AGENDA
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
JUNE 16, 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

4. PRESENTATIONS

4.1 HISTORY FOR ALL: MAKING HISTORIC STRUCTURES UNIVERSALLY ACCESSIBLE THROUGH INNOVATIVE DESIGN by Taylor Hartmann

5. OLD BUSINESS

5.1 **HDC 2021-0001 - ROBERT + CHERYL VIRTUE, 424 N. 3RD STREET**
Amendment to a previously issued COA to replace laundry window with door, replace 2nd floor porch door with 2 glass tombstone panes to match front door, and repurpose and move 2 existing windows from master bedroom East elevation to South elevation. *(Quasi-Judicial)*

6. NEW BUSINESS

6.1 **HDC 2022-0060 - MARIAN DAVIS, 910 SOMERUELUS STREET**
Certificate of Approval (COA) to demolish a principal structure. *(Quasi-judicial)*

7. BOARD BUSINESS

7.1 Fernandina 200 HDC Representative

8. STAFF REPORT

8.1 Staff Certificate of Approval - May 2022

8.2 90-Day Demolition Delay: 518 S. 7th Street

8.3 Preservation on Main Street Conference
Deland, Florida
July 27- July 30
https://www.preservationonmainstreet.com/

9. PUBLIC COMMENT

10. ADJOURNMENT

NEXT HDC REGULAR MEETING IS SCHEDULED FOR THURSDAY, JULY 21, 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.

HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2021-0001 AMENDMENT
JUNE 16, 2022

Owner/Applicant:	Robert & Cheryl Virtue, owners
Property Address:	424 N. 3rd Street
Parcel ID #	00-00-31-1800-0018-0070
Current zoning:	MU-1
FLUM land use category:	Mixed Use
Existing uses on the site:	Single-Family Residential
FL Master Site File #	8NA00273
Year Built:	c.1901 (FMSF)
Contributing Status:	Contributing
Requested action:	Amendment to a previously issued COA to replace laundry window with door, replace 2nd floor porch door with 2 glass tombstone panes to match front door, and repurpose and move 2 existing windows from master bedroom East elevation to South elevation. (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:

"Constructed c. 1901, it is a two-and-a-half-story frame vernacular residential building. It is noteworthy for its picturesque ornamentation. It has been significantly altered by porch alterations. It was originally the residence of Captain E.F. Morse, a harbor pilot, as listed in the 1901 directory" -FMSF Site Inventory Form 9/30/1985

The applicant is seeking to amend a previously approved COA to include:

- Replace the second-floor porch door to match the new front door - door with two glass tombstone panes,
- Repurpose two existing windows on the East elevation in the Master Bathroom and reposition them on the South elevation in the Master bathroom,
- Removal of first floor railing system,
- Replacement of railing system on North and South sides (where grade necessitates) with flat sawn balusters, exact design TBD,
- Removal of upstairs porch railing and replacement with flat sawn balusters to match new flat sawn on North and South returns.

APPLICABLE GUIDELINES:

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

Number	Secretary of the Interior's Standards for Rehabilitation	Findings		
		Complies	Does not Comply	N/A
1	*A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*	☒	☐	☐
2	*The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*	☒	☐	☐
3	*Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*	☒	☐	☐
4	*Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*	☒	☐	☐
5	*Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*	☒	☐	☐
6	*Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*	☐	☐	☒
7	*Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*	☐	☐	☒
8	*Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*	☒	☐	☐
9	*New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*	☒	☐	☐
10	*New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*	☒	☐	☐

ANALYSIS:

The proposed amendments are compatible in scale, massing, materials, setbacks, and heights with the Downtown Historic District.

STAFF RECOMMENDATION:

Staff recommends:
Approval of this Amendment to HDC 2021-0001

MOTION TO CONSIDER:

I move to **approve or deny** this amendment to HDC case number 2021-0001 **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 2021-0001, as presented, **is or is not** substantially compliant with the Secretary of the Interior's Standards, the Land Development Code, and the Downtown Historic District Design Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 **Application & Backup Materials**

EXHIBIT 2 **Plans, & Elevations**

Respectfully Submitted,

Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #9155

Date Submitted: 5/4/2022

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

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

Fees

- [ ] Certificate of Approval (COA): Staff Review $25
- [ ] Certificate of Approval (COA): Board Review - Residential Single Family) $250
- [ ] Certificate of Approval (COA): Board Review - Commercial/Multi-Family/2 or more Residential Units/Mixed Use $400
- [ ] Demolition of a Primary Structure â€“ Non-Contributing $1,500
- [ ] Demolition of a Primary Structure â€“ Contributing $7,500
- [ ] After-the-Fact Certificate of Approval (COA): Staff Review $100
- [ ] After-the-Fact Certificate of Approval (COA): Board Review $1,500
- [x] 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.

2022 Submission Deadlines + Board Meetings Calendar

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

Application Requirements

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

Addition

APPROVAL TYPE*

Board Approval: Final

See Certificate of Approval Matrix for details

Previously Approved Case

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

No

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

mm/dd/yyyy

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

HDC Pre-Application Meeting Request

PROPERTY INFORMATION

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

Historic District*

Downtown

Site Address*

424 N 3RD ST

City*

FERNANDINA BEACH

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0018-0210

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Robert

Last Name*

Virtue

Mailing Address*

424 N 3RD ST

City*

FERNANDINA BEACH

State*

FL

Zip Code*

32034

Telephone Number*

770-280-5868

E-mail Address*

buiu76@yahoo.com

OWNER'S AGENT

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

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

No

First Name*

Last Name*

Company (if applicable)

Street Address

City

State

Zip

Telephone Number

E-mail Address

Project Description*

Amendments to HDC2021-0001: Take the current laundry room window and replace it with a door. It would be on the South elevation behind the family room which will be added hence it would not be visible from 3rd. Street. Vendor of door to be selected in conjunction with builder once permits are finalized. Replace the second floor porch door to try to match the new front door - door with two glass tombstone panes. Vendor of door to be selected in conjunction with builder once permits are finalized. Repurpose two existing windows on the East elevation in the Master Bathroom and reposition them on the South elevation in the Master bathroom. Windows were previously approved for the South elevation. This would save the cost of new windows by repurposing two existing windows.

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

Design Vision Statement*

Making the property more architecturally accurate, more user friendly and making use of existing materials.

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

WINDOWS

Manufacturer	Product Description	Color
Existing windows are Pella	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 selecte	Choose File No file selecte	Choose File No file selecte	Choose File No file selecte

Upload 5	Upload 6	Upload 7	Upload 8
Choose File No file selecte	Choose File No file selecte	Choose File No file selecte	Choose File No file selecte

Certification*

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

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

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

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

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

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

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

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

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

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

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

Applicant First Name*

Robert

Applicant Last Name*

Virtue

Today's Date*

5/4/2022

DEPARTMENT OF PLANNING & CONSERVATION

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

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

OWNER'S AUTHORIZATION
FOR AGENT REPRESENTATION

I /WE ROBERT VIRTUE AND CHERYL VIRTUE
(print name of property owner(s))

hereby authorize: TAMMI KOSACK
(print name of agent)

to represent me/us in processing an application for: AMENDMENTS TO CERTIFICATE OF APPROVAL
(type of application)

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

(Signature of owner) **(Signature of owner)**

ROBERT VIRTUE
(Print name of owner)

CHERYL VIRTUE
(Print name of owner)

ASHLEY MANNING
Notary Public - State of Florida
Commission # GG 955560
My Comm. Expires Feb 5, 2024
Bonded through National Notary Assn.

STATE OF FLORIDA

COUNTY OF NASSAU

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 9th day of June, 20 22, by Robert & Cheryl Virtue.

Ashley Manning — Notary Public
Ashley Manning — Printed Name
2/5/24 — My Commission Expires

Personally Known ____ OR Produced Identification X ID Produced: FLDL
EXP. 11/16/28 Cheryl
EXP. 2/5/28 Robert

PREPARED BY & RETURN TO:

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

File No. 20-202470
Sales Price: $665,999.00

Parcel No.: 00-00-31-1800-0018-0070

This **WARRANTY DEED**, made the **5th day of October, 2020**, by **Austin Lamar Coarsey, a single man** (whether one or more, the "Grantor"), to **Robert Virtue and Cheryl Virtue, husband and wife**, whose post office address is 415 N 4th St, Fernandina Beach, FL 32034 (whether one or more, the "Grantee"):

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Nassau, State of Florida, viz:

> All that certain lot, piece or parcel of land situate, lying and being in the City of Fernandina Beach, (formerly named Fernandina), County of Nassau and State of Florida and being further described according to the official map or plat of said City (as lithographed and issued by the Florida Railroad Company in 1857 and enlarged, revised and reissued by the Florida Town Improvement Company in 1887 and 1901) as:
>
> A triangular portion of Lots 10, 11, 12 and 13, Block 18, City of Fernandina Beach, Nassau County, Florida.
>
> Being more particularly described as follows: Begin at the Southwest corner of Lot 10 aforesaid and run in a Easterly direction along the Southerly line of Lots 10, 11, 12 and 13 aforesaid, a distance of 100.0 feet to the Southeast corner of said Lot 13. Return to the Point of Beginning and run in a Northerly direction along the Easterly right-of-way line of North Third Street (a 60.0 foot R/W), a distance of 5.0 feet; run thence in a Easterly direction departing said right-of-way, a distance of 100.12 feet to Southeast corner of Lot 13 aforementioned for the closing point.
>
> Together with:
>
> All those certain lots, pieces or parcels of land situate, lying and being in the City of Fernandina Beach, (formerly named Fernandina), County of Nassau and State of Florida and being further described according to the official map or plat of said City (as lithographed and issued by the Florida Railroad Company in 1857 and enlarged, revised and reissued by the Florida Town Improvement Company in 1887 and 1901) as:
> Lots 7, 8 and 9, in Block 18, City of Fernandina Beach.

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

SUBJECT TO TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

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

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature
Printed Name: Sandy Dean

Witness Signature
Printed Name: Joyce A. Middleton

Austin Lamar Coarsey

Address:
P.O. Box 55
Brookfield, GA 31727

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of (✓) physical presence or ( ) online notarization this 2nd day of October, 2020, by Austin Lamar Coarsey.

SANDY DEAN
Commission # GG 917454
Expires November 8, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

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

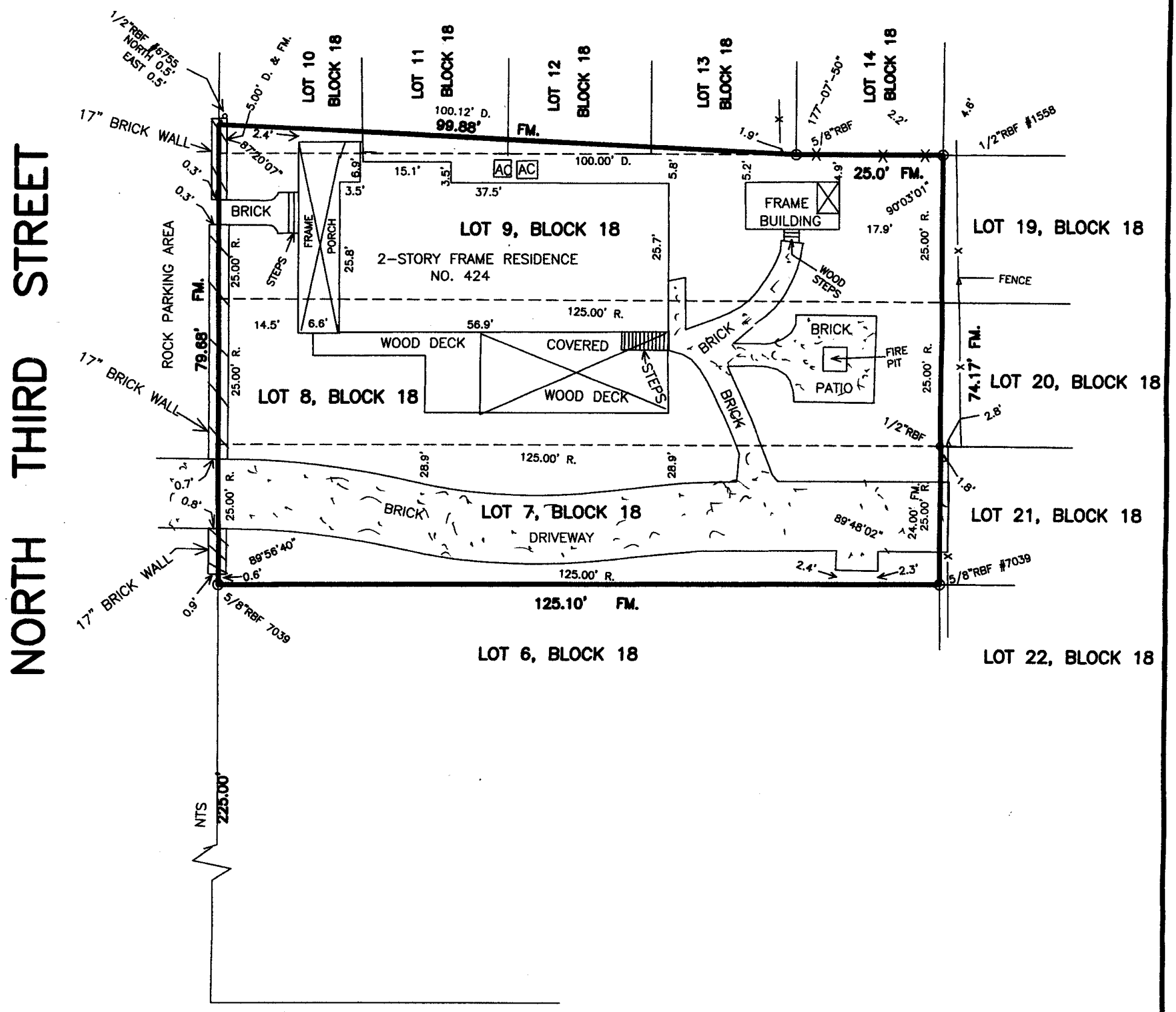
Personally Known:_____ OR Produced Identification: ✓
Type of Identification
Produced: georgia drivers l. cnse

MAP SHOWING BOUNDARY SURVEY OF
LOTS 7, 8 AND 9, BLOCK 18 TOGETHER WITH A TRIANGLE PORTION
OF LOTS 10, 11, 12 AND 13, BLOCK 18,

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).

SAID PORTION BEING MORE PARTICULARLY DESCIBED AS FOLLOWS:
BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 10; THENCE RUN NORTHERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF NORTH THIRD STREET (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 5.00 FEET TO A POINT; THENCE RUN EASTERLY A DISTANCE OF 100.12 FEET TO THE SOUTHEAST CORNER OF SAID LOT 13;RUN THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOTS 10, 11, 12 AND 13, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

CERTIFIED TO:
ROBERT D. VIRTUE AND CHERYL B. VIRTUE,
SUPREME LENDING,
FIRST AMERICAN TITLE INSURANCE COMPANY,
WOOD & SMITH, P.A.



COASTAL LAND SURVEYORS

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

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

LICENSED BUSINESS NO. 6412

10-1-20

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

BEARINGS BASED ON N/A

PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP, COMMUNITY NO. 120172 PANEL NO. 0237G DATED 8/2/17.

DATE OF SURVEY: SEPTEMBER 26, 2020
SCALE 1"=20'
JOB NO. 0507-04 F.B. 282, 359

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

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

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- Louver Doors
- Dutch Doors
- Dutch Louver Doors
- Craftsman Doors
- Arch & Round Top Doors
- Stained Glass Doors
- Double Door Entrance Units
- Entrance Units
- Dutch Entrance Units
- Double Dutch Doors

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Mirror Doors
Wall Panels
Door Options & Details
Wood Species
Glass Types
V- Grooved Templates
Stained Glass Templates
Stained Glass Colors
Stained Glass Caming
Stile & Rail Profiles
Panel Profiles
Applied Moldings
Shelves
Pre-Hanging
Metalist Glass Templates
Pet Doors & Gates
Pet Gates
Pet Doors
Garden Gates
In Stock Solid Wood Doors
In Stock Screen Doors
In Stock Dutch Doors
Millwork
Victorian Brackets & Corbels
Decorative Spandrel
Flat Sawn Balusters
Casing & Trim
Butcher Block Tables
Hardware Options
Screen Door Hardware
Exterior Door Hardware
Interior Door Hardware
Emtek Hardware
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Clearance Hardware
Order & Quote Forms
Custom Door Design Sheet
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Printable Interior / Exterior Door Order Form
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Door Anatomy
Glossary of Door Terms
Employment

Select Your Wood

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BBB ACCREDITED BUSINESS

G146

0 Items to Quote in My Project Cart

Back to Handcrafted Exterior & Interior Doors with Glass Panels

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PHOTOS

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Select Your Options and we will Quote Your Project!

Interior/Exterior	Please Select
Wood Species	Select Interior/Exterior
Double Door	None - This is a Single Door

☐ Check Box to add Sidelights or Transom. Click Here for Sidelight and Transom Designs

Measurement Type	Exact Size:
Width	36
Height	80
Thickness	Select Interior/Exterior
Pre Hung	Pre-Hung on Matching Jamb:
Pre-Hung Jamb Width	4 9/16
Pre-Hung Hinge Finish	Brass Hinges
Lockset Preps	None
Swing Direction	In Left
Glass Type	Clear Standard
Stained Glass	N/A
Optional Shelf	No Shelf
Panel Profile	Raised Panel

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Price to be Quoted

ADD TO MY PROJECT CART Reset

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* Payment information is not required to process your quote request.

Prices are subject to change at any time and without notice. Delivery will be quoted to your location. Online prices and shopping cart are provided to assist in the quoting process only.

Description

A beautiful Italianate double arched glass panel entrance door. Italianate architecture is a distinct 19th century period of architecture which is present in many historic homes across the United States. Our G146 is a classic solid wood entrance door that exemplifies this style. Clear insulated arched glass complete with applied moldings that can be carried over to the bottom raised panels is standard. Acid etched, glue chip, beveled and stained glass is also available. We custom craft each door to your exact size or rough opening specifications. Matching sidelights and transom can be added to create a grand entrance unit.

Solid Wood Interior Door Features:

- Our interior doors are handcrafted to a full 1 ½" thick. A 1 ¾" thick door is also an optional upgrade.
- Interior raised panels are a generous 1 3/8" thick.
- Single pane tempered glass is included with interior glass panel designs. Decorative pattern glass, stained glass and mirror glass is available with any design.
- Door jambs for standard interior doors are ¾" and include a ½" door stop. Thicker or even rabbeted jambs are also options.
- Applied moldings are available to enhance the beauty of any door.

Solid Wood Exterior Door Features:

- Our entrance doors are handcrafted to a full 1 3/4" thick. A 2 1/4 thick entrance door is also a premium option.
- Raised panels are a generous 1 5/8" thick.
- True divided light, insulated tempered glass is our standard. Insulated stained glass, decorative pattern glass and other energy conscious glass types, such as low E and argon filled units, are available.
- Pre-hung entrance units are made with rabbeted door jambs from the same species of wood as your door along with our standard solid mahogany adjustable threshold.
- Applied moldings are available to enhance the beauty of any door!

Wood Species is Important!!

No matter if you are painting or staining your beautiful New Vintage Door product, African mahogany is our recommendation for any exterior application. The durability and longevity that this wood provides surpasses its substitutes and the performance of the wood will have you thanking us that we recommended investing in a beautiful African mahogany door product over most of the other wood species available. Considering all options, African mahogany is one of the best values we can offer you, to take care of you as our valued customer. Contact a Vintage Doors Representative to discuss the benefits of a mahogany door over the other wood species available. We look forward to working with you!!

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OPEN: Mon - Fri, 9am - 5pm EST
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chair in the air designs, inc.
unexpected interiors and enchanting gardens
50 North Mill Road, NW Atlanta, GA 30328
phone 404-232-0428

June 8, 2022

TO: Sal Cumella
FR; Tammi Kosack
RE: Virtue request for changes

Sal,

Regarding Virtue case 2021-0001 requested changes for the 6/16/22 meeting, please add the following plans to the packet for review, and have available at the meeting so I can describe the changes to the board. If they can be inserted in the order shown that will make the presentation flow easier.

1. Existing elevation
2. 2021-0001 approved 2/18/21 elevations
3. 2021-0001 approved 2/18/21 plan view
4. 2021-0001 approved 9/16/21 amendments elevations; new requests in red
5. 2021-0001 approved 9/16/21 amendments plan view; new request in red
6. Existing plan view, showing new placement of stairs after removing previously approved grill porch

The final list of requested changes:

- Change laundry room window to a door (inside screen porch on south elevation)
- Change 2nd story door to double tombstone to match pre-approved first floor door
- Use two existing windows salvaged during the work to replace double ganged windows (previously approved) inside porch on South elevation
- Remove front first floor railing system (west elevation) and potentially remove first floor railing system on short North and South runs and replace with flat sawn balustrading as needed for grade
- Possibly remove and replace upper balcony railing system with flat sawn balustrading
- Use functional double hung window on new addition East elevation instead of recessed faux shutters
- Delete the proposed 6' grilling porch on the back (East) elevation, and keep landing and stairs in same proposed orientation
- Delete new window on South elevation addition—scriveners error from previous plan submission

Thank you,

Tammi Kosack
chair in the air designs, inc.
404-232-0428

EXISTING ELEVATIONS 1

EXIST A-2.1 EXISTING SOUTH ELEVATION
1/4" = 1'-0"

EXIST A-2.1 EXISTING WEST ELEVATION
1/4" = 1'-0"

EXIST A-2.1 EXISTING EAST ELEVATION
1/4" = 1'-0"

Cotner Associates, Inc.
Architects
9 North Third Street
Fernandina Beach, Florida 32034
PH 904277-4193 FAX 904277-4234

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VIRTUE RESIDENCE
424 NORTH 3RD STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project:

Relevant:

EXISTING ELEVS

Page of Sheet Number

A-2.1

HDC 2021-0001
2/18/21 CoA
APPROVED

PROP A-2.2 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

PROP A-2.2 PROPOSED WEST ELEVATION
1/4" = 1'-0"

PROP A-2.2 PROPOSED EAST ELEVATION
1/4" = 1'-0"

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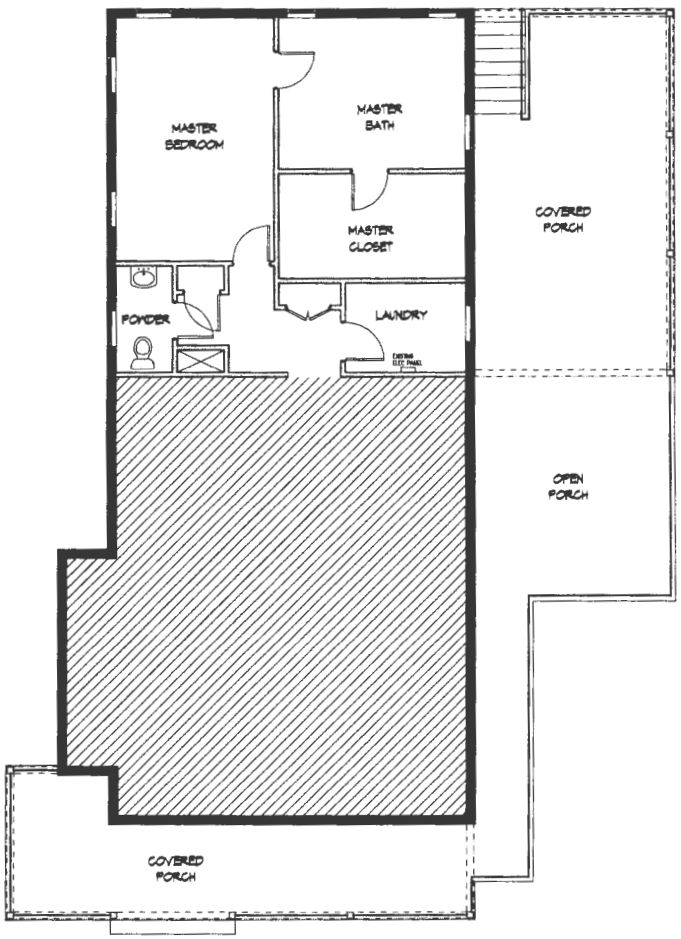
VIRTUE RESIDENCE
424 NORTH 3RD STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

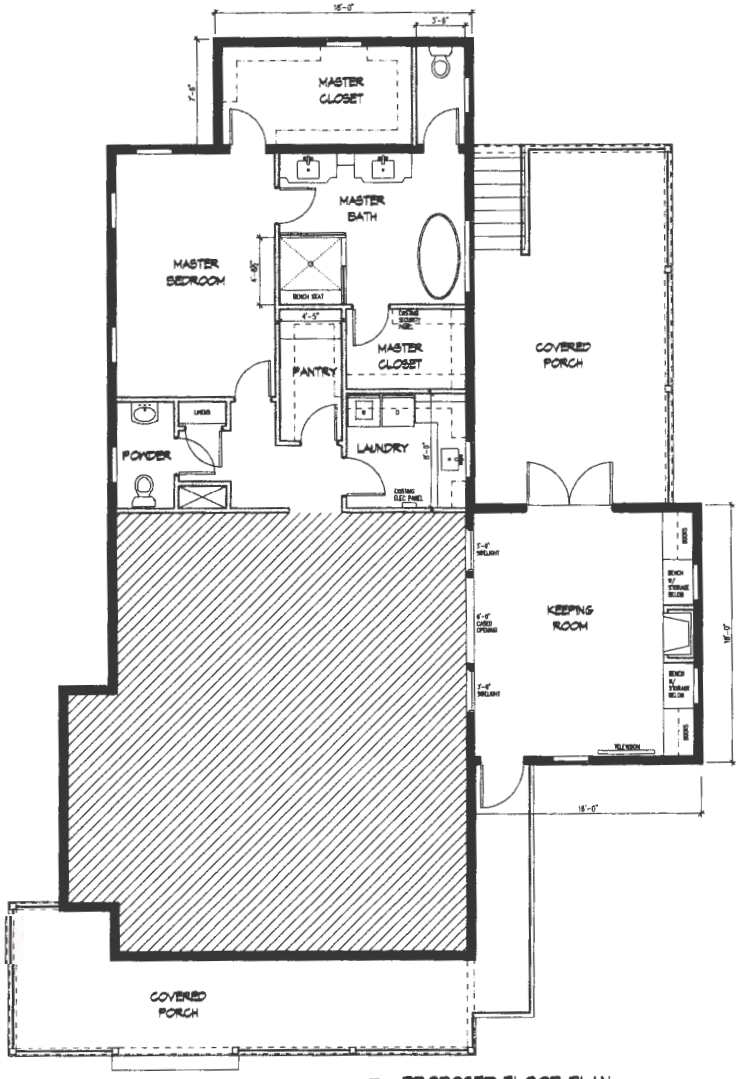
Project:
Reference:
NEW ELEVS
Page of Sheet Number
A-2.2

2021-0001
APPROVED
2/18/21

3



PLAN A-1.1 EXISTING FLOOR PLAN
1/4" = 1'-0"



PLAN A-1.1 PROPOSED FLOOR PLAN
1/4" = 1'-0"

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Architects
9 South Third Street
Fernandina Beach, Florida 32034
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FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project:
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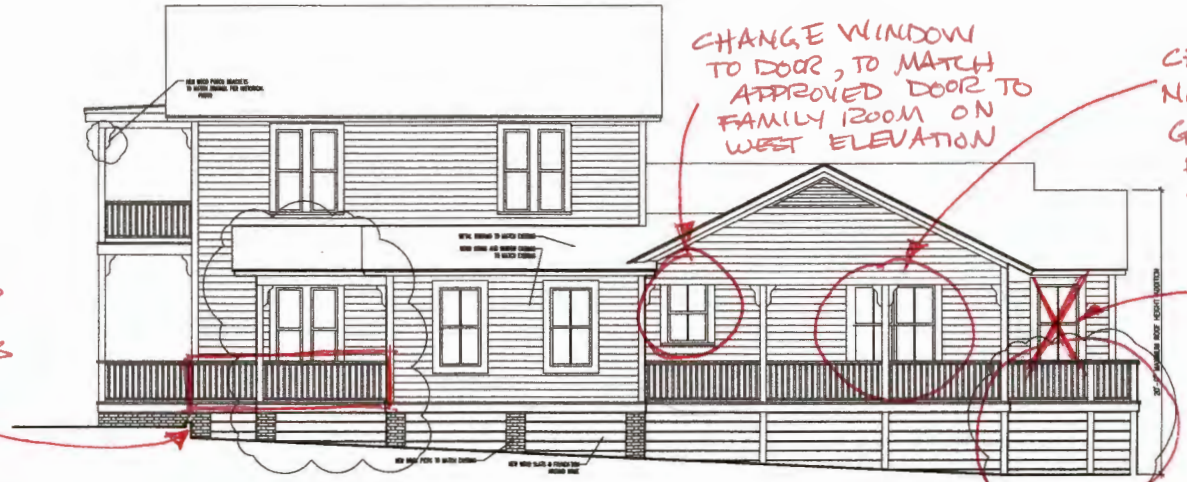
PLANS

Page of Sheet Number
A-1.1

HDC 2021-0001

9/16/21 AMENDMENTS APPROVED

NEW REQUESTS IN RED



PROPOSED SOUTH ELEVATION
PROP A-2.2 1/4" = 1'-0"

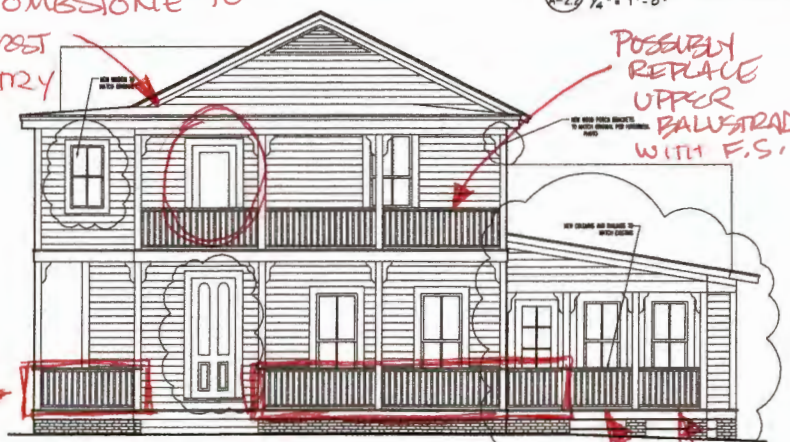
CHANGE WINDOW TO DOOR, TO MATCH APPROVED DOOR TO FAMILY ROOM ON WEST ELEVATION

CHANGE FROM 2 NEW WINDOWS TO GANGING 2 OLD EXISTING WINDOWS BEING REMOVED FROM BATHROOM.

NO NEW WINDOW

REMOVE 6' GRILL PORCH APPROVED AMENDMENT 9/16/21

- POTENTIAL - RAR P.T. PICKETS WITH FLAT SAWN BALUSTERS, AS NEEDED

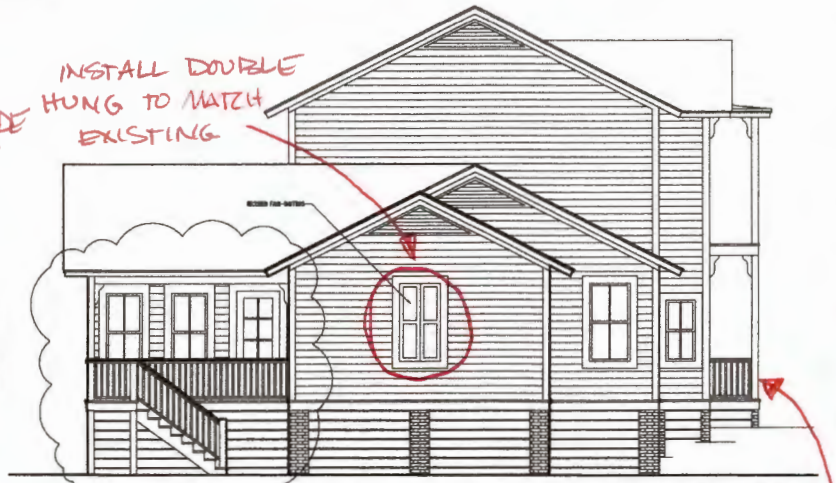


PROPOSED WEST ELEVATION
PROP A-2.2 1/4" = 1'-0"

CHANGE BALCONY DOOR TO TOMBSTONE TO MATCH FIRST FLOOR ENTRY DOOR

POSSIBLY REPLACE UPPER BALUSTRADE WITH F.S.

REMOVE RAILING SYSTEM ON FRONT AS OUTLINED IN RED.
GRADE TO PORCH +/- 16"



PROPOSED EAST ELEVATION
PROP A-2.2 1/4" = 1'-0"

INSTALL DOUBLE HUNG TO MATCH EXISTING

REPLACE P.T. SPINDLES AND RAILING WITH FLAT SAWN BALUSTERS, WHERE NEEDED
- POTENTIAL OPTION -

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JOHN MARK COTNER
ARCHITECT
LICENSED ARCHITECT

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FERNANDINA BEACH
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Project:
Released:

NEW ELEVS

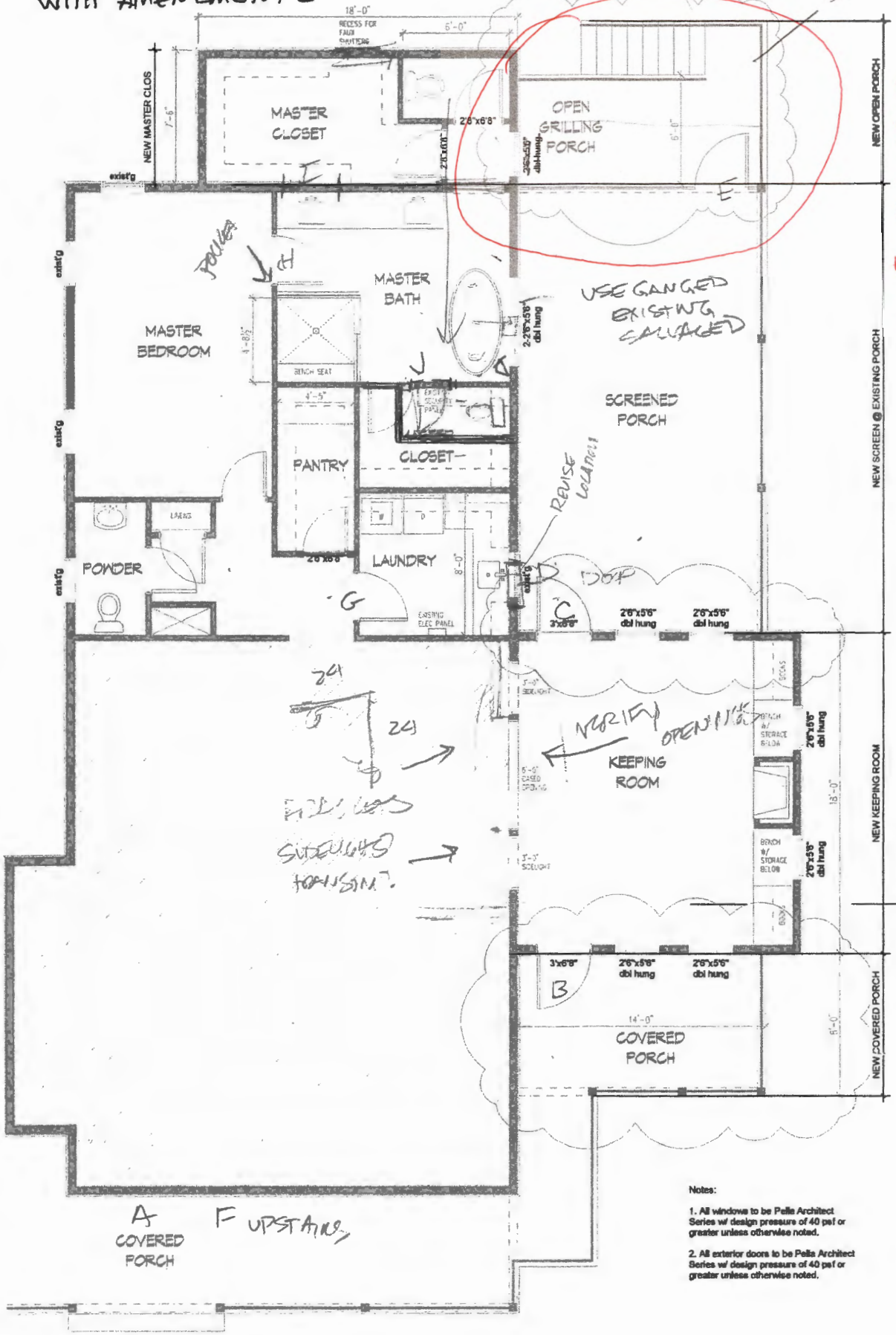
Page of Sheet Number
A-2.2

HDC 2020-0001 AS APPROVED WITH AMENDMENTS

5

SEE EXISTING (LEFT) FOR △

DELETE GRILL PORCH; STAIRS + LANDING HUG EXISTING COVERED PORCH



Notes:

1. All windows to be Pella Architect Series w/ design pressure of 40 psf or greater unless otherwise noted.

2. All exterior doors to be Pella Architect Series w/ design pressure of 40 psf or greater unless otherwise noted.

S

PLAN A-1.1 PROPOSED FLOOR PLAN

¼" = 1'-0"

W

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Archite
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STATE OF FLORI ANN COTNER PITTMA AR0014700 REGISTERED ARCH

Ann C Pittman Digitally sig Date: 2022

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VIRTUE RESIDENCE
424 NORTH THIRD STREET
FERNANDINA BEACH

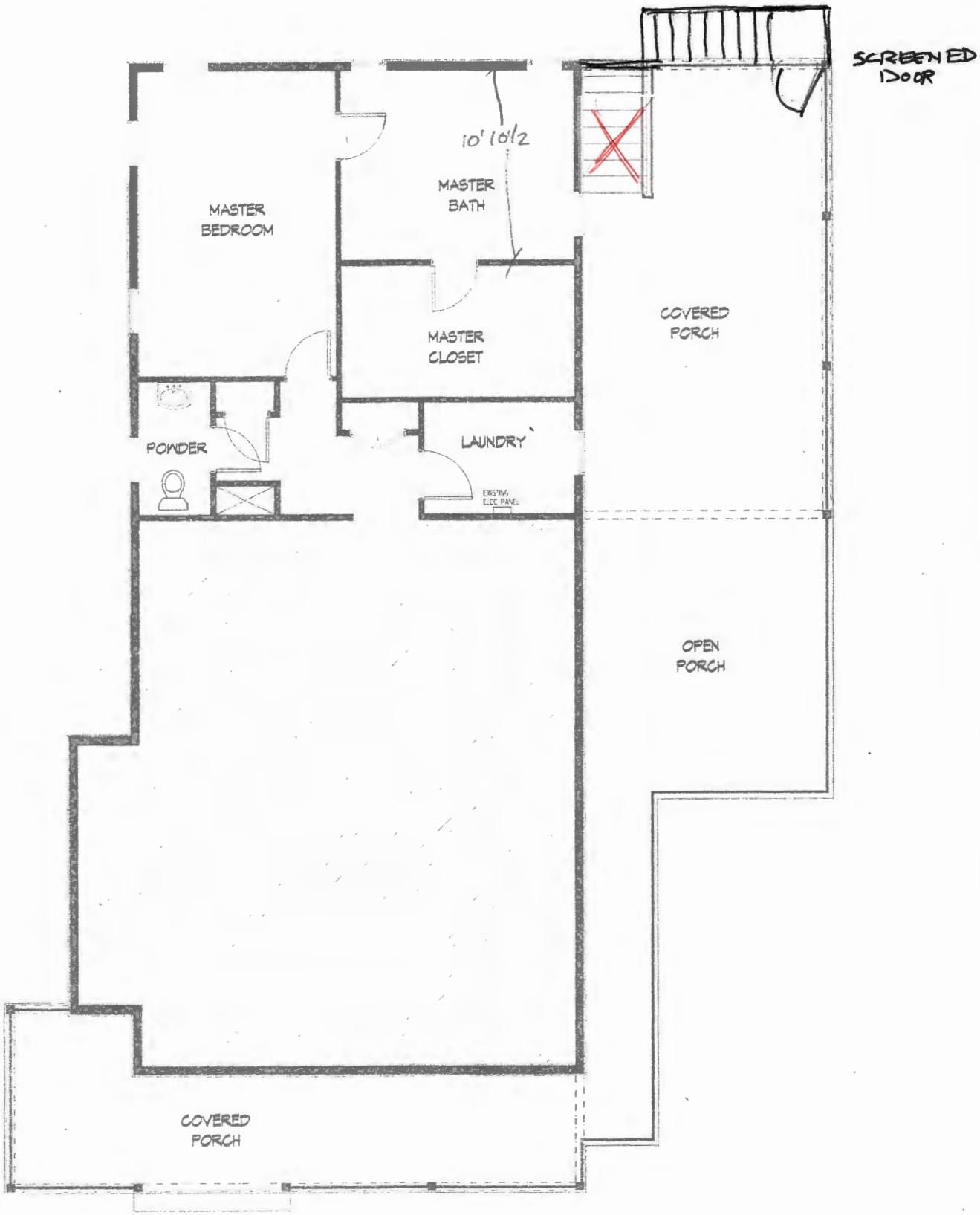
Project: 20

Released: 02

Sheet A-

Page

EFFECT OF GRILL PORCH REMOVAL



PLAN A-1.1 EXISTING FLOOR PLAN

1/4" = 1'-0"

HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2022-0060
JUNE 16, 2022

Owner/Applicant:	Marian Davis
Property Address:	910 Someruelus Street
Parcel ID #	00-00-31-1580-0010-0070
Current zoning:	OT-1
FLUM land use category:	High Density Residential
Existing uses on the site:	Single-Family Residential
FL Master Site File #	8NA00692
Year Built:	Pre-1926
Contributing Status:	Contributing
Requested action:	Certificate of Approval (COA) to demolish a principal structure. (Quasi-judicial)

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

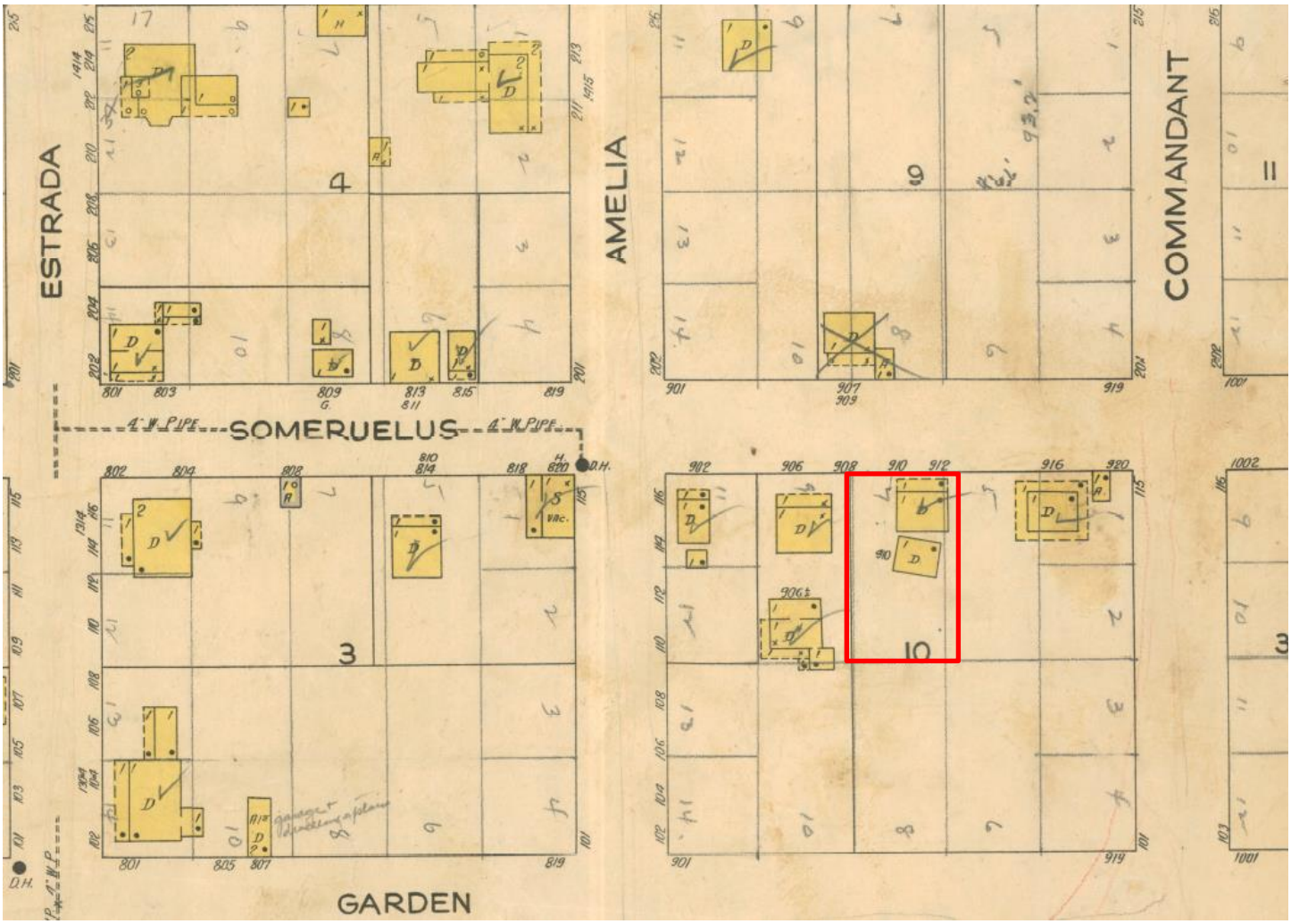
910 Someruelus Street

June 9, 2022

1:564
0 0.00475 0.0095 0.019 mi
0 0.0075 0.015 0.03 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

2022



Sanborn Fire Insurance Map - 1926 (sheet 15)

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

This one-story frame vernacular residential building first appears on the 1926 Sanborn Fire Insurance Maps putting its date of construction between 1909 and 1926 (See above).

The applicant is seeking to demolish the primary structure.

APPLICABLE GUIDELINES:

CITY OF FERNANDINA BEACH COMPREHENISVE PLAN
CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE
OLD TOWN FERNANDINA PRESERVATION AND DEVELOPMENT GUIDELINES

3.12 Demolition

Demolition exerts a negative impact on a historic district. Eliminating a building from a streetscape is like pulling teeth. Either a conspicuous void is created, or the replacement is usually less well-designed and constructed than the original.

In some instances, demolition may be appropriate and may even enhance a historic district, building, or site. Non-historic buildings whose designs are not in character with its surroundings can be removed with no negative impact. Likewise, under certain circumstances, non-historic or non-significant components of a building complex can be removed. There are several factors to consider in the removal of such components. These include whether the components are secondary structures; lack historical, engineering, or architectural significance; do not comprise a major portion of a historical site; or the absence of persuasive evidence to show that retention of the components is not technically or economically feasible.

Demolition of nonsignificant additions may also be appropriate. Demolition may be undertaken if the addition is less than fifty years old, does not exhibit stylistic details or fine workmanship or materials, was added after the period of significance of the building or district; is so deteriorated it would require reconstruction; or obscures earlier significant features.

Avoid demolition of significant outbuildings and additions. Carriages houses and garages can be significant components of building complexes. Many buildings in a district have had additions, new ornament, storefronts, porches, windows, wings, and additional stories. These changes might have gained significance in their own right and should be retained under Standard 4. Assessing significance of later additions requires careful professional review and should be done on a case-by-case basis.

Recommendations:

- Approval for any demolition of a primary building or structure (contributing or noncontributing) located within a locally designated historic district or the CRA shall be submitted by the property owner to the HDC.
- No building or structure in a locally designated historic district or the CRA shall be demolished without approval by the HDC, unless by a superseding order of a government agency or a court of competent jurisdiction.
- Certificate of Approvals for demolition applications are to be heard in accordance with HDC hearing requirements for Certificate of Approval applications and noticed in accordance with City requirements for public hearings.
- Requests for demolition must follow the additional guidelines set forth in the LDC.
- Identify, retain, and preserve buildings which are important in defining the overall historic character of a historic district or neighborhood.
- Retain the historic relationship between buildings and landscape and streetscape features.
- Remove non-significant buildings, additions, or site features which detract from the historic character of a site or the surrounding district or neighborhood.

Avoid:

- Removing buildings which are important in defining the overall historic character of a district or neighborhood so that the character is diminished.
- Removing historic buildings thus destroying the historic relationship between buildings, features and open space.
- Removing a historic building in a complex, a building feature, or significant later addition which is important in defining the historic character of a site or the surrounding district or neighborhood.

ANALYSIS:

Staff has analyzed the demolition request based on the following review criteria, per LDC 8.03.03.01 and finds the following:

1. **Whether the structure or site would meet national, state, or local criteria for designation;**
   The structure would not meet criteria for national, state, or local criteria for designation due to its lack of historic integrity.
2. **Whether the structure or site is a contributing structure or site to a locally designated or National Register historic district;**
   The structure would not meet the criteria for inclusion as a contributing structure to a local or National Register historic district due to lack of historic integrity.
3. **Whether loss of the structure or site would deteriorate the quality or continuity of the historic district, or the surrounding neighborhood;**
   Given the structures long history at the site, scale, and vernacular style, the loss of the structure would deteriorate the continuity of the district and surrounding neighborhood.
4. **Whether the structure or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense;**
   As a vernacular "cracker style" residence typical of the period, it was constructed with simple design and materials and would not be difficult to reproduce.
5. **Whether the structure or site is one of the last remaining examples of its kind in the neighborhood, county or region, or is a distinctive example of an architectural or design style which contributes to the character of the district;**
   Due to its being constructed pre-1926, it is one of the older structures in Old Town.
6. **Whether removal of the structure or site would destroy the historic relationship between structures or open space;**
   Removal of the structure would leave the lot vacant, altering the built pattern of the block which has already seen the loss of other similar structures over the years.
7. **Whether retention of the structure or site promotes the general welfare of the City by providing an opportunity for study of local history, architecture, and design, or by developing an understanding of the importance and value of a particular culture and heritage;**
   The retention of the structure in its current condition does not provide an opportunity for study of local history, architecture, and design or the importance and value of a particular culture and heritage.
8. **Whether the applicant has made good faith efforts to pursue alternatives to demolition;**
   The applicant has had the structure evaluated by a general contractor who has provided evidence as to the feasibility of rehabilitation versus demolition of the structure.
9. **Whether the applicant will be denied a reasonable return on his or her investment;**
   Evidence provided indicates that the reconstruction of this property would be very costly. Given the current cost of construction, it is likely that the applicant would not see a reasonable return on their investment.
10. **Whether there is economic hardship for the applicant as demonstrated by requirements in Section 8.03.06;**
    The owner has provided statements from an architect and engineer stating the economic feasibility of reconstructing this structure. Staff finds that they have met the requirements to demonstrate economic hardship.
11. **Whether the Code Enforcement and Appeals Board has recommended demolition of the structure.**
    Code Enforcement has been in contact with the owner regarding the condition of the structure but has not evaluated it to recommend demolition.

STAFF RECOMMENDATION:

Staff recommends:
Approval of HDC 2022-0060 w/conditions

1. **Materials to be salvaged/recycled to the extent feasible**

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2022-0060 **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 2022-0060, as presented, **is or is not** substantially compliant with the Land Development Code, the Comprehensive Plan, and the Old Town Fernandina Preservation and Development Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1	**Application & Backup Materials**
EXHIBIT 2	**Photos**
EXHIBIT 3	**Letter from Clyde Davis Regarding Ownership**
EXHIBIT 4	**Letter to Historic District Council from Marian R. Davis**
EXHIBIT 5	**Letter from General Contractor 05.20.2022**
EXHIBIT 6	**FL Master Site File 8NA00692**

Respectfully Submitted,

Salvatore J. Cumella
Historic Preservation Planner

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #9264

Date Submitted: 5/19/2022

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

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

Fees

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

Basis for Review

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

2022 Submission Deadlines + Board Meetings Calendar

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

Application Requirements

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

Demolition

APPROVAL TYPE*

Board Approval: Final

See Certificate of Approval Matrix for details

Previously Approved Case

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

Yes

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

5/19/2022

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

HDC Pre-Application Meeting Request

PROPERTY INFORMATION

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

Historic District*

Old Town

Site Address*

910 Someruelus Street

City*

Fernandina Beach

State*

GA

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1580-0010-0080

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Marian

Last Name*

Davis

Mailing Address*

1170 Suwanee Road

City*

Daytona Beach

State*

FL

Zip Code*

32114

Telephone Number*

3862551543

E-mail Address*

rezellia55@yahoo.com

OWNER'S AGENT

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

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

No

First Name*

N/A

Last Name*

N/A

Company (if applicable)

Street Address

City

State

Zip

Telephone Number

E-mail Address

Project Description*

Requesting application for demolition of property.

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

Design Vision Statement*

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

Requirements for Demolition Applications

Per LDC 8.03.03.01

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

yes

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

yes

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

no

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

yes

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

no

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

no

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

no

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

yes

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

yes

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

yes

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

no

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
		(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
Foster-1.jpg	Foster-3.jpg	Foster-4.jpg	Foster-10.jpg

Upload 5	Upload 6	Upload 7	Upload 8
Foster-9.jpg	Foster-8.jpg	Foster-7.jpg	Foster-6.jpg

Certification*

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

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

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

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

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

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

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

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

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

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

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

Applicant First Name*

Marian

Applicant Last Name*

Register

Today's Date*

5/19/2022

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.

SERVICE & INSTALLATION
IMPORTANT USER NOTICE
DANGER

CLYDE W. DAVIS
BRETT L. STEGER *
LEIGH G. MOONEY**
HANNAH G. WALLER***

* LICENSED IN FL AND GA
** LICENSED IN FL, SC, AND AL
***LICENSED IN FL AND AL

DAVIS & STEGER, PLLC.
ATTORNEYS AT LAW

WWW.NEFLAW.COM

AMELIA ISLAND OFFICE
960185 GATEWAY BLVD. #104
AMELIA ISLAND, FLORIDA 32034
904-261-2848

May 6, 2021

MARIAN R. REGISTER DAVIS
1170 Suwanee Road
Daytona Beach, FL 32114

MARVIN REGISTER
165 Overlook Court
Fayetteville, GA 30215

Re: Estate of Reginald Foster

Dear Ms. Davis and Mr. Register,

I apologize for the delay in getting this matter moved along to the second state. My name appears at the top of this letter and I am responsible for everything that happens in this law practice. You have a right to expect that your matters will be handled promptly and it is obvious that I have not lived up to my obligations. Again, I apologize.

Enclosed is a copy of the Order of Summary Administration entered in the Estate of Gladys Foster. This Order places the "ownership" of her unperfected interest in the real estate into your combined hands. The next step in this journey is to probate the Estate of Reginald Foster.

I enclose a proposed Petition for Summary Administration of the Estate of Reginald Foster. Please sign the Petition and return it to me so that I can get it filed. This is a summary proceeding and the order should be entered swiftly following our filing with the Court. I enclose a stamped return envelope for your convenience.

Sincerely,

Clyde W. Davis

CWD/

...ng # 124605418 E-Filed 04/08/2021 05:45:36 PM

IN RE: The Estate Of:

GLADYS MOORE FOSTER,

Deceased.

IN THE **CIRCUIT** COURT, FOURTH JUDICIAL CIRCUIT, IN AND FOR NASSAU COUNTY, FLORIDA

CASE NUMBER: 2007-CP-94
DIVISION:

ORDER OF SUMMARY ADMINISTRATION
(Testate Estate, Administration Subsequent)

This cause came on to be heard upon the Petition of MARIAN R. REGISTER DAVIS, and MARVIN REGISTER for Administration Subsequent, distribution of additional assets and interests held in the name of the Decedent, and, otherwise, for the summary administration of the estate of the above Decedent, **GLADYS MOORE FOSTER**, and for the distribution of the real property of Decedent to the Petitioners, **MARIAN R. REGISTER DAVIS** and **MARVIN REGISTER,** pursuant to Item Three of the Last Will and Testament of the Decedent, all according to law, and the Court finding that:

A. The Decedent, **GLADYS MOORE FOSTER, aka Gladys Foster**, whose last known address was 910 Someruelus Street, Fernandina Beach, FL 32034, and whose age at death was **92** years and whose Social Security Number was **XXX-XX-0314** died, **testate,** on the 24th day of June, 2005, at Fernandina Beach, Florida, and at the time of the death of the Decedent, Decedent was domiciled in Nassau County, Florida.

B. The Decedent, **GLADYS MOORE FOSTER, aka Gladys Foster,** died testate, predeceased by her spouse, **Reginald Foster,** who had died intestate and survived by no child or lineal descendant, other than of the union with Decedent. Decedent was not survived by any minor

child at the time of her death and, thus, the homestead was subject to devise under her Last Will and Testament.

C. The copy of the Last Will and Testament is proved according to law;

D. The Will does not require formal administration;

E. Funeral expenses of the Decedent have been previously paid and the paid receipt accompanies the Petition or has previously been filed with this Court;

F. The Beneficiaries under the Will of Decedent are the Petitioners:

MARIAN R. REGISTER DAVIS
1170 Suwanee Road
Daytona Beach, FL 32114

MARVIN REGISTER
165 Overlook Court
Fayetteville, GA 30215

The aforesaid individuals, as the beneficiaries of the Estate under Item Third of the will of decedent, are entitled to the distribution of the Decedent's Estate;

G. The Decedent has been dead for more than fifteen (15) years, and all claims against the Estate are barred pursuant to F.S. 733.710;

H. The Estate of Decedent consists entirely of the exempt real property, described as two (2) contiguous parcels, otherwise identified or described as:

Address: 910 Someruelus Street, Fernandina Beach, FL 32034;
Tax parcel ID# 00-00-31-1580-0010-0070 and 00-00-31-1580-0010-0080; and

Described as:

> All of that certain piece, parcel, tract or lot of land, situate, lying and being in the County of Nassau and State of Florida, and otherwise described as:
>
> > Lots 7 and 8, Block 10 [OLD TOWN] City of Fernandina Beach (formerly Fernandina) according to the official map or plat of said City, at lithographed and issued by the Florida Railroad Company in 1857, and enlarged, revised and re-issued by the Florida Town Improvement Company in 1887 and 1901.

I. The Decedent died testate and was survived by adult children, but neither by spouse, nor minor child, nor child of her spouse, nor other lineal descendant of her spouse, nor issue of any predeceased child of her deceased spouse. Thus, by operation of laws of intestacy, specifically, F.S. 732.102(1), all interest of her predeceased spouse was vested in the Decedent. The Petitioners are the only named Beneficiaries under the Last Will and Testament of the Decedent and are entitled to immediate distribution of the Estate according to the terms of the Will.

WHEREFORE, IT IS ADJUDGED that:

1. The Estate and Last Will and Testament of **GLADYS MOORE FOSTER** is admitted to probate for further administration and for purposes of summary administration;

2. The right, title, interest, claim and equity of Decedent in and to the above described real property, as claimed, titled or held in the name of the Decedent, is free from the claims of any unsecured creditors;

3. By this Order the above described real property is distributed to:

MARIAN R. REGISTER DAVIS 1170 Suwanee Road Daytona Beach, FL 32114	and	**MARVIN REGISTER** 165 Overlook Court Fayetteville, GA 30215

according to the provisions found at Item Three of the Last Will and Testament of the Decedent;

4. Those to whom specified parts of the estate, including exempt property, are assigned by this order shall be entitled to receive and collect the same, and to have these parts transferred to them. They may maintain actions to enforce this right;

5. Debtors of the Decedent, those holding property of the Decedent, and those with whom securities or other property of the Decedent are registered or placed, are authorized and empowered to comply with this Order by paying, delivering, or transferring to those specified in this Order the

parts of the Decedent's estate assigned to them by this Order, and the persons so paying, delivering, or transferring shall not be accountable to answer to anyone else for the property;

6. After this Order, bona fide purchasers for value from those to whom property of Decedent has been assigned by this Order shall take the property free of all claims of creditors of the Decedent and all other heirs at law;

ORDERED on April 8, 2021.

Robert M. Foster

CIRCUIT JUDGE

Copies To:

Clyde W. Davis, Esq.
Attorney for PETITIONERS
960185 Gateway Blvd., Ste. 104
Fernandina Beach, FL 32034

Marian R. Davis
1170 Suwanee Road
Daytona Beach, Florida 32114

May 31, 2022

RE: Request for Economic Hardship
910 Someruelus Street; Parcel Number 00-00-31-1580-0010-0070

Historic Development Council:

My name is Marian Davis and I reside in Daytona Beach, Florida. I, along with my brother, Marvin Register, who resides in Fayetteville, Georgia, are the current owners of the above referenced property. Both of us are recipients of Social Security benefits as the sole source of income after retirement, ages 70 and 74, respectively. It is our desire to return to the community and in which we were born and raised.

The referenced property was deeded to us after the death of our grandparents, Gladys and Reginald Foster, who inherited it from my great-grandparents. Unbeknownst to us, the deed was never properly executed. We continued to pay the property taxes annually to remain current. The property has not been occupied in more than 10 years; however, we have secured the property to prevent unwanted occupancy and maintained the cleanliness of the grounds year-round. Moreover, we continue to address and correct each complaint that has been lodged against the property.

Allow me to present a chronology of our efforts to obtain a Certification of Approval application and the unforeseen delays that we encountered. In accordance with the guidelines of the Historic Commission, we had to provide proof of ownership by correcting the deed for the property. With that in mind, we sought legal counsel in July 2020 to update and correct the records. We encountered delays when the attorney contracted COVID, closed his office for a brief period of time in addition to the courthouse pausing legal activities at the courthouse for a period of time dur to COVID. It wasn't until June 2021 that the Order was signed by a judge and the process was completed. Most recently in August 2021, I began to experience health challenges as we sought to complete the application for demolition of the property. However, we were moved from the calendar on several occasions due to my hospitalization.

The initial application for the COA was submitted on or about July 2020 along with the fee of $300; the second application was submitted om July 2021 and refunded due to increase in fees. I was hospitalized from August 2021 until January 2022 and most recently on May 30, 2022. We notified the department of Planning and Conservation of my hospitalization and subsequent medical challenges. The initial fee of $300 for the permit was returned on or about May 2021 after

re-scheduling on the board calendar. We initiated a second application on or about July 2021 wherein the $300 fee was returned, and we were advised that the fee for the permit had increased to $1500. On July 7, 2021, Kelly Gibson agreed to reduce the application fee back to the original amount of $300, but that did not occur. The most recent application was submitted on May 19, 2022, and the application fee was paid on May 31, 2022.

In our efforts to submit the supplemental documents, we reached out to Sturgis & Sturgis in August 2021 for a quote for a report on the condition of the structure but, they subsequently had to decline after the owner became an elected official rendering a conflict of interest. After finally receiving an estimate to replace the structure in today's construction cost, we concluded to move forward with demolition. We obtained a quote to demolish the structure in February 2022.

A recent letter dated May 2, 2022, from George Wells, Code Enforcement Officer, has identified several repairs to be made to the exterior of the structure by July 7, 2022, or we, as owners would be subject to legal action by the City. Engaging in these requests for compliance would be counterproductive to demolishing the property. Therefore, we are proceeding with the COA application.

Our contractor has already submitted his findings after the inspection of the exterior and interior of the structure rendering it to be uninhabitable and recommending demolition. In the spirit of cooperation, we humbly ask for consideration for an economic hardship and request that we be exempt from providing conceptual plans for replacing the structure and presenting an appraisal of the structure to accompany the application for COA.

Sincerely,

Marian R. Davis

Marian R. Davis

Cc: Salvatore Cumella
George Wells
Michele Forstrom

In Him, Inc.
524 Division Street
Fernandina Beach, Florida 32034
CBC #1254744

May 20, 2022

Historic District Council
City of Fernandina Beach
204 Ash Street
Fernandina Beach, Florida 32034

RE: Demolition of property located at 910 Somereluas Street

Hello Ms. Gibson:

At the request of the homeowners (Marvin Register and Marian Davis) of the above referenced property, I conducted an onsite inspection of the interior and exterior condition of the property in November 2020. The property is of wood construction supported by cinder block and was constructed more than 100 years ago. The original owners and occupants of the property are deceased, and the property has not been occupied in more than 20 years.

My observation showed that the tin roof has several leaks and the joist supporting the roof are sagging rendering it to be structurally compromised. Additionally, the build-up of mold, mildew and infestation of termites would indicate the structure not economically feasible for rehabilitation. An evaluation to upgrade the plumbing system and electrical wiring would be astronomical for rehabilitation in today's construction costs. Also, the property does not exhibit any distinctive architectural design or craftsmanship that would take away from the historical character of the district.

As a general contractor, my recommendation to the current homeowners is the property would be a candidate for demolition. This would prevent further deterioration due to the enduring weather conditions. The current assessed value of the property as determined by the Nassau County Property Appraiser's office is approximately $32,679. It is my opinion that the homeowners would not benefit economically from the demolition of the structure.

If further information is needed from me in consideration of a permit for demolition, please let me know.

Sincerely,

Wayne Williams
General Contractor

Cc: Salvatore Cumella

CLYDE W. DAVIS
BRETT L. STEGER *
LEIGH G. MOONEY**
HANNAH G. WALLER***

* LICENSED IN FL AND GA
** LICENSED IN FL, SC, AND AL
***LICENSED IN FL AND AL

DAVIS & STEGER, PLLC.
ATTORNEYS AT LAW

WWW.NEFLAW.COM

AMELIA ISLAND OFFICE
960185 GATEWAY BLVD. #104
AMELIA ISLAND, FLORIDA 32034
904-261-2848

May 6, 2021

MARIAN R. REGISTER DAVIS
1170 Suwanee Road
Daytona Beach, FL 32114

MARVIN REGISTER
165 Overlook Court
Fayetteville, GA 30215

Re: Estate of Reginald Foster

Dear Ms. Davis and Mr. Register,

I apologize for the delay in getting this matter moved along to the second state. My name appears at the top of this letter and I am responsible for everything that happens in this law practice. You have a right to expect that your matters will be handled promptly and it is obvious that I have not lived up to my obligations. Again, I apologize.

Enclosed is a copy of the Order of Summary Administration entered in the Estate of Gladys Foster. This Order places the "ownership" of her unperfected interest in the real estate into your combined hands. The next step in this journey is to probate the Estate of Reginald Foster.

I enclose a proposed Petition for Summary Administration of the Estate of Reginald Foster. Please sign the Petition and return it to me so that I can get it filed. This is a summary proceeding and the order should be entered swiftly following our filing with the Court. I enclose a stamped return envelope for your convenience.

Sincerely,

Clyde W. Davis

CWD/

...ng # 124605418 E-Filed 04/08/2021 05:45:36 PM

IN RE: The Estate Of:

GLADYS MOORE FOSTER,

Deceased.

IN THE **CIRCUIT** COURT, FOURTH JUDICIAL CIRCUIT, IN AND FOR NASSAU COUNTY, FLORIDA

CASE NUMBER: 2007-CP-94
DIVISION:

ORDER OF SUMMARY ADMINISTRATION
(Testate Estate, Administration Subsequent)

This cause came on to be heard upon the Petition of MARIAN R. REGISTER DAVIS, and MARVIN REGISTER for Administration Subsequent, distribution of additional assets and interests held in the name of the Decedent, and, otherwise, for the summary administration of the estate of the above Decedent, **GLADYS MOORE FOSTER**, and for the distribution of the real property of Decedent to the Petitioners, **MARIAN R. REGISTER DAVIS** and **MARVIN REGISTER,** pursuant to Item Three of the Last Will and Testament of the Decedent, all according to law, and the Court finding that:

A. The Decedent, **GLADYS MOORE FOSTER, aka Gladys Foster**, whose last known address was 910 Someruelus Street, Fernandina Beach, FL 32034, and whose age at death was **92** years and whose Social Security Number was **XXX-XX-0314** died, **testate,** on the 24th day of June, 2005, at Fernandina Beach, Florida, and at the time of the death of the Decedent, Decedent was domiciled in Nassau County, Florida.

B. The Decedent, **GLADYS MOORE FOSTER, aka Gladys Foster,** died testate, predeceased by her spouse, **Reginald Foster,** who had died intestate and survived by no child or lineal descendant, other than of the union with Decedent. Decedent was not survived by any minor

child at the time of her death and, thus, the homestead was subject to devise under her Last Will and Testament.

C. The copy of the Last Will and Testament is proved according to law;

D. The Will does not require formal administration;

E. Funeral expenses of the Decedent have been previously paid and the paid receipt accompanies the Petition or has previously been filed with this Court;

F. The Beneficiaries under the Will of Decedent are the Petitioners:

MARIAN R. REGISTER DAVIS
1170 Suwanee Road
Daytona Beach, FL 32114

MARVIN REGISTER
165 Overlook Court
Fayetteville, GA 30215

The aforesaid individuals, as the beneficiaries of the Estate under Item Third of the will of decedent, are entitled to the distribution of the Decedent's Estate;

G. The Decedent has been dead for more than fifteen (15) years, and all claims against the Estate are barred pursuant to F.S. 733.710;

H. The Estate of Decedent consists entirely of the exempt real property, described as two (2) contiguous parcels, otherwise identified or described as:

Address: 910 Someruelus Street, Fernandina Beach, FL 32034;
Tax parcel ID# 00-00-31-1580-0010-0070 and 00-00-31-1580-0010-0080; and

Described as:

> All of that certain piece, parcel, tract or lot of land, situate, lying and being in the County of Nassau and State of Florida, and otherwise described as:
>
> > Lots 7 and 8, Block 10 [OLD TOWN] City of Fernandina Beach (formerly Fernandina) according to the official map or plat of said City, at lithographed and issued by the Florida Railroad Company in 1857, and enlarged, revised and re-issued by the Florida Town Improvement Company in 1887 and 1901.

I. The Decedent died testate and was survived by adult children, but neither by spouse, nor minor child, nor child of her spouse, nor other lineal descendant of her spouse, nor issue of any predeceased child of her deceased spouse. Thus, by operation of laws of intestacy, specifically, F.S. 732.102(1), all interest of her predeceased spouse was vested in the Decedent. The Petitioners are the only named Beneficiaries under the Last Will and Testament of the Decedent and are entitled to immediate distribution of the Estate according to the terms of the Will.

WHEREFORE, IT IS ADJUDGED that:

1. The Estate and Last Will and Testament of **GLADYS MOORE FOSTER** is admitted to probate for further administration and for purposes of summary administration;

2. The right, title, interest, claim and equity of Decedent in and to the above described real property, as claimed, titled or held in the name of the Decedent, is free from the claims of any unsecured creditors;

3. By this Order the above described real property is distributed to:

MARIAN R. REGISTER DAVIS 1170 Suwanee Road Daytona Beach, FL 32114	and	**MARVIN REGISTER** 165 Overlook Court Fayetteville, GA 30215

according to the provisions found at Item Three of the Last Will and Testament of the Decedent;

4. Those to whom specified parts of the estate, including exempt property, are assigned by this order shall be entitled to receive and collect the same, and to have these parts transferred to them. They may maintain actions to enforce this right;

5. Debtors of the Decedent, those holding property of the Decedent, and those with whom securities or other property of the Decedent are registered or placed, are authorized and empowered to comply with this Order by paying, delivering, or transferring to those specified in this Order the

parts of the Decedent's estate assigned to them by this Order, and the persons so paying, delivering, or transferring shall not be accountable to answer to anyone else for the property;

6. After this Order, bona fide purchasers for value from those to whom property of Decedent has been assigned by this Order shall take the property free of all claims of creditors of the Decedent and all other heirs at law;

ORDERED on April 8, 2021.

Robert M. Foster

CIRCUIT JUDGE

Copies To:

Clyde W. Davis, Esq.
Attorney for PETITIONERS
960185 Gateway Blvd., Ste. 104
Fernandina Beach, FL 32034

In Him, Inc.
524 Division Street
Fernandina Beach, Florida 32034
CBC #1254744

May 20, 2022

Historic District Council
City of Fernandina Beach
204 Ash Street
Fernandina Beach, Florida 32034

RE: Demolition of property located at 910 Somereluas Street

Hello Ms. Gibson:

At the request of the homeowners (Marvin Register and Marian Davis) of the above referenced property, I conducted an onsite inspection of the interior and exterior condition of the property in November 2020. The property is of wood construction supported by cinder block and was constructed more than 100 years ago. The original owners and occupants of the property are deceased, and the property has not been occupied in more than 20 years.

My observation showed that the tin roof has several leaks and the joist supporting the roof are sagging rendering it to be structurally compromised. Additionally, the build-up of mold, mildew and infestation of termites would indicate the structure not economically feasible for rehabilitation. An evaluation to upgrade the plumbing system and electrical wiring would be astronomical for rehabilitation in today's construction costs. Also, the property does not exhibit any distinctive architectural design or craftsmanship that would take away from the historical character of the district.

As a general contractor, my recommendation to the current homeowners is the property would be a candidate for demolition. This would prevent further deterioration due to the enduring weather conditions. The current assessed value of the property as determined by the Nassau County Property Appraiser's office is approximately $32,679. It is my opinion that the homeowners would not benefit economically from the demolition of the structure.

If further information is needed from me in consideration of a permit for demolition, please let me know.

Sincerely,

Wayne Williams
General Contractor

Cc: Salvatore Cumella

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

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. 8 NA 692

SITE NAME: 908 Someruelus St. SURVEY DATE: 09/30/85
ADDRESS OF SITE: 908 Someruelus St.
INSTRUCTION FOR LOCATING:

LOCATION: City of Fernandina Beach 4 8
Subdivision Name Block No. Lot No.
COUNTY:
DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic
OWNER OF SITE: NAME:
ADDRESS:
ADDRESS:
TYPE OF OWNERSHIP: RECORDING DATE: / /
RECORDER: NAME & TITLE: Historic Property Associates, Inc.
ADDRESS: P. O. Box 1002
St. Augustine, FL 32084

CONDITION OF SITE: Check One

	EXCELLENT
	GOOD
x	FAIR
	DETERIORATED

INTEGRITY OF SITE: Check one or more

x	ALTERED
	UNALTERED
	ORIGINAL SITE
	RESTORED: / /
	MOVED: / /

ORIGINAL USE pvt.residence
PRESENT USE pvt.residence
DATES pre-1926
CULTURE/PHASE American
PERIOD: 20th Century

NR CLASSIFICATION CATEGORY: building DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING	TRANSPORTATION
DEVELOPMENT	FILL
DETERIORATION	DREDGE
BORROWING	
OTHER (See Remarks Below)	

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

See Continuation Sheet

RECORD NUMBER 479

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: frame vernacular

PLAN TYPE: rectangular

EXTERIOR FABRIC(S): wood: shingles

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: N/1-story end, 3-bay, access center

ORIENTATION: N

FOUNDATION: continuous: concrete block

ROOF TYPE: gable

SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION: E: offset: lateral slope

WINDOW TYPE: DHS, 6/6, wood

CHIMNEY: brick

ROOF SURFACING: metal, sheet: 5-Vcrimp

ORNAMENT EXTERIOR:

NO. OF CHIMNEYS 1

NO. OF STORIES 1

NO. OF DORMERS: 0

OUTBUILDINGS:

SURROUNDINGS:
SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

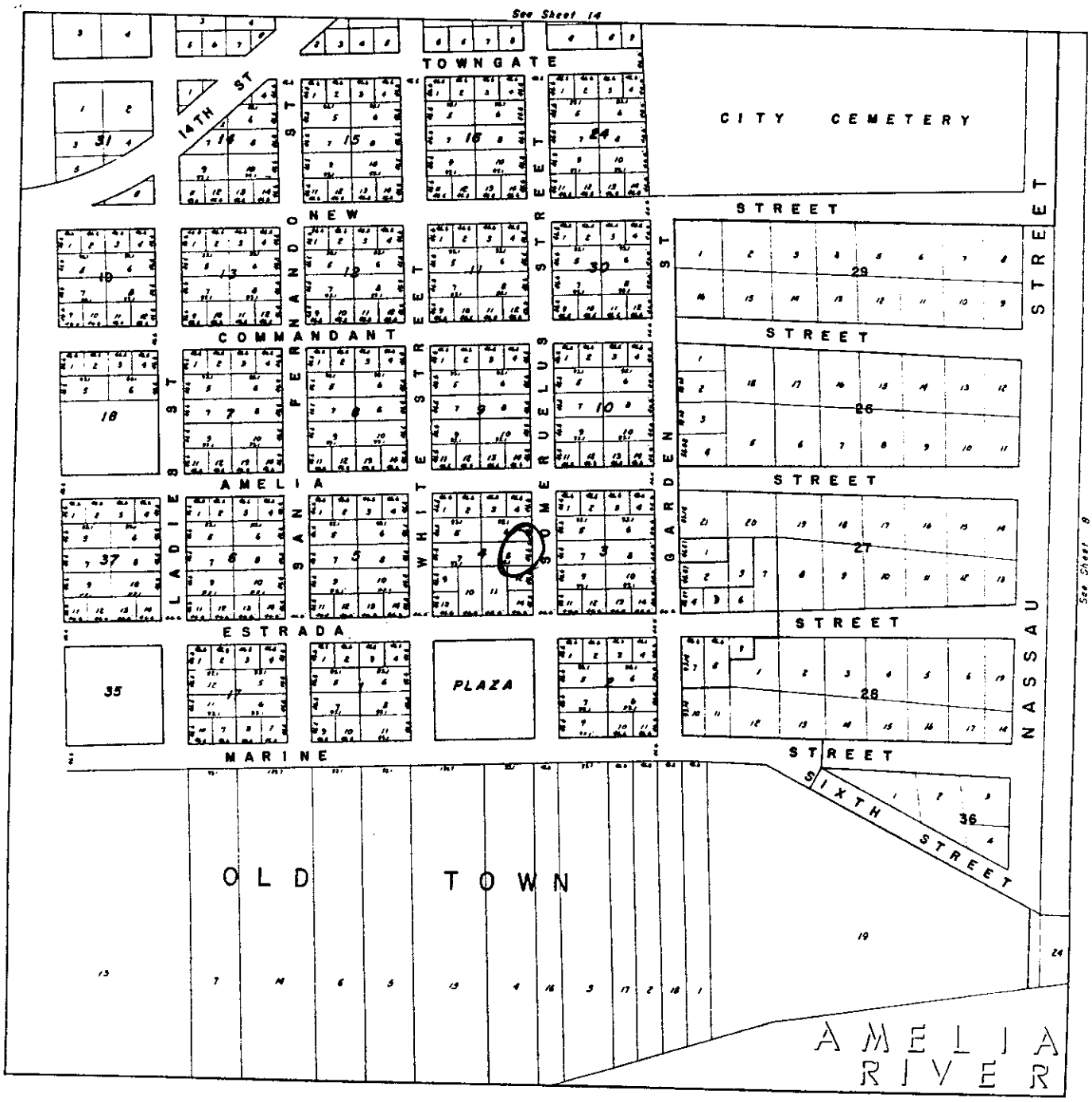
UTM ZONE	UTM EASTING	UTM NORTHING

PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

908 Someruelos St. is located within a historic land division known as Old Town or the original town of Fernandina. Old Town was layed out in 1811 by the Spanish surveyor George I. F. Clarke. Old Town, along with St. Augustine and Pensacola, is one of only three Spanish towns in Florida and is the only one for which the original graphic plan of the town remains.

Constructed pre-1926, it is a one-story frame vernacular residential building.



NORTH

HUNNICUTT & ASSOCIATES
MAPPING DIVISION
JOE W. ARNOLD, III ASSOCIATE

CITY OF
FERNANDINA BEACH, FLA.
SHEET NO 7

DATE: FEB. 14, 1954

SCALE: 1" = 100'

CERTIFICATE OF APPROVAL (COA) HDCSA2022-0178
FOR CITY OF FERNANDINA BEACH

Plan Type:	HDC - Staff Review	**Project:**		**App Date:**	04/21/2022
Work Class:	HDC Staff Review	**District:**	Default	**Exp Date:**	05/23/2022
Status:	Approved	**Square Feet:**	0.00	**Completed:**	05/03/2022
Valuation:	$0.00	**Assigned To:**	Salvatore Cumella	**Approval Expire Date:**	05/03/2023

Description: Certificate of Approval (COA) to replace stamped concrete front walkway and driveway with Olde Towne pavers in a ribbon driveway design.

Parcel: 00-00-31-1800-0015-0190 Main	**Address:** 123 N 4Th St Main Fernandina Beach, FL 32034	**Zone:** R-2(Medium Density Residential)

Owner	Applicant
MOLLY NORTHERN	MOLLY NORTHERN
123 n 4th street GOFORTH	123 n 4th street GOFORTH
Fernandina Beach, FL 32034	Fernandina Beach, FL 32034
Mobile: 828-719-0324	Mobile: 828-719-0324

Note	Created By	Date and Time Created
1. Email reminder for application fee payment to Molly	Sylvie McCann	05/02/2022

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00020720	COA - Staff Residential Fee	$25.00	$25.00
	Total for Invoice INV-00020720	$25.00	$25.00
	Grand Total for Plan	**$25.00**	**$25.00**

MUST BE POSTED IN A CONSPICUOUS PLACE

CERTIFICATE OF APPROVAL (COA) HDCSA2022-0179
FOR CITY OF FERNANDINA BEACH

Plan Type:	HDC - Staff Review	**Project:**		**App Date:**	05/02/2022
Work Class:	HDC Staff Review	**District:**	Default	**Exp Date:**	06/01/2022
Status:	Approved	**Square Feet:**	0.00	**Completed:**	05/03/2022
Valuation:	$0.00	**Assigned To:**	Salvatore Cumella	**Approval Expire Date:**	05/03/2023

Description: Certificate of Approval (COA) to replace existing shingles with Tamko Architectural Shingles (Thunderstorm Grey)

Parcel: 00-00-31-1800-0037-0042 Main	**Address:** 601 Ash St Fernandina Beach, FL 32034 Main	**Zone:** C-3(Central Business District)

Owner	Applicant	Contractor
Drusilla Davis	Benjamin S Salter	Cost Plus Roofing Inc
601 Ash	1438 Lewis St	1438 Lewis St
Fernandina Beach, FL 32034	Fernandina Beach, FL 32034	Fernandina Beach, FL 32034
	Business: 9046268824	Business: 9046268824

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00020877	COA - Staff Residential Fee	$25.00	$25.00
	Total for Invoice INV-00020877	$25.00	$25.00
	Grand Total for Plan	**$25.00**	**$25.00**

MUST BE POSTED IN A CONSPICUOUS PLACE

CERTIFICATE OF APPROVAL (COA) HDCSA2022-0180
FOR CITY OF FERNANDINA BEACH

Plan Type:	HDC - Staff Review	**Project:**		**App Date:**	05/09/2022
Work Class:	HDC Staff Review	**District:**	Default	**Exp Date:**	06/08/2022
Status:	Approved	**Square Feet:**	0.00	**Completed:**	05/12/2022
Valuation:	$0.00	**Assigned To:**	Salvatore Cumella	**Approval Expire Date:**	05/12/2023

Description: Certificate of Approval (COA) for a sandwich board sign for The Beech Street Grill

Parcel:	00-00-31-1800-0046-0040 Main	**Address:**	801 Beech St Fernandina Beach, FL 32034 Main	**Zone:**	C-3(Central Business District) MU-8(Mixed Use 8th Street)

Owner
Nassau Trust LLC
1993 Largo RD
Jacksonville, FL 32204

Applicant
Sharon Palmer
1410 E OAK ST
FERNANDINA BEACH, FL
32034
Business: 9042610340

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00020974	COA - Staff Residential Fee	$25.00	$25.00
	Total for Invoice INV-00020974	$25.00	$25.00
	Grand Total for Plan	**$25.00**	**$25.00**

MUST BE POSTED IN A CONSPICUOUS PLACE

CERTIFICATE OF APPROVAL (COA) HDCSA2022-0181
FOR CITY OF FERNANDINA BEACH

Plan Type:	HDC - Staff Review	**Project:**		**App Date:**	05/10/2022
Work Class:	HDC Staff Review	**District:**	Default	**Exp Date:**	06/09/2022
Status:	Approved	**Square Feet:**	0.00	**Completed:**	05/12/2022
Valuation:	$0.00	**Assigned To:**	Salvatore Cumella	**Approval Expire Date:**	05/12/2023

Description: Certificate of Approval (COA) to install a 4ft fence black aluminum fence at northwest property line.

Parcel: 00-00-31-1800-0042-0050 Main	**Address:** 715 Ash St Fernandina Beach, FL 32034 Main	**Zone:** C-3(Central Business District)

Applicant
Granardo Felix
715 Asg ST
Fernandina Beach, FL 32034
Mobile: 9048872434

Owner
TRINITY UNITED METHODIST CHURCH
715 ASH
FERNANDINA BEACH, FL 32034
Business: 9048872434

Note	**Created By**	**Date and Time Created**
1. emailed Pastor Felix to send site plan or survey and info about height of fence	Sylvie McCann	05/11/2022

Invoice No.	**Fee**	**Fee Amount**	**Amount Paid**
INV-00021017	COA - Staff Residential Fee	$25.00	$25.00
	Total for Invoice INV-00021017	**$25.00**	**$25.00**
	Grand Total for Plan	**$25.00**	**$25.00**

MUST BE POSTED IN A CONSPICUOUS PLACE

CERTIFICATE OF APPROVAL (COA) HDCSA2022-0183
FOR CITY OF FERNANDINA BEACH

Plan Type:	HDC - Staff Review	**Project:**		**App Date:**	05/12/2022
Work Class:	HDC Staff Review	**District:**	Default	**Exp Date:**	06/13/2022
Status:	Approved	**Square Feet:**	0.00	**Completed:**	05/16/2022
Valuation:	$0.00	**Assigned To:**	Salvatore Cumella	**Approval Expire Date:**	05/16/2023

Description: Certificate of Approval (COA) to replace deteriorated wood lap siding in-kind, as necessary, replace deteriorated exterior trim and soffit in-kind, as necessary, and repaint exterior to match existing.

Parcel: 00-00-31-1800-0057-0272 Main	**Address:** 501 N 3Rd St Main Fernandina Beach, FL 32034	**Zone:**

Owner	Applicant	Agent
Fernandina Port Development	James F Boehmer	James F Boehmer
501 N 3rd Street	5422 First Coast Hwy Ste 123	5422 First Coast Hwy Ste 123
Fernandina Beach, FL 32034	Fernandina Beach, FL 32034	Fernandina Beach, FL 32034
Business: 9042610753	Business: 3865869199	Business: 3865869199
	Mobile: 3865869199	Mobile: 3865869199

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00021071	COA - Staff Residential Fee	$25.00	$25.00
	Total for Invoice INV-00021071	$25.00	$25.00
	Grand Total for Plan	**$25.00**	**$25.00**

MUST BE POSTED IN A CONSPICUOUS PLACE

CERTIFICATE OF APPROVAL (COA) HDCSA2022-0184
FOR CITY OF FERNANDINA BEACH

Plan Type:	HDC - Staff Review	**Project:**		**App Date:**	05/12/2022
Work Class:	HDC Staff Review	**District:**	Default	**Exp Date:**	06/13/2022
Status:	Approved	**Square Feet:**	0.00	**Completed:**	05/16/2022
Valuation:	$0.00	**Assigned To:**	Salvatore Cumella	**Approval Expire Date:**	05/16/2023

Description: Certificate of Approval (COA) to replace existing projecting sign, same as existing on existing brackets (new logo)

Parcel: 00-00-31-1800-0010-0320 Main	**Address:** 207 Centre St Main Fernandina Beach, FL 32034	**Zone:** C-3(Central Business District)

Applicant	Agent	Owner
Sharon Palmer	Sharon Palmer	Riverfront Crab LLC
1410 E OAK ST	1410 E OAK ST	PO Box 16496
FERNANDINA BEACH, FL 32034	FERNANDINA BEACH, FL 32034	Fernandina Beach, FL 32034
Business: 9042610340	Business: 9042610340	

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00021072	COA - Staff Residential Fee	$25.00	$25.00
	Total for Invoice INV-00021072	$25.00	$25.00
	Grand Total for Plan	**$25.00**	**$25.00**

MUST BE POSTED IN A CONSPICUOUS PLACE

CERTIFICATE OF APPROVAL (COA) HDCSA2022-0185
FOR CITY OF FERNANDINA BEACH

Plan Type:	HDC - Staff Review	**Project:**		**App Date:**	05/12/2022
Work Class:	HDC Staff Review	**District:**	Default	**Exp Date:**	06/13/2022
Status:	Approved	**Square Feet:**	0.00	**Completed:**	05/12/2022
Valuation:	$0.00	**Assigned To:**	Salvatore Cumella	**Approval Expire Date:**	05/12/2023

Description: Certificate of Approval (COA) to construct a new 150 sqft shed on poured foundation; and wood construct deck.

Parcel: 00-00-31-1800-0039-0022 Main	**Address:** 216 S 6Th St Fernandina Beach, FL 32034 Main	**Zone:** R-2(Medium Density Residential)

Owner	Applicant	Agent
Fyre Holdings II LLC 216 S 6TH ST FERNANDINA BEACH, FL 32034 Mobile: 904-556-0064	Rob C Psulkowski 710 Beech ST Fernandina Beach, FL 32034 Business: 9045560064	Rob C Psulkowski 710 Beech ST Fernandina Beach, FL 32034 Business: 9045560064

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00021073	COA - Staff Residential Fee	$25.00	$25.00
	Total for Invoice INV-00021073	$25.00	$25.00
	Grand Total for Plan	**$25.00**	**$25.00**

MUST BE POSTED IN A CONSPICUOUS PLACE

CERTIFICATE OF APPROVAL (COA) HDCSA2022-0186
FOR CITY OF FERNANDINA BEACH

Plan Type:	HDC - Staff Review	**Project:**		**App Date:**	05/16/2022
Work Class:	HDC Staff Review	**District:**	Default	**Exp Date:**	06/15/2022
Status:	Approved	**Square Feet:**	0.00	**Completed:**	05/17/2022
Valuation:	$0.00	**Assigned To:**	Salvatore Cumella	**Approval Expire Date:**	05/17/2023

Description: Certificate of Approval (COA) to reroof using CERTAINEED, LANDMARK SERIES shingle in color: Colonial Slate

Parcel: 00-00-31-1800-0128-0042 Main	**Address:** 330 S 7Th St Fernandina Beach, FL 32034 Main	**Zone:** R-2(Medium Density Residential)

Applicant	Owner
Lee Thomas	Lee Thomas
330 S 7th ST	330 S 7th ST
Fernandina Beach, FL	Fernandina Beach, FL
32034-2269	32034-2269
Mobile: 864-350-2152	Mobile: 864-350-2152

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00021093	COA - Staff Residential Fee	$25.00	$25.00
	Total for Invoice INV-00021093	$25.00	$25.00
	Grand Total for Plan	**$25.00**	**$25.00**

MUST BE POSTED IN A CONSPICUOUS PLACE

CERTIFICATE OF APPROVAL (COA) HDCSA2022-0187
FOR CITY OF FERNANDINA BEACH

Plan Type:	HDC - Staff Review	**Project:**		**App Date:**	05/16/2022
Work Class:	HDC Staff Review	**District:**	Default	**Exp Date:**	06/15/2022
Status:	Approved	**Square Feet:**	0.00	**Completed:**	05/17/2022
Valuation:	$0.00	**Assigned To:**	Salvatore Cumella	**Approval Expire Date:**	05/17/2023

Description: Certificate of Approval (COA) to reroof garage w/Atlas ProLam architectural shingles (Desert Shake)

Parcel: 00-00-31-1800-0027-0100 Main	**Address:** 221 S 6Th St Main Fernandina Beach, FL 32034	**Zone:** R-2(Medium Density Residential)

Owner	Agent	Applicant
Alma D Pruitt 1800 Atlantic AVE Fernandina Beach, FL 32034	Coastal Roofing Systems of Amelia, LLC. PO Box 1509 Fernandina Beach, FL 32034 Business: 9042612233	Coastal Roofing Systems of Amelia, LLC. PO Box 1509 Fernandina Beach, FL 32034 Business: 9042612233

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00021095	COA - Staff Residential Fee	$25.00	$25.00
	Total for Invoice INV-00021095	$25.00	$25.00
	Grand Total for Plan	**$25.00**	**$25.00**

MUST BE POSTED IN A CONSPICUOUS PLACE

CERTIFICATE OF APPROVAL (COA) HDCSA2022-0188
FOR CITY OF FERNANDINA BEACH

Plan Type:	HDC - Staff Review	**Project:**		**App Date:**	05/23/2022
Work Class:	HDC Staff Review	**District:**	Default	**Exp Date:**	06/22/2022
Status:	Approved	**Square Feet:**	0.00	**Completed:**	06/03/2022
Valuation:	$0.00	**Assigned To:**	Salvatore Cumella	**Approval Expire Date:**	06/05/2023

Description: Certificate of Approval (COA) to paint exterior structure and fence columns. Sherwin Williams (Historic Colonial White & Historic Kennebunkport Blue)

Parcel: 00-00-31-1800-0269-0210 Main	**Address:** 19 S 3Rd St Fernandina Beach, FL 32034 Main	**Zone:** C-3(Central Business District)

Applicant	Owner
Hofbrau Amelia 19 S 3rd ST Fernandina Beach, FL 32034 Business: 3127199550	HAROLD GODWIN 19 S 3RD ST FERNANDINA BEACH, FL 32034 Mobile: 9045566026

Note	Created By	Date and Time Created
1. Left vmail to have owners sent confirmation to allow changes to the building	Sylvie McCann	05/23/2022

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00021166	COA - Staff Residential Fee	$25.00	$25.00
	Total for Invoice INV-00021166	$25.00	$25.00
	Grand Total for Plan	**$25.00**	**$25.00**

MUST BE POSTED IN A CONSPICUOUS PLACE

CERTIFICATE OF APPROVAL (COA) HDCSA2022-0189 FOR CITY OF FERNANDINA BEACH

Plan Type:	HDC - Staff Review	**Project:**		**App Date:**	05/23/2022
Work Class:	HDC Staff Review	**District:**	Default	**Exp Date:**	06/22/2022
Status:	Approved	**Square Feet:**	0.00	**Completed:**	05/25/2022
Valuation:	$0.00	**Assigned To:**	Salvatore Cumella	**Approval Expire Date:**	05/25/2023

Description: Certificate of Approval (COA) to replace existing shingle roof with Certainteed shingles (colonial slate)

Parcel: 00-00-31-1800-0128-0042 Main	**Address:** 330 S 7Th St Fernandina Beach, FL 32034 Main	**Zone:** R-2(Medium Density Residential)

Owner	Applicant
Lee Thomas	Charlie DeBerry
330 S 7th ST	96041 Nassau Pl
Fernandina Beach, FL	Yulee, FL 32097
32034-2269	Business: 9046240225
Mobile: 864-350-2152	Mobile: 9045746422

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00021167	COA - Staff Residential Fee	$25.00	$25.00
	Total for Invoice INV-00021167	$25.00	$25.00
	Grand Total for Plan	**$25.00**	**$25.00**

MUST BE POSTED IN A CONSPICUOUS PLACE

CITY OF FERNANDINA BEACH

Department of Planning & Conservation

Today's Date: 05/18/2022
Address: 518 S. 7th Street
Parcel ID #: 00-00-31-1800-0141-0031
Owner of Record:
Kenneth A. & Susan O. Rabun
Mailing Address:
2252 Rushmore Drive
Marietta, GA 30063

90-Day Demolition Delay

Date Demolition Delay Applied:
05/18/2022
Date of Expiration of Demolition Delay:
08/16/2022

Please note that the above referenced property is subject to a 90-day demolition delay, per Land Development Code section 8.03.03.01(F) for the following reasons:

Is the Structure:

1. 50 years of age or older? ☒ Yes ☐ No
2. A "landmark" structure in that it is:
   - a recognized vernacular building pattern, or ☒ Yes ☐ No
   - an architectural "high style", or ☐ Yes ☒ No
   - has historic events or persons associated with it ☐ Yes ☒ No

Action Required:

☑ In order to evaluate the demolition request and lift the demo delay before the 90 days expires; please submit a minimum of 8 exterior photos (1 of each elevation, 1 from each corner) and any pertinent interior photos. These photos will be retained as documentation of the structure for archival purposes.

☑ The Historic District Council and its authorized designees request access to the premises and to the subject structure during the 90-day period at reasonable times by appointment with the owner or proprietor for the purpose of photographing, measuring and documenting information concerning the structure or site.

☐ City shall post the subject property with a sign notifying the public of the owner's intent to demolish the structure in order to allow interested parties to come forward and move the structure upon consent of the owner.

At the next regularly scheduled meeting, the Historic District Council may waive the demolition delay if the applicant can demonstrate economic hardship, as outlined in Section 8.03.06 of the Land Development Code, with consideration given to the economic impact of the delay on the applicant and the reasonableness of the applicant carrying out the decision of the board.

If you have any questions, please contact us at the number below.
Thank you.

Today's Date: 05/17/2022

Property Research Form

Property Address: 518 S. 7th Street

Property Name (if applicable): _____

Year Built: +1926 **Style:** Craftsman Bungalow **Stories:** 1

Parcel #: 00-00-31-1800-0141-0031

Zoning: R-2 **Parcel Size**: 0.23 acre(s) **Homestead:** ☐ Yes ☑ No

Historic District:

☐ *Downtown* ☐ *Old Town*
☐ *Waterfront* ☑ *Not in a historic*

Contributing Status: ☐ *Contributing* ☐ *Non-Contributing*

Owner of Record: Kenneth A. & Susan O. Rabun

Contact Name: _____

Phone: _____ **Email:** _____

Attached Items:

☒ *FL Master Site File #*: 8NA00486

☐ *Photos*: _____

☒ *Maps*: NCPA Map

☒ *Property Appraisers Report*: _____

☐ *Other*: _____

Notes/ Past COAs/ Contact Log:

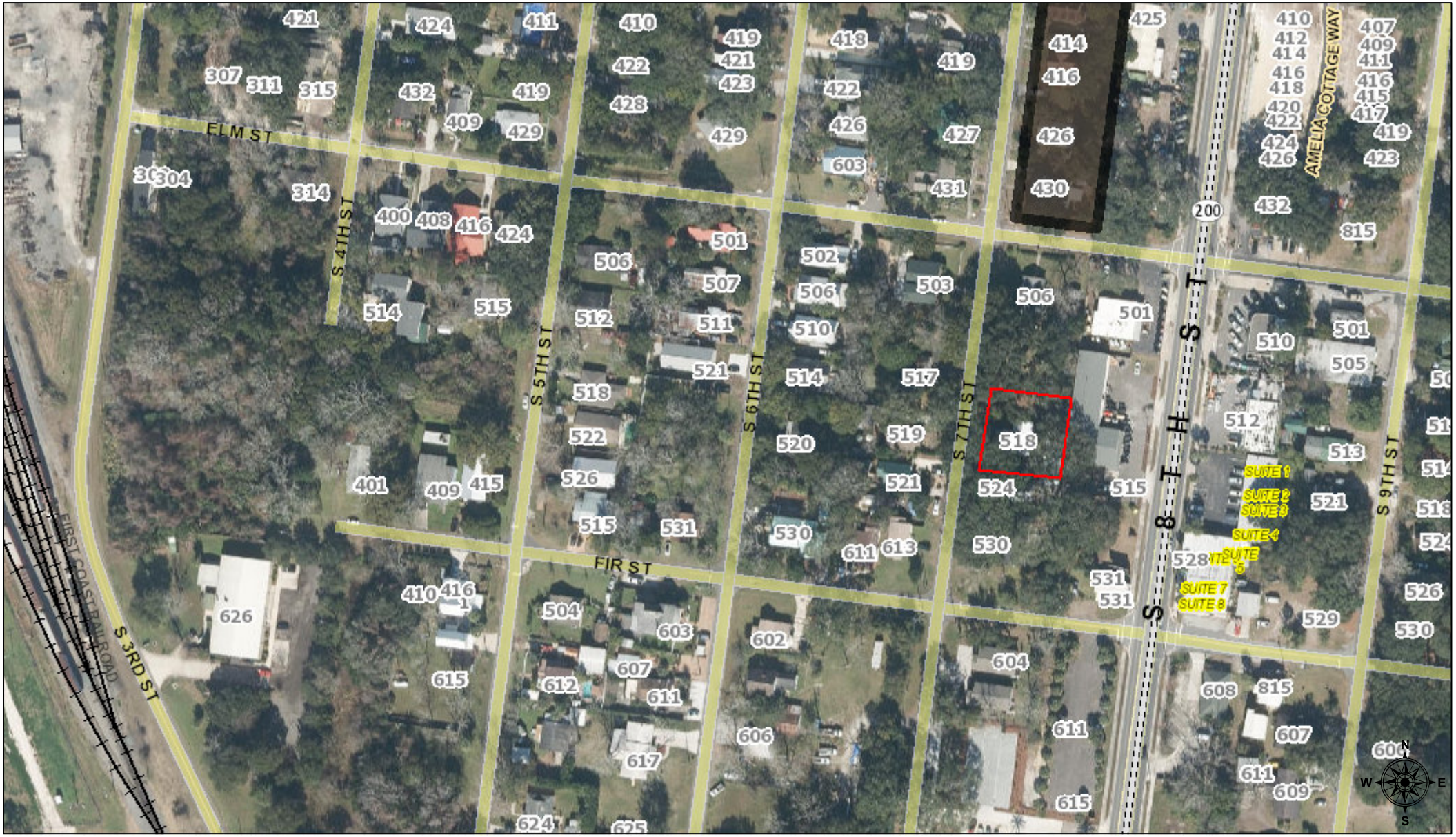
The subject property was constructed some time between 1926 and 1942. It is noteworthy for its craftsman architecture and is the mirror layout of the adjacent home located at 524 S. 7th Street. The Florida Secretary of the Interior, Division of Historical Resources has a Master Site File on the property (8NA00486), which will need to be updated to reflect the loss of this structure.

Property Address: 518 S. 7th Street

Today's Date: 05/17/2022

Notes/ Past COAs/ Contact Log:

518 S. 7th Street



May 18, 2022

911 Address Labels

1:2,257

0 0.0175 0.035 0.07 mi

0 0.03 0.06 0.12 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

2022

A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER

PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0141-0031

Owner Name	RABUN KENNETH A & SUSAN O
Mailing Address	2252 RUSHMORE DR
	MARIETTA, GA 30062
Location Address	518 7TH ST S
	FERNANDINA BEACH 32034
Tax District	FERNANDINA BEACH
Milage	19.5052
Homestead	No
Property Usage	SINGLE FAM 000100
Deed Acres	0
Short Legal	BLOCK 141 LOT N1/2 OF 3 S1/2 OF 2 CITY OF FDNA BEACH

2021 Certified Values

Land Value	$220,000
(+) Improved Value	$23,361
(=) Market Value	**$243,361**
(-) Agricultrual Classification	$0
(-) SOH or Non-Hx* Capped Savings	$0
(=) Assessed Value	**$243,361**
(-) Homestead	$0
(-) Additional Exemptions	$0
(=) School Taxable Value	$243,361
(-) Non-School HX & Other Exempt Value	$0
(=) County Taxable Value	**$243,361**

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

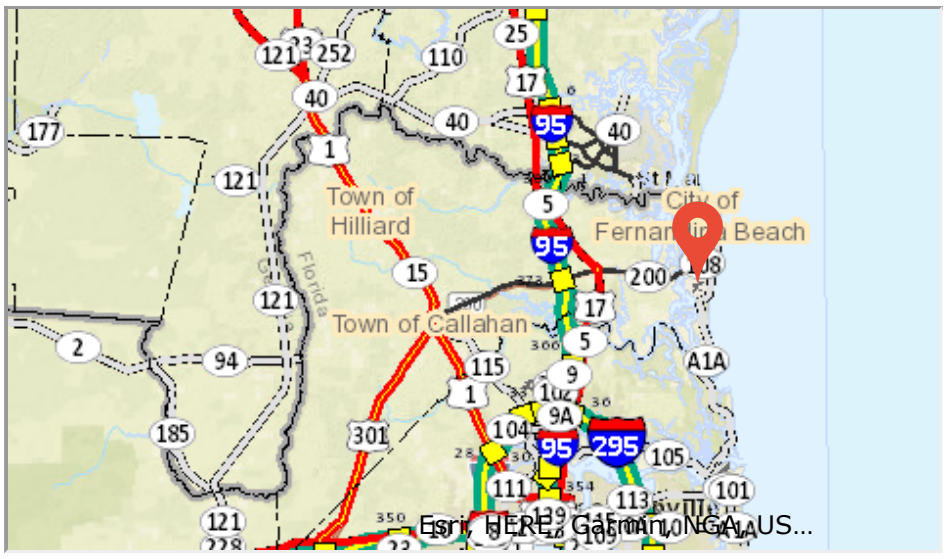
PARCEL MAP

2021 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
SINGLE FAM	1315	1072	3	1	ASB SIDING		AIR DUCTED	FORCED AIR	1948
GARAGE	560	360	0	0	AVERAGE		NONE	NONE	1948

MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units	Year Built

ASPHALT A	0 X 0	1200	1970
ASPHALT A	0 X 0	0	0

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2021-09-30	2501 / 1092	$355,000	WD	Q	Y	SCOTT STEPHEN L & JAMIE	RABUN KENNETH A & SUSAN O
2020-08-31	2388 / 1769	$280,000	WD	Q	Y	NEWMISTER FLOEY V ET AL	SCOTT STEPHEN L & JAMIE
2020-08-14	2385 / 125	$100	FJ	U	Y	HARPER WILLIE INA ESTATE	NEWMISTER FLOEY VIRGINIA ET AL

BLOCK 141 LOT N1/2 OF 3
S1/2 OF 2
CITY OF FDNA BEACH

SCOTT STEPHEN L & JAMIE
518 S 7TH ST
FERNANDINA BEACH, FL 32034

2021

00-00-31-1800-0141-0031

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

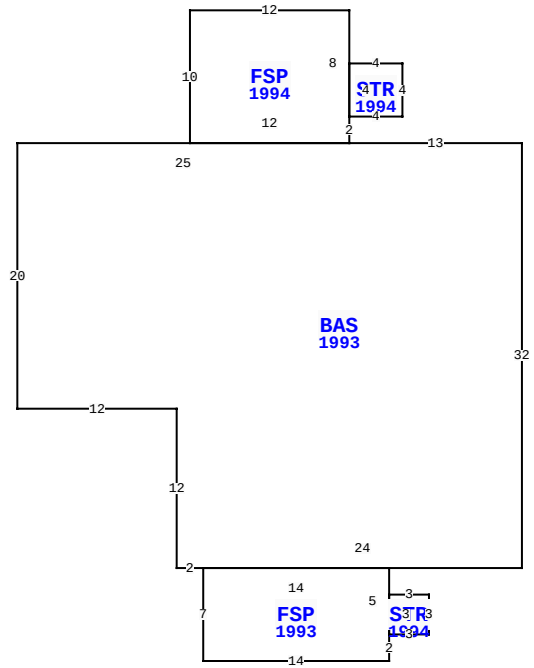
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD	1001.00		1.20

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,072	100	1,072	16,200
FSP	98	40	39	589
FSP	120	40	48	725
STR	25	10	2	30
TOTALS	1,315		1,161	17,545

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,161	104.9400	75.56	87,725	1948	1960	0	0	50	33.75	20.00

1 SINGLE FAM – 0% - 2021 HX Base Yr



518 S 7TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	22,209
TOTAL MARKET OB/XF VALUE	1,152
TOTAL LAND VALUE - MARKET	220,000
TOTAL MARKET VALUE	243,361
SOH/AGL Deduction	0
ASSESSED VALUE	243,361
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	243,361
TOTAL JUST VALUE	243,361
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	228,046

BLDG:2:1: GARAGE - CLAPBOARD EXTERIOR WALLS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2388/1769	8/31/2020	WD	Q	I	01	280,000
GRANTOR: NEWMISTER FLOEY V ET						
GRANTEE: SCOTT STEPHEN L & J						
2385/0125	8/14/2020	FJ	U	I	11	100
GRANTOR: HARPER WILLIE INA EST						
GRANTEE: NEWMISTER FLOEY VIR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 FSP=[YR=1994] N2 STR=[YR=1994] E4N4W4S4$ N8 W12 S10 E12$ W25 S20 E12 S12 E2 FSP=[YR=1993] S7 E14 N2 STR=[YR=1994] E3N3 W3S3$ N5 W14$ E24 N32$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0801	ASPHALT A	0	0	0	0	1,200.00	UT	1.92	1.92	100	1970	1970	3	50	1,152	

LAND DESCRIPTION

TOTAL OB/XF 1,152

LN	USE CODE	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	SFR	0		R-2	100.00	100.00	100.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	220,000							

REVIEW DATE 09/12/2018 BY DJX Total Acres: 0.00 Total Land Value: 220,000 Market: 0 Agricultural: 0 Common: 220,000 PRINTED 09/21/2021

BLOCK 141 LOT N1/2 OF 3
S1/2 OF 2
CITY OF FDNA BEACH

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518 S 7TH ST
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2021

00-00-31-1800-0141-0031

NASSAU COUNTY PROPERTY

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ELEMENT	CD	CONSTRUCTION
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Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

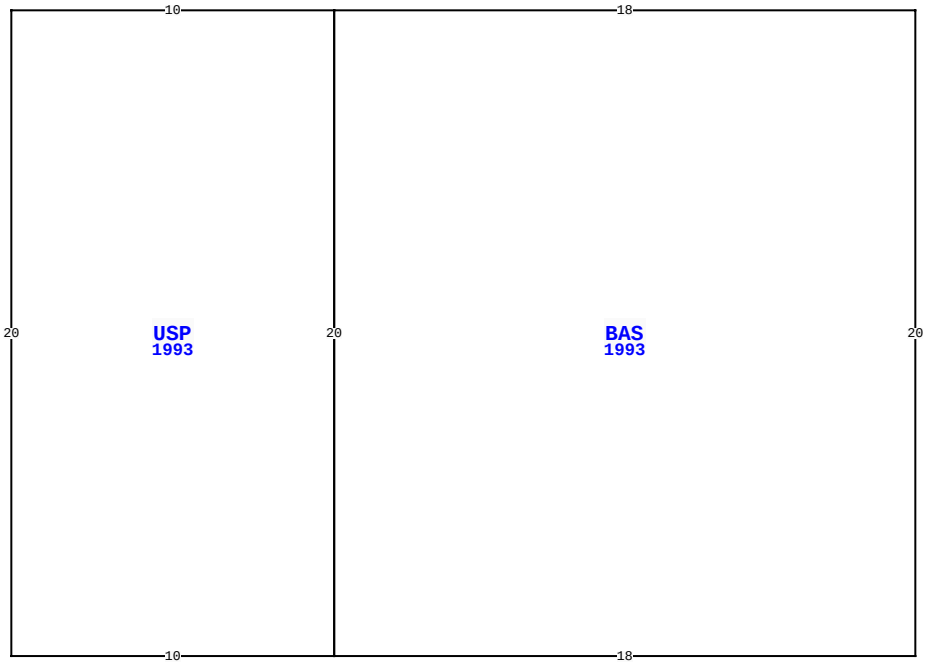
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD	1001.00		1.20

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100	360	3,985
USP	200	30	60	664
TOTALS	560		420	4,650

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	420	67.1000	22.14	9,299	1948	1990	0	0	0	50.00	50.00

2 GARAGE – 0% - 2021 HX Base Yr



518 S 7TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
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INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 2	Tax Dist:
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TOTAL MARKET VALUE	243,361
SOH/AGL Deduction	0
ASSESSED VALUE	243,361
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	243,361
TOTAL JUST VALUE	243,361
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	228,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2388/1769	8/31/2020	WD	Q	I	01	280,000
GRANTOR: NEWMISTER FLOEY V ET						
GRANTEE: SCOTT STEPHEN L & J						
2385/0125	8/14/2020	FJ	U	I	11	100
GRANTOR: HARPER WILLIE INA EST						
GRANTEE: NEWMISTER FLOEY VIR						

BUILDING NOTES

GARAGE - CLAPBOARD EXTERIOR WALLS

BUILDING DIMENSIONS

BAS=[YR=1993] W18 USP=[YR=1993] W10S20E10 N20$ S20 E18 N20$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

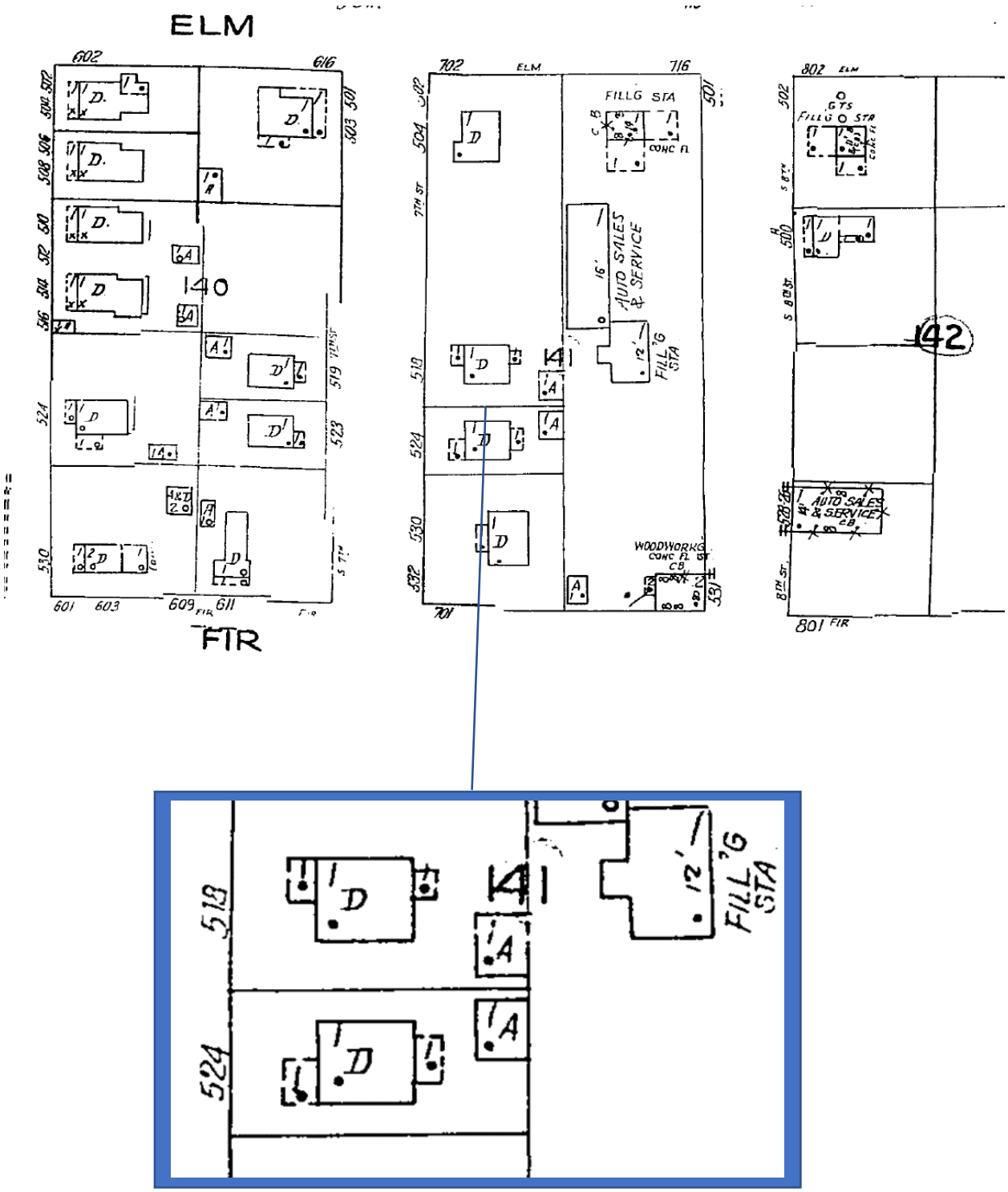
LAND DESCRIPTION

TOTAL OB/XF 0

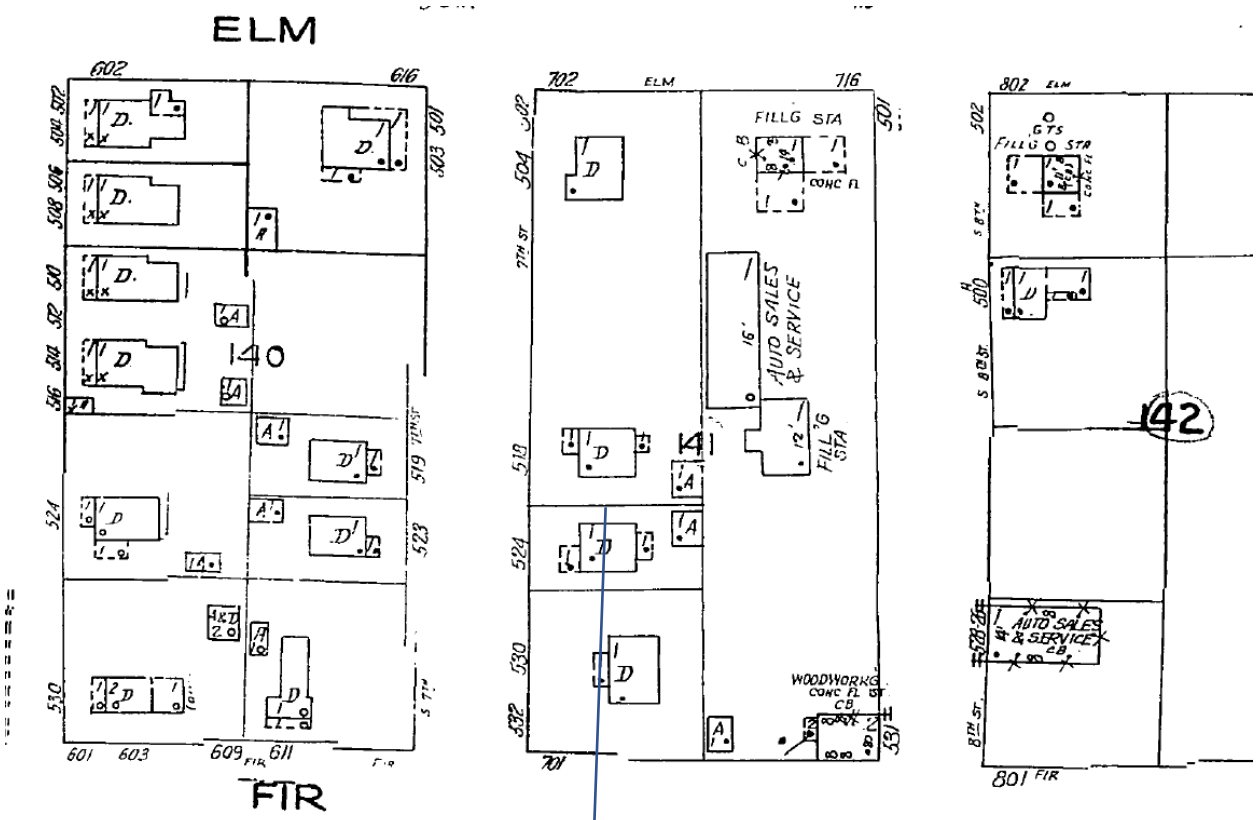
LN	USE CODE	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

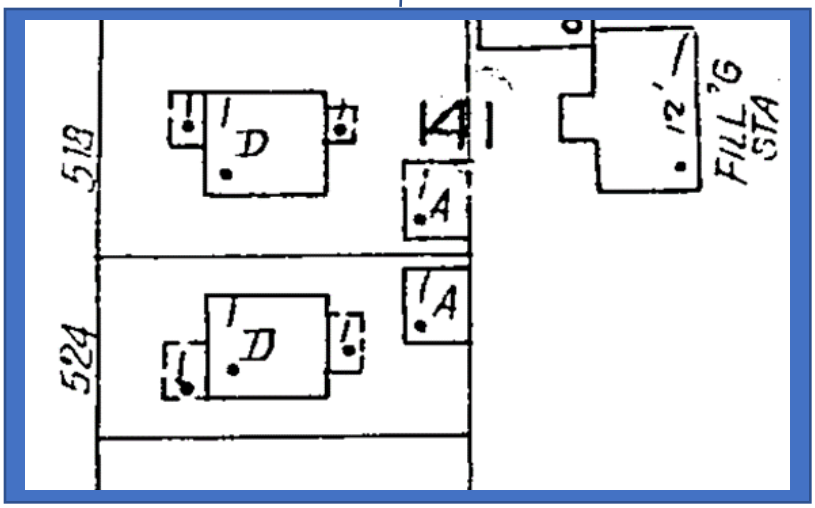
REVIEW DATE 09/12/2018 BY DJX Total Acres: 0.00 Total Land Value: 220,000 Market: 0 Agricultural: 0 Common: 220,000 PRINTED 09/21/2021

1949 Sanborn Fire Insurance Map (Sheet12)

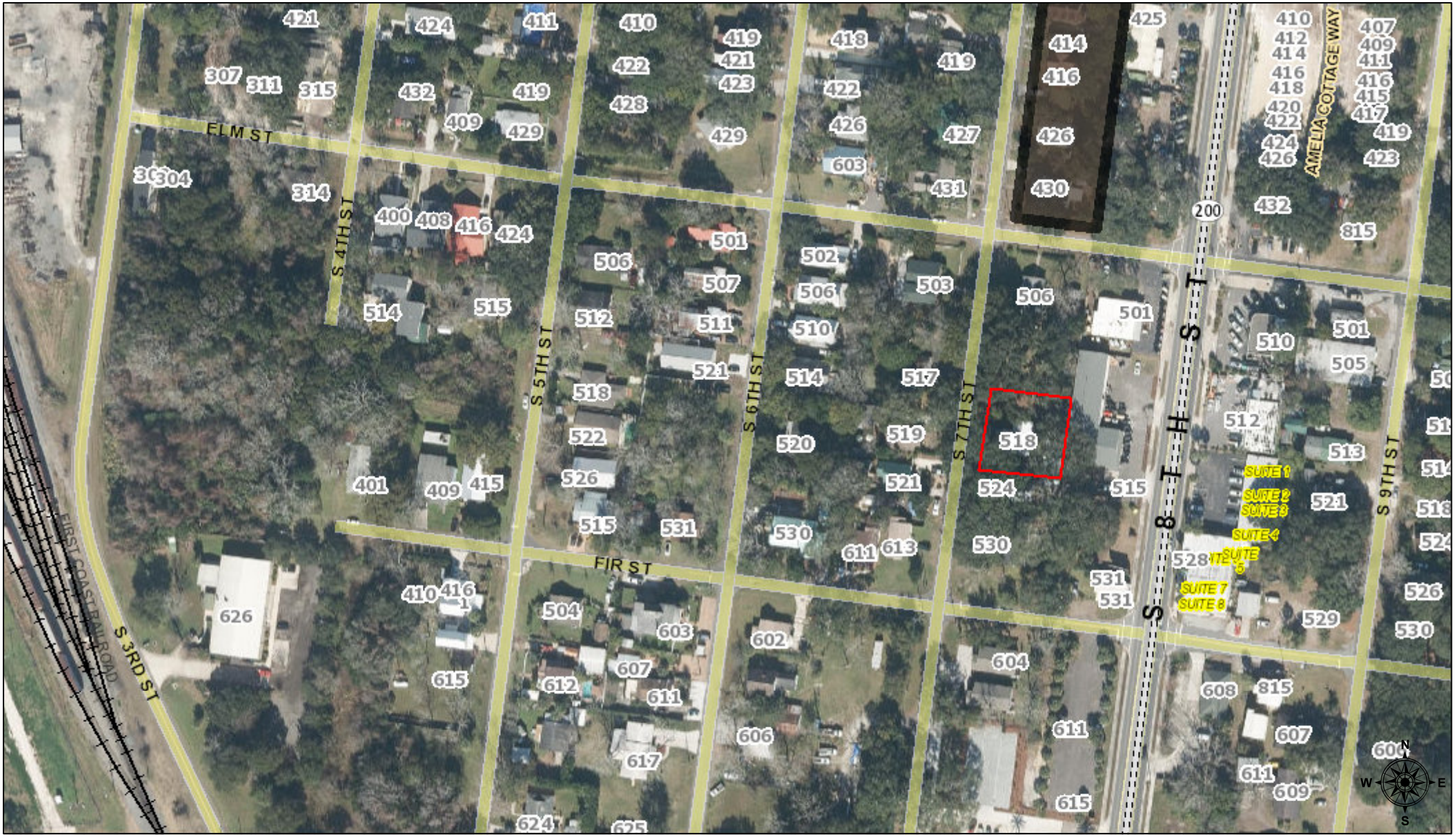


1949 Sanborn Fire Insurance Map (Sheet12)





518 S. 7th Street



May 18, 2022

911 Address Labels

1:2,257

0 0.0175 0.035 0.07 mi

0 0.03 0.06 0.12 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

2022

A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER

PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0141-0031

Owner Name	RABUN KENNETH A & SUSAN O
Mailing Address	2252 RUSHMORE DR
	MARIETTA, GA 30062
Location Address	518 7TH ST S
	FERNANDINA BEACH 32034
Tax District	FERNANDINA BEACH
Milage	19.5052
Homestead	No
Property Usage	SINGLE FAM 000100
Deed Acres	0
Short Legal	BLOCK 141 LOT N1/2 OF 3 S1/2 OF 2 CITY OF FDNA BEACH

2021 Certified Values

Land Value	$220,000
(+) Improved Value	$23,361
(=) Market Value	**$243,361**
(-) Agricultrual Classification	$0
(-) SOH or Non-Hx* Capped Savings	$0
(=) Assessed Value	**$243,361**
(-) Homestead	$0
(-) Additional Exemptions	$0
(=) School Taxable Value	$243,361
(-) Non-School HX & Other Exempt Value	$0
(=) County Taxable Value	**$243,361**

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

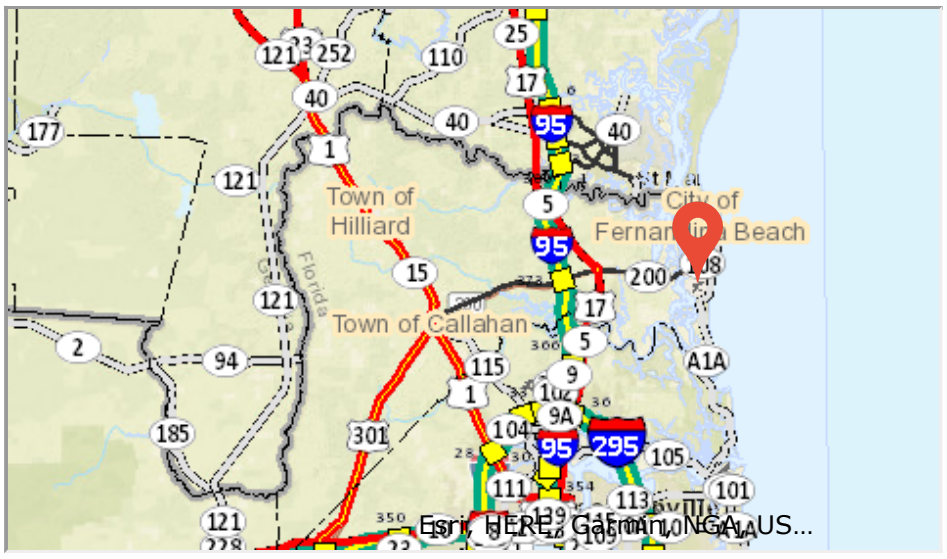
PARCEL MAP

2021 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
SINGLE FAM	1315	1072	3	1	ASB SIDING		AIR DUCTED	FORCED AIR	1948
GARAGE	560	360	0	0	AVERAGE		NONE	NONE	1948

MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units	Year Built

ASPHALT A	0 X 0	1200	1970
ASPHALT A	0 X 0	0	0

SALES INFORMATION

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CITY OF FDNA BEACH

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2021

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NASSAU COUNTY PROPERTY

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Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
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Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
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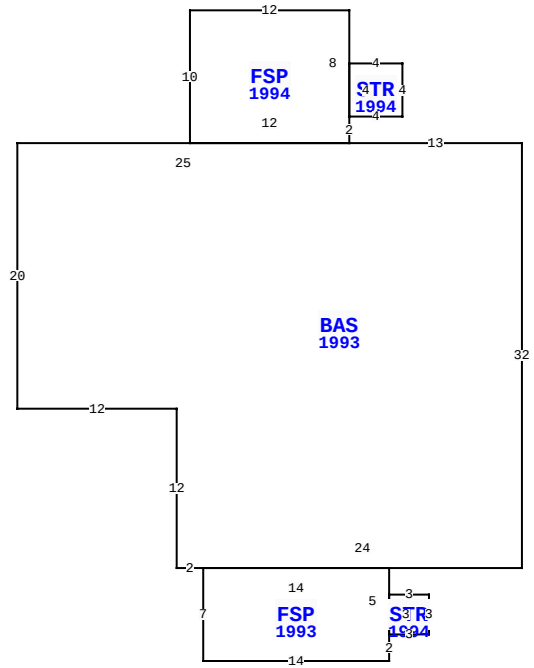
1 SINGLE FAM – 0% - 2021 HX Base Yr



518 S 7TH ST, FERNANDINA BEACH

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BLDG:2:1: GARAGE - CLAPBOARD EXTERIOR WALLS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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BUILDING DIMENSIONS

BAS=[YR=1993] W13 FSP=[YR=1994] N2 STR=[YR=1994] E4N4W4S4$ N8 W12 S10 E12$ W25 S20 E12 S12 E2 FSP=[YR=1993] S7 E14 N2 STR=[YR=1994] E3N3 W3S3$ N5 W14$ E24 N32$.

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LN	USE CODE	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	SFR	0		R-2	100.00	100.00	100.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	220,000							

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2021

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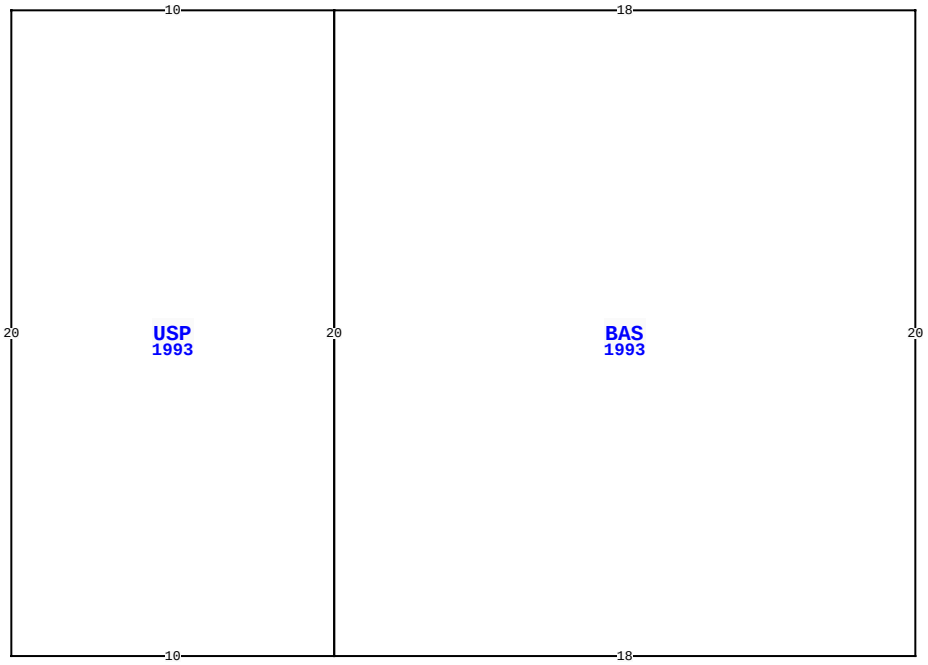

518 S 7TH ST, FERNANDINA BEACH

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GARAGE - CLAPBOARD EXTERIOR WALLS

BUILDING DIMENSIONS

BAS=[YR=1993] W18 USP=[YR=1993] W10S20E10 N20$ S20 E18 N20$.

EXTRA FEATURES

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LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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518 S. 7th Street Photos from Zillow Listing (sold 9/30/2021)

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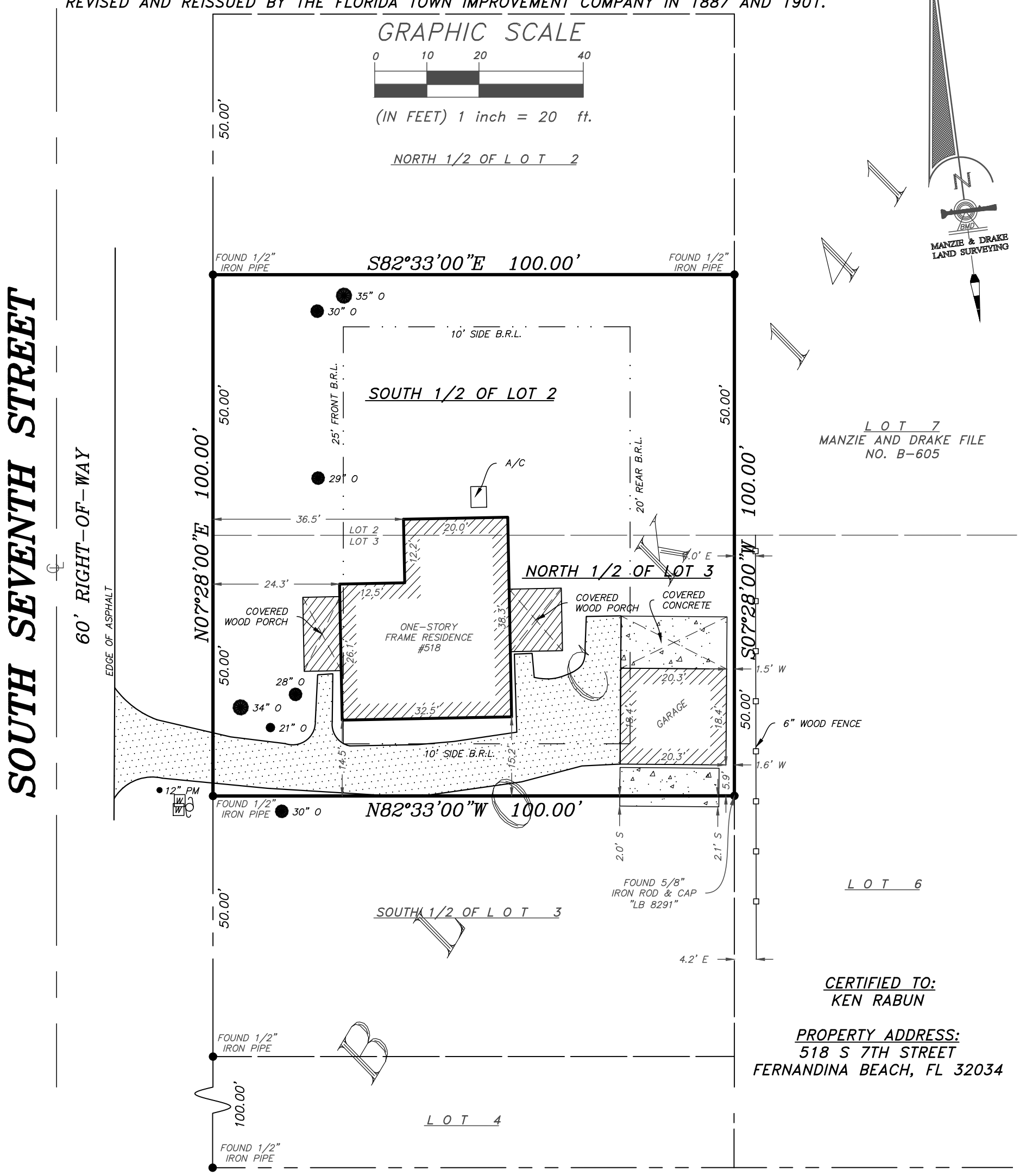
MAP OF BOUNDARY SURVEY

SOUTH ONE-HALF (S 1 /2) OF LOT TWO (2) AND NORTH ONE-HALF (N 1 /2) OF LOT THREE BLOCK ONE HUNDRED FORTY-ONE (141), FERNANDINA, 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:
KEN RABUN

PROPERTY ADDRESS:
518 S 7TH STREET
FERNANDINA BEACH, FL 32034

SURVEY NOTES:

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

TREE LEGEND

O = OAK
PM = PALM

TREE DISCLAIMER:
NUMBER OF TREES SHOWN ON SURVEY: 8

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

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

LEGEND

= CONCRETE FLATWORK
W = WATER METER
= WOOD FENCE
= WOOD FLATWORK
= WOOD POWER POLE

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

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

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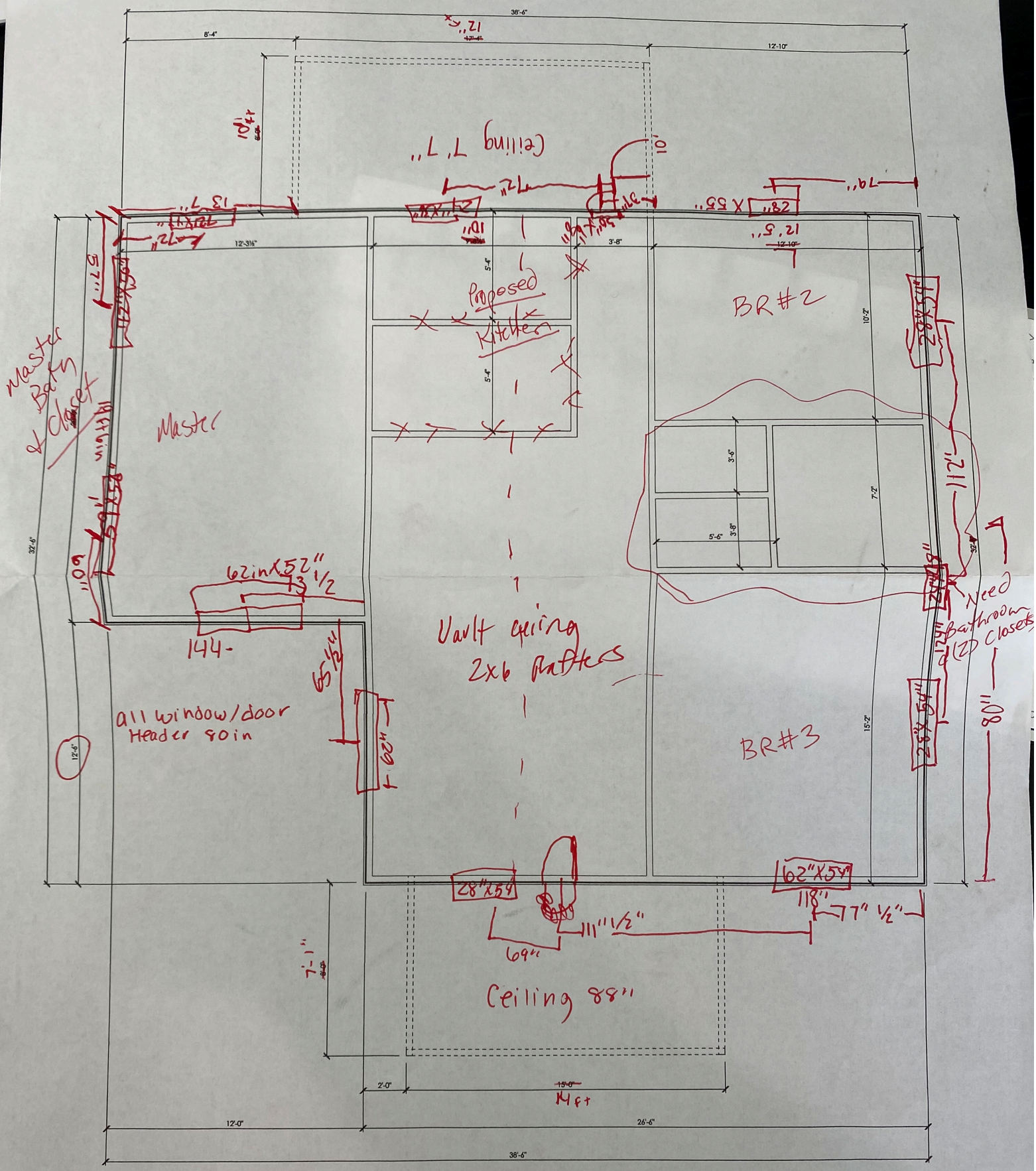
(904) 491-5700 www.ManzieAndDrake.com
Certificate of Authorization Number "LB 7039"

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

SCALE: 1"=20' JOB NO: 21456 DATE: 12/30/2021 CADD: B. DAVIS
F.B. NO: X-361 PAGE NO: 11 FIELD CREW: JM FILE NO: A-5531



16in Over Hang

Lock-Box code 0725

Block Piers spaced 8' around perimeter. Need to add tie down

5
1
8