



AGENDA
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
MAY 18, 2023
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034

1. **CALL TO ORDER / ROLL CALL / DETERMINATION OF QUORUM**
2. **PLEDGE OF ALLEGIANCE**
3. **APPROVAL OF MEETING MINUTES**
 - 3.1 Approval of the Minutes for the Regular Meeting of April 20, 2023.
4. **OLD BUSINESS**
 - 4.1 **HDC 2022-0050 - MIKE STAUFFER, AGENT FOR MCDOWELL SOUTH, LLC., 224 S. 7TH STREET**
FINAL Certificate of Approval (COA) to enclose the existing porch and NE corner of the building, enclose the existing deck to be a screened porch, and build a new brick fireplace and chimney. (*Quasi-Judicial*)
5. **NEW BUSINESS**
 - 5.1 **HDC 2023-0086 - JOEL + SANDRA MIKLAS, 1114 WHITE STREET (LOT 5 BLK 16)**
Certificate of Approval (COA) to construct a 2-story single family residence with detached accessory structure. (*Quasi-Judicial*)
 - 5.2 **HDC 2022-0063 - TIM POYNTER, 116 N. 2ND STREET**
AMENDMENT to previously approved COA HDC2022-0063 to eliminate Pickle Ball court, change design/material of pavilion roof. (*Quasi-Judicial*)
 - 5.3 **HDC 2023-0088 - TIM POYNTER, 231 N. FRONT STREET**
Certificate of Approval (COA) to demolish a primary structure. (*Quasi-Judicial*)
**Unsafe Emergency Demolition notice was provided by the City's Building Official and City Engineer on May 9, 2023. This case is subject to LDC Section 8.03.08 (B). To date, board members have requested the following additional documents prior to issuance of an emergency Certificate of Approval:*
 - As-built drawings
 - Photos
 - Historic Structure Report
 - Updated Florida Master Site File
6. **BOARD BUSINESS**
7. **STAFF REPORT**

7.1 Staff Certificates of Approval for April 2023.

8. PUBLIC COMMENT

9. ADJOURNMENT

THE NEXT HDC REGULAR MEETING IS SCHEDULED FOR THURSDAY, JUNE 15, 2023.

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.



**AGENDA
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
APRIL 20, 2023
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

1. CALL TO ORDER 5:00 PM

ROLL CALL / DETERMINATION OF QUORUM

Members Present: Michael Spino (Chair), Froilan Esclusa (Vice-Chair), Tim Poynter, Arlene Filkoff (Alt 2), Tammi Kosack, James Pozzetta

Member Absent: Michael O'Donnell (Alt 1)

Others Present: Salvatore Cumella, Preservation Planner
Tammi Bach, City Attorney
Sylvie McCann, Recording Secretary

2. PLEDGE OF ALLEGIANCE

Chair Spino announced that Member O'Donnell has handed in his resignation effective immediately.

Regarding ex parte communications, Chair Spino disclosed that he spoke to both applicants and to Staff regarding all cases presented tonight and Member Pozzetta disclosed that he spoke to staff regarding both cases. All other members disclosed no ex parte communications.

Ms. Bach, City Attorney, explained the quasi-judicial procedures.

Ms. McCann administered the oath to parties who would be giving testimony.

3. APPROVAL OF MEETING MINUTES

3.1 Approval of Minutes from the HDC Regular Meeting of March 16, 2023.

ACTION TAKEN: A motion was made by Member Poynter seconded by Member Kosack to approve the March 16, 2023, Minutes as presented.

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

4. OLD BUSINESS

4.1 **HDC 2023-0084 - ARTISAN HOME BUILDERS, 205 BEECH STREET**
AMENDMENT to previously issued Certificate of Approval (COA) HDC 2017-03 to install sidewalk, retaining wall, and planters. (*Quasi-Judicial*)

Mr. Cumella presented the analysis of the case and recommended approval.

DRAFT

Member Pozzetta inquired about the size of the planter boxes.

Scott Dennis, Artisan Homes Builders, explained the location of the planter boxes.

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Kosack, to approve HDC case 2023-0084 as presented with the conditions that Artisan Homes supplies City Staff with drawings indicating the location and finish of the planters boxes along with the new configuration of the stairs and new sidewalk; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2023-0084, as presented, is substantially compliant with the Comprehensive Plan, the Land Development Code, and the Waterfront Community Redevelopment Area Guidelines to warrant approval at this time.

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

5. NEW BUSINESS

5.1 HDC 2023-0085 - RICE ARCHITECTS, AGENT FOR KAREN L. WEBER + ANDEEW B. SEGAL, 232 S. 7TH STREET

Certificate of Approval (COA) to remove section of garden wall between driveway and front porch, remove brick planter at front porch and replace with wood railing, and removal and replacement of the roof over the addition. (*Quasi-Judicial*)

Mr. Cumella presented the analysis of the case and recommended approval with the following condition: that no greater than a 4-foot section of garden wall between driveway and front walkway be permitted to be removed and that the front porch walls remain unaltered.

Vice-Chair Esclusa spoke of the removal of the garden wall.

Jon Vasque, Rich Architects, recommended wood railings as the current railings are not in good condition and deteriorating.

Public Hearing was opened.

Rob Psulkowski, 710 Beech Street, commented regarding the brick wall. He also noted that the addition's roof was repaired after major damage. He opined that the planters are not original.

Andrew Segal, 232 S. 7th Street, commented on the brick front porch.

Member Filkoff asked the owner about the types of brick included in the porch. Mr. Segal noted that this was Ferreira property at one point and spoke of some of the history behind the property.

Public Hearing was closed.

Board discussion was opened.

Members discussed the masonry features of the property and the level of the brick integration. There was discussion about which portion of the front porch masonry was original and some older pictures were presented.

Member Kosack spoke of safeguarding the defining character of the home.

ACTION TAKEN: A motion was made by Member Kosack, seconded by Member Poynter, to approve HDC case 2023-0085 with the following condition, that no greater than a 4-foot section of garden wall between driveway and front walkway be permitted to be removed and that forensic deconstruction of the masonry planter box be provided to the Board to determine when they were added to the building; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2023-0085, as presented, is substantially compliant with the Comprehensive Plan, the Land Development Code, and the Downtown Historic District Design Guidelines to warrant approval at this time.

DRAFT

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

6. BOARD BUSINESS

Chair Spino spoke of the Walk and Bike Task Force discussion.

7. STAFF REPORT

7.1 Staff Certificate of Approval (COA) - March 2023

Member Kosack noted the one denied application regarding replacement of windows.

**7.2 Historic District Council/ Planning Advisory Board Joint Special Meeting
April 26, 2023, 5:00 PM**

7.3 National Trust For Historic Preservation - [Preservation Leadership Forum Spring Webinar Series](https://forum.savingplaces.org/learn/conferences-training/forum-webinar)

<https://forum.savingplaces.org/learn/conferences-training/forum-webinar>

- *Discovering Our Ancestors and Preserving Historic Gravesites* (A 3-Part Series) with the National Park Service National Center for Preservation Technology and Training
 - *Understanding Site Ownership and Access to Gravesites* - Wednesday, April 12 at 3:00 p.m.
 - *Introduction to Investigating, Documenting, and Preserving Gravesites* - Wednesday, May 10 at 3:00 p.m.
 - *Beginning to Care for a Gravesite* - Wednesday June 21 at 3:00 p.m.
- *Planning, Preservation & Change* (A 2-Part Series) with the American Planning Association
 - *How Planning and Preservation Can Work Together to Create Great Places* - Wednesday, April 26 at 3:45 p.m.
 - *Preservation—An Effective Planning Tool* - Friday, May 19 at 1:00 p.m.

7.4 Downtown Lighting Update

Mr. Cumella presented some pole lighting style for the downtown area. All members approved of these recommended styles. Mr. Cumella noted that this would replace all of the light poles owned by the City and that no budget nor timeline were available at this time for this project.

Members spoke of the upcoming April 26, 2023, Joint Special Meeting with the PAB and HDC members and which possible topics could be discussed.

8. PUBLIC COMMENT

Chip Ross, 210 N. 3rd Street, spoke of the impact of local tourism, the number of visitors to the downtown area, and the purpose of such visits. He also talked about transportation and parking needs.

9. ADJOURNMENT 6:28 PM



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2022-0050
MAY 19, 2023

Owner/Applicant:	Michael Stauffer Architect, agent for McDowell South, LLC
Property Address:	224 S. 7 th Street
Parcel ID #	00-00-31-1800-0040-0030
Current zoning:	R-2
FLUM land use category:	Medium Density Residential
Existing uses on the site:	Single-Family Residence
FL Master Site File #	8NA00462
Year Built:	1926 (FMSF)
Contributing Status:	Contributing
Requested action:	Final Certificate of Approval (COA) to enclose the existing porch and NE corner of the building, enclose the existing deck to be a screened porch, and build a new brick fireplace and chimney. (Quasi-Judicial)

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

224 S. 7th Street



February 10, 2022

1:1,128
0 0.0075 0.015 0.03 mi
0 0.015 0.03 0.06 km
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

2022

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking Final Approval to renovate the rear of the structure, which is a later addition to the 1926 home. The proposed modification encloses sections of the rear porch and infills the northeast corner to square off the building. The existing wood deck would be enclosed as a screen room and a double-sided brick fireplace would be added between the deck and the new kitchen addition. The new additions at the rear will feature cementitious lap siding to replicate the material of the historic portion of the home.

Conceptual approval was granted at the December 17, 2022 regular meeting of the Historic District Council (HDC).

APPLICABLE GUIDELINES:

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

[DOWNTOWN HISTORIC DISTRICT GUIDELINES](#)

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

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

ANALYSIS:

Staff finds that the proposed rehabilitation and addition plans for this structure are compatible with the Downtown Historic District and meet requirements including height, scale, massing, and materials.

STAFF RECOMMENDATION:

Staff recommends:

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2022-0050 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 2022-0050, as presented, is or is not substantially compliant with the Comprehensive Plan, Land Development Code, and the Downtown Historic District Design Guidelines to warrant **FINAL** approval at this time.

LIST OF EXHIBITS:

- EXHIBIT 1 Application & Backup Materials
EXHIBIT 2 Plans & Elevations
EXHIBIT 3 FL Master Site File 8NA00462

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

Historic District Council (HDC) Certificate of Approval (COA) Application
- Submission #11216

Date Submitted: 4/5/2023

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

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

Fees

☐ Certificate of Approval (COA): Staff Review \$25

☒ Certificate of Approval (COA): Board Review - Residential Single Family \$250

☐ Certificate of Approval (COA): Board Review - Commercial/Multi-Family/2 or more Residential Units/Mixed Use \$400

☐ Demolition of a Primary Structure â€œ Non-Contributing \$1,500

☐ Demolition of a Primary Structure â€œ Contributing \$7,500

☐ After-the-Fact Certificate of Approval (COA): Staff Review \$100

☐ After-the-Fact Certificate of Approval (COA): Board Review \$1,500

☐ Amendment to Previously Approved COA - First Amendment Free, Subsequent Amendments = 1/2 cost of original fees

Basis for Review

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

HDC 2023



IMPORTANT NOTES

Conceptual Approvals

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

Pre-Application Meeting

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

Application Requirements

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

Alteration

APPROVAL TYPE*

Board Approval: Final

See [Certificate of Approval Matrix](#) for details

Previously Approved Case

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

Yes

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

2/17/2022

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*

Downtown

Site Address*

224 S 7th St

City*

FERNANDINA BEACH

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0040-0030

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

McDowell South LLC

Last Name*

Martha McDowell

Mailing Address*

226 S 7th St

City*

FERNANDINA BEACH

State*

FL

Zip Code*

32034

Telephone Number*

(734)834-0105

E-mail Address*

mmcd54@icloud.com

OWNER'S AGENT

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

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

Yes

First Name*

Michael

Last Name*

Stauffer

Company (if applicable)

Michael Stauffer Architect

Street Address

1417 Sadler Rd

City

FERNANDINA BEACH

State

FL

Zip

32034

Telephone Number

(904) 540-6059

E-mail Address

mike@mstaufferarchitect.com

Project Description*

Project includes adding to the Kitchen with new construction. Interior renovations Enclosing existing porch to be part of Kitchen
Creating a new porch over existing deck Conceptual Approval granted HDC 2022-0049

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?

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

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

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

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

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

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

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

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

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

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

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
Hardie	Hardie smooth siding	Match existing (Name/Number)

DOORS

Manufacturer	Product Description	Color
See attached	French doors Include FL Product Approval # for Windows and Doors	Match existing (Name/Number)

WINDOWS

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

ROOFING

Manufacturer	Product Description	Color
GAF	Timberline asphalt shingles	Match existing (Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
Hardie	Hardie trim	Match existing (Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
Stucco	Stucco over CMU	Match existing (Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
NA	NA	NA (Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
wood	New PT wood deck on rear	natural (Name/Number)

FENCING

Manufacturer	Product Description	Color
NA	NA	NA (Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
NA	NA	NA (Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
NA		
		(Name/Number)

OTHER

Manufacturer	Product Description	Color
Brick	Chimney to be brick	Red to match piers
		(Name/Number)

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

Upload 1	Upload 2	Upload 3	Upload 4
Deed_McDowell.pdf	McDowell_224 S 7th Street.pdf	McDowell Renovation - Review Set 3-31-23.pdf	McDowell_224 S 7th Street.pdf
Upload 5	Upload 6	Upload 7	Upload 8
Agent Authorization Form.pdf	Choose File No file selected	Choose File No file selected	Choose File No file selected

Certification*

☒

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

☒

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

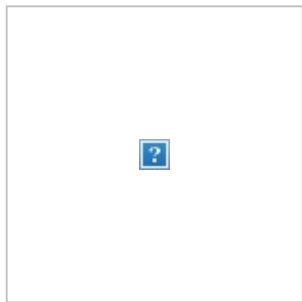
1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Department of Planning & Conservation to enter onto the property in question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

5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic District Council member).
6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.
8. I/We understand that any decision of the HDC may be appealed to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D) of the Land Development Code. Petitions to appeal shall be presented within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.
9. I/We understand that Certificates of Approval are only valid for one (1) year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.
10. I/We understand that the City Staff will install a Notice of Hearing sign on the property 14 days before the scheduled hearing and that the sign must only be removed after the hearing by City Staff, unless, the applicant or property owner brings the Notice of Hearing back to City Hall.

Applicant First Name*

Applicant Last Name*

Today's Date*



DEPARTMENT OF PLANNING & CONSERVATION

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

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



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE _____
(print name of property owner(s))

hereby authorize: MICHAEL STAUFFER
(print name of agent)

to represent me/us in processing an application for: H.D.C.
(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)

(Print name of owner)

(Print name of owner)

STATE OF FLORIDA

COUNTY OF NASSAU

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this _____ day
of _____, 20_____, by _____.

Notary Public

Printed Name

My Commission Expires

Personally Known _____ OR Produced Identification _____ ID Produced: _____

Record and Return to:
Marshall E. Wood, P.A.
303 Centre Street, Suite 100
Fernandina Beach, FL 32034

WARRANTY DEED

THIS INDENTURE, made this 14th day of December, 2010, between

PAUL A. SILVER, a married person, INDIVIDUALLY AND AS TRUSTEE OF THE
MARGARET F. McDOWELL TRUST, UNDER AGREEMENT DATED SEPTEMBER 5, 2003,

whose address is:

50 Kennedy Plaza, Suite 1500
Providence, RI 02903-2393

Grantor,

and McDOWELL SOUTH, LLC, a Florida Limited Liability Company

whose address is:

224 South 7th Street
Fernandina Beach, FL 32034

Grantee.

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), to Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, their heirs and assigns forever, the following described land, situate, lying and being in the County of Nassau, State of Florida, to wit:

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

The South 65 feet of Lot 3 in Block 40.

PARCEL NO. 00-00-31-1800-0040-0030

SUBJECT TO COVENANTS AND RESTRICTIONS of record, if any, AND to taxes accruing subsequent to December 31, 2009.

And Grantor hereby covenants to and with said Grantee that Grantor is the duly appointed, qualified and acting Trustee under the aforesaid Trust Agreement, and in all things preliminary to and in and about the sale and conveyance of the property described herein, the terms, conditions and provisions of the aforesaid Trust Agreement, and the laws of the State of Florida have been followed and complied with in all respects, and that the undersigned Grantor has the full power and authority to execute this deed for the uses and purposes herein expressed; and that said land is free of all encumbrances.

And the Grantor does hereby fully warrant the title to the land, and will defend the same against the lawful claims of all persons claiming under the Trust.

IN WITNESS WHEREOF, the Grantor has executed this instrument on the day and year first above written.

SIGNED, SEALED and DELIVERED
in the presence of:

Molly Kay
Witness

John K. Tassillo
Witness

Paul A. Silver

PAUL A. SILVER, INDIVIDUALLY AND AS
TRUSTEE OF THE MARGARET F. McDOWELL
TRUST UAD SEPTEMBER 5, 2003

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

The foregoing instrument was acknowledged before me this 14th day of December 2010, by Paul A. Silver, Individually and as Trustee of the MARGARET F. McDOWELL TRUST UNDER AGREEMENT DATED SEPTEMBER 5, 2003, who is personally known to me, or who produced as identification.

Maria de Eugenio
Notary Public, State of Rhode Island
My Commission Expires: 8/17/2012

Title to the lands, described herein have not been examined by me and no warranty or other representation is made and no opinion (either expressed or implied) is given, as to the marketability or condition of the title to the subject property, the quantity of lands included therein, the location of the boundaries thereof, or the existence of liens, unpaid taxes, or encumbrances.

Recd 10.00
Doc 758.94
Total 768.94

MAP OF BOUNDARY SURVEY

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA BEACH, COUNTY OF NASSAU AND STATE OF FLORIDA AND BEING FURTHER DESCRIBED AS FOLLOWS:

THE SOUTH SIXTY-FIVE (65.0) FEET OF LOT THREE (3). BLOCK FORTY (40) IN THE CITY OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA, AS RECORDED IN OFFICIAL RECORDS BOOK 89, PAGE 612, PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.



SOUTH SEVENTH STREET
(60-FOOT RIGHT-OF-WAY)

BEECH STREET
(60-FOOT RIGHT-OF-WAY)

CEDAR STREET
(60-FOOT RIGHT-OF-WAY)

LEGEND

- A/C = AIR CONDITIONER
- CL = CENTERLINE
- x-x- = CHAIN LINK FENCE
- CONCRETE FLATWORK
- E-E- = AERIAL UTILITY WIRES
- o-o- = WOOD FENCE
- WOOD FLATWORK
- W = WOOD POWER POLE
- 5/8" IRON ROD & CAP (LB 7039) SET

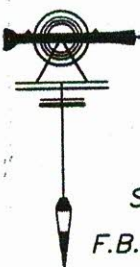
SURVEY NOTES:

- The "Legal Description" hereon is in accord with the description provided by the client.
- Underground improvements were not located or shown.
- Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- Internal lot angles shown hereon are based on recovered monumentation.
- "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid."
- The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 120172 0004 E, Dated 05-18-1992. 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 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- Unless otherwise noted measured angles and distances are the same as Plat or Deed angles and distances.
- Fence ownership, if applicable, has not been determined by this office. Fences are drawn out of scale in order to accentuate their relationship to property lines. Fences are not deemed to be encroachments unless ownership is apparent.
- This survey is protected by copyright and is certified only to the entities listed and only for this particular transaction. Any use or reproduction of this survey without the express written permission of the surveyor is prohibited. Use of this survey in any subsequent transactions is expressly prohibited and is not authorized. The surveyor expressly disclaims any certification to any parties in future transactions. No entity other than those listed should rely upon this survey.

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

BY: *Michael A. Manzie*
☑ MICHAEL A. MANZIE, P.L.S. 4069
☐ FRANK L. BOWEN, P.S.M. 2477

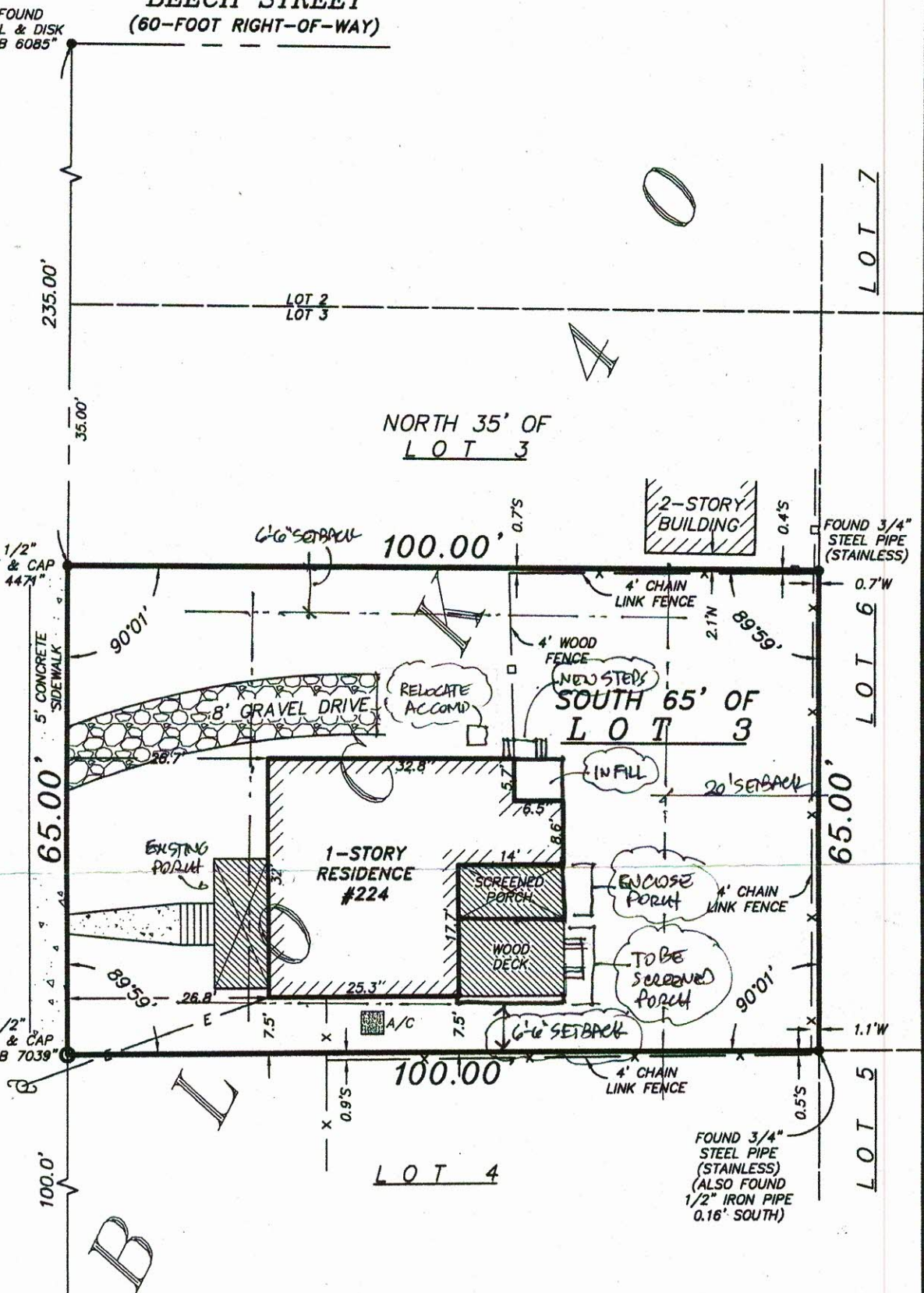


MANZIE & DRAKE LAND SURVEYING

117 South Ninth Street, Fernandina Beach, FL 32034
(904) 491-5700 FAX (904) 491-5777
Certificate of Authorization Number "LB 7039"

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

SCALE: 1"=20' JOB NO: 17487 DATE: 04-13-09 CADD: WKD
F.B. NO: X-241 PAGE NO: 10 FIELD CREW: BP FILE NO: A-2667



PREPARED FOR:
MARGARET F. McDOWELL

PROPERTY ADDRESS:
224 SOUTH SEVENTH STREET

PROPOSED SITE PLAN

1"=20'-0"

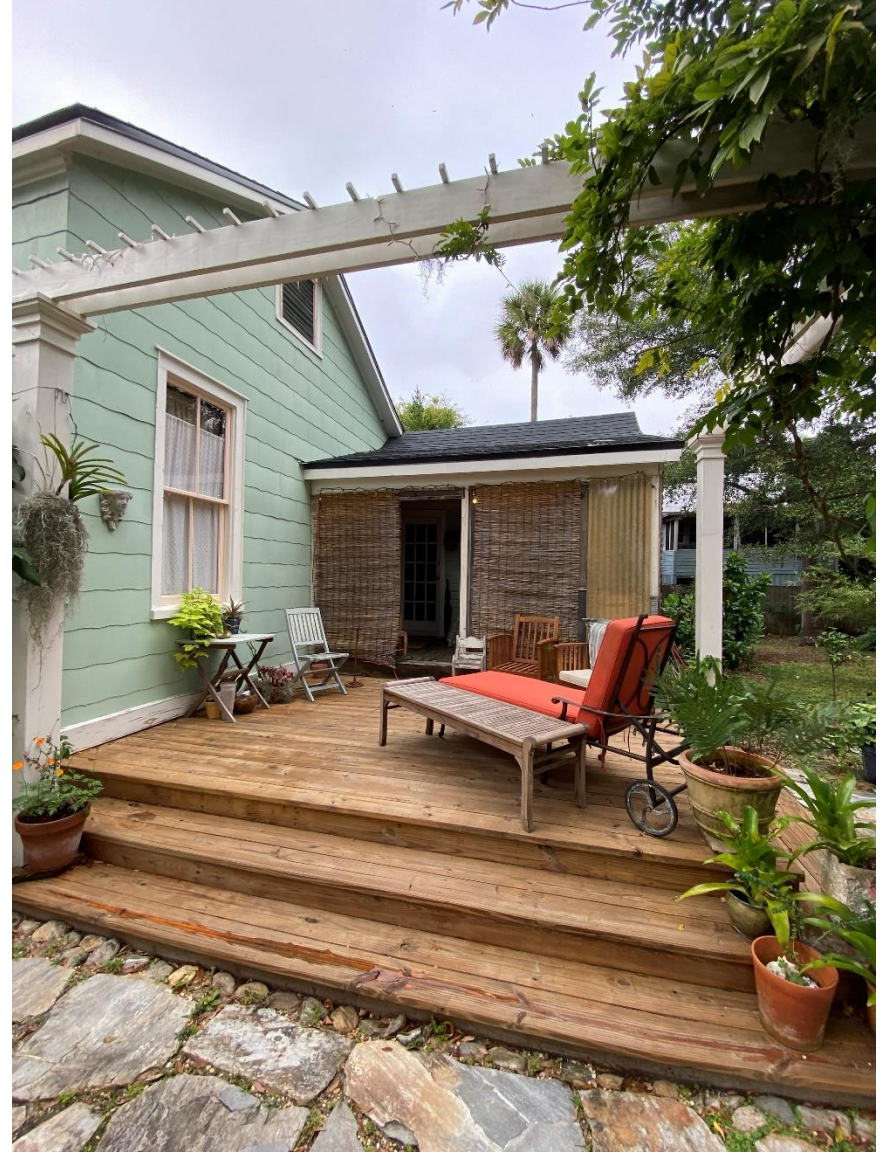
McDowell Residence – 224 S 7th Street



McDowell Residence – 224 S 7th Street



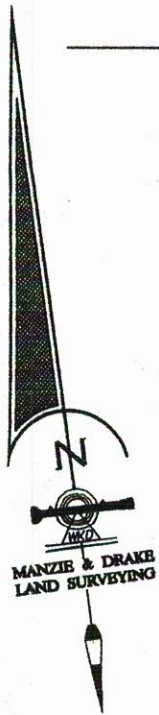
McDowell Residence – 224 S 7th Street



MAP OF BOUNDARY SURVEY

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA BEACH, COUNTY OF NASSAU AND STATE OF FLORIDA AND BEING FURTHER DESCRIBED AS FOLLOWS:

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SOUTH SEVENTH STREET
(60-FOOT RIGHT-OF-WAY)

BEECH STREET
(60-FOOT RIGHT-OF-WAY)

CEDAR STREET
(60-FOOT RIGHT-OF-WAY)

- LEGEND**
- A/C = AIR CONDITIONER
 - ℄ = CENTERLINE
 - x-x- = CHAIN LINK FENCE
 - ▨ = CONCRETE FLATWORK
 - E-E- = AERIAL UTILITY WIRES
 - o-o- = WOOD FENCE
 - ▨ = WOOD FLATWORK
 - ⊙ = WOOD POWER POLE
 - = 5/8" IRON ROD & CAP (LB 7039) SET

SURVEY NOTES:

- 1) The "Legal Description" hereon is in accord with the description provided by the client.
- 2) Underground improvements were not located or shown.
- 3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- 4) Internal lot angles shown hereon are based on recovered monumentation.
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BY: *Michael A. Manzie*

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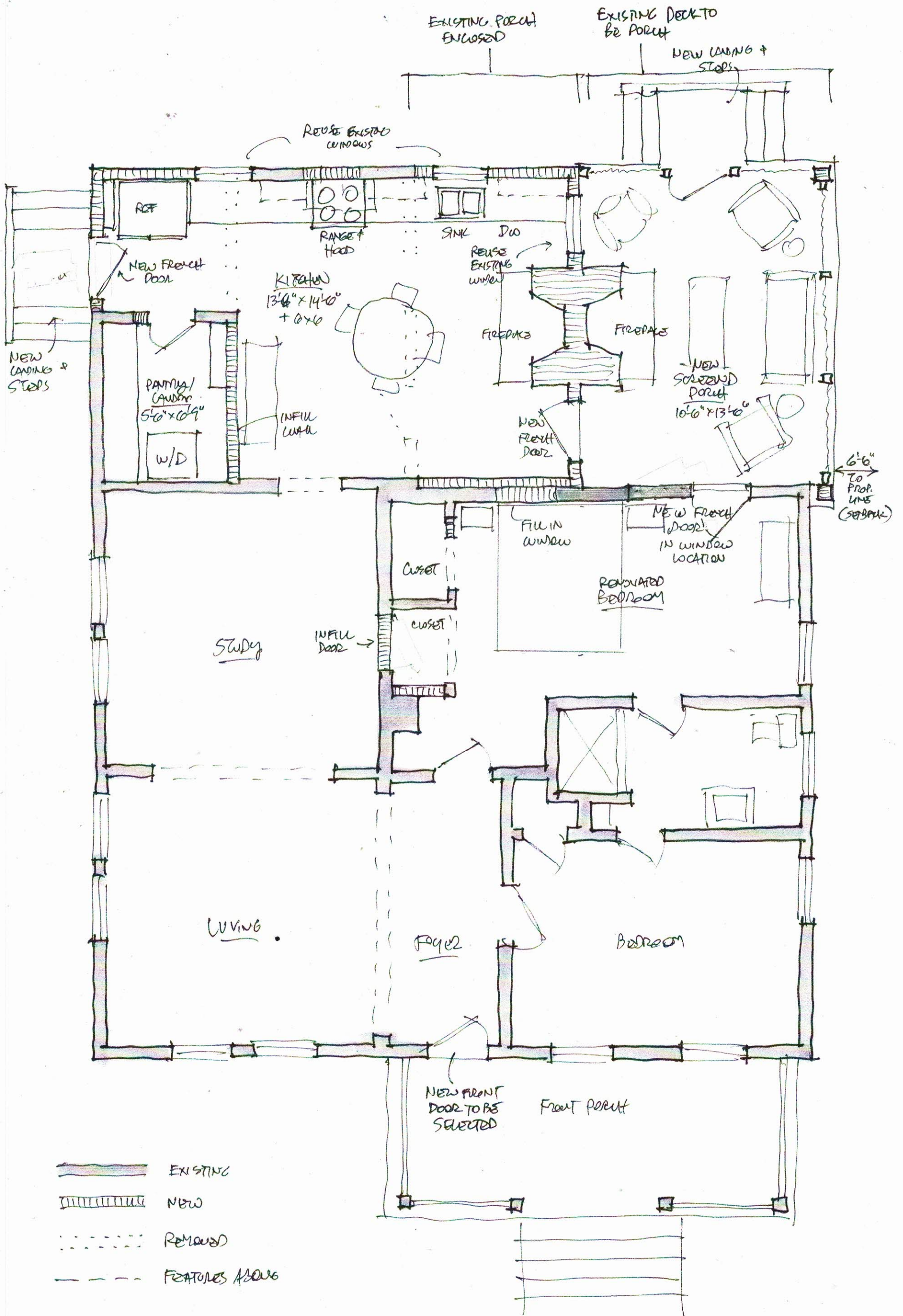
Certificate of Authorization Number "LB 7039"

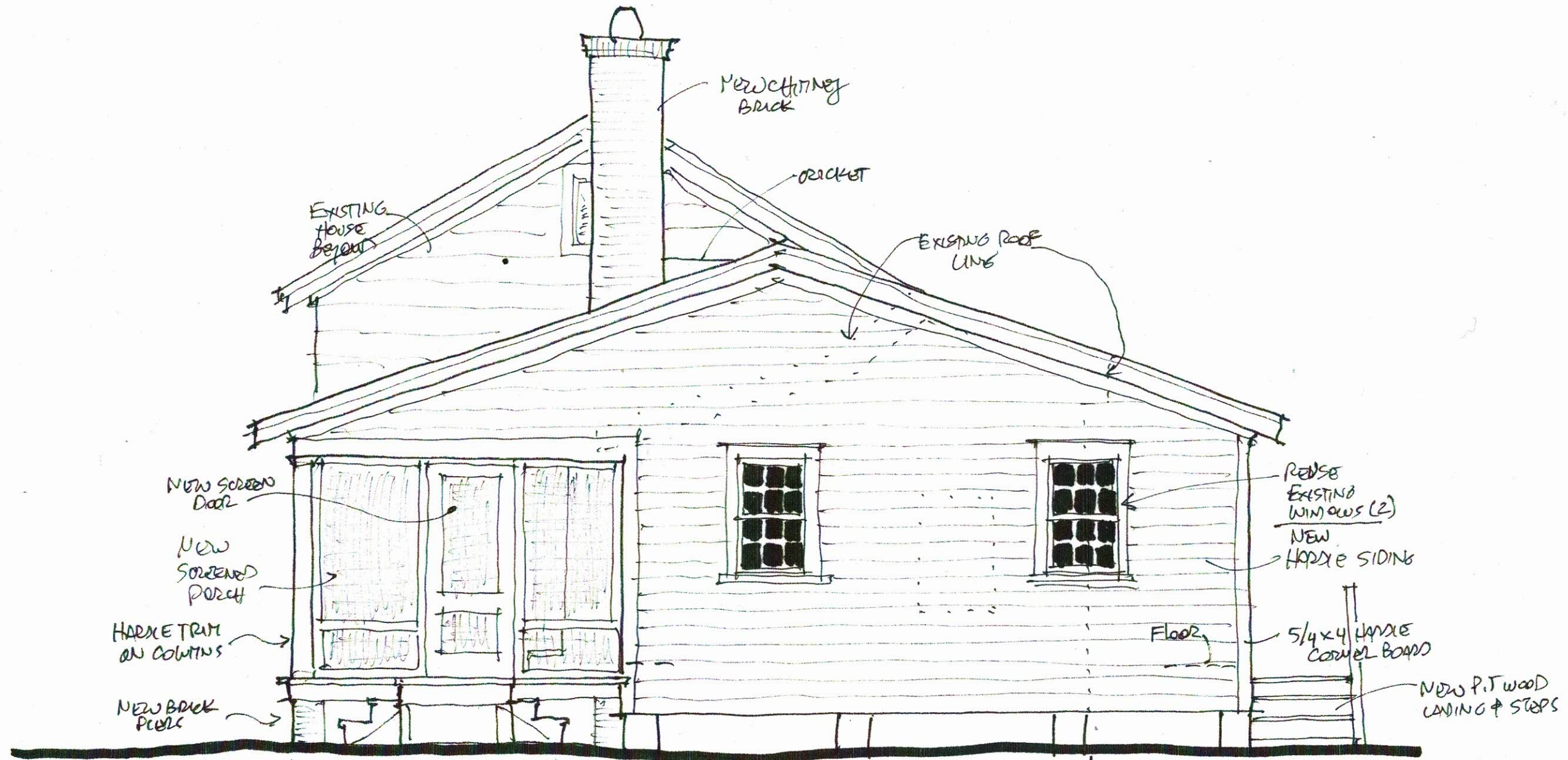
"OUR SIGHTS ARE ON THE FUTURE,
SET YOUR SITES ON US."

SCALE: 1"=20' JOB NO: 17487 DATE: 04-13-09 CADD: WKD

F.B. NO: X-241 PAGE NO: 10 FIELD CREW: BP FILE NO: A-2667







ORIGINAL DECK
TO BE
SCREENED PORCH

EXISTING PORCH
ENCLOSED

(EAST)

EXISTING WALL
HARDIE SIDING OVER EXISTING

PROPOSED - REAR ELEVATION 1/4" = 1'-0"

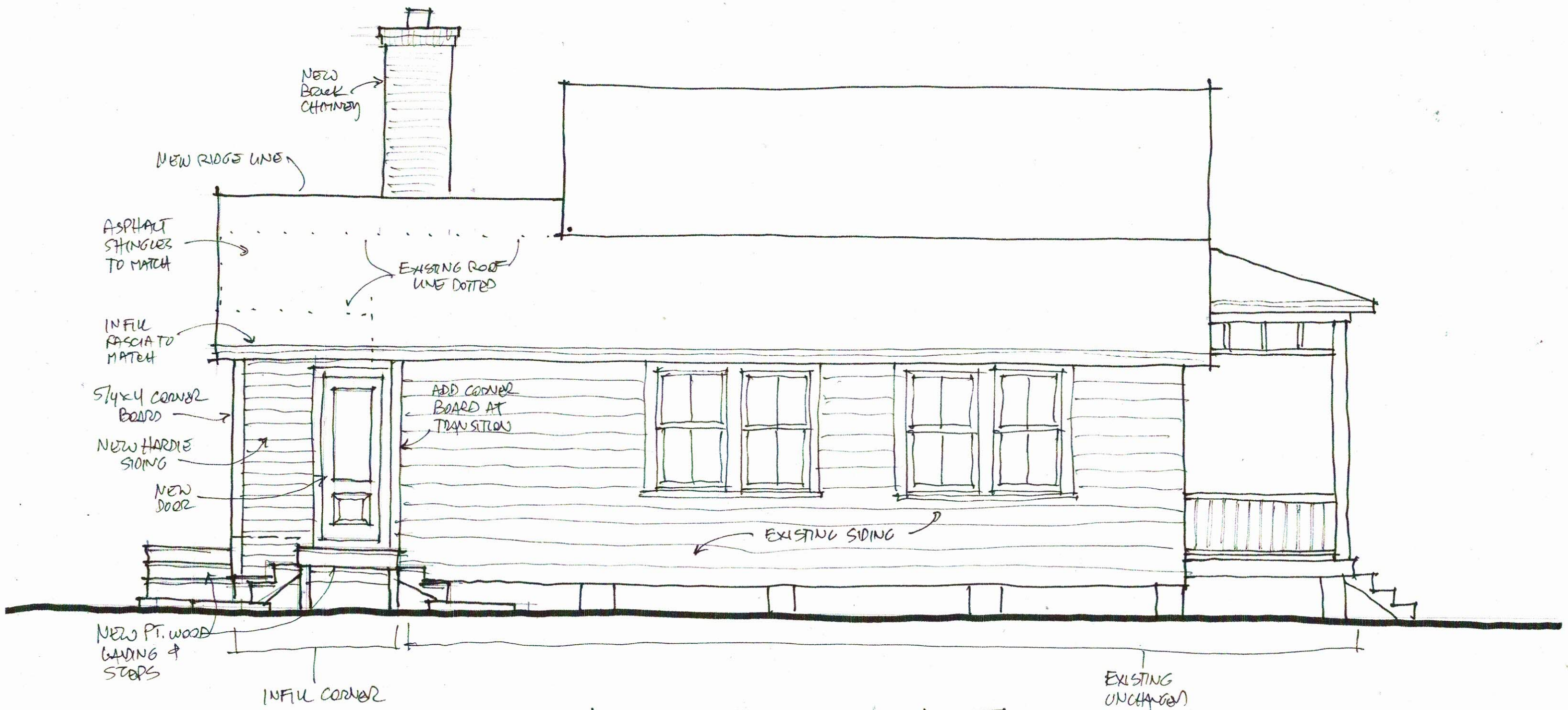
McDowell
224 S. 7TH STREET
REV. 12/29/2021



EXISTING
UNCHANGED

PROPOSED RIGHT SIDE (SOUTH) $\frac{1}{4}'' = 1'-0''$

McDowell
224 S. 7TH STREET
REV. 12/29/2021



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

MCDOWELL RESIDENCE
224 S. 7TH STREET
12/29/2021



EXISTING FRONT ELEVATION $\frac{1}{4}'' = 1'-0''$



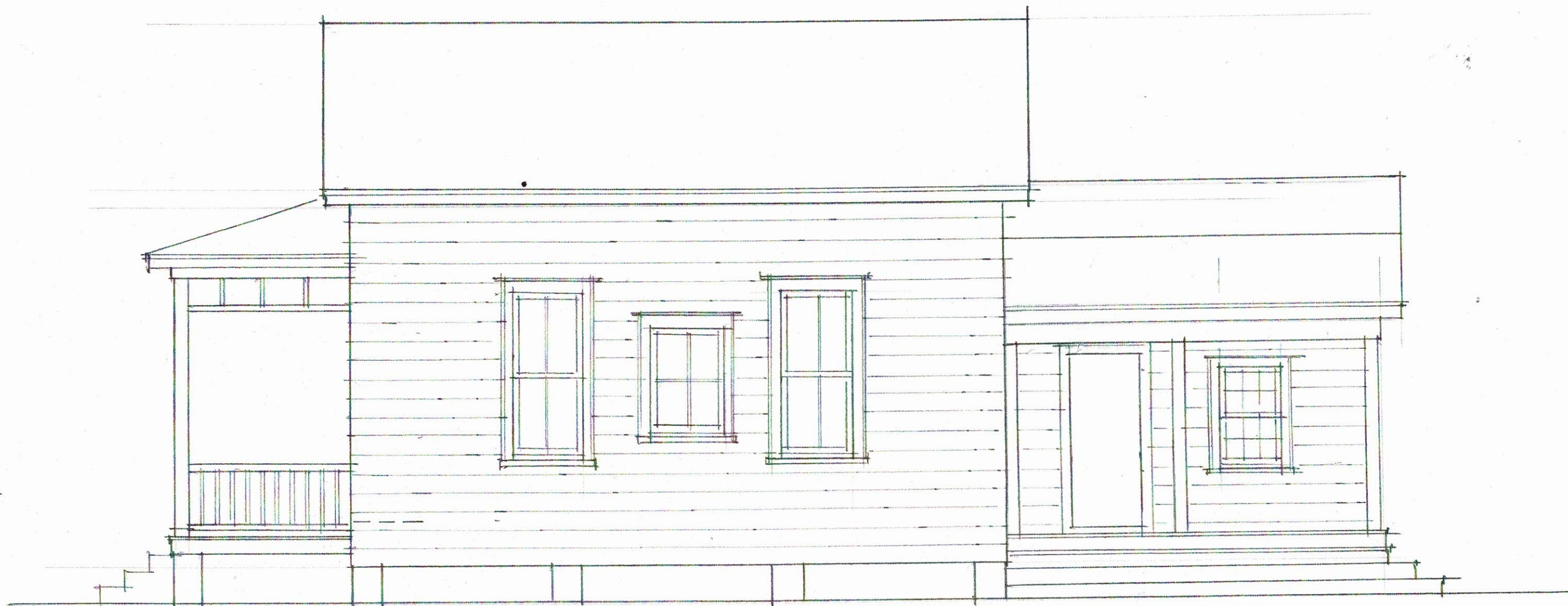
REAR ELEVATION

$\frac{1}{4}'' = 1'-0''$

MCDOWEN

12/1/2021

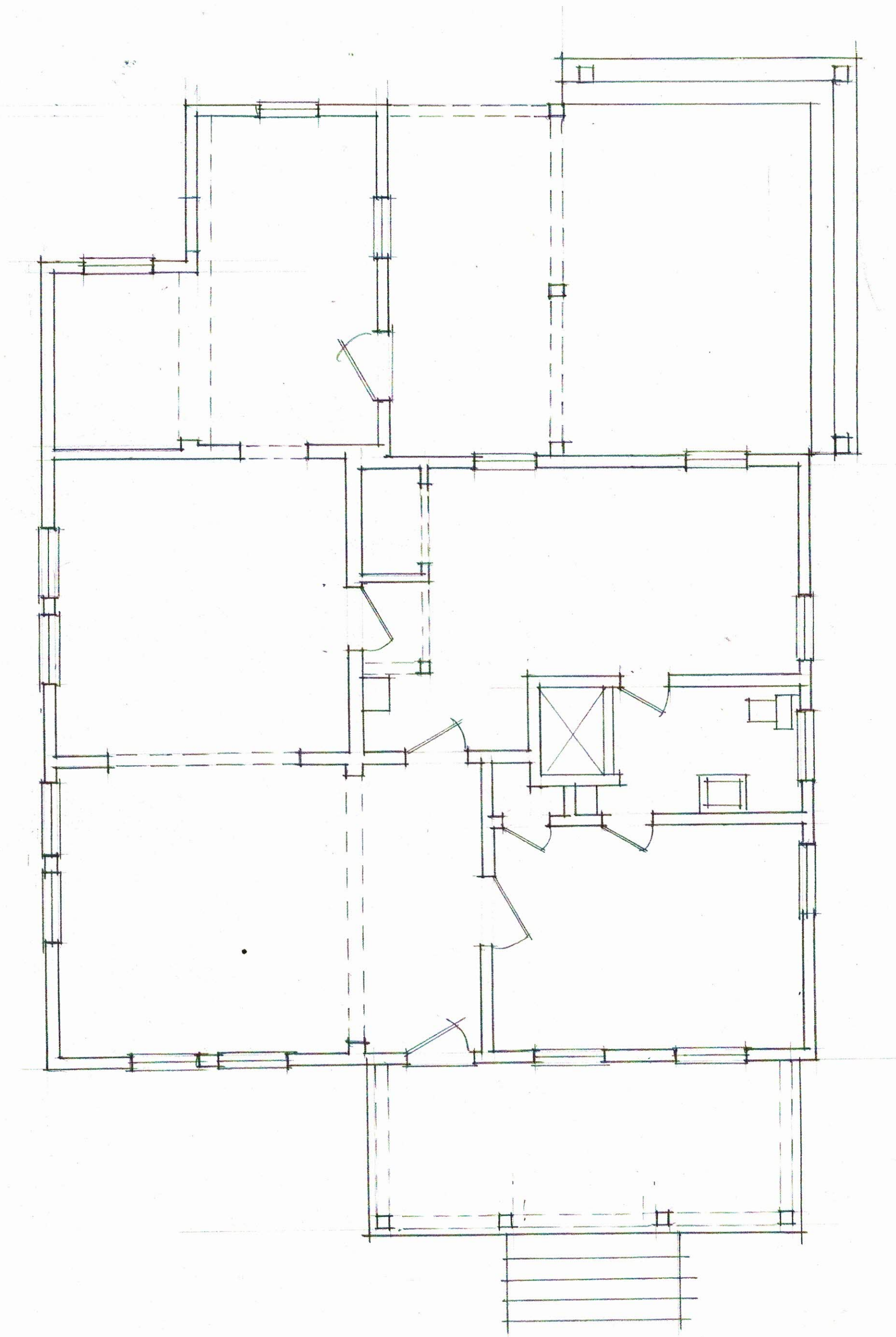
S. 7TH STREET



EXISTING
RIGHT SIDE ELEVATION 1/4" = 1'6"
MCDOWELL 12/1/2021 S 7TH STREET



EXISTING
LEFT SIDE ELEVATION 1/4"=1'-0"
MCDOWEN 12/1/2021 S. 7th STREET



AS-BUILT FLOOR PLAN	1/4" = 1'-0"
MADONELL 12/1/2021	S. 7TH STREET



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 **NA00462**

Recorder # **288**

Field Date **3/20/2007**

Form Date **3/30/2007**

FormNo **200703**

FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? **NO**

GENERAL INFORMATION

Site Name (address if none) **224 South 7th St**

Multiple Listing (DHR only)

Other Names

>>

Survey or Project Name

Survey#

National Register Category **Building(s)**

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
224	South	7th	Street	

Cross Streets (nearest/ between)

City / Town (within 3 miles) **Fernandina Beach**

In Current City Limits? **YES**

County **Nassau**

Tax Parcel #(s)

Subdivision Name

Block

Lot

Ownership

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

Route to (especially if no street address)

MAPPING

USGS 7.5' Map Name

Publication Date

>> **FERNANDINA BEACH; 2003**

Township:

Range:

Section:

1/4 section:

>> **3N ; 28E ; 23 ; UNSP**

Irregular Section Name:

Landgrant

UTM: Zone

Easting

Northing

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

DESCRIPTION

Style **Frame Vernacular**

Other Style

Exterior Plan **Irregular**

Other Exterior Plan

Number of Stories **1**

Structural System(s)

>>

Wood frame

Other Structural System(s)

Foundation Type(s)

>>

Piers

Other Foundation Types

Foundation Material(s)

>>

Brick

Other Foundation Material(s)

Exterior Fabric(s)

>>

Asbestos

Other Exterior Fabric(s)

Roof Type(s)

>>

Gable

Other Roof Type(s)

Roof Material(s)

>>

Composition shingles

Other Roof Material(s)

Roof Secondary Structure(s) (dormers etc)

>>

Shed extension

Other Roof Secondary Structure(s)

Number of Chimneys

Chimney Material

Other Chimney Material(s)

Chimney Location(s)

HISTORICAL STRUCTURE FORM

8NA00462

DESCRIPTION (continued)

Window Descriptions 2/2

Main Entrance Description (stylistic details)

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

Porch Roof Types(s) hip

Exterior Ornament _____

Interior Plan _____

Other Interior Plan _____

Condition Good

Structure Surroundings

Commercial: SOME of this category Residential: SOME of this category

Institutional: _____ Undeveloped: _____

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

Archaeological Remains (describe): none

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

Narrative Description (optional)

HISTORY

Construction year 1930

Architect (last name first): _____

Builder (last name first): _____

Changes in Locations or Conditions

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

Structure Use History

Use _____ Year Use Started _____ Year Use Ended _____ >> Private residence; 1930;

Other Structure Uses _____

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

RESEARCH METHODS

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

Other research methods _____

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? _____

Name of Local Register if Eligible _____

Individually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance _____

>> Community planning & development

Other Historical Associations _____

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

HISTORICAL STRUCTURE FORM

8NA00462

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

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

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

Cultural Resource Type: SSElectronic Form Used: S110Form Type Code: NORMForm Quality Ranking: NEWForm Status Code: SCAT

SHPO's Evaluation of Resource

Date _____

Supplement Information Status: NO SUPPLEMENTSupplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 6/4/2007Form Comments: _____

REQUIRED PAPER ATTACHMENTS

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

NA00462-200703

Supplementary Printout

- > **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003
- > **Township/Range/Section/Qtr:**
3N ;28E ;23;UNSP
- > **Structural system(s):**
Wood frame
- > **Foundation types:**
Piers
- > **Foundation materials:**
Brick
- > **Exterior fabrics:**
Asbestos
- > **Roof types:**
Gable
- > **Roof materials:**
Composition shingles
- > **Roof secondary structures (dormers etc):**
Shed extension
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Private residence;1930;
- > **Research methods:**
FL Master Site File-Cultural Resources
Examine local property records
Pedestrian
- > **Area(s) of historical significance:**
Community planning & development
- > **Repositories: Collection/Housed/Accession#/Describe**
- > **[Other name(s)]:**

NORTH



SOUTH

NA462

288

288

NA462



PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0040-0030
GIS CALCULATED ACREAGE	0.15
Property Use	SINGLE FAM
Land Use	SFR
OWNERSHIP INFORMATION	
Name	MCDOWELL MARGARET F
Mailing Address	226 S 7TH ST FERNANDINA BEACH, FL 32034
Situs/Physical Address	224 SOUTH 7TH ST
2006 PROPOSED VALUES	
Land Value	97,500
Ag Land Value	0

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. **8 NA 462**

SITE NAME: 224 S. 7th St.
ADDRESS OF SITE: 224 S. 7th St.
INSTRUCTION FOR LOCATING: N/A

SURVEY DATE: 09/30/85

LOCATION: City of Fernandina Beach 40 3
Subdivision Name Block No. Lot No.

COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME: McDowell, Putnam & Margaret

ADDRESS: RD #1

ADDRESS: Prospect, PA 16052

TYPE OF OWNERSHIP: private

RECORDING DATE: / /

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

ADDRESS: P. O. Box 1002

St. Augustine, FL 32084

CONDITION OF SITE:

INTEGRITY OF SITE:

Check One

Check one or more

x EXCELLENT

x ALTERED

ORIGINAL USE pvt.residence

x GOOD

UNALTERED

PRESENT USE pvt.residence

FAIR

x ORIGINAL SITE

DATES c.+ 1926

DETERIORATED

RESTORED: / /

CULTURE/PHASE American

MOVED: / /

PERIOD: 20th Century

NR CLASSIFICATION CATEGORY: building

DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING

TRANSPORTATION

DEVELOPMENT

FILL

DETERIORATION

DREDGE

BORROWING

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

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

See Continuation Sheet

RECORD NUMBER 188

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: frame vernacular

PLAN TYPE: square

EXTERIOR FABRIC(S): asbestos: shingles

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: W/1-story end, 3-bay, access W, 2nd bay; flat roof;
chamfered posts and frieze ornamentation; simple balustrade
ORIENTATION: W

FOUNDATION: piers: brick, concrete block

ROOF TYPE: gable #
shed

SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION:

WINDOW TYPE: DHS, 2/2, wood; paired #
DHS, 6/6, wood
CHIMNEY:

ROOF SURFACING: composition shingles: butt

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 0

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:

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

Constructed c. 1926, it is a one-story frame vernacular residential building. It is noteworthy for its square plan. It has been significantly altered by a frame shed addition.

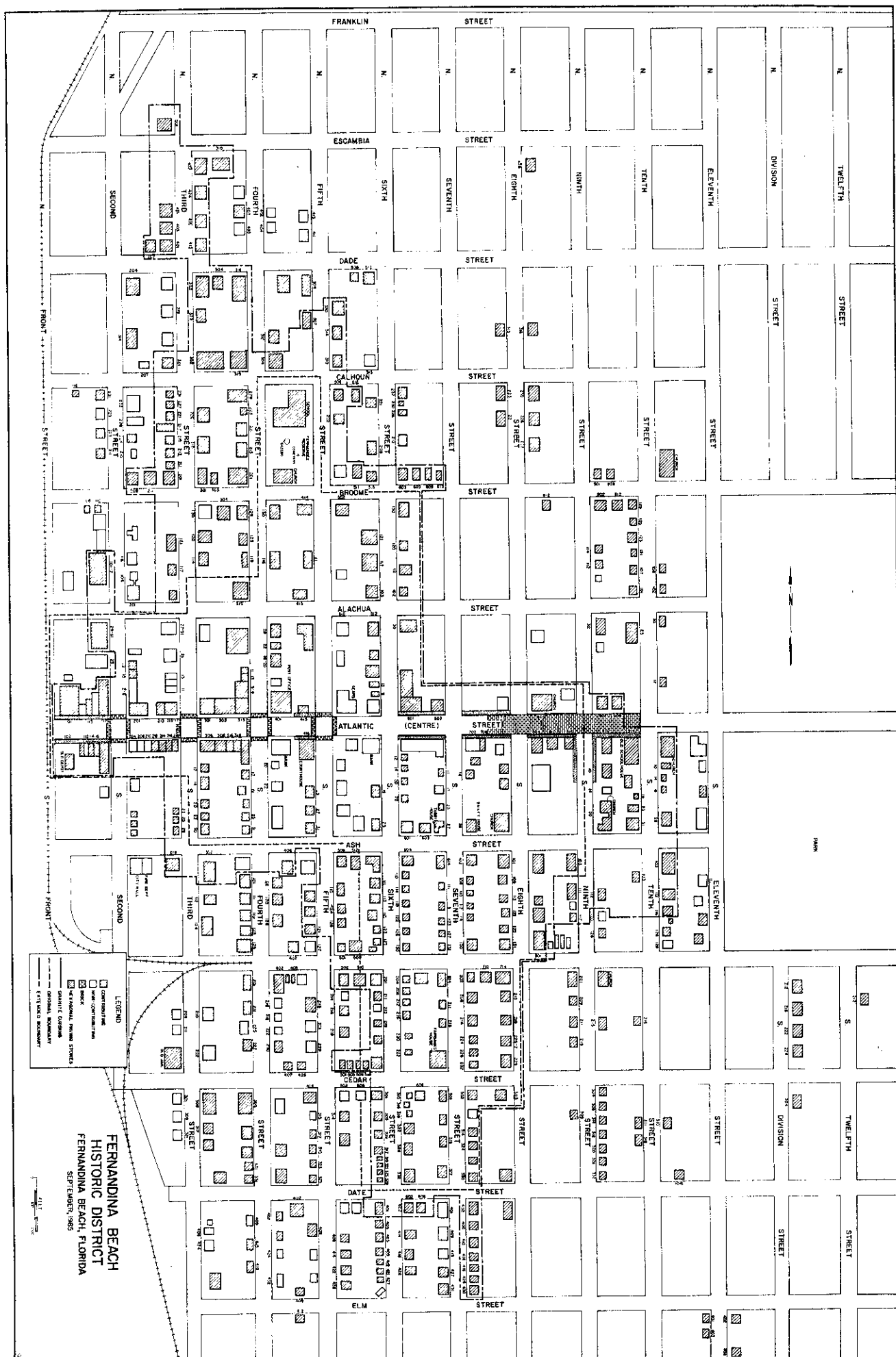


Figure 24

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site # **NA00462**
 Field Date 2-14-2018
 Form Date 2-14-2018
 Recorder # _____

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

Site Name(s) (address if none) 224 S 7th Street Multiple Listing (DHR only) _____
 Survey Project Name Fernandina Beach Historic Resource Survey Update Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Address: 224 S 7th Street Street Suffix Direction
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name FERNANDINA BEACH USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) Fernandina Beach In City Limits? ☒ yes ☐ no ☐ unknown County Nassau
 Township 3N Range 28E Section 23 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1800-0040-0030 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1930 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): 1930 To (year): _____
 Current Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Asbestos shingles
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature Frame shed on N elev
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Frame Vernacular Exterior Plan Square Number of Stories 1
 Exterior Fabric(s) 1. Shingles-asbestos 2. _____ 3. _____
 Roof Type(s) 1. Gable 2. _____ 3. _____
 Roof Material(s) 1. Asphalt shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) 2/2 DHS

Distinguishing Architectural Features (exterior or interior ornaments) Chamfered posts, balustrade, and spindles; louvered vent in front gable

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

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

DESCRIPTION (continued)

Chimney: No. _____ Chimney Material(s): 1. _____ 2. _____

Structural System(s): 1. Balloon wood frame 2. _____ 3. _____Foundation Type(s): 1. Piers 2. _____Foundation Material(s): 1. Brick 2. _____Main Entrance (stylistic details) Asymmetrical door flanked by 2/2 DHS windowsPorch Descriptions (types, locations, roof types, etc.) 3/4 hipped roof; 3 bay with chamfered posts, balustrade, and spindlesCondition (overall resource condition): ☐ excellent ☒ good ☐ fair ☐ deteriorated ☐ ruinousNarrative Description of Resource Simple frame vernacular house with a non-original, but historic N elevation shed additionArchaeological Remains _____ ☐ Check if Archaeological Form Completed**RESEARCH METHODS (check all that apply)**☒ FMSF record search (sites/surveys)☒ library research☐ building permits☒ Sanborn maps☐ FL State Archives/photo collection☐ city directory☐ occupant/owner interview☒ plat maps☐ property appraiser / tax records☒ newspaper files☐ neighbor interview☐ Public Lands Survey (DEP)☒ cultural resource survey (CRAS)☒ historic photos☐ interior inspection☒ HABS/HAER record search☐ other methods (describe) _____

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) _____

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually?

☐ yes☒ no☐ insufficient information

Appears to meet the criteria for National Register listing as part of a district?

☒ yes☐ no☐ insufficient informationExplanation of Evaluation (required, whether significant or not; use separate sheet if needed) This is an update-the building has been deemed a contributing resource to the Fernandina Beach Historic District, which was listed in the NRHP in 1973 with a district boundary expansion in 1987.Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)1. Community planning & development 3. _____ 5. _____

2. _____ 4. _____ 6. _____

DOCUMENTATION

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

1) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

2) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

RECORDER INFORMATIONRecorder Name Sheldon Owens Affiliation Brockington and Assoc. Inc.Recorder Contact Information 498 Wando Park Blvd. Suite 700, Mt. Pleasant SC 29464; 843-881-3128

(address / phone / fax / e-mail)

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







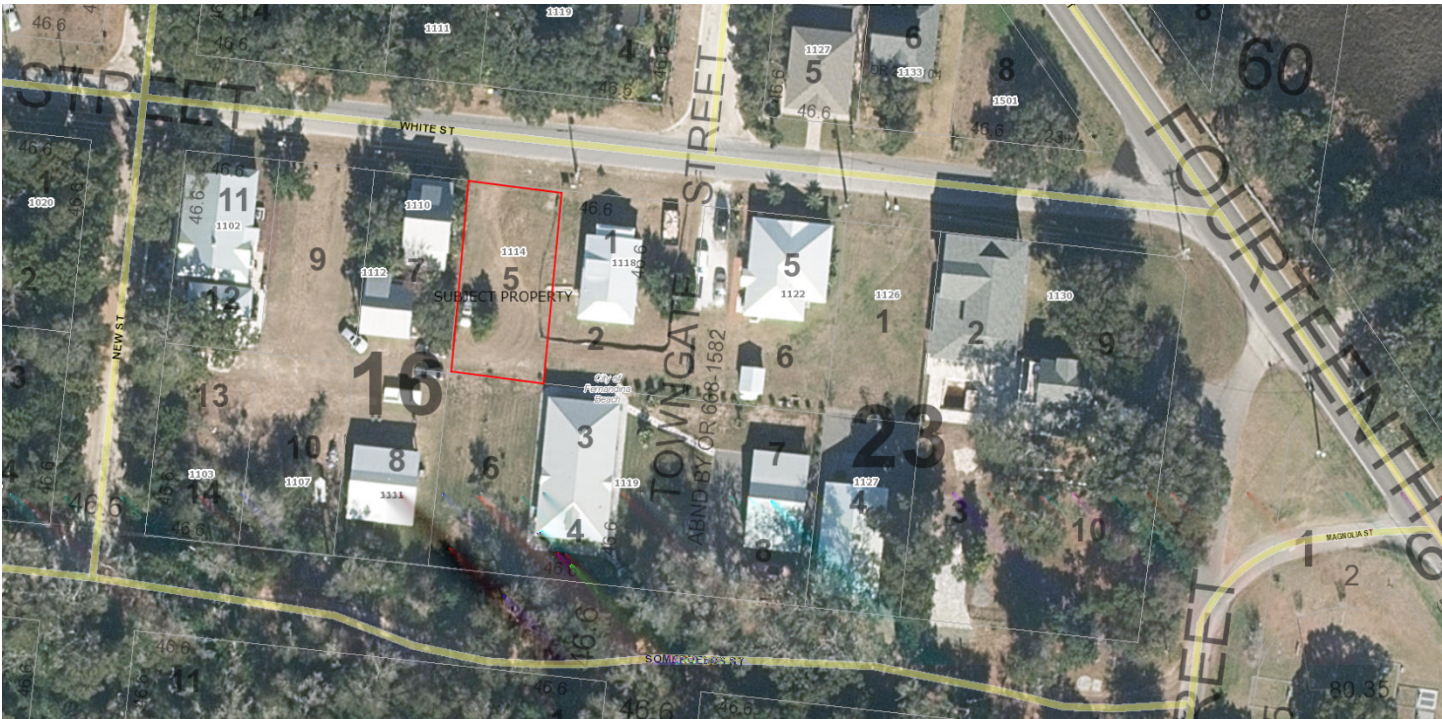




HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2023-0086

Owner/Applicant:	Joel and Sandra Miklas, owner
Property Address:	808 White Street (Old Town)
Current zoning:	OT-1
FLUM land use category:	High Density Residential
Existing uses on the site:	Vacant
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	N/A
Requested action:	Certificate of Approval (COA) to construct 2 story primary structure

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking approval to construct a 2 story single-family residence and detached garage. The new single-family residence will be located on block 16, lot 5, on White Street in Old Town. The house was designed with a single large roof dormer with fish scale shingle accents. Front entry porch to be a full width covered wood deck over open framing with decorative railing.

Applicant Project Description: *“two-story traditional coastal farmhouse residence. The house will be 2,443 square feet with a 2-car garage. A breezeway will connect the two architectural elements.”*

APPLICABLE GUIDELINES:

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

ANALYSIS:

Staff finds that the home design is compatible with the Old Town in terms of materials, scale, proportions, roof forms, and orientation.

STAFF RECOMMENDATION:

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

Staff recommends: Approval of HDC 2023-0086

MOTION TO CONSIDER:

I move to **approve or deny** case number HDC 2023-0086 **with or without** conditions;

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

That HDC case HDC 2023-0086, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Design Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2023-0086 Application & Backup Materials with Plans and Elevations

Respectfully Submitted,

Kelly N. Gibson, AICP

Historic District Council (HDC) Certificate of Approval (COA) Application
- Submission #11208

Date Submitted: 4/4/2023

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

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

Fees

☐ Certificate of Approval (COA): Staff Review \$25

☒ Certificate of Approval (COA): Board Review - Residential Single Family \$250

☐ Certificate of Approval (COA): Board Review - Commercial/Multi-Family/2 or more Residential Units/Mixed Use \$400

☐ Demolition of a Primary Structure â€œ Non-Contributing \$1,500

☐ Demolition of a Primary Structure â€œ Contributing \$7,500

☐ After-the-Fact Certificate of Approval (COA): Staff Review \$100

☐ After-the-Fact Certificate of Approval (COA): Board Review \$1,500

☐ Amendment to Previously Approved COA - First Amendment Free, Subsequent Amendments = 1/2 cost of original fees

Basis for Review

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

HDC 2023



IMPORTANT NOTES

Conceptual Approvals

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

Pre-Application Meeting

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

Application Requirements

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

New Construction

APPROVAL TYPE*

Board Approval: Final

See [Certificate of Approval Matrix](#) for details

Previously Approved Case

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

Yes

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

3/31/2023

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*

808 White Street, Lot #5, Block 16, Old Town

City*

Fernandina Beach

State*

Florida

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1580-0016-0050

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Joel and Sandra

Last Name*

Miklas

Mailing Address*

1917 San Marco Blvd, Unit 2

City*

Jacksonville

State*

Florida

Zip Code*

32207

Telephone Number*

9042342957

E-mail Address*

Joelmiklas@gmail.com

OWNER'S AGENT

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

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

No

First Name*

Last Name*

Company (if applicable)

Street Address

City

State

Zip

Telephone Number

E-mail Address

Project Description*

We are proposing to build a single-family, two-story traditional coastal farmhouse residence. The house will be 2443 sft with a detached 2-car garage. A breezeway will connect the two architectural elements. We chose this design because it compliments the older traditional structures present in Old Town due to its coastal design, light colors, partial metal roof and natural wood elements as beams around the front porch. The house will sit on a stem wall foundation. Siding will be a mix of smooth plank lap siding and board and batten/panel vertical siding on the 2nd floor. The driveway will be natural pea gravel.

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

Design Vision Statement*

The architectural style will be a traditional coastal farmhouse. We chose this design because it compliments the older traditional structures present in Old Town due to its coastal design, light colors, partial metal roof and natural wood elements as beams around the front porch.

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

Requirements for Demolition Applications

Per LDC 8.03.03.01

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

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

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

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

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

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

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

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

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

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

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

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
James Hardie	Smooth Hardie Board Plank Lap Siding, Smooth Hardie Panel Vertical Siding	#FL13192, #FL13223, painted #SW7008 Alabaster Sherwin Williams (Name/Number)

DOORS

Manufacturer	Product Description	Color
Clopay	Canyon Ridge Carriage House Garage Door, #FL-16546.58 Include FL Product Approval # for Windows and Doors	Mahagony (Name/Number)

WINDOWS

Manufacturer	Product Description	Color
Pella or JELD-WEN	Impervia Windows #FL12602, or Premium Atlantic single hung with exterior grids #14095.2 Include FL Product Approval # for Windows and Doors	Bronze/Brown (Name/Number)

ROOFING

Manufacturer	Product Description	Color
GAF, Gibraltar	Architectural Asphalt Roof Shingles, #FL39780-R1, metal roof in grey over porch	Charcoal Algae, grey (Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
	Pressure Treated Wood	 (Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
Stem Wall, stucco finish	Stem wall, concrete block foundation	stucco painted SW7008 Alabaster Sherwin Williams (Name/Number)

SHUTTERS

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

PORCH/DECK

Manufacturer	Product Description	Color
	Pressure treated, stained cedar wood	light brown (Name/Number)

FENCING

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

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
Liberty Landscape	White Pea Gravel Stones	light grey/white (Name/Number)

SIGNAGE

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

OTHER

Manufacturer	Product Description	Color
		 (Name/Number)

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

Upload 1	Upload 2	Upload 3	Upload 4
MIKLAS - 808 WHITE ST. Plans and Siteplan.pdf	Proof of Ownership_ 808 White Street.pdf	808 White Street.jpg	808 White Street.jpeg
Upload 5	Upload 6	Upload 7	Upload 8
2023.pdf	White Street.jpeg	808 White Street.pdf	Choose File No file selected

Certification*

☒

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

☒

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

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

4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City’s website approximately one week before the Historic District Council meeting.
5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic District Council member).
6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.
8. I/We understand that any decision of the HDC may be appealed to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D) of the Land Development Code. Petitions to appeal shall be presented within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.
9. I/We understand that Certificates of Approval are only valid for one (1) year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.
10. I/We understand that the City Staff will install a Notice of Hearing sign on the property 14 days before the scheduled hearing and that the sign must only be removed after the hearing by City Staff, unless, the applicant or property owner brings the Notice of Hearing back to City Hall.

Applicant First Name*

Joel and Sandra

Applicant Last Name*

Miklas

Today's Date*

4/4/2023



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

 First American Title™	ALTA Commitment for Title Insurance
	ISSUED BY First American Title Insurance Company
Schedule A	AGENT'S FILE NUMBER 23-237

Transaction Identification Data for reference only:

Issuing Agent: Andrea F. Lennon, P.A.	Issuing Office: 3391 S. Fletcher Avenue, Fernandina Beach, FL 32034
Issuing Office's ALTA® Registry ID: 0851221	Loan ID Number: 8000000177
Commitment Number: 23-237	Issuing Office File Number: 23-237
Property Address: White Street, Fernandina Beach, FL 32034	
Revision Number:	

SCHEDULE A

1. Commitment Date: 03/13/2023 at 08:00AM
2. Policy to be issued:
 - a. ALTA Loan Policy (6-17-06) with Florida Modifications
 Proposed Insured: **Pineland Bank, ISAOA/ATIMA**
1214 N. Peterson Ave, B, Douglas, GA 31533
 Proposed Policy Amount: **\$532,907.50**
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple
4. The Title is, at the Commitment Date, vested in
 Joel Robin Miklas and Sandra Gitau-Miklas
5. The Land is described as follows:
 Property description set forth in Exhibit A attached hereto and made a part hereof.

FIRST AMERICAN TITLE INSURANCE COMPANY



By: _____
Authorized Signatory
 Andrea F Lennon Esq, License #: 0851221
 Andrea F. Lennon, P.A.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice, the Commitment to Issue Policy, the Commitment Conditions, Schedule A, Schedule B, Part I – Requirements, and Schedule B, Part II – Exceptions.

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JOHN M. DREW, CFC
TAX COLLECTOR, NASSAU COUNTY

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
REMINDER NOTICE OF CURRENT AND DELINQUENT REAL ESTATE TAXES

TAX YEAR	ACCOUNT NUMBER	TYPE	ALT KEY	MILLAGE CODE	ESCROW CODE
2022	00-00-31-1580-0016-0050	REAL ESTATE	9325	002	N/A

R

Legal Description

WHITE
BLOCK 16 LOT 5 IN OR 2519/1319 ESMT IN OR 936/1304
OLD TOWN



10
7-3888

MIKLAS JOEL ROBIN & SANDRA G
1917 SAN MARCO BLVD UNIT 2
JACKSONVILLE FL 32207-3230



IF PAYMENT WAS MADE AFTER MARCH 6, 2023 PLEASE DISREGARD THIS NOTICE.

2022 TAXES WILL BE ADVERTISED IF PAYMENT IS NOT RECEIVED IN THE OFFICE BY APRIL 13, 2023.

PAY IN U.S. FUNDS TO JOHN M. DREW, TAX COLLECTOR • 86130 LICENSE ROAD, SUITE 3 • FERNANDINA BEACH, FL 32034 • (904) 491-7400
To Pay On Line: www.nassautaxes.com

YEAR	ALT KEY	IF PAID BY	03/31/2023	IF PAID BY	04/13/2023	IF PAID BY	05/23/2023
2022	9325		2,055.69		2,117.36		2,149.36
THIS NOTICE DOES NOT INCLUDE DELINQUENT NON-AD VALOREM ASSESSMENTS THAT MAY BE DUE.							
			2,055.69		2,117.36		2,149.36

SPECIAL MESSAGES

UNPAID 2022 TAXES BECOME DELINQUENT ON APRIL 1st.

Certified Funds (cash, cashier's check, money order, or debit/credit card) are required for payment of all delinquent tax years.

Tax certificates have been issued against delinquent tax years prior to 2022 as described above. Failure to pay delinquent taxes could result in loss of property and the amount due can change immediately if a tax deed application is made.

If Paid By Please Pay	03/31/2023 2,055.69	04/13/2023 2,117.36	PARCEL ADVERTISED	05/23/2023 2,149.36	MAY 24, 2023 TAX CERTIFICATE ISSUED
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JOHN M. DREW, CFC
TAX COLLECTOR, NASSAU COUNTY

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
REMINDER NOTICE OF CURRENT AND DELINQUENT REAL ESTATE TAXES

If Paid By Please Pay	03/31/2023 2,055.69	04/13/2023 2,117.36	PARCEL ADVERTISED	05/23/2023 2,149.36	MAY 24, 2023 TAX CERTIFICATE ISSUED
--------------------------	------------------------	------------------------	----------------------	------------------------	---

R

WHITE
BLOCK 16 LOT 5 IN OR 2519/1319 ESMT IN OR 936/1304
OLD TOWN

MIKLAS JOEL ROBIN & SANDRA G
1917 SAN MARCO BLVD #2
JACKSONVILLE, FL 32207

PAY IN U.S. FUNDS TO JOHN M. DREW, TAX COLLECTOR • 86130 LICENSE ROAD, SUITE 3 • FERNANDINA BEACH, FL 32034 • (904) 491-7400

ON MAY 24, 2023 A TAX CERTIFICATE WILL BE ISSUED ON ALL 2022 UNPAID PROPERTY TAXES

TAX YEAR	ACCOUNT NUMBER	TYPE	ALT KEY	MILLAGE CODE	ESCROW CODE
2022	00-00-31-1580-0016-0050	REAL ESTATE	9325	002	N/A

1 0009325 2022 3

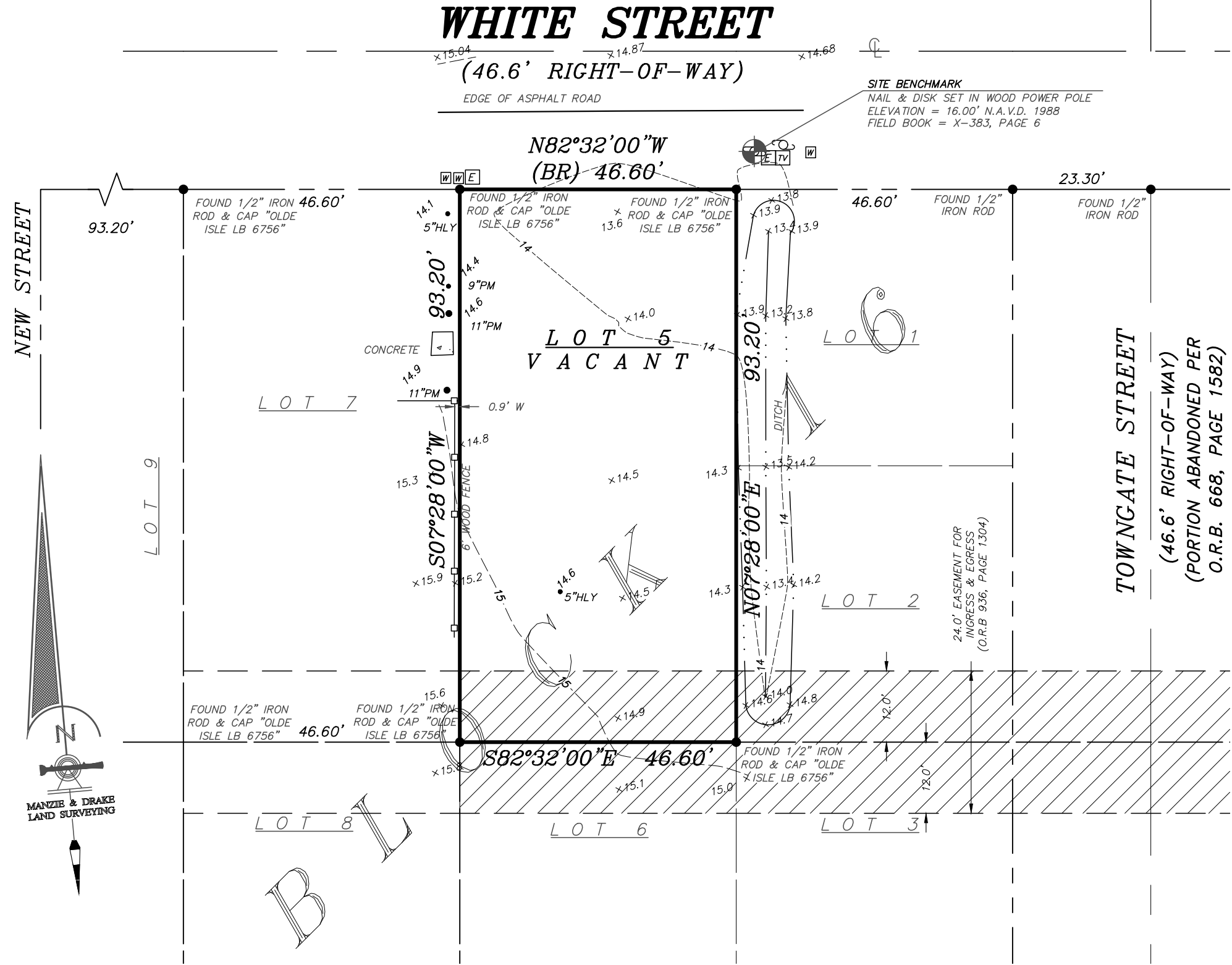


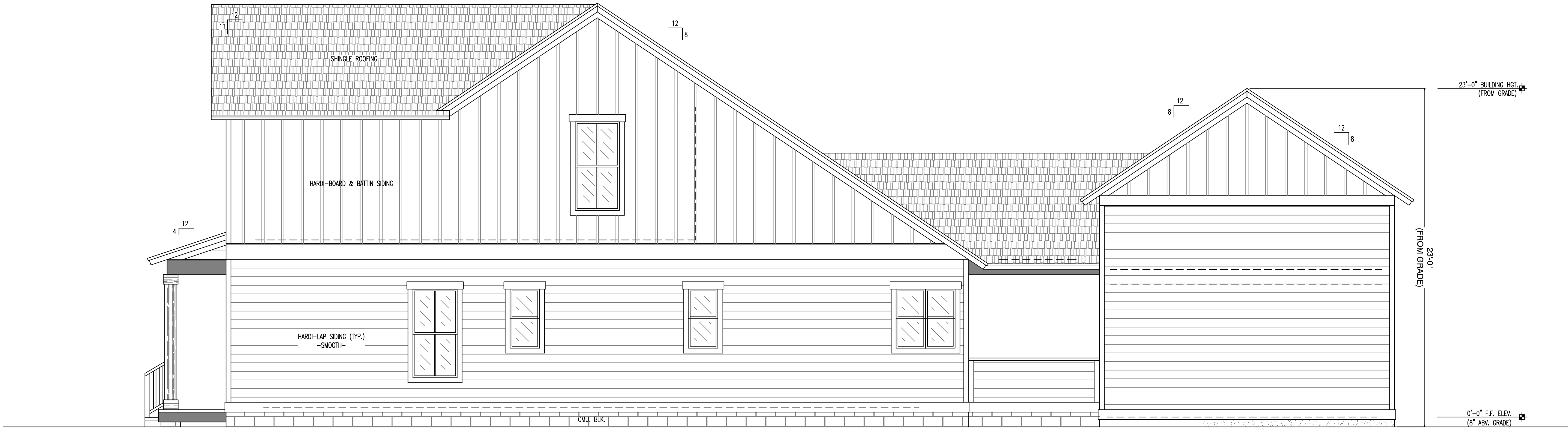
MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

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

LOT 5, BLOCK 16, OLD TOWN

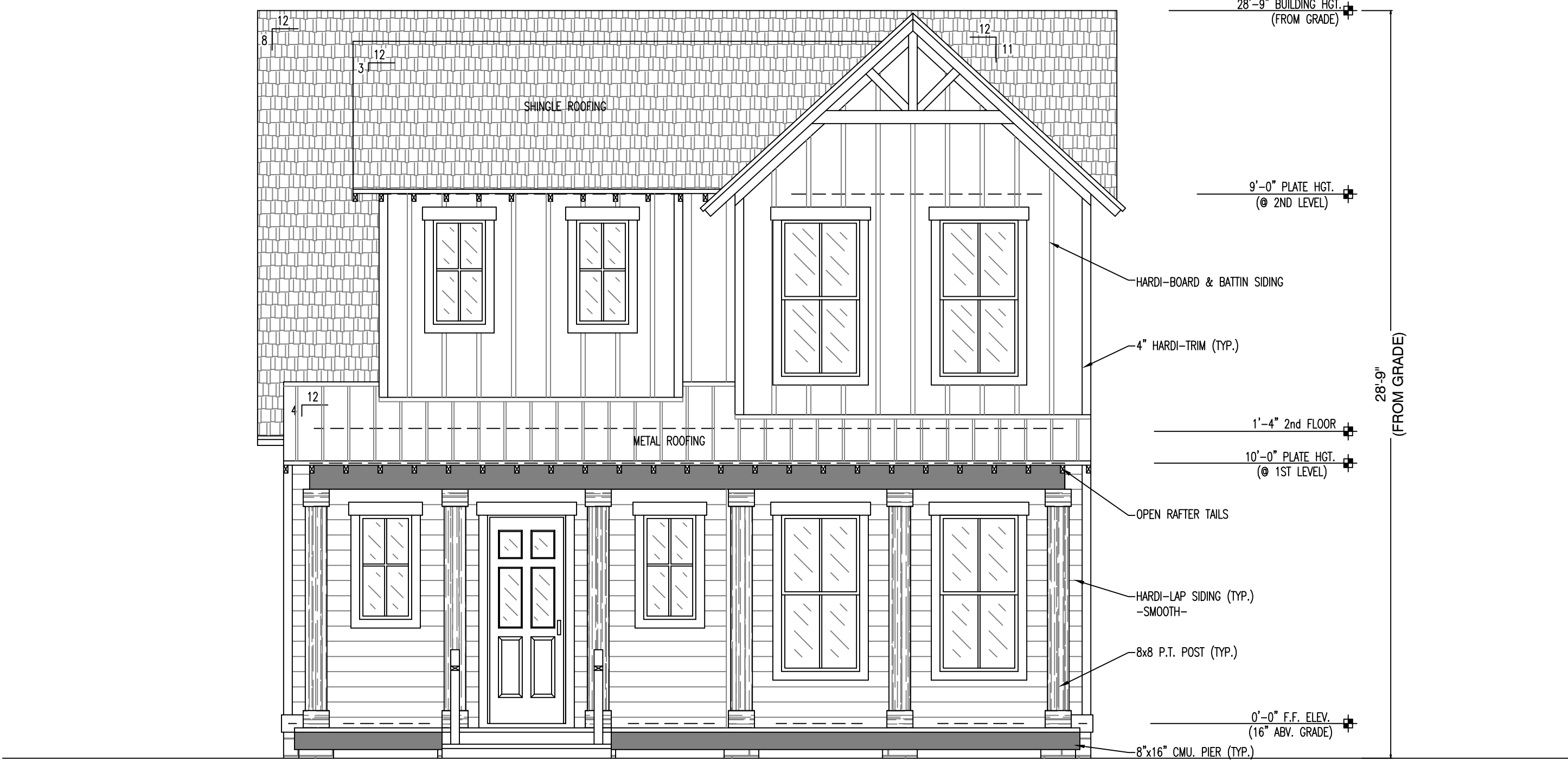
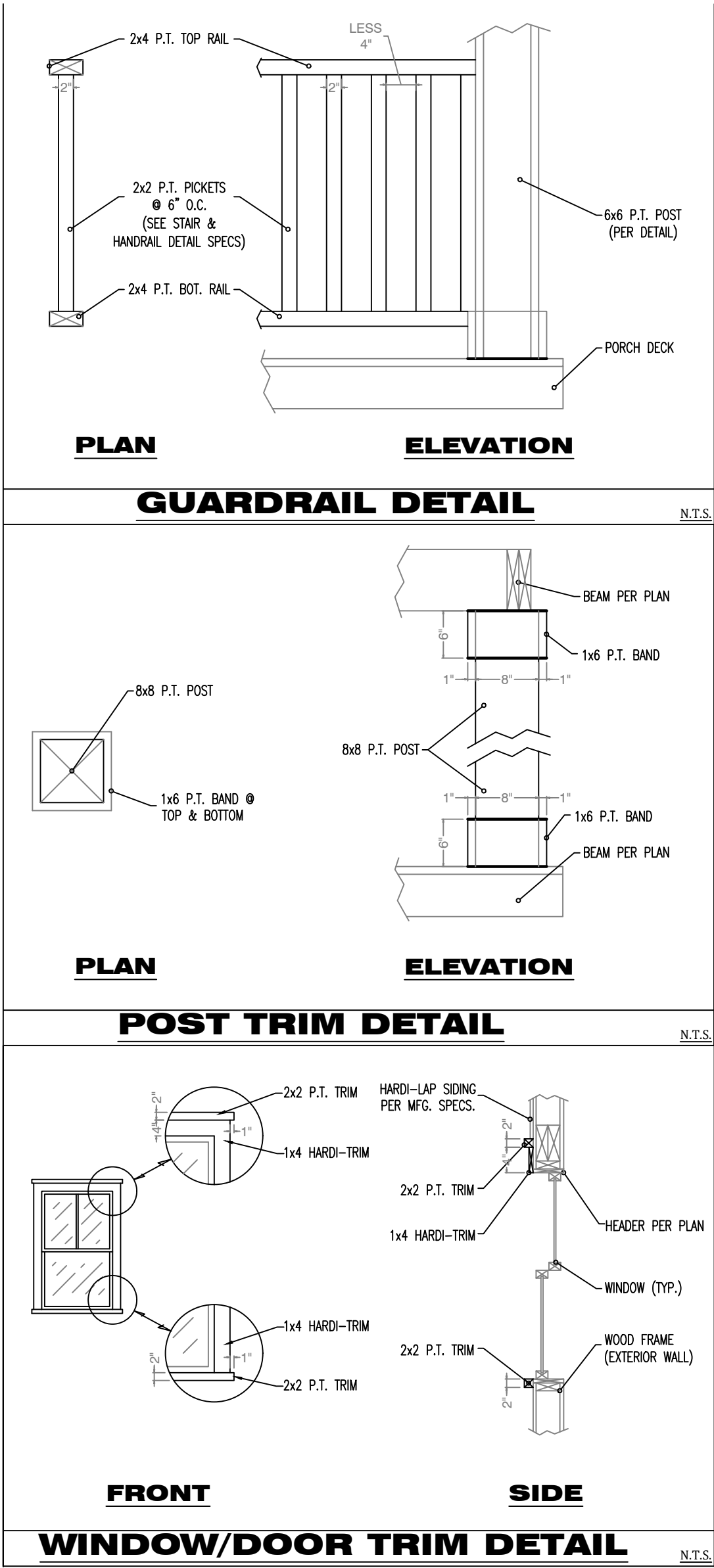
CERTIFIED TO: JOEL & SANDRA MIKLAS





RIGHT ELEVATION

SCALE: 1/4"=1'

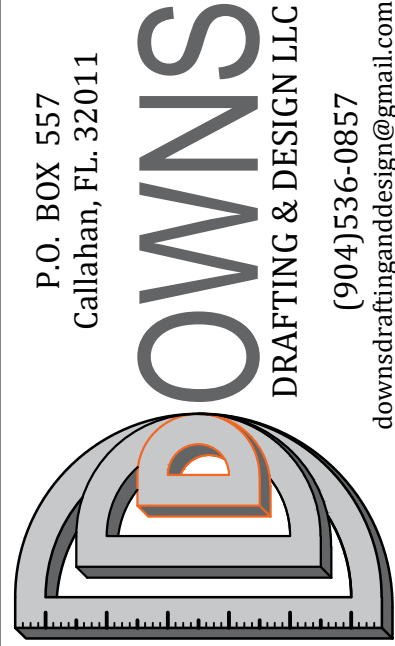


FRONT ELEVATION

SCALE: 1/4"=1'

B2.0

SHEET #: (2) OF (12)
PROJECT NAME: MIKLAS-
WHITE ST.
PROJECT #: 23.02.01
DRAWN BY: WMD
CHECKED BY: MGH
SCALE: 1/4"=1'-0"
DATE: 04.03.23



OWNS DRAFTING AND DESIGN LLC
IS A DRAFTING SERVICE AND HOLDS NO
RESPONSIBILITY IN THE ENGINEERING AND
CONSTRUCTION OF ANY PORTION OF
BUILDINGS CONSTRUCTED WITH THESE
PLANS. IT IS THE RESPONSIBILITY OF THE
HOMEOWNER OR CONTRACTOR TO VERIFY
ALL DIMENSIONS AND CONSTRUCTION
PRIOR TO PROCEEDING WITH CONSTRUCTION.
HOMEOWNER OR CONTRACTOR SHALL VERIFY
ALL CONSTRUCTION IS PERMITTED AND
CODE COMPLIANT WITH ALL LOCAL BUILDING
CODES AND OFFICIAL PROCESSES.

OWNER / BUILDER

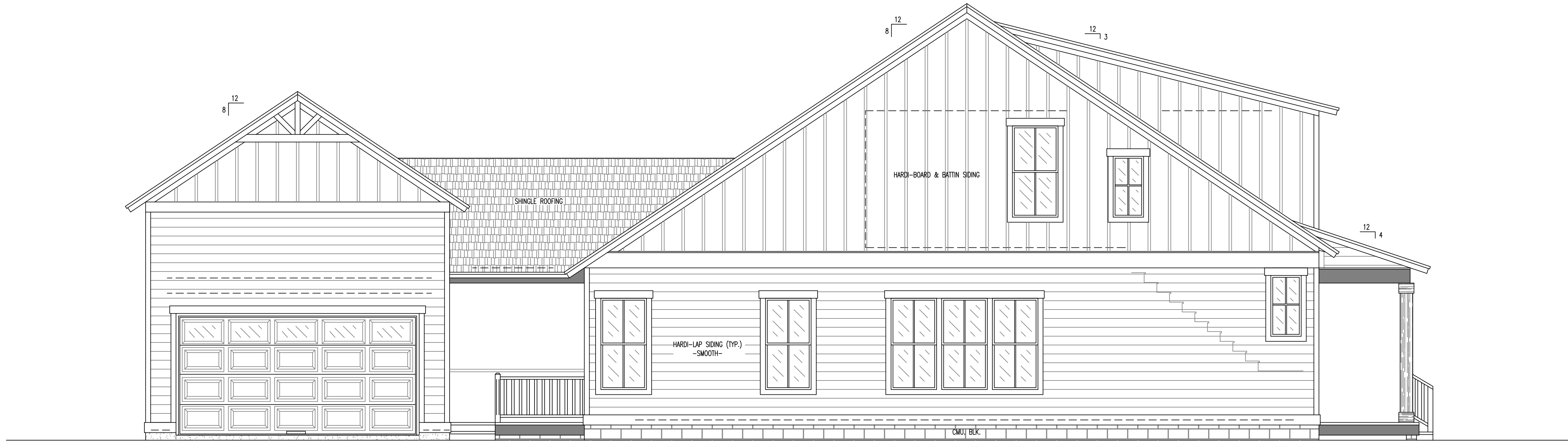
PROJECT ADDRESS

MICHAEL G. HOLDER
PE# 16215
P.O. BOX 1008
CALLAHAN, FL 32011

**MIKLAS
RESIDENCE**
**808 WHITE ST.
FERNANDINA BEACH, FL.
32034**

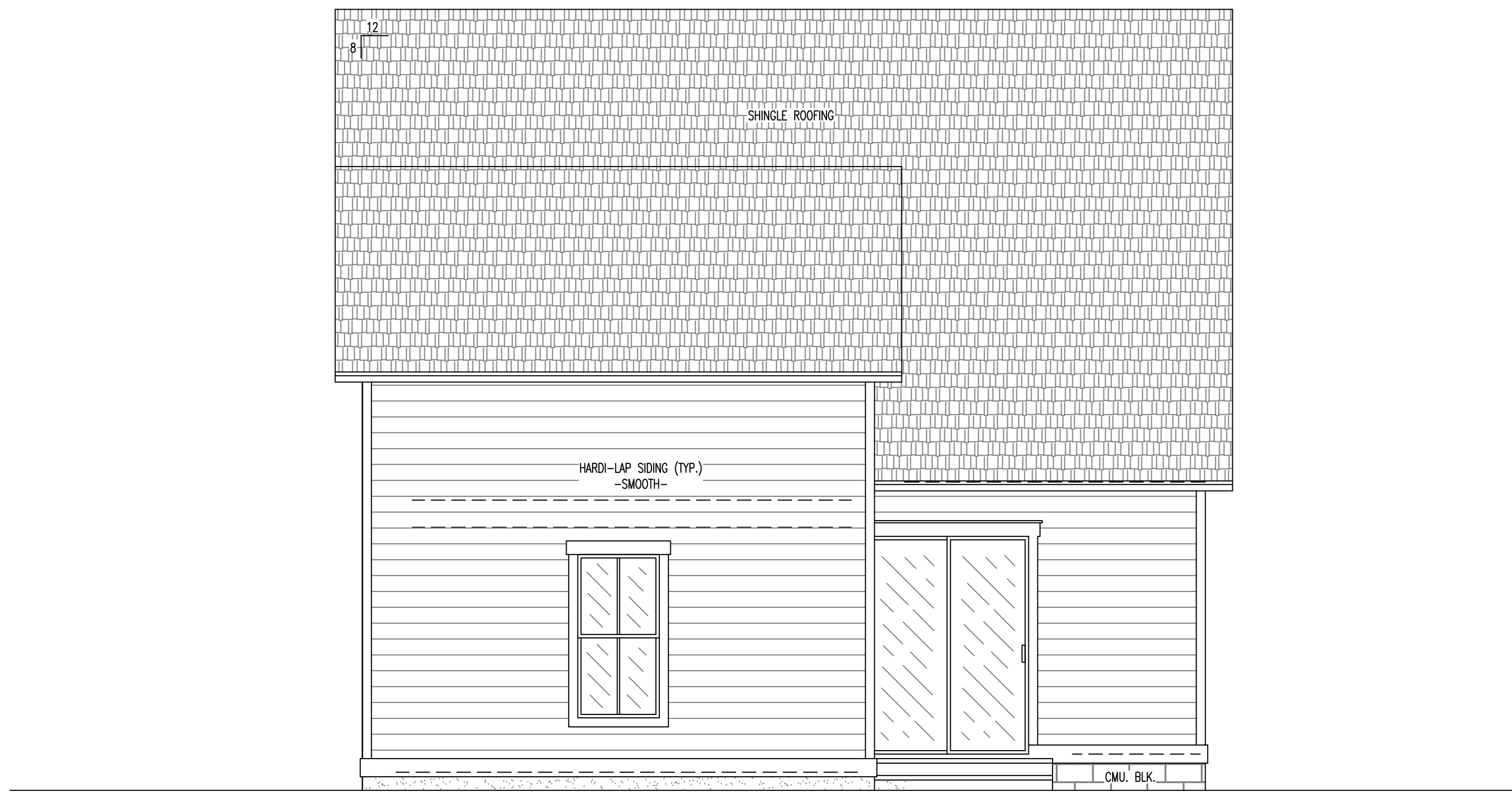
04.03.23
ENGINEER OF RECORD

COPYRIGHT 2015 NO REPRODUCTION OF ANY PART OF THESE DRAWINGS , DETAILS OR DESIGN IS AUTHORIZED WITHOUT WRITTEN CONSENT OF DOWNS DRAFTING AND DESIGN LLC. VIOLATORS ARE SUBJECT TO PENALTIES AND FINES PUNISHABLE BY THE COURT OF LAW.



LEFT ELEVATION

SCALE: 1/4"=1'

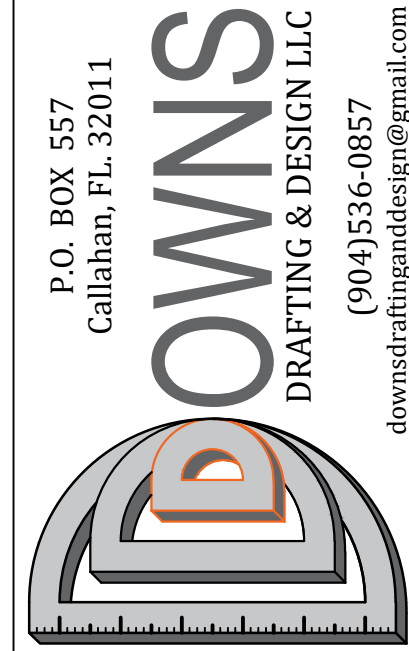


REAR ELEVATION

SCALE: 1/4"=1'

B2.1

SHEET #: **(3) OF (12)**
PROJECT NAME: **MIKLAS-
WHITE ST.**
PROJECT #: **23.02.01**
DRAWN BY: **WMD**
CHECKED BY: **MGH**
SCALE: **1/4"=1'-0"**
DATE: **04.03.23**



DOWNS DRAFTING AND DESIGN LLC
IS A DRAFTING SERVICE AND HOLDS NO
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CONSTRUCTION OF ANY PORTION OF
BUILDINGS CONSTRUCTED WITH THESE
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ALL DIMENSIONS AND CONSTRUCTION
PRIOR TO PROCEEDING WITH CONSTRUCTION.
HOMEOWNER OR CONTRACTOR SHALL VERIFY
ALL CONSTRUCTION IS PERMITTED AND
CODE COMPLIANT WITH ALL LOCAL BUILDING
CODES AND OFFICIAL PROCESSES.

OWNER / BUILDER

**MIKLAS
RESIDENCE**

PROJECT ADDRESS

**808 WHITE ST.
FERNANDINA BEACH, FL.
32034**

MICHAEL G. HOLDER

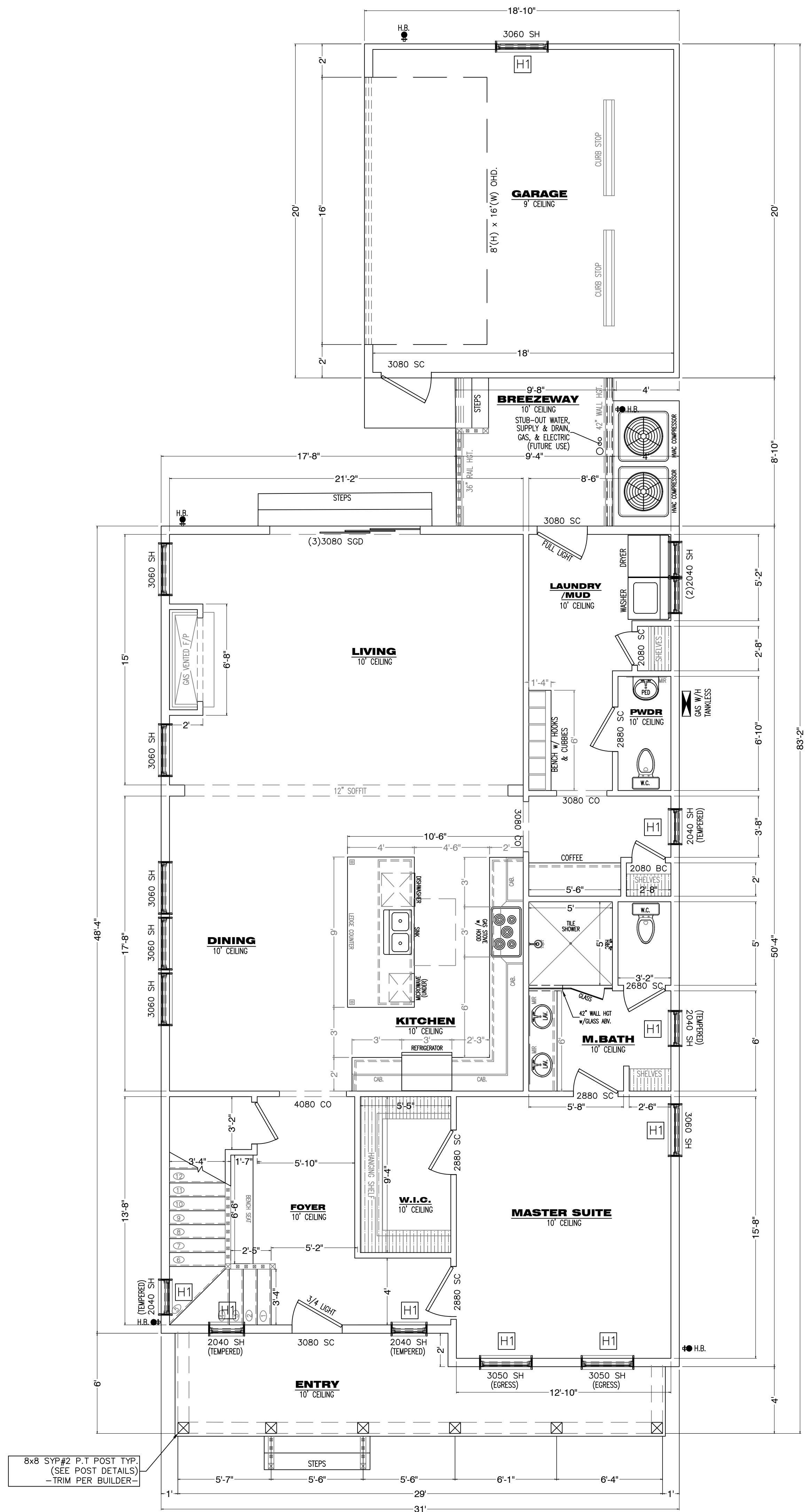
PE# 16215

P.O. BOX 1008
CALLAHAN, FL 32011

04.03.23
ENGINEER OF RECORD

SCALE: $\frac{1}{4}" = 1'$

SQUARE FOOTAGE		
AREA	TYPE	FOOTAGE
1ST FL. LIVING	CONDITIONED	1,526 sq. ft.
GARAGE	UNCONDITIONED	377 sq. ft.
2ND FL. LIVING	CONDITIONED	917 sq. ft.
ENTRY	UNENCLOSED	148 sq. ft.
BREEZEWAY	UNENCLOSED	83 sq. ft.
TOTAL A/C		2,443 sq. ft.
TOTAL U/R		3,051 sq. ft.



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MICHAEL G. HOLDER
PE# 16215
P.O. BOX 1008
CALLAHAN, FL. 32011

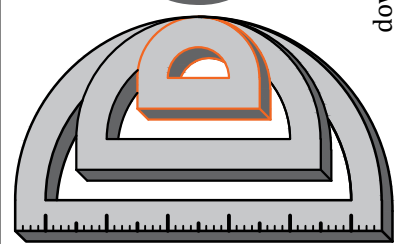
**808 WHITE ST.
FERNANDINA BEACH, FL.
32034**

OWNER / BUILDER

PROJECT ADDRESS

B4.O

SHEET #:	(5) OF (12)
PROJECT NAME:	MIKLAS- WHITE ST.
PROJECT #:	23.02.01
DRAWN BY:	WMD
CHECKED BY:	MGH
SCALE:	$\frac{1}{4}" = 1'-0"$
DATE:	04.03.23



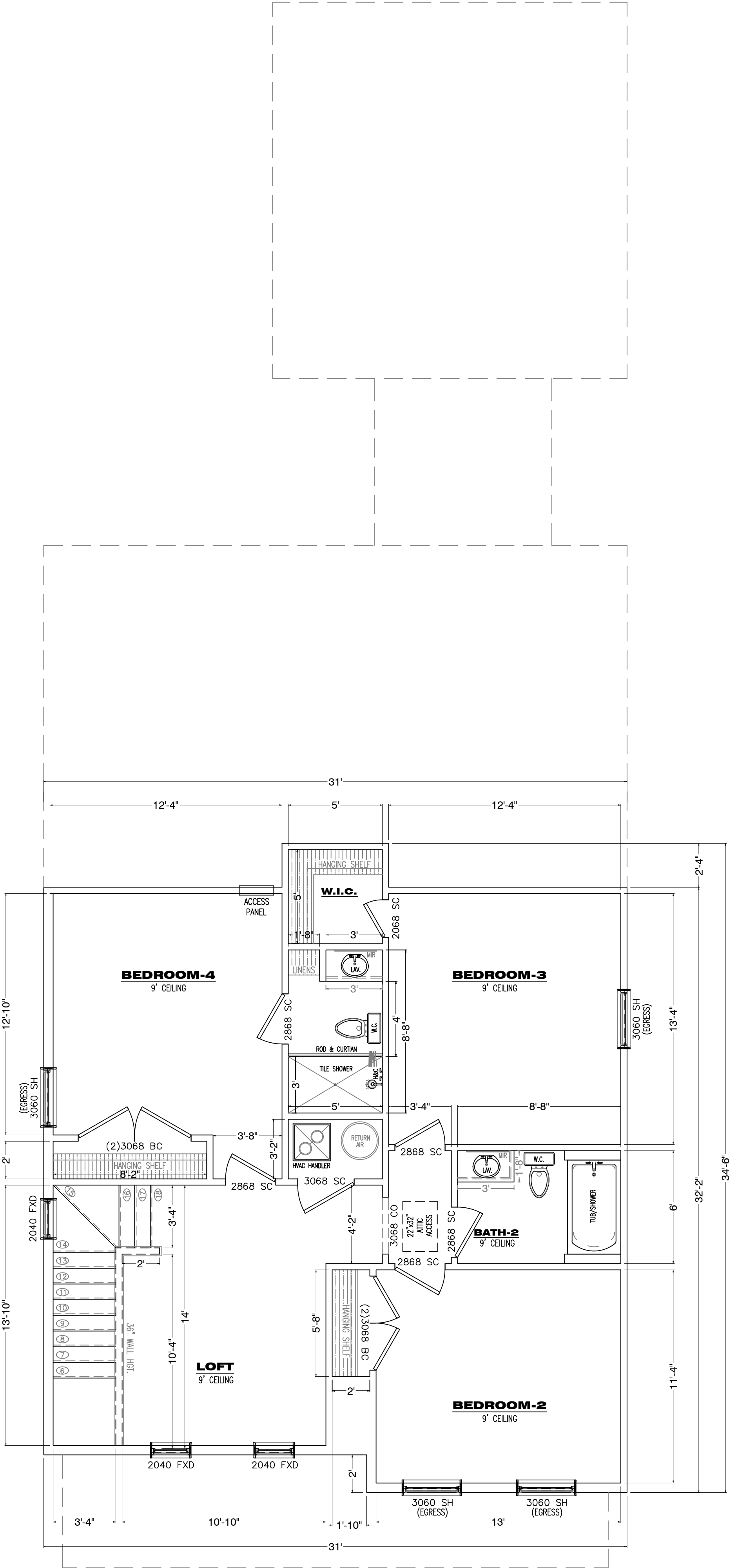
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 PRIOR TO PROCEEDING WITH CONSTRUCTION
 HOMEOWNER OR CONTRACTOR SHALL VERIFY
 ALL CONSTRUCTION IS PERMITTED AND
 CODE COMPLIANT WITH ALL LOCAL BUILDING
 CODES AND OFFICIAL PROCESSES.

04.03.23
ENGINEER OF RECORD

2nd LEVEL FRAMING PLAN

SCALE: = 1/4" = 1'

SQUARE FOOTAGE		
AREA	TYPE	FOOTAGE
1ST FL LIVING	CONDITIONED	1,526 sq.ft.
GARAGE	UNCONDITIONED	377 sq.ft.
2ND FL LIVING	CONDITIONED	917 sq.ft.
ENTRY	UNENCLOSED	148 sq.ft.
BREEZEWAY	UNENCLOSED	83 sq.ft.
TOTAL A/C		2,443 sq.ft.
TOTAL U/R		3,051 sq.ft.



B4. 1

SHEET #:	(6) OF (12)
PROJECT NAME:	MIKLAS-WHITE ST.
PROJECT #:	23.02.01
DRAWN BY:	WMD
CHECKED BY:	MGH
SCALE:	1/4" = 1'-0"
DATE:	04.03.23

P.O. BOX 557
Callahan, FL 32011

OWNS
DRAFTING & DESIGN LLC

(904)536-0857
downsdraftinganddesign@gmail.com

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OWNER / BUILDER

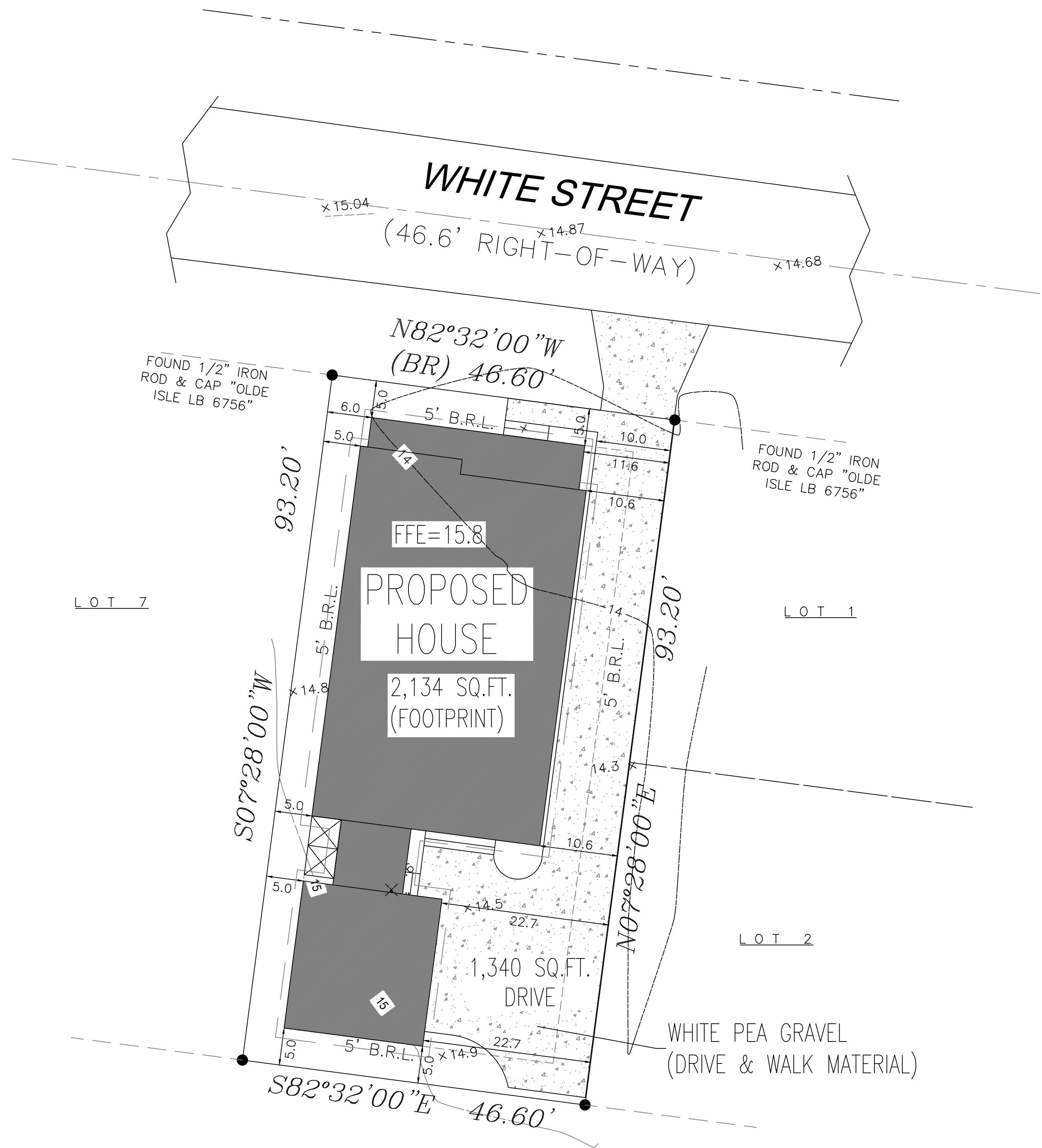
MIKLAS
808 WHITE ST.
FERNANDINA BEACH, FL.
32034

PROJECT ADDRESS

MICHAEL G. HOLDER
PE# 16215
P.O. BOX 1008
CALLAHAN, FL 32011

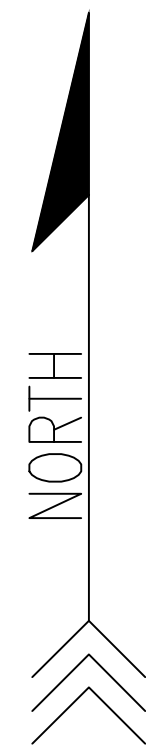
04.03.23
ENGINEER OF RECORD

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BUILDING RESTRICTION LINES	
LOCATION	DISTANCE
FRONT	5'-0"
REAR	5'-0"
SIDE	5'-0"

- NOTES:
- MAX LOT COVERAGE (PER ZONING)
 - LIMITS OF EAVES NOT SHOWN ON SITE
 - PROJECT SHALL BE EQUIPPED w/ GUTTERS, DOWN SPOUTS, & DRAINS. LOCATION & SPECS AS PER CONTRACTOR/BUILDER



SITE PLAN
SCALE: 1 = 20

SP1.0

SHEET #

PROJECT NAME:

PROJECT #:

DRAWN BY:

CHECKED BY:

SCALE:

DATE:

00.00.00

WMD

MGH

1/2"=1'-0"

04.04.23

P.O. Box 557
Callahan, FL 32011

D

OWNS

DRAFTING & DESIGN LLC

(904) 536-0857
downsdraftinganddesign@gmail.com

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ALL CONSTRUCTION IS PERMITTED AND
CODE COMPLIANT WITH ALL LOCAL BUILDING
CODES AND OFFICIAL PROCESSES.

OWNER / BUILDER

MIKLAS
RESIDENCE

808 WHITE ST.
FERNANDINA BEACH, FL.
32034

PROJECT ADDRESS

MICHAEL G. HOLDER
PE# 16215

P.O. BOX 1008
CALLAHAN, FL 32011

04.04.23

ENGINEER OF RECORD

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SW 7008
Alabaster

NU 13



Premium Atlantic™ Vinyl Window: Single-Hung



Reset



Exterior

GAF

Timberline HDZ Charcoal Algae Resistant Laminated High Definition Shingles (33.33 sq. ft. per Bundle) (21-Pieces)

★★★★★ (7368) ✓ Questions & Answers (63)



Canyon Ridge® Carriage House 5-Layer
Design 13; Shown in Dark Finish with Mahogany
Cladding, Mahogany Overlays and REC13 Window
Design (Model CAN213MMREC13)



CARRIAGE HOUSE 5-LAYER CONSTRUCTION

- 5-layer, faux-wood doors with Intellicore® polyurethane insulation. 20.4 R-value.
- Multiple door designs and window options. Many custom designs also available. See your Clopay Dealer for more information.
- Insulated glass options include clear, frosted, seeded, rain and obscure. See page 24 for specialty glass options.
- Attractive beveled edge, clip-in window grilles are removable for easy cleaning.
- Replaceable vinyl bottom weatherseal in a corrosion-resistant retainer helps seal out the elements.
- 10-ball nylon rollers for quiet operation.
- Heavy-duty 14 gauge steel hinges for long-lasting performance.
- Clopay's Safe-T-Bracket® prevents serious injury that could occur if the bottom bracket were removed with the garage door closed and under tension.
- Comes complete with spade lift handles and step plates. See page 25 for details.

Doors designs shown in Dark Finish with Clear Cypress cladding and Clear Cypress overlay. Design 01 does not have an overlay.



Design 01



Design 22



Design 34



5
LAYER
CONSTRUCTION

- 1 COMPOSITE OVERLAY
- 2 COMPOSITE CLADDING
- 3 STEEL
- 4 2" INTELLICORE® POLYURETHANE INSULATION
- 5 STEEL



2"
POLYURETHANE
INSULATION

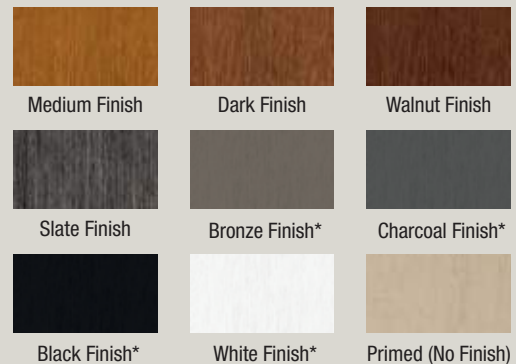
R-VALUE
20.4

Calculated door section R-value is in accordance with DASMA TDS-163.

COMPOSITE OVERLAY
DELAMINATION
**LIMITED
5 YR
WARRANTY**

HARDWARE
**LIMITED
5 YR
WARRANTY**

COLORS



*Bronze, Charcoal, Black and White Finish available only on Mahogany cladding and overlays. Two-tone doors are available. To see all available options go to: dis.clopay.com. Doors can be ordered primed for those homeowners wishing to custom paint or stain their doors. Door stain color will vary slightly within a door due to finishing process. Due to the printing process, above colors may vary. To request a color sample, visit www.clopaydoor.com/requestcolorsamples.



Color Blast® finish offers more than 1,500 Sherwin-Williams® color options to complement your home. Clopay's durable two-part paint system has been thoroughly tested and is backed by a five-year warranty.



Design 12



Design 13



Design 21



Design 22



Design 31



Design 32



Design 33



Design 34



Design 36



Design 37



Design 38

WINDOW/TOP SECTIONS



REC11



REC13



SQ23



ARCH3



ARCH13



ARCH1



REC14



SQ24



ARCH4



ARCH14



TOP11



TOP12



TOP13



ARCH1

Window grilles are Clear Cypress texture. Windows not available on Designs 31, 32, 33, 34, 35, 36, 37 and 38.

Standard windows available on the following widths only: 6'2", 8'0", 9'0", 10'0", 10'2", 12'0", 12'2", 13'6", 15'0", 15'2", 15'6", 15'8", 16'0", 16'2", 18'0", 18'2", 20'0", 20'2".

Impact windows available on the following widths only: 8'0", 9'0", 10'0", 12'2", 16'2", 18'2". To view additional designs, windows and top sections available, please visit www.clopaydoor.com.

MATERIAL DESIGN OPTIONS

STEEL BASE DOOR MATERIALS



Ultra-Grain® Finish Clear Cypress
or Solid Color Steel (N)

COMPOSITE OVERLAY MATERIALS



Mahogany (M)



Clear Cypress (C)

Composite cladding is not present
on Carriage House 4-Layer doors.

HARDIE® PANEL VERTICAL SIDING

SMOOTH

You can't go wrong with this sleek, modern siding. Find the perfect color in our Statement Collection products or Dream Collection products. Or get it primed for paint.



THE STATEMENT COLLECTION™

Classic shades—engineered with long-lasting ColorPlus® Technology—will make a statement that resonates for generations. The tried and true colors of James Hardie's Statement Collection™ products were designed for every home. They're our most popular hues. And they are readily available in your region.

SIDING COLORS

Arctic White









HARDIE® PLANK LAP SIDING

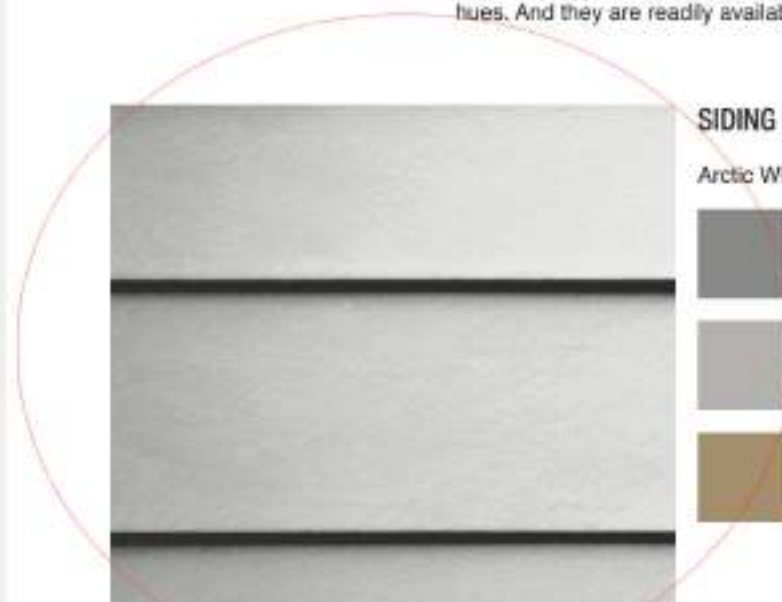
SMOOTH

You can't go wrong with this sleek, modern siding. Find the perfect color in our Statement Collection products or Dream Collection products. Or get it primed for paint.



THE STATEMENT COLLECTION™

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SIDING COLORS

Arctic White



Top of Page



White Pea Gravel – Bulk



Unit
Bulk



Color

\$175.00

Out of stock

Notify me when item is back in stock.

Email Address

☐ Your email will be used to notify you about product availability. You can read more in our privacy policy.

ADD TO WAITING LIST

Out of stock

 Currently delivering to Northeast Florida & Southeast Georgia

 Top Quality

 5-Star Service





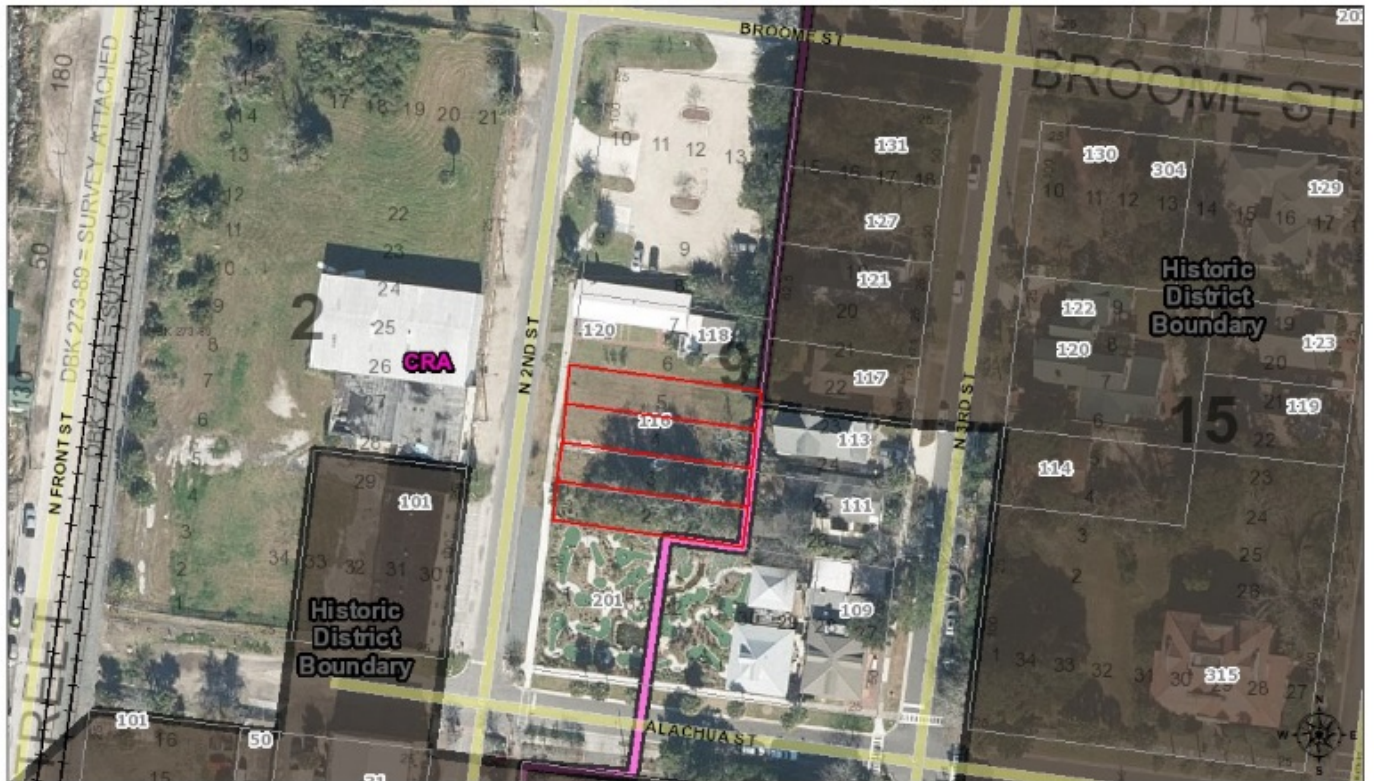
HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2022-0063 (REVISION)
MAY 18, 2023

Owner/Applicant:	Poynter Family Holdings LLC, owner
Property Address:	116 N. 2 nd Street
Parcel ID #	00-00-31-1800-0009-0020, 00-00-31-1800-0009-0030, 00-00-31-1800-0009-0040, & 00-00-31-1800-0009-0050
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	Vacant Parcel
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	N/A
Requested action:	REVISION of Certificate of Approval (COA) to construct a multi-purpose pavilion with gardens (Quasi-Judicial)

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



116 N 2nd St - CRA/Historic District Boundary



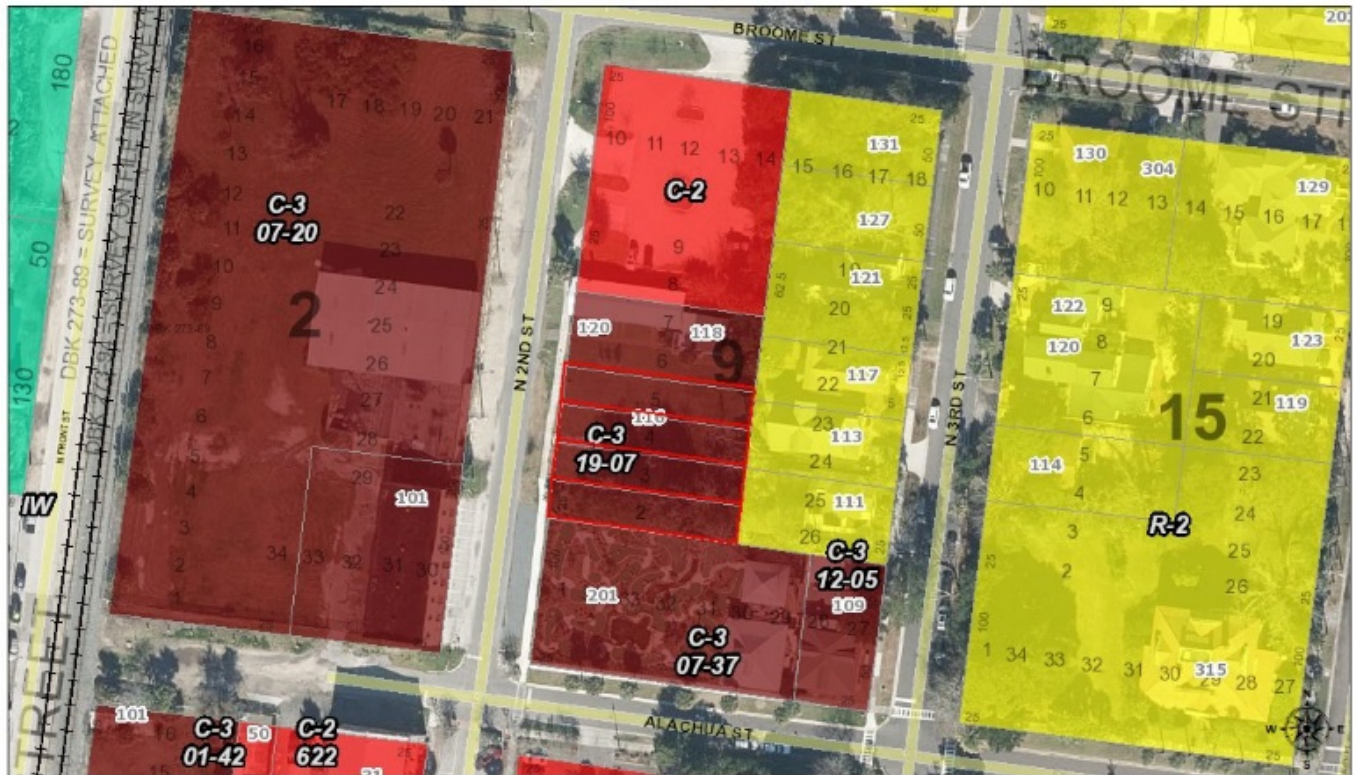
August 10, 2022

- Land Parcels
- City of FB. Historic District
- City of FB. CRA Boundary

1:1,128
0 0.0075 0.015 0.03 mi
0 0.015 0.03 0.06 km
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGOS, (c) OpenStreetMap contributors, and the GIS User Community

2022

116 N 2nd St - Zoning



August 10, 2022

□ Land Parcels

1:1,128
0 0.0075 0.015 0.03 mi
0 0.015 0.03 0.05 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

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The subject property falls within the Waterfront Community Redevelopment Area (East of Front Street Design Area). Per LDC 8.01.02(B), *"All plans for development within the CRA Overlay shall be reviewed by the Historic District Council."*

The applicant is seeking final approval to construct an open air, multi-purpose pavilion with catering kitchen and gardens. Final approval was granted on October 20, 2022. A revision to the project is requested to minimize the footprint and create greater separation between the pavilion and the adjoining residential home sites. Landscaping details are provided as consistent with minimum buffering standards.

APPLICABLE GUIDELINES:

[CITY OF FERNANDINA BEACH COMPREHENSIVE PLAN](#)

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

[WATERFRONT COMMUNITY REDEVELOPMENT AREA DESIGN GUIDELINES](#)

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

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

ANALYSIS:

The pavilion will a multi-use special event pavilion. The south garden will connect to the existing miniature golf course. The front wall of the pavilion sits 8.4 feet from the property line, which is in keeping with the requirement that a front yard setback shall be no more than 10' from the property line. The principal structure must maintain a 20' rear-yard setback per LDC 8.01.02(d)3. The height at peak of pavilion structure is 18'11" which is below the permissible maximum of 35' (LDC 8.01.02(E)3).

The subject property is zoned C-3 (Central Business District) and abuts properties that are zoned R-2 (Medium Density Residential) to the east. As such, a type C buffer is required per LDC Table 4.05.12(C). A type C buffer consists of:

- Two shade trees;
- Four understory trees;
- And a continuous unbroken hedge, planted in a double staggered row to for a solid visual screen within one year of planting.

The proposed construction utilizes modern materials such as galvanized metal trusses, split face CMU, wood, and structural insulated panels with a smooth concrete finish. Additionally, signage will need to be applied for as staff approved COA and must meet size and number requirements as outlined in LDC section 8.01.03.

Staff finds that the proposed new construction is compatible with the Waterfront Community Redevelopment Area in terms of materials, scale, proportions, roof forms, orientation, and setbacks.

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, is substantially consistent with the Land Development Code, the Secretary of the Interior's Standards, and the Waterfront Community Redevelopment Area Design Guidelines.

Staff recommends:

APPROVAL of Revision to HDC 2022-0063

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2022-0063 **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 2022-0063, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and Waterfront Redevelopment Area Design Guidelines to warrant **FINAL** approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1	HDC 2022-0063 Application & Backup Materials
EXHIBIT 2	Plans & Elevations
EXHIBIT 3	Front and Side Renderings

Respectfully Submitted,

Kelly N. Gibson, AICP

Historic District Council (HDC) Certificate of Approval (COA) Application
- Submission #11279

Date Submitted: 4/17/2023

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

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

Fees

☐ Certificate of Approval (COA): Staff Review \$25

☐ Certificate of Approval (COA): Board Review - Residential Single Family \$250

☐ Certificate of Approval (COA): Board Review - Commercial/Multi-Family/2 or more Residential Units/Mixed Use \$400

☐ Demolition of a Primary Structure â€œ Non-Contributing \$1,500

☐ Demolition of a Primary Structure â€œ Contributing \$7,500

☐ After-the-Fact Certificate of Approval (COA): Staff Review \$100

☐ After-the-Fact Certificate of Approval (COA): Board Review \$1,500

☒ Amendment to Previously Approved COA - First Amendment Free, Subsequent Amendments = 1/2 cost of original fees

Basis for Review

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

HDC 2023



IMPORTANT NOTES

Conceptual Approvals

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

Pre-Application Meeting

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

Application Requirements

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

New Construction 

APPROVAL TYPE*

Board Approval: Final 

See [Certificate of Approval Matrix](#) for details

Previously Approved Case

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

Yes

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

4/11/2023

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

[HDC Pre-Application Meeting Request](#)

PROPERTY INFORMATION

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

Historic District*

Waterfront Community Redevelopment Area (CRA)

Site Address*

116 N 2nd Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0009-0040

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Timothy

Last Name*

Poynter

Mailing Address*

3967 1st Avenue

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

904-415-6533

E-mail Address*

tpoynter@gmail.com

OWNER'S AGENT

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

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

No

First Name*

Last Name*

Company (if applicable)

Street Address

City

State

Zip

Telephone Number

E-mail Address

Project Description*

We are asking for approval of a downsized version of the covered, Open Air Pavilion, that was perviously approved on 10/21/22. (COA) HDC2022-0063 This will allow greater yard and a larger separation from the neighbors on the East Side of the property. We will also be eliminating the pickelball courts in this smaller footprint.

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

Design Vision Statement*

The vision is the same as in the past. To bring a multi-purpose facility the the downtown. However, now we are hoping to use materials from a dilapidated building near by that will enhance the design and repurpose as much timber as possible. This will be a great use for the community.

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

Requirements for Demolition Applications

Per LDC 8.03.03.01

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

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

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

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

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

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

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

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

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

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

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

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
		(Name/Number)

DOORS

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

WINDOWS

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

ROOFING

Manufacturer	Product Description	Color
		(Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
		(Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
		(Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
		(Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
		(Name/Number)

FENCING

Manufacturer	Product Description	Color
		(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
		(Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
		(Name/Number)

OTHER

Manufacturer	Product Description	Color
		(Name/Number)

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

Upload 1	Upload 2	Upload 3	Upload 4
SL-1 REVIEW 4-15-23.pdf	AR-5 REVIEW 4-15-23.pdf	AR-6 REVIEW 4-15-23.pdf	Choose File No file selected
Upload 5	Upload 6	Upload 7	Upload 8
Choose File No file selected	Choose File No file selected	Choose File No file selected	Choose File No file selected

Certification*

☒

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

☒

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

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

5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic District Council member).
6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.
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10. I/We understand that the City Staff will install a Notice of Hearing sign on the property 14 days before the scheduled hearing and that the sign must only be removed after the hearing by City Staff, unless, the applicant or property owner brings the Notice of Hearing back to City Hall.

Applicant First Name*

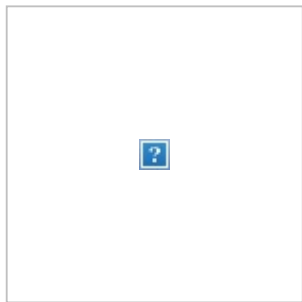
Timothy

Applicant Last Name*

Poynter

Today's Date*

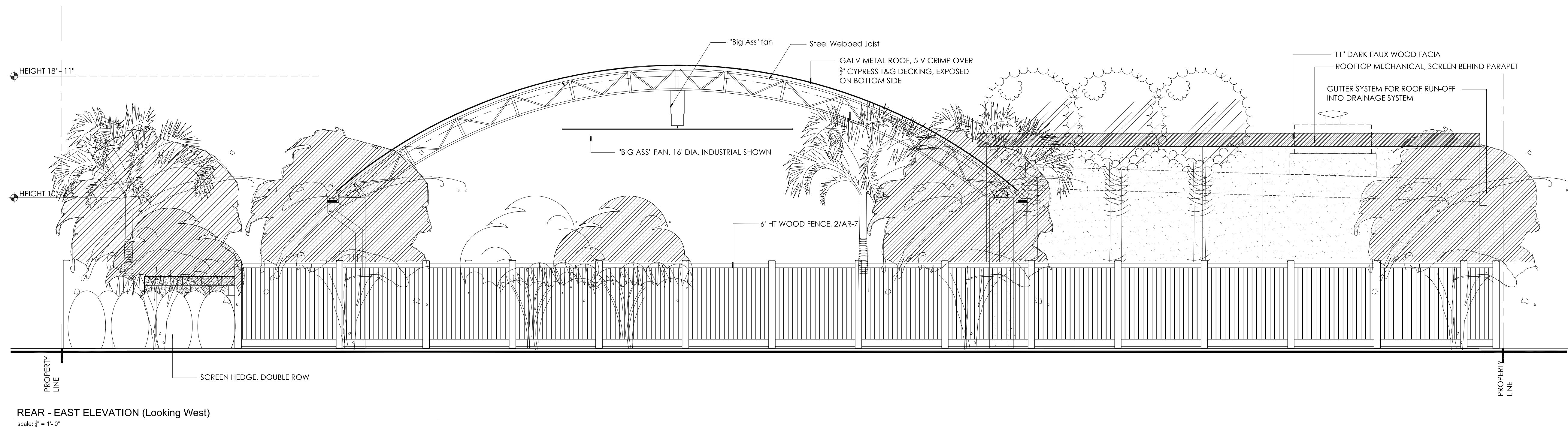
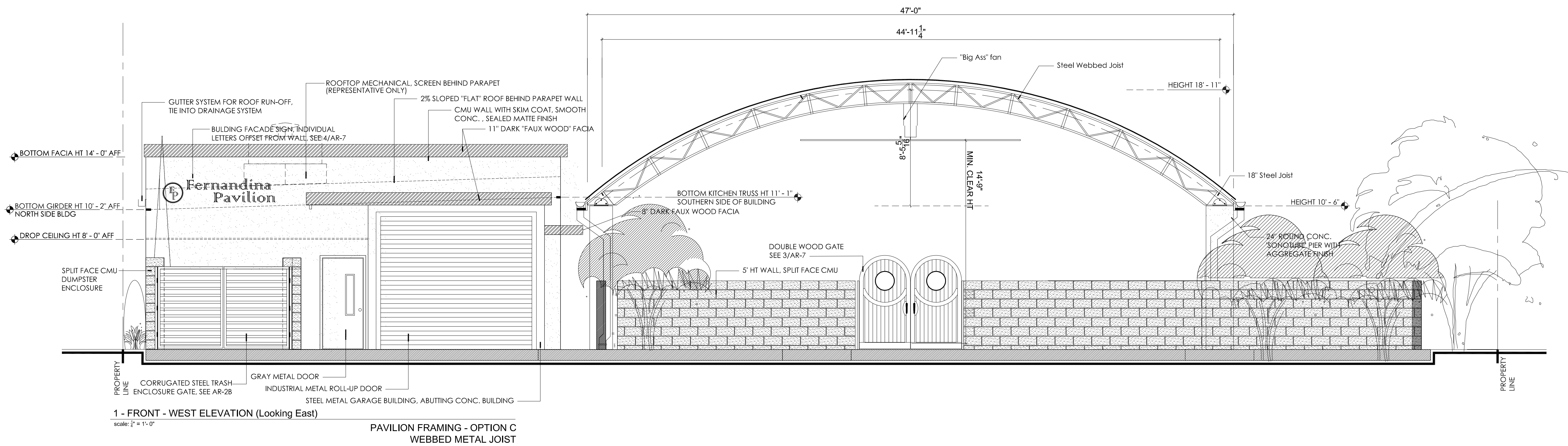
4/17/2023



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.



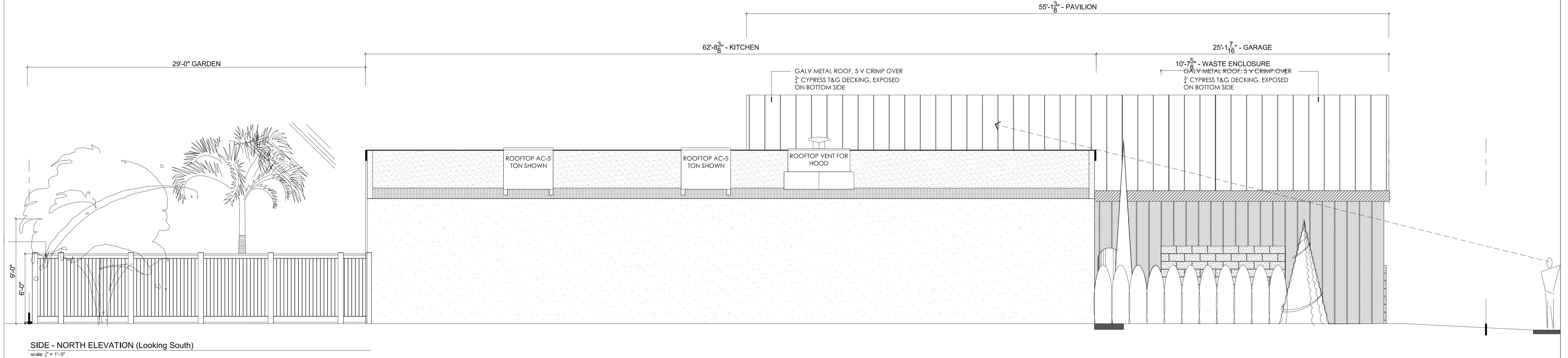
Fernandina Pavilion
116 NORTH 2ND ST

ARCHITECTURE
EXT. ELEVATIONS

REVISIONS			
no.	description	by	date

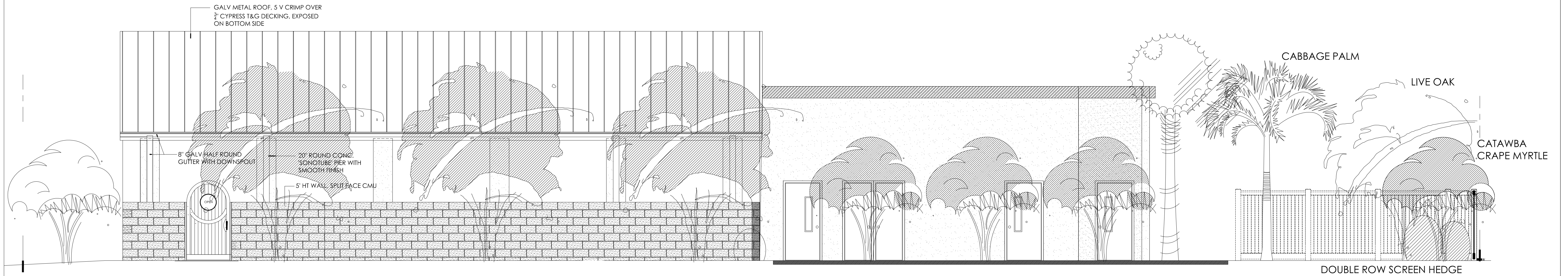
AR-5

SHEET:
DATE: MARCH 15, 2023



SIDE - NORTH ELEVATION (Looking South)

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



SIDE - SOUTH ELEVATION (Looking North)

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



City of Fernandina Beach

Charles L. George, P.E.

Office of the City Manager

cgeorge@fbfl.org

To: Planning Department

From: Charles George, P.E., Interim City Manager

Date: May 8, 2023

Re: 231 N Front Street -Unsafe Structure

Based on the Engineering Report dated September 17, 2021, consisting of the evaluation of the existing referenced structure and the review of the documents and site by the City's Building Official, as well as my own experience as a structural engineer licensed in the State of Florida, the building has been declared unsafe and is to be demolished in accordance with the Standard Building Code, 1985 edition, for Unsafe Structures.

In consideration of this determination, and as authority as Interim City Manager, I hereby waive the \$1,500.00 application fee for the HDC review.

It is my understanding that portions of the structure may be salvageable and re-purposed with documentation identifying its origin for reference.

If you have any questions, please do not hesitate to call.

Charles L. George, P.E.
Interim City Manager



Notice of Unsafe Structure

May 9, 2023
Hall Investments Inc.
59 Ponte Vedra Blvd.
32082

Re: 231 Front St. Fernandina Beach, Fl. 32034 Parcel# 00-00-31-1760-0006-0000

AS the owner of the structure referenced above you are hereby notified that in accordance with the stipulations outlined in section 302.1.1 of the Standard Unsafe Building Abatement Code, 1985 Edition, as promulgated by the Southern Building Code Congress International, Inc. and adopted by The City of Fernandina Beach, Board of Commissioners on March 06, 2007, that the structure has been declared unsafe for the following reasons as stated in Section 202, Definitions, of the aforementioned code.

#4. The building, structure or portion thereof has been damaged by fire, flood, earthquake wind or other cause to the extent that the structural integrity of the building or structure is less than it was prior to the damage and is less than the minimum requirement established by the Standard Building Code for new buildings.

#6. If for any reason the building, structure or portion thereof is manifestly unsafe or unsanitary for the purpose for which it is being used.

#7. The building, structure or portion thereof as a result of decay, deterioration or dilapidation is likely to fully or partially collapse.

#10. Any building, structure or portion thereof that is unsafe, unsanitary or not provided with adequate egress, or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence or abandonment.

Determination: Based on definitions of the unsafe building code this structure meets 4 of 10 on the list.

Background: See exhibits (attached)

The following action as determined by the Fernandina Beach Building Official and stipulated Section 303 and section 302.1.1 of the aforementioned code, will be necessary to rectify the unsafe conditions stated previously.

1. The building poses an immediate hazard to life and to the safety of the public, it shall be ordered vacated immediately.
2. That application and issuance of all required permits for the repair or demolition of the structure referenced above are to be obtained within thirty (30) days of the date of this notice.
3. If demolition is required, all demolition be completed, and all associated debris be removed from the site within sixty (60) days of the date of this notice.

Please be advised that if the above required action is not commenced or completed within the time specified the structure will be ordered to be demolished and all cost incurred relating to this action will be assessed against the property owner in the form of a lien.

Any person having an interest in this matter may file an appeal within thirty (30) days of the date of this notice. All such appeals shall be in writing in the form specified in section 2-387.1, Ordinance number 2006-19 as adopted. All such appeals shall be submitted to the Building Official. Failure to appeal within the time specified shall constitute a waiver of all rights to an administrative hearing. The forms shall be available at the Building Officials office.

Sincerely,

James Parr, CBO

Cc: Charles George, Interim City Manager
Tammi Bach, City Attorney
Michelle Forstrom, City Code enforcement Director

Historic District Council (HDC) Certificate of Approval (COA) Application
- Submission #11265

Date Submitted: 4/12/2023

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

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

Fees

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

Basis for Review

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

HDC 2023



IMPORTANT NOTES

Conceptual Approvals

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

Pre-Application Meeting

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

Application Requirements

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

Demolition

APPROVAL TYPE*

Board Approval: Final

See [Certificate of Approval Matrix](#) for details

Previously Approved Case

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

Yes

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

4/12/2023

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

[HDC Pre-Application Meeting Request](#)

PROPERTY INFORMATION

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

Historic District*

Waterfront Community Redevelopment Area (CRA)

Site Address*

231 Front Street

City*

fernandina Beach

State*

florida

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1760-0006-0000

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Hall Investments, Inc

Last Name*

Hall

Mailing Address*

59 Ponte Vedra Blvd

City*

Ponte Vedra Beach

State*

Florida

Zip Code*

32034

Telephone Number*

904-237-9739

E-mail Address*

richard@hallinvest.net

OWNER'S AGENT

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

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

Yes

First Name*

Timothy

Last Name*

Poynter

Company (if applicable)

Street Address

3967 1st Avenue

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

904-415-6533

E-mail Address

tpoynter@gmail.com

Project Description*

The scope of this project is to take down this structurally unsound building and repurpose the roof trusses and the covered up windows, if they can be saved. The outside of the building is not original to the building and a stucco coat was applied to cover up all the windows at the roof line. In fact, you would have not even know the windows existed had the drop ceiling not been removed. This building has been offered to the City of Fernandina Beach, They declined because of the cost associated with the moving and the cost of rebuilding. The building was also offered to Ernie Saltmarsh for his project to replace Atlantic Seafood building. He declined siting the condition of the structure and the cost to relocate. Our plan is to repurpose any and all unique features of the building (roof trusses and possible hidden windows). Any lumber that is in reusable condition we will make every effort to use.

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?

This building is 40 X 50 foot and was used as an office/warehouse for Florida Petroleum

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

No

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

No, this build is surrounded by empty lots.

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

This structure is a wood/stucco building with nothing special in it.

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?

This is one of the last remaining warehouse on this waterfront but doesn't define the character of the district

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?

This structure by it self (with the exception of the roof trusses) is none descript. We plan on repurposing them at the new pavillion project.

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

YES! this structure has been offered to the City of Fernandina Beach, Ernie Saltmarsh, and others but no takers

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

It has been determined that this building is too far gone structurally and the black mold is all over the walls and ceilings

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

The estimated cost to "refurbish " this building would be approx \$400/ sq ft. because everything would have to be replaced.

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

n/a

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

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FASCIA/TRIM

Manufacturer	Product Description	Color
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FOUNDATION

Manufacturer	Product Description	Color
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SHUTTERS

Manufacturer	Product Description	Color
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PORCH/DECK

Manufacturer	Product Description	Color
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FENCING

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DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
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SIGNAGE

Manufacturer	Product Description	Color
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OTHER

Manufacturer	Product Description	Color
		(Name/Number)

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

Upload 1 ELEV8- ENVIRONEERING-SI- 7392-A.pdf	Upload 2 ELEV8- ENVIRONEERING-SI- PICTURES-7392.pdf	Upload 3 1 Owner Authorization for front street 2.jpeg	Upload 4 Choose File No file selected
Upload 5 Choose File No file selected	Upload 6 Choose File No file selected	Upload 7 Choose File No file selected	Upload 8 Choose File No file selected

Certification*

☒

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

☒

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

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

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

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Applicant First Name*

Timothy

Applicant Last Name*

Poynter

Today's Date*

4/12/2023



DEPARTMENT OF PLANNING & CONSERVATION

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

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ENVIRONNEERING INC.

109 AZALEA POINT DRIVE SOUTH • PONTE VEDRA BEACH • FLORIDA • 32082

September 17, 2021

Elev8 Landclearing & Demolition, LLC
Mr. Ben Pfothaver, Owner
2825 Mayport Road
Atlantic Beach, Florida 32233

Reference: One (1) Single Story Structure – Structural Survey Inspection August 20, 2021
231 North Front Street– Business Location
Fernandina Beach, Florida – JON 7392

Dear Mr. Pfothaver:

Pursuant to your request a Structural Survey Inspection has been performed at the above location for the purpose of identifying the structure as being safe or unsafe and structurally sound or unsound. The purpose of the investigation was to visually determine if the structure was structurally sound at the time of the inspection. The scope of this survey was limited to the referenced single story structure at 231 North Front Street, Fernandina Beach, Florida. The building was inspected for termite damage, mold/fungi damage, water damage and storm damage. The mold/fungi inspection report is provided as Enclosure (1). Pictures and a drawing are provided by Enclosure (2). The structure was found to be structurally unsafe and unsound. There was significant termite damage present. There was a significant amount of rotten wood and building materials present. There was a significant amount of toxic mold/fungi present as well. Three sections of exterior wall were opened up using destructive sampling methods. The three locations indicated that the exterior walls were rotten and unsafe. The structure is not safe and is not economical to repair. There is a significant amount of termite damage, rotten wood and mold/fungi damage to the structure. The structure should be demolished.

It has been a pleasure working with you and I look forward to working with you once again in the future. I can be reached at (904) 665-0100 or mobile (904) 612-1456 if you should have any questions.

Respectfully submitted,

Timothy W. Rudolph, P.E., L.A.C.
Engineering Business License 7900 - Florida
Licensed Professional Engineer 39617 - Florida
Licensed Asbestos Consultant EA 0000074
Asbestos Business License ZA0000243
< ELEV8-ENVIRONNEERING-STRUCTURAL- SURVEY-JON-7392.doc>



(904) 665-0100

(904) 612-1456 • MOBILE

(904) 665-0101 • FAX



109 AZALEA POINT DRIVE SOUTH • PONTE VEDRA BEACH • FLORIDA • 32082

September 17, 2021

Elev8 Landclearing & Demolition, LLC
Mr. Ben Pfotenhaver, Owner
2825 Mayport Road
Atlantic Beach, Florida 32233

Reference: Mold and Fungi Indoor Air Quality Study and Moisture Assessment - One
(1) Single Story Structure – Structural Survey Inspection August 20, 2021
231 North Front Street– Business Location
Fernandina Beach, Florida – JON 7392

Dear Mr. Pfotenhaver:

Pursuant to your request an Indoor Air Quality Study was initiated on August 20, 2021 at the referenced property. Two (2) hand held instruments were used on site to collect moisture measurements and readings during the onsite inspection. No air samples were collected and sent to the laboratory. The floors, walls, ceilings and living spaces were inspected visually for mold and fungi growth. Visual mold or fungi was found to be present in the building. Three (3) bulk samples were obtained and sent to the laboratory for mold and fungi analysis.

The interior walls, floor and ceiling were inspected for moisture using a nondestructive testing meter. A moisture meter was used to check the walls, floors and ceiling of the apartment to determine the moisture content. The wall surfaces were checked at three different elevations of approximately 0.5', 1.0' and 5.0' from the floor. A nondestructive moisture reading of 170 or greater on a scale of 0-1000 is generally considered to be at a level that would support mold and fungi growth. Nondestructive moisture readings above 170 were found above the floor at the time of the inspection. The walls measured between 150 and 1000 at the time of the inspection. Visible mold or fungi was observed inside the office at the time of the inspection on the drywall, wall insulation, paneling, wall studs and on the flooring.

The interior walls, floor and ceiling were also inspected for moisture using a destructive testing meter. A destructive moisture meter was used to check the walls, floors and ceiling of the apartment to determine the moisture content. The wall surfaces were checked at three different elevations of approximately 0.5', 1.0' and 5.0' from the floor. A destructive moisture reading of 17.0% or greater on a scale of 0-100.0% is generally considered to be at a level that would support mold and fungi growth. Moisture readings between 15.0% and 100% were found in the walls at the time of the inspection. Visible mold or fungi was observed inside the office at the time of the inspection on the drywall, wall insulation, paneling, wall studs and on the flooring.

ENCLOSURE (1)
ENVIRONNEERING, Inc. Ltr Dtd – 09/17/2021

Three (3) bulk samples were obtained from various interior surfaces and were sent to the laboratory for mold and fungi analysis on August 20, 2021. Sample B-1 was obtained from the drywall board in the northwest office from black circle growths and was found to have Aspergillus/Penicillium, Chaetomium sp., Cladosporium sp., Hyphae and Stachybotrys sp present. The analytical report is provided as Enclosure (A). Sample B-2 was obtained from the south wall from a black circular growth and was found to have Chaetomium sp., Cladosporium sp., Epicoccum sp. and Mycelial Fragments and present. Sample B-3 was obtained from the southwest wall from a brown circular growth and was found to have Aspergillus/Penicillium, Cladosporium sp. and Mycelial Fragments present. A significant amount of rotten building materials were present and a significant amount of mold/fungi was also present.

RECOMMENDATIONS:

It is recommended that the structure be demolished.

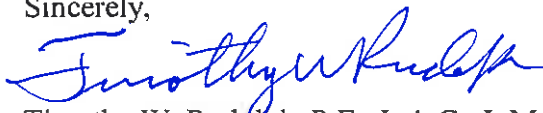
CONCLUSIONS:

Visible mold/fungi were present at the time of the inspection. The entire office was inspected. Visible mold or fungi was observed inside the office at the time of the inspection on the drywall, wall insulation, paneling, wall studs and on the flooring.

The Office Building is currently not safe to occupy on a continuous basis due to the quantity and type of mold/fungi present.

I can be reached at (904) 665-0100 or mobile 612-1456 if you should have any questions.

Sincerely,



Timothy W. Rudolph, P.E., L.A.C., L.M.R.S.A.
Environmental Engineer
President

State of Florida Mold Related Services Assessor MRSA1621
<ELEV8-ENVIRONEERING-IAQ-STUDY-7392.doc >



ROUTINE**CHAIN OF CUSTODY FORM****JON 7392****ENVIRONEERING, INC.**, 109 Azalea Point Drive South, Ponte Vedra Beach, Florida 32082**To Laboratory:**

AMERISCI GROUP

13635 GENITO ROAD

321 081 114

MIDLOTHIAN, VIRGINIA 23112

**ROUTINE TURN
AROUND TIME**

Customer Information

Company Name **ENVIRONEERING, INC.**Address: **109 Azalea Point Drive South**City, State, Zip: **Ponte Vedra Beach, FL 32082**Contact: **Mr. Tim Rudolph**Date: **8/20/2021**Phone: **(904) 665-0100**Firm: **Elev8 Landclearing & Demolition, LLC**Project: **231 North Front Street****Fernandina Beach, Florida 32034**

<COC-AMERISCI-7344-AIROCELL-1.XLS>

Cassette Number	Sample Number	Sample Location/Description	TIME (MINUTES)	LITERS/COLOR/ SHAPE
N/A - BULK	B-1	Drywall Board - Northwest Wall	N/A	Black/Circle
N/A - BULK	B-2	Wall Insulation Paper/Rotten Wood - South Wall	N/A	Black/Circle
N/A - BULK	B-3	Rotten Wood - Southwest Wall	N/A	Brown/Circle
				RECEIVED
				AUG 27 2021
				By <i>[Signature]</i>
	NOTE:	B-1//B-3 Read Darkest Location on Sample	ROUTINE TURN AROUND TIME - TWO (2) DAY WITH 48 HOURS REPORT DELIVERY NEEDED)	
		EMAIL RESULTS TO:		
		ENVIRONEERINGINC@GMAIL.COM		
			FLOW RATE = 15.15 lpm	

ANALYSIS - MOLD/FUNGI DIRECT READ BULK/AIROCELL CASSETTE

CHAIN OF CUSTODYCHECK # - **1179**

Date/Time

8/20/2021 - 20:00

Released by:

*[Signature]***ENCLOSURE (A)****ENVIRONEERING, Inc. Ltr Dtd - 09/17/2021**



AmeriSci Bio-Chem

13635 GENITO ROAD
MIDLOTHIAN, VA 23112
TEL: (804) 763-1200 • FAX: (804) 763-1800

August 27, 2021

Environeering, Inc.
Attn: Tim Rudolph
109 Azalea Point Drive South
Ponte Vedra Beach, FL 32082

RE: Environeering, Inc.
Job Number 321081114
P.O. # JON 7392
JON 7392; Elev8 Landclearing & Demolition, LLC; 231 North Front Street, Fernandina Beach, Florida 32034

Dear Tim Rudolph:

Enclosed are the microbiological analysis results for the following Environeering, Inc. Microbiological samples received at AmeriSci in Good condition, on Friday, August 27, 2021, for a 48 hour turnaround:

B-1, B-2, B-3

The 3 sample(s) were sent to AmeriSci via U.S. Mail 1st Class. These samples were prepared and analyzed as indicated on the attached analysis sheets.

This report relates ONLY to the sample analysis as reported on the analysis sheets. AmeriSci assumes no responsibility for data interpretation or customer supplied data such as "sample location" or "area sampled". Complete analytical documentation is archived and available upon written request. Results are never corrected against blanks.

AmeriSci appreciates this opportunity to serve your organization. Please contact us for any further assistance or questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Justin Liverman".

Justin B. Liverman
Microbiology Analyst

**AmeriSci Bio-Chem**

13635 GENITO ROAD
MIDLOTHIAN, VIRGINIA 23112
TEL: (804) 763-1200 • FAX: (804) 763-1800

AmeriSci Job #:

321081114

FINAL REPORT

Client: Environeering, Inc.
Address: 109 Azalea Point Drive South
Ponte Vedra Beach, FL 32082

Client Job#: JON 7392
Client Job Name: Elev8 Landclearing & Demolition,
LLC; 231 North Front Street,
Fernandina Beach, Florida 32034

Date Received: 08/27/21

Date Reported: 08/27/21

Direct Fungal Identification (SOP# 3.21.01)**AmeriSci Job # 321081114-01**

Sample #:	Sample description:	Analysis Date:
B-1	Drywall Board - Northwest Wall	08/27/21
<u>Fungal Identification</u>	<u>Estimated Amount</u>	<u>Comments</u>
Aspergillus/Penicillium	Heavy	
Chaetomium sp.	Light	
Cladosporium sp.	Rare	
Hyphae	Heavy	
Stachybotrys sp.	Heavy	

AmeriSci Job # 321081114-02

Sample #:	Sample description:	Analysis Date:
B-2	Wall Insulation Paper / Rotten Wood - So	08/27/21
<u>Fungal Identification</u>	<u>Estimated Amount</u>	<u>Comments</u>
Chaetomium sp.	Moderate	
Cladosporium sp.	Light	
Epicoccum sp.	Rare	
Mycelial Fragments	Light	
Pollen	Rare	

AmeriSci Job # 321081114-03

Sample #:	Sample description:	Analysis Date:
B-3	Rotten Wood - Southwest Wall	08/27/21
<u>Fungal Identification</u>	<u>Estimated Amount</u>	<u>Comments</u>
Aspergillus/Penicillium	Rare	
Cladosporium sp.	Light	
Mycelial Fragments	Light	

Minimum reporting limit is no fungi detected

Rare: 1 - 10 Spores

Light: 11 - 100 Spores

Moderate: 101 - 200 Spores

Heavy: 200+ Spores

Results relate only to the items tested.

Name/Title: Justin B. Liverman / Analyst

Name/Title: Justin B. Liverman / Analyst

Signature:

Reviewed By:

Date: 08/27/21

Date: 08/27/21

Page 1 of 1

ROUTINE**CHAIN OF CUSTODY FORM****JON 7392****ENVIRONEERING, INC.**, 109 Azalea Point Drive South, Ponte Vedra Beach, Florida 32082**To Laboratory:**

AMERISCI GROUP

13635 GENITO ROAD

321 081114

MIDLOTHIAN, VIRGINIA 23112

**ROUTINE TURN
AROUND TIME**

Customer Information

Company Name **ENVIRONEERING, INC.**Address: **109 Azalea Point Drive South**City, State, Zip: **Ponte Vedra Beach, FL 32082**Contact: **Mr. Tim Rudolph**Date: **8/20/2021**Phone: **(904) 665-0100**Firm **Elev8 Landclearing & Demolition, LLC**Project: **231 North Front Street****Fernandina Beach, Florida 32034**

<COC-AMERISCI-7344-AIROCELL-1.XLS>

Cassette Number	Sample Number	Sample Location/Description	TIME (MINUTES)	LITERS/COLOR/ SHAPE
N/A - BULK	B-1	Drywall Board - Northwest Wall	N/A	Black/Circle
N/A - BULK	B-2	Wall Insulation Paper/Rotten Wood - South Wall	N/A	Black/Circle
N/A - BULK	B-3	Rotten Wood - Southwest Wall	N/A	Brown/Circle
				RECEIVED
				AUG 27 2021
				By <i>[Signature]</i>
	NOTE:	B-1//B-3 Read Darkest Location on Sample	ROUTINE TURN AROUND TIME - TWO (2) DAY WITH 48 HOURS REPORT DELIVERY NEEDED)	
		EMAIL RESULTS TO:		
		<u>ENVIRONEERINGINC@GMAIL.COM</u>		
			FLOW RATE = 15.15 lpm	

ANALYSIS - MOLD/FUNGI DIRECT READ BULK/AIROCELL CASSETTE

CHAIN OF CUSTODYCHECK # - **1179**

Date/Time

8/20/2021 - 20:00

Released by:

[Signature]

Date/Time

Received by:

STRUCTURAL INSPECTION
231 NORTH FRONT STREET
FERNANDINA BEACH, FLORIDA 32082
JON 7392



R1 NORTH VIEW OF ABANDONED OFFICE BUILDING 08/20/2021



R2 SOUTH VIEW OF ABANDONED OFFICE BUILDING 08/20/2021

STRUCTURAL INSPECTION
231 NORTH FRONT STREET
FERNANDINA BEACH, FLORIDA 32082
JON 7392

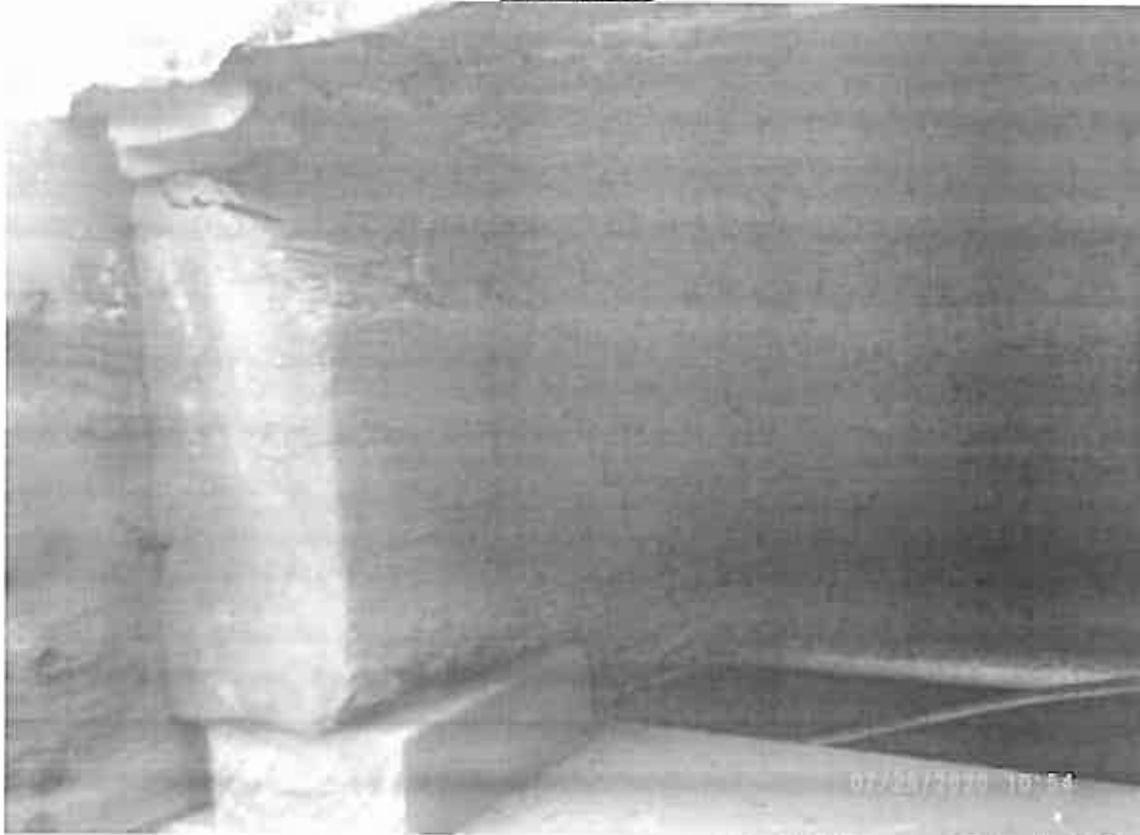


R3 NW BUILDING CORNER - ROTTEN FLOOR JOIST 08/20/2021



R4 NORTH BUILDING END - ROTTEN FLOOR JOIST 08/20/2021

STRUCTURAL INSPECTION
231 NORTH FRONT STREET
FERNANDINA BEACH, FLORIDA 32082
JON 7392



R5 NORTH BUILDING END - ROTTEN FLOOR JOIST 08/20/2021



R6 NORTH BUILDING END - ROTTEN FLOOR JOIST 08/20/2021

STRUCTURAL INSPECTION
231 NORTH FRONT STREET
FERNANDINA BEACH, FLORIDA 32082
JON 7392



R7

ROTTEN WOOD FLOORING - OFFICE

08/20/2021



R8

ROTTEN DOOR AND FLOORING

08/20/2021

STRUCTURAL INSPECTION
231 NORTH FRONT STREET
FERNANDINA BEACH, FLORIDA 32082
JON 7392



R9 ROTTEN WALL WITH MOLD/FUNGI SAMPLE B-1 08/20/2021



R10 ROTTEN WALL - SAMPLE LOCATION B-2 08/20/2021

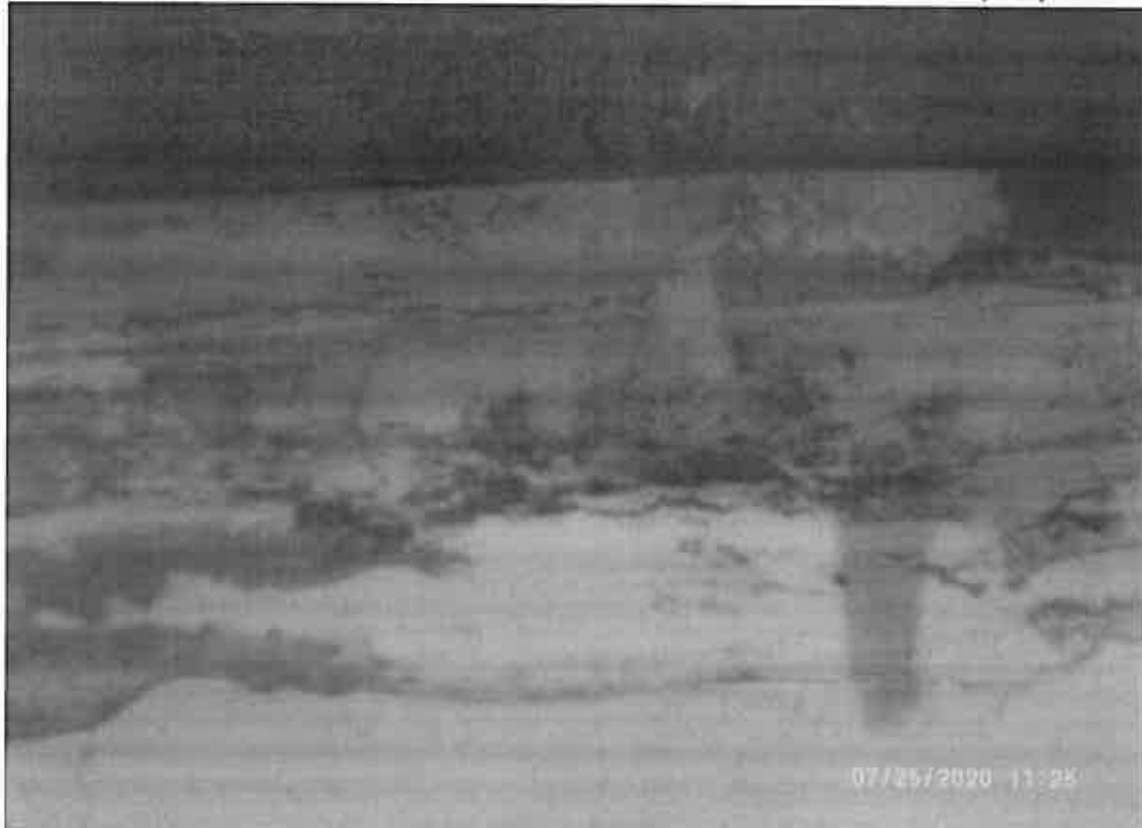
STRUCTURAL INSPECTION
231 NORTH FRONT STREET
FERNANDINA BEACH, FLORIDA 32082
JON 7392



R11

ROTTEN WALL SIDING & STUD

08/20/2021



R12

BLACK MOLD/FUNGI

08/20/2021

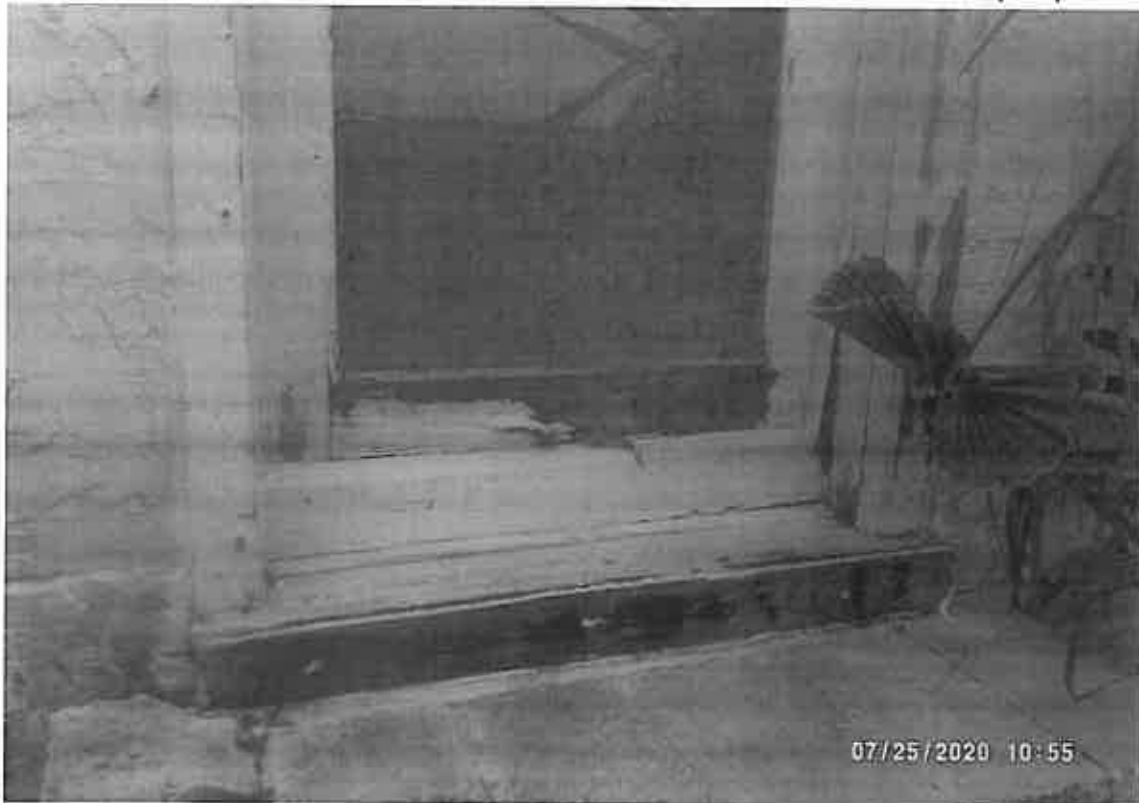
STRUCTURAL INSPECTION
231 NORTH FRONT STREET
FERNANDINA BEACH, FLORIDA 32082
JON 7392



R13

BLACK MOLD/FUNGI

08/20/2021



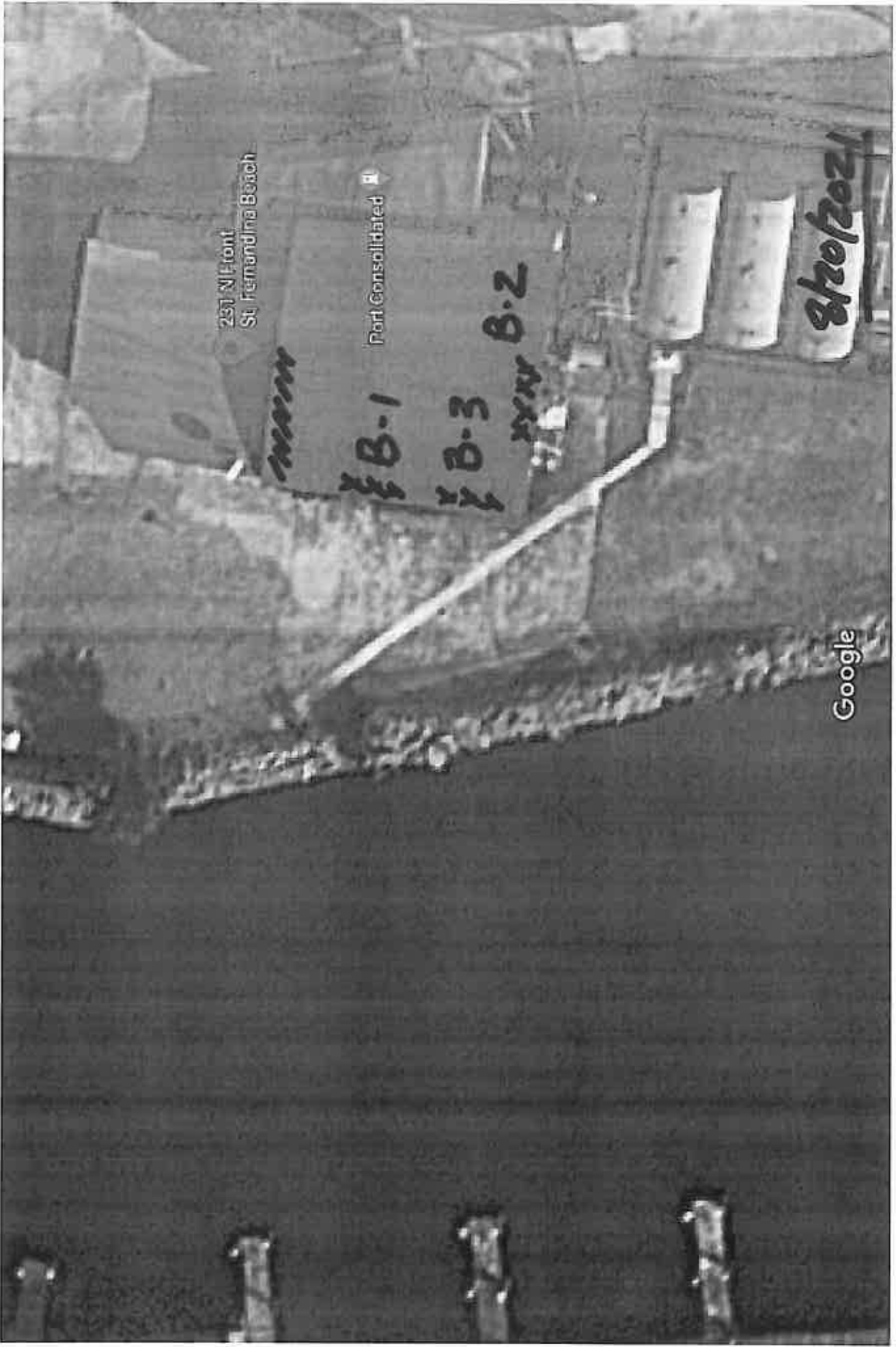
R14

WEST DOOR - ROTTEN WOOD

08/20/2021

Google Maps 231 N Front St

XXX ROTTEN WALLS
KEY: /// ROTTEN FLOOR JOISTS.



STRUCTURAL INSPECTION
231 NORTH FRONT STREET
FERNANDINA BEACH, FLORIDA 32082
JON 7392



R1 NORTH VIEW OF ABANDONED OFFICE BUILDING 08/20/2021



R2 SOUTH VIEW OF ABANDONED OFFICE BUILDING 08/20/2021

STRUCTURAL INSPECTION
231 NORTH FRONT STREET
FERNANDINA BEACH, FLORIDA 32082
JON 7392



R3 NW BUILDING CORNER - ROTTEN FLOOR JOIST 08/20/2021



R4 NORTH BUILDING END - ROTTEN FLOOR JOIST 08/20/2021

STRUCTURAL INSPECTION
231 NORTH FRONT STREET
FERNANDINA BEACH, FLORIDA 32082
JON 7392



R5 NORTH BUILDING END - ROTTEN FLOOR JOIST 08/20/2021



R6 NORTH BUILDING END - ROTTEN FLOOR JOIST 08/20/2021

STRUCTURAL INSPECTION
231 NORTH FRONT STREET
FERNANDINA BEACH, FLORIDA 32082
JON 7392



R7 ROTTEN WOOD FLOORING - OFFICE 08/20/2021



R8 ROTTEN DOOR AND FLOORING 08/20/2021

STRUCTURAL INSPECTION
231 NORTH FRONT STREET
FERNANDINA BEACH, FLORIDA 32082
JON 7392



R9 ROTTEN WALL WITH MOLD/FUNGI SAMPLE B-1 08/20/2021



R10 ROTTEN WALL - SAMPLE LOCATION B-2 08/20/2021

STRUCTURAL INSPECTION
231 NORTH FRONT STREET
FERNANDINA BEACH, FLORIDA 32082
JON 7392



R11

ROTTEN WALL SIDING & STUD

08/20/2021



R12

BLACK MOLD/FUNGI

08/20/2021

STRUCTURAL INSPECTION
231 NORTH FRONT STREET
FERNANDINA BEACH, FLORIDA 32082
JON 7392



R13 BLACK MOLD/FUNGI 08/20/2021



R14 WEST DOOR - ROTTEN WOOD 08/20/2021



CERTIFICATE OF APPROVAL (COA) HDCSA2023-0275 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 03/28/2023
Work Class: HDC Staff Review	District: Default	Exp Date: 04/27/2023
Status: Approved	Square Feet: 0.00	Completed: 03/30/2023
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to replace 6 windows and trim with 1/1 Marvin Elevate double hung.		Expire Date: 03/29/2024

Parcel: 00-00-31-1800-0038-0022	Address: 114 S 6Th St Main	Zone: C-3(Central Business District)
00-00-31-1800-0029-0120 Main	Fernandina Beach, FL 32034	R-2(Medium Density Residential)

Applicant	Owner
jason snyder	Jason C. + Cheryl L. Snyder
114 South 6th St.	114 S 6th ST
Fernandina Beach, FL 32034	Fernandina Beach, FL 32034
Mobile: 4044339726	Home: 404-433-9726

Note	Created By	Date and Time Created
1. Emailed Window Survey to fill out	Sylvie McCann	04/10/2023

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00026141	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00026141		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2023-0276 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 03/31/2023
Work Class: HDC Staff Review	District: Default	Exp Date: 05/01/2023
Status: Approved	Square Feet: 0.00	Completed: 04/05/2023
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to re-roof with Gulfrid metal roof (mill finish)		Expire Date: 04/04/2024

Parcel: 00-00-31-1800-0033-0030 Main	Address: 314 N 5Th St Fernandina Beach, FL 32034 Main	Zone: R-2(Medium Density Residential)
---	---	--

Owner LINDA L ANDERSON 314 N 5TH ST FB HISTORIC DISTRICT FERNANDINA BEACH, FL 32034 Mobile: 9125071527	Agent Coastal Roofing Systems of Amelia, LLC. PO Box 1509 Fernandina Beach, FL 32035 Business: 9042612233 Mobile: 904-759-4060	Contractor Coastal Roofing Systems of Amelia, LLC. PO Box 1509 Fernandina Beach, FL 32034 Business: 9042612233	Owner Linda L Anderson 314 N 5 Fernandina Beach, FL 32034
--	--	---	--

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00026057	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00026057		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2023-0277 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 04/14/2023
Work Class: HDC Staff Review	District: Default	Exp Date: 05/15/2023
Status: Approved	Square Feet: 0.00	Completed: 04/25/2023
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of approval (COA) to replace exterior doors and repaint siding, railings, lattice and all trims		Expire Date: 04/24/2024

Parcel: 00-00-31-1800-0042-0011 Main	Address: 708 Centre St Main Fernandina Beach, FL 32034	Zone: C-3(Central Business District)
---	--	---

Applicant Alex Henein 513 Main St Ste 300 Fort Worth, TX 76102	Agent Alex Henein 513 Main St Ste 300 Fort Worth, TX 76102	Owner Jay Properties of Amelia LLC P.O. Box 15848 Fernandina Beach, FL 32035
--	--	--

Note	Created By	Date and Time Created
1. Emailed Alex to provide a clear scope of work	Sylvie McCann	04/14/2023

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00026205	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00026205		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2023-0278 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 04/24/2023
Work Class: HDC Staff Review	District: Default	Exp Date: 05/24/2023
Status: Approved	Square Feet: 0.00	Completed: 04/28/2023
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to replace rear door with Masonite 1/2 lite door with doggie door.		Expire Date: 04/29/2024

Parcel: 00-00-31-1800-0270-0070 Main	Address: 132 S 2Nd St Main Fernandina Beach, FL 32034	Zone: MU-1(Mixed Use)
---	---	------------------------------

Owner	Applicant
Ronald M + Debra I Winter	Debra Winter
132 S 2nd ST	132 S 2nd St
Fernandina beach, FL 32034	Fernandina Beach, FL 32034
Home: 904-624-4903	

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00026330	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00026330		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2023-0279 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 04/24/2023
Work Class: HDC Staff Review	District: Default	Exp Date: 05/24/2023
Status: Approved	Square Feet: 0.00	Completed: 04/28/2023
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to add aluminum railing to front steps		Expire Date: 04/29/2024

Parcel: 00-00-31-1800-0136-0012 Main	Address: 602 Date St Main Fernandina Beach, FL 32034	Zone: R-2(Medium Density Residential)
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Applicant	Applicant	Owner
Paul S Griffin	Pamela Rea	Pamela Rea
602 Date	602 DATE ST	602 DATE ST
Fernandina Beach, FL 32034	FERNANDINA BEACH, FL	FERNANDINA BEACH, FL
Home: 40440306208	32034	32034
Mobile: 4044030628	Mobile: 404-403-6208	Mobile: 404-403-6208

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00026331	COA - Staff Residential Fee	\$25.00	\$25.00
		Total for Invoice INV-00026331	\$25.00
		Grand Total for Plan	\$25.00