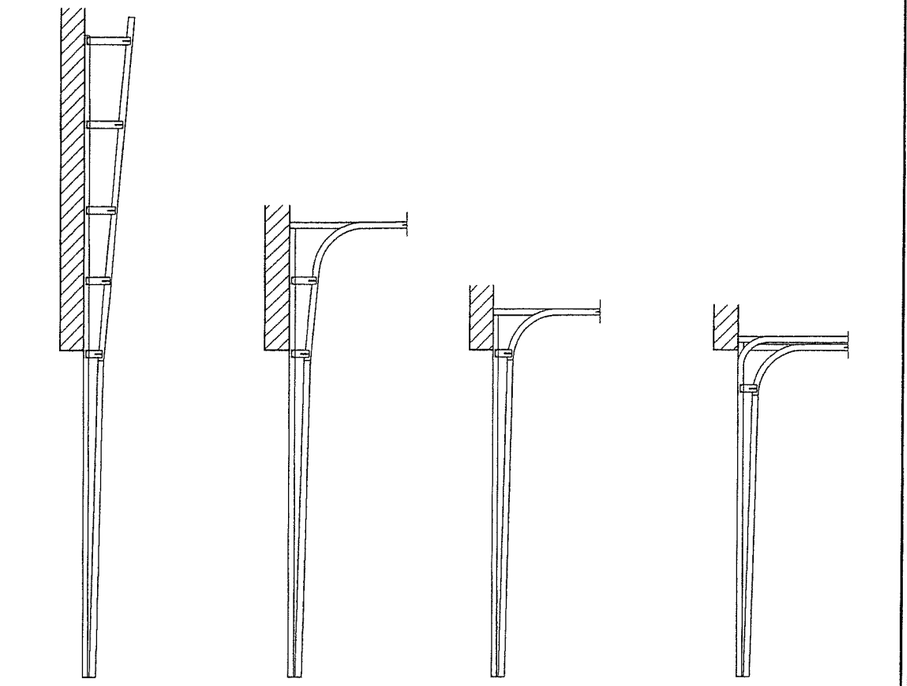


TRACK BRACKET PLACEMENT (3" TRACK)



VERTICAL LIFT | HIGH LIFT | STANDARD LIFT | LOW HEAD ROOM DOUBLE TRACK

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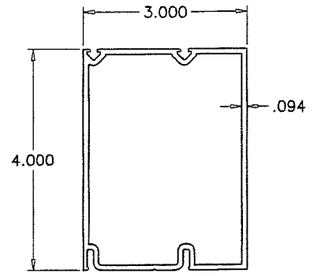
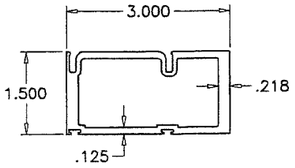
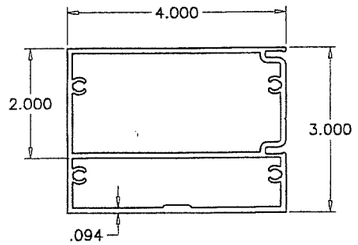


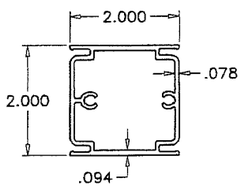
1 TOP & BOTTOM RAIL



2 INTERMEDIATE RAIL

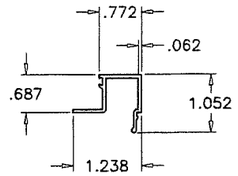


3 VERTICAL END STILE

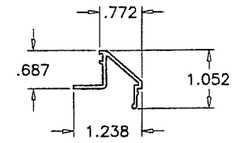


4 VERTICAL DIVIDER STILE

22 ROD TIP



5 INTERIOR GLASS STOP
5/16" LAM. GLASS



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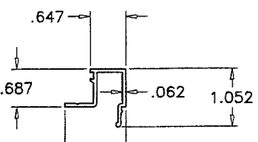
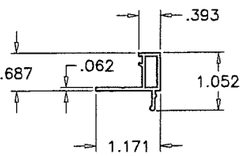
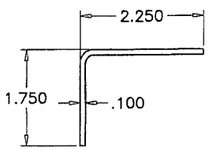


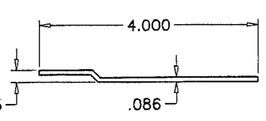
6 INTERIOR GLASS STOP
7/16" LAM. GLASS



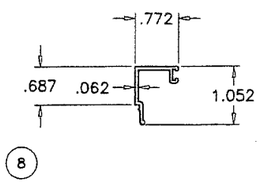
7 INTERIOR GLASS STOP
INSUL. LAM. GLASS



12 INSTALLATION ANGLE



13 TRACK BRACKET



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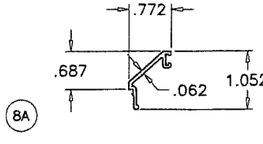
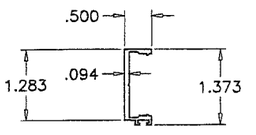
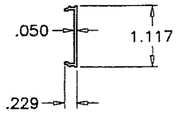


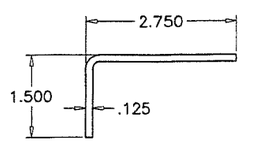
8A EXTERIOR GLASS STOP
5/16", 7/16" & INSUL. GLASS



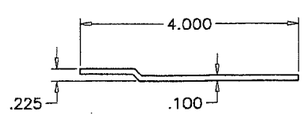
9 SEAL HOUSING



10 SNAP COVER



12A INSTALLATION ANGLE



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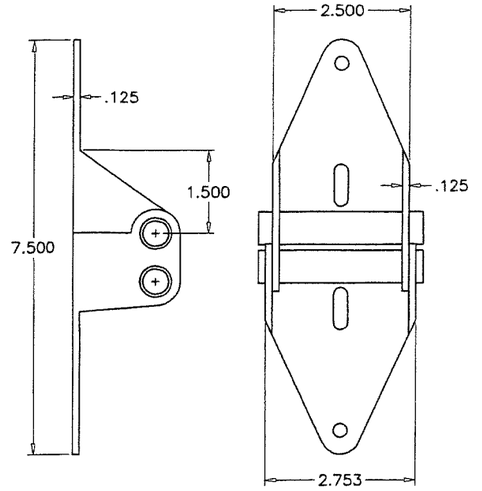
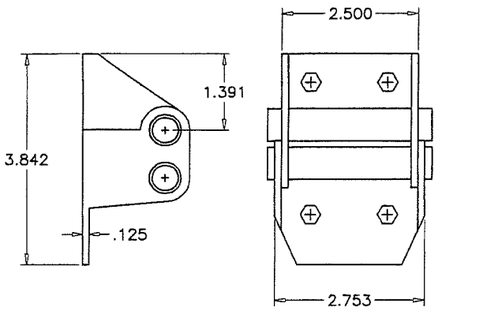
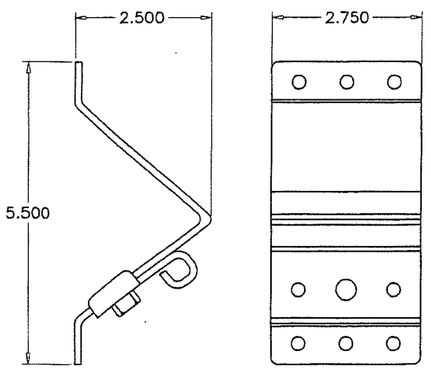


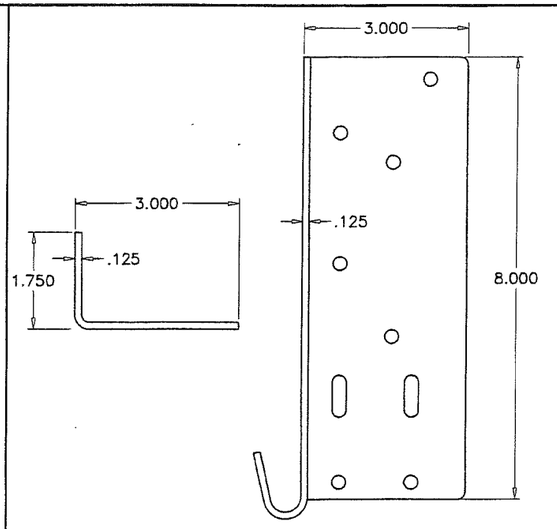
14 UNIVERSAL HINGES



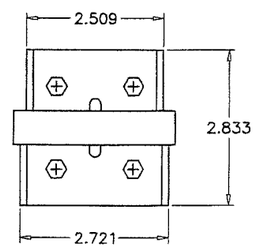
14A UNIVERSAL HINGES (CUT DOWN)



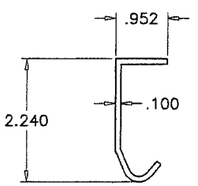
15 TOP FIXTURE



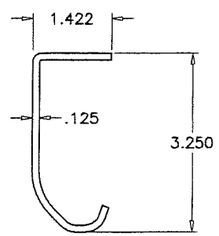
16 BOTTOM FIXTURE



17 OVERHEAD CUT DOWN HINGE



11 DOOR TRACK



11A DOOR TRACK

PRODUCT REVISED
as complying with the Florida Building Code
NOA–No. 19-0131.21
Expiration Date 04/20/2022
By
Miami–Dade Product Control

JAWAD AHMAD LICENSE No. 70592 Jan 9,2019 STATE OF FLORIDA PROFESSIONAL ENGINEER

AL-FAROOQ CORPORATION
ENGINEERS & PRODUCT DEVELOPMENT
9360 SUNSET DRIVE, SUITE 220
MIAMI, FLORIDA 33173 (C.A.N. 3538)
TEL. (305) 264-8100 FAX. (305) 262-6978

COMP–ANL\W17–03SIW

S-2000 (12) ALUM/GLASS SECTIONAL GARAGE DOOR (L.M.I.)

SIW Solutions, LLC.
975 S. CONGRESS AVE. #102
DELRAY BEACH, FL. 33445
TEL. (561) 274-9392 FAX. (561) 274-9262

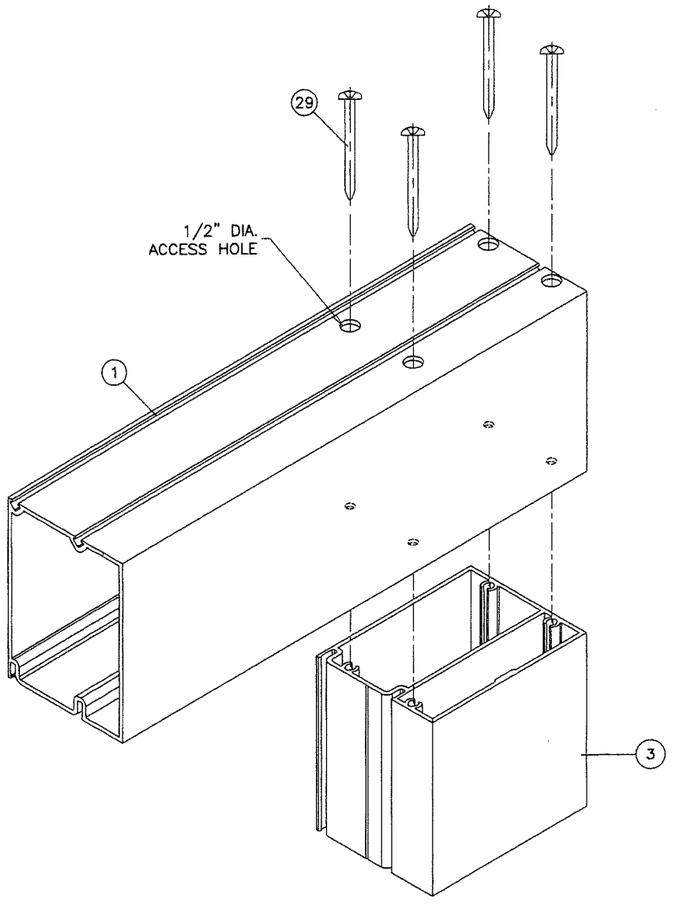
revisions:

no	date	by	description
A	03.23.17		REV. PER RER COMMENTS
B	07.06.17		NO CHANGE THIS SHEET
C	12.05.18		COMPANY NAME REV.

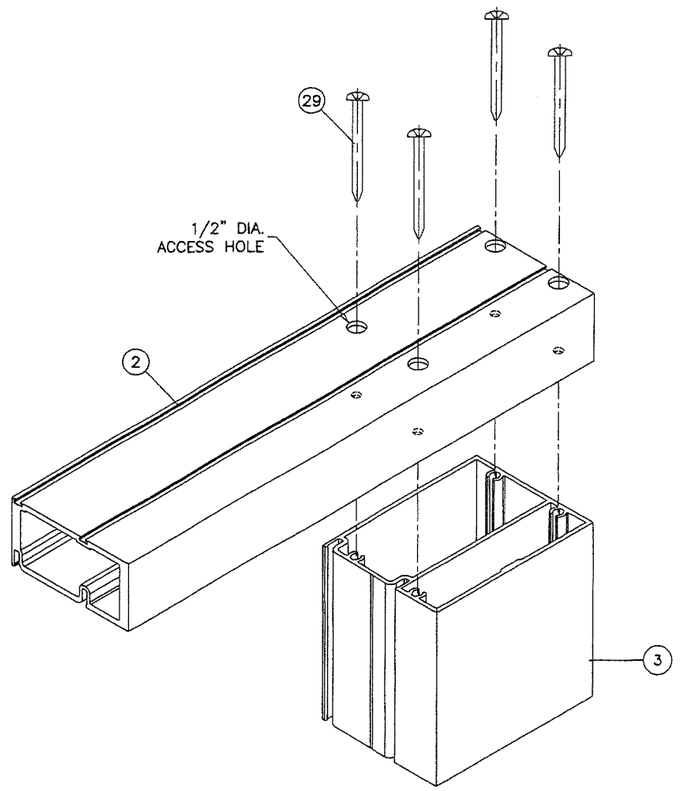
date: 02-09-17
scale: 3/8" = 1"
dr. by: TARIQ
chk. by:

drawing no. 17–03

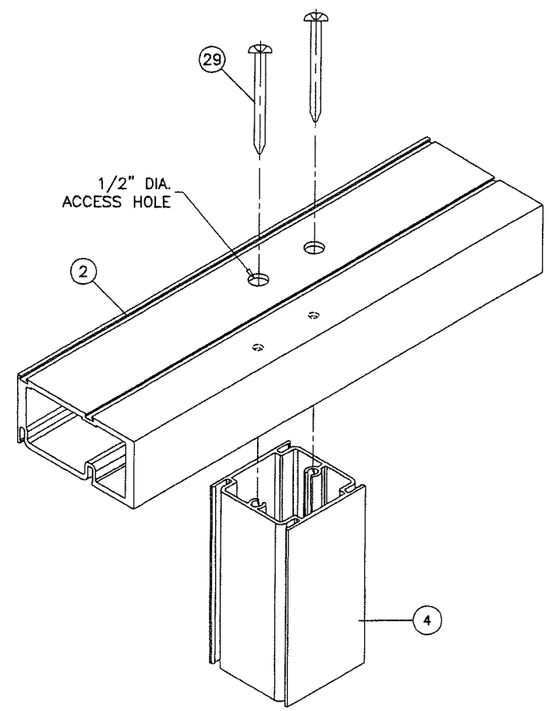
sheet 7 of 8



TOP/BOTTOM RAIL CORNER



INTERMEDIATE RAIL CORNER



DIVIDER STILE CORNER

PRODUCT REVISED
as complying with the Florida Building Code
NOA-No. 19-0131.21
Expiration Date 04/20/2022
By
Miami-Dade Product Control

JAWAD AHMAD
LICENSE
No. 70592
Jan 9,2019
STATE OF FLORIDA
PROFESSIONAL ENGINEER

AL-FAROOQ CORPORATION
ENGINEERS & PRODUCT DEVELOPMENT
9360 SUNSET DRIVE, SUITE 220
MIAMI, FLORIDA 33173 *(C.A.N. 3638)*
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COMP-ANL\W17-03SIW

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date: 02-09-17
scale: 3/8" = 1"
dr. by: TARIQ
chk. by:

drawing no.
17-03

sheet 8 of 8

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

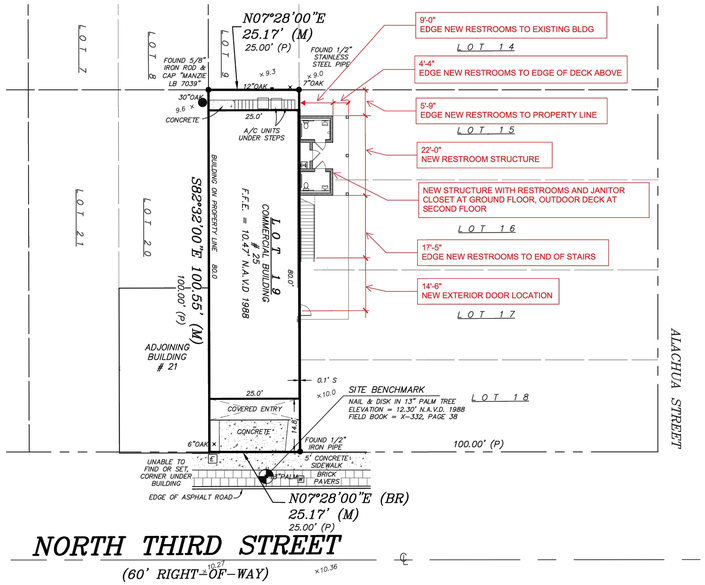
ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), COUNTY OF NASSAU AND STATE OF FLORIDA AND BEING FURTHER DESCRIBED ACCORDING TO THE OFFICIAL MAP OR PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD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

LOT NINETEEN (19), BLOCK TEN (10).

PROPERTY ADDRESS:
25 NORTH THIRD STREET
FERNANDINA BEACH, FLORIDA 32034

LEGEND
- = CONCRETE FLATWORK
- = ELECTRICITY METER
- = WATER METER
- (P) = PLAT
- (M) = MEASURED
- ℄ = CENTERLINE
- A/C = AIR CONDITIONER
- NAVD = NORTH AMERICAN VERTICAL DATUM

TREE LEGEND
O = OAK TREE



902 Goodrich Avenue
Sarasota, Florida 34236
P. 813. 495. 6650
FL License AA26001353
www.hiatt-architecture.com

revision descriptions

rev. no. | revision date

Duckpin Bowling

A RENOVATION PROJECT FOR

The Poynter Family

AT

25 N. 3rd St. Fernandina Beach, FL 32034 (1965 sq. ft.)

TO THE BEST OF THE KNOWLEDGE OF THE ARCHITECTS AND ENGINEERS, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS

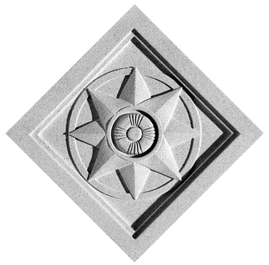
seal

TBD
original issue date

2014
project number

SITE PLAN

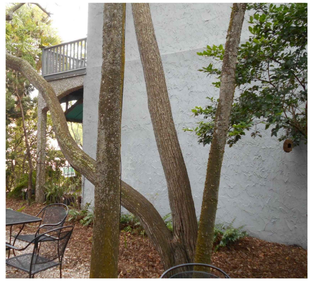
A1.2



Proposed building medallion over the front second story windows and at front of new front deck structure. The product is from Pineapple Grove and can be found at https://www.pineapplegrove.com/Architectural-Medallions-and-Friezes/Compass-060.asp. 12x12 "Compass" medallion, rotated 45 degrees, black iron finish.

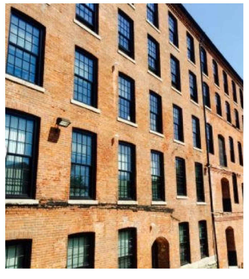
Proposed roll-up door at the interior-exterior bar counter. The product is from Overhead Door Company (aluminum & glass door) and can be found at https://www.overheaddoor.com/aluminum-glass-doors-521. 521 series, black, with clear glass. The image above is a full height garage door for illustration purposes. The Duckpin unit will be much smaller at approximately 9'-4" ft. wide x 3'-6" ft. high.

This image illustrates the proposed wire mesh rail to be used at the second floor deck. This image is for illustration purposes only and does not represent the exact design for this Duckpin application. Proposed design for the Duckpin building to be 2" steel frame with 3 1/2" x 3 1/2" mesh panels. The frame will be black and the mesh will be mill finish silver.

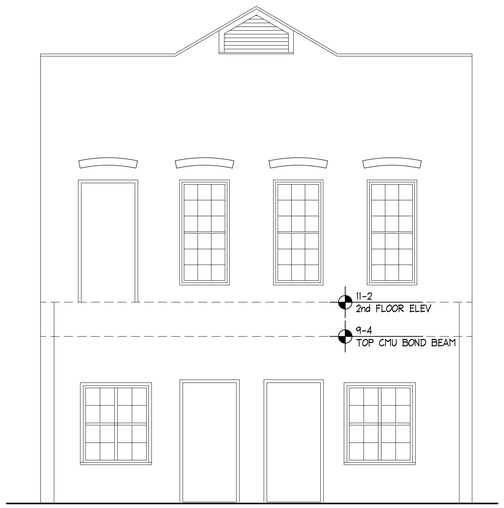


This is to illustrate the existing building's skip-trowel stucco finish that the new stucco at the building front will match in color and texture.

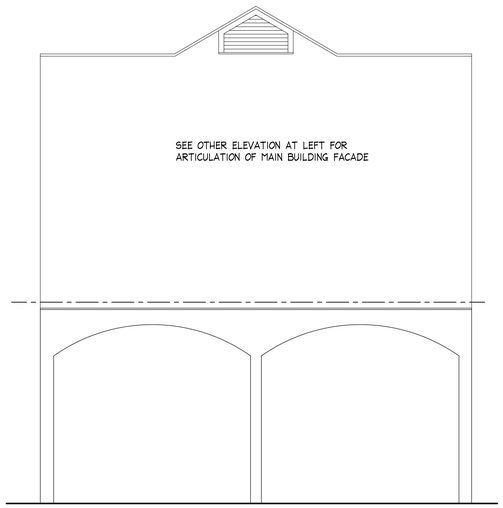
This is to illustrate the design intent for the patio seating just outside the entrance to the building as well as the seating at the deck above the patio. This image is shown just to capture the casual, somewhat unorganized "ambiance" desired. The tables on the plans are 30" round 2-tops with 60" wide 6-sided umbrellas. The tables and chairs should be black and the intent for the umbrellas is that they have different colors, stripes, etc. for variety.



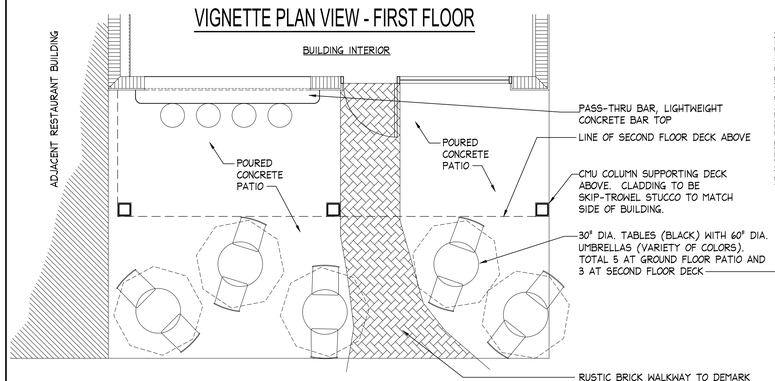
This is to illustrate the design intent for the new windows at the building front. This is a brick building (not stucco as Duckpin will be) but the "look" is similar with simple grid, limited trimwork, and simple precast concrete sill like those shown here. The product is from Diamond Windows & Doors and can be found at https://www.diamondwindows.com/. 5000 series, fixed, black.

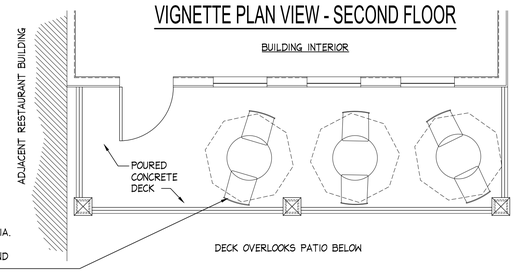


FRONT ELEVATION (existing)
SCALE: 1/4" = 1'-0"
(DECK REMOVED FROM VIEW)

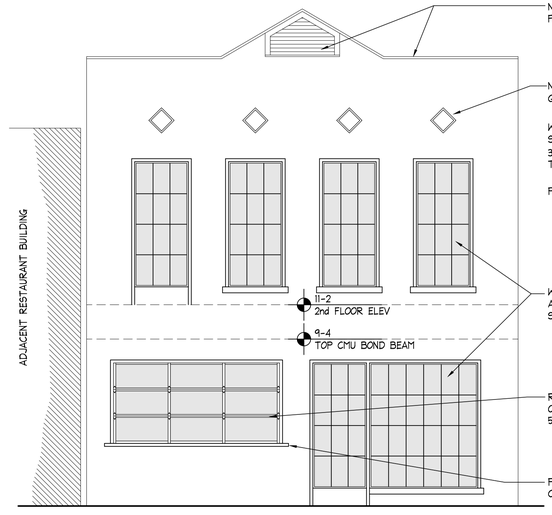


FRONT ELEVATION (existing)
SCALE: 1/4" = 1'-0"
(TO ILLUSTRATE DECK STRUCTURE IN FOREGROUND)

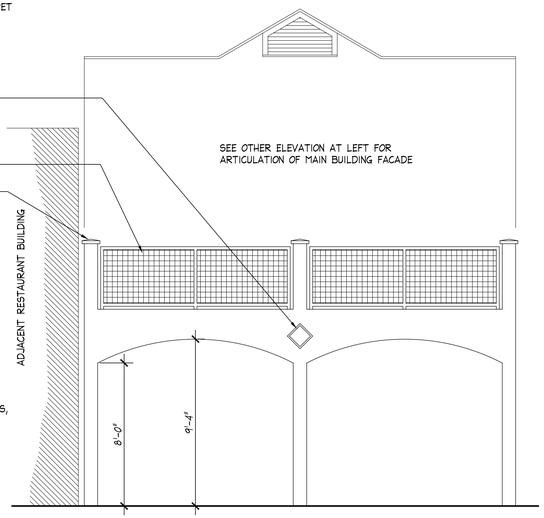




NOTES:
1. ALL EXTERIOR WALL SURFACES AT FRONT FACADE (EXISTING AND NEW) TO BE SKIP-TROWEL STUCCO TO MATCH EXISTING AT SIDE OF BUILDING. PAINT TO MATCH EXISTING GRAY COLOR AT SIDE OF BUILDING.
2. MESH RAILING SHOWN FOR DESIGN INTENT. FABRICATOR TO SUBMIT SHOP DRAWINGS FOR OWNER'S FINAL REVIEW AND APPROVAL



FRONT ELEVATION (proposed)
SCALE: 1/4" = 1'-0"
(DECK REMOVED FROM VIEW)



FRONT ELEVATION (proposed)
SCALE: 1/4" = 1'-0"
(TO ILLUSTRATE DECK STRUCTURE IN FOREGROUND)

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www.ihatt-architecture.com

no.	revision date	revision descriptions

Duckpin Bowling
A RENOVATION PROJECT FOR
The Poynter Family
AT
25 N. 3rd St. Fernandina Beach, FL 32034 (1965 sq. ft.)

TO THE BEST OF THE KNOWLEDGE OF THE ARCHITECTS AND ENGINEERS, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS

seal

TBD
original issue date
2014
project number

EXTERIOR ELEVATIONS

A2.1

Proposed building medallion over the front second story windows and at front of new front deck structure. The product is from Pineapple Grove and can be found at https://www.pineapplegrove.com/Architectural-Medallions-and-Friezes/Compass-060.asp. 12x12 "Compass" medallion, rotated 45 degrees, black iron finish.

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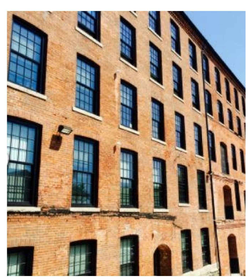

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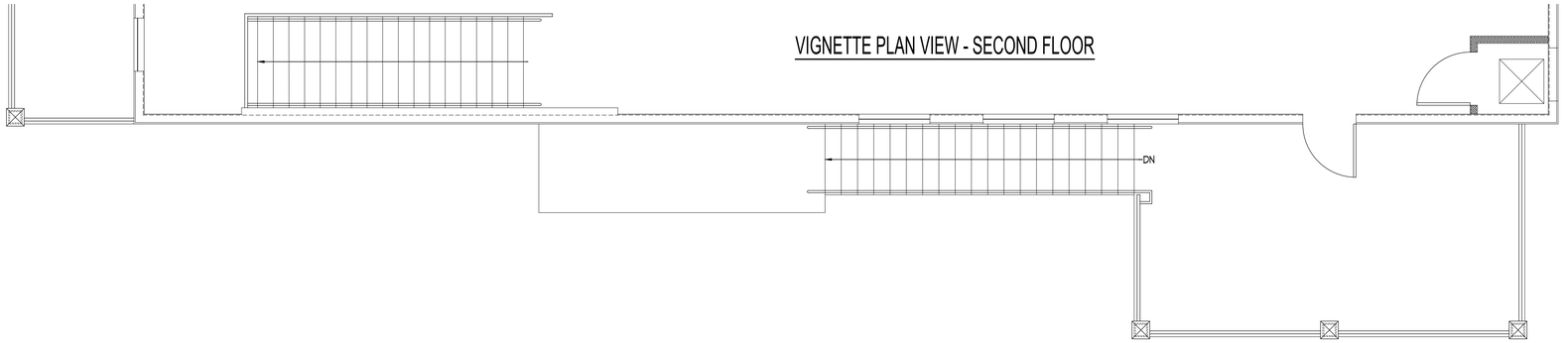

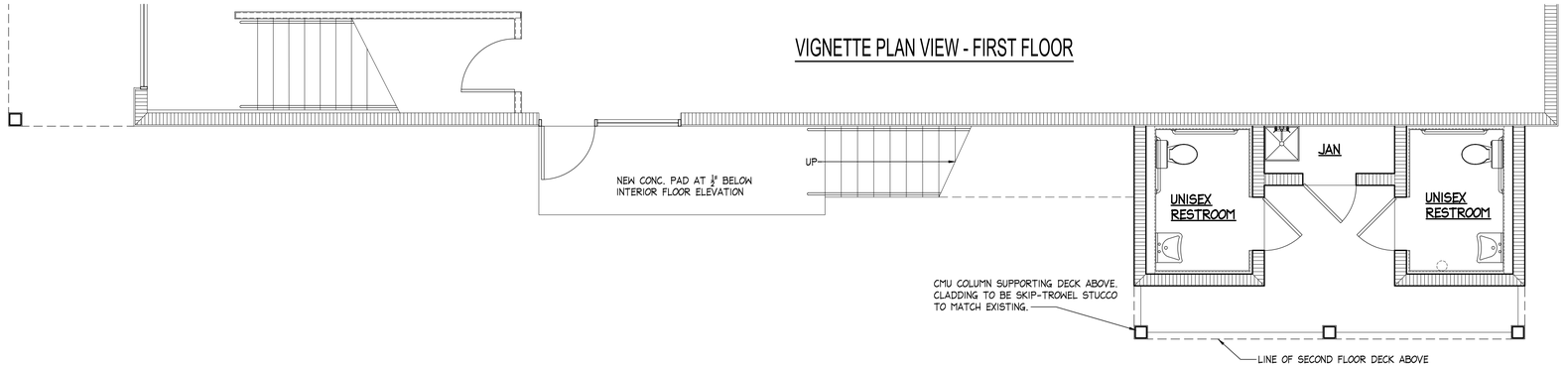

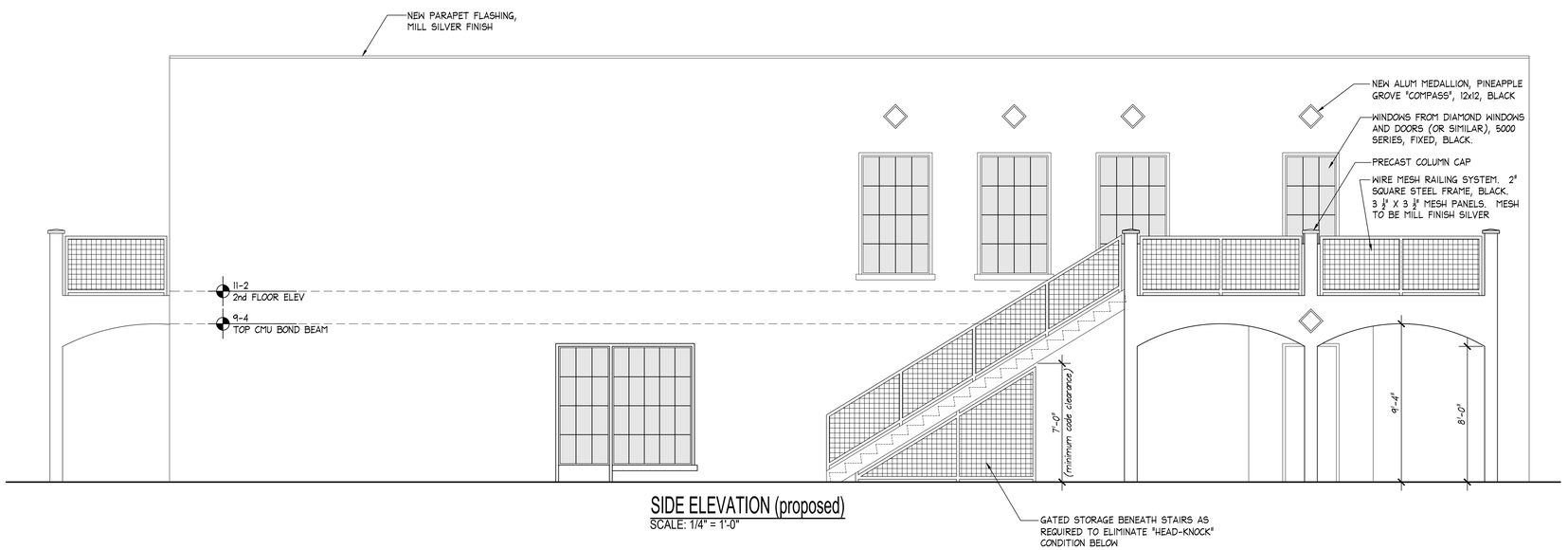

SIDE ELEVATION (proposed)
SCALE: 1/4" = 1'-0"

902 Goodrich Avenue
Sarasota, Florida 34236
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www.mataradelite-cute.com

rev. no.	revision date	revision descriptions

Duckpin Bowling
A RENOVATION PROJECT FOR
The Poynter Family
AT
25 N. 3rd St. Fernandina Beach, FL 32034 (1965 sq. ft.)

TO THE BEST OF THE KNOWLEDGE OF THE ARCHITECTS AND ENGINEERS, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS

seal

TBD
original issue date

2014
project number

EXTERIOR ELEVATIONS

A2.1

Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA01114
Recorder # 75
Field Date 3/20/2007
Form Date 3/30/2007
FormNo 200703
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO YES

GENERAL INFORMATION

Site Name (address if none) Bean School of Dance
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
25	North	3rd	Street	

Cross Streets (nearest/ between)
City / Town (within 3 miles) Fernandina Beach
In Current City Limits? YES
County Nassau
Tax Parcel #(s)
Subdivision Name
Block
Lot
Ownership
Name of Public Tract (e.g., park)
Route to (especially if no street address)

MAPPING

USGS 7.5' Map Name
Publication Date >> FERNANDINA BEACH;2003
Township: Range: Section: 1/4 section: >> 3N ;28E ;22;UNSP
Irregular Section Name:
Landgrant
UTM: Zone Easting Northing
Plat or Other Map (map's name, location)

DESCRIPTION

Style Masonry Vernacular
Other Style
Exterior Plan Rectangular
Other Exterior Plan
Number of Stories 2
Structural System(s) >> Wood frame
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) >>
Other Roof Secondary Structure(s)
Number of Chimneys
Chimney Material
Other Chimney Material(s)
Chimney Location(s)

HISTORICAL STRUCTURE FORM

8NA01114

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: MOSTly this category Residential:
Institutional: Undeveloped:

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

Archaeological Remains (describe): none
If archaeological remains are present, was an Archaeological Site Form completed?
Narrative Description (optional):

HISTORY

Construction year: 1986
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: >> Commercial unspecified;1986;

Other Structure Uses:

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

RESEARCH METHODS

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

Other research methods:

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register?: Name of Local Register if Eligible:
Idividually Eligible for National Register?: NO
Potential Contributor to NR District?: YES

Area(s) of historical significance: >> Community planning & development

Other Historical Associations:

Explanation of Evaluation (required): The resource contributes to the Fernandina Beach Historic District, which was listed in the NRHP in 1973 with a district boundary expansion in 1987.

HISTORICAL STRUCTURE FORM

8NA01114

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

Recorder Address / Phone 7035 Phillips HWY Ste. 5-129 Jacksonville, Fl 904-448-4429

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

Is a Text-Only Supplement File Attached (Surveyor Only)? NO

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

SHPO's Evaluation of Resource

_____ Date _____

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 6/15/2007

Form Comments: _____

REQUIRED PAPER ATTACHMENTS

(1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED

(2) LARGE SCALE STREET OR PLAT MAP

(3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

NA01114-200703

Supplementary Printout

> **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003

> **Township/Range/Section/Qtr:**
3N ;28E ;22;UNSP

> **Structural system(s):**
Wood frame
Concrete block

> **Foundation types:**
Slab

> **Foundation materials:**
Poured Concrete Footing

> **Exterior fabrics:**
Stucco

> **Roof types:**
Flat

> **Roof materials:**
Tar & gravel

> **Roof secondary structures (dormers etc):**

> **Change status/year changed/date noted/nature:**

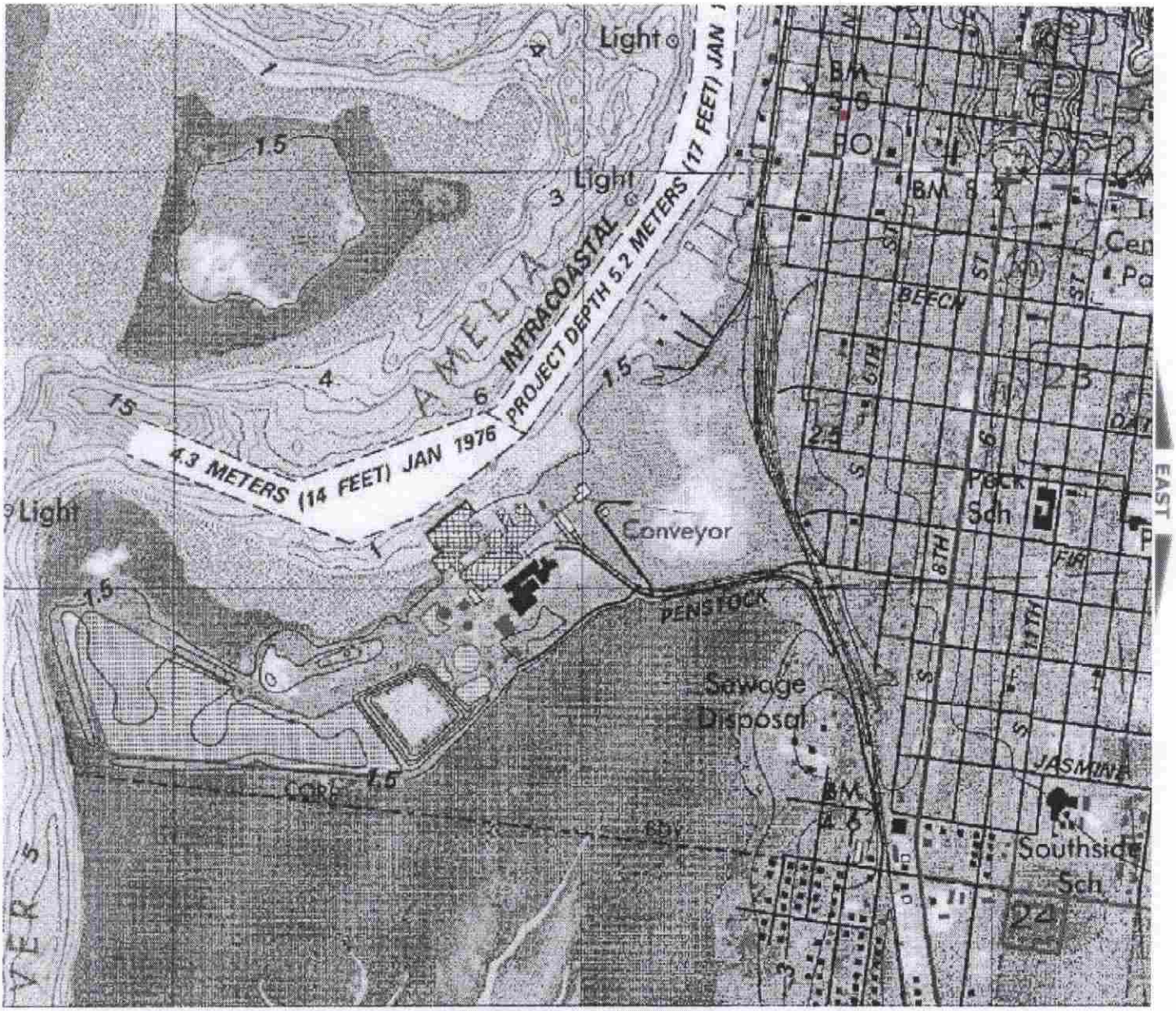
> **Original, intermediate, present uses/year started/year ended:**
Commercial unspecified;1986;

> **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)]:**

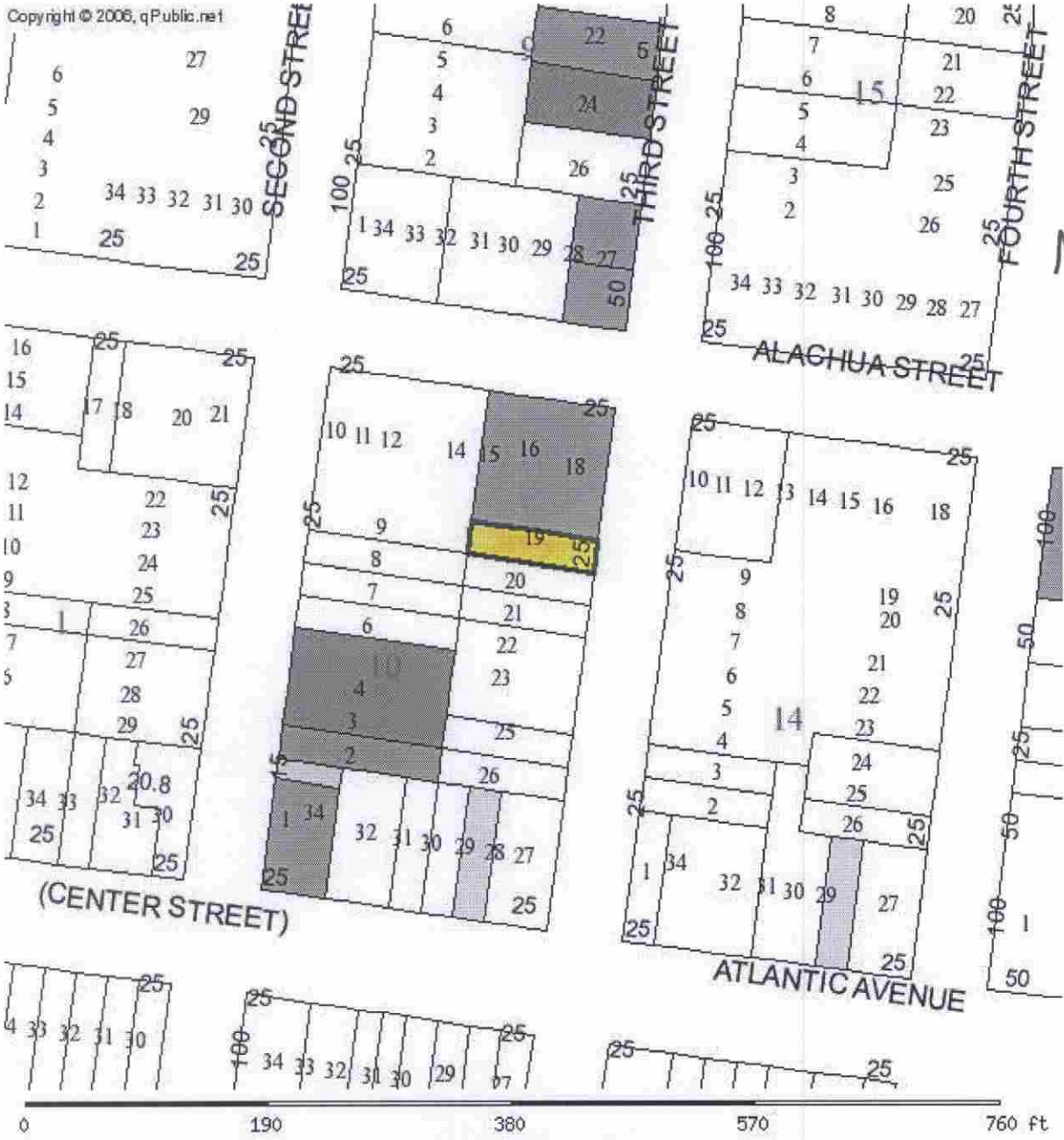

Light
Light
Light
AMELIA
INTRACOASTAL
PROJECT DEPTH 5.2 METERS (17 FEET) JAN
4.3 METERS (14 FEET) JAN 1976
Conveyor
PENSTOCK
Sewage
Disposal
BM
BM
Pock
Sch
Southside
Sch
BEECH
FIR
JASMINE
6TH
8TH
11TH
EAST
SOUTH
1.5
4
6
3

NA1114

75

75

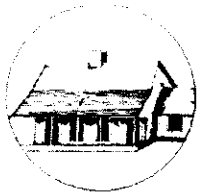
NA1114



PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0010-0190
GIS CALCULATED ACREAGE	0.06
Property Use	PRIVATE SC
Land Use	SCHOOL PRI
OWNERSHIP INFORMATION	
Name	BEAN JOAN DIENES
Mailing Address	141 N 15TH ST FERNANDINA BEACH, FL 32034
Situs/Physical Address	25 N 3RD ST
2006 PROPOSED VALUES	
Land Value	143,750
Ag Land Value	0

Page 1

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 4.0 1/07

Site #8 NA01114
Field Date 2-1-2018
Form Date 2-1-2018
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) Exercise Off-Center/Bean School of Gym — 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	Direction	Street Name	Street Type	Suffix Direction
Address:	25	N	3rd	Street	

Cross Streets (nearest / between) _____
USGS 7.5 Map Name FERNANDINA BEACH — USGS Date _____ — Plat or Other Map _____
City / Town (within 3 miles) Fernandina Beach — In City Limits? ☒ yes ☐ no ☐ unknown — **County** Nassau
Township 3N — **Range** 28E — **Section** 22 — ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE — Irregular-name: _____
Tax Parcel # 00-00-31-1800-0010-0190 — 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: 1986 ☒ 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** Rectangular — **Number of Stories** 2
Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
Roof Type(s) 1. Gable 2. _____ 3. _____
Roof Material(s) 1. Unspecified 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.) Fixed storefront; modern

Distinguishing Architectural Features (exterior or interior ornaments) Arched parapet; segmental arches; shell in the stucco; 2nd story uncovered deck

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

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐ Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info — Date _____ — Init. _____ KEEPER – Determined eligible: ☐ yes ☐ no — Date _____ NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin 15*, p. 2)	

HISTORICAL STRUCTURE FORM

Site #8 **NA01114**

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Masonry - General 2. _____ 3. _____
Foundation Type(s): 1. Unknown 2. _____
Foundation Material(s): 1. _____ 2. _____
Main Entrance (stylistic details) 2 entries w full light doors

Porch Descriptions (types, locations, roof types, etc.) Entry/E, flat, full facade, square supports, segmental arches

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource Not present of 1974 aerial photograph

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information
Appears to meet the criteria for National Register listing as part of a district? ☐yes ☒no ☐insufficient information
Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) This is an update-the building does not fall within the period of significance of the district.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. _____ 3. _____ 5. _____
2. _____ 4. _____ 6. _____

DOCUMENTATION

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

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

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

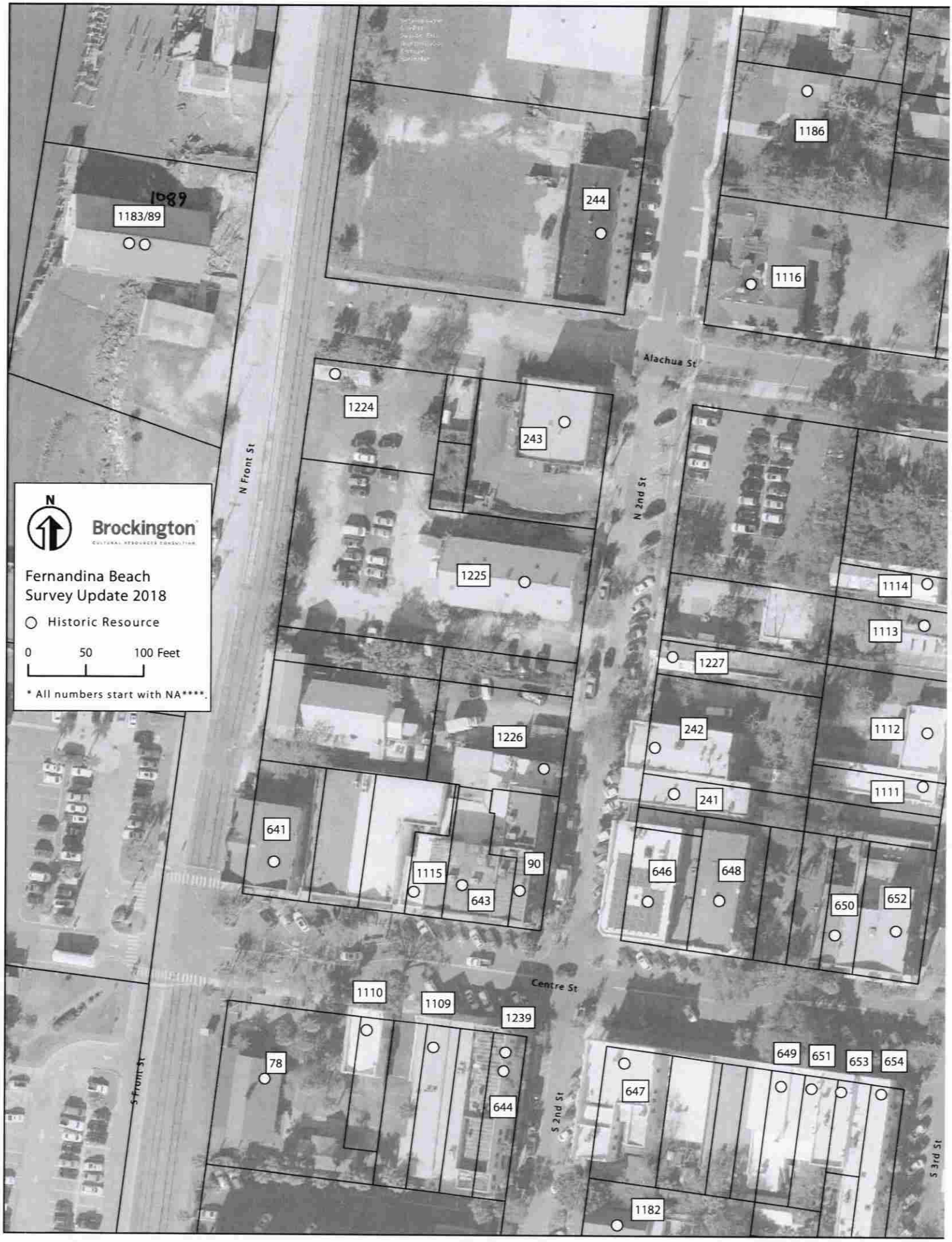
RECORDER INFORMATION

Recorder Name Sheldon Owens Affiliation Brockington and Assc. Inc.
Recorder Contact Information 498 Wando Park Blvd. Suite 700, Mt. Pleasant SC 29464; 843-881-3128
(address / phone / fax / e-mail)

Required Attachments

1. **USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED**
2. **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)
3. **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.


N
Brockington
Fernandina Beach
Survey Update 2018
Historic Resource
0 50 100 Feet
* All numbers start with NA****.
1089
1183/89
244
1186
1116
Alachua St
1224
243
N Front St
N 2nd St
1225
1114
1113
1227
242
1112
1226
241
1111
641
1115
90
643
646
648
650
652
Centre St
1110
1109
1239
78
644
649
651
653
654
647
S Front St
S 2nd St
S 3rd St
1182

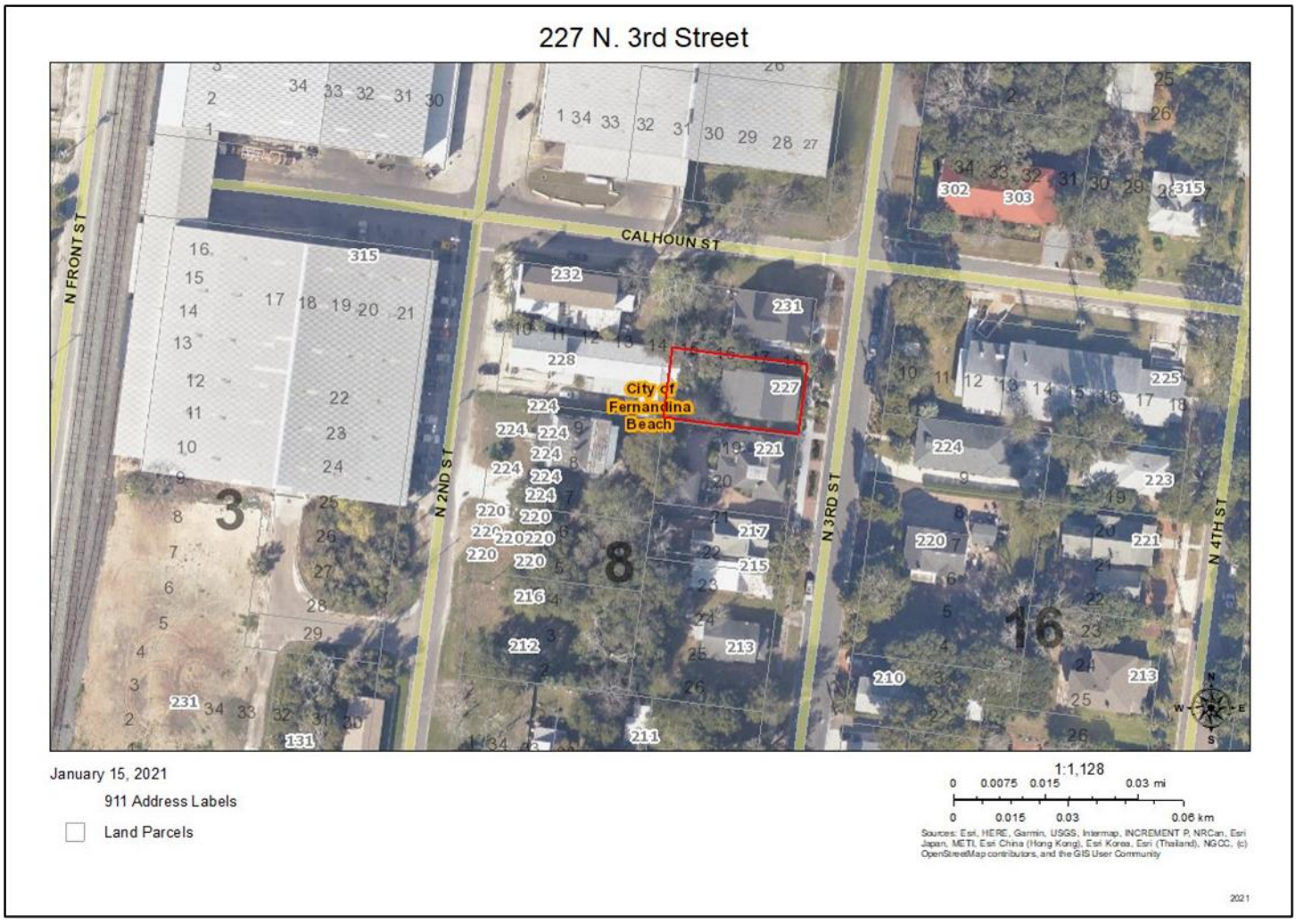
BEAN SCHOOL OF
GYMNA
25

EXERCISE OFF-CENTRE
DANCEWEAR
BEAN SCHOOL OF DANCE
GYMNASTICS
25
25

HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2020-54
JANUARY 21, 2021

Owner/Applicant:	Robert Tichy, owner
Property Address:	227 N. 3rd Street
Parcel ID #	00-00-31-1800-0008-0152
Requested action:	Certificate of Approval (COA) to construct a pergola and install an in-ground spa
Current zoning:	R-2
FLUM land use category:	Medium Density Residential
Existing uses on the site:	Single-Family Residential
FL Master Site File #	8NA00262
Year Built:	Pre-1926 (FMSF)
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 to construct an in-ground spa and pergola in the rear yard.

APPLICABLE GUIDELINES:

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

DOWNTOWN HISTORIC DISTRICT DESIGN GUIDELINES

SECRETERY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

Number	Secretary of the Interior's Standards for Rehabilitation	Findings		
		Complies	Does not Comply	N/A
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.*	☒	☐	☐
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.*	☒	☐	☐
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.*	☒	☐	☐
4	*Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*	☐	☐	☒
5	*Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*	☒	☐	☐
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.*	☐	☐	☒
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.*	☐	☐	☒
8	*Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*	☒	☐	☐
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.*	☒	☐	☐
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.*	☒	☐	☐

ANALYSIS:

Staff finds that the spa/pergola design is compatible with the neighborhood and meets all setback requirements. Pool mechanical equipment is screened from view.

STAFF RECOMMENDATION:

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

Guidelines.

Staff recommends:

APPROVAL of HDC 2020-54

MOTION TO CONSIDER:

I move to **approve or deny** case number HDC 2020-54 **with or without** conditions;

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

That HDC case HDC 2020-54, 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 Design Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2020-54 Application and Backup Materials

Respectfully Submitted,

Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #6414

Date Submitted: 12/4/2020

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 $25
- ☑ Certificate of Approval (COA): Board Review - Residential Single Family) $250
- ☐ Certificate of Approval (COA): Board Review - Commercial/Multi-Family/2 or more Residential Units/Mixed Use $400
- ☐ Demolition of a Primary Structure â€“ Non-Contributing $1,500
- ☐ Demolition of a Primary Structure â€“ Contributing $7,500
- ☐ After-the-Fact Certificate of Approval (COA): Staff Review $100
- ☐ After-the-Fact Certificate of Approval (COA): Board Review $1,500
- ☐ Amendment to Previously Approved COA - First Amendment Free, Subsequent Amendments = 1/2 cost of original fees

Basis for Review

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

2021 SUBMISSION DEADLINE + MEETING CALENDAR

HDC_2021 Meeting Calendar

IMPORTANT NOTES

Conceptual Approvals

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

Pre-Application Meeting

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

Application Requirements

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

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

- ☐ Historic District Overlays â€“ see LDC Section 8.01.01
- ☐ Specific Requirements within the OT-1 and OT-2 Zoning Districts â€“ see LDC Section 8.01.01.02
- ☐ Amelia River Waterfront Community Redevelopment Area â€“ see LDC Section 8.01.02
- ☐ Application Process for Certificate of Approval â€“ see LDC Section 8.03.03
- ☐ Signage in the Historic Districts and Community Redevelopment Area â€“ see LDC Section 8.01.03
- ☐ Requirements for Demolition Applications â€“ 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 HDCâ€™s decision for variances to a court of record as outlined in LDC Section 10.02.04(D). The petition shall be presented to within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.

PROJECT TYPE*

Addition

APPROVAL TYPE*

Board Approval: Final

See Certificate of Approval Matrix for details

Previously Approved Case #

Have you met with a planner for a pre-application meeting?*

Yes

What was the date of your pre-application meeting?*

12/4/2020

Please apply for a required pre-application meeting using the following link:

HDC Pre-Application Meeting Request

PROPERTY INFORMATION

Property information can be found at the Nassau County Property Appraiser's website â†' Map Search

Historic District*

Downtown

Site Address*

227 N 3RD ST

City* | **State*** | **Zip Code***

Fernandina Beach | FL | 32034

Parcel ID #(s)*

00-00-31-1800-0008-0152

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name* | **Last Name***

Robert | Tichy

Mailing Address*

227 N 3RD ST

City* | **State*** | **Zip Code***

Fernandina Beach | FL | 32034

Telephone Number* | **E-mail Address***

8122493358 | jonitichy@gmail.com

OWNER'S AGENT

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

Is there an agent other than the owner representing this project?*

No

First Name* | **Last Name***

Company (if applicable)

Street Address

City | **State** | **Zip**

Telephone Number | **E-mail Address**

Project Description*

We are working with a contractor (John Clarkson Pools) on plans to add a pergola and in-ground spa to our backyard. The pergola will be made of wood and painted white to match our home. There will be no trees affected during this project.

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

Design Vision Statement*

N/A

For New Construction: Please write a brief design statement explaining the architectural style of your project; what its design draws inspiration from; and how it is architecturally compatible with the surrounding historic neighborhood.

Requirements for Demolition Applications

Per LDC 8.03.03.01

1. Does the structure or site meet national, state, or local criteria for designation?

2. Is the structure or site a contributing structure or site to a locally designated or National Register historic district?

3. Would the loss of the structure or site deteriorate the quality or continuity of the historic district, or the surrounding neighborhood?

4. Is the structure or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense?

5. Is the structure or site one of the last remaining examples of its kind in the neighborhood, county or region, or is a distinctive example of an architectural or design style which contributes to the character of the district?

6. Would the removal of the structure or site destroy the historic relationship between structures or open space?

7. Would retention of the structure or site promotes the general welfare of the City by providing an opportunity for study of local history, architecture, and design, or by developing an understanding of the importance and value of a particular culture and heritage?

8. Have the applicants made good faith efforts to pursue alternatives to demolition?

9. Will the applicant be denied a reasonable return on his or her investment

10. Is there an economic hardship for the applicant as demonstrated by requirements in Section 8.03.06?

11. Has the Code Enforcement and Appeals Board has recommended demolition of the structure?

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
		(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
		(Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
		(Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
		(Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
		(Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
		(Name/Number)

FENCING

Manufacturer	Product Description	Color
		(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
		(Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
		(Name/Number)

OTHER

Manufacturer	Product Description	Color
		(Name/Number)

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

Upload 1	Upload 2	Upload 3	Upload 4
227_N_3rd.jpg	Choose File No file selecte	Tichy2.jpg	Tichy2.jpg

Upload 5	Upload 6	Upload 7	Upload 8
IMG.JPG	Choose File No file selecte	Choose File No file selecte	Choose File No file selecte

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 Cityâ€™s website approximately one week before the Historic District Council meeting.

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

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

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

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

9. I/We understand that Certificates of Approval are only valid for one (1) year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.

Applicant First Name*

Robert Tichy

Applicant Last Name*

tichy

Today's Date*

12/4/2020

DEPARTMENT OF PLANNING & CONSERVATION

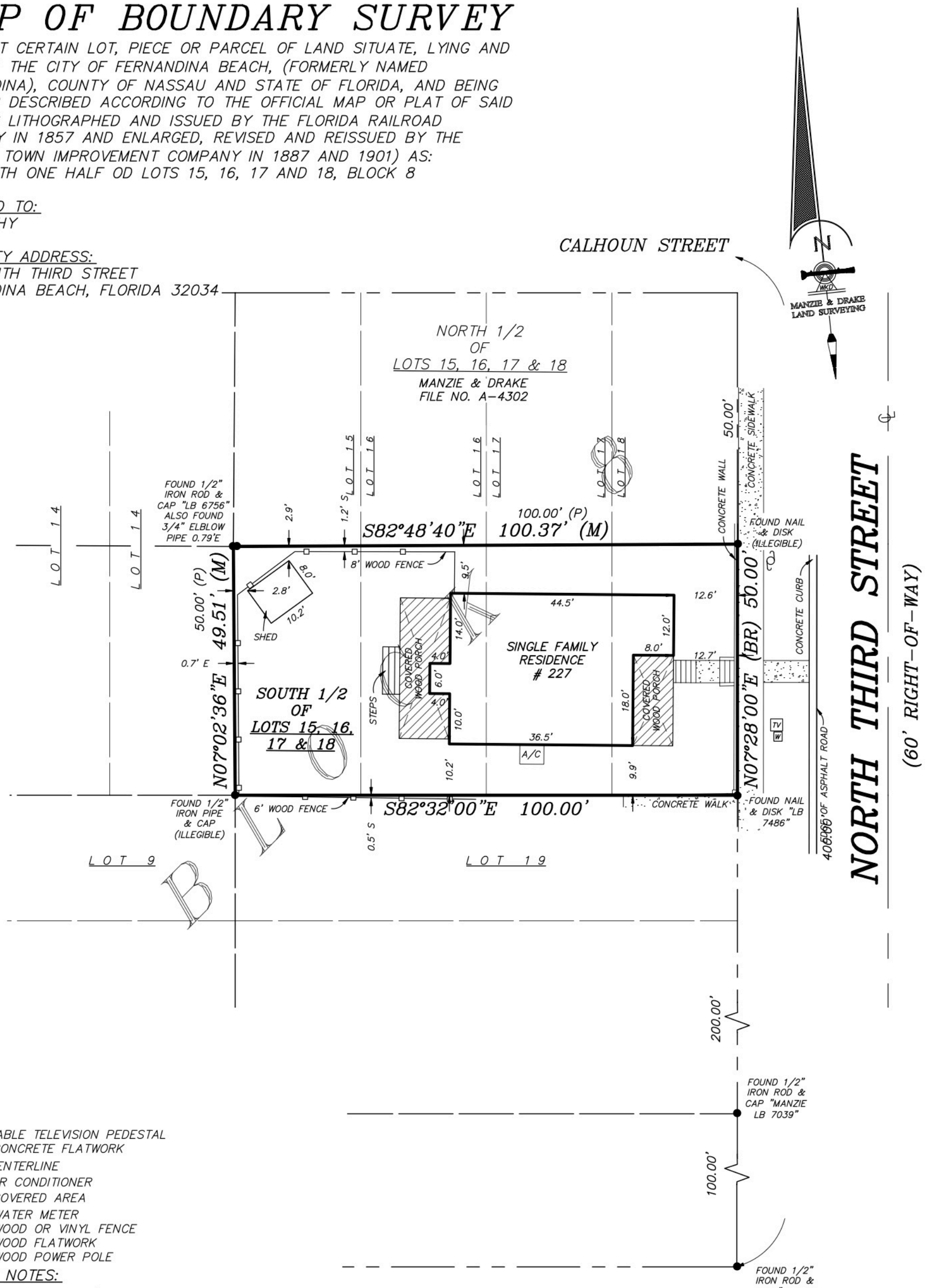
204 Ash Street | Fernandina Beach Florida 32034 | 904 310-3480 | www.fbfl.us/planning

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 DESCRIBED ACCORDING TO THE OFFICIAL MAP OR PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901) AS:
THE SOUTH ONE HALF OD LOTS 15, 16, 17 AND 18, BLOCK 8

CERTIFIED TO:
JONI TICHY

PROPERTY ADDRESS:
227 SOUTH THIRD STREET
FERNANDINA BEACH, FLORIDA 32034



LEGEND

- TV = CABLE TELEVISION PEDESTAL
- = CONCRETE FLATWORK
- ℄ = CENTERLINE
- A/C = AIR CONDITIONER
- = COVERED AREA
- W = WATER METER
- = WOOD OR VINYL FENCE
- = WOOD FLATWORK
- = 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) Bearings shown hereon are based on N07°28'00"E for the westerly right-of-way line of North Third Street. The bearing reference line is indicated as thus (BR).
5) 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.

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: 16821-S DATE: 11/18/20 CADD: LP
F.B. NO: X-338 PAGE NO: 29 FIELD CREW: SS FILE NO: A-5244

Scale: 1/32" = 1 ft

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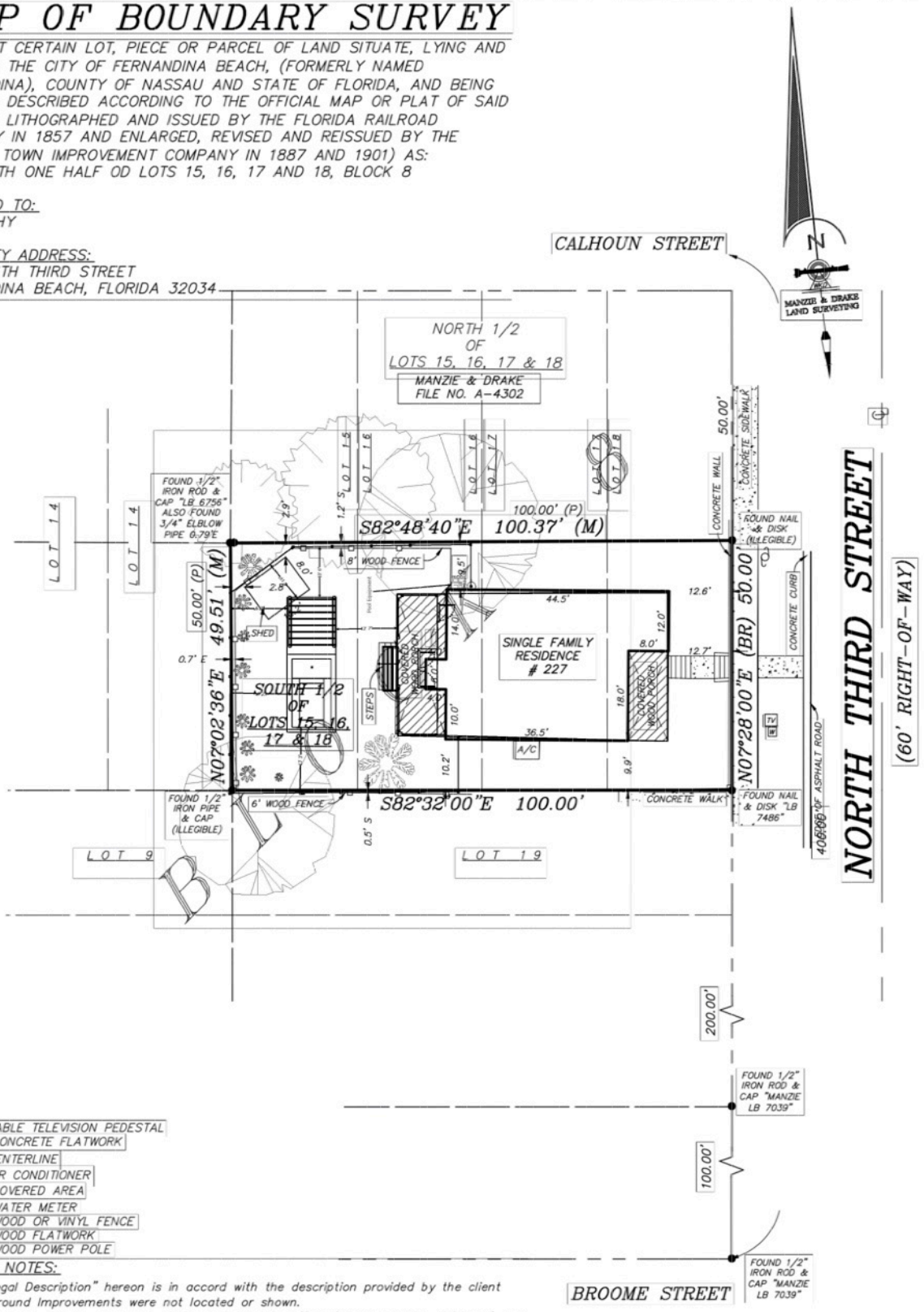

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3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
4) Bearings shown hereon are based on N07°28'00"E for the westerly right-of-way line of North Third Street. The bearing reference line is indicated as thus (BR).
5) 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.

THE INFORMATION SHOWN HEREON MEETS THE

MANZIE & DRAKE LAND SURVEYING

Artistic rendition
Pool Studio

Pool Studio

HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2020-55
JANUARY 21, 2021

Owner/Applicant:	Michael Stauffer Architect, agent for Pamela Brown, owner
Property Address:	116 N. 4th Street
Parcel ID #	00-00-31-1800-0022-0030
Requested action:	Certificate of Approval (COA) to replace existing wooden front steps with brick steps and new walkway
Current zoning:	R-2
FLUM land use category:	Medium Density Residential
Existing uses on the site:	Single-Family Residential
FL Master Site File #	8NA00295
Year Built:	1866 (FMSF)
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 proposing to remove the existing wood front steps and replace with brick steps with wing walls on each side; remove existing brick walkway and replace/repair brick/concrete garden wall as needed.

APPLICABLE GUIDELINES:

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE
DOWNTOWN HISTORIC DISTRICT DESIGN GUIDELINES
SECRETERY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

Number	Secretary of the Interior's Standards for Rehabilitation	Findings		
		Complies	Does not Comply	N/A
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.*	☒	☐	☐
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.*	☐	☒	☐
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.*	☐	☒	☐
4	*Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*	☒	☐	☐
5	*Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*	☐	☒	☐
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.*	☐	☒	☐
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.*	☐	☐	☒
8	*Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*	☒	☐	☐
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.*	☐	☒	☐
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.*	☒	☐	☐

ANALYSIS:

Staff finds that the proposed alteration is not in keeping with the Downtown Design Guidelines, which state "all elements of a historic porch, including steps and railings are important to the architectural integrity of the building. Retain these components when possible… The use of materials such as brick, concrete, or wrought iron steps for wooden front porches is not recommended." – pg. 87

The alteration to the wood porch steps is also not in keeping with Secretary of the Interior's Standards numbers 2, 3, 5, 6, & 9.

If steps are in need of repair, staff recommends replacement in-kind.

STAFF RECOMMENDATION:

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

Staff recommends:

Approval of HDC 2020-55 with the condition:

1. **Wood steps be repaired with in-kind materials/design.**

MOTION TO CONSIDER:

I move to **approve or deny** case number HDC 2020-55 **with or without** conditions;

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

That HDC case HDC 2020-55, 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 Design Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2020-55 Application and Backup Materials

Respectfully Submitted,

Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #6439

Date Submitted: 12/10/2020

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 $25
- ☑ Certificate of Approval (COA): Board Review - Residential Single Family) $250
- ☐ Certificate of Approval (COA): Board Review - Commercial/Multi-Family/2 or more Residential Units/Mixed Use $400
- ☐ Demolition of a Primary Structure â€“ Non-Contributing $1,500
- ☐ Demolition of a Primary Structure â€“ Contributing $7,500
- ☐ After-the-Fact Certificate of Approval (COA): Staff Review $100
- ☐ After-the-Fact Certificate of Approval (COA): Board Review $1,500
- ☐ Amendment to Previously Approved COA - First Amendment Free, Subsequent Amendments = 1/2 cost of original fees

Basis for Review

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

2021 SUBMISSION DEADLINE + MEETING CALENDAR

HDC_2021 Meeting Calendar

IMPORTANT NOTES

Conceptual Approvals

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

Pre-Application Meeting

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

Application Requirements

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

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

- [x] Historic District Overlays â€“ see LDC Section 8.01.01
- [ ] Specific Requirements within the OT-1 and OT-2 Zoning Districts â€“ see LDC Section 8.01.01.02
- [ ] Amelia River Waterfront Community Redevelopment Area â€“ see LDC Section 8.01.02
- [ ] Application Process for Certificate of Approval â€“ see LDC Section 8.03.03
- [ ] Signage in the Historic Districts and Community Redevelopment Area â€“ see LDC Section 8.01.03
- [ ] Requirements for Demolition Applications â€“ 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 HDCâ€™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*

Alteration

APPROVAL TYPE*

Board Approval: Final

See Certificate of Approval Matrix for details

Previously Approved Case #

Have you met with a planner for a pre-application meeting?*

No

What was the date of your pre-application meeting?*

mm/dd/yyyy

Please apply for a required pre-application meeting using the following link:

HDC Pre-Application Meeting Request

PROPERTY INFORMATION

Property information can be found at the Nassau County Property Appraiser's website â†' Map Search

Historic District*

Downtown

Site Address*

116 N 4th Street

City* | **State*** | **Zip Code***

Fernandina Beach | FL | 32034

Parcel ID #(s)*

00-00-31-1800-0022-0030

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name* | **Last Name***

Pamela | Brown

Mailing Address*

116 N 4th Street

City* | **State*** | **Zip Code***

Fernandina Beach | FL | 32034

Telephone Number* | **E-mail Address***

904-874-2466 | psbrown2@gmail.com

OWNER'S AGENT

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

Is there an agent other than the owner representing this project?*

Yes

First Name* | **Last Name***

Michael | Stauffer

Company (if applicable)

Michael Stauffer Architect

Street Address

1417 Sadler Rd #195

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

904-540-6059

E-mail Address

mike@mstaufferarchitect.com

Project Description*

Remove existing front steps Replace front steps with brick Build brick wing walls each side of steps Take up existing brick walkway from side walk to steps and replace with same brick over stabilized substrate Repair sidewall side walls as needed to match existing

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

Design Vision Statement*

N/A

For New Construction: Please write a brief design statement explaining the architectural style of your project; what its design draws inspiration from; and how it is architecturally compatible with the surrounding historic neighborhood.

Requirements for Demolition Applications

Per LDC 8.03.03.01

1. Does the structure or site meet national, state, or local criteria for designation?

2. Is the structure or site a contributing structure or site to a locally designated or National Register historic district?

3. Would the loss of the structure or site deteriorate the quality or continuity of the historic district, or the surrounding neighborhood?

4. Is the structure or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense?

5. Is the structure or site one of the last remaining examples of its kind in the neighborhood, county or region, or is a distinctive example of an architectural or design style which contributes to the character of the district?

6. Would the removal of the structure or site destroy the historic relationship between structures or open space?

7. Would retention of the structure or site promotes the general welfare of the City by providing an opportunity for study of local history, architecture, and design, or by developing an understanding of the importance and value of a particular culture and heritage?

8. Have the applicants made good faith efforts to pursue alternatives to demolition?

9. Will the applicant be denied a reasonable return on his or her investment

10. Is there an economic hardship for the applicant as demonstrated by requirements in Section 8.03.06?

11. Has the Code Enforcement and Appeals Board has recommended demolition of the structure?

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
		(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
		(Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
		(Name/Number)

FOUNDATION

Manufacturer	Product Description

Color

(Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
		(Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
N/A	Red brick; sample to be provided	Reddish (Name/Number)

FENCING

Manufacturer	Product Description	Color
		(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
		(Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
		(Name/Number)

OTHER

Manufacturer	Product Description	Color
		(Name/Number)

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

Upload 1	Upload 2	Upload 3	Upload 4
116 N 4th Street.pdf	116 N 4th Street.pdf	116 N 4th Street_Proof of Ownership.pdf	116 N 4th Street.pdf

Upload 5	Upload 6	Upload 7	Upload 8
Choose File No file selecte	Choose File No file selecte	Choose File No file selecte	Choose File No file selecte

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 Cityâ€™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*

Michael

Applicant Last Name*

Stauffer

Today's Date*

12/10/2020

DEPARTMENT OF PLANNING & CONSERVATION

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

INSTR # 201621634, Book 2062, Page 650 Doc Type D, Pages 4, Recorded 08/02/2016 at 02:10 PM, John A Crawford, Nassau County Clerk of Circuit Court, Deed Doc. D $0.70 Rec. Fee $35.50

RECORDING REQUESTED BY:

Pamela S Brown

INSTRUMENT PREPARED BY:

Pamela S Brown
116 N 4th Street
Fernandina Beach, Florida 32034

(Above reserved for official use only)

RETURN DEED TO:

Pamela S Brown
116 N 4th Street
Fernandina Beach, Florida 32034

SEND TAX STATEMENTS TO:

Pamela S Brown
116 N 4th Street
Fernandina Beach, Florida 32034

Tax Parcel/APN #
00-00-31-1800-0022-0030

QUIT CLAIM DEED FOR FLORIDA

STATE OF FLORIDA

DATE: 8-2-2016

COUNTY OF NASSAU

KNOW ALL MEN BY THESE PRESENTS THAT, for and in consideration of the sum of $0.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the below-named grantor (hereinafter **"Grantor"**)

hereby quitclaims to the below-named grantees (hereinafter **"Grantees"**) and Grantees' heirs and assigns forever, all of Grantor's right, title, interest, and claim, and subject to all easements, encumbrances, protective covenants, rights-of-way, mineral rights, and other conditions and restrictions, if any, in or to the following described real estate located at 116 N 4th Street, Fernandina Beach, Nassau county, Florida 32034 (the **"Property"**). Block 22 Lots 3 & 4 in OR 1351/217 City of FDN A Beach

Grantor

Grantor: Pamela S Brown
Marital Status: Not married
Address: 116 N 4th Street
Fernandina Beach, Florida 32034

Grantees

Grantee: Pamela S Brown
Marital Status: Not married
Address: 116 N 4th Street
Fernandina Beach, Florida 32034

Grantee: David A Austin
Marital Status: Not married
Address: 116 N 4th Street
Fernandina Beach, Florida 32034

Vesting Information / Property Interest: Joint tenancy with rights of survivorship, not as tenants in common.

Signatures

Grantor signed, sealed, and delivered this Quit Claim Deed to Grantees on 8-2-2016.

Grantor (or authorized agent)
Signed: Pamela S. Brown
Print Name: PAMELA S. BROWN

Witnesses

On this the 2ND day of AUGUST, 2016, the foregoing QUIT CLAIM DEED was sworn to and acknowledged before me by the following person(s), known or proven to me to be the person(s) whose name(s) is/are subscribed to within the instrument:

(names of signatories). I further swear that I am unrelated to the parties signing this document by blood and hold no interest in the transaction.

FIRST WITNESS

Signed: Steven G. Gibb
Dated: 8/2/2016
Print Name: STEVEN G. GIBB
Address: 1010 Ocean Oaks S
Fernandina Beach
FL 32034

SECOND WITNESS

Signed: Margaret B. Albrecht
Dated: 8/2/16
Print Name: MARGARET B ALBRECHT
Address: 1506 COVENTRY LANE
FERNANDINA BEACH, FL
32034

Notary Public

STATE OF FLORIDA

COUNTY OF NASSAU

On this the 2ND day of AUGUST, 2016, the foregoing QUIT CLAIM DEED, entered into as of 8-2-2016, was sworn to and acknowledged before me by the following person(s), known or proven to me to be the person(s) whose name(s) is/are subscribed to within the instrument:

PAMELA S. BROWN

(names of signatories).

WITNESS my hand and official seal.

PRINT: JEAN DIXON MANN [Affix seal]

SIGN: Jean Dixon Mann My Commission Expires: 11-22-2019

NOTARY PUBLIC

OWNER'S AUTHORIZATION
FOR AGENT REPRESENTATION

I/WE PAMELA BROWN AND DAVID A. AUSTIN
(print name of property owner(s))

hereby authorize: MICHAEL STAUFFER ARCHITECT
(print name of agent)

to represent me/us in processing an application for: HDC
(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.

Pamela Brown
(Signature of owner)

David A. Austin
(Signature of owner)

Pamela Brown
(Print name of owner)

DAVID A. AUSTIN
(Print name of owner)

STATE OF FLORIDA

COUNTY OF NASSAU

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 10TH day of DECEMBER, 2020, by PAMELA BROWN & DAVID A. AUSTIN.

Jean Dixon Mann
Notary Public

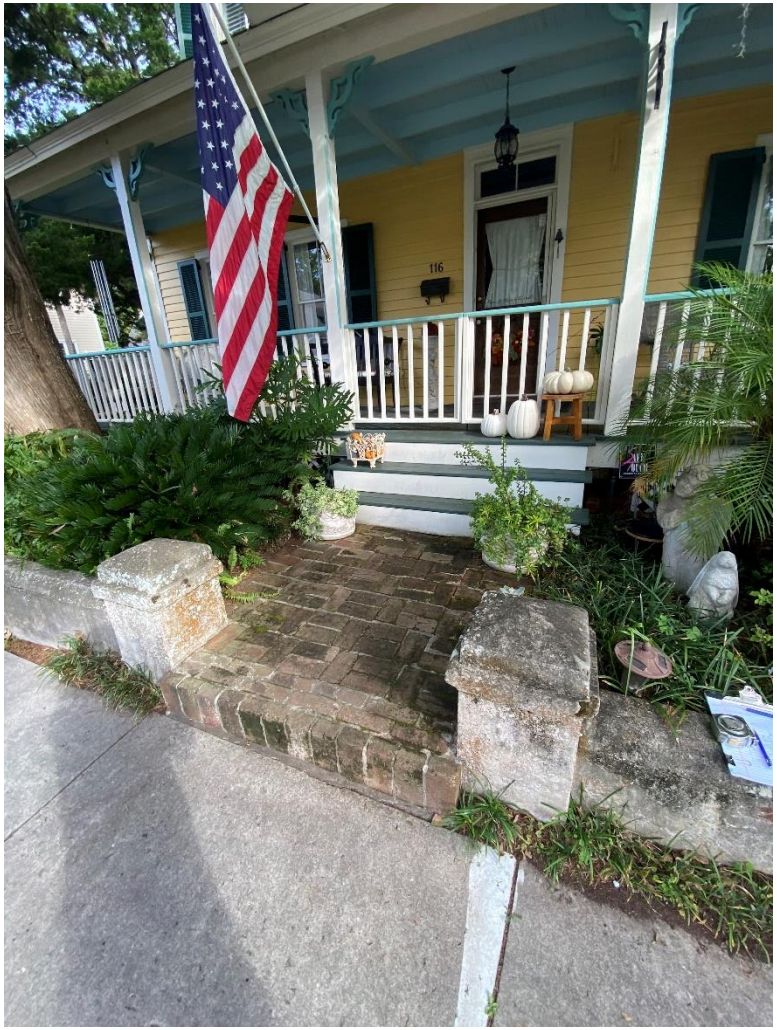
JEAN DIXON MANN
Printed Name

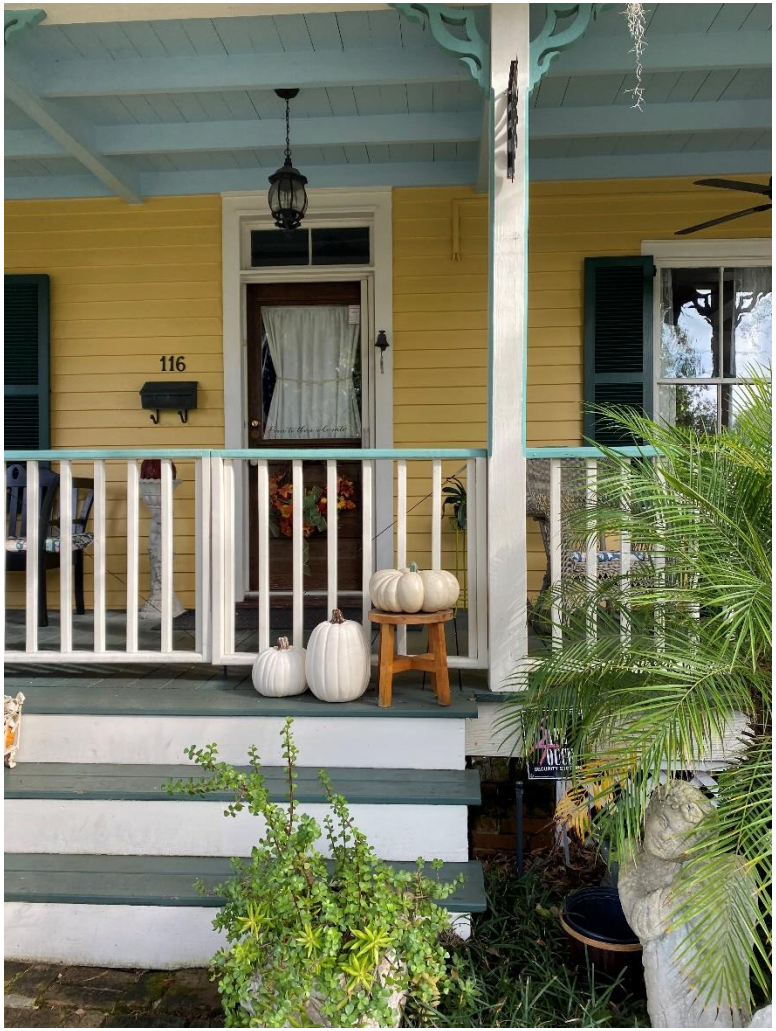
11/22/2023
My Commission Expires

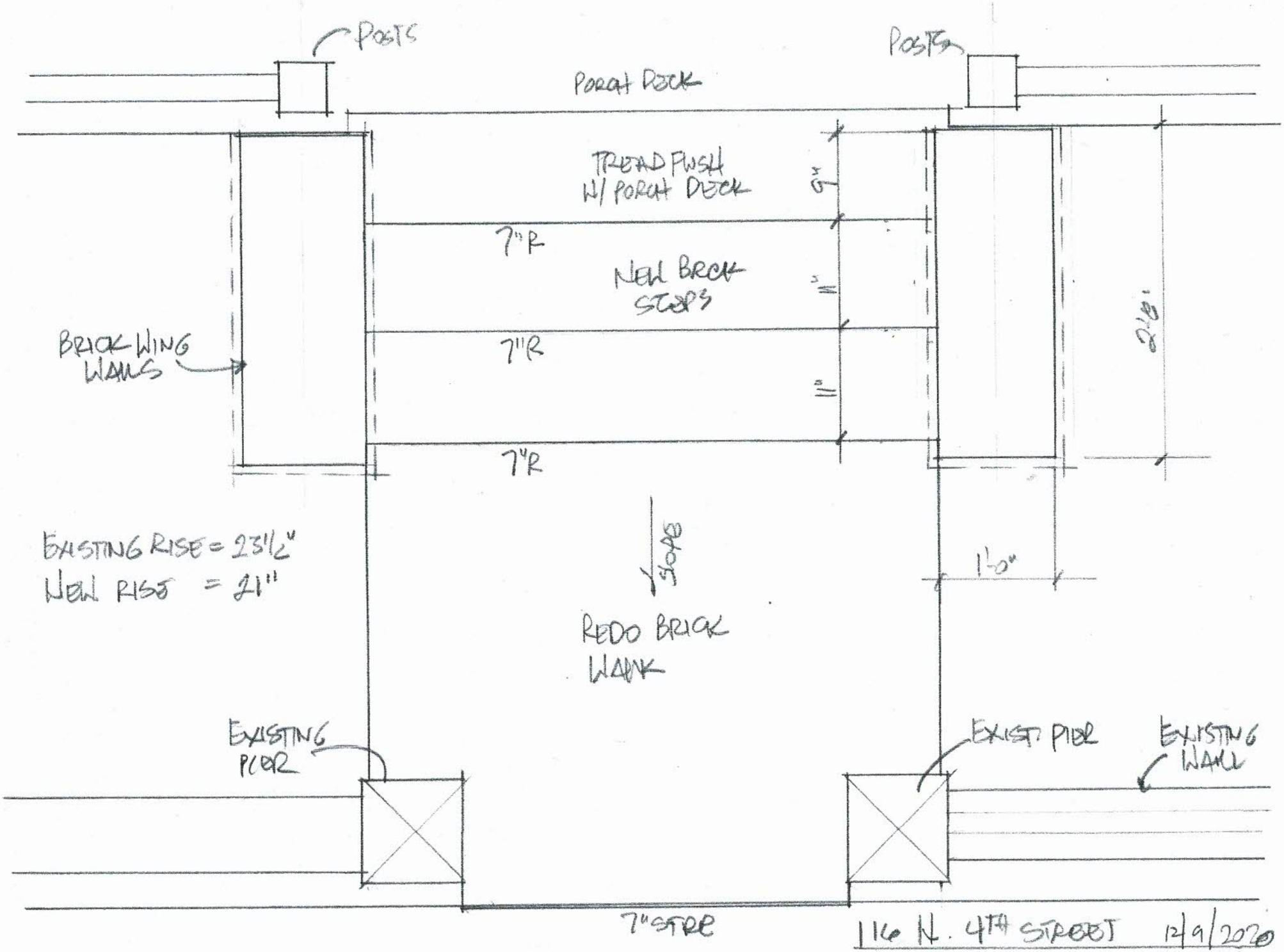
Personally Known ✓ OR Produced Identification _____ ID Produced: _____

Notary Public State of Florida
Jean Dixon Mann
My Commission GG 912551
Expires 11/22/2023

<u>116 N 4th Street</u>
HDC Application
Front steps

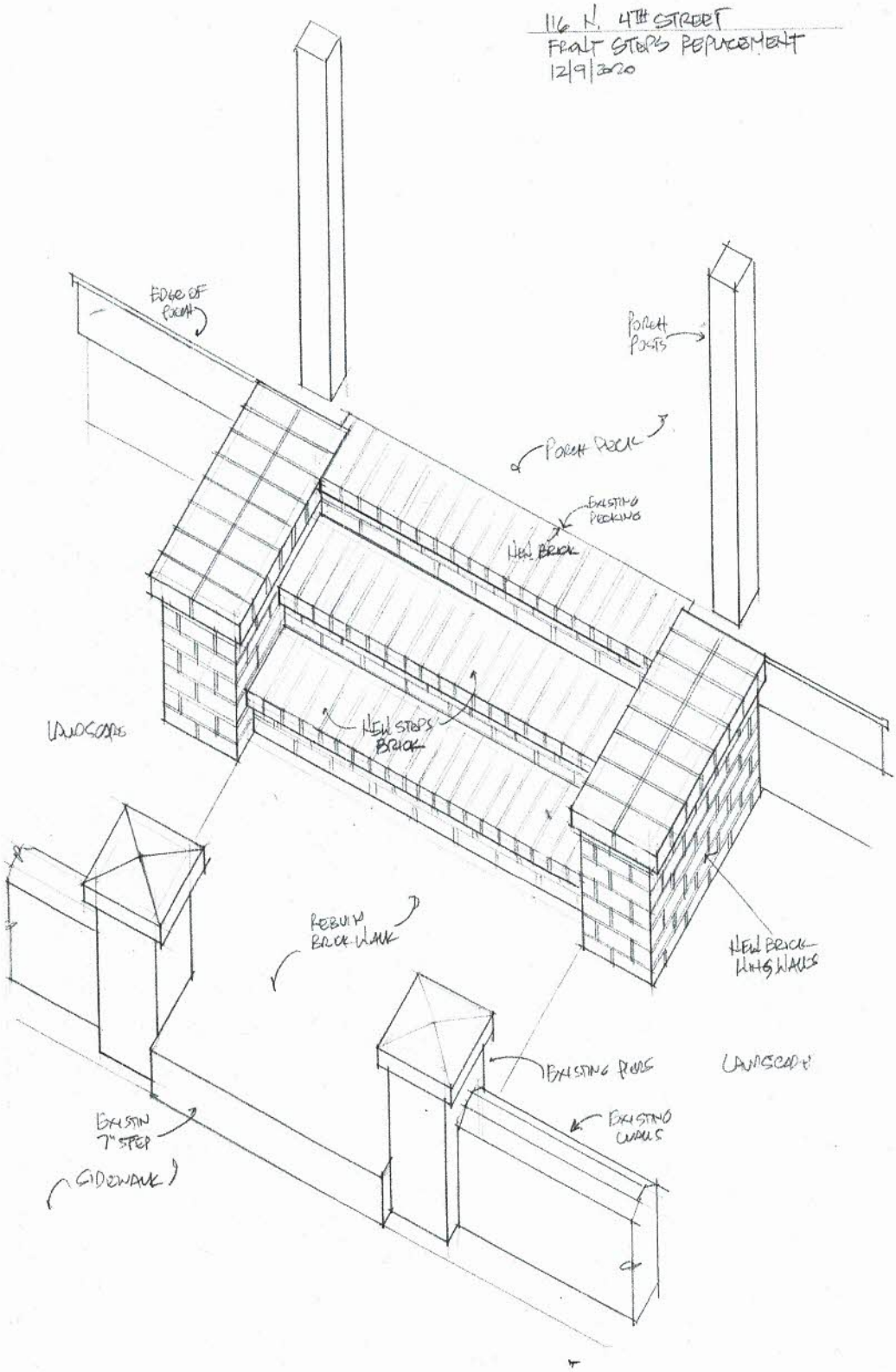






116 N. 4TH STREET 12/9/2020
FRONT STEPS REPLACEMENT

116 N. 4TH STREET
FRONT STEPS REPLACEMENT
12/9/2020

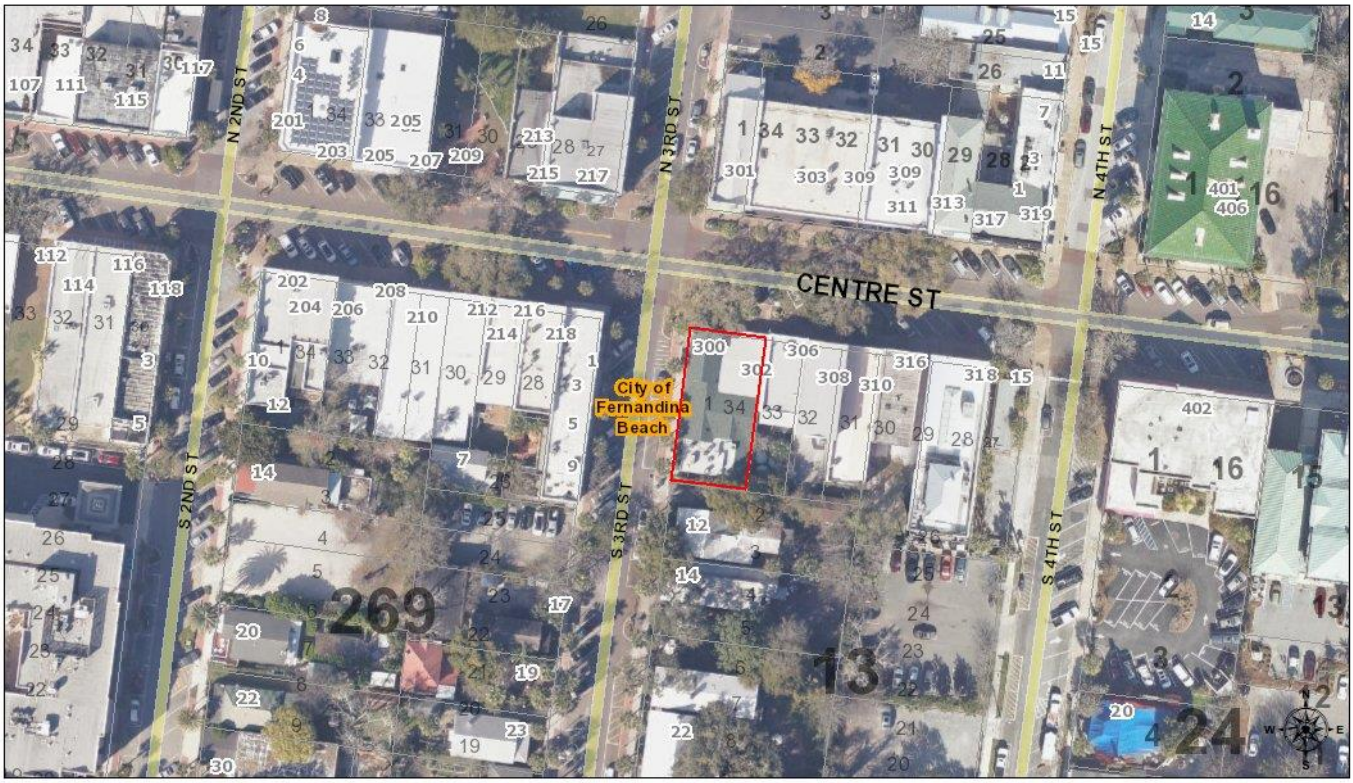


HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2020-57
JANUARY 21, 2021

Owner/Applicant:	Cotner Associates, Inc. Architects, agent for 302 Centre LLC.
Property Address:	302 Centre Street
Parcel ID #	00-00-31-1800-0013-0010
Current zoning:	C-3 Central Business District
FLUM land use category:	Central Business District
Existing uses on the site:	Commercial
FL Master Site File #	8NA01181
Year Built:	1920 (NCPA)
Contributing Status:	Non-Contributing
Requested action:	Certificate of Approval (COA) to demolish a primary structure.

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

302 Centre Street



January 13, 2021
911 Address Labels

1:1,128
0 0.0075 0.015 0.03 mi
0 0.015 0.03 0.06 km

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

2021

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking to demolish a non-contributing primary structure.

APPLICABLE GUIDELINES:

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

Section 8.03.03.01

C. Review criteria for demolition applications. In evaluating applications for a Certificate of Approval for demolition, the HDC shall consider the following:
   1. Whether the structure or site would meet national, state, or local criteria for designation;
   2. Whether the structure or site is a contributing structure or site to a locally designated or National Register historic district;
   3. Whether loss of the structure or site would deteriorate the quality or continuity of the historic district, or the surrounding neighborhood;
   4. Whether the structure or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense;
   5. Whether the structure or site is one of the last remaining examples of its kind in the neighborhood, county or region, or is a distinctive example of an architectural or design style which contributes to the character of the district;
   6. Whether removal of the structure or site would destroy the historic relationship between structures or open space;
   7. Whether retention of the structure or site promotes the general welfare of the City by providing an opportunity for study of local history, architecture, and design, or by developing an understanding of the importance and value of a particular culture and heritage;
   8. Whether the applicant has made good faith efforts to pursue alternatives to demolition;
   9. Whether the applicant will be denied a reasonable return on his or her investment;
   10. Whether there is economic hardship for the applicant as demonstrated by requirements in Section 8.03.06;
   11. Whether the Code Enforcement and Appeals Board has recommended demolition of the structure.

D. Written evidence. The HDC may request the following written evidence be submitted as part of an application for a Certificate of Approval for demolition: 1. A report from a certified property appraiser stating that such structure as it exists will not earn a reasonable economic return for the owner. 2. A report from a certified property appraiser as to the estimated market value of the property both in its current condition and after completion of the proposed demolition or removal.

DOWNTOWN HISTORIC DISTRICT DESIGN GUIDELINES

SECRETERY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

ANALYSIS:

This parcel has been continually in use since at least 1882, as evidenced through the 1884 Sanborn Fire Insurance Map and the 1884 J.J. Stoner Bird's Eye View of Fernandina, Fla. The structures change uses and footprints on the Sanborn Maps with the buildings disappearing between the 1926 map and the 1949 map. The 1949 map shows a footprint listed at a "filling station." Staff has reason to believe that portions of the filling station may exist within the shell of the expanded building footprints. Although some portions of the

wall of the filling station may still exist, the building does not date to the District's period of significance or retain any integrity. When evaluating this structure following review criteria, staff finds:

1. Whether the structure or site would meet national, state, or local criteria for designation;
   The structure would not meet national, state, or local criteria for designation.
2. Whether the structure or site is a contributing structure or site to a locally designated or National Register historic district;
   The structure is not a contributing structure to the National Register Fernandina 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;
   Loss of the structure would not deteriorate the quality or continuity of the historic district. The HDC is concurrently hearing a concept design for a proposed replacement for this project.
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 is not of such design, craftsmanship, or material that it could be reproduced only with 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 not one of the last remaining examples, or a distinctive example of architectural or design style which contributes to the character of the district.
6. Whether removal of the structure or site would destroy the historic relationship between structures or open space;
   Removal of the structure will create a hole in the streetscape, but conceptual plans for a replacement structure will be heard concurrently to the demolition review. The board may condition the demolition COA on the approval of a building permit for the replacement structure.
7. Whether retention of the structure or site promotes the general welfare of the City by providing an opportunity for study of local history, architecture, and design, or by developing an understanding of the importance and value of a particular culture and heritage;
   Retention of the structure will not promote the general welfare of the City by providing an opportunity for study of local history, architecture, and design, or by developing and understanding of the importance and value of a particular culture and heritage.
8. Whether the applicant has made good faith efforts to pursue alternatives to demolition;
   No evidence has been provided to indicate that alternatives to demolition were explored.
9. Whether the applicant will be denied a reasonable return on his or her investment;
   No evidence has been provided to indicate that the applicant will be denied a reasonable return on investment.
10. Whether there is economic hardship for the applicant as demonstrated by requirements in Section 8.03.06;
    No evidence has been provided to indicate that an economic hardship for the applicant exists.
11. Whether the Code Enforcement and Appeals Board has recommended demolition of the structure.
    The Code Enforcement and Appeals Board has not recommended the demolition of the structure.

STAFF RECOMMENDATION:

Staff recommends:

Approval of HDC 2020-57

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2020-57 **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 2020-57, as presented, **is or is not** substantially compliant with the Secretary of the Interior's Standards, the Land Development Code, and the Downtown Historic District Design Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 **Application & Backup Materials**

EXHIBIT 2 **302 Centre Street Property Research Report**

Respectfully Submitted,

Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #6527

Date Submitted: 12/30/2020

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

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

Fees

- ☐ Certificate of Approval (COA): Staff Review $25
- ☐ Certificate of Approval (COA): Board Review - Residential Single Family) $250
- ☑ Certificate of Approval (COA): Board Review - Commercial/Multi-Family/2 or more Residential Units/Mixed Use $400
- ☐ Demolition of a Primary Structure â€“ Non-Contributing $1,500
- ☐ Demolition of a Primary Structure â€“ Contributing $7,500
- ☐ After-the-Fact Certificate of Approval (COA): Staff Review $100
- ☐ After-the-Fact Certificate of Approval (COA): Board Review $1,500
- ☐ Amendment to Previously Approved COA - First Amendment Free, Subsequent Amendments = 1/2 cost of original fees

Basis for Review

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

2021 SUBMISSION DEADLINE + MEETING CALENDAR

HDC_2021 Meeting Calendar

IMPORTANT NOTES

Conceptual Approvals

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

Pre-Application Meeting

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

Application Requirements

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

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

- [x] Historic District Overlays â€“ see LDC Section 8.01.01
- [ ] Specific Requirements within the OT-1 and OT-2 Zoning Districts â€“ see LDC Section 8.01.01.02
- [ ] Amelia River Waterfront Community Redevelopment Area â€“ see LDC Section 8.01.02
- [ ] Application Process for Certificate of Approval â€“ see LDC Section 8.03.03
- [ ] Signage in the Historic Districts and Community Redevelopment Area â€“ see LDC Section 8.01.03
- [ ] Requirements for Demolition Applications â€“ 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 HDCâ€™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

APPROVAL TYPE*

Board Approval: Conceptual

See Certificate of Approval Matrix for details

Previously Approved Case #

Have you met with a planner for a pre-application meeting?*

Yes

What was the date of your pre-application meeting?*

12/30/2020

Please apply for a required pre-application meeting using the following link:

HDC Pre-Application Meeting Request

PROPERTY INFORMATION

Property information can be found at the Nassau County Property Appraiser's website â†' Map Search

Historic District*

Downtown

Site Address*

302 Centre Street

City* | **State*** | **Zip Code***

Fernandina Beach | FL | 32034

Parcel ID #(s)*

00-00-31-1800-0013-0010

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name* | **Last Name***

302 Centre | LLC

Mailing Address*

960194 Gateway Blvd. Ste 101

City* | **State*** | **Zip Code***

Fernandina Beach | FL | 32034

Telephone Number* | **E-mail Address***

9045575002 | robert@hoganassessments.com

OWNER'S AGENT

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

Is there an agent other than the owner representing this project?*

Yes

First Name* | **Last Name***

Cotner Associates, Inc. | Architects

Company (if applicable)

Street Address

9 S 3rd Street

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

904-277-4593

E-mail Address

john@cotnerassociates.com

Project Description*

The demolition of the vacant restaurant currently located at 302 Centre Street. We're proposing to replace with a new 6100s.f. restaurant/bar facility. All public space on ground floor (accessible) with a small amount (less than 5 staff/occupants, stockroom) on a partial 2nd level. The facility will be flexible in that much of the space can be indoor or outdoor depending on season. Vernacular sympathetic to our fairly simple business district character.

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

Design Vision Statement*

To create a vernacular sympathetic to the current business district character as a corner anchor. Also to provide interaction with our street texture and experience.

For New Construction: Please write a brief design statement explaining the architectural style of your project; what its design draws inspiration from; and how it is architecturally compatible with the surrounding historic neighborhood.

Requirements for Demolition Applications

Per LDC 8.03.03.01

1. Does the structure or site meet national, state, or local criteria for designation?

yes

2. Is the structure or site a contributing structure or site to a locally designated or National Register historic district?

no

3. Would the loss of the structure or site deteriorate the quality or continuity of the historic district, or the surrounding neighborhood?

no

4. Is the structure or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense?

no

5. Is the structure or site 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?

no

6. Would the removal of the structure or site destroy the historic relationship between structures or open space?

no

7. Would retention of the structure or site promotes the general welfare of the City by providing an opportunity for study of local history, architecture, and design, or by developing an understanding of the importance and value of a particular culture and heritage?

no

8. Have the applicants made good faith efforts to pursue alternatives to demolition?

yes

9. Will the applicant be denied a reasonable return on his or her investment

yes

10. Is there an economic hardship for the applicant as demonstrated by requirements in Section 8.03.06?

yes

11. Has the Code Enforcement and Appeals Board has recommended demolition of the structure?

no

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
Stucco	Sand Finish	Greige
		(Name/Number)

DOORS

Manufacturer	Product Description	Color
Nana & Torax	Collapsing accordion and auto	Dark bronze
	Include FL Product Approval # for Windows and Doors	(Name/Number)

WINDOWS

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

ROOFING

Manufacturer	Product Description	Color
Low slope/parapet		White
		(Name/Number)

FASCIA/TRIM

Manufacturer	Product Description
Hardie & stucco	Smooth / Sand finish

Color

Off White

(Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
Stucco	Sand finish	Greige (Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
TBC	Powder coat aluminum	Dark Bronze (Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
	T&G wood	Weathered (Name/Number)

FENCING

Manufacturer	Product Description	Color
N/A		(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
N/A		(Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
N/A		(Name/Number)

OTHER

Manufacturer	Product Description	Color
Guardrails & Canopies	Powder coat alum. / Sunbrella	Dark bronze / Navy (Name/Number)

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

Upload 1	Upload 2	Upload 3	Upload 4
Survey.pdf	Elevations001.pdf	Floor plan001.pdf	IMG.jpg

Upload 5	Upload 6	Upload 7	Upload 8
IMG.jpg	Choose File No file selecte	Choose File No file selecte	Choose File No file selecte

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 Cityâ€™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*	Applicant Last Name*
John	Cotner

Today's Date*

12/30/2020

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 PIECE, 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 IN 1887 AND 1901), AS:

LOTS NUMBERED ONE (1) AND THIRTY–FOUR (34) IN BLOCK THIRTEEN (13) CITY OF FERNANDINA BEACH.

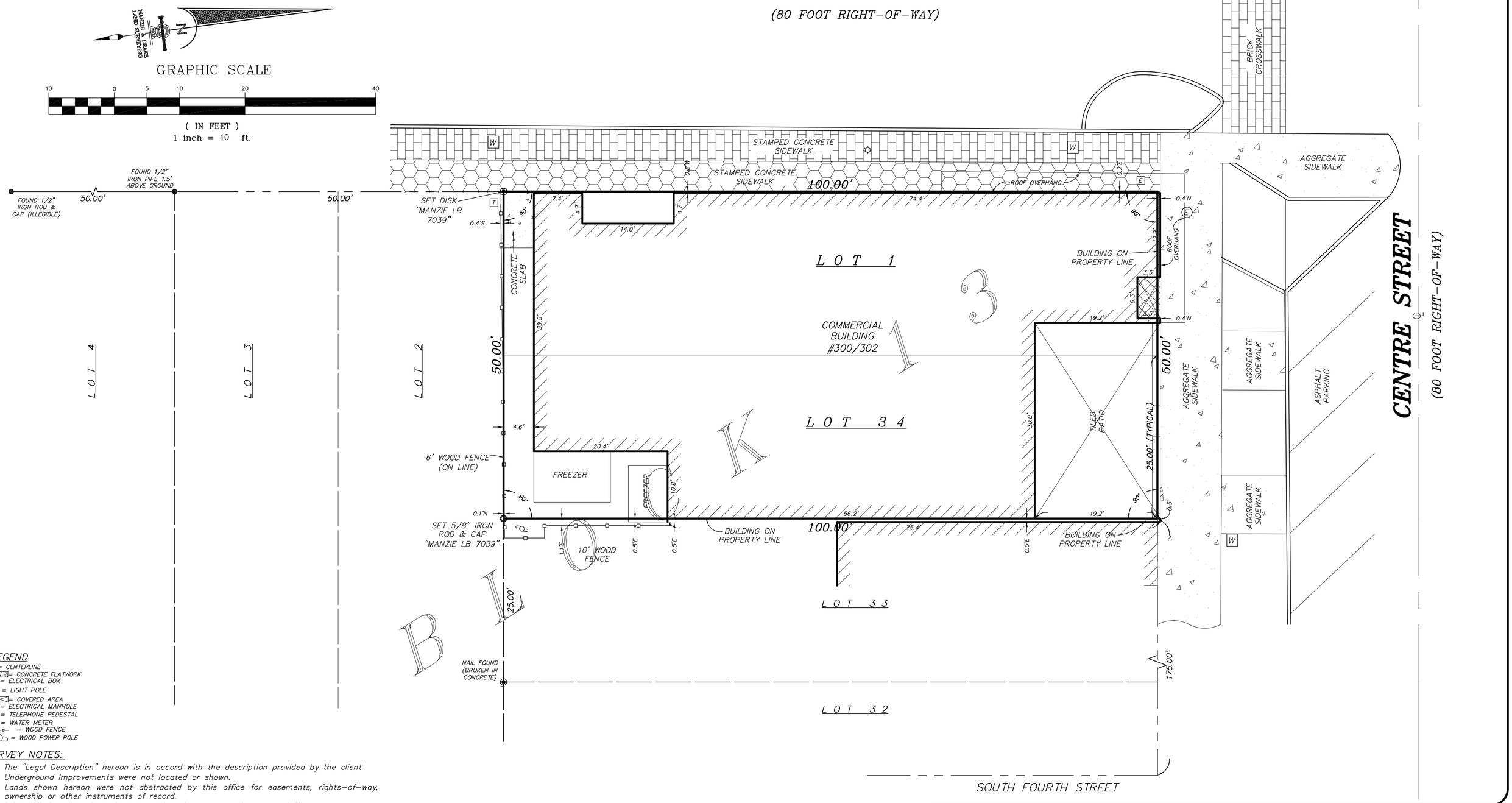
CERTIFIED TO:
302 CENTER, LLC
WOOD & SMITH, P.A.
FIRST AMERICAN TITLE INSURACE COMPANY

PROPERTY ADDRESS:
302/300 CENTRE STREET
FERNANDINA BEACH, FLORIDA 32034

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.



LEGEND
℄ = CENTERLINE
= CONCRETE FLATWORK
E = ELECTRICAL BOX
= LIGHT POLE
= COVERED AREA
(E) = ELECTRICAL MANHOLE
T = TELEPHONE PEDESTAL
W = WATER METER
= WOOD FENCE
= WOOD POWER POLE

SURVEY NOTES:

1) The "Legal Description" hereon is in accord with the description provided by the client
2) Underground Improvements were not located or shown.
3) Lands shown hereon were not abstracted by this office for easements, rights–of–way, ownership or other instruments of record.
4) Internal Lot angles shown hereon are based on recovered monumentation..
5) Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.
6) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel "12089C 0237G", Dated "08/02/2017". 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.

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."

COPYRIGHT © 2019 BY MANZIE AND DRAKE LAND SURVEYING

SCALE: 1"=10' JOB NO: 20775 DATE: 11/05/2019 CADD: BH
F.B. NO: X–341 PAGE NO: 1 FIELD CREW: JM FILE NO: B–1384

island time
Ice Cream & Frozen Yogurt
OUT OF HAND
SEA DOG

PARKING
RESTRICTION ZONE
Loading/Deliveries Only
5AM to 5PM
Public Parking Allowed
5PM to 2 AM
No Overnight Parking
GENERAC

Today's Date: 12/28/2020

Property Research Form

Property Address: 302 Centre Street

Property Name (if applicable): _____

Year Built: 1920 (NCPA) Style: masonry vernacular commercial Stories: 1 & 2

Parcel #: 00-00-31-1800-0013-0010

Zoning: C-3 Parcel Size: 0.11 acre(s) Homestead: ☐ Yes ☑ No

Historic District:

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

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

Owner of Record: 302 Centre LLC

Contact Name: _____

Phone: _____ Email: _____

Attached Items:

- ☒ *FL Master Site File #*: NA01181
- ☒ *Photos*: 1943 Nassau County Aerial Flight 1C;
- ☒ *Maps*: NCPA Aerial Map; 1884, 1891,1897,1903, 1909, 1926, & 1949 Sanborn Maps
- ☒ *Property Appraisers Report*: _____
- ☐ *Other*: _____

Notes/ Past COAs/ Contact Log:

* non-contributing status in 2007 due to insensitive alterations

Property Address: 302 Centre Street
Today's Date: 12/28/2020

Notes/ Past COAs/ Contact Log:

300/302 Centre Street

December 27, 2020

911 Address Labels

1:564

0 0.00475 0.0095 0.019 mi

0 0.0075 0.015 0.03 km

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

2020

A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER

PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0013-0010

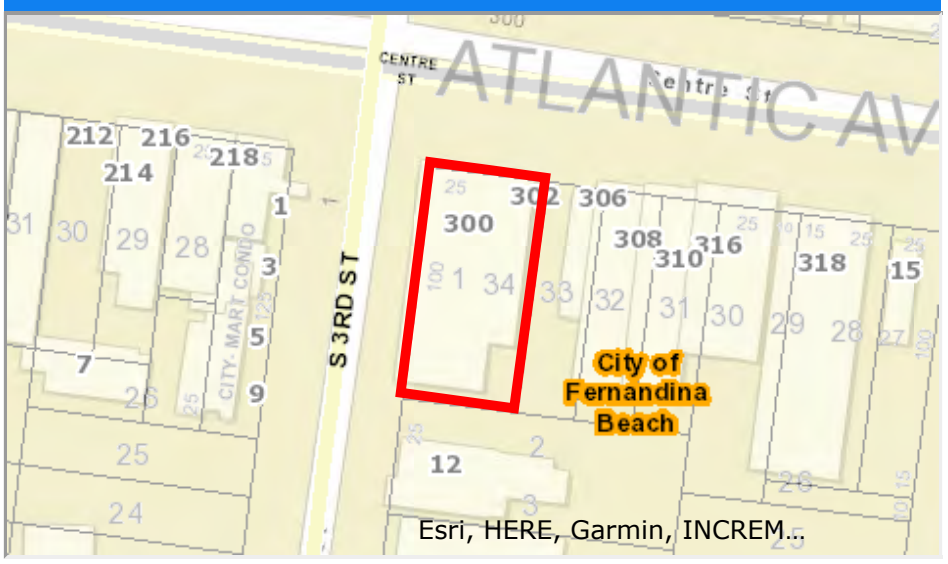
Owner Name	302 CENTRE STREET LLC
Mailing Address	960194 GATEWAY BLVD STE #101
	FERNANDINA BEACH, FL 32034
Location Address	302 CENTRE ST
	FERNANDINA BEACH 32034
Tax District	FERNANDINA BEACH
Milage	19.5052
Homestead	No
Property Usage	RESTAURANT 002100
Deed Acres	0
Short Legal	BLOCK 13 LOTS 1 & 34

2020 Final Values

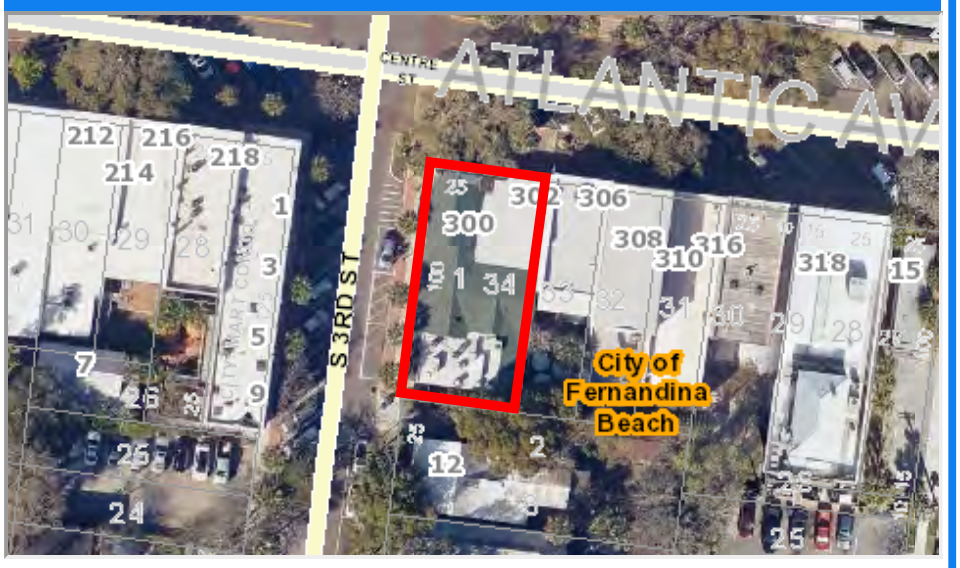
Land Value	$350,000
(+) Improved Value	$494,013
(=) Market Value	**$844,013**
(-) Agricultrual Classification	$0
(-) SOH or Non-Hx* Capped Savings	$271,165
(=) Assessed Value	**$572,848**
(-) Homestead	$0
(-) Additional Exemptions	$0
(=) School Taxable Value	$844,013
(-) Non-School HX & Other Exempt Value	$0
(=) County Taxable Value	**$572,848**

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

PARCEL MAP



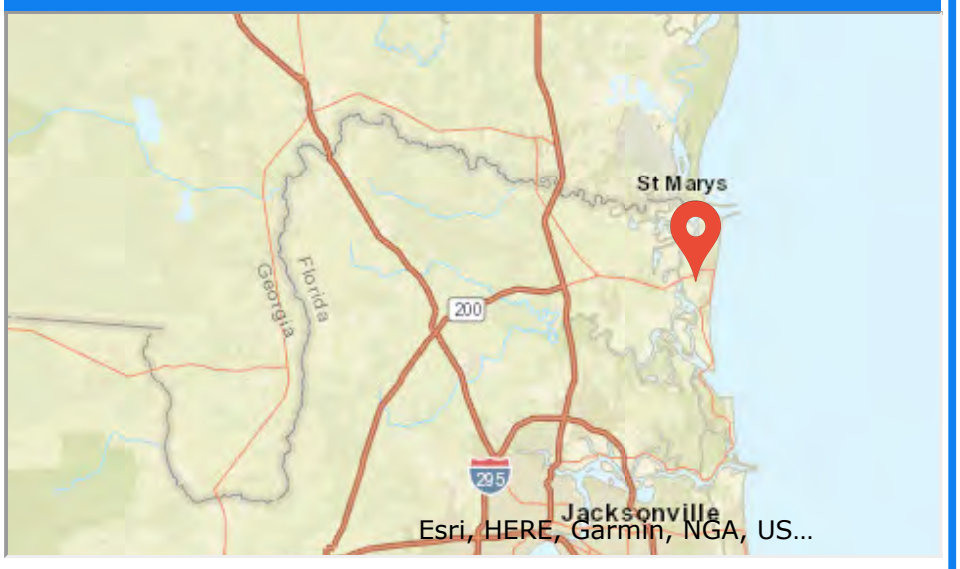
2019 AERIAL MAP



PROPERTY PHOTO

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

LOCATION MAP



BUILDING INFORMATION

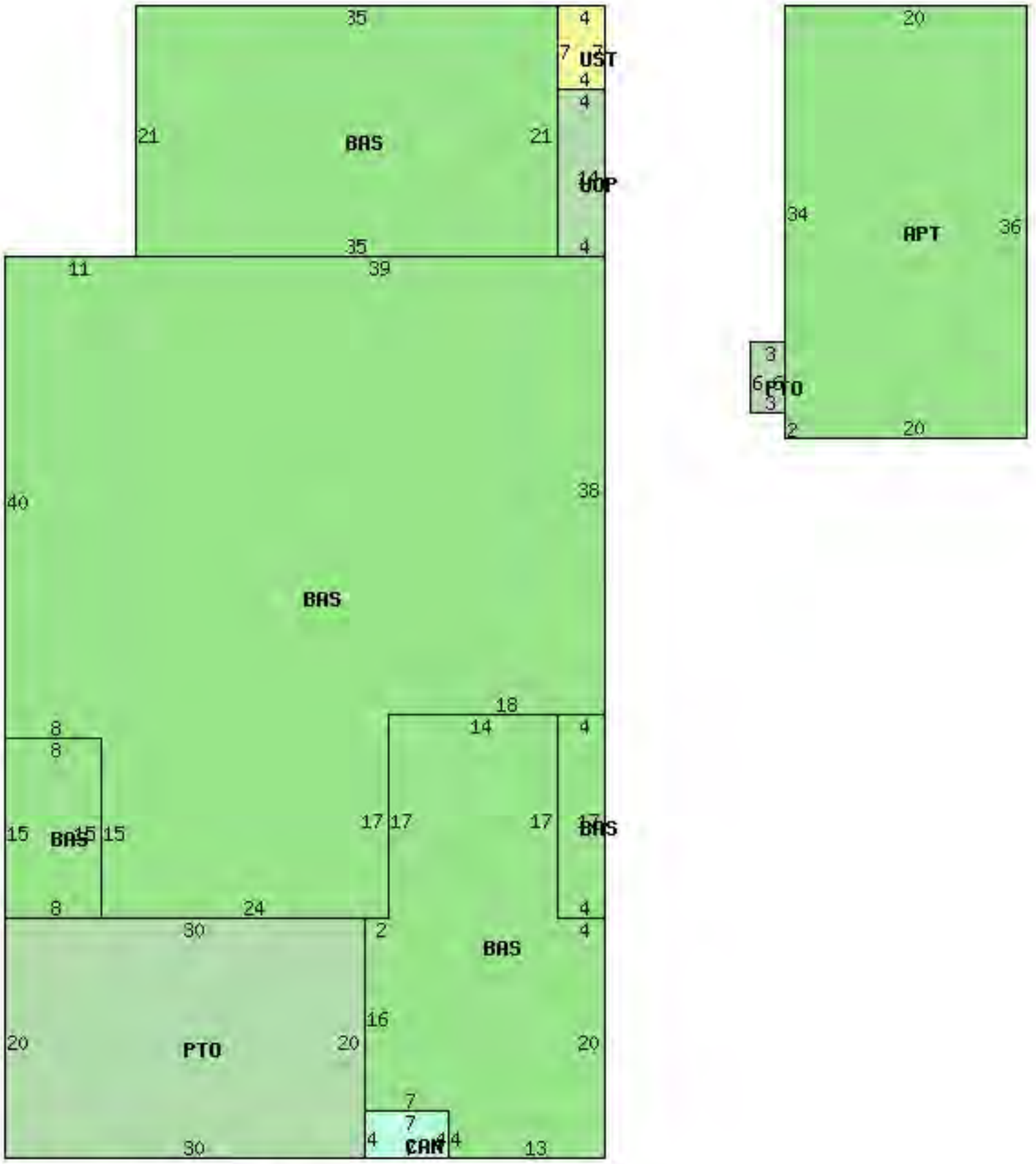
Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built
RESTAURANT	5307	4577	0	0	WD FR STUC	CONC BLOCK	AIR DUCTED	AIR DUCTED	1920

MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units	Year Built

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2019-12-05	2323 / 405	$1,850,000	WD	U	Y	MANGANARO ENTERPRISES INC	302 CENTRE STREET LLC
2016-06-28	2056 / 781	$100	WD	U	Y	MANGANARO MARIO P & ROSE ANN	MANGANARO ENTERPRISES INC
1999-05-25	884 / 1138	$200,000	WD	U	Y	RAMSAY ALASTAIR G & ANNE B	MANGANARO MARIO POMPEO & ROSE ANN
1985-10-01	471 / 693	$135,000	WD	U	Y		
1973-01-01	147 / 19	$20,000	WD	U	Y		

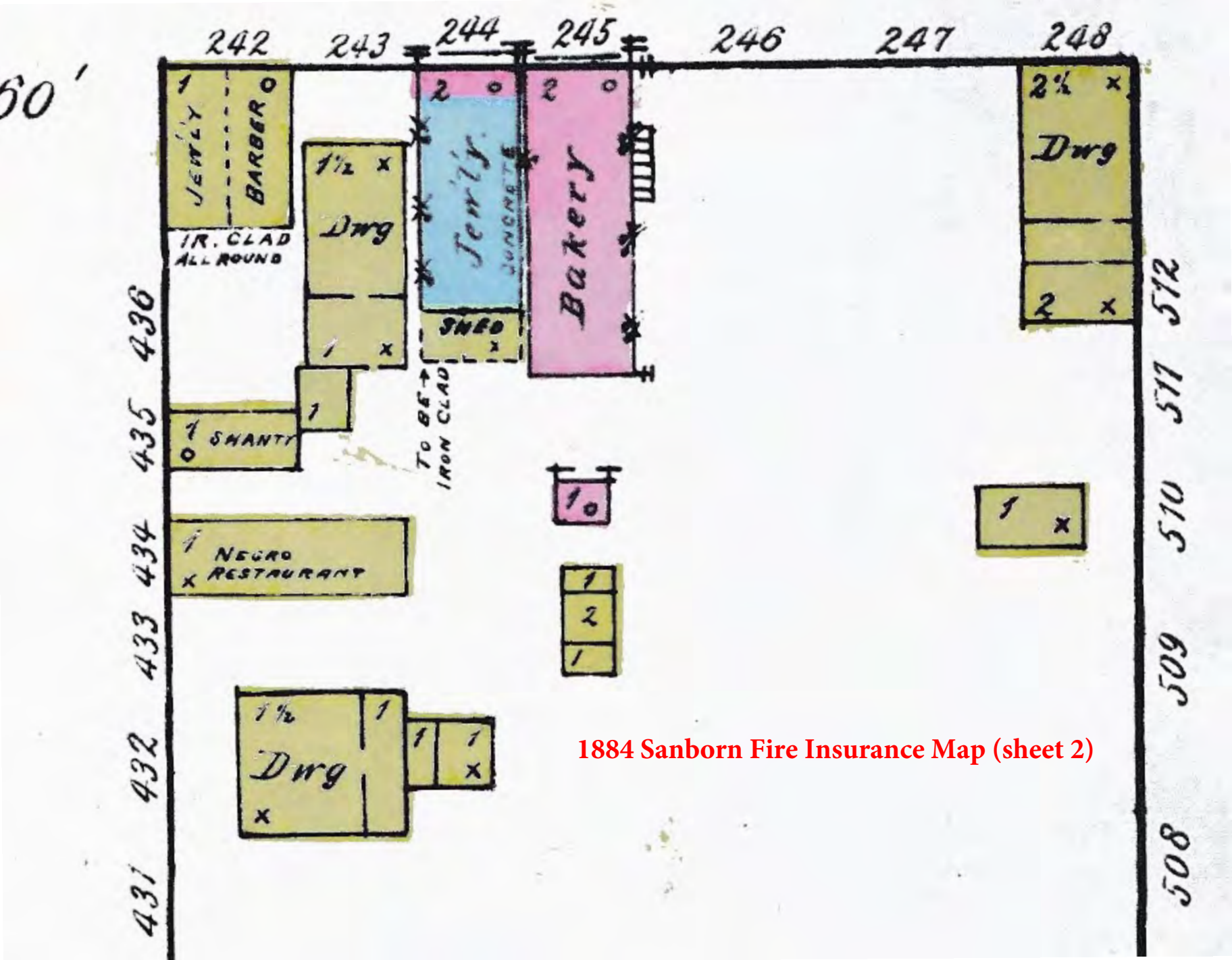


Building Sketch Area Type and Square Footage

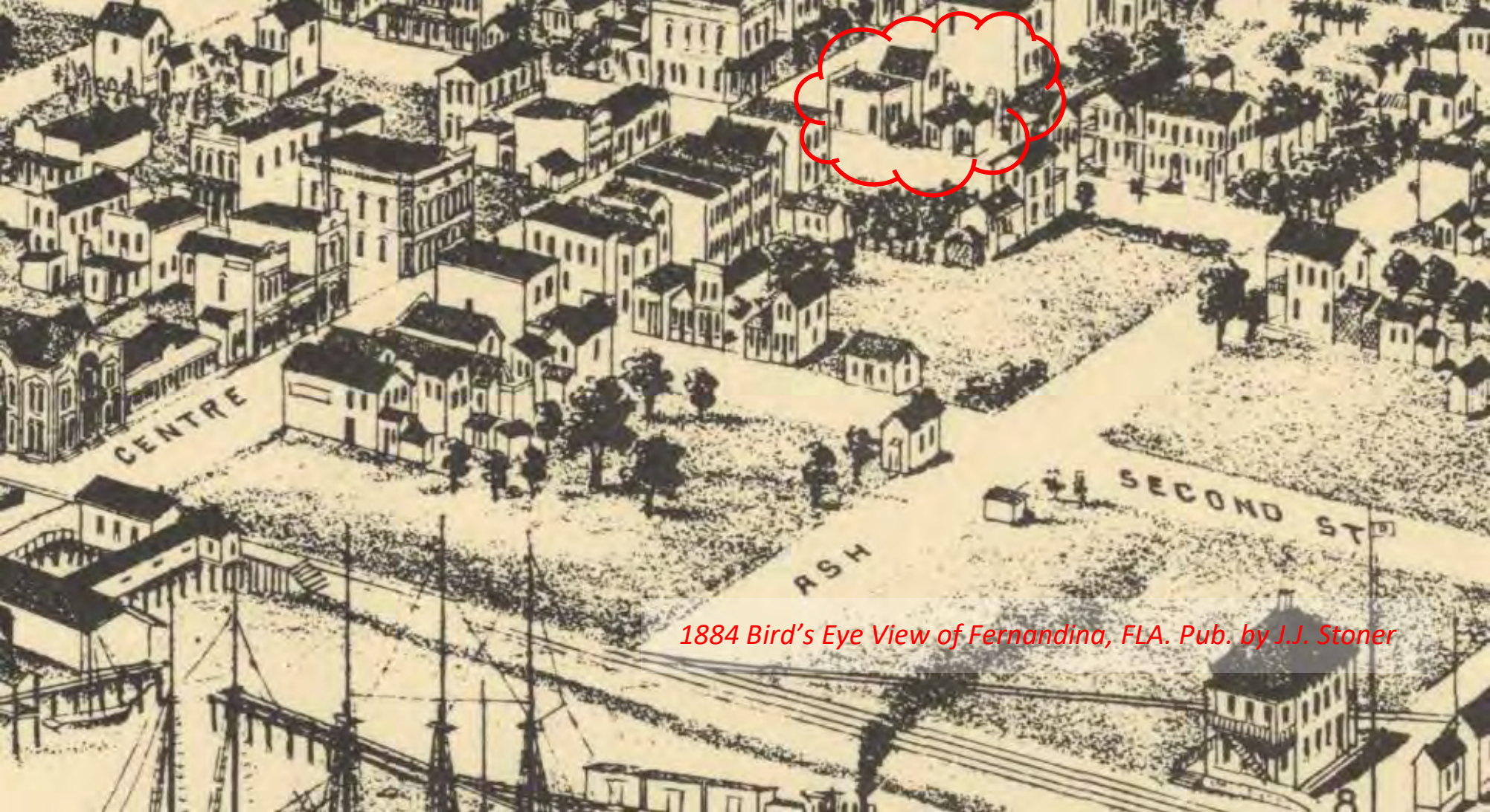
Parcel Number: 00-00-31-1800-0013-0010

Building Number: 1

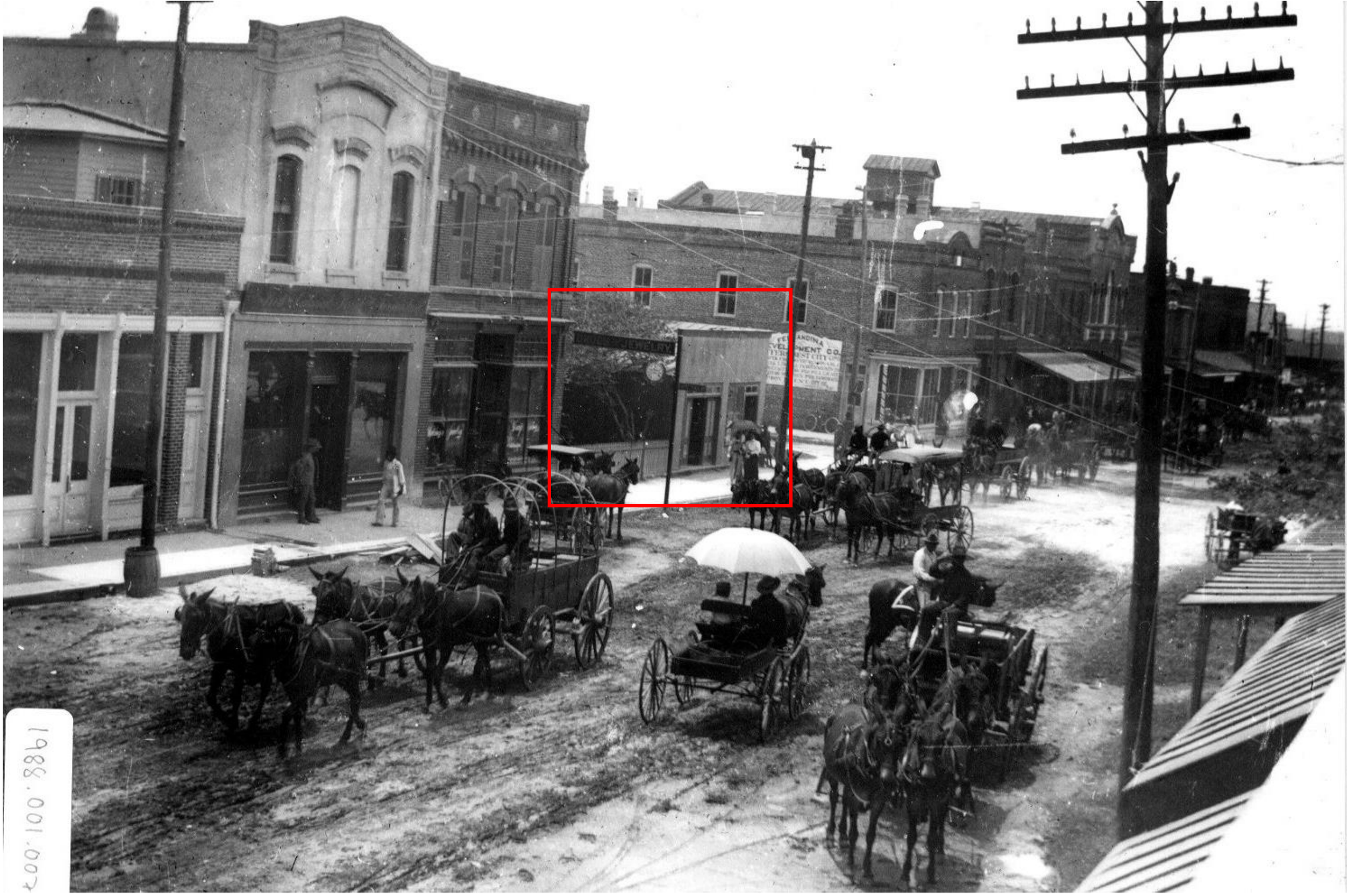
UST: UNFINISHED STORAGE 28 Sq Ft Year Built 1993
BAS: BASE AREA 2324 Sq Ft Year Built 1993, 1533 Sq Ft Year Built 1994
BAS: BASE AREA 2324 Sq Ft Year Built 1993, 1533 Sq Ft Year Built 1994
BAS: BASE AREA 2324 Sq Ft Year Built 1993, 1533 Sq Ft Year Built 1994
PTO: PATIO 618 Sq Ft Year Built 1993
CAN: CANOPY 28 Sq Ft Year Built 1993
BAS: BASE AREA 2324 Sq Ft Year Built 1993, 1533 Sq Ft Year Built 1994
BAS: BASE AREA 2324 Sq Ft Year Built 1993, 1533 Sq Ft Year Built 1994
UOP: UNFINISHED OPEN PORCH 56 Sq Ft Year Built 1993
APT: APARTMENT 720 Sq Ft Year Built 1993
PTO: PATIO 618 Sq Ft Year Built 1993



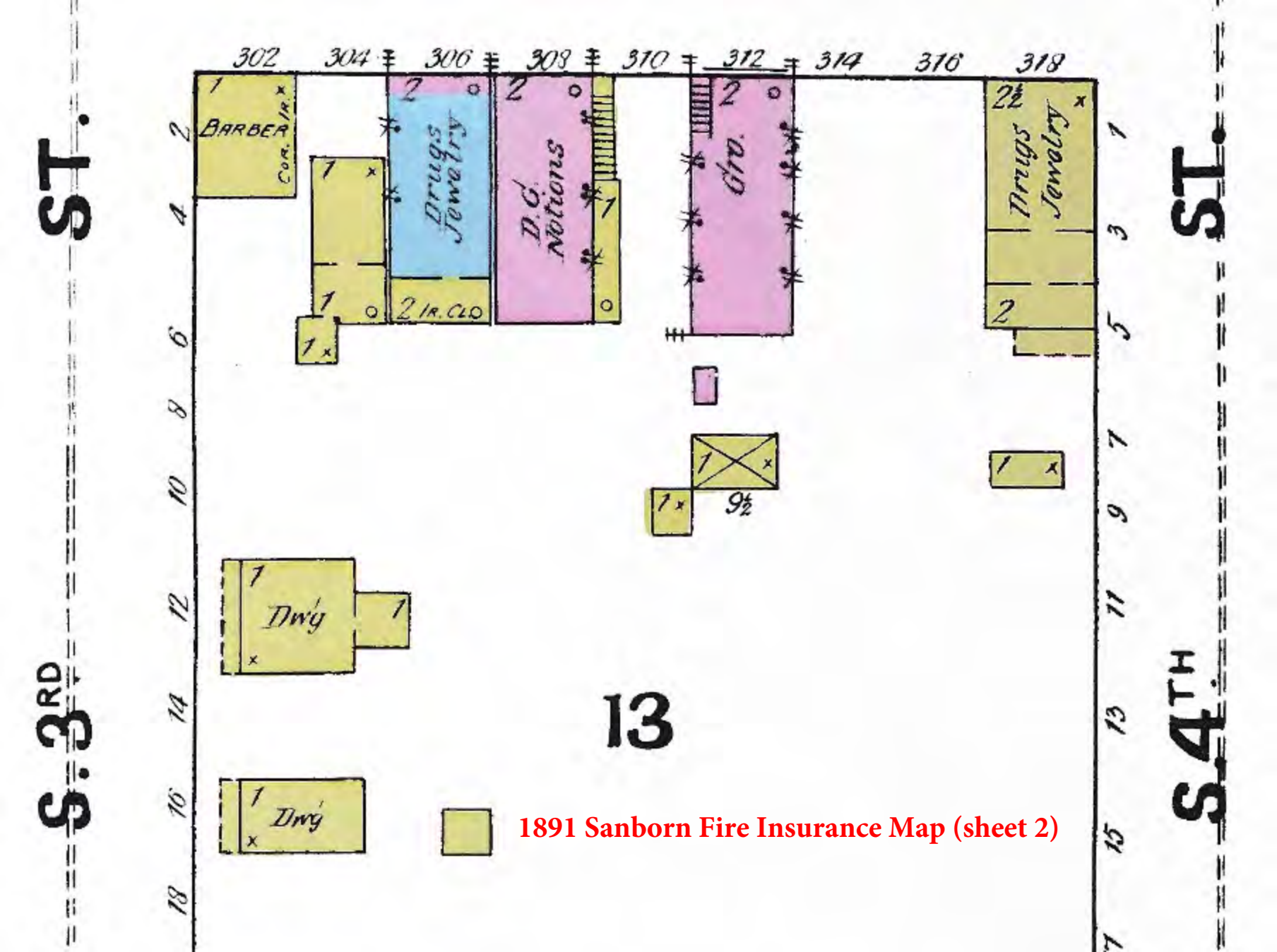
1884 Sanborn Fire Insurance Map (sheet 2)



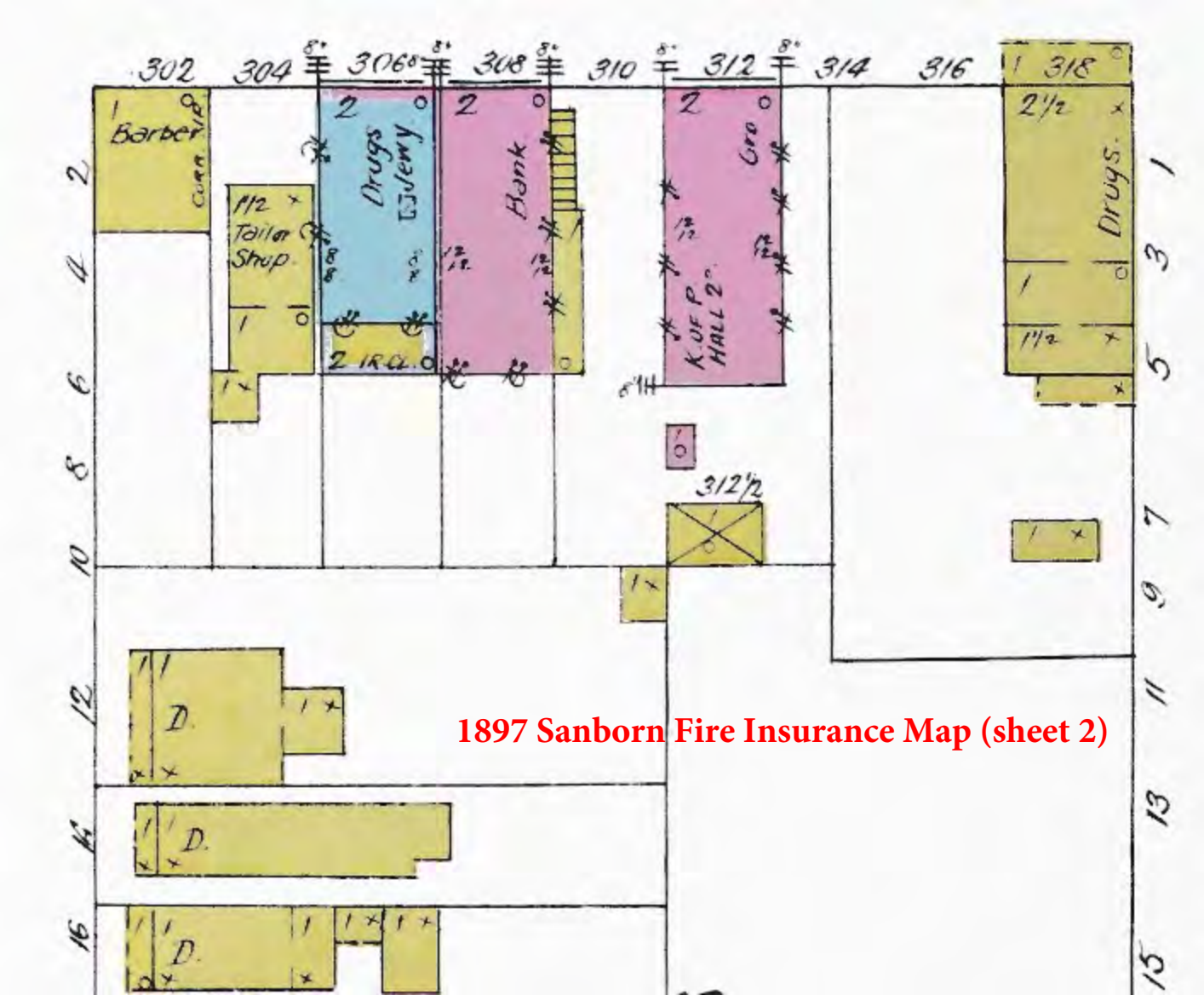
1884 Bird's Eye View of Fernandina, FLA. Pub. by J.J. Stoner



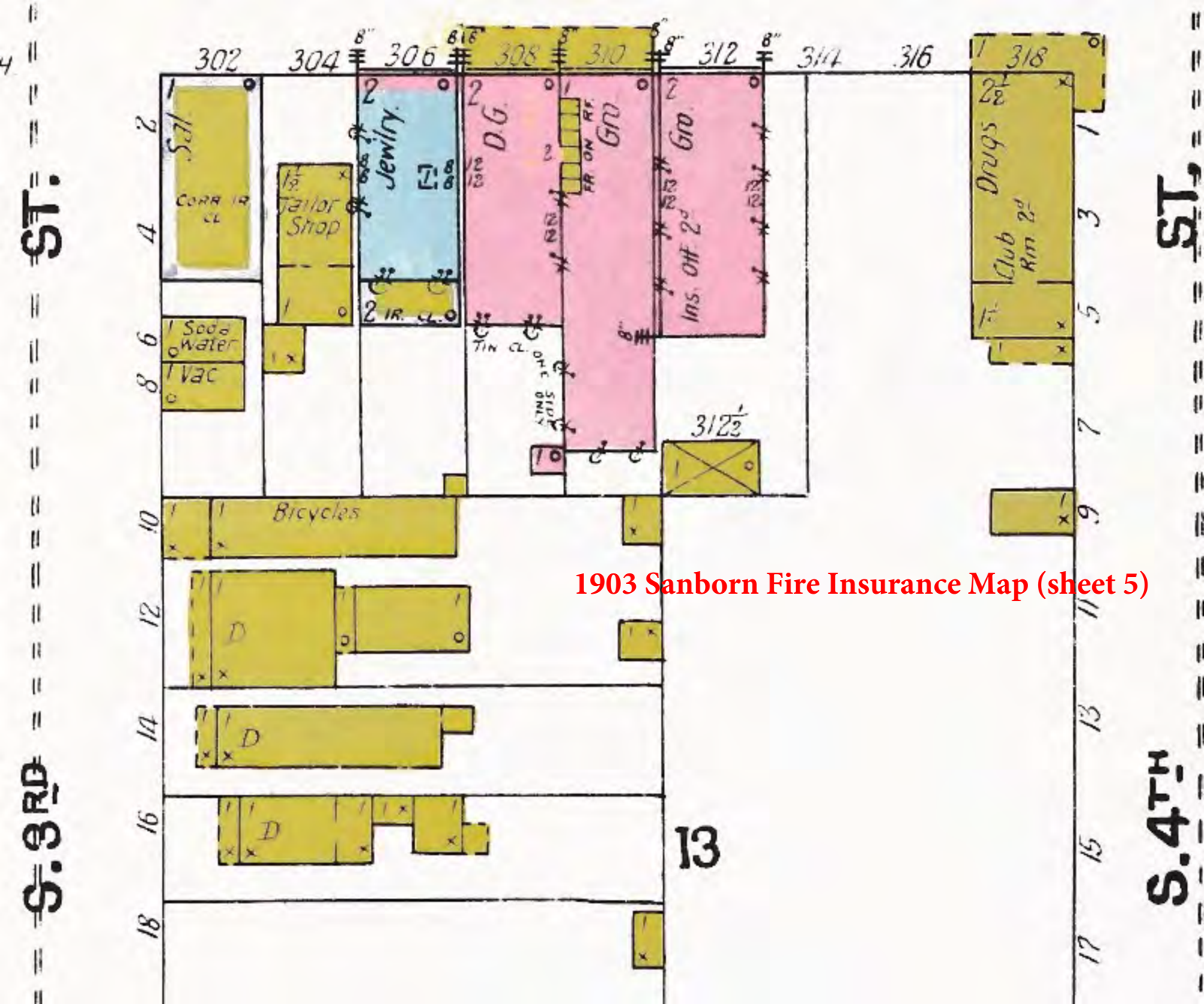
1988.100.0071



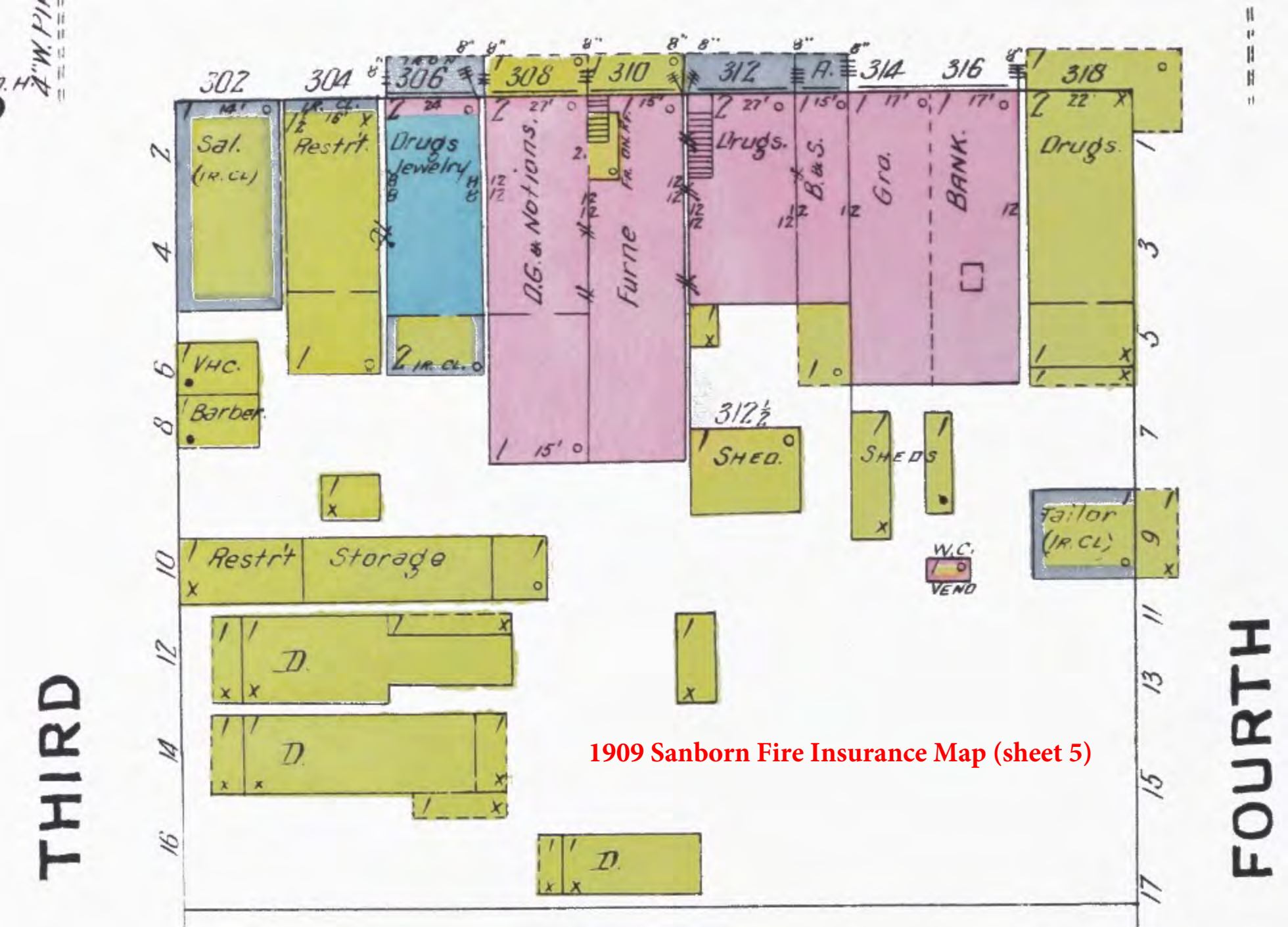
1891 Sanborn Fire Insurance Map (sheet 2)



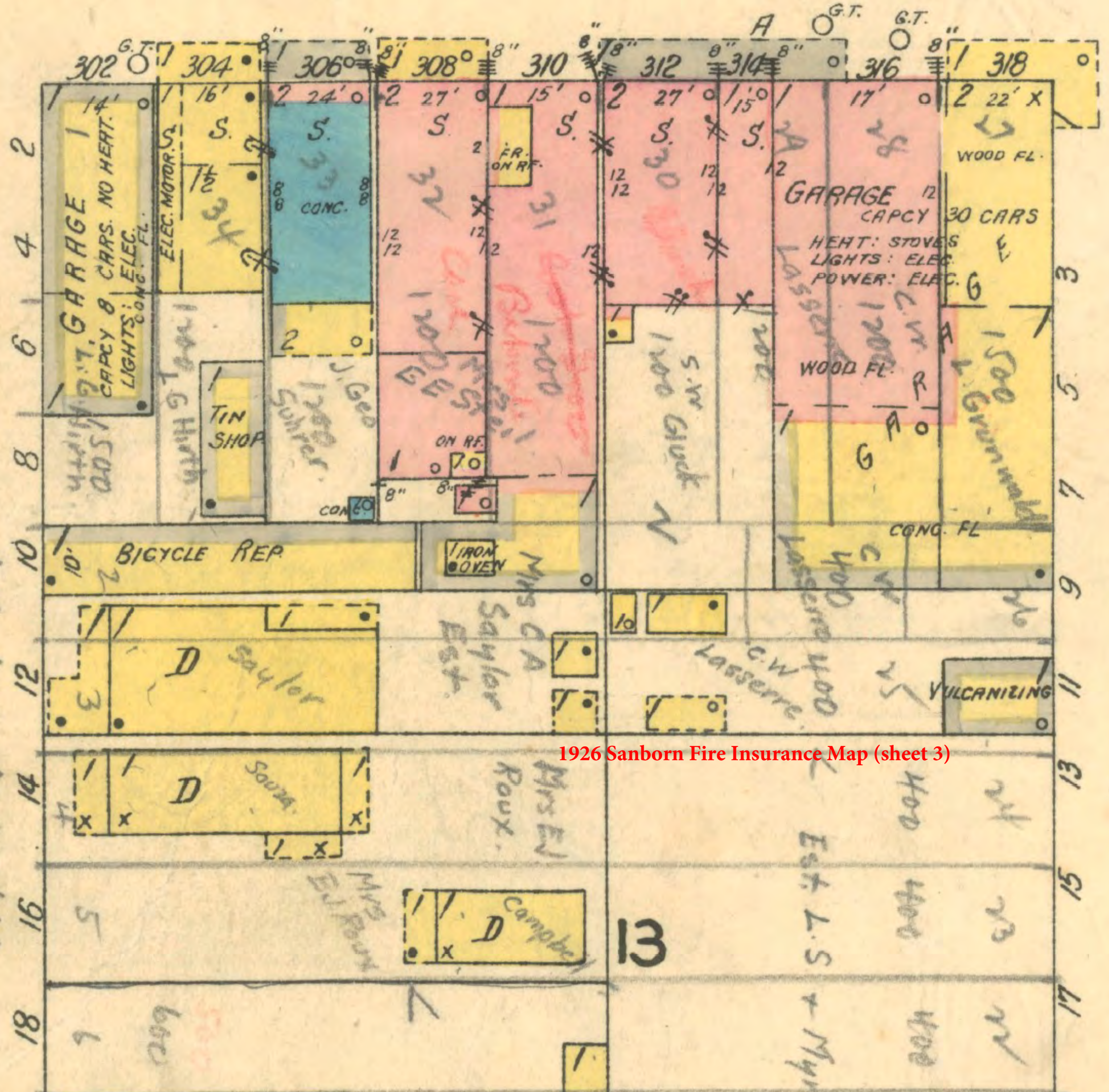
1897 Sanborn Fire Insurance Map (sheet 2)



1903 Sanborn Fire Insurance Map (sheet 5)



1909 Sanborn Fire Insurance Map (sheet 5)


302
304
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308
310
312
314
316
318
A
G.T.
G.T.
GARAGE
CAPCY 8 CARS. NO HEAT.
LIGHTS: ELEC.
CONC. FL.
ELEC. MOTOR.
S.
CONC.
FR. ON RF.
ON RF.
TIN SHOP
GARAGE
CAPCY 30 CARS
HEAT: STOVES
LIGHTS: ELEC.
POWER: ELEC.
WOOD FL.
WOOD FL.
CONC. FL.
BICYCLE REP
IRON OVEN
VULCANIZING
D
Saylor
D
South
D
Campbell
13
Mrs C A Saylor Est.
Mrs E J Roux.
C. W Lasserre
Est. L. S + Myrtle
J. Geo Sumner
Gus Hirth
Paul Glück
Lasserre
Grunewald
1926 Sanborn Fire Insurance Map (sheet 3)

N. 3RD

N. 4TH

N. 5TH

N. 6TH

ATLANTIC AV. (CENTER)

ST.

ST.

ST.

ST.

4

1949Sanborn Fire Insurance Map (sheet 3)

1943 Nassau County Aerial Flight 1C

Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA01181
Recorder # 300
Field Date 3/20/2007
Form Date 3/30/2007
FormNo 200703
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? ~~NO~~ YES

GENERAL INFORMATION

Site Name (address if none) Pompeo's
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
302		Centre	Street	

Cross Streets (nearest/ between)
City / Town (within 3 miles) Fernandina Beach
In Current City Limits? YES
County Nassau
Tax Parcel #(s)
Subdivision Name
Block
Lot
Ownership
Name of Public Tract (e.g., park)
Route to (especially if no street address)

MAPPING

USGS 7.5' Map Name
Publication Date >> FERNANDINA BEACH;2003
Township:
Range:
Section:
1/4 section:
>> 3N ;28E ;22;UNSP
Irregular Section Name:
Landgrant
UTM: Zone
Easting
Northing
Plat or Other Map (map's name, location)

DESCRIPTION

Style Masonry Vernacular
Other Style
Exterior Plan Rectangular
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) >> Gable
Other Roof Type(s)
Roof Material(s) >> Composition shingles
Other Roof Material(s)
Roof Secondary Structure(s) (dormers etc) >> Gable extension
Other Roof Secondary Structure(s)
Number of Chimneys
Chimney Material
Other Chimney Material(s)
Chimney Location(s)

HISTORICAL STRUCTURE FORM

8NA01181

DESCRIPTION (continued)

Window Descriptions 1/1,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: MOSTly this category Residential:

Institutional: Undeveloped:

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

Archaeological Remains (describe): none

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

Narrative Description (optional)

HISTORY

Construction year 1975

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 >> Commercial unspecified;1975;

Other Structure Uses

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

RESEARCH METHODS

Research Methods >> FL Master Site File-Cultural Resources

Other research methods

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? Name of Local Register if Eligible

Idividually Eligible for National Register? NO

Potential Contributor to NR District? 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

8NA01181

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

Recorder Address / Phone 7035 Phillips HWY Ste. 5-129 Jacksonville, Fl 904-448-4429

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

Is a Text-Only Supplement File Attached (Surveyor Only)? NO

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

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

SHPO's Evaluation of Resource

_____ Date _____

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 6/16/2007

Form Comments: _____

REQUIRED PAPER ATTACHMENTS

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

NA01181-200703

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

> **Roof types:**
Gable

> **Roof materials:**
Composition shingles

> **Roof secondary structures (dormers etc):**
Gable extension
Shed dormer

> **Change status/year changed/date noted/nature:**

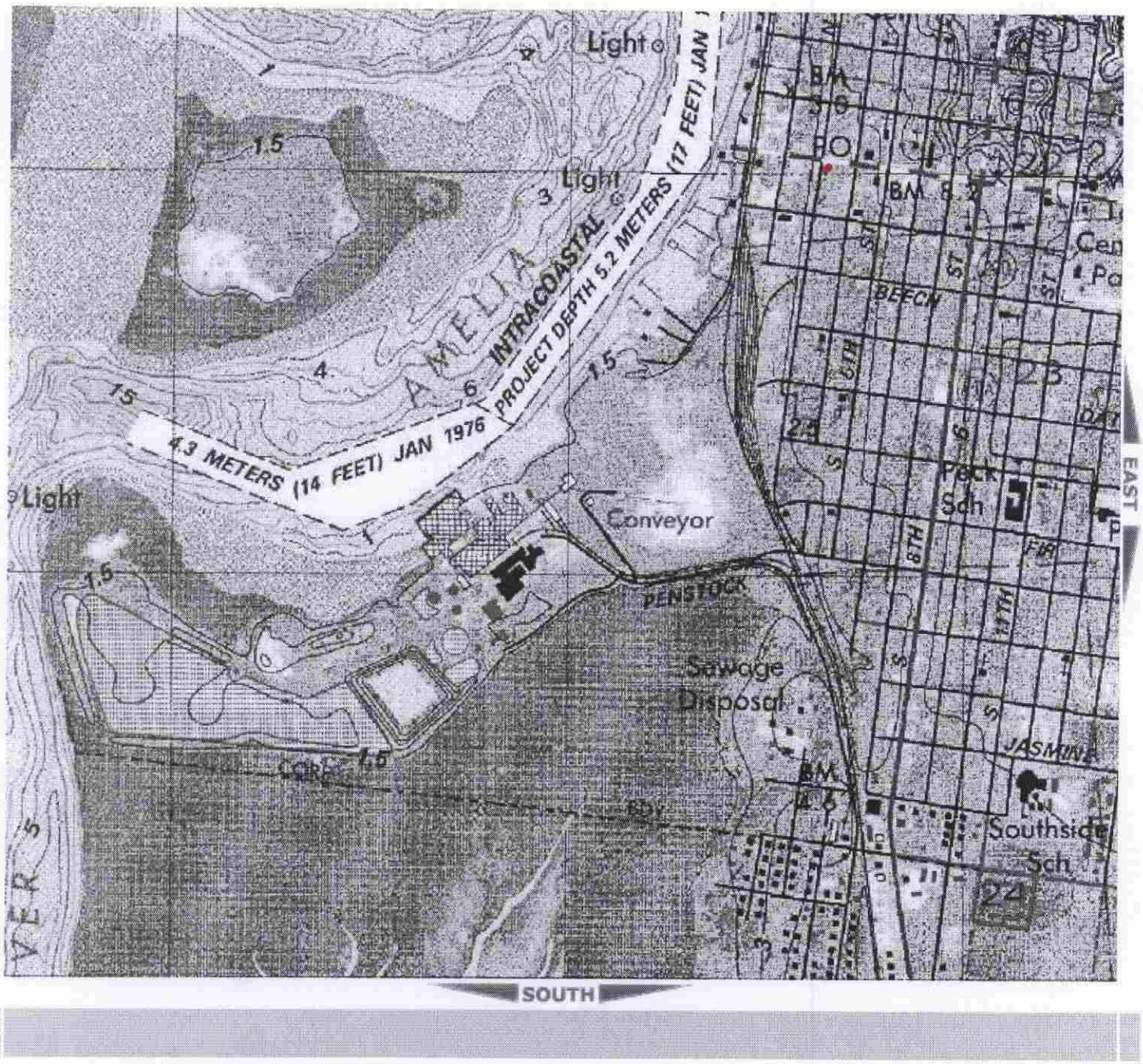
> **Original, intermediate, present uses/year started/year ended:**
Commercial unspecified;1975;

> **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)]:**

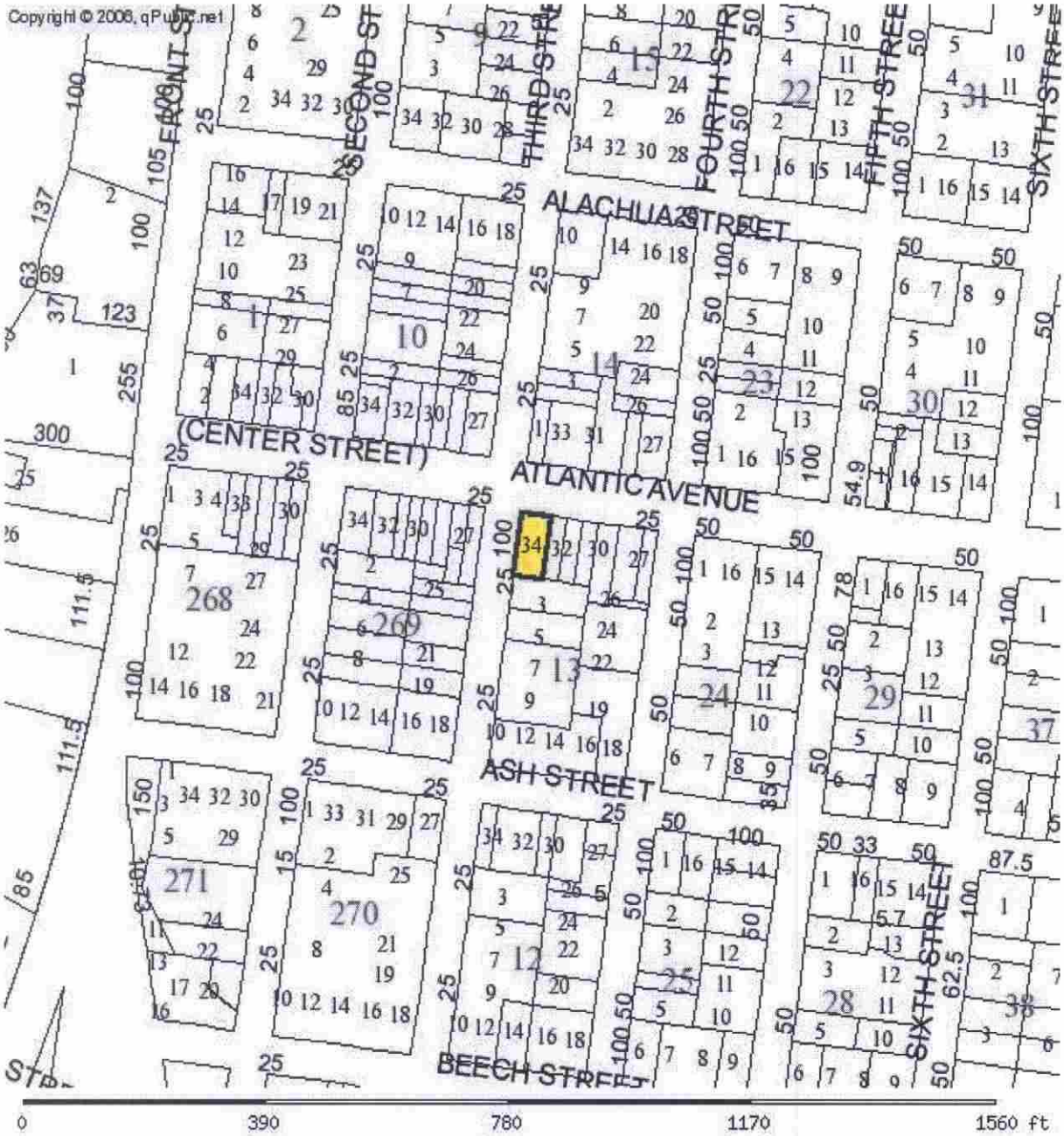

Light
1.5
3
Light
AMELIA
INTRACOASTAL
PROJECT DEPTH 5.2 METERS (17 FEET) JAN
4.3 METERS (14 FEET) JAN 1976
1.5
4
6
1.5
Light
1.5
Conveyor
PENSTOCK
Sewage
Disposal
1.5
CGR
BM
BO
BM
BEECH
Peck
Sch
EAST
JASMINE
BM
Southside
Sch
24
SOUTH

NA1181

300

300

NA1181



PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0013-0010
GIS CALCULATED ACREAGE	0.11
Property Use	RESTAURANT
Land Use	RESTAURANT
OWNERSHIP INFORMATION	
Name	MANGANARO MARIO P & ROSE ANN
Mailing Address	302 CENTRE ST FERNANDINA BEACH, FL 32034
Situs/Physical Address	302 CENTRE ST
2006 PROPOSED VALUES	
Land Value	357,500
Ag Land Value	0

Page 1

☐ Original
☒ Update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 4.0 1/07

Site #8 NA01181
Field Date 2-1-2018
Form Date 2-1-2018
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) Ciao — 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	Direction	Street Name	Street Type	Suffix Direction
302		Centre	Street	

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 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name:
Tax Parcel # 00-00-31-1800-0013-0010 — 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: 1920 ☒ approximately ☐ year listed or earlier ☐ year listed or later
Original Use Commercial — **From (year):** — **To (year):**
Current Use Cafeteria/Restaurant/Diner — **From (year):** — **To (year):**
Other Use — From (year): — To (year):
Moves: ☐ yes ☐ no ☒ unknown Date: **Original address**
Alterations: ☒ yes ☐ no ☐ unknown Date: **Nature** Storefront; siding; windows; facade
Additions: ☒ yes ☐ no ☐ unknown Date: **Nature** Multiple rear gable & shed
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 Frame Vernacular — **Exterior Plan** Irregular — **Number of Stories** 2
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Gable 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. Gable dormer 2. Balcony
Windows (types, materials, etc.) Modern fixed storefront & 1/1 dhs, paired

Distinguishing Architectural Features (exterior or interior ornaments) Side covered patio; false dormers; paired windows; storefront; hip awning; recessed entry

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

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date ☐ Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Date Init. KEEPER – Determined eligible: ☐ yes ☐ no Date NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin 15*, p. 2)	

HISTORICAL STRUCTURE FORM

Site #8 NA01181

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Stucco 2. _____

Structural System(s): 1. Wood frame 2. _____ 3. _____

Foundation Type(s): 1. Continuous 2. _____

Foundation Material(s): 1. Other 2. Stuccoed masonry

Main Entrance (stylistic details) Recessed w decorative wood panel door w arched light

Porch Descriptions (types, locations, roof types, etc.) Side/E, flat, open, square supports and hip wall; patio

Condition (overall resource condition): ☐excellent ☐good ☒fair ☐deteriorated ☐ruinous

Narrative Description of Resource _____

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

☐other methods (describe) _____

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

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☐yes ☒no ☐insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) This is an update-the building has been heavily altered and does not retain its historic integrity.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. _____ 3. _____ 5. _____

2. _____ 4. _____ 6. _____

DOCUMENTATION

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

1) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

2) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Sheldon Owens Affiliation Brockington and Assc. Inc.

Recorder Contact Information 498 Wando Park Blvd. Suite 700, Mt. Pleasant SC 29464; 843-881-3128

(address / phone / fax / e-mail)

Required Attachments

- **USGS *7.5'* MAP WITH STRUCTURE LOCATION PINPOINTED IN RED**
- **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)
- **PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE**

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

296
252
1118
295
323
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Alachua St
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N 3rd St
N 4th St
294
322
1114
1113
293
1112
292
1111
N 5th St
291
650
652
656
1100
659
290
660
102
655
653
654
Centre St
657
658
1102
1101
1099
1181
S 3rd St
S 4th St
276
N
Brockington
Fernandina Beach
Survey Update 2018
Historic Resource
0
50
100 Feet
* All numbers start with NA****.

SEAFOOD
POMPEO'S
SEAFOOD
ONE WAY

Ciao
Italian
Bistro

OUT-OF-HAND

SEA & DO

30

HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2020-56
JANUARY 21, 2021

Owner/Applicant:	Cotner Associates, Inc., agent for 302 Centre LLC.
Property Address:	302 Centre Street
Parcel ID #	00-00-31-1800-0013-0010
Requested action:	Conceptual Certificate of Approval (COA) to construct a 6100 square foot restaurant
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	Retail/Restaurant
FL Master Site File #	8NA01181
Year Built:	1920 (NCPA)
Contributing Status:	Non-Contributing

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

302 Centre Street

January 15, 2021
911 Address Labels

1:1,128
0 0.0075 0.015 0.03 mi
0 0.015 0.03 0.06 km

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

2021

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is proposing to replace the existing assembly of buildings (demolition case being heard concurrently as HDC 2020-57) with a new 6,100 square foot commercial structure.

The proposed design respects the underlying lots of record in the massing and articulation of the structure. It is also designed to compliment the proportions and scale of the typical two-part commercial blocks that are common to the central business district.

A Technical Review Committee (TRC) pre-application discussion held January 14, 2021. Another TRC pre-application discussion will be required when plans are further along.

APPLICABLE GUIDELINES:

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE
DOWNTOWN HISTORIC DISTRICT DESIGN GUIDELINES
SECRETERY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

Number	Secretary of the Interior's Standards for Rehabilitation	Findings		
		Complies	Does not Comply	N/A
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.*	☐	☐	☒
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.*	☐	☐	☒
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.*	☐	☐	☒
4	*Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*	☐	☐	☒
5	*Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*	☐	☐	☒
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.*	☐	☐	☒
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.*	☐	☐	☒
8	*Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*	☒	☐	☐
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.*	☒	☐	☐
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.*	☒	☐	☐

ANALYSIS:

Staff finds that the proposed design is compatible with the Downtown Historic District in terms of materials, scale, proportions, roof forms, orientation, and setbacks.

STAFF RECOMMENDATION:

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

Staff recommends:

CONCEPTUAL Approval of HDC 2020-56

MOTION TO CONSIDER:

I move to **CONCEPTUALLY** **approve or deny** case number HDC 2020-56 **with or without** conditions;

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

That HDC case HDC 2020-56, 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 Design Guidelines to warrant **CONCEPTUAL** approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2020-56 Application and Backup Materials

Respectfully Submitted,

Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #6527

Date Submitted: 12/30/2020

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

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

Fees

- ☐ Certificate of Approval (COA): Staff Review $25
- ☐ Certificate of Approval (COA): Board Review - Residential Single Family) $250
- ☑ Certificate of Approval (COA): Board Review - Commercial/Multi-Family/2 or more Residential Units/Mixed Use $400
- ☐ Demolition of a Primary Structure â€“ Non-Contributing $1,500
- ☐ Demolition of a Primary Structure â€“ Contributing $7,500
- ☐ After-the-Fact Certificate of Approval (COA): Staff Review $100
- ☐ After-the-Fact Certificate of Approval (COA): Board Review $1,500
- ☐ Amendment to Previously Approved COA - First Amendment Free, Subsequent Amendments = 1/2 cost of original fees

Basis for Review

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

2021 SUBMISSION DEADLINE + MEETING CALENDAR

HDC_2021 Meeting Calendar

IMPORTANT NOTES

Conceptual Approvals

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

Pre-Application Meeting

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

Application Requirements

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

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

- [x] Historic District Overlays â€“ see LDC Section 8.01.01
- [ ] Specific Requirements within the OT-1 and OT-2 Zoning Districts â€“ see LDC Section 8.01.01.02
- [ ] Amelia River Waterfront Community Redevelopment Area â€“ see LDC Section 8.01.02
- [ ] Application Process for Certificate of Approval â€“ see LDC Section 8.03.03
- [ ] Signage in the Historic Districts and Community Redevelopment Area â€“ see LDC Section 8.01.03
- [ ] Requirements for Demolition Applications â€“ 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 HDCâ€™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

APPROVAL TYPE*

Board Approval: Conceptual

See Certificate of Approval Matrix for details

Previously Approved Case #

Have you met with a planner for a pre-application meeting?*

Yes

What was the date of your pre-application meeting?*

12/30/2020

Please apply for a required pre-application meeting using the following link:

HDC Pre-Application Meeting Request

PROPERTY INFORMATION

Property information can be found at the Nassau County Property Appraiser's website â†' Map Search

Historic District*

Downtown

Site Address*

302 Centre Street

City* | **State*** | **Zip Code***

Fernandina Beach | FL | 32034

Parcel ID #(s)*

00-00-31-1800-0013-0010

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name* | **Last Name***

302 Centre | LLC

Mailing Address*

960194 Gateway Blvd. Ste 101

City* | **State*** | **Zip Code***

Fernandina Beach | FL | 32034

Telephone Number* | **E-mail Address***

9045575002 | robert@hoganassessments.com

OWNER'S AGENT

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

Is there an agent other than the owner representing this project?*

Yes

First Name* | **Last Name***

Cotner Associates, Inc. | Architects

Company (if applicable)

Street Address

9 S 3rd Street

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

904-277-4593

E-mail Address

john@cotnerassociates.com

Project Description*

The demolition of the vacant restaurant currently located at 302 Centre Street. We're proposing to replace with a new 6100s.f. restaurant/bar facility. All public space on ground floor (accessible) with a small amount (less than 5 staff/occupants, stockroom) on a partial 2nd level. The facility will be flexible in that much of the space can be indoor or outdoor depending on season. Vernacular sympathetic to our fairly simple business district character.

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

Design Vision Statement*

To create a vernacular sympathetic to the current business district character as a corner anchor. Also to provide interaction with our street texture and experience.

For New Construction: Please write a brief design statement explaining the architectural style of your project; what its design draws inspiration from; and how it is architecturally compatible with the surrounding historic neighborhood.

Requirements for Demolition Applications

Per LDC 8.03.03.01

1. Does the structure or site meet national, state, or local criteria for designation?

yes

2. Is the structure or site a contributing structure or site to a locally designated or National Register historic district?

no

3. Would the loss of the structure or site deteriorate the quality or continuity of the historic district, or the surrounding neighborhood?

no

4. Is the structure or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense?

no

5. Is the structure or site 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?

no

6. Would the removal of the structure or site destroy the historic relationship between structures or open space?

no

7. Would retention of the structure or site promotes the general welfare of the City by providing an opportunity for study of local history, architecture, and design, or by developing an understanding of the importance and value of a particular culture and heritage?

no

8. Have the applicants made good faith efforts to pursue alternatives to demolition?

yes

9. Will the applicant be denied a reasonable return on his or her investment

yes

10. Is there an economic hardship for the applicant as demonstrated by requirements in Section 8.03.06?

yes

11. Has the Code Enforcement and Appeals Board has recommended demolition of the structure?

no

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
Stucco	Sand Finish	Greige
		(Name/Number)

DOORS

Manufacturer	Product Description	Color
Nana & Torax	Collapsing accordion and auto	Dark bronze
	Include FL Product Approval # for Windows and Doors	(Name/Number)

WINDOWS

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

ROOFING

Manufacturer	Product Description	Color
Low slope/parapet		White
		(Name/Number)

FASCIA/TRIM

Manufacturer	Product Description
Hardie & stucco	Smooth / Sand finish

Color

Off White

(Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
Stucco	Sand finish	Greige (Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
TBC	Powder coat aluminum	Dark Bronze (Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
	T&G wood	Weathered (Name/Number)

FENCING

Manufacturer	Product Description	Color
N/A		(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
N/A		(Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
N/A		(Name/Number)

OTHER

Manufacturer	Product Description	Color
Guardrails & Canopies	Powder coat alum. / Sunbrella	Dark bronze / Navy (Name/Number)

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

Upload 1	Upload 2	Upload 3	Upload 4
Survey.pdf	Elevations001.pdf	Floor plan001.pdf	IMG.jpg

Upload 5	Upload 6	Upload 7	Upload 8
IMG.jpg	Choose File No file selecte	Choose File No file selecte	Choose File No file selecte

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 Cityâ€™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*	Applicant Last Name*
John	Cotner

Today's Date*

12/30/2020

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 PIECE, 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 IN 1887 AND 1901), AS:

LOTS NUMBERED ONE (1) AND THIRTY–FOUR (34) IN BLOCK THIRTEEN (13) CITY OF FERNANDINA BEACH.

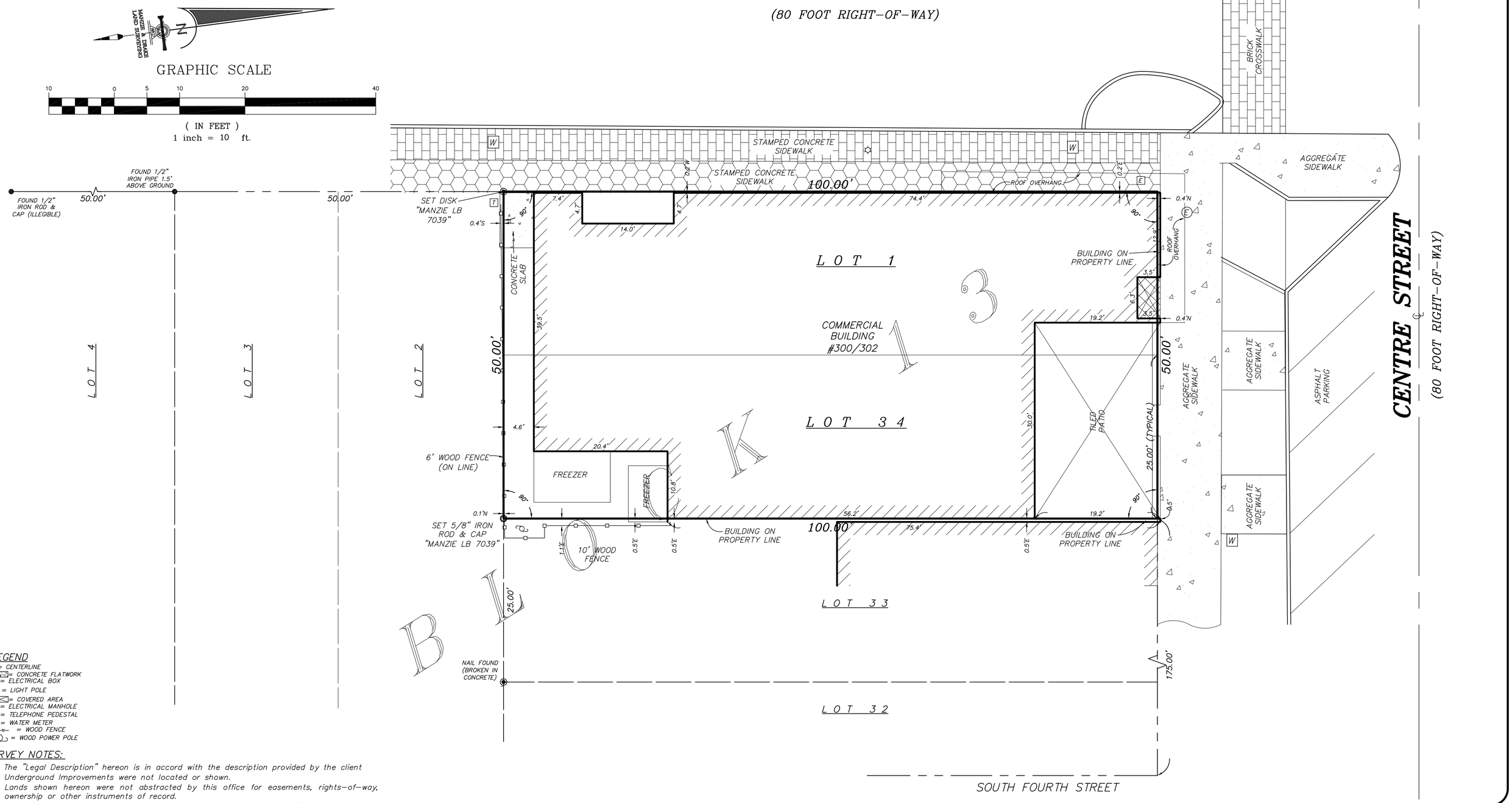
CERTIFIED TO:
302 CENTER, LLC
WOOD & SMITH, P.A.
FIRST AMERICAN TITLE INSURACE COMPANY

PROPERTY ADDRESS:
302/300 CENTRE STREET
FERNANDINA BEACH, FLORIDA 32034

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.



LEGEND
℄ = CENTERLINE
= CONCRETE FLATWORK
E = ELECTRICAL BOX
= LIGHT POLE
= COVERED AREA
(E) = ELECTRICAL MANHOLE
T = TELEPHONE PEDESTAL
W = WATER METER
= WOOD FENCE
= WOOD POWER POLE

SURVEY NOTES:

1) The "Legal Description" hereon is in accord with the description provided by the client
2) Underground Improvements were not located or shown.
3) Lands shown hereon were not abstracted by this office for easements, rights–of–way, ownership or other instruments of record.
4) Internal Lot angles shown hereon are based on recovered monumentation..
5) Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.
6) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel "12089C 0237G", Dated "08/02/2017". 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.

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"

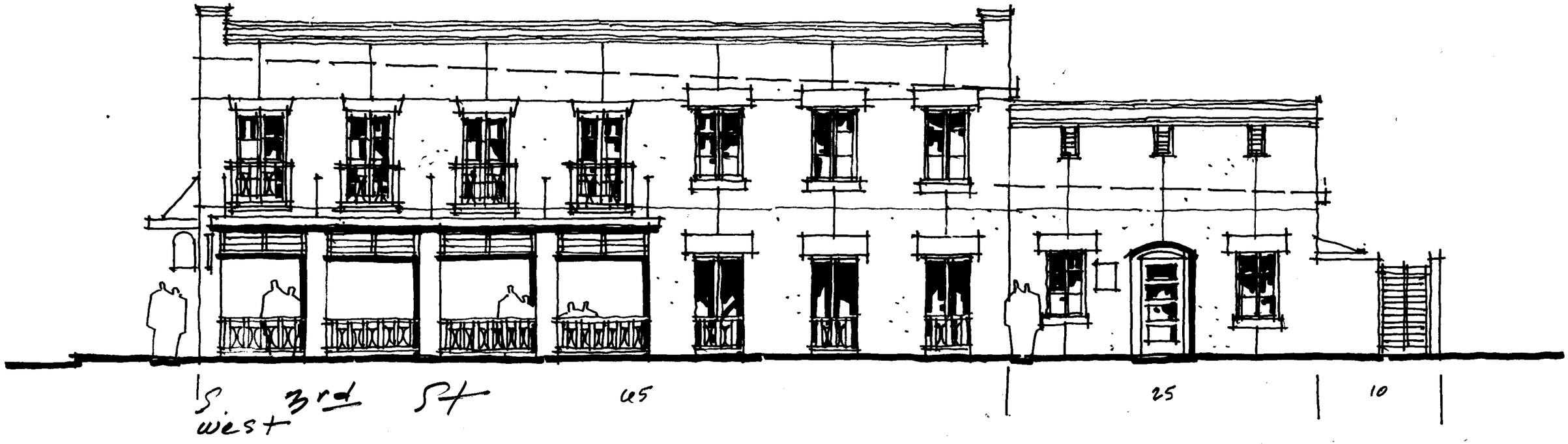
"OUR ***SIGHTS*** ARE ON THE FUTURE,
SET YOUR ***SITES*** ON US."

COPYRIGHT © 2019 BY MANZIE AND DRAKE LAND SURVEYING

SCALE: 1"=10' JOB NO: 20775 DATE: 11/05/2019 CADD: BH
F.B. NO: X–341 PAGE NO: 1 FIELD CREW: JM FILE NO: B–1384

island time
Ice Cream & Frozen Yogurt
OUT OF HAND
SEA DOG

PARKING
RESTRICTION ZONE
Loading/Deliveries Only
5AM to 5PM
Public Parking Allowed
5PM to 2 AM
No Overnight Parking
GENERAC



300/302 Centre St.
fernandina bch. florida
12-17-10
cotner assoc. inc architects

300/302 Centre St
fernandina kdn. fl
12.16.20
corner assoc. interr. architects

n

162 seats total

office
stock
ha
locker
c
gav
ahu
quadrail
open w/ festival lights
truss above
french doors w/ quadrails
25
dn
roof access

10
25
elec ser
grease interceptor
dw
tortilla
dining indoor/out 24 seats
dining/in 54 seats
service yard
water heat
trash
chef's table
cook line
fr
re
mop
m
w
prep
dry stor
skylight w/ festival lights
brick wall
dining/out 47 seats
up
bgv indoor/out 37 seats
liquor
stor
ba
brick wall
25
22

Today's Date: 12/28/2020

Property Research Form

Property Address: 302 Centre Street

Property Name (if applicable): _____

Year Built: 1920 (NCPA) Style: masonry vernacular commercial Stories: 1 & 2

Parcel #: 00-00-31-1800-0013-0010

Zoning: C-3 Parcel Size: 0.11 acre(s) Homestead: ☐ Yes ☑ No

Historic District:

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

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

Owner of Record: 302 Centre LLC

Contact Name: _____

Phone: _____ Email: _____

Attached Items:

- ☒ *FL Master Site File #*: NA01181
- ☒ *Photos*: 1943 Nassau County Aerial Flight 1C;
- ☒ *Maps*: NCPA Aerial Map; 1884, 1891,1897,1903, 1909, 1926, & 1949 Sanborn Maps
- ☒ *Property Appraisers Report*: _____
- ☐ *Other*: _____

Notes/ Past COAs/ Contact Log:

* non-contributing status in 2007 due to insensitive alterations

Property Address: 302 Centre Street
Today's Date: 12/28/2020

Notes/ Past COAs/ Contact Log:

300/302 Centre Street

December 27, 2020

911 Address Labels

1:564

0 0.00475 0.0095 0.019 mi

0 0.0075 0.015 0.03 km

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

2020

A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER

PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0013-0010

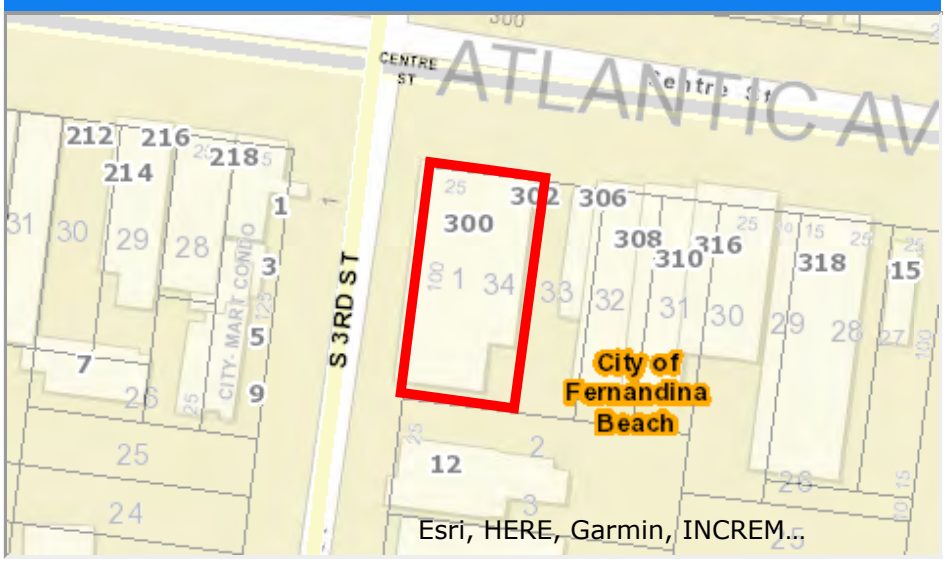
Owner Name	302 CENTRE STREET LLC
Mailing Address	960194 GATEWAY BLVD STE #101
	FERNANDINA BEACH, FL 32034
Location Address	302 CENTRE ST
	FERNANDINA BEACH 32034
Tax District	FERNANDINA BEACH
Milage	19.5052
Homestead	No
Property Usage	RESTAURANT 002100
Deed Acres	0
Short Legal	BLOCK 13 LOTS 1 & 34

2020 Final Values

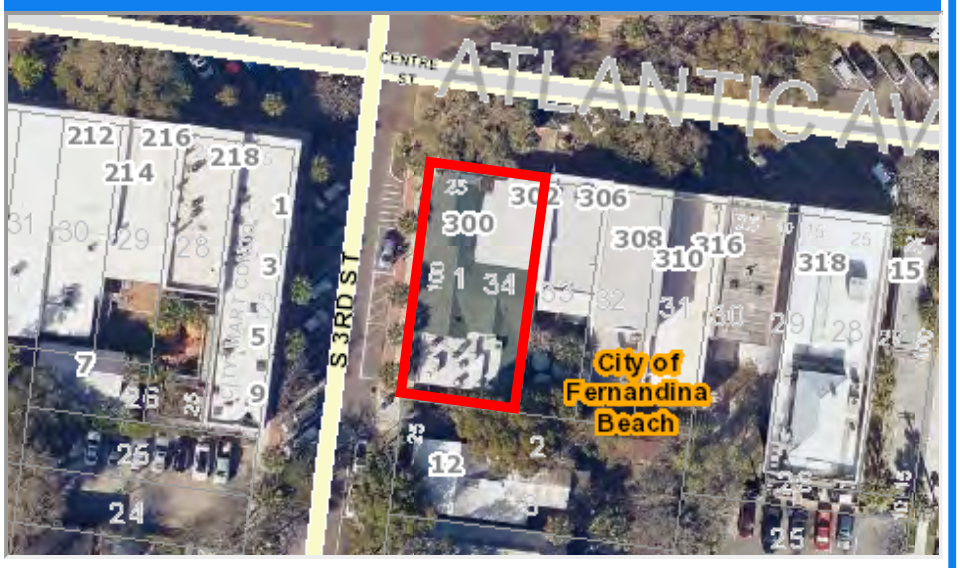
Land Value	$350,000
(+) Improved Value	$494,013
(=) Market Value	**$844,013**
(-) Agricultrual Classification	$0
(-) SOH or Non-Hx* Capped Savings	$271,165
(=) Assessed Value	**$572,848**
(-) Homestead	$0
(-) Additional Exemptions	$0
(=) School Taxable Value	$844,013
(-) Non-School HX & Other Exempt Value	$0
(=) County Taxable Value	**$572,848**

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

PARCEL MAP



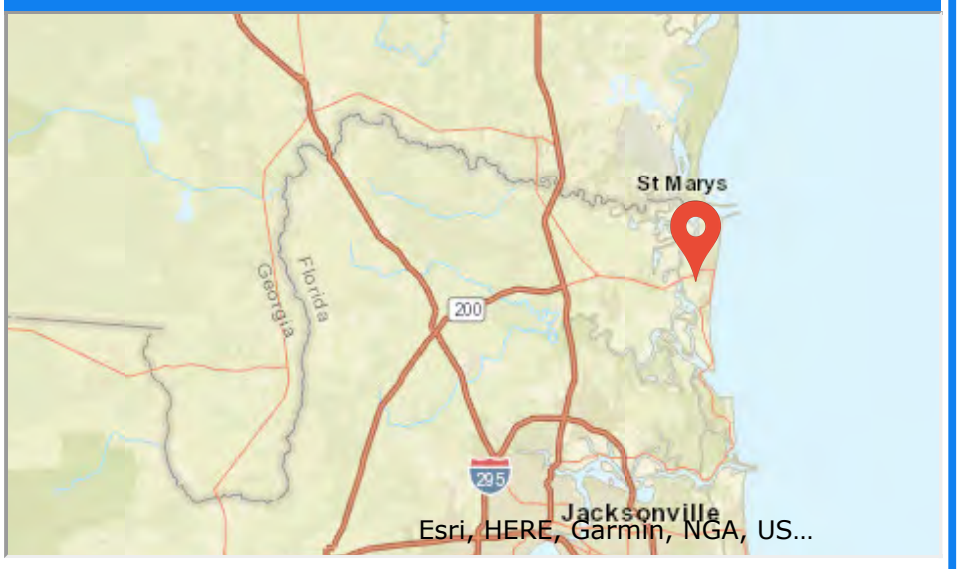
2019 AERIAL MAP



PROPERTY PHOTO

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

LOCATION MAP



BUILDING INFORMATION

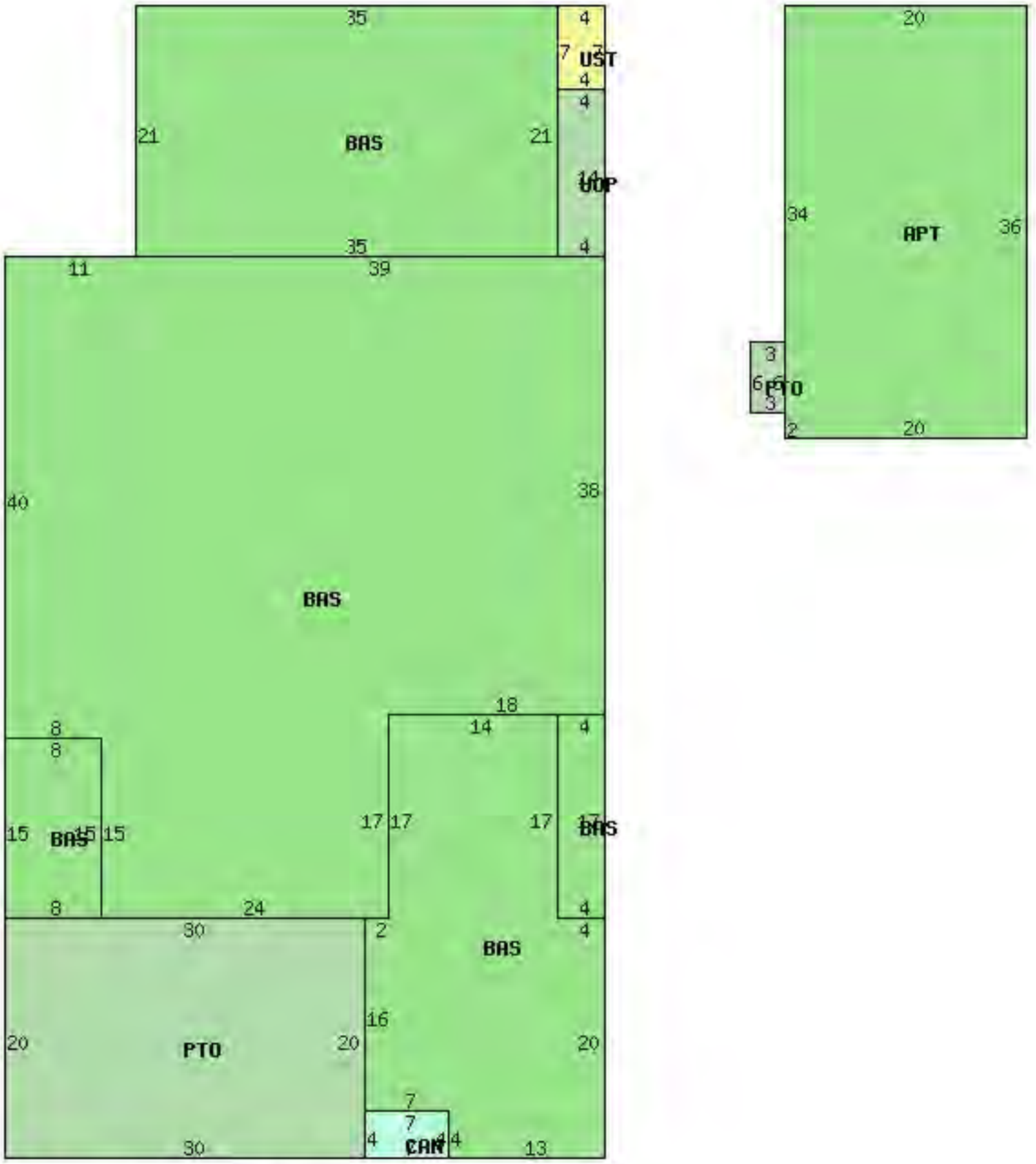
Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built
RESTAURANT	5307	4577	0	0	WD FR STUC	CONC BLOCK	AIR DUCTED	AIR DUCTED	1920

MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units	Year Built

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2019-12-05	2323 / 405	$1,850,000	WD	U	Y	MANGANARO ENTERPRISES INC	302 CENTRE STREET LLC
2016-06-28	2056 / 781	$100	WD	U	Y	MANGANARO MARIO P & ROSE ANN	MANGANARO ENTERPRISES INC
1999-05-25	884 / 1138	$200,000	WD	U	Y	RAMSAY ALASTAIR G & ANNE B	MANGANARO MARIO POMPEO & ROSE ANN
1985-10-01	471 / 693	$135,000	WD	U	Y		
1973-01-01	147 / 19	$20,000	WD	U	Y		

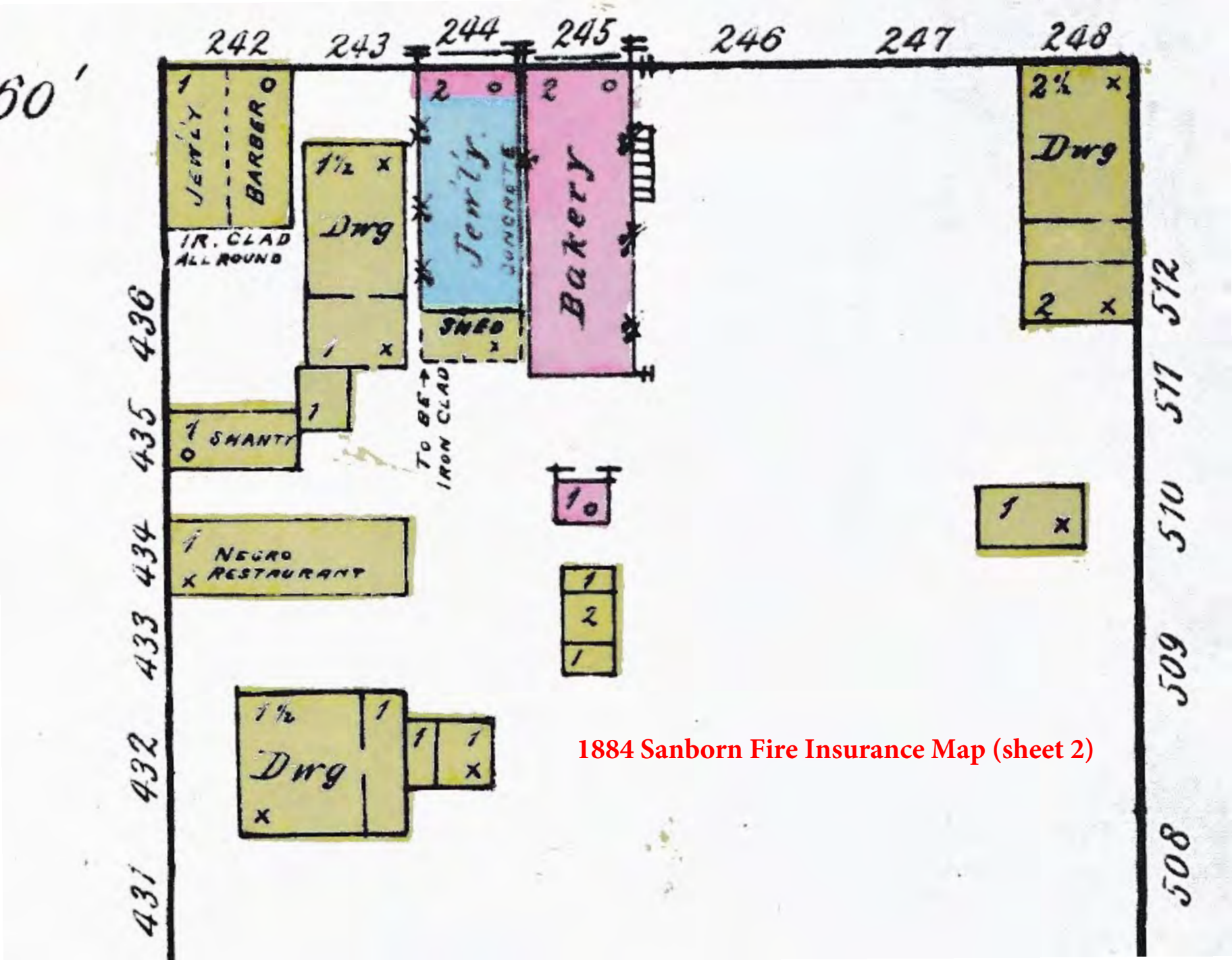


Building Sketch Area Type and Square Footage

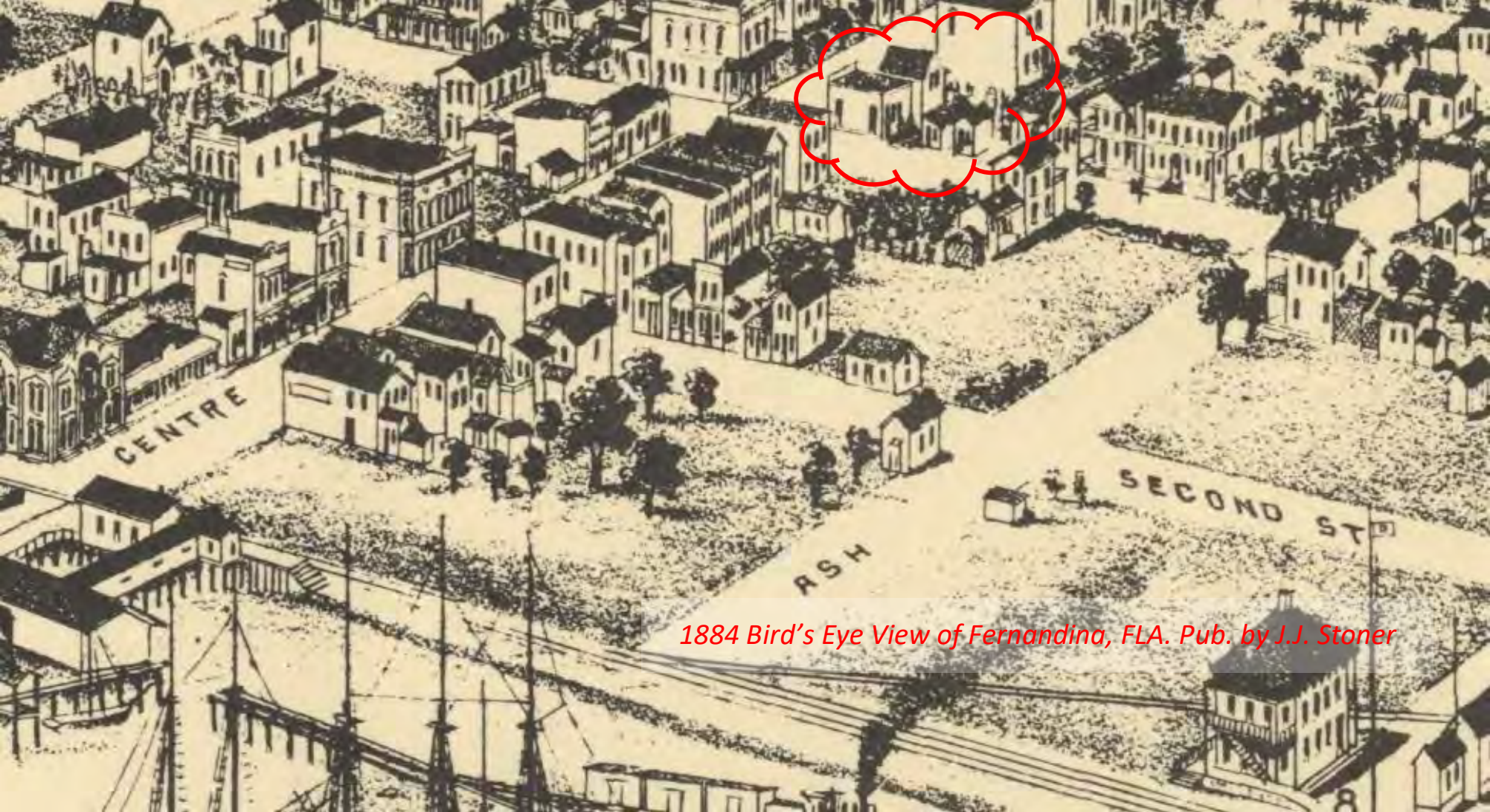
Parcel Number: 00-00-31-1800-0013-0010

Building Number: 1

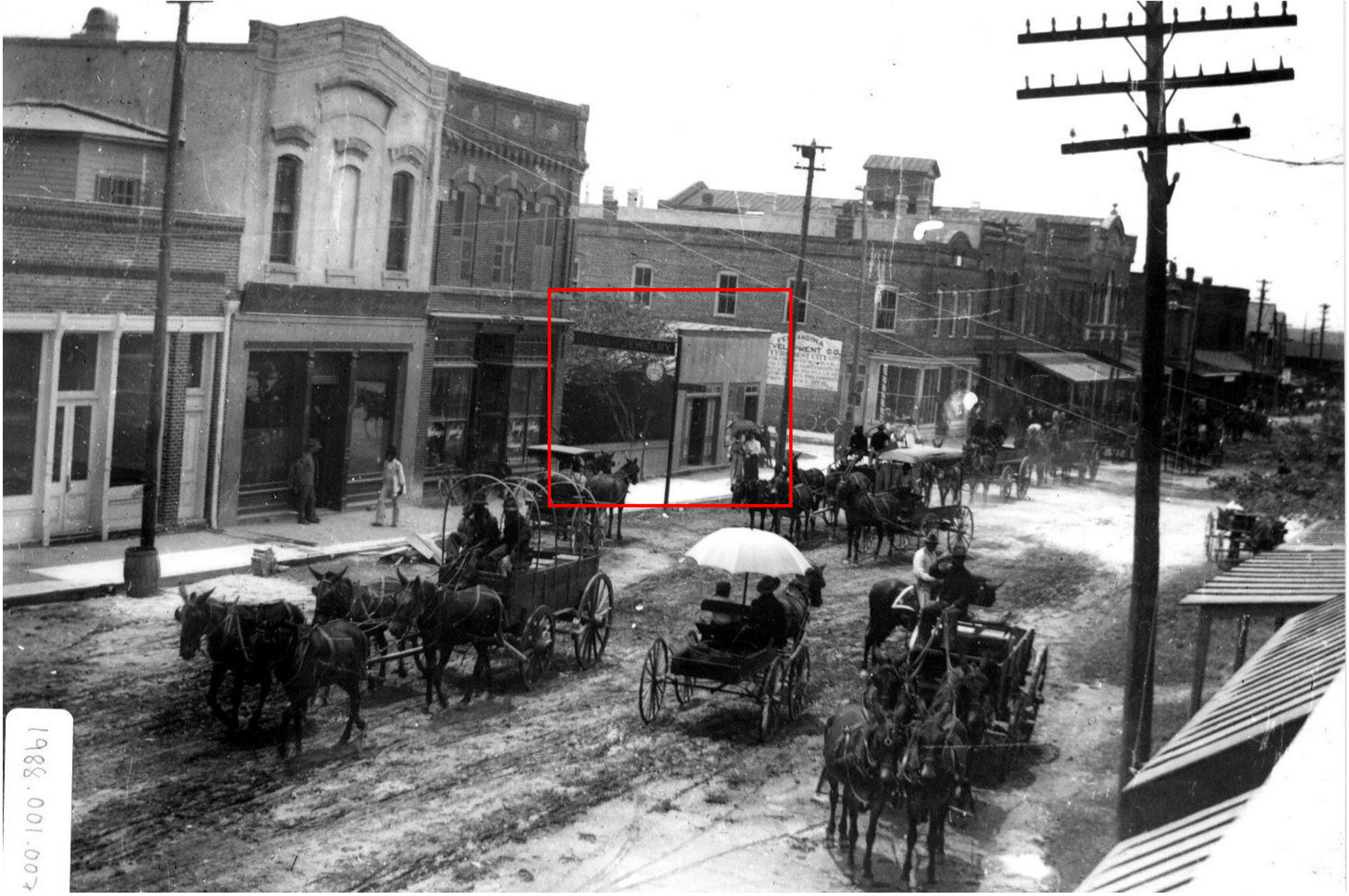
UST: UNFINISHED STORAGE 28 Sq Ft Year Built 1993
BAS: BASE AREA 2324 Sq Ft Year Built 1993, 1533 Sq Ft Year Built 1994
BAS: BASE AREA 2324 Sq Ft Year Built 1993, 1533 Sq Ft Year Built 1994
BAS: BASE AREA 2324 Sq Ft Year Built 1993, 1533 Sq Ft Year Built 1994
PTO: PATIO 618 Sq Ft Year Built 1993
CAN: CANOPY 28 Sq Ft Year Built 1993
BAS: BASE AREA 2324 Sq Ft Year Built 1993, 1533 Sq Ft Year Built 1994
BAS: BASE AREA 2324 Sq Ft Year Built 1993, 1533 Sq Ft Year Built 1994
UOP: UNFINISHED OPEN PORCH 56 Sq Ft Year Built 1993
APT: APARTMENT 720 Sq Ft Year Built 1993
PTO: PATIO 618 Sq Ft Year Built 1993



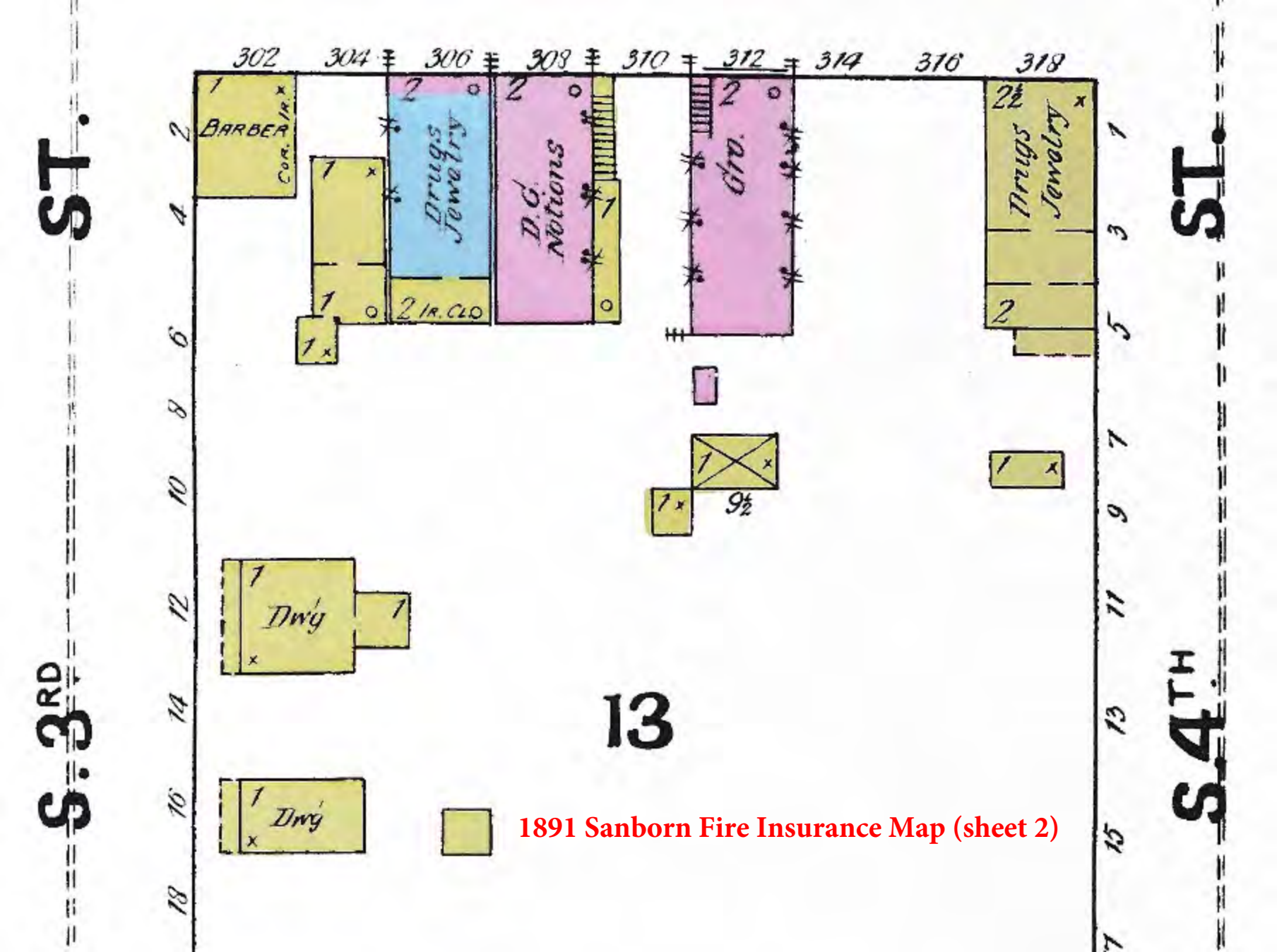
1884 Sanborn Fire Insurance Map (sheet 2)



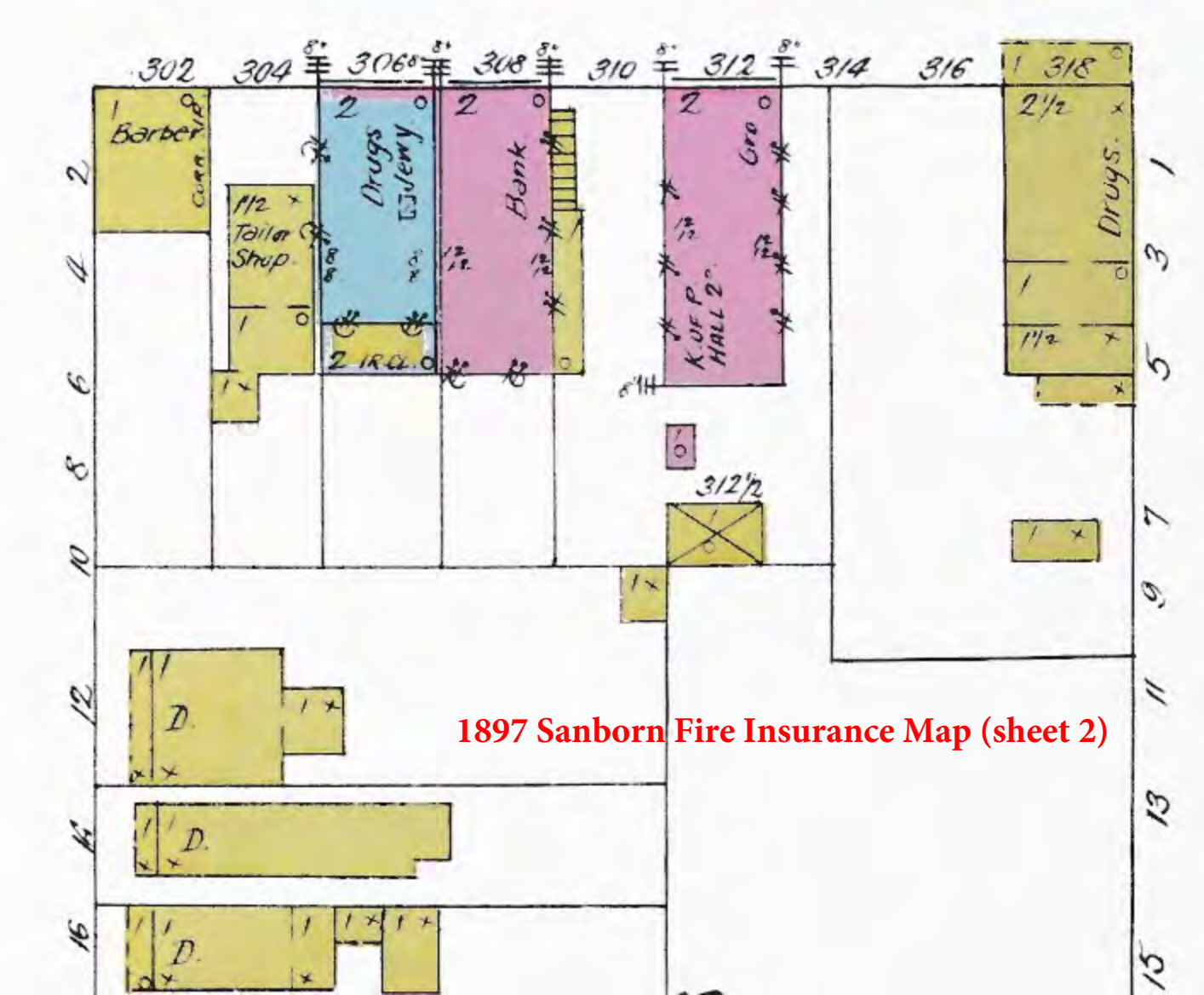
1884 Bird's Eye View of Fernandina, FLA. Pub. by J.J. Stoner



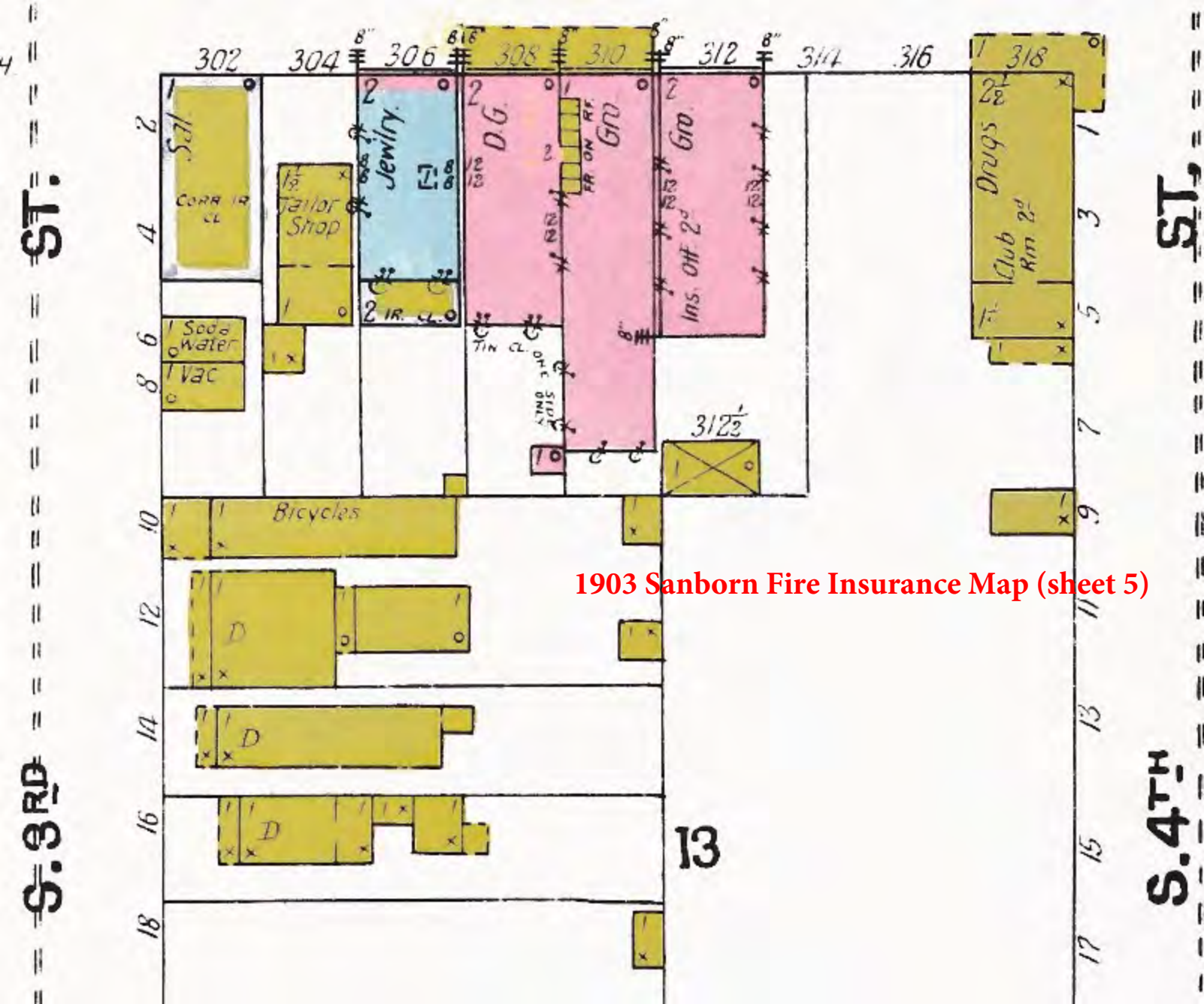
1988.100.0071



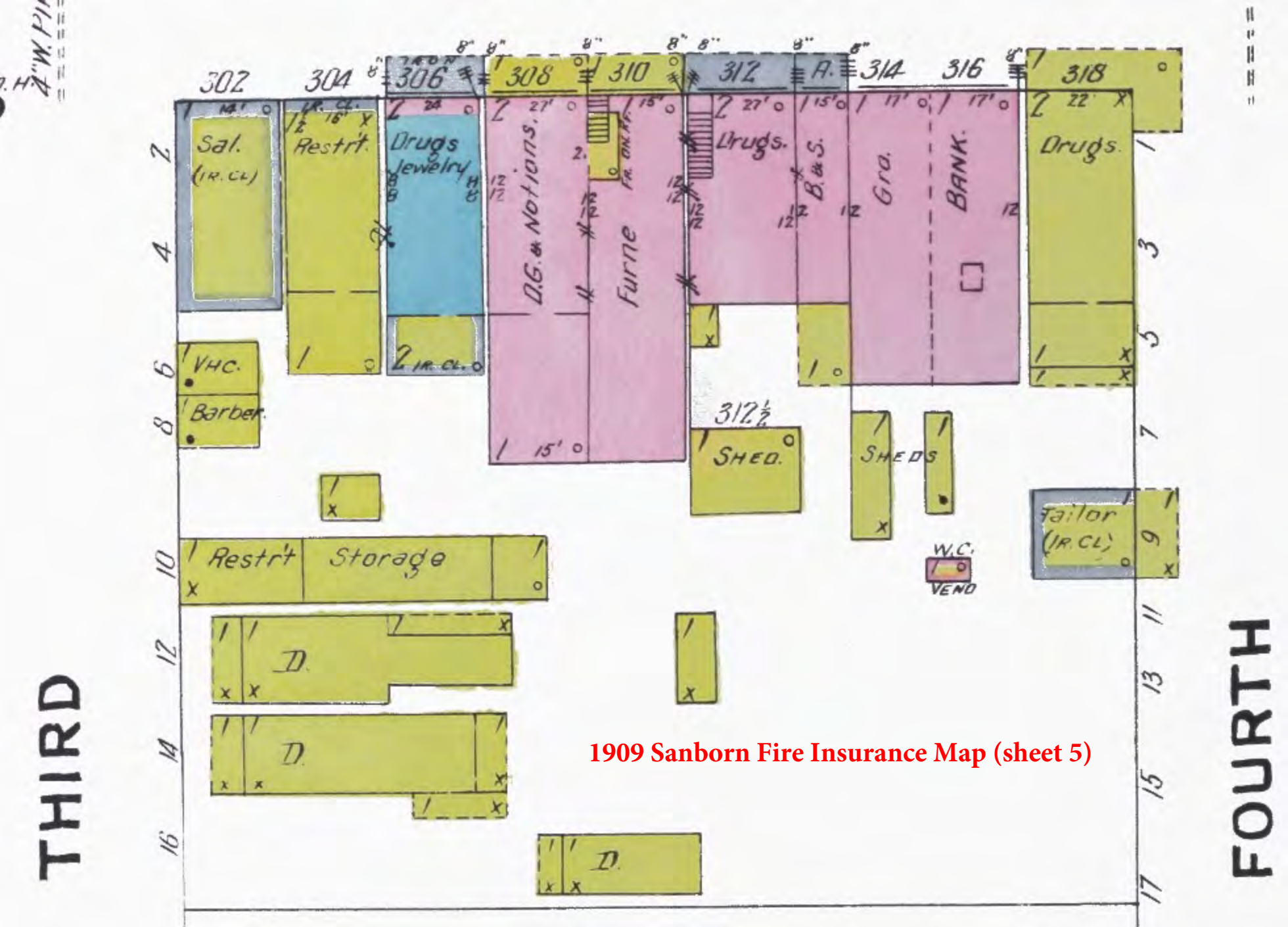
1891 Sanborn Fire Insurance Map (sheet 2)



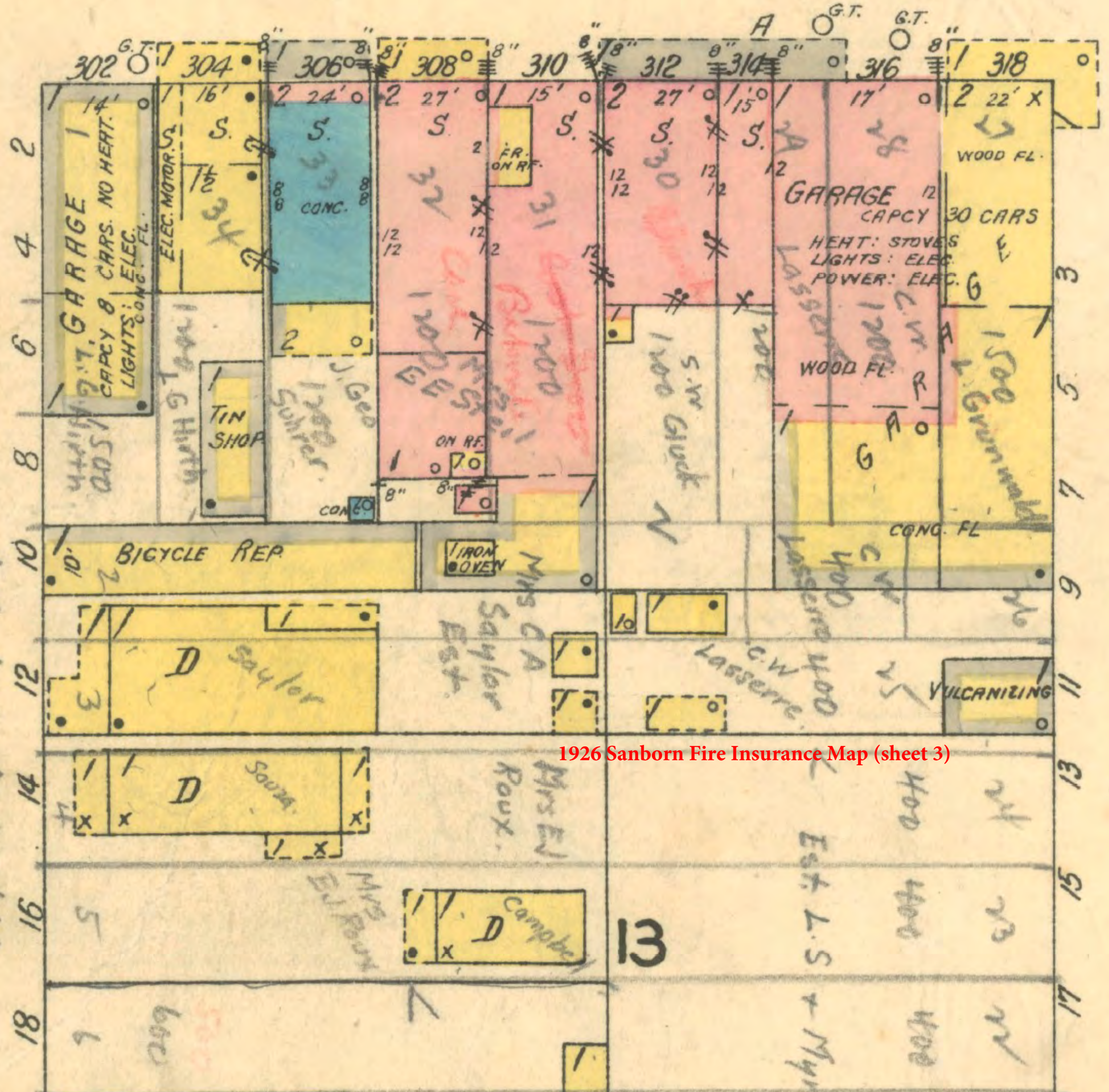
1897 Sanborn Fire Insurance Map (sheet 2)



1903 Sanborn Fire Insurance Map (sheet 5)



1909 Sanborn Fire Insurance Map (sheet 5)


302
304
306
308
310
312
314
316
318
A
G.T.
G.T.
GARAGE
CAPCY 8 CARS. NO HEAT.
LIGHTS: ELEC.
CONC. FL.
ELEC. MOTOR.
S.
CONC.
FR. ON RF.
ON RF.
TIN SHOP
GARAGE
CAPCY 30 CARS
HEAT: STOVES
LIGHTS: ELEC.
POWER: ELEC.
WOOD FL.
WOOD FL.
CONC. FL.
BICYCLE REP
IRON OVEN
VULCANIZING
D
Saylor
D
South
D
Campbell
13
Mrs C A Saylor Est.
Mrs E J Roux.
C. W Lasserre
Est. L. S + Myrtle
J. Geo Sumner
Gus Hirth
Paul Glück
Lasserre
Grunewald
1926 Sanborn Fire Insurance Map (sheet 3)

N. 3RD

N. 4TH

N. 5TH

N. 6TH

ATLANTIC AV. (CENTER)

ST.

ST.

ST.

ST.

4

1949Sanborn Fire Insurance Map (sheet 3)

1943 Nassau County Aerial Flight 1C

Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA01181
Recorder # 300
Field Date 3/20/2007
Form Date 3/30/2007
FormNo 200703
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? ~~NO~~ YES

GENERAL INFORMATION

Site Name (address if none) Pompeo's
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
302		Centre	Street	

Cross Streets (nearest/ between)
City / Town (within 3 miles) Fernandina Beach
In Current City Limits? YES
County Nassau
Tax Parcel #(s)
Subdivision Name
Block
Lot
Ownership
Name of Public Tract (e.g., park)
Route to (especially if no street address)

MAPPING

USGS 7.5' Map Name
Publication Date >> FERNANDINA BEACH;2003
Township:
Range:
Section:
1/4 section:
>> 3N ;28E ;22;UNSP
Irregular Section Name:
Landgrant
UTM: Zone
Easting
Northing
Plat or Other Map (map's name, location)

DESCRIPTION

Style Masonry Vernacular
Other Style
Exterior Plan Rectangular
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) >> Gable
Other Roof Type(s)
Roof Material(s) >> Composition shingles
Other Roof Material(s)
Roof Secondary Structure(s) (dormers etc) >> Gable extension
Other Roof Secondary Structure(s)
Number of Chimneys
Chimney Material
Other Chimney Material(s)
Chimney Location(s)

HISTORICAL STRUCTURE FORM

8NA01181

DESCRIPTION (continued)

Window Descriptions 1/1,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: MOSTly this category Residential:

Institutional: Undeveloped:

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

Archaeological Remains (describe): none

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

Narrative Description (optional)

HISTORY

Construction year 1975

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 >> Commercial unspecified;1975;

Other Structure Uses

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

RESEARCH METHODS

Research Methods >> FL Master Site File-Cultural Resources

Other research methods

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? Name of Local Register if Eligible

Idividually Eligible for National Register? NO

Potential Contributor to NR District? 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

8NA01181

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

Recorder Address / Phone 7035 Phillips HWY Ste. 5-129 Jacksonville, Fl 904-448-4429

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

Is a Text-Only Supplement File Attached (Surveyor Only)? NO

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

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

SHPO's Evaluation of Resource

_____ Date _____

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 6/16/2007

Form Comments: _____

REQUIRED PAPER ATTACHMENTS

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

NA01181-200703

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

> **Roof types:**
Gable

> **Roof materials:**
Composition shingles

> **Roof secondary structures (dormers etc):**
Gable extension
Shed dormer

> **Change status/year changed/date noted/nature:**

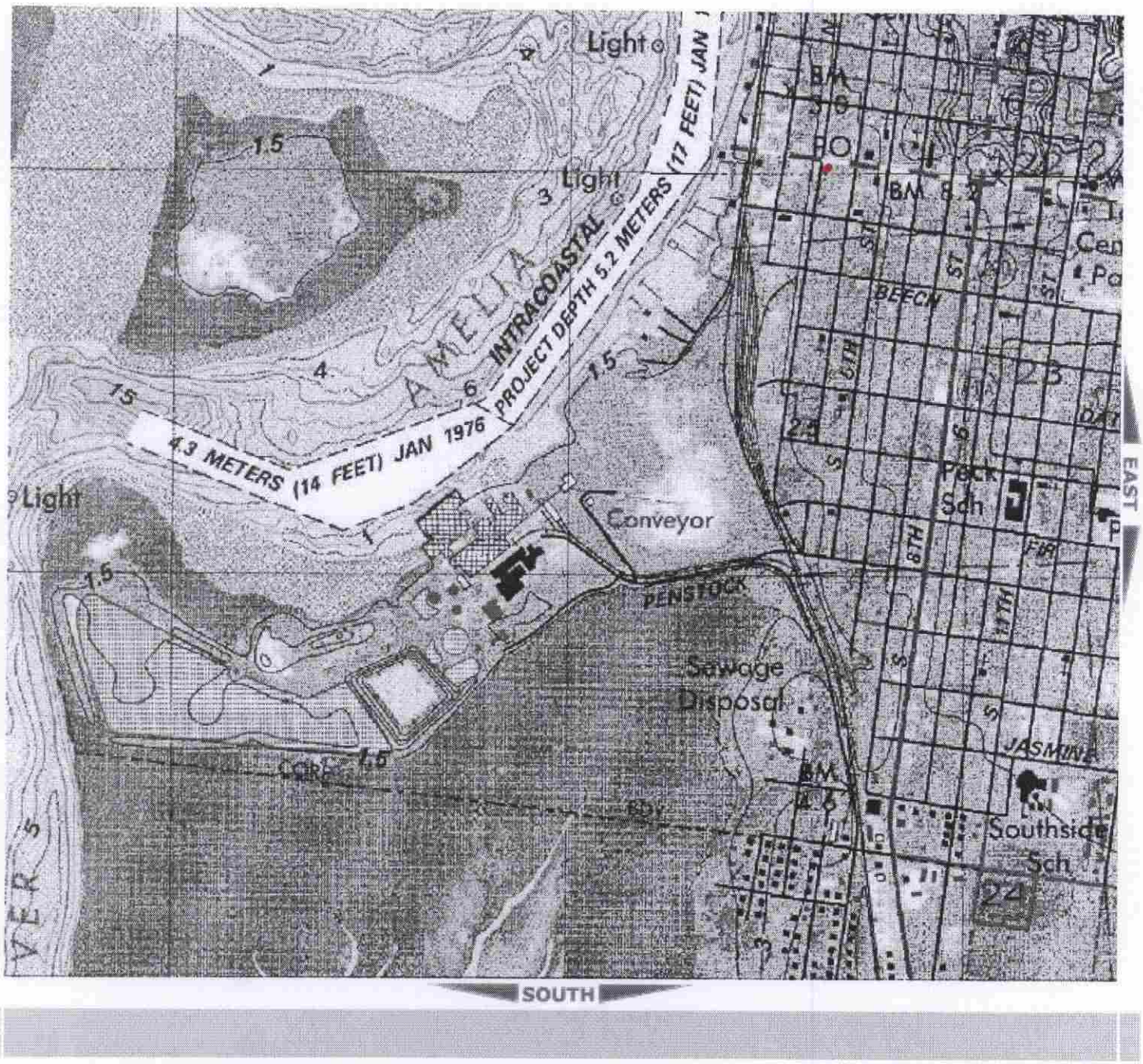
> **Original, intermediate, present uses/year started/year ended:**
Commercial unspecified;1975;

> **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)]:**


Light
1.5
3
Light
AMELIA
INTRACOASTAL
PROJECT DEPTH 5.2 METERS (17 FEET) JAN
4.3 METERS (14 FEET) JAN 1976
1.5
4
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Light
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Conveyor
PENSTOCK
Sewage
Disposal
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CGR
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BO
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BEECH
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Sch
EAST
JASMINE
BM
Southside
Sch
24
SOUTH

NA1181

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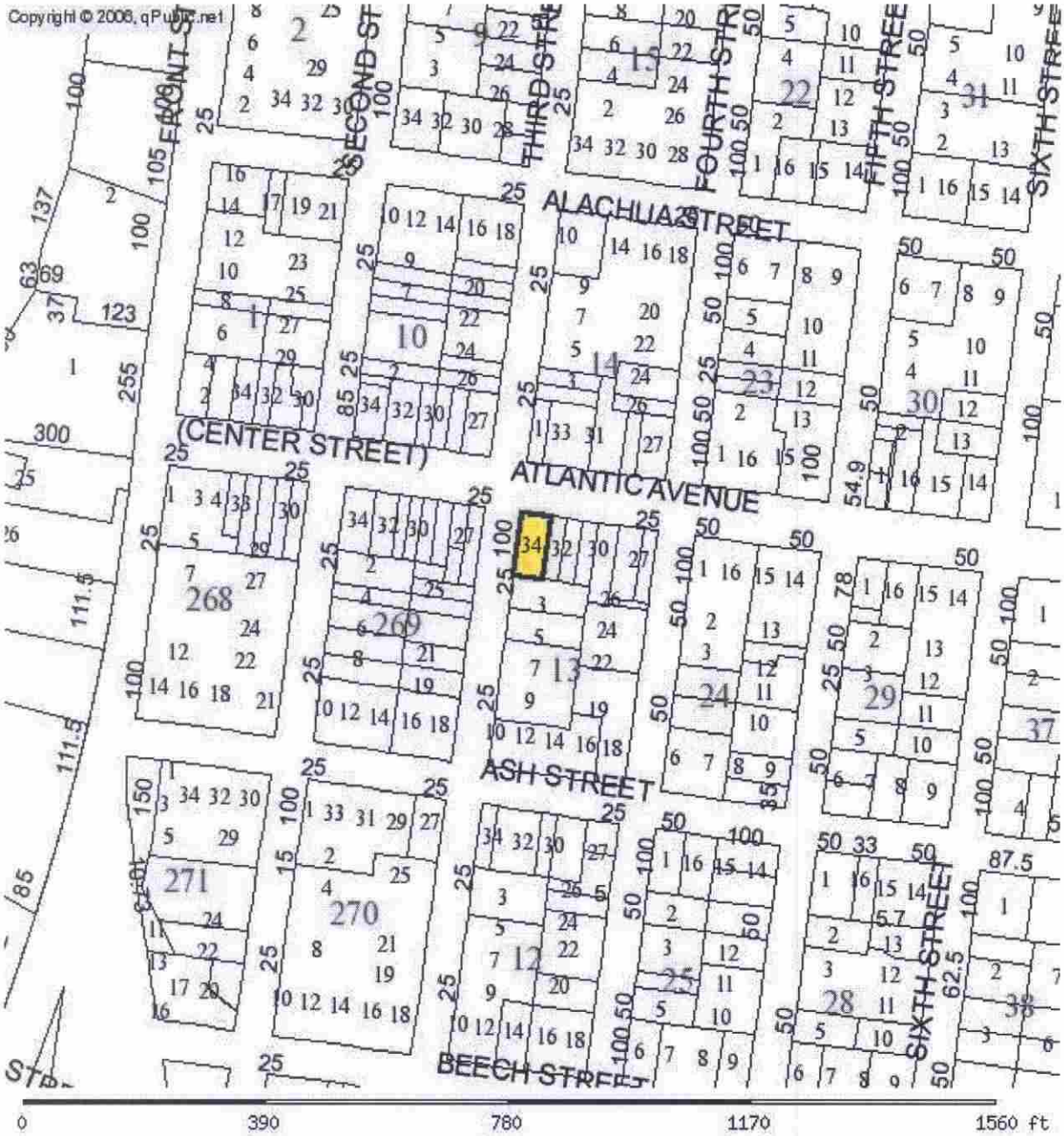

PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0013-0010
GIS CALCULATED ACREAGE	0.11
Property Use	RESTAURANT
Land Use	RESTAURANT
OWNERSHIP INFORMATION	
Name	MANGANARO MARIO P & ROSE ANN
Mailing Address	302 CENTRE ST FERNANDINA BEACH, FL 32034
Situs/Physical Address	302 CENTRE ST
2006 PROPOSED VALUES	
Land Value	357,500
Ag Land Value	0

Page 1

☐ Original
☒ Update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 4.0 1/07

Site #8 NA01181
Field Date 2-1-2018
Form Date 2-1-2018
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) Ciao — 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	Direction	Street Name	Street Type	Suffix Direction
302		Centre	Street	

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 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name:
Tax Parcel # 00-00-31-1800-0013-0010 — 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: 1920 ☒ approximately ☐ year listed or earlier ☐ year listed or later
Original Use Commercial — **From (year):** — **To (year):**
Current Use Cafeteria/Restaurant/Diner — **From (year):** — **To (year):**
Other Use — From (year): — To (year):
Moves: ☐ yes ☐ no ☒ unknown Date: **Original address**
Alterations: ☒ yes ☐ no ☐ unknown Date: **Nature** Storefront; siding; windows; facade
Additions: ☒ yes ☐ no ☐ unknown Date: **Nature** Multiple rear gable & shed
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 Frame Vernacular — **Exterior Plan** Irregular — **Number of Stories** 2
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Gable 2. 3.
Roof Material(s) 1. Composition shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. Gable dormer 2. Balcony
Windows (types, materials, etc.) Modern fixed storefront & 1/1 dhs, paired

Distinguishing Architectural Features (exterior or interior ornaments) Side covered patio; false dormers; paired windows; storefront; hip awning; recessed entry

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

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date ☐ Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Date Init. KEEPER – Determined eligible: ☐ yes ☐ no Date NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin 15*, p. 2)	

HISTORICAL STRUCTURE FORM

Site #8 NA01181

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Stucco 2. _____

Structural System(s): 1. Wood frame 2. _____ 3. _____

Foundation Type(s): 1. Continuous 2. _____

Foundation Material(s): 1. Other 2. Stuccoed masonry

Main Entrance (stylistic details) Recessed w decorative wood panel door w arched light

Porch Descriptions (types, locations, roof types, etc.) Side/E, flat, open, square supports and hip wall; patio

Condition (overall resource condition): ☐excellent ☐good ☒fair ☐deteriorated ☐ruinous

Narrative Description of Resource _____

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

☐other methods (describe) _____

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

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☐yes ☒no ☐insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) This is an update-the building has been heavily altered and does not retain its historic integrity.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. _____ 3. _____ 5. _____

2. _____ 4. _____ 6. _____

DOCUMENTATION

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

1) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

2) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Sheldon Owens Affiliation Brockington and Assc. Inc.

Recorder Contact Information 498 Wando Park Blvd. Suite 700, Mt. Pleasant SC 29464; 843-881-3128

(address / phone / fax / e-mail)

Required Attachments

- **USGS *7.5'* MAP WITH STRUCTURE LOCATION PINPOINTED IN RED**
- **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)
- **PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE**

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

296
252
1118
295
323
91
1229
577
Alachua St
251
N 3rd St
N 4th St
294
322
1114
1113
293
1112
292
1111
N 5th St
291
650
652
656
1100
659
290
660
102
655
653
654
Centre St
657
658
1102
1101
1099
1181
S 3rd St
S 4th St
276
N
Brockington
Fernandina Beach
Survey Update 2018
Historic Resource
0
50
100 Feet
* All numbers start with NA****.

SEAFOOD
POMPEO'S
SEAFOOD
ONE WAY

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OUT-OF-HAND

SEA & DO

30

CERTIFICATE OF APPROVAL (COA) HDC2019-0027
FOR CITY OF FERNANDINA BEACH

Plan Type:	HDC - Board Review	**Project:**		**App Date:**	06/20/2019
Work Class:	Commercial	**District:**	Default	**Exp Date:**	07/22/2019
Status:	In Review	**Square Feet:**	0.00	**Completed:**	07/19/2019
Valuation:	$0.00	**Assigned To:**	Salvatore Cumella	**Approval Expire Date:**	07/20/2020

Description: Certificate of Approval (COA) for the relocation of Liberty-Billings House & construction of ADA ramp & associated parking lot.
*Amended 2/20/20 to allow for the demo of the non-historic kitchen addition with the condition that materials be available to those wishing to salvage for future use.
*Amended 12/21/2020 to add railings at the front porch.

Parcel: 00-00-31-1800-0032-0010 Main	**Address:** 505 Broome St Fernandina Beach, FL 32034 Main	**Zone:** R-2(Medium Density Residential)

Agent
Jose Miranda
309 1/2 CENTRE Suite 206
FERNANDINA BEACH, FL
32034
Business: 9042613472

Owner
St Michael Catholic Church
505 Broome ST
Fernandina Beach, FL 32034
Business: 9042613472

Note	Created By	Date and Time Created
1. Amendment to previously approved COA application received 12/18/20 - Requesting to add railings to front porch.	Taylor Hartmann	12/18/2020
2. Amendment to add railings to front porch approved 12/21/2020	Salvatore Cumella	12/21/2020

Activity Type	Activity Number	Name	User	Created On
HDC Application Checklist	APP-000259-2019		Samantha Rogic	06/21/2019
HDC Application Checklist	APP-001053-2020		Taylor Hartmann	12/18/2020
HDC Decision	DEC-000299-2019		Salvatore Cumella	07/19/2019
Notice	NOT-000298-2019		Salvatore Cumella	07/19/2019

Invoice No.	Fee		Fee Amount	Amount Paid
INV-00002642	COA - Commercial		$250.00	$250.00
		Total for Invoice INV-00002642	$250.00	$250.00
INV-00011489	COA - Staff Approval		$20.00	$20.00
		Total for Invoice INV-00011489	$20.00	$20.00
		Grand Total for Plan	**$270.00**	**$270.00**

MUST BE POSTED IN A CONSPICUOUS PLACE

CERTIFICATE OF APPROVAL (COA) HDC2020-0003
FOR CITY OF FERNANDINA BEACH

Plan Type:	HDC - Board Review	**Project:**		**App Date:**	02/21/2020
Work Class:	Residential	**District:**	Default	**Exp Date:**	03/23/2020
Status:	Approved	**Square Feet:**	0.00	**Completed:**	05/29/2020
Valuation:	$0.00	**Assigned To:**	Salvatore Cumella	**Approval Expire Date:**	05/31/2021

Description: Certificate of Approval (COA) to convert duplex back to single family, convert entrance doors to one, move one rear window to front.

Parcel: 00-00-31-1800-0126-0100 Main	**Address:** 321 S 6Th St Main Fernandina Beach, FL 32034	**Zone:** R-2(Medium Density Residential)

Applicant	Owner	Owner/Builder
Melissa Rumsey Young	Melissa Rumsey Young	Melissa Rumsey Young
321 S 6th ST	321 S 6th ST	321 S 6th ST
Fernandina Beach, FL 32034	Fernandina Beach, FL 32034	Fernandina Beach, FL 32034
Home: 904-410-4250	Home: 904-410-4250	Home: 904-410-4250

Note	Created By	Date and Time Created
1. Received Amendment to previously approved COA application & docs on 12/4/2020. Repaint exterior to include the roof, wrap porch posts with PT Pine, and add working wood shutters painted (Charcoal) with black hardware.	Taylor Hartmann	12/08/2020
2. 12/22/20 approved amendment to repaint exterior to include the roof, wrap porch posts with PT Pine, and add working wood shutters painted (Charcoal) with black hardware	Sylvie McCann	12/22/2020

Activity Type	Activity Number	Name	User	Created On
HDC Application Checklist	APP-001040-2020		Taylor Hartmann	12/04/2020
HDC Application Checklist	APP-000575-2020		Sylvie McCann	02/21/2020
HDC Decision	DEC-000689-2020		Sylvie McCann	05/29/2020
Notice	NOT-001058-2020		Salvatore Cumella	12/18/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00006740	COA - Residential	$200.00	$200.00
	Total for Invoice INV-00006740	$200.00	$200.00
	Grand Total for Plan	**$200.00**	**$200.00**

CERTIFICATE OF APPROVAL (COA) HDCSA2020-0122
FOR CITY OF FERNANDINA BEACH

Plan Type:	HDC - Staff Review	**Project:**		**App Date:**	11/24/2020
Work Class:	HDC Staff Review	**District:**	Default	**Exp Date:**	12/24/2020
Status:	Approved	**Square Feet:**	0.00	**Completed:**	12/04/2020
Valuation:	$0.00	**Assigned To:**	Salvatore Cumella	**Approval Expire Date:**	12/06/2021

Description: Certificate of Approval (COA) for a 4'x10' wall sign "Marlin & Barrel Distillery" and projecting sign.

Parcel: 00-00-31-1800-0047-0040 Main	**Address:** 232 S 8Th St Main Fernandina Beach, FL 32034	**Zone:** MU-8(Mixed Use 8th Street)

Owner
Roger Morenc
115 S 2nd
Fernandina Beach, FL 32034
Mobile: 3212304755

Applicant
Brent Knott
2436 Lynndale Road
Fernandina Beach, FL 32034
Home: 310
Business: 904-310-6032
Mobile: 3864389012

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001039-2020		Salvatore Cumella	12/04/2020
HDC Application Checklist	APP-001023-2020		Taylor Hartmann	11/24/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00010873	COA - Staff Approval	$25.00	$25.00
	Total for Invoice INV-00010873	$25.00	$25.00
	Grand Total for Plan	**$25.00**	**$25.00**

MUST BE POSTED IN A CONSPICUOUS PLACE

CERTIFICATE OF APPROVAL (COA) HDCSA2020-0124
FOR CITY OF FERNANDINA BEACH

Plan Type:	HDC - Staff Review	**Project:**		**App Date:**	12/07/2020
Work Class:	HDC Staff Review	**District:**	Default	**Exp Date:**	01/06/2021
Status:	Approved	**Square Feet:**	0.00	**Completed:**	12/29/2020
Valuation:	$0.00	**Assigned To:**	Salvatore Cumella	**Approval Expire Date:**	12/29/2021

Description: Certificate of Approval (COA) to repaint exterior of house with Benjamin Moore colors:
Porch/Deck HC-80 Bleeker Biege
Shutters HC-153 Marlboro Blue
Trim OC-17 White Dove
Doors HC-151 Newburyport Blue
Benjamin Moore HC-Manchester Tan

Parcel:	00-00-31-1800-0018-0070 Main	**Address:**	424 N 3Rd St Fernandina Beach, FL 32034 Main	**Zone:**	R-2(Medium Density Residential) MU-1(Mixed Use)

Applicant	Owner
ROBERT & CHERYL VIRTUE	ROBERT & CHERYL VIRTUE
424 N 3rd ST	424 N 3rd ST
FERNANDINA BEACH, FL 32034	FERNANDINA BEACH, FL 32034
Mobile: 770-280-5868	Mobile: 770-280-5868

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001069-2020		Salvatore Cumella	12/29/2020
HDC Application Checklist	APP-001043-2020		Taylor Hartmann	12/07/2020

Invoice No.	Fee		Fee Amount	Amount Paid
INV-00011056	COA - Staff Approval		$25.00	$25.00
		Total for Invoice INV-00011056	$25.00	$25.00
		Grand Total for Plan	**$25.00**	**$25.00**

MUST BE POSTED IN A CONSPICUOUS PLACE

CERTIFICATE OF APPROVAL (COA) HDCSA2020-0125
FOR CITY OF FERNANDINA BEACH

Plan Type:	HDC - Staff Review	**Project:**		**App Date:**	12/15/2020
Work Class:	HDC Staff Review	**District:**	Default	**Exp Date:**	01/14/2021
Status:	Approved	**Square Feet:**	0.00	**Completed:**	12/29/2020
Valuation:	$0.00	**Assigned To:**	Salvatore Cumella	**Approval Expire Date:**	12/29/2021

Description: Certificate of Approval (COA) to re-roof garage in kind and repair sections of roof of the primary house

Parcel: 00-00-31-1800-0016-0320 Main	**Address:** 305 Broome St Main Fernandina Beach, FL 32034	**Zone:** R-2(Medium Density Residential)

Owner	Applicant	Agent
Todd & Dana Owens	Darby Nickless	Darby Nickless
305 Broome	3 Oak grove	3 Oak grove
Fernandina Beach, FL 32034	Fernandina Beach, FL 32034	Fernandina Beach, FL 32034
Mobile: 904-742-4803	Home: 9046240172	Home: 9046240172
	Business: 9046240172	Business: 9046240172

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001067-2020		Salvatore Cumella	12/29/2020
HDC Application Checklist	APP-001047-2020		Taylor Hartmann	12/15/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00011227	COA - Staff Approval	$25.00	$25.00
	Total for Invoice INV-00011227	$25.00	$25.00
	Grand Total for Plan	**$25.00**	**$25.00**

MUST BE POSTED IN A CONSPICUOUS PLACE

CERTIFICATE OF APPROVAL (COA) HDCSA2020-0126
FOR CITY OF FERNANDINA BEACH

Plan Type:	HDC - Staff Review	**Project:**		**App Date:**	12/15/2020
Work Class:	HDC Staff Review	**District:**	Default	**Exp Date:**	01/14/2021
Status:	Approved	**Square Feet:**	0.00	**Completed:**	12/29/2020
Valuation:	$0.00	**Assigned To:**	Salvatore Cumella	**Approval Expire Date:**	12/29/2021

Description: Certificate of Approval (COA) to replace current outdoor stairs with PT wood and bring up to code

Parcel: 00-00-31-1800-0269-0210 Main	**Address:** 19 S 3Rd St Main Fernandina Beach, FL 32034	**Zone:** C-3(Central Business District)

Applicant	Owner	Agent
Cris Holland	HAROLD GODWIN	Cris Holland
301 S. 16th Street	19 S 3RD ST	301 S. 16th Street
Fernandina Beach, FL 32034	FERNANDINA BEACH, FL 32034	Fernandina Beach, FL 32034
Business: 9047533123	Mobile: 9045566026	Business: 9047533123
Mobile: 9047533123		Mobile: 9047533123

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001068-2020		Salvatore Cumella	12/29/2020
HDC Application Checklist	APP-001048-2020		Taylor Hartmann	12/15/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00011282	COA - Staff Approval	$25.00	$25.00
	Total for Invoice INV-00011282	$25.00	$25.00
	Grand Total for Plan	**$25.00**	**$25.00**

MUST BE POSTED IN A CONSPICUOUS PLACE

CERTIFICATE OF APPROVAL (COA) HDCSA2020-0127
FOR CITY OF FERNANDINA BEACH

Plan Type:	HDC - Staff Review	**Project:**		**App Date:**	12/18/2020
Work Class:	HDC Staff Review	**District:**	Default	**Exp Date:**	01/18/2021
Status:	Approved	**Square Feet:**	0.00	**Completed:**	12/29/2020
Valuation:	$0.00	**Assigned To:**	Salvatore Cumella	**Approval Expire Date:**	12/29/2021

Description: Certificate of Approval (COA) to restore windows, doors, brick steps, and roof with in-kind materials

Parcel: 00-00-31-1800-0026-0010 Main	**Address:** 402 Beech St Main Fernandina Beach, FL 32034	**Zone:** R-2(Medium Density Residential)

Applicant	Owner
Paul A Gibbs	Vining Park LLC
603 S Fletcher ST	402 BEECH ST
Fernandina Beach, FL 32034	FERNANDINA BEACH, FL
Home: 904-334-5694	32034

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001071-2020		Salvatore Cumella	12/29/2020
HDC Application Checklist	APP-001052-2020		Taylor Hartmann	12/18/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00011456	COA - Staff Approval	$25.00	$25.00
	Total for Invoice INV-00011456	$25.00	$25.00
	Grand Total for Plan	**$25.00**	**$25.00**

MUST BE POSTED IN A CONSPICUOUS PLACE

CERTIFICATE OF APPROVAL (COA) HDCSA2020-0128
FOR CITY OF FERNANDINA BEACH

Plan Type:	HDC - Staff Review	**Project:**		**App Date:**	12/28/2020
Work Class:	HDC Staff Review	**District:**	Default	**Exp Date:**	01/27/2021
Status:	Approved	**Square Feet:**	0.00	**Completed:**	12/29/2020
Valuation:	$0.00	**Assigned To:**	Salvatore Cumella	**Approval Expire Date:**	12/29/2021

Description: Certificate of Approval (COA) to repair shutters, 2 wood porch posts, gutters, and wood fencing using same materials/colors as existing.

Parcel: 00-00-31-1580-0012-0060 Main	**Address:** 1011 White St Main Fernandina Beach, FL 32034	**Zone:** OT-1(Old Town 1)

Applicant
VERONICA WALLACE
1011 WHITE ST

Owner
VERONICA WALLACE
1011 WHITE ST

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001070-2020		Salvatore Cumella	12/29/2020
HDC Application Checklist	APP-001066-2020		Taylor Hartmann	12/28/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00011543	COA - Staff Approval	$25.00	$25.00
	Total for Invoice INV-00011543	**$25.00**	**$25.00**
	Grand Total for Plan	**$25.00**	**$25.00**

MUST BE POSTED IN A CONSPICUOUS PLACE

Advisory Board/Committee Application

This application is intended to provide information that will enable the City Commission to select the most qualified Board/Committee members. Please complete all applicable sections and return the form along with your current résumé to the City Clerk's Office.

City of Fernandina Beach
City Clerk's Office
204 Ash Street
Fernandina Beach, FL 32034
(904) 310-3115

Name	Froilan Esclusa
Home Mailing Street Address	202 S 12th St
City	Fernandina Beach
Zip Code	32034
Primary Phone	6817538064
Secondary Phone	*Field not completed.*

Please note that board materials are distributed electronically.

Email to receive board materials	froilanesclusa@gmail.com
Employer	US NAVY - Naval Facilities Command (NAVFAC)
Position Title	Architect - Branch Head, Project Management and Engineering
Business Address	Submarine Base Kings Bay - GA

City	Kings Bay
Zip	31547
Select the advisory board/committee you are applying for:	Historic District Council
Additional board that you are applying for:	None
Why are you interested in serving on this Board? Please explain.	We moved to Fernandina Beach very intentionally two years ago and plan to make it our family's home for many years to come. My wife has integrated deeply into the community through her job as a Southside teacher and I feel it is also my duty to engage and give back to the town and people that embraced us. We were specifically drawn by Fernandina's historic downtown and worked hard to make it our home. We have recently built a new house on 12th and Beech street, within an upcoming but otherwise diamond in the rough area. This move is proof of our long term commitment and confidence that this town can continue its sensitive and progressive development without changing its core fabric. If I am selected, I would serve based on very clear principles: - Maintain a balance between historic and community needs for improvements. We should not change the core characteristics that originally drew us to this beautiful town - We are guests of this community in the hopes of becoming part of it. We must respect and admire the people, places, and landscape that have been here for generations. We hope to become part of them one day I became so engaged on this town and the concept of sensitive living within downtown, that I developed my Auburn University's Master thesis on the topic of how a middle-class family can affordably move to downtown Fernandina by adopting a small construction model. I have no previous experience in a community board of this scope and my professional architecture practice has been in different areas; but based on the principles above and my honest desire to give back to this community, I am driven to put my introverted personality aside and apply for this opportunity to serve.

Eligibility

Are you a resident of the City?	Yes
Length of time:	2 years
Do you hold a public office?	No
Office name:	*Field not completed.*
Are you employed by the City?	No
Position:	*Field not completed.*
Are you currently serving on a Board?	No
Board Name:	*Field not completed.*

Potential Conflict of Interest:

Have you ever been engaged in the management/ownership of any business enterprise that has a financial interest with the City of Fernandina Beach?	No
If yes, please provide details:	*Field not completed.*

Major Affiliations:

List community, professional, or other applicable policy-making Boards on which you have served. Note the length of service and office held (if any):	Participated in community and professional organizations, but no formal policy-making positions experience

Qualifications:

Please list any specific qualifications, education or experience that would directly relate to the Board for which you are being recommended:	Resume Information: • Registered Architect (licensed) in Puerto Rico, license # 18386 • NCARB certified architect #67983 / Record #255813 • LEED AP. Accredited professional, GBCI #10322067 (US Green Building Council)

education
• Masters Degree, Auburn University 2018, Construction Management
• LDP Program, Leadership Development Program US ARMY Corps of Engineer, 2014
• Bachelors Degree, Louisiana State University (LSU) Bachelors in Architecture (BARCH) 1996Masters in Construction

supervisory experience (federal)
▪ NAVFAC (US Navy), Kings Bay (current) - Project Management and Engineering Branch Head
• USACE (US Army Corps of Engineers) - Design Section Chief, Wilmington District

general qualifications
• 20 years experience in leadership and managerial positions for both private and federal government
• 5 years Supervisory Federal Government experience, GS13

professional experience
(NAVFAC) US NAVY, NAVFAC PWD, Kings Bay, GA
Period: January 2019 - present
Position: BRANCH HEAD, (PMEB) PROJECT MANAGEMENT & ENGINEERING BRANCH, GS13
Supervisor:Jamie Wallace, FEAD Director, t. (954) 263-4217
Main Responsibility:Supervisor of 15 construction managers, and engineering technicians for $150M construction program

(USACE) US ARMY CORPS OF ENGINEERS, Wilmington NC 7 YEARS (3 yrs as Supervisor)
Period:March 2012 - January 2019
Position: CHIEF, DESIGN & GENERAL ENGINEER SECTION, GS13
Supervisor:Dr. Greg Williams, PhD, GS14, Chief Engineering Branch, t.(910) 231-1409
Main Responsibility:Supervisor of 10 professional engineers and architects executing MILCON and Civil Works Design activities

(FBI) FEDERAL BUREAU OF INVESTIGATION, CJIS Division
Period:July 2009 - March 2012
Position: ARCHITECT, CONSTRUCTION TASK FORCE MANAGER, GS12
Supervisor:Ron Harris, PE, Facilities Management Unit Chief
Main Responsibility:Design Architect and Manager of the in-house Design-Construction Task-Force (CTF)

JRA ARCHITECTS & PROJECT MANAGERS, Puerto Rico 13 YEARS (10 yrs as Supervisor)
Period:Nov.1996 - May.2009

	Position:ARCHITECT, OFFICE MANAGER $ 115,000 / yr Supervisor: Jose Rovira-Correa, RA, Owner and Principal, t. (939)645-8800 Main Responsibility: Senior Architect and Office Manager of private firm executing commercial design and construction
Organization or Commissioner sponsoring nomination (if applicable):	*Field not completed.*
Educational Background: (Check all that apply)	BS/A, MS/A
Other:	*Field not completed.*
Major areas of study:	Architecture and Construction Management

Florida's Public Records Law, Chapter 119, Florida Statutes, states:

"It is the policy of this state that all state, county, and municipal records shall at all times be open for a personal inspection by any person." Your application when filed will become a public record and subject to the above statute. In addition, any appointed member of a board of any political subdivision (except members of solely advisory bodies) and all members of bodies exercising planning or zoning, are required to file a financial disclosure form (Form1) within 30 days after appointment and annually thereafter, for the duration of the appointment as required by Chapter 112, Florida Statutes

I understand that if I am appointed to one of the City's boards, I will be required to file a financial disclosure form - Form 1, as described above, and I am willing to comply with this requirement.

I understand that any false, incomplete or misleading information given by me on the application is sufficient cause for rejection of this application. I understand and agree that any such false, incomplete or misleading information discovered on this application at any time after appointment to a Board may result in my removal.

I also understand that all board appointments are for voluntary, uncompensated services. Additionally, if appointed, I am able to attend meetings and otherwise fulfill the duties of the office.

Applications are submitted to the City Commission when vacancies occur and are effective for two years from date of completion.

Do you understand the duties and responsibilities of the Board/Committee that you are applying for?	Yes

By submitting this form, I declare the foregoing facts to be true, correct, and complete.

Date	December 18th, 2020.
Applicant's Signature	F.ESCLUSA

Email not displaying correctly? View it in your browser.

From:	Kim Briley
To:	modonnell9@icloud.com
Cc:	Salvatore Cumella; Sylvie McCann; Caroline Best
Subject:	FW: Online Form Submittal: Advisory Board/Committee Application
Date:	Thursday, October 22, 2020 12:27:27 PM
Attachments:	image409876.png image034480.png image178167.png

Hi Mr. O'Donnell,

Thank you for your interest is serving on the Historic District Council (HDC).

In accordance with City Code of Ordinances Section 2-122(a)(2) your application is being forwarded to Mr. Sal Cumella (copied herein) who serves as the HDC staff liaison. Mr. Cumella will have your application placed on the next available HDC agenda for consideration. Upon approval your application will move to the City Commission for their honorable consideration.

Again, thank you for your interest in serving and please don't hesitate to contact me with any questions.

Kim Briley, MMC
Deputy City Clerk
City of Fernandina Beach
204 Ash St.
Fernandina Beach, FL 32034
(904) 310-3117 | kelliott@fbfl.org
www.fbfl.us

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

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

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Thursday, October 22, 2020 12:23 PM
To: Caroline Best <cbest@fbfl.org>; Kim Briley <kelliott@fbfl.org>
Subject: Online Form Submittal: Advisory Board/Committee Application

Advisory Board/Committee Application

This application is intended to provide information that will enable the City Commission to select the most qualified Board/Committee members. Please complete all applicable sections and return the form along with your current résumé to the City Clerk's Office.

City of Fernandina Beach
City Clerk's Office
204 Ash Street
Fernandina Beach, FL 32034
(904) 310-3115

Name	Michael O'Donnell
Home Mailing Street Address	214 S. 7th Street
City	Fernandina Beach
Zip Code	32034
Primary Phone	512-239-8262
Secondary Phone	*Field not completed.*

Please note that board materials are distributed electronically.

Email to receive board materials	modonnell9@icloud.com
Employer	Retired from University of Texas System (March 2020)
Position Title	Assoc. Vice Chancellor
Business Address	210 West 7th Street
City	Austin, TX
Zip	78746
Select the advisory board/committee you are applying for:	Historic District Council
Additional board that you are applying for:	None
Why are you interested in serving on this Board? Please explain.	My wife Susan and I purchased a home in the Plantation three years ago. In March of this year, we moved full-time to the City's Downtown Historic District. I have been exploring various ways to give back and serve this wonderful Community. Owing to over twenty (20) years managing the architectural design and delivery of projects throughout the world, I feel serving on the HDC Board will allow me to best contribute to the Community.

Eligibility

Are you a resident of the City?	Yes
Length of time:	3 years in the Plantation and 10 months in the Downtown Historic District

Do you hold a public office?	No
Office name:	*Field not completed.*
Are you employed by the City?	No
Position:	*Field not completed.*
Are you currently serving on a Board?	No
Board Name:	*Field not completed.*

Potential Conflict of Interest:

Have you ever been engaged in the management/ownership of any business enterprise that has a financial interest with the City of Fernandina Beach?	No
If yes, please provide details:	*Field not completed.*

Major Affiliations:

List community, professional, or other applicable policy-making Boards on which you have served. Note the length of service and office held (if any):	China National Offshore Oil Company, British Petroleum, Kuwaiti (KUFPEC), and Japanese LNG Consortium Board : Two (2) years as Chair. Ronald Reagan Foundation: tasked with the successful delivery of the Ronald Reagan Presidential Library in Simi Valley, CA including all aspects of the architectural design, Federal, State, and local permits, construction, community relations and liaison directly to the President and First Lady.

Qualifications:

Please list any specific qualifications, education or experience that would directly relate to the Board for which you are being recommended:	Bachelors Degree in Civil Engineering - Drexel University. Master of Science Engineering University of Wisconsin - Madison, MBA - University of Denver. Twenty-two (22) years with Atlantic Richfield, six (6) of which as Manager of the Corporate Real Estate Projects Office responsible for the architectural design and delivery of dozens of facility projects around the world. Associate Vice Chancellor: UCLA (6 years) and the University of Texas System in Austin (14 years) responsible for the delivery of over a hundred major projects including architectural design, permitting, construction, commissioning, and delivery. Director of Public Issues for ARCO including all aspects of Federal, State, and local government laws, rules & regulations, including testimony to State and Local governing boards as well as the the Federal Government including Congressional Committees, and

	regulatory bodies including the Environmental Protection Agency.
Organization or Commissioner sponsoring nomination (if applicable):	Contacted by Chip Ross in support of my candidacy for HDC Board
Educational Background: (Check all that apply)	High School, BS/A, MS/A
Other:	Numerous continuing professional education courses throughout career
Major areas of study:	Engineering, Architectural Design, Cost and Scheduling Analysis, Community Relations, Permitting, Communication, Public Affairs, Media Training, Legislative, and Government Affairs

Florida's Public Records Law, Chapter 119, Florida Statutes, states:

"It is the policy of this state that all state, county, and municipal records shall at all times be open for a personal inspection by any person." Your application when filed will become a public record and subject to the above statute. In addition, any appointed member of a board of any political subdivision (except members of solely advisory bodies) and all members of bodies exercising planning or zoning, are required to file a financial disclosure form (Form1) within 30 days after appointment and annually thereafter, for the duration of the appointment as required by Chapter 112, Florida Statutes

I understand that if I am appointed to one of the City's boards, I will be required to file a financial disclosure form - Form 1, as described above, and I am willing to comply with this requirement.

I understand that any false, incomplete or misleading information given by me on the application is sufficient cause for rejection of this application. I understand and agree that any such false, incomplete or misleading information discovered on this application at any time after appointment to a Board may result in my removal.

I also understand that all board appointments are for voluntary, uncompensated services. Additionally, if appointed, I am able to attend meetings and otherwise fulfill the duties of the office.

Applications are submitted to the City Commission when vacancies occur and are effective for two years from date of completion.

Do you understand the duties and responsibilities of the Board/Committee that you are applying for?	Yes

By submitting this form, I declare the foregoing facts to be true, correct, and complete.

Date	October 22, 2020
Applicant’s Signature	Michael O'Donnell

Email not displaying correctly? View it in your browser.

Advisory Board/Committee Application

This application is intended to provide information that will enable the City Commission to select the most qualified Board/Committee members. Please complete all applicable sections and return the form along with your current résumé to the City Clerk's Office.

City of Fernandina Beach
City Clerk's Office
204 Ash Street
Fernandina Beach, FL 32034
(904) 310-3115

Name	Tara Thousand
Home Mailing Street Address	1316 N. 14th Street
City	FERNANDINA BEACH
Zip Code	32034
Primary Phone	9047101870
Secondary Phone	*Field not completed.*

Please note that board materials are distributed electronically.

Email to receive board materials	tara@acrfl.com
Employer	Amelia Coastal Realty
Position Title	Commercial Real Estate Agent
Business Address	1316 N 14TH ST

City	FERNANDINA BEACH
Zip	32034
Select the advisory board/committee you are applying for:	Historic District Council
Additional board that you are applying for:	Housing Authority
Why are you interested in serving on this Board? Please explain.	Also very interested in anything small business related. I live and work on the island and help small businesses find homes and get their business started. I also am interested in having affordable living on the island for those that can't afford to buy. I would like to contribute some of my time and knowledge to helping to keep Fernandina Beach an amazing little town and make it even better.

Eligibility

Are you a resident of the City?	Yes
Length of time:	*Field not completed.*
Do you hold a public office?	No
Office name:	*Field not completed.*
Are you employed by the City?	No
Position:	*Field not completed.*

Are you currently serving on a Board?	No
Board Name:	*Field not completed.*

Potential Conflict of Interest:

Have you ever been engaged in the management/ownership of any business enterprise that has a financial interest with the City of Fernandina Beach?	No
If yes, please provide details:	*Field not completed.*

Major Affiliations:

List community, professional, or other applicable policy-making Boards on which you have served. Note the length of service and office held (if any):	I am a member of PRG, a local referral group.

Qualifications:

Please list any specific qualifications, education or experience that would directly relate to the Board for which you are being recommended:	I have had 20 years of experience in the business world. Starting my career in internal audit / CPA, then I moved into a marketing manager role promoting land sales. In the most recent 4 years, I've working as a real estate agent leasing and selling commercial and residential properties in Nassau County
Organization or Commissioner sponsoring nomination (if applicable):	ACR

Educational Background: (Check all that apply)	BS/A
Other:	*Field not completed.*
Major areas of study:	Accounting / CPA, Marketing and Real Estate Sales

Florida's Public Records Law, Chapter 119, Florida Statutes, states:

"It is the policy of this state that all state, county, and municipal records shall at all times be open for a personal inspection by any person." Your application when filed will become a public record and subject to the above statute. In addition, any appointed member of a board of any political subdivision (except members of solely advisory bodies) and all members of bodies exercising planning or zoning, are required to file a financial disclosure form (Form1) within 30 days after appointment and annually thereafter, for the duration of the appointment as required by Chapter 112, Florida Statutes

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I also understand that all board appointments are for voluntary, uncompensated services. Additionally, if appointed, I am able to attend meetings and otherwise fulfill the duties of the office.

Applications are submitted to the City Commission when vacancies occur and are effective for two years from date of completion.

Do you understand the duties and responsibilities	Yes

of the Board/Committee
that you are applying for?

By submitting this form, I declare the foregoing facts to be true, correct, and complete.

Date	12/17/2020
Applicant's Signature	TARA THOUSAND

Email not displaying correctly? View it in your browser.

City of Fernandina Beach
Office of the City Manager

Mr. Dale L. Martin, City Manager
dmartin@fbfl.org

January 15, 2021

To: City Commissioners
From: Dale L. Martin, City Manager
Re: Strategic Summaries

Following the adoption of the 2020/2021 annual City budget, I requested that each Director prepare a Strategic Summary. The intent of the Strategic Summaries is to provide insight to the City Commissioners from a senior management perspective. This perspective can be considered as part of the City Commission's annual goal setting (typically scheduled in late January) and budget preparation (which begins thereafter). Directors have also been encouraged to share the Strategic Summaries with their associated boards and commissions.

Directors were requested to describe three specific aspects of their department, with consideration toward the next three-to-five years: Personnel, Operations, and Capital/Major Expenses. Directors were limited to no more than four pages for their Strategic Summaries. In the following paragraphs, I will offer a general overview from my perspective as City Manager.

PERSONNEL

In general, City staffing has returned to the level of staffing in place prior to the Great Recession (2009): slightly more than two hundred full-time personnel. Between 2009 and 2020, staffing, because of the Great Recession, was reduced by over twenty percent. As the economy recovered (generally throughout the country and specifically here on Amelia Island), the need for services and support returned. The largest departments, based upon current staffing levels, are the Police Department (42), Fire Department (35), Parks and Recreation Department (26; distributed among several components such as parks, recreation centers, aquatics, and the cemetery), Utilities Department (25; Wastewater and Water), Building Department (10), and Streets Department (10).

I anticipate minimal additional staffing over the course of the next three years, especially for those functions funded through the City's General Fund. As development and growth continue in the City (and in adjoining unincorporated areas in which the City provides support), additional law enforcement and fire/rescue personnel may be necessary to maintain the current level of service (as measured by response times, calls for service, population, and other metrics). Most other City departments will be able to consolidate duties or reorganize existing staff to support City operations.

The most significant personnel challenge will be the ongoing loss of long-tenured senior staff due to retirements. Within the past two years, directors with extensive experience and years of service have retired (Comptroller, Human Resources Director, and Utilities Director). While strong and experienced successors have been recruited for those positions, other key losses are looming: Police Chief, Streets Director, Parks and Recreation Director (those three positions alone represent over one hundred years of professional experience). It is imperative that high quality successors are put in place to meet the expectations of this community.

The other issue of note is the recent passage by Florida voters of Amendment 2 to the Florida Constitution (November 3, 2020), raising the State's minimum wage. The minimum wage was slightly increased to $8.65 per hour effective January 1, 2021 and will increase again on September 30, 2021 to $10.00 per hour. Thereafter, it will increase by an additional $1.00 per hour until reaching $15.00 per hour on September 30, 2026. On the City staff, approximately fifty current staff earn less than $15.00 per hour (ranging from $9.96 to $14.95). Additionally, another fifty seasonal City employees (Ocean Rescue personnel) were paid less than $15.00 per hours during the most recent season. The mandatory minimum wage increase will increase City personnel costs.

OPERATIONS

The City continues to provide services similarly to those performed decades ago: public safety; streets maintenance; parks and recreation facilities/programs; building review/inspections; planning; and other general services to support those efforts (general government). The City also manages several special services and amenities: water and wastewater systems; a cemetery; a marina; a golf course; and an airport. Sanitation services (solid waste, recycling, and yard waste) are the only municipal services fully managed and operated outside the scope of City government. For a relatively small municipality, Fernandina Beach offers an impressive range of services.

The complexity of government operations continues to increase, especially during the COVID pandemic. In-person meetings and public participation have been significantly reduced, inhibiting the growth of relationships critical to effective governance. Although somewhat effective, remote meetings and compliance with recommended pandemic protocols (social distancing, face masks, and even "lock downs") have "impersonalized" local government. Perhaps the pandemic will subside in 2021 and enable a return to previous practices.

With increasing stability among elected officials and senior staff, a review of the City's organizational and operation structure will be conducted in 2021. The aforementioned loss (or impending loss) of several senior staff adds to the timeliness of such a review: after significant growth and changes in this century so far, how can the City be organized and prepared to meet the challenges of the middle of the twenty-first century?

It will be critically important to determine the desired levels of service, especially in a community like Fernandina Beach that has high expectations for such services. The cost of personnel, equipment, and other resources continues to increase, so it will be imperative for the community to recognize the cost of government operations to achieve the desired level of services. The prioritization of operations and amenities will be the responsibility of community leaders.

CAPITAL/MAJOR EXPENSES

Capital funding will be the most significant challenge facing, specifically, the City Commission, and generally, the community. In a city with extensive (and expensive) community assets, the clamor for continuously lowering taxes (the primary source of funding for City facilities) is simply incompatible with the costs associated with those facilities. Critical decisions will have to be made soon that will have far-reaching effects on the City's quality of life that most residents support.

City officials have long desired a redeveloped Amelia River waterfront. Current efforts have been expanded to address waterfront resiliency, at the likely cost of millions of dollars. The re-opening of the Alachua Street railroad crossing has been pursued for nearly as long (over thirty years). Through the concerted efforts of the City Commission and City staff, significant progress has been made to finally bringing these important downtown enhancements to fruition. Will the new City Commission remain as supportive and enthusiastic or will the lengthy efforts and opportunity be wasted again (and likely never return given the personnel and resources necessary to again re-start the effort)?

Several City facilities demand near-immediate consideration. City Hall is over one hundred years old and in need of significant rehabilitation and renovation (roof, windows, exterior walls, accessibility, technology). Even with that investment, how long can the structure itself be sustained (termites and rodents are frequent unwelcome visitors)? Does the current structure reflect the City's commitment and presence to downtown, the overwhelming economic engine of the community? At some point, does the City, which is proud and insistent of its historic architecture and preservation efforts, become itself a disappointing example of "demolition by neglect"?

The City's two recreation centers (Atlantic Recreation Center and Martin Luther King, Jr. Recreation Center) are approximately seventy years old and in need of renovation. With two recreation centers serving different segments of the community, perhaps it is worth considering one substantial recreation center to serve the entire community (perhaps in some form of partnership with other governmental agencies such as Nassau County or the Nassau County School District). Does the current Parks and Recreation Master Plan, developed only five years ago, adequately reflect the recreational needs, desires, and priorities of the community? How will the operations and finances associated with the Golf Course be resolved?

Downtown infrastructure requires attention, too. The sidewalks that residents and visitors share are of varied types and conditions, as are the streetlamps. If the community desire is to expand the "footprint" of the downtown northward along Front Street and Second Street, what will be the design element of that infrastructure in relation to the inconsistency elsewhere downtown? The unseen infrastructure likely requires attention, too: water, sewer, electric, and telecommunications services should all be considered as investments in downtown.

Routine maintenance of beaches, streets, sidewalks, parks, and other facilities continues to be part of the City's cost to maintain the desired quality of life. Residents, businesses, and visitors are attracted to this exceptional city and island for many reasons: water, beaches, trees, marshes, history, commerce, industry. If the City of Fernandina Beach wishes to maintain its pre-eminence as an exceptional place to live and work, continued investment, led by the City, will be necessary. While I believe the community, in general, supports the investment, it will be at the direction of the City Commissioners, though, to support and establish the priority of that investment. Despite the adage of doing more with less, it is not possible given the scale of needs and desires: does the community want more or does it want less? What is the community willing to invest?

STRATEGIC SUMMARY

INTRODUCTION

The City's Legal Department exists to assist the City of Fernandina Beach in achieving its goals by providing professional legal services and legal counsel to the municipality, its elected officials, officers, and employees. The department does not serve as personal legal counsel for citizens.

This department serves two primary functions:

1. Provide legal counsel to the City Commission, City Manager, staff and City Boards.
2. Ensure that the official actions of the City, its elected officials and employees comply with the law.

PERSONNEL

The Legal Department consists of two full-time employees, the City Attorney and a legal assistant. The position of City Attorney was created within the City Charter. According to the Charter, the City Attorney's duties are:

1) Prepare all contracts, bonds, and other instruments in writing in which the municipality is concerned, and shall endorse on each the City Attorney's approval;
2) The City Attorney shall be authorized to take such action required to avoid default judgment against the City in any litigation and shall obtain authorization by resolution to prosecute and defend all causes of action, lawsuits and claims in which the City is a party. The City Attorney shall review with the City Commission at the next regular meeting when any action to avoid default has been taken by the City Attorney.
3) The City Attorney shall provide opinions of law relating to the activities of the City, the City Commission, the City Manager and City Clerk, upon request; and the direct employees of the City Attorney in the office of the City Attorney shall report to the City Attorney.

The legal assistant helps prepare and process contracts, resolutions, and ordinances, under the guidance of the City Attorney, as well as handles general administrative tasks.

OPERATIONS

Daily operations consist of reviewing and writing agreements, resolutions, ordinances, and providing legal counsel to the City Commissioners, City Manager, and departments. The City Attorney serves as the Board Attorney to the City Commission, Planning Advisory Board, Board of Adjustment, Historic District Council, and the Code Enforcement and Appeals Board, as well as other City Boards and Committees by request. The City Attorney not only handles procedural questions from quasi-judicial hearings to sunshine law, but also answers legal questions posed by staff and board members related to specific policies under consideration. Most of these board meetings take place after normal business hours.

The Legal Department writes and/or reviews all contracts, from instructor and facilities use agreements to consultant and construction contracts to franchise agreements. Contracts and agreements from outside vendors are also reviewed, modified, and approved by the City Attorney prior to the City Manager signing. Staff also writes or assists departments in preparing all ordinances to be considered at City Commission meetings.

Inevitably, the City will be involved in disputes, and the City Attorney manages all litigation matters and any outside counsel engaged to appear for the City. She also works closely with Human Resources with labor and personnel issues.

CAPITAL/MAJOR EXPENSES

The Legal Department exists as a support service to the Commission and other departments, and as such, does not have a traditional capital plan. However, long-term, the Legal Department has some growth potential.

Staffing Needs

Workload for the Legal Department has steadily increased. In order to more fully support the Boards and Committees of the City, especially those that perform planning and/or quasi-judicial functions, an Assistant City Attorney is needed. This position would support the Planning Advisory Board, Board of Adjustment, Historic District Council, and Code Enforcement and Appeals Board, freeing the City Attorney to advise City Commission and City staff, and handle litigation matters.

Additionally, the current City Commission has directed the City Attorney to be more proactive in engaging in certain litigation. Currently, much of the litigation work is contracted out to outside counsel. With an increased workload of potential litigation, having a full-time Paralegal to process court filings and handle much of that work in-house could provide an overall cost savings to the City, rather than pay for those outside counsel services.

Technology Needs

One of the biggest administrative challenges the Legal Department faces is the lack of a centralized procurement and contract management system. Often, contracts are processed through a combination of emails and hard copy, with each department currently responsible for tracking their own contracts and no central database of all current City contracts and agreements, their expiration dates, and other valuable information. The department has researched different software that can accommodate the City's needs; however, an initial investment of $7500-$10,000 will be needed to fund the system, plus a yearly maintenance fee. Funding has not been available in recent years to move to a centralized system, but this investment can yield cost savings and efficiency in the long-term for the City.

2020 YEAR IN REVIEW

In addition to the normal daily operations of the legal department, the City Attorney was responsible for the 2019-20 Charter Review Committee. This ad hoc Committee reviewed the entire Charter, section by section, for everything from grammatical errors to policy direction. Due to the COVID-19 pandemic, the Committee received an extension to complete their work by September 30, 2020. Their recommendations are currently scheduled for readings at upcoming City Commission meetings, and if approved, will be sent to the citizens via a mail ballot.

The greatest challenge of the year has been the COVID-19 pandemic, and the Legal Department was on the forefront of ensuring that the business conducted via Board meetings was able to continue in a virtual or hybrid setting. This included interpreting state emergency orders for staff and Commissioners and setting up a system to conduct virtual quasi-judicial hearings while allowing for due process and complying with public meetings law. The City Attorney drafted rules of procedure and applicant waiver forms for use during virtual quasi-judicial meetings. By May, most Boards were able to resume meetings via Zoom and therefore continue the operations of reviewing and approving development applications, variance requests and design plans for citizens. This system is constantly changing under new guidance from the state and the

department is working to make sure these Board meetings are continuing safely and in accordance with sunshine laws.

STRATEGIC SUMMARY

INTRODUCTION

The responsibilities of the City Clerk's Office are prescribed and defined by the City Charter, Florida Statute, the Code of Ordinances, and Commission directives. The City Clerk's Office is the City's information source and provides direct service and support to the City Commission, City departments, citizens, business professionals and sister governmental agencies.

The City Clerk's Office provides essential municipal services in a manner that is professional, efficient, fair, and courteous while being ever mindful of our position of neutrality and impartiality in all local government matters.

OPERATIONS

The operations of the City Clerk's Office may be classified into the following categories: citizen service, public relations, administering the legislative process, facilitating public participation in governmental processes, and protecting and managing the public record. Within the scope of these categories, the Clerk's Office performs the following vital functions:

- Conduct municipal elections.
- Prepare, write, and disseminate City Commission agenda items/documents, agenda packets, and action taken.
- Prepare minutes for the City Commission Regular Meetings, Special Meetings, Workshops and other meetings as needed.
- Prepare correspondence for the Mayor and City Commissioners.
- Oversee City Commission Advisory Board appointments, term expirations and training records.
- Ordinance codification.
- Official records custodian: records and information management which includes indexing, retention, scheduling, and disposition.
- Public record request management and property lien search management.
- Produce legal advertisements as required by the Code of Ordinances and Florida Statutes.

- Process documents for recordation in the Nassau County Public Record.
- Process, record, file, and advertise ordinances, resolutions, and public notices.
- Audit accounts payable checks to determine compliance with City purchasing policies and procedures to ensure accordance with the City Charter financial sections.

PERSONNEL

The City Clerk's Office consists of four full-time employees: Clerk, Deputy Clerk, Records Coordinator and Administrative Specialist. Demands on the Clerk's Office increase as the City's population increases and as the City's municipal services increase. At this time, no additional personnel are requested however, as the City expands, supplementary personnel will likely become necessary.

CAPITAL/MAJOR EXPENSES

The City Clerk's Office exists to facilitate and support municipal services and as such, does not have a traditional capital plan. Clerk's Office capital expenses are typically driven by technology advancements and through changes initiated by its governing bodies: Charter, Florida Statute, Code of Ordinances, and Commission directives:

- The Americans with Disabilities Act lawsuit required the City to begin closed-captioning its Commission meetings and advisory board meetings.
- Florida Statute alterations now require election ballots to contain the same number of pages county wide and that ballot language be in English and Spanish.
- Legal advertisements related to elections, Land Development Code changes, zoning code changes, ordinances, public notices, etc. increase each year.
- Technology advancements required procurement of web-based applications and support: Civic Clerk, Laserfiche, Swagit, JustFOIA, and Archive Social.

YEAR IN REVIEW

The COVID-19 global pandemic required rapid adjustments to ensure seamless continuance of City business. The Clerk's Office and Information Technology Department researched, mobilized, and trained elected officials, staff, and advisory board members on tele-conferencing software and attendance in compliance with public meetings law.

General Election and Runoff Election: conducted in compliance with Florida Statute, City Charter and Nassau County municipal agreement.

Public record requests and property lien search requests received, reviewed, and redacted for exempt and confidential information: 886 (and counting) processed.

City Commission agenda preparation, minutes, and attendance: Regular Meetings: 24; Special Meetings/Workshops: 11; Canvassing Board Meetings: 5; Dedication Ceremonies: 3

In closing, the eminent political scientist, Professor William Bennett Munro, writing in one of the first textbooks on municipal administration (1934), stated: "No other office in municipal service has so many contracts. It serves the mayor, the city council, the city manager (when there is one), and all administrative departments without exception. All of them call upon it, almost daily, for some service or information. Its work is not spectacular, but it demands versatility, alertness, accuracy, and no end of patience. The public does not realize how many loose ends of city administration this office pulls together." These words, written more than 80 years ago, are still appropriate today.

City of Fernandina Beach
Finance Department

Ms. Pauline Testagrose, Comptroller
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STRATEGIC SUMMARY

INTRODUCTION

The Finance Department has two major functions. To assist in the preparation and publication of the City's Annual Budget and the reporting of the City's actual results or the Comprehensive Annual Financial Report (CAFR). The Annual Budget serves as a policy document, financial plan, and an operating guide for the City's services. The CAFR is designed to provide the readers of the financial statements easy to understand information and analysis of the City's financial activities. In providing these two major functions, the Finance Department must account for all financial transactions of the City. This includes the receipt and disbursement of all funds. As part of this function, it is the responsibility of the Finance Department to provide reports of these transactions to the Commission, City Manager, and Departments.

PERSONNEL

The Finance department consists of Accounting and Utility Billing. Accounting currently has seven positions which consist of: Comptroller, Accounting Supervisor, Accountant, Jr Accountant, Purchasing Agent and two Accounting Clerks. Utility Billing has six positions which consist of a Utility Billing Supervisor, Accountant, Utility Billing Specialist, Staff Assistant and two Customer Service specialists. As the City of Fernandina Beach grows, so does the demand for meaningful information and analysis in real time. The staffing constraints have been to acquire and retain talent that will develop and grows with the City. With the Enterprise Resource Planning (ERP) implementation (Tyler Munis), the system capabilities for both the Budget and Financial Reporting are significant. The issues have been finding the time to learn and understand the systems functionality in conjunction with performing normal tasks and reporting requirements. The normal workload and time constraints require staff to often work on a Saturday and/or Sunday which can lead to burnout and low morale. This often occurs during the Budget process starting in June and ends with publication of the fiscal year-end report or Comprehensive Annual Financial Report (CAFR) which is finalized in March.

As the City government grows, so does the need to be more transparent, I foresee in the near future the need for a full time Budget Analyst position. The budget process consists of two main sections The Five-Year Capital Plan and the Operating Budget. The Five-Year Capital Plan process now starts in early November so it can be presented at the commission visioning session in January. This will align the commission goals with the capital plan. This leads into the development of the Operating Budget which starts in March. The process continues with departmental meetings in May, Commissioner meetings in June, the setting of a tentative Millage rate and proposed Budget in July, workshops in August and finally the Budget is adopted in September. The actual Budget development process from start to finish is 11 months. This timeline overlaps with the fiscal year end and the start of the audit work. Fiscal year end is September 30 and starts with the auditor's preliminary field work in mid-September and finishes in March with the presentation to the Commission of the City's Comprehensive Annual Financial Report (CAFR). Having a dedicated budget position would free up staff that currently is performing both functions and would allow the department to focus on improving the internal and external reporting requirements.

OPERATIONS

Functions of the Finance Department include cashiering, accounts payable, purchasing, payroll, risk management, managing investments, utility billing, and other duties.

The Finance Department reconciles all receipts of the City. Revenue is collected at the Marina, Recreation Center, Police Department, Planning and Conservation, Building Department, Code Enforcement, City Clerk, and Finance/Utility Billing Department. Finance ensures that all revenue is properly recorded, and subsidiary ledgers reconcile to the financial system.

The department is responsible for all disbursements - processing invoices and authorized payment requests from departments throughout the city through the electronic workflow. Responsibilities include confirming funds are included in the budget, available, that items are properly coded and appropriately approved and authorized in accordance with the purchasing policy. The Finance Department reviews all requisitions for the purchase of goods and services in accordance with the City's Purchasing Policy. Staff also coordinates, processes, files, and advertises all Bids/RFPs/RFQs/ITBs for city equipment, services and supplies in accordance with the City's Purchasing Policy.

The Finance Department is also responsible to process the bi-weekly payroll for all city employees. This includes ensuring all collectively bargain agreements with the City's unions are processed in accordance with the agreements. Payroll serves as an audit function to Human Resources by reviewing authorized Personnel Action Forms against entries into the system. The Accountant who processes payroll also reconciles all deductions to the respective payments to include health insurance, life insurance, pension, tax withholdings and the filing of quarterly tax forms. Other voluntary deductions are processed, and payments are made on the employee's behalf.

The Finance Department works with the Property/Casualty insurance company to negotiate annual premiums, processes all city insurance claims, and communicates risk management processes to the City department directors and City attorney as needed. Staff also notifies the agent of fixed asset additions and or disposals and reconciles annually the insured value. This process ensures that the City is not over insured or underinsured in property values.

The Utility Billing department reports directly to the Comptroller and is a sub department under the Finance Department. This department is responsible for gathering meter readings for water usage, facilitating utility service calls, and billing out water, garbage, and sewer usage. Staff processes all payments received by cash, checks, credit cards and automatic bank drafts. Utility Billing is also responsible for the billing and cash receipts for the Airport Fund.

CAPITAL/MAJOR EXPENSES

The City Implemented an ERP System and went live April 2017. Since this time there have been several upgrades, but the most significant will be implemented in January of 2021. With this upgrade there will be enhancements for both Munis and Energov. Staff is busy coordinating with I.T., City departments and other end users during the testing efforts to ensure a smooth transition to the upgraded version.

Fiscal Year 2020/2021 was the first Budget Cycle that was processed using the ERP Budget Module. The system process was seamless to the department users. The migration did not cause any disruption in the flow of information and reporting requirements. The Finance staff spent significant time to ensure that the Budget Document provided the same level of detail that the Commission and Department Directors needed to make important budgetary decisions throughout the process.

The last financial piece to the ERP system that will require significant capital to implement is the Payroll Module. The estimated cost for the Tyler/Munis Payroll Module is between $250,000 – $300,000. The costs include Executime, a new time and attendance system and timeclocks. This will replace the current Kronos System which would have required a significant upgrade and replacement of old antiquated time clocks. Moving to the Tyler module will provide full integration into the Financial System as well as the Budget Module.

STRATEGIC SUMMARY

INTRODUCTION

The City's Information Technology (IT) Department has multiple, co-existing missions. One mission has a level of importance above all others: that mission is to protect and maintain the integrity and availability of the City's data. Protecting the City's data is the equivalent of protecting the proverbial gold in the vault at Fort Knox. If this mission were to fail, all other missions immediately also fail.

In the support of, and alongside this all-important goal, we also have the following goals:

1. Attract, retain, and develop a high quality, professional IT workforce.
2. Conduct operations based upon a customer first mindset. We consider all City employees, Citizens, contractors, and Commissioners to be are our customers.
3. Utilize technologies that enable and enhance communication, collaboration, and above all else – productivity and efficiency of the City's operations.
4. Be cost effective, fiscally efficient, and yet still provide innovative solutions.

PERSONNEL

The IT Department consists of four full-time employees and one part-time employee. This includes one full-time Director, one full-time System Administrator, one full-time Digital Communications Specialist, and one full-time and one part-time Help Desk Specialists. The IT Department provides support for all other departments and all facets of the City's operations. The Police Department has a technical team of its own that provides support for its specialized needs.

OPERATIONS

The IT team utilizes a "Help Desk" ticketing system to manage support. In the last year, IT staff has supported 2344 Help Desk tickets, an average of approximately 200 per month. Staff performs a myriad of other tasks and duties such as maintaining social media pages; facilitating commission and advisory board meetings; installation and maintenance of hardware and software; and other tasks.

CAPITAL/MAJOR EXPENSES

The Department's current year operating budget is $912,763, less than one percent of the City's total operating budget. Looking forward, the ongoing costs to operate the IT department should continue at approximately that level with small increases to roughly match the rate of inflation.

The City's IT infrastructure consists of a conglomerate of hardware that stores, processes, and/or transmits data. In general, most of this hardware has a lifespan of about five-to-seven years. Per the current Five-Year Capital Plan, the cost of replacing this hardware at end-of-life averages about $100,000 per year with a range of $80,000 to $125,000. These costs will likely remain consistent with typical increases due to inflation.

The infrastructure also consists of dozens of software titles. Some of the software the City uses is quite expensive to purchase and maintain. The costs of purchasing and maintaining software generally falls to the departments that utilize such software, with a few exceptions.

The IT Department strives to anticipate the needs of the City and be flexible and resilient in responding to those needs. One result of the reaction to the global pandemic was a paradigm shift in the way meetings have been conducted. The City has responded to that shift at minimal cost.

In conclusion, the IT department operates on a "yes-first" basis: it is very rare that assistance cannot be provided, and the IT staff strives to provide such support.

City of Fernandina Beach
Human Resources Department

Ms. Denise K. Matson, Director
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STRATEGIC SUMMARY

INTRODUCTION

It is the Mission of the Human Resources Department to support the total operation of the City of Fernandina Beach in meeting its goals through its most valuable resources – its PEOPLE. To this end, we will recruit, develop, motivate, and retain highly competent employees, while ensuring a safe and enriching work environment where employees are encouraged to be creative and innovative in achieving the goals of the organization and to deliver quality public services to the citizens and visitors of Fernandina Beach.

The Human Resources Department handles all employment-related matters for the City of Fernandina Beach. This includes recruitment and selection, background screening, maintenance of the Human Resources Information System, compensation and classification, employee and retiree benefits/wellness programs, pension plan administration, performance evaluations, employee safety and training, employee relations and labor relations. The Department is responsible for the management of all union contracts and ensures employees' compliance with the City's Personnel Policies and Procedures.

PERSONNEL

The Human Resources Department is currently staffed with three employees that support the City's 212 full-time and 61 part-time staff, along with 130 Retirees. Additionally, the Department annually coordinates the recruitment and hiring of approximately 60 temporary/seasonal staff, primarily for Parks & Recreation and Ocean Lifeguards. The Human Resources staff include Human Resources Director Denise Matson, Senior Human Resources Generalist Teresa Bryan and Human Resources Generalist Antoinette Brown.

OPERATIONS

Pay & Classification Plan

A review of the current Pay and Classification Plan is in progress with an expected completion date of March 2021. The minimum and maximum salary ranges in the City's pay plan have not been adjusted for approximately thirteen years. Employee turnover in each of Fiscal Years 2018-

19 and 2019-20 exceeds 20%, with the primary reason for leaving being the need for higher wages. With the passage of the Florida Minimum Wage increase over the next five years, adjustments to the ranges will be required to comply with this new legislation and to ensure the Plan is competitive and addresses employee retention and wage compression between new hires and tenured staff. Employee job descriptions will also be updated as part of the Pay & Classification Plan review.

Pension Plan Review:

Recent requirements by the Florida Division of Retirement to decrease investment earning percentages has the potential of increasing the City's funding costs to the Pension Plans. To ensure the Pension Plans remain actuarially sound and to control unfunded liabilities, it is prudent to conduct an actuarial and legal review of the Plans to consider options for cost savings. Recommendations would be provided to the Pension Boards and to the City Commission for consideration.

Labor Relations/Union Negotiations:

The City currently has two labor unions, Coastal Florida Police Benevolent Association (Police) and the Organized Firefighters of Fernandina Beach, IAFF (Fire). The United Brotherhood of Carpenters and Joiners Union, Local 2044, representing general non-exempt employees, was decertified in December 2019. It is expected that a new labor union will petition the Florida Public Employees Relations Commission in the coming months to certify a bargaining unit of general employees. Contract negotiations would begin in early 2021.

Personnel Policy Manual Revision:

The Personnel Policy Manual is designed to provide employees with information about the working conditions, employee benefits and the policies affecting employment with the City. It is not intended to state all the conditions of employment with the City, but to provide information on policies and benefits currently in effect. The Policy Manual is updated as needed and as Federal legislation is enacted to ensure compliance. The Human Resources staff are currently working to identify policies that need to be updated, with an expected completion date in February 2021.

Payroll/Timekeeping/Human Resource Information System:

Please see **"Capital/Major Expenses"** below. The Human Resources Department is working with the Information Technology Department and the Finance Department for a needed upgrade

to the City's payroll/timekeeping and Human Resource Information System. Upgrades are needed to replace software and equipment that is no longer supported, has exceeded its life expectancy and is inefficient. Demonstrations are planned with the City's current Enterprise Resource Planning System, Tyler-Munis, in December to consider migration to a new system.

Digitization of Records/Staffing Need:

The Human Resources Department maintains employee personnel files and retiree pension files for all current and former staff along with staffing/recruitment files. These files have mandatory retention requirements, ranging from five years to fifty years, pursuant to the Florida Department of State, Division of Library and Information Services. Within the Human Resources offices at City Hall, more than 50 cubic feet of records are retained. Multiple boxes of records are also retained in an offsite records facility. Digitizing records decreases cost by eliminating the need for additional file cabinets, boxes and storage facilities. Efficiency is improved through the ability to easily locate and retrieve records and digitizing protects records from deterioration and natural disasters. The City currently has a document management system, Laserfishe, for digitizing records. However, due to the volume of records currently in paper format, the addition of a part-time staff person would aid in accomplishing this long-term project.

Benefits Program Review:

The City has a very robust employee benefit program that includes insurance programs for health, dental, and life along with a wellness program that aids in reducing health risks to control claim costs, especially in the area of heart disease and diabetes. Human Resources staff will be working with the Benefits Consultant, Harden, in the coming months to review and consider options for Fiscal Year 2021-22.

CAPITAL/MAJOR EXPENSES

The Human Resources Department is working with the Information Technology Department and the Finance Department for a needed upgrade to the City's payroll/timekeeping and Human Resource Information System. Upgrades are needed to replace software and equipment that is no longer supported, has exceeded its life expectancy and is inefficient. Demonstrations are planned with the City's current Enterprise Resources Planning System, Tyler-Munis, in December to consider migration to a new system. A quote for the upgrade will be obtained at that time; however, preliminary estimates are approximately $200,000.

2020 YEAR IN REVIEW

Fiscal Year 2019-20 brought many challenges to the Human Resources Department. In March 2020, former Director of Human Resources, Robin Marley, retired. The current Director, Denise Matson, was hired in September 2020, leaving Ms. Bryan and Ms. Brown to manage the day-to-day operations of the Department for over six months.

The COVID-19 Pandemic has had a significant impact on the Human Resources Department. On March 18, 2020 President Trump signed the Families First Coronavirus Response Act which is effective April 1, 2020 through December 31, 2020. The Act modified the requirements of the Family Medical Leave Act, expanded access to Unemployment Compensation Insurance Benefits and created paid sick leave for employees while the employee or his/her family members are impacted by COVID-19. To date, Human Resources staff have processed 64 requests for expanded leave and/or paid sick leave.

In January 2020, new Federal legislation was enacted under the U.S. Department of Transportation, Federal Motor Carrier Safety Administration, that requires employers to report to and query the Commercial Driver License (CDL) Drug and Alcohol Clearinghouse to give employers information on drug and alcohol program violations for CDL current or prospective employees. The City's Drug Free Workplace Policy was amended to address this new legislation and employee training is currently in progress to ensure compliance.

City of Fernandina Beach
Fleet, Facilities, and Sanitation

Mr. Jeremiah Glisson, Director
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STRATEGIC SUMMARY – FLEET MAINTENANCE

INTRODUCTION

The Fleet Maintenance Division is responsible for the purchasing, maintenance, fueling, and disposal of the City fleet. The fleet consists of a wide arrangement of vehicles and equipment such as fire trucks, patrol cars, tractors, dump trucks, pickups, and trailers. This diverse fleet of approximately 250 rolling units, at a valuation of $12 million, provides the means for which City services are provided.

PERSONNEL

The maintenance of the fleet is shouldered by 2 full-time and 1 part-time positions. Administrative support is provided, but the support is shared among other departments. One of the greater challenges facing the department pertains to staffing. Fleet technicians need to be ASE and EVT certified to work on emergency vehicles. Techs also need to be CDL licensed drivers so that they can legal commercial trucks. Finding techs with diverse mechanical experience is challenging. We currently operate at a technician/equipment ratio of 90:1 despite an industry standard model of 50-75:1. The staffing levels have remained vastly unchanged for over 15 years despite growth in the size and complexity of the fleet. Additional staff will be necessary in the immediate future.

OPERATIONS

Fleet administration and maintenance operations are largely based out of a 9,900 square foot facility located at the Public Works complex. Fleet Maintenance operates as an internal service fund with a budget of $1.5 million. This department purchases vehicles and equipment through cooperative bid contracts or through a quote/bid process. Like an enterprise fund, Fleet Maintenance Division works under a business model with revenue funding operating expenses. Revenue is generated from the markup on parts, billing of labor hours, and the surplus sales of vehicles and equipment. The department follows an aggressive preventative maintenance program as a number of the assets that are maintained are part of emergency response. Because of the diversity of the fleet, work largely consists of maintenance and light-moderate repairs. All work performed is logged through a work order system. Advanced repairs and collision repairs

are outsourced through a number of vendors. The City consumes approximately 110,000 gallons of fuel a year and Fleet Maintenance is responsible for the management of fueling distribution system. Access to fuel is permitted through a City badge and fob system. This data collected at the fuel station is used to bill fuel out to the appropriate departments and to track services.

CAPITAL/MAJOR EXPENSES

The fuel station was built in 1994 and the fleet maintenance facility was built in 2001. Prior fleet operations were conducted in an abandoned movie cinema, Quonset hut style building from the 1960s. There are few capital projects that need attention. In order of priority they are as follows:

1. Replace fuel tanks – this will consist of the replacement of 25+ years old tanks that are used for the distribution of gasoline and diesel. As the fleet has grown the so has the need for fuel so it will be necessary to increase the capacity of the tanks. Project cost is estimated at $100,000.
2. Replace heavy duty truck lift – this lift is used in the maintenance of heavy duty trucks/equipment. The lift was purchased in 2000 and parts availability is becoming an issue. Project cost is around $45,000.
3. Resurface fleet facility roof - the roof is 20 years old and will need to be resurfaced. There is corrosion present around the seams and fasteners. A liquid solution will cost around $70,000 and will extend the life of the roof another 20 years.

REVIEW

The Fleet Maintenance Division has experienced significant growth in the last 15 years. Significant improvements were needed and occurred. The City centralized fleet purchases and implemented the City's first Vehicle Use Policy and Vehicle Rotation Plan. Acquisition and surplus methods changed with purchasing transitioning to cooperative bid contracts and surplus moving to online sales auctions. GPS monitoring was incorporated into our fleet and the preventative maintenance program was completely overhauled. Progressive action in our fleet operations caught the attention of Government Fleet and other national publications. The automotive world is a rapidly changing environment as computers become more of a staple in vehicular technology. With electric vehicles on the horizon, the City is making preparations for this next big step. Capital projects and additional staffing are the primary focus over the next couple of years. The Fleet Maintenance Division prides itself in our work ethic and progressive outlook, and we look forward to our continued service to our fellow departments and the citizens of this community.

STRATEGIC SUMMARY – FACILITIES MAINTENANCE

INTRODUCTION

The Facilities Maintenance Division is responsible for the maintenance of City buildings and related structures. The City building inventory consists of a wide arrangement of facilities such as recreation complexes to small equipment sheds. The City owns approximately 69 buildings at a valuation of over $40 million.

PERSONNEL

The maintenance and repair of facilities are shouldered by 5 full-time and 2 part-time positions. Two of these positions are HVAC/Electricians and they are primarily responsible for maintaining air conditioning and electrical systems. Administrative support is provided, but those positions are shared among other departments. One of the greater challenges facing Facilities Maintenance is aging buildings and infrastructure. These buildings require constant upkeep which requires adequate staff with a diverse skill set.

OPERATIONS

Facilities administration and maintenance operations are largely based out of a 2,800 square foot facility located at the Public Works complex. Facilities Maintenance operates out of the General fund with a $750,000 budget. Work is tracked through a web-based work order system called Dude Solutions. Work orders are submitted by the departments that use and occupy City buildings and from Facilities Maintenance staff that perform routine inspections. Administrative staff logs all completed work according to various crafts for reporting purposes.

CAPITAL/MAJOR EXPENSES

The Facilities Maintenance shop was built in 2000. Over the last couple of years, we have been fortunate to make some needed updates and improvements. There are few City buildings that are at the end of their life and merit serious consideration due to the cost of replacement:

1. City Hall – this facility was built in 1904 and housed police, fire, and public works operations. Over the last hundred years there were building renovations the occurred during the 1950s, 1970s, and 1990s. There are significant maintenance and remodeling work that will need to occur in the immediate future.

2. Atlantic Recreation Center – this facility was built in the late 1950s with portions of the complex added around 2010. The administration building and auditorium are tired and need updating or replaced. Maintenance costs continue to rise due to the age of these buildings.
3. Martin Luther Recreation Center Complex – this facility was also built in the late 1950s with portions of the complex added around 2015. The administration building and auditorium are tired and need updating or replaced. There have been discussions of combining the two recreation complexes if and when there is consensus to build new recreation complex.
4. Peck Center Complex – this historically significant facility was built in 1927. It was abandoned for a number of years and was re-opened after major renovations that occurred in the 1990s. Due to the age and size of the complex, this center needs constant maintenance and repair. The largest immediate need is the repointing of the original brick façade. Due to the substantial cost for this project ($1,500,000), staff has applied for various state grants.
5. Fire Station 2 – this facility was built in the late 1970s. As the need for fire services has grown, so has the need for a larger operations base. Initial plan was to make a small renovation once the airport station is built and convert Station 2 to Ocean Rescue headquarters.

REVIEW

The Facilities Maintenance Division has grown in responsibilities and maintenance approach in recent years. One of the major changes that we continue to work on is the transition from a reactive and passive facilities maintenance approach to a more proactive facilities management platform. This department is often the catch-all for any work that doesn't fall within a specific department's responsibility. The volume of work performed by the department is at an all-time high. Some serious consideration and planning regarding the renovation or replacement of some of our older, tired facilities need to occur. The Facilities Maintenance Division prides itself in our work ethic and progressive outlook, and we look forward to the continued service to our fellow departments and the citizens of this community.

STRATEGIC SUMMARY – SANITATION DEPARTMENT

INTRODUCTION

The Sanitation Department is responsible for the pickup, transport, and disposal of garbage, recyclables, and yard debris. The Sanitation Department operates as an enterprise fund and works from a $2,500,000 annual budget. Sanitation services are provided to approximately 6,000 residential and 500 commercial accounts. Sanitation Department is cash positive and provides annual contributions to the general fund.

PERSONNEL

The Sanitation Department has no City employees on staff, although City employees provide administrative support for the sanitation fund.

OPERATIONS

The bulk of operations are outsourced to a sanitation services provider through a franchise agreement. Our current service provider is now Waste Management, who just acquired Advanced Disposal. Billing of sanitation services is conducted by City staff. The charge for sanitation services is combined with the monthly utility bill. The costs for sanitation services to the end user are the charges from our hauler plus a 10% franchise fee. This fee provides the revenue that compensates Utility Billing for billing services and the Maintenance Department for the oversight of the franchise agreement.

CAPITAL/MAJOR NEEDS

There are no outstanding capital projects for the Sanitation Department but there are challenges that need to be addressed:

1. Our historic downtown has seen substantial growth over the last 20 years; however, the way we handle garbage has vastly remained unchanged. The compact footprint of the downtown businesses makes the storage and access to garbage containers a challenge.
2. Our yard debris program needs improvement. Our existing means of disposal is the loose placement of yard debris in piles along the right-of-way. This causes storm drainage issues and contributes to illegal dumping. Yard debris abuse and a reliable pickup schedule is one of our bigger challenges within our sanitation program.

3. We currently provide residential garbage pickup twice a week. Once commingled residential recycling became part of our program, recycling tonnage increased by over 400%. Since then, the need for twice a week garbage pickup has been challenged, especially as traffic and congestion continue to increase.

REVIEW

The City's sanitation provider makes approximately 100,000 service points a month. There is no active service that the City provides that touches each resident more than sanitation. One of the more dangerous jobs in the country is that of a sanitation worker. Industry trend is to transition to automated side load trucks and away from the rear load trucks. Rear load trucks require additional personnel to operate. Additionally, rear load trucks are more dangerous to operate, as the collectors stand on the back of the truck as the truck is driven from one service point to the next. As the community continues to grow, so do the challenges for sanitation services. Transport continues to be an issue as development and traffic congestion increases. With the nearest landfill an hour away from Amelia Island, disposal of trash and yard debris takes up a significant part of the day. We have been partnered with Advanced Disposal for over 15 years and the partnership has largely been successful. Waste Management recently acquired Advanced Disposal and we look forward to working with Waste Management on areas for improvement.

City of Fernandina Beach
Police Department

Chief James T. Hurley
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STRATEGIC SUMMARY

INTRODUCTION

The Police Department is operating smoothly within a generally turbulent social environment. We have no immediate concerns for additional personnel. We have strong operational guidance led by our senior management staff, as well as consistent policy directives informed by best practices and constant peer review. We have also managed building maintenance well over the past twenty years and anticipate very few capital projects of any size in the near future. Our most pressing annual purchasing issues, fleet and technology, is well-managed and is adequately handled in the annual budget process.

PERSONNEL

Inadequate law enforcement staffing promotes complex organizational trouble, including concerns about officer safety, poor training, increased civil liability, declining morale and related stress, sick time abuse, and the likelihood of personal injury and property damage. Similarly, gaps in supervision set the tone for ineffective checks and balances.

It is management's job to anticipate the economic climate relative to crime trends, organizational culture, strengths and weaknesses of the department, expectations of the community for the prompt and competent delivery of services, and to work within the blueprint of a financial budget to accomplish organizational goals. In a difficult economy it is critical that budgets reflect this thinking with staff reductions when appropriate and other strategic measures that strike a balance between efficiency and risk

We are continuing to react to economic conditions, having recently increased our workforce strength after a decade of downsizing and budget cuts. Meanwhile, law enforcement accreditation remains a high priority as we work to maintain sound, defensible policy guidelines and adopt best practices from proven examples and current court mandates. Next month we expect to be re-accredited for a sixth consecutive 3-year accreditation cycle.

OPERATIONS

Attentive management means that we are immediately responsive to complaints and concerns that regularly present in the Police Department lobby unannounced, as many as 4 or 5 each day, and from countless other internal and external sources, to include community leaders and elected officials. When addressed quickly and positively these first impressions provide a level of customer service that brings credibility and respect to our agency. In fact, our own mission statement is grounded in our core belief in service orientation.

It is important also to recognize that the impact of technology and the speed with which information is shared, assembled and distorted provides both opportunity and challenges. We have little choice but to engage the world we live in and to positively affect outcomes when possible. For this reason, we actively monitor and participate in social media and provide timely press releases when necessary.

Failing to anticipate and make incremental changes over time creates a potentially volatile condition that usually forces sudden, drastic changes in staffing and organizational design. These types of decisions often lead to serious and negative spikes in criminal episodes, an emphasis on reactive approaches rather than problem solving, a general decline in performance, bad behavior by employees, a poor public image, lack of community support and confidence, and a variety of other negative consequences. A poor economy is bad news enough without adding problems like these, especially if they can be avoided through proper long-term planning. The global health pandemic has presented the most recent obstacle to local law enforcement. The randomness of hurricane season and the potential for devastating impacts provides additional stress on public safety.

For these reasons, we reduced staff during a prolonged stretch of difficult years, from thirty-five (35) sworn police officers in 2004, down to thirty (30) sworn police officers by 2014, a number not seen in several decades. Similarly, we reduced discretionary spending by several $M during that timeframe. We also negotiated an MOU with the sheriff's office for dispatch services, eliminating a major capital project costing more than $1M (CAD/RMS), while also reducing full-time staff by another six (6) positions. We recently embarked on other cost-saving measures by partnering with the NCSO to address both tactical responses and narcotics enforcement throughout the county, significantly reducing costs associated with staffing, equipment, and training.

Our recent collective bargaining agreement with the police union created the rank of Police Corporal, which will provide another level of supervision and accountability. Our sworn staff is currently budgeted at thirty-seven (37) and we have no plan to ask for increased staffing the near future. Our response time to emergency calls remains exceptional, and we recently assigned a traffic specialist to focus on the increased number of traffic complaints within the city.

It is difficult to correct a runaway budget trend. Analysis of the eight-year Police Department budget trend from 1999 through 2006, confirms an average annual increase of nearly $325,000. During that period, the budget more than doubled, from nearly $2.2m to over $4.5m, potentially handcuffing police operations well into the future. Since 2006, the Police Department budget has been primarily affected by outside forces, such as dramatically increased health care costs, pension benefits, and workers comp rates. Still, the current Police Department budget trend since 2006 reflects strong fiscal responsibility and provides a very favorable comparison to our budget history. In fact, the 2006 police department budget ($4,519,000) compares favorably with the 2016 budget of $4,592,000, as well as the entire ten-year budget trend.

Our service calls, however, have increased incrementally as the City has grown in population through development, annexation opportunities, tourism, and a better economic outlook. There are important reasons why we have been able to systematically reduce our staff over time, not the least of which involves attentive management oversight and discipline, primarily with respect to staffing, assignment-based and cost-effective training, the judicious use of overtime, police and civilian volunteers, and proper vehicle purchase, retention and maintenance. Of course, similar action may be necessary in the future, or other options considered, if economic burden dictates.

Meanwhile, we have seen a transformation in societal attitudes from those before the turn of the century which have had profound effects on criminal law and court proceedings. We are fully engaged in an ever-growing and complex legal mine field. We are also mandated to manage thecomplex nature of being politically and geographically isolated, while somewhat dependent on a set of circumstances beyond our control. This situation manifests itself in numerous ways, but ultimately suggests that we be prepared to be self-reliant. We have addressed these issues by being values-driven in our day-to-day operations. We have been technology leaders in the

state, the first in North Florida to deploy body-worn cameras, while our use of force policy is considered by many a model for emulation.

Although the Police Department is now tasked with a laundry list of non-traditional law enforcement tasks, and our calls for service volume has remained high or grown, we have been successfully reducing our serious crime numbers. We have seen dramatic increases in the number of mental health incidents, homeless contacts, and violent encounters over the past few years and this trend raises new concerns. We have added layers of enforcement and support without substantial financial impact by utilizing part-time employees like the Beach Rangers (6) and parking enforcement (1), and our unpaid Police Foundation Board, Police Auxiliary Corps volunteers, and our new Police Department Advisory Board.

CAPITAL/MAJOR EXPENSES

Although personnel costs make up a large percentage of our overall department budget, it is significant to recognize that we have been doing as much as possible to reduce our reliance on the general fund by actively seeking out revenue sources through federal forfeiture law and improved relationships with law enforcement and military partners.

We have worked closely with city staff to maintain our building and equipment. This year we plan some minor projects and repairs, including interior painting, HVAC replacement, lighting and roll-up doors (each budgeted at less than $25,000.00). Roofing was budgeted for two of our buildings in the past and those repairs have been made. The third building also needs a new roof, but we are waiting on a grant to be awarded, so that project may become a budget item next year if the grant application is unsuccessful.

We continue to look at new ways to improve our ability to deliver law enforcement services. We also look forward to many conversations related to community trust and transparency, additional mutual aid agreements, annexation options, labor contracts, state and federal grants, organizational design issues, succession planning, tourism-driven revenue options, new technology impacts, law enforcement leadership, community involvement, and many more topics of concern.

As I am currently in my final few months as police chief, succession planning remains one of my priority matters. I believe I have set the chess board so that the moves are obvious.

City of Fernandina Beach
Fire Department

Chief Harvey T. Silcox
tsilcox@fbfl.org

STRATEGIC SUMMARY

INTRODUCTION

Strategic planning is about change. Through this process, we can forecast key issues that will impact department operations in the next five years, and plan to address them effectively and efficiently. The objective of this plan is for all members of our department, administration, City Commission, and stakeholders to know those goals, and be able to operate in alignment with them. The Fernandina Beach Fire Department has been proudly protecting the "Isle of Eight Flags" since 1883. Although the department was formed initially for the purpose of fire suppression, present-day services also include emergency medical care, fire prevention, high angle/low angle rescue, confined space rescue, and ocean rescue.

PERSONNEL

The FBFD consists of one Fire Chief, two Deputy Chiefs, three Captains, three Lieutenants, six Engineers, and 18 Firefighter/Paramedics or Firefighter/EMTs. The Division of Ocean Rescue consists of one full-time EMT supervisor, and 30-50 seasonal lifeguards. Support staff consists of one full-time Administrative Coordinator. Our greatest internal strength is the professionalism of our personnel; a driving force that defines the Fire Department.

OPERATIONS

The FBFD operates out of two fire stations, twenty-four hours a day, seven days a week. The apparatus (engines, rescues, etc.) assigned to these stations are permitted by the State of Florida as Advanced Life Support vehicles, and can be used to perform both fire suppression and emergency medical response, as needed. Additionally, the Fire Department performs fire prevention inspections, commercial building plan review, site development plan review, and cultivates community outreach programming designed to protect lives and property by preventing fires, medical emergencies, and exposures to all kinds of hazards. Through the years, the FBFD has evolved in tandem with local population growth, increased beach tourism, new construction, large community events, hurricanes, and even global pandemics – all while continuing to serve as the first line of defense in historic preservation. The Fire Department is the only governmental entity, at any level, that is trained for - and must respond to - all different kinds of emergencies.

CAPITAL/MAJOR EXPENSES

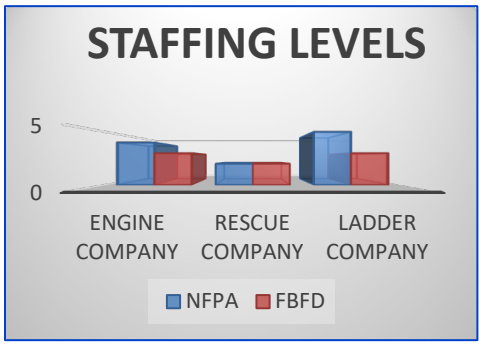
To provide an efficient, effective, and timely response to all hazards, the following potential weaknesses must be addressed. Each of these elements affects the life safety of first responders and citizens, while having local economic impact.

Staffing Needs - Fire

In complex incidents, there are many roles for firefighters to fill. Having the essential amount of personnel on the appropriate apparatus ensures that all the responsibilities of a call for service can be fulfilled as quickly as possible, to stop the escalation of an emergency. The chart to the right demonstrates the critical tasks and the number of firefighters required to perform those tasks on an emergency scene.

Task	Maximum Risk	High Risk	Moderate Risk	Low Risk
Attack Line	4	4	2	2
Search and Rescue	4	2	2	
Ventilation	4	2	2	
Back-Up Line/Rapid Intervention	8	6	4	2
Pump Operator	1	1	1	1
Water Supply	1	1	1	
Utilities Support	1	1	1	
Command/Safety	2	2	2	1#
Forcible Entry	*			
Salvage	*			
Overhaul	*			
Communication	1*			
Operations Section Chief	1			
Logistics	1			
Planning	1*			
Staging	1*			
Rehabilitation	1			
Division/Group Supervisors	2*			
High Rise Evacuation	10*			
Stairwell Support	10*			
Totals:	53	19	15	6

These numbers have been derived by extensive testing by United Laboratories during fire scene exercises. Current FBFD staffing levels remain minimal and do not consider absences due to earned leave, injury, or illness. This means that when any team member is not able to work, staffing levels dip below the essential level, placing the department in a position that does **not** meet NFPA Standard 1710. To meet NFPA 1710, the department needs to enact a plan to hire six additional Firefighter/Paramedics. This increase should take place in phases over a three-year period, and avenues of funding such as the SAFER Grant should be leveraged. This increase in staffing is also a key step in moving the City to a Public Protection Class 1 (meaning lower insurance premiums for stakeholders of the City). FBFD staffing levels have only increased by three personnel in the last *twenty* years.



Staffing Needs – Ocean Rescue

With beach populations and tourism steadily increasing, it is also imperative to continue developing and improving the FBFD Division of Ocean Rescue. This Division has a very limited pool of individuals to recruit from: lifeguards must be athletic, professional, friendly,

communicative, responsible, and mature enough to respond to emergency situations. Recruitment and retention of these individuals is negatively affected when positions in the division are only seasonal, with no chance of year-round employment. The City Commission must establish their expectations and funding priorities for this division. Year-round lifeguard coverage for the beaches needs to be considered, but collaboration of ideas for this service should be discussed at length.

Facility Needs – Fire

The precise placement of fire stations is required to meet National Fire Protection Association standards, the Commission on Fire Accreditation International recommendations, and the City's comprehensive plan. In keeping with our goal, the relocation and development of Fire Station 2 should remain a priority and be seen to completion. This station will provide much-needed training facilities with a classroom and props, providing firefighters space to continue their educations and practice firefighting/rescue techniques.

Facility Needs – Ocean Rescue

Additionally, having a centralized station where Ocean Rescue can operate close to the beach is imperative to the continued growth and success of the Division. The current facility in use on Elm Street is not ideal for this purpose. It is too far inland, and does not provide classroom space for academy students. Converting the current Fire Station 2 on John S. Robas Road (upon completion of the new airport facility) to a lifeguard hub would meet this strategic goal and utilize an existing City-owned facility with little to no additional cost to taxpayers.

UNIT	YEAR	MAKE	LIFE	ASSIGNMENT	REPLACEMENT COST
Engine 1	2016	Pierce	10 Years	Frontline / Station 1	$549,696
Engine 2	2020	Pierce	10 Years	Frontline / Station 2	$560,724
Engine 3	2008	Pierce	5 Years	Reserve / Station 1	$575,000
Ladder 2	2002	Pierce	25 years	Frontline / Station 2	$975,000
Rescue 1	2016	Dodge / AEV	5 Years	Frontline / Station 1	$280,000
Rescue 2	2017	Dodge / AEV	5 Years	Frontline / Station 2	$300,000
Rescue 3	2012	International / AEV	5 Years	Reserve / Station 2	$250,737

Apparatus Needs - Fire

The next essential apparatus in need of replacement is the most expensive of those deployed by the City: Ladder 2. This aerial device is a

vital part of keeping the City's Public Protection Class (PPC) at the current 3/3x classification, and is needed to continue the goal of reaching a PPC 1 for all residents and business owners. Financing this apparatus over a ten-year period is recommended to help the City obtain this much-needed replacement. With a life expectancy of twenty-five years, this investment will serve the City for a long time, and at minimal cost per year.

Apparatus Needs – Ocean Rescue

For our Division of Ocean Rescue, a very specialized fleet is required to provide emergency services to beach patrons, and must also be placed as a priority for replacement. Jet skis, UTVs and trucks must be rotated, as with all fleet. A plan to rotate Fire Administration vehicles into the Division of Ocean Rescue should be followed to reduce the cost of vehicle replacement, and to provide equipped and marked vehicles for this division, saving tax dollars. The department acknowledges that the apparatus used to provide Fire/EMS/Ocean Rescue services are expensive, and that these purchases require extensive planning, so the recommendations for replacement are not presented with improvidence.

2020 YEAR IN REVIEW

The COVID-19 pandemic was certainly the focal point of 2020 for the City of Fernandina Beach. From acquiring the appropriate personal protective equipment, assisting COVID patients, advising other City departments on quarantine protocol, echoing Department of Health public messaging, to now hopefully assisting with the distribution of vaccines - the FBFD has responded to each step towards change as the crisis unfolded. Prior to the pandemic, the department saw increased medical Q&A, the formal establishment of a relationship with a new Medical Director and Associate Medical Director, increased CPR education for citizens, a new Engine at Fire Station 2, and improved decontamination practices and compliance with research preventing cancer risks for firefighters. On the community level, FBFD hosted the Guns & Hoses Softball Tournament, participated in meal packing at Barnabas, raised funds for cancer patients, assisted pets in need of homes with the RescuersforRescues campaign, held a Beyond the Badges food drive at Southside Elementary, made quarantine cooking videos for the Council on Aging, and organized a parade for kids at home due to COVID school closures. All the while, our professional personnel continued to provide top-quality, advanced emergency response and care to the residents and visitors of the City of Fernandina Beach. We are committed to further enhancing the services we provide in 2021 and beyond, in support of our great city.

STRATEGIC SUMMARY

PERSONNEL

The Planning and Conservation Department consists of seven full time staff members, and one seasonal intern, depending on availability. Full-time positions include: Planning Director, two - Senior Planners, one - Planner I, one - Planning Technician, one - Administrative Coordinator, and one - City Arborist. Staffing is anticipated to remain at the current level unless there are significant annexations of unincorporated properties or major realignment of departments which would necessitate a headcount increase to accept additional areas of responsibility.

OPERATIONS

Daily operations consist of processing applications, invoicing, cashiering, plans review, and customer service inquiries by phone, email, or in person. Permit review and inspections for Land Development Code compliance is a primary daily function for staff. Responsiveness to public records requests and development inquiries is a focus of the departmental workload. Active management of the City's urban forest requires off-site contractor and homeowner coordination for permitting and inspections.

Staff workload involves management of four City appointed advisory and decision-making boards: Technical Review Committee (TRC) Board of Adjustment (BOA), Historic District Council (HDC), and Planning Advisory Board (PAB). In addition to the applicant and board level coordination, routine workload requires plan review, notice preparation (mailed, posted, published), agenda creation, and meeting set-up. Post meeting activities include generating finding of facts, meeting minutes, issuance of certificates of approval, and drafting ordinances or resolutions for City Commission consideration at future meetings.

Policy setting functions for growth and development of the community are predominantly carried forward by the Planning and Conservation Department. Staff planners work to research and draft legislation that aligns with the direction of the community as established by the City Commission. This work often involves public outreach functions and extensive community meetings to gain feedback and consensus.

Interdepartmental and intergovernmental coordination is a central function of this department to ensure there is shared understanding for procedural next steps and anticipated outcomes for

City services spanning multiple departments or agencies. Staff oversees the City's Conservation Land Trust Fund for acquiring additional public lands. This department supports ongoing stewardship efforts of public lands for annual reporting requirements. Staff provides support in drafting grant applications for conservation land acquisition, urban forestry management, and historic preservation needs.

Staff strives to improve interdepartmental relationships for downtown management activities and at the Bosque Bello Cemetery by assisting with coordination and training opportunities. The City's Arborist works closely with various departments to complete tree replacement goals and to maintain the urban forest while reducing hazards. The City has a robust Geographic Information System (GIS) that has recently been outsourced to the Nassau County Property Appraiser's office for daily management; however internal planning staff serve as the key drivers to accomplishing projects and establishing priority.

CAPITAL/MAJOR EXPENSES

Space Needs

Staff faces daily challenges in finding adequate meeting space, especially for the four staff members who share an office. Often this leads to numerous offsite meetings. As the City looks at future options for City Hall, meeting space should be prioritized.

Vehicle Purchase

Staff uses its small vehicle to complete daily inspections, on-site meetings, and to complete posted notice requirements for monthly board meetings and administrative decisions. The vehicle is shared with the City Arborist who is often on job sites for inspections, completes new tree planting activities, and works with crews on canopy maintenance. A future purchase for a new truck to haul trees, equipment, tools, water tank, and landscape supplies in support of the City's established planting goals should be budgeted.

Planning Funding Needs

Anticipated major expenses for this department include budgeted dollars to support drafting an updated vision statement, revising the 2045 Comprehensive Plan, and a major revision to its Land Development Code. Once complete, the City needs to invest in codifying the documents into Muni-Code for ease in access and document management. Future efforts or studies may include establishing neighborhood districts to address specific planning needs and community concerns and developing corridor visions with regulatory strategies for redevelopment along key arterial

roads such as Amelia Island Parkway, S. 14th Street, Sadler Road, and Beech Street. The City may wish to further its efforts toward public archeology through ordinance revisions.

Interdepartmental/Intergovernmental Funding Needs

Staff continues to work with Nassau County, State, and Federal agencies to create a Beach Habitat Conservation Plan. Funding should be considered to study whether there is adequate justification for establishment of a Conservation Impact Fee for future land purchases. Separately, funding should be considered for future study to determine whether a City collected Mobility fee multi-modal transportation improvements is justified.

Funding for updates to the City's Downtown and CRA guidelines are anticipated within the next year. The City's CRA Plan needs to be amended and populated with current projects. The City needs to consider a funding mechanism to support rehabilitation of its walkways and lighting downtown and extension of consistent surface treatment through its Community Redevelopment Area.

The 2016 Parks and Recreation Master Plan should be reviewed and updated in 2021. Within the next five years, the City will need to complete an update to its public tree inventory. Continued funding is needed to support multi-use trail opportunities including the "Schools to Downtown Trail" and the City's partnership with St. Mary's, Georgia for its anticipated water taxi service.

Grant Funding Considerations

A plat monument program should be considered to depict the 1811 grid of Old Town more clearly. The City should continue to fund the Historic Preservation Rehabilitation Assistance Grant and fund a façade grant program for properties within the 8th Street Mixed Use Overlay to further reinvestment within these areas. The City may wish to consider a separate special fund to support acquisition of historic and cultural assets in preventing demolition and loss of uniquely Fernandina Beach resources.

Infrastructure Expansion Considerations

The City's municipal boundary growth is dependent upon annexation. This occurs largely through water and wastewater line extensions. As properties become contiguous to the City boundary line, they are then incorporated. The resulting boundary becomes confusing for most citizens as well as City and County staff. To create a more logical municipal boundary, the City should consider infrastructure expansions in its water and wastewater lines. Service extensions would make

services available when redevelopment occurs or the inevitable septic failure by providing a connection option to owners.

2020 YEAR IN REVIEW

Despite the challenges of Covid-19 and staff turnover, the Planning and Conservation Department had a very successful year. Staff continued its 2019 effort to update the City Future Land Use Map and Zoning Map by removing conflicting map layers and adding conservation lands where appropriate. Working with the building department, staff provided leadership and guidance in its 2020 Floodplain ordinance updates. Staff prepared its list of properties of concern within the existing historic district and included several properties outside the existing boundaries. The Commission should consider action to incorporate properties of concern into its historic district to protect these cultural and historic resources. The Amelia Island Museum (historic jail site) officially became part of the Historic District in May.

The City worked with the Northeast Florida Regional Council to update its Comprehensive Plan specifically to address legislative mandates for Water Facility Supply Plans, Seasonal Population, and Peril of Flood. Staff completed several impactful code amendments related to tree protection and calculation of building height and building encroachments. Minor code changes to support its historic districts and follow through on Commission directed action items were also completed. Additionally, staff coordinated a successful transition 100% paperless plans and permit review and continues to coordinate scanning of older development plan and board files.

Wrapping up the year, staff finalized its mapping for water and wastewater annexation agreements which led to several significant annexations totaling 43.32 acres of land. A joint interlocal agreement for annexation has been drafted and is ready for City and County Commission review at its next joint planning meeting. The end of the year is marked with the kick-off of a state funded study for 3D laser scanning of Old Town which will serve to inform design guidelines and code amendments in 2021. Over the past year the City acquired 18.60 acres of land and completed two management plans while working in partnership with the North Florida Land Trust and managing an outstanding matching fundraising opportunity from a private donor generating $208,960.00. A final accomplishment is found in tripling new tree plantings in each of the two previous years bringing this year's total to just over 120 trees throughout the City.

STRATEGIC SUMMARY

INTRODUCTION

The building department has made significant changes in its operations related to personnel, operating systems, and equipment, which have resulted in higher level of services to the building community and citizens. By creating and adopting higher standards, we provide more protection for properties and people. We have plans to enhance these services further over the next five years.

PERSONNEL

Prior to 2018, the department operated with a Building Official, a Deputy Building Official, a Plans Examiner, administrative assistant, two permit technicians and 1.5 staff assistants. The support staff was expanded to include two full-time staff assistants, a CRS Coordinator/Office Manager and a full-time IT position (not yet filled). The Deputy Building Official retired in 2019.

Due to the difficulty hiring licensed inspectors, we hired two provisional inspectors from within the City. Both have since acquired licensure and are conducting residential, commercial building, residential and commercial plumbing, and mechanical inspections. Residential and commercial electrical inspections and commercial MEP plans reviews are performed by the Building Official. A new MEP Inspector/Plans Reviewer will be onboarded January 2021. Our Senior Plans Examiner has assumed the role of Deputy Building Official. The City of Fernandina Beach has seen an extreme increase in both residential and commercial building. This year, we add a Senior Plans Examiner and Inspector I to handle the increased workload. Administrative staff is cross trained in permitting, business permits, public records requests and daily balancing.

OPERATIONS

The building department is responsible for permitting, plans review, inspections, floodplain administration, the Community Rating System (CRS), Building Code Effectiveness Grading Schedule (BCEGS), Local Business Tax Receipts (LBTR) and other business permits, and public outreach. Our goals for the next five years are outlined below.

Implement Customer Service Initiative (CSI) System *(Timeframe: 2021)*

The goal of this initiative is to include the building department as part of the construction team, working together with customers to decrease the length of time needed for construction, reducing its the impact on City residents. We plan to implement scheduling of time-specific inspections and advanced customer service for new single family, commercial, and multifamily construction.

CRS Improvement *(Timeframe: over the next five years)*
The City participates in the National Flood Insurance Program (NFIP) and the Community Rating System (CRS). We are currently a Class 6, which provides a 20% cost savings on flood insurance for properties within a Special Flood Hazard Area (SFHA). We are working toward a Class 1 within five years. City and Nassau County staff formed a Program for Public Information (PPI) committee to review outreach efforts and modify them according to CRS requirements. The department plans to provide flood protection assistance for properties, add GIS mapping layers to assist the building community with base flood elevation, review regulations and ordinances for revisions for consistency and improvements to facilitate CRS goals. We will ensure plans reviews are consistent with CRS requirements, attend EOC tabletop exercises, and identify floodplain areas for potential conservation in line with City Commission conservation efforts and goals.

ISO Building Code Effectiveness Grading Schedule (BCEGS) *(Timeframe: 2022)*
The Insurance Services Office (ISO) Building Code Effectiveness Grading Schedule (BCEGS®) assesses building codes and amendments adopted in a particular community and evaluates that community's commitment to enforce them. FEMA utilizes BCEGS grades to rank and prioritize mitigation funding. This rating provides homeowners and business owners savings on building insurance. Currently, the Building Department's BCEGS grade is 3/4 (Commercial/Residential). A minimum BCEGS grade of 4/4 is required for the City's CRS score to be a 4 or better. To improve the score, the department must meet training and certification requirements, enhance electronic permitting, reduce the number of daily inspections per inspector, and provide outreach to the building community and citizens. We are in the final stages of the Building Permit Fee Study, which also helps determine the City's grade.

Obtain International Service Accreditation (ISA) *(Timeframe: over the next five years)*
ISA Accreditation is a formal third-party recognition by the International Building Code Council. Benchmarks include specified requirements for timeliness, accuracy and customer service, a voluntary review of the department and assurance that the department meets established quality standards. Only 25 building departments worldwide have this accreditation. This standard of excellence will showcase the building department's increased efficiency and higher levels of customer service, while benefitting citizens with lower insurance premiums and enhanced life safety measures. Policies and procedures developed by the building department to ensure quality

customer service include monthly stakeholder meetings, management site-visits, a realtor assist program, express permits, quality assurance program, feedback and education opportunities.

Electronic Permitting

In 2019, the department started using Tyler Energov, an electronic permitting system. The system was brought online in phases to allow the department to identify and resolve system issues. In March 2020, all permits were moved to the electronic system as a response to COVID-19. We have evaluated the system and are working to reconfigure it for ease of use.

Equipment *(Timeframe: 2023-2026)*

The department purchased four new vehicles in Fiscal Year 2019/2020 for inspection personnel. Two vehicles in the existing fleet will require replacement in the next five-year period, which will be replaced with F-150's. The department plans to purchase a drone for aerial imagery, inspections of tall buildings, and damage assessments, which requires FAA training for staff.

Local Business Tax Receipts/Business Permits

The Building Official and Fire Marshal are the only two positions in the City that can close a business for life safety issues, identify change of use by State or Local Code, and determine occupancy. For this reason, the building department houses business tax receipts (LBTRs) and resort rental dwelling permits (RRDP), although we work closely with Code and the Fire Marshal. Additionally, our department issues permits for street performers, vehicle advertisement, vehicles for hire, and newspaper racks. We have improved business tax services through staff certification, including a Master Business Tax Official, a Certified Business Tax Official and three staff members who will be certified next year. Our department has many connections with different state agencies and work directly with them as needed. We meet business owners to go over the requirements to open or expand a business. As we upgrade EnerGov, businesses will be able to apply and renew business tax online and receive digital invoices.

Code Enforcement

Building staff enforces building code and local regulations from unlicensed contractors and job site management to stop work orders and unsafe structures. Issues requiring escalation are referred to Code Enforcement for citation or the Code Enforcement and Appeals Board process.

CAPITAL/MAJOR EXPENSES

The building department is a special fund account, which may only be used for departmental support and services. The estimated costs shown in the chart below are covered through building permit fees. We plan to remodel the first floor of City Hall when a new City Hall is built to reconfigure for staffing, meeting space, and a place to offer classes. We are known for our open-door approach, but it comes with a cost. The two-year plan is to increase the business tax by 5% (as allowed by state statute) to help support the automation of EnerGov by 2023.

Type	Item	Estimated Cost	Timeframe
Improvements	Fee Study	$20,000.00	5 years
	ISA Accreditation (Consultant)	$90,000.00	Over 5 years
	Increase BCEGS Rating	$15,000.00	Over 5 years
	Increase CRS Rating (Consultant)	$150,000.00	Over 5 years
	ISO/CRS Outreach (PPI)	$50,000.00	Over 5 years
	CIS Program	$12,000.00	2021 – 2023
	Print for outreach	$20,000.00	Over 5 years
	Courses for Building Community	$25,000.00	Over 5 years
Equipment	F-150 replace Ford Escape	$35,000.00	2022-23
	F-150 replace Nissan Frontier	$35,000.00	2024-25
	IT Equipment Replacements	$97,400.00	2023-2025
	Drone/Certification/Registration	$30,000.00	2021
	Yearly EnerGov Updates	$500,000.00	2021-2025
Permitting	EnerGov upgrades	$125,000.00	Over 5 years
Personnel	PT Code Compliance Officer	$30,000.00	Yearly
Future Building	Remodel Space	$1,500,000.00	$300,000.00/year over 5 years

SUMMARY

While COVID-19 stopped or slowed many activities, our services have increased with the rise of construction and new business owners changing their focus to a productive online presence. With the wide variety of services offered by the department, staff has room to grow professionally and personally. We continue to protect property and people and provide support to our community partners.

City of Fernandina Beach
Code Enforcement Department

Ms. Michelle Forstrom, Director
mforstrom@fbfl.org

STRATEGIC SUMMARY

INTRODUCTION

Code Enforcement is a department that is typically misunderstood. Overall, people do not understand what Code Enforcement does on a daily basis, nor what enforcement responsibilities Code Enforcement is and is not responsible for. We would like to invite all of you to spend time with our staff, especially in the field, to gain a better understanding of how Code Enforcement Officers address violations and the people responsible for those violations through education, compassion, and fairness, with the goal of voluntary compliance. It would be our pleasure to have you ride along with us.

Code Enforcement's goal is to be a positive influence in the community; continue to encourage voluntary compliance; and to live, work, and play in a community that we can all be proud of. Code Enforcement's objective is to eliminate blight, promote property maintenance which improves property value, and educate the public with outreach events.

Code Enforcement staff maintains ethical standards and strives to be firm, fair, and friendly. Code Enforcement Officers strive to achieve a number of objectives. We work for the common goals of our profession and employer. We conduct ourselves as a model for the community and are accountable and accept professional and personal responsibility. We make decisions free from prejudice, honor the spirit and letter of the law, and safeguard the public confidence by conducting ourselves in a manner that maintains public trust.

PERSONNEL

Currently the Code Enforcement Department is staffed with one (1) full-time Code Enforcement Officer, one (1) full-time Administrative Coordinator, and one (1) full-time Code Enforcement Director.

The Code Enforcement Department is a customer service-oriented team, whose purpose is to fulfill the community's need for code compliance. A professional appearance and demeanor produce both respect and support from the community and co-workers. Part of being a

professional Code Enforcement Team is the ability to handle any situation with understanding, care, and concern. City of Fernandina Beach Code Enforcement Officers are encouraged to continue to obtain training and education in an effort to improve the process of reaching compliance. Certification and training courses are available through Florida Association of Code Enforcement (F.A.C.E.).

OPERATIONS

The Code Enforcement department uses various techniques to ensure compliance with our established Municipal code and Land Development Code, health and safety concerns, and property maintenance standards. Our goal is to obtain voluntary compliance from citizens, property owners, business owners, and visitors. Each case may be unique and a "one size fits all" solution does not always work.

The number of violations and the time it takes to achieve compliance requires staff to make efficient use of limited time and resources. The most efficient method is to obtain voluntary compliance from those property/business owners and residents who are found to be in violation of Municipal and Land Development Codes. Those cases where reasonable progress towards abatement of identified violations are not feasible shall be referred to the Code Enforcement and Appeals Board for legal enforcement action(s). In all cases, the Code Enforcement Department seeks to avoid code enforcement actions that result in the permanent loss of dwelling units except in cases where a unit was constructed in violation of the applicable zoning ordinance and/or building codes in place at the time or where a unit cannot be feasibly rehabilitated to meet health and safety requirements.

Several studies have shown that a good compliance program promotes increased land values, safer neighborhoods, and pride in ownership. Education of the public regarding applicable laws can be an effective tool in obtaining immediate compliance and a long-range solution to ongoing nuisances. Efficient code compliance is best accomplished by direct communication with members of the community through a variety of methods. These include reaching out via media, social and otherwise (Facebook, NewsLeader, Fernandina Observer, and the City of Fernandina Beach Website), mass mailings, and face-to-face discussion with property owners, tenants, business owners, and visitors.

CAPITAL/MAJOR EXPENSES

Our beautiful City is growing by leaps and bounds. As the City continues to see expansion of housing and commercial development and annexation of more property, ensuring effective code enforcement will be a priority. Both types of City growth will continue throughout the next five (5) to ten (10) years, at least. Code Enforcement will eventually need additional staff, including at least one more full-time Code Enforcement Officer to adequately serve our ever-expanding community.

Full-Time Code Enforcement Officer Salary	$40,000
Vehicle	$20,000
Uniforms and boots	$ 600
Tablet for EnerGov	$ 500
Training and Certification	$ 1,000
Cell Phone and Data	$ 750
	$62,850

Future Opportunities

Unfortunately, there will also be Covid-19 consequences. The possibility of an uprise of foreclosures and abandoned properties is a possibility in the near future. It would be prudent for the City to consider a "Vacant Property Registry". This would allow us to keep track of the properties and who is responsible for them. It would also bring in revenue albeit, not a fortune.

The City may want to consider an assistance program for property owners that have structural violations and no means for repairs. A fund can be set up using a fraction of collected lien amounts and the fees collected from the Vacant Property Registry. Low-income criteria would need to be met to qualify for this assistance.

Through a small inter-departmental committee of City staff an overhaul of the City Code of Ordinances will be conducted, removing inconsistencies, irrelevant laws, and contradictions in the code. Updating the ordinances to correspond with the Land Development Code instead of conflicting with it will be accomplished as well.

2020 YEAR IN REVIEW

During the shutdown of COVID-19 Code Enforcement continued to operate. Because of the hardships that resulted in the shutdown, Code Enforcement addressed violations that were reported from complaints only. The Code Enforcement and Appeals Board hearings were cancelled for three (3) months due to COVID-19. At the end of May 2020, Code Enforcement resumed standard procedure and began to catch up on past code cases that had been put on hold throughout the shutdown. It took almost three (3) months to get the case load caught up. There was an abundance of new cases after the shutdown due to lack of enforcement during that time frame. Our agenda has had many more cases than what we typically have. We continue to work with people who are attempting compliance. Compassion and understanding are important always, but even more so during these trying times. Code Enforcement has opened over five hundred (500) new cases and resolved over five hundred (500) cases. Our compliance rate continues to be well over ninety (90) percent.

The 10 Most Common Code Enforcement Violations:

- Yard vegetation is 12 inches or taller
- Yard is unkempt and/or has junk or debris that can be seen from the street
- Inoperable vehicles parked on private property (e.g., expired tags, no tags, broken down, flat tires, up on jacks, etc.)
- Illegal parking of boats, trailer, and RVs
- Structures in need of maintenance (this includes, but is not limited to fences, stairs/steps, porches, decks, buildings, etc.)
- Illegal signs
- Illegal dumping
- Miscellaneous trash violations
- Illegal short-term rentals
- Businesses operating without an LBTR (Local Business Tax Receipt)

In closing, Code Enforcement would like to encourage the City Commission to share your top ten (10) violations that you would like Code Enforcement to focus on. What codes would you like to see removed from the City's Municipal Code of Ordinances and Land Development Code?

City of Fernandina Beach
Streets Department

Mr. Rex Lester, Director
rlester@fbfl.org

STRATEGIC SUMMARY

INTRODUCTION

The Streets Department is responsible for maintenance of all rights-of-way throughout the City, which includes all paving, micro-surfacing, chip sealing, milling, hot patching, striping of streets, and cold patching. The department also performs tree care such as trimming, shaping, and removal of all hazardous trees throughout the City. Additionally, we build and maintain all traffic-related signage throughout our City, and assure that traffic signals are operating properly. We inspect and approve all paving, striping, handicap parking, curbing and sidewalks on commercial and residential development throughout our City. These are just a few examples of our responsibilities of our duties that are completed daily.

PERSONNEL

The Streets Department is staffed by ten full-time employees. Administrative support is provided, but the support is shared among other departments.

The most challenging issue facing this department is maintaining qualified personnel able to operate our vast amount of equipment, to place and build uniform traffic control signage, to work on and maintain traffic signals, and able to perform maintenance of traffic duties. Commercial drivers' licenses are required for staff. Obtaining employees that are qualified and diverse in this field is very challenging.

OPERATIONS

Streets Department operations are based out of the City Public Works yard, located at 1017 South 5th St. Fernandina Beach, which is shared with Fleet Maintenance. Our budget consists of $1,187,687.00 General Fund and $880,000.00 Capital Fund, and is used to improve and maintain all City rights-of-way. Our duties are created through a work order system, which tracks all time and materials for the year. From October to mid-December, we completed 180 work orders.

CAPITAL/MAJOR EXPENSES

Tree work maintenance needs to continue. This includes performing regular tree care and removal of dead and hazardous trees to the public along with re-planting.

Sidewalk with trip hazards continue to need replacing. We are adding new sidewalks throughout the City boundaries, in addition to adding new curbing and replacement of broken curbs throughout.

Paving, micro surfacing, and chip sealing should be completed yearly to allow the department to update its pavement analysis plan, which will allow the department to rebuild or repave streets that are graded at our below a grade of 60 or below.

We will need to continue to improve the existing striping of all crosswalks, stop bars, and double yellow lines related to vehicular traffic throughout the City, and striping of all City-owned parking lots. This greatly helps with public safety. This is just a few examples of our major future needs.

2020 YEAR IN REVIEW

The Streets Department has changed drastically over the past several years. Work expectations have grown greatly with all the new and planned subdivisions, businesses, and aging infrastructure along with residential residences throughout the City. As Fernandina Beach continues to grow, the Streets Maintenance Department expectations change. This department prides itself with our work ethic throughout the City on a daily basis. We look forward to meeting the challenges ahead of us.

City of Fernandina Beach
Parks and Recreation Department

Ms. Nan Voit, Director
nvoit@fbfl.org

STRATEGIC SUMMARY

INTRODUCTION

The City's Parks and Recreation Department runs the recreational facilities throughout the City. In the immediate future, it is important to make improvements to existing facilities and parks prior to the installation of new amenities. There are many deficiencies throughout the City parks system that need to be addressed, including the Atlantic Recreation Center, MLK Center, Ballfield Fences, Pools, Playground Equipment.

PERSONNEL

The Parks and Recreation Department consists of seven divisions: Recreation, Parks, Peck, MLK, Aquatics, Youth Program, Cemetery and Downtown. To maintain this operation, we have a total of 76 employees, 24 full-time, 40 part-time and 16 seasonal.

Our future plans include hiring two part-time recreation aides for the Atlantic Fitness Room. We recently began placing a recreation aide in the fitness room to ensure that the equipment is cleaned frequently, users are social distancing and equipment is being used properly and safely. The feedback from the citizens has been very positive and appreciative.

The department would like to transition from its current staff of five part-time maintenance positions that are responsible for cleaning facilities to two full-time maintenance staff. Since 2015, 21 part-time employees hired to clean parks and recreation facilities have resigned. The training, uniforms, and advertising the positions often due to the high turnover has cost the department time and money, and sometimes leads to holes in staffing. We feel that we can provide better job opportunities for long-term employees, have more consistency and better customer service to our citizens by changing these to full-time positions. Alternately, outsourcing is a possibility, as has been done in the past, but we found that it was not as efficient and did not meet the level of accountability we desire.

Currently, we have two full-time maintenance staff for the Bosque Bello Cemetery. The department is considering outsourcing maintenance of the cemetery at a cost of approximately $80,000 per year. If the City determines that outside contracting is appropriate, the immediate response for the preparation of funeral services and public assistance will be eliminated.

Additionally, we need a full-time Certified Pool Operator with lifeguarding and water safety instructor certifications to replace the current part-time position. Aquatics requires constant water sanitation and equipment monitoring, duties that are most efficiently and effectively achieved through an investment in on-going training and long-term commitment.

OPERATIONS

The Parks and Recreation Department is responsible for maintaining 23 buildings, 11 parks, Egans Creek Greenway, 48 beach accesses, 4 swimming pools, Bosque Bello Cemetery, the Amelia Island Lighthouse, 8 playgrounds, 4 tennis courts, 6 pickleball courts, downtown Fernandina Beach and other park amenities throughout the City.

The department has the following operations goals over the next five years.

- *Improvements to MLK Center pool:* There is an increased demand for aquatics programs in the City. The programming we offer at the MLK existing pool is limited by its depth and length. Modifying this pool will allow for more programming.
- *Fully utilize facility rental space:* The City has several vacant offices and classroom spaces at the Peck Center. By actively marketing unused space as rental spaces, the City can generate revenue for increased programs at the Peck Center.
- *Communicate effectively through social media*: Parks and Recreation Departments across the United States use social media like Facebook to allow citizens to gain more information about programs, operating hours, and special events. The department had a page previously, which was discontinued in 2016. Since that time, there has been a gap in communication between the department and citizens, which can easily be resolved by reinstating the Facebook page. Changes to activities, weather delays, lost and found items can quickly and easily be disseminated into the community and provide outreach to younger populations who receive most of their information online.
- *Improvements to the Peck Center Gym:* We currently average seven people per day at the Peck weight room and it is not cost effective to maintain the existing use of this facility. Modifying the Peck weight room into a multi-use exercise/training room would provide more opportunity for citizens of all ages to have access to more program options. With the increasing requests for instructed classes, this change would better benefit our citizens.
- *Showcase the historic Bosque Bello Cemetery:* The parks and recreation department would like to create a self-guided tour of the Bosque Bello Cemetery through the use of current technology. Much of the historic research has been completed, and the project would be a great way to allow

citizens to gain a sense of the City's history in a manner appropriate and respectful to the cemetery.

- *Clarify staff positions:* One of our most important goals is to evaluate the department's job descriptions and duties, and clarify the interdepartmental responsibilities for efficiency and consistency in customer service for our citizens. There is not a clearly assigned department assigned to certain responsibilities within the City's purview, especially related to sidewalks, storm water, parking lots, plumbing or anything in the rights-of-way.
- *Beach boardwalk plans:* Create a boardwalk plan that identifies and prioritized new installations and renovations.

CAPITAL/MAJOR EXPENSES

Below are the major expenses in the capital improvement plan for the next five years.

- *Replace all athletic field fencing:* The existing fences at Buccaneer Field, MLK Center and Hickory Street Park are dilapidated and clearly a safety issue. Estimated Cost: $250,000-$350,000
- *Atlantic Recreation Center renovation:* There are multiple options that should be considered for this facility. Some possibilities are as follows:

  1. Add a second story to the existing auditorium using the second floor as breakout rooms for meetings, programs and training;
  2. Add a second story to east building to provide office space and rooms for senior activities;
  3. Expand the aquatics facility with other water features, potentially repurposing the field behind the Atlantic Recreation Center;
  4. Renovate the men's and women's locker rooms.
  5. Expand the footprint of the Atlantic Auditorium.

  Costs for these projects could range from $350,000-$850,000.
- *Retro-fit remaining outdoor sports lighting to LED:*
  1. Central Park Tennis Courts 1 & 2, estimated cost: $60,000;
  2. Central Park Tennis Courts 3 & 4 (new installation to replace existing concrete poles), estimated cost: $82,000;
  3. MLK – Basketball Court/Horseshoes area, estimated cost: $62,000;
  4. Charles Albert Field, estimated cost: $120,000;
  5. Ybor Alvarez Softball Fields #1, #2, and #3, estimated cost: $635,000.

- *Renovate old locker rooms at Peck Gym for programming use and additional office space,* estimated cost: $175,000
- *Replace/refurbish large kiddie pool features at ARC and MLK,* estimated cost: $70,000
- *Install a restroom to North Beach Park,* estimated cost: $150,000
- *Installation of Bosque Bello Cemetery columbarium and repairs to historical monuments*, estimated cost: $1,400,000
- *MLK pool renovations*:
    1. Reduce main pool slope and maximum depth in order to make it more accessible for fitness classes and swimming lessons, estimated cost $135,000**;**
    2. Extend the length of the MLK pool by 5 feet to provide more opportunity for lap swimming, estimated cost: $170,000;
    3. Salt sanitation systems for both MLK and ARC pools, estimated cost: $70,000.
- *Replace the failing Central Park Playground equipment and enhance surrounding area*. Estimated cost: $500,000.
- *Repoint Peck Center to ensure the integrity of the existing historic structure*. Estimated cost: $750,000
- *Resurface the Sadler Road boardwalk that leads into the Greenway*. The existing structure is stable but has been damaged multiple times from felled trees. No cost estimate exists as of this writing.

INTRODUCTION

It is our mission at Fernandina Beach Golf Club to provide a well-groomed and inviting facility that the residents of Fernandina Beach can enjoy and take pride in. We aim to provide quality service, a fun and family atmosphere, along with a Country Club feel, at municipal course prices to all who live or visit our city. We empower our employees to enhance the experience of every guest to obtain the financial goals of the City of Fernandina Beach.

PERSONNEL

Our personnel is the key to the success of the Golf Department. Offering unprecedented customer service and knowledge of the game of golf is what we strive for in our staff. Our current staff is well-rounded in the game and gives the golfer a small-town experience. Due to COVID-19, we have not had the staffing levels we would normally have at this time.

Our Food and Beverage department currently has only 5 staff due to COVID-19. Our Food & Beverage Manager, Kristy Benjamin, has been a valuable addition to the management team. Her roots in Fernandina Beach help her book local events that would not normally be attracted to a golf course facility. We will be increasing staffing levels for the Toptracer facility. These positions will be tipped employees who will also assist with banquets and day to day operations of the F&B department.

The Maintenance department is currently understaffed by two part-time employees. It is difficult to find qualified maintenance employees. We have been lucky to keep our longstanding employees. David Younger came to the team two years ago as Superintendent. He has brought a wealth of experience and continues to make the property better and always improving playing conditions while staying within budget constraints.

The Golf Operations department is also understaffed. With uncertain economic times, we have been operating with limited staff while not sacrificing the customer experience. This will change as Toptracer becomes popular on the island. We will have a need for an Assistant General Manager in the near future. This administrator will help in all areas of the course, with a focus on

be driving golf sales and customer satisfaction.

OPERATIONS

Goals

- Maintain the golf course facility in the best condition possible given budgetary parameters.

Incrementally improve the property and stay within our operational budget, building on the progress we have made in the recent past. This responsibility falls on the Course Superintendent and the IGP agronomic team. We will further eradicate unwanted growth in the fairways and rough areas.

- Continue to make the green surfaces consistent healthy and full. We will improve the teeing grounds by trimming back trees to allow more sunlight and air circulation.
- Improve overall financial performance of the golf course operation. This is essential to the property. There are 3 main areas where we will focus on generating revenue.

Growth Areas

Food and beverage has been a focus area and there is still room for improvement. COVID-19 has hurt us immensely and we will need to actively pursue old and new clients alike once restrictions have been removed. Consumer confidence is essential to regaining our place in the market. We have kept a clean, sterile atmosphere in our restaurant area through the pandemic and will continue to provide post-pandemic.

Golf is the second area of revenue growth. Continuing to provide the best golf value in the area will help us grow the business further. Maintaining a strong membership base as well as attracting visitors to the area are our key goals. The pandemic has not hindered people from playing golf. It is a safe outdoor activity. In its inception social distancing was part of its makeup. We provide and safe and sanitized experience for the player.

Toptracer is the third area of performance. This is a new revenue source for the property. We have taken an underperforming and outdated area on the property new and exciting. Our hopes are this will be a fun activity for not only the locals, but the visitor as well. It creates an environment to relax, exercise and socialize all at safe distances. The food and beverage portion of this activity will help us achieve our revenue goals. Toptracer will give the golf course an additional revenue stream. The building and the software allow us advertising space. This stream

of revenue will be key to the area. Executing the marketing plan consistently will assist in meeting revenue goals. This plan includes but limited to:

- Local Hotel in Room Guides
- Local Resorts
- Print Media – Newspaper Local Periodicals
- Television Media
- Radio Media
- Partnership with AICVB
- Partnership with Florida's First Coast of Golf

CAPITAL/MAJOR EXPENSES

The top three capital expenses in the near future are:

- Bar/Kitchen Remodel
- Banquet Room Remodel
- Cart Fleet

The kitchen area of the clubhouse is 20 years old and so are the major appliances. The draft beer system is outdated and the bar atmosphere is not welcoming by today's standards. These upgrades will allow us to expand our menus as well as the events we will be able to attract.

The banquet room tray ceilings continue to sag. The ceilings and flooring are in need of an upgrade. We removed and replaced the ceilings in the restaurant area last year with an updated look and lighting. The flooring in the banquet area is also over 20 years old, which is a major disadvantage compared with other venues on the island.

The cart fleet will be four years old this December. Typically, carts are traded in every 48 months. This allows you to keep a clean, undamaged cart for the player and allows maximum trade-in value for the asset. As the car gets past this age, the cost of repair and maintenance increases and value goes down. With the next fleet, it would be my recommendation to go with an electric lithium battery vehicle, which will save on fuel and use little energy. It is both the economic and environmental choice.

City of Fernandina Beach
Fernandina Beach Municipal Airport

Mr. Nathan Coyle, Director
ncoyle@fbfl.org

INTRODUCTION

Below is a Strategic Summary for the Fernandina Beach Municipal Airport (FHB) for your review. I have drafted this report to provide an overview of personnel, finances, operations, and capital planning related to the Fernandina Beach Municipal Airport. During the past three years as Airport Director, I have endeavored to follow guidance established within the 2015 Airport Master Plan which provides the following mission statement:

Mission: *FHB is a coastal resort, general aviation airport, which is operated, maintained, and preserved for the benefit of the community and airport users.*

FHB continues to operate as a self-sustaining enterprise that, with three active runways, is attractive to its aviation users. According to a 2019 FDOT study, the airport provides for a $41M annual economic impact and is home to multiple aviation and non-aviation businesses operating on its 850 acres of property. FHB also partners closely with its non-profit aviation tenant associations who provide wonderful volunteer services to the community, aviation outreach and education, and scholarship opportunities for our youth.

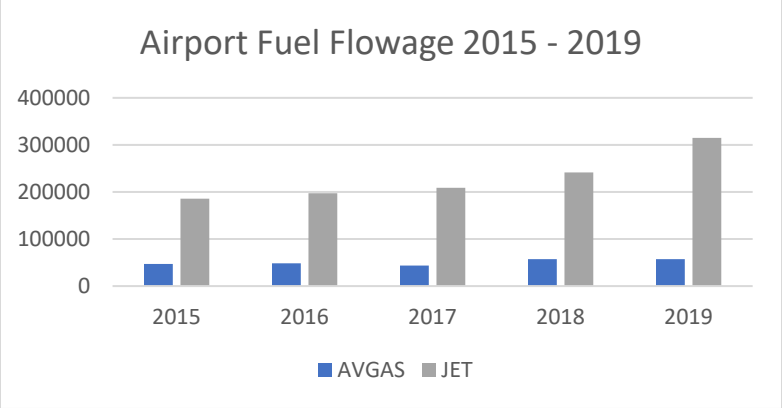
Finally, while 2020 has proven a challenging year for aviation, activity at FHB appears to be rebounding. This new fiscal year will be an exciting year for the airport with the undertaking of multiple projects that include the rehabilitation of Runway 4/22, construction of new airport-owned hangars, rehabilitation of the fuel farm, re-striping of Runway 9/27, recruiting new aviation business use of "Hangar B", finalizing plans for a public/private fire station, and supporting a private venture to construct new hangars available for purchase/lease. I couldn't be more excited to serve the City, Airport, and tenants at this important time in the airport's history.

PERSONNEL

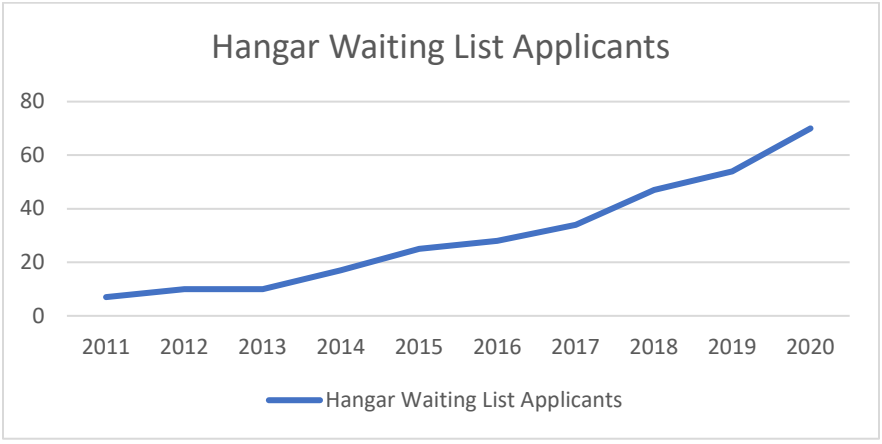
The airport enterprise is currently staffed by two full-time employees who are Nathan Coyle, Airport Director, and Robert Kozakoff, Airport Operations Manager. In FY20/21, a part-time administrative position has been budgeted to assist with administrative needs of the airport.

OPERATIONS

FHB currently serves an estimated 45,000 aircraft operations each year, is home to 56 based aircraft, and the airport owns/leases 52 small hangar units and 4 large box hangars. As a non-towered airport, fuel flowage and based aircraft are measures that can be used to track activity of the airport over time. FHB has seen a 60% increase in total fuel flowage over the past 5 years as shown in the figure below. This is primarily driven by increases in the sale of JET fuel. Due to the impacts of COVID-19, 2020 has proven to be a challenging year for aviation. The 2020 YTD fuel flowage, not depicted, is 40% lower than a YTD comparison to 2019.

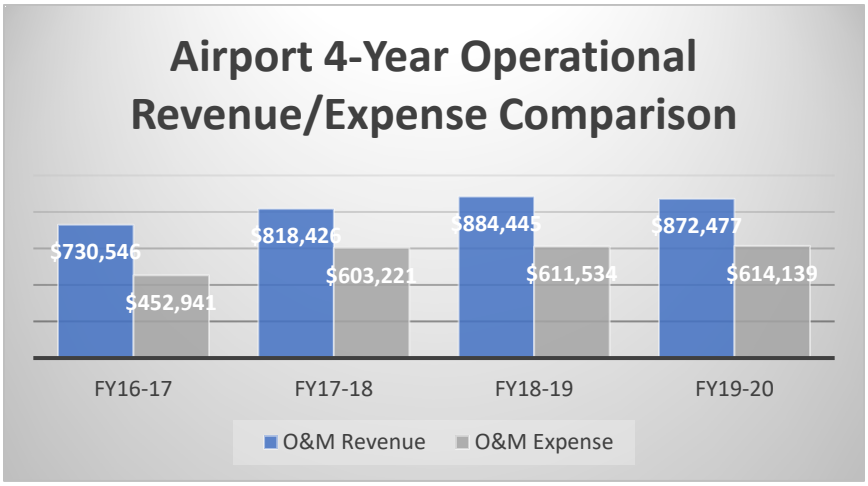


While FHB has consistently reported approximately 56 based aircraft, there has been no recent hangar development to support a growing demand for hangar space. As shown by the chart below, the hangar waiting list at FHB has grown dramatically in the past 5 years to its current length of 72 applicants. This waiting list does not reflect demand for storage of aircraft with larger wingspans as it is generally comprised of individuals seeking storage for smaller piston aircraft. Additional small and large hangar development would increase long-term airport revenue, support local aviation business activity, and provide a critical service to airport users.



FINANCIAL SUMMARY

Staff's recommended financial goals are to continue to operate a self-sufficient enterprise, to maximize revenue growth through aeronautical and non-aeronautical revenue sources, and to increase Airport reserve balance through annual revenue surplus to meet capital expense needs. The airport operates as a self-sufficient enterprise funded by aeronautical and non-aeronautical revenue sources, and through use of FAA and FDOT aviation grants to offset capital costs. The total operational revenues and expenses have remained relatively consistent in the past three fiscal years. Significant revenue growth in FY17-18, shown below, can be attributed to new agreements between the City and FBO as well as new ground leases at the airport. The notable expense increases in FY17-18 are primarily due to the addition of new annual debt for the airport terminal and hiring of a full-time Airport Manager. The chart below excludes grant revenue as well as capital expenditures. Operations revenue over expense is utilized each year for grant matches and capital expenses, and to build airport reserve balance for future projects.



Looking forward, the completion of six new hangar units in the current fiscal year and the expiration of FBO rent credits from the terminal construction, anticipated in 2023, will result in an estimated annual revenue increase of **$80,000**. Future hangar development will increase long-term airport revenue, but staff recommends that this be funded in a manner to protect the airport's ability to meet grant match requirements for maintaining critical infrastructure. Recently, the AAC discussed multiple funding methods for constructing new hangars through use of programmed FDOT grant funding, financing options and public/private partnerships, and these funding options will be discussed further with the City Commission prior to the next hangar project programmed for FDOT grant funds in State FY23.

CAPITAL/MAJOR EXPENSES

The airport's recommended capital goals include sustaining existing airport infrastructure in a condition that is safe for use and compliant with FAA/FDOT directives, investing in infrastructure to meet existing and future demand for services, such as aircraft hangars, while maximizing revenue growth to meet grant obligations, and supporting existing/future aeronautical business activity by assisting with facility development initiatives.

The airport's capital plan is established through close coordination with the FAA, FDOT, its stakeholders/users, input from engineering consultants, and with direction from the Airport Master Plan and Pavement Management Plan. The airport's capital strategy is, to the maximum extent possible, to leverage airport fund dollars against FAA and FDOT grant funds instead of funding projects through use of airport funds. It is therefore important that the airport continues to increase its reserve balance to meet grant match requirements for large-scale capital projects. A depiction of the airport's current 5-year CIP is shown below:

Project Title	Project Years	Estimated Cost	Potential Match	Grant Notes
Transient Apron Rehab	2021-2022	$1,259,000	$62,950	FAA & FDOT
New Hangar Construction	2022-2023	TBD	TBD	FDOT ($1M)
Fire Station Development	2022-2023	TBD	TBD	FDOT ($575K)
Twy A Rehab	2024-2025	$2,506,718	$250,671	FAA
Tractor Replacement	2024	$110,000	$110,000	None
Airport Fire/Rescue Vehicle	2025	$500,000	$100,000	FDOT
Hangar B/Taxilanes Rehab	2024-2025	937,500	$187,500	FDOT
Runway 13/31 Rehab	2024-2026	$3,782,920	$756,584	FDOT
Twy B Rehab – Design Only	2026	$166,680	$16,668	FAA & FDOT

There are a few important notes associated with this CIP:

1. FDOT has tentatively agreed to shift the airport's FDOT grant-supported runway from Rwy 9/27 to Rwy 13/31. This will significantly lessen the financial impact of the Rwy 13/31 rehabilitation project, however there will still be a substantial grant match requirement.
2. The airport match for hangar development is not reflected as this will be determined based upon the project scope and funding sources at a future time.
3. A funding source has not yet been confirmed by the City for the public/airport fire station.

Even with excellent grant support from the FAA and FDOT, the airport still must meet a substantial grant match component for projects on the 5-year CIP. Staff's recommendation is to therefore seek a balance of meeting growing hangar demand while protecting the airport's ability to meet the maintenance and rehabilitation needs of the airport.

City of Fernandina Beach
Stormwater Department

Mr. Andre Desilet, P.E., Director
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STRATEGIC SUMMARY

INTRODUCTION

The City of Fernandina Beach Stormwater Department was created by ordinance in 2012 (Ord. 2012-23) and operates as an enterprise fund. Management of the Stormwater Department was transferred from the Utilities Department to the newly created Stormwater Department in 2016/17 and dedicated staff was hired, including myself as the Stormwater Director. The stormwater utility fees included in the ordinance were updated in 2017 to provide an adequate operational budget and begin to address capital projects.

The City Stormwater is classified as a Municipal Separate Storm Sewer System (MS4) and is currently unregulated by the Florida Department of Environmental Protection (FDEP). Our Utility falls below the thresholds of Phase 1 and 2 of FDEP MS4 regulation, but may require annual permitting and reporting with future expansion of the program.

PERSONNEL

The Stormwater Department consists of 6 employees and is currently fully staffed. The Stormwater Director and a Staff Assistant make up the department administration, and a field crew of four is lead by our Foreman/ Lead Operator and our Heavy Equipment Operator. Both our Foreman and Heavy Equipment operator are certified Stormwater Operators (Levels 1 & 2) through the Florida Stormwater Association, as well as Certified Stormwater Erosion Control Inspectors through FDEP. The Stormwater Director carries these same certifications, and is also a Certified Floodplain Manager.

OPERATIONS

The operation of the department can be separated into several categories and our activities are detailed below:

Maintain

The primary function of the stormwater department is to maintain the existing stormwater infrastructure. Department staff routinely inspect pipes and inlets as well as responding to citizen inquiries. Sediment is removed with our vacuum truck. Our current Vacuum

truck is a 2007 was transferred from the Wastewater Department when it was replaced. We currently have a replacement unit in production for purchase this budget year. Stormwater staff inspect to evaluate needed repairs and address failures or issues. Staff utilizes the wastewater department TV truck to provide a detailed inspection and record of conditions.

The Stormwater Department funds the streetsweeper vehicle which was replaced in 2019. The Streets Department provides staff and operates the sweeper, which helps remove sediment and debris before it enters the stormwater system, reducing necessary maintenance.

Improve

The Stormwater Department has the responsibility to improve the City stormwater infrastructure by increasing capacity and expanding or installing new drainage systems where no drainage facilities exist. Water quality is a consideration in all improvement projects to reduce pollution entering our surface water. Improvements can be classified into three categories:

Tier 1 – Projects involve nuisance flooding, grading and swale construction, and drainage compliance issues.

Tier 2 – Projects involve expansion of existing drainage systems and addition of inlets or piping, standalone and infiltration systems, and addition of water quality measures.

Tier 3 – Capital projects and projects listed in the Stormwater Master Plan.

Review

The Stormwater Department reviews development plans for compliance with drainage requirements of the City Land Development Code. We also review residential and commercial building permit site plans for drainage, working in conjunction with the building and planning departments. Final inspections for compliance with approved plans are done by staff prior to approval. Stormwater staff and building department inspectors inspect erosion and sediment control on construction sites. Stormwater staff works closely with City Code Enforcement to address drainage compliance issues and resolve violations.

The Stormwater Department is in the process of producing a web-based guide and analysis tool to select and size drainage features for residential development and to promote understanding of the importance of those features for homeowners.

Promote

The Stormwater Department works closely with the building department to provide information in support of the Community Rating System (CRS) which incentivizes public outreach, education and strong building codes to reduce flood damage by discounted flood insurance rates for properties in the City. Stormwater staff coordinates with homeowner associations regarding operation and maintenance of private stormwater systems. The department promotes public awareness of stormwater pollution through outreach and education such as the graphic vinyl wrap applied to the street sweeper.

CAPITAL/ MAJOR EXPENSES

The City Stormwater Master Plan serves as a guiding document for our department. This plan was first developed in 1998 and was most recently updated in 2016. The Master Plan identifies problem areas, provides a conceptual plan and budget to address these issues. The Stormwater Master Plan (SWMP) identifies nine project areas with a conceptual plan and budget. The department works to complete these projects in-house where possible and pursue grant and cost share funding to enable larger projects to be competed. The following is the list of SWMP projects as well as other identified projects and large maintenance activities. The cost and funding source associated with each project are shown based on current projections:

Project	Description	Cost Estimate	Funding	Source	Outstanding
Area 1	N 15th st - Oak Marsh DR	$ 326,667.00	$ 412,000.00	SJRWMD	$ -
Area 2	Highland Drive	$ 498,706.00		City	$ 498,706.00
Area 3	Beech St East of 16th	$ 1,322,601.00		City	$ 1,322,601.00
Area 4	Beech St 9th-14th	$ 773,015.00		City	$ 773,015.00
Area 5	Alachua St	$ 1,322,601.00	$ 1,322,601.00	State/ FEMA	$ -
Area 6	Ash St to Elm St, 8th to riv	$ 2,038,584.00		City	$ 2,038,584.00
Area 7	Fir St to Gum St, 8th to riv	$ 1,284,784.00		City	$ 1,284,784.00
Area 8	Elm St, 11th to 13th	$ 981,492.00	$ 266,000.00	SJRWMD	$ -
Area 9	1st Ave, Allen to S. Casino	$ 555,202.00		City	$ 555,202.00
SWMP Project Total		$ 9,103,652.00		City	$ 6,472,892.00
Lisa Ave	Dry pond and pump statio	$ 503,000.00		City	$ 503,000.00
CIP linin	Annual allowance	$ 150,000.00		City	$ 150,000.00
Centre St	Railroad to river	$ 200,000.00		City	$ 200,000.00
Fir St	Water quality structure	$ 60,000.00		City	$ 60,000.00
Additional Project Total		$ 913,000.00			$ 913,000.00

Combined with the North Fletcher Ave drainage improvements that were omitted from the SWMP, we have completed three projects with grant funding totaling $1.58M, with an additional $1.3M grant funding in progress for the Area 5 (Alachua Street) project. While all outstanding projects are budgeted in the five-year capital improvement plan, grants and cost share funding will continue to be a major consideration for completing these infrastructure upgrades.

Future Outlook

The current field crew is experienced and well suited to maintenance efforts and completing many construction projects in-house. Additional manpower is necessary at times for larger construction projects and should be able to be coordinated with other City departments. Adding an additional superintendent position is a future consideration to assist with building permit review and inspection in order to allow the Stormwater Director to focus on project management and completing inhouse engineering design. This additional position would likely require the addition of one vehicle to the department.

The proactive approach in place to address stormwater makes department is well positioned to address the challenges faced by this community and to comply with any future regulatory requirements.