



**AGENDA
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
JULY 15, 2021
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

- 1. CALL TO ORDER / ROLL CALL / DETERMINATION OF QUORUM**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MEETING MINUTES**
 - 3.1 Approval of Minutes from the May 20, 2021 Regular Meeting.
 - 3.2 Approval of Minutes for the June 17, 2021 Regular Meeting.
- 4. OLD BUSINESS**
 - 4.1 **HDC 2020-0038 - RICHARD HIGGINBOTHAM, HALL INVESTMENTS INC., 231 N. FRONT STREET**
Certificate of Approval (COA) to demolish a primary structure. *(Quasi-Judicial)*
- 5. NEW BUSINESS**
 - 5.1 **HDC 2021-0021 - CITY OF FERNANDINA BEACH, AMELIA RIVER WATERFRONT STABILIZATION PARKING LOTS C & D**
Certificate of Approval (COA) for the Amelia river waterfront stabilization at parking lots C & D. *(Quasi-Judicial)*
 - 5.2 **HDC 2021-0024 - RENEWAL BY ANDERSEN, AGENT FOR ALAN & SARAH BURNLEY, 23 S. 7TH STREET**
Certificate of Approval (COA) to replace 2 windows size for size. *(Quasi-Judicial)*
 - 5.3 **HDC 2021-0022 - COTNER ASSOCIATES, INC., AGENT FOR STEVEN BUGG, 117 N. 3RD STREET**
CONCEPTUAL Certificate of Approval (COA) to demolish old additions, replace existing decks in the same location, new metal roof, repair/replace siding, repair/replace windows, add 336 sq. ft. carriage house. . *(Quasi-Judicial)*
 - 5.4 **HDC 2021-0023 - TODD KEMP, 511 ASH STREET**
Certificate of Approval (COA) to construct a 1,887 sq ft structure. *(Quasi-Judicial)*
 - 5.5 **HDC 2021-0017 - DRACE CONSTRUCTION, INC., AGENT FOR CHRISTINE STEWART, BLOCK 11, LOT 5 OF WHITE STREET**
Certificate of Approval (COA) for a new single family residence. *(Quasi-Judicial)*

- 5.6 **HDC 2021-0018 - MOSER DESIGN GROUP, AGENT FOR KERRIE CAMPBELL, BLOCK 7, LOTS 6 & 8 SAN FERNANDO STREET**
Certificate of Approval (COA) for a new single family residence and accessory structure. (*Quasi-Judicial*)
- 5.7 **HDC 2021-0019 - OLD TOWN PROPERTIES, LLC., 708 SAN FERNANDO STREET**
Certificate of Approval (COA) to remodel existing dwelling including replacement of all windows, change in roof pitch, and repave driveway with recycled brick. (*Quasi-Judicial*)

6. BOARD BUSINESS

- 6.1 **Brett's Waterway Café** (added at the request of Member Spino)
- 6.2 Windows Presentation by Andersen (Renewal Product)

7. STAFF REPORT

- 7.1 Staff Certificates of Approval - June 2021

8. PUBLIC COMMENT

9. ADJOURNMENT

NEXT HDC REGULAR MEETING IS SCHEDULED FOR AUGUST 19, 2021.

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



**MINUTES
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
MAY 20, 2021**

1. CALL TO ORDER 5:00

2. ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT

James Pozzetta

Benjamin Morrison (Vice-Chair)

Michael Harrison (Chair)

Froilan Esclusa (Alt 2)

Tammi Kosack

MEMBERS ABSENT:

Michael Spino

Teresa Duncan (Alt 1)

OTHERS PRESENT:

Tammi Bach, City Attorney

Sal Cumella, Historic Preservation Planner

Taylor Hartmann, Recording Secretary

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MEETING MINUTES

4.1 Approval of the Minutes for the April 15, 2021 Regular Meeting.

ACTION TAKEN: A motion was made by Member Kosack, seconded by Member Pozzetta to approve the minutes as presented.

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

Chair Harrison seated Member Froilan as a voting member.

Chair Harrison disclosed one ex parte communication with staff regarding all cases on the agenda. No other members disclosed ex parte communications.

City Attorney Tammi Bach explained the Quasi-Judicial procedures for approval and the denial process regarding variances.

Ms. Hartmann administered the oath for all parties that would be giving testimony.

5. OLD BUSINESS

5.1 HDC 2019-0042 - JOHN STOKES, AGENT FOR GEORGE & CYNTHIA CAIRNS, 1118 WHITE STREET

Amendment to a previously approved Certificate of Approval (COA) to change from wood framed screen enclosure at the rear porch to white aluminum framing. *(Quasi-Judicial)*

Mr. Cumella presented the case and recommended approval.

Member Pozzetta inquired about any potential trim or other additional changes. Member Kosack echoed this concern. Mr. Cumella confirmed that there would not be any additional changes made.

Public Hearing was opened and closed with no parties wishing to speak.

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Morrison to approve HDC case 2019-0042 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2019-0042, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Fernandina Preservation Design Guidelines to warrant approval at this time.

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

5.2 HDC 2020-0038 - RICHARD HIGGINBOTHAM, HALL INVESTMENTS INC., 231 N. FRONT STREET

Certificate of Approval (COA) to demolish a primary structure. *(Quasi-Judicial)*

Mr. Cumella presented the case and recommended continuation to a date certain of July 15, 2021.

Members asked for further clarification on which portions of the structure are currently being requested to be demolished.

Richard Higginbotham, 231 N. Front Street, owner, spoke about the current layout of structural features and the items being requested for demolition are not historical in nature. Mr. Higginbotham stated that if the building was not granted a permit for relocation by the end of July 2021, he would withdraw his offer to give the building to the City.

Public Hearing was opened and closed with no parties wishing to speak.

ACTION TAKEN: A motion was made by Member Kosack, seconded by Member Morrison to approve HDC case 2020-0038 with the conditions that later additions to north and east elevations only are to be removed and recycled/salvaged, and that the demolition of the body of the historic structure is NOT approved at this time and that extra care must be taken not to damage the historic main portion of the building; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2020-0038, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Community Redevelopment Area Design Guidelines to warrant approval at this time.

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

6. NEW BUSINESS

6.1 HDC 2021-0010 - HAL LONDON, 19 S. 6TH STREET

Certificate of Approval (COA) to install a pool in rear yard. *(Quasi-Judicial)*

Mr. Cumella presented the case and recommend approval.

Member Kosack inquired about the use of new or existing fencing.

Hal London, 19 S. 6th Street, owner, spoke about his proposed plans and objective to create a relaxing

outdoor space.

Member Pozzetta inquired about the use of pervious pavers. Mr. London confirmed that in order to not exceed the 60% impervious surface ratio, he would be using pervious pavers around the pool.

Public Hearing was opened and closed with no parties wishing to speak.

ACTION TAKEN: A motion was made by Member Kosack, seconded by Member Morrison to approve HDC case 2021-0010 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2021-0010, as presented, is 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.

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

7. BOARD BUSINESS

7.1 PRESERVATION REHABILITATION ASSISTANCE GRANT (PRAG) REVIEW

Mr. Cumella provided the Board with an overview of the grant itself and recommended approval for all applications.

Member Kosack inquired about the frequency and funding of the PRAG program.

Member Morrison spoke about being hesitant to provide grants to applicants that have already started work on their property (i.e.: The Book Loft). He stated that he was comfortable with approving \$2,000.00 per application.

Mr. Cumella clarified the financial parameters of the grant and that it is a zero percent interest loan.

Members agreed to approve 2 high priority applications tonight and review/discuss further applications at the June 17, 2021 HDC meeting.

ACTION TAKEN: A motion was made by Member Kosack, seconded by Member Esclusa to award Mr. Larry French, owner of the properties located at 125 S. 8th Street and 131 S. 8th Street, the Preservation Rehabilitation Assistance Grant in the amount of \$5,000.00 for each property.

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

7.2 SUPPORT LETTER FROM MAYOR LEDNOVICH REGARDING THE HISTORIC TAX CREDIT GROWTH OPPORTUNITY ACT (HTC-GO)

Mr. Cumella confirmed that Mayor Lednovich has submitted the letter of support.

8. STAFF REPORT

8.1 Staff Certificate of Approval - April 2021

9. PUBLIC COMMENT

No parties present to speak.

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10. ADJOURNMENT 5:55

Taylor Hartmann, Recording Secretary

Michael Harrison, Chair



**MINUTES
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
JUNE 17, 2021**

1. CALL TO ORDER 5:00

2. ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT

James Pozzetta

Benjamin Morrison (Vice-Chair)

Michael Harrison (Chair)

Teresa Duncan (Alt 1)

Tammi Kosack

Michael Spino

MEMBERS ABSENT:

Froilan Esclusa (Alt 2)

OTHERS PRESENT:

Tammi Bach, City Attorney

Sal Cumella, Historic Preservation Planner

Taylor Hartmann, Recording Secretary

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MEETING MINUTES

No minutes were presented for approval.

Chair Harrison disclosed one ex parte communication with staff regarding all cases on the agenda. No other members disclosed ex parte communications.

Vice-chair Morrison recused himself from cases: HDC 2020-0057, HDC 2020-0056, HDC 2021-0011, HDC 2021-0012, and HDC 2021-0013.

Chair Harrison seated Member Duncan as a voting member for all the aforementioned cases.

Chair Harrison stated that case HDC 2021-0016 would be the first case to be heard.

City Attorney Tammi Bach explained the Quasi-Judicial Hearing along with approval and denial processes regarding variances.

Ms. Hartmann administered the oath for all parties that would be giving testimony.

5. OLD BUSINESS

5.1 HDC 2020-0057 - COTNER ASSOCIATES, INC., AGENT FOR 302 CENTRE LLC., 302 CENTRE STREET

Final Certificate of Approval (COA) to demolish a primary structure. *(Quasi-Judicial)*

Mr. Cumella presented the case and recommended approval.

John Cotner, 1627 Atlantic Avenue, architect, was present to answer any questions.

Public Hearing was opened and closed with no parties wishing to speak.

ACTION TAKEN: A motion was made by Member Kosack, seconded by Member Pozzetta to approve HDC case 2020-0057 with the condition that a building permit be in place at the time of demolition; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2020-0057, as presented with condition, is 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.

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

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

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

Mr. Cumella presented the case and recommended approval.

John Cotner, 1627 Atlantic Avenue, architect, confirmed that the proposed project will be presented before the Technical Review Committee (TRC) for a second review on June 24, 2021. He also stated that the major change from conceptual approval was the enclosing of the service yard.

Member Kosack inquired about the knee walls in front of the windows. Mr. Cotner confirmed that they were part of the FEMA required flood barriers.

Public Hearing was opened and closed with no parties wishing to speak.

Members expressed appreciation for the scale and massing of the proposed structure.

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Spino to approve HDC case 2020-0056 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2020-0056, as presented, is 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.

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

6. NEW BUSINESS

6.1 HDC 2021-0011 - COTNER ASSOCIATES, INC., AGENT FOR CHARLES & BETH SMITH, 414 BROOME STREET

Certificate of Approval (COA) to enclose existing porch, add 88sf of porch, construct 178sf greenhouse. *(Quasi-Judicial)*

Mr. Cumella presented the case and recommended approval.

Member Kosack inquired about ways to distinguish between historical architecture and new additions designed to appear historical.

John Cotner, 1627 Atlantic Avenue, architect, stated that he felt that due to the size of the proposed plan, making any significant distinction between the original structure and the addition would not be appropriate in this circumstance.

Public Hearing was opened and closed with no parties wishing to speak.

ACTION TAKEN: A motion was made by Member Kosack, seconded by Member Pozzetta to approve HDC case 2021-0011 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2021-0011, as presented, is 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.

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

6.2 HDC 2021-0012 - COTNER ASSOCIATES, INC., AGENT FOR ARTISAN HOMES, LLC., BLOCK 11, LOTS 11 & 12 SOMERUELUS STREET

Conceptual Certificate of Approval (COA) to construct a 2 story home of approximately 2000 sq. ft. (*Quasi-Judicial*)

Mr. Cumella stated that because HDC 2021-0012 and HDC 2021-0013 are requesting conceptual approval and are very similar in design and style he would present them together. Staff recommended approval for both items.

Member Pozzetta inquired about possibly adding some type of articulation to clearly define the 10' visibility corridor.

John Cotner, 1627 Atlantic Avenue, architect, stated that the proposed designs were done in a way that reduced impervious surface coverage and preserved trees.

Public Hearing was opened and closed with no parties wishing to speak.

ACTION TAKEN: A motion was made by Member Spino, seconded by Member Kosack to conceptually approve HDC case 2021-0012 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2021-0012, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Fernandina Preservation Design Guidelines to warrant conceptual approval at this time.

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

6.3 HDC 2021-0013 - COTNER ASSOCIATES, INC., AGENT FOR ARTISAN HOMES, LLC., BLOCK 11, LOT 8 SOMERUELUS STREET

Certificate of Approval (COA) to construct a 2 story home of approximately 2000 sq. ft. (*Quasi-Judicial*)

Mr. Cumella stated that because HDC 2021-0012 and HDC 2021-0013 are requesting conceptual approval and are very similar in design and style he would present them together. Staff recommended approval for both items.

Member Pozzetta inquired about possibly adding some type of articulation to clearly define the 10' visibility corridor.

John Cotner, 1627 Atlantic Avenue, architect, stated that the proposed designs were done in a way that reduced impervious surface coverage and preserved trees.

Public Hearing was opened and closed with no parties wishing to speak.

ACTION TAKEN: A motion was made by Member Spino, seconded by Member Kosack to conceptually approve HDC case 2021-0013 as presented; AND that the HDC make the following

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findings of fact and conclusions of law part of the record: that HDC case 2021-0013, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Fernandina Preservation Design Guidelines to warrant conceptual approval at this time.

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

6.4 HDC 2021-0014 - MIRANDA ARCHITECTS, AGENT FOR TOM FLANNERY, 21 N.2ND STREET

Conceptual Certificate of Approval (COA) to construct new 2 unit and 3 unit residential townhomes. *(Quasi-Judicial)*

Mr. Cumella presented the case and recommended approval.

Public Hearing was opened.

Chip Ross, 210 N. 3rd Street, stated that this proposed plan would be next door to The Palace and expose to noise.

Public Hearing was closed.

Member Duncan questioned the proposed usage as compared to what was there historically.

Jose Miranda, 309 ½ Centre Street, spoke about wanting to both preserve the existing building frontage as well as provide parking for residents of the units.

Member Spino inquired about any potential sound proofing in order to mitigate exterior noise generated by surrounding businesses.

Mr. Miranda indicated that the preserved wall face will be reinforced with a shed type of roof.

Member Morrison pointed out the conflict of building heights between the LDC and the Downtown Historic District Design Guidelines. He also stated that he feels there is a trend of increasing building heights, and it should be carefully considered.

Member Spino stated that each case must be considered for its own merits and not set as precedent.

Chair Harrison stated that any noise issues should be dealt with at the source.

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Spino to conceptually approve HDC case 2021-0014 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2021-0014, as presented, is 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.

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

6.5 HDC 2021-0015 - ERNIE SALTMARSH, 231 FRONT STREET

Conceptual Certificate of Approval (COA) to relocate an existing waterfront building (231 Front St) to a city-owned parcel on the waterfront TBD. *(Quasi-Judicial)*

Mr. Cumella presented the case and recommends approval with the condition that the final site plan be approved at staff level.

Members agreed that they would approve an alternate location as long as it remained on the waterfront.

Michael Stauffer, 1417 Sadler Road, was present to answer any questions.

Member Morrison inquired about a prior conceptual approval for demolition. Mr. Cumella confirmed that the request for final approval will be heard at the July 2021 HDC Regular Meeting.

Public Hearing was opened and closed with no parties wishing to speak.

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member to conceptual approve HDC case 2021-0015 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2021-0015, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Community Re-development Area Design Guidelines to warrant approval at this time.

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

6.6 HDC 2021-0016 RICE ARCHITECT, LLC., AGENT FOR MICHAEL & SUSAN O'DONNELL, 214 S. 7TH STREET
Certificate of Approval (COA) to repaint exterior and add porch railings. (*Quasi-Judicial*)

Mr. Cumella presented the case and recommended approval with the condition that railings are no taller than 32 inches.

Chair Harrison inquired about potential conflicts with approving a 32" railing due to it being in conflict with the Secretary of the Interior Standards.

Member Morrison inquired about a 32" railing being in conflict with building code standards. Mr. Cumella stated that there are exemptions for properties in the Historic District.

Mark Akins, 961697 Gateway Blvd., agent for the applicant, offered to provide the Board with additional information, if necessary.

Public Hearing was opened and closed with no parties wishing to speak.

ACTION TAKEN: A motion was made by Member Spino, seconded by Member Kosack to approve HDC case 2021-0016 with the condition that the handrails are no taller than 32 inches; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2021-0016, as presented with condition, is 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.

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

7. BOARD BUSINESS

7.1 PRESERVATION REHABILITATION ASSISTANCE GRANT (PRAG) REVIEW

Mr. Cumella presented the current applications and recommended approval.

David Jones, Blue Heron Inn, withdrew his application.

Members agreed to approve funds for the applications from Deborah Connor (17 S. 7th Street), Robin Philips (102 S. 10th Street), and David Jacoby (28 N. 4th Street).

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ACTION TAKEN: A motion was made by Member, seconded by Member to award PRAG grants to the Connor, Philips, and Jacoby applications.

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

Mr. Cumella presented a Section 106 review on a dock in Old Town.

Chair Harrison commended members and staff for their community outreach efforts.

8. STAFF REPORT

8.1 THE ALLIANCE REVIEW - 2021 No. 1

Mr. Cumella explained the benefit of this membership.

Member Morrison asked about the Old Town Workshop that took place a few weeks before. Mr. Cumella spoke of the results and of any actions that could be taken.

9. PUBLIC COMMENT

No parties wished to speak.

10. ADJOURNMENT 6:55

Taylor Hartmann, Recording Secretary

Michael Harrison, Chair



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2020-38
JULY 15, 2021

Owner/Applicant:	Richard Higginbotham, agent for Hall Investments Inc., owner.
Property Address:	231 N. Front Street
Parcel ID #	00-00-31-1760-0006-0000
Current zoning:	I-W
FLUM land use category:	Industrial Waterfront
Existing uses on the site:	Office
FL Master Site File #	8NA01185
Year Built:	1926 (NCPA) 1926 (FMSF)
Contributing Status:	N/A
Requested action:	Certificate of Approval to demolish primary structure

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking approval to demolish a primary structure located within the Waterfront Community Redevelopment Area (CRA).

APPLICABLE GUIDELINES:

[SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION](#)
[CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE](#)
[WATERFRONT COMMUNITY REDEVELOPEMENT AREA \(CRA\)](#)

ANALYSIS:

The Nassau County property appraiser lists the year of construction of this industrial vernacular structure as 1926. There is a structure that appears on the 1926 Sanborn Fire Insurance Maps of about the same size, but is located slightly northeast of the current building's location. It is unclear if this is the same building that has been relocated. The structure definitively appears on the 1949 Sanborn Maps.

Originally used as an oil storage warehouse for Gulf Refining Company, this structure represents a typical industrial building found on the working waterfront in this period.

Staff has worked with two potential buyers of the property to relocate the structure since October 2020.. Although the applicant has diligently worked to attempt to find an alternate site for the structure, the application fails to comply with LDC Section 8.03.03.01 (C) and (D) to support its application for demolition. No structural engineering assessment has been provided and the structure has not been deemed unsafe for occupation in its current state. The applicant has indicated they are simply unwilling to provide said documentation and requests the board issue a finding absent the required materials. Therefore, the request does not meet Comprehensive Plan objective 11.08 and LDC Section 8.03.03.01 and must issue a recommendation of denial.

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, is substantially inconsistent with the Land Development Code, the Secretary of the Interior's Standards, and the Waterfront Community Redevelopment Area (CRA).

Staff recommends:

DENIAL of HDC 2020-38

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2020-38 **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 2020-38, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Waterfront Community Redevelopment Area (CRA) to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1	HDC 2020-38 Application
EXHIBIT 2	Wood Environmental Asbestos Report (August 31, 2020)
EXHIBIT 3	Photos
EXHIBIT 4	1926 and 1949 Sanborn Fire Insurance Maps
EXHIBIT 5	FL Master Site File 8NA01185

Respectfully Submitted,

Kelly N. Gibson, AICP
Director

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #5826

Date Submitted: 8/18/2020

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

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

Fees

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

Basis for Review

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

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

Application Requirements

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

Demolition

Choose all that applies.

APPROVAL TYPE*

Board Approval: Final

See Certificate of Approval Matrix for details

Previously approved case

PROPERTY INFORMATION

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

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

As recorded with the Nassau County Property Appraiser

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

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

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

Project Description*

We would like to remove the old office and warehouse, located at 231 North Front St. in Fernandina Beach. It has not been used in years, it was once the office office for Florida Petroleum Corp. and later rented to Walthall Oil. It has always been used as a petroleum company office, and has not Historical value. The tanks will remain, they are leased, and being operated by Port Consolidated as a commercial fueling Dock.

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

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

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

DOORS

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

WINDOWS

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

ROOFING

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

FASCIA/TRIM

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

FOUNDATION

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

SHUTTERS

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

PORCH/DECK

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

FENCING

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

DRIVEWAYS/SIDEWALKS

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

SIGNAGE

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

OTHER

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

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

Upload 1 Choose File No file selected	Upload 2 Choose File No file selected	Upload 3 Choose File No file selected	Upload 4 Choose File No file selected
Upload 5 Choose File No file selected	Upload 6 Choose File No file selected	Upload 7 Choose File No file selected	Upload 8 Choose File No file selected

Certification*



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



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

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

Applicant First Name*

Richard

Applicant Last Name*

Higginbotham

Today's Date*

8/18/2020



DEPARTMENT OF PLANNING & CONSERVATION

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

Acknowledgment and Waiver of Rights: Fernandina Beach CMT Hearing

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

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

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

PROPERTY OWNER

SIGNATURE:

NAME:

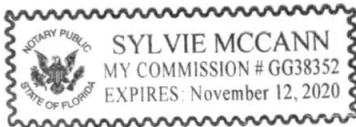
PROJECT NAME/ADDRESS:

Richard D. Higginbotham
Richard D. Higginbotham
231 N. Front St

STATE OF FLORIDA
COUNTY OF NASSAU

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

Witness my hand and official seal, this 8th day of September, 2020.



Sylvie McCann
Notary Public, State of Florida

SYLVIE MCCANN

EXP 11/12/2020

PROPERTY OWNER'S AGENT

SIGNATURE:

NAME:

PROJECT NAME/ADDRESS:

STATE OF FLORIDA
COUNTY OF NASSAU

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

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

Notary Public, State of Florida

August 31, 2020



Wood Environment & Infrastructure Solutions, Inc.
6256 Greenland Road
Jacksonville, Florida 32258
Phone: 904.396.5173 • Fax: 904.396.5703
www.woodplc.com

Mr. Richard Higganbothan
Hall Investments
59 Ponte Vedra Boulevard
Ponte Vedra Beach, Florida 32082
richard@hallinvest.net

Subject: **Report of Pre-Demolition Survey for Asbestos-Containing Materials**
Office/Storage Building Structure
231 North Front Street
Fernandina Beach, Florida
Wood Project Number 6783-20-5009

Dear Mr. Higganbothan:

Wood Environment and Infrastructure Solutions, Inc. (Wood) has completed the asbestos survey within/on the office building structure located at 231 North Front Street in Fernandina Beach, Florida. The survey included visual observations, material sampling, and laboratory analysis of suspect asbestos-containing materials. Our services were authorized by your acceptance of our work order. This sampling was performed on August 5, 2020, by Mr. James Marsh of Wood, a U.S. Environmental Protection Agency (EPA) accredited Asbestos Building Inspector, under the direction of our Florida Licensed Asbestos Consultant. This report presents the project background, material sampling procedures, and analytical results. Test results, professional licenses, and accreditations of the testing personnel are attached

Background Information

The purpose of the survey was to safely test accessible suspect asbestos-containing building materials within/on the existing structure for the presence of asbestos. This survey was performed in general compliance with the Environmental Protection Agency (EPA) NESHAP asbestos survey requirements. We understand that no previous survey of this type had been performed at the site. The samples were obtained by Mr. Marsh based on distribution and accessibility.

A description of the office/warehouse structure is as follows:

Exterior

Stucco
Metal Roof/Roll Roofing

Interior Building Materials

Floors: Carpet on Wood/12" Vinyl Flooring/Vinyl Sheet Flooring under Carpet
Walls: Wall Paneling/Drywall
Ceilings: 1' x 1' Fitted Ceiling Tiles (Three Types)/ 2' x 2' Ceiling Panels



Sampling and Analysis Procedures

We obtained 22 samples of suspect asbestos-containing materials as follows:

1' x 1' Ceiling Tiles: Smooth	2 Samples
1' x 1' Ceiling Tiles: Rough	2 Samples
1' x 1' Ceiling Tiles: Dimpled	2 Samples
Ceramic Wall Tile Grout	1 Sample
12" Vinyl Floor Squares	2 Samples
Drywall/Joint Compound	2 Samples
2' x 2' Ceiling Panels	2 Samples
Attic Cream HVAC duct Seam Sealant	2 Samples
Tan Vinyl Sheet Flooring	1 Sample
Brown Vinyl Sheet Flooring	1 Sample
Stucco Walls	2 Samples
Exterior Window Frame Sealant	1 Sample
Roll Roofing	2 Samples

The samples were analyzed by CEI labs using Polarized Light Microscopy (PLM) coupled with Dispersion Staining as outlined in the Environmental Protection Agency's (EPA's) "Method for the Determination of Asbestos in Bulk Building Material (EPA-600/R-93/116)."

Summary of PLM Results

Two (2) of the 22 samples were found to be Asbestos-Containing Materials (ACM) as defined by the EPA:

Sample No.	Sample Type	Location	Asbestos Type	Asbestos Percentage
16	Vinyl Sheet Flooring: Tan	Office	Friable	25% in Vinyl 2% in Tan Mastic
17	Vinyl Sheet Flooring: Brown	Office	Friable	25% in Vinyl 2% in Tan Mastic

Approximate extent of ACM:

Vinyl Sheet Flooring (Tan/Brown) 3 Offices and Entry Closet 600 Square Feet

Conclusions

Based on the sample analysis results, it appears that asbestos is present in the vinyl sheet flooring located under carpeting in three offices and in the entry closet.



Recommendations

We recommend that the vinyl sheet flooring be removed prior to demolition of the structure by a State of Florida Licensed Asbestos Abatement Contractor..

Qualifications of the Report

The findings included herein are based on information obtained during a site visit and from previous experience. If additional information becomes available, which might impact our conclusions, Wood requests the opportunity to review the information, reassess the potential concerns, and modify opinions, if warranted.

This report is intended for the exclusive use of Hall Investments under the terms and conditions of our agreement. Use of this report or reliance upon information contained in this report by any other party implies an agreement by that party to the same terms and conditions under which our services were provided. Furthermore, any use of this report by a party for purposes beyond those intended by Wood will be at their sole risk. These findings are relevant to the dates of our services and should not be relied upon to represent conditions at substantially earlier or later dates.

Wood appreciates this opportunity to serve as consultants to you. If you have any questions concerning this report, please do not hesitate to contact us.

Sincerely,

Wood Environment & Infrastructure Solutions, Inc.



James E. Marsh
Environmental Geologist
AHERA Inspector/Management Planner



John Stump, P.G., LAC
Qualifying Agent
Asbestos Consultant: Florida
License No. AX0000042

Appendix A: Bulk Sample Analysis Results
Appendix B: Surveyor/Laboratory Certifications
Appendix C: Photographic Documentation



APPENDIX A

BULK SAMPLE ANALYSIS RESULTS (PLM)

August 19, 2020

Wood Environment & Infrastructure Solutions
6256 Greenland Rd
Jacksonville, FL 32258

CLIENT PROJECT: 231 N. Front Street, 6783-20-5009
CEI LAB CODE: B204204

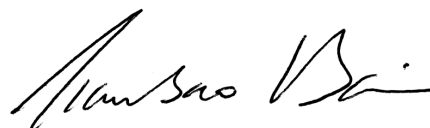
Dear Customer:

Enclosed are asbestos analysis results for PLM Bulk samples received at our laboratory on August 12, 2020. The samples were analyzed for asbestos using polarizing light microscopy (PLM) per the EPA 600 Method.

Sample results containing >1% asbestos are considered asbestos-containing materials (ACMs) per EPA regulatory requirements. The detection limit for the EPA 600 Method is <1% asbestos by weight as determined by visual estimation.

Thank you for your business and we look forward to continuing good relations.

Kind Regards,



Tianbao Bai, Ph.D., CIH
Laboratory Director



CEI

AMENDED

ASBESTOS ANALYTICAL REPORT

By: Polarized Light Microscopy

Prepared for

Wood Environment & Infrastructure Solutions

CLIENT PROJECT: 231 N. Front Street, 6783-20-5009

LAB CODE: B204204

TEST METHOD: EPA 600 / R93 / 116 and EPA 600 / M4-82 / 020

REPORT DATE: 08/19/20

TOTAL SAMPLES ANALYZED: 22

SAMPLES >1% ASBESTOS: 4



CEI

AMENDED

Asbestos Report Summary

By: POLARIZING LIGHT MICROSCOPY

PROJECT: 231 N. Front Street, 6783-20-5009

LAB CODE: B204204

METHOD: EPA 600 / R93 / 116 and EPA 600 / M4-82 / 020

Client ID	Layer	Lab ID	Color	Sample Description	ASBESTOS %
231-1		B74052	White,Beige	1x1 Ct	None Detected
231-2		B74053	White,Beige	1x1 Ct	None Detected
231-3		B74054	White,Brown	1x1 Ct	None Detected
231-4		B74055	White,Brown	1x1 Ct	None Detected
231-5		B74056	White,Brown	1x1 Ct	None Detected
231-6		B74057	White,Brown	1x1 Ct	None Detected
231-7		B74058	White	Grout	None Detected
231-8		B74059	Green,Gray	12" Floor Square	None Detected
231-9		B74060	Green,Gray	12" Floor Square	None Detected
231-10		B74061	Off-white,Tan	Drywall/Joint Compound	None Detected
231-11		B74062	Off-white,Tan	Drywall/Joint Compound	None Detected
231-12		B74063	White,Beige	2x2 Ceiling Panel	None Detected
231-13		B74064	White,Beige	2x2 Ceiling Panel	None Detected
231-14		B74065	Cream,Silver	Hvac Sealant	None Detected
231-15		B74066	Cream,Silver	Hvac Sealant	None Detected
231-16	Layer 1	B74067A	Yellow	Carpet Mastic	None Detected
	Layer 2	B74067A	Patterned	Vfc	Chrysotile 25%
		B74067B	Tan	Mastic	Chrysotile 2%
231-17	Layer 1	B74068A	Yellow	Carpet Mastic	None Detected
	Layer 2	B74068A	Patterned	Vfc	Chrysotile 25%
		B74068B	Tan	Mastic	Chrysotile 2%
231-18	Layer 1	B74069	White	Stucco Skim Coat	None Detected
	Layer 2	B74069	Beige	Stucco Base Coat	None Detected
231-19	Layer 1	B74070	White	Stucco Skim Coat	None Detected
	Layer 2	B74070	Beige	Stucco Base Coat	None Detected
231-20		B74071	Off-white,Clear	Window Frame Seal	None Detected
231-21		B74072	Black,Gray	Roll Roofing	None Detected
231-22		B74073	Black,Gray	Roll Roofing	None Detected

Client: Wood Environment & Infrastructure Solutions
6256 Greenland Rd
Jacksonville, FL 32258

Lab Code: B204204
Date Received: 08-12-20
Date Analyzed: 08-18-20
Date Reported: 08-19-20

Project: 231 N. Front Street, 6783-20-5009

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS				ASBESTOS %
			Fibrous		Non-Fibrous		
231-1 B74052	1x1 Ct	Heterogeneous	70%	Cellulose	15%	Perlite	None Detected
		White,Beige	10%	Fiberglass	5%	Paint	
		Fibrous					
		Loosely Bound					
231-2 B74053	1x1 Ct	Heterogeneous	70%	Cellulose	15%	Perlite	None Detected
		White,Beige	10%	Fiberglass	5%	Paint	
		Fibrous					
		Loosely Bound					
231-3 B74054	1x1 Ct	Heterogeneous	95%	Cellulose	5%	Paint	None Detected
		White,Brown					
		Fibrous					
		Loosely Bound					
231-4 B74055	1x1 Ct	Heterogeneous	95%	Cellulose	5%	Paint	None Detected
		White,Brown					
		Fibrous					
		Loosely Bound					
231-5 B74056	1x1 Ct	Heterogeneous	95%	Cellulose	5%	Paint	None Detected
		White,Brown					
		Fibrous					
		Loosely Bound					
231-6 B74057	1x1 Ct	Heterogeneous	95%	Cellulose	5%	Paint	None Detected
		White,Brown					
		Fibrous					
		Loosely Bound					
231-7 B74058	Grout	Homogeneous			80%	Binder	None Detected
		White			20%	Silicates	
		Non-fibrous					
		Bound					

ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

Client: Wood Environment & Infrastructure Solutions
6256 Greenland Rd
Jacksonville, FL 32258

Lab Code: B204204
Date Received: 08-12-20
Date Analyzed: 08-18-20
Date Reported: 08-19-20

Project: 231 N. Front Street, 6783-20-5009

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS				ASBESTOS %
			Fibrous		Non-Fibrous		
231-8 B74059	12" Floor Square	Homogeneous Green,Gray Non-fibrous Tightly Bound			100%	Vinyl	None Detected
231-9 B74060	12" Floor Square	Homogeneous Green,Gray Non-fibrous Tightly Bound			100%	Vinyl	None Detected
231-10 B74061	Drywall/Joint Compound	Heterogeneous Off-white,Tan Fibrous Bound	15% 5%	Cellulose Fiberglass	75% 5% <1%	Gypsum Calc Carb Paint	None Detected
231-11 B74062	Drywall/Joint Compound	Heterogeneous Off-white,Tan Fibrous Bound	15% 5%	Cellulose Fiberglass	75% 5% <1%	Gypsum Calc Carb Paint	None Detected
231-12 B74063	2x2 Ceiling Panel	Heterogeneous White,Beige Fibrous Loosely Bound	70% 10%	Cellulose Fiberglass	15% 5%	Perlite Paint	None Detected
231-13 B74064	2x2 Ceiling Panel	Heterogeneous White,Beige Fibrous Loosely Bound	70% 10%	Cellulose Fiberglass	15% 5%	Perlite Paint	None Detected
231-14 B74065	Hvac Sealant	Heterogeneous Cream,Silver Fibrous Bound	25% 10%	Fiberglass Cellulose	55% 10%	Mastic Metal Foil	None Detected

Client: Wood Environment & Infrastructure Solutions
6256 Greenland Rd
Jacksonville, FL 32258

Lab Code: B204204
Date Received: 08-12-20
Date Analyzed: 08-18-20
Date Reported: 08-19-20

Project: 231 N. Front Street, 6783-20-5009

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS				ASBESTOS %
			Fibrous		Non-Fibrous		
231-15 B74066	Hvac Sealant	Heterogeneous	25%	Fiberglass	55%	Mastic	None Detected
		Cream,Silver	10%	Cellulose	10%	Metal Foil	
		Fibrous Bound					
231-16 Layer 1 B74067A	Carpet Mastic	Homogeneous	<1%	Synthetic Fiber	100%	Mastic	None Detected
		Yellow	<1%	Cellulose			
		Non-fibrous Bound					
Layer 2 B74067A	Vfc	Heterogeneous Patterned Fibrous Tightly Bound	25%	Cellulose	50%	Vinyl	25% Chrysotile
B74067B	Mastic	Homogeneous Tan Fibrous Bound	3%	Cellulose	95%	Mastic	2% Chrysotile
Lab Notes: Analyst opinion: Contamination from adjacent VFC.							
231-17 Layer 1 B74068A	Carpet Mastic	Homogeneous	<1%	Synthetic Fiber	100%	Mastic	None Detected
		Yellow	<1%	Cellulose			
		Non-fibrous Bound					
Layer 2 B74068A	Vfc	Heterogeneous Patterned Fibrous Tightly Bound	25%	Cellulose	50%	Vinyl	25% Chrysotile
B74068B	Mastic	Homogeneous Tan Fibrous Bound	3%	Cellulose	95%	Mastic	2% Chrysotile
Lab Notes: Analyst opinion: Contamination from adjacent VFC.							

ASBESTOS BULK ANALYSIS

By: POLARIZING LIGHT MICROSCOPY

Client: Wood Environment & Infrastructure Solutions
6256 Greenland Rd
Jacksonville, FL 32258

Lab Code: B204204
Date Received: 08-12-20
Date Analyzed: 08-18-20
Date Reported: 08-19-20

Project: 231 N. Front Street, 6783-20-5009

ASBESTOS BULK PLM, EPA 600 METHOD

Client ID Lab ID	Lab Description	Lab Attributes	NON-ASBESTOS COMPONENTS				ASBESTOS %
			Fibrous		Non-Fibrous		
231-18 Layer 1 B74069	Stucco Skim Coat	Homogeneous			65%	Silicates	None Detected
		White		35%	Binder		
		Non-fibrous Bound					
Layer 2 B74069	Stucco Base Coat	Homogeneous			70%	Silicates	None Detected
		Beige		30%	Binder		
		Non-fibrous Bound					
231-19 Layer 1 B74070	Stucco Skim Coat	Heterogeneous			65%	Silicates	None Detected
		White		35%	Binder		
		Non-fibrous Bound		<1%	Paint		
Layer 2 B74070	Stucco Base Coat	Homogeneous			70%	Silicates	None Detected
		Beige		30%	Binder		
		Non-fibrous Bound					
231-20 B74071	Window Frame Seal	Heterogeneous			100%	Caulk	None Detected
		Off-white,Clear		<1%	Paint		
		Non-fibrous Bound					
231-21 B74072	Roll Roofing	Heterogeneous	35%	Synthetic Fiber	40%	Tar	None Detected
		Black,Gray	15%	Cellulose	10%	Gravel	
		Fibrous Bound					
231-22 B74073	Roll Roofing	Heterogeneous	35%	Synthetic Fiber	40%	Tar	None Detected
		Black,Gray	15%	Cellulose	10%	Gravel	
		Fibrous Bound					

LEGEND: Non-Anth = Non-Asbestiform Anthophyllite
Non-Trem = Non-Asbestiform Tremolite
Calc Carb = Calcium Carbonate

METHOD: EPA 600 / R93 / 116 and EPA 600 / M4-82 / 020

REPORTING LIMIT: <1% by visual estimation

REPORTING LIMIT FOR POINT COUNTS: 0.25% by 400 Points or 0.1% by 1,000 Points

REGULATORY LIMIT: >1% by weight

Due to the limitations of the EPA 600 method, nonfriable organically bound materials (NOBs) such as vinyl floor tiles can be difficult to analyze via polarized light microscopy (PLM). EPA recommends that all NOBs analyzed by PLM, and found not to contain asbestos, be further analyzed by Transmission Electron Microscopy (TEM). Please note that PLM analysis of dust and soil samples for asbestos is not covered under NVLAP accreditation. *Estimated measurement of uncertainty is available on request.*

This report relates only to the samples tested or analyzed and may not be reproduced, except in full, without written approval by Eurofins CEI. Eurofins CEI makes no warranty representation regarding the accuracy of client submitted information in preparing and presenting analytical results. Interpretation of the analytical results is the sole responsibility of the client. Samples were received in acceptable condition unless otherwise noted. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. Government.

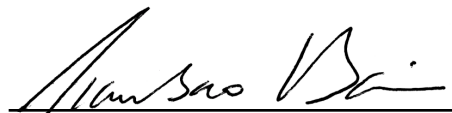
Information provided by customer includes customer sample ID and sample description.

ANALYST:



Miguel Angel Maysonet

APPROVED BY:



Tianbao Bai, Ph.D., CIH
Laboratory Director

AMENDED due to Client Typographical Error -
Incorrect Project Name





CEI

CHAIN OF CUSTODY

730 SE Maynard Road, Cary, NC 27511
Tel: 866-481-1412; Fax: 919-481-1442

LAB USE ONLY:

CEI Lab Code:

CEI Lab I.D. Range:

B204204

B374052-B374073

22

COMPANY INFORMATION	PROJECT INFORMATION
CEI CLIENT #:	Job Contact: James Marsh
Company: WOOD ENVIRONMENT & I.S.	Email / Tel: 904-610-5379
Address: 6256 Greenleaf Rd JAX, FL 32258	Project Name: 231 N. Front St
Email: james.marsh@woodplc.com	Project ID#: 6783-20-5008
Tel: 904-386-5177 Fax:	PO #: Sure # 5
STATE SAMPLES COLLECTED IN:	

IF TAT IS NOT MARKED STANDARD 3 DAY TAT APPLIES.

ASBESTOS	METHOD	TURN AROUND TIME					
		4 HR	8 HR	1 DAY	2 DAY	3 DAY	5 DAY
PLM BULK X22	EPA 600	☐	☐	☐	☐	☐	☒
PLM POINT COUNT (400)	EPA 600	☐	☐	☐	☐	☐	☐
PLM POINT COUNT (1000)	EPA 600	☐	☐	☐	☐	☐	☐
PLM GRAV w POINT COUNT	EPA 600	☐	☐	☐	☐	☐	☐
PLM BULK	CARB 435	☐	☐	☐	☐	☐	☐
PCM AIR	NIOSH 7400	☐	☐	☐	☐	☐	☐
TEM AIR	EPA AHERA	☐	☐	☐	☐	☐	☐
TEM AIR	NIOSH 7402	☐	☐	☐	☐	☐	☐
TEM AIR (PCME)	ISO 10312	☐	☐	☐	☐	☐	☐
TEM AIR	ASTM 6281-15	☐	☐	☐	☐	☐	☐
TEM BULK	CHATFIELD	☐	☐	☐	☐	☐	☐
TEM DUST WIPE	ASTM D6480-05 (2010)	☐	☐	☐	☐	☐	☐
TEM DUST MICROVAC	ASTM D5755-09 (2014)	☐	☐	☐	☐	☐	☐
TEM SOIL	ASTM D7521-16	☐	☐	☐	☐	☐	☐
TEM VERMICULITE	CINCINNATI METHOD	☐	☐	☐	☐	☐	☐
TEM QUALITATIVE	IN-HOUSE METHOD	☐	☐	☐	☐	☐	☐
OTHER:		☐	☐	☐	☐	☐	☐

REMARKS / SPECIAL INSTRUCTIONS:



☒ Accept Samples

☐ Reject Samples

Relinquished By:

Date/Time

Received By:

Date/Time

8/11/20 6pm

6 8/12 10:00

Samples will be disposed of 30 days after analysis

Page 1 of 2
Version: CCOC.01.18.1/2.LD

		PLM	☐	TEM	☐
		PLM	☐	TEM	☐
		PLM	☐	TEM	☐
		PLM	☐	TEM	☐
		PLM	☐	TEM	☐

Page 2 of 2
Version: CCOC.01.18.2/2.LD



CEI

SAMPLING FORM

B204204

COMPANY/CONTACT INFORMATION

Company: Wood	Job Contact: Jim Marsh
Project Name: 231 N. Front Street	
Project ID #: 67-83-20-5008	Tel: 904-610-5379 Cell

SAMPLE ID#	DESCRIPTION / LOCATION	VOLUME/ AREA	TEST	
			PLM	TEM
231-1	1X1 CT'S - Smooth		☒	☐
2	↓		☒	☐
3	1X1 CT'S Rough		☒	☐
4	↓		☒	☐
5	↓ Mouth Dimpled		☒	☐
6	↓		☒	☐
7	Shower Cap Tile Grout		☒	☐
8	12" Floor Square		☒	☐
9	↓		☒	☐
10	Drywall Kt Cap - Office 1		☒	☐
11	" " Elevated Office		☒	☐
12	21X21' Ceiling Panel		☒	☐
13	↓		☒	☐
14	Attic Green HVAC Scales		☒	☐
15	↓		☒	☐
16	Thermal VFC under Cap		☒	☐
17	Green VFC " "		☒	☐
18	Stucco Wall in Warehouse		☒	☐
19	" " Exterior Front		☒	☐
20	Exterior Window Frame Seal		☒	☐
21	Rock Rocking PACE		☒	☐
22	↓		☒	☐
			☐	☐
			☐	☐
			☐	☐
			☐	☐
			☐	☐
			☐	☐

Carly Johnson

From: Johnson, Carly <Carly.Johnson@eurofinset.com>
Sent: Wednesday, August 19, 2020 2:28 PM
To: Carly Johnson
Subject: FW: Laboratory Report for 231 N. Front Street, 6783-20-5008 (B204204)

EXTERNAL EMAIL*

-----Original Message-----

From: Marsh, James E [mailto:james.marsh@woodplc.com]
Sent: Wednesday, August 19, 2020 1:56 PM
To: Johnson, Carly <Carly.Johnson@eurofinset.com>; Weaver, Kathy M <kathy.weaver@woodplc.com>
Subject: RE: Laboratory Report for 231 N. Front Street, 6783-20-5008 (B204204)

EXTERNAL EMAIL*

Carly,

Could you please revise the project number? It was adjusted after I sent the samples. Please resend results with revised number when ready.

New 6783-20-5009

Many Thx

Jim

-----Original Message-----

From: Johnson, Carly <Carly.Johnson@eurofinset.com>
Sent: Wednesday, August 19, 2020 12:49 PM
To: Marsh, James E <james.marsh@woodplc.com>; Marsh, James E <james.marsh@woodplc.com>; Weaver, Kathy M <kathy.weaver@woodplc.com>
Subject: Laboratory Report for 231 N. Front Street, 6783-20-5008 (B204204)

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

Attached is the laboratory report for your recently submitted samples. Please print out a copy for your records.

Thank you for choosing Eurofins CEI.

Eurofins CEI
730 SE Maynard Rd

APPENDIX B

SURVEYORS CERTIFICATIONS

Center for Training, Research and Education for Environmental Occupations

certifies

James Edward Marsh

Wood E&I Solutions, Inc., 6256 Greenland Rd. Jacksonville, FL 32258

Having passed a 25-question exam with a score of 70% or higher has successfully met training requirements for

Asbestos Refresher: Inspector Online

FDBPR Asbestos Licensing Unit: Provider #0000995; Course #FL49-0006389 (1/2 Day; 3.40 Contact Hours)

(Reaccreditation for Inspector under TSCA Title II/AHERA)

Conducted

04/22/2020

Certificate #: 210135-1140

Exam Date: 04/22/2020

EPA accreditation expires: 04/22/2021

Principal Instructor: Brian Duchene, PE, LAC

CEUs: 0.4

FBPR LAC: #0000995; Course ## 0006389

FBPE CEHs: #0004021; Course #0009083/Educational Institutions: 4 CEHs

Carol Hinton

Carol Hinton, Associate Director



RICK SCOTT, GOVERNOR

JONATHAN ZACHEM, SECRETARY



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
ASBESTOS LICENSING UNIT

THE ASBESTOS CONSULTANT HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 469, FLORIDA STATUTES

STUMP, JOHN M

26919 LAKE LENA LANE
MOUNT DORA FL 32757

LICENSE NUMBER: AX0000042

EXPIRATION DATE: NOVEMBER 30, 2020

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

APPENDIX C

PHOTOGRAPHIC DOCUMENTATION



PHOTO 1: Front View: Warehouse side of Structure



PHOTO 2: Side View: Entry to Office Area.



PHOTO 3: Structure Side.



PHOTO 4: Structure Crawlspace.



PHOTO 5: Samples 1 & 2: 1' x1' Ceiling Tiles" Smooth.

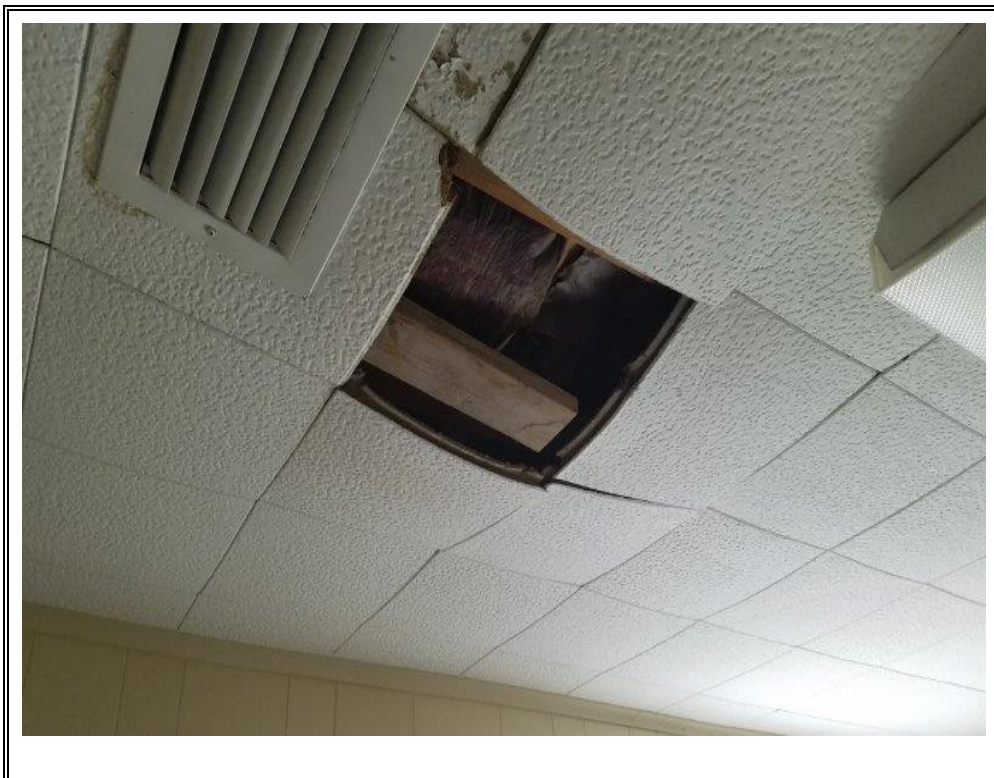


PHOTO 6: Samples 3 & 4: 1'x 1' Ceiling Tiles: Rough.

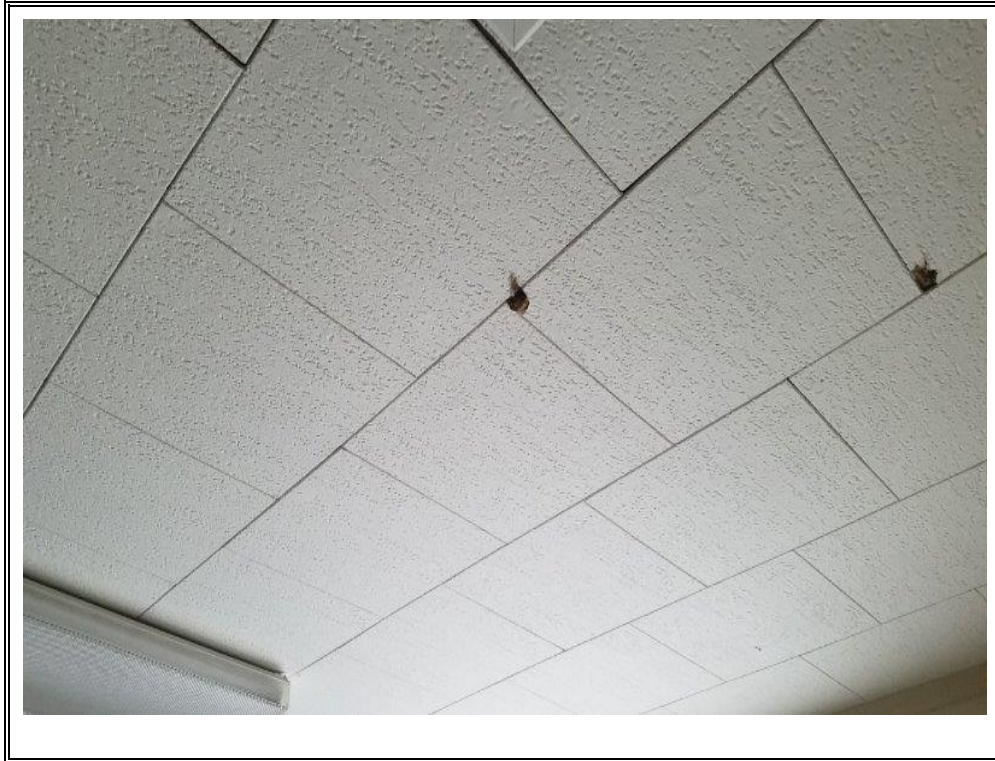


PHOTO 7: Samples 4 & 5: 1' x 1' Ceiling Tiles" Dimpled.

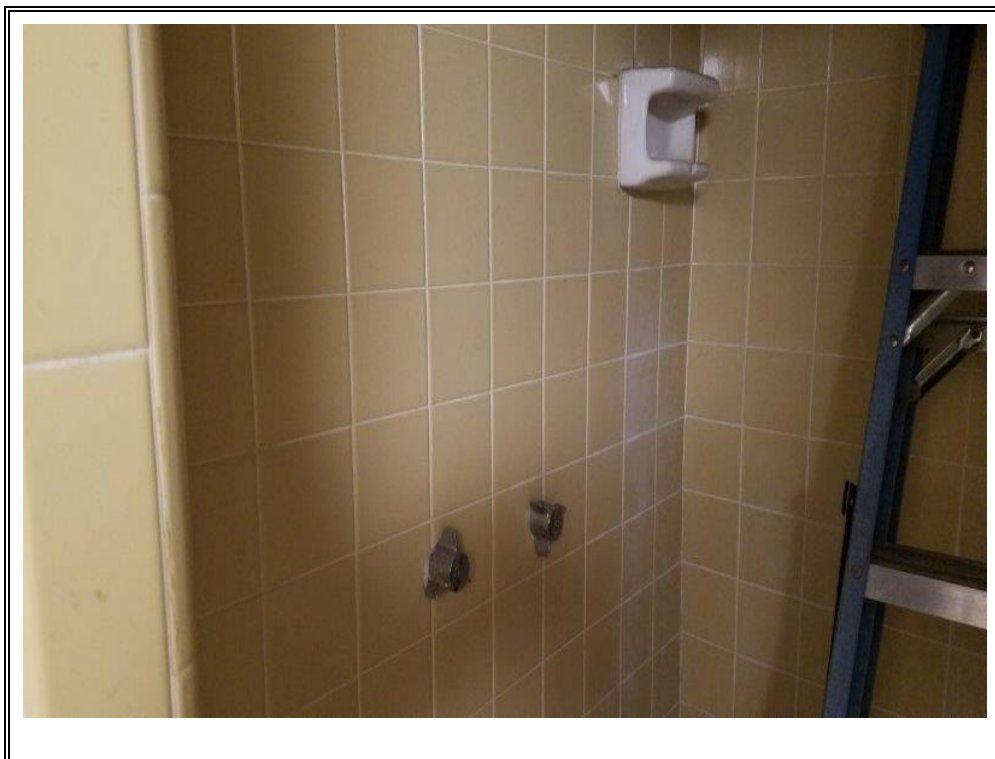


PHOTO 8: Sample 7: Shower Ceramic Wall Tile Grout.

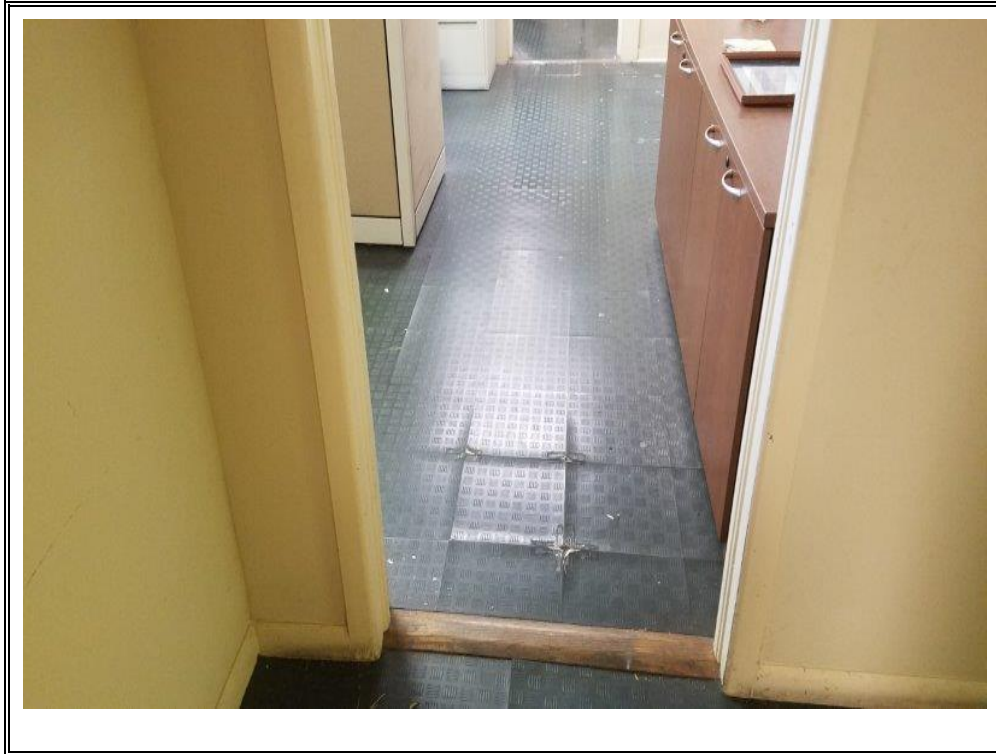


PHOTO 9: Samples 8 & 9" 12" Floor Squares.

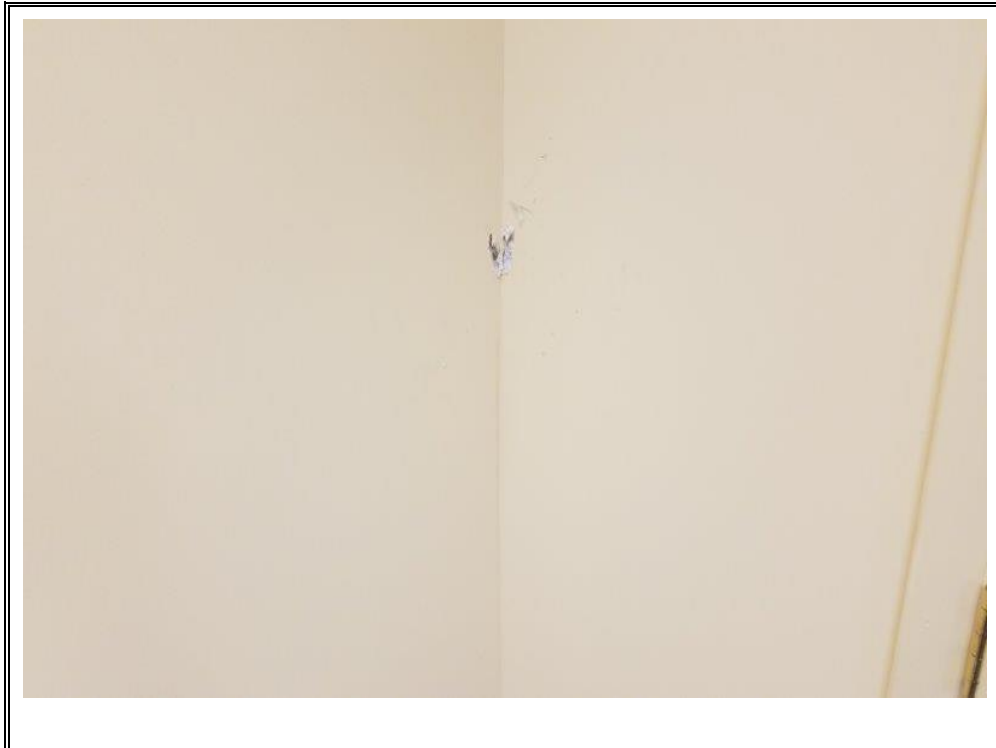


PHOTO 10: Samples 10: Drywall/Joint Compound.

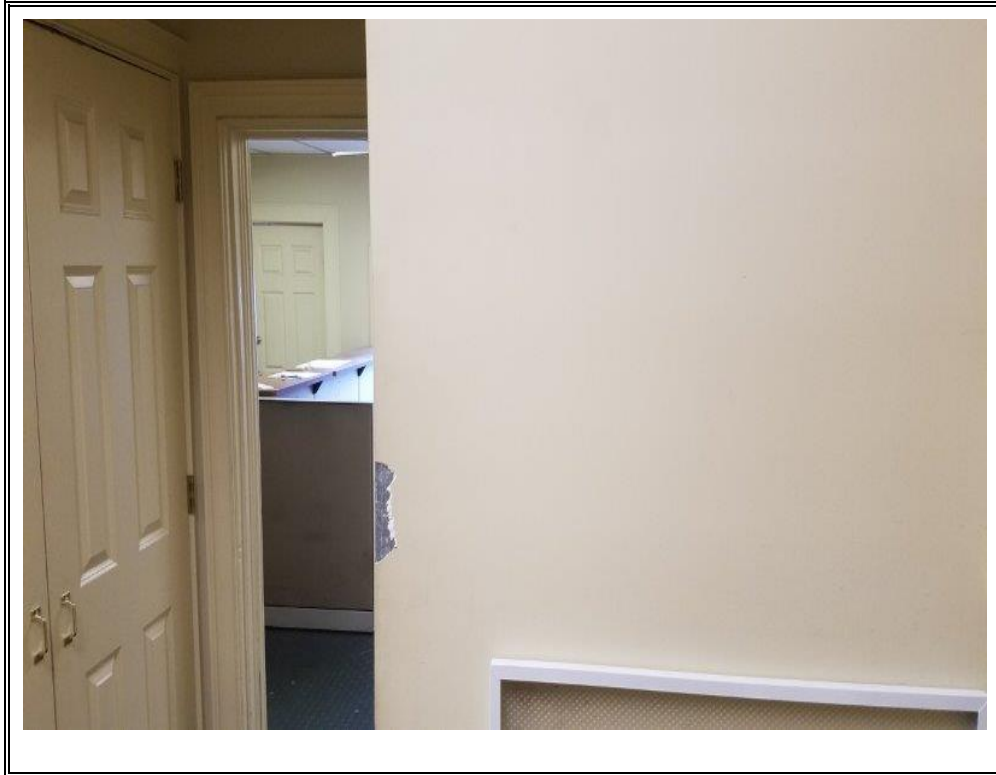


PHOTO 11: Sample 11: Drywall/Joint Compound.

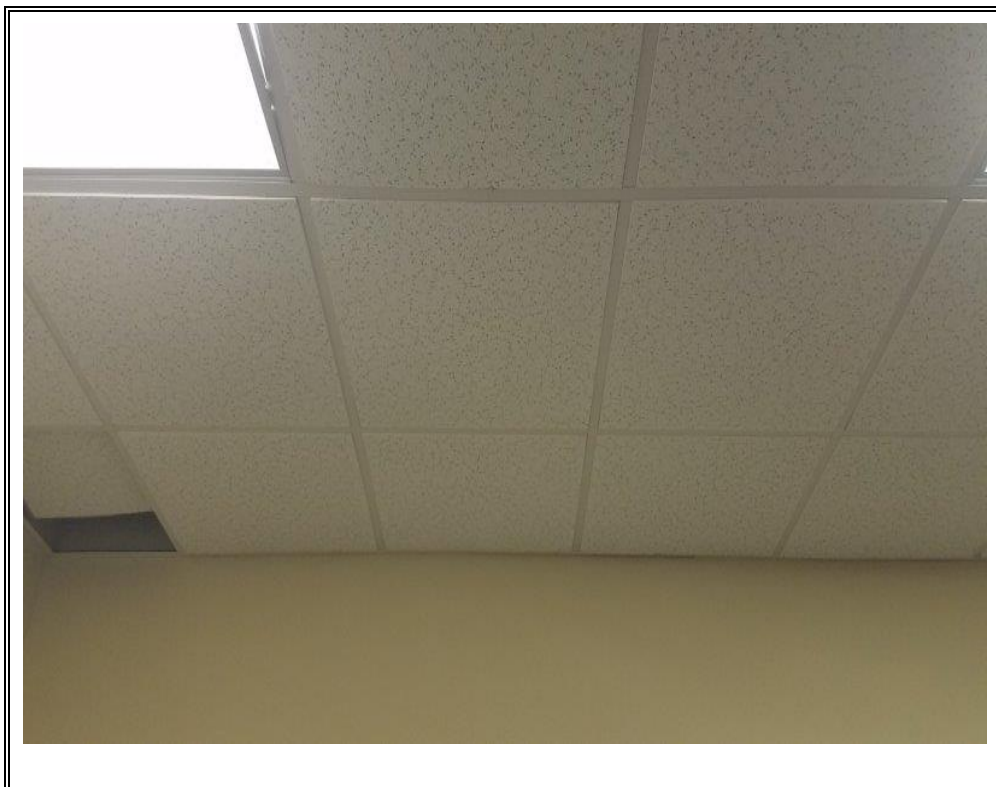


PHOTO 12: Samples 112 & 13: 2' x 2' Ceiling Panels.



PHOTO 13: Office Area Attic View.



PHOTO 14: Samples 14 & 15: Attic HVAC Duct Cream Seam Sealant.



PHOTO 15: Sample 16: Tan Vinyl Sheet Flooring under Carpet.



PHOTO 16: Sample 17: Brown Vinyl Sheet Flooring under Carpet.

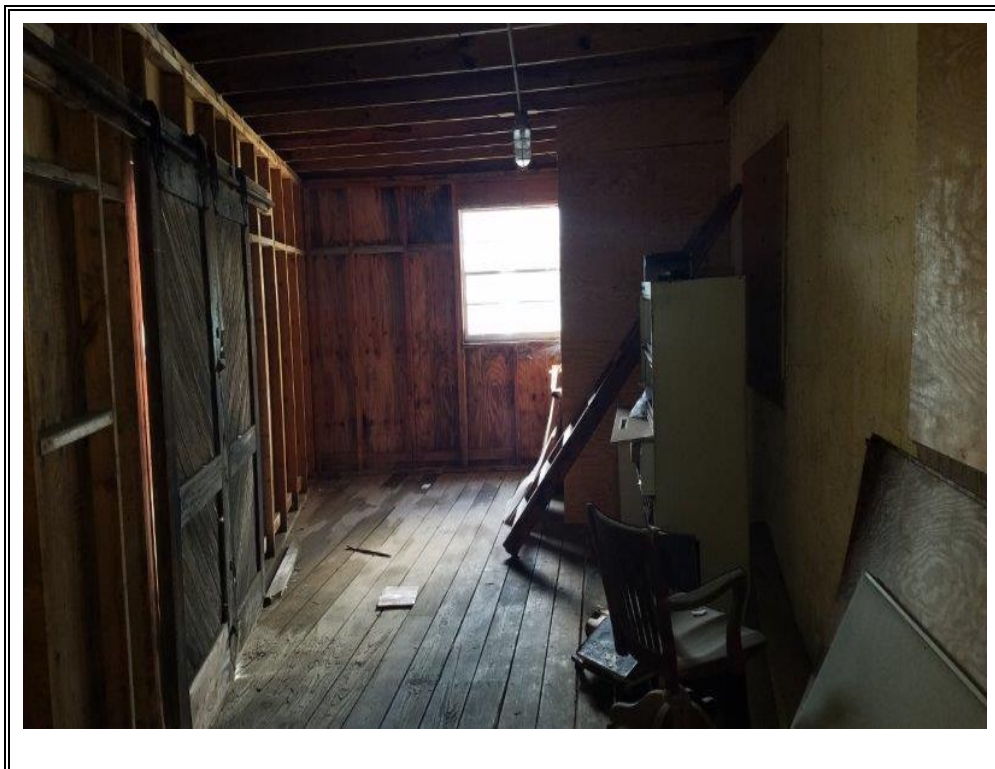


PHOTO 17: Warehouse View.



PHOTO 18: Sample 18: Wall Stucco in Warehouse.

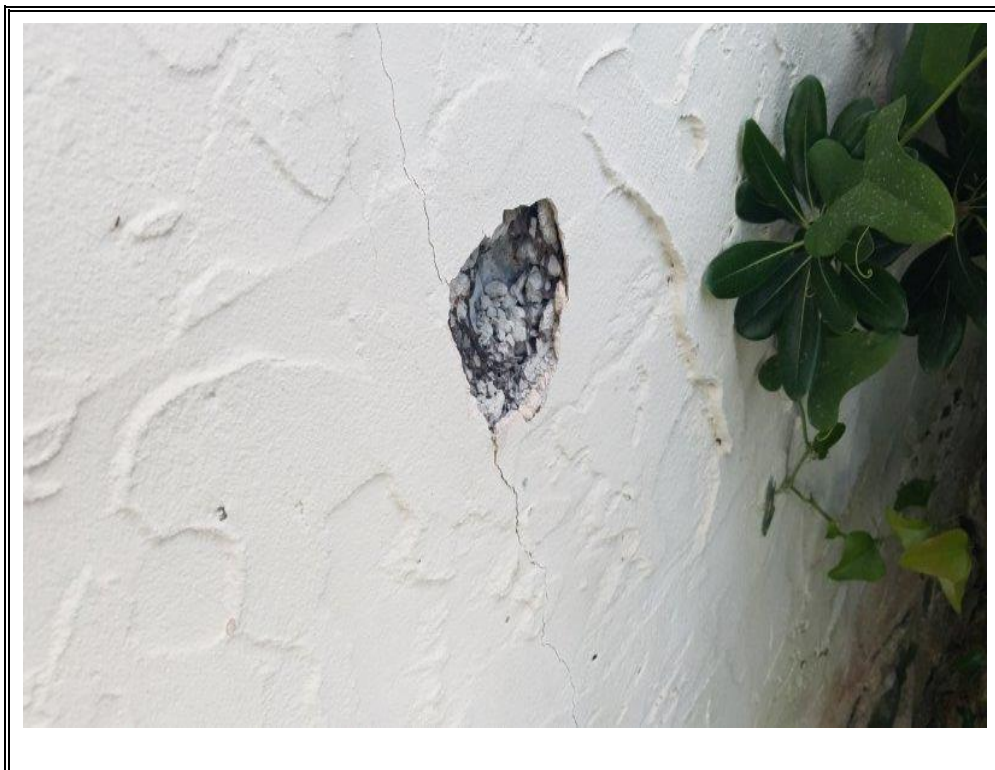


PHOTO 19: Sample 19: Exterior Wall Stucco at Office Entry.



PHOTO 20: Sample 120: Exterior Window Frame Sealant.

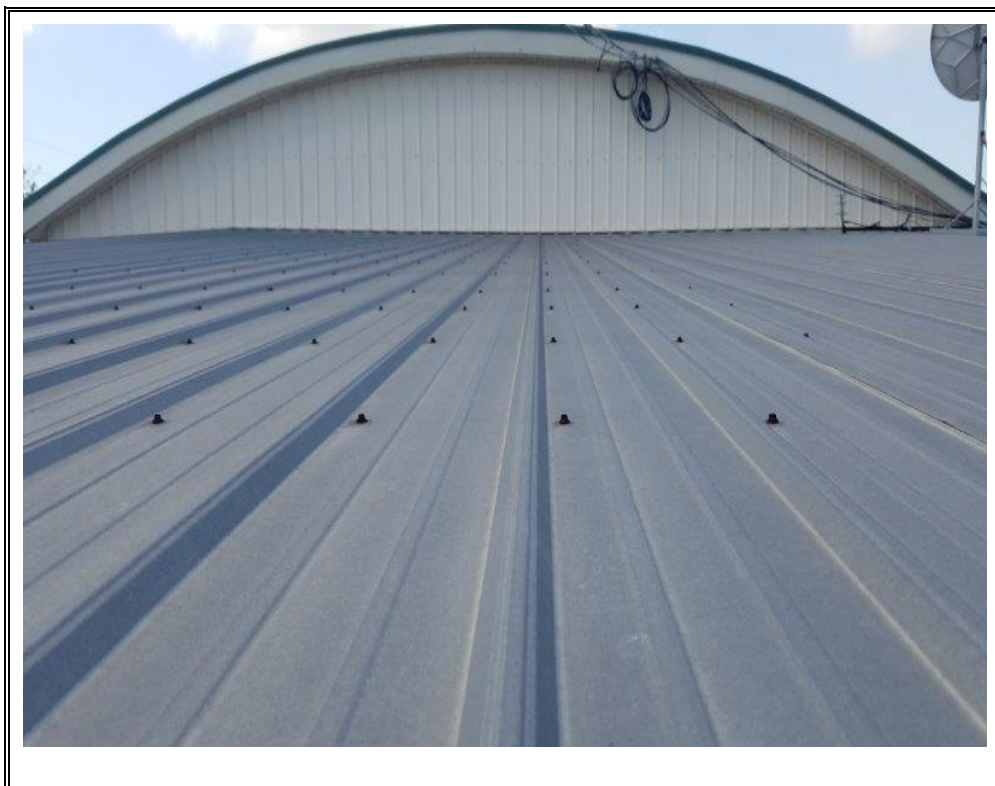


PHOTO 21: Metal Roof Section

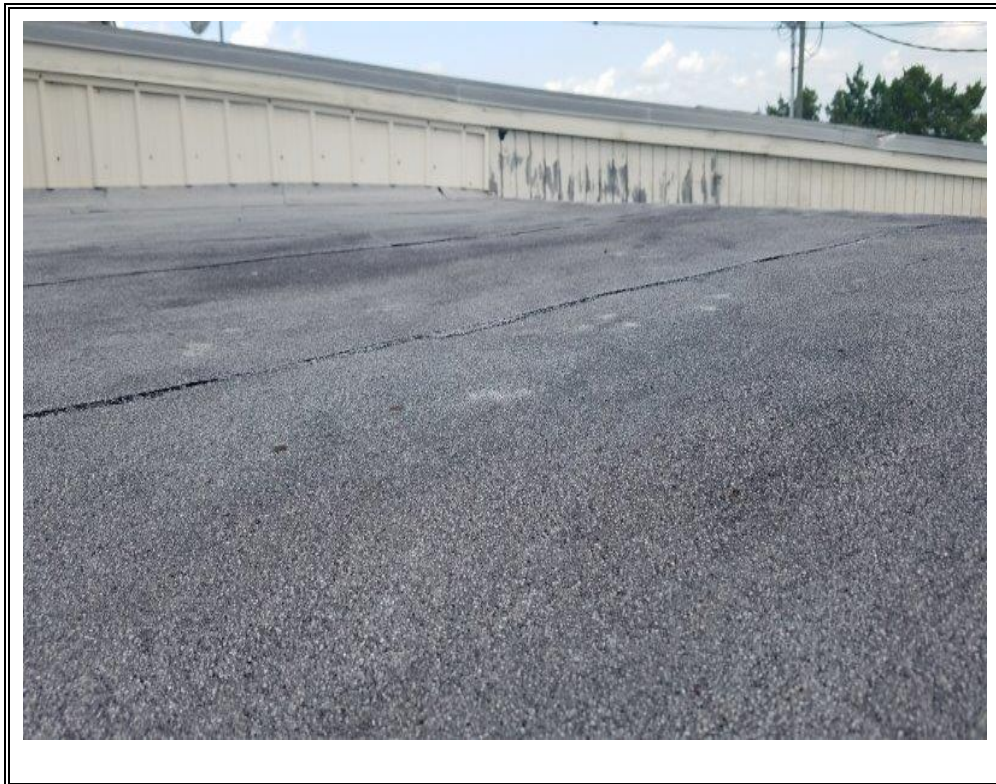


PHOTO 22: Samples 21 & 22: Roll Roofing.



PORT CONSOLIDATED, INC.
No
Trespassing







RESTRICTED
AREA









NO
SMOKING

OFFICE
IN
BACK
→













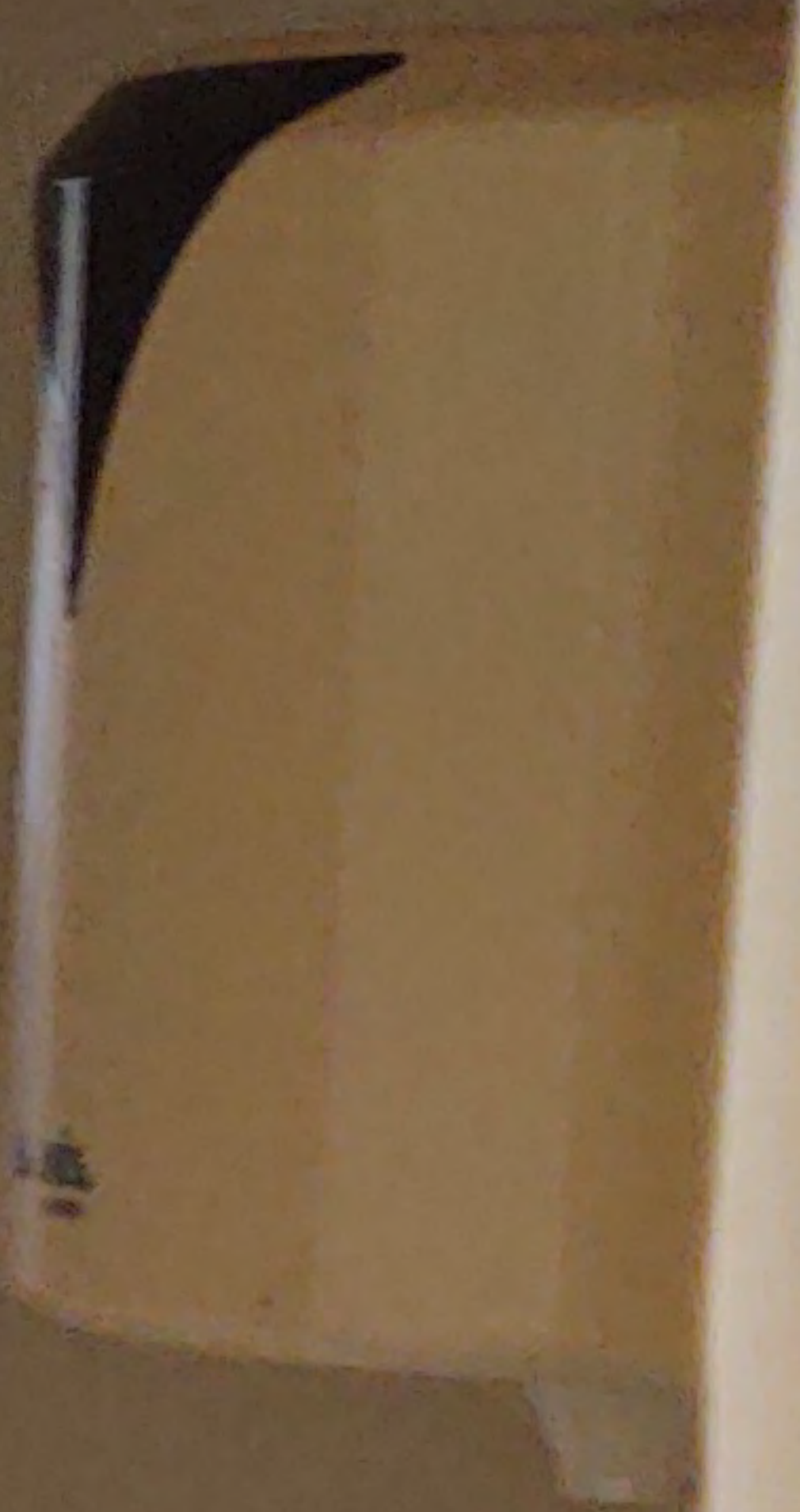






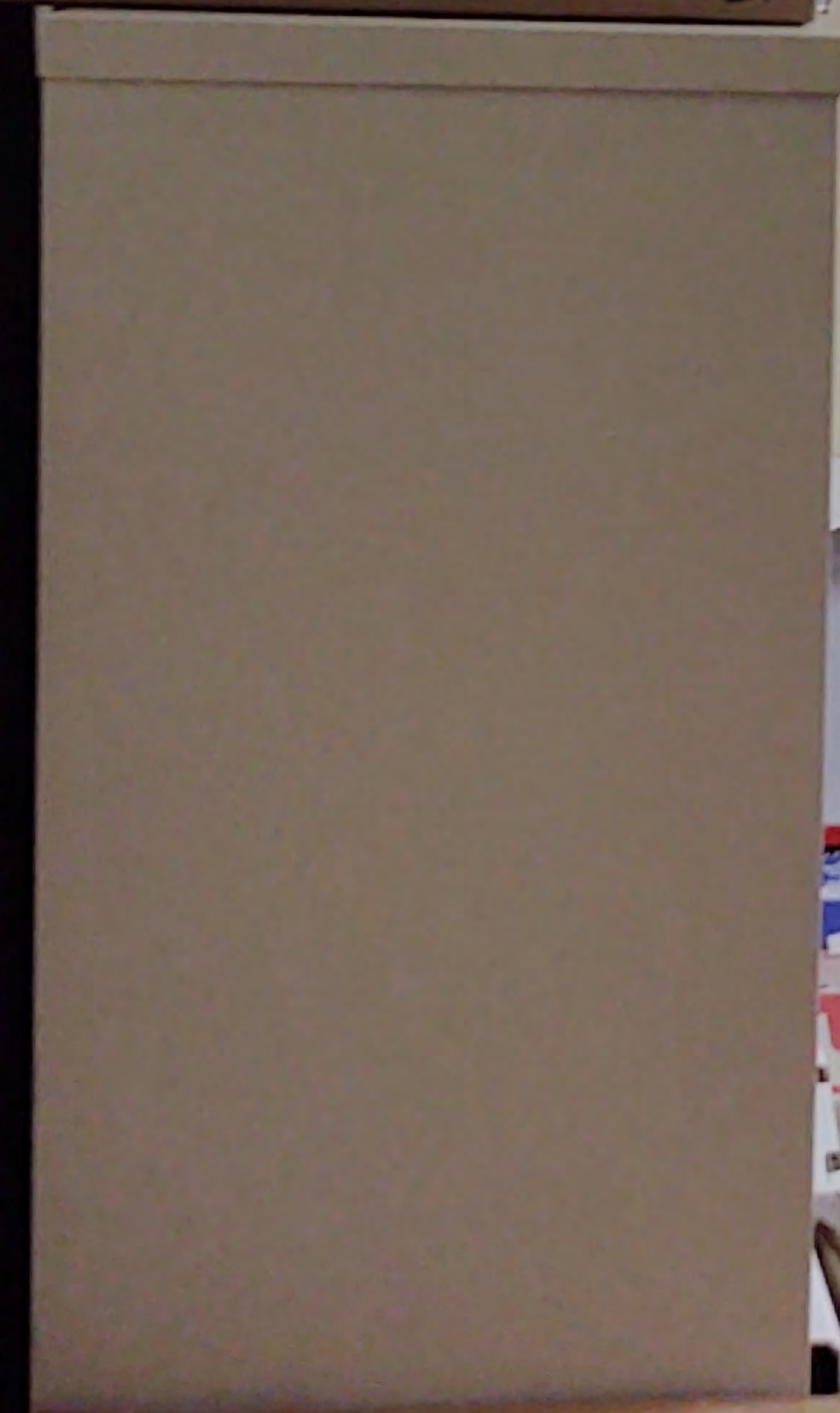
















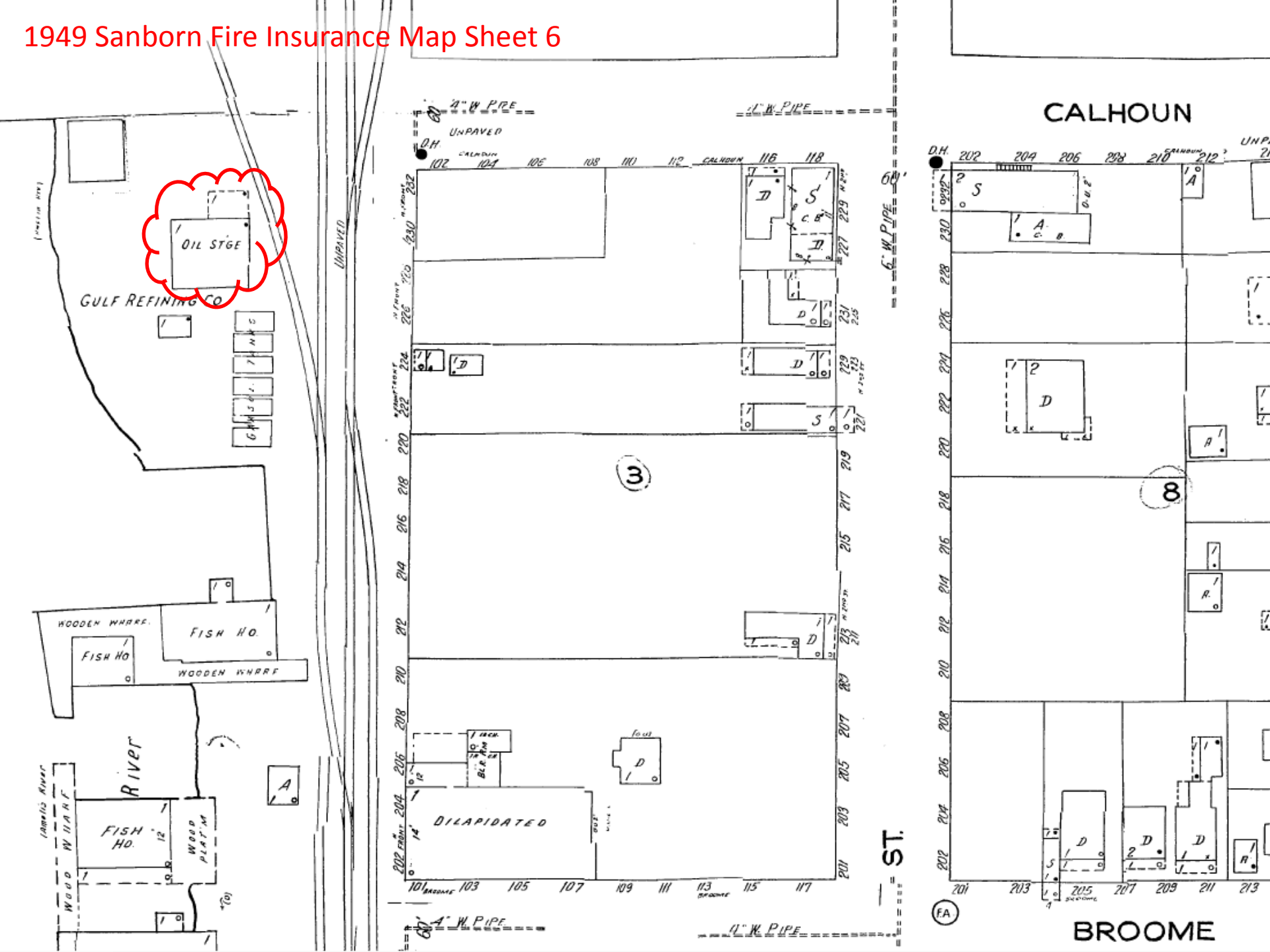


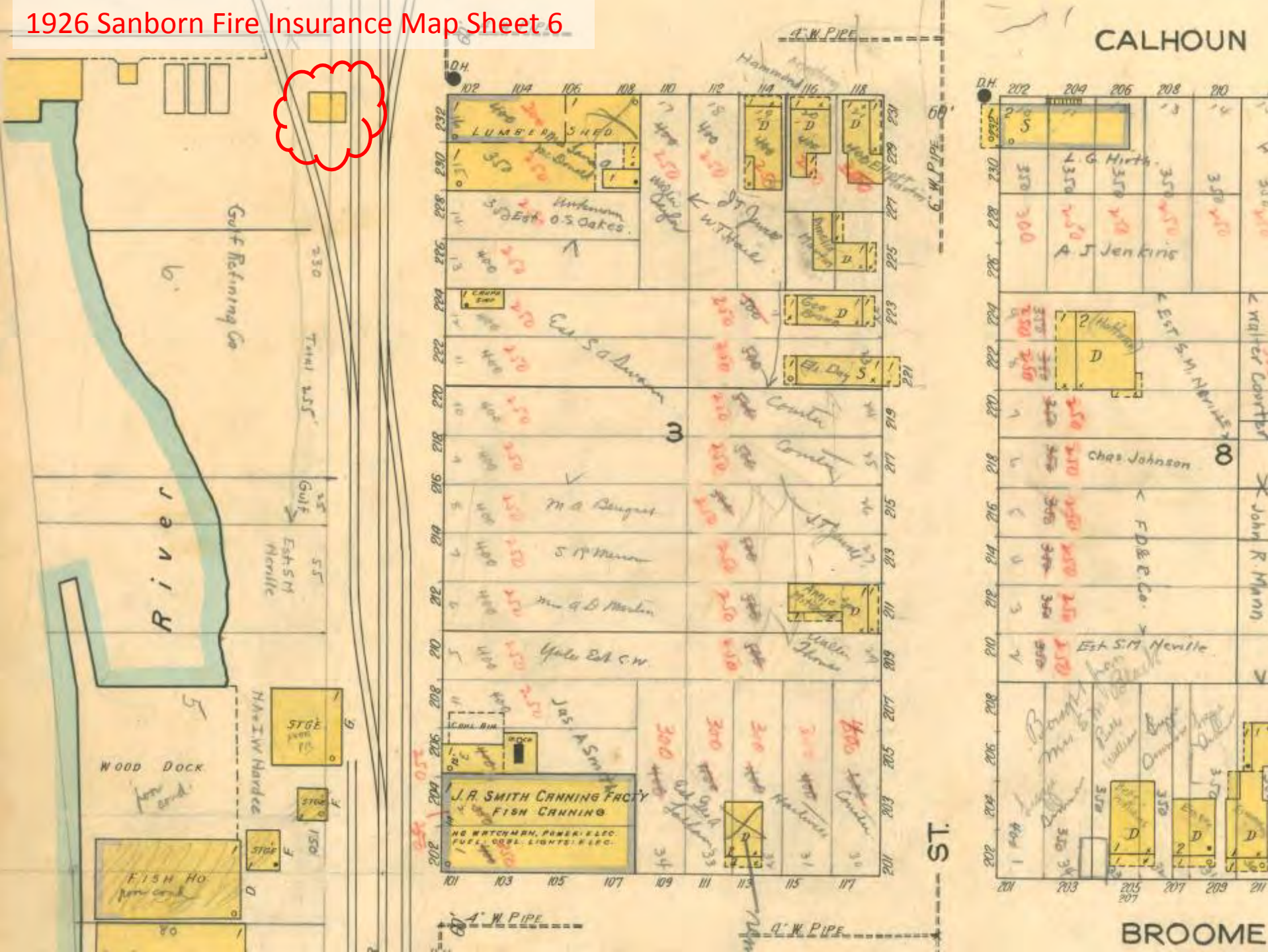






1949 Sanborn Fire Insurance Map Sheet 6







HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

First Site Form Recorded for this Site? YES

Site #8 NA01185
Recorder # 306
Field Date 3/20/2007
Form Date 3/30/2007
FormNo 200703
FormNo = Field Date (YYYYMM)

GENERAL INFORMATION

Site Name (address if none) Florida Petroleum Multiple Listing (DHR only)
Other Names >> Gulf Refining Company
Survey or Project Name _____ Survey# _____
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
231	North	front	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 ; 17 ; UNSP

Irregular Section Name: _____

Landgrant _____

UTM: Zone _____ Easting _____ Northing _____

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

DESCRIPTION

Style Industrial Vernacular

Other Style _____

Exterior Plan Irregular

Other Exterior Plan _____

Number of Stories 1

Structural System(s) >> Light 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) >> Cone

Other Roof Type(s) _____

Roof Material(s) >> Sheet metal: corrugated

Other Roof Material(s) _____

Roof Secondary Structure(s) (dormers etc) >> Shed extension

Other Roof Secondary Structure(s) _____

Number of Chimneys _____

Chimney Material _____

Other Chimney Material(s) _____

Chimney Location(s) _____

HISTORICAL STRUCTURE FORM

8NA01185

DESCRIPTION (continued)

Window Descriptions metal sash

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) storage building, oil tanksArchaeological Remains (describe): none

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

Narrative Description (optional)

HISTORY

Construction year 1926

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	
			>> <u>Industrial; 1926;</u>

Other Structure Uses _____

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

RESEARCH METHODS

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

Other research methods _____

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register?

Name of Local Register if Eligible _____

Individually Eligible for National Register? NOPotential 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

8NA01185

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

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

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

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

FMSF Staffer: _____

Computer Entry Date: 6/17/2007

SHPO's Evaluation of Resource

Date _____

Form Comments: _____

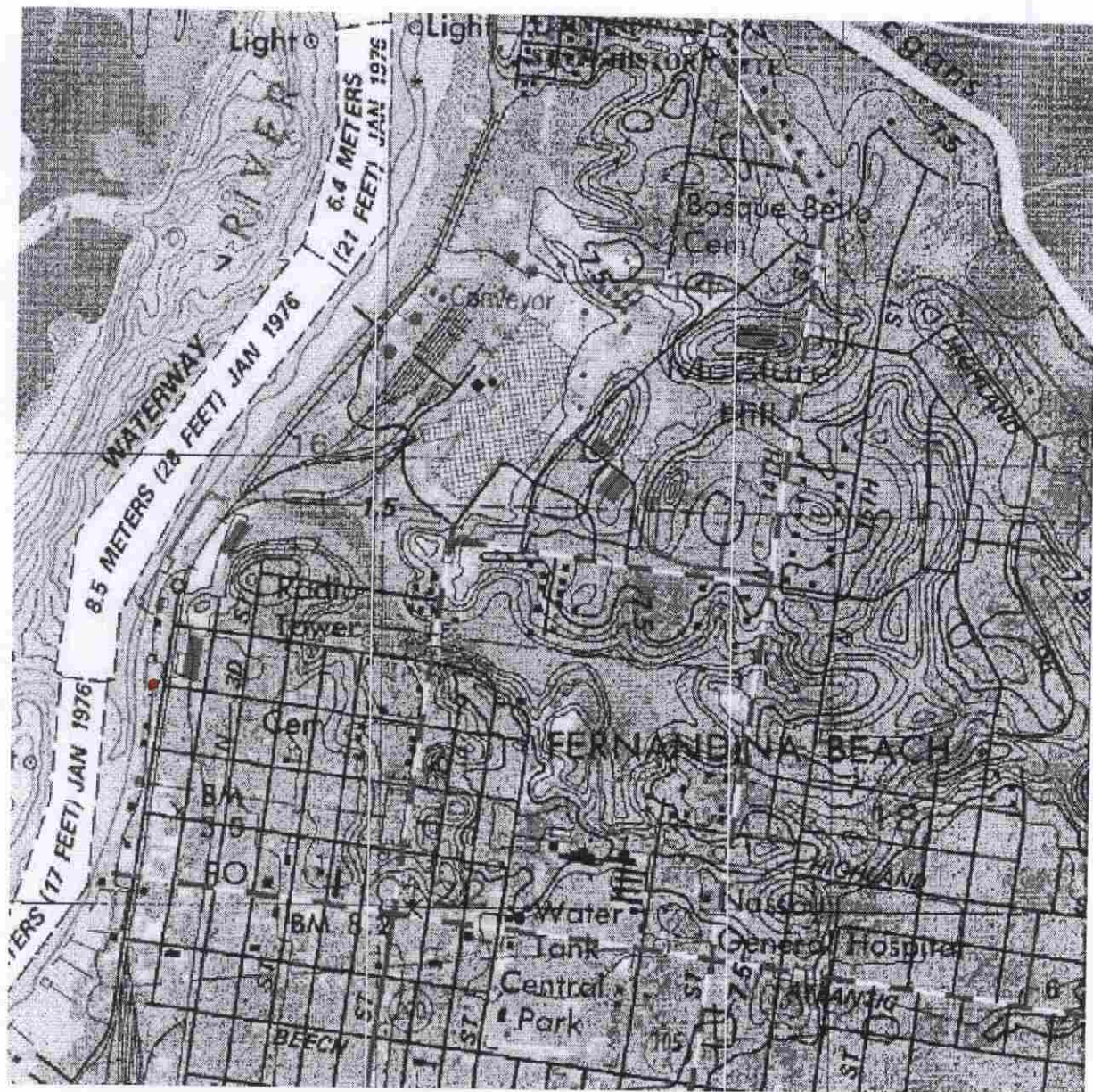
REQUIRED PAPER ATTACHMENTS

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

NA01185-200703

Supplementary Printout

- > **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003
- > **Township/Range/Section/Qtr:**
3N ;28E ;17;UNSP
- > **Structural system(s):**
Light wood frame
- > **Foundation types:**
Slab
- > **Foundation materials:**
Poured Concrete Footing
- > **Exterior fabrics:**
Stucco
- > **Roof types:**
Cone
- > **Roof materials:**
Sheet metal:corrugated
- > **Roof secondary structures (dormers etc):**
Shed extension
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Industrial;1926;
- > **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)]:**
Gulf Refining Company



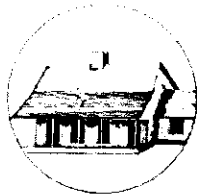
NA 1185

Copyright © 2006, qPublic.net



PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1760-0006-0000
GIS CALCULATED ACREAGE	1.25
Property Use	WHOLESALE
Land Use	INDUSTRIAL
OWNERSHIP INFORMATION	
Name	NASSAU DISTRIBUTION COMPANY
Mailing Address	POO BOX 1405 FERNANDINA BEACH, FL 320351405
Situs/Physical Address	231 NORTH FRONT ST
2006 PROPOSED VALUES	
Land Value	559,980
Ag Land Value	0

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **NA01185**Field Date 2-2-2018Form Date 2-2-2018

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) Florida Petroleum

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 ☐ objectOwnership: ☒ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number 231 Direction N Street Name Front Street Type Street Suffix Direction _____

Address: 231

Cross Streets (nearest / between) _____

USGS 7.5 Map Name FERNANDINA BEACH USGS Date _____ Plat or Other Map _____

City / Town (within 3 miles) Fernandina Beach In City Limits? ☒ yes ☐ no ☐ unknown County Nassau

Township 3N Range 28E Section 21 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____

Tax Parcel # 00-00-31-1760-0006-0000 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: 1926 ☒ approximately ☐ year listed or earlier ☐ year listed or laterOriginal 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 Facade heavily alteredAdditions: ☒ yes ☐ no ☐ unknown Date: _____ Nature Multiple shed & flat

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 Community redevelopment area

DESCRIPTION

Style Frame Vernacular Exterior Plan Irregular Number of Stories 1Exterior Fabric(s) 1. Metal 2. Wood/Plywood 3. StuccoRoof Type(s) 1. Vaulted 2. Shed 3. _____Roof Material(s) 1. Sheet metal: 3V crimp 2. Composition shingles 3. _____

Roof secondary strucs. (domers etc.) 1. _____ 2. _____

Windows (types, materials, etc.) 2/2 dhs, horizontal; enclosed portsDistinguishing Architectural Features (exterior or interior ornaments) Rounded roof; multiple shed additionsAncillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) Cold storage building; dock system; fuel tanks and foundation

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date _____

SHPO - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info

Date _____ Init. _____

KEEPER - Determined eligible: ☐ yes ☐ no

Date _____

☐ Owner ObjectionNR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin* 15, p. 2)

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Continuous 2. Piers
 Foundation Material(s): 1. Other 2. Concrete Block
 Main Entrance (stylistic details) Double wood plank doors

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

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 w additions and material changes and so has not retained 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 Assoc. Inc.

Recorder Contact Information 498 Wando Park Blvd. Suite 700, Mt. Pleasant SC 29464; 843-881-3128
 (address / phone / fax / e-mail)

Required Attachments

● **USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED**

● **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)

● **PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE**

If submitting an image file, it must be included on disk or CD **AND** in hard copy format (plain paper is acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



Brockington
CULTURAL RESOURCES CONSULTING

**Fernandina Beach
Survey Update 2018**

○ Historic Resource

0 50 100 Feet

* All numbers start with NA****.



DANGER
RESTRICTED AREA

Florida
Petroleum

OFFICE
IN
BACK



NO
SMOKING

OFFICE IN
BACK

Historic District Council (HDC) Certificate of Approval (COA) Application
- Submission #7340

Date Submitted: 5/13/2021

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	☐ Demolition of a Primary Structure “ Contributing \$7,500
☒ Certificate of Approval (COA): Board Review - Residential Single Family) \$250	☐ After-the-Fact Certificate of Approval (COA): Staff Review \$100
☐ Certificate of Approval (COA): Board Review - Commercial/Multi-Family/2 or more Residential Units/Mixed Use \$400	☐ After-the-Fact Certificate of Approval (COA): Board Review \$1,500
☐ Demolition of a Primary Structure “ Non-Contributing \$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 Interior’s Standards for Rehabilitation.

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

Application Requirements

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

New Construction

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?*

5/12/2021

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*

Waterfront Community Redevelopment Area (CRA) ▼

Site Address*

1180 S 5th Street Extension

City*

fernandina Beach

State*

Florida

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1760-0031-0020, 00-00-31-1760-0029-0010

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

City of Fernandina Beach

Last Name*

George

Mailing Address*

204 Ash Street

City*

Fernandina Beach

State*

Florida

Zip Code*

32034

Telephone Number*

904-310-3421

E-mail Address*

cgeorge@fbfl.org

OWNER'S AGENT

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

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*

The project is the first phase component of the City's overall Waterfront stabilization & Resiliency program consisting of the installation of a new 838 ft riverfront bulkhead and boardwalk system and associated features. the project is located on the southern end of the City's waterfront and is to provide protection to the adjacent downtown areas in the City from storm surge and high water flooding events. the existing site contains a pubic pedestrian timber boardwalk along a vegetated river and marsh front low profile embankment with undeveloped green space and public parking areas Construction will consist of the installation of anew composite sheet pile bulkhead with a cast in place concrete cap set at an elevation of +9.0 to withstand and block anticipated storm surge and flood waters. In front of the bulkhead will be a new coquina concrete pedestrian boardwalk to replace the existing timber walkway system that will be removed. The new concrete walk will match the existing elevation of the timber walkway in place. within the bulkhead's concrete cap will be recessed, downward focused foot path lighting. A new armored slope protection system consisting of articulating concrete block mattress will be placed along the existing embankment slop along with a living shoreline system involving placement of oyster shell filled burlap bags and wetlands-type grass plantings. of the 838 ft of waterfront stabilization, 200 ft will require a handrail system due to the height of the new boardwalk and the top of the existing slope exceeding the maximum 30". A new 30 ft long timber retaining wall will also be installed at the marina's southern dock's access. Minor selective demolition of signage vegetation, and some site features along the bulkhead alignment for its installation. the alignment of the bulkhead landward of the boardwalk is necessary to avoid damage to the exiting root systems of the vegetation that will remain. the materials to be used consist of the following:
Bulkhead: composite sheet piles with cast in place concrete cap Boardwalk: cast in place slab on grade concrete with coquina sell Timber retaining wall: pressure treated southern pine lumber Slope Protection System: articulating open cell concrete mattress Living shoreline: oyster shell filled burlap bags with grass plantings

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

Design Vision Statement*

The architectural features are consistent with typical southeastern U.S. coastal protection structures utilizing sustainable concrete construction. The structures will be basically low profile visible concrete

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, crafts manship, 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 City of Fernandina Beach Amelia River Waterfront Stabilization.pdf	Upload 2 Choose File No file selected	Upload 3 Choose File No file selected	Upload 4 Choose File No file selected
Upload 5 Choose File No file selected	Upload 6 Choose File No file selected	Upload 7 Choose File No file selected	Upload 8 Choose File No file selected

Certification*

☒

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

☒

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

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

Applicant First Name*	Applicant Last Name*
Charles	George

Today's Date*

5/13/2021



DEPARTMENT OF PLANNING & CONSERVATION

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

Please make sure to disable pop-up blocker in order to submit.

CONTRACT DRAWINGS FOR:

CITY OF FERNANDINA BEACH

FRONT STREET
FERNANDINA BEACH, FL 32034

- **AMELIA RIVER WATERFRONT STABILIZATION
PARKING LOTS C & D**

U.S. Army Corps of Engineers Nationwide Permits 13 and 54 Verification
SAJ-2020-01718

Application for State of Florida Environmental Resource Permit (62-330, F.A.C.)



Certificate of Authorization # 3428
4730 Casa Cola Way, Suite 200 (904) 757-6106
St. Augustine, FL 32095 Fax: (904) 757-6107

PASSERO ASSOCIATES
PROJECT NUMBER 99000047.0095



CITY OF FERNANDINA BEACH
204 ASH STREET
FERNANDINA BEACH, FL 32034



BID SET

May 10, 2021

Drawing name: F:\PASSERO\FHB\99000047.0095 FHB Waterfront\Airport\G1-02 INDY.dwg G1-2 INDY May 07, 2021 3:34pm by: EBrdestegee

ESTIMATE OF QUANTITIES – BASE BID				
ITEM	DESCRIPTION	UNIT	TOTAL	AS-BUILT
BASE BID				
101-1	MOBILIZATION	LS	1	—
110-1	ALONG BOARDWALK: CLEARING AND GRUBBING	AC	0.343	—
110-2	ALONG RIVERBANK: TRASH DEBRIS REMOVAL & DISPOSAL	LS	1	—
110-3	ALONG WETLANDS (SOUTH BOUNDARY) AND PETANQUE AREA: TRASH DEBRIS REMOVAL & DISPOSAL	LS	1	—
M-100	MAINTENANCE AND PROTECTION OF TRAFFIC	LS	1	—
02-41-00	SELECTIVE DEMOLITION OF MINOR STRUCTURES – TIMBER BOARDWALK	LS	1	—
524.1	OPEN CELL ARTICULATING CONCRETE BLOCK HAND-PLACED (INCLUDING ANCHORED ENDS)	SY	915	—
P-156	TEMPORARY SOIL EROSION AND SILTATION CONTROL	LS	1	—
C3-6	"1" WALL WITH COQUINA MIX CONCRETE MONOLITH	LF	793	—
C3-1	8'-0" WIDE COQUINA MIX CONCRETE BOARDWALK ON GRADE	LF	515	—
C3-2	12'-0" WIDE COQUINA MIX BOARDWALK ON GRADE AT TIMBER BULKHEAD	LF	278	—
C2-5	NEW TIMBER PILE BULKHEAD TO MATCH EXISTING TIMBER PILE BULKHEAD	LF	25	—
02-41-00	SELECTIVE DEMOLITION OF (2) EXISTING TIMBER DOCK CONNECTORS	LS	1	—
C2-5	(2) NEW TIMBER DOCK CONNECTORS FROM NEW BOARDWALK TO EXISTING TIMBER DOCKS	LS	1	—
08-42-39	PRESSURE-RESISTANT SINGLE FLOOD PLANKBARRIER SYSTEM AT (4) OPENINGS	LS	1	—
26-50-00	EXTERIOR WATERPROOF RECESSED LED PATHWAY LIGHTING INCLUDING CONDUITS, WIRING AND PHOTOCCELL	LS	1	—
P-152-6.1	UNCLASSIFIED EXCAVATION	LS	1	—
P-152-6.3	EMBANKMENT IN PLACE	LS	1	—
S-126-5.1	PROJECT SURVEY & STAKEOUT	LS	1	—
S-126-5.2	AS-BUILT SURVEY & FINAL CROSS SECTIONS	LS	1	—
T-904	BERMUDA SOD WITH RYE OVERSEEDING	SY	645	—
T-905	3" MINIMUM TOPSOILING	SY	645	—
4/C3-4	OYSTER BAG REEF	LF	645	—
T-912	EXOTIC PLANT CONTROL	LS	1	—
T-914-1	MAINTENANCE VENTS	EA	8	—
T-914-2	MONITORING EVENTS	EA	—	—
—	—	—	—	—
—	—	—	—	—
BID ADDITIVE "1"				
02-41-00	COMPLETE DEMOLITION OF EXISTING MARINA BATH-HOUSE AND RESTROOM BUILDING INCLUDING SITE RESTORATION	LS	1	—
—	—	—	—	—
—	—	—	—	—
—	—	—	—	—
—	—	—	—	—
—	—	—	—	—

UTILITY LEGEND

⊙	STORM MANHOLE
■ □	STORM INLET
■	YARD DRAIN
● □	CLEANOUT/LAMPHOLE
x	INVERT LOCATION
○	SPRINKLER
⌋	HEADWALL
⊙	SANITARY SEWER
⌋	FIRE HYDRANT
⌋	WATER VALVE
⌋	WATER METER
⌋	WATER MANHOLE
⊙	ELECTRICAL MANHOLE
⌋	ELECTRICAL HANDHOLE
⌋	PULL BOX
⌋	JUNCTION BOX
⌋	ELECTRICAL BOX
⊙	ELECTRICAL METER
⌋	TRANSFORMER
⌋	ELECTRICAL PEDESTAL
⌋	UTILITY POLE
⌋	LIGHT POLE
⌋	DUCTBANK MARKER
⊙	COMMUNICATIONS MANHOLE
⌋	CABLE MARKER
⌋	TELEPHONE PEDESTAL
⌋	COMMUNICATIONS BOX
⌋	TELEPHONE BOOTH
⌋	TRAFFIC BOX
⌋	GAS MARKER
⌋	GAS VALVE
⊙	GAS METER
⊙	GAS REGULATOR
⌋	A/C UNIT
—	SIGN
⊙	BOLLARD
=====	STORM LINE
-----	DITCH
—SS—SS—	SANITARY LINE
—W—W—W—	WATER LINE
—IR—IR—IR—	IRRIGATION SLEEVE
-----	CONDUIT
=====	DUCT BANK
—FO—FO—	FIBER OPTIC LINE
—C—C—C—	COMMUNICATION LINE
—GAS—	NATURAL GAS LINE
—F—F—F—	FUEL LINE
—X—X—	FENCE LINE

LEGEND

⌋	CABLE TELEVISION PEDESTAL
⌋	ELECTRICITY METER
☆	ALUMINUM LIGHT POLE
⌋	COVERED AREA
⌋	TELEPHONE PEDESTAL
⌋	WATER METER
⌋	WATER VALVE
⌋	IRRIGATION CONTROL VALVE
⌋	BENCHMARK
△	WETLAND FLAG
⌋	CENTERLINE
CB	CHORD BEARING
CD	CHORD DISTANCE
CH	CHORD
RCP	REINFORCED CONCRETE PIPE
HDPE	HIGH-DENSITY POLYETHYLENE
ELEV	ELEVATION
NAVD	NORTH AMERICAN VERTICAL DATUM
O.R.B.	OFFICIAL RECORDS BOOK
R	RADIUS
R/W	RIGHT-OF-WAY

TREE LEGEND

CDR	=	CEDAR TREE
HB	=	HACKBERRY TREE
PM	=	PALM TREE

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C6-4	CROSS SECTIONS
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C6-6	CROSS SECTIONS
C7-1	EXISTING UTILITY PLAN
C7-2	EXISTING UTILITY PLAN
C7-3	EXISTING UTILITY PLAN
C7-4	EXISTING UTILITY PLAN

BID SET

Stamp:

Client:



City of Fernandina Beach
204 Ash St.
Fernandina Beach, Florida, 32034

Passero Associates
4730 Gaze Creek Way, Suite 200
St. Augustine, FL 32085
Principal-in-Charge: Andrew M. Holesko, C.M.
Project Manager: Christopher Nardone, AIA
Designed by: Emily Bredestegee

Revisions			
No.	Date	By	Description

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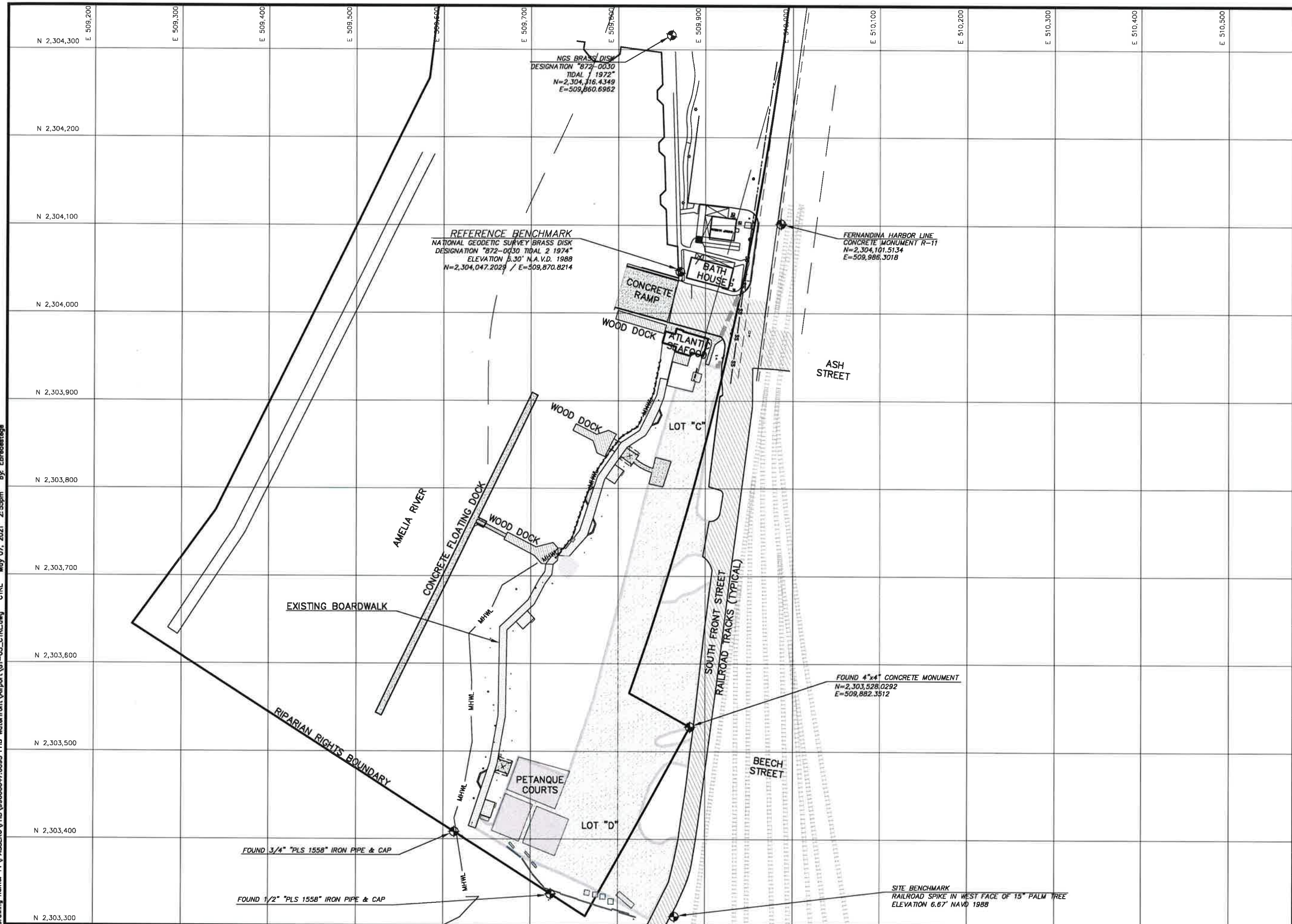
INDEX OF
DRAWINGS,
ABBREVIATIONS,
LEGEND & SUMMARY
OF QUANTITIES

Amelia River Waterfront
Stabilization
Parking Lots C & D
Town/City: Fernandina Beach
County: Nassau State: Florida

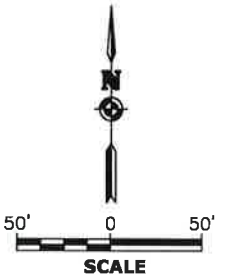
Project No.
99000047.0095

Drawing No.
G1-2
Date
May 10, 2021

Drawing name: F:\PASSERO\FHB\99000047.0095 FHB Waterfront\Airport\G1-03_CTRL.dwg CTRL May 07, 2021 2:55pm by: EBradestage



BID SET



Stamp:

Client:



City of Fernandina Beach
204 Ash St.
Fernandina Beach, Florida, 32034

Passero Associates

4730 Cass Cole Way, Suite 200
St. Augustine, FL 32092
Principal-in-Charge: Andrew M. Holesko, C.M.
Project Manager: Christopher Nardone, AIA
Designed by: Emily Bradestage

Revisions			
No.	Date	By	Description

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**HORIZONTAL
AND VERTICAL
CONTROL PLAN**

Amelia River Waterfront
Stabilization
Parking Lots C & D

Town/City: Fernandina Beach
County: Nassau State: Florida

Project No.
99000047.0095

Drawing No.
G1-3

Date
May 10, 2021

Drawing name: F:\PASSERO\FHB\99000047.0095 FHB Waterfront\Report\G1-04_GENL-NOTE.dwg G1-4_GENL-NOTE May 07, 2021 2:58pm by: EBredestage

GENERAL NOTES

1. THE INTENT OF THIS CONTRACT IS TO COMPLETE THE PROJECT WITH MINIMAL AMOUNT OF DELAYS TO THE OWNER (I.E. THE SHORTEST AMOUNT OF THE ACTIVE MARINA AREAS ARE OUT OF SERVICE).
2. THE CONTRACTOR SHALL GIVE A 48-HOUR NOTICE TO THE OWNER PRIOR TO THE START OF CONSTRUCTION, SO THAT THE OWNER CAN ISSUE THE APPROPRIATE NOTICE.
3. ALL CONSTRUCTION ACTIVITIES SHALL BE COMPLETED WITHIN 270 CALENDAR DAYS.
4. IN THE CASE OF A HURRICANE WARNING OR A TROPICAL STORM WARNING FOR THE COUNTY, THE CONTRACTOR SHALL SECURE THE SITE TO THE EXTENT PRACTICAL AND REMOVE MATERIAL AS REQUIRED UNTIL SUCH TIME AS THE STORM EVENT PRECLUDES ANY FURTHER ACTIVITY ON SITE.
5. SILT FENCE SHALL BE MAINTAINED IN FUNCTIONAL WORKING CONDITION. THE SILT FENCE SHALL BE KEPT IN GOOD REPAIR AND REPLACED AND RESTAKED AS NECESSARY IN COMPLIANCE WITH BEST MANAGEMENT PRACTICES. INCLUDE ALL EROSION CONTROL COSTS IN ITEM P-156.
6. THE STAGING STOCKPILE AREA SHALL BE KEPT IN A WORKMANLIKE MANNER WITH 2:1 MAXIMUM SIDE SLOPES AND A MAXIMUM HEIGHT OF 12 FEET ABOVE THE EXISTING GROUND.
7. TRUCKS SHALL BE EQUIPPED WITH APPROVED LOAD COVERS THAT WILL BE SECURED ALONG THE TRUCK ROUTE (FRONT STREET).
8. THE TRUCKS SHALL BE LOADED SO THAT NO MATERIAL AT ANY POINT IN THE BED IS HIGHER THAN THE SIDE OF THE TRUCK BED.
9. ANY MATERIAL SPILLED FROM ANY TRUCK ALONG THE ROUTE (FRONT STREET) IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE CLEANED UP IMMEDIATELY, AS DIRECTED BY THE ENGINEER.
10. OPERATIONS WILL INCLUDE THE USE OF A FLAGGER IF REQUIRED TO DIRECT TRAFFIC DURING BACKING AND OFFLOADING.
11. SIDE SLOPES OF THE STAGING STOCKPILE AREA AND SPOIL TRANSFER AREA ARE TO BE STABILIZED WITH HYDRO-MULCH AT THE END OF EACH DAY.
12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DEVELOP A SPILL PREVENTION AND COUNTERMEASURES PLAN AND A STORMWATER POLLUTION PREVENTION PLAN FOR THE ENGINEER'S APPROVAL, AND MAINTAIN SAME.
13. NOTICES TO OWNER (CITY) - PROVIDE THE NECESSARY INFORMATION ON CONSTRUCTION CONDITIONS CLOSURES, ETC.) TO THE OWNER MINIMUM OF 48 HOURS PRIOR SO THAT A NOTICE CAN BE ISSUED IN ACCORDANCE WITH ESTABLISHED CRITERIA BY THE OWNER TO THE MARINA.
14. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE STORAGE AND SECURITY OF HIS MATERIAL AND EQUIPMENT AND SHALL ERECT STORAGE FACILITIES AND FENCING AS NECESSARY. THE CONTRACTOR'S STORAGE AND STAGING AREAS SHALL BE IN THE LOCATIONS SHOWN ON DRAWING G2-1: OVERALL PLAN.
15. CONSTRUCTION STAKE-OUT SHALL BE PERFORMED BY CONTRACTOR. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL MEASUREMENTS THAT MAY BE REQUIRED TO LAYOUT THE CONSTRUCTION. THE COST OF STAKING WILL BE INCLUDED IN ITEM S-126-5.1.
16. THE CONTRACTOR'S STAGING AREA(S) SHOWN ON THE PLANS ARE GENERAL AND FOR INFORMATIONAL PURPOSES ONLY. THE ACTUAL SIZE AND LOCATION OF STAGING AREAS WILL BE APPROVED BY THE OWNER PRIOR TO CONSTRUCTION COMMENCEMENT.
17. ALL NON-PAVED AREAS OUTSIDE THE LIMITS OF CONSTRUCTION WHICH ARE DISTURBED BY THE CONTRACTOR'S OPERATIONS, SUCH AS THE CONTRACTOR'S ACCESS ROAD (FRONT STREET), STAGING AREA, ETC., SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AND SODDED UPON COMPLETION OF THE PROJECT. IN ADDITION, ALL EXISTING PARKING AREAS THAT WILL BE USED AS THE CONTRACTOR'S STAGING AREA(S) SHALL BE MAINTAINED DURING CONSTRUCTION AND RESTORED TO THEIR PRE-CONSTRUCTION CONDITION. NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE FOR THIS ITEM.
18. THE CONTRACTOR SHALL CONDUCT HIS CONSTRUCTION OPERATIONS AS SHOWN ON THE PLAN DRAWINGS. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE OWNER'S (CITY OF FERNANDINA BEACH) CITY ENGINEER TO MINIMIZE INTERFERENCE TO MARINA OPERATIONS DURING CONSTRUCTION.
19. THE CONTRACTOR SHALL KEEP A WATER TRUCK ON SITE AT ALL TIMES FOR THE PURPOSE OF CONTROLLING DUST AS REQUIRED BY THE ENGINEER.
20. THE CONTRACTOR SHALL VISIT THE SITE TO DETERMINE EXISTING CONDITIONS PRIOR TO SUBMITTING THEIR BID. THE CONTRACTOR SHALL REPORT TO THE OWNER'S (CITY OF FERNANDINA BEACH) CITY ENGINEER ANY VARIATIONS FROM THE INFORMATION SHOWN ON THE CONSTRUCTION PLANS.
21. ANY UNPLANNED, UNAPPROVED, OR ACCIDENTAL SHUTDOWN OR INTERRUPTION OF SERVICE TO ANY LIGHTING CIRCUIT OR MARINA REQUIRES IMMEDIATE NOTIFICATION TO THE CITY ENGINEER BY THE CONTRACTOR.
22. ALL DISPUTES ARISING FROM THE CONTRACTOR SHALL BE DECIDED BY THE OWNER'S (CITY OF FERNANDINA BEACH), WHOSE DECISION SHALL BE FINAL.
23. THE CONTRACTOR SHALL OBTAIN AND PAY ASSOCIATED FEES FOR ALL OUTSTANDING PERMITS NECESSARY FOR THE COMPLETION OF THIS PROJECT.
24. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE CLEANUP AND DISPOSAL OF ALL TRASH AND DEBRIS CREATED BY HIS WORK OR PERSONNEL. NO BURNING IS ALLOWED ON SITE. ALL TRASH AND DEBRIS MUST BE DISPOSED OF OFF SITE.
25. THE CONTRACTOR SHALL MAINTAIN SECURITY WITHIN THE PROJECT SITE AT ALL TIMES. NO UNAUTHORIZED PERSONNEL SHALL BE ALLOWED ON THE SITE. ALL GATES MUST BE LOCKED AT ALL TIMES. A GATE GUARD MAY BE USED. NO ADDITIONAL PAYMENT WILL BE MADE IF CONTRACTOR ELECTS TO USE A GATE GUARD.
26. THE TEMPORARY IMPACT AREAS WILL BE RESTORED/REPLANTED TO PRE-CONSTRUCTION CONDITIONS.
27. ALL EROSION CONTROL DEVICES ARE TO BE MAINTAINED IN GOOD FUNCTIONING ORDER. ALL SILT FENCES AND TURBIDITY CURTAINS ARE TO BE INSPECTED, AND REPLACED IF NECESSARY, FOLLOWING ANY RAINFALL EVENT.

UTILITY NOTES

1. CONTRACTOR WILL PROTECT ALL EXISTING LIGHTING, SIGNS, AND EQUIPMENT IN THE VICINITY OF THE WORK AREA. ANY DAMAGE WILL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
2. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PROVIDING ALL PERMANENT AND TEMPORARY UTILITY CONNECTIONS TO THE STAGING AREA.
3. PRIOR TO DIGGING ANY TRENCHES, CONTRACTOR SHALL NOTIFY ALL UTILITIES (ELECTRIC, GAS, TELEPHONE, WATER, SEWER) AND OBTAIN LOCATIONS OF UNDERGROUND UTILITIES.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND IDENTIFICATION OF ALL EXISTING UTILITIES AND UNDERGROUND PIPELINES IN CONSTRUCTION AREA. ANY DAMAGES TO EXISTING UTILITIES OR UNDERGROUND PIPELINES ON OR OFF CITY PROPERTY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL REPAIR WORK SHALL MEET THE APPROVAL OF THE OWNER OF THE DAMAGED UTILITY. NO REIMBURSEMENT WILL BE ALLOWED FOR UTILITY/PIPE REPAIR OR REPLACEMENT.
5. ANY UNPLANNED, UNAPPROVED, OR ACCIDENTAL SHUTDOWN OR INTERRUPTION OF SERVICE TO ANY LIGHTING CIRCUIT OR THE MARINA REQUIRES IMMEDIATE NOTIFICATION TO THE OWNER'S (CITY OF FERNANDINA BEACH) CITY ENGINEER BY THE CONTRACTOR. THE COST OF MATERIALS AND LABOR REQUIRED TO REPAIR THE LIGHTING CIRCUIT SHALL BE BORNE BY THE CONTRACTOR.

GENERAL

1. FOR ALL ITEMS REQUIRING THE USE OF WATER, THE CONTRACT UNIT PRICE BID FOR THE RESPECTIVE ITEM SHALL INCLUDE THE COST OF FURNISHING THE WATER (TYPICAL).

COORDINATION AND OPERATIONS

1. THE CONTRACTOR SHALL ACQUAINT SUPERVISORS AND SUBCONTRACTORS EMPLOYEES TO THE TRAFFIC ACTIVITY AND OPERATIONS THAT MAY BE IMPACTED BY THIS PROJECT. THE CONTRACTOR SHALL CONDUCT CONSTRUCTION ACTIVITIES TO CONFORM TO ALL ROUTINE AND EMERGENCY TRAFFIC REQUIREMENTS AND GUIDELINES AS NOTED AND/OR SHOWN ON THE PLANS.
2. THE CONTRACTOR SHALL CONDUCT WEEKLY COORDINATION MEETINGS TO DISCUSS WORK AREAS, SCHEDULING, SAFETY, ETC. WITH THE ENGINEER AND OTHER APPROPRIATE OFFICIALS. MINUTES FROM THE WEEKLY MEETINGS SHALL BE PREPARED BY THE CONTRACTOR, UNLESS OTHERWISE DIRECTED BY THE ENGINEER, AND COPIES DISTRIBUTED TO ALL APPROPRIATE INDIVIDUALS.
3. CONSTRUCTION AND MAINTENANCE OPERATIONS BY OTHERS MAY OCCUR CONCURRENTLY AND AT TIMES IN THE VICINITY OF CONSTRUCTION ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL COORDINATE HIS OPERATIONS AND COOPERATE WITH MAINTENANCE CREWS AND OTHER CONTRACTORS WORKING IN THE AREA. COORDINATION WITH APPROPRIATE GOVERNMENT AND UTILITY AGENCIES IS ALSO REQUIRED.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR TOWING/RELOCATING VEHICLES WITHIN THE PARKING LOT.

CONSTRUCTION LAYOUT

1. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION LAYOUT, INCLUDING RESTAKING/LAYOUT AS REQUIRED TO COMPLETE THE PROJECT (TYPICAL).
2. ALL EXISTING SURVEY MONUMENTS SHALL BE PROTECTED BY THE CONTRACTOR DURING CONSTRUCTION. ALL MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESET TO REQUIRED STANDARDS BY A REGISTERED SURVEYOR (STATE OF FLORIDA) AT THE CONTRACTOR'S EXPENSE, TO THE SATISFACTION OF THE ENGINEER.
3. THE CONTRACTOR SHALL CONFIRM EXISTING GRADE ELEVATIONS AND PROVIDE AN OPPORTUNITY FOR THE ENGINEER (OR REPRESENTATIVE) TO REVIEW THE PROPOSED LAYOUT/GRADES PRIOR TO ACTUAL CONSTRUCTION.

CONTRACTOR'S REQUIREMENTS

1. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED FOR THE PERFORMANCE OF THIS CONTRACT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FILE/OBTAIN AND TO PAY ALL PERMIT FEES. COSTS FOR PERMITS SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.
2. THE CONTRACTOR MUST OBTAIN PROPER PERMITS FOR DELIVERY OF MATERIALS AND EQUIPMENT TO THE SITE. ANY DAMAGE TO OFF-SITE AND/OR ON-SITE ROADS SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE PROMPTLY REPAIRED AT THE CONTRACTOR'S SOLE EXPENSE.
3. ALL CONTRACTOR'S VEHICLES AND TRAFFIC (UNLESS OTHERWISE AUTHORIZED) SHALL REMAIN WITHIN THE DESIGNATED STAGING AREA, CONSTRUCTION LIMITS OR HAUL ROUTES. CONTRACTOR VEHICLES, INCLUDING EMPLOYEE VEHICLES WILL NOT BE PERMITTED TO PARK IN PUBLIC PARKING LOTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ADDITIONAL STAGING AREA IS NEEDED. ADDITIONAL AREA MAY BE MADE AVAILABLE IF OPERATIONS PERMIT.
4. ALL CONTRACTOR VEHICLES SHALL BE IN GOOD WORKING ORDER WHILE ON THE WORK SITE.
5. THE CONTRACTOR SHALL RESTORE ALL HAUL ROUTE PAVEMENTS TO THEIR ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE OWNER AND THE ENGINEER. THE CONTRACTOR SHALL REPAIR DAMAGE TO PUBLIC ROADWAYS RESULTING FROM HIS CONSTRUCTION OPERATIONS WITHIN 24 HOURS, AND TO THE SATISFACTION OF THE APPROPRIATE JURISDICTIONS.
6. CONTRACTOR SHALL CONFORM TO AND IMPLEMENT THE CONSTRUCTION SAFETY AND PHASING PLAN IN THE CONTRACT DOCUMENTS.
7. NPDES AND ALL ASSOCIATED STORM WATER PERMITTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COST SHALL BE INCIDENTAL TO THE PROJECT.

AS-BUILT DRAWINGS/MEASUREMENTS

1. THE CONTRACTOR SHALL, UPON COMPLETION OF THE WORK, FURNISH TO THE ENGINEER AS-BUILT SURVEY FOR ALL WORK ITEMS ASSOCIATED WITH THE PROJECT INCLUDING LOCATION COORDINATES AND ELEVATIONS (MSL), DIMENSIONS AND FINAL AS-BUILT QUANTITIES. INFORMATION SHALL BE PROVIDED IN ELECTRONIC (AUTOCAD (VERSION 2020 COMPATIBLE) OR OTHERWISE SPECIFIED BY THE OWNER) FORMAT TO THE ENGINEER PRIOR TO PROJECT FINAL ACCEPTANCE. ALL AS-BUILT/RECORD INFORMATION SHALL BE PREPARED UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL SURVEYOR/ENGINEER, AND STAMPED/SEALED BY SAID PROFESSIONAL UPON FINAL SUBMITTAL TO THE OWNER.

UNDERGROUND UTILITIES

1. THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THE PLANS HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND FIELD CHECKS, AND ARE BELIEVED TO BE CORRECT. NO GUARANTEE IS MADE AS TO THEIR ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL LOCATE AND IDENTIFY ALL UNDERGROUND UTILITIES IN THE WORK AREA PRIOR TO CONSTRUCTION. ANY UNDERGROUND UTILITIES LOCATED WHICH DO NOT APPEAR ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. ANY DAMAGE TO UTILITIES, CAUSED BY THE CONTRACTOR, SHALL BE REPAIRED AT THE CONTRACTOR'S SOLE EXPENSE.
2. ALL ELECTRICAL CIRCUITS AND/OR UTILITIES AFFECTED BY THIS PROJECT SHALL BE PROTECTED AND MAINTAINED DURING OPERATIONAL PERIODS BY THE CONTRACTOR. THE CONTRACTOR, AT HIS/HER EXPENSE SHALL IMMEDIATELY REPAIR, WITH IDENTICAL MATERIAL AND BY SKILLED WORKMEN, ANY UNDERGROUND CABLES WHICH ARE DAMAGED BY THEIR ACTIVITIES, WORKMEN, EQUIPMENT OR PERSONNEL. PRIOR WRITTEN APPROVAL BY THE OWNER MUST BE OBTAINED FOR THE MATERIALS, WORKMEN, TIME, AND METHOD OF REPAIRS AND FOR ANY TEMPORARY OR PERMANENT REPAIRS THE CONTRACTOR PROPOSES TO MAKE TO FACILITIES DAMAGED BY THE CONTRACTOR. SUCH REPAIRS MUST BE STARTED IMMEDIATELY AFTER LOCATING DAMAGED FACILITY AND CONTINUED UNTIL COMPLETE. THE OWNER MAY ELECT TO HAVE ANY REPAIR PERFORMED BY OTHERS AT THE CONTRACTORS SOLE EXPENSE.

UTILITIES NOTIFICATION

1. THE CONTRACTOR SHALL NOTIFY, AT LEAST TWO WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION OPERATIONS IN AN AREA WHICH MAY INVOLVE UNDERGROUND UTILITY FACILITIES, THE ENGINEER, THE REGISTERED UTILITY PROTECTION SERVICE, AND THE OWNER OF EACH UNDERGROUND UTILITY FACILITY SHOWN ON THE PLANS.
2. THE CONTRACTOR SHALL GIVE THE OWNER OF THE UNDERGROUND UTILITY A MINIMUM OF FORTY-EIGHT HOURS, EXCLUDING SATURDAYS, SUNDAYS, AND LEGAL HOLIDAY AFTER NOTICE IS RECEIVED, TO STAKE, MARK, OR OTHERWISE DESIGNATE THE LOCATION OF THE UNDERGROUND UTILITY FACILITIES IN THE CONSTRUCTION AREA IN SUCH A MANNER AS TO INDICATE THEIR COURSE TOGETHER WITH THE APPROXIMATE DEPTH AT WHICH THEY ARE INSTALLED. THE MARKING OR LOCATING SHALL BE COORDINATED TO STAY APPROXIMATELY TWO DAYS AHEAD OF THE PLANNED CONSTRUCTION. NO DIGGING SHALL PROCEED WITHOUT WRITTEN APPROVAL OF THE ENGINEER.
3. THE LOCATION OF UTILITIES SHOWN WITHIN THESE PLANS ARE APPROXIMATE ONLY AND THOSE SHOWN ARE NOT NECESSARILY ALL OF THE UTILITIES AND STRUCTURES. THE EXACT LOCATION AND ROUTING OF UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK ON THIS PROJECT. AFTER ALL UTILITIES HAVE BEEN FIELD LOCATED, THE CONTRACTOR SHALL EXCAVATE AND EXPOSE ALL UTILITIES WHICH MAY BE IN CONFLICT WITH PROPOSED FACILITIES. LOCATION AND ELEVATION SHALL BE ACCURATELY MEASURED. ANY APPARENT CONFLICT BETWEEN EXISTING AND PROPOSED FACILITIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER. THE CONTRACTOR SHALL OBTAIN WRITTEN DIRECTIONS ON HOW TO PROCEED BEFORE BEGINNING ANY FURTHER EXCAVATION OR CONSTRUCTION. FAILURE TO FULLY COMPLY WITH THIS PROVISION WILL RESULT IN THE CONTRACTOR ASSUMING ALL RESPONSIBILITY AND COST OF UTILITY RELOCATION IN CASES OF CONFLICT.
4. ALL REQUIRED UTILITIES FOR THE CONTRACTOR'S STAGING AREA SHALL BE ARRANGED FOR BY THE CONTRACTOR AT HIS/HER SOLE EXPENSE. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY POLES, LINES, PIPES, METERS, ETC. TO BRING THE SERVICES FROM EXISTING SOURCES TO THE AREA AS NECESSARY. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY AGENCIES. ALL UTILITY ARRANGEMENTS SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL HAVE ALL UTILITIES DISCONNECTED AND SHALL REMOVE ALL TEMPORARY POLES, PIPES, METERS, ETC. AND RESTORE THE AREAS TO THEIR PREVIOUS CONDITION OR BETTER.
5. ANY UTILITIES DAMAGED OR BROKEN BY THE CONTRACTOR WILL BE REPAIRED BY THE CONTRACTOR AT HIS/HER SOLE EXPENSE. EACH CONTRACTOR INVOLVED SHALL ASSUME ALL LIABILITY, FINANCIAL OR OTHERWISE, IN CONNECTION WITH THE CONTRACT AND APPLICABLE SUB-CONTRACTS AND SHALL PROTECT AND SAVE HARMLESS THE OWNER FROM ANY AND ALL DAMAGES OR CLAIMS THAT MAY ARISE BECAUSE OF INCONVENIENCES, DELAYS, LOSS OF SERVICE OR INCOME EXPERIENCED BY UTILITY SERVICE PROVIDERS OR TENANT OPERATIONS.

SUPERVISION

1. THE CONTRACTOR SHALL HAVE AT ALL TIMES ON SITE, WHILE WORK IS IN PROGRESS, A JOB SUPERINTENDENT/FOREMAN. THIS PERSON SHALL BE FAMILIAR WITH ALL TYPES OF CONSTRUCTION BEING PERFORMED AND SHALL BE THE SAME PERSON EACH DAY THROUGHOUT THE PROJECT. THE SUPERINTENDENT/FOREMAN SHALL HAVE THE RESPONSIBILITY OF COORDINATING EACH DAYS WORK WITH THE ENGINEER AND SHALL HAVE AUTHORITY TO SCHEDULE AND ADJUST ALL WORKERS, PRIME AND SUBCONTRACTORS, TO ACCOMMODATE OPERATION AS DIRECTED BY THE ENGINEER AND/OR OWNER.

GENERAL DEMOLITION NOTES:

1. ANY MATERIAL BEING DEMOLISHED SHALL BE REMOVED PROMPTLY (MAXIMUM 48 HOURS) AND DISPOSED OF OFF THE PROPERTY, UNLESS SPECIFICALLY CALLED FOR IN THE CONTRACT DOCUMENTS TO BE RE-USED/RECYCLED.

BID SET

Stamp:

Client:



City of Fernandina Beach

204 Ash St.

Fernandina Beach, Florida, 32034

Passero Associates

4730 Gaze Cole Way, Suite 200 (904) 757-6106
St. Augustine, FL 32095 Fax: (904) 757-6107
Certificate of Authorization # 1418
Principal-in-Charge Andrew M. Holesko, C.E.
Project Manager Christopher Nardone, AIA
Designed by Emily Bredestage

Revisions			
No.	Date	By	Description

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GENERAL NOTES

Amelia River Waterfront
Stabilization
Parking Lots C & D

Town/City: Fernandina Beach
County: Nassau State: Florida

Project No.
99000047.0095

Drawing No.

G1-4

Date

May 10, 2021

Drawing name: F:\PASSERO\FHB\99000047.0095 FHB Waterfront\Airport\G1-04_GENL-NOTE.dwg G1-5_STRC-NOTE May 07, 2021 2:57pm by EBredastage

STRUCTURAL GENERAL NOTES

LOAD CRITERIA

1. STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE 2020 FLORIDA BUILDING CODE (7TH EDITION)
2. DESIGN LIVE LOADS (REDUCED AS ALLOWED BY THE BUILDING CODE):
BOARDWALK: 100 PSF
CONSTRUCTION SURCHARGE
LIVE LOAD BEHIND SHEET PILE WALL 250 PSF
3. BULKHEAD SOIL DESIGN PARAMETERS:

PER PROJECT GEOTECHNICAL REPORT
4. DESIGN SNOW LOAD: N/A
5. DESIGN WIND LOADS:
ULTIMATE WIND SPEED, V 128 MPH (THREE SECOND GUST)
NOMINAL WIND SPEED, V 99 MPH (THREE SECOND GUST)
RISK CATEGORY, II D
EXPOSURE, D
INTERNAL PRESSURE COEFF GCpi, N/A

COMPONENTS AND CLADDING WIND LOADS, N/A
6. DESIGN SEISMIC LOADS ARE BASED ON THE FOLLOWING DATA: N/A

FLOOD DESIGN DATA

1. FEMA FIRM: PANEL 237 OF 510, MAP # 12089C0237G
2. FLOOD ZONE: VE (FLOOD SIDE) AE (PROTECTED SIDE)
3. BASE FLOOD ELEVATION, BFE: ZONE AE: +10.0 FT, NAVD 88
ZONE VE: +12.0 FT, NAVD 88
4. STILLWATER ELEVATION, +8.8 FT, NAVD 88
1% ANNUAL CHANCE:
5. TOP OF SEAWALL: +9.0 FT, NAVD 88

GENERAL FOUNDATION AND BULKHEAD WALL NOTES

1. BULKHEAD WALLS SHALL CONSIST OF FIBER REINFORCED POLYMER (FRP) SHEET PILES OR TREATED TIMBER PILING, WITH TIEBACK AND DEADMAN ANCHORAGE, DRIVEN TO DEPTHS INDICATED.
2. DESIGN IS BASED ON RECOMMENDATIONS FOUND IN THE PROJECT GEOTECHNICAL REPORT BY ECS FLORIDA, LLC TITLED "GEOTECHNICAL ENGINEERING REPORT -FHB RIVERFRONT", DATED MARCH 31, 2020.
3. CONTRACTOR SHALL EMPLOY A GEOTECHNICAL ENGINEER FOR SPECIAL INSPECTIONS AND OBSERVATIONS TO PROVIDE CONTINUOUS OBSERVATION TO CONFIRM THE ENCOUNTERED SOILS AND PILE DRIVING CONDITONS ARE IN ACCORDANCE WITH RECOMMENDATIONS PROVIDED IN THE PROJECT GEOTECHNICAL REPORT. IF DIFFERENT CONDITIONS ARE ENCOUNTERED, THE GEOTECHNICAL ENGINEER SHALL PROVIDE REVISED RECOMMENDATIONS FOR DESIGN OF THE BULKHEAD WALLS.
4. CONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, ELEVATIONS, ETC., IN FIELD AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION OR SHOP DRAWINGS.
5. THE DRAWINGS ARE INTENDED TO REQUIRE AND TO INCLUDE ALL LABOR, MATERIAL AND EQUIPMENT PROPER FOR THE WORK.
6. ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE AND NATIONAL CODES AND REQUIREMENTS.
7. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND SAFETY PROCEDURES. THE ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR THEIR AGENTS OR EMPLOYEES OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK.
8. OBSERVE ALL OSHA AND OTHER APPLICABLE SAFETY REQUIREMENTS INCLUDING THE USE OF SAFETY GLASSES, HARD HATS, AND PROTECTION OF AREA WHEN WORKING OVERHEAD. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR CONSTRUCTION SAFETY AT ALL TIMES.
9. THE CONTRACTOR SHALL DESIGN AND PROVIDE ANY TEMPORARY SHORING, BRACING, ETC., AS NEEDED FOR THE WORK SO AS NOT TO ENDANGER THE STRUCTURAL INTEGRITY OF ANY EXISTING FEATURE.
10. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR ANY DAMAGE DONE TO EXISTING FEATURES AS A RESULT OF THIS WORK. DAMAGED ITEMS SHALL BE REPLACED IN KIND AND AT NO ADDITIONAL COST TO THE OWNER.

FIBER REINFORCED POLYMER (FRP) SHEET PILING

1. SHEET PILE MATERIAL SHALL BE EVERLAST EVERCOMP 26.1, 8"DEEP, AS PROVIDED BY EVERLAST SYNTHETIC PRODUCTS, LLC
- a. AN APPROVED EQUAL MAY BE USED
- b. DESIGN IS BASED ON SHEET PILE PROPERTIES AS INDICATED BELOW. APPROVED EQUAL MUST MEET OR EXCEED THESE PROPERTIES.
- c. EVERCOMP 26.1 PROPERTIES:
- i. FLEXURAL STRESS:
- i. ULTIMATE: 90,000 PSI (ALONG LENGTH OF PILE)
- ii. ULTIMATE: 29,000 PSI (ALONG WIDTH OF PILE)
- iii. ALLOWABLE: 25,000 PSI (ALONG LENGTH OF PILE)
- iv. MODULUS OF ELASTICITY: 3,500,000 PSI (ALONG LENGTH OF PILE)
- v. MODULUS OF ELASTICITY: 1,900,000 PSI (ALONG WIDTH OF PILE)
- vi. MAX ALLOWABLE MOMENT: 27,000 LB-FT/FT
- b. TENSILE STRESS:
- i. ULTIMATE: 77,000 PSI (ALONG LENGTH OF PILE)
- ii. ULTIMATE: 9,000 PSI (ALONG WIDTH OF PILE)
- iii. ALLOWABLE: 25,000 PSI (ALONG LENGTH OF PILE)
- iv. MODULUS OF ELASTICITY: 5,000,000 PSI (ALONG LENGTH OF PILE)
- v. MODULUS OF ELASTICITY: 3,200,000 PSI (ALONG WIDTH OF PILE)
- c. SHEAR STRESS:
- i. ULTIMATE: 5,500 PSI (ALONG LENGTH OF PILE)
- ii. ULTIMATE: 5,400 PSI (ALONG WIDTH OF PILE)
- iii. ALLOWABLE: 2,200 PSI (ALONG LENGTH OF PILE)
- d. SECTION PROPERTIES:
- i. WIDTH: 18"
- ii. DEPTH: 8"
- iii. THICKNESS: 0.25"
- iv. SECTION MODULUS: 13 IN^3/FT
- v. MOMENT OF INERTIA: 52 IN^4/FT
- vi. RADIUS OF GYRATION: 3.29"
- vii. AREA OF WEB: 2.3 IN^2

2. MATERIALS:
- a. POLYMER (RESIN) -THE RESIN FOR THE FRP SHEET PILE SHALL EITHER BE POLYESTER OR VINYL ESTER. RESIN SHALL CONTAIN U.V. STABILIZERS TO PROVIDE SUFFICIENT RESISTANCE TO ULTRA VIOLET LIGHT DEGRADATION. NO OTHER RESINS WILL BE ACCEPTED FOR USE ON THIS PROJECT.
- b. REINFORCEMENT -THE GLASS REINFORCEMENT SHALL BE IN THE FORM OF CONTINUOUS ROVING, WOVEN ROVING OR STICHD FABRICS, AND SURFACE MATTING.
- c. THE FRP SHEET PILE SHALL BE Z-SHAPED WITH A BALL AND SOCKET INTERLOCK AND MEETING THE DIMENSIONAL TOLERANCES AS INDICATED.
- d. THE FRP SHEET PILE SHALL BE MANUFACTURED USING THE PULTRUSION PROCESS.
3. INSTALLATION:
- a. FRP SHEET PILE SHALL BE INSTALLED USING TRADITIONAL DRIVING METHODS INCLUDING VIBRATORY HAMMERS, IMPACT HAMMERS OR WATER JETS. CONTRACTOR SHALL CONTACT MANUFACTURER FOR SPECIFIC HAMMER RECOMMENDATIONS AND IS RESPONSIBLE FOR EMPLOYING THE CORRECT INSTALLATION METHOD. ANY COSTS ASSOCIATED WITH USING THE INCORRECT HAMMER METHOD IS THE RESPONSIBILITY OF THE CONTRACTOR.
- b. THE FRP SHEET PILE CAN BE CUT USING CARBIDE EDGED MASONRY BLADES AND DRILLED WITH CARBIDE OR COBALT TIPPER BITS.
- c. IF DAMAGED, THE FRP SHEET PILE MAY BE REPAIRS AS PER THE MANUFACTURER'S RECOMMENDATIONS.

CONCRETE

1. COMPLY WITH THE FOLLOWING CODES AND STANDARDS:
ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS"
ACI 305, ACI 306, ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE"
ACI DETAILING MANUAL (ACI SP-66-04)
ACI 347 "RECOMMENDED PRACTICE FOR CONCRETE FORM WORK"
CONCRETE REINFORCING STEEL INSTITUTE (CRSI), "MANUAL OF STANDARD PRACTICE"
ACI 304 "RECOMMENDED PRACTICE FOR MEASURING, MIXING, TRANSPORTING AND PLACING CONCRETE"
2. CONCRETE STRENGTH:
ALL CONCRETE -COQUINA MIX f'c = 5000 psi
- MAX WATER/CEMENT RATIO 0.40
AIR CONTENT (%) N/A
3. MIX DESIGN REQUIREMENTS:
1. PREPARE DESIGN MIXES FOR EACH TYPE AND STRENGTH OF CONCRETE BY EITHER LABORATORY TRIAL BATCH OR FIELD EXPERIENCE METHODS AS SPECIFIED IN ACI 318/ACI 301.
2. CONCRETE SHALL BE READY MIXED PER ASTM C94. JOBSITE MIXING SHALL NOT BE PERMITTED.
2. MAXIMUM NOMINAL AGGREGATE SIZE IS ¾".
3. CONCRETE MIX SHALL INCORPORATE COQUINA COARSE AGGREGATE AND SHALL BE DESIGNED TO WITHSTAND HARSH CORROSIVE/MARINE ENVIRONMENT (ACI 318 -CONCRETE EXPOSURE LEVEL "C2")
4. MATERIALS:
1. REINFORCING BARS - ASTM A 615 GRADE 60, DEFORMED
2. PORTLAND CEMENT - ASTM C150, TYPE V (LESS THAN 5% C3A CONTENT)
3. AGGREGATE - ASTM C33
- COQUINA AGGREGATE
4. PROHIBITED ADMIXTURES -CALCIUM CHLORIDE THYOCYANATES OR ADMIXTURES CONTAINING MORE THAN 0.1% CHLORIDA IONS ARE NOT PERMITTED.
5. CONCRETE FINISH:
1. SURFACES EXPOSED TO PUBLIC VIEW: SMOOTH FORM FINISH
2. SURFACES NOT EXPOSED TO PUBLIC VIEW: ROUGH FORM FINISH
- SMOOTH FORM FINISH MUST HAVE FINS REMOVED AND A SMOOTH RUBBED FINISH APPLICATION. REFER TO ACI 301 FOR ALL OTHER FINISH DESIGNATION REQUIREMENTS.
6. REINFORCEMENT SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI SP-66-04. DEVELOPMENT AND SPLICE LENGTHS ARE IN TENSION UNLESS OTHERWISE INDICATED. TENSION LAP SPLICES SHALL BE AS TABULATED IN THE SPLICE LENGTH TABLE BELOW. UNLESS OTHERWISE INDICATED.
- | f'c (psi) | BAR TYPE | #3 | #4 | #5 | #6 | #7 | #8 | #9 | #10 | #11 |
|-----------|------------|----|----|----|----|----|----|----|-----|-----|
| 5000 | TOP BARS | 22 | 29 | 36 | 44 | 63 | 72 | 81 | 90 | 99 |
| 5000 | OTHER BARS | 17 | 23 | 28 | 34 | 49 | 56 | 63 | 69 | 76 |
- TOP BARS ARE HORIZONTAL REINFORCEMENT PLACED SO THAT MORE THAN 12 INCHES OF FRESH CONCRETE IS CAST IN THE MEMBER BELOW THE BAR.
7. CONTINUOUS REINFORCING IN WALLS AND SLABS MAY BE SPLICED, AS REQUIRED, PROVIDING BARS ARE OF THE LONGEST PRACTICABLE LENGTH AND SPLICES ARE SHOWN ON REINFORCING SHOP DRAWINGS. WHEREVER POSSIBLE, SPLICES SHALL BE STAGGERED. FIELD CUTTING OF REINFORCEMENT WILL NOT BE PERMITTED.
8. PROVIDE CONCRETE COVER FOR REINFORCING AS FOLLOWS, U.N.O.:
- ALL REINFORCING, MIN COVER: 3"
9. PROVIDE DOWELS TO MATCH REINFORCEMENT SIZE AND SPACING INDICATED FOR ALL STRUCTURAL ELEMENTS, UNLESS OTHERWISE INDICATED.
10. MAJOR CONSTRUCTION JOINTS ARE SHOWN ON THE DRAWINGS. INTERMEDIATE JOINTS IN WALLS AND SLABS ARE NOT SHOWN. CONSTRUCTION JOINTS MAY BE ADDED, OMITTED OR RELOCATED IF PROPERLY DETAILED ON SHOP DRAWINGS AND APPROVED BY THE OWNER'S REPRESENTATIVE.
11. PLACING OF REINFORCEMENT: PROVIDE CHAIRS, BOLSTERS, ADDITIONAL REINFORCEMENT, AND ACCESSORIES NECESSARY TO SUPPORT REINFORCEMENT AT POSITION SHOWN ON DRAWINGS. SUPPORT OF REINFORCEMENT ON FORM TIES, WOOD, BRICK, BRICKBAT OR OTHER UNACCEPTABLE MATERIAL, WILL NOT BE PERMITTED.
12. THE CONTRACTOR SHALL REVIEW ALL DRAWINGS FOR SIZE AND LOCATION OF ALL EMBEDDED ITEMS, SLEEVES, SLAB DEPRESSIONS, OPENINGS, ETC. REQUIRED BY OTHER TRADES. RECONCILE THEIR EXACT SIZES AND LOCATIONS BEFORE PROCEEDING WITH THE WORK. ALL ITEMS SHALL BE FURNISHED AND INSTALLED PRIOR TO PLACEMENT OF CONCRETE. SECURE THE APPROVAL OF THE OWNER'S REPRESENTATIVE PRIOR TO PLACING OPENINGS NOT SHOWN ON THE STRUCTURAL DRAWINGS.
13. PROVIDE CONTROL JOINTS IN CAST-IN-PLACE CONCRETE SLABS-ON-GRADE AT 12 FEET O.C. MAX. LOCATE CONTROL JOINTS TO FORM APPROXIMATE SQUARE PANELS WITH THE LENGTH OF ONE SIDE NOT EXCEEDING THE ADJACENT SIDE BY A FACTOR OF 1.5. CONTROL JOINTS MAY BE CONTRACTION JOINTS, CONSTRUCTION JOINTS, OR EXPANSION JOINTS.
14. CHAMFER EDGES OF PERMANENTLY EXPOSED CONCRETE SURFACES 3/4-INCH, UNO.
15. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING WHEN IT IS SAFE TO REMOVE FORMS AND/OR SHORING. FORMS AND SHORING MUST NOT BE REMOVED UNTIL THE CONCRETE IS STRONG ENOUGH TO CARRY ITS OWN WEIGHT AND ANY ANTICIPATED SUPERIMPOSED LOADS. WHEN FORMS ARE STRIPPED THERE MUST BE NO EXCESSIVE DEFLECTION, DISTORTION, DISCOLORATION, AND NO EVIDENCE OF DAMAGE TO THE CONCRETE.

WOOD

1. FRAMING LUMBER SHALL BE AS FOLLOWS:
- ALL LUMBER (U.N.O.): SOUTHERN PINE, MARINE GRADE
BULKHEAD SHEETING: SOUTHER PINE, SEAWALL GRADE
2. LUMBER: NOMINAL SIZES ARE INDICATED, EXCEPT AS SHOWN BY DETAIL DIMENSIONS. PROVIDE DRESSED LUMBER, S4S, UNLESS NOTED OTHERWISE. BULKHEAD SHEETING LUMBER SHALL BE PROVIDED WITH SLOPPY V -T&G OR SQUARE T&G PROFILES. PROVIDE LUMBER WITH 19 PERCENT MOISTURE CONTENT, KILN DRIED AFTER TREATMENT (KDAT). TIMBERS GREATER THAN 5"IN THICKNESS MUST BE LESS THAN 25 PERCENT MOISTURE CONTENT, KDAT.
3. ALL LUMBER SHALL BE PRESSURE PRESERVATIVE TREATED AS FOLLOWS:
- AWPA U1 - USE CATEGORY -UC5C: MARINE USE, SOUTHERN WATERS
- ALL FIELD CUTS TO LUMBER/TIMBERS MUST BE COATED/DIPPED/BRUSHED WITH COPPER NAPHTHENATE PRIOR TO INSTALLATION, IN ACCORDANCE WITH AWPA STANDARD M4
4. WHERE NOT OTHERWISE SHOWN ON PLANS, ALL NAILING OR SCREWING SHALL BE AS INDICATED IN THE BUILDING CODE. ALL SHEATHING MUST BE NAILED. ADHESIVES SHALL NOT BE USED IN PLACE OF NAILING.
5. ALL FASTENERS USED SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.
6. METAL CONNECTORS TO BE PROVIDED BY 'SIMPSON STRONG-TIE' OR EQUIVALENT.

SPECIAL INSPECTIONS

1. SPECIAL INSPECTIONS WILL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE CHAPTER 17.
2. OWNER, OR ARCHITECT/STRUCTURAL ENGINEER OF RECORD ACTING AS THE OWNER'S AGENT, SHALL DIRECTLY EMPLOY AND PAY FOR SERVICES OF THE SPECIAL INSPECTORS TO PERFORM REQUIRED SPECIAL INSPECTIONS.
3. THE FOLLOWING GENERAL TYPES OF WORK REQUIRE SPECIAL INSPECTION: REFER TO FLORIDA BUILDING CODE CHAPTER 17 FOR DETAILED INSPECTION REQUIREMENTS

FOUNDATIONS/PILING
CONCRETE
REINFORCING STEEL
FORMWORK
POST-INSTALLED CONCRETE ANCHORS

BID SET

Stamp:

Client:



City of Fernandina Beach

204 Ash St.

Fernandina Beach, Florida, 32034

Passero Associates

4120 Cass Cole Way, Suite 200 (904) 757-6106
St. Augustine, FL 32095 Fax: (904) 757-6107
Certificate of Authorization # 3428
Principal-in-Charge Andrew N. Holesko, C.E.
Project Manager Christopher Nardone, AIA
Designed by Emily Bredastage

Revisions			
No.	Date	By	Description

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STRUCTURAL
NOTES

Amelia River Waterfront
Stabilization
Parking Lots C & D

Town/City: Fernandina Beach
County: Nassau State: Florida

Project No.
99000047.0095

Drawing No.
G1-5

Date
May 10, 2021

Drawing name: F:\PASSERO\FHB\99000047.0095 FHB Waterfront\Airport\G1-04_GENL-NOTE.dwg GI-6_PLINT-NOTE May 07, 2021 2:56pm by: EBredestage

SEA TURTLE AND SHORTHOSED STURGEON
CONSTRUCTION CONDITIONS

THE PERMITTEE SHALL COMPLY WITH THE FOLLOWING PROTECTED SPECIES CONSTRUCTION CONDITIONS:

1. THE PERMITTEE SHALL INSTRUCT ALL PERSONNEL ASSOCIATED WITH THE PROJECT OF THE POTENTIAL PRESENCE OF THESE SPECIES AND THE NEED TO AVOID COLLISIONS WITH SEA TURTLES AND SHORTHOSED STURGEON. ALL CONSTRUCTION PERSONNEL ARE RESPONSIBLE FOR OBSERVING WATER-RELATED ACTIVITIES FOR THE PRESENCE OF THESE SPECIES.
2. THE PERMITTEE SHALL ADVISE ALL CONSTRUCTION PERSONNEL THAT THERE ARE CIVIL AND CRIMINAL PENALTIES FOR HARMING, HARASSING, OR KILLING SEA TURTLES OR SHORTHOSED STURGEON, WHICH ARE PROTECTED UNDER THE ENDANGERED SPECIES ACT OF 1973.
3. SILTATION BARRIERS SHALL BE MADE OF MATERIAL IN WHICH A SEA TURTLE OR SHORTHOSED STURGEON CANNOT BECOME ENTANGLED, BE PROPERLY SECURED, AND BE REGULARLY MONITORED TO AVOID PROTECTED SPECIES ENTRAPMENT. BARRIERS MAY NOT BLOCK SEA TURTLE OR SHORTHOSED STURGEON ENTRY TO OR EXIT FROM DESIGNATED CRITICAL HABITAT WITHOUT PRIOR AGREEMENT FROM THE NATIONAL MARINE FISHERIES SERVICE'S PROTECTED RESOURCES DIVISION, ST. PETERSBURG, FLORIDA.
4. ALL VESSELS ASSOCIATED WITH THE CONSTRUCTION PROJECT SHALL OPERATE AT "NO WAKE/IDLE" SPEEDS AT ALL TIMES WHILE IN THE CONSTRUCTION AREA AND WHILE IN WATER DEPTHS WHERE THE DRAFT OF THE VESSEL PROVIDES LESS THAN A FOUR-FOOT CLEARANCE FROM THE BOTTOM. ALL VESSELS WILL PREFERENTIALLY FOLLOW DEEP-WATER ROUTES (E.G., MARKED CHANNELS) WHENEVER POSSIBLE.
5. IF A SEA TURTLE OR SHORTHOSED STURGEON IS SEEN WITHIN 100 YARDS OF THE ACTIVE DAILY CONSTRUCTION/DREDGING OPERATION OR VESSEL MOVEMENT, ALL APPROPRIATE PRECAUTIONS SHALL BE IMPLEMENTED TO ENSURE ITS PROTECTION. THESE PRECAUTIONS SHALL INCLUDE CESSATION OF OPERATION OF ANY MOVING EQUIPMENT CLOSER THAN 50 FEET OF A SEA TURTLE OR SHORTHOSED STURGEON. OPERATION OF ANY MECHANICAL CONSTRUCTION EQUIPMENT SHALL CEASE IMMEDIATELY IF A SEA TURTLE OR SHORTHOSED STURGEON IS SEEN WITHIN A 50-FT RADIUS OF THE EQUIPMENT. ACTIVITIES MAY NOT RESUME UNTIL THE PROTECTED SPECIES HAS DEPARTED THE PROJECT AREA OF ITS OWN VOLITION.
6. ANY COLLISION WITH AND/OR INJURY TO A SEA TURTLE OR SHORTHOSED STURGEON SHALL BE REPORTED IMMEDIATELY TO THE NATIONAL MARINE FISHERIES SERVICE'S PROTECTED RESOURCES DIVISION (727-824- 5312) AND THE LOCAL AUTHORIZED SEA TURTLE STRANDING/RESCUE ORGANIZATION.
7. ANY SPECIAL CONSTRUCTION CONDITIONS, REQUIRED OF YOUR SPECIFIC PROJECT, OUTSIDE THESE GENERAL CONDITIONS, IF APPLICABLE, WILL BE ADDRESSED IN THE PRIMARY CONSULTATION.

SEA TURTLE AND SMALLTOOTH SAWFISH
CONSTRUCTION CONDITIONS

THE PERMITTEE SHALL COMPLY WITH THE FOLLOWING PROTECTED SPECIES CONSTRUCTION CONDITIONS:

- A. THE PERMITTEE SHALL INSTRUCT ALL PERSONNEL ASSOCIATED WITH THE PROJECT OF THE POTENTIAL PRESENCE OF THESE SPECIES AND THE NEED TO AVOID COLLISIONS WITH SEA TURTLES AND SMALLTOOTH SAWFISH. ALL CONSTRUCTION PERSONNEL ARE RESPONSIBLE FOR OBSERVING WATER-RELATED ACTIVITIES FOR THE PRESENCE OF THESE SPECIES.
- B. THE PERMITTEE SHALL ADVISE ALL CONSTRUCTION PERSONNEL THAT THERE ARE CIVIL AND CRIMINAL PENALTIES FOR HARMING, HARASSING, OR KILLING SEA TURTLES OR SMALLTOOTH SAWFISH, WHICH ARE PROTECTED UNDER THE ENDANGERED SPECIES ACT OF 1973.
- C. SILTATION BARRIERS SHALL BE MADE OF MATERIAL IN WHICH A SEA TURTLE OR SMALLTOOTH SAWFISH CANNOT BECOME ENTANGLED, BE PROPERLY SECURED, AND BE REGULARLY MONITORED TO AVOID PROTECTED SPECIES ENTRAPMENT. BARRIERS MAY NOT BLOCK SEA TURTLE OR SMALLTOOTH SAWFISH ENTRY TO OR EXIT FROM DESIGNATED CRITICAL HABITAT WITHOUT PRIOR AGREEMENT FROM THE NATIONAL MARINE FISHERIES SERVICE'S PROTECTED RESOURCES DIVISION, ST. PETERSBURG, FLORIDA.
- D. ALL VESSELS ASSOCIATED WITH THE CONSTRUCTION PROJECT SHALL OPERATE AT "NO WAKE/IDLE" SPEEDS AT ALL TIMES WHILE IN THE CONSTRUCTION AREA AND WHILE IN WATER DEPTHS WHERE THE DRAFT OF THE VESSEL PROVIDES LESS THAN A FOUR-FOOT CLEARANCE FROM THE BOTTOM. ALL VESSELS WILL PREFERENTIALLY FOLLOW DEEP-WATER ROUTES (E.G., MARKED CHANNELS) WHENEVER POSSIBLE.
- E. IF A SEA TURTLE OR SMALLTOOTH SAWFISH IS SEEN WITHIN 100 YARDS OF THE ACTIVE DAILY CONSTRUCTION/DREDGING OPERATION OR VESSEL MOVEMENT, ALL APPROPRIATE PRECAUTIONS SHALL BE IMPLEMENTED TO ENSURE ITS PROTECTION. THESE PRECAUTIONS SHALL INCLUDE CESSATION OF OPERATION OF ANY MOVING EQUIPMENT CLOSER THAN 50 FEET OF A SEA TURTLE OR SMALLTOOTH SAWFISH. OPERATION OF ANY MECHANICAL CONSTRUCTION EQUIPMENT SHALL CEASE IMMEDIATELY IF A SEA TURTLE OR SMALLTOOTH SAWFISH IS SEEN WITHIN A 50-FT RADIUS OF THE EQUIPMENT. ACTIVITIES MAY NOT RESUME UNTIL THE PROTECTED SPECIES HAS DEPARTED THE PROJECT AREA OF ITS OWN VOLITION.
- F. ANY COLLISION WITH AND/OR INJURY TO A SEA TURTLE OR SMALLTOOTH SAWFISH SHALL BE REPORTED IMMEDIATELY TO THE NATIONAL MARINE FISHERIES SERVICE'S PROTECTED RESOURCES DIVISION (727-824- 5312) AND THE LOCAL AUTHORIZED SEA TURTLE STRANDING/RESCUE ORGANIZATION.
- G. ANY SPECIAL CONSTRUCTION CONDITIONS, REQUIRED OF YOUR SPECIFIC PROJECT, OUTSIDE THESE GENERAL CONDITIONS, IF APPLICABLE, WILL BE ADDRESSED IN THE PRIMARY CONSULTATION.

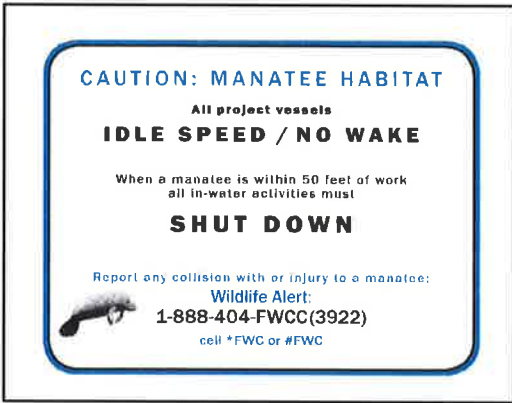
REVISED: MARCH 23, 2006

O:\FORMS\SEA TURTLE AND SMALLTOOTH SAWFISH CONSTRUCTION CONDITIONS.DOC

STANDARD MANATEE CONDITIONS FOR IN-WATER WORK
2011

THE PERMITTEE SHALL COMPLY WITH THE FOLLOWING CONDITIONS INTENDED TO PROTECT MANATEES FROM DIRECT PROJECT EFFECTS:

- A. ALL PERSONNEL ASSOCIATED WITH THE PROJECT SHALL BE INSTRUCTED ABOUT THE PRESENCE OF MANATEES AND MANATEE SPEED ZONES, AND THE NEED TO AVOID COLLISIONS WITH AND INJURY TO MANATEES. THE PERMITTEE SHALL ADVISE ALL CONSTRUCTION PERSONNEL THAT THERE ARE CIVIL AND CRIMINAL PENALTIES FOR HARMING, HARASSING, OR KILLING MANATEES WHICH ARE PROTECTED UNDER THE MARINE MAMMAL PROTECTION ACT, THE ENDANGERED SPECIES ACT, AND THE FLORIDA MANATEE SANCTUARY ACT.
- B. ALL VESSELS ASSOCIATED WITH THE CONSTRUCTION PROJECT SHALL OPERATE AT "IDLE SPEED/NO WAKE" AT ALL TIMES WHILE IN THE IMMEDIATE AREA AND WHILE IN WATER WHERE THE DRAFT OF THE VESSEL PROVIDES LESS THAN A FOUR-FOOT CLEARANCE FROM THE BOTTOM. ALL VESSELS WILL FOLLOW ROUTES OF DEEP WATER WHENEVER POSSIBLE.
- C. SILTATION OR TURBIDITY BARRIERS SHALL BE MADE OF MATERIAL IN WHICH MANATEES CANNOT BECOME ENTANGLED, SHALL BE PROPERLY SECURED, AND SHALL BE REGULARLY MONITORED TO AVOID MANATEE ENTANGLEMENT OR ENTRAPMENT. BARRIERS MUST NOT IMPEDE MANATEE MOVEMENT.
- D. ALL ON-SITE PROJECT PERSONNEL ARE RESPONSIBLE FOR OBSERVING WATER-RELATED ACTIVITIES FOR THE PRESENCE OF MANATEE(S). ALL IN-WATER OPERATIONS, INCLUDING VESSELS, MUST BE SHUTDOWN IF A MANATEE(S) COMES WITHIN 50 FEET OF THE OPERATION. ACTIVITIES WILL NOT RESUME UNTIL THE MANATEE(S) HAS MOVED BEYOND THE 50-FOOT RADIUS OF THE PROJECT OPERATION, OR UNTIL 30 MINUTES ELAPSES IF THE MANATEE(S) HAS NOT REAPPEARED WITHIN 50 FEET OF THE OPERATION. ANIMALS MUST NOT BE HERDED AWAY OR HARASSED INTO LEAVING.
- E. ANY COLLISION WITH OR INJURY TO A MANATEE SHALL BE REPORTED IMMEDIATELY TO THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION (FWC) HOTLINE AT 1-888-404-3922. COLLISION AND/OR INJURY SHOULD ALSO BE REPORTED TO THE U.S. FISH AND WILDLIFE SERVICE IN JACKSONVILLE (1-904-731-3336) FOR NORTH FLORIDA OR VERO BEACH (1-772-562-3909) FOR SOUTH FLORIDA, AND TO FWC AT Imperiledspecies@MYFWC.COM
- F. TEMPORARY SIGNS CONCERNING MANATEES SHALL BE POSTED PRIOR TO AND DURING ALL IN-WATER PROJECT ACTIVITIES. ALL SIGNS ARE TO BE REMOVED BY THE PERMITTEE UPON COMPLETION OF THE PROJECT. TEMPORARY SIGNS THAT HAVE ALREADY BEEN APPROVED FOR THIS USE BY THE FWC MUST BE USED. ONE SIGN WHICH READS CAUTION: BOATERS MUST BE POSTED. A SECOND SIGN MEASURING AT LEAST 8 1/2" BY 11" EXPLAINING THE REQUIREMENTS FOR IDLE SPEED/NO WAKE AND THE SHUT DOWN OF IN-WATER OPERATIONS MUST BE POSTED IN A LOCATION PROMINENTLY VISIBLE TO ALL PERSONNEL ENGAGED IN WATER-RELATED ACTIVITIES. THESE SIGNS CAN BE VIEWED AT MYFWC.COM/MANATEE. QUESTIONS CONCERNING THESE SIGNS CAN BE SENT TO THE EMAIL ADDRESS LISTED ABOVE.



North Atlantic Right Whale Information Form
Federal Regulations Governing the Approach to North Atlantic Right Whales



1. Federal regulations governing the approach to North Atlantic right whales can be found at 50 CFR 224.103(c). It is illegal to approach and remain within 500 yards of right whales; 500 yards is equal to the distance of 5 football fields.

Prohibitions on approaching right whales are as follows

(Excerpts from 50 CFR 224.103(c), available at

www.ecfr.gov): Unless otherwise lawfully allowed or

unless doing so would create an imminent and serious

threat to a person or vessel, it is unlawful to:

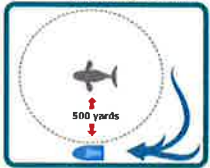
(i) Approach (including by interception) within 500

yards (460 m) of a right whale by vessel

(ii) Fail to undertake required right whale avoidance

measures. If underway, a vessel must steer a course away from the right whale and

immediately leave the area at a slow safe speed.



2. Updates can be downloaded from:
 - a. http://www.nmfs.noaa.gov/pr/species/mammals/cetaceans/rightwhale_northatlantic.htm, or
 - b. www.ecfr.gov

PLANTING NOTES

1. THE CONTRACTOR SHALL MAINTAIN TEMPORARY EROSION CONTROL MEASURES DURING CONSTRUCTION IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS.
2. THE CONTRACTOR SHALL ACQUAINT HIMSELF WITH THE MITIGATION PLANS, SITE PAVING, GRADING, AND UTILITY PLANS IN THE VICINITY OF THE MITIGATION AREA IN ORDER TO PRECLUDE ANY MISUNDERSTANDINGS OR POTENTIAL CONFLICTS. ALL DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER OR HIS DESIGNEE.
3. THE CONTRACTOR SHALL OBTAIN COPIES OF PERMITS ISSUED BY THE U.S. ARMY CORPS OF ENGINEERS, ST JOHNS RIVER WATER MANAGEMENT DISTRICT, AND NASSAU COUNTY. THE PROJECT SHALL BE IN CONFORMANCE WITH CONDITIONS SPECIFIED IN THOSE PERMITS.
4. PRIOR TO PLANTING AND UPON COMPLETION OF THE MITIGATION AREA, THE CONTRACTOR SHALL REVIEW THE AS-BUILT DATA TO ENSURE THAT PROPER GRADE ELEVATIONS, ORGANIC SOIL LAYER, AND WATER LEVELS ARE AS SPECIFIED.
5. THE INTENT OF THESE PLANS IS TO PROVIDE GUIDELINES FOR PLANTING HERBACEOUS PLANTS BASED ON THEIR GENERAL HYDROLOGIC REQUIREMENTS (ZONATION). IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW FIELD CONDITIONS PRIOR TO PLANTING AND TO CALL TO THE ATTENTION OF THE ENGINEER ANY ADJUSTMENT OF LOCATION OR ELEVATION OF A PLANT SPECIES TO MATCH AS-BUILT FIELD ELEVATIONS AND CONDITIONS, IN ORDER TO GUARANTEE SURVIVAL OF THE PLANTED SPECIES AS SPECIFIED IN THE ABOVE REFERENCE PERMITS.
6. THE WORK CONSISTS OF THE COMPLETE PLANT MATERIALS AS SHOWN ON THE DRAWINGS AND AS SPECIFIED. THIS WORK SHALL INCLUDE THE FURNISHING OF ALL LABOR, EQUIPMENT, MATERIALS, AND APPLIANCES REQUIRED FOR THE INSTALLATION AS SHOWN ON THE PLANS. THE WORK SHALL ALSO INCLUDE THE MAINTAINING OF ALL THE PLANTS AND PLANTING AREAS UNTIL ACCEPTANCE BY THE OWNER, AND FULFILLING OF ALL GUARANTEE PROVISIONS AS SPECIFIED.
7. THE CONTRACTOR SHALL PROVIDE THE FOLLOWING ADDITIONAL MATERIALS FOR PLANTING:
 - A. BACKFILL FOR HERBACEOUS PLANTS IN MITIGATION AREA.
 - B. 14-14-14 TIME RELEASE FERTILIZER. FERTILIZER IS TO BE MIXED WITH BACKFILL WHEN INSTALLING PLANTS.
8. PLANT MATERIAL SHALL BE INSTALLED NO LATER THAN 24 HOURS AFTER DELIVERY TO THE SITE. IF NECESSARY FOR TEMPORARY STORAGE PURPOSES, PLANTS SHOULD BE KEPT MOIST AND IN A SHADED AREA WHILE ON SITE.
9. PRIOR TO DELIVERY TO THE SITE, ALL PLANTS TO BE INSTALLED IN INUNDATED CONDITIONS MUST BE WATER HARDENED AT LEAST 30 DAYS PRIOR TO INSTALLATION.
10. ALL PLANT MATERIAL OBTAINED FROM NURSERY STOCK SHALL BE FLORIDA GRADE NO. 1 OR BETTER, AS SPECIFIED IN GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II BY DIVISION OF PLANT INDUSTRY, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, AND SHALL CONFORM TO CURRENT AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS FOR NURSERY STOCK.
11. ALL PLANTS SHALL BE OF THE SIZES AS CALLED FOR ON THE MATERIALS SCHEDULE. ANY PLANT MATERIAL, DETERMINED BY THE ENGINEER OR HIS DESIGNEE AS NOT MEETING THE SIZES AND QUALITY AS CALLED FOR, SHALL BE REMOVED FROM THE SITE AND REPLACED AT NO ADDITIONAL COST.
12. THE QUANTITIES SHOWN ON THE CONTRACT DOCUMENTS ARE INTENDED AS A GUIDE TO THE CONTRACTOR WITH THE PREPARATION OF HIS BID. THE CONTRACTOR AGREES THAT HE HAS VERIFIED THE QUANTITIES AND HAS REVISED THEM, IF NECESSARY, PRIOR TO SUBMISSION OF HIS BID. THE CONTRACTOR FURTHER AGREES THAT NO ADDITIONAL COMPENSATION WILL BE MADE FOR INCORRECT QUANTITIES.
13. PLANTS WILL BE INSTALLED AT ELEVATIONS MOST CONDUCIVE FOR THEIR DEVELOPMENT ON SHEET C3-4: TYPICAL SECTIONS. PLANTING RANGES ARE DEPICTED IN THE "TABULATION OF QUANTITIES" LIST.
14. PLANTS WILL BE INSTALLED IN RANDOM PATTERNS WITHIN THEIR APPROPRIATE ELEVATION RANGES AT THE CONTRACTOR'S DISCRETION UNLESS OTHERWISE DIRECTED BY THE PLANS.
15. GRADES AND SLOPES SHOWN MAY BE FIELD ALTERED TO ENSURE THAT WATER LEVELS WILL BE ACHIEVED WHICH RESULT IN OPTIMAL PLANT SURVIVAL AND HABITAT VALUE. HOWEVER, GRADE CHANGES MUST BE APPROVED BY APPROPRIATE AGENCIES.
16. PLANT SIZES IN THE ARTICULATED BLOCK AREA SHALL BE 4" LINERS IN SIZE. MINIMUM PLANT SIZES WILL BE DETAILED ON DRAWINGS C2-2 THRU C2-5: STABILIZATION PLANS AND C3-4: TYPICAL SECTIONS FOR RESPECTIVE AREAS. BARE ROOT MATERIAL WILL NOT BE USED.

PAY ITEM NOTE:

COSTS ASSOCIATED WITH PLANTING ITEMS ON THIS DRAWING SHALL BE INCLUDED IN CORRESPONDING ITEMS T-910, T-912, AND T-914.

BID SET

Stamp:

Client:



City of Fernandina Beach

204 Ash St.

Fernandina Beach, Florida, 32034

Passero Associates

4370 Coral Cove Way, Suite 200 (904) 757-6106
St. Augustine, FL 32095 Fax: (904) 757-6107
Principal-in-Charge Andrew M. Holesko, C.M.
Project Manager Christopher Nardone, AIA
Designed by Emily Bredestage

Revisions

Rev.	Date	By	Description

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**WILDLIFE
PROTECTION
NOTES AND
PLANTING
NOTES**

Amelia River Waterfront
Stabilization
Parking Lots C & D

Town/City: Fernandina Beach
County: Nassau State: Florida

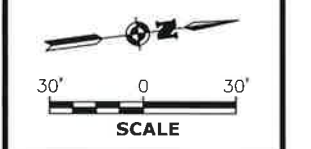
Project No.
99000047.0095

Drawing No.

G1-6

Date

May 10, 2021



Client:



4730 Casa Del Mar, Suite 200 (904) 757-6106
St. Augustine, FL 32095 Fax: (904) 757-6107
Certificate of Authorization # 3428

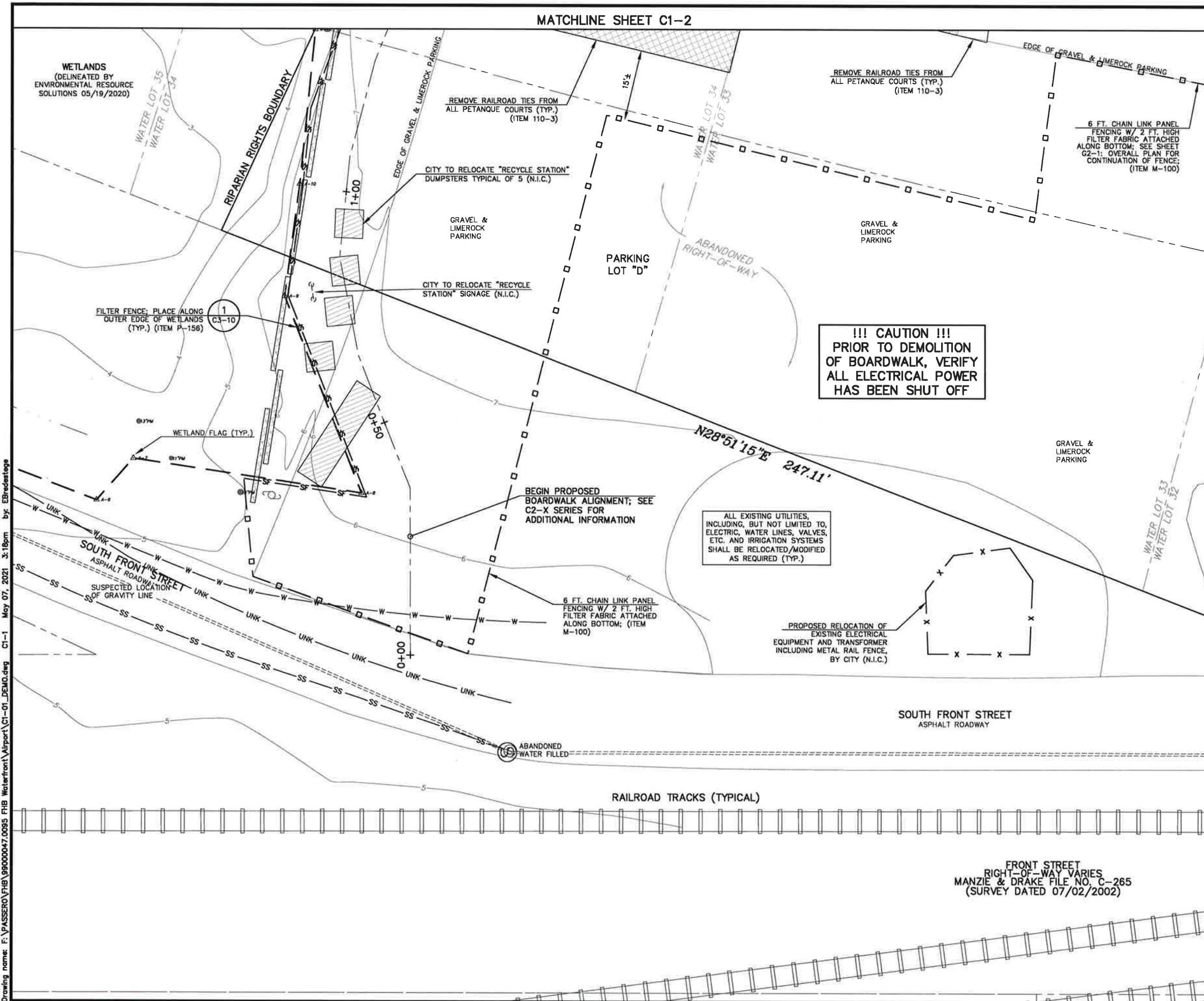
Principal-in-Charge	Andrew M. Holesko, C.M.
Project Manager	Christopher Nardone, AIA
Designed by	Emily Bredestege

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**Amelia River Waterfront
Stabilization
Parking Lots C & D**

Town/City: Fernandina Beach
County: Nassau State: Florida

May 10, 2021



LEGEND

-  REMOVE EX. TIMBER BOARDWALK;
DECK BOARDS & JOISTS;
CONCRETE PADS & SUPPORTS;
RAILINGS & POSTS; BENCHES;
INCLUDING ELECTRICAL CONDUITS,
JUNCTION BOXES, WIRES & LIGHT
FIXTURES AS REQUIRED TO
PREPARE FOR NEW WORK; ITEM
02-41-00
-  REMOVE EXST. OBJECTS AS
IDENTIFIED; ITEM 110-3
-  CITY TO REMOVE (N.I.C.)
- SF ———— SF ———— FILTER FENCE
- XX ———— XX ———— XX ———— TURBIDITY BARRIER
- □ ———— □ ———— CHAIN LINK PANEL
FENCING; 2' HIGH
FILTER FABRIC
ATTACHED ALONG
BOTTOM; INCLUDE
- RIPARIAN RIGHTS
BOUNDARY
- WATER LOT
BOUNDARY
- MHWL ———— MEAN HIGH WATER
LINE
- WETLANDS LIMITS
- * * * * * EDGE OF MARSH
- * * * * * TOP OF BANK
- * * * * * VEGETATION LINE
- DITCH
- X ———— X ———— FENCE
- EXISTING CONTOUR
(1' INTERVALS)

NOTES:

1. CAUTION! PRIOR TO DEMOLITION OF BOARDWALK, VERIFY ALL ELECTRICAL POWER HAS BEEN SHUT OFF.
2. THE LOCATION OF EXISTING UNDERGROUND STRUCTURES, UTILITIES, CABLES AND FOUNDATIONS AS SHOWN ON THE DRAWINGS ARE TO BE CONSIDERED AS GENERAL LOCATION ONLY AND MAY NOT INCLUDE ALL UNDERGROUND ITEMS THAT MAY BE ENCOUNTERED. THE LOCATION OR DEPTH SHOWN FOR UNDERGROUND ITEMS SHOULD ONLY BE CONSIDERED AS A GUIDE TO THE GENERAL AREA IN WHICH AN ITEM IS LOCATED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ACCURATELY LOCATE UNDERGROUND ITEMS BEFORE ANY WORK IS PERFORMED IN THE AREA THAT COULD DAMAGE SAME. THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER PRIOR TO EXCAVATING IN ANY AREA.
3. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE BEFORE THE START OF CONSTRUCTION ACTIVITIES AND SHALL REMAIN IN PLACE THROUGHOUT CONSTRUCTION. INCLUDE COSTS IN ITEM P-156.
4. MAINTENANCE AND PROTECTION OF TRAFFIC WORK ITEMS, INCLUDING CHAIN LINK PANEL FENCING WITH 2 FT. HIGH FILER, SHALL BE PAID UNDER ITEM M-100.
5. ALL EXISTING UTILITIES, INCLUDING, BUT NOT LIMITED TO, ELECTRIC, WATER LINES, VALVES, ETC. AND IRRIGATION SYSTEMS SHALL BE RELOCATED/MODIFIED AS REQUIRED (TYP.).

[illegible]

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DEMOLITION PLAN

**Amelia River Waterfront
Stabilization
Parking Lots C & D**

Town/City: Fernandina Beach
County: Nassau State: Florida

Project No. 99000047.0095

Drawing No. **C1-1**

Date **May 10, 2021**



City of Fernandina Beach

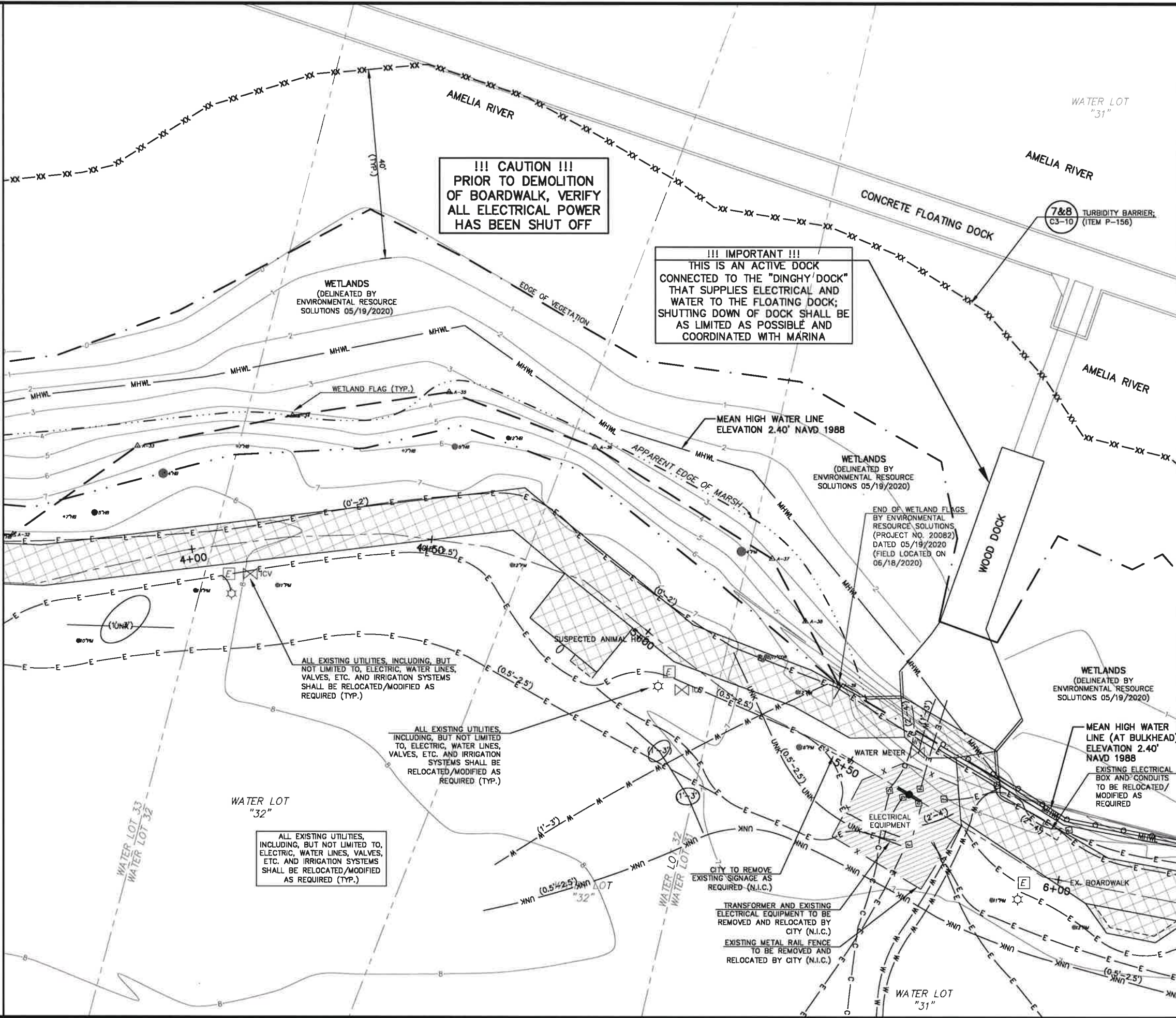
204 Ash St.

Fernandina Beach, Florida, 32034

Passero Associates

4730 Case Cole Way, Suite 200 (904) 757-6106
St. Augustine, FL 32095 Fax: (904) 757-6107
Certificate of Authorization # 3428
Principal-In-Charge Andrew M. Holesko, C.M.
Project Manager Christopher Nardone, AIA
Designed by Emily Bradestege

MATCHLINE SHEET C1-2



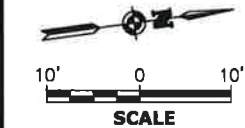
LEGEND

- REMOVE EX. TIMBER BOARDWALK; DECK BOARDS & JOISTS; CONCRETE PADS & SUPPORTS; RAILINGS & POSTS; BENCHES; INCLUDING ELECTRICAL CONDUITS, JUNCTION BOXES, WIRES & LIGHT FIXTURES AS REQUIRED TO PREPARE FOR NEW WORK; ITEM 02-41-00
- REMOVE EXST. OBJECTS AS IDENTIFIED; ITEM 110-3
- CITY TO REMOVE (N.I.C.)
- SF SF FILTER FENCE
- XX XX XX TURBIDITY BARRIER
- CHAIN LINK PANEL FENCING; 2' HIGH FILTER FABRIC ATTACHED ALONG BOTTOM; INCLUDE
- RIPARIAN RIGHTS BOUNDARY
- WATER LOT BOUNDARY
- MHWL MEAN HIGH WATER LINE
- WETLANDS LIMITS
- EDGE OF MARSH
- TOP OF BANK
- VEGETATION LINE
- DITCH
- X X FENCE
- EXISTING CONTOUR (1' INTERVALS)

NOTES:

- CAUTION! PRIOR TO DEMOLITION OF BOARDWALK, VERIFY ALL ELECTRICAL POWER HAS BEEN SHUT OFF.
- THE LOCATION OF EXISTING UNDERGROUND STRUCTURES, UTILITIES, CABLES AND FOUNDATIONS AS SHOWN ON THE DRAWINGS ARE TO BE CONSIDERED AS GENERAL LOCATION ONLY AND MAY NOT INCLUDE ALL UNDERGROUND ITEMS THAT MAY BE ENCOUNTERED. THE LOCATION OR DEPTH SHOWN FOR UNDERGROUND ITEMS SHOULD ONLY BE CONSIDERED AS A GUIDE TO THE GENERAL AREA IN WHICH AN ITEM IS LOCATED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ACCURATELY LOCATE UNDERGROUND ITEMS BEFORE ANY WORK IS PERFORMED IN THE AREA THAT COULD DAMAGE SAME. THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER PRIOR TO EXCAVATING IN ANY AREA.
- ALL EROSION CONTROL MEASURES SHALL BE IN PLACE BEFORE THE START OF CONSTRUCTION ACTIVITIES AND SHALL REMAIN IN PLACE THROUGHOUT CONSTRUCTION. INCLUDE COSTS IN ITEM P-156.
- MAINTENANCE AND PROTECTION OF TRAFFIC WORK ITEMS, INCLUDING CHAIN LINK PANEL FENCING WITH 2 FT. HIGH FILTER, SHALL BE PAID UNDER ITEM M-100.
- ALL EXISTING UTILITIES, INCLUDING, BUT NOT LIMITED TO, ELECTRIC, WATER LINES, VALVES, ETC. AND IRRIGATION SYSTEMS SHALL BE RELOCATED/MODIFIED AS REQUIRED (TYP.).
- REMOVE ALL TRASH AND DEBRIS ALONG EDGE OF PARKING LOT "D" AND WETLANDS AS REQUIRED (TYP.). INCLUDE REMOVAL AND DISPOSAL COSTS IN ITEM 110-3.
- REMOVE EXISTING TIMBER POLES; RAILROAD TIES; TRASH DEBRIS; DEAD BRANCHES AND ROOTS; INVASIVE PLANT SPECIES; BRUSHES AND TREES WITH 2" DIA. OR LESS; WITHIN THE CONSTRUCTION WORK LIMITS. INCLUDE REMOVAL AND DISPOSAL COSTS IN ITEM 110-2.
- PROTECT ALL DECIDUOUS, EVERGREEN AND PALM TREES AS REQUIRED FROM DAMAGE DURING CONSTRUCTION.
- SELECTIVE DEMOLITION OF EXISTING PRESSURE TREATED TIMBER DOCK AS REQUIRED TO INSTALL REMAINING TIMBER BULKHEAD PROVIDE SLOPE PER ADA AS REQUIRED FROM PROPOSED CONCRETE BOARDWALK AND EXISTING WOOD DOCK SURFACE; REPLACE IN KIND TO MATCH EXISTING INCLUDING GUARDRAIL. PROVIDE SHORING OF ELEMENTS TO REMAIN.
- REMOVE PORTION OF EXISTING TIMBER DOCK AS REQUIRED TO INSTALL REMAINING TIMBER BULKHEAD EXTENSION AND ARTICULATED CONCRETE BLOCK.
- CONTRACTOR TO RESTORE, LEVEL AND CLEAN LIME ROCK WITHIN THE PETANQUE AREA BY OCTOBER 15, 2021 FOR TOURNAMENT IN NOVEMBER.
- CONTRACTOR TO RESTORE, LEVEL AND CLEAN ALL GRASS AREAS; LAWN SEED/SOD WITHIN STAGING AREA.
- CONTRACTOR TO RESTORE, LEVEL AND CLEAN ALL PARKING AREAS; LIME ROCK WITHIN STAGING AREA.
- LIMITS OF WORK DEFINED BY TURBIDITY BARRIER, SILT FENCE AND PANEL FENCE.

BID SET



Stamp:

Client:



City of Fernandina Beach

204 Ash St.

Fernandina Beach, Florida, 32034

Passero Associates

4730 Cape City Way, Suite 200
St. Augustine, FL 32085
Principal-in-Charge: Andrew M. Holesko, C.M.
Project Manager: Christopher Nardone, AIA
Designed by: Emily Bredestage

Revisions			
No.	Date	By	Description

DEMOLITION PLAN

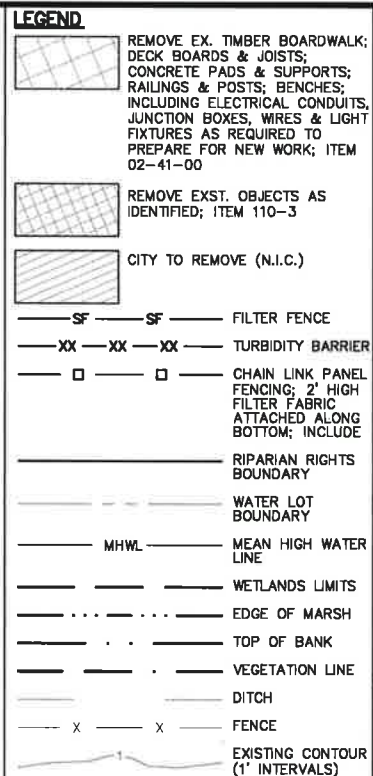
Amelia River Waterfront
Stabilization
Parking Lots C & D

Town/City: Fernandina Beach
County: Nassau State: Florida

Project No. 99000047.0095

Drawing No. **C1-3**

Date May 10, 2021



NOTES:

1. CAUTION PRIOR TO DEMOLITION OF BOARDWALK, VERIFY ALL ELECTRICAL POWER HAS BEEN SHUT OFF.
2. THE LOCATION OF EXISTING UNDERGROUND STRUCTURES, UTILITIES, CABLES AND FOUNDATIONS AS SHOWN ON THE DRAWINGS ARE TO BE CONSIDERED AS GENERAL LOCATION ONLY AND MAY NOT INCLUDE ALL UNDERGROUND ITEMS THAT MAY BE ENCOUNTERED. THE LOCATION OR DEPTH SHOWN FOR UNDERGROUND ITEMS SHOULD ONLY BE CONSIDERED AS A GUIDE TO THE GENERAL AREA IN WHICH AN ITEM IS LOCATED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ACCURATELY LOCATE UNDERGROUND ITEMS BEFORE ANY WORK IS PERFORMED IN THE AREA THAT COULD DAMAGE SAME. THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER PRIOR TO EXCAVATING IN ANY AREA.
3. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE BEFORE THE START OF CONSTRUCTION ACTIVITIES AND SHALL REMAIN IN PLACE THROUGHOUT CONSTRUCTION. INCLUDE COSTS IN ITEM P-156.
4. MAINTENANCE AND PROTECTION OF TRAFFIC WORK ITEMS, INCLUDING CHAIN LINK PANEL FENCING WITH 2 FT. HIGH FILTER, SHALL BE PAID UNDER ITEM M-100.
5. ALL EXISTING UTILITIES, INCLUDING, BUT NOT LIMITED TO, ELECTRIC, WATER LINES, VALVES, ETC. AND IRRIGATION SYSTEMS SHALL BE RELOCATED/MODIFIED AS REQUIRED (TYP.).

[illegible]

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DEMOLITION PLAN

**Amelia River Waterfront
Stabilization
Parking Lots C & D**

Town/City: Fernandina Beach
County: Nassau State: Florida

Project No. 99000047.0095

Drawing No. **C1-4**

C1-4

Date _____

May 10, 2021



City of Fernandina Beach
204 Ash St.

Fernandina Beach, Florida, 32034

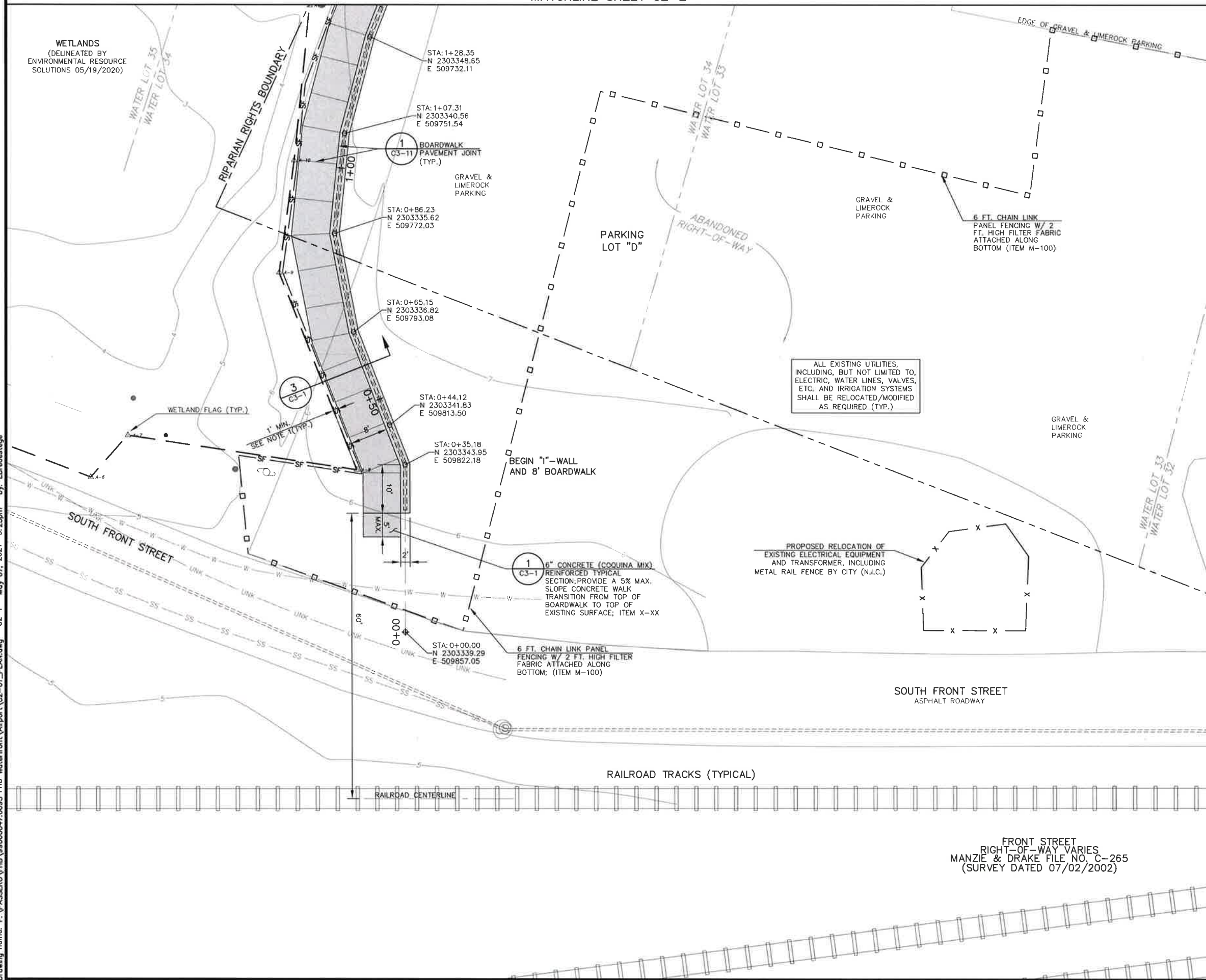
Passero Associates

4730 Cass Cole Way, Suite 200 (904) 757-6106
 St. Augustine, FL 32095 Fax: (904) 757-6107
 Certificate of Authorization # 3428

Principal-In-Charge Andrew M. Holesko, C.M.
 Project Manager Christopher Nardone, AIA
 Designed by Emily Bradestegge

Drawing name: F:\PASSERO\FHB\99000047.0095 FHB Waterfront\Airport\C2-01_PLAN.dwg C2-1 May 07, 2021 3:23pm by: ERedestage

MATCHLINE SHEET C2-2



LEGEND

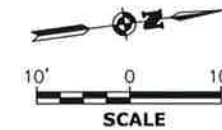
- PROPOSED BOARDWALK AND "I"-WALL 1&2 C3-1
- PROPOSED WETLAND PLANTINGS; SEE NOTE 6 BELOW; PLANTING ZONE A 3 C3-4
- PROPOSED WETLAND PLANTINGS; SEE NOTE 7 BELOW; PLANTING ZONE B 3 C3-4
- PROPOSED OPEN CELL ARTICULATING CONCRETE BLOCK W/ WETLAND PLANTINGS; PLANTING ZONE C 1 C3-5
- OYSTER BAGS
- SF SILT FENCE
- XX STAKED TURBIDITY BARRIER
- 6 FT. CHAIN LINK PANEL FENCING W/ 2 FT. HIGH FILTER FABRIC ATTACHED ALONG BOTTOM
- RIPARIAN RIGHTS BOUNDARY
- WATER LOT BOUNDARY
- MHWL MEAN HIGH WATER LINE
- WETLANDS LIMITS
- EDGE OF MARSH
- TOP OF BANK
- VEGETATION LINE
- DITCH
- FENCE
- EXISTING CONTOUR (1' INTERVALS)

NOTES

- SEE SHEET G1-5 FOR STRUCTURAL GENERAL NOTES.
- BOARDWALK EDGE SHALL BE ONE FOOT MINIMUM FROM WETLANDS BOUNDARY.
- SELECTIVE DEMOLITION OF EXISTING PRESSURE TREATED TIMBER DOCK AS REQUIRED TO INSTALL REMAINING TIMBER BULKHEAD PROVIDE SLOPE AS REQUIRED REPLACE ALL THAT IS REQUIRED IN KIND TO MATCH EXISTING INCLUDING GUARDRAIL.
- SELECTIVE DEMOLITION OF EXISTING PRESSURE TREATED TIMBER DOCK AS REQUIRED TO INSTALL REMAINING TIMBER BULKHEAD PROVIDE SLOPE PER ADA AS REQUIRED FROM PROPOSED CONCRETE BOARDWALK AND EXISTING WOOD DOCK SURFACE REPLACE IN KIND TO MATCH EXISTING INCLUDING GUARDRAIL.
- OYSTER BAG REEF: CONTRACTOR SHALL PROVIDE A 5 FOOT GAP EVERY 75 LINEAR FEET MAX. APPROXIMATE PREFERRED GAP LOCATIONS SHOWN ON PLANS.
- PROPOSED WETLAND PLANTINGS: CONTRACTOR SHALL PROVIDE WETLAND PLANTINGS, INCLUDING ERODED BARE AREAS AS REQUIRED FOR A UNIFORM DENSITY.
- CONTRACTOR TO PROTECT EXISTING WETLAND PLANTINGS FROM DAMAGE. ANY DAMAGE TO EXISTING WETLAND PLANTINGS SHALL BE REPLACED TO MAINTAIN DENSITY.

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PASSERO ASSOCIATES
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BID SET



Stamp:



City of Fernandina Beach
204 Ash St.
Fernandina Beach, Florida, 32034

Passero Associates
4130 Casa Cola Way, Suite 200 (904) 757-6100
St. Augustine, FL 32095 Fax: (904) 757-6107
Certificate of Authorization # 3428
Principal-in-Charge Andrew M. Holesko, C.M.
Project Manager Christopher Nardone, AIA
Designed by Emily Bredesteige

Revisions			
No.	Date	By	Description

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BOARDWALK AND STABILIZATION PLAN

Amelia River Waterfront
Stabilization
Parking Lots C & D

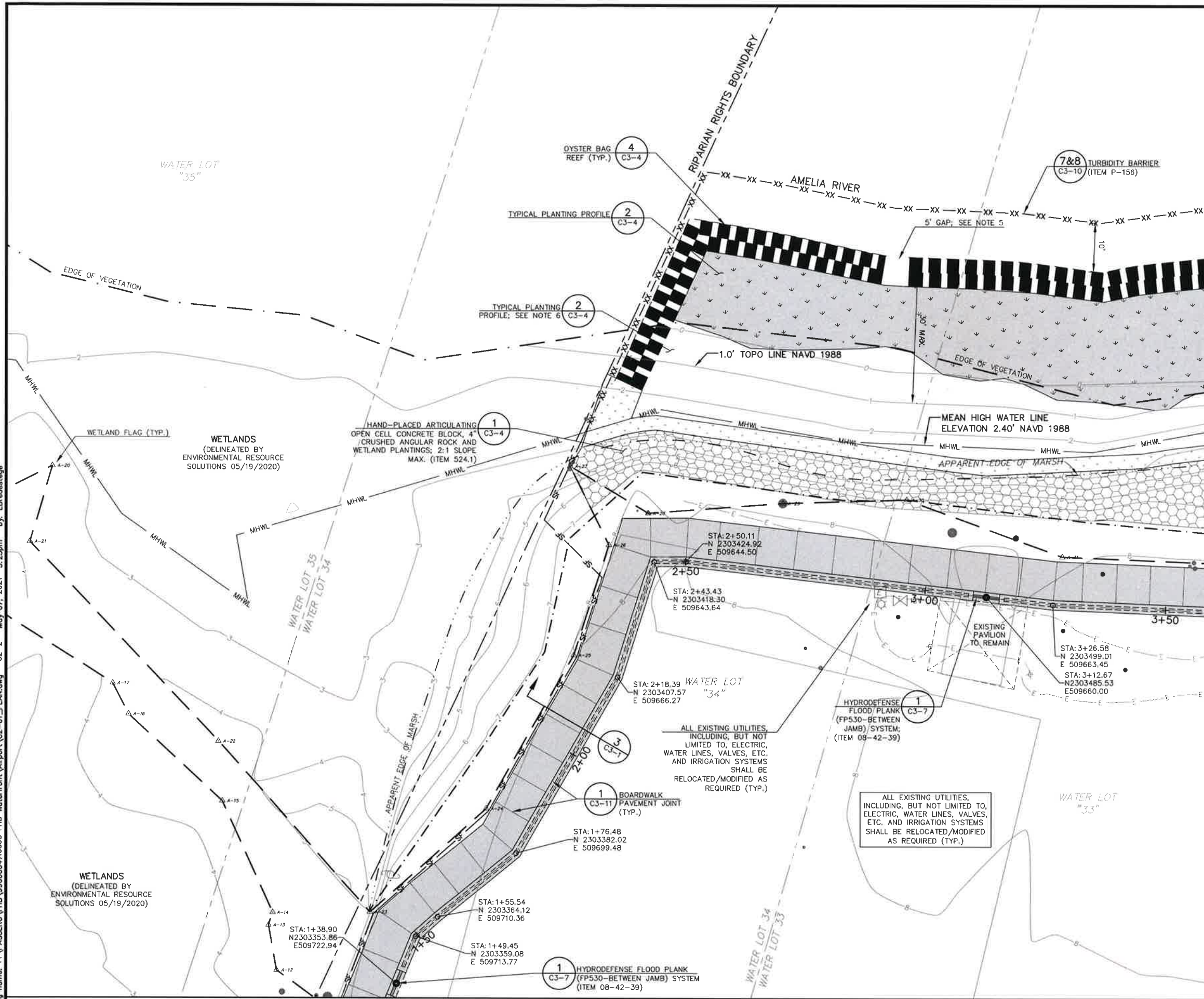
Town/City: Fernandina Beach
County: Nassau State: Florida

Project No.
99000047.0095

Drawing No.
C2-1

Date
May 10, 2021

Drawing name: F:\PASSERO\FHB\99000047.0095 FHB Waterfront\Airport\C2-01_PLAN.dwg C2-2 May 07, 2021 3:23pm by: ERedesteghe



LEGEND

- PROPOSED BOARDWALK AND "I"-WALL (1&2 C3-1)
- PROPOSED WETLAND PLANTINGS; SEE NOTE 6 BELOW; PLANTING ZONE A (3 C3-4)
- PROPOSED WETLAND PLANTINGS; SEE NOTE 7 BELOW; PLANTING ZONE B (3 C3-4)
- PROPOSED OPEN CELL ARTICULATING CONCRETE BLOCK W/ WETLAND PLANTINGS; PLANTING ZONE C (1 C3-5)
- OYSTER BAGS
- SILT FENCE
- STAKED TURBIDITY BARRIER
- 6 FT. CHAIN LINK PANEL FENCING W/ 2 FT. HIGH FILTER FABRIC ATTACHED ALONG BOTTOM
- RIPARIAN RIGHTS BOUNDARY
- WATER LOT BOUNDARY
- MEAN HIGH WATER LINE
- WETLANDS LIMITS
- EDGE OF MARSH
- TOP OF BANK
- VEGETATION LINE
- DITCH
- FENCE
- EXISTING CONTOUR (1' INTERVALS)

- NOTES**
- SEE SHEET G1-5 FOR STRUCTURAL GENERAL NOTES.
 - BOARDWALK EDGE SHALL BE ONE FOOT MINIMUM FROM WETLANDS BOUNDARY.
 - SELECTIVE DEMOLITION OF EXISTING PRESSURE TREATED TIMBER DOCK AS REQUIRED TO INSTALL REMAINING TIMBER BULKHEAD PROVIDE SLOPE AS REQUIRED REPLACE ALL THAT IS REQUIRED IN KIND TO MATCH EXISTING INCLUDING GUARDRAIL.
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 - CONTRACTOR TO PROTECT EXISTING WETLAND PLANTINGS FROM DAMAGE. ANY DAMAGE TO EXISTING WETLAND PLANTINGS SHALL BE REPLACED TO MAINTAIN DENSITY.

PASSERO ASSOCIATES
engineering architecture
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BID SET

10' 0 10'
SCALE

Stamp:

Client:

City of Fernandina Beach
204 Ash St.
Fernandina Beach, Florida, 32034

Passero Associates

4730 Costa Cola Way, Suite 200 St. Augustine, FL 32095
Principal-In-Charge: Andrew M. Molesko, C.M.
Project Manager: Christopher Nardone, AIA
Designed by: Emily Bredesteghe

(904) 757-6106
Fax: (904) 757-6107
Certificate of Authorization: 53426

Revisions			
No.	Date	By	Description

BOARDWALK AND STABILIZATION PLAN

Amelia River Waterfront Stabilization
Parking Lots C & D

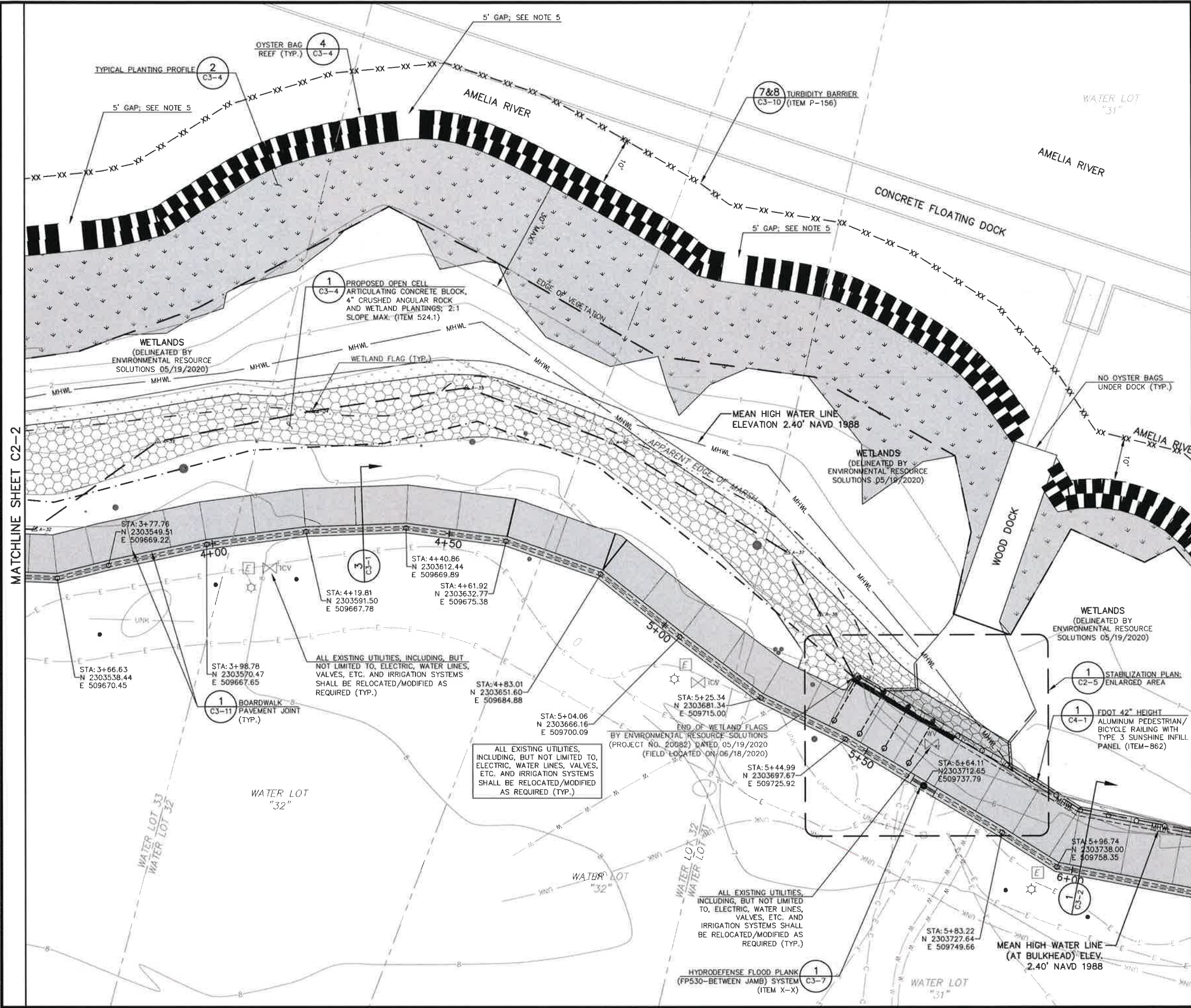
Town/City: Fernandina Beach
County: Nassau State: Florida

Project No.
99000047.0095

Drawing No.
C2-2

Date
May 10, 2021

Drawing name: F:\PASSERO\FHB\99000047.0095 FHB Waterfront\Airport\C2-01_PLAN.dwg C2-3 May 07, 2021 3:23pm by: ERedestegre



LEGEND

- PROPOSED BOARDWALK AND "I"-WALL (1&2 C3-1)
- PROPOSED WETLAND PLANTINGS; SEE NOTE 6 BELOW; PLANTING ZONE A (3 C3-4)
- PROPOSED WETLAND PLANTINGS; SEE NOTE 7 BELOW; PLANTING ZONE B (3 C3-4)
- PROPOSED OPEN CELL ARTICULATING CONCRETE BLOCK W/ WETLAND PLANTINGS; PLANTING ZONE C (1 C3-5)
- OYSTER BAGS
- SF SILT FENCE
- XX STAKED TURBIDITY BARRIER
- 6 FT. CHAIN LINK PANEL FENCING W/ 2 FT. HIGH FILTER FABRIC ATTACHED ALONG BOTTOM
- RIPARIAN RIGHTS BOUNDARY
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- WETLANDS LIMITS
- EDGE OF MARSH
- TOP OF BANK
- VEGETATION LINE
- DITCH
- FENCE
- EXISTING CONTOUR (1' INTERVALS)

NOTES

- SEE SHEET G1-5 FOR STRUCTURAL GENERAL NOTES.
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Revisions

No.	Date	By	Description

BOARDWALK AND STABILIZATION PLAN

Amelia River Waterfront Stabilization Parking Lots C & D

Town/City: Fernandina Beach
County: Nassau State: Florida

Project No. 99000047.0095

Drawing No. **C2-3**

Date May 10, 2021

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Client:

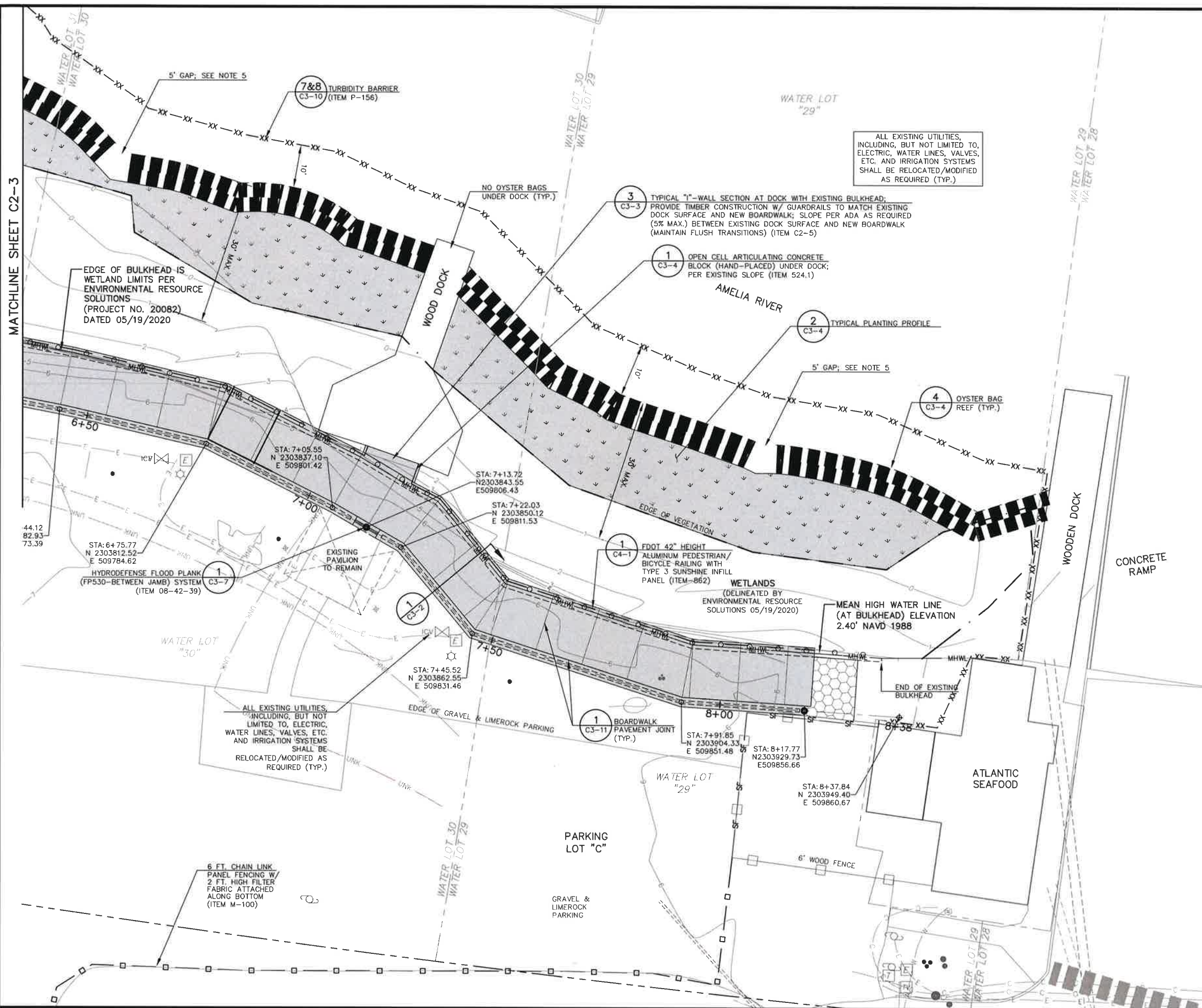
CITY OF FERNANDINA BEACH
FLORIDA

City of Fernandina Beach
204 Ash St.
Fernandina Beach, Florida, 32034

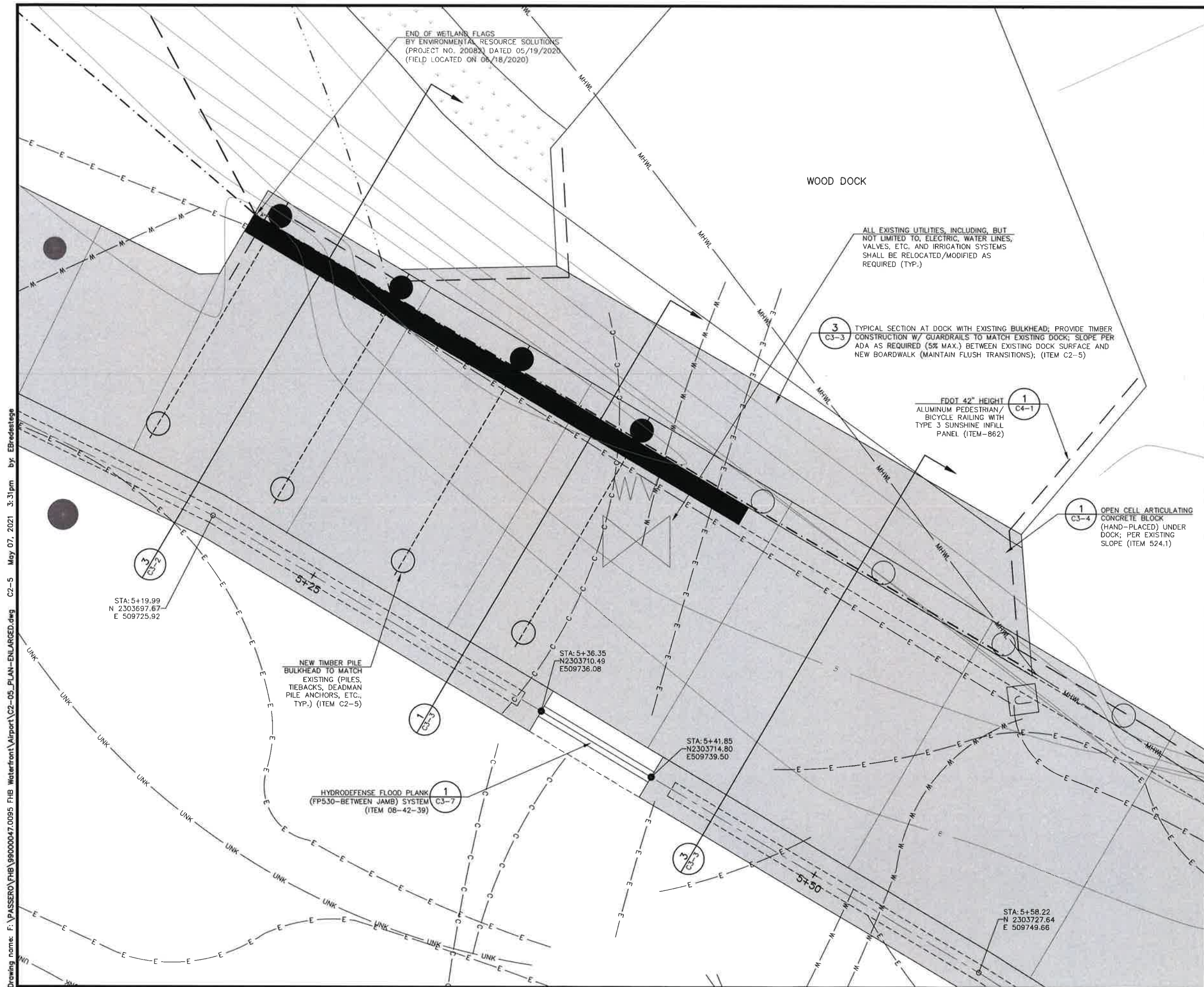
Passero Associates
4730 Casa Cola Way, Suite 200 (904) 757-6106
St. Augustine, FL 32095 Fax: (904) 757-6107
Certificate of Authorization: 3336
Principal-in-Charge: Andrew M. Holesko, C.M.
Project Manager: Christopher Nardone, AIA
Designed by: Emily Bredestegre

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Drawing name: F:\PASSERO\FHB\99000047.0095 FHB Waterfront\Airport\C2-05_PLAN-ENLARGED.dwg C2-5 May 07, 2021 3:31pm by: EBredestestege



LEGEND

- | | | |
|---|--|---|
|  | PROPOSED BOARDWALK
AND "1"-WALL |  |
|  | PROPOSED WETLAND
PLANTINGS; SEE NOTE
6 BELOW;
PLANTING ZONE A |  |
|  | PROPOSED WETLAND
PLANTINGS; SEE NOTE
7 BELOW;
PLANTING ZONE B |  |
|  | PROPOSED OPEN CELL
ARTICULATING
CONCRETE BLOCK W/
WETLAND PLANTINGS;
PLANTING ZONE C |  |



BID SET



Stamp:



City of Fernandina Beach
204 Ash St.
Fernandina Beach, Florida, 32034

Passero Associates

4730 Casa Cola Way, Suite 200 (904) 757-6106
St. Augustine, FL 32095 Fax: (904) 757-6107
Certificate of Authorization # 3426

Principal-in-Charge Andrew M. Holesko, C.M.
Project Manager Christopher Nardone, AIA
Designed by Emily Bredestege

Revisions

No.	Expte	Br	Sanctification

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BOARDWALK AND STABILIZATION PLAN: ENLARGED AREA

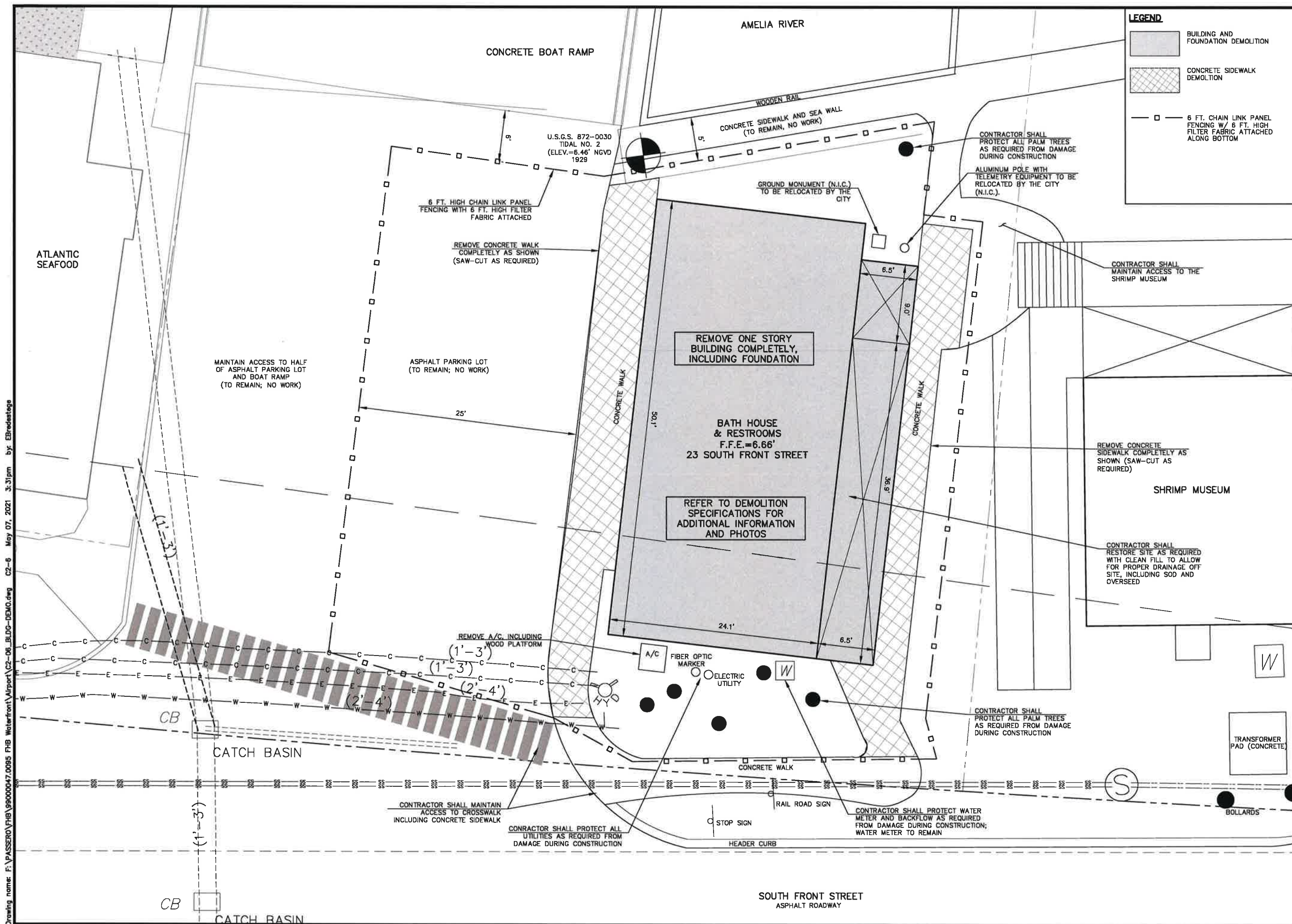
Amelia River Waterfront
Stabilization
Parking Lots C & D

Town/City: Fernandina Beach
County: Nassau State: Florida

Project No. 99000047.0095

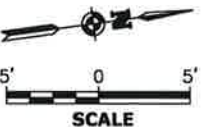
Drawing No. **C2-5**

Date May 10, 2021



LEGEND

— □ — 6 FT. CHAIN LINK PANEL
FENCING W/ 6 FT. HIGH
FILTER FABRIC ATTACHED
ALONG BOTTOM



Client: _____



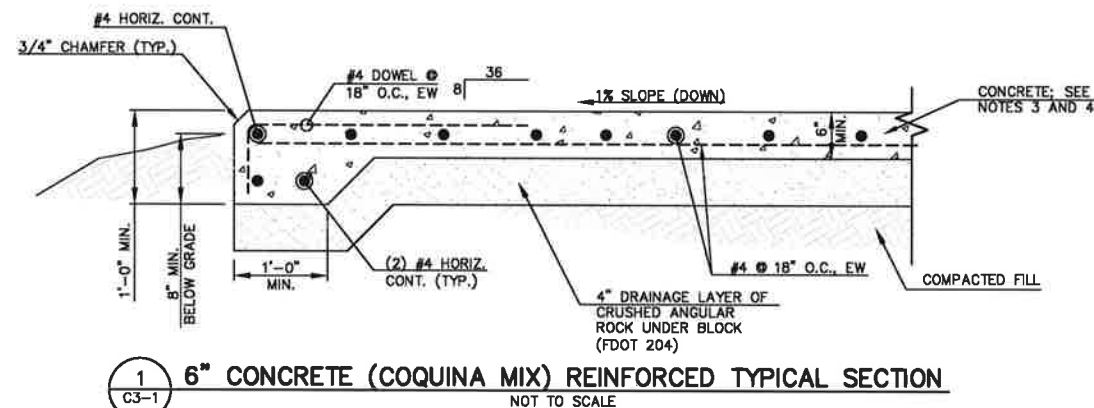
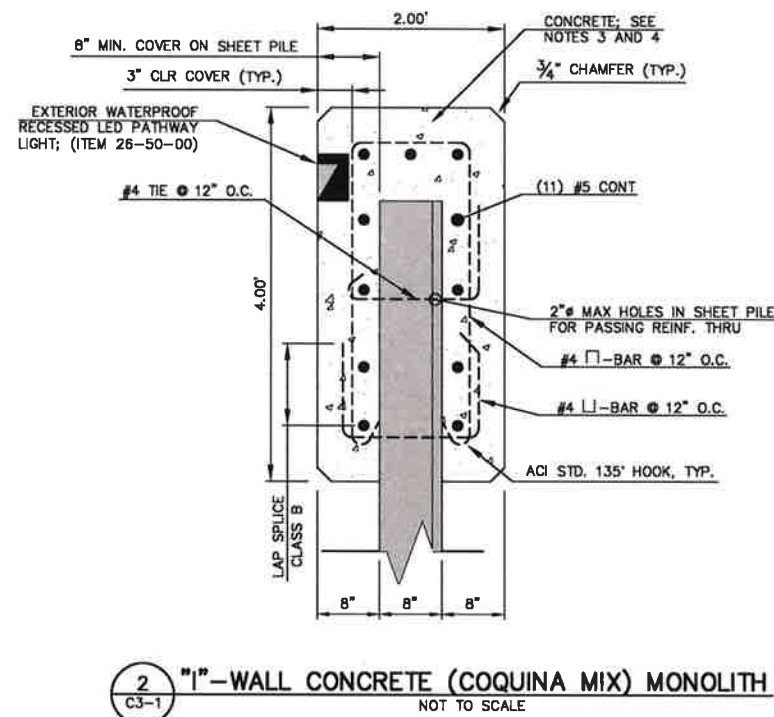
Passero Associates
4730 Cass Cole Way, Suite 200 (904) 757-6106
St. Augustine, FL 32095 Fax: (904) 757-6107
Certificate of Authorization # 3428
Principal-in-Charge **Andrew M. Molesko, C.M.**
Project Manager **Christopher Nardone, AIA**
Designed by **Emily Bredestage**

[illegible]

**BUILDING
DEMOLITION
PLAN
(BID ADDITIVE 1)**

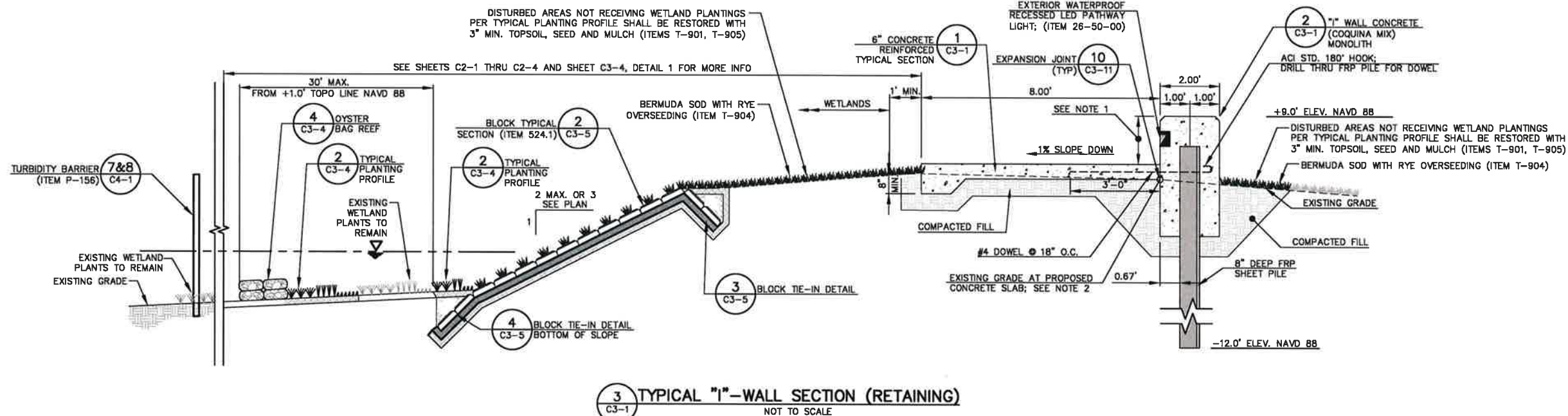
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Drawing No.	C2-6
Date	May 10, 2021

Drawing name: F:\PASSERO\FHB\99000047.0095 FHB Waterfront\Airport\C3-01_TYP-SECT.dwg C3-1_TYP-SECT May 07, 2021 3:12pm by: EBredestege



NOTES:

1. BOARDWALK ELEVATION VARIES. TOP OF COQUINA MIXED CONCRETE SLAB SHALL BE 1'-0" MIN. BELOW TOP OF CONCRETE MONOLITH. BOTTOM OF BOARDWALK CONCRETE SLAB SHALL BE AT OR ABOVE BOTTOM OF CONCRETE "I"-WALL MONOLITH. THE BOTTOM OF THE CONCRETE MONOLITH SHALL BE EXTENDED AS REQUIRED TO MEET THE BOTTOM OF BOARDWALK CONCRETE SLAB.
2. BOTTOM OF CONCRETE SLAB SHALL MEET EXISTING GRADE. REGRADING SHALL BE REQUIRED WHEN BOARDWALK ELEVATIONS EXCEED THE MIN. OR MAX. PER NOTE 1. NEW ADDITIONAL FILL SHALL BE COMPACTED PER PROJECT SPECIFICATIONS.
3. CONCRETE SLAB FOR BOARDWALK SHALL BE COQUINA MIX.
4. SEE STRUCTURAL GENERAL NOTES ON SHEET G1-3 FOR ADDITIONAL INFORMATION.



BID SET

Stamp:

Client:



City of Fernandina Beach

204 Ash St.

Fernandina Beach, Florida, 32034

Passero Associates

4320 Cass Circle West, Suite 200 (904) 757-6100
St. Augustine, FL 32085 Fax: (904) 757-6107
Certificate of Authorization # 3438
Principal-In-Charge Andrew M. Hoelsko, C.M.
Project Manager Christopher Nardone, AIA
Designed by Emily Bredestege

Revisions

No.	Date	By	Description

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**TYPICAL
SECTIONS**

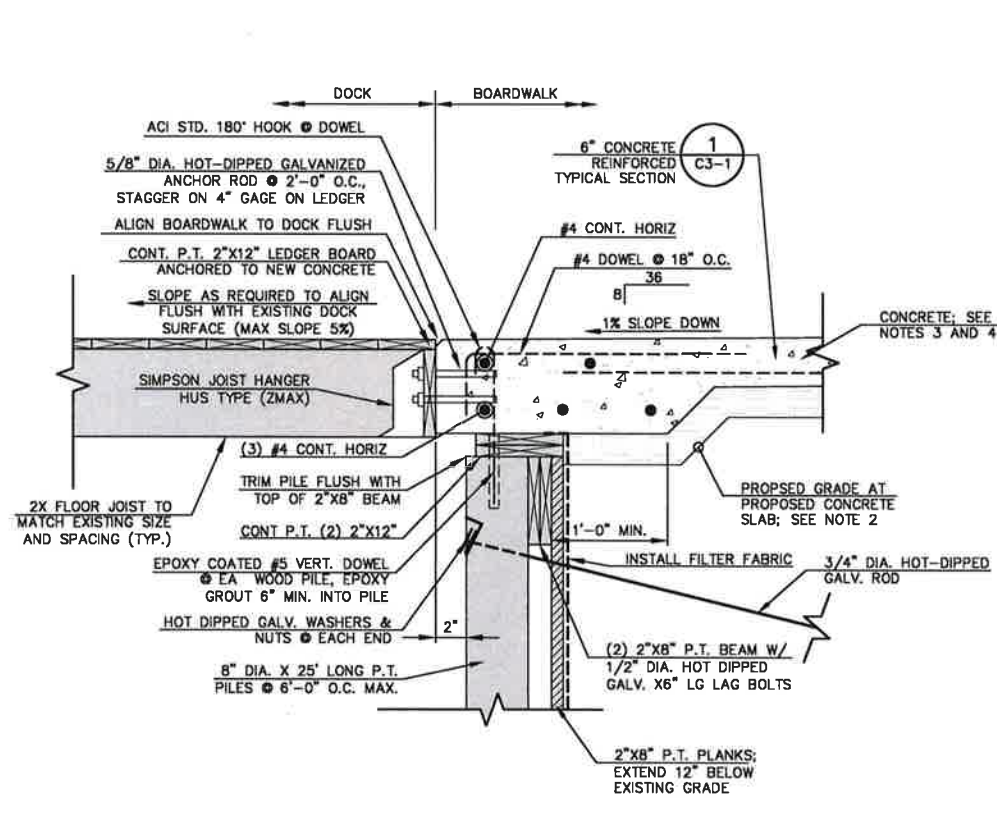
Amelia River Waterfront
Stabilization
Parking Lots C & D
Town/City: Fernandina Beach
County: Nassau State: Florida

Project No.
99000047.0095

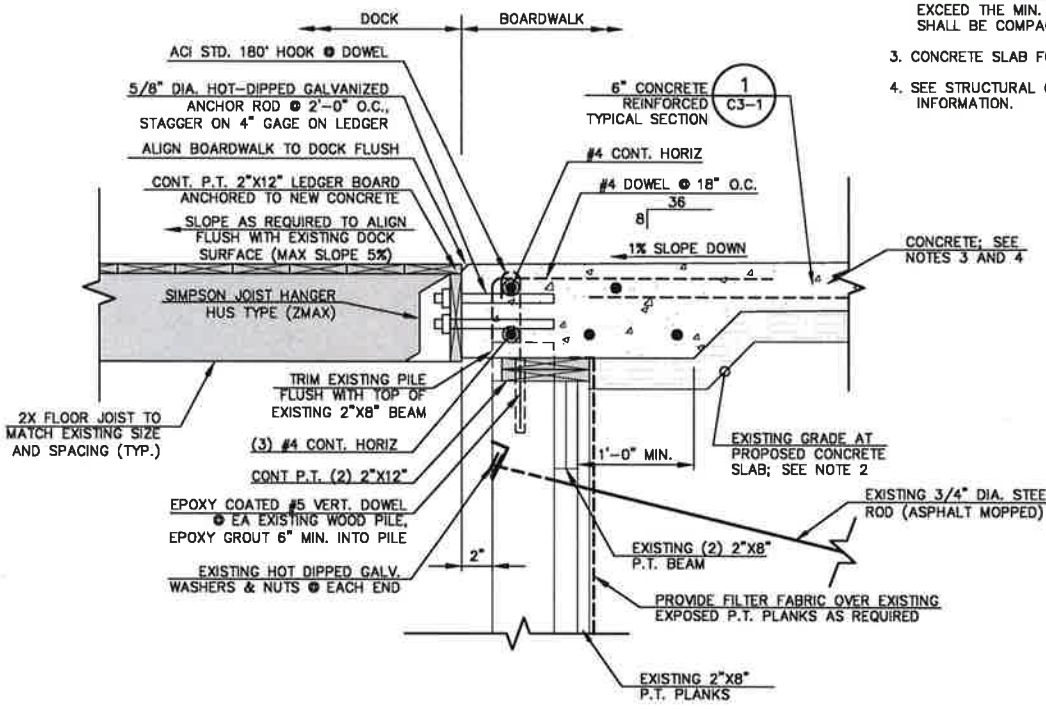
Drawing No.
C3-1

Date
May 10, 2021

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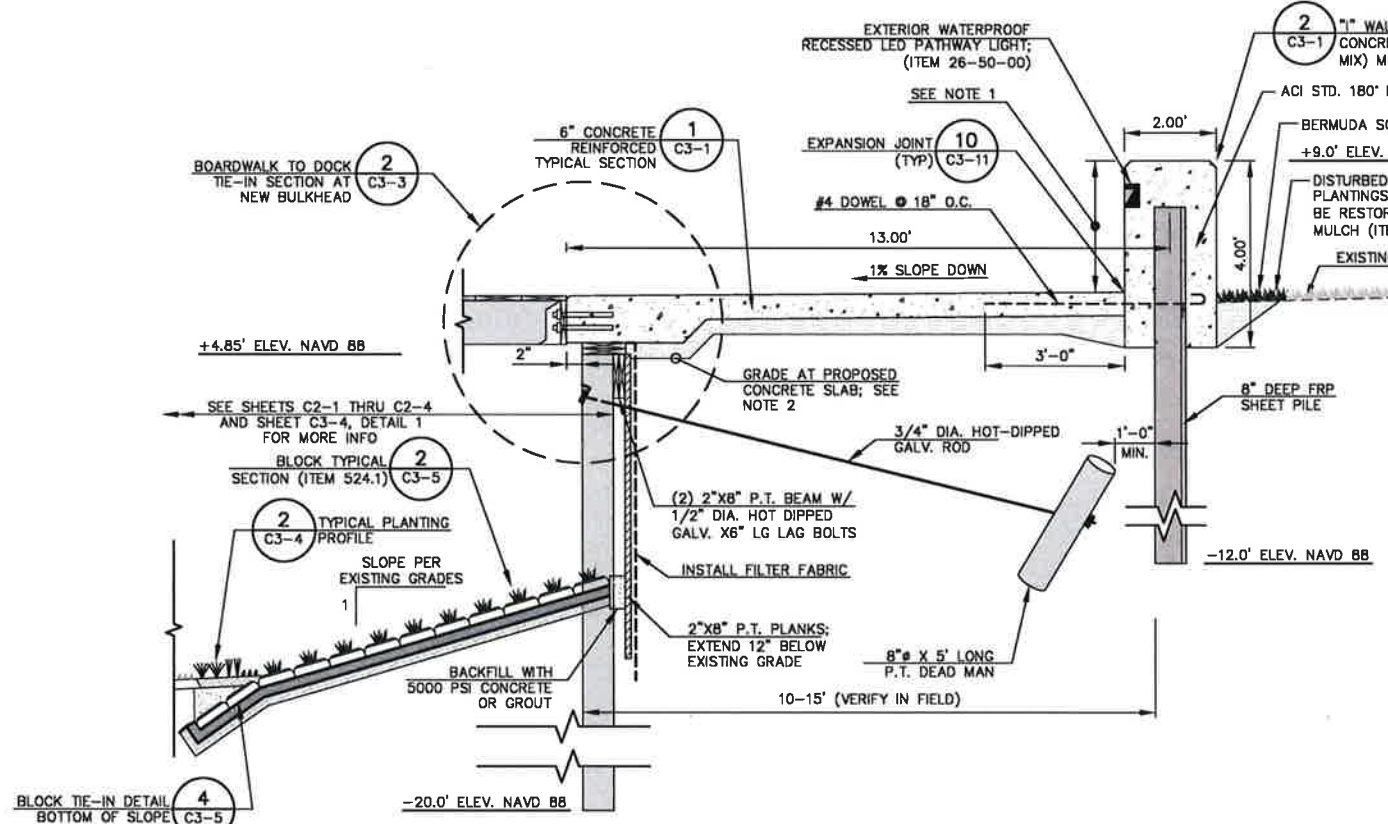


2 BOARDWALK TO DOCK TIE-IN SECTION AT NEW BULKHEAD NOT TO SCALE

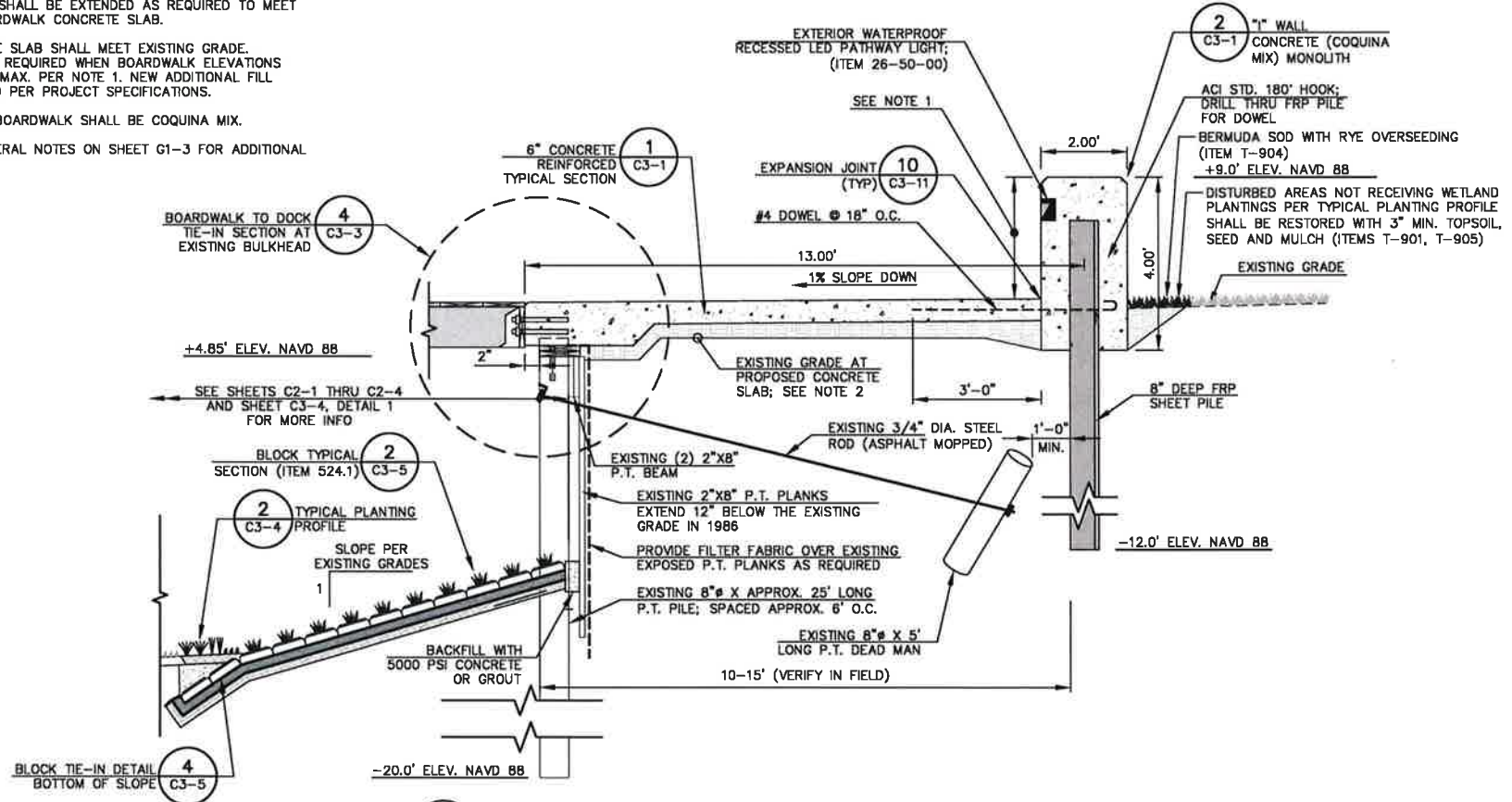


4 BOARDWALK TO DOCK TIE-IN SECTION AT EXISTING BULKHEAD NOT TO SCALE

- NOTES:
- BOARDWALK ELEVATION VARIES. TOP OF COQUINA MIXED CONCRETE SLAB SHALL BE 1'-0" MIN. BELOW TOP OF CONCRETE MONOLITH. BOTTOM OF BOARDWALK CONCRETE SLAB SHALL BE AT OR ABOVE BOTTOM OF CONCRETE "I"-WALL MONOLITH. THE BOTTOM OF THE CONCRETE MONOLITH SHALL BE EXTENDED AS REQUIRED TO MEET THE BOTTOM OF BOARDWALK CONCRETE SLAB.
 - BOTTOM OF CONCRETE SLAB SHALL MEET EXISTING GRADE. REGRADING SHALL BE REQUIRED WHEN BOARDWALK ELEVATIONS EXCEED THE MIN. OR MAX. PER NOTE 1. NEW ADDITIONAL FILL SHALL BE COMPACTED PER PROJECT SPECIFICATIONS.
 - CONCRETE SLAB FOR BOARDWALK SHALL BE COQUINA MIX.
 - SEE STRUCTURAL GENERAL NOTES ON SHEET G1-3 FOR ADDITIONAL INFORMATION.



1 TYPICAL "I"-WALL SECTION AT DOCK WITH NEW BULKHEAD NOT TO SCALE



3 TYPICAL "I"-WALL SECTION AT DOCK WITH EXISTING BULKHEAD NOT TO SCALE

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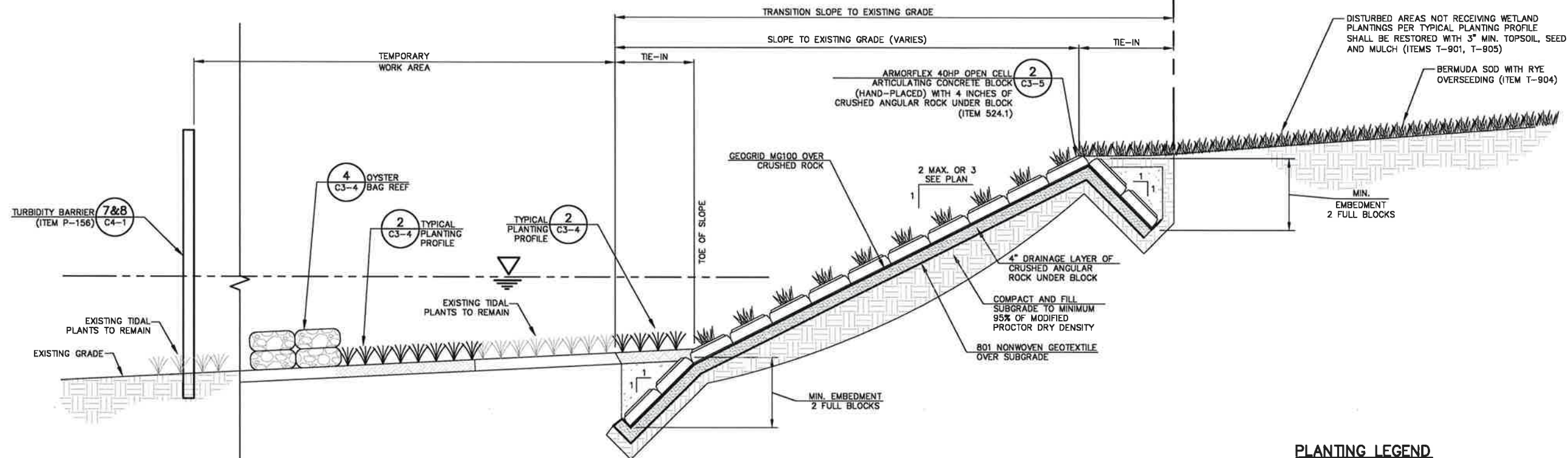
Stamp:
Client:

City of Fernandina Beach
204 Ash St.
Fernandina Beach, Florida, 32034
Passero Associates
4750 Case Cole Way, Suite 200 (904) 757-6106
St. Augustine, FL 32085 Certificate of Authorization # 3428 Fax: (904) 757-6107
Principal-in-Charge: Andrew M. Holesko, C.M.
Project Manager: Christopher Nardone, AIA
Designed by: Emily Bradesteg

Revisions			
No.	Date	By	Description

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TYPICAL SECTIONS
Amelia River Waterfront Stabilization
Parking Lots C & D
Town/City: Fernandina Beach
County: Nassau State: Florida
Project No: 99000047.0095
Drawing No: **C3-3**
Date: May 10, 2021

Drawing name: F:\PASSERO\FHB\99000047.0095 FHB Waterfront\Airport\C3-01_TYP-SECT.dwg C3-4_TYP-SECT May 07, 2021 3:13pm by: EBredestage



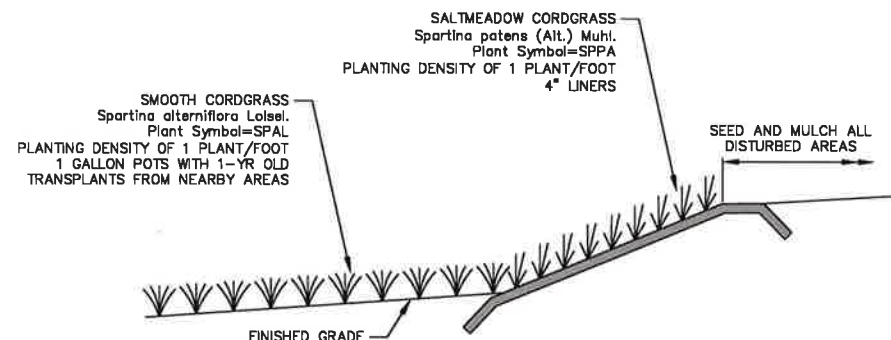
1 OPEN CELL ARTICULATING CONCRETE BLOCK (HAND-PLACED)
TYPICAL SECTION
NOT TO SCALE

PLANTING SCHEDULE (ITEM T-910)					
PLANTING ZONE	PLANT SPECIES	ELEVATION (FEET)	ZONE AREA (SF)	ZONE AREA (ACRES)	PERCENT COVER
ZONE A	<i>Spartina alterniflora</i>	0 TO 2.0	11,000	0.253	100%
ZONE B	<i>Spartina patens</i>	2.0 TO 3.0	1,200	0.028	100%
ZONE C	<i>Spartina patens</i>	3.0+	6,500	0.150	100%

NOTES:

- ALL CONSTRUCTION AREAS WITHIN THE JURISDICTIONAL WETLAND LINE SHALL RECEIVE WETLAND PLANTING PER THE ABOVE PLANTING SCHEDULE AND ITEM T-910. THIS INCLUDES ALL PERMANENT WETLAND IMPACT AREAS AND ALL PERMANENT SURFACE WATER IMPACT AREAS. SEE CROSS SECTIONS. TEMPORARY WETLAND IMPACT AREAS SHALL NOT RECEIVE SEED AND MULCH.
- ALL AREAS TO RECEIVE WETLAND PLANTING AND TEMPORARY WETLAND IMPACT AREAS SHALL HAVE NATIVE SOIL FROM WETLAND AREAS IN THE UPPER THREE INCHES OF FINAL GRADE. ALL OPENINGS IN ARTICULATING CONCRETE SHALL BE FILLED WITH TOP SOIL OR NATIVE WETLAND SOIL PRIOR TO PLANTING. UPPER THREE INCHES OF SOIL SHALL BE PAID AS ITEM T-905.
- SEE DRAWING FOR ADDITIONAL WETLAND MONITORING AND MAINTENANCE NOTES RELATING TO ITEM T-910.
- PROVIDE 4" LINERS FOR PLANTINGS IN OPEN CELL ARTICULATED CONCRETE BLOCK AND ONE GALLON POTS IN REMAINING AREAS.

3 WETLAND PLANTING PLAN
NOT TO SCALE



2 (ITEM T-910)
TYPICAL PLANTING PROFILE
NOT TO SCALE

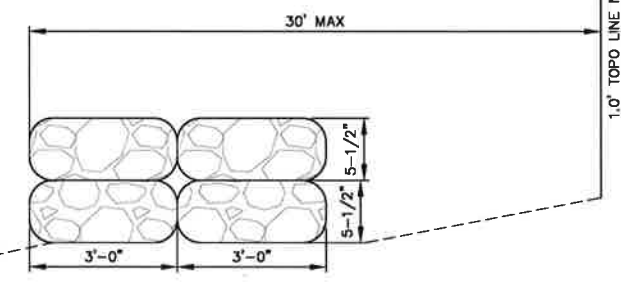
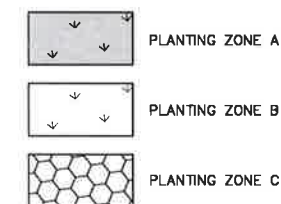
NOTES:

- WETLANDS PLANTINGS SHALL BE PAID UNDER ITEM T-910.
- EROSION CONTROL MEASURES SHALL BE PAID UNDER ITEM P-156.

NOTE:

- COSTS ASSOCIATED WITH ITEMS ON THIS DRAWING SHALL BE INCLUDED IN CORRESPONDING ITEMS T-910, T-912, AND T-914.

PLANTING LEGEND



4 OYSTER BAG REEF DETAIL
NOT TO SCALE

NOTES:

- OYSTER BAGS SHALL MEET REQUIREMENTS PER 2017 NATIONWIDE PERMIT #54 LIVING SHORELINES.
- OYSTER BAGS SHALL BE PLACED IN ROWS WITH A MAXIMUM LENGTH OF 75 FEET. A 5 FOOT GAP SHALL BE PROVIDED EVERY 75'.
- OYSTER REEF SHALL CONSIST OF TWO ROWS OF OYSTER SHELL BAGS STACKED TWO HIGH (AS SHOWN).
- PROVIDE CLEAN OYSTER SHELLS PLACED IN HEAVY DUTY PLASTIC MESH BAGS APPROXIMATELY 4-5 GALLONS OF OYSTER SHELLS PER 3'-0"X1'-6"X5-1/2" BAG SIZE. MANUFACTURER: BASIS OF DESIGN FOR BAGS SHALL BE NALTEX EXTRUDED DIAMOND NETTING BY SWM ENGINEERED FOR TOMORROW.
- SECURE OYSTER SHELL BAGS IN PLACE USING HEAVY DUTY PLASTIC CABLE TIES AND BAMBOO STAKES.

BID SET

Stamp:

Client:



City of Fernandina Beach
204 Ash St.
Fernandina Beach, Florida, 32034

Passero Associates

4730 Case Cole Way, Suite 200 (904) 757-6106
St. Augustine, FL 32095 Fax: (904) 757-6107
Certification of Authorization # 3438
Principal-In-Charge Andrew M. Holesko, C.M.
Project Manager Christopher Nardone, AIA
Designed by Emily Bredestage

Revisions

No.	Date	By	Description

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**TYPICAL
SECTIONS**

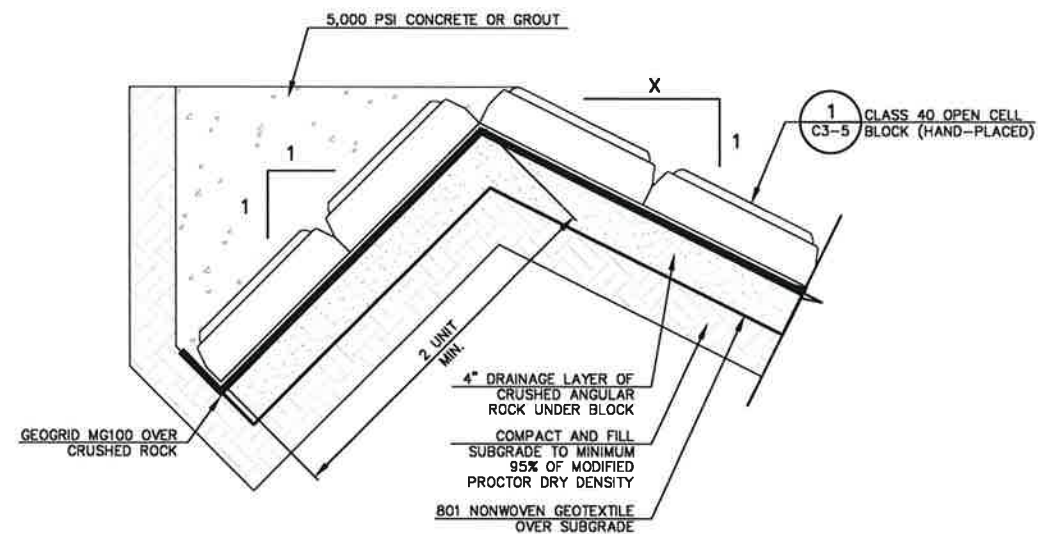
Amelia River Waterfront
Stabilization
Parking Lots C & D
Town/City: Fernandina Beach
County: Nassau State: Florida

Project No.
99000047.0095

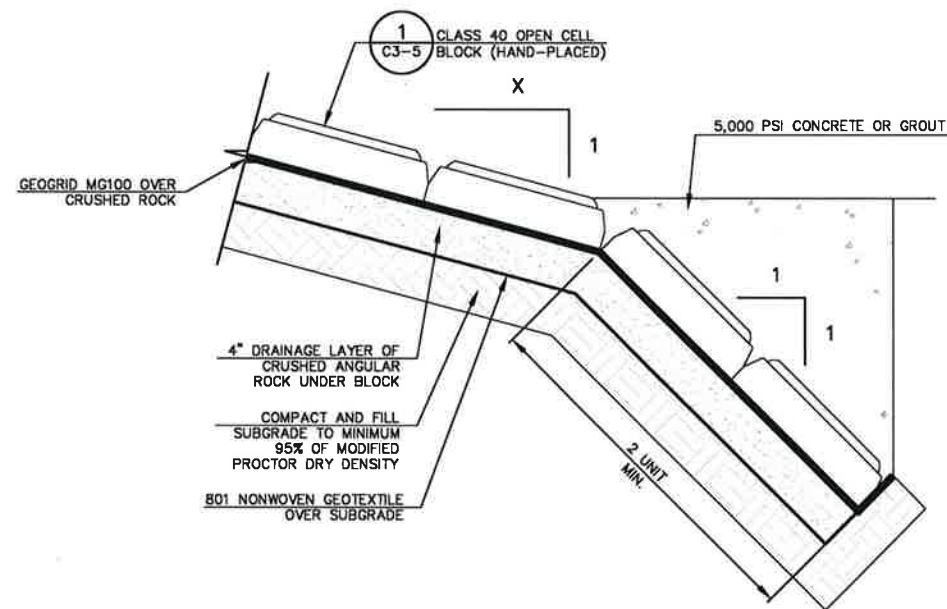
Drawing No.
C3-4

Date
May 10, 2021

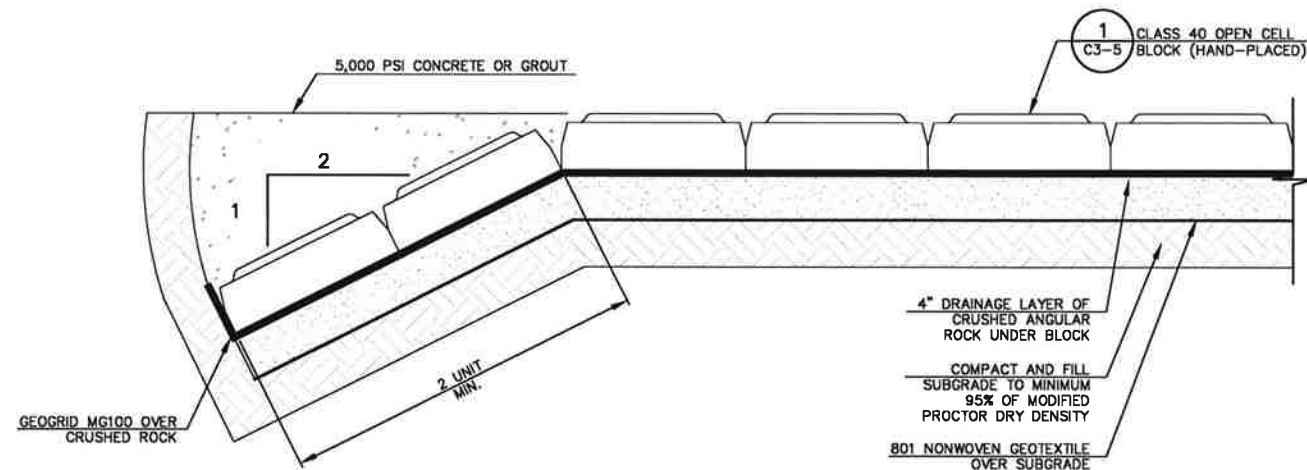
Drawing name: F:\PASSERO\FHB\99000047.0095 FHB Waterfront\Airport\C3-01_TYP-SECT.dwg C3-5_TYP-SECT May 07, 2021 3:13pm by: EBrdestege



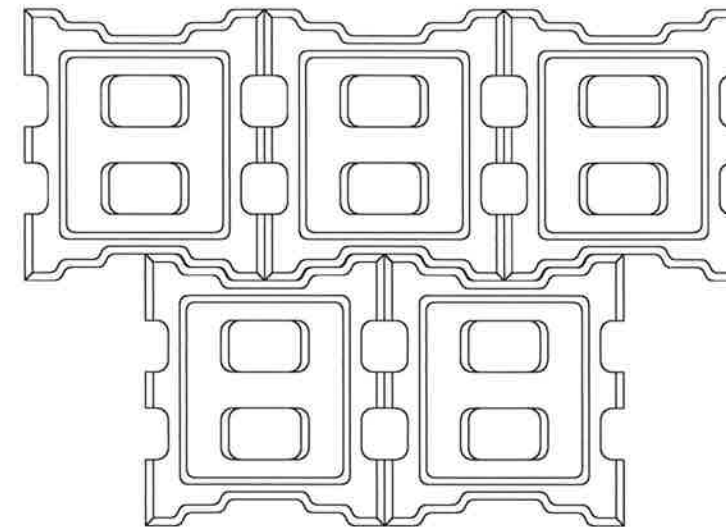
3 BLOCK TIE-IN DETAIL
C3-5 NOT TO SCALE



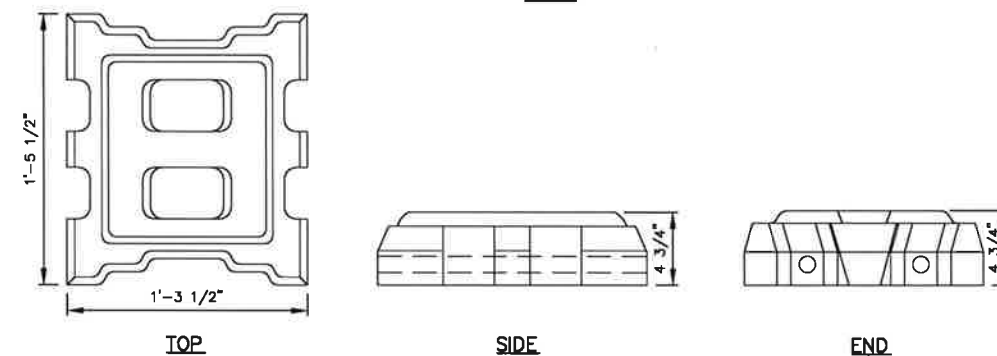
4 BLOCK TIE-IN DETAIL
C3-5 BOTTOM OF SLOPE NOT TO SCALE



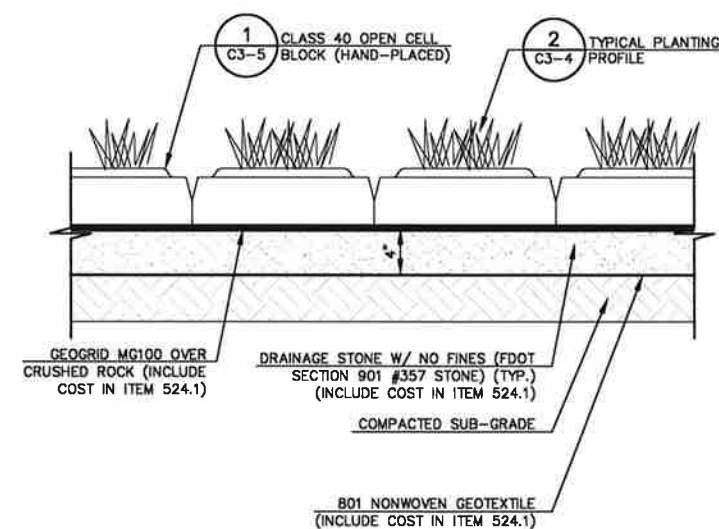
5 BLOCK TIE-IN DETAIL
C3-5 FLAT GRADE NOT TO SCALE



PLAN



1 ARMORFLEX CLASS 40 OPEN CELL BLOCK
C3-5 (HAND PLACED) NOT TO SCALE
(INCLUDE COST IN ITEM 524.1)



2 BLOCK TYPICAL SECTION
C3-5 NOT TO SCALE

NOTE: DETAILS ON
THIS SHEET PERTAINS
TO ITEM 524.1.

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204 Ash St.
Fernandina Beach, Florida, 32034

Passero Associates
4730 Cape Cole Way, Suite 200 (904) 757-6106
St. Augustine, FL 32085 Fax: (904) 757-6107
Certificate of Authorization # 3428
Principal-in-Charge Andrew M. Holesko, C.M.
Project Manager Christopher Nardone, AIA
Designed by Emily Brdestege

Revisions			
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**BLOCK
DETAILS**

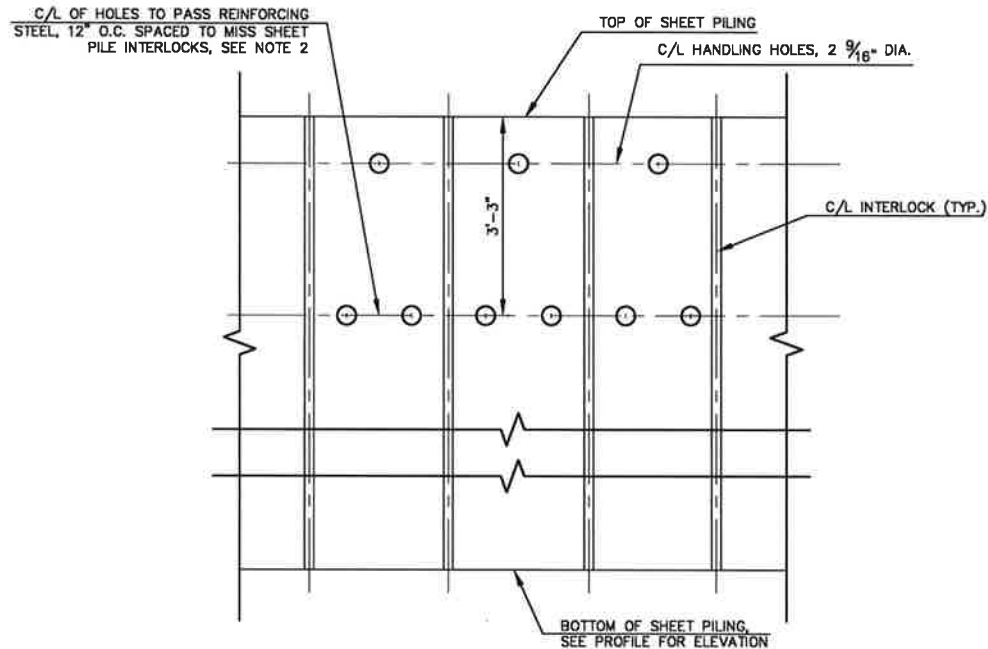
Amelia River Waterfront
Stabilization
Parking Lots C & D
Town/City: Fernandina Beach
County: Nassau State: Florida

Project No.
99000047.0095

Drawing No.
C3-5

Date
May 10, 2021

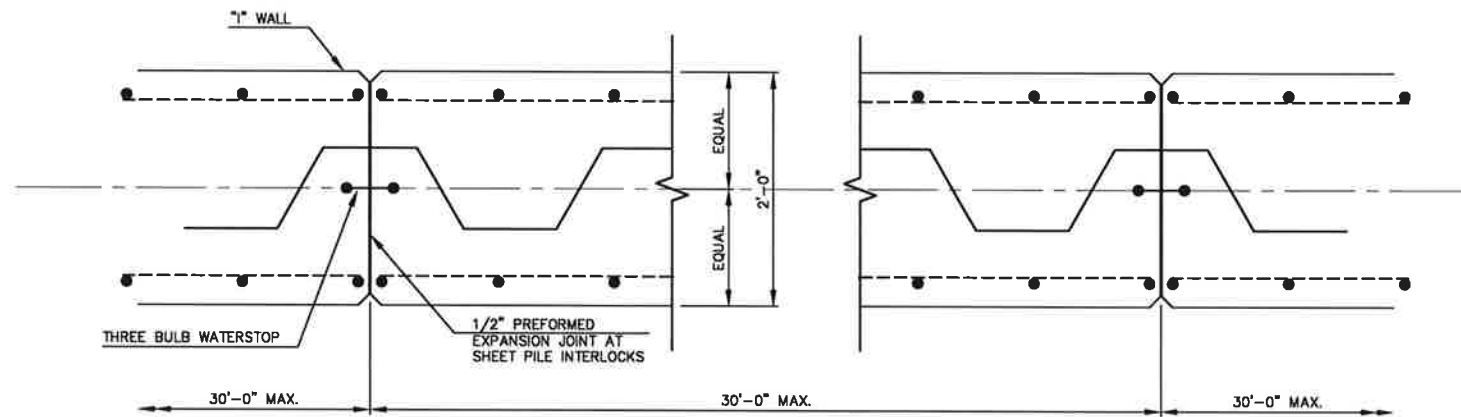
Drawing name: F:\PASSERO\FHB\99000047.0095 FHB Waterfront\Airport\C3-01_TYP-SECT.dwg C3-6_TYP-SECT May 07, 2021 3:14pm by: EBrdestege



ELEVATION

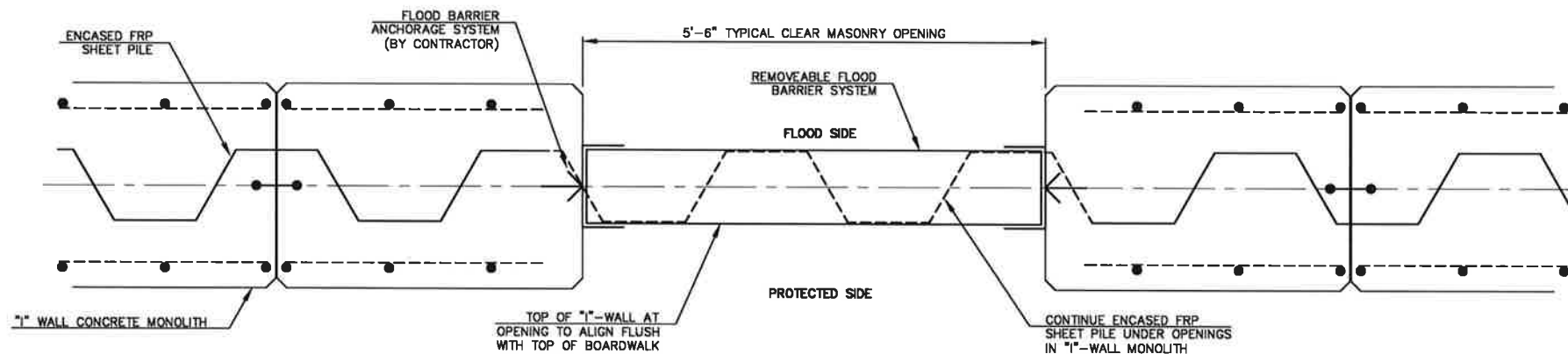
2 HOLES IN SHEET PILING DETAIL
C3-6 NOT TO SCALE

- NOTES:
1. A MINIMUM OF 6 INCHES OF CONCRETE COVER SHALL BE PROVIDED OVER SHEET PILING AT ALL POINTS.
 2. HOLES CUT INTO STEEL PILING FOR PASSING REINFORCING BARS SHALL NOT EXCEED 2" DIA. WHERE HOLES FALL WITHIN THE WEB OF THE STEEL SHEET PILE, THE HOLE SHALL BE SLOTTED 4" HORIZONTALLY TO ACCOMMODATE PASSING THE REINFORCING BARS. REINFORCING BARS SHALL BE MOVED TO MISS SHEET PILE INTERLOCKS.



1 TYPICAL "1" WALL MONOLITH SHEET PILE INTERLOCKS
C3-6 NOT TO SCALE

- NOTES:
1. MONOLITH MAX JOINT SPACING SHALL BE 30'-0".
 2. MONOLITH SECTIONS GREATER THAN 30 FEET SHALL HAVE EQUAL JOINT SPACING.



3 REMOVEABLE FLOOD BARRIER DETAIL
C3-6 NOT TO SCALE

NOTE: DETAILS ON THIS SHEET PERTAINS TO ITEM C3-6.

BID SET

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Client:



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204 Ash St.
Fernandina Beach, Florida, 32034

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4130 Cass Cole Way, Suite 200 (904) 757-6100
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Certificate of Authorization # 3428
Principal-in-Charge Andrew R. Hollesko, C.M.
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Designed by Emily Brdestege

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"1"-WALL DETAILS

Amelia River Waterfront
Stabilization
Parking Lots C & D
Town/City: Fernandina Beach
County: Nassau State: Florida

Project No.
99000047.0095

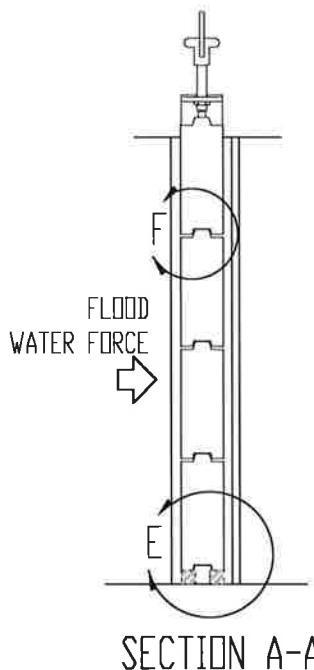
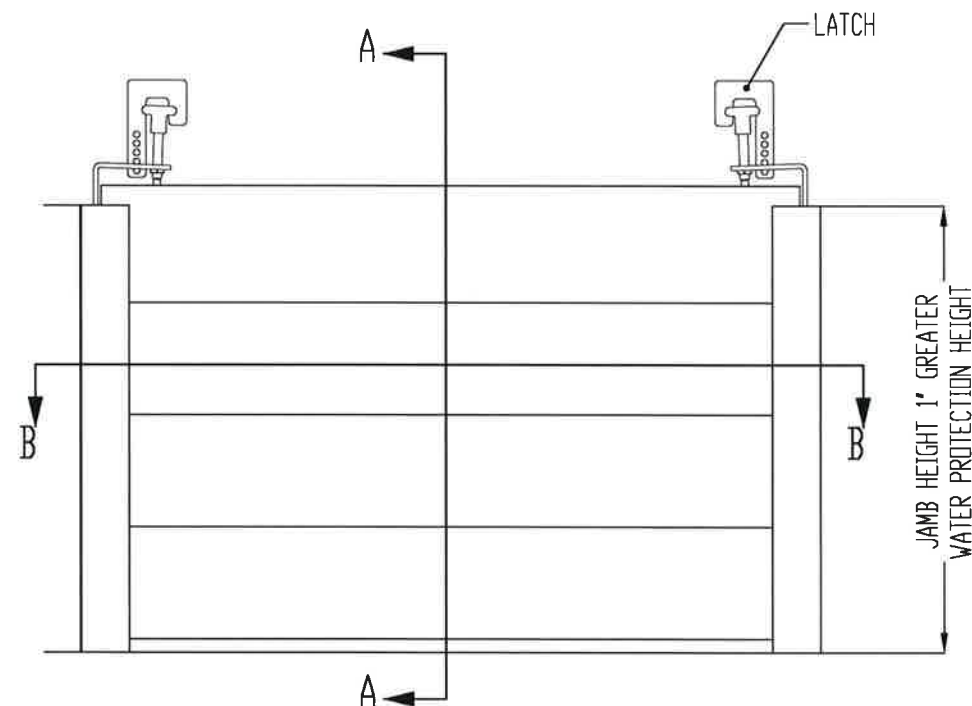
Drawing No.
C3-6

Date
May 10, 2021

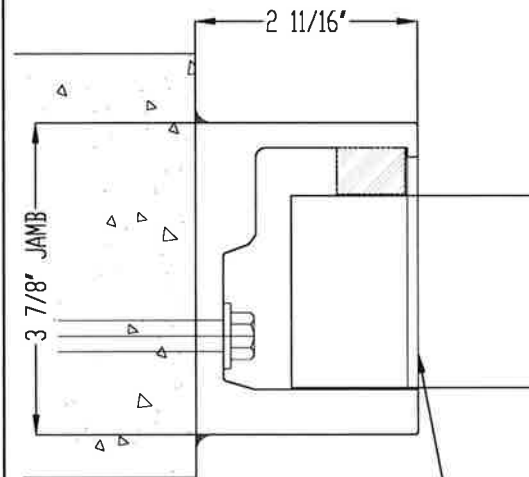
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SECTION B-B

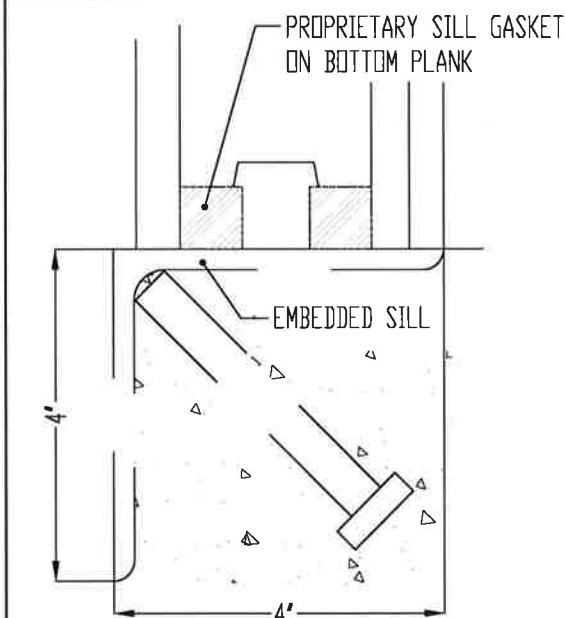


SECTION A-A

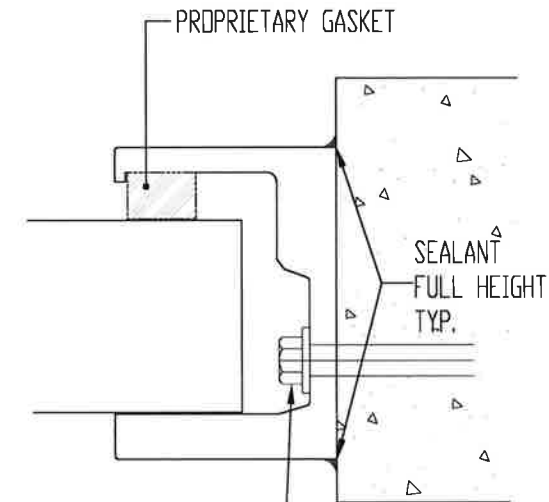


REMOVABLE JAMB COVER(S)
(TYP. BOTH SIDES)
INSTALLED WHEN PLANKS ARE REMOVED

DETAIL C
JAMB DETAIL ①②③

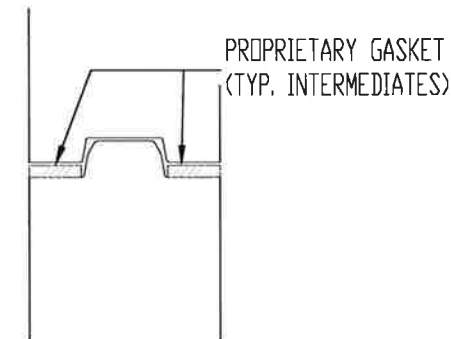


DETAIL E
SILL DETAIL ④



ANCHOR (MAY VARY
BY EXISTING STRUCTURE)

DETAIL D
JAMB DETAIL ①②③



DETAIL F
INTERMEDIATE DETAIL

FP-530 FLOOD PLANK SYSTEM - BETWEEN JAMB MOUNT

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- ① LOCATION AND QUANTITY OF ANCHORS TBD BASED ON LOADING
- ② DESIGN SHOWN REQUIRES STRUCTURE TO BE A MINIMUM OF 8" GROUT FILLED CMU OR 3000 PSI CIP; CONTACT PS DOORS FOR DEVIATIONS
- ③ FLOOD LOAD ON PLANK SYSTEM IS TRANSFERRED TO BUILDING STRUCTURE
- ④ STANDARD SILL TO BE EMBEDDED ANGLE; CONTACT PS DOORS FOR ADDITIONAL OPTIONS

MODEL: FP-530

DATE: 12/28/2017

REFERENCE DRAWING
NOT FOR CONSTRUCTION

SCALE: NTS

SHEET #: 1 OF 1

DWG BY: PSDOORS

REV: E

1150 S 48th ST
GRAND FORKS, ND 58201
PH. 701-746-4519
psfloodbarriers.com

MANUFACTURER: BASIS OF DESIGN FOR FLOOD PLANK SYSTEM SHALL BE FP-530 BY PS INDUSTRIES INCORPORATED

NOTE: DETAILS ON THIS SHEET
PERTAINS TO ITEM 08-42-39

BID SET

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Client:



City of Fernandina Beach
204 Ash St.
Fernandina Beach, Florida, 32034

Passero Associates

4130 Case Cole Way, Suite 200 (904) 757-6106
St. Augustine, FL 32095 Fax: (904) 757-6107
Certificate of Authorization # 3435
Principal-in-Charge Andrew M. Holesko, C.M.
Project Manager Christopher Nardone, AIA
Designed by Emily Bredestege

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FP-530 FLOOD PLANK SYSTEM BETWEEN JAMB MOUNT DETAILS

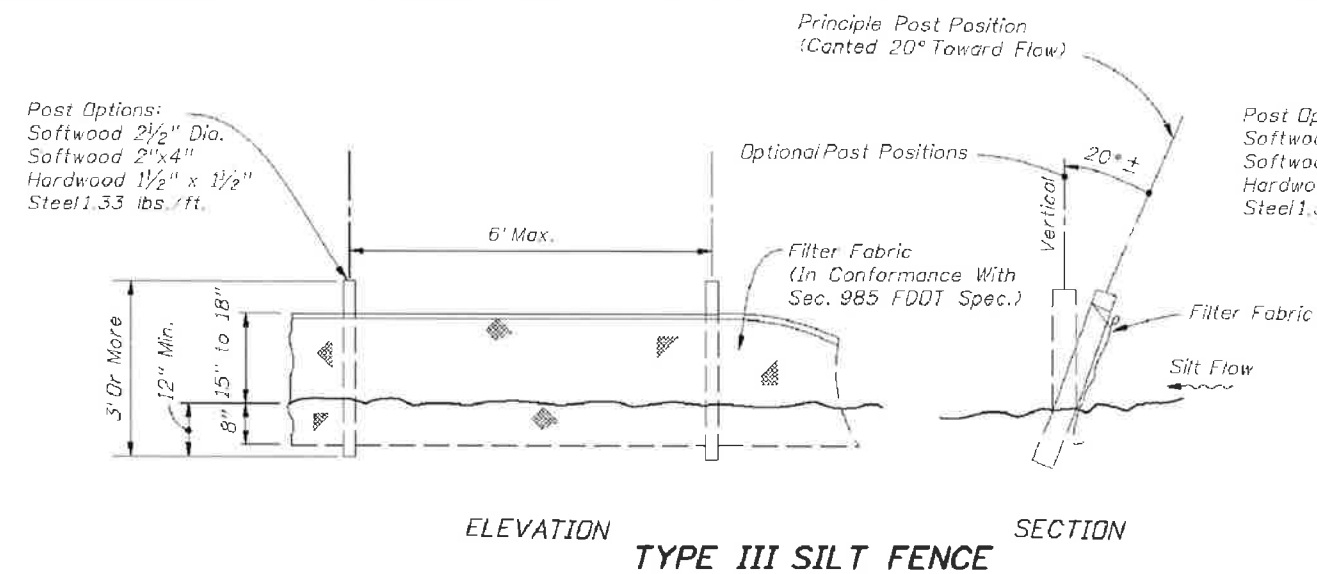
Amelia River Waterfront
Stabilization
Parking Lots C & D
Town/City: Fernandina Beach
County: Nassau State: Florida

Project No.
99000047.0095

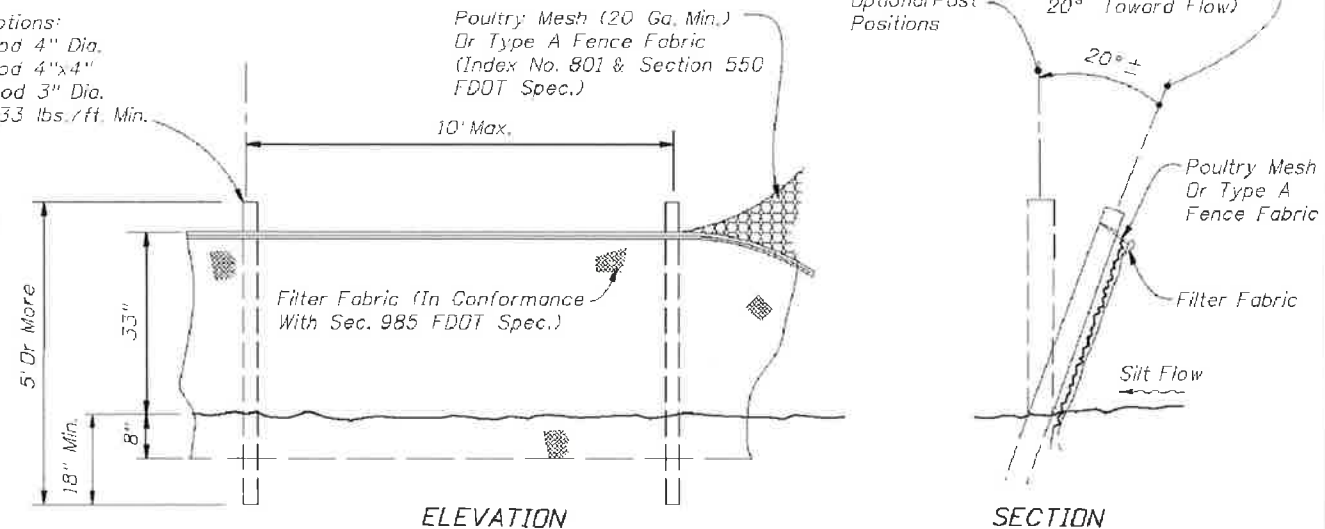
Drawing No.
C3-7

Date
May 10, 2021

Drawing name: F:\PASSERO\FHB\99000047.0095 FHB Waterfront\Airport\C3-08_FDOT-EROS-DET.dwg C3-8-FDOT-DET May 04, 2021 12:05am by: EBrdesteja



Post Options:
Softwood 4" Dia.
Softwood 4"x4"
Hardwood 3" Dia.
Steel 1.33 lbs./ft. Min.



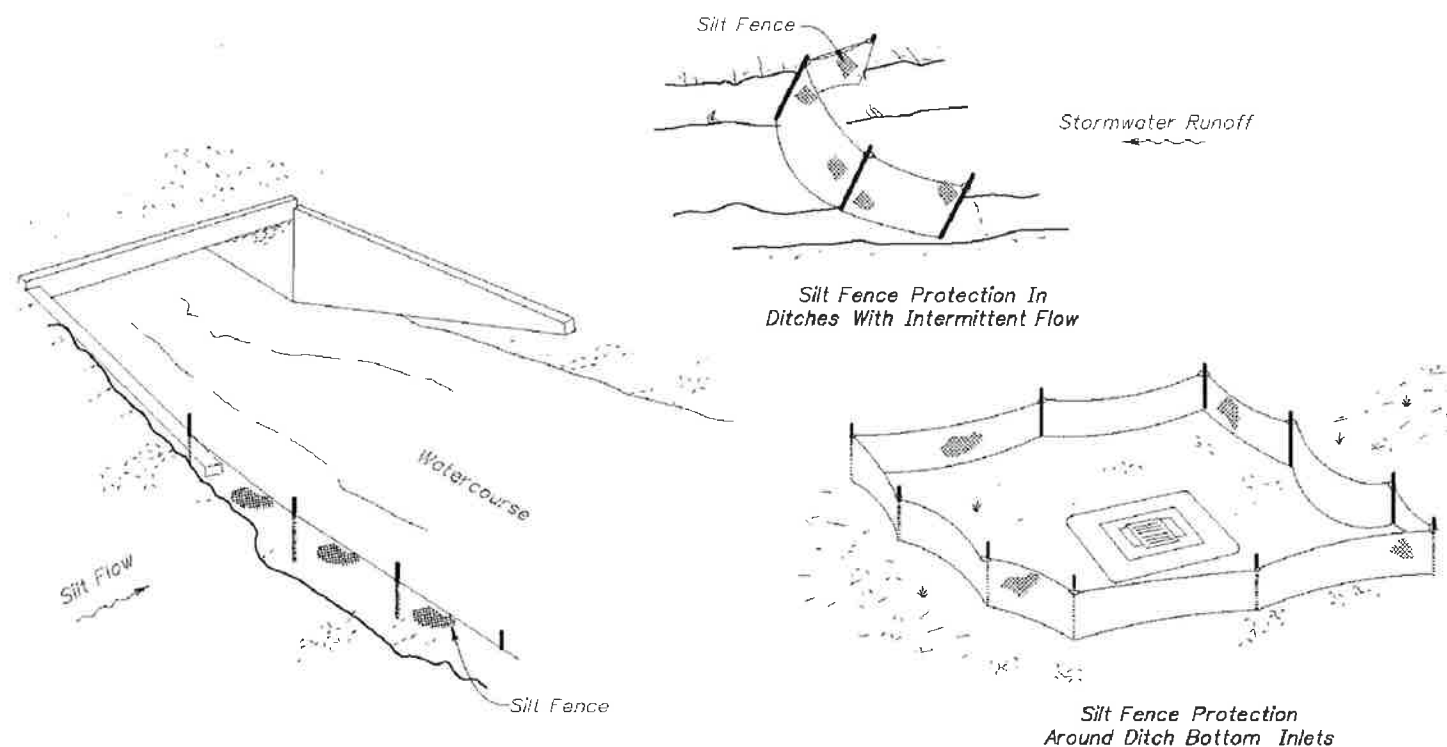
Optional Post
Positions

Principle Post
Position (Canted
20° Toward Flow)

Poultry Mesh
Or Type A
Fence Fabric

Filter Fabric

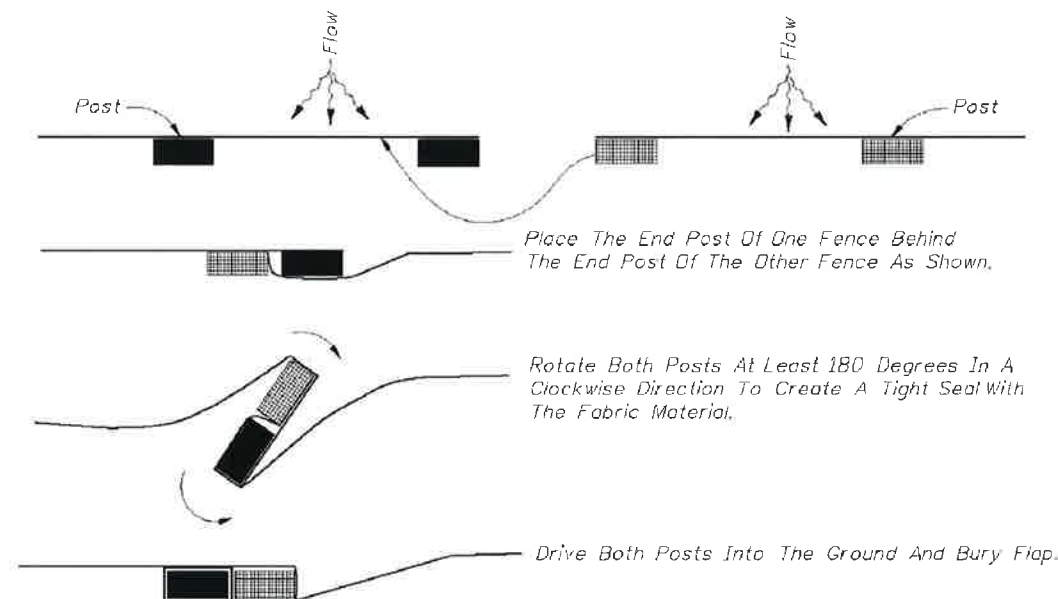
Silt Flow



SILT FENCE APPLICATIONS

NOTES FOR SILT FENCES

1. Type III Silt Fence to be used at most locations. Where used in ditches, the spacing for Type III Silt fence shall be in accordance with Chart 1, Sheet 1.
2. Type IV Silt Fence to be used where large sediment loads are anticipated. Suggested use is where fill slope is 1:2 or steeper and length of slope exceeds 25 feet. Avoid use where the detained water may back into travel lanes or off the right of way.
3. Do not construct silt fences across permanent flowing watercourses. Silt fences are to be at upland locations and turbidity barriers used at permanent bodies of water.
4. Where used as slope protection, Silt Fence is to be constructed on 0% longitudinal grade to avoid channelizing runoff along the length of the fence.
5. Silt Fence to be paid for under the contract unit price for Staked Silt Fence, (LF).



PLAN VIEW

JOINING TWO SILT FENCES



2010 FDOT Design Standards

TEMPORARY EROSION AND SEDIMENT CONTROL

Last
Revision
07/01/05

Sheet No.
3 of 3

Index No.
102

PA
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engineering architecture
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City of Fernandina Beach

204 Ash St.

Fernandina Beach, Florida, 32034

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4730 Cass Cole Way, Suite 200 (904) 757-6106
St. Augustine, FL 32085 Fax: (904) 757-6107
Certificate of Authorization # 3428
Principal-in-Charge Andrew M. Holesko, C.M.
Project Manager Christopher Nardone, AIA
Designed by Emily Brdesteja

Revisions			
No.	Date	By	Description

FDOT EROSION AND SEDIMENT CONTROL DETAILS

Amelia River Waterfront
Stabilization
Parking Lots C & D

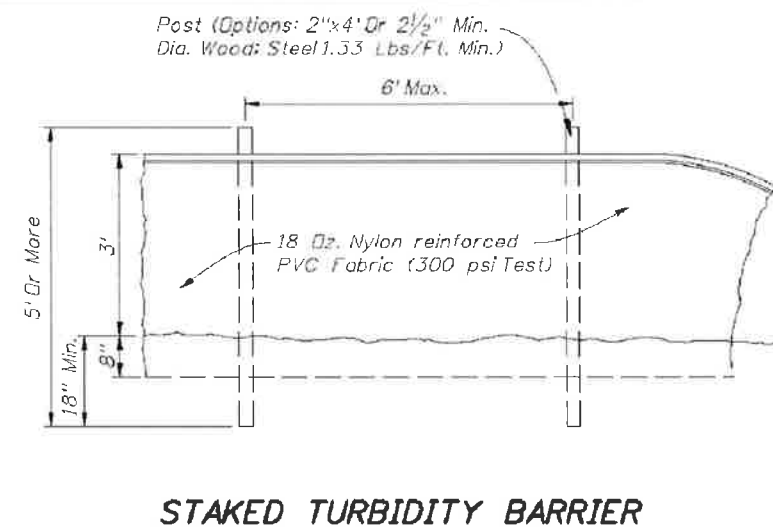
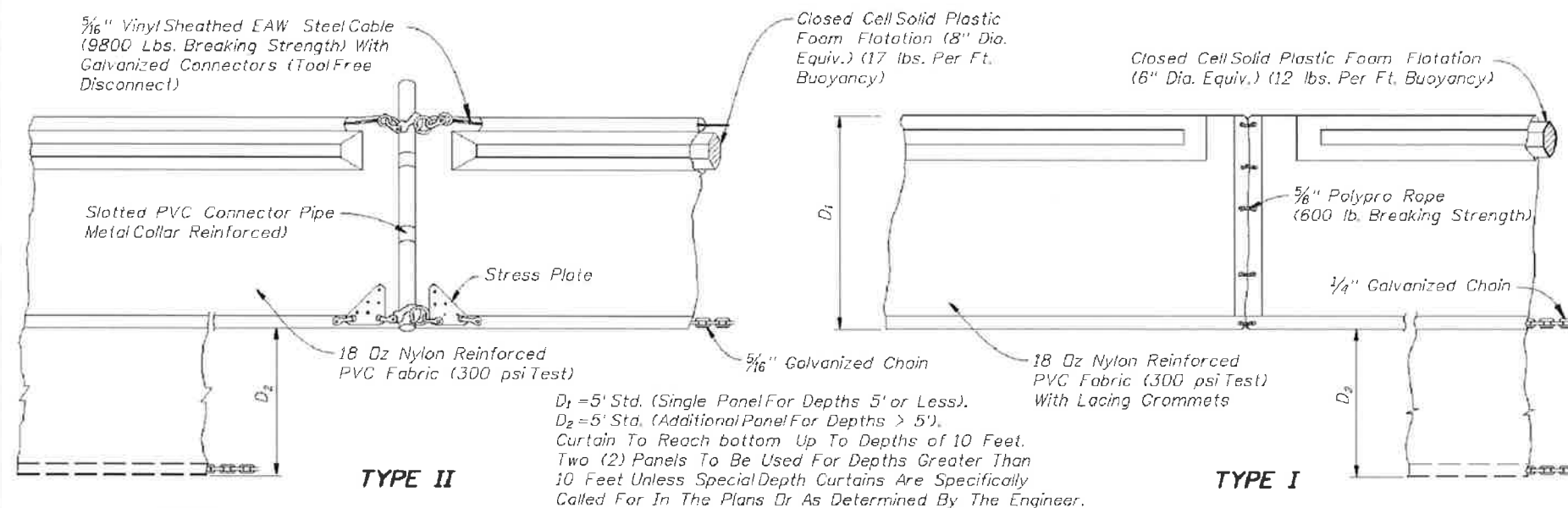
Town/City: Fernandina Beach
County: Nassau State: Florida

Project No.
99000047.0095

Drawing No.
C3-8

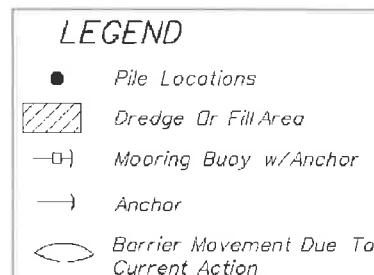
Date
April 26, 2021

Drawing name: F:\PASSERO\FHB\99000047.0095 FHB Waterfront\Airport\C3-08_FDOT-EROS-DET.dwg C3-8-FDOT-DET May 04, 2021 12:19pm by EBredestege



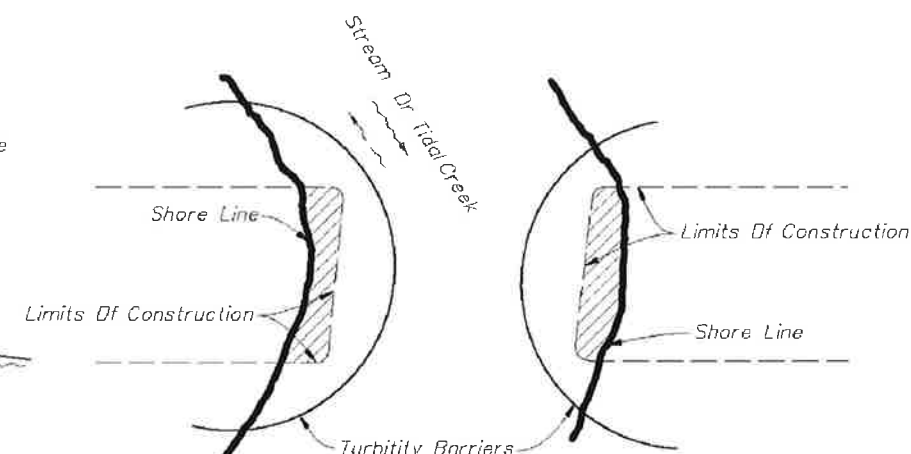
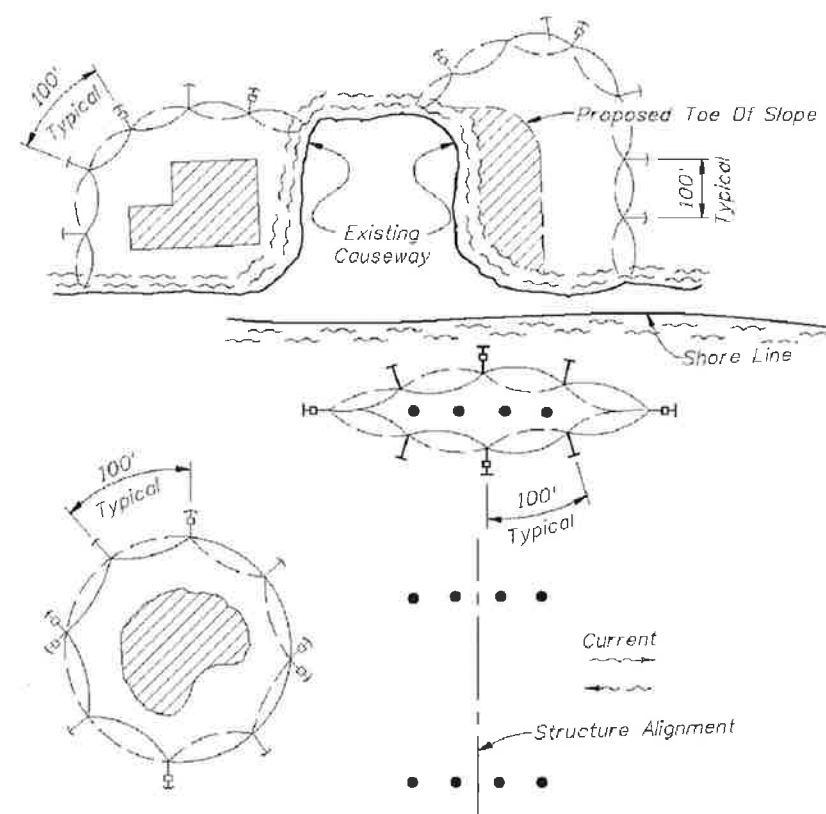
NOTICE:
COMPONENTS OF TYPES I AND II MAY BE SIMILAR OR IDENTICAL TO PROPRIETARY DESIGNS. ANY INFRINGEMENT ON THE PROPRIETARY RIGHTS OF THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES I AND II SHALL BE AS APPROVED BY THE ENGINEER.

FLOATING TURBIDITY BARRIERS



Notes:

1. Turbidity barriers are to be used in all permanent bodies of water regardless of water depth.
2. Number and spacing of anchors dependent on current velocities.
3. Deployment of barrier around pile locations may vary to accommodate construction operations.
4. Navigation may require segmenting barrier during construction operations.
5. For additional information see Section 104 of the Standard Specifications.



Note:

Turbidity barriers for flowing streams and tidal creeks may be either floating, or staked types or any combinations of types that will suit site conditions and meet erosion control and water quality requirements. The barrier type(s) will be at the Contractor's option unless otherwise specified in the plans, however payment will be under the pay item(s) established in the plans for Floating Turbidity Barrier and/or Staked Turbidity Barrier. Posts in staked turbidity barriers to be installed in vertical position unless otherwise directed by the Engineer.

GENERAL NOTES

1. Floating turbidity barriers are to be paid for under the contract unit price for Floating Turbidity Barrier, LF.
2. Staked turbidity barriers are to be paid for under the contract unit price for Staked Turbidity Barrier, LF.

TURBIDITY BARRIER APPLICATIONS



2010 FDOT Design Standards

TURBIDITY BARRIERS

Last Revision
07/01/07
Sheet No.
1 of 1
Index No.
103

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204 Ash St.

Fernandina Beach, Florida, 32034

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St. Augustine, FL 32085 Fax: (904) 757-6107
Certificate of Authorization # 3438
Principal-in-Charge Andrew M. Halesko, C.M.
Project Manager Christopher Nardone, AIA
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Revisions			
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FDOT EROSION AND SEDIMENT CONTROL DETAILS

Amelia River Waterfront Stabilization
Parking Lots C & D

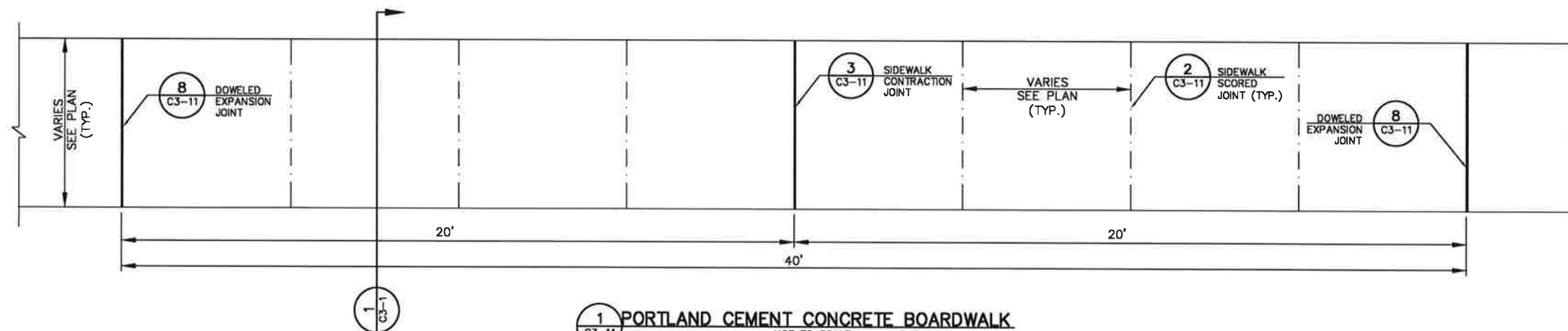
Town/City: Fernandina Beach
County: Nassau State: Florida

Project No.
99000047.0095

Drawing No.
C3-9

Date
April 26, 2021

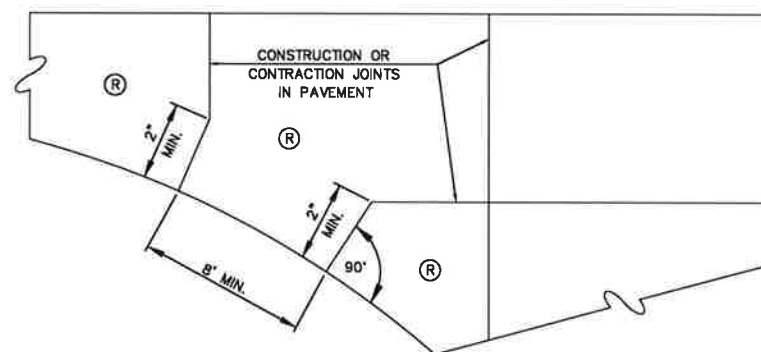
Drawing name: F:\PASSERO\PHB\99000047.0095 FHB Waterfront\Airport\C3-01_TYP-SECT.dwg C3-11_PWMT-JOIN-DETL May 07, 2021 3:33pm by: EBredestage



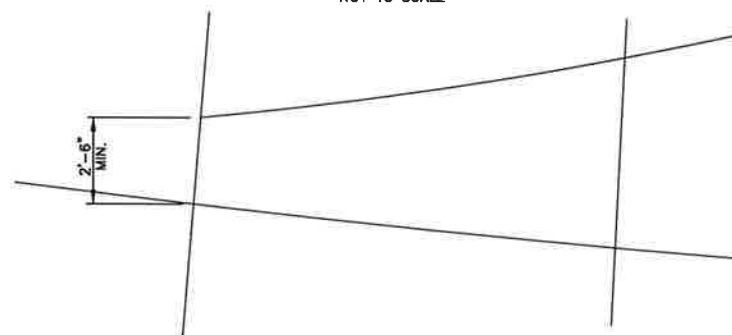
JOINT LOCATION NOTES:

FOR ENTIRE LENGTH OF NEW WALKWAY:

- 1/2" EXPANSION JOINTS ARE TO BE LOCATED AT 40' INTERVALS.
- CONTRACTION JOINTS ARE TO BE LOCATED 20' INTERVALS.
- CONSTRUCTION JOINTS ARE TO LOCATED AS DIRECTED BY THE ENGINEER.
- FOR SIDEWALKS MORE THAN 10' WIDE LONGITUDINAL JOINTS ARE REQUIRED. JOINT SPACING SHALL BE DETERMINED BY THE ENGINEER BUT WILL RESULT IN EQUALLY SPACED LONGITUDINAL JOINTS NOT EXCEEDING 10' IN WIDTH.
- COST FOR ALL SIDEWALK JOINTS, JOINTS BETWEEN SIDEWALK AND OTHER PAVEMENTS/CURBS AND SEALANTS SHALL BE CONSIDERED INCIDENTAL TO COST OF SIDEWALK.
- JOINTS SHALL BE LOCATED AT ANY CHANGE IN DIRECTION ON BOARDWALK. WHERE THE CHANGE IN DIRECTION EXCEEDS 10 DEGREES, TWO JOINTS SHALL BE PLACED STARTING AT THE "I"-CORNER AND EXTENDING PERPENDICULAR TO THE OPPOSITE END OF THE BOARDWALK.

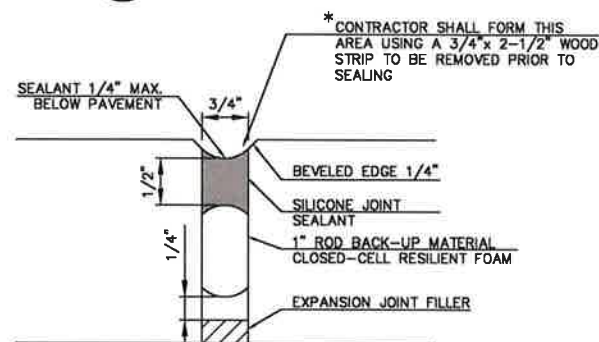


6 MINIMUM DISTANCE BETWEEN JOINTS ON CURVE AND ANGLED JOINT OR EDGE OF PAVEMENT DETAIL
C3-11 NOT TO SCALE



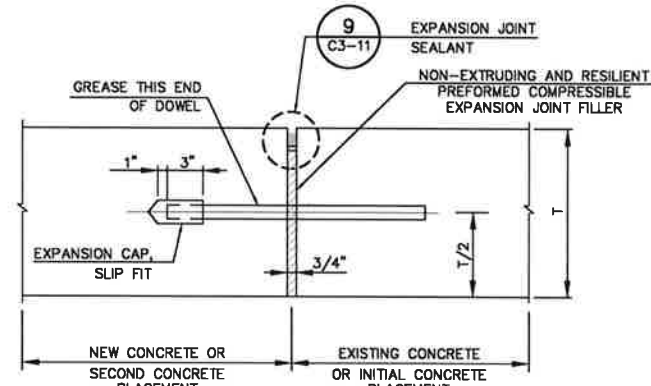
7 CONCRETE PAVEMENT MINIMUM PANEL DIMENSIONS
C3-11 NOT TO SCALE

1 PORTLAND CEMENT CONCRETE BOARDWALK
C3-11 NOT TO SCALE



9 DETAIL J EXPANSION JOINT SEAL
C3-11 NOT TO SCALE

* 1/2" WHERE NOTED ON PLANS
ADJUST FORM AS REQUIRED

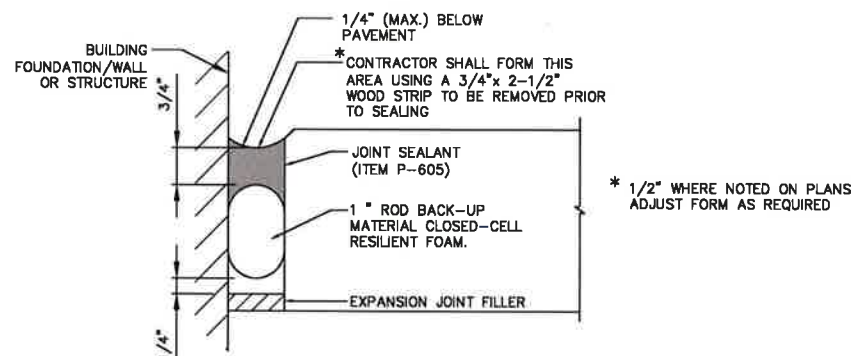


8 DOWELED EXPANSION JOINT
C3-11 NOT TO SCALE

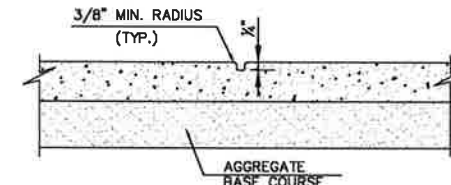
NOTE:
DOWEL BARS SHALL BE PLAIN SMOOTH STEEL BARS CONFORMING TO ASTM A615. BARS SHALL BE 1" DIA. BY 18" LONG, SPACED AT 12" O.C.

NOTES FOR DRILLING AND INSTALLING DOWEL BARS:

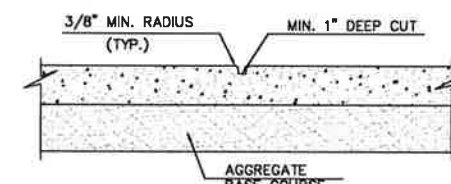
- DRILLING METHOD SHALL BE CAPABLE OF MAINTAINING DRILL HOLES PARALLEL TO THE CONCRETE SURFACE AND NORMAL TO THE JOINT LINE WITHIN 1/4" ± AT THE END OF THE DOWEL BAR. DRILL HOLES SHALL BE ACCURATELY LAID OUT SO THAT THE MAXIMUM DEVIATION DOES NOT EXCEED 1". DRILL HOLE DIAMETER TO BE APPROXIMATELY 1 3/4". A MINIMUM OF THREE DAYS CURE TIME IS REQUIRED FOR DRILLING NEW CONCRETE UNLESS APPROVED BY THE ENGINEER.
- AFTER DRILLING IS COMPLETE AND PRIOR TO THE INSTALLATION OF THE DOWELS, THE HOLES SHALL BE THOROUGHLY CLEANED TO REMOVE DRILLING DUST, CONCRETE CHIPS AND ANY MATERIAL DETRIMENTAL TO DEVELOPING BOND.
- EPOXY MORTAR SHALL BE INSERTED INTO THE BACK OF THE DOWEL HOLE BY INJECTION NOZZLE AND SUFFICIENT MORTAR PLACED IN THE HOLE SO THAT A SLIGHT AMOUNT OF MORTAR WILL BE FORCED OUT WHEN THE DOWEL IS INSERTED AND TAPPED TO THE CORRECT POSITION. SMALL WEDGES MAY BE USED TO SUPPORT THE DOWEL IN THE CORRECT ALIGNMENT UNTIL THE MORTAR HARDENS. CONTRACTOR SHALL SUBMIT PROPOSED EPOXY MORTAR INFORMATION FOR APPROVAL BY THE ENGINEER PRIOR TO STARTING THIS WORK.



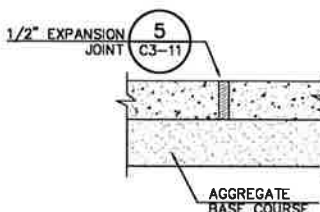
10 EXPANSION JOINT SEALANT AT BUILDINGS AND STRUCTURES
C3-11 NOT TO SCALE



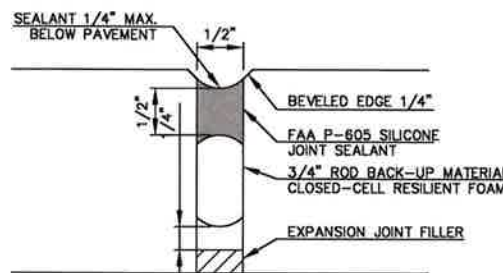
2 SIDEWALK SCORED JOINT
C3-11 NOT TO SCALE



3 SIDEWALK CONTRACTION JOINT
C3-11 NOT TO SCALE



4 SIDEWALK EXPANSION JOINT
C3-11 NOT TO SCALE



5 DETAIL J EXPANSION JOINT SEAL
C3-11 NOT TO SCALE

BID SET

Stamp:

Client:



City of Fernandina Beach

204 Ash St.

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Passero Associates

4130 Oak Creek Way, Suite 200
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(904) 757-6100
Fax: (904) 757-6107
Certificate of Authorization # 3428
Principal-In-Charge: Andrew R. Hollesko, C.E.
Project Manager: Christopher Nardone, AIA
Designed by: Emily Bredestage

Revisions			
No.	Date	By	Description

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BOARDWALK JOINT DETAILS

Amelia River Waterfront
Stabilization
Parking Lots C & D

Town/City: Fernandina Beach
County: Nassau State: Florida

Project No.
99000047.0095

Drawing No.
C3-11

Date
May 10, 2021

Drawing name: F:\PASSERO\PHB\99000047.0095 FHB Waterfront\Report\04-01_FDOT-RAIL-DETAIL.dwg C:\projects\standards\structures\current\ready\release\201\Book\00862-1 of 6.dgn
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by: EBraden
May 04, 2021 2:25pm



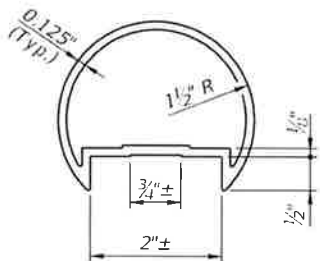
3D VIEW OF RAILING WITH TYPE 1 - PICKET INFILL PANEL
(42" Height shown, 54" Height Similar)

TABLE 1 - RAILING MEMBERS

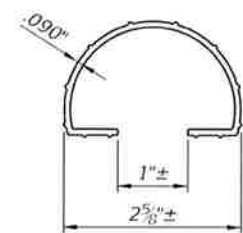
MEMBER	ALLOY ⁽¹⁾	DESIGNATION	OUTSIDE DIMENSION	WALL THICKNESS
Posts	6061-T6	RT 2x2x.250	2.00" x 2.00"	0.250"
Top Rail	6061-T6	2 1/2" NPS (Sch. 10) 3" Round Top Cap Rail	2.875" 3.000"	0.120" 0.125"
End Hoops	6063-T5	2 1/2" NPS (Sch. 10) 3.00 OD x 0.125 Wall	2.875" 3.000"	0.120" 0.125"
Top Rail Joint/Splice Sleeves	6063-T5	2.50 OD x 0.125 Wall Top Cap Rail Inner Sleeve	2.500" 2.800"	0.125" 0.090"
Intermediate & Bottom Rail	6061-T6	RT 2x2x.250	2.00" x 2.00"	0.250" ⁽²⁾
Int. & Bottom Rail Post Connection Sleeve	6063-T5	1.50 OD x 0.125 Wall	1.500"	0.125"
Handrail Joint/Splice Sleeves	6063-T5	1" NPS (Sch. 40)	1.315"	0.133"
Handrails	6061-T6	1 1/2" NPS (Sch. 40)	1.900"	0.145"
Handrail Support Bar	6061-T6	3/4" Ø Round Bar	0.750"	N/A
Pickets (Type 1 Infill Panel)	6061-T6	3/4" Ø Round Bar	0.750"	N/A
Infill Panel Members (Types 2 - 5)	6063-T5	Varies (See Details)	Varies	Varies

TABLE 1 NOTES:

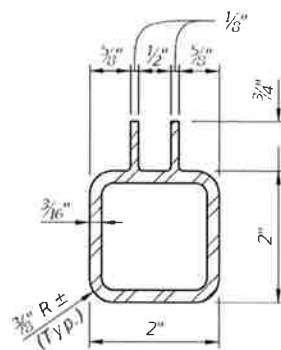
- (1) Alloy 6061-T6 or 6063-T52 & T6 may be substituted for Alloy 6063-T5.
(2) 0.188" wall thickness permitted for rails with post spacings less than 5'-9".



3" ROUND TOP CAP RAIL



TOP CAP RAIL INNER
SPLICE SLEEVE



ALTERNATIVE BOTTOM &
INTERMEDIATE RAIL SECTION
FOR TYPE 3, 4 & 5 RAILINGS

NOTES

DESIGN LOADS, GEOMETRY AND APPLICABILITY:

See the Instructions for Design Standards for the design loads, geometry and applicability requirements.

GENERAL:

Adequate foundation support shall be provided for anchorage and stability against overturning. See Index No. 861 for special requirements and modifications for use on bridges. The railing shown on these drawings requires a handrail for ramps steeper than a 5% grade to conform with the requirements of the Americans with Disabilities Act (ADA).

RAILS, PANELS AND POSTS:

Structural Extrusions, Tube, Pipe and Bar shall be in accordance with Table 1 and ASTM B221 or ASTM B429. Top, bottom and intermediate rail corner bends with maximum 4'-0" post spacing, may be Alloy 6063-T6. Perforated panels (Type 5) shall be Alloy 3003-H14. Posts shall be fabricated and installed plumb, $\pm 1"$ tolerance when measured at 3'-6" above the foundation. Pickets and vertical panel elements shall be fabricated parallel to the posts, except that Type 2, 3 & 5 panel infills may be fabricated parallel to the longitudinal grade. Corners and changes in tangential longitudinal alignment shall be made continuous with a 9" bend radius or terminate at adjoining sections with mitered end sections when handrails are not required. For changes in tangential longitudinal alignment greater than 45°, posts shall be positioned at a maximum distance of 2'-0" each side of the corner and shall not be located at the corner apex. For curved longitudinal alignments the top and bottom rails and handrails shall be shop bent to match the alignment radius.

BASE PLATES AND RAIL CAPS:

Base Plates and Post Cap plates shall be in accordance with ASTM B209, Alloy 6061-T6.

SHIM PLATES:

Shim Plates shall be aluminum in accordance with ASTM B209, Alloy 6061 or 6063. Shim plates shall be used for foundation height adjustments greater than 1/4" and localized irregularities greater than 1/8". Field trim shim plates when necessary to match the contours of the foundation. Beveled shim plates may be used in lieu of trimmed flat shim plates shown. Stacked shim plates must be bonded together with adhesive bonding material and limited to a maximum total thickness of 1/2", unless longer anchor bolts are provided for the exposed thread length.

ANCHOR BOLTS:

Anchor bolts shall be in accordance with ASTM F1554 Grade 36. Headless anchor bolts for Adhesive Anchors shall be threaded full length. Cutting of reinforcing steel is permitted for drilled hole installation. Expansion Anchors are not permitted. All anchor bolts shall have single self-locking hex nuts. Tack welding of the nut to the anchor bolt may be used in lieu of self-locking nuts. All nuts shall be in accordance with ASTM A563 or ASTM A194. Flat Washers shall be in accordance with ASTM F436 and Plate Washers (for long slotted holes only), shall be in accordance with ASTM A36 or ASTM A709 Grade 36. After the nuts have been snug tightened, the anchor bolt threads shall be distorted to prevent removal of the nuts. Distorted threads and tack welds shall be coated with a galvanizing compound in accordance with the Specifications.

RESILIENT AND NEOPRENE PADS:

Resilient and Neoprene pads shall be in accordance with Specification Section 932 except that testing of the finished pads shall not be required. Neoprene pads shall be durometer hardness 60 to 80.

JOINTS:

All welded joints are to be ground smooth. Expansion joints shall be spaced at a maximum 35'-0". Field splices similar to the expansion joint detail may be approved by the Engineer to facilitate handling, but top rail must be continuous across a minimum of two posts.

WELDING:

All welding shall be in accordance with the American Welding Society Structural Welding Code (Aluminum) ANSI/AWS D1.2 (current edition). Filler metal shall be either ER5183, ER5356 or ER5556. Nondestructive testing of welds is not required. Filler metal for plug welds and bend splices may be ER4043.

COATINGS:

The aluminum railing shall be mill finish unless otherwise noted in the Contract Documents. All nuts, bolts and washers shall be hot-dip galvanized in accordance with Specification Section 962.

SHOP DRAWINGS:

Complete details addressing project specific geometry (line & grade) showing post and expansion joint locations, post and panel type, anchor bolt installation "Case" or lengths, must be submitted by the Contractor for the Engineer's approval prior to fabrication of the railing. Shop drawings shall be in accordance with the Specifications.

PAYMENT:

Railing shall be paid for per linear foot (Item No. 515-2-abb). Payment will be plan quantity measured as the length along the center line of the top rail, and includes rails, posts, pickets, panels, rail splice assembly, base plates, anchor bolts, nuts, washers, resilient or neoprene pads and all incidental materials and labor required to complete installation of the railing.

BID SET

Stamp:

Client:



City of Fernandina Beach

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Fernandina Beach, Florida, 32034

Passero Associates

4730 Cape Cole Way, Suite 200 (904) 757-6106
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Certificate of Authorization # 3438
Principal-in-Charge Andrew M. Holesko, C.M.
Project Manager Christopher Nardone, AIA
Designed by Emily Bredestage

Revisions

No.	Date	By	Description

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**FDOT
ALUMINUM
RAILING
DETAILS**

Amelia River Waterfront
Stabilization
Parking Lots C & D
Town/City: Fernandina Beach
County: Nassau State: Florida

Project No.
99000047.0095

Drawing No.
C4-1

Date
April 26, 2021

LAST
REVISION
01/01/12

DESCRIPTION:



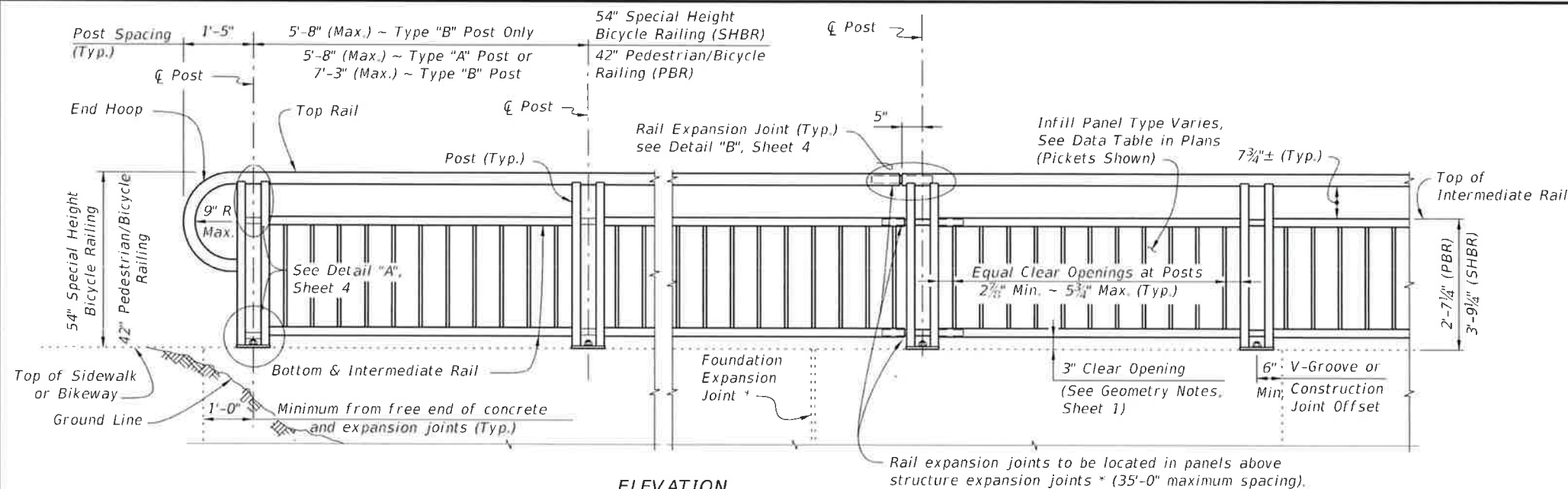
**FDOT DESIGN STANDARDS
2013**

ALUMINUM PEDESTRIAN/BICYCLE RAILING

INDEX
NO.
862

SHEET
NO.
1

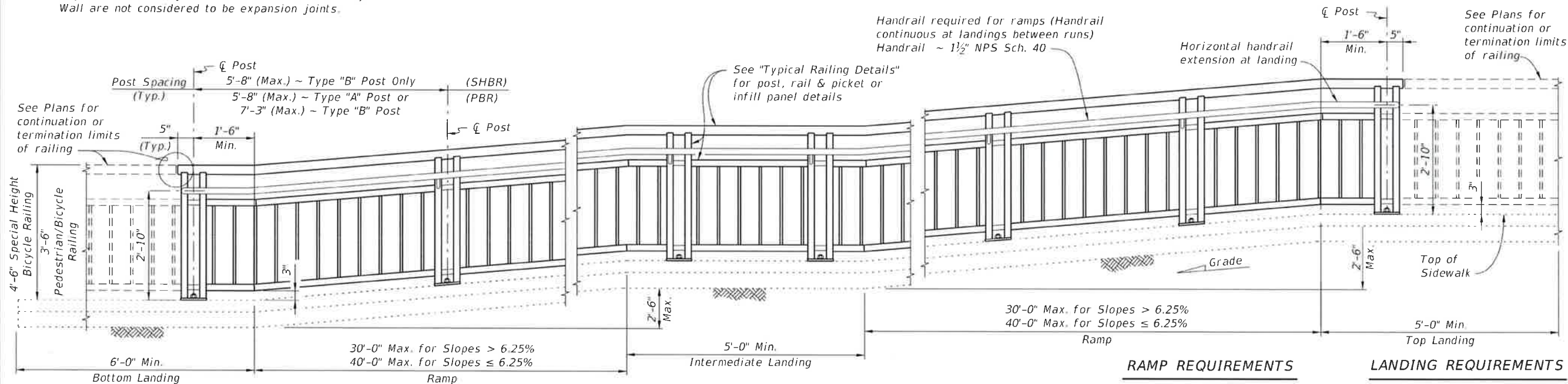
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C4-3_FDOT-RAIL May 04, 2021 2:29am by: EBredestage



ELEVATION
(Showing Outside Face of Railing with Type "A" Posts)

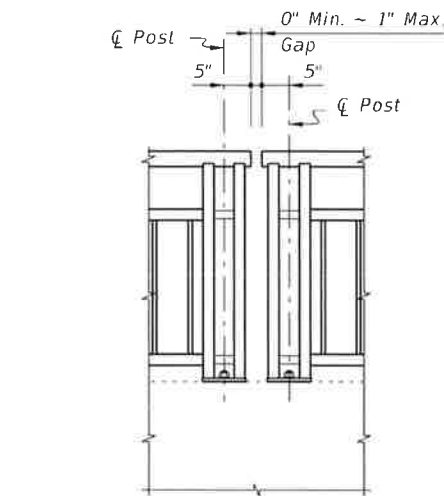
TYPICAL RAILING DETAILS & RAILINGS ON GRADES 0% TO 5%
(Type 1 - Picket Railing Shown, Other Types Similar)

NOTES:
+ Keyed construction joints in Index No. 6011 Gravity Wall are not considered to be expansion joints.



ELEVATION
(Showing Inside Face of Railing with Type "A" Posts)

RAILINGS ON GRADES STEEPER THAN 5%
(Type 1 - Picket Railing Shown, Other Types Similar)



Note: Non-continuous corners are permitted when handrails are not required.

EXPANDED ELEVATION AT CORNERS

DETAIL FOR NON-CONTINUOUS RAILING AT CORNERS

RAMP REQUIREMENTS

For slopes greater than 5%:
Max. ramp slope = 8.33%
Max. ramp cross-slope = 2.0%

LANDING REQUIREMENTS

Max. landing slope = 2%
Max. landing cross-slope = 2%

BID SET

Stamp:

Client:



City of Fernandina Beach
204 Ash St.
Fernandina Beach, Florida, 32034

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4730 Cree Cole Way, Suite 200 (904) 757-6106
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Designed by Emily Bredestage

Revisions			
No.	Date	By	Description

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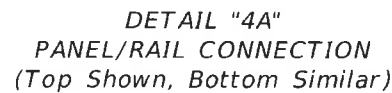
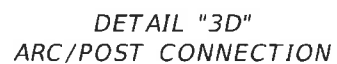
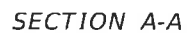
FDOT ALUMINUM RAILING DETAILS
Amelia River Waterfront Stabilization
Parking Lots C & D
Town/City: Fernandina Beach
County: Nassau State: Florida

Project No.
99000047.0095

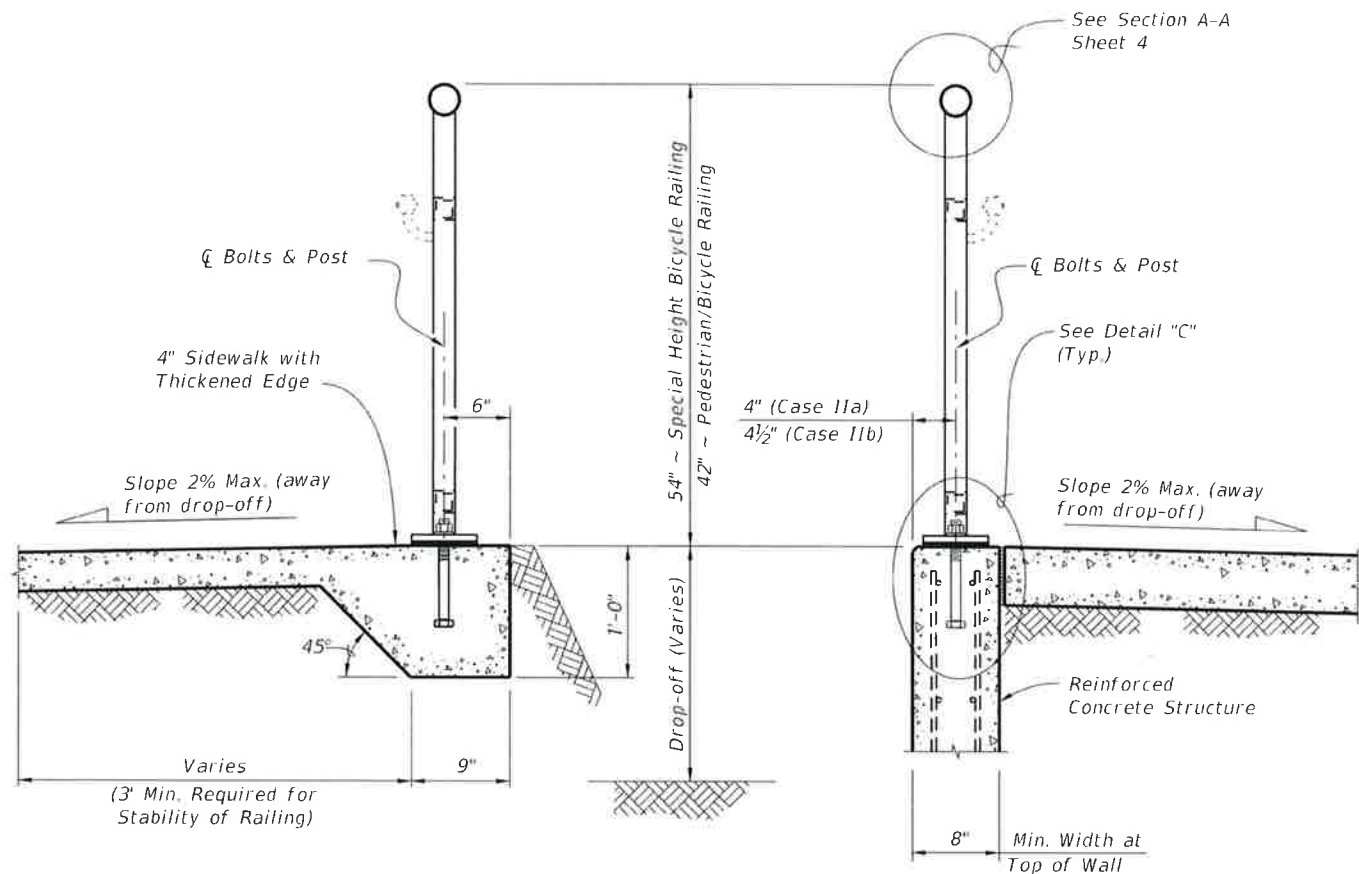
Drawing No.
C4-3

Date
April 26, 2021

LAST REVISION	DESCRIPTION:	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION	FDOT DESIGN STANDARDS 2013	ALUMINUM PEDESTRIAN/BICYCLE RAILING	INDEX NO. 862	SHEET NO. 2
01/01/11						

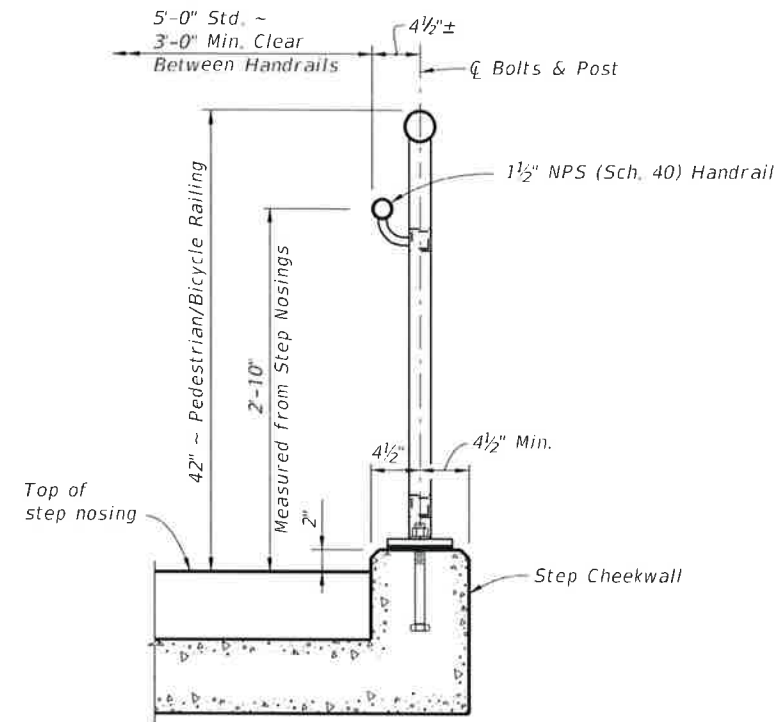


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C4-5_FDOT-RAIL May 04, 2021 2:31am by EBredestoge

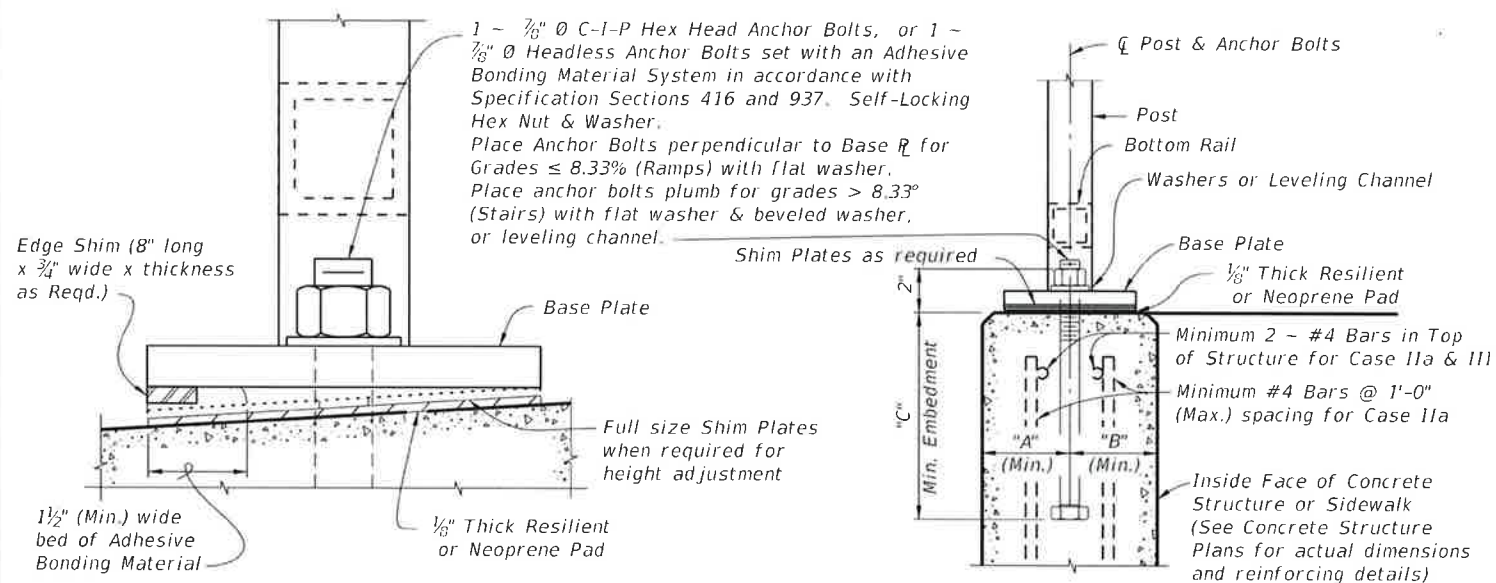


TYPICAL SECTION ON CONCRETE SIDEWALK
(Case I)

TYPICAL SECTION ON RETAINING WALL
(Case II)



TYPICAL SECTION ON STEPS & STAIRS
(Case III)



DETAIL "D" (OPTIONAL SHIMMING DETAIL
FOR CROSS SLOPE CORRECTION)
(Used in lieu of Beveled Shim Plates)

DETAIL "C"
(Cast-In-Place Anchor Bolts shown,
Adhesive Anchors similar)

CASE	STRUCTURE TYPE	DIMENSIONS			ANCHOR LENGTH		ANCHOR SIZE
		"A"	"B"	"C"	C.I.P. Hex Head Bolt	Adhesive Anchor	
		Edge Dist.	Edge Dist.	Embedment			
I	Unreinforced Concrete	6"	1'-2"	9"	10 1/2"	11"	3/8" Ø
IIa	Reinforced Concrete	4"	4"	9"	10 1/2"	11"	3/8" Ø
IIb	Gravity Wall Index No. 6011	4 1/2"	3 1/2" @ top	1'-0" *	1'-1 1/2"	1'-2"	3/8" Ø
III	Step Cheekwall	4 1/2"	4 1/2"	9"	10 1/2"	11"	3/8" Ø

* Embedment length "C" may be reduced to 9" for the 42" height railings for Case IIb, when the post spacing does not exceed 5'-0".

BID SET

Stamp:

Client:



City of Fernandina Beach
204 Ash St.
Fernandina Beach, Florida, 32034

Passero Associates
4730 Cass Cole Way, Suite 200
St. Augustine, FL 32095
Principal-in-Charge: Andrew M. Volesko, C.M.
Project Manager: Christopher Nardone, AIA
Designed by: Emily Bredestoge

Revisions			
No.	Date	By	Description

**FDOT
ALUMINUM
RAILING
DETAILS**
Amelia River Waterfront
Stabilization
Parking Lots C & D
Town/City: Fernandina Beach
County: Nassau State: Florida

Project No.
99000047.0095

Drawing No.
C4-5

Date
April 26, 2021

LAST REVISION	DESCRIPTION:	INDEX NO.	SHEET NO.
07/01/12		862	8



**FDOT DESIGN STANDARDS
2013**

ALUMINUM PEDESTRIAN/BICYCLE RAILING

NOTES:

1. Shop Drawings are required.
2. Work with Specification 515.
3. Materials:
- A. Pan Head Set Screws: Aluminum Alloy 2024-74 or 7075-T73 or Stainless Steel (SS) Type 316 or 18-8 Alloy.
- B. Base Plates and Cap Plates: ASTM B209, Alloy 6061-T6
- C. Structural Pipe Tube and Bars: ASTM B221 or ASTM B429, Alloy 6061-T6
- D. End Rails 90 bends and corner bends with a maximum 4 foot spacing: Alloy 6063-T5 is permitted.

RAILING MEMBER DIMENSIONS TABLE			
MEMBER	DESIGNATION	OUTSIDE DIMENSION	WALL THICKNESS
Posts	2" NPS (Sch. 40)	2.375"	0.154"
Rails	2" NPS (Sch. 40)	2.375"	0.154"
Rail Joint/Splice Sleeves	1½" NPS (Sch. 40)	1.900"	0.145"
Handrails Joint/Splice Sleeves	1" NPS (Sch. 40) 1.50 ODx0.125 Wall	1.315" 1.500"	0.133" 0.125"
Handrails	1½" NPS (Sch. 40)	1.900"	0.145"
Handrail Support Bar	1" Ø Round Bar	1.000"	N/A

- E. Galvanized Steel Fasteners:
- a. Hex Head Bolts: ASTM A 307 Type 1 or ASTM F1554 Grade 36
- b. Adhesive Anchors: ASTM F1554 Grade 36 fully threaded rods
- c. Hex Nuts: ASTM A563
- d. Flat Washers: ASTM F436
- F. Aluminum Shims: ASTM B209, Alloy 6061
- G. Bearing Pads: Plain, Fabric Reinforced, or Fabric Laminated meeting requirements of Specifications 515 & 932.
4. Fabrication:
- A. Place expansion joints at a maximum of 30'-0" spacing
- B. Field splices are similar to the expansion joint detail and may be approved by the Engineer to facilitate handling, but top rail must be continuous across a minimum of two posts.
- C. Continuity field splice (Detail "E"); only use to make the railing continuous for unforeseen field adjustments
- D. Corners and changes in tangential longitudinal alignment may be made continuous with a 9" bend radius or terminated at adjoining sections with a standard end hoop when handrails are not required.
- E. For curved longitudinal alignments, shop bend top and bottom rails and handrails to match the alignment radius.
- F. For changes in tangential longitudinal alignment greater than 45°, position posts a maximum of 2'-0" each side of the corner, not at the corner apex.
5. Handrails are required and must be continuous at landings for:
- A. Grades Steeper than 5%
- B. Three or more steps
6. Cutting of reinforcing steel is permitted for post installed anchor bolts.

BID SET

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Client:



City of Fernandina Beach
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Fernandina Beach, Florida, 32034

Passero Associates

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Certificate of Authorization # 3438
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Project Manager Christopher Nardone, AIA
Designed by Emily Bredestege

Revisions

No.	Date	By	Description

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FDOT
GUIDERAIL
(ALUMINUM)

Amelia River Waterfront
Stabilization
Parking Lots C & D
Town/City: Fernandina Beach
County: Nassau State: Florida

Project No.
99000047.0095

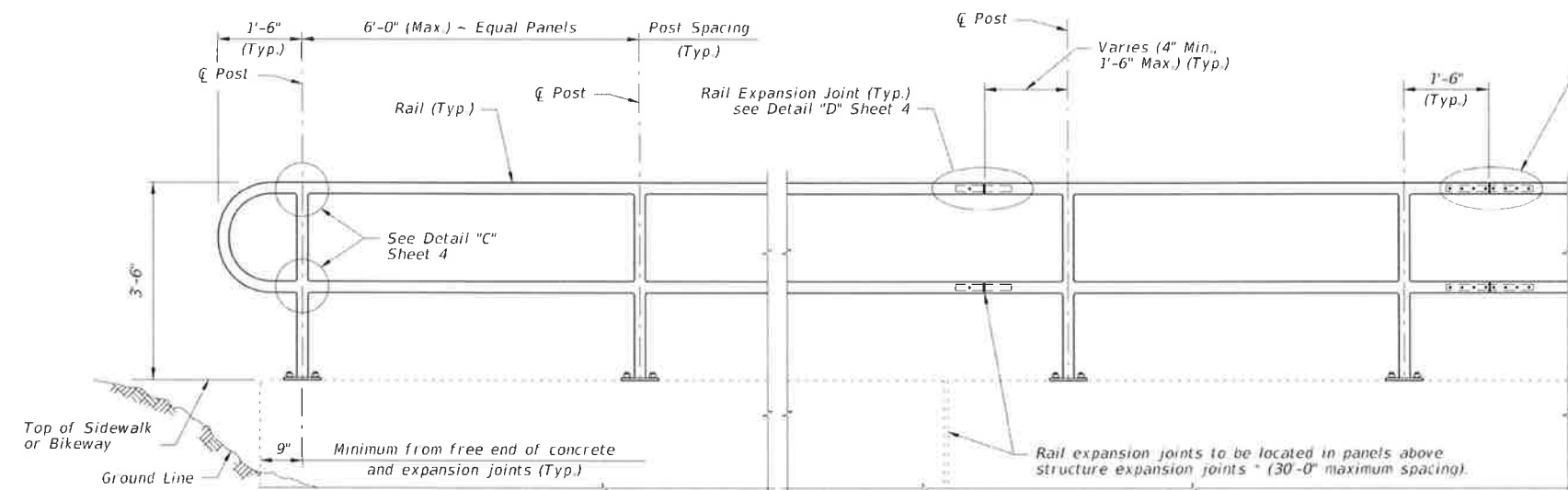
Drawing No.
C4-6

Date
May 10, 2021

LAST REVISION 11/01/18	DESCRIPTION:	FDOT FY 2020-21 STANDARD PLANS	PIPE GUIDERAIL (ALUMINUM)	INDEX 515-070	SHEET 1 of 5
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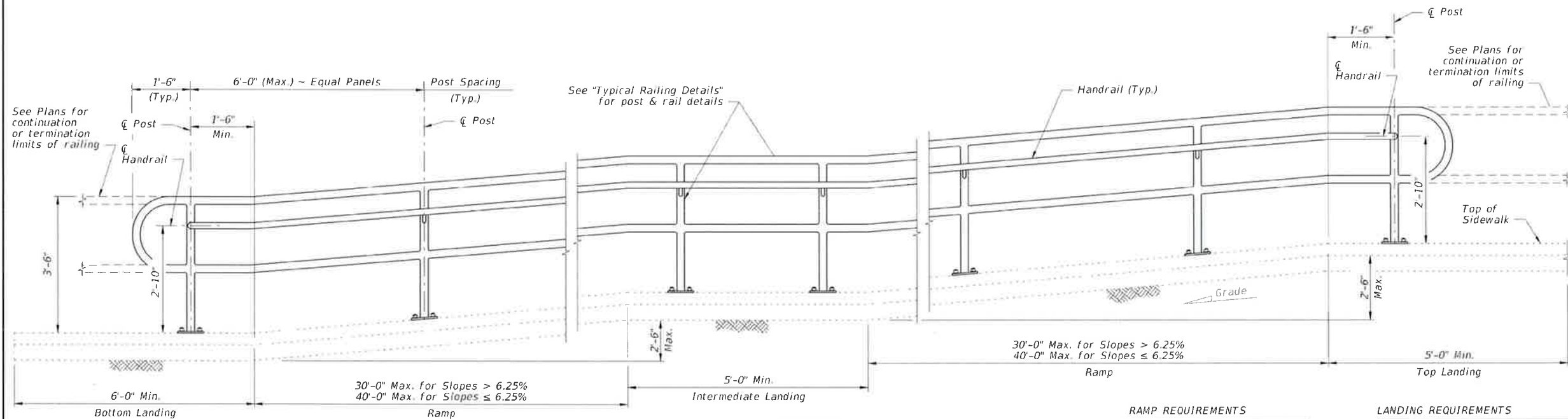


NOTES:
NPS = Nominal Pipe Size
STRUCTURES EXPANSION JOINTS NOTE:
* Keyed construction joints in Index 400-011 Gravity Wall are not considered to be expansion joints.

CROSS REFERENCE:
For Details "C", "D" and "E", see Sheet 4.

ELEVATION

TYPICAL RAILING DETAILS & RAILINGS ON GRADES 0% TO 5%



ELEVATION
(Showing Inside Face of Railing)

RAILINGS ON GRADES STEEPER THAN 5% TO 8.33%

RAMP REQUIREMENTS

For slopes greater than 5%:
Max. ramp slope = 8.33%
Max. ramp cross-slope = 2.0%

LANDING REQUIREMENTS

Max. landing slope = 2%
Max. landing cross-slope = 2%

LAST REVISION	DESCRIPTION:	FDOT	FY 2020-21 STANDARD PLANS	PIPE GUIDERAIL (ALUMINUM)	INDEX	SHEET
11/01/17					515-070	2 of 5

BID SET

Stamp:

Client:



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204 Ash St.
Fernandina Beach, Florida, 32034

Passero Associates
4730 Case Cole Way, Suite 200 (904) 757-6106
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Principal-in-Charge: Andrew M. Holesko, C.M.
Project Manager: Christopher Nardone, AIA
Designed by: Emily Bredestegge

Revisions			
No.	Date	By	Description

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**FDOT
GUIDERAIL**

Amelia River Waterfront
Stabilization
Parking Lots C & D
Town/City: Fernandina Beach
County: Nassau State: Florida

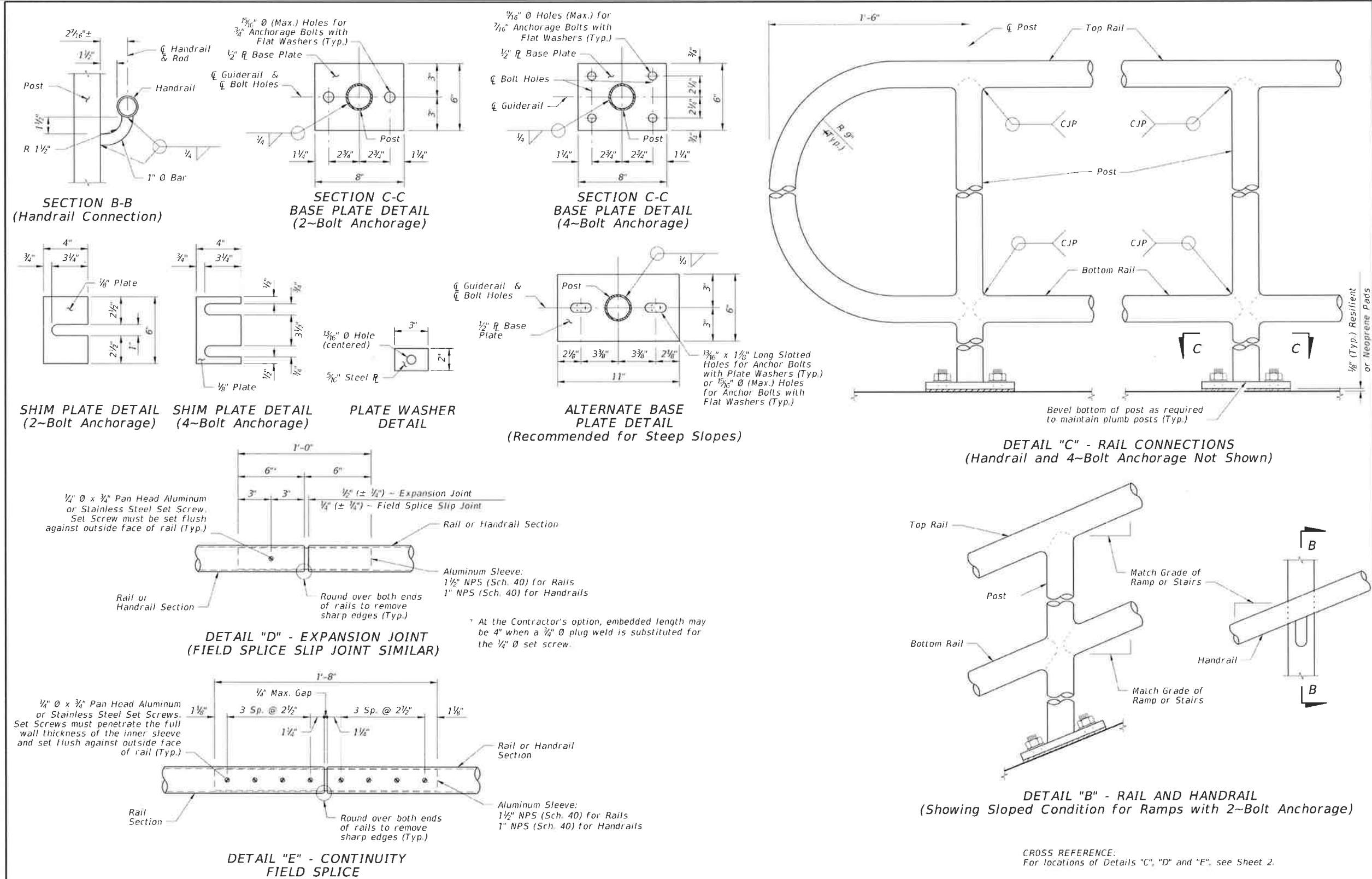
Project No.
99000047.0095

Drawing No.
C4-7

Date
May 10, 2021

Drawing name: F:\PASSERO\FHB\99000047.0095 FHB Waterfront\Airport\C4-01_FDOT-RAIL-DETAIL.dwg C4-5_FDOT-RAIL (3) May 07, 2021 3:41pm by: EBredestage

10/14/2019 11:04:40 AM



LAST REVISION	DESCRIPTION:	FDOT	FY 2020-21 STANDARD PLANS	PIPE GUIDERAIL (ALUMINUM)	INDEX	SHEET
11/01/17					515-070	4 of 5

BID SET

Stamp:

Client:



City of Fernandina Beach
204 Ash St.
Fernandina Beach, Florida, 32034

Passero Associates
4730 Cass Cole Way, Suite 300
St. Augustine, FL 32095
Principal-In-Charge: Andrew M. Holesko, C.M.
Project Manager: Christopher Nardone, AIA
Designed by: Emily Bredesteige

Revisions			
No.	Date	By	Description

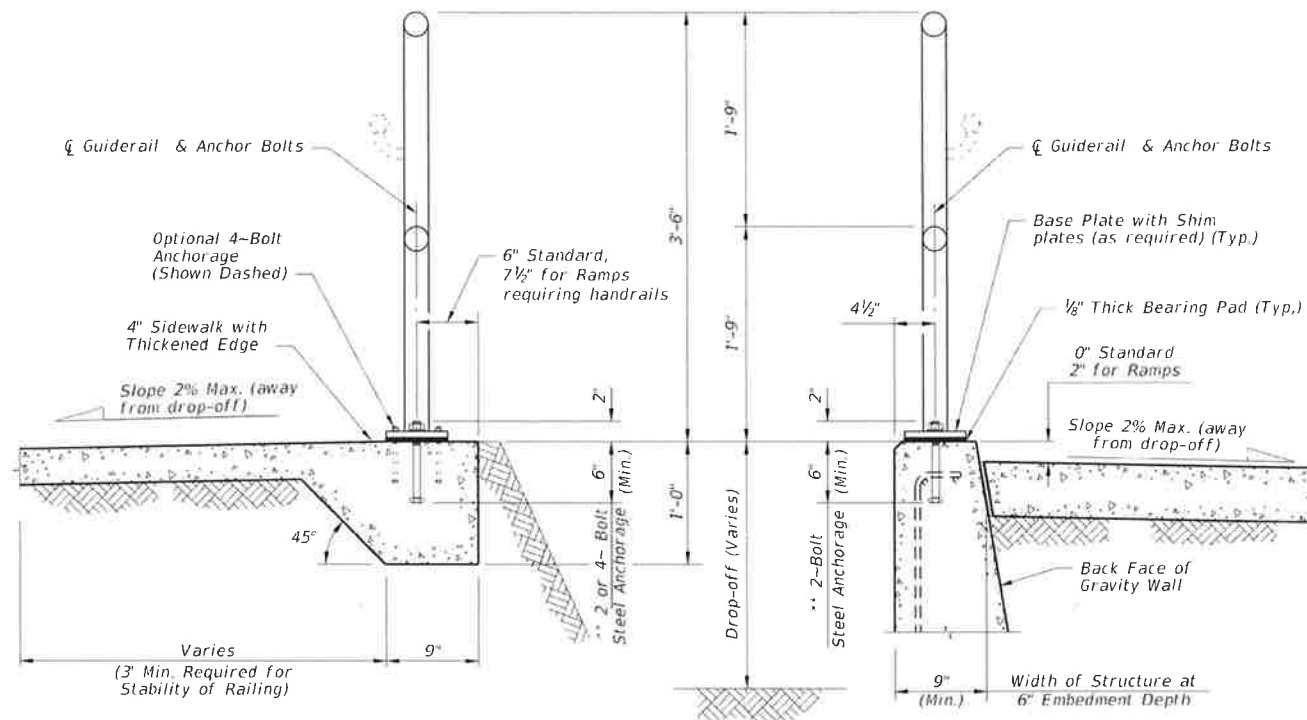
FDOT GUIDERAIL

Amelia River Waterfront
Stabilization
Parking Lots C & D
Town/City: Fernandina Beach
County: Nassau State: Florida

Project No.
99000047.0095

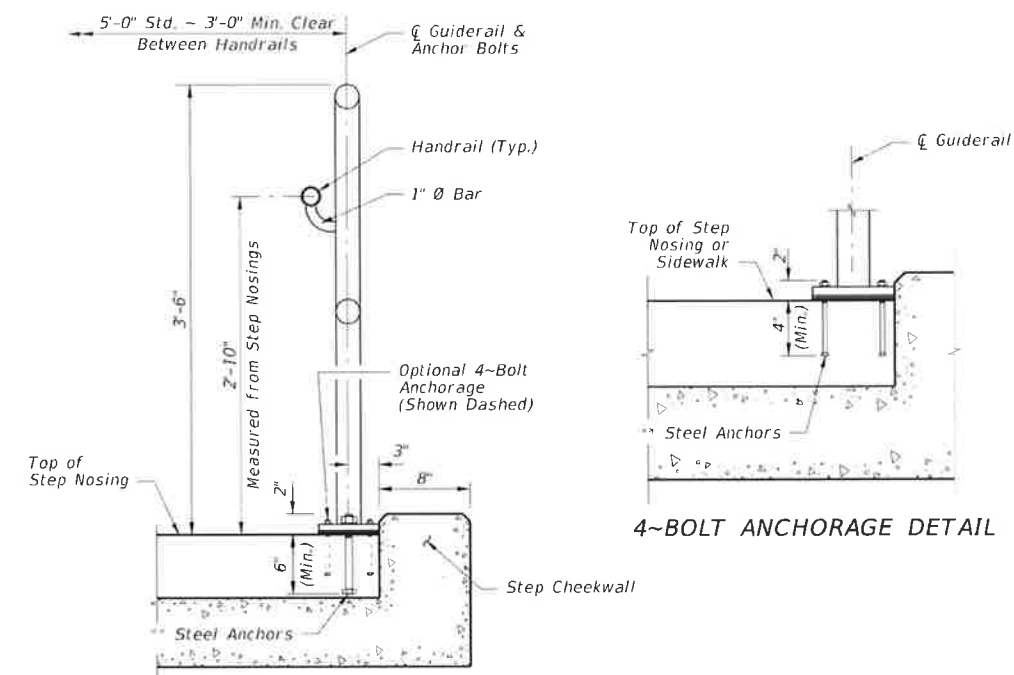
Drawing No.
C4-8
Date
May 10, 2021

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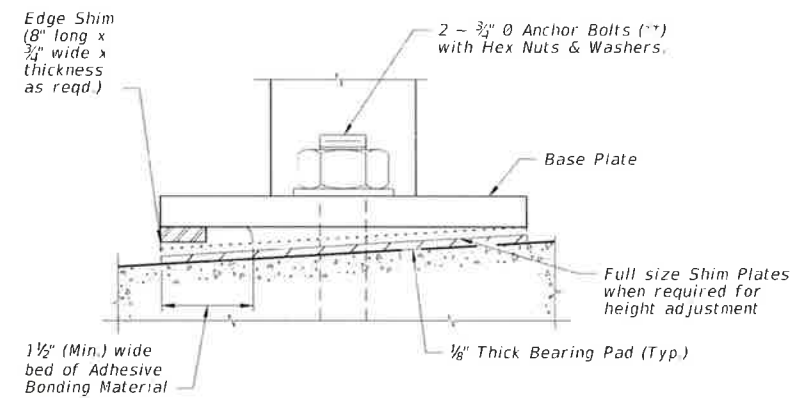
TYPICAL SECTION ON CONCRETE SIDEWALK

TYPICAL SECTION ON GRAVITY WALL
(Other Retaining Walls Similar)

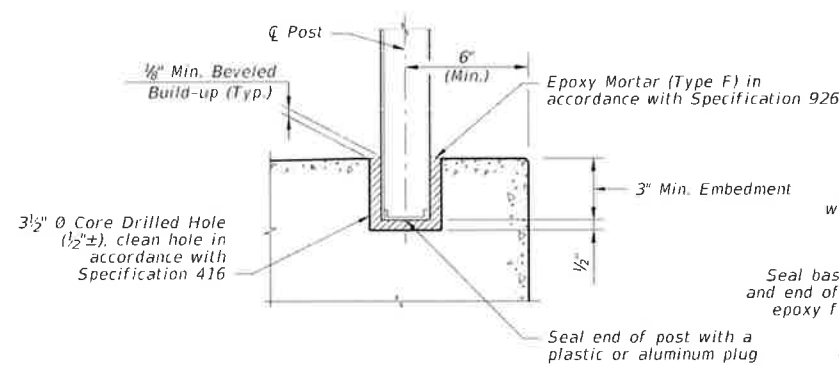


TYPICAL SECTION ON STEPS & STAIRS

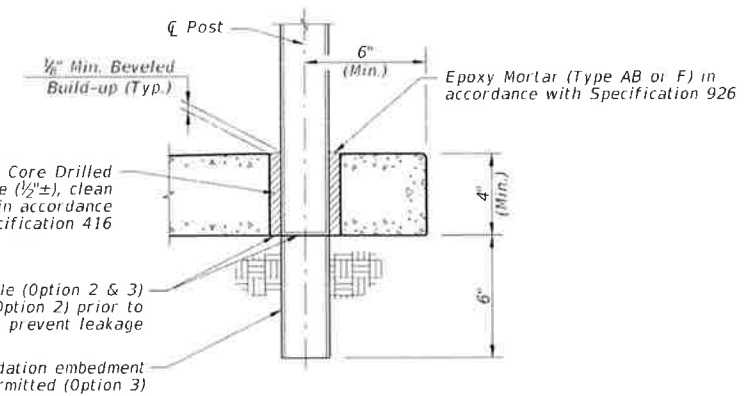
4-BOLT ANCHORAGE DETAIL



DETAIL "F" (OPTIONAL SHIMMING DETAIL
FOR CROSS SLOPE CORRECTION)
(Used in lieu of Beveled Shim Plates)



SIDEWALK ANCHORAGE DETAIL
OPTION 1



SIDEWALK ANCHORAGE DETAIL
OPTION 2 & 3

NOTES:
1. 2 - 3/4" $\varnothing$ x 8" or 4 - 7/16" $\varnothing$ x 6" Steel Anchors:
Galvanized Steel Bolts (As Shown) (C-I-P); Galvanized U-Bolts
Permitted (C-I-P); Galvanized Adhesive Anchors Permitted

2. The minimum embedment for Adhesive Anchors is 6" for
2-Bolt Anchorage or 4" for 4-Bolt Anchorage.

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4730 Cass Cole Way, Suite 200 (904) 757-6106
St. Augustine, FL 32085 Fax: (904) 757-6107
Principal-in-Charge Andrew M. Hoiesko, C.M.
Project Manager Christopher Nardone, AIA
Designed by Emily Bradesteg

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**FDOT
GUIDERAIL**

Amelia River Waterfront
Stabilization
Parking Lots C & D
Town/City: Fernandina Beach
County: Nassau State: Florida

Project No.
99000047.0095

Drawing No.
C4-9

Date
May 10, 2021

LAST
REVISION
11/01/17

DESCRIPTION:



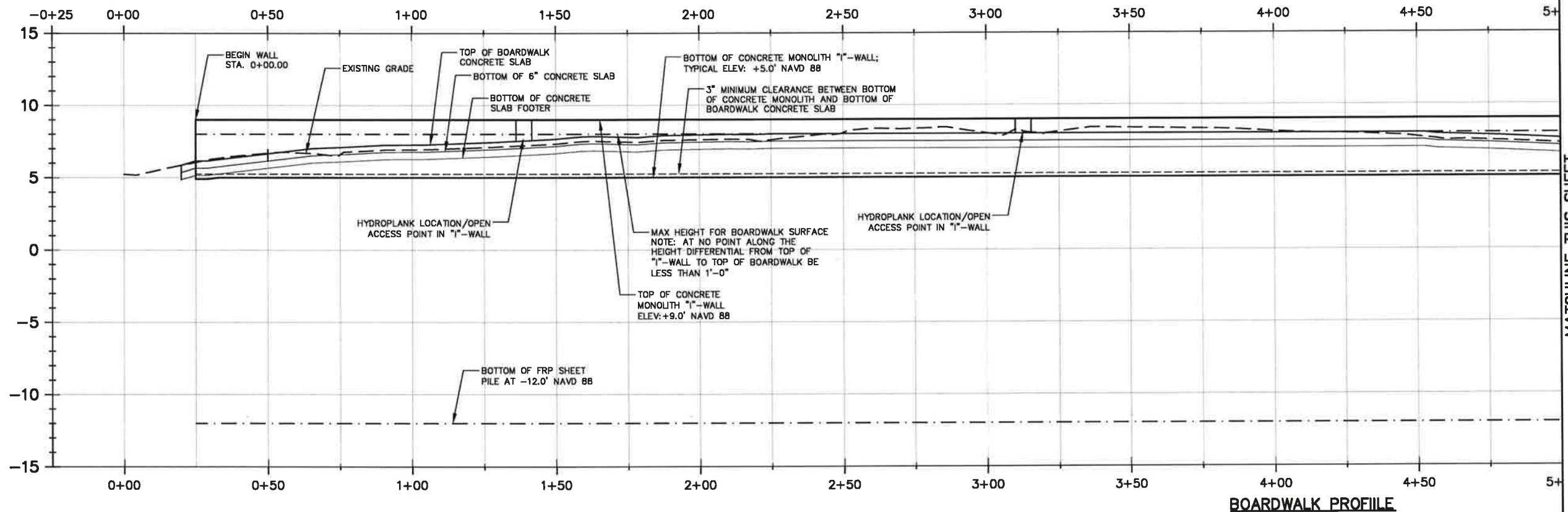
FY 2020-21
STANDARD PLANS

PIPE GUIDERAIL (ALUMINUM)

INDEX
515-070

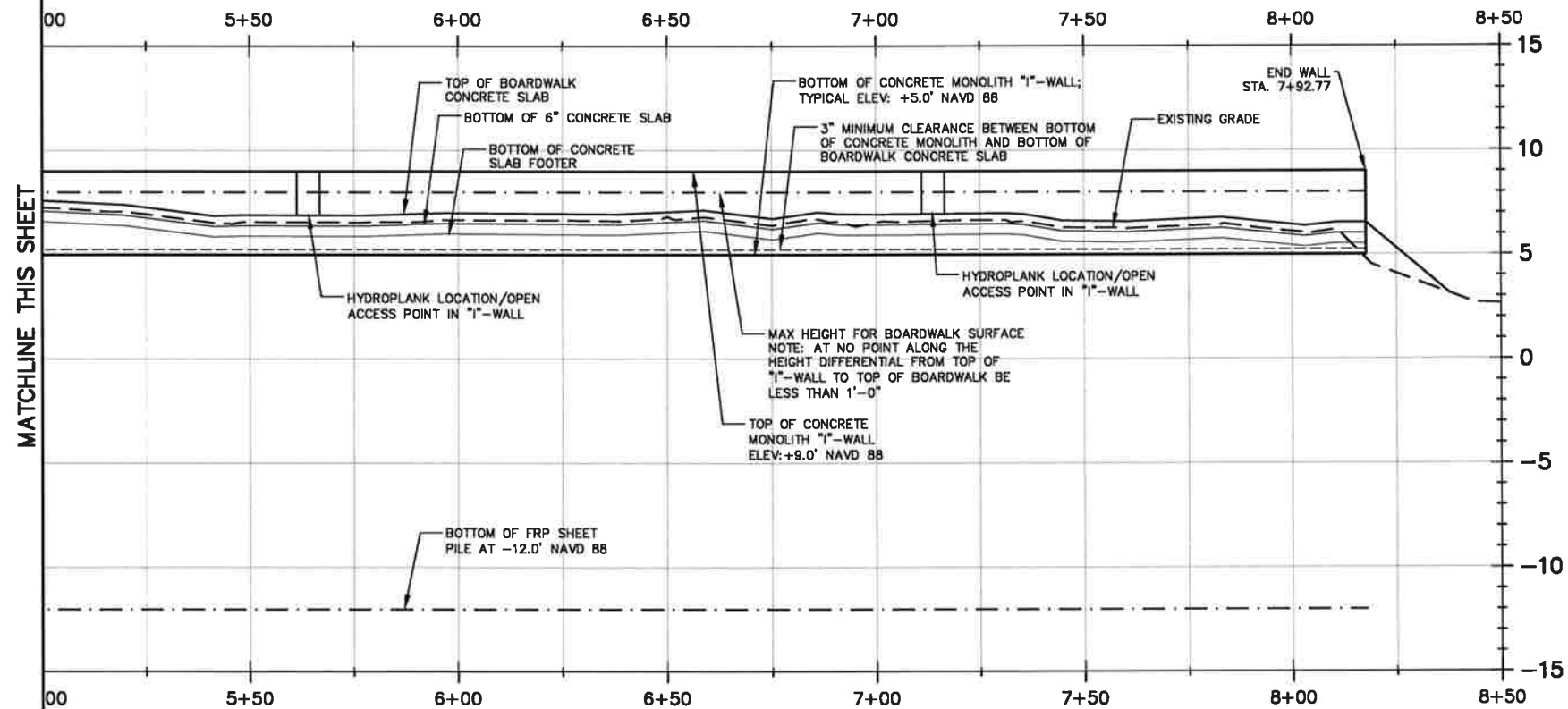
SHEET
5 of 5

Drawing name: F:\PASSERO\FHB\99000047.0095 FHB Waterfront\Airport\CS-01-PROF_XSCT.dwg CS-1_PROF May 07, 2021 3:28pm by: EBredestage

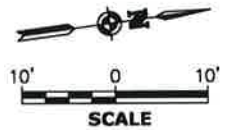


MATCHLINE THIS SHEET

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Certificate of Authorization # 3428
Principal-in-Charge Andrew M. Holesko, C.H.
Project Manager Christopher Nardone, AIA
Designed by Emily Bredestage

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BOARDWALK AND "I"-WALL PROFILE

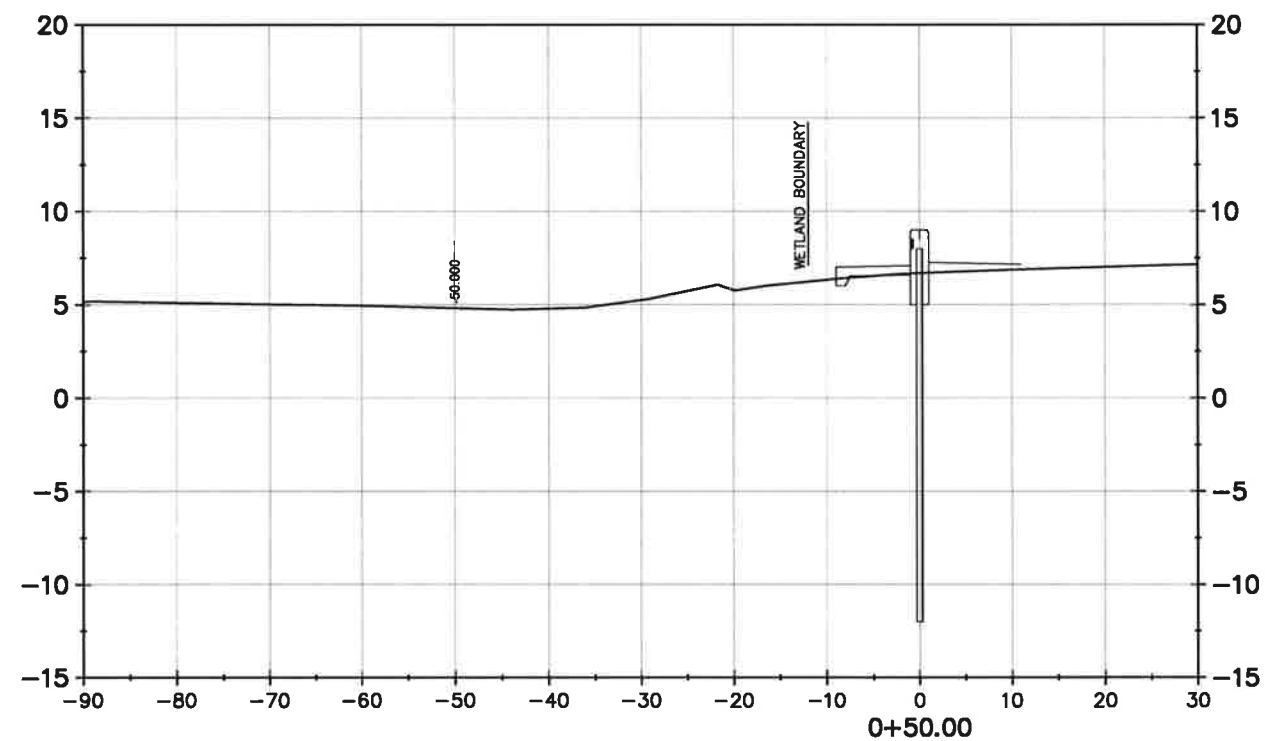
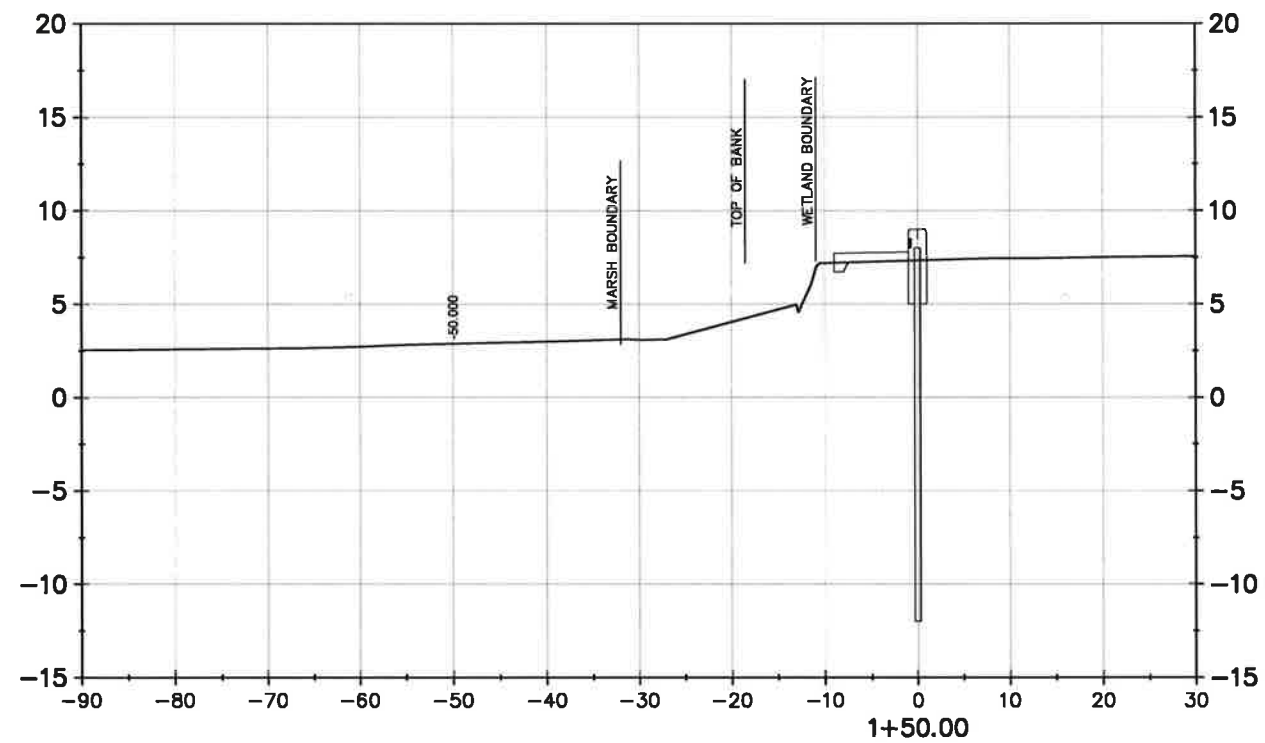
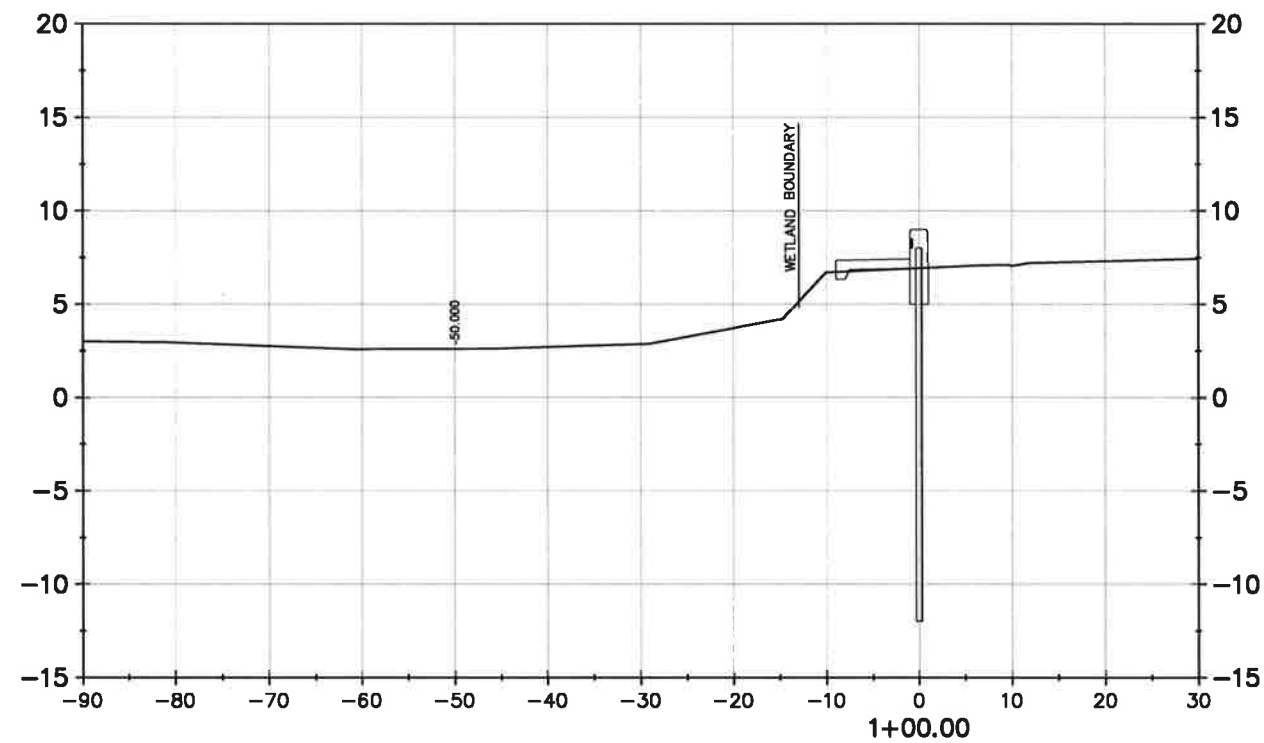
Amelia River Waterfront
Stabilization
Parking Lots C & D
Town/City: Fernandina Beach
County: Nassau State: Florida

Project No.
99000047.0095

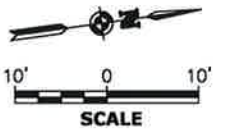
Drawing No.
C5-1

Date
May 10, 2021

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204 Ash St.
Fernandina Beach, Florida, 32034

Passero Associates
4790 Cass Cole Way, Suite 200 (904) 757-6106
St. Augustine, FL 32095 Fax: (904) 757-6107
Certificate of Authorization # 3435
Principal-in-Charge Andrew M. Halesko, C.M.
Project Manager Christopher Nardone, AIA
Designed by Emily Bredestage

Revisions			
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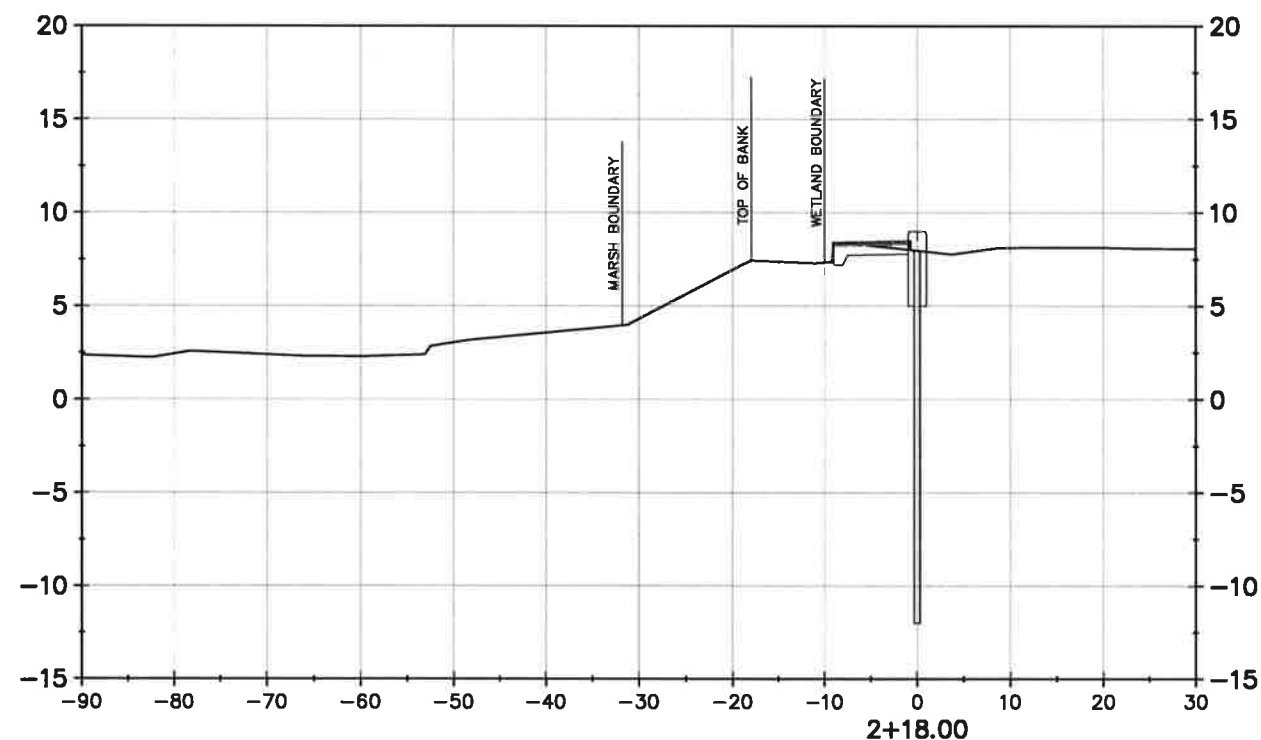
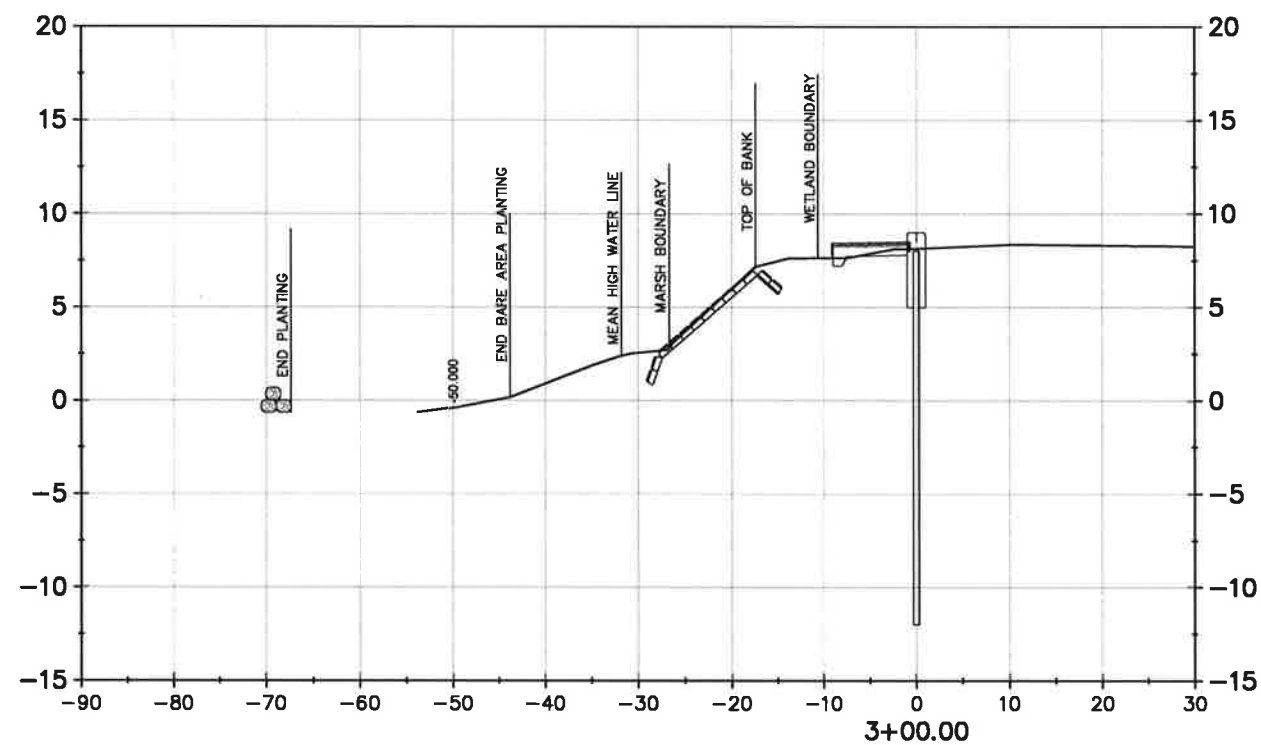
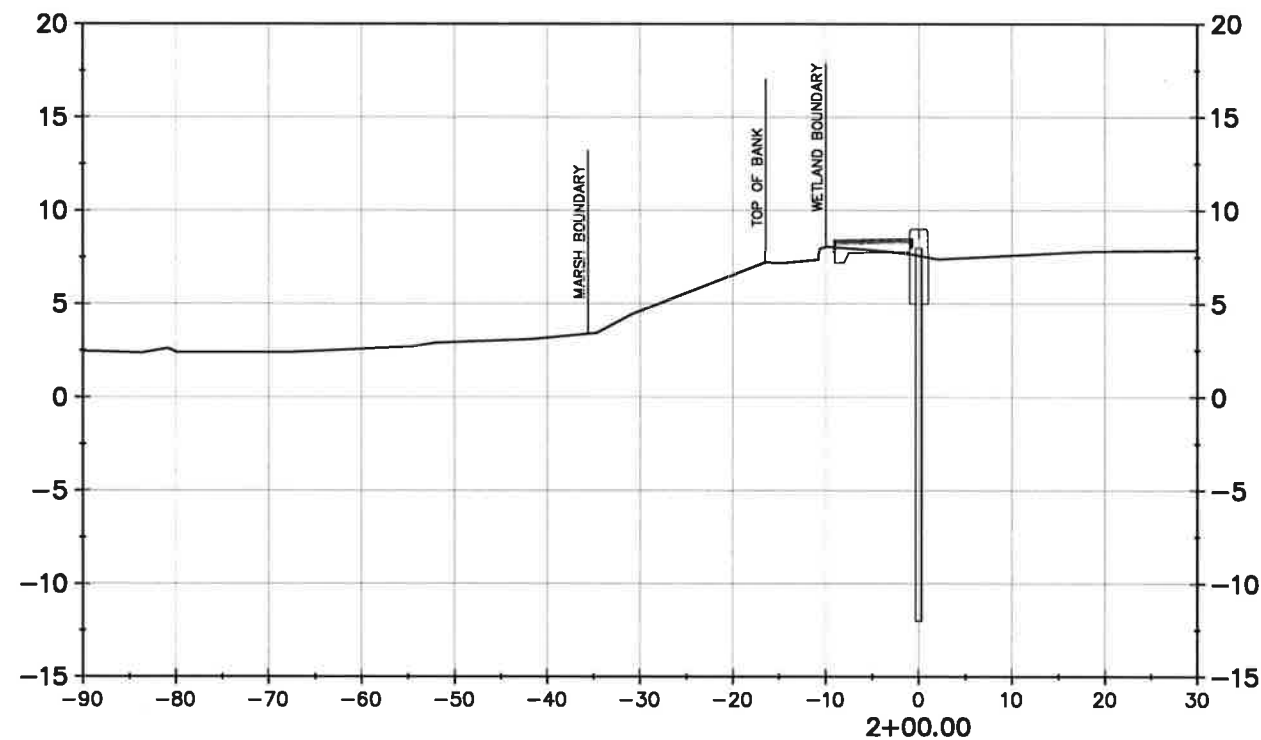
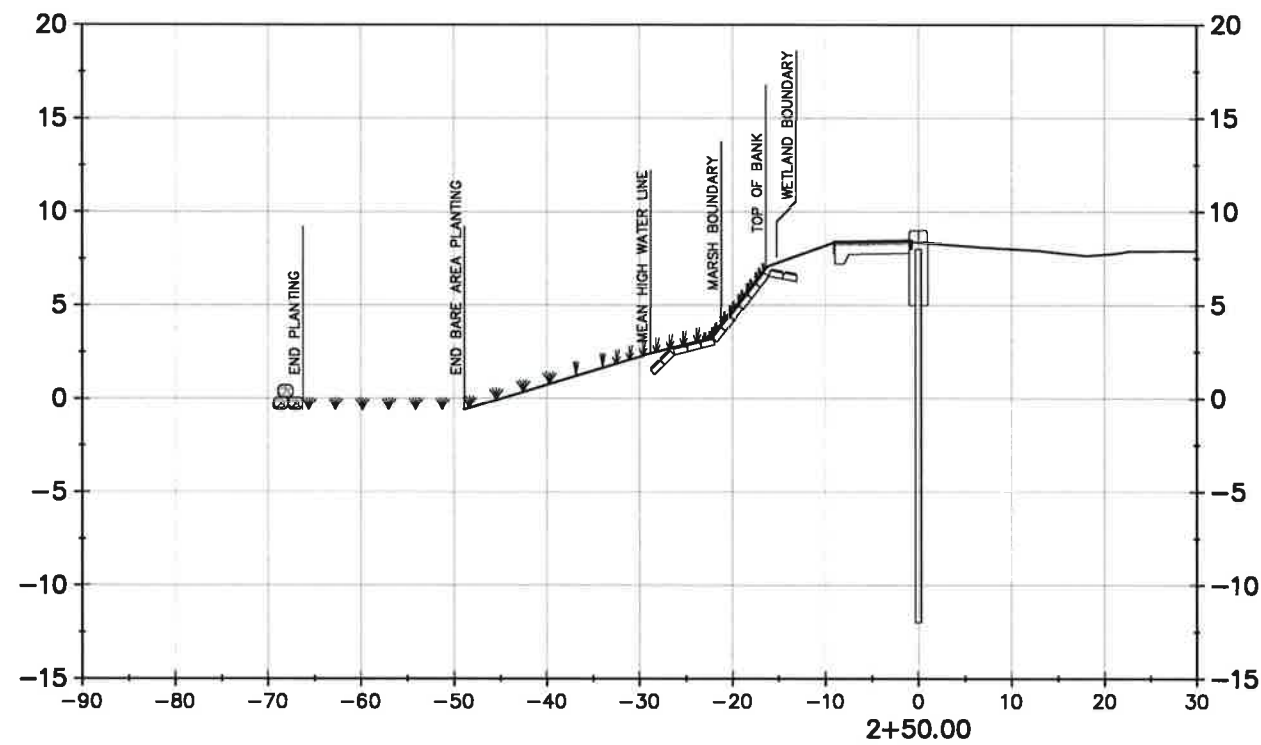
Amelia River Waterfront
Stabilization
Parking Lots C & D
Town/City: Fernandina Beach
County: Nassau State: Florida

Project No.
99000047.0095

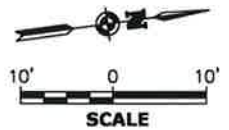
Drawing No.
C6-1

Date
May 10, 2021

Drawing name: F:\PASSERO\FHB\99000047.0095 FHB Waterfront\Airport\CS-01-PROF_XSCT.dwg CS-2_XSCT May 07, 2021 3:25pm by: EBredestegge



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Certificate of Authorization # 3438
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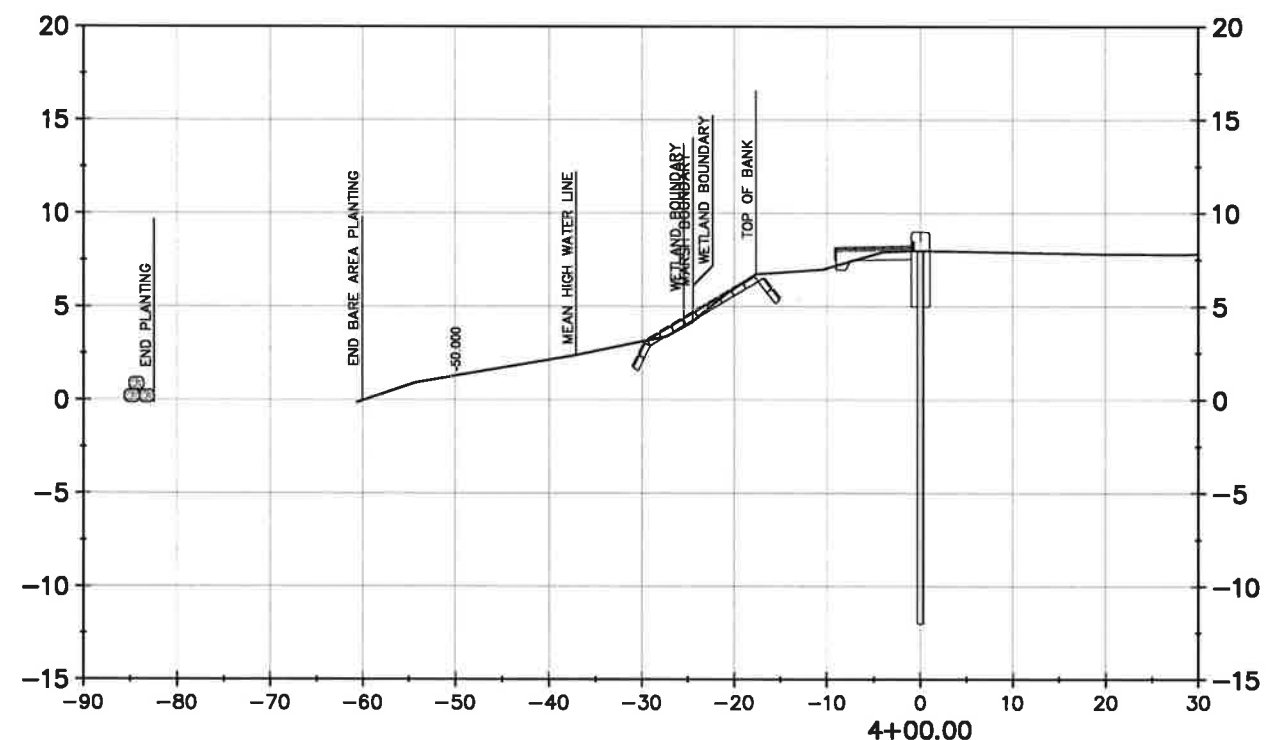
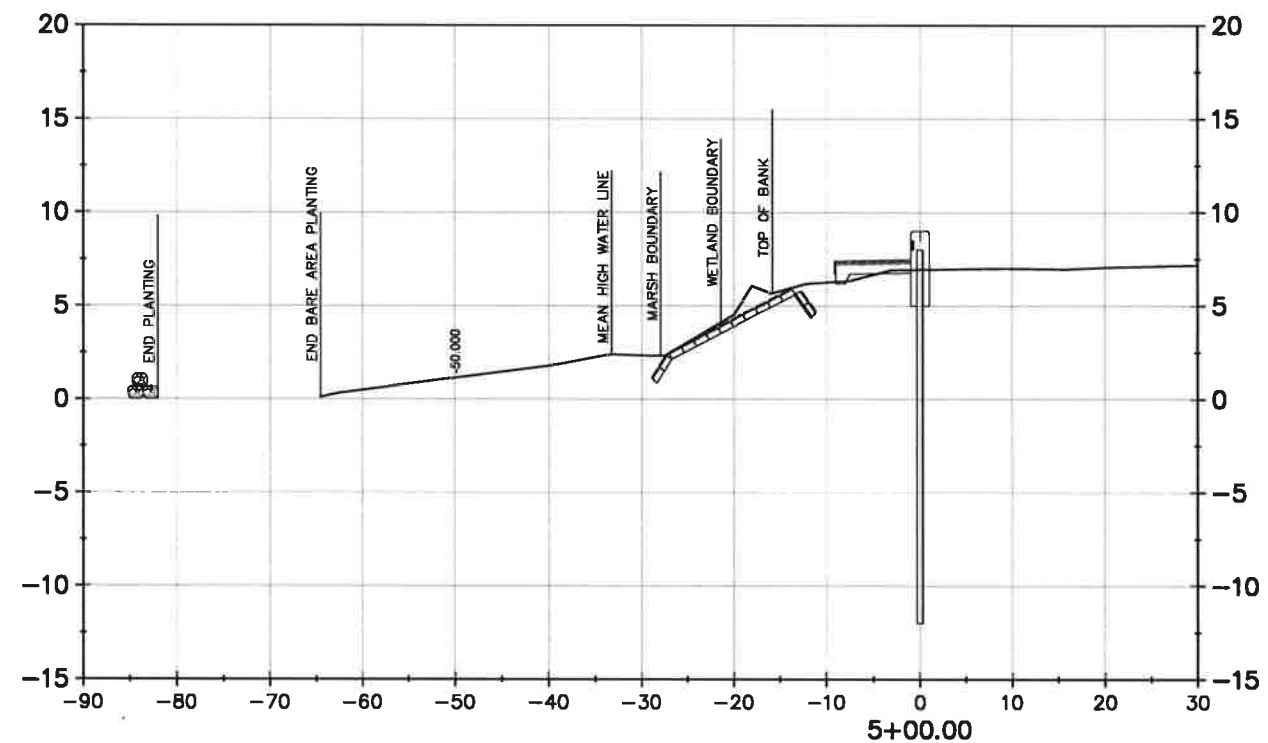
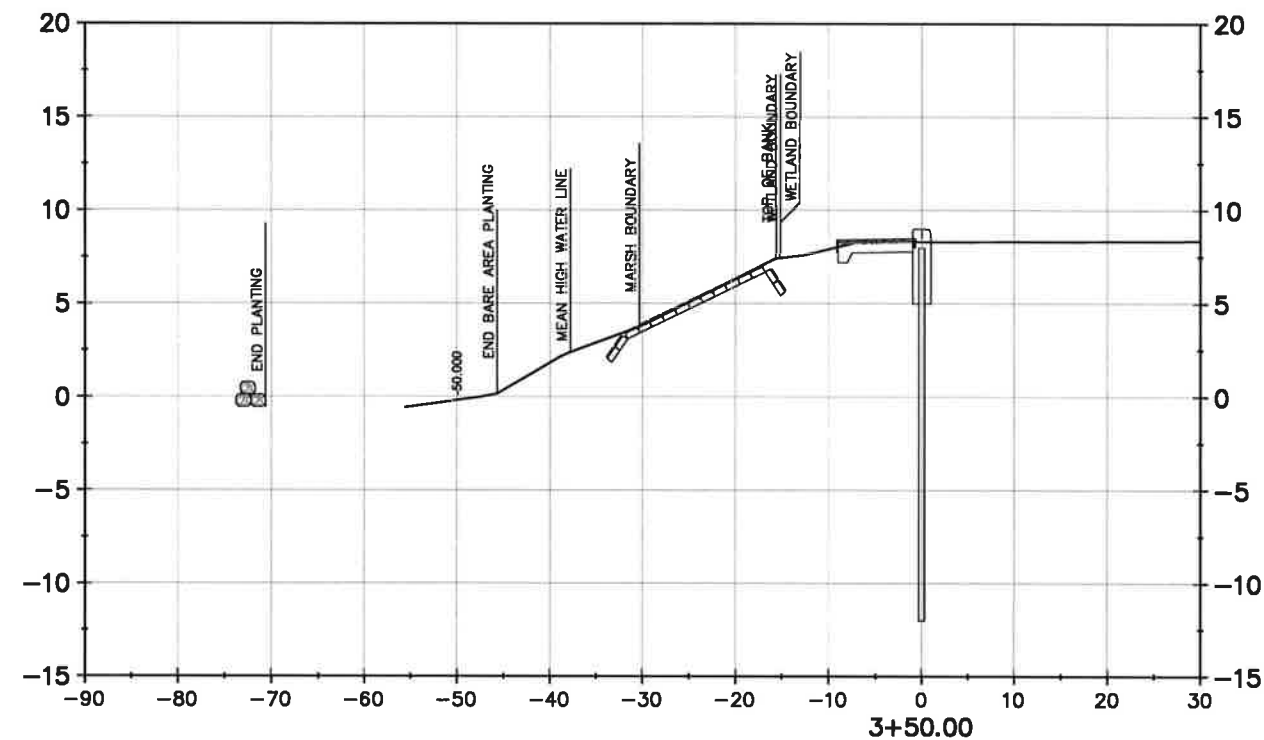
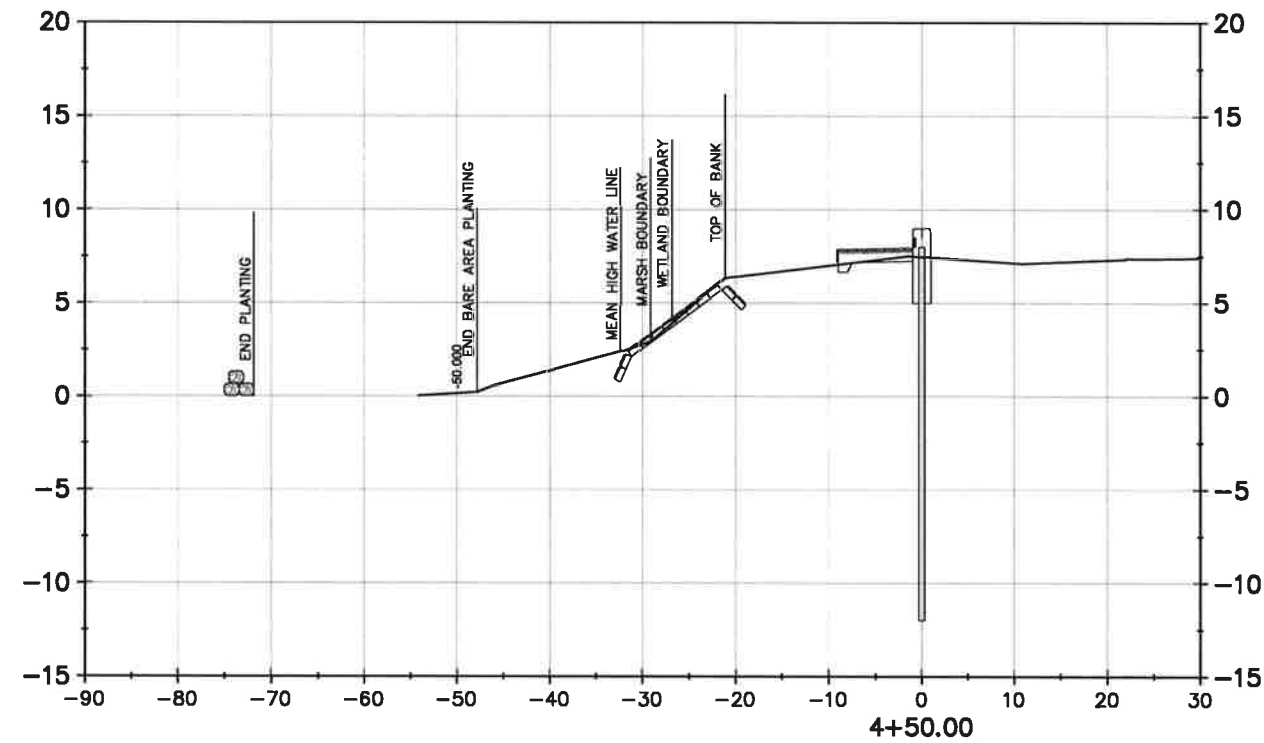
Amelia River Waterfront
Stabilization
Parking Lots C & D
Town/City: Fernandina Beach
County: Nassau State: Florida

Project No.
99000047.0095

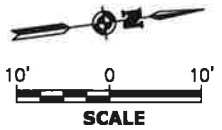
Drawing No.
C6-2

Date
May 10, 2021

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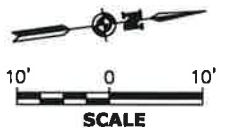
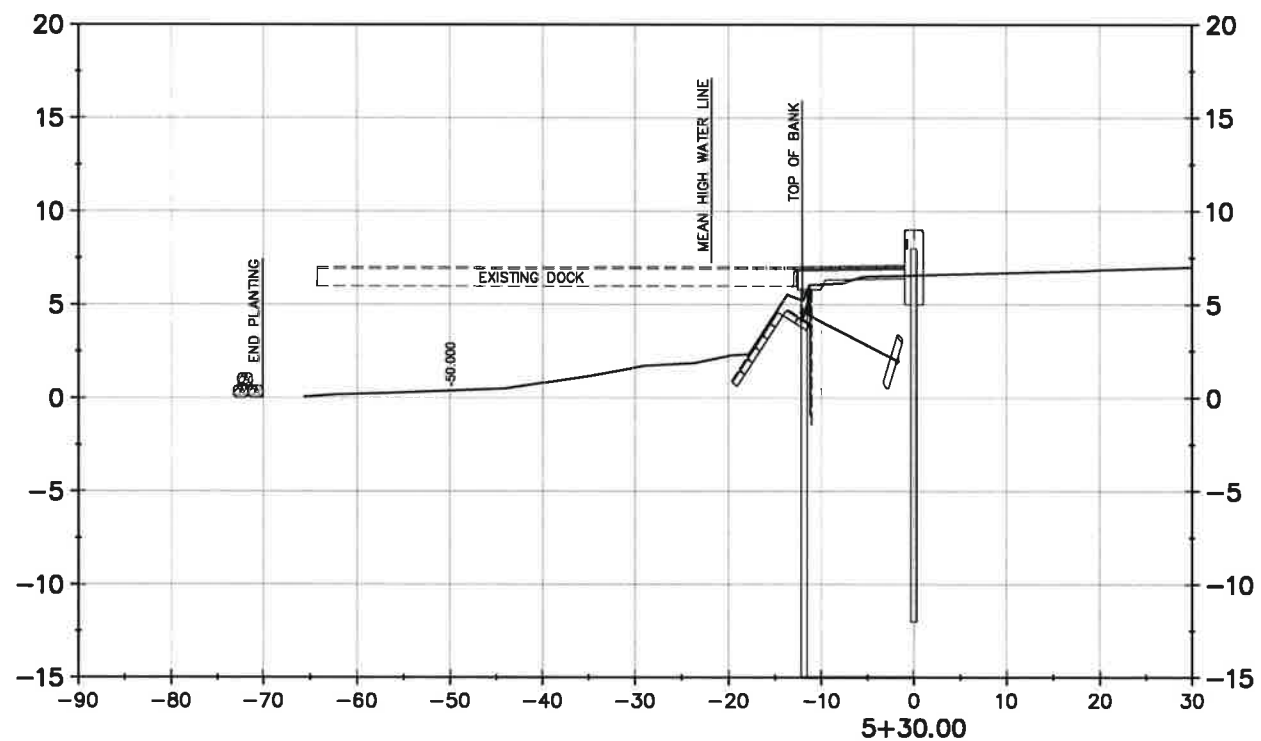
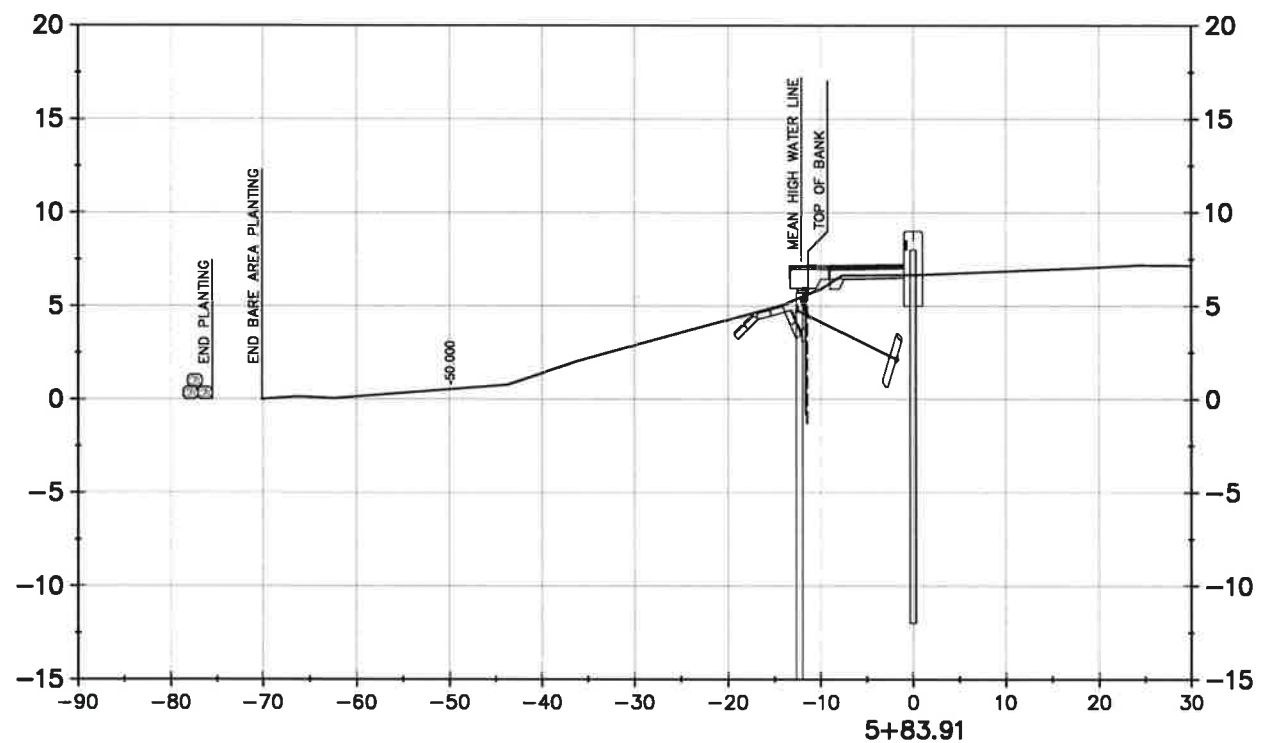
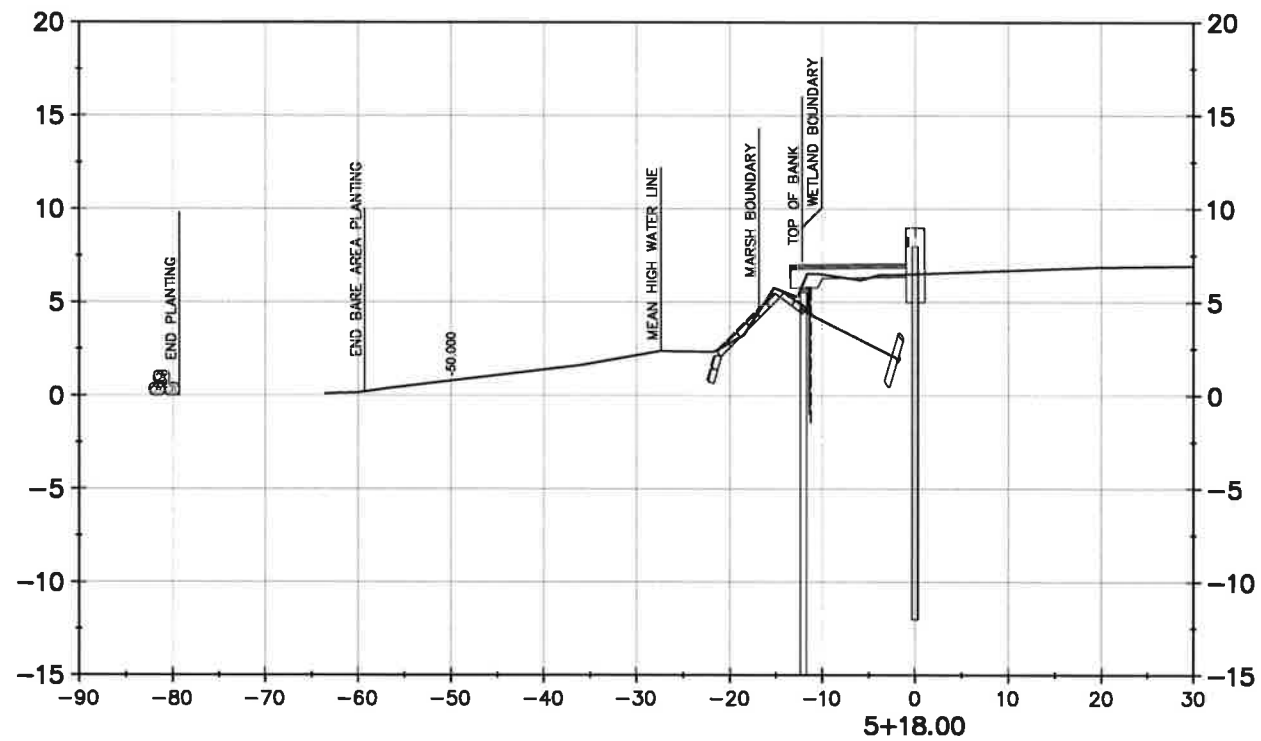
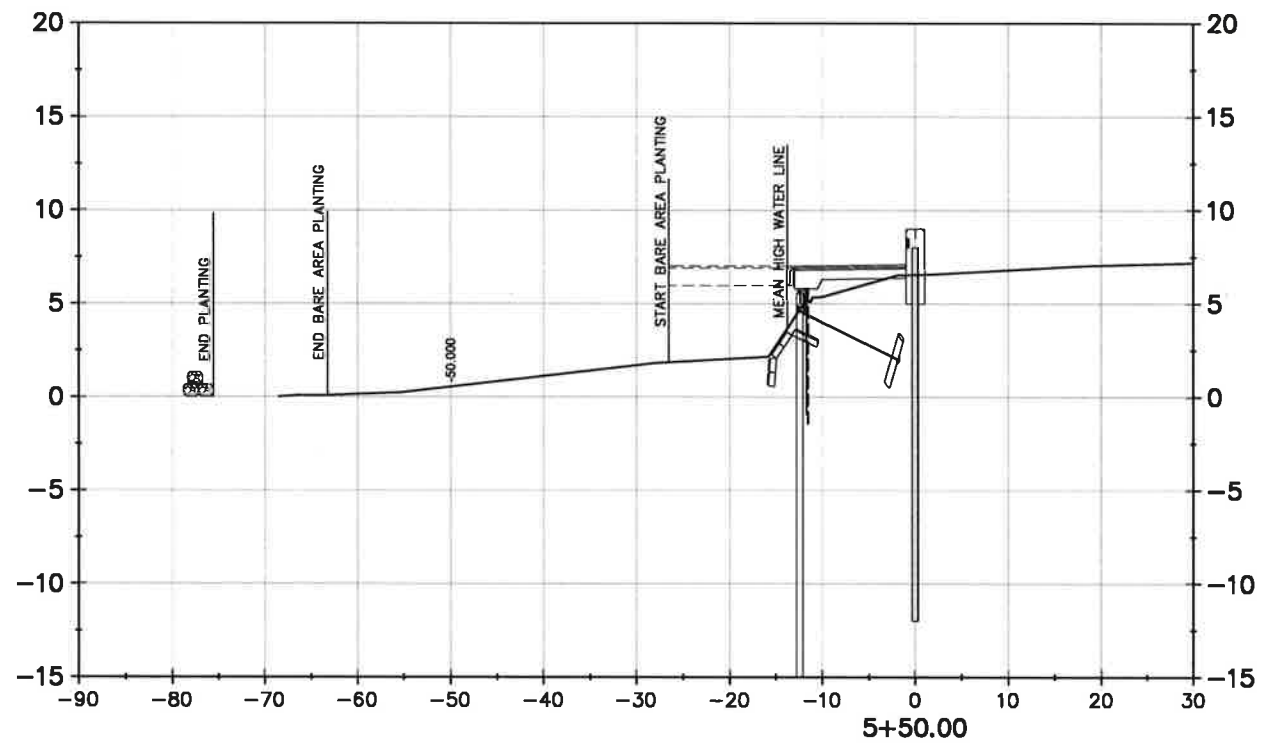
Amelia River Waterfront
Stabilization
Parking Lots C & D
Town/City: Fernandina Beach
County: Nassau State: Florida

Project No.
99000047.0095

Drawing No.
C6-3

Date
May 10, 2021

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204 Ash St.
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4130 Cass Circle West, Suite 200 (904) 757-6106
St. Augustine, FL 32095 Fax: (904) 757-6107
Certificate of Authorization # 3428
Principal-in-Charge Andrew M. Hollesko, C.M.
Project Manager Christopher Nardone, AIA
Designed by Emily Bredestage

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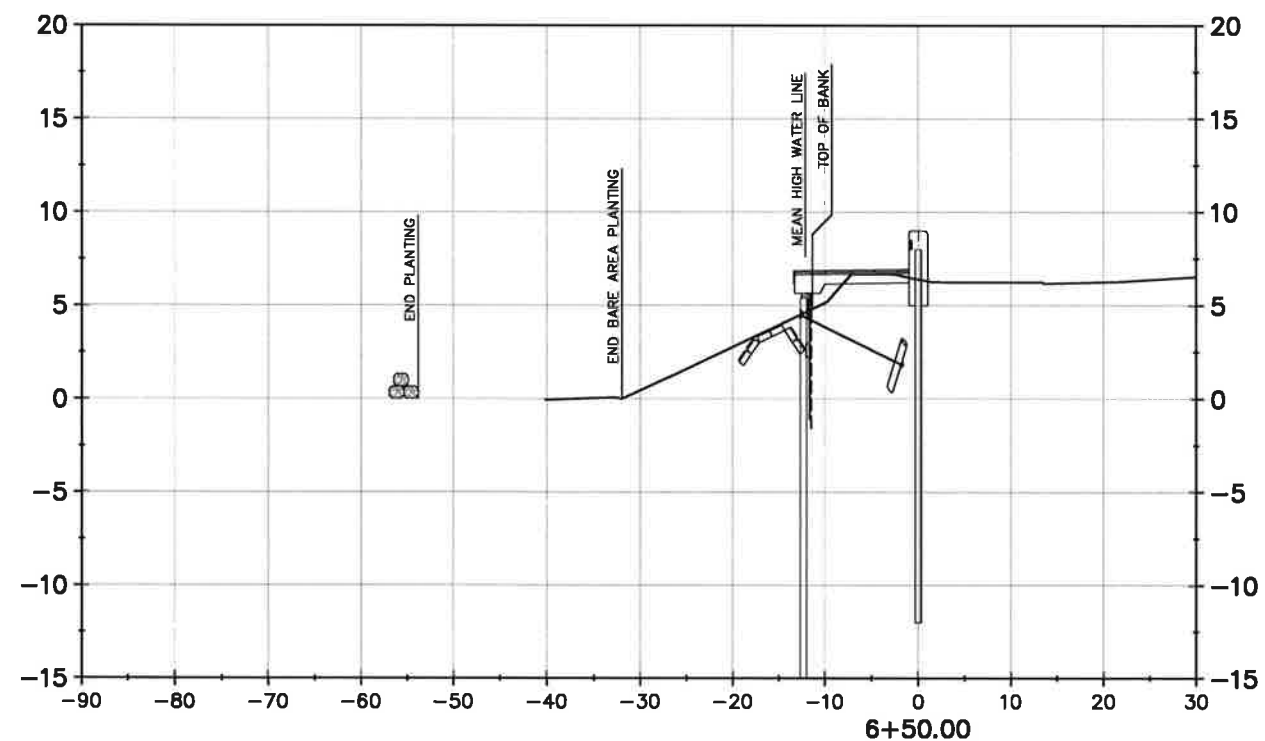
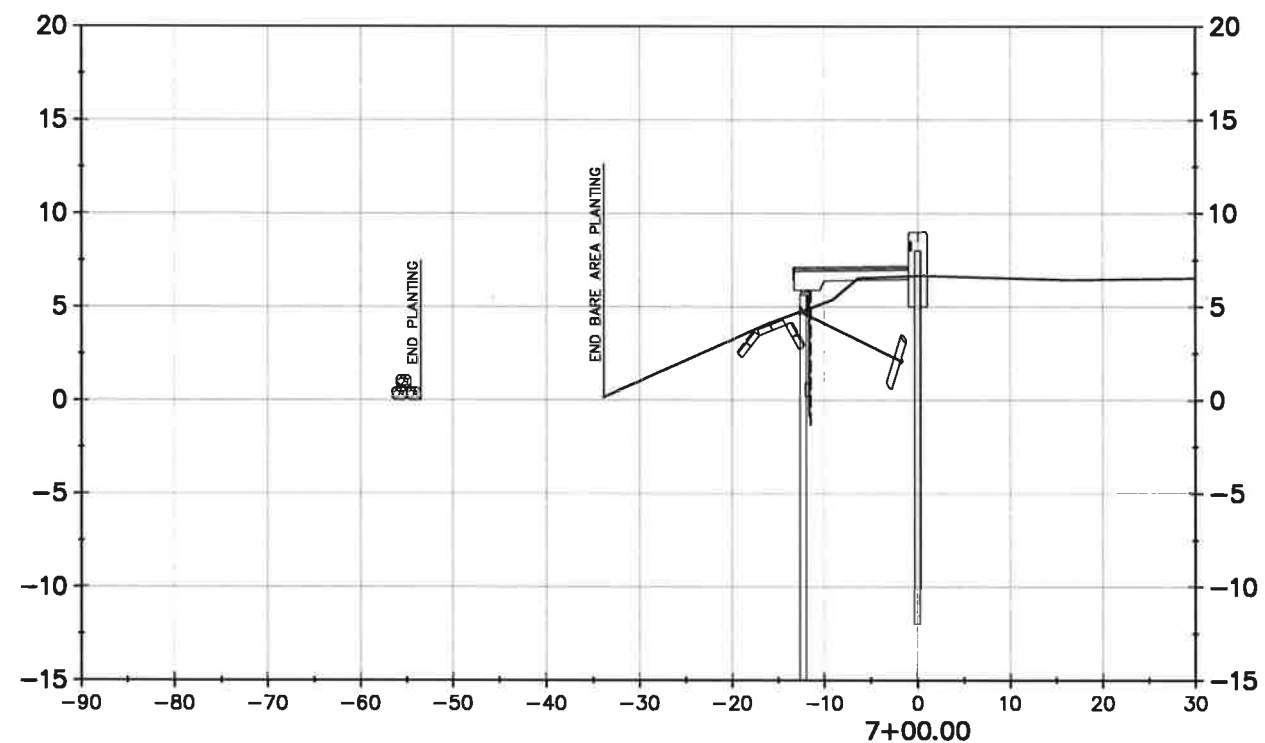
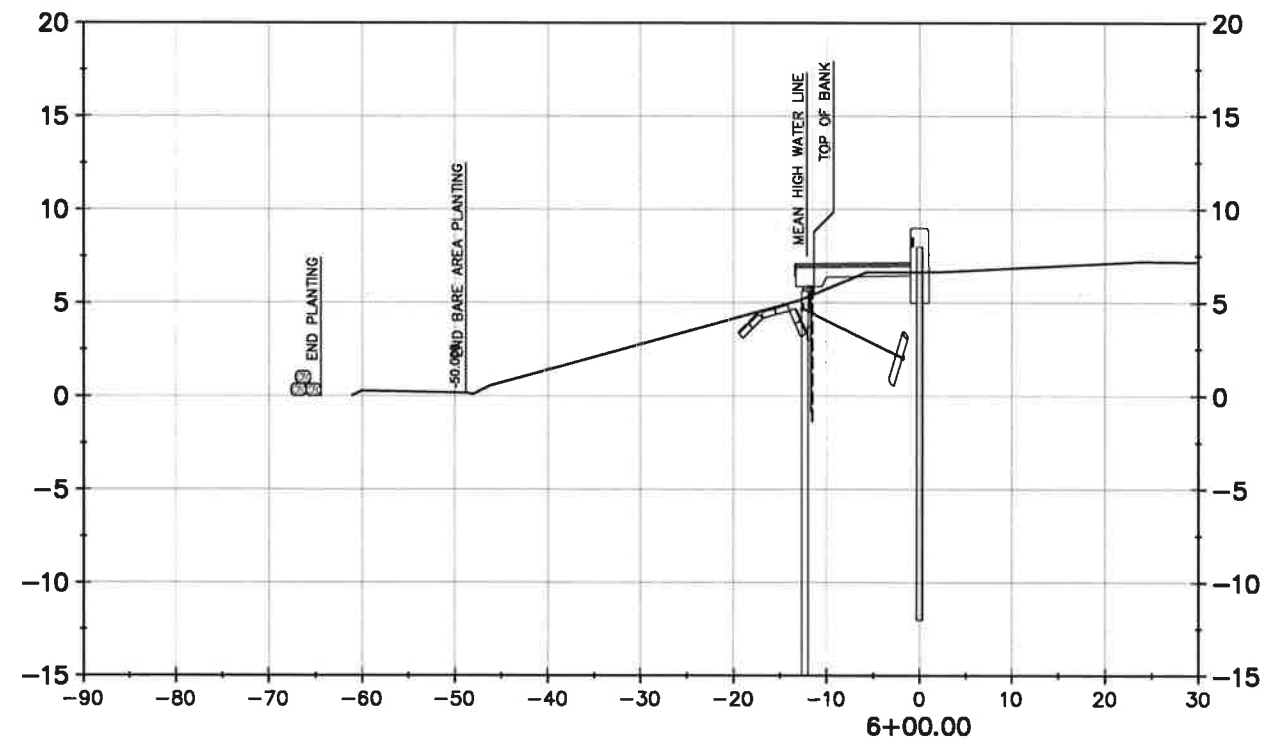
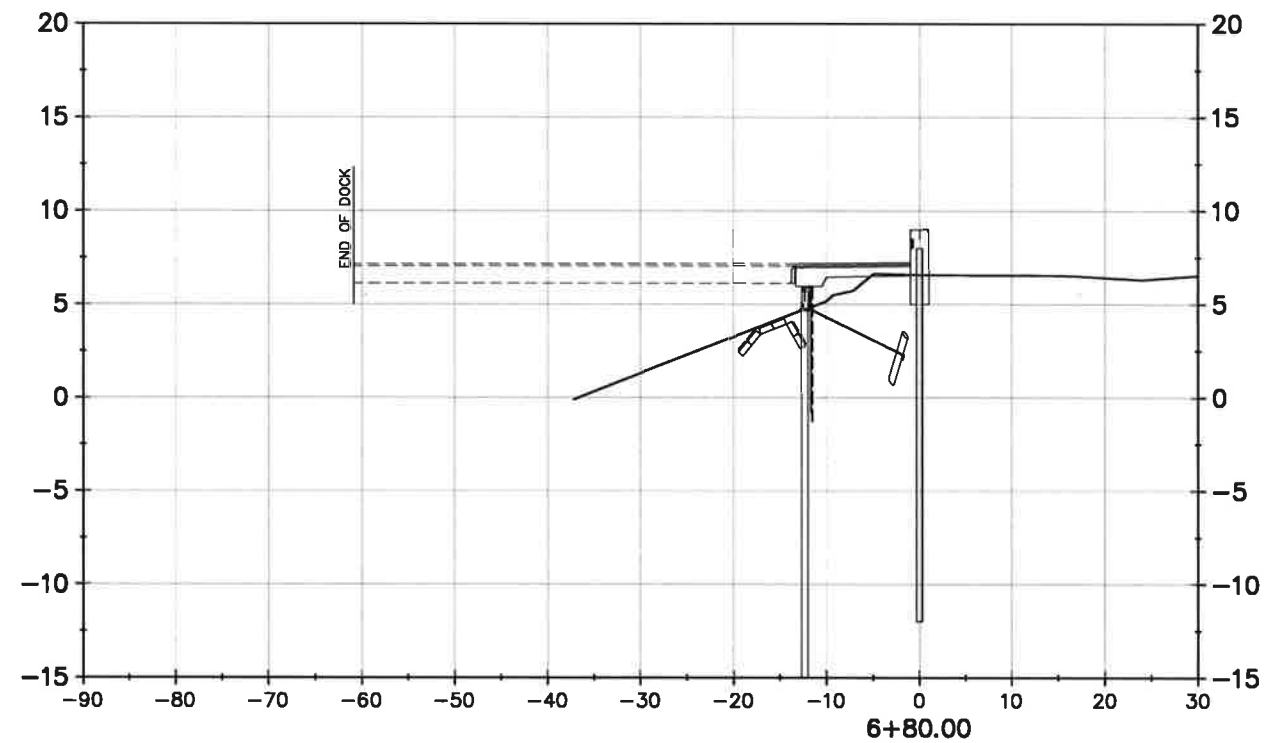
Amelia River Waterfront
Stabilization
Parking Lots C & D
Town/City: Fernandina Beach
County: Nassau State: Florida

Project No.
99000047.0095

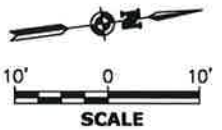
Drawing No.
C6-4

Date
May 10, 2021

Drawing name: F:\PASSERO\FHB\99000047.0095 FHB Waterfront\Airport\CS-01-PROF_XSCT.dwg CS-5_XSCT May 07, 2021 3:30pm by: EBredestage



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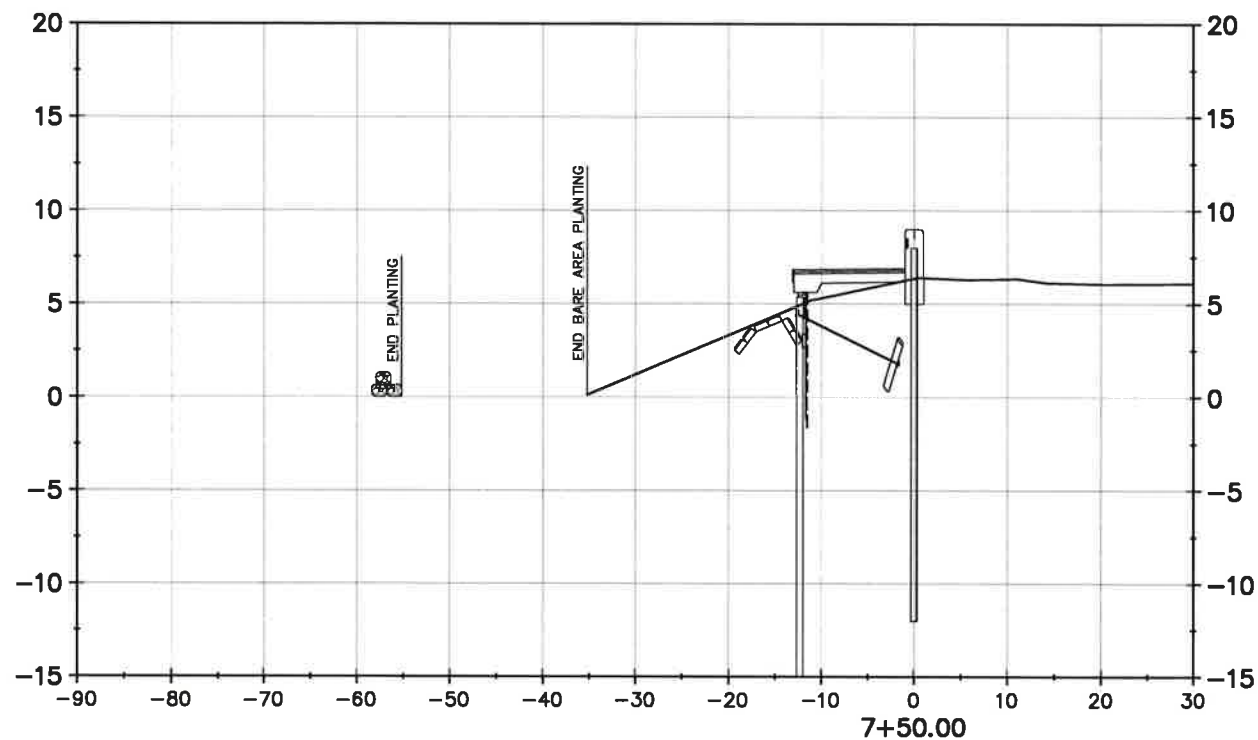
Amelia River Waterfront
Stabilization
Parking Lots C & D
Town/City: Fernandina Beach
County: Nassau State: Florida

Project No.
99000047.0095

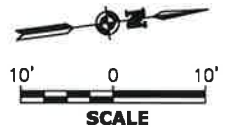
Drawing No.
C6-5

Date
May 10, 2021

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Certificate of Authorization # 3428
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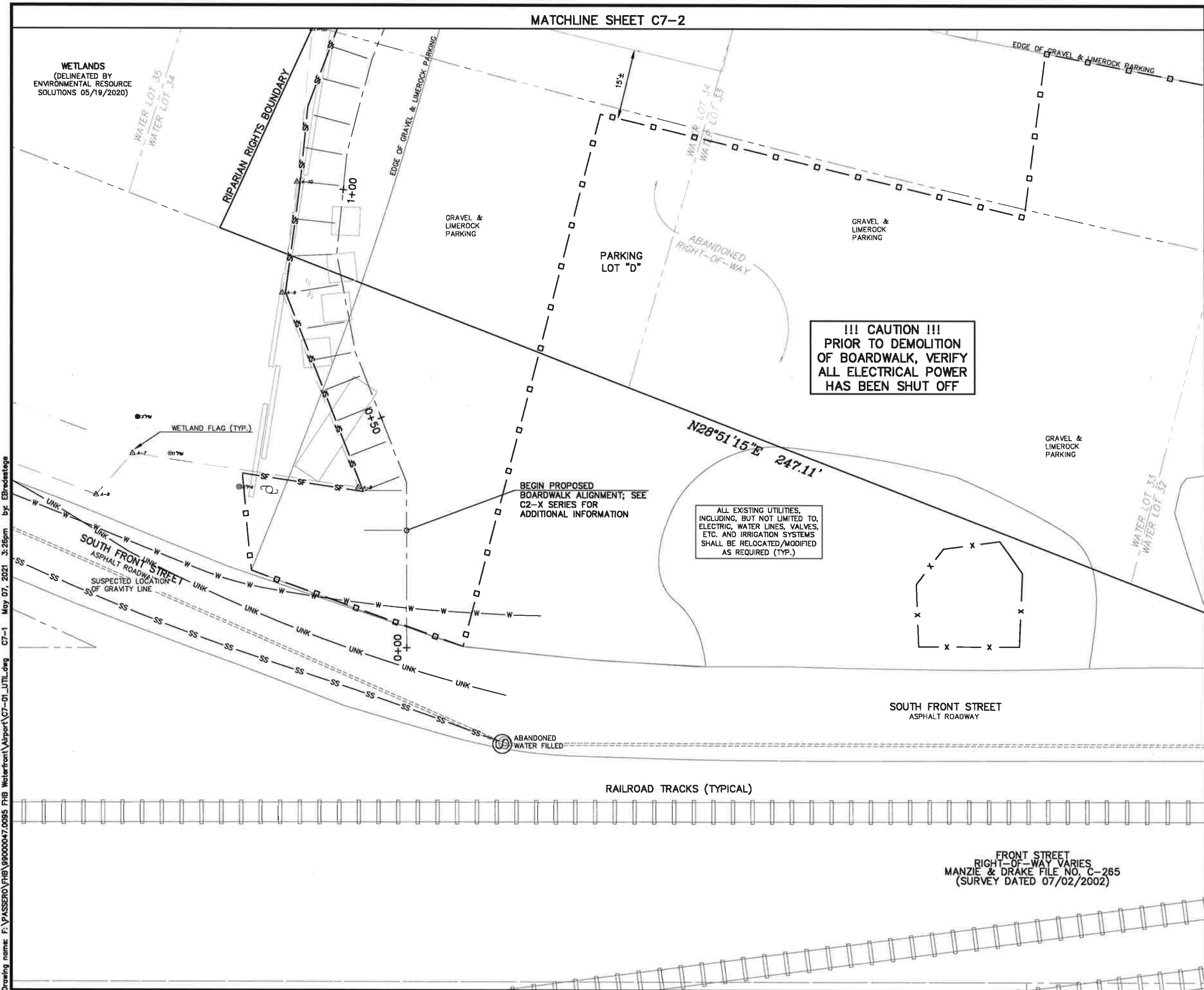
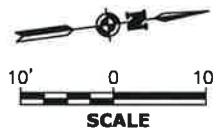
**CROSS
SECTIONS**

Amelia River Waterfront
Stabilization
Parking Lots C & D
Town/City: Fernandina Beach
County: Nassau State: Florida

Project No.
99000047.0095

Drawing No.
C6-6

Date
May 10, 2021

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Principal-in-Charge Andrew M. Holesko, C.M.
Project Manager Christopher Bardone, AIA
Designed by Emily Bredestepe

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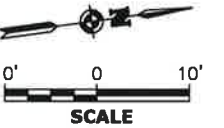
EXISTING UTILITY PLAN

**Amelia River Waterfront
Stabilization
Parking Lots C & D**

Project No. 99000047.0095

Drawing No. **C7-1**

Date **May 10, 2021**



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St. Augustine, FL 32095 Fax: (904) 757-1017
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Project Manager Christopher Nardone, AIA
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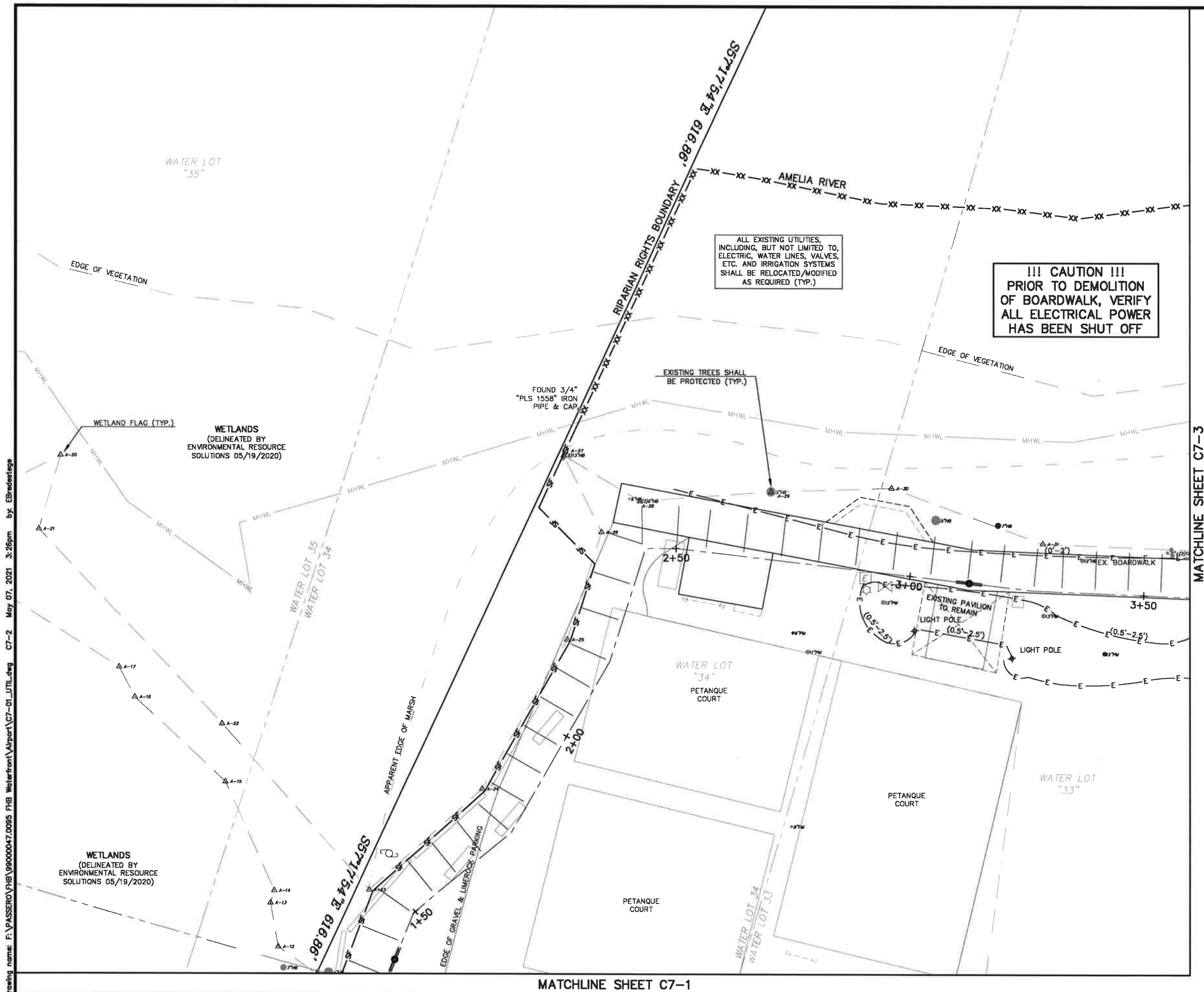
EXISTING UTILITY PLAN

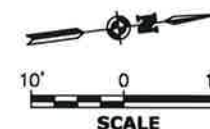
**Amelia River Waterfront
Stabilization
Parking Lots C & D**
Town/City: Fernandine Beach
County: Nassau State: Florida

Project No. 99000047.0095

Drawing No. **C7-2**

Date **May 10, 2021**





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204 Ash St.
Fernandina Beach, Florida, 32034

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4730 Cassa Cola Way, Suite 200 (904) 757-6106
St. Augustine, FL 32095 Fax: (904) 757-6107
Certificate of Authorization # 3428

Principal-in-Charge Andrew M. Holesko, C.M.
Project Manager Christopher Nardone, AIA
Designed by Emily Bredestegge

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EXISTING UTILITY PLAN

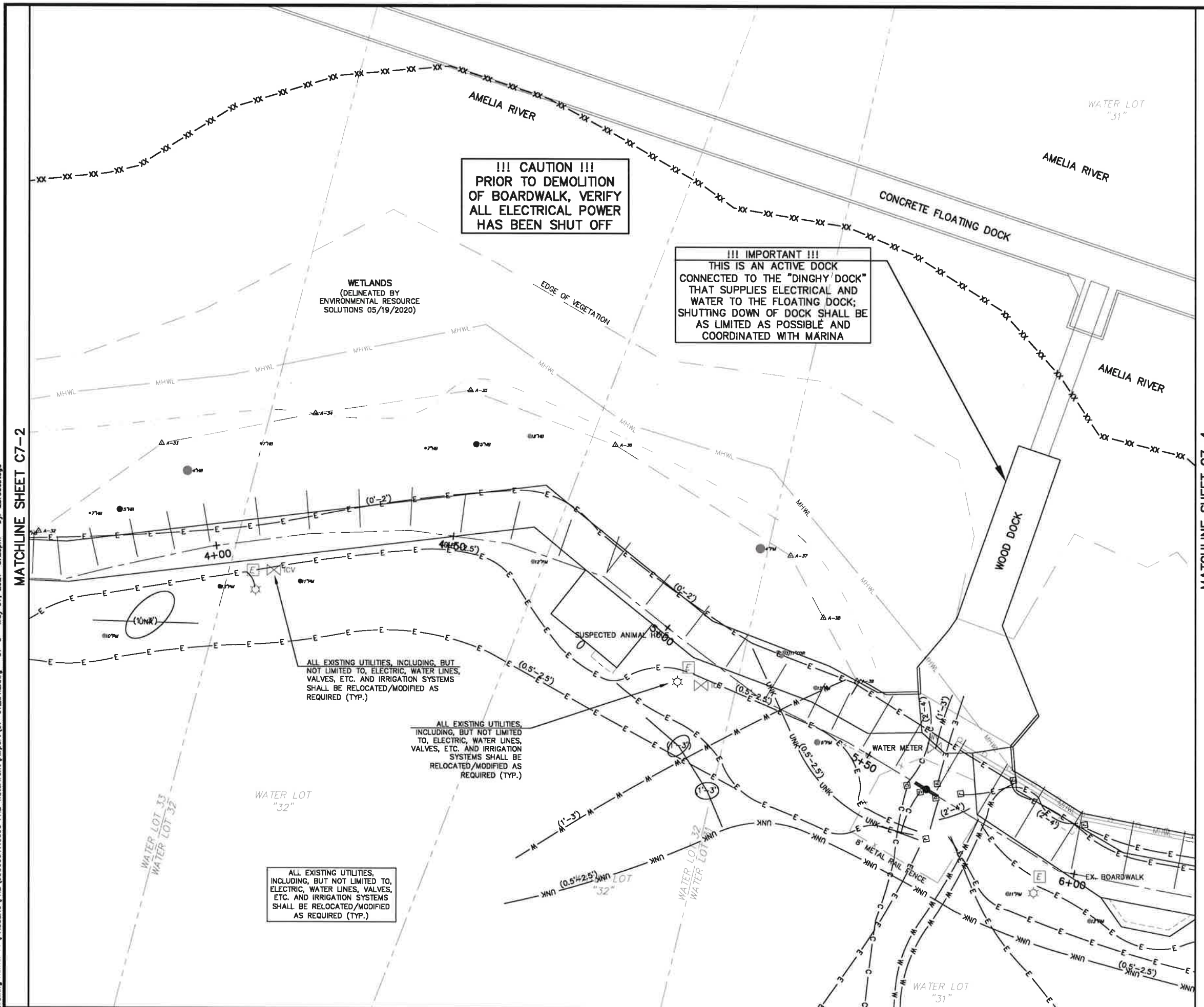
**Amelia River Waterfront
Stabilization
Parking Lots C & D**

Town/City: Fernandina Beach
County: Nassau State: Florida

Project No. 99000047.0095

Drawing No. **C7-3**

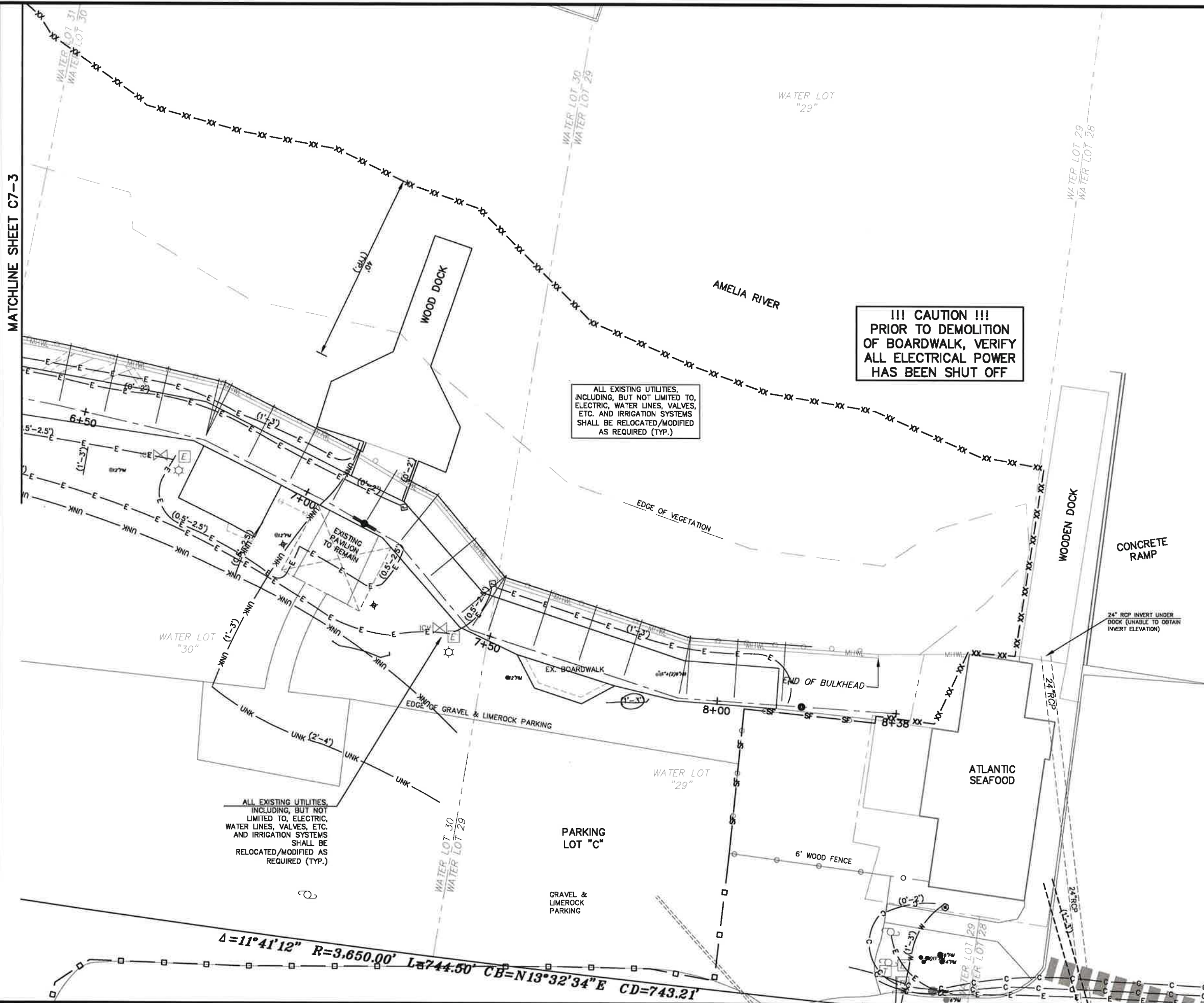
Date **May 10, 2021**



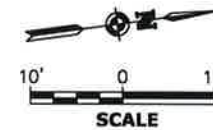
Drawing name: F:\PASSERO\FHB\99000047.0095 FHB Waterfront\Airport\C7-01_UTL.dwg C7-3 May 07, 2021 3:25pm by: EBredesteg

Drawing name: F:\PASSERO\FHB\99000047.0095 FHB Waterfront\Airport\C7-01 UTIL.dwg C7-4 May 07, 2021 3:25pm by: EBrueste

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4700 Galt Way, Suite 200
St. Augustine, FL 32085
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Project Manager: Christopher Nardone, AIA
Designed by: Emily Brueste

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**EXISTING
UTILITY PLAN**

Amelia River Waterfront
Stabilization
Parking Lots C & D
Town/City: Fernandina Beach
County: Nassau State: Florida

Project No.
99000047.0095

Drawing No.
C7-4

Date
May 10, 2021



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2021-0021
JULY 15, 2021

Owner/Applicant:	City of Fernandina Beach, owner
Property Address:	Amelia River Waterfront Parking Lots C & D
Parcel ID #	00-00-31-1760-0031-0020 & 00-00-31-1760-0029-0010
Current zoning:	IW
FLUM land use category:	Industrial Waterfront
Existing uses on the site:	Waterfront Park/ Parking Lot
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	N/A
Requested action:	Certificate of Approval (COA) for the Amelia River waterfront stabilization at parking lots C & D (Quasi-Judicial)

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

Amelia River Waterfront Parking Lots C & D



July 6, 2021

911 Address Labels

1:2,257
0 0.0175 0.035 0.07 mi
0 0.03 0.06 0.12 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 subject parcels fall within the Waterfront Community Redevelopment Area (CRA) Public Waterfront Park Design Area. Lot 29 falls both within the CRA and the Fernandina Beach Downtown Historic District.

Projects in the CRA are subject to design standards set forth in the *Community Redevelopment Area Design Guidelines*, which aim “to provide advice to property owners, architects, developers, City agencies, and the general public... The guidelines are structured to explain general design criteria, reinforce the character of the city, and protect its visual and cultural and environmental aspects. Guidelines are an important planning instrument that can help to protect the value of public and private investment, which might otherwise be threatened by the undesirable consequences of poorly managed growth.”

Project Description: (per applicant)

“The project is the first phase component of the City's overall Waterfront stabilization & Resiliency program consisting of the installation of a new 838 ft riverfront bulkhead and boardwalk system and associated features. The project is located on the southern end of the City's waterfront and is to provide protection to the adjacent downtown areas in the City from storm surge and high water flooding events. The existing site contains a public pedestrian timber boardwalk along a vegetated river and marsh front low profile embankment with undeveloped green space and public parking areas.

Construction will consist of the installation of a new composite sheet pile bulkhead with a cast in place concrete cap set at an elevation of +9.0 to withstand and block anticipated storm surge and flood waters. In front of the bulkhead will be a new coquina concrete pedestrian boardwalk to replace the existing timber walkway system that will be removed. The new concrete walk will match the existing elevation of the timber walkway in place. within the bulkhead's concrete cap will be recessed, downward focused foot path lighting. A new armored slope protection system consisting of articulating concrete block mattress will be placed along the existing embankment slop along with a living shoreline system involving placement of oyster shell filled burlap bags and wetlands-type grass plantings. Of the 838 ft of waterfront stabilization, 200 ft will require a handrail system due to the height of the new boardwalk and the top of the existing slope exceeding the maximum 30". A new 30 ft long timber retaining wall will also be installed at the marina's southern dock's access. Minor selective demolition of signage vegetation, and some site features along the bulkhead alignment for its installation. the alignment of the bulkhead landward of the boardwalk is necessary to avoid damage to the exiting root systems of the vegetation that will remain.

The materials to be used consist of the following:

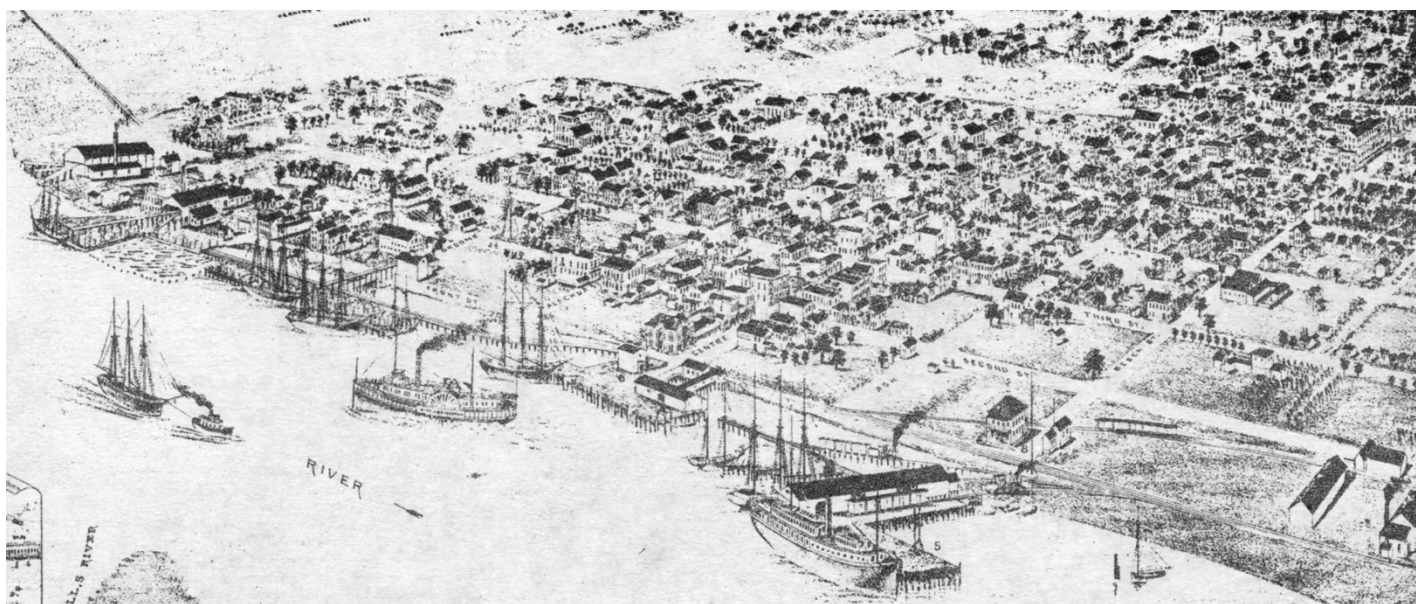
Bulkhead: composite sheet piles with cast in place concrete cap

Boardwalk: cast in place slab on grade concrete with coquina shell.

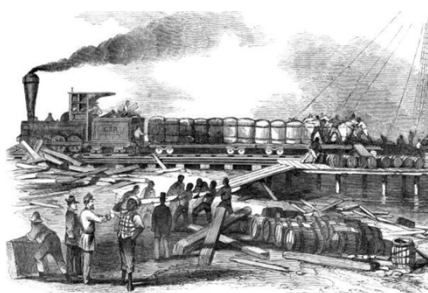
Timber retaining wall: pressure treated southern pine lumber

Slope Protection System: articulating open cell concrete mattress

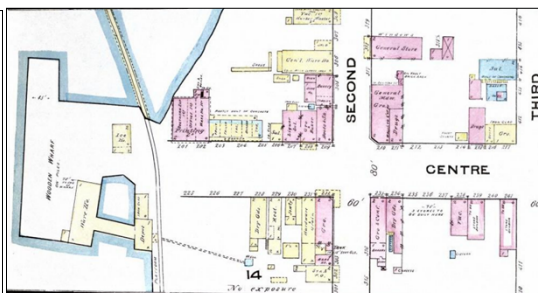
Living shoreline: oyster shell filled burlap bags with grass plantings."



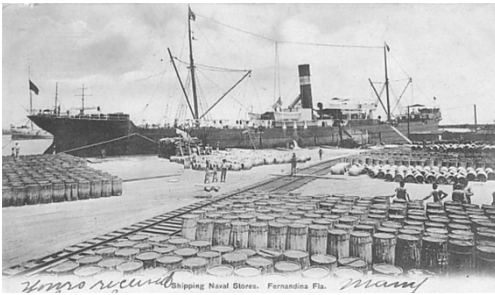
Bird's Eye View of Fernandina, FLA. 1884. Population 3500. J.J. Stoner



Civil War activity at the Fernandina waterfront from Frank Leslie's Illustrated Newspaper, 1862.



The first Sanborn Insurance Map produced of Fernandina in 1884 shows Centre Street terminating in a large wharf and train depot. An open space appears on the east side of the tracks where a new train depot would be constructed in 1899.



*Acres of storage
were necessary
along Front Street
for the distribution
of goods. 1920s*



*Shrimp fleet moored
between Centre and
Alachua*



*Shrimp fleet and dock facilities in
the 1950's.*



*Aerial view of
the Welcome
Station at the
base of Centre
Street.*



*Blessing of the fleet at
the inauguration of the
Florida Marine
Welcome Station, 1963.*



*Cruise ship
berthed at the
city docks*

APPLICABLE GUIDELINES:

[CITY OF FERNANDINA BEACH COMPREHENSIVE PLAN](#)

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

[DOWNTOWN HISTORIC DISTRICT DESIGN GUIDELINES](#)

[WATERFRONT COMMUNITY REDEVELOPMENT AREA DESIGN GUIDELINES](#)

ANALYSIS:

Archaeology: The proposed project falls within the low probability category on the *Prehistoric Archaeological Predictive Model of the City of Fernandina Beach*, dated January 2012. The site contains no recorded archeological sites. Although the site has a low probability of pre-historic archeology, the river's edge has been occupied and the site of a great deal of activity for many years. Care should be taken when disturbing any soil or submerged lands at the Amelia River Waterfront. Per Comprehensive Plan Policy 11.02.03, "the city shall be responsible for ensuring that any proposed

development projects will not adversely impact a significant archaeological or paleontological site, and shall seek assistance from a professional archaeologist or consulting firm in assessing the potential impacts of development projects.”

Comprehensive Plan: Per Comprehensive Plan Policy 11.03.07, any project sponsored by or under the authority of the City, either financially or administratively, which involves a site modification within the Community Redevelopment Area shall adhere to appropriate historic preservation standards for such activity, shall be subject to review by the Historic District Council, and shall seek the assistance of design and build professionals specializing in historic preservation in the completion of the work. The City shall encourage compatible design and planning and ensure that new development adjacent to the Downtown Historic District respects and compliments the patterns, character, and scale of the district.

Waterfront Community Redevelopment Area Design Guidelines:

Waterfront Public Space (CRA Design Guidelines section 4-5)

“The Public Waterfront Design Area contains one of the most significant but underdeveloped public spaces on Amelia Island. Its success as a space essential to residents and visitors is dependent on how it supports a multitude of functions under many seasonal conditions. Waterfront programming and design of park elements should provide protection from the radical changes of weather that occur on the Island during the course of the seasons. Waterfronts that can thrive in year-round conditions will reap the benefits of greater economic activity and higher attendance at public facilities. The waterfront park should be viewed not as a static, self-contained destination, but as an important connection to other places in the city such as the Historic District, Central Park, Main Beach, and the Egan’s Creek Greenway. This design area is connected to the most important public space of Fernandina- the Amelia River and the Intracoastal Waterway. All planning, design, and management efforts should reinforce connections to the water and the city to strengthen community identity.”

Recommendations

1. Strive for ongoing public involvement in the evolution of the waterfront through continued design workshops conducted by experts.
2. Insure multiple pedestrian connections to the water and the city.
3. Provide more shade and shelter from the elements to improve all-season use.
4. Avoid “light pollution” during the evening which interferes with enjoyment of the waterside.
5. “Manage, manage, manage”- constant attention to maintenance and adherence to guidelines is required.

In reviewing the proposed improvements at the edge of the Amelia River, staff recognizes there is a great need to protect, not only the shoreline, but Fernandina’s Downtown Historic District from damage from storm surge. With an increase in storm activity in the last few years, it is important that waterfront resiliency be addressed.

When considering changes to this important part of our city, various considerations should be analyzed including the how the project is designed to enhance and build upon the character and lengthy history of the working waterfront. In analyzing the proposed shoreline/boardwalk project, the following questions and concerns are raised:

Questions for Board Consideration and Clarification:

1. The Amelia River Waterfront has evolved to respond to changing uses through the years. Throughout those evolutions, the waterfront has maintained its distinctive working waterfront aesthetic and historic links to our Victorian-era downtown. How does the proposed project “respond to the maritime and industrial history of the waterfront in terms of style, materials, and detail (4-7)?” What existing or historic design cues influenced the proposed improvements?
2. All surfaces in this Design Area are required to be pervious (4-3). The current wooden boardwalk meets this requirement. How does the proposed project address this?

3. How does the shoreline stabilization and boardwalk project address the 30' required view corridors at Ash St and Beech St (4-3)? Will the bulkhead impede view corridors?
4. How does this proposed project fit into the larger waterfront park area in regard to "insuring multiple pedestrian connections to the water and the City?" How will ADA accessibility be addressed?
5. What does a turbidity barrier look like and is it a permanent installation or just installed during construction?
6. How long is it expected to take for Spartina grasses to fully mask the geogrid? What happens if the Spartina grasses fail to establish in the grid?
7. What ongoing maintenance will be required of the various elements of the proposed project?
8. Lighting in the CRA is recommended to have International Dark-Sky Association (IDSC) certification (5-12). Does the proposed path lighting carry this certification? Is any other lighting proposed as part of this project?
9. Lighting shall "reflect an industrial or nautical aesthetic" per the CRA Design Guidelines (5-12). How does proposed lighting reflect this design requirement?
10. Is there any street furniture proposed for the boardwalk area (guardrail material, benches, trashcans, planters, etc.)?
11. Will Hydrodefense Flood Planks be stored on-site at the waterfront where they are easily accessible when required?

STAFF RECOMMENDATION:

Staff recommends: APPROVAL AS SUBJECT TO CLARIFICATION PROVIDED AT THE MEETING TO ADDRESS QUESTIONS

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2021-21 **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 2021-21, as presented, **is or is not** substantially compliant with the Comprehensive Plan, the Land Development Code, and the Waterfront Community Redevelopment Area Design Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1	Application & Backup Materials
EXHIBIT 2	Site Plan, Plans, & Elevations

Respectfully Submitted,

Kelly N. Gibson, AICP
Director

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #7487

Date Submitted: 6/9/2021

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€œ Non-Contributing \$1,500

☐ Demolition of a Primary Structure â€œ 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 Interior’s Standards for Rehabilitation.

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

Application Requirements

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

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?*

5/12/2021

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*

23 S 7th St

City*

Fernandina beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

000031180000370062

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Alan & Sarah

Last Name*

Burnley

Mailing Address*

23 S 7th St

City*

Fernandina beach

State*

fl

Zip Code*

32034

Telephone Number*

9042061759

E-mail Address*

celticamelia@yahoo.com

OWNER'S AGENT

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

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

Yes

First Name*

Chris

Last Name*

Sundstrom

Company (if applicable)

Renewal By Andersen

Street Address

9446 Philips Highway Suite 7

City

Jacksonville

State

fl

Zip

32256

Telephone Number

904-861-7709

E-mail Address

chris@rbafla.com

Project Description*

Replacing 2 windows size for size; fl19560.1, fl19561.1

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

Design Vision Statement*

Replacing 2 windows size for size; fl19560.1, fl19561.1

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, crafts manship, 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
Choose File No file selected	Choose File No file selected	Choose File No file selected	Choose File No file selected
Upload 5	Upload 6	Upload 7	Upload 8
Choose File No file selected	Choose File No file selected	Choose File No file selected	Choose File No file selected

Certification*

☒

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

☒

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

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Department of Planning & Conservation to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City’s website approximately one week before the Historic District Council meeting.
5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic District Council member).

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

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

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

9. I/We understand that Certificates of Approval are only valid for one (1) year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.

Applicant First Name*

Applicant Last Name*

Today's Date*



DEPARTMENT OF PLANNING & CONSERVATION

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

Please make sure to disable pop-up blocker in order to submit.



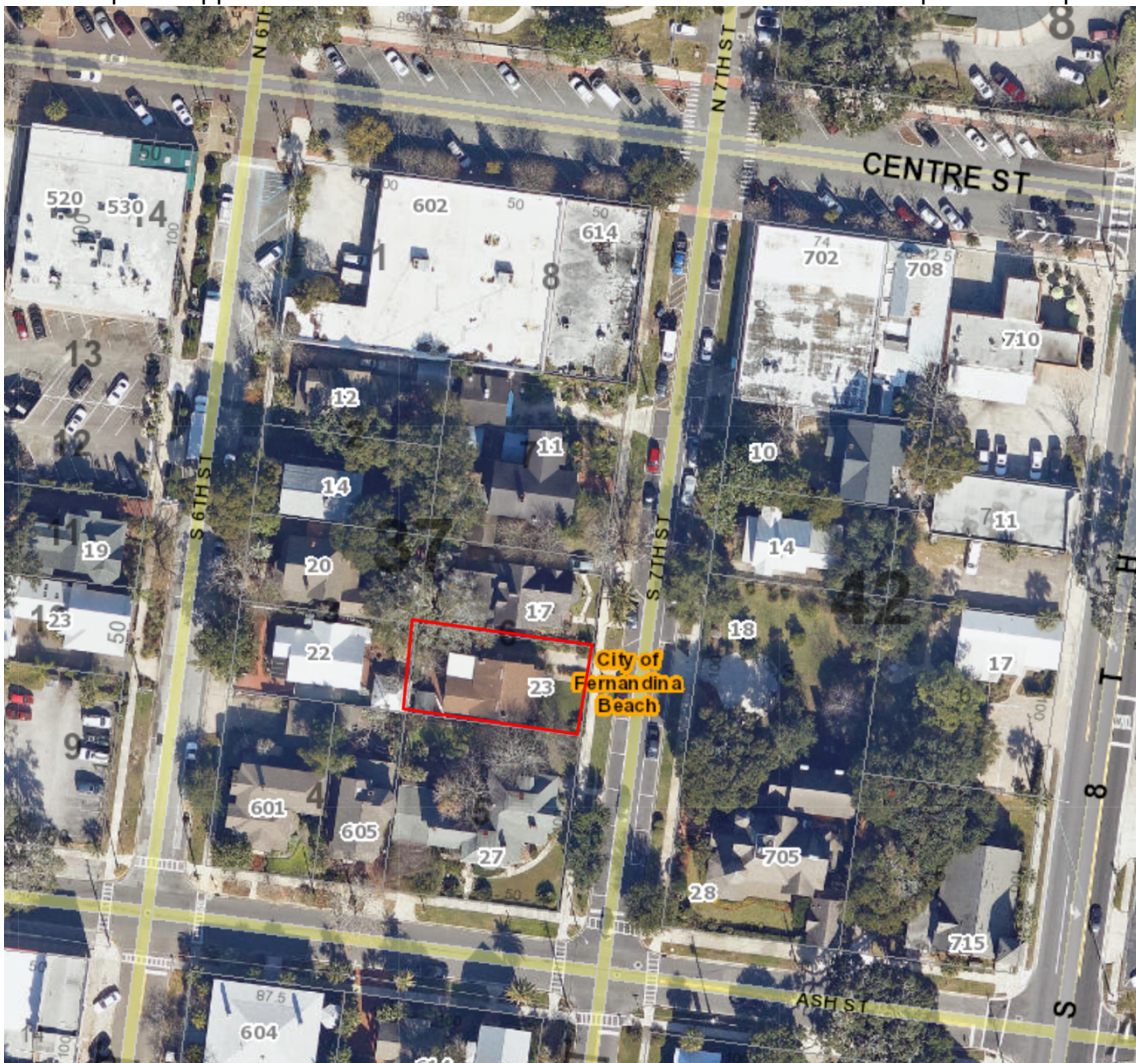
HISTORIC DISTRICT COUNCIL STAFF REPORT

HDC 2021-24

JULY 15, 2021

Owner/Applicant:	Alan and Sarah Burnley
Property Address:	23 S. 7 th Street
Parcel ID #	00-00-31-1800-0037-0062
Requested action:	Certificate of Approval (COA) to replace 2 windows
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	Single Family Home
FL Master Site File #	NA0042
Year Built:	1900
Contributing Status:	Contributing

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





Current Condition of Photos located on the side and rear of the structure.





SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking to replace 2 non-historic windows with “Rewewal” by Andersen windows, size for size in the existing locations at side and rear of property.

APPLICABLE GUIDELINES:

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

[DOWNTOWN HISTORIC DISTRICT DESIGN GUIDELINES](#)

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

ANALYSIS:

The Downtown Historic District Design Guidelines state that *“Windows are functional and aesthetic, helping to convey a building’s particular style... Preserving windows and their components helps uphold the architectural integrity of the district as a whole.”* – pg 92

The guidelines state that historic windows should be preserved. If damaged, historic windows should be repaired appropriately by a contractor experienced in the repair of historic materials. Replacement of a historic window should only be undertaken if a window is beyond repair. A replacement window should match the original in design, construction, and materials to compliment the remaining historic windows. The proposed windows are incompatible in material and design with the home and its original windows.

The applicant proposes a window replacement which is more compatible with the original design utilizing a new window type. Representatives from the window company will be available to discuss the request. Additionally, under a separate item on the agenda will be a discussion of the boards consideration for including this window type on the list of pre-approved windows.

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, is not 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 2021-24

MOTION TO CONSIDER:

I move to **approve or deny** case number HDC 2021-24 **with or without** conditions;

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

That HDC case HDC 2021-24, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Design Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2021-24 Application and Backup Materials

Respectfully Submitted,

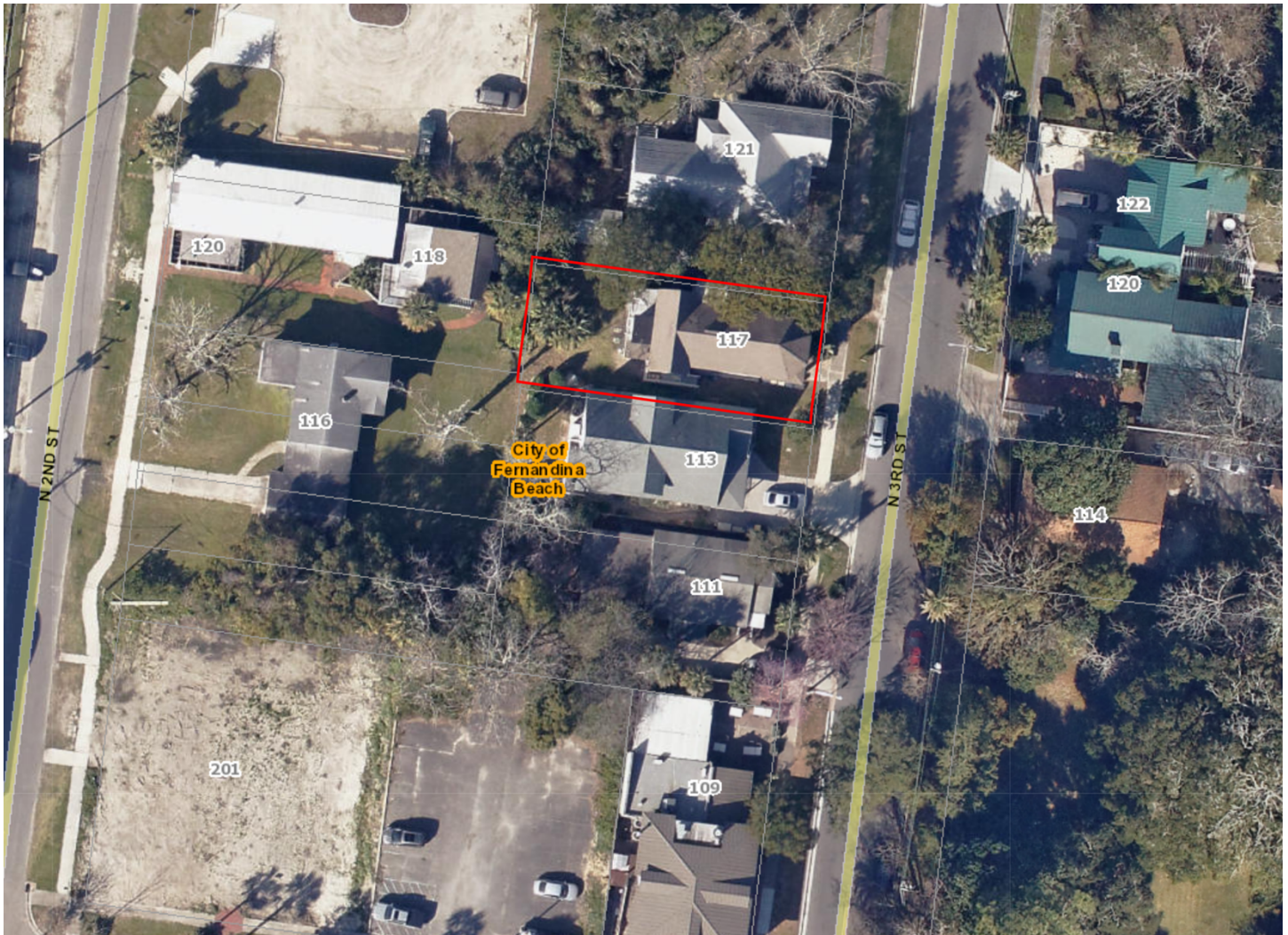
Kelly N. Gibson, AICP
Director



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2021-0022
JULY 15, 2021

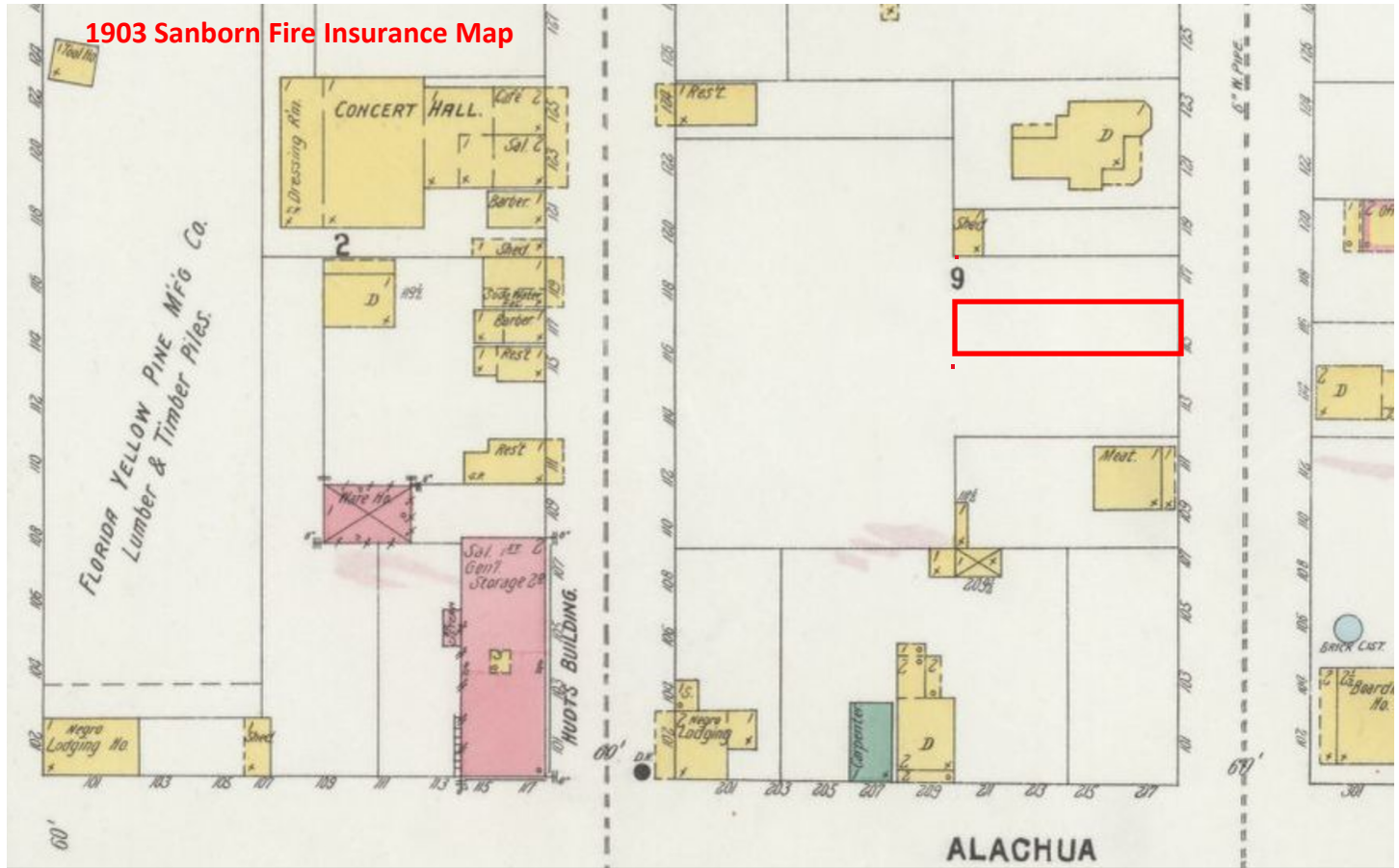
Owner/Applicant:	Cotner and Associates as agent for Steven Bugg
Property Address:	117 N. 3 rd Street
Current zoning:	R-2
FLUM land use category:	Medium Density Residential
Existing uses on the site:	Single Family Home
FL Master Site File #	NA00253
Year Built:	1900
Contributing Status:	Contributing
Requested action:	CONCEPTUAL Certificate of Approval (COA) to demolish old additions, replace existing decks in the same location, new metal roof, repair/replace siding, repair/replace windows, add 336 sq. ft. carriage house.

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

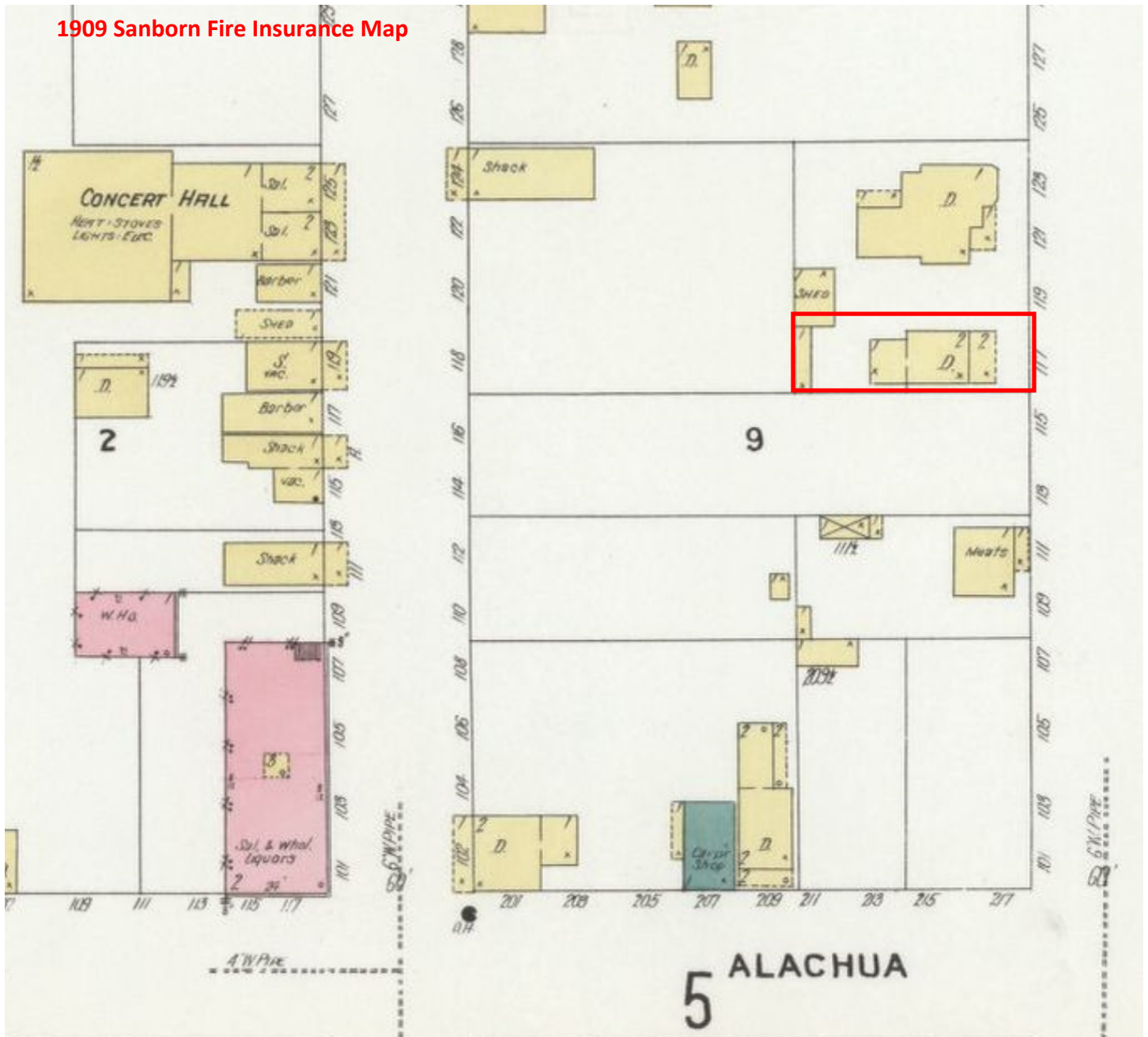


SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

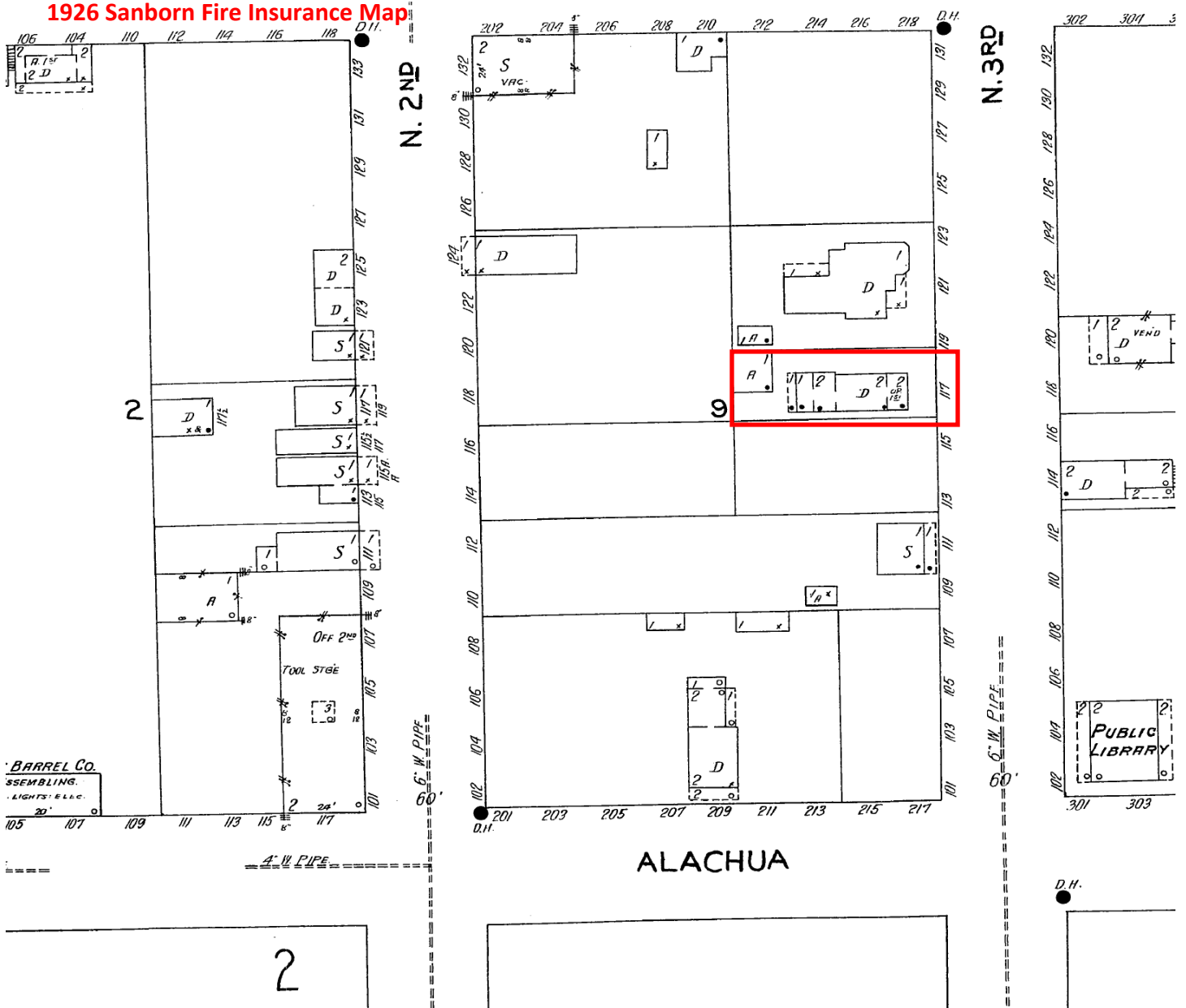
The applicant is seeking approval for the demolition and replacement of the western walls to return the footprint back to its original design, add a metal roof to the entire structure, remove asbestos siding and replace wood siding, repair and replace windows, repair and replace decking within its existing footprint and conceptual approval to build a 336 sq. foot carriage house. Applicant has provided details with elevations to support their request. The request will serve to restore the structure



1909 Sanborn Fire Insurance Map



1926 Sanborn Fire Insurance Map



The map shows a grid of streets and building footprints. The vertical streets are labeled 'N. 2ND ST.' and 'N. 3RD ST.'. The horizontal streets are labeled 'ALACHUA' and 'BROOME'. A red rectangle highlights a building at the intersection of N. 2nd St. and N. 3rd St. The map also shows 'FISH NO.' and 'CONTRACTOR'S H.Q.'.

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

Number	Secretary of the Interior's Standards for Rehabilitation	Findings		
		Complies	Does not Comply	N/A
1	<i>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.</i>	☒	☐	☐
2	<i>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.</i>	☒	☐	☐
3	<i>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.</i>	☒	☐	☐
4	<i>Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.</i>	☐	☐	☒
5	<i>Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.</i>	☒	☐	☐
6	<i>Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires</i>	☒	☐	☐

	<i>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.</i>			
7	<i>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.</i>	☐	☐	☒
8	<i>Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.</i>	☒	☐	☐
9	<i>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.</i>	☒	☐	☐
10	<i>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.</i>	☒	☐	☐

ANALYSIS:

The proposed change does meet all other SOIS including the ability to be reversible in the future.

STAFF RECOMMENDATION:

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

Staff recommends:

APPROVAL of HDC 2021-0022.

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2021-0022 **with or without** conditions;

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

That HDC case 2021-0022, as presented, **is or is not** substantially compliant with the Comprehensive Plan, the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 **HDC 2021-0022 Application and Backup Materials**

EXHIBIT 2 **FL Master Site File NA00253**

Respectfully Submitted,

Kelly N. Gibson, AICP
Director

AS-BUILT FLOOR PLAN <i>F O R</i> LISA & STEVE BUGG 117 N. 3RD. STREET FERNANDINA BEACH, FL 32034	ELEVATIONS
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AS-BUILT FLOOR PLAN
FOR
LISA & STEVE BUGG
117 N. 3RD. STREET
FERNANDINA BEACH, FL 32034

AS-BUILT FLOOR PLAN
FOR
LISA & STEVE BUGG
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FERNANDINA BEACH, FL 32034

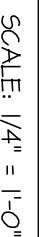


FRONT ELEVATION

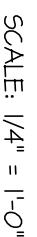
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FRONT ELEVATION

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



EXISTING ROOF PLAN



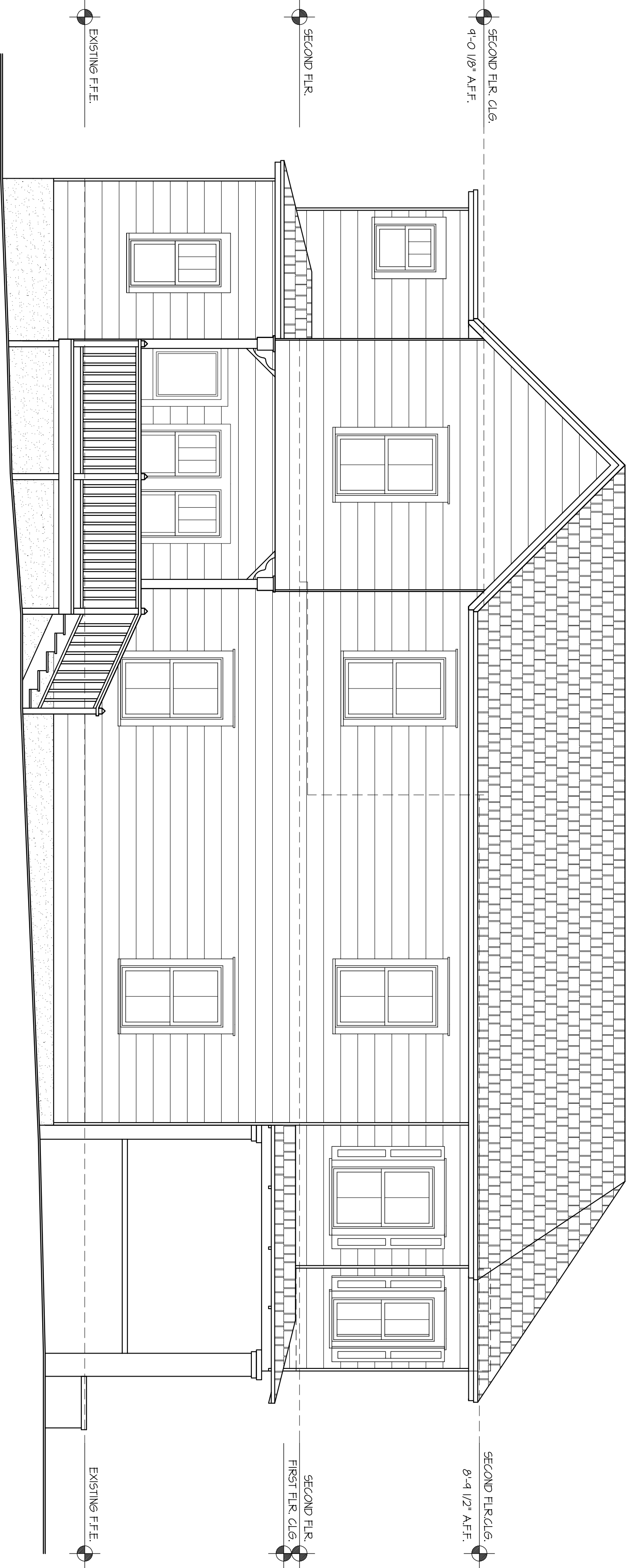
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

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



REAR ELEVATION

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



LEFT ELEVATION

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

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AS-BUILT FLOOR PLAN
FOR

LISA & STEVE BUGG

117 N. 3RD. STREET
FERNANDINA BEACH, FL 32034

ELEVATIONS

DRAWN BY: JRF

CHECKED:

DATE: 02-04-2

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

JOB NO:

SHEET:

A3

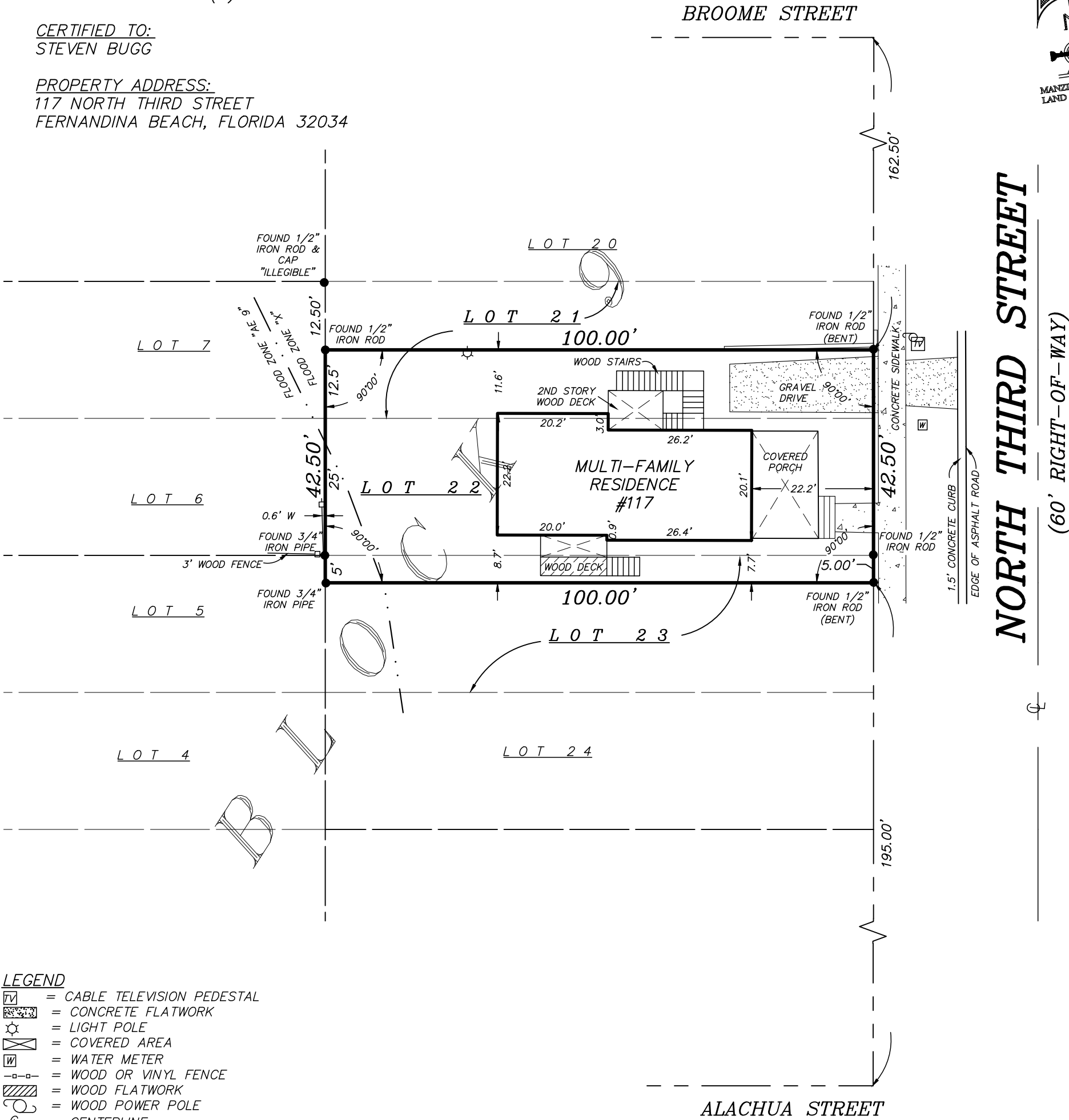
MAP OF BOUNDARY SURVEY

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 (S 1/2) OF LOT TWENTY-ONE(21), AND ALL OF LOT TWENTY-TWO (22), AND THE NORTH FIVE (5) FEET OF LOT 23, ALL IN BLOCK NINE (9).

CERTIFIED TO:
STEVEN BUGG

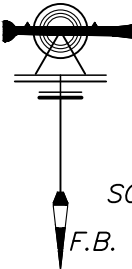
PROPERTY ADDRESS:
117 NORTH THIRD STREET
FERNANDINA BEACH, FLORIDA 32034



- LEGEND
- [TV] = CABLE TELEVISION PEDESTAL
 - [X] = CONCRETE FLATWORK
 - [S] = LIGHT POLE
 - [X] = COVERED AREA
 - [W] = WATER METER
 - [---] = WOOD OR VINYL FENCE
 - [X] = WOOD FLATWORK
 - [O] = WOOD POWER POLE
 - [C] = CENTERLINE

- 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 here on are based on recovered monumentation.
 - 5) The property shown hereon lies within flood zone "X & AE 9" 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.



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."

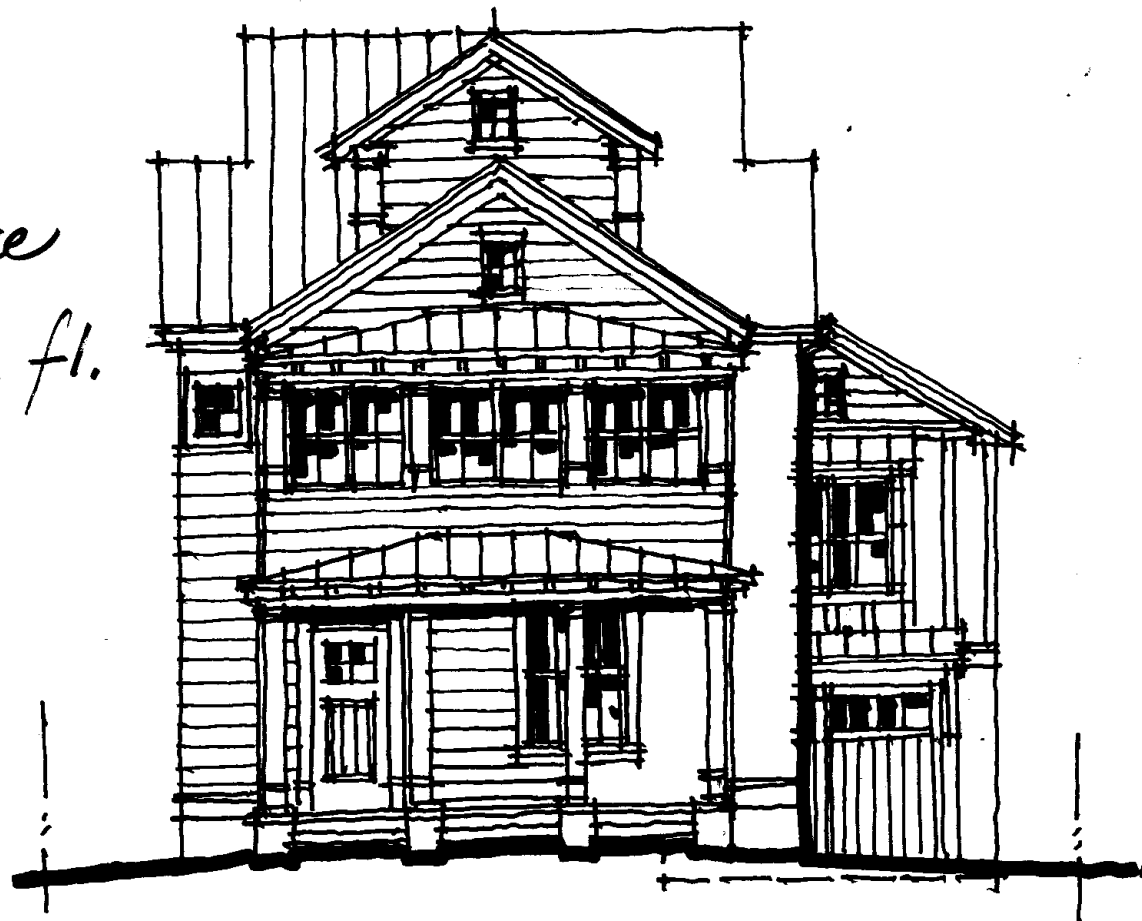
SCALE: 1"=20' JOB NO: 21103 DATE: 12/08/2020 CADD: LP

F.B. NO: X-341 PAGE NO: 37 FIELD CREW: SS FILE NO: A-5277

Michael A. Manzie

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

Bugg Residence
117 1/2 W 3rd St.
Lamarina bldg. fl.
corner assoc. inu.
5.21.21



east



north

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #7389

Date Submitted: 5/21/2021

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 | ☐ Demolition of a Primary Structure â€œ Contributing \$7,500 |
| ☒ Certificate of Approval (COA): Board Review - Residential Single Family) \$250 | ☐ After-the-Fact Certificate of Approval (COA): Staff Review \$100 |
| ☐ Certificate of Approval (COA): Board Review - Commercial/Multi-Family/2 or more Residential Units/Mixed Use \$400 | ☐ After-the-Fact Certificate of Approval (COA): Board Review \$1,500 |
| ☐ Demolition of a Primary Structure â€œ Non-Contributing \$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.

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

Application Requirements

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

Addition

APPROVAL TYPE*

Board Approval: Conceptual

See Certificate of Approval Matrix for details

Previously Approved Case

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

Yes

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

5/21/2021

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*

117 3rd Street N (Unit) 1,2&3

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0009-0220

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Steven E Bugg

Last Name*

Living Trust

Mailing Address*

117 N 3rd Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

860-662-1489

E-mail Address*

stevenbugg@img-sis.com

OWNER'S AGENT

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

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

Yes

First Name*

Cotner Associates, Inc.

Last Name*

Architects

Company (if applicable)

Street Address

9 S 3rd St

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

904-277-4593

E-mail Address

john@cotnerassociates.com

Project Description*

The objectives being pursued with the renovation to 117 N 3rd are to improved plan function, demolish and reconstruct poorly executed additions to the west and return the home to an aesthetic as close as discernable to its original state on its 3rd Street frontage. Plans include reconstruction of front porches to original geometry, demolition of additions to west, reconstructing porches and study within same footprint and adding a carriage house of 336 sq. ft. in the northwest corner of the property. In this process we expect to incorporate a new standing seam metal roof, remove asbestos siding, repair original siding, repair/replace windows and doors as needed and similarly with foundation. Color palate will be determined prior to a final review as will more precise details.

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

Design Vision Statement*

To return the home to an aesthetic as close as discernable to its original state on its 3rd Street frontage.

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, crafts manship, 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
	TBD	(Name/Number)

DOORS

Manufacturer	Product Description	Color
	TBD	(Name/Number)

Include FL Product Approval # for Windows and Doors

WINDOWS

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

ROOFING

Manufacturer	Product Description	Color
	TBD	(Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
	Existing	(Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
	Existing & TBD	(Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
	Composite	(Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
	P.T. Pine	(Name/Number)

FENCING

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

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
	Gravel drive	(Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
	N/A	
		(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
Warranty deed.pdf	Bugg FL Survey.pdf	East North elevations001.pdf	Study 1 - Level I.pdf
Upload 5	Upload 6	Upload 7	Upload 8
Study 2 - Level II001.pdf	Study 1 - Carriage house001.pdf	Site plan001.pdf	Choose File No file selected

Certification*

☒

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

☒

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

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Department of Planning & Conservation to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City’s website approximately one week before the Historic District Council meeting.

5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic District Council member).
6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.
8. I/We understand that any decision of the HDC may be appealed to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D) of the Land Development Code. Petitions to appeal shall be presented within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.
9. I/We understand that Certificates of Approval are only valid for one (1) year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.

Applicant First Name*

Cotner Associates, Inc.

Applicant Last Name*

Architects

Today's Date*

5/21/2021



DEPARTMENT OF PLANNING & CONSERVATION

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

Please make sure to disable pop-up blocker in order to submit.

MAP OF BOUNDARY SURVEY

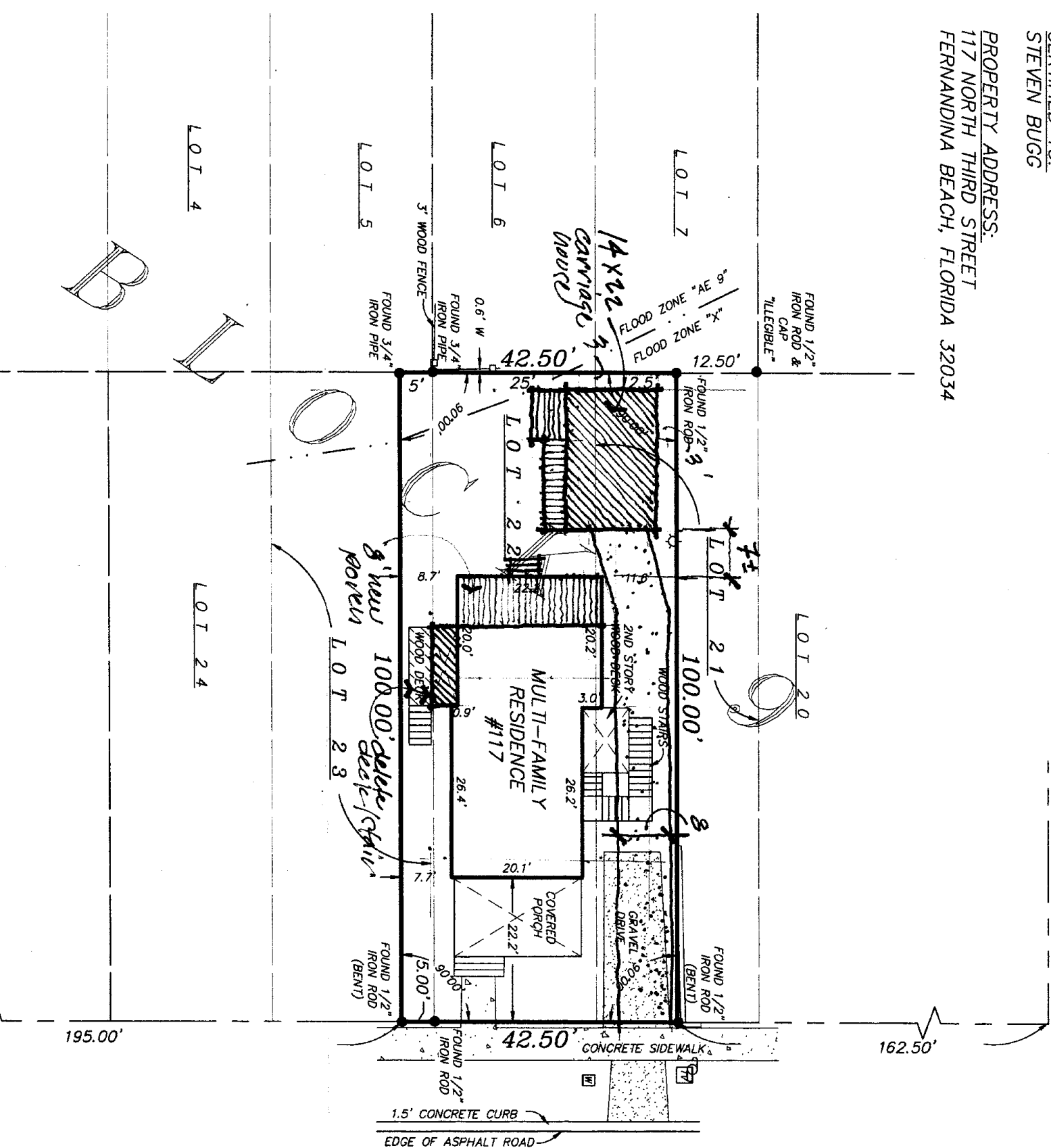
ALL THAT CERTAIN LOT PIECE, OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA BEACH, (FORMERLY NAMED FERNANDINA), COUNTY OF NASSAU AND STATE OF FLORIDA AND BEING FURTHER DESCRIBED ACCORDING TO THE OFFICIAL MAP OR PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD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

THE SOUTH ONE-HALF (S 1/2) OF LOT TWENTY-ONE(21), AND ALL OF LOT TWENTY-TWO (22), AND THE NORTH FIVE (5) FEET OF LOT 23, ALL IN BLOCK NINE (9).

CERTIFIED TO:
STEVEN BUGG

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

BROOME STREET



NORTH THIRD STREET

(60' RIGHT-OF-WAY)

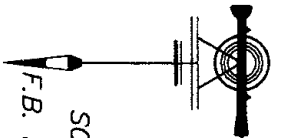
Legend:
= CABLE TELEVISION PEDESTAL
= CONCRETE FLATWORK
= LIGHT POLE
= COVERED AREA
= WATER METER
= WOOD OR VINYL FENCE
= WOOD FLATWORK
= WOOD POWER POLE
= CENTERLINE

ALACHUA STREET

SURVEY NOTES:

The "Legal Description" hereon is in accord with the description provided by the client. Underground Improvements were not located or shown. Lands shown hereon were not obstructed by this office for easements, rights-of-way, ownership or other instruments of record. Internal lot angles shown here on are based on recovered monumentation. The property shown hereon lies within flood zone "X & AE 9" 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.

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MANZIE & DRAKE LAND SURVEYING

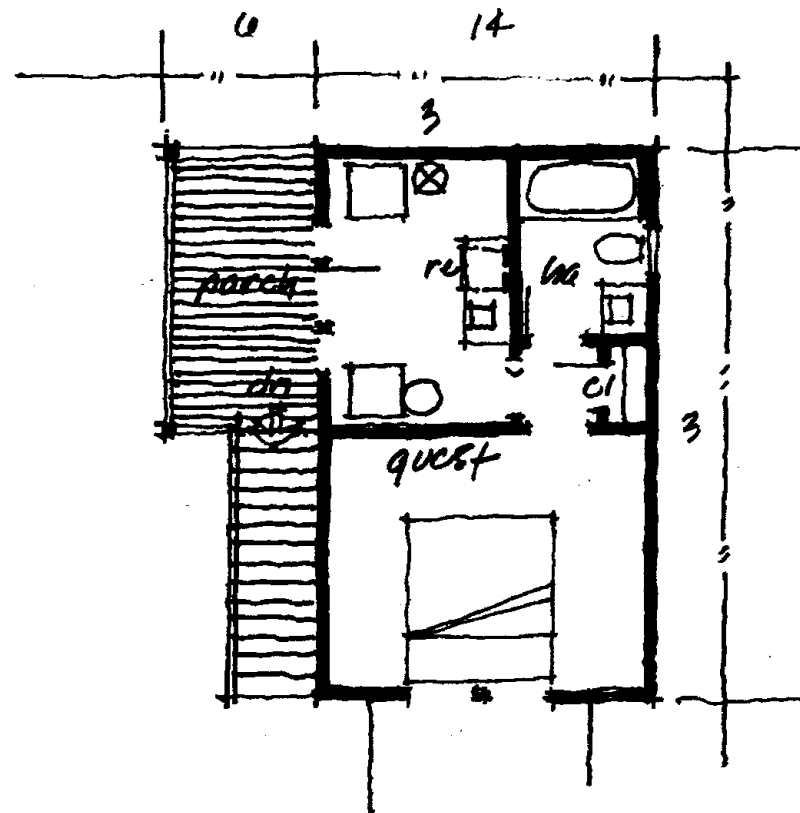
117 South Ninth Street, Fernandina Beach, FL 32034

(904) 491-5700 www.ManzieAndDrake.com
Certificate of Authorization Number "LB 7039"

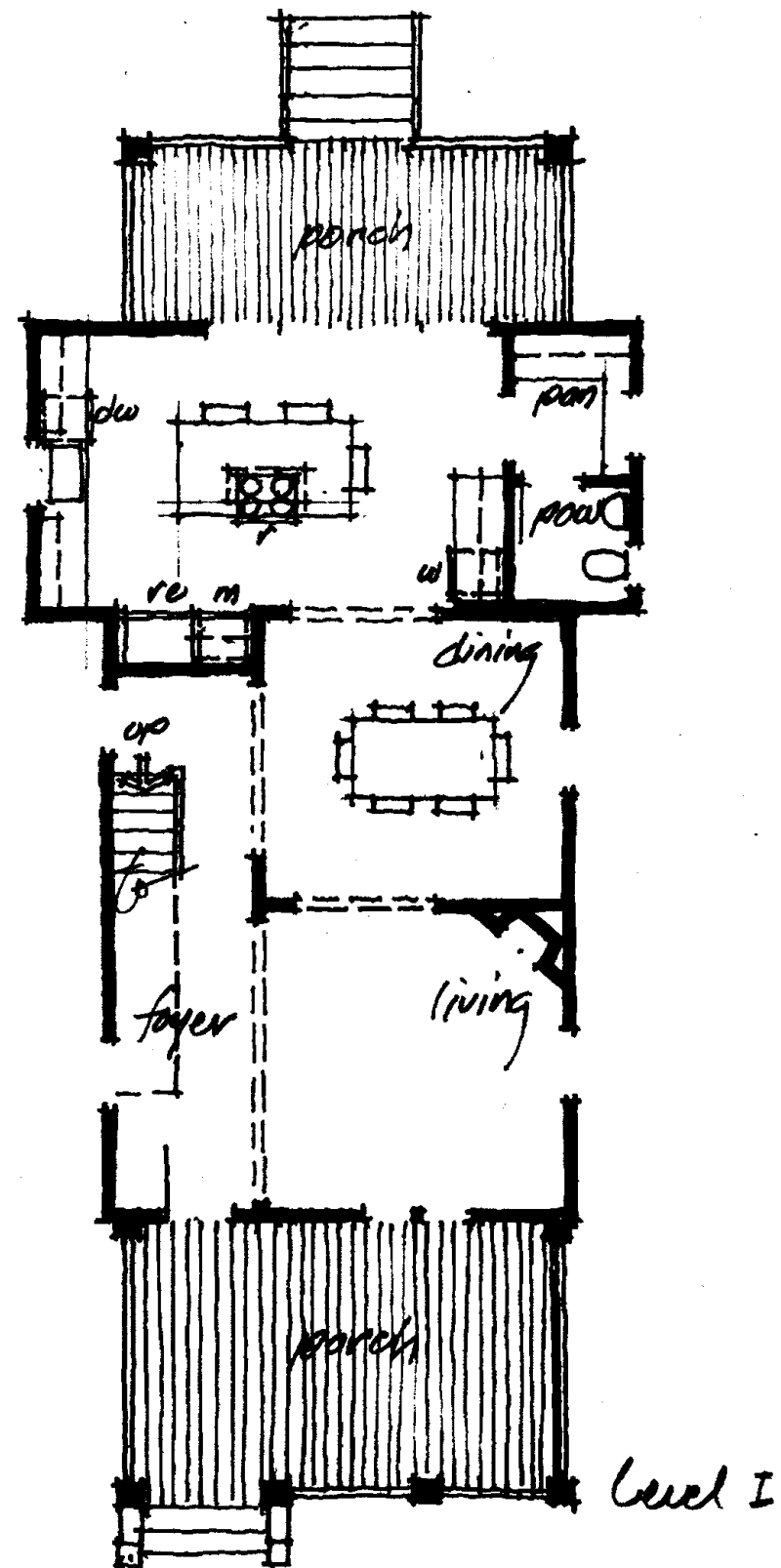
"OUR SIGHTS ARE ON THE FUTURE,
SET YOUR SITES ON US."

SCALE: 1"=20' JOB NO: 21103 DATE: 12/08/2020 CADD: LP
F.B. NO: X-341 PAGE NO: 37 FIELD CREW: SS FILE NO: A-5277

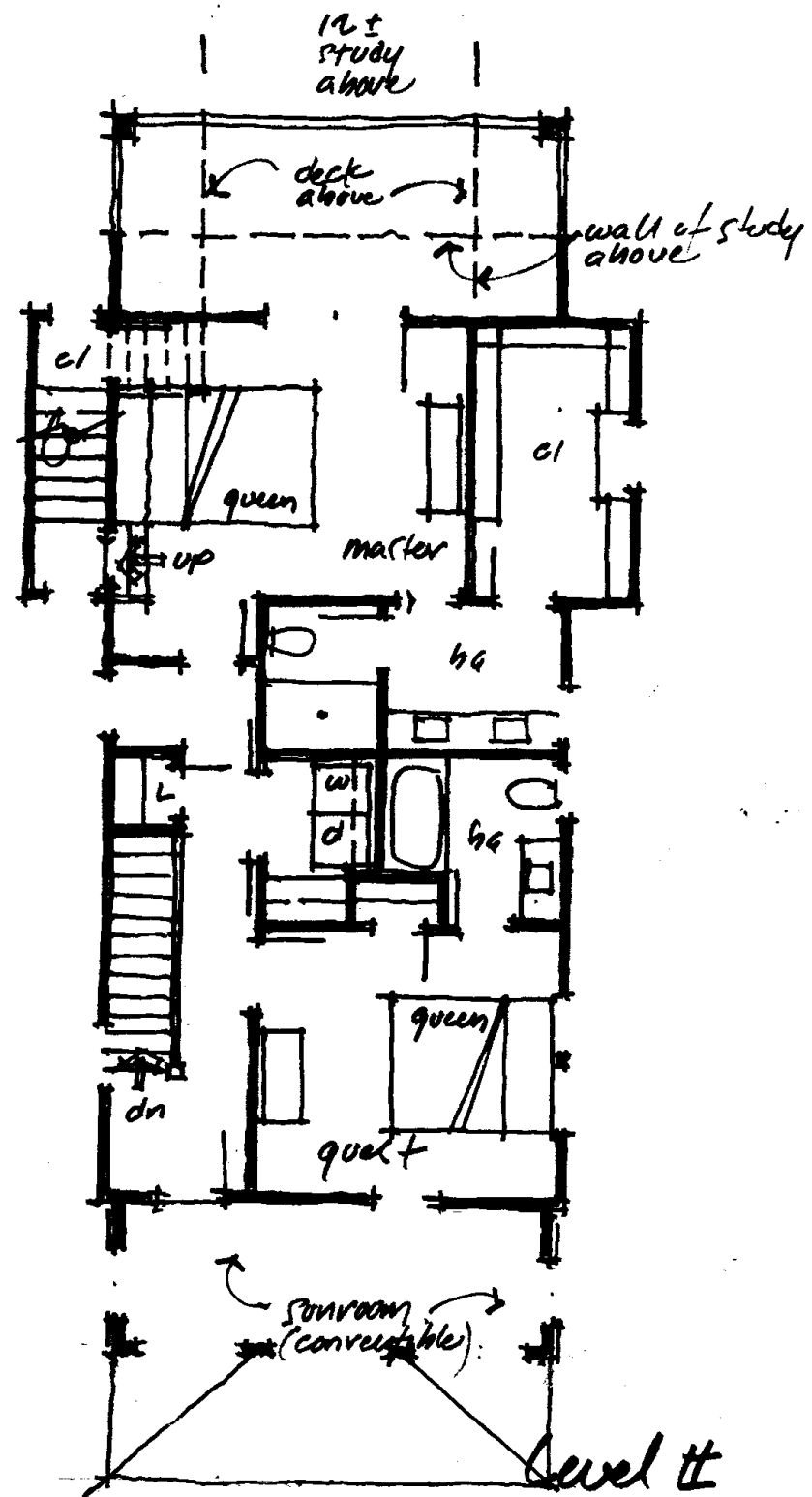
MICHAEL A. MANZIE, P.L.S. 4069



Bug Carriage House
 10/24/1 3.24-21
 corner arrow ill.



Bugg Residence
 alteration
 study 1 3.23.21
 cotner assoc. inc. architects



Level II
study n
4-15-21
Bugg

THIS INSTRUMENT WAS PREPARED BY:
Matthew A. Wiley, Esq.
AFTER RECORDING, PLEASE RETURN TO:
Wiley Etter Doyon, LLC
ATTN: Matthew A. Wiley, Esq.
97 Washington Avenue, Suite 2
North Haven, CT 06473

CONSIDERATION: \$10.00

To All People To Whom These Presents Shall Come, Greeting:

Know Ye, that **Steven E. Bugg**, as **Member of J. R. Maxx Properties, LLC**, a Connecticut Limited Liability Company, authorized to do business in the State of Florida and authorized to sell real estate, of 117 N 3rd Street, Fernandina Beach, FL 32034, herein designated as the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00) and other good and valuable consideration received to Grantor's full satisfaction from:

**Steven Eric Bugg and Lisa Pitt Bugg, Trustees, or their successors in interest,
of the Steven Eric Bugg Living Trust dated May 24, 2018, and any
amendments thereto**

whose mailing address is of 117 N 3rd Street, Fernandina Beach, FL 32034, herein designated as the Grantee, does by these presents remise, release and forever Quit-Claim unto the Grantee and to the Grantee's heirs, successors and assigns forever, all the right, title, interest, claim and demand whatsoever as the said Grantor has or ought to have in or to real property located in Nassau County, Florida, being known and designated as 117 N 3rd Street, Fernandina Beach, FL 32034, to wit:

Parcel ID Number: **00-00-31-1800-0009-0220**

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 (S ½) of Lot Twenty-one (21), and all of Lot Twenty-two (22), and the North Five (5.0) feet of Lot Twenty-three (23), all in Block Nine (9).

Being the same premises more particularly described in Instrument Number 201945010118 which was recorded in Book 2265 at Page 257 of the Public Records of Nassau County, Florida.

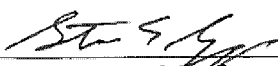
**** This instrument was prepared without the benefit of a title examination. ****

To have and to hold the premises hereby remised, released and quit-claimed with all the appurtenances unto the Grantee and to the Grantee's heirs, successors and assigns forever, so that neither the Grantor nor the Grantor's heirs, successors or assigns nor any other person claiming under or through the Grantor shall hereafter have any claim, right or title in or to the premises or any part thereof, but therefrom the Grantor and they are by these presents forever barred and excluded.

In Witness Whereof, the Grantor has signed and sealed this instrument to be hereto affixed
this 26 day of March, 2021.

Signed, Sealed and Delivered in the Presence of or Attested by:


Witness: Pauline Collura

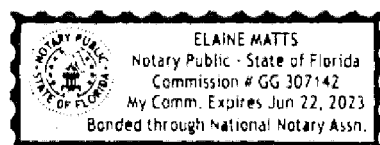

Steven E. Bugg, as Member of J. R. Maxx Properties, LLC

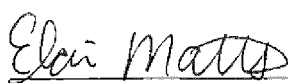

Witness: Kari Duggers

STATE OF FLORIDA)
COUNTY OF Nassau) ss. Amelia Island

On this 26 day of March, 2021, the undersigned notary public, by means
of ☐ physical presence or ☐ online notarization, personally appeared Steven E. Bugg, as Member
of J. R. Maxx Properties, LLC, who is ☒ personally known to me or who has ☐ provided
_____ as identification, to be the person whose name is subscribed to the within
instrument and acknowledged that he executed the same for the purposes therein contained, in his
authorized capacity and of his free act and deed.

[Seal]




Notary Public:



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Steven Bugg / O.R. Marx Properties, LLC
(print name of property owner(s))

hereby authorize: Cotner Associates, Inc. Architects
(print name of agent)

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

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

[Signature]
(Signature of owner)

(Signature of owner)

Steven Bugg
(Print name of owner)

(Print name of owner)

STATE OF ~~FLORIDA~~ Connecticut
COUNTY OF ~~NASSAU~~ Middlesex

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 25th day
of May, 20 21, by Bethany Schuster.

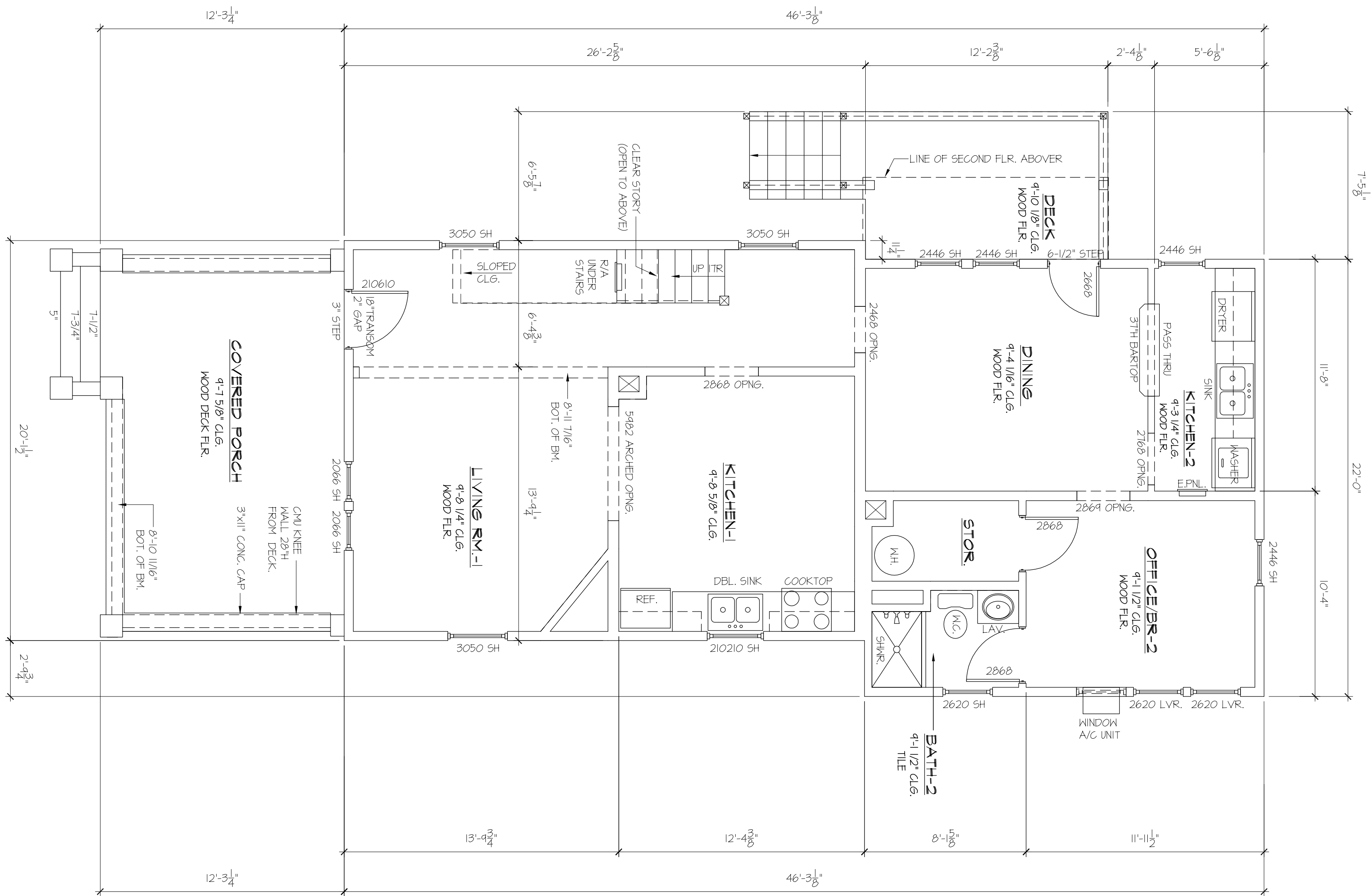
[Signature]
Notary Public

Bethany Schuster
Printed Name

June 30, 2024
My Commission Expires

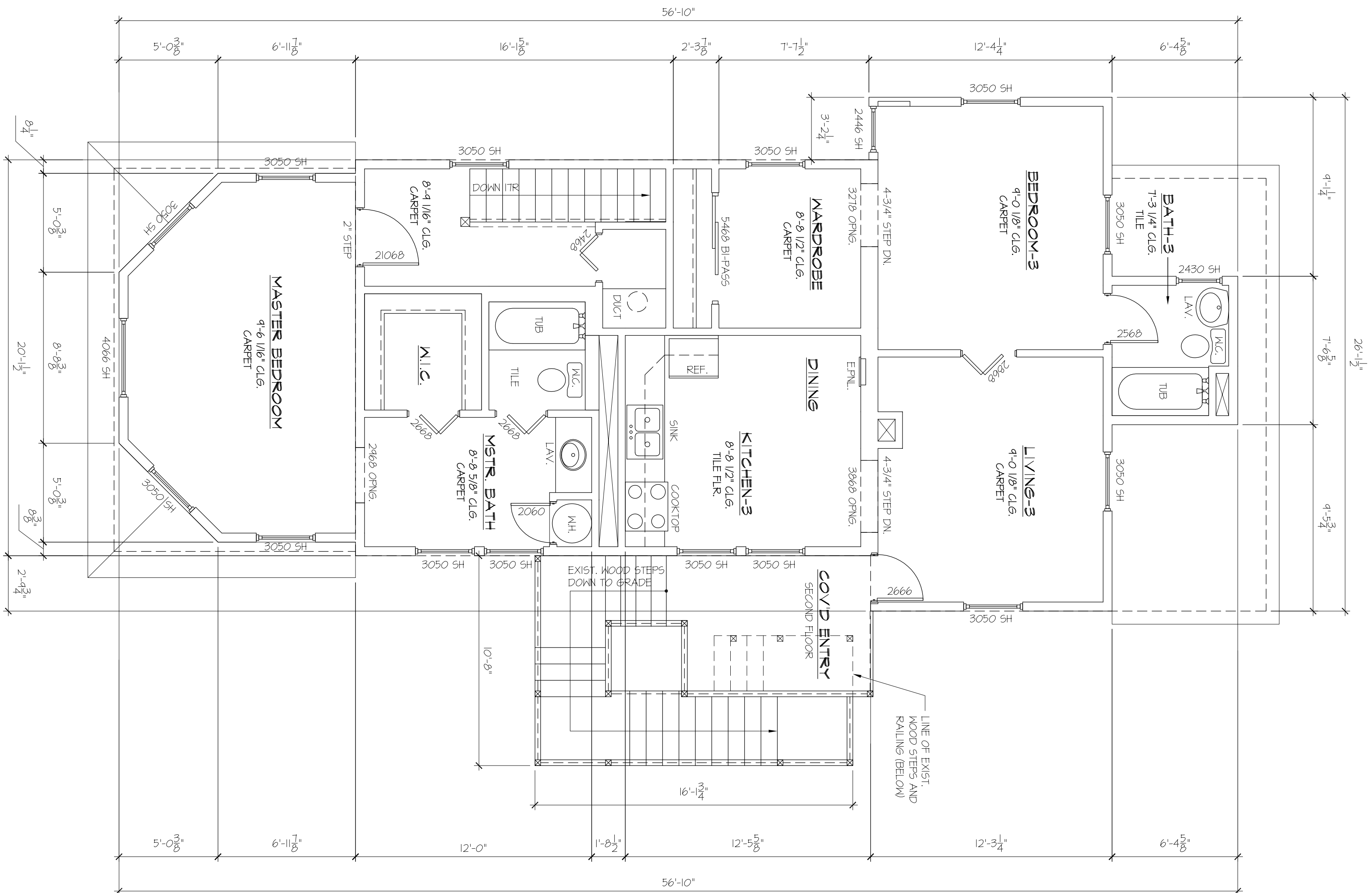
Personally Known _____ OR Produced Identification ☒ ID Produced: CTDL

AS-BUILT FLOOR PLAN <i>FOR</i> LISA & STEVE BUGG 117 N. 3RD. STREET FERNANDINA BEACH, FL 32034	FLOOR PLAN	
--	-------------------	--



FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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



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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking approval for the construction of an 1,887 square foot two-story single-family dwelling. The proposed cottage is intended to complement the structure that was approved by the HDC in October 2020 and is currently under construction at 511 Ash Street.

APPLICABLE GUIDELINES:

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

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

[DOWNTOWN HISTORIC DISTRICT GUIDELINES](#)

ANALYSIS:

While the home is designed as a guest cottage to the structure that is currently under construction at 511 Ash Street, and will be fenced as one property, it is designed and permitted as a fully independent single-family dwelling unit on an underlying lot of record. Access to the rear of the structure will be provided via a shared driveway on South Sixth Street. The application states that part of the design vision for the house was the eventual one-way eastbound direction of Ash Street. While traffic circulation has been discussed at various points in the past, redirecting traffic patterns downtown is not planned at this time.

The home is in keeping with the character of the neighborhood and the downtown district as a whole. It will utilize modern materials to replicate traditional materials commonly seen in the district.

During review staff noted items:

1. Lot 9 of Block 29 is still combined with 511 Ash Street
2. An ingress/egress easement for a shared driveway will be required at permitting.
3. Given the prominent corn location, staff believes that the front porch should continue around the east side of the building and connect with the covered side entrance stoop.
4. While a roofing plan is not provided, the elevations note a two-foot first floor eave. It appears that the building is setback less six inches from the eastern property line. Please clarify the eave design on this side of the structure.

STAFF RECOMMENDATION:

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

Staff recommends:

APPROVAL of HDC 2021-0023 with the following conditions:

1. Lot 9 must be restored with the Property Appraiser's office for issuance of a building permit.
2. Provide ingress and egress easement.
3. Continue front porch around the east side of the structure.
4. Confirm eave design does not project into the right of way.

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2021-0023 **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 2021-0023, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

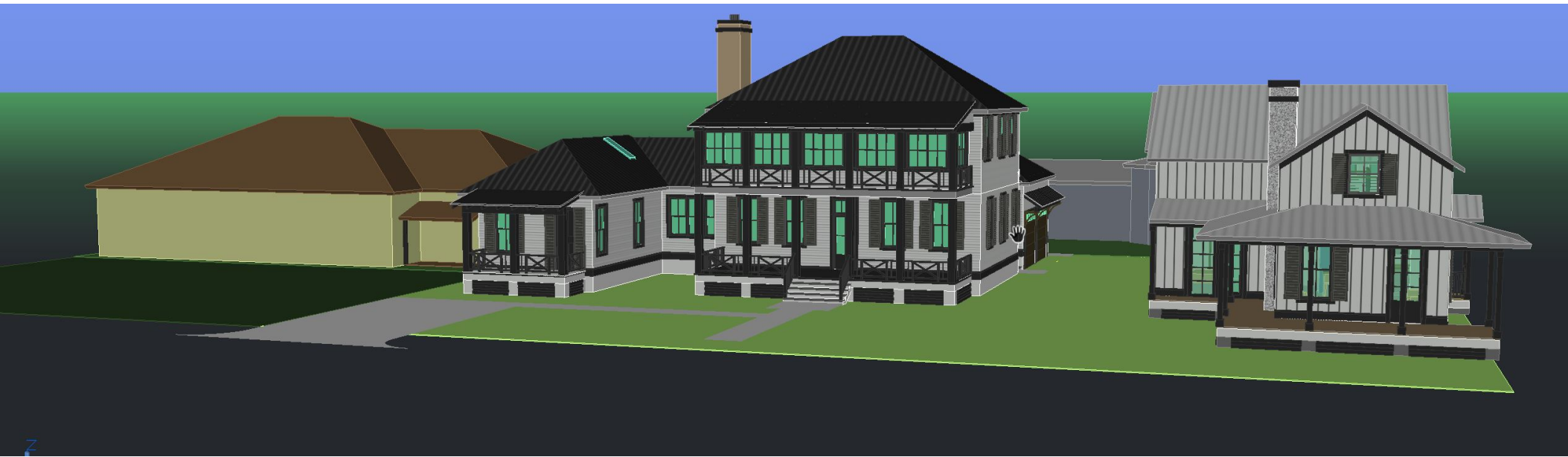
LIST OF EXHIBITS:

EXHIBIT 1 HDC 2021-0023 Application and Backup Materials

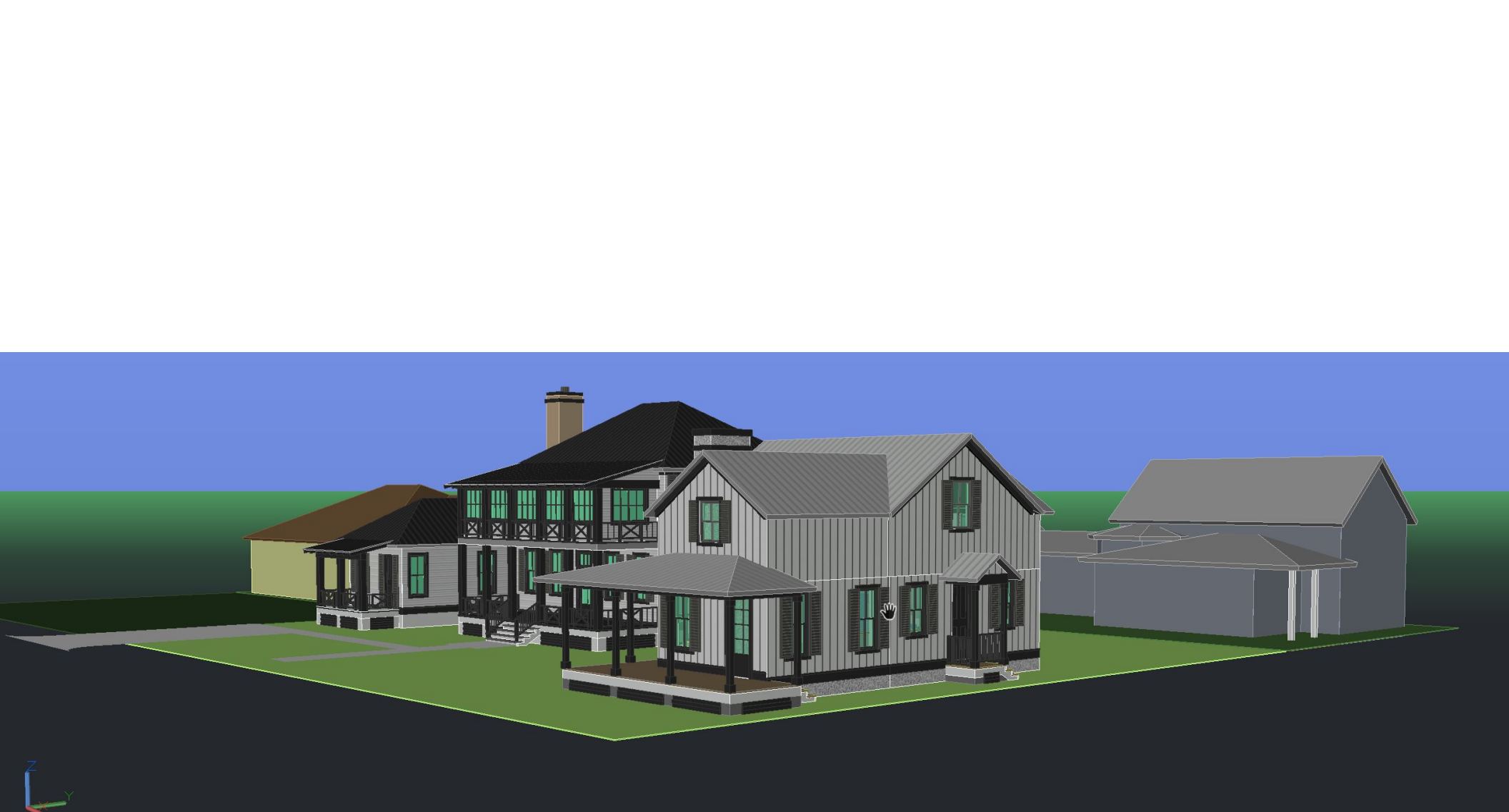
Respectfully Submitted,

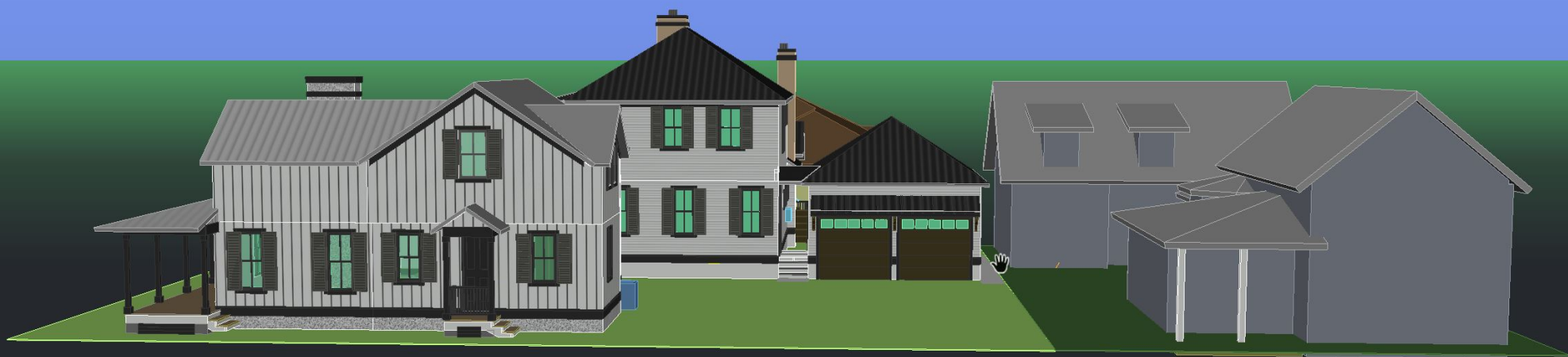
A handwritten signature in blue ink, appearing to read 'J. Platt', with a stylized flourish.

Jacob M. Platt
Senior Planner



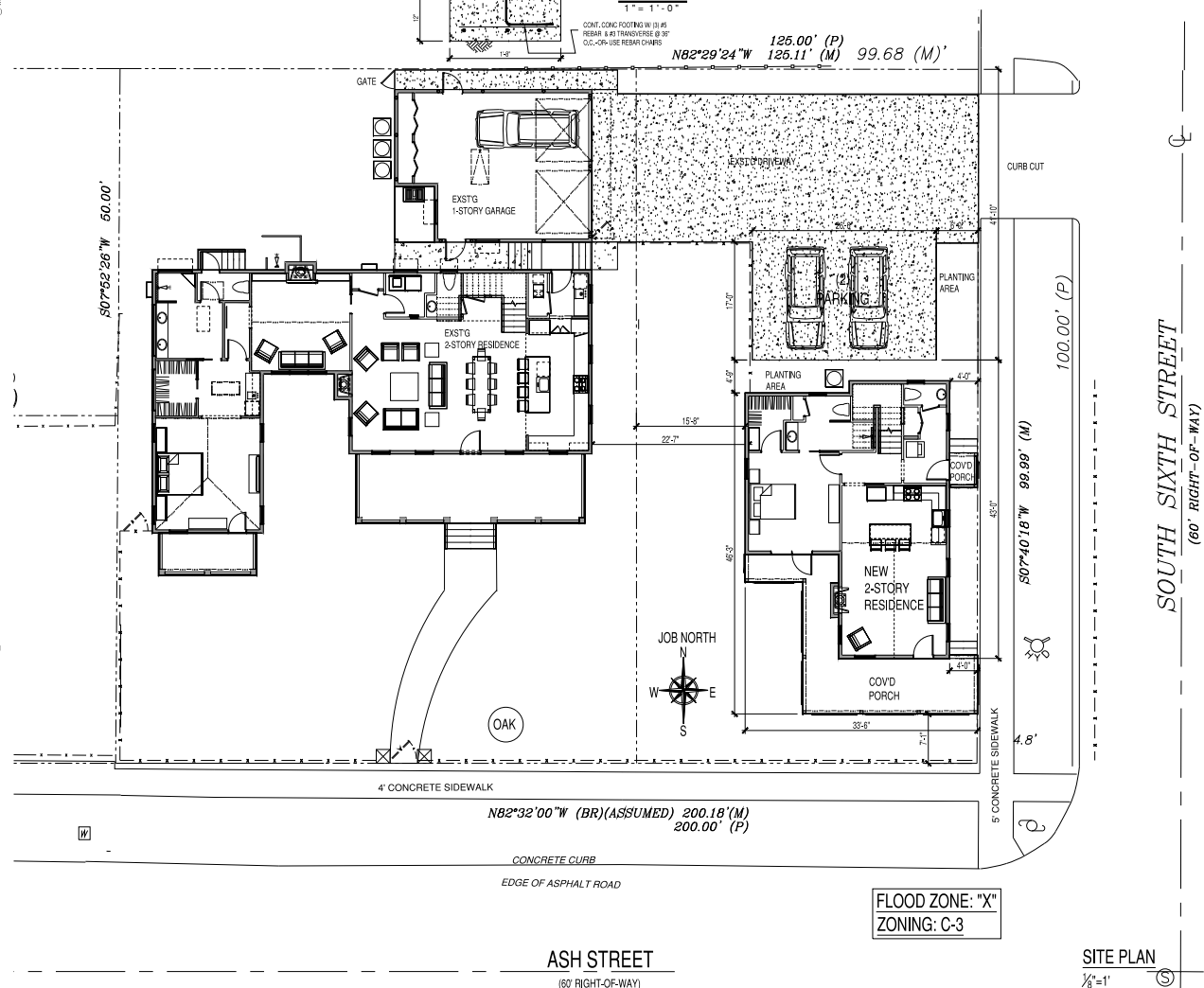
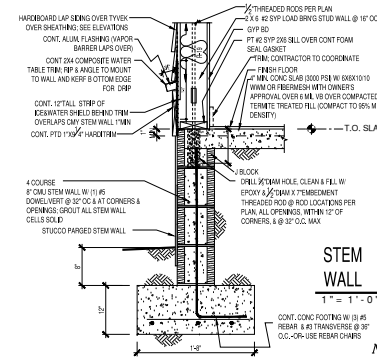
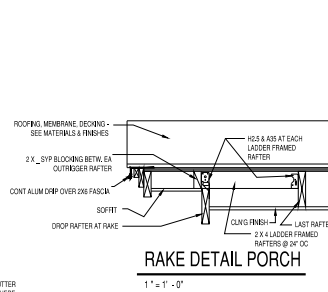
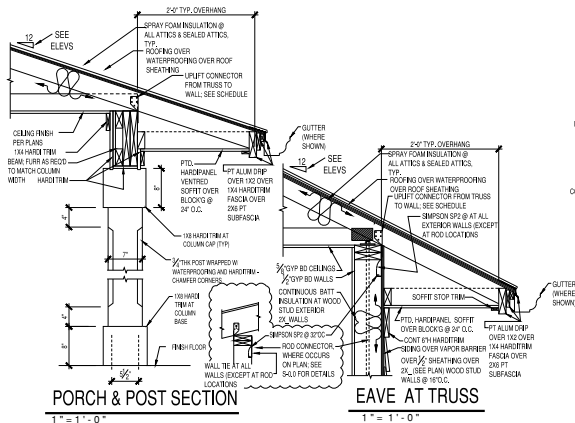






511 Ash Street
Street View





GENERAL NOTES

- CODES: FLORIDA BUILDING CODE 2017 (BY REFERENCE), 2018 CATEGORY A BUILDING, ELECTRIC CODE, NATIONAL ELECTRIC CODE 2014
- FLOOD ZONE: X-1 (HIGHEST RESISTANT DESIGN AND CONSTRUCTION AND THE 2014)
- DESIGNING: THESE DRAWINGS PROVIDE THE GENERAL DESCRIPTION OF THE WORK. THE CONTRACTOR SHALL PROVIDE NECESSARY MATERIALS AND WORK FOR A COMPLETELY FINISHED PROJECT. CONSULT WITH THE OWNER IN THE EVENT OF DISCREPANCY OR UNCERTAINTY TO CLARIFY SCOPE OF WORK PRIOR TO BID.
- DEVIATIONS FROM DRAWINGS: ARCHITECT DOES NOT ASSUME RESPONSIBILITY FOR OMISSIONS, UNKNOWING PERFORMANCE OR DEVIATIONS FROM THE DRAWINGS. SPECIFICATIONS AND MATERIALS WHICH HAVE OCCURRED BY CONTRACTOR OR CONTRACTOR DURING THE COURSE OF CONSTRUCTION, JOIN FROM DRAWINGS ARE AT CONTRACTOR'S RISK UNLESS APPROVED IN WRITING OR WITH SEALED SUPERVISORY DRAWINGS OR SEALED CORRESPONDENCE FROM THE ARCHITECT.
- CONTRACTOR'S OWNERS' PRINT DOCUMENTS: THESE DRAWINGS ARE TO BE CONSIDERED A CONTRACTOR'S PRINT DOCUMENT AND ARE NOT INTENDED TO COVER ALL ASPECTS OF CONSTRUCTION. AGREEMENT BETWEEN THE OWNER AND THE CONTRACTOR SPECIFIC TO THE PROJECT, MATERIALS, ALLOWANCES, ETC. NOT COVERED BY THESE PLANS SHOULD BE INCLUDED IN THE WRITTEN AGREEMENT BETWEEN THE OWNER AND THE CONTRACTOR.
- ARCHITECT'S ROLE: CONSTRUCTION OBSERVATION AND PROJECT ADMINISTRATION ARE NOT PART OF ARCHITECT'S SCOPE OF WORK. ANY FEES PAID BY ARCHITECT HAVE NO IMPERSON OF ARCHITECT PERFORMING CONSTRUCTION OBSERVATION, UNLESS A WRITTEN AGREEMENT EXISTS FOR THE PURPOSE.
- SERVICE DUCTING: PROVIDE BATH EXHAUST FANS, DRYER, AND RANGE EXHAUST DUCTING TO EXTERIOR DISCHARGE TYPE.

SOILS & FOUNDATIONS:

NET SOIL BEARING CAPACITY: 2500 PSF (ASSUMED)
THE GENERAL CONTRACTOR IS RESPONSIBLE TO EMPLOY AN INDEPENDENT QUALIFIED TESTING LABORATORY TO INSPECT EXISTING FOUNDATIONS AND TEST COMPACTED SOILS AND FOOTING EXCAVATIONS TO INSURE AND CERTIFY THAT THE SOILS SUPPORTING FOOTINGS AND SLABS ARE ADEQUATE TO PROPERLY SUPPORT DESIGN LOADS.

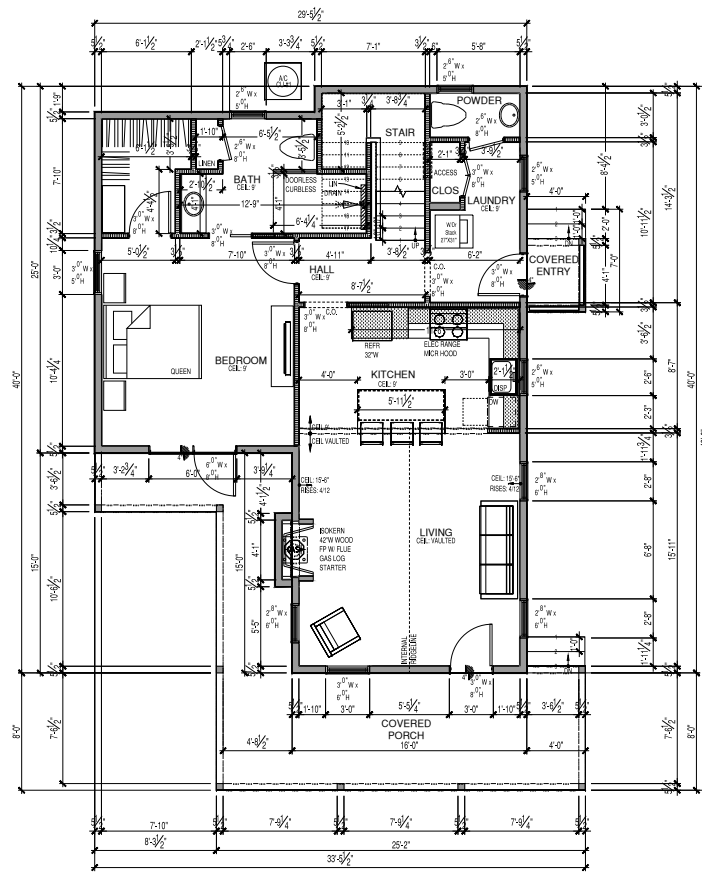


Issue Date of Progress Print	
Issue	Revised
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3	4
5	6
7	8
9	10
11	12

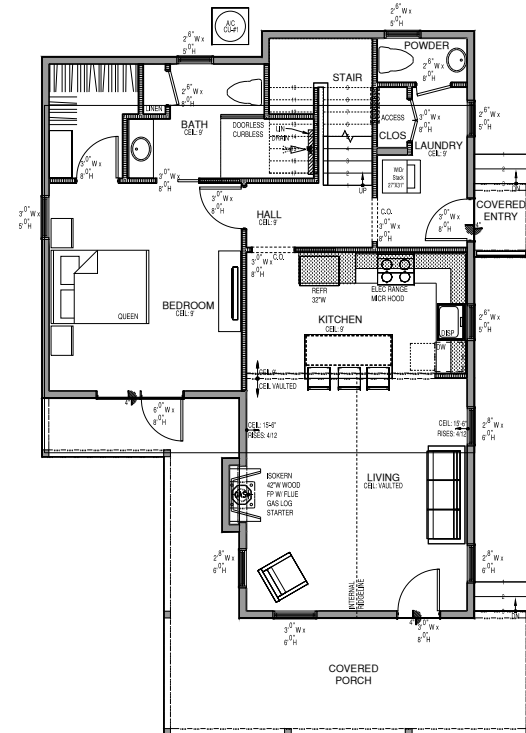
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1/4" = 1'-0"	1/4" = 1'-0"
3/16" = 1'-0"	3/16" = 1'-0"
1/8" = 1'-0"	1/8" = 1'-0"
3/32" = 1'-0"	3/32" = 1'-0"
1/16" = 1'-0"	1/16" = 1'-0"
3/64" = 1'-0"	3/64" = 1'-0"
1/32" = 1'-0"	1/32" = 1'-0"
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Site Plan	
North Arrow	Scale
1" = 1'-0"	1" = 1'-0"
1/2" = 1'-0"	1/2" = 1'-0"
1/4" = 1'-0"	1/4" = 1'-0"
3/16" = 1'-0"	3/16" = 1'-0"
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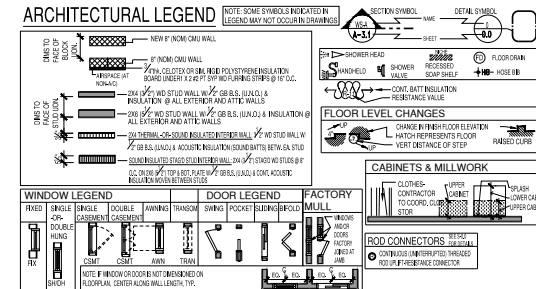
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1/32" = 1'-0"	1/32" = 1'-0"
1/64" = 1'-0"	1/64" = 1'-0"



DIMENSIONED
1st FLOOR PLAN
1/4"=1'



NOTED
1st FLOOR PLAN
1/4"=1'



John H. Dodd
ARCHITECT
2775 BAYVIEW AVENUE
FERNANDINA BEACH, FL 3204
TEL: (904) 580-4844
johndoddarchitect@gmail.com

Issue Date of Progress Print	
Date	Description

CHICKAPEA'S COTTAGE
511 ASH STREET (LOT 9), FERNANDINA BEACH, FL

GRAPHIC SCALE: 1/4"=1'

0 1 2 3 4 5 6 7 8 9 10 12 15 20 25

1st FLOOR PLAN
North Arrow
Sheet
A-1.1



2nd FLOOR PLAN

North / Bar Key

Sheet

A-1.2

NOTED
2nd FLOOR PLAN
 $\frac{1}{4}"=1'$

R312.2.1 Window sills.

In dwelling units, where the opening of an operable window is located more than 72 inches (1829 mm) above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches (610 mm) above the finished floor of the room in which the window is located. Operable sections of windows shall not permit openings that allow passage of a 4-inch-diameter (102 mm) sphere where such openings are located within 24 inches (610 mm) of the finished floor.

Exceptions:

1. Windows whose openings will not allow a 4-inch-diameter (102 mm) sphere to pass through the opening when the opening is in its largest opened position.
2. Openings that are provided with window fall prevention devices that comply with ASTM F 2090.
3. Windows that are provided with window opening control devices that comply with Section R312.2.2.

R312.2.2 Window opening control devices.

Window opening control devices shall comply with ASTM F 2090. The window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the minimum net clear opening area of the window unit to less than the area required by Section R310.1.1.

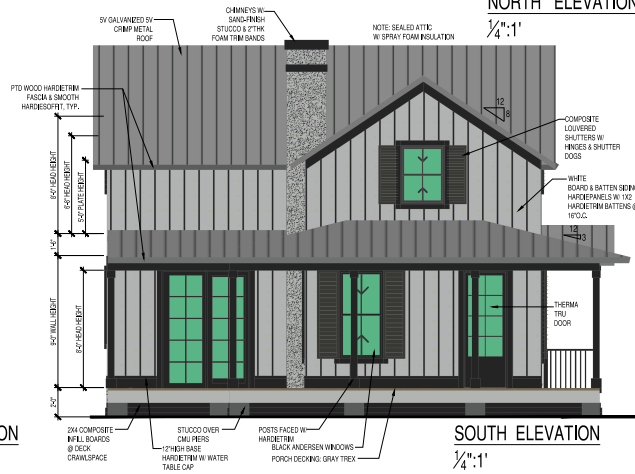
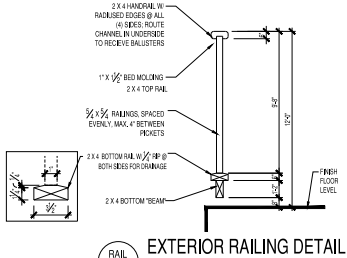
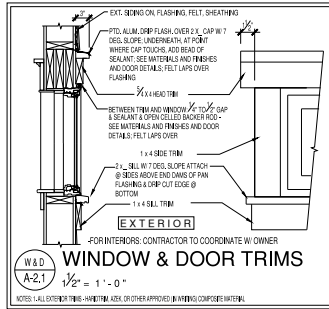
TEMPERED (SAFETY) GLASS

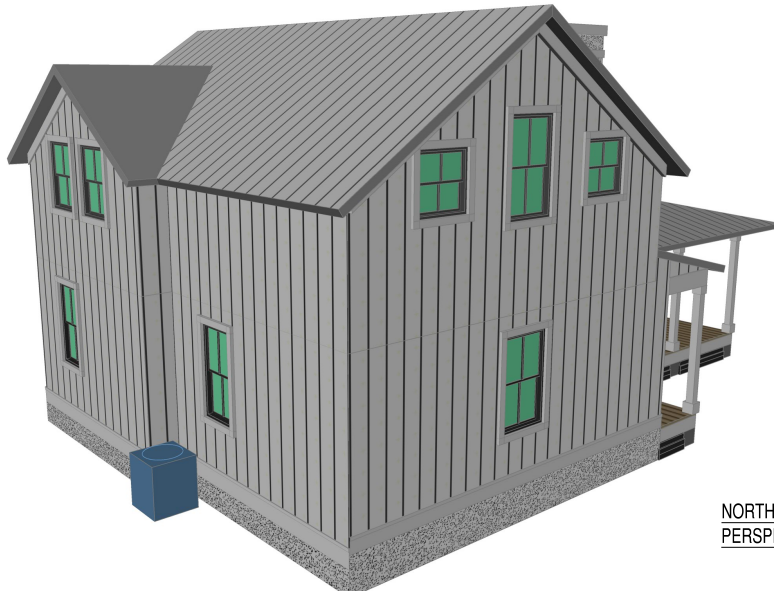
Doors, windows or panels in head, operable, swinging, sliding and bi-fold doors must be constructed from safety glass, regardless of size. In addition, any glass located adjacent to a door within a 24-inch arc of the door must be constructed from safety glass if the bottom edge of the glass is less than 60 inches above the walking surface. The only exception to these rules is decorative glass, and any glass opening too small for a 9-inch ball to pass through. Windows: Fixed or operable windows must include safety glass if they measure larger than 9 feet square, the bottom edge is less than 60 inches above the floor, the top edge is more than 36 inches above the floor, and there is a walking surface within 36 inches of the glass. Tempered glass is not required unless all four of these conditions are met. Doors: Tempered glass must be used for all glass adjacent to stairs, ramps and landings if the glass is located within 36 inches of a walking surface, and the exposed surface of the glass is less than 60 inches above any walking surface. If glass is placed on surfaces adjacent to stairs must be made from safety glass when the surface sits within 60 inches of the bottom tread, and the glass is less than 60 inches above the nose of the bottom tread.

The higher risk of slips and falls in wet areas means most glass located in bathrooms or near a hot tub or sauna must be constructed from safety glass. All glass in the bathroom or around a hot tub or sauna must consist of safety glass if the bottom edge is less than 60 inches above a standing or walking surface, such as the shower floor. In outdoor areas around a hot tub, all glazing must be constructed from safety glass. The bottom of the glass is less than 60 inches above the walkway and also within 60 inches of the edge of the walkway.

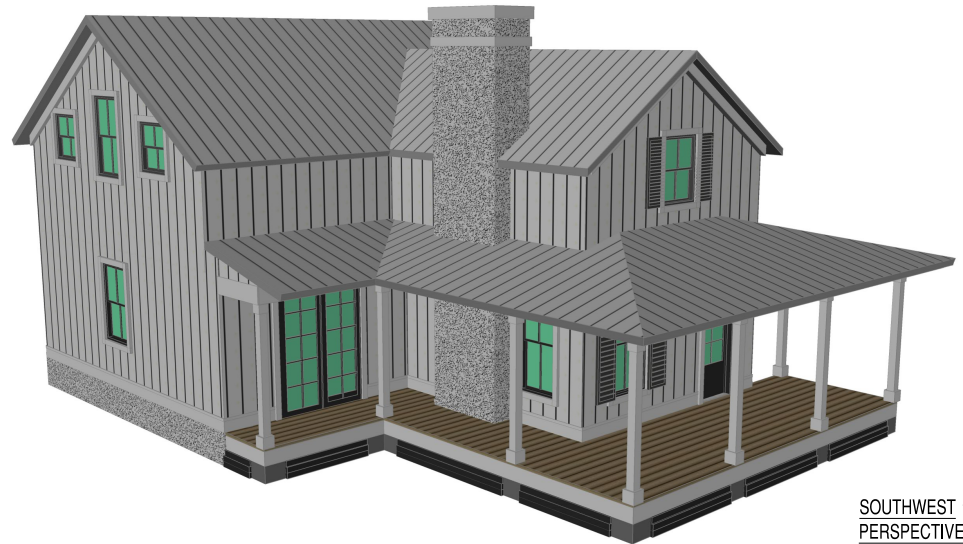
IMPORTANT NOTE: ALL EXTERIOR FASTENERS AND METALS USED AT EXTERIOR SHALL BE GRADE OR STAINLESS STEEL. NO EXCEPTIONS. THIS INCLUDES BUT IS NOT LIMITED TO:

- SILING & TRIMS FASTENERS, SOFFIT & FASCIA FASTENERS
- DECKBOARD FASTENERS & FRAMING FASTENERS, RAILING FASTENERS
- EXPOSED STRUCTURAL CONNECTING CONNECTORS
- LIGHTING FIXTURES FASTENERS. REPLACE ANY NON SS SCREWS AND OTHER PARTS POSSIBLE WITH STAINLESS FOR NO MET STEERING
- OUTLETS SCREWS AND STRAPS THAT ARE NOT PAINTED ALUMINUM





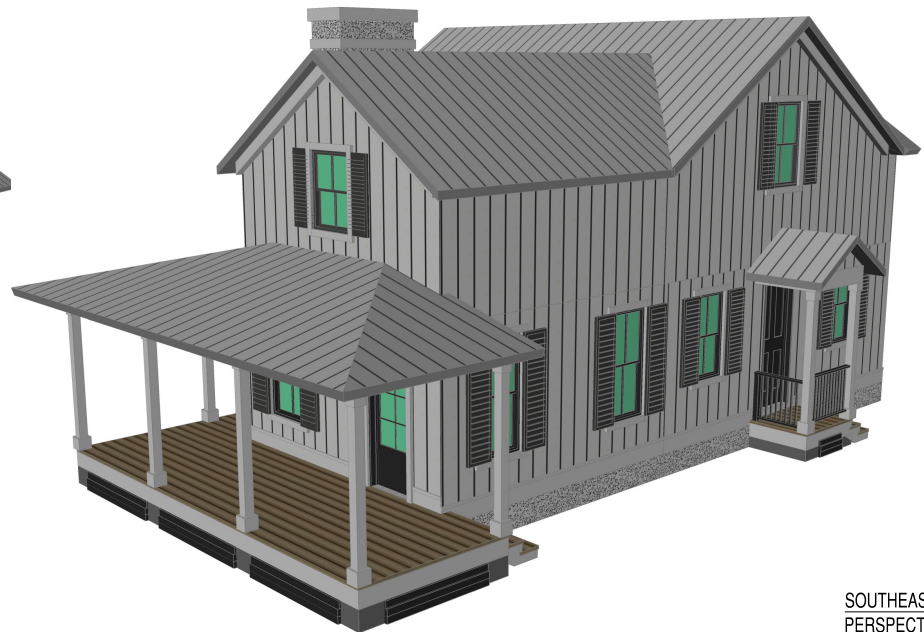
NORTHWEST
PERSPECTIVE



SOUTHWEST
PERSPECTIVE



NORTHEAST
PERSPECTIVE



SOUTHEAST
PERSPECTIVE



John H. Dodd
ARCHITECT, INC.
FL ARCHITECT
2775 SANDPARK AVENUE
FERNANDINA BEACH, FL 32036
TEL: (904) 580-4844
johndoddarchitect@gmail.com

Issue Date of Progress Permit	
Issue	Revised
Date	Issue/Revised

CHICKAPEA'S COTTAGE	
511 ASH STREET (LOT 9), FERNANDINA BEACH, FL	
0	25
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PERSPECTIVES	
North Arrow	Sheet
W	A-3.1

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #7451

Date Submitted: 6/3/2021

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 | ☐ Demolition of a Primary Structure â€œ Contributing \$7,500 |
| ☒ Certificate of Approval (COA): Board Review - Residential Single Family) \$250 | ☐ After-the-Fact Certificate of Approval (COA): Staff Review \$100 |
| ☐ Certificate of Approval (COA): Board Review - Commercial/Multi-Family/2 or more Residential Units/Mixed Use \$400 | ☐ After-the-Fact Certificate of Approval (COA): Board Review \$1,500 |
| ☐ Demolition of a Primary Structure â€œ Non-Contributing \$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.

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

Application Requirements

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

New Construction

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?*

4/20/2021

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*

515 Ash Street

City*

Fernandina Beach

State*

fl

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0029-0070

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Todd

Last Name*

Kemp

Mailing Address*

PO BOX 527

City*

Key West

State*

fl

Zip Code*

33041

Telephone Number*

904 910-1072

E-mail Address*

tkempjax@gmail.com

OWNER'S AGENT

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

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*

Addition of a new construction cottage at 515 Ash St. The cottage is 1565 sq ft and will complement the the main building being constructed at 511 Ash St. The building will have two bedrooms, two and 1/2 baths, living room, laundry and parking. The cottage will have white hardy board and batten siding, Black Anderson windows, Five "V" galvanized aluminum roof and black exterior shutters. The design of the cottage is consistent with the main house with a mass and scale that is consistent with the structures on the surrounding streets.

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

Design Vision Statement*

The project is designed as a guest cottage to complement the main structure being built at 511 Ash St. The cottage will be built at 515 Ash St.; there are no existing structures on the lot. The proposed structure complements the main house being constructed at 511 Ash while maintaining the look of a separate building. The roof, windows, shutters are all the consistent style and colors. The property will be inside the fencing that was approved with the 511 Ash St. project, so the combined space will look like a main house with a cottage. The design is consistent with the surrounding buildings. The design also takes into account that Ash Street will change to a easterly directed one way street. The focal point of the view of the house and porch is from the west looking eastward. The house is positioned as close to 6th street as possible; this is to leave space for a potential swimming pool between the buildings in the future.

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, crafts manship, 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
Hardy	Board & Batten	Sherwin Williams Extra White
		(Name/Number)

DOORS

Manufacturer

Product Description

Same as 511 Ash

Include FL Product Approval # for Windows and Doors

Color

Brown / Wood Tone

(Name/Number)

WINDOWS

Manufacturer

Anderson

Product Description

400 Series - Same as 511 Ash

Include FL Product Approval # for Windows and Doors

Color

Black

(Name/Number)

ROOFING

Manufacturer

Product Description

Five "V" galvanized metal roof

Color

(Name/Number)

FASCIA/TRIM

Manufacturer

Hardy

Product Description

Color

Sherwin Williams Extra White

(Name/Number)

FOUNDATION

Manufacturer

Product Description

Concrete - Same as 511 Ash

Color

(Name/Number)

SHUTTERS

Manufacturer

Product Description

Composite Louver - Type and Color same as Ash St

Color

Black

(Name/Number)

PORCH/DECK

Manufacturer

Product Description

Color

(Name/Number)

FENCING

Manufacturer

Product Description

Alumnum - Already included in 511 Ash St

Color

Black

(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer

Product Description

Pavers approved with 511 Ash St

Color

Gray

(Name/Number)

SIGNAGE

Manufacturer

Product Description

N/A

Color

(Name/Number)

OTHER

Manufacturer

Product Description

Color

(Name/Number)

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

Upload 1

FB Warranty Deed
Ash.pdf

Upload 2

515 Ash Street Plans
6.2.pdf

Upload 3

515 Ash Cottage 3-D
Views 5.2.pdf

Upload 4

511 Ash Street View
Pictures.pdf

Upload 5

Choose File

No file selected

Upload 6

Choose File

No file selected

Upload 7

Choose File

No file selected

Upload 8

Choose File

No file selected

Certification*



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



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

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

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

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

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

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

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

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

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

9. I/We understand that Certificates of Approval are only valid for one (1) year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.

Applicant First Name*

Charles Todd

Applicant Last Name*

Kemp

Today's Date*

6/3/2021



DEPARTMENT OF PLANNING & CONSERVATION

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

Please make sure to disable pop-up blocker in order to submit.

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

Our File Number: 20-220

For official use by Clerk's office only

STATE OF Florida	)	<u>SPECIAL WARRANTY DEED</u>
COUNTY OF Nassau	)	(Corporate Seller)
	)	

THIS INDENTURE, made this May 27, 2020, between **Coastal Newspapers LLC, a Georgia limited liability**, whose mailing address is: 2365 Prince Avenue Suite A, Athens, Georgia 30601, party of the first part, and **C. Todd Kemp, as Trustee of the C. Todd Kemp Living Trust dated June 2, 2004 and Brian K. Boyer, as Trustee of the Brian K. Boyer Living Trust dated June 2, 2004**, whose mailing address is: P.O. Box 527, Key West, Florida 33041, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

THE SOUTH 1/2 OF LOT 6; THE EAST 1/2, AND THE SOUTH 1/2 OF THE WEST 1/2 of LOT 7; LOT 8; AND LOT 9 ALL OF BLOCK 29, BEING THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA) IN THE COUNTY OF NASSAU AND STATE OF FLORIDA AND KNOWN AND DESCRIBED UPON AND ACCORDING TO THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857, AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY 1887 AND 1901), NASSAU COUNTY, FLORIDA.

*****Pursuant to F.S. 689.073, this deed confers upon the Trustee the power and authority either to protect, conserve and to sell, or to lease, or to encumber, or to otherwise manage and dispose of the real property described herein*****

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

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

AND the party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on May 27, 2020.

Signed, sealed and delivered
in the presence of:

Coastal Newspapers LLC, a Georgia limited
liability

● Kathy Crawford
Witness signature
Kathy Crawford
Print witness name

● By: Mark W. Major
Print Name: Mark W. Major
Title: Vice President/CFO

(Corporate Seal)

● Charlene K. Stamps
Witness signature
Charlene K. Stamps
Print witness name

State of Georgia

County of Clarke

The foregoing instrument was acknowledged before me by means of (X) physical presence or [] online notarization, this 20th day of May, 2020 by Mark W. Major, Vice President/CFO of Coastal Newspapers LLC, a Georgia limited liability who is personally known to me or who has produced _____ as identification.

● Charlene K. Stamps
Notary Public
Charlene K. Stamps
Print Notary Name

My Commission Expires September 17, 2021

Notary Seal



Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #7290

Date Submitted: 5/5/2021

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 | ☐ Demolition of a Primary Structure â€“ Contributing \$7,500 |
| ☒ Certificate of Approval (COA): Board Review - Residential Single Family) \$250 | ☐ After-the-Fact Certificate of Approval (COA): Staff Review \$100 |
| ☐ Certificate of Approval (COA): Board Review - Commercial/Multi-Family/2 or more Residential Units/Mixed Use \$400 | ☐ After-the-Fact Certificate of Approval (COA): Board Review \$1,500 |
| ☐ Demolition of a Primary Structure â€“ Non-Contributing \$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.

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

Application Requirements

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

New Construction

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?*

2/24/2021

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*

1012 White Street

City*

Fernandina

State*

Florida

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1580-0011-0050

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Wilhelmina

Last Name*

Neal

Mailing Address*

11 Vintage Way

City*

Fernandina

State*

Florida

Zip Code*

32034

Telephone Number*

8505853095

E-mail Address*

willyneal44@gmail.com

OWNER'S AGENT

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

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

Yes

First Name*

Charles

Last Name*

Drace

Company (if applicable)

Drace Constuction, 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*

1 1/2 Story Cottage with a single large roof dormer facing the street and a full width covered porch with decorative railing. The dormer gable and sides feature fish scale shingle accents. The front elevation features a historic design front door with a stain finish and the porch lanterns are of a historic design. The crushed gravel driveway beside the house leads to a parking area in the rear and room for a future garage or carport.

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

Design Vision Statement*

Historic roof and dormer design borrows from neighborhood homes with high roof pitch and covered front porch. The entry porch is a painted wood deck over open framing.

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, craftsman ship, 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 system FL 20461.15 Include FL Product Approval # for Windows and Doors	Honeymeade MW453 (Name/Number)

WINDOWS

Manufacturer	Product Description	Color
Jeld-wen	FL 14104.5 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 7006 Extra 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
N/A		(Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
	5/4x6 Pressure treated wood over 2X6 framing	SW 7058 Magnetic gray (Name/Number)

FENCING

Manufacturer	Product Description	Color
	Board on Board w'dog eared pickets 4'high screen	SW6422 Shagreen (Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
	Crushed gravel	grey (Name/Number)

SIGNAGE

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

OTHER

Manufacturer	Product Description	Color
James Hardie	Cement fiber smooth siding per plan	SW6422 Shagreen (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 selected	Choose File No file selected	Choose File No file selected	Choose File No file selected
Upload 5	Upload 6	Upload 7	Upload 8
Choose File No file selected	Choose File No file selected	Choose File No file selected	Choose File No file selected

Certification*



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



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

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.
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Applicant First Name*

Charles

Applicant Last Name*

Drace

Today's Date*

5/5/2021



DEPARTMENT OF PLANNING & CONSERVATION

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

Please make sure to disable pop-up blocker in order to submit.



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Wilhelmina W. Neal
(print name of property owner(s))

hereby authorize: CHARLES DRAE/DRAE CONSTRUCTION INC
(print name of agent)

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

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

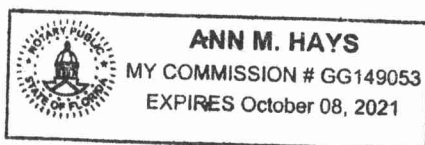
Wilhelmina W. Neal
(Signature of owner) (Signature of owner)

Wilhelmina W. Neal
(Print name of owner) (Print name of owner)

STATE OF FLORIDA
COUNTY OF NASSAU }
ss

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 19 day
of April, 20 21, by Wilhelmine W. Neal

[Signature] Notary Public Ann m Hays Printed Name
My Commission Expires
Personally Known ☐ OR Produced Identification ☒ ID Produced: DL



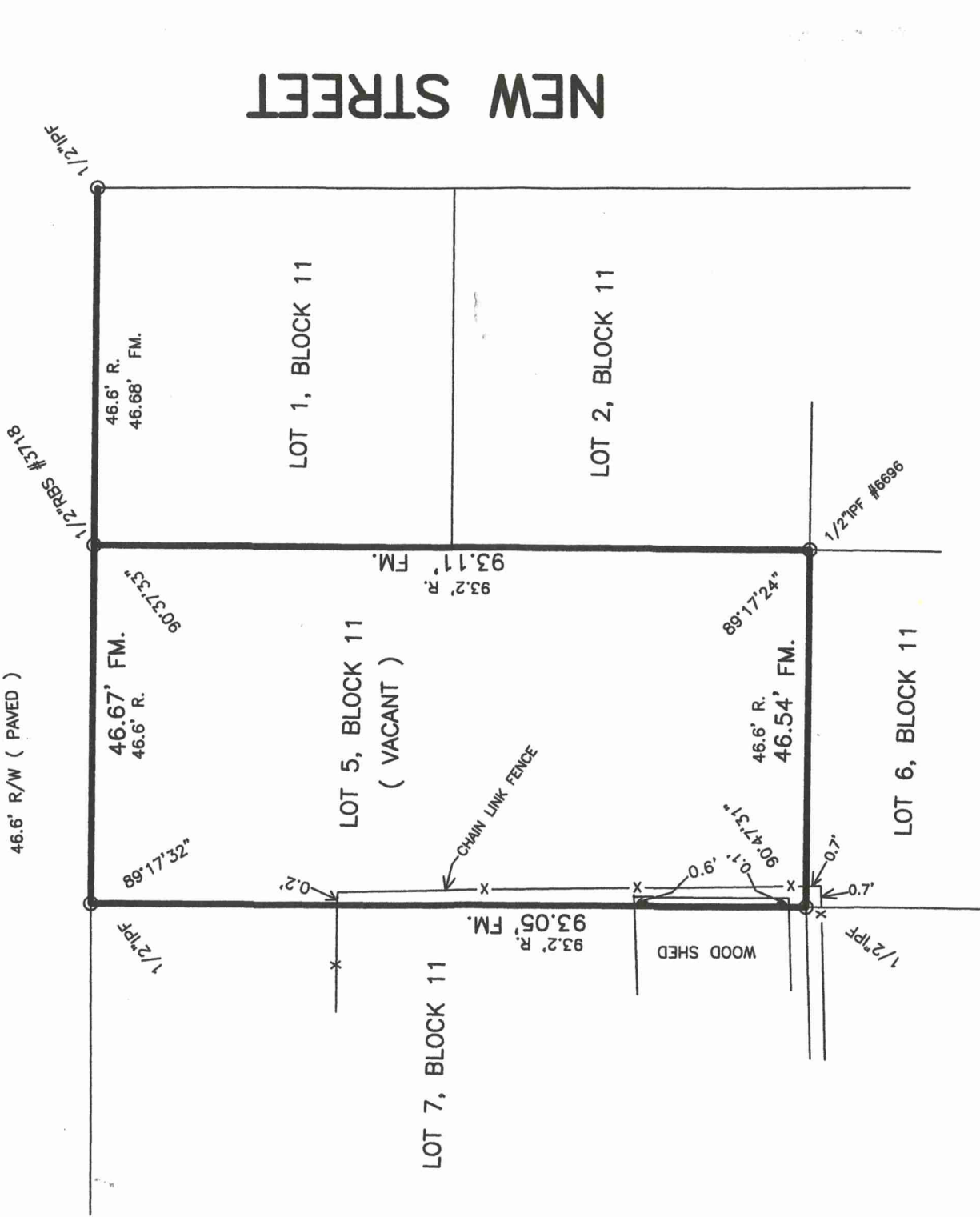
MAP SHOWING BOUNDARY SURVEY OF
LOT 5, BLOCK 11, OLD TOWN,

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:
WILHELMINA W. NEAL,
CBC MORTGAGE@FIRST FEDERAL BANK,
FIRST AMERICAN TITLE INSURANCE COMPANY,
ANDREA F. LENNON, P.A.

WHITE STREET

46.6' R/W (PAVED)



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 17-17.050, FLORIDA ADMIN. CODE, AND/OR CHAPTER 180-7, GEORGIA STATUTES.

LICENSED BUSINESS NO. 6412

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

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

DATE OF SURVEY: MARCH 11, 2021
SCALE 1"=20'
JOB NO. 2103-08 F.B. 360

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

Prepared by:
Andrea F. Lennon, P.A.
3391 South Fletcher Avenue
Fernandina Beach, Florida 32034

File Number: 21-253

COPY

General Warranty Deed

Made this April 19, 2021 A.D. By Christine Stewart a/k/a Martha Christine Stewart, a married woman and Katherine Jeanette Thompson, an unmarried woman, whose post office address is: 37 Oak Grove Place, Fernandina Beach, Florida 32034, hereinafter called the grantor, to Wilhelmina W. Neal, an unmarried woman, whose post office address is: 11 Vintage Way, 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:

LOT 5, BLOCK 11, OLD TOWN

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

Parcel ID Number: 00-00-31-1580-0011-0050

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, 2020.

Prepared by:
Andrea F. Lennon, P.A.
3391 South Fletcher Avenue
Fernandina Beach, Florida 32034

File Number: 21-253

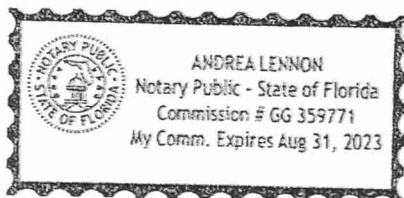
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness
Printed Name: Andrea F. Lennon
Christine Stewart a/k/a Martha Christine Stewart (Seal)
Address: 37 Oak Grove Place, Fernandina Beach,
Florida 32034
Witness
Printed Name: Danette Fusco
Katherine Jeanette Thompson (Seal)
Address: 5008 Karen Street, Fernandina Beach,
Florida 32034

State of Florida
County of Nassau

The foregoing instrument was acknowledged before me by means of [x] physical presence or [] online notarization, this 19th day of April, 2021, by Christine Stewart a/k/a Martha Christine Stewart, a married woman and Katherine Jeanette Thompson, an unmarried woman, who is/are personally known to me or who has produced a Driver's License as identification.



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

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.

WILHELMINA NEAL 1012 WHITE STREET

EXTERIOR COLORS

SW 6422 SHAGREEN BODY/SIDING SW 6421 CELERY ACCENT
FISHSCALE SHINGLES @ DORMER



SW 7006 EXTRA WHITE EXTERIOR TRIM, FASCIA, WINDOW TRIM
SOFFITS HANDRAIL AND COLUMNS

SW 7006
Extra White
257-C1

FRONT DOOR MINWAX GEL STAIN HONEYMEADE MW 453



TERMS OF PURCHASE AND USE:

These terms and conditions are between the purchaser (referred to herein as "Purchaser") of a one time license to use these plans (referred to herein as "Plans") and Moser Design Group, Inc (referred to herein as "Moser"). The Purchaser of the one time license of these Plans acknowledges and agrees that it has read, accepts, and will comply with the following terms and conditions.

In consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is mutually agreed as follows:

- General Notes.
 - Moser grants the Purchaser a limited license to use these copyrighted Plans for the construction of no more than one home or dwelling unit.
 - Purchaser may change or modify the Plans, thereby creating a derivative work of the Plans. However, Moser retains full right and title to any such derivative work. Additionally, Purchaser accepts full and complete liability for the accuracy and overall integrity of any derivative works created from the Plans.
 - Purchaser may loan the Plans to associates and subcontractors for their use in assisting Purchaser with construction of the one dwelling allowed herein. However, Purchaser may not otherwise transfer or sell the Plans or any derivative works of the Plans, or any reproductions or rights thereto.
 - Purchaser's purchase of the one time license of these Plans does not transfer any right, title, or interest in the Plans or the copyright therein to Purchaser except as specifically set forth in this agreement. Furthermore, Purchaser acknowledges that Moser will be greatly damaged should Purchaser breach the terms of this agreement.
 - At the time the Plans were prepared, every effort was made to ensure that these Plans and specifications meet nationally recognized codes. The Plans conform to most national building codes. Because building codes vary from area to area, however, some drawing modifications and/or the assistance of a registered design professional may be necessary to comply with your local codes or to accommodate specific building site conditions. We advise you to consult with your local building official for information regarding codes governing your area. Heating, air conditioning and electrical layouts are not included. Consult a local mechanical and electrical contractor for systems suitable for your local conditions.

2. Disclaimer. PURCHASER ASSUMES ALL RESPONSIBILITY AND RISK FOR THE USE OF THE PLANS. THE PLANS ARE PROVIDED ON AN "AS IS" BASIS. MOSER MAKES NO REPRESENTATIONS OR WARRANTIES OF ANY KIND, EXPRESS OR IMPLIED, AS TO THE USE OF THE PLANS TO CONSTRUCT A HOME OR OTHER STRUCTURE. TO THE FULL EXTENT PERMISSIBLE BY APPLICABLE LAW, MOSER DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, AND NON-INFRINGEMENT OF INTELLECTUAL PROPERTY RIGHTS OR OTHER PROPRIETARY RIGHTS. MOSER WILL NOT BE LIABLE FOR ANY DAMAGES OF ANY KIND ARISING FROM THE USE OF THESE PLANS, INCLUDING, BUT NOT LIMITED TO DIRECT, INDIRECT, SPECIAL, INCIDENTAL, PUNITIVE, CONSEQUENTIAL DAMAGES OR DAMAGES RESULTING FROM PERSONAL INJURY OR LOSS OF PROPERTY ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE USE OF THESE PLANS, OR THE INABILITY TO USE THESE PLANS, OR ANY PORTION THEREOF, WHETHER BASED ON CONTRACT, TORT, NEGLIGENCE, STRICT LIABILITY OR OTHERWISE, EVEN IF MOSER HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

3.Release and Indemnification. Purchaser hereby releases Moser for any damages, liabilities or claims based upon Purchaser's use of these Plans. Purchaser agrees to defend, indemnify and hold harmless Moser for any damages, liabilities or claims, including reasonable attorneys' fees, arising out of or based upon Purchaser's use of these Plans.

4.Copyrights. These Plans are protected by United States copyright law (Title 17, United States Code) and various international agreements (referred to herein as "Copyright Laws"). Moser grants to the Purchaser of these Plans a limited license to use the Plans for the sole purpose of constructing one (1) home, including the right to modify the Plans as deemed necessary or desired by the Purchaser or its representatives in connection with the construction of the one (1) home. Any modifications to the Plans constitute a derivative work under the Copyright Laws. The Copyright Laws prohibit any use of these Plans, any derivative works based upon these Plans, or any portion of the foregoing, to construct any home or other structure beyond the one-time use authorized herein, or any duplication, display, publication, sale, lease or distribution of these Plans, any derivative works based upon these Plans, or any portion of the foregoing, without the prior written consent of Moser. Purchaser acknowledges and agrees that all rights, title and interest in the Plans, any derivative works based on the Plans, and the copyrights therein, are owned by Moser. All rights reserved.

5.Scope of Plans and Professional Assistance. These Plans provide ideas and concepts and are not intended to be complete in all respects and details. For example, the Plans do not specify or cover many requirements necessary to construct a home or other structure, including electrical, plumbing, and heating ventilating and air conditioning specifications and schematics, as well as construction related requirements such as nailing, gluing, caulking, insulating, flashing, roofing, weatherproofing and many other items and details. The Plans should be reviewed by a licensed architect, builder and/or engineer prior to the start of construction. It is the Purchaser's responsibility to provide or obtain standard construction detailing and practices, which will provide a structurally sound and weatherproof finished home. The Purchaser or its licensed construction representatives shall resolve any discrepancies or problems perceived prior to starting construction. Any use of these Plans, or modifications thereto, by the Purchaser or the Purchaser's licensed construction representatives is performed at their own risk.

6.Local Building Requirements. Building codes, zoning requirements, ordinances, building regulations and construction standards may vary because of the differences in geography and climate. Each state, county and municipality has its own building codes, zoning requirements, ordinances, building regulations and construction standards, as well as requirements regarding snow loads, energy codes, soil and seismic conditions and a wide range of other matters (referred to herein as "Local Requirements"). The Plans may need to be modified to comply with the Local Requirements applicable to the Purchaser's building site. It is the Purchaser's responsibility to consult with the proper construction professionals to ascertain if the Plans comply with these Local Requirements governing the Purchaser's building site, and, if necessary, to make any modifications or verifications to the Plans as required to comply with these Local Requirements.

7.Additional Plans and Specifications Required. These Plans do not include any plumbing, heating or air conditioning specifications or plans due to the wide variety of Local Requirements and climatic conditions that may be applicable. A licensed electrical engineer, mechanical engineer and/or builder should provide such specifications or plans, as may be required for permits and construction. The foundation plan and associated details contained in the Plans are provided as a basic guide for a typical spread footing and crawl space and conventional wood framed system. It is the Purchaser's responsibility to have a licensed architect, builder or licensed engineer review these Plans and, if deemed necessary, provide a site-specific foundation design. It is also the Purchaser's responsibility to check, or have a licensed architect, builder or engineer check, all plan dimensions and details for overall accuracy appropriate to the site and final selection of masonry, floor joists, lumber, structural members, veneer, roofing, etc., all of which may require modifications to the Plans to revise the dimensions and details. Varying Local Requirements, foundation requirements and the addition of electrical and mechanical plans may also change details of these Plans and/or require modifications to the Plans.

8.Construction Materials and Installation. Names of articles, components, material, equipment and manufacturers shown on these Plans do not represent any endorsement or recommendation by Moser. The final selection of the articles, components, material, equipment and manufacturers to be used is the responsibility of the Purchaser, as is the proper installation of such items. Moser has no control over, or responsibility for, the selection, installation, or use of such items. It is the Purchaser's responsibility to assure that all manufactured articles, components, material, and equipment to be used in the construction of a home or structure based upon the Plans are of good quality and are applied, installed, connected, erected, used, cleaned, adjusted, operated and conditioned properly and as directed by the manufacturers of such items. The use of a different articles, components, material, and equipment may change details of the Plans and/or require modifications to the Plans.

- General.
 - Moser reserves the right to make changes to its Plans from time to time. Therefore, Moser does not warrant that the Plans will match any marketing, website or catalog images that the Purchaser may have reviewed and/or consulted prior to ordering the Plans.
 - Purchaser agrees that no joint venture, partnership, employment or agency relationship exists between Purchaser and Moser as a result of these terms and conditions or Purchaser's use of these Plans.
 - Moser's performance of these terms and conditions is subject to existing laws and legal process and nothing contained in these terms and conditions shall derogate or impair Moser's right to comply with law enforcement requests or requirements relating to Purchaser's use of these Plans or information provided to or gathered by Moser with respect to such use.
 - These terms and conditions constitute the entire agreement between Purchaser and Moser with respect to the Plans. These terms and conditions supersede all prior or contemporaneous communications and proposals, whether electronic, oral or written, between Purchaser and Moser with respect to the Plans. No modification of these terms and conditions shall be effective unless it is authored by Moser, or unless it is physically signed by Moser. Any alleged waiver of any breach of these terms and conditions shall not be deemed to be a waiver of any future breach. A printed version of these terms and conditions and/or of any notice given by Moser in electronic form shall be admissible in judicial or administrative proceedings based upon or relating to these terms and conditions or Purchaser's use of the Plans to the same extent and subject to the same conditions as other business documents and records originally generated and maintained by Moser in printed form.

- Controlling Law.
 - Purchaser agrees that these terms and conditions and its use of the Plans are governed by the laws of the State of South Carolina, USA. Purchaser hereby consents to the exclusive jurisdiction and venue of the courts, tribunals, agencies and other dispute resolution organizations in Beaufort, South Carolina, USA in all disputes (a) arising out of, relating to, or concerning the Plans and/or these terms and conditions, (b) in which the Plans and/or these terms and conditions are an issue or a material fact, or (c) in which the Plans and/or these terms and conditions is referenced in a paper filed in a court, tribunal, agency or other dispute resolution organization.
 - Use of the Plans is unauthorized in any jurisdiction that does not give full effect to all provisions of these terms and conditions, including without limitation this paragraph and the warranty disclaimers and liability exclusions above. Moser has endeavored to comply with all legal requirements known to it in creating and distributing these Plans, but makes no representation that the Plans are appropriate or available for use in any particular jurisdiction. Use of the Plans is unauthorized in any jurisdiction where all or any portion of the Plans may violate any legal requirements and Purchaser agrees not to use the Plans in any such jurisdiction. Purchaser is responsible for compliance with applicable laws. Any use in contravention of this provision or any provision of these terms and conditions is at Purchaser's own risk and, if any part of these terms and conditions is invalid or unenforceable under applicable law, the invalid or unenforceable provision will be deemed superseded by a valid, enforceable provision that most closely matches the intent of the original provision and the remainder of these terms and conditions shall govern such use.

- DISPUTE RESOLUTION.
 - WITH THE PRIOR AGREEMENT OF MOSER, ANY CLAIM, DISPUTE OR CONTROVERSY ARISING OUT OF, RELATING TO OR CONCERNING THE PLANS AND/OR THESE TERMS AND CONDITIONS SHALL BE DECIDED BY BINDING ARBITRATION IN ACCORDANCE WITH THE RULES OF THE AMERICAN ARBITRATION ASSOCIATION AND ANY SUCH ARBITRATION PROCEEDINGS SHALL BE BROUGHT AND HELD IN BEAUFORT, SOUTH CAROLINA, USA. THE DECISIONS OF THE ARBITRATORS SHALL BE BINDING AND CONCLUSIVE UPON ALL PARTIES INVOLVED AND JUDGMENT UPON ANY AWARD OF THE ARBITRATORS MAY BE ENTERED BY ANY COURT HAVING COMPETENT JURISDICTION. THIS PROVISION SHALL BE SPECIFICALLY ENFORCEABLE IN ANY COURT OF COMPETENT JURISDICTION.
 - ALTERNATIVELY, IF ARBITRATION CLAUSE IS DEEMED INVALID, PURCHASERS HEREBY CONSENTS TO EXCLUSIVE JURISDICTION AND VENUE IN SOUTH CAROLINA.

- GENERAL NOTES
- Do not scale drawings. Use only dimensions shown on drawings. The purchaser or the purchaser's licensed construction representatives shall verify all dimensions and conditions at jobsite.
 - Larger scale drawings supersede smaller scale drawings.
 - Coordinate location of utility meters on the site plan to keep them from public view and to minimize visual impact from any area of the site. Hold meters as low as possible to allow more effective screening.
 - Use materials appropriate to the application for maximum life and optimum appearance.



CAMPBELL RESIDENCE

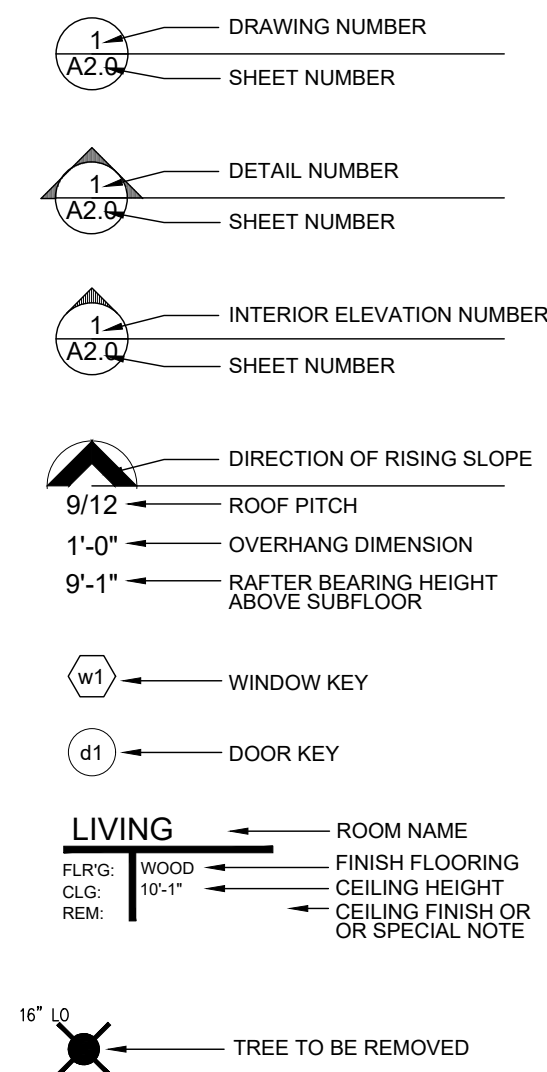
LOT #8 & 6, BLOCK #7, SAN FERNANDINA STREET, OLD TOWN, FERNANDINA BEACH, FL

DRAWING INDEX

G1.0	COVER SHEET / GENERAL INFORMATION
G1.2	SITE PLAN
A2.0	FIRST & SECOND FLOOR PLAN
A2.1	PAVILION FLOOR PLAN
A2.2	ROOF PLAN
A3.0	ELEVATIONS
A3.1	ELEVATIONS
A4.0	BUILDING SECTIONS
A5.0	WALL SECTIONS

NOTE:
CONTRACTOR TO VERIFY ALL CODE REQUIREMENTS, STRUCTURAL AND ENGINEERING DETAILS.
CONTRACTOR TO VERIFY VENTILATION AND WATER-PROOFING DETAILS.
CONTRACTOR TO VERIFY CONNECTIONS BETWEEN HOUSE AND FOUNDATION, VERIFY CONNECTIONS MEET ALL APPLICABLE CODES, AND LOADS IMPOSED.

SYMBOLS AND ABBREVIATIONS



ABV	ABOVE
AFF	ABOVE FINISHED FLOOR
ASF	ABOVE SUBFLOOR
ADJ	ADJ
@	AT
BFE	BASE FLOOD ELEVATION
CONT	CONTINUOUS
CNTR	CENTER
CONST	CONSTRUCTION
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
DIA	DIAMETER
DBL	COUBLE
DEG	DEGREES
EXT	EXTERIOR
FFE	FINISHED FLOOR ELEVATION
FIN	FINISH
FL	FLOOR
FT	FEET
FOS	FACE OF STUD
FOB	FACE OF BLOCK
GYP	GYPSUM
HB	HOSE BIBB
HVAC	HEATING, VENTILATION & AIR CONDITIONING
HT	HEIGHT
H/C	HANDICAP
HDR	HEADER
HORZ	HORIZONTAL

INT	INTERIOR
IN	INCHES
JST	JOIST
MIN	MINIMUM
MAX	MAXIMUM
NIC	NOT IN CONTRACT
OPN'G	OPENING
OC	ON CENTER
PSI	POUNDS PER SQUARE INCH
PSF	POUNDS PER SQUARE FOOT
PT	PRESSURE TREATED
PNT	PAINT
R	RISER
ROW	RIGHT OF WAY
REQ'D	REQUIRED
REM	REMOVE
SQFT	SQUARE FEET
TOB	TOP OF BLOCK
TOS	TOP OF STUD
TRD	TREAD
TRT'D	TREATED
VERT	VERTICAL
GALV	GALVANIZED
SS	STAINLESS STEEL

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



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INFO@MOSERDESIGNGROUP.COM
(843) 379-5630

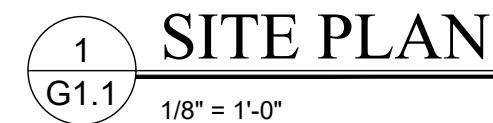
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REVISIONS:

CAMPBELL RESIDENCE
SET NOT FOR CONSTRUCTION
LOT #8 & 6, BLOCK #7, SAN FERNANDINA STREET
OLD TOWN FERNANDINA BEACH, FLORIDA

DRAWING SET:
HDC REVIEW SET
DATE:
05.06.21
SHEET:

G1.0



FINISH NOTES

1. Wallboard board shall be mold, mildew & moisture resistant, screw-attached 1/2" fire resistant gypsum board conforming to ASTM C36-64.

1. Ceiling board shall be mold, mildew & moisture resistant, screw-attached 5/8" fire resistant gypsum board conforming to ASTM C36-64.

2. Wallboard @ damp areas shall be equal to screw-attached 1/2" moisture resistant gypsum board @ all areas exposed to high humidity levels such as bathrooms.

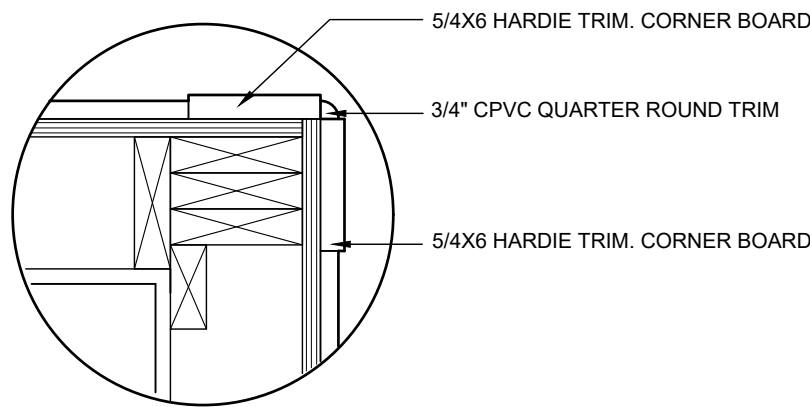
3. Sheetrock accessories shall be equal to USG. All exposed corners and gypsum board edges shall have appropriate metal accessories. Sheetrock joint treatment materials shall conform to ASTM C476-64. Tape all joints and apply 3 coats of joint compound. Sand between coats and after the final finish coat.

4. All joints should be sound, clean, dry and free of contaminants. Caulking or sealant should be applied in accordance with spec data sheets and manufacturer's specific recommendations. Caulking and sealant shall me installed so that finish surface is smooth, even and regular.

5. Sealant shall be installed at exterior or damp interior joints between dissimilar materials as required. Prime all substrates with primer as recommended by manufacturer of sealant. Apply sealant from the bottom up.

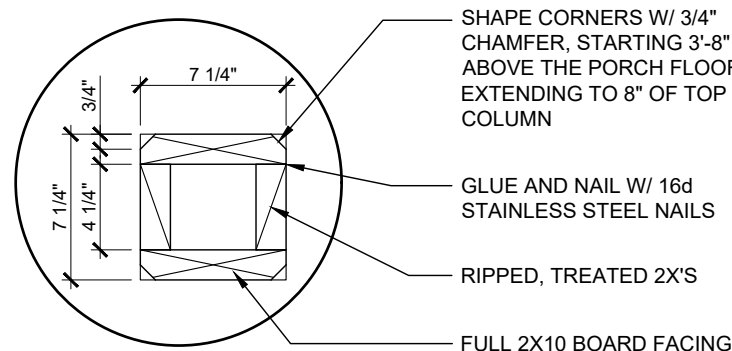
BATH ACCESSORIES NOTES

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



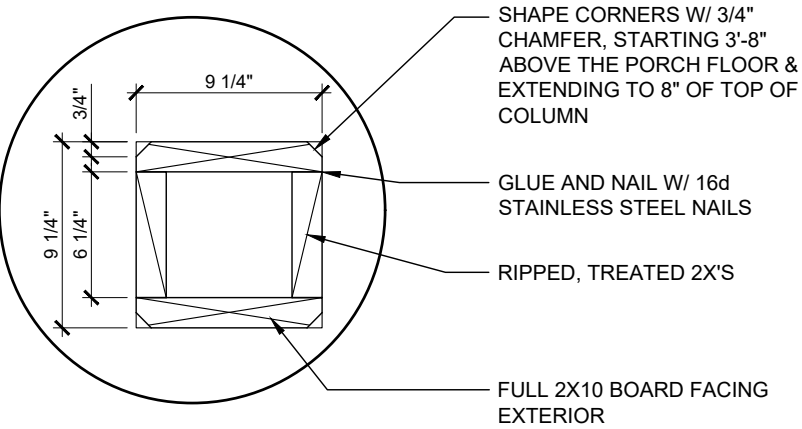
3 CORNER DETAIL

A2.0 NTS



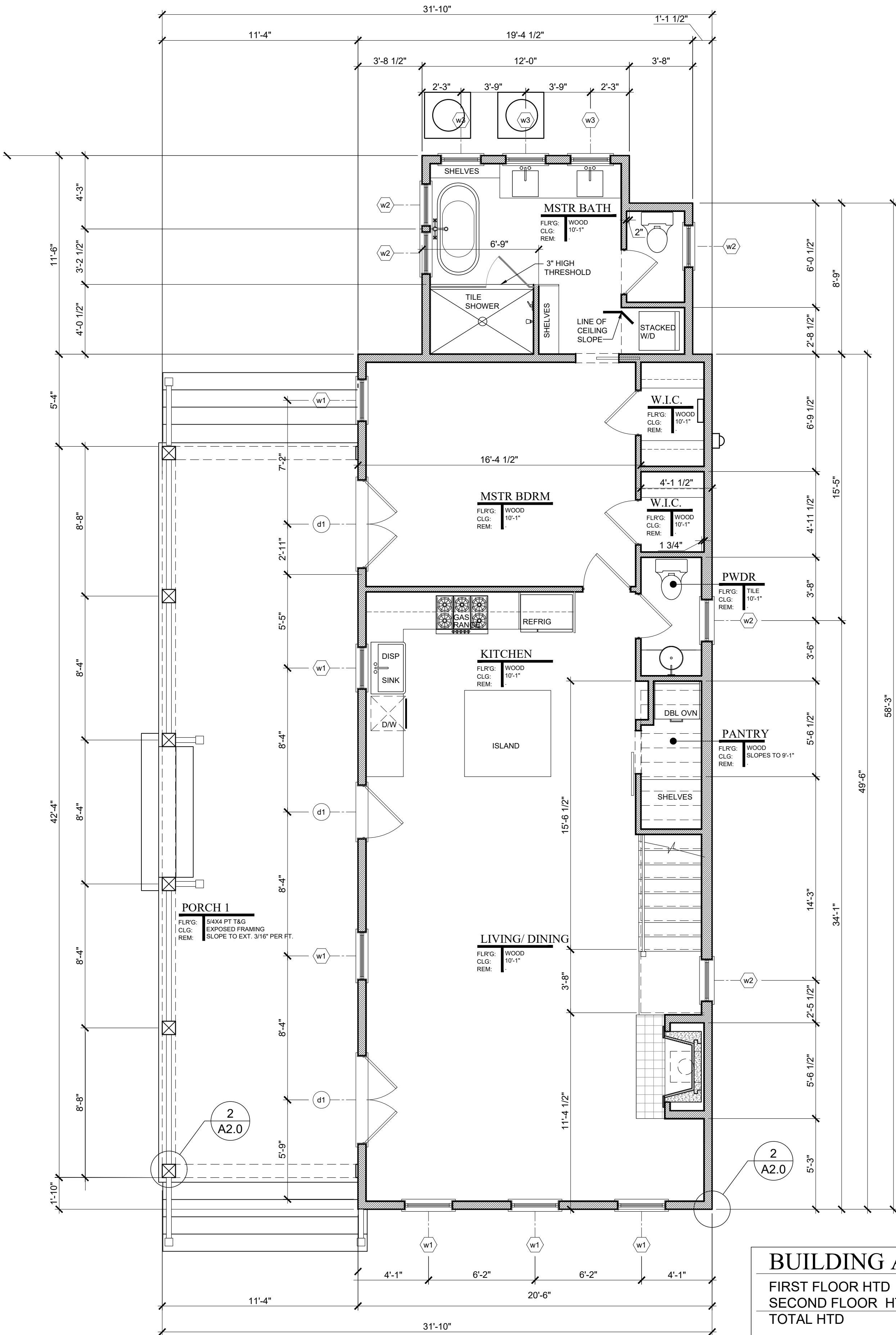
4 8X8 COLUMN DETAIL

A2.0 NTS



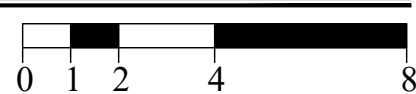
3 10X10 COLUMN DETAIL

A2.0 NTS



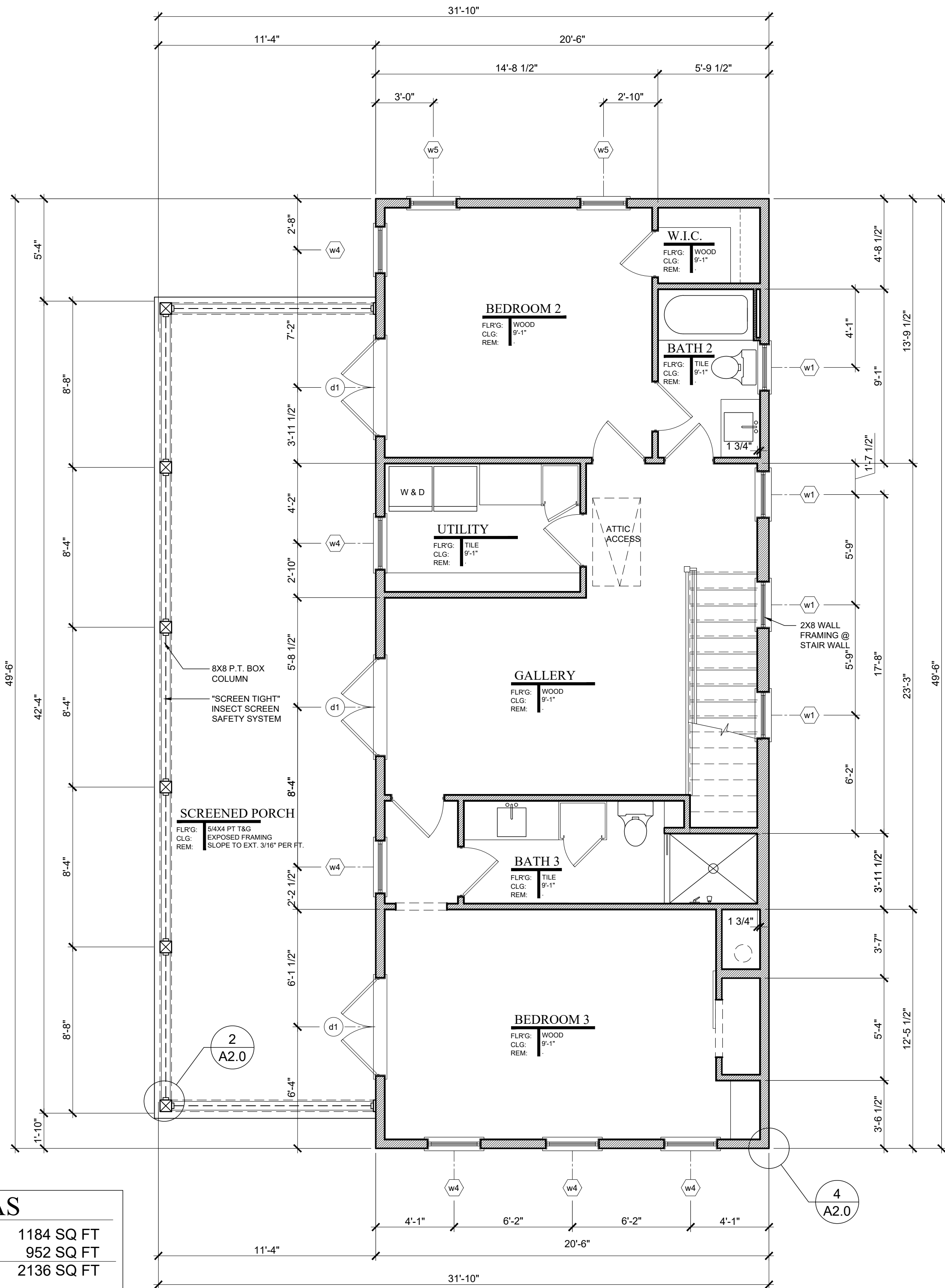
1 FIRST FLOOR PLAN

A2.0 1/4" = 1'-0"



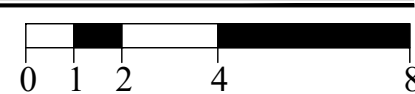
BUILDING AREAS

FIRST FLOOR HTD	1184 SQ FT
SECOND FLOOR HTD	952 SQ FT
TOTAL HTD	2136 SQ FT
TOTAL PORCHES	900 SQ FT
TOTAL PAVILION	408 SQ FT



2 SECOND FLOOR PLAN

A2.0 1/4" = 1'-0"



CAMPBELL RESIDENCE
LOT #8 & 6, BLOCK #7, SAN FERNANDO STREET
OLD TOWN FERNANDINA BEACH, FLORIDA

DRAWING SET:
HDC REVIEW SET

DATE:
06.24.21

SHEET:
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REVISIONS:

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

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

GUTTERS AND DOWNSPOUTS

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

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

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

FLASHING AND DAMPROOFING

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

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

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

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

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

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

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

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

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

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

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

- 1) **TYPICAL ROOF PITCH: 3/12 & 8/12**
- 2) **TYPICAL OVERHANG: VARIES**
- 3) **PLATE HEIGHTS INDICATED**
ARE MEASURED FROM NEAREST
FINISHED FLOOR
- 4) **ORIENT ALL MECHANICAL ROOF**
PENETRATIONS AWAY FROM STREET
SIDE OF HOUSE WHERE PRACTICAL
- 5) **INSTALL FLASHING AND CRICKETS**
AT ALL ROOF PENETRATIONS AND
ELEMENT PROJECTIONS
- 6) **ALONG 2" DIA. ALUM. SOFFIT VENTING**
INSTALL EITHER THERMOSTATICALLY
CONTROLLED ATTIC VENTS OR CONT.
RIDGE VENTS. VENTING IS NOT REQUIRED
ATTIC IS SEALED AND INSULATED
- 7) **INSTALL CERTAINTED "WINTERGUARD" OR EQUAL**
UNDERMINENT ROOFING ON ALL ROOFS
W/ SLOPES BETWEEN 2/12 AND 4/12
- 8) **INSTALL METAL, OR ALUM. DRIP EDGES**
ON ALL TYPICAL EAVES.

9) BELOW IS THE DESCRIPTION OF THE ROOF INDICATORS ON EACH PLANE OF THE ROOF PLAN.

10) INSTALL "KICK OUT" FLASHING AT THE LOWER TERMINATION OF ALL ROOF / WALL INTERSECTIONS

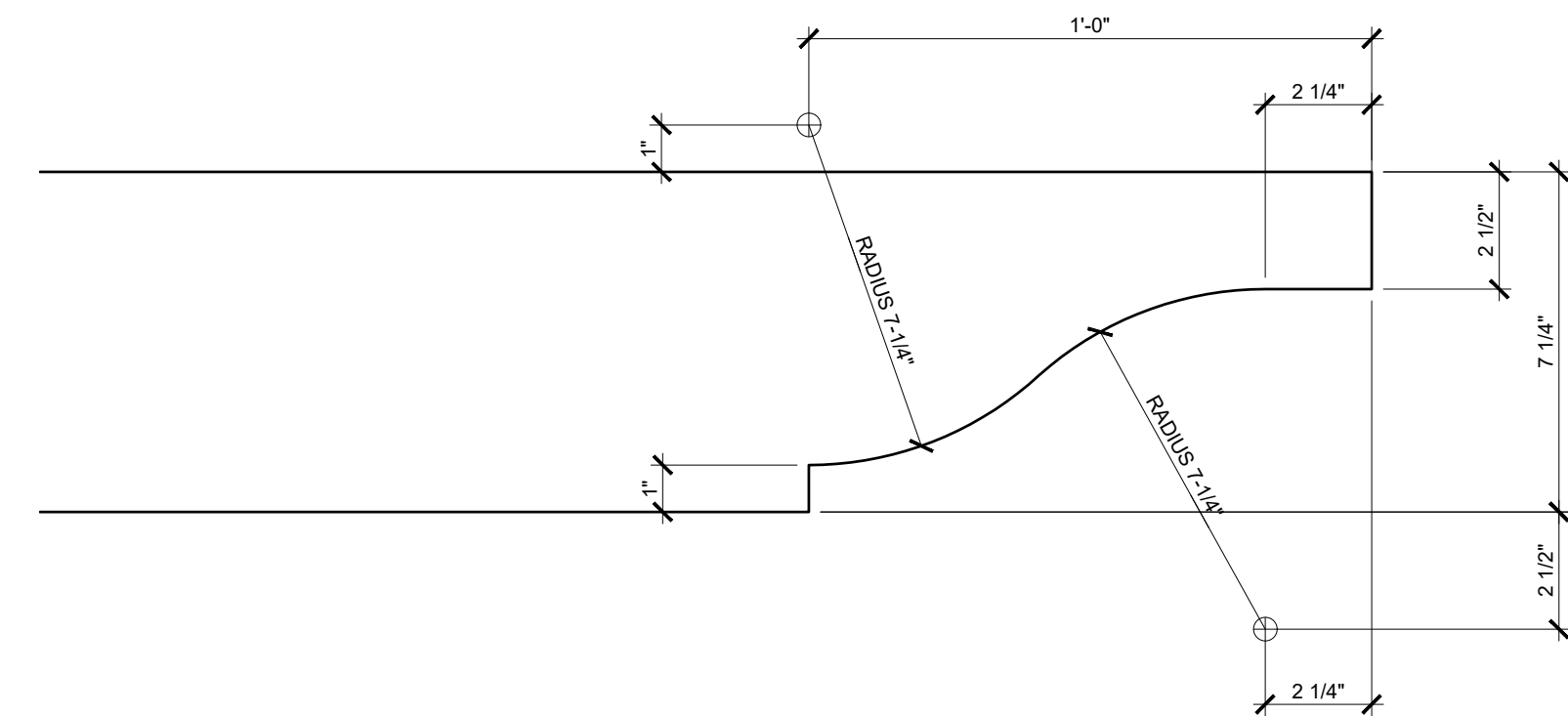
INDICATES ROOF PITCH

INDICATES DIRECTION OF ROOF SLOPE

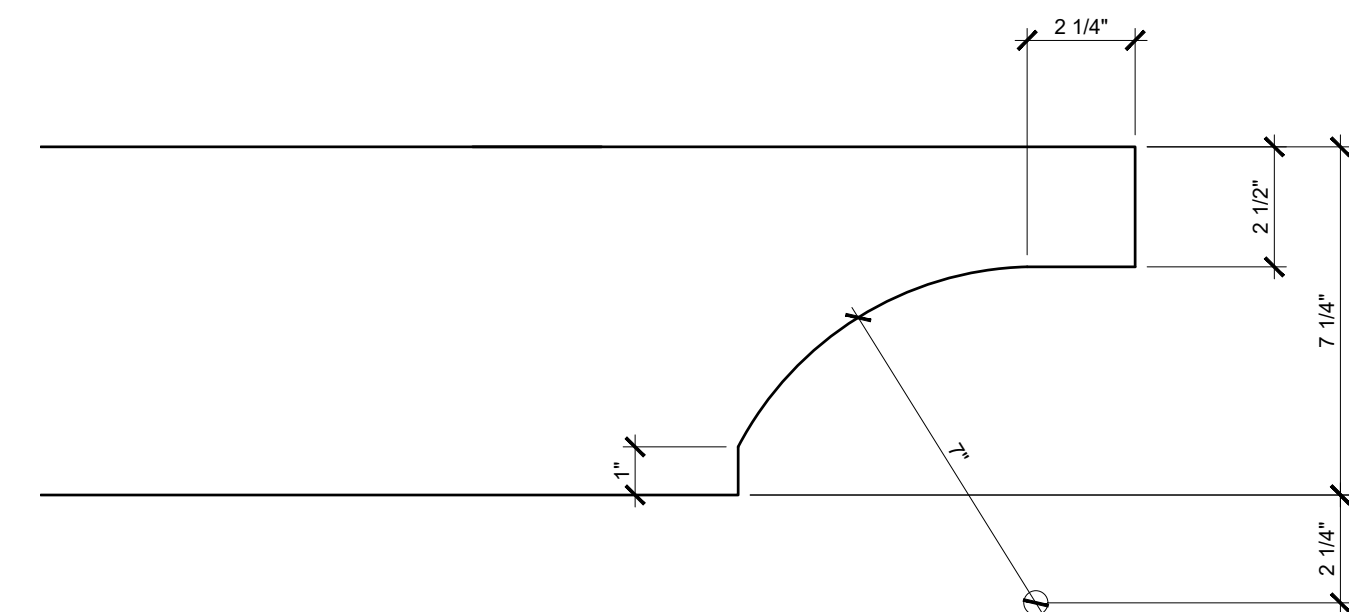
INDICATES HORIZ. OVERHANG DIST. FROM PLYWOOD SHEATHING. SEE DETAIL @ WALL SECTIONS

INDICATES RAFTER PLATE HEIGHT ABOVE NEAREST HEATED FINISHED FLOOR

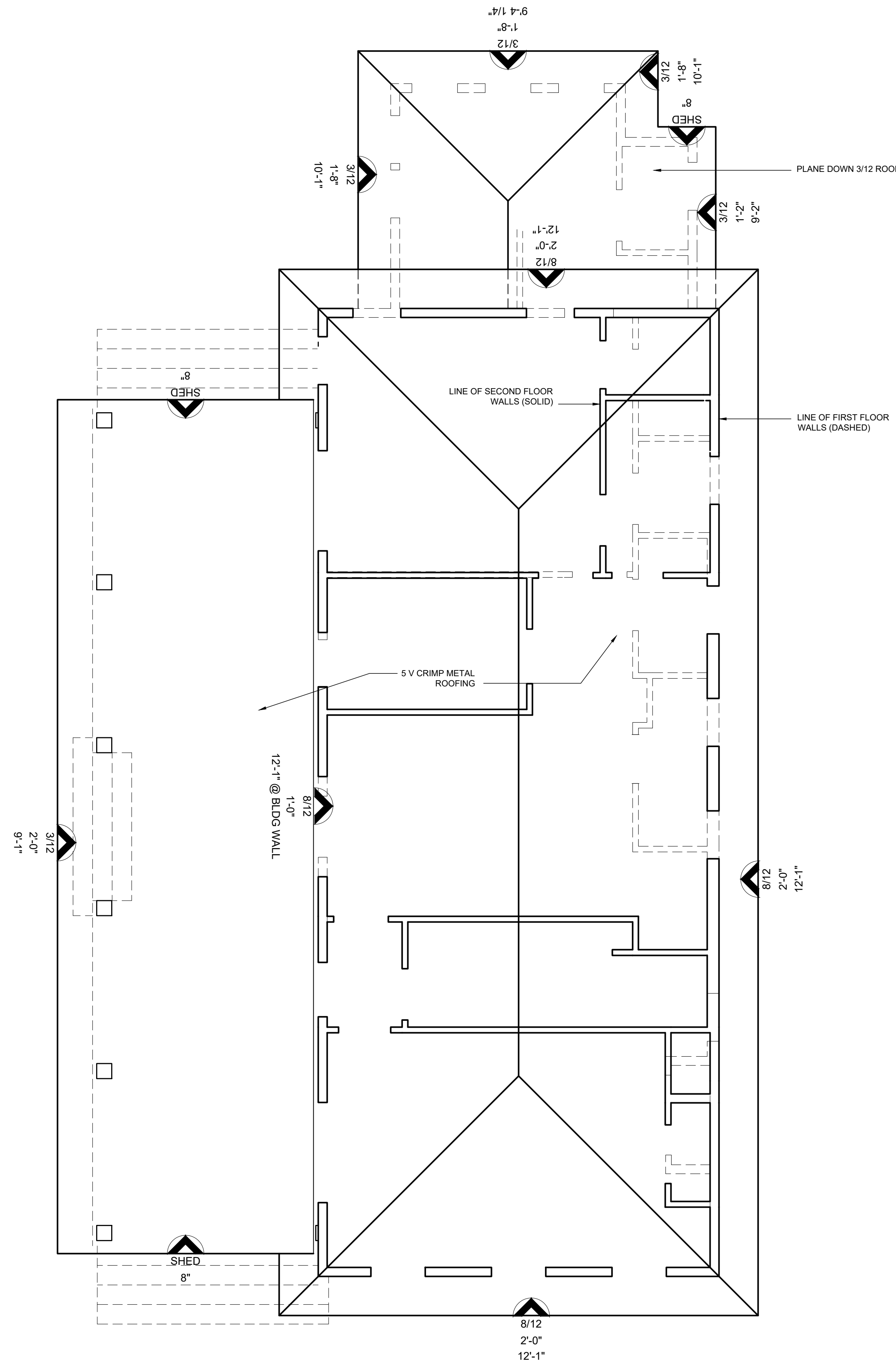
 SYMBOL INDICATES THERMOSTATICALLY CONTROLLED ATTIC VENT



3 RAFTER TAIL DETAIL

$$3'' = 1'-0''$$


A1.1 3" = 1'-0"



A2.2 $1/4" = 1'-0"$

17 MARKET #2
BEAUFORT • SOUTH CAROLINA
INFO@MOSERDESIGNGROUP.COM
(843) 379-5630

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REVISIONS:

CAMPBELL RESIDENCE
LOT #8 & 6, BLOCK #7, SAN FERNANDO STREET
OLD TOWN FERNANDINA BEACH, FLORIDA

DRAWING SET:

HDC REVIEW SET

~~DATE:~~

05.06.21

SHEET:

A2.2

FINISH NOTES

1. Wallboard board shall be mold, mildew & moisture resistant, screw-attached 1/2" fire resistant gypsum board conforming to ASTM C36-64.

1. Ceiling board shall be mold, mildew & moisture resistant, screw-attached 5/8" fire resistant gypsum board conforming to ASTM C36-64.

2. Wallboard @ damp areas shall be equal to screw-attached 1/2" moisture resistant gypsum board @ all areas exposed to high humidity levels such as bathrooms.

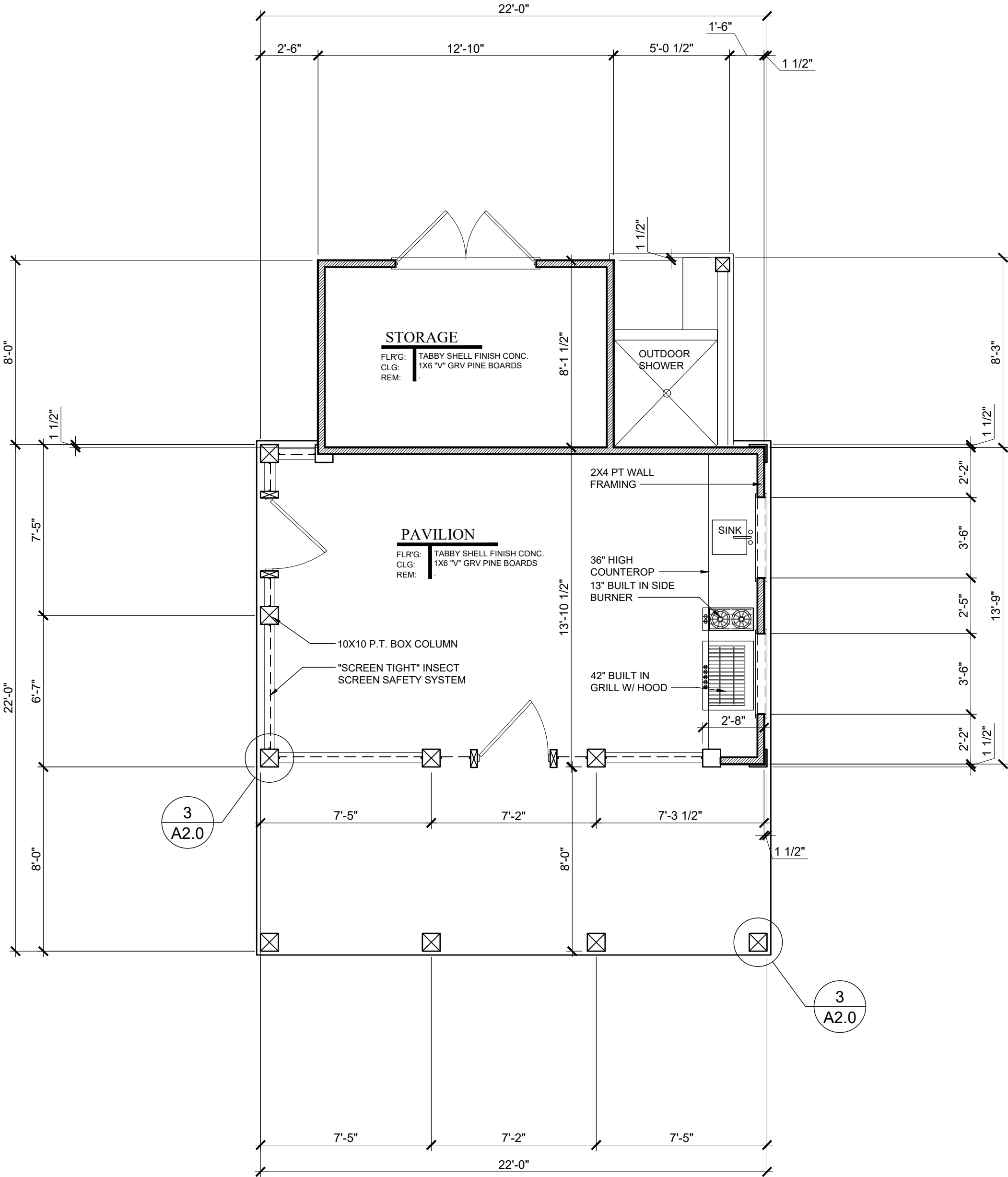
3. Sheetrock accessories shall be equal to USG. All exposed corners and gypsum board edges shall have appropriate metal accessories. Sheetrock joint treatment materials shall conform to ASTM C476-64. Tape all joints and apply 3 coats of joint compound. Sand between coats and after the final finish coat.

4. All joints should be sound, clean, dry and free of contaminants. Caulking or sealant should be applied in accordance with spec data sheets and manufacturer's specific recommendations. Caulking and sealant shall me installed so that finish surface is smooth, even and regular.

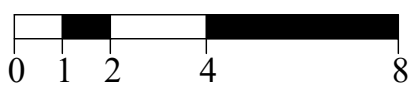
5. Sealant shall be installed at exterior or damp interior joints between dissimilar materials as required. Prime all substrates with primer as recommended by manufacturer of sealant. Apply sealant from the bottom up.

BATH ACCESSORIES NOTES

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



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



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LOT #8 & 6, BLOCK #7, SAN FERNANDO STREET
OLD TOWN FERNANDINA BEACH, FLORIDA

DRAWING SET:
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DATE:
06.24.21
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A2.0



1 ENTRY ELEVATION
A2.0 1/4" = 1'-0"



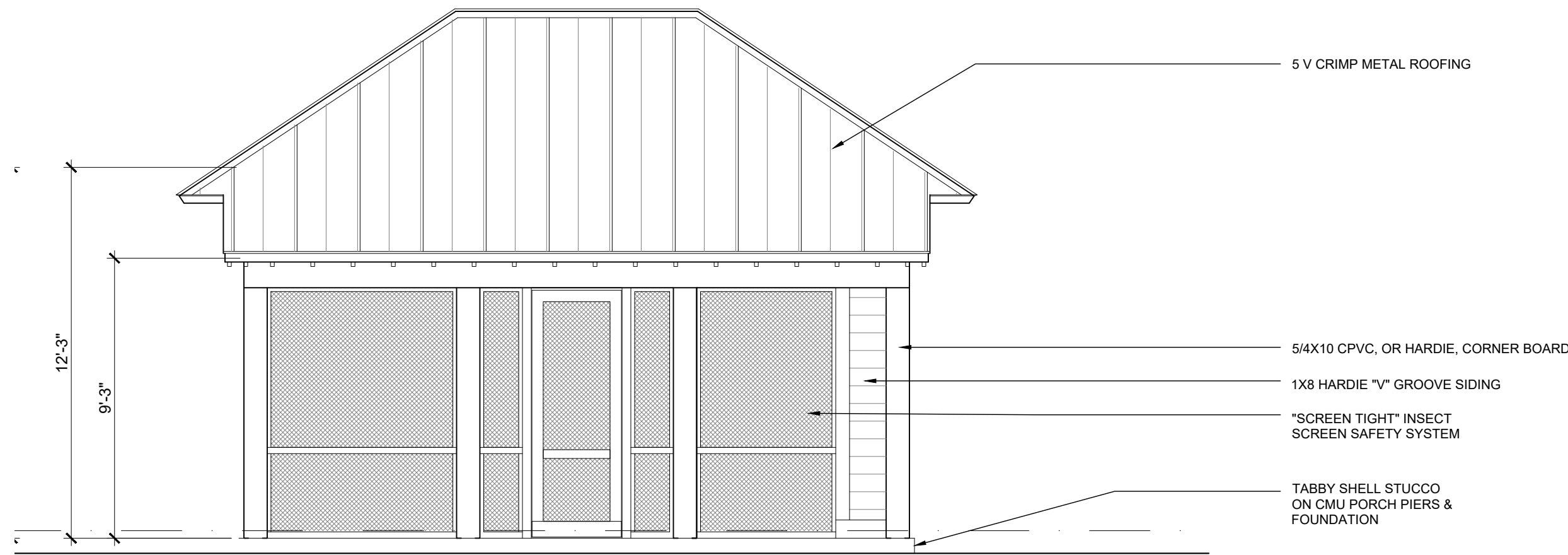
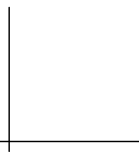
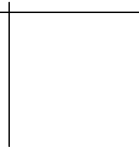
2 RIGHT SIDE ELEVATION
A2.0 1/4" = 1'-0"



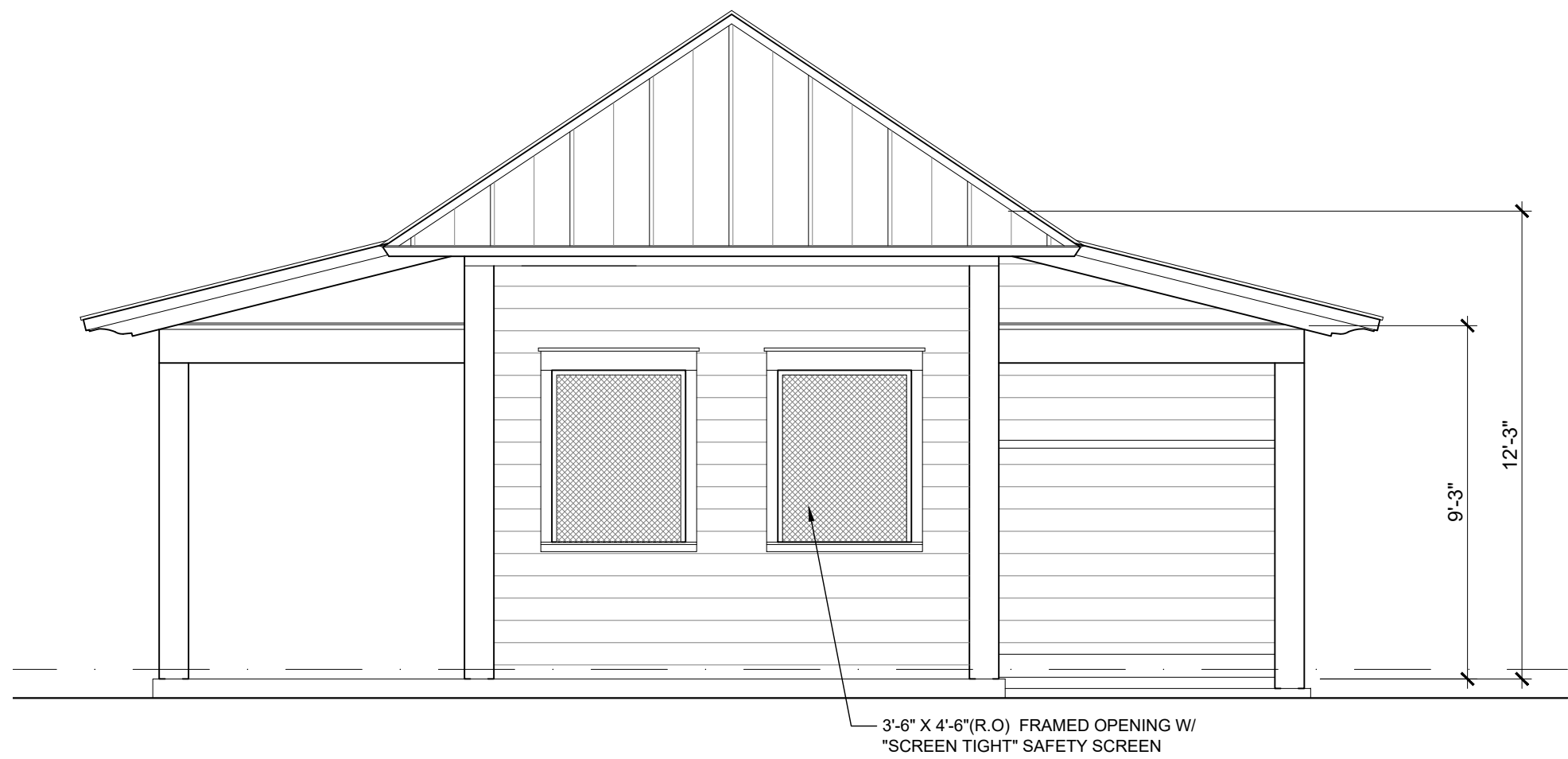
3 REAR ELEVATION
A2.0 1/4" = 1'-0"



4 LEFT SIDE ELEVATION
A2.0 1/4" = 1'-0"



1 ENTRY ELEVATION
A2.0 1/4" = 1'-0"



2 RIGHT SIDE ELEVATION
A2.0 1/4" = 1'-0"

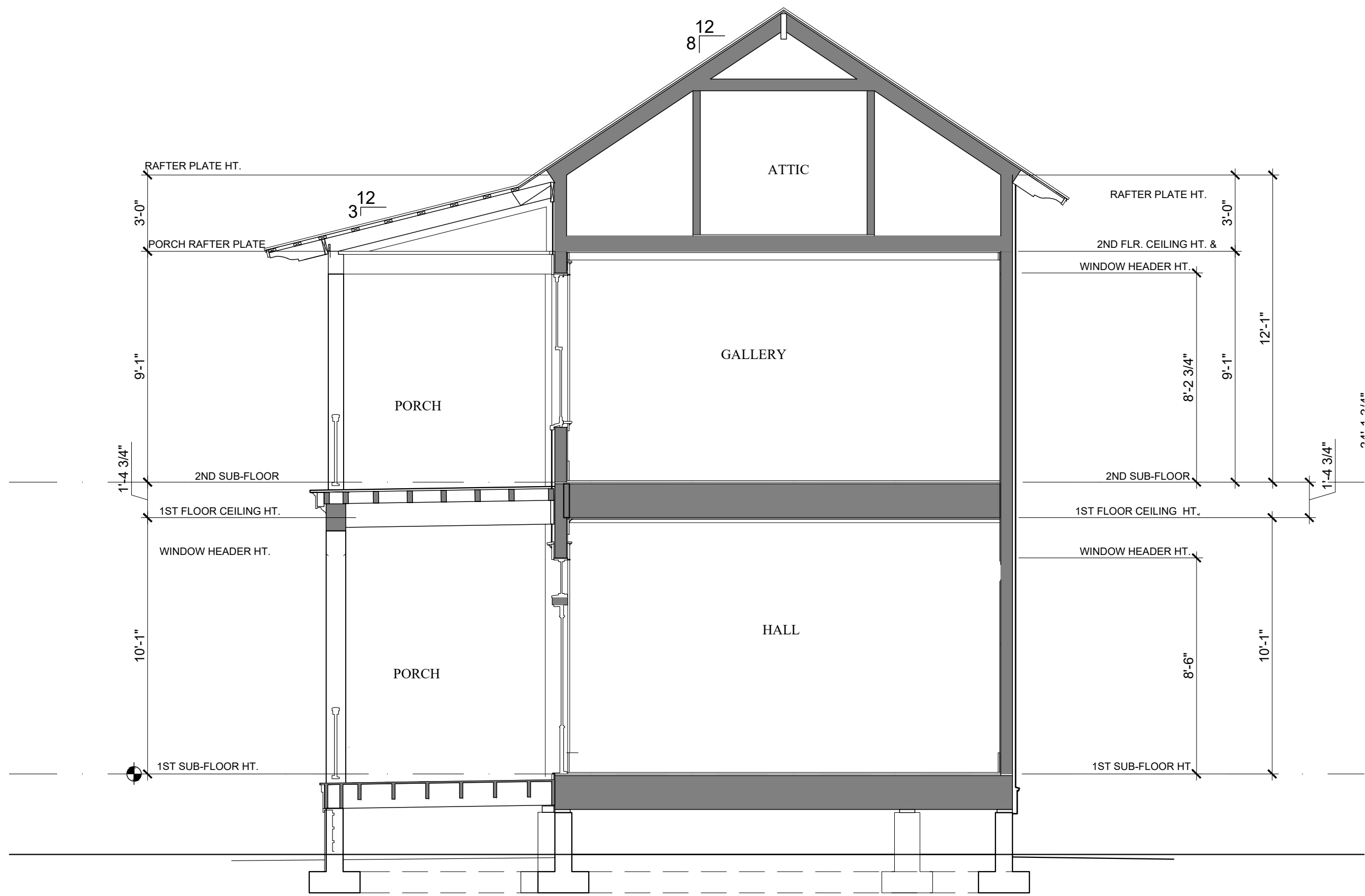


3 REAR ELEVATION
A2.0 1/4" = 1'-0"

0 1 2 4 8



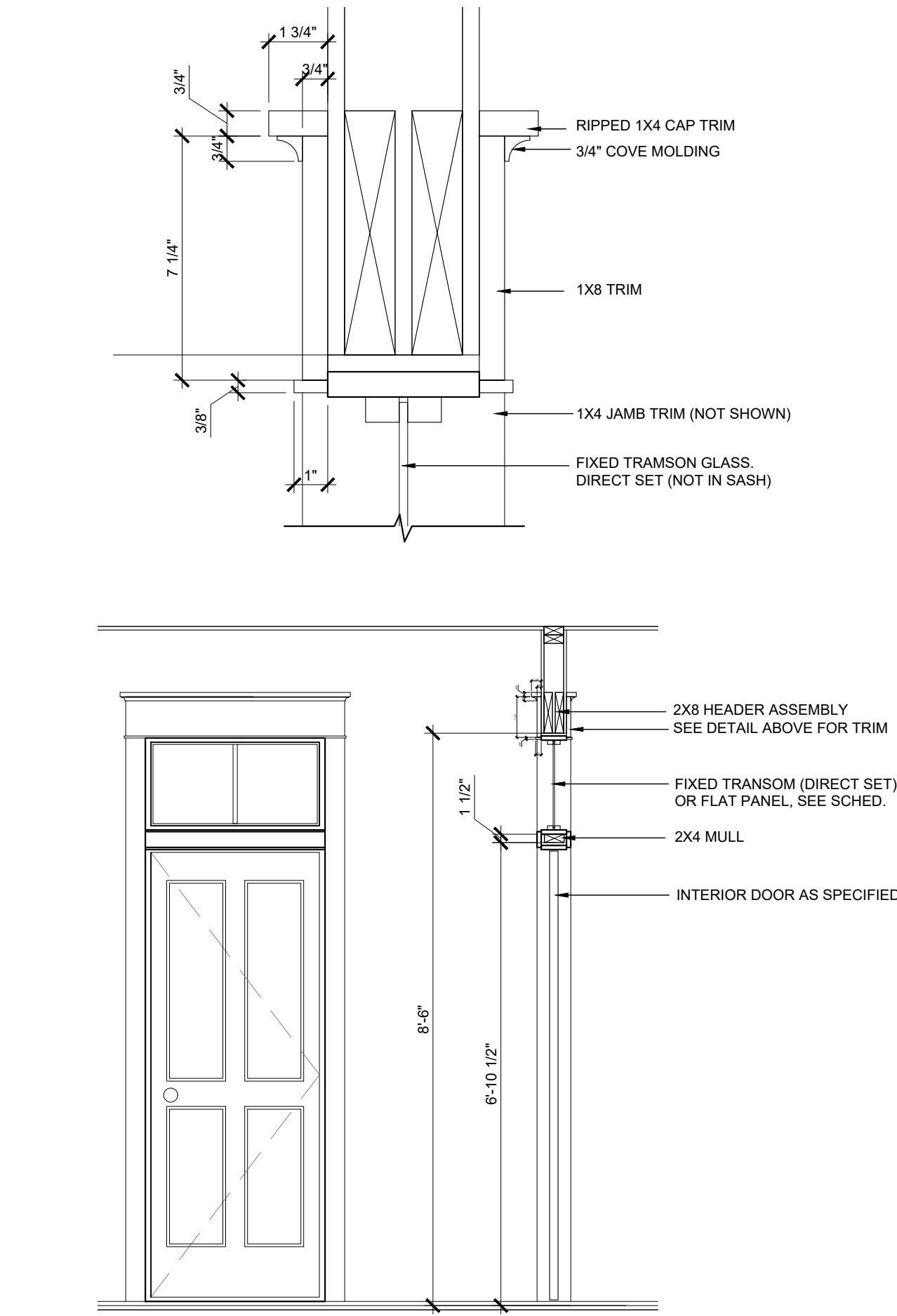
4 LEFT SIDE ELEVATION
A2.0 1/4" = 1'-0"



1
A4.0
BUILDING SECTION
1" = 1'-0"

- 3/4" CDX T&G PLYWOOD SUB-FLOOR, GLUED & NAILED
- R-21 INSULATION
- 11-7/8" PRE-ENGINEERED JOISTS SYSTEM @ 16" OC.
- PRE-ENGINEERED 5-1/2" X 11-7/8" GIRDERS
- PRE-ENGINEERED, GALV. MT. JOIST HANGERS PROPERLY SIZED & INSTALLED PER MANUFACTURER'S RECOMMENDATIONS
- 2X12 PT SOLE PLATE
- 5/8" X 12" MIN. STAINLESS STEEL, HOOKED, ANCHOR BOLTS @ EACH PIER
- PRE-ENGINEERED TIE DOWN STRAP
- 8X12X12 CMU PIER W/ (2) #5 REBAR & CONCRETE FILL. INSTALL #3 HORIZ. TIES @ 12" OC W/ (3) #3 TIES WITHIN TOP 6" OF PIER.
- 2 LAYERS OF 6 MIL POLY VAPOR BARRIER STAGGER & TAPE JOINTS.
- 12" DEEP X 24" WIDE CONCRETE FOOTING W/ (2) #5 REBAR CONTINUOUS
- REST ALL FOOTINGS 12" MIN. BELOW GRADE OR FROST LINE (WHICHEVER IS GREATER) ON UNDISTURBED SOIL OR CLEAN COMPACTED FILL W/ 1,500 PSF MIN. BEARING CAPACITY.

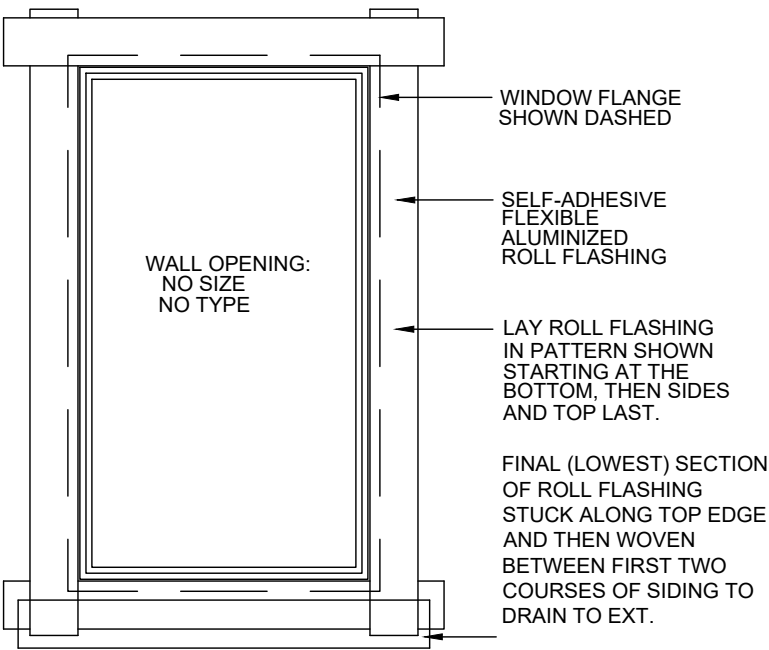
6
A4.1
SECTION DETAIL (cmu pier)
1"=1'-0"



7
A4.1
SECTION DETAIL (interior doors)
1/2"=1'-0"

NOTE: CONTRACTOR TO VERIFY ALL CODE REQUIREMENTS, STRUCTURAL AND ENGINEERING DETAILS. CONTRACTOR TO VERIFY VENTILATION & WATER PROOFING DETAILS. CONTRACTOR TO VERIFY AND/OR SPECIFY CONNECTIONS BETWEEN HOUSE AND FOUNDATION MEET ALL APPLICABLE BUILDING CODES	INSULATION NOTE: INSTALL BASF OPEN CELL SPRAY FOAM INSULATION WITH THE FOLLOWING MINIMUMS: FIRE SPREAD INDEX = 25; SMOKE DEVELOP INDEX = 350; MEET NFPA 286. ROOF RAFTERS R-30 EXTERIOR WALLS R-19 FOUNDATION / CRAWL SPACE R-19 INSTALL R-15 SOUND INSULATION IN 2ND FLOOR FRAMING & AROUND BATHROOMS. INSULATION SHALL COMPLY WITH R316.6, AND R806.5
---	---

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



F
A4.1
TYP. WINDOW/ DOOR FLASHING & NOTES
NO SCALE



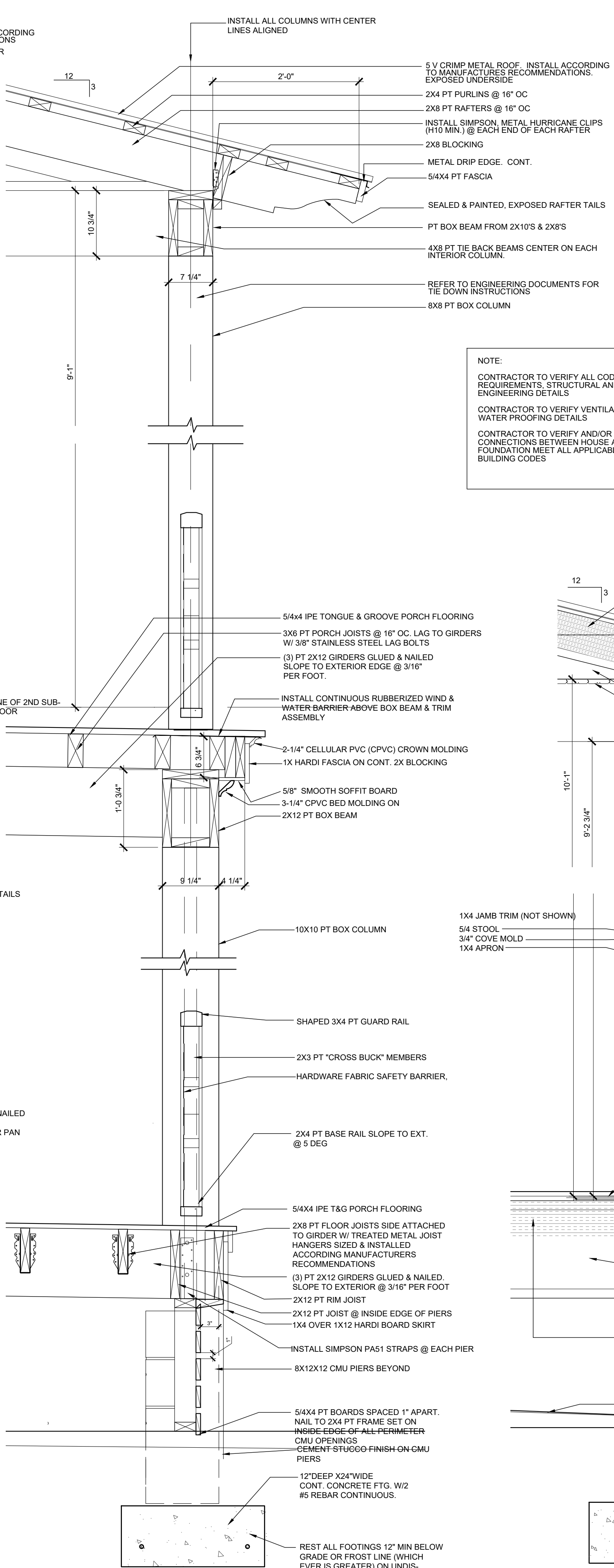
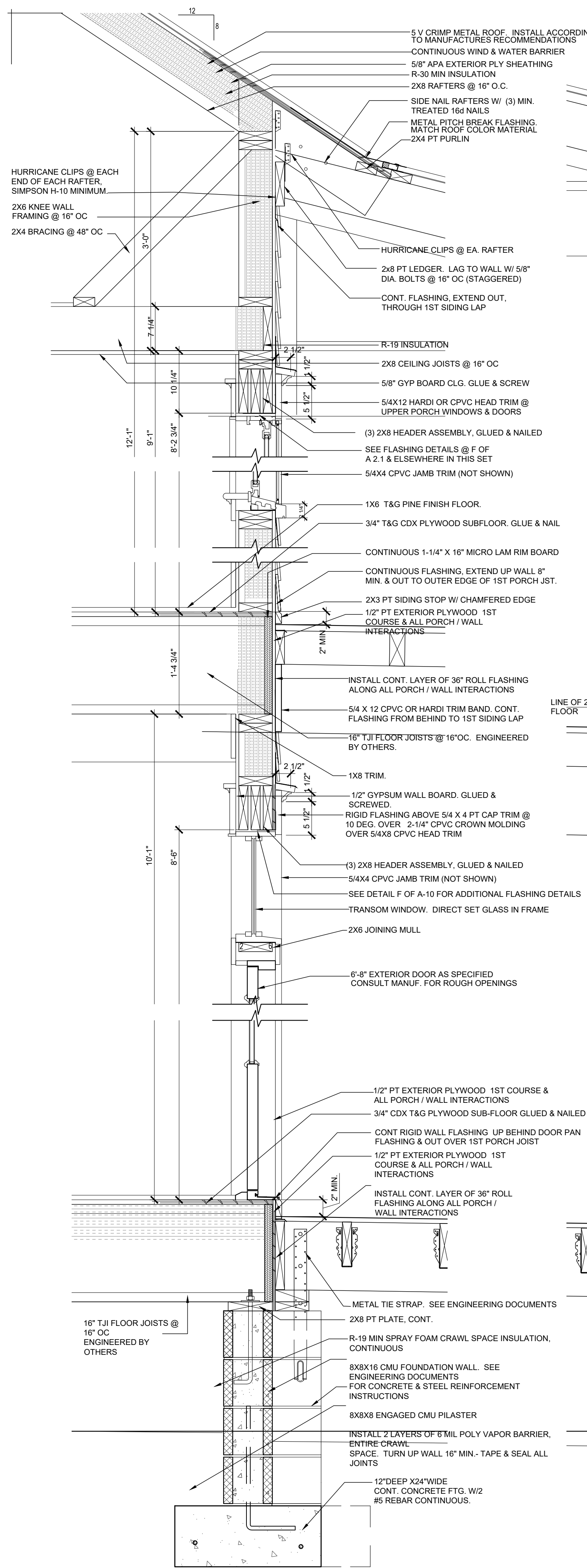
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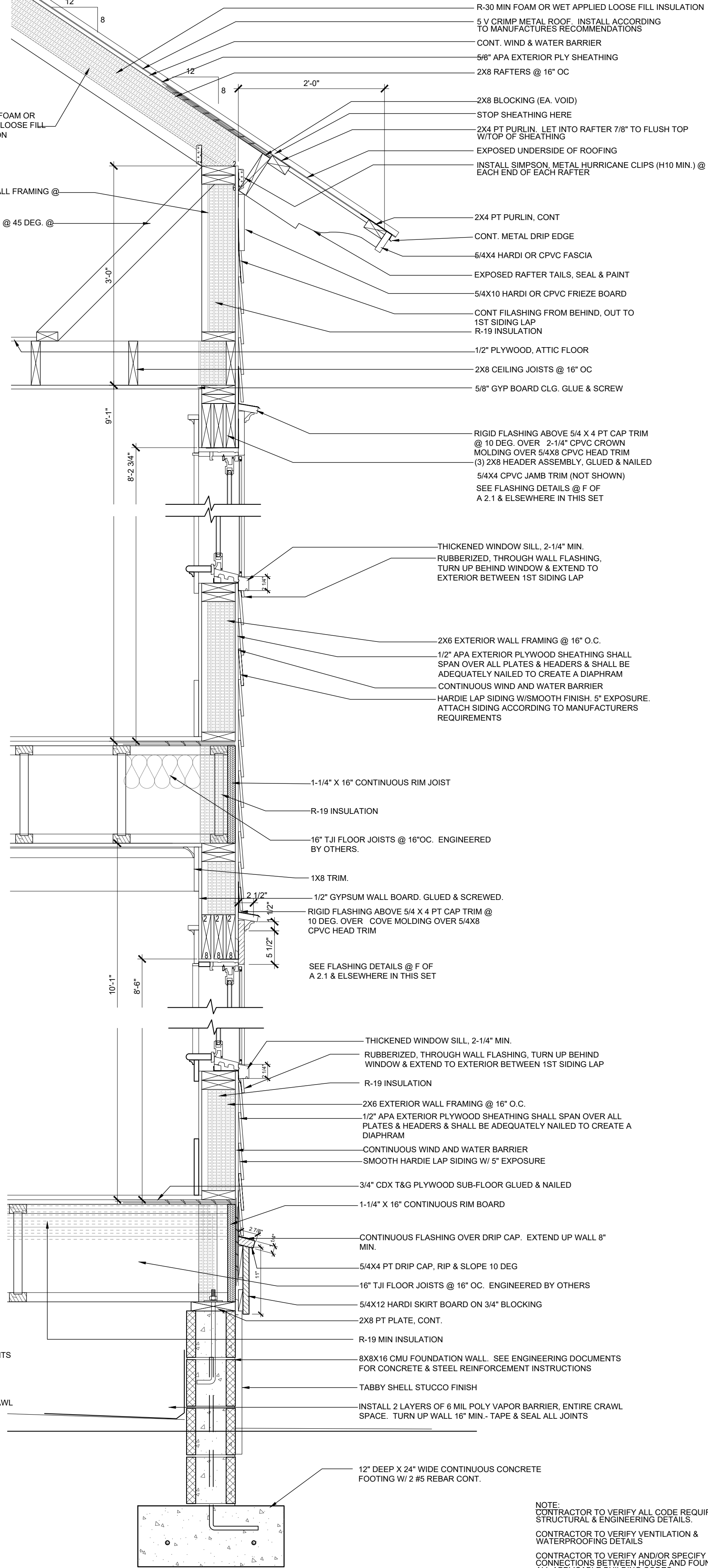
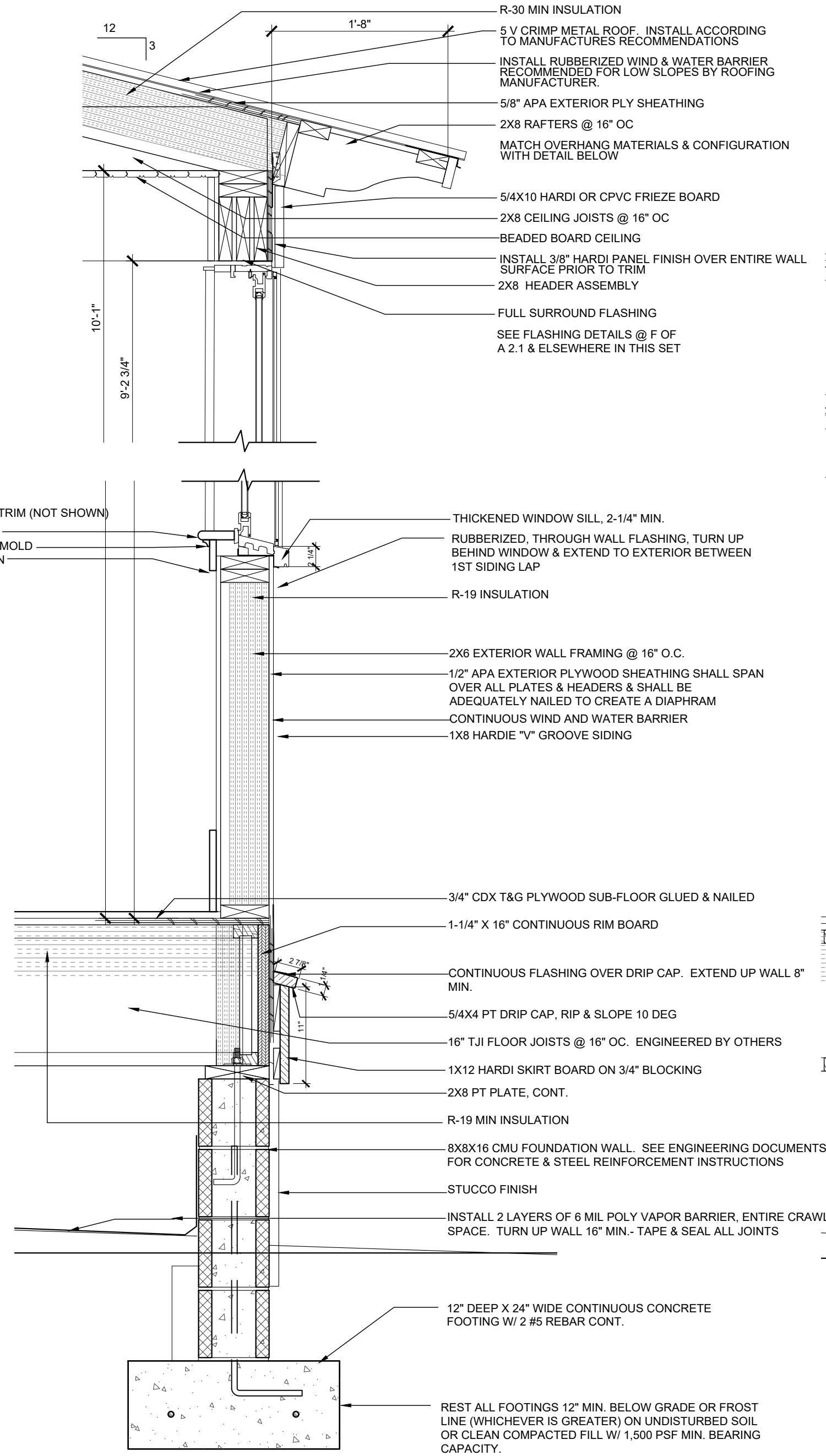
REVISIONS:

CAMPBELL RESIDENCE
LOT #8 & 6, BLOCK #7, SAN FERNANDO STREET
OLD TOWN FERNANDINA BEACH, FLORIDA

DRAWING SET:
HDC REVIEW SET
DATE:
05.06.21
SHEET:
A3.0



NOTE: CONTRACTOR TO VERIFY ALL CODE REQUIREMENTS, STRUCTURAL AND ENGINEERING DETAILS. CONTRACTOR TO VERIFY VENTILATION & WATER PROOFING DETAILS. CONTRACTOR TO VERIFY AND/OR SPECIFY CONNECTIONS BETWEEN HOUSE AND FOUNDATION MEET ALL APPLICABLE BUILDING CODES.	ROOF VENTING NOTE: THE DETAILS INCLUDED IN THIS SET ILLUSTRATE INSULATION EXTENDING UP RAFTERS TO ENCLOSE THE ENTIRE BUILDING SHELL & NON-VENTED ATTIC. IF THE ATTIC AREA IS NOT INSULATED, SOFFIT AND ATTIC VENTING WILL BE REQUIRED. NOTE: CONNECTION OF RIMBOARD OR OTHER BUILDING COMPONENTS TO BE DETERMINED BY OWNER/CONTRACTOR BASED ON LOCAL BUILDING FOUNDATION REQUIREMENTS.	INSULATION NOTE: INSTALL BAST OPEN CELL SPRAY FOAM INSULATION WITH THE FOLLOWING MINIMUMS: FIRE SPREAD INDEX = 25; SMOKE DEVELOP INDEX = 350; MEET NFPA 286. ROOF RAFTERS R-30 EXTERIOR WALLS R-19 FOUNDATION / CRAWL SPACE R-19 INSTALL R-15 SOUND INSULATION IN 2ND FLOOR FRAMING & AROUND BATHROOMS. INSULATION SHALL COMPLY WITH R316.6, AND R906.5
--	---	--



NOTE:
CONTRACTOR TO VERIFY ALL CODE REQUIREMENTS, STRUCTURAL & ENGINEERING DETAILS.
CONTRACTOR TO VERIFY VENTILATION & WATERPROOFING DETAILS.
CONTRACTOR TO VERIFY AND/OR SPECIFY CONNECTIONS BETWEEN HOUSE AND FOUNDATION MEET ALL APPLICABLE BUILDING CODES.
CONNECTION OF RIMBOARD OR OTHER BUILDING COMPONENTS TO BE DETERMINED BY OWNER/CONTRACTOR BASED ON LOCAL BUILDING CODES.



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OLD TOWN FERNANDINA BEACH, FLORIDA

DRAWING SET:
HDC REVIEW SET
DATE:
05.06.21
SHEET:
A5.0

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #7297

Date Submitted: 5/6/2021

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 | ☐ Demolition of a Primary Structure â€œ Contributing \$7,500 |
| ☒ Certificate of Approval (COA): Board Review - Residential Single Family) \$250 | ☐ After-the-Fact Certificate of Approval (COA): Staff Review \$100 |
| ☐ Certificate of Approval (COA): Board Review - Commercial/Multi-Family/2 or more Residential Units/Mixed Use \$400 | ☐ After-the-Fact Certificate of Approval (COA): Board Review \$1,500 |
| ☐ Demolition of a Primary Structure â€œ Non-Contributing \$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.

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

Application Requirements

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

New Construction

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?*

4/28/2021

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*

Block 7, Lots 8 & 10 San Fernando Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1580-0007-0060, 00-00-31-1580-0007-0080

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Kerrie Lee

Last Name*

Campbell

Mailing Address*

8115 Kerry Lane

City*

Chewy Chase

State*

MD

Zip Code*

20815

Telephone Number*

240-838-8890

E-mail Address*

kcampbell@kcamlaw.com

OWNER'S AGENT

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

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

Yes

First Name*

Lauren

Last Name*

Kelly

Company (if applicable)

Moser Design Group

Street Address

17A Market

CityStateZip

BeaufortSC29906

Telephone NumberE-mail Address

843-379-5630lauren@moserdesigngroup.com

Project Description*

This project consists of a primary structure and outbuilding located on Block 7, Lots 10 and 8 respectively. The primary structure is 34'-1" tall from finished grade to the peak of the roof. It's designed to have a side, west-facing porch which orients to both San Fernando Street as well as the courtyard where the outbuilding is located. The hipped roof, overhangs, exposed rafters, and architectural detailing are compatible with the local vernacular, both historically, and contextually. Additionally, the size, mass, scale and proportions of the form are compatible with the surroundings. The outbuilding is a summer kitchen facing into the courtyard, with storage and an outdoor shower on the rear. The hipped roof is designed to be compatible with, but subservient to, the primary structure.

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

Design Vision Statement*

The Vision for this house and outbuilding was to seamlessly integrate into the historic and neighboring context. These are designed to be fabric buildings that address the public realm of the street as well as the semi-public and private realms of the lots. The architecture is inspired by the region, and the simple forms and traditional detailing are informal and are rooted in the cracker-style architecture of North Florida.

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, crafts manship, 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

Hardie

Product Description

Smooth lap siding w/ 5" exposure

Color

TBD

(Name/Number)

DOORS

Manufacturer

Marvin

Product Description

Elevate, FL4809-R20

Include FL Product Approval # for Windows and Doors

Color

Mahogany, TBD

(Name/Number)

WINDOWS

Manufacturer

Marvin

Product Description

Elevate, FL5545-R8

Include FL Product Approval # for Windows and Doors

Color

White

(Name/Number)

ROOFING

Manufacturer

TBD

Product Description

5v Metal

Color

Galvalume

(Name/Number)

FASCIA/TRIM

Manufacturer

Hardie

Product Description

Smooth finish

Color

SW Pure White 7005

(Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
Field Built	Stucco	TBD
		(Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
TBD	Fiberglass Composite	TBD
		(Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
TBD	Tongue and Groove Composite Wood	TBD
		(Name/Number)

FENCING

Manufacturer	Product Description	Color
Field Built	PT Wood Living Fence	Charleston Green
		(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
Brick	Brick to match 907 San Fernando	Match 907 San Fernando
		(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
Campbell HDC Review Set.pdf	campbell deed.pdf	Owners Authorization for Agent Representation signed.pdf

Upload 4

San Fernando 907
SURVEY lots 8 10
(002).pdf

Upload 5

Choose File

No file selected

Upload 6

Choose File

No file selected

Upload 7

Choose File

No file selected

Upload 8

Choose File

No file selected

Certification*



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



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

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

Applicant First Name*

Lauren

Applicant Last Name*

Kelly

Today's Date*

5/6/2021



DEPARTMENT OF PLANNING & CONSERVATION

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

Please make sure to disable pop-up blocker in order to submit.

Prepared by:
Andrea F. Lennon, P.A.
3391 South Fletcher Avenue
Fernandina Beach, Florida 32034

File Number: 20-457

General Warranty Deed

Made this June 24, 2020 A.D. By Kiernan Morrow, an unmarried man, whose post office address is: 10800 Cibola Loop NW, Apt. 3011, Albuquerque, New Mexico 87114, hereinafter called the grantor, to Kerrie Lee Campbell, a married woman, whose post office address is: 8115 Kerry Lane, Chevy Chase, Maryland 20815, 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)

Witneseth, 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:

Lot 8, Block 7, of OLD TOWN.

Lot 10, Block 7, of OLD TOWN.

Parcel ID Number: 00-00-31-1580-0007-0100

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

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

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

Prepared by:
Andrea F. Lennon, P.A.
3391 South Fletcher Avenue
Fernandina Beach, Florida 32034

File Number: 20-457

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:

Kenneth Thomas



Kiernan Morrow

Address: 10800 Cibola Loop NW, Apt. 3011,
Albuquerque, New Mexico 87114

(Seal)



Witness

Printed Name:

Jerry Sene

Address:

(Seal)

State of New Mexico

County of Sandoval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24th day of June, 2020, by Kiernan Morrow, an unmarried man, who is/are personally known to me or who has produced a Driver's License as identification.



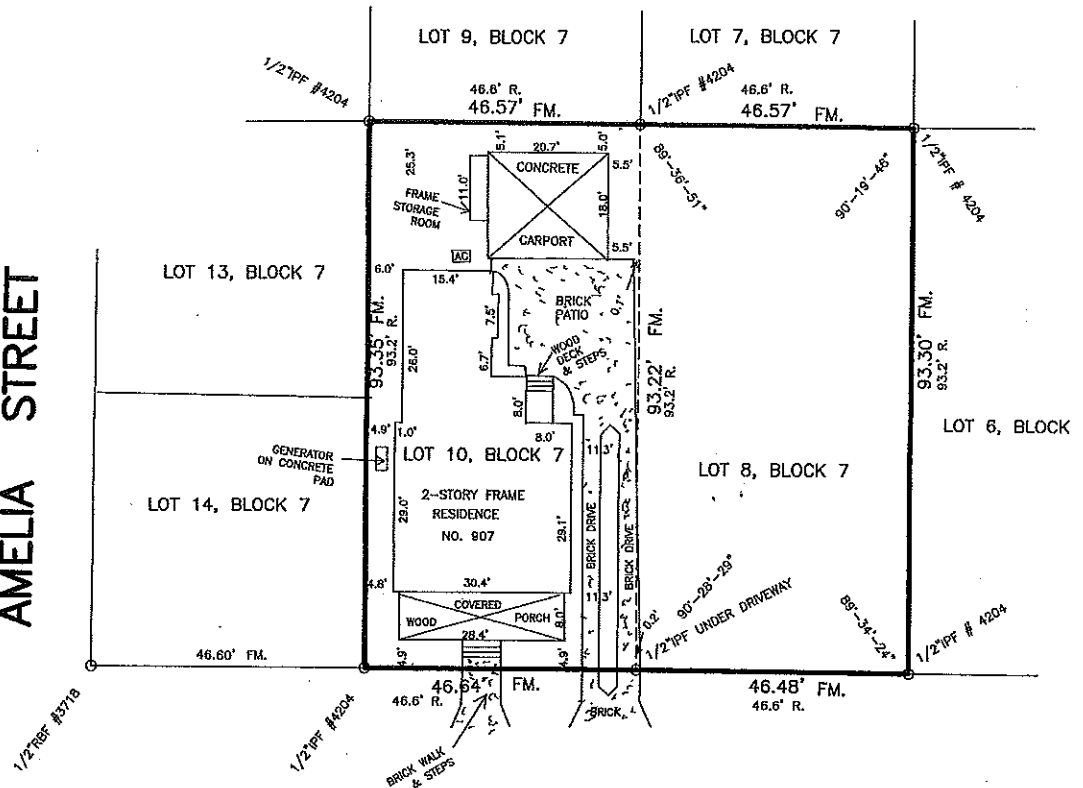
Sean McInturff
Notary Public
Print Name: Sean McInturff
My Commission Expires: 07/17/2024

MAP SHOWING BOUNDARY SURVEY OF
LOT 8 AND 10, BLOCK 7, OLD TOWN,

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

CERTIFIED TO:
KERRY LEE CAMPBELL,
FIRST PORT CITY BANK,
FIRST AMERICAN TITLE INSURANCE COMPANY,
ANDREA F. LENNON, P.A.

AMELIA STREET



SAN FERNANDO STREET

INTERIOR ANGLE AT LOT CORNER
NORTHEAST CORNER OF LOT 10 90°-20'-00"
NORTHWEST CORNER 89°-42'-30"
SOUTHWEST CORNER 90°-07'-58"
SOUTHEAST CORNER OF LOT 10 89°-49'-32"

46.6' R/W (SHELL)

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.

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

6-22-20
LICENSED BUSINESS NO. 6412

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. 02290
DATED 8/2/17

DATE OF SURVEY: JUNE 8, 2020

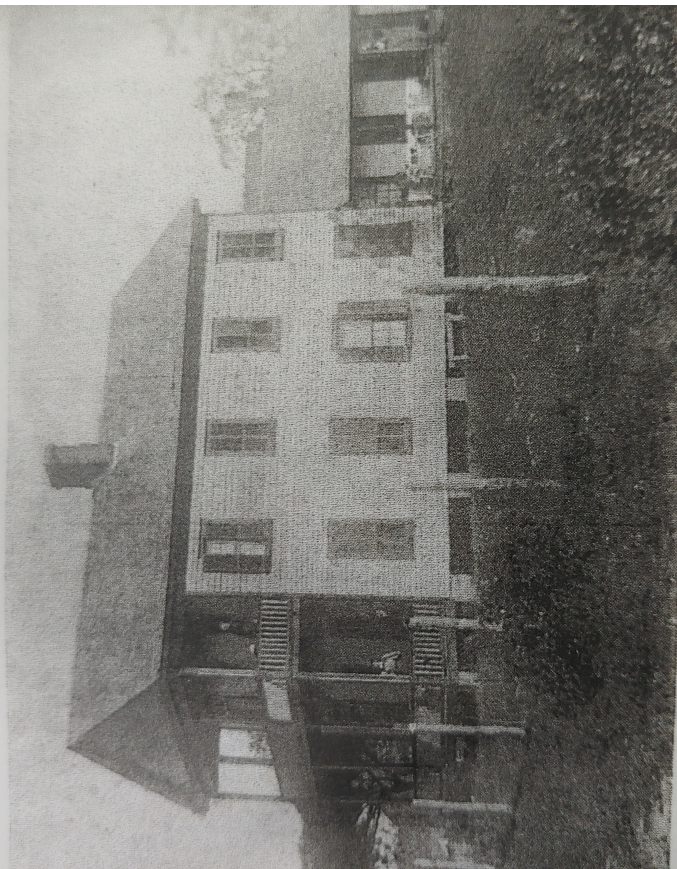
SCALE 1"=20'

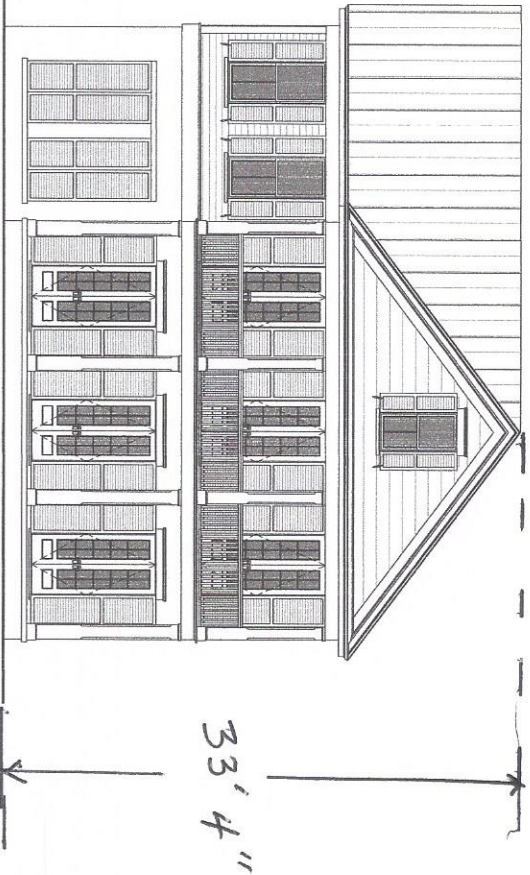
JOB NO. 2008-13 F.B. 356

CORNER MARKERS HAVE NO IDENTIFICATION U.N.O.

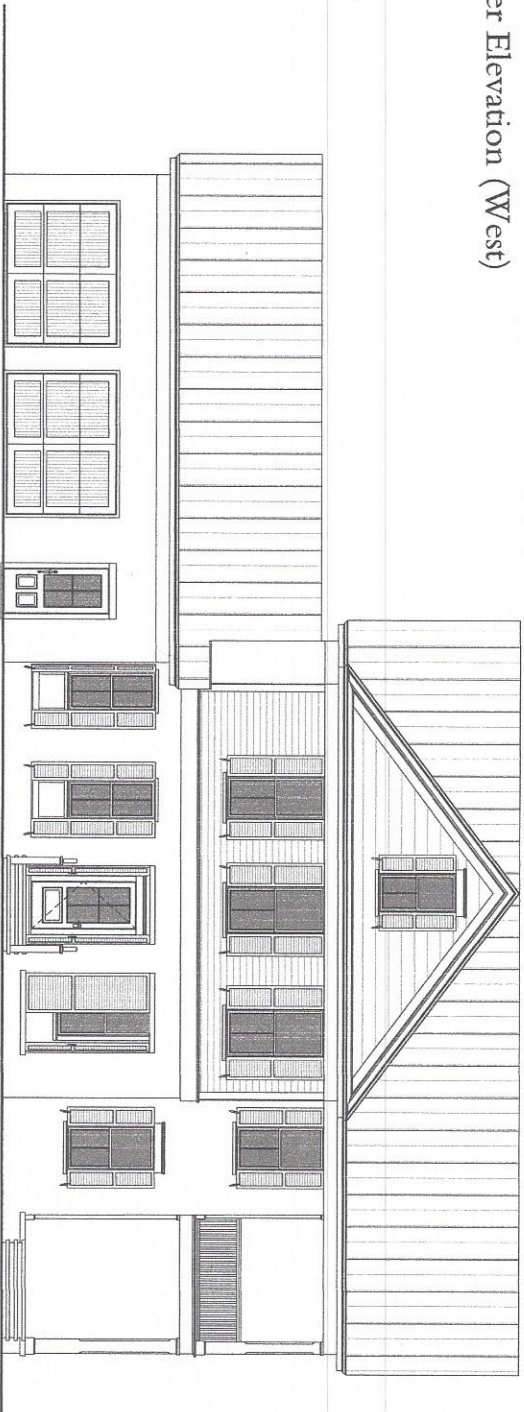
LEGEND:
IRON PIPE FOUND - IPF POWER LINE - P-
IRON PIPE SET - IPS PLAT - P.
RE/BAF FOUND - RBF FIELD MEASURED - FM.
NOT TO SCALE - NTS RECORD - R. DEED - D.
BUILDING RESTRICTION LINE - BRL POWER POLE - O.
CONCRETE MONUMENT FOUND - CMF CONCRETE - CONC.
STAINLESS STEEL PIPE FOUND - SSPF FENCE - F.
RIGHT-OF-WAY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

Two Old Town homes belonging to harbor pilots of long ago. Above, the Bell brothers' home and below, the home of Captain William Jones Davis, both adjacent to the plaza and close to the river's edge.





River Elevation (West)



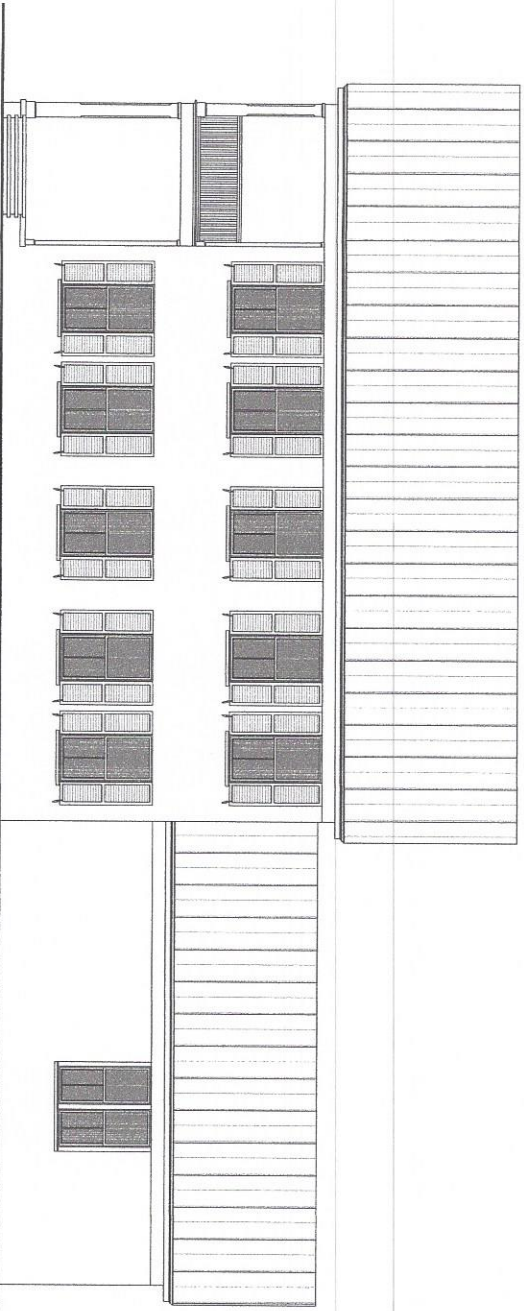
North Elevation

San Fernando *Bick House*

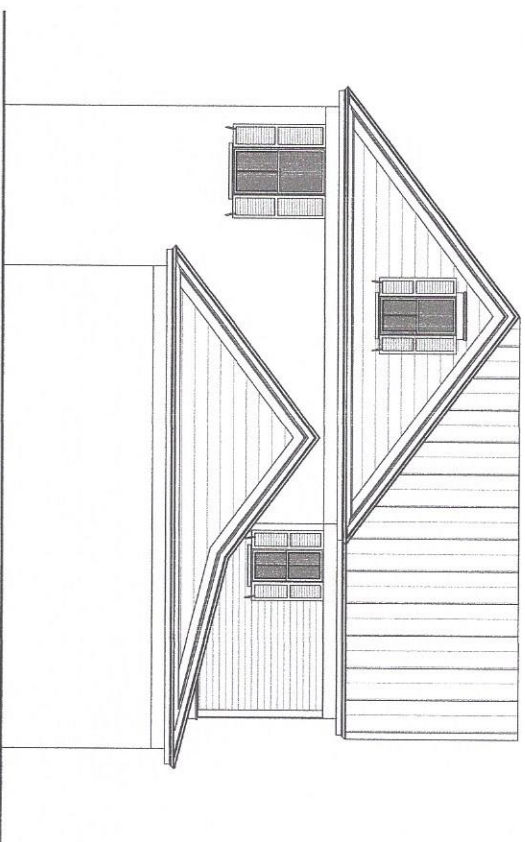
Schematic Design

1/8" = 1'-0"

708 San Fernando Street
April 28, 2021



South Elevation



East Elevation

San Fernando *Shift House*
Schematic Design

1/8" = 1'-0"

708 San Fernando Street
April 28, 2021

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #7298

Date Submitted: 5/6/2021

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 | ☐ Demolition of a Primary Structure â€œ Contributing \$7,500 |
| ☐ Certificate of Approval (COA): Board Review - Residential Single Family) \$250 | ☐ After-the-Fact Certificate of Approval (COA): Staff Review \$100 |
| ☐ Certificate of Approval (COA): Board Review - Commercial/Multi-Family/2 or more Residential Units/Mixed Use \$400 | ☐ After-the-Fact Certificate of Approval (COA): Board Review \$1,500 |
| ☐ Demolition of a Primary Structure â€œ Non-Contributing \$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.

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

Application Requirements

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

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?*

5/4/2021

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*

708 San Fernando

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1580-0001-0070

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Bill Kavanaugh - Old Town

Last Name*

Properties

Mailing Address*

112 N 6th St

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

9047533158

E-mail Address*

captwhk@comcast.net

OWNER'S AGENT

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

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

No

First Name*

Bill Kavanaugh - Old

Last Name*

Properties

Company (if applicable)

Street Address

112 N 6th St

CityStateZip

Telephone NumberE-mail Address

Project Description*

Remodel existing dwelling. Existing dwelling is the Captain Jones Davis home, built in the 1870's, remodeled in the 1970's. The only material of the original dwelling is some flooring and floor joist. House is off grade. The elevations show our remodel will reflect the original dwelling.(see photograph) All doors and windows from the 1970's will be replaced with Anderson products. The foot print will stay the same. The existing pitch is 7-12, new pitch will be 9-12. Driveway will be re-cycled brick. (2) car garage on North side of dwelling.

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

Design Vision Statement*

Remodel existing structure to original design.

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?

FL

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
Hardi	FL 10477.1	White (Name/Number)

DOORS

Manufacturer	Product Description	Color
Anderson	French Doors FL14285-R8 Include FL Product Approval # for Windows and Doors	White (Name/Number)

WINDOWS

Manufacturer	Product Description	Color
Anderson	400 series FL15497.1 Include FL Product Approval # for Windows and Doors	white (Name/Number)

ROOFING

Manufacturer	Product Description	Color
Millennium Metals	Standing seam 24 ga FRL5211-R8	metal (Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
Hardi	FL10477.1	White (Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
existing	off grsade	
		(Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
Timberline	Raised panel	Chaleson Proper
		(Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
PT tongue & groove	PT tongue & groove	Charleston Proper
		(Name/Number)

FENCING

Manufacturer	Product Description	Color
		(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
re-cycled bricks	Re-cycled bricks	red
		(Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
		(Name/Number)

OTHER

Manufacturer	Product Description	Color
Country Carriage	overhead door	white
		(Name/Number)

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

Upload 1	Upload 2	Upload 3	Upload 4
0506211503.jpg	Bluff House (2).pdf	Tax Certificate Bluff House.pdf	Survey Bluff House.pdf
Upload 5	Upload 6	Upload 7	
Site Plan, AC, Driveway.pdf	Bluff House Elevations.pdf	Choose File No file selected	

Upload 8

Choose File No file selected

Certification*



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



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

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

Applicant First Name*

Bill Kavanaugh - Old Town

Applicant Last Name*

Properties

Today's Date*

5/6/2021



DEPARTMENT OF PLANNING & CONSERVATION

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

Please make sure to disable pop-up blocker in order to submit.



CERTIFICATE OF APPROVAL (COA) HDCSA2020-0046 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 05/15/2020
Work Class: HDC Staff Review	District: Default	Exp Date: 06/15/2020
Status: Approved	Square Feet: 0.00	Completed: 05/26/2020
Valuation: \$0.00	Assigned To: Jacob Platt	Approval Expire Date: 10/26/2021
Description: COA to install continuation of shadow box privacy fence on east property line Extension COA to expire on November 26, 2021. smc		

Parcel: 00-00-31-1800-0027-0071 Main	Address: 509 Cedar St Fernandina Beach, FL 32034 Main	Zone: R-2(Medium Density Residential)
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Owner Adelaide A King-Nastase PO Box 666 Fernandina Beach, FL 32034 Home: 775-224-5544	Applicant Adelaide A King-Nastase PO Box 666 Fernandina Beach, FL 32034 Home: 775-224-5544
---	---

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-000679-2020		Jacob Platt	05/26/2020
HDC Application Checklist	APP-000678-2020		Jacob Platt	05/26/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00007711	COA - Staff Approval	\$20.00	\$20.00
Total for Invoice INV-00007711		\$20.00	\$20.00
Grand Total for Plan		\$20.00	\$20.00



CERTIFICATE OF APPROVAL (COA) HDCSA2020-0042 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 05/05/2020
Work Class: HDC Staff Review	District: Default	Exp Date: 06/04/2020
Status: Approved	Square Feet: 0.00	Completed: 10/27/2020
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 10/27/2021
Description: Certificate of Approval (COA) to replace one front window and front entry door **Amendment to previously approved COA to change window/door manufacturer to Pella: Swinging Front Door FL-14302 & Fixed Window FL-31312 both in Stormy Blue.		

Parcel: 00-00-31-1800-0010-0011 Main	Address: 8 N 2Nd St Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
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Owner Centre Street Chandlery LLC PO Box 16987 Attn: James Ferguson Fernandina Beach, FL 32035	Contractor Veritas Construction, Inc.
---	---

Note	Created By	Date and Time Created
1. re-routed to SC for review - notified applicant	Sylvie McCann	10/27/2020
2. **Amendment to previously approved COA to change window/door manufacturer to Pella: Swinging Front Door FL-14302 & Fixed Window FL-31312 both in Stormy Blue.	Taylor Hartmann	06/07/2021

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-000961-2020		Salvatore Cumella	10/27/2020
HDC Application Checklist	APP-000655-2020		Sylvie McCann	05/05/2020

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00007612	COA - Staff Approval	\$20.00	\$20.00
Total for Invoice INV-00007612		\$20.00	\$20.00
Grand Total for Plan		\$20.00	\$20.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0071 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 05/12/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 06/11/2021
Status: Approved	Square Feet: 0.00	Completed: 06/01/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to replace deteriorated wood on front porch floor, railings, and post wraps		Expire Date: 06/01/2022

Parcel: 00-00-31-1800-0013-0060 Main	Address: 22 S 3Rd St Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
---	--	---

Applicant Ernie Saltmarsh 1993 Largo RD Jacksonville, FL 32207 Business: 9045453017	Contractor Rob C Psulkowski 710 Beech ST Fernandina Beach, FL 32034 Business: 9045560064	Owner Florida House Inn of Fernandina Beach LLC 1993 Largo Road Jacksonville, FL 32207
--	---	---

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001326-2021		Salvatore Cumella	06/01/2021
HDC Application Checklist	APP-001311-2021		Taylor Hartmann	05/12/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00014182	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00014182		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0077 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 05/24/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 06/23/2021
Status: Approved	Square Feet: 0.00	Completed: 06/01/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) for a 23"x36" wood sandwich board sign		Expire Date: 06/01/2022

Parcel: 00-00-31-1800-0024-0010 Main	Address: 402 Centre St Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
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Applicant Seaside Gallery and Studio 2022 First AVE FERNANDINA BEACH, FL 32034 Business: 5183227937	Owner Riverfront Crab LLC PO Box 16496 Fernandina Beach, FL 32034	Owner Thomas Flannery Mobile: 9174038755
--	--	--

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001325-2021		Salvatore Cumella	06/01/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00014408	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00014408		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0078 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review **Project:** **App Date:** 05/28/2021
Work Class: HDC Staff Review **District:** Default **Exp Date:** 06/28/2021
Status: Approved **Square Feet:** 0.00 **Completed:** 06/11/2021
Valuation: \$0.00 **Assigned To:** Salvatore Cumella **Approval**
Expire Date: 06/13/2022
Description: Certificate of Approval (COA) to reroof house with 30 year architectural shingles (estate grey).

Parcel: 00-00-31-1800-0031-0020 Main	Address: 117 N 6Th St Main Fernandina Beach, FL 32034	Zone: R-2(Medium Density Residential)
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Applicant East Coast Dumpsters, LLC 2618 GREGOR MCGREGOR BLVD FERNANDINA BEACH, FL 32034 Business: 9042619929	Applicant Gary Lepierre 2618 Mcgregor Blvd Fernandina Beach, FL 32034 Business: 9047532234	Agent LEPIERRE PROPS OF AMELI/ LLC GARY LEPIERRE 914 JASMINE ST FERNANDINA BEACH, FL 32034	Owner CERVERA BURGESS 117 N 6 ST FERNANDINA BEACH, FL 32034 Mobile: 904-753-1972
--	---	---	--

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001330-2021		Salvatore Cumella	06/11/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00014472	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00014472		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0079 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 06/07/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 07/07/2021
Status: Approved	Square Feet: 0.00	Completed: 06/11/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to install a memorial bench in a city ROW		Expire Date: 06/13/2022

Parcel:	Address: City Right Of Way Marine St Fernandina Beach, FL 32034	Zone: Main
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Applicant Catherine Tharin 1011 S 19th ST Fernandina Beach, FL 32034 Home: 904-252-6631	Applicant Catherine Tharin 432 N 3rd Fernandina Beach, FL 32034 Home: 904-252-6631	Owner City of Fernandina Beach 204 Ash Street Fernandina Beach, FL 32034
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Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001329-2021		Salvatore Cumella	06/11/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00014565	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00014565		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0080 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 06/10/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 07/12/2021
Status: Approved	Square Feet: 0.00	Completed: 06/11/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 06/13/2022
Description: Certificate of Approval (COA) to repaint exterior of structure Body - SW7615 "Sea Serpent" Trim - SW7006 "Extra White" Porch Ceiling - SW6498 "Byte Blue" Front Door - SW7592 "Crabby Apple"		

Parcel: 00-00-31-1800-0026-0010 Main	Address: 402 Beech St Main Fernandina Beach, FL 32034	Zone: R-2(Medium Density Residential)
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Owner Vining Park LLC 402 BEECH ST FERNANDINA BEACH, FL 32034	Applicant Paul Gibbs 603 S. Fletcher Avenue Fernandina Beach, FL 32034 Business: 9046968550 Mobile: 9043345694
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Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001331-2021		Salvatore Cumella	06/11/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00014643	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00014643		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0082 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 06/14/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 07/14/2021
Status: Approved	Square Feet: 0.00	Completed: 06/29/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to repair front porch railing using like materials and paint color		Expire Date: 06/29/2022

Parcel: 00-00-31-1800-0008-0272 Main	Address: 201 N 3Rd St Main Fernandina Beach, FL 32034	Zone: R-2(Medium Density Residential)
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Owner MARK ROSS 201 N 3 ST FERNANDINA BEACH, FL 32034 Mobile: 904-237-6603	Applicant Ross Fernandina Family Trust Mark Ross 201 N 3RD ST FERNANDINA BEACH, FL 32034 Home: 9042376603
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Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001345-2021		Salvatore Cumella	06/29/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00014716	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00014716		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00