



**AGENDA
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
NOVEMBER 18, 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 for the Regular Meeting of October 21, 2021.

4. OLD BUSINESS

4.1 HDC 2021-0029 - COTNER ASSOCIATES, INC., AGENT FOR FRANK & REBECCA POSTMA, 12 S. 6TH STREET

Certificate of Approval (COA) to demolish and reconstruct additions, add pool, paver terrace, and associated fencing. *(Quasi-Judicial)*

5. NEW BUSINESS

5.1 HDC 2021-0038 - ROBERT ALLEN, 818 SAN FERNANDO STREET

Certificate of Approval (COA) for a 360 sq. ft. accessory structure. *(Quasi-Judicial)*

5.2 HDC 2021-0040 - MIRANDA ARCHITECTS, AGENT FOR KARI BURGESS-WATKINS, 220 N. 3RD STREET

Certificate of Approval (COA) to construct front/rear porches, accessory dwelling unit, accessory structure, and pool. *(Quasi-Judicial)*

5.3 HDC 2021-0041 - COTNER ASSOCIATES, INC., AGENT FOR LEE THOMAS, 330 S. 7TH STREET

Certificate of Approval (COA) to demolish and reconstruct accessory structure, accessory dwelling unit, and 1-story addition to primary structure. *(Quasi-Judicial)*

6. BOARD BUSINESS

6.1 Land Development Code Text Amendments: Direction for Old Town View Corridor

7. STAFF REPORT

7.1 Staff Certificate of Approval - October 2021

8. PUBLIC COMMENT

9. ADJOURNMENT

THE NEXT HDC REGULAR MEETING IS SCHEDULED FOR THURSDAY, DECEMBER 16, 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
OCTOBER 21, 2021**

1. CALL TO ORDER 5:00

2. ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT

James Pozzetta

Michael Spino

Michael Harrison (Chair)

Teresa Duncan (Alt 1)

Benjamin Morrison (Vice-Chair)

Froilan Esclusa (Alt 2)

MEMBERS ABSENT:

Tammi Kosack

OTHERS PRESENT:

Tammi Bach, City Attorney

Sal Cumella, Historic Preservation Planner

Taylor Hartmann, Recording Secretary

3. PLEDGE OF ALLEGIANCE

Chair Harrison seated Member Duncan as a voting member for all cases. He also seated Member Froilan for cases HDC 2021-0012 and HDC 2021-0013 since member Morrison recused himself from these 2 cases.

Member Spino disclosed one ex parte communication with applicant Adam Kaufman via a site visit. No other members disclosed ex parte communications.

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

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

4. APPROVAL OF MEETING MINUTES

4.1 Approval of Minutes for the Special Workshop of September 16, 2021.

4.2 Approval of Minutes for the Regular Meeting of September 16, 2021.

Member Pozzetta clarified his comment on item 4.2 being that the use of screen creates an opaque element.

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Morrison to approve all minutes with the noted amendment.

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

5. OLD BUSINESS

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

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

Mr. Cumella presented the case and recommended approval.

Benjamin Morrison, 2107 Whitfield Drive, agent for the applicant, stated that the only significant change from the conceptual approval was to open up and clearly define the mid-lot corridor.

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

Members all felt that the proposed plans are of appropriate mass and scale for the location.

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Esclusa to 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 approval at this time.

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

5.2 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 presented the case and recommended approval.

Benjamin Morrison, 2107 Whitfield Drive, agent for the applicant, stated that no significant changes have been made to the proposed plans since approval at the conceptual level.

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

Members all felt that the proposed plans are of appropriate mass and scale for the location.

ACTION TAKEN: A motion was made by Member Duncan, seconded by Member Pozzetta to approve HDC case 2021-0013 as presented; AND that the HDC make the following 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 approval at this time.

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

5.3 HDC 2020-0012: JOSE MIRANDA, ARCHITECT, AGENT FOR ADAM KAUFMAN & LINDA TORRE, 116 S. 10TH STREET

AMENDMENT to a previously approved Certificate of Approval (COA) to remove all aluminum siding on the North and West faces of the primary structure and replace with Hardie plank. (*Quasi-Judicial*)

Mr. Cumella presented the case and recommended denial due to a lack of evidence supporting the removal of original materials.

Member Pozzetta asked Staff what information would be necessary to recommend approval.
Member Esclusa asked about the extent of investigation into the current siding

Jose Miranda, 309 ½ Centre Street, agent for the applicant, provided the Board with a brief overview of the condition of the existing siding materials on each elevation and the events that have resulted in the need to replace the current aluminum siding.

Member Morrison inquired about a previous site visit made by Mr. Cumella where the condition of the original wood siding on 2 elevations was so poor that cementitious siding was approved.

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 approve HDC case 2020-0012 with the condition that staff evaluates the condition of the original siding and determines whether it is beyond reasonable repair and/or replacement; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2020-0012, 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 with the noted condition 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 2021-0036 - MARK ROSS, 205 N. 3RD STREET

Certificate of Approval (COA) to construct a 1,375 sq. ft. primary structure, 2 accessory structures, and a swim spa. (*Quasi-Judicial*)

Mr. Cumella presented the case and recommended approval.

Member Esclusa inquired about the absence of setback measurements being called out on the proposed site plan.

Mark Ross, 201 N. 3rd Street, applicant, stated that the intent was to keep this property as a family home.

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

Member Morrison noted that there are very few Jeldwen window types that would be appropriate in the Historic District.

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Pozzetta to approve HDC case 2021-0036 with the condition that if Jeldwen brand windows are used, they be approved by staff prior to installation; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2021-0036, 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 with the noted condition at this time.

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

6.2 HDC 2021-0033 - CITY OF FERNANDINA BEACH, AGENT FOR IP HOLDINGS GROUP, LLC, NASSAU TRUST LLC, AND MACEDONIA AME CHURCH.

Expansion of Local Downtown Historic District Boundary to include:
BLOCK 2, LOTS 29-33 & BLOCK 46, LOTS 5 & PT OF LOT 6 IN OR 1892/1458 BEING
PARCELS "1", "3" & "5" & BLOCK 49 PT OF LOTS 4 & 5 IN OR 1892/1458 BEING PARCELS "2"

& "4".

Mr. Cumella presented an overview of the 3 properties and recommended approval.

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

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Spino to recommend all 3 properties to the Planning Advisory Board for inclusion in the Historic District.

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

7. BOARD BUSINESS

Member Spino spoke about the responsibilities of the CRA, and asked that Staff distribute a referenced weblinks to all board members. He stated that he felt sidewalks and street crossings on N. 2nd Street are a top priority and asked for members support to send a letter to the City Commission.

Member Morrison inquired about right-of-way improvements, including sidewalks, and whether they would always be the responsibility of the property owner or if this might be included in the goals of the CRA.

Commissioner Chip Ross, audience member, stated that currently, the money in the CRA Fund is dedicated to the opening of Alachua Street.

Jenny Schaffer, audience member, spoke about discussions that have taken place regarding the types of sidewalks that could be installed in the Downtown Historic District.

Chair Harrison stated that he supports the CRA but questions the HDC's authority to recommend code changes.

All members agreed to send a letter to the City Commission.

Vice-Chair Morrison stated that this is his last HDC meeting as his family will be moving out of state.

Mr. Cumella stated that there are currently 4 HDC applications.

8. STAFF REPORT

8.1 Staff Certificate of Approval - September 2021

9. PUBLIC COMMENT

Chip Ross, stated that the City is "losing their soul" and the "funky character" of the area is being lost. He also stated that the City needs more advocates.

10. ADJOURNMENT 6:28

Taylor Hartmann, Recording Secretary

Michael Harrison, Chair



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2021-0029
NOVEMBER 18, 2021

Owner/Applicant:	Cotner Associates, Inc., agent for Frank & Rebecca Postma, owners
Property Address:	12 S. 6 th Street
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	Single Family Home
FL Master Site File #	8NA00369
Year Built:	1920 (NCPA) 1903 (FMSF)
Contributing Status:	Contributing
Requested action:	Certificate of Approval (COA) to demolish and reconstruct additions, shed, and add a 350 s. f. carriage house. (Quasi-Judicial)

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 final approval to demolish the accessory structure and construct a new two-story addition with attached garage.

The home first appears on the Sanborn Fire Insurance Maps in 1903. The current accessory structure first appears on the 1926 map. The front porch was changed from a one-story to a two-story between the 1909 and 1926 maps. It is assumed that the front porch returned to one-story when the front porch was enclosed. The one-story rear portion of the home is original to the 1903 home. The current “bedroom 1” has always been interior space, while the current kitchen was originally constructed as a side porch.

Conceptual Approval was granted August 19, 2021 with the condition that the rear one-story addition be retained. The applicant has amended the proposed plans to retain this section of the home within the new additions.

APPLICABLE GUIDELINES:

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

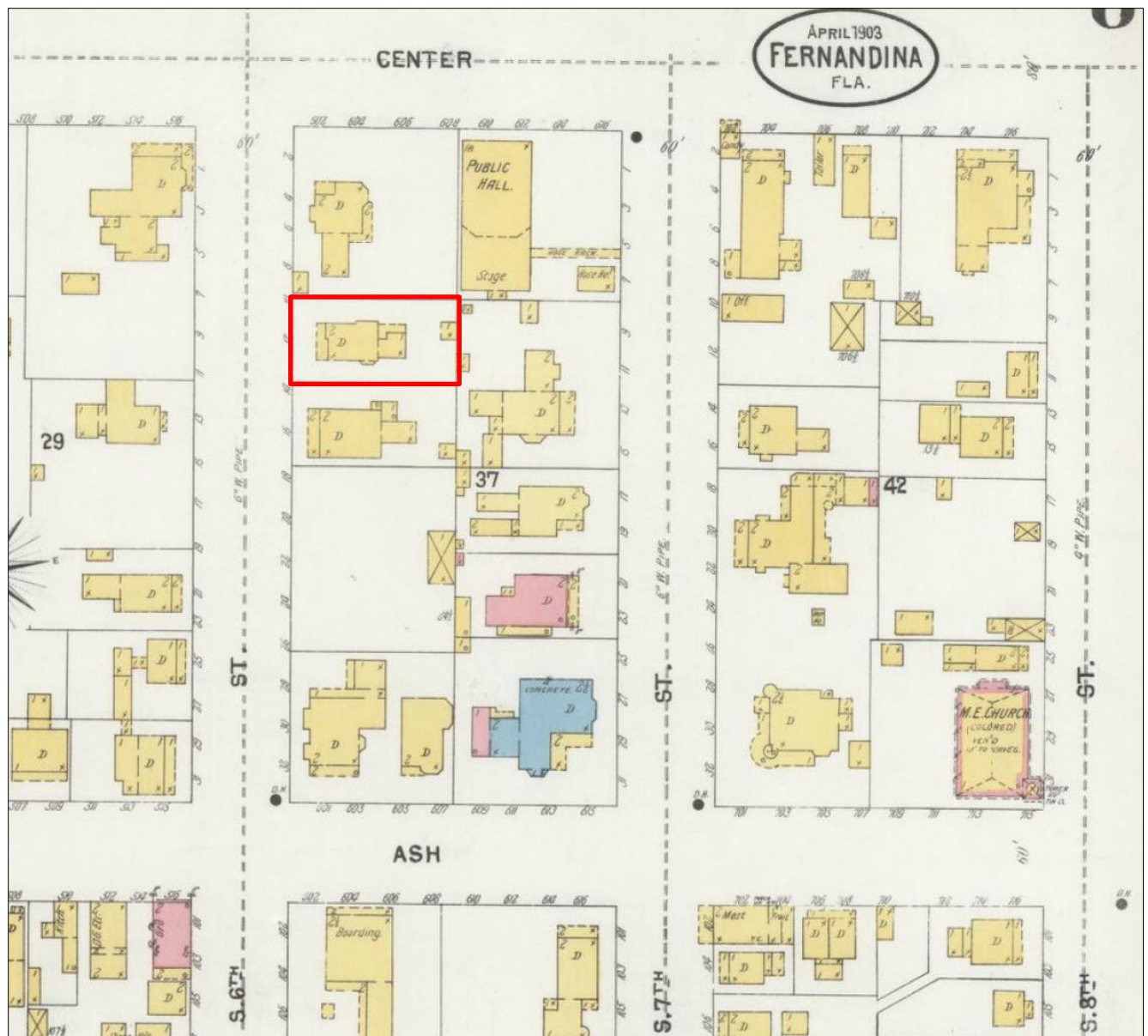
DOWNTOWN HISTORIC DISTRICT GUIDELINES

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 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:

Staff finds that the proposed additions are compatible with the Downtown Historic District and meet all setback and screening requirements. It should be noted that this project features a semi-attached garage. While the attached garage building typology is not prohibited, it is not a historic building pattern and should be discouraged.



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:

FINAL APPROVAL of HDC 2021-0029

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2021-0029 **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 2021-0029, 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 **FINAL** approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1	Application & Backup Materials
EXHIBIT 2	Plans, Elevations, & Survey
EXHIBIT 3	FMSF 8NA00369

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #8157

Date Submitted: 10/7/2021

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: Final

See Certificate of Approval Matrix for details

Previously Approved Case

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

Yes

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

10/4/2021

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*

Downtown

Site Address*

12 South 6th Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0037-0021

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Rebecca and Frank

Last Name*

Postma

Mailing Address*

12 South 6th Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

9042774593

E-mail Address*

posthead1@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*

Cotner Associates

Last Name*

Architects

Company (if applicable)

Street Address

9 South Third Street

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

9042774593

E-mail Address

benjamin@cotnerassociates.com

Project Description*

Demolition of existing single car garage and non-historic rear porch addition. Construction of new addition at rear including second floor over existing one-story portion of structure, fencing, a small swimming pool, paver terrace, and associated fencing.

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

Design Vision Statement*

To create a context sensitive addition to the historic structure that does not impact the massing from the street and is proportional with the height and scale of the existing building. Materials used will honor the traditional materials used at the time of construction, and all efforts will be made to restore the original materials and expose them upon removal of asbestos shingles.

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
N/A	p.t. pine to match existing	SW 6515 Leisure Blue (Name/Number)

DOORS

Manufacturer	Product Description	Color
Custom Entry Doors	T.B.D. and submitted at later date Include FL Product Approval # for Windows and Doors	SW 6601 Tanager (Name/Number)

WINDOWS

Manufacturer	Product Description	Color
Marvin	Ultimate Series Include FL Product Approval # for Windows and Doors	Match Existing (Name/Number)

ROOFING

Manufacturer	Product Description	Color
GAF	Timberline	Slate (Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
N/A	p.t. pine to match existing	SW 7008 Alabaster (Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
TBD	Brick to match existing	 (Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
		 (Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
N/A	p.t. pine	natural (Name/Number)

FENCING

Manufacturer	Product Description	Color
N/A	p.t. pine	natural (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 Postma HDC plans.pdf	Upload 2 Survey.pdf	Upload 3 Warranty deed.pdf	Upload 4 Owners Auth.jpeg
Upload 5 Carriage-House-Garage-Door-Brochure.pdf	Upload 6 Data_Sheet__Timberline_HDZ.pdf	Upload 7 Double Hung Windows _Wood and Clad _Ultimate Double Hung G2 .pdf	Upload 8 PAC-Color-Guide-2-12-2021.pdf

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*

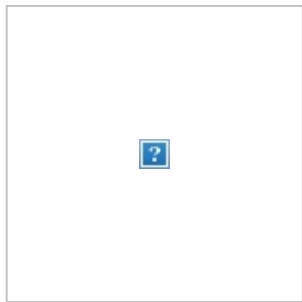
Rebecca and Frank

Applicant Last Name*

Postma

Today's Date*

10/7/2021



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 Frank and Rebecca Postma
(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]
(Signature of owner)

Rebecca Postma
(Print name of owner)

Frank Postma
(Print name of owner)

STATE OF FLORIDA

State of Rhode Island

COUNTY OF NASSAU

County of Kent

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

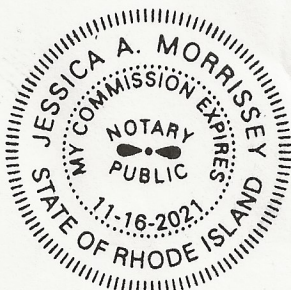
of July, 20 21, by [Signature]

[Signature]
Notary Public

Jessica Morrissy
Printed Name

11-16-21
My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: ☐



Prepared by:
Andrea F. Lennon, P.A.
3391 South Fletcher Avenue
Fernandina Beach, Florida 32034

File Number: 21-162

General Warranty Deed

Made this February 26, 2021 A.D. By **Marla J. McDaniel, joined by her husband, Gale W. Jameyson**, whose post office address is: **317 North 5th Street, Fernandina Beach, Florida 32034**, hereinafter called the grantor, to **Rebecca B. Postma and Frank B. Postma wife and husband**, whose post office address is: **12 S. 6th St., 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:
The North One-Half of Lot 2, Block 37.

Parcel ID Number: **00-00-31-1800-0037-0021**

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: 21-162

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:

Adele Suddes
Witness
Printed Name: Adele Suddes

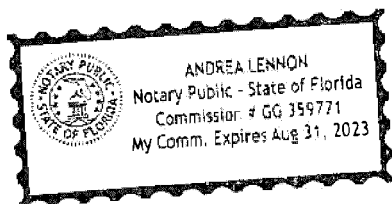
Andrea F. Lennon
Witness
Printed Name: Andrea F. Lennon

Marla J. McDaniel (Seal)
Marla J. McDaniel
Address: 317 North 5th Street, Fernandina Beach,
Florida 32034

Gale W. Jameyson (Seal)
Gale W. Jameyson
Address:

State of Florida
County of Nassau

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26th day of February, 2021, by Marla J. McDaniel, joined by her husband, Gale W. Jameyson, who ~~is~~ ^{are} personally known to me or who has produced a Driver's License as identification.



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

Standard Colors



▲ ★ PATINA GREEN



▲ ★ TEAL



▲ ★ HEMLOCK GREEN



FOREST GREEN



HARTFORD GREEN



▲ ★ EVERGREEN



▲ ★ HUNTER GREEN



▲ ★ ARCADIA GREEN



▲ ★ MILITARY BLUE



BERKSHIRE BLUE



▲ GRAPHITE



▲ ★ CHARCOAL



INTERSTATE BLUE



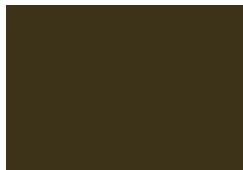
▲ ★ SLATE BLUE



AWARD BLUE



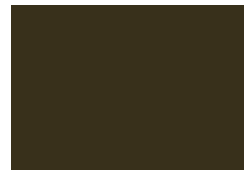
MATTE BLACK STEEL
BLACK ALUMINUM



▲ ★ DARK BRONZE



▲ BURNISHED SLATE



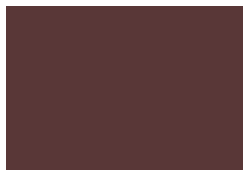
▲ AGED BRONZE



▲ ★ MEDIUM BRONZE



▲ ★ MANSARD BROWN



BURGUNDY



▲ ★ TERRA COTTA



▲ ★ CARDINAL RED



▲ ★ COLONIAL RED



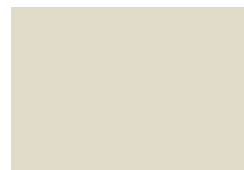
MIDNIGHT BRONZE



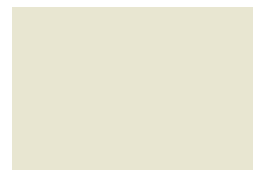
▲ ★ MUSKET GRAY



▲ ★ SIERRA TAN



▲ ★ SANDSTONE



▲ ★ ALMOND



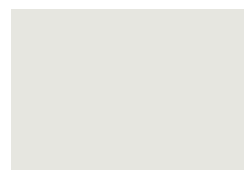
▲ ★ SLATE GRAY



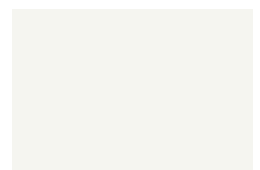
▲ ★ CITYSCAPE



▲ ★ GRANITE



▲ ★ STONE WHITE



▲ ★ BONE WHITE

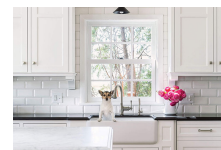


PAC-CLAD.COM

IL: 800 PAC CLAD TX: 800 441 8661 MD: 800 344 1400
AZ: 833 750 1935 GA: 800 272 4482 MN: 877 571 2025

MARVIN > SIGNATURE COLLECTION > MARVIN SIGNATURE® ULTIMATE >
ULTIMATE DOUBLE HUNG G2

ULTIMATE DOUBLE HUNG G2



A contemporary classic, the Marvin Signature™ Ultimate Double Hung G2 window blends traditional beauty with state-of-the-art window performance. Reliable and energy efficient, the Ultimate Double Hung G2 window offers an

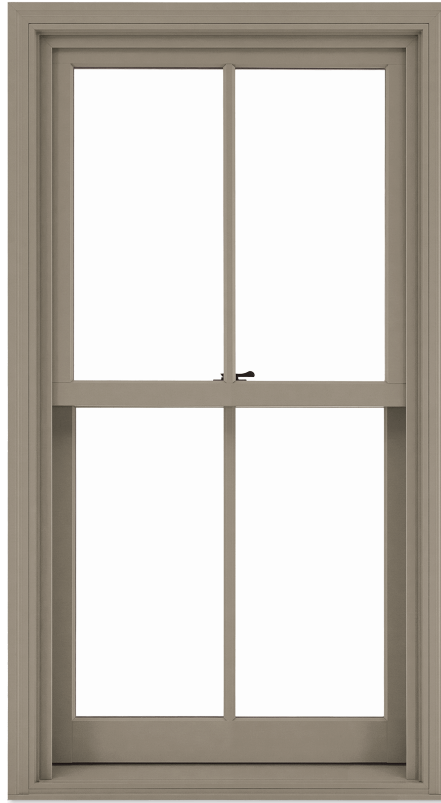
auto-lock feature for convenient security, durable hardware for smooth operation and Marvin's unique wash mode for easy cleaning. Customize your design with round top styles or single hung operation with optional Lift Lock - Marvin's exclusive bottom rail locking mechanism for easier operation in hard-to-reach areas.

 [VIEW DESIGN OPTIONS](#)

FOR THE PROS

Find technical documents for this product, including installation instructions, sizes and elevations, 3D drawings, architectural detail manuals and more.

 [TECHNICAL SPECIFICATIONS](#)



INTERIOR

EXTERIOR

Features of the Ultimate Double Hung G2 Window

- Available in heights up to 10.5 feet or widths up to 5.5 feet
- Marvin's exclusive auto-lock activates when sashes are closed for convenient security
- Unique wash mode allows cleaning of both sides of glass from

indoors

- Narrow checkrail maximizes view, while maintaining historical accuracy
- Available with the same features in a single hung style, with optional Lift Lock
- Additional configurations include round top, stationary transom or picture window
- Hidden Lock Status Sensor option connects with your smart home to indicate when windows are closed and locked
- Available with IZ3 coastal/hurricane certification
- Available with Commercial Windows Performance certification
- CE certified

SIGNATURE

COLLECTION

Marvin Signature Ultimate

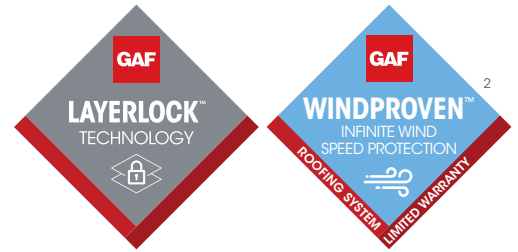
Our broadest range of product types, sizes, configurations and design options.

[!\[\]\(339a16584d5da0f0a3ca4e9ec17bf6a1_img.jpg\) LEARN ABOUT SIGNATURE ULTIMATE](#)



America's #1-selling shingle just got better!

The same shingle you know and love,
now with LayerLock[™] Technology
which powers the industry's widest
nailing area.

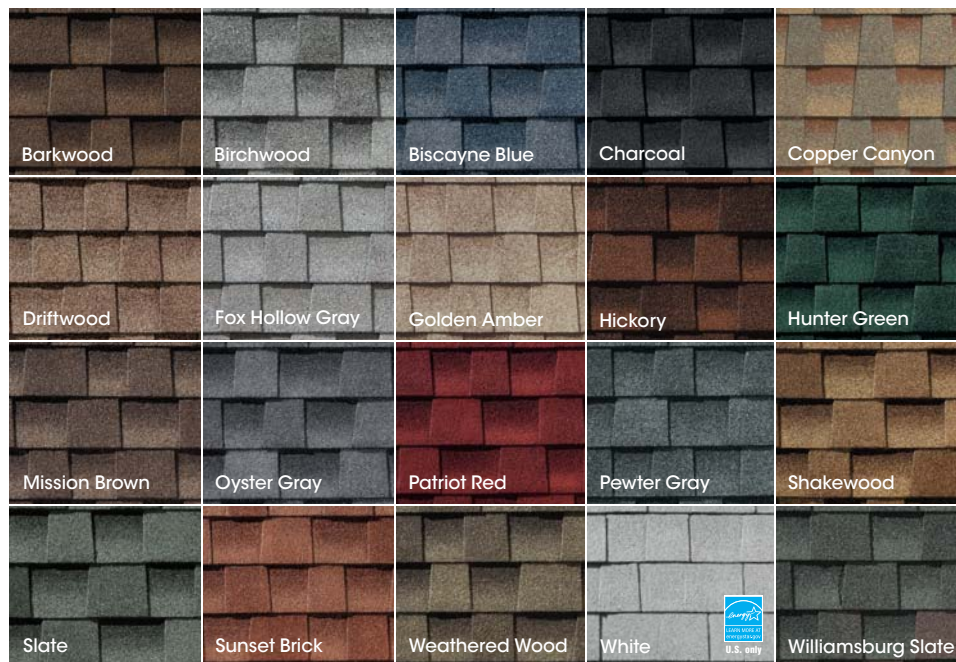


Timberline® HDZ™ Shingles

Benefits:

- **LayerLock™ Technology** — Proprietary technology mechanically fuses the common bond between overlapping shingle layers.
- **Up to 99.9% nailing accuracy** — The StrikeZone™ nailing area is so easy to hit that a roofer placed 999 out of 1,000 nails correctly in our test.¹
- **WindProven™ Limited Wind Warranty** — When installed with the required combination of GAF Accessories, Timberline® HDZ™ Shingles are eligible for an industry first: a wind warranty with no maximum wind speed limitation.²
- Our legendary **Dura Grip™** sealant pairs with the smooth microgranule surface of the StrikeZone™ nailing area for fast tack. Then, an asphalt-to-asphalt monolithic bond cures for durability, strength, and exceptional wind uplift performance.
- **StainGuard® Algae Protection** — Helps protect the beauty of your roof against unsightly blue-green algae discoloration.³
- **High Performance** — Designed with Advanced Protection® Shingle Technology.
- **Seamless compatibility** — The new Timberline® HDZ™ Shingles are compatible with traditional Timberline HD® Shingles for the same look and feel homeowners and contractors rely on for beauty and endurance.⁴
- **Perfect Finishing Touch** — For the best look, use TimberTex® Premium Ridge Cap Shingles or TimberCrest™ Premium SBS-Modified Ridge Cap Shingles.

Colors & Availability:



Product details:

Product/System Specifics

- Fiberglass asphalt construction
- Dimensions (approx.): 13 1/4" x 39 3/8" (337 x 1,000 mm)
- Exposure: 5 5/8" (143 mm)
- Bundles/Square: 3
- Pieces/Square: 64
- StainGuard® Algae Protection³
- Hip/Ridge: TimberTex®; TimberCrest™; Seal-A-Ridge®; Z®Ridge; Ridglass®
- Starter: Pro-Start®; QuickStart®; WeatherBlocker™

Applicable Standards & Protocols:

- UL Listed to ANSI/UL 790 Class A
- State of Florida approved
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018, Type 1
- Meets ASTM D3462⁵
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Meets Texas Department of Insurance Requirements
- ENERGY STAR® Certified (White Only) (U.S. Only); Rated by the CRRC; Can be used to comply with Title 24 cool roof requirements

¹ Results based on study conducted by Home Innovation Research Labs, an independent research lab, comparing installation of Timberline HD® Shingles to Timberline® HDZ™ Shingles on a 16-square roof deck using standard 4-nail nailing pattern under controlled laboratory conditions. Actual results may vary.

² 15-year WindProven™ limited wind warranty on Timberline® HDZ™ Shingles requires the use of GAF starter strips, roof deck protection, ridge cap shingles, and leak barrier or attic ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products.

³ StainGuard® algae protection is available only on shingles sold in packages bearing the StainGuard® logo. Products with StainGuard® algae protection are covered by a 10-year limited warranty against blue-green algae discoloration. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

⁴ To be mixed on one roof, Timberline® HDZ™ Shingles and Timberline HD® Shingles must have matching 6-digit codes found on the end of the bundle. When mixed, always use Timberline HD® installation instructions.

⁵ Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.

⁶ Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence [or eligible second owner(s)] owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires use of GAF Lifetime shingles only. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions. Lifetime coverage on shingles and accessories requires use of any GAF Lifetime Shingle and any 3 qualifying GAF accessories. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products.

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.



We protect what matters most™



Carriage House COLLECTION



Charming carriage house design
paired with the thermal
performance of insulated steel.

The Genuine. The Original.





Carriage House Collection doors combine distinctive carriage house designs and superior insulated steel construction to create a harmonious blend of elegance and strength.



Image above: Model 7540, E3 panel (307), 8' high, Gray painted finish, 12 Window Square, decorative hardware
Cover image: Model 7540, A panel (303), 8' high, Walnut stained finish, Plain Window Square, decorative hardware

Built Better from the Inside Out

Door construction

Carriage House Collection garage doors are available in a wide array of stained and painted finishes. An embossed wood-grain texture captures the look of a classic carriage house door. Customize the appearance of these garage doors with windows and decorative hardware for even greater curb appeal.



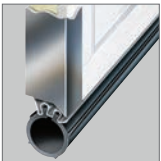
Polyurethane insulation

Provides thermal efficiency with an R-value* of 10.



Durable finish

Hot-dipped galvanized steel with two coats of baked-on polyester paint.



Bulb-type bottom weatherseal

Guards against wind and rain while providing a cushion when closing.



Embossed wood grain texture

Adds beauty, sophistication and durability.

Limited Lifetime warranty that protects against section rust-through for as long as you own your home. Also included is a one-year non-transferable, Limited warranty ensuring high standards for materials and workmanship.

WindStorm™ wind load-rated system

Available on select products to meet regulations for a variety of wind speeds, including hurricane-force winds, and meet the most stringent local building codes.

* Overhead Door Corporation uses a calculated door section R-value for our insulated doors.



Door Designs

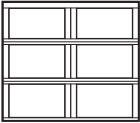
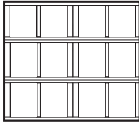
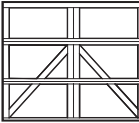
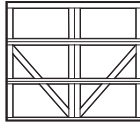
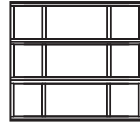
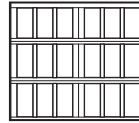
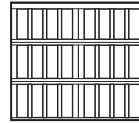
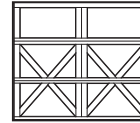
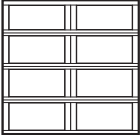
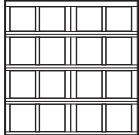
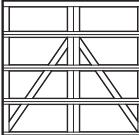
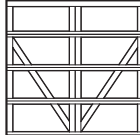
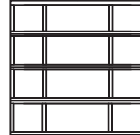
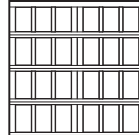
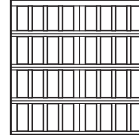
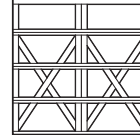
Select your door panel style

1 Choose a panel style

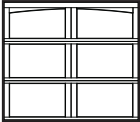
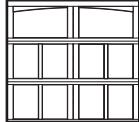
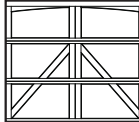
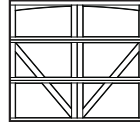
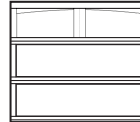
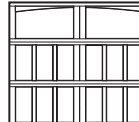
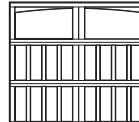
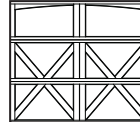
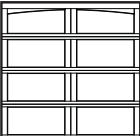
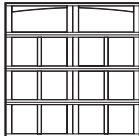
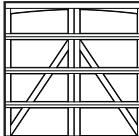
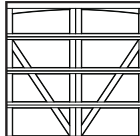
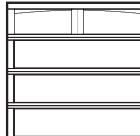
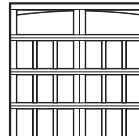
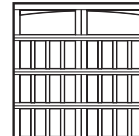
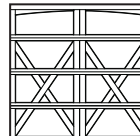
Note:

Previous model numbers and panel styles are noted in parentheses in gray.

Model 7540 Square top

	Horizontal Overlay (H) (301)	Horizontal Vertical Overlay (E2) (302)	A Shaped Overlay (A) (303)	V Shaped Overlay (V) (304)	Recessed Flush Panel (RFP) (305)	Mixed Panel (MP) (306)	Horizontal Vertical Overlay (E3) (307)	Horizontal Vertical Overlay (E4) (308)	X Shaped Overlay (X) (309)
7' high									
8' high									

Model 7540 Arched top

	Horizontal Overlay (H) (301)	Horizontal Vertical Overlay (E2) (302)	A Shaped Overlay (A) (303)	V Shaped Overlay (V) (304)	Recessed Flush Panel (RFP) (305)	Mixed Panel (MP) (306)	Horizontal Vertical Overlay (E3) (307)	Horizontal Vertical Overlay (E4) (308)	X Shaped Overlay (X) (309)
7' high						No arched option available			
8' high						No arched option available			



Model 7540, X panel (309) 7' high, Red Oak stained finish

Carriage House COLLECTION Door Designs

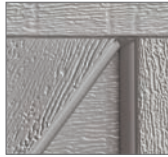
Select your door panel finish

2 Choose a color

Painted finishes



White (Standard)



Gray



Clay



Green

Actual colors may vary from brochure due to fluctuations in the printing process. **Always request a color sample from your Distributor for accurate color matching before ordering your door.**

Two-toned painted finishes



Gray/White



Clay/White



Green/White

With two-tone option the trim boards are white (standard).

Stained finishes



Mahogany



Walnut



Oak



Red Oak



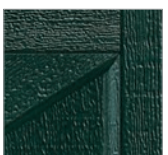
Honduran Mahogany



Gray



Clay



Green



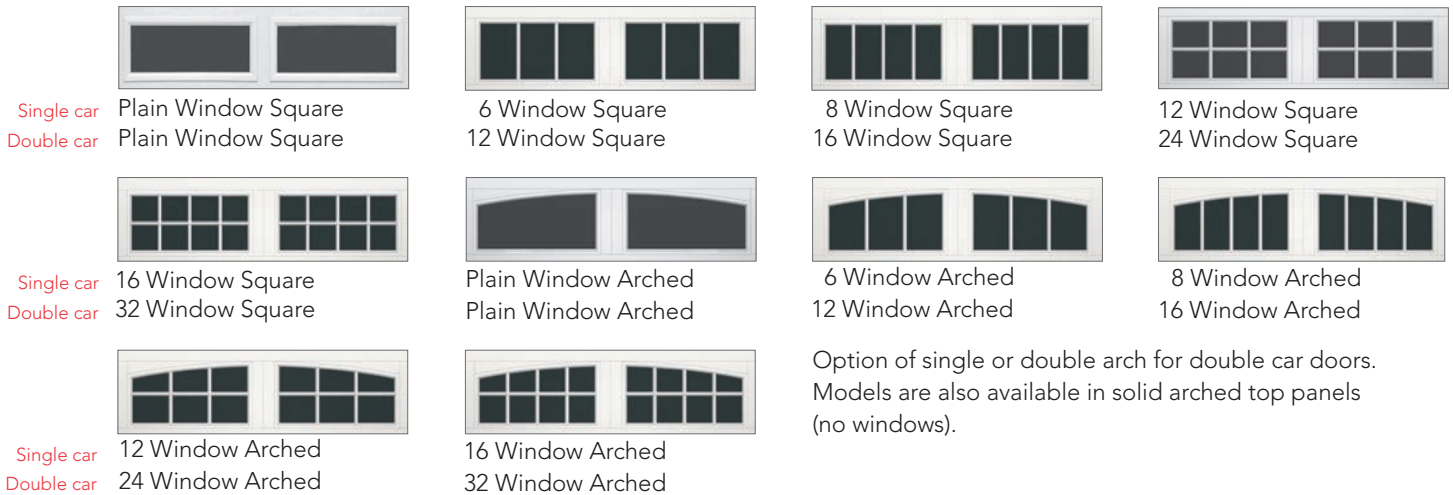
Model 7540, A panel (303), 7' high, White painted finish, 6 Window Arched, decorative hardware

Carriage House COLLECTION

Decorative Accents

Select your windows and decorative hardware

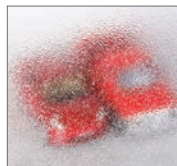
3 Choose a window style



Choose a glass type



Clear



Obscure

Actual glass may vary from brochure photos due to fluctuations in the printing process. Check with your Overhead Door™ Distributor to view a glass sample.

4 Choose your hardware



Spear hinge



Arrow hinge



Fleur-de-Lis hinge



Lift handle



Pull handles



Hammered knockers

For more hardware options contact your Overhead Door™ Distributor or see our website.

Carriage House COLLECTION
Garage Door Opener

Choose your opener

5

Choose your opener



Be sure to ask about our complete line of Overhead Door® garage door openers. Powerful, quiet and durable, these garage door openers are designed for performance, safety and convenience. Your Overhead Door™ Distributor will help you choose the opener that best suits your door and preferences.



Model 7540 ,E4 panel (308), 7' high, Clay/White painted finish

Transform Your Home with the DoorView® Visualization Tool.

Go to overheaddoor.com to try our online interactive software tool that lets you visualize what your home would look like with a new Overhead Door™ garage door. Contact your local Overhead Door™ Distributor for more information and to receive a quote.



BEFORE



AFTER

Model 5740, E3 panel (307), 7' high, Clay/White painted finish, 12 Window Square

The Genuine. The Original.

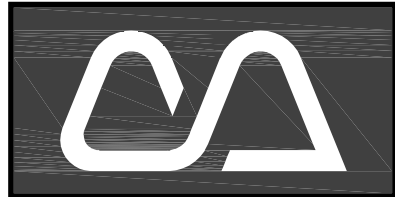
Since 1921, Overhead Door Corporation has not only raised the standards of excellence for the industry – we've created them. We created the first sectional garage door in 1921 and the first electric garage door opener in 1926.

Today, our network of over 400 Overhead Door™ Distributors are still leading the way with innovative solutions and unmatched installation, service and support. So look for the Red Ribbon. It's your guarantee that you're getting the genuine, the original Overhead Door™ products and services.

SOLD AND DISTRIBUTED BY:



2501 S. State Hwy. 121 Bus., Suite 200, Lewisville, TX 75067
1-800-929-DOOR • sales@overheaddoor.com
overheaddoor.com



Cotner Associates, Inc.
Architects
9 South Third Street
Fernandina Beach, Florida 32034
PH (904)277-4593 FAX (904)277-6734

Revisions	
No.	Date

Progress Prints	
Issued To	Date

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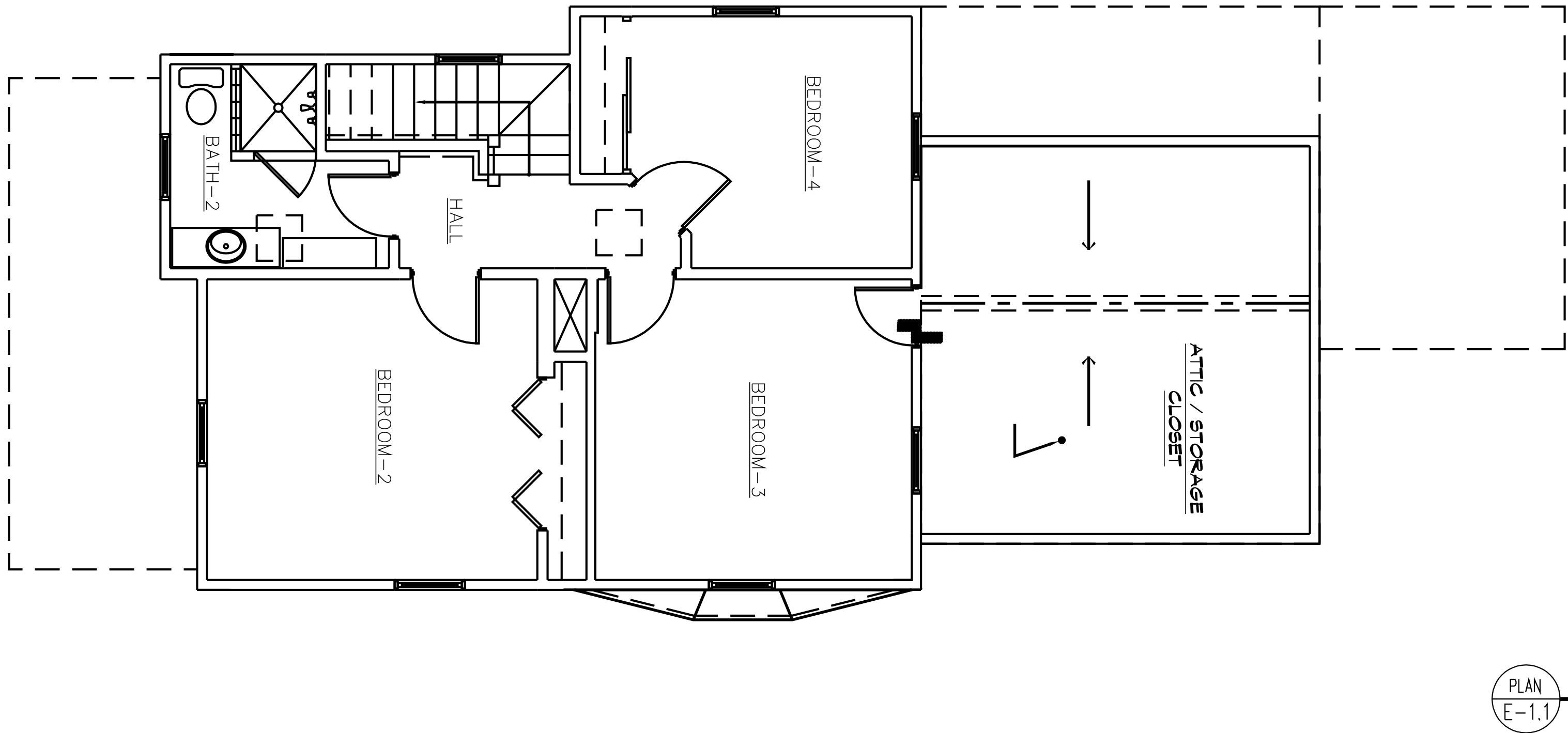
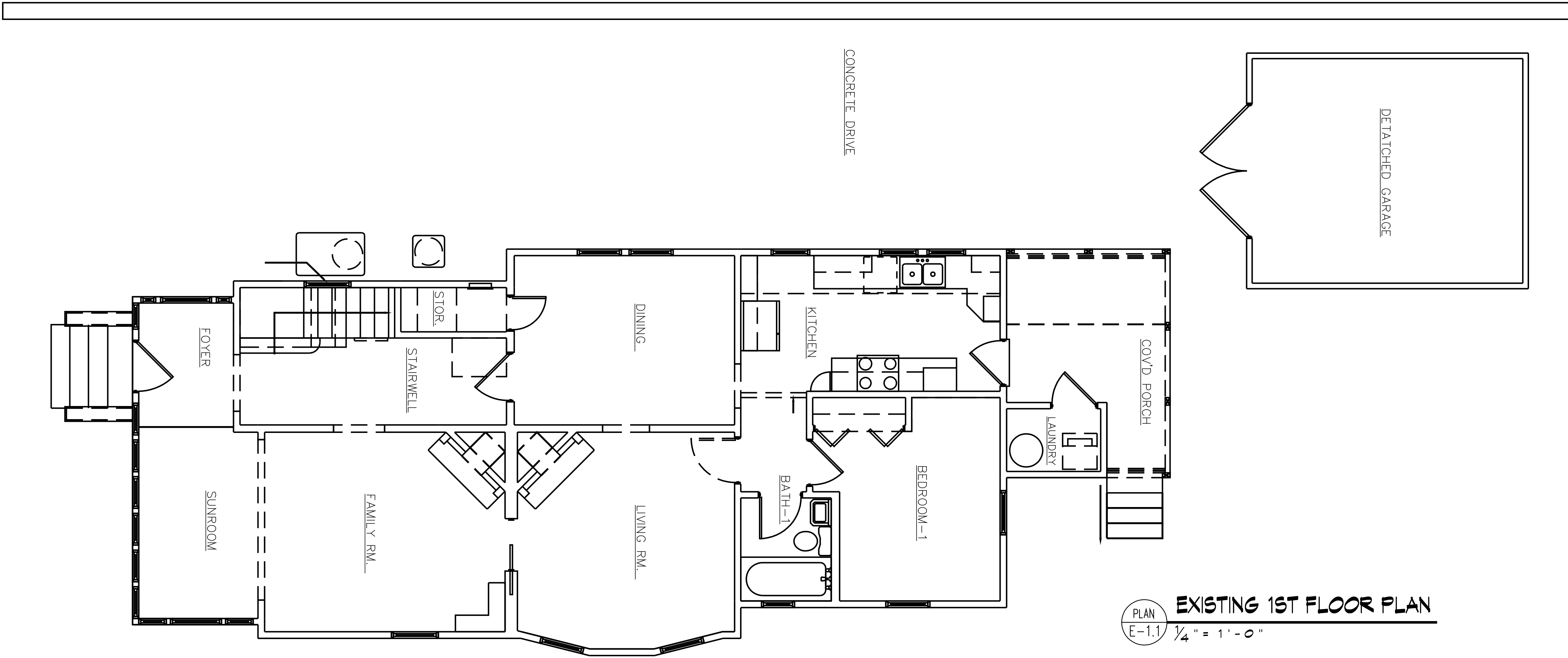
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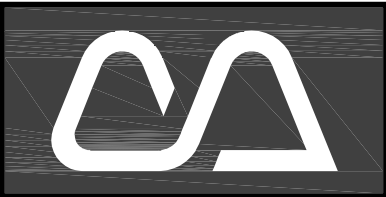
POSTMA RESIDENCE
12 SOUTH 6TH STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project: _____
Released: _____

EXISTING PLANS
Page of Sheet Number

 **E-1.1**





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FRONT ELEVATION



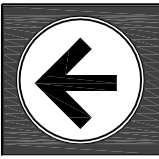
LEFT ELEVATION

POSTMA RESIDENCE
12 SOUTH 6TH STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

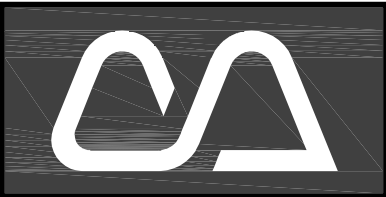
Project:
Released:

EXIST ELEVATIONS

Page of Sheet Number



E-2.1



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REAR ELEVATION



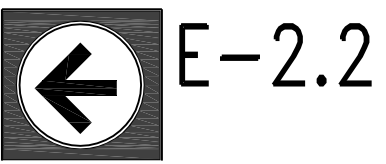
RIGHT ELEVATION

POSTMA RESIDENCE
12 SOUTH 6TH STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project:
Released:

EXIST ELEVATIONS

Page of Sheet Number



E-2.2

Revisions	
No.	Date
Progress Prints	
Issued To	Date

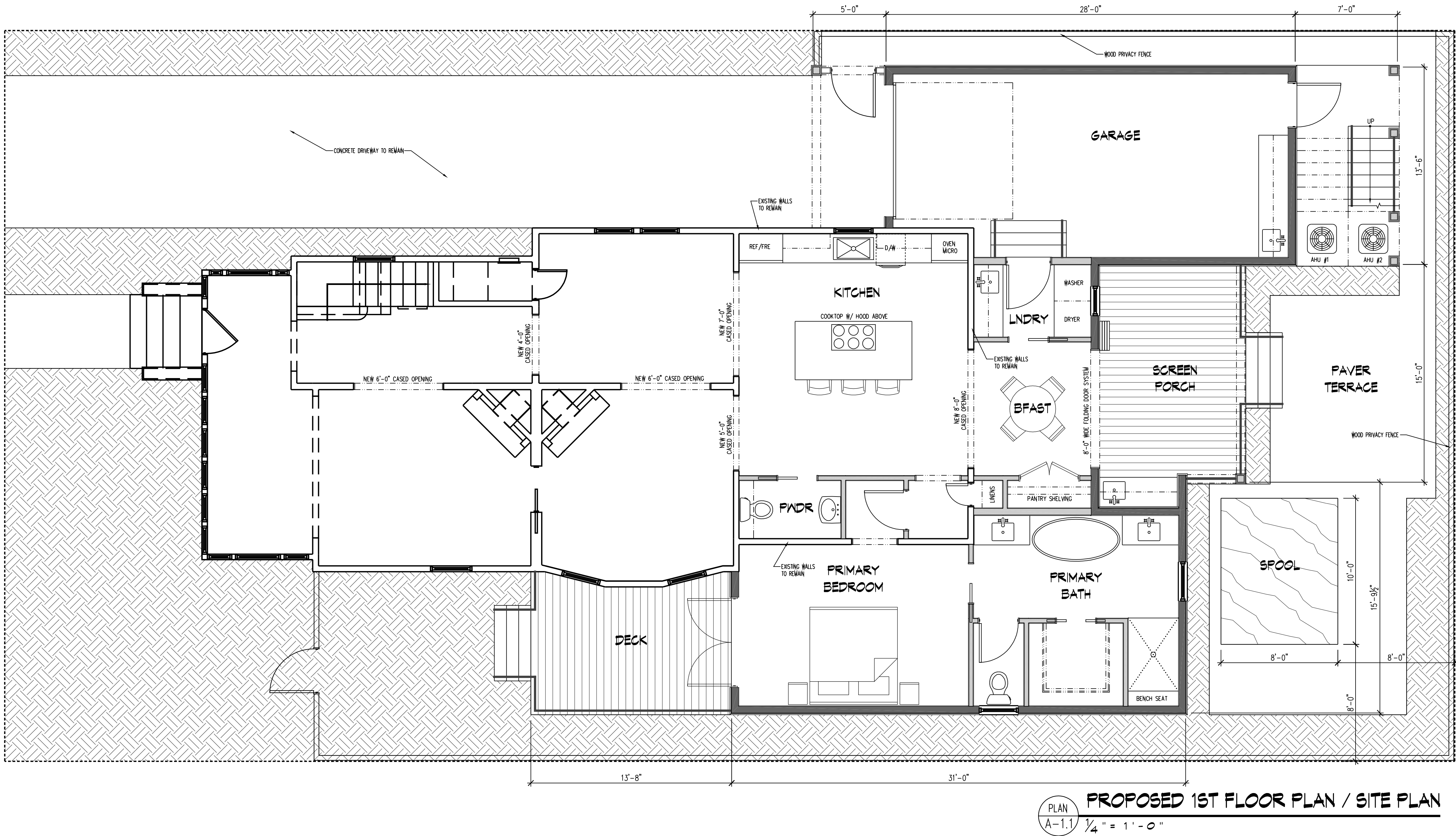
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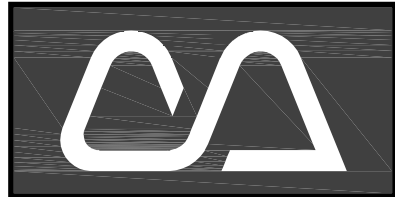
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POSTMA RESIDENCE
12 SOUTH 6TH STREET
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NASSAU COUNTY, FLORIDA





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No.	Date

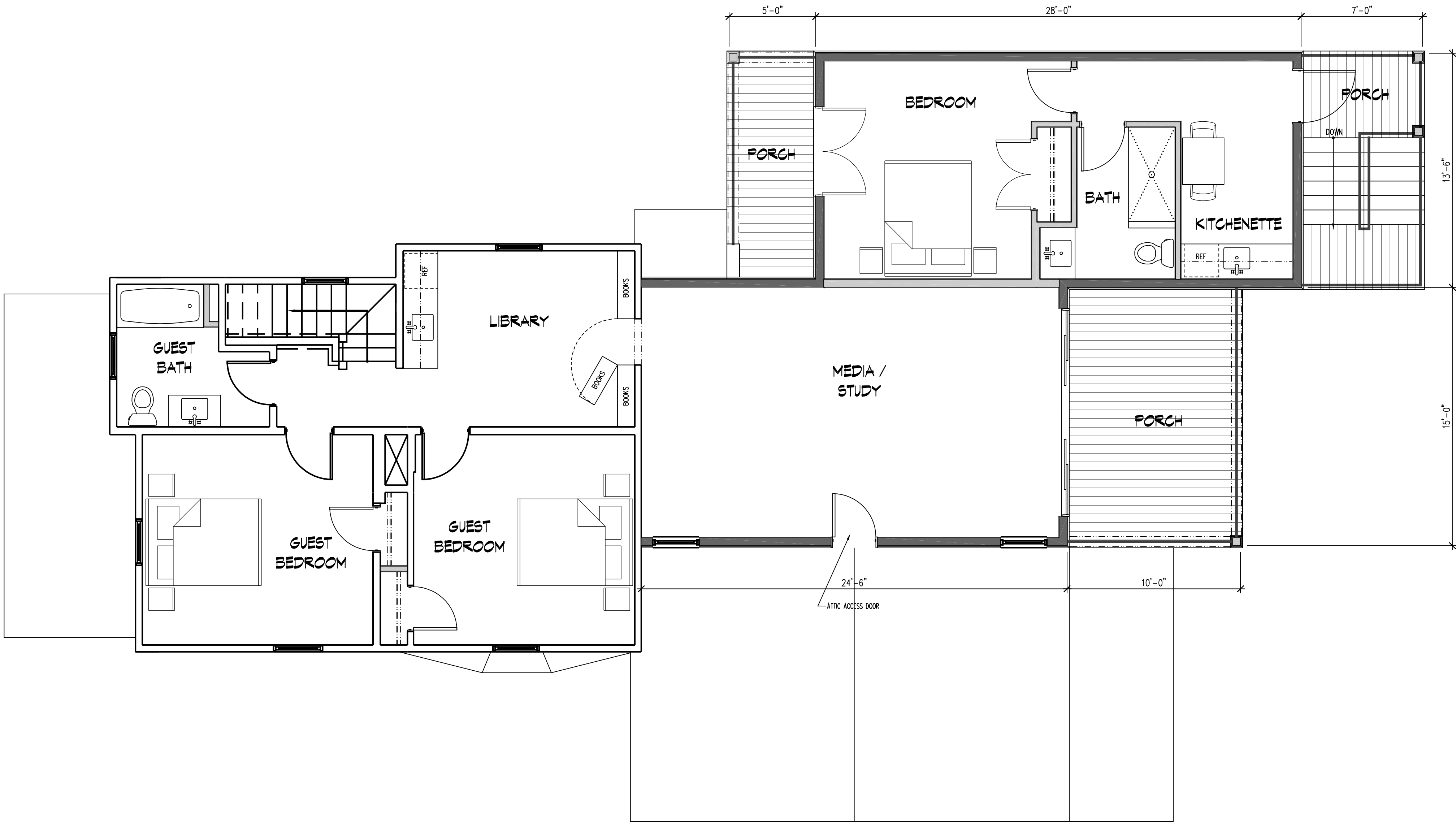
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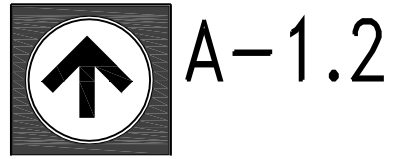
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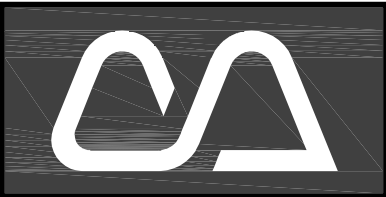


PROPOSED 2ND FLOOR PLAN
PLAN A-1.2
1/4" = 1'-0"

POSTMA RESIDENCE
12 SOUTH 6TH STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project: _____
Released: _____
2ND FLOOR PLAN
Page of Sheet Number





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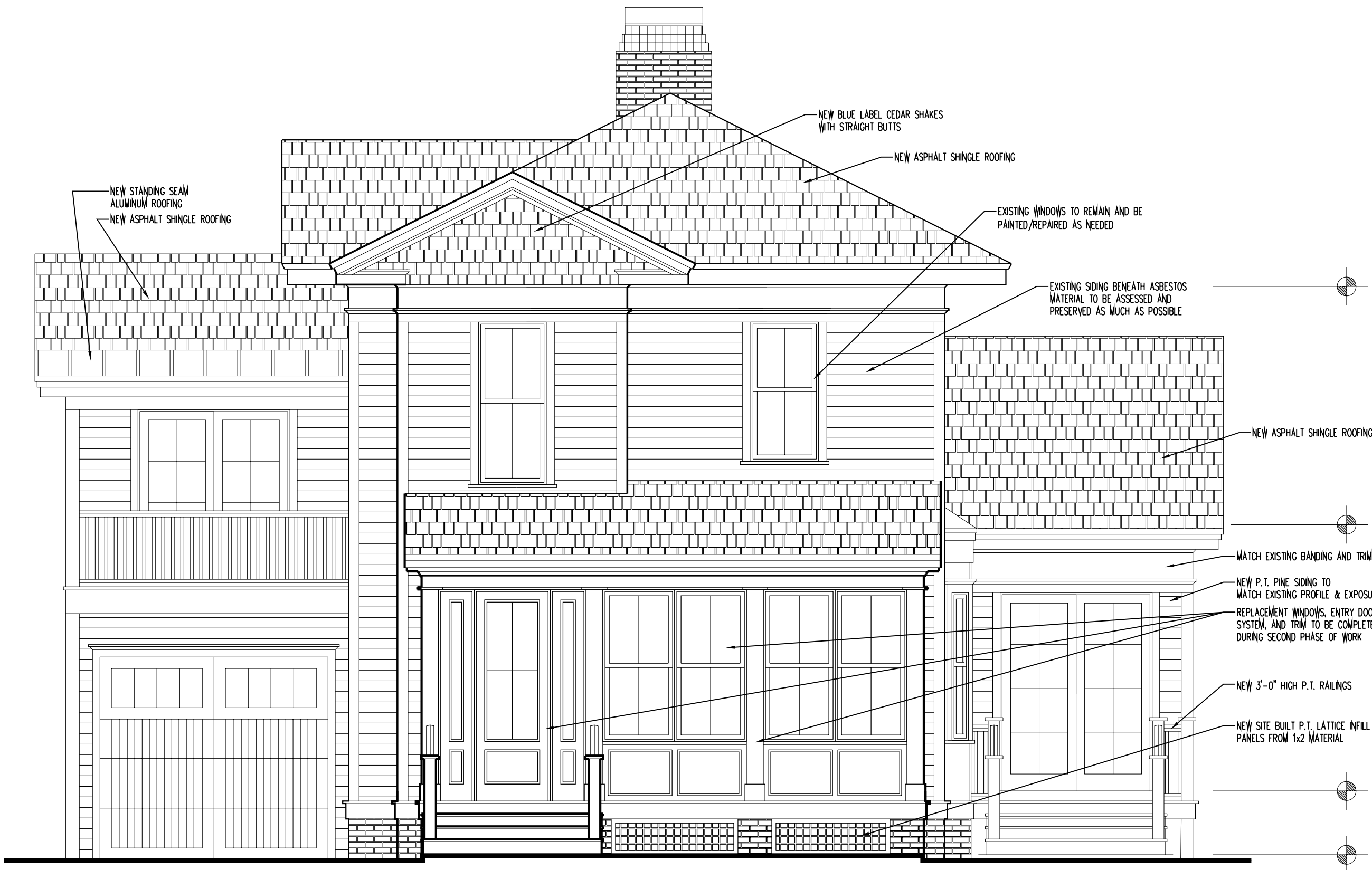


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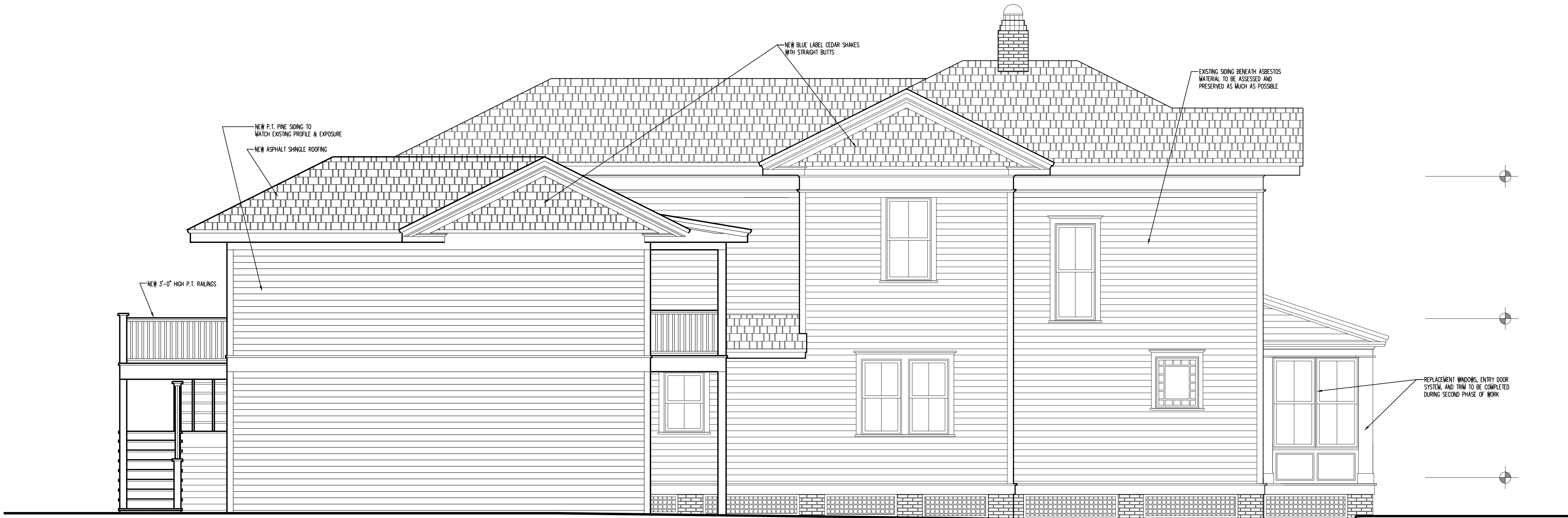
POSTMA RESIDENCE
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FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project: _____
Released: _____

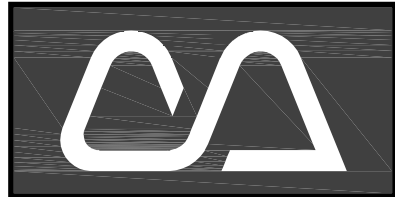
ELEVATIONS
Page of Sheet Number



FRONT ELEVATION



LEFT ELEVATION



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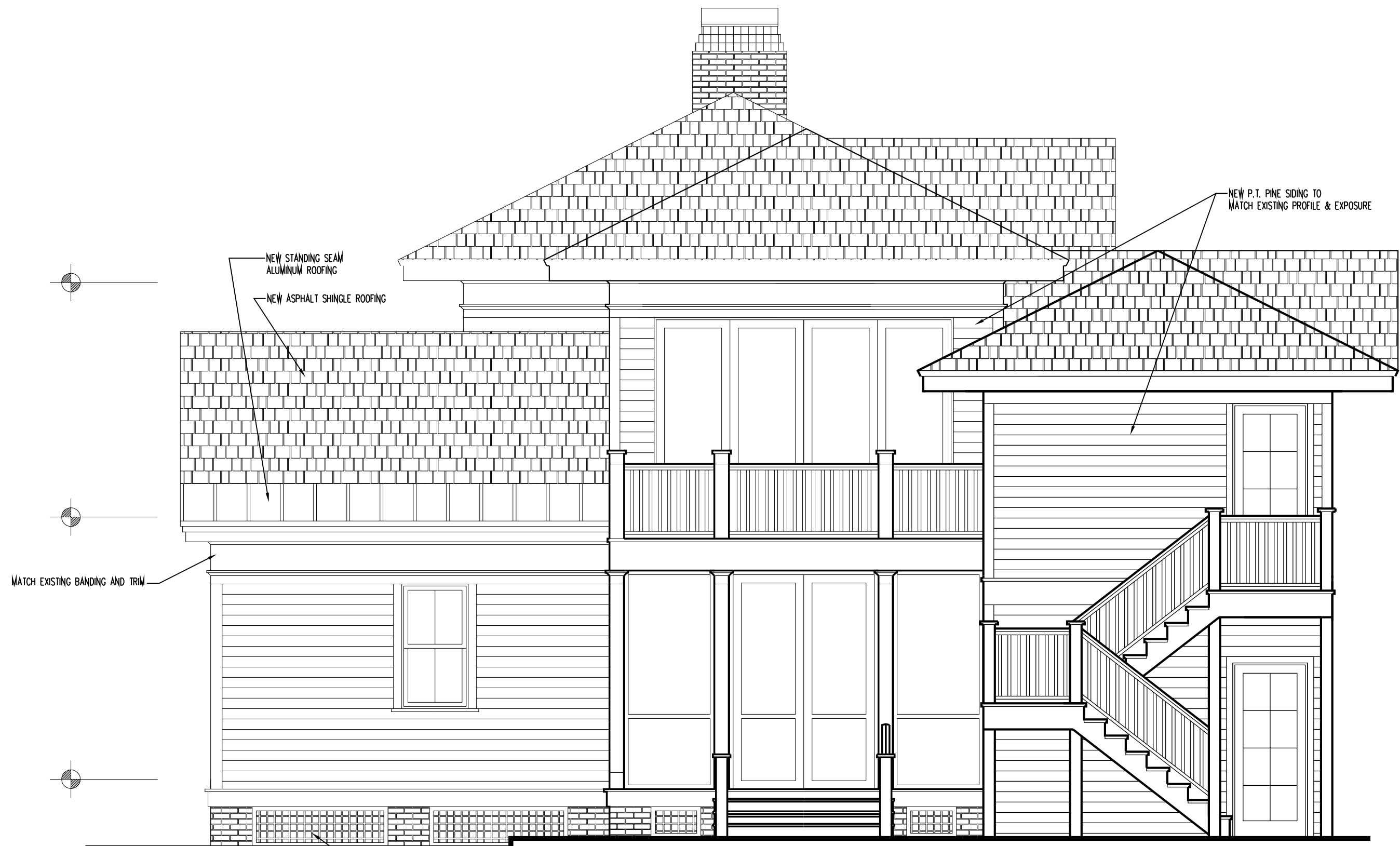
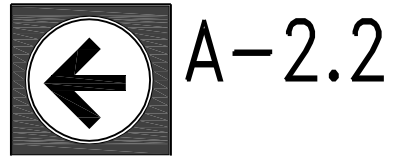
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POSTMA RESIDENCE
12 SOUTH 6TH STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

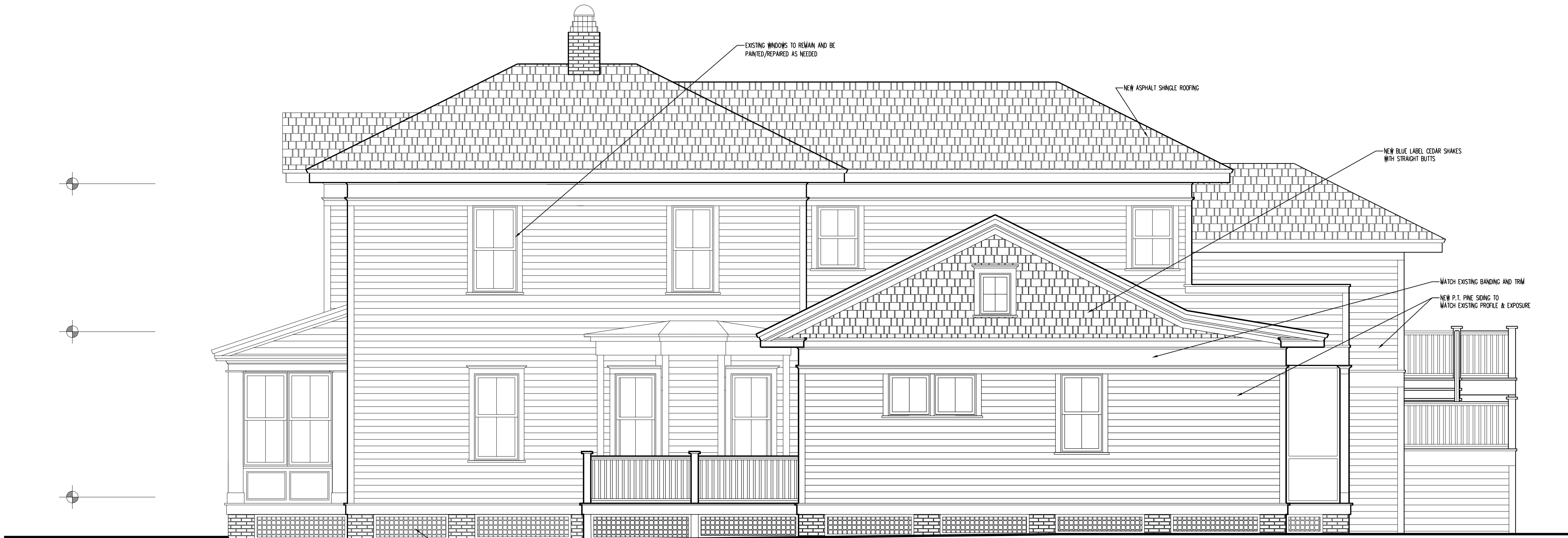
Project: _____
Released: _____

ELEVATIONS

Page of Sheet Number



REAR ELEVATION

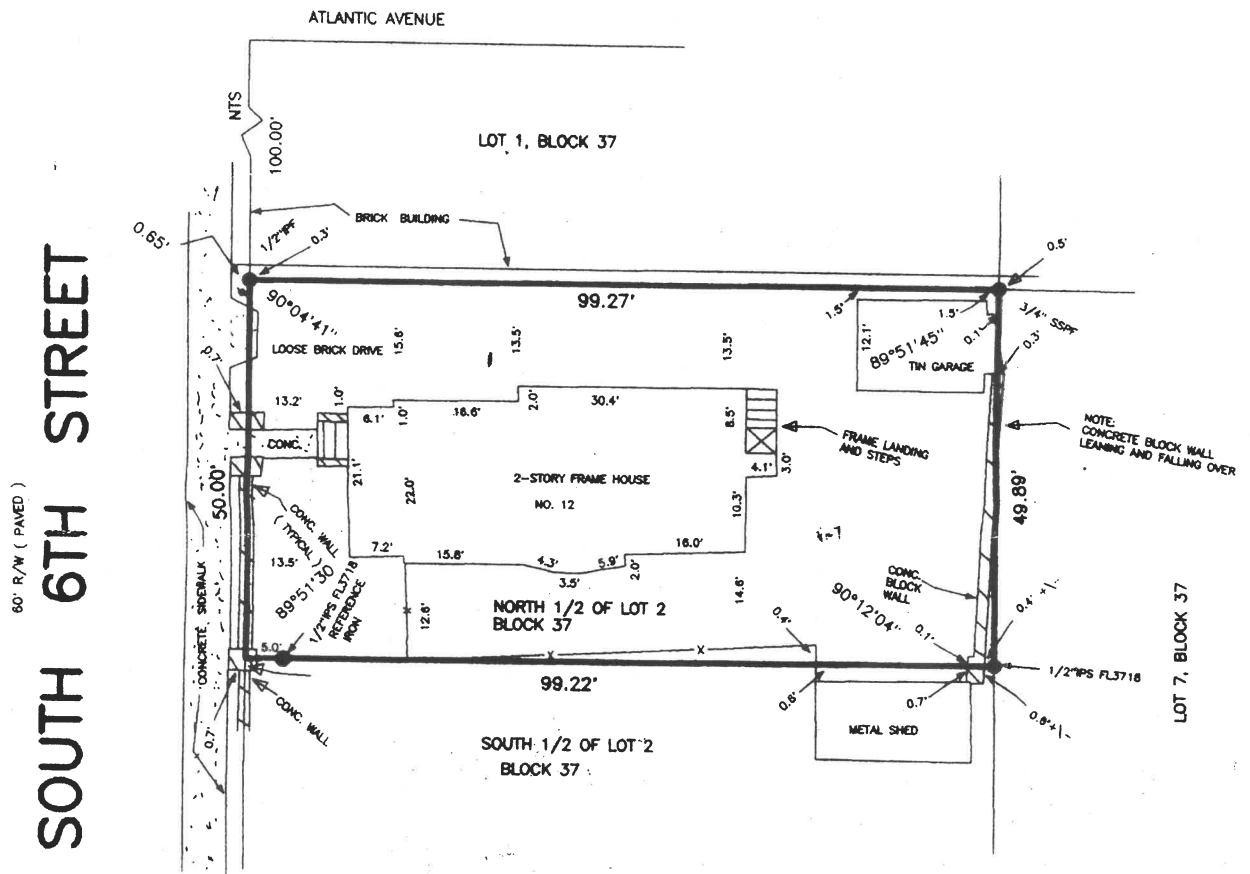


RIGHT ELEVATION

MAP SHOWING BOUNDARY SURVEY OF
THE NORTHERLY 1/2 OF LOT 2, BLOCK 37,

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 1887, AND ENLARGED, REVISED AND REISSUED
BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901).

CERTIFIED TO:
MARLA J. MC DANIEL,
FIRST AMERICAN TITLE INSURANCE CO.



COASTAL LAND SURVEYORS

34 NORTH FOURTEENTH STREET
FERNANDINA BEACH, FLORIDA 32034
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 61G17-6, FLORIDA ADMIN. CODE, AND/OR
CHAPTER 180-7, GEORGIA STATUTES.

James C. Peacock
JAMES C. PEACOCK, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3718
GEORGIA CERTIFICATE NO. 2365

NOT VALID UNLESS EMBOSSED WITH SURVEYORS OFFICIAL SEAL
THE SURVEY DEPICTED HERE IS NOT COVERED
BY PROFESSIONAL LIABILITY INSURANCE.

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. 0004E
DATED 5-18-92

DATE OF SURVEY: APRIL 22, 1998
SCALE 1"=20'
JOB NO. 9804-21 F.B. 171

CORNER MARKERS HAVE NO IDENTIFICATION U.N.O.

LEGEND:

IRON PIPE FOUND - IPF	POWER LINE - P---
IRON PIPE SET - IPS	PLAT - P.
REBAR FOUND - RBF	FIELD MEASURED - FM.
NOT TO SCALE - NTS	RECORD - R. DEED - D.
BUILDING RESTRICTION LINE - BRL	POWER POLE - PP.
CONCRETE MONUMENT FOUND - CMF	CONCRETE - CONC.
STAINLESS STEEL PIPE FOUND - SSPF	FENCE - X---
RECORD - R.	RECORD - R.
POINT OF CURVE - PC	POINT OF TANGENCY - PT



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA00369

Recorder # 420

Field Date 3/20/2007

Form Date 3/30/2007

FormNo 200703

FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) 12 South 6th St

Multiple Listing (DHR only) _____

Other Names _____ >> _____

Survey or Project Name _____

Survey# _____

National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>12</u>	<u>South</u>	<u>6th</u>	<u>Street</u>	

Cross Streets (nearest/ between) _____

City / Town (within 3 miles) Fernandina Beach

In Current City Limits? YES

County Nassau

Tax Parcel #(s) _____

Subdivision Name _____

Block _____

Lot _____

Ownership _____

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

Route to (especially if no street address) _____

MAPPING

USGS 7.5' Map Name _____

Publication Date _____

>> FERNANDINA BEACH; 2003

Township: _____

Range: _____

Section: _____

1/4 section: _____

>> 3N ; 28E ; 22 ; UNSP

Irregular Section Name: _____

Landgrant _____

UTM: Zone _____

Easting _____

Northing _____

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

DESCRIPTION

Style Frame Vernacular

Other Style _____

Exterior Plan Irregular

Other Exterior Plan _____

Number of Stories 2

Structural System(s) _____

>> Wood frame

Other Structural System(s) _____

Foundation Type(s) _____

>> Piers

Other Foundation Types _____

Foundation Material(s) _____

>> Brick

Other Foundation Material(s) _____

Exterior Fabric(s) _____

>> Asbestos

Other Exterior Fabric(s) _____

Roof Type(s) _____

>> Hip

Other Roof Type(s) _____

Roof Material(s) _____

>> Composition shingles

Other Roof Material(s) _____

Roof Secondary Structure(s) (dormers etc) _____

>> Other

Other Roof Secondary Structure(s) polygonal bay

Number of Chimneys 1

Chimney Material Brick

Other Chimney Material(s) _____

Chimney Location(s) east slope

HISTORICAL STRUCTURE FORM

8NA00369

DESCRIPTION (continued)

Window Descriptions metal sash, 2/2

Main Entrance Description (stylistic details)

Porches: #open _____ #closed 1 #incised _____ Location(s) west

Porch Roof Types(s) shed

Exterior Ornament

Interior Plan _____ Other Interior Plan _____

Condition Good

Structure Surroundings

Commercial: _____ Residential: MOSTly this category

Institutional: _____ Undeveloped: _____

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

Archaeological Remains (describe): none

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

Narrative Description (optional)

HISTORY

Construction year 1920

Architect (last name first): _____ Builder (last name first): _____

Changes in Locations or Conditions

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

>>

Structure Use History

Use _____ Year Use Started _____ Year Use Ended _____ >> Private residence; 1920;

Other Structure Uses _____

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

RESEARCH METHODS

Research Methods _____ >> Examine local property records

Other research methods _____

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? _____

Name of Local Register If Eligible _____

Individually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance _____

>> Community planning & development

Other Historical Associations _____

Explanation of Evaluation (required) The resource contributes to the Fernandina Beach Historic District, which was listed in the NRHP in 1973 with a district boundary expansion in 1987.

HISTORICAL STRUCTURE FORM

8NA00369

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: 6/23/2007

SHPO's Evaluation of Resource

Date _____

Form Comments: _____

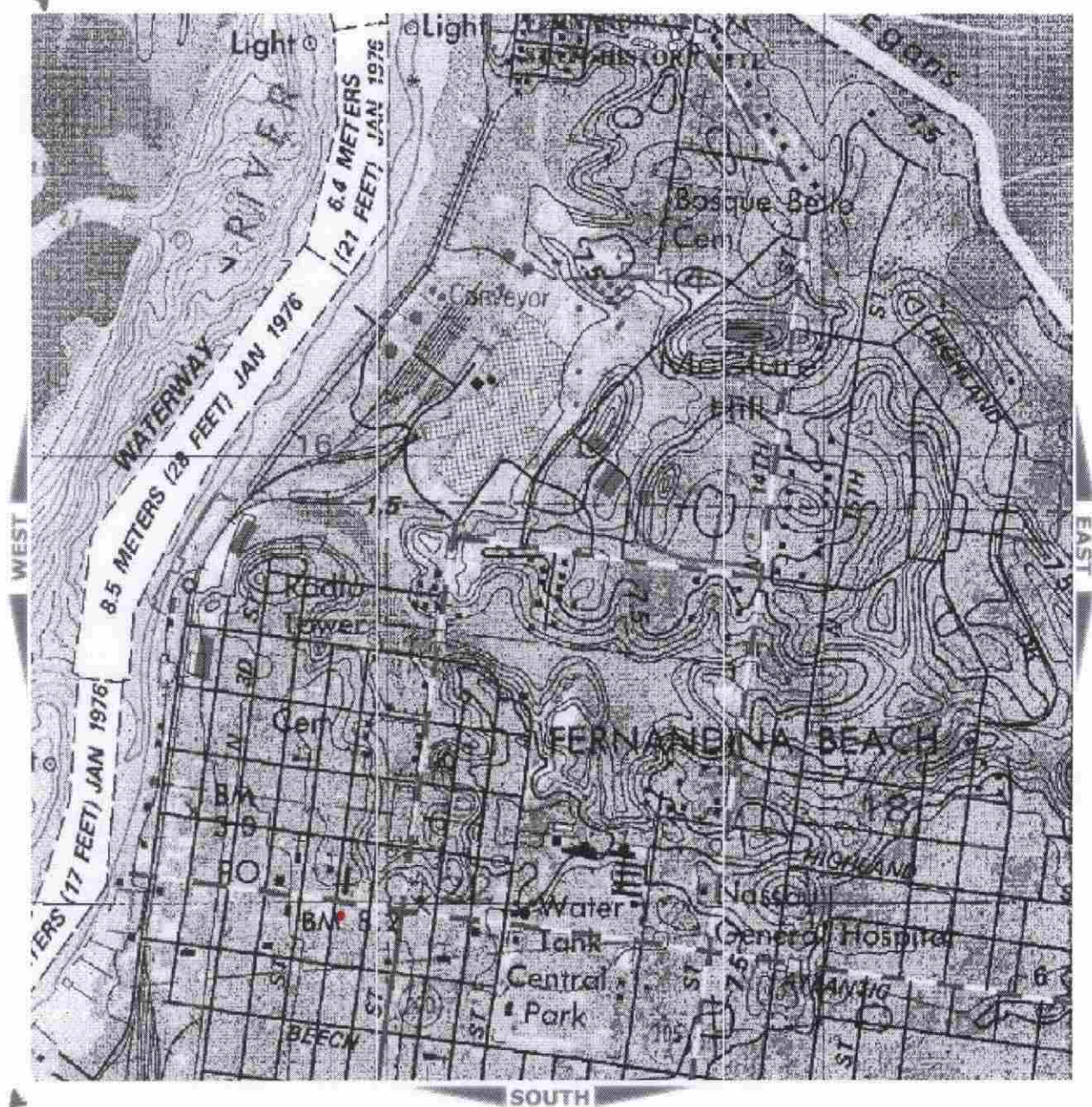
REQUIRED PAPER ATTACHMENTS

- (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"

NA00369-200703

Supplementary Printout

- > **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003
- > **Township/Range/Section/Qtr:**
3N ;28E ;22;UNSP
- > **Structural system(s):**
Wood frame
- > **Foundation types:**
Piers
- > **Foundation materials:**
Brick
- > **Exterior fabrics:**
Asbestos
Wood shingles
- > **Roof types:**
Hip
- > **Roof materials:**
Composition shingles
- > **Roof secondary structures (dormers etc):**
Other
Cross gable
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Private residence;1920;
- > **Research methods:**
Examine local property records
Pedestrian
FL Master Site File-Cultural Resources
- > **Area(s) of historical significance:**
Community planning & development
- > **Repositories: Collection/Housed/Accession#/Describe**
- > **[Other name(s)]:**



NA 369

420



PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0037-0021
GIS CALCULATED ACREAGE	0.12
Property Use	SINGLE FAM
Land Use	SFR
OWNERSHIP INFORMATION	
Name	MCDANIEL MARLA J
Mailing Address	12 SOUTH 6TH ST FERNANDINA BEACH, FL 32034
Situs/Physical Address	12 SOUTH 6TH ST
2006 PROPOSED VALUES	
Land Value	120,000
Ag Land Value	0

SEE SITE FILE STAFF FOR
ORIGINAL PHOTO(S) OR MAP(S)

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. 8 NA 369

SITE NAME: 12 S. 6th St.
ADDRESS OF SITE: 12 S. 6th St.
INSTRUCTION FOR LOCATING: N/A

SURVEY DATE: 09/30/85

LOCATION: City of Fernandina Beach 37 2
Subdivision Name Block No. Lot No.

COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME: Courson, Charles A. & Sherry

ADDRESS: 12 S. 6th St.

ADDRESS: Fernandina Beach, FL 32034

TYPE OF OWNERSHIP: private

RECORDING DATE: / /

RECORDER: NAME & TITLE: Historic Property Associates, Inc.

ADDRESS: P. O. Box 1002

St. Augustine, FL 32084

CONDITION OF SITE:

INTEGRITY OF SITE:

Check One

Check one or more

x EXCELLENT

x ALTERED

ORIGINAL USE pvt.residence

GOOD

UNALTERED

PRESENT USE commercial

FAIR

x ORIGINAL SITE

DATES c.+ 1903

DETERIORATED

RESTORED: / /

CULTURE/PHASE American

MOVED: / /

PERIOD: 20th Century

NR CLASSIFICATION CATEGORY: building

DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING

TRANSPORTATION

x DEVELOPMENT

FILL

DETERIORATION

DREDGE

BORROWING

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

See Continuation Sheet

RECORD NUMBER 107

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: frame vernacular

PLAN TYPE: irregular

EXTERIOR FABRIC(S): asbestos: shingles

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: W/1-story veranda, 2-bay, access W, 2nd bay; shed
roof; has been enclosed; all ornamentation removed

ORIENTATION: W

FOUNDATION: piers: brick, lattice

ROOF TYPE: gable #
hip

SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION: center: ridge

WINDOW TYPE: DHS, 2/2, wood; bay (1-story hexagonal)

CHIMNEY: brick

ROOF SURFACING: composition shingles: butt

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 1

NO. OF STORIES 2

NO. OF DORMERS: 0

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

UTM ZONE	UTM EASTING	UTM NORTHING
----------	-------------	--------------

PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

12 S. 6th St. is located within a subdivision known as the City of Fernandina. The subdivision was laid-out on a series of Spanish land grants acquired by Domingo Fernandez, a ships captain and planter, and his family during the early nineteenth century. Following the acquisition of Florida by the United States in 1821, the heirs of Domingo Fernandez sold the land grants which contained the Eliza or Louisa and Yellow Bluff Plantations to David Levy Yulee, President of the Florida Railroad Company and the first United States Senator from Florida. The Florida Railroad Company recorded the plat of the City of Fernandina in 1857 and the Florida Town Improvement Company revised it in 1887 and 1901.

Constructed between 1872 and 1884, it is a two-story frame vernacular residential building now used for office space. It is noteworthy for its Queen Anne influence. It has been significantly altered by asbestos shingle siding, removal of gingerbread ornamentation, and enclosure of the porch. It was originally the residence of John and Mary Moore.

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site # **NA00369**
 Field Date 2-13-2018
 Form Date 2-13-2018
 Recorder # _____

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

Site Name(s) (address if none) 12 S. 6th St. Multiple Listing (DHR only) _____
 Survey Project Name Fernandina Beach Historic Resource Survey Update Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number 12 Direction S Street Name 6th Street Type Street Suffix Direction _____
 Address: _____
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name FERNANDINA BEACH USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) Fernandina Beach In City Limits? ☒ yes ☐ no ☐ unknown County Nassau
 Township 3N Range 28E Section _____ 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1800-0037-0021 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: 1903 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Current Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Porch; siding
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature Rear gable extensions
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) John and Mary Moore

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

DESCRIPTION

Style Frame Vernacular Exterior Plan Irregular Number of Stories 2
 Exterior Fabric(s) 1. Shingles-asbestos 2. Wood shingles 3. _____
 Roof Type(s) 1. Cross-gabled 2. _____ 3. _____
 Roof Material(s) 1. Composition shingles 2. _____ 3. _____
 Roof secondary strucs. (domers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) 2/2 & 4/4 Dhs, paired & grouped; decorative multi pane fixed

Distinguishing Architectural Features (exterior or interior ornaments) Gable projections; wide overhangs w end returns; porch enclosed w windows; decorative wood shingles

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

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

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____
 Structural System(s): 1. Balloon wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Piers 2. Infill
 Foundation Material(s): 1. Brick 2. _____
 Main Entrance (stylistic details) Decorative half light door & transom on to enclosed porch

Porch Descriptions (types, locations, roof types, etc.) Entry/W, enclosed w line of windows, shed, square wood supports, decorative wood shingles

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 deemed a contributing resource to the Fernandina Beach Historic District, which was listed in the NRHP in 1973 with a district boundary expansion in 1987.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Community planning & development 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 ASSESSMENT CONSULTING

**Fernandina Beach
Survey Update 2018**

○ Historic Resource

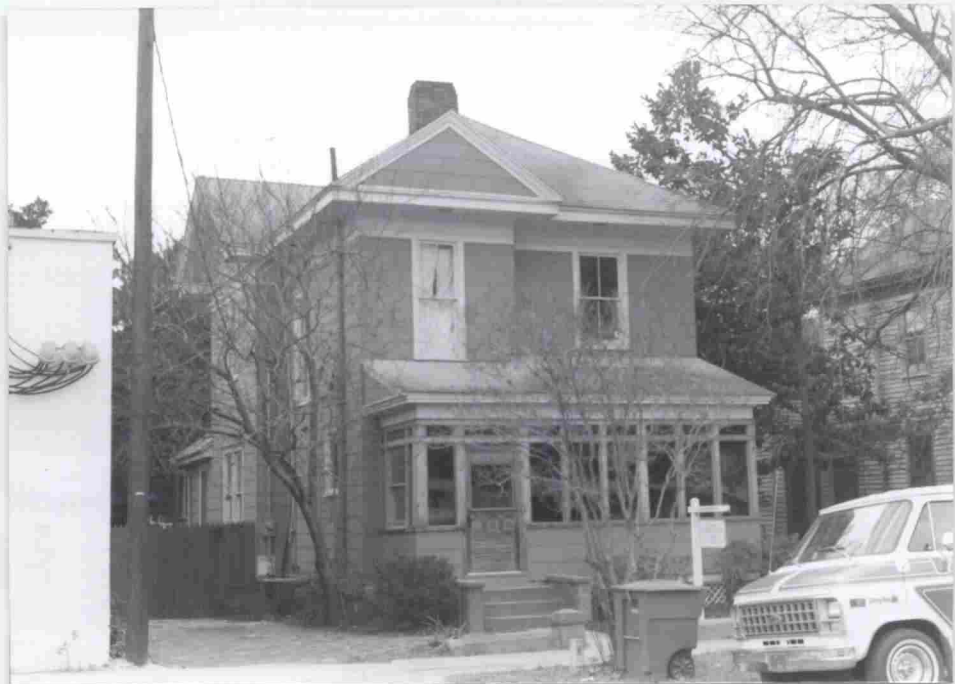
0 50 100 Feet

* All numbers start with NA****.











HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2021-0038
NOVEMBER 18, 2021

Owner/Applicant:	Robert Allen, owner
Property Address:	818 San Fernando Street (Old Town)
Parcel ID #	00-00-31-1580-0005-0010
Current zoning:	OT-1
FLUM land use category:	High Density Residential
Existing uses on the site:	Single-Family Residence
FL Master Site File #	8NA01324
Year Built:	1868 (FMSF)
Contributing Status:	Non-Contributing
Requested action:	Certificate of Approval (COA) for a 360 sq. ft. accessory structure. (Quasi-Judicial)

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

818 San Fernando Street



October 18, 2021

1:564
0 0.00475 0.0095 0.019 mi
0 0.0075 0.015 0.03 km
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

2021

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

This applicant is seeking to construct a 360 sq. ft. pre-manufactured accessory structure.

APPLICABLE GUIDELINES:

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

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

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

ANALYSIS:

Staff finds that the proposed shed is compatible with the Old Town Historic District and meets requirements including, height, scale, and massing. Application shows proposed location, but is not dimensioned to show setbacks. A survey showing that it will not be placed closer than 5' to the side or rear property line will be required for issuance of a COA.

STAFF RECOMMENDATION:

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

Staff recommends:

APPROVAL of HDC 2021-0038 with the condition:

1. Applicant submit dimensioned survey showing compliance with setbacks for staff review.

MOTION TO CONSIDER:

I move to **approve or deny** case number HDC 2021-0038 **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 2021-0038, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation and Design Guidelines to warrant **FINAL** approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 Application & Backup Materials

EXHIBIT 2 FMSF 8NA01324

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #8110

Date Submitted: 9/27/2021

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?*

No

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

mm/dd/yyyy

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

[HDC Pre-Application Meeting Request](#)

PROPERTY INFORMATION

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

Historic District*

Old Town

Site Address*

818 San Fernando St

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

LOT 1, 2 AND 5, BLOCK 5, OLD TOWN, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA. UNRECORDED

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Robert

Last Name*

Allen

Mailing Address*

818 San Fernando St

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

843-263-0761

E-mail Address*

rjallen99@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*

I would like to have a pre-built residential type storage structure delivered to my property. The structure is a Robin Buildings "Americana Classic" portable building. The dimensions are 18 x 20. The structure will have white residential style Hardi Lap siding that matches the siding on the house. The trim will also be white. The roof will be metal and match the architectural style of the metal roof houses in Old Town. The building will have two grid style windows and a door with a grid style window that will face the back of the house. The architectural design of this building is residential and does not affect any architectural elements of the residence. The building will be placed in the back right corner of my property and I will also have an existing concrete pad that was previously used for a building that was removed prior to my purchase of the house, removed as it is not useable. I have included the proposed location in an attached document. I have ordered the shed through LD Buildings in Yulee.

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

Design Vision Statement*

The residential structure is designed to complement the house in its appearance as well as the surrounding neighborhood. Currently the property has an old concrete pad in the back of the property that is cracked and falling apart. The concrete pad will be removed to improve the property's visual appearance and the new structure will be placed just beyond the old pad in the back right corner of the property. The structure will be located under several large trees and close to an existing fence line. The structure will not be highly visible from either San Fernando St or Amelia St. The building is designed with boxed eaves, white Hardi Lap siding to match the house and a metal roof that is consistent and complementary to the houses in Old Town with metal roofs. The windows are gridded and are consistent with the windows in other structures in Old Town. In conclusion, this structure is designed to be architecturally compatible with the surrounding historic Old Town neighborhood. As the owner of a historic home, I am working hard to improve the property and highlight the beautiful architecture inherent in this 100+ year old home.

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
Robin Builders	Hardi Lap	White
		(Name/Number)

DOORS

Manufacturer	Product Description	Color
Robin Builders	48x72 Single Panel 9 lite door Include FL Product Approval # for Windows and Doors	White (Name/Number)

WINDOWS

Manufacturer	Product Description	Color
Robin Builders	22x36 V Slider 8 lite Window Include FL Product Approval # for Windows and Doors	White (Name/Number)

ROOFING

Manufacturer	Product Description	Color
Robin Builders	Galvalume Metal Roofing	Silver (Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
Robin Builders	Wood	White (Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
Robin Builders	24 inch minimum auger anchors	N/A (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
818 San Fernando.pdf	818 San Fernando.pdf	Proposed Shed Location on Survey.pdf	Shed Model.pdf
Upload 5	Upload 6	Upload 7	Upload 8
Shed Tie Down 2021.pdf	818 San Fernando Property Tax.pdf	Choose FileNo file selected	Choose FileNo 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*



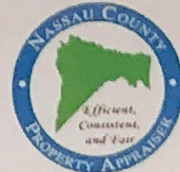
DEPARTMENT OF PLANNING & CONSERVATION

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.



OFFICE OF THE
NASSAU COUNTY PROPERTY APPRAISER



A. Michael Hickox, CFA

96135 Nassau Place, Suite 4, Yulee, FL 32097

Phone: 904-491-7300 Fax: 904-491-3629

www.nassauflpa.com

January 22, 2021

ALLEN ROBERT JAMES
818 SAN FERNANDO ST
FDNA BCH, FL 32034

RE: Service-Connected Total and Permanent Exemption for 00-00-31-1580-0005-0010
LOC: 818 SAN FERNANDO ST

To whom it may concern:

This letter is to provide an estimate of tax savings for the property listed above. Neither the assessed value nor the millage rates have been determined for the 2021 tax year. All proposed values will be reflected on the *Notice of Proposed Property Taxes* which will be mailed in August. The 2021 tax bills will be mailed from the Nassau County Tax Collector in November.

However, the Nassau County Property Appraiser, A. Michael Hickox, is providing you with this letter as a courtesy. We are pleased to inform you of the savings you can expect with a reduction in your taxable value as a result of filing for the **total and permanent service-connected disabled veteran exemption** in Nassau County.

Therefore, the 2021 estimated ad-valorem tax for the above referenced property is: \$ 0 *

***This figure does not take into account if there are any non-ad-valorem assessments or CDD fees associated with this property.**

Florida Statute 689.261 states that, "Buyer should not rely on the seller's current property taxes as the amount of property taxes that the buyer may be obligated to pay in the year subsequent to purchase. A change in ownership or property improvements triggers reassessments of the property that could result in higher property taxes."

Sincerely,

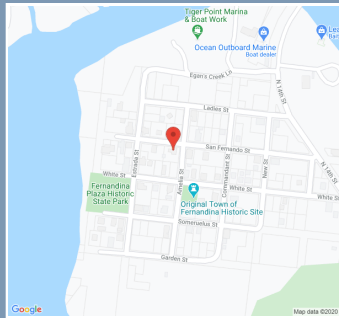
Veronica Jarman, CFE
Exemptions Specialist
"Representing"

A. Michael Hickox, Nassau County Property Appraiser
Office: 904-491-7300 ext. 7333 | Fax: 904-491-3629
vjarman@nassauflpa.com | www.nassauflpa.com

Mailing address: 96135 Nassau Place, Ste. 4 Yulee, FL 32097



www.exactaland.com | office: 866.735.1916 | fax: 866.744.2882



PROPERTY ADDRESS: 818 SAN FERNANDO STREET, FERNANDINA BEACH , FLORIDA 32034

JOB NUMBER: 2010.3741

FIELD WORK DATE: 10/20/2020

REVISION DATE(S): (REV.1 10/29/2020)

2010.3741
BOUNDARY SURVEY
NASSAU COUNTY

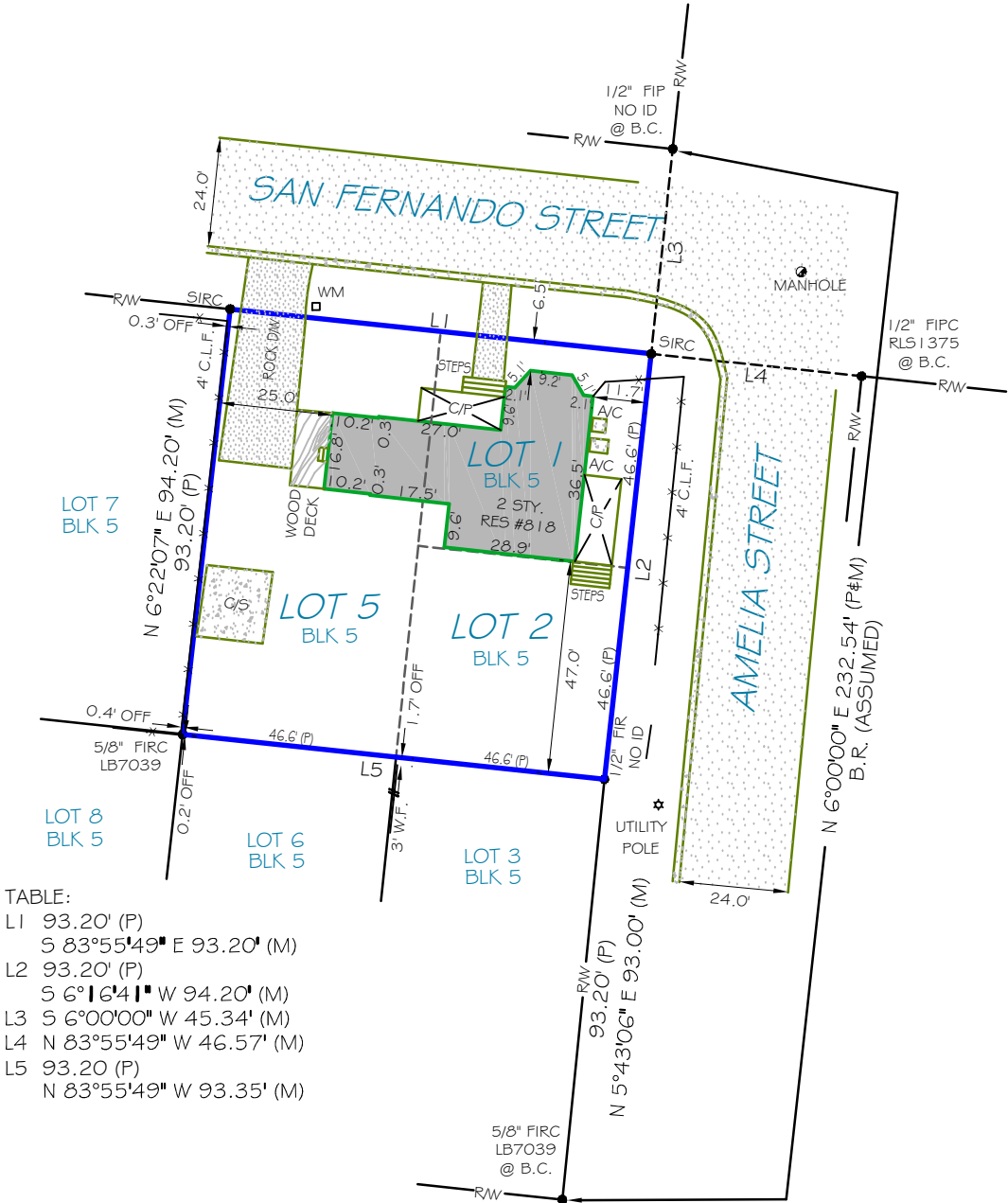
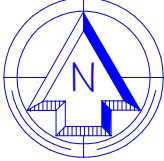
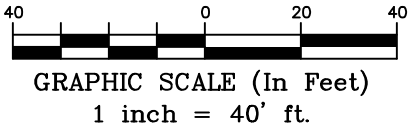


TABLE:	
L1	93.20' (P)
	S 83°55'49" E 93.20' (M)
L2	93.20' (P)
	S 6°16'41" W 94.20' (M)
L3	S 6°00'00" W 45.34' (M)
L4	N 83°55'49" W 46.57' (M)
L5	93.20' (P)
	N 83°55'49" W 93.35' (M)

SURVEYOR'S NOTES:
LOT APPEARS TO BE SERVICED BY CITY WATER AND SEWER
FENCE OWNERSHIP NOT DETERMINED.



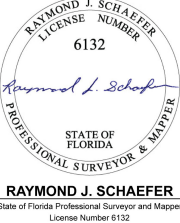
Surveyors Certification:

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 5J-15.050 through 5J-15.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.

POINTS OF INTEREST:
NONE VISIBLE



AFFILIATE
MEMBERS



DATE: 10/29/20

This is page 1 of 2 and is not valid without all pages.
See page 2 of 2 of this Survey for Legal Description

LB# 8291
Office: 866.735.1916 | Fax: 866.744.2882
11940 Fairway Lakes Drive, Suite 1 | Fort Myers, FL 33913

LEGAL DESCRIPTION:
LOT 1, 2 AND 5, BLOCK 5, OLD TOWN, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA. UNRECORDED

JOB SPECIFIC SURVEYOR NOTES:
THE ASSUMED BEARING REFERENCE OF NORTH 6 DEGREES 00 MINUTES 00 SECONDS EAST IS BASED ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF AMELIA STREET, LOCATED WITHIN OLD TOWN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK , PAGE OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

FLOOD INFORMATION:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN THE CITY OF FERNANDINA BEACH, COMMUNITY NUMBER 120172, PANEL NUMBER 0229 DATED 08/02/17.

POWERED BY:



CLIENT FILE NUMBER: DATE: 10/29/20

BUYER: ROBERT ALLEN

SELLER:

CERTIFIED TO:
ROBERT ALLEN; WOOD AND SMITH

GENERAL SURVEYOR NOTES:

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
2. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
3. If there is a septic tank, or drain field shown on this survey, the location is approximate as the location was either shown to Exakta Land Surveyors, LLC. by a third party or it was estimated by metal detection, probing rods, and visual above ground inspection only. No excavation was performed in order to determine the exact and accurate location.
4. This survey is exclusively for the use of the parties to whom it is certified.
5. Additions or deletions to this survey map and report by other than the signing party or parties is prohibited without written consent of the signing party or parties.
6. Dimensions are in feet and decimals thereof.
7. Due to varying construction standards, house dimensions are approximate.
8. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
9. All corners marked as set are at a minimum a ½" diameter, 18" iron rebar with a cap stamped LB# 8291.
10. If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor. If this document is in paper format, it is not valid without the signature and original raised seal of a Florida Licensed Surveyor.
11. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
12. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the center of the field location, and may not represent the actual shape or size of the feature.
13. Points of Interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
14. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
15. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exakta Land Surveyors, LLC.. Additional logo or references to third party firms are for informational purposes only.
16. Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.
17. House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.
18. The purpose of this survey is to establish the boundary of the lands described in the legal description provided and depict the visible improvements thereon.

LEGEND:

LINETYPES: (UNLESS OTHERWISE NOTED)				SURFACE TYPES: (UNLESS OTHERWISE NOTED)				SYMBOLS: (UNLESS OTHERWISE NOTED)			

(C)	CALCULATED	E.O.W.	EDGE OF WATER	N.T.S.	NOT TO SCALE	R.P.	RADIUS POINT	A.E.	ACCESS EASEMENT
(D)	DEED	ELEV.	ELEVATION	NAV D88	NORTH AMERICAN VERTICAL	R/W	RIGHT OF WAY	AN.E.	ANCHOR EASEMENT
(F)	FIELD	EM	ELECTRIC METER		DATUM OF 1988	RES.	RESIDENCE	C.M.E.	CANAL MAINTENANCE ESMT.
(M)	MEASURED	ENCL.	ENCLOSURE	NGVD29	NATIONAL GEODETIC	RGE.	RANGE	C.U.E.	COUNTY UTILITY ESMT.
(P)	PLAT	ENT.	ENTRANCE		VERTICAL DATUM OF 1929	S.B.L	SET BACK LINE	D.E.	DRAINAGE EASEMENT
(R)	RECORD	EUB	ELECTRIC UTILITY BOX	O.C.S.	ON CONCRETE SLAB	S.C.L	SURVEY CLOSURE LINE	D.U.E.	DRAINAGE AND UTILITY ESMT.
(S)	SURVEY	FF.	FINISHED FLOOR	O.G.	ON GROUND	S.T.L	SURVEY TIE LINE	ESMT.	EASEMENT
A.S.B.L.	ACCESSORY SETBACK LINE	F.O.P	EDGE OF PAVEMENT	O.R.B	OFFICIAL RECORD BOOK	S.W.	SEAWALL	IE./E.E.	INGRESS/EGRESS ESMT.
A/C	AIR CONDITIONING	F/DH	FOUND DRILL HOLE	O.R.V	OFFICIAL RECORD VOLUME	S/GD	SET GLUE DISC	IRR.E.	IRRIGATION EASEMENT
B.C	BLOCK CORNER	FCM	FND. CONCRETE MONUMENT	O/A	OVERALL	S/W	SEAWALK	L.A.E.	LIMITED ACCESS ESMT.
B.F.P.	BACKFLOW PREVENTOR	FIP	FOUND IRON PIPE	O/S	OFFSET	SCR.	SCREEN	L.B.E.	LANDSCAPE BUFFER ESMT.
B.R.	BEARING REFERENCE	FIPC	FOUND IRON PIPE & CAP	OFF	OUTSIDE OF SUBJECT PARCEL	SEC.	SECTION	L.E.	LANDSCAPE ESMT.
B.R.L.	BUILDING RESTRICTION LINE	FIR	FOUND IRON ROD	OH.	OVERHANG	SEP.	SEPTIC TANK	L.M.E.	LAKE OR LANDSCAPE
B/W	BAY/BOX WINDOW	FIRC	FOUND IRON ROD & CAP	OHL	OVERHEAD LINES	SEW.	SEWER		MAINTENANCE EASEMENT
BLDG.	BUILDING	FN	FOUND NAIL	ON	INSIDE OF SUBJECT PARCEL	SIRC	SET IRON ROD & CAP	M.E.	MAINTENANCE EASEMENT
BLK.	BLOCK	FN&D	FOUND NAIL AND DISC	P.B.	PLAT BOOK	SN&D	SET NAIL & DISC	P.U.E.	PUBLIC UTILITY EASEMENT
BM	BENCHMARK	FND.	FOUND	P.C.	POINT OF CURVATURE	SQ.FT.	SQUARE FEET	R.O.E.	ROOF OVERHANG ESMT.
BSMT.	BASEMENT	FPKN	FOUND PARKER-KALON NAIL	P.C.C.	POINT OF COMPOUND	STY.	STORY	S.W.E.	SIDEWALK EASEMENT
C	CURVE	FPKN&D	FOUND PK NAIL & DISC	P.C.P.	CURVATURE	SV	SEWER VALVE	S.W.M.E.	STORM WATER MANAGEMENT
C.B.	CONCRETE BLOCK	FRSPK	FOUND RAILROAD SPIKE		PERMANENT CONTROL POINT	T.O.B.	TOP OF BANK		EASEMENT
C.L.F.	CHAIN LINK FENCE	GAR.	GARAGE	PI.	POINT OF INTERSECTION	TBM	TEMPORARY BENCHMARK	T.U.E.	TECHNOLOGICAL UTILITY ESMT.
C.O.	CLEAN OUT	GM	GAS METER	P.O.B.	POINT OF BEGINNING	TEL.	TELEPHONE FACILITIES	U.E.	UTILITY EASEMENT
C.V.G.	CONCRETE VALLEY GUTTER	ID.	IDENTIFICATION	P.O.C.	POINT OF COMMENCEMENT	TWP.	TOWNSHIP		
C/L	CENTER LINE	ILL.	ILLEGIBLE	P.P.	PINCHED PIPE	TX	TRANSFORMER		
C/P	COVERED PORCH	INST.	INSTRUMENT	P.R.C.	POINT OF REVERSE CURVATURE	TYP.	TYPICAL		
C/S	CONCRETE SLAB	INT.	INTERSECTION	P.R.M.	PERMANENT REFERENCE MONUMENT	U.R.	UTILITY RISER		
CATV	CABLE TV RISER	L	LENGTH	P.T.	POINT OF TANGENCY	UG	UNDERGROUND		
CH	CHORD BEARING	LB#	LICENSE # - BUSINESS	P/E	POOL EQUIPMENT	UR	UTILITY RISER		
CHIM.	CHIMNEY	LS#	LICENSE # - SURVEYOR	PG.	PAGE	V.F.	VINYL FENCE		
CONC.	CONCRETE	M.B.	MAP BOOK	PLS	PROFESSIONAL LAND SURVEYOR	W/C	WITNESS CORNER		
COR.	CORNER	M.E.S.	MITERED END SECTION	PLT	PLANTER	W/F	WATER FILTER		
CS/W	CONCRETE SIDEWALK	M.F.	METAL FENCE	PSM	PROFESSIONAL SURVEYOR AND MAPPER	WM	WATER METER/VALVE BOX		
D.F.	DRAIN FIELD	MES	MITERED END SECTION	R	RADIUS or RADIAL	WV	WATER VALVE		
D.H.	DRILL HOLE	MH	MANHOLE						
D/W	DRIVEWAY	N.R.	NON RADIAL						

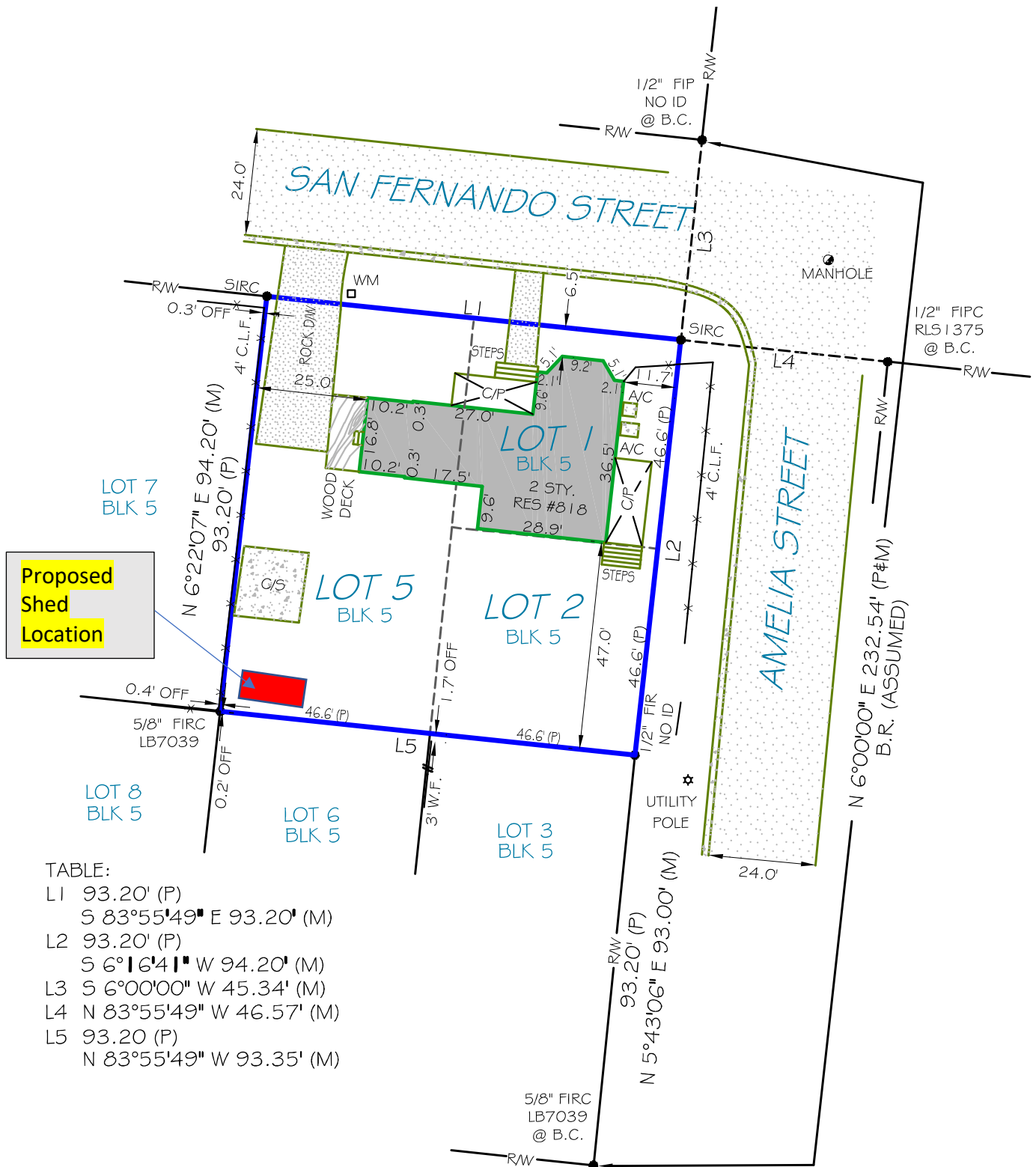
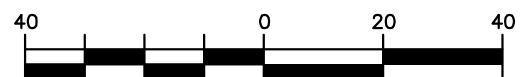


TABLE:

L1	93.20' (P)
	S 83°55'49" E 93.20' (M)
L2	93.20' (P)
	S 6°16'41" W 94.20' (M)
L3	S 6°00'00" W 45.34' (M)
L4	N 83°55'49" W 46.57' (M)
L5	93.20' (P)
	N 83°55'49" W 93.35' (M)

OR'S NOTES:
 EARS TO BE SERVICED BY CITY WATER AND SEWER
 OWNERSHIP NOT DETERMINED.



GRAPHIC SCALE (In Feet)
 1 inch = 40' ft.









View From Structure



February 12, 2021

Mr. Thomas Campbell
Florida Department of Business and Professional Regulation
2601 Blair Stone Road, Building C
Tallahassee, Florida 32399-6563

**RE: Plan Approval
Robin Builders
Plan # FBC2020ACP**

Dear Mr. Campbell,

Pursuant to the requirements of the Department of Business & Professional Regulation, the above referenced documents have been reviewed for compliance with:

**2020 Florida Building Code, 7th Edition
2017 National Electrical Code (NFPA-70)
Florida Product Approval Rule 61G20-3.006 (FAC)**

All mandatory comments have been satisfied and plans are approved for construction by a currently approved modular building manufacturer.

These documents were reviewed for only what is to be constructed in the factory. Any work performed at the site, such as the foundation, is under the authority and jurisdiction of the local Building Official.

Third Party Agency approval in no way alleviates the builder/manufacturer from complying with all the applicable codes, which may or may not be identified in this review. Approval also does not preclude the local building official from requiring work be performed that was not previously reviewed, approved, and constructed under the State of Florida's Manufactured (Modular) Building Program to make the building, code compliant, for the intended use.

A signed and sealed set of plans are maintained on file with Top Line Engineering, LLC.

If you require my assistance in any way, please do not hesitate to contact me.

Thank you.

Respectfully,

William E. Neary, III
Business Partner
Top Line Engineering, LLC
BILL.TLE@yahoo.com

***** Please note: Any questions regarding local permitting should be directed to the Manufacturer. The Manufacturer's contact information can be found in the title block of the plans.**

*** Please note: Any questions regarding local permitting should be directed to the Manufacturer.
The Manufacturer's contact information can be found in the title block of the plans.

ROBIN BUILDERS, INC.

LYONS, GEORGIA

GENERAL NOTES:

1. Foundation plans are not part of this plan set and are governed by local jurisdiction.
2. Buildings are approved for residential lawn storage only.
3. This building is exempt from the FECC per sections R101.4.2.4, R402.1.
4. Refer to tie down details for proper installation requirements to meet code.
5. All lumber for construction will be #2 SYP except as noted.
6. Gutters shall be site installed per the local authority having jurisdiction and permitting requirements.
7. All windows and doors to meet the minimum specifications per the approved plans and the Florida Building Code.
8. In accordance with FBC 1609.1.2, "Storage sheds that are not designed for human habitation and that have a floor area of 720 square feet or less are not required to comply with the mandatory windborne debris impact standards of this code".
9. In accordance with FBC 1010.1.1, exception (10.) buildings that are 400 sq-ft or less and that are intended for use in conjunction with one- and two-family residences are not subject to the door height and width requirements of this code. Structures 400 sq-ft or more shall have an 80" minimum door.
10. In accordance with Florida Statute 553.80 (1)d, lawn storage buildings and storage sheds bearing the insignia of approval of the department are not subject to 553.842 (Florida product approvals) but shall meet the design wind load requirements of the 2020 FBC 7th edition.
11. Flat metal straps can be bent around structural members of wall studs, trusses, chords, etc. to help secure these members, provided that the added bend does not interfere with any of the existing breaks/bends in the strap.
12. As per FBC section 1626.1 exception (f): storage sheds that are not designed for human habitation and that have a floor area of less than 720 square feet or less are not required to comply with the mandatory windborne debris impact standards of this code.
13. Components/Cladding are in compliance with the 2020 FBC 7th Edition.
14. Sheds located in flood hazard areas must comply with the local flood zone regulations.
15. If a wall is framed for future HVAC units that shall be approved by the AHJ and shall comply with local requirements for permitting.
16. Windows and doors installed by a customer shall be approved by the AHJ and shall comply with local requirements for permitting.
17. HVHZ components for sheds require that installation per manufacturer's instructions.

NOT APPROVED FOR HVHZ

Building Code	2020 FBC, 7th Edition ASCE-7-16 2017 National Electric Code(NFPA-70)
Building Type	Residential Lawn Storage
Shed	
Manufacturer	Robin Builders, Inc. Lyons, Ga Top Line Engineering, LLC
Agency	
Agency Plan Number	V-B
Construction Type	B
Fire Protection	NO
Fire Suppression System	Utility
Occupancy	1
Allowable # of Stories	1
Building Risk Category	
Partially Enclosed	
Wind Velocity	160 mph Exposure C
Fire Rating of Exterior Walls	0 hour
Floor Live Load/Dead Load	75 psf, 5 psf
Roof Live Load/Dead Load	20 psf, 8 psf
"R" Rating of Floor, Walls, Roof	R-0, R-0, R-0
Modules per Building	1
Square Footage	719 sq-ft
HVHZ Approved	No

SHEET LIST

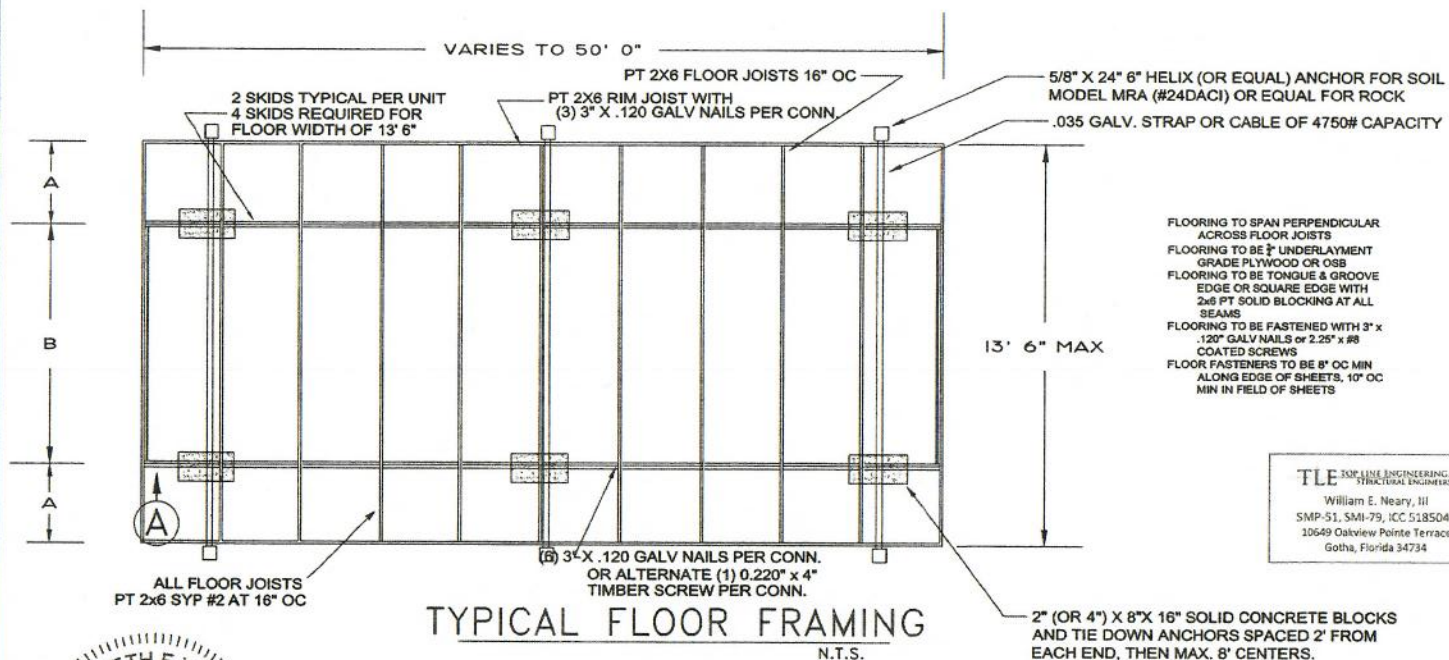
Sheet Number	Sheet Title
Sheet 1	Cover
Sheet 2	Floor details
Sheet 3	Framing: Americana Model
Sheet 4	Framing: Floridian Model
Sheet 5	Framing: Gambrel Model
Sheet 6	Framing: Steel frame option
Sheet 7	Framing: Porch option
Sheet 8	Framing: Mono slope roof
Sheet 9	Electrical and Door details

TLE
TOP LINE ENGINEERING, LLC
STRUCTURAL ENGINEERS
William E. Neary, III
SMP-51, SMI-79, ICC 5185040
10649 Oakview Pointe Terrace
Gotha, Florida 34734



General Notes	
Kenneth E. Vogan, P. E. Florida License No. 53439	FIRE RATING EXT. WALL: 0 PLAN NO: FBC 2020 7th ED ALLOW. FLOOR LOAD: 50 APPROVAL DATE: 12/01/2020
ROBIN BUILDERS, INC. 552 SOUTH STATE ST. LYONS, GA 30436 (912) 526-3266	CONSTRUCTION TYPE: VB OCCUPANCY: UTILITY ALLOW. # OF FLOORS: 1 ULTIMATE WIND VELOCITY: 160
Rev. No. and Dates	
ROBIN BUILDERS, INC. 552 S. STATE ST. LYONS, GA 30436 912-526-3266	
Project Name and Address	
COVER SHEET FBC2020ACP	
FBC 2020	1 of 9
2-13-20	NONE

FLOOR DETAILS

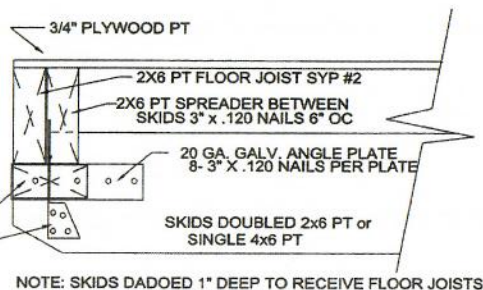


FLOORING TO SPAN PERPENDICULAR
ACROSS FLOOR JOISTS
FLOORING TO BE $\frac{1}{2}$ " UNDERLAYMENT
GRADE PLYWOOD OR OSB
FLOORING TO BE TONGUE & GROOVE
EDGE OR SQUARE EDGE WITH
2x6 PT SOLID BLOCKING AT ALL
SEAMS
FLOORING TO BE FASTENED WITH 3" x
.120" GALV NAILS OR 2.25" x #8
COATED SCREWS
FLOOR FASTENERS TO BE 8" OC MIN
ALONG EDGE OF SHEETS, 10" OC
MIN IN FIELD OF SHEETS

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2X4 PT HEADER BETWEEN
SKIDS - 3" x .120 NAILS 6" OC
SIMPSON H4 OR EQUAL
OR ALTERNATE (2) 0.220"
x 4" TIMBER SCREW



FLOOR DETAIL A
N.T.S.

SKID SPACING

UNIT WIDTH	6'	8'	10'	11' 6"	13' 6"
FLOOR JOIST	2X6	2X6	2X6	2X6	2X6
# OF SKIDS	2	2	2	2	4
"A"	16"	18"	18"	24.5"	10"
"B"	40"	60"	82"	84"	46"

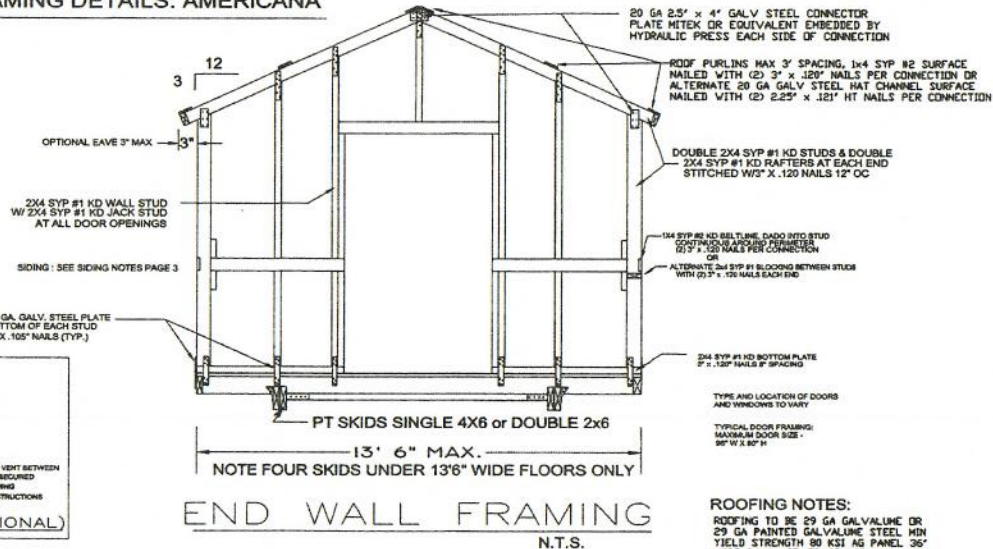
ALL FLOOR JOISTS ARE AT 16" OC AND WILL SUPPORT 75 PSF

General Notes	
ROBIN BUILDERS, INC	Kenneth E. Vogan P. E. Florida License No. 53439
552 SOUTH STATE ST. LYONS, GA 30436 (912) 526-3266	FIRE RATING EXT. WALL: 0 PLAN NO: FBC 2020 7th ED ALLOW. FLOOR LOAD: 50 APPROVAL DATE: 12/01/2020
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Rev. Name and Address	Rev. Name and Address
ROBIN BUILDERS, INC 552 S. STATE ST. LYONS, GA 30436 912-526-3266	
FLOOR DETAILS FBC2020ACP	
FBC 2020 12-13-20	2 of 9
NONE	

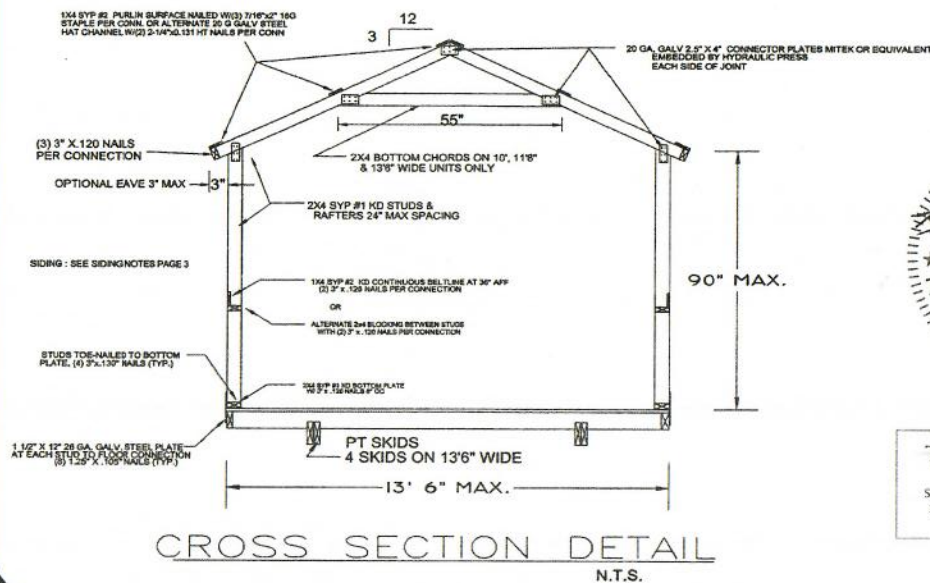
HEADER DETAIL, MAX SPANS & FASTENING			
HEADERS	1-2x4	2- 2X4 WITH 1/2" PLYWOOD	2- 2X6 WITH 1/2" PLYWOOD
		 OR 1-4x4	 OR 1-4x6
MAX SPANS	22.5"	72"	96"
FASTENING	2-3" x .120" NAIL EA END	6-3" x .120" NAIL EA END	8-3" x .120" NAIL EA END

SILL SPAN & FASTENING	
SILLS	1-2x4
MAX SPANS	48"
FASTENING	2-130" x 3" NAIL EA END

FRAMING DETAILS: AMERICANA



END WALL FRAMING
N.T.S.



CROSS SECTION DETAIL
N.T.S.

ROOFING NOTES:

ROOFING TO BE 29 GA GALVALUME OR 29 GA PAINTED GALVALUME STEEL MIN YIELD STRENGTH 80 KSI AS PANEL 36" WIDE PANEL COVERAGE WITH 3/4" HIGH RIB ON 9" CENTERS INSTALLED VERTICALLY ACROSS ROOF FRAMING & FASTENED WITH #10 SELF DRILL COATED SCREW W/ WASHER INTO STEEL HAT CHANNEL OR #12x1" COATED STEEL SCREWS W/ WASHER INTO 2X4 WOODS OR SHINGLE ROOF 3 TAB OR ARCH GRADE OVER 1/2" OSB INSTALLED PER SECTION 1507

SIDING NOTES:

SIDING TO BE 29 GA PAINTED GALVALUME STEEL MIN YIELD STRENGTH 80 KSI DUTCH LAP PROFILE 36" WIDE PANEL COVERAGE WITH 1/2" HIGH RIB ON 6" CENTERS RUN HORIZONTAL ACROSS WALL FRAMING FASTENED WITH #10 x 1/4" COATED STEEL SCREWS ON 6" CENTERS ALONG FRAMING MEMBERS OR 29 GAUGE PAINTED GALVALUME STEEL MIN YIELD STRENGTH 80 KSI AC PANEL PROFILE 36" WIDE PANEL COVERAGE WITH 1/2" HIGH RIB ON 9" CENTERS RUN HORIZONTAL OR VERTICAL FASTENED WITH #10 x 1/4" COATED STEEL SCREWS ON 9" CENTERS ALONG FRAMING MEMBERS OR LP SHARTSIDE 1/2" PRECISION PANEL FASTENED WITH 2-1/4" x .099" GALV RING SHANK NAILS 6" OC EDGE & 8" OC FIELD OR LP SMART LAP SIDING FASTENED WITH 2-1/4" x .099" GALV RING SHANK NAILS BLIND NAILED OVER 6/16" THERMO-SHEATHING FASTENED W/ 1-1/4" x .105" NAILS 6" OC EDGE & 8" OC FIELD OR POLYCARBONATE SIDING 1/2" HIGH RIB ON 9" CENTERS FASTENED WITH #10 x 1/4" SELF DRILL SCREW W/ WASHER ON 9" CENTERS



TLE TOP LINE ENGINEERING, LLC
STRUCTURAL ENGINEERS
William E. Neary, III
SMP-51, SMI-79, ICC 5185040
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Gotha, Florida 34734

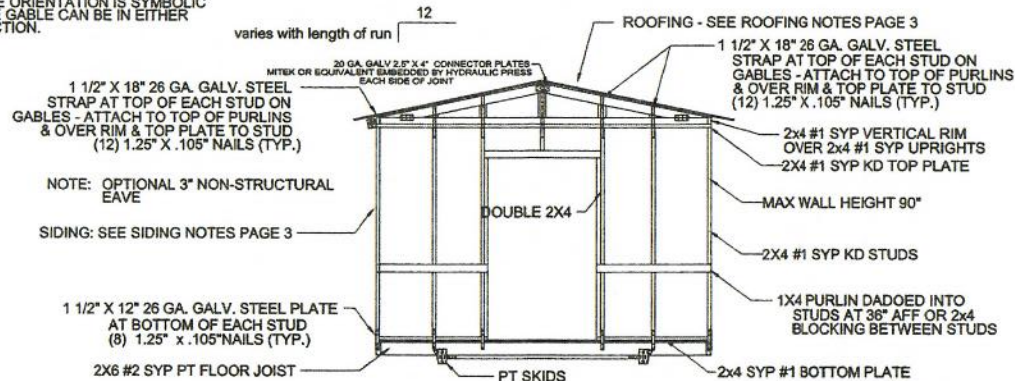
General Notes	
ROBIN BUILDERS, INC. 552 S. STATE ST. LYONS, GA 30436 (912) 526-3266	Kenneth E. Vogay, P. E. Florida License No. 53439
CONSTRUCTION TYPE: VB OCCUPANCY: UTILITY ALLOW. # OF FLOORS: 1 ULTIMATE WIND VELOCITY: 160	FIRE RATING EXT. WALL: 0 PLAN NO: FBC 2020 7th ED FLOOR LOAD: 50 APPROVAL DATE: 12/01/2020
No.	Revision/Issue
Robin Builders, Inc. 552 S. STATE ST. LYONS, GA 30436 (912) 526-3266	
Framing Details: AMERICANA STYLE FBC2020ACP	
Project FBC 2020 12-13-20 NONE	Date 3 of 9

SEE HEADER SIZE AND FASTENING SCHEDULE & SIDING NOTES PAGE 3

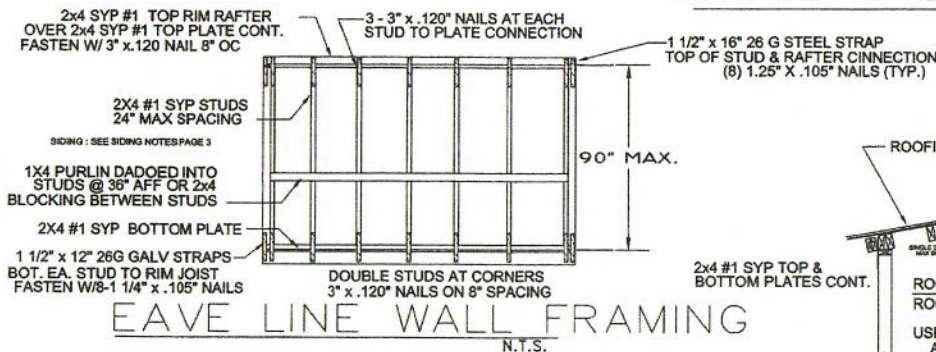
ROOFING NOTES:
ROOFING TO BE 29 GA GALVALUME OR PAINTED GALVALUME STEEL MIN. YIELD STRENGTH 80 KSI AG PANEL 36" WIDE PANEL COVERAGE WITH 3/4" HIGH RIB ON 9" CENTERS INSTALLED VERTICALLY ACROSS ROOF FRAMING & FASTENED WITH #10x2" SELF DRILL COATED SCREW W/WASHER INTO STEEL HAT CHANNEL OR #12x4" COATED STEEL SCREWS W/WASHER INTO 13/4" WOOD

NOTE: GABLE ORIENTATION IS SYMBOLIC SINCE GABLE CAN BE IN EITHER DIRECTION.

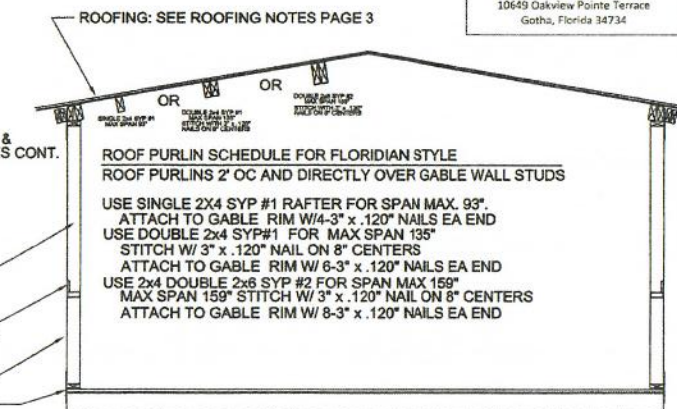
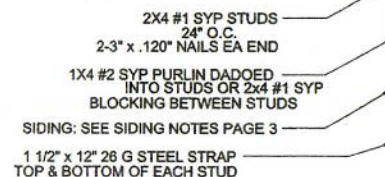
FRAMING FOR FLORIDIAN



GABLE WALL FRAMING



EAVE LINE WALL FRAMING



TYPICAL CROSS SECTION

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SMP-51, SMI-79, ICC 5185040
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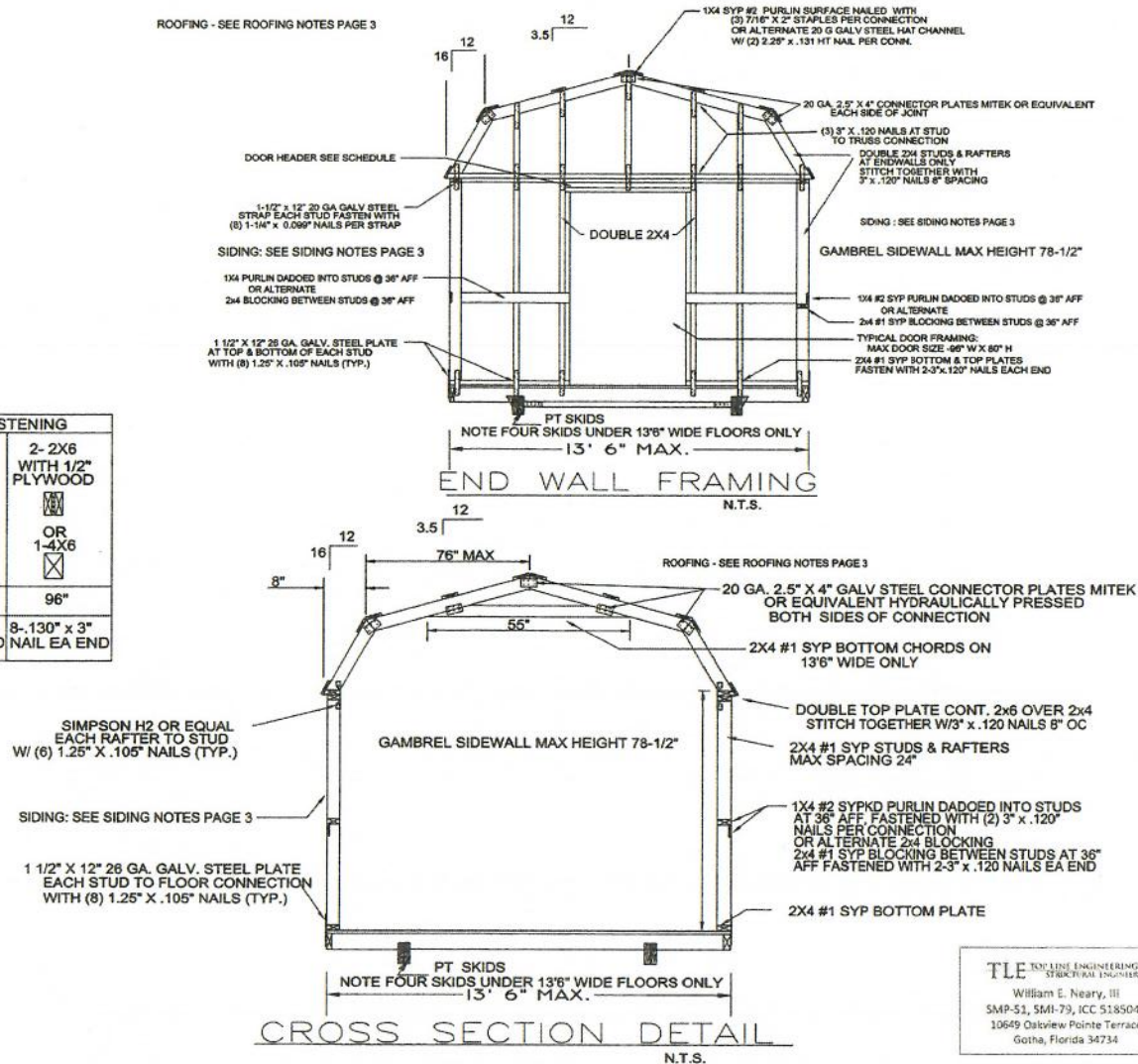


General Notes									
ROBIN BUILDERS, INC.	552 SOUTH STATE ST. LYONS, GA 30436 (912) 526-3266	CONSTRUCTION TYPE UTILITY	VB						
Kenneth E. Vogan, P. E. Florida License No. 53439		FIRE RATING EXT. WALL:	0						
		PLAN NO.:	FBC 2020 7th ED						
		ALLOW. FLOOR LOAD:	50						
		APPROVAL DATE:	12/01/2020						
		ULTIMATE WIND VELOCITY:	160						
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No.	Revisions/Notes	Date							
ROBIN BUILDERS, INC. 552 SOUTH STATE ST. LYONS, GA 30436 912-526-3266									

GAMBREL BARN FRAMING DETAILS

SILL SPAN & FASTENING	
SILLS	1-2x4
	☒
MAX SPAN	48"
FASTENING	2-.130" x 3" NAIL EA END

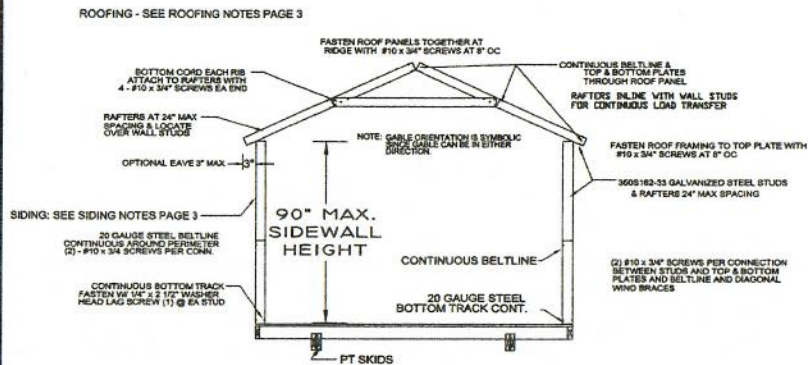
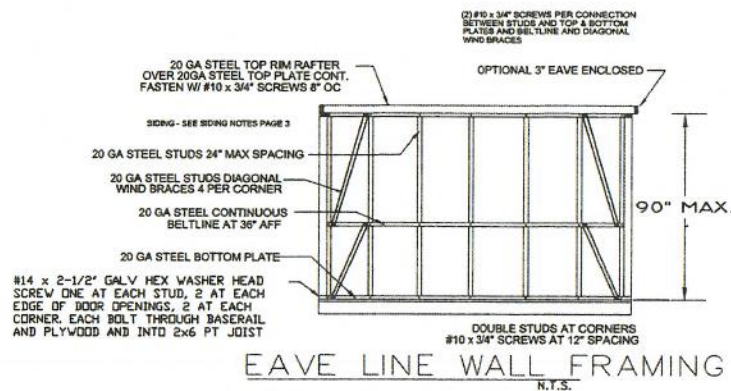
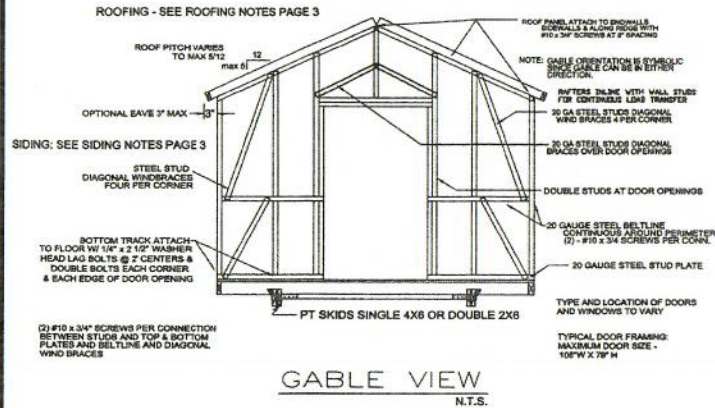
HEADER DETAIL, MAX SPANS & FASTENING			
HEADERS	1-2x4	2- 2X4 WITH 1/2" PLYWOOD	2- 2X6 WITH 1/2" PLYWOOD
	☒	☒ OR 1-4X4 ☒	☒ OR 1-4X6 ☒
MAX SPANS	22.5"	64"	96"
FASTENING	2-.130" x 3" NAIL EA END	6-.130" x 3" NAIL EA END	8-.130" x 3" NAIL EA END



TLE INC. ENGINEERING, LLC
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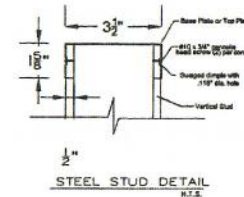
General Notes	
ROBIN BUILDERS, INC. 552 SOUTH STATE ST. LYONS, GA 30436 (912) 526-3266	Kenneth E. Vogt, P. E. Florida License No. 53439 FIRE RATING EXT. WALL: 0 PLAN NO: FBC 2020 7th ED ALLOW. FLOOR LOAD: 50 APPROVAL DATE: 12/01/2020
CONSTRUCTION TYPE: VB OCCUPANCY: UTILITY ALLOW. # OF FLOORS: 1 ULTIMATE WIND VELOCITY: 160	
Revision/Status Date	
ROBIN BUILDERS, INC. 552 S. STATE ST. LYONS, GA. 30436 (912) 526-3266	
Framing Details: GAMBREL STYLE FBC2020ACP	
Project: FBC 2020 Date: 12-13-20 Notes: NONE	Sheet: 5 of 9

FRAMING DETAILS STEEL FRAME OPTION



HEADER DETAIL, MAX SPANS & FASTENING			
HEADERS	1-2x4	2-2X4	2- 2X4 W/ 7.25" HIGH 20 GAUGE STEEL PLATE TWO SIDES
MAX SPANS	22.5"	64"	95"
FASTENING	2- #10 x 3/4" SCREWS EACH END	4- #10 x 3/4" SCREWS EACH END	10- #10" x 3/4" SCREWS EACH END

SILL SPAN & FASTENING	
SILLS	1-2x4
MAX SPANS	48"
FASTENING	2- #10 x 3/4" SCREWS EACH END

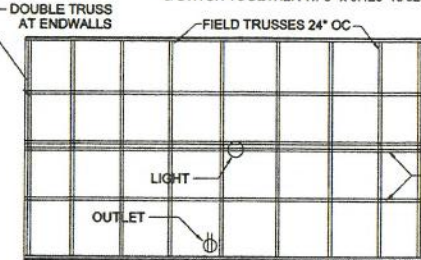


ROBIN BUILDERS, INC 552 SOUTH STATE ST. LYONS, GA 30436 (912) 526-3266		General Notes Kenneth E. Vogan, P. E. Florida License No. 53439 FIRE RATING EXT. WALL: 0 PLAN NO: FBC 2020 7th ED ALLOW. FLOOR LOAD: 50 APPROVAL DATE: 12/01/2020
CONSTRUCTION TYPE VB UTILITY ALLOW. # OF FLOORS: 1 ULTIMATE WIND VELOCITY: 160		
New Name and Address ROBIN BUILDERS, INC. 552 S. STATE ST. LYONS, GA. 30436 (912) 526-3266		
Project Name and Address FRAMING: STEEL FRAME OPTION FBC2020ACP		
Project FBC 2020 Date 12-13-20 Sheet NONE	6 of 9	

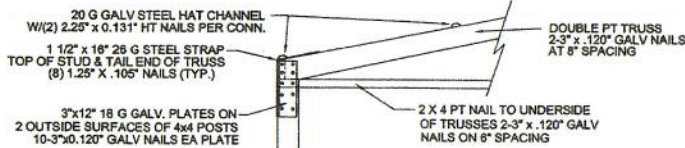


TLE TOP LINE ENGINEERING, LLC
 STRUCTURAL ENGINEERS
 William E. Neary, III
 SMP-51, SMI-79, ICC 5185040
 10649 Oakview Pointe Terrace
 Gotha, Florida 34734

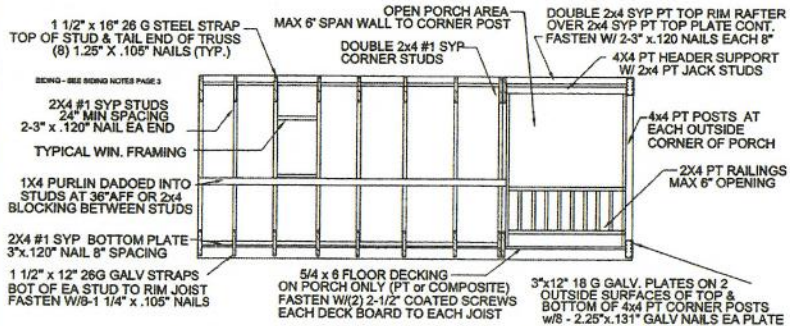
TRUSS SCHEDULE: 2X4 SYP #1 TRUSS RAFTERS 24" O.C.
DOUBLE 2X4 SYP #1 TRUSS RAFTER AT ENDWALLS
& STITCH TOGETHER W/ 3" x 0.120" NAILS 8" OC



ROOF FRAMING
N.T.S.

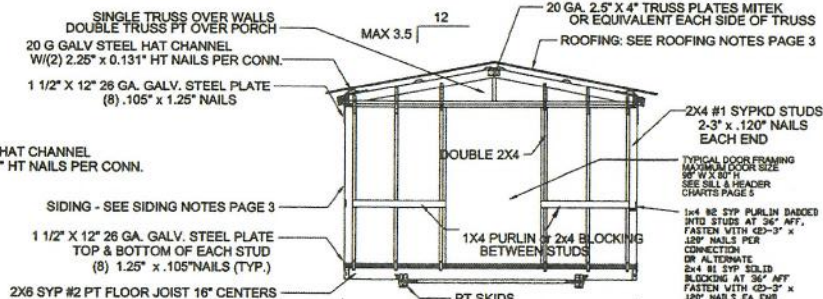


OPTIONAL PORCH DETAILS
N.T.S.



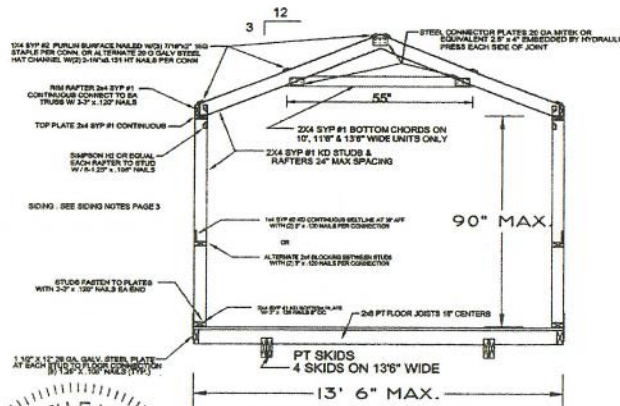
SIDE WALL FRAMING W/OPTIONAL PORCH
N.T.S.

FRAMING: WALL PANEL AMERICANA WITH PORCH OPTION



NOTE FOUR SKIDS UNDER 13'6" WIDE FLOORS ONLY

GABLE WALL FRAMING
N.T.S.



CROSS SECTION DETAIL
N.T.S.



TLE TOP LINE ENGINEERING, LLC
STRUCTURAL ENGINEERS
William E. Neary, III
SMP-51, SM-79, ICC 5185040
10649 Galview Pointe Terrace
Gotha, Florida 34734

General Notes

Kenneth E. Vogan, P. E.
Florida License No. 53439

FIRE RATING EXT. WALL: 0
PLAN NO: FBC 2020 7th ED
ALLOW. FLOOR LOAD: 50
APPROVAL DATE: 12/01/2020

ROBIN BUILDERS, INC.
552 SOUTH STATE ST.
LYONS, GA 30436
(912) 526-3266

CONSTRUCTION TYPE: VB
OCCUPANCY: UTILITY
ALLOW. # OF FLOORS: 1
ULTIMATE WIND VELOCITY: 160

ROBIN BUILDERS, INC.
552 SOUTH STATE ST.
LYONS, GA 30436
912-526-3266

FRAMING:
WALL PANEL
AMERICANA WITH
PORCH OPTION
FBC2020ACP

FBC 2020
12-13-20
AS NOTED

7 OF 9

HEADER DETAIL, MAX SPANS & FASTENING			
HEADERS	1-2x4	2- 2x4	2- 2x4 W/ 7.25" HIGH 18 GAUGE STEEL PLATE TWO SIDES
MAX SPANS	22.5"	64"	96"
FASTENING	2- #10 x 3/4" SCREWS EACH END	4- #10 x 3/4" SCREWS EACH END	10- #10 x 3/4" SCREWS EACH END

SILL SPAN & FASTENING	
SILLS	1-2x4
MAX SPANS	48"
FASTENING	2- #10 x 3/4" SCREWS EACH END

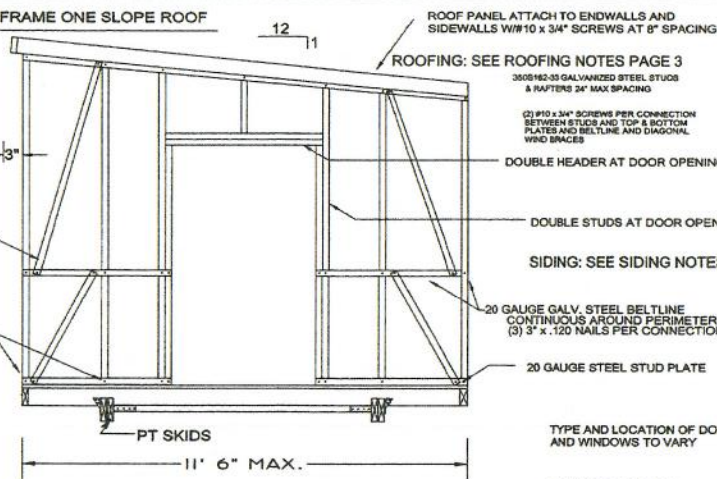
FRAMING FOR STEEL FRAME ONE SLOPE ROOF

NOTE: GABLE MAX 11'6"

OPTIONAL EAVE 3" MAX
3505162-33 GALVANIZED STEEL STUDS & RAFTERS 24" MAX SPACING

STEEL STUD DIAGONAL WINDBRACES FOUR PER CORNER

BOTTOM TRACK ATTACH TO FLOOR W/ 1/4" x 2 1/2" WASHER HEAD LAG BOLTS @ 2' CENTERS & DOUBLE BOLTS EACH CORNER & EACH EDGE OF DOOR OPENINGS



END WALL FRAMING

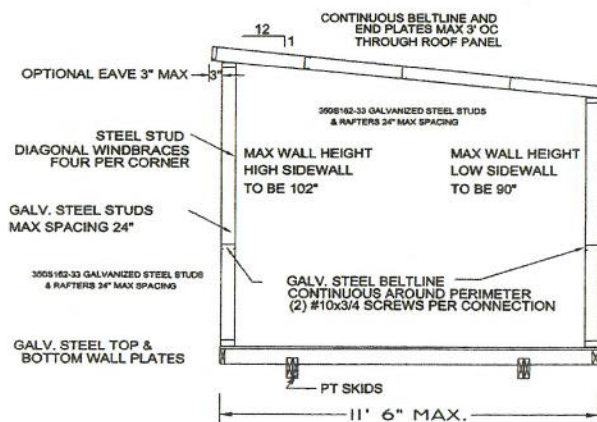
N.T.S.

ROOFING NOTES:
ROOFING TO BE 29 GA GALVALUME OR PAINTED GALVALUME STEEL MIN YIELD STRENGTH 80 KSI AG PANEL 3/4" WIDE PANEL COVERAGE WITH 3/4" HIGH RIB ON 9" CENTERS INSTALLED VERTICALLY ACROSS ROOF FRAMING & FASTENED WITH #10-3 SELF DRILL COATED SCREW W/ WASHER INTO STEEL HAT CHANNEL OR #10-11 COATED STEEL SCREWS W/ WASHER INTO 2X4 WOOD

TYPE AND LOCATION OF DOORS AND WINDOWS TO VARY

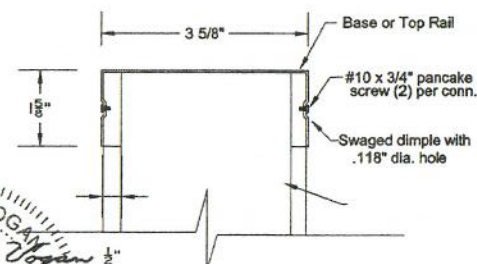
MAXIMUM DOOR SIZE - 96"W X 80" H

TLE TOP LINE ENGINEERING, LLC
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SMP-51, SMI-79, ICC 5185040
10649 Oakview Pointe Terrace
Gotha, Florida 34734



CROSS SECTION DETAIL

N.T.S.



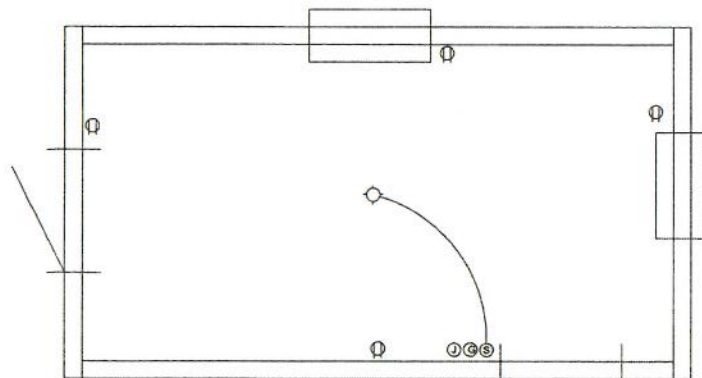
STEEL FRAMING MATERIAL TO BE 20 GAUGE GALVANIZED G 90 32,000 ksi

STEEL STUD DETAIL

N.T.S.

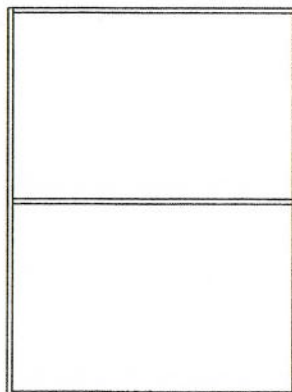


General Notes			
ROBIN BUILDERS, INC	Kenneth E. Vogan P. E.	Florida License No. 53439	
552 SOUTH STATE ST.	LYONS, GA 30436	(912) 526-5266	
CONSTRUCTION TYPE	VB	UTILITY	
OCCUPANCY	1	ALLOW. FLOOR LOAD	50
ULTIMATE WIND VELOCITY	160	APPROVAL DATE	12/01/2020
Fire Rating	EXT. WALL: 0	PLAN NO:	FBC 2020 7th ED
Rev/Date/Notes			
Rev/Date/Notes			
Project Name and Address	FRAMING: MONOSLOPE ROOF FBC2020ACP		
FBC 2020	2-13-20	8 of 9	
NONE			



ELECTRICAL DETAILS
N.T.S.

ELECTRICAL SYMBOLS	
Ⓢ	120 V RECEPTACLE
Ⓢ	SINGLE POLE SWITCH
Ⓢ	LIGHT FIXTURE
Ⓢ	JUNCTION BOX
Ⓢ	GFCI RECEPTACLE



DOOR DETAILS
N.T.S.

DOOR CONSTRUCTION:

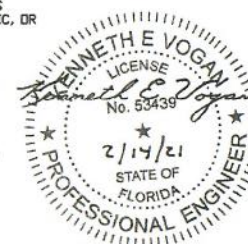
1. 1" x 1" 20 GAUGE GALVANIZED STEEL TUBE WELDED FRAME
2. 0.105" THICK INSULATIVE SHEATHING LINER PANEL DIRECTLY UNDER EXTERIOR FACE
3. 29 GA STEEL R/LAP EXTERIOR DOOR PANEL ATTACHED VERTICALLY WITH #10 x 3/4" SELF DRILL SCREWS ON 6" CENTERS
4. 29 GA STEEL J-RAIL TRIM TOP & BOTTOM OF DOOR PANEL
5. 1.5" WIDE x 0.040 ALUMINUM PIANO HINGE ATTACH TO DOOR FRAME WITH #10 x 3/4" ELF DRILL SCREWS ON 10" MAX SPACING. ATTACH PIANO HINGE TO WALL FRAMING WITH #8 x 1.25" COATED SCREWS ON 10" CENTERS.
6. MAX SINGLE DOOR SIZE 60" WIDE x 79" HIGH
7. MAX DOUBLE DOOR SIZE 92" WIDE x 79" HIGH
8. DOUBLE DOOR INACTIVE DOOR TO HAVE 3/4" STEEL PIN HEAD AND FOOT BOLTS
9. DOOR LOCKS TO BE CHROME PLATED 'TEE' HANDLES WITH 1/2" SQUARE STEEL SHAFT ATTACHED TO WELDED STEEL INSIDE 'DEE' HANDLE

OPTIONAL DOORS INCLUDE MOBILE HOME TYPE DOORS, INSULATED FIBERGLASS OR STEEL PREHUNG DOORS, INSULATED FIBERGLASS BARN DOORS, OR ROLL-UP STEEL CURTAIN DOORS ALL GLASS INSTALLED IN DOORS OR WITHIN 24" OF DOORS TO BE SAFETY GLASS, ACRYLIC, OR PLASTIC SHEET.

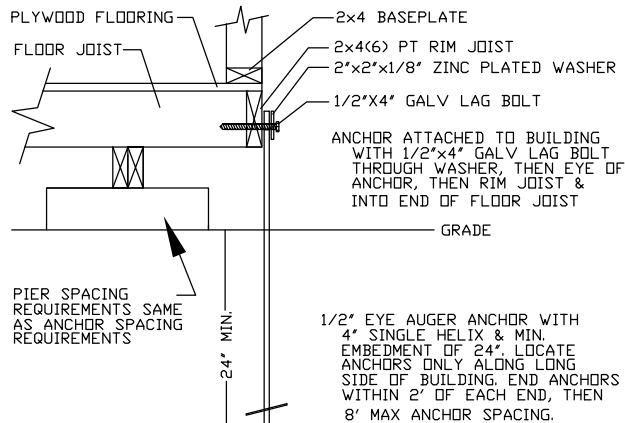
ELECTRICAL NOTES:

- 1: AS PER NEC ARTICLE 330.30(b) SECURING OF MC TYPE CABLE, UNLESS OTHERWISE PROVIDED CABLES SHALL BE SECURED AT INTERVALS NOT EXCEEDING 6' AND SHALL BE SECURED WITHIN 12" OF EVERY BOX, CABINET, FITTING OR OTHER CABLE TERMINATION
- 2: ALL WIRING SHALL BE #12 GAUGE 3-WIRE MC CABLE OR LARGER
- 3: WIRING ENCASED IN ALL METAL BOXES
- 4: MAXIMUM NUMBER OF OUTLETS PER CIRCUIT: 4
- 5: MAXIMUM NUMBER OF LIGHTS PER CIRCUIT: 4
- 6: MAXIMUM SIZE CIRCUIT BREAKER IS 20 AMP FOR 12 GAUGE CABLE
- 7: PER NEC 210.8(A)(2), GROUND-FAULT CIRCUIT-INTERRUPTER (GFCI) PROTECTION IS INSTALLED FOR ALL 125 VOLT SINGLE PHASE 15 AND 20 AMPERE RECEPTACLES

TLE TOP LINE ENGINEERING, LLC
STRUCTURAL ENGINEERS
William E. Neary, III
SMP-51, SMI-79, ICC 5185040
10649 Oakview Pointe Terrace
Gotha, Florida 34734

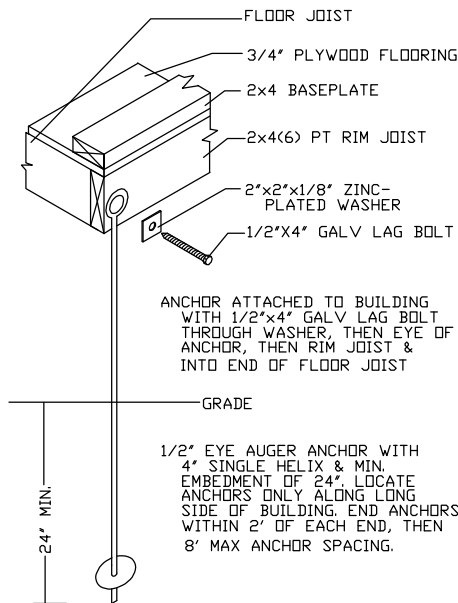


General Notes	
ROBIN BUILDERS, INC. 552 SOUTH STATE ST. LYONS, GA 30436 (912) 526-3266	Kenneth E. Vogan, P. E. Florida License No. 53439
CONSTRUCTION TYPE V8	FIRE RATING EXT. WALL: 0
OCCUPANCY: UTILITY	PLAN NO: FBC 2020 7th ED
ALLOW. # OF FLOORS: 1	ALLOW. FLOOR LOAD: 50
ULTIMATE WIND VELOCITY: 160	APPROVAL DATE: 12/01/2020
No.	Revision/Notes
Date	
Rev Name and Address	
Project Name and Address	
ELECTRICAL DIAGRAM DOOR DETAILS FBC2020ACP	
FBC 2020	Page
12-13-20	9 of 9
None	



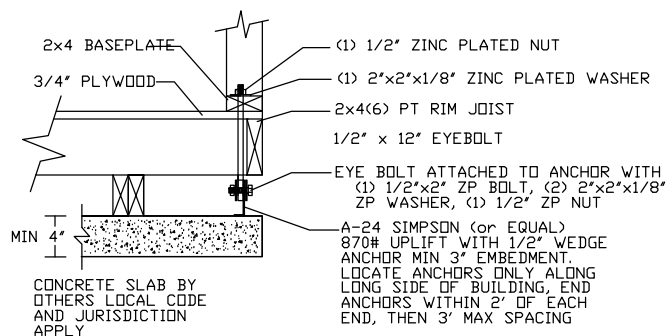
SHED WITH ATTACHED SKIDS
END VIEW

SCALE: N.T.S.



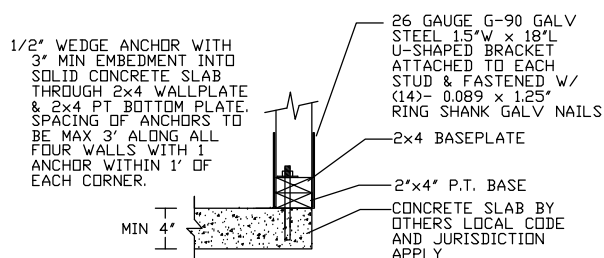
ANCHOR ATTACHMENT DETAIL

SCALE: N.T.S.



SHED WITH ATTACHED SKIDS
ANCHORED TO CONCRETE
END VIEW

SCALE: N.T.S.



SHED WITHOUT FLOOR
ANCHORED TO CONCRETE
END VIEW

SCALE: N.T.S.

GENERAL NOTES

1. BUILDING ANCHORS INTO EARTH SHALL BE MOBILE HOME TYPE 1/2" SINGLE HELIX EYE ANCHORS BY HOME PRIDE OR EQUAL WITH MINIMUM EMBEDMENT OF 24" AND AVERAGE HOLDING POWER OF 4,000#
2. BUILDING ANCHORS INTO CONCRETE TO BE 1/2" WEDGE ANCHORS WITH MIN 3" EMBEDMENT
3. ANCHORING SYSTEM TO GROUND PER LOCAL BUILDING CODE. LOCATE ANCHORS PER SPACING REQUIREMENTS SHOWN WITHIN
4. ANCHORING SYSTEM TO CONCRETE SLAB PER LOCAL BUILDING CODE. LOCATE ANCHORS PER SPACING REQUIREMENTS SHOWN WITHIN
5. END PAD SPACING IS END OF BUILDING TO CENTER OF END PAD
6. PAD SPACING OTHER THAN END PADS IS CENTER TO CENTER
7. BASE OF EACH PAD TO BE 8"x16"x4" SOLID CONCRETE BLOCK (CEMENT AND SAND MIX) HOLLOW OR SOLID CONCRETE BLOCKS MAY BE DRY-STACKED ON PADS FOR HIGH SETS UP TO 48" WITHOUT REINFORCING
8. ANCHOR SPACING IS BASED ON ASCE 7-16 RISK CATEGORY 1 BUILDING EXPOSURE B 160 M.P.H. (3 SEC GUST) 2020 FLORIDA BUILDING CODE 7th EDITION
10. MAXIMUM INTERIOR SIDEWALL HEIGHT OF BUILDING IS 8'0" INSIDE WALL HEIGHT
11. MAXIMUM WIDTH OF FLOOR IS 13'10" WIDE
12. MAXIMUM LENGTH OF FLOOR IS 50' LONG
13. PIER SPACING REQUIREMENTS SAME AS AUGER ANCHOR SPACING REQUIREMENTS

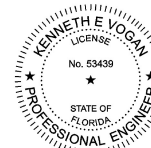
General Notes				
ROBIN BUILDERS 552 S. STATE ST. LYONS, GA 30436 912-526-3266	CONSTRUCTION TYPE	VB	FIRE RATING EXT. WALL:	N/A
	OCCUPANCY:	UTILITY	PLAN NO:	7th Ed
	ALLOW. # OF FLOORS:	1	ALLOW. FLOOR LOAD:	50/125
	WIND VELOCITY:	160	APPROVAL DATE:	12/13/2020
No.	Revision/Issue		Date	

Firm Name and Address
ROBIN BUILDERS, INC.
552 S. STATE ST.
LYONS, GA. 30436
(912) 526-3266

Project Name and Address
**TIE DOWN DETAILS
EYE ANCHOR SYSTEM**

TIE DOWN Sheet
12/13/2020 1 of 1
AS NOTED

Digitally signed
by: Kenneth E
Vogan
Date: 2021.02.08
12:01:41 -05'00'
Reason: I have
reviewed this
document
Location: 1170
Summerfield Dr.
Cumming, GA
30040 (678) 315-
8395



☒ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #81 **NA01324**
 Field Date 3-13-2018
 Form Date 3-13-2018
 Recorder #

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

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

LOCATION & MAPPING

Street Number 818 Direction _____ Street Name San Fernando Street Type Street Suffix Direction _____
 Address: _____
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name FERNANDINA BEACH USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) Fernandina Beach In City Limits? ☒ yes ☐ no ☐ unknown County Nassau
 Township 3N Range 28E Section 14 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1580-0005-0010 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1868 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use: Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Current Use: Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Other Use: _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☐ no ☒ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Some windows; some siding; porch
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature End shed
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Frame Vernacular Exterior Plan T-shaped Number of Stories 2.5
 Exterior Fabric(s) 1. Composition Board 2. Wood shingles 3. _____
 Roof Type(s) 1. Cross-gabled 2. Clipped gable 3. _____
 Roof Material(s) 1. Composition shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) 1/1 & 2/2 dhs; 3/2, horizontal; metal awning

Distinguishing Architectural Features (exterior or interior ornaments) Bay window; T plan; end returns; transom; decorative shingles

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

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

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Balloon wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Piers 2. _____
 Foundation Material(s): 1. Brick 2. _____
 Main Entrance (stylistic details) Wood panel door w side and transom lights

Porch Descriptions (types, locations, roof types, etc.) Entry/NW, at wall intersection, rounded masonry stairs, shed open, bracket supports

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 building has been heavily altered and lacks historic integrity.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. _____ 3. _____ 5. _____
 2. _____ 4. _____ 6. _____

DOCUMENTATION

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

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

RECORDER INFORMATION

Recorder Name Sheldon Owens Affiliation Brockington and Assc. Inc.
 Recorder Contact Information 498 Wando Park Blvd. Suite 700, Mt. Pleasant SC 29464; 843-881-3128
 (address / phone / fax / e-mail)

Required Attachments

- ① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
- ② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
- ③ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE
 If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



Brockington
CULTURAL RESOURCES CONSULTING

**Fernandina Beach
Survey Update 2018**

○ Historic Resource

0 50 100 Feet

* All numbers start with NA****.







HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2021-0036
OCTOBER 21, 2021

Owner/Applicant:	Mark Ross
Property Address:	205 N. 3 rd Street
Current zoning:	R-2
FLUM land use category:	Medium Density Residential
Existing uses on the site:	Vacant
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	Non-Contributing
Requested action:	Certificate of Approval (COA) to construct a 1,375 sq. ft. primary structure, 2 accessory structures, and a swim spa. (Quasi-Judicial)

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking a Certificate of Approval (COA) to construct a 1,375 sq. ft. primary structure, 2 accessory structures, and a swim spa.

APPLICABLE GUIDELINES:

[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 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:

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

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, is 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 2021-0036

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2021-0036 **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 2021-0036, 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 **FINAL** approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 Application and Backup Materials
EXHIBIT 2 Plans & Elevations

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #8144

Date Submitted: 10/5/2021

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€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: Final

See Certificate of Approval Matrix for details

Previously Approved Case

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

Yes

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

10/4/2021

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*

Downtown

Site Address*

220 North 3rd Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0016-0040

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Kari

Last Name*

Burgess Watkins

Mailing Address*

220 North 3rd Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

9042000221

E-mail Address*

rayw72@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*

Jose

Last Name*

Miranda

Company (if applicable)

Miranda Architects

Street Address

309 1/2 Centre Street, Suite 206

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

9042614586

E-mail Address

jmirandaarch@gmail.com

Project Description*

Addition of Front Porch Addition of Rear Porch Construction of New Garage/Accessory Dwelling Unit Construction of New Carport Construction of New Swimming Pool Relocation of Existing Garage for use as Storage Shed

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

Design Vision Statement*

New additions and buildings designed to be compatible with historic building while maintaining a clean, contemporary appearance.

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
Hardie	Hardie lap siding, 7" exposure	match existing house (Name/Number)

DOORS

Manufacturer	Product Description	Color
Therma Tru	Smooth Star fiberglass Include FL Product Approval # for Windows and Doors	white (Name/Number)

WINDOWS

Manufacturer

Andersen

Product Description

400 Series double hung windows

Include FL Product Approval # for Windows and Doors

Color

White

(Name/Number)

ROOFING**Manufacturer**

GAF

Product Description

architectural asphalt shingle

Color

match existing house roof

(Name/Number)

FASCIA/TRIM**Manufacturer**

hardie trim

Product Description

hardie trim

Color

white

(Name/Number)

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

thin brick veneer on cmu foundation

Color

(Name/Number)

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

(Name/Number)

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

concrete porch w/ brick edge

Color

(Name/Number)

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

(Name/Number)

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

concrete pavers

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 Burgess Watkins Ownership Data.pdf	Upload 2 Watkins HDC Owner Agent Form.pdf	Upload 3 Watkins Site Survey.pdf	Upload 4 Watkins Street Elev Photo.JPG
Upload 5 Watkins As Built Drawings Bundle 11 June 21.pdf	Upload 6 Watkins 220 N 3rd St Prelim Design Bundle 23 Sep 21.pdf	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:

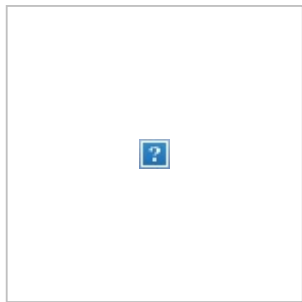
1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Department of Planning & Conservation to enter onto the property in question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

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.



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Kari Burgess-Watkins
(print name of property owner(s))

hereby authorize: Jose L. Miranda, Jr., RA
(print name of agent)

to represent me/us in processing an application for: Historic District Council
(type of application)

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

Kari Burgess-Watkins
(Signature of owner)

(Signature of owner)

Kari Burgess-Watkins
(Print name of owner)

(Print name of owner)

STATE OF FLORIDA

COUNTY OF NASSAU

ss }

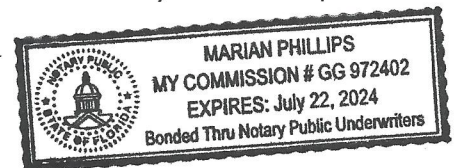
Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 07th day
of September, 2021, by Kari Burgess-Watkins.

Marian Phillips
Notary Public

Marian Phillips
Printed Name

July 22, 2024
My Commission Expires

Personally Known ☒ OR Produced Identification _____ ID Produced: _____



PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0016-0040

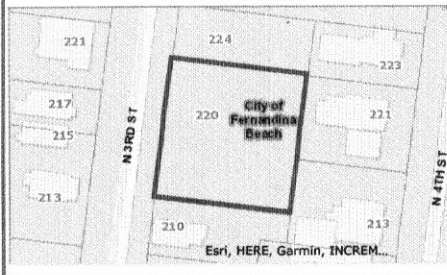
Owner Name BURGESS KARI S I/E
Mailing Address CERVENA F BURGESS
220 N 3RD ST
FERNANDINA BEACH, FL 32034
Location Address 220 3RD ST N
FERNANDINA BEACH 32034
Tax District FERNANDINA BEACH
Mileage 19.5052
Homestead Yes
Property Usage SINGLE FAM 000100
Deed Acres 0
Short Legal BLOCK 16 LOTS 4 THRU 8 I/E OR 1221/432 CITY OF FDNA BEACH

2020 Final Values

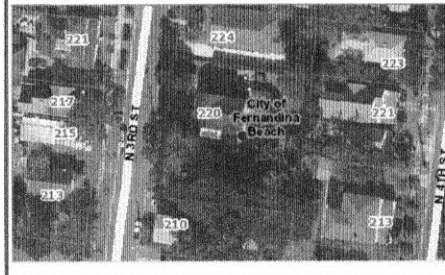
Land Value \$340,625
(+) Improved Value \$253,158
(=) Market Value \$593,783
(-) Agricultural Classification \$0
(-) SOH or Non-Hx* Capped Savings \$189,319
(=) Assessed Value \$404,464
(-) Homestead \$25,000
(-) Additional Exemptions \$0
(=) School Taxable Value \$379,464
(-) Non-School HX & Other Exempt Value \$25,000
(=) County Taxable Value \$354,464

Note: *100% Cap rates not apply to School Taxable Value

PARCEL MAP



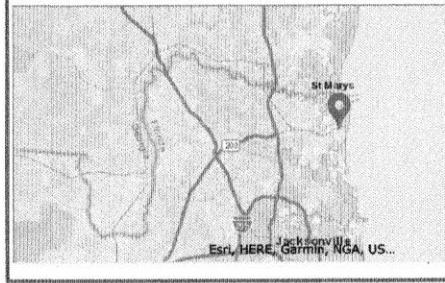
2021 AERIAL MAP



PROPERTY PHOTO



LOCATION MAP



BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built
SNGL FAM	2590	2326	3	3	ABOVE AVG.		AIR DUCTED	FORCED AIR	1936

MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units	Year Built
STRG-L-WD	16 X 12	192	2008
STRG-L-WD	0 X 0	1	1936
BRICK	7 X 8	56	1980
CONCRETE A	45 X 4	180	2006
BRICK	66 X 3	198	2008

SALES INFORMATION

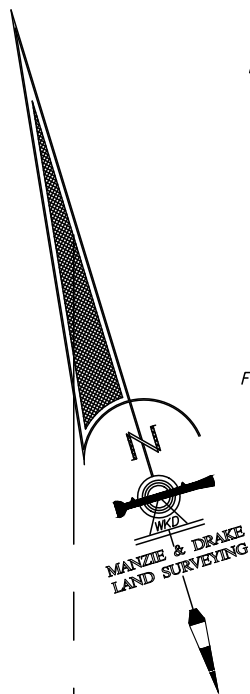
Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2004-04-12	1221 / 432	\$100	WD	U	Y	BURGESS GRANVILLE C	BURGESS KARI S I/E
2002-11-13	1094 / 220	\$100	PR	U	Y	BURGESS GRANVILLE P/R FOR THOMAS MILLER EST	BURGESS GRANVILLE C
2002-10-18	1088 / 1359	\$100	PR	U	Y	BURGESS GRANVILLE C P/R FOR THOMAS MILLER EST	BURGESS GRANVILLE C



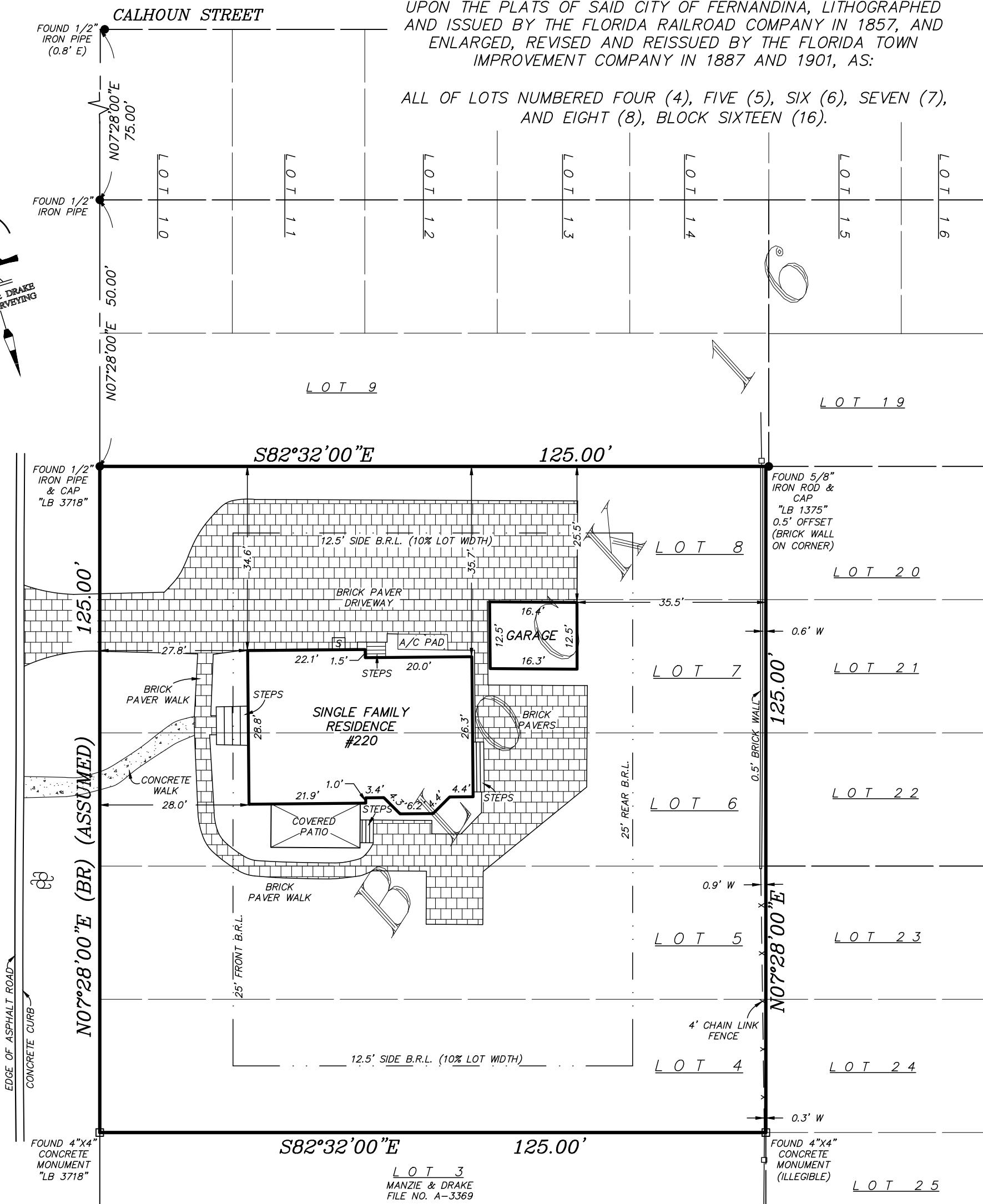
MAP OF BOUNDARY SURVEY

ALL THOSE CERTAIN LOTS, PIECES OR PARCELS OF LAND SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA, COUNTY OF NASSAU, AND STATE OF FLORIDA, AND KNOWN AND DESCRIBED UPON THE PLATS OF SAID CITY OF FERNANDINA, LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857, AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901, AS:

ALL OF LOTS NUMBERED FOUR (4), FIVE (5), SIX (6), SEVEN (7), AND EIGHT (8), BLOCK SIXTEEN (16).



NORTH THIRD STREET
(60' RIGHT OF WAY)



SURVEY NOTES:

- The "Legal Description" hereon is in accord with the description provided by the client
- Underground Improvements were not located or shown.
- Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- Bearings shown hereon are based on the assumed bearing of N07°28'00"E for the easterly right-of-way of North Third Street. The bearing reference line is indicated as thus (BR).
- The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel "12089C 0237 G", Dated "08/02/2017". Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

LEGEND

A/C = AIR CONDITIONER
B.R.L. = BUILDING RESTRICTION LINE
C = CENTERLINE
-x-x- = CHAIN LINK OR WIRE FENCE
[Pattern] = CONCRETE FLATWORK
[Pattern] = COVERED AREA
[Symbol] = SEWER CLEANOUT
-B-B- = WOOD FENCE
[Symbol] = WOOD POWER POLE

CERTIFIED TO:

RAY WATKINS

PROPERTY ADDRESS:

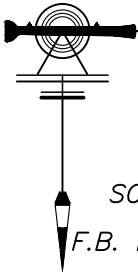
220 NORTH THIRD STREET
FERNANDINA BEACH, FLORIDA 32034

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

BUILDING RESTRICTION LINES SHOWN HEREON ARE PER THE CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE, CHAPTER 4, TABLE 4.0203(E) FOR PROPERTIES ZONED (ADOPTED ON SEPTEMBER 05, 2006)

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

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: 20906 DATE: 04/09/2020 CADD: LM

F.B. NO: X-344 PAGE NO: 25 FIELD CREW: JM FILE NO: A-5109

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

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This document has been electronically signed and sealed by Jose L. Miranda, Jr., RA on the Date and/or Time Stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

WATKINS 220 N 3RD AS BUILT'S	PROJECT # A200525	DRAWN BY -- JLM	CHKD BY -- JLM	DATE -- 06-11-21
------------------------------	-------------------	-----------------	----------------	------------------



**MIRANDA
ARCHITECTS**
308 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
FL REG NO. AH4887

RENOVATION TO THE
WATKINS RESIDENCE
220 NORTH 3RD STREET
FERNANDINA BEACH, FL 32034

AS BUILT 1ST FLOOR	REVISIONS	DATE

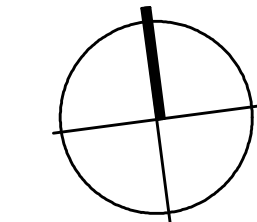
AB1

PROPERTY LINE

24' OAK

25-FT FRONT SETBACK

AS BUILT FIRST FLOOR PLAN



1/4"=1'-0"

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AS-BUILT NORTH ELEVATION

1/4"=1'-0"

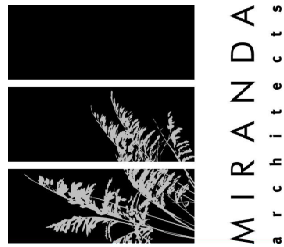


AS-BUILT WEST ELEVATION

1/4"=1'-0"

WATKINS 220 N 3RD AS BUILTS	PROJECT # W200525	DRAWN BY -- JLM	CHKD BY -- JLM	DATE -- 06-11-21

**MIRANDA
ARCHITECTS**
309 1/2 CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
FL REG. NO. AP00887



RENOVATION TO THE
WATKINS RESIDENCE
220 NORTH 3RD STREET
FERNANDINA BEACH, FL 32034

AS BUILT ELEVATIONS		DATE	
REVISIONS			

AB2

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of the architect and is to be
returned on request.

This document has been electronically signed
and sealed by Jose L. Miranda, Jr., RA on the
Date and/or Time Stamp shown using a
digital signature. Printed copies of this document
are not considered signed and sealed and the
signature must be verified on any electronic copies.



AS-BUILT SOUTH ELEVATION

1/4"=1'-0"



AS-BUILT EAST ELEVATION

1/4"=1'-0"

WATKINS 220 N 3RD AS BUILT'S
PROJECT # 14200525
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 06-11-21

MIRANDA
ARCHITECTS
309 1/2 CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
FL REG. NO. A04887



RENOVATION TO THE
WATKINS RESIDENCE
220 NORTH 3RD STREET
FERNANDINA BEACH, FL 32034

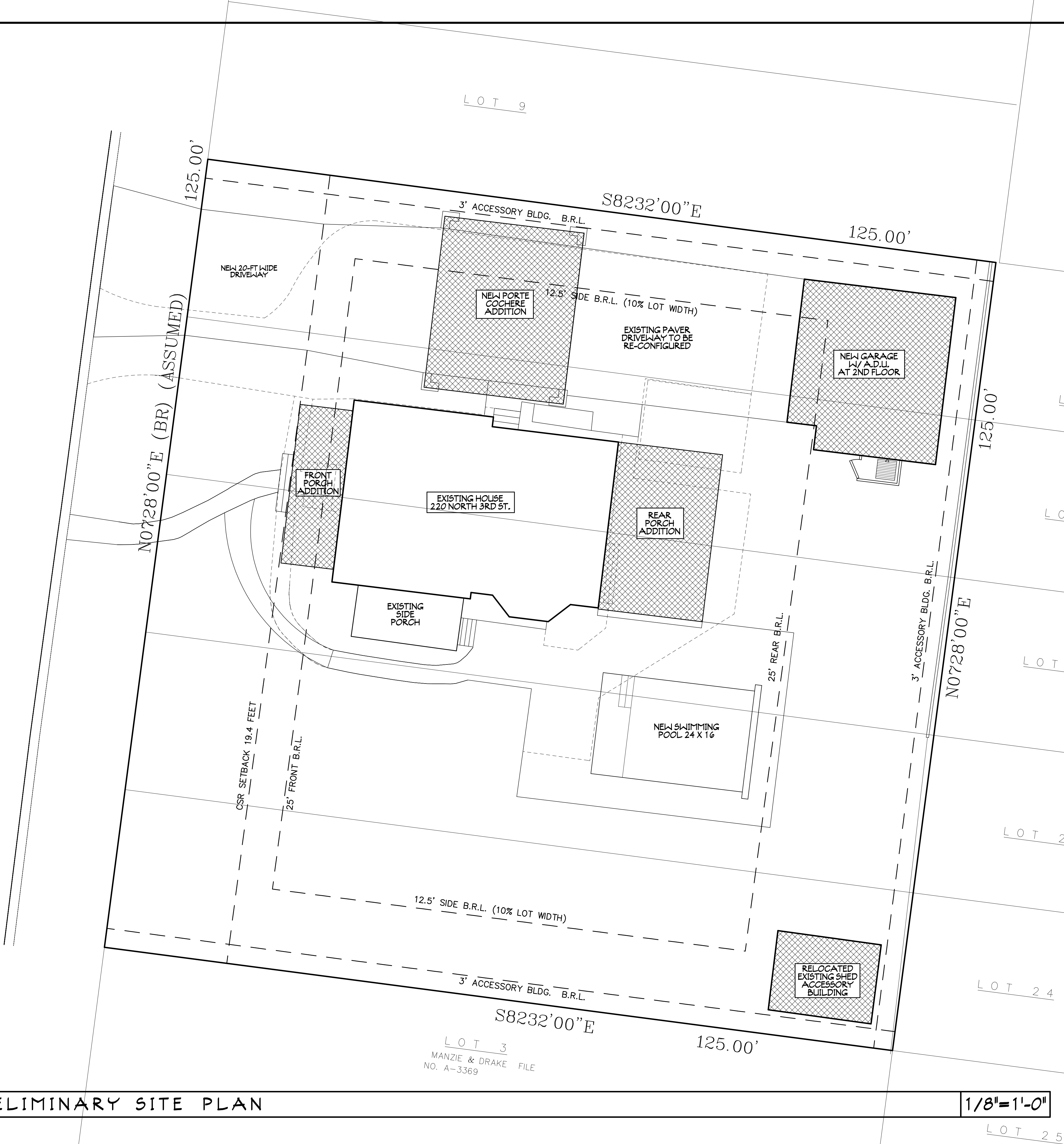
AS BUILT ELEVATIONS	
REVISIONS	DATE

AB3

This drawing and the design ideas and concepts it represents are the property of the Architect, P.A., and are not to be reproduced, stored in a retrieval system, or used in any way without the written permission of the Architect. It is not to be used or referred to in any way without the written permission of the Architect.

NORTH THIRD STREET
(60' RIGHT OF WAY)

PRELIMINARY SITE PLAN



This document has been electronically signed and sealed by Jose L. Miranda, Jr., S.A. on the Date and/or Time Stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

PRELIMINARY SITE PLAN	
REVISIONS	DATE

RENOVATION TO THE
WATKINS RESIDENCE
220 NORTH 3RD STREET
FERNANDINA BEACH, FL 32034



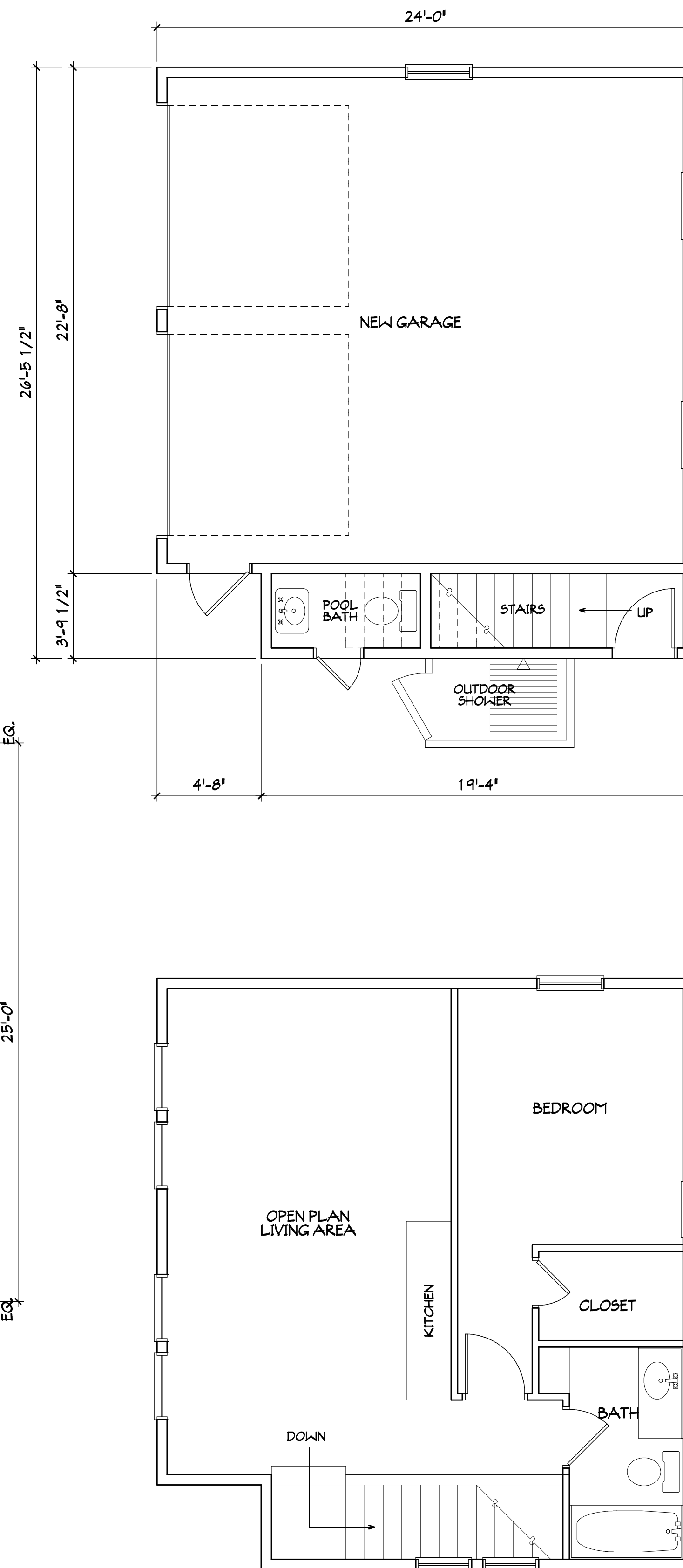
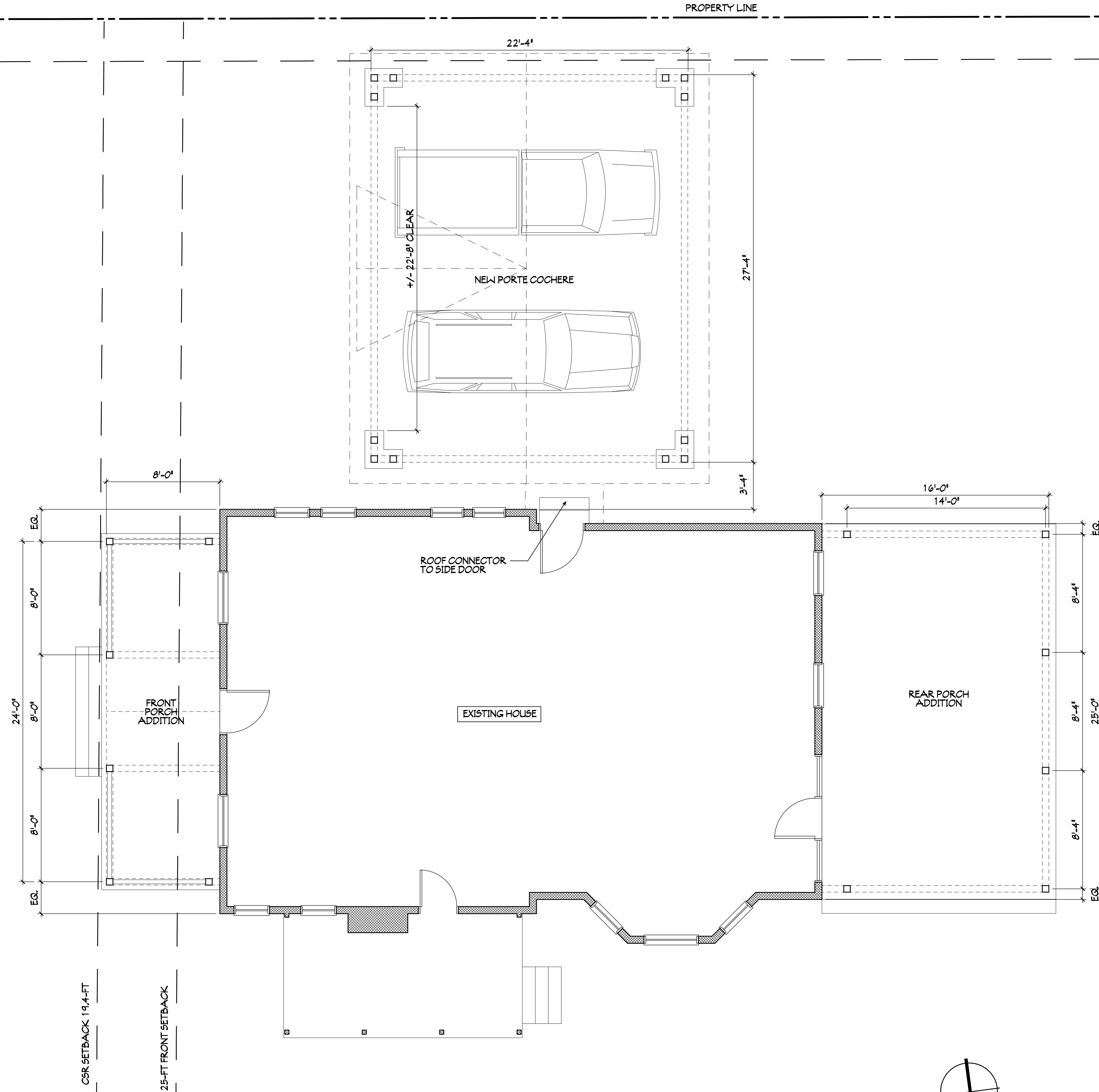
**MIRANDA
ARCHITECTS**
308 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.261.8961
FL REG. NO. 30087

P1 WATKINS 220 N 3RD PRELIM SITE PLAN
PROJECT # W200525
DRAWN BY -- JLT
CHKD BY -- JLT
DATE -- 09-23-21

P1

This document has been electronically signed and sealed by Jose L Miranda, Jr., RA on the Date and/or Time Stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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PRELIMINARY FIRST FLOOR PLAN

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

ADU/GARAGE 2ND FLOOR

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

P21 HATKINS 229 N 3RD PRELIM DESIGN	
PROJECT # W200525	
DRAWN BY -- JLM	
CHKD BY -- JLM	
DATE -- 09-23-21	

MIRANDA
ARCHITECTS

309 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904/261-4586 TEL
FL. REG. NO. J048697

MIRANDA
ARCHITECTS

RENOVATION TO THE
WATKINS RESIDENCE
220 NORTH 3RD STREET
FERNANDINA BEACH, FL 32034

PRELIMINARY FLOOR PLAN	
REVISIONS	DATE

P2

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PRELIMINARY SOUTH ELEVATION

1/4"=1'-0"



PRELIMINARY SOUTH ELEVATION

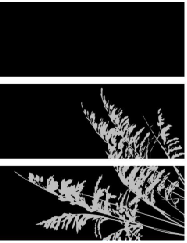
1/4"=1'-0"

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P2 WATKINS 220 N 3RD PRELIM DESIGN	PROJECT # W200525	DRAWN BY -- JLM	CHKD BY -- JLM	DATE -- 04-23-21

MIRANDA
ARCHITECTS

308 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.261.4586 TEL.
FL REG. NO. AH1887



MIRANDA
ARCHITECTS

RENOVATION TO THE
WATKINS RESIDENCE
220 NORTH 3RD STREET
FERNANDINA BEACH, FL 32034

PRELIMINARY ELEVATIONS		DATE	
REVISIONS			

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P2 WATKINS 220 N 3RD PRELIM DESIGN	PROJECT # A200525	DRAWN BY -- JLM	CHKD BY -- JLM	DATE -- 04-23-21
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MIRANDA ARCHITECTS
309 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
FL REG. NO. A94887

MIRANDA ARCHITECTS

RENOVATION TO THE
WATKINS RESIDENCE
220 NORTH 3RD STREET
FERNANDINA BEACH, FL 32034

PRELIMINARY ELEVATIONS		REVISIONS	DATE



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



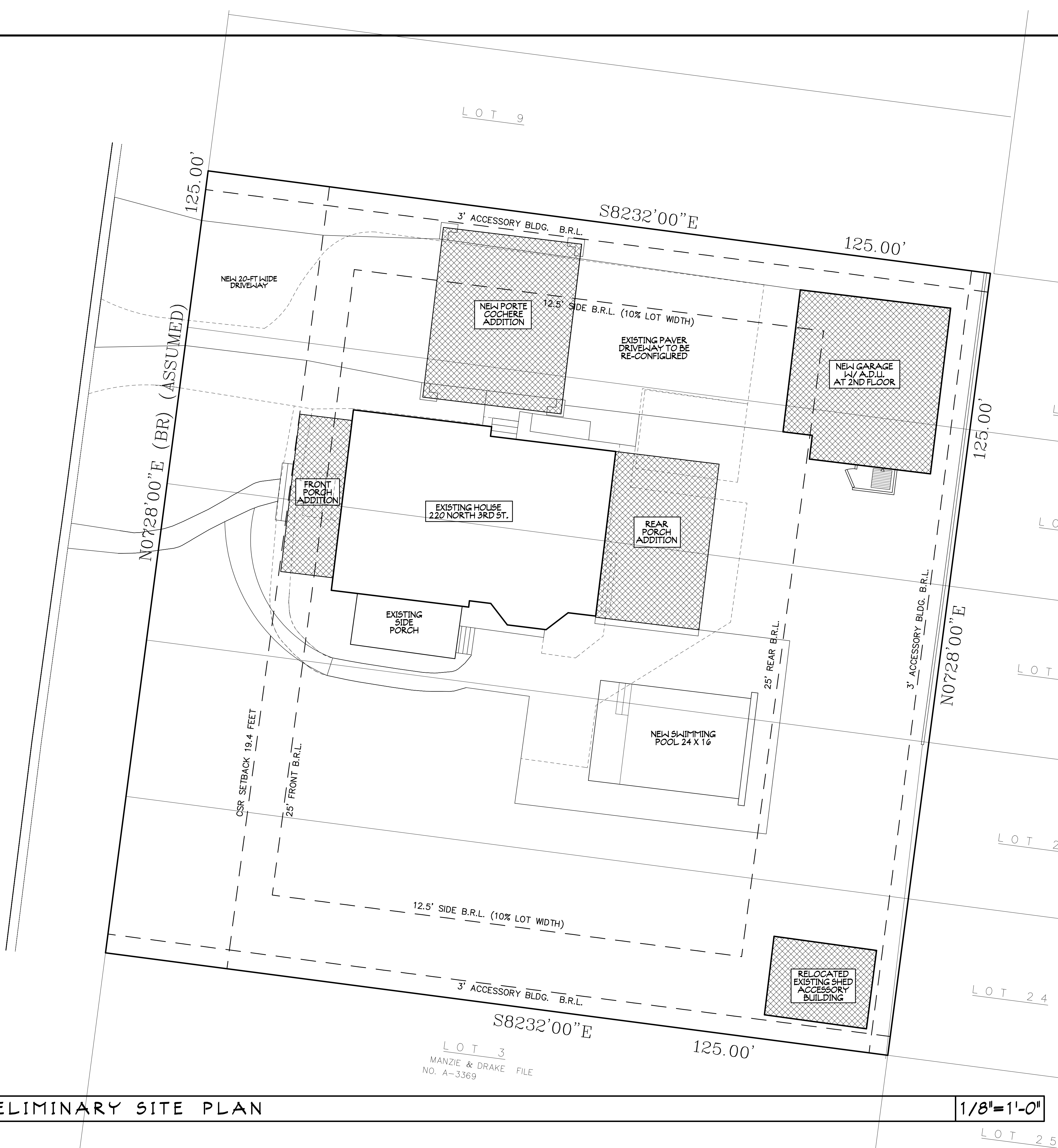
PRELIMINARY EAST ELEVATION 1/4"=1'-0"

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NORTH THIRD STREET
(60' RIGHT OF WAY)

PRELIMINARY SITE PLAN



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PRELIMINARY SITE PLAN	
REVISIONS	DATE

RENOVATION TO THE
WATKINS RESIDENCE
220 NORTH 3RD STREET
FERNANDINA BEACH, FL 32034



**MIRANDA
ARCHITECTS**
308 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.261.1381
www.mirandaarchitects.com

P1 WATKINS 220 N 3RD PRELIM SITE PLAN
PROJECT # W200525
DRAWN BY -- JLT
CHKD BY -- JLT
DATE -- 09-23-21

P1

1/8"=1'-0"

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PROJECT # W200525
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 09-23-21

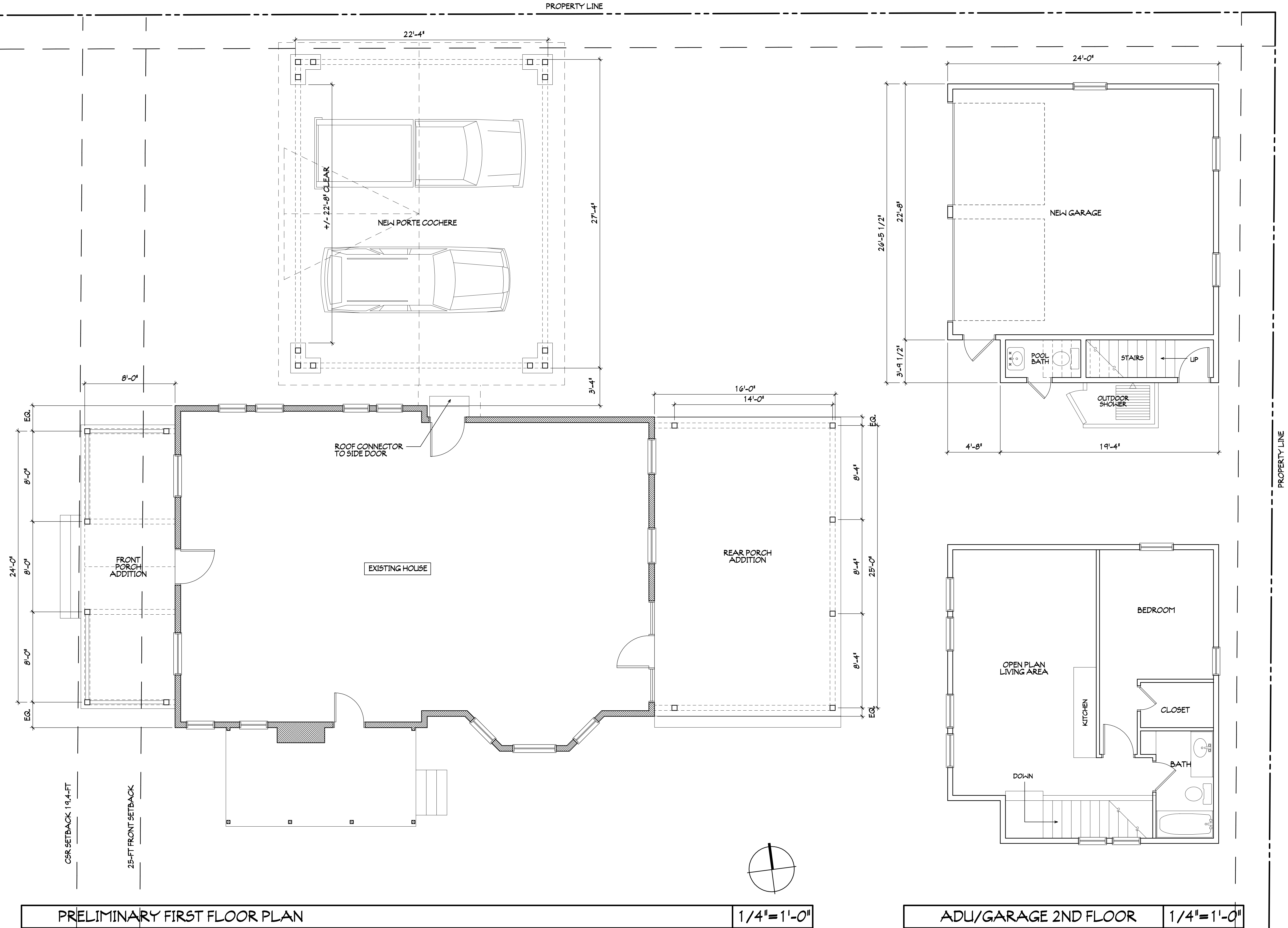
**MIRANDA
ARCHITECTS**
309 1/2 CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
FL REG. NO. AH4887



RENOVATION TO THE
WATKINS RESIDENCE
220 NORTH 3RD STREET
FERNANDINA BEACH, FL 32034

PRELIMINARY FLOOR PLAN	
REVISIONS	DATE

P2



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PRELIMINARY SOUTH ELEVATION

1/4"=1'-0"



PRELIMINARY SOUTH ELEVATION

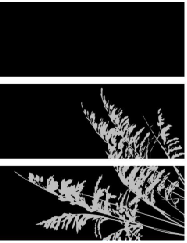
1/4"=1'-0"

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P2 WATKINS 220 N 3RD PRELIM DESIGN	PROJECT # W200525	DRAWN BY -- JLM	CHKD BY -- JLM	DATE -- 04-23-21

MIRANDA
ARCHITECTS

308 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.261.4586 TEL.
FL REG. NO. AH1887



MIRANDA
ARCHITECTS

RENOVATION TO THE
WATKINS RESIDENCE
220 NORTH 3RD STREET
FERNANDINA BEACH, FL 32034

PRELIMINARY ELEVATIONS		DATE	
REVISIONS			

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P2 WATKINS 220 N 3RD PRELIM DESIGN	PROJECT # A200525	DRAWN BY -- JLM	CHKD BY -- JLM	DATE -- 04-23-21
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MIRANDA ARCHITECTS
309 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
FL REG. NO. A94887

MIRANDA ARCHITECTS

RENOVATION TO THE
WATKINS RESIDENCE
220 NORTH 3RD STREET
FERNANDINA BEACH, FL 32034

PRELIMINARY ELEVATIONS		REVISIONS	DATE



PRELIMINARY SOUTH ELEVATION

1/4"=1'-0"



PRELIMINARY EAST ELEVATION

1/4"=1'-0"

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CITY OF FERNANDINA BEACH

Department of Planning & Conservation

Daphne Forehand

Planner I

|10/01/2021

Jose Miranda, Agent for
Melanie Kari Burgess Watins
309 1/2 Centre Street
Fernandina Beach FL
32034

RE: 220 North 3rd Street, Context Sensitive Review

Mr. Miranda,

Your application for a context sensitive review determination (File# ADMIN 202-0019) has been approved as of October 1st, 2021. **Expiration date: 10/01/2022.**

A copy of the staff report has been enclosed with this letter.

If you have any further questions, please contact the City of Fernandina Beach Department of Planning & Conservation at 904-310-3480.

Sincerely,

A handwritten signature in blue ink, which appears to read "Daphne Forehand".

Daphne Forehand
Planner I

Attachment

CC: File



APPLICATION FOR CONTEXT SENSITIVE REVIEW DETERMINATION

OWNER/APPLICANT:	Jose Miranda, Agent for Kari Burgess Watkins
REQUESTED ACTION:	Context Sensitive Review Determination
LOCATION:	00-00-31-1800-0016-0040 220 North 3 rd Street
LAND USE + ZONING:	Medium Density Residential, R-2
EXISTING USES ON SITE:	Single Family Home

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

BACKGROUND INFORMATION:

The applicant has requested a context sensitive review determination for 220 North 3rd Street in accordance with Section 4.02.03(F) of the Land Development Code.

The applicant has provided measurements as validated by a licensed land surveyor for the other properties on the block face meeting the 50% requirement as per 4.02.03(F)(1)(a). The setbacks for the properties on the block face are:

- 210 North 3rd Street – 5.5'
- 224 North 3rd Street – 24.9'

The resulting average front yard setback, based on this information, is $30.4/2 = 15.2'$

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

The following Comprehensive Plan policies are applicable:

Policy 1.02.10 – The City shall protect privacy and access to light, air, and open space. The City shall consider regulations such as building placement on a site, building design, and building orientation as one means to achieve this policy.

Policy 1.06.07 – The City shall review its existing suburban design standards and establish urban design standards or overlays in select areas of the city, as appropriate, in order to better reflect the particular character of an identified neighborhood. Changes to the suburban design standards may include changes in setback requirement.



CONSISTENCY WITH THE LAND DEVELOPMENT CODE:

The applicant has demonstrated that the proposed front yard setback is consistent with the requirements as outlined in LDC 4.02.03(F).

Section 4.02.03(F) states:

4.02.03(F) Context Sensitive Setback Determination

1. Authority and Limitation

The City Manager is authorized to alter setback standards in Table 4.02.03(E) of this LDC based on context sensitive review of setbacks in the vicinity of the subject property. Accessory structure setbacks are not eligible for context sensitive setback determinations. The authority to alter setback standards is limited to the following:

- a. If at least half of the lots on the same block face are occupied by principal structures and at least 50% of those principal structures do not comply with minimum front yard setbacks, property owners may elect to apply for a context sensitive front yard setback determination.
 - i. The front setback of other principal structures on the block face must be measured from the property line to the closest vertical element of the roofed portion of the principal structure, such as porch supports or the building face. Block Face shall be defined as one (1) side of a street between two (2) intersecting streets. The orientation of structures on corner lots determines the applicable block face.
 - ii. On properties seeking a context sensitive setback determination, principal structures must be set back from the front property line a distance equal to the average front setback depth of all principal structures on the same block face, using measurements obtained in 4.02.03(F)(1)(a)(i).
 - iii. Buildings that front on a different street than the subject lot or that are separated from the subject lot by a street or alley may not be used in computing the average.
 - iv. in using a context sensitive setback determination, front-loaded garages must be setback at least twenty-five (25) feet in all cases.

2. Procedure

- a. An application and applicable fees for a context sensitive setback determination shall meet the requirements set forth in Section 11.01.03, and City policies, as amended from time to time.
- b. Measurements accompanying an application must be validated by a licensed land surveyor.
- c. The City Manager shall evaluate the application for a context sensitive setback determination for compliance with the requirements set forth in Section 4.02.03(F)(1) above.
- d. Upon approval, the City Manager shall provide a notice of intent to approve, to be posted on the subject property for a period of ten (10) days. Any appeals of this intent to approve shall follow the process provided in Section 11.07.00.
- e. Following the notice period, the City Manager issue a written order stating the approved setbacks for the subject property. A copy of such order shall be submitted with any building permit application for the property.



CONCLUSION:

The requested context sensitive review is compliant with the City's Land Development Code and Comprehensive Plan. There will not be an impact to the privacy or light, air, or open space of adjacent properties. This change is consistent with the intent of the Comprehensive Plan to modify design standards to better reflect the character of the neighborhood.

Further, the application meets the criteria for a context sensitive review determination as outlined in Section 4.02.03(F). The new front yard setback will be **15.2'**

RECOMMENDATION:

Staff recommends approval of the **15.2'** front yard setback and will post the property accordingly.

A handwritten signature in blue ink, which appears to read "Daphne Forehand".

Planner I



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA01120

Recorder # 104

Field Date 3/20/2007

Form Date 3/30/2007

FormNo 200703

FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? no

GENERAL INFORMATION

Site Name (address if none) 220 North 3rd St

Multiple Listing (DHR only) _____

Other Names _____

>> _____

Survey or Project Name _____

Survey# _____

National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>220</u>	<u>North</u>	<u>3rd</u>	<u>Street</u>	

Cross Streets (nearest/ between) _____

City / Town (within 3 miles) Fernandina Beach

In Current City Limits? YES

County Nassau

Tax Parcel #(s) _____

Subdivision Name _____

Block _____

Lot _____

Ownership _____

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

Route to (especially if no street address) _____

MAPPING

USGS 7.5' Map Name _____

Publication Date _____

>> FERNANDINA BEACH;2003

Township: _____

Range: _____

Section: _____

1/4 section: _____

>> 3N ;28E ;21;UNSP

Irregular Section Name: _____

Landgrant _____

UTM: Zone _____

Easting _____

Northing _____

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

DESCRIPTION

Style Classical Revival

Other Style _____

Exterior Plan Irregular

Other Exterior Plan _____

Number of Stories 2

Structural System(s) _____

>> Wood frame

Other Structural System(s) _____

Foundation Type(s) _____

>> Continuous

Other Foundation Types _____

Foundation Material(s) _____

>> Brick

Other Foundation Material(s) _____

Exterior Fabric(s) _____

>> Weatherboard

Other Exterior Fabric(s) _____

Roof Type(s) _____

>> Gable

Other Roof Type(s) _____

Roof Material(s) _____

>> Composition shingles

Other Roof Material(s) _____

Roof Secondary Structure(s) (dormers etc) _____

>> Gable extension

Other Roof Secondary Structure(s) _____

Number of Chimneys 1

Chimney Material Brick

Other Chimney Material(s) _____

Chimney Location(s) south exterior

HISTORICAL STRUCTURE FORM

8NA01120

DESCRIPTION (continued)

Window Descriptions 8/8, 6/6

Main Entrance Description (stylistic details)

Porches: #open 1 #closed #incised Location(s) south

Porch Roof Types(s) flat

Exterior Ornament

Interior Plan

Other Interior Plan

Condition Good

Structure Surroundings

Commercial: Residential: MOSTly this category

Institutional: Undeveloped:

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

Archaeological Remains (describe): none

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

Narrative Description (optional)

HISTORY

Construction year 1920

Architect (last name first):

Builder (last name first):

Changes in Locations or Conditions

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

>>

Structure Use History

Use Year Use Started Year Use Ended >> Private residence; 1920;

Other Structure Uses

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

RESEARCH METHODS

Research Methods >> FL Master Site File-Cultural Resources

Other research methods

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register?

Name of Local Register if Eligible

Individually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance

>> Community planning & development

Other Historical Associations

Explanation of Evaluation (required) The resource contributes to the Fernandina Beach Historic District, which was listed in the NRHP in 1973 with a district boundary expansion in 1987.

HISTORICAL STRUCTURE FORM

8NA01120

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: SCAT

SHPO's Evaluation of Resource

Date _____Supplement Information Status: NO SUPPLEMENTSupplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 6/16/2007Form Comments: _____

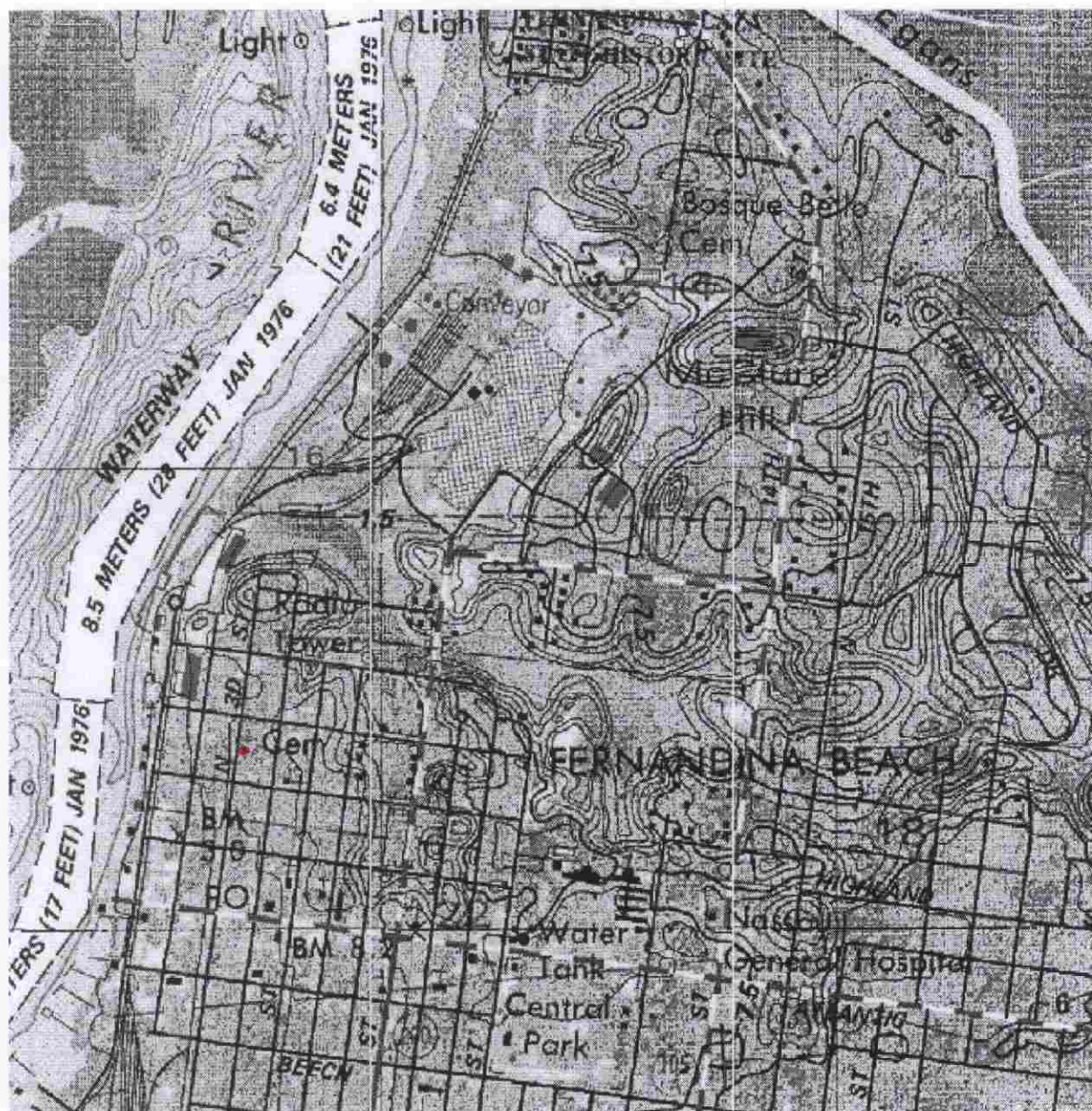
REQUIRED PAPER ATTACHMENTS

- (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"

NA01120-200703

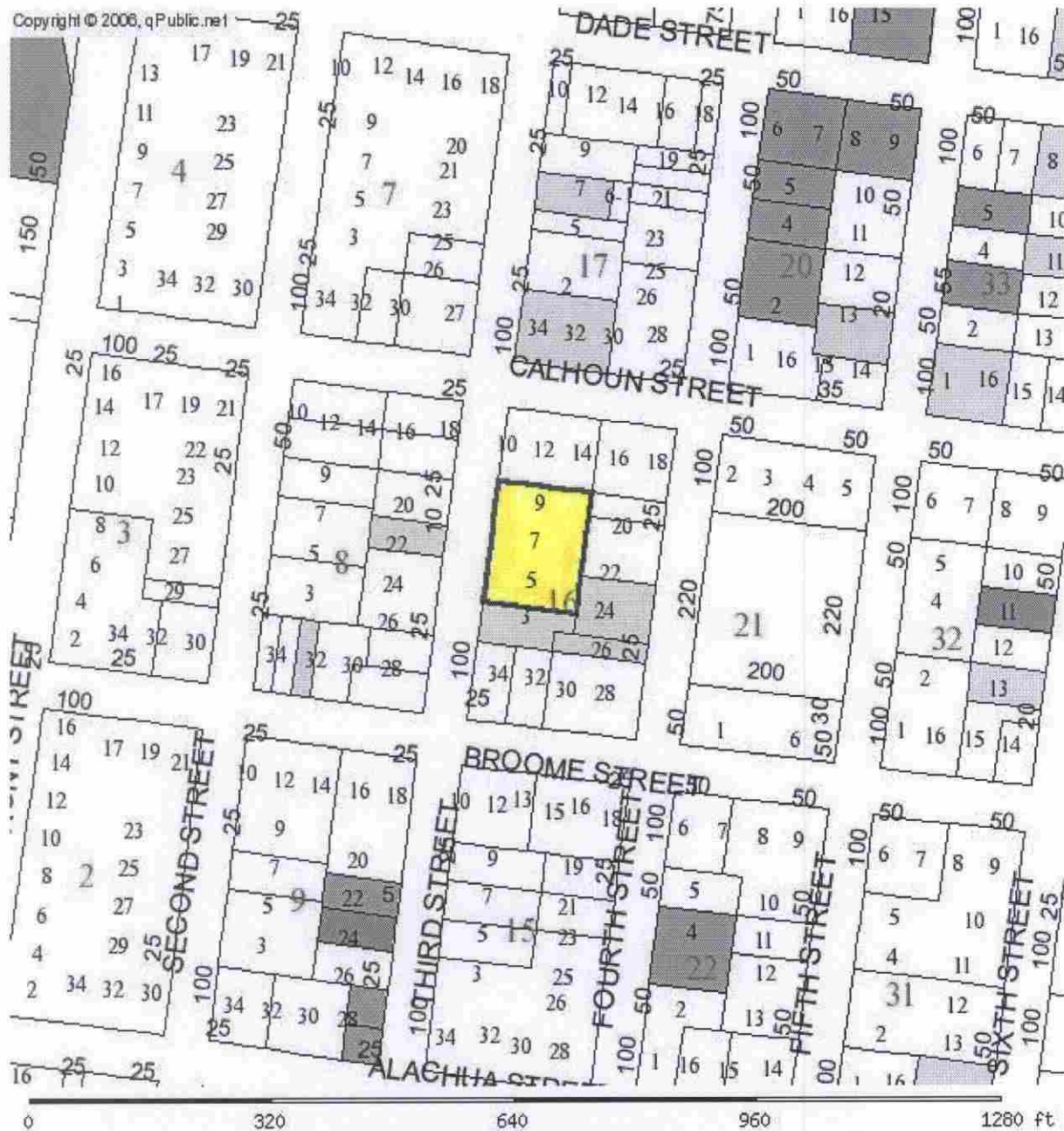
Supplementary Printout

- > **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003
- > **Township/Range/Section/Qtr:**
3N ;28E ;21;UNSP
- > **Structural system(s):**
Wood frame
- > **Foundation types:**
Continuous
- > **Foundation materials:**
Brick
- > **Exterior fabrics:**
Weatherboard
- > **Roof types:**
Gable
- > **Roof materials:**
Composition shingles
- > **Roof secondary structures (dormers etc):**
Gable extension
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Private residence;1920;
- > **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)]:**



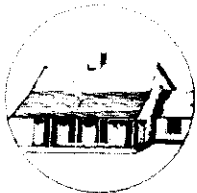
NA1120

104



PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0016-0040
GIS CALCULATED ACREAGE	0.46
Property Use	SINGLE FAM
Land Use	SFR
OWNERSHIP INFORMATION	
Name	BURGESS KARI S L/E
Mailing Address	CERVERA F & GRANVILLE BURGESS 220 NORTH 3RD STREET; FERNANDINA BEACH, FL 32034
Situs/Physical Address	220 NORTH 3RD ST
2006 PROPOSED VALUES	
Land Value	286,125

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 NA01120

Field Date 2-1-2018

Form Date 2-1-2018

Recorder #

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

Site Name(s) (address if none) 220 N. 3rd St.

Survey Project Name Fernandina Beach Historic Resource Survey Update

Multiple Listing (DHR only)

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 Direction Street Name Street Type Suffix Direction
 Address: 220 N 3rd Street

Cross Streets (nearest / between)

USGS 7.5 Map Name FERNANDINA BEACH

USGS Date Plat or Other Map

City / Town (within 3 miles) Fernandina Beach In City Limits? ☒ yes ☐ no ☐ unknown County NassauTownship 3N Range 28E Section 21 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name:

Tax Parcel # 00-00-31-1800-0016-0040

Landgrant

Subdivision Name

Block

Lot

UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing

Other Coordinates: X: Y: Coordinate System & Datum

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

HISTORY

Construction Year: 1920 ☒ approximately ☐ year listed or earlier ☐ year listed or later

Original Use Private Residence (House/Cottage/Cabin)

From (year):

To (year):

Current Use Private Residence (House/Cottage/Cabin)

From (year):

To (year):

Other Use

From (year):

To (year):

Moves: ☐ yes ☐ no ☒ unknown Date: Original addressAlterations: ☒ yes ☐ no ☐ unknown Date: Nature Some siding; porch; some windows; doorAdditions: ☒ yes ☐ no ☐ unknown Date: Nature Rear gable

Architect (last name first): Builder (last name first):

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

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

DESCRIPTION

Style Colonial Revival

Exterior Plan Rectangular

Number of Stories 2

Exterior Fabric(s) 1. Aluminum

2. Weatherboard

3.

Roof Type(s) 1. Cross-gabled

2.

3.

Roof Material(s) 1. Composition shingles

2.

3.

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

Windows (types, materials, etc.) 6/6 & 8/8 dhs

Distinguishing Architectural Features (exterior or interior ornaments) Classical door surround w pilasters, round pediment & dentils; exposed rafters; 2 story end porch addition

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date

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

Date Init

KEEPER - Determined eligible:

☐ yes ☐ no

Date

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

HISTORICAL STRUCTURE FORM

Site #8 NA01120

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____
 Structural System(s): 1. Balloon wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Continuous 2. _____
 Foundation Material(s): 1. Brick 2. _____
 Main Entrance (stylistic details) Classical surround, modern door

Porch Descriptions (types, locations, roof types, etc.) End/S, open, 2 story, 2nd level uncovered w turned railing, square supports

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 was last deemed a non-contributing resource to the Fernandina Beach Historic District. The building has been altered, and does not retain 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****









HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2021-0041
NOVEMBER 18, 2021

Owner/Applicant:	Cotner Associates, Inc., agent for Lee Thomas
Property Address:	330 S. 7 th Street
Current zoning:	R-2
FLUM land use category:	Medium Density Residential
Parcel ID#	00-00-31-1800-0128-0042
Existing uses on the site:	Single Family Residence
FL Master Site File #	8NA00474
Year Built:	1926
Contributing Status:	Contributing
Requested action:	Certificate of Approval (COA) to demolish and reconstruct accessory structure, accessory dwelling unit, and 1-story addition to primary structure. (Quasi-Judicial)

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

330 N 7th Street



November 8, 2021

1:564
0 0.00475 0.0095 0.019 mi
0 0.0075 0.015 0.03 km
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

2021

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

Applicant is proposing to demolish a later addition and construct a new 1-story addition and a two-story accessory dwelling unit. The proposed project also includes the construction of a 4' aluminum fence at the side-yard.

APPLICABLE GUIDELINES:

[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 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:

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

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, is 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 2021-0041

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2021-0041 **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 2021-0041, 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 **FINAL** approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 **Application & Backup Materials**
EXHIBIT 2 **Plans & Elevations**
EXHIBIT 3 **Florida Master Site File 8NA00474**

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #8148

Date Submitted: 10/6/2021

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*

Addition

APPROVAL TYPE*

Board Approval: Final

See Certificate of Approval Matrix for details

Previously Approved Case

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

Yes

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

9/28/2021

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*

Downtown

Site Address*

330 S 7th Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0128-0042

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Lee & Pamela

Last Name*

Thomas

Mailing Address*

330 S. 7th Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

864-350-2152

E-mail Address*

lht731@aol.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 Street

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

904-277-4593

E-mail Address

john@cotnerassociates.com

Project Description*

Demolition of previous poorly constructed shed addition to east (rear) of structure. Reconstruct a 1 story addition in this location with open deck accessible from 2nd level. Adding a one car garage accessory with guest suite above connecting to the primary structure/addition via an arbor and deck. An aluminum fence is to be added on south side yard and parking (previous) added to west of garage. The concrete drive apron will be increased to accommodate parking as well.

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

Design Vision Statement*

Maintain the primary contributing structure in its predominately original state while creating additions to the property in a sympathetic, yet recognizably different timeframe from the primary structure.

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
Hardie	Board & Batten	SW7015, Repose Gray (Name/Number)

DOORS

Manufacturer	Product Description	Color
Andersen	400 Series Include FL Product Approval # for Windows and Doors	Country Blue (Name/Number)

WINDOWS

Manufacturer	Product Description	Color
Andersen	400 Series Include FL Product Approval # for Windows and Doors	Country Blue (Name/Number)

ROOFING

Manufacturer	Product Description	Color
	Match existing	 (Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
	Match existing	SW9542, Natural White (Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
	Brick to match existing	 (Name/Number)

SHUTTERS

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

PORCH/DECK

Manufacturer	Product Description	Color
	#1 PT pine	 (Name/Number)

FENCING

Manufacturer	Product Description	Color
		 (Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
	Concrete & slag/gravel parking, Earthtone pavers at walkway	 (Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
		(Name/Number)

OTHER

Manufacturer	Product Description	Color
	Aluminum fence	Black
		(Name/Number)

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

Upload 1	Upload 2	Upload 3	Upload 4
21159.pdf	Colors.pdf	Owner Authorization.pdf	Thomas Permit Set.pdf
Upload 5	Upload 6	Upload 7	Upload 8
Warranty deed.pdf	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*

Lee & Pamela

Applicant Last Name*

Thomas

Today's Date*

10/6/2021



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.



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE LEE H. & Pamela B. Thomas
(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.

Lee H. Thomas
(Signature of owner)

Ms. Pamela B. Thomas
(Signature of owner)

LEE H. THOMAS
(Print name of owner)

Ms. Pamela B. Thomas
(Print name of owner)

STATE OF FLORIDA

COUNTY OF NASSAU

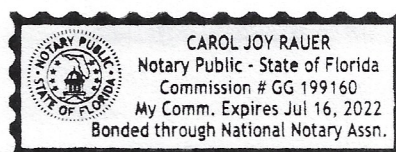
Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 17th day of September, 2021, by Lee & Pam Thomas.

Carol Joy Rauer
Notary Public

CAROL JOY RAUER
Printed Name

7/16/2022
My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: ☐



Note to the Clerk: This Deed is being re-recorded to correct the numeric portion of the Block to read "128".

8-10.50
8-1141.00
1151.50

210.50

175-26785/17707

This Warranty Deed

OCT 14 1999

Made this 1st day of October A.D. 19 99
by LINDA M. CLIFF, SINGLE WOMAN

BK0903PG0834

OFFICIAL RECORDS

hereinafter called the grantor, to
LEE HOWARD THOMAS AND PAMELA B. THOMAS,
HUSBAND & WIFE

whose post office address is:
330 SOUTH 7TH STREET
FERNANDINA BEACH, FLORIDA 32034
Grantees' Tax Id # :

Florida Documentary Stamp tax
required by law in the amount
of \$ 1491.00 Certificate of
Registration No. 59-0015296-01
Date 10-14-99

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 \$ 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:

See Schedule A attached hereto and by this reference made a part
hereof.

SUBJECT TO covenants, restrictions, easements, of record and those for
the current year.

INSTR # 200235952
OR BK 01092 PGS 1451-1452
RECORDED 11/06/2002 11:17:04 A
J. M. OXLEY JR

Parcel Identification Number: 00-00-31-1800-0128-0042

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, 19 98

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:

Andrea F. Lennon
Name: ANDREA F. LENNON

Linda M. Cliff
Name & Address: LINDA M. CLIFF

Sherry Michaelis
Name: Sherry Michaelis

Name & Address:

Name:

A CERTIFIED TRUE COPY

J. M. Oxley Jr.
Name & Address:

Clerk, Circuit Court
Nassau County, Florida

By: Marie G. ...
Deputy Clerk

State of Florida
County of Nassau

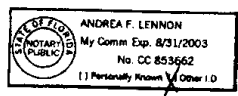
The foregoing instrument was acknowledged before me this 1st day of October
by LINDA M. CLIFF, SINGLE WOMAN

who is personally known to me or who has produced drivers license as identification.

RECORD & RETURN TO:
Alan B. Almand, P.A.
1001 Atlantic Avenue, Suite D
Fernandina Beach, Florida 32034
File No: FB99243

FIRST AMERICAN TITLE INSURANCE COMPANY

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



BK0903PG0835

Schedule A

OFFICIAL RECORDS

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

- *128 The South one-half (S1/2 of Lt Four (4), in Block One Hundred Twenty Eight*(128), Fernandina, according to the Official Plat of said City (as lithographed and issued by the Florida Railroad Company in 1857 and enlarged, revised and rerevised by the Florida Town Improvement Company in 1887 and 1901)

9933219

File No: FB99243

99 OCT 14 AM 9:07

[Signature]
CLERK OF DEEDS
NASSAU COUNTY, FLORIDA

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) IN THE COUNTY OF NASSAU AND STATE OF FLORIDA AND KNOWN AND DESCRIBED ACCORDING TO THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901) AS:

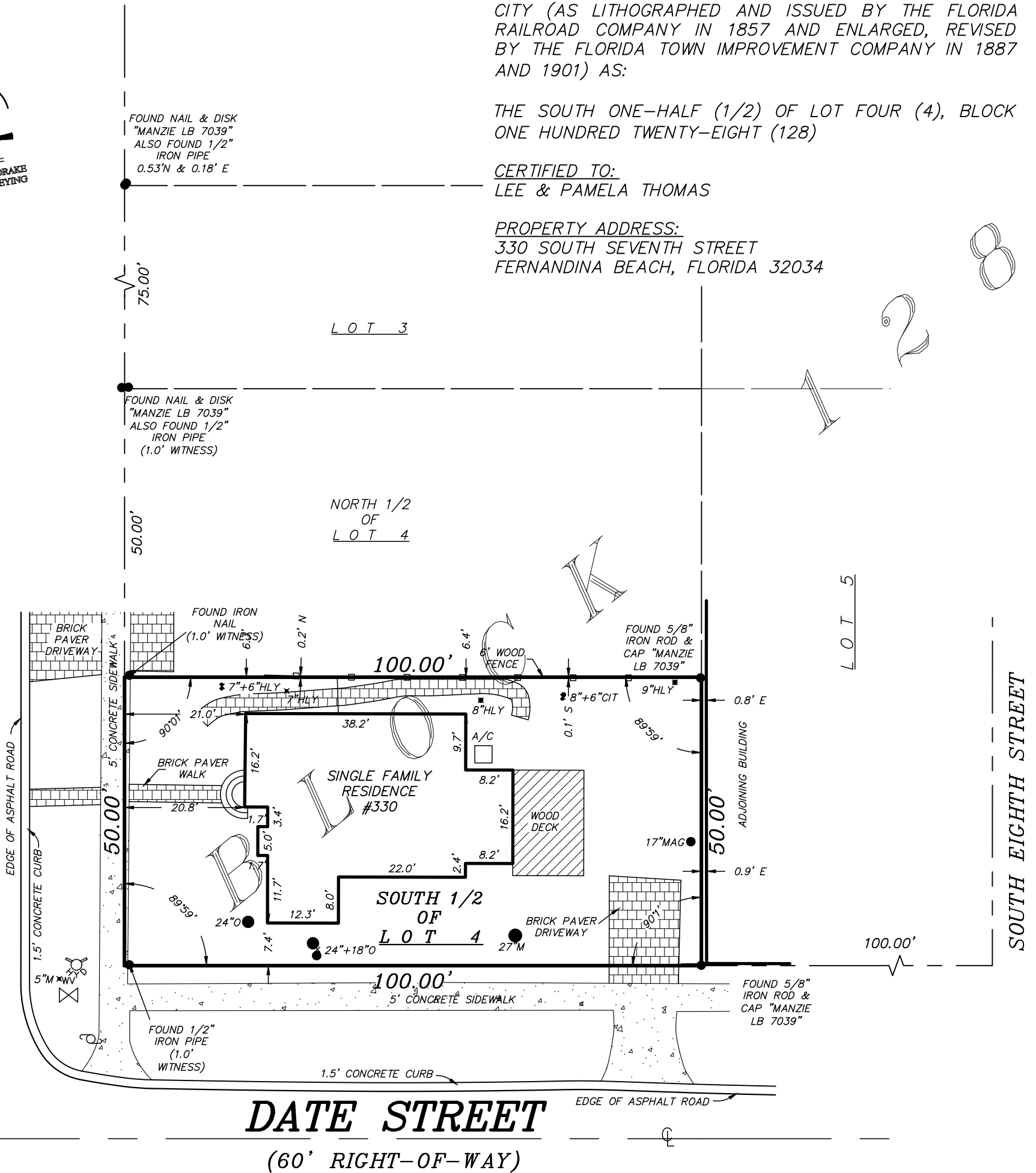
THE SOUTH ONE-HALF (1/2) OF LOT FOUR (4), BLOCK ONE HUNDRED TWENTY-EIGHT (128)

CERTIFIED TO:
LEE & PAMELA THOMAS

PROPERTY ADDRESS:
330 SOUTH SEVENTH STREET
FERNANDINA BEACH, FLORIDA 32034

SOUTH SEVENTH STREET

(60' RIGHT-OF-WAY)



SURVEY NOTES:

- The "Legal Description" hereon is in accord with the description provided by the client
- Underground Improvements were not located or shown.
- Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- Bearings and angles shown hereon are based on recovered monumentation.
- The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel "12089C 0237 G", Dated "08/02/2017". Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

LEGEND

- CONCRETE FLATWORK
- FIRE HYDRANT
- COVERED AREA
- WOOD OR VINYL FENCE
- WOOD FLATWORK
- WOOD POWER POLE
- WATER VALVE
- CENTERLINE
- A/C = AIR CONDITIONER

REVISIONS:

- REVISED ON 05/19/2021 TO SHOW LOCATION OF TREES ON PROPERTY. (LP)

TREE LEGEND

- CIT = CITRUS TREE
- HLV = HOLLY TREE
- MAG = MAGNOLIA TREE
- M = MAPLE
- O = OAK TREE

TREE DISCLAIMER:

NUMBER OF TREES SHOWN ON SURVEY: 13

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

TREES HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE UNDER CURRENT CONDITIONS AND HAVE A POSITIONAL TOLERANCE OF APPROXIMATELY 2 TO 3 FEET. CRITICAL TREES SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.

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

MANZIE & DRAKE LAND SURVEYING

117 South Ninth Street, Fernandina Beach, FL 32034

(904) 491-5700 www.ManzieAndDrake.com

Certificate of Authorization Number "LB 7039"

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

SCALE: 1"=20' JOB NO: 21159 DATE: 02/12/2021 CADD: LP

F.B. NO: X-358 PAGE NO: 1 FIELD CREW: JM FILE NO: A-5307

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

SW 7015
Repose Gray

SW 9542
Natural White

Emerald®
DESIGNER EDITION™

▼ Country Blue 

▼ Blue Denim

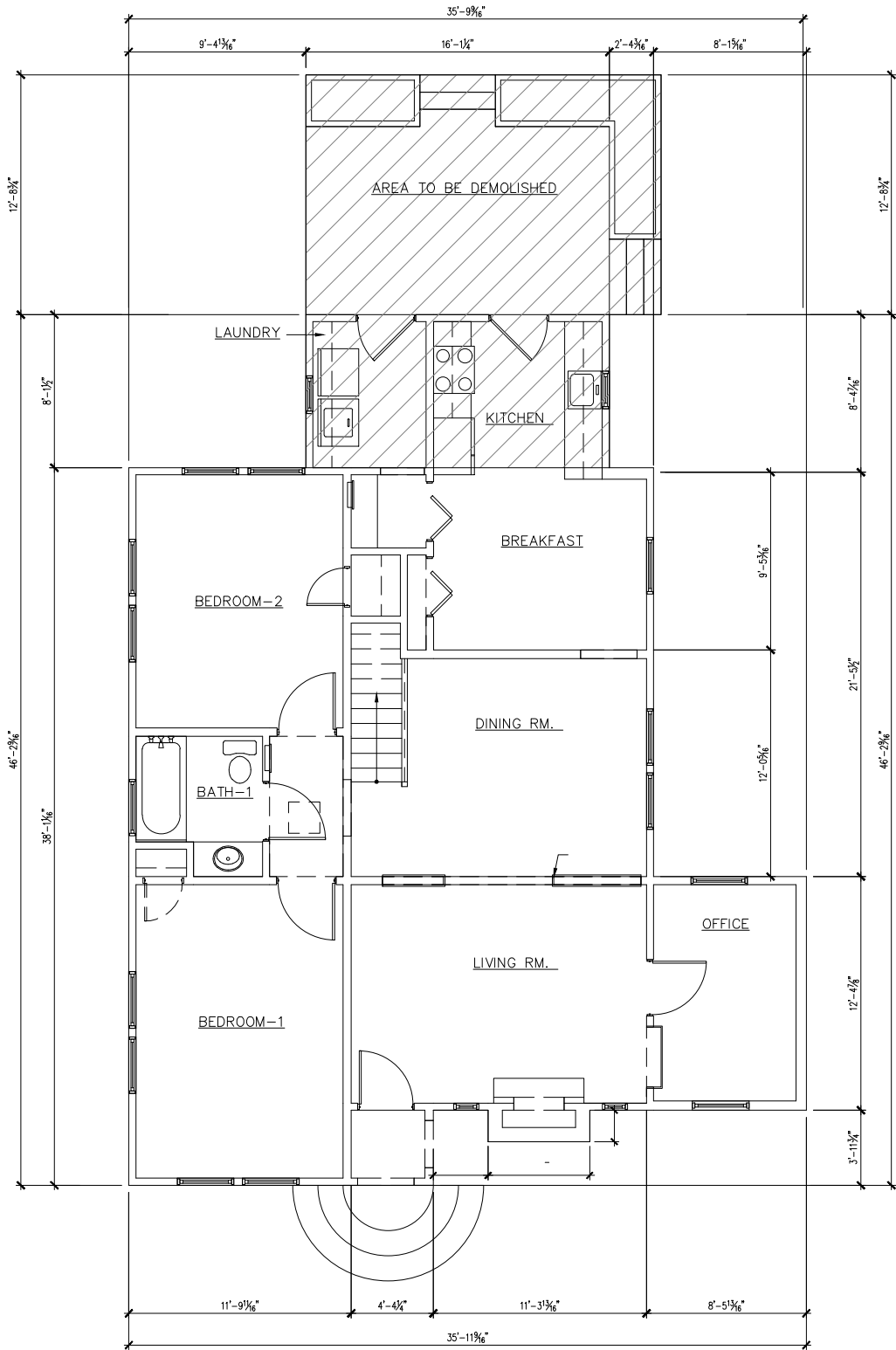
▼ Stormy Blue

WINDOWS • DOORS
Andersen® 

IMPORTANT Color chips are affected by the type and amount of light in which they're viewed, as well as the age of the chip.

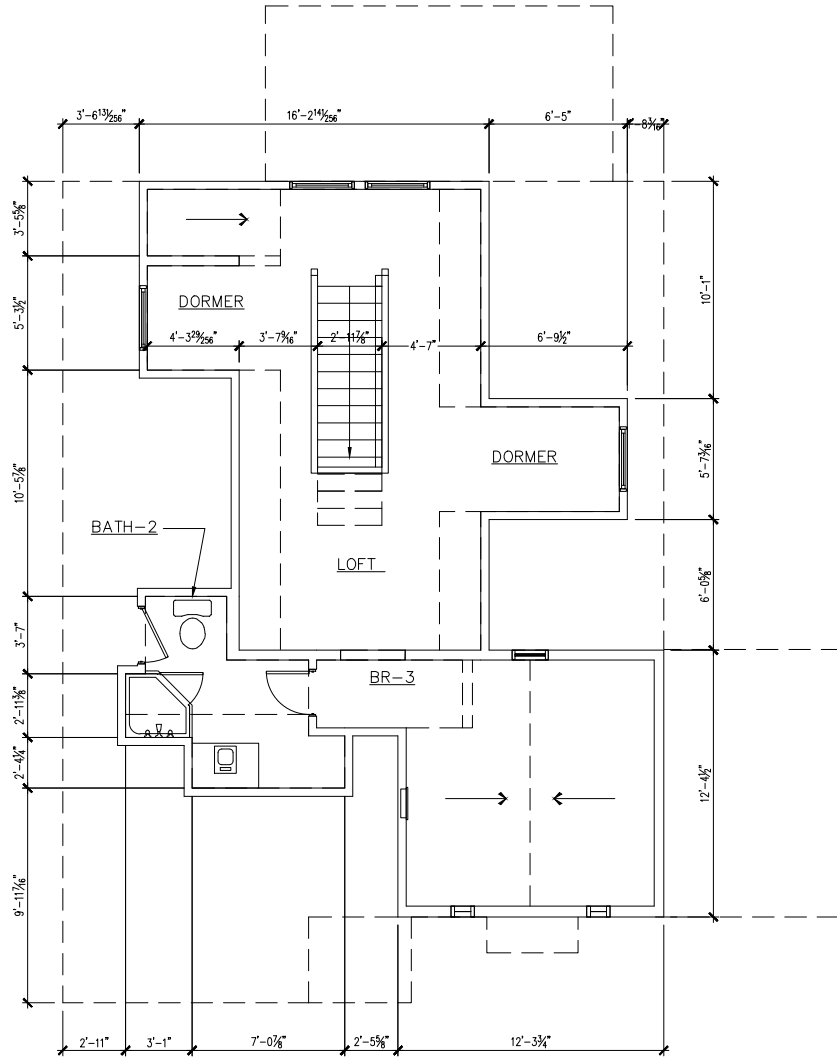
There may be slight differences between the color or sheen of the chip and the actual color of the product specified.

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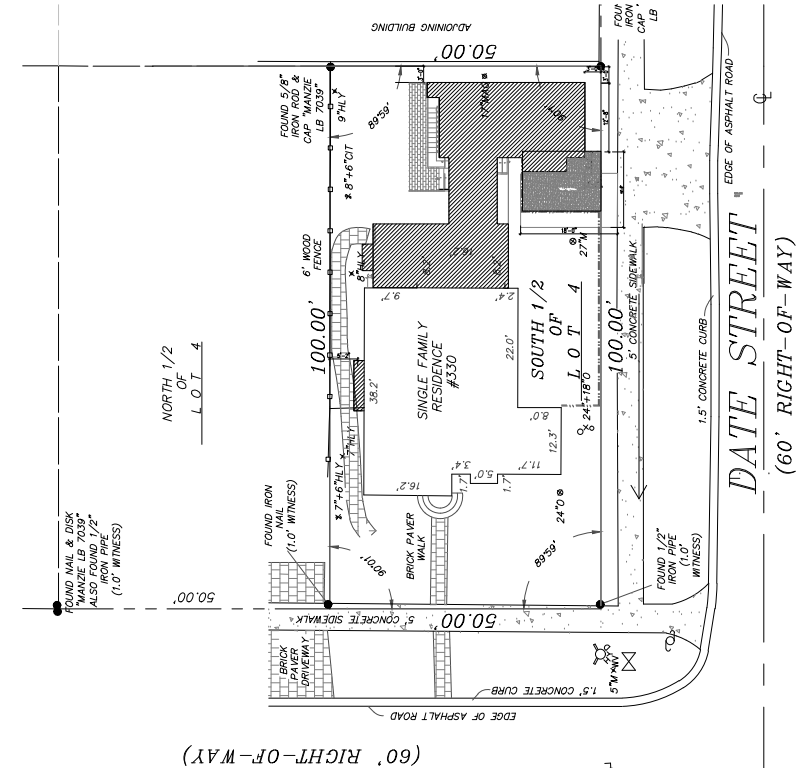
EXIST A-1.1
1/4" = 1' - 0"

EXISTING FLOOR PLAN



EXIST A-1.1
1/4" = 1' - 0"

EXISTING SECOND FLOOR PLAN



EXIST A-1.0
1/16" = 1' - 0"

SITE PLAN

WIND DESIGN / OTHER PER FBC 2020	
WIND ZONE:	128 MPH
EXPOSURE:	D
RISK CATEGORY PER ASCE 7-16:	2
IMPORTANCE FACTOR:	1
DESIGN PRESSURE:	40 PSF OR GREATER
TYPE OF CONSTRUCTION:	V
FLOOD ZONE DESIGNATION & BASE FLOOD ELEVATION (BFE):	" X "
PROPOSED ELEVATION OF NEW 1st HABITABLE FLOOR:	EXISTING
PROPOSED ELEVATION OF GROUND SLAB IF UTILIZED:	6" ABOVE GRADE
PROPOSED ELEVATION OF GRADE LIMITED ADJACENT TO STRUCTURE:	EXISTING
PEAK ROOF HEIGHT:	23'-0"
NUMBER OF STORIES:	2
SETBACKS PER ZONING:	FRONT - 25' ; REAR - 20' ; SIDES - 15'-5"
TOTAL NEW CONDITIONED AREA:	840.23 SQ FT
LEVEL OF ALTERATION:	LEVEL 2
LOT AREA:	9,900 S.F. +/-

WIND COMPLIANCE STATEMENT	
THE MAIN WIND-FORCE RESISTING SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH CHAPTER 6, AMERICAN NATIONAL STANDARDS AMERICAN SOCIETY OF CIVIL ENGINEERING ASCE 7-16 "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES" TO WITHSTAND THE WIND LOADS ASSOCIATED WITH A MINIMUM BASIC WIND SPEED OF 128 MILES PER HOUR.	
THE COMPONENTS AND CLADDING HAVE BEEN SELECTED AND THEIR USE INCORPORATED INTO THE DESIGN AND SPECIFICATIONS IN ACCORDANCE WITH CHAPTER 6, AMERICAN NATIONAL STANDARDS AMERICAN SOCIETY OF CIVIL ENGINEERING ASCE 7-16 "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES" TO WITHSTAND THE WIND LOADS ASSOCIATED WITH A MINIMUM BASIC WIND SPEED OF 128 MILES PER HOUR.	
I HEREBY CERTIFY THAT THIS STRUCTURE, AS DESIGNED AND DETAILED BY COTNER ASSOCIATES, INC., ARCHITECTS, CONFORMS TO THE FLORIDA BUILDING CODE 2020 WIND LOAD CRITERIA AND CAN STRUCTURALLY WITHSTAND A WIND LOAD OF 128 MPH AS SPECIFIED BY THE COASTAL ZONE PROTECTION ACT OF 1985 AND AMENDED AS OF 1986. COTNER ASSOCIATES, INC., ARCHITECTS DOES NOT ASSUME RESPONSIBILITY FOR OMISSIONS, UNWORKMAN-LIKE PERFORMANCE OR DEVIATIONS FROM THE PLANS, SPECIFICATIONS AND DETAILS WHICH MAY OCCUR BY CONTRACTOR OR CONTRACTORS DURING THE COURSE OF CONSTRUCTION.	
JOHN M. COTNER, A.I.A. #AR0012646	DATE

Revisions	
No.	Date
Progress Prints	
Issued To	Date

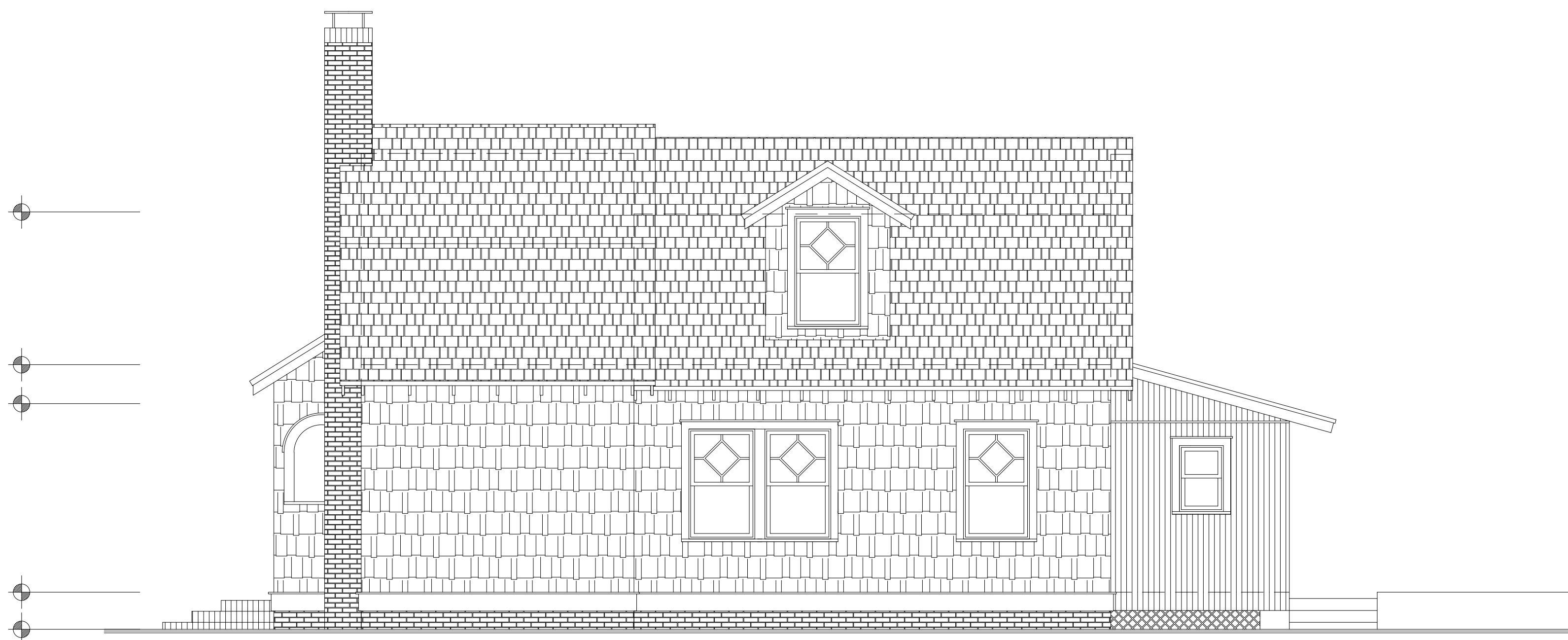
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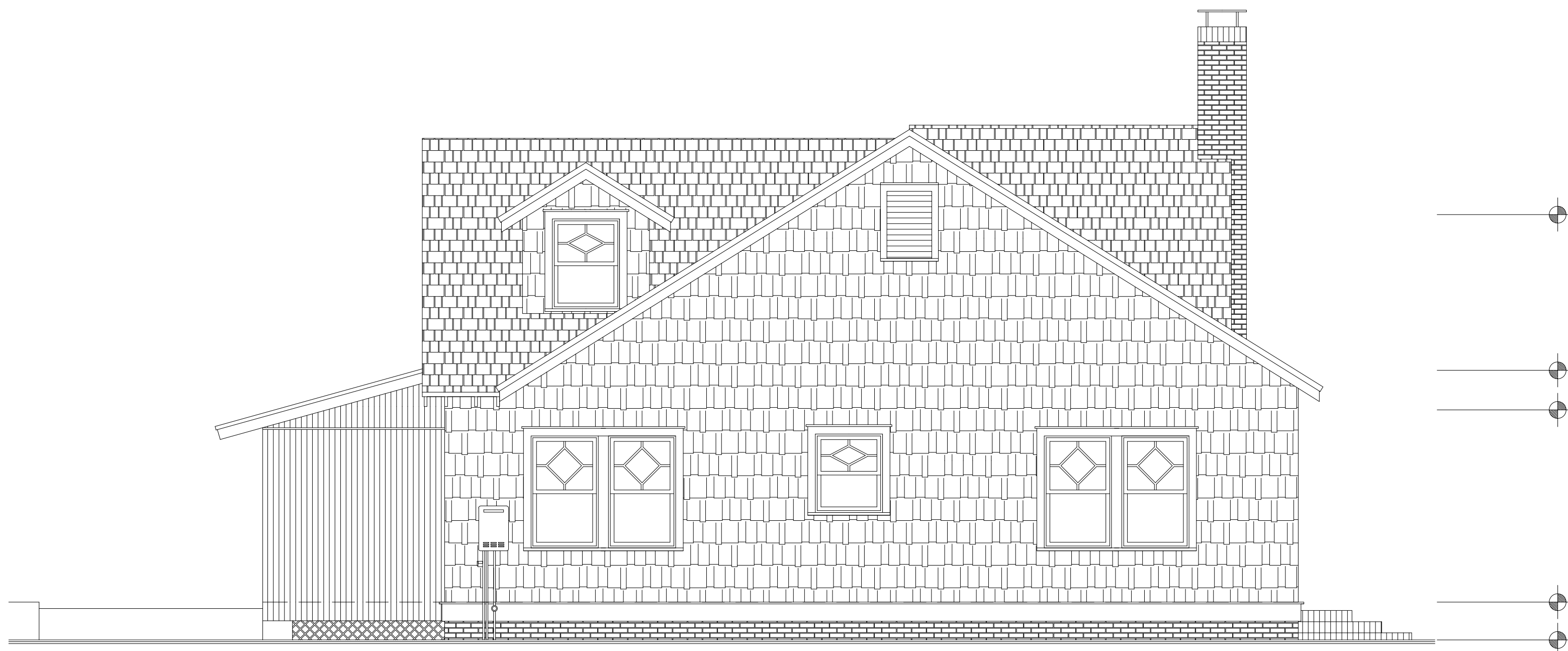
THOMAS RESIDENCE
330 SOUTH 7TH ST.
FERNANDINA BEACH
FLORIDA 32034



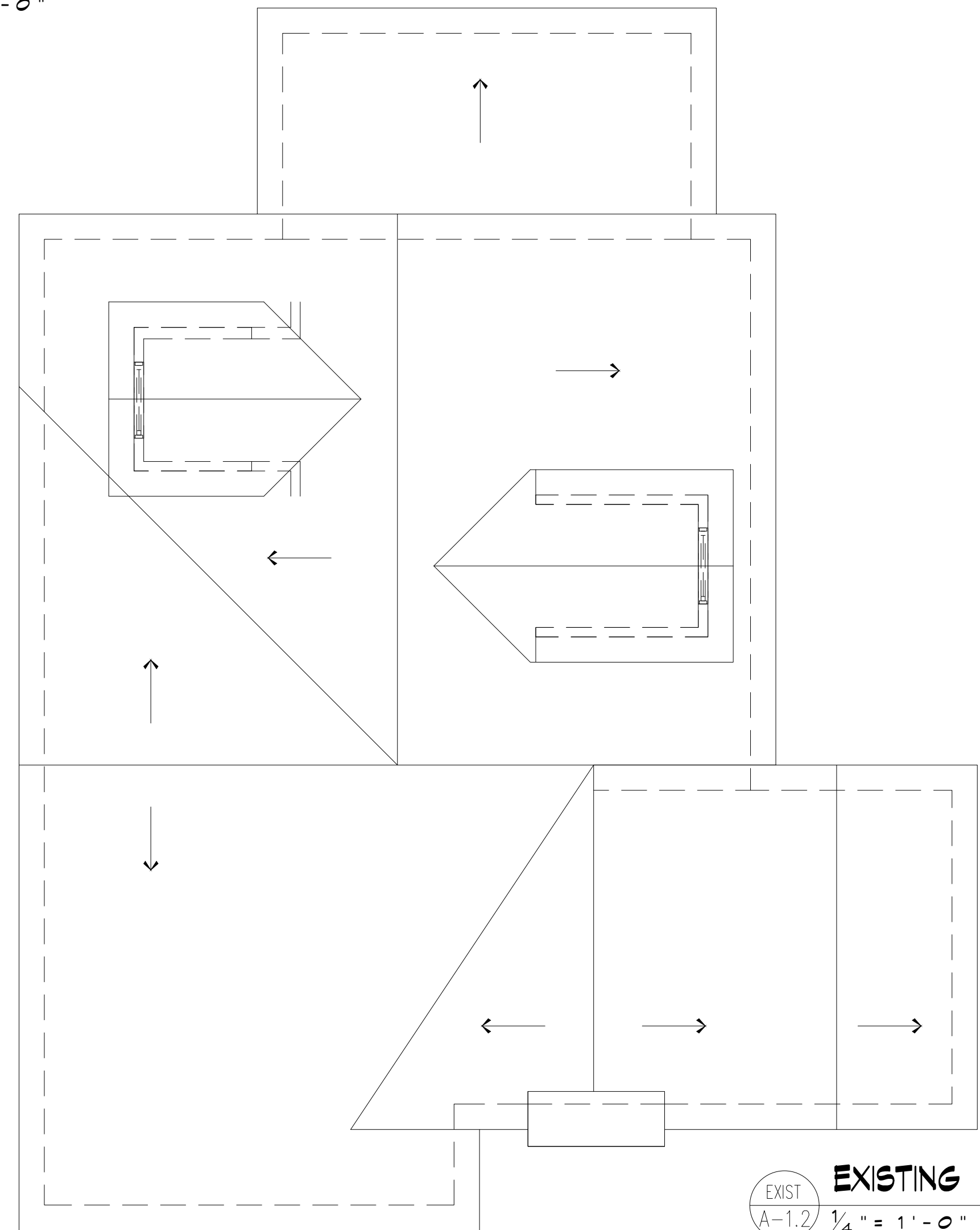
EXIST
A-1.2 SOUTH ELEVATION EXISTING
1/4" = 1'-0"



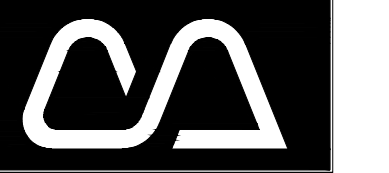
EXIST
A-1.2 EAST ELEVATION EXISTING
1/4" = 1'-0"



EXIST
A-1.2 NORTH ELEVATION EXISTING
1/4" = 1'-0"



EXIST
A-1.2 EXISTING ROOF PLAN
1/4" = 1'-0"



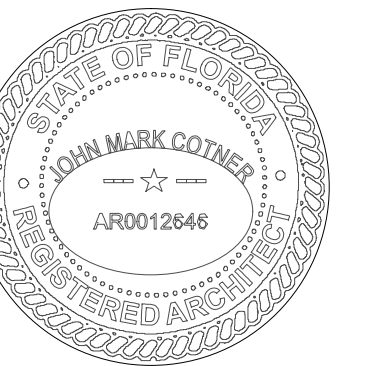
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Architects
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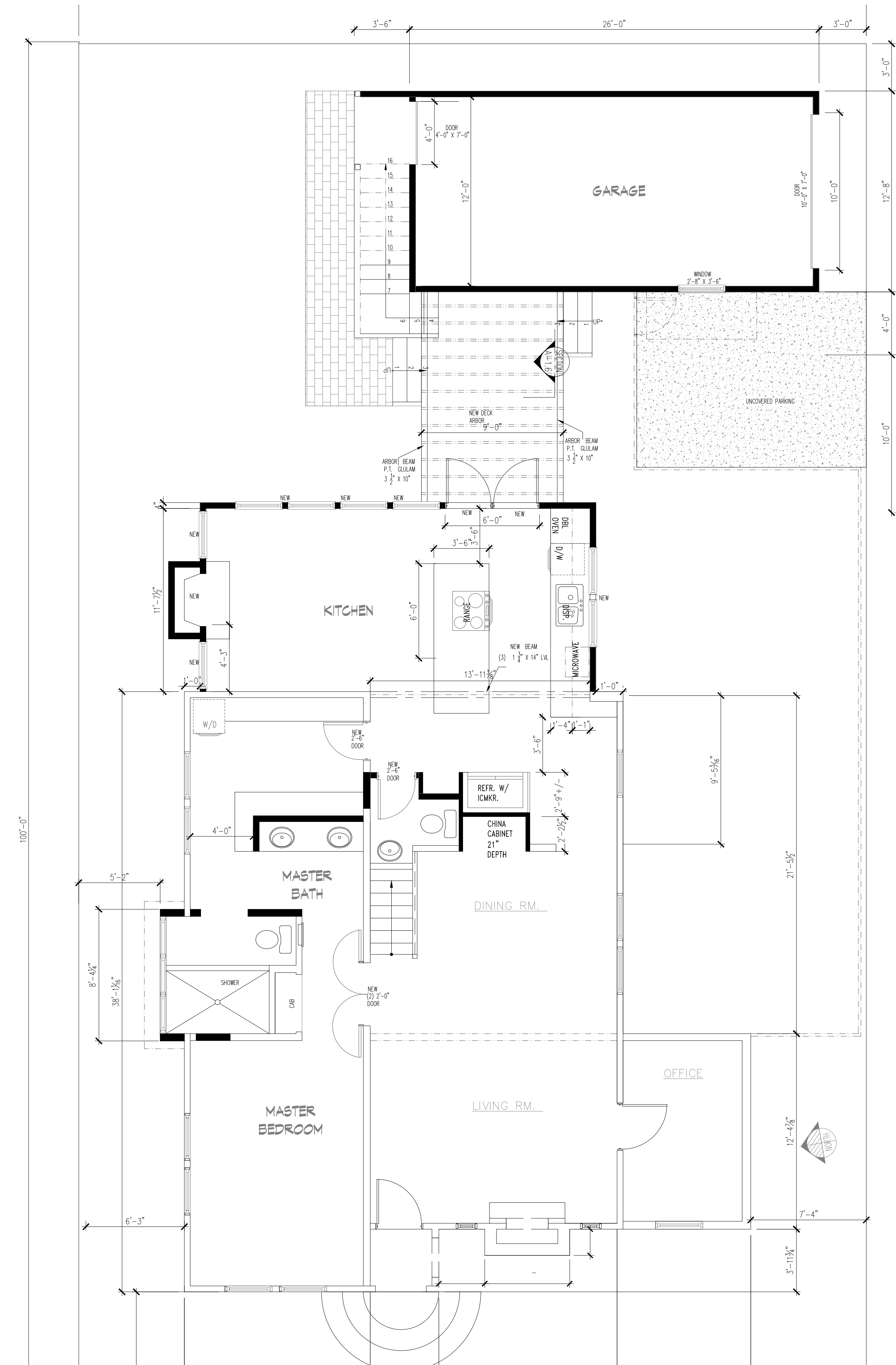
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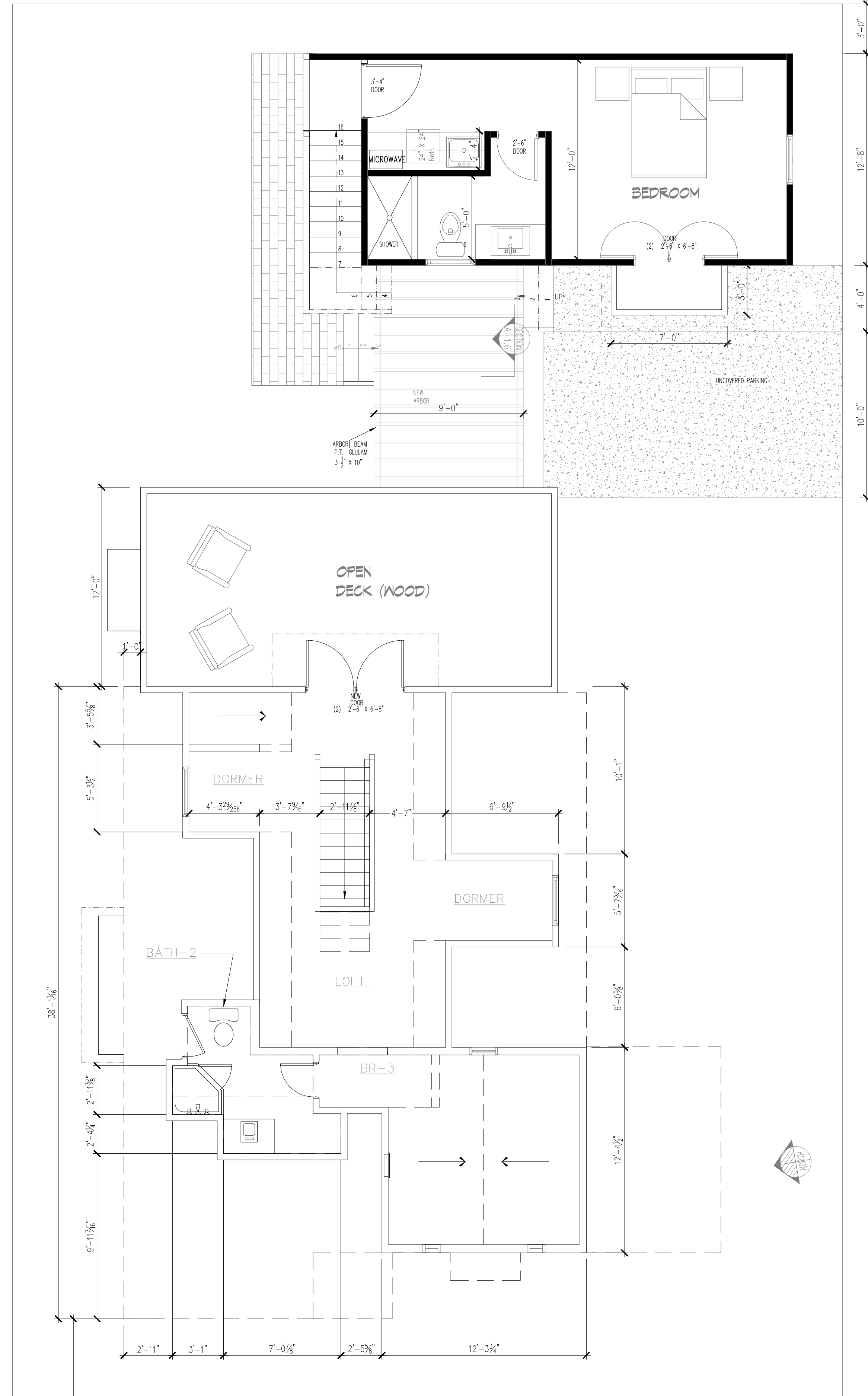
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FLORIDA 32034

Project: _____
Released: _____
EXISTING PLAN
Page of Sheet Number
A-1.2



EXIST
A-1.3
1/4" = 1'-0"

PROPOSED FLOOR PLAN



EXIST
A-1.3
1/4" = 1'-0"

PROPOSED SECOND FLOOR PLAN



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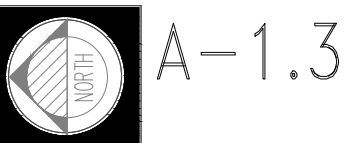
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Project:
Released:

PROPOSED

Page of Sheet Number



A-1.3



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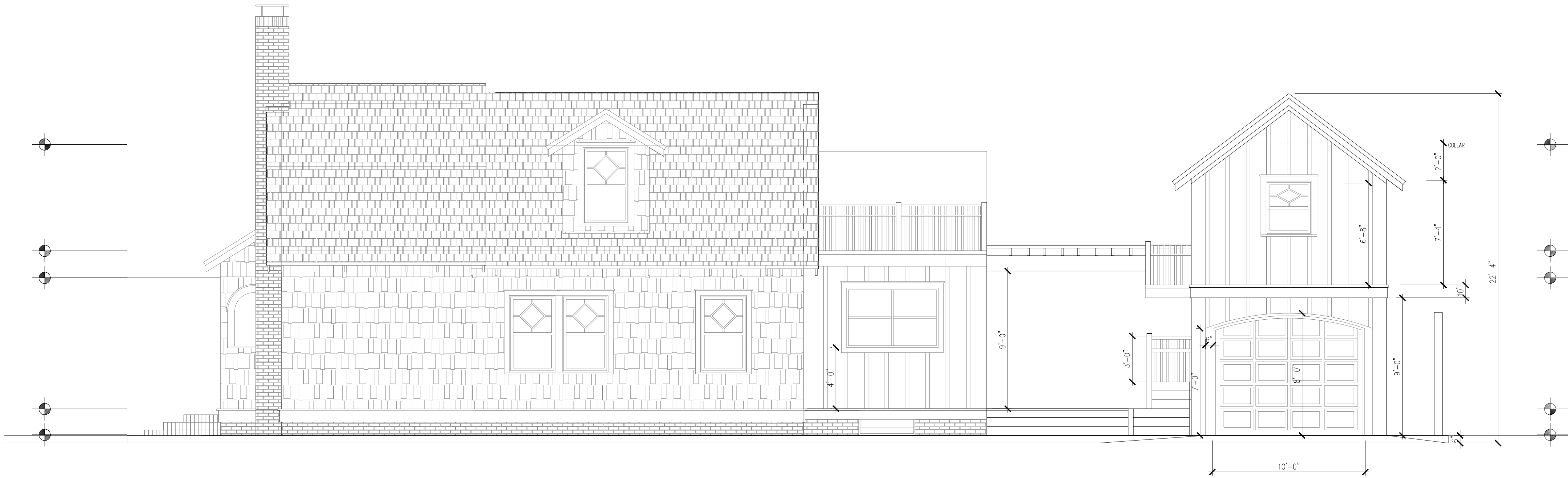
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FLORIDA 32034

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Page of Sheet Number



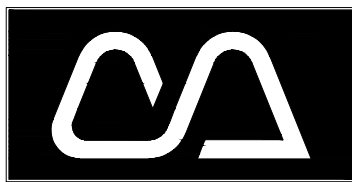
A-1.4



EXIST
A-1.4
PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



EXIST
A-1.4
PROPOSED NORTH ELEVATION
1/4" = 1'-0"



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FERNANDINA BEACH
FLORIDA 32034

Project: _____
Released: _____

PROPOSED
Page of Sheet Number



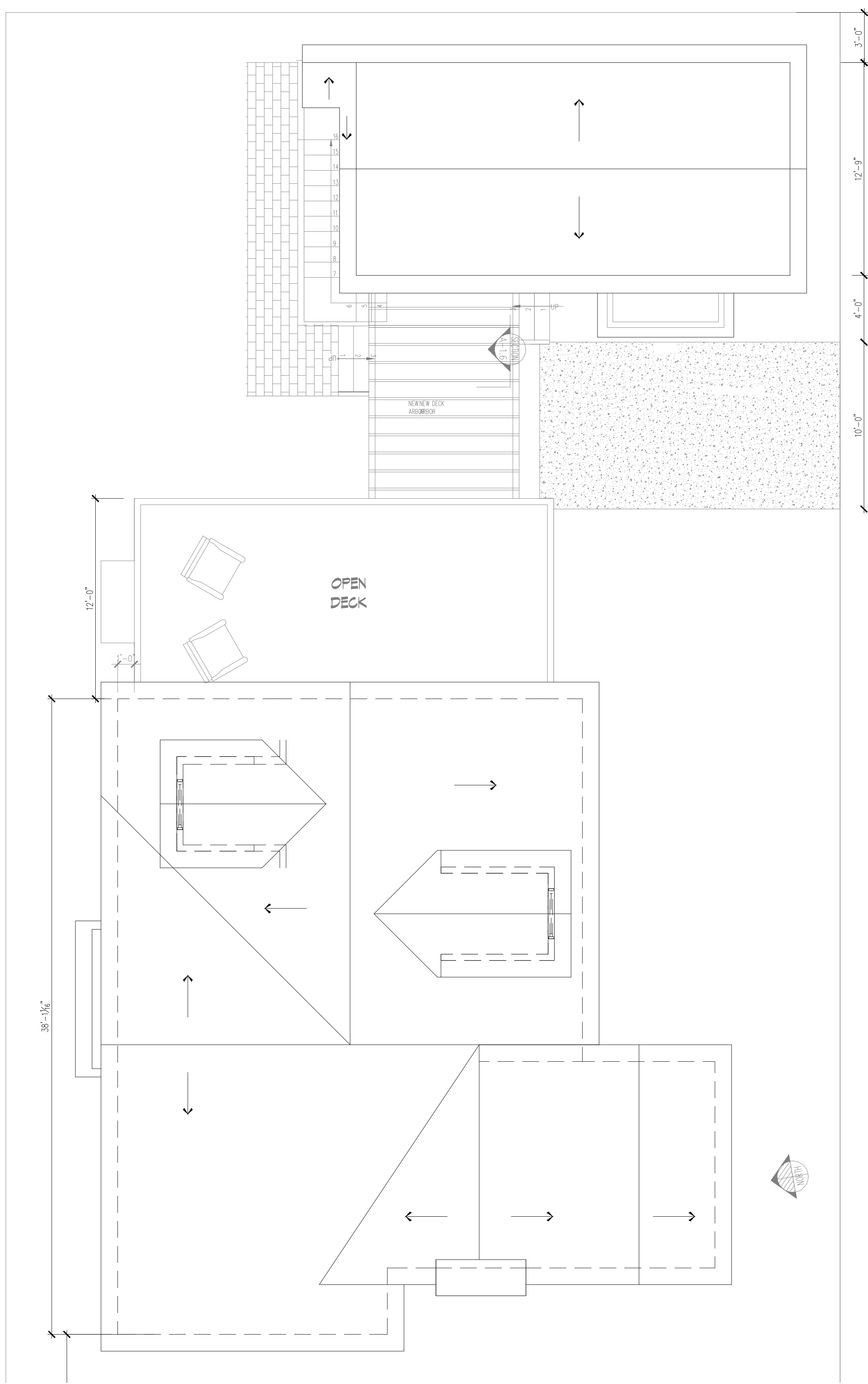
A-1.5



EXISTING
A-1.5
PROPOSED REAR ELEVATION
1/4" = 1'-0"



EXISTING
A-1.5
PROPOSED SECTION
1/4" = 1'-0"



EXISTING
A-1.5
PROPOSED ROOF PLAN
1/4" = 1'-0"



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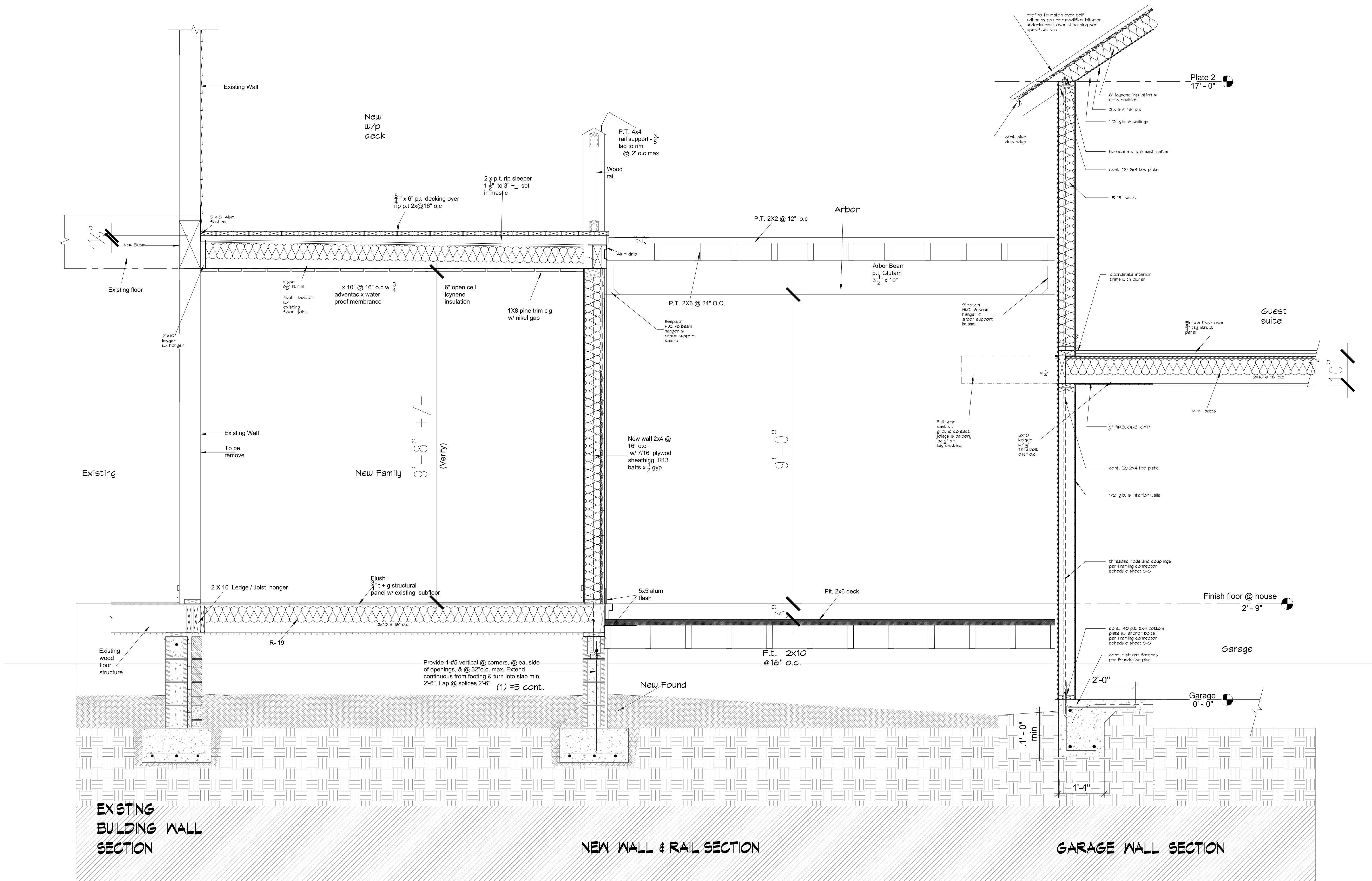
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FLORIDA 32034

Project:
Released:

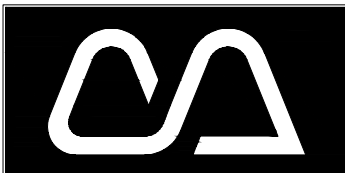
PROPOSED

Page of Sheet Number

A-1.6



EXISTING
A-1.6
PROPOSED SECTION
3/4" = 1'-0"



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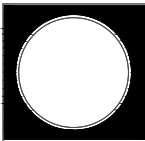
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Project:
Released:

PROPOSED

Page of Sheet Number



A-1.7

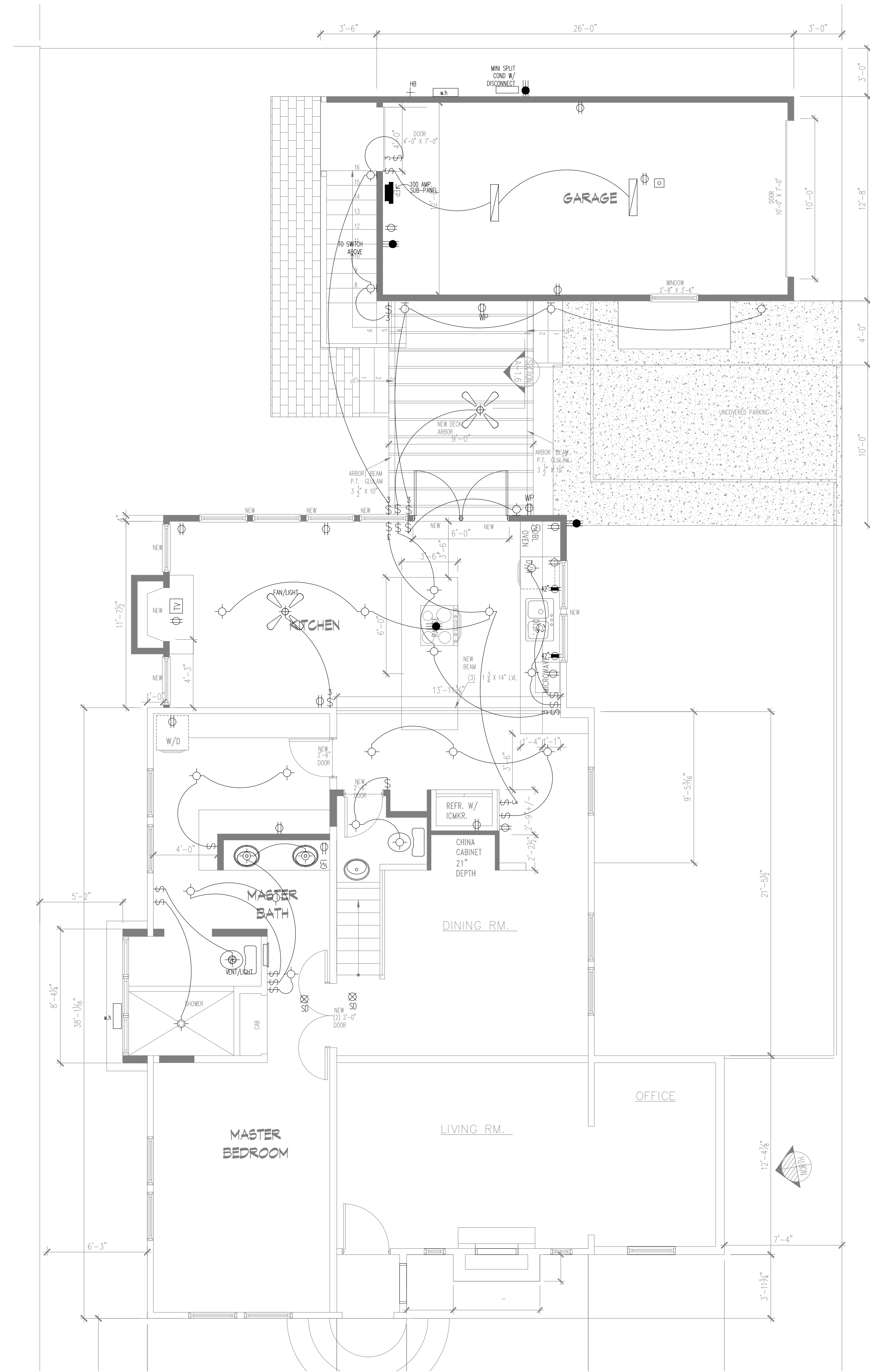


EXIST
A-1.4

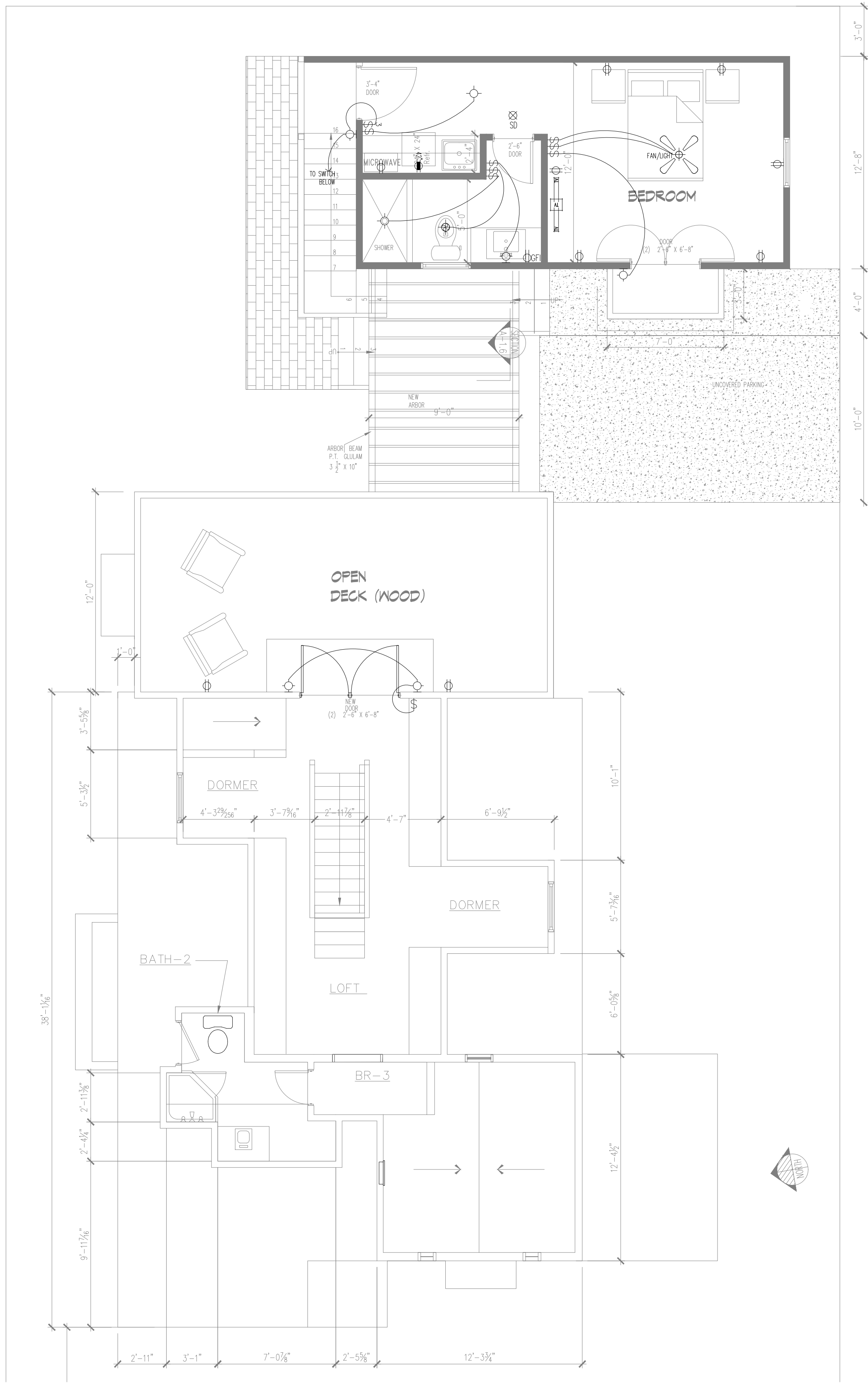
PROPOSED SOUTH ELEVATION FENCE

1/4" = 1' - 0"

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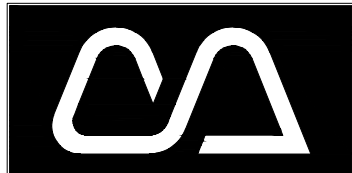


1-PLAN
E-1
FLOOR ELECTRICAL PLAN
1/4" = 1'-0"



1-PLAN
E-1
SECOND FLOOR ELECTRICAL PLAN
1/4" = 1'-0"

ELECTRICAL LEGEND	
	UTILITY SERVICE/METER/DISCONNECT
	ELECTRIC PANEL (FLUSH MOUNTED)
	DUPLEX RECEPTACLE OUTLET (18\" AFF TYP)
	DUPLEX RECEPTACLE OUTLET SPLIT WIRED
	DUPLEX RECEPTACLE OUTLET GROUND FAULT INTERRUPTER WEATHERPROOF @ 18\" AFF
	DUPLEX RECEPTACLE OUTLET @ 4\" ABOVE BACKSPASH OR COUNTER -OR- DESIGNATED NUMERICAL HEIGHT (42\")
	DUPLEX RECEPTACLE OUTLET GROUND FAULT INTERRUPTER @ 18\" AFF
	DUPLEX RECEPTACLE OUTLET GROUND FAULT INTERRUPTER @ 4\" ABOVE BACKSPASH -OR- DESIGNATED HEIGHT
	QUADRUPELEX RECEPTACLE OUTLET
	UNDER UPPER CABINET \"HOCKEY PUCK\" HALOGEN OR SIM. DOWN-LIGHT FIXTURE
	CONTINUOUS ABOVE UPPER CABINET 120V FLUORESCENT LIGHTING STRIP
	CONTINUOUS LOW-VOLTAGE ROPE LIGHT - COORD. TRANSFORMER LOCATION W/ OWNER
	CONTINUOUS UNDER UPPER CABINET 120V PLUG MOLD POWER STRIP (SEE DETAIL PLUG/E-1) (GFI CIRCUITED)
	220 VOLT OUTLET
	FLOOR MOUNTED DUPLEX OUTLET -or- CEILING MOUNTED DUPLEX OUTLET (GAR. DOOR)
	SINGLE POLE SWITCH
	SINGLE POLE FAN CONTROL SWITCH (LIGHT/FAN COMBINATIONS)
	3-WAY SWITCH & 4-WAY SWITCH
	SWITCH W/ DIMMER; 3-WAY & 4-WAY SWITCH W/ DIMMER
	DOOR-ACTIVATED SWITCH
	RECESSED INCANDESCENT LIGHT FIXTURE
	RECESSED INCANDESCENT LIGHT FIXTURE RATED FOR DAMP LOCATIONS
	\"HOCKEY PUCK\" HALOGEN OR SIM. DOWN-LIGHT FIXTURE (CONCEALED -OR- UNDER CABINET)
	WALL WASHER RECESSED LIGHT FIXTURE
	CEILING MOUNTED OR PENDANT INCANDESCENT LIGHT FIXTURE
	WALL MOUNTED INCANDESCENT LIGHT FIXTURE
	UNDER UPPER CABINET FLOURESCENT STRIP FIXTURE - (1) SINGLE TUBE, MAXIMIZE LENGTH (18\", 24\", 30\", 48\")
	2 x 4 FLOURESCENT STRIP FIXTURE - (3) TUBE
	EXHAUST FAN; EXHAUST FAN & LIGHT COMBINATION UNIT
	SOFFIT MOUNTED DBL. BULB FLOOD LIGHT
	TELEPHONE OUTLET @ 18\" AFF -OR- 4\" ABOVE BACKSPASH OR COUNTER -OR- DESIGNATED NUMERICAL HEIGHT (42\")
	DATA COMP. OUTLET @ 18\" AFF -OR- 4\" ABOVE BACKSPASH OR COUNTER -OR- DESIGNATED NUMERICAL HEIGHT (42\")
	DATA PORT @ 4\" ABOVE BACKSPASH OR COUNTER -OR- DESIGNATED NUMERICAL HEIGHT (42\")
	TELEVISION OUTLET @ 18\" A.F.F. U.N.O.
	DOOR CHIME BUTTON -OR- DOOR CHIME -OR- GARAGE DOOR OPENER BUTTON
	CROSSED = WITH LIGHT FIXTURE CEILING SURFACE MOUNT FAN
	THERMOSTAT
	HARDWIRED SMOKE/FIRE AND CARBON MONOXIDE DETECTOR
	SMOKE/FIRE & CO ALARM W/ VOICE ALARM
	WIRING SYSTEM MODEL W4-COOL-48
	NOTE: INTERCONNECT ALL ALARMS



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THOMAS RESIDENCE
330 SOUTH 7TH ST.
FERNANDINA BEACH
FLORIDA 32034

Project:
Released:
1 ST FLOOR ELEC
Page of Sheet Number



FLORIDA MASTER SITE FILE
Site inventory Form

SEE SITE FILE STAFF FOR
ORIGINAL PHOTO(S) OR MAP(S)

SITE NO. *8 NA 474*

SITE NAME: 330 S. 7th St.
ADDRESS OF SITE: 330 S. 7th St.
INSTRUCTION FOR LOCATING: N/A

SURVEY DATE: 09/30/85

LOCATION: City of Fernandina Beach 128 4
Subdivision Name Block No. Lot No.

COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME: Anderson, Carl W. & Mary B.

ADDRESS: 330 S. 7th St.

ADDRESS: Fernandina Beach, FL 32034

TYPE OF OWNERSHIP: private

RECORDING DATE: / /

RECORDER: NAME & TITLE: Historic Property Associates, Inc.

ADDRESS: P. O. Box 1002

St. Augustine, FL 32084

CONDITION OF SITE: INTEGRITY OF SITE:
Check One Check one or more

EXCELLENT	x	ALTERED	ORIGINAL USE pvt.residence
GOOD		UNALTERED	PRESENT USE pvt.residence
x FAIR	x	ORIGINAL SITE	DATES c.+ 1926
DETERIORATED		RESTORED: / /	CULTURE/PHASE American
		MOVED: / /	PERIOD: 20th Century

NR CLASSIFICATION CATEGORY: building

DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING

TRANSPORTATION

DEVELOPMENT

FILL

DETERIORATION

DREDGE

BORROWING

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

See Continuation Sheet

RECORD NUMBER 197

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: frame vernacular # Tudor revival influence

PLAN TYPE: square

EXTERIOR FABRIC(S): wood: shingles

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: W/1-story entrance, 1-bay, access W; recessed,
arched portal and arched window portal
ORIENTATION: W

FOUNDATION: piers: brick; brick, pierced/continuous

ROOF TYPE: gable

SECONDARY ROOF STRUCTURE(S): cross gable

CHIMNEY LOCATION: W: end, exterior: ridge

WINDOW TYPE: DHS, 5/1, wood; paired #
half-arched, 8-light, fixed
CHIMNEY: brick

ROOF SURFACING: composition shingles: butt

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 2.

NO. OF STORIES 1.5

NO. OF DORMERS: 0

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

UTM ZONE	UTM EASTING	UTM NORTHING
----------	-------------	--------------

PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

330 S. 7th St. is located within a subdivision known as the City of Fernandina. The subdivision was laid-out on a series of Spanish land grants acquired by Domingo Fernandez, a ships captain and planter, and his family during the early nineteenth century. Following the acquisition of Florida by the United States in 1821, the heirs of Domingo Fernandez sold the land grants which contained the Eliza or Louisa and Yellow Bluff Plantations to David Levy Yulee, President of the Florida Railroad Company and the first United States Senator from Florida. The Florida Railroad Company recorded the plat of the City of Fernandina in 1857 and the Florida Town Improvement Company revised it in 1887 and 1901.

Constructed c. 1926, it is a one-and-a-half-story frame vernacular eclectic residential building with Tudor Revival influence. It is noteworthy for its cross gable and chimney. Its size and design are similar to 326 S. 7th St.

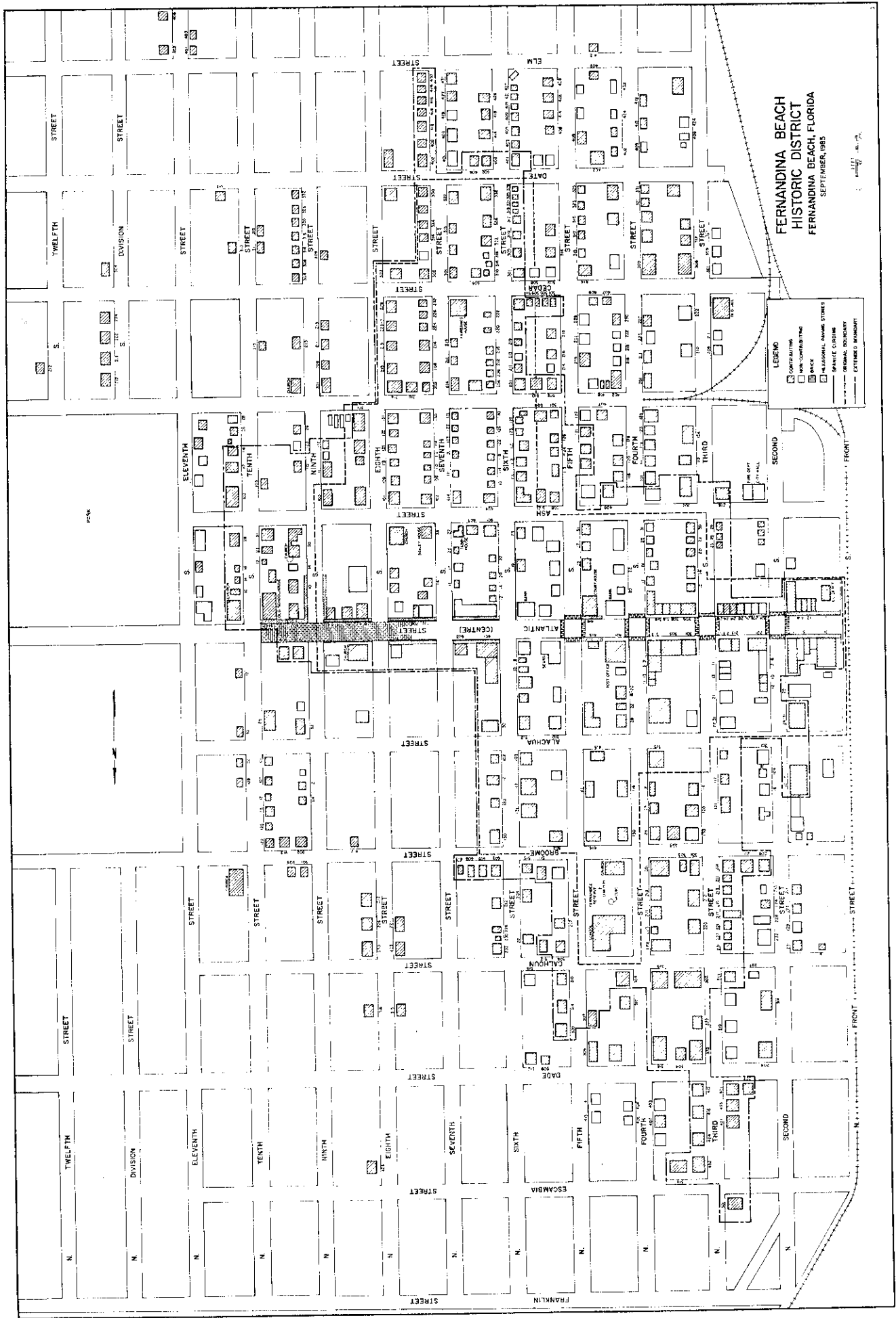


Figure 24



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA00474

Recorder # 280

Field Date 3/20/2007

Form Date 3/30/2007

FormNo 200703

FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) 330 South 7th St

Multiple Listing (DHR only) _____

Other Names _____

>> _____

Survey or Project Name _____

Survey# _____

National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>330</u>	<u>South</u>	<u>7th</u>	<u>Street</u>	

Cross Streets (nearest/ between) _____

City / Town (within 3 miles) Fernandina Beach

In Current City Limits? YES

County Nassau

Tax Parcel #(s) _____

Subdivision Name _____

Block _____

Lot _____

Ownership _____

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

Route to (especially if no street address) _____

MAPPING

USGS 7.5' Map Name _____

Publication Date _____

>> FERNANDINA BEACH; 2003

Township: _____

Range: _____

Section: _____

1/4 section: _____

>> 3N ; 28E ; 23; UNSP

Irregular Section Name: _____

Landgrant _____

UTM: Zone _____

Easting _____

Northing _____

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

DESCRIPTION

Style Bungalow

Other Style _____

Exterior Plan Irregular

Other Exterior Plan _____

Number of Stories 1.5

Structural System(s) _____

>> Wood frame

Other Structural System(s) _____

Foundation Type(s) _____

>> Piers

Other Foundation Types _____

Foundation Material(s) _____

>> Brick

Other Foundation Material(s) _____

Exterior Fabric(s) _____

>> Wood shingles

Other Exterior Fabric(s) _____

Roof Type(s) _____

>> Gable

Other Roof Type(s) _____

Roof Material(s) _____

>> Composition shingles

Other Roof Material(s) _____

Roof Secondary Structure(s) (dormers etc) _____

>> Shed extension

Other Roof Secondary Structure(s) _____

Number of Chimneys 1

Chimney Material Brick

Other Chimney Material(s) _____

Chimney Location(s) west exterior

HISTORICAL STRUCTURE FORM

8NA00474

DESCRIPTION (continued)

Window Descriptions 1/1, 5/1, 8 light casement

Main Entrance Description (stylistic details) _____

Porches: #open 1 #closed _____ #incised _____ Location(s) west

Porch Roof Type(s) shed

Exterior Ornament _____

Interior Plan _____

Other Interior Plan _____

Condition Good

Structure Surroundings

Commercial: SOME of this category

Residential: SOME of this category

Institutional: _____

Undeveloped: _____

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

Archaeological Remains (describe): none

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

Narrative Description (optional) _____

HISTORY

Construction year 1930

Architect (last name first): _____

Builder (last name first): _____

Changes in Locations or Conditions

Type of Change

Year of Change

Date Change Noted

Description of Changes

>> _____

Structure Use History

Use

Year Use Started

Year Use Ended

>>

Private residence; 1930;

Other Structure Uses _____

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

RESEARCH METHODS

Research Methods _____

>> FL Master Site File-Cultural Resources

Other research methods _____

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register?

Name of Local Register if Eligible _____

Individually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance _____

>> Community planning & development

Other Historical Associations _____

Explanation of Evaluation (required) The resource contributes to the Fernandina Beach Historic District, which was listed in the NRHP in 1973 with a district boundary expansion in 1987.

HISTORICAL STRUCTURE FORM

8NA00474

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

Recorder Address / Phone 7035 Phillips HWY Ste. 5-129 Jacksonville, Fl 904-448-4429

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

Is a Text-Only Supplement File Attached (Surveyor Only)? NO

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

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

SHPO's Evaluation of Resource

Date _____

FMSF Staffer: _____

Computer Entry Date: 6/18/2007

Form Comments: _____

REQUIRED PAPER ATTACHMENTS

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

NA00474-200703

Supplementary Printout

- > **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003
- > **Township/Range/Section/Qtr:**
3N ;28E ;23;UNSP
- > **Structural system(s):**
Wood frame
- > **Foundation types:**
Piers
- > **Foundation materials:**
Brick
- > **Exterior fabrics:**
Wood shingles
Wood/Plywood
- > **Roof types:**
Gable
- > **Roof materials:**
Composition shingles
- > **Roof secondary structures (dormers etc):**
Shed extension
Cross gable
Gable dormer
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Private residence;1930;
- > **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)]:**

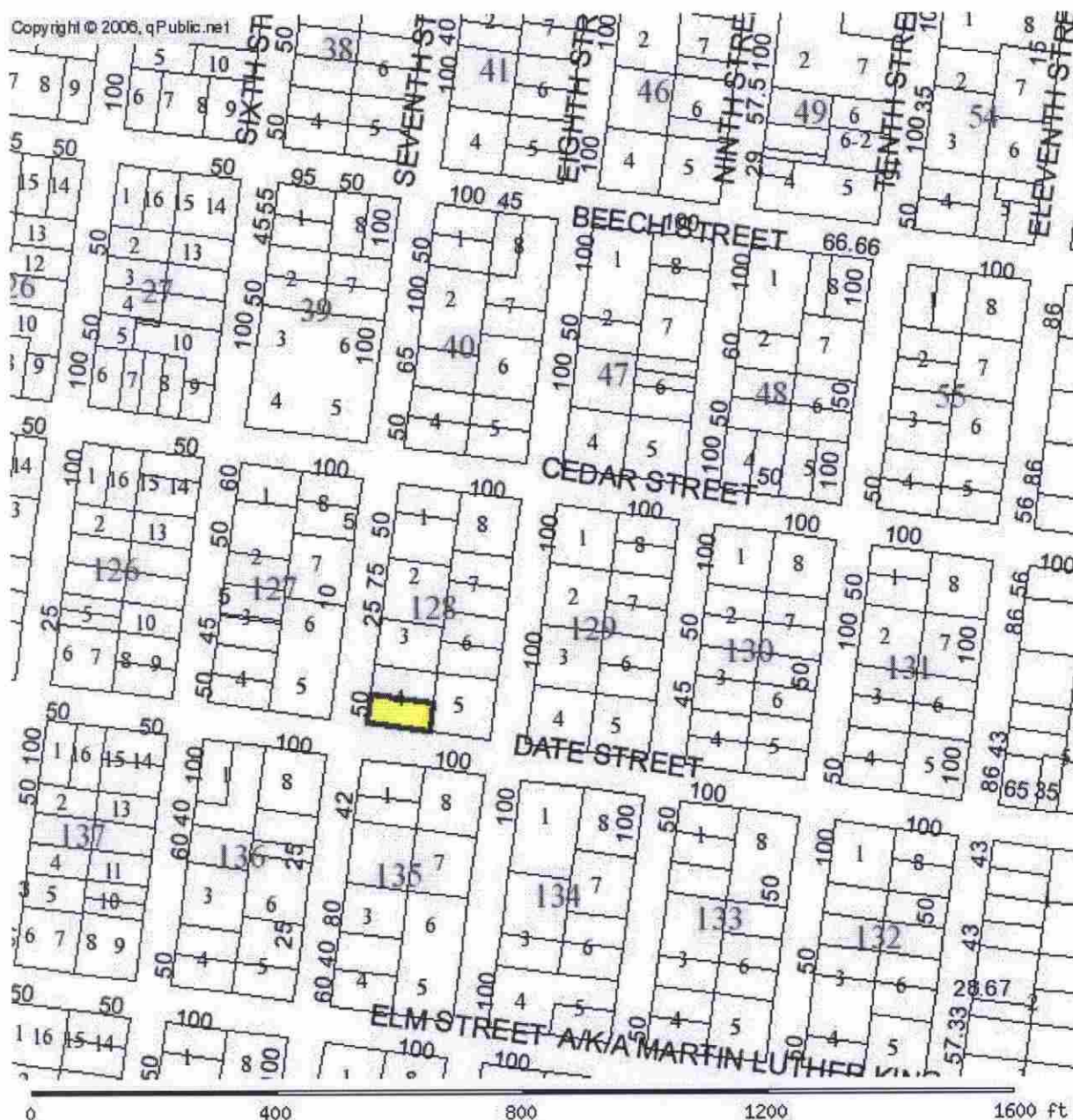


NA 474

280

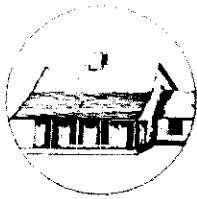
280

NA474



PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0128-0042
GIS CALCULATED ACREAGE	0.11
Property Use	SINGLE FAM
Land Use	SFR
OWNERSHIP INFORMATION	
Name	THOMAS LEE HOWARD & PAMELA B
Mailing Address	#18 OREGON STREET GREENVILLE, SC 29605
Situs/Physical Address	330 SOUTH 7TH ST
2006 PROPOSED VALUES	
Land Value	75,000
Ag Land Value	0

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site # **NA00474**
 Field Date 2-14-2018
 Form Date 2-14-2018
 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) 330 S 7th St Multiple Listing (DHR only) _____
 Survey Project Name Fernandina Beach Historic Resource Survey Update Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Address: 330 S 7th Street Street Suffix Direction
 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 23 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1800-0128-0042 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: 1930 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): 1930 To (year): _____
 Current Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☐ yes ☒ no ☐ unknown Date: _____ Nature _____
 Additions: ☐ yes ☒ no ☐ unknown Date: _____ Nature _____
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Tudor Revival Exterior Plan Irregular Number of Stories 1.5
 Exterior Fabric(s) 1. Wood shingles 2. _____ 3. _____
 Roof Type(s) 1. Cross-gabled 2. _____ 3. _____
 Roof Material(s) 1. Composition shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) 5/1 DHS; 8-light fixed in gable front

Distinguishing Architectural Features (exterior or interior ornaments) Front facing tapered brick chimney; wood shingle exterior; arched entry

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date

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

Date _____ Init. _____

☐ Owner Objection

KEEPER - Determined eligible:

☐ yes ☐ no

Date _____

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

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____
 Structural System(s): 1. Balloon wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Continuous 2. _____
 Foundation Material(s): 1. Brick 2. _____
 Main Entrance (stylistic details) Arched entryway and semi-circular steps; original wood door with upper fixed light
 Porch Descriptions (types, locations, roof types, etc.) Incised arched entry only; semi-circular steps

Condition (overall resource condition): ☐ excellent ☒ good ☐ fair ☐ deteriorated ☐ ruinous

Narrative Description of Resource Tudor revival with wood shingle exterior; 8-light fixed windows flanking upper portion of chimney; diamond motif in tapered chimney.

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 deemed a contributing resource to the Fernandina Beach Historic District, which was listed in the NRHP in 1973 with a district boundary expansion in 1987.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Community planning & development 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**

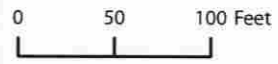
If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



Brockington
CULTURAL RESOURCES CONSULTING

**Fernandina Beach
Survey Update 2018**

○ Historic Resource



* All numbers start with NA****.







330

OT VIEW CORRIDOR OPTIONS
LDC Text Amendments
November 2021

Summary: The Historic District Council has struggled to maintain consistency in its review and consideration of connecting elements that extend into required setbacks within the Old Town Historic District. This has resulted in confusion for applicants/owners, staff, and the board. In an effort to clarify intention, and to achieve consistency for future projects, staff has proposed the following options for the board's consideration at its regular meeting on Thursday, November 18, 2021. Staff requests the board's deliberation and direction on which option they feel is most appropriate to apply. The board's recommendation will be forwarded to the Planning Advisory Board for consideration as a LDC Text Amendment at its regular meeting on Wednesday, December 8, 2021.

Old Town Plan: Sited on a bluff above the Amelia River, the original Old Town plan consisted of some 13 blocks arranged around a Plaza at the western edge of the settlement. Each block was made up of four to six peonias, a basic urban lot type established by the Law of the Indies, and as many as eight media peonias or half lots. The size of the peonia was based in part on its use as a residential lot that provided an area for agriculture. The Spanish used the vara (equivalent of 33-inches today) to establish the size of the peonia (46-feet, 6-inches x 93-feet) and media peonia (46-feet, 6-inches x 46-feet, 6-inches). By 1937, the original settlement had been expanded to some 20 full blocks and seven smaller blocks – all made up of peonias and media peonias. As dictated by the Law of the Indies, the Spanish plan provided for the orderly distribution of buildings based on type with civic and religious structures sited near the plaza. Most of the structures of the original settlement were primarily residential.

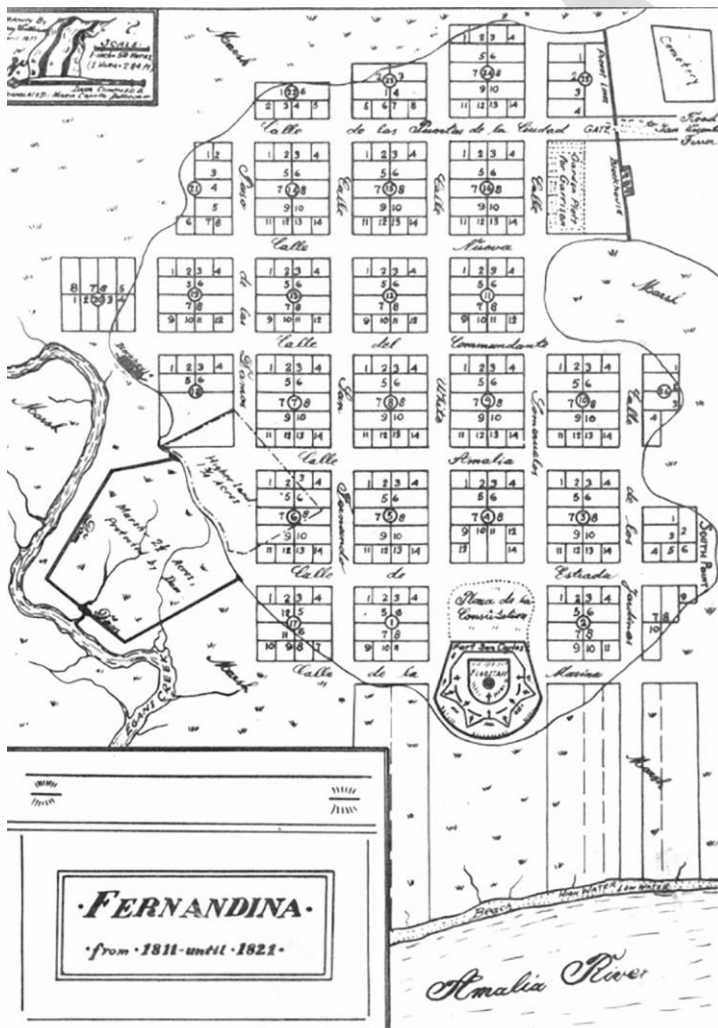
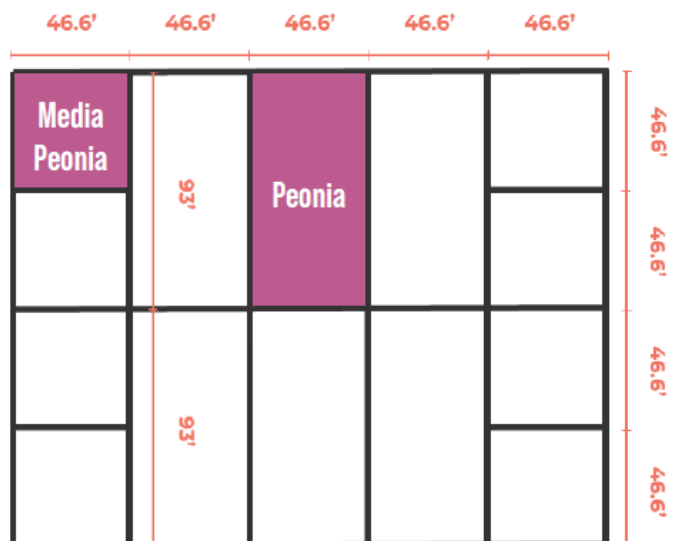


Figure 1 (left): Map of Old Town drawn by Franz Dollheimer in April 1937 based on data compiled and translated by Maria Copella Dollheimer.

Figure 2 (below): Typical block with peonia (original, full lots) and media peonia (original, half lots).



OT VIEW CORRIDOR OPTIONS
LDC Text Amendments
November 2021

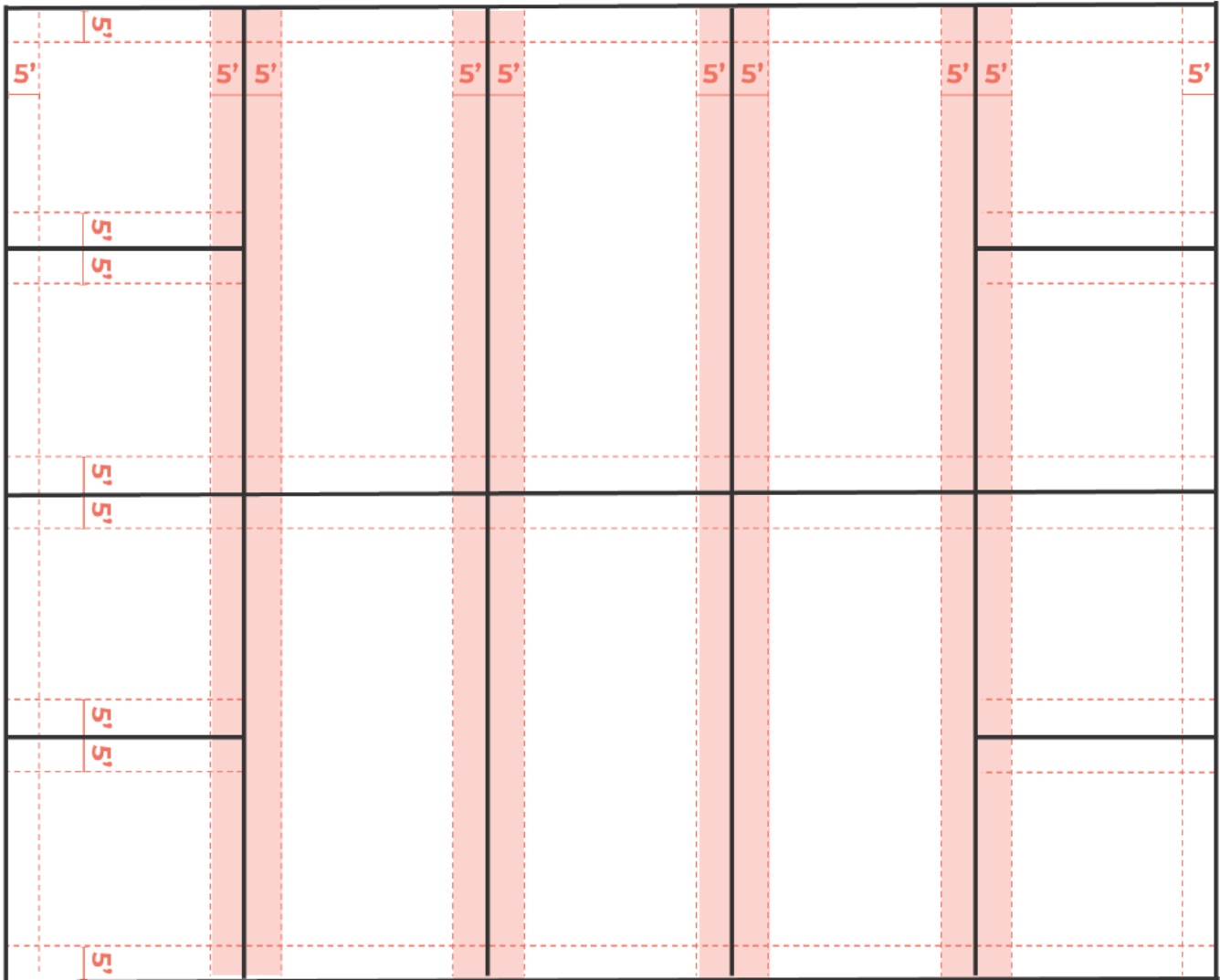


Figure 3 (above): Side-yard Corridors plan diagram for a typical block.

Chapter 8 DESIGN IN OLD TOWN

Option 1 (Staff's Recommendation): Disallow any vertical encroachments into required side-yard visibility corridors with the 24" exception for ordinary projections.

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

C. Connecting elements are those architectural components that link primary and outbuildings with each other or act as a transition to the landscape. Connecting elements are considered to be enclosed spaces that are not permanently conditioned. Connecting elements create openness and give human scale to the building elements and allow owners to take advantage of the climate. Connecting elements include, but are not restricted to, porches, pergolas, colonnades, loggias, breezeways, and carports. The design of connecting elements **shall** **must** be compatible with the typology and scale of the building elements; however, these elements can take on many inventive forms to achieve this result. Additions of connecting elements to registered historic structures

OT VIEW CORRIDOR OPTIONS

LDC Text Amendments

November 2021

must comply with required yard corridor dimensions and must be taken on with great care from both an architectural and technical point of view.

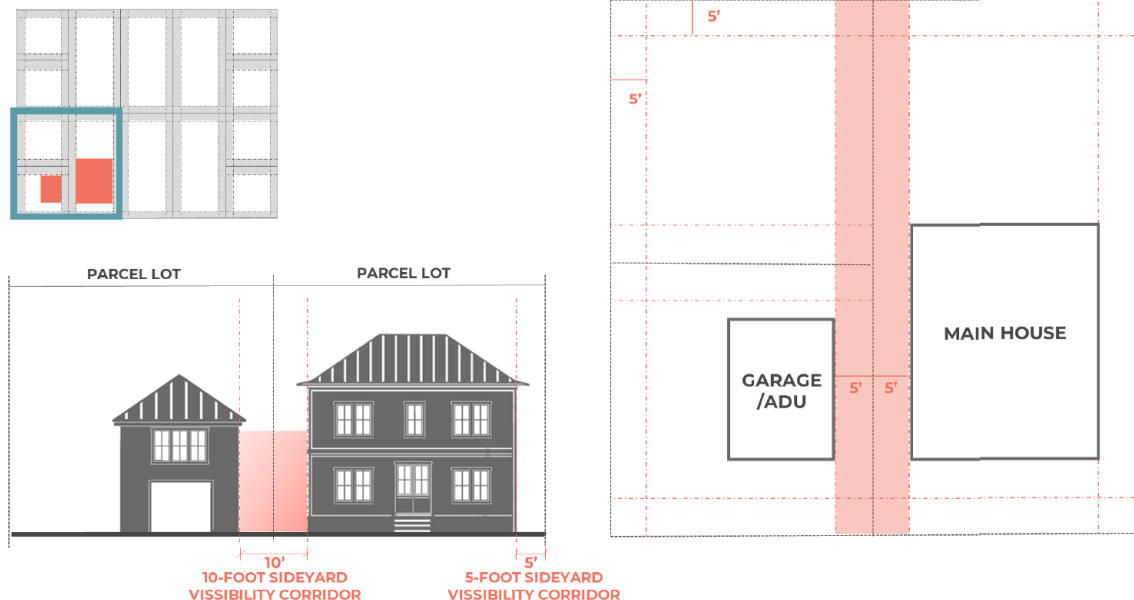
I. The term "visibility corridor" is used in place of "setbacks" to emphasize the spatial effect of building placement. Careful siting of properly scaled building elements on a lot ensures that the historic lot divisions remain visible regardless of the architectural style or number of buildings that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

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

3...

4. Every point of the required corridors shall must be open from its lowest point to the sky unobstructed, except for the ordinary projection of sills, belt courses, buttresses, ornamental features, chimneys, and eaves, provided that none of such projections shall must project into a side yard any more than twenty-four (24) inches. Connecting elements such as balconies, porches, or bay windows may also be allowed as projections under these dimensional restrictions. Landscape elements are not covered under this restriction.

EXAMPLE



OT VIEW CORRIDOR OPTIONS

LDC Text Amendments

November 2021

Option 2: Allow encroachment of connecting elements if the 10-foot side-yard dimension is delineated.

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

C. Connecting elements are those architectural components that link primary and outbuildings with each other or act as a transition to the landscape. Connecting elements are considered to be enclosed spaces that are not permanently conditioned. Connecting elements create openness and give human scale to the building elements and allow owners to take advantage of the climate. Connecting elements include, but are not restricted to, porches, pergolas, colonnades, loggias, breezeways, and carports. The design of connecting elements **shall must** be compatible with the typology and scale of the building elements; however, these elements can take on many inventive forms to achieve this result. Additions of connecting elements to registered historic structures **must comply with required yard corridor dimensions and** must be taken on with great care from both an architectural and technical point of view.

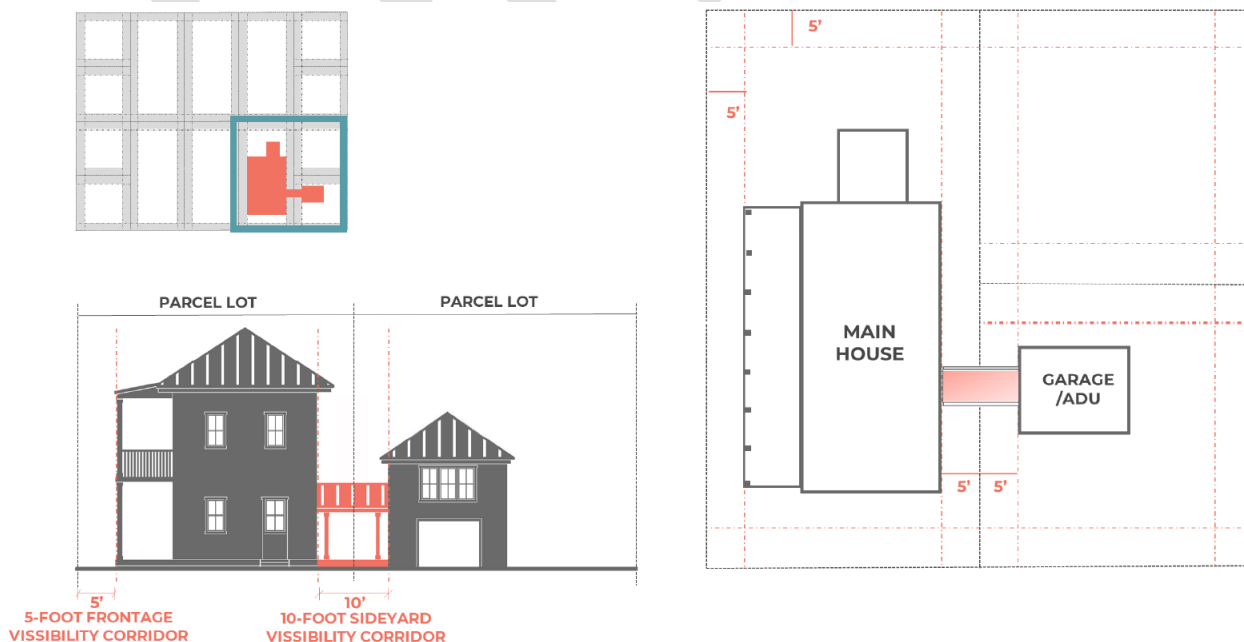
I. The term "visibility corridor" is used in place of "setbacks" to emphasize the spatial effect of building placement. Careful siting of properly scaled building elements on a lot ensures that the historic lot divisions remain visible regardless of the architectural style or number of buildings that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

2. For side yard corridors there **shall must** be a required minimum setback of five (5) feet separating lots on the north-south orientation. If two (2) or more adjacent properties are owned, then the corridor dimensions are cumulative. Primary and outbuildings shall not cross lot lines without the use of an open space or connecting element that maintains the **10-foot dimensional requirement** of the side yard corridor.

3...

4. Every point of the required corridors shall be open from its lowest point to the sky unobstructed, except for the ordinary projection of sills, belt courses, buttresses, ornamental features, chimneys, and eaves, provided that none of such projections shall project into a side yard any more than twenty four (24) inches. Connecting elements such as balconies, porches, or bay windows may also be allowed as projections under these dimensional restrictions. Landscape elements are not covered under this restriction.

EXAMPLE



OT VIEW CORRIDOR OPTIONS
LDC Text Amendments
November 2021

Option 3: Disallow all encroachments into the side-yard visibility corridors

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

C. Connecting elements are those architectural components that link primary and outbuildings with each other or act as a transition to the landscape. Connecting elements are considered to be enclosed spaces that are not permanently conditioned. Connecting elements create openness and give human scale to the building elements and allow owners to take advantage of the climate. Connecting elements include, but are not restricted to, porches, pergolas, colonnades, loggias, breezeways, and carports. The design of connecting elements ~~shall~~ **must** be compatible with the typology and scale of the building elements; however, these elements can take on many inventive forms to achieve this result. Additions of connecting elements to registered historic structures must be taken on with great care from both an architectural and technical point of view.

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

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

3...

4. Every point of the required corridors ~~shall~~ **must** be open from its lowest point to the sky unobstructed, ~~except for the ordinary projection of sills, belt courses, buttresses, ornamental features, chimneys, and eaves, provided that none of such projections shall project into a side yard any more than twenty-four (24) inches. Connecting elements such as balconies, porches, or bay windows may also be allowed as projections.~~ Landscape elements are not covered under this restriction.



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0115 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 09/22/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 10/22/2021
Status: Approved	Square Feet: 0.00	Completed: 10/01/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to repaint the Partin Center building (white), repair damaged wood, glaze windows and caulk		Expire Date: 10/03/2022

Parcel: 00-00-31-1800-0036-0010 Main	Address: 603 Centre St Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
---	--	---

Owner Memorial United Methodist Church Inc. 601 Centre ST Fernandina Beach, FL 32034	Applicant Memorial United Methodist Church Monica Monica 601 CENTRE ST FERNANDINA BEACH, FL 32034 Business: 9042615769
---	--

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001400-2021		Salvatore Cumella	10/01/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00017861	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00017861		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0119 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 09/28/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 10/28/2021
Status: Approved	Square Feet: 0.00	Completed: 10/13/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to replace existing awning with signage		Expire Date: 10/13/2022

Parcel: 00-00-31-1800-0268-0300 Main	Address: 118 Centre St Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
---	--	---

Agent Robert O'Brien 2036 Evergreen Ave Jacksonville, FL 32206 Business: 9043551616	Applicant Robert O'Brien 2036 Evergreen Ave Jacksonville, FL 32206 Business: 9043551616	Owner DDK & Hearties LLC 118 Centre ST Fernandina Beach, FL 32034	Applicant Jake Fulmer, Sr. 2036 Evergreen AVE Jacksonville, FL 32206 Business: 9043551616
--	--	---	--

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001401-2021		Salvatore Cumella	10/13/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00017948	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00017948		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0120 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 10/05/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 11/04/2021
Status: Approved	Square Feet: 0.00	Completed: 10/08/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to reroof using like materials		Expire Date: 10/11/2022

Parcel: 00-00-31-1800-0022-0120 Main	Address: 111 N 5Th St Main Fernandina Beach, FL 32034	Zone: R-2(Medium Density Residential)
---	---	--

Owner	Applicant
Linda Hanawalt	Linda Hanawalt
3470 Laurel Creek	3470 Laurel Creek
Banner Elk, NC 28604	Banner Elk, NC 28604
Mobile: 9044152109	Mobile: 9044152109

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00018051	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00018051		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0121 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 10/06/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 11/05/2021
Status: Approved	Square Feet: 0.00	Completed: 10/13/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to repair/replace deteriorated wood elements on front porch, in-kind		Expire Date: 10/13/2022

Parcel: 00-00-31-1800-0033-0010 Main	Address: 304 N 5Th St Main Fernandina Beach, FL 32034	Zone: R-2(Medium Density Residential)
---	---	--

Owner DIANA TWIGGS 304 N 5 ST FERNANDINA BEACH, FL 32034 Mobile: 904-556-2788	Applicant Rob C Psulkowski 710 Beech ST Fernandina Beach, FL 32034 Business: 9045560064	Agent Rob C Psulkowski 710 Beech ST Fernandina Beach, FL 32034 Business: 9045560064
---	--	--

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00018077	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00018077		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0123 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 10/11/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 11/10/2021
Status: Approved	Square Feet: 0.00	Completed: 10/13/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 10/13/2022
Description: Certificate of Approval (COA) to repaint exterior siding, trim, and deck. Doors - SW9055 "Billowy Breeze" Porches - SW3027 "Driftwood" Windows & Trim - SW7006 "Extra White" Porch Ceiling - SW "Soar"		

Parcel: 00-00-31-1580-0005-0010 Main	Address: 818 San Fernando St Main Fernandina Beach, FL 32034	Zone: OT-1(Old Town 1)
---	--	-------------------------------

Applicant	Owner
ROBERT ALLEN	ROBERT ALLEN
818 San Fernando St SAN	818 San Fernando St SAN
FERNANDO	FERNANDO
FERNANDINA BEACH, FL	FERNANDINA BEACH, FL
32034	32034
Mobile: 843-263-0761	Mobile: 843-263-0761

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00018144	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00018144		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0124 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 10/11/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 11/10/2021
Status: In Review	Square Feet: 0.00	Completed: 10/13/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 10/13/2022

Description: Certificate of Approval (COA) to construct new mechanical platform and relocate FPU Electrical as part of Parking Lots C & D waterfront stabilization. To be screened with relocated stainless steel screening and landscaping.

Parcel: 00-00-31-1760-0031-0020	Address: Parking Lots C & D S Front St Main	Zone:
00-00-31-1760-0029-0010 Main	Fernandina Beach, FL 32034	

Owner	Applicant
City of Fernandina Beach	City of Fernandina Beach
204 Ash Street	204 Ash Street
Fernandina Beach, FL 32034	Fernandina Beach, FL 32034



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0125 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 10/12/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 11/12/2021
Status: Approved	Square Feet: 0.00	Completed: 10/20/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to repair/replace sections of deteriorated wood lap siding, in-kind.		Expire Date: 10/20/2022

Parcel: 00-00-31-1800-0030-0120 Main	Address: 9 N 6Th St Main Fernandina Beach, FL 32034	Zone: C-3(Central Business District)
---	---	---

Agent Jet Age Homes, Inc 1901 AMELIA OAKS FERNANDINA BEACH, FL 32034 Business: 5617162444	Applicant Jet Age Homes, Inc 1901 AMELIA OAKS FERNANDINA BEACH, FL 32034 Business: 5617162444	Owner First Presbyterian Church of Fernandina Beach Inc. 515 CENTRE ST FERNANDINA BEACH, FL 32034 Home: 904-261-3837
---	---	---

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00018165	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00018165		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0126 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 10/12/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 11/12/2021
Status: Approved	Square Feet: 0.00	Completed: 10/20/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to re-roof using GACO product		Expire Date: 10/20/2022

Parcel: 00-00-31-1800-0046-0020 Main	Address: 802 Ash St Main Fernandina Beach, FL 32034	Zone: C-3(Central Business District)
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Applicant David England 12443 San Jose Blvd #504 Jacksonville, FL 32223 Business: 9047596435 Mobile: 9047596435	Applicant D & M Amelia LLC DAVID ENGLAND Mobile: 9043106049	Owner D & M AMELIA LLC 41 Ocean Club Dr Fernandina Beach, FL 32034
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Invoice No.	Fee	Fee Amount	Amount Paid
INV-00018171	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00018171		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0127 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review

Project:

App Date: 10/12/2021

Work Class: HDC Staff Review

District: Default

Exp Date: 11/12/2021

Status: Approved

Square Feet: 0.00

Completed: 10/13/2021

Valuation: \$0.00

Assigned To: Salvatore Cumella

**Approval
Expire Date:** 10/13/2022

Description: Certificate of Approval (COA) to repair/replace sidewalk, porch decking (T&G Ultrawood 5/4), replace concrete block front steps with wood steps/handrails, reroof with asphalt shingles to match existing, removal of asbestos siding on addition and replacement with cementitious siding, repair/replace cedar shakes as needed on historic portions of home, repaint exterior to match existing, and add a shell driveway.

Parcel: 00-00-31-1800-0038-0022 Main

Address: 114 S 6Th St Main
Fernandina Beach, FL 32034

Zone: R-2(Medium Density Residential)

Owner
jason snyder
114 South 6th St.
Fernandina Beach, FL 32034
Mobile: 4044339726

Applicant
jason snyder
114 South 6th St.
Fernandina Beach, FL 32034
Mobile: 4044339726

Owner
Benjamin McEntyre
114 S. 6th Street
Fernandina Beach, FL 32034

Invoice No.	Fee
INV-00018172	COA - Staff Residential Fee

Fee Amount	Amount Paid
\$25.00	\$25.00

Total for Invoice INV-00018172

\$25.00 \$25.00

Grand Total for Plan

\$25.00 \$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0127 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 10/12/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 11/12/2021
Status: Approved	Square Feet: 0.00	Completed: 10/13/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 10/13/2022

Description: Certificate of Approval (COA) to repair/replace sidewalk, porch decking (T&G Ultrawood 5/4), replace concrete block front steps with wood steps/handrails, reroof with asphalt shingles to match existing, removal of asbestos siding on addition and replacement with cementitious siding, repair/replace cedar shakes as needed on historic portions of home, repaint exterior to match existing, and add a shell driveway.

**Amendment - 11/3/21 - Request to change the walkway and step material to brick.

Parcel: 00-00-31-1800-0038-0022 Main	Address: 114 S 6Th St Fernandina Beach, FL 32034 Main	Zone: R-2(Medium Density Residential)
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Owner jason snyder 114 South 6th St. Fernandina Beach, FL 32034 Mobile: 4044339726	Applicant jason snyder 114 South 6th St. Fernandina Beach, FL 32034 Mobile: 4044339726	Owner Benjamin McEntyre 114 S. 6th Street Fernandina Beach, FL 32034
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Note	Created By	Date and Time Created
1. Amendment Approved 11/3/21 to change the walkway and step material to brick.	Salvatore Cumella	11/03/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00018172	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00018172		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0129 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review **Project:** **App Date:** 10/22/2021
Work Class: HDC Staff Review **District:** Default **Exp Date:** 11/22/2021
Status: Approved **Square Feet:** 0.00 **Completed:** 10/27/2021
Valuation: \$0.00 **Assigned To:** Salvatore Cumella **Approval**
Expire Date: 10/27/2022
Description: Certificate of Approval (COA) for a 1/2" Thick MDO Wood Composite Board projecting sign with vinyl digital print on both sides.

Parcel: 00-00-31-1800-0012-0010 Main	Address: 300 Ash St Main Fernandina Beach, FL 32034	Zone: C-3(Central Business District)
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Agent Sharon Palmer 1410 E OAK ST FERNANDINA BEACH, FL 32034 Business: 9042610340	Applicant Sharon Palmer 1410 E OAK ST FERNANDINA BEACH, FL 32034 Business: 9042610340	Owner 300 Ash Street, LLC 300 Ash ST Fernandina Beach, FL 32034
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Invoice No.	Fee	Fee Amount	Amount Paid
INV-00018311	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00018311		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0130 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 10/26/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 11/26/2021
Status: Approved	Square Feet: 0.00	Completed: 10/27/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to install a 6' wood privacy fence		Expire Date: 10/27/2022

Parcel:	Address: 321 N 4Th St Fernandina Beach, FL 32034	Main	Zone:
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Applicant	Owner
Mike & Christie Walsh Myers	Mike & Christie Walsh Myers
321 N 4th ST	321 N 4th ST
Fernandina Beach, FL 32034	Fernandina Beach, FL 32034
Home: 4103718039	Home: 4103718039

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00018349	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00018349		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0131 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 10/26/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 11/26/2021
Status: Approved	Square Feet: 0.00	Completed: 10/27/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 10/27/2022
Description: Certificate of Approval (COA) to repaint exterior trim (SW0046 White Hyacinth) and body (SW9045 Bora Bora Shore) of primary structure		

Parcel: 00-00-31-1800-0041-0051 Main	Address: 125 S 8Th St Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
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Applicant	Owner	Owner
L. W & Beverly A French	House of Cards & Collectibles	House of Collectibles
1923 Highland DR	125 S 8TH ST	131 S 8TH ST
Fernandina Beach, FL 32034	FERNANDINA BEACH, FL	FERNANDINA BEACH, FL
Business: 9045560288	32034	32034
	Mobile: 9044155744	Business: 9045560288

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00018352	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00018352		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00