



**AGENDA
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
JANUARY 18, 2024
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

- 1. CALL TO ORDER / ROLL CALL / DETERMINATION OF QUORUM**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MEETING MINUTES**
 - 3.1 Approval of Minutes for the Regular Meeting of December 21, 2023.
- 4. OLD BUSINESS**
 - 4.1 **HDC 2023-0099 - NOCCA CONTRACTING LLC, AGENT FOR ASHLEY & COREY FURMAN, 103 N. 6TH STREET**
FINAL Certificate of Approval (COA) to construct a 1-story addition. *(Quasi-Judicial) (Pending revisions to be submitted for consideration at the board hearing)*
- 5. NEW BUSINESS**
 - 5.1 **HDC 2023-0112 - JAMES POZZETTA, ARCHITECT, AGENT FOR JOHN A. + LISA R. LAUB, 102 S. 10TH STREET**
Certificate of Approval (COA) to rehabilitate all exterior windows, reconfigure 1 window on 3rd floor, repaint siding, add screenings for a/c units and new generator, add wood arches, and paint porch ceilings. *(Quasi-Judicial)*.
 - 5.2 **HDC 2023-0113 - MIRANDA ARCHITECT, AGENT FOR DEAN PEARSON, 112 S. 10TH STREET**
Certificate of Approval (COA) to remove additions, restore wood siding and wood windows, construct 600 SF addition and 1000 SF covered porch, construct new 1.5-story accessory dwelling and storage shed. *(Quasi-Judicial)*
 - 5.3 **HDC 2024-0001 - COTNER ARCHITECTS, LLC, AGENT FOR GILSON E. + CAROLINE M. KILLHOUR, 707 GARDEN STREET**
CONCEPTUAL Certificate of Approval (COA) to construct a 2-story single family residence with a detached 1-story accessory structure. *(Quasi-Judicial)*
 - 5.4 **HDC 2023-0111 - CITY OF FERNANDINA BEACH, 10 ASH STREET**
CONCEPTUAL Certificate of Approval (COA) to construct a new 2-story commercial structure for a seafood market, "Atlantic Seafood". *(Quasi-Judicial)*
- 6. BOARD BUSINESS**

- 6.1 **Waterfront Park Concept Plan (Lots C and D)** - *CRA Advisory Board Members Eric Bartelt and Lisa Finklestein will present the updated waterfront park plan to the board. Specific elements of the plan will return at a later date for a Certificate of Approval under regular board business.*
- 6.2 **Presentation of City Activities Impacting Historic District Properties** - *Jeremiah Glission, Public Works Operations Director will present an update to the board.*
- 6.3 **Consultant Review of RFQ for Downtown Historic District Design Guidelines Update** - *Staff requests the board to nominate one member to serve on the review committee for the Downtown Historic District Design Guidelines RFQ.*
- 6.4 **Election of Chair and Vice-Chair** - *Annual election of chair and vice chair in accordance with LDC Section 9.01.03.*

7. STAFF REPORT

- 7.1 Staff Certificates of Approval - December 2023

8. PUBLIC COMMENT

9. ADJOURNMENT

THE NEXT HDC REGULAR MEETING IS SCHEDULED FOR THURSDAY, MARCH 21, 2024. THE FEBRUARY REGULAR HDC MEETING IS CANCELLED.

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



**MINUTES
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
DECEMBER 21, 2023
5:00 PM
CITY HALL COMMISSION CHAMBERS**

1. CALL TO ORDER / ROLL CALL 5:00 PM

DETERMINATION OF QUORUM

Members Present: Michael Spino (Chair), Froilan Esclusa (Vice-Chair), James Pozzetta, Tammi Kosack, Tim Poynter, Arlene Filkoff (Alt 1), Ron Norman (Alt 2)

Member Absent: None

Others Present: Kelly Gibson, Planning & Conservation Deputy Director
Tammi Bach, City Attorney
Sylvie McCann, Recording Secretary

2. PLEDGE OF ALLEGIANCE

Chair Spino disclosed ex parte communication with Staff and with the applicant and contractor from Case 2023-0110, Vice-Chair Esclusa disclosed ex parte communication with Staff, and Member Kosack disclosed ex parte communications with Staff and the applicant of case 2023-0099.

Tammi Bach, City Attorney, explained the Quasi-Judicial procedures and the appeal process.

Ms. McCann administered the oath to all parties wishing to give testimony.

3. APPROVAL OF MEETING MINUTES

3.1 Approval of Minutes for the Regular Meeting of November 16, 2023.

ACTION TAKEN: A motion was made by Member Poynter seconded by Vice-Chair Chair Esclusa to approve the Minutes from the Regular Meeting of November 16, 2023, as presented.

Vote upon passage of the motion was taken by voice vote, being all ayes, carried.

4. OLD BUSINESS

4.1 HDC 2022-0066 - MIRANDA ARCHITECT, AGENT FOR JCJ TRUST, 10 + 12 + 14 N. 2ND STREET

FINAL Certificate of Approval (COA) to construct an elevator tower, rear porch and stairs, and to restore the exterior facades, windows and doors. (*Quasi-Judicial*)

Ms. Gibson presented the Staff Report analysis and recommended approval.

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Jose Miranda, 309 ½ Centre Street, spoke of the scope of the project and would like to hit the ground next year.

Member Kosack asked about setbacks impacting potential parking area. Member Pozzetta asked about the cistern. Mr. Miranda noted that there will be an attempt to restore this cistern.

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

No Board discussion took place.

ACTION TAKEN: A motion was made by Vice-Chair Esclusa, seconded by Member Kosack, to approve HDC case 2022-0066 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that the HDC case 2022-0066, as presented, is substantially compliant with the Comprehensive Plan, the Land Development Code, the Secretary of Interior Standards, and the Historic District Downtown Guidelines to warrant Final approval at this time.

5. NEW BUSINESS

5.1 HDC 2023-0104 - TODD C. KEMP LIVING TRUST, 30 S. 5TH STREET

Certificate of Approval (COA) to construct a 1.5-Story single-family residence with a detached accessory structure. *(Quasi-Judicial)*

Ms. Gibson presented the Staff Report analysis and recommended approval.

Ann Pittman, 15 N. 18th Street, Cotner & Associates, agent for the owner, welcomed questions.

Chair Spino gave thanks to Ms. Pittman for preserving the tree on Ash Street.

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

No Board discussion took place.

ACTION TAKEN: A motion was made by Member Poynter, seconded by Member Kosack, to approve HDC case 2023-0104 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that the HDC case 2023-0104, as presented, is substantially compliant with the Comprehensive Plan, the Land Development Code, the Secretary of Interior Standards, and the Historic District Downtown Guidelines to warrant approval at this time.

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

5.2 HDC 2023-0108 - MIRANDA ARCHITECT, AGENT FOR CERVERA BURGESS, 117 N. 6TH STREET

Certificate of Approval (COA) to construct 1-story addition. *(Quasi-Judicial)*

Ms. Gibson presented the Staff Report analysis, and recommended denial. She recommended that the Board help by providing suggestions regarding the Secretary of Interior Standards.

Jose Miranda, 309 ½ Centre Street, explained the circumstances with the design not clearly distinguishing the new structure.

Member Kosack suggested newer architecturally correct windows and foundation system to help distinguish the addition. Mr. Miranda noted that there will be brick piers and that the chimney and fireplace are being removed. Members discussed the roofing elements and the reasoning behind the location of the addition. The consensus from members was that there were enough new elements suggested to help with approval.

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Corey R. Forman, 103 N 6th Street, neighbor to this property, voiced support for this project. Board discussion was opened.

Vice-Chair Esclusa voiced his only concern relating to the roof but along with Member Pozzetta agreed with the scale and mass. Member Kosack suggested 3 ½ inch lap siding instead of 3 inch lap siding.

ACTION TAKEN: A motion was made by Vice-Chair Esclusa, seconded by Member Poynter, to approve HDC case 2023-0108 as presented with the condition that wood siding lap size be increase to 3 ½ inch; AND that the HDC make the following findings of fact and conclusions of law part of the record: that the HDC case 2023-0108, as presented, is substantially compliant with the Comprehensive Plan, the Land Development Code, the Secretary of Interior Standards, and the Historic District Downtown Guidelines to warrant Final approval at this time.

5.3 HDC 2023-0109 - MIRANDA ARCHITECT, AGENT FOR ST MICHAEL'S CATHOLIC CHURCH, 202 N. 4TH STREET

Certificate of Approval (COA) to replace concrete steps and ramp at main entrance of church. (*Quasi-Judicial*)

Ms. Gibson presented the Staff Report analysis and recommended approval.

Jose Miranda, 309 ½ Centre Street, explained the scope of work and noted that the tile, front steps, and the ramp are not historic.

Members asked about the railing and guardrail which will be pre-finished dark bronze, the ramp which will be coated with some kind of epoxy or acrylic, and the foundation which will be light colored and coated. He also noted that the existing sign will be relocated.

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

There was no Board discussion.

ACTION TAKEN: A motion was made by Pozzetta, seconded by Member Kosack, to approve HDC case 2023-0109 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that the HDC case 2023-0109, as presented, is substantially compliant with the Comprehensive Plan, the Land Development Code, the Secretary of Interior Standards, and the Historic District Downtown Guidelines to warrant approval at this time.

5.4 HDC 2023-0110 - MOSER DESIGN GROUP, AGENT FOR CHRISTOPHER + KELLY MANUS, 901 SAN FERNANDO STREET

Certificate of Approval (COA) to construct a 2-story single family residence with a detached 1.5-story accessory dwelling and 1-story carport. (*Quasi-Judicial*)

Ms. Gibson presented the Staff Report analysis and recommended approval.

Member Poynter asked about the screening of the mechanical equipment. Member Pozzetta asked about the 5 ft separation between the principal structure and the accessory structure. Ms. Gibson noted that this is possibly a Florida Building Code requirement but not within one within the LDC. Member Pozzetta also inquired about the strapping of the beams. Ms. Gibson will inquire about the 5 ft setback question.

ACTION TAKEN: A motion was made by Member Poynter, seconded by Vice-Chair Esclusa, to approve HDC case 2023-0110 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that HDC case 2023-0110, as presented, is substantially compliant with the Comprehensive Plan, the Land Development Code, the Secretary of Interior Standards, and the Fernandina Beach Old Town Preservation

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and Development Guidelines to warrant approval at this time.

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

5.5 **(Continued to future meeting date) HDC 2023-0111 - CITY OF FERNANDINA BEACH, 10 ASH STREET**

CONCEPTUAL Certificate of Approval (COA) to construct a new 2-story commercial structure for a seafood market. *(Quasi-Judicial)*

6. OLD BUSINESS

6.1 **HDC 2023-0099 - NOCCA CONTRACTING LLC, AGENT FOR ASHLEY & COREY FURMAN, 103 N. 6TH STREET**

FINAL Certificate of Approval (COA) to construct a 1-story addition. *(Quasi-Judicial)*

Ms. Gibson presented the Staff Report analysis, and recommended denial. She recommended that the Board provide suggestions regarding the Secretary of Interior Standards, She added that additional documentation has been provided by the applicant to explain the design.

Corey Furman, 103 N. 6th Street, owner and applicant, explained the reasoning behind their design based on the requirements. Mr. Furman spoke of the cupola, eaves, tall windows, and the 1-story porch. He explained the differences within the connecting elements which would create that required difference.

He noted that he would welcome an increase in the siding size if suggested by the Board. He also addressed the brackets which were discussed during the Conceptual discussions and noted that the breezeway trim and siding would be different.

Members spoke and asked for clarification on the Dutch lap, the cupola, soffit and fascia details, cornice, and stucco siding, and asked that these details be clarified on the drawings.

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

Board discussion was opened.

After lengthy discussion regarding the numerous detailed elements, the consensus from Members and Staff was that this case should be continued with Member Pozzetta providing Staff with a detailed list of the elements needing to be corrected.

ACTION TAKEN: A motion was made by Member Poynter, seconded by Member Kosack, to continue HDC case 2023-0099 to a date certain being January 18, 2024.

7. BOARD BUSINESS

7.1 Jose Miranda, Miranda Architect - Update on Duryee Building/Marina Restaurant project.

Member Miranda provided an update on the project. He noted that there is no access to natural gas at that general restrictions on utility access have caused the need for a re-resign of the structure by reducing the size by half.

7.2 Maurie Dugger with Amelia Island CVB will present materials for a potential mural project (permanent art installations) to coincide with the City's 2024 Bicentennial Celebration.

Maurie Dugger with Amelia Island Convention and Visitors Bureau provided a PowerPoint presentation regarding ghost signs and art on public buildings, this in partnership with the Walldog Foundation. She noted that members of the foundation would travel to Fernandina to give a presentation sometime in 2024 during the Bicentennial Celebration in 2024.

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She provided the following information:

- 8 to 10 murals within the boundaries of the City of Fernandina Beach
- Artists will prepare examples of murals to be considered
- Murals are voted by the Community

Ms. Gibson explained that in order for this project to proceed in the HD as permanent art it would require a variance.

Ms. Dugger understands that no paint is to be applied on virgin bricks, but murals can be put on panels that are removeable to be preserved or restored. There were questions about who owns the murals and who maintains them. Ms. Dugger said COFB would own the art and be maintained by a maintenance fund that the artist and community invest in. The artist would contribute through auction proceeds. Private property owners would be responsible for the maintenance of murals on their property. Dedicated locations and ideas for the murals along with the vetting of the murals would be decided but a number of stakeholders (i.e. Main Street, COFB, Business owners, Community members, etc.).

Ms. Gibson confirmed that the restrictions on wall murals only apply for the Historic District.

Member Kosack voiced concerns about the short timeline and the level of community involvement.

Ms. Dugger summarized that her presentation is mainly to seek support of the Historic District.

7.3 Discussion of Church located at 519 N 14th Street

Chair Spino spoke of the structure, which has maintenance issues, and noted that it is not a historic structure.

8. STAFF REPORT

8.1 Staff Certificates of Approval - November 2023

8.2 107 Estrada Street - Update (*Code Case Closed*)

Ms. Gibson explained that the case has been resolved and the materials have been moved to a different location.

9. PUBLIC COMMENT

Mr. Miranda suggested that approved construction plans should be required by the HDC within the application requirements.

Member Filkoff inquired about plans of the new Atlantic Seafood being presented to the TRC. Ms. Gibson noted that the applicant is waiting for the leasing agreements to be finalized for this process to start.

10. ADJOURNMENT 7:12

Sylvie McCann, Recording Secretary

Michael Spino, Chair

Corey and Ashley Furman Addition
103 N 6th St
Fernandina Beach

Historic District Council
For your consideration;

Narrative

- Hirth House, or Half House, was built in 1886 in the Italianate Style for Thomas Moore (local newspaper editor). It was sold in 1896 to Louis G and Emma Amelia Hirth. The architect was Robert Schuyler, the same architect of the Fairbanks House.
 - According to the National Trust for Historic Preservation, Italianate Style is characterized by the following elements...
 - Cupola (Belvedere) “When picturing a cupola, many recall small round cupolas like that at George Washington’s Mount Vernon. In the Italianate Style, these cupolas are typically square, not round.”
 - Overhanging eaves with substantial brackets
 - Tall narrow windows. “Many Italianate windows will be rounded, rather than flat, at the top. Rectangular ones will usually be topped with ornamental pediments.”
 - One story porches (typically on the ground floor) with shaved corners, and use of cast iron.
 - [HTTPS://savingplaces.org/stories/what-is-italianate-architecture](https://savingplaces.org/stories/what-is-italianate-architecture)
 - “Tidewater Amelia: Historic Homes & Buildings” by Jan H. Johannes (copyright 2002 Lexington Ventures, Inc.) reads, “The [Italianate] style is characterized by a rectangular mass of the body of the house, arranged picturesquely into asymmetric blocks that imitate the sprawling look of centuries-old villas in Italy.... The homes feature low-pitched, often flat roofs, heavy supporting and often elaborately carved brackets under the eaves, and windows with heavy hoods.” Page XII of Glossary.
 - See photos
 - #1 - #5 = Display the Italianate style of tall narrow rectangular windows with arched pediments on top.
 - #6 - #8 = Display the existing Hirth House showing use of tall narrow windows (some with arches, some without), square cupola, low pitched roof, and heavy brackets existing on all three floors of the house.
- Fernandina Beach Land Development Code: Chapter 8 Historic Districts and the Amelia River Waterfront Community Redevelopment Area: 8.01.01.01 Standards for Development in the Historic District Overlays (C):
 - “..... new construction within the Historic District Overlay must be compatible with the existing character of the landmark or the district. Compatible design means architectural design and construction that will fit harmoniously into the district or the landmark site. New construction must be compatible in scale, materials, and quality of construction with adjacent buildings and structures that have been designed.”
- In keeping with the standards of the Land Development Code, in an attempt to keep the addition compatible with the existing house’s Italianate style, and provide a defining differentiation between the new and old structures, we propose the following

For your consideration;

- **Connecting Element**
 - In order to show differentiation between the old and new structure, a connecting element, in the form of a breezeway, will be used.
 - This connecting element will be painted in the same color as the existing house's mullions. The siding, brackets, and trim shall be painted this color to differentiate the old from the new. (To put it simply.... It's a different color from the house)
- **Siding**
 - To differentiate from the existing siding of 5 inch, we will use 6 inch Dutch Siding
 - The paint color for the siding, trim, and mullions will be the same as the existing house to provide compatibility (with the exception of the connecting element – see above)
- **Corners**
 - To provide compatibility in style, the trim corners shall be the same as the existing house (see photo # 9& #10)
- **Connection of siding to the brick foundation**
 - To provide compatibility in style, the connection shall be the same as the existing house (see photo #10 & #11)
 - The type of brick used will be the same as the type used in the existing house (see photo #10 & #11)
- **Brackets**
 - To provide compatibility in style, the brackets shall be the same size, style, and spacing as the brackets used on the first floor of the existing house (see photo #6, #7, #8 & #9) (spacing is 2 feet and 6 inches)
 - FYI; The brackets on the second and third floor are larger and more elaborate
- **Cupola**
 - As a defining element of Italianate Style, a cupola will be placed in the center of the roof of the addition.
 - As a differentiating element, the cupola will have no windows and will be smaller than the existing structure so as to not overpower its significance.
- **Roof Shingles**
 - To maintain the integrity of compatible “materials” mentioned in the Building Code, the roof will be the same material and color as the existing building.
- **Windows**
 - As a differentiating element, while still maintaining a complimentary Italianate style, the windows will be tall, thin, and rectangular with an arch pediment.
 - In keeping with the integrity of the surrounding community, please see photos of rectangular windows with arch frames located in Fernandina. (See Photo #12 - #14)

Summation

Our goal is to balance the Italianate architectural style with differentiating elements in an attempt to maintain the integrity and beauty of the historic district and our community while defining the differences between the old and the new.

- **Compatible Architectural Style**
 - Brackets
 - Cupola
 - Tall narrow windows
 - Trim Corners and connecting to brick elements

- Roof Shingles (compatible material)
- Differentiating Elements
 - Connecting element = breezeway siding and trim of different color from old and new structures
 - Windows with flat top and arched pediments
 - Smaller and less significant cupola with no windows
 - Different size siding

Photos

Photos are below their corresponding numbers

#1



#2



#3



#4

#5

#6





#7



#8



#9



#10



#11



#12



#13



#14



#15



welcome
home

CAPISTRANO Sofa \$3,598, Lounge Chair \$1,798, PACIFICA CHAISE \$2,498, TRESTLE COFFEE TABLE \$1,498
SUNBRELLA® LIDO PILLOW \$119-\$149, Vase LAUREL TRAY \$698-\$798

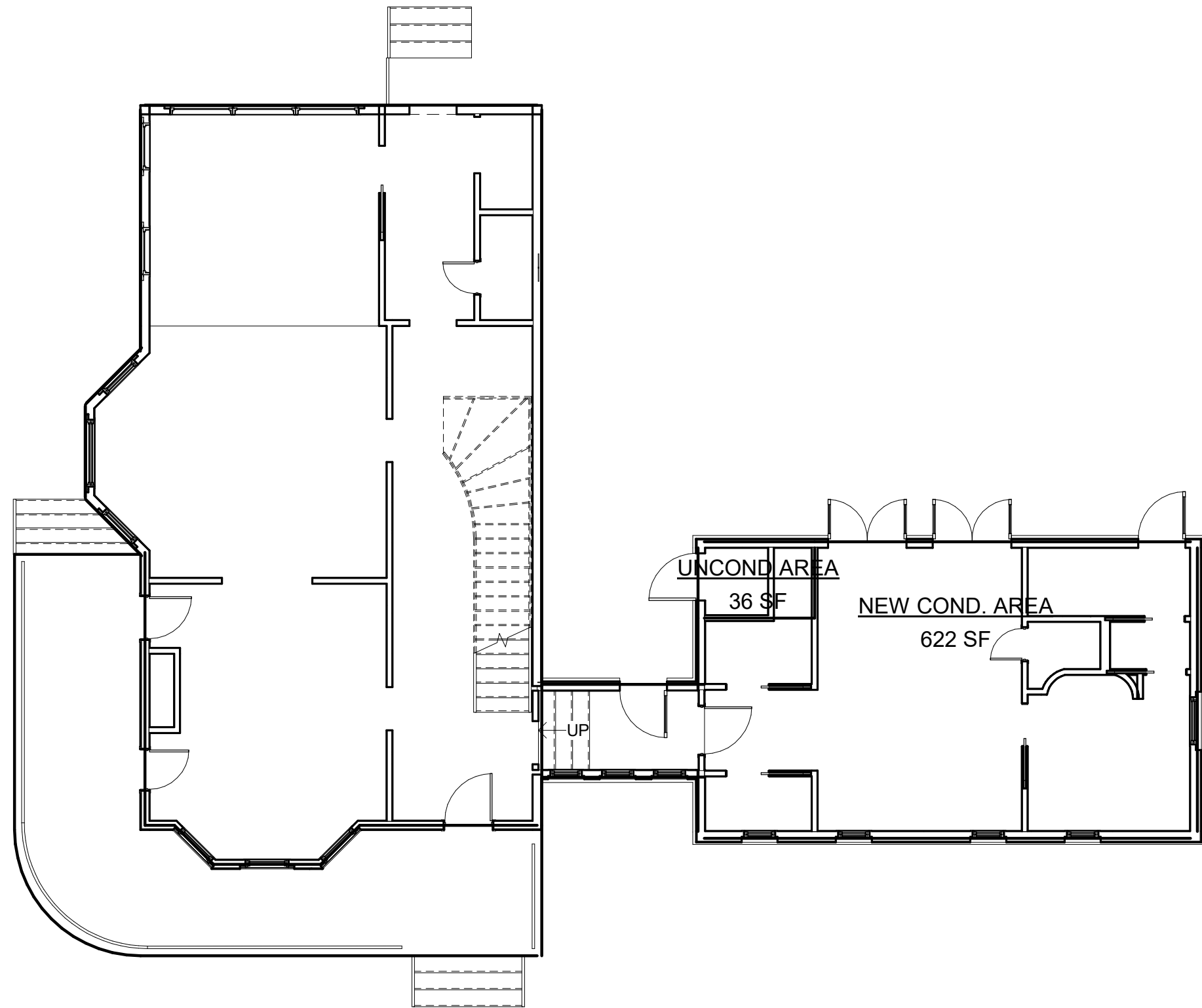
[illegible]

GENERAL BUILDING NOTES:

- 1.) DO NOT SCALE DRAWINGS. ALL DIMENSIONS ARE TO BE VERIFIED BY THE SUBCONTRACTOR. ANY DISCREPANCIES SHALL BE REVIEWED WITH THE DESIGN BUILDER IMMEDIATELY.
- 2.) IF THERE ARE ANY DISCREPANCIES IN AND/OR FROM THE DRAWINGS THE SUBCONTRACTOR SHALL REVIEW WITH THE DESIGN BUILDER FOR CLARIFICATION PRIOR TO PROCEEDING.
- 3.) ALL MATERIAL USED SHALL MEET THE APPLICABLE CODE REQUIREMENTS AND SHALL BE NEW.
- 4.) SUBCONTRACTOR SHALL REMOVE PROMPLY ALL DEBRIS FROM THE SITE AND PROTECT ALL EXPOSED PORTIONS OF THE WORK AS REQUIRED TO PREVENT DAMAGE AND/OR FROM THE ELEMENTS.
- 5.) SUBCONTRACTOR SHALL AVOID OVERLOADING THE STRUCTURE AND SHALL SECURELY STORE ALL ITEMS TO BE USED FOR CONSTRUCTION.
- 6.) EACH SUBCONTRACTOR SHALL CLEAN THE JOBSITE DAILY PRIOR TO LEAVING THE JOBSITE. FAILURE TO DO SO THE SUBCONTRACTOR WILL BE BACKCHARGED FOR CLEANING THE JOBSITE.**
- 7.) ALL EXISTING UTILITIES AND SERVICES ARE TO BE MAINTAINED AND PROTECTED FROM DAMAGE FOR THE DURATION OF THE PROJECT.
- 8.) EVERY SUBCONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING AS REQUIRED BY LAW.
- 9.) ALL GLASS LOCATED WITHIN 18" OF THE FLOOR AND/OR 12" OF A DOOR SHALL BE TEMPERED GLASS.
- 10.) ALLSHOWER GLASS DOORS AND ENCLOSURES SHALL BE TEMPERED GLASS AND SHALL BE 72" TALL UNLESS NOTED OTHERWISE.
- 11.) ALL TILE SHALL BE INSTALLED ON DURROCK OR HARDI TILE BACKER BOARD.
- 12.) ALL TILE IN TUB AND SHOWER AREAS SHALL BE CONTINUOUS UP TO 84" AFF. UNLESS NOTED OTHERWISE.
- 13.) ALL STUCCO SHALL BE THREE COST 7/8" THICK MIN. TRADITIONAL STUCCO. NO SYNTHETIC STUCCO WILL BE ACCEPTED.
- 14.) TESTED AND APPROVED PRODUCTS SHALL BE INSTALLED PER THE APPROVED TESTING REQUIREMENTS.
- 15.) **MINIMUM MATERIAL SPECIFICATIONS:**
- | | |
|-------------------|---|
| CONCRETE | 3,000 PSI |
| MASONRY | GRADE "N", 1,350 PSI |
| MORTAR | TYPE "S", 1,800 PSI |
| GROUT | 2,000 PSI |
| REBAR | GRADE 60 |
| REINFORCING STEEL | ASTM, A-615, 36 KSI |
| STRUCTURAL STEEL | ASTM, A-36, 36 KSI |
| GLUE-LAM BEAMS | F=2,400 PSI, E = 1.8 X 10 PSI |
| WALL SHEATHING | 7/16" OSB STANDARD SHEATHING WITH EXT. GLUE, PANEL INDEX 32/16 |
| ROOF SHEATHING | 5/8" PLYWOOD STANDARD SHEATHING WITH EXT. GLUE, PANEL INDEX 32/12 |
| SUBFLOOR | 3/4" T&G ADVANTEC OR APPROVED EQUAL, PANEL INDEX 48/24 |
| BOLTS | A-307, 33 KSI |

DIMENSIONAL LUMBER — SEE TABLE BELOW—			
LUMBER USAGE	ALLOWABLE UNIT STRESS (POUNDS PER SQUARE INCH)	MODULUS OF ELASTICITY (POUNDS PER SQUARE INCH)	SPECIES & GRADE OR COMBINATION SYMBOL
2X4 STUDS	F _c (PARALLEL) = 600 P.S.I.	1.5 X 10 P.S.I.	S.P.F. #2
2X6 STUDS	F _c (PARALLEL) = 675 P.S.I.	1.5 X 10 P.S.I.	S.P.F. #2
2X6 THRU 2X14 JOISTS	F _b (REPETITIVE) = 1450 P.S.I.	1.7 X 10 P.S.I.	S.Y.P. #2
4X BEAMS	F _b (SINGLE) = 1250 P.S.I.	1.7 X 10 P.S.I.	S.Y.P. #2
6X BEAMS	F _b (SINGLE) = 1350 P.S.I.	1.6 X 10 P.S.I.	S.Y.P. #2
4X4 POSTS	F _c (PARALLEL) = 1000 P.S.I.	1.7 X 10 P.S.I.	S.Y.P. #2
6X6 POSTS	F _c (PARALLEL) = 1000 P.S.I.	1.6 X 10 P.S.I.	S.Y.P. #2
TIMBERS	F _b (SINGLE) = 1200 P.S.I.	1.6 X 10 P.S.I.	S.Y.P. #2
DECKING	F _b (REPETITIVE) = 1650 P.S.I.	1.7 X 10 P.S.I.	1X TONGUE AND GROOVE S.Y.P.
GLUE-LAM BEAMS	F _b (SIMPLE) = 2400 P.S.I.	1.8 X 10 P.S.I.	DF/DF 24F-V4
GLUE-LAM BEAMS	F _b (CANTILEVER) = 2400 P.S.I. or (CONTINUOUS)	1.8 X 10 P.S.I.	DF/DF 24F-V8

* ALL LUMBER TO BEAR APPROVED GRADING STAMP



⑥ FIRST FLOOR
1/8" = 1'-0"

A △ □ CL DIA. P _L	AND	C.J.	CONSTRUCTION / CONTROL JOINT	ELEV.	ELEVATION, ELEVATOR	GYWB.	GYPSUM WALL BOARD	N.	NORTH	S.	SOUTH	
A.B. A.B.C. A.C. ACOUS. A.C. PAVING ADJ. A.F.F.	SQUARE	CLG.	CEILING	EMER.	EMERGENCY	GYP. BD.	GYPSUM BOARD.	N.I.C.	NOT IN CONTRACT	S.A.	SUPPLY AIR	
	CENTERLINE	CLO.	CLOSET	ENCL.	ENCLOSURE			NO. OR #	NUMBER	S.C.	SOLID CORE	
	DIAMETER	CLR.	CLEAR	EQ.	EQUAL		H.B.	H.OSE BIBB	NOT TO EXCEED	SCHED.	SCHEDULE	
	PLATE / PROPERTY LINE	C.M.U.	CONCRETE	EQUIP.	EQUIPMENT		H.C.P.	HOLLOW CORE	NOT TO SCALE	SECT.	SECTION	
			MASONRY UNIT	E.W.C.	ELECTRIC		CDWD.	C.D.WOOD	O.A.	OVERALL	S.F.	SQUARE FEET
		CNTRS.NK.	COUNTERSINK	EXIST.	EXISTING		CDWD.	HARDWARE	O.C.	ON CENTER	SHR.	SHOWER
	ANCHOR BOLT	CNTR. TOP	COUNTER TOP	EXP.	EXPANSION		CDWD.	HARDWARE	O.C.	OUTSIDE DIAMETER	SHT.	SHEET
	AGGREGATE	C.O.	CLEAN OUT	EXT.	EXTERIOR		H.M.	HOLLOW METAL	O.F.C.I.	OWNER FURNISHED/	SIM.	SIMILAR
	AIR CONDITIONING	COL.	COLUMN	ETR.	EXISTING TO REMAIN		HORZ.	HORIZONTAL		CONTRACTOR	SPEC.	SPECIFICATION
	ACOUSTICAL	CONC.	CONCRETE				HT.	HEIGHT		INSTALLED	SO.	SQUARE
ASPHALTIC	CONN.	CONNECTION				HW.	HOT WATER	OFF.	OFFICE	S.S.	STAINLESS STEEL	
CONCRETE PAVING	CONSTR.	CONSTRUCTION						OPNG.	OPENING	STD.	STANDARD	
ADJUSTABLE	CONT.	CONTINUOUS				I.D.	INSIDE	OPP.	OPPOSITE	STL.	STEEL	
ABOVE FINISH	CNTR.	CONTRACTOR	F.DN.	FLOOR DRAIN			DIAMETER			STOR.	STORAGE	
FLOOR	CORR.	CORRIDOR	FBRGL.	FIBERGLASS		INSUL.	INSULATION	PNLG.	PANELING	STRUCT.	STRUCTURAL	
AGGREGATE	CTR.	CENTER	F.E.	FIRE		INT.	INTERIOR	PAR.	PARAPET	SUSP.	SUSPENDED	
ALUMINUM	C.W.	COLD WATER	F.E.C.	EXTINGUISHER		INV.	INVERT	PARTN	PARTITION	SYM.	SYMMETRICAL	
ALTERNATE								PBWL.	PAPER BACKED	S.Y.P.	SOUTHERN YELLOW PINE	
APPROXIMATE	DBL.	DOUBLE				JAN.	JANITOR		PROPERTY LINE	T.	TREAD	
ARCHITECTURAL	DEPT.	DEPARTMENT	FFE.	FINISH FLOOR		JT.	JOINT	PL.	PLASTIC LAMINATE	TEL.	TELEPHONE	
ASPHALT	D.F.	DRAINAGE FLOW	F.G.	FINISH GRADE		KIT.	KITCHEN	P.LAM.		T & G	TONGUE AND GROOVE	
	DIA.	DIAMETER	F.H.C.	FIRE HOSE		LAM.	LAMINATE	PLAS.	PLASTER	TH	THICK	
BD.	BOARD	DOWN	FIN.	FINISH		LAV.	LAVATORY	PR.	PAIR	T.O.P.	TOP OF	
BLDG.	BUILDING	DNST.	DNST.	DOWNSPOUT		L.F.	LINEAT FOOT	P.V.C.	POLYVINYL	T.O.C.	TOP OF CURB	
BLK.	BLOCK	D.O.	DOOR	DOOR OPENING		LT.	LIGHT	PWD.	PLYWOOD	T.O.W.	TOP OF WALL	
BLKG.	BLOCKING	DR.	DOOR	DOOR		MAX.	MAXIMUM	Q.T.	QUARRY TILE	T.S.	TUBE STEEL	
BM.	BEAM	DTL.	DETAIL	DETAIL		M.B.	MACHINE BOLT/			T.T.B.	TELEPHONE TERMINAL BOARD	
B.O.	BOTTOM OF	DWG.	DRAWING	DRAWING			MODIFIED			TYP.	TYPICAL	
BOT.	BOTTOM	DWR.	DRAWER	DRAWER			BUTIMINOUS	R.	RADIUS/RISER	U.O.N.	UNLESS OTHERWISE NOTED	
B.U.	BUILT-UP							R.A.	RETURN AIR	UR.	URINAL	
								R.D.	ROOF DRAIN			
CAB.	CABINET	E.	EAST	FTG.	FOOTING	MECH.	MECHANICAL	REDWD.	REDWOOD	V.C.T.	VINYL COMPOSITION TILE	
C.B.	CORNER BEAD	EA.	EACH	FURN.	FURRING	MED.CAB.	MEDICINE CABINET	REF.	REFERENCE	VERT.	VERTICAL	
C.T.	CERAMIC TILE	E.J.	EXPANSION JOINT	GA.	GAUGE	MEMB.	MEMBRANE	REFRIG.	REFRIGERATOR	VIF.	VERIFY IN FIELD	
CHAN. (C)	CHANNEL	ELEC.	ELECTRICAL	GALV.	GALVANIZED	MTL.	METAL	REINF.	REINFORCED	VTR.	VENT-THRU ROOF	
C.I.	CAST IRON	ELEC. PAN.	ELECTRICAL	GL.	GLASS	MIR.	MIRROR	REQ'D	REQUIRED	W.	WEST	
C.I.P.	CAST IN PLACE		PANELBOARD	G.L.BM.	GLASS BAR	MISC.	MISCELLANEOUS	RESIL.	RESILIENT	W/ & W/O	WITH AND WITHOUT	
				GR.	GRUB	M.O.	MASONRY OPENING	ROUGH OPENING	ROUGH OPENING	W.C.	WATER CLOSET	
				GRND.	GRADE	M.R.	MOISTURE	R.O.	ROOFING	WD	WOOD	
							RESISTANT	ROOF'G	ROOFING	WDW	WINDOW	
						MTD.	MOUNTED	R.W.C.	RAIN WATER	WP.	WEATHERPROOF	
						MUL.	MULLION		CONDUCTOR	WR.	WATER RESISTANT	
								R.W.L.	RAIN WATER	W.S.	WEEP SCREEN	
									LEADER	WT.	WEIGHT	

DRAWING INDEX	
DWG. NO.	DRAWING NAME
A1	PROJECT INFO
A2	SITE PLAN - PROPOSED
A3	FIRST FLOOR DEMO PLAN
A6	ROOF PLAN AND DETAILS
A7	EXTERIOR ELEVATIONS
A8	EXTERIOR ELEVATIONS
A9	3D EXTERIOR - PROPOSED
A10	FRAMING DETAILS
A11	FLASHING DETAILS
A12	ELECTRICAL PLAN

CODE AND BUILDING INFO:																													
OWNER/PROJECT INFO: OWNER: COREY & ASHLEY FURMAN PROJECT ADDRESS: 103 N. 6TH ST. FERNANDINA BEACH, FL. 32034																													
BUILDING CODE REFERENCES: 2020 FLORIDA BUILDING CODE (7TH EDITION) 2020 FLORIDA RESIDENTIAL BUILDING CODE (7TH EDITION) AND ALL APPLICABLE REFERENCED CODES																													
SITE INFORMATION (REFER TO SITE PLAN FOR ADDITIONAL INFORMATION): PROPERTY IDENTIFICATION NUMBER (PIN): 00-00-31-1800-0031-0140 TOTAL LOT AREA: 9,950 SF TOTAL IMPERVIOUS AREA: 2,296 SF / 9,950 = 23% ZONING: R-2 FLOOD ZONE: TYPE "X" LOWEST CONDITIONED FLOOR ELEVATION: ETR																													
BUILDING AREA AND HEIGHT INFORMATION: <table><tr><td>EXISTING BUILDING AREAS:</td><td></td></tr><tr><td>FIRST FLOOR CONDITIONED AREA:</td><td>1,221 SF</td></tr><tr><td>SECOND FLOOR CONDITIONED AREA:</td><td>926 SF</td></tr><tr><td>UNCONDITIONED AREA:</td><td>0 SF</td></tr><tr><td>PORCH AREA:</td><td>384 SF</td></tr><tr><td>TOTAL EXISTING BUILDING AREA:</td><td>2,531 SF</td></tr></table> <table><tr><td>PROPOSED BUILDING AREAS:</td><td></td></tr><tr><td>FIRST FLOOR CONDITIONED AREA (ADD 655 SF):</td><td>1,876 SF</td></tr><tr><td>SECOND FLOOR CONDITIONED AREA:</td><td>926 SF</td></tr><tr><td>UNCONDITIONED AREA (ADD 36 SF):</td><td>36 SF</td></tr><tr><td>PORCH AREA:</td><td>384 SF</td></tr></table> <table><tr><td>TOTAL EXISTING BUILDING AREA:</td><td>3,222 SF</td></tr></table> <table><tr><td>BUILDING HEIGHTS:</td><td></td></tr><tr><td>MAXIMUM BUILDING HEIGHT: EXISTING ROOF LINES TO REMAIN NEW ADDITION / 21' - 9 1/4"</td><td></td></tr></table> CONSTRUCTION CLASSIFICATION: CONSTRUCTION TYPE: TYPE 5B UNPROTECTED HOUSE IS DESIGNED FOR 2 STORY ALTERATION LEVEL 2 - LESS THAT 50% OF THE AGGREGATE AREA IS BEING RENOVATED		EXISTING BUILDING AREAS:		FIRST FLOOR CONDITIONED AREA:	1,221 SF	SECOND FLOOR CONDITIONED AREA:	926 SF	UNCONDITIONED AREA:	0 SF	PORCH AREA:	384 SF	TOTAL EXISTING BUILDING AREA:	2,531 SF	PROPOSED BUILDING AREAS:		FIRST FLOOR CONDITIONED AREA (ADD 655 SF):	1,876 SF	SECOND FLOOR CONDITIONED AREA:	926 SF	UNCONDITIONED AREA (ADD 36 SF):	36 SF	PORCH AREA:	384 SF	TOTAL EXISTING BUILDING AREA:	3,222 SF	BUILDING HEIGHTS:		MAXIMUM BUILDING HEIGHT: EXISTING ROOF LINES TO REMAIN NEW ADDITION / 21' - 9 1/4"	
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ELECTRICAL SERVICE: (EXISTING TO REMAIN)																													
WIND LOADS: THIS PROJECT IS LOCATED WITHIN THE 128 MPH WIND BORNE DEBRIS REGION AND HAS BEEN DESIGNED IN ACCORDANCE WITH, AND MEETS THE REQUIREMENTS OF SECTION 1609 OF THE 2020 7TH EDITION OF THE FLORIDA BUILDING CODE. DESIGN METHOD - ASCE 7-16, R 301.2 (2) ALL EXTERIOR DOORS AND WINDOWS TO BE NON-IMPACT RESISTANT IN ACCORDANCE WITH THE FLORIDA BUILDING CODE. REFER TO DRAWINGS FOR ADDITIONAL INFORMATION EXPOSURE CATEGORY: C BASIC WIND SPEED: 128 MPH 3 SEC GUST WIND IMPORTANCE FACTOR: 1.0 BUILDING CATEGORY: II FULLY ENCLOSED STRUCTURE ROOF PITCH: EXISTING 4:12 TO REMAIN INTERNAL PRESSURE COEFFICIENT: +/- 1.47																													

THERMAL AND VAPOR BARRIER REQUIREMENTS:	
INSULATION REQUIREMENTS: NEW EXTERIOR WALLS - R-19 FIBERGLASS BATT INSULATION (ALTERNATE OPEN CELL FOAM 3 1/2" THICK). ROOF INSULATION - R-30 FIBERGLASS BATT INSULATION PER CODE (ALTERNATE OPEN CELL FOAM WITH FLAME BARRIER PER CODE). INTERIOR SOUND ATTENUATION - PROVIDE SOUND BATTS AT ALL BATHROOM WALLS, TYP. DUCT WORK INSULATION - R-6 MINIMUM	
VAPOR BARRIER REQUIREMENTS: UNDERSLAB VAPOR BARRIER - 6 MIL STEGO INDUSTRIES VAPOR BARRIER WITH MANU. REQUIRED TAPE. HOUSE WRAP - DUPONT, TYVEK HOUSE WRAP WITH TYVEK TAPE ROOF WEATHER BARRIER - GRACE WATER AND ICE PEAL AND SEAL BITUMINOUS MEMBRANE OR EQUAL @ METAL ROOFS AND 30 LBS ROOF FELT AT AL SHINGLE ROOFS. SHOWER/TUB WALLS - 1/2" DURAROCK CEMENTITIOUS TILE BACKER BOARD WITH ALL SEAMS TAPED AND WATERPROOFED WITH RED GAURD OR APPROVED EQUAL.	

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A

3S Design Studio LLC

ASHLEY & COREY FURMAN
RENOVATION

PROJECT INFO

Project number
Date
Drawn by
Checked by
Scale

2021.005
5/5/2021
DG
BA
As indicated

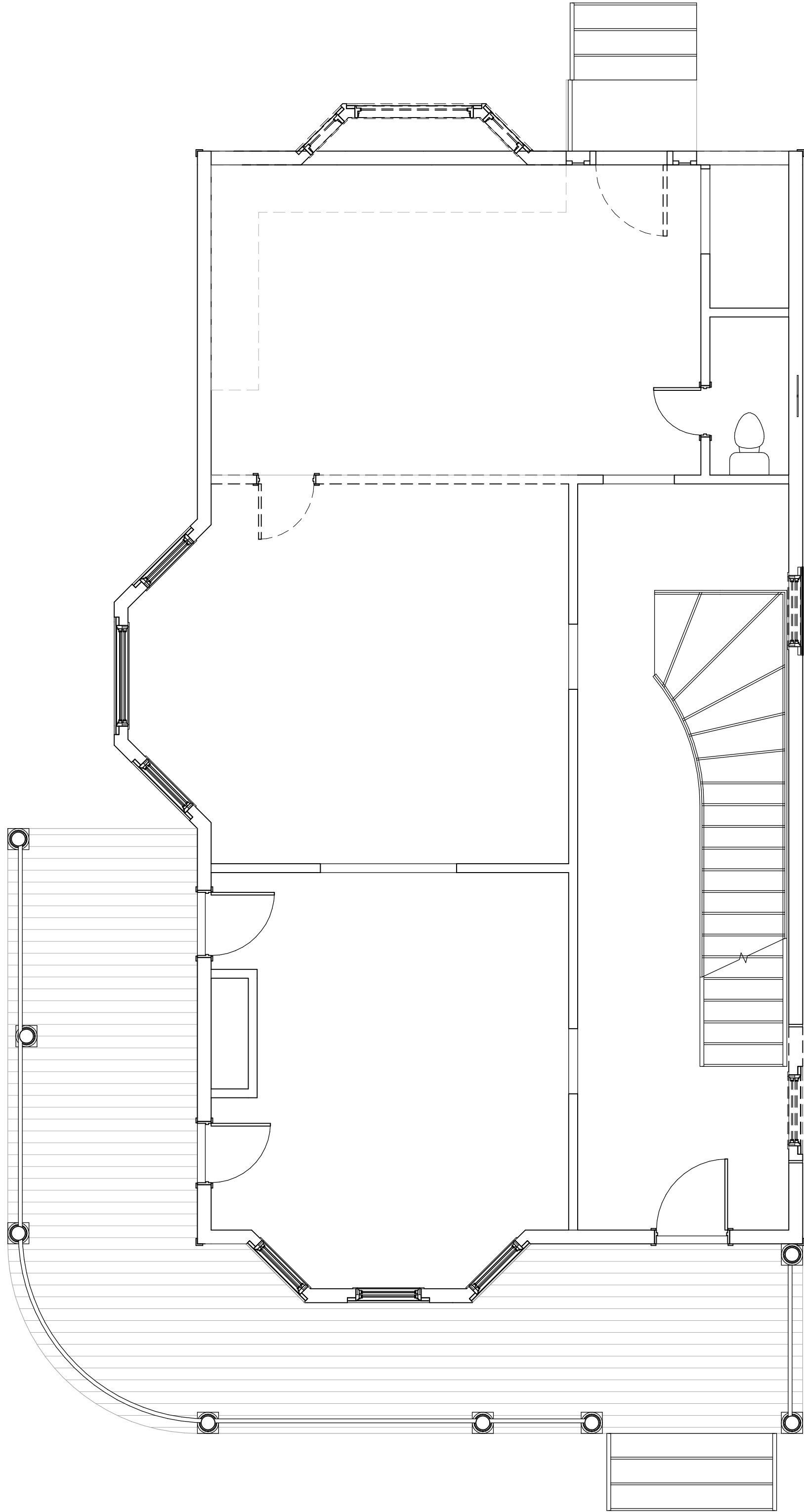
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Design Pressures for Comp. & Cladding v=128 exp=D Fully Enclosed						
Location:	Zone:	0	Effective Area:	P' (PSF):	P' (PSF):	
Roof	1	10' < 0 ≤ 30'	10 SF	+15.4	-36.4	
Roof	2	10' < 0 ≤ 30'	10 SF	+15.4	-60.2	
Roof	3	10' < 0 ≤ 30'	10 SF	+15.4	-91.0	
Walls	4	NA	10 SF	+36.4	-39.2	
Walls	5	NA	10 SF	+36.4	-49.0	

Zone 5 is defined as 3-feet from each exterior wall corner
Zone 4 is defined as all other exterior wall area

1 FIRST FLOOR PLAN DEMO
1/4" = 1'-0"



GENERAL DEMOLITION NOTES

1. THE DEMOLITION DRAWINGS HAVE BEEN DEVELOPED FROM THE EXISTING DRAWINGS AND MAY VARY FROM THE ACTUAL FIELD CONDITIONS. THE SUBCONTRACTOR SHALL NOTIFY THE DESIGN-BUILDER IMMEDIATELY OF ANY INCONSISTANCIES BEFORE PROCEEDING WITH THE CONSTRUCTION.
2. THE SUBCONTRACTOR SHALL NOTIFY THE DESIGN-BUILDER IMMEDIATELY IF ANY OF THE WORK NOTED IN THE CONSTRUCTION DOCUMENTS CAN NOT BE PERFORMED DUE TO EXISTING CONDITIONS.
3. REMOVE ALL EXISTING CONSTRUCTION AS INDICATED IN ENTIRETY. CAP ALL PLUMBING LINES AND SECURE ANY EXPOSED WIRING IN JUNCTION BOXES WITH WIRE NUTS.
4. WHERE CALLED FOR A NEW FINISH ON AN EXISTING SURFACE, REMOVE ALL EXISTING FINISH AND PREPARE FOR NEW FINISH.
5. SEE GENERAL NOTES FOR ADDITIONAL INFORMATION.
6. ALL DEMOLITION WORK SHALL BE EXECUTED IN CONFORMANCE WITH ALL CODES AND ORDINANCES BY THE AUTHORITY HAVE JURISDICTION.
7. THE SUBCONTRACTOR SHALL TEMPORARILY BRACE ALL EXISTING STRUCTURAL ELEMENTS AS REQUIRED DURING THE DEMOLITION.
8. THE SUBCONTRACTOR SHALL NOT CUT STRUCTURAL WORK IN A MANNER RESULTING IN A REDUCTION OF LOAD CARRYING CAPACITY OR LOAD/DEFLECTION RATIO. THE SUBCONTRACTOR SHALL NOTIFY THE DESIGN BUILDER OF ALL STRUCTURAL CUTS PRIOR TO THE EXECUTION SO THAT APPROVAL CAN BE OBTAINED FROM THE DESIGN-BUILDER AND STRUCTURAL ENGINEER.
9. THE SUBCONTRACTOR SHALL REPLACE OR REPAIR ANY DAMAGES TO EXISTING TO REMAIN FINISHES AND/OR ASSEMBLIES, ETC.

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FIRST FLOOR DEMO
PLAN

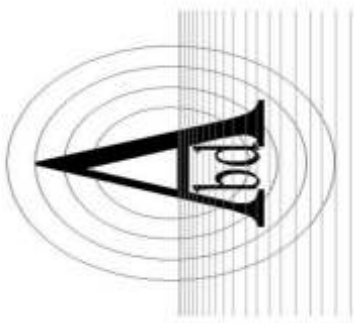
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Date	5/5/2021
Drawn by	DG
Checked by	BA
Scale	As indicated

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ASHLEY & COREY FURMAN
RENOVATION

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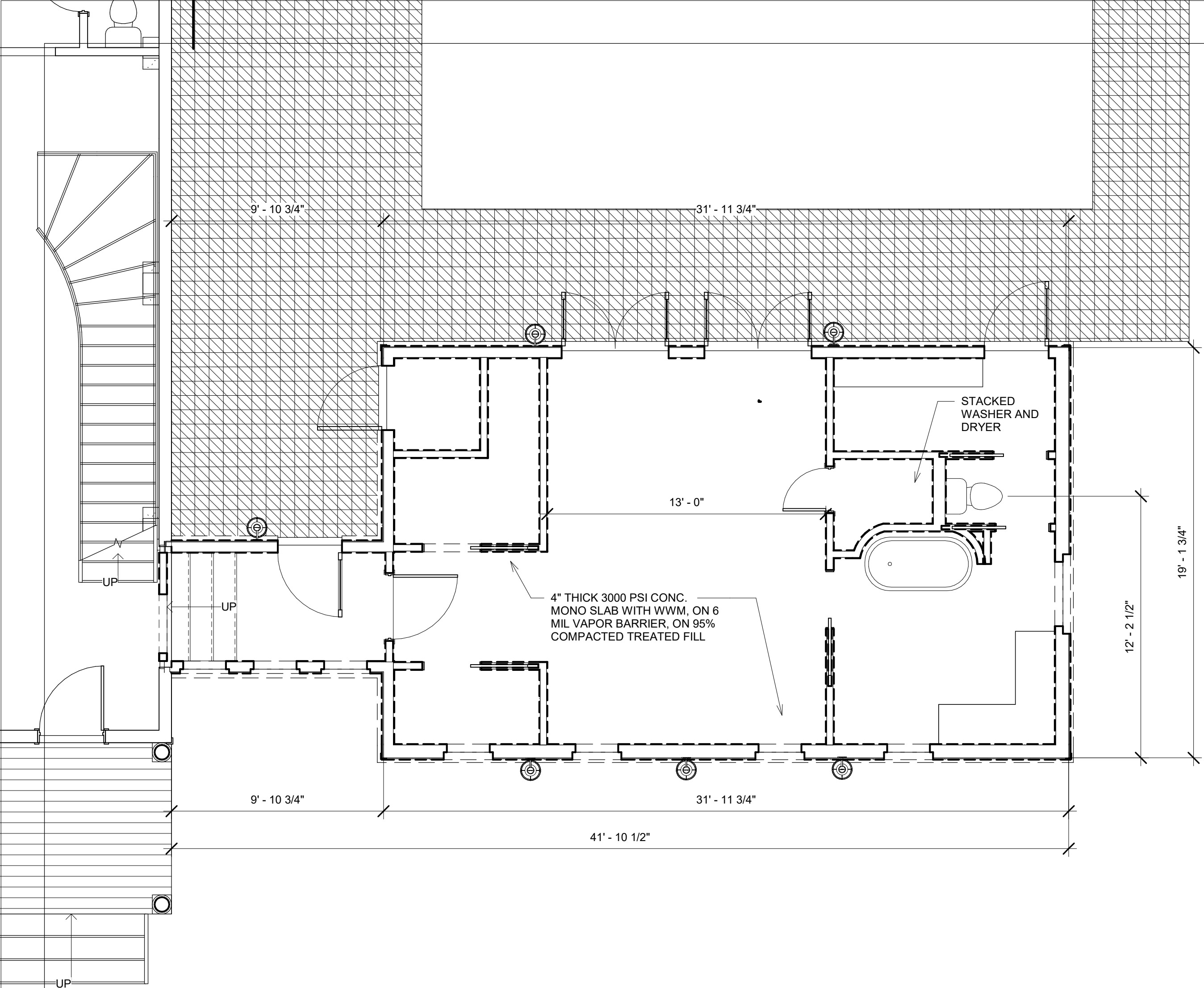
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1	PERMIT SET	10/21/16



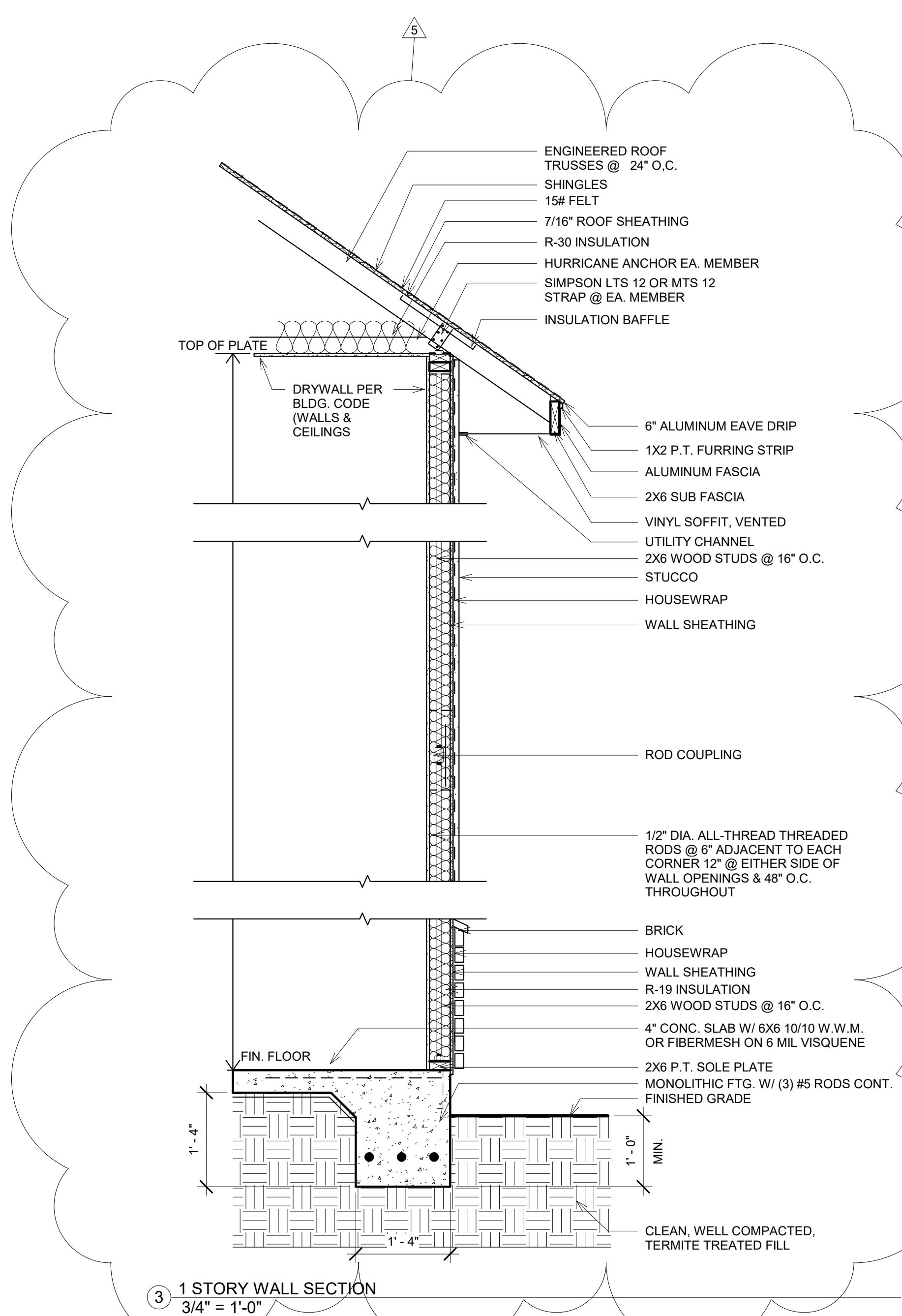
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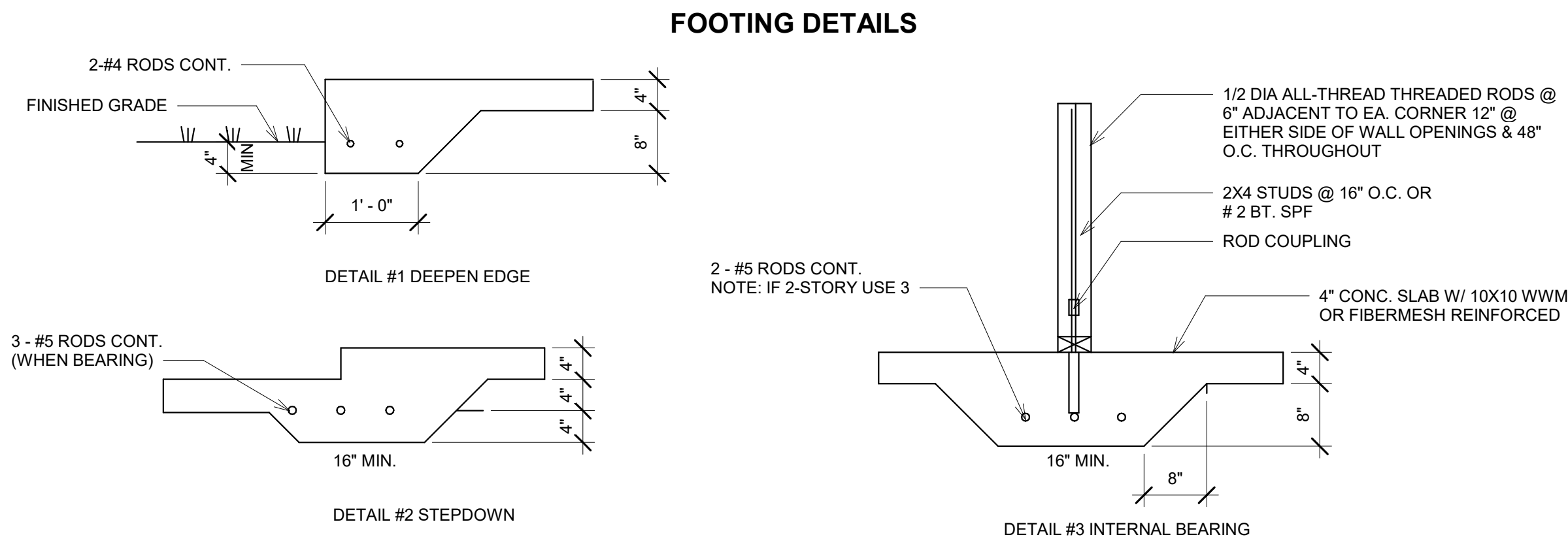
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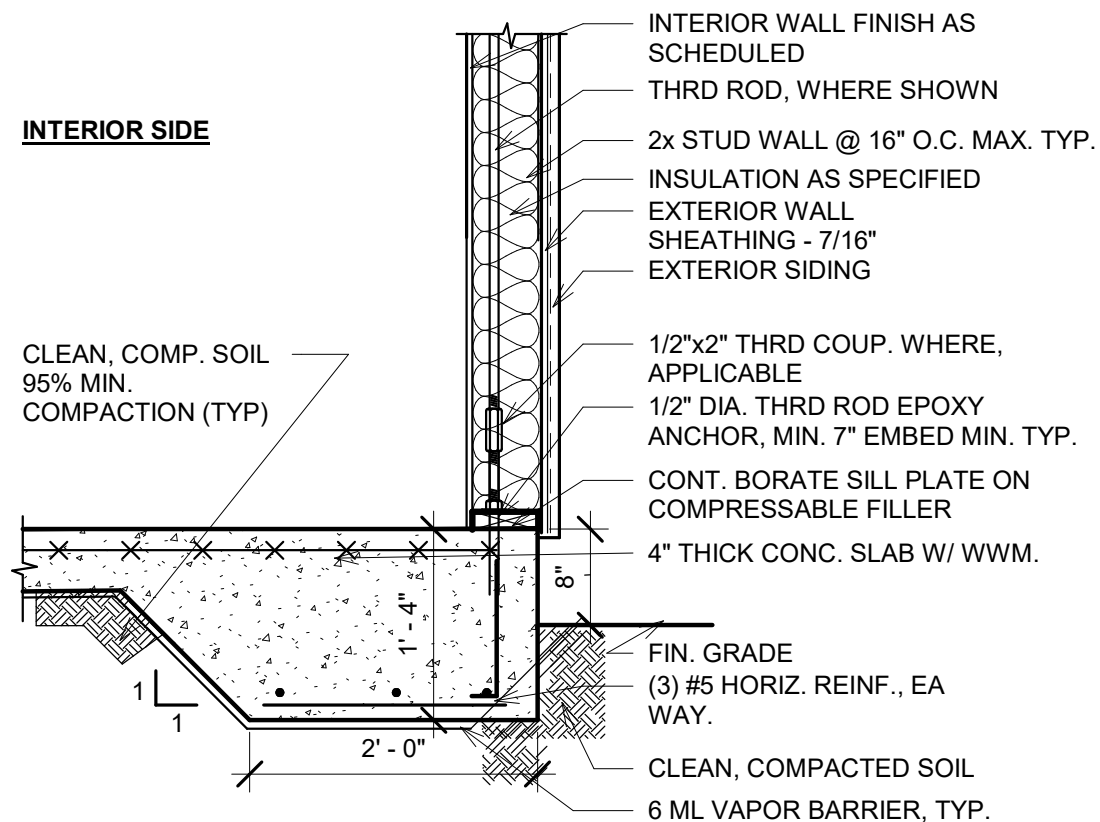
1 FOUNDATION PLAN
1/4" = 1'-0"



3 1 STORY WALL SECTION
3/4" = 1'-0"



5 FOOTING DETAILS
3/4" = 1'-0"



4 DETAIL @ MONOLITHIC SLAB EDGE
3/4" = 1'-0"

FOUNDATION NOTES:

- 1.) ALL READY-MIXED CONCRETE SHALL COMPLY WITH ASTM C94-86A AND AS HEREIN SPECIFIED AND THE FOLLOWING:
A. 28 DAY COMPRESSIVE STRENGTH SHALL BE 3000 PSI WITH QUALITY PER ACI 318RM-99
B. THE MAXIMUM SLUMP SHALL BE $3" \pm 1"$ FOR NON PUMPED CONCRETE AND $4 \frac{1}{2}" \pm 1"$ FOR PUMPED CONCRETE
C. NORMAL HARDENING RATE (TYPE A ADMIXTURE) ACI 318RM-99 SHALL APPLY.
- 2.) THE READY-MIXED CONCRETE PRODUCER SHALL SUBMIT TRIPPLICATE DELIVERY TICKETS, ONE FOR THE CONTRACTOR, ONE FOR THE OWNER AND ONE FOR THE ENGINEER WITH EACH LOAD OF CONCRETE DELIVERED TO THE SITE.
- 3.) DELIVERY TICKETS SHALL PROVIDE THE FOLLOWING INFORMATION: DATE, NAME OF READY-MIX CONCRETE PLANT, CONTRACTOR, JOB LOCATION, TYPE OF CEMENT STANDARD, EARLY STRENGTH (IF ANY), AND BRAND OF CEMENT, CEMENT CONTENT IN BAGS PER CUBIC YARD OF CONCRETE, TRUCK NUMBER, TIME DISPATCHED AND TIME UNLOADED, AMOUNT OF CONCRETE IN LOAD IN CUBIC YARDS, ADMIXTURES IN CONCRETE, IF ANY, TYPE AND MAXIMUM SIZE OF AGGREGATE, MAXIMUM ALLOWABLE SLUMP AND TEMPERATURE OF MIX.
- 4.) CONCRETE SHALL BE PLACED IN LAYERS NOT OVER 2' DEEP AND EACH LAYER SHALL BE VIBRATED INTO PLACE IN SUCH A MANNER TO NOT CAUSE THE INGREDIENTS TO SEPARATE. WHERE NECESSARY, VIBRATION SHALL BE SUPPLEMENTED BY HAND SPADING TO SECURE THESE RESULTS.
- 5.) MAINTAIN REINFORCING IN ITS PROPER POSITION DURING CONCRETE PLACEMENT.
- 6.) PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HEAT, AND MAINTAIN WITHOUT DRYING AT CONSISTENT TEMPERATURE FOR A PERIOD OF TIME NECESSARY FOR HYDRATION TO A PROPER HARDENED CONCRETE MASS.
- 7.) START INITIAL CURING AS SOON AS FREE WATER HAS DISAPPEARED FROM THE CONCRETE SURFACE AFTER PLACING AND FINISHING. WEATHER PERMITTING, KEEP CONTINUOUSLY MOIST FOR NOT LESS THAN 72 HOURS.
- 8.) POWER TROWEL ALL CONCRETE SLABS SMOOTH. ADD LIGHT BROOM FINISH AT ALL CONCRETE SIDEWALKS, DRIVEWAYS, PORCH SLABS, STEPS AND EQUIPMENT PADS WITH SMOOTH ROUND OPEN TROWEL EDGE.
- 9.) ALL CONCRETE FLOOR SLABS SHALL BE LEVEL WITHIN $\frac{1}{8}" \pm$.
- 10.) ALL GARAGE SLABS SHALL BE MINIMUM 5" THICK WITH SLOPE $\frac{1}{8}"$ PER LINEAR FOOT TOWARDS THE GARAGE DOORS.
- 11.) PROVIDE CONTROL JOINTS IN SLAB WITH AREAS NTE 144 SF MAX AND SHALL OCCUR AT ALL INSIDE AND OUTSIDE CORNERS.
- 12.) INSTALL 6 MIL VAPOR BARRIER UNDER ALL CONCRETE SLAB AREAS INCLUDING THE GARAGE SLAB.
- 13.) ALL REINFORCING BARS SHALL COMPLY WITH ASTM A615-86, GRADE 60.
- 14.) PLACE ALL REINFORCEMENT ACCORDING TO THE APPROVED PLACEMENT DRAWINGS AND DETAILS. USE SUFFICIENT BAR SUPPORTS, TIES, ANCHORS. ADDITIONAL REINFORCING BARS IF REQUIRED AND OTHER ACCESSORIES TO HOLD OF THE BARS SECURELY IN PLACE.
- 15.) PLACE REINFORCEMENT TO OBTAIN NOT LESS THAN THE MINIMUM COVERAGES FOR CONCRETE PROTECTION. ARRANGE, SPACE AND SECURELY TIE BARS AND BARS SUPPORTS TOGETHER WITH 16 GAUGE WIRE TO HOLD THE REINFORCEMENT ACCURATELY IN POSITION DURING THE CONCRETE PLACEMENT OPERATION. SET WIRE TIES SO THAT TWISTED ENDS ARE DIRECTED AWAY FROM EXPOSED CONCRETE SURFACES.
- 16.) PROVIDE STANDARD REINFORCEMENT SPLICES BY LAPPING ENDS, PLACING BARS IN CONTACT, AND TYING WIRE TIGHTLY. MINIMUM OVERLAP NOT TO BE LESS THAN 50 BARS DIAMETERS PER ACI.

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No.	Description	Date
5	BLDG. DEP. COMMENTS	10/4/23

ASHLEY & COREY FURMAN

RENOVATION

FOUNDATION PLAN

Project number
Date
Drawn by
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Scale

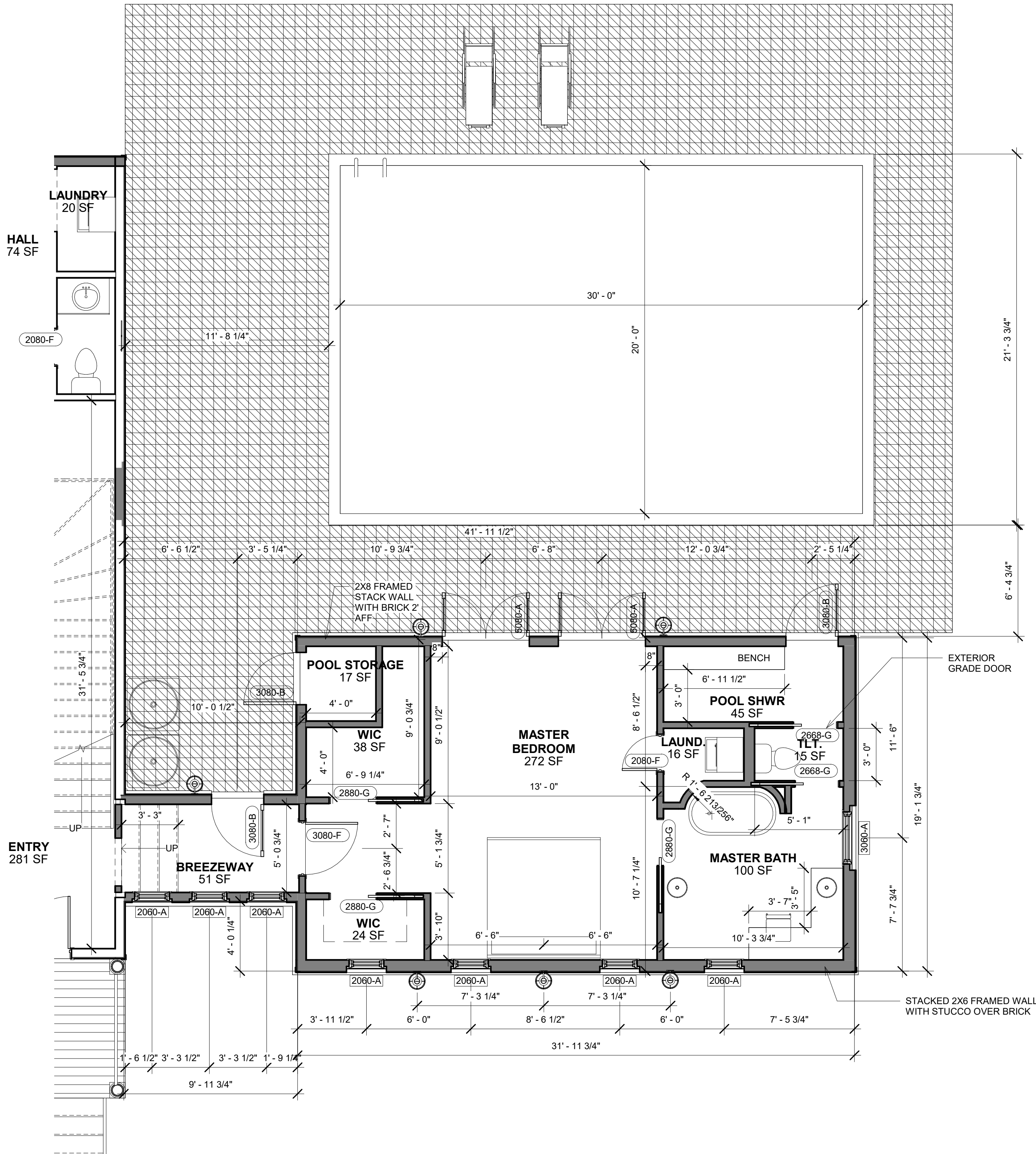
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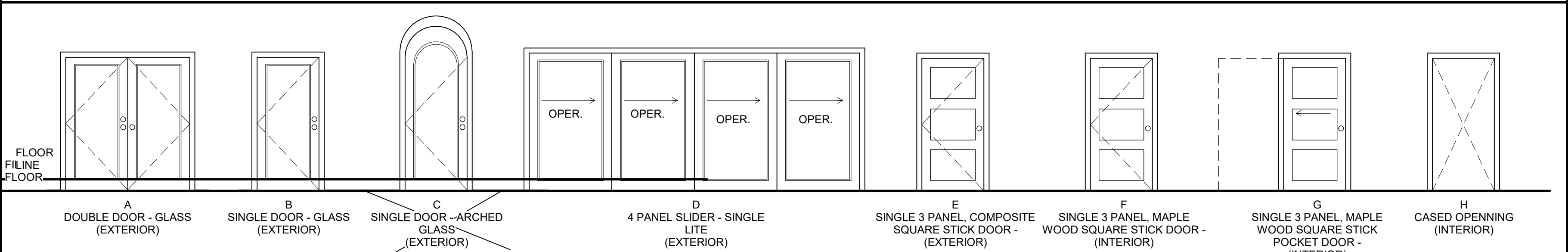
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1 FIRST FLOOR PLAN PROPOSED
1/4" = 1'-0"

NOTE: ALL EXTERIOR ROUGH OPENNINGS ARE THE DOOR SIZE PLUS 2" IN HEIGHT AND WIDTH.
ALL INTERIOR DOOR SIZES ARE DOOR SIZE PLUS 1 1/2" IN HEIGHT AND 2" IN WIDTH.

DOOR TYPE LEGEND (EXTERIOR VIEW)



4 LEGEND - DOOR TYPES1
1/4" = 1'-0"

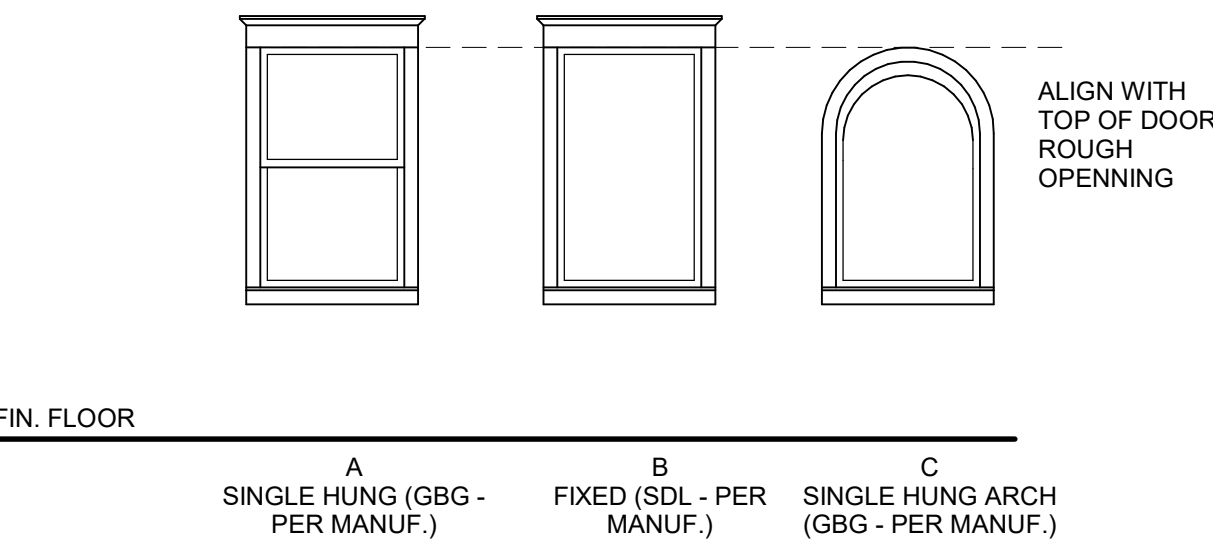
FLOOR PLAN NOTES

1. SEE SHEET A1 FOR GENERAL NOTES.
2. MATCH EXISTING SHINGLE ROOF.
3. EXISTING FIRST FLOOR PLATE HEIGHT 10'-0".
4. ALL EXPOSED PORCH DECKING TO BE 2X6, NO. 2 SYP. PRESSURE TREATED.
5. ALL NEW INTERIOR WALLS TO BE TYPE A40 UNLESS NOTED OTHERWISE.
6. ALL DOOR AND WINDOW ROUGH OPENING HEAD HEIGHTS TO BE 6'-10". PLACE LOAD BEARING 2X HEADERS TIGHT TO UNDERSIDE OF TOP PLATE AND UNDER FRAME TO FINAL DOOR AND WINDOW ROUGH OPENING HEAD HEIGHTS UNLESS OTHERWISE NOTED.
7. ALL EXTERIOR DOORS TO BE SELECTED BY OWNER WITH COASTAL RATED HARDWARE.
8. ALL DOOR HARDWARE TO BE SELECTED BY OWNER - SEE DOOR LEGEND FOR ADDITIONAL INFORMATION.
9. ALL EXTERIOR WINDOWS TO BE MI. SINGLE HUNG, WHITE VINYL, WITH NONIMPACT, LOWE GLAZING, RATED AT DP-50 MIN. ALL OTHER WINDOW TYPES TO MATCH THE SIMONTON REFLECTIONS PERFORMANCE CRITERIA.
10. ALL FURNITURE AND EQUIPMENT TO BE FURNISHED BY OWNER AND IS SHOWN FOR COORDINATION PURPOSES ONLY.
11. ALL FINAL FLOORING AND FINISH MATERIAL PATTERNS SHALL BE FINALIZED BY THE OWNER IN THE FIELD UNLESS NOTED ABOVE.
12. ALL GROUT JOINTS OVER 1/8" MAX WIDTH INSTALL ONLY SANDEGROUT - FINAL GROUT COLORS TO BE SELECTED BY THE OWNER.

FLOOR PLAN LEGEND

- EXISTING WALLS TO REMAIN
- NEW WALLS
- OVERHEAD ITEMS (ABOVE 48" AFF)
- WALL TYPE TAG (SEE WALL TYPES)
- DOOR TYPE TAG (SEE DOOR TYPE LEGEND)
- DOOR HARDWARE FUNCTIONS
- PASSAGE - ALL CLOSET AND LAUNDRY ROOM DOORS
- PRIVACY - ALL BEDROOMS, BATHROOMS AND TOILET ROOM DOORS
- ENTRY WITH DEADBOLT - ALL EXTERIOR DOORS
- POCKET - ON ALL POCKET DOORS (USE PRIVACY POCKET HARDWARE AT ALL BATHROOMS)
- DUMMY - KNOBS AT ALL BIFOLD CLOSET DOORS (SEE DOOR DETAILS FOR ADDITIONAL INFORMATION)
- WINDOW TYPE TAG (SEE WINDOW TYPE LEGEND)

WINDOW TYPE LEGEND (EXTERIOR VIEW)



NOTE: ALL WINDOW ROUGH OPENINGS ARE THE WINDOW MANUFACTURER, TYPICAL.

3 WINDOW TYPES
1/4" = 1'-0"

ASHLEY & COREY FURMAN
RENOVATION

FIRST FLOOR PLAN
- PROPOSED

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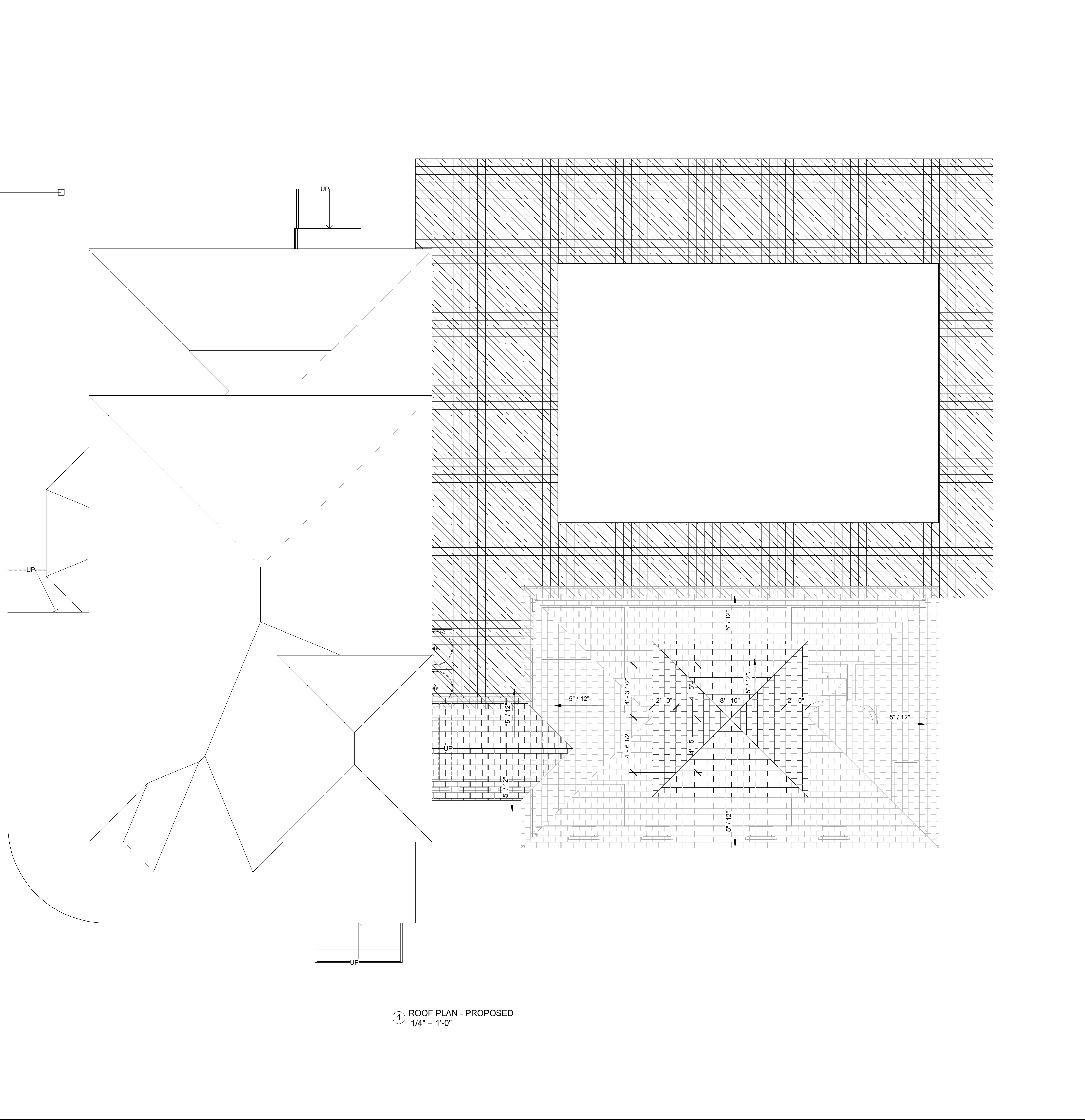
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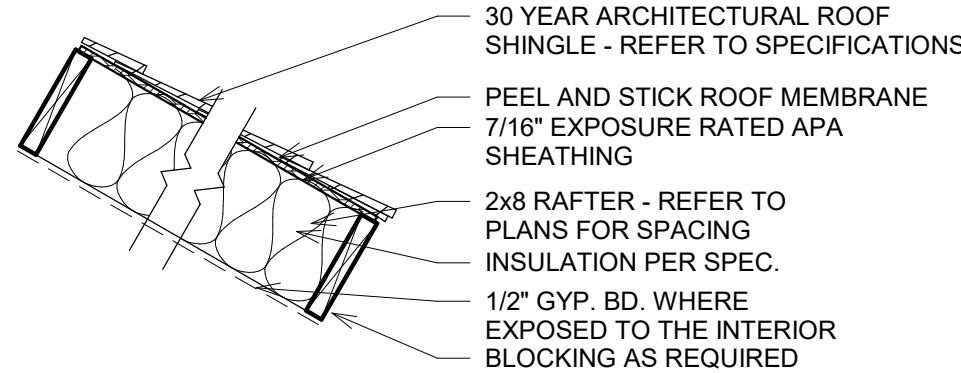
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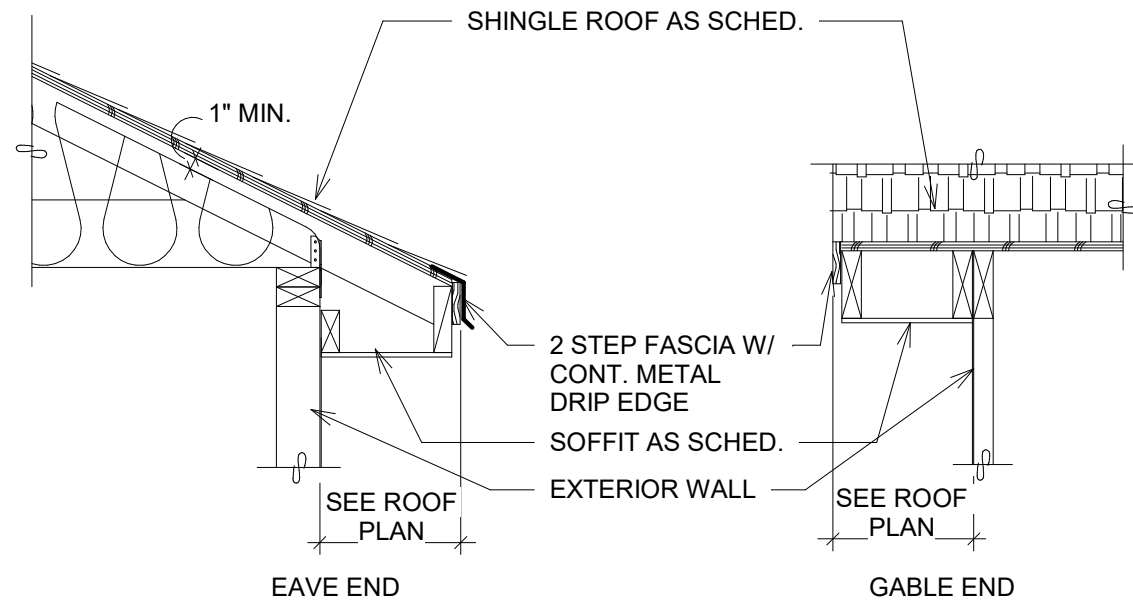
1 ROOF PLAN - PROPOSED
1/4" = 1'-0"

ROOF PLAN NOTES

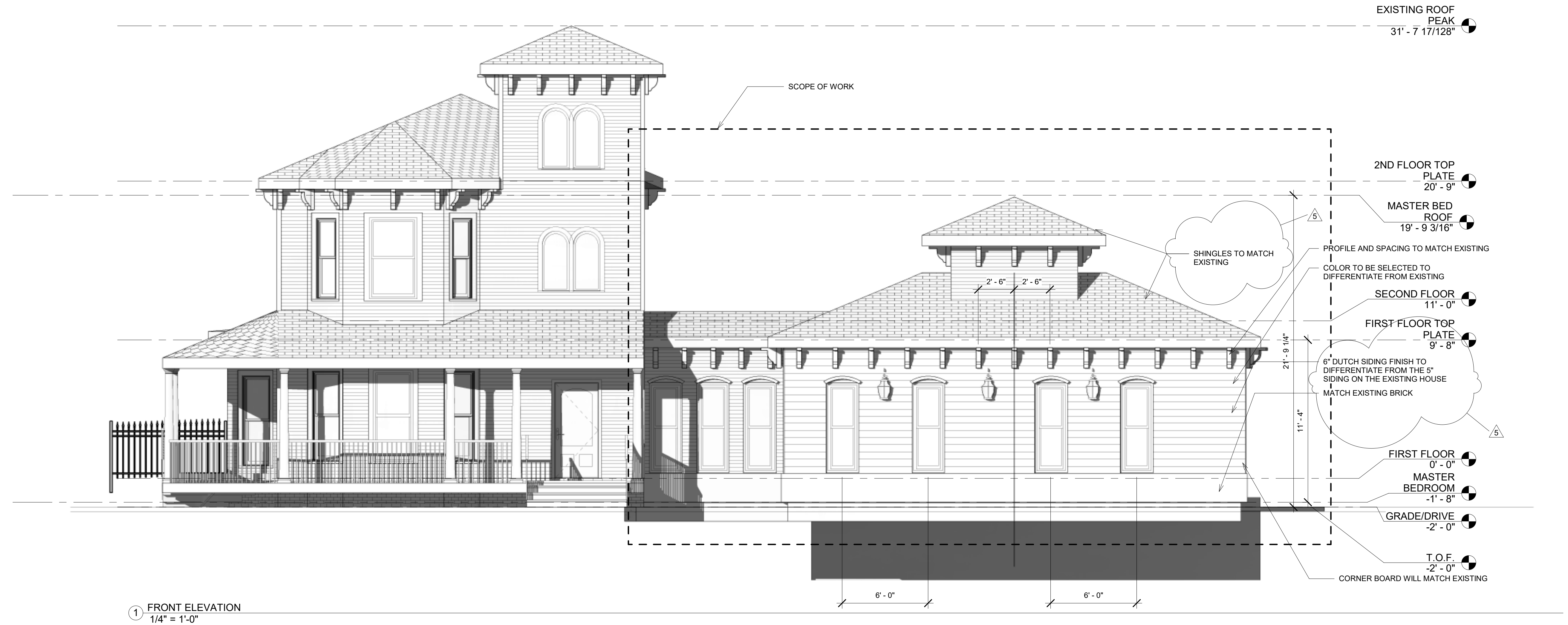
- 1.) ALL TRUSSES ARE TO FULLY ENGINEERED BY LUMBER UNLIMITED, SEE TRUSS ENGINEERING PACKAGE.
- 2.) ALL METAL ROOFING SHALL BE 26 GA, 5V CRIMP, WITH GALVALUME FINISH.
- 3.) ALL CONTINUOUS ROOF FASCIA AND DRIP EDGE TO BE WHITE.
- 4.) ALL EAVE SOFFITS TO BE WHITE VINYL VENTED.
- 5.) REFER TO WALL SECTIONS FOR ADDITIONAL FRAMING INFORMATION.
- 6.) REFER TO FRAMING DETAILS FOR ADDITIONAL INFORMATION.



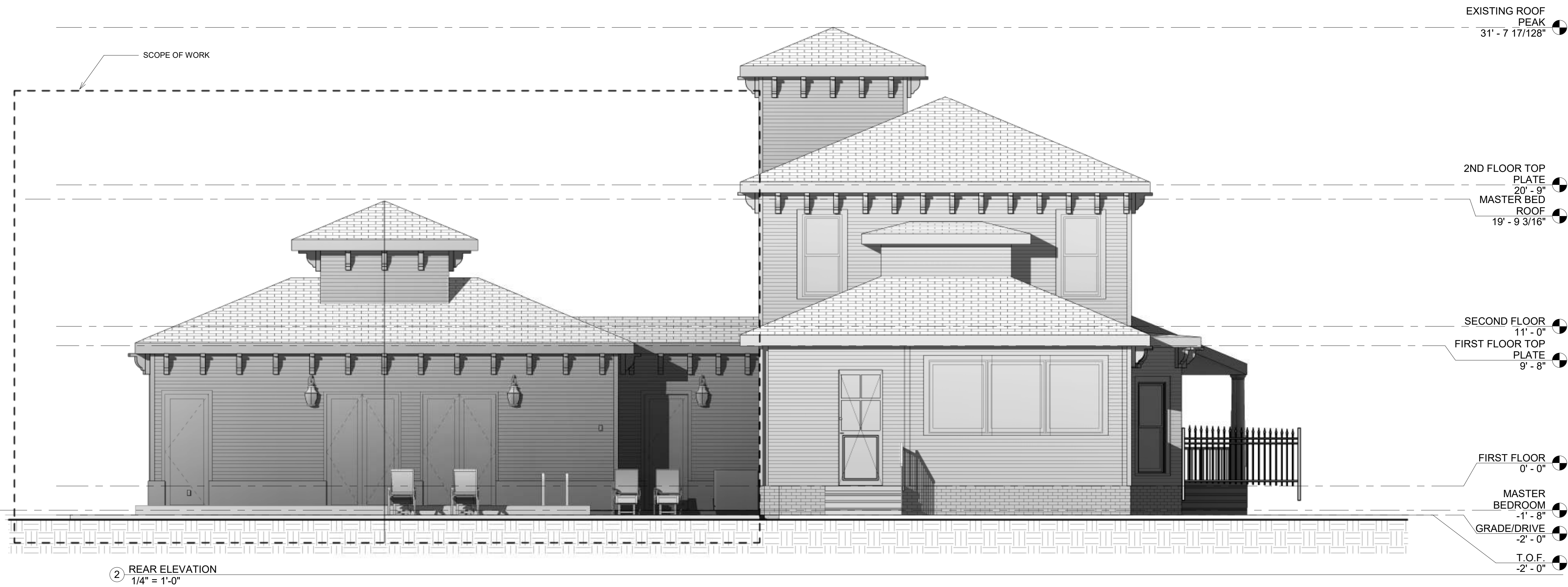
ROOF TYPE RA1 - ASPHALT SHINGLE
ON 8" RAFTER
3/4" = 1'-0"



3 ROOF EAVE DETAILS
3/4" = 1'-0"



1 FRONT ELEVATION
1/4" = 1'-0"



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

3S Design Studio, LLC
Custom Architectural Design

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Bruce D. Amalfitano,
Architect, A.I.A.
Jacksonville, Florida
1-904-228-9337
BAmalfi@aaim.com

No.	Description	Date
5	BLDG. DEP. COMMENTS	10/4/23

ASHLEY & COREY FURMAN

RENOVATION

EXTERIOR ELEVATIONS

Project number 2021.005
Date 5/5/2021
Drawn by DG
Checked by BA
Scale 1/4" = 1'-0"

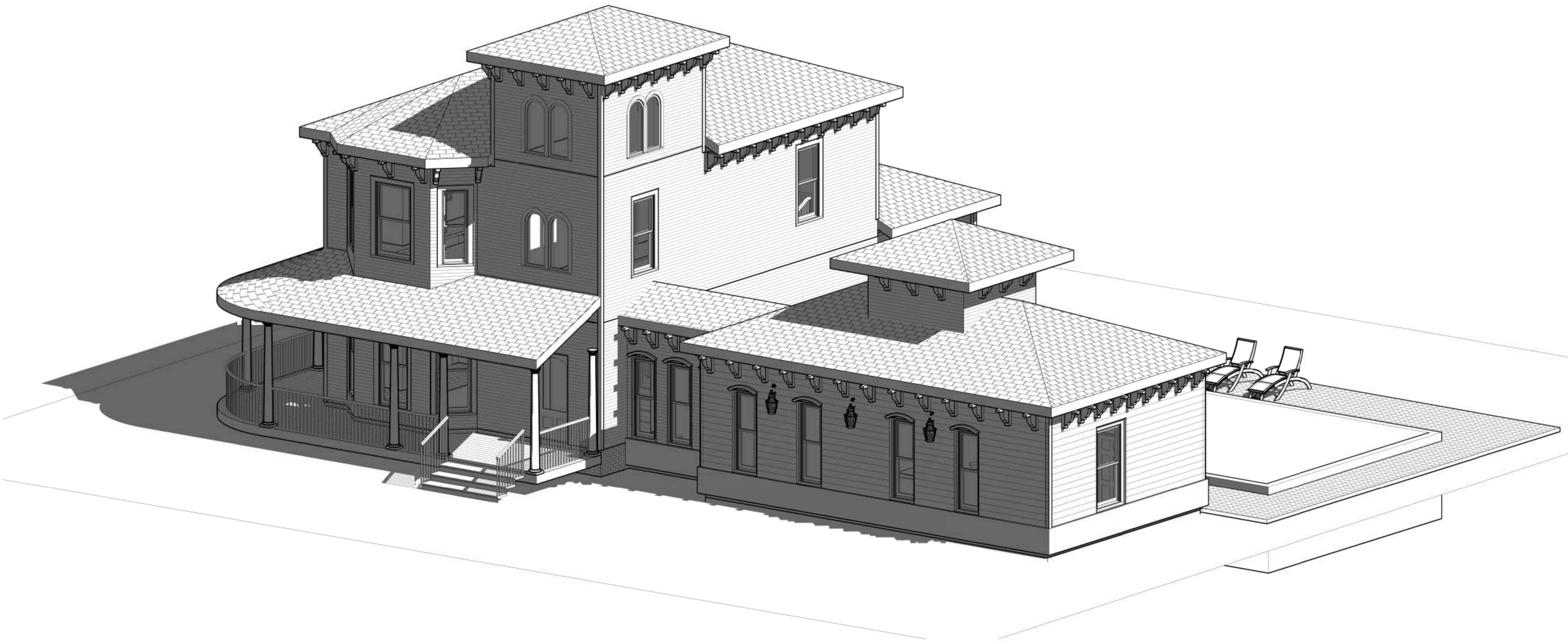
103 N. 6TH ST.
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A7

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12/15/2023 10:13:33 AM

1 3D VIEW



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3D EXTERIOR -
PROPOSED

Project number	2021.005
Date	5/5/2021
Drawn by	DG
Checked by	BA
Scale	

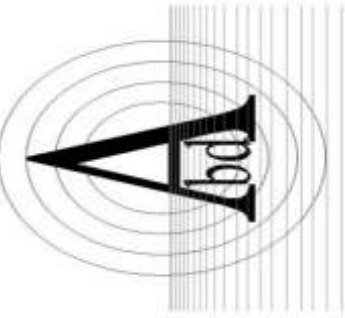
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ASHLEY & COREY FURMAN

RENOVATION

103 N. 6TH ST.
FERNANDINA BEACH, FL. 32034

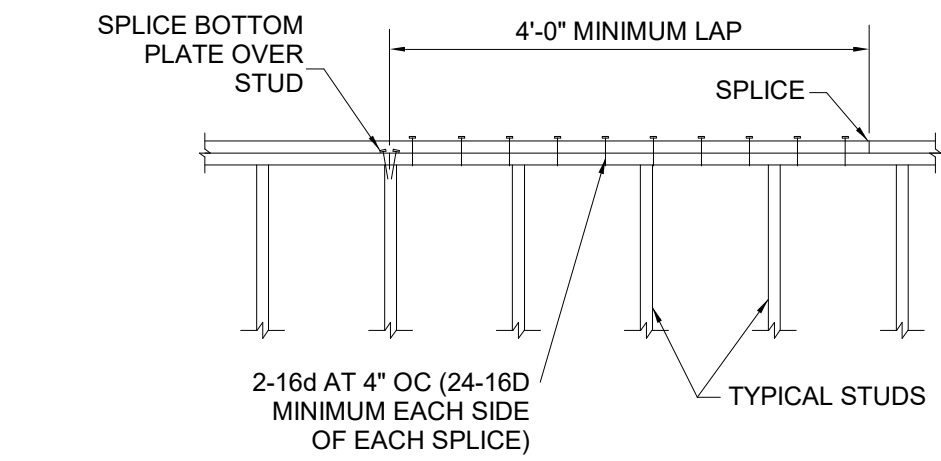
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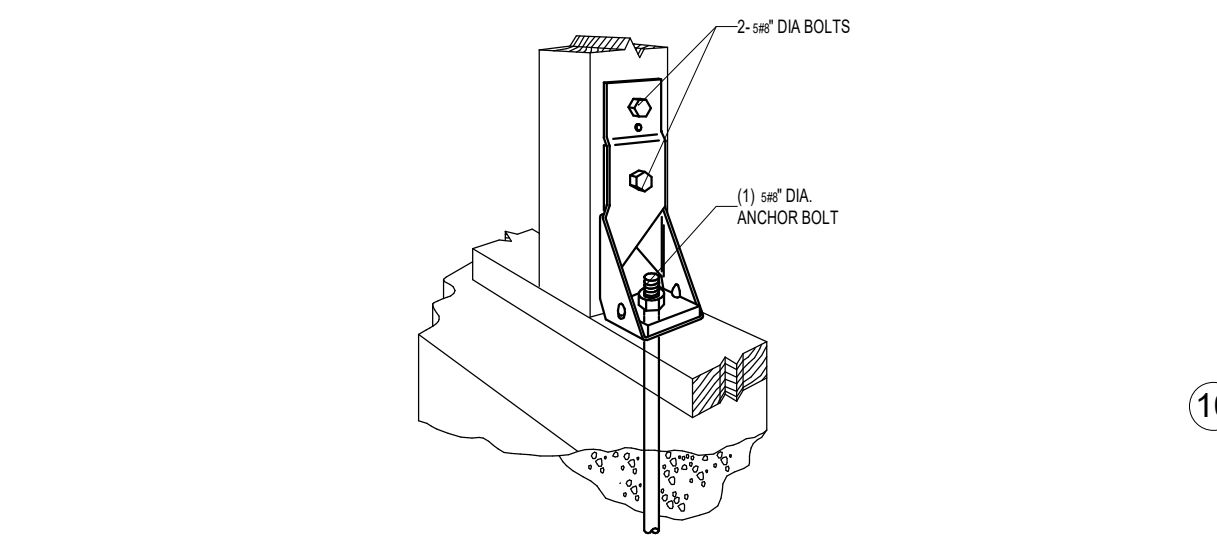
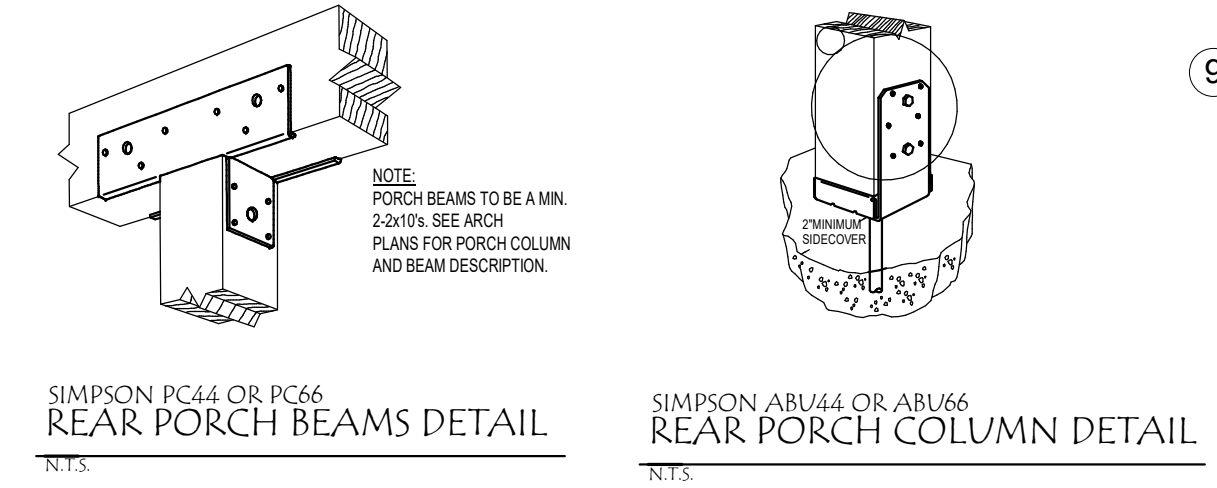
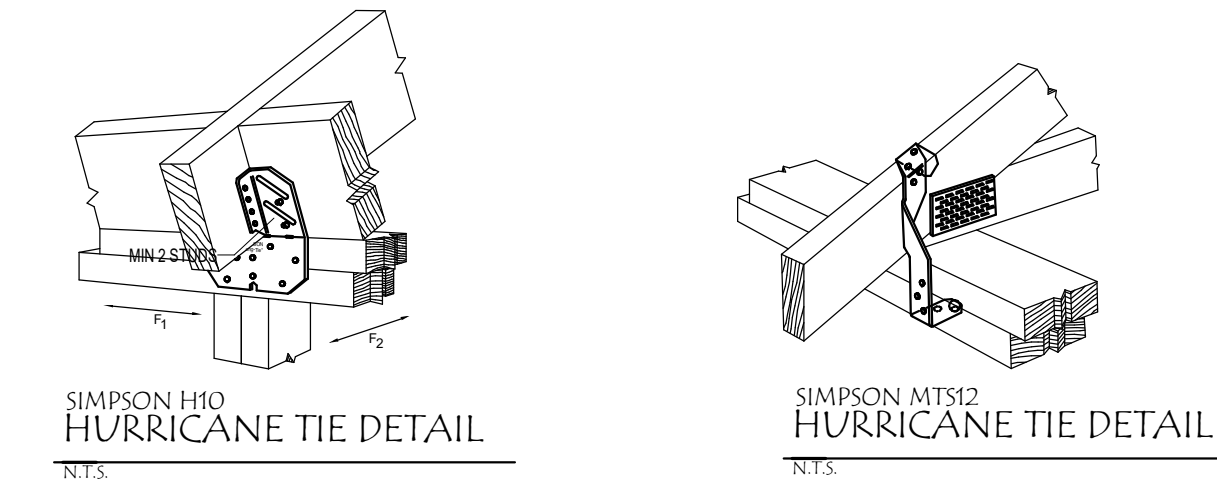
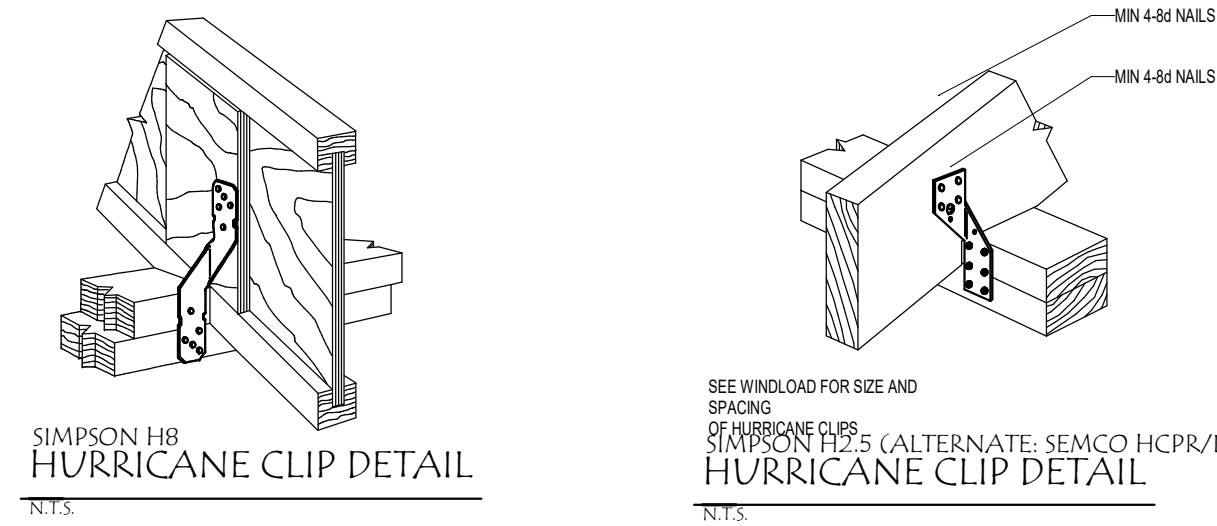
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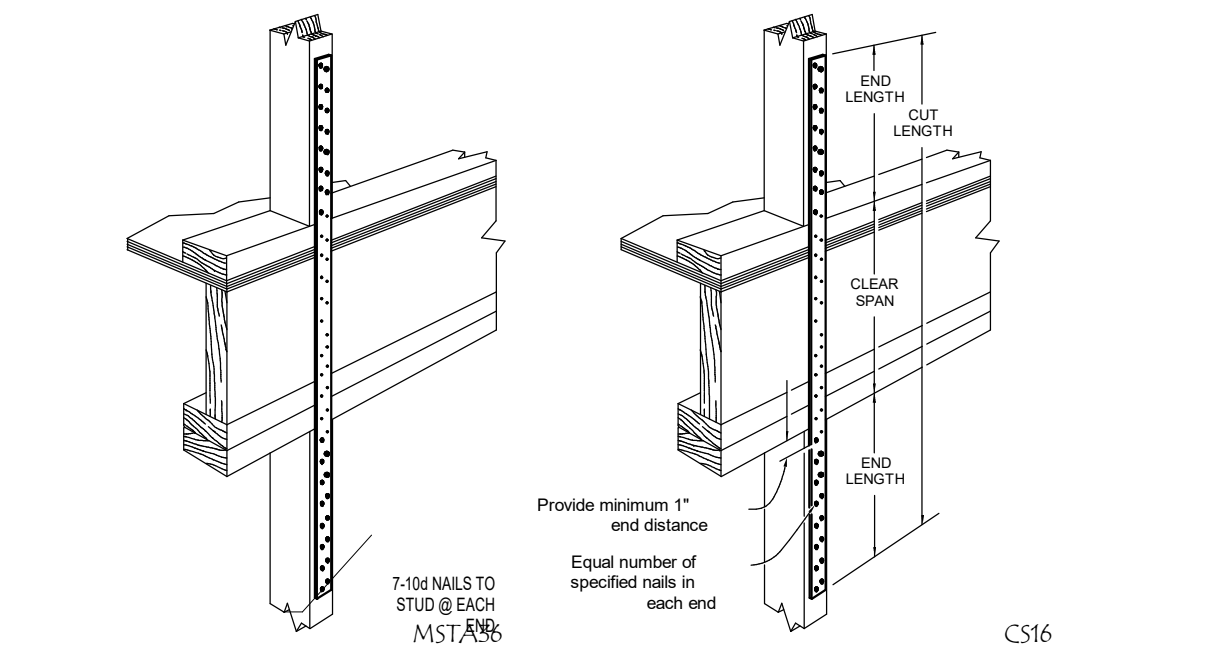
1996 Pebble Point Dr.
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dennis@ssdesignstudio.net



12 TYPICAL TOP PLATE SPLICE
1/2" = 1'-0"



SIMPSON HD5A HOLD DOWN ANCHOR
NTS

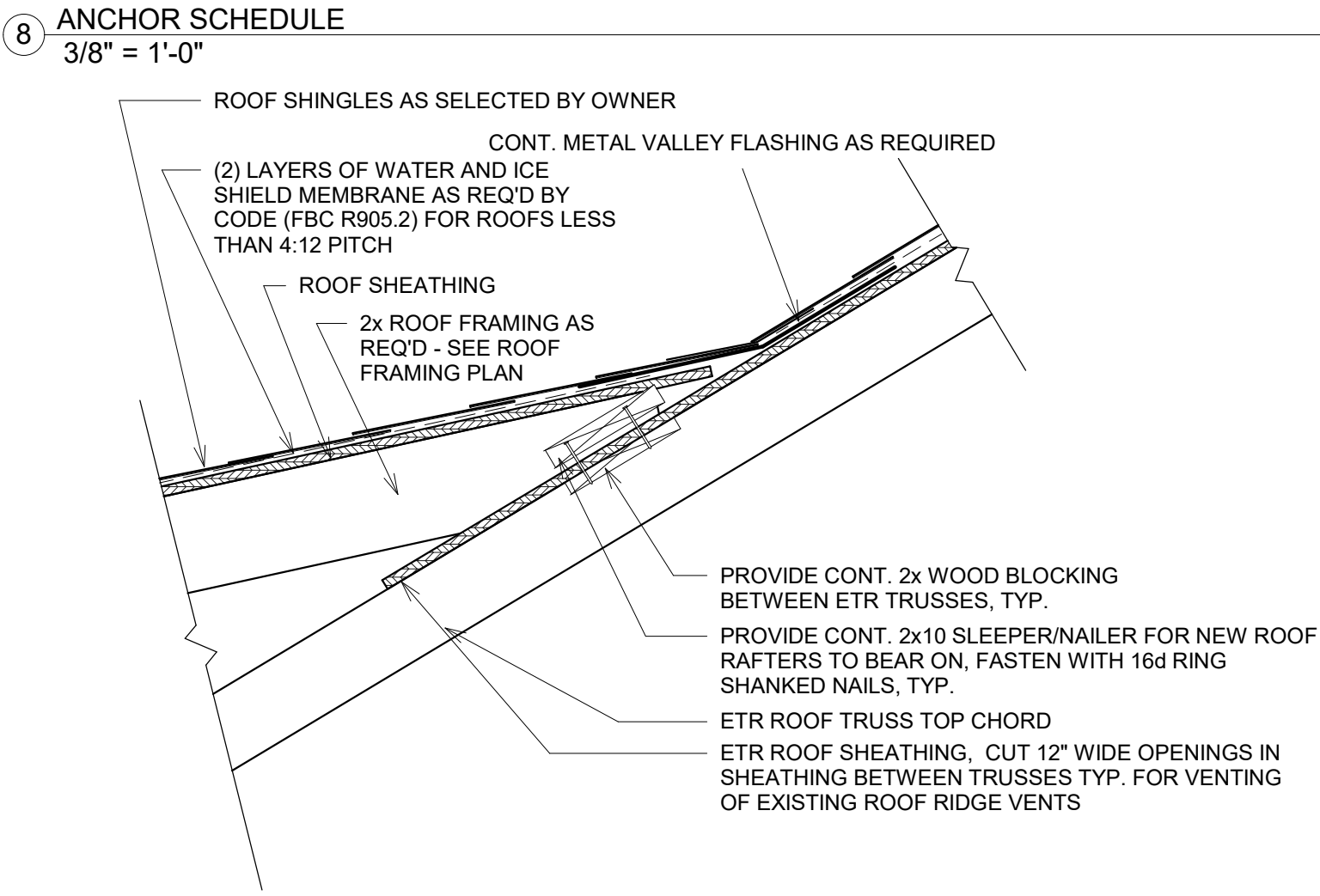
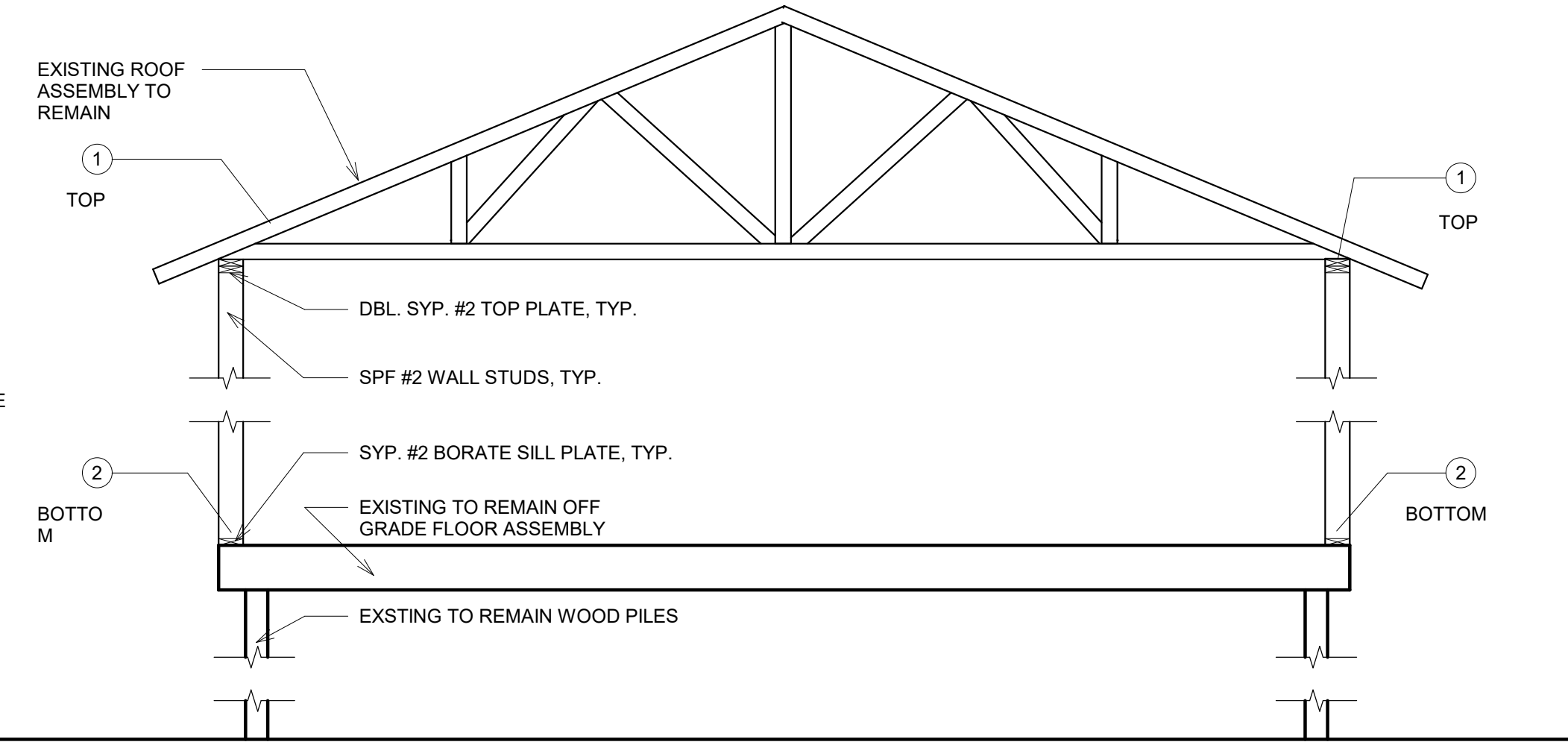


SIMPSON MSTA36 OR CS16
FLOOR TO FLOOR TIE DETAIL
NTS

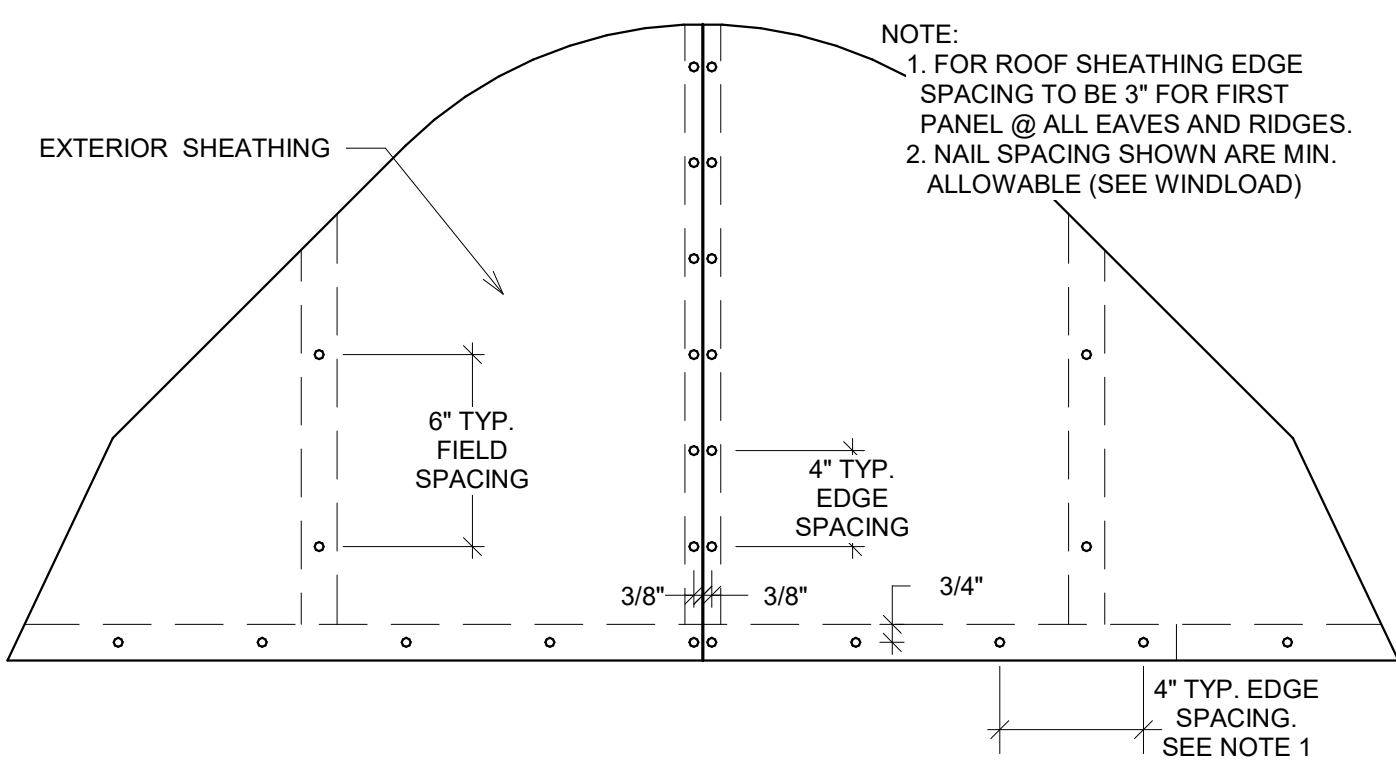
13 DETAIL @ TYPICAL STRAPPING
LOCATIONS
3/4" = 1'-0"

ANCHORING

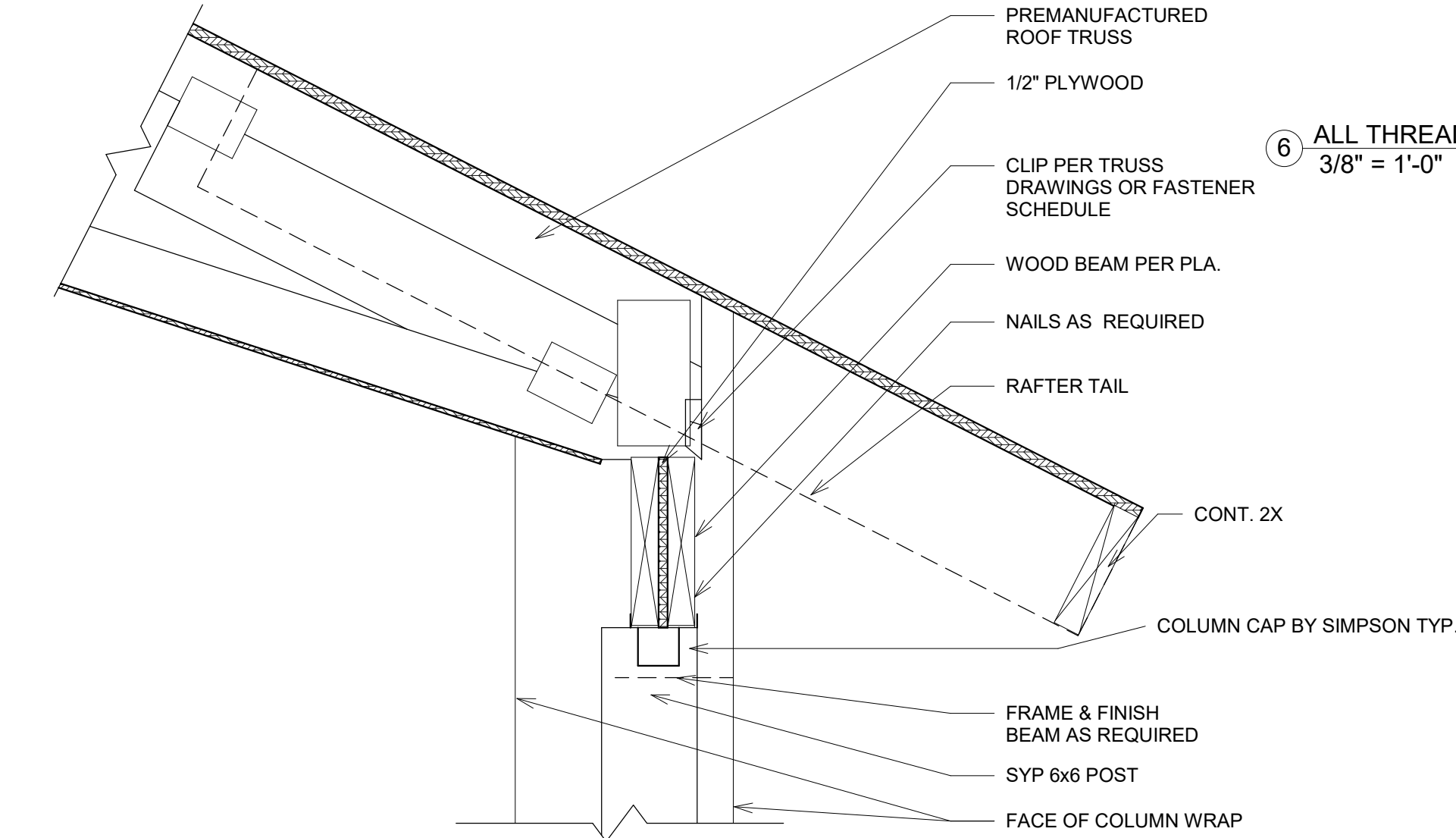
- 1 **ROOF/JOIST ANCHOR SCHEDULE:**
UPLIFT LOAD 351-700 LBS ANCHOR TYPE (1) SIMPSON H8
OR EQUAL SIMPSON MTS TWIST STRAPS
- 2 **WALL/JOIST VERTICAL ANCHOR SCHEDULE:**
SIMPSON FLAT STRAPPING AS SCHEDULE @ 4'-0" OC MAX. AT BASE AND THE TOP PLATE AND AT 12" FROM EACH SIDE OF EACH CORNER AND OPENING.



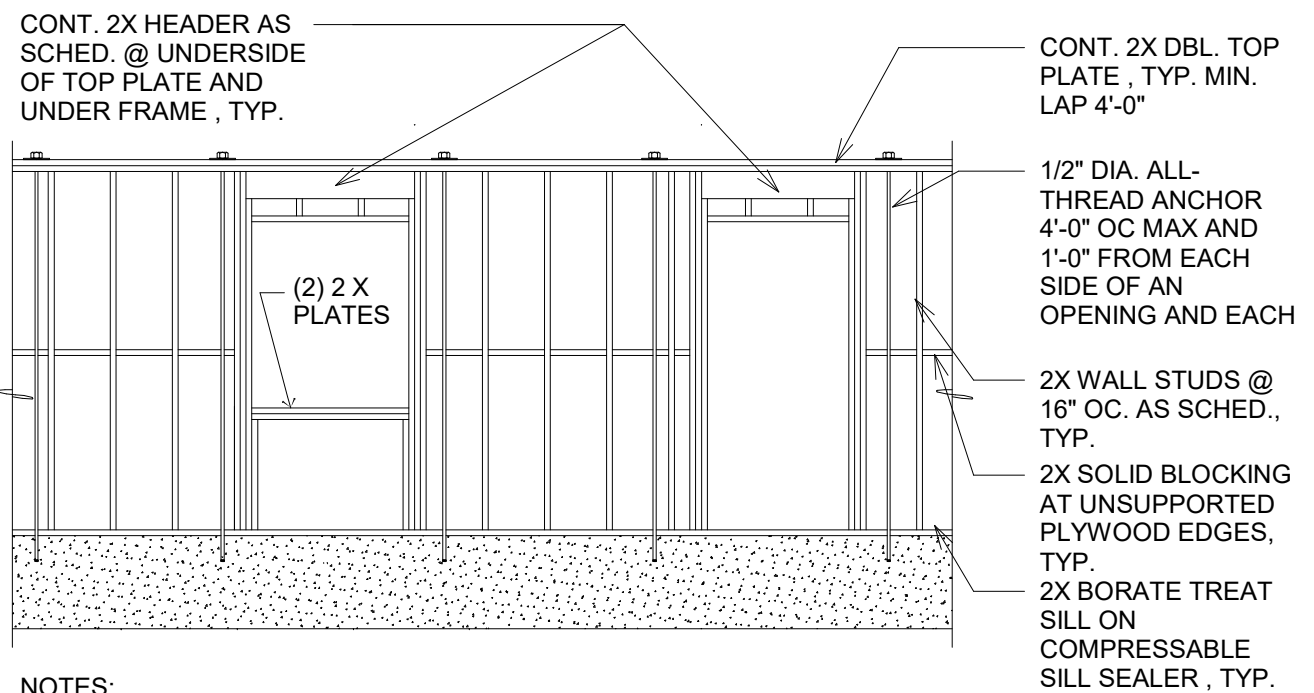
9 OVER FRAMING ROOF DETAIL1
1" = 1'-0"



10 ROOF SHEATHING NAIL PATTERN
1 1/2" = 1'-0"

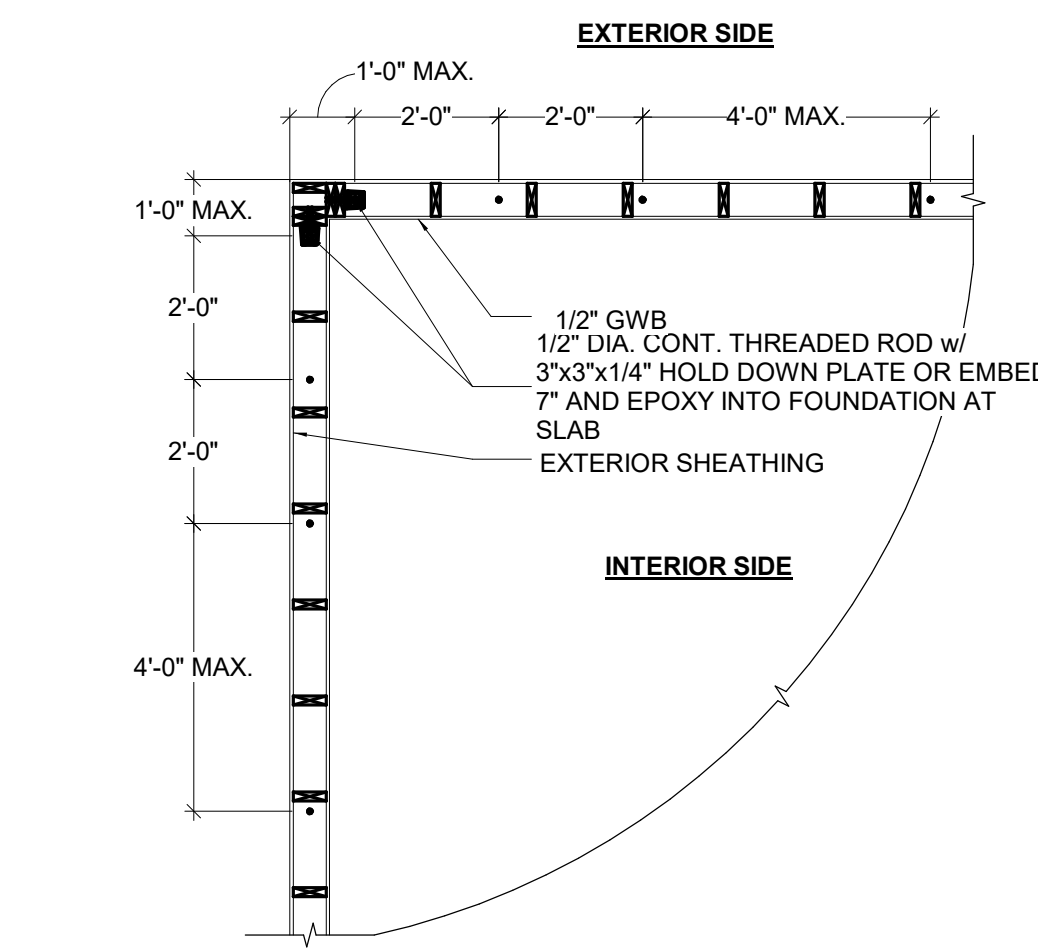


11 DOUBLE BEAM TO 6x6 POST
1 1/2" = 1'-0"

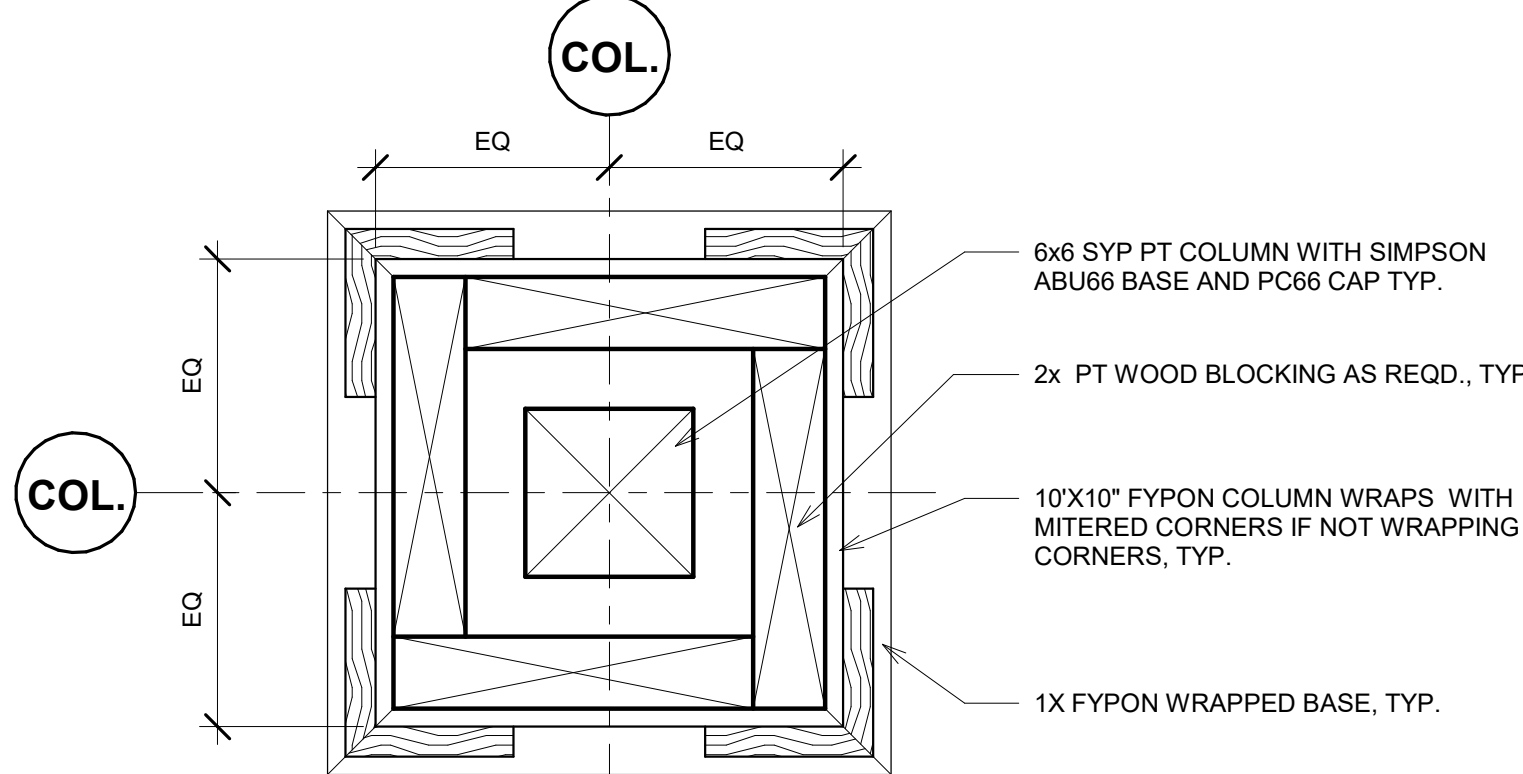


5 WALL FRAMING AND ALL THREAD
DETAIL
1/2" = 1'-0"

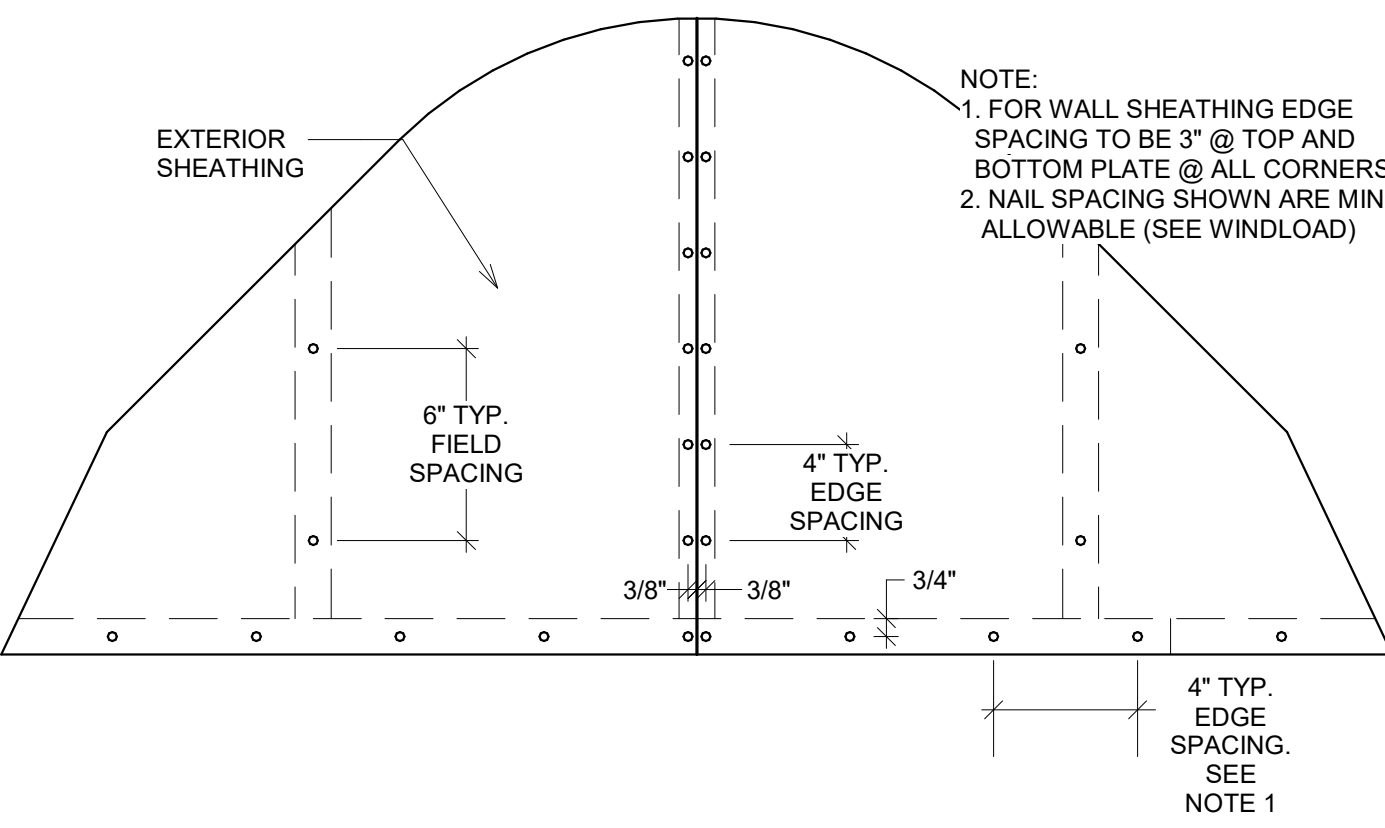
6 ALL THREAD PLACEMENT PLAN DETAIL
3/8" = 1'-0"



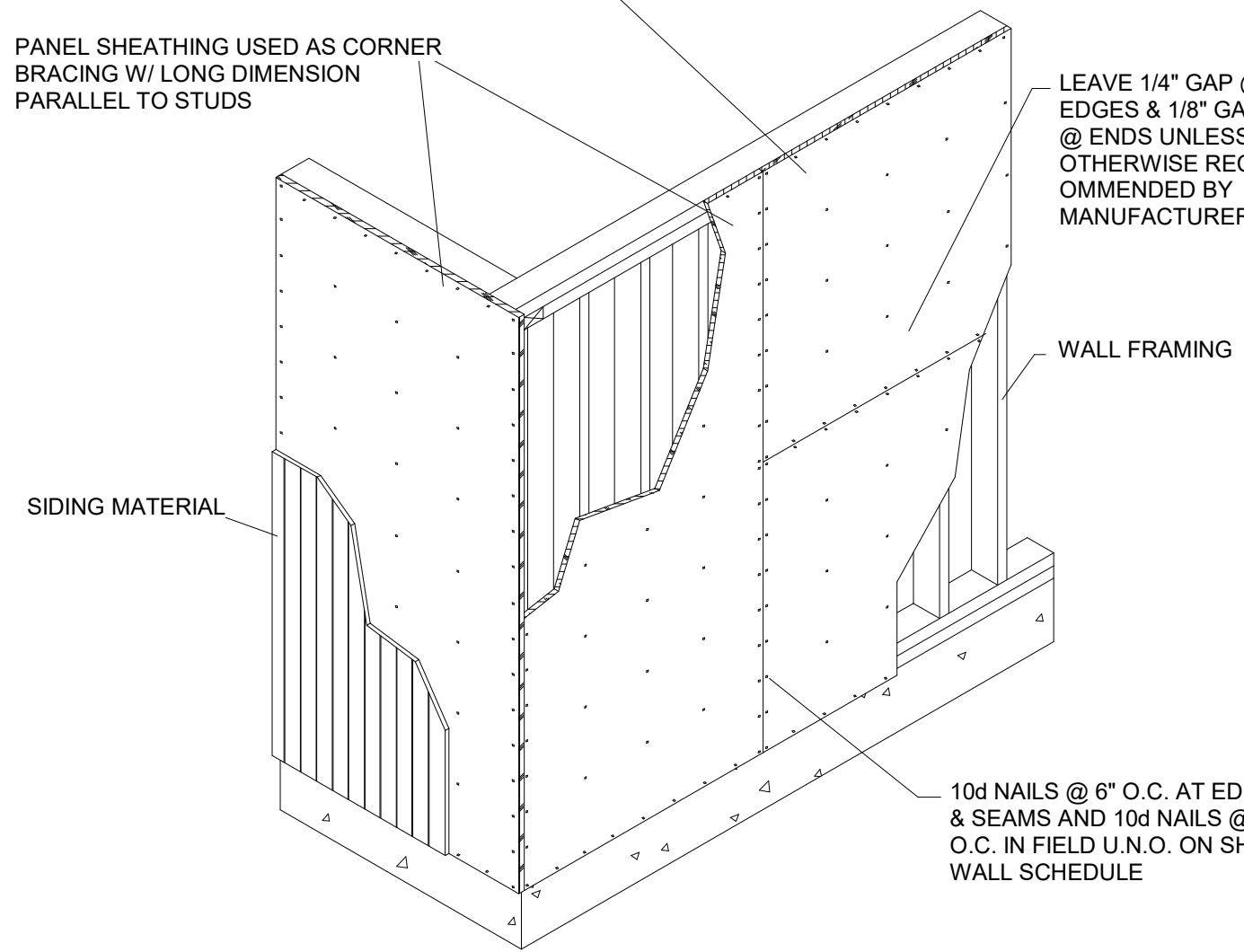
6 ALL THREAD PLACEMENT PLAN DETAIL
3/8" = 1'-0"



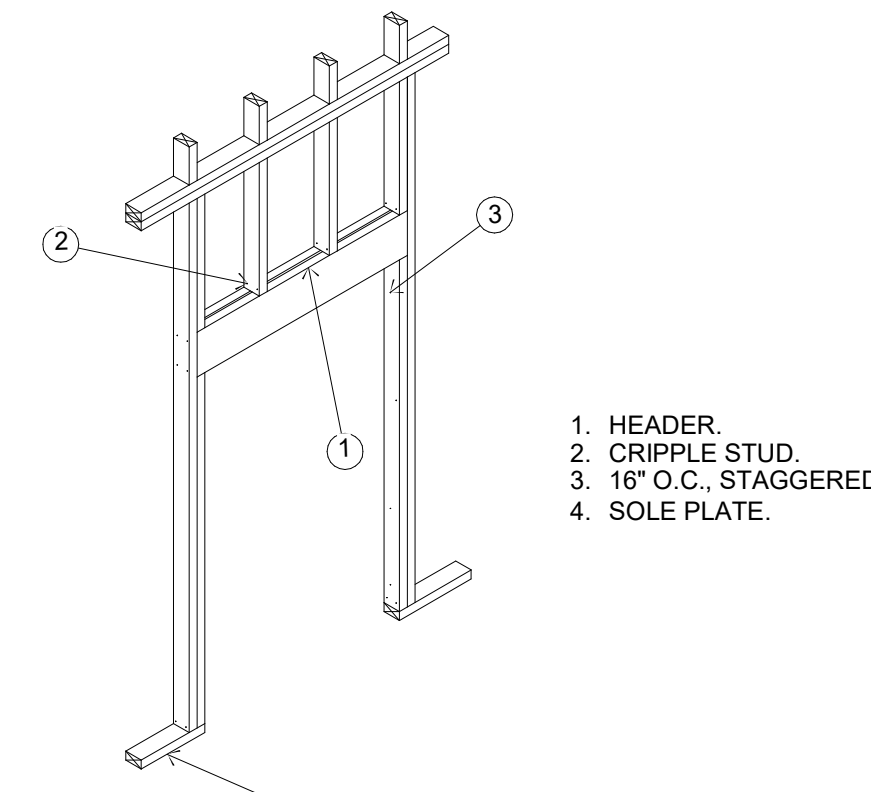
7 PORCH COLUMN PLAN DETAIL
3" = 1'-0"



2 WALL SHEATHING NAIL PATTERN
1 1/2" = 1'-0"



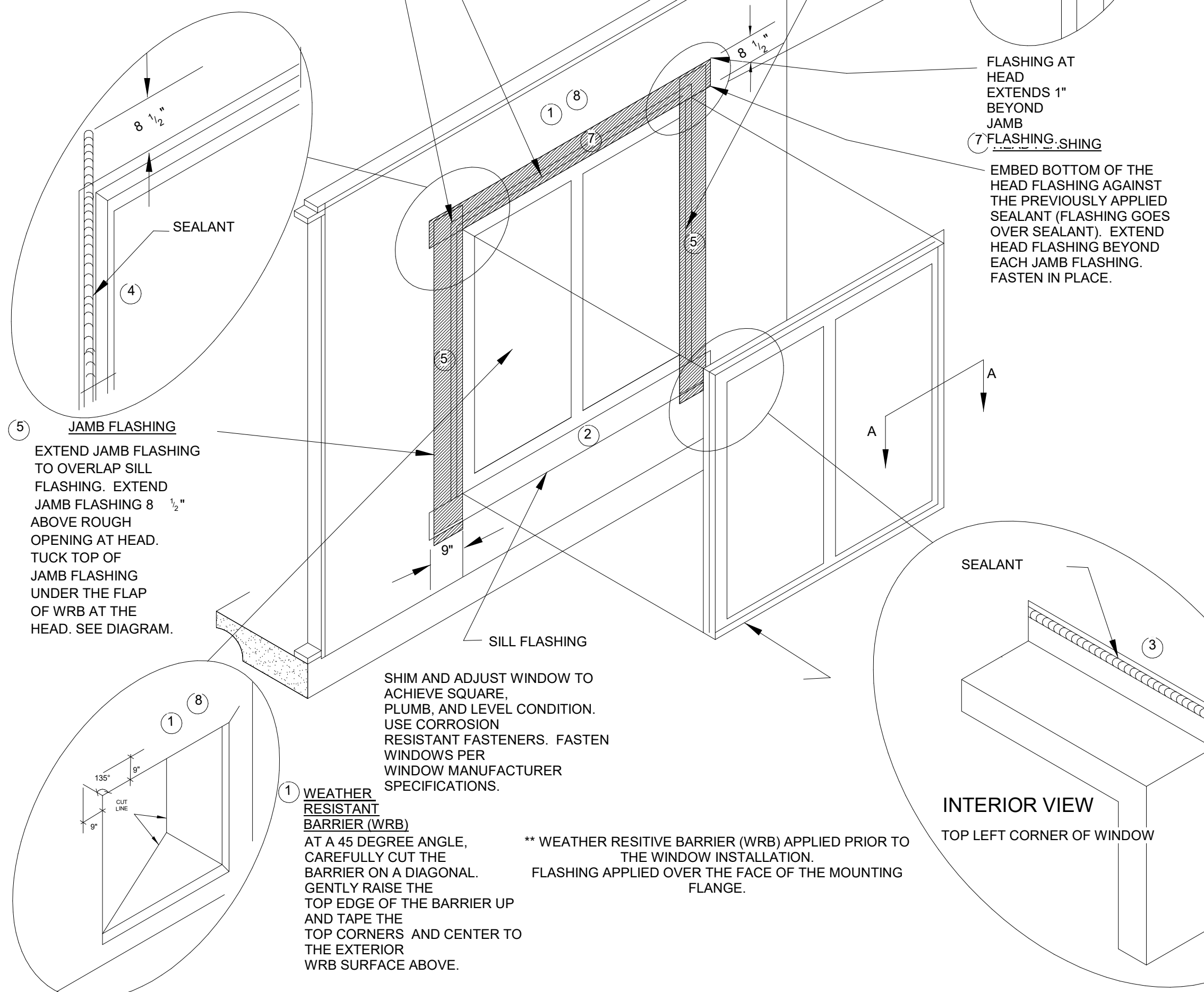
3 SHEAR WALL DETAIL
1/2" = 1'-0"



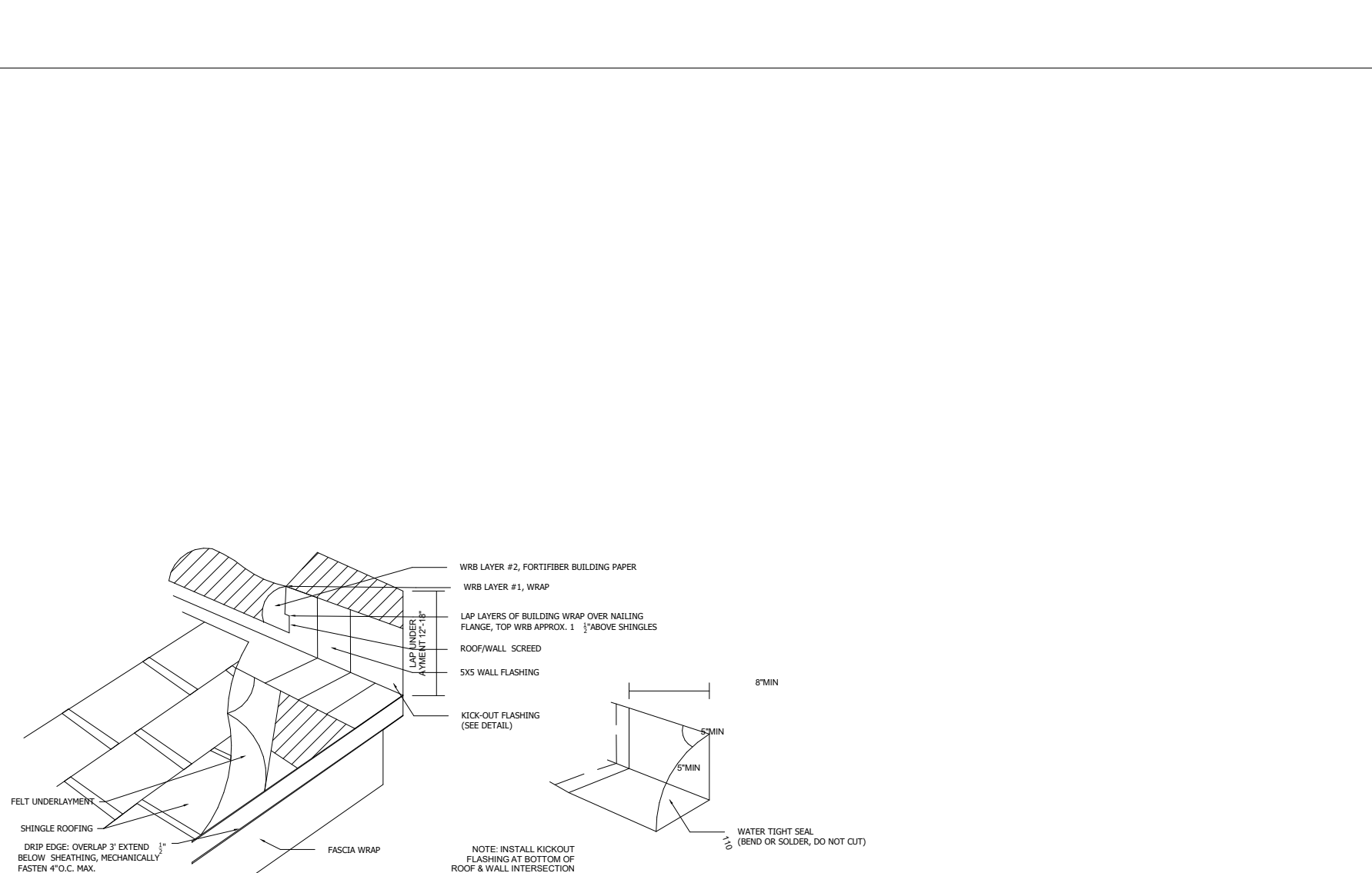
4 DOOR OPENING FRAMING DETAIL
3/8" = 1'-0"

STEPS

- ① IN WATER SHEDDING FASHION, STARTING AT THE BASE OF THE WALL & WORKING TOWARDS THE TOP, INSTALL THE WRB TO THE FACE OF THE SHEATHING.
- ② APPLY SILL FLASHING
- ③ APPLY BEAD OF SEALANT AT BACK OF WINDOW FLANGE & SET WINDOW USING PAN HEAD SCREWS TO FACILITATE INSPECTION.
- ④ APPLY BEAD OF SEALANT AT SIDE JAMBS. EXTEND 8 1/2"
- ⑤ APPLY JAMB FLASHING
- ⑥ APPLY BEAD OF SEALANT AT HEAD
- ⑦ APPLY HEAD FLASHING
- ⑧ REMOVE PREVIOUSLY APPLIED TAPE, ALLOWING WRB TO LAY FLAT OVER HEAD FLASHING. APPLY NEW SHEATHING TAPE OVER DIAGONAL CUT - SEE DIAGRAM.

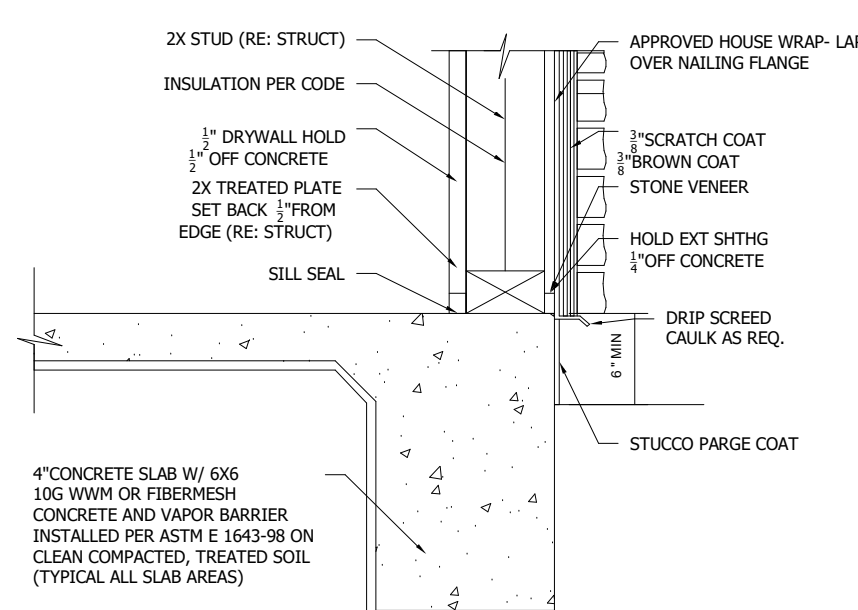
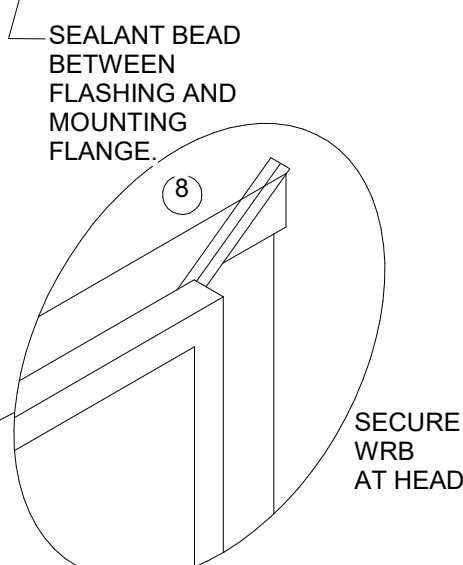
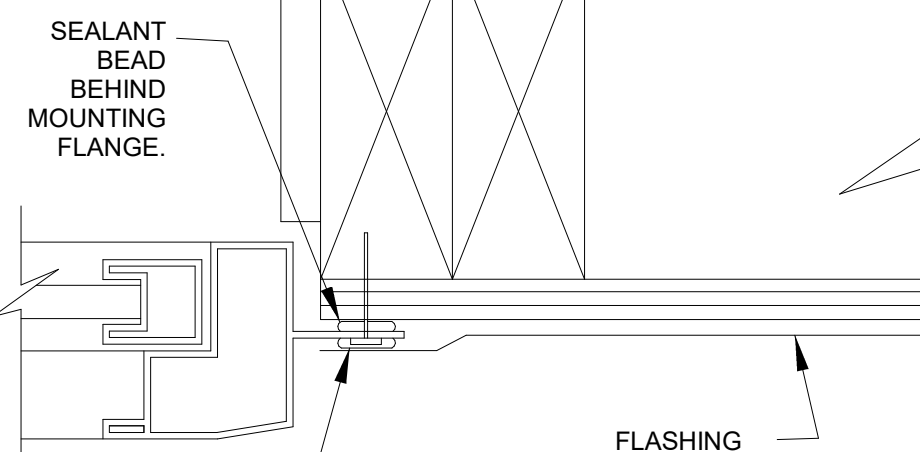


② WINDOW FLASHING1
3/8" = 1'-0"

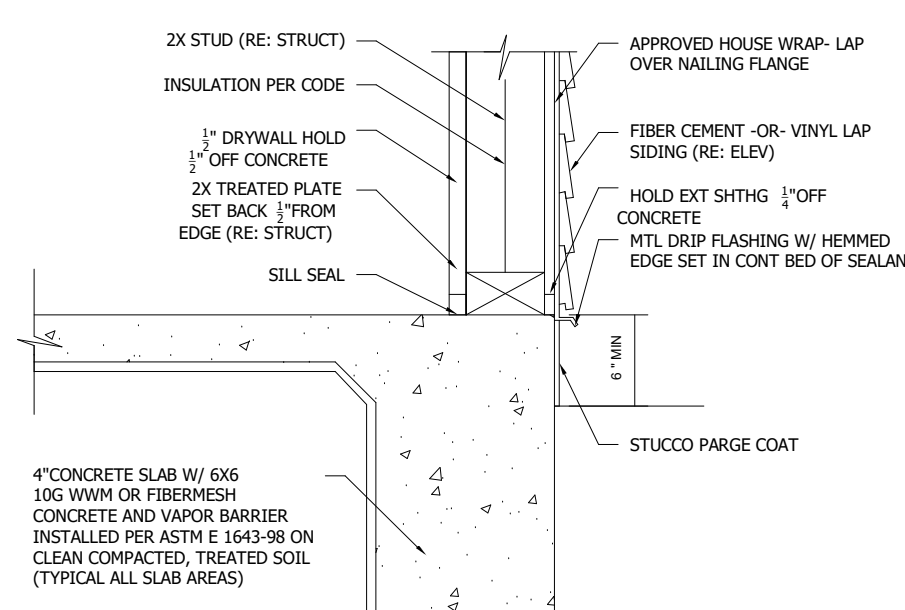


5 ROOF FLASHING 2
1/4" = 1'-0"

SECTION A
THROUGH WINDOW JAMB



LAP SIDING

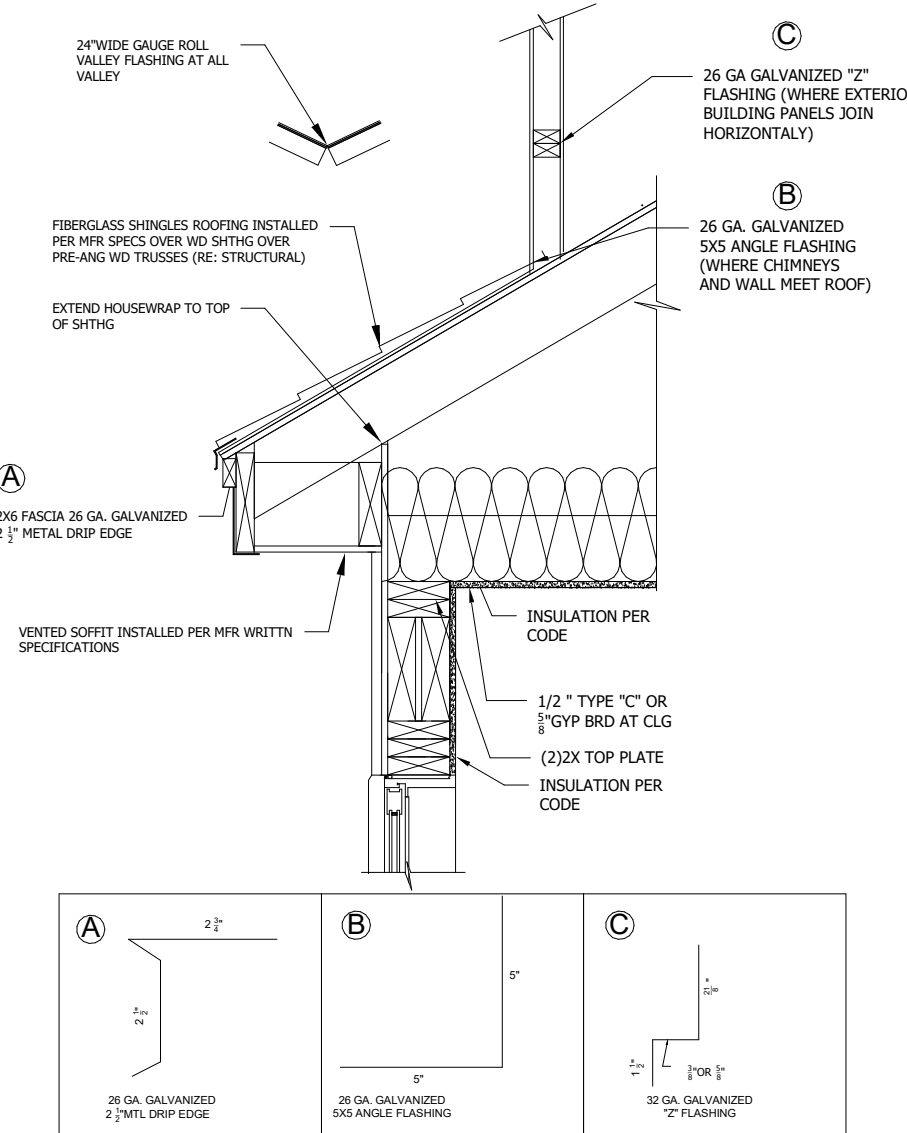
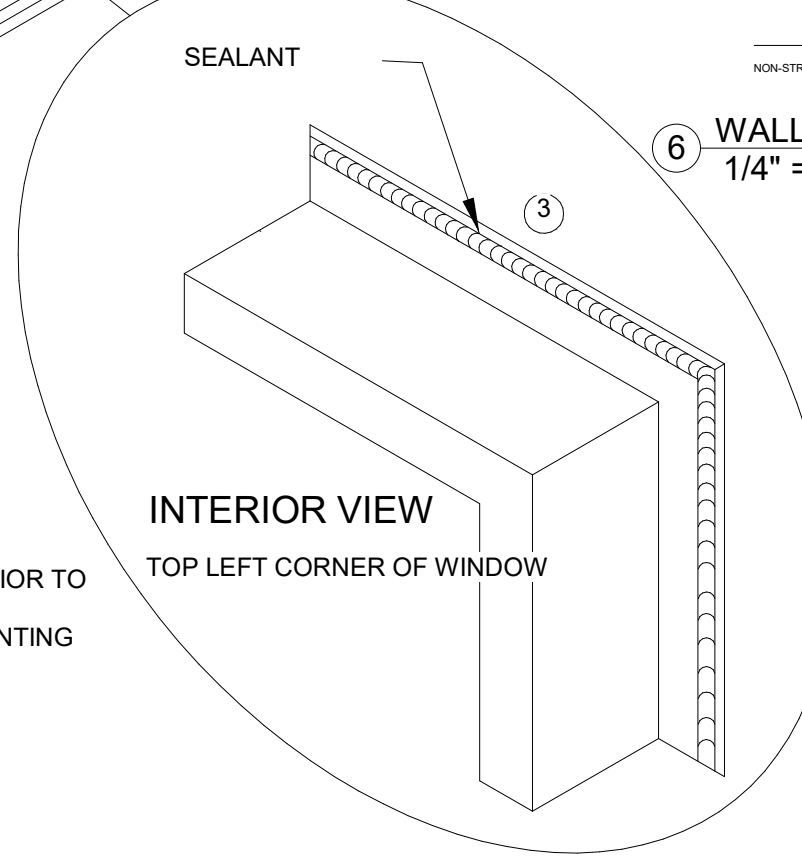


LAP SIDING

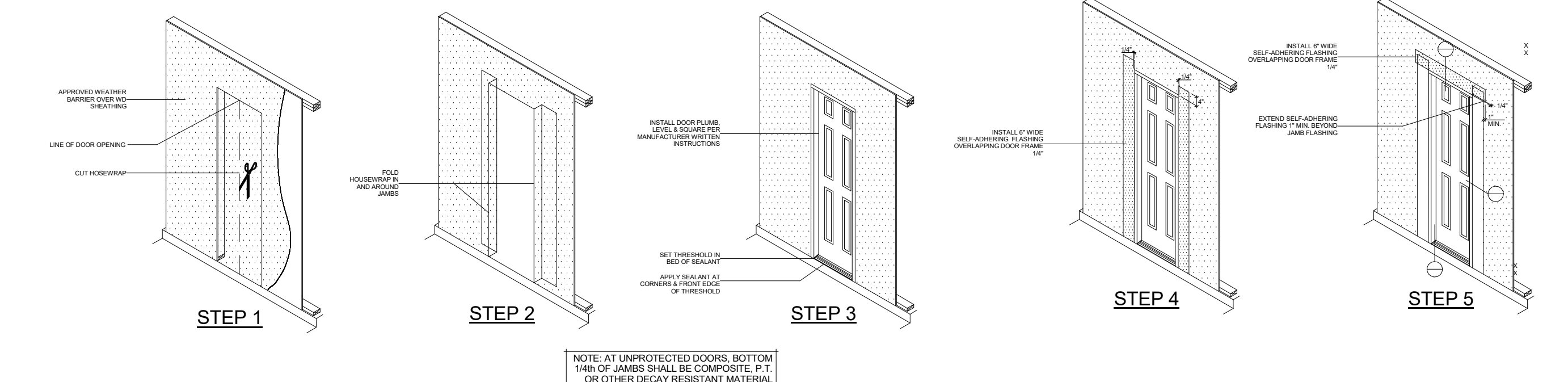
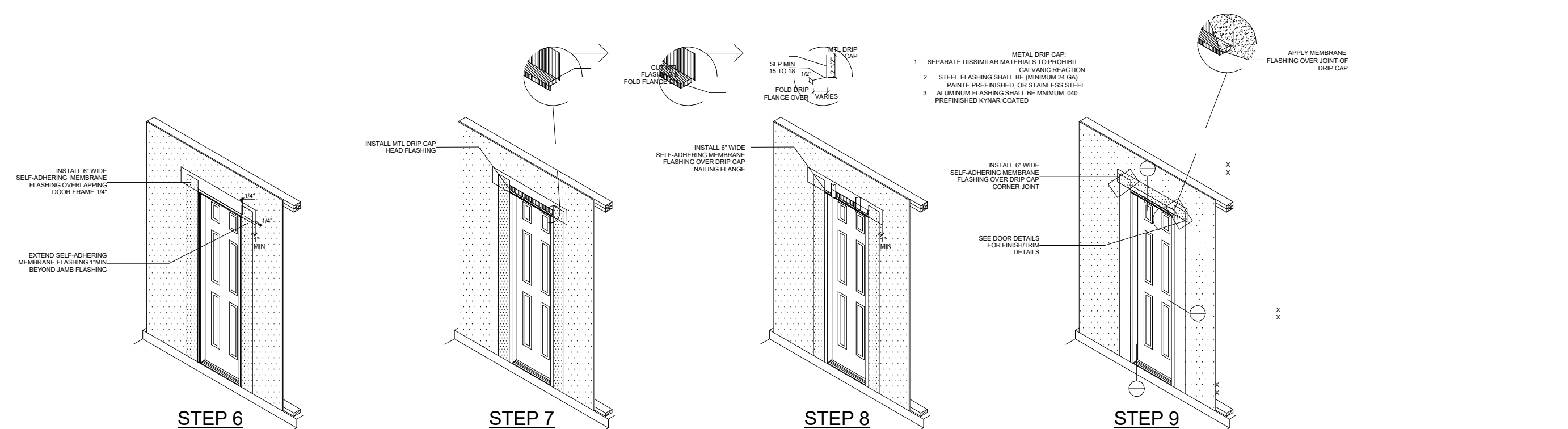
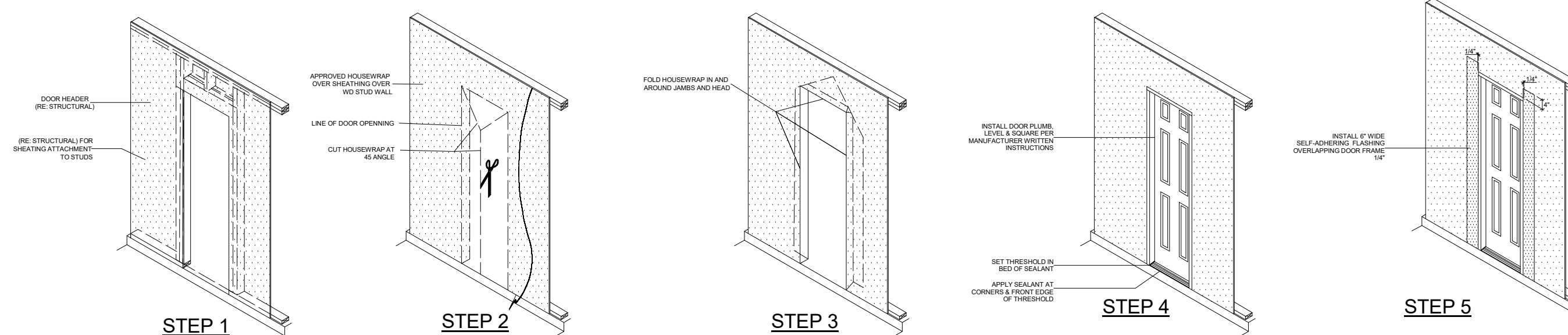
TYPICAL WALL FLASHING

NON-STRUCTURAL FOOTERS DETAILS SCALE : N.T.S.

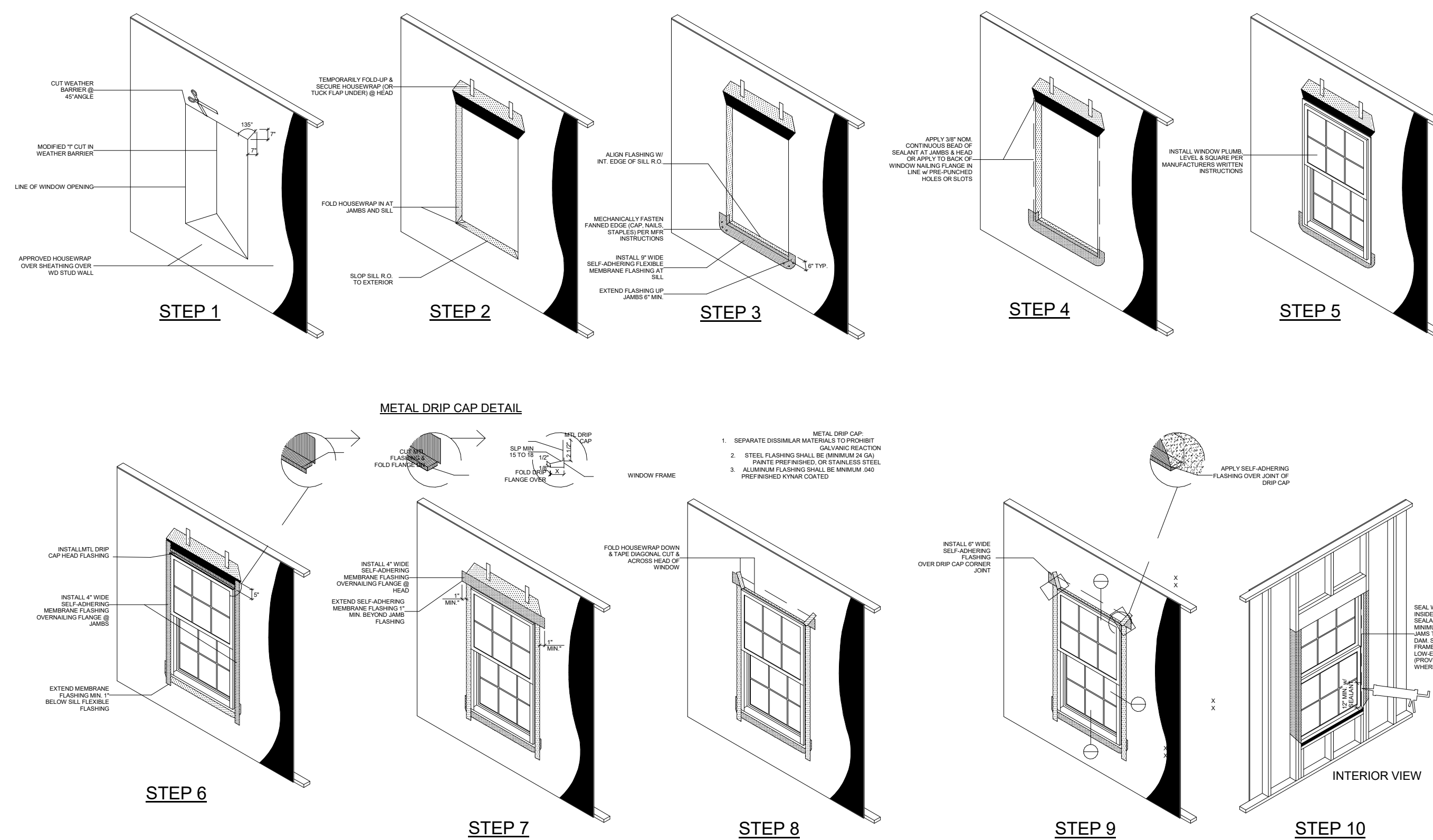
6 WALL FLASHING
1/4" = 1'-0"



④ ROOF FLASHING
1/4" = 1'-0"



① DOOR FLASHING
1/4" = 1'-0"



③ WINDOW FLASHING
1/4" = 1'-0"

[illegible]

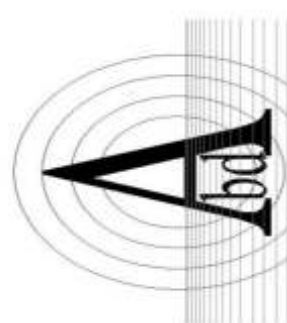
ASHLEY & COREY FURMAN RENOVATION

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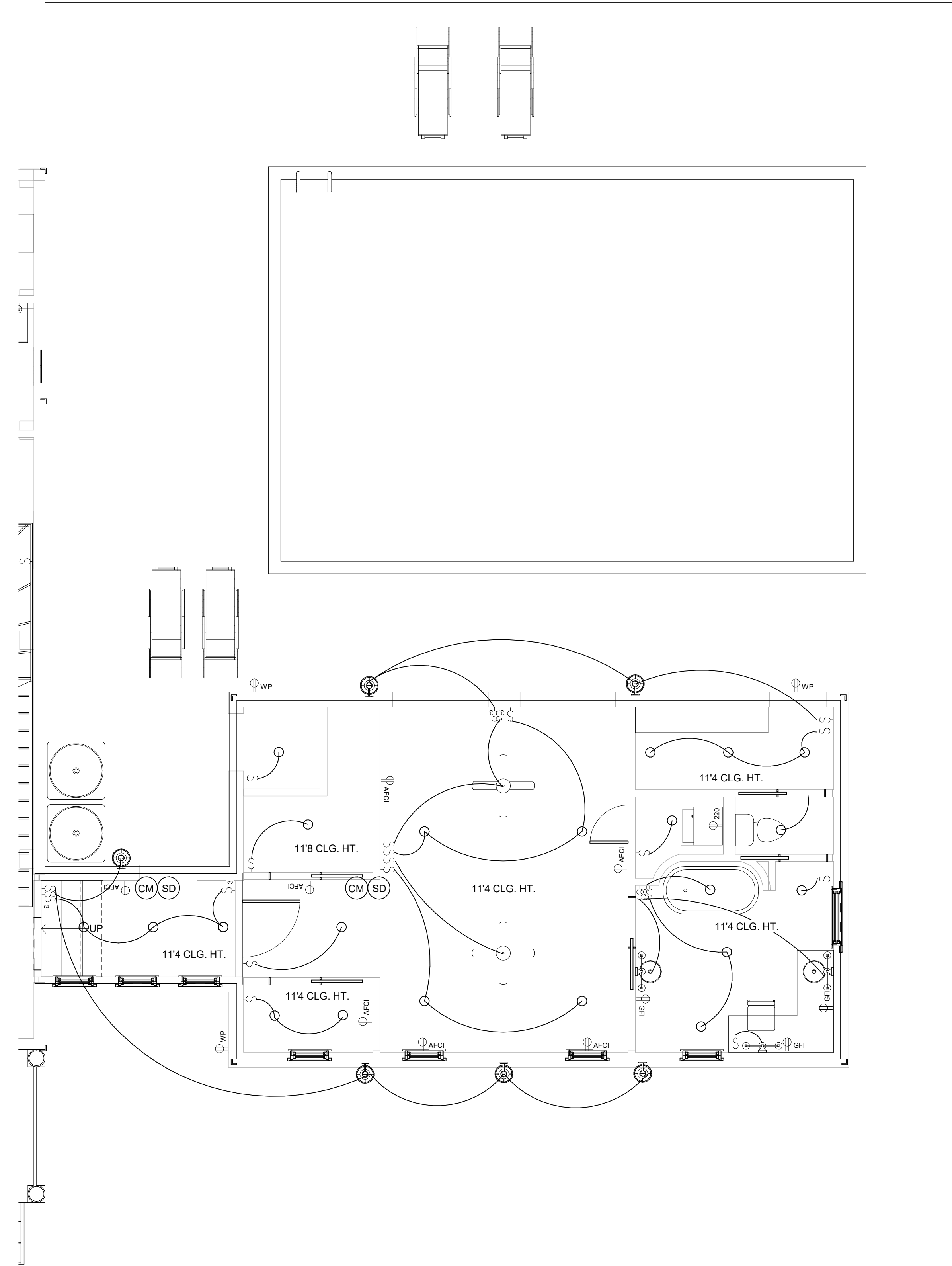
Project number	2021.005
Date	5/5/2021
Drawn by	Author
Checked by	Checker
Scale	As indicated

3S Design Studio, LLC
Custom Architectural Design

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BAamalfi1@aim.com



103 N. 6TH ST.
FERNANDINA BEACH, FL 32034



1 FIRST FLOOR PLAN MEP PROPOSED
1/4" = 1'-0"

PLUMBING NOTES:

- 1.) ALL SUPPLY LINES TO BE CPVC PER CODE.
- 2.) DOMESTIC WATER SHALL BE VIA EXISTING WATER AND SEWER TO REMAIN.
- 3.) PLUMBING CONTRACTOR TO INSTALL ALL PLUMBING FIXTURES AS SELECTED BY OWNER.

ELECTRICAL NOTES:

- 1.) PROVIDE SMOKE DETECTORS IN ALL BEDROOMS MOUNTED TO THE CEILING PER CODE.
- 2.) PROVIDE (1) CARBON MONOXIDE/SMOKE DETECTOR PER CODE FOR EACH SLEEPING AREA PER FLOOR.
- 3.) ALL ELECTRICAL OUTLETS, PLUGS, SWITCHES, ETC TO BE WHITE.
- 4.) ALL SWITCHES TO BE SELECTED BY OWNER.
- 5.) WIRE ALL CEILING FANS FOR FAN LIGHT COMBO WITH MULTI SPEED COMBO SWITHES OR APPROVED EQUAL.
- 6.) INSTALL ALL SWITCHED OUTLETS UPSIDE DOWN FOR INDENTIFICATION.
- 7.) ELECTRICAL SUBCONTRACTOR SHALL PROVIDE UNDERGROUND CONDUIT WITH SERVICE AS REQUIRED TO CONNECT POWER TO THE HOUSE WITH THE ELECTRICAL UTILITY COMPANY.
- 8.) ELECTRICAL CONTRACTOR TO INSTALL ALL ELECTRICAL FIXTURES, INCLUDING CEILING FANS AS SELECTED BY THE OWNER.
- 9.) ALL ELECTRICAL WORK SHALL BE INSTALLED AND COMPLETED PER THE FLORIDA BUILDING CODE AND NATIONAL ELECTRICIA CODE.
- 10.) ALL RECESSED CANS SHALL ALIGN PER THE PLANS - REFER TO THE REFLECTED CEILING PLAN FOR ADDITIONAL INFORMATION.
- 11.) ALL BATHROOM EXHAUST FANS SHALL BE RECESSED FAN/LIGHT COMBO UNITS EXHAUSTED TO THE EXTERIOR AND FURNISHED BY THE ELECTRICAL CONTRACTOR.
- 12.) ALL INTERIOR WALL OUTLETS ARE TO BE TAMPERPROOF PER CODE AND MOUNTED AT 18" AFF UNLESS OTHERWISE NOTED.
- 13.) ALL WALL SCONCES TO BE MOUNTED AT 7'-0" AFF UNLESS OTHERWISE NOTED.
- 14.) ALL INTERIOR PENDANT FIXTURES TO BE MOUNTED AT 6'-0" UNLESS OTHERWISE NOTED.
- 15.) ALL FINAL LIGHT LOCATIONS SHALL BE FIELD VERIFIED BY THE OWNER PRIOR TO INSTALLATION.

ELECTRICAL SYMBOLS LEGEND

- | | |
|--|--|
| | SINGLE AFCI OUTLET |
| | SINGLE AFCI DUPLEX OUTLET |
| | SINGLE GFI DUPLEX OUTLET |
| | SINGLE AFCI DUPLEX OUTLET UNDER COUNTER |
| | SINGLE EXTERIOR WEATHER PROOF GFCI DUPLEX OUTLET |
| | 220V SINGLE OUTLET |
| | SINGLE POLE LIGHT SWITCH |
| | 3 WAY LIGHT SWITCH |
| | SINGLE POLE LIGHT DIMMER |
| | THERMOSTAT MTD. @ 60" AFF |
| | SINGLE TEL/DATA (CAT 5) ETHERNET PORT |
| | SINGLE TEL (CAT 5) TELEPHONE PORT |
| | SINGLE CATV (QUAD SHIELD RG-6) CABLE/SAT PORT |
| | ELEC. PANEL |
| | SINGLE SECURITY OR TEL/COMM MEDIA HUB PANEL 60" AFF TO CENTERLINE |
| | 3" DIA. LED DOWN LIGHT FIXTURE W/WHITE BAFFLE TRIM |
| | 4" DIA. LED DOWN LIGHT FIXTURE W/WHITE BAFFLE TRIM |
| | CEILING MOUNTED JUNCTION BOX TO RECEIVE CEILING MOUNTED LIGHT FIXTURE, AS SELECTED BY THE OWNER |
| | UNDER CABINET ACCENT LIGHTING SELECTED BY OWNER |
| | WALL SCONCE MTD. 7'-0" AFF U.O.N. - VIF FINAL HGT WITH BATH ACCESSORIES |
| | PENDANT LIGHT FIXTURE SELECTED BY OWNER |
| | 52" DIA. FAN/LIGHT COMBO SELECTED BY OWNER - LIGHT AND FAN SWITCH WITH LUTRON SKYLARK 3 SPEEN FAN LIGHT SWITCH |
| | SMOKE DETECTOR - CEILING MOUNTED |
| | SMOKE/CARBON MONOXIDE DETECTOR - CEILING MTD. |
| | MECH. AC CONDENSING UNIT |

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ELECTRICAL PLAN

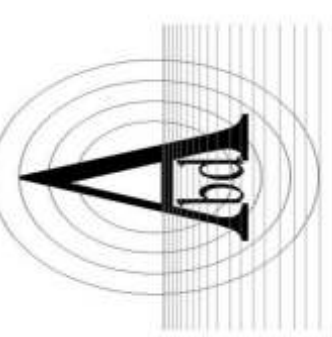
Project number	2021.005
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Drawn by	DG
Checked by	BA
Scale	As indicated

A12

ASHLEY & COREY FURMAN
RENOVATION

103 N. 6TH ST.
FERNANDINA BEACH, FL. 32034

Bruce D. Amalfitano,
Architect, A.I.A.
Jacksonville, Florida
1-904-228-9337
Bdamalfi@aaim.com



No.	Description	Date
1	PERMIT SET	10/21/16

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1996 Pebble Point Dr.
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dennis@3sdesignstudio.net



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2023-0099
NOVEMBER 16, 2023

Owner/Applicant:	Nocca Contracting, LLC, agent for Ashley & Corey Furman
Property Address:	103 N. 6 th Street (Hirth House)
Parcel ID #	00-00-31-1800-0031-0140
Current zoning:	R-2
FLUM land use category:	Medium Density Residential
Existing uses on the site:	Single-Family Residential
FL Master Site File #	8NA00096
Year Built:	c.1880 (FMSF)
Contributing Status:	Contributing
Requested action:	Certificate of Approval (COA) to construct a 1-story addition

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 to construct a 1-story addition at the northern side of the home. The location of the new construction is limited to the primary façade to meet setback compliance and due to existing improvements in the side and rear yards. Corey and Ashley Furman have stated that their vision for the project is “match existing.” There is no indication of any other exterior façade changes beyond the addition of a master bedroom suite. A recent history of the improvements completed is provided as part of the staff report.

"Constructed in 1886, 103 N. 6th Street is a two story, frame residential building, designed in the Italianate style. It is noteworthy for its bracketed cornice, leaded stain glass, and multi-light door, tower and colonial revival porch. It was originally the residence of Thomas and Annie Moore, an employee of the Florida Mirror. It was purchased in 1896 by Louis G. Hirth for \$1,800. Hirth, a native of Germany, moved to Fernandina in 1895. He began a retail liquor business and founded the Palace Saloon. His home, constructed in the Italianate style, is similar to the Fairbanks House, although not nearly as massive. Both the Fairbanks and Hirth Houses were designed by Robert Schuyler. Robert S. Schuyler was probably the most accomplished architect to practice his profession in Fernandina. Schuyler was born in New York City in 1829 and served as a Captain in the Thirteenth Regiment, N. Y. Cavalry during the Civil War. He arrived in Florida in 1878 and in Fernandina three years

later. Besides the Hirth House he designed St. Peter's Episcopal Church, the Tabby House, Fairbank's House, and Public School No. 1. Two of his buildings, the Tabby House and the Fairbanks House, are individually listed in the National Register of Historic Places. The Tabby House and St. Peter's Episcopal Church have also been recorded in the Historic American Buildings Survey. Schuyler served as Vice-President of the Chamber of Commerce and as a County Judge, as secretary of the Howard Association during the yellow fever epidemic of 1888, then held the office of city clerk for two terms. He remained the city clerk until the time of his death on July 26, 1895. He and his wife are buried at St. Peter's Cemetery in Fernandina Beach." – FMSF 8NA00096

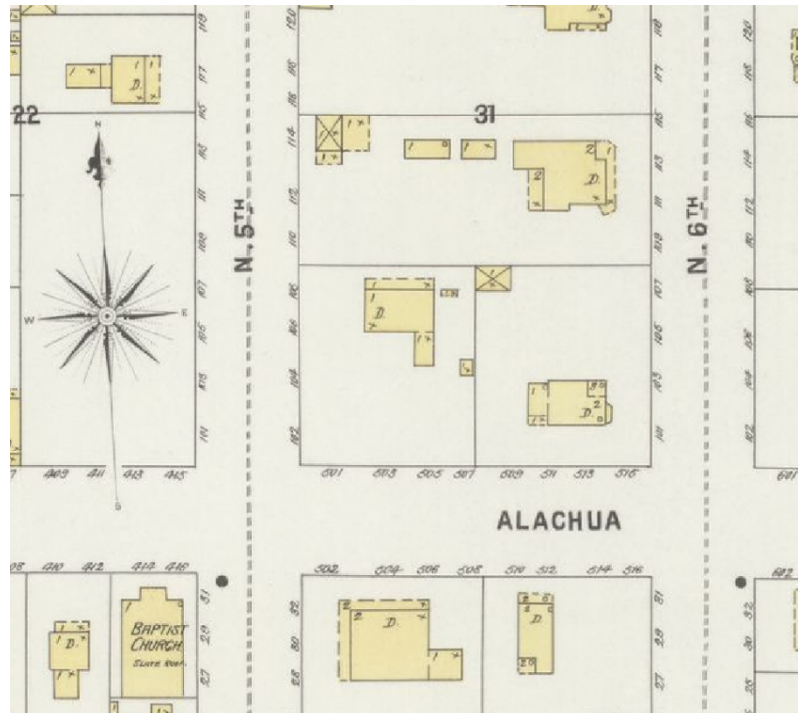


Figure 1. 1897 Sanborn Maps – Sheet 3, structure not found on 1891 Sanborn Maps

CERTIFICATE OF APPROVAL RECENT HISTORY		
COA #	Date	Scope of COA
HDC 2021-0005	4/16/21	Certificate of Approval (COA) to install a pool and privacy landscaping
HDCSA2021-0061	5/6/21	Certificate of Approval (COA) to replace window opening on N elevation with full lite glass door, remove bay window and add Anderson d/h windows at rear addition (kitchen); repair concrete front steps; replace concrete steps at rear door; add brick steps to open end of side porch; add brick hardscape (walkways and restored patio), new brick patio at back door, add lockable hatch door to cistern, repair/replace current driveway with brick apron and ribbon drive.
HDCSA2021-0052	4/13/21	Certificate of Approval (COA) to repaint exterior of primary structure: Sherwin-Williams "Haint Blue" - porch. Farrow & Ball "Great White No. 2006" - Body Farrow & Ball "Old White No. 4" mixed 1:1 with "Charleston Gray No.243" - Trim Farrow & Ball "Studio Green No. 93" - Mullions/Lattice
HDCSA2021-0036	3/16/21	Certificate of Approval (COA) to install 4' black aluminum fence and arched gates around perimeter of property
HDCSA2021-0027	2/15/21	Certificate of Approval (COA) to re-roof using in-kind, GAF 30-yr Architectural Shingles (black).

APPLICABLE GUIDELINES:

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

[DOWNTOWN HISTORIC DISTRICT 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	A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.	☒	☐	☐
2	The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.	☒	☐	☐
3	Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.	☒	☐	☐
4	Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.	☒	☐	☐
5	Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.	☒	☐	☐
6	Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.	☐	☐	☒
7	Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.	☐	☐	☒
8	Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.	☒	☐	☐

9	<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:

Addition/ New Construction

A new 654 ft² addition will be in the northeast corner (front) of the existing structure. This addition will have a different roofline as a single story. The proposed addition intends to match the siding of the existing structure. The intention is to “match the current structure.” Under the SOI standards for rehabilitation and the Downtown Historic District Guidelines the addition should consider alternate materials which complement the existing structure yet differentiate it from the historic sections. This addition will be highly visible from the street but compliant with LDC guidance for setbacks. Its placement is the only area feasible to make the addition possible. The addition, as proposed, is appropriate in scale and massing.

Height – 19’ 9- 3/16”

Footprint – 654 ft sq

Setbacks – 25 ft front yard and 10 ft side yard

Materials – hardi lap siding painted to match the existing structure.

Staff finds that the proposed addition for a master bedroom complies with the LDC. As established in the downtown historic district guidelines new additions should not “*attempt to duplicate form, material, style, wall plane, roofline, cornice height; the new addition should not appear to be part of the historic building*”, the proposed design seeks to match the historic structure. Staff recommends that the HDC consider solutions or issue recommendations to the applicant that would make the proposed addition compliant with the Historic District Guidelines and Secretary of Interior Standards. As proposed, staff must issue a recommendation of denial.

STAFF RECOMMENDATION:

Staff recommends: Denial of HDC 2023-0099: The board may wish to provide the applicant with suggestions.

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2023-0099 **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 2023-0099, as presented, **is or is not** substantially compliant with the Secretary of the Interior’s Standards, the Land Development Code, and the Downtown Historic District Design Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 **Application & Backup Materials**

EXHIBIT 2 **FMSF 8NA00096**

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #12530

Date Submitted: 10/19/2023

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 – Non-
Contributing \$1,500



Demolition of a Primary Structure –
Contributing \$7,500



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



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



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

Basis for Review

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

2023 Submission Deadlines + Board Meetings Calendar



IMPORTANT NOTES

Conceptual Approvals

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

Pre-Application Meeting

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

Application Requirements



A complete/ signed application;



Proof of Ownership (copy of deed or tax statement);



A current survey of the property, for new construction and any change to existing footprint. (no older than two years);



Scaled elevations & plans;



Photographs;



Any additional backup materials, as necessary;



If applying as an agent, Owner's Authorization for Agent Representation form must be signed/ notarized and submitted as part of the application;



For window replacement, a Window Survey must be completed.

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



Historic District Overlays – see LDC Section 8.01.01



Specific Requirements within the OT-1 and OT-2 Zoning Districts – see LDC Section 8.01.01.02



Amelia River Waterfront Community Redevelopment Area – see LDC Section 8.01.02



Application Process for Certificate of Approval – see LDC Section 8.03.03



Signage in the Historic Districts and Community Redevelopment Area – see LDC Section 8.01.03



Requirements for Demolition Applications – see LDC Section 8.03.03.01



Appeals - see LDC Section 8.03.09

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

Addition



APPROVAL TYPE*

Board Approval: Final



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

Previously Approved Case

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

Yes



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

8/31/2023

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 → Map Search](#)

Historic District*

Downtown ▼

Site Address*

103 north 6th street

City*

fernandina beach

State*

fl

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0031-0140

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

ashley

Last Name*

furman

Mailing Address*

471 hawks nest dr

City*

boone

State*

nc

Zip Code*

28601

Telephone Number*

828-264-3055

E-mail Address*

coreyfurman@boonedrug.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*

aaron

Last Name*

sweatt

Company (if applicable)

nocca contracting, llc

Street Address

City

State

Zip

Telephone Number

904-624-3436

E-mail Address

noccaoffice@gmail.com

Project Description*

master bedroom addition onto existing home

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

Design Vision Statement*

vision is to match the existing

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

Requirements for Demolition Applications

Per LDC 8.03.03.01

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

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

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

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

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

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

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

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

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

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

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

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

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

(Name/Number)

DOORS**Manufacturer****Product Description**

Include FL Product Approval # for Windows and Doors

Color

(Name/Number)

WINDOWS**Manufacturer****Product Description**

Include FL Product Approval # for Windows and Doors

Color

(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

n/a

Product Description**Color**

(Name/Number)

PORCH/DECK**Manufacturer**

n/a

Product Description**Color**

(Name/Number)

FENCING**Manufacturer**

n/a

Product Description**Color**

(Name/Number)

DRIVEWAYS/SIDEWALKS**Manufacturer**

n/a

Product Description**Color**

(Name/Number)

SIGNAGE**Manufacturer**

n/a

Product Description**Color**

(Name/Number)

OTHER**Manufacturer**

n/a

Product Description**Color**

(Name/Number)

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

Upload 1

Furman final 10-4-23
(4).pdf

Upload 2

FURMAN
OWNER'S AUTH
FOR AGENT
REPRES.pdf

Upload 3

No...en

Upload 4

No...en

Upload 5

No...en

Upload 6

No...en

Upload 7

No...en

Upload 8

No...en

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:



I AGREE THAT A POSTING NOTICE WILL BE INSTALLED ON THE PROPERTY(IES) IN QUESTION AND THAT SAID SIGN WILL ONLY BE REMOVED BY STAFF AFTER THE MEETING OR BROUGHT BACK TO CITY HALL BY APPLICANT.

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*

aaron

Applicant Last Name*

sweatt

Today's Date*

10/19/2023

 City of FB logo
NEW Reflex

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 Corey Furman + Ashley Furman
(print name of property owner(s))

hereby authorize: Aaron Sweatt
(print name of agent)

to represent me/us in processing an application for: _____
(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.

Corey Furman
(Signature of owner)

Ashley Furman
(Signature of owner)

Corey Furman
(Print name of owner)

Ashley Furman
(Print name of owner)

STATE OF FLORIDA

COUNTY OF NASSAU

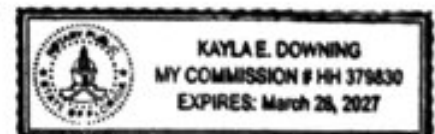
Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☒ online notarization, this 10th day of October, 2023, by Corey & Ashley Furman

Kayla E. Downing
Notary Public

Kayla E. Downing
Printed Name

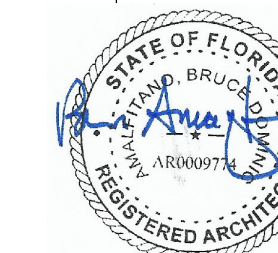
My Commission Expires _____

Personally Known _____ OR Produced Identification ☒ ID Produced: DL





Project Number: 2021.005
Date: 5/5/2021



Digitally
signed by
Bruce D
Amalfitano
Date:
2023.10.12
13:40:49
-04'00'

3S^{Design}
Studio_{llc}

1996 Pebble Point Dr.
Green Cove Springs, FL. 32043
dennis@3dsdesignstudio.net

Bruce D. Amalfitano,
Architect, A.I.A.
Jacksonville, Florida
1-904-228-9337

[illegible]

ASHLEY & COREY FURMAN

RENOVATION

103 N. 6TH ST.
FERNANDINA BEACH, FL. 32034

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COVER

C

Project number	2021.005
Date	5/5/2021
Drawn by	SK
Checked by	BA
Scale	

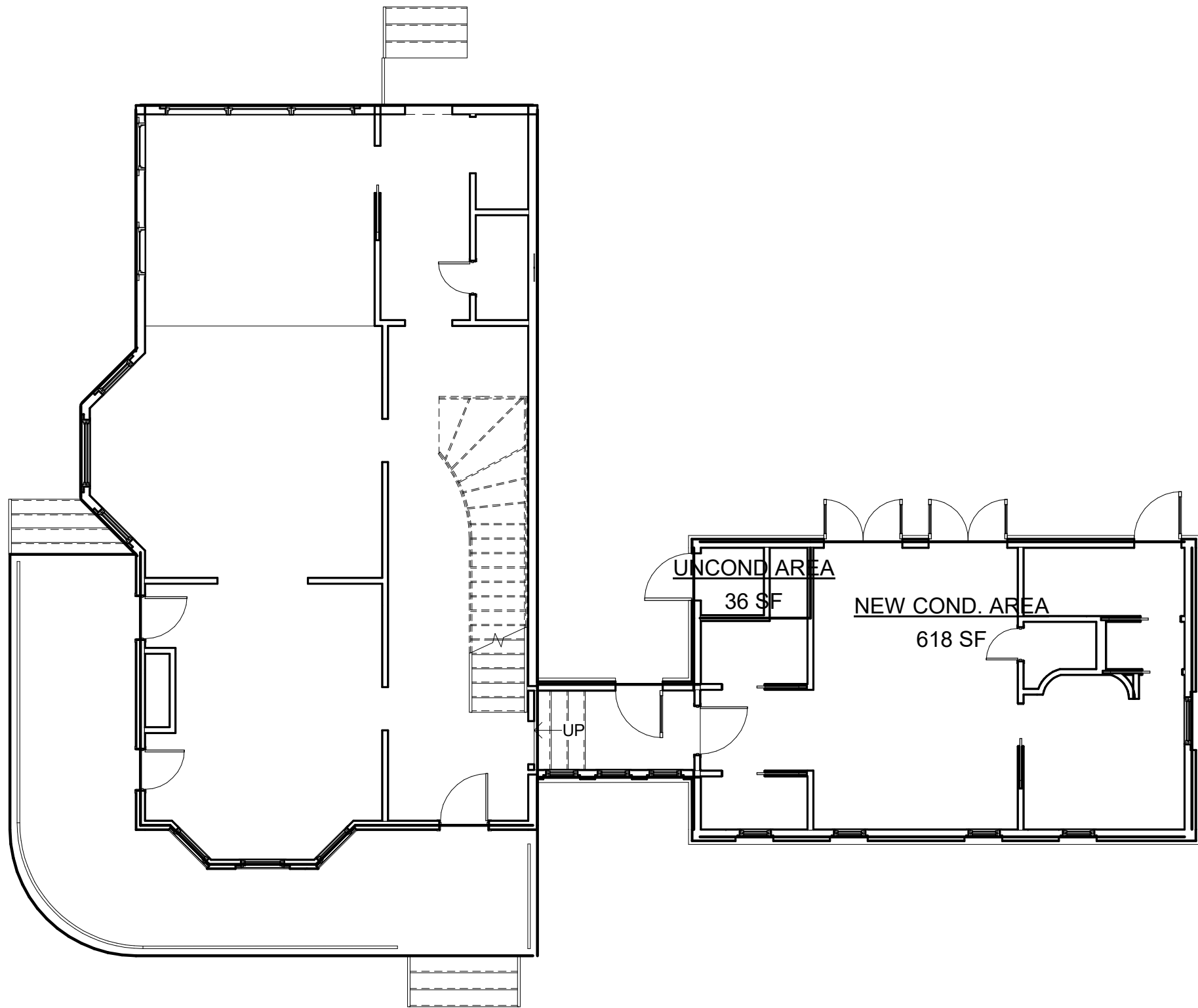
Scale

GENERAL BUILDING NOTES:

- 1.) DO NOT SCALE DRAWINGS. ALL DIMENSIONS ARE TO BE VERIFIED BY THE SUBCONTRACTOR. ANY DISCREPANCIES SHALL BE REVIEWED WITH THE DESIGN BUILDER IMMEDIATELY.
- 2.) IF THERE ARE ANY DISCREPANCIES IN AND/OR FROM THE DRAWINGS THE SUBCONTRACTOR SHALL REVIEW WITH THE DESIGN BUILDER FOR CLARIFICATION PRIOR TO PROCEEDING.
- 3.) ALL MATERIAL USED SHALL MEET THE APPLICABLE CODE REQUIREMENTS AND SHALL BE NEW.
- 4.) SUBCONTRACTOR SHALL REMOVE PROMPLY ALL DEBRIS FROM THE SITE AND PROTECT ALL EXPOSED PORTIONS OF THE WORK AS REQUIRED TO PREVENT DAMAGE AND/OR FROM THE ELEMENTS.
- 5.) SUBCONTRACTOR SHALL AVOID OVERLOADING THE STRUCTURE AND SHALL SECURELY STORE ALL ITEMS TO BE USED FOR CONSTRUCTION.
- 6.) EACH SUBCONTRACTOR SHALL CLEAN THE JOBSITE DAILY PRIOR TO LEAVING THE JOBSITE. FAILURE TO DO SO THE SUBCONTRACTOR WILL BE BACKCHARGED FOR CLEANING THE JOBSITE.**
- 7.) ALL EXISTING UTILITIES AND SERVICES ARE TO BE MAINTAINED AND PROTECTED FROM DAMAGE FOR THE DURATION OF THE PROJECT.
- 8.) EVERY SUBCONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING AS REQUIRED BY LAW.
- 9.) ALL GLASS LOCATED WITHIN 18" OF THE FLOOR AND/OR 12" OF A DOOR SHALL BE TEMPERED GLASS.
- 10.) ALLSHOWER GLASS DOORS AND ENCLOSURES SHALL BE TEMPERED GLASS AND SHALL BE 72" TALL UNLESS NOTED OTHERWISE.
- 11.) ALL TILE SHALL BE INSTALLED ON DURROCK OR HARDI TILE BACKER BOARD.
- 12.) ALL TILE IN TUB AND SHOWER AREAS SHALL BE CONTINUOUS UP TO 84" AFF. UNLESS NOTED OTHERWISE.
- 13.) ALL STUCCO SHALL BE THREE COST 7/8" THICK MIN. TRADITIONAL STUCCO. NO SYNTHETIC STUCCO WILL BE ACCEPTED.
- 14.) TESTED AND APPROVED PRODUCTS SHALL BE INSTALLED PER THE APPROVED TESTING REQUIREMENTS.
- 15.) **MINIMUM MATERIAL SPECIFICATIONS:**
- | | |
|-------------------|---|
| CONCRETE | 3,000 PSI |
| MASONRY | GRADE "N", 1,350 PSI |
| MORTAR | TYPE "S", 1,800 PSI |
| GROUT | 2,000 PSI |
| REBAR | GRADE 60 |
| REINFORCING STEEL | ASTM, A-615, 36 KSI |
| STRUCTURAL STEEL | ASTM, A-36, 36 KSI |
| GLUE-LAM BEAMS | F=2,400 PSI, E = 1.8 X 10 PSI |
| WALL SHEATHING | 7/16" OSB STANDARD SHEATHING WITH EXT. GLUE, PANEL INDEX 32/16 |
| ROOF SHEATHING | 5/8" PLYWOOD STANDARD SHEATHING WITH EXT. GLUE, PANEL INDEX 32/12 |
| SUBFLOOR | 3/4" T&G ADVANTEC OR APPROVED EQUAL, PANEL INDEX 48/24 |
| BOLTS | A-307, 33 KSI |

DIMENSIONAL LUMBER — SEE TABLE BELOW—			
LUMBER USAGE	ALLOWABLE UNIT STRESS (POUNDS PER SQUARE INCH)	MODULUS OF ELASTICITY (POUNDS PER SQUARE INCH)	SPECIES & GRADE OR COMBINATION SYMBOL
2X4 STUDS	F _c (PARALLEL) = 600 P.S.I.	1.5 X 10 P.S.I.	S.P.F. #2
2X6 STUDS	F _c (PARALLEL) = 675 P.S.I.	1.5 X 10 P.S.I.	S.P.F. #2
2X6 THRU 2X14 JOISTS	F _b (REPETITIVE) = 1450 P.S.I.	1.7 X 10 P.S.I.	S.Y.P. #2
4X BEAMS	F _b (SINGLE) = 1250 P.S.I.	1.7 X 10 P.S.I.	S.Y.P. #2
6X BEAMS	F _b (SINGLE) = 1350 P.S.I.	1.6 X 10 P.S.I.	S.Y.P. #2
4X4 POSTS	F _c (PARALLEL) = 1000 P.S.I.	1.7 X 10 P.S.I.	S.Y.P. #2
6X6 POSTS	F _c (PARALLEL) = 1000 P.S.I.	1.6 X 10 P.S.I.	S.Y.P. #2
TIMBERS	F _b (SINGLE) = 1200 P.S.I.	1.6 X 10 P.S.I.	S.Y.P. #2
DECKING	F _b (REPETITIVE) = 1650 P.S.I.	1.7 X 10 P.S.I.	1X TONGUE AND GROOVE S.Y.P.
GLUE-LAM BEAMS	F _b (SIMPLE) = 2400 P.S.I.	1.8 X 10 P.S.I.	DF/DF 24F-V4
GLUE-LAM BEAMS	F _b (CANTILEVER) = 2400 P.S.I. or (CONTINUOUS)	1.8 X 10 P.S.I.	DF/DF 24F-V8

* ALL LUMBER TO BEAR APPROVED GRADING STAMP



⑥ FIRST FLOOR
1/8" = 1'-0"

A △ □ CL DIA. P _L	AND	C.J.	CONSTRUCTION / CONTROL JOINT	ELEV.	ELEVATION, ELEVATOR	GYWB.	GYSPUM WALL BOARD	N.	NORTH	S.	SOUTH	
	ANGLE							N.I.C.	NOT IN CONTRACT	S.A.	SUPPLY AIR	
C CL DIA. P _L	SQUARE	CLG.	CEILING	EMER.	EMERGENCY	GYP. BD.	GYSPUM BOARD.	NO. OR #	NUMBER	S.C.	SOLID CORE	
	CENTERLINE	CLO.	CLOSET	ENCL.	ENCLOSURE			N.T.E.	NOT TO EXCEED	SCHED.	SCHEDULE	
D CL DIA. P _L	DIAMETER	CLR.	CLEAR	EQ.	EQUAL		H.B.	HOSE BIBB	NOT TO SCALE	SECT.	SECTION	
	PLATE / PROPERTY LINE	C.M.U.	CONCRETE	EQUIP.	EQUIPMENT		H.C.P.	HOLLOW CORE		S.F.	SQUARE FEET	
A.B.	ANCHOR BOLT	CNTRS.NK.	COUNTERSINK		WATER COOLER		CDWD.	HARDWOOD	O.A.	OVERALL	SH.	SHELF
	AGGREGATE	CNTR. TOP	COUNTER TOP	EXIST.	EXISTING		CDWD.	HARDWOOD	O.C.	ON CENTER	SHR.	SHOWER
A.B.C.	AGGREGATE	C.O.	CLEAN OUT	EXP.	EXPANSION		HDWR.	HARDWARE	O.D.	OUTSIDE DIAMETER	SHT.	SHEET
A.C.	AIR CONDITIONING	C.O.L.	COLUMN	EXT.	EXTERIOR		H.M.	HOLLOW METAL	O.F.C.I.	OWNER FURNISHED/	SIM.	SIMILAR
	ACOUSTICAL	CONC.	CONCRETE	ETR.	EXISTING TO REMAIN		HORIZ.	HORIZONTAL		CONTRACTOR	SPEC.	SPECIFICATION
ACOUS.	ACOUSTICAL	CONN.	CONNECTION				HT.	HEIGHT		INSTALLED	SQ.	SQUARE
A.C.	ASPHALTIC	CONSTR.	CONSTRUCTION				HW.	HOT WATER	OFF.	OFFICE	S.S.	STAINLESS STEEL
PAVING	CONCRETE PAVING	CONT.	CONTINUOUS						OPENING	OPENING	STD.	STANDARD
	ADJ.	CONTR.	CONTRACTOR	FDN.	FLOOR		I.D.	INSIDE	OPPG.	OPPOSITE	STL.	STEEL
A.F.F.	ABOVE FINISH	CORR.	CORRIDOR	FBRGL.	FIBERGLASS		INSUL.	INSULATION			STOR.	STORAGE
FLOOR		CTR.	CENTER	F.E.	FIRE		INT.	INTERIOR	PNLG.	PANELING	STRUCT.	STRUCTURAL
	AGGREGATE	C.W.	COLD WATER	F.E.C.	EXTINGUISHER		INV.	INVERT	PAR.	PARAPET	SUSP.	SUSPENDED
ALUM.	ALUMINUM								PART'N	PARTITION	SYM.	SYMMETRICAL
ALT.	ALTERNATE								PBWL.	PAPER BACKED	S.Y.P.	SOUTHERN YELLOW PINE
APPROX.	APPROXIMATE	DBL.	DOUBLE							WIRE LATH		
	ARCHITECTURAL	DEPT.	DEPARTMENT	FFE.	FINISH FLOOR	JAN.	JAN.	JANITOR		PROPERTY LINE	T.	TREAD
ASPH.	ASPHALT	D.F.	DRAINAGE FLOW	F.G.	FINISH GRADE	JT.	JOINT	JOINT	PL.	PLASTIC LAMINATE	TEL.	TELEPHONE
BD.	BOARD	DIA.	DIAMETER	F.H.C.	FIRE HOSE	KIT.	KITCHEN	KITCHEN	P.LAM.	PAN.	T & G	TONGUE AND GROOVE
	BLDG.	DISP.	DIMENSION						PLAS.	PLASTER	TH	THICK
BLK.	BLOCK	DOWN	DOWN	FIN.	FINISH	LAM.	LAMINATE	LAV.	PAIR	T.O.P.	TOP OF	
BLKG.	BLOCKING	DNST.	DOWNSPOUT	FIN.	FINISH	LAV.	LAVATORY	P.V.C.	POLYVINYL	T.O.C.	TOP OF CURB	
BM.	BEAM	D.O.	DOOR OPENING	FIXT.	FIXTURE	L.F.	LINEAT FOOT	PWD.	CHLORIDE	T.O.W.	TOP OF WALL	
B.O.	BOTTOM OF	DR.	DOOR	FLASH'G	FLASHING	LT.	LIGHT		PLYWOOD	T.S.	TUBE STEEL	
BOT.	BOTTOM	DTL.	DETAIL	FLR.	FLOOR					T.T.B.	TELEPHONE TERMINAL BOARD	
B.U.	BUILT-UP	DWG.	DRAWING	PRPF.	FIREPROOF	MAX.	MAXIMUM	Q.T.	QUARRY TILE	TYP.	TYPICAL	
		DWR.	DRAWER	FRMG.	FRAMING	M.B.	MACHINE BOLT/					
CAB.	CABINET			FT.	FOOT OR FEET		MODIFIED	R.	RADIUS/RISER	U.O.N.	UNLESS OTHERWISE NOTED	
	C.B.	E.	EAST	FTG.	FOOTING		BITUMINOUS	R.A.	RETURN AIR	UR.	URINAL	
C.B.	CORNER BEAD	E.A.	EACH	FUR.	FURRING	MECH.	MECHANICAL	R.D.	ROOF DRAIN			
C.T.	CERAMIC TILE	EJ.	EXPANSION JOINT	FUR.	FURRING	MED.CAB.	MEDICINE CABINET	REDWD.	REDWOOD	V.C.T.	VINYL COMPOSITION TILE	
CHAN. (C)	CHANNEL	E.E.	ELECTRICAL			MEMB.	MEMBRANE	REF.	REFERENCE	VERT.	VERTICAL	
	CAST IRON	ELEC. PAN.	ELECTRICAL	GA.	GAUGE	MTL.	METAL	REFRIG.	REFRIGERATOR	VIF.	VERIFY IN FIELD	
C.I.	CAST IN PLACE			GALV.	GALVANIZED	MFR.	MANUFACTURER	REINF.	REINFORCED	VENT	VENT-THRU ROOF	
C.I.P.				GL.	GLASS	MIR.	MIRROR	REQ'D	REQUIRED	W.	WEST	
				G.L.BM.	GLASS BAR	MISC.	MISCELLANEOUS	RESIL.	RESILIENT	W/ & W/O	WITH AND WITHOUT	
				GR.	GLULAM BEAM	M.O.	MASONRY OPENING	ROUGH OPENING	ROUGH OPENING	W.C.	WATER CLOSET	
				GRND.	GRADE	M.R.	MOISTURE	R.O.	ROOFING	WD	WOOD	
							RESISTANT	ROOF'G	ROOFING	WDW	WINDOW	
						MTD.	MOUNTED	R.W.C.	RAIN WATER	WP.	WEATHERPROOF	
						MUL.	MULLION		CONDUCTOR	WR.	WATER RESISTANT	
								R.W.L.	RAIN WATER	W.S.	WEEP SCREEN	
									LEADER	WT.	WEIGHT	

DRAWING INDEX	
DWG. NO.	DRAWING NAME
A1	PROJECT INFO
A2	SITE PLAN - PROPOSED
A3	FIRST FLOOR DEMO PLAN
A6	ROOF PLAN AND DETAILS
A7	EXTERIOR ELEVATIONS
A8	EXTERIOR ELEVATIONS
A9	3D EXTERIOR - PROPOSED
A10	SECTION AND IMAGES
A11	FRAMING DETAILS
A12	FLASHING DETAILS
A13	ELECTRICAL PLAN

CODE AND BUILDING INFO:

OWNER/PROJECT INFO:	
OWNER:	COREY & ASHLEY FURMAN
PROJECT ADDRESS:	103 N. 6TH ST. FERNANDINA BEACH, FL. 32034

BUILDING CODE REFERENCES:	
2020 FLORIDA BUILDING CODE (7TH EDITION)	
2020 FLORIDA RESIDENTIAL BUILDING CODE (7TH EDITION)	
AND ALL APPLICABLE REFERENCED CODES	

SITE INFORMATION (REFER TO SITE PLAN FOR ADDITIONAL INFORMATION):	
PROPERTY IDENTIFICATION NUMBER (PIN):	00-00-31-1800-0031-0140
TOTAL LOT AREA:	9,950 SF
TOTAL IMPERVIOUS AREA:	2,296 SF / 9,950 = 23%
ZONING:	R-2
FLOOD ZONE:	TYPE "X"
LOWEST CONDITIONED FLOOR ELEVATION:	ETR

BUILDING AREA AND HEIGHT INFORMATION:	
EXISTING BUILDING AREAS:	
FIRST FLOOR CONDITIONED AREA:	1,221 SF
SECOND FLOOR CONDITIONED AREA:	926 SF
UNCONDITIONED AREA:	0 SF
PORCH AREA:	384 SF
TOTAL EXISTING BUILDING AREA:	2,531 SF

PROPOSED BUILDING AREAS:	
FIRST FLOOR CONDITIONED AREA (ADD 655 SF):	1,876 SF
SECOND FLOOR CONDITIONED AREA:	926 SF
UNCONDITIONED AREA (ADD 36 SF):	36 SF
PORCH AREA:	384 SF

TOTAL EXISTING BUILDING AREA:	3,222 SF
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BUILDING HEIGHTS:	
MAXIMUM BUILDING HEIGHT: EXISTING ROOF LINES TO REMAIN NEW ADDITION / 21' - 9 1/4"	

CONSTRUCTION CLASSIFICATION:	
CONSTRUCTION TYPE: TYPE 5B UNPROTECTED	
HOUSE IS DESIGNED FOR 2 STORY	
ALTERATION LEVEL 2 - LESS THAT 50% OF THE AGGREGATE AREA IS BEING RENOVATED	

ELECTRICAL SERVICE:	
(EXISTING TO REMAIN)	

WIND LOADS:

THIS PROJECT IS LOCATED WITHIN THE 128 MPH WIND BORNE DEBRIS REGION AND HAS BEEN DESIGNED IN ACCORDANCE WITH, AND MEETS THE REQUIREMENTS OF SECTION 1609 OF THE 2020 7TH EDITION OF THE FLORIDA BUILDING CODE. DESIGN METHOD - ASCE 7-16, R 301.2 (2). ALL EXTERIOR DOORS AND WINDOWS TO BE NON-IMPACT RESISTANT IN ACCORDANCE WITH THE FLORIDA BUILDING CODE.

REFER TO DRAWINGS FOR ADDITIONAL INFORMATION

EXPOSURE CATEGORY: C
BASIC WIND SPEED: 128 MPH 3 SEC GUST
WIND IMPORTANCE FACTOR: 1.0
BUILDING CATEGORY: II
FULLY ENCLOSED STRUCTURE
ROOF PITCH: EXISTING 4:12 TO REMAIN
INTERNAL PRESSURE COEFFICIENT: +/- 1.47

THERMAL AND VAPOR BARRIER REQUIREMENTS:

INSULATION REQUIREMENTS:	
NEW EXTERIOR WALLS - R-19 FIBERGLASS BATT INSULATION (ALTERNATE OPEN CELL FOAM 3 1/2" THICK).	
ROOF INSULATION - R-30 FIBERGLASS BATT INSULATION PER CODE (ALTERNATE OPEN CELL FOAM WITH FLAME BARRIER PER CODE).	
INTERIOR SOUND ATTENUATION - PROVIDE SOUND BATTS AT ALL BATHROOM WALLS, TYP.	
DUCT WORK INSULATION - R-6 MINIMUM	

VAPOR BARRIER REQUIREMENTS:	
UNDERSLAB VAPOR BARRIER - 6 MIL STEGO INDUSTRIES VAPOR BARRIER WITH MANU. REQUIRED TAPE.	
HOUSE WRAP - DUPONT, TYVEK HOUSE WRAP WITH TYVEK TAPE	
ROOF WEATHER BARRIER - GRACE WATER AND ICE PEAL AND SEAL BITUMINOUS MEMBRANE OR EQUAL @ METAL ROOFS AND 30 LBS ROOF FELT AT AL SHINGLE ROOFS.	
SHOWER/TUB WALLS - 1/2" DURAROCK CEMENTITIOUS TILE BACKER BOARD WITH ALL SEAMS TAPED AND WATERPROOFED WITH RED GAURD OR APPROVED EQUAL.	

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ASHLEY & COREY FURMAN
RENOVATION

PROJECT INFO

Project number
Date
Drawn by
Checked by
Scale

2021.005
5/5/2021
DG
BA
As indicated

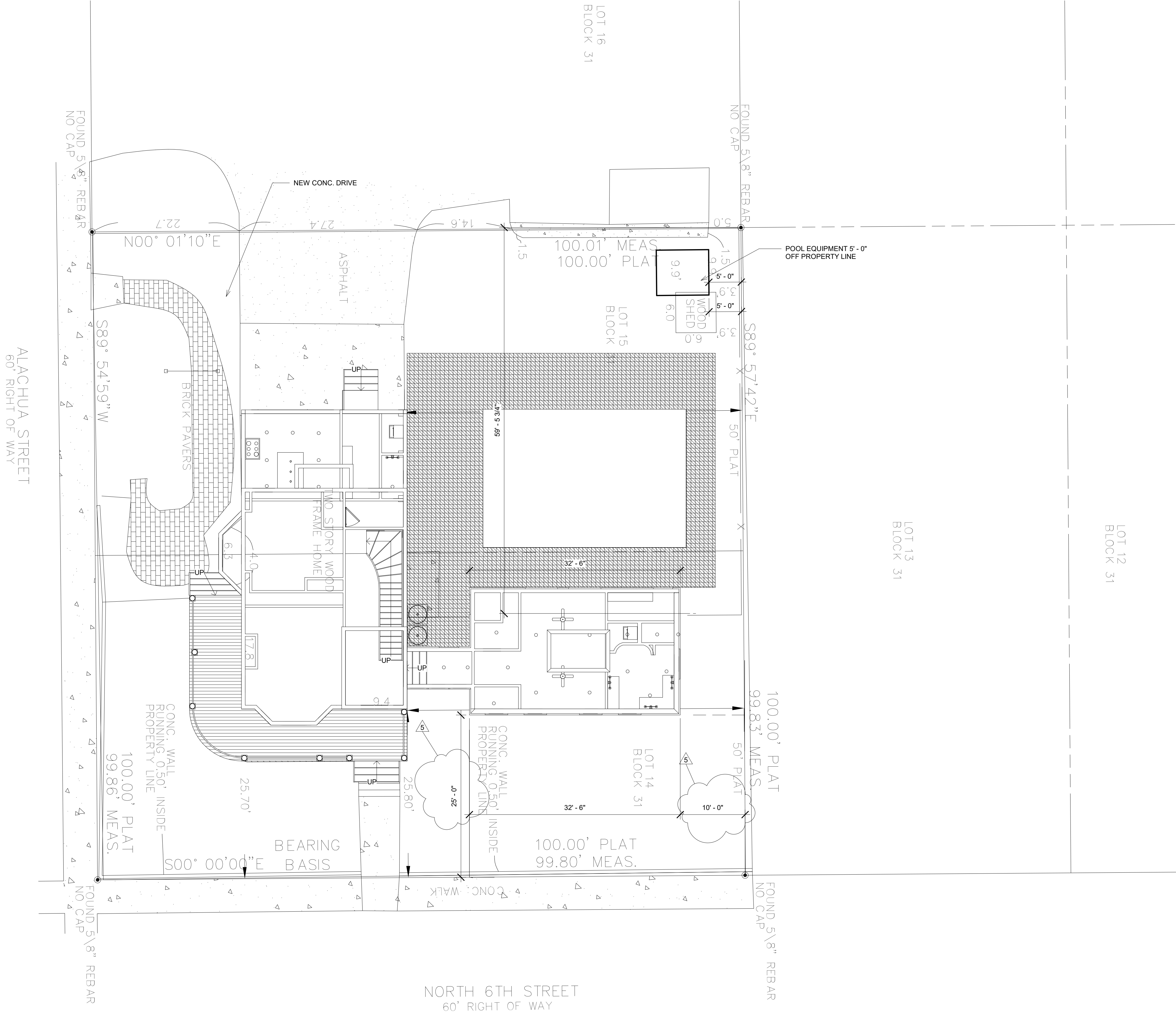
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Design Pressures for Comp. & Cladding v=128 exp=D Fully Enclosed						
Location:	Zone:	0	Effective Area:	P' (PSF):	P' (PSF):	
Roof	1	10' < 0 ≤ 30'	10 SF	+15.4	-36.4	
Roof	2	10' < 0 ≤ 30'	10 SF	+15.4	-60.2	
Roof	3	10' < 0 ≤ 30'	10 SF	+15.4	-91.0	
Walls	4	NA	10 SF	+36.4	-39.2	
Walls	5	NA	10 SF	+36.4	-49.0	

Zone 5 is defined as 3-feet from each exterior wall corner
Zone 4 is defined as all other exterior wall area



SITE PLAN - PROPOSED	
Project number	2021.005
Date	5/5/2021
Drawn by	DG
Checked by	BA
Scale	1/8" = 1'-0"

ASHLEY & COREY FURMAN
RENOVATION

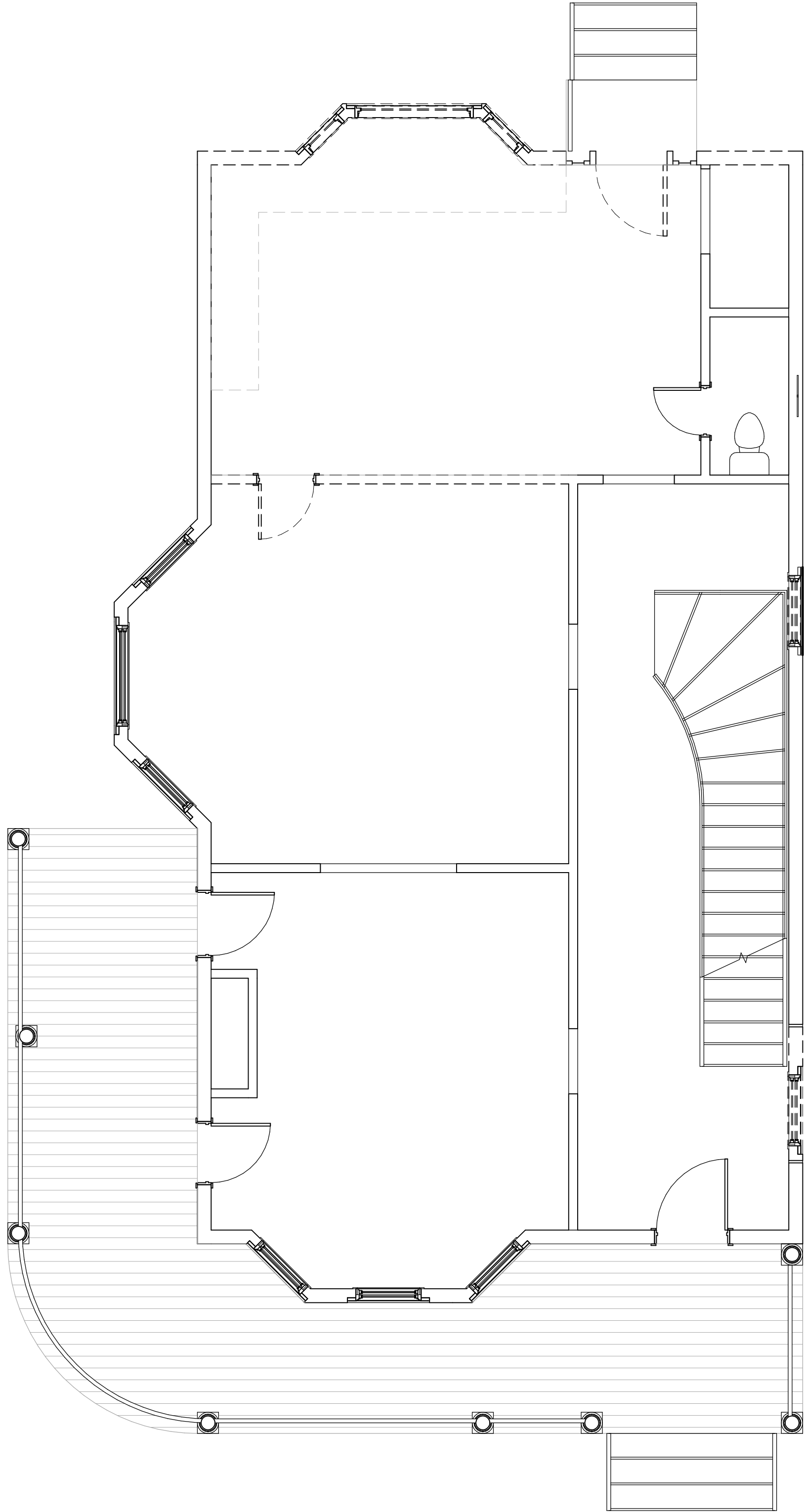
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No.	Description	Date
5	BLOG. DEP. COMMENTS	10/4/23

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1 FIRST FLOOR PLAN DEMO
1/4" = 1'-0"



GENERAL DEMOLITION NOTES

1. THE DEMOLITION DRAWINGS HAVE BEEN DEVELOPED FROM THE EXISTING DRAWINGS AND MAY VARY FROM THE ACTUAL FIELD CONDITIONS. THE SUBCONTRACTOR SHALL NOTIFY THE DESIGN-BUILDER IMMEDIATELY OF ANY INCONSISTANCIES BEFORE PROCEEDING WITH THE CONSTRUCTION.
2. THE SUBCONTRACTOR SHALL NOTIFY THE DESIGN-BUILDER IMMEDIATELY IF ANY OF THE WORK NOTED IN THE CONSTRUCTION DOCUMENTS CAN NOT BE PERFORMED DUE TO EXISTING CONDITIONS.
3. REMOVE ALL EXISTING CONSTRUCTION AS INDICATED IN ENTIRETY. CAP ALL PLUMBING LINES AND SECURE ANY EXPOSED WIRING IN JUNCTION BOXES WITH WIRE NUTS.
4. WHERE CALLED FOR A NEW FINISH ON AN EXISTING SURFACE, REMOVE ALL EXISTING FINISH AND PREPARE FOR NEW FINISH.
5. SEE GENERAL NOTES FOR ADDITIONAL INFORMATION.
6. ALL DEMOLITION WORK SHALL BE EXECUTED IN CONFORMANCE WITH ALL CODES AND ORDINANCES BY THE AUTHORITY HAVE JURISDICTION.
7. THE SUBCONTRACTOR SHALL TEMPORARILY BRACE ALL EXISTING STRUCTURAL ELEMENTS AS REQUIRED DURING THE DEMOLITION.
8. THE SUBCONTRACTOR SHALL NOT CUT STRUCTURAL WORK IN A MANNER RESULTING IN A REDUCTION OF LOAD CARRYING CAPACITY OR LOAD/DEFLECTION RATIO. THE SUBCONTRACTOR SHALL NOTIFY THE DESIGN BUILDER OF ALL STRUCTURAL CUTS PRIOR TO THE EXECUTION SO THAT APPROVAL CAN BE OBTAINED FROM THE DESIGN-BUILDER AND STRUCTURAL ENGINEER.
9. THE SUBCONTRACTOR SHALL REPLACE OR REPAIR ANY DAMAGES TO EXISTING TO REMAIN FINISHES AND/OR ASSEMBLIES, ETC.

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FIRST FLOOR DEMO
PLAN

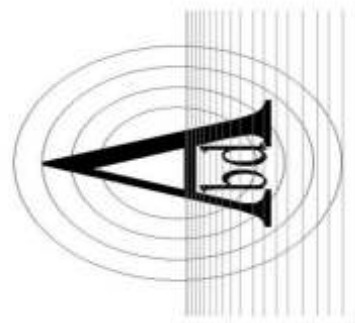
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ASHLEY & COREY FURMAN
RENOVATION

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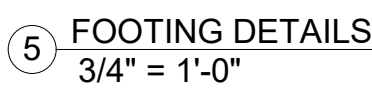
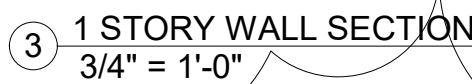
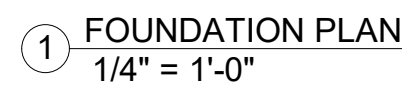
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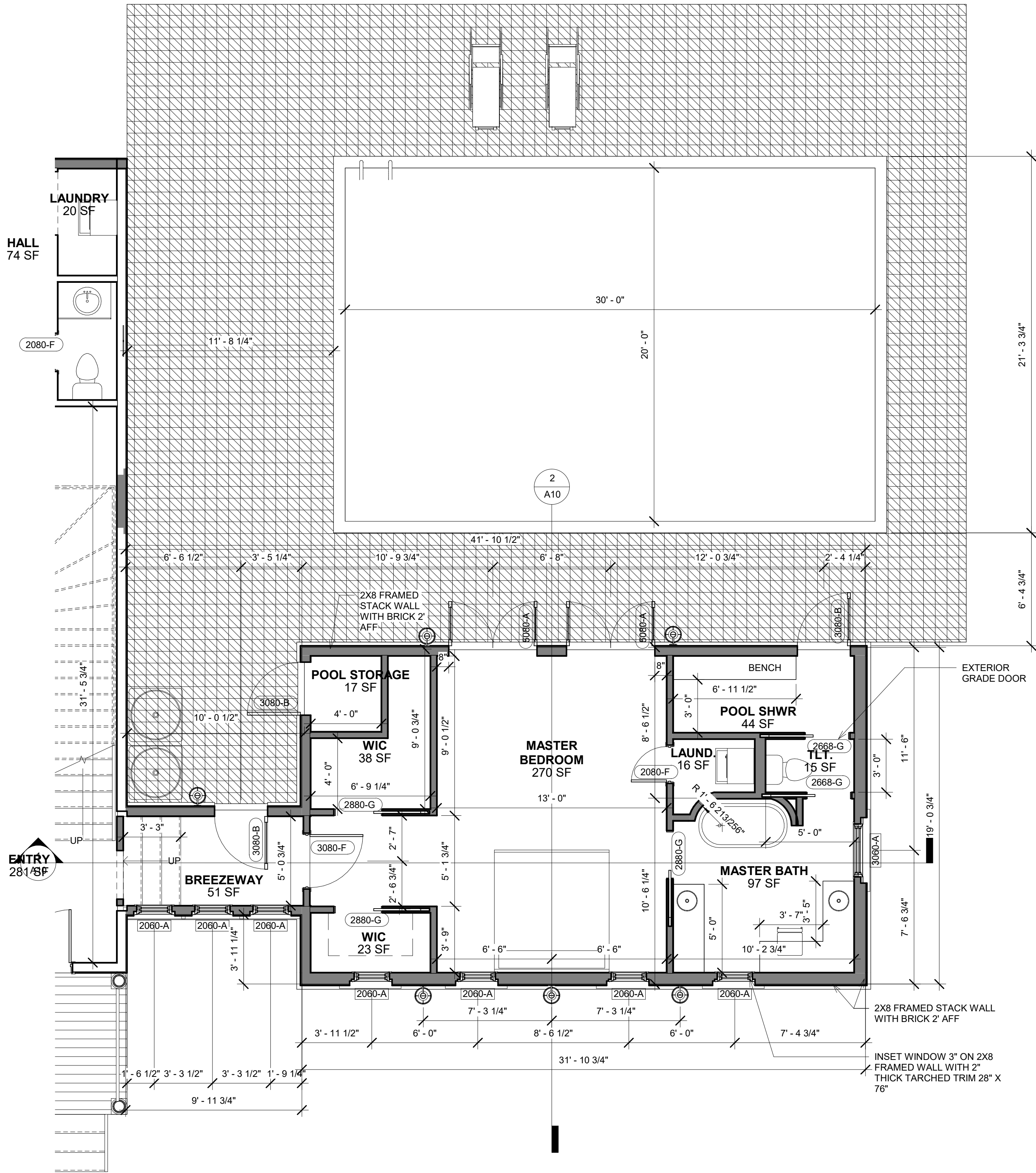


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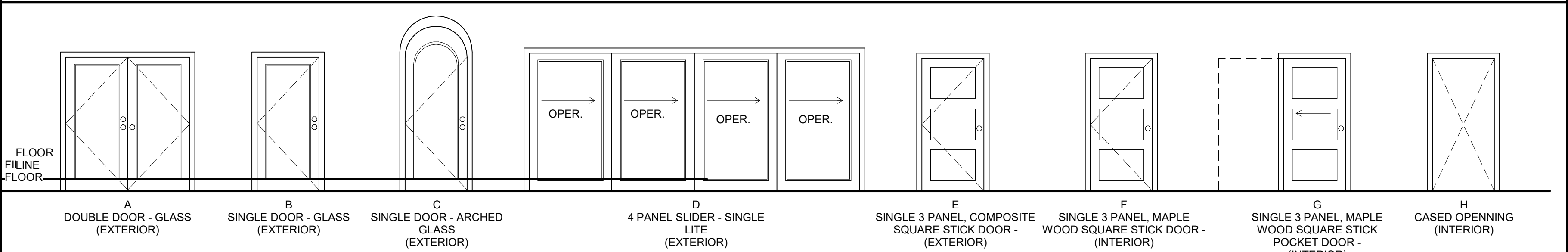




1 FIRST FLOOR PLAN PROPOSED
1/4" = 1'-0"

NOTE: ALL EXTERIOR ROUGH OPENNINGS ARE THE DOOR SIZE PLUS 2" IN HEIGHT AND WIDTH.
ALL INTERIOR DOOR SIZES ARE DOOR SIZE PLUS 1 1/2" IN HEIGHT AND 2" IN WIDTH.

DOOR TYPE LEGEND (EXTERIOR VIEW)



4 LEGEND - DOOR TYPES1
1/4" = 1'-0"

FLOOR PLAN NOTES

1. SEE SHEET A1 FOR GENERAL NOTES.
2. MATCH EXISTING SHINGLE ROOF.
3. EXISTING FIRST FLOOR PLATE HEIGHT 10'-0".
4. ALL EXPOSED PORCH DECKING TO BE 2X6, NO. 2 SYP. PRESSURE TREATED.
5. ALL NEW INTERIOR WALLS TO BE TYPE A40 UNLESS NOTED OTHERWISE.
6. ALL DOOR AND WINDOW ROUGH OPENING HEAD HEIGHTS TO BE 6'-10". PLACE LOAD BEARING 2X HEADERS TIGHT TO UNDERSIDE OF TOP PLATE AND UNDER FRAME TO FINAL DOOR AND WINDOW ROUGH OPENING HEAD HEIGHTS UNLESS OTHERWISE NOTED.
7. ALL EXTERIOR DOORS TO BE SELECTED BY OWNER WITH COASTAL RATED HARDWARE.
8. ALL DOOR HARDWARE TO BE SELECTED BY OWNER - SEE DOOR LEGEND FOR ADDITIONAL INFORMATION.
9. ALL EXTERIOR WINDOWS TO BE MI. SINGLE HUNG, WHITE VINYL, WITH NONIMPACT, LOWE GLAZING, RATED AT DP-50 MIN. ALL OTHER WINDOW TYPES TO MATCH THE SIMONTON REFLECTIONS PERFORMANCE CRITERIA.
10. ALL FURNITURE AND EQUIPMENT TO BE FURNISHED BY OWNER AND IS SHOWN FOR COORDINATION PURPOSES ONLY.
11. ALL FINAL FLOORING AND FINISH MATERIAL PATTERNS SHALL BE FINALIZED BY THE OWNER IN THE FIELD UNLESS NOTED ABOVE.
12. ALL GROUT JOINTS OVER 1/8" MAX WIDTH INSTALL ONLY SANDEGROUT - FINAL GROUT COLORS TO BE SELECTED BY THE OWNER.

FLOOR PLAN LEGEND

EXISTING WALLS TO REMAIN

NEW WALLS

OVERHEAD ITEMS (ABOVE 48" AFF)

WALL TYPE TAG (SEE WALL TYPES)

DOOR TYPE TAG (SEE DOOR TYPE LEGEND)

DOOR HARDWARE FUNCTIONS

PASSAGE - ALL CLOSET AND LAUNDRY ROOM DOORS

PRIVACY - ALL BEDROOMS, BATHROOMS AND TOILET ROOM DOORS

ENTRY WITH DEADBOLT - ALL EXTERIOR DOORS

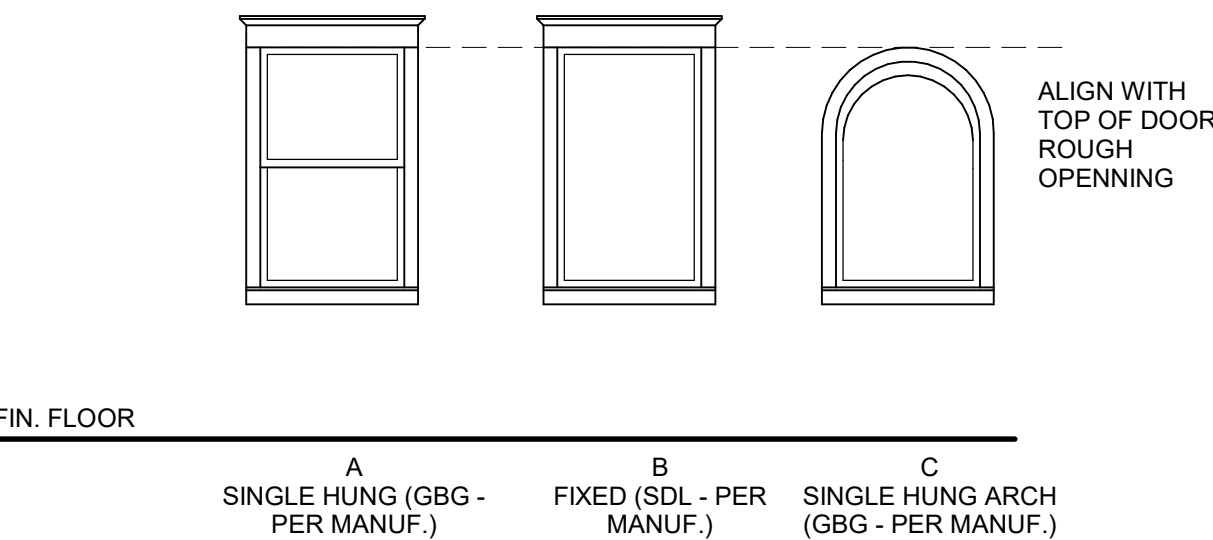
POCKET - ON ALL POCKET DOORS (USE PRIVACY POCKET HARDWARE AT ALL BATHROOMS)

DUMMY - KNOBS AT ALL BIFOLD CLOSET DOORS

(SEE DOOR DETAILS FOR ADDITIONAL INFORMATION)

WINDOW TYPE TAG (SEE WINDOW TYPE LEGEND)

WINDOW TYPE LEGEND (EXTERIOR VIEW)



NOTE: ALL WINDOW ROUGH OPENINGS ARE THE WINDOW MANUFACTURER, TYPICAL.

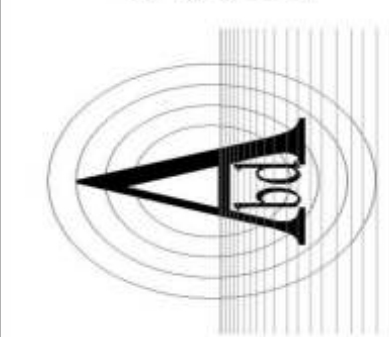
3 WINDOW TYPES
1/4" = 1'-0"

ASHLEY & COREY FURMAN
RENOVATION

FIRST FLOOR PLAN
- PROPOSED

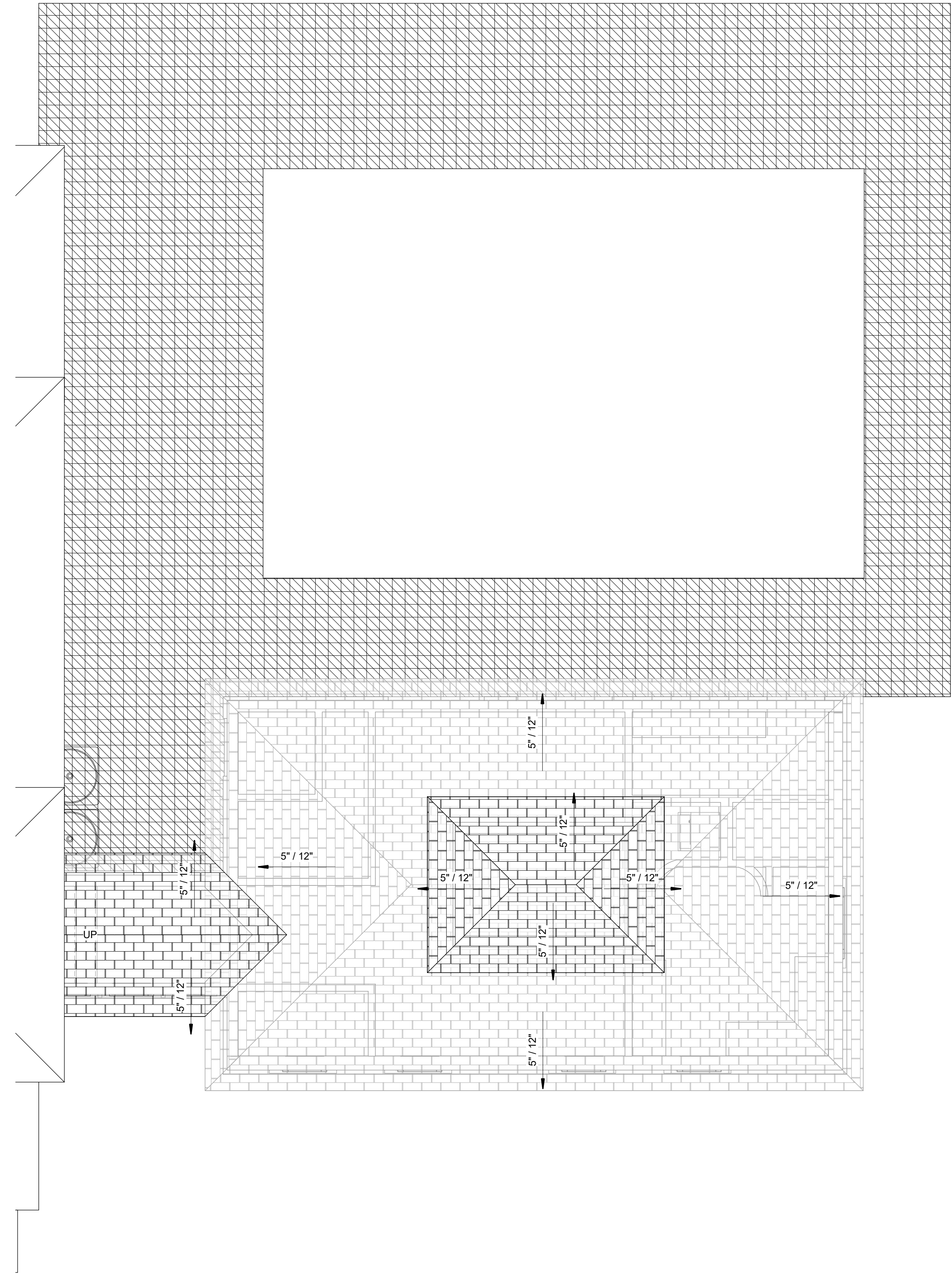
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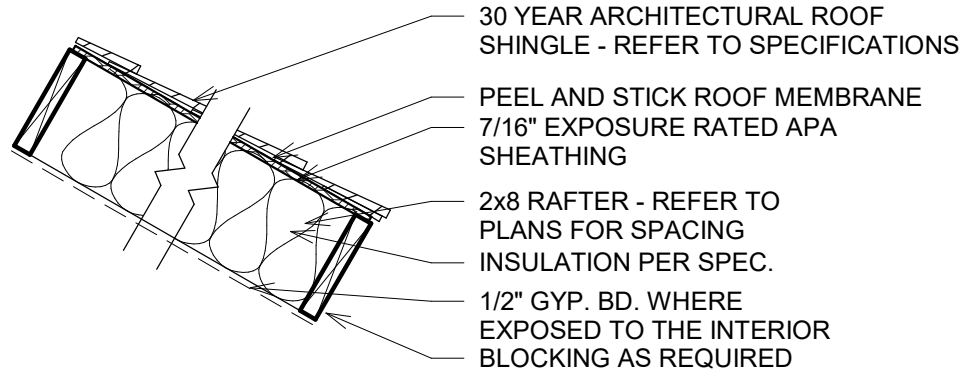
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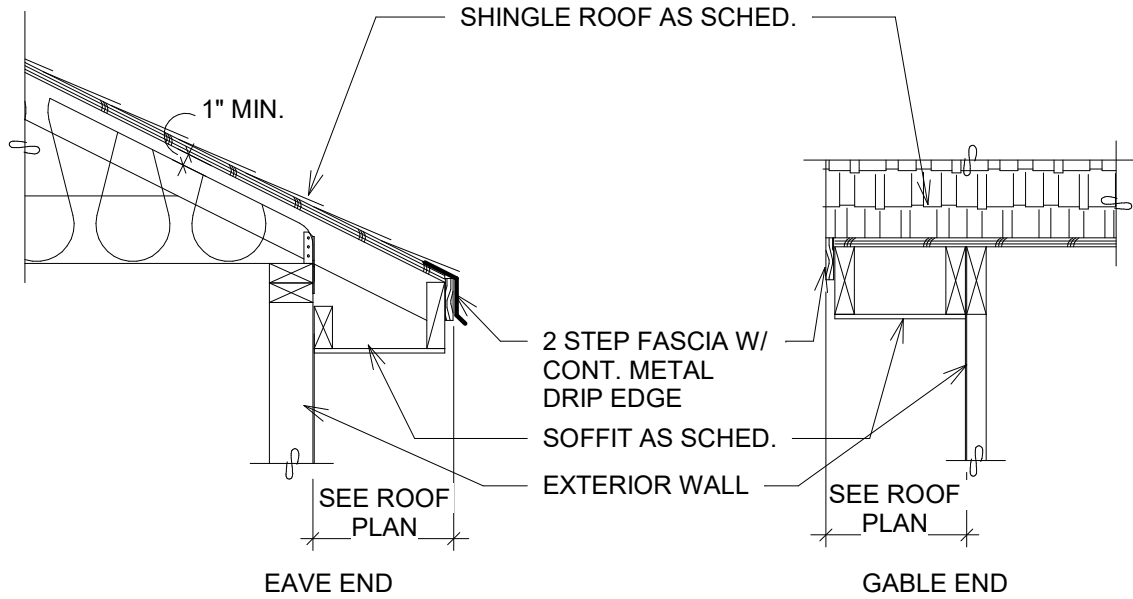
1 ROOF PLAN - PROPOSED
1/4" = 1'-0"

ROOF PLAN NOTES

- 1.) ALL TRUSSES ARE TO FULLY ENGINEERED BY LUMBER UNLIMITED, SEE TRUSS ENGINEERING PACKAGE.
- 2.) ALL METAL ROOFING SHALL BE 26 GA, 5V CRIMP, WITH GALVALUME FINISH.
- 3.) ALL CONTINUOUS ROOF FASCIA AND DRIP EDGE TO BE WHITE.
- 4.) ALL EAVE SOFFITS TO BE WHITE VINYL VENTED.
- 5.) REFER TO WALL SECTIONS FOR ADDITIONAL FRAMING INFORMATION.
- 6.) REFER TO FRAMING DETAILS FOR ADDITIONAL INFORMATION.



2 ROOF TYPE RA1 - ASPHALT SHINGLE
ON 8" RAFTER
3/4" = 1'-0"



3 ROOF EAVE DETAILS
3/4" = 1'-0"

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ROOF PLAN AND
DETAILS

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A6

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RENOVATION

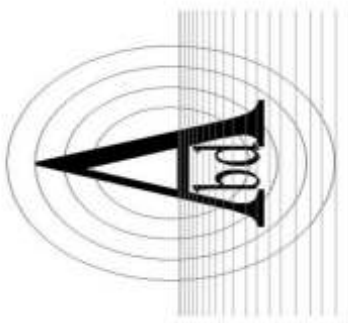
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Date

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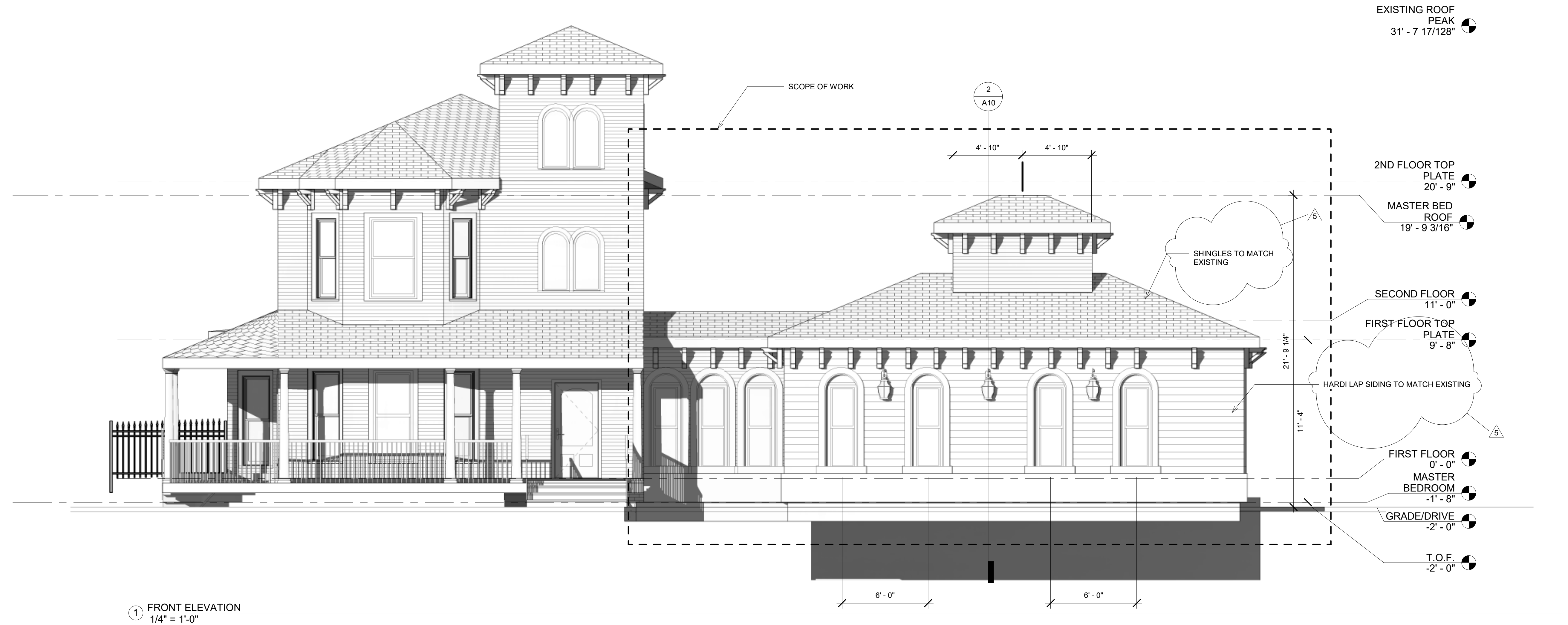
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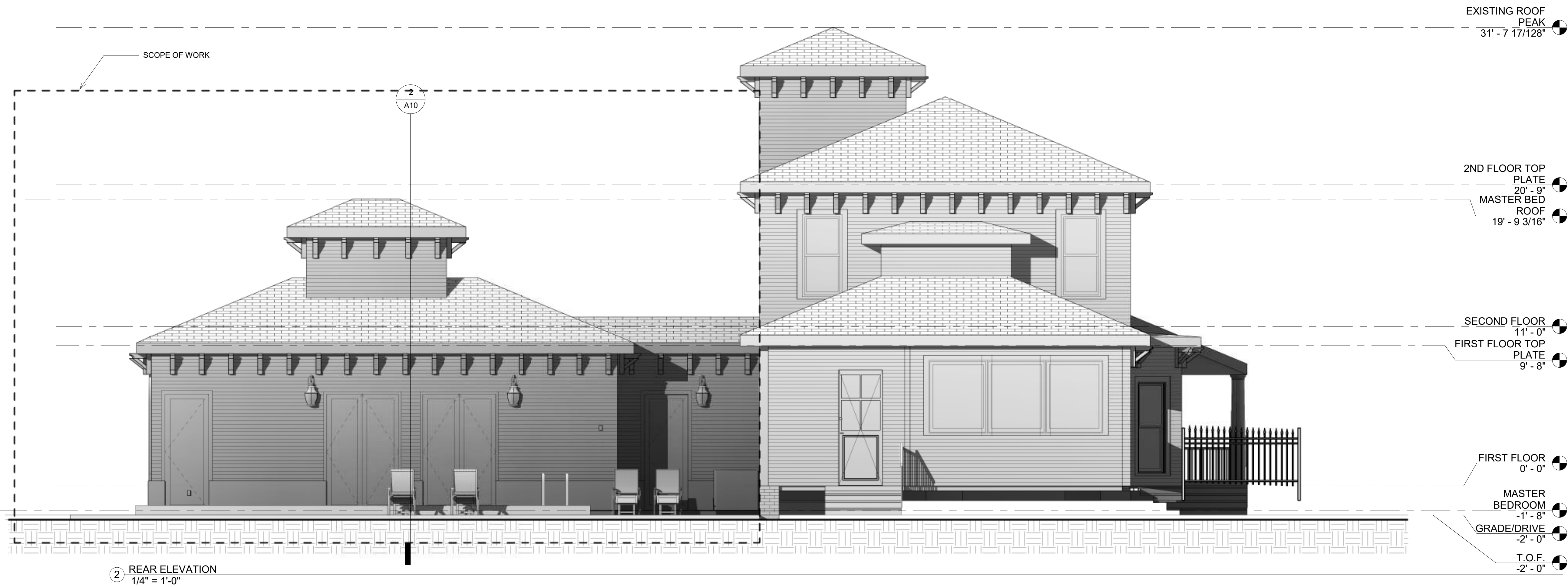


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1 FRONT ELEVATION
1/4" = 1'-0"



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

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5	BLDG. DEP. COMMENTS	10/4/23

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RENOVATION

EXTERIOR
ELEVATIONS

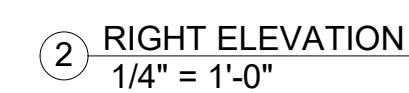
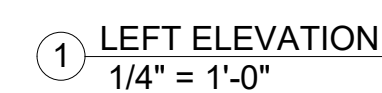
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1/4" = 1'-0"

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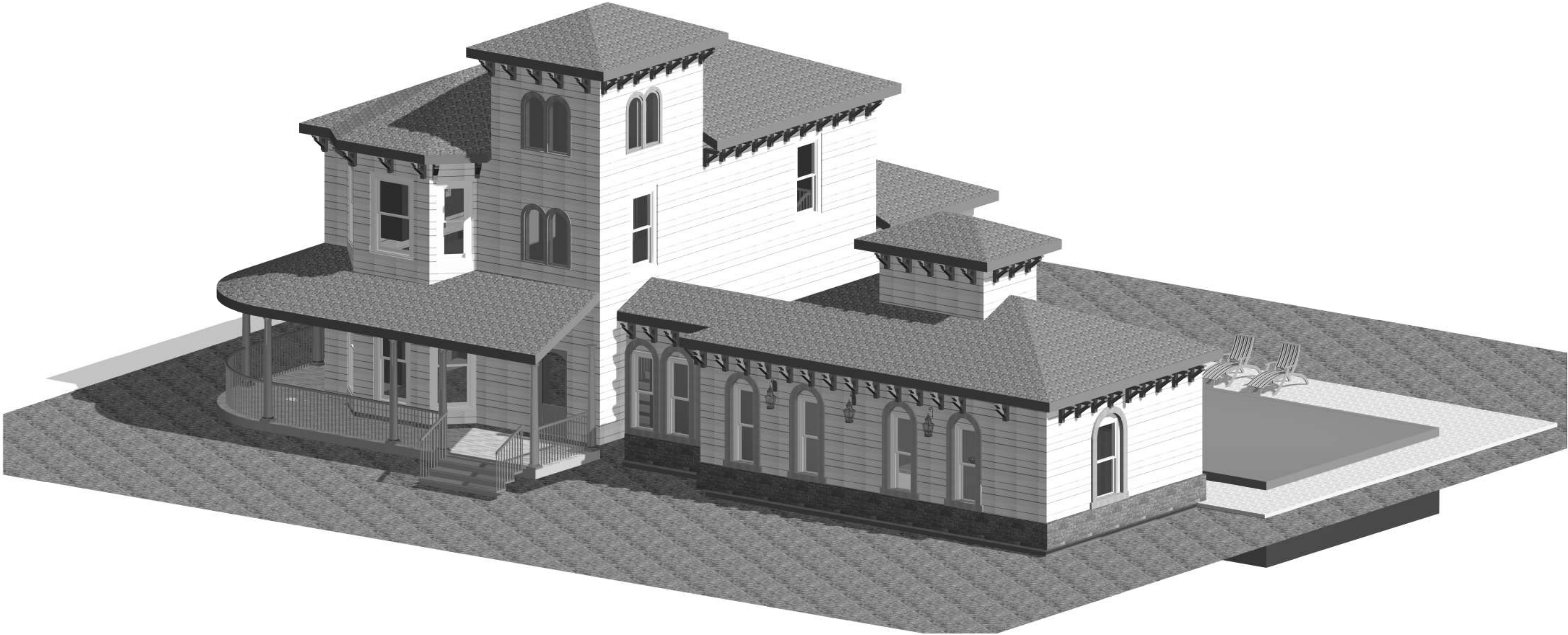
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1 3D VIEW



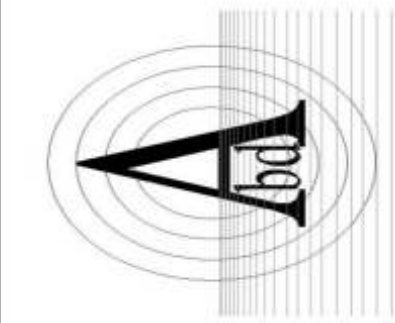
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3D EXTERIOR -
PROPOSED

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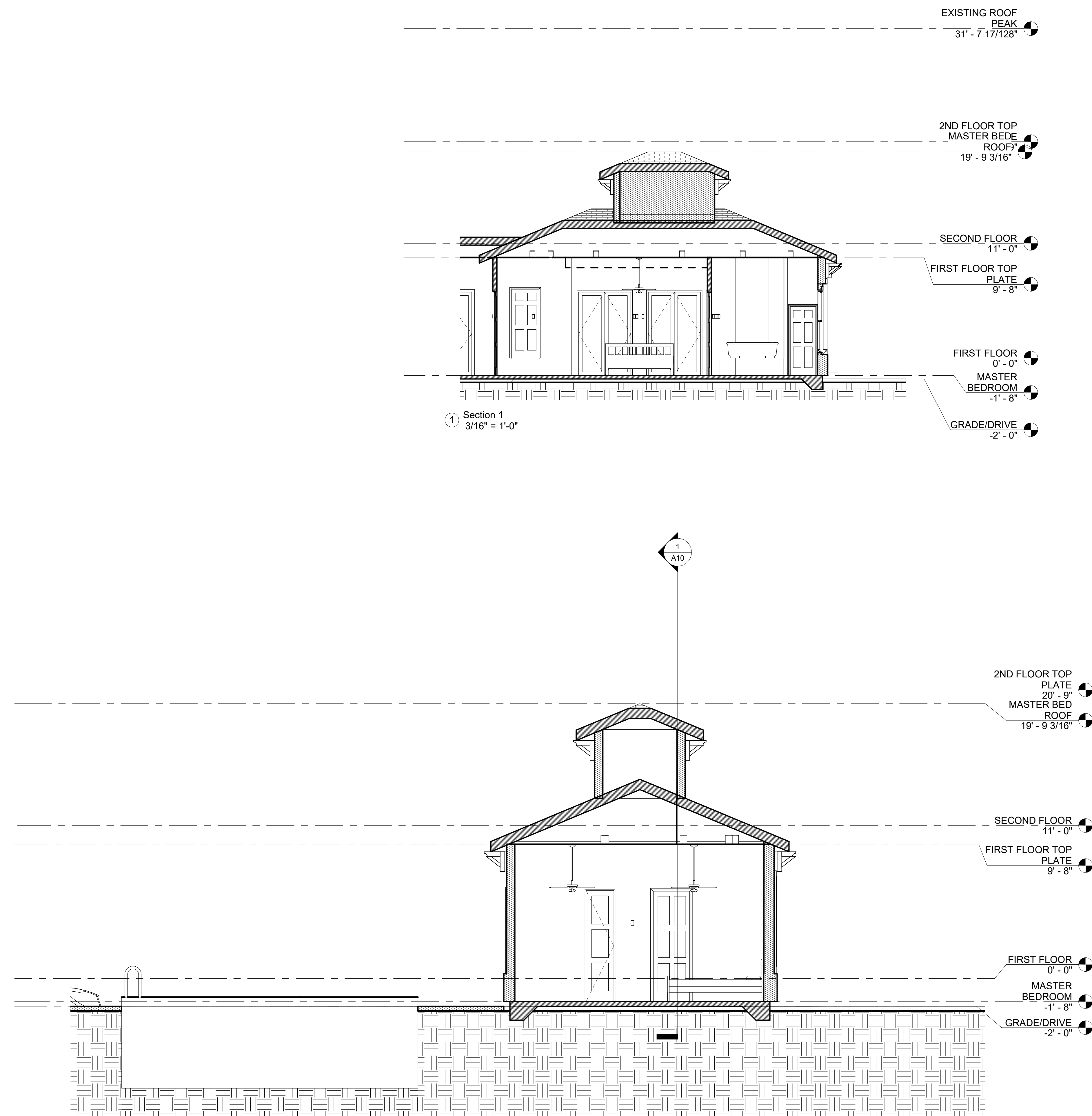


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No.	Description	Date



2 Detail 1
1/4" = 1'-0"

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SECTION AND IMAGES

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RENOVATION

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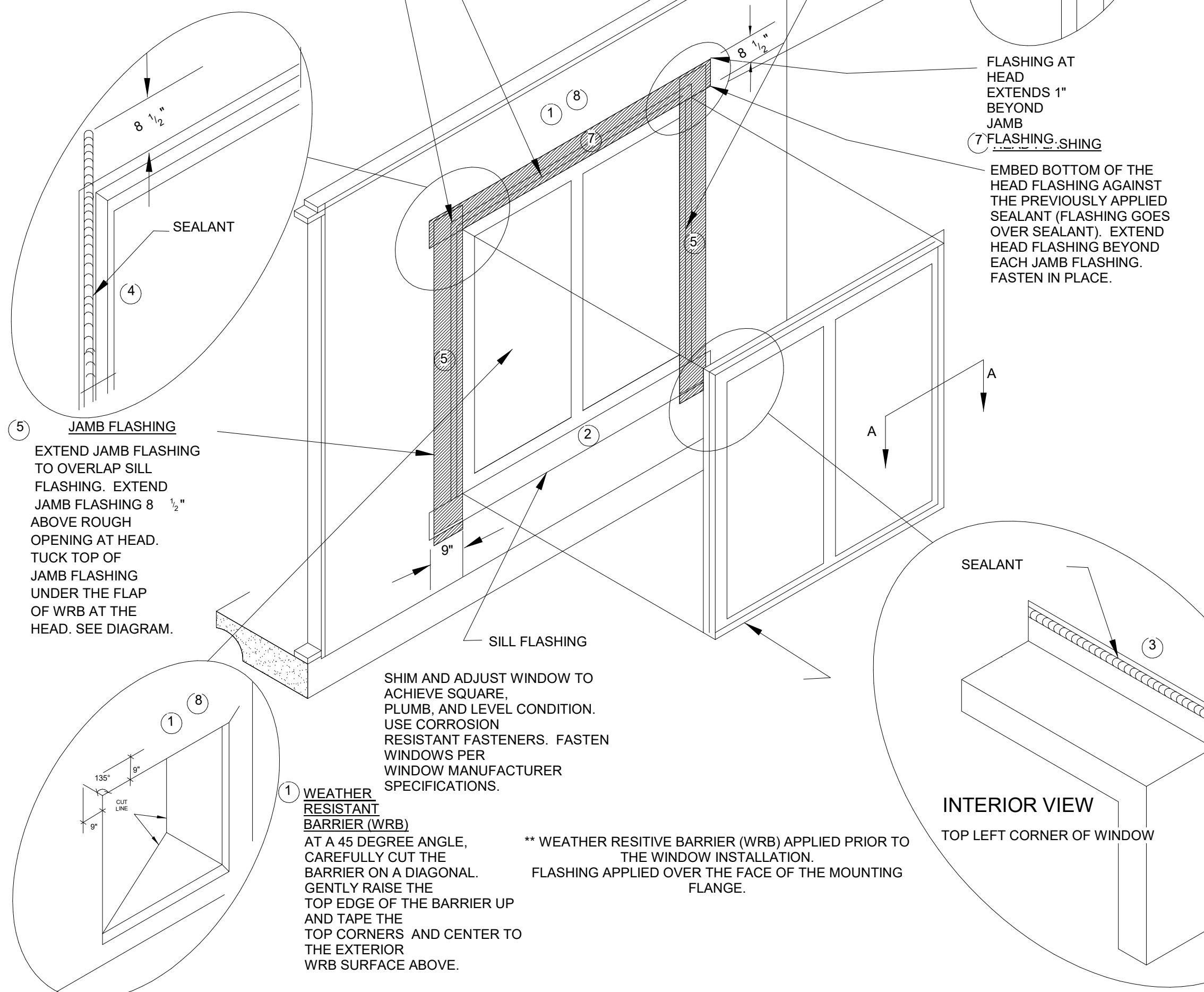
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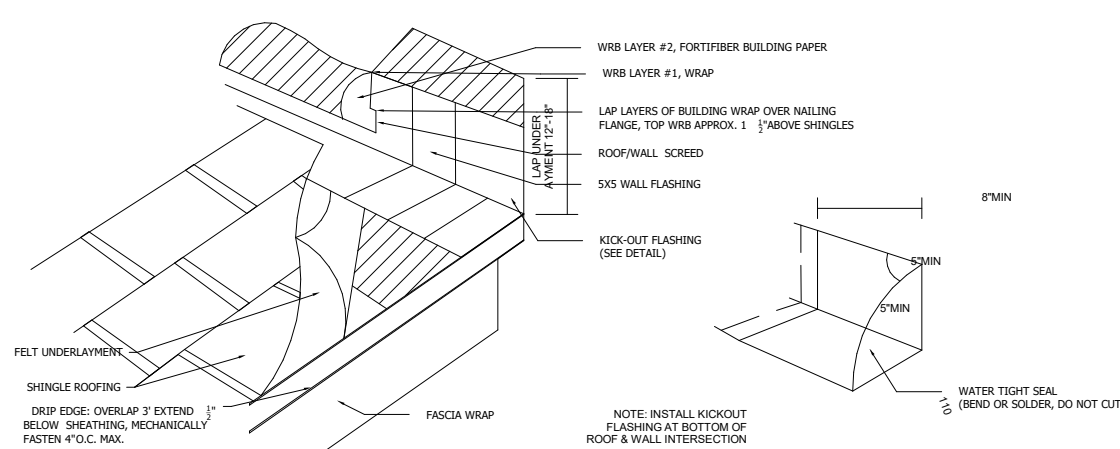
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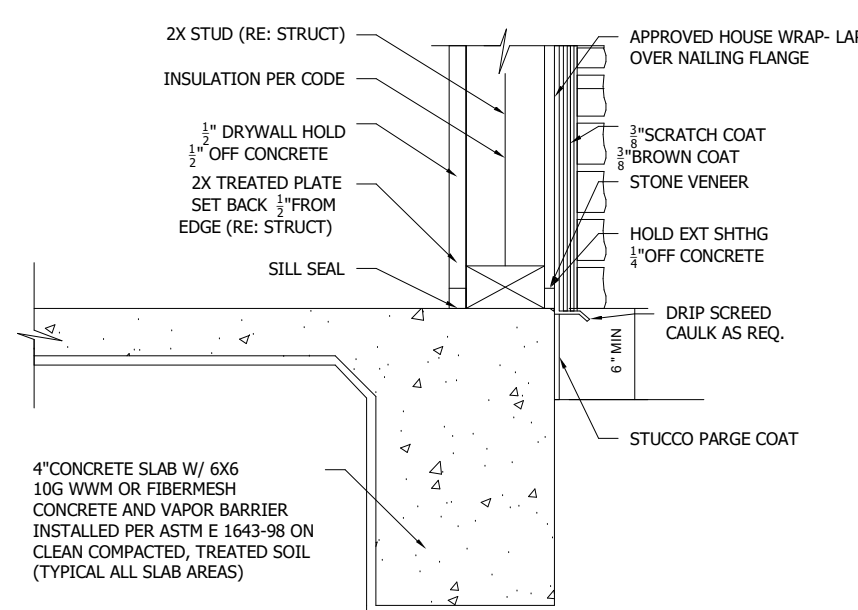
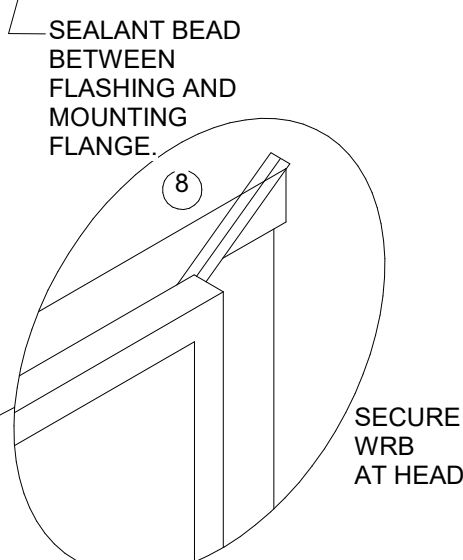
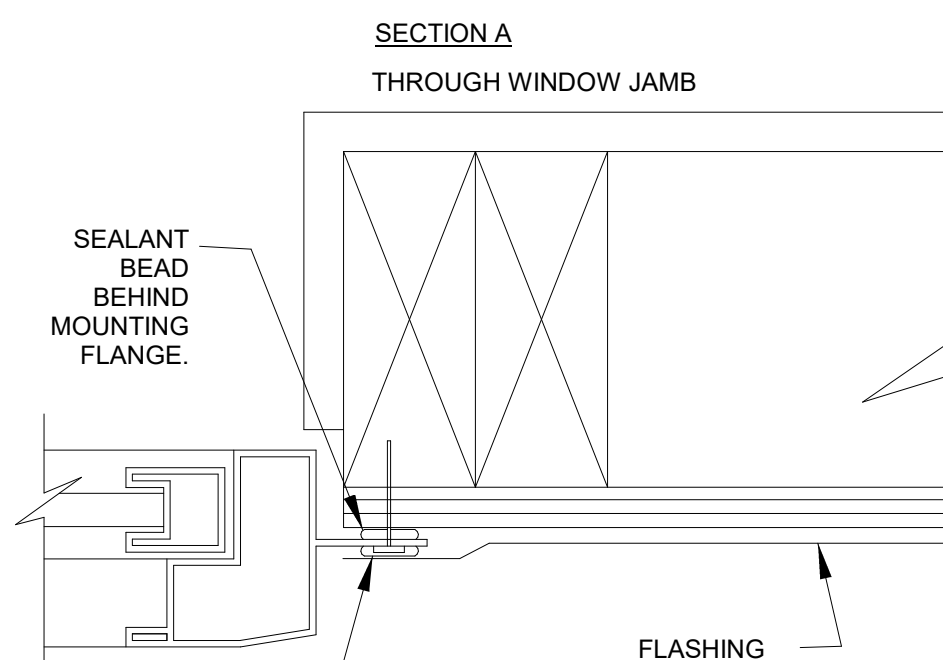
- ① IN WATER SHEDDING FASHION, STARTING AT THE BASE OF THE WALL & WORKING TOWARDS THE TOP, INSTALL THE WRB TO THE FACE OF THE SHEATHING.
- ② APPLY SILL FLASHING
- ③ APPLY BEAD OF SEALANT AT BACK OF WINDOW FLANGE & SET WINDOW USING PAN HEAD SCREWS TO FACILITATE INSPECTION.
- ④ APPLY BEAD OF SEALANT AT SIDE JAMBS. EXTEND 8 1/2"
- ⑤ APPLY JAMB FLASHING
- ⑥ APPLY BEAD OF SEALANT AT HEAD
- ⑦ APPLY HEAD FLASHING
- ⑧ REMOVE PREVIOUSLY APPLIED TAPE, ALLOWING WRB TO LAY FLAT OVER HEAD FLASHING. APPLY NEW SHEATHING TAPE OVER DIAGONAL CUT - SEE DIAGRAM.



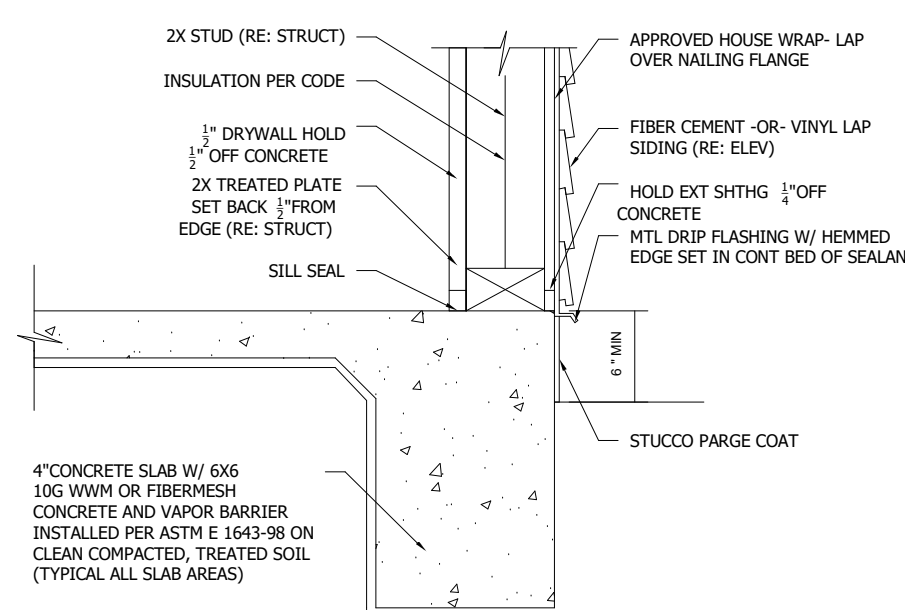
- ② WINDOW FLASHING1
3/8" = 1'-0"



- 5 ROOF FLASHING 2
1/4" = 1'-0"



LAP SIDING

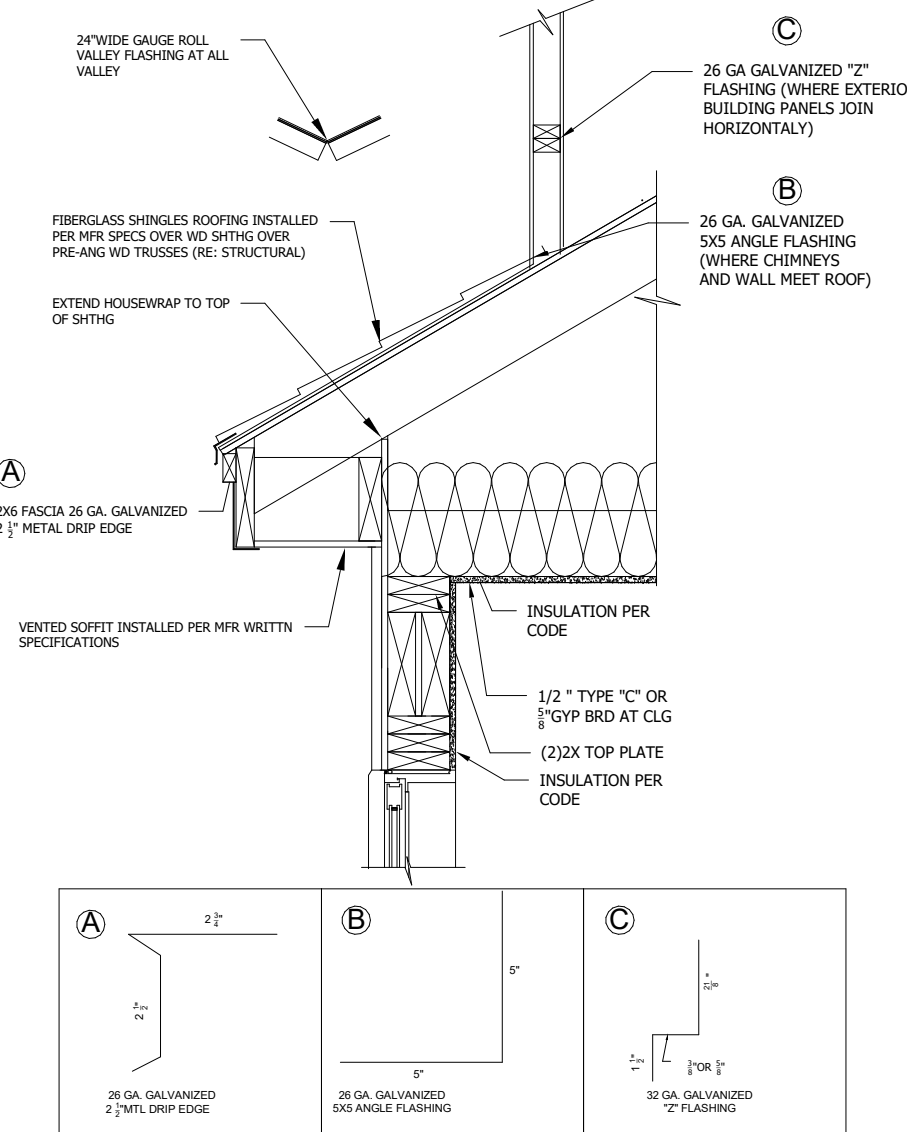
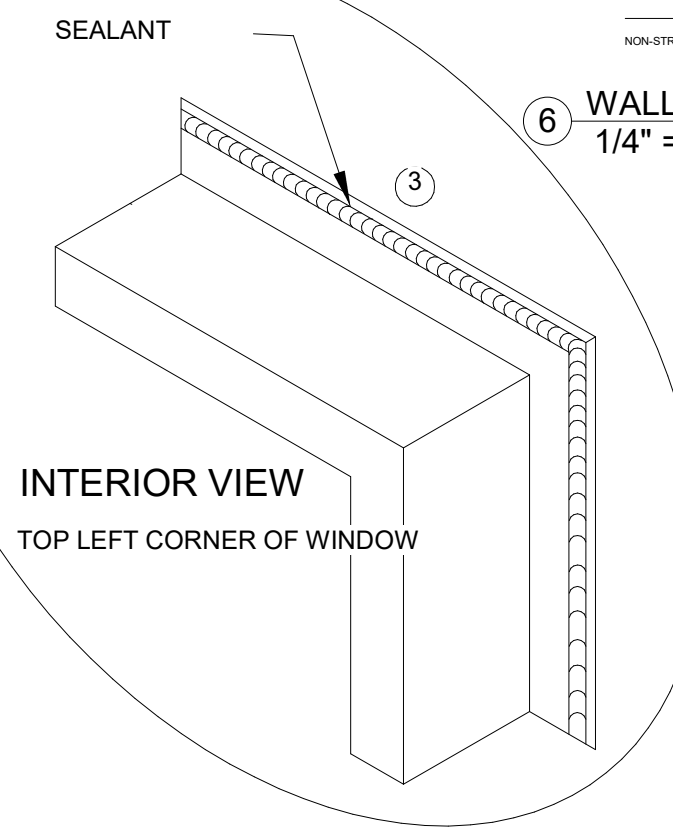


LAP SIDING

TYPICAL WALL FLASHING

NON-STRUCTURAL FOOTERS DETAILS SCALE : N.T.S.

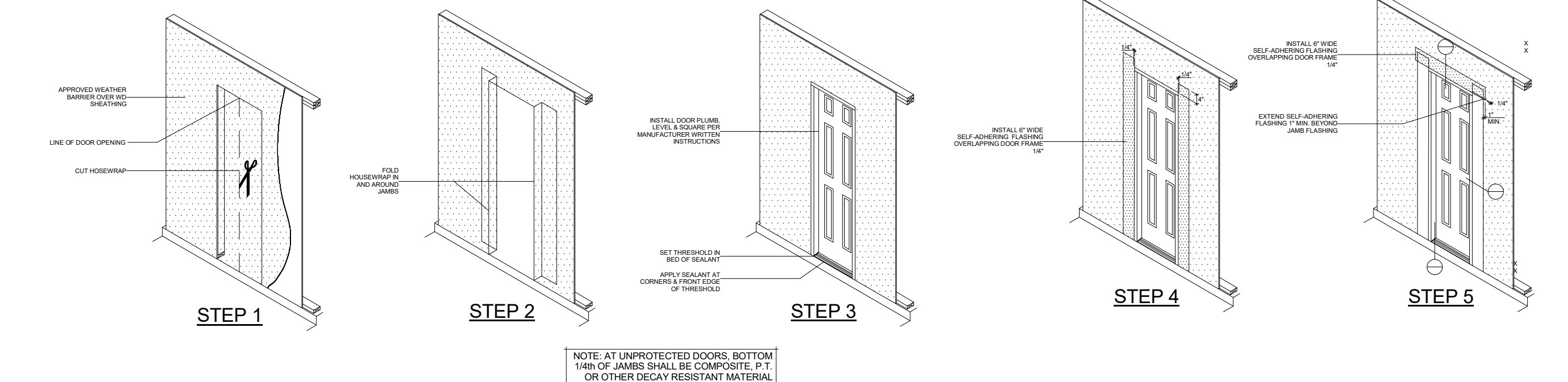
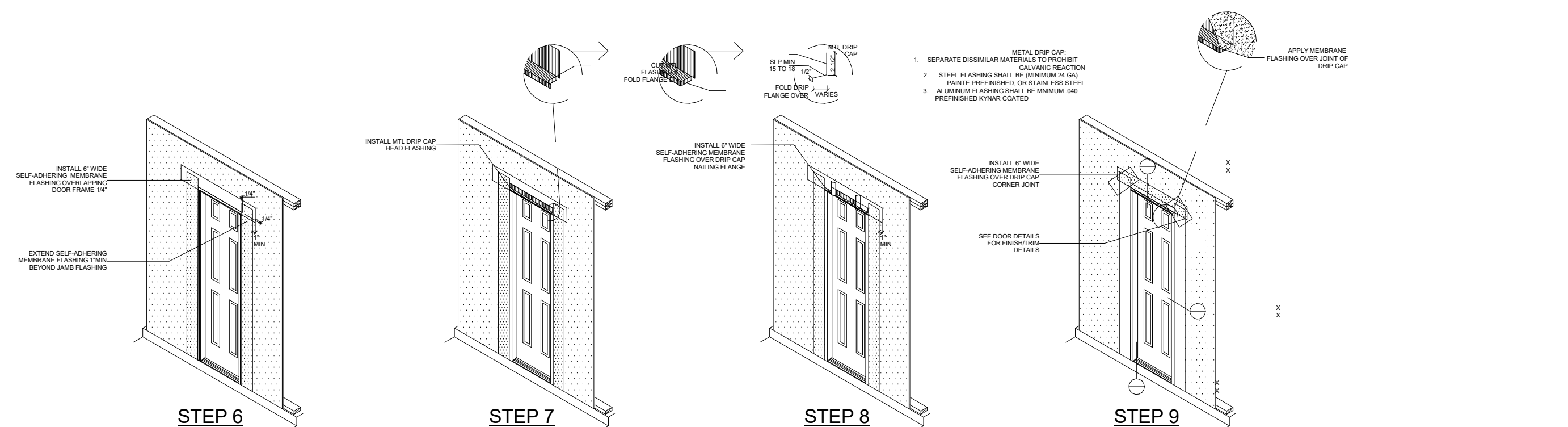
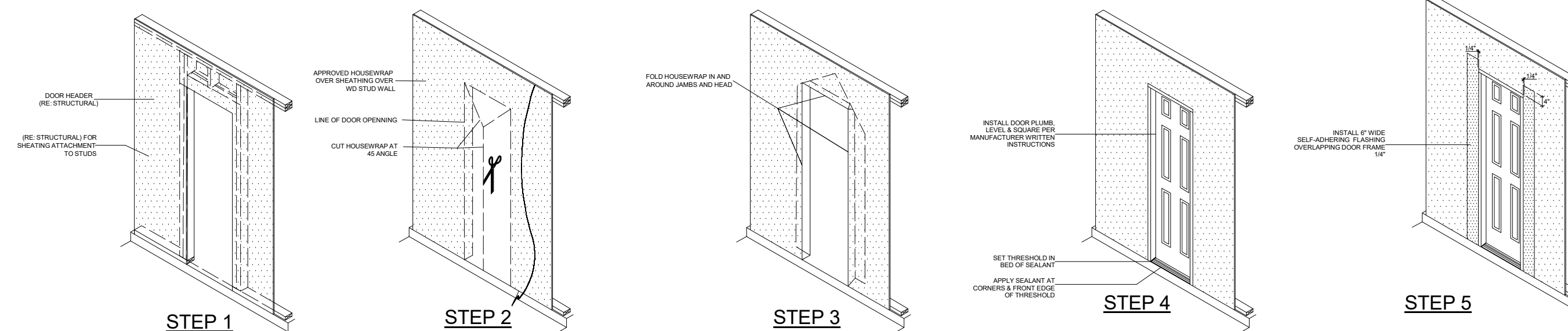
- 6 WALL FLASHING
1/4" = 1'-0"



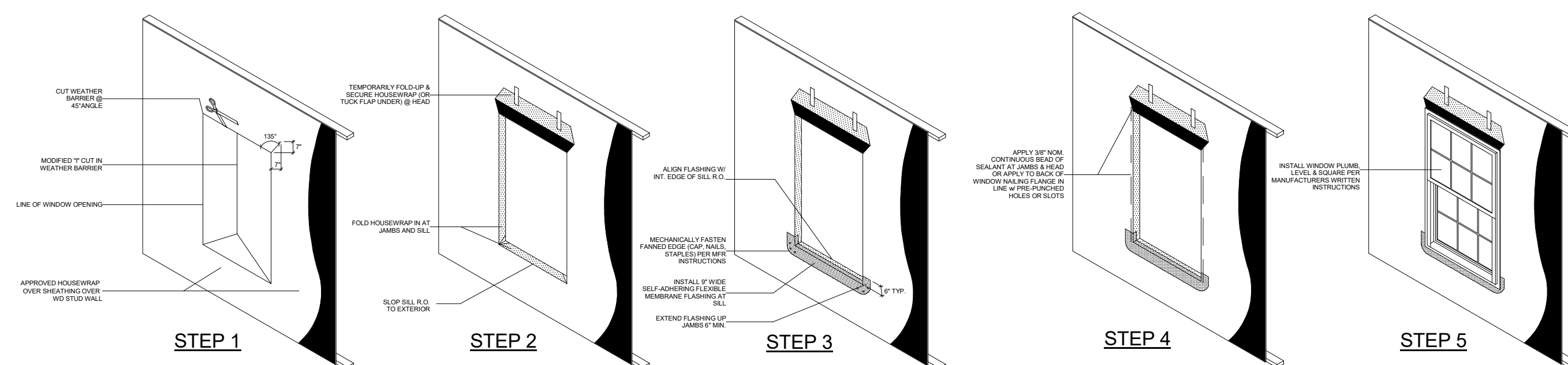
TYPICAL ROOF FLASHING

SCALE : N.T.S

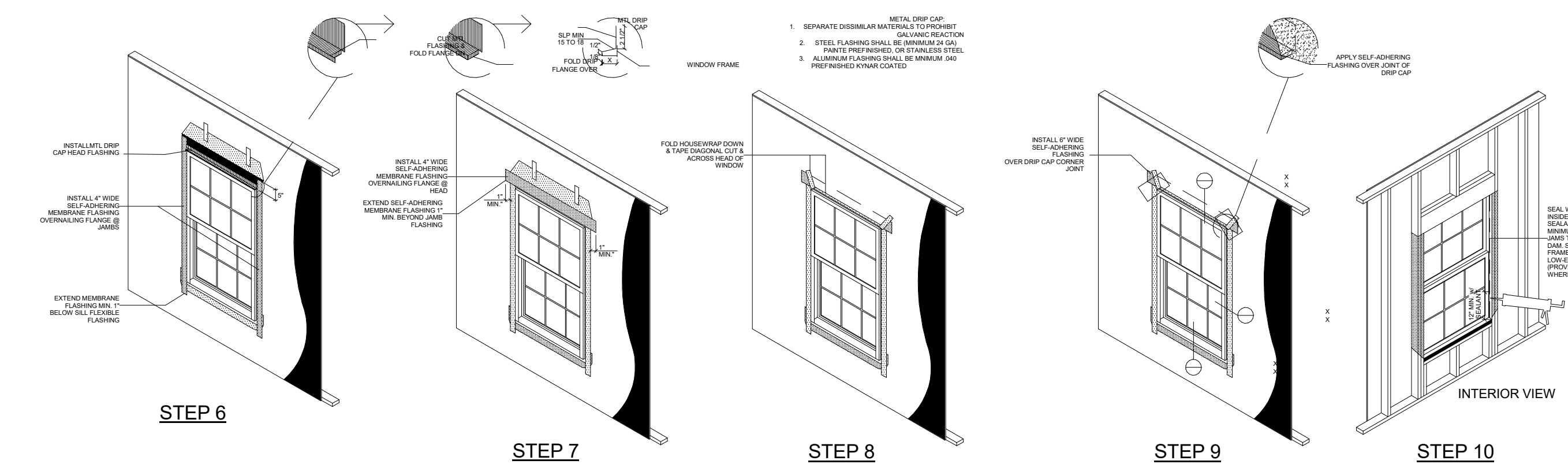
- 4 ROOF FLASHING
1/4" = 1'-0"



- ① DOOR FLASHING
1/4" = 1'-0"



METAL DRIP CAP DETAIL



- ③ WINDOW FLASHING
1/4" = 1'-0"

FLASHING DETAILS

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RENOVATION

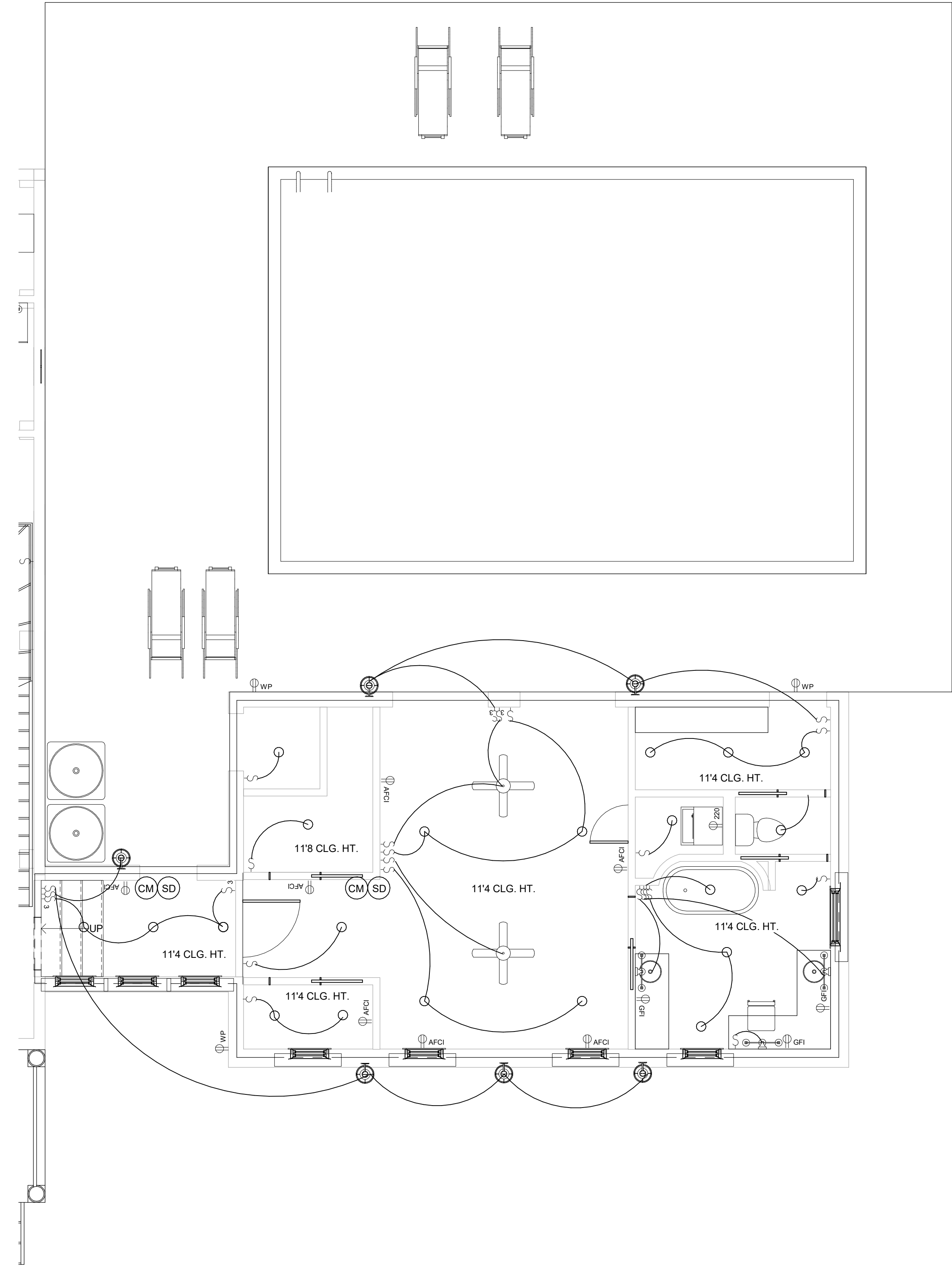
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1996 Pebble Point Dr.
Green Cove Springs, FL. 32043
dennis@3sdesignstudio.net



1 FIRST FLOOR PLAN MEP PROPOSED
1/4" = 1'-0"

PLUMBING NOTES:

- 1.) ALL SUPPLY LINES TO BE CPVC PER CODE.
- 2.) DOMESTIC WATER SHALL BE VIA EXISTING WATER AND SEWER TO REMAIN.
- 3.) PLUMBING CONTRACTOR TO INSTALL ALL PLUMBING FIXTURES AS SELECTED BY OWNER.

ELECTRICAL NOTES:

- 1.) PROVIDE SMOKE DETECTORS IN ALL BEDROOMS MOUNTED TO THE CEILING PER CODE.
- 2.) PROVIDE (1) CARBON MONOXIDE/SMOKE DETECTOR PER CODE FOR EACH SLEEPING AREA PER FLOOR.
- 3.) ALL ELECTRICAL OUTLETS, PLUGS, SWITCHES, ETC TO BE WHITE.
- 4.) ALL SWITCHES TO BE SELECTED BY OWNER.
- 5.) WIRE ALL CEILING FANS FOR FAN LIGHT COMBO WITH MULTI SPEED COMBO SWITHES OR APPROVED EQUAL.
- 6.) INSTALL ALL SWITCHED OUTLETS UPSIDE DOWN FOR INDENTIFICATION.
- 7.) ELECTRICAL SUBCONTRACTOR SHALL PROVIDE UNDERGROUND CONDUIT WITH SERVICE AS REQUIRED TO CONNECT POWER TO THE HOUSE WITH THE ELECTRICAL UTILITY COMPANY.
- 8.) ELECTRICAL CONTRACTOR TO INSTALL ALL ELECTRICAL FIXTURES, INCLUDING CEILING FANS AS SELECTED BY THE OWNER.
- 9.) ALL ELECTRICAL WORK SHALL BE INSTALLED AND COMPLETED PER THE FLORIDA BUILDING CODE AND NATIONAL ELECTRICIA CODE.
- 10.) ALL RECESSED CANS SHALL ALIGN PER THE PLANS - REFER TO THE REFLECTED CEILING PLAN FOR ADDITIONAL INFORMATION.
- 11.) ALL BATHROOM EXHAUST FANS SHALL BE RECESSED FAN/LIGHT COMBO UNITS EXHAUSTED TO THE EXTERIOR AND FURNISHED BY THE ELECTRICAL CONTRACTOR.
- 12.) ALL INTERIOR WALL OUTLETS ARE TO BE TAMPERPROOF PER CODE AND MOUNTED AT 18" AFF UNLESS OTHERWISE NOTED.
- 13.) ALL WALL SCONCES TO BE MOUNTED AT 7'-0" AFF UNLESS OTHERWISE NOTED.
- 14.) ALL INTERIOR PENDANT FIXTURES TO BE MOUNTED AT 6'-0" UNLESS OTHERWISE NOTED.
- 15.) ALL FINAL LIGHT LOCATIONS SHALL BE FIELD VERIFIED BY THE OWNER PRIOR TO INSTALLATION.

ELECTRICAL SYMBOLS LEGEND

- | | |
|--|--|
| | SINGLE AFCI OUTLET |
| | SINGLE AFCI DUPLEX OUTLET |
| | SINGLE GFI DUPLEX OUTLET |
| | SINGLE AFCI DUPLEX OUTLET UNDER COUNTER |
| | SINGLE EXTERIOR WEATHER PROOF GFCI DUPLEX OUTLET |
| | 220V SINGLE OUTLET |
| | SINGLE POLE LIGHT SWITCH |
| | 3 WAY LIGHT SWITCH |
| | SINGLE POLE LIGHT DIMMER |
| | THERMOSTAT MTD. @ 60" AFF |
| | SINGLE TEL/DATA (CAT 5) ETHERNET PORT |
| | SINGLE TEL (CAT 5) TELEPHONE PORT |
| | SINGLE CATV (QUAD SHIELD RG-6) CABLE/SAT PORT |
| | ELEC. PANEL |
| | SINGLE SECURITY OR TEL/COMM MEDIA HUB PANEL 60" AFF TO CENTERLINE |
| | 3" DIA. LED DOWN LIGHT FIXTURE W/WHITE BAFFLE TRIM |
| | 4" DIA. LED DOWN LIGHT FIXTURE W/WHITE BAFFLE TRIM |
| | CEILING MOUNTED JUNCTION BOX TO RECEIVE CEILING MOUNTED LIGHT FIXTURE, AS SELECTED BY THE OWNER |
| | UNDER CABINET ACCENT LIGHTING SELECTED BY OWNER |
| | WALL SCONCE MTD. 7'-0" AFF U.O.N. - VIF FINAL HGT WITH BATH ACCESSORIES |
| | PENDANT LIGHT FIXTURE SELECTED BY OWNER |
| | 52" DIA. FAN/LIGHT COMBO SELECTED BY OWNER - LIGHT AND FAN SWITCH WITH LUTRON SKYLARK 3 SPEEN FAN LIGHT SWITCH |
| | SMOKE DETECTOR - CEILING MOUNTED |
| | SMOKE/CARBON MONOXIDE DETECTOR - CEILING MTD. |
| | MECH. AC CONDENSING UNIT |

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ELECTRICAL PLAN

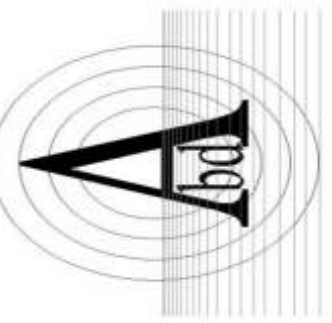
Project number	2021.005
Date	5/5/2021
Drawn by	DG
Checked by	BA
Scale	As indicated

A13

ASHLEY & COREY FURMAN
RENOVATION

103 N. 6TH ST.
FERNANDINA BEACH, FL. 32034

Bruce D. Amalfitano,
Architect, A.I.A.
Jacksonville, Florida
1-904-228-9337
BAmalfi1@aaim.com



No.	Description	Date
1	PERMIT SET	10/21/16

3S Design
Studio, LLC
Custom Architectural Design
1996 Pebble Point Dr.
Green Cove Springs, FL. 32043
dennis@3sdesignstudio.net

FLORIDA MASTER
SITE FILE

FDAHRM 802==

Site No. 8 Na 96 1009==
Site Name Hirth ~~Estate~~ ^{House} 830==

Other Name(s) for Site _____ 930==

Other Nos. for Site _____ 906==

Type of Site Building 832==

Location of Site:
County Nassau 808==

Instructions for locating site (or address) 103 North Sixth Street
Fernandina Beach, Florida 813==

Ownership:
Owner of Site: Name _____ 902==
Address _____ 903==

Occupant, Tenant or Manager:
Name _____ 904==
Address _____ 905==

Form Prepared By:
Reporter (or local contact):
Name _____ 816==
Address _____ 817==

Recorder:
Name & Title Diane D. Greer, Historic Sites Specialist 818==
Division of Archives, History, & Records Mgt.
Address Department of State, Tallahassee, Florida 819==

Date of Site Survey _____ 820==

Previous Survey(s), Excavation(s) or Collection(s) (Enter title of survey, date, whether Federal, State,
County or Local, Location of Survey Report(s) and Material's Collected).

None

Photographic Record Numbers 72-N-10-22 839==
860==

Location of Site (Specific):

Map Reference (incl. scale & date) Fer. Bch. Quad. 1958 1:24000 812==
(USGS)

Township	Range	Section	1/4 Sec.	1/4 1/4 Sec.	1/4 1/4 1/4 Sec.
3N	28E	21			
812==					

LATITUDE AND LONGITUDE COORDINATES DEFINING A POLYGON LOCATING THE PROPERTY				LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES			
CORNER	LATITUDE			LONGITUDE			
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	
	°	'	"	°	'	"	
	°	'	"	°	'	"	
	°	'	"	°	'	"	
	°	'	"	°	'	"	
	°	'	"	°	'	"	
	°	'	"	°	'	"	

LATITUDE			LONGITUDE		
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
N30°	40'	20"	W81°	27'	38"

812==

Global Reference Code 884==

Description of Site:

Site Size (approx. acreage of property) less than an acre 833==

Present Condition of Site

Check one		Check one		Check one if appropriate	
☐ Excellent	863==	☐ Deteriorated	863==	☐ Moved	863==
☐ Good	863==	☐ Ruins	863==	☐ Original Site	863==
☒ Fair	863==	☐ Unexposed	863==	☒	

Present & Original Physical Appearance (use continuation sheet if necessary)

This is the only other Italiante dwelling house still in existence in Fernandina, the first being the Fairbanks House on S. Seventh ST. This building is less flamboyant than the Fairbanks in its exterior detail and proportions, but nevertheless a good example of the style as it developed in this area. The frame structure has a square tower with pairs of round arched windows on the right of the main facade. The tower roof is hipped. A two-story bay projects from the opposite side of the building and has one sash window in of the three sides of the bay. A porch with simple railing and round columns surrounds the house on two sides. The rear of the building is rectangular in plan and has few windows.

HISTORIC SITE DATA SUPPLEMENT

Site No. _____
Site Name Hirth

Present Use (check one or more as appropriate)

- | | | | |
|--|---|---|---|
| ☐ Agricultural 838== | ☐ Government 838== | ☐ Park 838== | ☐ Transportation 838== |
| ☐ Commercial 838== | ☐ Industrial 838== | ☒ Private Residence 838== | Other (Specify): |
| ☐ Educational 838== | ☐ Military 838== | ☐ Religious 838== | ☐ 838== |
| ☐ Entertainment 838== | ☐ Museum 838== | ☐ Scientific 838== | ☐ 838== |

Period (check one or more as appropriate)

- | | | | |
|--|---|--|---|
| ☐ Pre-Columbian 842== | ☐ 16th Century 842== | ☐ 18th Century 842== | ☐ 20th Century 842== |
| ☐ 15th Century 842== | ☐ 17th Century 842== | ☒ 19th Century 842== | |

Specific Dates: Beginning c. 1880 844== Ending 846==

Areas of Significance (check one or more as appropriate)

- | | | | |
|--|--|---|---|
| ☐ Aboriginal
Prehistoric 910== | ☐ Education 910== | ☐ Political 910== | ☐ Urban Planning 910== |
| ☐ Aboriginal
Historic 910== | ☐ Engineering 910== | ☐ Religion/Phi
losophy 910== | Other (Specify): |
| ☐ Agriculture 910== | ☐ Industry 910== | ☐ Science 910== | ☐ 910== |
| ☒ Architecture 910== | ☐ Invention 910== | ☐ Sculpture 910== | ☐ 910== |
| ☐ Art 910== | ☐ Landscape
Architecture 910== | ☐ Social/Human-
itarian 910== | ☐ 910== |
| ☐ Commerce 910== | ☐ Literature 910== | ☐ Theater 910== | |
| ☐ Communications 910== | ☐ Military 910== | ☐ Transportation 910== | |
| ☐ Conservation 910== | ☐ Music 910== | | |

Thematic Classification:

- | | | |
|---|---|--------------------------------|
| ☐ Aboriginal 912== | ☐ Military 912== | Other (Specify): |
| ☒ Architectural 912== | ☐ Political 912== | ☐ 912== |
| ☐ The Arts 912== | ☐ Society 912== | ☐ 912== |
| ☐ Exploration & Settlement 912== | ☐ Science & Technology 912== | ☐ 912== |

Statement of Significance (use continuation sheet if necessary)

This house was built in the early 1880's by relatives of the present harbor pilot, George Davis who has early photos of the house. The house is singularly important for it is a modified example of a type of house rarely seen in Florida, the Italianate or Italian Villa style. Only one other such house is known to exist in the state and it is the Fairbanks House in Fernandina.

Remarks & Recommendations:

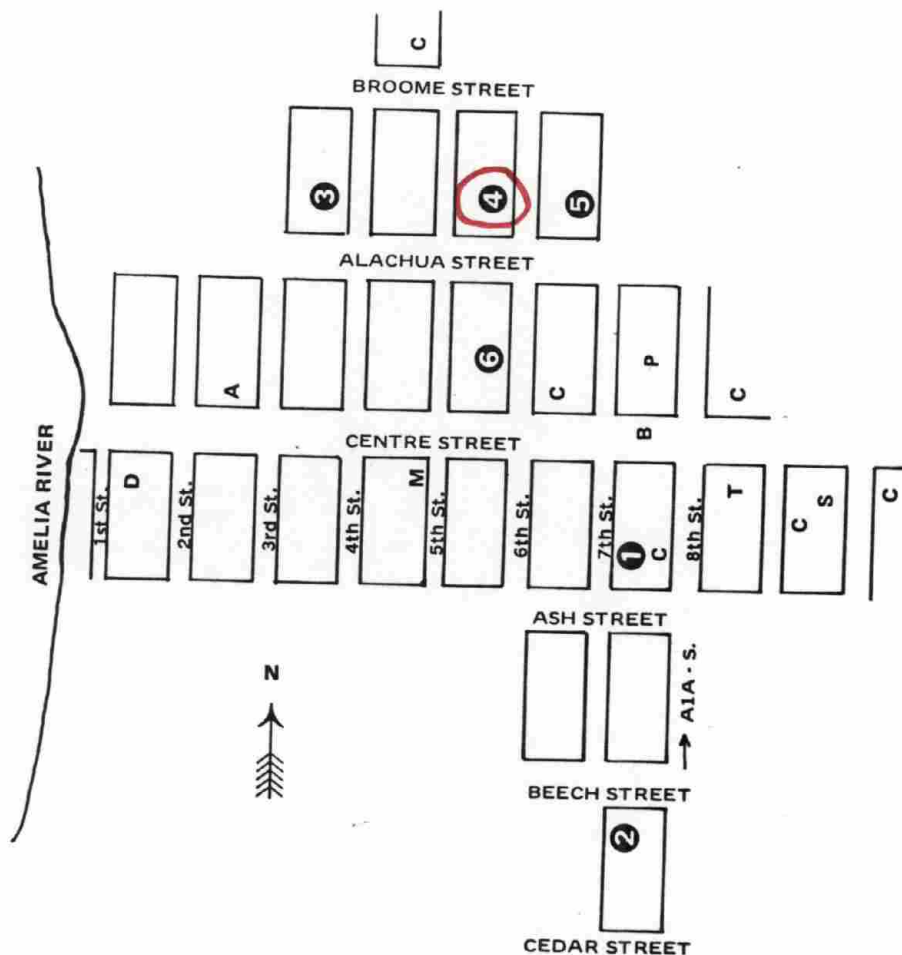
This house is assigned primary significance with the Historic Fernandina District.

835==

Major Bibliographic References:

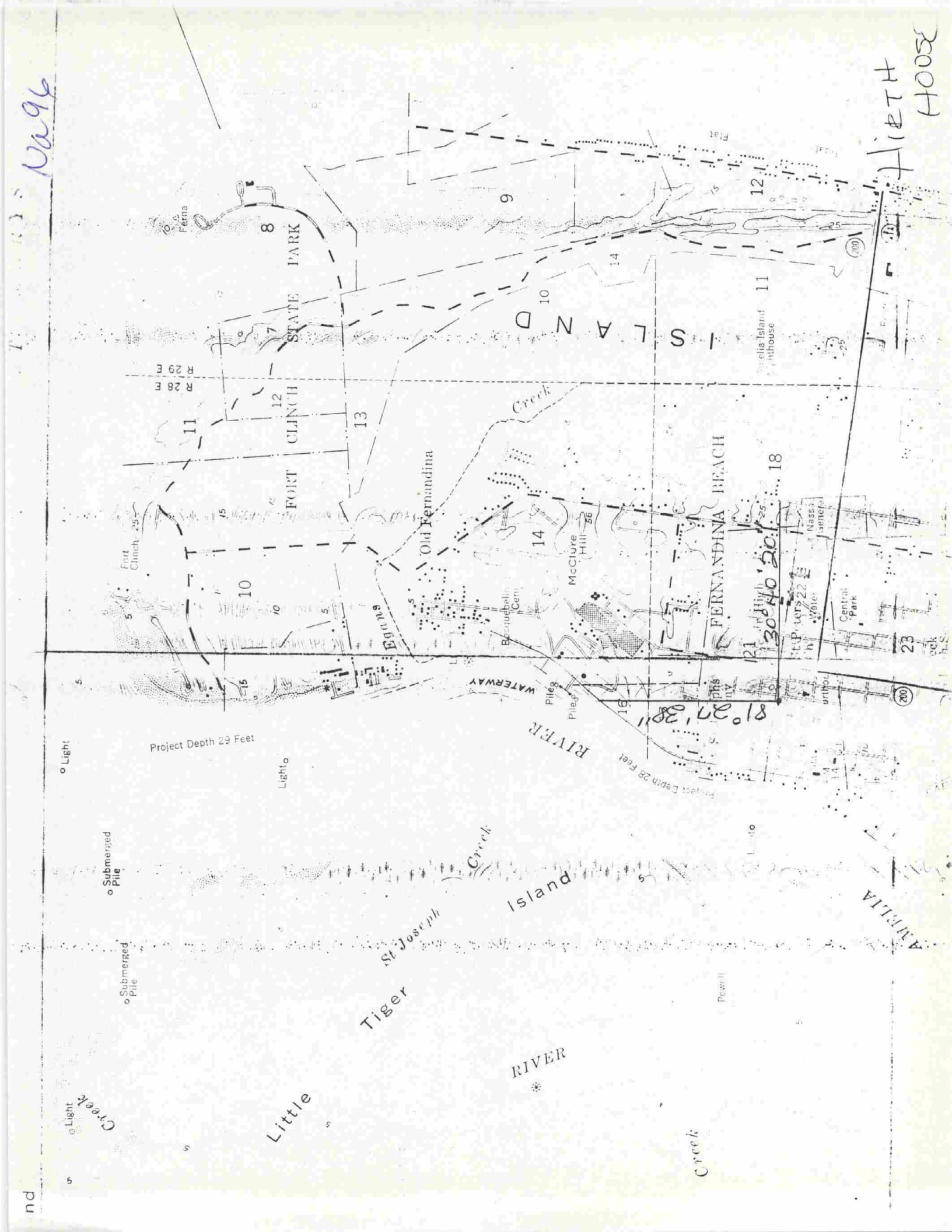
Interview with Mr. George Davis, Fernandina Beach, Fla. July, 1972
Nassau County Records, Nassau County Courthouse, Fer. Bch. Fla.
Office of the Clerk of the Circuit Court.

920==



- RESTROOMS are open to visitors at Topsy's Gulf Station, Hoyt House (Ticket sales center), The Old Schoolhouse, United Memorial Methodist Church (side entrance) and Boater's Lounge at the Docks.

112117



FLORIDA MASTER
SITE FILE

FDAHRM 802==

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

Site No. 8Na96 1009==

Site Name Hirth House 830==

Other Name(s) for Site _____ 930==

Other Nos. for Site _____ 906==

Type of Site _____ 838==

County Na, Fl 808==

Instructions for locating site (or address) 103 North Sixth St, Fernandina Beach, Fl

_____ 813==

Owner of Site: Name Hirth Estate 902==

Address _____ 903==

Occupant, Tenant, or Manager:

Name _____ 904==

Address _____ 905==

Reporter (or local contact):

Name _____ 816==

Address _____ 817==

Recorder: Greer, Diane D. Historic Sites Specialist and

Name & Title William N. Thurston Chief Preservation Planner 818==

Address FDAHRM 819==

Survey Date 7207 820== Type Ownership _____ 848==

Inventory Status _____ 914==

Previous Survey(s), Excavation(s) or Collection(s): *(enter title of survey; date; whether federal, state, county or local; location of survey report(s); and material collected).*

_____ 839==

Photographic Record Numbers _____

860==

Location of Site (Specific):

Map Reference (incl. scale & date) USGS Ferdinandina Beach 7.5min 809== 1958 (RFA70)

Township	Range	Section	¼ Sec.	¼ ¼ Sec.	¼ ¼ ¼ Sec.	
<u>T3N</u>	<u>R28E</u>	<u>S22</u>				812==

LATITUDE AND LONGITUDE COORDINATES DEFINING A POLYGON LOCATING THE PROPERTY							
Point	LATITUDE			LONGITUDE			
	Degrees °	Minutes '	Seconds "	Degrees °	Minutes '	Seconds "	
	°	'	"	°	'	"	
	°	'	"	°	'	"	
	°	'	"	°	'	"	
	°	'	"	°	'	"	
	°	'	"	°	'	"	

OR

LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES							
°	'	"		°	'	"	==

Global Reference Code 884==

Description of Site:

Type Classification Building ==

Site Size (approx. acreage of property) 833==

Present Condition of Site: Check one ☐ <u>Altered</u> 863== ☐ <u>Unaltered</u> 863== ☐ <u>Destroyed</u> 863==	Check one ☐ <u>Excellent</u> 863== ☐ <u>Good</u> 863== ☐ <u>Fair</u> 863== ☐ <u>Deteriorated</u> 863== ☐ <u>Ruins</u> 863== ☐ <u>Unexposed</u> 863==	Check one if appropriate ☐ <u>Moved</u> 863== ☐ <u>Original Site</u> 863==
--	---	---

Present & Original Physical Appearance (use continuation sheet if necessary)

of frame construction, modified Italianate struct w/sq tower at R front
& round arched windows

862==

HISTORIC SITE DATA SUPPLEMENT

Site Name Hirth House

Present Use (check one or more as appropriate)

- | | | | |
|--|---|--|---|
| ☐ Agricultural 850== | ☐ Government 850== | ☐ Park 850== | ☐ Transportation 850== |
| ☐ Commercial 850== | ☐ Industrial 850== | ☐ Private Residence 850== | Other (Specify): |
| ☐ Educational 850== | ☐ Military 850== | ☐ Religious 850== | ☐ 850== |
| ☐ Entertainment 850== | ☐ Museum 850== | ☐ Scientific 850== | ☐ 850== |

Period (check one or more as appropriate)

- | | | | |
|--|---|--|--|
| ☐ Pre-Columbian 842== | ☐ 16th Century 842== | ☐ 18th Century 842== | ☒ 20th Century 842== |
| ☐ 15th Century 842== | ☐ 17th Century 842== | ☒ 19th Century 842== | |

Specific Dates: Beginning 844== Ending 846==

Areas of Significance (check one or more as appropriate)

- | | | | |
|--|--|---|---|
| ☐ Aboriginal
Prehistoric 910== | ☐ Education 910== | ☐ Political 910== | ☐ Urban Planning 910== |
| ☐ Aboriginal
Historic 910== | ☐ Engineering 910== | ☐ Religion/Phi
losophy 910== | Other (Specify): |
| ☐ Agriculture 910== | ☐ Industry 910== | ☐ Science 910== | ☐ 910== |
| ☒ Architecture 910== | ☐ Invention 910== | ☐ Sculpture 910== | ☐ 910== |
| ☐ Art 910== | ☐ Landscape
Architecture 910== | ☐ Social/Human-
itarian 910== | ☐ 910== |
| ☐ Commerce 910== | ☐ Literature 910== | ☐ Theater 910== | |
| ☐ Communications 910== | ☐ Military 910== | ☐ Transportation 910== | |
| ☐ Conservation 910== | ☐ Music 910== | | |

Thematic Classification:

- | | | |
|---|---|--------------------------------|
| ☐ Aboriginal 912== | ☐ Military 912== | Other (Specify): |
| ☒ Architectural 912== | ☐ Political 912== | ☐ 912== |
| ☐ The Arts 912== | ☐ Society 912== | ☐ 912== |
| ☐ Exploration & Settlement 912== | ☐ Science & Technology 912== | ☐ 912== |

Statement of Significance (use continuation sheet if necessary)

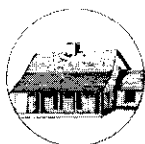
built in the 1880's , purchased prior to 1900 by the Hirth family, the orig owners of the Palace Saloon

Remarks & Recommendations:

835==

Major Bibliographic References:

920==



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA00096
Recorder # 154
Field Date 3-20-07
Form Date 3-30-07
FormNo 200703
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) Hirth House Multiple Listing (DHR only) _____
Other Names _____ >> _____
Survey or Project Name _____ Survey# _____
National Register Category Building(s)

LOCATION & IDENTIFICATION

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>103</u>	<u>North</u>	<u>6th</u>	<u>Street</u>	

Cross Streets (nearest/ between) _____
City / Town (within 3 miles) Fernandina Beach In Current City Limits? YES
County Nassau Tax Parcel #(s) _____
Subdivision Name _____ Block _____ Lot _____
Ownership _____
Name of Public Tract (e.g., park) _____
Route to (especially if no street address) _____

MAPPING

USGS 7.5' Map Name _____ Publication Date >> FERNANDINA BEACH; 2003
Township: _____ Range: _____ Section: _____ 1/4 section: _____ >> 3N ; 28E ; 22 ; UNSP
Irregular Section Name: _____
Landgrant _____
UTM: Zone _____ Easting _____ Northing _____
Plat or Other Map (map's name, location) _____

DESCRIPTION

Style Italianate Other Style _____
Exterior Plan Irregular Other Exterior Plan _____
Number of Stories 2.5
Structural System(s) >> Wood frame
Other Structural System(s) _____
Foundation Type(s) >> Piers
Other Foundation Types _____
Foundation Material(s) >> Brick
Other Foundation Material(s) _____
Exterior Fabric(s) >> Drop siding
Other Exterior Fabric(s) _____
Roof Type(s) >> Flat
Other Roof Type(s) _____
Roof Material(s) >> Composition shingles
Other Roof Material(s) _____
Roof Secondary Structure(s) (dormers etc) >> Hip extension
Other Roof Secondary Structure(s) polygonal bay
Number of Chimneys _____
Chimney Material _____
Other Chimney Material(s) _____
Chimney Location(s) _____

HISTORICAL STRUCTURE FORM

8NA00096

DESCRIPTION (continued)

Window Descriptions 1/1

Main Entrance Description (stylistic details)

Porches: #open 1 #closed #incised Location(s) eastPorch Roof Types(s) hip

Exterior Ornament

Interior Plan

Other Interior Plan

Condition Good

Structure Surroundings

Commercial:

Residential: MOSTly this category

Institutional:

Undeveloped:

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

Archaeological Remains (describe): none

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

Narrative Description (optional) duplicate of NA 357

HISTORY

Construction year 1880

Architect (last name first):

Builder (last name first):

Changes in Locations or Conditions

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

>>

Structure Use History

Use	Year Use Started	Year Use Ended	
			>> <u>Private residence, 1880,</u>

Other Structure Uses

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

RESEARCH METHODS

Research Methods

>> FL Master Site File-Cultural Resources

Other research methods

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register?

Name of Local Register if Eligible

Individually Eligible for National Register?

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

8NA00096

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: 5/20/07

Form Comments: _____

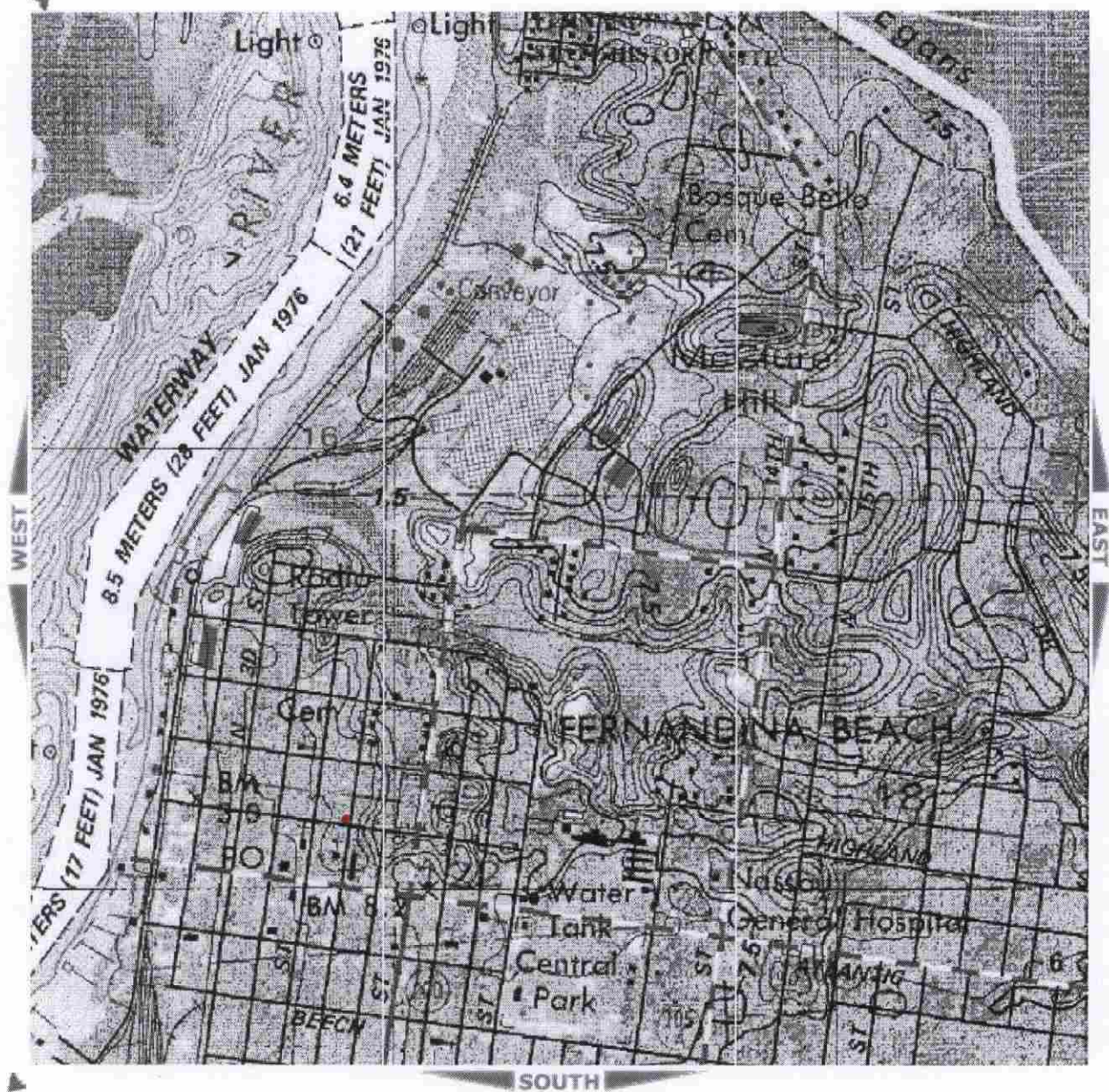
REQUIRED PAPER ATTACHMENTS

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

NA00096-200703

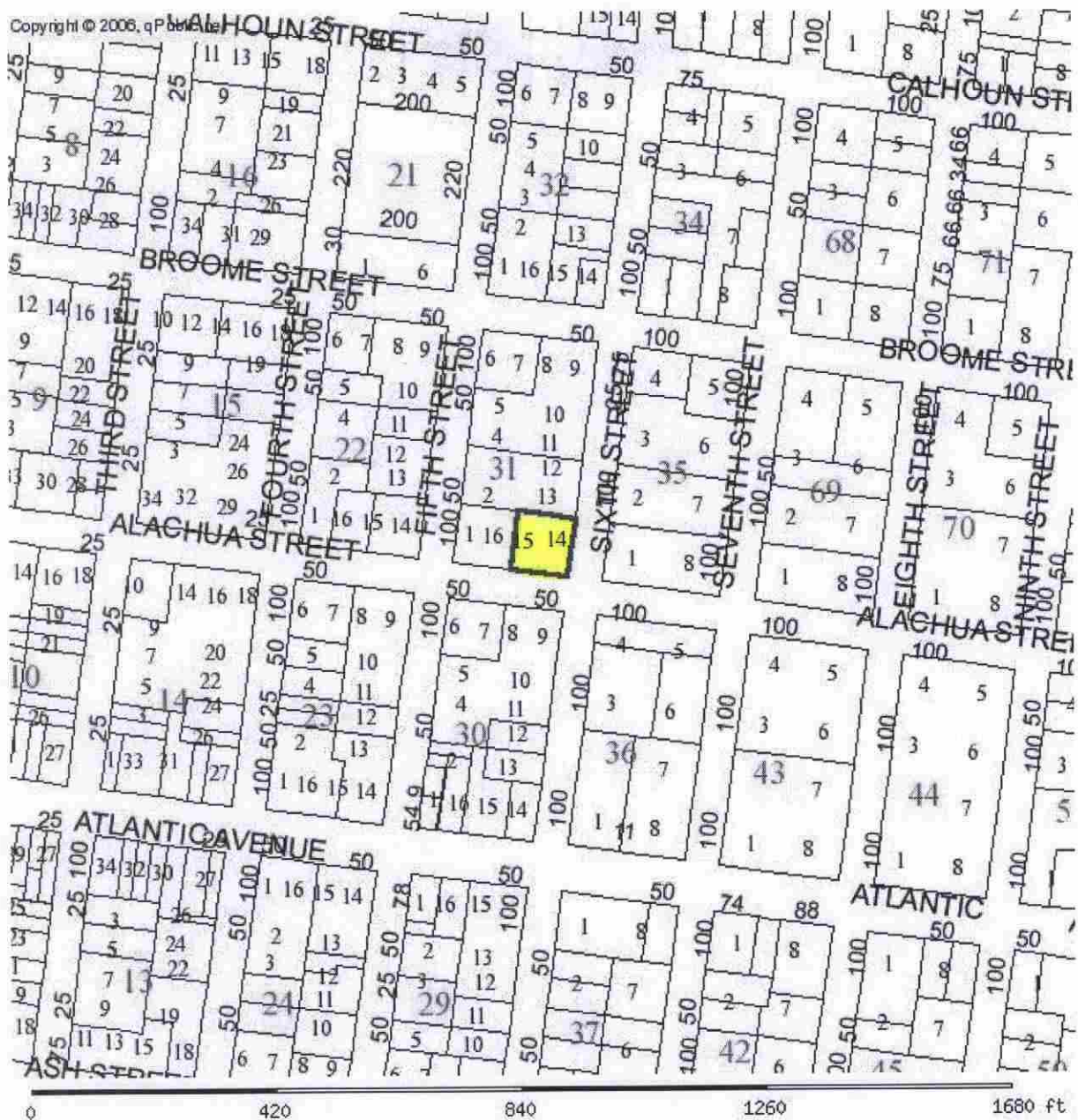
Supplementary Printout

- > **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003
- > **Township/Range/Section/Qtr:**
3N ;28E ;22;UNSP
- > **Structural system(s):**
Wood frame
- > **Foundation types:**
Piers
- > **Foundation materials:**
Brick
- > **Exterior fabrics:**
Drop siding
- > **Roof types:**
Flat
Hip
- > **Roof materials:**
Composition shingles
- > **Roof secondary structures (dormers etc):**
Hip extension
Cone tower
Other
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Private residence;1880;
- > **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)]:**



NA96

154



FLORIDA MASTER SITE FILE
Site inventory Form

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

96
SITE NO. 8 NA 357

SITE NAME: Hirth House
ADDRESS OF SITE: 103 N. 6th St.
INSTRUCTION FOR LOCATING: N/A

SURVEY DATE: 09/30/85

LOCATION: City of Fernandina Beach 31 14
Subdivision Name Block No. Lot No.

COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME:

ADDRESS:

ADDRESS:

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

GOOD

UNALTERED

FAIR

x ORIGINAL SITE

DETERIORATED

RESTORED: / /

MOVED: / /

ORIGINAL USE pvt.residence

PRESENT USE pvt.residence

DATES c.+ 1886

CULTURE/PHASE American

PERIOD: 19th Century

NR CLASSIFICATION CATEGORY: building

DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING

TRANSPORTATION

DEVELOPMENT

FILL

DETERIORATION

DREDGE

BORROWING

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

See Continuation Sheet

RECORD NUMBER

96

ARCHITECT: Robert S. Schuyler

BUILDER:

STYLE AND/OR PERIOD: Italianate

PLAN TYPE: irregular

EXTERIOR FABRIC(S): wood: drop siding

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: E/1-story veranda, 4-bay, access E, 1st bay; doric-style columns; turned balustrades & newel post; shed roof
ORIENTATION: E

FOUNDATION: piers: brick; brick, pierced

ROOF TYPE: hip

SECONDARY ROOF STRUCTURE(S): tower

CHIMNEY LOCATION:

WINDOW TYPE: DHS, 1/1, wood; bay (2-story hexagonal) #square bay, stained glass, w/paired windows atop hexagonal bay windows
CHIMNEY:

ROOF SURFACING: composition shingles: butt, variegated

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 0

NO. OF STORIES 2

NO. OF DORMERS: 0

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

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

PHOTOGRAPHIC RECORDS NUMBERS:

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

Constructed in 1886, 103 N. 6th Street is a two story, frame residential building, designed in the Italianate style. It is noteworthy for its bracketed cornice, leaded stain glass, and multi-light door, tower and colonial revival porch. It was originally the residence of Thomas and Annie Moore, an employee of the Florida Mirror. It was purchased in 1896 by Louis G. Hirth for \$1,800. Hirth, a native of Germany, moved to Fernandina in 1895. He began a retail liquor business and founded the Palace Saloon. His home, constructed in the Italianate style, is similar to the Fairbanks House, although not nearly as massive. Both the Fairbanks and Hirth Houses were designed by Robert Schuyler.

Robert S. Schuyler was probably the most accomplished architect to practice his profession in Fernandina. Schuyler was born in New York City in 1829 and served as a Captain in the Thirteenth Regiment, N. Y. Cavalry during the Civil War. He arrived in Florida in 1878 and in Fernandina three years later. Besides the Hirth House he designed St. Peter's Episcopal Church, the Tabby House, Fairbank's House, and Public School No. 1. Two of his buildings, the Tabby House and the Fairbanks House, are individually listed in the National Register of Historic Places. The Tabby House and St. Peter's Episcopal Church have also been recorded in the Historic American Buildings Survey. Schuyler served as Vice-President of the Chamber of Commerce and as a County Judge, as secretary of the Howard Association during the yellow fever epidemic of 1888, then held the office of city clerk for two terms. He remained the city clerk until the time of his death on July 26, 1895. He and his wife are buried at St. Peter's Cemetery in Fernandina Beach.



Figure 24

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site # **NA00096**
 Field Date 2-2-2018
 Form Date 2-2-2018
 Recorder # _____

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

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

LOCATION & MAPPING

Address: 103 N 6th Street Type 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 22 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1800-0031-0140 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: 1880 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): 1880 To (year): _____
 Current Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☐ yes ☐ no ☐ unknown Date: _____ Nature _____
 Additions: ☐ yes ☐ no ☐ unknown Date: _____ Nature _____
 Architect (last name first): Schuyler, Robert S. Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) Original/Thomas Moore; 1896/Louis G. Hirth, founder of Palace Saloon
 Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe Downtown historic district

DESCRIPTION

Style Italianate Exterior Plan Irregular Number of Stories 2
 Exterior Fabric(s) 1. Drop siding 2. _____ 3. _____
 Roof Type(s) 1. Hip 2. _____ 3. _____
 Roof Material(s) 1. Composition shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. Pavilion tower 2. _____
 Windows (types, materials, etc.) 2 story bay; 1/1 DHS wood; paired; round arch

Distinguishing Architectural Features (exterior or interior ornaments) Decorative brackets; 3 story square tower; gingerbread detailing

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

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

DESCRIPTION (continued)

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

Structural System(s): 1. Balloon wood frame 2. _____ 3. _____Foundation Type(s): 1. Piers 2. _____Foundation Material(s): 1. Brick 2. _____Main Entrance (stylistic details) Wood panel w decorative multi light configurationPorch Descriptions (types, locations, roof types, etc.) E and S/wrap around, entry, open; Doric columnsCondition (overall resource condition): ☐ excellent ☒ good ☐ fair ☐ deteriorated ☐ ruinous

Narrative Description of Resource _____

Archaeological Remains _____ ☐ Check if Archaeological Form Completed**RESEARCH METHODS (check all that apply)**☒ FMSF record search (sites/surveys)☒ library research☐ building permits☒ Sanborn maps☐ FL State Archives/photo collection☐ city directory☐ occupant/owner interview☒ plat maps☐ property appraiser / tax records☒ newspaper files☐ neighbor interview☐ Public Lands Survey (DEP)☒ cultural resource survey (CRAS)☒ historic photos☐ interior inspection☒ HABS/HAER record search☐ other methods (describe) _____

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

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually?

☐ yes☐ no☐ insufficient information

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

☒ yes☐ no☐ insufficient 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 INFORMATION**Recorder Name Sheldon Owens Affiliation Brockington and Assoc. Inc.Recorder Contact Information 498 Wando Park Blvd. Suite 700, Mt. Pleasant SC 29464; 843-881-3128
(address / phone / fax / e-mail)**Required Attachments**● **USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED**● **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)● **PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE**If submitting an image file, it must be included on disk or CD **AND** in hard copy format (plain paper is acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



Setback: 10' 15'
Credit: 10' 15'
Front: 10' 15'
Side: 10' 15'
Rear: 10' 15'



Brockington
CULTURAL RESOURCE CONSULTING

**Fernandina Beach
Survey Update 2018**

○ Historic Resource



* All numbers start with NA****.

While restoration work is far from complete, the present owners of two of Fernandina's most

#4 *The Hirth House, 103 N. 6th Street*

Future residence of Mr. and Mrs. George T. Davis
Hostesses: Camellia Garden Club

The Hirth House was built for Thomas and Annie Moore in 1886 by Robert S. Schuyler, architect for the Tabby House, Fairbanks Folly, and St. Peter's Episcopal Church. Similar in appearance and style to the Fairbanks home on S. 7th Street, the Hirth House was originally painted olive green with dark green and brick red trim. Sometimes referred to as "half a house", it was built close to the south side of the corner lot with plans for north half to be added later.

The property was purchased in 1896 by Louis G. Hirth, founder of The Palace Saloon. Round porches and "modern oak mantels" (replacing slate) were added in 1905.

Adeline Brooks Davis (granddaughter of Louis and Emma Amelia Hirth) and her husband, George T. Davis, acquired the property when the estate of Emma Amelia Hirth was finally settled in November 1972. The house was badly in need of repair since Hirth's death in 1938.

Restoration began with a new roof. Next came "jacking and leveling". (It is said that the hurricane of 1898 left most of the houses on N. 6th Street leaning to the North-east.) Next came covering all crack-

ed plaster walls and ceilings with sheetrock and stripping woodwork of numerous coats of paint. All woodwork is heart pine except the stairway of cherry wood.

The Magnolia stained glass window on the staircase landing, designed by William Westfals of Jacksonville, is new. It is a gift from Mr. Davis to his wife in appreciation for her many hours of scraping and refinishing all woodwork.

The stained glass entrance door by Mr. Edward Smith of Jacksonville is a present to Mrs. Davis and replaces "gaudy glass" original.

Nearly all furnishings shown today are heirlooms from both Hirth and Davis families. The turn-of-the-century Bird Vases of Italian pottery were originally part of the trappings of Hirth's famous Palace Bar. Matching loveseats in the parlor and sofa in the hall were reupholstered by Mrs. Davis. Notice the "vaseline glass" newel post fixture, rose Tiffany chandelier in the parlor, and brass chandelier in the dining room — all installed by Hirth. Dining room window is original, but the artist is unknown. The lovely grandfather's clock in the hall is from Tiffany and originally adorned the residence of Colonel N. B. and Florence Borden, Villa Las Palmas. All furnishings went with the 1944 sale of the Villa except the clock, in which Mrs. Borden wished to be buried. She lived her last years on Amelia Island with the Davises in the Keystone Hotel and, before moving to Washington where she died, she left them the clock "for safekeeping" in appreciation of the happy days she spent with them and their then small son, Michael.



11-5-10-23

KODAK SAFETY FILM



→ 10A

→ 11



→ 11A

→ 12



103







103

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO.

SITE NAME: Hirth House
ADDRESS OF SITE: 103 N. 6th St.
INSTRUCTION FOR LOCATING: N/A

SURVEY DATE: 09/30/85

LOCATION: City of Fernandina Beach 31 14
Subdivision Name Block No. Lot No.

COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME:

ADDRESS:

ADDRESS:

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:

Check One

INTEGRITY OF SITE:

Check one or more

x EXCELLENT

GOOD

FAIR

DETERIORATED

x ALTERED

UNALTERED

x ORIGINAL SITE

RESTORED: / /

MOVED: / /

ORIGINAL USE pvt.residence

PRESENT USE pvt.residence

DATES c.+ 1886

CULTURE/PHASE American

PERIOD: 19th Century

NR CLASSIFICATION CATEGORY: building

DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING

DEVELOPMENT

DETERIORATION

BORROWING

OTHER (See Remarks Below)

TRANSPORTATION

FILL

DREDGE

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

See Continuation Sheet

RECORD NUMBER 96

ARCHITECT: Robert S. Schuyler

BUILDER:

STYLE AND/OR PERIOD: Italianate

PLAN TYPE: irregular

EXTERIOR FABRIC(S): wood: drop siding

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: E/1-story veranda, 4-bay, access E, 1st bay; doric-
style columns; turned balustrades & newel post; shed roof
ORIENTATION: E

FOUNDATION: piers: brick; brick, pierced

ROOF TYPE: hip

SECONDARY ROOF STRUCTURE(S): tower

CHIMNEY LOCATION:

WINDOW TYPE: DHS, 1/1, wood; bay (2-story hexagonal) #square bay,
stained glass, w/paired windows atop hexagonal bay windows
CHIMNEY:

ROOF SURFACING: composition shingles: butt, variegated

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 0

NO. OF STORIES 2

NO. OF DORMERS: 0

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

UTM ZONE	UTM EASTING	UTM NORTHING
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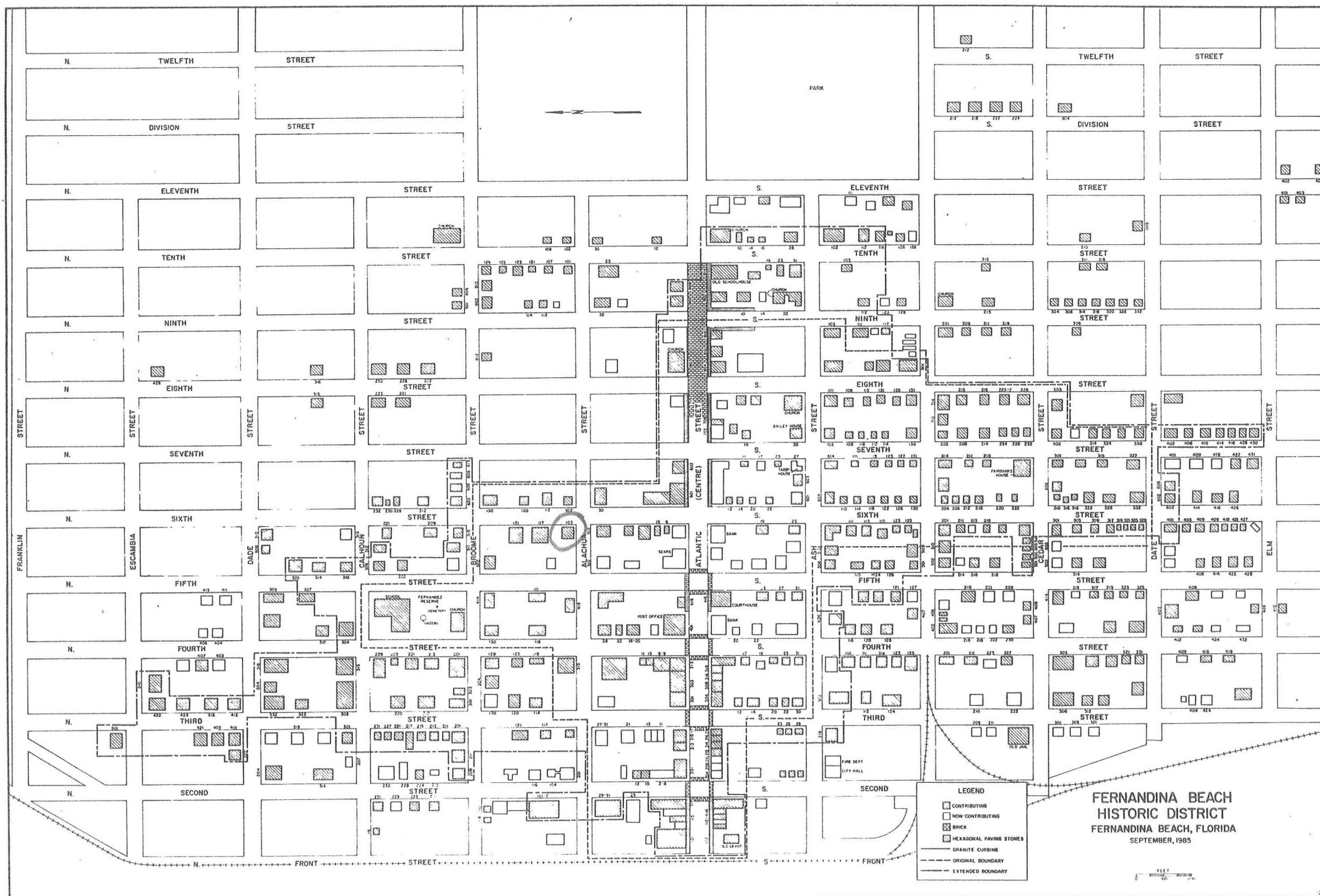


Figure 24

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Future residence of Mr. & Mrs. George T. Davis
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Adaline Brooks Davis (granddaughter of Louis and Emma Amelia Hirth) and her husband, George T. Davis, acquired the property when the estate of Emma Amelia Hirth was finally settled in November 1972. The house was badly in need of repair since Hirth's death in 1938.

Restoration began with a new roof. Next came "jacking and leveling". (It is said that the hurricane of 1898 left most of the houses on N. 6th Street leaning to the Northeast.) Next came covering all cracked plaster walls and ceilings with sheetrock and stripping woodwork of numerous coats of paint. All woodwork is heart pine except the stairway of cherry wood.

The Magnolia stained glass window on the staircase landing, designed by William Westfals of Jacksonville, is new. It is a gift from Mr. Davis to his wife in appreciation for her many hours of scraping and refinishing all woodwork.

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THE HIRTH HOUSE

103 North 6th Street

Residence of: Mr. and Mrs. George T. Davis

The Hirth House was built for Norman Bronson in 1885 by Robert S. Schuyler, architect for the Tabby House, Fairbanks Folly, and St. Peter's Episcopal Church. Similar in appearance and style to the Fairbanks home on South 7th Street, the Hirth House was originally painted olive green with dark green and brick red trim. Sometimes referred to as "half a house", it was built close to the south side of the corner lot with plans for north half to be added later.

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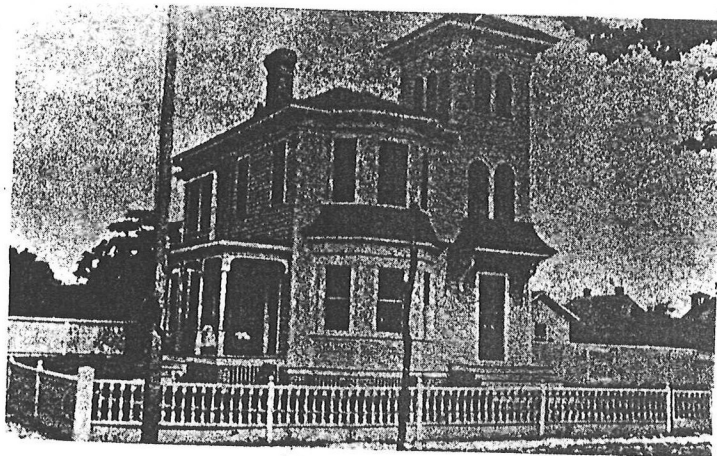
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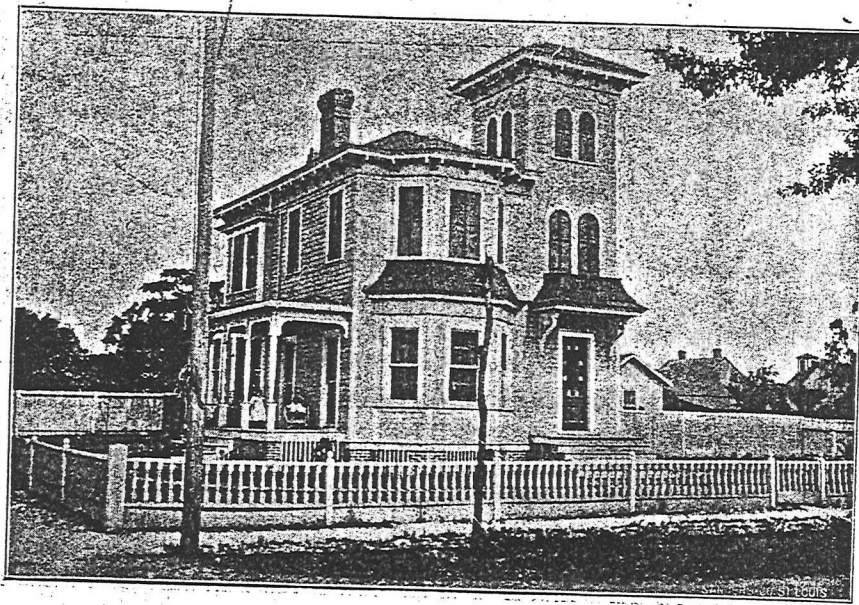


Hirth House on N. 6th St. 1885

(31) **The Hirth House**, first on the left, was built in 1885 by Robert S. Schuyler for Norman Bronson, who worked on the **Florida Mirror**. Prior to 1900, it was bought by the Hirth family, founders

BH 10

of the Palace Saloon. It's an Italianate design modified from the grand scale Schuyler applied to the Fairbanks home, and the usual right wing was omitted. Surrounding porch dates in this century. The home is now being lovingly restored by Mr. and Mrs. George T. Davis.



L. G. Hirth, Sixth and Alachua Streets.

REFERENCE

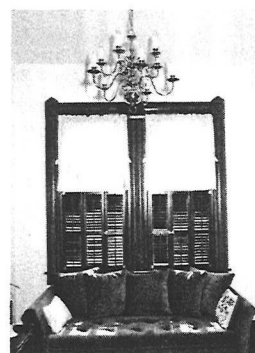
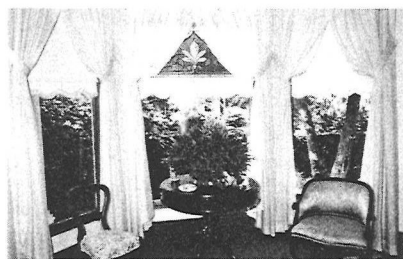
BIOGRAPHICAL NOTES.

575

Louis G. Hirth, of Fernandina, was born in Germany, May 14, 1866, and came to America when sixteen years of age, landing in New York city. Here, his education, which had been started in the old country, was completed in the metropolitan schools, which are among the finest in the world. Mr. Hirth began his business as a clerk in that city and, in 1891, opened a place on his own account, but becoming dissatisfied and deciding to make a change, he removed to Fernandina and has made that city his permanent place of abode. In 1895 he began the retail liquor business, and by careful attention to his affairs and a constant observance of commercial principles, he has prospered and made himself influential in the affairs of the city. As a member of the board of trade Mr. Hirth has demonstrated that he is a believer in progressive ideas and not only has he championed them in debate but stands ready to render substantial aid to any meritorious proposition that is for the advancement of the city in which he lives. His religious bias is toward the Presbyterian church and he is a member of the order of Oddfellows. In New York city, September 4, 1891, he was married to Emma A. Baist, of Rochester, N. Y., and three children have been born to them: Adeline, Albert and Katherine.

11/11 - 21

THE HIRTH HOUSE



*Photos by Island Photography
Dave Burghardt*

The Hirth House at 103 N. 6th Street is the outstanding restoration effort of Mr. and Mrs. George T. Davis. It was built in 1886 for Thomas and Annie Moore but was purchased in 1896 by Louis G. Hirth, Mrs. Davis's grandfather and founder of The Palace Saloon.

The architect was Robert S. Schuyler, who designed St. Peter's Episcopal

Church, the Tabby House and Fairbanks Folly, after which this house was modeled. Painted dark olive with brick red and cream trim, the structure is called "half a house" because the intended north wing was never built.

Most of the interior restoration was done by the owners with Mr. Davis concentrating on carpentry while Mrs. Davis stripped inches of paint off the woodwork - all heart pine except for the cherry wood stairway adorned by an original "vaseline glass" fixture.

The lovely stained glass window and chandelier in the dining room are original.

A Tiffany lamp originally in the parlor now graces the kitchen. To make room for a magnificent sideboard, the dining room fireplace was re-located in a bedroom. Stained glass windows on stair landing and at entrance are new.

Most furnishings are heirlooms from the Hirth and Davis families, and all reupholstery was done by Mrs. Davis. Among the charming accessories are bird vases of Italian pottery, formerly part of The Palace decor, the Romeo and Juliet candelabra from Mr. Davis's grandmother and the Tiffany grandfather's clock originally in Villa Las Palmas.



Hirth House

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BH 10



THIS OLD HOUSE

The Home Store featuring place mats & napkins, candles, cookbooks, kitchen ware, bar accessories, terracotta planters, bird feeders, baskets.

25 S. 6th 261-2632 10 to 5



Island Photography

PROFESSIONAL SERVICE

9A N. 14th St.
Fernandina Beach, FL 261-7860
Portraits • Weddings • Commercial

Shank & Shank



Stoneware
pottery hand-crafted
here in the
studio/showroom at
208 Centre Street
261-4154

Lifestyle

A homey love affair

By Lucy Beebe
Staff Writer

There's a love affair going on at 103 N. 6th St. in Fernandina Beach. It's a love affair between two people and a family home that has deep roots in the city's history.

Adeline and George Davis are the couple and their home is the Hirth house. Originally built in 1885 for Thomas and Anne Moore, the architect was Robert S. Schuyler who also designed St. Peter's Episcopal Church, the Tabby House and Fairbanks Folly after which the Hirth house is modeled.

Nestled in the Historical District in what used to be called "The Silk Stocking Neighborhood" the home is sometimes called "half a house" because it was built close to the south side of a corner lot. A north wing was to be added later but it still stands today as "half a house."

In 1896 Louis G. and Emma Amelia Hirth bought the home from the Moores for \$1,800. Adaline Brooks Davis is their granddaughter and she has fond childhood memories of the home.

"I would step through the door and there would be this wonderful aroma of home baked bread," Adaline recalls. "Grandmother was a great cook."

Adaline and George grew up a block apart from each other. They married. The years passed. The family home fell into disrepair after the Hirths' death in 1938. Finally in 1972 George and Adaline acquired the house when the estate of Emma Amelia Hirth was settled.

Between 1972 and 1980 the process of restoration became a total commitment for the couple. Davis, harbor pilot for 41 years in the waters off Amelia Island and Kings Bay, Ga., retired in 1979 to make the house project a full time occupation.

In addition to being the harbor pilot, George is a journeyman carpenter and craftsman. He comes by his skills honestly, having built many boats in the family boatyard. All of his carpentry skills were needed in the process of restoration.

The kitchen, which used to be a small room with pantries, was enlarged into one big pleasant room filled with green plants that testify to Adaline's "green thumb."

A three-sided bay window looks out of the kitchen to the yard. "It probably shows, but I did have a pilot house in mind when I built the bay window," says George.

Adaline remembers the home as painted inside. As she spent countless hours stripping off layers of paint the surprise of varnished wood was finally revealed. The elegant curved stairway to the second floor is cherry wood. The rest of the house is heart pine.

I would step through the door and there would be this wonderful aroma of home-baked bread. Grandmother was a wonderful cook.

— Adaline Davis

"The house was built of native heart pine," says George. "Most of it was probably cut within fifty miles of the house. And it is rock hard. They used to dip nails in beeswax in order to drive them in."

During the restoration years, a secret closet was discovered under the stairs. Inside were many family mementos, including Grandmother Hirth's handwritten book of recipes.

Most of the furnishings are heirloom pieces from both the Hirth and Davis families. Large Italian pottery bird vases from the turn of the century guard either side of the fireplace in the living room. These came from the Palace Saloon on Centre Street which was started by Grandfather Hirth in 1903.

A rose Tiffany chandelier lights up the family oval wood table in the kitchen. Hour by hour a large grandfather clock from Tiffany of New York softly chimes the passage of the days. Originally the clock belonged to Florence Borden who took the clock with her when she sold the "Villa Las Palmas" in 1944. Later the clock became a gift to the Davises.

New things blend well with the old in the Hirth house. A stained glass window with a magnolia design graces the stairway wall. North light diffuses through the rich stained glass and the window looks like it has always belonged just there.

The window was designed by William Westfals of Jacksonville. It was a gift from George to Adaline for her long hours of scraping paint and refinishing the woodwork.

"I certainly wouldn't want to do it all over again," sighs Adaline. "It was an incredible amount of work and I'm glad it is pretty well finished. Now though, it does feel like home."

The olive green house stands proudly on its corner lot, restored by knowing and loving hands, filled with traditional and timely beauty, a testimonial to a love affair between two people and a home.



The Hirth House (above) is located in the midst of George and Adaline Davis (below) invested many hours. A stained glass window graces the stairwell between floors.



LOOKING BACK

News Leader
02/17/1999



Hirth house

Home of the Palace Saloon founder, Louis Hirth, still stands at 103 N. 6th Street, It was designed by Robert Schuyler and constructed in 1885. The handsomely restored home is now owned by Hirth's granddaughter and her husband, Mr. and Mrs. George T. Davis. If you or someone you know have vintage Nassau County photos you would like to share with our readers call Tony Quesada or Robert Fiege at the News-Leader, 904•261•3696, to set up an appointment and we will scan the photos while you wait and return them to you.





















HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2023-0112
JANUARY 17, 2024

Owner/Applicant:	John and Lisa Laub/ James Pozzetta (Architect)
Property Address:	102 S 10 th Street
Parcel ID #	00-00-31-1800-0027-0060
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	Single-Family Residential
FL Master Site File #	8NA00133 (Merrick-Simmons House)
Year Built:	c.1860
Contributing Status:	Contributing (Individually Listed in National Register in 1983)
Requested action:	Certificate of Approval (COA) to rehabilitate all exterior windows, reconfigure 1 east facing (rear) window on 3rd floor, repaint siding, add screenings for a/c units and new generator, add wood arches, add porch lights, and paint porch ceilings. (Quasi-Judicial)

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

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant seeks approval to

- Rehabilitate all exterior windows;
- Reconfigure east facing rear 3rd Floor window to meet minimum building code;
- Add wooden arches;
- Add mechanical screenings for new generator and existing AC units;
- Paint porch ceilings; and
- Add porch lights





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	A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.	☒	☐	☐
2	The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.	☒	☐	☐
3	Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.	☒	☐	☐
4	Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.	☒	☐	☐
5	Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.	☒	☐	☐
6	Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.	☒	☐	☐
7	Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.	☐	☐	☒

8	Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.	☐	☐	☒
9	New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.	☐	☐	☒
10	New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.	☐	☐	☒

ANALYSIS:

Staff finds that the proposed restoration and renovations are in keeping with the Secretary of the Interiors Standards for Rehabilitation, the Fernandina Beach Downtown Historic District Guidelines, the Comprehensive Plan, and the Land Development Code.

STAFF RECOMMENDATION:

Staff recommends:

Approval of HDC 2023-0112

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2023-0112 **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 2023-0112, 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 FMSF 8NA00635

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #12867

Date Submitted: 12/8/2023

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 – Non-
Contributing \$1,500

☐

Demolition of a Primary Structure –
Contributing \$7,500

☐

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

☐

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

☐

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

Basis for Review

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

2023 Submission Deadlines + Board Meetings Calendar



IMPORTANT NOTES

Conceptual Approvals

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

Pre-Application Meeting

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

Application Requirements



A complete/ signed application;



Proof of Ownership (copy of deed or tax statement);



A current survey of the property, for new construction and any change to existing footprint. (no older than two years);



Scaled elevations & plans;



Photographs;



Any additional backup materials, as necessary;



If applying as an agent, Owner's Authorization for Agent Representation form must be signed/ notarized and submitted as part of the application;



For window replacement, a Window Survey must be completed.

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

- ☐ Historic District Overlays – 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.fbf.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?*

10/23/2023

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 → Map Search](#)

Historic District*

Downtown ▼

Site Address*

102 South 10th Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0054-0010

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

John and Lisa

Last Name*

Laub

Mailing Address*

8310 Bay Terrace

City*

Harvey Cedars

State*

NJ

Zip Code*

08008

Telephone Number*

347-446-8578

E-mail Address*

johnlaub@yahoo.com

OWNER'S AGENT

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

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

Yes ▼

First Name*

James

Last Name*

Pozzetta

Company (if applicable)

James Pozzetta Architect

Street Address

103 South 18th Street

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

9042063447

E-mail Address

jamespozzetta@comcast.net

Project Description*

1. Renovation of all exterior windows by certified historic window preservationist (Austin Historical, Inc - preliminarily) 2. Reconfiguration of (1) window at 3rd floor for egress purposes (re-uses all existing window parts) 3. Addition of wood arches to first floor front porch on North and South Side to match historic home configuration 4. Paint Porch ceilings "Pool Blue" Sherwin Williams SW6944 (see application materials) 5. Add gas coach lights flanking front door and rear door (see elevations for locations & application materials for cut sheet) 6. Add emergency generator at south yard with wood privacy screen (see site plan) 7. Add privacy screen around AC units (see site plan & elevations) 8. Minor repairs of existing siding and trim with material to match - touch up paint as required to match existing colors

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

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

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

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

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

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

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

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

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
		 (Name/Number)

DOORS

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

WINDOWS

Manufacturer	Product Description	Color
NA	Renovate Existing Windows Include FL Product Approval # for Windows and Doors	Match Existing Color (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
Sherwin Williams	Paint existing porch ceilings	SW6944 Pool Blue (Name/Number)

FENCING

Manufacturer	Product Description	Color
NA	Preservative Treated Wood (per detail on elevations)	Match Existing Siding Color (Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
		(Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
		(Name/Number)

OTHER

Manufacturer	Product Description	Color
Bevolo	Gas Coach Lite	See Cut Sheet (Name/Number)

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

Upload 1

Choose File

No...en

Upload 2

Choose File

No...en

Upload 3

Choose File

No...en

Upload 4

Choose File

No...en

Upload 5

Choose File

No...en

Upload 6

Choose File

No...en

Upload 7

Choose File

No...en

Upload 8

Choose File

No...en

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:



I AGREE THAT A POSTING NOTICE WILL BE INSTALLED ON THE PROPERTY(IES) IN QUESTION AND THAT SAID SIGN WILL ONLY BE REMOVED BY STAFF AFTER THE MEETING OR BROUGHT BACK TO CITY HALL BY APPLICANT.

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*

James

Applicant Last Name*

Pozzetta

Today's Date*

12/8/2023

 City of FB logo
NEW Reflex

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.



A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER



PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0054-0010

Owner Name LAUB JOHN A & LISA R
Mailing Address 8310 BAY TERRACE
HARVEY CEDARS, NJ 08008
Location Address 102 S 10TH ST
FERNANDINA BEACH 32034
Tax District 002 - FERNANDINA BEACH
Millage 18.3806
Homestead Yes
Property Usage MULTI-FAMILY 000800
Deed Acres 0
Short Legal BLOCK 54 LOTS 1 & N85' LOT 8 CITY OF FDNA BEACH

2023 Preliminary Values

Land Value	\$462,500
(+) Improved Value	\$524,616
(=) Market Value	\$987,116
(-) Agricultural Classification	\$0
(-) SOH or Non-Hx* Capped Savings	\$153,563
(=) Assessed Value	\$833,553
(-) Homestead	\$25,000
(-) Additional Exemptions	\$5,000
(=) School Taxable Value	\$803,553
(-) Non-School HX & Other Exempt Value	\$25,000
(=) County Taxable Value	\$778,553

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

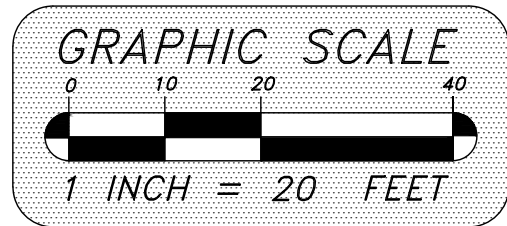
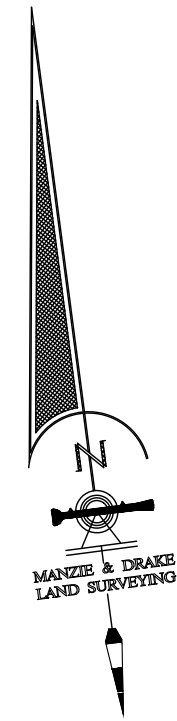
- Property Search
- Map This Parcel
- GIS Report
- Property Record Card
- Print Friendly Page

PARCEL MAP



2023 AERIAL MAP





LEGEND

—OHU— = OVERHEAD UTILITY WIRES
[Symbol] = COMMUNICATIONS PEDESTAL
[Symbol] = CONCRETE FLATWORK
[Symbol] = ELECTRICITY METER
[Symbol] = COVERED AREA
[Symbol] = STORM MANHOLE
[Symbol] = WATER METER
[Symbol] = WOOD OR VINYL FENCE
[Symbol] = WOOD FLATWORK
[Symbol] = WOOD POWER POLE
[Symbol] = BENCHMARK
[Symbol] = CENTERLINE
A/C = AIR CONDITIONER
x-x-x = CHAIN LINK OR WIRE FENCE
F.F.E. = FINISHED FLOOR ELEVATION

TREE LEGEND

CDR = CEDAR TREE
MAG = MAGNOLIA TREE
O = OAK TREE
P = PINE TREE
PM = PALM TREE

TREE DISCLAIMER:
NUMBER OF TREES SHOWN ON SURVEY: 40
SPECIES OF TREES HAVE BEEN IDENTIFIED TO THE BEST OF OUR KNOWLEDGE AND BELIEF; HOWEVER MANZIE & DRAKE LAND SURVEYING WILL ASSUME NO LIABILITY, EXPRESSED OR IMPLIED, FOR THE CORRECTNESS OF SAID SPECIES IDENTIFICATION.

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

SURVEY NOTES:

- 1) Unless it bears the original signature and the original raised seal of a Florida licensed Surveyor and Mapper or Validated Digital Signature by a Florida licensed Surveyor and Mapper, this map/report is for informational purposes only and is not valid.
- 2) The "Legal Description" hereon is in accord with the description provided by the client
- 3) Underground Improvements were not located or shown.
- 4) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- 5) Internal lot angles shown hereon aer based on recovered monumentation.
- 6) The property shown hereon lies within flood zone X per the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) panel 12089C 0237 G, dated 08/02/2017.
- 7) Site Benchmark is as shown hereon.
- 8) Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)
- 9) The Reference Benchmark is the north rim of storm manhole located at the northeast corner of the intersection of South 11th Street & Beech Street. (Elevation = 22.63 N.A.V.D. 1988)

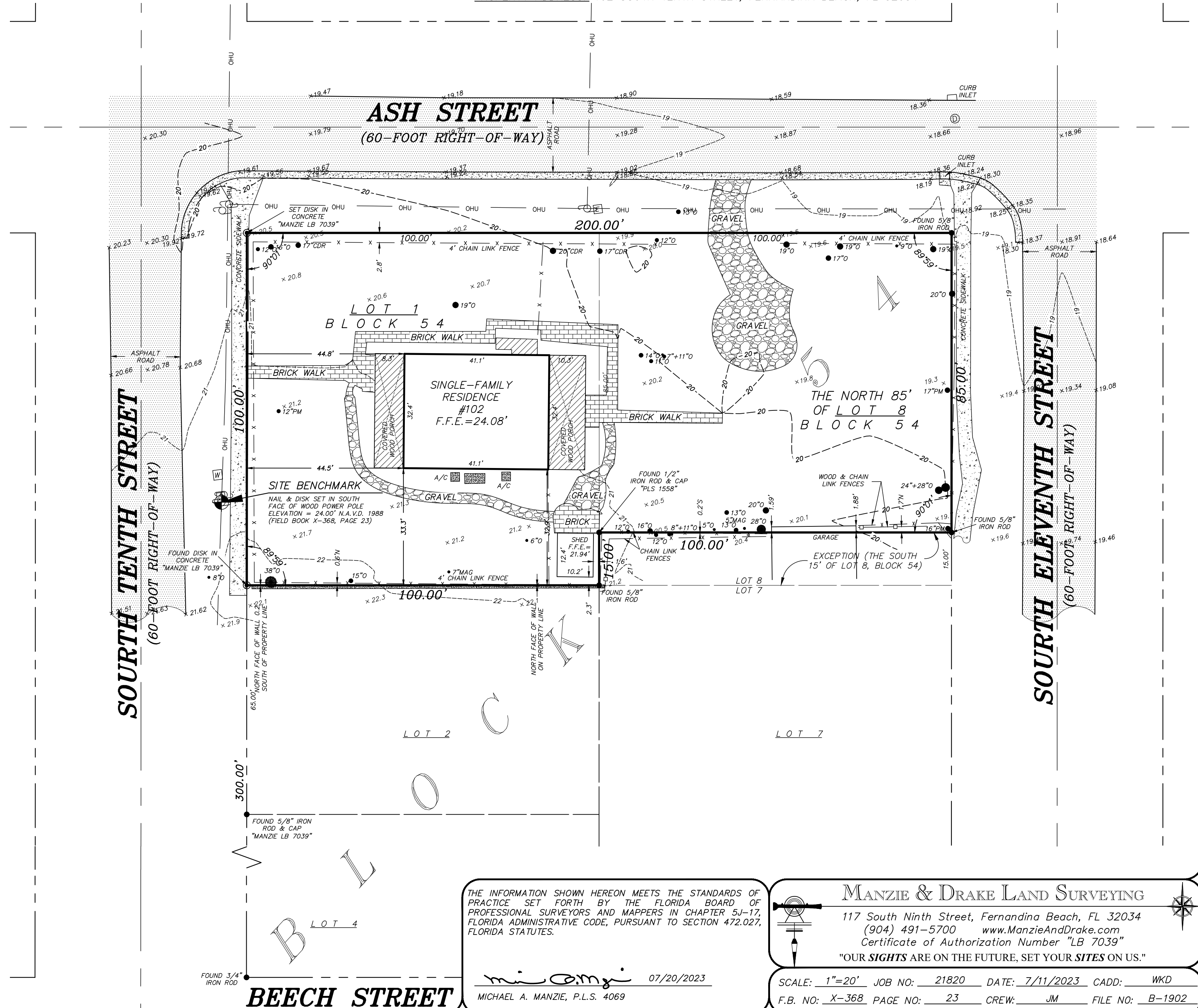
MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

ALL THOSE CERTAIN LOTS, PIECES OR PARCELS OF LAND, SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), COUNTY OF NASSAU, STATE OF FLORIDA, AND KNOWN AND DESCRIBED UPON AND ACCORDING TO THE OFFICIAL PLAT OF SAID CITY OF FERNANDINA BEACH, (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 1 AND THE NORTH 85 FEET OF LOT 8 IN BLOCK 54

CERTIFIED TO: JOHN & LISA LAUB

PROPERTY ADDRESS: 102 SOUTH TENTH STREET, FERNANDINA BEACH, FL 32034



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

Michael A. Manzie 07/20/2023
MICHAEL A. MANZIE, P.L.S. 4069

MANZIE & DRAKE LAND SURVEYING

117 South Ninth Street, Fernandina Beach, FL 32034
(904) 491-5700 www.ManzieAndDrake.com
Certificate of Authorization Number "LB 7039"

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

SCALE: 1"=20' JOB NO: 21820 DATE: 7/11/2023 CADD: WKD
F.B. NO: X-368 PAGE NO: 23 CREW: JM FILE NO: B-1902




SITE PLAN		
#	REVISIONS	DATE

THIS DRAWING AND THE DESIGN IDEAS AND CONCEPTS IT REPRESENTS IS THE PROPERTY OF JAMES POZZETTA AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT HIS WRITTEN PERMISSION. ANY OTHER PROJECT OR PROJECTS WILL BE REFINED AND REDISIGNED.

PROJECT: LAUB
DRAWN BY: JMP
CHKD BY: JMP
DATE: 12/08/2023

A1.1

$$1/8'' = 1' - 0''$$

RENOVATION TO THE:
LAUB RESIDENCE
102 SOUTH 10TH STREET
FERNANDINA BEACH, FLORIDA 32034



RENOVATION TO THE LAUB RESIDENCE

ZONING AND PROJECT DATA		
THIS PROJECT HAS BEEN DESIGN TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE --- RESIDENTIAL 7th EDITION (2020)		
THE FOLLOWING APPLY TO THE NEW WORK		
CRITERIA	REQUIREMENTS	ACTUAL
ZONING AREA	C-3	CENTRAL BUSINESS DISTRICT
SETBACKS		
FRONT	0'-0"	NO CHANGE
SIDE	0'-0"	25'-8" AT CLOSEST POINT
CORNER	0'-0"	34'-0" AT CLOSEST POINT
REAR	0'-0"	3'-6" AT CLOSEST POINT
HEIGHT	45'-0"	24'-0 1/8" (SEE ELEVATIONS)
MAX. IMPERVIOUS	75%	31.3% (SEE CALC. SHEET A11)
FLOOD ZONE		ZONE 'X'
TYPE OF CONSTRUCTION		V-B UNSPRINKLERED
OCCUPANCY		SINGLE FAMILY RESIDENTIAL
PROJECT SCOPE OF WORK: 1. +624 SQ.FT. FIRST FLOOR UNHEATED GARAGE SPACE 2. +624 SQ.FT. SECOND FLOOR HEATED ACCESSORY DWELLING SPACE 3. PROJECT INCLUDES NEW DRIVEWAY & PERGOLA PATIO SPACE NOTE: ALL NEW WORK IS WITHIN FLOOD ZONE 'X'		

WIND ZONE INFORMATION

THIS BUILDING IS NOT LOCATED IN THE WIND BORNE DEBRIS REGION

-- BASIC WIND SPEED (3 SECOND GUST)	<u>128 MPH</u>
-- RISK CATEGORY	<u>II</u>
-- WIND IMPORTANCE FACTOR	<u>1.10</u>
-- WIND EXPOSURE CATEGORY	<u>"D"</u>
-- SURFACE ROUGHNESS CATEGORY	<u>"B"</u>
-- INTERNAL PRESSURE COEFFICIENT	<u>+0.18/-0.18</u>
-- COMPONENTS AND CLADDING INFORMATION	

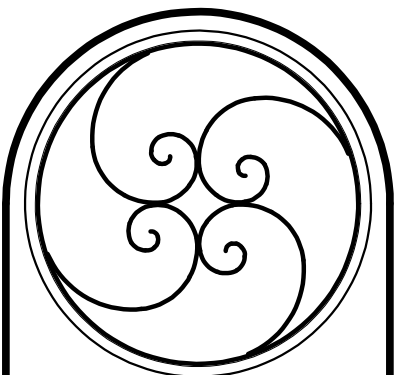
ULTIMATE DESIGN WIND SPEED V_{ULT} [130 MPH]

ZONE	AREA	+	-	ZONE	AREA	+	-
1	10	+ 20.0	- 49.6	4	10	+ 26.8	- 29.2
	20	+ 17.2	- 49.6		20	+ 25.6	- 28.0
	50	+ 14.7	- 30.3		50	+ 24.0	- 26.4
	100	+ 14.7	- 15.5		100	+ 22.8	- 25.2
2	10	+ 20.0	- 72.4	5	500	+ 20.0	- 22.2
	20	+ 17.2	- 62.4		10	+ 26.8	- 35.9
	50	+ 14.7	- 49.3		20	+ 25.6	- 33.6
	100	+ 14.7	- 39.3		50	+ 24.0	- 30.3
3	10	+ 20.0	- 85.9		100	+ 22.8	- 28.0
	20	+ 17.2	- 73.7	500	+ 20.0	- 22.2	
	50	+ 14.7	- 57.4				
	100	+ 14.7	- 45.0				

NOTE: TABLE NUMBERS HAVE BEEN
MULTIPLIED BY .6 FACTOR FOR ASD

INDEX OF DRAWINGS	
A0	COVER SHEET
A1.1	SITE PLAN
A2.1	FOUNDATION PLAN & DETAILS
A3.1	FIRST FLOOR PLAN
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A3.4	WINDOW, DOOR, & FINISH SCHEDULES
A4.1	ELEVATIONS
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A5.1	WALL SECTIONS
A6.1	SECOND FLOOR FRAMING DIAGRAM
A6.2	STRUCTURAL NOTES
A7.1	WORK AREA DIAGRAM
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COVER SHEET	
REVISIONS	DATE
*	
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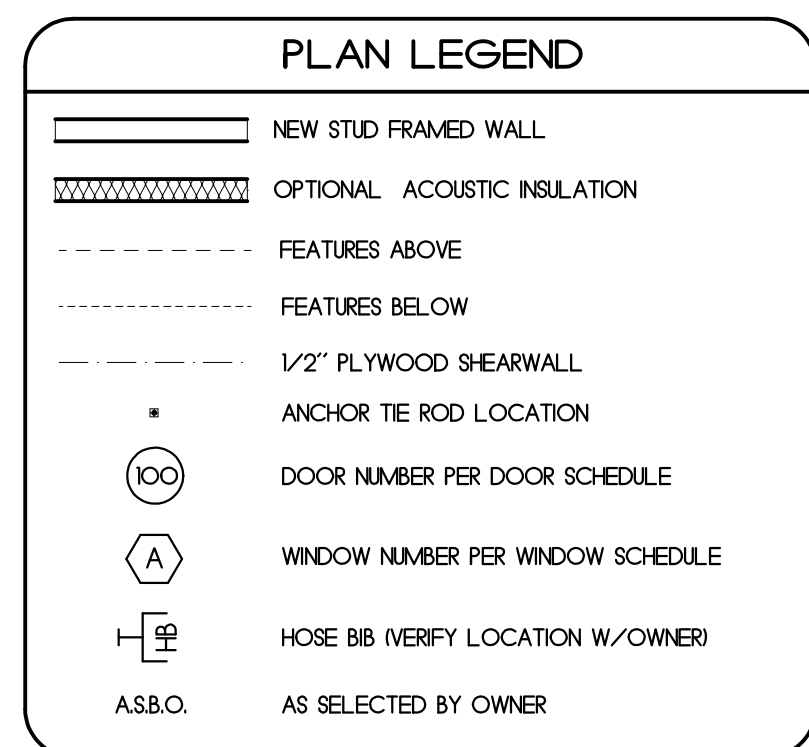
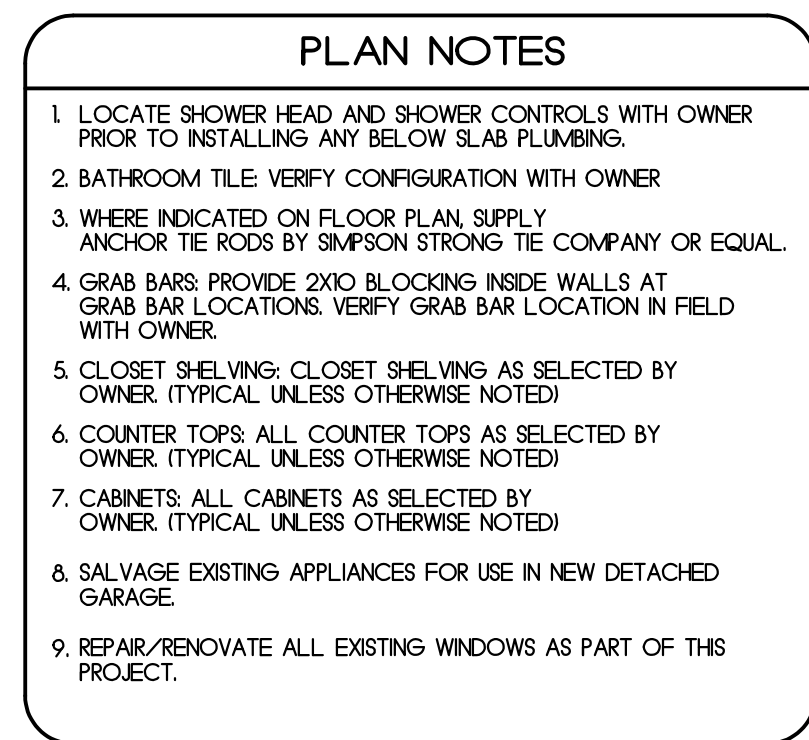
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PROJECT: LAUB
DRAWN BY: JP
CHKD BY: JP
DATE: 12/08/2023

RENOVATION TO THE:
LAUB RESIDENCE
102 SOUTH 10TH STREET
FERNANDINA BEACH, FLORIDA 32034

A0

Architectural floor plan of a kitchen renovation. The plan shows a rectangular room with a dashed line indicating the 'EXISTING WALL TO BE REMOVED SHOWN DASHED'. A 'NEW BEAM' is shown above the ceiling. 'NEW CEILING JOISTS' are indicated below the beam. The 'BOTTOM OF EXISTING SECOND FLOOR AND DINING ROOM CEILING' is shown as a dashed line. The 'NEW KITCHEN CEILING' is shown as a solid line. The 'EXISTING KITCHEN CEILING TO BE REMOVED (DASHED)' is shown as a dashed line. The 'NEW KITCHEN SPACE' is labeled in a box. The 'EXISTING FLOOR' is shown as a solid line. Dimensions are given as 11'-0" and 10'-4".

$$1/2'' = 1' - 0''$$

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

FIRST FLOOR PLAN		
#	REVISIONS	DATE

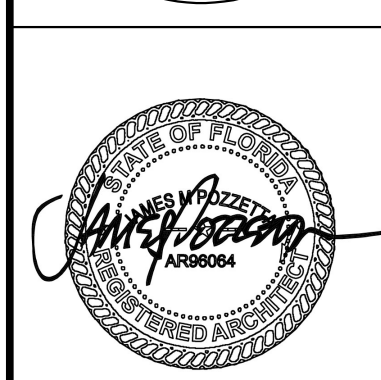
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PROJECT: LAUB
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CHKD BY: JWP
DATE: 12/08/2023

RENOVATION TO THE:
LAUB RESIDENCE
102 SOUTH 10TH STREET
FERNANDINA BEACH, FLORIDA 32034

(A3.1)



SECOND FLOOR PLAN		
#	REVISIONS	DATE

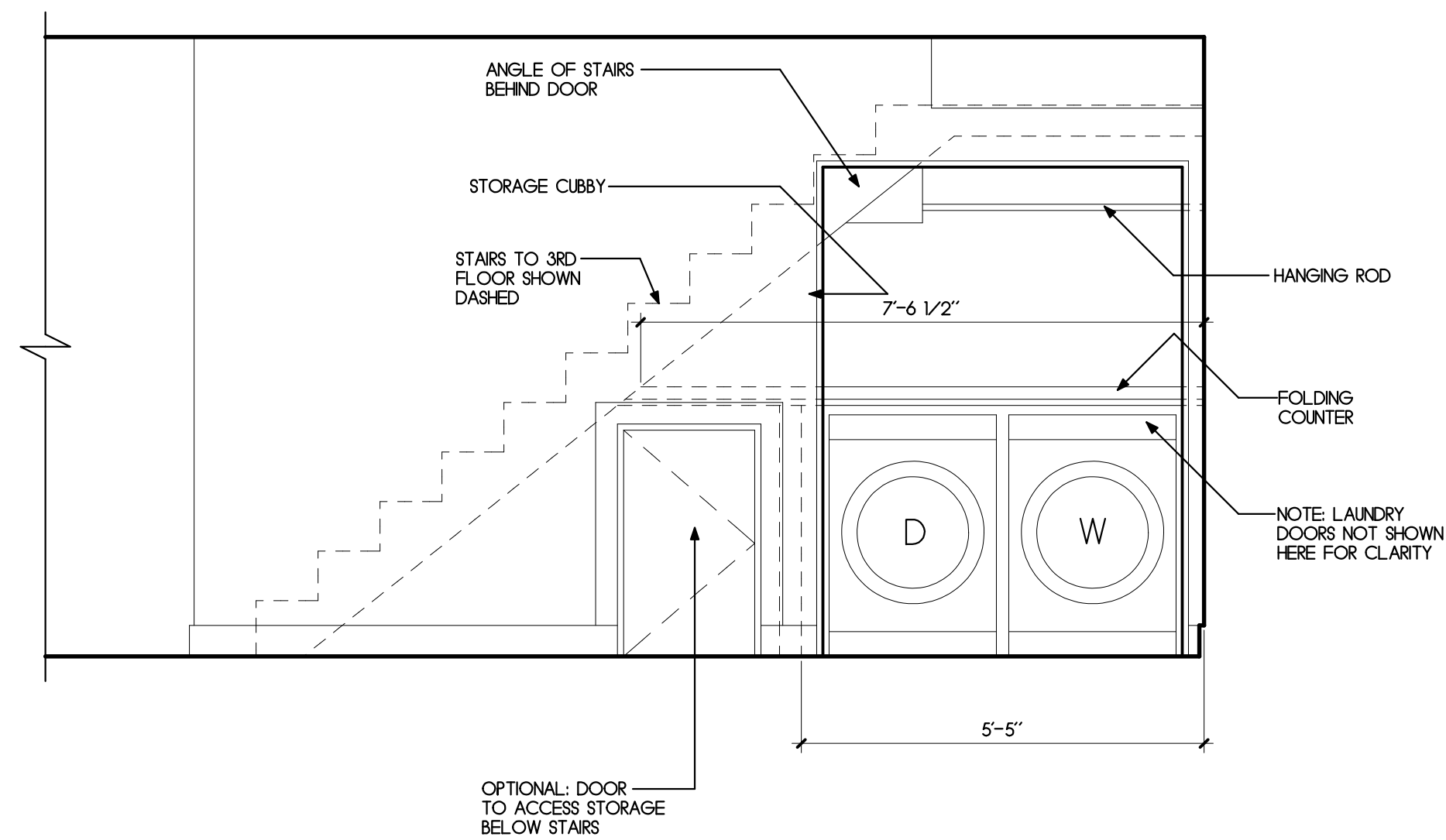
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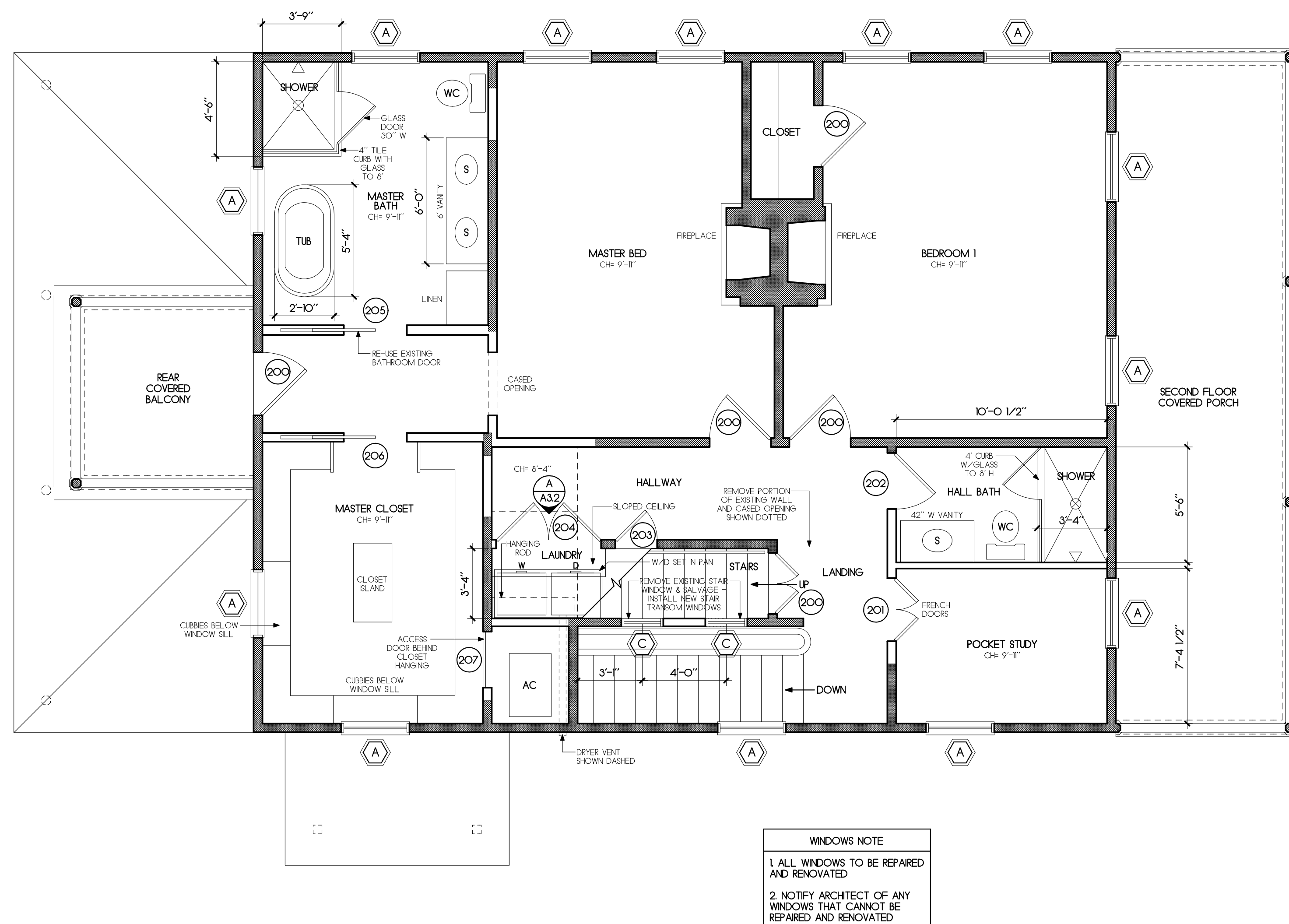
PROJECT: LAUB
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RENOVATION TO THE:
LAUB RESIDENCE
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FERNANDINA BEACH, FLORIDA 32034

A3.2



(A) ELEVATION AT LAUNDRY NICHE

$$1/2'' = 1' - 0''$$


SECOND FLOOR PLAN

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

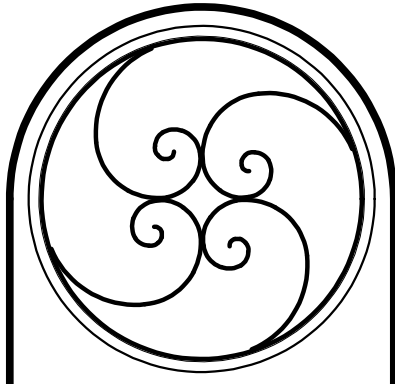
PLAN NOTES

1. LOCATE SHOWER HEAD AND SHOWER CONTROLS WITH OWNER PRIOR TO INSTALLING ANY BELOW SLAB PLUMBING.
2. BATHROOM TILE: VERIFY CONFIGURATION WITH OWNER
3. WHERE INDICATED ON FLOOR PLAN, SUPPLY
FOR THE KIDS BY SIMPSON STRONG ARM THE COMPANY OR EQUAL.
4. GRAB BARS: PROVIDE 2X10 BLOCKING INSIDE WALLS AT
GRAB BAR LOCATIONS. VERIFY GRAB BAR LOCATION IN FIELD
WITH OWNER.
5. CLOSET SHELVING: CLOSET SHELVING AS SELECTED BY
OWNER. (TYPICAL UNLESS OTHERWISE NOTED)
6. COUNTER TOPS: ALL COUNTER TOPS AS SELECTED BY
OWNER. (TYPICAL UNLESS OTHERWISE NOTED)
7. CABINETS: ALL CABINETS AS SELECTED BY
OWNER. (TYPICAL UNLESS OTHERWISE NOTED)
8. SALVAGE EXISTING APPLIANCES FOR USE IN NEW DETACHED
GARAGE.
9. REPAIR/RENOVATE ALL EXISTING WINDOWS AS PART OF THIS
PROJECT.

PLAN LEGEND

- | | |
|---|-----------------------------------|
|  | NEW STUD FRAMED WALL |
|  | OPTIONAL ACOUSTIC INSULATION |
|  | FEATURES ABOVE |
|  | FEATURES BELOW |
|  | 1/2" PLYWOOD SHEARWALL |
|  | ANCHOR THE ROD LOCATION |
|  | DOOR NUMBER PER DOOR SCHEDULE |
|  | WINDOW NUMBER PER WINDOW SCHEDULE |
|  | HOSE BB (VERIFY LOCATION W/OWNER) |
|  | AS SELECTED BY OWNER |

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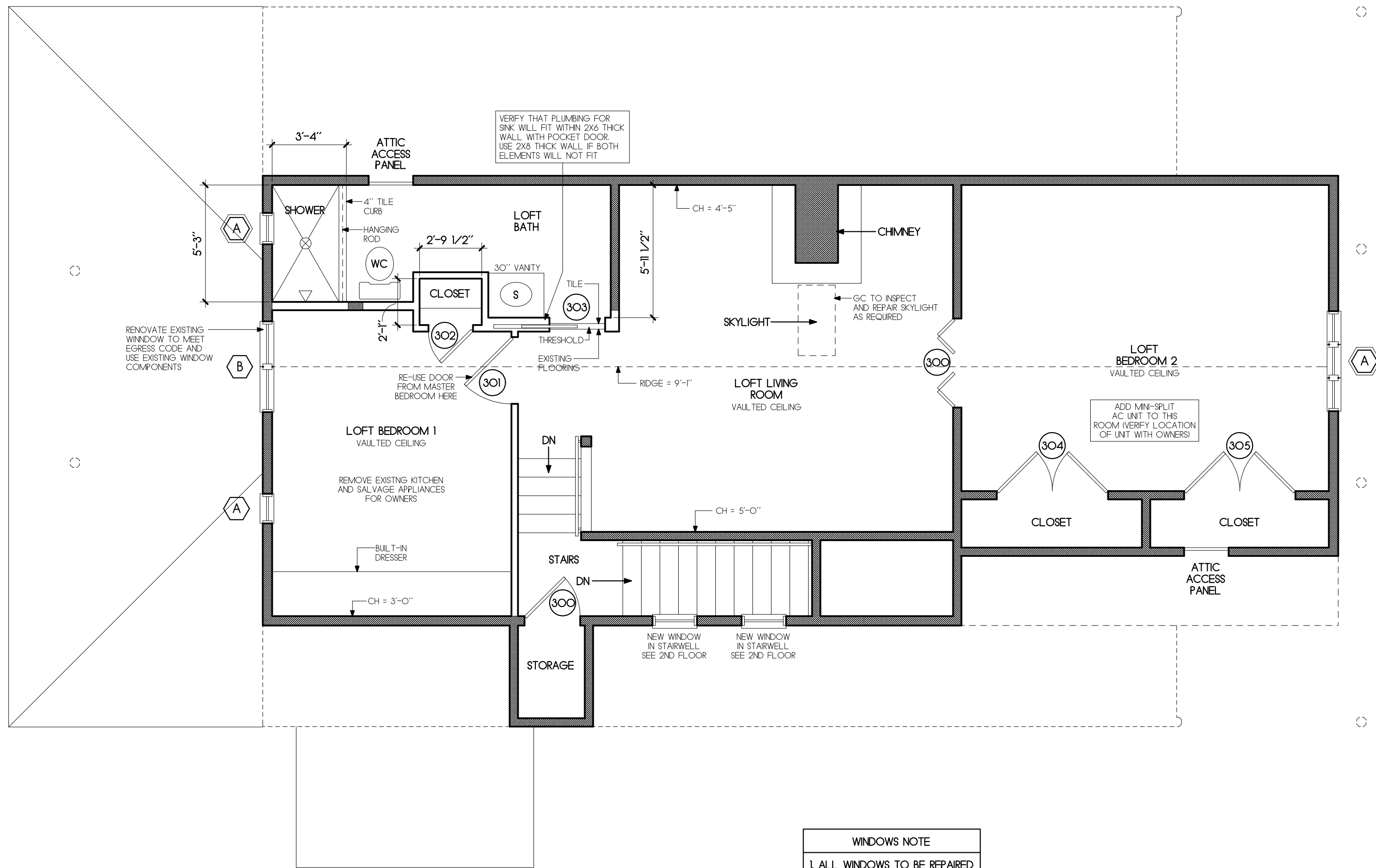
THIRD FLOOR PLAN	
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PROJECT: LAUB
DRAWN BY: J.P.
CHKD BY: J.P.
DATE: 12/08/2023

RENOVATION TO THE:
LAUB RESIDENCE
102 SOUTH 10TH STREET
FERNANDINA BEACH, FLORIDA 32034

A3.3



WINDOWS NOTE

1. ALL WINDOWS TO BE REPAIRED AND RENOVATED

2. NOTIFY ARCHITECT OF ANY WINDOWS THAT CANNOT BE REPAIRED AND RENOVATED

PLAN NOTES

1. LOCATE SHOWER HEAD AND SHOWER CONTROLS WITH OWNER PRIOR TO INSTALLING ANY BELOW SLAB PLUMBING.
2. BATHROOM TILE: VERIFY CONFIGURATION WITH OWNER.
3. WHERE INDICATED ON FLOOR PLAN, SUPPLY ANCHOR TIE RODS BY SIMPSON STRONG TIE COMPANY OR EQUAL.
4. GRAB BARS: PROVIDE 2X10 BLOCKING INSIDE WALLS AT GRAB BAR LOCATIONS. VERIFY GRAB BAR LOCATION IN FIELD WITH OWNER.
5. CLOSET SHELVING: CLOSET SHELVING AS SELECTED BY OWNER. (TYPICAL UNLESS OTHERWISE NOTED)
6. COUNTER TOPS: ALL COUNTER TOPS AS SELECTED BY OWNER. (TYPICAL UNLESS OTHERWISE NOTED)
7. CABINETS: ALL CABINETS AS SELECTED BY OWNER. (TYPICAL UNLESS OTHERWISE NOTED)
8. SALVAGE EXISTING APPLIANCES FOR USE IN NEW DETACHED GARAGE.
9. REPAIR/RENOVATE ALL EXISTING WINDOWS AS PART OF THIS PROJECT.

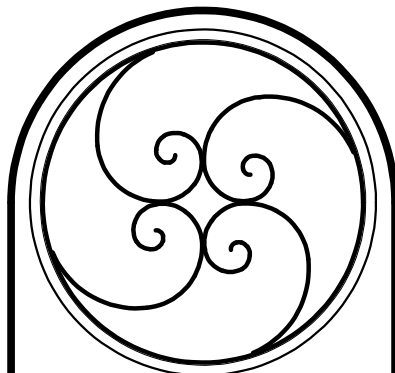
PLAN LEGEND

- NEW STUD FRAMED WALL
- OPTIONAL ACOUSTIC INSULATION
- FEATURES ABOVE
- FEATURES BELOW
- 1/2" PLYWOOD SHEARWALL
- ANCHOR TIE ROD LOCATION
- DOOR NUMBER PER DOOR SCHEDULE
- WINDOW NUMBER PER WINDOW SCHEDULE
- HOSE BIB (VERIFY LOCATION W/OWNER)
- AS S.O. AS SELECTED BY OWNER

THIRD FLOOR PLAN

1/4"=1'-0"

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ELEVATIONS		DATE
#	REVISIONS	

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PROJECT: LAUB	DRAWN BY: JWP	CHKD BY: JWP	DATE: 12/08/2023
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RENOVATION TO THE:
LAUB RESIDENCE
102 SOUTH 10TH STREET
FERNANDINA BEACH, FLORIDA 32034

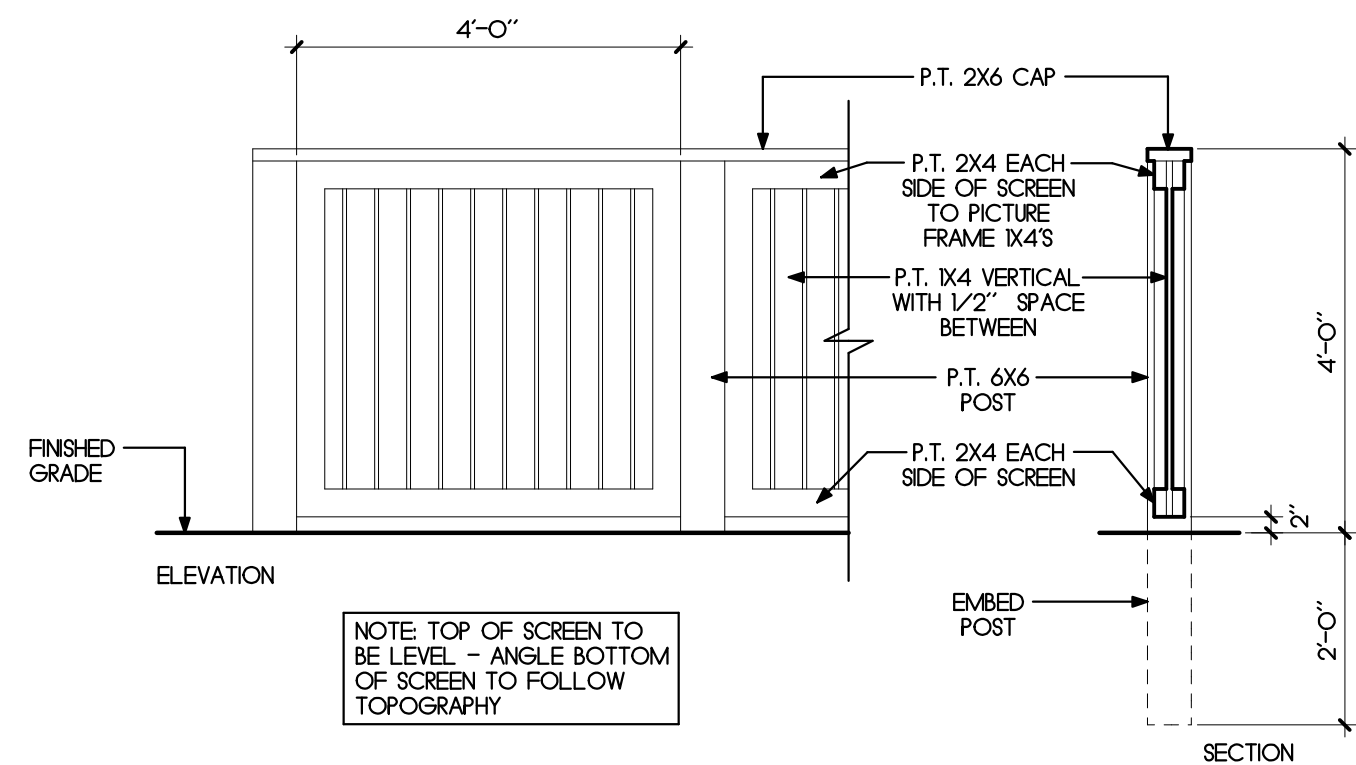
A4.1



WINDOWS NOTE
1. ALL WINDOWS TO BE REPAIRED AND RENOVATED
2. NOTIFY ARCHITECT OF ANY WINDOWS THAT CANNOT BE REPAIRED AND RENOVATED

FRONT ELEVATION

1/4"=1'-0"



1) PRIVACY SCREEN

1/2"=1'-0"



WINDOWS NOTE
1. ALL WINDOWS TO BE REPAIRED AND RENOVATED
2. NOTIFY ARCHITECT OF ANY WINDOWS THAT CANNOT BE REPAIRED AND RENOVATED

RIGHT SIDE ELEVATION

1/4"=1'-0"

EXTERIOR COLORS & MATERIALS NOTES

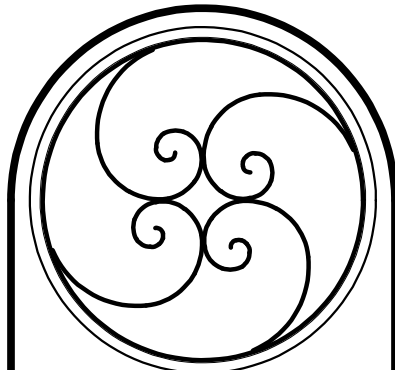
EXTERIOR COLORS:

- PROJECT SCOPE INCLUDES TOUCH-UP AND REPAIR PAINTING ON THE EXTERIOR.
- ALL COLORS ARE TO MATCH EXISTING (EXCEPTION - SEE ITEMS #3 & #4 BELOW)
- EXTERIOR PORCH COLOR: ALL EXTERIOR PORCH CEILINGS ARE TO RECEIVE NEW LIGHT BLUE PAINT (COLOR = SHERWIN WILLIAMS SW#6499 "POOL BLUE")
- AC EQUIPMENT SCREEN COLOR: NEW SCREEN TO BE PAINTED IN COLOR TO MATCH EXISTING WINDOW/DOOR TRIM COLOR.

EXTERIOR MATERIALS:

- PROJECT SCOPE INCLUDES REPAIR OF MINIMAL SMALL PIECES OF EXISTING SIDING AND TRIM. ALL REPAIR MATERIALS ARE TO MATCH SIZE, CONFIGURATION, AND MATERIAL TYPE OF EXISTING ELEMENTS.

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ELEVATIONS		DATE
REVISIONS		
*		

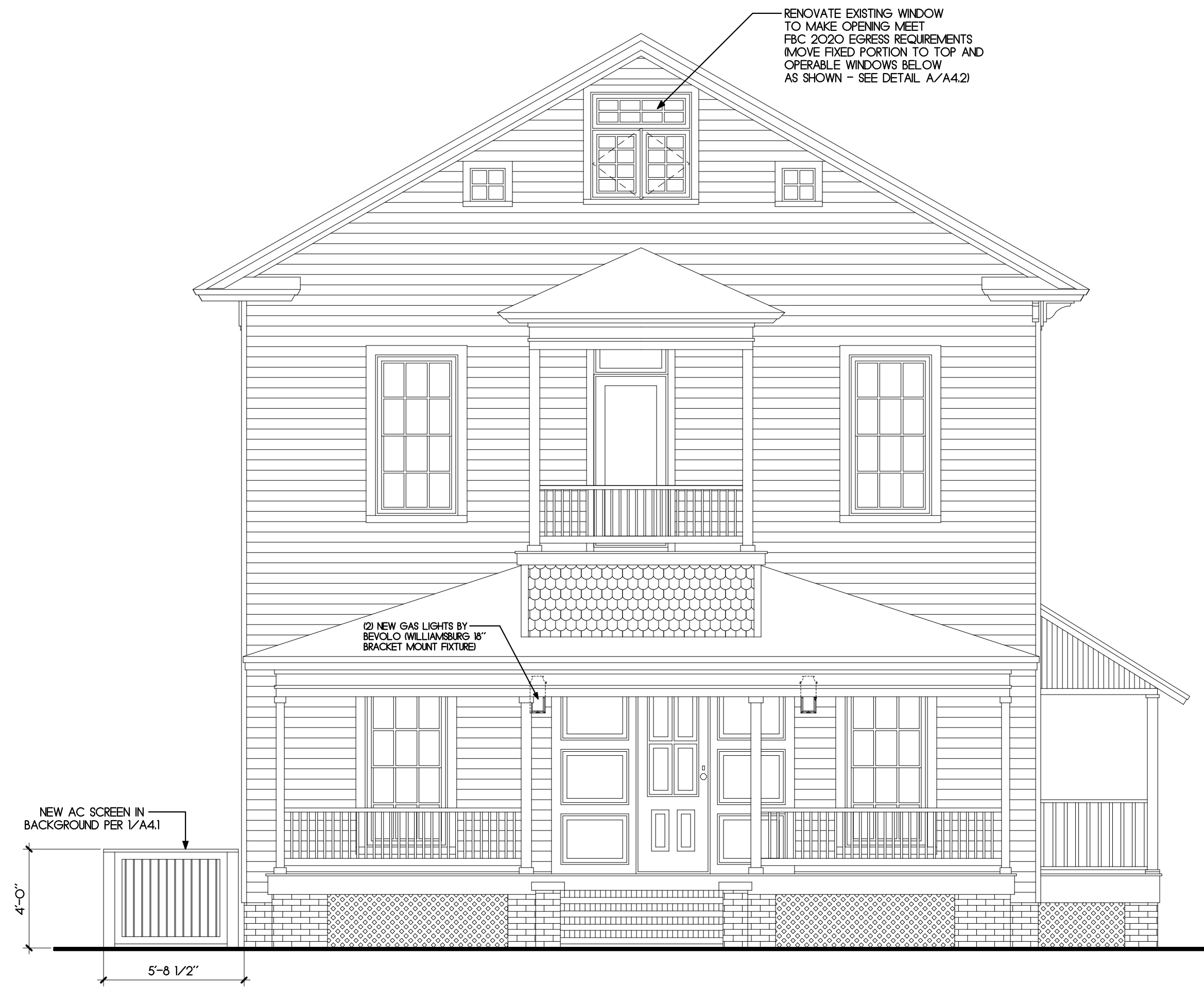
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PROJECT: LAUB
DRAWN BY: J.P.
CHKD BY: J.P.
DATE 12/08/2023

RENOVATION TO THE:
LAUB RESIDENCE
102 SOUTH 10TH STREET
FERNANDINA BEACH, FLORIDA 32034

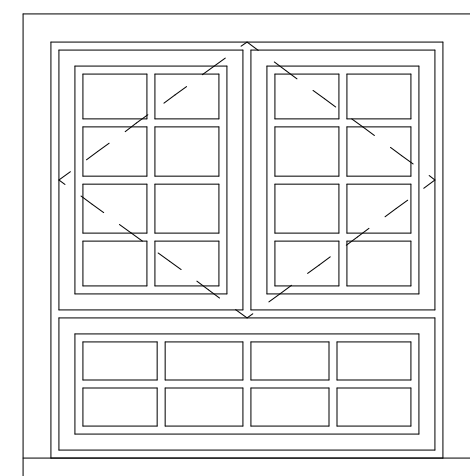
A4.2



WINDOWS NOTE
1. ALL WINDOWS TO BE REPAIRED AND RENOVATED
2. NOTIFY ARCHITECT OF ANY WINDOWS THAT CANNOT BE REPAIRED AND RENOVATED

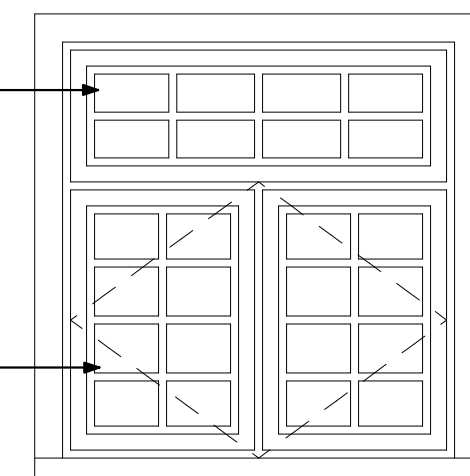
LEFT SIDE ELEVATION

1/4"=1'-0"



EXISTING CONFIGURATION

MOVE OPERABLE SECTION OF EXISTING WINDOW UNIT TO THE LOWER HALF OF THE UNIT AND MOVE THE FIXED SECTION TO THE UPPER HALF AS SHOWN



PROPOSED CONFIGURATION

A) EXISTING WINDOW RECONFIGURATION ELEVATION

1/4"=1'-0"



WINDOWS NOTE
1. ALL WINDOWS TO BE REPAIRED AND RENOVATED
2. NOTIFY ARCHITECT OF ANY WINDOWS THAT CANNOT BE REPAIRED AND RENOVATED

REAR ELEVATION

1/4"=1'-0"





102















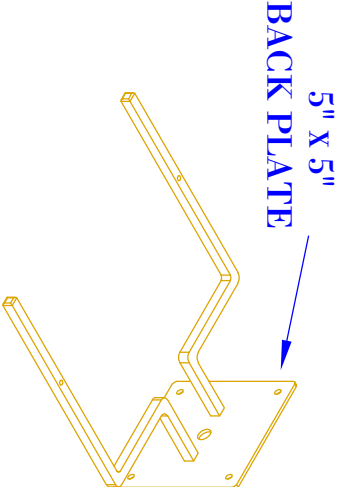
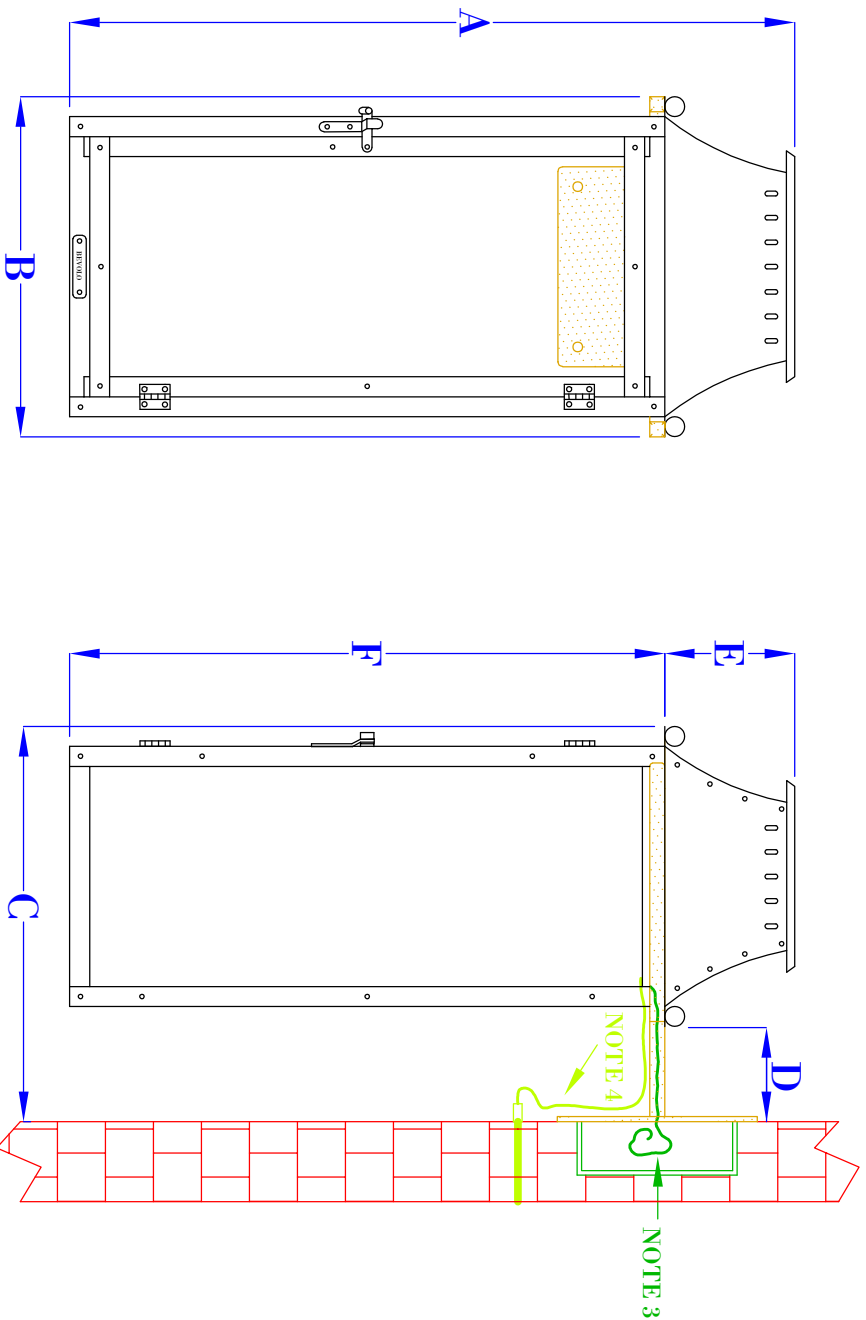




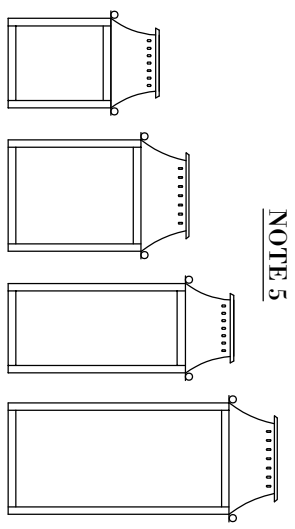








ISOMETRIC VIEW
(NTS - BRACKET ONLY)



- NOTES:
1. MOUNTING HARDWARE SUPPLIED BY OTHERS
 2. FIXTURES ARE HANDCRAFTED. DIMENSIONS MAY VARY PLUS OR MINUS $\frac{1}{4}$ "
 3. ELECTRIC LIGHTS SUPPLIED WITH 18/2 WIRE WITH GROUND
 4. GAS LIGHTS SUPPLIED WITH $\frac{3}{16}$ " COPPER GAS LINE AND $\frac{3}{16}$ " x $\frac{1}{4}$ " GAS LINE ADAPTOR
 5. PROPORTIONS FOR EACH SIZE CHANGE. 18" IS REPRESENTED ABOVE, THUMBNAILS TO THE RIGHT SHOW ALL FOR COMPARISON
 6. 10", 12" SIZES ARE NOT SOLD IN GAS

FRONT VIEW
(18" VERSION SHOWN)

SIDE VIEW
(18" VERSION SHOWN)

SIZE:	10"	12"	15"	18"
A:	10 $\frac{1}{8}$ "	12 $\frac{1}{8}$ "	15 $\frac{1}{8}$ "	18 $\frac{1}{8}$ "
B:	7 $\frac{1}{4}$ "	8 $\frac{3}{4}$ "	7 $\frac{1}{4}$ "	8 $\frac{3}{4}$ "
C:	8 $\frac{5}{8}$ "	10 $\frac{1}{8}$ "	8 $\frac{5}{8}$ "	10 $\frac{1}{8}$ "
D:	2 $\frac{1}{2}$ "	2 $\frac{1}{2}$ "	2 $\frac{1}{2}$ "	2 $\frac{1}{2}$ "
E:	3 $\frac{1}{4}$ "	3 $\frac{1}{4}$ "	3 $\frac{1}{4}$ "	3 $\frac{1}{4}$ "
F:	6 $\frac{7}{8}$ "	8 $\frac{7}{8}$ "	11 $\frac{7}{8}$ "	14 $\frac{7}{8}$ "

BEVOLO GAS & ELECTRIC LIGHTS		DRW BY:	JJG
LIGHT:	WILLIAMSBURG 10", 12", 15", 18"	DATE:	JJG
BRACKET:	BRACKET MOUNT	APP. BY:	
		REVISION:	2

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SW 6944

Pool Blue

FULL DETAILS 

Get this color in a:



Paint Sample



Interior Paint



Exterior Paint



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE John + Lisa Laub
(print name of property owner(s))

hereby authorize: James Pozzetta, Architect
(print name of agent)

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

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

[Signature]
(Signature of owner)

John Laub
(Print name of owner)

[Signature]
(Signature of owner)

Lisa Risolo Laub
(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 11th day
of December, 20 23, by John and Lisa Laub.

[Signature] Cecile Hodgson 6-7-2026
Notary Public Printed Name My Commission Expires

Personally Known _____ OR Produced Identification Drivers License ID Produced: Drivers License

CECILE U. HODGSON
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 6/7/2026



OFFICE OF THE ATTORNEY GENERAL
FOR THE STATE OF TEXAS

January 1, 1901

Very respectfully,
Your obedient servant,

JOHN D. HARRIS, Attorney General.

Received of the Honorable John D. Harris, Attorney General, the sum of \$100.00, for the year 1901.

JOHN D. HARRIS, Attorney General.

JOHN D. HARRIS, Attorney General.

JOHN D. HARRIS, Attorney General.

JOHN D. HARRIS, Attorney General.

Received of the Honorable John D. Harris, Attorney General, the sum of \$100.00, for the year 1901.

JOHN D. HARRIS, Attorney General.

JOHN D. HARRIS, Attorney General.

JOHN D. HARRIS, Attorney General.

JOHN D. HARRIS, Attorney General.

JOHN D. HARRIS, Attorney General.

JOHN D. HARRIS, Attorney General.



JOHN D. HARRIS, Attorney General.



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA00133

Recorder # 178

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) Merrick-Simmons House

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
102	South	10th	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 Rectangular

Other Exterior Plan

Number of Stories 2.5

Structural System(s)

>>

Wood frame

Other Structural System(s)

Foundation Type(s)

>>

Piers

Other Foundation Types

Foundation Material(s)

>>

Brick

Other Foundation Material(s)

Exterior Fabric(s)

>>

Clapboard

Other Exterior Fabric(s)

Roof Type(s)

>>

Gable

Other Roof Type(s)

Roof Material(s)

>>

Sheet metal: corrugated

Other Roof Material(s)

Roof Secondary Structure(s) (dormers etc)

>>

Other Roof Secondary Structure(s)

Number of Chimneys

Chimney Material

Other Chimney Material(s)

Chimney Location(s)

HISTORICAL STRUCTURE FORM

8NA00133

DESCRIPTION (continued)

Window Descriptions 6/6, 8 light casement

Main Entrance Description (stylistic details) _____

Porches: #open 1 #closed _____ #incised _____ Location(s) westPorch Roof Types(s) gable

Exterior Ornament _____

Interior Plan _____

Other Interior Plan _____

Condition Good

Structure Surroundings

Commercial: _____ Residential: MOSTly this category

Institutional: _____ Undeveloped: _____

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

Archaeological Remains (describe): none

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

Narrative Description (optional) _____

HISTORY

Construction year 1860

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; 1860;

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? YES

Name of Local Register if Eligible _____

Individually Eligible for National Register? YESPotential Contributor to NR District? YES

Area(s) of historical significance _____

>> Community planning & development

Other Historical Associations _____

Explanation of Evaluation (required) The resource is individually NR listed (1983) and contributes to the Fernandina Beach Historic District (1973, extended 1987).

HISTORICAL STRUCTURE FORM

8NA00133

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: 5/20/2007Form Comments: _____

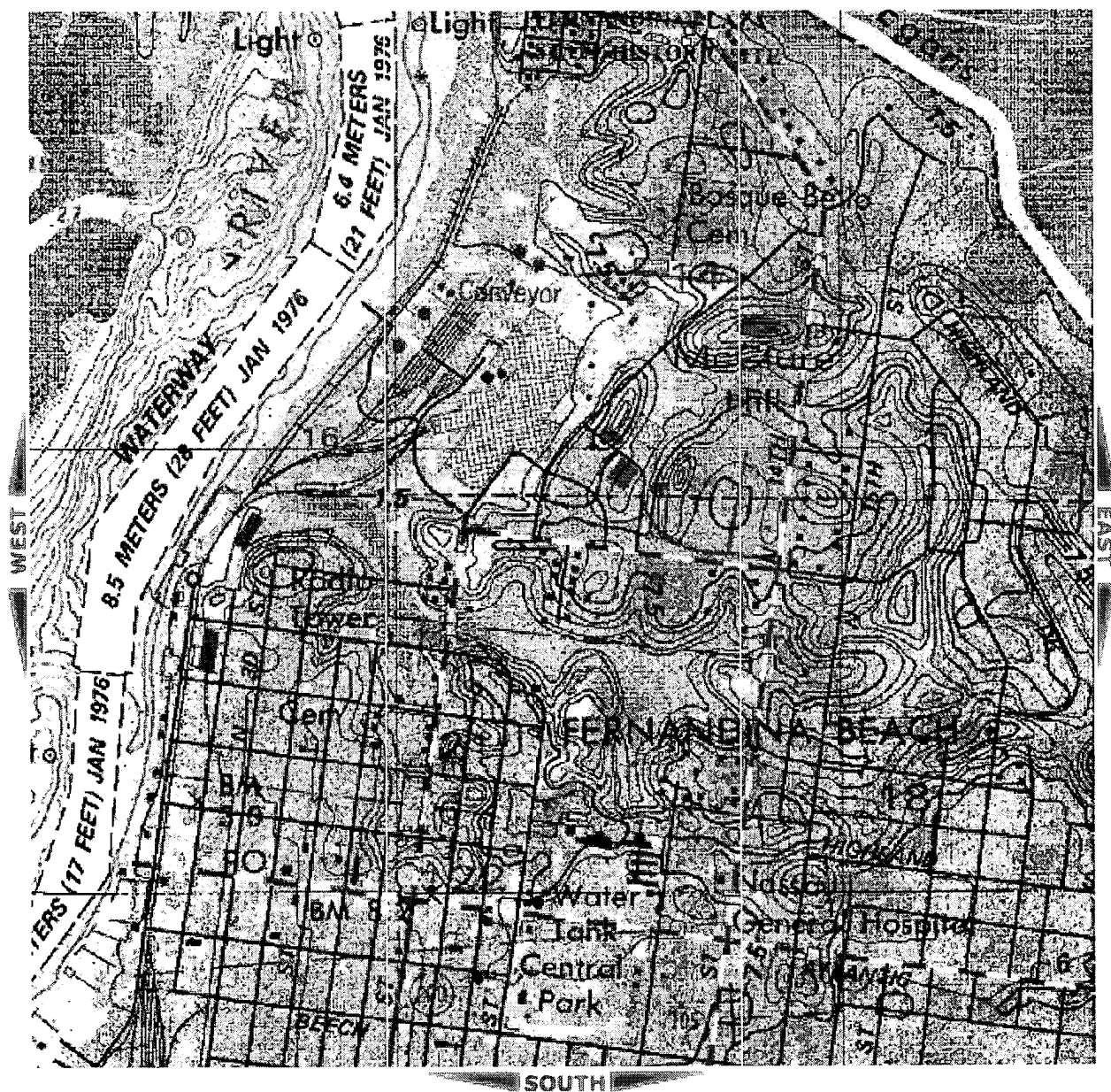
REQUIRED PAPER ATTACHMENTS

- (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"

NA00133-200703

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:**
Clapboard
- > **Roof types:**
Gable
- > **Roof materials:**
Sheet metal:corrugated
- > **Roof secondary structures (dormers etc):**
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Private residence;1860;
- > **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)]:**



NA133

178



http://qpublic.net/fl_nassau_printit.html?extent=511649+2302691+513337+2304379&laye... 5/24/2007



178

NK
135



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2023-0113
JANUARY 17, 2024

Owner/Applicant:	Dean Pearson/ James Pozzetta (Architect)
Property Address:	112 S 10 th Street
Parcel ID #	00-00-31-1800-0054-0021
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	Single-Family Residential
FL Master Site File #	8NA00544
Year Built:	c.1883
Contributing Status:	Contributing
Requested action:	Certificate of Approval (COA) to remove additions, restore wood siding and wood windows, construct 600 SF addition and 1000 SF covered porch, construct new 1.5-story accessory dwelling and storage shed. (Quasi-Judicial)

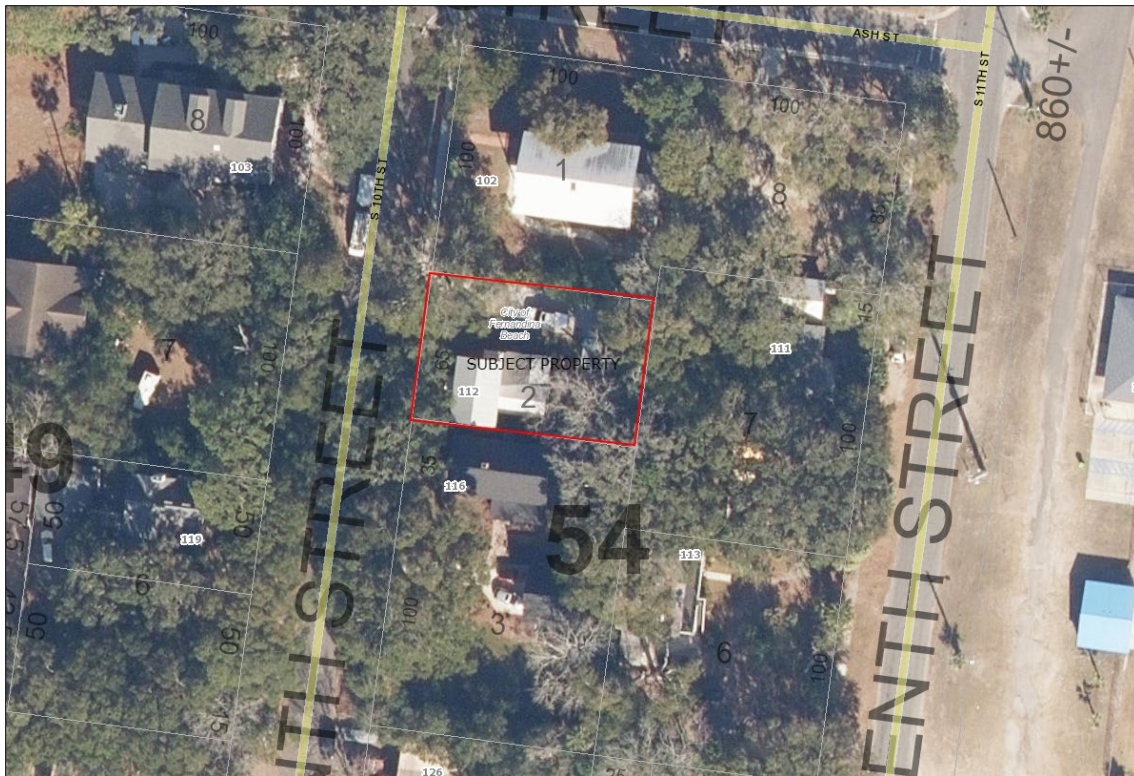
All required application materials have been received. All fees have been paid. All required notices have been made.

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant seeks approval to

- Remove additions, restore wood siding and wood windows,
- Construct 600 SF addition
- Add 1000 SF covered porch,
- Construct new 1.5-story accessory dwelling and storage shed





APPLICABLE GUIDELINES:

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

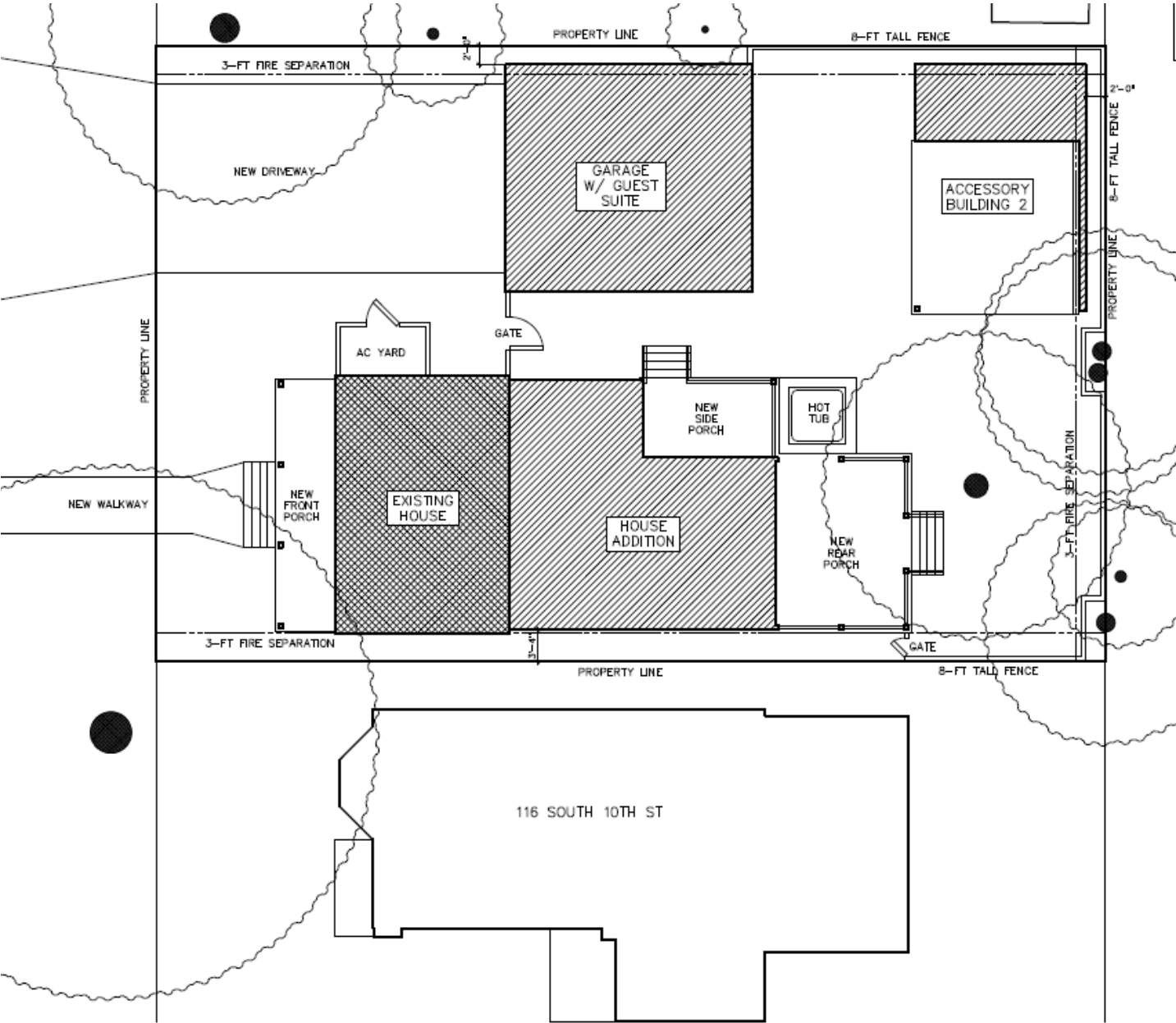
[DOWNTOWN HISTORIC DISTRICT GUIDELINES](#)

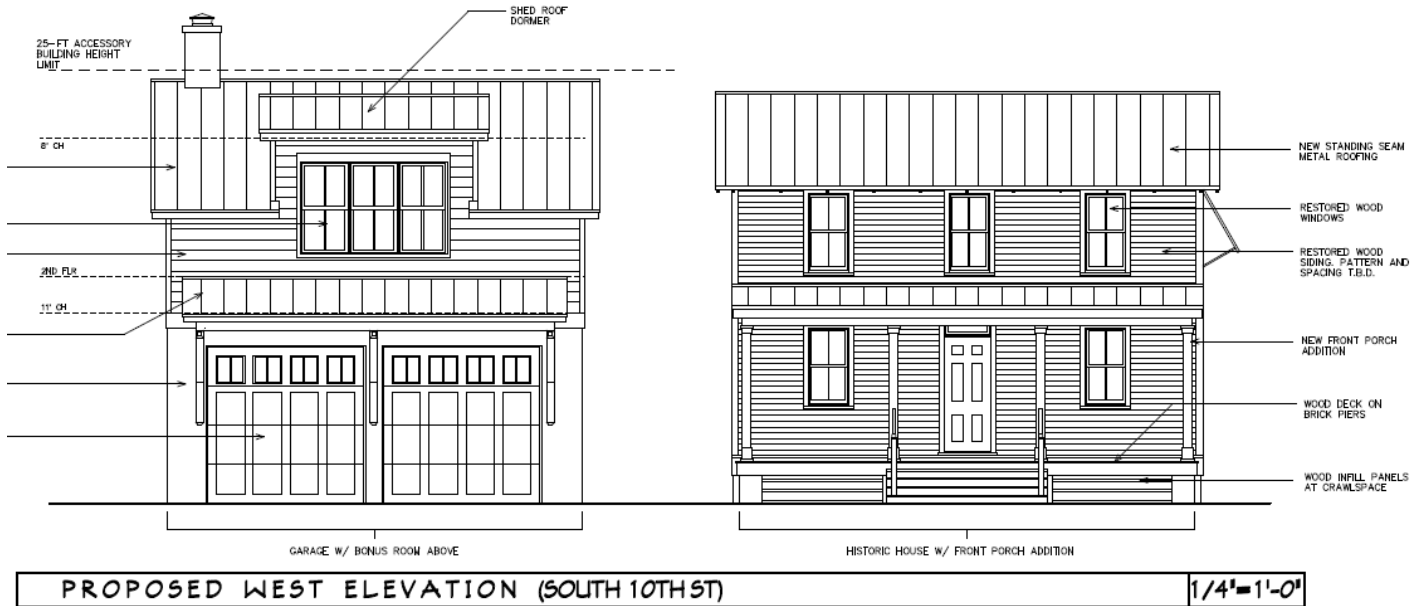
[SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION](#)

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

9	New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.	☒	☐	☐
10	New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.	☒	☐	☐

ANALYSIS:





Staff finds that the proposed restoration and porch additions along with the new garage structure are in keeping with the Secretary of the Interiors Standards for Rehabilitation, the Fernandina Beach Downtown Historic District Guidelines, the Comprehensive Plan, and the Land Development Code.

STAFF RECOMMENDATION:

Staff recommends:
Approval of HDC 2023-0113

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2023-0113 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 2023-0113, 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 FMSF 8NA00544

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #12929

Date Submitted: 12/15/2023

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 – Non-
Contributing \$1,500

☐

Demolition of a Primary Structure –
Contributing \$7,500

☐

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

☐

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

☐

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

Basis for Review

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

2024 Submission Deadlines + Board Meetings Calendar



IMPORTANT NOTES

Conceptual Approvals

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

Pre-Application Meeting

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

Application Requirements



A complete/ signed application;



Proof of Ownership (copy of deed or tax statement);



A current survey of the property, for new construction and any change to existing footprint. (no older than two years);



Scaled elevations & plans;



Photographs;



Any additional backup materials, as necessary;



If applying as an agent, Owner's Authorization for Agent Representation form must be signed/ notarized and submitted as part of the application;



For window replacement, a Window Survey must be completed.

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



Historic District Overlays – 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.fbf.us/LDC

Appeals

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

PROJECT TYPE*

Addition



APPROVAL TYPE*

Board Approval: Final



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

Previously Approved Case

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

Yes



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

12/12/2023

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 → Map Search](#)

Historic District*

Downtown ▼

Site Address*

112 South 10th Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0054-0021

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Dean

Last Name*

Pearson

Mailing Address*

112 South 10th Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

484-467-1068

E-mail Address*

pearson.dean1@gmail.com

OWNER'S AGENT

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

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

Yes ▼

First Name*

Jose

Last Name*

Miranda

Company (if applicable)

Miranda Architects

Street Address

309 1/2 Centre Street, Suite 206

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

9042614586

E-mail Address

jmiranda@mirandaarchitects.com

Project Description*

1) Removal of later additions to home. Removal of asbestos siding and restoration of original wood siding (pending condition assessment). Restoration of original wood windows. 2) Additions to existing historic home adding +/- 600 SF of heated space and +/- 1,000 SF of covered porches 3) Construction of new 1 1/2 story Garage with Guest Suite Above +/- 1,248 SF 4) Construction of new Storage Shed +/- 468 SF

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

Design Vision Statement*

Traditional front porch addition to historic home. New additions on rear in a contemporary style. New accessory buildings in a traditional design compatible with the original historic home.

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

Requirements for Demolition Applications

Per LDC 8.03.03.01

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

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

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

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

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

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

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

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

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

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

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

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
Hardie	Hardie Lap Siding (new construction)	(Name/Number)

DOORS

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

WINDOWS

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

ROOFING

Manufacturer	Product Description	Color
PAC CLAD	metal roofing	(Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
Hardie	HardieTrim	(Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
Concrete Block	Stucco finish	(Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
		 (Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
	Wood	 (Name/Number)

FENCING

Manufacturer	Product Description	Color
	Wood privacy fence	 (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

Pearson Ownership
NC Prop App.pdf

Upload 2

Pearson Owners
Authorization for
Agent
Representation.pdf

Upload 3

Pearson Survey.pdf

Upload 4

Pearson West Pic.JPG

Upload 5

Pearson North
Pic.JPG

Upload 6

Pearson East Pic.JPG

Upload 7

Pearson Carport.JPG

Upload 8

Pearson Prelim
Design Concept 15
Dec 23 HDC.pdf

Certification*

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



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



I AGREE THAT A POSTING NOTICE WILL BE INSTALLED ON THE PROPERTY(IES) IN QUESTION AND THAT SAID SIGN WILL ONLY BE REMOVED BY STAFF AFTER THE MEETING OR BROUGHT BACK TO CITY HALL BY APPLICANT.

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*

Jose

Applicant Last Name*

Miranda

Today's Date*

12/15/2023

 City of FB logo
NEW Reflex

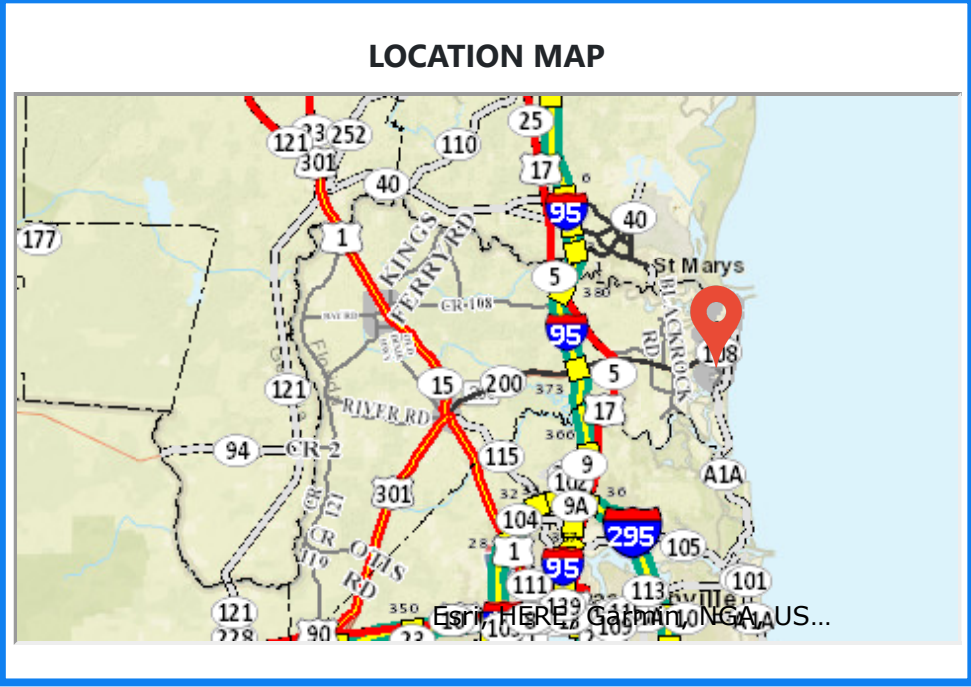
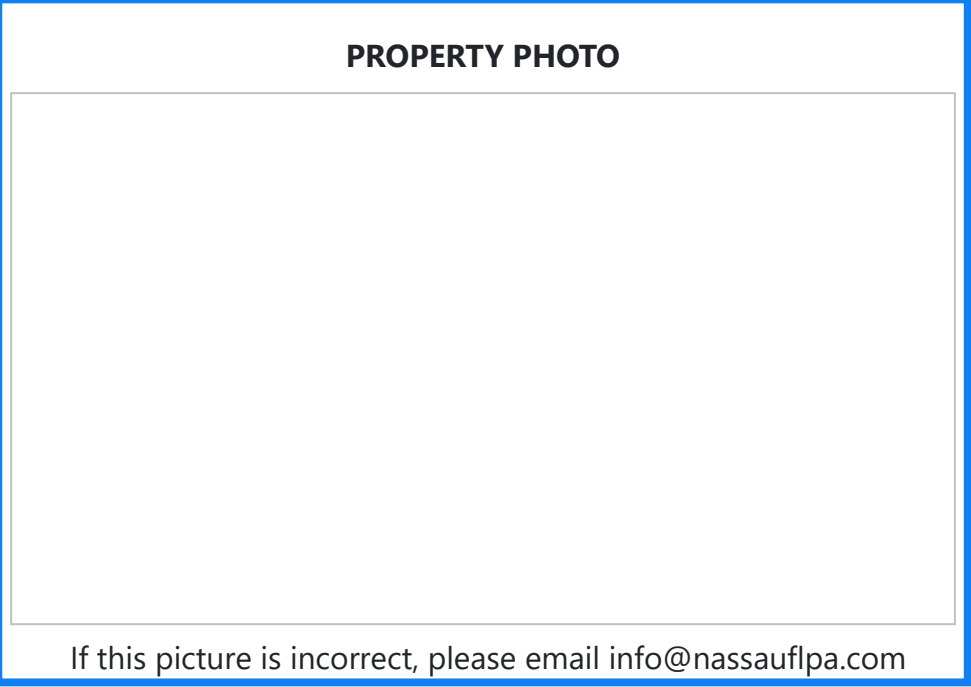
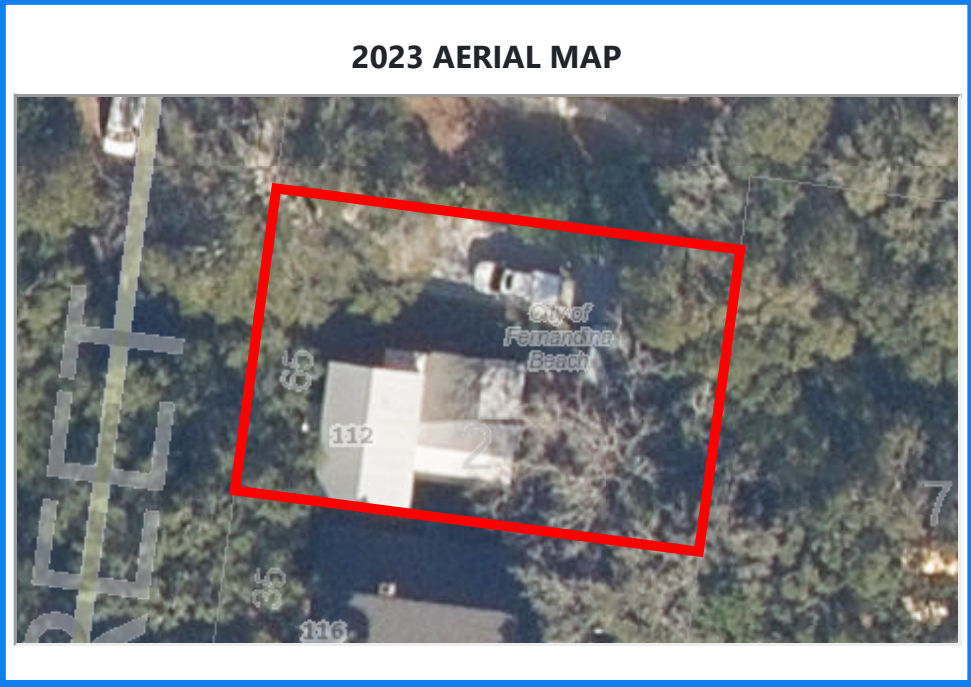
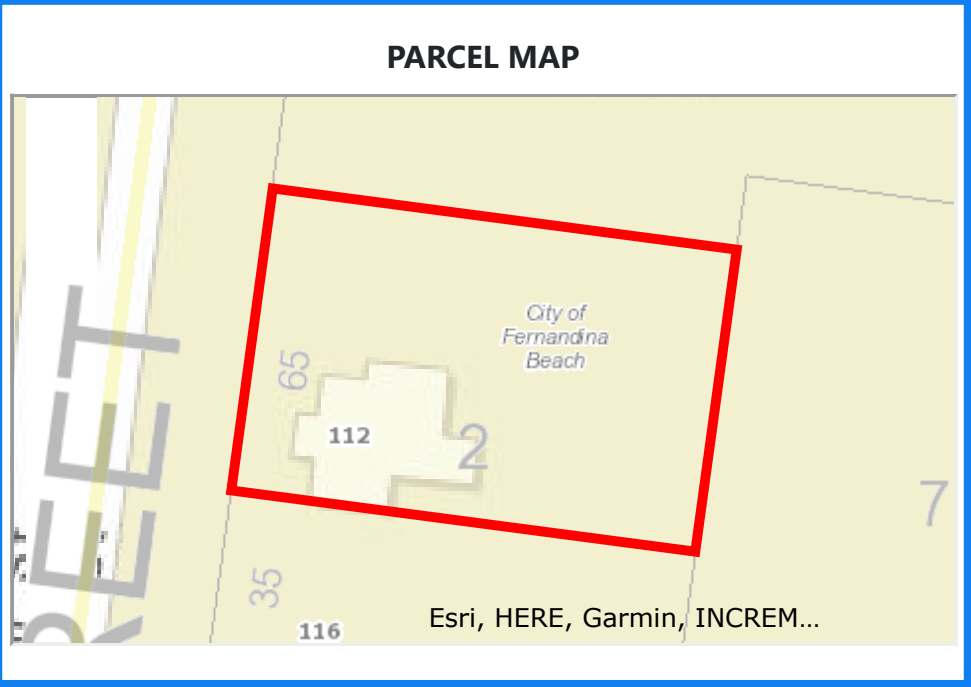
DEPARTMENT OF PLANNING & CONSERVATION

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

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

PROPERTY INFORMATION	
Parcel Number 00-00-31-1800-0054-0021	
Owner Name	PEARSON DEAN
Mailing Address	PO BOX 112
FERNANDINA BEACH, FL 32035	
Location Address	112 S 10TH ST
FERNANDINA BEACH 32034	
Tax District	002 - FERNANDINA BEACH
Milage	18.3806
Homestead	Yes
Property Usage	SINGLE FAMILY 000100
Deed Acres	0
Short Legal	BLOCK 54 N65 FT OF LOT 2 IN OR 2399/388 CITY OF FDNA BEACH

2023 Preliminary Values	
Land Value	\$162,500
(+) Improved Value	\$227,103
(=) Market Value	\$389,603
(-) Agricultural Classification	\$0
(-) SOH or Non-Hx* Capped Savings	\$41,410
(=) Assessed Value	\$348,193
(-) Homestead	\$25,000
(-) Additional Exemptions	\$0
(=) School Taxable Value	\$323,193
(-) Non-School HX & Other Exempt Value	\$25,000
(=) County Taxable Value	\$298,193
Note - *10% Cap does not apply to School Taxable Value	



BUILDING INFORMATION									
Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built
SFR CUST	1393	1348	3	2	ASB SIDING		AIR DUCTED	FORCED AIR	1883

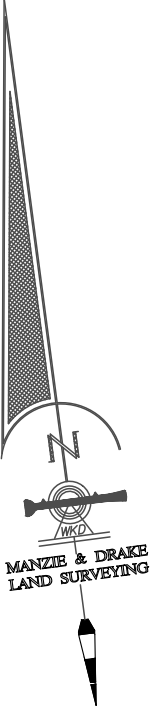
MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

ALL OF 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 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:

THE NORTH 65 FEET OF LOT 2 IN BLOCK 54.

CERTIFIED TO:
DEAN PEARSON

PROPERTY ADDRESS:
112 SOUTH TENTH STREET
FERNANDINA BEACH, FLORIDA 32034



SOUTH TENTH STREET

(60-FOOT RIGHT-OF-WAY)

ASH STREET

LOT 1

LOT 8

LOT 3

LOT 6

LOT 7

THE NORTH 65' OF
LOT 2

THE SOUTH 35' OF
LOT 2

LEGEND
A/C = AIR CONDITIONER
CL = CENTERLINE
-x-x- = CHAIN LINK FENCE
[Pattern] = CONCRETE FLATWORK
[Symbol] = TELEPHONE PEDESTAL
[Symbol] = WATER METER
[Symbol] = WOOD POWER POLE
F.F.E. = FINISHED FLOOR ELEVATION

TREE LEGEND:
O = OAK TREE
MAG = MAGNOLIA TREE
PCN = PECAN TREE
TREE DISCLAIMER:
NUMBER OF TREES SHOWN ON SURVEY: 8

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

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

- SURVEY NOTES:**
- 1) Unless it bears the original signature and the original raised seal of a Florida licensed Surveyor and Mapper or Validated Digital Signature by a Florida licensed Surveyor and Mapper, this map/report is for informational purposes only and is not valid.
 - 2) The "Legal Description" hereon is in accord with the description provided by the client
 - 3) Underground Improvements were not located or shown.
 - 4) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
 - 5) Bearings shown hereon are based on recovered monumentation. The bearing reference line is indicated as thus (BR).
 - 6) The property shown hereon lies within flood zone X per the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) panel 12089C 0237 G, dated 08/02/2017.
 - 7) Site Benchmark is as shown hereon.
 - 8) Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)
 - 9) The Reference Benchmark is a nail & disk found in the south face of a wood powerpole 25' north of our northwest corner. (Elevation = 24.00' N.A.V.D. 1988)

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

MANZIE & DRAKE LAND SURVEYING

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

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

 JULY 14, 2023

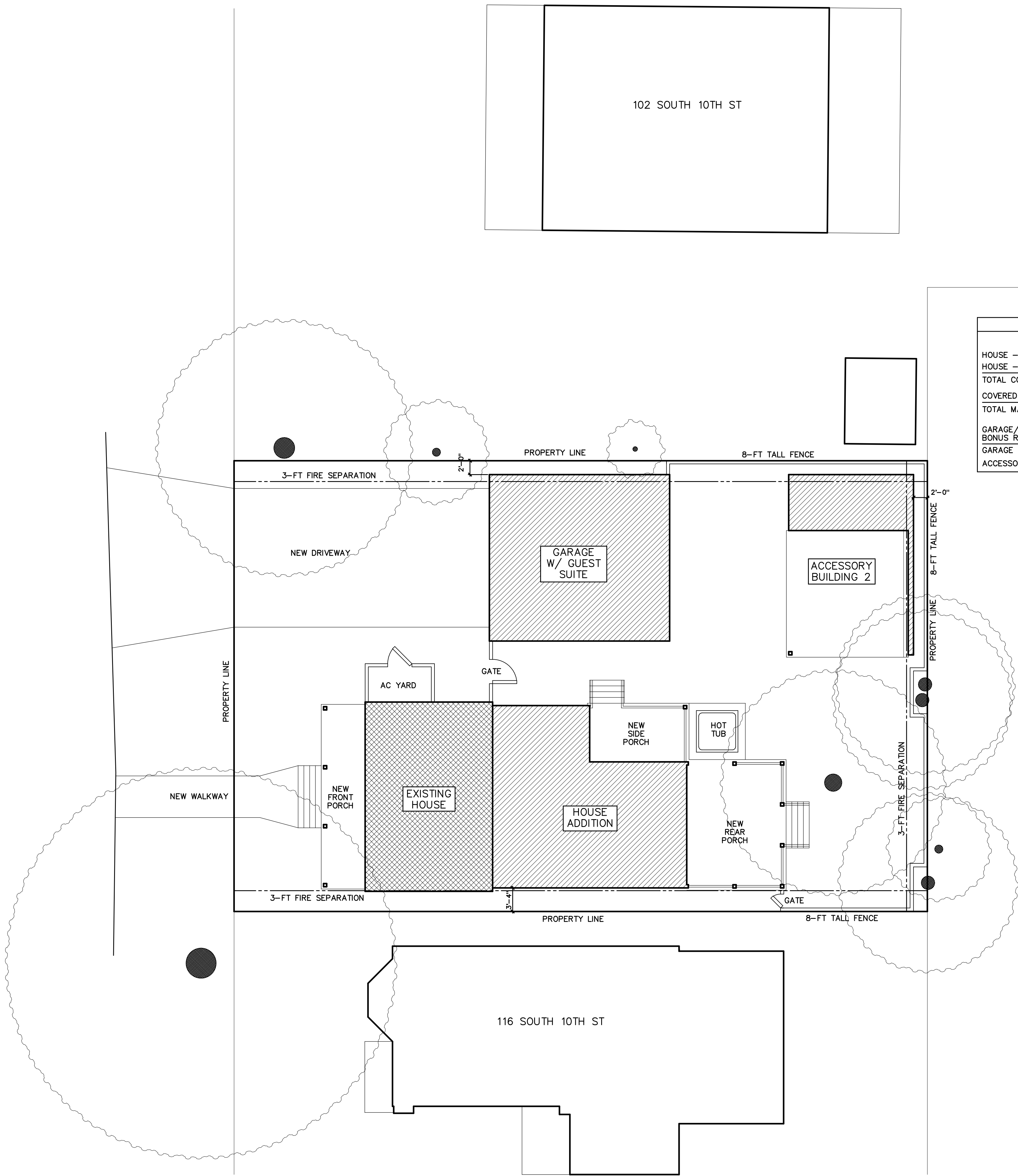
MICHAEL A. MANZIE, P.L.S. 4069

SCALE: 1"=20' JOB NO: 19224 DATE: 07/13/2023 CADD: LP
F.B. NO: X-374 PAGE NO: 31 FIELD CREW: GS FILE NO: A-3727

This drawing and the design ideas and concepts it represents are the property of the Architect, P.A., and are not to be used, copied, or reproduced in any form without the written consent of the Architect, P.A. It is to be used only for the project and is to be returned on request.

PROPOSED SITE PLAN

SOUTH 10TH ST



PROJECT SQUARE FOOTAGE SUMMARY			
	EXISTING	CHANGE	TOTAL
HOUSE - CONDITIONED, 1ST FLR	879 S.F.	+248 S.F.	1,127 S.F.
HOUSE - CONDITIONED, 2ND FLR	502 S.F.	+368 S.F.	870 S.F.
TOTAL CONDITIONED	1,381 S.F.	+616 S.F.	1,997 S.F.
COVERED PORCHES	150 S.F.	+374 S.F.	524 S.F.
TOTAL MAIN HOUSE UNDER ROOF	1,531 S.F.	+990 S.F.	2,521 S.F.
GARAGE/WORKSHOP - 1ST FLOOR		+624 S.F.	624 S.F.
BONUS ROOM - 2ND FLOOR		+624 S.F.	624 S.F.
GARAGE ACCESSORY BUILDING			1,248 S.F.
ACCESSORY BUILDING #2			468 S.F.

0 5 10

1/8"=1'-0"

PRELIMINARY SITE PLAN

REVISIONS

DATE

PROPOSED ADDITION/RENOVATION FOR THE

PEARSON RESIDENCE

112 SOUTH 10TH STREET

FERNANDINA BEACH, FL 32034



MIRANDA
ARCHITECTS
300 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.281.4566 TEL
904.281.4566 FAX

P1 PEARSON ADDITION
PRELIM DESIGN

PROJECT # P230224

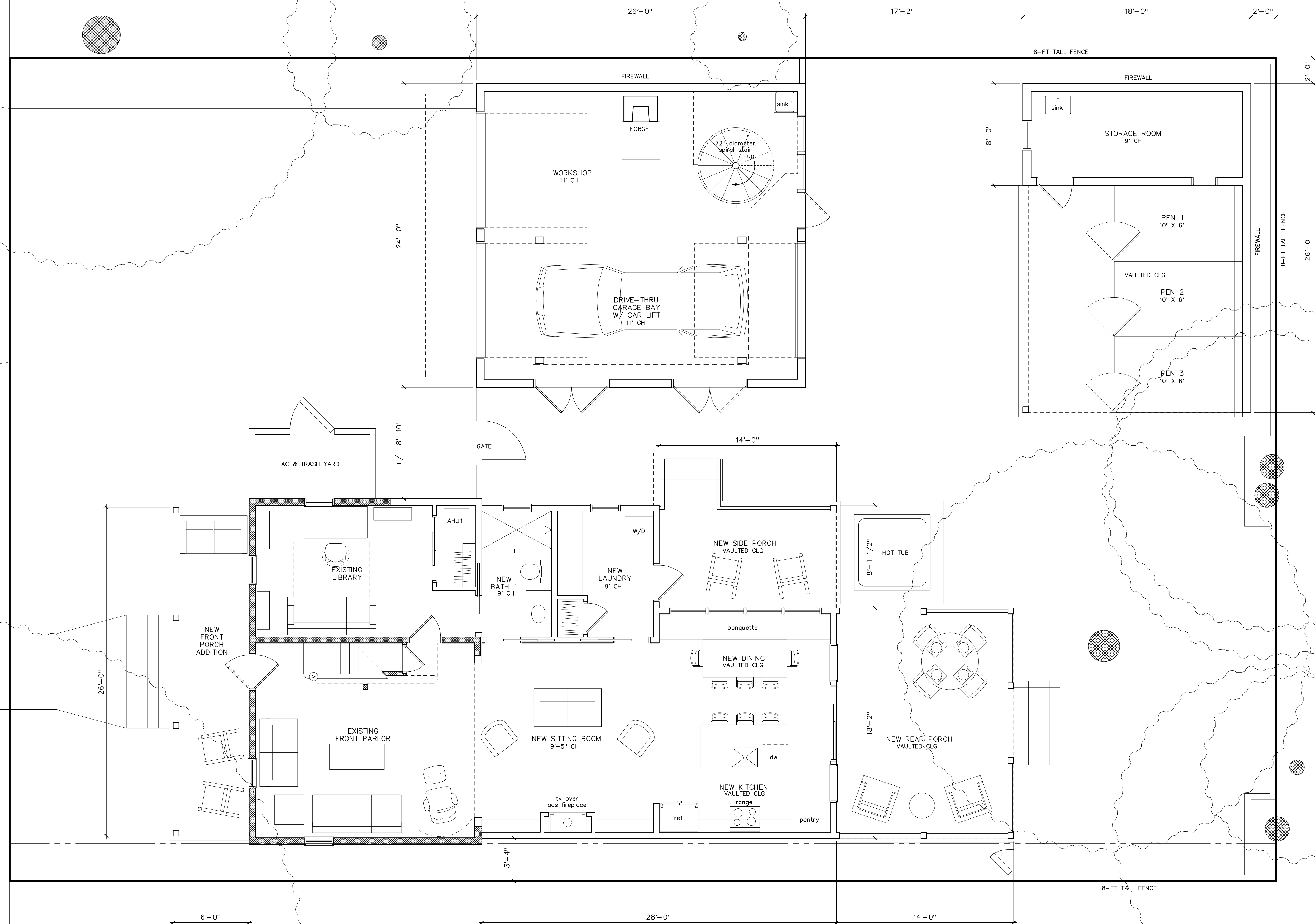
DRAWN BY -- JLT

CHKD BY -- JLT

DATE -- 12-15-23

P1

This drawing and the design ideas and concepts it represents are the property of Jose L. Miranda, Jr., Architect, P.A. and is not to be reproduced or copied in whole or in part. It is not to be used on any other project and is to be returned on request.



PROPOSED FIRST FLOOR PLAN

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

PURPSON ADDITION PRELIM DESIGN
PROJECT # P230224
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 12-15-23

MIRANDA
A R C H I T E C T S

309 1/2 CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
FL. REG. NO. JN18897



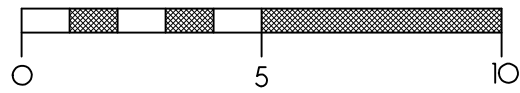
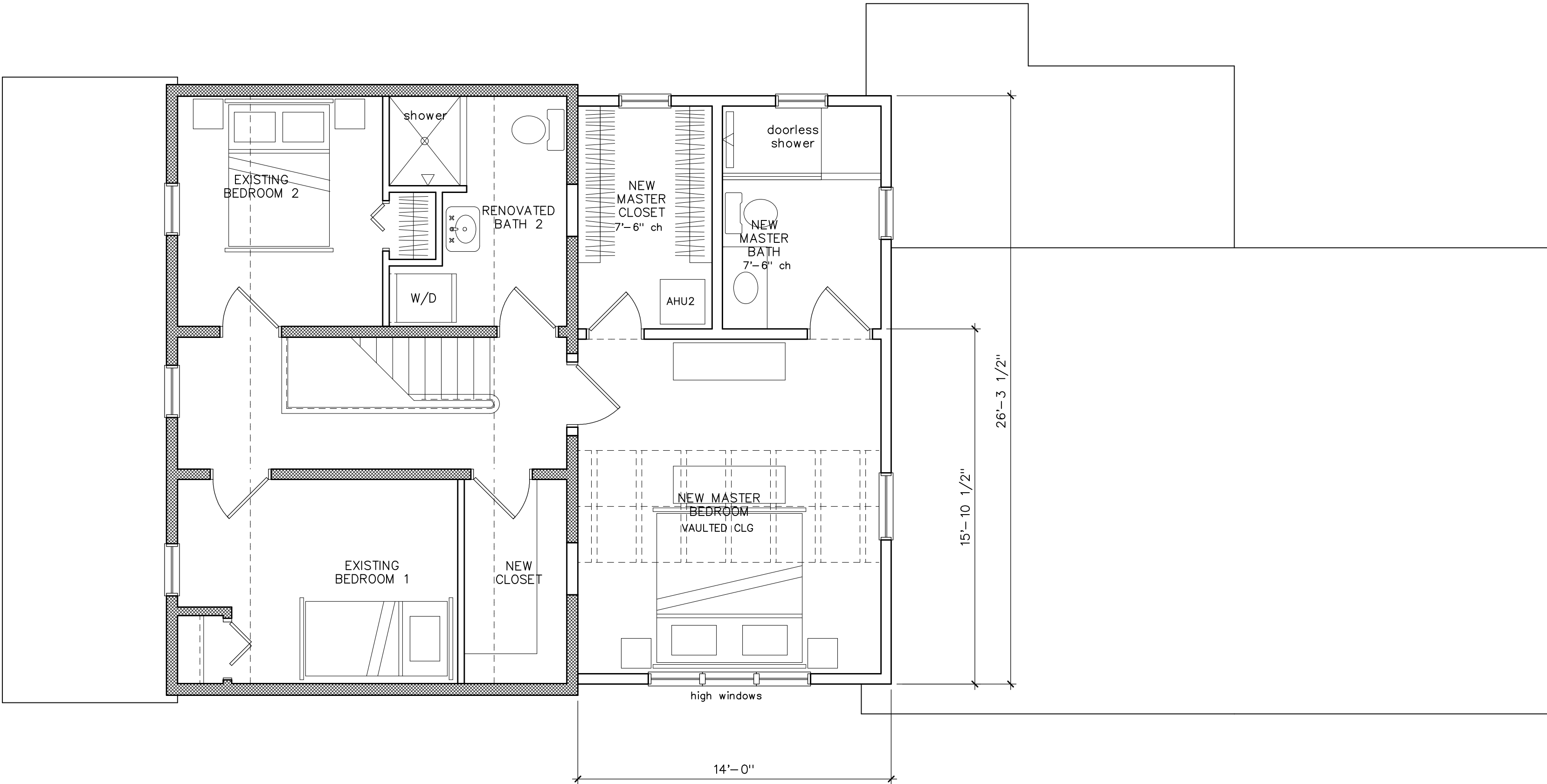
MIRANDA
a r c h i t e c t s

PROPOSED ADDITION/RENOVATION FOR THE
PEARSON RESIDENCE
112 SOUTH 10TH STREET
FERNANDINA BEACH, FL 32034

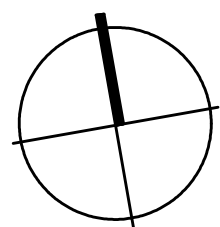
PRELIMINARY 1ST FLR PLAN	
REVISIONS	DATE

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PROPOSED SECOND FLOOR PLAN



1/4"=1'-0"



PRELIMINARY 2ND FLR PLAN	
REVISIONS	DATE

PROPOSED ADDITION/RENOVATION FOR THE
PEARSON RESIDENCE
112 SOUTH 10TH STREET
FERNANDINA BEACH, FL 32034



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FERNANDINA BEACH, FL 32034
904.261.4566 TEL
FL REG. NO. 404887

P1 PEARSON ADDITION PRELIM DESIGN
PROJECT # P230224
DRAWN BY -- JLT
CHKD BY -- JLT
DATE -- 12-15-23

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EXISTING WEST ELEVATION (SOUTH 10TH ST) 1/4"=1'-0"



PROPOSED WEST ELEVATION (SOUTH 10TH ST) 1/4"=1'-0"

P1 PEARSON ADDITION PRELIM DESIGN	PROJECT # P230224	DRAWN BY -- JLM	CHKD BY -- JLM	DATE -- 12-15-23
--------------------------------------	-------------------	-----------------	----------------	------------------

MIRANDA
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300 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.261.4598 TEL
FL REG. NO. AR00007



PROPOSED ADDITION/RENOVATION FOR THE
PEARSON RESIDENCE
112 SOUTH 10TH STREET
FERNANDINA BEACH, FL 32034

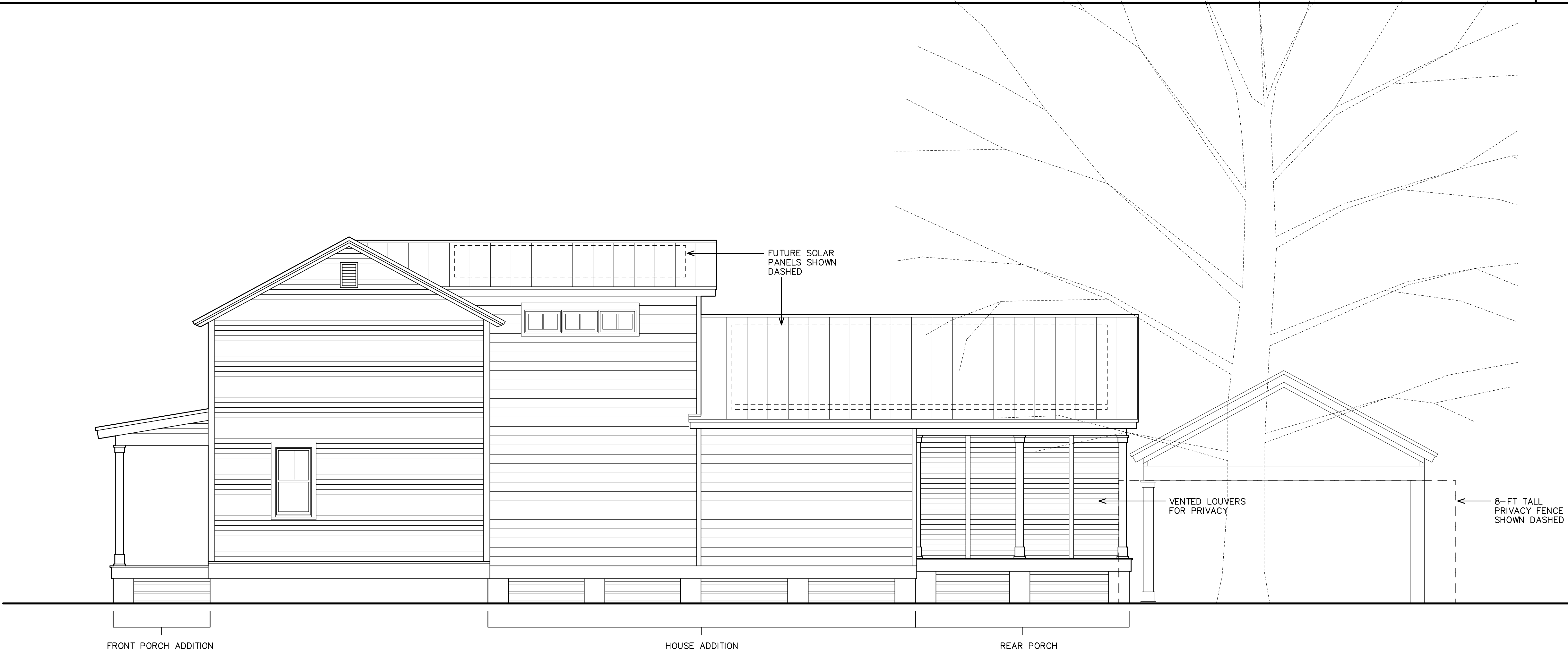
PRELIMINARY ELEVATIONS	
REVISIONS	DATE

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EXISTING SOUTH ELEVATION

1/4"=1'-0"



PROPOSED SOUTH ELEVATION

1/4"=1'-0"

P1 PEARSON ADDITION PRELIM DESIGN
PROJECT # P230224
DRAWN BY -- JLT
CHKD BY -- JLT
DATE -- 12-15-23

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ARCHITECTS
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FERNANDINA BEACH, FL 32034
904.261.4586
TEL. 12-15-2023



PROPOSED ADDITION/RENOVATION FOR THE
PEARSON RESIDENCE
112 SOUTH 10TH STREET
FERNANDINA BEACH, FL 32034

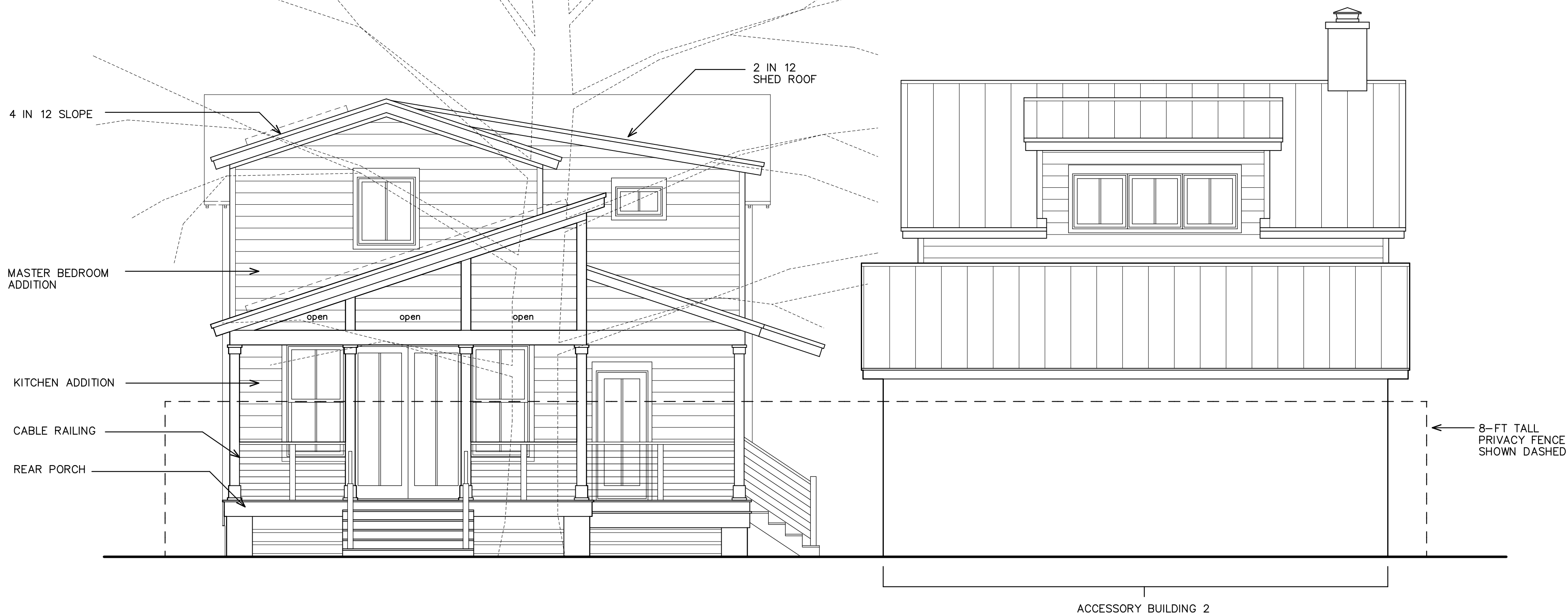
PRELIMINARY ELEVATIONS	
REVISIONS	DATE

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reproduced, it is to be returned to the
designer.



EXISTING EAST ELEVATION

1/4"=1'-0"



PROPOSED EAST ELEVATION

1/4"=1'-0"

P1 PEARSON ADDITION PRELIM DESIGN	PROJECT # P230224	DRAWN BY -- JLM	CHKD BY -- JLM	DATE -- 12-15-23

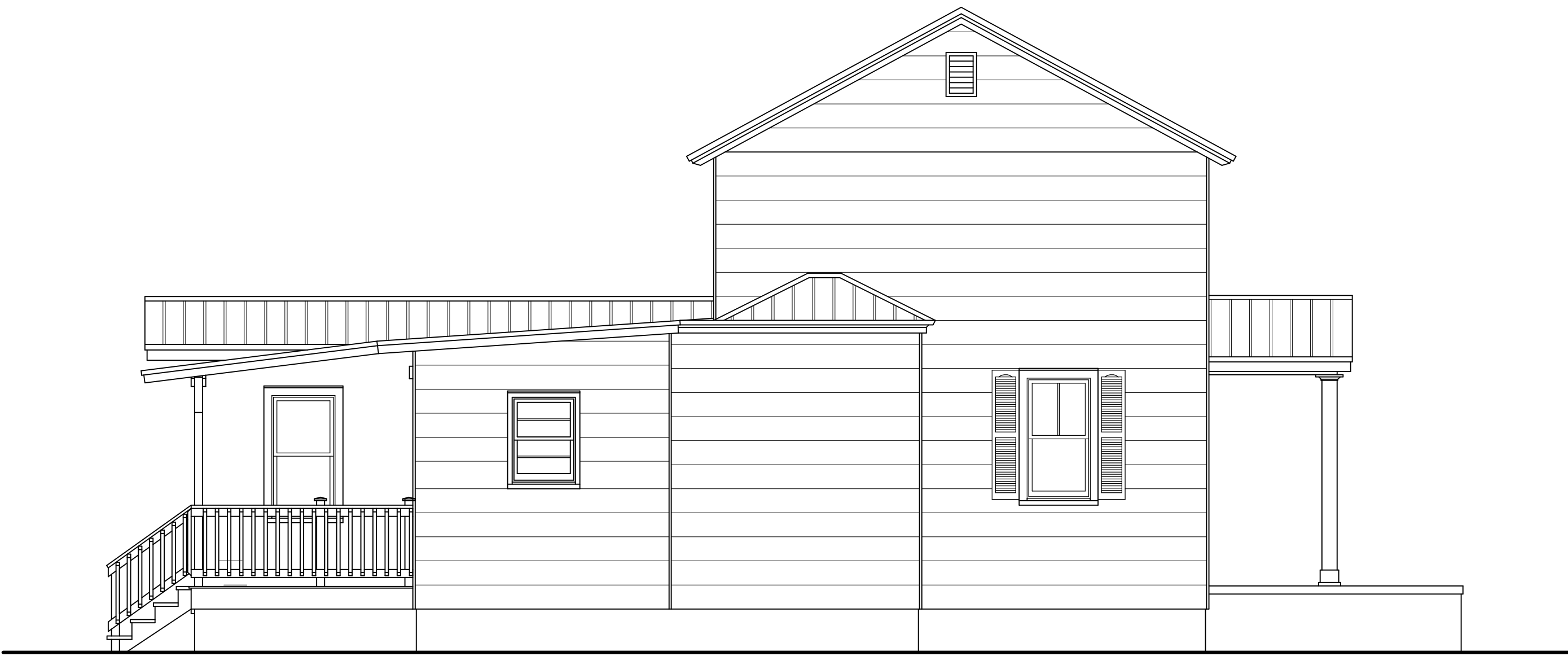
MIRANDA
ARCHITECTS

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PROPOSED ADDITION/RENOVATION FOR THE
PEARSON RESIDENCE
112 SOUTH 10TH STREET
FERNANDINA BEACH, FL 32034

PRELIMINARY ELEVATIONS	
REVISIONS	DATE

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EXISTING NORTH ELEVATION

1/4"=1'-0"



PROPOSED NORTH ELEVATION (HOUSE ADDITIONS)

1/4"=1'-0"

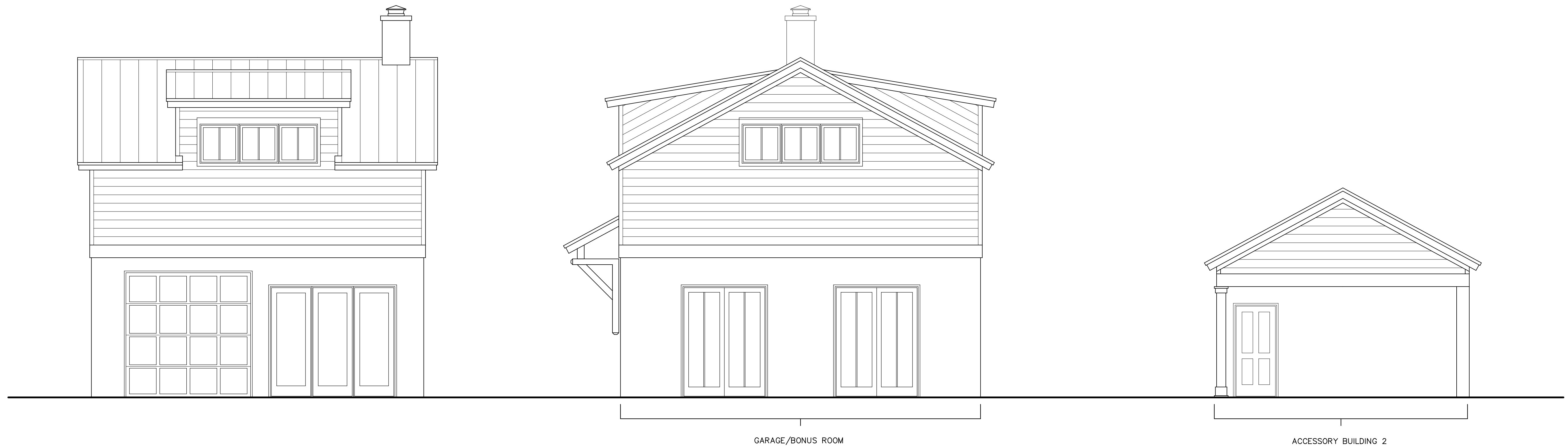
PI PEARSON ADDITION PRELIM DESIGN
PROJECT # P230224
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 12-15-23

MIRANDA
ARCHITECTS
308 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.281.4588
www.mirandaarchitects.com



PROPOSED ADDITION/RENOVATION FOR THE
PEARSON RESIDENCE
112 SOUTH 10TH STREET
FERNANDINA BEACH, FL 32034

PRELIMINARY ELEVATIONS	
REVISIONS	DATE

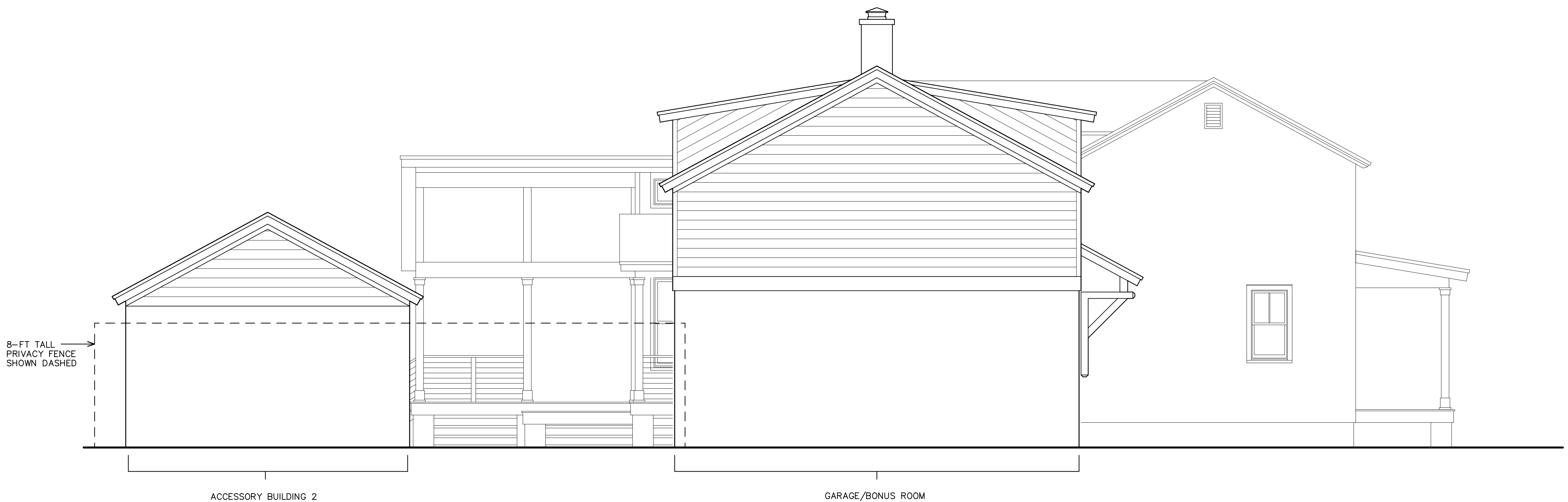


GARAGE EAST ELEVATION

1/4"=1'-0"

PROPOSED SOUTH ELEVATION (ACCESSORY BUILDINGS)

1/4"=1'-0"



PROPOSED NORTH ELEVATION

1/4"=1'-0"

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P1 PEARSON ADDITION PRELIM DESIGN	PROJECT # P230224	DRAWN BY -- JLT	CHKD BY -- JLT	DATE -- 12-15-23

MIRANDA
ARCHITECTS
308 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
TEL 904.261.4386
FERNANDINA, FL



PROPOSED ADDITION/RENOVATION FOR THE
PEARSON RESIDENCE
112 SOUTH 10TH STREET
FERNANDINA BEACH, FL 32034

PRELIMINARY ELEVATIONS	
REVISIONS	DATE







TAKE A BREAK
SIP A DRINK
HAVE A CHAT
ENJOY THE VIEW
FEEL THE BREEZE
READ A GOOD BOOK
GET BACK & RELAX





OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Dean Pearson
(print name of property owner(s))

hereby authorize: Jose Miranda & Miranda Architects
(print name of agent)

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

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

(Signature of owner)

(Signature of owner)

(Print name of owner)

(Print name of owner)

STATE OF FLORIDA
COUNTY OF NASSAU }
ss

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

Notary Public

Printed Name

My Commission Expires

Personally Known _____ OR Produced Identification _____ ID Produced: _____

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **NA00554**
 Field Date 2-15-2018
 Form Date 2-15-2018
 Recorder # _____

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

Site Name(s) (address if none) 112 S. 10th St. Multiple Listing (DHR only) _____
 Survey Project Name Fernandina Beach Historic Resource Survey Update Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Clear Location Values

Street Number 112 Direction S Street Name 10th Street Type Street Suffix Direction ▼
 Address: _____
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name FERNANDINA BEACH USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) Fernandina Beach In City Limits? ☒ yes ☐ no ☐ unknown County Nassau
 Township 3N Range 28E Section 22 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1800-0054-0021 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1883 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Current Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Other Use ▼ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Siding
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature Rear gable/shed, side shed extensions
 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

Clear Description Values

Style Frame Vernacular Exterior Plan Rectangular Number of Stories 2
 Exterior Fabric(s) 1. Shingles-asbestos 2. ▼ 3. ▼
 Roof Type(s) 1. Gable 2. ▼ 3. ▼
 Roof Material(s) 1. Sheet metal:3V crimp 2. ▼ 3. ▼
 Roof secondary strucs. (dormers etc.) 1. ▼ 2. ▼
 Windows (types, materials, etc.) 2/2 dhs w modern storm windows

Distinguishing Architectural Features (exterior or interior ornaments) I-house form; exposed rafters

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

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

DESCRIPTION (continued)

[Clear Description Values](#)

Chimney: No. 0 Chimney Material(s): 1. ☐ 2. ☐ 3. ☐
 Structural System(s): 1. Balloon wood frame 2. ☐ 3. ☐
 Foundation Type(s): 1. Piers 2. ☐
 Foundation Material(s): 1. Other 2. Stucco
 Main Entrance (stylistic details) Wood panel door w transom

Note: you may use the last box in each field to type in an answer that does not appear in the list provided

Porch Descriptions (types, locations, roof types, etc.) Entry/W, open, gable, square wood supports

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

Narrative Description of Resource

Archaeological Remains ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

- | | | | |
|--|--|---|---|
| ☒ FMSF record search (sites/surveys) | ☒ library research | ☐ building permits | ☒ Sanborn maps |
| ☐ FL State Archives/photo collection | ☐ city directory | ☐ occupant/owner interview | ☒ plat maps |
| ☐ property appraiser / tax records | ☒ newspaper files | ☐ neighbor interview | ☐ Public Lands Survey (DEP) |
| ☒ cultural resource survey (CRAS) | ☒ historic photos | ☐ interior inspection | ☒ HABS/HAER record search |
| ☐ other methods (describe) <u> </u> | | | |

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

OPINION OF RESOURCE SIGNIFICANCE

[Clear Significance Values](#)

Appears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☒ yes ☐ no ☐ insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) This is an update-the building has been deemed a contributing resource to the Fernandina Beach Historic District, which was listed in the NRHP in 1973 with a district boundary expansion in 1987.

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

1. Community planning & development 3. ☐ 5. ☐
 2. ☐ 4. ☐ 6. ☐

DOCUMENTATION

[Clear Documentation Values](#)

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

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

RECORDER INFORMATION

Recorder Name Sheldon Owens

Affiliation Brockington and Assc. Inc.

Recorder Contact Information 498 Wando Park Blvd. Suite 700, Mt. Pleasant SC 29464; 843-881-3128

(address / phone / fax / e-mail)

Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

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

❸ 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.

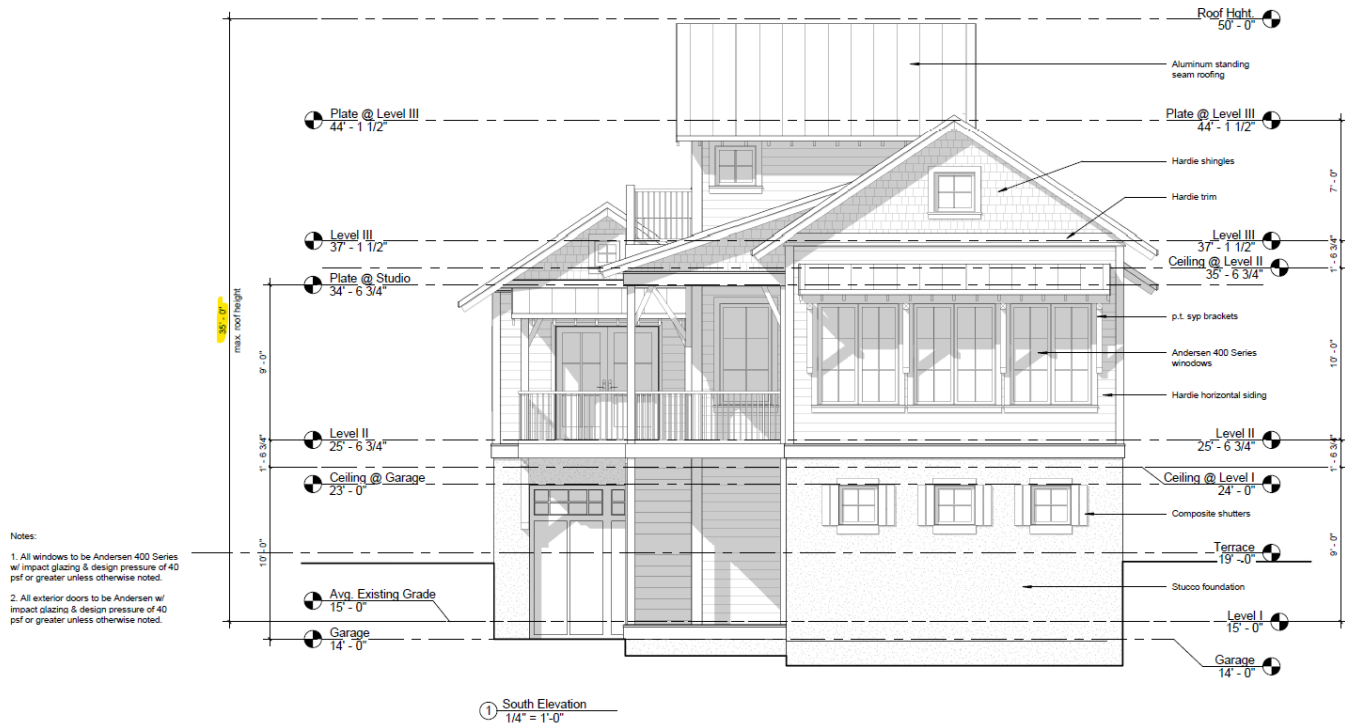


HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2024-0001
707 Garden Street

Owner/Applicant:	Gilson and Caroline Killhour, owners
Property Address:	707 Garden Street (Old Town)
Parcel ID#(s)	00-00-31-1580-0002-0080
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 a 2-story single-family residence with crow's nest (within 35 ft max height) and a detached 2-story accessory dwelling with a small pool. (Quasi-Judicial)

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





SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking approval to construct a 2-story single-family residence and detached garage and studio, and small pool. The new single-family residence will be located on block 2, lot 8, on Garden Street in Old Town. The structures siding will be a combination of stucco and hardi-plank siding with shake details at the roof lines and a metal roof. A roofed breezeway connects the principal and accessory structure. The overall building height is limited to 35 feet as measured from average natural grade. The site's impervious surface area is 43% with the indicated proposed improvements. All details and trims have been selected and made part of the application materials sufficient to allow consideration of a final approval by the board.

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: FINAL Approval of HDC 2024-0001

MOTION TO CONSIDER:

I move to **approve or deny** case number HDC 2024-001 **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 2024-001, as presented, **is or is not** substantially compliant with the Comprehensive Plan, Land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation and Development Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2024-001 Application & Backup Materials with Plans and Elevations

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #13012

Date Submitted: 1/3/2024

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 – Non-
Contributing \$1,500

☐

Demolition of a Primary Structure –
Contributing \$7,500

☐

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

☐

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

☐

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

Basis for Review

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

2024 Submission Deadlines + Board Meetings Calendar



IMPORTANT NOTES

Conceptual Approvals

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

Pre-Application Meeting

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

Application Requirements



A complete/ signed application;



Proof of Ownership (copy of deed or tax statement);



A current survey of the property, for new construction and any change to existing footprint. (no older than two years);



Scaled elevations & plans;



Photographs;



Any additional backup materials, as necessary;



If applying as an agent, Owner's Authorization for Agent Representation form must be signed/ notarized and submitted as part of the application;



For window replacement, a Window Survey must be completed.

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

- ☐ Historic District Overlays – 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.fbf.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: Conceptual ▼

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

Previously Approved Case

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

Yes ▼

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

1/3/2024

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 → Map Search](#)

Historic District*

Old Town ▼

Site Address*

707 Garden Street

City*

Fernandina Beach

State*

Florida

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1580-0002-0080

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Gilson & Caroline

Last Name*

Killhour

Mailing Address*

PO Box 1585

City*

Makawao

State*

HI

Zip Code*

96768

Telephone Number*

808-268-4114

E-mail Address*

gkillhour@gmail.com

OWNER'S AGENT

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

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

Yes ▼

First Name*

ANN

Last Name*

PITTMAN

Company (if applicable)

Cotner Architects, LLC

Street Address

15 North 18th Street

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

904-277-4593

E-mail Address

ann@cotnerarchitects.com

Project Description*

We are proposing construction of a new two story single family residence with a crow's nest and a detached garage/studio.

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

Design Vision Statement*

The design is intended to be in keeping with the scale, character and design guidelines of Old Town while taking advantage of the unique landscape and orientation of the lot.

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

Requirements for Demolition Applications

Per LDC 8.03.03.01

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

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

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

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

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

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

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

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

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

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

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

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
Hardie	Horizontal siding w/ shingle accents	SW 6309 - Charming Pink (Name/Number)

DOORS

Manufacturer	Product Description	Color
Andersen	Architect Series - French Include FL Product Approval # for Windows and Doors	Black (Name/Number)

WINDOWS

Manufacturer	Product Description	Color
Andersen	400 series - casements Include FL Product Approval # for Windows and Doors	White (Name/Number)

ROOFING

Manufacturer	Product Description	Color
Pac-Clad	Standing Seam Aluminum	Slate gray (Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
Hardie		SW 7005 - Pure White (Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
Stucco	sand finish	SW 7648 - Big Chill (Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
Composite		SW 6992 - Inkwell (Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
	5/4 P.T. SYP T&G	SW 7648 - Big Chill (Name/Number)

FENCING

Manufacturer	Product Description	Color
		 (Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
Tremron	4x8 Reclaimed Bricks	Old Orleans (Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
		 (Name/Number)

OTHER

Manufacturer	Product Description	Color
Garage Door	O.H. Courtyard Collection	Black (Name/Number)

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

Upload 1

2023-12-20 Killhour
HDC.pdf

Upload 2

Killhour - Survey.pdf

Upload 3

Killhour - Materials
and Colors.pdf

Upload 4

Killhour - Warranty
Deed.pdf

Upload 5

Killhour - Owners
Authorization.pdf

Upload 6

No...en

Upload 7

No...en

Upload 8

No...en

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:



I AGREE THAT A POSTING NOTICE WILL BE INSTALLED ON THE PROPERTY(IES) IN QUESTION AND THAT SAID SIGN WILL ONLY BE REMOVED BY STAFF AFTER THE MEETING OR BROUGHT BACK TO CITY HALL BY APPLICANT.

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*

Ann

Applicant Last Name*

Pittman

Today's Date*

1/3/2024

 City of FB logo
NEW Reflex

DEPARTMENT OF PLANNING & CONSERVATION

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

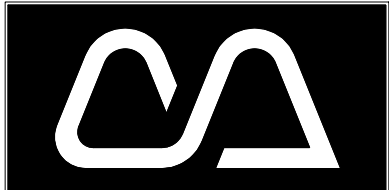
Please make sure to disable pop-up blocker in order to submit.

Drawing Index

C-101	Code Info & Site Plan	A-802	Specifications
A-101	Level I	A-901	Perspectives
A-102	Level II	S-001	General Notes
A-103	Level III	S-101	Foundation Plan
A-201	West & South Elevations	S-102	Level II & III Floor Framing
A-202	East & North Elevations	S-103	Roof Framing
A-301	Wall Section & Details	E-101	Electrical - Level I
A-302	Wall Section & Details	E-102	Electrical - Level II & III
A-801	Specifications		



Killhour Residence
Lot 8 Garden Street
Fernandina Beach
Nassau County, Florida



Cotner Architects, LLC
Ann Cotner Pittman, A.I.A.
FL AR0014700
Fernandina Beach, Florida
ann@cotnerarchitects.com
904-277-4593

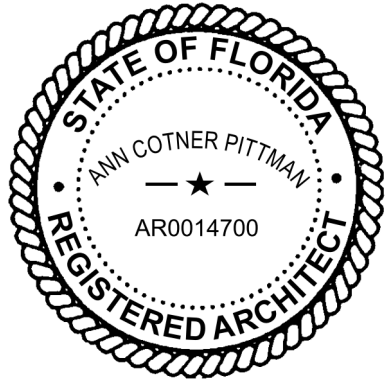
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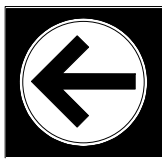
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KILLHOUR RESIDENCE
LOT 8 GARDEN STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project: 231917.00
Released:



Sheet Number
C-101
Page of

AREA CALCS

CONDITIONED AREA:

LEVEL I = 1100 S.F.
LEVEL II = 975 S.F.
LEVEL III = 243 S.F.
TOTAL = 2318 S.F.

STUDIO = 480 S.F.

TOTAL COND = 2798 S.F.

UNCONDITIONED AREA:

GARAGE = 480 S.F.
TOTAL UNCOND = 480 S.F.

COVERED PORCHES & TERRACES:

LEVEL I = 349 S.F.
LEVEL II = 385 S.F.
TOTAL = 734 S.F.

WIND DESIGN / OTHER PER FBC 2020

WIND ZONE: 128 mph
EXPOSURE: C
IMPORTANCE FACTOR: I
METHOD OF OPENING PROTECTION: NA
DESIGN PRESSURE: 40 PSF OR GREATER
TYPE OF CONSTRUCTION: V
FLOOD ZONE DESIGNATION & BASE FLOOD ELEVATION: AE "X"
PROPOSED ELEVATION OF 1ST HABITABLE FLOOR: EL. 15.0'
PROPOSED ELEVATION OF GROUND SLAB (IF UTILIZED): EL. 14.0' @ GARAGE
PROPOSED ELEVATION OF GRADE IMMED. ADJACENT TO STRUCTURE: VARIES
ROOF HEIGHT: 35'-0"
NUMBER OF STORIES: THREE
ZONING DESIGNATION: OT
SETBACKS PER ZONING: 5' front / 5' side / 5' rear
CONDITIONED AREA: 2798 sq. ft.
UNCONDITIONED AREA: 480 sq. ft.
COVERED TERRACES & PORCHES: 734 sq. ft.
LOT AREA: 4,512.27 sq. ft.
LOT COVERAGE: 43%

WIND COMPLIANCE STATEMENT

THESE DESIGN PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE STANDARDS ESTABLISHED IN SECTION 16B-33.007, FLORIDA ADMINISTRATIVE CODE.

THE MAIN WIND-FORCE RESISTING SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH CHAPTER 6, AMERICAN NATIONAL STANDARDS AMERICAN SOCIETY OF CIVIL ENGINEERING ASCE 7-16 "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES" TO WITHSTAND THE WIND LOADS ASSOCIATED WITH A MINIMUM BASIC WIND SPEED OF 128 MILES PER HOUR.

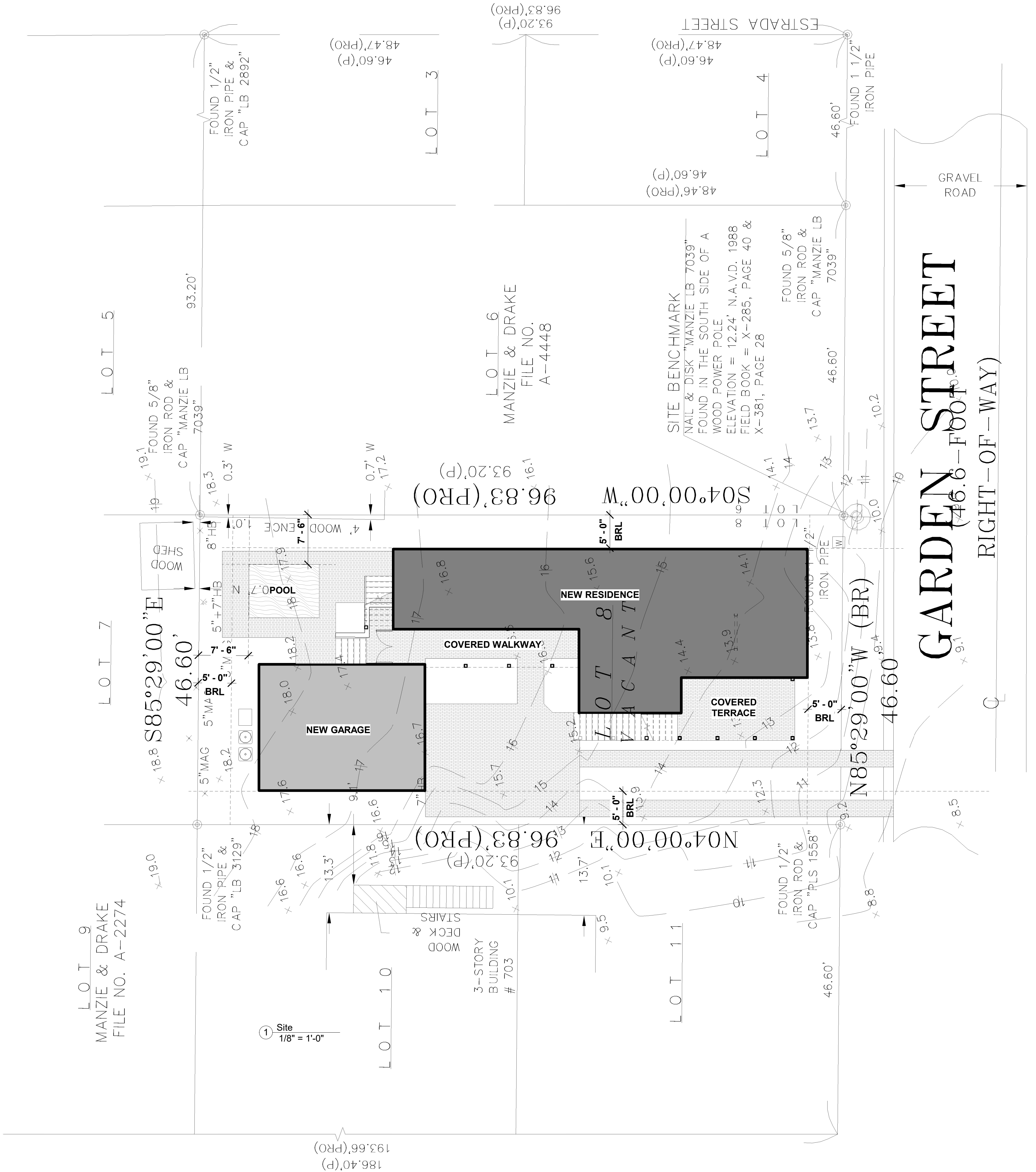
THE COMPONENTS AND CLADDING HAVE BEEN SELECTED AND THEIR USE INCORPORATED INTO THE DESIGN AND SPECIFICATIONS IN ACCORDANCE WITH CHAPTER 6, AMERICAN NATIONAL STANDARDS AMERICAN SOCIETY OF CIVIL ENGINEERING ASCE 7-16 "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES" TO WITHSTAND THE WIND LOADS ASSOCIATED WITH A MINIMUM BASIC WIND SPEED OF 128 MILES PER HOUR.

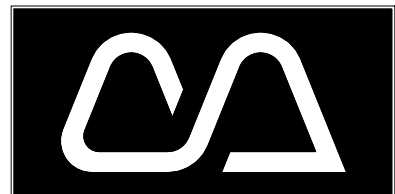
I HEREBY CERTIFY THAT THIS BUILDING, AS DESIGNED AND DETAILED BY COTNER ARCHITECTS LLC, CONFORMS TO THE FLORIDA BUILDING CODE 2020 WIND LOAD CRITERIA AND CAN STRUCTURALLY WITHSTAND A WIND LOAD OF 128 MPH AS SPECIFIED BY THE COASTAL ZONE PROTECTION ACT OF 1985 AND AMENDED AS OF 1986.

COTNER ARCHITECTS LLC, DOES NOT ASSUME RESPONSIBILITY FOR OMISSIONS, UNWORKMAN-LIKE PERFORMANCE OR DEVIATIONS FROM THE PLANS, SPECIFICATIONS AND DETAILS WHICH MAY OCCUR BY CONTRACTOR, SUBCONTRACTORS, OR OWNER DURING THE COURSE OF CONSTRUCTION.

ANN COTNER PITTMAN, A.I.A. #AR0014700

DATE





Cotner Architects, LLC
Ann Cotner Pittman, A.I.A.
FL AR0014700
Fernandina Beach, Florida
ann@cotnerarchitects.com
904-277-4593

Revisions

No.	Date

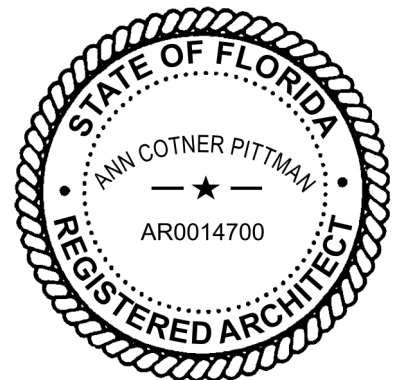
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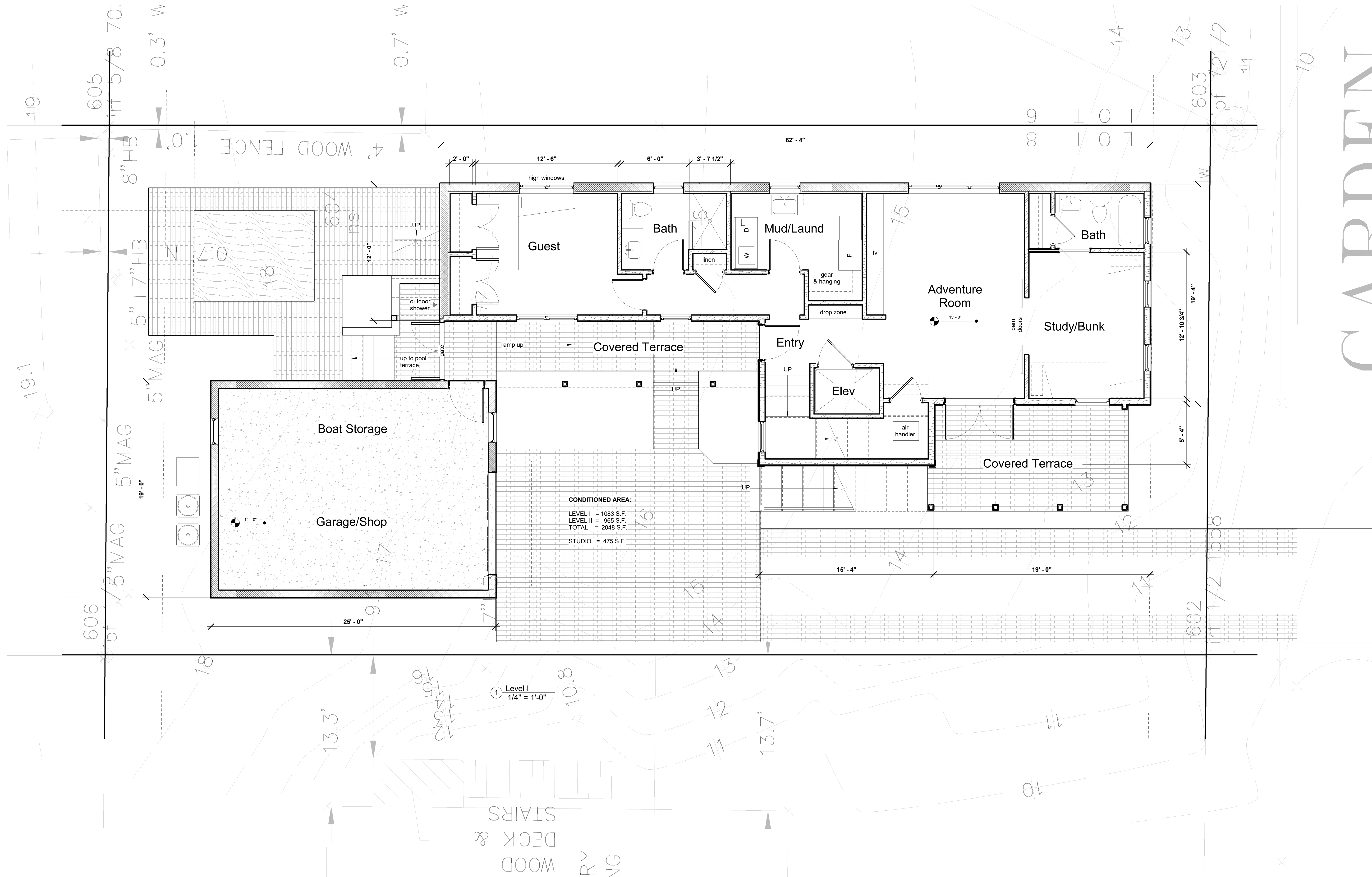
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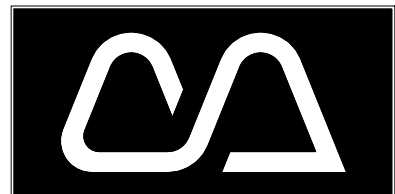


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KILLHOUR RESIDENCE
LOT 8 GARDEN STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project: 231917.00
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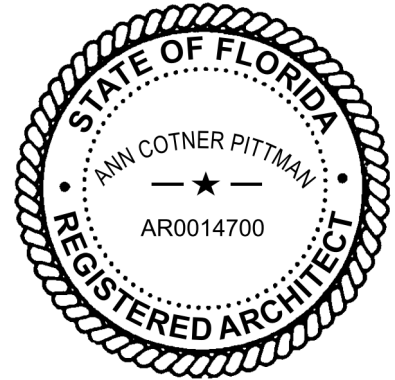
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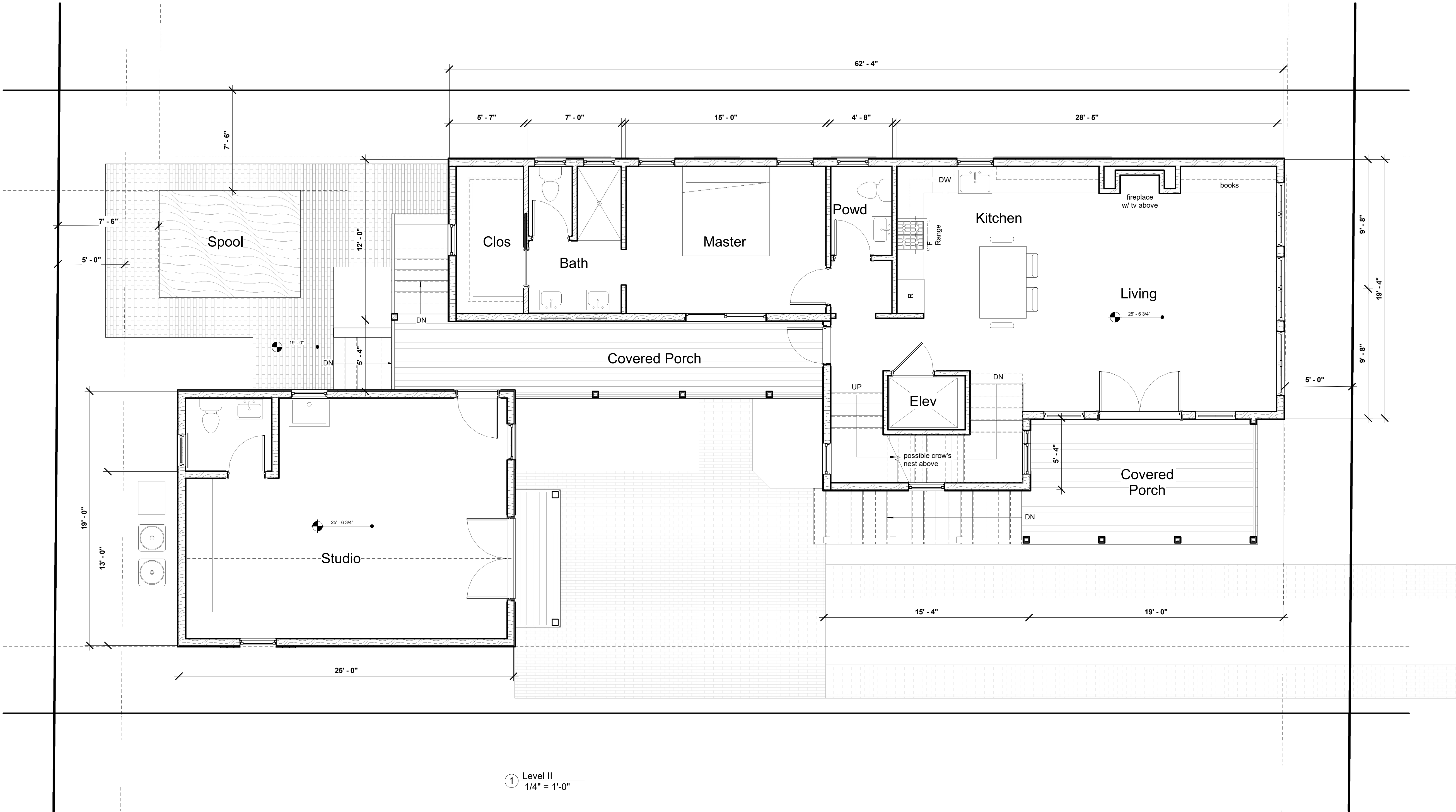
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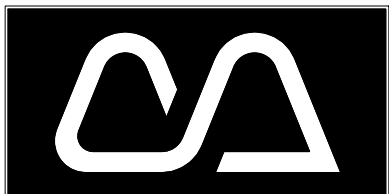


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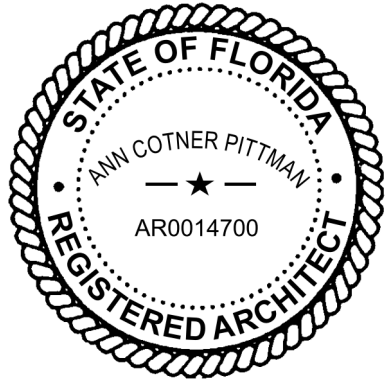
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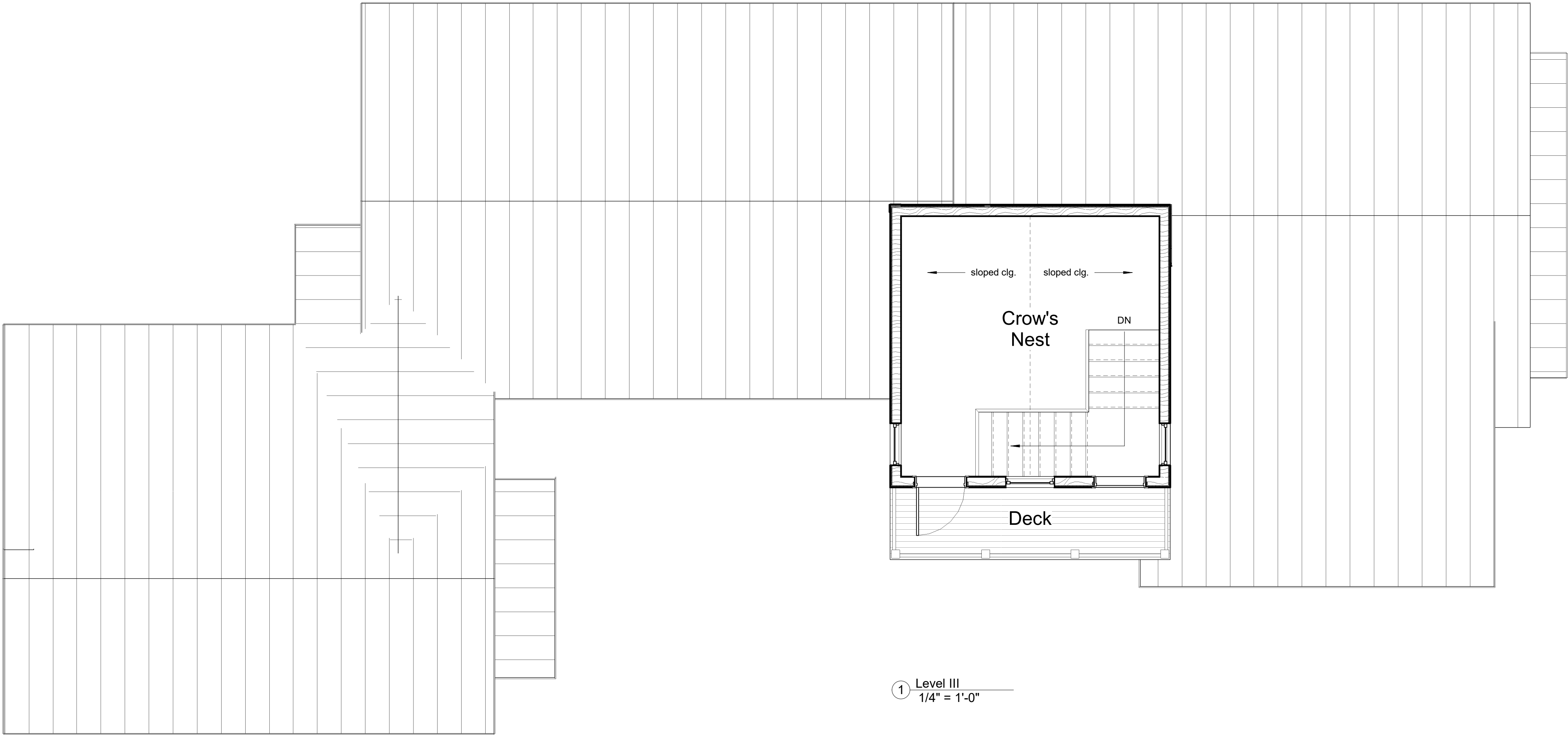
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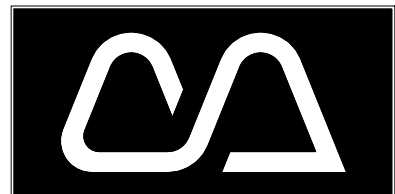


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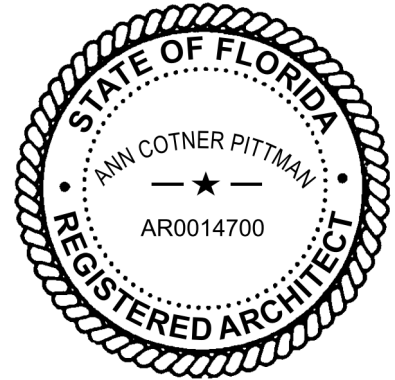
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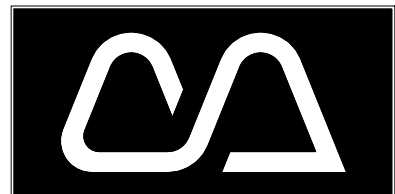
Sheet Number
A-201
Page of

Notes:

1. All windows to be Andersen 400 Series w/ impact glazing & design pressure of 40 psf or greater unless otherwise noted.
2. All exterior doors to be Andersen w/ impact glazing & design pressure of 40 psf or greater unless otherwise noted.

① South Elevation
1/4" = 1'-0"

② West Elevation
1/4" = 1'-0"



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Fernandina Beach, Florida
ann@cotnerarchitects.com
904-277-4593

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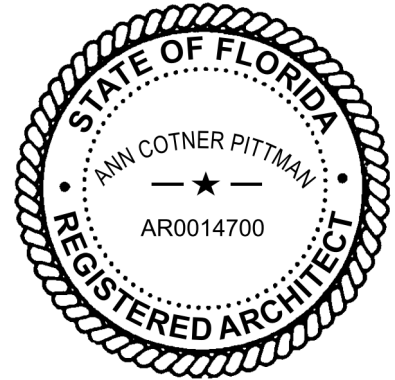
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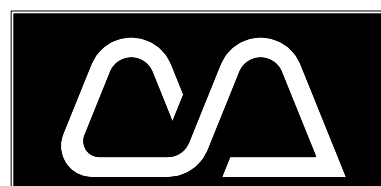
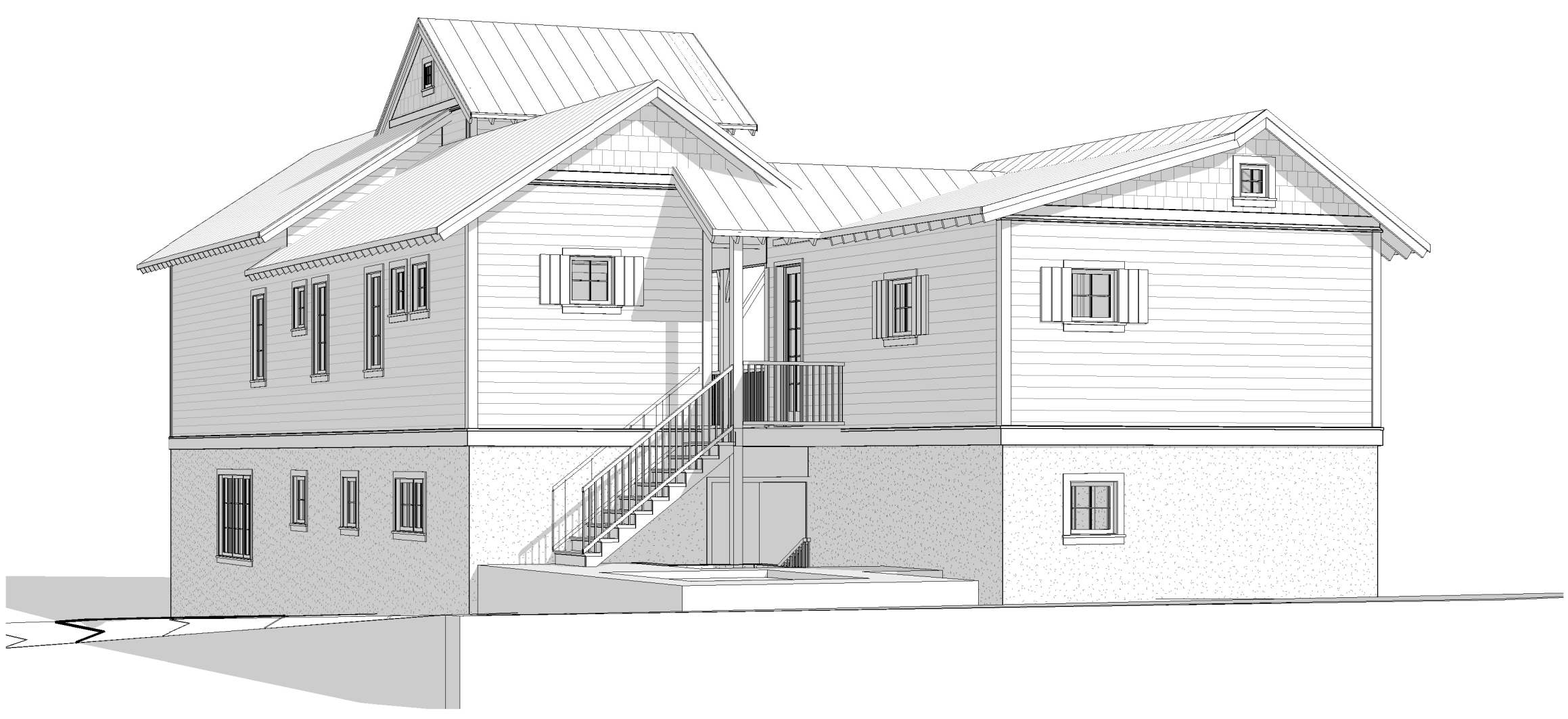
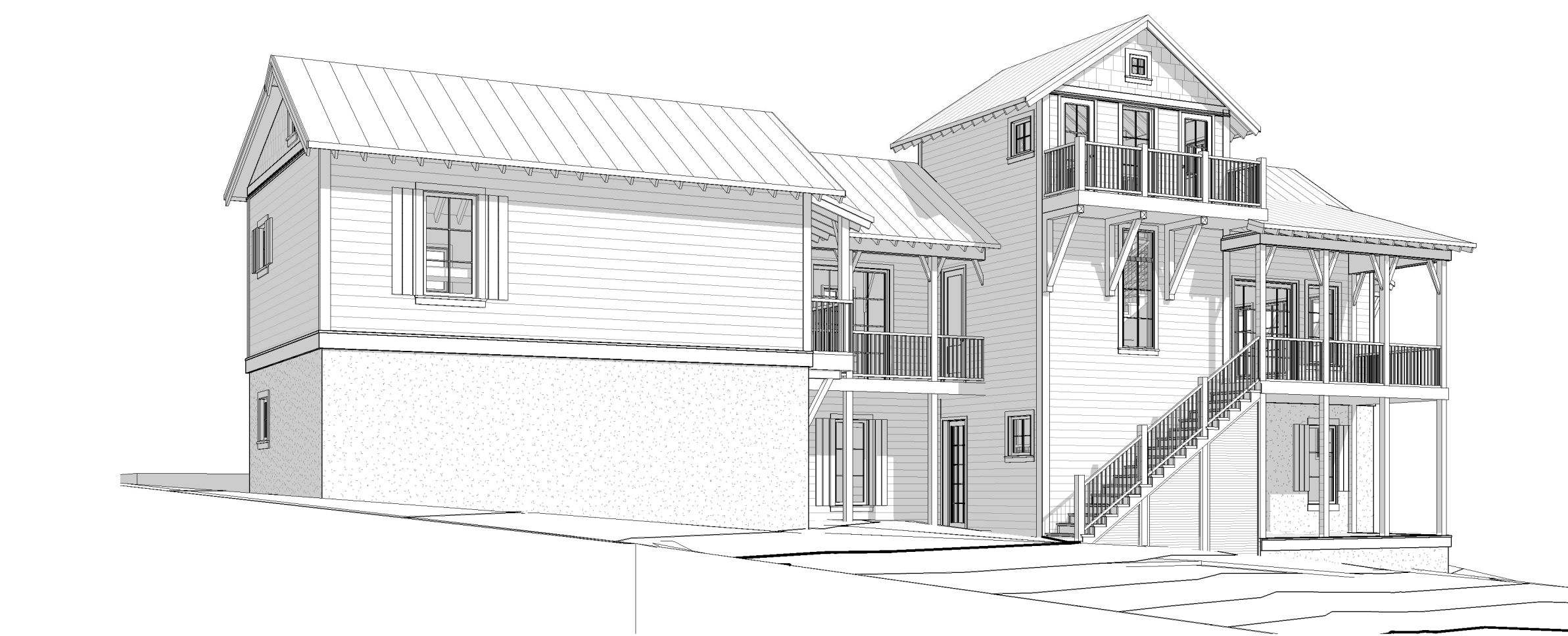
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LOT 8 GARDEN STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

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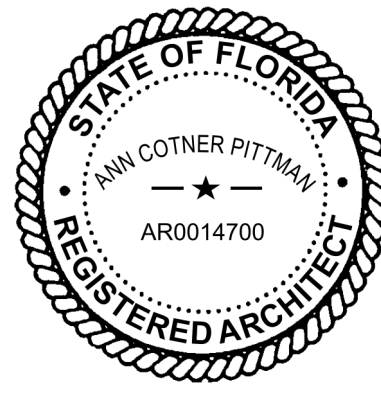
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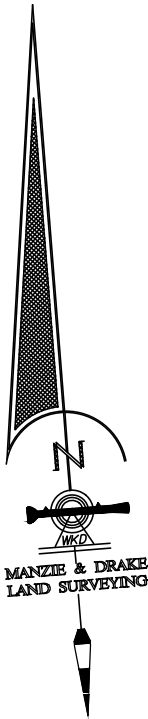
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MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

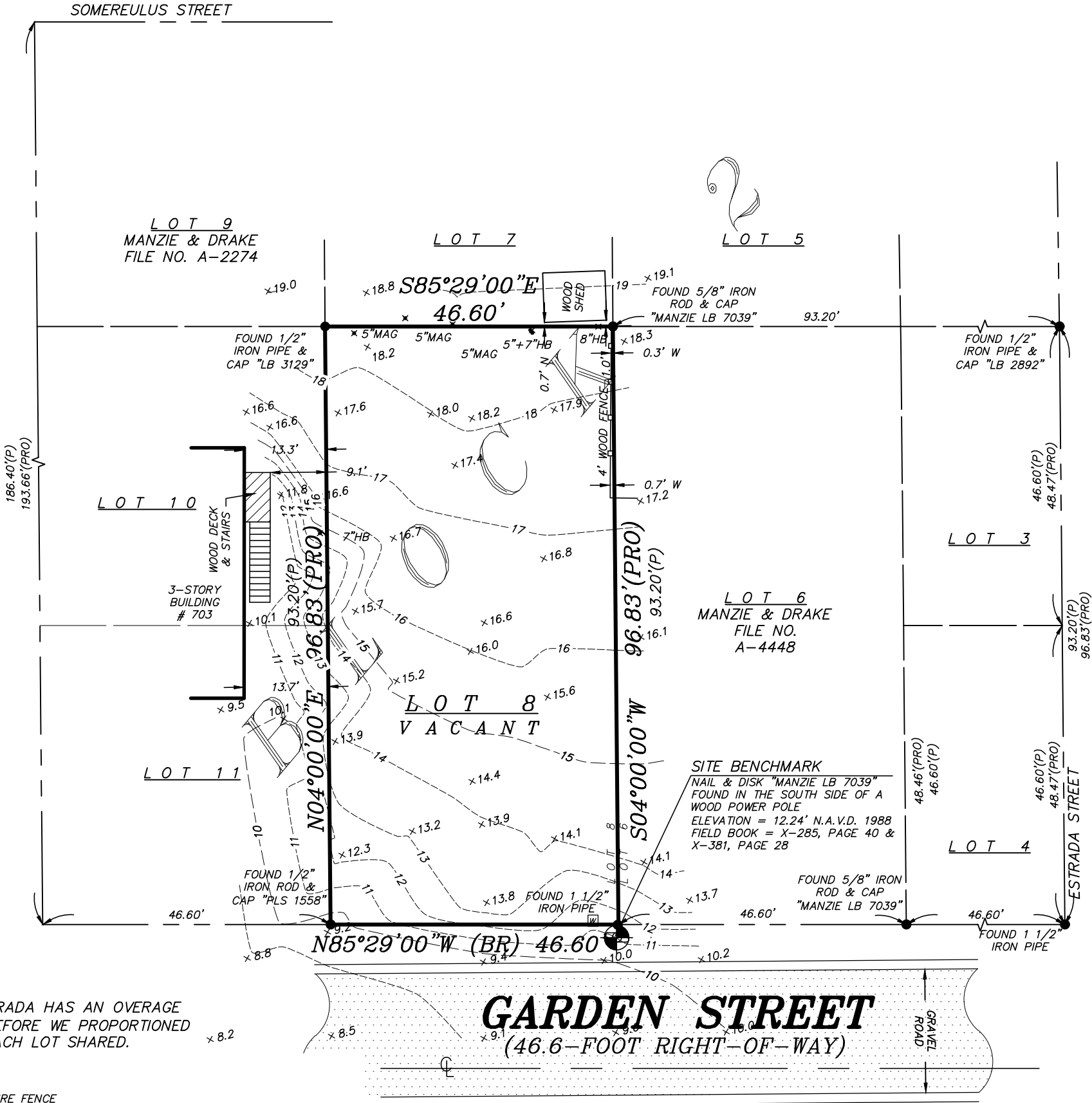
ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE , LYING AND BEING IN THE CITY OF FERNANDINA BEACH, (FORMERLY NAMED FERNANDINA), COUNTY OF NASSAU, AND STATE OF FLORIDA, AND BEING FURTHER DESCRIBED ACCORDING TO THE OFFICIAL MAP OR PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD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

LOT 8 IN BLOCK 2 OF OLD TOWN.

CERTIFIED TO:
CAROLINE & GILSON KILLHOUR
FIRST AMERICAN TITLE INSURANCE COMPANY
ROGERS TOWERS, P.A.



MARINE STREET
(46.6-FOOT RIGHT-OF-WAY)



SPECIAL NOTE:
BLOCK 2 ALONG ESTRADA HAS AN OVERAGE OF 7.26' FEET, THEREFORE WE PROPORTIONED THE OVERAGE FOR EACH LOT SHARED.

LEGEND
⊕ = CENTERLINE
-x-x- = CHAIN LINK OR WIRE FENCE
(P) = PLAT
(PRO) = PRORATED
-o-o- = WOOD OR VINYL FENCE

SURVEY NOTES:

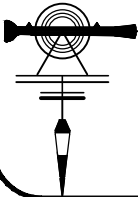
- Unless it bears the original signature and the original raised seal of a Florida licensed Surveyor and Mapper or Validated Digital Signature by a Florida licensed Surveyor and Mapper, this map/report is for informational purposes only and is not valid.
- The "Legal Description" hereon is in accord with the description provided by the client
- Underground Improvements were not located or shown.
- Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- Bearings shown hereon are based on N85°29'00"W for the northerly right-of-way line of Garden Street. The bearing reference line is indicated as thus (BR).
- The property shown hereon lies within flood zone X per the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) panel 12089C 0229 G, dated 08/02/2017.
- Site Benchmark is as shown hereon.
- Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)
- The Reference Benchmark is "S-11" Sanitary Manhole at the centerline of the intersection of Someruelus & Estrada Street. (Elevation = 19.24' N.A.V.D. 1988)

TREE LEGEND:
HB = HACKBERRY TREE
MAG = MAGNOLIA TREE
TREE DISCLAIMER:
NUMBER OF TREES SHOWN ON SURVEY: 7

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

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

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



MANZIE & DRAKE LAND SURVEYING

117 South Ninth Street, Fernandina Beach, FL 32034
(904) 491-5700 www.ManzieAndDrake.com

Certificate of Authorization Number "LB 7039"

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

SCALE: 1"=20' JOB NO: 19528-8 DATE: 10/13/2023 CADD: LP

F.B. NO: X-381 PAGE NO: 28 CREW: SS FILE NO: A-5893

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



✓ FEATURED IN SCENE

SW 7005
Pure White
Locator Number: 255-C1

SW 6309
Charming Pink
Locator Number: 112-C1

✓ FEATURED IN SCENE

SW 7648
Big Chill
Locator Number: 256-C7

SW 6992
Inkwell
Locator Number: 251-C4



SHERWIN-WILLIAMS.

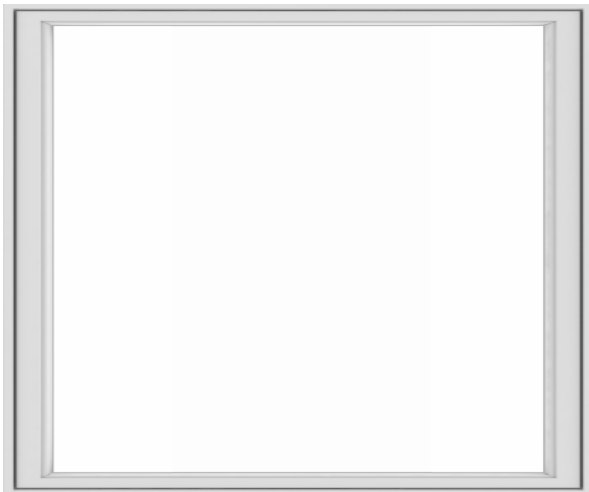
Actual color may vary from on-screen representation. To confirm your color choices prior to purchase, please view a physical color chip, color card, or painted sample.

Sherwin-Williams is not responsible for the content and photos shared by users of their color selection tools.

400 SERIES CASEMENT WINDOW



Interior



Exterior

Summary

Product ID#	CX155
Unit Width	31 1/2"
Unit Height	64 13/16"
Interior Color	White
Glass	Low-E4® Glass
Profile Style	Traditional
Hardware	Contemporary Folding, White
Grille Pattern	None
Exterior Color	White
Exterior Trim Profile	None

Feedback

^
We're here to help.



A-SERIES HINGED PATIO DOOR

LEARN

DESIGN IT

TECH SPECS

 Add To My Favorites

Excellent choice

We like your style

Clear my choices 

Sizing	Panels	Interior	Hardware	Blinds	Grilles	Exterior	Trim	Glass	Summary
--------	--------	----------	----------	--------	---------	----------	------	-------	---------



INTERIOR

EXTERIOR

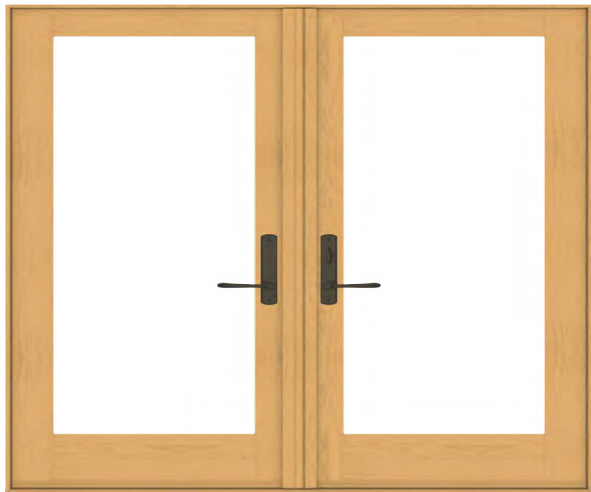
 Add To My Favorites

 All of your window details

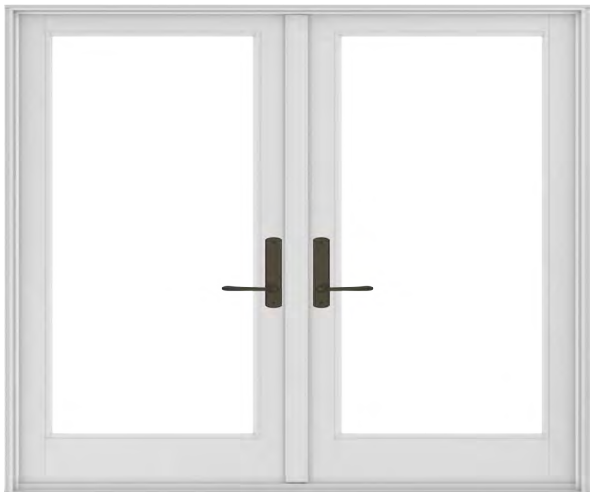
 Share My Design  Print

Product ID# FWHID5468

A-SERIES HINGED PATIO DOOR



Interior



Exterior

Summary

Product ID#	FWHID5468
Unit Width	63 1/4"
Unit Height	79 1/2"
Panel Style	Traditional
Bottom Rail Height	12"
Interior Color	Pine
Interior Stain	Unfinished Pine
Glass	Low-E4® Glass
Hardware	Albany, Stone
Blinds Between Glass	None
Grille Pattern	None
Exterior Door Color	White
Exterior Trim Profile	None

Feedback



CREATE AN ENTRY DOOR WITH CHARACTER

Andersen® Entry Doors are handcrafted, built with solid fine grain wood and available with a variety of style options so you can create a one of a kind entryway, suited to fit you, and your home, perfectly.



- Select from a variety of richly-grained woods or make a bold first impression with color
- Choose from 50 commercial-grade, aluminum clad exterior colors
- Offered in 11 of the finest grades of wood species for both the interior and exterior
- Customize your door with a variety of decorative glass options and grille patterns
- Available as single-door or double-door configurations and either inswing or outswing operation
- Low-profile sill option available
- Many door styles are available, see andersenwindows.com/entrydoors for options

POPULAR DOOR STYLES



402

403

404

178

195

193

180

181

194

179

334

102

ENTRY DOORS

PRODUCT OPTIONS

EXTERIOR COLORS



EXTERIOR & INTERIOR WOOD SPECIES

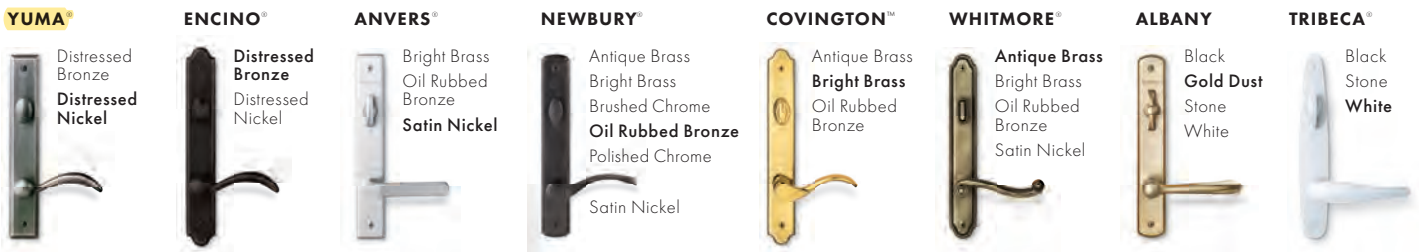


INTERIOR PAINTED OPTIONS



HARDWARE OPTIONS**

Choose from Andersen® hardware or have your door prepped for hardware manufactured by others.



Bold name denotes finish shown.

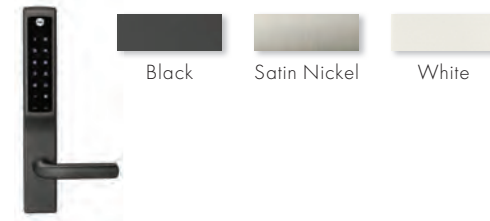
FSB® HARDWARE

Durable FSB hardware features clean lines and a sleek finish for a thoroughly modern look.



YALE® ASSURE LOCK®

The Yale Assure Lock allows you to monitor, lock and unlock your door from anywhere.



For more information, visit andersenwindows.com/entrydoors

*Actual wood species is either Sapele or Sipo, both non-endangered species grown in Africa, with color and characteristics similar to Central American mahoganies.

**Hardware is sold separately.

†FSB style 1102 is not available in black anodized aluminum.

Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

Bright brass and satin nickel finishes on patio door hardware feature a 10-year limited warranty.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

All trademarks where denoted are marks of their respective owners. ©2021 Andersen Corporation. All rights reserved. 09/21

SNAP-CLAD PANEL

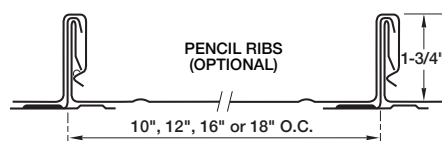
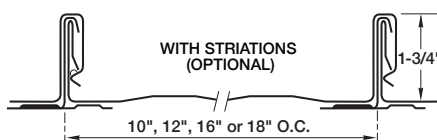
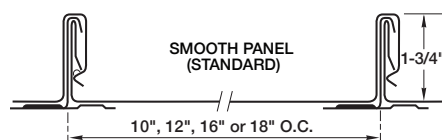
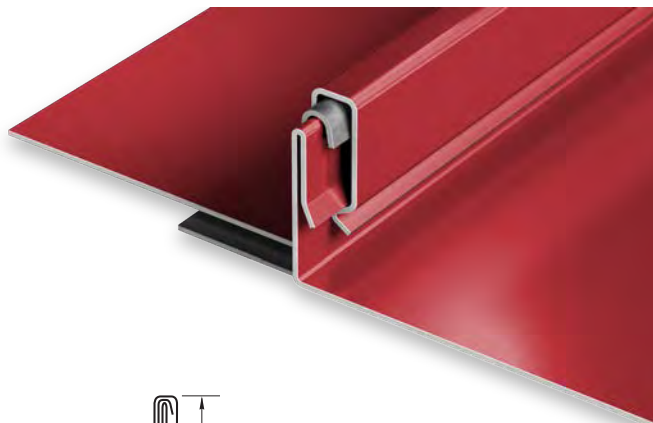
MATERIALS

.032 aluminum	24 gauge steel
.040 aluminum	22 gauge steel

SPECS

10", 12", 16" or 18" O.C. 1-3/4" High

UL-90



PRODUCT FEATURES

- ▶ Architectural/structural panel
- ▶ Factory-applied sealant available
- ▶ Continuous interlock
- ▶ Labor-saving one-piece design
- ▶ Pencil ribs upon request
- ▶ Striations upon request
- ▶ Factory eave notching available
- ▶ 30-year-non-prorated finish warranty
- ▶ Maximum factory-produced panel length is 64' (check w/factory for longer lengths)
- ▶ Weathertightness warranty available

- ▶ 43 stocked colors (24 gauge steel)
- ▶ 16 Stocked colors (22 gauge steel)
- ▶ 36 stocked colors (.032 aluminum)
- ▶ 22 stocked colors (.040 aluminum)
- ▶ Panels available in Galvalume Plus

UL CLASSIFICATION

- ▶ UL-580 Class 90 wind uplift
- ▶ UL-1897 wind uplift
- ▶ UL-790 Class A fire rated
- ▶ UL-263 fire resistance rated
- ▶ UL-2218 impact resistance rated

- ▶ UL-90 rated aluminum panel up to 16" O.C.
- ▶ UL-90 rated steel panel up to 18" O.C.

ASTM TESTS

- ▶ ASTM E1592 tested
- ▶ ASTM E283/1680 tested
- ▶ ASTM E331/1646 tested

FLORIDA BUILDING & MIAMI-DADE PRODUCT APPROVALS

Please refer to pac-clad.com or your local factory for specific product approval numbers for Snap-Clad.

Note: UL 90 is available on steel panels up to 18" on center, and on aluminum panels up to 16" on center.



PAC-CLAD®

P E T E R S E N

A **CARLISLE** COMPANY



FOREST GREEN



HARTFORD GREEN



▲ MILITARY BLUE



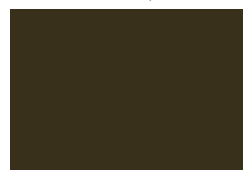
BERKSHIRE BLUE



▲ PACIFIC BLUE
(FKA Slate Blue)



AWARD BLUE



▲ AGED BRONZE



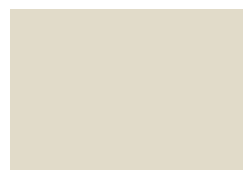
▲ MEDIUM BRONZE



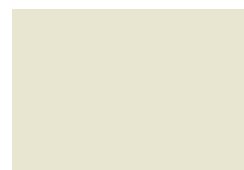
▲ CARDINAL RED



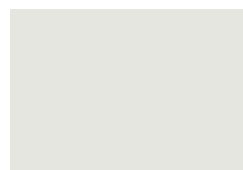
▲ COLONIAL RED



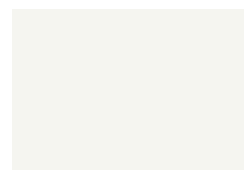
▲ SANDSTONE



▲ ALMOND



▲ STONE WHITE

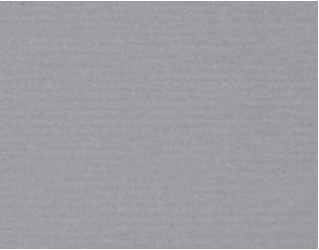
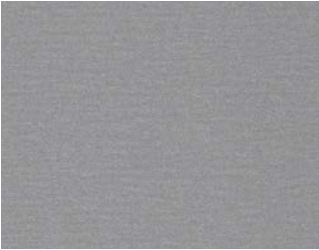


▲ BONE WHITE

Color Guide

PAC-CLAD.COM

Premium Colors

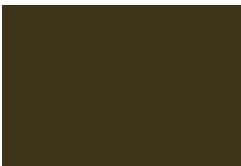
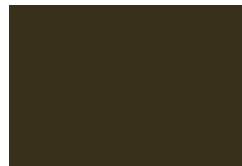
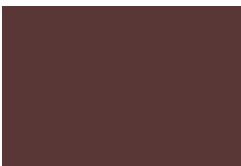
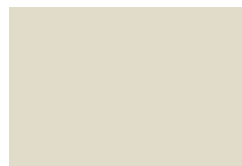
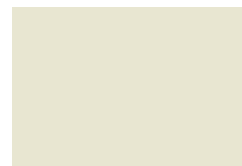
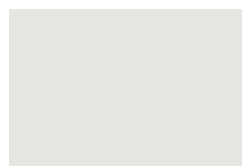
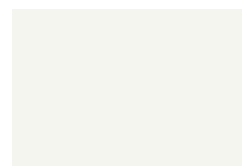
     	ANODIC CLEAR	     	SILVERSMITH
    	SILVER	    	CHAMPAGNE
    	ZINC	    	WEATHERED ZINC
    	COPPER PENNY	    	AGED COPPER
   	WEATHERED STEEL	   	WEATHERED COPPER

Kynar 500® or Hylar 5000® pre-finished steel and aluminum for roofing, curtainwall and storefront applications.

 Metallic Colors  Pricing  Cool Colors  Premium Colors

See back for color availability chart.

Standard Colors

 	PATINA GREEN	 	TEAL	 	HEMLOCK GREEN	 	FOREST GREEN	 	HARTFORD GREEN
 	EVERGREEN	 	HUNTER GREEN	 	ARCADIA GREEN	 	MILITARY BLUE	 	BERKSHIRE BLUE
 	GRAPHITE	 	CHARCOAL	 	INTERSTATE BLUE	 	PACIFIC BLUE (fka Slate Blue)	 	AWARD BLUE
 	MATTE BLACK STEEL	 	BLACK ALUMINUM	 	DARK BRONZE	 	BURNISHED SLATE	 	AGED BRONZE
 	MANSARD BROWN	 	BURGUNDY	 	TERRA COTTA	 	CARDINAL RED	 	COLONIAL RED
 	MIDNIGHT BRONZE	 	MUSKET GRAY	 	SIERRA TAN	 	SANDSTONE	 	ALMOND
 	SLATE GRAY	 	CITYSCAPE	 	GRANITE	 	STONE WHITE	 	BONE WHITE



IL: 800 PAC CLAD TX: 800 441 8661 MD: 800 344 1400
AZ: 833 750 1935 GA: 800 272 4482 WA: 253 501 2450

PAC-CLAD.COM

TREMIRON®



(<https://www.tremron.com>)

WE MAKE IT EASY



OLD DETROIT RECLAIMED CLAY PAVERS



OLD DETROIT RECLAIMED CLAY PAVERS

Featuring the telltale minor imperfections from decades of weathering, Old Detroit Reclaimed Bricks offer a distinct look and durable quality that stands the test of time. Very clean with sharp edges and a smooth texture, Old Detroit Reclaimed Clay Pavers feature a palette of oranges with some "Motor City Blacks" for extra authenticity.

PRODUCT SPECS

COLORS



OLD DETROIT RECLAIMED

PRODUCT CODE: CP21170A1005

THICKNESS: 2-¼" (60MM)

DIMENSIONS: 4"X8"

UNITS PER CUBE: 702

CUBE WEIGHT: 3030 LBS

f (<https://www.tremron.com/social-media/facebook>)

t (<https://www.tremron.com/social-media/twitter>)

g+ (<https://www.tremron.com/social-media/google-plus>)

h (<https://www.tremron.com/social-media/houzz>)

p (<https://www.tremron.com/social-media/pinterest>)

in (<https://www.tremron.com/social-media/linkedin>)

y (<https://www.youtube.com/channel/UCWTz9XV54s14JKbgvKFQM0g>)

i (<https://www.tremron.com/social-media/instagram>)

Products

PAVING SLABS ([HTTPS://WWW.TREMRON.COM/PRODUCTS#PAVING-SLABS](https://www.tremron.com/products#paving-slabs))

PAVERS ([HTTPS://WWW.TREMRON.COM/PRODUCTS#PAVERS](https://www.tremron.com/products#pavers))

RETAINING WALLS ([HTTPS://WWW.TREMRON.COM/PRODUCTS#RETAINING-WALLS](https://www.tremron.com/products#retaining-walls))

ACCENTS ([HTTPS://WWW.TREMRON.COM/PRODUCTS#ACCENTS](https://www.tremron.com/products#accents))

ACCESSORIES ([HTTPS://WWW.TREMRON.COM/PRODUCTS#ACCESSORIES](https://www.tremron.com/products#accessories))

About Us

Georgia Handcrafted Collection

CHICAGO USED / GRAY MORTAR

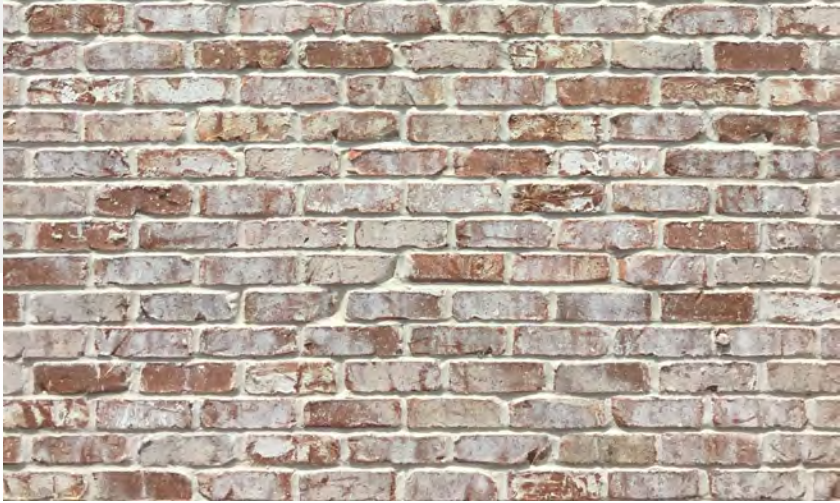
Nothing compares to a structure made from handcrafted traditional brick.

The signature texture captures the warmth of the artisan spirit and creates an authentic, traditional context that cannot be matched by reclaimed or salvaged brick. At Cherokee Brick, we are proud to offer our Handcrafted Collection for builders who want their project to truly stand out from the crowd. But it's also more than that for us here at Cherokee Brick. We do our absolute best to provide our traditional brick options throughout 38 states of the US and are working to expand that coverage as much as we can. So even if by chance you are outside our typical operating area, it never hurts to give us a call and see what we can do to fulfill your handcrafted traditional brick desires. Otherwise, if you're unsure about the distance or have question about our bricks, please don't hesitate to give us a call and inquire about what we offer.

WHERE TO BUY

Photos are only meant to represent color range, photos of brick will look different in sun or shade and depending on what color mortar it is paired with. Also, if there is a smear or a lime wash this can make the brick look entirely different. Please see a sample of the brick or brick in the wall before making final decisions.

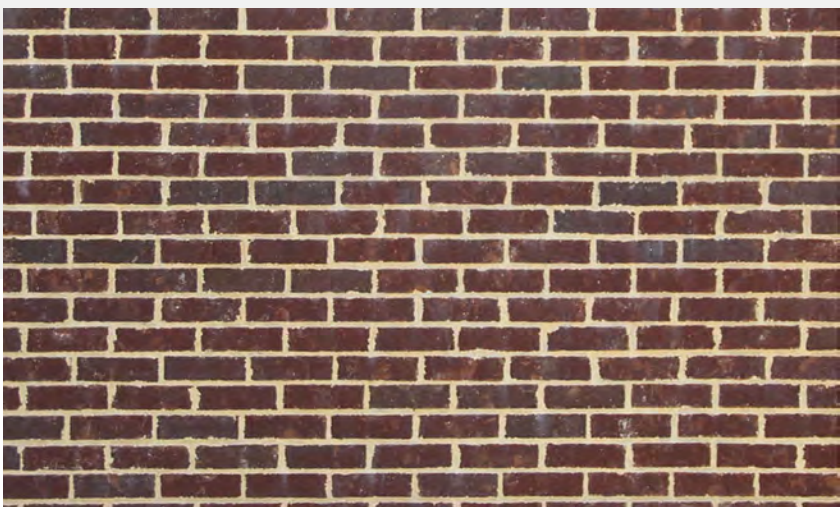




HARRIET'S BLUFF



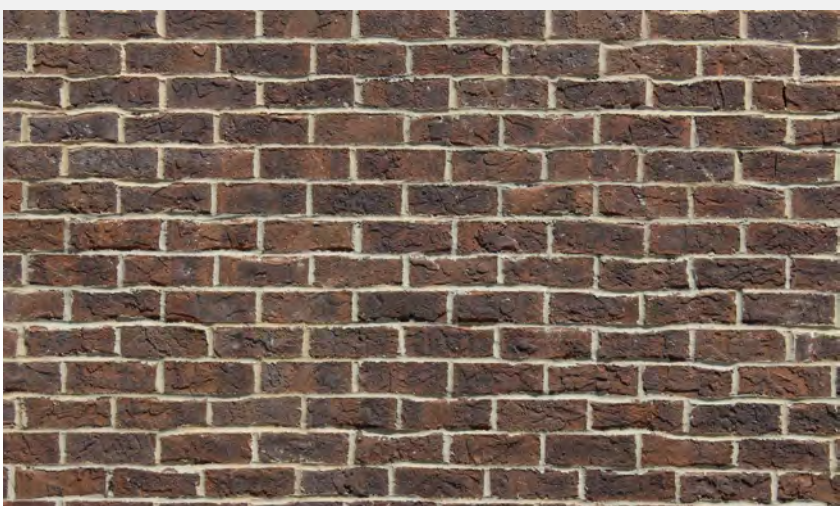
JACKSON SQUARE BLEND



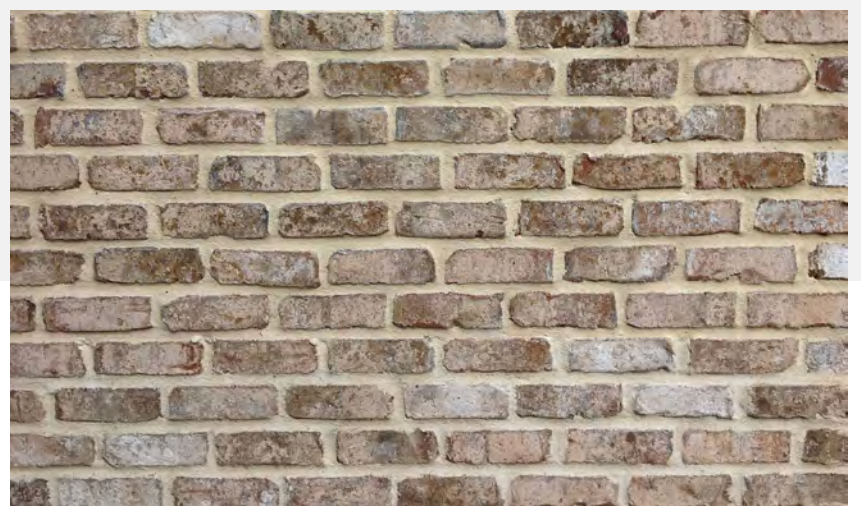
OLD ATLANTA



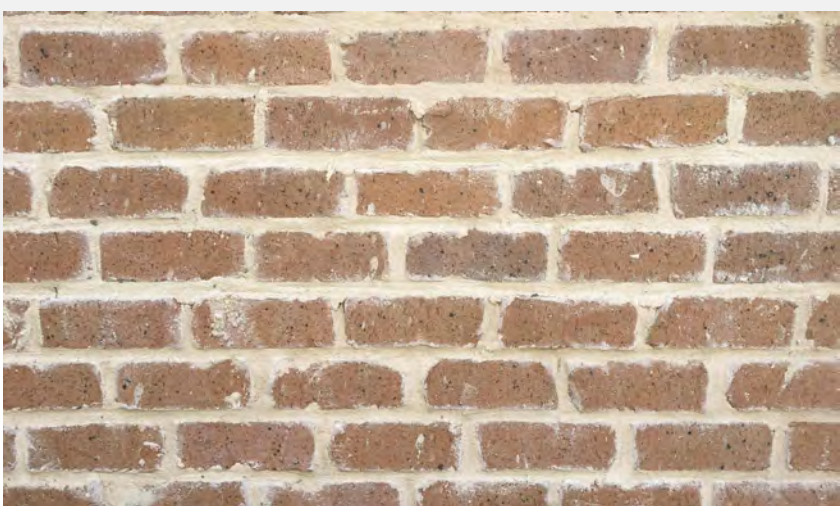
OLD FRENCH QUARTER



OLD MISSISSIPPI



OLD ORLEANS



Courtyard COLLECTION[®]



Insulated steel construction, fashioned to resemble the elegant wood designs of traditional carriage house doors.

The Genuine. The Original.





Courtyard Collection® doors give you the beauty of wood with the durability of steel. Each model provides varied design options to complement any home.



Image above: Model 7560, Panel X Brown finish, Stockbridge windows, decorative hardware
Cover image: Model 7560, Panel C5 White finish, Stockbridge windows, decorative hardware

Built Better from the Inside Out

Door Construction

Our Courtyard Collection® doors are made with an insulated steel construction and fashioned to resemble the elegant wood designs of traditional carriage house doors.



Foamed-in-place Polyurethane

With a U-factor¹  of up to 0.15 and an R-Value² of up to 12.76, foam insulation helps control costly heat loss and gain. This type of insulation can also diminish street noise and provide for quieter door operation.



Nylon 13 Ball Bearing Rollers

Durable nylon rollers containing 13 heavy-duty ball bearings for quiet operation are standard on Model 7560 and an optional upgrade for Model 7520.



Thermal Seals

Innovative in-between section thermal seals provide an air infiltration rating as low as .08 cfm and help to provide superior resistance to the elements.



Wood Grain Textured Overlay Boards

Weather resistant trim overlay boards help protect against dents and the elements.

Wind Load-Rated Options

Choosing wind load-rated options helps safeguard your door in extreme wind conditions. Wind load rating means your home can be built to withstand a variety of wind conditions and meet your local building codes. (Optional on Model 7560)

High Cycle Spring

This optional spring provides a 25,000 cycle life for more than twice the life of a standard torsion spring.



Overhead Door™ Brand participates in the DASMA Thermal Performance Verification Program. The program verifies the thermal performance of sectional garage doors. The lower the U-factor rating, the better the thermal performance.



Symbol indicates verified U-factor rating in accordance with the DASMA Thermal Performance Verification Program.

1 - U-factor is independently tested and verified per ANSI/DASMA 105 using solid doors and specific product sizes.

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



Model 7560, Panel H, White finish, Stockton windows, decorative hardware

Courtyard COLLECTION® Door Designs

Select your Door Panel Style

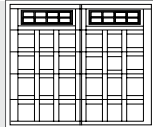
1 Choose a Panel Style and Model

The Courtyard Collection® includes two models – please see the chart at the bottom of the page for details. Some panel styles are only offered in the Model 7560 as indicated below.

Models 7520/7560

	Horizontal Overlay (H1)	Horizontal Overlay (H2)	Horizontal Overlay (H)	Vertical Overlay (C5)	A Shaped Overlay (A)	A Shaped Overlay (A2)	X Shaped Overlay (X)
Square top							
Arched top							

Model 7560

	Vertical Overlay (C2)	Vertical Overlay (C4)	Horizontal Overlay (H3)	Horizontal & Vertical Overlay (E2)	Horizontal & Vertical Overlay (E3)	V Shaped Overlay (V2)	V Shaped Overlay (V2)†
Square top							
Arched top							
	V Shaped Overlay (V)	Diagonal Design (X1)†	Diagonal Design (X2)	Vertical Board Design (D)	Drawings shown are for 7' high doors. Please consult your Overhead Door™ Distributor for a drawing before making selection if your door is over 7' high as the panel design may vary.  Custom Design (Z) Your Overhead Door™ Distributor can assist you in creating the perfect custom-designed door.		
Square top							
Arched top							

†Windows and arches not available.

MODELS	WOOD GRAIN TRIM	COLOR MATCHED TRIM	WARRANTY	POLYURETHANE INSULATION	U-FACTOR ¹	R-VALUE ²	OVERLAY THICKNESS	DOOR THICKNESS	COMMERCIAL TRACK	RESIDENTIAL TRACK	BALL BEARING ROLLERS WITH NYLON WHEELS
7520	•	•	20-Year Limited	•	0.20	9.3	3/8"	1"	Optional	•	•
7560	•		Limited Lifetime	•	0.15	12.76	3/4"	1 3/8"	•		•

1 - U-factor is independently tested and verified per ANSI/DASMA 105 using solid doors and specific product sizes.

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

† See full text of warranty for details.

Courtyard COLLECTION®
Door Designs

Select your Color and Windows

2 Choose a Color

Painted finishes



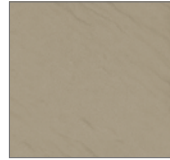
White



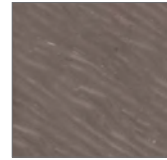
Almond



Desert Tan



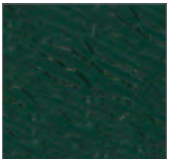
Sandstone



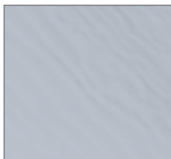
Terra Bronze*



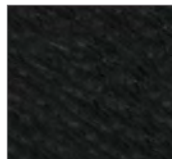
Brown*



Forest Green*



Gray*



Black*

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

*Available on Model 7560 only

3 Choose a Window Style

Wind load-rated windows are offered only for Models 7560. Windows not available on V1, X1 panels or 12' doors.



Clear Long



Stockbridge



Stockton



Stockton Arch



Somerton



Wyndbridge

Choose a Glass Type

Models 7520 available with single pane glass only. Models 7560 available with insulated glass.



Clear



Obscure

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

Decorative Accents

Customize your Door with Decorative Hardware

Choose your Decorative Hardware



Arrow



Aspen



Barcelona



Bean



Conifer



Fleur De Lis



Spear

5

Choose your Opener



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



Model 7560, Panel H1, Sandstone/Terra Bronze finish, Clear Long windows



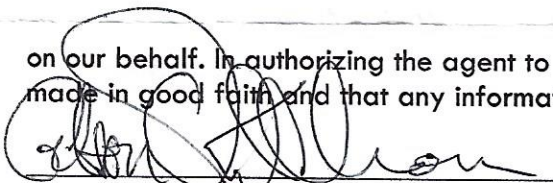
OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

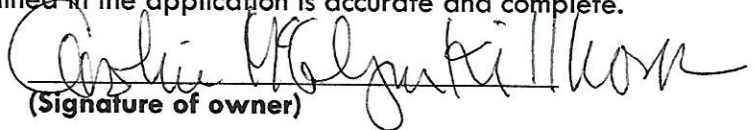
I /WE GILSON E. KILLHOOR + CAROLINE MCGLYNN KILLHOOR
(print name of property owner(s))

hereby authorize: ANN PITTMAN, ARCHITECT
(print name of agent)

to represent me/us in processing an application for: BUILDING PERMIT
(type of application)

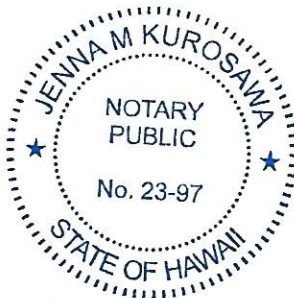
on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.


(Signature of owner)


(Signature of owner)

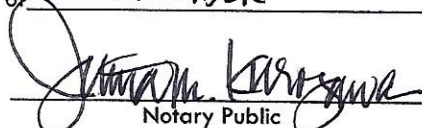
GILSON E. KILLHOOR
(Print name of owner)

Caroline McGlynn Killhour
(Print name of owner)



~~STATE OF FLORIDA~~ HAWAII ~~MAUI~~ Kauai
~~COUNTY OF NASSAU~~ MAUI ~~Kauai~~

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 15TH day
of DECEMBER, 20 23, by GILSON KILLHOOR & CAROLINE MCGLYNN-KILLHOOR


Notary Public

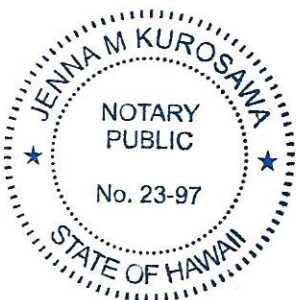
Jenna M. Kurosawa

Printed Name

3/19/2027

My Commission Expires

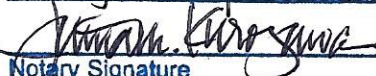
Personally Known _____ OR Produced Identification ☒ ID Produced: DRIVER'S LICENSE



Doc. Date: DEC 15 2023 # Pages 1

Notary Name: Jenna M Kurosawa Second Circuit

Doc. Description Owner's Authorization
For Agent Representation

 DEC 15 2023
Notary Signature Date

My Commission Expires: 03/19/2027

Prepared By/Record and Return To:

Jon C. Lasserre, Esquire
Rogers Towers, P.A.
960185 Gateway Boulevard, Suite 203
Amelia Island, Florida 32034

Title File No.: PV16-35/2080-3534702
Our File No.: R5036/69043

Consideration: \$90,000.00

WARRANTY DEED

THIS WARRANTY DEED is made this 23rd day of June, 2016, between **Anderson, Howard & Baker LLC**, a Florida limited liability company, whose address is 715 San Fernando Street, Fernandina Beach, Florida 32034 (the "Grantor"), and **Gilson E. Killhour and Caroline M. Killhour**, husband and wife, whose address is Post Office Box 1585, Makawho, Hawaii 96768 (the "Grantee").

WITNESSETH:

That the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) to it in hand paid by the said Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's successors and assigns forever, the following described land (the "**Land**"), situate, lying and being in Nassau County, State of Florida:

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:

All of Lot 8 and the South 1/2 of Lot 6, Block 2 of OLD TOWN.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

together with all tenements, hereditaments and appurtenances of Grantor belonging or in any wise appertaining to the Land (collectively, the "**Property**").

To have and to hold the Property in fee simple forever.

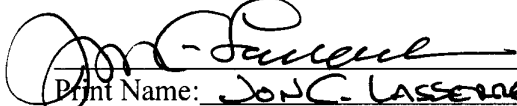
Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said Land in fee simple; that the Grantor has good right and lawful authority to sell and convey said Land, and hereby warrants the title to said Land and will defend the same against the lawful

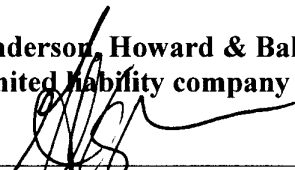
claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2015.

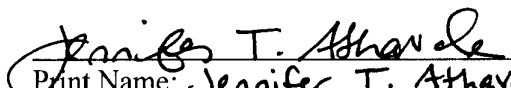
IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed on the day and year first above written.

Signed, sealed and delivered
in the presence of:

**Anderson, Howard & Baker LLC, a Florida
limited liability company**


Print Name: JON C. LASSEIRE

By: 
Its: Member


Print Name: Jennifer T. Athavale

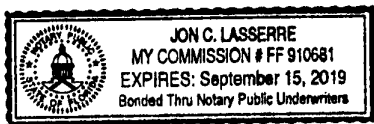
By: 
Its: Member

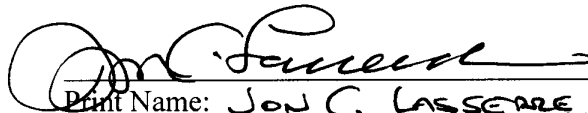
(CORPORATE SEAL)

STATE OF FLORIDA

COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 23rd day of June, 2016, by **Melinda Anderson Kavanaugh and William Hardee Kavanaugh, Jr.**, Members of **Anderson, Howard & Baker LLC**, a Florida limited liability company, on behalf of the company. They (check one) ☒ are personally known to me, or ☐ have produced valid driver's licenses as identification.




Print Name: JON C. LASSEIRE
Notary Public, State and County Aforesaid
My Commission Expires: _____
Commission Number: _____



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2023-0111
JANUARY 17, 2024

Owner/Applicant:	City of Fernandina Beach/ Michael Stauffer (Architect) on behalf of Ernie Saltmarsh
Property Address:	10 Ash Street
Parcel ID#	00-00-31-1760-0025-003L PT OF LOTS 28 & 29 "25-3L" UNR LEASE DATED 5-6-2008 {ATL SEAFOOD-LESSEE}
Current zoning:	IW
FLUM land use category:	Industrial Waterfront
Existing uses on the site:	Atlantic Seafood Leasehold with City of Fernandina Beach
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	N/A
Requested action:	CONCEPTUAL Certificate of Approval (COA) to construct New Restaurant and Market

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

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:



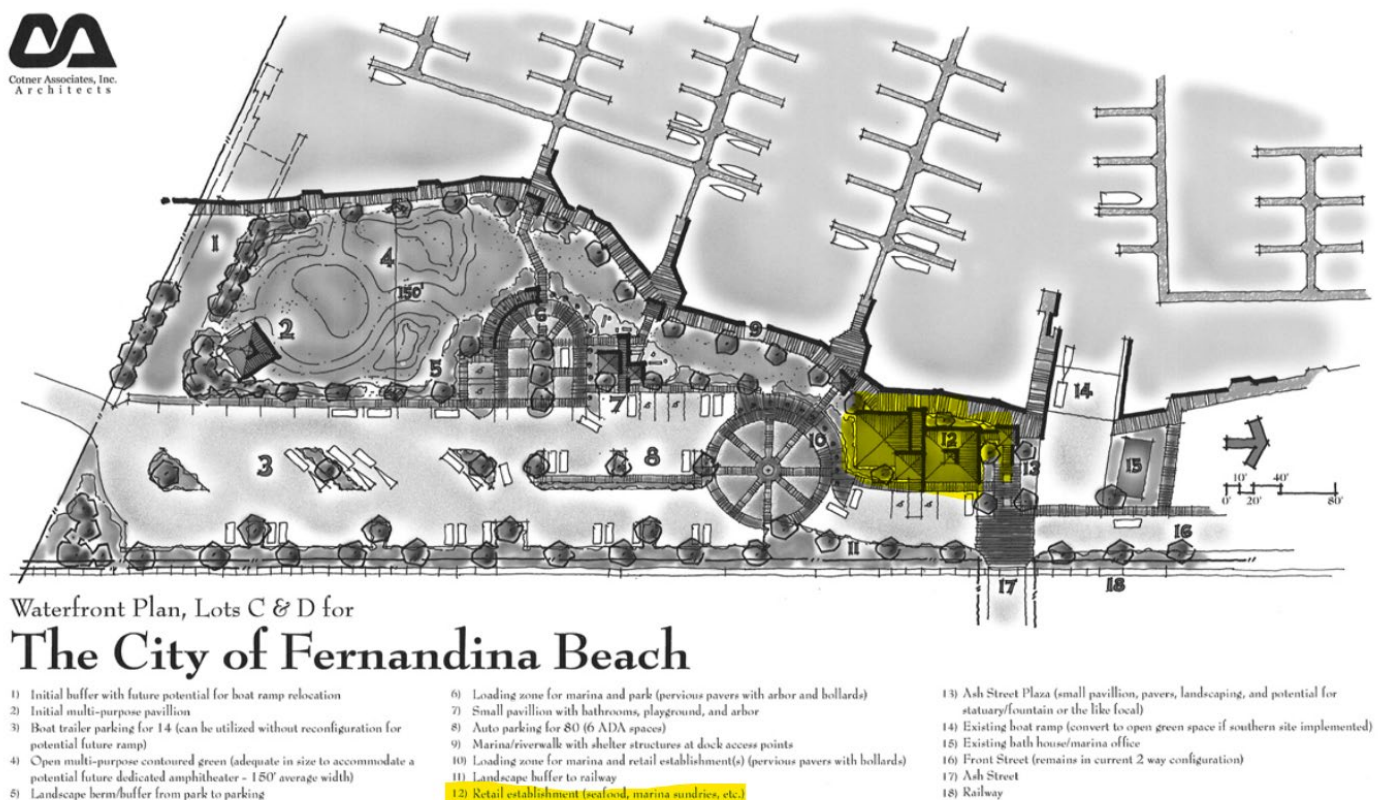
The applicant seeks a Conceptual Certificate of Approval (COA) for construction of a new 2-story seafood market and restaurant totaling 4,330 square feet including covered porches and open decking. Conditioned square footage totals 3,040 square feet. The square footage and general placement were approved by the City Commission on December 5, 2023, for purposes of continuing with a lease negotiation discussion.

The application has not been viewed by the TRC at this time. A local development order must be issued prior to site plan approval for redevelopment. Additional review by the CRA Advisory Board will be required prior to finalizing the development plans. This board has noted that the current designed site placement may require shifting to account for planned waterfront park design elements of sidewalks and seawall

construction. These elements must be carefully coordinated prior to consideration of final approval. Separately, a COA for demolition of the existing 1963 structure will be required.

The CRA Design Guidelines (CRADG) in 2007 have always anticipated the eventual replacement of Atlantic Seafood. Figure 4.6 (below) specifically identifies a suitable location for a replacement structure. The proposed site plan is substantially consistent with the original consideration in 2007. The requested design is in keeping with the desired aesthetic of “industrial vernacular.” From the CRADG: “The Industrial Vernacular is characterized using:

1. Simple geometric forms and simple plans (CRADG fig. 4.27)
2. Complexity achieved by composition of simple shapes (CRADG fig. 4.28, 4.29)
3. Reliance on frame construction of wood, steel, or concrete, or combinations (CRADG fig. 4.30)
4. Expression of construction through exposed connections (CRADG fig. 4.31)
5. Building envelope and surfaces of wood, corrugated metal or combinations (CRADG figs. 4.32, 4.33)
6. Variety of simple roof forms: gable, shed, hipped, monitor, composite.”



(fig. 4.6) Plan for lots C and D of the Public Waterfront Design Area.

The CRA Overlay designates priority areas for coordinated redevelopment, focusing on infrastructure and commercial development. Lot C is situated in the “Public Waterfront Park Design Area,” emphasizing retention of Industrial Waterfront Land Use, preservation of river views, ensuring public access, and supporting marina functions, daily public use, and special events.

CRADG

Design Areas

-  East of Front Street
-  North Waterfront
-  Public Waterfront Park
-  South Waterfront
-  CRA Public ROW Resources



APPLICABLE GUIDELINES:

[CITY OF FERNANDINA BEACH COMPREHENSIVE PLAN](#)

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

APPLICABLE [CRA DESIGN GUIDELINES](#) SECTIONS:

4.1 PUBLIC WATERFRONT PARK DESIGN AREA (WATER LOTS 1, 25-34)

Punctuated by a few landscape elements such as trees, several small buildings, and a privately run restaurant located dockside, this design area must support active maritime activities which range from boat docks and related services such as fueling stations and adhoc boat repair areas to open public spaces for daily use and seasonal events, as well as parking for cars, trucks, boat trailers and other vehicles (fig. 4.2). Due to the public nature of this area, it provides a panoramic view of the water. All additions to this area, from fences to buildings, must be carefully considered in terms of placement and degree of transparency as they affect view of the water and the city.

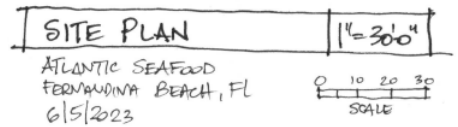
General

1. Retain designation as an Industrial Waterfront Land Use area.
2. Conserve panoramic views of the River.
3. Guarantee public pedestrian access to the River.
4. Support marina functions, daily public use, and special events.

Staff finds the improvements to be generally consistent with the CRA Design Guidelines and Land Development Code. The proposal is intended to be relocated outside of the Ash Street view corridor which will resolve a current nonconformity. Final site placement must be carefully considered along with the requested waterfront park elements and sea wall.

Additionally, staff would like to advocate for a more prominent design feature for the eastern elevation. As presently designed, this is the “back side” of the restaurant. Understandably, the owner and lessee would like to place greater emphasis on design features on the other elevations to take advantage of the waterfront views, however when a pedestrian, cyclist, or driver access the restaurant from Ash Street there should be a more welcoming entry with greater attention paid to the design of this elevation. This might be achieved with enhanced landscape features or a combination of design and landscaping.

Following consideration by the Historic District Council, this project will need to work with the CRA Advisory Board on alignment of waterfront park elements. The project will need to obtain a local development order from the Technical Review Committee. The project will then return to the HDC with a final architectural design for approval and demolition of the current structure (COAs). Finally, building permits can be requested.



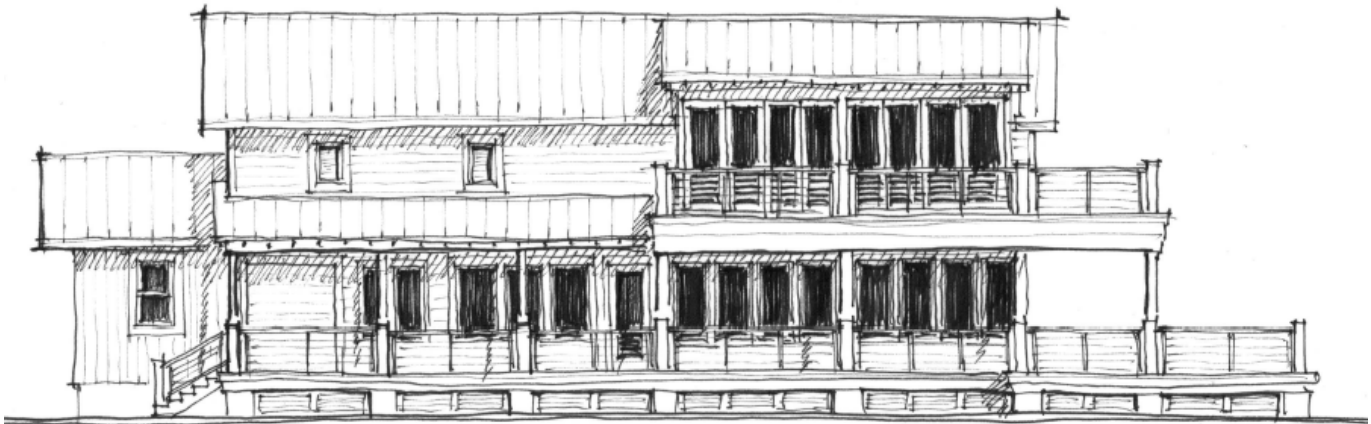


EAST ELEVATION

1" = 10'0"

ATLANTIC SEAFOOD
FERNANDINA BEACH
12/20/2022

0 5 10
SCALE

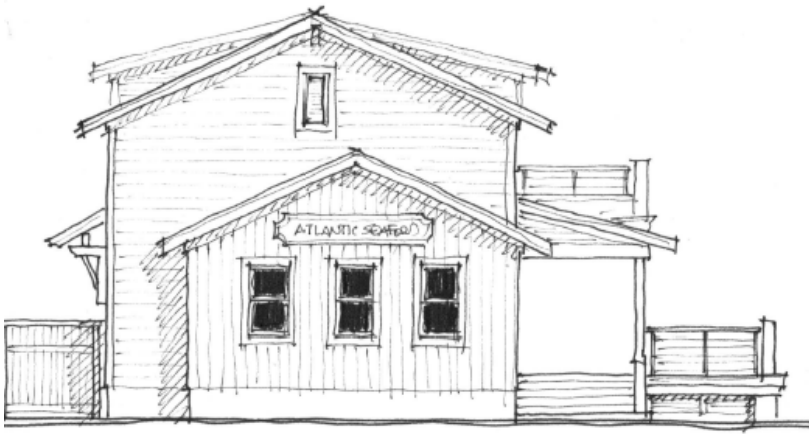


WEST ELEVATION

1" = 10'0"

ATLANTIC SEAFOOD
FERNANDINA BEACH
12/20/2022

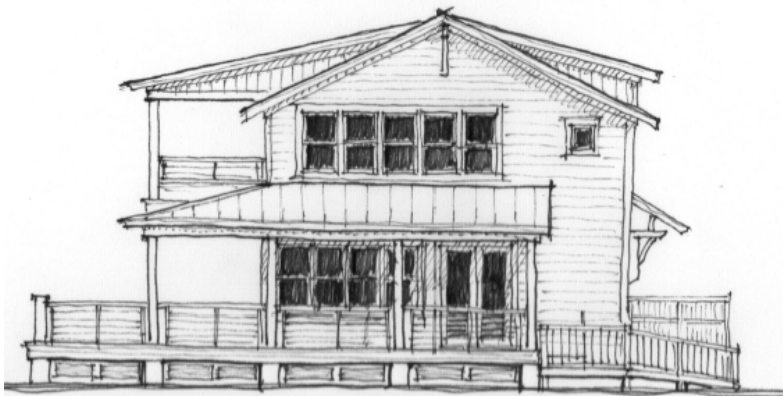
0 5 10
SCALE



NORTH ELEVATION | 1"=10'-0"

ATLANTIC SEAFOOD
FERNANDINA BEACH
12/20/2022

0 5 10
SCALE



SOUTH ELEVATION | 1"=10'-0"

ATLANTIC SEAFOOD
FERNANDINA BEACH
11/20/2023

0 5 10
SCALE

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2023-0111 for **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 2023-0111, as presented, **is or is not** substantially compliant with the Comprehensive Plan, Land Development Code, the Secretary of the Interior's Standards, and the CRA Design Guidelines to warrant approval at this time.

From: [Charles L George](#)
To: [Kelly Gibson](#)
Subject: RE: Atlantic Seafood
Date: Thursday, December 28, 2023 12:25:11 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image779560.png](#)
[image616813.png](#)
[image611240.png](#)

yes

Charles L George, P.E.
Interim City Manager/City Engineer
City of Fernandina Beach
204 Ash St.
Fernandina Beach, Florida 32034
(904) 310-3101 | cgeorge@fbfl.org
www.fbfl.us



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From: Kelly Gibson <kgibson@fbfl.org>
Sent: Thursday, December 28, 2023 12:13 PM
To: Charles L George <cgeorge@fbfl.org>; Tammi Bach <tbach@fbfl.org>; Caroline Best <cbest@fbfl.org>
Subject: Fwd: Atlantic Seafood

For your awareness. Please let me know if you feel this is ready for HDC review in January.

Kelly N. Gibson, AICP
Planning and Conservation Director
City of Fernandina Beach
204 Ash Street
Fernandina Beach, Florida 32034
Main: [\(904\) 310-3480](tel:(904)310-3480) | Direct: [\(904\) 310-3481](tel:(904)310-3481) | kgibson@fbfl.org
www.fbfl.us



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Kelly Gibson, AICP
Deputy Director Planning and Conservation
City of Fernandina Beach
204 Ash Street
Fernandina Beach, Florida 32034

(904) 310-3481 | kgibson@fbfl.org

www.fbfl.us



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From: mike@mstaufferarchitect.com <mike@mstaufferarchitect.com>

Sent: Wednesday, December 27, 2023 10:59:16 AM

To: Kelly Gibson <kgibson@fbfl.org>

Subject: Atlantic Seafood

You don't often get email from mike@mstaufferarchitect.com. [Learn why this is important](#)

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender, were expecting this email, and know the content is safe.

Kelly –

Hope you had a great Christmas.

I wanted to follow-up on the Atlantic Seafood (AS) for the HDC.

The latest site plan for the AS are per the plans shown to the City last month.

The elevations have been evolving over several rounds of conversations with the commission and other stake holders. To make sure the elevations match the site plan I am attaching the full set that should be submitted to the HDC. The only real variable is the last couple of elevations the City saw still showed and uncovered deck on the south side. This was removed as we reduced the footprint of the site.

All of the latest statistics and numbers are accurate per the last memo and dated Revised June 6, 2023.

Let me know if you need anything else.

Mike Stauffer AIA

MICHAEL STAUFFER ARCHITECT

Florida: [AR 13908](#)

1417 Sadler Road #195

Fernandina Beach, FL 32034

Virgin Islands: [786A](#)

6501 Redhook Plaza Suite 201

St Thomas, VI 00802

Phone: 904.540.6059



Virus-free. www.avg.com

RESOLUTION 2023-220

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, APPROVING THE ATLANTIC SEAFOOD LLC CONCEPTUAL SITE PLAN AND PRELIMINARY BUILDING ELEVATIONS FOR A NEW BUILDING; AUTHORIZING CITY STAFF TO NEGOTIATE TERMS FOR A NEW LEASE LOCATING THE NEW BUILDING TO THE SOUTH OF THE EXISTING ATLANTIC SEAFOOD; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission, at their October 1, 2022, Regular Meeting, approved Resolution 2022-142 assigning the Atlantic Seafood lease from Anne T. Coonrod d/b/a Atlantic Seafood Bait & Tackle to Atlantic Seafood, LLC.; and

WHEREAS, due to the location of the existing Atlantic Seafood structure conflicting with the City's proposed Waterfront Resiliency Bulkhead Project layout, the Fernandina Beach City Commission is considering providing a new parcel for lease to Atlantic Seafood LLC., immediately south of the existing structure; and

WHEREAS, Atlantic Seafood LLC. has submitted a conceptual site plan and associated building elevations for City Commission consideration and approval, attached hereto as Exhibit "A"; and

WHEREAS, the City Commission wishes to move forward with negotiating a new lease for a new building in the size and design consistent with Exhibit "A", to be located to the south of the existing Atlantic Seafood building.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, THAT:

SECTION 1. The City Commission does hereby approve the proposed Atlantic Seafood LLC conceptual site plan and preliminary building elevations in Exhibit "A".

SECTION 2. The City Manager and City Attorney are hereby authorized to negotiate terms for a new lease with Atlantic Seafood, LLC, including the new location for a ground lease to the south of the existing Atlantic Seafood building on City property.

SECTION 3. Upon completion of a draft lease, said lease will be presented to the City Commission for review and consideration, including more specific drawings, elevations and plans for a new building to be located on the new ground lease area.

SECTION 4. This Resolution is effective immediately upon passage.

ADOPTED this 5th day of December, 2023.

CITY OF FERNANDINA BEACH

BRADLEY M. BEAN
Commissioner - Mayor

ATTEST:

APPROVED AS TO FORM AND LEGALITY:



CAROLINE BEST
City Clerk

TAMMI E. BACH
City Attorney

MICHAEL STAUFFER
A r c h i t e c t

Memorandum

Date: December 20, 2022; Revised June 6, 2023
To: Ernie Saltmarsh
From: Michael Stauffer
RE: **Atlantic Seafood – New Design**

Attached is the revised design for the new Atlantic Seafood in Fernandina Beach, Florida site plan dated June 6, 2023 and elevations dated December 20, 2022.

The basic building parameters are as follows:

BUILDING INFO

	Dec 20, 2022	June 6, 2023
Seating	Seats	Seats
1 st Floor		
Interior	52	34
Covered porch	24	32
Open deck	40	36
	116	102
2 nd Floor		
Interior	34	33
Covered porch	16	16
	50	49
Total	166	151

Building Size (Conditioned Square Footage)

1 st Floor	2960 SF	2,360
2 nd Floor	725 SF	680
Total	3,685 SF	3,040 SF

Building Footprint

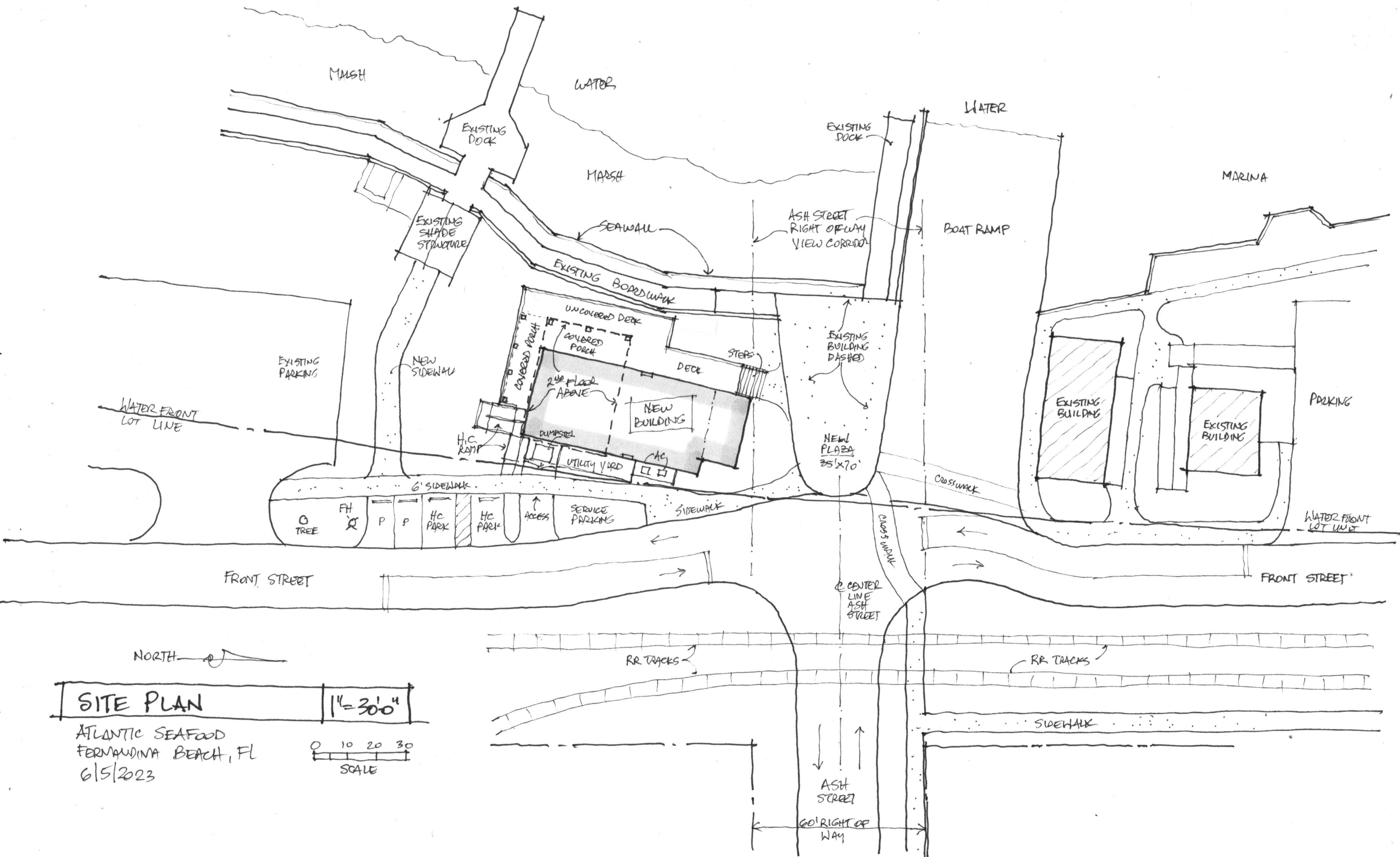
Building	2960	2,360
Covered Porches	565	580
Open Decks seating	725	600
Open Deck waiting	0 (in decks)	340
Misc.	565 (ramp, steps)	450
Total	4,815 SF	4,330 SF



SOUTH ELEVATION | 1"=10'0"

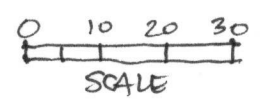
ATLANTIC SEAFOOD
FERNANDINA BEACH
11/20/2023

0 5 10
SCALE



SITE PLAN

ATLANTIC SEAFOOD
FERNANDINA BEACH, FL
6/5/2023

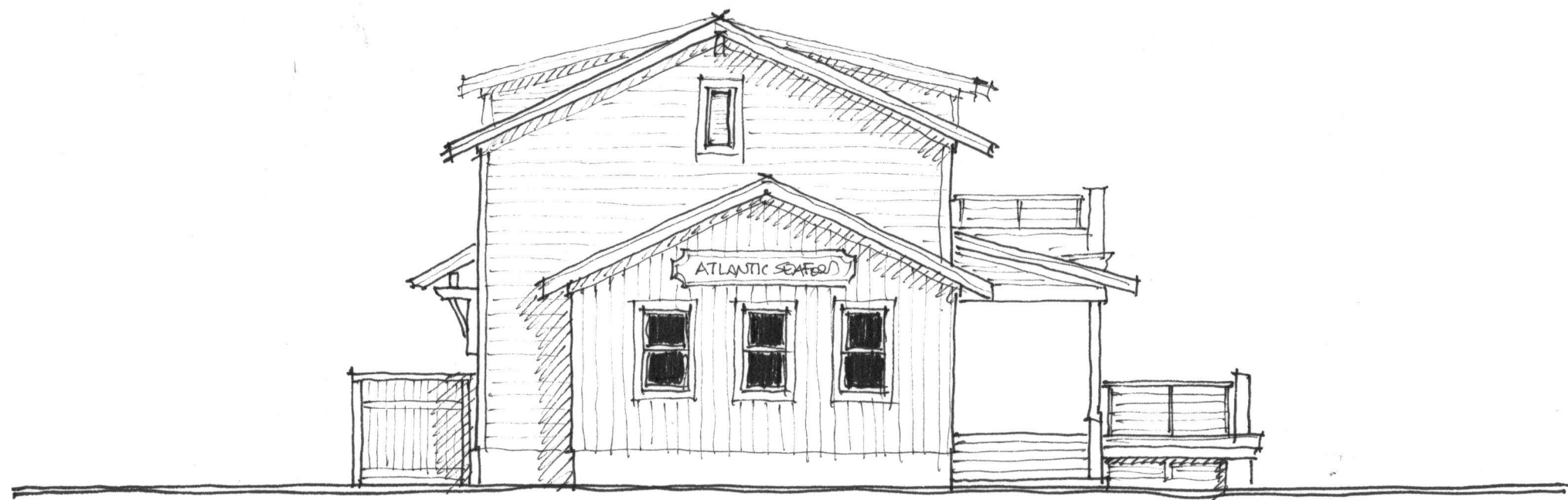




EAST ELEVATION 16' 10" 0"

ATLANTIC SEAFOOD
FERNANDINA BEACH
12/20/2022

0 5 10
SCALE

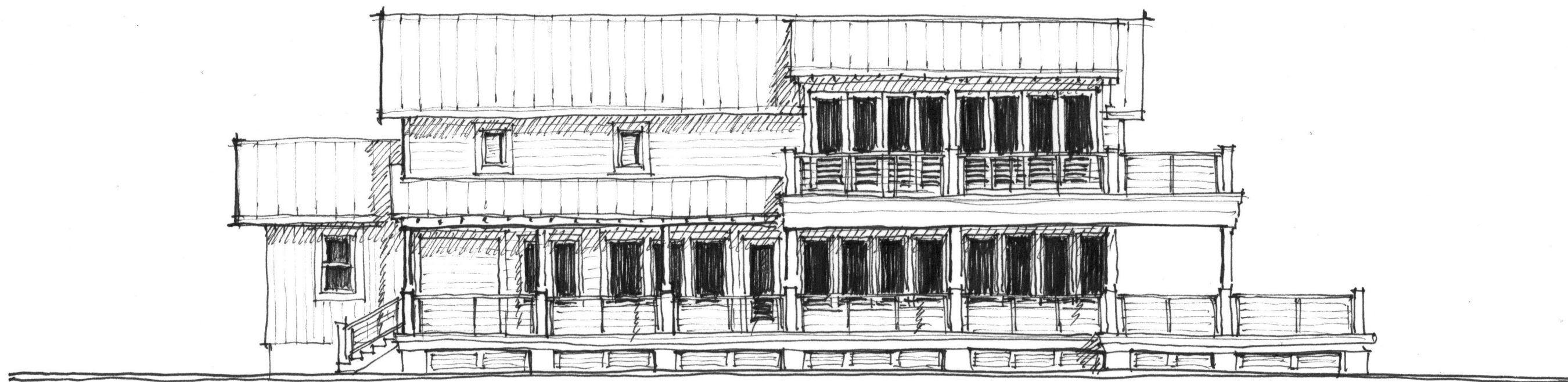


NORTH ELEVATION	1"=10'-0"
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ATLANTIC SEAFOOD
FERNANDINA BEACH

12/20/2022

0 5 10
SCALE



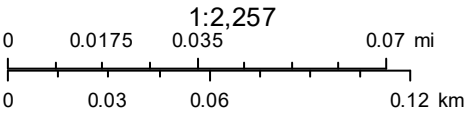
WEST ELEVATION	1" = 10'0"
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ATLANTIC SEAFOOD
FERNANDINA BEACH
12/20/2022

0 5 10
SCALE



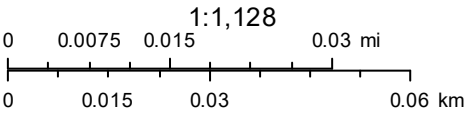
December 20, 2022



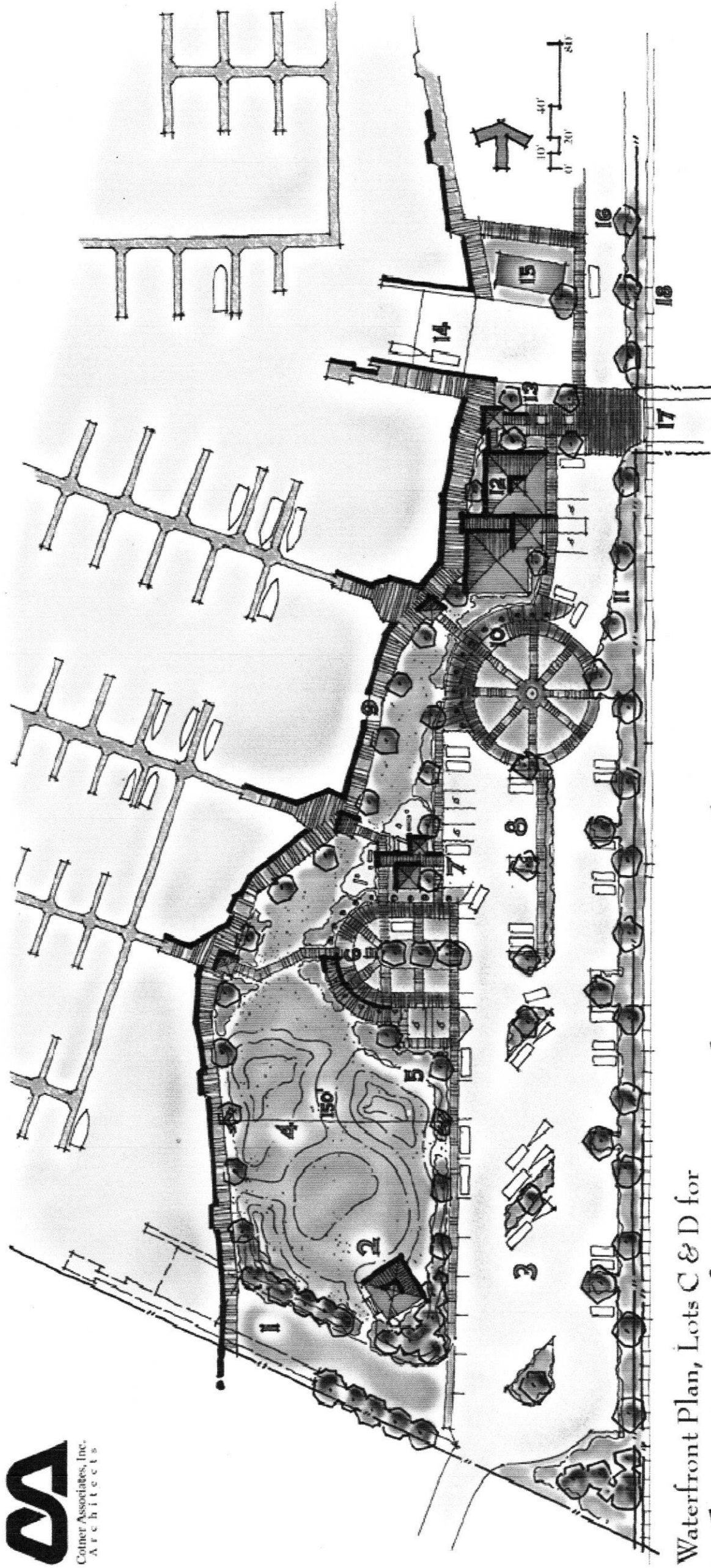
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



December 20, 2022



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



Waterfront Plan, Lots C & D for

The City of Fernandina Beach

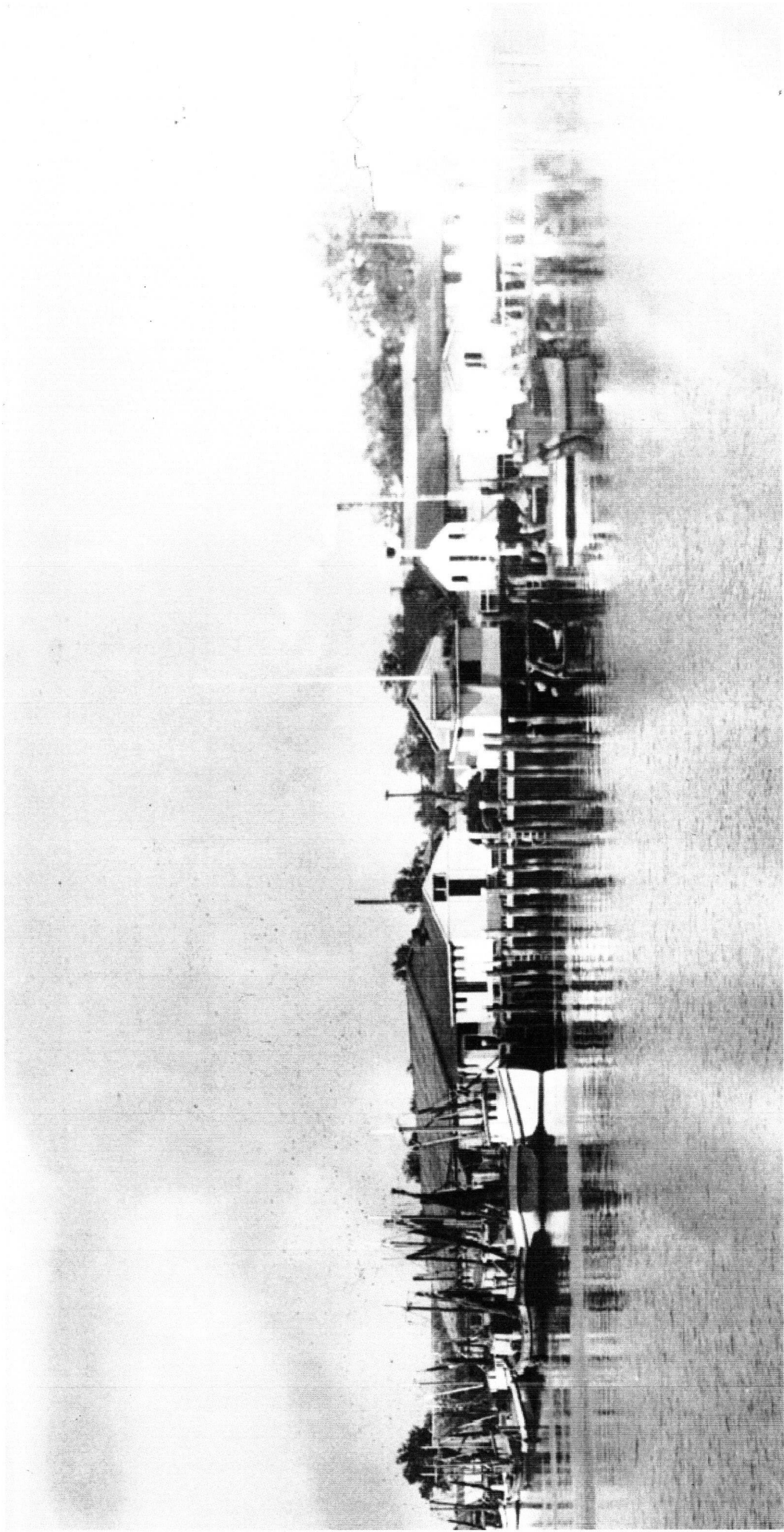
- 1) Initial buffer with future potential for boat ramp relocation
- 2) Initial multi-purpose pavilion
- 3) Boat trailer parking for 14 (can be utilized without reconfiguration for potential future ramp)
- 4) Open multi-purpose contoured green (adequate in size to accommodate a potential future dedicated amphitheater - 150' average width)
- 5) Landscape berm/buffer from park to parking

- 6) Loading zone for marina and park (pervious pavers with arbor and bollards)
- 7) Small pavilion with bathrooms, playground, and arbor
- 8) Auto parking for 80 (6 ADA spaces)
- 9) Marina/corral with shelter structures at dock access points
- 10) Loading zone for marina and retail establishment(s) (pervious pavers with bollards)
- 11) Landscape buffer to railway
- 12) Retail establishment (seafood, marina sundries, etc.)

- 13) Ash Street Plaza (small pavilion, pavers, landscaping, and potential for statuary/fountain or the like focal)
- 14) Existing boat ramp (convert to open green space if southern site implemented)
- 15) Existing bath house/marina office
- 16) Front Street (remains in current 2 way configuration)
- 17) Ash Street
- 18) Railway



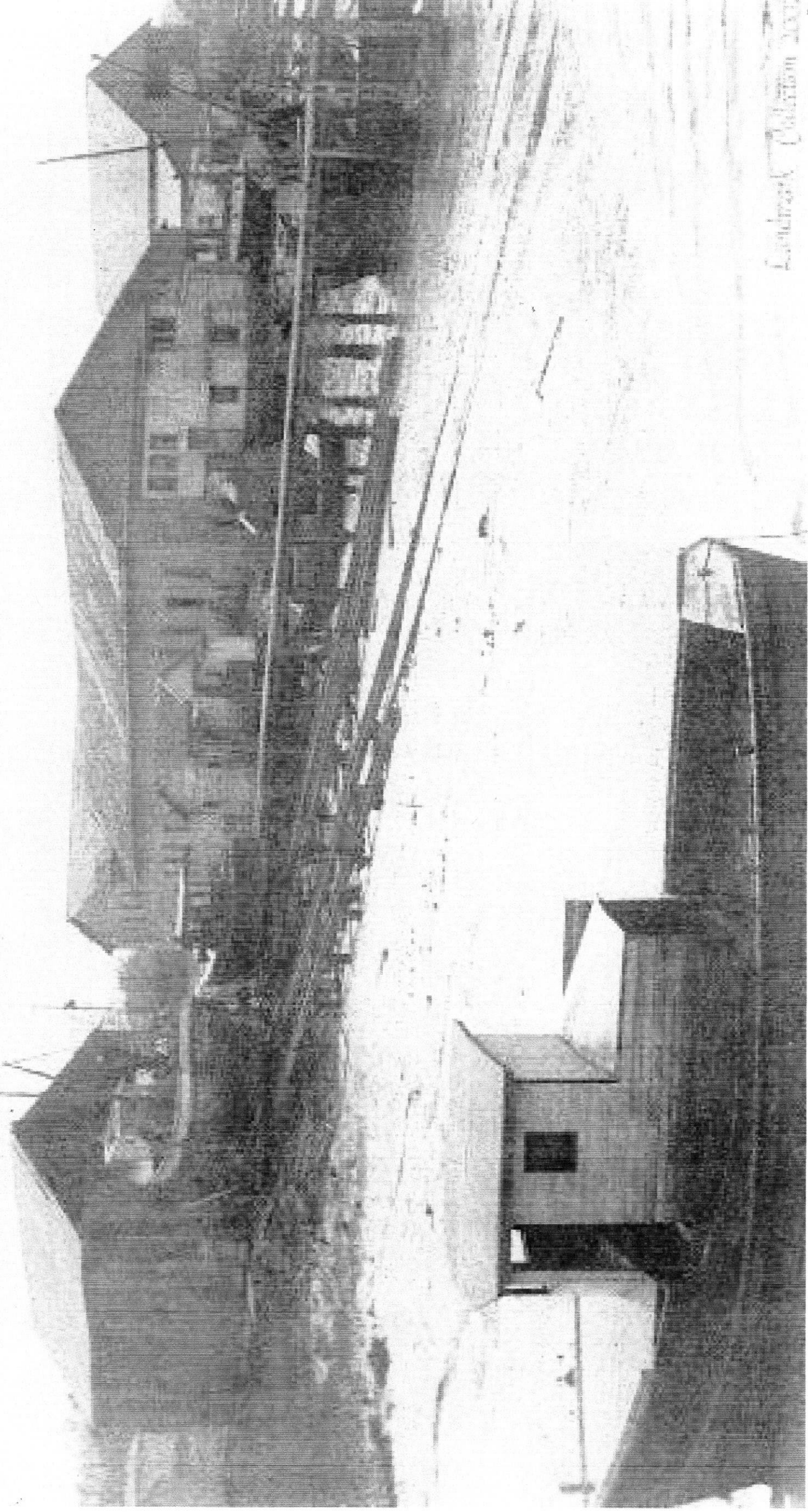
(fig. 4.27) Examples of historic Industrial Vernacular structures along Fernandina waterfront at the base of Centre Street
(courtesy of Rosanna Oliver).



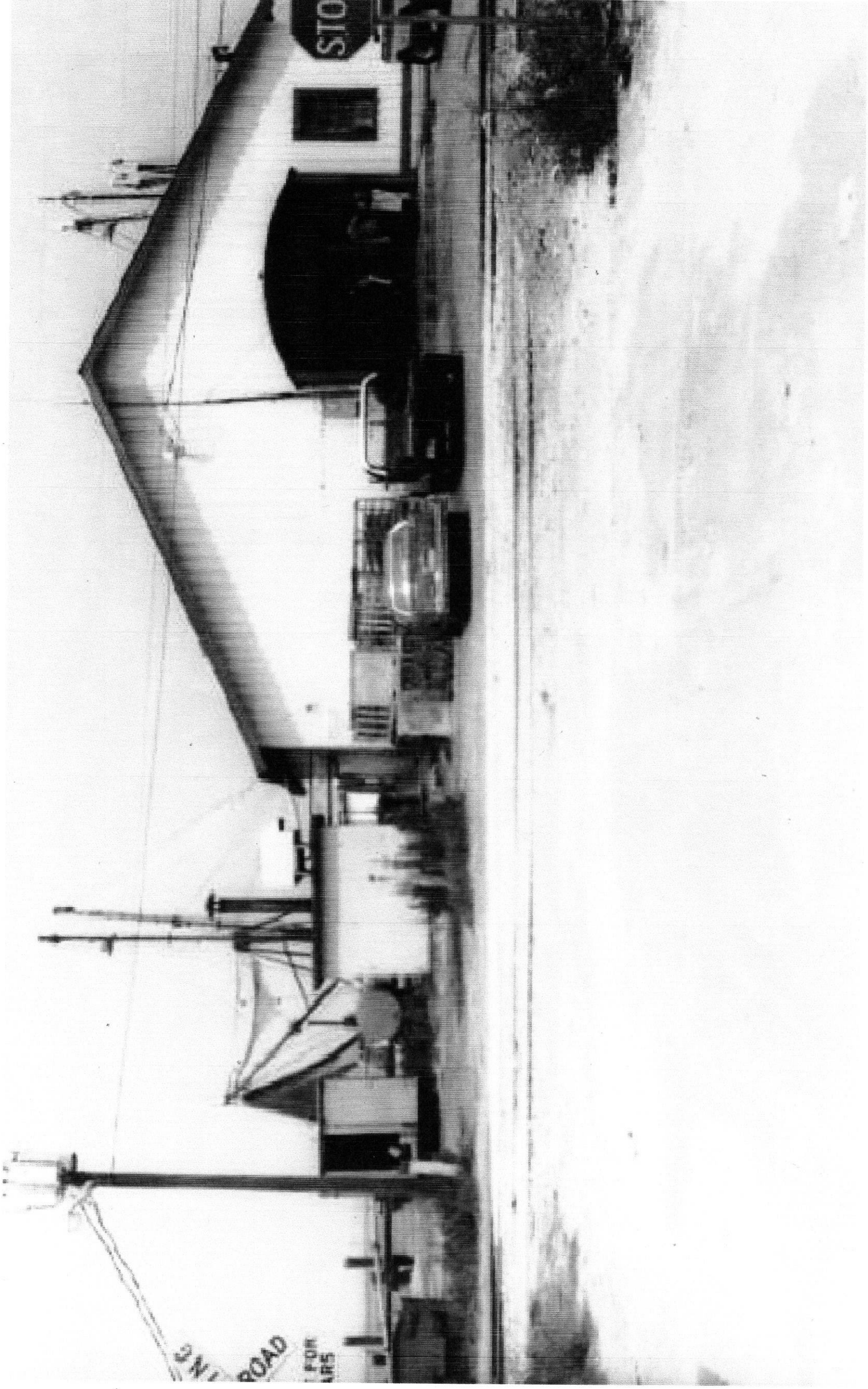
(fig. 2.24) Shrimp fleet and dock facilities in the 1950's.



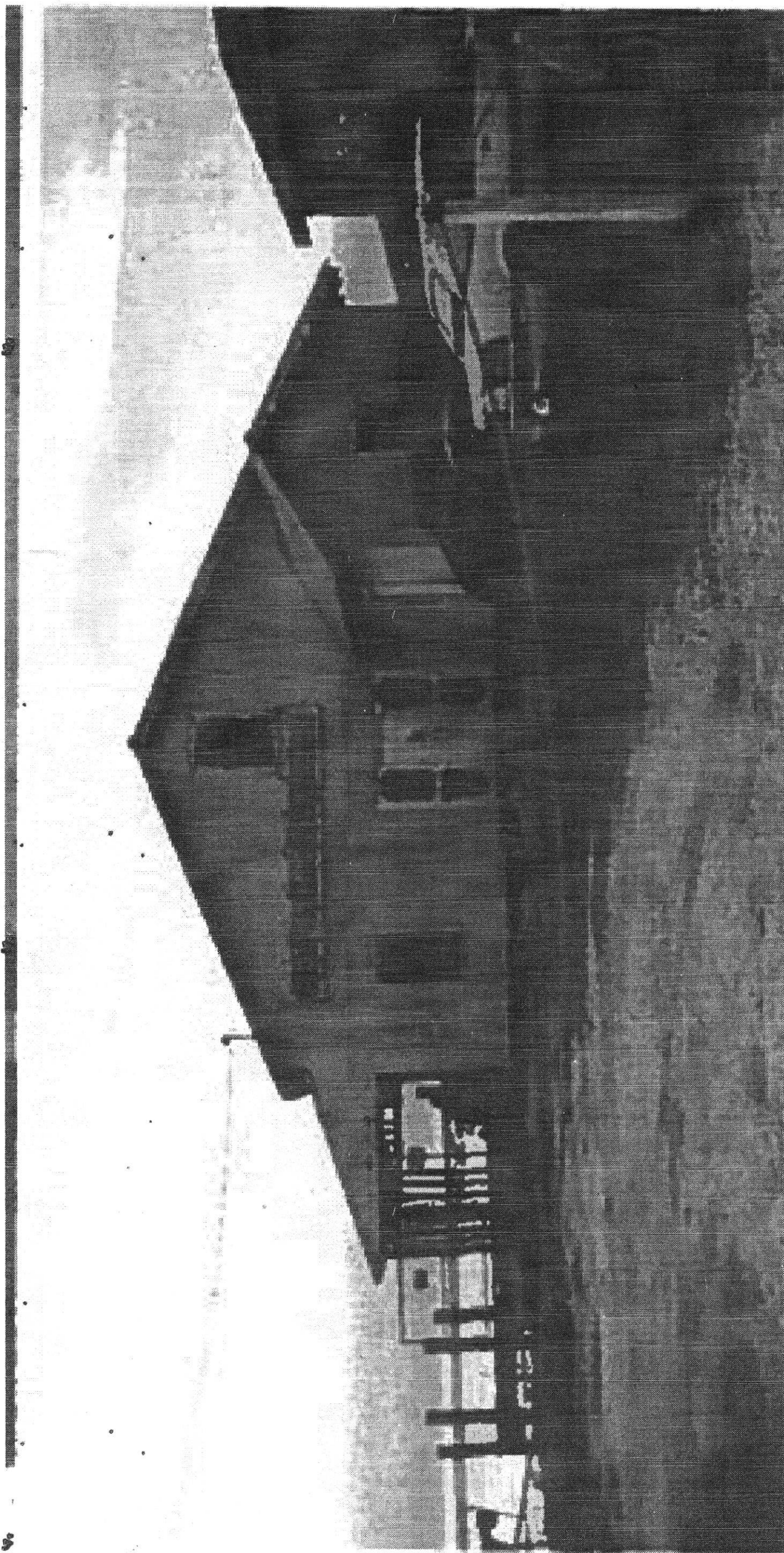
(fig. 2.23) Shrimp fleet moored between Centre and Alachua (structure in background still exists).



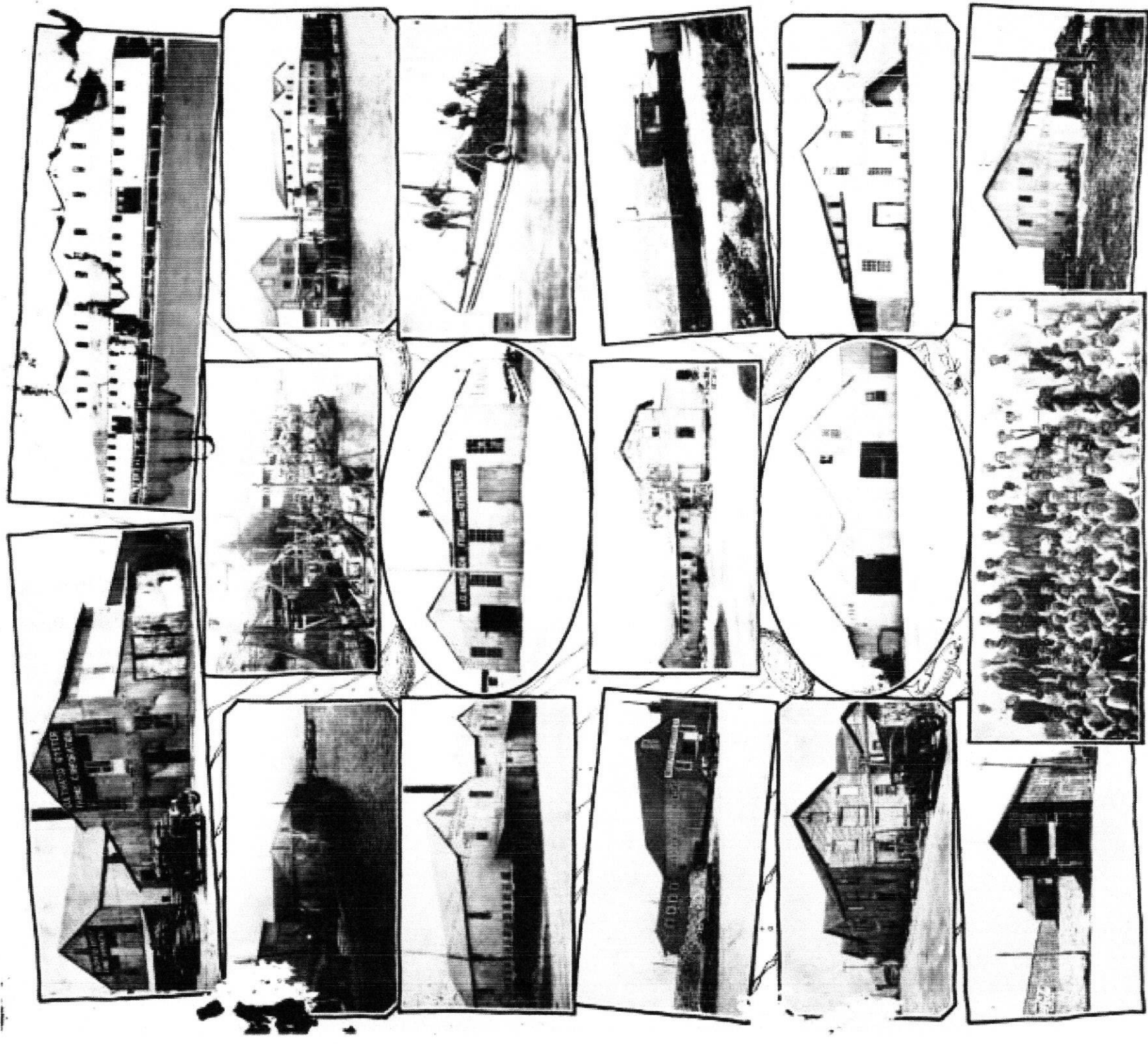
(fig. 2.22) Shrimping facilities along the waterfront, circa 1930's.



(fig. 3.14) Intersection of Alachua and Front circa 1986.



Complexity achieved by composition of simple shapes



(fig. 4.28) Historic Florida Fish and Oyster packing houses.

RESOLUTION 2022-220

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, AUTHORIZING THE CITY MANAGER AND CITY ATTORNEY TO NEGOTIATE A NEW LEASE FOR A PORTION OF CITY-OWNED PROPERTY IN THE VICINITY OF S. FRONT AND ASH STREETS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fernandina Beach (“City”) owns two parcels of property in the vicinity of S. Front Street and Ash Street: Parcel ID 00-00-31-1760-0025-001L (“Parcel A”) and Parcel ID 00-00-31-1760-0025-0000 (“Parcel B”); and

WHEREAS, the City entered into a lease with Atlantic Seafood Bait and Tack for the use of Parcel A (Resolution 2008-71; May 6, 2008); and

WHEREAS, by action of the City Commission through Resolution 2022-142 (August 16, 2022), the lease with Atlantic Seafood Bait and Tack was assigned to Atlantic Seafood, LLC.; and

WHEREAS, Exhibit A to Resolution 2022-142 (attached hereto) required that Atlantic Seafood, LLC. present “conceptual plans, including elevations, for the new building structure on or before 30 days after the effective date (of Resolution 2022-142, or November 1); and

WHEREAS, an extension to provide the “conceptual plans” by December 1, 2022, was requested and said plans were subsequently provided to City staff on November 30 (Exhibit A); and

WHEREAS, the Community Redevelopment Area Advisory Board, at its December 7, 2022, meeting, reviewed and offered no endorsement of the conceptual plans.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, THAT:

SECTION 1. The City Commission hereby approves the conceptual plan (Exhibit A) submitted by Atlantic Seafood LLC, for the purpose of building a new facility on Parcels A and B.

SECTION 2. The City Manager and City Attorney are hereby authorized to negotiate terms for a new lease for Atlantic Seafood, LLC, including the reconfiguration of City-owned parcels to accommodate the proposed structure.

SECTION 3. Upon completion of a draft lease, said lease will be presented to the City Commission for review and consideration.

SECTION 4. This Resolution shall become effective immediately upon passage.

ADOPTED this 20th day of December 2022.

CITY OF FERNANDINA BEACH

Bradley M. Bean

BRADLEY M. BEAN
Commissioner – Mayor

ATTEST:

Caroline Best

CAROLINE BEST
City Clerk

APPROVED AS TO FORM & LEGALITY:

Tammi E. Bach

TAMMI E. BACH
City Attorney

MICHAEL STAUFFER
A r c h i t e c t

Memorandum

Date: November 28, 2022
To: Ernie Saltmarsh
From: Michael Stauffer
RE: **Atlantic Seafood – New Design**

Attached is the first draft of the design for the new Atlantic Seafood in Fernandina Beach, Florida.

Concept

The design concept is to create a building that has seafood sales and a restaurant. By combining the two both activities can overlap and share prep areas and storage such as cooler and freezer.

The design uses simple architectural forms to evoke the flavor of the old Fernandina waterfront warehouses and the style of the current Atlantic Seafood building.

The seafood sales are on the north end for easy access from the parking and boat ramp area. This portion is one story to keep the scale of the building in keeping with the historic one-story warehouses.

The restaurant dining area is on the west and south end so that views of the marina, south park area and the waterfront and sunsets can be maximized. The seating on both floors is a mix if interior spaces, covered porches and open decks.

Building info

To get a liquor license the building needs to seat a minimum of 150 people and have a minimum of 2500 SF of service area for dining. The numbers are as follows:

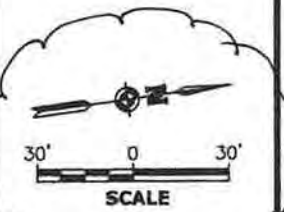
Seating		Area
1 st Floor		
Interior	52	890
Covered porch	24	410
Open deck	40	775
	116	2025 SF
2 nd Floor		
Interior	34	725
Covered porch	16	290
	50	1015 SF
TOTALS	166 Seats	3,040 SF

Total building square footage

1 st Floor	2960 SF
2 nd Floor	725 SF
Total	3,685 SF

Building footprint

Building	2960
Porches	565
Decks	725
Misc.	565 (ramp, steps, covered stair)
Total	4,815 SF



Passero Associates
4730 Cove Oaks Way, Suite 200 (704) 787-6106
St. Augustine, FL 32085 Fax: (704) 787-6107
Certificate of Authorization # 0426

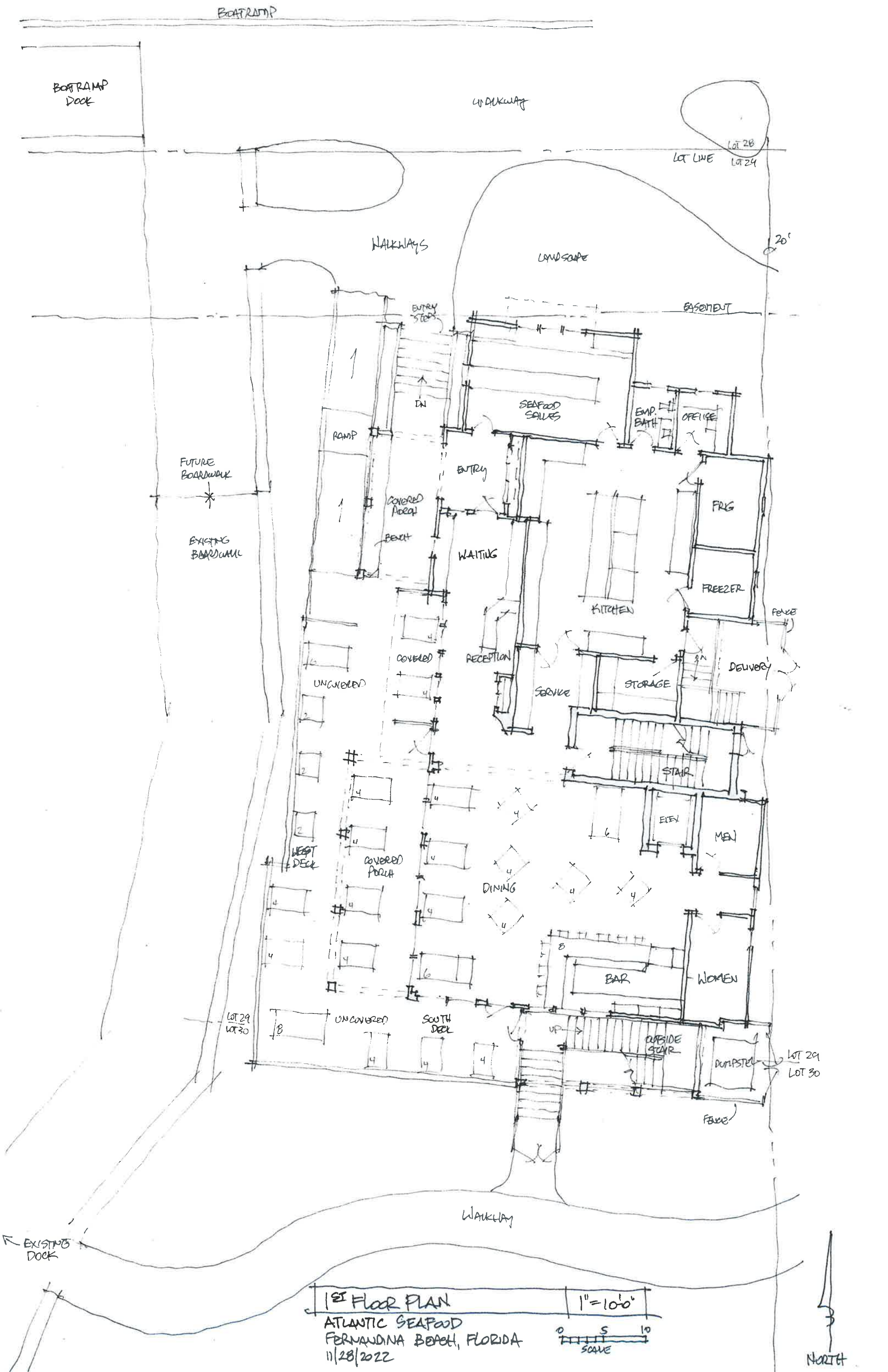
Principal-in-Charge	Andrew M. Holtsko, C.J.M.
Project Manager	Christopher Nardoni, AIA
Designed by	Emily Bredestige

Revisions			
No.	Date	By	Description
1	5/22/21	DMS	ADDENDUM #1

UNAUTHORIZED USE OF THESE DRAWINGS IS IN VIOLATION OF FLORIDA
ADMINISTRATIVE CODE 81609-27.201 AND FLORIDA STATUTES
471.03(11). THESE PLANS ARE COPYRIGHT PROTECTED ©

OVERALL PLAN

May 20, 2021



1ST FLOOR PLAN
ATLANTIC SEAFOOD
FERNANDINA BEACH, FLORIDA
11/28/2022

1" = 10'0"

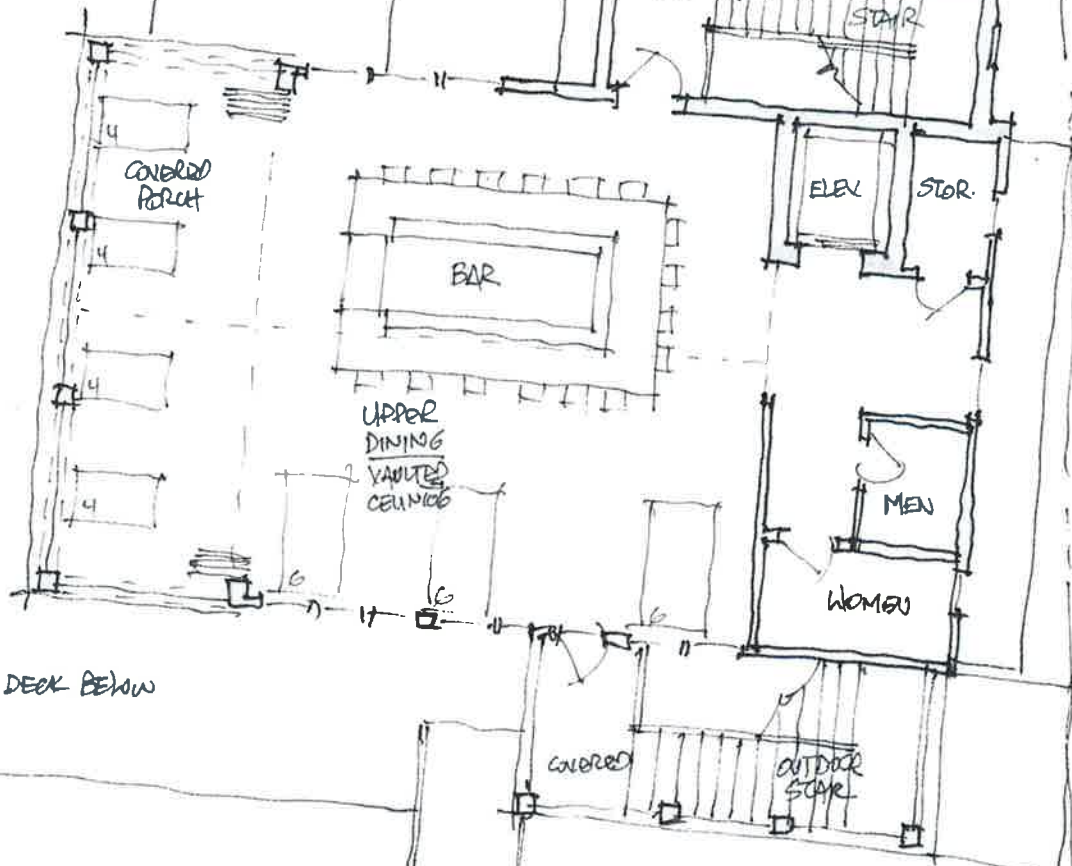
0 5 10
SCALE

Boat Ramp

Boardwalk
Below

Deck
Below

Roof
Below



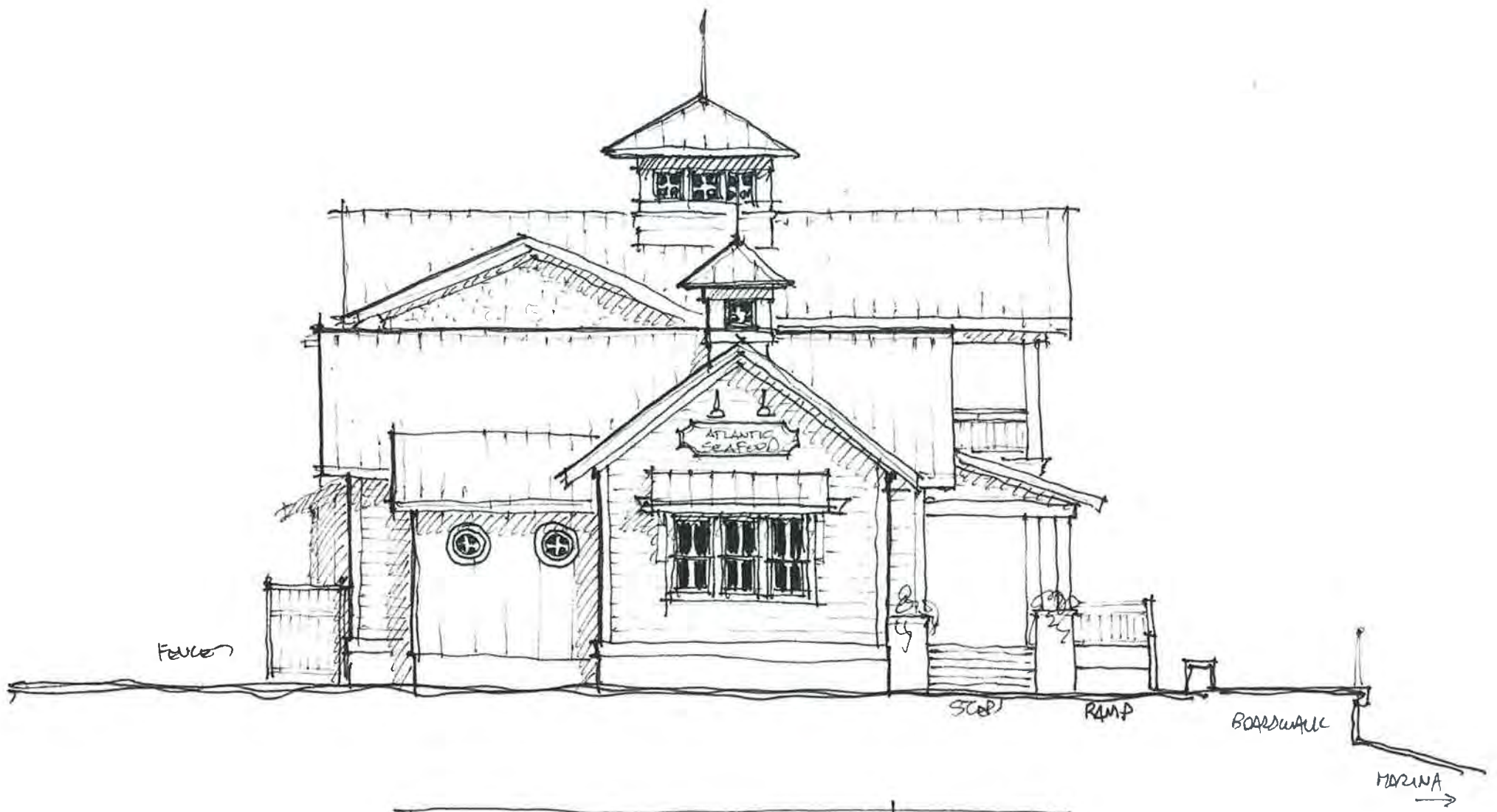
2ND FLOOR PLAN

1"=10'-0"

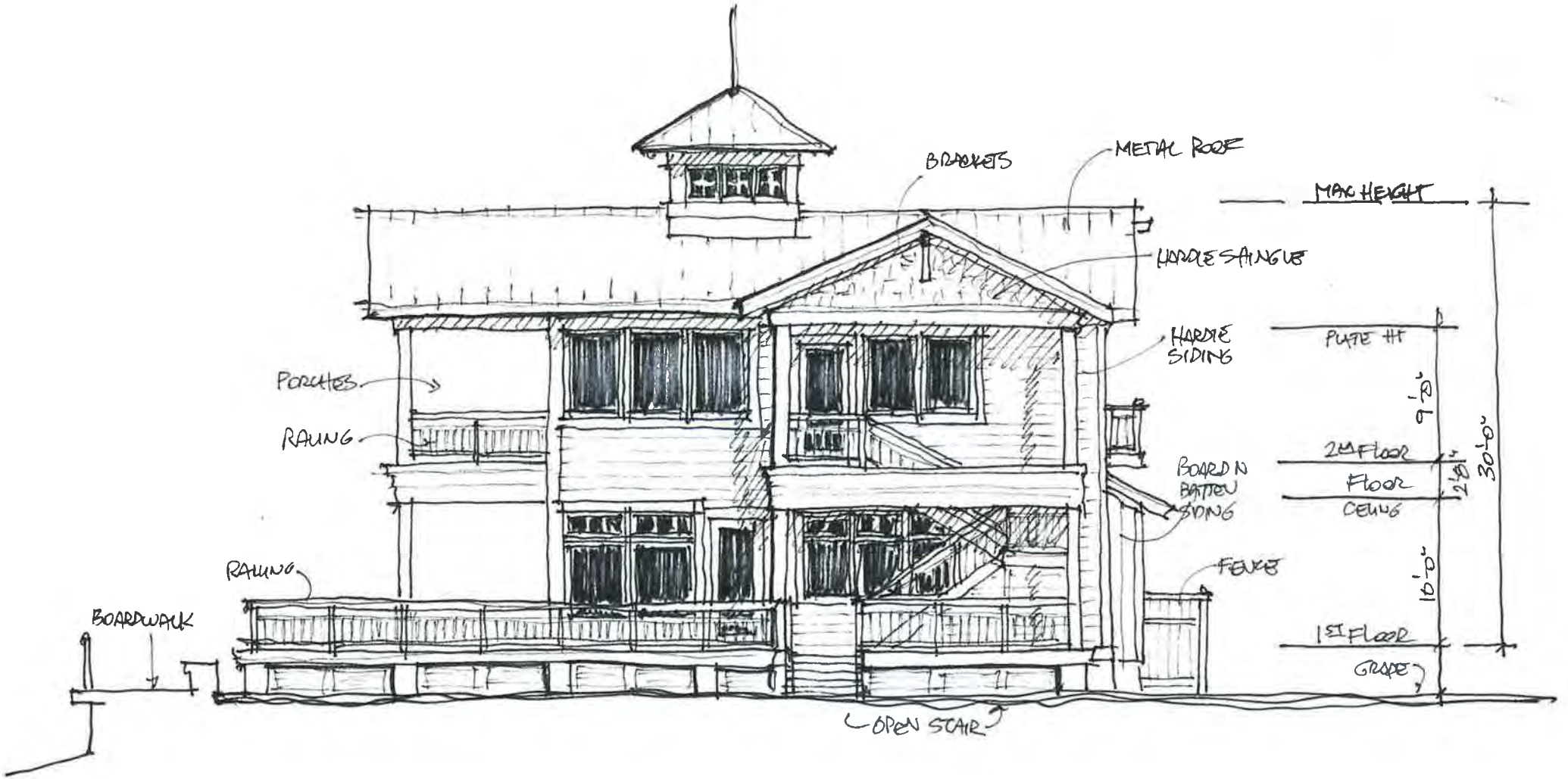
ATLANTIC SEAFOOD
FERNANDINA BEACH, FLORIDA
11/28/2022

0 5 10
SCALE

NORTH



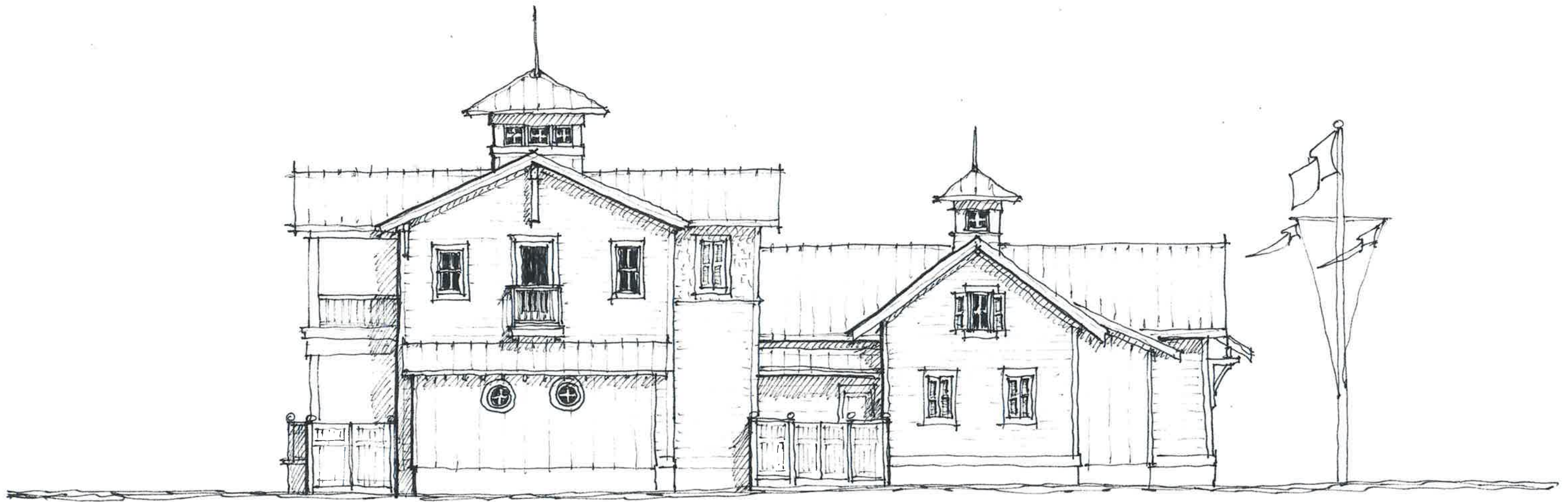
NORTH ELEVATION 1"=10'-0"



SOUTH ELEVATION 1"=10'-0"

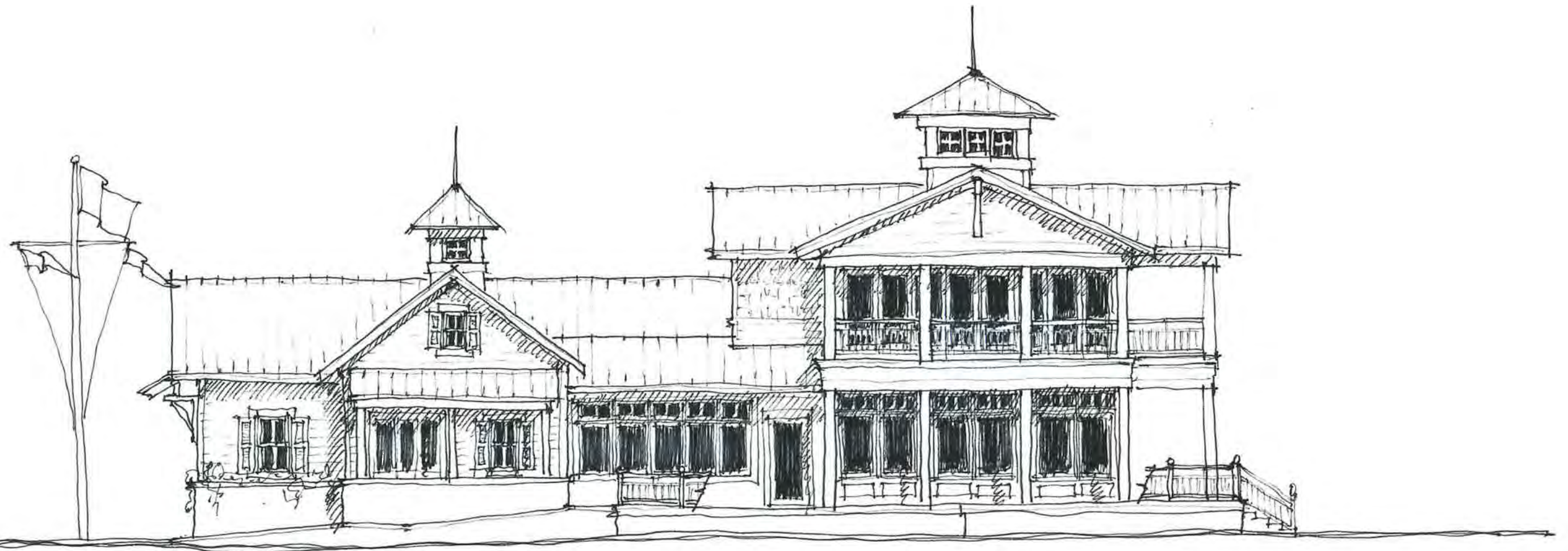
ATLANTIC SEAFOOD
 FERNANDINA BEACH, FLORIDA
 11/28/2022





EAST ELEVATION	1"=10'-0"
ATLANTIC SEAFOOD	
FERNANDINA BEACH, FLORIDA	
11/28/2022	

0 5 10



WEST ELEVATION	1"=10'-0"
ATLANTIC SEAFOOD	0 5 10
FERNANDINA BEACH, FLORIDA	
11/28/2022	

**ASSIGNMENT, ASSUMPTION,
AND CONSENT AGREEMENT**

This ASSIGNMENT, ASSUMPTION AND CONSENT AGREEMENT (this “Agreement”) made and entered into this ____ day of August, 2022 and effective as of the 1st day of October 2022 (the “Effective Date”) by and between Anne Coonrod, a Florida resident, Atlantic Seafood, LLC, a Florida limited liability company and the City of Fernandina Beach, Florida, a municipal corporation.

RECITALS:

- A. WHEREAS, City of Fernandina Beach, a Florida municipal corporation approved a 20-year lease agreement with Anne T. Coonrod d/b/a Atlantic Seafood on May 6, 2008, and the Resolution 2008-71 is attached hereto as Exhibit “A” (“Lease”);
- B. WHEREAS, Section 19 of the Lease provides that the tenant, Anne T. Coonrod is permitted to assign the Lease with the prior written approval of the City;
- C. WHEREAS, Anne T. Coonrod wishes to assign all of her rights and responsibilities under the Lease to Atlantic Seafood, LLC, and Atlantic Seafood, LLC whose current Manager is Ernest O. Saltmarsh wishes to assume all rights and responsibilities of the Lease; and
- D. WHEREAS, the City of Fernandina Beach approves such assignment and assumption of the Lease from Anne T. Coonrod to Atlantic Seafood, LLC.

AGREEMENT

NOW, THEREFORE, in consideration of the promises and mutual covenants hereinafter set forth in this Agreement, the Parties hereto agree as follows:

1. **Assignment.** Anne T. Coonrod d/b/a Atlantic Seafood Bait and Tack (“Coonrod”) assigns to Atlantic Seafood, LLC all of Coonrod’s right, title and interest to the Lease as of the Effective Date.
2. **Acceptance and Assumption.** Atlantic Seafood, LLC hereby accepts the foregoing assignment by Coonrod of all its right, title and interest in and to the Lease as of the Effective Date. In addition, Atlantic Seafood, LLC accepts this Assignment subject to all terms, conditions and limitations imposed thereby, and Atlantic Seafood, LLC intends to fulfill the obligations of the Tenant under the Lease.
3. **No Defaults, Consent, Release and Acknowledgment.** The City of Fernandina Beach represents and warrants that Coonrod has paid all rents and ad valorem property taxes and is not currently in default under the Lease as to payments due; however, the building on the

leasehold is at the end of its useful life, is dilapidated and not insured for fire, windstorm or other hazards to property as required by the Lease. The City (i) waives the default of tenant as to insurance requirements of the building structure and (ii) waives the requirement for insurance coverage of the building structure for a period of 1-year from the Effective Date. The City further confirms and acknowledges tenant's right to construct a new building structure pursuant to Section 30 of the Lease Agreement. Atlantic Seafood, LLC must present the City with conceptual plans, including elevations, for the new building structure on or before 30 days after the Effective Date, and (iii) timely commence construction after receipt of all necessary City permitting. The City hereby consents to Coonrod's assignment of the Lease to Atlantic Seafood, LLC as modified by the foregoing terms.

4. **Indemnification by Coonrod.** Coonrod shall defend, indemnify, and hold harmless Atlantic Seafood, LLC and the City of Fernandina Beach, Atlantic Seafood, LLC's and the City of Fernandina Beach's affiliates, and each of their respective successors, assigns, officers, directors, shareholders, managers, members, partners, elected officials, employees, representatives and agents from and against any and all suits, actions, losses, damages, claims, or liability of any character, type, or description, including all expenses of litigation, court costs, and attorney fees, for injury or death to any person, or damage to any property to the extent arising from the performance or non-performance, before the date of this Assignment, of Coonrod's obligations under the Lease. Nothing contained in the foregoing indemnification shall be construed to be a waiver of any immunity or limitation of liability the City of Fernandina Beach may have under the doctrine of sovereign immunity or Section 768.28, Florida Statutes.

5. **Indemnification by Atlantic Seafood, LLC.** Atlantic Seafood, LLC shall defend, indemnify, and hold harmless Coonrod and the City of Fernandina Beach, Coonrod's and the City of Fernandina Beach's affiliates, and each of their respective successors, assigns, officers, directors, shareholders, managers, members, partners, employees, representatives and agents from and against any and all suits, actions, losses, damages, claims, or liability of any character, type, or description, including all expenses of litigation, court costs, and attorney fees, for injury or death to any person, or damage to any property to the extent arising from the performance or non-performance, on or after the date of this Assignment, of Atlantic Seafood, LLC's obligations under the Lease. Nothing contained in the foregoing indemnification shall be construed to be a waiver of any immunity or limitation of liability the City of Fernandina Beach may have under the doctrine of sovereign immunity or Section 768.28, Florida Statutes.

6. **Notices.** All notices to Atlantic Seafood, LLC shall be delivered to P.O. Box 52, Fernandina Beach, Florida 32035, Attention Ernest Saltmarsh with a copy to Amelia Law Group, PLLC, 960194 Gateway Blvd., Suite 101, Fernandina Beach, Florida 32034.

7. **Governing Law.** This Assignment shall be governed by, and construed and enforced in accordance with, the laws of the State of Florida. The indemnification, defense and hold harmless rights and obligations arising under this Assignment shall survive indefinitely.

8. **Severability.** The provisions of this Assignment are severable, and if any one or more provisions may be determined judicially unenforceable, in whole or in part, the remaining provisions and any partially unenforceable provisions, to the extent enforceable, shall nevertheless be binding upon and enforceable against the parties hereto to the extent they may reasonably be enforced apart from that which is invalidated.

9. **Counterparts.** This Assignment may be executed in counterparts, each of which shall be deemed an original, but all of which when taken together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties have caused this ASSIGNMENT, ASSUMPTION, AND CONSENT AGREEMENT to be executed by their authorized representatives as of the Effective Date first above written.

Assignor:

ANNE T. COONROD d/b/a
ATLANTIC SEAFOOD BAIT AND TACK

By: 

Name: Anne T. Coonrod

Title: Proprietor

Date: 7/28/22

Attest:

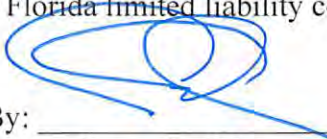
By: _____

Name: Caroline Best

Title: City Clerk

Assignee:

ATLANTIC SEAFOOD, LLC.
a Florida limited liability company,

By: 

Name: Ernest O. Saltmarsh

Title: Manager

Date: 7/28/22

Lessor/Landlord:

CITY OF FERNANDINA BEACH
a Florida municipal corporation

By: _____

Name: Dale L. Martin

Title: City Manager

Approved As To Form and Legality:

By: 

Name: Tammi E. Bach

Title: City Attorney

NARRATIVE REAL ESTATE APPRAISAL REPORT

**1.10-ACRE SITE ON THE AMELIA RIVER
DOWNTOWN FERNANDINA BEACH
WEST SIDE OF FRONT STREET AT ASH STREET
FERNANDINA BEACH, NASSAU COUNTY, FLORIDA 32034**

DCG NO: 2022-039

**DATE OF INSPECTION / VALUE
June 10, 2022**

**DATE OF REPORT
June 17, 2022**

**PREPARED FOR
Mr. Dale Martin
City Manager
204 Ash Street
Fernandina Beach, Florida 32034**

**PREPARED BY
Robert E. Driggers, Jr., MAI, CCIM
And Gary Grinstead
Driggers Commercial Group, Inc.
2487 Demere Road, Suite 250
St. Simons Island, Georgia 31522**



June 17, 2022

Mr. Dale Martin
City Manager
204 Ash Street
Fernandina Beach, Florida 32034

RE: Narrative Real Estate Appraisal Report
1.10-Acre Site On The Amelia River In Downtown Fernandina Beach
West Side Of Front Street At Ash Street
Fernandina Beach, Nassau County, Florida 32034
DCG No. 2022-039

Dear Mr. Martin:

At your request and authorization, we conducted the inspections, investigations, and analyses necessary to appraise the above referenced property. We have prepared a narrative real estate appraisal report. The purpose of this assignment is to estimate an "as is" opinion of market rent for the subject property. This appraisal is intended for use by the City of Fernandina Beach for consideration of redevelopment with a long-term ground lease. The subject includes an approximate 1.10-acre waterfront site in downtown Fernandina Beach, currently owned by the municipality. Estimating Fair Market Rent will involve, as an interim step, an estimate of the fee simple market value for the property "as is", with application of a market derived yield rate to estimate rent. We will also provide a summary of typical lease structure for this type of ground lease. The value estimate reported is predicated upon market conditions prevailing as of the effective date of appraisal, June 10, 2022, which is the date of our last inspection of the property.

The property is currently improved with a roughly 1,000 square-foot retail building and a portion of a boardwalk and bulkhead that run along the river's edge. The property has roughly 100' of river frontage. A portion of the site is gravel and is currently used for public parking. We estimate that 0.21 acres (9,150 square feet) of the site is upland and useable, with the remaining being river and marsh area. At the request of the client, none of the improvements on the subject site are being considered in this valuation, and a Hypothetical Condition is noted throughout this report.

The subject property is located at the western terminus of Ash Street, on the Amelia River, in downtown Fernandina Beach, Nassau County, Florida. This location is two miles west of the Atlantic Ocean and 3.7 radial miles north of the entrance to Amelia Island. Further, this location is 30 miles northeast of Jacksonville.

The subject site and improvements are more fully described, legally and physically, within the attached report. Additional data, information and calculations leading to the value conclusions are in the report following this letter. This document in its entirety, including all assumptions and limiting conditions, is an integral part of this letter.

The attached narrative appraisal contains the most pertinent data and analyses upon which our opinions of value are based. The appraisal is prepared in accordance with the requirements of the Code of Professional Ethics and Standards of Professional Conduct of the Appraisal Institute, and in conformance with our interpretation of the reporting guidelines and recommendations set forth in the *Uniform Appraisal Standards For Federal Land Acquisitions 2016 (Yellow Book)*. In addition, this appraisal complies with the Appraisal Foundation's *Uniform Standards for Professional Appraisal Practice*, except to the extent that the *Uniform Appraisal Standards for Federal Land Acquisitions* requires invocation of USPAP's Jurisdictional Exception Rule.

Our opinion of market rent was formed based on our experience in the field of real property valuation, as well as the research and analysis set forth in this appraisal. Our concluded opinion, subject to the attached Assumptions and Limiting Conditions and Certification, is as follows:

"As Is" Annual Fair Market Ground Rent Estimate, As Of June 10, 2022, For The Subject 9,150 Upland Square Feet:
--

\$60,000 Fixed Annual Rent (\$6.56 per SF per year), Triple Net
--

HYPOTHETICAL CONDITION

A hypothetical condition is defined by the Uniform Standards of Professional Appraisal Practice (USPAP) as "a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis." The use of this hypothetical condition may have impacted the assignment results. This appraisal employs the following hypothetical condition:

- At the request of the client, this report was completed under the hypothetical condition that the subject property is unencumbered by the existing lease associated with the Atlantic Seafood building. The existing lease commenced in May 2008 and runs through April 2028. Further, no consideration was given regarding the value of the improvements on the subject site.

EXTRAORDINARY ASSUMPTION

This appraisal employs the following extraordinary assumption and the use of this may have impacted the assignment results:

- We were not provided with a survey or a breakdown of the subject upland and wetland acreage. We relied on measurements from the tax map sketch provided by the client for the total acreage. We estimated the subject's upland acreage using the Nassau County Property Appraiser's website. We assume that these acreage amounts are reasonably accurate and reserve the right to amend this appraisal if they are found to be incorrect.

It was a pleasure assisting you in this matter. If you have any questions concerning the analysis, or if we can be of further service, please do not hesitate to call.

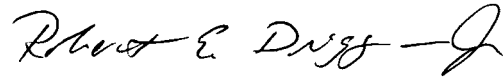
Respectfully submitted,

DRIGGERS COMMERCIAL GROUP, INC.

By:



Gary Grinstead
Associate Appraiser
Certified General Real Property Appraiser
Florida – RZ3907, Exp. November 30, 2022
(912) 634-5900
ggrinstead@driggerscommercial.com



Robert E. Driggers, Jr., MAI, CCIM
President
Certified General Real Property Appraiser
Florida - RZ2827; Exp. November 30, 2022
(912) 634-5900
rdriggers@driggerscommercial.com

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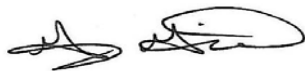
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ADDENDA /

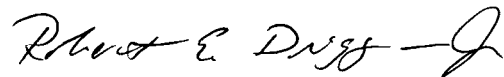
A	PROPERTY RECORD CARDS / TAX MAPS / CLIENT SKETCH
B	LOCATION MAPS
C	COMPARABLE LAND SALES MAP / DATA SHEETS
D	ENGAGEMENT LETTER
E	QUALIFICATIONS

We certify that to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report and have no personal interest with respect to the parties involved.
4. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. Our engagement was not contingent upon developing or reporting predetermined results.
6. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. Our reported analyses, opinions, and conclusions were developed, and this report was prepared in conformity with the Georgia Real Estate Appraiser Classification and Regulation Act and the Rules and Regulations of the Georgia Real Estate Appraisers Board.
8. Our reported analyses, opinions, and conclusions were developed, and this report was prepared in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.
9. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
10. As of the date of this report, Robert E. Driggers, Jr, MAI, CCIM has completed the continuing education program for Designated Members of The Appraisal Institute.
11. Robert E. Driggers, Jr., MAI, CCIM and Gary Grinstead previously appraised a portion of the subject property in reports dated November 15, 2019 and April 14, 2021.
12. Gary Grinstead performed a personal inspection of the subject property on June 10, 2022. Robert E. Driggers, Jr., MAI, CCIM also inspected the subject property. Gary Grinstead and Robert E. Driggers, Jr., MAI, CCIM contributed to the writing of this report.
13. As of the date of this report, Gary Grinstead has completed the Standards and Ethics Education Requirement for Candidates/Practicing Affiliates of the Appraisal Institute.
14. No one provided significant assistance to the persons signing this report.
15. We are experienced in the appraisal of real property of the subject's nature and are appropriately certified by the State of Florida to appraise properties of this type.



Gary Grinstead
Associate Appraiser



Robert E. Driggers, Jr., MAI, CCIM
President

SUMMARY OF SALIENT FACTS

Property Name/Address:	1.10-Acre Site On The Amelia River In Downtown Fernandina Beach West Side Of Front Street At Ash Street Fernandina Beach, Nassau County, Florida 32034
Appraisal Identification:	DCG No: 2022-039
Location:	Western terminus of Ash Street, on the Amelia River. This location is two miles west of the Atlantic Ocean and 3.7 radial miles north of the entrance to Amelia Island. Further, this location is 30 miles northeast of Jacksonville.
Assessor's Parcel Numbers:	00-00-31-1760-0025-003L; Portion Of 00-00-31-1760-0029-0010
Property Description:	The property is currently improved with a roughly 1,000 square-foot retail building and a portion of a boardwalk and bulkhead that run along the river's edge. The property has roughly 100' of river frontage. A portion of the site is gravel and is currently used for public parking. We estimate that 0.21 acres (9,150 square feet) of the site is upland and useable, with the remaining being river and marsh area. At the request of the client, none of the improvements on the subject site are being considered in this valuation.
Flood Zone:	According to FEMA FIRM 12089C0239G, dated August 2, 2017, the entire subject property is located in Flood Zone AE, defined as being within a flood zone.
Highest and Best Use	As If Vacant: Near-term commercial or multi-family development. As Improved: Near-term commercial or multi-family redevelopment.
Purpose of the Appraisal:	Estimate an "as is" opinion of market rent for the subject property.
Intended Use:	For use by the City of Fernandina Beach for consideration of redevelopment with a long-term ground lease.
Property Rights Appraised:	Market rent for the fee simple interest.
Mineral Rights:	The subject has no known minerals that add contributory value to the property.
Timber:	The subject has no timber that adds contributory value to the property.
Date of Value / Inspection:	June 10, 2022

Valuation Estimate:

“As Is” Annual Fair Market Ground Rent Estimate, As Of June 10, 2022, For The Subject 9,150 Upland Square Feet:
--

\$60,000 Fixed Annual Rent (\$6.56 per SF per year), Triple Net
--

HYPOTHETICAL CONDITION

A hypothetical condition is defined by the Uniform Standards of Professional Appraisal Practice (USPAP) as “a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.” The use of this hypothetical condition may have impacted the assignment results. This appraisal employs the following hypothetical condition:

- At the request of the client, this report was completed under the hypothetical condition that the subject property is unencumbered by the existing lease associated with the Atlantic Seafood building. The existing lease commenced in May 2008 and runs through April 2028. Further, no consideration was given regarding the value of the improvements on the subject site.

EXTRAORDINARY ASSUMPTION

This appraisal employs the following extraordinary assumption and the use of this may have impacted the assignment results:

- At the request of the client, this report was completed under the hypothetical condition that the subject property is unencumbered by the existing lease associated with the Atlantic Seafood building. The existing lease commenced in May 2008 and runs through April 2028. Further, no consideration was given regarding the value of the improvements on the subject site.

PHOTOGRAPHS OF SUBJECT PROPERTY

Photographed by Gary Grinstead, Driggers Commercial Group, Inc. / June 10, 2022



View North Along Front Street Showing The Hampton Inn Hotel To The Right, Subject On Left



View South Along Front Street, Subject On Right



Parking Area On Subject Adjacent To The South Of Atlantic Seafood



Atlantic Seafood Building On Subject Site



Dock And River Along Western Portion Of Subject Site



Boat Ramp Adjacent To North Of Subject Site

ASSUMPTIONS AND LIMITING CONDITIONS

1. Unless otherwise noted in the body of the report, we assumed that title to the property or properties appraised is clear and marketable and that there are no recorded or unrecorded matters or exceptions that would adversely affect marketability or value other than those stated herein. We are not aware of any title defects nor were we advised of any unless such is specifically noted in the report. We did not examine a title report and make no representations relative to the condition thereof. Documents dealing with liens, encumbrances, easements, deed restrictions, clouds and other conditions that may affect the quality of title were not reviewed. Insurance against financial loss resulting in claims that may arise out of defects in the subject property's title should be sought from a qualified title company that issues or insures title to real property.
2. We assume that all factual data furnished by the client, property owner, owner's representative, or persons designated by the client or owner to supply said data are accurate and correct unless otherwise noted in the appraisal report. We have no reason to believe that any of the data furnished contain any material error. Information and data referred to in this paragraph include, without being limited to, numerical street addresses, lot and block numbers, Assessor's Parcel Numbers, land dimensions, square footage area of the land, dimensions of the improvements, gross building areas, net rentable areas, usable areas, unit count, room count, rent schedules, income data, historical operating expenses, budgets, and related data. Any material error in any of the above data could have a substantial impact on the conclusions reported. Thus, we reserve the right to amend our conclusions if errors are revealed. Accordingly, the client-addressee should carefully review all assumptions, data, relevant calculations, and conclusions within 30 days after the date of delivery of this report and should immediately notify us of any questions or errors.
3. The date of value to which any of the conclusions and opinions expressed in this report apply, is set forth in the Letter of Transmittal. Further, that the dollar amount of any value opinion herein rendered is based upon the purchasing power of the American Dollar on that date. This appraisal is based on market conditions existing as of the date of this appraisal. Under the terms of the engagement, we will have no obligation to revise this report to reflect events or conditions which occur subsequent to the date of the appraisal. However, we will be available to discuss the necessity for revision resulting from changes in economic or market factors affecting the subject.
4. We assume no private deed restrictions, limiting the use of the subject property in any way, other than those indicated by the FAA or Glynn County Airport Commission, and we have not been provided any from the FAA or Glynn County Airport Commission during this assignment.
5. Unless otherwise noted in the body of the report, we assume that there are no mineral deposits or subsurface rights of value involved in this appraisal, whether they be gas, liquid, or solid. Nor are the rights associated with extraction or exploration of such elements considered unless otherwise stated in this appraisal report. Unless otherwise stated we also assumed that there are no air or development rights of value that may be transferred.
6. We are not aware of any contemplated public initiatives, governmental development controls, or rent controls that would significantly affect the value of the subject.
7. The estimate of Market Value, which may be defined within the body of this report, is subject to change with market fluctuations over time. Market value is highly related to exposure, time promotion effort, terms, motivation, and conclusions surrounding the offering. The value estimate(s) consider the productivity and relative attractiveness of the property, both physically and economically, on the open market.
8. Unless specifically set forth in the body of the report, nothing contained herein shall be construed to represent any direct or indirect recommendation to buy, sell, or hold the properties at the value stated. Such decisions involve substantial investment strategy questions and must be specifically addressed in consultation form.

9. Unless otherwise noted in the body of this report, we assume that no changes in the present zoning ordinances or regulations governing use, density, or shape are being considered. The property is appraised assuming that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, nor national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report is based, unless otherwise stated.
10. This study may not be duplicated in whole or in part without our written consent, nor may this report or copies hereof be transmitted to third parties without said consent. Exempt from this restriction is duplication for the internal use of the client-addressee and/or transmission to attorneys, accountants, or advisors of the client-addressee. Also exempt from this restriction is transmission of the report to any court, governmental authority, or regulatory agency having jurisdiction over the party/parties for whom this appraisal was prepared, provided that this report and/or its contents shall not be published, in whole or in part, in any public document without our written consent. Finally, this report shall not be advertised to the public or otherwise used to induce a third party to purchase the property or to make a "sale" or "offer for sale" of any "security", as such terms are defined and used in the Securities Act of 1933, as amended. Any third party, not covered by the exemptions herein, who may possess this report, is advised that they should rely on their own independently secured advice for any decision in connection with this property. We shall have no accountability or responsibility to any such third party.

Given the above, we acknowledge that "While the public is not an intended user of the appraisal report, the Freedom of Information Act (FOIA) and Agency policy may result in the release of all or part of the appraisal report to others."

11. Any value estimate provided in the report applies to the entire subject of this appraisal, and any pro ration or division of the title into fractional interests will invalidate the value estimate, unless such pro ration or division of interests has been set forth in the report.
12. Any distribution of the total valuation in this report between land and improvements applies only under the existing program of utilization. Component values for land and/or buildings are not intended to be used in conjunction with any other property or appraisal and are invalid if so used.
13. The maps, plats, sketches, graphs, photographs and exhibits included in this report are for illustration purposes only and are to be used only to assist in visualizing matters discussed within this report. Except as specifically stated, data relative to size or area of the subject and comparable properties was obtained from sources deemed accurate and reliable. None of the exhibits are to be removed, reproduced, or used apart from this report.
14. No opinion is intended to be expressed on matters that may require legal expertise or specialized investigation or knowledge beyond that customarily employed by real estate appraisers. Values and opinions expressed presume that environmental and other governmental restrictions/conditions by applicable agencies have been met, including but not limited to seismic hazards, flight patterns, decibel levels/noise envelopes, fire hazards, hillside ordinances, density, allowable uses, building codes, permits, licenses, etc. No survey, engineering study or architectural analysis was provided to us unless otherwise stated within the body of this report. If we were not supplied with a termite inspection, survey or occupancy permit, no responsibility or representation is assumed or made for any costs associated with obtaining same or for any deficiencies discovered before or after they are obtained. No representation or warranty is made concerning obtaining these items. We assume no responsibility for any costs or consequences arising due to the need, or the lack of need, for flood hazard insurance. An agent for the Federal Flood Insurance Program should be contacted to determine the actual need for Flood Hazard Insurance.
15. Acceptance and/or use of this report constitutes full acceptance of the Assumptions and Limiting Conditions and extraordinary assumptions set forth in this report. It is the responsibility of the Client, or client's designees, to read in full, comprehend and thus become aware of the aforementioned assumptions and limiting conditions. We assume no responsibility for any situation arising out of the Client's failure to become familiar with and understand the same. The Client is advised to retain experts in areas that fall outside the scope of the real estate appraisal/consulting profession if so desired.
16. We assume that the subject property will be under prudent and competent management and ownership; neither inefficient nor super-efficient.

17. We assume that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined and considered in the appraisal report.
18. No survey of the boundaries of the property was undertaken. All areas and dimensions furnished are presumed correct. It is further assumed that no encroachments to the realty exist.
19. All value opinions expressed herein are as of the date of value. In some cases, facts or opinions are expressed in the present tense. All opinions are expressed as of the date of value, unless specifically noted.
20. The *Americans with Disabilities Act* (ADA) became effective January 26, 1992. Notwithstanding any discussion of possible readily achievable barrier removal construction items in this report, we did not perform a specific compliance survey and analysis of this property to determine whether it is in conformance with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the ADA. If so, this fact could have a negative effect on the value estimated herein. Since we have no specific information relating to this issue, nor are we qualified to make such an assessment, the effect of any possible non-compliance was not considered in estimating the value of the subject property.
21. The value estimate rendered in this report is predicated on the assumption that there is no hazardous material on or in the property that would cause a loss in value. We were not provided with an Environmental Assessment Report. Further, we are not qualified to determine the existence or extent of environmental hazards. If there are any concerns pertaining to environmental hazards for this property, we recommend that a qualified engineer perform an assessment.

SCOPE OF WORK AND REPORTING PROCESS

We completed the following steps for this assignment:

1. Analyzed regional, city, neighborhood, site, and improvement data.
2. Inspected the subject and the neighborhood.
3. Reviewed data regarding taxes, zoning, utilities, easements, and city services.
4. Analyzed the highest and best use of the subject property.
5. Considered comparable land sales. Confirmed data with principals, managers, or real estate agents representing principals, unless otherwise noted.
6. Analyzed the data to arrive at a concluded estimate of value via the sales comparison.

The site and improvement descriptions included in this report are based on a personal inspection of the subject property; review of public records; and our experience with similar properties. We were not provided with a geotechnical report or a Phase I environmental study. While the available information is adequate for valuation purposes, our investigations are not a substitute for formal engineering studies.

To develop an opinion of value, we performed a complete or comprehensive appraisal process, which means that all applicable approaches to value were considered and developed. In this appraisal, we fully developed a land valuation utilizing the Sales Comparison approach to determine a fee simple value of the subject property. This is followed by an analysis of estimating a fair market rental rate using a return on value. The appraisal is prepared in accordance with the requirements of the Code of Professional Ethics and Standards of Professional Conduct of the Appraisal Institute, and in conformance with our interpretation of the reporting guidelines and recommendations set forth in the *Uniform Appraisal Standards For Federal Land Acquisitions 2016 (Yellow Book)*. In addition, this appraisal complies with the Appraisal Foundation's *Uniform Standards for Professional Appraisal Practice*, except to the extent that the *Uniform Appraisal Standards for Federal Land Acquisitions* requires invocation of USPAP's Jurisdictional Exception Rule.

PURPOSE AND INTENDED USE OF THE APPRAISAL

The purpose of this appraisal is to estimate an "as is" opinion of market rent for the subject property. The estimate reported is predicated upon market conditions prevailing as of the effective date of appraisal, June 10, 2022, which is the date of our last inspection. This appraisal is intended for use by the City of Fernandina Beach for consideration of redevelopment with a long-term ground lease.

Market Rent Definition

Fair market rent means the most probable rent, as of a specific date, in cash or in terms equivalent to cash, for which the property to be leased, under the terms and conditions of the lease, should rent for its highest and best permitted use after reasonable exposure in a competitive market under all conditions requisite to a fair leasing opportunity, with the lessor and the lessee each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress. Determinations of fair market value rent under this part are to be made taking into account the considerations stated in the National Park Service, Department Of The Interior, Leasing Of Properties In Park Areas §36CFR18.5.

Property Rights Appraised

The subject property is currently owned by the City of Fernandina Beach. A portion is leased to Atlantic Seafood and a portion is used for parking. Real properties have multiple rights inherent with ownership. These include the right to sell, to lease, to give away, or to occupy, among others. Often referred to as the “bundle of rights,” an owner who enjoys all the rights in this bundle owns the fee simple title. We are appraising the market rent for the fee simple estate, or interest, in the subject property.

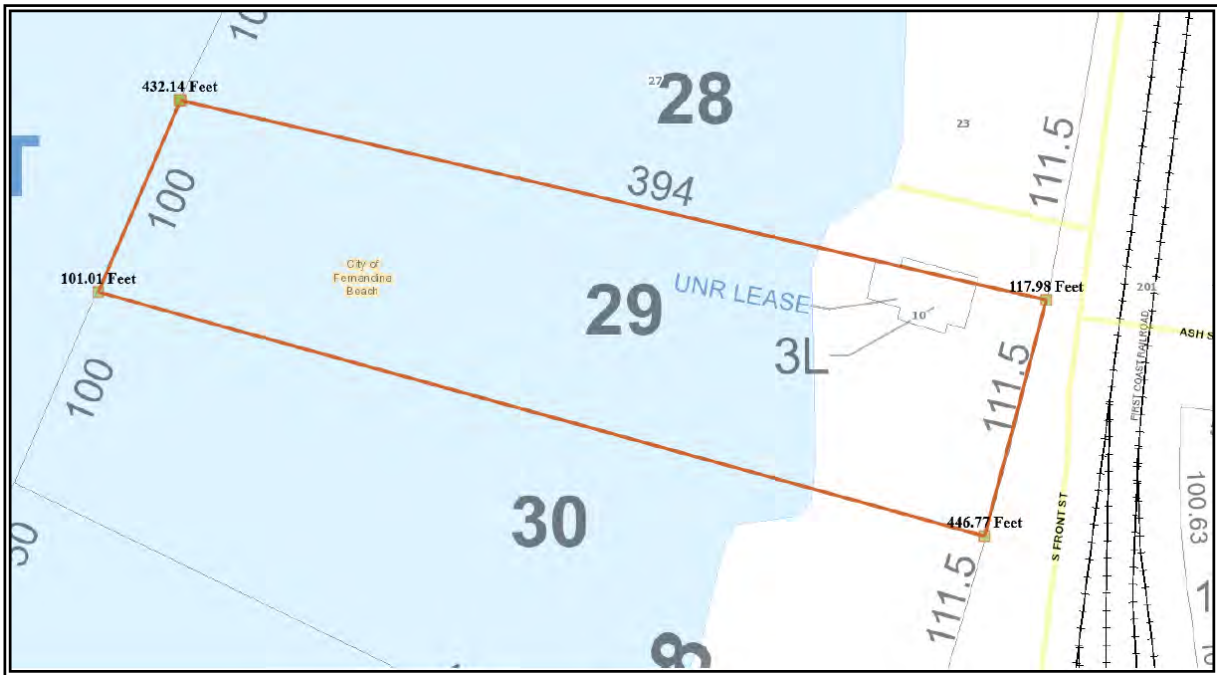
““Fee title” is the greatest right and title that an individual can hold in real property. It refers to the ownership interest of an owner occupant and is defined by the The Dictionary of Real Estate Appraisal, Appraisal Institute, 6th Edition, 2015, as follows: “Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”

SUMMARY OF APPRAISAL PROBLEM

The subject of this report consists of a 1.10-acre waterfront parcel in downtown Fernandina Beach. The City of Fernandina Beach is completing this process because the site is being considered for redevelopment and long-term ground leases.

SUBJECT SITE TAX MAP

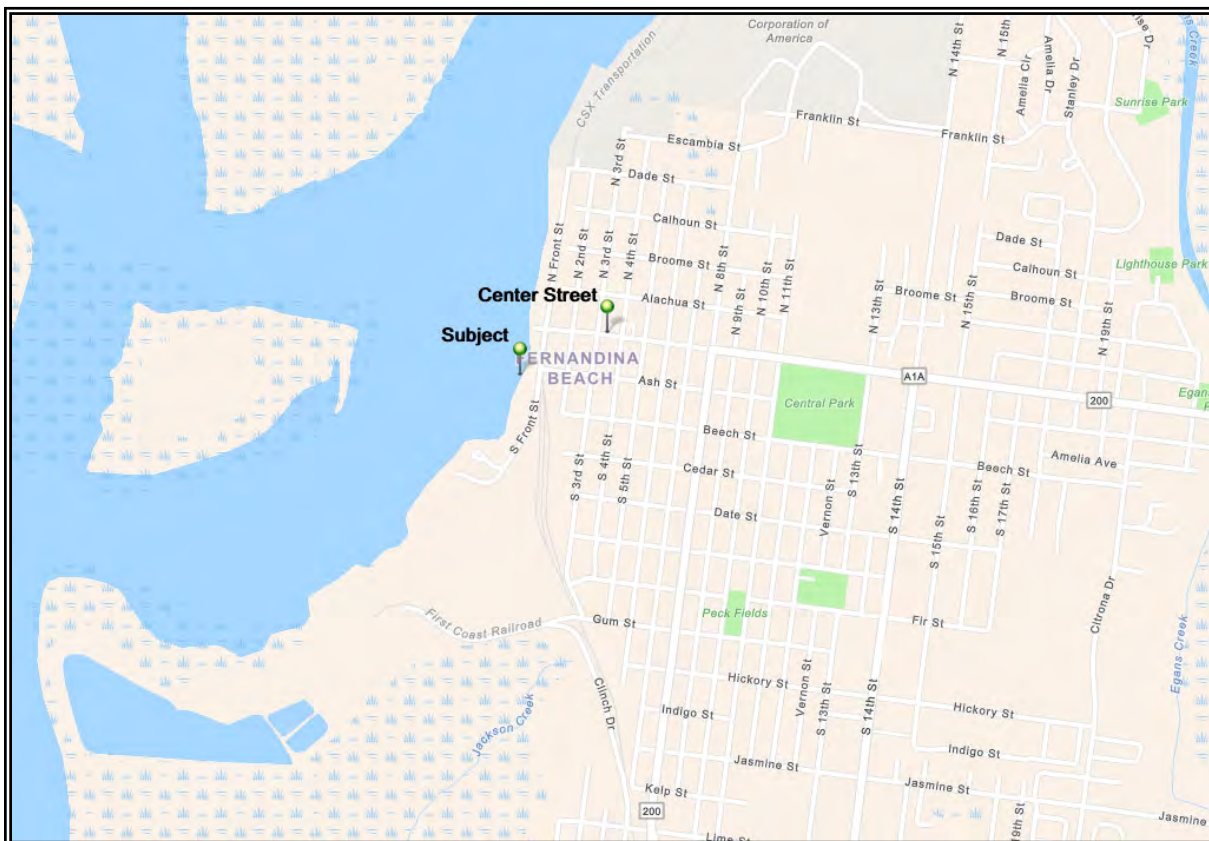
The subject property is located at the western terminus of Ash Street, on the Amelia River, in downtown Fernandina Beach, Nassau County, Florida. This location is two miles west of the Atlantic Ocean and 3.7 radial miles north of the entrance to Amelia Island. Further, this location is 30 miles northeast of Jacksonville. Below is a tax map sketch of the subject site provided by the client of this report.



NEIGHBORHOOD OVERVIEW

Location And Boundaries

The subject neighborhood can best be described as all of Amelia Island. The following map depicts the subject location proximate to the neighborhood.



Access And Availability Of Utilities

Amelia Island is primarily accessed by one major traffic artery, and that is Highway A1A, which extends easterly from I-95. This multi-lane artery carries a high traffic volume and is heavily developed along much of its route near Amelia Island. Once on Amelia, there are numerous roads that serve the tourist and resident population. These include A1A, which runs north and south through the entire island. At various locations, A1A maintains multiple lanes on the island, but for most of its length, it is a two-lane, asphalt-paved artery, with open drainage. State Highway 105A also runs north/south on the island, providing a connection between some of the northerly and southerly sections of A1A. For east-west traffic, Sadler Road and Atlantic Avenue are the major arteries. Fletcher Road runs along the beachfront, in a north-south orientation. The island narrows to the southern end, and there are fewer east/west arteries in this area. Access to downtown Fernandina Beach is available from State Highway 200, which becomes 8th Street and connects to Centre Street. Centre Street runs in an east/west direction and is the main downtown artery. The subject is one block south of Centre Street.

Amelia Island maintains a small airport near its center, which is less than five miles south of the subject. The island is well served with all typical utilities and municipal services in most areas.

Land Uses

Amelia Island is a long stretch of land at the eastern edge of Nassau County in the northeast extreme of Florida. The island is bounded on the east by the Atlantic Ocean, and on the west by the Amelia River and various tributaries. The north end of the island is mostly situated within the incorporated area of Fernandina Beach, a historic coastal town containing a multitude of two- and three-story buildings and homes dating from the late 1800s. The town features many shops and restaurants, inns, small hotels, churches, and even some industrial development, the latter of which is mostly located at the extreme north end of the island at the Port of Fernandina. The subject is located in the downtown area of Fernandina Beach. Its location within one block of Centre Street, and with frontage on the Amelia River, is very desirable. Downtown is very walkable with shops and restaurants lining Centre Street and other adjacent streets. Below are photos of uses near the subject.

	
Amelia River To The West	Hampton Inn Across Ash Street To The North
	
Atlantic Seafood Building Adjacent To The North Of The Subject	City Hall One Block East Of The Subject On Ash Street

The east side of Amelia Island is typical of beach towns. Sadler Road is three miles southeast of the subject along A1A and provides access to the beach. Along this road is a Hampton Inn, Days Inn, Residence Inn by Marriott, and the Amelia Hotel. There are also numerous retail stores along this road, as well as a Publix-anchored shopping center, and chain restaurants such as Starbucks and Krystal.

The beach frontage is occupied by low to mid-rise condominium complexes, townhomes, and many detached beach homes. There is a wide variety of ages, styles, and price points. The southern end of the island is largely included in the Amelia Island Plantation and the Golf Club of Amelia developments. There is extensive upscale housing in this area, along with a Ritz Carlton resort, and several golf courses.

The north extreme of Amelia Island is largely included in Fort Clinch State Park and also has some industrial and port uses.

Overall, Amelia Island / Fernandina Beach is a highly desirable neighborhood. The area appeals to both tourists and permanent residents and is a popular second home market as well.

Demographics/Growth And Trends

To gain additional insight into the characteristics of the subject's neighborhood, we reviewed a demographic study prepared by Experian / Applied Geographic Solutions, and supplied by CCIM STDBonline. The following information pertains to the city of Fernandina Beach. The full demographic report is retained in our file.

The demographic information indicates that the subject's general area has experienced a 15.9% population increase between 2010 and 2021, with a further increase of 4.2% projected by 2026. Homes in both areas are primarily owner-occupied, with more renters and a higher vacancy rate than the county. Homes in the Fernandina Beach area are of a higher value than the county. This is not uncommon in coastal areas with islands such as Amelia Island that include higher priced homes near the beach and tend to be populated with higher wage earners that are better educated. Employment in both areas appears diverse, with both relying heavily on jobs found within the service, retail trade, and finance sectors.

DEMOGRAPHICS SUMMARY			
Area: City Limits, Fernandina Beach, Florida			
	2010	2021	2026 (Est.)
Population	11,887	13,774	14,358
Growth		15.9%	4.2%
Households	7,304	8,488	9,172
Growth		16.2%	8.1%
	City Limits	Nassau County	
Income			
Average HH	\$89,810	\$91,170	
Median HH	\$62,512	\$69,969	
Per Capita	\$40,426	\$35,933	
Average Home Value	\$419,087	\$351,852	
Housing Units			
Renter - Occupied	22.3%	16.8%	
Owner - Occupied	51.4%	65.2%	
Vacant	26.3%	18.0%	
Education			
High School Graduate	94.2%	91.5%	
4-Year College Degree	43.1%	31.0%	
Largest Employee Categories			
Agriculture / Mining	1.5%	2.7%	
Construction	4.6%	7.7%	
Manufacturing	1.9%	2.0%	
Transportation	3.8%	3.0%	
Communication	0.5%	0.7%	
Utility	0.3%	0.4%	
Wholesale	1.5%	2.0%	
Retail Trade	22.8%	21.6%	
Finance, Insurance, Real Estate	10.3%	8.9%	
Services	39.7%	37.9%	
Government	2.2%	3.5%	
Unclassified	10.9%	9.6%	
Source: CCIM - STDBonline			

Conclusion And Relevance To The Subject Property

The subject property is located in a desirable, coastal area that is very popular with both permanent residents and tourists. Amelia Island was originally developed in the late 1800s, and it continues to develop/redevelop today. The area offers all of the typically desired amenities such as good housing, schools, shopping, and excellent recreational benefits. For other services not found here, Jacksonville is just a short drive, some 30 miles to the southeast. I-95 provides convenient access to many other areas of the southeast.

The subject is well located in downtown Fernandina Beach, on the river, which is a very desirable location for restaurants, retail, and hospitality users. We noted no vacancies during our inspection and observed new development underway nearby. The subject's location should continue to be desirable in the foreseeable future. We are aware of no negative factors about the neighborhood that would have an influence on the subject.

PROPERTY DATA**Site**

While the available information is adequate for valuation purposes, our investigations are not a substitute for formal engineering studies.

Location:	The subject property is located at the western terminus of Ash Street, on the Amelia River, in downtown Fernandina Beach. This location is two miles west of the Atlantic Ocean and 3.7 radial miles north of the entrance to Amelia Island. Further, this location is 30 miles northeast of Jacksonville.
Assessor's Parcel No:	00-00-31-1760-0025-003L; Portion Of 00-00-31-1760-0029-0010
Land Area:	Gross Area - 1.10 acres per client's provided sketch Useable Area - 0.21 acres (9,150 square feet) per our estimate
Shape and Frontage:	Mostly rectangular. We estimate the subject site has approximately 100' of frontage on the east side of the Amelia River and 118' on the west side of Front Street.
Ingress and Egress:	Ingress is available from the west side of Front Street.
Topography and Drainage:	Generally level. Natural drainage appears to occur to the west toward the Amelia River. There is subsurface drainage just to the north on Front Street. We are not aware of any drainage problems, and we assume that none exist. We observed no such problems at the time of inspection.
Easements, Covenants, Conditions, & Restrictions:	We were not provided a title policy or survey. We assume that no negative easements exist.
Utilities/Services:	Available utilities include electricity, sewer, public water, and telephone service. Municipal services that are available include police and fire protection.
Flood Zone:	According to FEMA FIRM 12089C0239G, dated August 2, 2017, the subject property is located in Flood Zone AE, defined as being within a flood zone.
Environmental Issues:	We were not provided an environmental assessment report. We are aware of no environmental concerns and / or deficiencies regarding the subject site and none were observed during our inspection. However, we are not qualified to detect hazardous waste or toxic materials, and recommend an environmental site assessment be performed if there are concerns about possible

environmental issues.

Conclusion:

The subject property is a very desirable waterfront site in downtown Fernandina Beach. Overall, it has excellent redevelopment potential, with the only significant limitation being its small size, with regard to upland acreage.

Improvements

The subject is currently improved with a commercial building known as Atlantic Seafood. According to County records, the building is 1,000 square feet in size. Other improvements include a boardwalk and bulkhead that run along the river's edge. Given the high underlying land value, the small size of the building, and its average condition, these improvements are interim uses and are not contributory to the site. That being said, there is a high probability that the bulkhead and docks could remain for any redevelopment as they do improve the functionality of the site.

USE HISTORY

The subject property has been operated as Atlantic Seafood and parking for many years.

OWNERSHIP AND PROPERTY HISTORY

According to public records, the City of Fernandina Beach has owned the subject property for many years, with no prior sales shown.

TAX ANALYSIS

The appraised property is exempt from taxation by the City of Fernandina Beach and Nassau County because it is owned by the municipality.

ZONING AND OTHER LAND USE REGULATIONS

According to the zoning map on the Nassau County GIS website, the subject's zoning is IW (Waterfront Industrial). While this zoning restricts the site to industrial uses, the City (who owns the subject) controls zoning and could easily rezone the property to allow for more likely uses such as restaurants or retail.

HIGHEST AND BEST USE

In appraisal practice, the concept of highest and best use is the premise upon which value is based. The four criteria that the highest and best use must meet are: legal permissibility; physical possibility; financial feasibility; and maximum profitability. Highest and best use is applied specifically to the use of a site as vacant. In cases where a site has existing improvements, the concluded highest and best use as if vacant may be different from the highest and best use as improved. The existing use will continue, however, until land value, at its highest and best use, exceeds that total value of the property under its existing use plus the cost of removing or altering the existing structure.

Highest And Best Use As If Vacant

The property is currently zoned I-W (Waterfront Industrial District) by the City of Fernandina Beach. However, as previously mentioned, the City owns the subject and could likely rezone it to their needs and the needs of a developer. Given its location in downtown near retail, restaurant, multi-family, and hotel uses, these are most likely for the subject property as well.

Physical characteristics of the subject site are discussed in the Site Analysis section of this report. As presented, the site is fairly level grade, with adequate drainage, and an adequate size to accommodate most of the legally permissible uses, with all municipal utilities being available. The site is generally suitable for virtually all uses, with the primary restriction being size. Due to the subject's location in downtown Fernandina Beach, it is ideally suited for commercial or multi-family development and all are financially feasible. Single-family development is unlikely to produce the highest return to the land, which leaves commercial and multi-family uses. It is our understanding that the property is proposed for redevelopment for a restaurant use, and the fact that new townhome development is underway only a few blocks from the subject, both of these uses appear reasonable. Given these factors, we estimate that the highest and best use of the subject site as vacant, is for near-term commercial or multi-family development. We note that any commercial development would likely be on a build-to-suit basis, rather than a speculative investment basis.

APPRAISAL METHODOLOGY

Three basic approaches to value are typically considered. The cost, sales comparison, and income capitalization methodologies are described below.

- The **cost approach** is based on the premise that an informed purchaser will pay no more for the subject than the cost to produce an equivalent substitute. This approach is particularly applicable when the subject property is relatively new and represents the

highest and best use of the land, or when relatively unique or specialized improvements are located on the site for which there exist few sales or lease comparables. The first step in the cost approach is to estimate land value (at its highest and best use). The second step is to estimate cost of all improvements. Improvement costs are then depreciated to reflect value loss from physical, functional and external causes. Land value and depreciated improvement costs are then added to indicate a total value.

- In the **sales comparison** approach, sales of comparable properties, adjusted for differences, are used to indicate a value for the subject. Valuation is typically accomplished using physical units of comparison such as price per square foot, price per square foot excluding land, price per unit, etc., or economic units of comparison such as a net operating income (NOI) or gross rent multiplier (GRM). Adjustments are applied to the physical units of comparison. Economic units of comparison are not adjusted, but rather are analyzed as to relevant differences, with the final estimate derived based on the general comparisons. The reliability of this approach is dependent upon: (a) availability of comparable sales data; (b) verification of the data; (c) degree of comparability; and (d) absence of atypical conditions affecting the sale price.
- The **income approach** involves an analysis of the income-producing capacity of the property on a stabilized basis. The steps involved are: analyzing contract rent and comparing it to comparable rentals for reasonableness; estimating gross rent; making deductions for vacancy and collection losses as well as building expenses; and then capitalizing net income at a market-derived rate to yield an indication of value. The capitalization rate represents the relationship between net income and value.

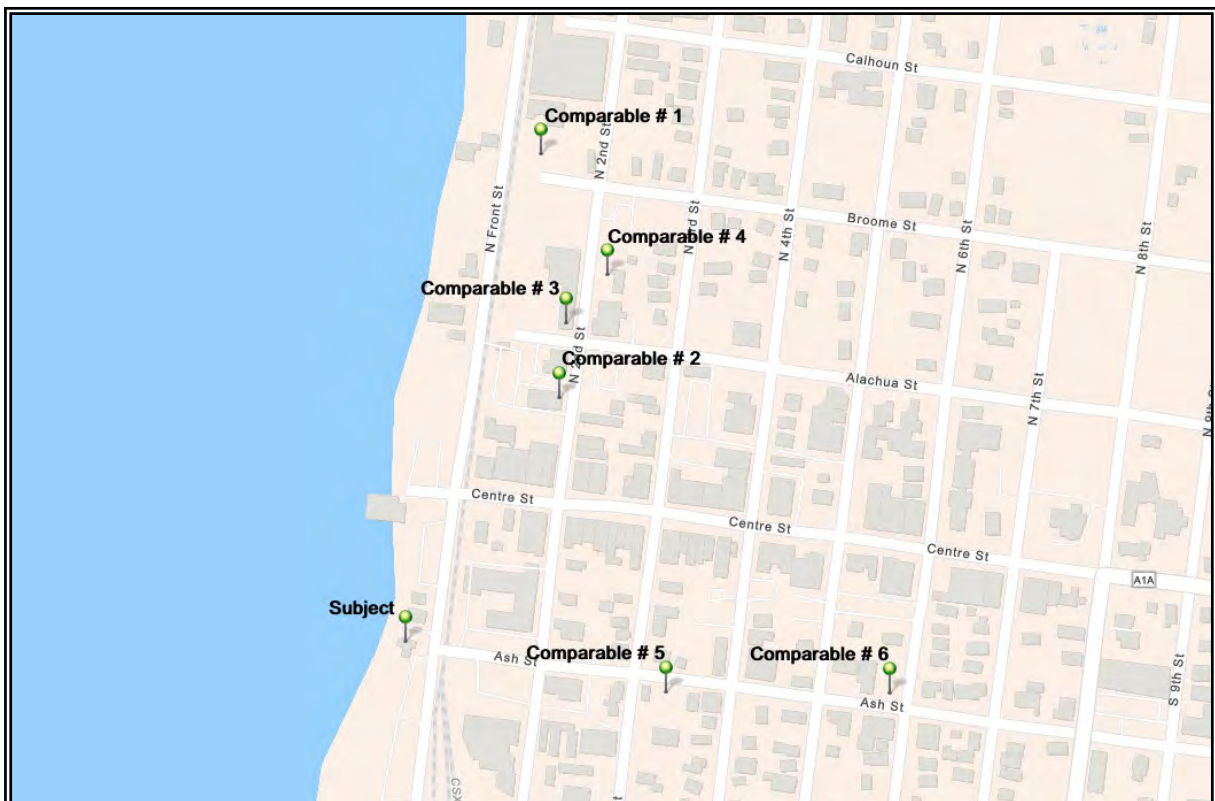
The income and cost approaches are appropriate to evaluate improvements, but rarely for unimproved land. Therefore, we used only the sales comparison approach to value, which is the typical approach used to evaluate land values. This does not limit the appraisal, since we are using the only approach that is appropriate for estimating the value of fee simple land in this area.

LAND VALUATION

The sales comparison approach is most commonly used for land valuation, both by appraisers, and by purchasers, and sellers, in the market. In this analysis, sale prices of similar parcels are compared on a unit basis, such as price per allowable or achievable unit, price per acre, or price per square foot. Typically, when ample sales data can be found, adjustments can be determined and applied to provide a reasonable indication of value. The subject site is 1.10 gross acres, with approximately 9,150 square feet of upland site area. We will be using a price per square foot comparison based on the upland acreage.

As mentioned previously, the subject fronts the Amelia River in downtown Fernandina Beach. Our search for comparable land sales produced five closed sale transactions and one pending sale. All of the comparables are in downtown Fernandina Beach but do not have water frontage, although one has good river views. Due to a lack of recent waterfront land sales in downtown Fernandina Beach, we relied on the following comparables as they are the most recent transactions in close proximity to the subject. We believe that this data is representative of what would be relied upon by typical market participants considering the subject property.

The locations of the local comparables and their proximity to the subject are presented in the map below and all are summarized in the chart on the next page. Property photographs, data sheets, and a larger map are presented in the Addenda.



COMPARABLE LAND SALES						
	Location	Date of Sale	Price	Useable SF	Zoning	Price / SF
1	231 North Front Street	Pending	\$904,255	24,125	Industrial	\$37
2	21 North 2nd Street	Sep-21	\$950,000	12,632	Central Business	\$75
3	101 North 2nd Street	Jun-21	\$750,000	12,632	Central Business	\$59
4	116 North 2nd Street	Mar-21	\$650,000	12,632	Central Business	\$51
5	511 Ash Street	May-20	\$725,000	16,553	Central Business	\$44
6	306 Ash Street	May-20	\$325,000	5,000	Central Business	\$65

As shown, the comparables range from 5,000 to 24,125 square feet, bracketing the subject, with pricing between \$37 and \$75 per square foot, averaging \$55. The sales occurred between May 2020 and September 2021, with one pending sale. We note that several of the comparables used in this analysis included older improvements at the time of sale. Our verification sources suggest that pricing of these properties was based primarily on underlying land value, and that any contribution from the improvements was negligible to non-existent. Our adjustment process is detailed below.

Discussion Of Adjustments

- **Property Rights** – We are appraising the subject's fee simple interest. All of the comparables are fee simple interests and no adjustments are needed for property rights.
- **Conditions of Sale** – All of the comparables were sold as arm's length transactions to our knowledge. We made no adjustments.
- **Market Conditions** - The comparable sales occurred between May 2020 and September 2021, with one pending sale. Market conditions have improved dramatically in recent months, although some evidence of cooling has been observed in recent weeks as rates increase. However, a net improvement has occurred since all of the closed transactions and all are given varying upward adjustments.
- **Location** - The subject property and all of the comparable sales are located in the downtown area of Fernandina Beach. No adjustments are needed.
- **Access / Exposure** – The subject and all of the comparables are located on similar neighborhood roads in their downtown area. No adjustments are needed.

- **Shape / Topography** - The subject and all of the comparables have fairly level topography. However, the subject's useable acreage is irregular in shape. The comparables are all basically rectangular and are adjusted downward.
- **Utilities** - To the best of our determination, all utilities were available to the subject property and comparables. We made no adjustments for this factor.
- **Zoning** - The subject property is zoned Waterfront Industrial. All of the comparables have various commercial zonings and like the subject, could likely be changed to accommodate reasonable new development proposals. No adjustments are needed.
- **Views/ Frontage** - The subject has river frontage. Comparable One has river views across Front Street from the river. This comparable is adjusted upward slightly. The remaining comparables do not have unobstructed river views or frontage and are given heavier upward adjustments.
- **Size** - We analyzed the subject and comparables on the basis of upland square feet. The subject site is 9,150 square feet, while the comparables range in size from 5,000 to 24,125 useable square feet, bracketing the subject. Typically, larger sites benefit from a "quantity discount" and sell for less on a per upland square foot basis, with the opposite being true for smaller sites. Comparable One is much larger and is given a sizeable upward adjustment. Sale Six is smaller and is adjusted downward. Sales Two, Three, Four, and Five are similar enough to the subject to not require adjustment.

Physical Adjustment Conclusion

The following chart illustrates the adjustments that we applied to the indicated prices of the comparables. We attempted to make adjustments only for the differences that would be perceived as significant. The data set was inadequate to perform paired sales analysis for every adjustment. The adjustments in this analysis reflect our opinion of what typical market participants would perceive reasonable.

COMPARABLE LAND SALES ADJUSTMENT GRID							
Sale No.	Subject	1	2	3	4	5	6
Use							
Sale Date	N/Ap	Pending	Sep-21	Jun-21	Mar-21	May-20	May-20
Sale Price	N/Ap	\$904,255	\$950,000	\$750,000	\$650,000	\$725,000	\$325,000
Size (SF)	9,150	24,125	12,632	12,632	12,632	16,553	5,000
Price Per Square Foot	N/Ap	\$37	\$75	\$59	\$51	\$44	\$65
Conditions of Sale	N/Ap	0%	0%	0%	0%	0%	0%
Adjusted Price/SF	N/Ap	\$37	\$75	\$59	\$51	\$44	\$65
Market Conditions	N/Ap	0%	10%	10%	10%	15%	15%
Adjusted Price/SF	N/Ap	\$37	\$83	\$65	\$57	\$50	\$75
Physical Adjustments							
Location	Good	0%	0%	0%	0%	0%	0%
Access / Exposure	Good	0%	0%	0%	0%	0%	0%
Shape / Topography	Irregular	-10%	-10%	-10%	-10%	-10%	-10%
Utilities	All Available	0%	0%	0%	0%	0%	0%
Zoning	I-W	0%	0%	0%	0%	0%	0%
Views / Frontage	River	10%	15%	15%	15%	15%	15%
Size (SF)	9,150	50%	0%	0%	0%	5%	-10%
Net Adjustment	N/Ap	50%	5%	5%	5%	10%	-5%
Adjusted Indication	N/Ap	\$56	\$87	\$69	\$59	\$55	\$71
Indicated Range:			\$55	to	\$87		
Average:				\$66			
Indicated Range Minus Outliers:			\$56	to	\$71		
Average:				\$64			

Prior to adjustments, the comparables indicated a price per square foot range from \$37 to \$75 per square feet, averaging \$55 per square feet. After adjustments, the range is from \$55 to \$87 with an average of \$66. Eliminating the extremes narrows the spread, to \$56 to \$71, averaging \$64 per square foot. Given this data and the lack of true waterfront development land in downtown Fernandina Beach, we believe a rounded land price of \$70 per square feet is reasonable, just above the adjusted averages. This is summarized below.

SALES PRICE PER SQUARE FOOT				
Indicated Value/SF		Subject Square Feet		Total
\$70	X	9,150	=	\$640,500
Rounded				\$650,000

FAIR MARKET RENT DISCUSSION

Fair Market Rent Estimate

The client requested a hypothetical estimate of Fair Market Rent of the subject as if the improvements do not exist. Our discussion is as follows.

Rent Multiplier Analysis – Income Approach

This analysis is basically a summary of applying the appropriate rent factor to the land value in order to achieve a market rent estimate for the subject.

Municipal properties and ground lease parcels are often net lease, or absolute net lease, investments. An investor of this type of property would perform a direct capitalization analysis, but not a discounted cash flow analysis. This is typically where $V \text{ (Value)} = I \text{ (Net Operating Income)} / R \text{ (Capitalization Rate)}$. In this analysis we are actually looking at the methodology in reverse. In order to find $I \text{ (Net Operating Income)}$ we can look at the equation to solve for this variable. This would be $I \text{ (Net Operating Income, or in this case Rent)} = V \text{ (Value)} \times R \text{ (Capitalization Rate)}$.

There are a few considerations here. When a developer buys a site for development of an absolute net lease investment, they are expecting some level of profit. Therefore, they may buy a fee simple site, lease it to a tenant, and sell the leased fee interest in the market. As an example, if a developer purchased a site for a McDonald's restaurant for \$500,000 as a fee simple interest, and the market capitalization rates are at 5% for McDonald's ground lease transactions in the market as leased fee interests, the developer would need to add a level of profit and charge a rent factor higher. To continue the example, if they charged 7% for the rent factor to establish rent, the rent would be \$35,000 ($\$500,000 \text{ investment} \times 7\%$). The rent would also equal the NOI (Net Operating Income), as these leases are absolute net, with the market not deducting for vacancy / collection, or expenses. If this leased fee interest with McDonald's lease in place were put on the market and sold at a prevailing capitalization rate of 5% the sale price would be \$700,000 and the developer would take a profit of \$200,000 for his time and effort.

As seen from this example, it would be inappropriate to simply establish rent without considering some level of profit above the prevailing capitalization rates. Some government agencies may not charge a profit level to the same extent as the open market, as there are motivations to bring in tenants and industry, not purely profit driven motivations by each individual deal. The following discussion provides all of the background information that will be needed in the income approach.

Vacant land, through a ground lease, generally receives some of the lowest capitalization rates in the market in an investment sale, as there is less risk in owning that interest as compared to other real estate investments. These are typically considered to be very secure investments for the ground owner. As per the *PwC Investor Survey, 1st Quarter 2022*, national net lease investments have cap rates from 5.00% to 7.50%, with an average of 5.95%. This is down 27 basis points from last quarter and down 21 basis points from one year prior. The subject site would not be considered investment grade due to its small size, and because Fernandina Beach is not a primary market. This indicates the cap rate for the subject would be higher.

Tenants on a ground lease property have, in most cases, constructed their own improvements, and they are highly unlikely to default and give those up. As such, the ground owner is generally in a very secure position. The credit worthiness of the tenant can push the ground lease capitalization rate lower if it is a good quality tenant, and higher if it is lesser quality tenant. Also, the length of the term has some bearing on the rate. Below we discuss two different indicators of ground lease yields. As we were not able to find any local data, both are relevant in painting a picture of what the common ground lessor is seeking in terms of yield.

Traditional Retail Ground Lease Data

We found several recent ground lease comparables in various parts of the country for a variety of end uses. They involve banks and restaurants. They are displayed in the next chart. These comparables involve sale transactions and listings, where the ground lease structure has already been established. These, then, are sales of income producing assets to investors.

Ground Lease Sale Transactions								
Address	Tenant	Sale Date	Years On Lease	Sale Price	Site Size (SF)	NOI	NOI / SF	Cap Rate
1950 N. Town East Boulevard, Mequite, TX	Salad And Go	Listing	20	\$3,294,000	47,480	\$139,995	\$2.95	4.25%
1400 Tasker Road, Stephens City, VA	CVS	Listing	10	\$4,100,000	103,237	\$170,000	\$1.65	4.15%
205 Fischer Crossings Boulevard, Peachtree City, GA	Jim 'N Nick's BBQ	Apr-21	16	\$4,377,187	90,605	\$280,140	\$3.09	6.40%
2626 N. Decatur Road, Decatur, GA	PNC Bank	Jan-21	20	\$4,875,000	26,136	\$195,000	\$7.46	4.00%

These comparables have capitalization rates ranging from 4.00% to 6.40%, with an average of 4.70%. As stated earlier, rent factors for fee simple transactions would have to be higher than these capitalization rates as profit must be considered. Thus, the rate that would be used to establish ground rent, would have to be higher than the rates indicated by these investor sales.

Airport Related Data

One of the more common ground lease arrangements involving municipalities occurs at local airports. According to Federal Standards, ground rent for non-aeronautical uses are based on an appraisal, with no current multiplier process established. Rent factors required by the various municipalities in the past have tended towards 10% to 12% of appraised

value. Admittedly, these rates are much higher than the rates noted above used for more traditional restaurant, retail and bank branch type properties, which tend to involve high exposure sites with a high investment in the ground-leased tenant's improvements.

We spoke to airport officials at airports in similar areas to Fernandina Beach. These individuals are involved in the direct leasing of ground parcels at the respective airports. From our conversations with the local airport directors and managers we can take away a couple of pieces of information. The consensus is that the investment in the building often dictates the length of the ground lease. It is generally from 20 to 30 years. At the expiration of the ground lease most airports take the improvements back per the lease agreement. The improvements revert to the lessor. The improvements are then re-leased in the open market. It is rare that the properties are ever sold in fee, with the ground and improvements. At larger airports where land is under \$150,000 per acre, or about \$3.50 per square foot, applying a rent factor rate of 10.00% to 12.35% is common. This generally yields ground rental rates in the range of \$0.22 to \$0.35 per square foot. The local Fernandina Beach Municipal Airport falls within this range at \$0.35 per square foot for aeronautical tenants. At airports where land value is high, where we were quoted land values of \$200,000 to \$225,000 per acre, the ground rent rates are typically about \$0.56 per square foot ($(\$212,500/43,560) \times 11.5\%$).

Based on all of the foregoing data, we believe a rent factor of 9.0% is well supported, and also appropriately in line with market indicators of overall capitalization rates involving more typical ground lease sale transactions and listings of such, as well as listings associated with government occupied real estate. In other words, the rent factor of 9% provides a reasonable spread to ensure that there is profit to the entity that spends time and effort at structuring the deal.

MARKET GROUND RENT ESTIMATE

We estimated the value of the site to be a total of \$650,000. This implies rent of a rounded \$60,000 per year, or \$6.56 per square foot of land per year on a triple net basis. Therefore, our indicated market ground rent for the subject is as follows:

"As Is" Annual Fair Market Ground Rent Estimate, As Of June 10, 2022, For The Subject 9,150 Upland Square Feet:
--

\$60,000 Fixed Annual Rent (\$6.56 per SF per year), Triple Net
--

TYPICAL LEASE TERMS

Typical lease structures for ground leases customarily involve long terms, and all net expense provisions (generally referred to as NNN, or triple net). The leases are long term

because under normal circumstances the lessee / tenant will construct improvements on the site at their own cost, and often those costs are financed. Traditional lenders will not make loans if there is insufficient time to amortize the loan. As such, it is common for initial lease terms to extend to 20 to 30 years, plus options. Expense structures, as noted, are generally triple net, whereby the lessee is responsible for all costs, including real estate taxes, any and all insurance, utilities, and upkeep of the site and improvements. Typically, the ground owner / lessor has no expense burden. At the end of the lease term plus options, and / or in the event of default, the landowner may retake possession of the property and any improvements that remain.

HYPOTHETICAL CONDITION

A hypothetical condition is defined by the Uniform Standards of Professional Appraisal Practice (USPAP) as “a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.” The use of this hypothetical condition may have impacted the assignment results. This appraisal employs the following hypothetical condition:

- At the request of the client, this report was completed under the hypothetical condition that the subject property is unencumbered by the existing lease associated with the Atlantic Seafood building. The existing lease commenced in May 2008 and runs through April 2028. Further, no consideration was given regarding the value of the improvements on the subject site.

EXTRAORDINARY ASSUMPTION

This appraisal employs the following extraordinary assumption and the use of this may have impacted the assignment results:

- We were not provided with a survey or a breakdown of the subject upland and wetland acreage. We relied on measurements from the tax map sketch provided by the client for the total acreage. We estimated the subject's upland acreage using the Nassau County Property Appraiser's website. We assume that these acreage amounts are reasonably accurate and reserve the right to amend this appraisal if they are found to be incorrect.

**ADDENDUM A – PROPERTY RECORD CARDS / TAX MAPS / CLIENT
SKETCH**

A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY

PROPERTY APPRAISER

PROPERTY INFORMATION

Parcel Number 00-00-31-1760-0029-0010
Owner Name CITY OF FERNANDINA BEACH
Mailing Address 204 ASH STREET

FERNANDINA BEACH, FL 32034
Location S FRONT ST
Address FERNANDINA BEACH 32034
Tax District FERNANDINA BEACH
Milage 19.5052
Homestead Yes
Property Usage MUNICIPAL 008900
Deed Acres 0
Short Legal LOTS 29,30 & 31 (EX PT IN OR 772/1200 & EX LEASE PARCEL 25-3L)

2021 Certified Values

Land Value \$318,828
(+) Improved Value \$282,705
(=) Market Value \$601,533
(-) Agricultural Classification \$0
(-) SOH or Non-Hx* Capped Savings \$0
(=) Assessed Value \$601,533
(-) Homestead \$0
(-) Additional Exemptions \$0
(-) School Taxable Value \$0
(-) Non-School HX & Other Exempt Value \$0
(=) County Taxable Value \$0

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

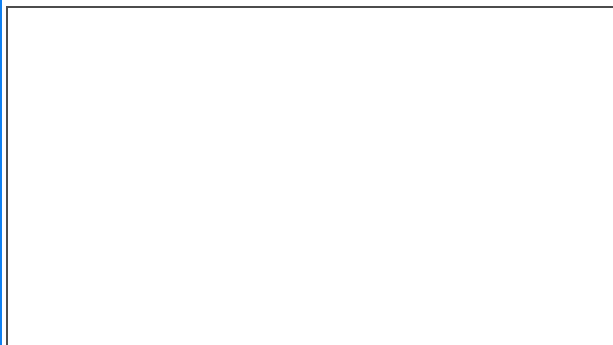
PARCEL MAP



2021 AERIAL MAP

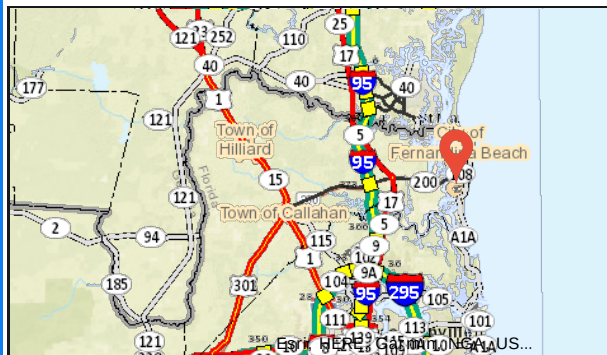


PROPERTY PHOTO



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

LOCATION MAP



BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built
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MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units	Year Built
BOAT DCK W	0 X 0	633	2008
BOAT DCK W	0 X 0	28	2008
WD DECK A	0 X 0	2300	2009

C-WAL-L-AV	0 X 0	255	1990
CONCRETE B	31 X 20	620	2008

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
1980-07-01	339 / 639	\$200,000	WD	Q	Y	STONE HYMAN FITZHUGH JR	CITY OF FERNANDINA BEACH
1976-06-04	225 / 624	\$36,000	WD	Q	Y	STANDARD OIL COMPANY	STONE HYMAN FITZHUGH JR

A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY

PROPERTY APPRAISER

PROPERTY INFORMATION

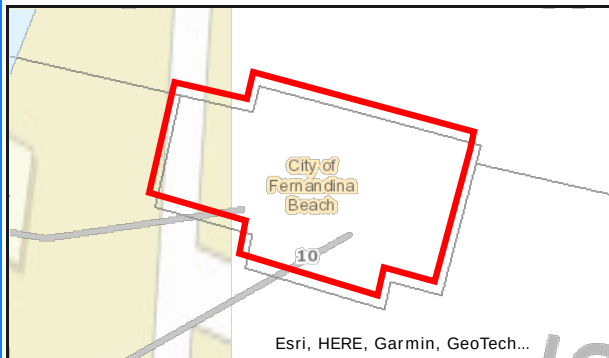
Parcel Number 00-00-31-1760-0025-003L
Owner Name CITY OF FERNANDINA BEACH
Mailing Address C/O ATLANTIC SEAFOOD
204 ASH STREET
FERNANDINA BEACH, FL 32034
Location 10 ASH ST
Address FERNANDINA BEACH 32034
Tax District FERNANDINA BEACH
Milage 19.5052
Homestead No
Property Usage LEASEHOLD 009000
Deed Acres 0
Short Legal PT OF LOTS 28 & 29 "25-3L" UNR LEASE DATED 5-6-2008
{ATL SEAFOOD-LESSEE}

2021 Certified Values

Land Value \$46,060
(+) Improved Value \$36,862
(=) Market Value \$82,922
(-) Agricultural Classification \$0
(-) SOH or Non-Hx* Capped Savings \$0
(=) Assessed Value \$82,922
(-) Homestead \$0
(-) Additional Exemptions \$0
(-) School Taxable Value \$82,922
(-) Non-School HX & Other Exempt Value \$0
(=) County Taxable Value \$82,922

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

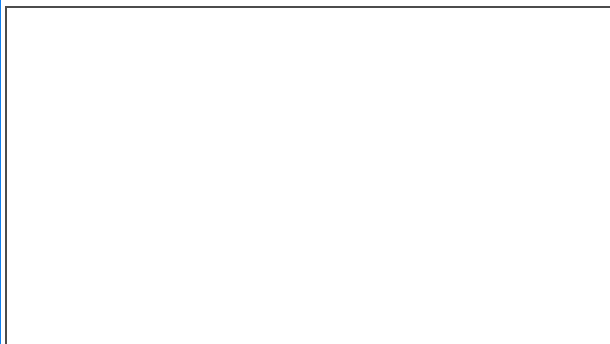
PARCEL MAP



2021 AERIAL MAP

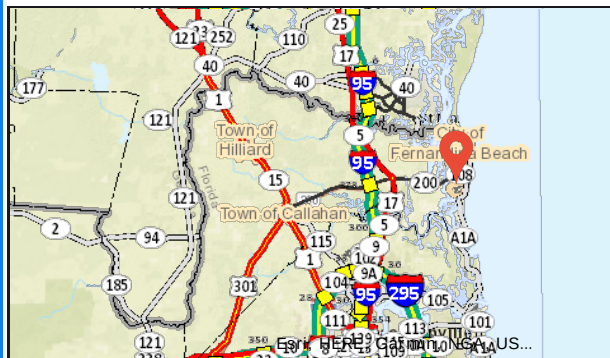


PROPERTY PHOTO



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

LOCATION MAP



BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built
UNKNOWN	996	838	0	0	AVERAGE		AIR DUCTED	FORCED AIR	1963

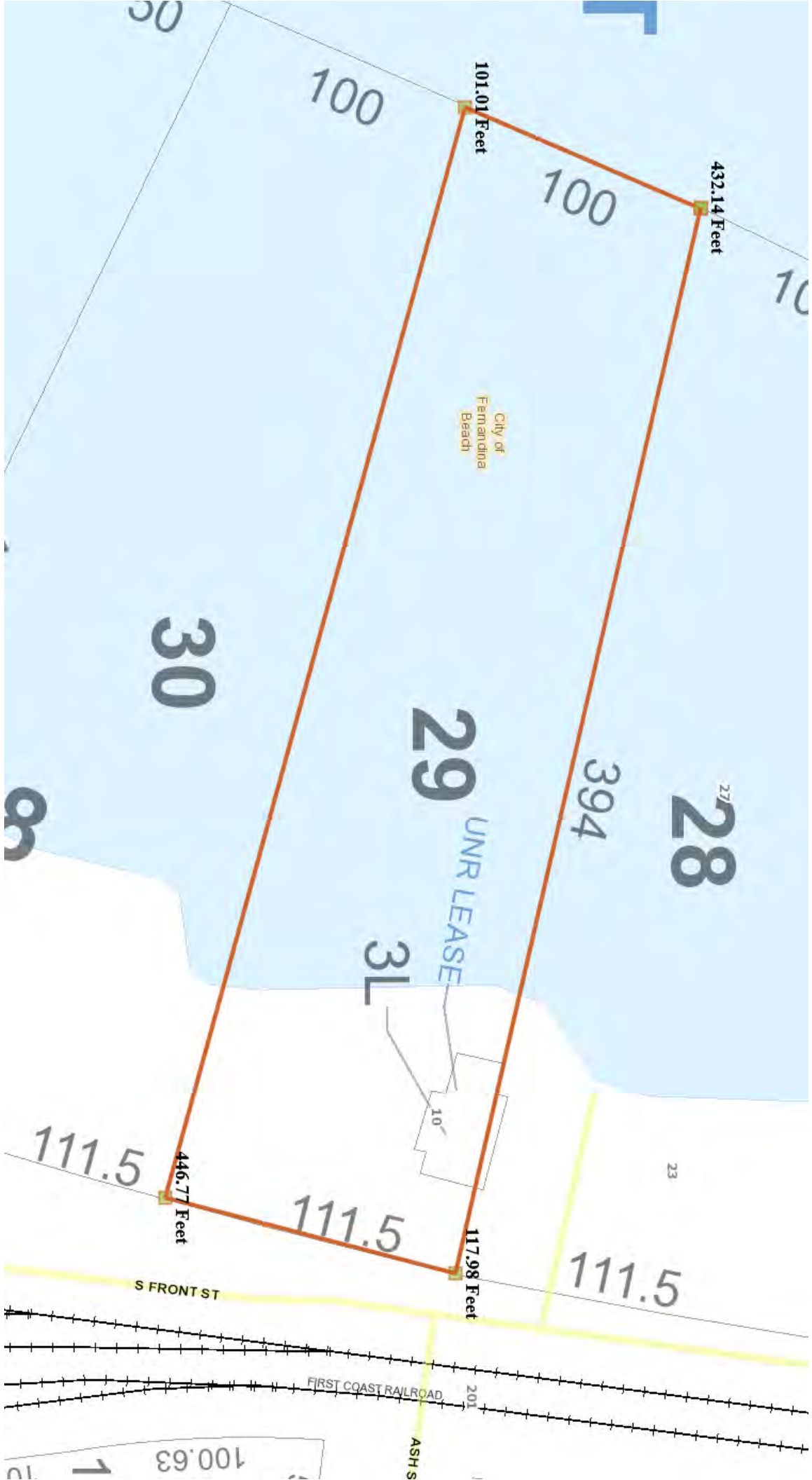


MISCELLANEOUS INFORMATION

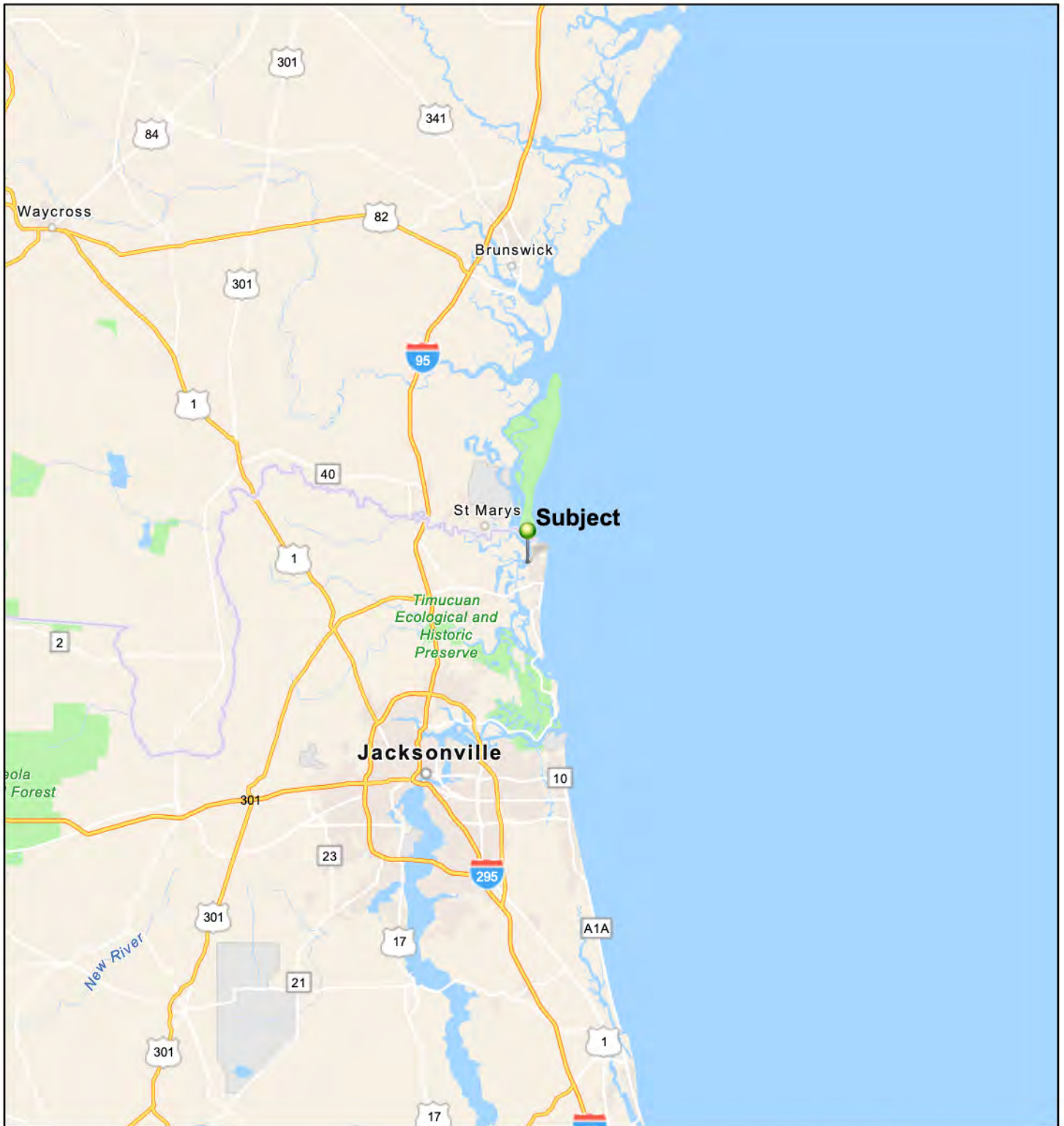
Description	Dimensions L X W	Units	Year Built
SECURTY LT	0 X 0	2	1980
SECURTY LT	0 X 0	1	1990
STRG-A-AL	20 X 10	200	1993
BOX FNC 6'	0 X 0	99	2000
FENCE GATE	0 X 0	2	2000

SALES INFORMATION

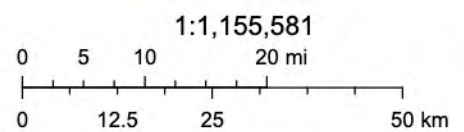
Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
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Regional Map



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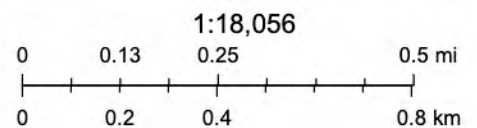
FDEP, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS

Web AppBuilder for ArcGIS
FDEP, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS |

Neighborhood Map

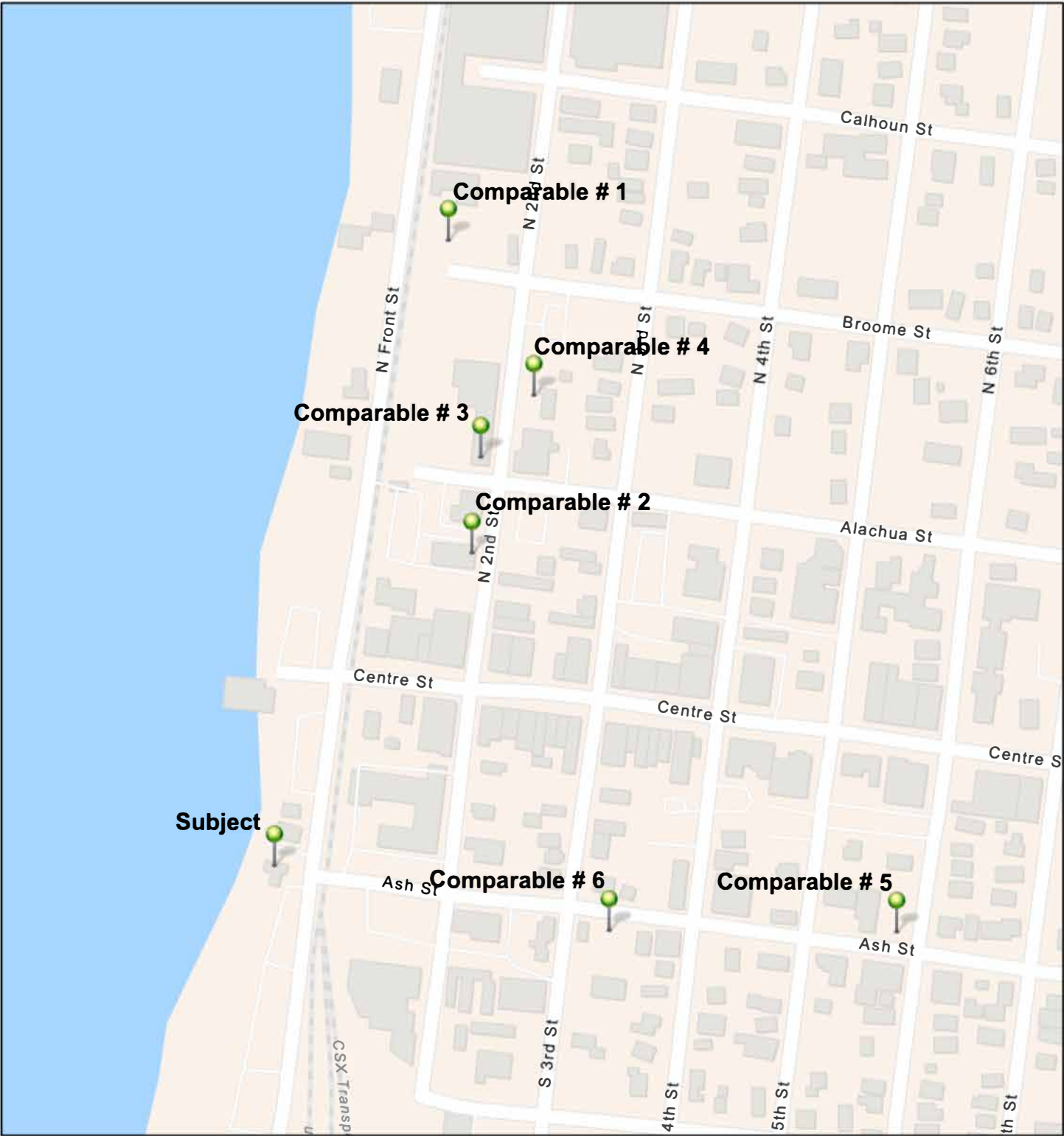


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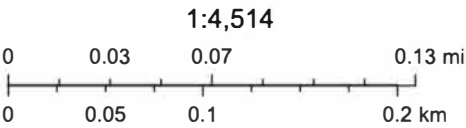


Esri Community Maps Contributors, FDEP, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

Comparable Land Sales



6/16/2022, 9:27:59 AM



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Pending Land Sale No. 1



Property Identification

Record ID	3257
Property Type	Commercial Land
Property Name	Former Florida Petroleum Property
Address	231 North Front Street, Fernandina Beach, Nassau County, Florida 32034
Location	E/s of North Front Street and N/s of Broome Street
Tax ID	00-00-31-1800-0003-0010
MSA	Jacksonville

Sale Data

Grantor	Hall Investments, Inc.
Grantee	Confidential
Closing Date	July 31, 2022
Property Rights	Fee Simple
Conditions of Sale	Arm's Length
Verification	Tony Quatrocchi, Broker, JDM Real Estate Services; 904 251-4700, June 15, 2022; Other sources: Public Records, Confirmed by Gary Grinstead
Contract Price	\$850,000

Pending Land Sale No. 1 (Cont.)

Cash Equivalent	\$850,000
Upward Adjustment	\$54,255 6.0% Sale Commission
Adjusted Price	\$904,255

Land Data

Zoning	Industrial
Topography	Basically Level
Utilities	All Available
Shape	Mostly Rectangular

Land Size Information

Gross Land Size	0.554 Acres or 24,125 SF
------------------------	--------------------------

Indicators

Sale Price/Gross Acre	\$1,534,756 Actual or \$1,632,719 Adjusted
Sale Price/Gross SF	\$35.23 Actual or \$37.48 Adjusted

Remarks

This is the pending sale of a commercial site in downtown Fernandina Beach. The property has river views across the adjacent rail lines and Front Street. While the site has a Front Street address, the rail lines separate it from that road and access is available from the western terminus of Broome Street. This location is also three blocks north of Centre Street. The broker familiar with the transaction, while not technically involved, was an advisor to the seller. No commissions are being paid so the appraiser added a market 6.0% commission to the pending sale amount. It is rumored that the buyer is planning development of residential rental units on the site. The broker also noted that the property was previously occupied by Florida Petroleum and was known to be contaminated at one time. However, cleanup was completed some years ago and the seller recently had an environmental study done which revealed no contamination.

Land Sale No. 2



Property Identification

Record ID	3131
Property Type	Development Land
Address	21 North 2nd Street, Fernandina Beach, Nassau County, Florida 32034
Location	W/s of N. 2nd Street, between Centre and Alachua Streets
Tax ID	00-00-31-1800-0001-0220, 230, 240, & 250

Sale Data

Grantor	Downtown Crab, LLC
Grantee	Artisan Homes, LLC
Sale Date	September 10, 2021
Deed Book/Page	2495 / 1679
Property Rights	Fee Simple

Land Sale No. 2 (Cont.)

Conditions of Sale Verification

Arm's Length
Tony Quattrochi, listing broker; 904-251-4700, March 17, 2021;
Other sources: LoopNet, Public Records, Confirmed by Gary
Grinstead

Sale Price Cash Equivalent Adjusted Price

\$950,000
\$950,000
\$950,000

Land Data

Zoning Topography Utilities Shape

C3, Central Business District
Basically Level
All Available
Rectangular

Land Size Information

Gross Land Size

0.290 Acres or 12,632 SF

Indicators

Sale Price/Gross Acre Sale Price/Gross SF

\$3,275,862 Actual or \$3,275,862 Adjusted
\$75.20 Actual or \$75.20 Adjusted

Remarks

This is the sale of a parcel one block east of the Amelia River and one block north of Centre Street in downtown Fernandina Beach. There is an existing warehouse building on the property but the broker stated that it did not contribute any value.

Land Sale No. 3



Property Identification

Record ID	3258
Property Type	Commercial Land
Address	101 North 2nd Street, Fernandina Beach, Nassau County, Florida 32034
Location	NW/c of N. 2nd Street and Alachua Street
Tax ID	00-00-31-1800-0002-0290
MSA	Jacksonville

Sale Data

Grantor	Front Street Alachua, LLC
Grantee	IP Holdings Group, LLC
Sale Date	June 18, 2021
Deed Book/Page	2471 / 1649
Property Rights	Fee Simple
Conditions of Sale	Arm's Length
Verification	Public Records; June 15, 2022; Confirmed by Gary Grinstead
Sale Price	\$750,000
Cash Equivalent	\$750,000
Adjusted Price	\$750,000

Land Sale No. 3 (Cont.)

Land Data

Zoning	C3, Central Business District
Topography	Basically Level
Utilities	All Available
Shape	Rectangular

Land Size Information

Gross Land Size	0.290 Acres or 12,632 SF
------------------------	--------------------------

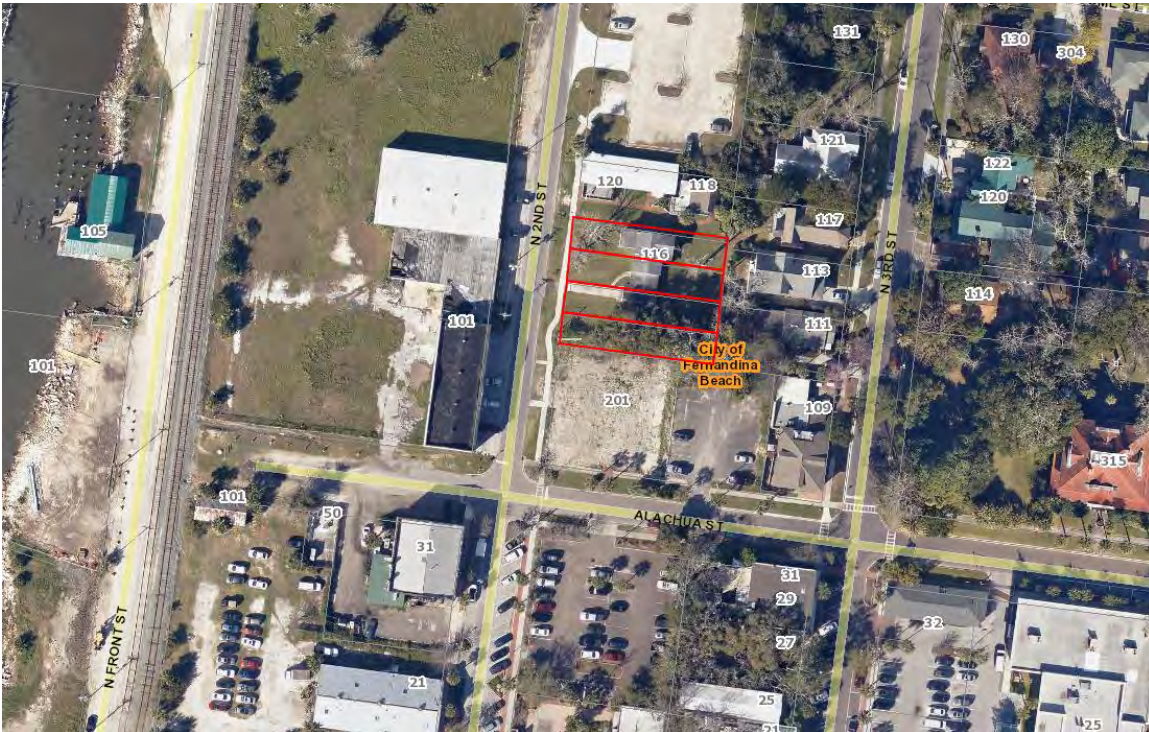
Indicators

Sale Price/Gross Acre	\$2,586,207 Actual or \$2,586,207 Adjusted
Sale Price/Gross SF	\$59.37 Actual or \$59.37 Adjusted

Remarks

This is the sale of a corner commercial site in downtown Fernandina, two blocks north of Centre Street. There was an old warehouse on the property at the time of sale, but it reportedly did not contribute any value.

Land Sale No. 4



Property Identification

Record ID

3130

Property Type

Development Land

Address

116 North 2nd Street, Fernandina Beach, Nassau County,
Florida 32034

Location

E/s of N. 2nd Street, between Alachua and Broome Streets

Tax ID

00-00-31-1800-0009-0020

Sale Data

Grantor

CMR Island Properties, LLC

Grantee

Poynter Family Holdings, LLP

Sale Date

March 25, 2021

Deed Book/Page

2446 / 895

Property Rights

Fee Simple

Conditions of Sale

Arm's Length

Verification

Chip Sasser, seller; 912 283-3518, March 16, 2021; Other sources: LoopNet, Public Records, Confirmed by Gary Grinstead

Sale Price

\$650,000

Cash Equivalent

\$650,000

Adjusted Price

\$650,000

Land Sale No. 4 (Cont.)

Land Data

Zoning	C3, Central Business District
Topography	Basically Level
Utilities	All Available
Shape	Rectangular

Land Size Information

Gross Land Size	0.290 Acres or 12,632 SF
------------------------	--------------------------

Indicators

Sale Price/Gross Acre	\$2,241,379 Actual or \$2,241,379 Adjusted
Sale Price/Gross SF	\$51.45 Actual or \$51.45 Adjusted

Remarks

This is the sale of four lots in downtown Fernandina. The property is 1.5 blocks north of Centre Street and two blocks from the river. The seller purchased the property in June 2019 for \$410,000 and spent roughly \$10,000 demolishing an existing house on the property.

Land Sale No. 5



Property Identification

Record ID	3129
Property Type	Commercial Land
Property Name	Former News Leader Property
Address	511 Ash Street, Fernandina Beach, Nassau County, Florida 32034
Location	NW/c of Ash and South 6th Streets
Tax ID	00-00-31-1800-0029-0070 & 00-00-31-1800-0029-0063

Sale Data

Grantor	Coastal Newspapers, LLC
Grantee	Kemp C Todd Living Trust & Bryan Boyer Living Trust
Sale Date	May 27, 2020
Deed Book/Page	2363 / 1479
Property Rights	Fee Simple
Conditions of Sale	Arm's Length
Verification	Public Records; March 15, 2021; Confirmed by Gary Grinstead

Sale Price	\$725,000
Cash Equivalent	\$725,000
Adjusted Price	\$725,000

Land Data

Zoning	C3, Central Business District
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Land Sale No. 5 (Cont.)

Topography	Basically Level
Utilities	All Available
Shape	Rectangular

Land Size Information

Gross Land Size	0.380 Acres or 16,553 SF
------------------------	--------------------------

Indicators

Sale Price/Gross Acre	\$1,907,895 Actual or \$1,907,895 Adjusted
Sale Price/Gross SF	\$43.80 Actual or \$43.80 Adjusted

Remarks

This is the sale of a site in downtown Fernandina Beach, one block south of Centre Street and five blocks east of Front Street. The property was previously used as an office, but was reportedly purchased for redevelopment.

Land Sale No. 6



Property Identification

Record ID	3204
Property Type	Commercial Land
Property Name	Block 12, Lots 33 & 34
Address	306 Ash Street, Fernandina Beach, Nassau County, Florida 32034
Location	S/s of Ash Street, between S. 3rd and 4th Streets
Tax ID	00-00-31-1800-0012-0330; 00-00-31-1800-0012-0340
MSA	Jacksonville

Sale Data

Grantor	Jeffery Bragg
Grantee	Christopher C. Champeau
Sale Date	May 20, 2020
Deed Book/Page	2362 / 1048
Property Rights	Fee Simple
Conditions of Sale	Arm's Length
Verification	Public Records; October 25, 2021; Confirmed by Gary Grinstead
Sale Price	\$325,000
Cash Equivalent	\$325,000
Adjusted Price	\$325,000

Land Sale No. 6 (Cont.)

Land Data

Zoning	C-3, Central Business District
Topography	Basically Level
Utilities	All Available
Dimensions	50' x 100'
Shape	Rectangular

Land Size Information

Gross Land Size	0.115 Acres or 5,000 SF
Useable Land Size	0.115 Acres or 5,000 SF , 100.00%

Indicators

Sale Price/Gross Acre	\$2,831,504 Actual or \$2,831,504 Adjusted
Sale Price/Gross SF	\$65.00 Actual or \$65.00 Adjusted
Sale Price/Useable Acre	\$2,831,400 Actual or \$2,831,400 Adjusted
Sale Price/Useable SF	\$65.00 Actual or \$65.00 Adjusted

Remarks

This is the sale of two lots in downtown Fernandina Beach. The property is one block east of City Hall, two blocks south of Centre Street, and four blocks east of the Amelia River.



June 13, 2022

Mr. Dale Martin
City Manager, Fernandina Beach
204 Ash Street
Fernandina Beach, Florida 32034

Via Email: dmartin@fbfl.org

RE: Request for Real Estate Appraisal Services
Addressing Fair Market Ground Rent Of An Approximate 1.10-Gross Acre Waterfront
Parcel
APN #s 00-00-31-1760-0025-003L And Portion Of 00-00-31-1760-0029-0010
W/s of S. Front Street, at Ash Street
Fernandina Beach, Nassau County, Florida 32034

Dear Mr. Martin:

Thank you for asking us to offer a proposal to appraise the above referenced property. The purpose of this assignment is to estimate an "as is" opinion of market ground rent for the subject property. This appraisal is intended for use by the City of Fernandina Beach for consideration of redevelopment with long-term ground leases.

The subject includes an approximate 1.10-acre (gross) waterfront property in downtown Fernandina Beach, currently owned by the municipality. Estimating Fair Market Rent will involve, as an interim step, an estimate of the fee simple market value for the property, "as is". This analysis will also include application of a market derived yield rate to estimate rent. We will also provide a summary of typical lease structure for this type of ground lease.

The property is currently improved with a portion of a roughly 1,000 square-foot boardwalk and bulkhead that run along the river's edge. The property has roughly 1000' of river frontage. A portion of the site is gravel and is currently used for public parking. We estimate that 0.21 acres (9,150 square feet) of the site is upland and useable, with the remaining being river and marsh area.

In light of what we expect to be a very limited data set for ground leases in the area that could be used as direct comparables, the scope of work for this appraisal is expected to focus primarily on a survey and analysis of recent sales of similar commercial properties in the vicinity, focusing most importantly on the waterfront characteristic. We also expect to thoroughly investigate the subject property's competitive area, the property itself, taxes, and zoning, as well as yield rates commonly used in the market to establish rents.

Our fee for this assignment is \$3,500. We can begin the assignment immediately upon receipt of this signed engagement letter. We expect to deliver the appraisal report within six weeks. The results of this assignment are to be presented in a Narrative Report. The report will contain sufficient data and detail required for the reviewer/reader to follow the logic used in the appraisal analysis. Various exhibits will be included, including location maps, plats, surveys, data sheets, etc. The appraisal will be prepared in accordance with the requirements of the Code

of Professional Ethics and Standards of Professional Conduct of the Appraisal Institute, and in conformance with our interpretation of the reporting guidelines and recommendations set forth in the *Uniform Appraisal Standards For Federal Land Acquisitions 2016 (Yellow Book)*. In addition, this appraisal will comply with the Appraisal Foundation's *Uniform Standards for Professional Appraisal Practice*, except to the extent that the *Uniform Appraisal Standards for Federal Land Acquisitions* requires invocation of USPAP's Jurisdictional Exception Rule. If there are other reporting requirements that we must comply with, please notify us as soon as possible. All information provided to us by the client will remain completely confidential, and this would include client identification. The appraisal report will become the property of the client, upon delivery, and any non-publicly available information contained therein, or in our work files, will be held in the strictest confidence by our office staff.

We certify that we have the credentials to competently complete this assignment. We are well experienced with ground leases, publicly owned properties, and with commercial facilities in coastal areas. I note that we frequently assist municipalities, airport authorities, land trusts, and the Department of the Interior with estimates of market value and market rent. Sample appraisals and references can be made available if needed. Please note that information about our firm is also available at our website, www.driggerscommercial.com.

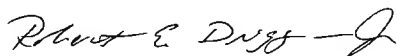
Additional work requested of us, beyond that described in this contract, will be billed at an hourly rate of \$350. This includes preparation for court testimony, depositions, or other proceedings relevant to our value opinion, and actual time devoted to the proceeding. Our compensation is not contingent upon the reporting of a predetermined value or direction in value, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event, such as the approval of a loan or closing of a transaction.

Our fee structure for this assignment is based on our understanding of the scope of work, which is described herein. If the scope of the assignment should be expanded, we reserve the right to revisit our fee, which will not be revised without written authorization. Our fee is inclusive of all travel costs and research expenses. Please note that we regard you as our client, and that we will not seek collection of our fees from other parties. If you expect to use this appraisal for lending purposes, please seek approval from the lender before engagement.

If you have any questions pertaining to this proposal or otherwise, please call me at 912-634-5900. If this proposal meets with your approval, please authorize us to proceed by signing below and sending a copy to our office. Again, thank you for this opportunity.

DRIGGERS COMMERCIAL GROUP, INC.

By:



Robert E. Driggers, Jr. MAI, CCIM
President
Certified General Real Property Appraiser
Florida Certificate No. RZ 2827
Georgia Certificate No. CG1255

Client Signature Follows:

AGREED AND ACCEPTED

Name (Print): Dale L. Martin

Email: dmartin@fbfl.org

Signature: 

Phone (904) 310-3101

Date of Signature: June 14, 2022

Address: 204 Ash Street
Fernandina Beach FL 32034

Fax:

ATTEST:

By: 

Printed Name: Caroline Best

Title: City Clerk

Date: 6/14/22

APPROVED AS TO FORM AND LEGALITY


CITY ATTORNEY

**QUALIFICATIONS OF
GARY GRINSTEAD
DRIGGERS COMMERCIAL GROUP, INC.**

2487 Demere Road, Suite 250, St. Simons Island, Georgia 31522
912-270-0799 (cell), 912-634-5901 (fax)
E-mail: ggrinstead@driggerscommercial.com



EXPERIENCE

Driggers Commercial Group, Inc (St. Simons Island, Georgia)
Commercial Appraiser – January 2011 - Present

Appraisals performed on virtually all types of commercial property throughout the southeastern U.S., as well as some experience in the northeast and Canada. Clients include large and small financial institutions, corporations, pension funds, insurance companies, government agencies, attorneys, and individuals for purposes including financing, litigation, and condemnation.

Southeastern Bank (Brunswick, Georgia)
Credit Analyst - July 2007 to January 2011

EDUCATION

BBA, Management Major, Georgia College and State University, 2005

CCIM Courses

Financial Analysis for Commercial Investment Real Estate	03/02/2012
--	------------

Other Courses

Marshall & Swift Commercial Cost Approach	05/27/2016
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Appraisal Institute Courses

Advanced Market Analysis and Highest and Best Use	05/02/2014
Advanced Income Capitalization	10/24/2014
Valuation of Conservation Easements	03/23/2017
New Technology For Real Estate Appraisers	10/15/2018
Condemnation Appraising: Principals & Applications	04/17/2019
7 Hour USPAP Update	03/22/2022
Historic Preservation Easements: Appraisal Techniques	03/24/2022

CERTIFICATION

State Certified General Real Property Appraiser	GA # 345019 FL # RZ3907
State Licensed Real Estate Salesperson	GA # 345866

PROFESSIONAL

Appraisal Institute, Practicing Affiliate
Member, National Association of Realtors
Member, Atlanta Area Chapter of the Appraisal Institute



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

FLORIDA REAL ESTATE APPRAISAL BD
2601 BLAIR STONE ROAD
TALLAHASSEE FL 32399-0783

850-487-1395

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Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!



STATE OF FLORIDA DEPARTMENT
OF BUSINESS AND PROFESSIONAL
REGULATION

RZ3907
CERTIFIED GENERAL APPRAISER
GRINSTEAD, GARY

ISSUED: 11/05/2020

Signature
LICENSED UNDER CHAPTER 475, FLORIDA STATUTES
EXPIRATION DATE: NOVEMBER 30, 2022

Ron DeSantis, Governor

Halsey Beshears, Secretary

**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISAL BD**

LICENSE NUMBER: RZ3907

EXPIRATION DATE: NOVEMBER 30, 2022

THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

GRINSTEAD, GARY
2487 DEMERE ROAD
SUITE 200
ST SIMONS ISLAND GA 31522



ISSUED: 11/05/2020

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QUALIFICATIONS

ROBERT E. DRIGGERS, JR., MAI, CCIM

DRIGGERS COMMERCIAL GROUP, INC.

2487 Demere Road, Suite 250, St. Simons Island, GA 31522

912-634-5900 (office), 912-634-5901 (fax), 912-506-9837 (cell)

E-mail: rdriggers@driggerscommercial.com



EXPERIENCE

Thirty plus years in the commercial real estate field as an independent fee appraiser/consultant, and broker, with regional and national firms in Atlanta, Georgia, and in Coastal Georgia. Owner/President of Driggers Commercial Group, Inc., formed in January 2007. Principal of Everson, Huber & Driggers, LC from establishment in January 1995 through 2006. Prior employers were CB Richard Ellis (1993-1994), Cushman & Wakefield of Georgia (1990-1993), and Georgia Federal Bank (1986-1990). Employment largely based in Atlanta and Coastal Georgia, but leasing and sales assignments, as well as appraisals and market studies, have been performed throughout the southeastern U.S., on virtually all types of commercial property. Clients include large and small financial institutions, corporations, pension funds, insurance companies, government agencies, and individuals.

EDUCATION

Bachelor of Business Administration, Finance/Real Estate, Georgia Southern University, 1986

Recent Courses and Seminars:

Valuation of Conservation Easements	02/22
Conservation Easements: 2021 Updates to Legal, Appraisal, Accounting	09/21
Six Recent Appraiser Lawsuits and the Lessons from Each	04/21
Desktop Appraisals (Bifurcated, Hybrid) and Evaluations	01/21
2021 GAR Contracts	11/20
Conservation Easements: 2020 Updates to Legal, Appraisal, Accounting	09/20
Business Practices and Ethics	06/20
Local Impact on Value From COVID-19	05/20
National USPAP Update, 2020/2021	01/20
Georgia Instructor Training (GIT) Workshop	03/19
Basic Appraisal Principles (Instructor, Appraisal Institute)	02/15, 02/16, 02/19
Basic Appraisal Procedures (Instructor, Appraisal Institute)	03/17 and 03/18

LICENSE(S) /CERTIFICATION(S) / EXPERIENCE

Certified General Real Estate Appraiser: State of Georgia - Certificate No. 001255 (since 07/91)

Certified General Real Estate Appraiser: State of Florida-Certificate No. RZ2827 (since 05/05)

Certified General Real Estate Appraiser: State of South Carolina- Certificate No. CG4946 (since 02/06)

Licensed Real Estate Broker: State of Georgia, # 278693, (since 9/04)

Licensed Real Estate Broker: State of South Carolina, # 53793, (since 9/05)

Expert Witness: Superior Court of Glynn County, Georgia, March 2010, August 2010, and April 2012

Expert Witness: Superior Court of Gwinnett County, Georgia, August 2010

Expert Witness: Deposition, Northern District of GA, Atlanta Division, October 2011

Expert Witness: U.S. Bankruptcy Court, Eastern District of Tennessee, January 2012

Expert Witness: U.S. Bankruptcy Court, Southern District of Georgia, April 2012 and May 2012

Expert Witness: Superior Court of Camden County, Georgia, January 2013 and August 2015

Expert Witness: Superior Court of Tattnall County, Georgia, January 2016

Expert Witness: Superior Court of Chatham County, Georgia, February 2017

Expert Witness: Superior Court of Muscogee County, Georgia, January 2019

Expert Witness: Superior Court of Fulton County, Georgia, July 2019 & September 2019

Expert Witness: U.S. Bankruptcy Court, Southern District of Georgia, October 2019

Expert Witness: US District Court, Southern District, March 2021

Appraisal Institute Course Instructor, 2015, 2016, 2017, 2018, and 2019.

PROFESSIONAL

Golden Isles Association of Realtors (since 2006). Board of Directors 2012-2018. President, 2017.

Circle of Excellence, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022

Atlanta Commercial Board of Realtors (since 2005).

MAI, Appraisal Institute, Certificate 10,763 (since June 1995). Board of Directors, Atlanta Chapter, AI, 1999-2001

CCIM, Certified Commercial Investment Member, (since October 2010)

Appraisal Institute Instructor: Basic Appraisal Principals, Basic Appraisal Procedures, Gen. Site Valuation/Cost Appr.

PUBLICATIONS

None



**STATE OF FLORIDA
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Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!



STATE OF FLORIDA DEPARTMENT
OF BUSINESS AND PROFESSIONAL
REGULATION

RZ2827
CERTIFIED GENERAL APPRAISER
DRIGGERS, ROBERT E JR

ISSUED: 10/30/2020

Signature
LICENSED UNDER CHAPTER 475, FLORIDA STATUTES
EXPIRATION DATE: NOVEMBER 30, 2022

Ron DeSantis, Governor

Halsey Beshears, Secretary

**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISAL BD**

LICENSE NUMBER: RZ2827

EXPIRATION DATE: NOVEMBER 30, 2022

THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

DRIGGERS, ROBERT E JR
2487 DEMERE ROAD
SUITE 200
SAINT SIMONS ISLAND GA 31522



ISSUED: 10/30/2020

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REASONS TO PROCEED with Lot C&D Open Space Improvements:

- Floodwall / Riverwalk mostly complete - why not proceed with the open space in C&D?
- Significant improvement to C&D for relatively low cost.
- Coincides with Fernandina Beach's 200th Anniversary.
- Upgrades this CRA "blighted area" - part of CRA's purpose.
- 20+ years in the making.
- Builds momentum for other waterfront open space and shoreline resiliency projects.
- Lot C&D open space doesn't require completion of Lot A or Lot B open space.
- C&D now rezoned to Recreation so open space improvements are appropriate there.
- CRAAB unanimous in recommending to move forward with the C&D Park Plan.

LANDSCAPE PLAN

- **Priority is shade, low cost, low maintenance.**

- A successful park is one that is well used.
 - Destinations within the park encourage use.
-

① RIVERWALK

- Riverwalk to run the entire length of the public waterfront.
 - Currently interrupted by Atlantic Seafood building and Simmons property.
 - Riverwalk connects everything to Centre St.
-

② Existing TREE

- Existing tree west of building retained.
-

③ BOAT RAMP PLAZA

- Open space next to boat ramp for bike racks and ???
-

④ ATLANTIC SEAFOOD

- Moves south, opening Ash St. view corridor.
 - New location allows Lots C&D Riverwalk to connect to rest of Riverwalk.
 - Design and footprint of the building to be determined.
-

⑤ Floodwall OPENINGS

- Allows for connecting walkways between the parking lot and Riverwalk.
-

⑥ OVERLOOK

- Overlooks the river.
 - A destination that provides a reason to walk south on the Riverwalk.
 - Provides excellent views of river, sunsets, shrimp boats.
-

⑦ PETANQUE COURTS

- 16 courts allows for annual & other tournaments.
 - Used daily Oct - May
 - Can be seating area for larger concerts.
 - Can be used for special events. Vendors set up booths on courts.
-

⑧ LOOP WALKWAY

- Provides alternative to retracing steps on Riverwalk.
 - 8' wide coquina concrete walkway.
 - Shade trees to be determined (possibly Phoenix Sylvestris palms).
-

⑨ Loop Walkway
DESTINATIONS

- Destinations add interest and encourage use.
 - 9A: Temporary Public Art space.
 - 9B: Main Entrance with iconic landscape element.
 - 9C: To be determined.
-

⑩ VEHICLE ENTRY

- Entrance for maintenance, event set up, Shrimpfest parking.
 - Grass pavers at entrance double as landscape island.
-

⑪ FENCE

- Controls access to the park, providing security.

-
- | | |
|--------------------|---|
| ⑫ Entrance PERGOLA | <ul style="list-style-type: none">- Identifies and defines Main Entrance to park.- Vine covered for shade.- Not a vehicle entrance. |
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|--|--|
| ⑬ Multi-Purpose
PAVILION with STAGE | <ul style="list-style-type: none">- Rentable for Concerts, Birthday Parties, Weddings, Receptions, Group Picnics, Reunions, Meetings, Yoga, Special Events.- Open Air with water, electricity, roll-up blinds for weather protection.- 32' x 36' plus surrounding deck. (Central Park pavilion is 20' x 20')- Elevated 21" to prevent flooding and to make the stage more functional.- Located away from parking makes use more pleasant.- Vehicle accessible.- To be designed by an Architect.
- STAGE is both Open Air and Covered.- Inside Seating for small concerts - seats 120 + performers- Lawn Seating for larger concerts.- Sound projects toward mill, not toward residences. |
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|-----------------|---|
| ⑭ SEATING PLAZA | <ul style="list-style-type: none">- Next to Multi-Purpose Pavilion - they work together.- Great views of river and Marina.- Overlooks lawn activities.- Shaded with palms.- Comfortable seating and game tables.- Direct walkway to Main Entrance and parking. |
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|----------------|--|
| ⑮ Marsh GAZEBO | <ul style="list-style-type: none">- Small, intimate, over-marsh picnic & wedding gazebo.- Wedding ceremonies with receptions at Multi-Purpose Pavilion.- Views of Marina boats and river.- Access walk and gazebo oriented away from mill view. |
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| ⑯ LAWN | <ul style="list-style-type: none">- Seating area for larger concerts.- 14,000 sq. ft. is space for 1,200 people
(Sounds On Centre = 10,000 sq. ft. - used by 800 people)- Frisbee, dog running, pickup sports games. etc.- Shrimpfest parking.- Can be used for special events - vendors set up booths on lawn. |
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|------------------------|--|
| ⑰ Children's PLAY AREA | <ul style="list-style-type: none">- Small play area.- Located away from parking lot.- Landscape Structures' "Global Motion" spinner. ADA accessible. |
|------------------------|--|
-

⑮ RESTROOMS	- Close to Multi-Purpose Pavilion, Play Area, Parking Lot - Similar to Egan's Creek Park, Simmons Rd. Park restrooms. - Includes drinking fountains.
-------------	--

⑯ POLLINATOR GARDEN	- 3 Bs: Birds, Bees, Butterflies.
---------------------	---

⑰ TREE GROVE & GROUP PICNIC SPOT	- Set within a grove of Bald Cypress or Slash Pine trees. - 20 foot long Picnic Table for group picnics in wooded, shaded setting. - Location minimally blocks view of river from street. - Similar to St. Simon's popular waterfront park group picnic tables.
-------------------------------------	--

⑱ HISTORY TIMELINE	- Information plaques provide FB and island history milestones. - Plaques mounted on top of floodwall for easy reading. - CRA guidelines call for history and culture information like this.
--------------------	--

⑨A Alternate: SHRIMP BOAT DISPLAY	- Retired shrimp boat. - Elevated "dock" viewing platform with gangway ADA ramp - Tall hedge provides separation from Petanque courts. - Informational graphics depicting Fernandina shrimping history. - CRA guidelines call for history and culture information like this. - Privately financed. No cost to City. - Volunteers to provide maintenance.
--------------------------------------	--

BENCHES TRASH CONTANERS BIKE RACKS STREET LIGHTS WALKWAY LIGHTS TREE UPLIGHTING FESTOON LIGHTING ELECTRIC OUTLETS SIGNAGE WIFI	- Locations to be determined.
---	---

PARK Plan A - Lots C&D

DRAFT

1/3/24



PARK Plan A - Lots C&D

DRAFT

1/3/24



PARK Plan A - Lots C&D

Special Event Booths

1/3/24







CERTIFICATE OF APPROVAL (COA) HDCSA2023-0338 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 11/22/2023
Work Class: HDC Staff Review	District: Default	Exp Date: 12/22/2023
Status: Approved	Square Feet: 0.00	Completed: 12/01/2023
Valuation: \$0.00	Assigned To: Kelly Gibson	Approval
Description: Certificate of Approval (COA) to install roll-up screens at garage doors on west and north facades		Expire Date: 12/02/2024

Parcel: 00-00-31-1800-0013-0010 Main	Address: 302 Centre St Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
---	--	---

Applicant	Agent	Owner/Builder
Benjamin Morrison	Benjamin Morrison	302 CENTRE LLC
7645 Gate	7645 Gate	302 CENTRE ST
Jacksonville, FL 32256	Jacksonville, FL 32256	FERNANDINA BEACH, FL
Home: 9126049870	Home: 9126049870	32034
Mobile: 9126049870	Mobile: 9126049870	Mobile: 7033143680

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00030255	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00030255		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2023-0342 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 12/04/2023
Work Class: HDC Staff Review	District: Default	Exp Date: 01/03/2024
Status: Approved	Square Feet: 0.00	Completed: 12/11/2023
Valuation: \$0.00	Assigned To: Kelly Gibson	Approval
Description: Certificate of Approval (COA) to replace door above garage, in-kind.		Expire Date: 12/10/2024

Parcel: 00-00-31-1580-0001-0030 Main	Address: 719 White St Fernandina Beach, FL 32034 Main	Zone: OT-1(Old Town 1)
---	---	-------------------------------

Owner	Applicant
Jeffrey M. + Elizabeth M Lyle	Jeffrey M. + Elizabeth M Lyle
719 White Street White	719 White Street White
Fernandina Beach, FL 32034	Fernandina Beach, FL 32034
Mobile: 904-314-5951	Mobile: 904-314-5951

Note	Created By	Date and Time Created
1. Waiting for COA applic - he submitted Pre-App by error	Sylvie McCann	12/04/2023

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00030339	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00030339		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2023-0343 FOR CITY OF FERNANDINA BEACH

Plan Type:	HDC - Staff Review	Project:		App Date:	12/06/2023
Work Class:	HDC Staff Review	District:	Default	Exp Date:	01/05/2024
Status:	Approved	Square Feet:	0.00	Completed:	12/08/2023
Valuation:	\$0.00	Assigned To:	Salvatore Cumella	Approval	
Description:	Certificate of Approval (COA) to replace double entry door				Expire Date: 12/09/2024

Parcel:	00-00-31-1800-0036-0010 Main	Address:	601 Centre St Fernandina Beach, FL 32034	Zone:	C-3(Central Business District)
----------------	------------------------------	-----------------	---	--------------	--------------------------------

Applicant	Owner
Parker Contracting Inc.	MEMORIAL UNITED
2619 Midway RD	METHODIST CHURCH
Fernandina Beach, FL 32034	INCMEMORIAL UNITED
Business: 9046247955	METHODIST CHURCH INC
Mobile: 9043222900	601 CENTRE ST
	FERNANDINA BEACH, FL
	32034

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00030370	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00030370		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2023-0344 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 12/12/2023
Work Class: HDC Staff Review	District: Default	Exp Date: 01/11/2024
Status: Approved	Square Feet: 0.00	Completed: 12/14/2023
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 12/13/2024
Description: Certificate of Approval (COA) to re-roof with architectural shingles		

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

Owner Memorial United Methodist Church Monica Monica 601 CENTRE ST FERNANDINA BEACH, FL 32034 Business: 9042615769	Applicant Douglas R. & Peggy Roselle 524 Tarpon Ave Fernandina Beach, FL 32034 Mobile: 4235809524	Owner MEMORIAL UNITED METHODIST CHURCH INCMEMORIAL UNITED METHODIST CHURCH INC 601 CENTRE ST FERNANDINA BEACH, FL 32034
---	---	--

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00030439	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00030439		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2023-0345 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 12/13/2023
Work Class: HDC Staff Review	District: Default	Exp Date: 01/12/2024
Status: Approved	Square Feet: 0.00	Completed: 12/14/2023
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to replace projecting sign on existing bracket + install 1 wall sign		Expire Date: 12/13/2024

Parcel: 00-00-31-1800-0270-0270 Main	Address: 218 Ash St Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
---	---	---

Applicant Kayla M Altman 85769 Claxton Rd Yulee, FL 32097-4669	Applicant The Salty Fox Tattoo & Apothecary 85769 CLAXTON RD YULEE, FL 32097 Business: 9048601515	Applicant Salty Fox Apothecary 218 ASH ST FERNANDINA BEACH, FL 32034 Mobile: 9048601515	Owner Roman PM LLC 218 Asj ST Fernandina Beach, FL 32034
---	--	--	---

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00030459	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00030459		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2023-0346 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 12/18/2023
Work Class: HDC Staff Review	District: Default	Exp Date: 01/17/2024
Status: Approved	Square Feet: 0.00	Completed: 12/18/2023
Valuation: \$0.00	Assigned To: Kelly Gibson	Approval Expire Date: 12/17/2024
Description: Certificate of Approval (COA) to replace metal roof panels		

Parcel: 00-00-31-1800-0020-0140 Main	Address: 305 N 5Th St Fernandina Beach, FL 32034 Main	Zone: R-2(Medium Density Residential)
---	---	--

Owner Steve Millen 305 N 5th ST Fernandina Beach, FL 32034	Applicant Steve Millen 305 N 5th ST Fernandina Beach, FL 32034	Contractor Ruben D Lavarias 5991 Chester AVE #105 Jacksonville, FL 32217 Business: 9049001069	Applicant Turnkey Roofing of Florida Inc. 9521 Shellie Road Unit 1 Jacksonville, FL 32257
--	--	--	---

Contractor
Ruben Lavarias
5991 Chester Avenue Suite
#105
Jacksonville, FL 32217
Business: 9049001069

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00030495	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00030495		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00