



AGENDA
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
JANUARY 20, 2022
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 December 16, 2021, Regular Meeting
- 4. PRESENTATIONS**
 - 4.1 **UTILIZING SANBORN FIRE INSURANCE MAPS FOR HISTORIC RESEARCH - SALVATORE CUMELLA**
- 5. OLD BUSINESS**
 - 5.1 **HDC 2020-0002 - JEAN BONVOULOIR, 131 N. 3RD STREET**
Amendment to a previously approved Certificate of Approval (COA) to change window manufacturer from PGT to Kolbe. (*Quasi-Judicial*)
- 6. NEW BUSINESS**
 - 6.1 **HDC 2021-0046 - MIRANDA ARCHITECTS, AGENT FOR DOUGLAS & KIMBERLY GEIB, 612 BEECH STREET**
Certificate of Approval (COA) to construct an addition to the rear of the house. (*Quasi-Judicial*)
- 7. BOARD BUSINESS**
 - 7.1 Appointment of Chair
 - 7.2 Appointment of Vice-Chair
 - 7.3 VISION 2045 - (Member Spino)
<http://www.fbfl.us/DocumentCenter/View/22930/Appendix-B---Community-Engagement-Summary>
<http://www.fbfl.us/DocumentCenter/View/22929/Appendix-A---Existing-Conditions-Analysis>
- 8. STAFF REPORT**

8.1 Staff Certificate of Approval - December 2021

9. PUBLIC COMMENT

10. ADJOURNMENT

NEXT HDC REGULAR MEETING IS SCHEDULED FOR FEBRUARY 17, 2022

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
DECEMBER 16, 2021**

1. CALL TO ORDER 5:01

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT

Michael Spino	Tammi Kosack
Michael Harrison (Chair)	Teresa Duncan
Froilan Esclusa (Alt 1)	Tim Poynter (Alt 2)

MEMBERS ABSENT:

James Pozzetta

OTHERS PRESENT:

Tammi Bach, City Attorney
Sal Cumella, Historic Preservation Planner
Taylor Hartmann, Recording Secretary

2. PLEDGE OF ALLEGIANCE

Member Duncan recused herself from HDC 2021-0044 and HDC 2021-0045.

Chair Harrison seated Member Esclusa for case HDC 2021-0044 and HDC 2021-0045 and potentially Member Poynter in the case where Member Pozzetta isn't present.

City Attorney Tammi Bach explained the Quasi-Judicial hearing processes including the approval and denial processes regarding variances. Ms. Bach also informed Chair Harrison to close the hearing after all parties have provided their testimony.

Member Poynter disclosed one ex parte communication with Lisa Finkelstein, Executive Director of Fernandina Beach Main Street regarding the Adopt-a-Flowerbed program. Chair Harrison disclosed one ex parte communication with staff regarding all cases on the agenda. No other members disclosed ex parte communications.

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

3. APPROVAL OF MEETING MINUTES

3.1 Approval of Minutes for the HDC Regular Meeting of November 18, 2021.

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

DRAFT

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

4. PRESENTATIONS

4.1 PRESENTATION: JELDWEN WINDOWS, PRESENTED BY RYAN DELANEY

Ryan Delaney, Jeldwen Windows representative, provided the Board with a verbal presentation on the types of windows and doors available as well as physical samples of window types that included all wood and a wood and aluminum combination product.

ACTION TAKEN: A motion was made by Member Kosack, seconded by Member Duncan to approve adding Jeldwen Sitrine series windows to the Aluminum-Clad Wood Approved Windows List.

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

4.2 PRESENTATION: FERNANDINA BEACH MAIN STREET - ADOPT A FLOWERBED AND SIDEWALK SURFACES

Lisa Finkelstein, Executive Director of Fernandina Beach Main Street, provided the Board with an overview of the Adopt-a-Flowerbed program as well as the available locations which include all flowerbeds down Centre Street.

Chair Harrison inquired whether the proposed signs would comply with the current LDC signage design guidelines.

Members all agreed that the proposed sign is too large and could potentially create visual clutter. Sponsors should be recognized, but members felt that a smaller sign which blends into the flowerbed would be more appropriate.

Lisa Finkelstein, Executive Director of Fernandina Beach Main Street, provided the Board with an overview of potential sidewalk options for the downtown area. The choices include stamped concrete, hexagonal pavers, and stamped brick.

Member Spino spoke about the longevity of hex pavers currently in the City and that many sections are severe trip hazards. He stated that he feels the stamped concrete option is most appropriate.

Chip Ross, 210 N. 3rd Street, stated that he feels the hexagonal pavers are historically accurate, but the cost of an appropriate base to support the pavers makes this option substantially more expensive and labor intensive with regards to maintenance.

5. OLD BUSINESS

5.1

HDC 2021-0034 - COTNER ASSOCIATES, INC., AGENT FOR CHARLES & BETH SMITH, 414 BROOME STREET

Final Certificate of Approval (COA) to construct a 624 sq. ft. accessory structure and a 624 sq. ft. accessory dwelling unit. (*Quasi-Judicial*)

Mr. Cumella presented the case and recommended approval.

John Cotner, 1627 Atlantic Avenue, agent for the applicant, stated that no changes have been made since the conceptual approval granted at the October 2021 HDC Regular Meeting.

Member Kosack inquired as to whether contextual elevations were available to review. Mr. Cotner stated that there weren't.

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

Chair Harrison seated Member Esclusa for this case as well as all following HDC cases.

ACTION TAKEN: A motion was made by Member Spino, seconded by Member Kosack to approve HDC case 2021-0034 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2021-0034, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Design Guidelines to warrant approval at this time.

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

5.2

HDC 2021-0043 - PARKER CONTRACTING, INC., AGENT FOR DAVID & KIMBERLY PAGE, 220 N. 2ND STREET

Amendment to a previously approved Certificate of Approval (COA) to use sand finish stucco on the exterior instead of the approved Tabby (Coquina). (*Quasi-Judicial*)

Mr. Cumella presented the case and recommended approval.

John Cotner, 1627 Atlantic Avenue, agent for the applicant, stated that the proposed change is due to longevity and maintenance concerns.

Public Hearing was opened.

Chip Ross, 210 N. 3rd Street, spoke about the degree to which the HVAC condensers are visible, as built, is more significant than, as originally proposed.

Public Hearing was closed.

ACTION TAKEN: A motion was made by Member Esclusa, seconded by Member Kosack to approve HDC case 2021-0043 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2021-0043, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Waterfront Community Redevelopment Area 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.

John Cotner, 1627 Atlantic Avenue, stated that he felt the proposed Adopt-a-flowerbed signs were too large and would contribute to more visual clutter downtown. Mr. Cotner also stated that he supports the installation of hexagonal pavers both because they can be done in a previous way and the long-term maintenance is less substantial than proposed alternatives.

6. NEW BUSINESS

6.1 HDC 2021-0044 - BUILT TO LAST CONSTRUCTION INC., AGENT FOR, FYRE HOLDINGS II, LLC., 227 S. 7TH STREET

Certificate of Approval (COA) to demolish an existing 400 sq. ft. accessory structure. (*Quasi-Judicial*)

Mr. Cumella presented the case and recommended approval.

Members agreed to hear case HDC 2021-0045 prior to engaging in Board discussion and any voting.

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

DRAFT

ACTION TAKEN: A motion was made by Member Kosack, seconded by Member Esclusa to approve HDC case 2021-0044 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2021-0044, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Design Guidelines to warrant approval at this time.

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

6.2 HDC 2021-0045 - BUILT TO LAST CONSTRUCTION INC., AGENT FOR, FYRE HOLDINGS II, LLC., 227 S. 7TH STREET

Certificate of Approval (COA) to construct a 2-story 625 sq. ft. accessory structure. (*Quasi-Judicial*)

Mr. Cumella presented the case and recommended approval.

Rob Psulkowski, 710 Beech Street, agent for the applicant, spoke to the deteriorated state of the current structure, as well as the need for usable storage.

Member Spino inquired about the applicant's willingness to consider some type of articulation on the north elevation. Mr. Psulkowski confirmed that the applicant is amenable to this.

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

ACTION TAKEN: A motion was made by Member Kosack, seconded by Member Poynter to approve HDC case 2021-0045 with the condition that an architectural element be added to the north elevation in order to lessen the massing of the blank wall; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2021-0045, as presented with conditions, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Design Guidelines to warrant approval at this time.

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

7. BOARD BUSINESS

Chair Harrison thanked Member Duncan for her service and contributions to the Board.

Chair Harrison recommended that members begin to think about Chair and Vice-chair nominations. Chair Harrison also stated that he would like to step back from the Chair position if there are other members interested in serving in that capacity.

8. STAFF REPORT

9. PUBLIC COMMENT

No parties wished to speak.

10. ADJOURNMENT 6:47



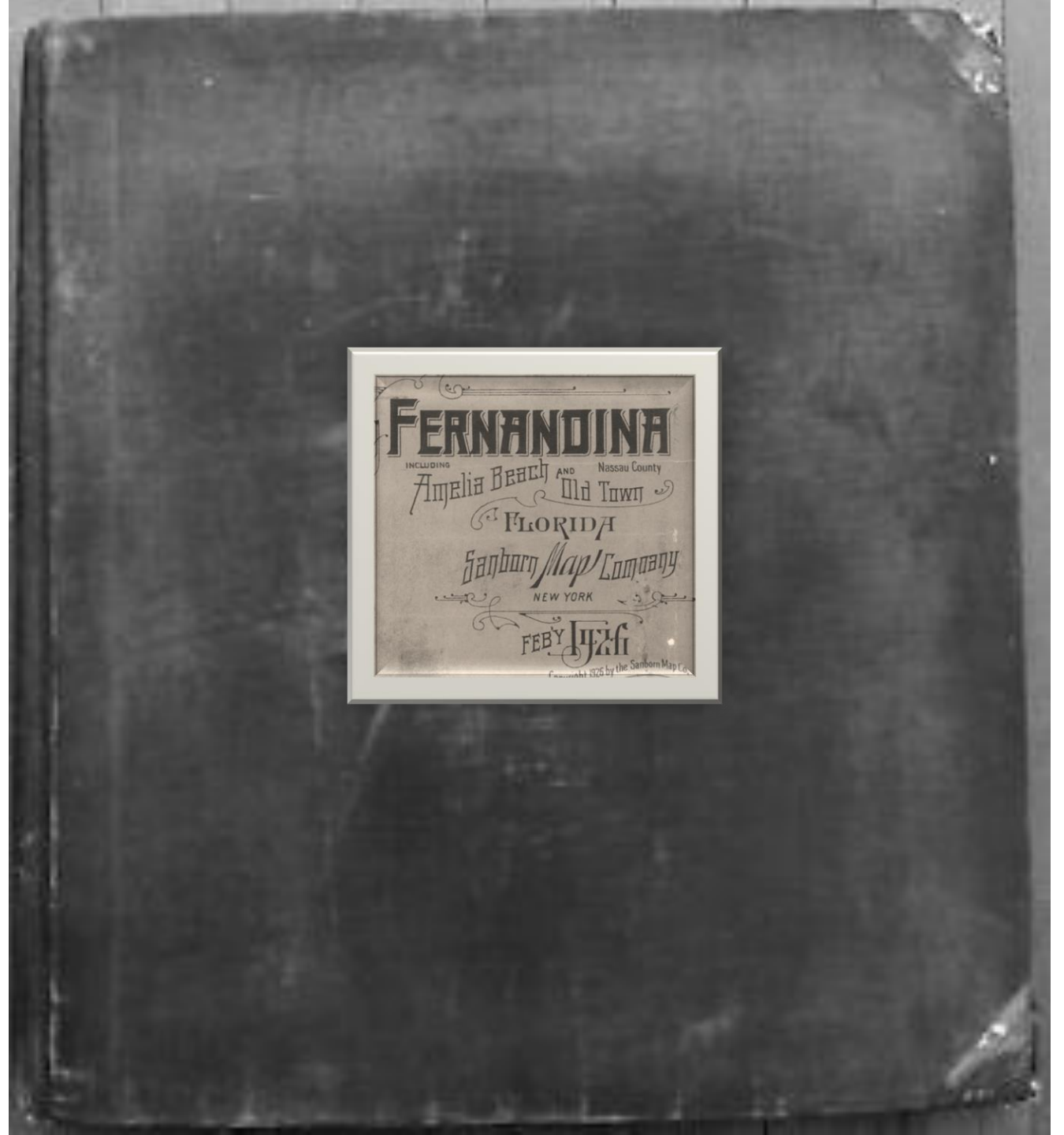
Utilizing Sanborn Fire Insurance Maps For Historic Research

Salvatore Cumella

January 20, 2021

What is a Sanborn Map?

- The maps were produced by the Sanborn Company beginning in 1867
- Designed to assist fire insurance agents in determining the degree of hazard associated with a particular property.
- To illustrate the detail needed for this use, Sanborn maps were drawn at a scale of 50 feet to an inch, on sheets 21 by 25 inches.



1884



1891

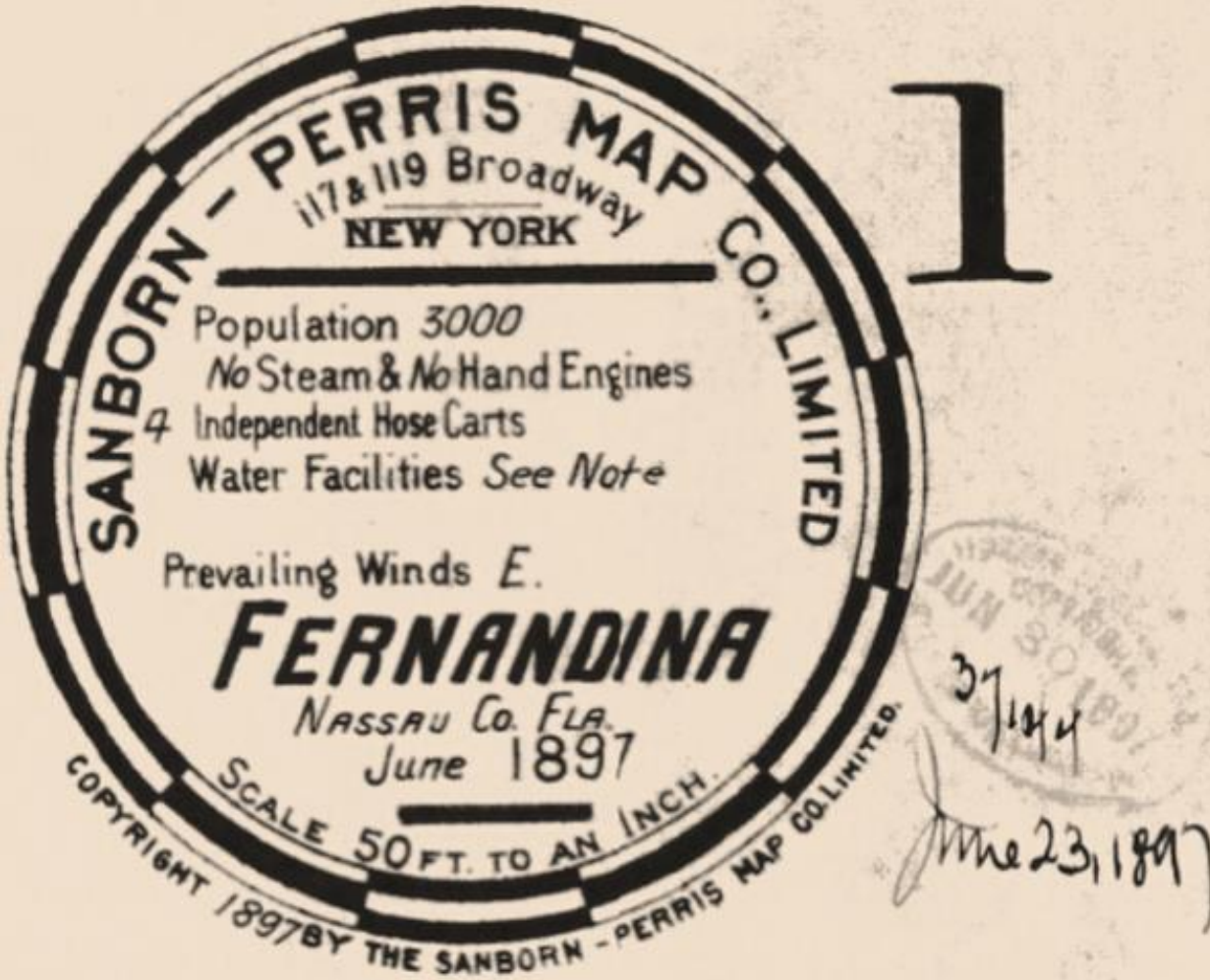
BRARY OF CONGRESS
COPYRIGHT
APR 16 1891
11238 W
WASHINGTON



4296
5 Sheets

1

TWO INDEPENDENT HOSE CARTS - 1500' NEW HOSE. - AUTOMATIC STOP COCKS -
1 HOOK & LADDER TRUCK - INDEPENDENT FIRE ALARM TOWER & ELECTRIC CON-
NECTIONS BETWEEN STATIONS, POLICE HEADQUARTERS & WATERWORKS.
WATERWORKS: GRAVITY & DIRECT - ELEVATION OF TOWER 120' ABOVE BUSINESS
PART OF CITY - 8" ARTESIAN WELLS CAP. 816 GALS. PER MINUTE, SUPPLIES A
150,000 GAL. RESERVOIR - CAPAC. OF TANK & TOWER 113,000 GALLS. - AVG.
PRESSURE 45 LBS. CAN BE RAISED TO 300 LBS.



1897

- NOTE -

TOWN LEVEL. LIGHTS - ELEC. PLANT OWNED BY CITY.

Fire Dept.

VOL. 45 MEN & HOSE CARTS. 1 H & L TRUCK, 2 PORTABLE
CHEM. EXTS. 1500' OF 6000, AND 1000' NEW HOSE WITH
AUTO. STOP COCKS. INDEPENDENT FIRE AL. TOWER &
ELEC. SYSTEM CONNECTING STATIONS WITH POLICE
HEADQUARTERS & WATER WORKS.

Water Wks.

GRAVITY & PUMP PRESSURE. 1 COMPOUND DUPLEX WORTHINGTON
PUMP. CAP. 2000000 GALS. IN 24 HRS. 1 LUDLOW - DUNNE & GORDON
COMPOUND DUPLEX PUMP. CAP. 2000000 GALS. IN 24 HOURS.
THE WORKS & TOWER ARE 1/4 MILE FROM COURT HO. TOWER IS
126' ABOVE BUSINESS PORTION OF TOWN. & IS SUPPLIED BY 8' ARTESIAN
WELL TO STORAGE BASIN. CAP. OF BASIN 150,000 GALS. TANK CAP. 113,000 GALS.
DOMESTIC PRESSURE 45 LBS. CAN BE RAISED TO 200 LBS.

7

1903



WATER FACILITIES:-

WATER WORKS OWNED BY THE CITY. FOR LOCATION SEE SHEET NO. 7. WATER SUPPLIED FROM ARTESIAN WELL WITH CAP'Y OF 900 GAL'S PER MINUTE GRAVITY AND DIRECT PRESSURE SYSTEM WORTHINGTON COMPOUND DUPLEX PUMPING ENG. CAP'Y 2 MILLION GAL'S IN 24 HOURS AND LUDLOW-DUNNE & GORDON COMPOUND DUPLEX PUMPING ENG, CAP'Y 2 MILLION GAL'S IN 24 HOURS THE IRON WATERTOWER IS 126' ABOVE BUSINESS SECTION OF TOWN AND HOLDS 113000 GAL'S STORAGE BASIN AT WATER WORKS CAP'Y 200000 GAL'S DOMESTIC PRESSURE 45 LBS FIRE PRESSURE UP TO 150 LBS

FIRE DEPARTMENT:- PARTLY PAID. CHIEF AND 2 MEN FULLY PAID 8 MEN PARTLY PAID 45 VOLUNTEER. 4 WHEEL HOSE WAGON WITH 700' 2½" HOSE. 2 HOSE REELS WITH 400' 2½" HOSE EACH. H&L. TRUCK. 2 PORTABLE CHEMICAL EXTINGUISHERS. HORSE.

ALARM GIVEN BY BELL, WHISTLE & TELEPHONE TOWN LEVEL. LIGHTS: ELEC. PLANT OWNED BY CITY.



1909

WATER FACILITIES: Water Works owned by City. Water supplied by two Artesian Wells, capcy 900 gals & 500 gals each per min. Gravity & direct pressure. One Ludlow Dunne Gordon Pumping Eng., 14 x 22 x 14, capcy 200,000 gals each in 24 hrs. One Worthington Compound Duplex Pumping Eng., 12 x 18 x 12 x 10, capcy 100,000 gals in 24 hrs. One Ludlow Dunne & Gordon Compound Pumping Eng., 20 x 12 x 18, capcy 1,000,000 gals in 24 hrs. Pump direct to Mains and Water Tank as shown, elevated 126' above Business Section of City, capcy 113,000 gals. Domestic pressure 45 lbs. Fire pressure up to 150 lbs. Daily consumption 500,000 gals. About 7 miles of 4", 6", 8" & 10" Water Mains. 62 double Hydrants. System laid in 1889. 2 Pumping Plants as shown on Sheet 7.

FIRE DEPT: Partly paid. Chief & 2 Men paid in full. 8 Call Men partly paid. 2 Hose Wagons & 600' hose each. One Hose Reel & 400' hose. One H. & L. Truck. One Horse kept at Fire Sta. Alarm by bell. Gamewell System. 11 boxes. Total of 1900' 2½" hose in good condition. To have 500' new hose in the near future. 2 National 3 gals. Exfgs on Hose Wagon.

Grades level.

Population 5,400.

Prevailing Winds, South East

GRADES LEVEL.
STREETS SHELL PAVED.
PUBLIC LIGHTS ELECTRIC.

WATER FACILITIES:—

Water works owned by the city.
Water supply from three artesian wells, cap'y 900
galls, 600 galls. and 500 galls. per min. Reservoir
cap'y 175,000 galls and water tank 113,000 galls.
elevated 126 ft. above business section

Two Union centrifugal pumps, cap'y 1000
galls. each per min.

About 7 miles of water pipes 4" to 10" diam.
73 double hydrants.

Domestic pressure 45 lbs.

Fire pressure up to 100 lbs.

Average daily consumption 500,000 galls.

FIRE DEPARTMENT:—

Partly paid. Chief and two
men fully paid. 8 call men partly paid. One Ford
hose auto. wagon with 3300 ft. of hose and eight
chemical extinguishers.

Gamewell fire alarm system, 11 boxes.
General alarm by bell.

OLD TOWN.

One hose reel with 350 ft. of hose
(See Sheet No. 15).

FERNANDINA

INCLUDING

Amelia Beach AND Nassau County
Old Town

FLORIDA

Sanborn Map Company

NEW YORK

FEB'Y 1926

Copyright 1926 by the Sanborn Map Co.

1926

NEW REPORT, Sept., 1943

POPULATION: 4,000

Prevailing Winds:—S. E.

PAVING:—Principal streets paved.

GRADES:—Level.

WATER FACILITIES

Gravity and direct pressure system owned by Florida Public Utilities Co., Inc. Supply from 2 deep wells. 2 Worthington deep well turbine pumps, capacity 450 gallons per minute each. 2 Union centrifugal pumps, capacity 1,000 gallons per minute each. 1 Dayton-Dowd electric centrifugal pump, capacity 500 gallons per minute. 175,000 gallon reservoir. One 75,000 gallon water tank, elevated 110' above business section.

10.4 miles of 4" to 10" water pipe. 85 double and triple hydrants. Average daily consumption 275,000 gallons. Domestic pressure 50 lbs. Fire pressure 100 lbs.

FIRE DEPARTMENT

1 chief, fully paid and 1 man, partly paid. 5 call men, partly paid.

1 Chevrolet hose truck with 500' 2½" hose and 120' of ladder. 1 American-LaFrance triple combination motor truck carrying 750 gallon per minute pump, 1,000' 2½" hose, 200 gallon booster tank and 200' booster hose. 1 Ford triple combination motor truck, carrying 500 gallon per minute pump, 1,000' 2½" hose, 148 gallon booster tank and 200' booster hose.

Gamewell fire alarm system. 11 boxes. Alarm headquarters in one-story brick fire station. General alarm by bell at Court House and siren at top of City Hall building.

FIRE-RESISTIVE ROOFING ORDINANCE.

Ordinance prohibiting wooden shingle roofs adopted August 16, 1917, all such roofs to be replaced or repaired by fire-resistive roofing. No Time Limits.

CORRECTION RECORD

REV'D NO.	DATE OF CORRECTION	ATTACHED BY	DATE ATTACHED
3	9/43	gap	2-9/46
4	6/49	Counts	7/26/50

FERNANDINA

INCLUDING

Amelia Beach

Nassau County

FLORIDA

Sanborn Map Company

NEW YORK

FEBY 1926

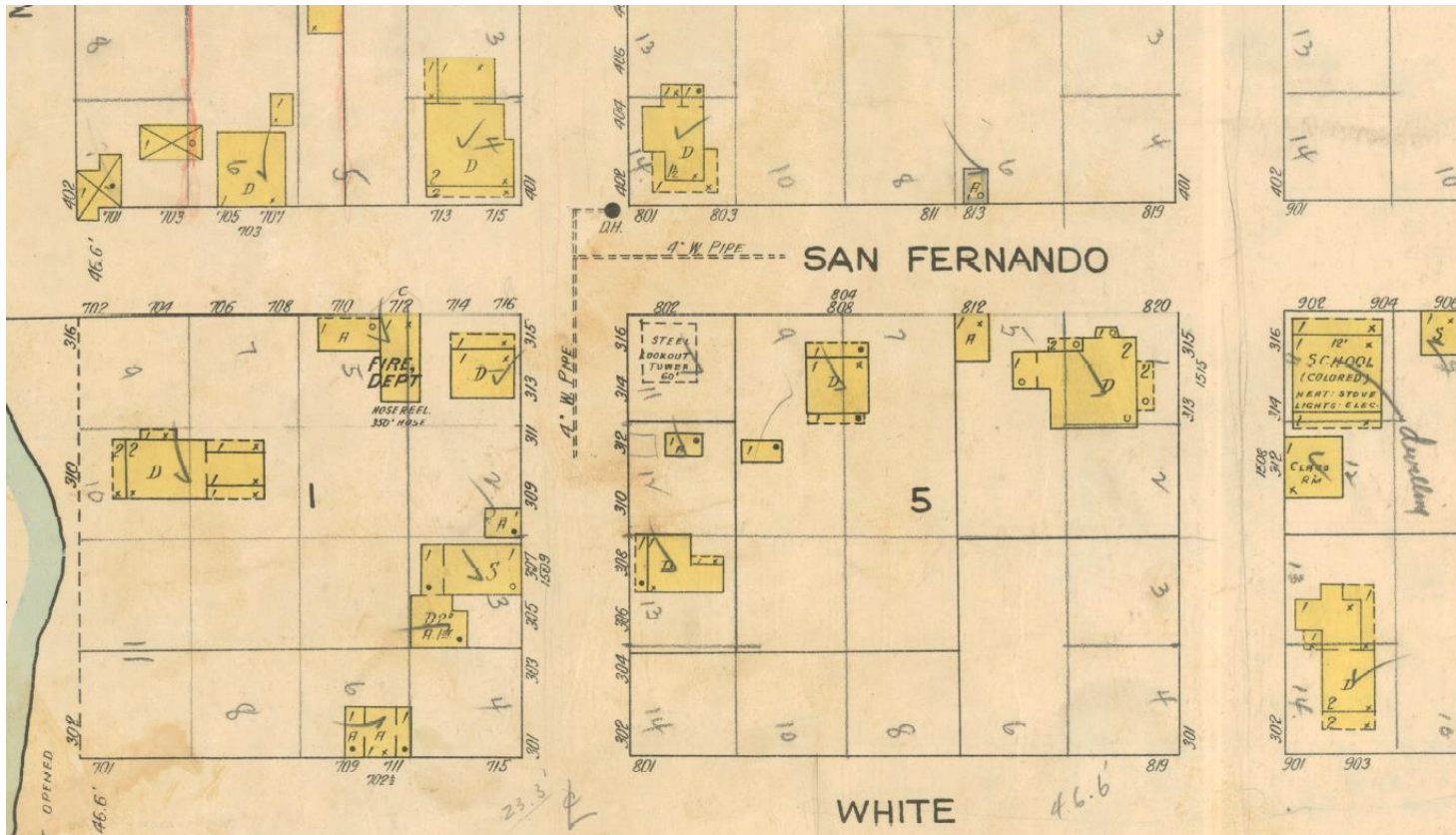
Copyright 1926 by the Sanborn Map Co.

Great care is exercised in the production of the publications and in our service, but absolute accuracy is not guaranteed

ALL RIGHTS RESERVED. NO PART OF THIS MAP MAY BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM THE SANBORN MAP COMPANY.

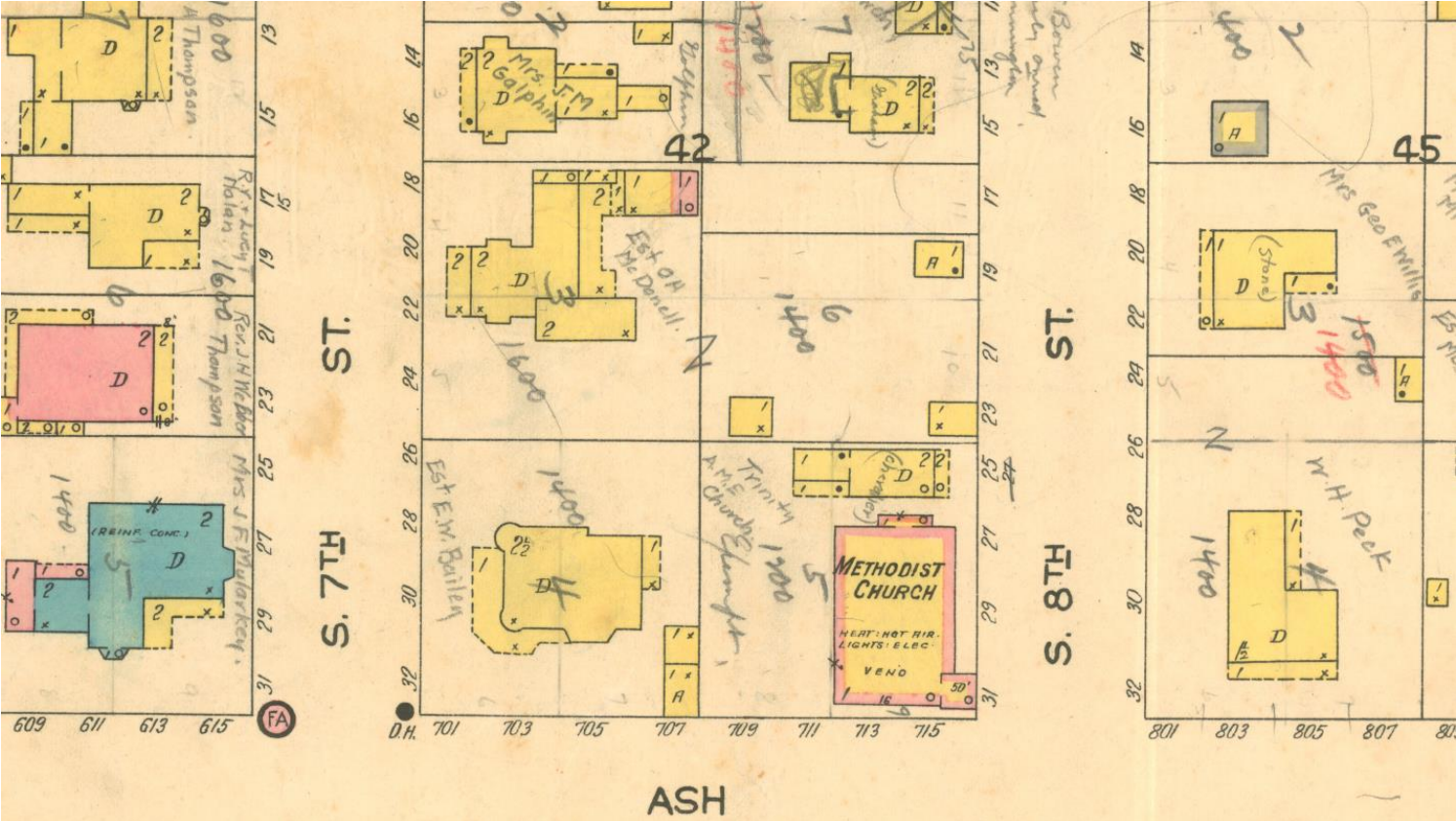
1943/1949

What do Sanborn Maps Show Us?



- Sanborn maps show size, shape, and construction of the building.
- Additional details are: firewalls, locations of windows and doors, sprinkler systems, and roofing material.
- Areas adjacent to the buildings were also covered: width and names of streets, property boundaries, building use, and house block number. Water mains and the dimensions of such, fire alarm boxes, and hydrants are depicted as well.

How Do We Use Them Today?

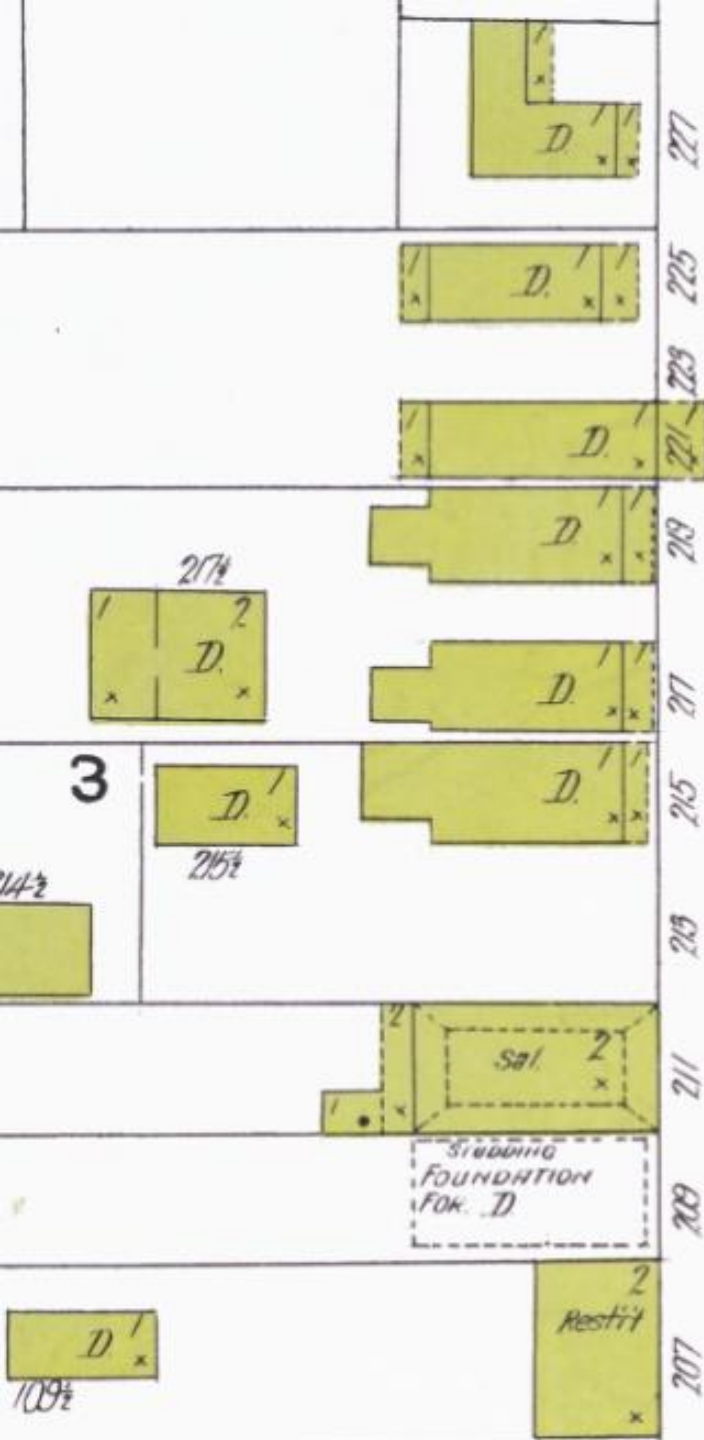


- Architects and planners use Sanborn maps to determine important structural information and history for renovation and reconstruction.
- The maps provide eyewitness diagrams about construction details of structures and neighborhoods.
- These maps are invaluable resources to private researchers, government and municipal agencies, and public utilities.

Using Sanborn® Fire Insurance Maps: Key

- This standard key for Sanborn® Fire Insurance Maps identifies the symbols and colors used on the maps: The maps provide eyewitness diagrams about construction details of structures and neighborhoods.

KEY	
	Fire proof construction. (OR FIRE RESISTIVE CONSTN)
	Adobe building.
	Stone building.
	Concrete, lime, cinder or cement brick.
	Hollow concrete or cement block constn.
	Concrete or reinforced concrete constn.
	Tile building.
	Brick building with frame cornice.
	" " " stone front, frame side. (DIVIDED BY FRAME PARTITION)
	Brick veneered building.
	" " and frame building.
	Frame building, brick lined.
	" " metal clad.
	Frame building.
	Iron building.
	Tenant building occupied by various manufacturing or occupancies.
	Frame building covered with asbestos.
	Brick building with brick or metal cornice.
	Fire wall 6 inches above roof.
	" " 12 " " "
	" " 18 " " "
	" " 36 " " "
	Figures 8, 12, 16 indicate thickness of wall in inches.
	Wall without opening and size in inches.
	Opening with single iron or tin clad door.
	" " double iron " " doors.
	" " standard fire doors.
	Openings with wired glass doors.
	Drive or passage way.
	Stable.
	Auto. House or private garage.
	Solid brick with interior walls of C.B. or C.B. and brick mixed.
	Mixed construction of C.B. and brick with one wall of solid brick.
	Mixed construction of C.B. and brick with one wall faced with 4" brick.
	Mixed construction of C.B. and brick throughout.
	Mansard roof. DOTS REPRESENT OPENINGS. STEMS INDICATE STORIES, COUNTING FROM LEFT TO RIGHT, LOOKING TOWARD BUILDING.
	Window opening in first story.
	Window openings in second and third stories.
	Window openings in second and fourth stories.
	Windows with wired glass.
	Windows with iron or tin clad shutters.
	Window openings tenth to twenty-second stories.
	Open elevator.
	Frame enclosed elevator.
	Concrete block enclosed elevator with traps.
	Tile enclosed elevator with self closing traps.
	Brick enclosed elev. with wired glass door.
	Iron chimney. (WITH SPARK ARRESTOR)
	Brick chimney.
	Ground elevation.
	Vertical steam boiler.
	Gasoline tank.
	Open under.
	Automatic fire alarm.
	Independent electric plant.
	Automatic sprinklers.
	Automatic chemical sprinklers.
	Automatic sprinklers in part of building only. (NOTE UNDER SYMBOL INDICATES PROTECTED PORTION OF BUILDING)
	Not sprinklered.
	Outside vertical pipe on fire escape.
	Fire alarm box.
	Single hydrant.
	Double ".
	Triple ".
	Quadruple hydrant of the "High Pressure Fire Service".
	Fire alarm box of the "High Pressure Fire Service".
	Water pipes of the High Pressure Fire Service. "High Pressure Fire Service" as shown on key map.
	Water pipes and size in inches.
	Water pipes of private supply.
	House numbers shown nearest to buildings are official or actually up on buildings.
	Old house numbers shown furthest from buildings.

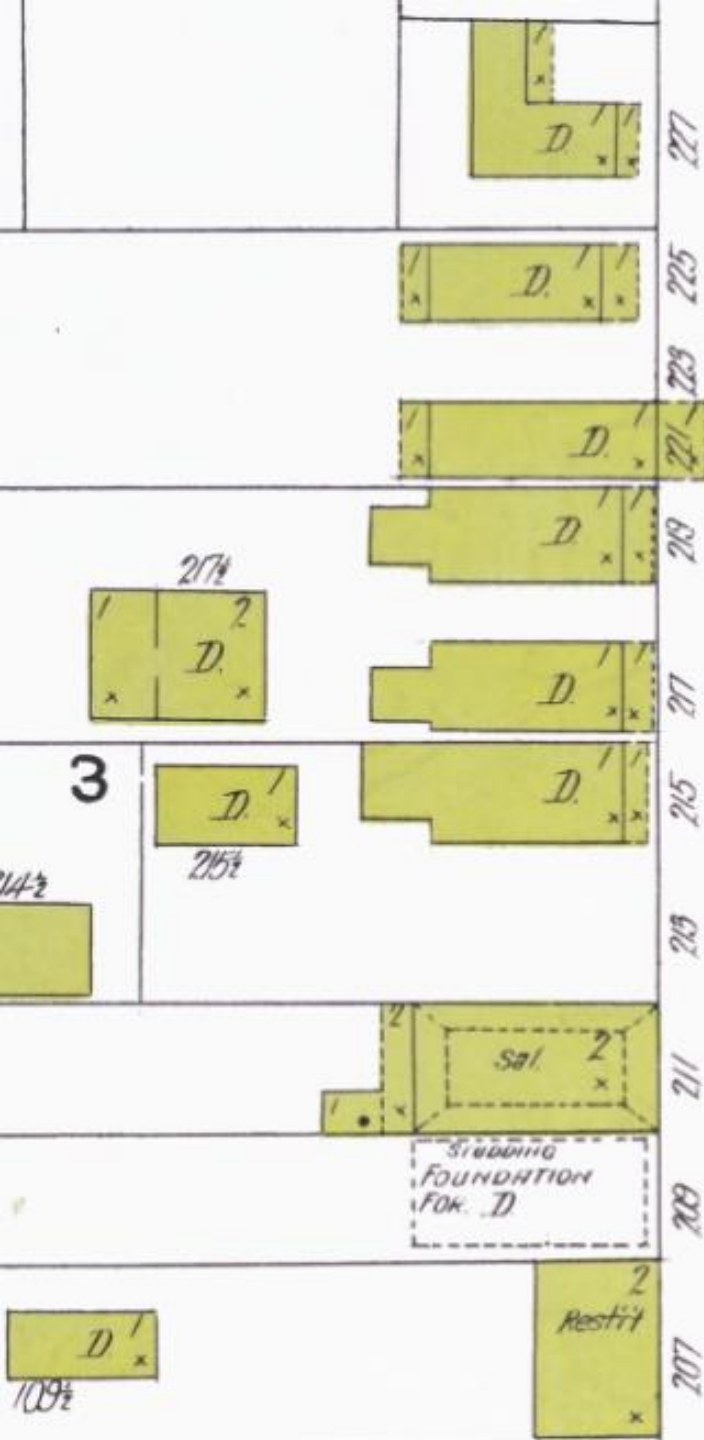


N. SECOND



N. THIRD

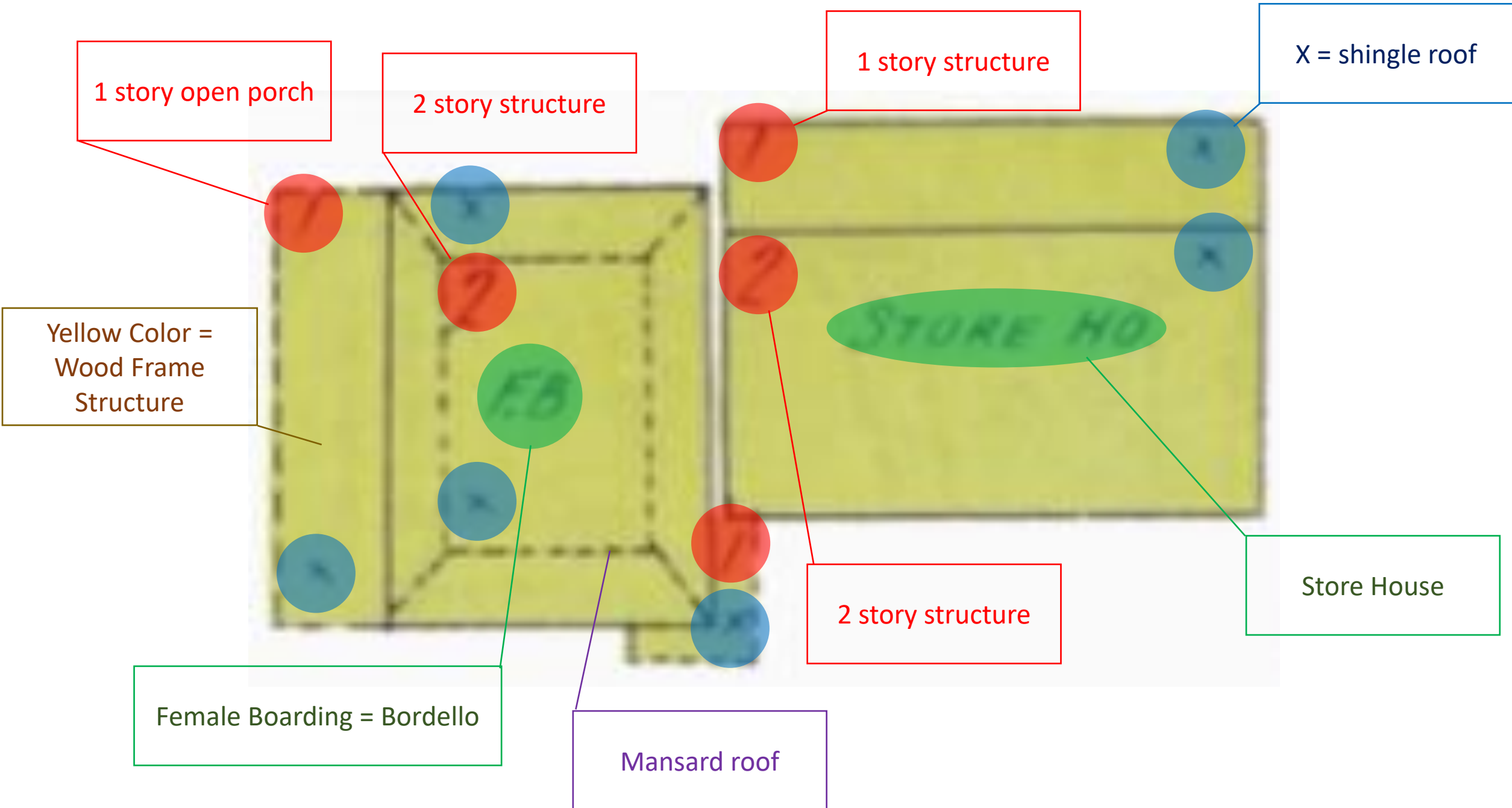


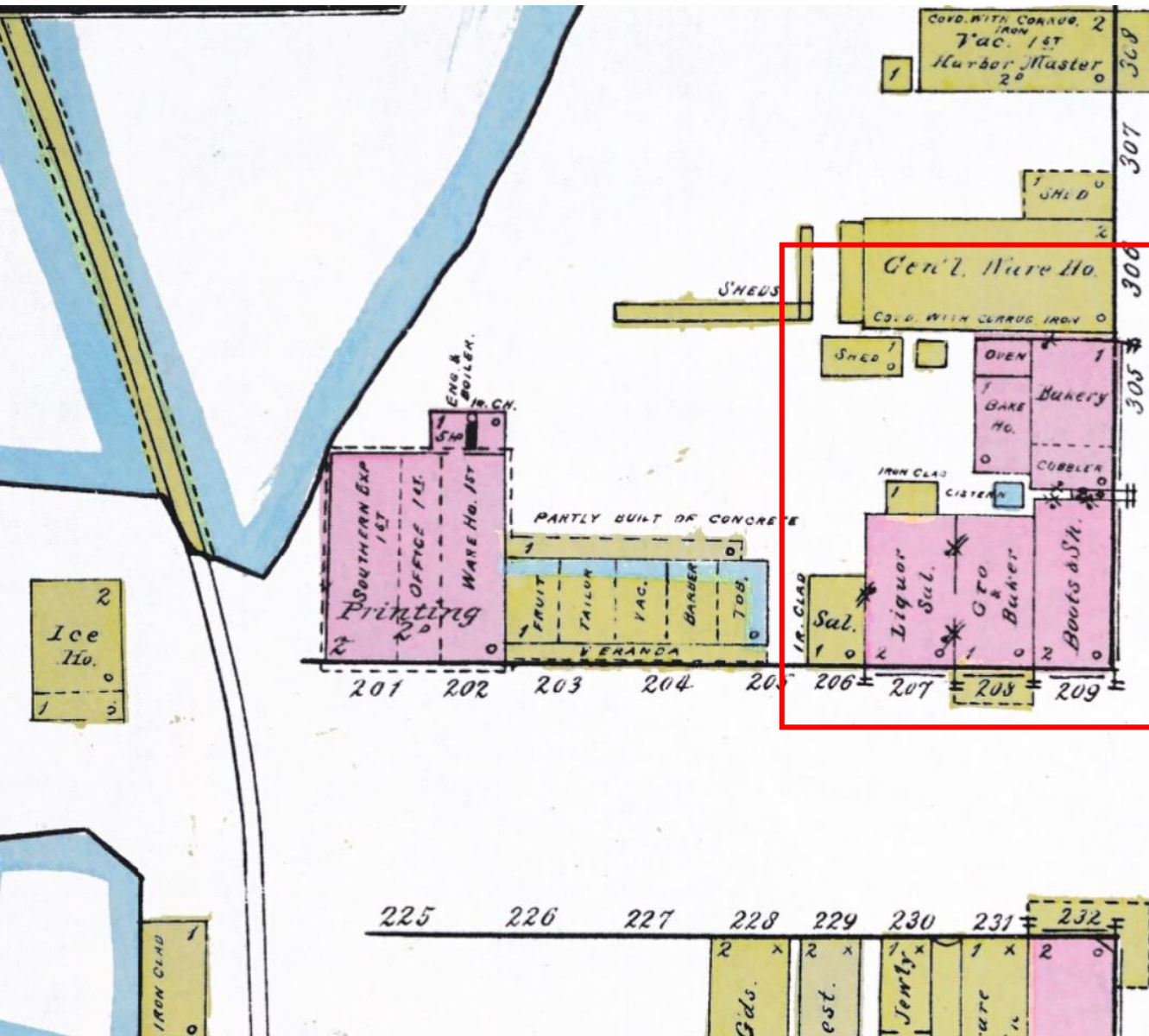


N. SECOND



N. THIRD





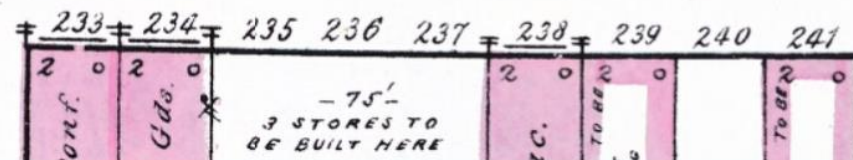
SECOND



80'

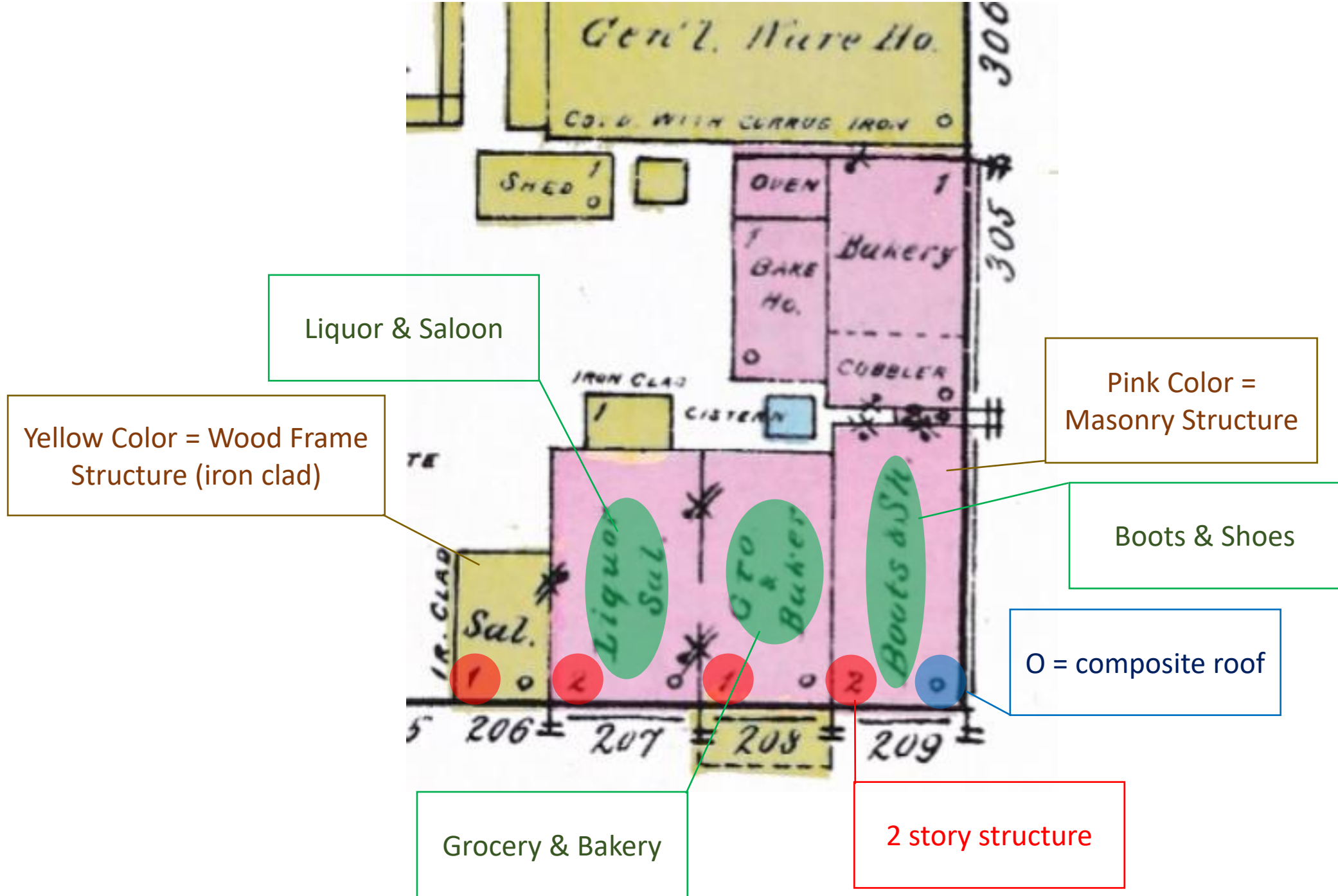
CENTRE

60'

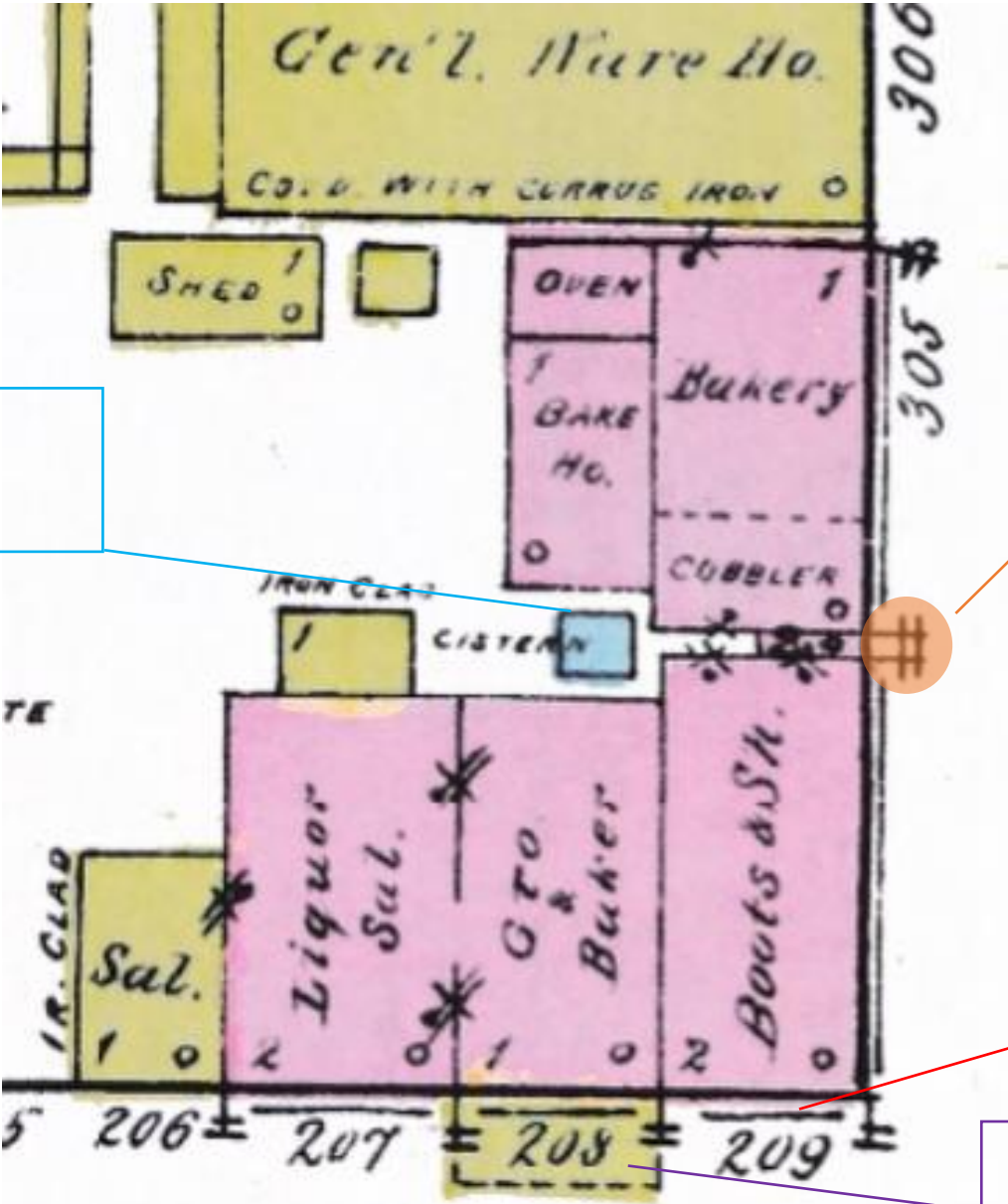


60'





Cistern



Fire wall (6" for each dash)

Cornice

Wood frame awning over sidewalk

Resources



Fernandina,
Nassau County,
Florida, 1897



Fernandina,
Nassau County,
Florida, 1891



Fernandina,
Nassau County,
Florida, 1884



Fernandina,
Nassau County,
Florida, 1909

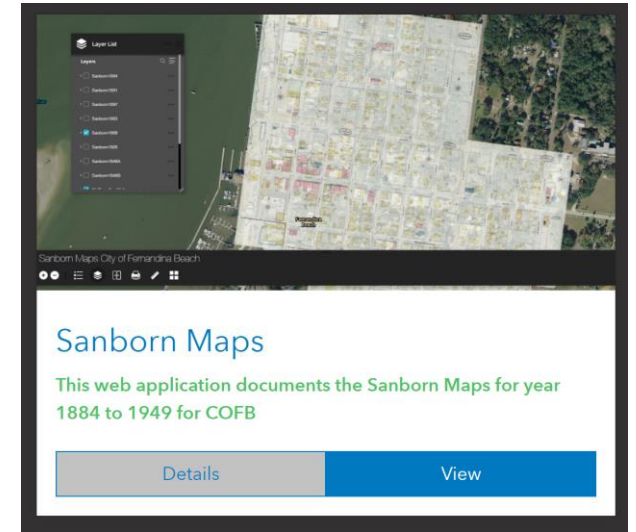


Fernandina,
Nassau County,
Florida, 1903

- [*How to Read a Sanborn Map*](#) – Clint Tomlinson. May 2021.
- [*University of Florida Digital Collections: Sanborn Fire Insurance Maps of Florida: Fernandina*](#)
 - 1884
 - 1891
 - 1897
 - 1903
 - 1909

Resources

- City of Fernandina Beach Archive
 - 1926 (Subject to copyright. Available by request)
 - 1949 (Subject to copyright. Available by request)
- [Nassau County Property Appraiser GIS Applications: Sanborn Maps](#)
- [Sanborn® Fire Insurance Map Symbols and Colors \(interactive\)](#)





HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2020-0002 AMENDMENT
JANUARY 20, 2022

Owner/Applicant:	Jean Bonvouloir
Property Address:	131 N. 3 rd Street
Parcel ID #:	00-00-31-1800-0009-0150
Current zoning:	R-2
FLUM land use category:	Medium Density Residential
Existing uses on the site:	N/A
FL Master Site File #	N/A
Year Built:	Under Construction
Contributing Status:	Non-Contributing
Requested action:	Amendment to a previously approved Certificate of Approval (COA) to change window manufacturer from PGT to Kolbe. (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:

Final approval for the construction of a new single-family home was approved June 18, 2020.

The applicant is seeking an amendment to a previously approved Certificate of Approval (COA) to change window manufacturer from PGT to Kolbe.

APPLICABLE GUIDELINES:

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

[DOWNTOWN HISTORIC DISTRICT GUIDELINES](#)

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

ANALYSIS:

Staff recommends hearing a presentation by the applicant and viewing samples of proposed windows to determine suitability.

STAFF RECOMMENDATION:

Staff recommends:

hearing a presentation by the applicant and viewing samples of proposed windows to determine suitability.

MOTION TO CONSIDER:

I move to **approve or deny** this amendment to HDC case number 2020-0002 **with or without** conditions;

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

That this amendment to HDC case 2020-0002, as presented, **is or is not** substantially compliant with the Land Development Code and the Downtown Historic District Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 **HDC 2020-0002 Amendment Application and Backup Materials**

EXHIBIT 2 **Plans & Elevations as approved June 18, 2020**

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #8394

Date Submitted: 12/1/2021

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 2022



IMPORTANT NOTES

Conceptual Approvals

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

Pre-Application Meeting

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

Application Requirements

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

New Construction

APPROVAL TYPE*

Board Approval: Final

See Certificate of Approval Matrix for details

Previously Approved Case

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

Yes

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

12/1/2021

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*

131 North 3rd Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0009-0150

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Jean L

Last Name*

Bonvouloir

Mailing Address*

507 S. 6th Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

9045564700

E-mail Address*

john@cbofamelia.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*

HDC2020-0002 Window manufacturer change

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

Design Vision Statement*

Change from PGT windows to Kolbe windows.

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

Requirements for Demolition Applications

Per LDC 8.03.03.01

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

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

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

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

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

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

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

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

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

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

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

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
		(Name/Number)

DOORS

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

WINDOWS

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

ROOFING

Manufacturer	Product Description	Color
		(Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
		(Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
		(Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
		(Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
		(Name/Number)

FENCING

Manufacturer	Product Description	Color
		(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
		(Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
		(Name/Number)

OTHER

Manufacturer	Product Description	Color
		(Name/Number)

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

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

Certification*

☒

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

☒

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

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

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

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

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

Applicant First Name*

Applicant Last Name*

Today's Date*

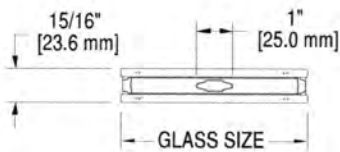
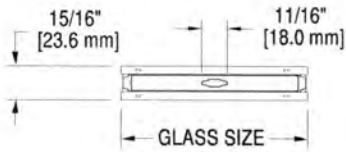
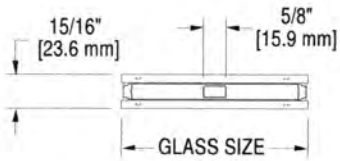


DEPARTMENT OF PLANNING & CONSERVATION

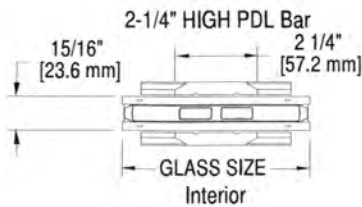
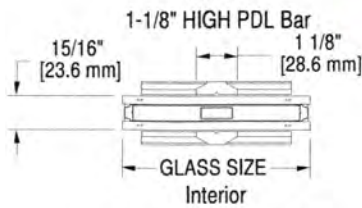
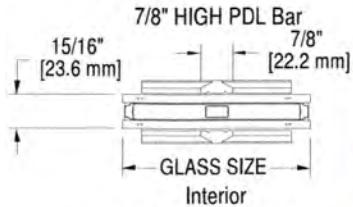
204 Ash Street | Fernandina Beach Florida 32034 | 904 310-3480 | www.fbfl.us/planning

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

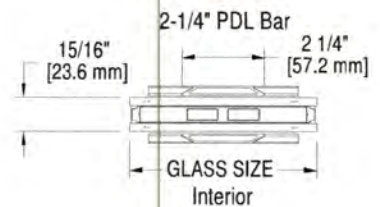
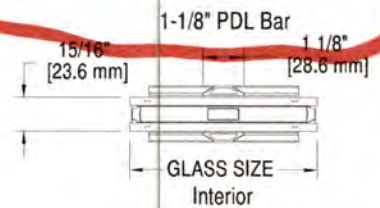
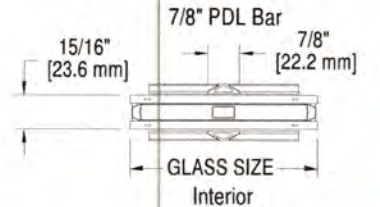
KOLBE FORGENT SERIES
All Products
Grilles-in-the-Airspace



KOLBE FORGENT SERIES
Wood Glastra Products
Performance Divided Lites



KOLBE FORGENT SERIES
All Glastra Products
Performance Divided Lites

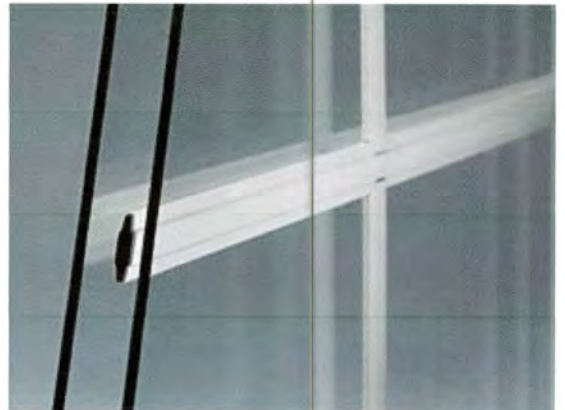


DIVIDED LITE OPTIONS

Forgent Series windows and doors are available with two types of divided lites: performance divided lites and grilles-in-the-airspace.

PERFORMANCE DIVIDED LITES

Kolbe's performance divided lite (PDL) glazing system gives the appearance of true divided lites without sacrificing energy efficiency. Extruded aluminum bars are adhered to the exterior of Forgent Series windows and doors. Unfinished pine bars are adhered to the interior of the single lite of insulating glass on Glastra/Wood units, while aluminum bars are adhered to the interior of All Glastra units. Aesthetically pleasing spacer bars are installed within the insulating glass unit. Together, these bars create the illusion of true divided lites. PDL bars are available in 7/8" or 2-1/4" bar widths. The exterior finish of the aluminum bars will match the exterior finish of the unit. Some designs may have a composite material for the exterior PDL bar. Bars have a beveled profile. Limited lite patterns are available.



GRILLES-IN-THE-AIRSPACE

Grilles-in-the-airspace are constructed with aluminum bars sealed between two panes of insulating glass, offering the look of divided panes while reducing cleaning time.





«DUPONT»

Tyvek
HomeWrap

Call 1-800-448-9835 tyvek.com/homewrap
MADE IN THE USA



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WARNING

Protective film on the inside of the glass can result in a static charge which could cause a shock or fire.

Static charge and spark can pass through to the OTHER side of glass.

Solvents, cleaners and foam insulation must be dry and off flammables must be properly stored before removing protective film.

Misting glass with water may reduce static charge and spark.

For best results, protective film should be removed within 9 months of installation in temperatures above 32°F.



REMOVE FROM AREA:

- Thinners
- Cleaners
- Mineral spirits
- Foam insulation can
- Solvent soaked rags

INV # 6556



OFFICE USE ONLY

REC'D: 2/6/20 BY: [Signature]

APPLICATION COMPLETE: Y _____ N _____

PAYMENT: \$ _____ INVOICED [] PAID []

HDC CASE #: HDC 2020-0002

PRE-CONFERENCE: Y _____ N _____ DATE _____

BOARD MEETING DATE: 3/19/2020

SCANNED []

PLANNER: _____ DATE: _____

_____**APPROVED**_____**DENIED**

APPLICATION FOR HISTORIC DISTRICT COUNCIL CERTIFICATE OF APPROVAL (COA)

APPROVAL TYPE:

☐ Staff Approval

☐ Board Approval: Conceptual _____ or Final _____

PROJECT TYPE:

☒ New Construction ☐ Addition ☐ Alteration ☐ Relocation ☐ Demolition ☐ Amendment to COA# _____

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

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

Street Address: 131 N. 3RD ST

District: ☒ Downtown Historic ☐ Old Town ☐ CRA Waterfront

Parcel Identification Number(s): 00-00-31-1800-0009-0150

Zoning District: P-2 Lot / Block Number (optional) _____

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name <u>JEAN L & PENELOPE S BONVOULOIR</u>	
Company (if applicable)	
Street Address <u>806 AMELIA DR</u>	
City State Zip <u>FERNANDINA BEACH, FL 32034</u>	
Telephone Number <u>904-556-4700</u>	
Email Address <u>JOHN @ CBOFAMELIA.COM</u>	

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



HISTORIC DISTRICT COUNCIL APPLICATION CHECKLIST

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

CONCEPTUAL APPROVALS

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

STAFF REVIEW OR BOARD REVIEW FINAL APPROVAL

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

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

PROJECT DESCRIPTION (REQUIRED)

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

VACANT

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

1 STORY SINGLE FAMILY HOUSE W/ ACCESSORY BUILDING - GARAGE W/ STORAGE AND DECK ABOVE

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

Project Scope	Manufacturer	Product Description	FL Product Approval #	Color (Name/Number)
Exterior Fabric	JAMES HARDIE	HARDIE BOARD	13183.2	SHERWIN WILLIAMS MODERNIST GRAY
Doors	THERMA TRU	FIBERGLAS DOOR	15227.5 20461.	SHERWIN WILLIAMS PINK PANUNCULUS
Windows	PGT	VINYL SINGLE HUNG	1435	WHITE
Roofing	IKO	CAMBRIDGE	30310	CHARCOAL GREY
Fascia/Trim	JAMES HARDIE	HARDIE TRIM	13265.1	SHERWIN WILLIAMS BELGIAN WHITE
Foundation	CONCRETE BLOCK			
Shutters	SITE BUILT	BOARD & BATTEN		SHERWIN WILLIAMS BELGIAN WHITE
Porch/Deck	PT 5/4x4	BOARDS		SHERWIN WILLIAMS MOUNTAIN ASH
Fencing	PT 1X6	BOARD ON BOARD		NATURAL
Driveways/Sidewalks		FRONT WALK - CONCRETE DRIVEWAY - CRUSHED STONE		
Signage		PER BUILDING DEPT		
Other				

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

CERTIFICATION (REQUIRED)

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

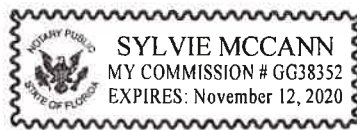
1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Department of Planning & Conservation to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
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9. I/We understand that Certificates of Approval are only valid for **one year** from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.

Feb 6, 2020

Date

Sean L Bonvoulois

Signature of Applicant



STATE OF FLORIDA
COUNTY OF NASSAU

ss }
ss }

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

Sylvie McCann
Notary Public

Sylvie McCann
Printed Name

11/12/20
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: 19-891

Inst: 2020-45000528 Date: 01/07/2020 Time: 11:55AM
Page 1 of 2 B: 2330 P: 280, Doc Type: D
John A. Crawford, Clerk of Court, Nassau County,
By: KB, Deputy Clerk
Doc Stamp-Deed: 854.00

General Warranty Deed

Made this January 3, 2020 A.D. By Thomas J. Sintes, an unmarried man, whose post office address is: 96003 Skipper Lane, Fernandina Beach, Florida 32034, hereinafter called the grantor, to Jean L. Bonvouloir and Penelope S. Bonvouloir, husband and wife, whose post office address is: 806 Amelia Drive, 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:

THE NORTH 1/2 OF LOTS 15, 16, 17, AND 18, OF BLOCK 9, CITY OF FERNANDINA BEACH, FLORDA, LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA) IN THE COUNTY OF NASSAU AND STATE OF FLORIDA AND KNOWN AND DESCRIBED UPON AND ACCORDING TO THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857, AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY 1887 AND 1901).

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

Parcel ID Number: 00-00-31-1800-0009-0150

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2019.



CITY OF FERNANDINA BEACH

Department of Planning & Conservation

Samantha Rogie

Planning Technician

APPLICATION FOR CONTEXT SENSITIVE REVIEW DETERMINATION

Applicant/Owner:	John Bonvouloir, agent for Thomas Sintes
REQUESTED ACTION:	Context Sensitive Review Determination
LOCATION:	Block 9, North ½ of Lots 15 to 18 (50' x 100')
LAND USE + ZONING:	Medium Density Residential, R-2
EXISTING USES ON SITE:	Vacant

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

BACKGROUND INFORMATION:

The subject parcel was recently configured by way of the minor subdivision process (ADMIN2019-17). Parcel ID 00-00-31-1800-0009-0150 originally consisted of four underlying lots of record (Block 9, Lots 15 to 18) which were subdivided into two 50' x 100' lots of record and reoriented to front N 3rd Street.

The applicant has requested a context sensitive review determination for the North ½ of Lots 15 to 18, Block 9 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:

- 109 N 3rd Street – 6.9'
- 111 N 3rd Street – 11.3'
- 113 N 3rd Street – 25.9'
- 117 N 3rd Street – 11'
- 121 N 3rd Street – 13'

The resulting average front yard setback, based on this information, is $68.1/5 = \underline{13.62'}$

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 requirements.

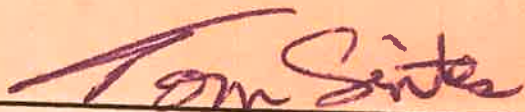
From: John Bonvouloir john@cbofamelia.com
Subject: Fence
Date: January 14, 2020 at 9:39 AM
To: sintest@bellsouth.net

Hi Tom,

As I mentioned to you, the Historic District Application requires that I get the consent of my neighbor if I am planning on erecting a fence between my property and theirs. If you would sign below indicating your consent, I would appreciate it.

Thanks a lot Tom

John Bonvouloir
Capital Builders of Amelia Inc.
(904) 556 - 4700

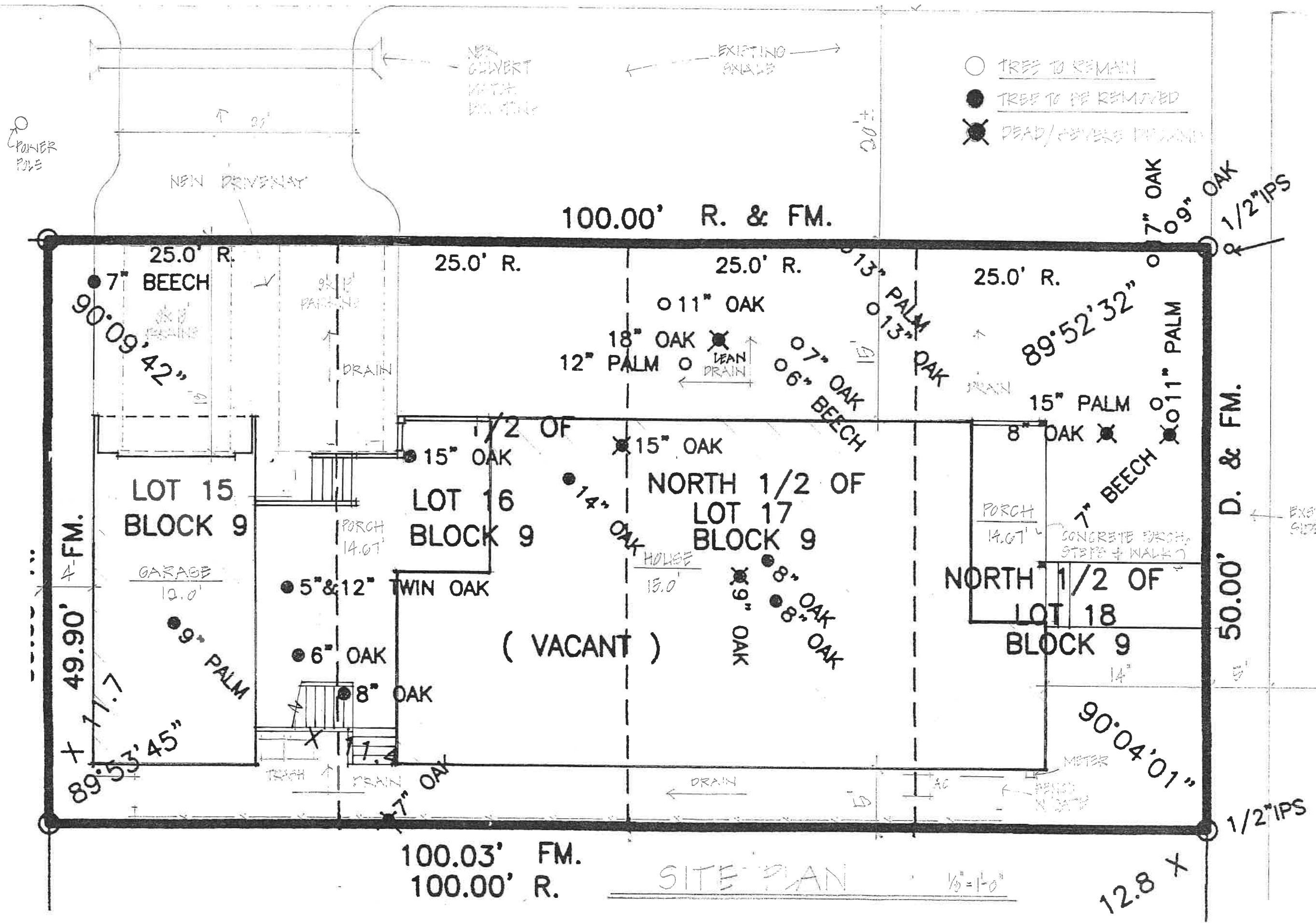


Tom Sintes

BROOMS STREET

EDGE OF ROAD

- TREE TO REMAIN
- TREE TO BE REMOVED
- ✕ DEAD/POORLY DEVELOPED

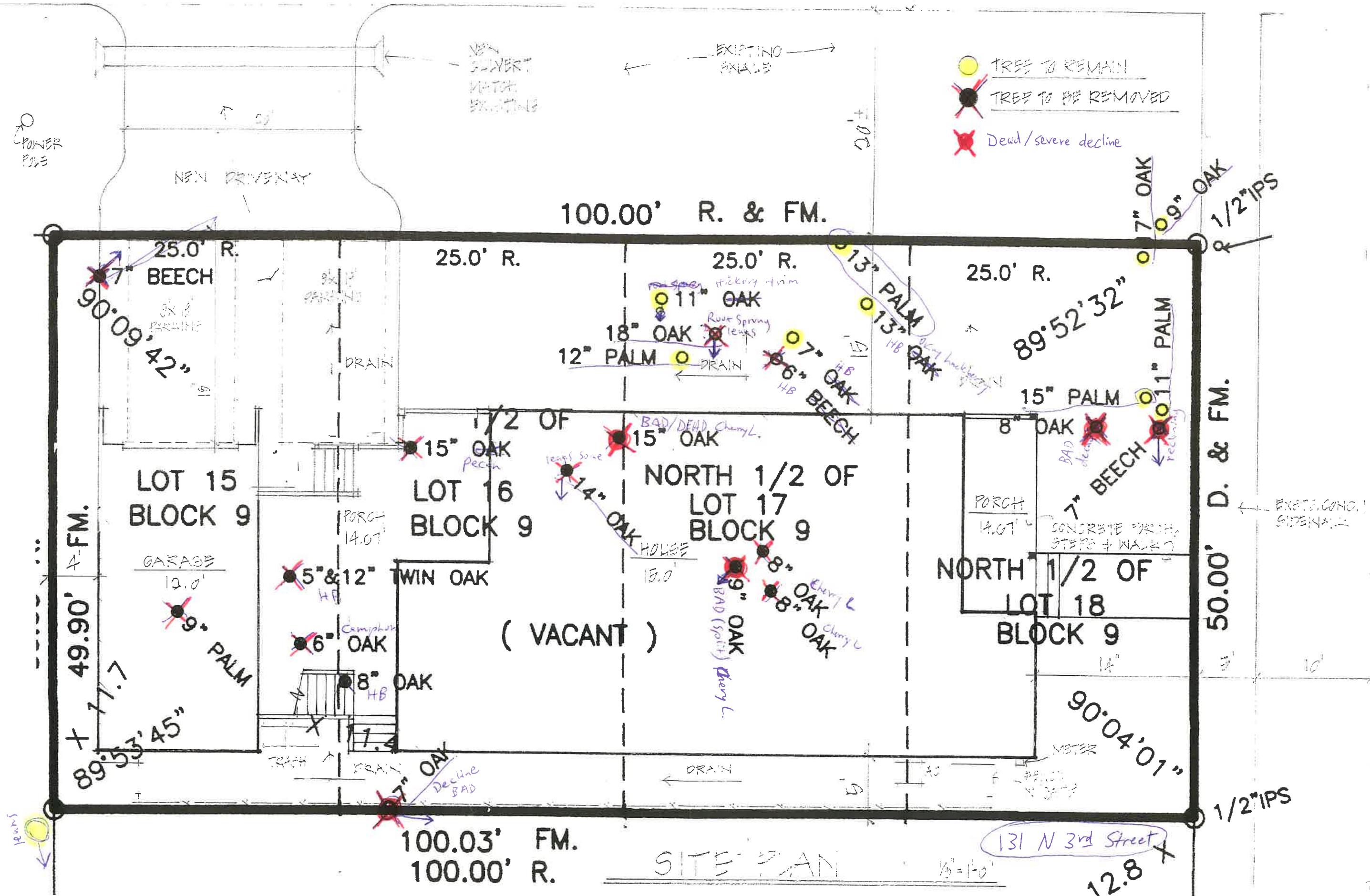


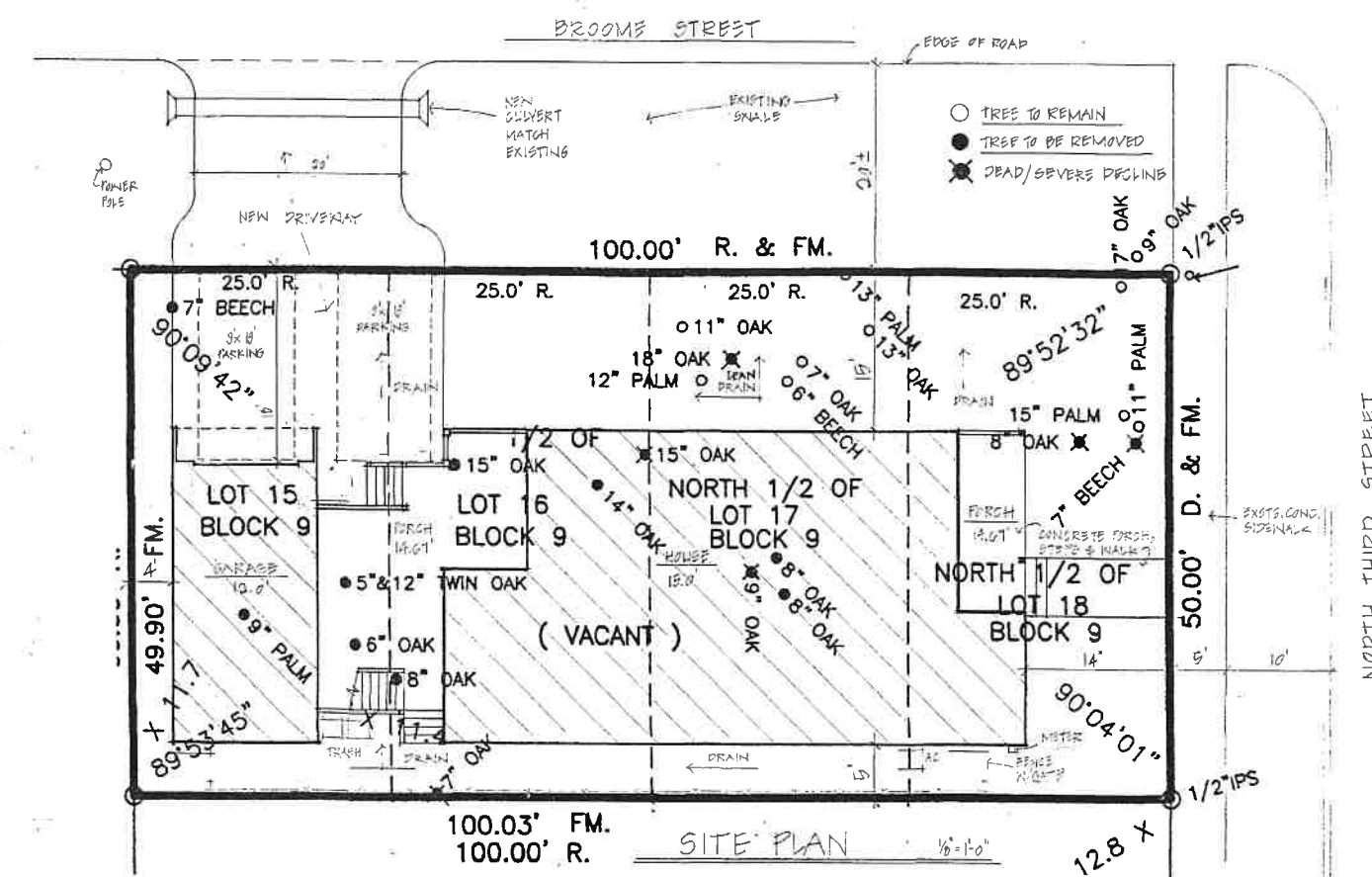
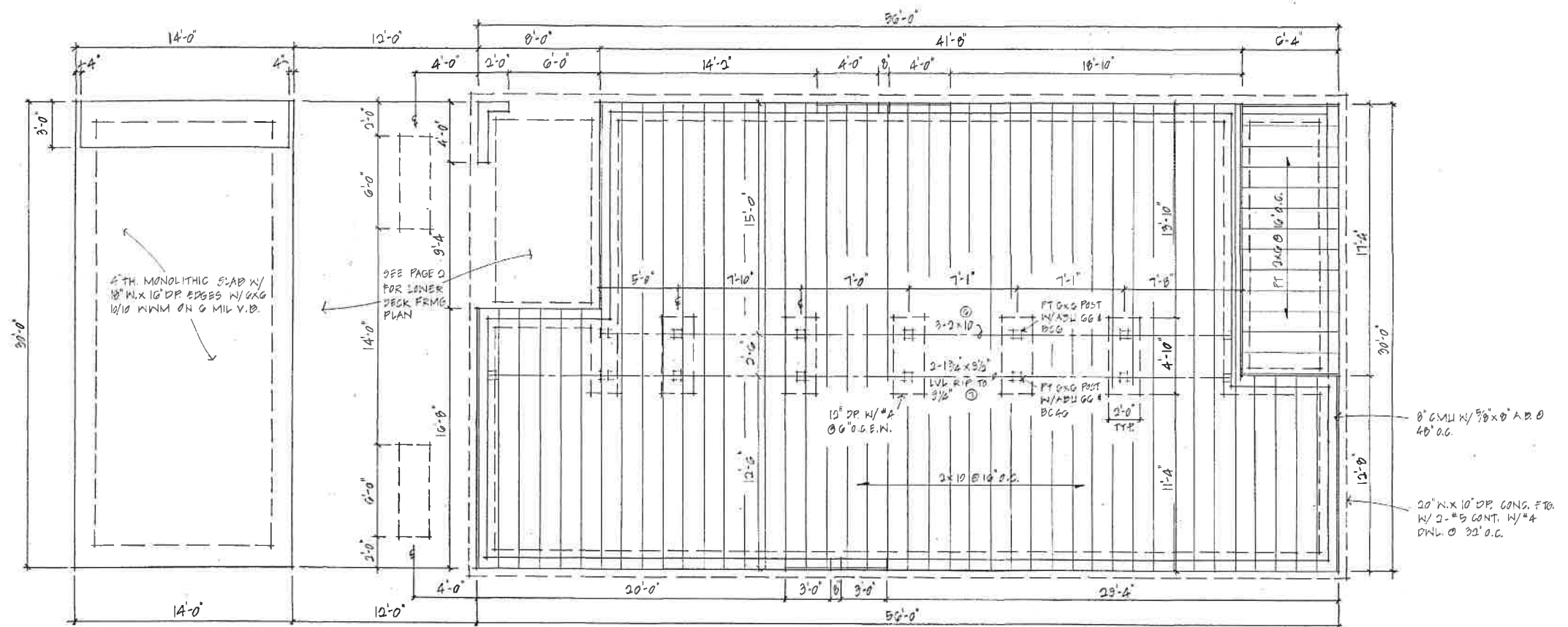
SITE PLAN

1/2" = 1'-0"

NORTH THIRD STREET

Page 4 of 4

 20×10^8



BONVOLLOR III RES DENCE
131 N. 3RD STREET
FERNANDINA BEACH, FL 32034

101 N. S. STREET
FERNANDINA BEACH, FL 32034

FERNANDA DAUF, FL 22034

7

BROOMS STREET

EDGE OF ROAD

- TREE TO REMAIN
- TREE TO BE REMOVED
- ✕ DEAD/POORLY MAINTAINED

POWER POLE

NEW
CULVERT
UNDER
DRAINAGE

EXISTING
DRAINAGE

NEW DRIVEWAY

100.00' R. & FM.

7" OAK
9" OAK
1/2" IPS

25.0' R.
7" BEECH
90°09'42"

25.0' R.

25.0' R.

25.0' R.

11" OAK
18" OAK
12" PALM
LEAN DRAIN

7" OAK
6" BEECH
13" PALM

89°52'32"

15" PALM

8" OAK

7" BEECH

11" PALM

LOT 15
BLOCK 9

LOT 16
BLOCK 9

NORTH 1/2 OF
LOT 17
BLOCK 9

NORTH 1/2 OF
LOT 18
BLOCK 9

(VACANT)

49.90' 4-FM.

50.00' D. & FM.

77.7
89°53'45"

90°04'01"

100.03' FM.
100.00' R.

SITE PLAN

1/8" = 1'-0"

12.8 X

1/2" IPS

NORTH THIRD STREET

BROOM STREET

EDGE OF ROAD

-  TREE TO REMAIN
-  TREE TO BE REMOVED
-  Dead/severe decline

100.00' R. & FM.

25.0' R.

25.0' R.

25.0' R.

25.0' R.
7" BEECH
90°09'42"

11" OAK
18" OAK
12" PALM
DRAIN

13" PALM
13" OAK
7" OAK
6" BEECH

89°52'32"
15" PALM
8" OAK
7" BEECH
11" PALM

LOT 15
BLOCK 9

LOT 16
BLOCK 9

NORTH 1/2 OF
LOT 17
BLOCK 9

NORTH 1/2 OF
LOT 18
BLOCK 9

(VACANT)

49.90' 4" FM.

50.00' D. & FM.

100.03' FM.
100.00' R.

SITE PLAN

131 N 3rd Street

131 NORTH THIRD STREET

POWER
POLE

NEW DRIVEWAY

NEW
SEWER
WATER
EXISTING

EXISTING
SEWER

DRAIN

DRAIN

HOLE

PORCH

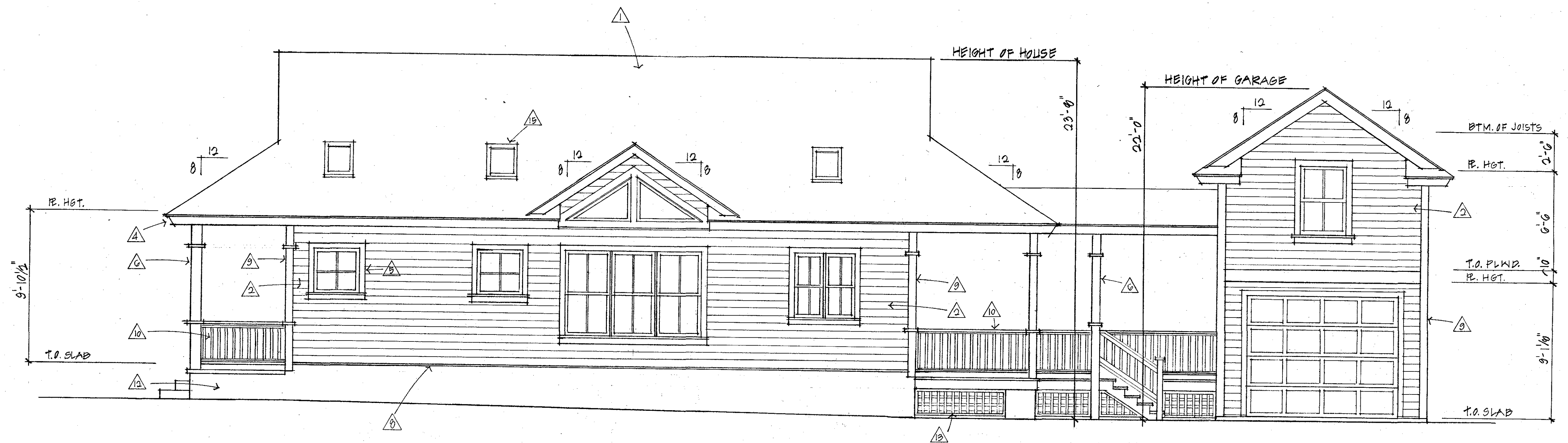
CONCRETE WALK
STEPS & WALK

EXISTING
SIDEWALK

METER

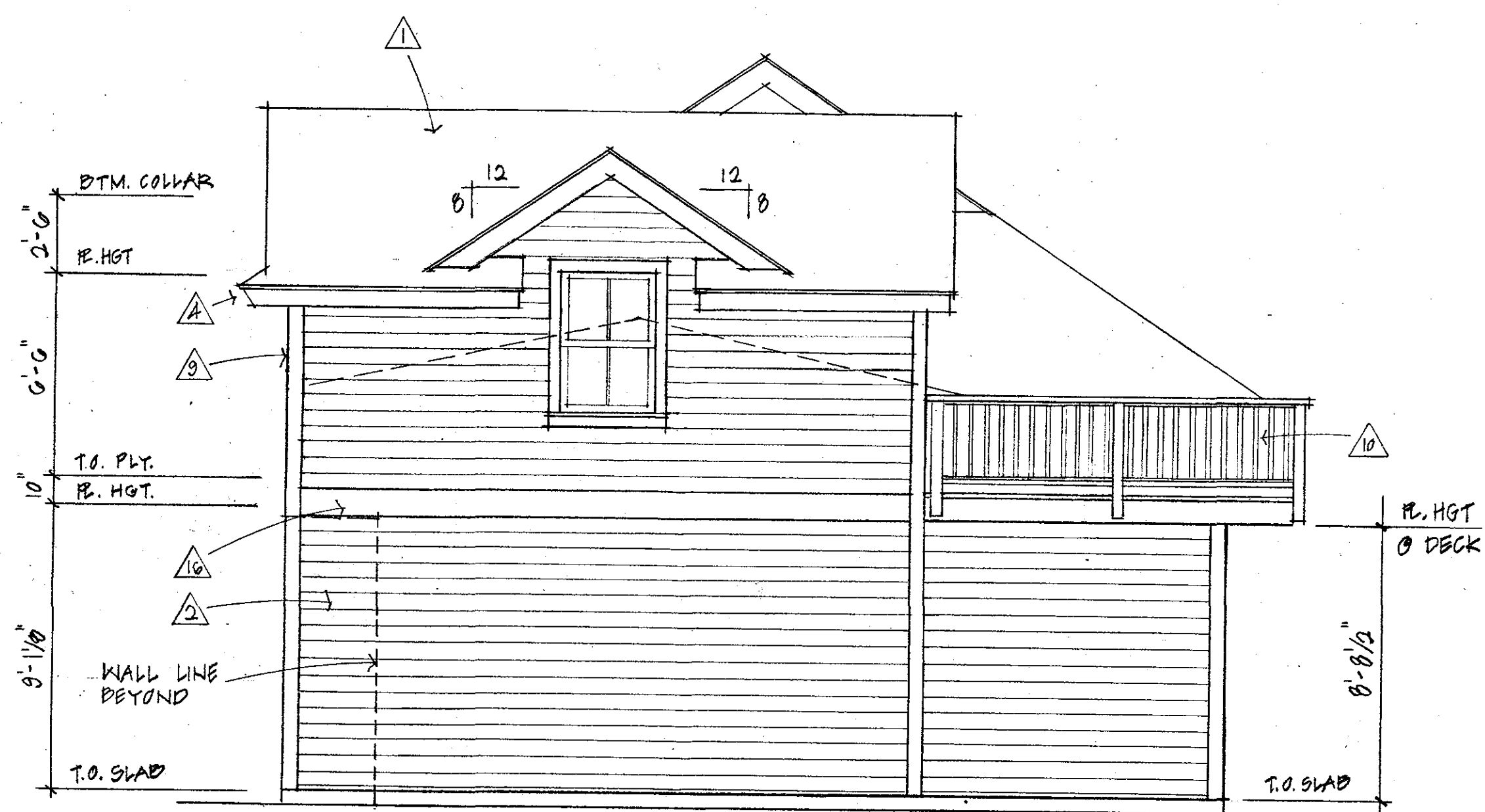
1/8" = 1'-0"

20-10"

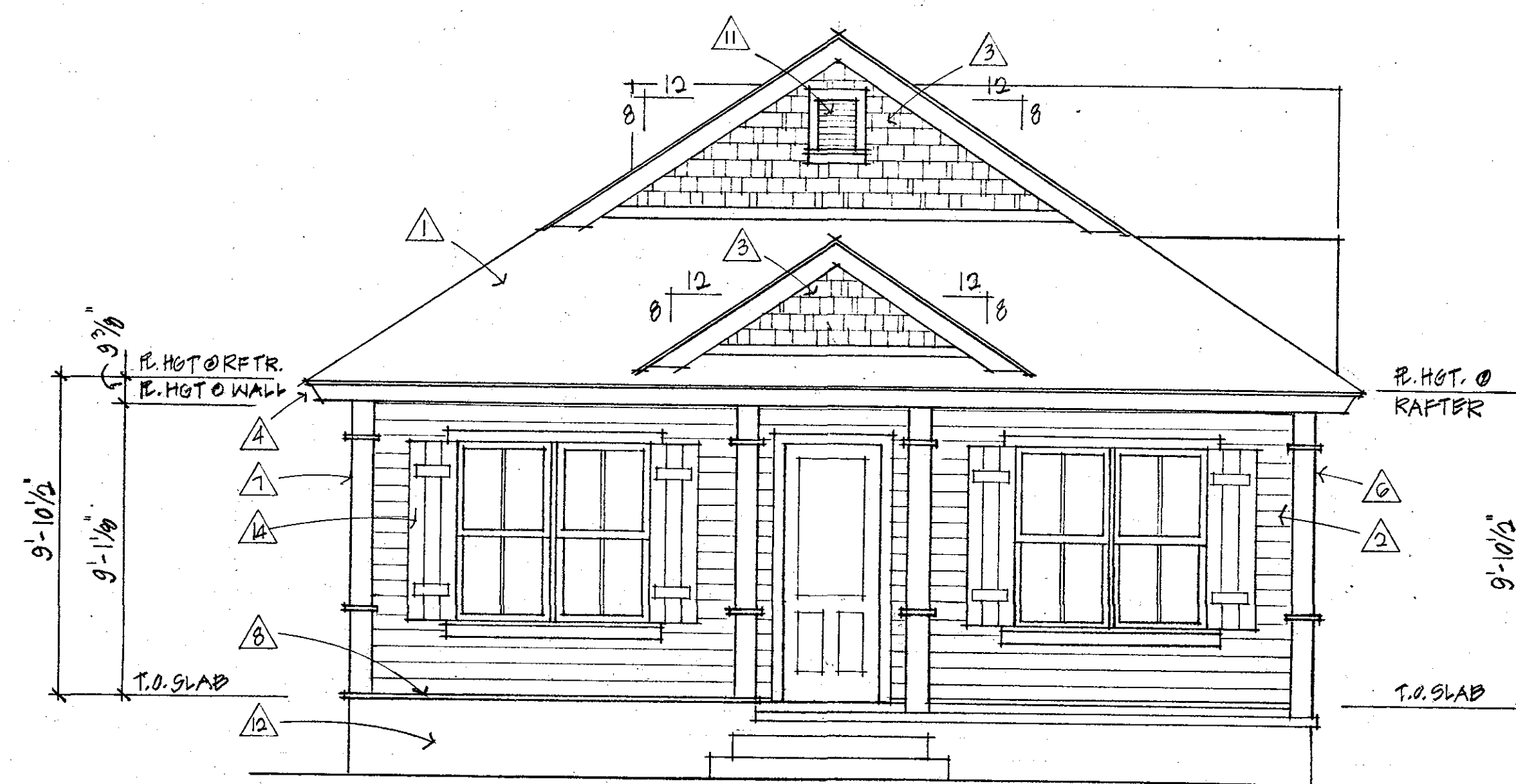


NORTH ELEVATION $\frac{1}{4}"=1'-0"$

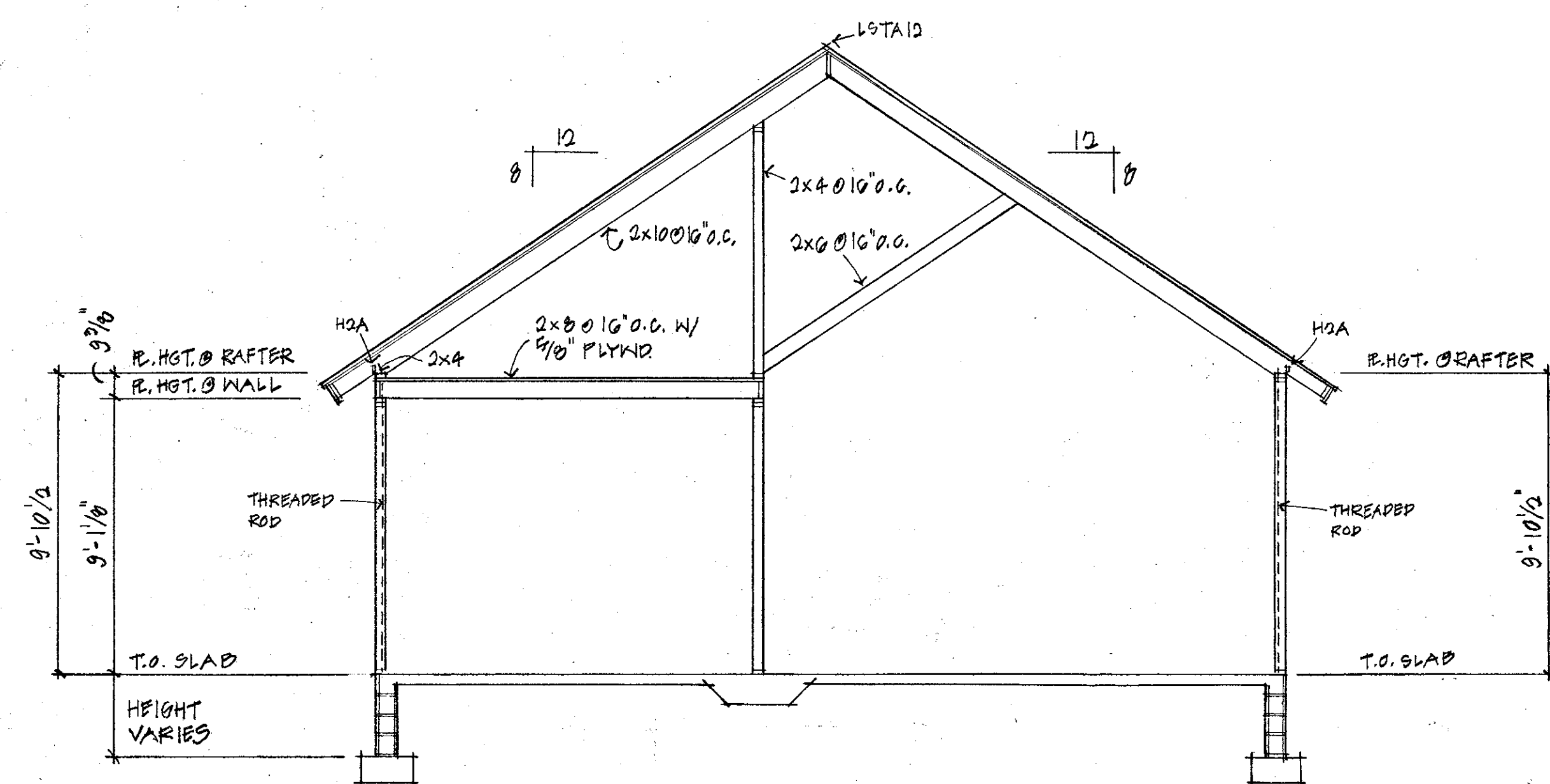
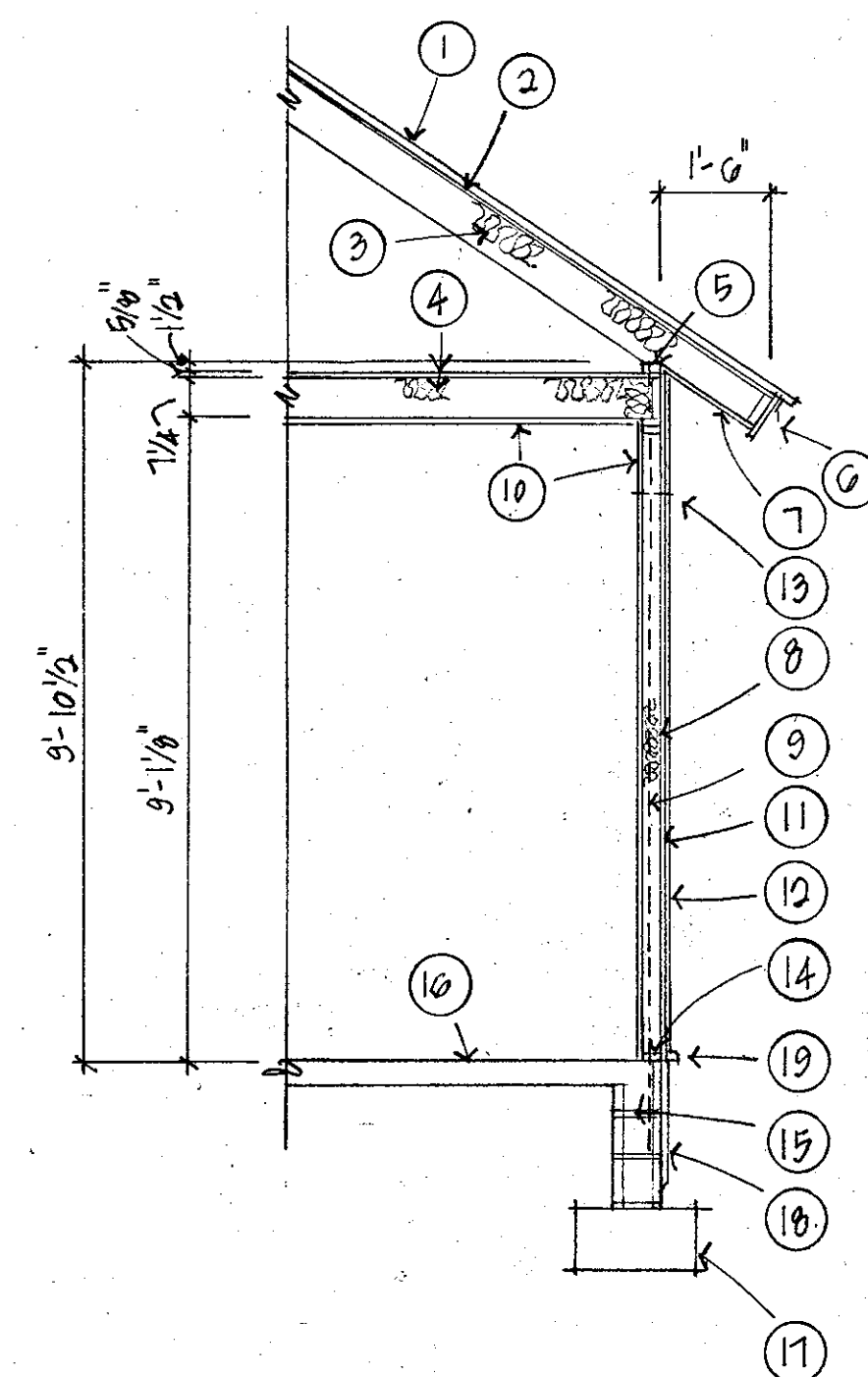
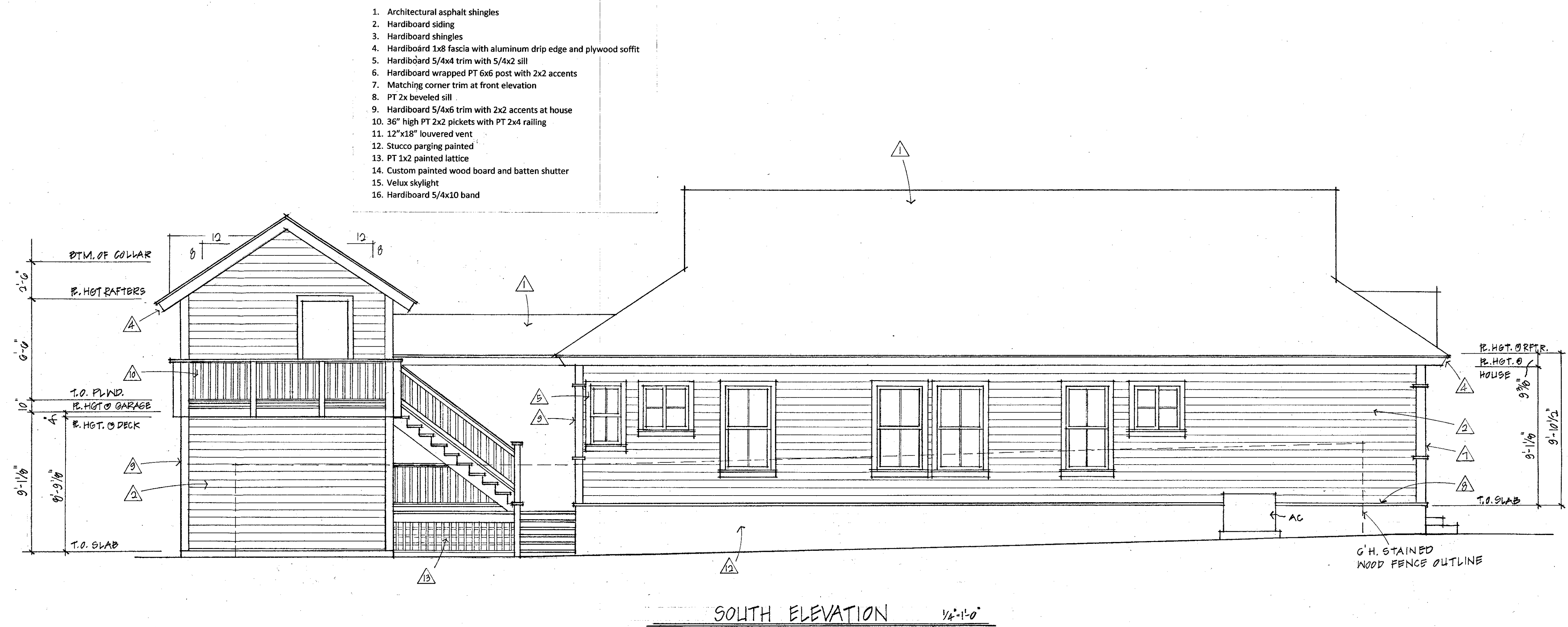
1. Architectural asphalt shingles
2. Hardboard siding
3. Hardboard shingles
4. Hardboard 1x8 fascia with aluminum drip edge and plywood soffit
5. Hardboard 5/4x4 trim with 5/4x2 sill
6. Hardboard wrapped PT 6x6 post with 2x2 accents
7. Matching corner trim at front elevation
8. PT 2x beveled sill
9. Hardboard 5/4x6 trim with 2x2 accents at house
10. 36" high PT 2x2 pickets with PT 2x4 railing
11. 12"x18" louvered vent
12. Stucco parging painted
13. PT 1x2 painted lattice
14. Custom painted wood board and batten shutter
15. Velux skylight
16. Hardboard 5/4x10 band

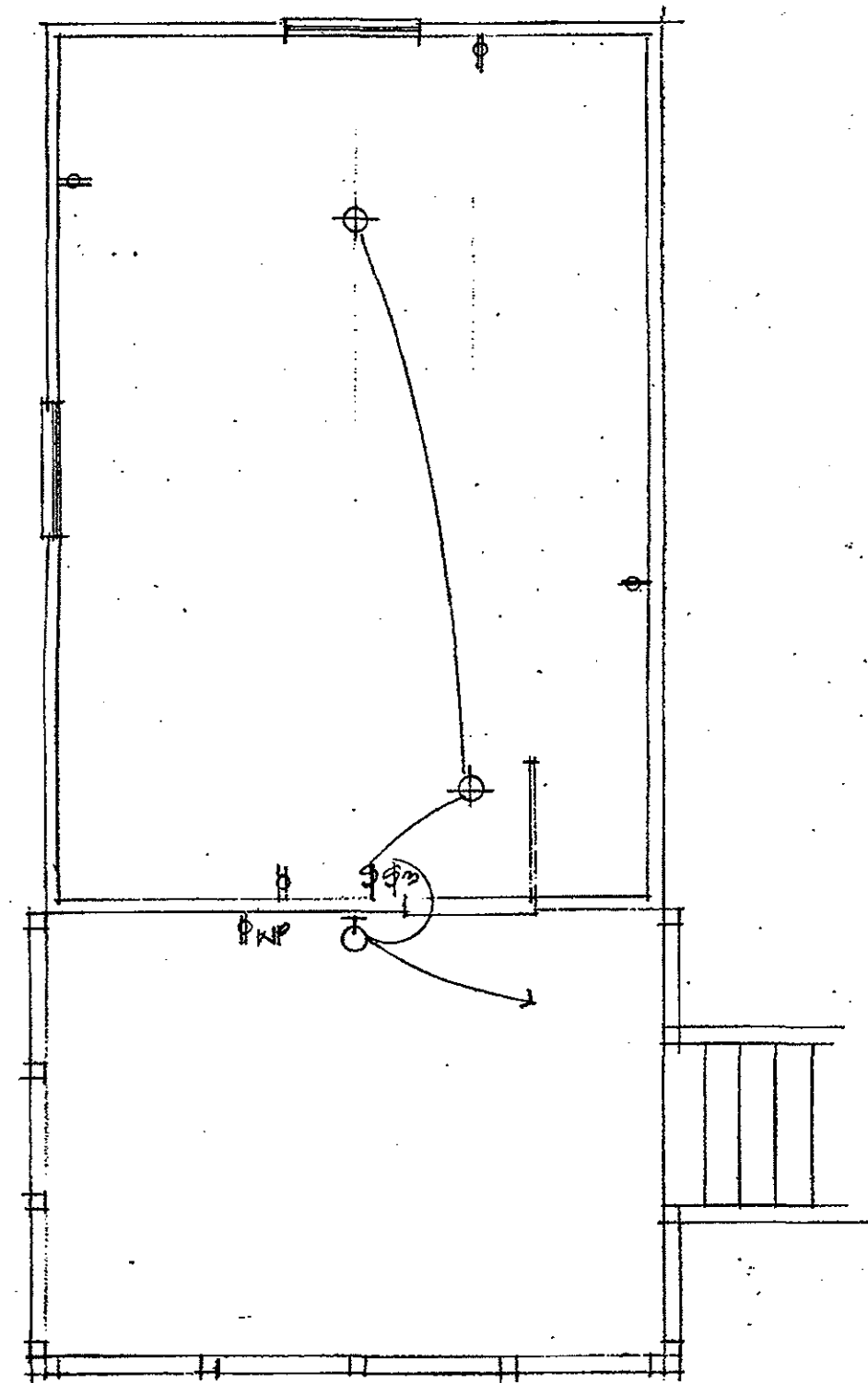


WEST ELEVATION

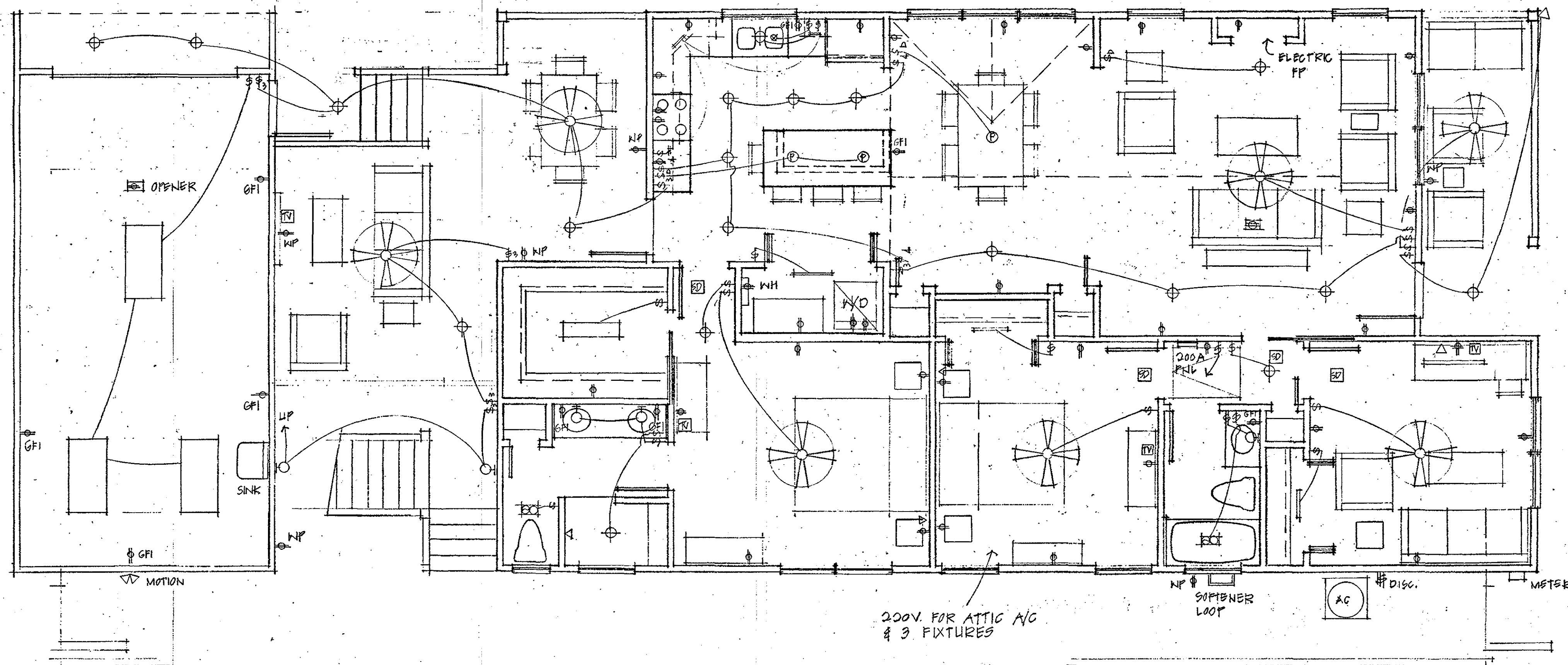


EAST ELEVATION $\frac{1}{4}"=1'-0"$

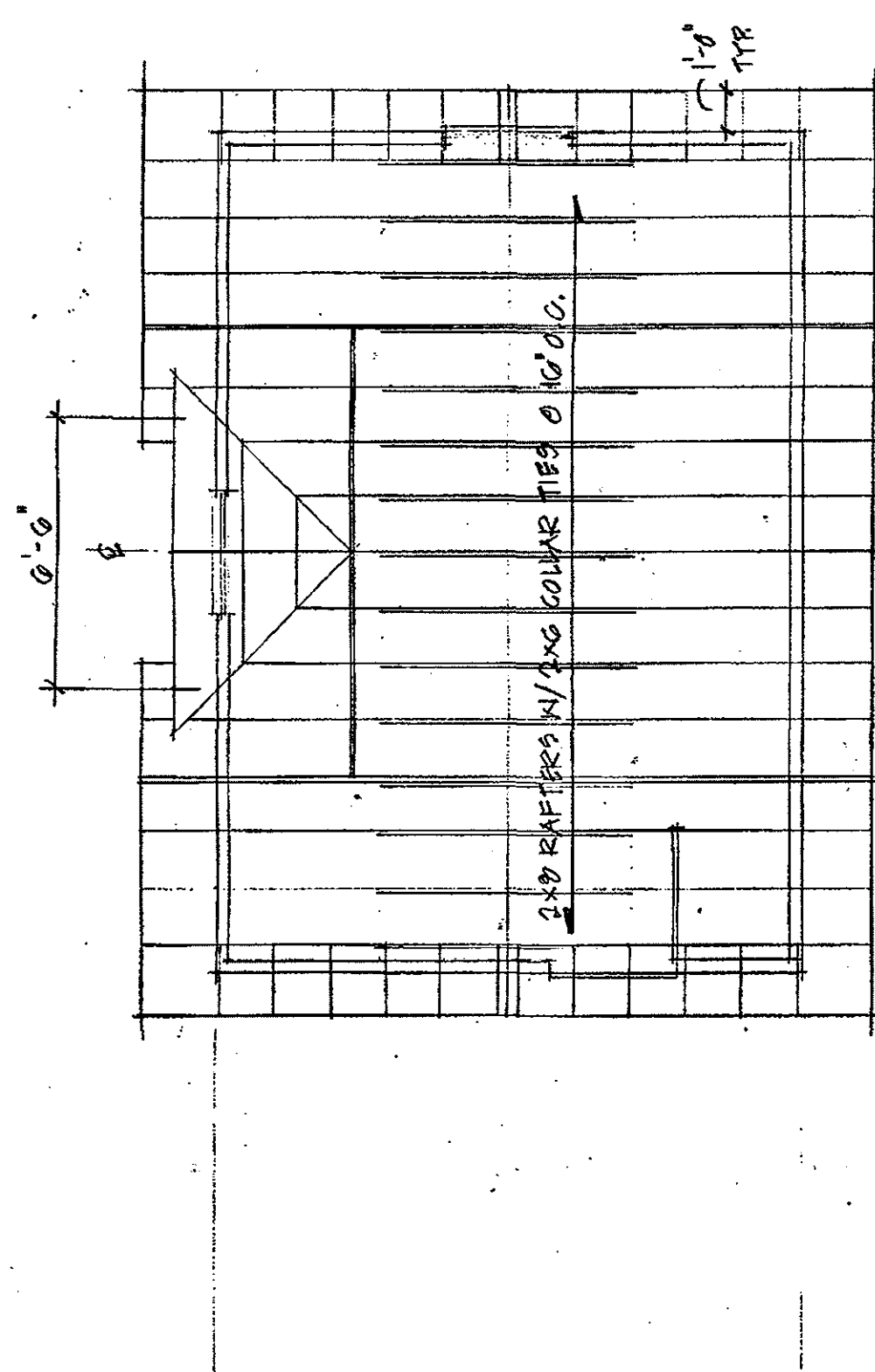




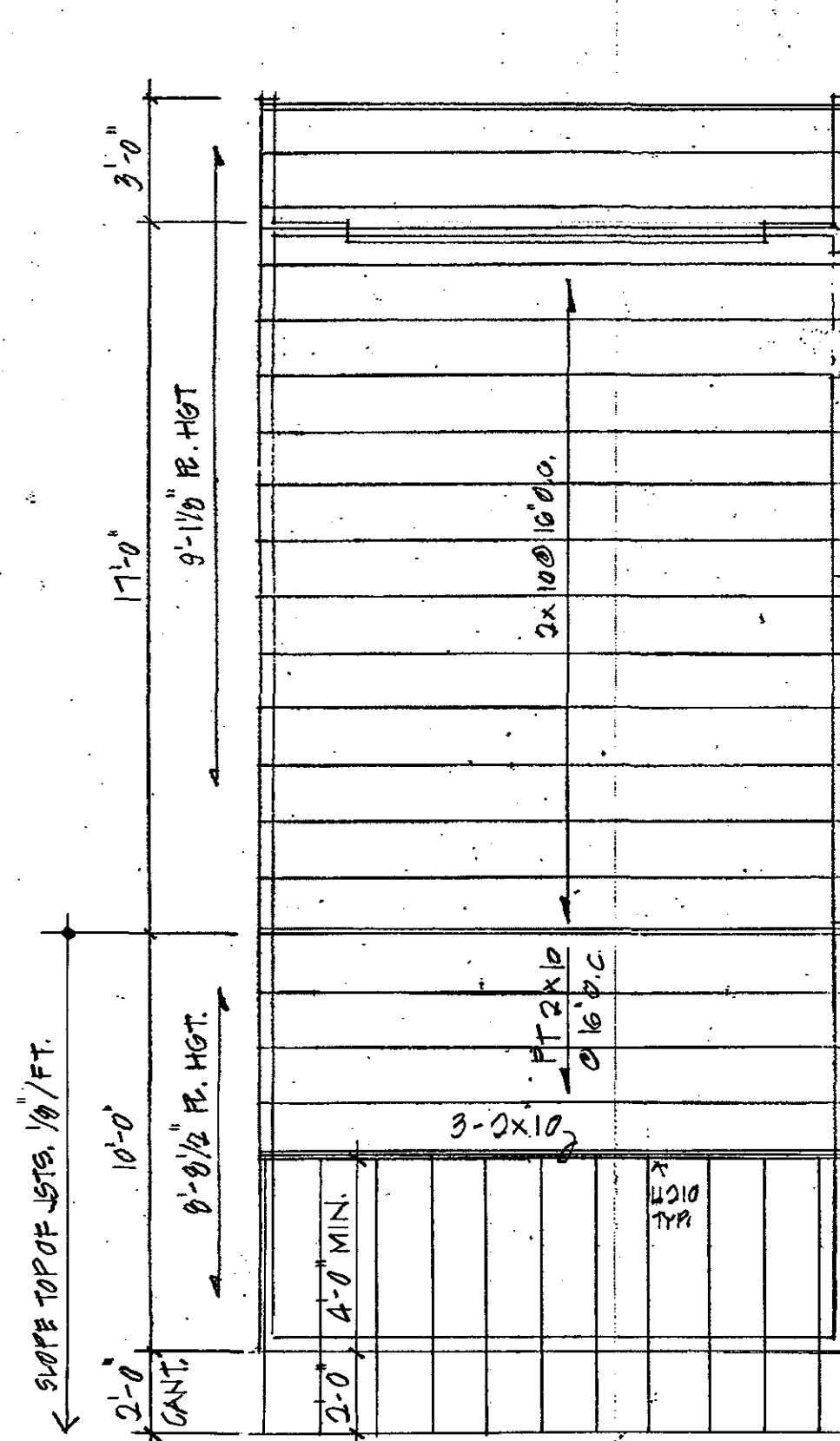
UPPER GARAGE ELEC. PLAN 1/4"=1'-0"



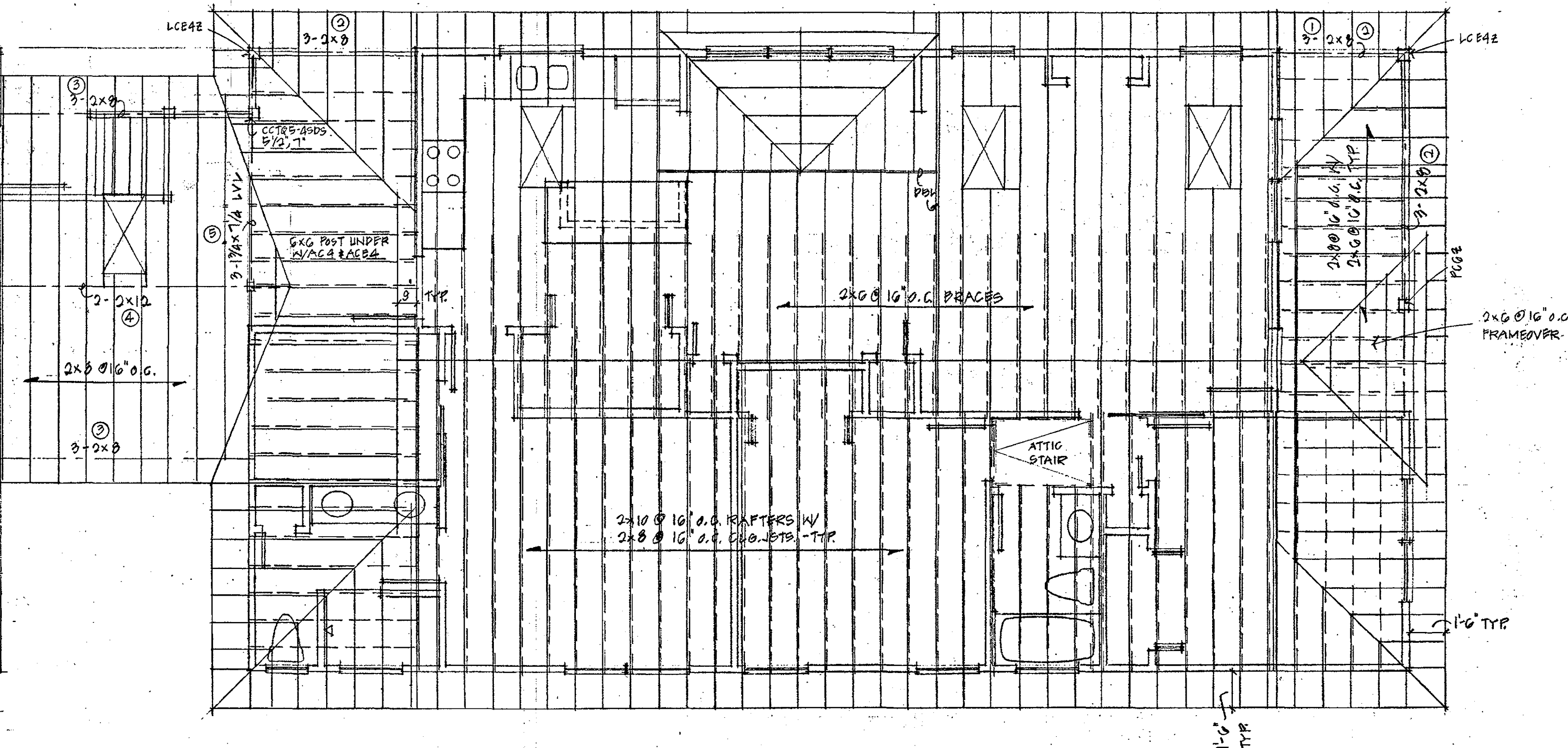
MAIN FLOOR ELECTRICAL PLAN 1/4"=1'-0"



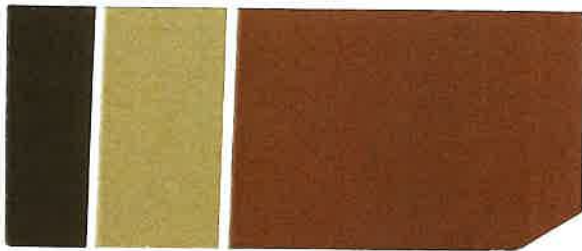
GARAGE ROOF FRAMING PLAN



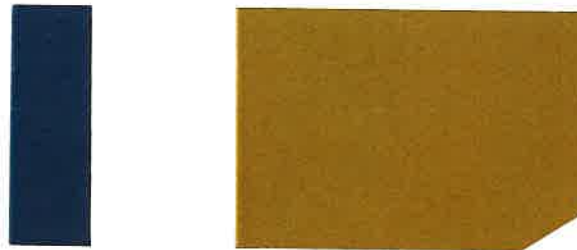
GARAGE UPPER FLOOR FRAMING PLAN



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



Algorithm HGSW3491 / **Carrollton Khaki** HGSW3184 / **Burnt Auburn** HGSW3042



Spectral Indigo HGSW3341 / **Greek Villa** HGSW4030 / **Amber Caste** HGSW1211



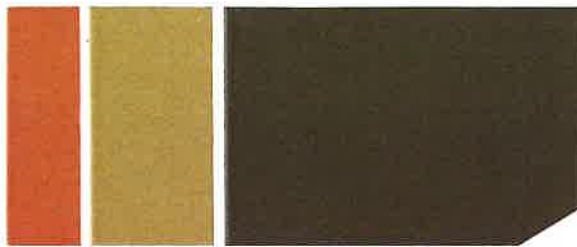
4 Cartographic HGSW1203 / **Creamy** HGSW4033 / **Navy Seawall** HGSW1471



Bourbon Butterscotch HGSW2131 / **Muslin** HGSW4048 / **Avocado Fruit** HGSW2225



Highland Loch HGSW2352 / **Paper Kraft** HGSW2507 / **Bamboo Fiber** HGSW3093



Farm Stand Apple HGSW2063 / **Lennox Hill Tan** HGSW3174 / **Woodland Lichen** HGSW3282



Pink Ranunculus HGSW1094 / **Belgian White** HGSW4025 / **Modernist Gray** HGSW1495



Chesterfield Green HGSW2231 / **White Almanac** HGSW4036 / **Proper Gold** HGSW2163



Sea Otter HGSW2441 / **Extra White** HGSW4005 / **Worn Turquoise** HGSW2315



Venomous HGSW1232 / **Art of Bronze** HGSW3181 / **Cape Ivory** HGSW4040

[Back to Quote](#)

Date: 01/13/2020

LOWE'S HOME CENTERS, LLC #1647
 474283 EAST SR 200
 FERNANDINA BEACH, FL 32034-6927
 USA
 (904) 277-5000



Project #: 608019633 Description: ---8ft Huttig---
 Customer Name: JOHN BONVOULOIR
 Customer Phone: (904) 556-4700
 Customer Address: FERNANDINA
 FERNANDINA, FL 32034
 USA

Line Item	Product Code	Unit Price	Quantity	Total Price
Frame Size	Description			
0001	Manufacturer: Therma-Tru - Huttig Central FL			
Size = 37 5/8-in W x 98-in	 Division : Millwork Product : Doors Type : Entry/Exterior Product Material : Smooth Fiberglass Impact Rated : No Material Type : Smooth Star Configuration : Single Door Slab Width : 36-in Custom Height : No Slab Height : 95 1/4-in Product Style : 3/4 Lite Panel Design : 8-ft 3/4 Lite 1 Panel Glass Style : Saratoga Door Caming : Brushed Nickel Model : S891 Handing : Left Hand Inswing Sill : Mill Finish Composite Adjustable Inswing Sill Actual Width: 37 5/8-in Actual Height: 98-in Fits Opening Width: 38 3/8-in Fits Opening Height: 98 1/2-in Dimension Confirmation : Yes, the dimensions are correct Prefinish Options : No Prefinishing Same-Day Stain Kit : None Jamb Size : 4 9/16-in Jamb Type : Rot Resistant			
		\$1,488.92	1	\$1,488.92

Bore : Double Product Approval Number : 20461.x Hinge Type : Ball Bearing Hinge Finish : Brushed Nickel Sill Pan : Yes Compression Weather Strip : Bronze Brickmould : No Door U-Factor : .26 Door Solar Heat Gain Coefficient (SHGC) : .27 Door STC Rating : 29 Lead Time : 21 Days Item Number : 77951	
---	--

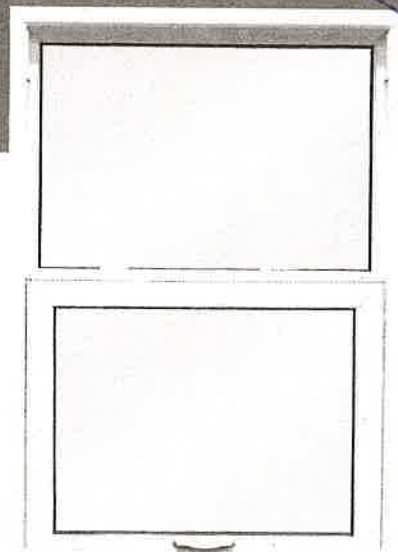
Project Total: \$1,488.92**Salesperson:** JOSEPH SHOLAR (S1647JS3)**Accepted by:** _____

Date: 01/13/2020

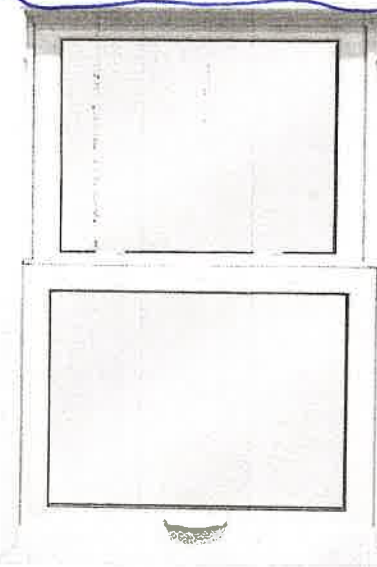
[Print Detailed Quote](#)

This quote is an estimate only and valid for 30 days on all regularly priced items. For promotional items please refer to the dates listed above. This estimate does not include tax or delivery charges. Estimated arrival will be determined at the time of purchase. All of the above quantities, dimensions, specifications and accessories have been verified and accepted by the customer.

WINDOWS



Single Hung



Double Hung

Single Hung (SH5400) and Double Hung (DH5460)

Constant force balance system

- Provides smooth, easy opening and closing

Spiral balance system

- Standard feature on larger window sizes ensures ease of sash operation
- Optional upgrade on any window size provides additional ease of sash operation

SecureConnect integrated corner keys

- For added sash strength

Tilt sash design

- For easy exterior cleaning

Embedded tilt latch

- For added strength in holding sash into frame
- Presents cleaner sight lines

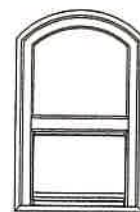
Stylish ComfortLift handles

- Allows ease of operation & option to add style by selecting hardware finish
- Optional lift rail for alternative opening method

Beveled meeting rail

- Enhances visual appeal of profile

Configuration Options



Single Hung
Radius Top
with Equal Sash



Single Hung
Arch Top
with Proview/Oriel Sash

Cottage & custom sash configurations available



CUSTOM WINDOWS + DOORS

Grid Styles

Flat Grid

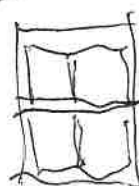
- 9/16" wide or 13/16" wide
- Grid between the glass

Contour Grid

- 1" wide
- Grid between the glass

Traditional Simulated Divided Lite

- 7/8" wide raised ogee applied to exterior and interior with 9/16" wide bronze shadow bar between the glass



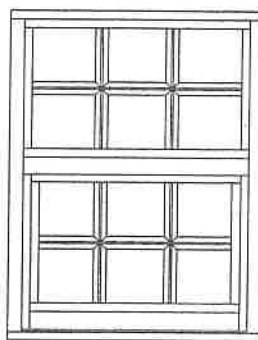
Standard Features

PGT® EnergyVue® windows and doors come standard with white frames and clear, insulating glass with EnergyShield Low-E. EnergyVue door glass is also tempered for additional safety, and operable windows include a screen with 1816 mesh. All EnergyVue products are ideal for new construction and remodeling projects.

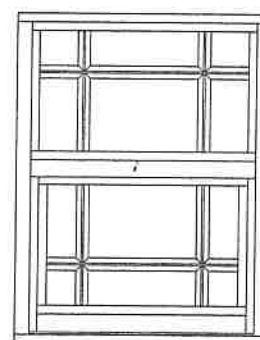
Standard Interior & Exterior Frame Colors

- White

Grid Patterns



Standard



Brittany/Prairie

Premium Options

Glass

- Tempered glass (for windows)
- Privacy glass
 - Obscure (textured)
 - White Interlayer (opaque interlayer)
- Popular glass tints
- Hi-performance Low-E
 - EnergyShield Max
- Argon gas

Exterior Frame Colors

- Beige
- Bronze
- Anodize*
- Pebble Khaki*
- Hunter Green*
- Brick Red*

* Available with limited interior colors

Interior Frame Colors

- Beige
- Bronze
- Natural Oak
- Dark Oak
- Natural Cherry



HARDI TRIM



Decorative
concrete bl...



Concrete
retaining wa...



Cinder Block



Concrete slab



Split face
concrete bl...



Related searches for concrete blocks

[concrete block sizes and shapes](#)

[concrete block retaining wall](#)



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[blogspot.com](#) | Image may be subject to copyright.





SHUTTERS

STUCCO

PREVIOUSLY BUILT HOUSE 212 S 5TH ST



PREVIOUSLY BUILT HOUSE

30 403 CEDAR ST. (SANS GARAGE)

PREVIOUSLY BUILT HOUSE,
119 S. 5TH ST





LOT LOOKING WEST



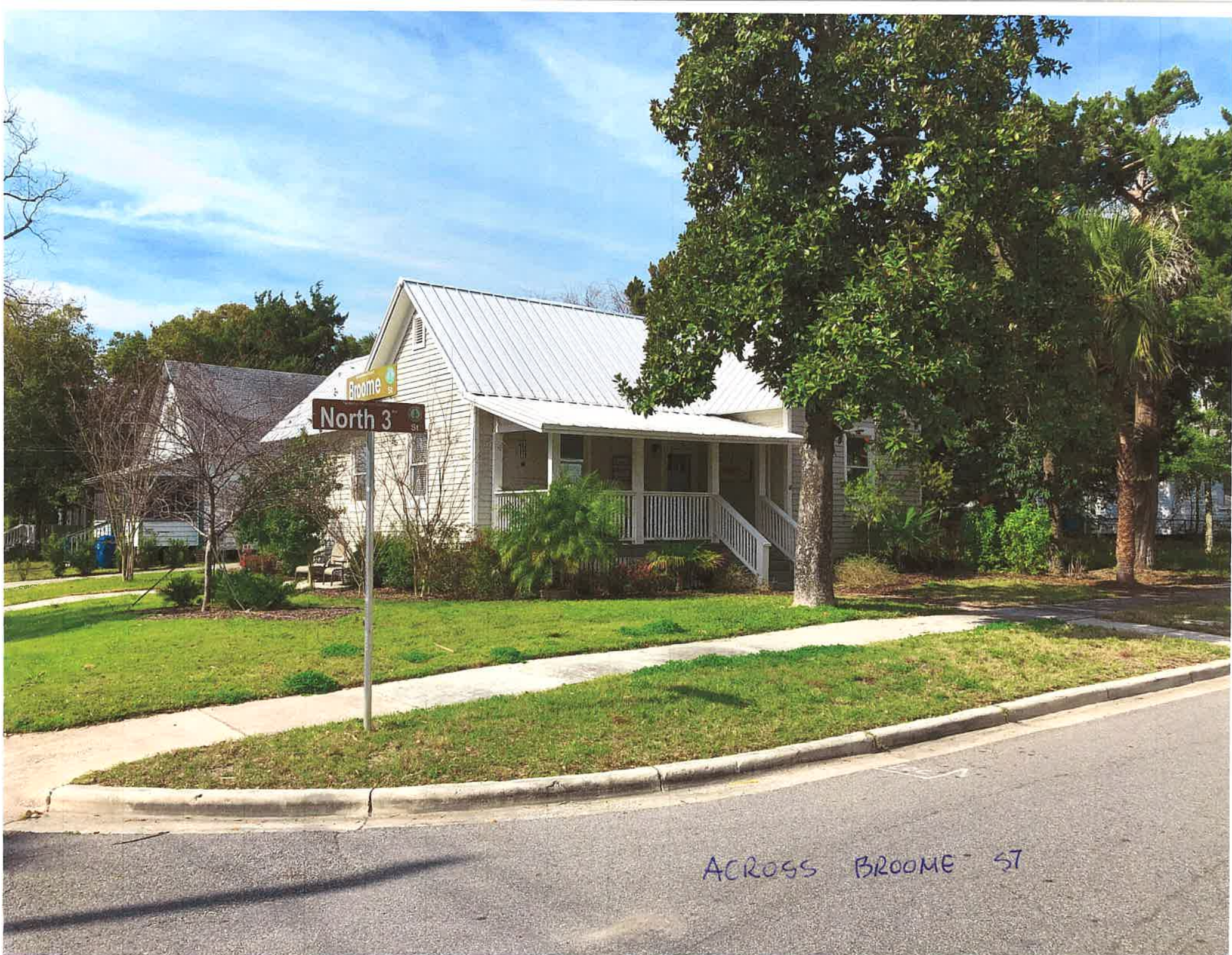
LOT LOOKING NW



LOT LOOKING SW



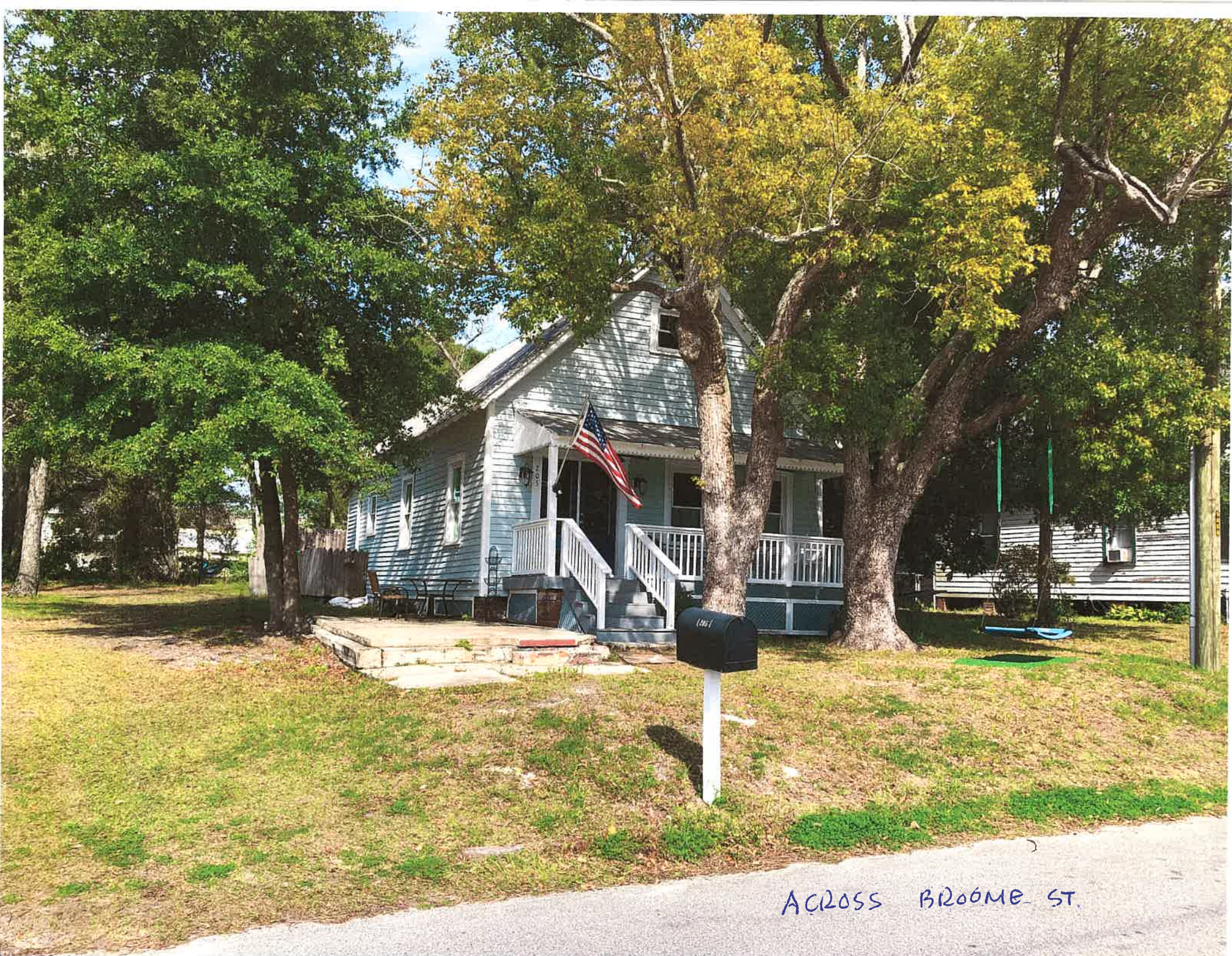
ACROSS N. 3RD ST



ACROSS BROOME ST



ACROSS BROOME ST



ACROSS BROOME ST.



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2021-0046
JANUARY 20, 2022

Owner/Applicant:	Miranda Architects, agent for Douglas and Kimberly Geib, owners
Property Address:	612 Beech Street
Parcel ID #:	00-00-31-1800-0039-0082
Current zoning:	R-2
FLUM land use category:	Medium Density Residential
Existing uses on the site:	Single Family Residence
FL Master Site File #	8NA00598
Year Built:	1861 (FMSF)
Contributing Status:	Contributing
Requested action:	Certificate of Approval (COA) to construct an addition to the rear of the 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 proposing to an addition and remodel to a non-historic addition at the rear of the home. The home is a non-conforming structure that encroaches into current setbacks. The proposed alterations do not increase the non-conformity, which is allowed to continue per LDC section 10.01.01.

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 renovation of the rear addition is compatible with the Downtown Historic District in terms of materials, scale, proportions, roof forms, orientation, and setbacks. Materials used will be modern materials that replicate traditional materials to differentiate the new addition from the historic portion of the home.

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 2021-0046

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2021-0046 **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 2021-0046, 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 8NA00598

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #8392

Date Submitted: 12/1/2021

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 2022



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?*

11/30/2021

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*

612 Beech Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0039-0082

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Kim & Doug

Last Name*

Geib

Mailing Address*

612 Beech Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

9044412205

E-mail Address*

knguib1@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

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

9042614586

E-mail Address

jmirandaarch@gmail.com

Project Description*

Addition to rear of house.

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

Design Vision Statement*

new addition to match existing house.

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 of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense?

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

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

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

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

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

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

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

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
Hardie	Lap Siding, Smooth Finish, 5 1/2" exposure	match existing house (Name/Number)

DOORS

Manufacturer	Product Description	Color
Therma Tru	1-light over 2-panel fiberglass Include FL Product Approval # for Windows and Doors	white (Name/Number)

WINDOWS

Manufacturer	Product Description	Color
Andersen	400 Series double hung and fixed windows Include FL Product Approval # for Windows and Doors	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

Color

white

(Name/Number)

FOUNDATION

Manufacturer

Product Description

Color

(Name/Number)

SHUTTERS

Manufacturer

Product Description

Color

(Name/Number)

PORCH/DECK

Manufacturer

Product Description

Color

(Name/Number)

FENCING

Manufacturer

Product Description

Color

(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer

Product Description

Color

(Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
		(Name/Number)

OTHER

Manufacturer	Product Description	Color
		(Name/Number)

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

Upload 1 Geib Ownership.pdf	Upload 2 Geib HDC Agent Authorization Form.pdf	Upload 3 Geib Site Survey.pdf	Upload 4 Geib Rear Photo.JPG
Upload 5 Geib HDC Submittal PDF Bundle.pdf	Upload 6 Choose File No file selected	Upload 7 Choose File No file selected	Upload 8 Choose File No file selected

Certification*

☒

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

☒

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

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

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

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

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

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

Applicant First Name*

Jose

Applicant Last Name*

Miranda

Today's Date*

12/1/2021



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.

PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0039-0082

Owner Name GEIB DOUGLAS J & KIMBERLY N

Mailing Address 612 BEECH ST

FERNANDINA BEACH, FL 32034

Location Address 612 BEECH ST

FERNANDINA BEACH 32034

Tax District FERNANDINA BEACH

Millage 19.5052

Homestead Yes

Property Usage SINGLE FAM 000100

Deed Acres 0

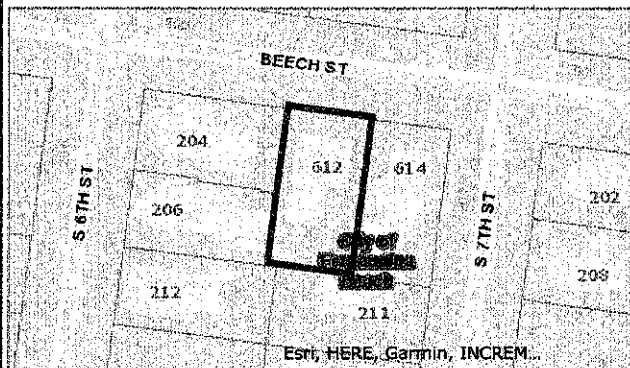
Short Legal BLOCK 39 LOT W1/2 OF 8 & E 5 FT OF 1 OR 803/1870 CITY OF
FDNA BEACH

2020 Final Values

Land Value	\$110,000
(+) Improved Value	\$271,556
(=) Market Value	\$381,556
(-) Agricultural Classification	\$0
(-) SOH or Non-Hx* Capped Savings	\$163,915
(=) Assessed Value	\$217,641
(-) Homestead	\$25,000
(-) Additional Exemptions	\$0
(=) School Taxable Value	\$217,641
(-) Non-School HX & Other Exempt Value	\$25,000
(=) County Taxable Value	\$167,641

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

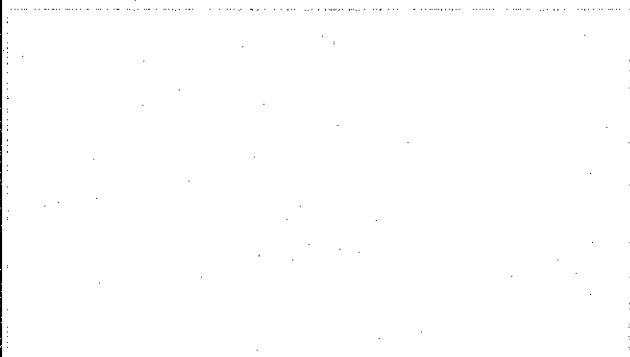
PARCEL MAP



2019 AERIAL MAP

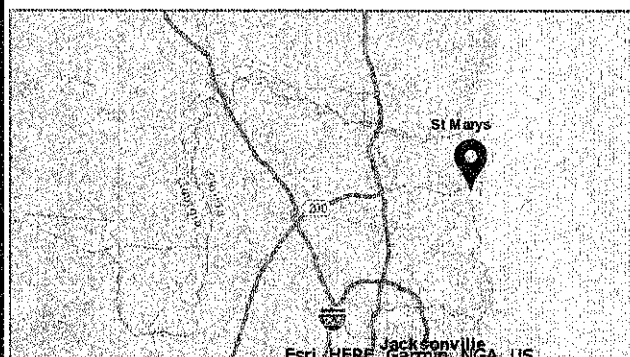


PROPERTY PHOTO



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

LOCATION MAP



BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built
SNGL FAM	4336	3112	4	2	ABOVE AVG.		AIR DUCTED	FORCED AIR	1860



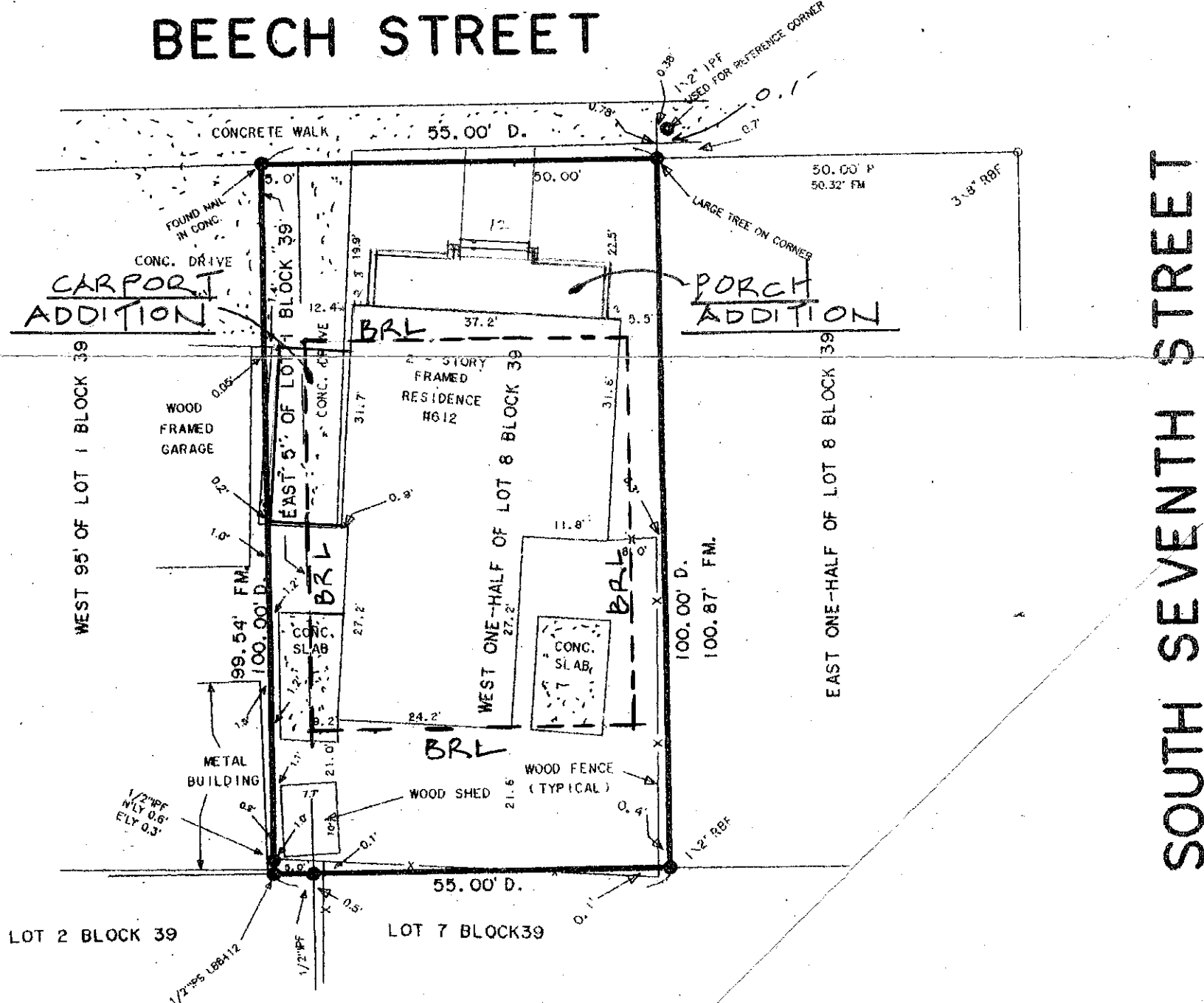
MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units	Year Built
-------------	------------------	-------	------------

MAP SHOWING BOUNDARY SURVEY OF
THE WESTERLY ONE-HALF OF LOT 8,
AND THE EASTERLY FIVE FEET OF LOT 1, BLOCK 39,

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

CERTIFIED TO:
DOUGLAS J. GEIB AND KIMBERLY N. GEIB,
FIRST SOUTH BANK,
AMERICAN PIONEER TITLE INSURANCE COMPANY,



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 61G17-8, 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: AUGUST 20, 1997
SCALE 1"=20'
JOB NO. 9708-33 F.B. 145

LEGEND:

IRON PIPE FOUND - IPF
IRON PIPE SET - IPS
REBAR FOUND - RBF
BUILDING RESTRICTION LINE - BRL
CONCRETE MONUMENT FOUND - CMF
STAINLESS STEEL PIPE FOUND - SSPF
POINT OF CURVE - PC
POINT OF REVERSE CURVE - PRC
POINT OF COMPOUND CURVE - PCC
POINT OF TANGENCY - PT

POWER LINE - P
PLAT - P.
FIELD MEASURED - FM
DEED - D.
POWER POLE - O
CONCRETE - CONC.
RECORD - R.
FENCE - X
NOT TO SCALE - NTS



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Kim & Doug Geib
(print name of property owner(s))

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

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

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

[Signature]
(Signature of owner)

[Signature]
(Signature of owner)

Douglas J. Geib
(Print name of owner)

Kimberly G. Geib
(Print name of owner)

STATE OF FLORIDA
COUNTY OF NASSAU

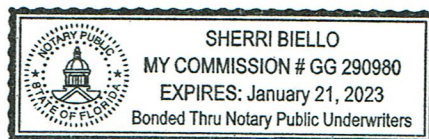
Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 22 day
of NOVEMBER, 20 22, by DOUGLAS J. GEIB & Kimberly Geib

[Signature]
Notary Public

SHERRI BIELLO
Printed Name

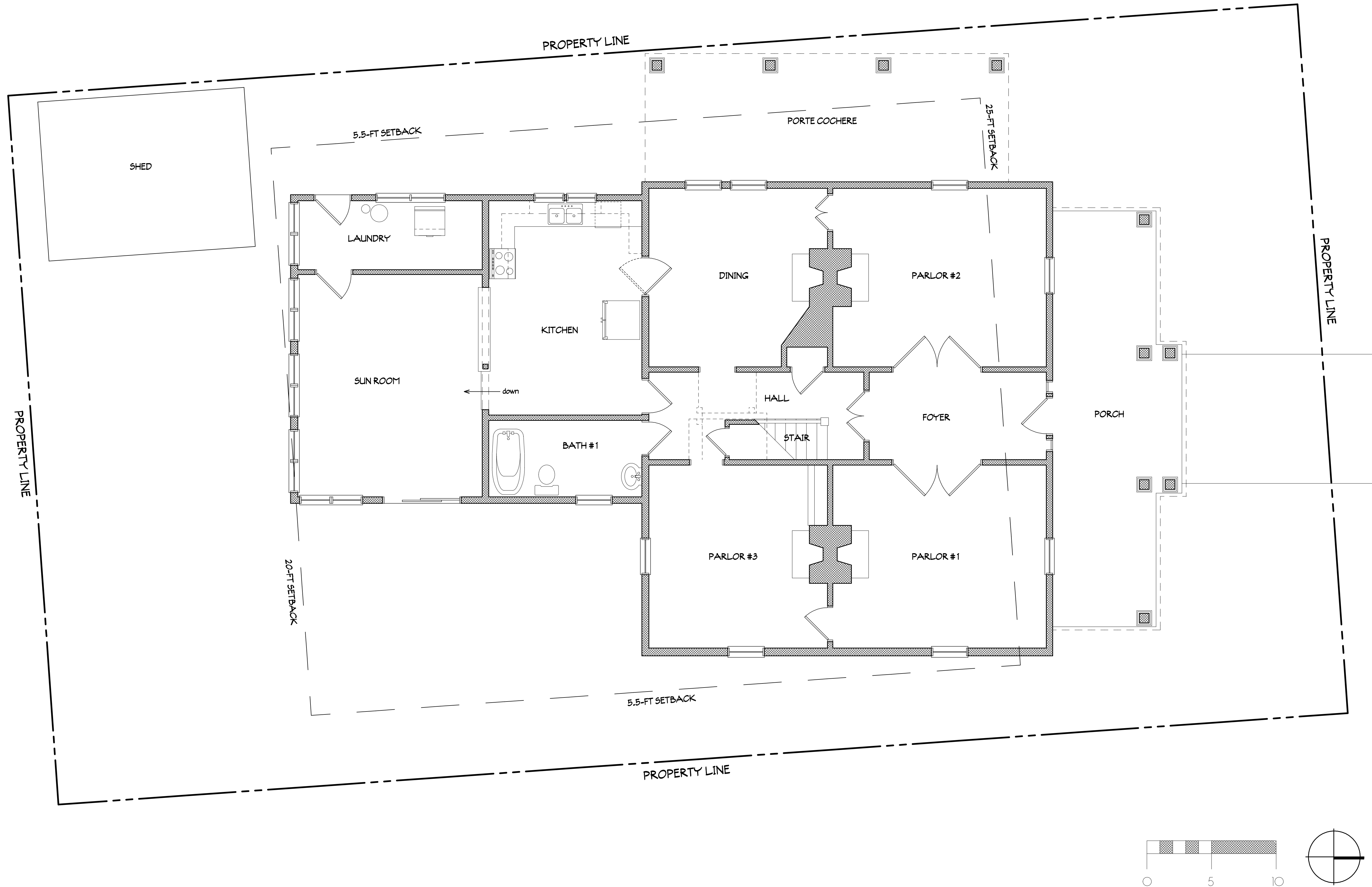
1-21-2023
My Commission Expires

Personally Known _____ OR Produced Identification ☒ ID Produced: FLORIDA DL





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Miranda Architects, Inc. and shall be
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of the project and shall not be
reproduced or copied in whole or
in part without the written consent of
the architect.



GEIB AS-BUILT FIRST FLOOR PLAN

1/4" = 1'

GEIB RESIDENCE AS BUILT'S	PROJECT # G210430
	DRAWN BY -- LSM
	CHKD BY -- JLM
	DATE -- 11-16-21

**MIRANDA
ARCHITECTS**
309 1/2 CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
FL REG. NO. 04887

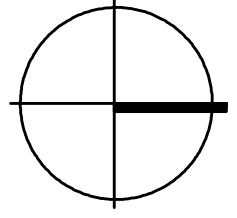
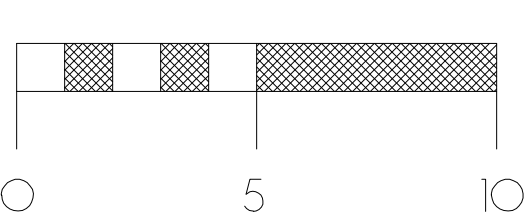
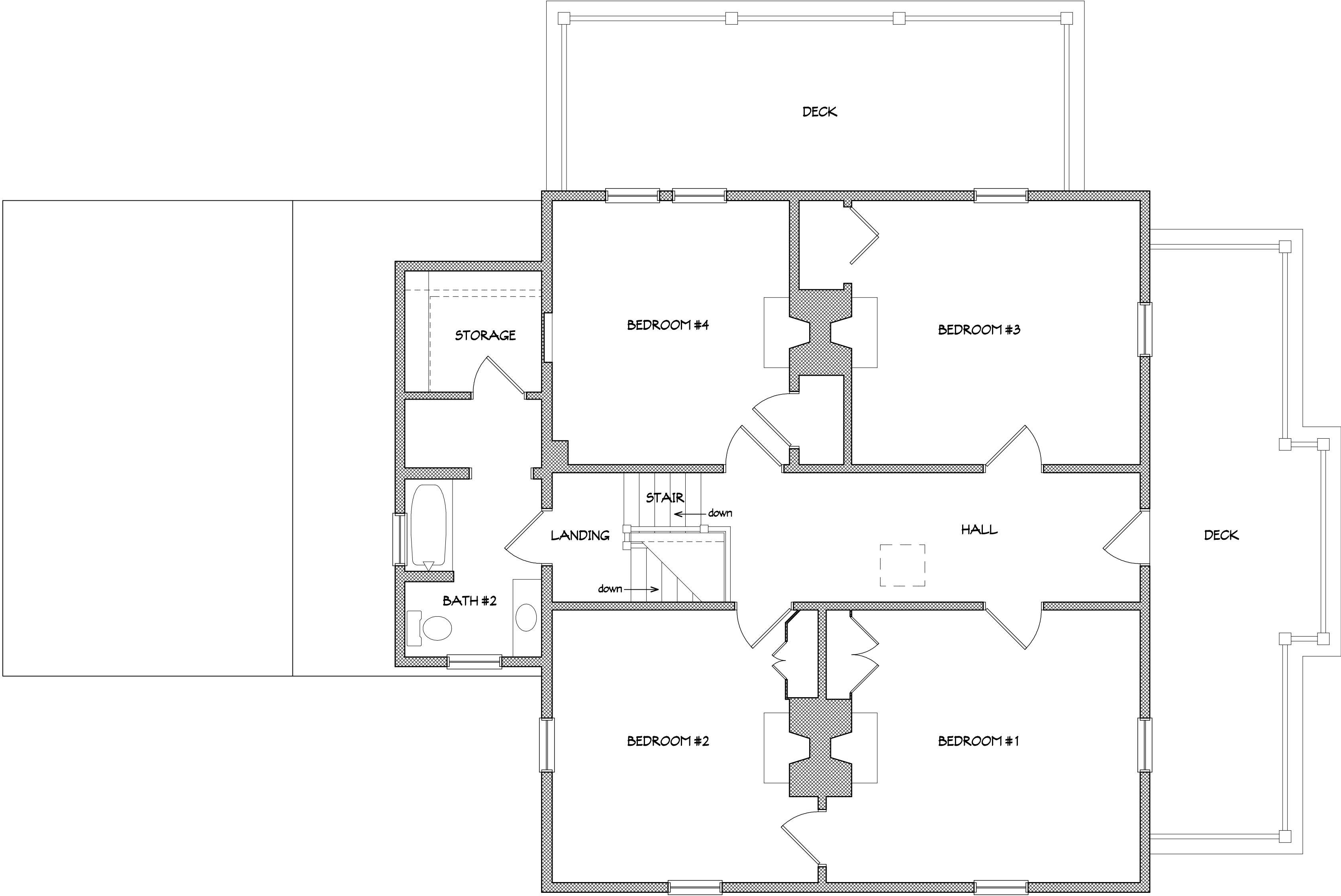
**MIRANDA
ARCHITECTS**

RENOVATION TO THE
GEIB RESIDENCE
612 BEECH STREET
FERNANDINA BEACH, FL 32034

AS BUILT 1ST FLOOR PLAN	REVISIONS	DATE

AB1

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GEIB AS-BUILT SECOND FLOOR PLAN 1/4" = 1'

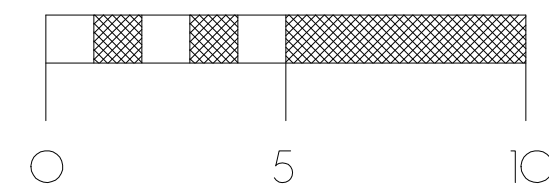
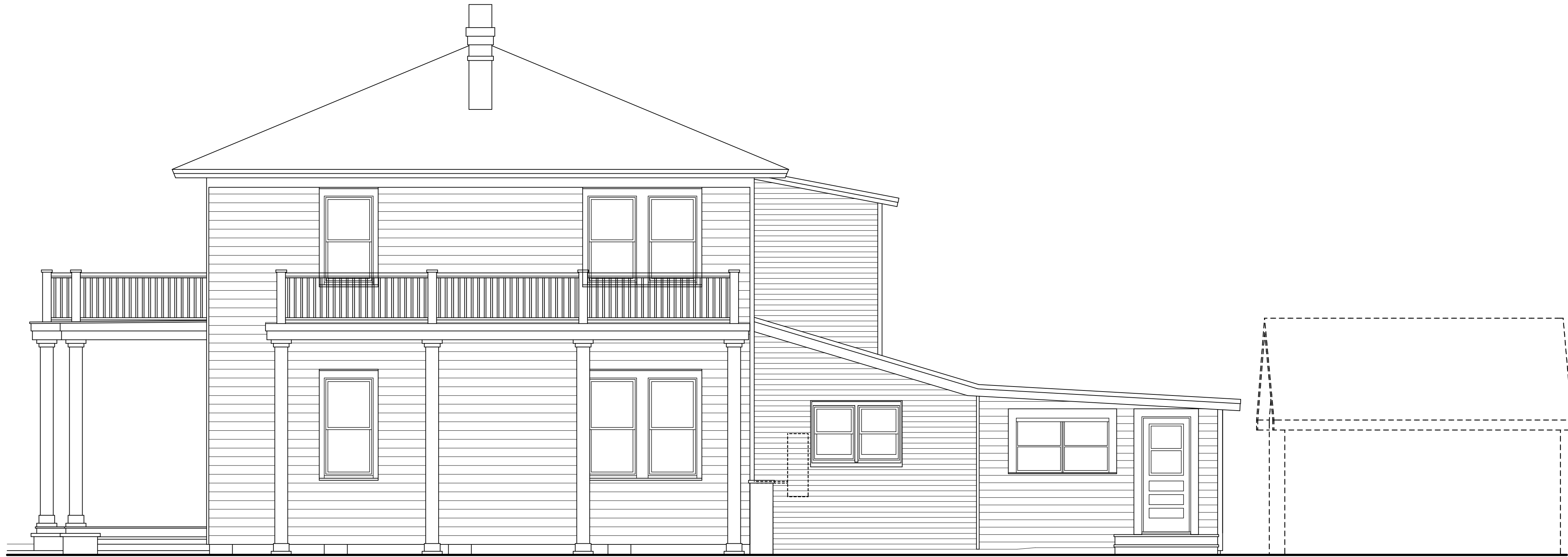
GEIB RESIDENCE AS BUILT	PROJECT # G210430
	DRAWN BY -- LSY
	CHKD BY -- JLM
	DATE -- 11-16-21



MIRANDA
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308 1/2 CENTRE STREET, SUITE 208
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904.261.4386 TEL
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AS BUILT 2ND FLOOR PLAN		RENOVATION TO THE GEIB RESIDENCE 612 BEECH STREET FERNANDINA BEACH, FL 32034	
REVISIONS	DATE		

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the architect is strictly prohibited
and is to be
returned on request.



GEIB AS-BUILT WEST ELEVATION

1/4" = 1'



M I R A N D A
A R C H I T E C T S

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FL REG. NO. AH0007

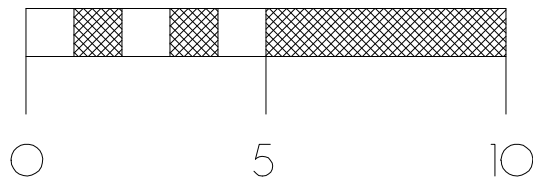
RENOVATION TO THE
GEIB RESIDENCE
612 BEECH STREET
FERNANDINA BEACH, FL 32034

AS BUILT WEST ELEVATION	
REVISIONS	DATE

GEIB RESIDENCE AS BUILT	
PROJECT # G210430	
DRAWN BY -- LBY	
CHKD BY -- JLT	
DATE -- 09-24-21	

AB3

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GEIB AS-BUILT SOUTH ELEVATION 1/4" = 1'

AB4

AS BUILT SOUTH ELEVATION	
REVISIONS	DATE

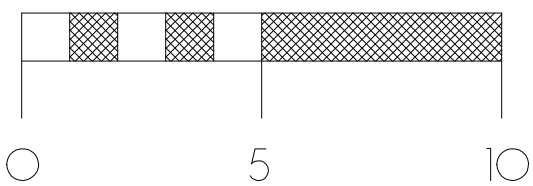
RENOVATION TO THE
GEIB RESIDENCE
612 BEECH STREET
FERNANDINA BEACH, FL 32034



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ARCHITECTS**
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FERNANDINA BEACH, FL 32034
904.281.696 TEL
FL REG. NO. 0004887

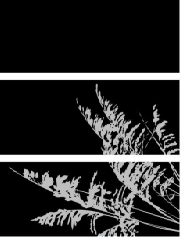
	GEIB RESIDENCE AS BUILT'S
	PROJECT # G210430
	DRAWN BY -- LSH
	CHKD BY -- JLM
DATE -- 09-24-21	

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GEIB AS-BUILT EAST ELEVATION 1/4" = 1'

GEIB RESIDENCE AS BUILT'S
PROJECT # G210430
DRAWN BY -- LJM
CHKD BY -- LJM
DATE -- 09-24-21



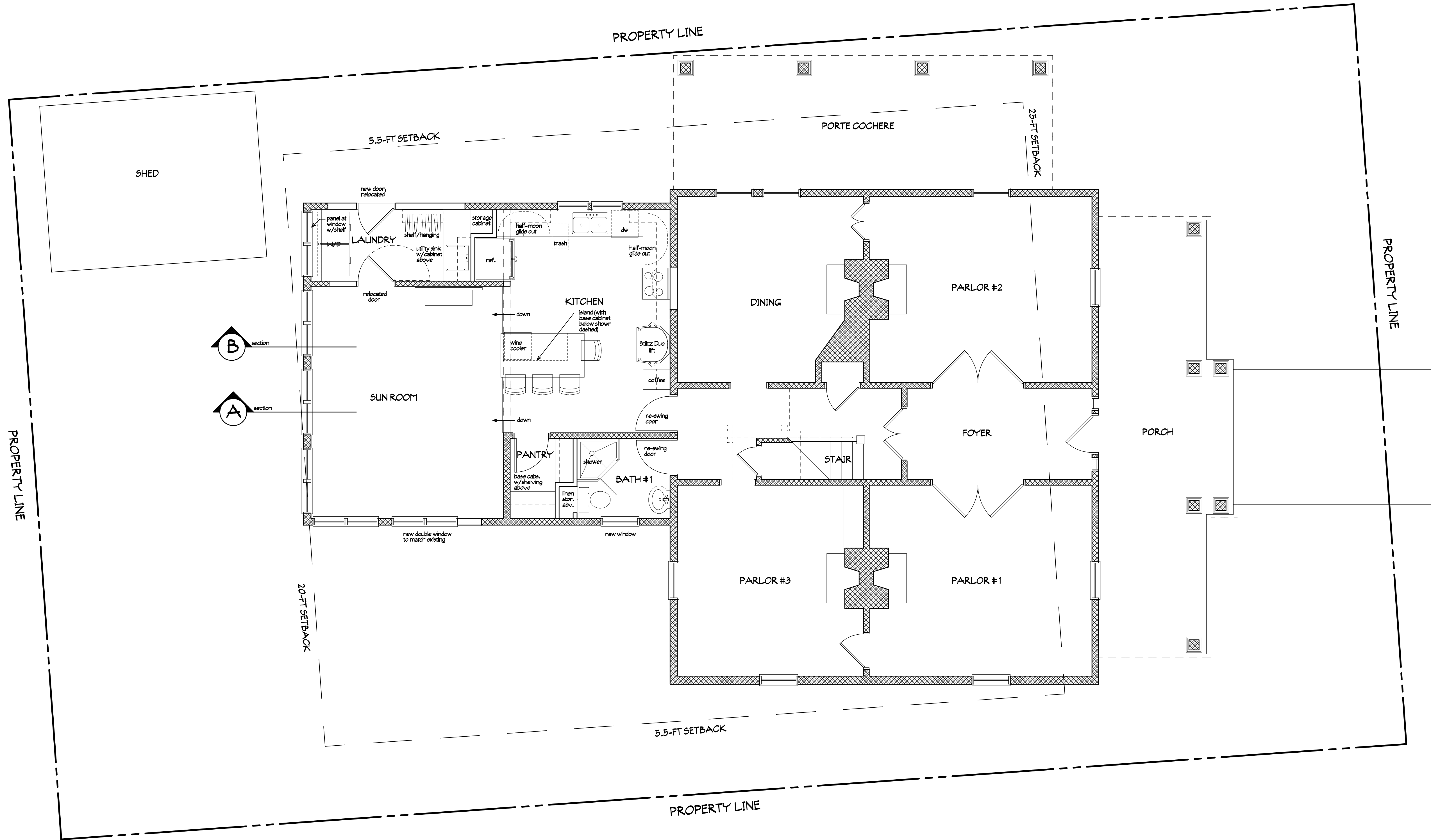
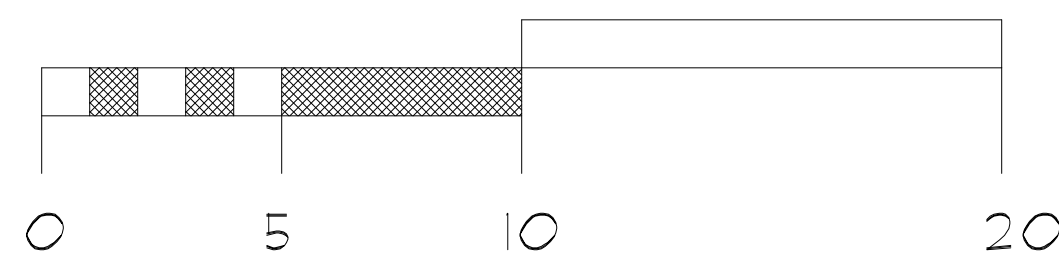
MIRANDA
ARCHITECTS

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FERNANDINA BEACH, FL 32034
904.281.4566 TEL
FL REG. NO. 199097

RENOVATION TO THE
GEIB RESIDENCE
612 BEECH STREET
FERNANDINA BEACH, FL 32034

AS BUILT WEST ELEVATION	
REVISIONS	DATE

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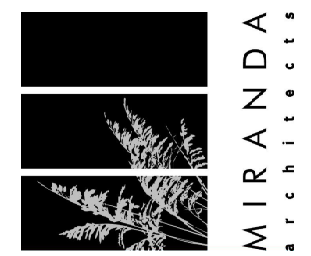


PROPOSED FIRST FLOOR PLAN

1/4" = 1'

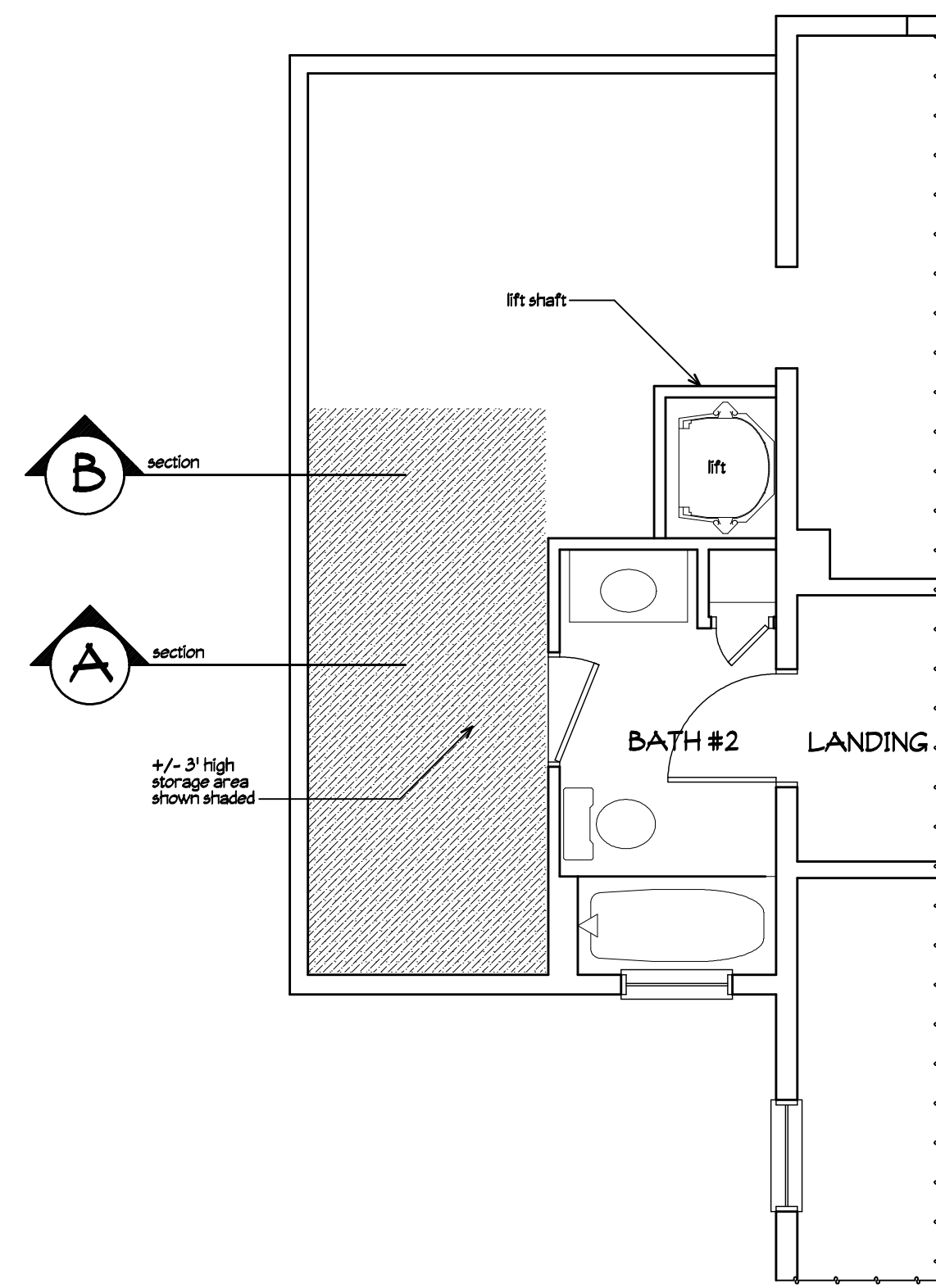
PROPOSED 1ST FLOOR PLAN	
REVISIONS	DATE

RENOVATION TO THE
GEIB RESIDENCE
612 BEECH STREET
FERNANDINA BEACH, FL 32034

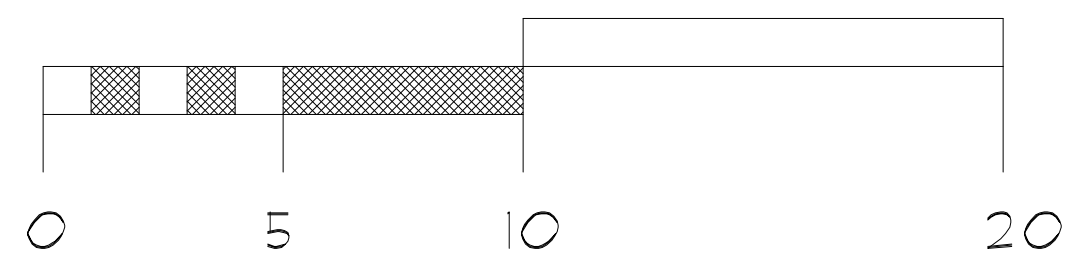
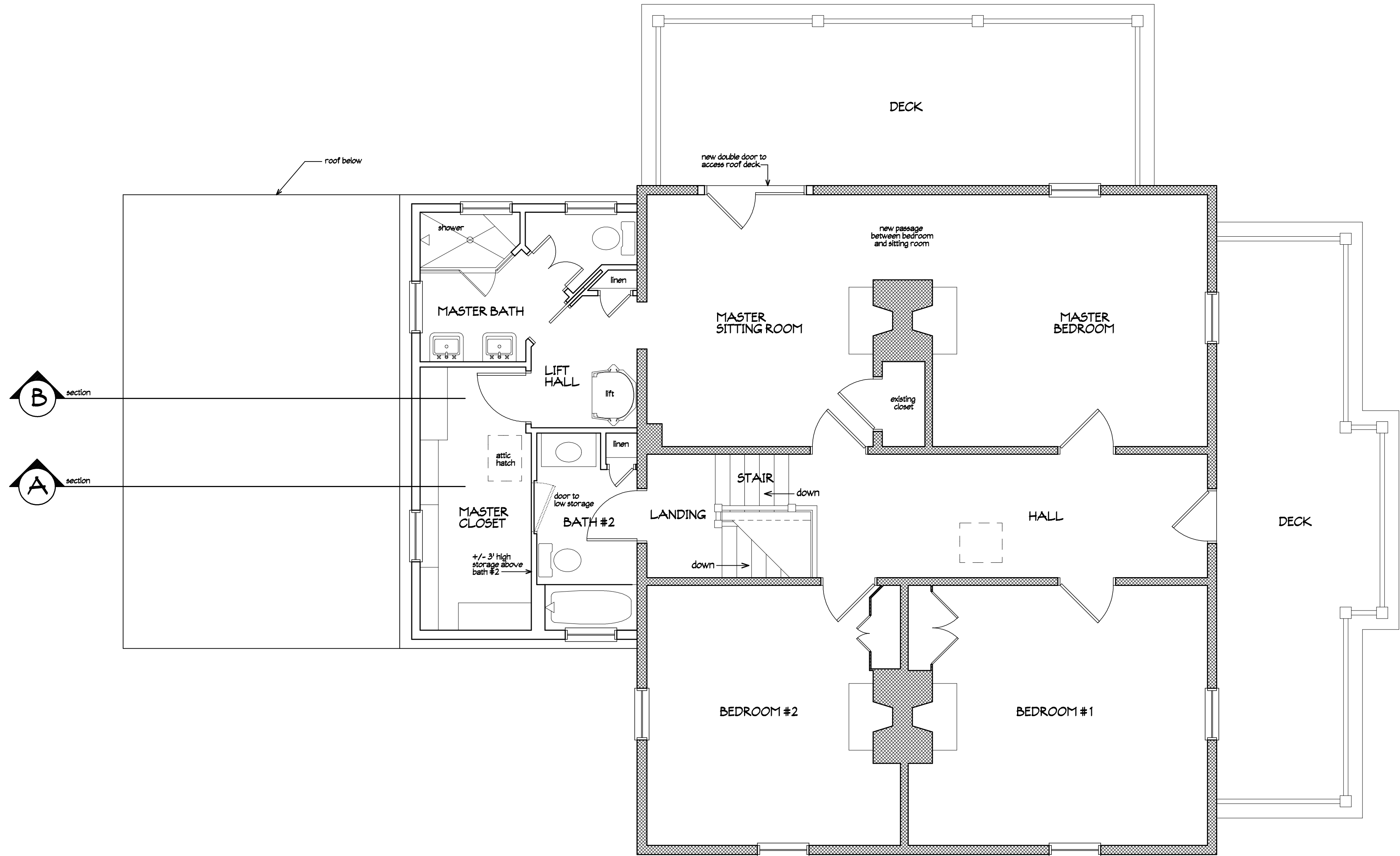


MIRANDA ARCHITECTS
309 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.281.4588 TEL.
FL REG. NO. 00000000

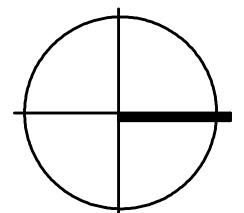
GEIB RESIDENCE AS BUILT'S
PROJECT # G210430
DRAWN BY -- LST
CHKD BY -- JLM
DATE -- 11-17-21



LANDING LEVEL 1/4" = 1'



PLAN LEGEND	
	EXISTING WALLS TO REMAIN
	NEW WALLS



PROPOSED SECOND FLOOR PLAN 1/4" = 1'

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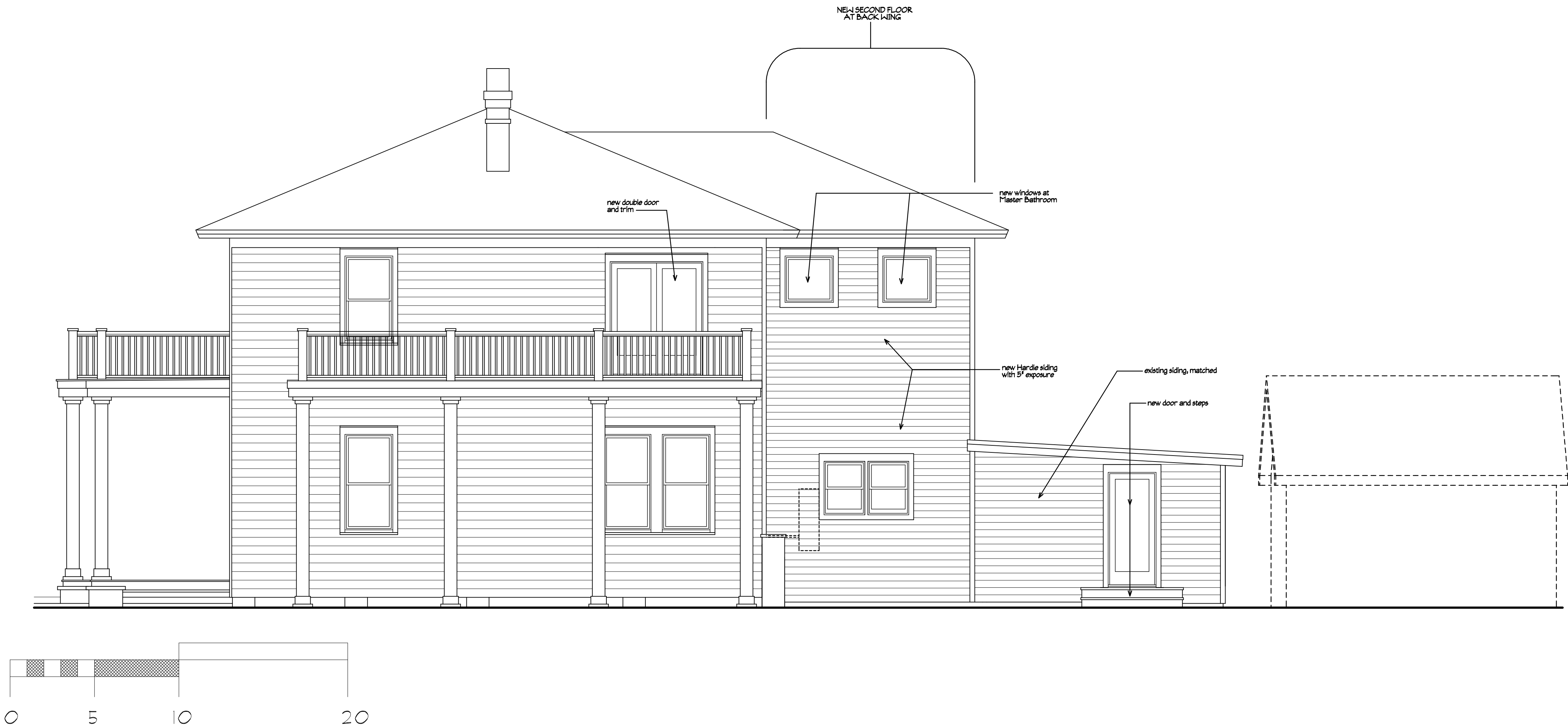
GEIB RESIDENCE AS BUILT'S	PROJECT # G210430	DRAWN BY -- L91	CHKD BY -- JLM	DATE -- 11-18-21
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MIRANDA ARCHITECTS
308 1/2 CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
FL REG. NO. AH1887

RENOVATION TO THE
GEIB RESIDENCE
612 BEECH STREET
FERNANDINA BEACH, FL 32034

PROPOSED 2ND FLOOR PLAN	REVISIONS	DATE

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PROPOSED WEST ELEVATION

1/4" = 1'

PROPOSED WEST ELEVATION	
REVISIONS	DATE

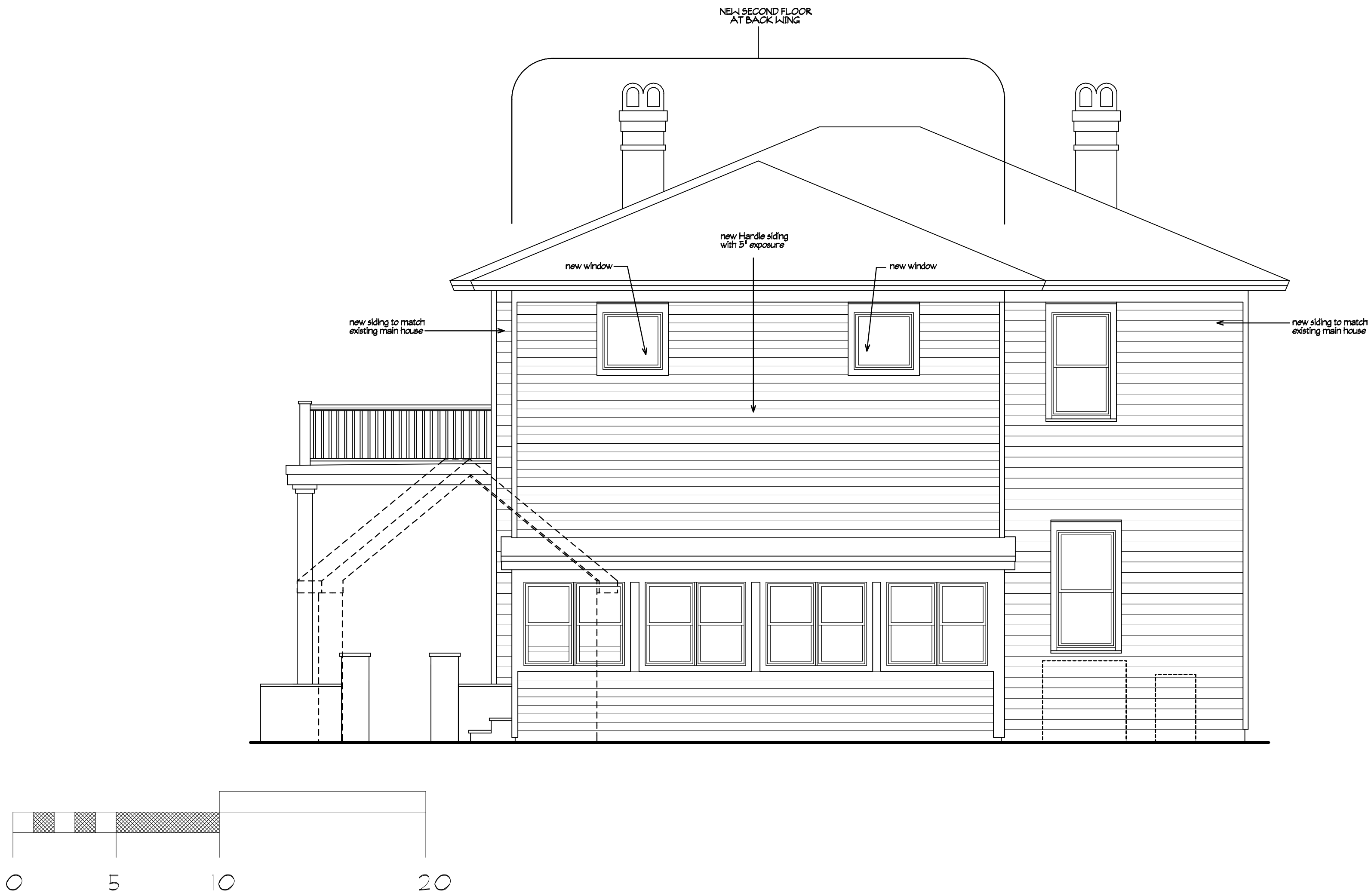
RENOVATION TO THE
GEIB RESIDENCE
612 BEECH STREET
FERNANDINA BEACH, FL 32034



**MIRANDA
ARCHITECTS**
309 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.261.4586 TEL.
FL REG. NO. AH00007

GEIB RESIDENCE AS BUILT'S	PROJECT # G210430
	DRAWN BY -- L911
	CHKD BY -- JLT1
	DATE -- 11-10-21

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PROPOSED SOUTH ELEVATION	
REVISIONS	DATE

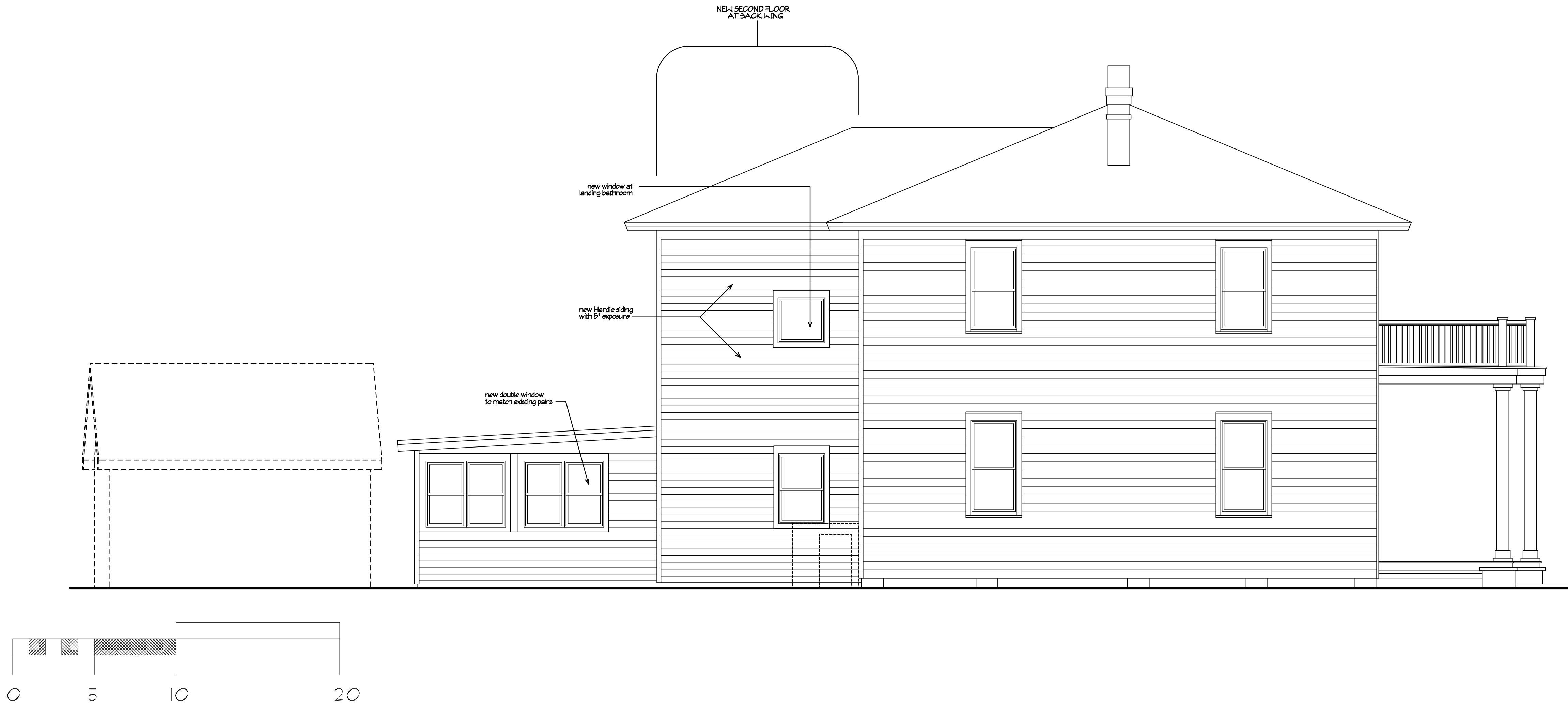
RENOVATION TO THE
GEIB RESIDENCE
612 BEECH STREET
FERNANDINA BEACH, FL 32034



**MIRANDA
ARCHITECTS**
309 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
FL REG. NO. 000007

GEIB RESIDENCE AS BUILT'S	PROJECT # G210430	DRAWN BY -- LJM	CHKD BY -- JLM	DATE -- 11-18-21
------------------------------	-------------------	-----------------	----------------	------------------

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in part for any other project and is to be
returned on request.



PROPOSED EAST ELEVATION

1/4" = 1'

PROPOSED WEST ELEVATION	
REVISIONS	DATE

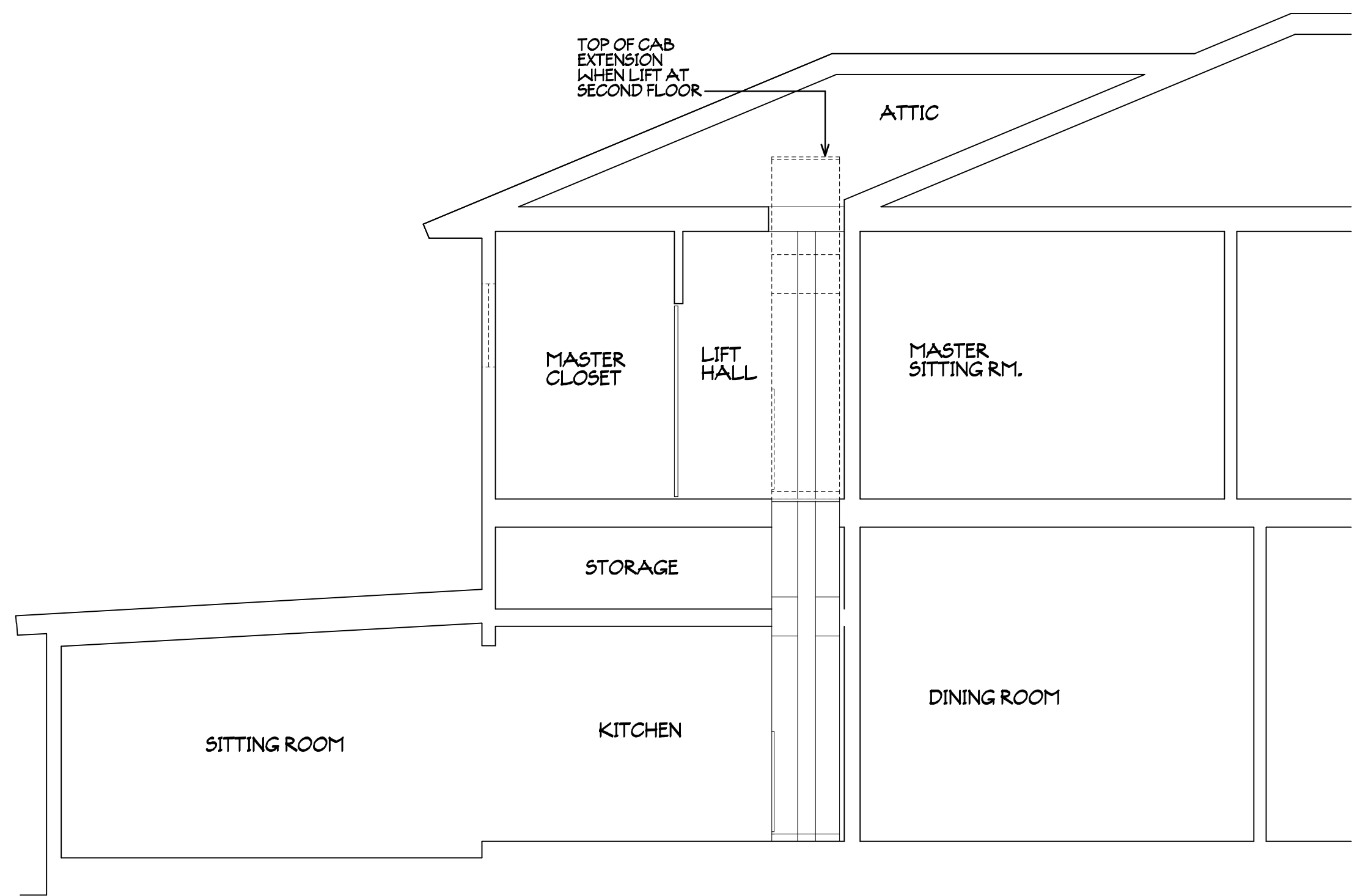
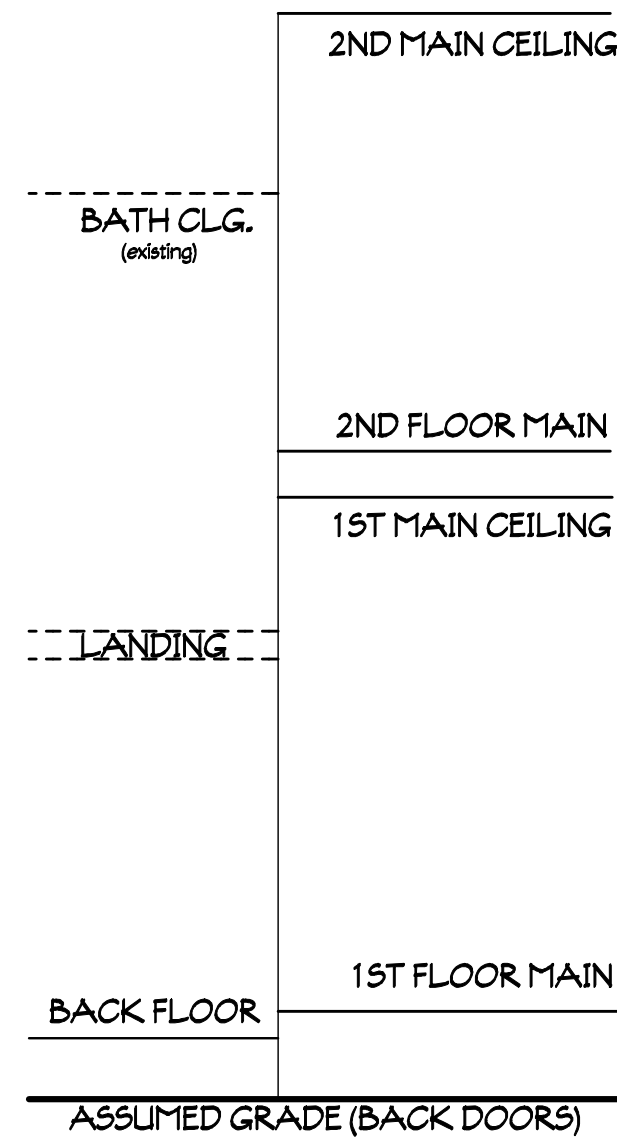
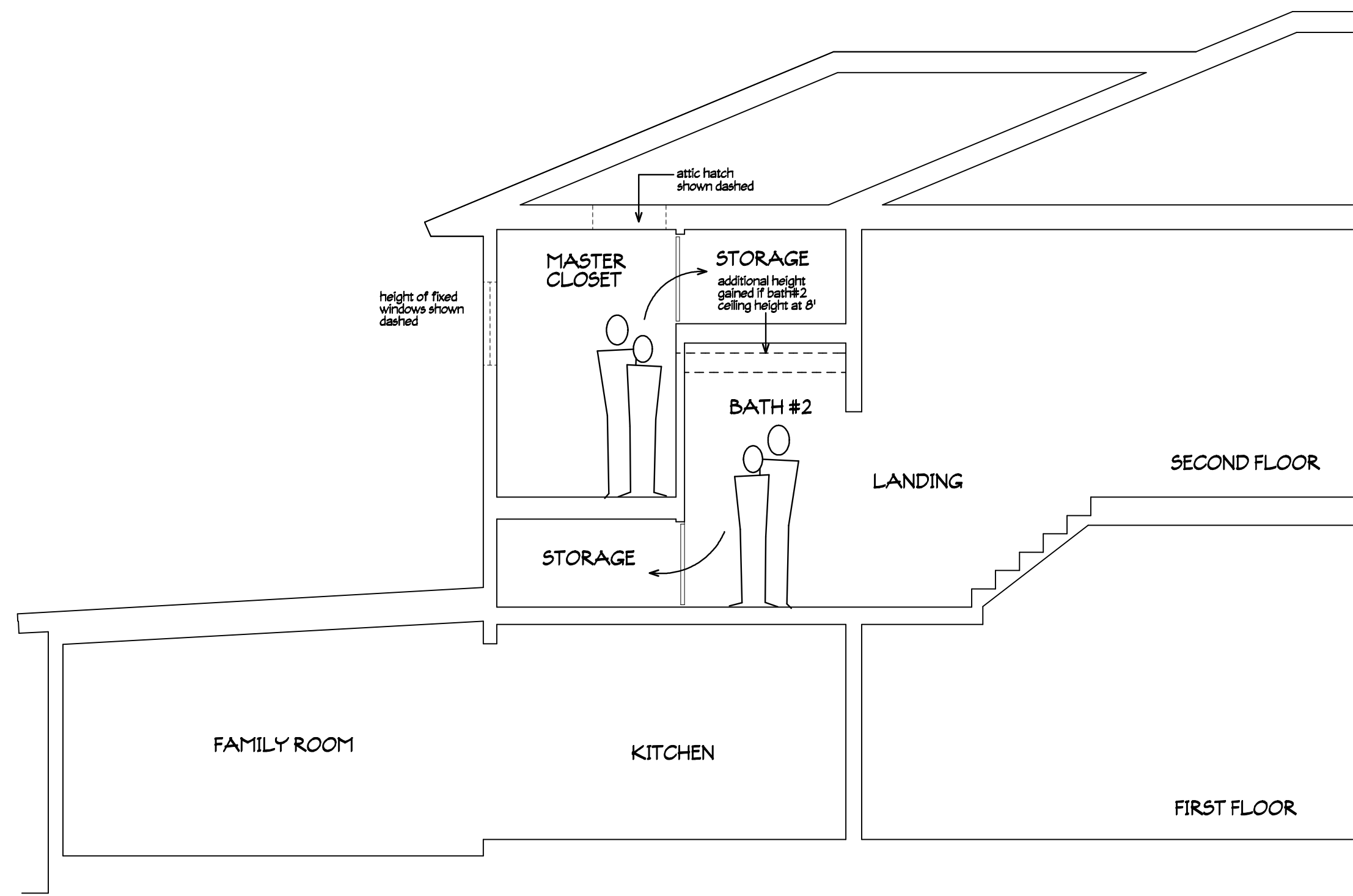
RENOVATION TO THE
GEIB RESIDENCE
612 BEECH STREET
FERNANDINA BEACH, FL 32034



**MIRANDA
ARCHITECTS**
309 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.261.4586 TEL.
FL REG. NO. AP1887

GEIB RESIDENCE AS BUILT'S	PROJECT # G210430
	DRAWN BY -- LSH
	CHKD BY -- JLM
	DATE -- 11-18-21

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PROPOSED SECTIONS	
REVISIONS	DATE

RENOVATION TO THE
GEIB RESIDENCE
612 BEECH STREET
FERNANDINA BEACH, FL 32034



**MIRANDA
ARCHITECTS**
309 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
FL REG. NO. AP0007

GEIB RESIDENCE ARCHITECTS
PROJECT # G210430
DRAWN BY -- LSY
CHKD BY -- JLT
DATE -- 11-18-21



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA00598

Recorder # 338

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) 612 Beech 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

612

Beech

Street

Cross Streets (nearest/ between)

City / Town (within 3 miles) Fernandina Beach

In Current City Limits? YES

County Nassau

Tax Parcel #(s)

Subdivision Name

Block

Lot

Ownership

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

Route to (especially if no street address)

MAPPING

USGS 7.5' Map Name

Publication Date

>> FERNANDINA BEACH;2003

Township:

Range:

Section:

1/4 section:

>> 3N ;28E ;23;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)

>>

Aluminum

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 Roof Secondary Structure(s)

Number of Chimneys 2

Chimney Material Brick

Other Chimney Material(s)

Chimney Location(s) west slope, east slope

HISTORICAL STRUCTURE FORM

8NA00598

DESCRIPTION (continued)

Window Descriptions 1/1

Main Entrance Description (stylistic details)

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

Porch Roof Types(s) gable

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) shed

Archaeological Remains (describe): none

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

Narrative Description (optional)

HISTORY

Construction year 1900

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; 1900;

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

BNA00598

DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF holding Red Lines Plans and 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: 6/6/2007

SHPO's Evaluation of Resource

Date _____

Form Comments: _____

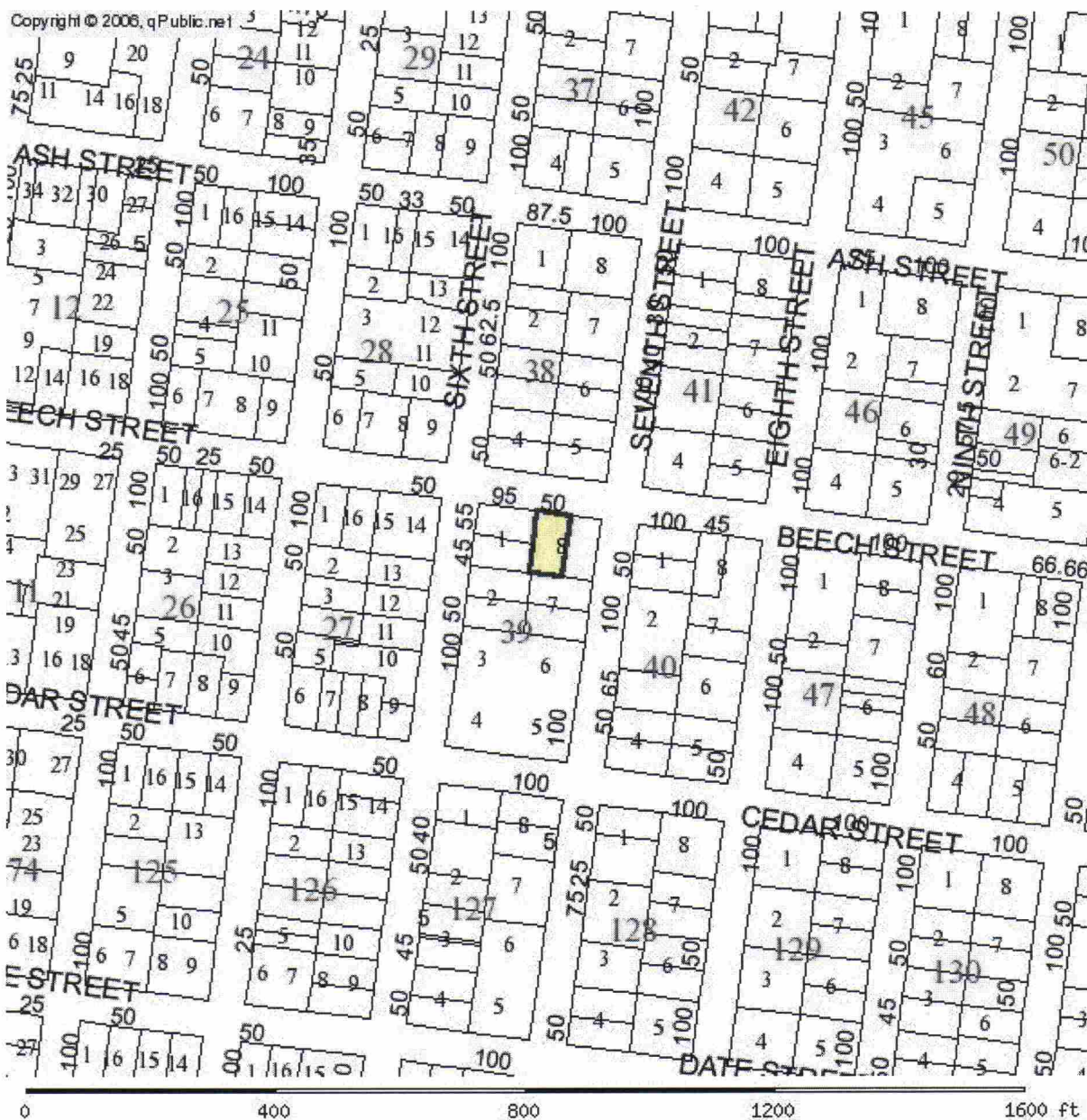
REQUIRED PAPER ATTACHMENTS

- (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"

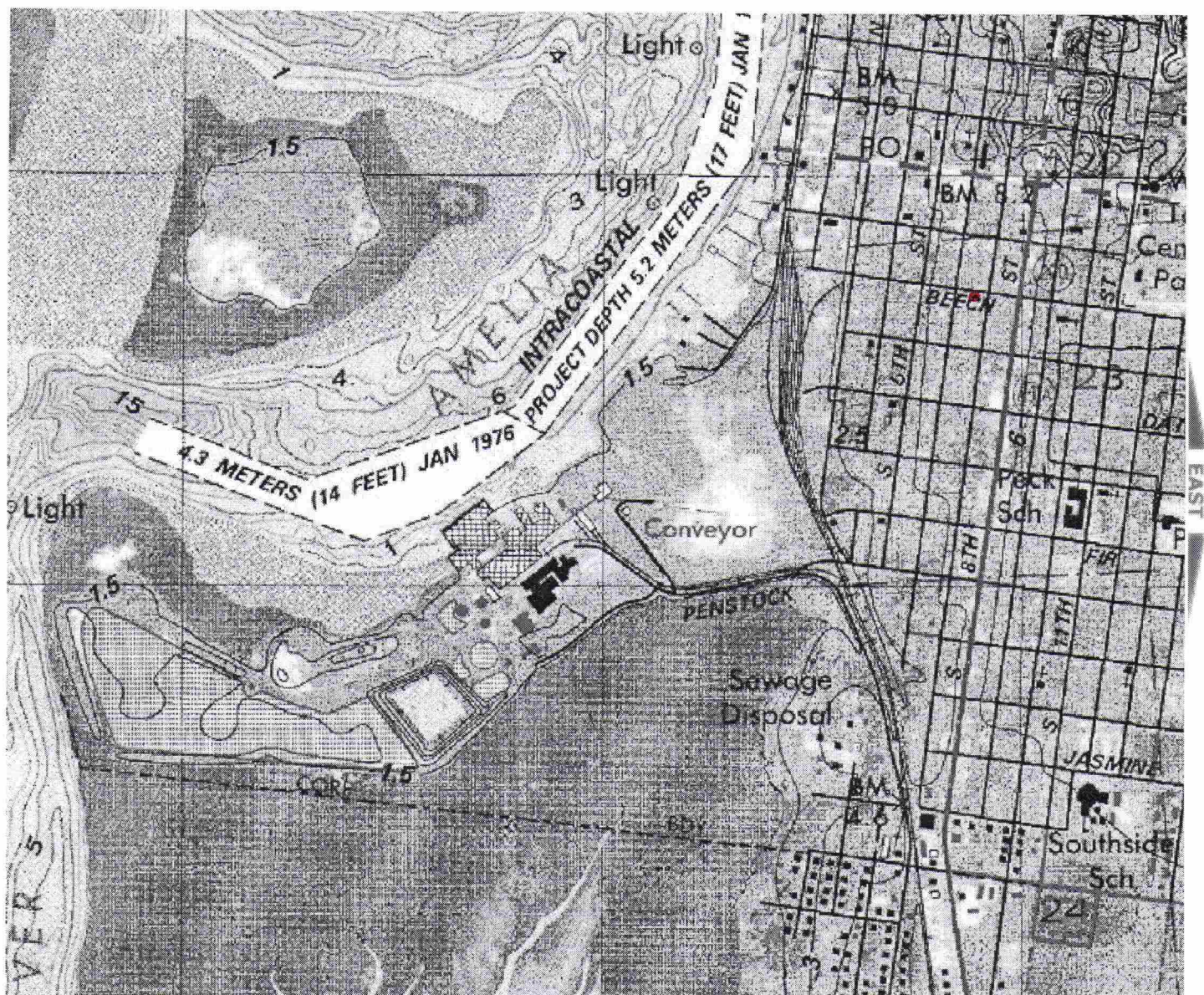
NA00598-200703

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:**
Aluminum
- > **Roof types:**
Hip
- > **Roof materials:**
Composition shingles
- > **Roof secondary structures (dormers etc):**
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Private residence;1900;
- > **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)]:**

338
NA598

PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0039-0082
GIS CALCULATED ACREAGE	0.13
Property Use	SINGLE FAM
Land Use	SFR
OWNERSHIP INFORMATION	
Name	GEIB DOUGLAS J & KIMBERLY N
Mailing Address	612 BEECH STREET FERNANDINA BEACH, FL 32034
Situs/Physical Address	612 BEECH ST
2006 PROPOSED VALUES	
Land Value	82,500
Ag Land Value	0



NA598

338



338

NA
598

FLORIDA MASTER SITE FILE
Site inventory Form

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

SITE NO. 8 NA 598

SITE NAME: 612 Beech St.
ADDRESS OF SITE: 612 Beech St.
INSTRUCTION FOR LOCATING: N/A

SURVEY DATE: 09/30/85

LOCATION: City of Fernandina Beach 39 1
Subdivision Name Block No. Lot No.

COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME: Woodle, Carl H. & Patsy E.

ADDRESS: 612 Beech 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

x GOOD

UNALTERED

FAIR

x

ORIGINAL SITE

DETERIORATED

RESTORED: / /

MOVED: / /

ORIGINAL USE pvt.residence

PRESENT USE pvt.residence

DATES c.+ 1861

CULTURE/PHASE American

PERIOD: 19th 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 275

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: frame vernacular

PLAN TYPE: rectangular

EXTERIOR FABRIC(S): metal: aluminum siding

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: N/1-bay entrance, 1-bay, access N; gable roof;
square, stucco columns; not original

ORIENTATION: N

FOUNDATION: piers: brick

ROOF TYPE: hip

SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION: E: offset: lateral slope#W: offset:lateral slope

WINDOW TYPE: DHS, 1/1, wood

*CHIMNEY: stucco

ROOF SURFACING: metal, sheet: 5-Vcrimp

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 2

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:

612 Beech 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. 1861, it is a two-story frame vernacular residential building. It is noteworthy for its sidelights and transom over entrance and for its hip roof. It has been significantly altered by use of aluminum siding and replacement of original porch and window sashes. It was originally the residence of John D. Broome. It was sold in August, 1861 for \$3,000.00 to Thomas Webb.

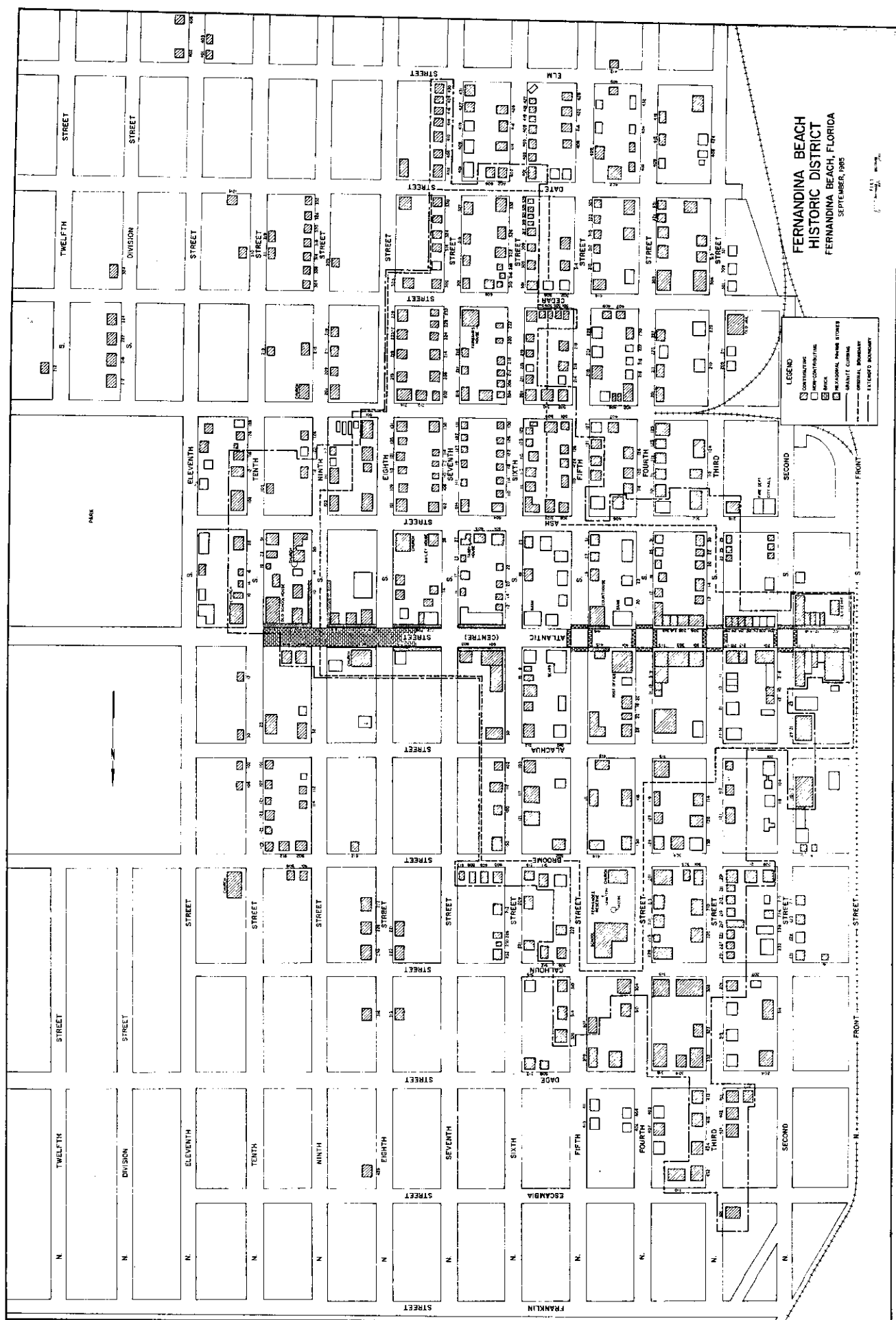
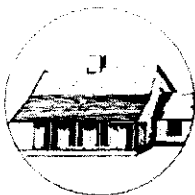


Figure 24

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site # **NA00598**
 Field Date 2-15-2018
 Form Date 2-15-2018
 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) 612 Beech 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: 612 Beech 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 # 00-00-31-1800-0039-0082 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: 1861 ☒ 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 Windows; some siding
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature Rear shed extensions; porte cochere
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) Original/John D. Broome; Thomas Webb

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

DESCRIPTION

Style Frame Vernacular Exterior Plan Rectangular Number of Stories 2
 Exterior Fabric(s) 1. Weatherboard 2. 3.
 Roof Type(s) 1. Hip 2. 3.
 Roof Material(s) 1. Composition shingles 2. 3.
 Roof secondary strucs. (dormers etc.) 1. 2.
 Windows (types, materials, etc.) 1/1 dhs replacements

Distinguishing Architectural Features (exterior or interior ornaments) Side and transom lights; wide overhangs; 2 story porch w chamfered supports and uncovered 2nd level

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. 2 Chimney Material(s): 1. Brick 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) Half light door w side & transom lights

Porch Descriptions (types, locations, roof types, etc.) Entry/N, open, flat, 2 story, w uncovered 2nd story w railing, grouped chamfered supports, central projecting section; Porte cochere/W, same 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 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 RESOURCE CONSULTING

**Fernandina Beach
Survey Update 2018**

○ Historic Resource

0 50 100 Feet

* All numbers start with NA****.











CERTIFICATE OF APPROVAL (COA) HDCSA2021-0118 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: 12/16/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 12/16/2022

Description: Certificate of Approval (COA) to replace three (3) non-original 6/6 wood windows on the left elevation with double-hung Andersen A-Series 6/6 wood windows.

Parcel: 00-00-31-1800-0006-0271 Main	Address: 403 N 3Rd St Main Fernandina Beach, FL 32034	Zone: MU-1(Mixed Use)
---	---	------------------------------

Owner Ocean Highway & Port Authority of Nassau County 403 N 3rd ST Fernandina Beach, FL 32034 Home: 207-475-5459	Applicant James F Boehmer 5422 First Coast Hwy Ste 123 Fernandina Beach, FL 32034 Business: 3865869199 Mobile: 3865869199
--	---

Note	Created By	Date and Time Created
1. Emailed J Boehmer result of review	Sylvie McCann	10/13/2021
2. Voicemail left for Mr. Boehmer	Salvatore Cumella	12/06/2021
3. Email sent with links to window survey and explanation of what is missing from application	Salvatore Cumella	12/06/2021
4. quote from Austin Historical dated 8/5/2021 received 12/7/2021.	Salvatore Cumella	12/16/2021
5. Received email from Danny Fullwood, OHPA Commissioner including correspondence from window restoration contractors indicating that the windows in the left facade are not original and are in need of replacement. Application has been reopened and approved in light of this new evidence.	Salvatore Cumella	12/20/2021

Activity Type	Activity Number	Name	User	Created On
Final Decision	DEC-001409-2021		Salvatore Cumella	12/16/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00017947	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00017947		\$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**
Expire Date: 10/13/2022
Description: Certificate of Approval (COA) to replace existing awning. New awning to be orange in color w/
WataNut logo at corner, and text "Nuts" "Cookies" "Ice Cream" "Gifts" "Cookies" "Gifts"

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

Applicant Robert O'Brien 2036 Evergreen Ave Jacksonville, FL 32206 Business: 9043551616	Agent 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
--	--	---	--

Note	Created By	Date and Time Created
1. I emailed Leslie to resubmit a corrected rendering showing only 1 center logo - smc	Sylvie McCann	11/15/2021
2. Amendment approved to correct size and logo issue.	Salvatore Cumella	12/01/2021

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) HDCSA2021-0136 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 11/17/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 12/17/2021
Status: Approved	Square Feet: 0.00	Completed: 12/03/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 12/05/2022
Description: Certificate of Approval (COA) to repair/replace rotted fascia, replace asphalt siding on north side of house in-kind, and repaint once complete to match existing.		

Parcel: 00-00-31-1800-0025-0070 Main	Address: 407 Beech St Fernandina Beach, FL 32034 Main	Zone: R-2(Medium Density Residential)
---	---	--

Owner Ada Roberts EST. c/o Agnes & Phyllis Evans 136 North Henley PL Southern Pines, NC 28387	Agent Russell A Marsh 85158 Airplane LN Yulee, FL 32097 Mobile: 2567358648	Applicant Russell Allen Marsh 85158 Airplane Lane Yulee, FL 32097
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Note	Created By	Date and Time Created
1. Emailed contractor for scope of work, colors, and materials	Taylor Hartmann	11/17/2021

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00018667	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00018667		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0139 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 12/06/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 01/05/2022
Status: Approved	Square Feet: 0.00	Completed: 12/17/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to repaint using: Favorite Tan SW6157 and Sand Beach SW7529		Expire Date: 12/19/2022

Parcel: 00-00-31-1800-0029-0011 Main	Address: 500 Centre St Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
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Owner	Applicant
Suarez Bluff LLC	Robert S Ferreira
500 Centre ST	500 Centre Street
Fernandina Beach, FL 32034	Fernandina Beach, FL 32034

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00018868	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00018868		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0140 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 12/09/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 01/10/2022
Status: Approved	Square Feet: 0.00	Completed: 12/17/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to replace existing wood shadowbox fence, like for like		Expire Date: 12/19/2022

Parcel: 00-00-31-1800-0025-0030 Main	Address: 116 S 4Th St Main Fernandina Beach, FL 32034	Zone: R-2(Medium Density Residential)
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Owner John Joseph Cascone, ESQ P.O. Box 1852 Fernandina Beach, FL 32034 Business: 9042612353	Applicant JOHN CASCONI 116 S 4 ST FERNANDINA BEACH, FL 32034 Mobile: 904-261-2353	Applicant JOHN CASCONI 116 S 4 ST FERNANDINA BEACH, FL 32034 Mobile: 904-261-2353
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Invoice No.	Fee	Fee Amount	Amount Paid
INV-00018927	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00018927		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0141 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 12/13/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 01/12/2022
Status: Approved	Square Feet: 0.00	Completed: 12/17/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 12/19/2022
Description: Certificate of Approval (COA) to Re-Roof using Owens-Corning Architectural Shingles (black), Modified Bitumen and Gulf Coast 5-V crimp metal roofing to match existing.		

Parcel: 00-00-31-1800-0045-0081 Main	Address: 816 Atlantic Av Main Fernandina Beach, FL 32034	Zone: C-3(Central Business District)
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Agent William K Riggan 3978 1st AVE Fernandina, FL 32034 Business: 9043105574	Owner DONNA BALLARD 816 Atlantic AVE Fernandina Beach, FL 32034 Mobile: 904-583-0862	Applicant Amelia Island Roofing, Inc 3978 FIRST AVE FERNANDINA BEACH, FL 32034 Business: 9043105574
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Invoice No.	Fee	Fee Amount	Amount Paid
INV-00018948	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00018948		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0142 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 12/14/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 01/13/2022
Status: Approved	Square Feet: 0.00	Completed: 12/14/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 12/14/2022
Description: Certificate of Approval (COA) to repair shutters, 2 wood porch posts, gutters, and wood fencing using same materials/colors as existing.		

Parcel: 00-00-31-1580-0012-0060 Main	Address: 1011 White St Main Fernandina Beach, FL 32034	Zone: OT-1(Old Town 1)
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Applicant VERONICA WALLACE 1011 WHITE ST	Owner VERONICA WALLACE 1011 WHITE ST
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Invoice No.	Fee	Fee Amount	Amount Paid
INV-00018976	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00018976		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0144 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 12/17/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 01/18/2022
Status: Approved	Square Feet: 0.00	Completed: 12/20/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 12/20/2022
Description: Certificate of Approval (COA) to repaint house with new colors: SW2809 Rookwood Shutter Green, Windows: SW2809, Trim: SW6149 Relaxed Khaki, Foundation: BM926 Seashell, Shutters/Porch: SW2809 Shutter Green		

Parcel: 00-00-31-1800-0039-0081 Main	Address: 614 Beech St Main Fernandina Beach, FL 32034	Zone: R-2(Medium Density Residential)
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Owner
Beth Nelson
614 Beech ST
Fernandina Beach, FL 32034
Mobile: 404-642-1545

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00019012	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00019012		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0145 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 12/17/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 01/18/2022
Status: Approved	Square Feet: 0.00	Completed: 12/20/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 12/20/2022
Description: Certificate of Approval (COA) to reroof with standing seam metal roof (galvalume).		

Parcel: 00-00-31-1800-0039-0081 Main	Address: 614 Beech St Main Fernandina Beach, FL 32034	Zone: R-2(Medium Density Residential)
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Applicant Lepierre Properties of Amelia LLC. 2618 McGregor Blvd Fernandina Beach, FL 32034 Business: 9047532234	Owner Beth Nelson 614 Beech ST Fernandina Beach, FL 32034 Mobile: 404-642-1545	Applicant LEPIERRE PROPS OF AMELI/ LLC GARY LEPIERRE 914 JASMINE ST FERNANDINA BEACH, FL 32034	Applicant LePierre Roofing, Inc. 2618 McGregor Blvd Fernandina Beach, FL 32034 Business: 9047532234
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Applicant
Gary Lepierre
2618 McGregor Blvd
Fernandina Beach, FL 32034
Business: 9047532234

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00019015	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00019015		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0146 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 12/20/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 01/19/2022
Status: Approved	Square Feet: 0.00	Completed: 12/21/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Remove and Replace the Torch Down Roof, 10sq of White to match existing		Expire Date: 12/21/2022

Parcel: 00-00-31-1800-0038-0080 Main	Address: 614 Ash St Main Fernandina Beach, FL 32034	Zone: C-3(Central Business District)
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Contractor William Slattery 85107 Commercial Park Dr Yulee, FL 32097 Business: 9048497758 Mobile: 9125902135	Applicant William Slattery 85107 Commercial Park Dr Yulee, FL 32097 Business: 9048497758 Mobile: 9125902135	Owner First Coast Lodging Concepts LLC 614 Ash ST Fernandina Beach, FL 32034
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Invoice No.	Fee	Fee Amount	Amount Paid
INV-00019029	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00019029		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2021-0147 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 12/22/2021
Work Class: HDC Staff Review	District: Default	Exp Date: 01/21/2022
Status: Approved	Square Feet: 0.00	Completed: 12/27/2021
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 12/27/2022
Description: Certificate of Approval (COA) to repair/replace water damaged portions of siding materials of building sections 18 & 20 using like materials		

Parcel: 00-00-31-1800-0268-0060 Main	Address: 19 S 2Nd St Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
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Applicant Amelia Harbor View, LLC., C/O Park Place Hospitality Group 136 Corporate Park DR E Mooresville, NC 28117 Business: 7043771002	Owner Amelia Harbor View, LLC., C/O Park Place Hospitality Group 136 Corporate Park DR E Mooresville, NC 28117 Business: 7043771002	Applicant Robert Martyn Business: 7043771002
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Invoice No.	Fee	Fee Amount	Amount Paid
INV-00019055	COA - Staff Residential Fee	\$25.00	\$25.00
		Total for Invoice INV-00019055	\$25.00
		Grand Total for Plan	\$25.00