



**AGENDA
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
MARCH 21, 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 January 18, 2024.

4. OLD BUSINESS

4.1 HDC 2023-0080 - MICHAEL STAUFFER ARCHITECT, AGENT FOR CHRISTOPHER + ELIZABETH NELSON, 614 BEECH STREET

FINAL Certificate of Approval (COA) to remove shed, replace window with French Door, add deck on west side, screen porch on east side, and replace front porch steps and walkway with brick. (*Quasi-Judicial*)

4.2 HDC 2023-0113 - MIRANDA ARCHITECT, AGENT FOR DEAN PEARSON, 112 S. 10TH STREET

FINAL 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*)

4.3 HDC 2023-0089 - MIRANDA ARCHITECT, AGENT FOR 101 CENTRE STREET LLC, 101 CENTRE STREET

FINAL Update with minor amendment to previously approved Certificate of Approval (COA) with new scope of work to restore the exterior facade, to include new stucco, new trim, and new windows. (*Quasi-Judicial*)

4.4 HDC 2023-0091 - MIRANDA ARCHITECT, AGENT FOR STARK BUILDING LLC, 202 CENTRE STREET

Amendment to previously approved Certificate of Approval (COA) Emergency (*Quasi-Judicial*)

5. NEW BUSINESS

5.1 HDC 2024-0002 - NOCCA CONTRACTING, LLC, AGENT FOR DREW + ELIZABETH RICE, 30 N. 6TH STREET

FINAL Certificate of Approval (COA) to demolish a garage, construct a retaining wall, install a new swimming pool and pool deck, and install fencing. (*Quasi-Judicial*)

5.2 HDC 2024-0003 - A1A SOLAR CONTRACTING, INC, AGENT FOR JEAN GOULDEN, 315 S.

7TH STREET

FINAL Certificate of Approval (COA) to install 17 solar panels on the rear of the principal structure.
(*Quasi-Judicial*)

5.3 HDC 2024-0004 - MICHAEL STAUFFER, ARCHITECT, AGENT FOR JAMES A. + KATHERINE BURBANK GALLI, 501 CEDAR STREET

CONCEPTUAL Certificate of Approval (COA) to construction a 2-story accessory dwelling, and renovate porch. (*Quasi-Judicial*)

5.4 HDC 2024-0005 - FRANK + JENNIFER DAMATO, 111 S. 3RD STREET

CONCEPTUAL Certificate of Approval (COA) to replace 13 windows. (*Quasi-Judicial*)

6. BOARD BUSINESS

7. STAFF REPORT

7.1 Staff Certificates of Approval - January 2024

7.2 Staff Certificates of Approval - February 2024

7.3 Change in process for Staff Issued Certificates of Approval

7.4 Progress Update on the Downtown and CRA Design Guidelines

8. PUBLIC COMMENT

9. ADJOURNMENT

THE NEXT HDC REGULAR MEETING IS SCHEDULED FOR THURSDAY, APRIL 17, 2024. -NO PENDING BUSINESS AT THIS TIME. -

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
JANUARY 18, 2024
5:00 PM
CITY HALL COMMISSION CHAMBERS**

1. CALL TO ORDER 5:00 PM

ROLL CALL / DETERMINATION OF QUORUM

Members Present: Michael Spino (Chair), James Pozzetta, Tammi Kosack,
Tim Poynter, Arlene Filkoff (Alt 1)

Member Absent: Froilan Esclusa (Vice-Chair), Ron Norman (Alt 2)

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

2. PLEDGE OF ALLEGIANCE

Chair Spino seated Member Filkoff (Alt 1) as a voting member for this meeting.

Member Kosack recused herself for case HDC 2023-0112, Member Pozzetta had conversation with Jose Miranda and assisted him with reviewing previous comments for case HDC 2023-0099 and will recuse himself for this case. No other members disclosed ex parte communications.

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 December 21, 2023.

Chair Spino noted that amendments were done to the motion blocks of 4 cases adding the missing sentence "Vote upon passage of the motion was taken by voice vote, being all ayes, carried."

ACTION TAKEN: A motion was made by Member Poynter, seconded by Member Filkoff, to approve the Minutes from the Regular Meeting of December 21, 2023, as corrected.

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

At this time, item 6.2 Presentation of City Activities Impacting Historic District Properties, was presented first.

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)*

Ms. Gibson provided feedback on 2 previous reviews from November and December 2023 and some changes have been introduced and were circulated. She presented the Staff Report analysis and recommended Conceptual approval with conditions stated in the Staff Report.

She also noted that although Vice-Chair Esclusa is absent, he provided notes regarding this case. Upon Chair Spino's request, Ms. Gibson read Vice-Chair Esclusa comments which included a recommendation of Conceptual approval until all corrected details are provided. She presented the Staff Report analysis and recommended approval with conditions.

Jose Miranda, 309 ½ Centre Street, agent as a design consultant for the owner, noted that Member Pozzetta, which has recused himself for this case, provided some insight on some of the history on all the comments provided through the 2 previous HDC reviews. Mr. Miranda spoke of the cupola, the siding, the prefabricated brackets, the freeze board band, and brick water table. He added that they are requested Final approval, and that the owner has asked Miranda Architect to be a design consultant but that new plans will be presented to the Board.

Members confirmed that 5" wood lap siding would be used and that the trim would match the existing trim. Mr. Miranda confirmed that the cupola on the addition will be eliminated and that the cupola on the existing structure will stay intact.

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

Board Discussion was opened.

Member Pozzetta offered some comments on required amendments, they included: cut sheets on window's make and manufacturer, brick details, and brackets; sufficient details for wall section on call outs, fascia soffits, freeze board brackets, siding exposure and material, to see the north and west elevations show consistency with the east elevations throughout; and have a member from the board review the final plans with Staff to make sure everything is captured. Ms. Gibson confirmed that Mr. Furman has appointed Mr. Miranda as an authorized agent moving forward.

Member Filkoff asked Mr. Miranda if materials will be saved. Mr. Miranda noted that depending on the condition of the materials, there will be attempt to salvaged what is possible.

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Kosack, to approve HDC case 2023-0099 as presented with the conditions that cut sheets be provided demonstrating the windows, the brick, and brackets to be used; that a complete set of details be provided outlining the wall section, the fascia, soffits, freeze board, and wall finish, brackets, and water table; that the architectural set of drawings be modified per the red line discussed to eliminate all discrepancies, and that all corrections be reviewed by Staff and a Board member for final approval.; AND that the HDC make the following findings of fact and conclusions of law part of the record: that the HDC case 2023-0099, 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.

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

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*).

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

James Pozzetta, 103 S. 18th Street, architect, explained the scope of work for this project. He noted that 2 gas lights would be added in the front and 2 gas lights would be added at the rear doors.

Member Kosack asked about the window refurbishment and about the existing window that will be rotated 90 degrees.

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

Board Discussion was opened.

Member Kosack appreciated that photo evidence was presented to support this case.

ACTION TAKEN: A motion was made by Member Poynter, seconded by Member Filkoff, to approve HDC case 2023-0112 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that the HDC case 2023-0112, 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 2023-0113 - 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*)

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

Jose Miranda, 309 ½ Centre Street, expanded on the scope of work and welcomed any questions.

Member Pozzetta inquired about the condition of the window on the front east elevation. Mr. Miranda stated the condition is poor and non-historic. Mr. Miranda noted that it seems like wood siding could be under the existing asbestos siding and will assess the conditions after discovery.

Member Filkoff asked about how much of the wood could be salvaged. He explained that there would be a minimal amount.

Public Hearing was opened.

D. Torre-Kaufman, 116 S. 10th Street, neighbor to the property, spoke about the project and that it would block and eliminate some natural day lighting. She added that this project would shorten the already narrow space between the two houses.

Tammi Kosack 322 N. 3rd Street, spoke of the front porch replacement and said that, after some research and looking at the Sandborn map, she found that the new porch would be fairly the same as original. She also explained her reason for abstaining from the case, mainly because of several consultations with Mr. Pearson.

DRAFT

She also spoke of some potential copyright infringement regarding some elements that read very similar to the massing and scale of her house. She also spoke of the height of the garage and the elimination of the rear structure.

Mr. Miranda had strong comments regarding the mentions of similarities and potential copyright infringements regarding designs from Mr. Kosack's house and categorically denied any copying of Ms. Kosack's designs.

Member Pozzetta suggested some modification for brackets and upper dormer windows.

Member Poynter voiced concern about the massing of the garage. Chair Spino noted that this is a Conceptual approval. Member Filkoff asked about any alternative that would address the concern about the reduction of natural daylight for the neighboring property.

Public Hearing was closed.

Board Discussion was opened.

Member Pozzetta addressed a need to clarify the standard language about salvage of material. Chair Spino reiterated that this is a Conceptual review.

ACTION TAKEN: A motion was made by Member Filkoff, seconded by Member Poynter, to approve HDC case 2023-0113 as presented with the condition that the scale of the ADU be reduced; AND that the HDC make the following findings of fact and conclusions of law part of the record: that the HDC case 2023-0113, as presented, is substantially compliant with the Comprehensive Plan, the Land Development Code, the Secretary of Interior Standards, and the Historic District Downtown Design Guidelines to warrant Conceptual approval at this time.

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

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*)

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

Ann Pittman, 15 N. 18th Street, Cotner Architects, LLC, agent for the owner, spoke of the scope of work for the project and welcomed any questions.

Public Hearing was opened.

Alex Seifried, 710 Someruelus Street, had no concern with the house but voiced concern with the elevation changes being dramatic on ADU and that the height of a previous ADU project on White Street had caused some issues.

Ms. Pittman noted that the height is within the required 35 feet from the average grade, and explained how the average was obtained.

Public Hearing was closed.

Board Discussion was opened with no comments.

ACTION TAKEN: A motion was made by Member Kosack, seconded by Member Poynter, to approve HDC case 2024-0001 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that the HDC case 2024-0001, as presented, is substantially compliant with the Comprehensive Plan, the Land Development Code, the Secretary of Interior Standards, and the Old Town Fernandina Design Guidelines to warrant approval at this time.

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

5.4 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*)

Ms. Gibson presented this first Staff Report analysis at a Conceptual level, noting that this project is part of the CRA, and recommended Conceptual approval with Board conditions, but noted that additional design elements could be added to the back side, east elevation, of the building such as signage and asked for feedback from the Board.

Member Poynter asked about the base flood elevation being a minimum of 2 feet. Ms. Gibson pointed out that the design and its placement needs to be thoughtfully considered in relation with the seawall and assured that this would be reviewed through the TRC process for compliance before coming back to the HDC Board for approval.

Michael Stauffer, 1417 Sadler Road, architect, spoke on the design and addressed the backside of the building and offered the actual footprint of the floor plan. He went over the different elevations and spoke of the 2nd level being mainly used as storage space. He noted that the building is 2 feet above the required base flood elevation. He welcomed some proposed changes by the Board to add windows to the second floor, he also spoke of a deck being eliminated, and to the addition of a shed roof.

Member Pozzetta concurred with Staff's concerns regarding the backside of the building and made suggestions on how to possibly activate and functionalize that corner area. Members also voiced concerns over the truck loading areas and dumpsters. Chair Spino noted that TRC review will provide solutions for these concerns. Members also pointed out that industrial elements should be emphasized since this is located in the CRA.

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

Board Discussion was opened with no comments.

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Filkoff, to approve HDC case 2023-0111 as presented with the conditions that the design incorporates activating the corner area and the reduction of the height of the main roof; AND that the HDC make the following findings of fact and conclusions of law part of the record: that the HDC case 2023-0111, as presented, is substantially compliant with the Comprehensive Plan, the Land Development Code, the Secretary of Interior Standards, and the CRA Design Guidelines to warrant Conceptual approval at this time.

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

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.

Lisa Finklestein, Executive Director for Main Street, provided an update on the Waterfront Park Concept Plan. She noted that at the time of the preparation of this draft, the advisory board was not aware of the conceptual plan for the Atlantic Seafood structure. She presented a Draft of Park Plan A of Lots C & D and expanded on each numbered item. Finally, Ms. Finklestein noted that this draft would be presented to the City Commission for conceptual approval which will then advise Staff to proceed and produce construction drawings, and consult with design professionals for architectural drawings of the pavilion and restrooms in order to assure their compatibility with each other and with the area. Chair Spino noted that the CRA Guidelines would be provided to engineers for accuracy.

DRAFT

Ms. Gibson noted that the Conceptual design would be submitted to the HDC for conceptual approval probably in phases as they are completed and not as a complete packet.

Members discussed the added parking and the suggested ADA parking spaces, and the impact of the neighboring project of Atlantic Seafood. It was noted that this project would remove 8 parking spaces. Member Filkoff brought up the importance of having adequate ADA parking, and Member Kosack emphasized the importance of considering the logistics involved in maintaining all these green spaces. Ms. Finklestein stated that they would consider outsourcing the maintenance duties of that area.

6.2 Presentation of City Activities Impacting Historic District Properties - Jeremiah Glisson, Public Works Operations Director will present an update to the board,

This was presented ahead of Old Business.

Jeremiah Glisson, Operation Director for the City, gave an update of current projects, including 2nd Street repaving; Downtown landscaping to be performed on a weekly schedule; Downtown revitalization which is a 3-year project focusing on sidewalks, lighting; Downtown stormwater including Alachua Street (Area 5) and Ash Street (Area 6); Downtown C & D Park, Peck Center Complex replacement of 7 roof system; Old Town project on Someruelus Street and bluff improvements.

Member Filkoff asked about cobble stone crossings. Mr. Jeremiah noted they will pay special attention to those areas.

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.

Member Pozzetta was appointed to serve on the review committee of this RFQ. All members agreed.

6.4 Election of Chair and Vice-Chair - Annual election of chair and vice chair in accordance with LDC Section 9.01.03.

Members unanimously voted by voice vote to re-elect Chair Spino and Vice-Chair Esclusa.

7. STAFF REPORT

7.1 Staff Certificates of Approval - December 2023

Members had no comments regarding the Staff Certificates of Approval.

It was noted that there would be no meeting in February 2024 and that the next meeting would be March 21, 2024.

8. PUBLIC COMMENT

9. ADJOURNMENT 7:30 PM

Sylvie McCann, Recording Secretary

Michael Spino, Chair

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME KOSACK, TAMMI		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE HDC	
MAILING ADDRESS 322 N. 3RD ST.		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY FERNANDINA BEACH	COUNTY NAESAU	☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED 1/18/24		NAME OF POLITICAL SUBDIVISION:	
		MY POSITION IS: ☐ ELECTIVE ☒ APPOINTEE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Timi Kosch, hereby disclose that on 1/10, 2024:

(a) A measure came or will come before my agency which (check one or more)

- ☒ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____;
- ☐ inured to the special gain or loss of my relative, _____;
- ☐ inured to the special gain or loss of _____, by whom I am retained; or
- ☐ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

CONSULTED WITH APPLICANT

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

Date Filed

1/10/24

Signature

[Signature]

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME <i>POZZETTA JAMES MICHAEL</i>		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>HAC</i>	
MAILING ADDRESS <i>103 S 18 ST</i>		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY <i>FERNANDINA BEACH</i>		☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED <i>01/18/24</i>		NAME OF POLITICAL SUBDIVISION:	
		MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, JAMES BOZZETTA, hereby disclose that on JANUARY 18, 20 24:

(a) A measure came or will come before my agency which (check one or more)

- ☐ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____;
- ☐ inured to the special gain or loss of my relative, _____;
- ☒ inured to the special gain or loss of MA. & MRS. LAUB, by whom I am retained; or
- ☐ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

I AM THE ARCHITECT ON THE PROJECT HBC 2023 0000112

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

01/18/24
Date Filed

JAMES BOZZETTA
Signature

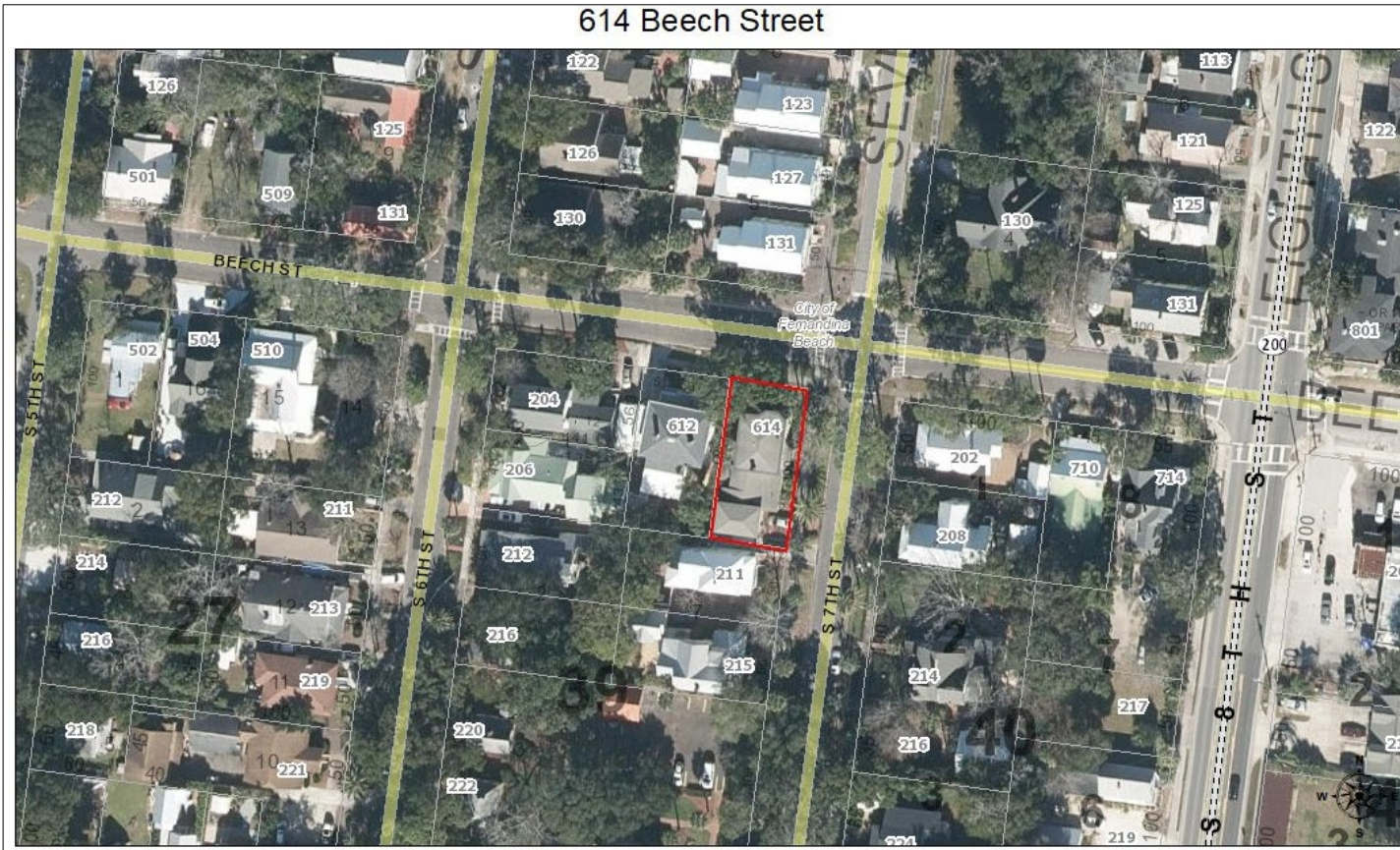
NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.



HISTORIC DISTRICT COUNCIL STAFF REPORT
FINAL HDC 2023-0080
MARCH 21, 2024

Owner/Applicant:	Michael Stauffer Architect, agent for Chris & Elizabeth Nelson
Property Address:	614 Beech Street
Parcel ID #	00-00-31-1800-0039-0081
Current zoning:	R-2
FLUM land use category:	Medium Density Residential
Existing uses on the site:	Single Family Residential
FL Master Site File #	8NA00599
Year Built:	1891 (FMSF)
Contributing Status:	Contributing
Requested action:	FINAL Certificate of Approval (COA) to remove shed, replace window with French Door, add deck on west side, screen porch on east side, and replace front porch steps and walkway with brick. Variance granted under HDCV 2023-0004 for placement of porch and decking encroachments on February 19, 2023 (EXHIBIT 2) (<i>Quasi-Judicial</i>)

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

“Constructed c. 1891, it is a two-story frame Italianate residential building. It is noteworthy for its low-pitch hip roof, tall windows, and hexagonal bay windows.” - FMSF 8NA00599

The applicant seeks Conceptual approval to:

- Remove an existing non-historic shed,
- Replace window with French door,
- Add wood deck on west side of property,
- Construct screen porch on east elevation, and
- Replace front porch steps and walkway with brick.

APPLICABLE GUIDELINES:

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

[DOWNTOWN HISTORIC DISTRICT GUIDELINES](#)

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

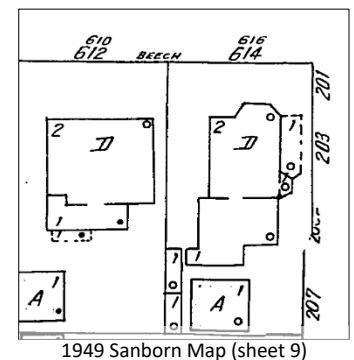
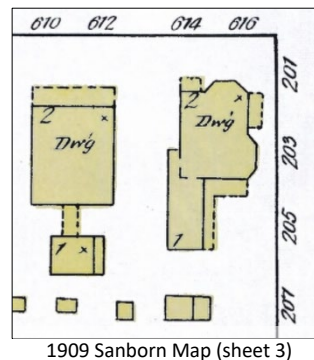
Number	Secretary of the Interior’s Standards for Rehabilitation	Findings		
		Complies	Does not Comply	N/A
1	<i>A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.</i>	☒	☐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

ANALYSIS:

When analyzing the individual proposed components staff finds:

- **Remove an existing non-historic shed**
 - As the shed is a modern addition, removal is permissible.
- **Replace window with French door**
 - As the widow is on a later addition and not seen from the right of way, replacement of the window with a door is permissible. The window will be reused elsewhere in house.
- **Add wood deck on west side of property**
 - As decks are a modern feature, they are less desirable on historic homes than patios and other types of outdoor spaces. The Guidelines state that if a deck is to be constructed it should be sited so that it is in the rear of the property and out of view from the street. The proposed wooden deck is mainly obscured from view from the right of way by the historic section of the house, and as such is permissible. The deck exceeds the allowable side yard encroachment as permitted under HDCV 2023-0004.

- **Construct screen porch on east elevation**
 - Physical evidence remains from the side porch as originally designed (door off of bay window, front steps still extant). The 1909 and 1949 Sanborn Fire Insurance Maps also show the side porch. A variance was obtained under HDCV 2023-0004 to construct this porch back in its previous location, which encroaches into current setbacks.



- **Replace front porch steps and walkway with brick**
 - As outlined in the Fernandina Beach Downtown Design Guidelines (pg. 87), all elements of historic porches, including steps and railings, are important to the architectural integrity of the building. These components should be retained when possible. If an individual rail or step requires replacement, materials that match the original should be used. *"The use of materials such as brick, concrete, or wrought iron steps for wooden front porches is not recommended."*

STAFF RECOMMENDATION:

Staff recommends:

Final Approval of HDC 2023-0080 with condition:

1. Entry porch steps to remain wood and be repaired in-kind, if necessary.

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number HDC 2023-0080 **with or without** conditions;

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

That HDC case HDC 2023-0080, as presented, **is or is not** substantially compliant with the Comprehensive Plan, Land Development Code, and the Downtown Historic District Design Guidelines to warrant **CONDITIONAL** approval at this time.

LIST OF EXHIBITS:

- EXHIBIT 1 Application & Backup Materials**
- EXHIBIT 2 Variance Certificate of Approval (HDCV 2003-0004)**
- EXHIBIT 3 FL Master Site File 8NA00599**

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #13215

Date Submitted: 2/7/2024

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*

Alteration ▼

APPROVAL TYPE*

Board Approval: Final ▼

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

Previously Approved Case

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

Yes ▼

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

2/17/2023

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*

614 Beech St

City*

FERNANDINA BEACH

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0039-0081

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Chris S & Elizabeth D

Last Name*

Nelson

Mailing Address*

614 Beech St

City*

FERNANDINA BEACH

State*

FL

Zip Code*

32034

Telephone Number*

404-667-2123

E-mail Address*

bcngreenspace@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*

Michael

Last Name*

Stauffer

Company (if applicable)

Michael Stauffer Architect

Street Address

1417 Sadler Rd #195

City

FERNANDINA BEACH

State

FL

Zip

32034

Telephone Number

904-540-6059

E-mail Address

mike@mstaufferarchitect.com

Project Description*

Project had conceptual approval and a variance from the HDC HDCV2023-0004 Final construction drawings match conceptual plans Renovation to existing home Kitchen and laundry room Master closet New suite over garage in existing space Addition of a new side porch - east side Addition of new deck - west side Addition of new front steps (note prior owner has submitted a letter that the front porch is not original

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
Wood siding	Wood drop siding to match house	Match existing (Name/Number)

DOORS

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

WINDOWS

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

ROOFING

Manufacturer	Product Description	Color
Metal	metal roof	Match existing (Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
Wood	Wood	Match existing (Name/Number)

FOUNDATION

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

SHUTTERS

Manufacturer

NA

Product Description

NA

Color

NA

(Name/Number)

PORCH/DECK

Manufacturer

wood

Product Description

PT T & G on east side/ PT 5/4 x on west

Color

Match existing

(Name/Number)

FENCING

Manufacturer

NA

Product Description

NA

Color

NA

(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer

Brick

Product Description

Brick

Color

red brick

(Name/Number)

SIGNAGE

Manufacturer

NA

Product Description

NA

Color

NA

(Name/Number)

OTHER

Manufacturer

NA

Product Description

NA

Color

NA

(Name/Number)

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

Upload 1

Nelson Addition 12-5-23.pdf

Upload 2

Nelson_614 Beech.pdf

Upload 3

Nelson Residence Pics.pdf

Upload 4

Nelson_614 Beech.pdf

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*

Michael

Applicant Last Name*

Stauffer

Today's Date*

2/7/2024

 City of FB logo
NEW Reflex

DEPARTMENT OF PLANNING & CONSERVATION

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



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE CHRIS & BETH NELSON
(print name of property owner(s))

hereby authorize: MICHAEL STAUFFER ARCHITECT
(print name of agent)

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

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

[Signature]
(Signature of owner)

[Signature]
(Signature of owner)

CHRIS S. NELSON
(Print name of owner)

BETH D. NELSON
(Print name of owner)

STATE OF FLORIDA

COUNTY OF NASSAU

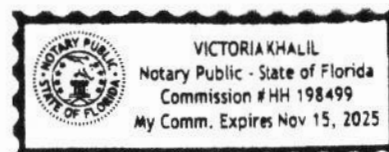
Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 6th day of January, 20 23, by Chris and Beth Nelson.

[Signature]
Notary Public

Victoria Khalil
Printed Name

Nov. 15, 2025
My Commission Expires

Personally Known _____ OR Produced Identification ☒ ID Produced: FL Driver Licenses



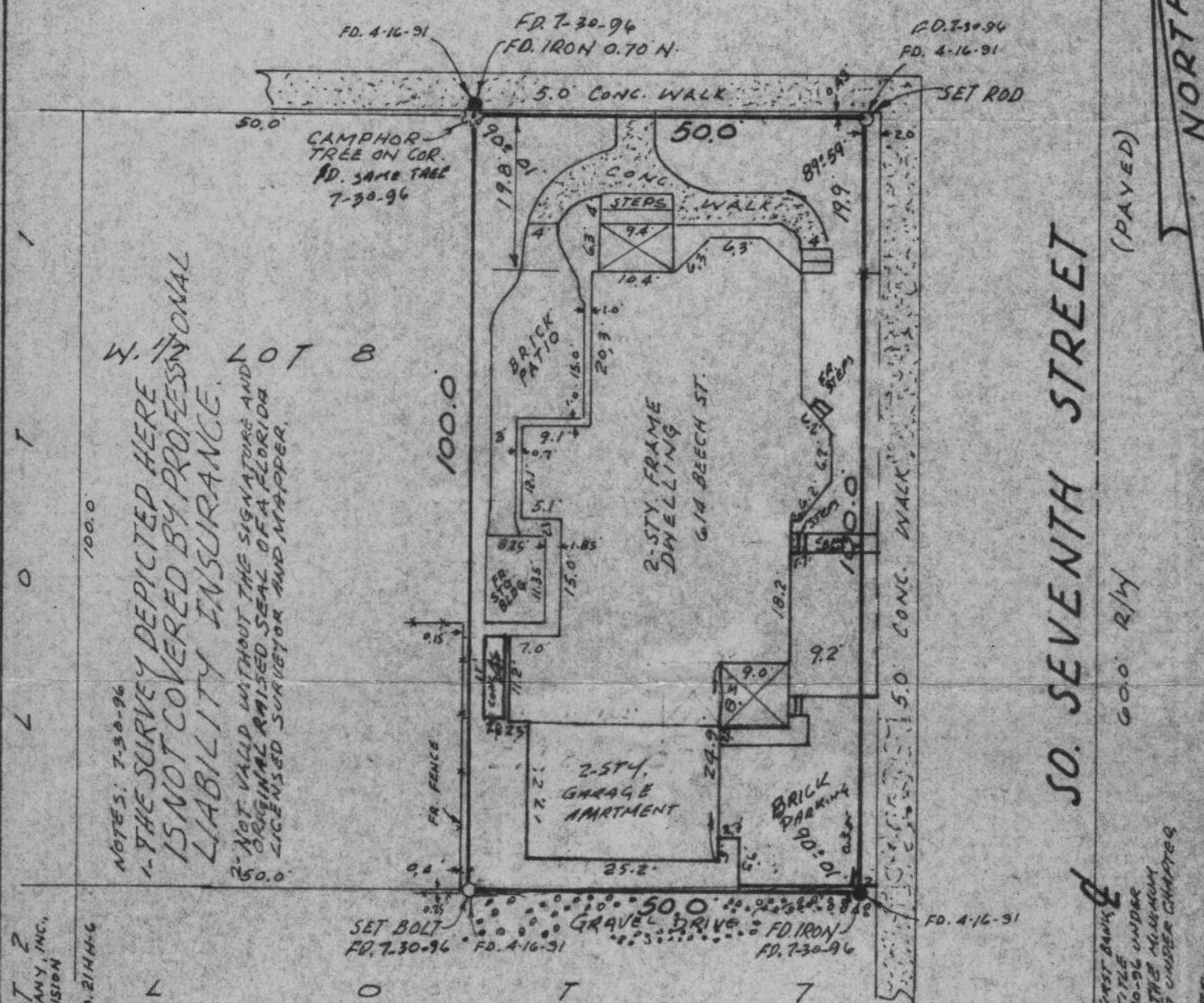
RECERTIFICATION NOTE:
SURVEY RECHECKED
11-26-80, FOUND AS SHOWN.

FOR
ALEXANDER A. MILLER, III
From H. D. Drake
T PLS. NO. 1558

BEECH STREET

60.0 R/N

(PAVED)



MAP TO SHOW SURVEY OF

THE EAST ONE-HALF OF LOT 8,
BLOCK 39, FERNANDINA BEACH,
NASSAU COUNTY, FLORIDA.

AS SHOWN ON THE OFFICIAL PLAT OF SAID CITY (AS LITHO-
GRAPHED, AND ISSUED BY THE FLORIDA RAILROAD COMPANY
IN 1857 AND ENLARGED, REVISED AND RE-ISSUED BY THE FLORIDA
TOWN IMPROVEMENT COMPANY IN 1887 AND 1901).

- FOR -

BILLY KITTRELL

Vernon N. Drake
REG. LAND SURVEYOR NO. 155B
VERNON N. DRAKE & Assoc.
P.O. BOX 782
103 SOUTH TENTH STREET
FERNANDINA BEACH, FLORIDA

I HEREBY CERTIFY TO WILLIAM E. LORD, JR.,
CITIBANK FEDERAL SAVINGS BANK & TRUST COMPANY, INC.,
THAT THIS LOT WAS RE-SURVEYED 4-16-91 UNDER MY SUPERVISION
& DONE IN ACCORDANCE WITH THE MINIMUM TECHNICAL
STANDARDS FOR LAND SURVEYING UNDER CHAPTER 90.21 HRS.
FLA. ADMIN. CODE.

FOR: WILLIAM E. LORD, JR.

Wm. W. Drake
VERNON N. DRAKE P.L.S. No. 1

IN RE: BY CERTAIN TO WILLIAM E. LORD, JR. COMMUNITY FIRST BANK,
 AS DEPOSITOR, TITLE COMPANY AND FIDELITY NATIONAL TITLE
 INSURANCE COMPANY THIS LOT WAS RESERVED 750-56 UNDER
 MY SUPERVISION AND DONE IN ACCORDANCE WITH THE MINIMUM
 TECHNICAL STANDARDS FOR LAND SURVEYING UNDER CHAPTERS
 10-17-6, FLORIDA ADMINISTRATIVE CODE.

22-11-2006 08:54 161558

SCALE: 1" = 20'
DATE: AUGUST 25, 1977

JOB No. 3491, 9752, 12438

F.B. No. X-33, X-92

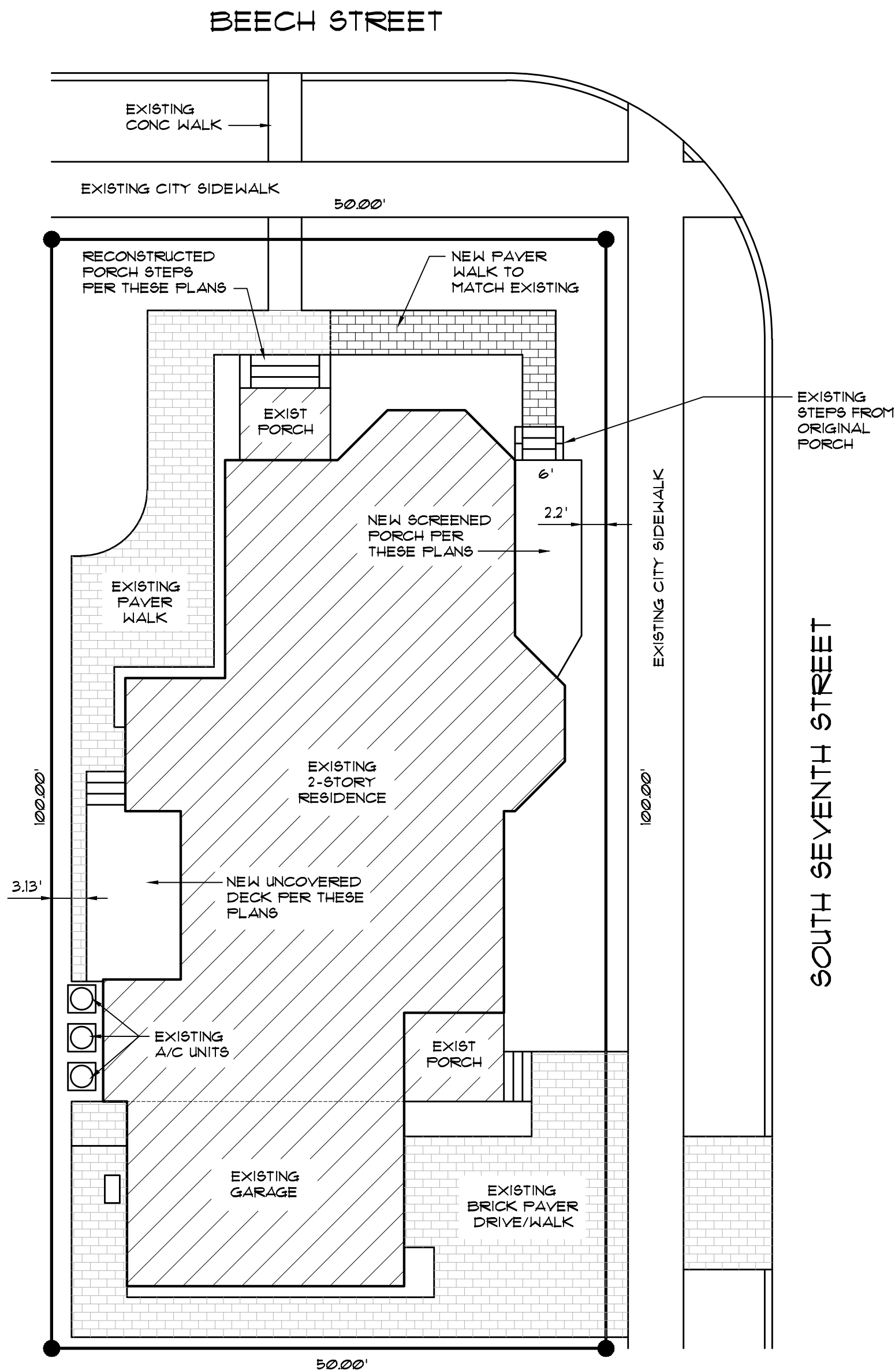
FILE NO. A12-A12-954

AN ADDITION & RENOVATION TO THE NELSON RESIDENCE

THE EAST ONE-HALF OF LOT 8, BLOCK 39
CITY OF FERNANDINA BEACH,
NASSAU COUNTY, FLORIDA

614 BEECH STREET
FERNANDINA BEACH, FL 32034

PARCEL ID#: 00-00-31-1800-0039-0081



1 SITE PLAN
SCALE: 1" = 10'-0"

THE EAST ONE-HALF OF LOT 8, BLOCK 39,
CITY OF FERNANDINA BEACH,
NASSAU COUNTY, FLORIDA

614 BEECH STREET
FERNANDINA BEACH, FL 32034

PARCEL ID: 00-00-31-1800-0039-0081



GOVERNING BUILDING CODES:
FLORIDA BUILDING CODE 8th EDITION (2023), RESIDENTIAL
FLORIDA BUILDING CODE 8th EDITION (2023), EXISTING
NFPA 70 - 2020 NATIONAL ELECTRIC CODE

OCCUPANCY: GROUP R (RESIDENTIAL)
CONSTRUCTION TYPE: V-B

THIS PROJECT QUALIFIES AS A LEVEL 2
ALTERATION AND AN ADDITION PER THE
FLORIDA BUILDING CODE 8th EDITION
(2023), EXISTING BUILDINGS

SQUARE FOOTAGE TABULATION

STORAGE OVER GARAGE
CONVERTED TO NEW SUITE
(ADDED LIVING SPACE) + 379
NEW SCREEN PORCH + 106
TOTAL NEW COVERED
SPACES ADDED + 485

ADDED DWELLING UNIT THERMAL VOLUME

3,433 CUBIC FEET
(VERIFY W/ ATTACHED ENERGY CALCULATIONS)

INDEX OF DRAWINGS

- | | |
|------|--|
| CS | COVER SHEET & SITE PLAN |
| A1.1 | DEMOLITION PLANS |
| A2.1 | FOUNDATION PLAN |
| A3.1 | FLOOR PLANS |
| A3.2 | SCHEDULES, WALL SECTIONS & STAIR DETAILS |
| A4.1 | EXTERIOR ELEVATIONS & ROOF PLAN |
| A4.2 | EXTERIOR ELEVATIONS |
| A5.1 | FLASHING DETAILS |
| E1.1 | ELECTRICAL PLANS |

S STRUCTURAL DRAWINGS
(SEE LEGEND ON ENGINEER'S SHEETS)

THESE DRAWINGS AND THE CONCEPTS
THEY REPRESENT ARE THE PROPERTY OF
MICHAEL STAUFFER, ARCHITECT, LLC.
MICHAEL STAUFFER, ARCHITECT, LLC.
REPRODUCED WITHOUT THE EXPRESSED,
WRITTEN PERMISSION OF THE ARCHITECT.
© COPYRIGHT 2023

ARCHITECTURE PROVIDED BY:
MICHAEL STAUFFER, ARCHITECT

VERGIN ISLANDS
6501 REDBANK ROAD, SUITE 201
ST. THOMAS, VIRGIN ISLANDS
340-775-3133
USVI LICENSE #78A

Seal:

DRAFTING SERVICES PROVIDED BY:

KLAYBOR
& ASSOCIATES
1999 WELLS ROAD
ORANGE PARK,
FL 32073
904-272-5339
www.klaybor.com

AN ADDITION TO THE NELSON RESIDENCE
614 BEECH STREET, FERNANDINA BEACH, FL 32034

Drawn by: JBF

Date: 12/5/2023

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

Plan #:

Job #:

23-1022

SHEET NUMBER

CS

ALTHOUGH EVERY EFFORT HAS BEEN TAKEN TO PREPARE THESE DRAWINGS TO COMPLY WITH LOCAL BUILDING CODES, CONTINUOUS CODE CHANGES MAY REQUIRE ADDITIONAL DRAWINGS, ENGINEERING SERVICES, AND OR CHANGES TO THESE DRAWINGS TO MEET CODE COMPLIANCE. POSSESSION OF THESE PLANS DOES NOT CONSTITUTE AN ENDORSEMENT OR ACKNOWLEDGES THAT THE PURCHASER HAS BEEN INFORMED OF THIS INFORMATION AND ASSUMES THE RESPONSIBILITY TO PROVIDE ALL ADDITIONAL REQUIREMENTS OF LOCAL BUILDING OFFICIALS TO MEET COMPLIANCE.

MICHAEL STAUFFER, ARCHITECT

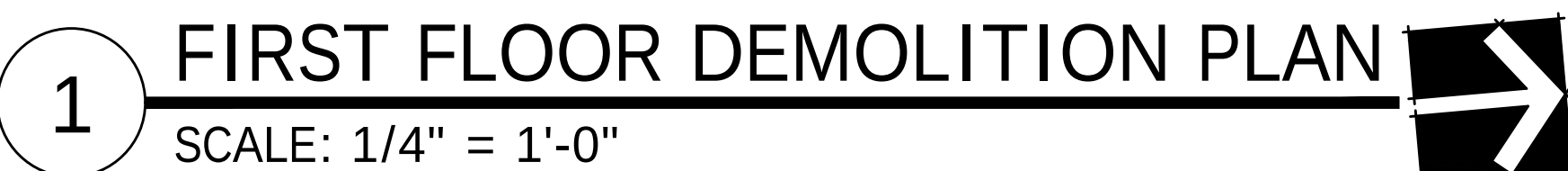
FLORIDA
1417 SAILER ROAD, #195
FERNANDINA BEACH, FLORIDA 32034
904-540-6059
FL REGISTERED ARCHITECT AR13908

VIRGIN ISLANDS
6501 REDHOOK PLAZA, SUITE 201
ST THOMAS, USVI 00802
340-775-3133
USVI LICENSE #786A

1999 WELLS ROAD
ORANGE PARK,
FL 32073
904-272-5339
www.klaybor.com

an #:	----
ob #:	23-1022

A1.1



===== EXISTING 2x FRAMED
WALL TO REMAIN

----- EXISTING WALL
TO BE REMOVED

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MICHAEL STAUFFER, ARCHITECT

FLORIDA
1500 CADLER ROAD, #195
FERNANDINA BEACH, FLORIDA 32034
904-540-6059
FL REGISTERED ARCHITECT ARI3908

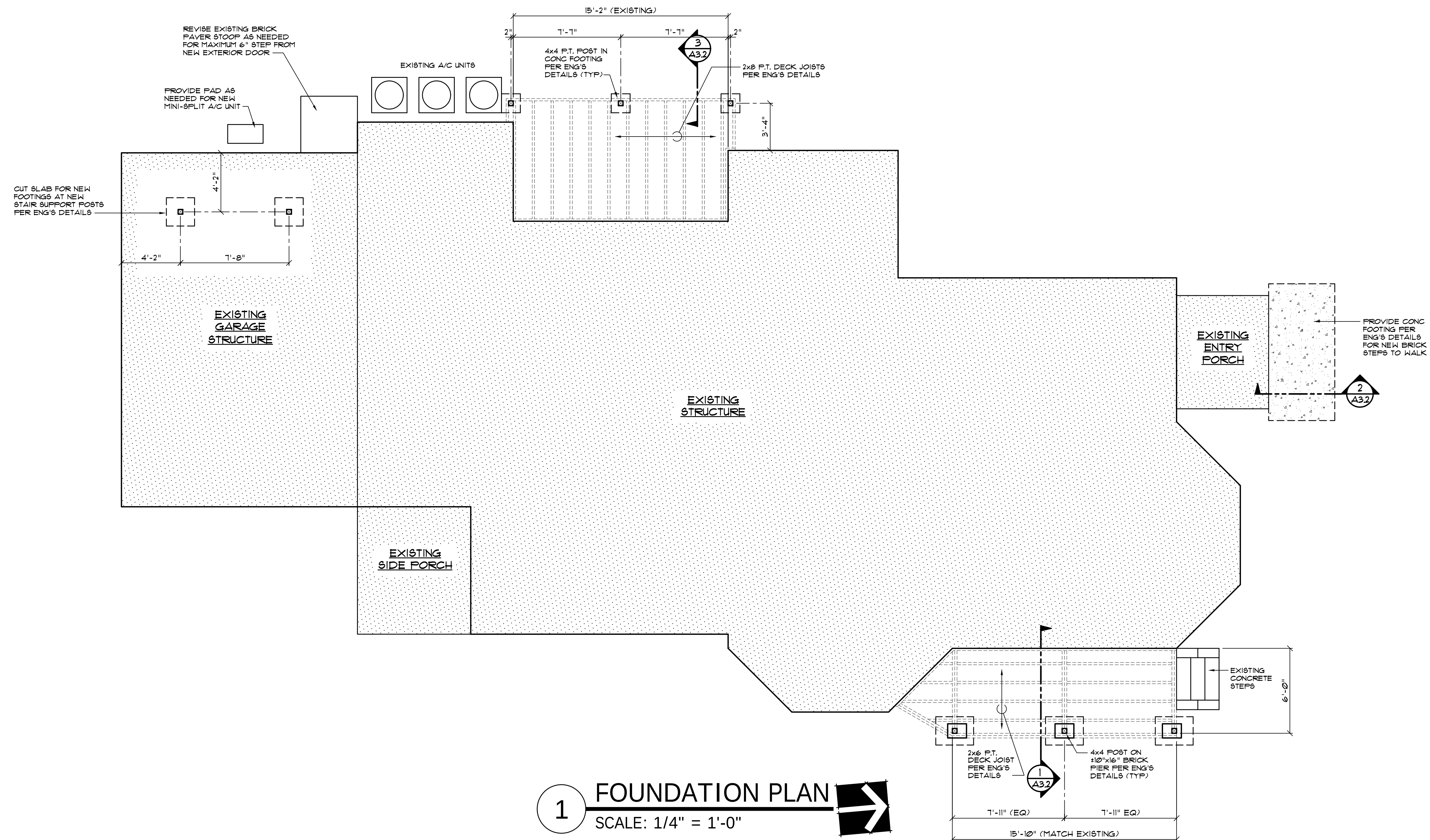
VERGIN ISLANDS
6501 REDHOOK PLAZA, SUITE 200
ST THOMAS, USVI 00802
340-775-3133
USVI LICENSE #786A

re: 12/15/2023		
le: 1/4" = 1'-0"		

AN ADDITION TO THE NELSON RESIDENCE
 614 BEECH STREET FERNANDINA BEACH FL 32034

SHEET NUMBER

A2.1



SEE ATTACHED STRUCTURAL
ENGINEER'S DRAWINGS AND
DETAILS FOR FOOTING SIZES
AND LOCATIONS

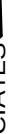
DETAILS FROM LICENSED
STRUCTURAL ENGINEER SHALL
SUPERSEDE ANY DIFFERENCES
FROM THESE PLANS

ALTHOUGH EVERY EFFORT HAS BEEN TAKEN TO PREPARE THESE DRAWINGS TO COMPLY WITH LOCAL BUILDING CODES, CONTINUOUS CODE CHANGES MAY REQUIRE ADDITIONAL DRAWINGS, ENGINEERING SERVICES, AND/OR CHANGES TO THESE DRAWINGS TO MEET CODE COMPLIANCE. POSSESSION OF THESE PLANS DOES NOT IMPLY THAT THE FURNISHER HAS BEEN INFORMED OF THIS SITUATION AND ASSUMES THE RESPONSIBILITY TO PROVIDE ALL ADDITIONAL REQUIREMENTS OF LOCAL BUILDING OFFICIALS TO MEET COMPLIANCE.

MICHAEL STAUFFER, ARCHITECT

FLORIDA
1417 SAULER ROAD, #195
FERNANDINA BEACH, FLORIDA 32034
904-440-6059
FBI-REGISTERED ARCHITECT AR15908

VIRGIN ISLANDS
6501 REDHOOK PLAZA, SUITE 201
ST THOMAS, USVI 00802
340-775-3133
USVI LICENSE #7861



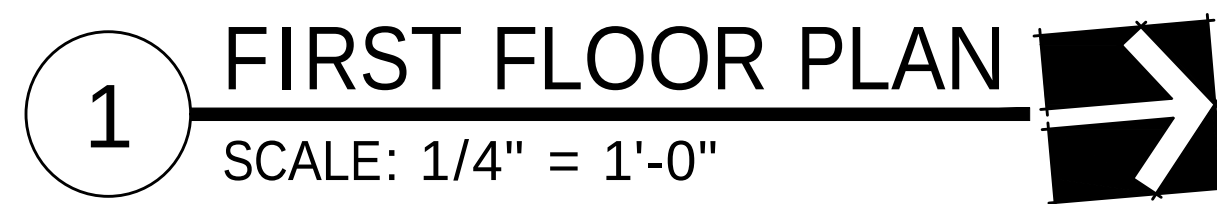
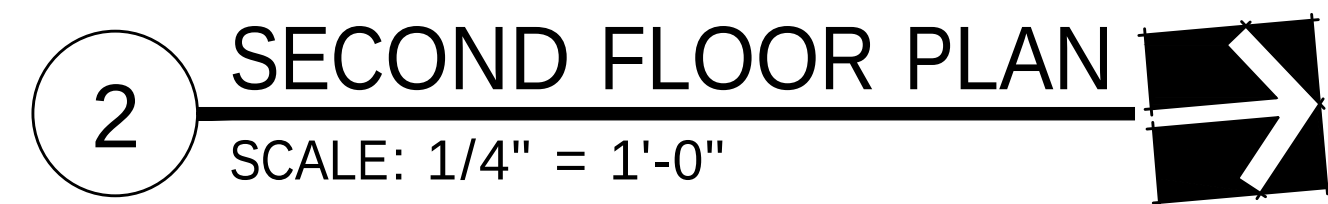
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— & ASSOCIATES —

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ORANGE PARK,
FL 32073
904-272-5339
www.klaybor.com

an #:	----
ob #:	23-1022

SHEET NUMBER

A3.1



WALL LEGEND

	EXISTING 2x FRAMED WALL TO REMAIN
	NEW 2x FRAMED WALL (MATCH EXISTING STUD SIZE PER LOCATION)

EXISTING STRUCTURE DIMENSIONS AND ROOF PITCHES SHOWN ARE ASSUMED FROM SITE PHOTOS AND CLIENT PROVIDED INFORMATION.

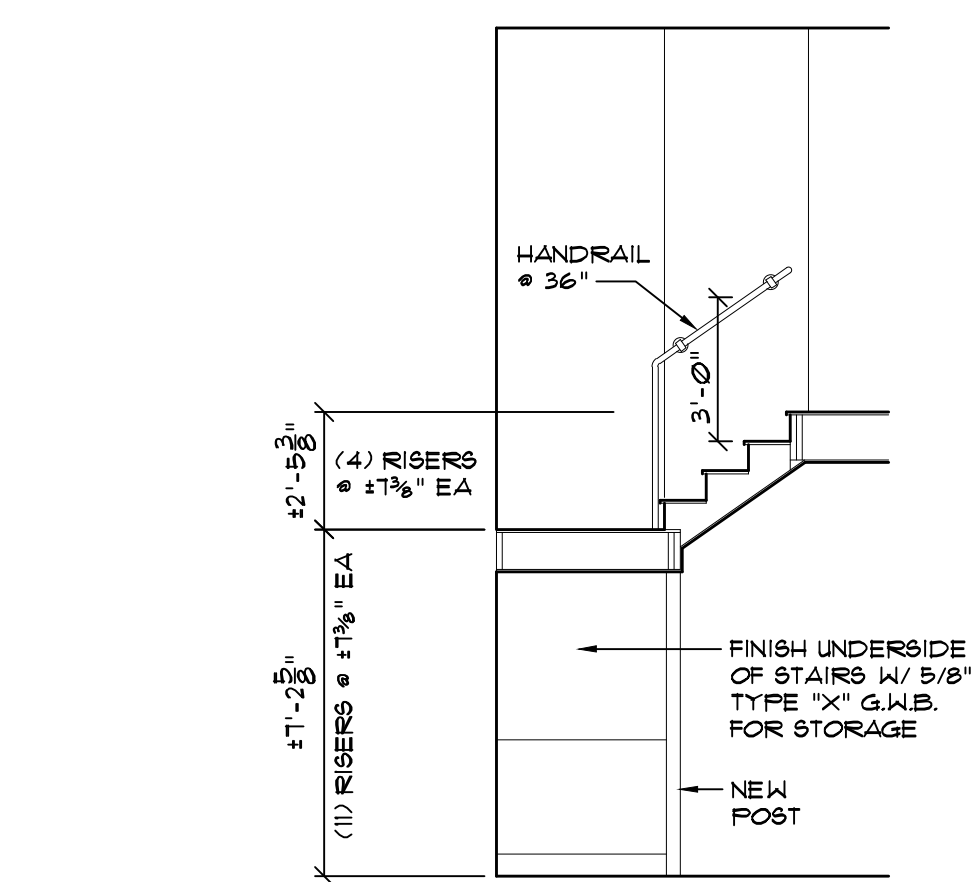
GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS, ROOF PITCHES AND TRUSS/JOIST SPANS, PRIOR TO ANY CONSTRUCTION OR PURCHASING OF BUILDING COMPONENTS

FLOOR NOTES:

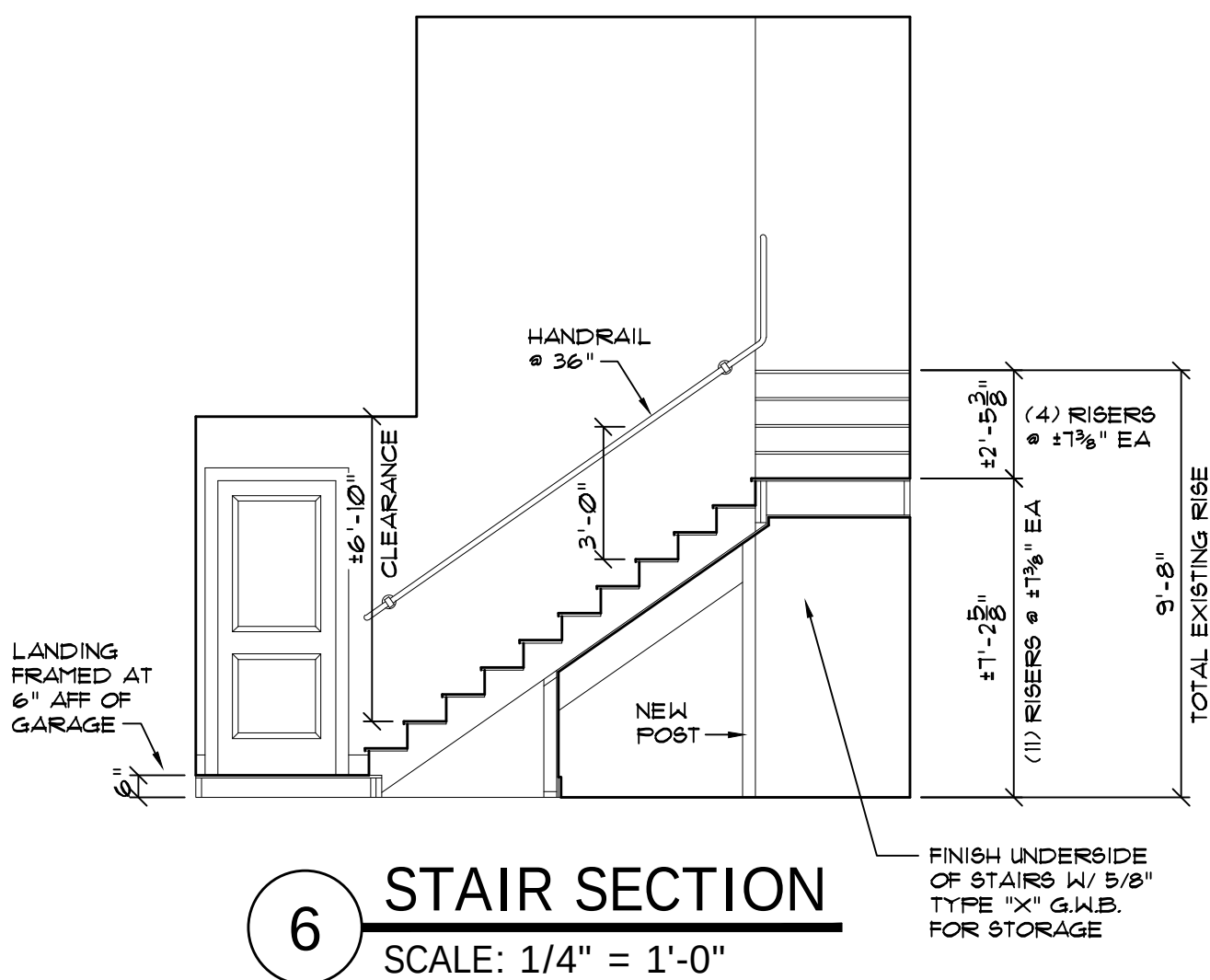
1 - EXTERIOR WALLS ARE DRAWN AT 6" NOMINAL TO REPRESENT 2X4 STUD FRAMED WALLS.
INTERIOR WALLS ARE DRAWN AT 4" NOMINAL TO REPRESENT 2X4 STUD FRAMED WALLS (UNLESS NOTED OTHERWISE). ACTUAL SIZE, SPACING AND GRADE OF LUMBER TO BE USED SHALL BE DETERMINED BY BUILDER PRIOR TO CONSTRUCTION AND SHALL CONFORM TO ALL LOCAL BUILDING CODES.

2 - ATTIC ACCESS IS EXISTING AND TO REMAIN

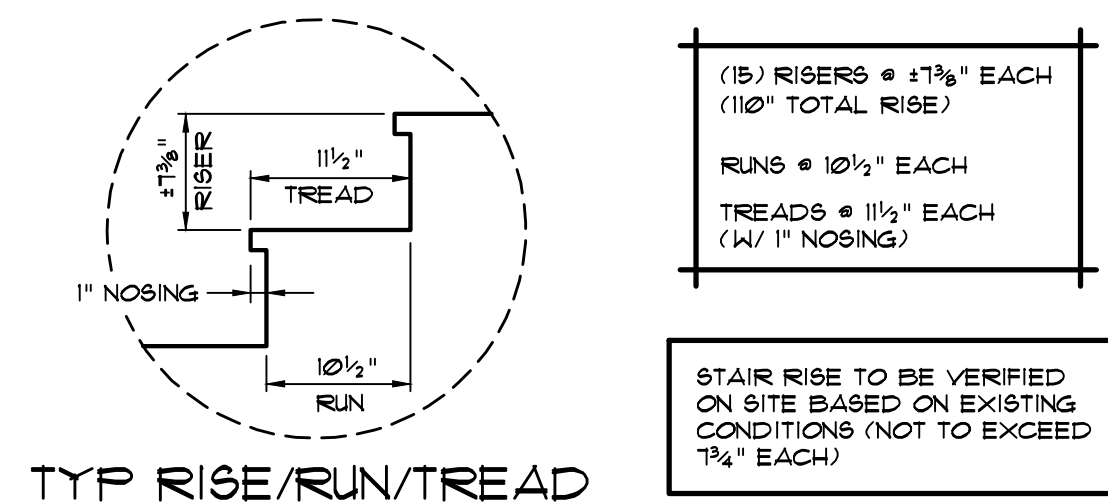
2 - ATTIC ACCESS IS EXISTING AND TO REMAIN



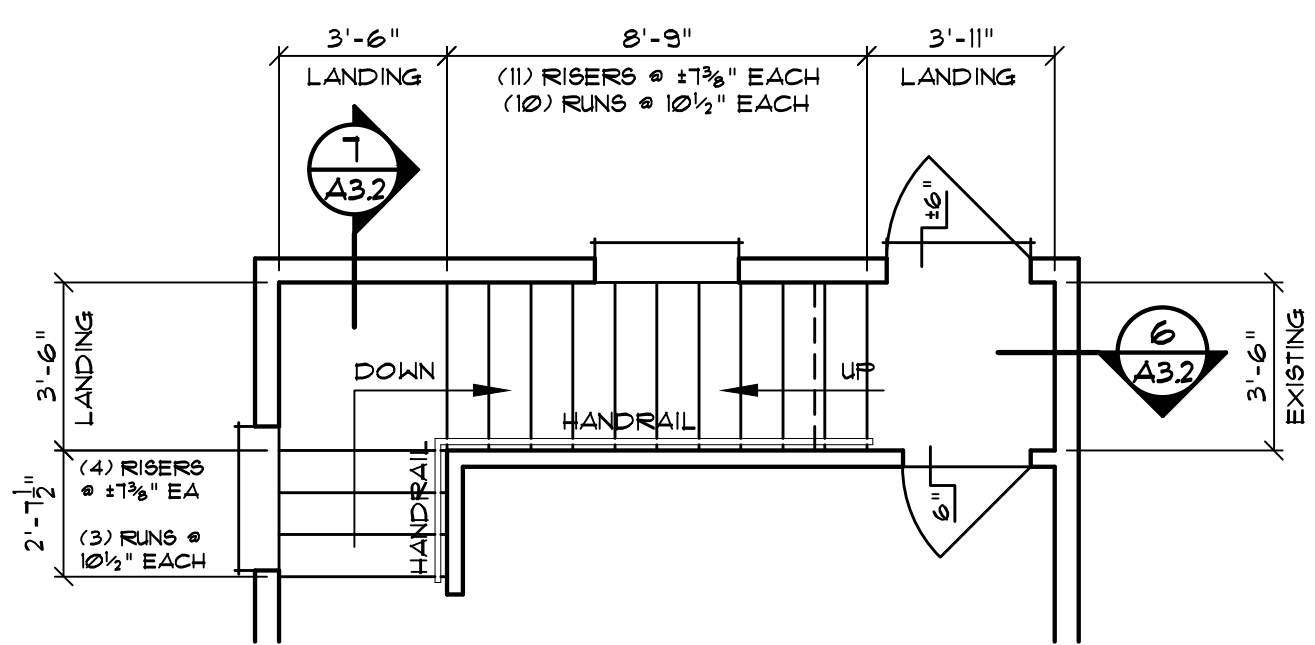
7 STAIR SECTION
SCALE: 1/4" = 1'-0"



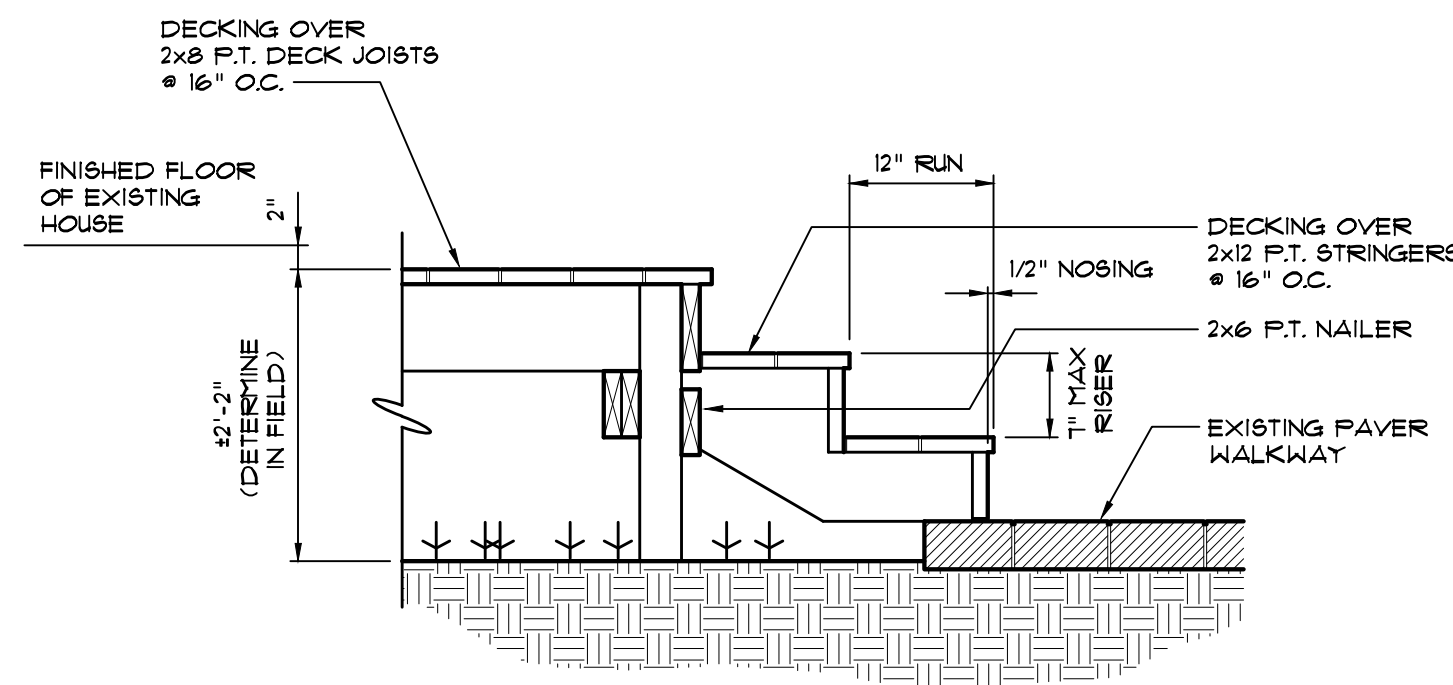
6 STAIR SECTION
SCALE: 1/4" = 1'-0"



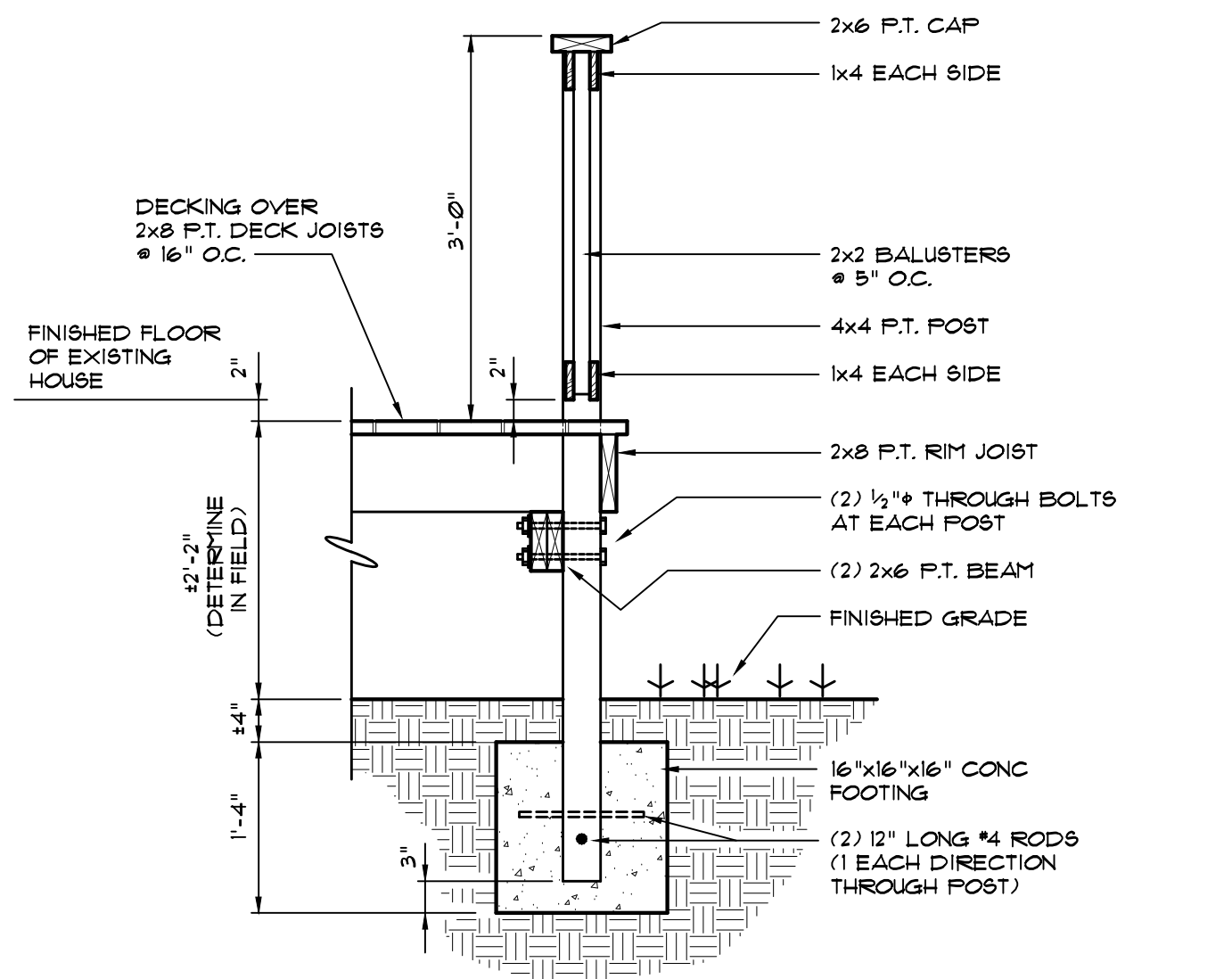
TYP RISE/RUN/TREAD



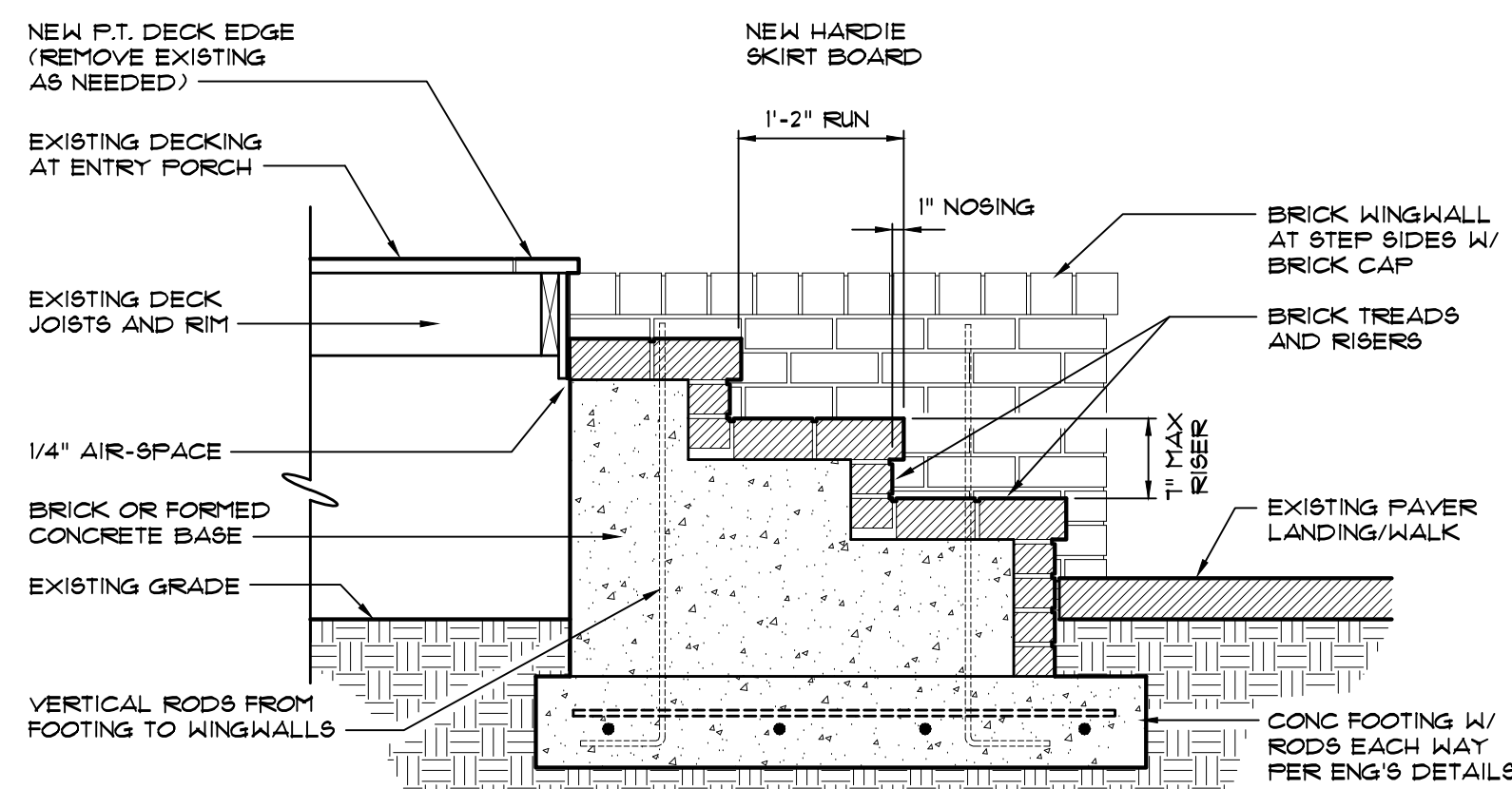
5 STAIR DETAIL
SCALE: 1/4" = 1'-0"



4 DECK STEPS
SCALE: 3/4" = 1'-0"



3 DECK SECTION
SCALE: 3/4" = 1'-0"



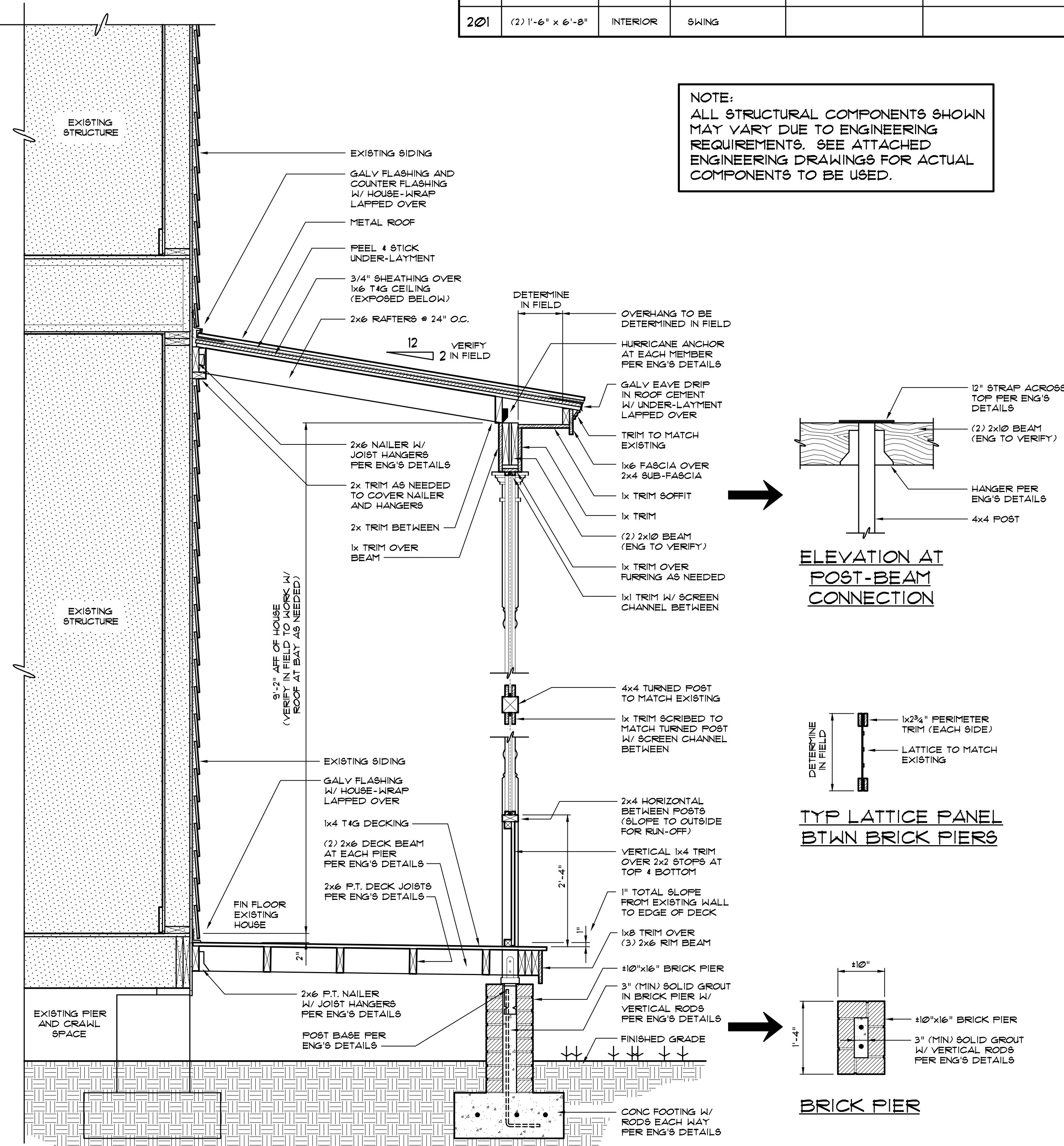
2 ENTRY PORCH STEPS SECTION
SCALE: 3/4" = 1'-0"

WINDOW SCHEDULE						
	MODEL	WIDTH	HEIGHT	TYPE	LOCATION	REMARKS
EX	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	
A	2848 FIELD VERIFY	2'-8"	4'-8"	SINGLE HUNG	EXISTING	FIELD VERIFY SIZE TO REPLACE EXISTING DOOR AND MATCH HEIGHT OF EXISTING SIDELITES TO REMAIN
B	2848 FIELD VERIFY	FIELD VERIFY	FIELD VERIFY	SINGLE HUNG	MATCH EXISTING	FIELD VERIFY SIZE TO MATCH NEW WINDOW & EXISTING SIDELITES OF "A" ABOVE
C	3050	3'-0"	5'-0"	SINGLE HUNG	MATCH EXISTING HEAD HEIGHT	MEETS EGRESS REQUIREMENTS
D	3050	3'-0"	5'-0"	SINGLE HUNG	MATCH EXISTING HEAD HEIGHT	TEMPERED GLASS HAZARDOUS LOCATION

SIZES SHOWN ARE FOR DESIGN. VERIFY ACTUAL SIZES WITH PRODUCT SPECIFICATIONS.

FIRST FLOOR DOOR SCHEDULE					
	SIZE	TYPE	OPERATION	MANUFACTURER	REMARKS
EX	EXISTING	EXISTING	EXISTING		
100	3'-0" x 6'-8"	EXTERIOR	SWING		
101	6'-0" x 8'-0"	EXTERIOR	GLIDER		(2) 36" PANELS
102	2'-8" x 8'-0"	EXTERIOR	SWING		
103	2'-8" x 6'-8"	EXTERIOR	SWING		20 MINUTE FIRE-RATED W/ CLOSER
104	EXISTING	INTERIOR	SWING		RE-USE SALVAGED EXISTING DOOR

SECOND FLOOR DOOR SCHEDULE					
	SIZE	TYPE	OPERATION	MANUFACTURER	REMARKS
200	2'-6" x 6'-8"	INTERIOR	SWING		
201	(2) 1'-6" x 6'-8"	INTERIOR	SWING		



1 SCREENED PORCH SECTION
SCALE: 3/4" = 1'-0"

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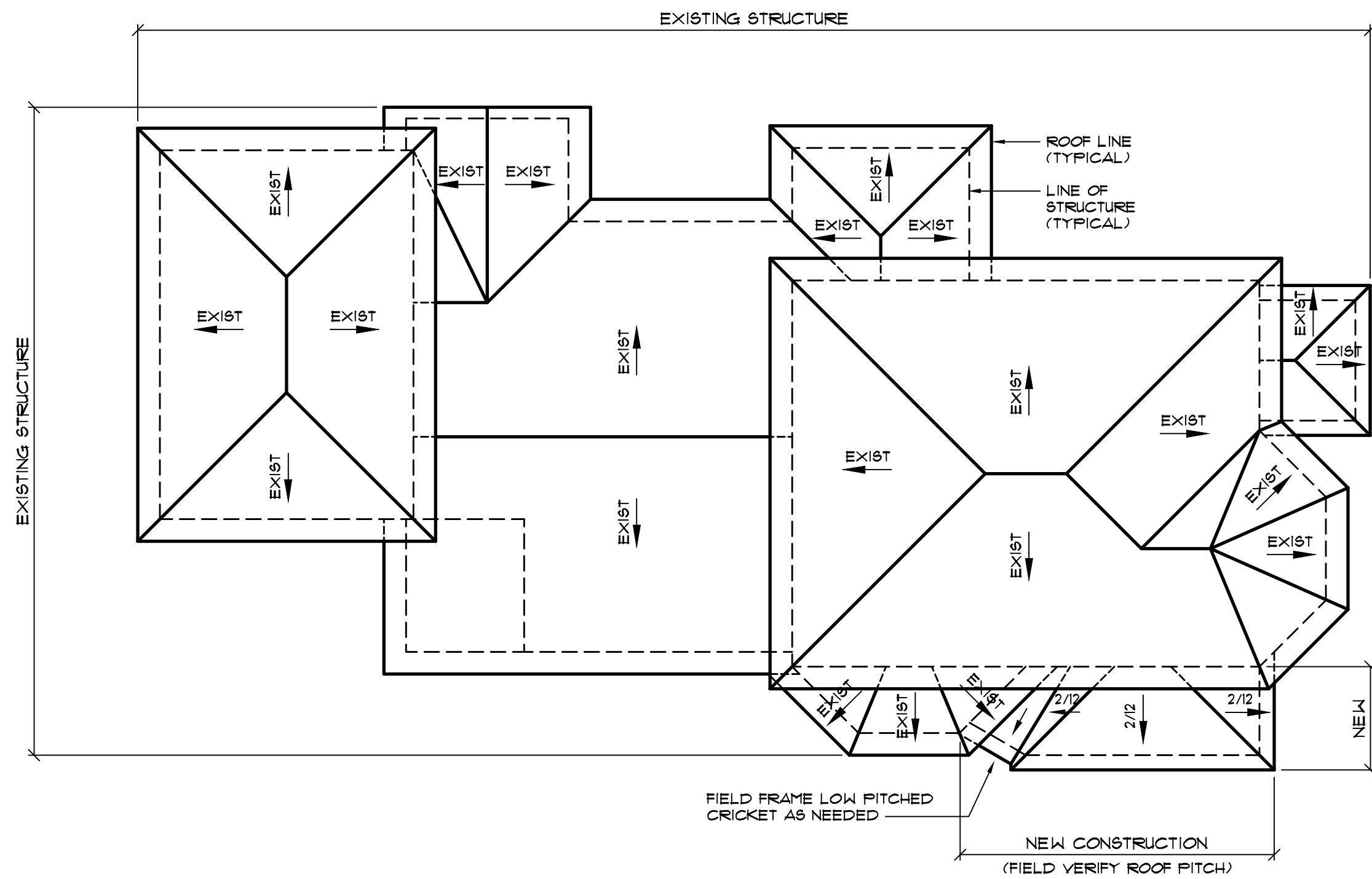
ARCHITECTURE PROVIDED BY:
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FLORIDA
1517 S. PALM BLVD., SUITE 201
FERNANDINA BEACH, FLORIDA 32034
904-540-0055
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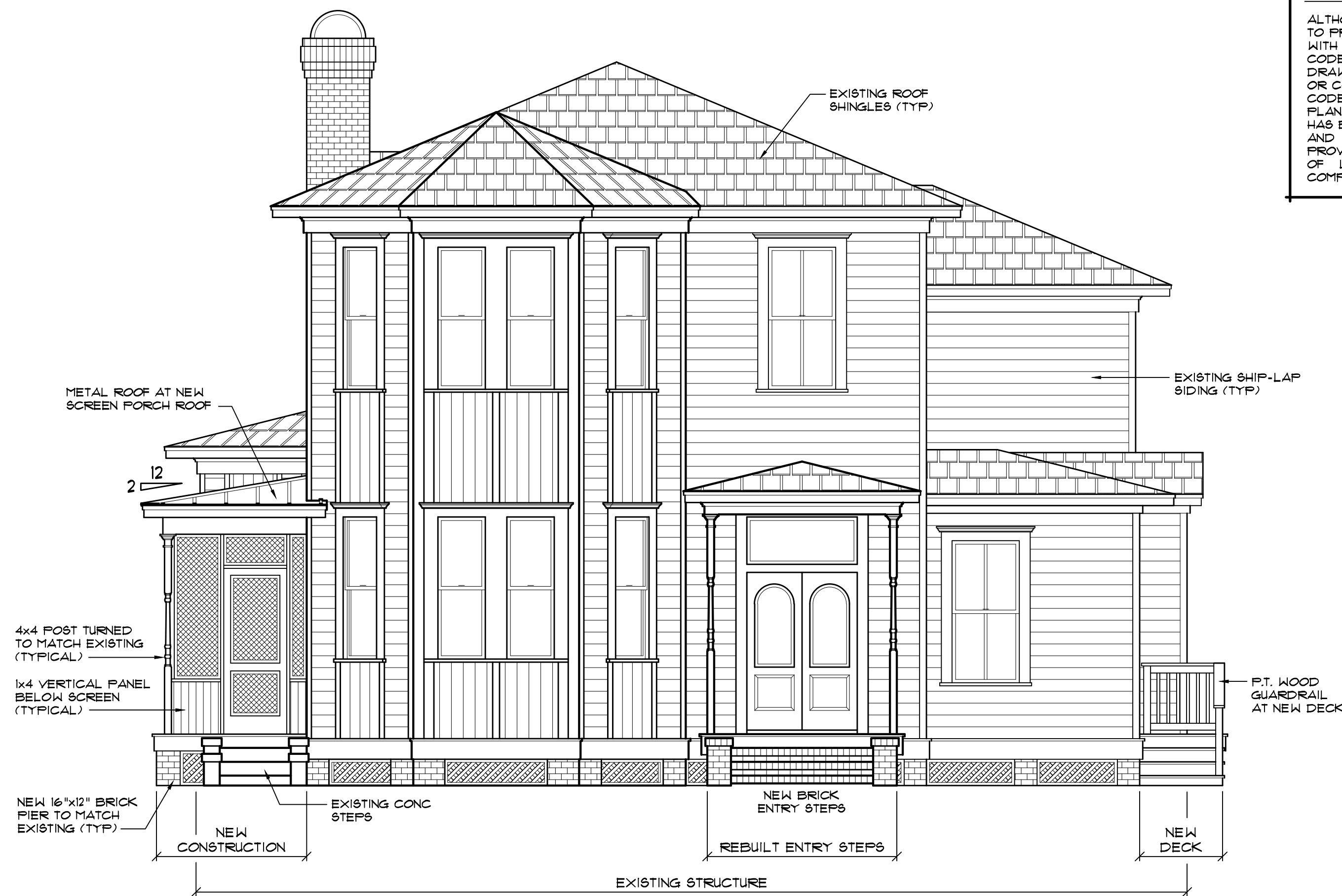
AN ADDITION TO THE NELSON RESIDENCE
614 BEECH STREET, FERNANDINA BEACH, FL 32034

Drawn by: JBF
Date: 12/15/2023
Scale: 1/4" = 1'-0"
Plan #: -----
Job #: 23-1022

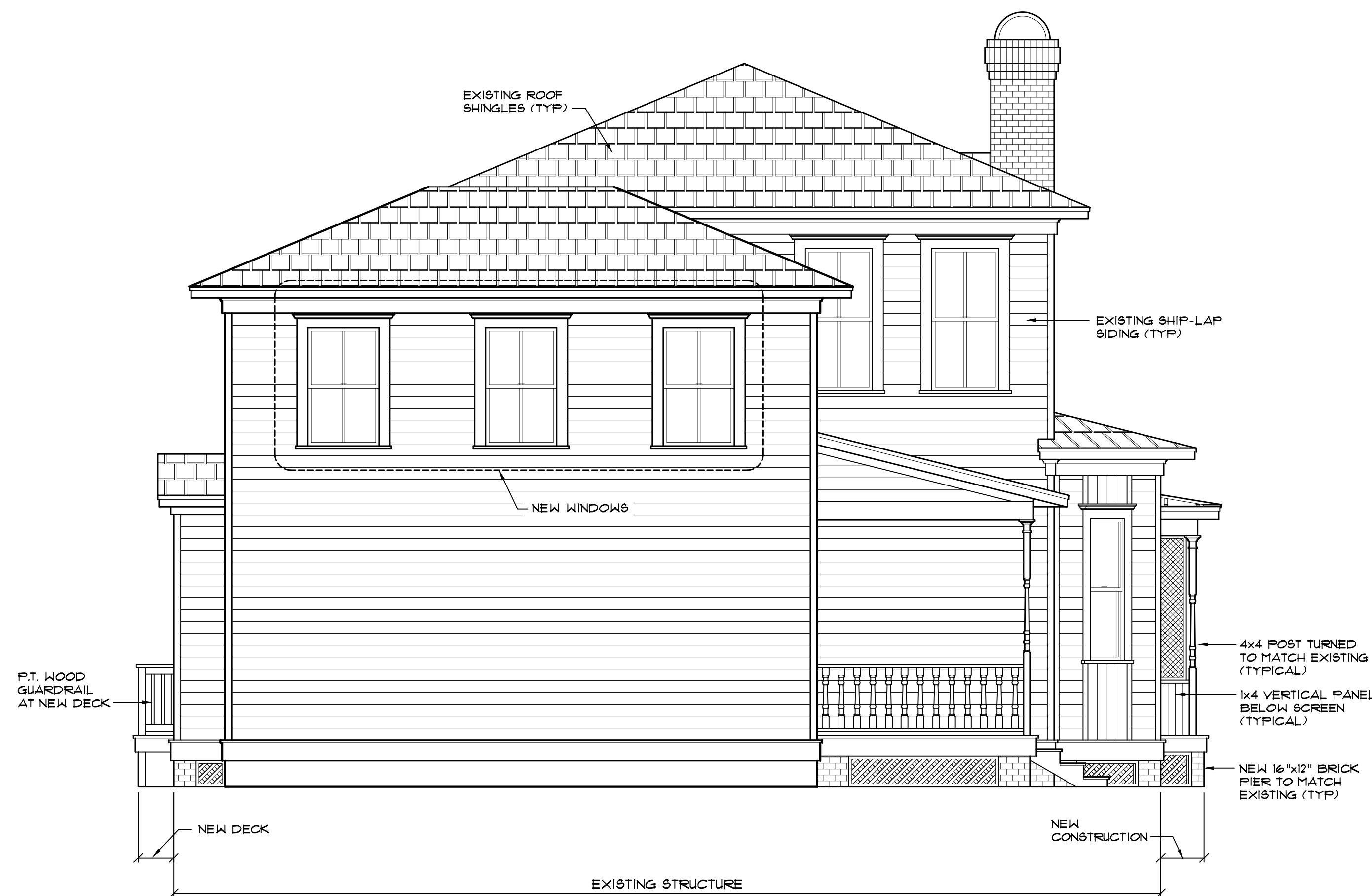
SHEET NUMBER
A3.2



3 **ROOF PLAN**
SCALE: 1/8" = 1'-0"



1 **NEW NORTH (FRONT) ELEVATION**
SCALE: 1/4" = 1'-0"



2 **NEW SOUTH (REAR) ELEVATION**
SCALE: 1/4" = 1'-0"

NOTE:
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FERNANDINA BEACH, FLORIDA 32034
904-546-0055
FL REGISTERED ARCHITECT #A1908

Seal:
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FL LICENSE #A1908

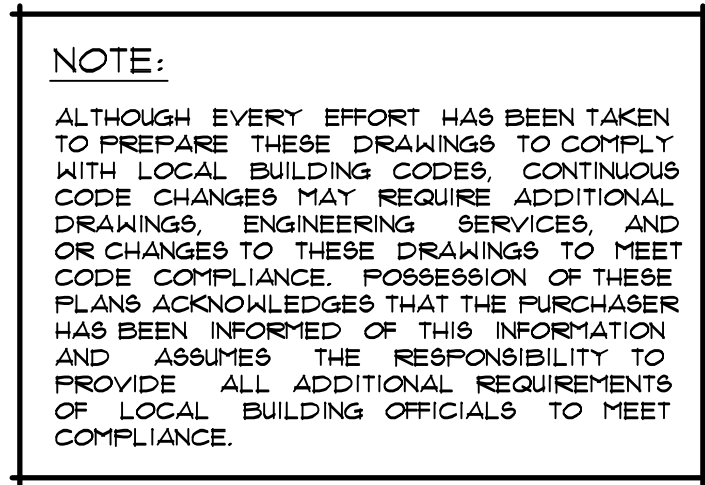
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Plan #: ----
Job #: 23-1022

SHEET NUMBER

A4.1



2 NEW EAST (LEFT) ELEVATION
SCALE: 1/4" = 1'-0"

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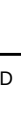
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FERNANDO BEACH, FLORIDA 32034
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VERGIN ISLANDS
6501 REDHOOK PLAZA, SUITE 201
ST THOMAS, USVI 00802
340-775-3133
USVI LICENSE #7864

MICHAEL STAUFFER, AIA
P.O. Box 10000



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ORANGE PARK,
FL 32073
904-272-5339
www.klaybor.com

ite:	12/5/2023		
le:	1/4" = 1'-0"		

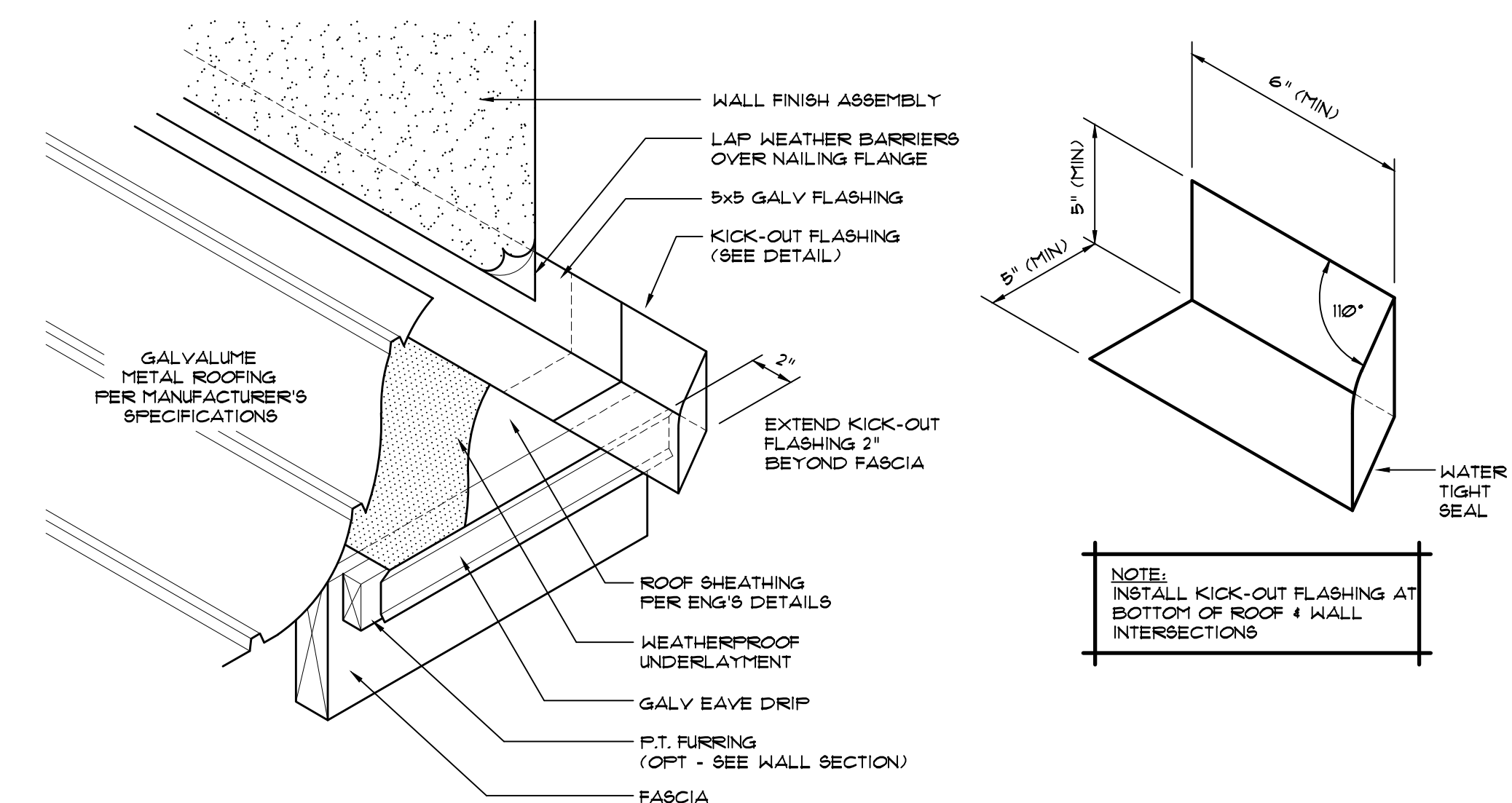
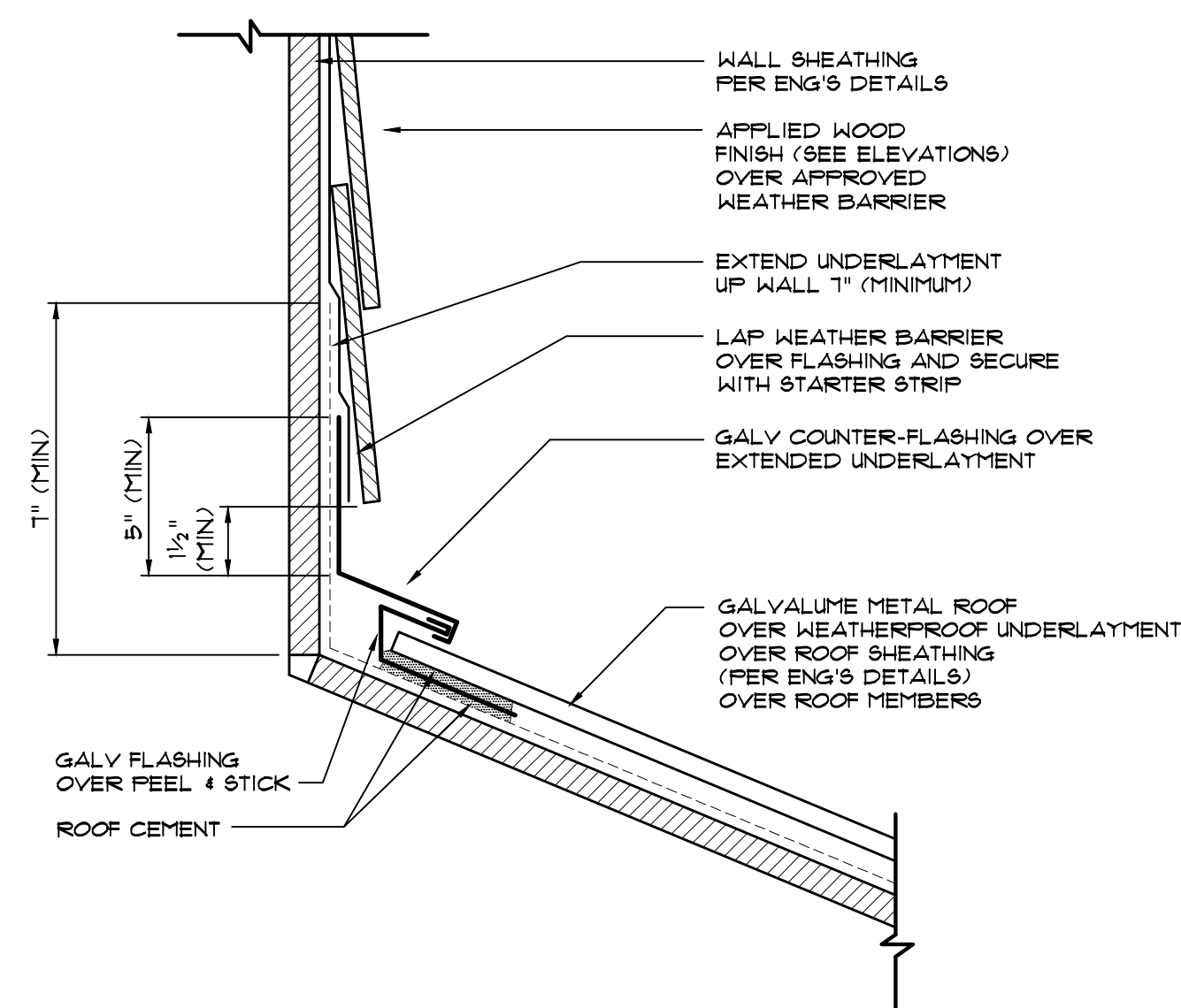
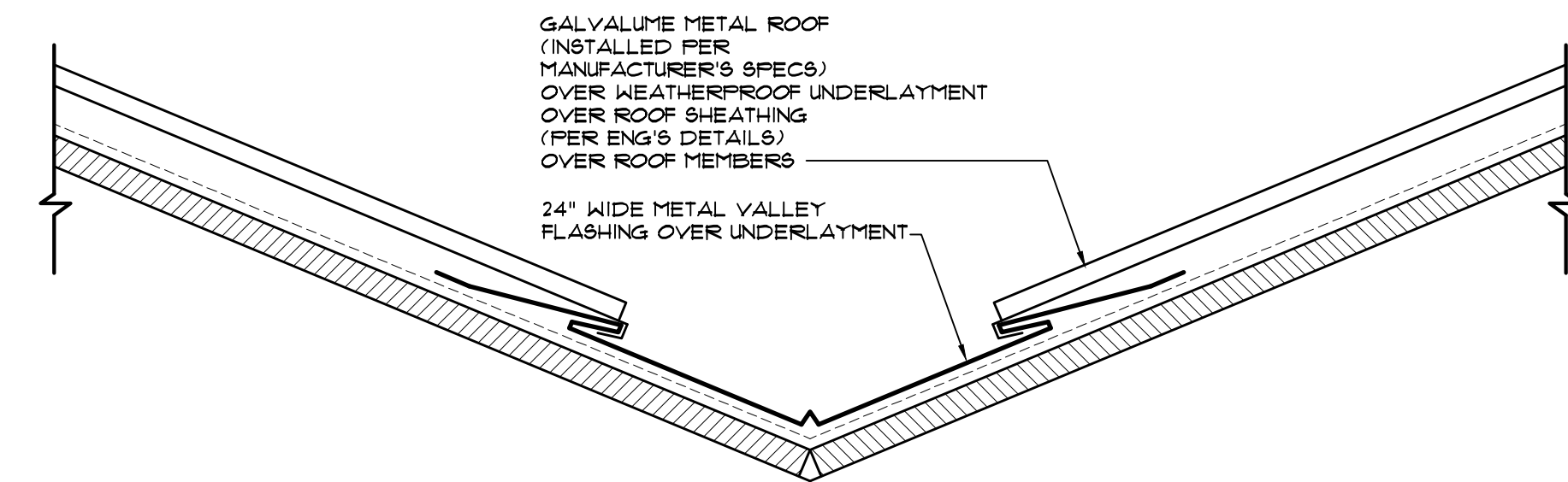
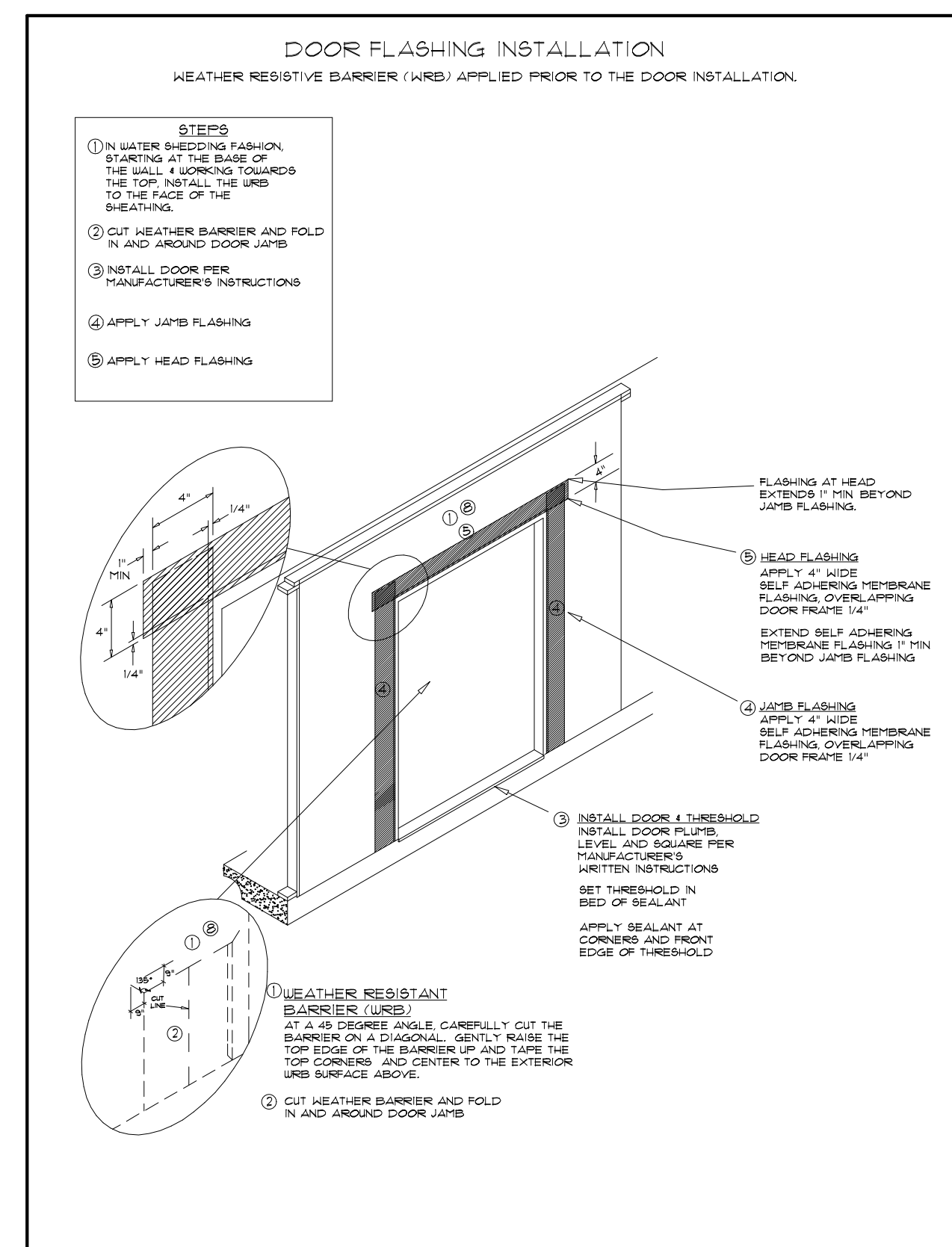
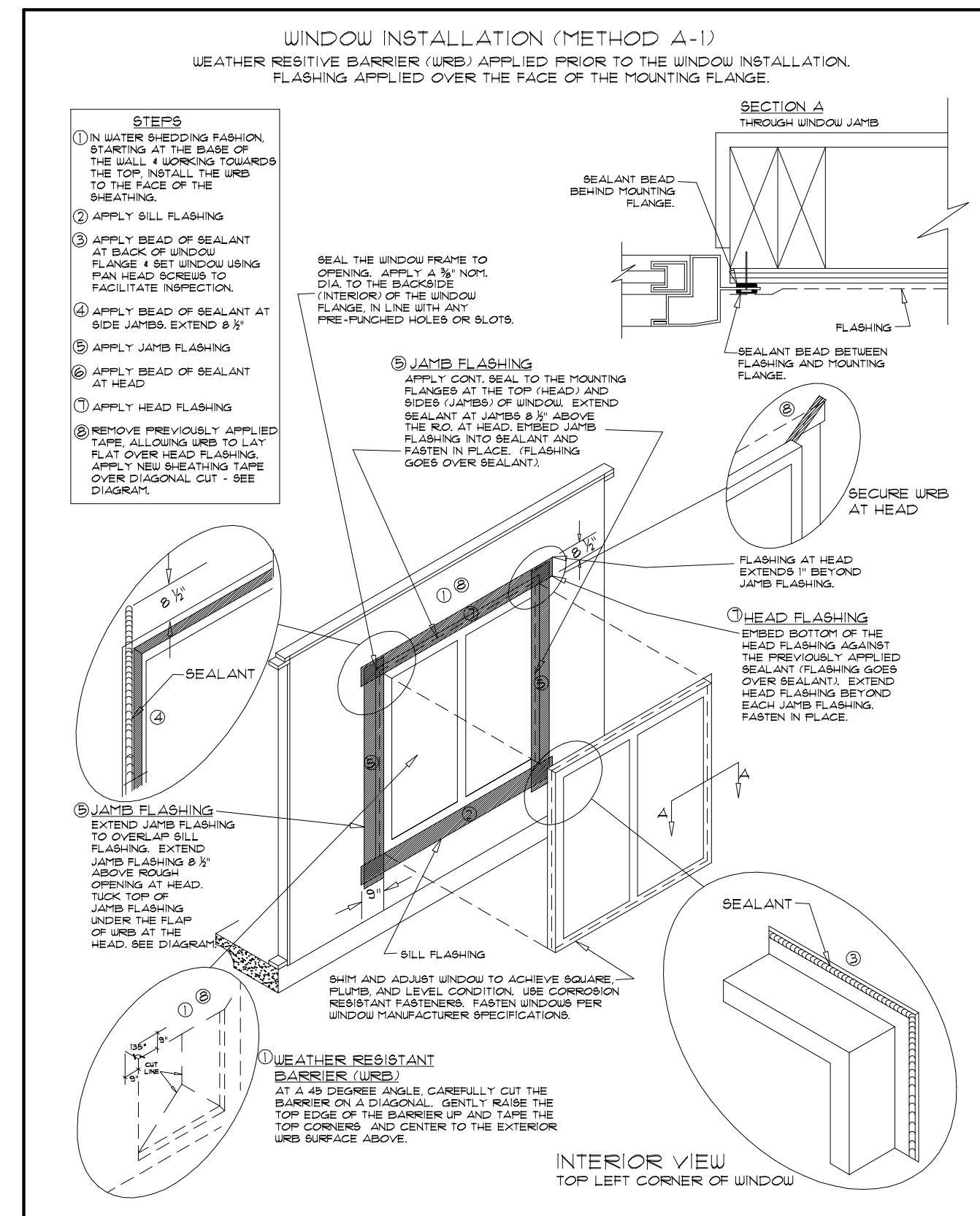
AN ADDITION TO THE NELSON RESIDENCE

614 BEECH STREET, FERNANDINA BEACH, FL 32034

n #:	----
b #:	23-1022

SHEET NUMBER

A4.2



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 6501 REDHOOK PLAZA, SUITE 201417 SAGLER ROAD, #195
 ST THOMAS, US 08602292-3333
 ST THOMAS, US 08602292-3333
 US 1408247-3333

al: MICHAEL STALLER AIA

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**KLAYBOR**
& ASSOCIATES

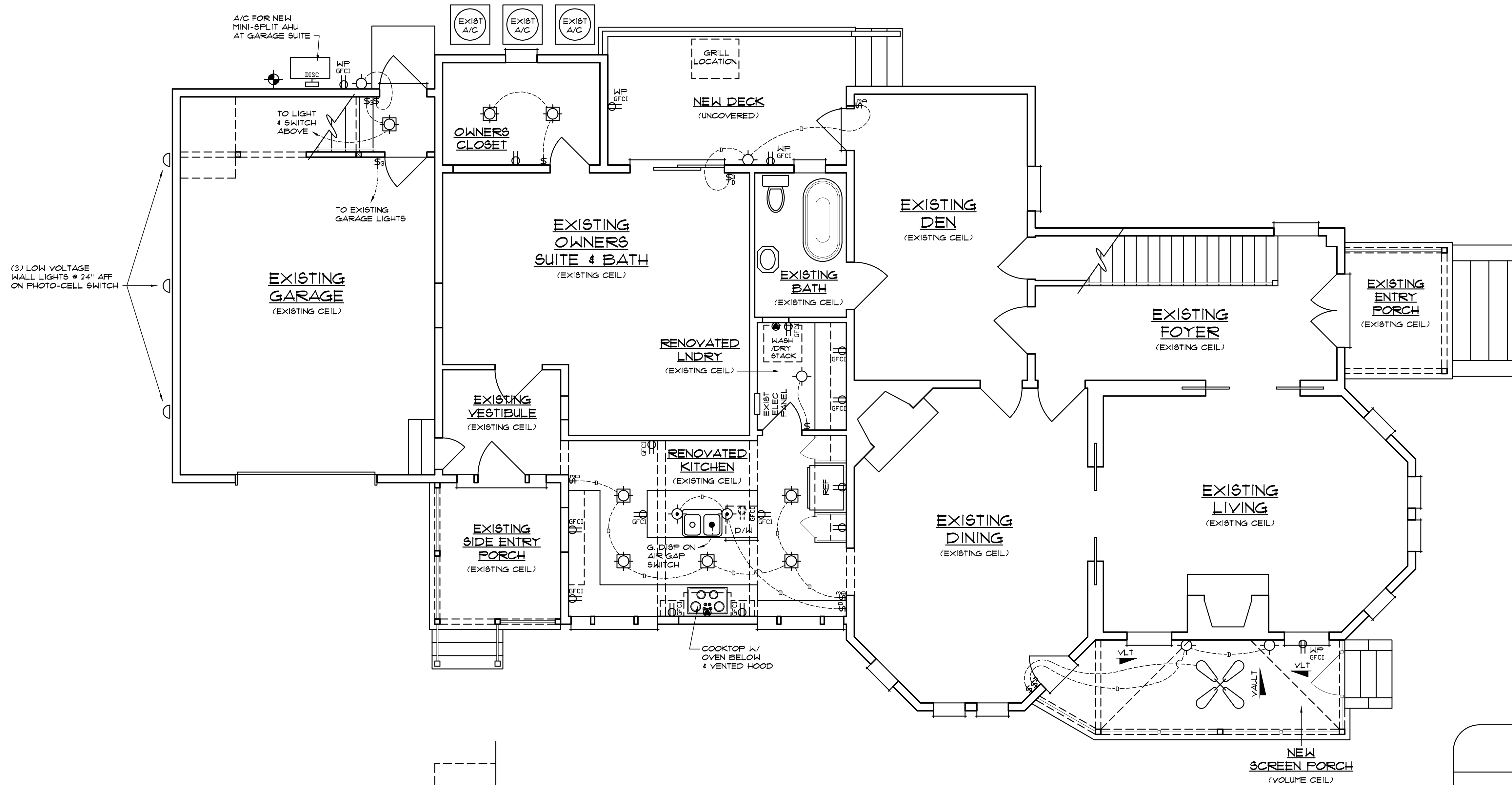
1999 WELLS ROAD
ORANGE PARK,
FL 32073
904-272-5339
www.klaybor.com

DATE:	12/5/2023		
BY:	JBE		
RE:	1/4" = 1'-0"		

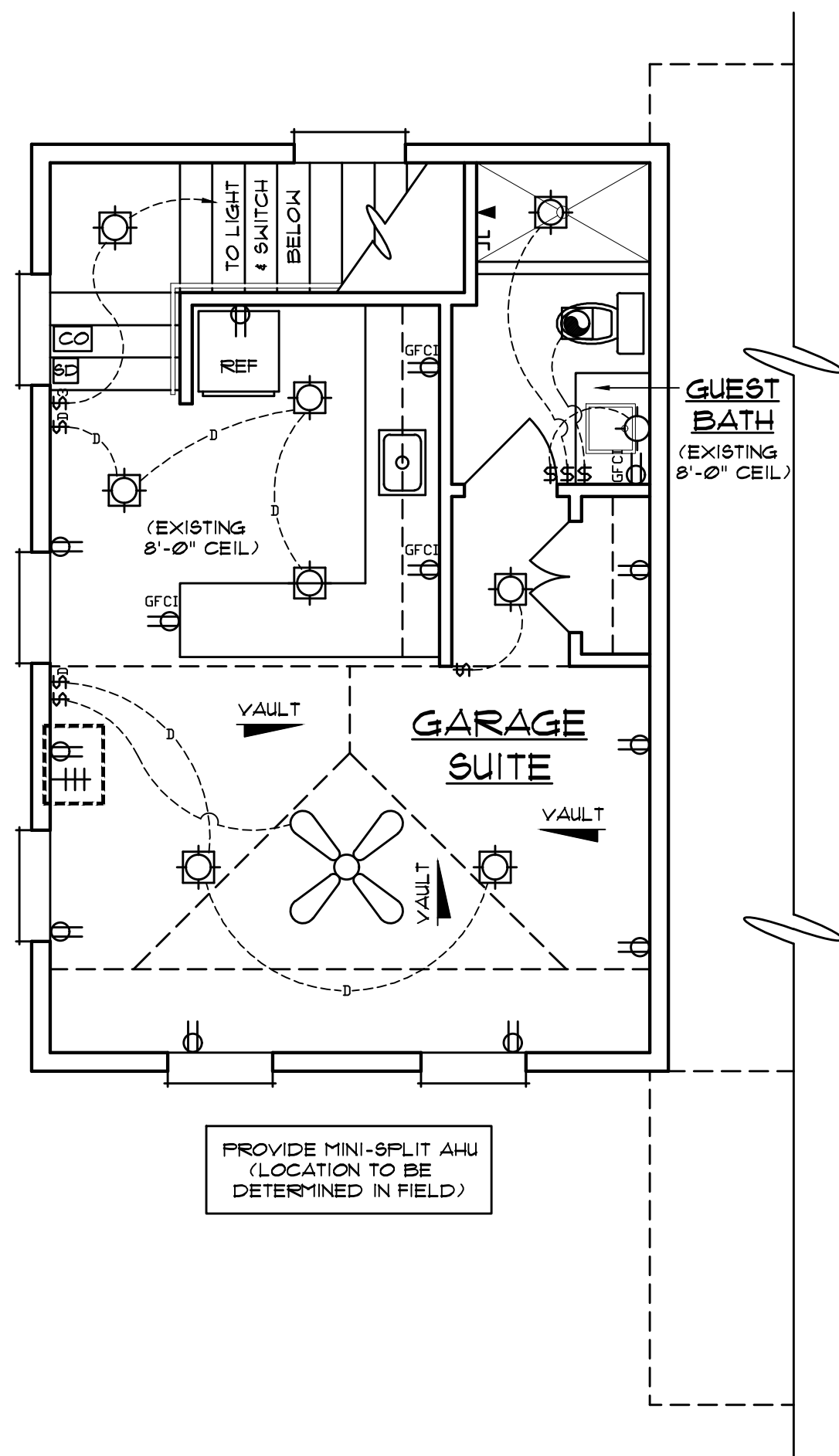
Plan #:	-----
Job #:	23-1022

SHEET NUMBER

A5.1



1 FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



2 SECOND FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL NOTES

- ALL ELECTRICAL WORK TO BE IN ACCORDANCE WITH NFPA 70 - 2020 NATIONAL ELECTRIC CODE. GENERAL CONTRACTOR TO CONFIRM THAT ALL ELECTRICAL REQUIREMENTS ARE COMPLIED WITH, INCLUDING BUT NOT LIMITED TO OUTLET SPACING, OUTLET/SWITCH LOCATIONS IN KET AREAS, LOCATIONS OF GFCI OR OTHER PROTECTIVE DEVICES, ETC.
- PROVIDE ARC-FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTION THROUGHOUT, WITH A LISTED AFCI, AS REQUIRED PER 210-12 (A), (B) & (C).
- 100% OF ALL NEW PERMANENT FIXTURES TO USE HIGH-EFFICACY LAMPS PER FBC - ENERGY CONSERVATION R404.
- LAYOUT: THIS DRAWING IS DIAGRAMATIC IN NATURE AND SHOULD NOT BE SCALED. ELECTRICAL EQUIPMENT SHOWN IS IN GENERAL LOCATION. GENERAL CONTRACTOR TO PERFORM WALK-THRU OF THE HOUSE WITH THE OWNER PRIOR TO INSTALLATION OF OUTLETS, SWITCHES, FIXTURES, THERMOSTATS, ETC.
- SECURITY SYSTEM: REVIEW SECURITY REQUIREMENTS WITH OWNER PRIOR TO START OF WORK.
- SMOKE & CARBON MONOXIDE DETECTORS: GENERAL CONTRACTOR TO VERIFY THAT DETECTORS ARE PROVIDED AND INSTALLED IN QUANTITIES AND LOCATIONS AS REQUIRED BY CODE.
- COORDINATION: GENERAL CONTRACTOR TO COORDINATE THE WORK OF ALL MECHANICAL AND ELECTRICAL CONTRACTORS TO ENSURE WORK DOES NOT CONFLICT WITH OTHER TRADES.
- DATA/PHONE/CABLE: GENERAL CONTRACTOR TO PROVIDE A CENTRAL DATA CONTROL BOX FOR DATA, PHONE, AND CABLE WIRES TO BE RUN. PROVIDE HOME-RUNS TO BOX FOR ALL PHONE AND CABLE WIRES. (SEE DATA COMPANY FOR LAYOUT).
- FIXTURE HEIGHTS/WEIGHTS: GENERAL CONTRACTOR TO VERIFY THE WEIGHTS OF ALL HUNG FIXTURES AND PROVIDE BLOCKING AS REQUIRED. FOR EXTREMELY HEAVY ITEMS, CONSULT WITH THE ARCHITECT OR ENGINEER. HEIGHTS OF WALL MOUNTED FIXTURES SHALL BE CONFIRMED WITH THE OWNER PRIOR TO INSTALLATION OF ROUGH BOXES.
- PROVIDE WHOLE HOUSE SURGE PROTECTOR AT MAIN PANEL.

ELECTRICAL LEGEND

	PREWIRE & BRACE CEILING FAN W/ OPTIONAL LIGHT		220V OUTLET
	PREWIRE & BRACE CEILING FAN (NO LIGHT)		110V OUTLET
	L.E.D. LIGHT		4-PLEX 110V OUTLET
	UNDERCAB RIBBON LIGHTING		110V OUTLET IN CABINET
	CEILING EXHAUST FAN/LIGHT FIXTURE		WEATHER PROTECTED 110V OUTLET
	CEILING EXHAUST FAN		110V OUTLET W/ GROUND FAULT CIRCUIT INTERRUPT
	RECESSED LIGHT FIXTURE		110V OUTLET W/ TOP HALF ON SWITCH
	DIRECTIONAL RECESSED LIGHT FIXTURE		GARAGE DOOR OPENER
	CEILING MOUNTED LIGHT FIXTURE		FLOOR PLUG
	CEILING MOUNTED PENDANT FIXTURE		EQUIPMENT OUTLET (VERIFY POWER NEEDS)
	WALL MOUNTED LIGHT FIXTURE		SWITCHES
	DOUBLE FLOOD LIGHTS		3-WAY SWITCH
	RECESSED WALL/STEP LIGHT		DIMMER SWITCH
	DATA OUTLET (PHONE & CABLE)		OCCUPANT SENSOR CONTROL SWITCH W/ MANUAL ON/OFF
	TELEPHONE JACK		DOOR JAMB SWITCH
	TELEVISION JACK		SMOKE DETECTOR
	LOCATE IN FIELD		DISCONNECT SWITCH
	110V OUTLET AND TELEVISION JACK (HEIGHT ABOVE FLOOR TO BE DETERMINED)		CARBON MONOXIDE DETECTOR & ALARM
			ELEVATOR CALL BUTTON

NOTE:
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ARCHITECTURE PROVIDED BY:

MICHAEL STAUFFER, ARCHITECT

VERGIN ISLANDS
6501 REDBROOK PLAZA, SUITE 201
ST. THOMAS, VIRGIN ISLANDS
904-540-0059
FL REGISTERED ARCHITECT #19908
USVI LICENSE #789A

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AN ADDITION TO THE NELSON RESIDENCE
614 BEECH STREET, FERNANDINA BEACH, FL 32034

Drawn by: JBF
Date: 12/5/2023
Scale: 1/4" = 1'-0"

Plan #: ----
Job #: 23-1022

SHEET NUMBER

E1.1

Nelson Residence - 614 Beech Street – Photos



Front/North Elevation



East side elevation



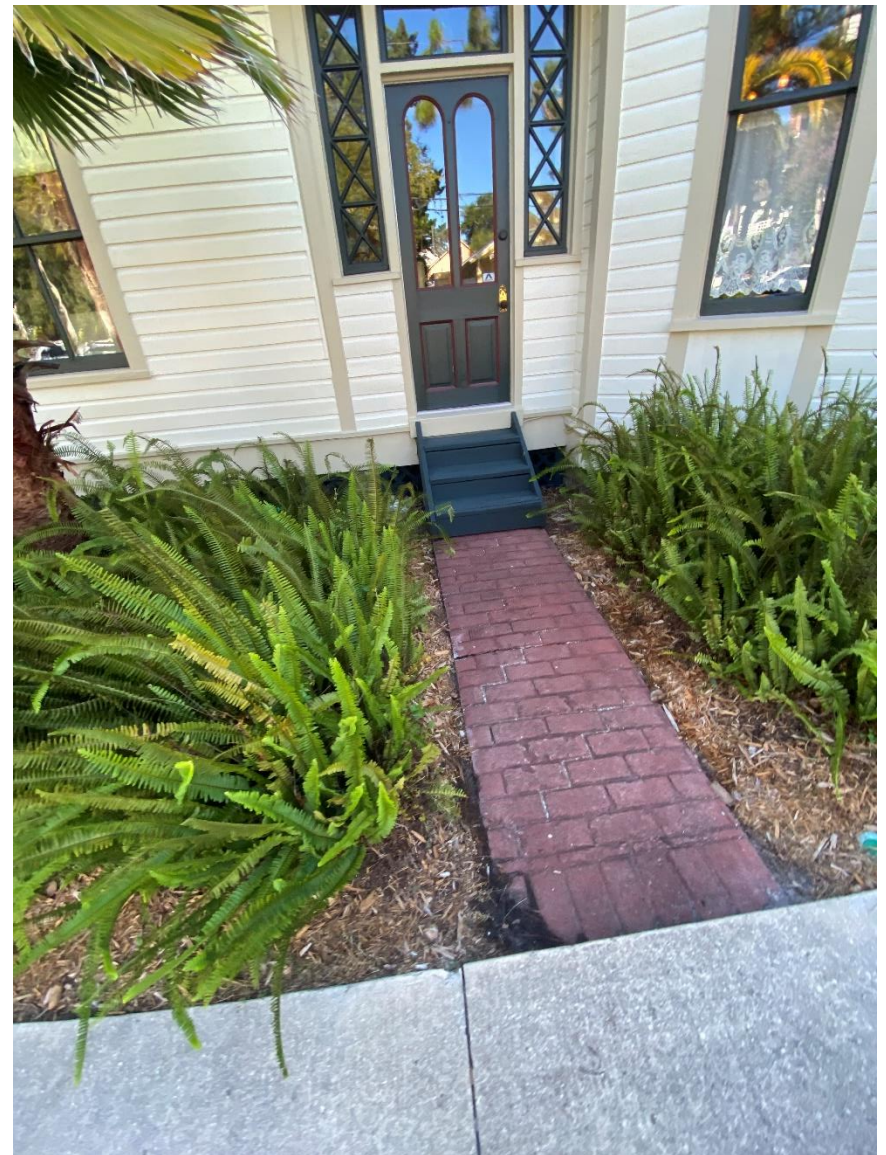
East side elevation at bay – door access to new porch



East side with existing steps



West elevation side yard – shed to be removed and new deck location



East side – door and sidelights in kitchen









March 11, 2024

To whom it may concern:

The wooden steps leading to the front door at 614 Beech Street, Fernandina Beach, FL 32034 are not original or historic to the house. The existing steps were installed by the previous owner, Bill Lord, in 1988.



Bill Lord



CERTIFICATE OF APPROVAL (COA) HDCV2023-0004 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC- Variance	Project:	App Date: 01/09/2023
Work Class: HDC Variance	District: Default	Exp Date: 02/08/2023
Status: Approved	Square Feet: 0.00	Completed: 02/17/2023
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 08/19/2024
Description: Variance from LDC Section 4.02.03(E)(F) Standards for Buildings and Building Placement 1/11/2024 - 6 month extension request granted - new expiration date is 8/19/24.		

Parcel: 00-00-31-1800-0039-0081 Main	Address: 614 Beech St Fernandina Beach, FL 32034 Main	Zone: R-2(Medium Density Residential)
---	---	--

Owner Beth Nelson 614 Beech ST Fernandina Beach, FL 32034 Mobile: 404-642-1545	Applicant Michael Stauffer 1417 Sadler RD #195 Fernandina Beach, FL 32034 Mobile: 9045406059
---	---

Note	Created By	Date and Time Created
1. 6 month extension request granted by KG - new expiration is 8/19/24	Sylvie McCann	01/11/2024

Activity Type	Activity Number	Name	User	Created On
HDC Decision	DEC-001534-2023		Salvatore Cumella	02/17/2023

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00025188	HDC Variance Residential	\$2,500.00	\$2,500.00
Total for Invoice INV-00025188		\$2,500.00	\$2,500.00
Grand Total for Plan		\$2,500.00	\$2,500.00



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 **NA00599**

Recorder # **337**

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) **614 Beech St**

Multiple Listing (DHR only)

Other Names

>>

Survey or Project Name

Survey#

National Register Category **Building(s)**

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
614		Beech	Street	

Cross Streets (nearest/ between)

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

In Current City Limits? **YES**

County **Nassau**

Tax Parcel #(s)

Subdivision Name

Block

Lot

Ownership

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

Route to (especially if no street address)

MAPPING

USGS 7.5' Map Name

Publication Date

>> **FERNANDINA BEACH;2003**

Township:

Range:

Section:

1/4 section:

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

Irregular Section Name:

Landgrant

UTM: Zone

Easting

Northing

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

DESCRIPTION

Style **Frame Vernacular**

Other Style

Exterior Plan **Irregular**

Other Exterior Plan

Number of Stories **2**

Structural System(s)

>>

Wood frame

Other Structural System(s)

Foundation Type(s)

>>

Piers

Other Foundation Types

Foundation Material(s)

>>

Brick

Other Foundation Material(s)

Exterior Fabric(s)

>>

Drop siding

Other Exterior Fabric(s)

Roof Type(s)

>>

Hip

Other Roof Type(s)

Roof Material(s)

>>

Composition shingles

Other Roof Material(s)

Roof Secondary Structure(s) (dormers etc)

>>

Other

Other Roof Secondary Structure(s)

polygonal bay

Number of Chimneys **1**

Chimney Material **Brick**

Other Chimney Material(s)

Chimney Location(s) **east slope**

HISTORICAL STRUCTURE FORM

8NA00599

DESCRIPTION (continued)

Window Descriptions 1/1, 2/2

Main Entrance Description (stylistic details)

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

Porch 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) garage apartment

Archaeological Remains (describe): none

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

Narrative Description (optional)

HISTORY

Construction year 1900

Architect (last name first):

Builder (last name first):

Changes in Locations or Conditions

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

Structure Use History

Use Year Use Started Year Use Ended >> Private residence;1900;

Other Structure Uses

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

RESEARCH METHODS

Research Methods

>> FL Master Site File-Cultural Resources

Other research methods

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register?

Name of Local Register if Eligible

Individually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance

>> Community planning & development

Other Historical Associations

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

HISTORICAL STRUCTURE FORM

8NA00599

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

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

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

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

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

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 6/6/2007

SHPO's Evaluation of Resource

Date _____

Form Comments: _____

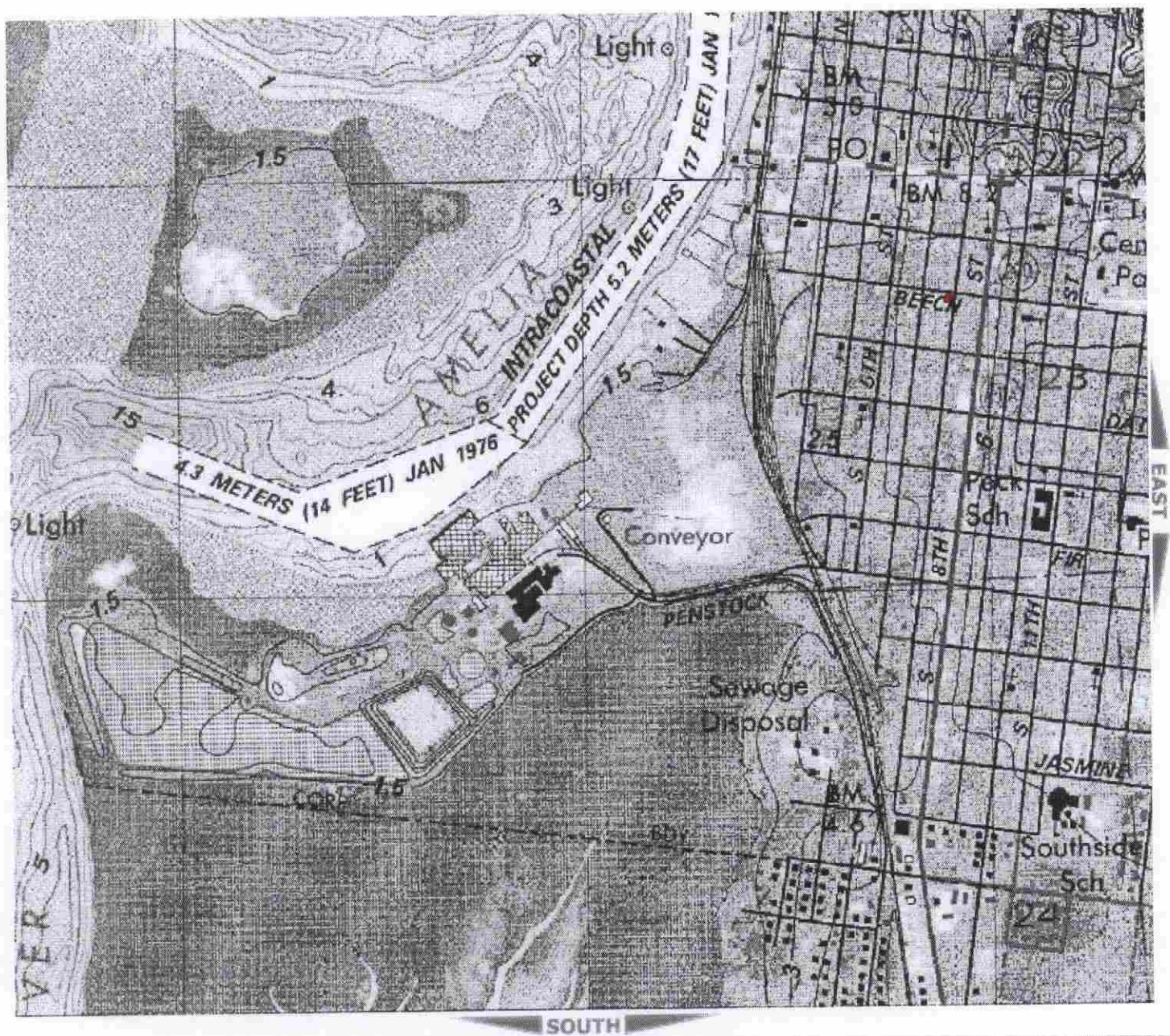
REQUIRED PAPER ATTACHMENTS

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

NA00599-200703

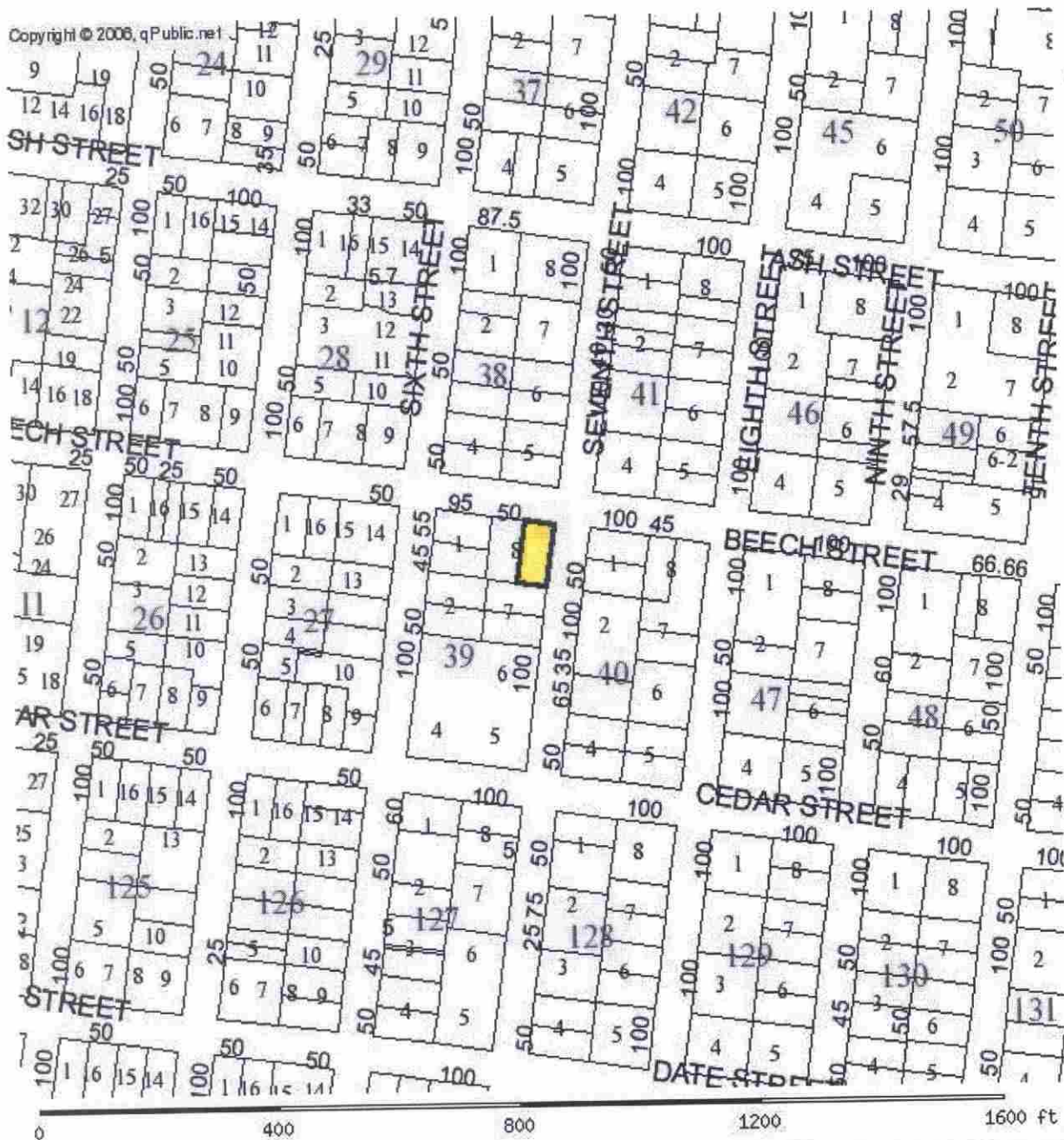
Supplementary Printout

- > **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003
- > **Township/Range/Section/Qtr:**
3N ;28W ;23;UNSP
- > **Structural system(s):**
Wood frame
- > **Foundation types:**
Piers
- > **Foundation materials:**
Brick
- > **Exterior fabrics:**
Drop siding
- > **Roof types:**
Hip
- > **Roof materials:**
Composition shingles
- > **Roof secondary structures (dormers etc):**
Other
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Private residence;1900;
- > **Research methods:**
FL Master Site File-Cultural Resources
Examine local property records
Pedestrian
- > **Area(s) of historical significance:**
Community planning & development
- > **Repositories: Collection/Housed/Accession#/Describe**
- > **[Other name(s)]:**



NA599

337

337
NAS99

PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0039-0081
GIS CALCULATED ACREAGE	0.12
Property Use	SINGLE FAM
Land Use	SFR
OWNERSHIP INFORMATION	
Name	NELSON CHRIS S & ELIZABETH D
Mailing Address	63 STANDISH AVE ATLANTA, GA 30309
Situs/Physical Address	614 BEECH ST
2006 PROPOSED VALUES	
Land Value	75,000
Ag Land Value	0

FLORIDA MASTER SITE FILE
Site inventory Form

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

SITE NO. 8 NA 599

SITE NAME: 614 Beech St.
ADDRESS OF SITE: 614 Beech St.
INSTRUCTION FOR LOCATING: N/A

SURVEY DATE: 09/30/85

LOCATION: City of Fernandina Beach 39 8
Subdivision Name Block No. Lot No.

COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME: Miller, Alexander A. III & Evelyn T.

ADDRESS: 614 Beech St.

ADDRESS: Fernandina Beach, FL 32034

TYPE OF OWNERSHIP: private

RECORDING DATE: / /

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

ADDRESS: P. O. Box 1002

St. Augustine, FL 32084

CONDITION OF SITE:

INTEGRITY OF SITE:

Check One

Check one or more

EXCELLENT

x

ALTERED

GOOD

UNALTERED

FAIR

x

ORIGINAL SITE

x DETERIORATED

RESTORED: / /

MOVED: / /

ORIGINAL USE pvt.residence

PRESENT USE pvt.residence

DATES c.+ 1891

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

x DETERIORATION

DREDGE

BORROWING

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

See Continuation Sheet

RECORD NUMBER 276

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: Italianate

PLAN TYPE: irregular

EXTERIOR FABRIC(S): wood: drop siding

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: N/1-story entrance, 1-bay, access N; turned posts;
flat roof; E porch has been removed

ORIENTATION: N

FOUNDATION: piers: brick

ROOF TYPE: hip, low-pitch

SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION: W: offset: lateral slope # S: offset: rear slope

WINDOW TYPE: DHS, 2/2, wood; bay, 1-story, hexagonal #
DHS, 1/1, wood # 2-story, hexagonal bay window
CHIMNEY: brick

ROOF SURFACING: tar paper

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 2

NO. OF STORIES 2

NO. OF DORMERS: 0

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

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

PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

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

Constructed c. 1891, it is a two-story frame Italianate residential building. It is noteworthy for its low-pitch hip roof, tall windows, and hexagonal bay windows.

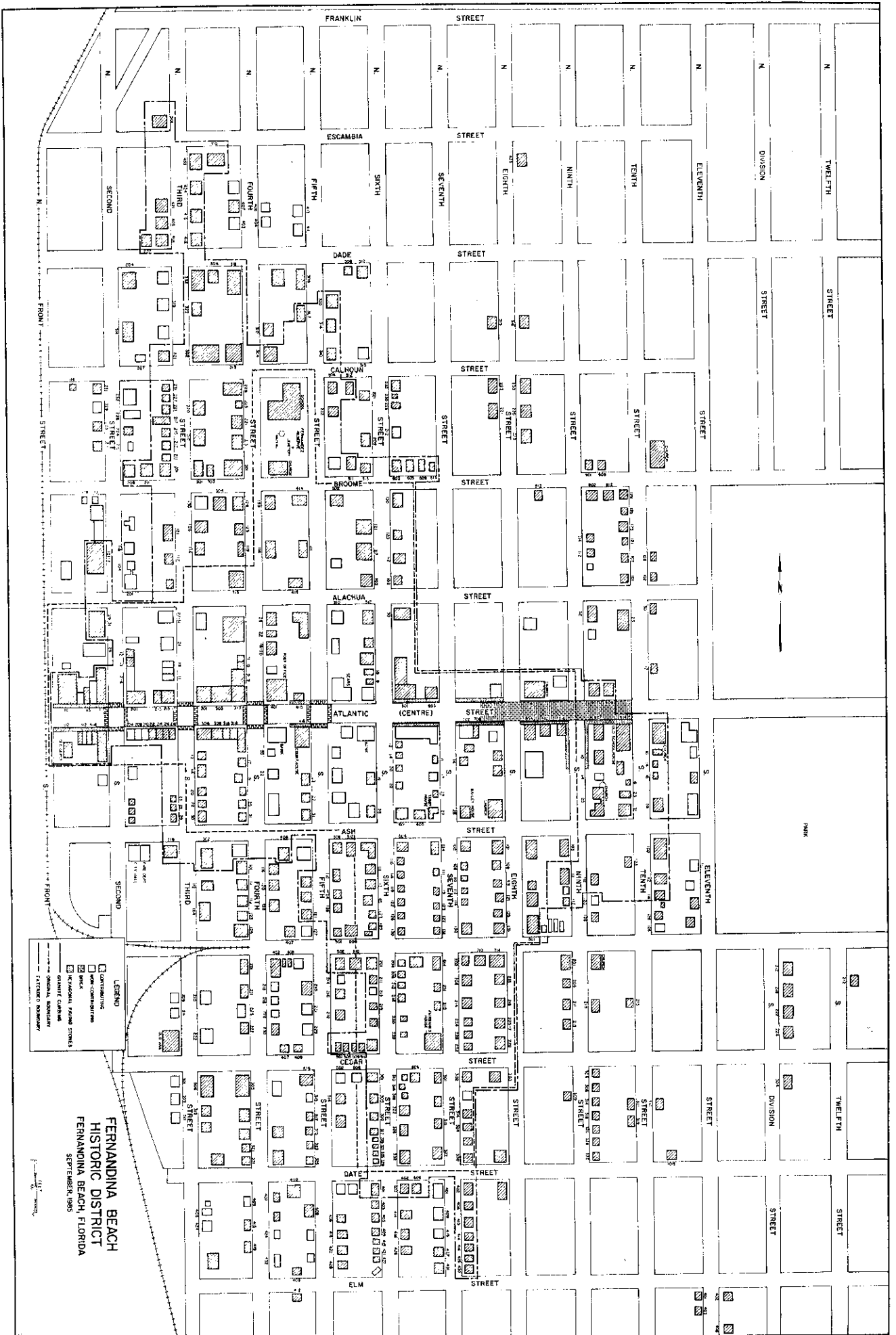


Figure 24

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site # **NA00599**
 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) 614 Beech St. Multiple Listing (DHR only) _____
 Survey Project Name Fernandina Beach Historic Resource Survey Update Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Address: 614 Beech Street
 Street Number Direction Street Name Street Type Suffix Direction
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name FERNANDINA BEACH USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) Fernandina Beach In City Limits? ☒ yes ☐ no ☐ unknown County Nassau
 Township 3N Range 28E Section 23 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1800-0039-0081 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: 1891 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Current Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☐ no ☒ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Porch
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature Rear gable and hip garage 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

Style Frame Vernacular 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. (domers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) 1/1 & 2/2 dhs; bay

Distinguishing Architectural Features (exterior or interior ornaments) Italianate elements; low pitched roof w wide overhangs; 2 story bay windows; double wood panel doors w arched lights & transom; decorative entry porch

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

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

DESCRIPTION (continued)

Chimney: No. 2 Chimney Material(s): 1. Brick 2. _____
 Structural System(s): 1. Balloon wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Piers 2. _____
 Foundation Material(s): 1. Brick 2. _____
 Main Entrance (stylistic details) Double wood panel doors w arched lights & transom

Porch Descriptions (types, locations, roof types, etc.) Entry/N, single entry bay, hip, open, turned supports & railing

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

Narrative Description of Resource _____

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

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

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

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

DOCUMENTATION

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

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

RECORDER INFORMATION

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

Required Attachments

● **USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED**

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

● **PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE**

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



Brockington
CULTURAL RESOURCES CONSULTING

**Fernandina Beach
Survey Update 2018**

○ Historic Resource

0 50 100 Feet

* All numbers start with NA****







ATLANTIC
SECURITY





HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2023-0113
MARCH 21, 2024

Owner/Applicant:	Dean Pearson/ Jose Miranda (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:	FINAL 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)

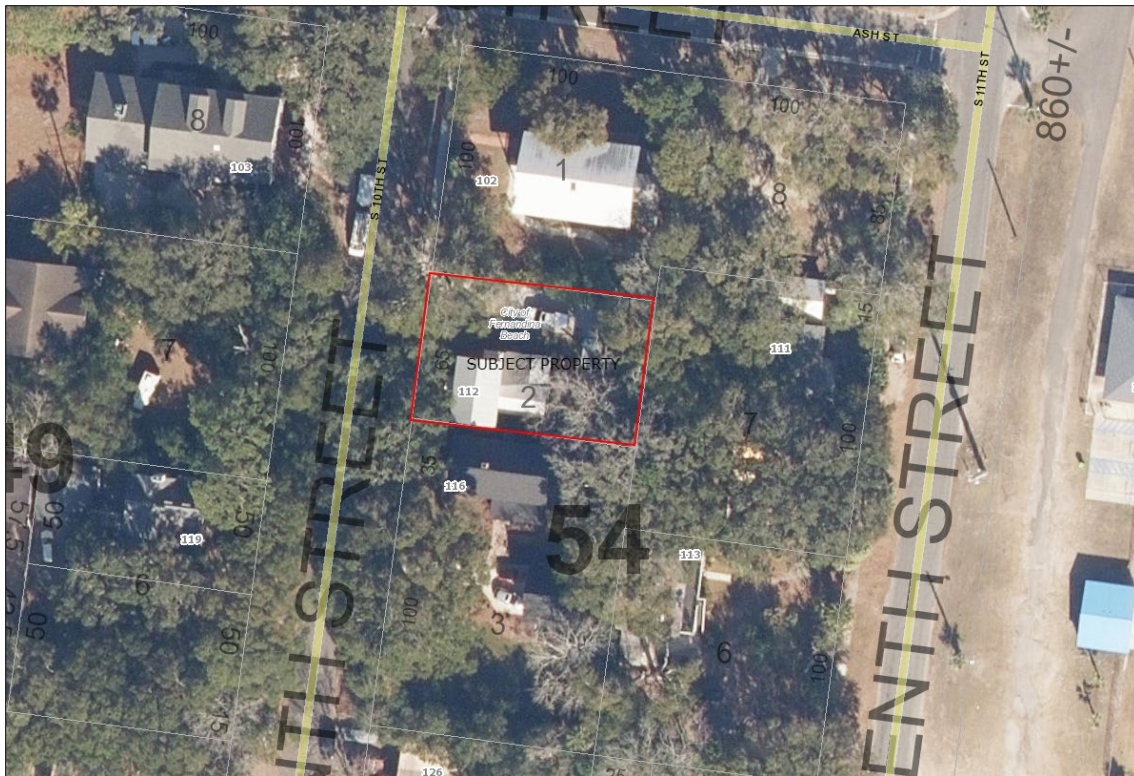
All required application materials have been received. All fees have been paid. All required notices have been made.

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](#)

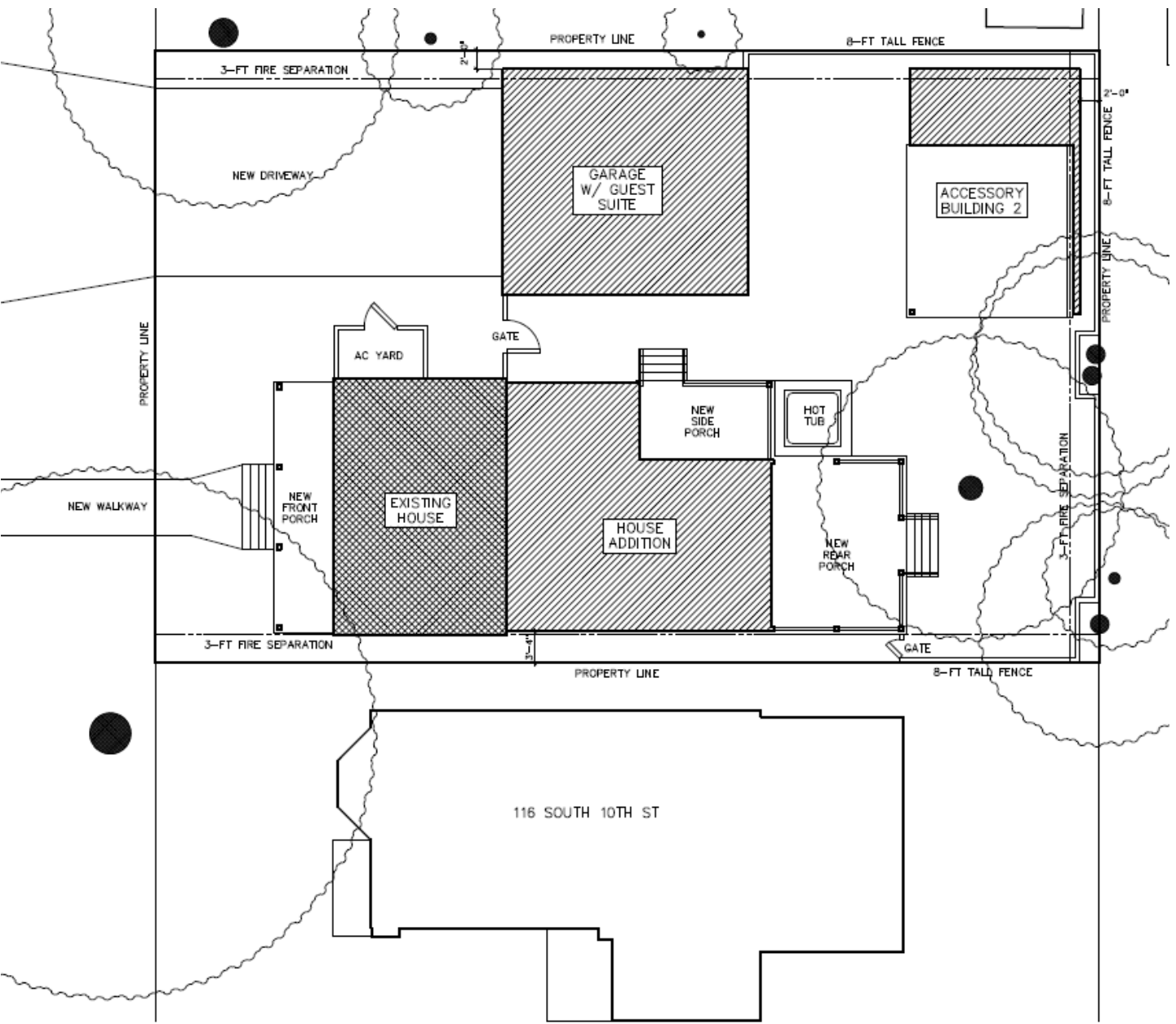
[DOWNTOWN HISTORIC DISTRICT GUIDELINES](#)

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

ANALYSIS:



Staff finds that the proposed 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.



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

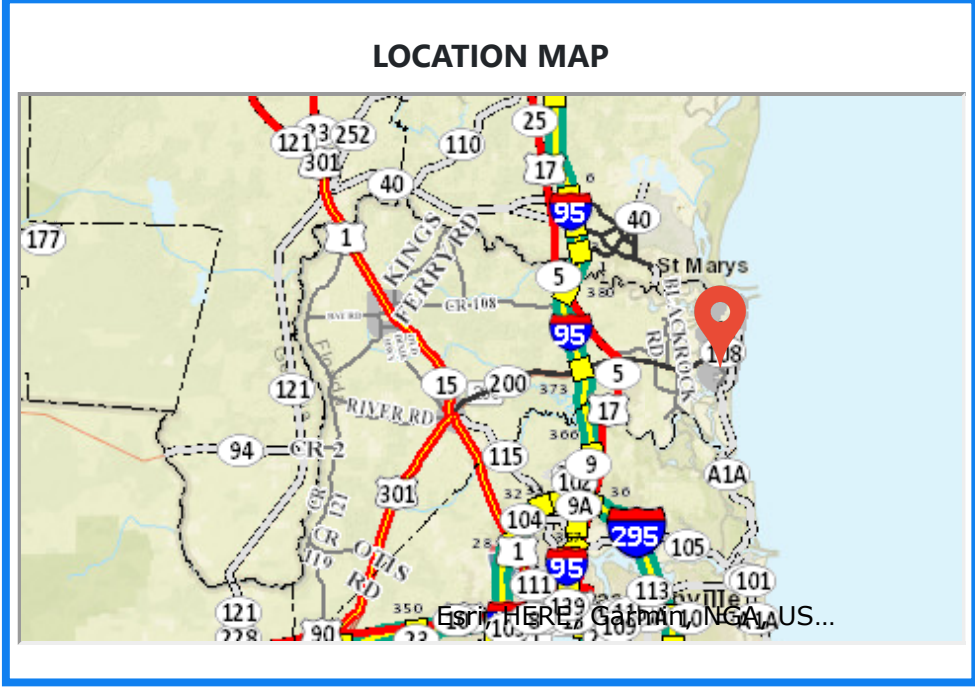
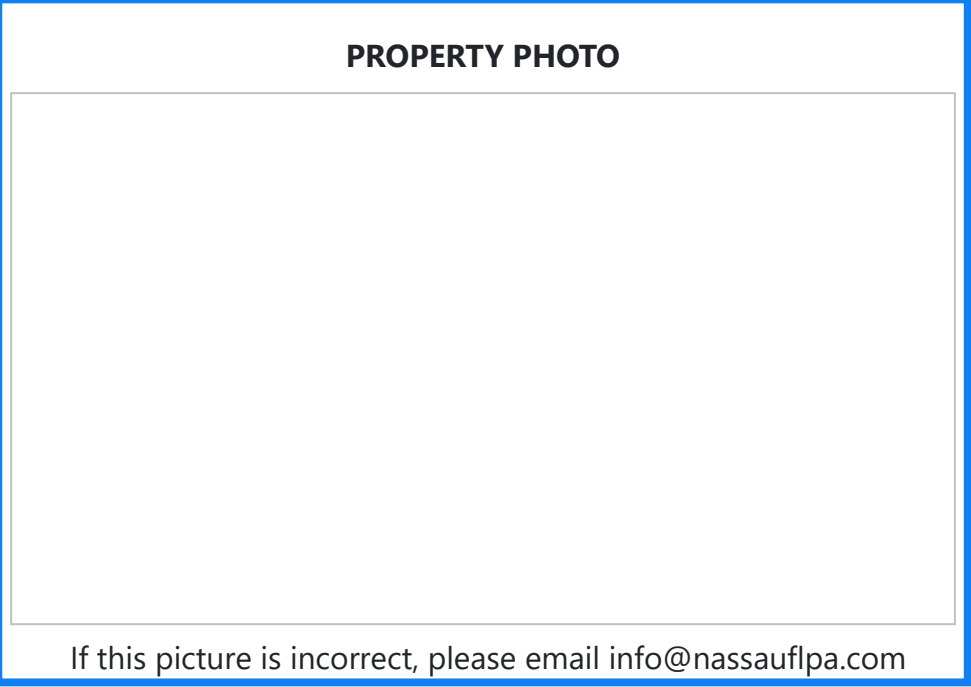
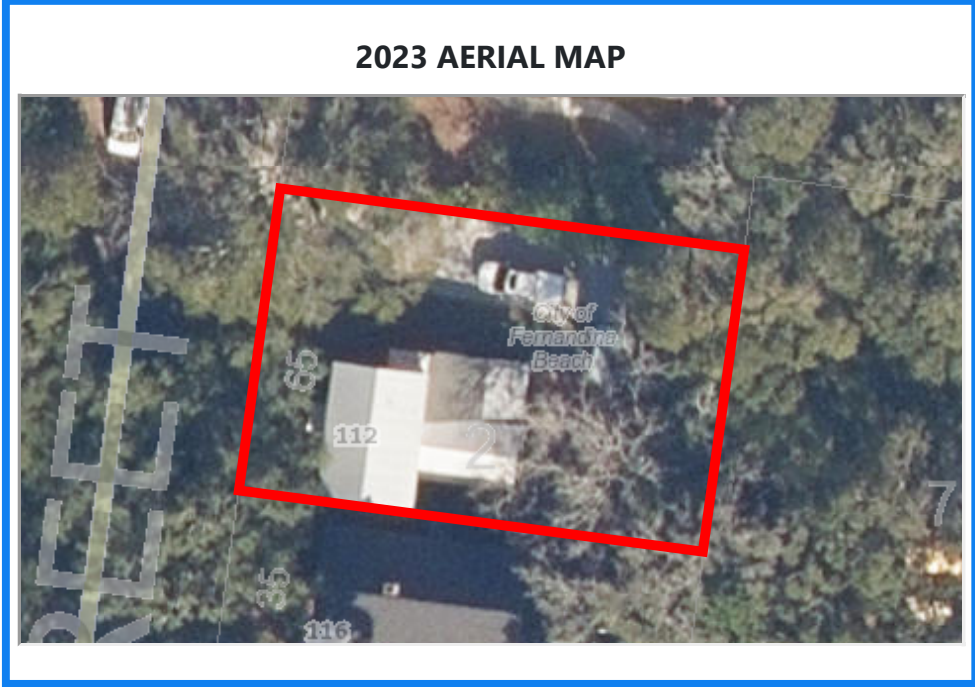
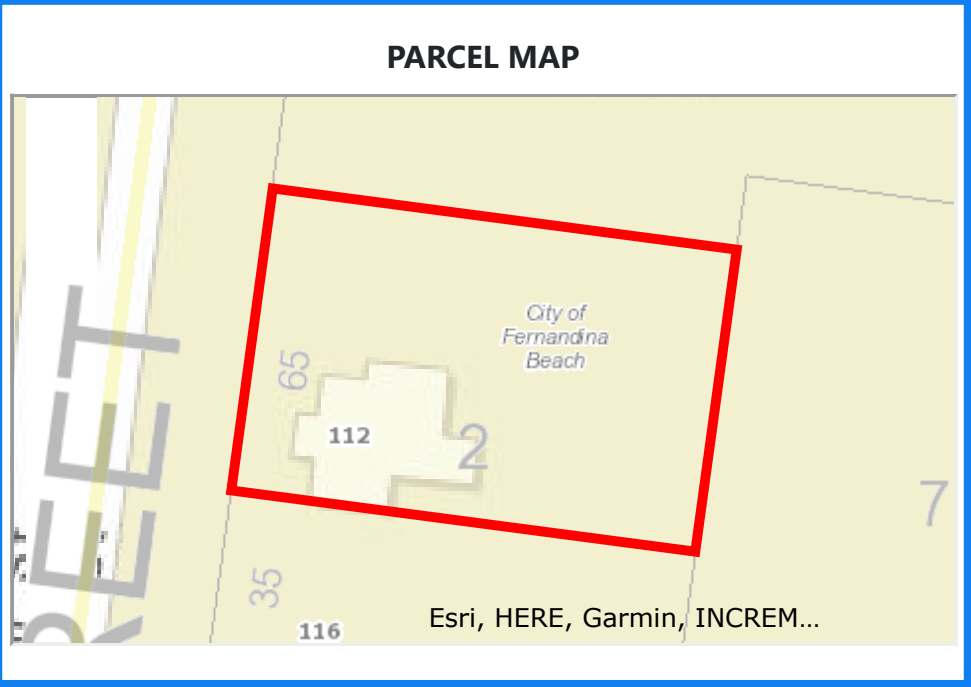
Printed Name

My Commission Expires

Personally Known _____ OR Produced Identification _____ ID Produced: _____

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



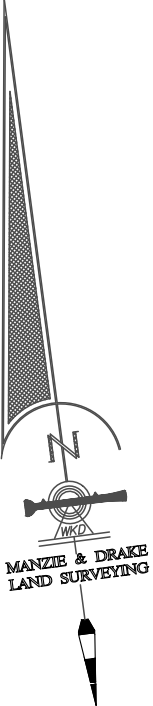
MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

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."

MICHAEL A. MANZIE, P.L.S. 4069
JULY 14, 2023

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





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

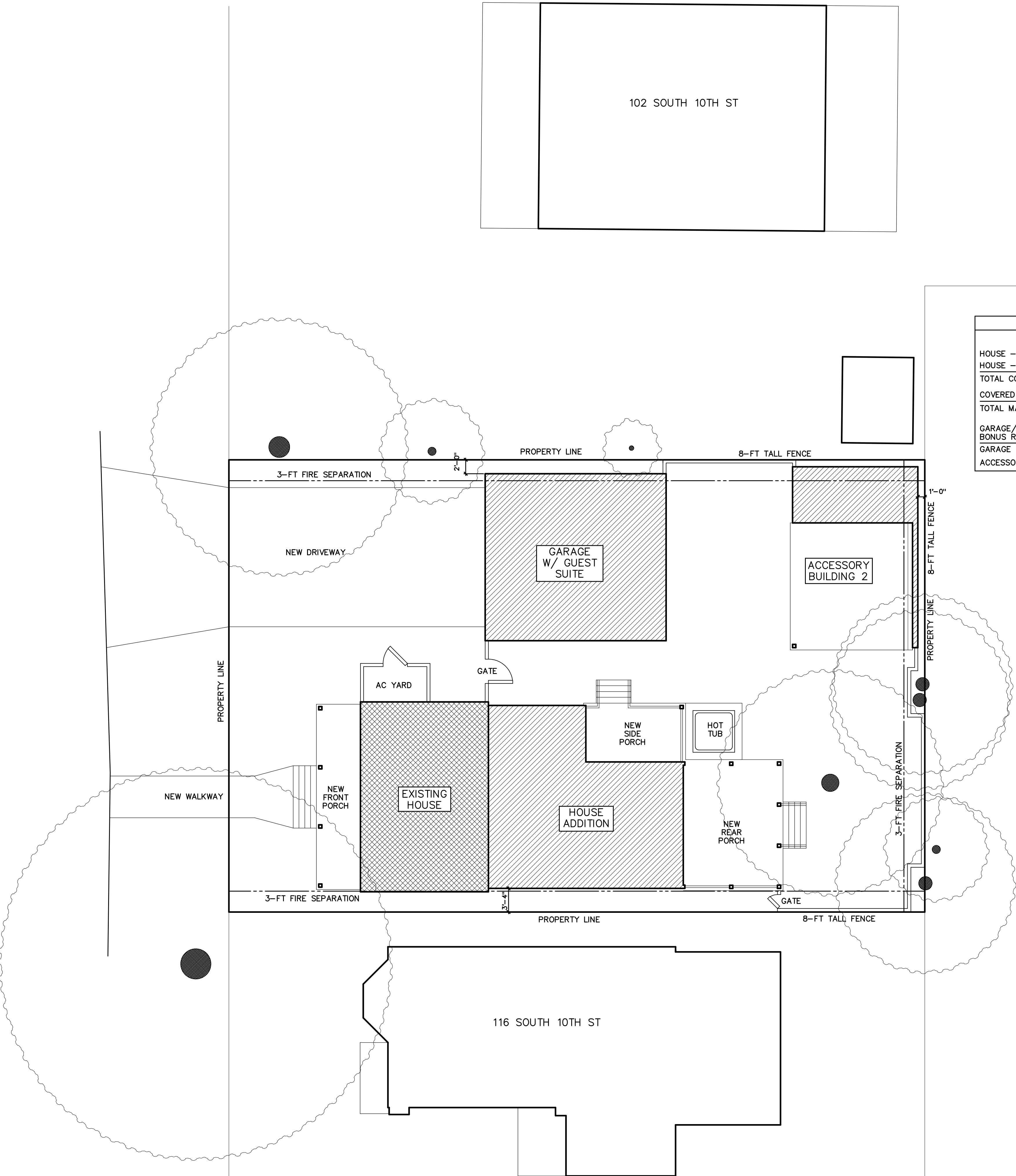




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and are to be used only for the project
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this drawing may be reproduced or
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the written consent of Lisa L. Miranda, Jr.
any other project and is 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
1 DESIGN REVISIONS	02/06/24

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

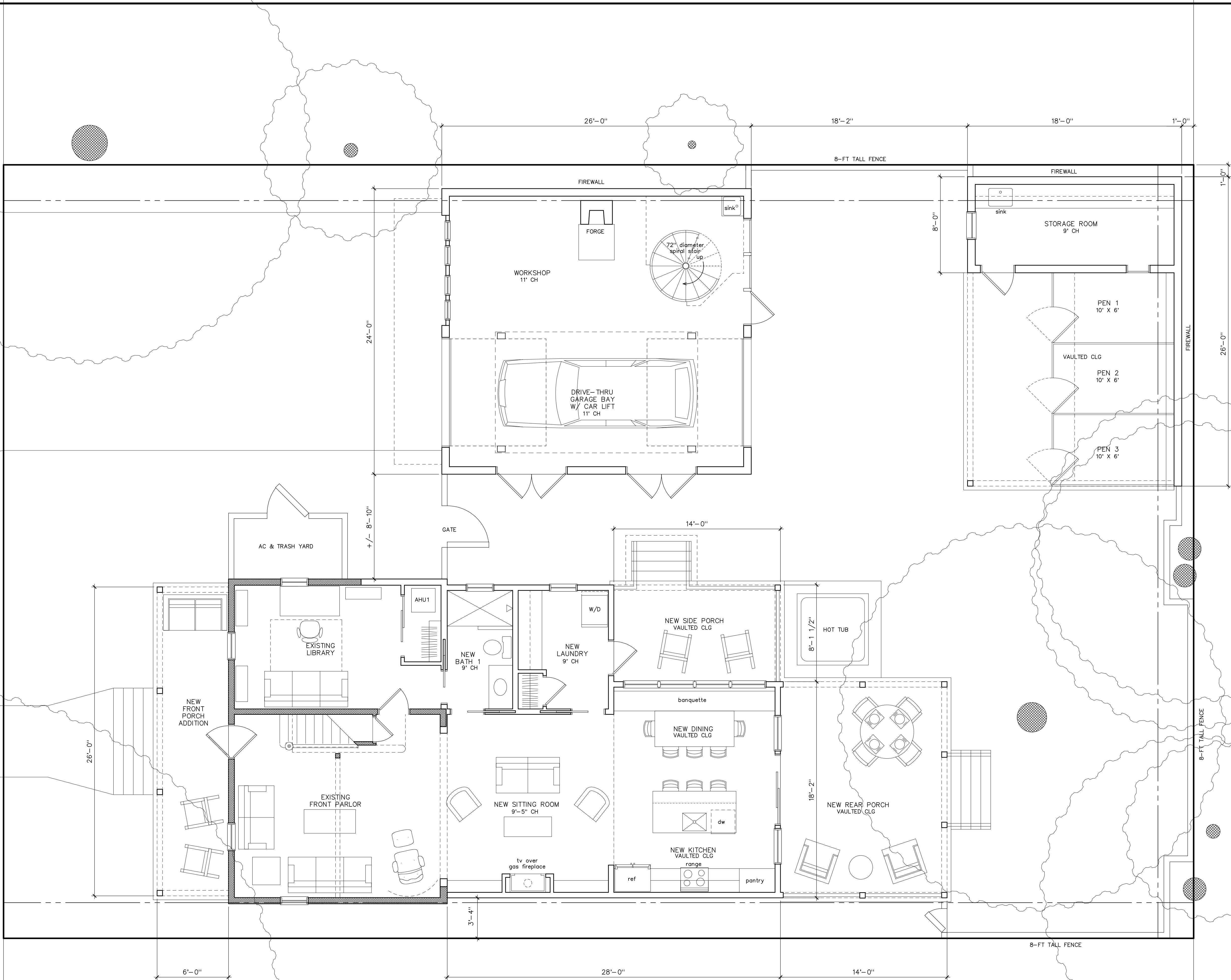


**MIRANDA
ARCHITECTS**
308 1/2 CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
FL REG. NO. 441887
904.261.4586 TEL

P1 PEARSON ADDITION PRELIM DESIGN	PROJECT # P230224	DRAWN BY -- JLT	CHKD BY -- JLT	DATE -- 02-12-24
--------------------------------------	-------------------	-----------------	----------------	------------------

P1

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P1 PEARSON ADDITION PRELIM DESIGN
PROJECT # P230224
DRAWN BY -- JLT
CHKD BY -- JLT
DATE -- 02-12-24

MIRANDA ARCHITECTS
308 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
FL 266 458 4447 FAX

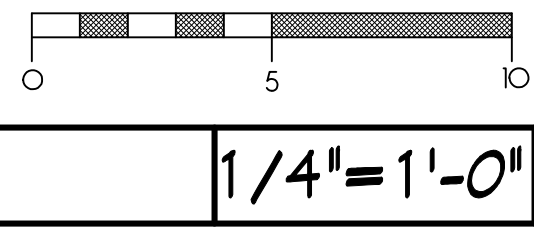
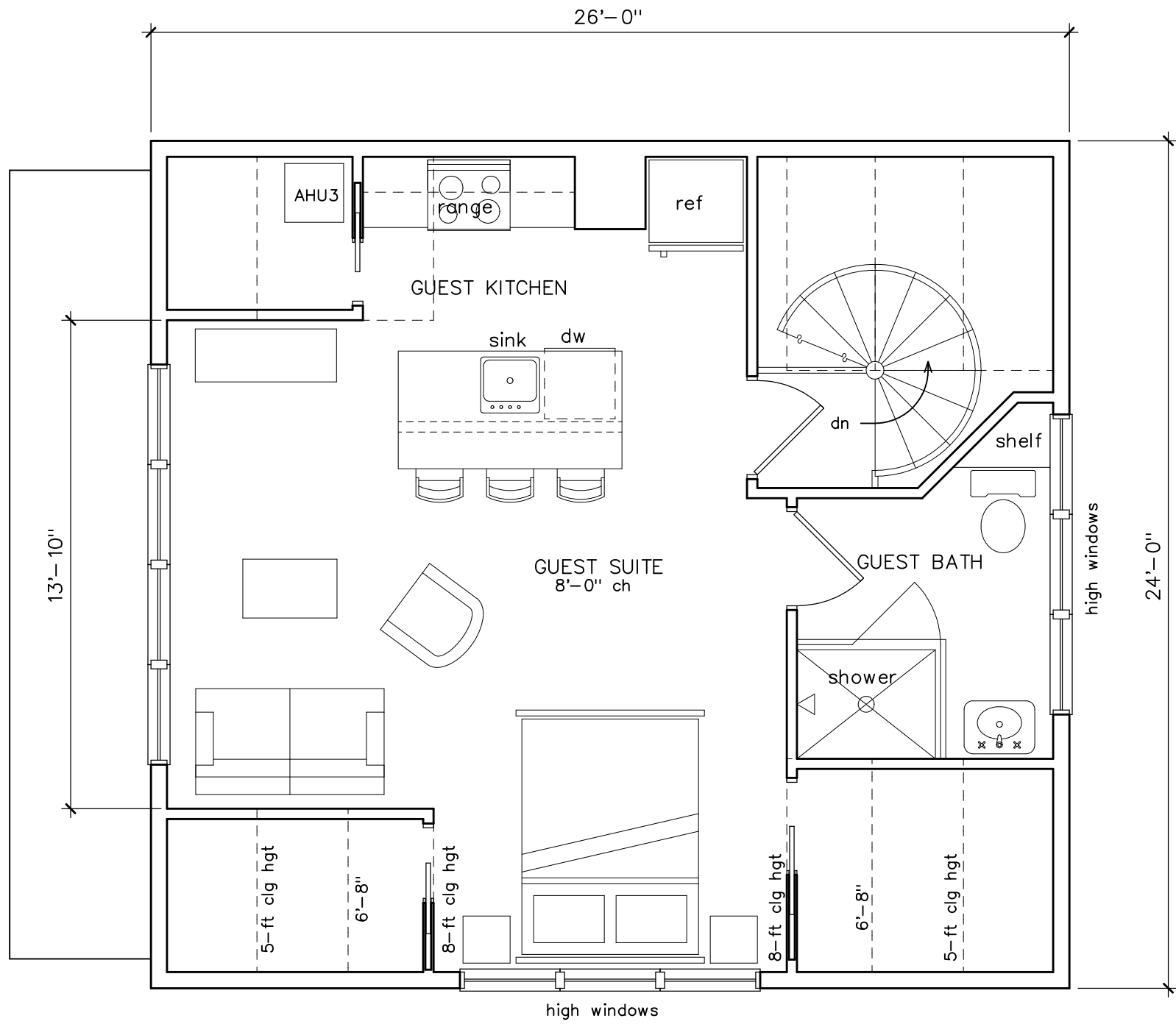
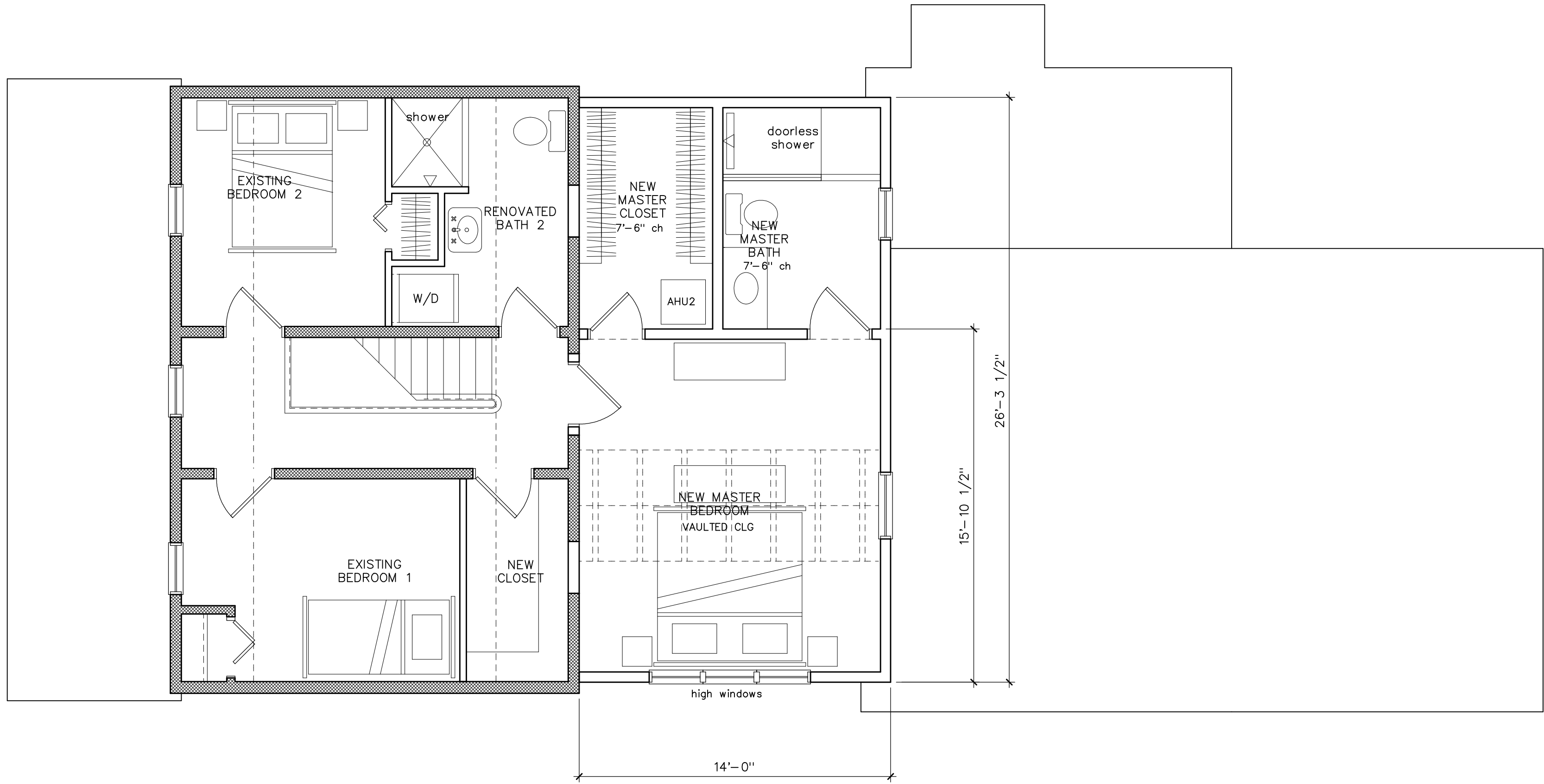
MIRANDA ARCHITECTS

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

PRELIMINARY 1ST FLR PLAN	
REVISIONS	DATE
1 DESIGN REVISIONS	02/06/24

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PROPOSED SECOND FLOOR PLAN



PRELIMINARY 2ND FLR PLAN	
REVISIONS	DATE
1	DESIGN REVISIONS 02/06/24

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

MIRANDA ARCHITECTS
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FERNANDINA BEACH, FL 32034
904.261.4586 TEL
FL ARCH. NO. 14060

P1 PEARSON ADDITION PRELIM DESIGN
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EXISTING WEST ELEVATION (SOUTH 10TH ST) 1/4"=1'-0"



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

PEARSON ADDITION PRELIM DESIGN
PROJECT # P230224
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 02-12-24

MIRANDA
ARCHITECTS

309 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
TEL 904.261.4586
FL REG. NO. 100000001

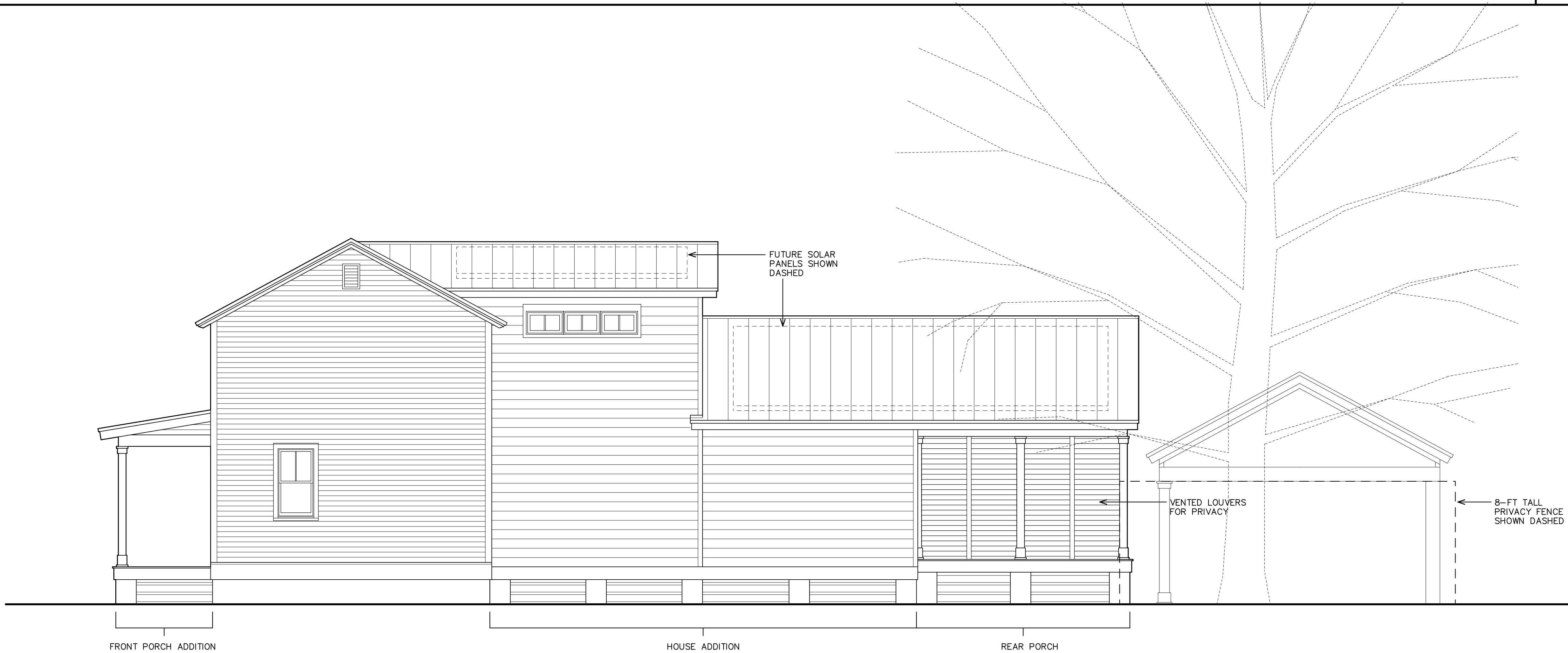
PROPOSED ADDITION/RENOVATION FOR THE
PEARSON RESIDENCE
112 SOUTH 10TH STREET
FERNANDINA BEACH, FL 32034

PRELIMINARY ELEVATIONS	
REVISIONS	DATE
1 DESIGN REVISIONS	02/06/24



EXISTING SOUTH ELEVATION

1/4"=1'-0"



PROPOSED SOUTH ELEVATION

1/4"=1'-0"

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P. PEARSON ADDITION PRELIM DESIGN
PROJECT # P230224
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 02-12-24



**MIRANDA
ARCHITECTS**
309 1/2 CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
FL REG. NO. 00000007

PROPOSED ADDITION/RENOVATION FOR THE

PEARSON RESIDENCE
112 SOUTH 10TH STREET
FERNANDINA BEACH, FL 32034

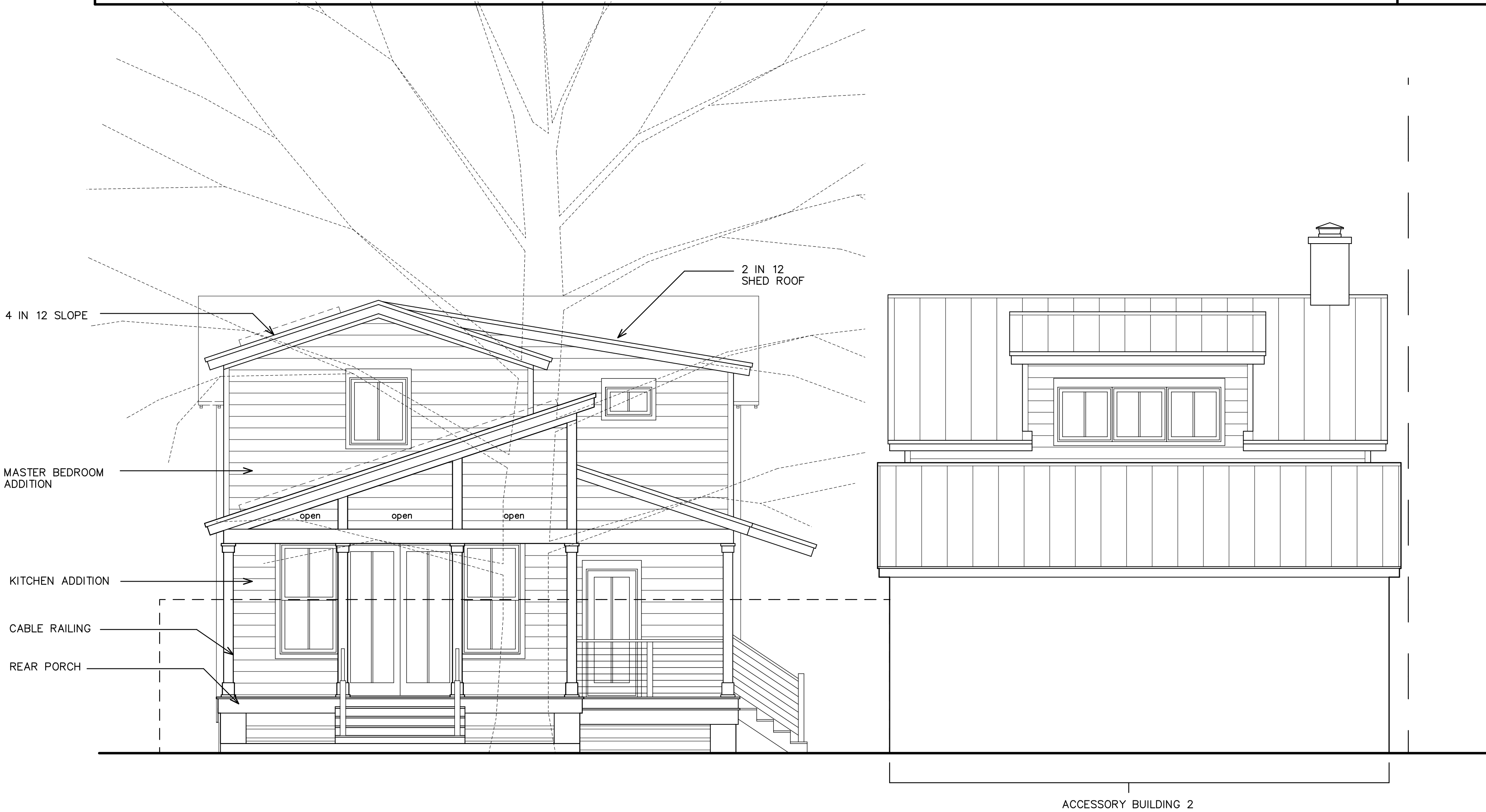
PRELIMINARY ELEVATIONS	
REVISIONS	DATE
1	02/06/24

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EXISTING EAST ELEVATION

1/4"=1'-0"



PROPOSED EAST ELEVATION

1/4"=1'-0"

PEARSON ADDITION PRELIM DESIGN
PROJECT # P230224
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 02-12-24



MIRANDA
ARCHITECTS

308 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
FL REG. NO. 12000007

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

PRELIMINARY ELEVATIONS	
REVISIONS	DATE
1 DESIGN REVISIONS	02/06/24

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EXISTING NORTH ELEVATION

1/4"=1'-0"



PROPOSED NORTH ELEVATION (HOUSE ADDITIONS)

1/4"=1'-0"

PEARSON ADDITION PRELIMINARY DESIGN
PROJECT # P230224
DRAWN BY -- JLM
CHECKED BY -- JLM
DATE -- 02-12-24

MIRANDA
ARCHITECTS
309 1/2 CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
904.261.4588 TEL
FL REG. NO. 204847

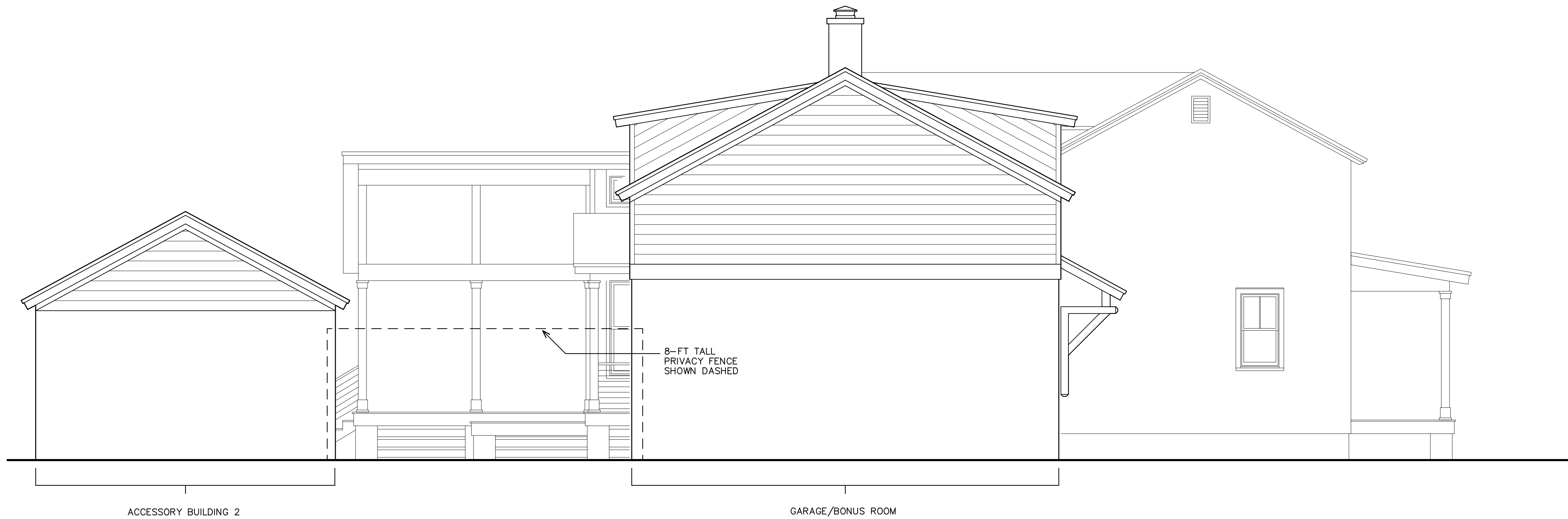


PROPOSED ADDITION/RENOVATION FOR THE
PEARSON RESIDENCE
112 SOUTH 10TH STREET
FERNANDINA BEACH, FL 32034

PRELIMINARY ELEVATIONS	
REVISIONS	DATE
1	DESIGN REVISIONS 02/06/24



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 -- JLM
CHKD BY -- JLM
DATE -- 02-12-24

MIRANDA
ARCHITECTS

300 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.261.4596 TEL
FL REG. NO. 404887

MIRANDA
ARCHITECTS

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

PRELIMINARY ELEVATIONS	
REVISIONS	DATE
1 DESIGN REVISIONS	02/06/24

☐ 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 _____

Clear Description Values

Clear Significance Values

Clear Documentation Values

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



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2023-0089
MARCH 21, 2024

Owner/Applicant:	Miranda Architect, agent for 101 Centre Street LLC
Property Address:	101 Centre Street (Duryee Building)
Parcel ID #	00-00-31-1800-0001-0012
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	Restaurant & Offices
FL Master Site File #	8NA00641
Year Built:	1882 (FMSF)
Contributing Status:	Contributing
Requested action:	UPDATE and Minor Change to scale back on Certificate of Approval (COA) to rehabilitate the exterior of the contributing primary structure. (Quasi-Judicial)

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

"Constructed in 1882, it is a two-story masonry vernacular commercial building. It is noteworthy for its paired arched windows, two facades with arcaded pilasters, and for its triangular parapet. It has been altered by stuccoing the original brick surface and by storefront modifications. It was originally occupied by Major William B. C. Duryee, a Union officer of the occupation who returned to Fernandina to act as Customs Collector and merchant of hay, grain, and oats, The building contained Duryee's office, the Florida Mirror, the local bank, and a bar. Extensive remodeling took place during the depression... Fernandina's first customs house is said to have been on the second floor of the building." -FMSF 8NA0641

The applicant seeks approval to rehabilitate contributing primary structure to include:

- removal of existing stucco veneer over original brick and tabby facades
- removal of existing non-historic brick veneer at 1st floor
- repair/repointing of historic brick facade
- installation of new lime-based plaster veneer over existing historic tabby w/ scored block pattern
- replacement of exterior windows with new Marvin Signature/Ultimate product line
- restoration of original cast iron storefront

APPLICABLE GUIDELINES:

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

[DOWNTOWN HISTORIC DISTRICT GUIDELINES](#)

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

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

ANALYSIS:

Staff finds that the proposed rehabilitation is 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 2023-0089

MOTION TO CONSIDER:

I move to approve or deny HDC case number 2023-0089 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 2023-0089, 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 8NA00641



MIRANDA
architects

DURYEE BUILDING (MARINA RESTAURANT) EXTERIOR RENOVATION PROJECT

EXTERIOR COLOR/MATERIAL SELECTIONS

February 19, 2024

EXTERIOR LIME-BASED STUCCO

DGM Light Grey

DGM SCG (G) NON-PIGMENTED	Ecologic™ Mortar
DGM 025	★★★★★ (51 customer reviews)
DGM 050	\$33.00 - \$72.00
DGM 100	Ecologic™ Mortar is available in 12 stock colors and can be customized for specific applications. Custom orders take about 3 weeks for delivery and are processed in the order of payment received.
DGM 150	All pre-bagged Ecologic Mortar is based on NHL 3.5 in 12 stock colors and G (coarse gradation). For help selecting customized products in NHL 2 or NHL 5 use the NHL Selection Tool here .
DGM 200	• Get an Ecologic Mortar Sample (Quart)
DGM 250	Many factors affect how these images may appear on your computer monitor and how it prints on your specific printer. It is suggested that you purchase the Ecologic Mortar Kit to see the actual color. By purchasing the cured mortar strips you may view each mortar sample in the cas individually or hold one or more of these samples to the surface of the wall to ascertain which stock color may be most appropriate for your application.
DGM 300	Stock Colors: DGM 025
DGM RED	gradation: Coarse (G) Joint Sizes 3/8\
DGM BLACK	
DGM GREY	
DGM LT-GREY	

MARVIN WINDOWS

Copper Pearlescent

[Products ▾](#)[Solutions ▾](#)[Inspiration ▾](#)[Why Marvin ▾](#)[For Pros](#)

Exterior Finish

Clad Color Options



Copper Pearlescent

A high-quality window deserves a dependable finish. Our low maintenance clad-wood products feature an extruded aluminum exterior finished in commercial-grade paint for superior resistance to fading and chalking. Our palette of nineteen color options spans from muted, earthy tones to bold, rich colors and three pearlescent finishes. Custom color matching is also available to meet any design vision.

Selected: Copper Pearlescent



**Custom Colors: Any color. Any window or door. You name it. No matter what your inspiration for a custom window or door color, Marvin will match it. You get any color your heart desires, with your own personal custom color name and a 20-year warranty. See your Marvin dealer for details and ask about special pricing.*

AZEK TRIM BANDS/PANELS/CAST IRON COLUMNS

SW 7020 Black Fox

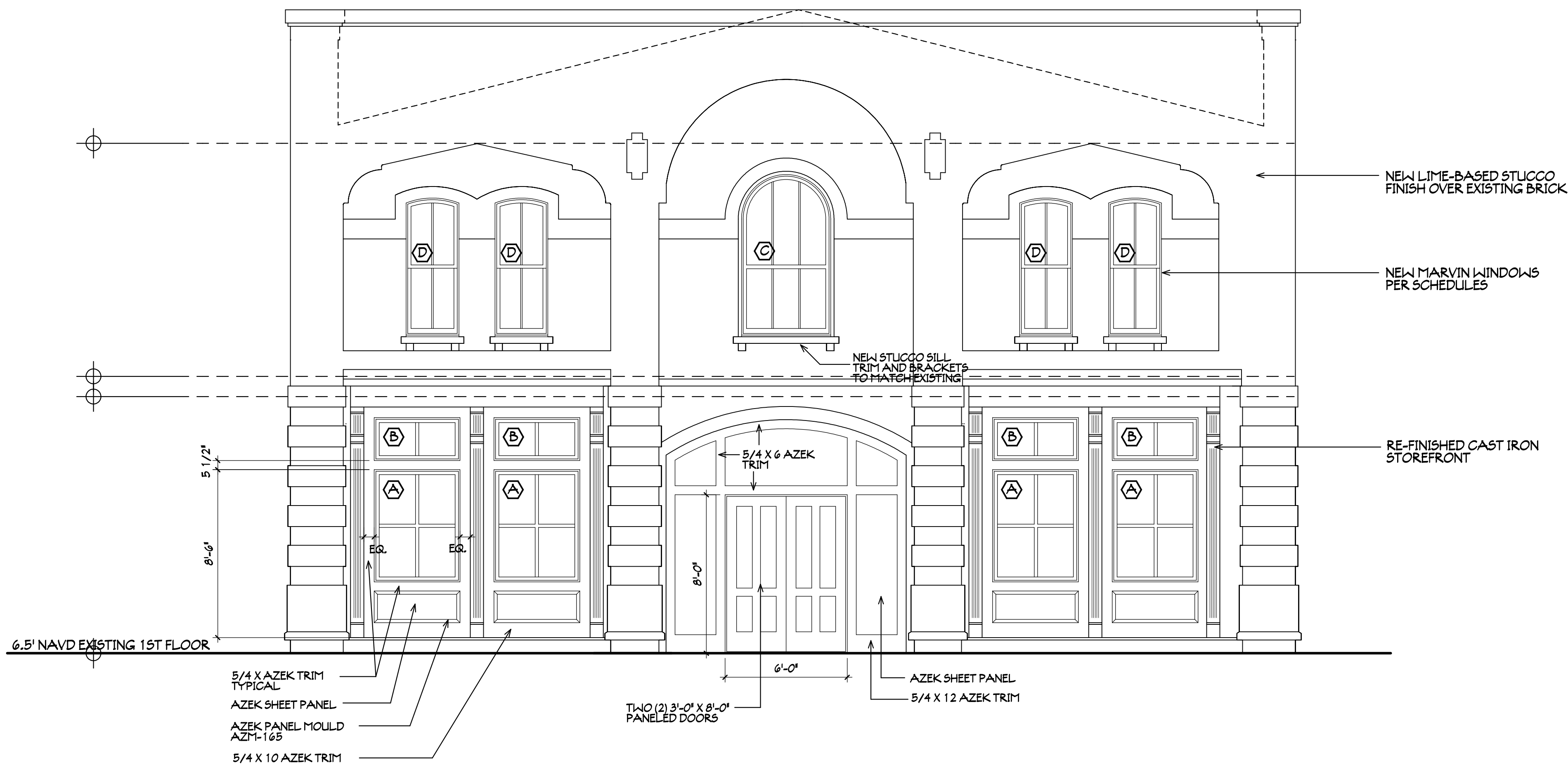
SW 7020

Black Fox

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EXISTING SOUTH ELEVATION (CENTRE STREET) 1/4"=1'-0"



PROPOSED SOUTH ELEVATION (CENTRE STREET) 1/4"=1'-0"

A2 DURFEE RESTORATION ELEVATIONS			
PROJECT # M230208			
DRAWN BY -- JLM			
CHKD BY -- JLM			
DATE -- 02-19-24			

MIRANDA ARCHITECTS

309 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
FL REG. NO. 30000001

MIRANDA ARCHITECTS

EXTERIOR RESTORATION OF THE
DURFEE BUILDING (MARINA RESTAURANT)
101 CENTRE STREET
FERNANDINA BEACH, FL 32034

SOUTH ELEVATION	
REVISIONS	DATE
#	

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EXISTING WEST ELEVATION (AMELIA RIVER)

1/4"=1'-0"



PROPOSED WEST ELEVATION (AMELIA RIVER)

1/4"=1'-0"

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A2 DURYEE RESTORATION ELEVATIONS	PROJECT # M230208	DRAWN BY -- JLM	CHKD BY -- JLM	DATE -- 02-19-24
----------------------------------	-------------------	-----------------	----------------	------------------

MIRANDA
ARCHITECTS
308 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.264.3887
jlm@mirandaarchitects.com



EXTERIOR RESTORATION OF THE
DURYEE BUILDING (MARINA RESTAURANT)
101 CENTRE STREET
FERNANDINA BEACH, FL 32034

WEST ELEVATION		DATE
#	REVISIONS	

A2.1

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A2 DURYEE RESTORATION ELEVATIONS
PROJECT #11230208
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 02-19-24

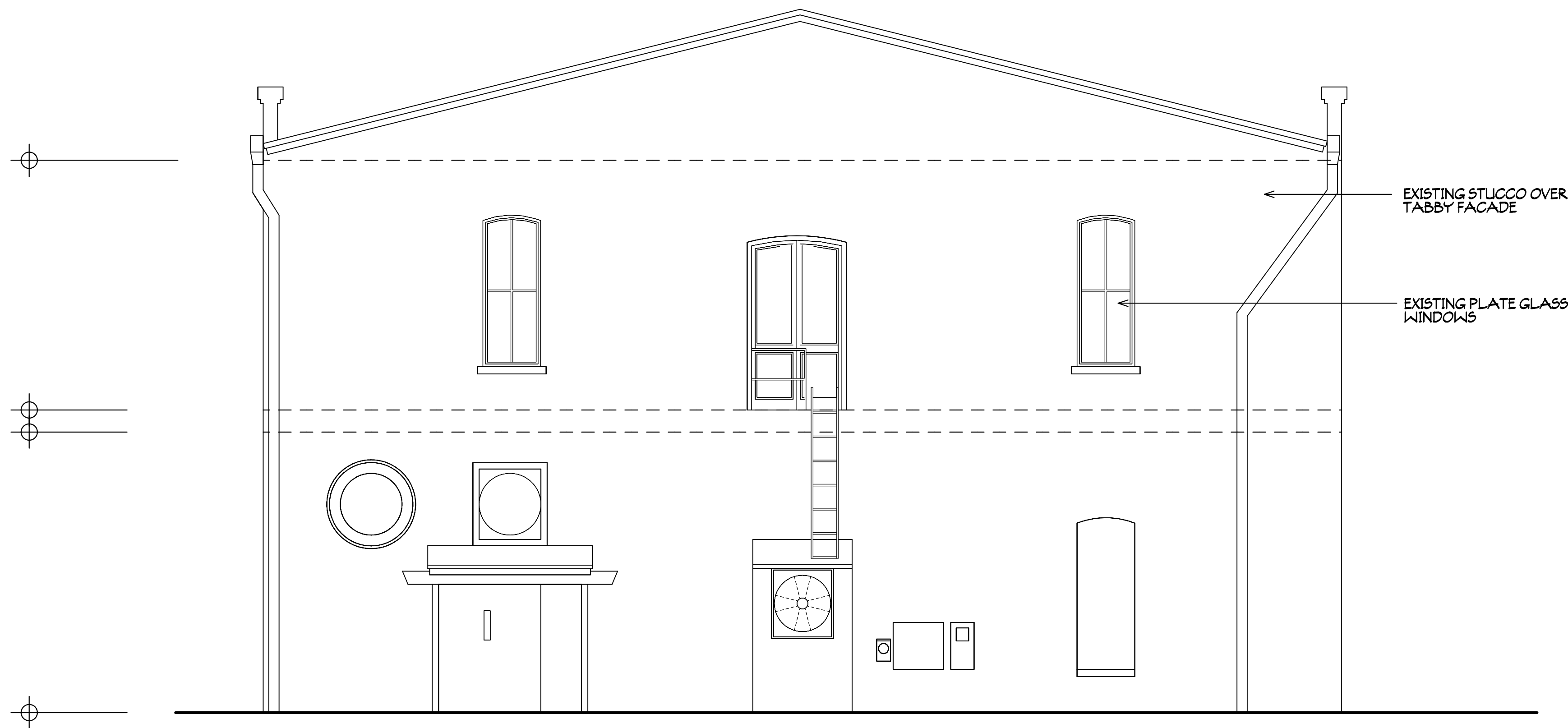
MIRANDA
ARCHITECTS
308 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.864.6961
FL REG. NO. 948887



EXTERIOR RESTORATION OF THE
DURYEE BUILDING (MARINA RESTAURANT)
101 CENTRE STREET
FERNANDINA BEACH, FL 32034

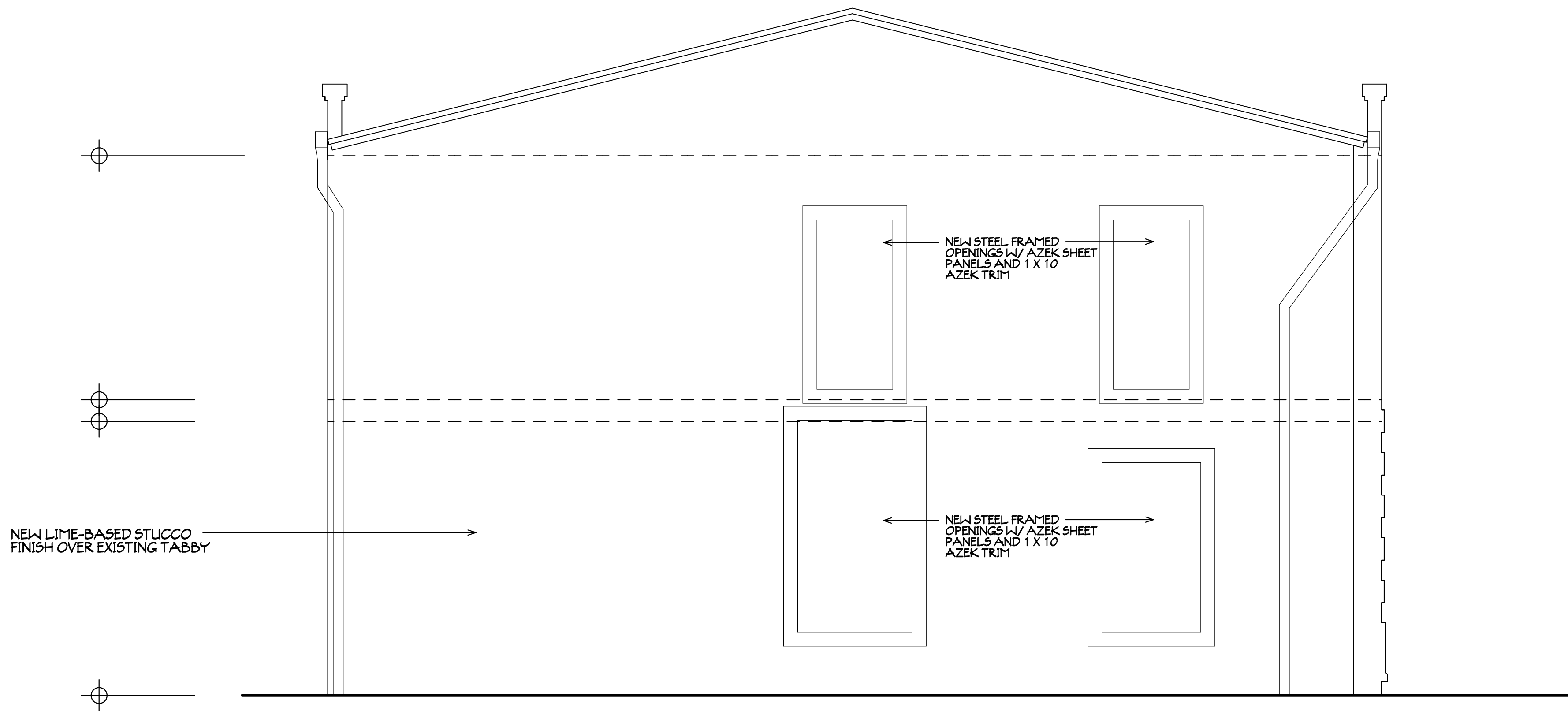
NORTH ELEVATION		DATE
#	REVISIONS	

A2.2



EXISTING NORTH ELEVATION

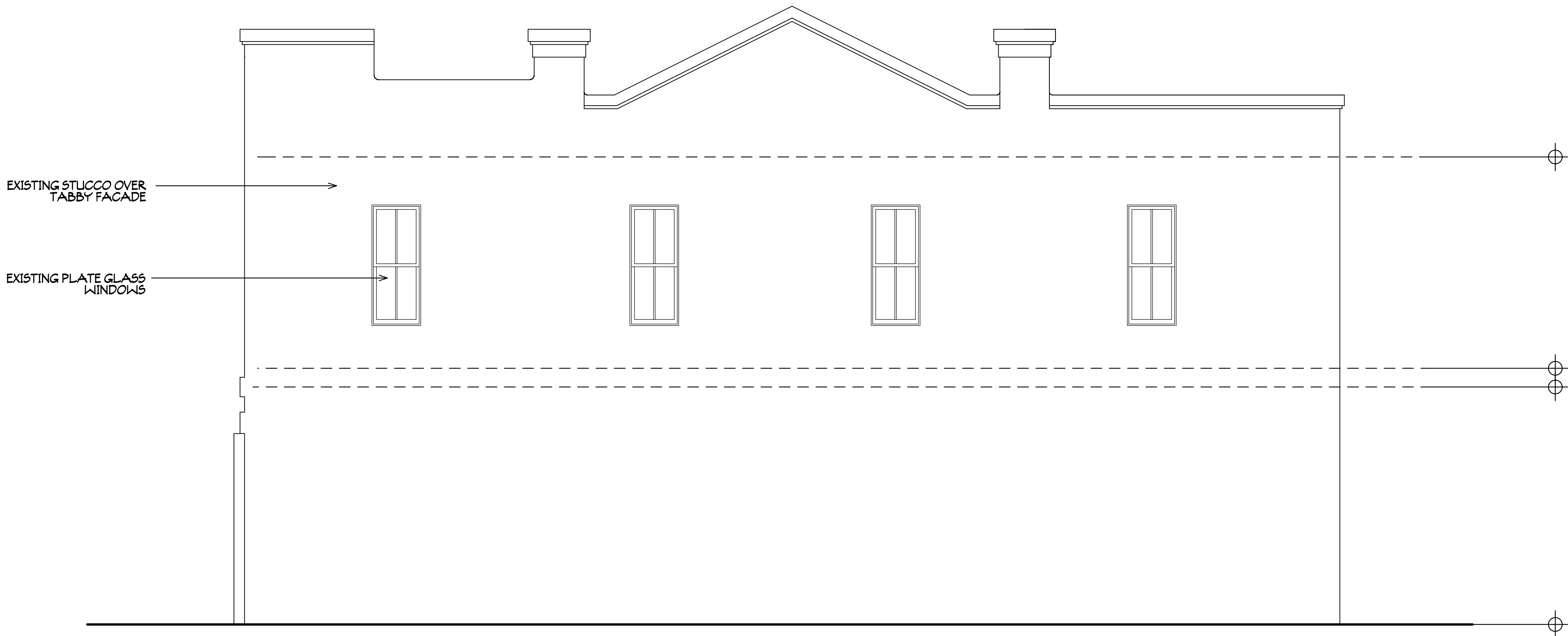
1/4"=1'-0"



PROPOSED NORTH ELEVATION

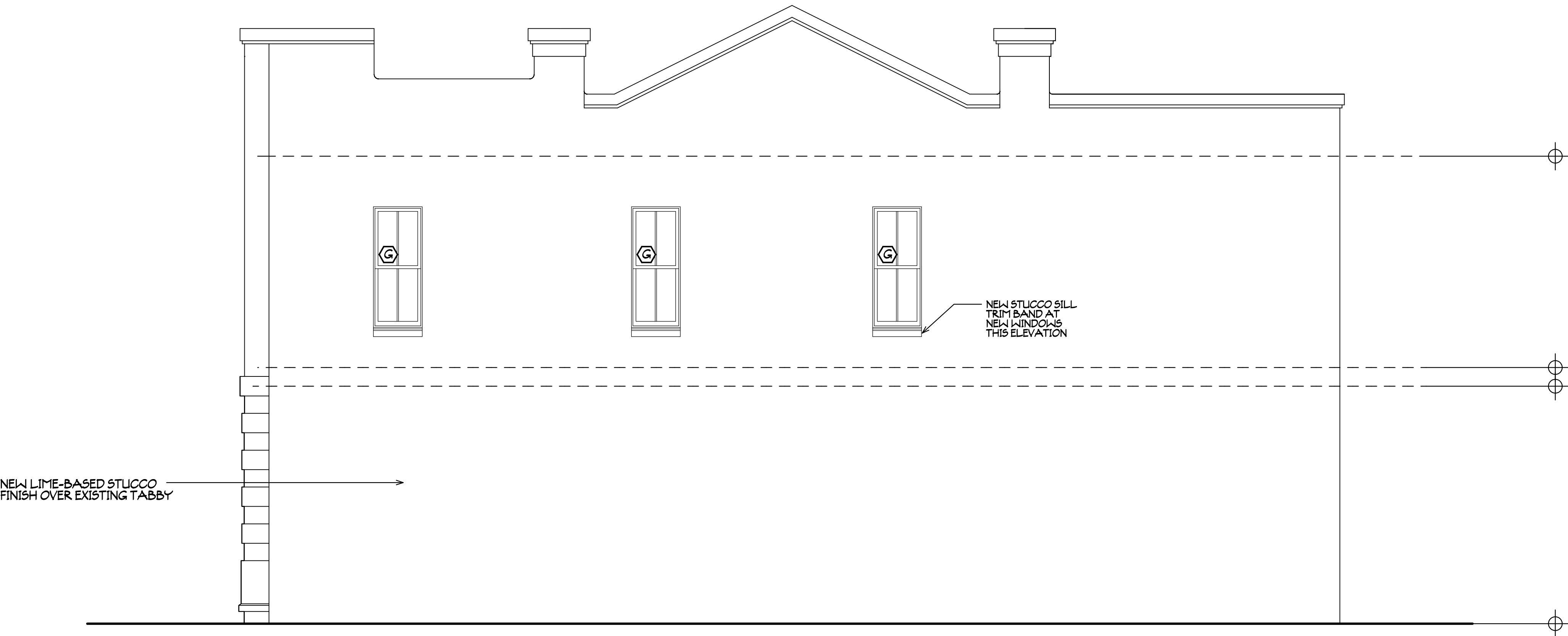
1/4"=1'-0"

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EXISTING EAST ELEVATION

1/4"=1'-0"



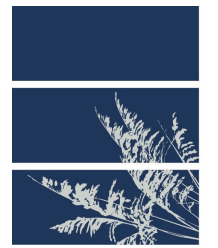
PROPOSED EAST ELEVATION

1/4"=1'-0"

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A2 DURJEE RESTORATION ELEVATIONS
PROJECT #M230209
DRAWN BY --JLT
CHKD BY --JLT
DATE --02-19-24

MIRANDA
ARCHITECTS
308 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.265.9000

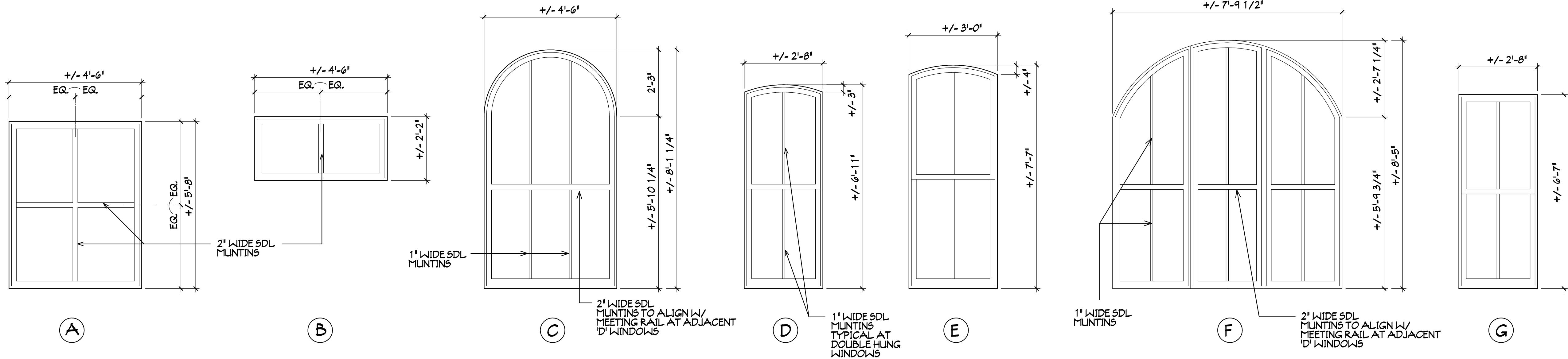


EXTERIOR RESTORATION OF THE
DURJEE BUILDING (MARINA RESTAURANT)
101 CENTRE STREET
FERNANDINA BEACH, FL 32034

EAST ELEVATION	
REVISIONS	DATE
#	

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WINDOW SCHEDULE								
○	FRAME WIDTH	FRAME HEIGHT	WINDOW ELEVATION	WINDOW TYPE	MANUFACTURER MODEL/SERIES	REQUIRED DP	PRODUCT DP	GLAZING AND NOTES
A	+/- 4'-6"	+/- 5'-8"	A/A3	FIXED	MARVIN	N/A	+50 / -50	INSULATED, IMPACT RESISTANT LOW-E GLAZING
B	+/- 4'-6"	+/- 2'-2"	B/A3	FIXED	MARVIN	N/A	+50 / -50	INSULATED, IMPACT RESISTANT LOW-E GLAZING
C	+/- 4'-6"	+/- 8'-1 1/4"	C/A3	FIXED	MARVIN	N/A	+50 / -50	INSULATED, IMPACT RESISTANT LOW-E GLAZING
D	+/- 2'-8"	+/- 6'-11 1/4"	D/A3	DOUBLE HUNG	MARVIN	N/A	+50 / -50	INSULATED, IMPACT RESISTANT LOW-E GLAZING
E	+/- 3'-0"	+/- 7'-7"	E/A3	DOUBLE HUNG	MARVIN	N/A	+50 / -50	INSULATED, IMPACT RESISTANT LOW-E GLAZING
F	+/- 7'-9 1/2"	+/- 8'-5"	F/A3	FIXED	MARVIN	N/A	+50 / -50	INSULATED, IMPACT RESISTANT LOW-E GLAZING
G	+/- 2'-8"	+/- 6'-7"	G/A3	DOUBLE HUNG	MARVIN	N/A	+50 / -50	INSULATED, IMPACT RESISTANT LOW-E GLAZING



NOTE -- VERIFY ALL WINDOW UNIT DIMENSIONS BASED ON FIELD MEASUREMENTS OF EXISTING CONDITIONS.

WINDOW ELEVATIONS	1/2"=1'-0"
-------------------	------------

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A3 DURVEE RESTAURANT WINDOW SCHEDULES	PROJECT #1120208	DRAWN BY -- JLT	CHKD BY -- JLT	DATE -- 02-19-24
---------------------------------------	------------------	-----------------	----------------	------------------

MIRANDA ARCHITECTS

308 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.763.4500
www.mirandaarchitects.com

MIRANDA ARCHITECTS

EXTERIOR RESTORATION OF THE
DURVEE BUILDING (MARINA RESTAURANT)
101 CENTRE STREET
FERNANDINA BEACH, FL 32034

WINDOW SCHEDULES/ELEVATIONS		REVISIONS	DATE
#			



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA00641

Recorder # 66

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) Duryee Building Multiple Listing (DHR only) _____
 Other Names _____ >> Marina Seafood Restaurant
 Survey or Project Name _____ Survey# _____
 National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
101		Centre	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 ; 22 ; UNSP

Irregular Section Name: _____

Landgrant _____

UTM: Zone _____ Easting _____ Northing _____

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

DESCRIPTION

Style Masonry Vernacular

Other Style _____

Exterior Plan Rectangular

Other Exterior Plan _____

Number of Stories 2

Structural System(s) _____ >> Brick

Other Structural System(s) _____

Foundation Type(s) _____ >> Continuous

Other Foundation Types _____

Foundation Material(s) _____ >> Brick

Other Foundation Material(s) _____

Exterior Fabric(s) _____ >> Stucco

Other Exterior Fabric(s) _____

Roof Type(s) _____ >> Flat

Other Roof Type(s) _____

Roof Material(s) _____ >> Tar & gravel

Other Roof Material(s) _____

Roof Secondary Structure(s) (dormers etc) _____ >> _____

Other Roof Secondary Structure(s) _____

Number of Chimneys 1

Chimney Material Brick

Other Chimney Material(s) _____

Chimney Location(s) western exterior

HISTORICAL STRUCTURE FORM

8NA00641

DESCRIPTION (continued)

Window Descriptions 2/2 light fixed

Main Entrance Description (stylistic details)

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

Porch Roof Types(s)

Exterior Ornament

Interior Plan

Other Interior Plan

Condition Good

Structure Surroundings

Commercial: ALL this category

Residential:

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 1882

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 >> Commercial unspecified; 1882;

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

8NA00641

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

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

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

Cultural Resource Type: SSElectronic Form Used: S110Form Type Code: NORMForm Quality Ranking: NEWForm Status Code: SCATSupplement Information Status: NO SUPPLEMENTSupplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/6/2007

SHPO's Evaluation of Resource

Date _____

Form Comments: _____

REQUIRED PAPER ATTACHMENTS

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

NA00641-200703

Supplementary Printout

- > **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003

- > **Township/Range/Section/Qtr:**
3N ;28E ;22;UNSP

- > **Structural system(s):**
Brick

- > **Foundation types:**
Continuous

- > **Foundation materials:**
Brick

- > **Exterior fabrics:**
Stucco

- > **Roof types:**
Flat

- > **Roof materials:**
Tar & gravel

- > **Roof secondary structures (dormers etc):**

- > **Change status/year changed/date noted/nature:**

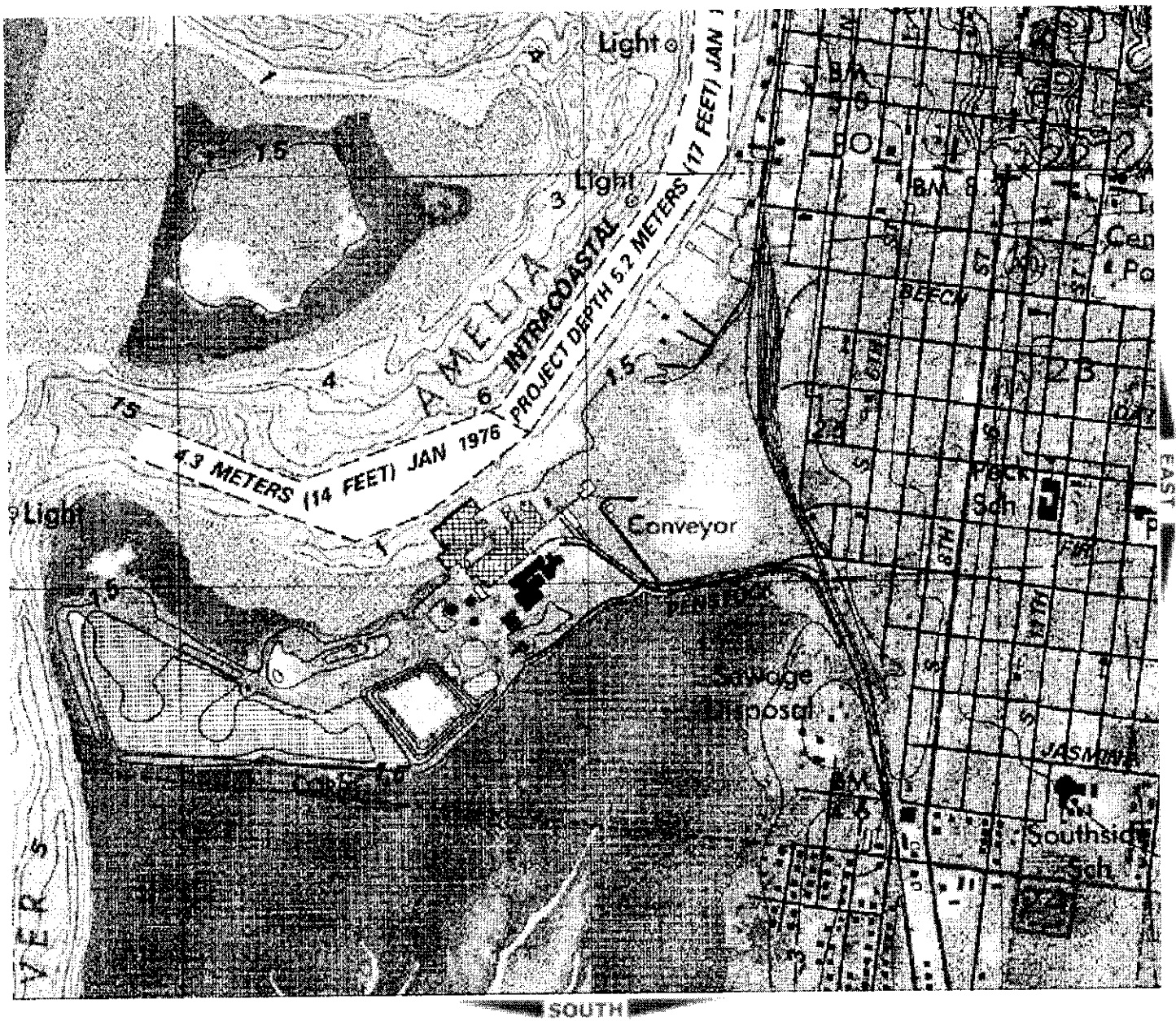
- > **Original, intermediate, present uses/year started/year ended:**
Commercial unspecified;1882;

- > **Research methods:**
FL Master Site File-Cultural Resources
Examine local property records
Sanborn maps
Pedestrian

- > **Area(s) of historical significance:**
Community planning & development

- > **Repositories: Collection/Housed/Accession#/Describe**

- > **[Other name(s)]:**
Marina Seafood Restaurant



NA641

FLORIDA MASTER SITE FILE
Site inventory Form

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

SITE NO. 8 NA 641

SITE NAME: Duryee Bldg.
ADDRESS OF SITE: 101 Centre St.
INSTRUCTION FOR LOCATING:

SURVEY DATE: 09/30/85

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

COUNTY:

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME:

ADDRESS:

ADDRESS:

TYPE OF OWNERSHIP:

RECORDING DATE: / /

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

ADDRESS: P. O. Box 1002

St. Augustine, FL 32084

CONDITION OF SITE:

INTEGRITY OF SITE:

Check One

Check one or more

x EXCELLENT

x

ALTERED

GOOD

UNALTERED

FAIR

x

ORIGINAL SITE

DETERIORATED

RESTORED: / /

MOVED: / /

ORIGINAL USE commercial

PRESENT USE commercial

DATES + 1882

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 459

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: masonry vernacular

PLAN TYPE: rectangular

EXTERIOR FABRIC(S): stucco: rough cast

STRUCTURAL SYSTEM(S): masonry: brick

PORCHES:

ORIENTATION: S

FOUNDATION: continuous: brick

ROOF TYPE: flat: built-up/parapet

SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION: E: offset, on wall # E: offset, on wall

WINDOW TYPE: DHS, 2/2, wood; paired

CHIMNEY: stucco

ROOF SURFACING: built-up

ORNAMENT EXTERIOR: brick, stuccoed

NO. OF CHIMNEYS 2

NO. OF STORIES 2

NO. OF DORMERS: 0

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

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

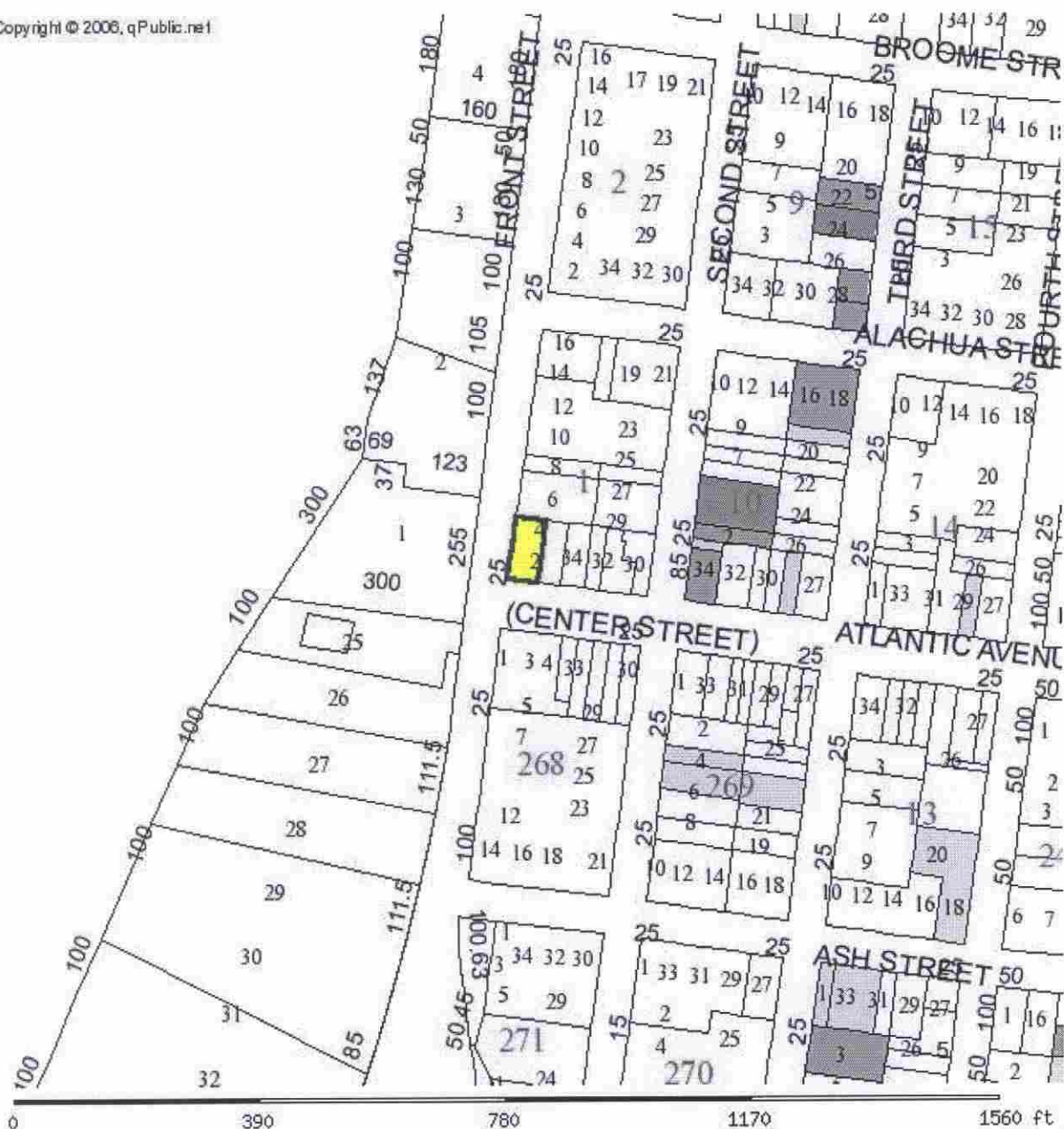
PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

101 Centre St., the Duryee Building, and now operated as the Marina Restaurant, 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 1882, it is a two-story masonry vernacular commercial building. It is noteworthy for its paired arched windows, two facades with arcaded pilasters, and for its triangular parapet. It has been altered by stuccoing the original brick surface and by storefront modifications. It was originally occupied by Major William B. C. Duryee, a Union officer of the occupation who returned to Fernandina to act as Customs Collector and merchant of hay, grain, and oats. The building contained Duryee's office, the Florida Mirror, the local bank, and a bar. Extensive remodeling took place during the depression. The building currently houses the Marina Restaurant and the Florida Times-Union office. Fernandina's first customs house is said to have been on the second floor of the building.

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66

NA641

PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0001-0012
GIS CALCULATED ACREAGE	0.11
Property Use	RESTAURANT
Land Use	RESTAURANT
OWNERSHIP INFORMATION	
Name	TOUNDAS ALICE T
Mailing Address	101 CENTRE STREET FERNANDINA BEACH, FL 32034
Situs/Physical Address	101 CENTRE ST
2006 PROPOSED VALUES	
Land Value	357,500
Ag Land Value	0

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site # **NA00641**
 Field Date 1-31-2018
 Form Date 1-31-2018
 Recorder # 1312

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) Duryee Building Multiple Listing (DHR only) _____
 Survey Project Name Fernandina Beach Historic Resource Survey Update Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☒ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number 101 Direction _____ Street Name Centre Street Type _____ Suffix Direction _____
 Address: 101 Street Centre
 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 # 00-00-31-1800-0001-0012 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: 1882 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Commercial From (year): _____ To (year): _____
 Current Use Commercial From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Siding; storefront; some windows
 Additions: ☐ yes ☒ no ☐ unknown Date: _____ Nature _____
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) Original/Major William B.C. Duryee, Union officer during occupation returned to act as Customs Collector/merchant
 Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe Downtown historic district

DESCRIPTION

Style Masonry Vernacular Exterior Plan Rectangular Number of Stories 2
 Exterior Fabric(s) 1. Brick 2. Stucco 3. _____
 Roof Type(s) 1. Gable 2. _____ 3. _____
 Roof Material(s) 1. Composition shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. Gable dormer 2. _____
 Windows (types, materials, etc.) 2/2 dhs, paired, segmental arches; modern storefront

Distinguishing Architectural Features (exterior or interior ornaments) Masonry decorative detailing, arches, pilasters; decorative brackets; gable dormer and parapet

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

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

DESCRIPTION (continued)Chimney: No. 2 Chimney Material(s): 1. Stucco 2. _____Structural System(s): 1. Brick 2. _____ 3. _____Foundation Type(s): 1. Continuous 2. _____Foundation Material(s): 1. Brick 2. _____Main Entrance (stylistic details) Multiple modern storefront entries of glass and metal frame along S and W facades

Porch Descriptions (types, locations, roof types, etc.) _____

Condition (overall resource condition): ☐ excellent ☒ good ☐ fair ☐ deteriorated ☐ ruinousNarrative Description of Resource Fernandina's first customs house; also Florida Mirror, a local bank and a barArchaeological Remains _____ ☐ Check if Archaeological Form Completed**RESEARCH METHODS (check all that apply)**☒ FMSF record search (sites/surveys)☒ library research☐ building permits☒ Sanborn maps☐ FL State Archives/photo collection☐ city directory☐ occupant/owner interview☒ plat maps☐ property appraiser / tax records☒ newspaper files☐ neighbor interview☐ Public Lands Survey (DEP)☒ cultural resource survey (CRAS)☒ historic photos☐ interior inspection☒ HABS/HAER record search☐ other methods (describe) _____

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

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually?

☐ yes☒ no☐ insufficient information

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

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

2. _____ 4. _____ 6. _____

DOCUMENTATION

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

1) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

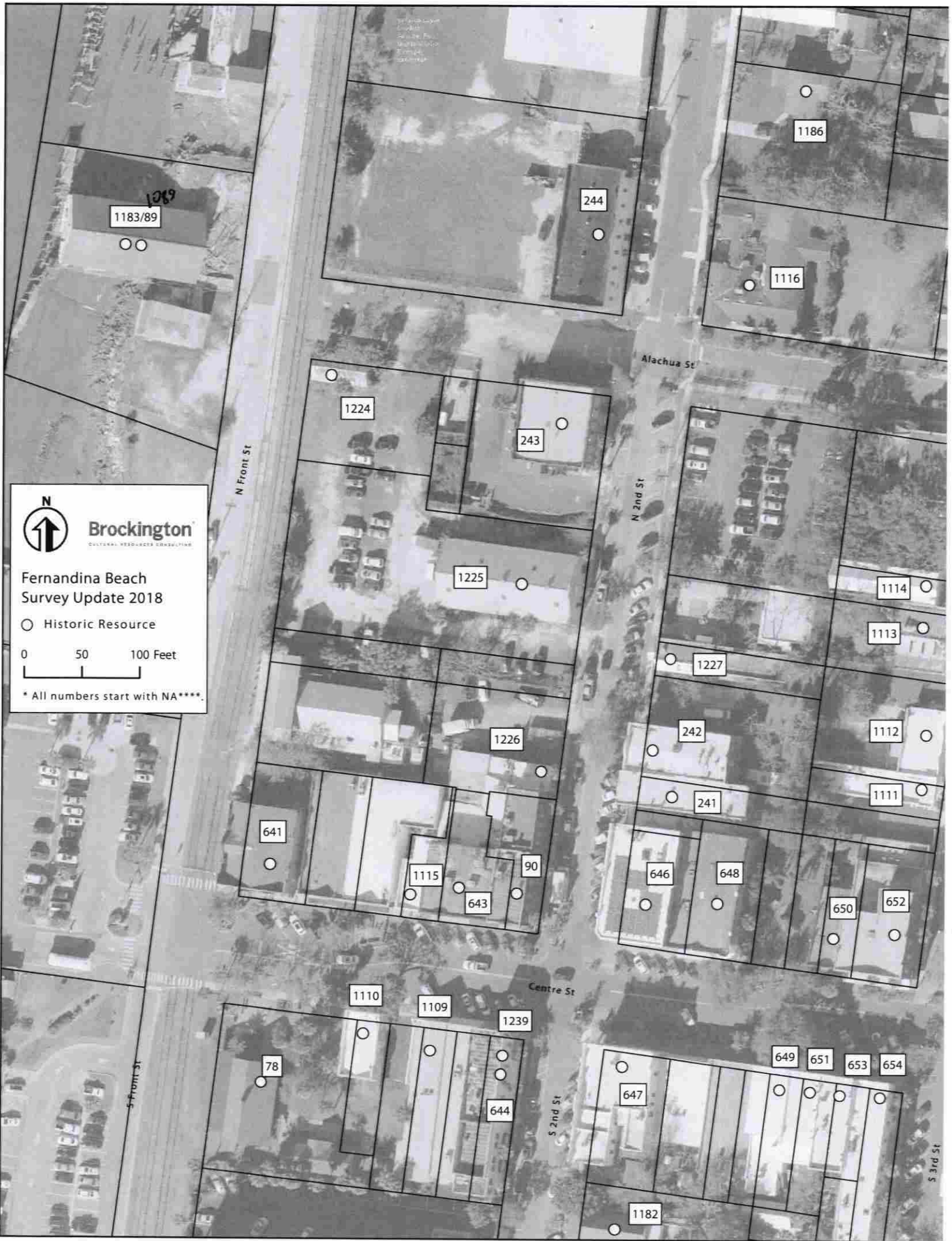
2) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

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

(address / phone / fax / e-mail)

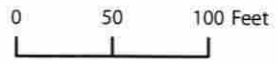
Required Attachments● **USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED**● **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)● **PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE**If submitting an image file, it must be included on disk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



Brockington
CULTURAL HERITAGE CONSULTING

**Fernandina Beach
Survey Update 2018**

○ Historic Resource



* All numbers start with NA****.

1183/89

1269

244

1186

1116

1224

243

1225

1114

1113

1227

1112

1111

242

241

641

1226

90

1115

643

646

648

650

652

1110

1109

1239

78

644

647

649

651

653

654

1182

N Front St

N 2nd St

Alachua St

Centre St

S Front St

S 2nd St

S 3rd St

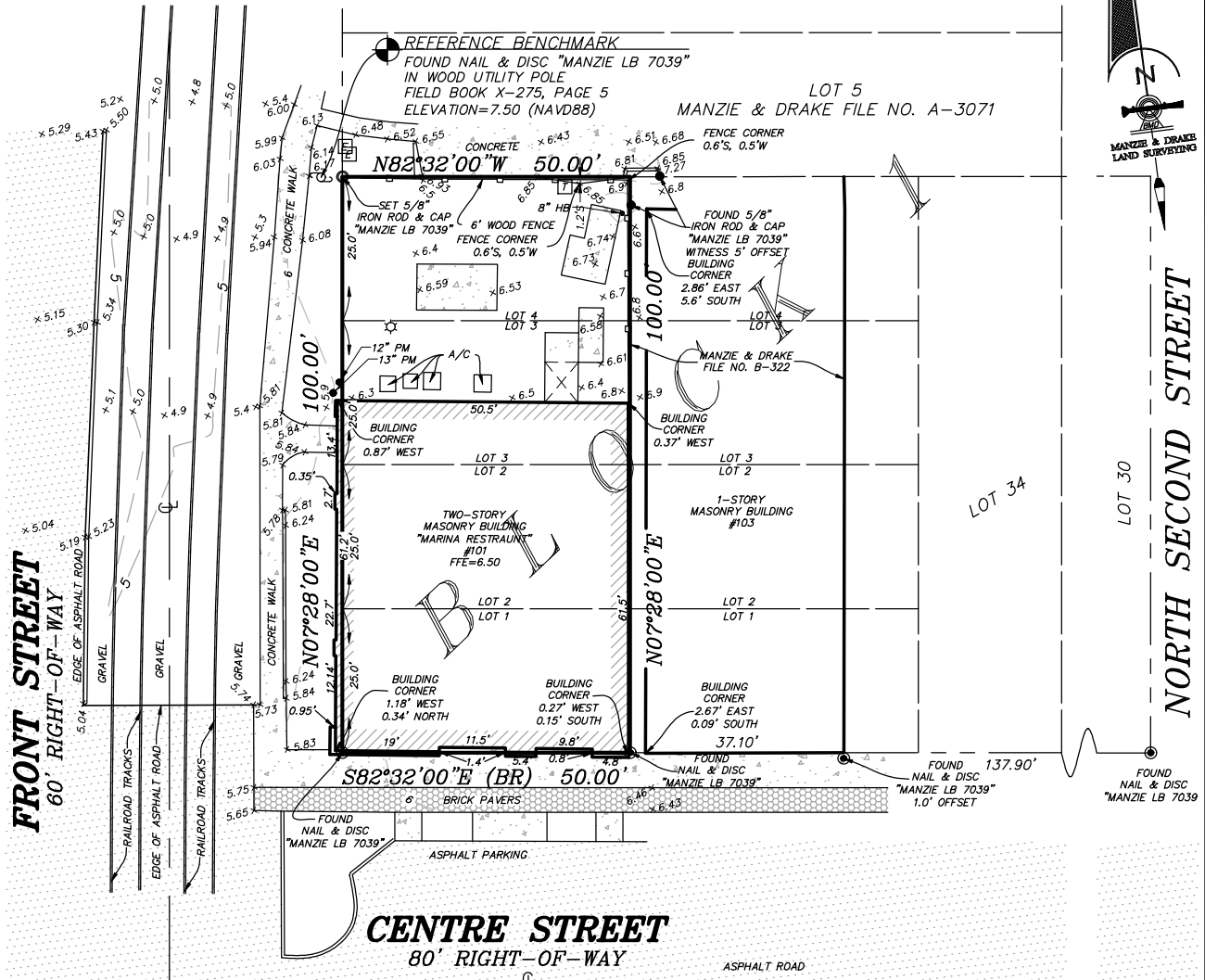




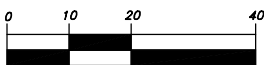


MAP OF BOUNDARY & TOPOGRAPHIC SURVEY THE WEST ONE-HALF OF LOTS 1, 2, 3, & 4, BLOCK 1, FERNANDINA BEACH, FLORIDA

AS SHOWN ON THE OFFICIAL MAP OF SAID CITY (AS LITHOGRAPHED & ISSUED BY THE
FLORIDA RAILROAD COMPANY IN 1857 & ENLARGED, REVISED & RE-ISSUED BY THE
FLORIDA TOWN IMPROVEMENT COMPANY IN (1887 & 1901)



GRAPHIC SCALE



(IN FEET) 1 inch = 20 ft.

SURVEY NOTES:

- The "Legal Description" hereon is in accord with the description provided by the client
- Underground Improvements were not located or shown.
- Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- Bearings shown hereon are based on an assumed bearing of S82°32'00"E. The bearing reference line is indicated as thus (BR).
- The property shown hereon lies within flood zone "AE(9)" as per F.E.M.A. Flood Insurance Rate Map, Panel "12089C 0237 G", Dated "08/02/2017". Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- 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 a nail & disc "Manzie LB 7039" in the west side of a utility pole at the Northwest corner of Lot 4, Block 1. (Elevation = 7.50 (NAVD88))

CERTIFIED TO:
101 CENTRE STREET, LLC
WOOD & SMITH, P.A.

PROPERTY ADDRESS:
101 CENTRE STREET
FERNANDINA BEACH, FL 32034

TREE LEGEND

HB = HACKBERRY
PM = PALM

TREE DISCLAIMER:

NUMBER OF TREES SHOWN ON SURVEY: 3

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

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

LEGEND

- ⊕ = CENTERLINE
- ▭ = COVERED AREA
- ▨ = CONCRETE FLATWORK
- ▩ = BRICK FLATWORK
- ⊗ = ELECTRICITY METER
- ☆ = LIGHT POLE
- A/C = AIR CONDITIONER
- ⊞ = TELEPHONE PEDESTAL
- ⊞ = WOOD OR VINYL FENCE
- ⊞ = UTILITY POLE
- ⊞ = BENCHMARK
- FFE = FINISHED FLOOR ELEVATION

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
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: 16951 DATE: 3/30/2022 CADD: B. DAVIS
F.B. NO: X-358 PAGE NO: 41 CREW: GS FILE NO: A-5588



EXISTING SOUTH ELEVATION (CENTRE STREET)

1/4"=1'-0"



PROPOSED SOUTH ELEVATION (CENTRE STREET)

1/4"=1'-0"

This drawing and the design ideas and concepts are prepared for the client's use only. It is not to be used for any other project or for any other purpose without the written consent of the architect.

MARINA RESTAURANT PHASE 1 ELEVATIONS	PROJECT #1230208	DRAWN BY -- JLT	CHKD BY -- JLT	DATE -- 05-02-23
---	------------------	-----------------	----------------	------------------

MIRANDA
ARCHITECTS
200 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.281.4586 TEL.
FL REG. NO. A00000000



EXTERIOR RESTORATION OF THE
DURJEE BUILDING (MARINA RESTAURANT)
101 CENTRE STREET
FERNANDINA BEACH, FL 32034

#	SOUTH ELEVATION	
	REVISIONS	DATE



EXISTING WEST ELEVATION (AMELIA RIVER)

1/4"=1'-0"



PROPOSED WEST ELEVATION (AMELIA RIVER)

1/4"=1'-0"

This drawing is the design of the building and is not to be used for construction without the approval of the architect. It is the responsibility of the architect to ensure that the building is constructed in accordance with the design and specifications. No part of this drawing shall be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.

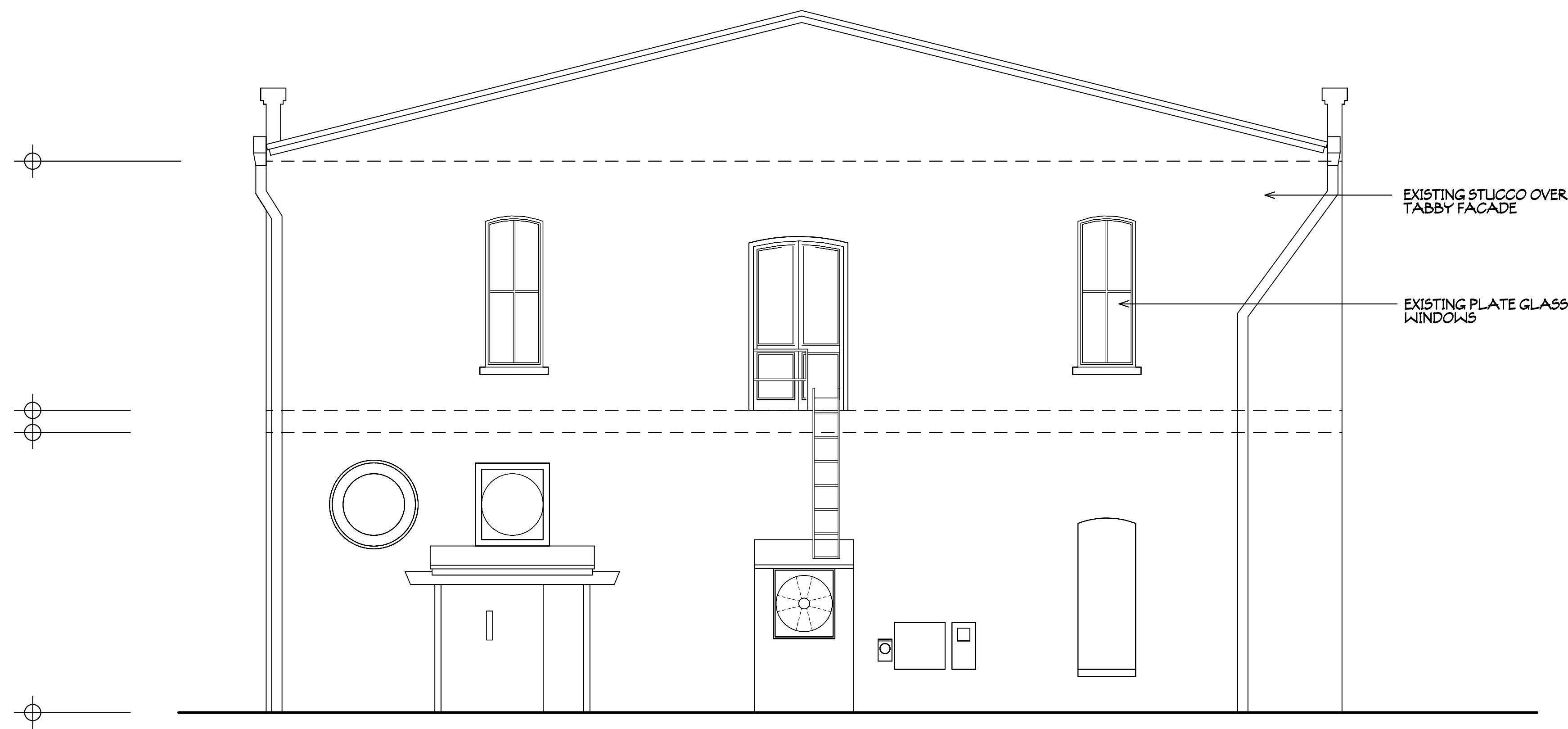
MARINA RESTAURANT
PHASE 1 ELEV
PROJECT #11230208
DRAWN BY --JLT
CHKD BY --JLT
DATE --05-02-23

MIRANDA
ARCHITECTS
309 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
904.281.4586 TEL
904.281.4586 TEL



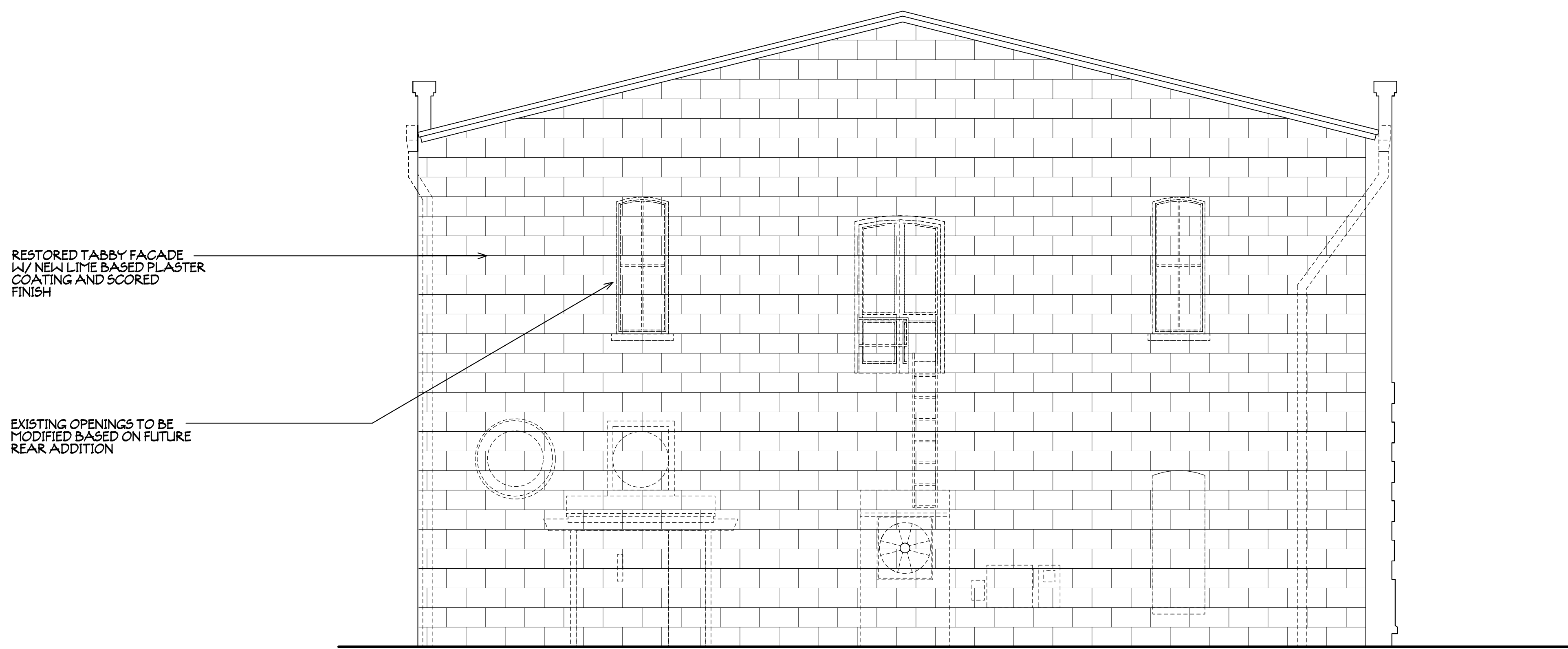
EXTERIOR RESTORATION OF THE
DURJEE BUILDING (MARINA RESTAURANT)
101 CENTRE STREET
FERNANDINA BEACH, FL 32034

#	REVISIONS	DATE



EXISTING NORTH ELEVATION

1/4"=1'-0"



PROPOSED NORTH ELEVATION

1/4"=1'-0"

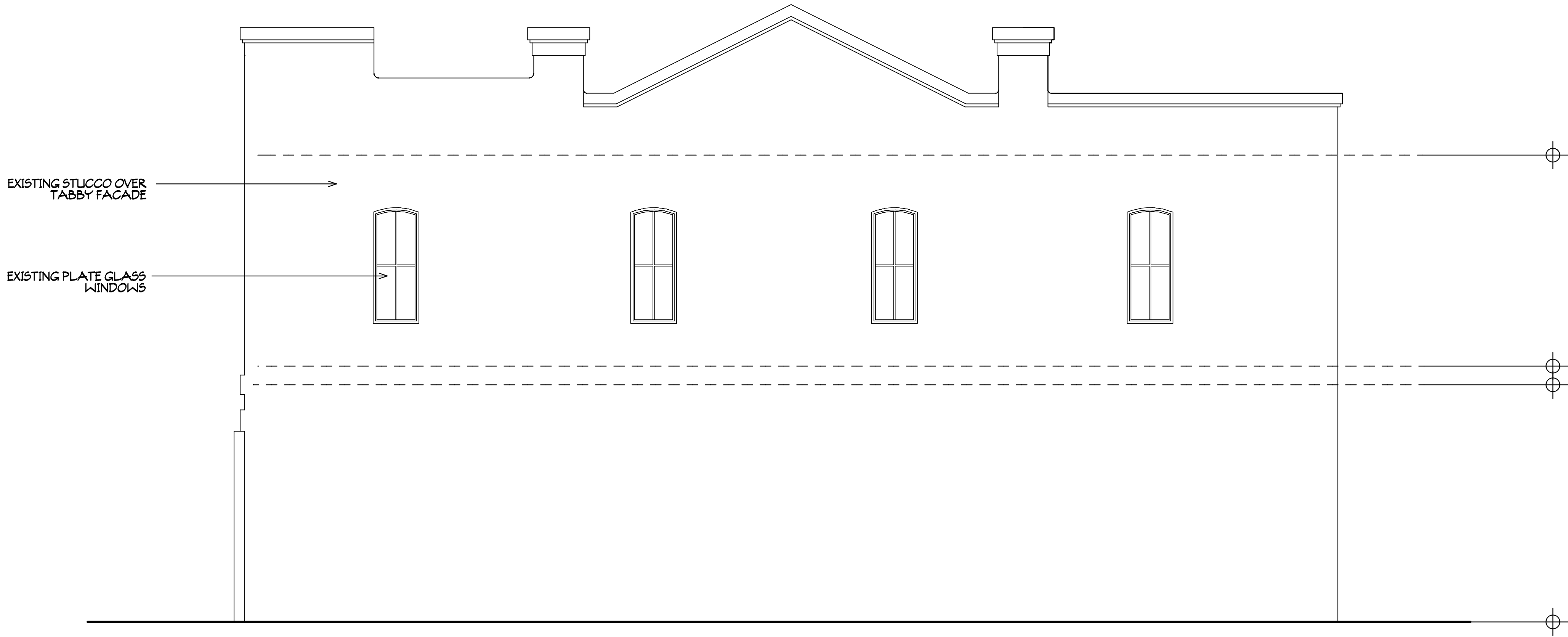
MARINA RESTAURANT PHASE 1 ELEVATIONS			
PROJECT # M230208			
DRAWN BY -- JLM			
CHKD BY -- JLM			
DATE -- 05-02-23			



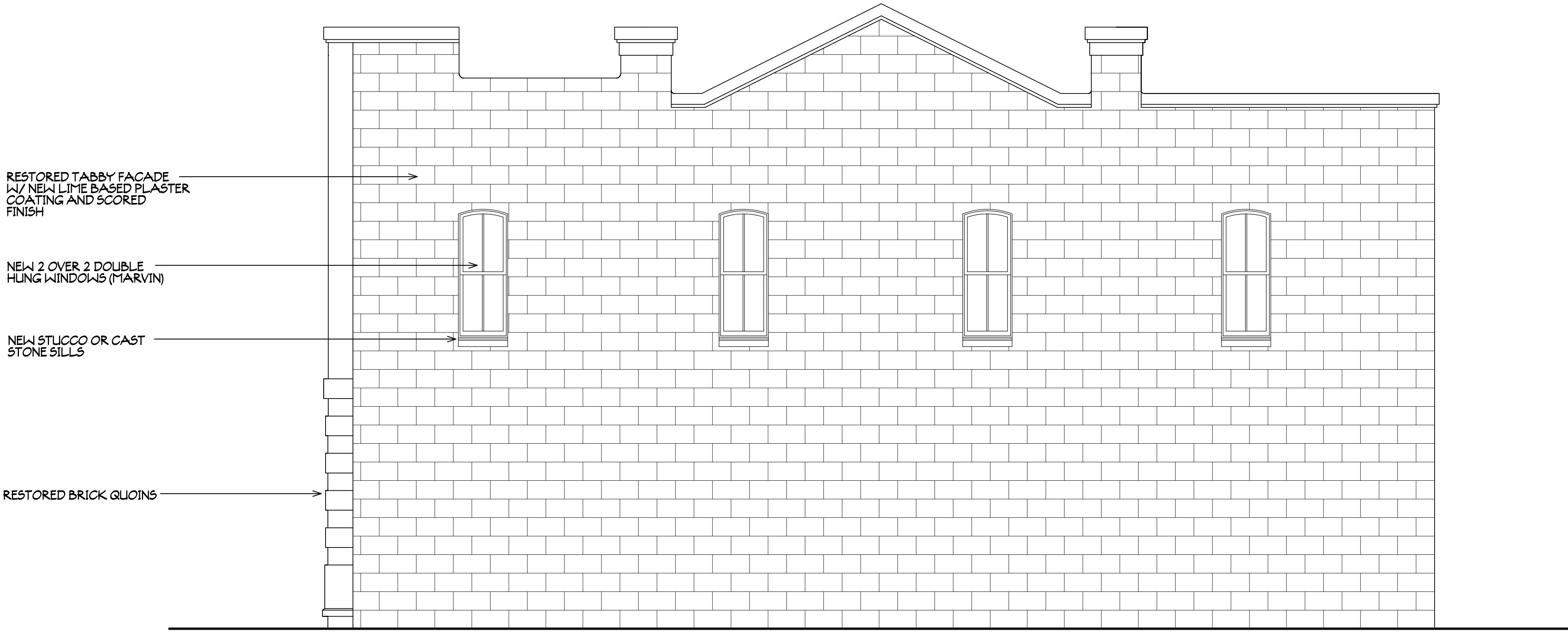
MIRANDA
ARCHITECTS
308 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
TEL 904.261.6886

EXTERIOR RESTORATION OF THE
DURJEE BUILDING (MARINA RESTAURANT)
101 CENTRE STREET
FERNANDINA BEACH, FL 32034

NORTH ELEVATION		DATE
#	REVISIONS	



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



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

This drawing is the property of the Architect and is not to be reproduced or used in any manner without the written consent of the Architect. It is to be used only for the project and site identified herein and is not to be used for any other project or site without the written consent of the Architect.

MARINA RESTAURANT PHASE 1 ELEV	PROJECT # M230208	DRAWN BY -- JLT	CHKD BY -- JLT	DATE -- 05-02-23
-----------------------------------	-------------------	-----------------	----------------	------------------

MIRANDA
ARCHITECTS
309 1/2 CENTRE STREET, SUITE 208
FERNANDINA BEACH, FL 32034
313.281.5861
mirandaarchitects.com



EXTERIOR RESTORATION OF THE
DURJEE BUILDING (MARINA RESTAURANT)
101 CENTRE STREET
FERNANDINA BEACH, FL 32034

EAST ELEVATION		DATE
#	REVISIONS	



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2023-0091- UPDATE AND EMERGENCY ACTION
MARCH 21, 2024

Owner/Applicant:	Miranda Architect, agent for Stark Building LLC
Property Address:	202 Centre Street (Starke Building)
Parcel ID #	00-00-31-1800-0269-0010
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	Retail & Offices
FL Master Site File #	8NA00647
Year Built:	(FMSF)
Contributing Status:	Contributing
Requested action:	Update and Emergency Action to modify Certificate of Approval (COA) to repair masonry wall at west elevation, rebuild section of northwest corner above first floor, and repair parapet. (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:

“Centre and North Second Streets were the focal points of commercial development in Fernandina during the late 19th century. The commercial buildings along Centre and North Second Streets are significant for their architecture, which frequently includes features associated with the Italianate style. They embody a period and type of architecture rarely found in the state of Florida. Furthermore, they have additional significance as a result of their associations with many of the pioneer merchants, chandlers, lumber factors, bankers and other businessmen who fostered the economic development of Fernandina during its most intense period of growth.

During the 1870's and 1880's, the two streets began developing the physical appearance which they largely retain today. Brick commercial blocks began displacing wood-frame structures to a significant degree. The use of brick as a building material was, as in many communities, made imperative by fire. Major conflagrations in 1876 and 1883 destroyed wooden structures from the docks to Third Street and from South Second Street to South Third.

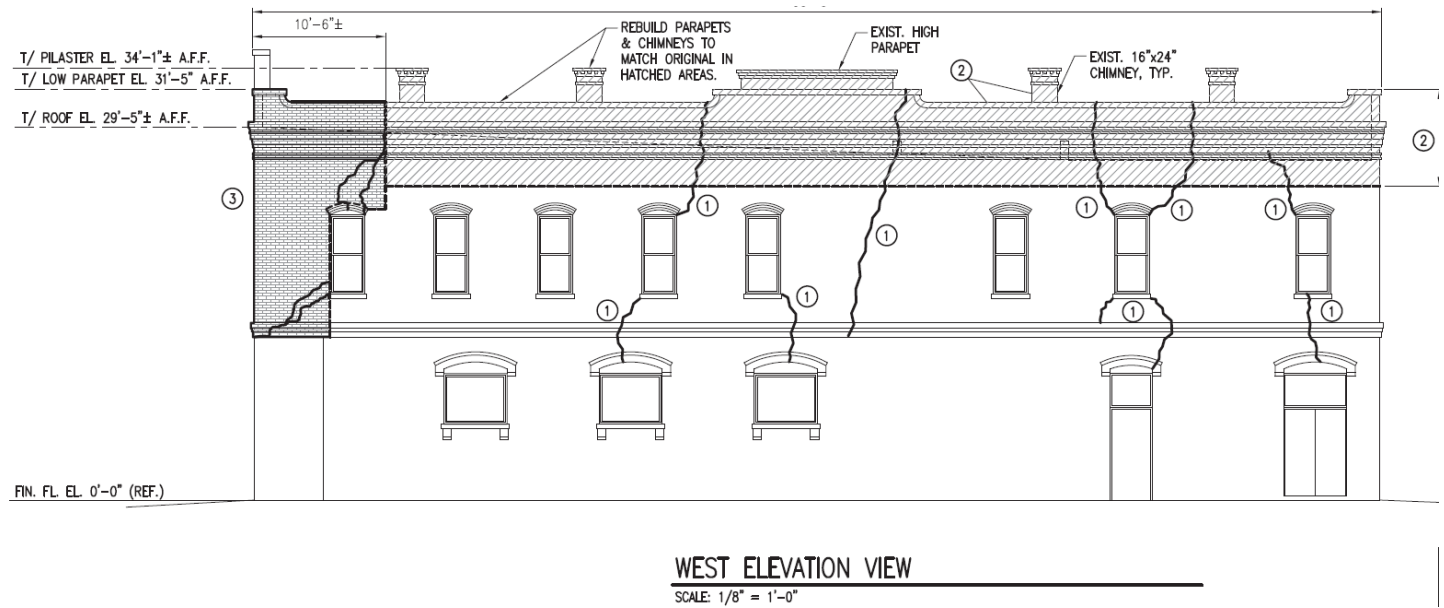
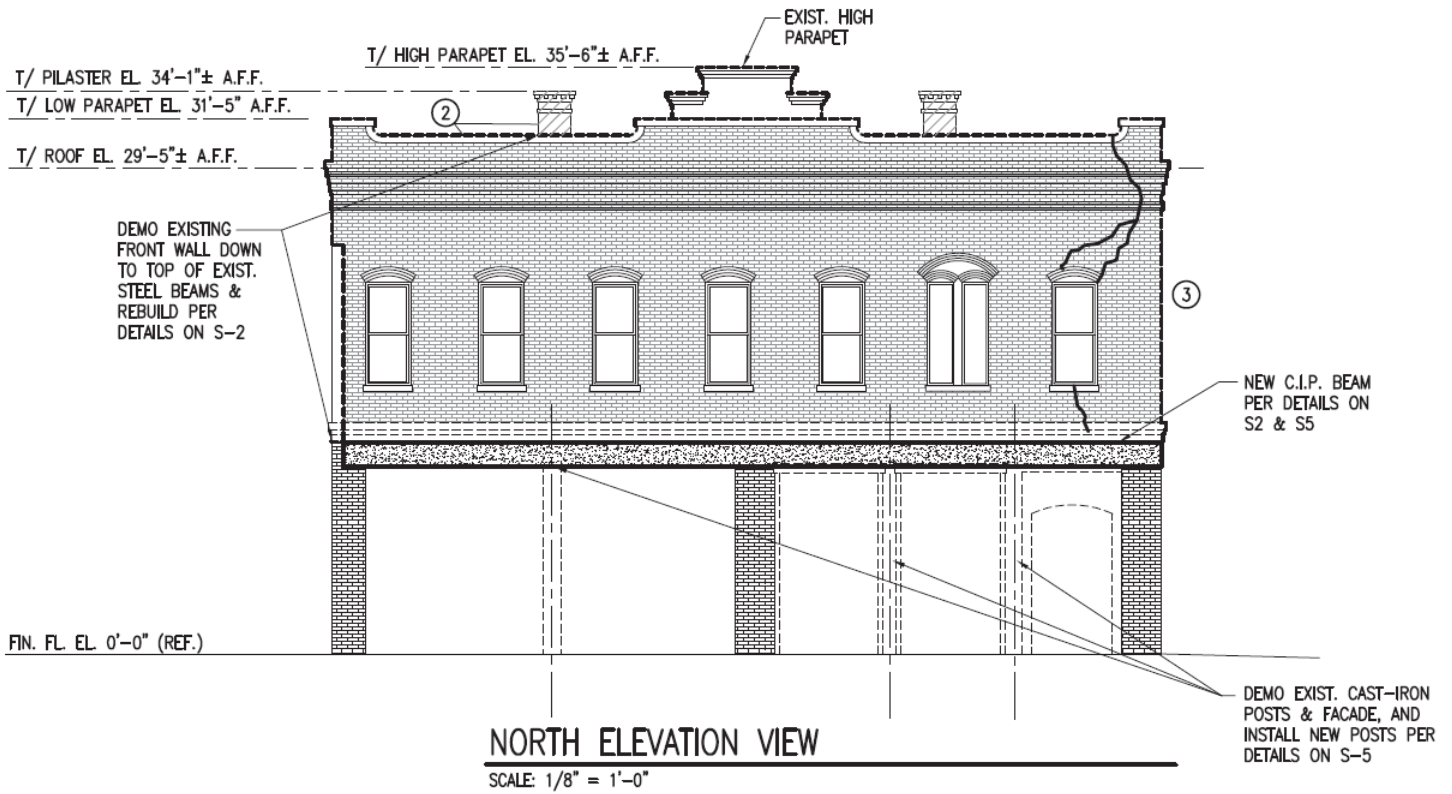
Constructed in 1884, 204 Centre Street or the Stark Building is a two-story masonry vernacular, commercial building. It is noteworthy for its corbeled brick cornice and parapet. It has been significantly altered by modifications to its original first floor storefront and by stuccoing its original brick surface.

On Centre Street another significant period of construction followed the 1883 fire. At that time virtually all of the buildings on Centre Street from South Second to South Third Street had been destroyed as a consequence of the fire. They were replaced by new brick buildings which almost uniformly date from the years 1884 and 1885. They include the Stark and City Mart Buildings. The Stark Building originally housed Gustav Stark's confectionary on the first floor and the family's residence on the second.

The Starks, who were natives of Switzerland, had lost their previous business in the 1883 fire. Stark was a prominent businessman and civic leader. He was one of the pioneer merchants of Fernandina, arriving there in 1857 about the time the town was laid out by the Florida railroad. He also was Treasurer of Nassau County and a city councilman during the 1880's.” -FMSF 8NA0647

The applicant seeks approval to “reconstruct the entire north facade. The new construction will match the original facade appearance but the construction method will employ new materials. The exterior finish will be stucco over structural concrete block. The original brick detailing which was already covered with stucco will be replicated in foam with a stucco finish. Decorative parapets and chimneys will be replicated as well. We will be salvaging the original brick for re use as the interior wall finish at the 2nd floor suites.

The storefront doors and window displays will also require reconstruction but it appears that a very limited amount of the original materials remain. We will replicate detailing where possible. The cast iron columns will be replaced with a structural steel post wrapped in custom made column wrap (probably in fiberglass) to match the original cast iron.”



APPLICABLE GUIDELINES:

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

[DOWNTOWN HISTORIC DISTRICT GUIDELINES](#)

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

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

ANALYSIS:

Following exploratory demolition to secure the structure, it was revealed (as evidenced by photos and building/ engineering inspections) that the facades were beyond repair. The condition of the structure was so severe that staff were directed to prepare an emergency HDC item. Given the severity and its location in a high traffic area, staff recommends that the board consider the applicant's request for reconstruction of the façade elements as identified in the amended plans.

STAFF RECOMMENDATION:

Staff recommends Approval of HDC 2023-0091

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2023-0091 **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 2023-0091, 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 Survey, Plans, & Elevations
- EXHIBIT 3 FMSF 8NA00641
- EXHIBIT 4 Structural Assessment
- EXHIBIT 5 In Progress Photos

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #11479

Date Submitted: 5/4/2023

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

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

Fees

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

Basis for Review

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

HDC 2023



IMPORTANT NOTES

Conceptual Approvals

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

Pre-Application Meeting

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

Application Requirements

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

Repair

APPROVAL TYPE*

Board Approval: Final

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

Previously Approved Case

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

Yes

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

5/2/2023

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

[HDC Pre-Application Meeting Request](#)

PROPERTY INFORMATION

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

Historic District*

Downtown

Site Address*

202 Centre Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0269

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Stark

Last Name*

Building LLC

Mailing Address*

PO Box 16987

City*

Fernandina Beach

State*

FL

Zip Code*

32035

Telephone Number*

9044327629

E-mail Address*

jferguso2002@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*

Repairs to parapet wall, northwest corner of building and stucco/brick cracks.

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

ROOFING

Manufacturer	Product Description	Color
		(Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
		(Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
		(Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
		(Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
		(Name/Number)

FENCING

Manufacturer	Product Description	Color
		(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
		(Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
		(Name/Number)

OTHER

Manufacturer	Product Description	Color
		(Name/Number)

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

Upload 1 Stark Proof of Ownership.pdf	Upload 2 Stark Agent Owner Form.pdf	Upload 3 STARK BLDG Structural Repairs.pdf	Upload 4 Choose File No file selected
Upload 5 Choose File No file selected	Upload 6 Choose File No file selected	Upload 7 Choose File No file selected	Upload 8 Choose File No file selected

Certification*

☒

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

☒

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

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Department of Planning & Conservation to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
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*

5/4/2023



DEPARTMENT OF PLANNING & CONSERVATION

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

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

PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0269-0010	
Owner Name	STARK BUILDING LLC
Mailing Address	PO BOX 16987
	FERNANDINA BEACH, FL 32035
Location Address	202 CENTRE ST
	FERNANDINA BEACH 32034
Tax District	002 - FERNANDINA BEACH
Milage	18.3806
Homestead	Yes
Property Usage	STORE/OFFI 001200
Deed Acres	0
Short Legal	BLOCK 269 LOTS 1 & 34 IN OR 1854/515 ESMT PT OR 1854/517

2022 Certified Values

Land Value	\$500,000
(+) Improved Value	\$1,061,132
(=) Market Value	\$1,561,132
(-) Agricultural Classification	\$0
(-) SOH or Non-Hx* Capped Savings	\$147,755
(=) Assessed Value	\$1,413,173
(-) Homestead	\$0
(-) Additional Exemptions	\$0
(=) School Taxable Value	\$1,560,928
(-) Non-School HX & Other Exempt Value	\$0
(=) County Taxable Value	\$1,413,173

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

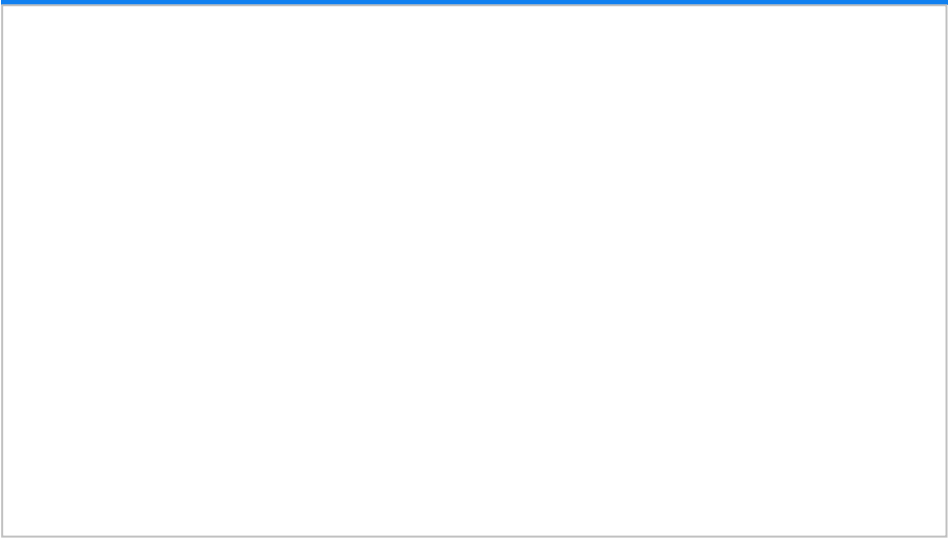
PARCEL MAP



2021 AERIAL MAP

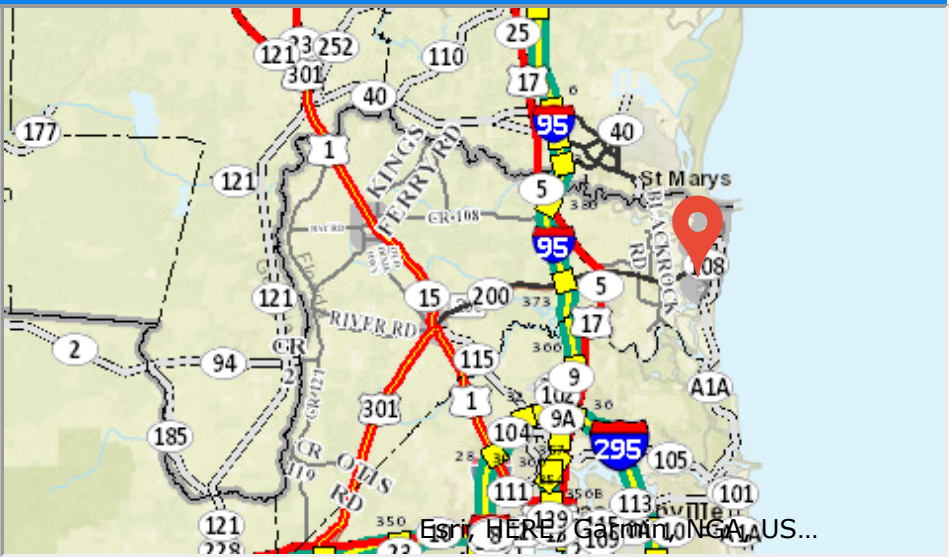


PROPERTY PHOTO



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
OFFICE 1&2	7904	7811	0	0	CB STUCCO		AIR DUCTED	FORCED AIR	1884
RETAILSTOR	176	176	0	0	COMMON BRK		FORCED AIR	CONVECTION	1920



MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units	Year Built
SCULP CONC	0 X 0	306	1995
SCULP CONC	6 X 20	120	1995
RVLT DR 6"	0 X 0	1	1920



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I/WE JONATHAN FERGUSON & JAMES FERGUSON
(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]
(Signature of owner)

JAMES FERGUSON
(Print name of owner)

[Signature]
(Signature of owner)

Jonathan Ferguson
(Print name of owner)

STATE OF FLORIDA }
COUNTY OF NASSAU }

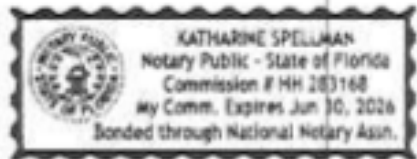
Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 3 day
of May, 2023, by Katharine Spellman

Katharine Spellman
Notary Public

Katharine Spellman
Printed Name

JUNE 30, 2026
My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: ☐



REVISION	

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STARK BUILDING STRUCTURAL REPAIRS
202 CENTRE STREET
FERNANDINA BEACH, FL
FOR
SPECIALIZED SERVICES GROUP

PROJECT NO.
22-287

SHEET TITLE
GENERAL
NOTES

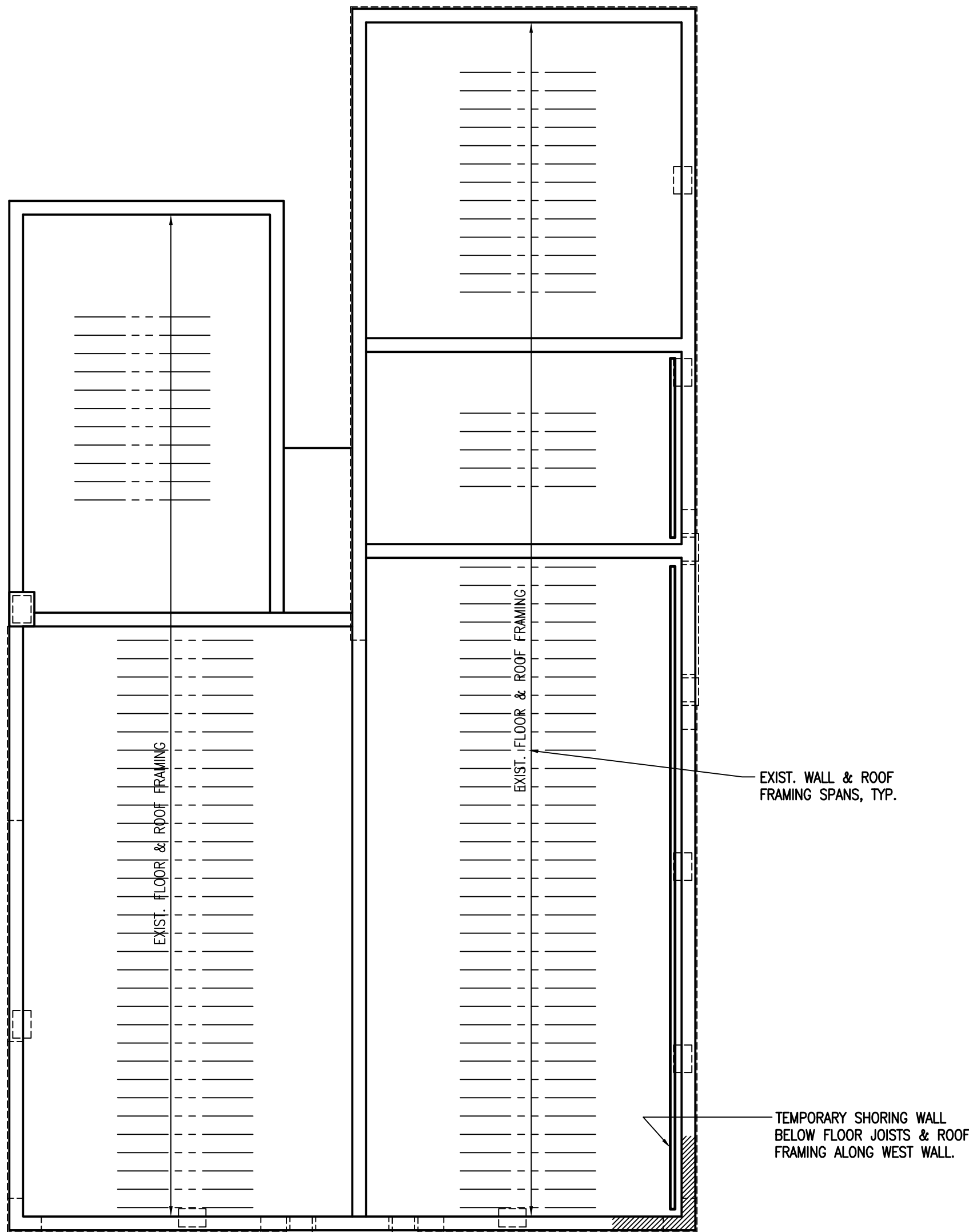
DATE
NOVEMBER 30, 2022

DRAWN BY
DESA

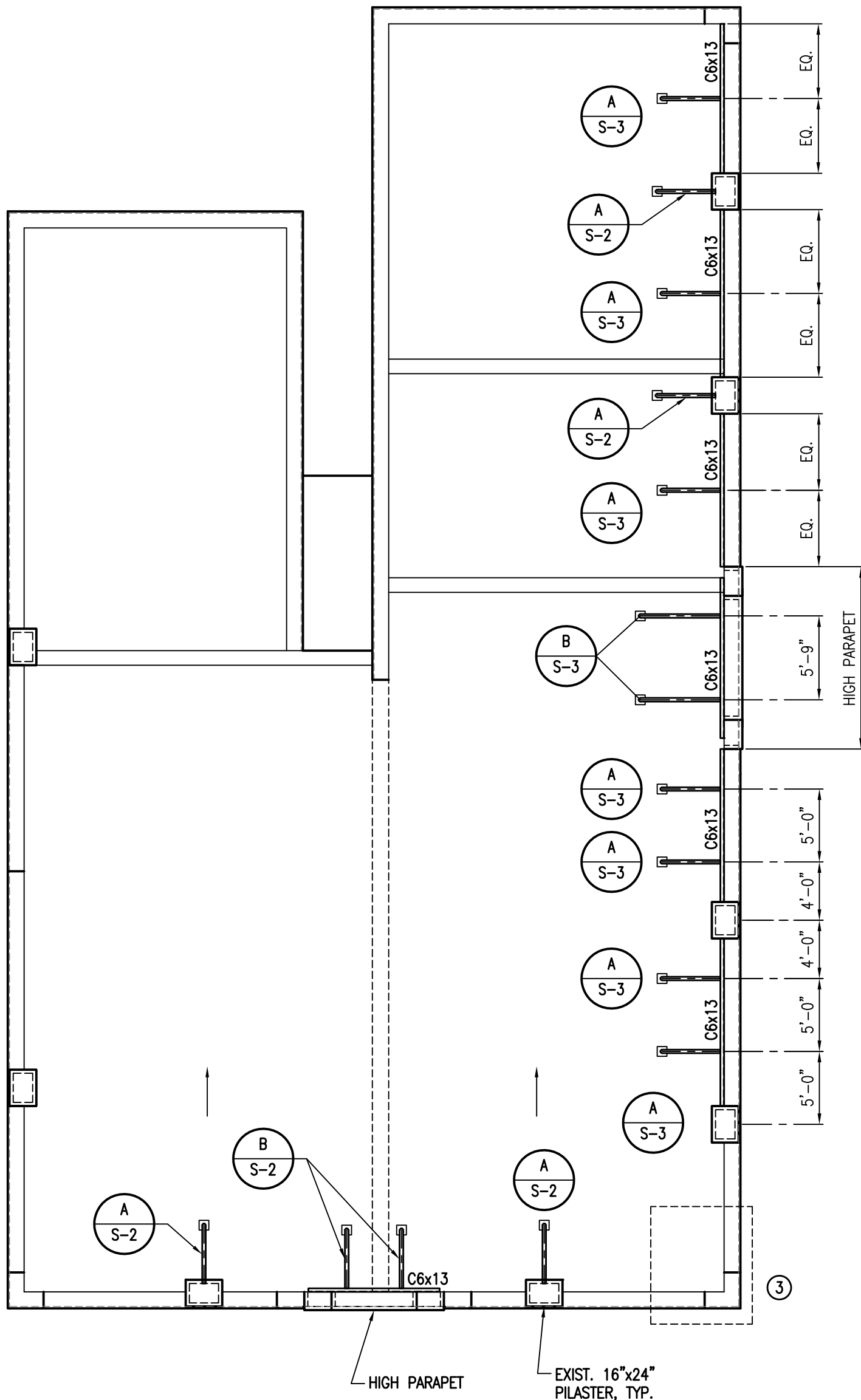
CHECKED BY
DESA

SHEET NUMBER

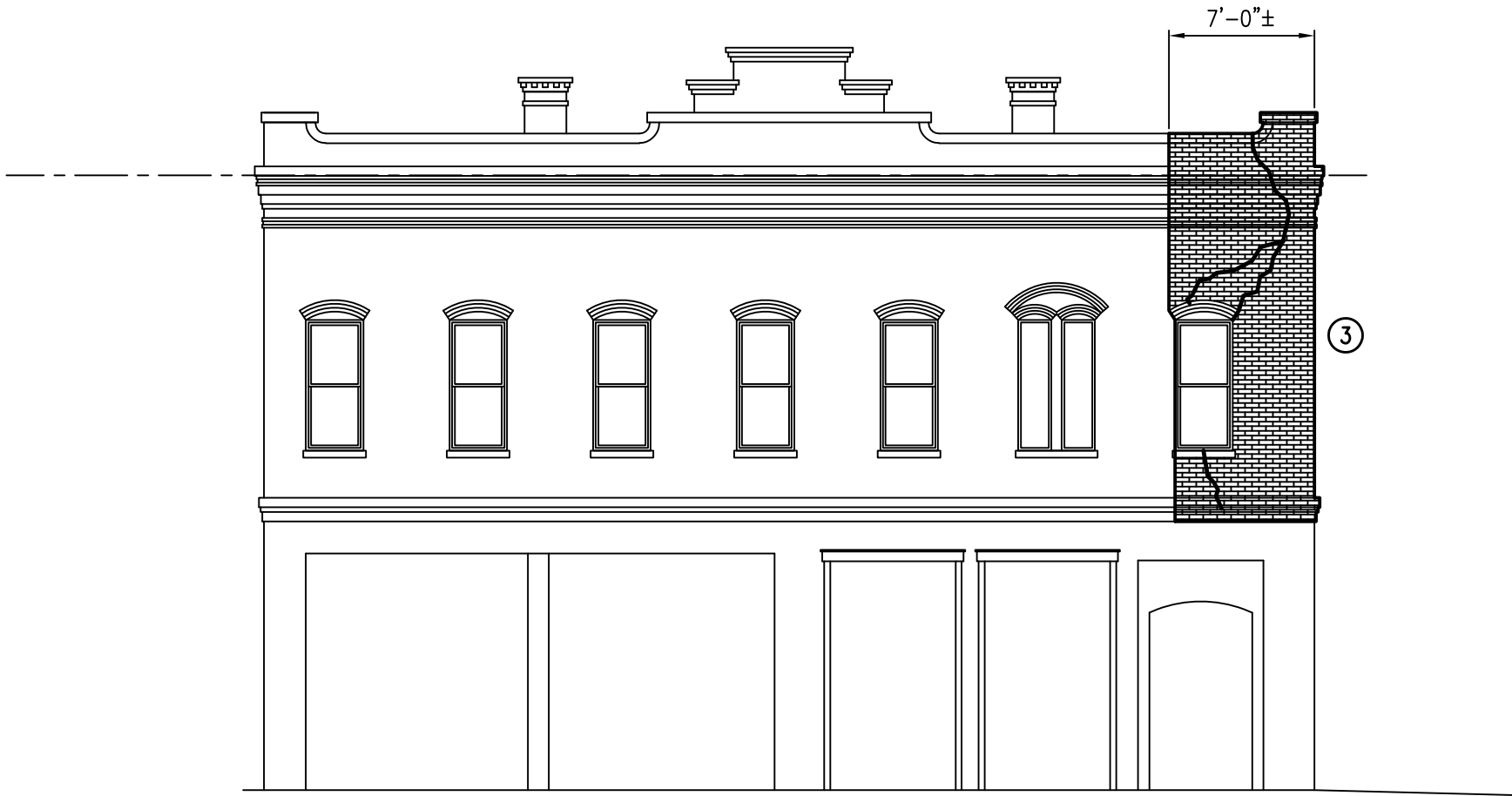
S-1



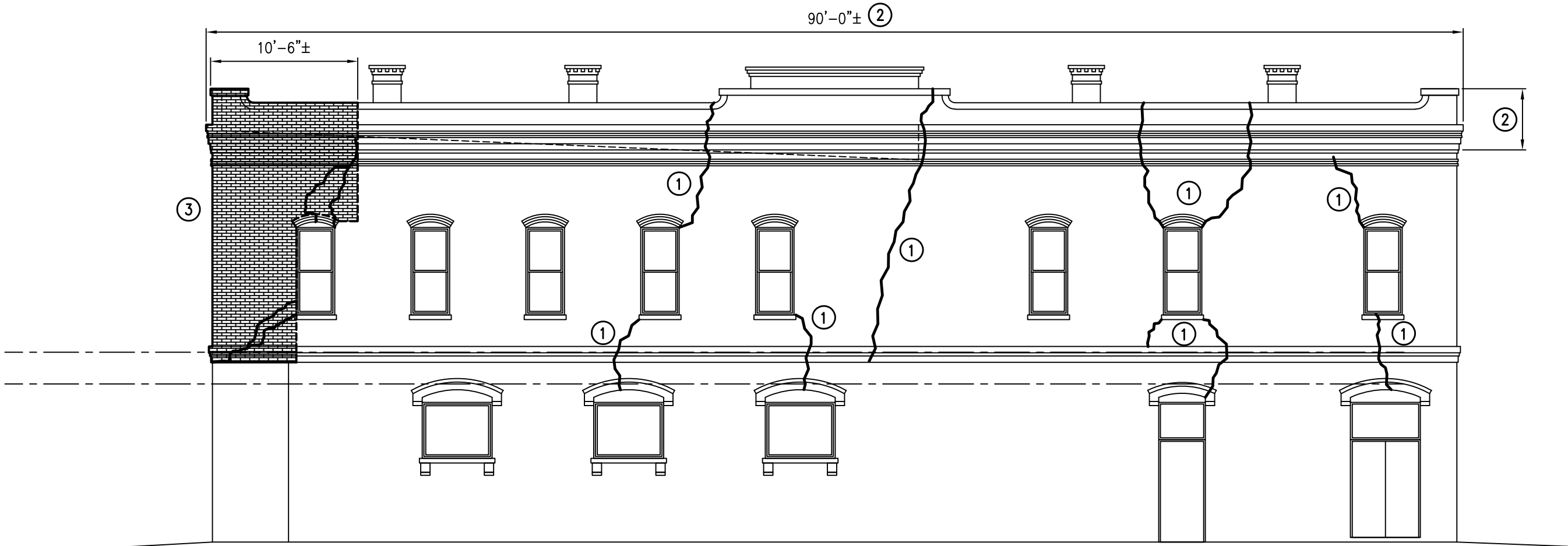
DEMO & SHORING PLAN
SCALE: 1/8" = 1'-0"



PARAPET REPAIR & BRACING PLAN @ ROOF
SCALE: 1/8" = 1'-0"

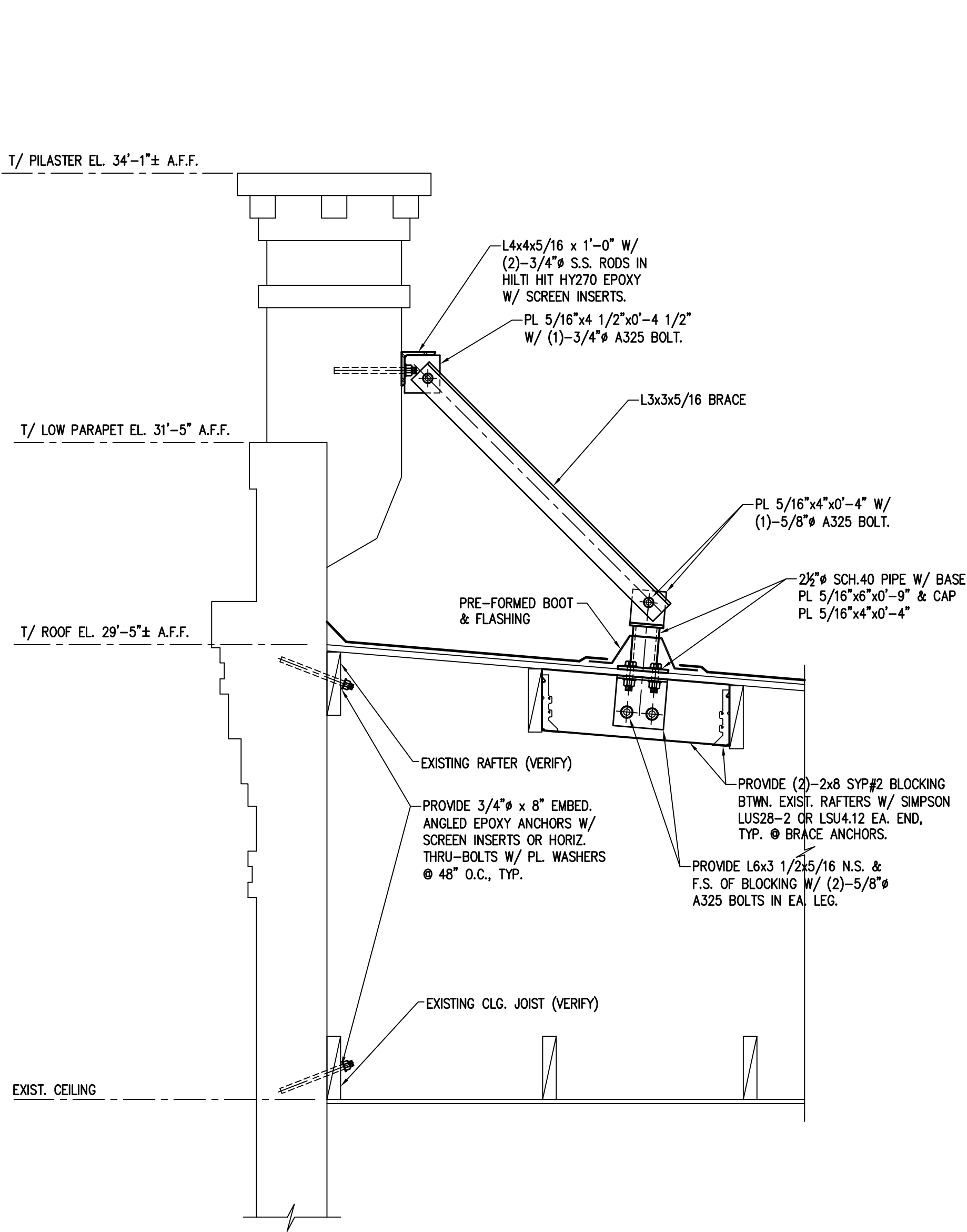


NORTH ELEVATION VIEW
SCALE: 1/8" = 1'-0"

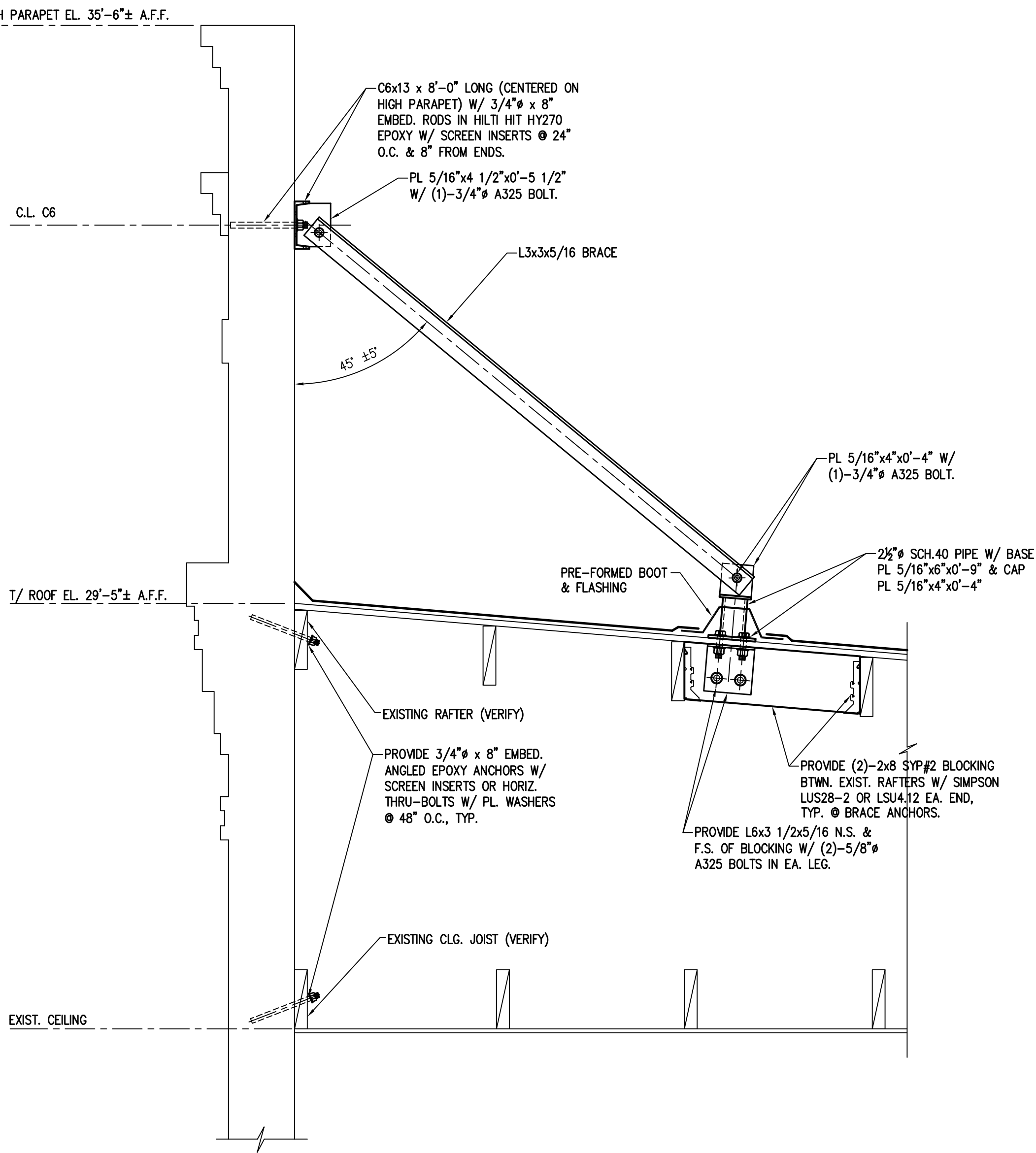


WEST ELEVATION VIEW
SCALE: 1/8" = 1'-0"

- PLAN & ELEVATION REPAIR NOTES:**
- PERFORM REPAIR OF CRACKS IN MULTI-WYTHE MASONRY WALL BELOW ROOF LEVEL. REMOVE & REPLACE DAMAGED BRICK UNITS, REPOINT MORTAR BEDS USING A COMPATIBLE MORTAR & STITCH CRACKS USING HELICAL DOWELS.
 - PERFORM REPAIR OF PARAPET WALLS ABOVE ROOF LEVEL USING (1) OF THE FOLLOWING METHODS:
METHOD 1:
1. PERFORM TARGETED REPAIR OF MULTI-WYTHE CLAY MASONRY IN ALL PARAPET WALLS TO INCLUDE REMOVAL OF DAMAGED BRICK UNITS, STITCHING OF CRACKS USING HELICAL DOWELS, & REPOINTING.
2. INSTALL ALL NEW PARAPET BRACING SHOWN ON PLAN ABOVE PER DETAILS ON S-2 & S-3.
METHOD 2:
1. DEMO EXISTING PARAPET ABOVE ROOF FOR FULL LENGTH OF NORTH & WEST WALLS.
2. REBUILD PARAPETS USING REINFORCED MASONRY PER DETAILS ON S-4.
3. INSTALL PARAPET BRACING ONLY AT HIGH PARAPET LOCATIONS PER PLAN ABOVE.
 - REPAIR DESTABILIZED PORTION OF NORTHWEST CORNER BY REBUILDING INDICATED SECTION OF WALL ABOVE 2ND FLOOR LEVEL.



A
S-2
ROOFTOP PILASTER BRACE @ NORTH WALL
SCALE: 1" = 1'-0"



B
S-2
PARAPET BRACE @ NORTH WALL
SCALE: 1" = 1'-0"



P.O. BOX 15268
NANDINA BEACH, FL 32035
(P)904.556.7087
(F)478.743.5640
www.pi-techinc.com

WIS E. S. ADAMS, P.E., S.E.
FL LICENSE #76689
GA LICENSE #SE000255

[illegible]

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AND APPROPRIATE COMPENSATION.

STARK BUILDING STRUCTURAL REPAIRS
202 CENTRE STREET
FERNANDINA BEACH, FL
For
SPECIALIZED SERVICES GROUP

PROJECT NO.	XXX
-------------	-----

ABSTRACT

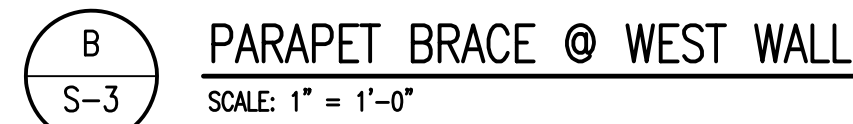
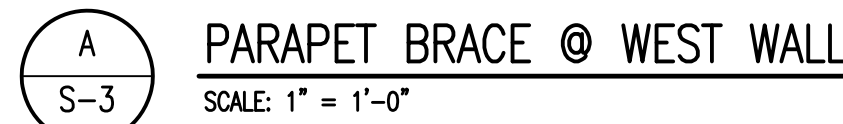
DATE
MAY 30, 2022

DRAWN BY
JDW

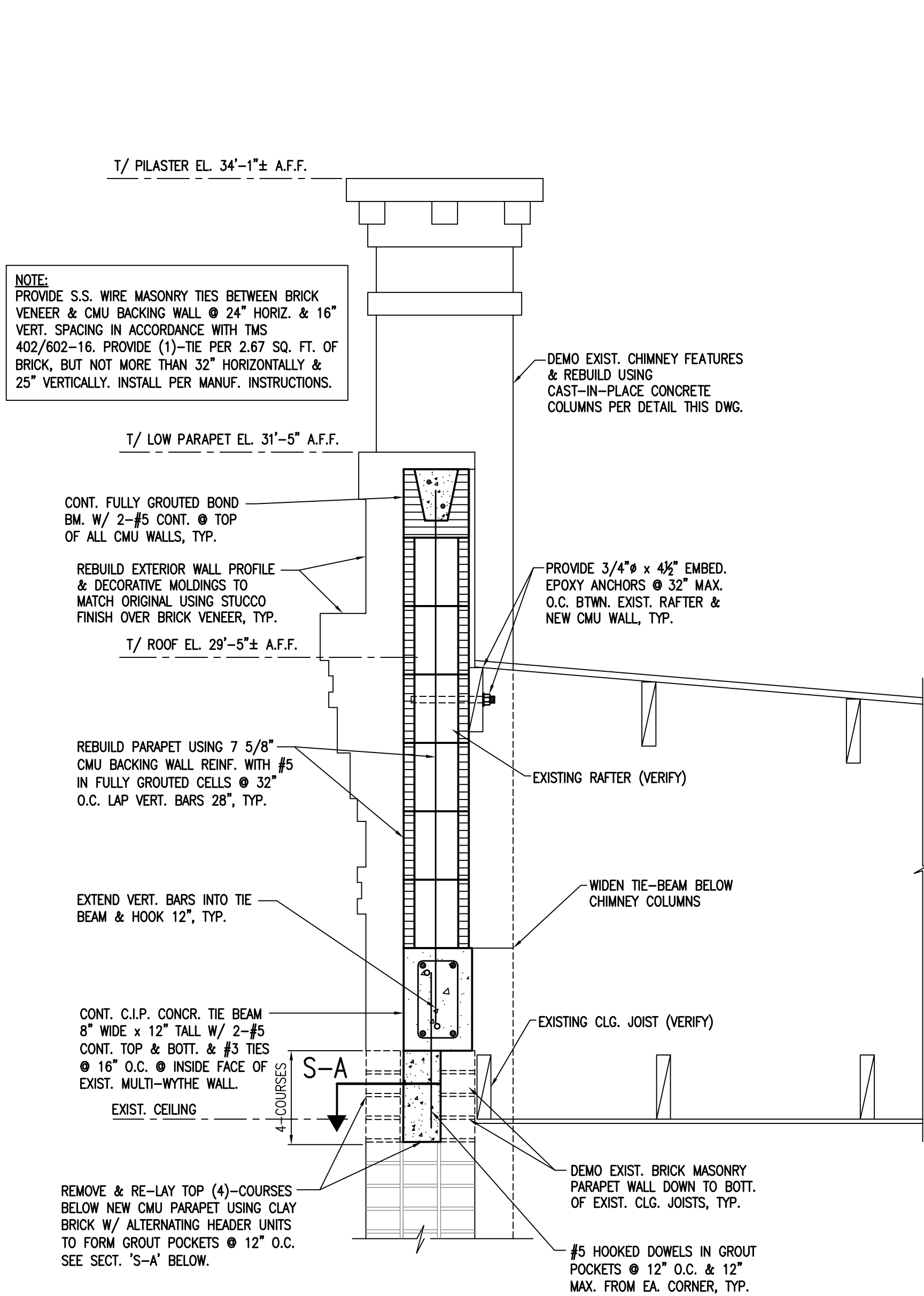
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ET NUMBER

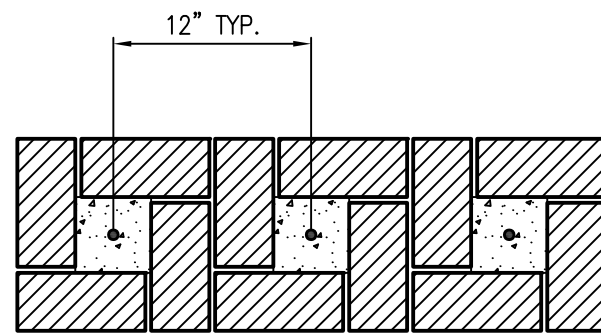
S-3



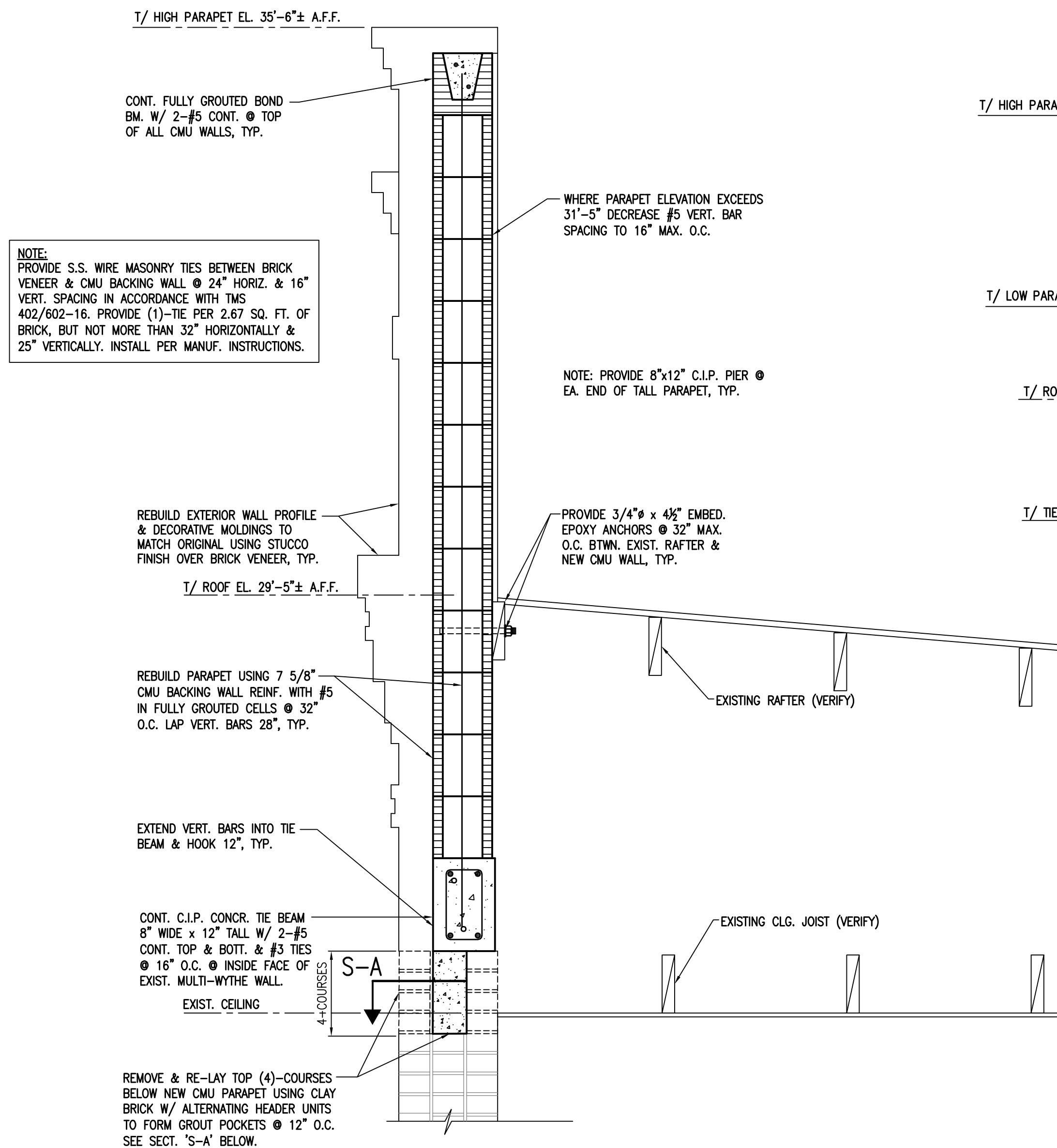
PRELIMINARY – 11/30/22



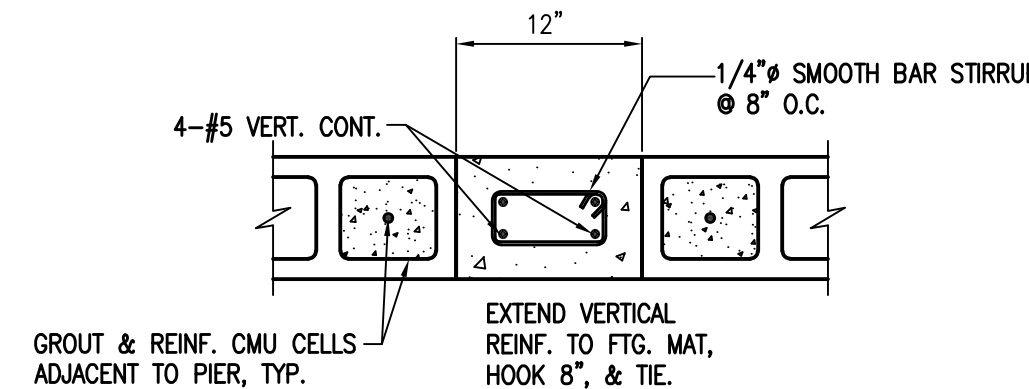
A
S-4
NORTH WALL PARAPET REBUILD
SCALE: 1" = 1'-0"



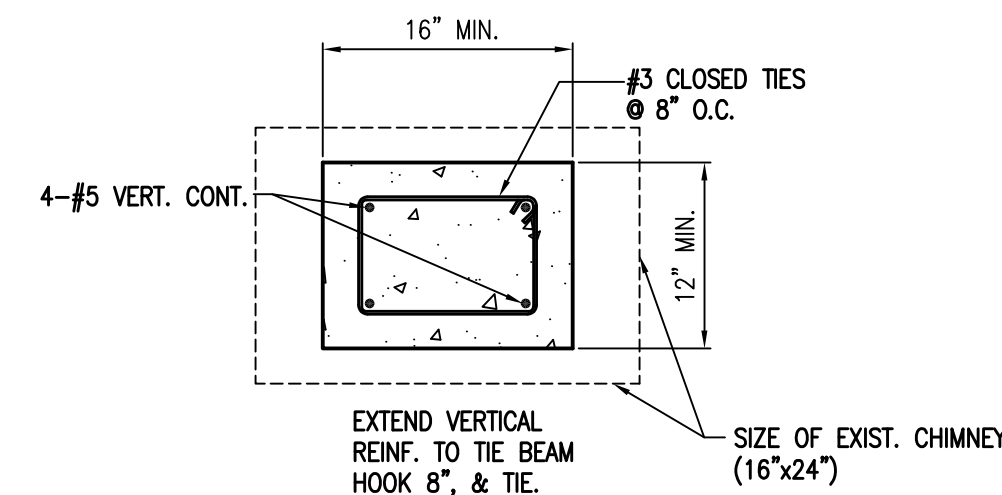
S-A: TYPICAL BRICK REBUILD & GROUT POCKETS
SCALE: 1" = 1'-0"



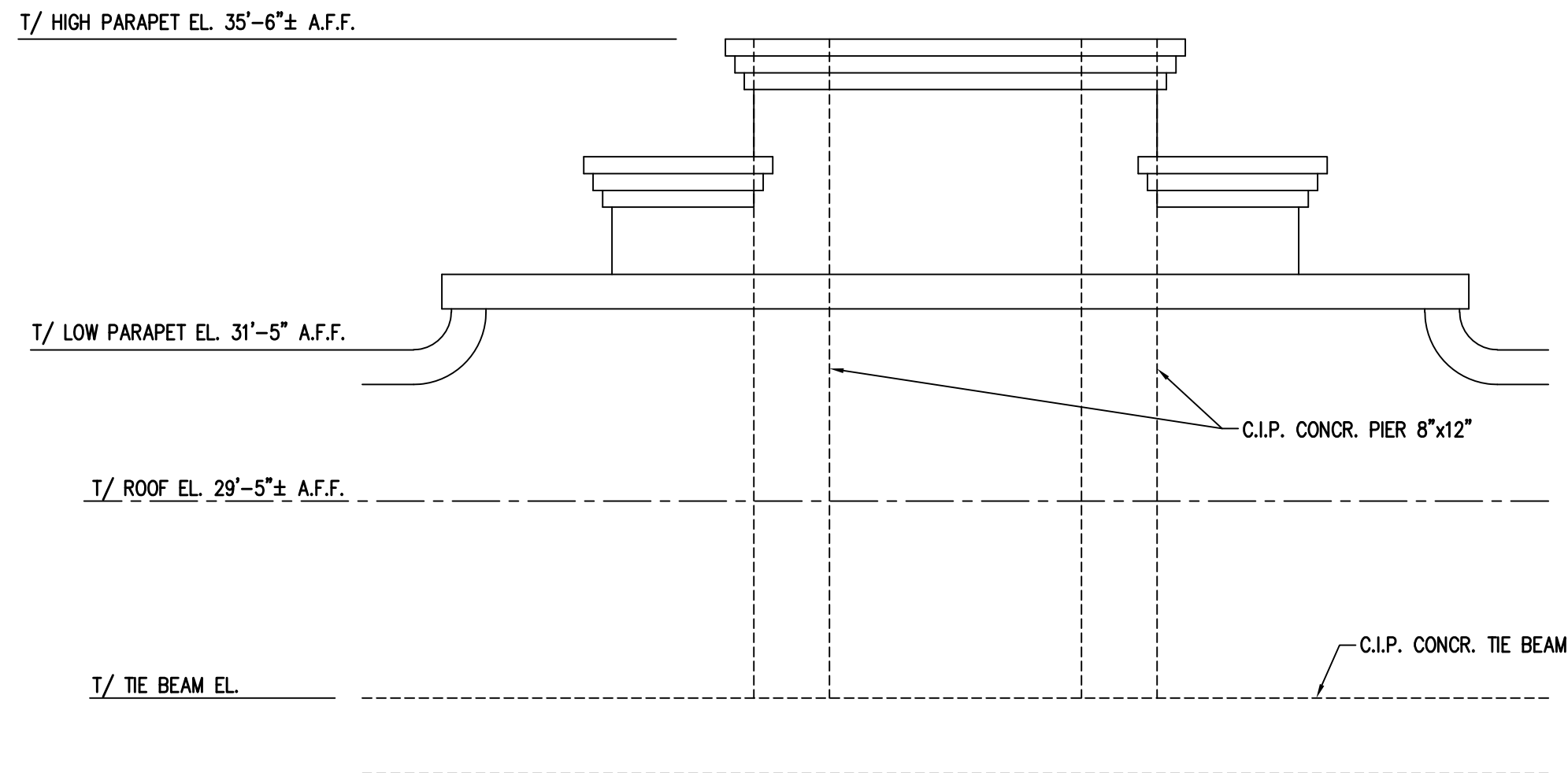
B
S-4
NORTH WALL PARAPET REBUILD
SCALE: 1" = 1'-0"



TYPICAL 8"x12" PIER
SCALE: 1" = 1'-0"



TYPICAL CHIMNEY COLUMN
SCALE: 1" = 1'-0"



C
S-4
NORTH WALL PARAPET ELEVATION VIEW
SCALE: NONE

REVISION

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STARK BUILDING STRUCTURAL REPAIRS
202 CENTRE STREET
FERNANDINA BEACH, FL
FOR SPECIALIZED SERVICES GROUP

PROJECT NO.
xxx

SHEET TITLE
SECTIONS & DETAILS

DATE
DECEMBER 27, 2022

DRAWN BY
JDW

CHECKED BY
DESA

SHEET NUMBER

S-4



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 **NA00647**

Recorder # **60**

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) **Starke Building**

Multiple Listing (DHR only)

Other Names

>> **Amelia Island office Supply**

Survey or Project Name

Survey#

National Register Category **Building(s)**

LOCATION & IDENTIFICATION

Address

Street No.

Direction

Street Name

Street Type

Direction Suffix

202-204

Centre

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 ; 22 ; UNSP**

Irregular Section Name:

Landgrant

UTM: Zone

Easting

Northing

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

DESCRIPTION

Style **Masonry Vernacular**

Other Style

Exterior Plan **Rectangular**

Other Exterior Plan

Number of Stories **2**

Structural System(s)

>> **Brick**

Other Structural System(s)

Foundation Type(s)

>> **Continuous**

Other Foundation Types

Foundation Material(s)

>> **Brick**

Other Foundation Material(s)

Exterior Fabric(s)

>> **Stucco**

Other Exterior Fabric(s)

Roof Type(s)

>> **Flat**

Other Roof Type(s)

Roof Material(s)

>> **Tar & gravel**

Other Roof Material(s)

Roof Secondary Structure(s) (dormers etc)

>>

Other Roof Secondary Structure(s)

Number of Chimneys **10**

Chimney Material **Brick**

Other Chimney Material(s)

Chimney Location(s) **North, West, and East exterior**

HISTORICAL STRUCTURE FORM

8NA00647

DESCRIPTION (continued)

Window Descriptions 2/2 light fixed

Main Entrance Description (stylistic details)

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

Porch Roof Types(s)

Exterior Ornament

Interior Plan

Other Interior Plan

Condition Good

Structure Surroundings

Commercial: ALL this category

Residential: _____

Institutional: _____

Undeveloped: _____

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

Archaeological Remains (describe): _____

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

Narrative Description (optional)

HISTORY

Construction year 1884

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

>> Other; 1884;

Other Structure Uses Office supply

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?

Individually Eligible for National Register?

Potential Contributor to NR District?

NO

YES

Name of Local Register if Eligible

>> Community planning & development

Area(s) of historical significance

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

8NA00647

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

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

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

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

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

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/6/2007

Form Comments: _____

SHPO's Evaluation of Resource

Date _____

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"

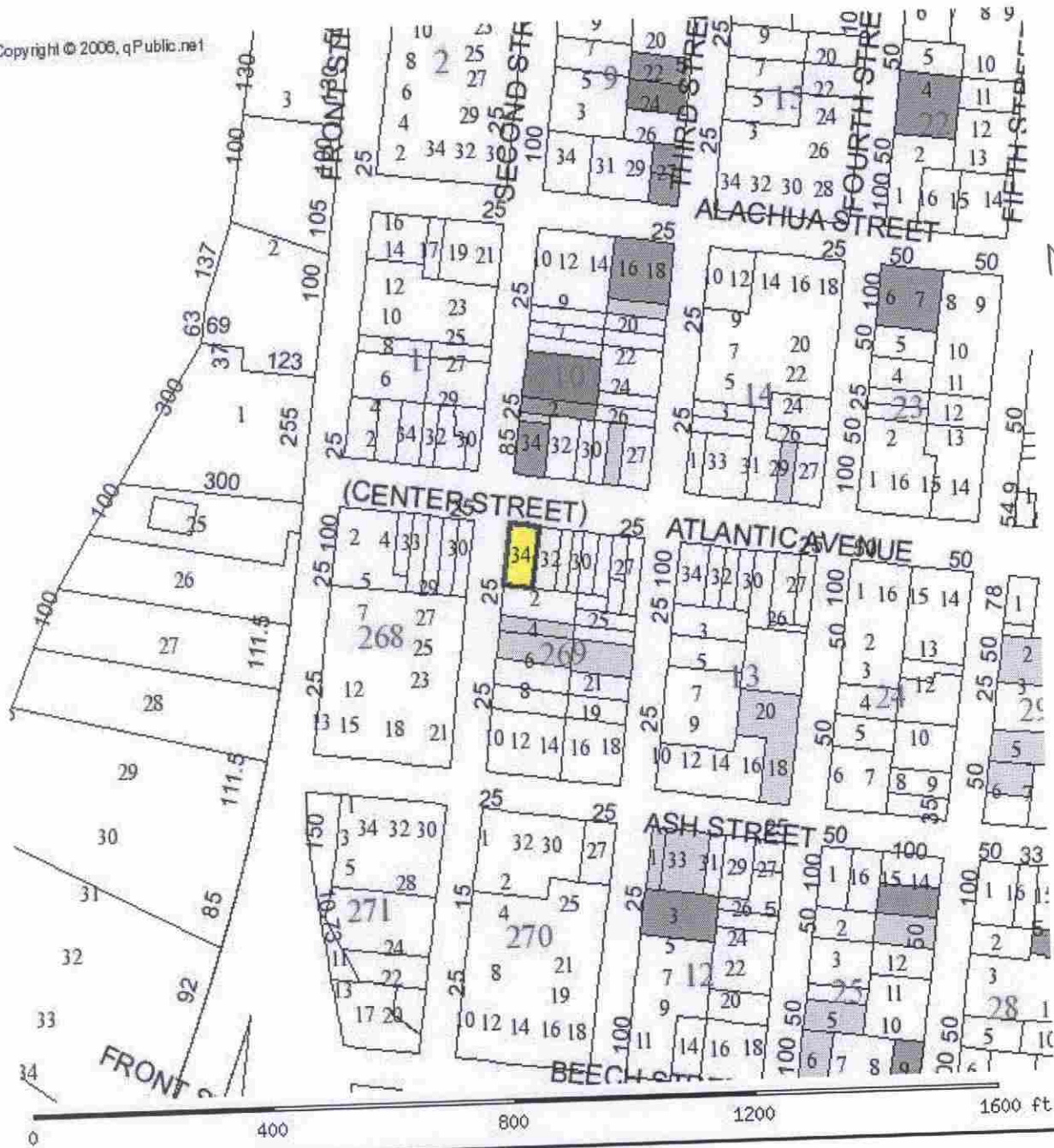
NA00647-200703

Supplementary Printout

- > **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003
- > **Township/Range/Section/Qtr:**
3N ;28E ;22;UNSP
- > **Structural system(s):**
Brick
- > **Foundation types:**
Continuous
- > **Foundation materials:**
Brick
- > **Exterior fabrics:**
Stucco
- > **Roof types:**
Flat
- > **Roof materials:**
Tar & gravel
- > **Roof secondary structures (dormers etc):**
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Other;1884;
- > **Research methods:**
FL Master Site File-Cultural Resources
Examine local tax records
Pedestrian
- > **Area(s) of historical significance:**
Community planning & development
- > **Repositories: Collection/Housed/Accession#/Describe**
- > **[Other name(s)]:**
Amelia Island office Supply
Wadsworth Fine Men's Wear

Nassau County Parcel Maps

Copyright © 2006, qPublic.net



PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0269-0010
GIS CALCULATED ACREAGE	0.12
Property Use	STORE/OFFI
Land Use	STORE COMB
OWNERSHIP INFORMATION	
Name	CAMBRIDGE SOUTH INC
Mailing Address	PO BOX 8312 FERNANDINA BEACH, FL 320358312
Situs/Physical Address	202 CENTRE ST
2006 PROPOSED VALUES	
Land Value	357,500
Ag Land Value	0

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. **8 NA 647**

SITE NAME: Stark Building / **AMELIA TS. OFFICE** SURVEY DATE: 09/30/85
ADDRESS OF SITE: 202-204 Centre St. **SUPPLY**
INSTRUCTION FOR LOCATING: N/A

LOCATION: City of Fernandina Beach 269 1,34
Subdivision Name Block No. Lot No.

COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME: Comfort, Dale & Stearns, Fredrick W.

ADDRESS: Fernandina Beach, FL 32034

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

EXCELLENT	x	ALTERED	ORIGINAL USE commercial
x GOOD		UNALTERED	PRESENT USE commercial
FAIR	x	ORIGINAL SITE	DATES pre-1925 1984
DETERIORATED		RESTORED: / /	CULTURE/PHASE American
		MOVED: / /	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 305

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: masonry vernacular

PLAN TYPE: rectangular

EXTERIOR FABRIC(S): stucco: scored

STRUCTURAL SYSTEM(S): masonry: brick

PORCHES:

ORIENTATION: N

FOUNDATION: continuous: brick

ROOF TYPE: flat, built-up/parapet

SECONDARY ROOF STRUCTURE(S):

CHIMNEY LOCATION: E: offset on wall # E: offset on wall

WINDOW TYPE: DHS, 2/2, wood

CHIMNEY: brick

ROOF SURFACING: built-up

ORNAMENT EXTERIOR: brick (stuccoed)

NO. OF CHIMNEYS 2

NO. OF STORIES 2

NO. OF DORMERS: 0

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

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

PHOTOGRAPHIC RECORDS NUMBERS:

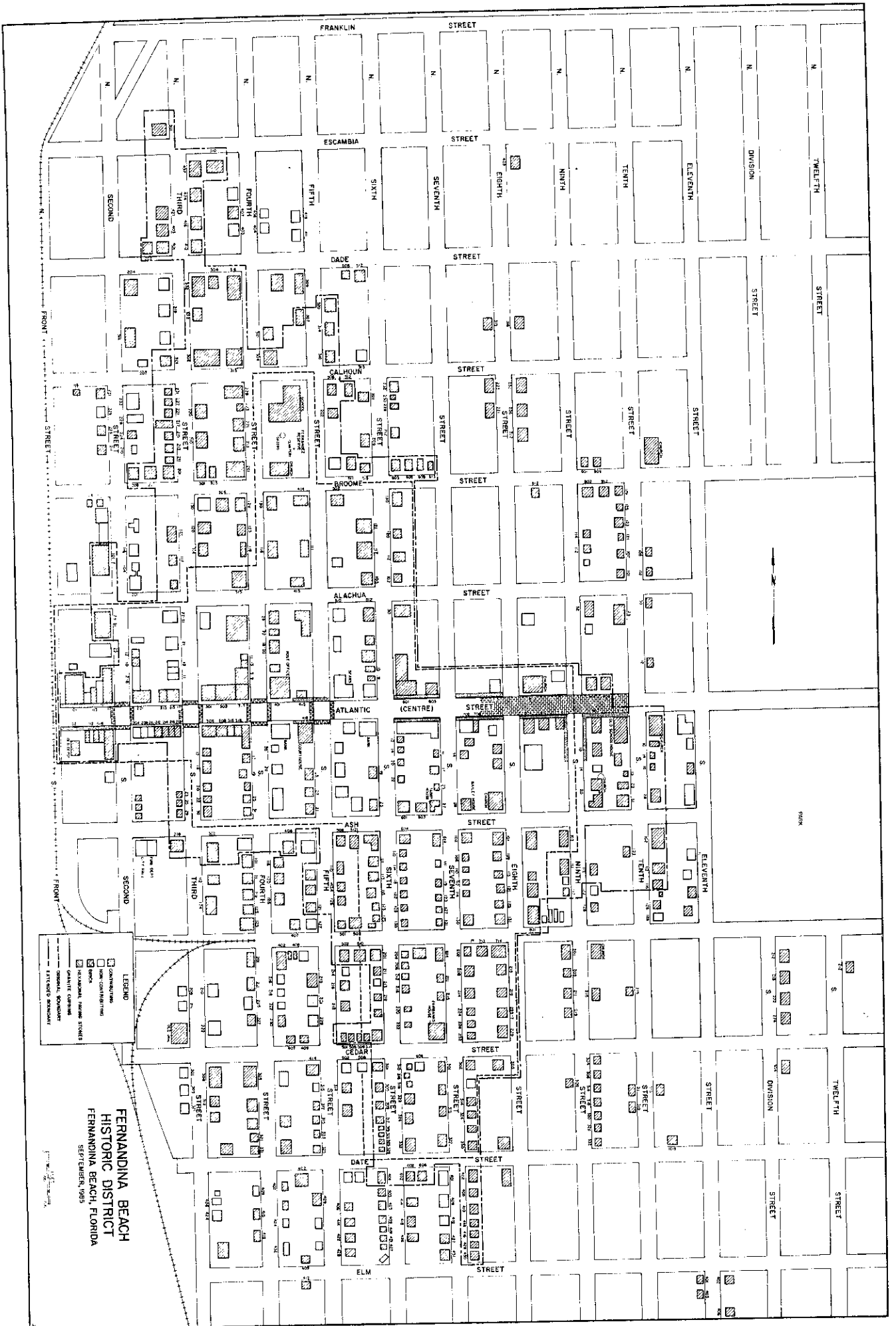
Centre and North Second Streets were the focal points of commercial development in Fernandina during the late 19th century. The commercial buildings along Centre and North Second Streets are significant for their architecture, which frequently includes features associated with the Italianate style. They embody a period and type of architecture rarely found in the state of Florida. Furthermore, they have additional significance as a result of their associations with many of the pioneer merchants, chandlers, lumber factors, bankers and other businessmen who fostered the economic development of Fernandina during its most intense period of growth.

During the 1870's and 1880's, the two streets began developing the physical appearance which they largely retain today. Brick commercial blocks began displacing wood-frame structures to a significant degree. The use of brick as a building material was, as in many communities, made imperative by fire. Major conflagrations in 1876 and 1883 destroyed wooden structures from the docks to Third Street and from South Second Street to South Third.

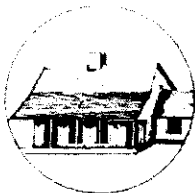
Constructed in 1884 204 Centre Street or the Stark Building is a two story masonry vernacular, commercial building. It is noteworthy for its corbeled brick cornice and parapet. It has been significantly altered by modifications to its original first floor storefront and by stuccoing its original brick surface.

On Centre Street another significant period of construction followed the 1883 fire. At that time virtually all of the buildings on Centre Street from South Second to South Third Street had been destroyed as a consequence of the fire. They were replaced by new brick buildings which almost uniformly date from the years 1884 and 1885. They include the Stark and City Mart Buildings. The Stark Building originally housed Gustav Stark's confectionary on the first floor and the families residence on the second. The Starks, who were natives of Switzerland, had lost their previous business in the 1883 fire. Stark was a prominent businessman and civic leader. He was one of the pioneer merchants of Fernandina, arriving there in 1857 about the time the town was laid out by the Florida railroad. He also was Treasurer of Nassau County and a city councilman during the 1880's.

Figure 24



☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site # **NA00647**
 Field Date 2-1-2018
 Form Date 2-1-2018
 Recorder # _____

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

Site Name(s) (address if none) Starke Building 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: 202-204 Street Number Direction Centre Street Name Street Type 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 # 00-00-31-1800-0269-0010 Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting ☐ ☐ ☐ ☐ ☐ ☐ Northing ☐ ☐ ☐ ☐ ☐ ☐
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1884 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Commercial From (year): _____ To (year): _____
 Current Use Commercial From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Storefront; stucco
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature Rear flat
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) Original/Gustav Stark, merchant

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

DESCRIPTION

Style Masonry Vernacular Exterior Plan Rectangular Number of Stories 2
 Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
 Roof Type(s) 1. Flat 2. _____ 3. _____
 Roof Material(s) 1. Built-up 2. _____ 3. _____
 Roof secondary strucs. (domers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) 2/2 dhs, segmental arches; storefront

Distinguishing Architectural Features (exterior or interior ornaments) Decorative brick corbeling details, shaped parapet; segmental arches; storefronts

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

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

DESCRIPTION (continued)

Chimney: No. 10 Chimney Material(s): 1. Brick 2. _____ 3. _____
 Structural System(s): 1. Brick 2. _____ 3. _____
 Foundation Type(s): 1. Continuous 2. _____ 3. _____
 Foundation Material(s): 1. Brick 2. _____
 Main Entrance (stylistic details) Recessed; full light double doors

Porch Descriptions (types, locations, roof types, etc.) _____

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

Narrative Description of Resource _____

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually?

☐ yes ☒ no ☐ insufficient information

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

☒ yes ☐ no ☐ insufficient information

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

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

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

DOCUMENTATION

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

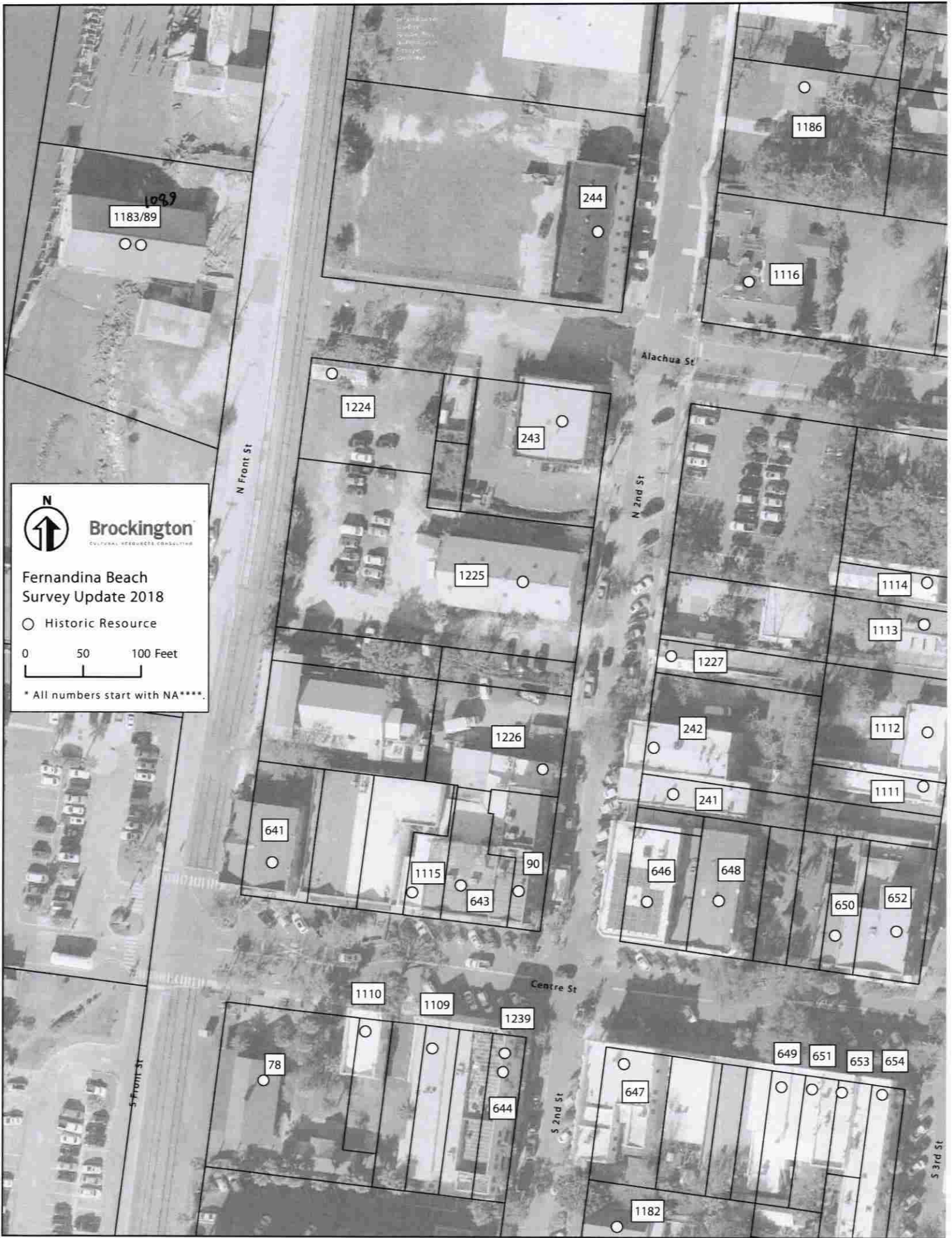
1) Document type _____ Maintaining organization _____
 Document description _____ File or accession #s _____
 2) Document type _____ Maintaining organization _____
 Document description _____ File or accession #s _____

RECORDER INFORMATION

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

Required Attachments

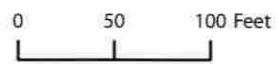
- USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
 - LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
 - PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE
- If submitting an image file, it must be included on disk or CD AND in hard copy format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



Brockington
CULTURAL RESOURCES CONSULTING

Fernandina Beach Survey Update 2018

○ Historic Resource



* All numbers start with NA****.

1183/89

1089

244

1186

1116

1224

243

1225

1114

1113

1227

1112

1111

1226

641

1115

643

90

646

648

650

652

1110

1109

1239

78

644

647

649

651

653

654

1182

S 3rd St





Wadsworth's

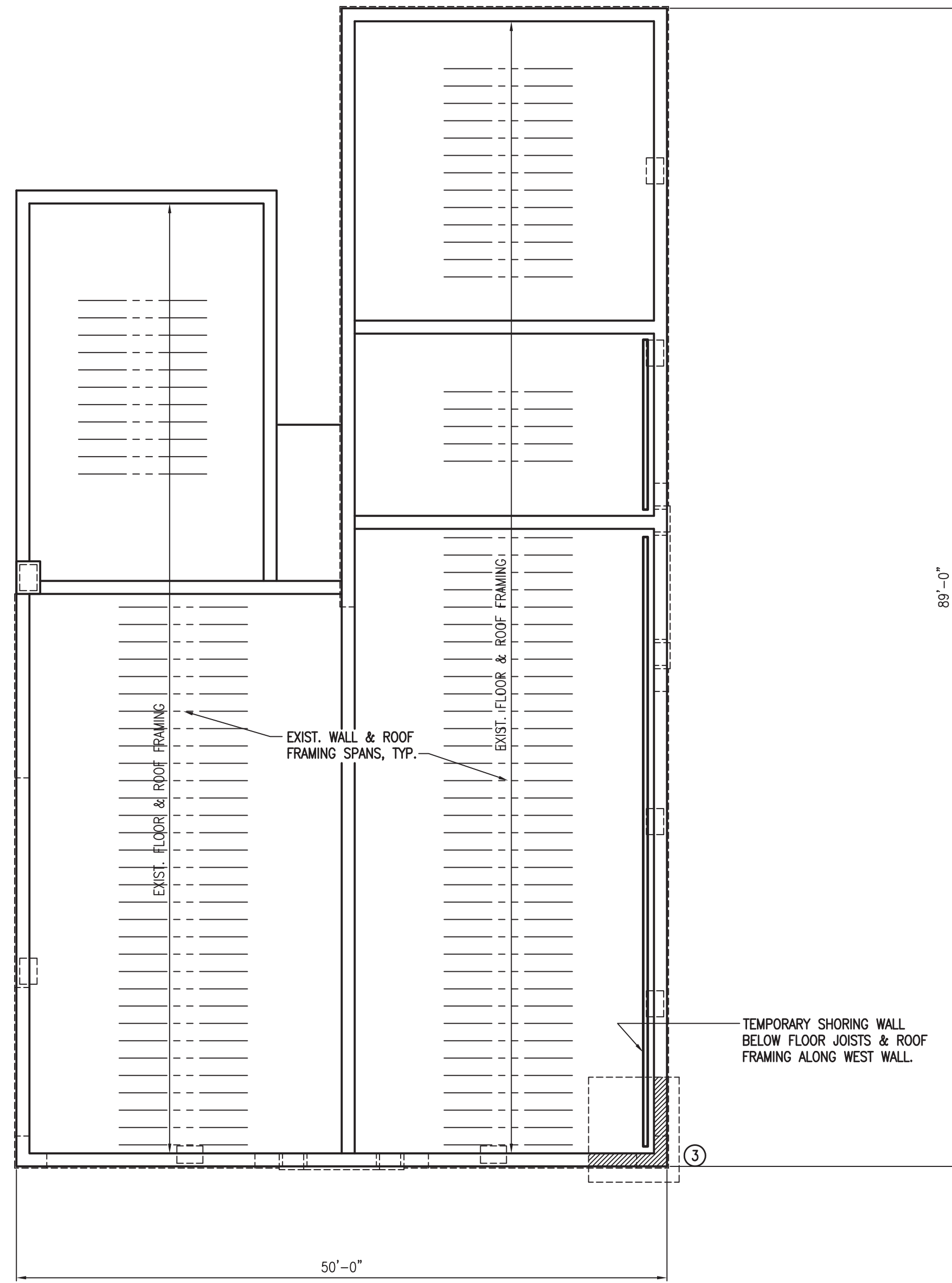
CHRISTMAS
RIVER

THREE
HOUR
PARKING

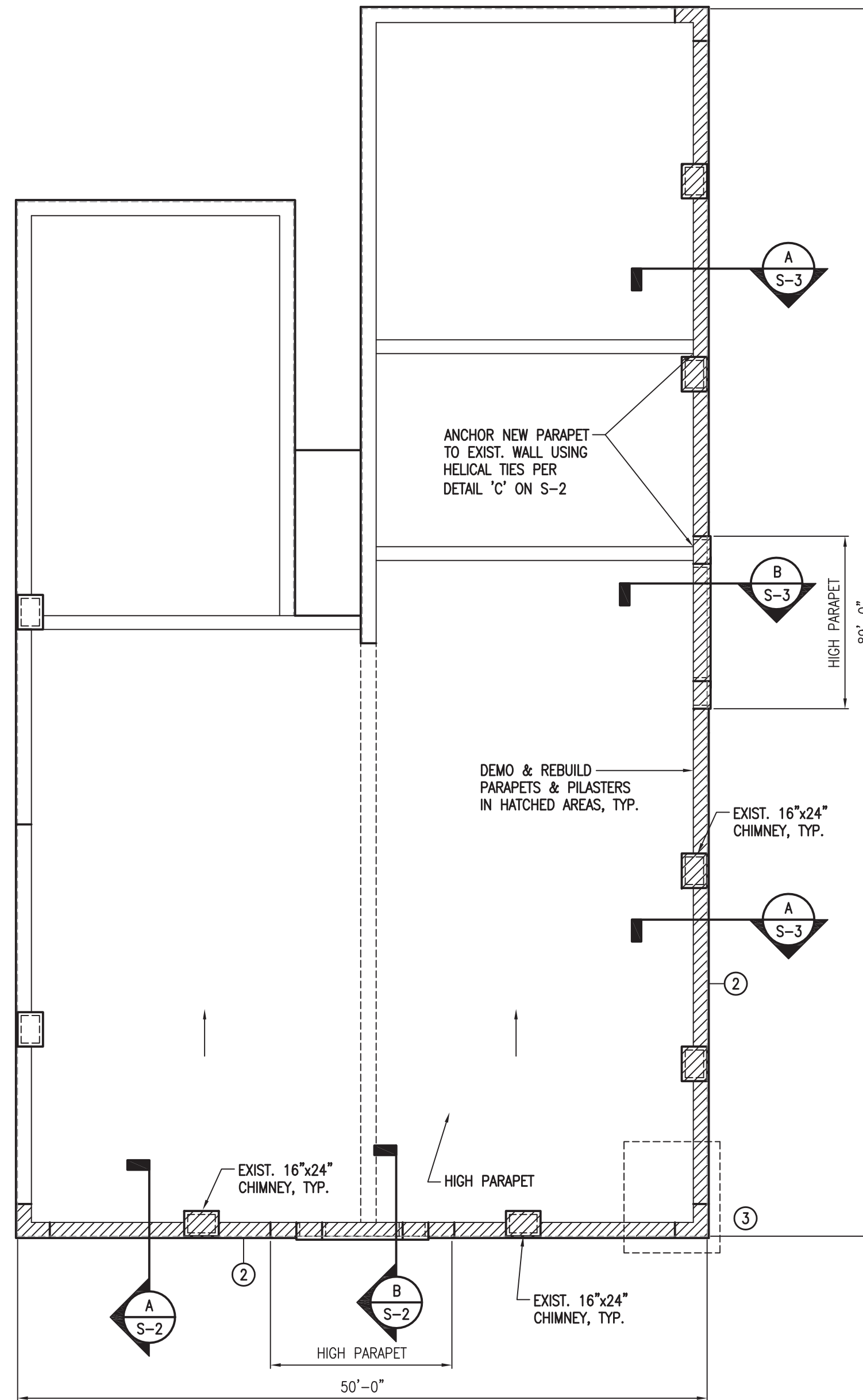
OPEN

PAM

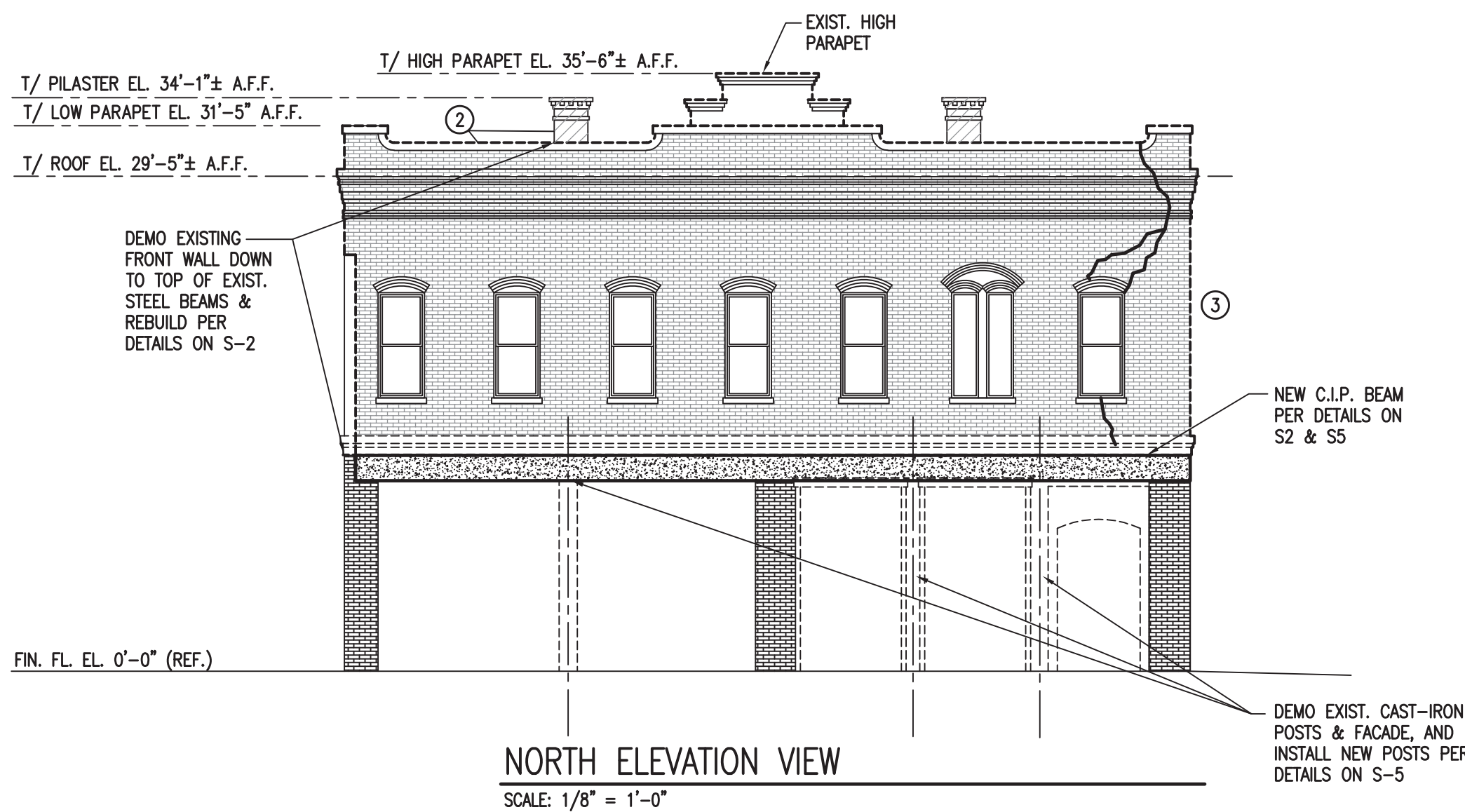
Centre
St



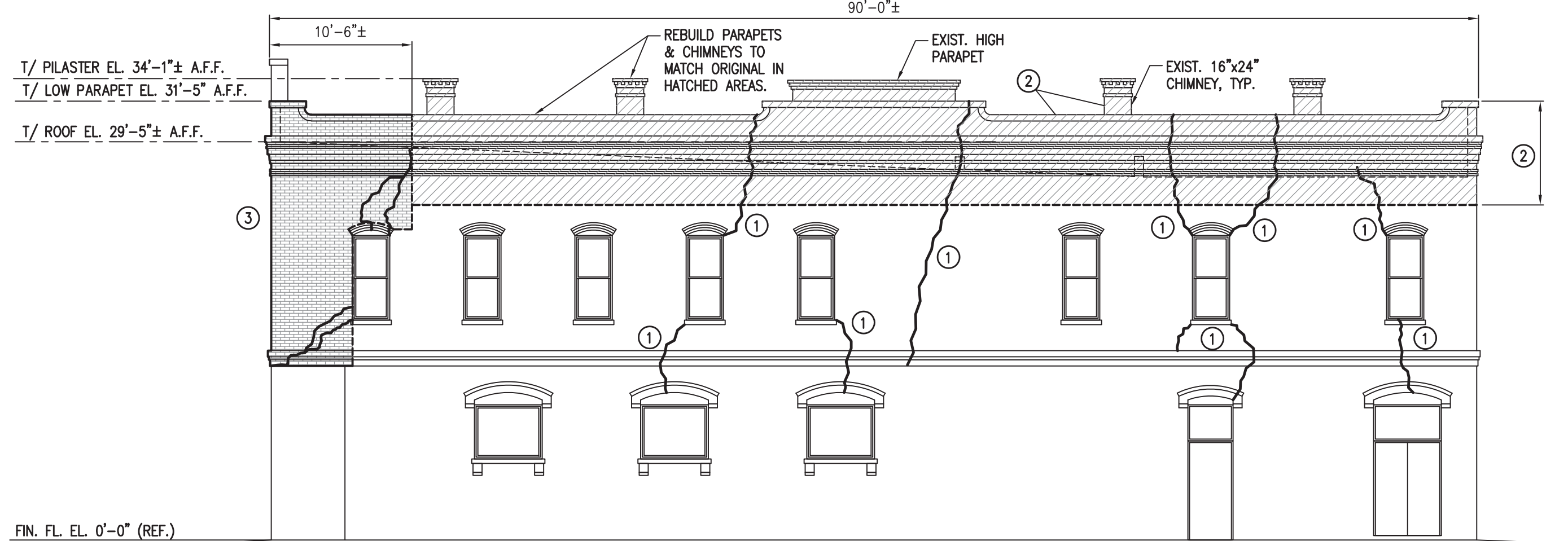
DEMO & SHORING PLAN
SCALE: 1/8" = 1'-0"



PARAPET REPAIR PLAN @ ROOF
SCALE: 1/8" = 1'-0"



NORTH ELEVATION VIEW
SCALE: 1/8" = 1'-0"



WEST ELEVATION VIEW
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

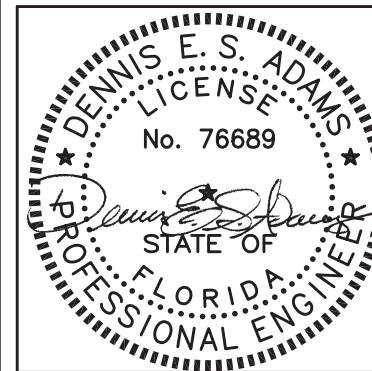
- IT IS THE INTENT OF THE ENGINEER THAT THIS WORK BE IN ACCORDANCE WITH ALL REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION & OCCUPANCY.
- ALL DIMENSIONS & ELEVATIONS INDICATED ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE PRIOR TO COMMENCING WORK. REPORT ALL DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
- ALL NEW WORK SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE FLORIDA BUILDING CODE, 8TH EDITION.

Dennis Adams
Digitally signed by Dennis Adams
Date: 2024.03.08 12:13:57 -05'00'

PI-Tech

PI-TECH, INC.
STRUCTURAL ENGINEERING
CONSULTANTS
CA C.O.A. #PET003000
FL C.O.A. #29606

P.O. BOX 15268
FERNANDINA BEACH, FL 32035
(P)904.556.7087
(F)478.743.5640
www.pi-techinc.com



DENNIS E. S. ADAMS, P.E., S.E.
FL LICENSE #76689
GA LICENSE #SE000255

REVISION	
1	11/15/23 AS NOTED
2	3/8/24 AS NOTED

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STARK BUILDING STRUCTURAL REPAIRS
202 CENTRE STREET
FERNANDINA BEACH, FL
FOR SOUND POINT INVESTMENT PARTNERS

PROJECT NO.
XXX

SHEET TITLE
GENERAL NOTES

DATE
MARCH 8, 2024

DRAWN BY
DESA

CHECKED BY
DESA

SHEET NUMBER

S-1

PLAN & ELEVATION REPAIR NOTES:

- PERFORM REPAIR OF CRACKS IN MULTI-WYTHE MASONRY WALL. BELOW ROOF LEVEL, REMOVE & REPLACE DAMAGED BRICK UNITS, REPOINT MORTAR BEDS USING A COMPATIBLE MORTAR & STITCH CRACKS USING HELICAL DOWELS.
- PERFORM REPAIR OF PARAPETS & WALLS ABOVE ROOF LEVEL AS FOLLOWS:
 - DEMO EXISTING PARAPETS & CHIMNEYS ABOVE ROOF LEVEL FOR FULL LENGTH OF NORTH & WEST WALLS.
 - REBUILD PARAPETS & WALLS USING REINFORCED MASONRY PER DETAILS ON S-2 THRU S-4.
 - REBUILD CHIMNEYS USING STUCCO OVER WOOD STUD FRAMING PER DETAILS ON S-2.
- REPAIR DESTABILIZED PORTION OF NORTHWEST CORNER BY REMOVING & REBUILDING INDICATED SECTION OF MASONRY WALL FROM TOP OF 2ND FLOOR TO PARAPET. REBUILD WALL USING CMU PER DETAILS ON S2-S4.

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STARK BUILDING STRUCTURAL REPAIRS
202 CENTRE STREET
FERNANDINA BEACH, FL
For
SOUND POINT INVESTMENT PARTNERS

PROJECT NO.
xxx

SHEET TITLE
SECTIONS &
DETAILS

DATE
MARCH 8, 2024

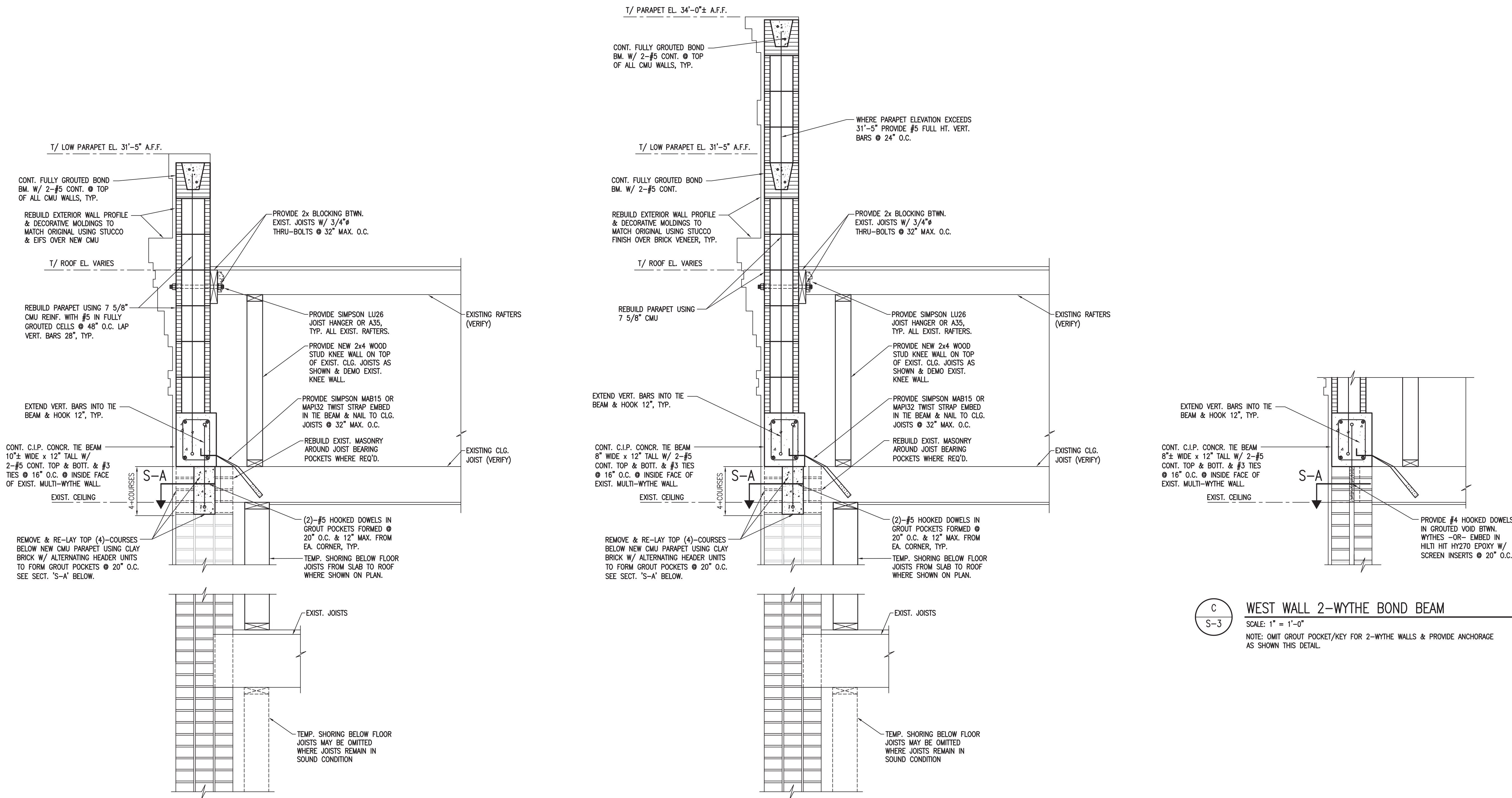
DRAWN BY
JDW

CHECKED BY
DESA

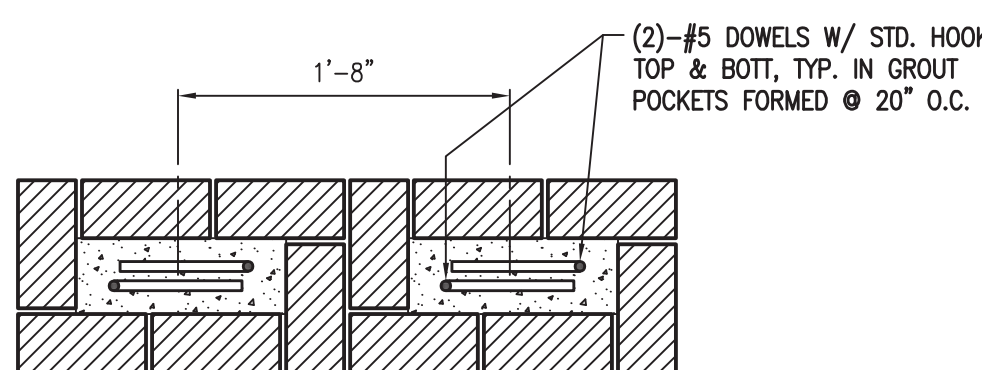
SHEET NUMBER

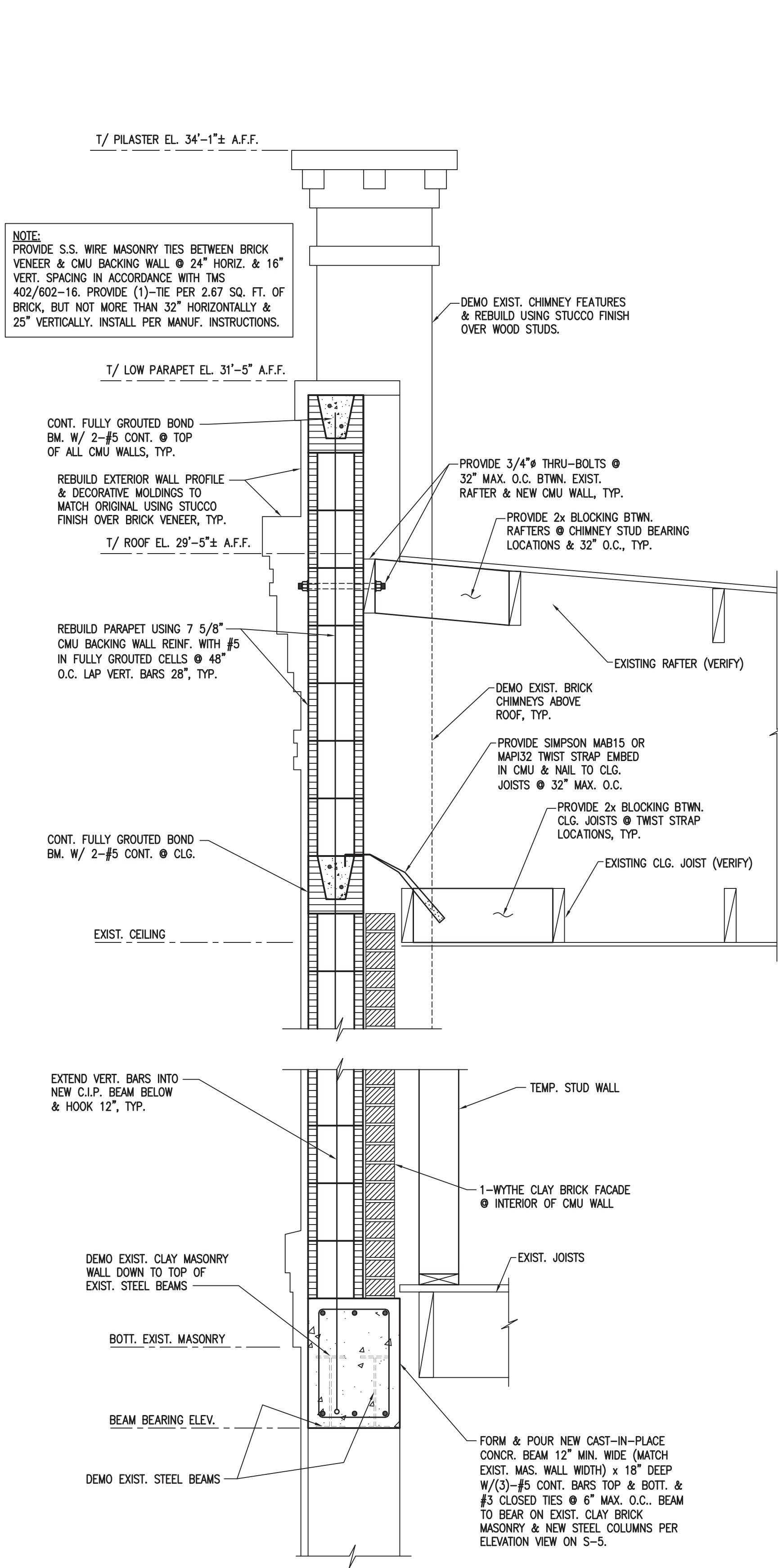
S-3

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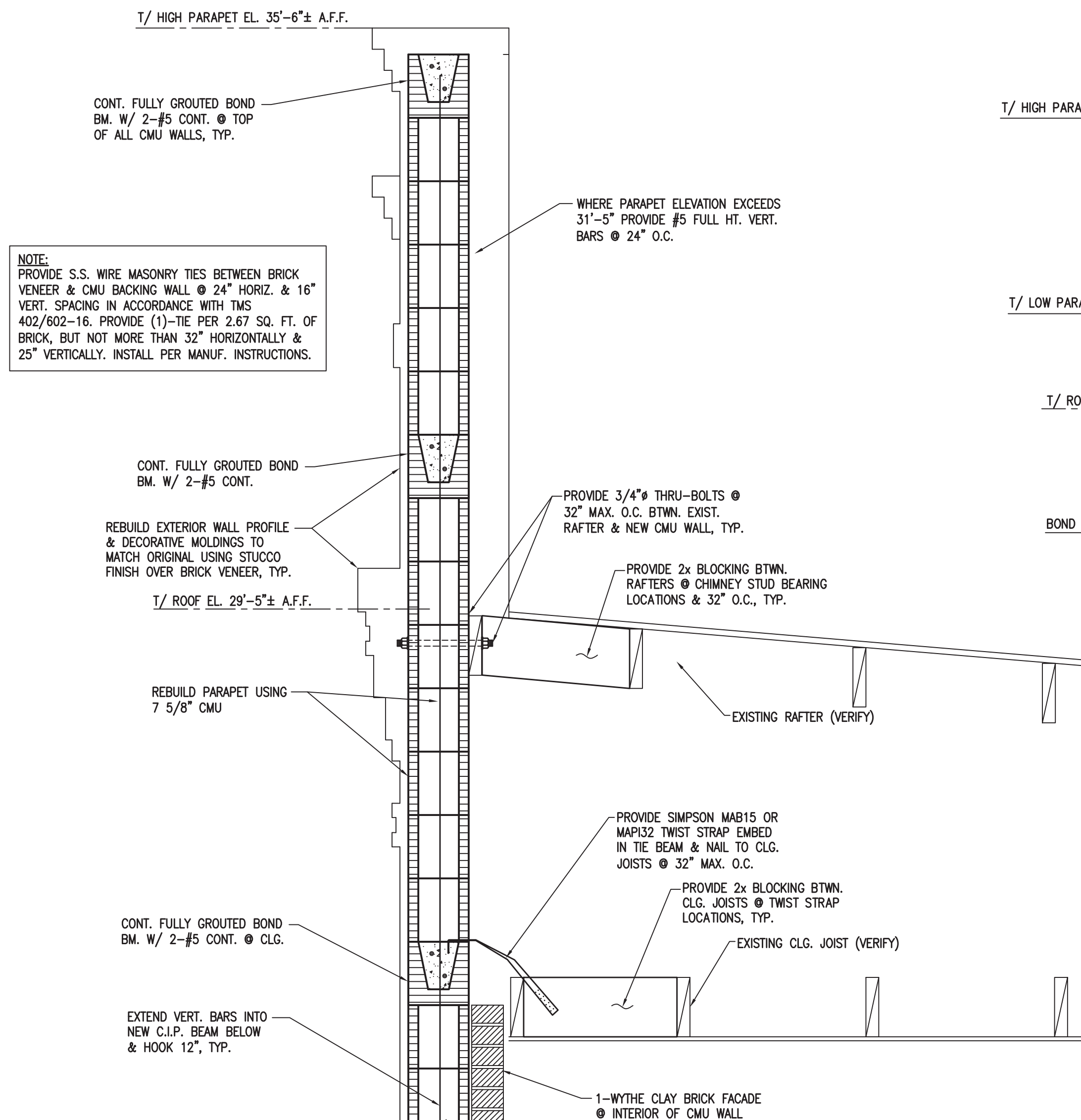
A
WEST WALL PARAPET REBUILD
SCALE: 1" = 1'-0"
NOTE: SEE GENERAL REPAIR DETAILS ON S-4 FOR ADDITIONAL REQUIREMENTS.





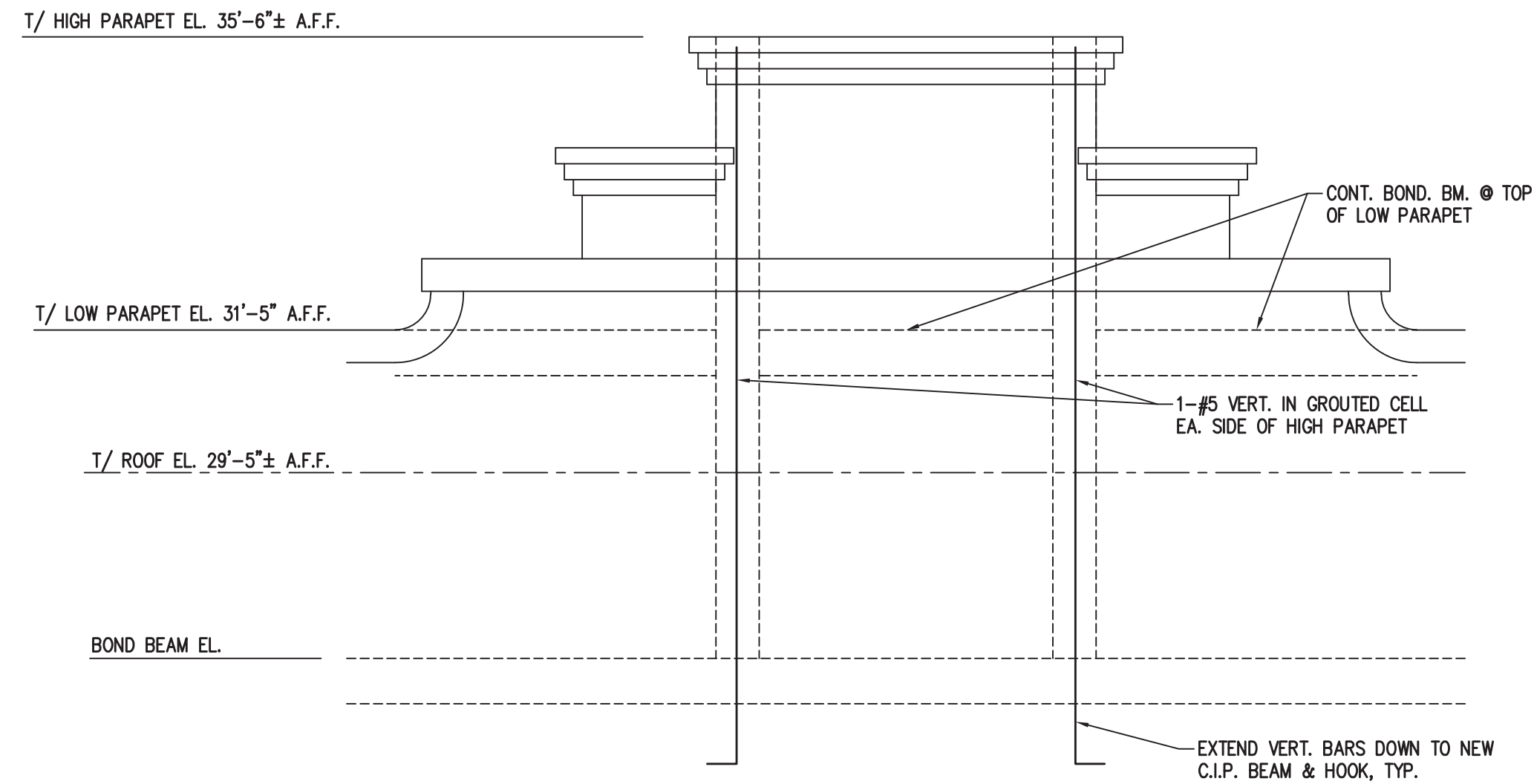
A
S-2

NORTH WALL PARAPET REBUILD
SCALE: 1" = 1'-0"
NOTE: SEE GENERAL REPAIR DETAILS ON S-4 FOR ADDITIONAL REQUIREMENTS.



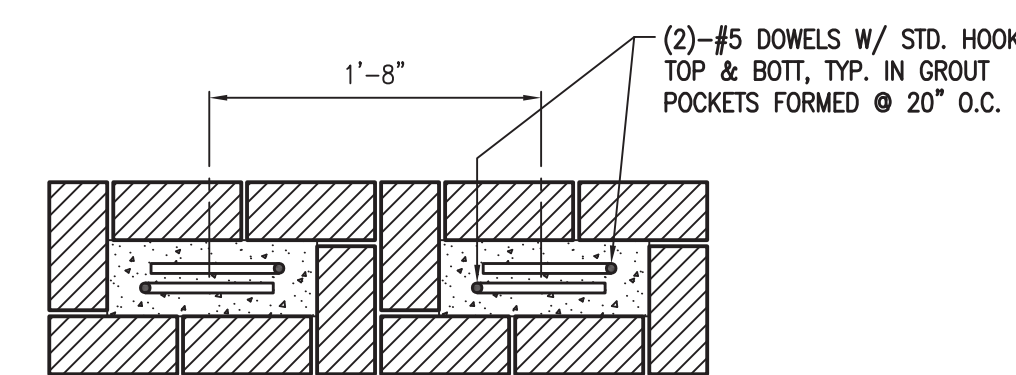
B
S-2

NORTH WALL PARAPET REBUILD
SCALE: 1" = 1'-0"
NOTE: SEE GENERAL REPAIR DETAILS ON S-4 FOR ADDITIONAL REQUIREMENTS.

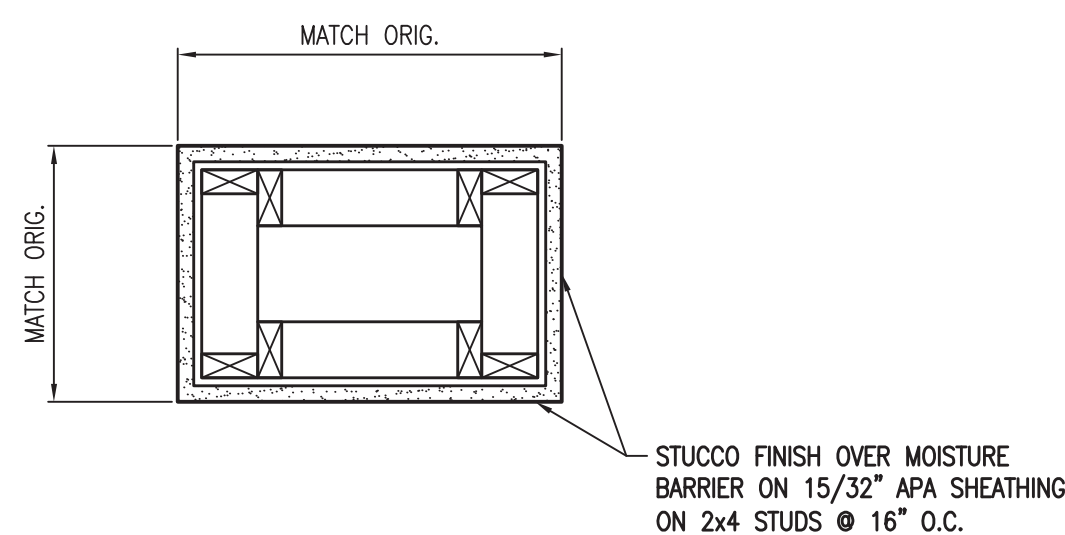


C
S-4

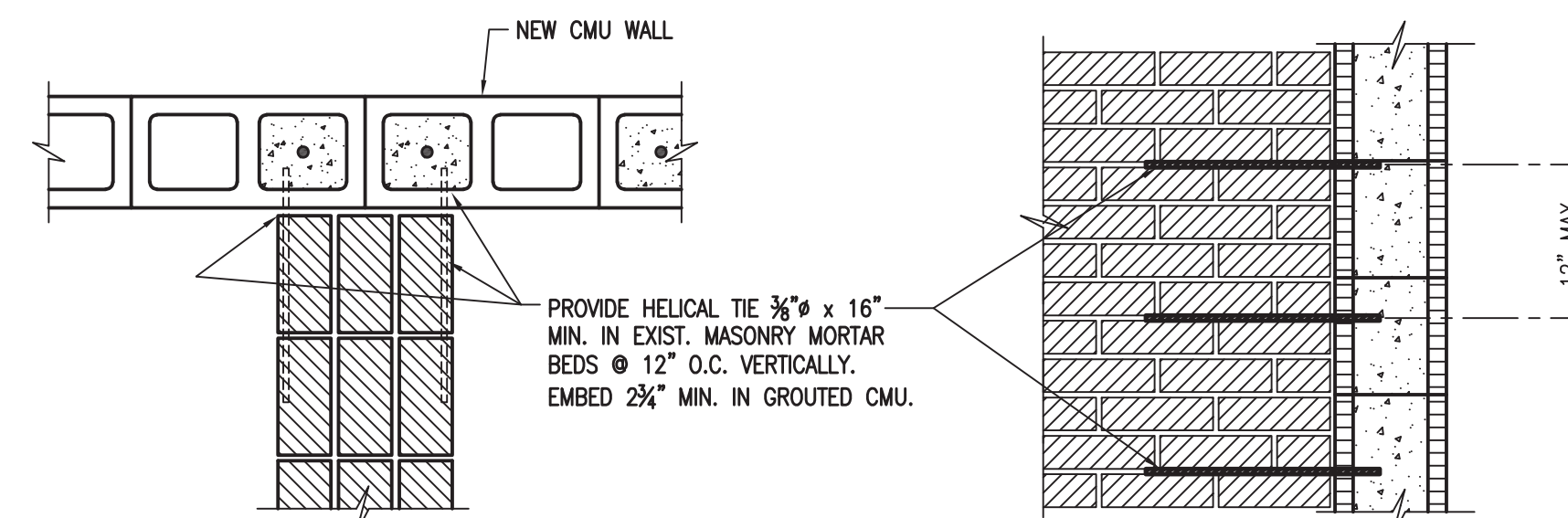
NORTH WALL PARAPET ELEVATION VIEW
SCALE: NONE
NOTE: WEST WALL PARAPET SIMILAR.



S-A: TYPICAL BRICK REBUILD & GROUT POCKETS
SCALE: 1" = 1'-0"
NOTE: GROUT POCKETS/KEY TO BE PROVIDED AT 20" O.C. IN ALL NEW PARAPET SECTIONS.



TYPICAL CHIMNEY COLUMN
SCALE: 1" = 1'-0"



D
S-4

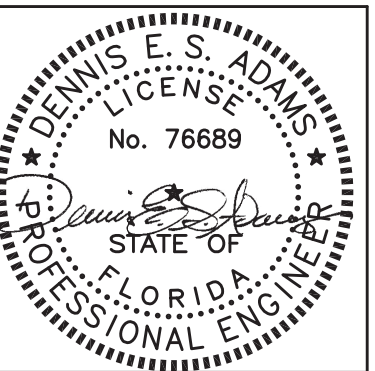
ANCHOR TO EXISTING MULTI-WYTHE MASONRY
SCALE: NONE

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PI-TECH, INC.
STRUCTURAL ENGINEERING
CONSULTANTS
CA C.O.A. #PETO03000
FL C.O.A. #29606

P.O. BOX 15268
FERNANDINA BEACH, FL 32035
(904) 556-7087
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REVISION	
1	3/8/24 AS NOTED

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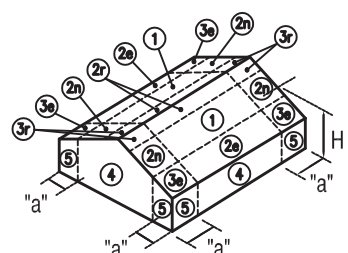
STARK BUILDING STRUCTURAL REPAIRS
202 CENTRE STREET
FERNANDINA BEACH, FL
For SOUND POINT INVESTMENT PARTNERS

PROJECT NO. xxx
SHEET TITLE SECTIONS & DETAILS
DATE MARCH 8, 2024
DRAWN BY JDW
CHECKED BY DESA
SHEET NUMBER S-2

GENERAL NOTES

- DESIGN LOADS
 - ROOF DEAD (PITCH)..... 25 PSF
 - ROOF LIVE (LL)..... 20 PSF
 - FLOOR LIVE 50 PSF
- DESIGN WIND LOADS (ASCE 7-22)
 - BASIC WIND SPEED (V_{50})..... 130 MPH
 - BASIC WIND SPEED (V_{100})..... 101 MPH
 - RISK CATEGORY..... II
 - WIND EXPOSURE CATEGORY "C"
 - INTERNAL PRESSURE COEFFICIENT..... *GC* = ± 0.18
 - COMPONENTS & CLADDING DESIGN WIND PRESSURES (ASD):

	ZONE	A = EFFECTIVE WIND AREA (FT ²)			
		A=10	A=20	A=50	A=100
WALLS	CORNER	+22 -30	+21 -28	+20 -25	+19 -23
	OTHER	+22 -24	+21 -23	+20 -22	+19 -21
ROOF: 7' TO 20'	3r	+16 -71	+14 -61	+12 -47	+12 -37
	2r, 2r, 3e	+16 -60	+14 -51	+12 -41	+12 -32
	1, 2e	+16 -41	+14 -31	+12 -25	+12 -13
PARAPETS 0' TO 7'	CORNER (3,5)	+155 -114	+97 -108	+89 -84	+86 -84
	OTHER (2,4)	+118 -92	+108 -88	+95 -87	+86 -79



ALL PRESSURES ARE INTENDED TO BE APPLIED AND INTERPRETED IN STRICT ACCORDANCE WITH ASCE 7-2.
FOR THE PURPOSES OF APPLYING THESE LOADS IN ACCORDANCE WITH COMPONENTS & CLADDING FIGURES IN ASCE 7-22, $g=3$ FT.

- SEISMIC DESIGN
 - SEISMIC IMPORTANCE FACTOR..... $I = 1.0$
 - MAPPED SPECTRAL RESPONSE ACCELERATIONS.....
 $S_1 = 0.162$
 $S_2 = 0.078$
 - SITE CLASS "D" ASSUMED
 - SPECTRAL RESPONSE COEFFICIENTS.....
 $S_{m1} = 0.172$
 $S_{m2} = 0.124$
 - SEISMIC DESIGN CATEGORY "B"
 - BASIC LATERAL FORCE RESISTING SYSTEM: ORDINARY REINF. MASONRY SHEAR WALLS.
 - DESIGN BASE SHEAR..... $V =$ KIPS
 - SEISMIC RESPONSE COEFFICIENT $C_s = 0.025$
 - RESPONSE MODIFICATION FACTOR $R = 7$
 - ANALYSIS PROCEDURE USED: EQUIVALENT LATERAL FORCE PROCEDURE FOR SEISMIC DESIGN OF BUILDINGS
- SNOW LOADS
 - GROUND SNOW LOAD..... *P_s* = 0 PSF
- CODES
 - FLORIDA BUILDING CODE, 8TH EDITION
 - ASCE 7-22 DESIGN LOADS FOR BUILDINGS
 - ASCE 24-14 FLOOD RESISTANT DESIGN
 - REINFORCED CONCRETE: ACI 318-19
 - ALL STEEL WORK SHALL COMPLY WITH APPLICABLE STANDARDS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION, INCLUDING THE SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, LATEST EDITION AND THE AMERICAN WELDING SOCIETY'S STRUCTURAL WELDING CODE, AWS D1.1-LATEST EDITION.
 - CONCRETE MASONRY: TMS 402-16 & TMS 602-16
- PROVIDE TEMPORARY BRACING OF STRUCTURAL FRAMING UNTIL ALL PERMANENT BRACING, SHEAR WALLS, MOMENT CONNECTIONS, AND FLOOR AND ROOF DIAPHRAGMS ARE COMPLETELY INSTALLED. THE STRUCTURAL ELEMENTS ARE UNSTABLE UNTIL THE STRUCTURE IS COMPLETED IN ACCORDANCE WITH THE PLANS.

REINFORCED C.M.U. GENERAL NOTES

- ALL MASONRY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF TMS 602-16 ("SPECIFICATION FOR MASONRY STRUCTURES"). ALL SUPERVISORY PERSONNEL HAVING CONNECTION WITH THE MASONRY WORK SHALL CERTIFY THAT THEY HAVE FAMILIARIZED THEMSELVES WITH THESE PUBLICATIONS.
- BLOCK SHALL BE LAID IN RUNNING BOND, EXCEPTIONS NOTED. SEE ARCH. DRAWINGS.
- ALL FACE SHELLS OF BLOCKS SHALL BE COMPLETELY MORTARED IN BED JOINTS; HEAD JOINTS SHALL BE COMPLETELY MORTARED VERTICALLY FOR SAME WIDTH AS BED JOINTS. WHERE CELLS ARE TO BE FILLED WITH GROUT, FACE AND WEB SHELLS SHALL BE COMPLETELY MORTARED EXCEPT WHERE ADJACENT CELLS ARE TO BE FILLED. WHERE ADJACENT CELLS ARE TO BE FILLED, THE WEBS COMMON TO BOTH CELLS NEED NOT BE MORTARED.
- CONCRETE MASONRY UNITS SHALL COMPLY WITH ASTM C 90, NORMAL WEIGHT. UNIT COMPRESSIVE STRENGTH SHALL BE 2000 PSI, MINIMUM. MANUFACTURER SHALL PROVIDE A WRITTEN CERTIFICATION OF THE UNIT COMPRESSIVE STRENGTH WHICH SHALL BE SAMPLED AND TESTED IN ACCORDANCE WITH ASTM C140.
- ALL BLOCK WORK BELOW THE FINISHED FLOOR ELEVATION SHALL BE LAID USING TYPE M MORTAR. ALL BLOCK WORK ABOVE THE FINISHED FLOOR ELEVATION SHALL BE LAID USING TYPE S OR TYPE M MORTAR. MORTAR SHALL COMPLY WITH ASTM C 270-14c.
- ASSUMED F'_m FOR EXTERIOR WALLS = 2000 PSI @ 28 DAYS.
- ASSUMED F'_m FOR INTERIOR WALLS = 2000 PSI @ 28 DAYS.
- PROVIDE CONT. HORIZONTAL REINFORCING AT 16" MAX. O.C. VERTICALLY. HORIZONTAL REINFORCING SHALL BE W1.7 (9 GA. x 9 GA.) TRUSS-TYPE JOINT REINFORCING. HORIZONTAL JOINT REINFORCING SHALL COMPLY WITH ASTM A951-16 AND SHALL BE HOT DIP GALVANIZED PER ASTM A153-16. LAP SPlice ALL JOINT REINFORCING IN ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS. USE PREFABRICATED SECTIONS AT INTERSECTIONS AND CORNERS. ~~DO NOT CUT OR BEND.~~
- ALL CELLS AND VOIDS NOTED AS FILLED SHALL BE FILLED SOLID WITH GROUT CONFORMING TO ASTM C476-10. COARSE AGGREGATE SHALL NOT EXCEED 3/8" IN DIMENSION.
- VERTICAL WALL REINFORCING WILL BE REQUIRED AS SHOWN ON PLANS AND IN DETAILS. LAP SPlice 48 BAR DIAMETERS.
- PROVIDE A CONTINUOUS GROUT FILLED BOND BEAM (WITH 2-CONTINUOUS #5'S) AT 4'-0" MAXIMUM ON CENTER VERTICALLY IN ALL STACK BOND 7 5/8" REINFORCED MASONRY.
- PROVIDE A CONTINUOUS GROUT FILLED BOND BEAM (WITH 2-CONTINUOUS #5'S) AT 8'-0" MAXIMUM ON CENTER VERTICALLY IN ALL OTHER 7 5/8" REINFORCED MASONRY WALLS.
- PROVIDE A CONTINUOUS GROUT FILLED BOND BEAM (WITH 2-CONTINUOUS #6'S) AT 4'-0" MAXIMUM ON CENTER VERTICALLY IN ALL STACK BOND 11 5/8" REINFORCED MASONRY WALLS.
- PROVIDE A CONTINUOUS GROUT FILLED BOND BEAM (WITH 2-CONTINUOUS #6'S) AT 8'-0" MAXIMUM ON CENTER VERTICALLY IN ALL RUNNING BOND 11 5/8" REINFORCED MASONRY WALLS.
- ALL PARAPETS SHALL BE LAID USING RUNNING BOND.
- PROVIDE A CONTINUOUS GROUT FILLED BOND BEAM (WITH 2-CONTINUOUS #5'S) AT THE TOPS OF ALL 7 5/8" MAS. WALLS.
- PROVIDE A CONTINUOUS GROUT FILLED BOND BEAM (WITH 2-CONTINUOUS #6'S) AT THE TOPS OF ALL 11 5/8" MAS. WALLS.
- PROVIDE KNOCK-OUT BLOCKS FOR BOND BEAMS WHERE SHOWN OR NOTED. PROVIDE U-BLOCKS FOR BOND BEAMS IN ALL OTHER WALLS.
- PROVIDE A MIN. OF 1-#5 IN FULLY GROUTED CELLS EA. SIDE OF ALL OPENINGS IN 7 5/8" C.M.U. WALLS. PROVIDE #5 DOWELS WITH 8" HOOKS FROM FOOTINGS. LAP SPICES TO BE 48 BAR DIAMETERS MINIMUM, TYP. IN INTERIOR AND EXTERIOR C.M.U. WALLS. PROVIDE 1-#5 IN EACH OF 3 FULLY GROUTED CELLS AT ALL CORNERS AND INTERSECTIONS OF 7 5/8" MAS. UNITS.
- PROVIDE A MIN. OF 1-#6 IN FULLY GROUTED CELLS EA. SIDE OF ALL OPENINGS IN 11 5/8" C.M.U. WALLS. PROVIDE #6 DOWELS WITH 8" HOOKS FROM FOOTINGS. LAP SPICES TO BE 48 BAR DIAMETERS MINIMUM, TYP. IN INTERIOR AND EXTERIOR C.M.U. WALLS. PROVIDE 1-#6 IN EACH OF 3 FULLY GROUTED CELLS AT ALL CORNERS AND INTERSECTIONS OF 11 5/8" MAS. UNITS.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE SHORING FOR WALLS DURING CONSTRUCTION.

REINFORCED CONCRETE GENERAL NOTES

- ALL CONCRETE WORK SHALL CONFORM TO ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS". DESIGN IS BASED ON ACI 318-19, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE."
- UNLESS NOTED OTHERWISE, ALL CONCRETE FOR SLABS ON GRADE, FOOTINGS, PIERS & COLUMNS SHALL BE NORMAL WEIGHT AND OBTAIN A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI.
- SUBMIT CONCRETE MIX DESIGNS FOR REVIEW, IN ACCORDANCE WITH ACI 318-19, TO THE ENGINEER AND TESTING AGENCY.
- THE PROPOSED MATERIALS AND MIX DESIGN SHALL BE FULLY DOCUMENTED AND REVIEWED. RESPONSIBILITY FOR OBTAINING THE REQUIRED DESIGN STRENGTH IS THE CONTRACTOR'S.
- CONTRACTOR SHALL RETAIN AN INDEPENDENT TESTING AGENCY TO PERFORM TESTING & SUBMIT REPORTS AS OUTLINED BELOW.
- USE OF CALCIUM CHLORIDE, CHLORIDE IONS, OR OTHER SALTS IN CONCRETE IS NOT PERMITTED.
- CEMENT SHALL CONFORM TO ASTM C150, TYPE I OR II.
- AGGREGATES SHALL CONFORM TO ASTM C33 #57 MAX. SIZE.
- CONCRETE SLUMP RANGE: 4" MIN. - 6" MAX.
- THE AIR CONTENT AT THE POINT OF PLACEMENT SHALL BE PER ACI 318 TABLE 4.4.1 FOR F1 MODERATE EXPOSURE.
- THE TESTING AGENCY SHALL SAMPLE AND TEST EACH 100 CU. YARDS OR FRACTION THEREOF OF EACH CLASS OF CONCRETE PLACED EACH DAY. SAMPLE CONCRETE IN ACCORDANCE WITH ASTM C172. PERFORM THE FOLLOWING TESTS IN ACCORDANCE WITH THE INDICATED STANDARD:

SLUMP: ASTM C143

AIR CONTENT: ASTM C231 (NORMAL WEIGHT CONCRETE)
ASTM C173 (LIGHT WEIGHT CONCRETE)

COMPRESSIVE STRENGTH: ASTM C39, WITH ONE CYLINDER AT 7 DAYS, 2 CYLINDERS AT 28 DAYS, AND ONE SPECIMEN HELD IN RESERVE.

CONCRETE TEMPERATURE: ASTM C1064

UNIT WEIGHT: ASTM C687
- HORIZONTAL CONSTRUCTION JOINTS ARE PERMITTED ONLY WHERE INDICATED. THE LOCATION OF VERTICAL CONSTRUCTION JOINTS SHALL BE APPROVED BY THE ENGINEER. CONSTRUCTION JOINTS SHALL BE THOROUGHLY ROUGHENED BY MECHANICAL MEANS, CLEANED, AND CAULKED.
- REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, UNLESS NOTED OTHERWISE.
- TIE ALL REINFORCING STEEL AND EMBEDMENTS SECURELY IN PLACE PRIOR TO PLACING CONCRETE. PROVIDE SUFFICIENT SUPPORTS TO MAINTAIN THE POSITION OF REINFORCEMENT WITHIN SPECIFIED TOLERANCES DURING ALL CONSTRUCTION ACTIVITIES. "STICKING" DOWELS INTO WET CONCRETE IS NOT PERMITTED.
- REINFORCING STEEL SHALL HAVE THE FOLLOWING CONCRETE COVER UNLESS NOTED OTHERWISE:

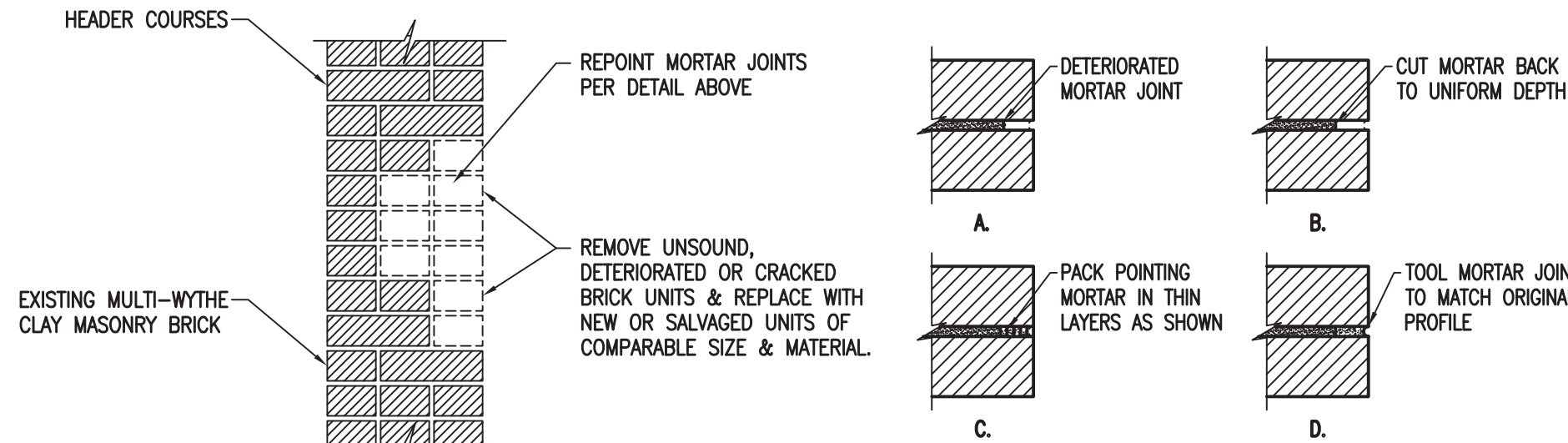
CONCRETE CAST AGAINST EARTH (NOT FORMED): 3"

FORMED CONCRETE EXPOSED TO EARTH OR WEATHER
#6 BARS THROUGH #12 BARS 2"
#5 BARS AND SMALLER 2"

CONCRETE, NOT EXPOSED TO EARTH OR WEATHER
SLABS AND WALLS 2"
- DO NOT WELD OR TACK WELD REINFORCING STEEL UNLESS APPROVED OR DIRECTED BY THE STRUCTURAL ENGINEER.
- DESIGN OF ADEQUATE SHORING FOR FORMWORK IS THE RESPONSIBILITY OF THE CONTRACTOR.
- LEAVE ALL FORMS & SHORING FOR CONCRETE IN PLACE A MINIMUM OF 14 DAYS, OR UNTIL TESTING SHOWS CONCRETE HAS REACHED 100% OF DESIGN COMPRESSIVE STRENGTH.
- ADHESIVE ANCHORS SHALL BE INSTALLED ACCORDING TO MANUFACTURER SPECIFICATIONS.

STRUCTURAL WOOD NOTES

- ALL WOOD FRAMING SHALL BE INSTALLED PER FLORIDA BUILDING CODE, 8TH ED. & NATIONAL DESIGN SPECIFICATION, LATEST ED.
- ALL DIMENSION LUMBER, INCLUDING WALL STUDS AND JOISTS, USED IN CONSTRUCTION TO BE SOUTHERN YELLOW PINE (SYP) NO. 2 OR BETTER, 19% MAX. KILN-DRIED, U.N.O.
- LAMINATED VENEER LUMBER (LVL) SHALL BE MICROLAM LVL 2.0E BY WEYERHAEUSER, OR APPROVED EQUAL, WITH THE FOLLOWING MINIMUM PROPERTIES:
 $F_x = 2600$ PSI $F_y = 285$ PSI $E_x = 750$ PSI
 $E = 2.0 \times 10^6$ PSI $E_y = 2510$ PSI
- GLULAM BEAMS SHALL BE PRESSURE TREATED SOUTHERN YELLOW PINE GRADE 24F-V5 WITH MINIMUM PROPERTIES AS FOLLOWS:
 $F_x = 2400$ PSI $F_y = 300$ PSI $E_x = 740$ PSI $E = 1.9 \times 10^6$ PSI
- WOOD FRAMED CONNECTIONS SHALL BE MADE USING APPROPRIATE JOIST HANGERS, UNLESS NOTED OTHERWISE.
- 2-PLY DIMENSION LUMBER BEAMS/HEADERS SHALL BE JOINED USING 2-ROWS OF 12d NAILS SPACED @ 12" O.C., U.N.O. 3-PLY & LARGER DIMENSION LUMBER & ALL MULTI-PLY LVL BEAMS SHALL BE JOINED USING (2)-ROWS OF 1/2" THRU-BOLTS SPACED @ 24" O.C., OR AS RECOMMENDED BY MANUFACTURER.
- SEE PRE-ENGINEERED TRUSS NOTES FOR DESIGN REQUIREMENTS.
- PROVIDE CONTINUOUS PRESSURE-TREATED 2x SILL PLATE WITH 5/8" ANCHORS SPACED @ 24" MAX. O.C. IN ALL EXTERIOR WALLS, IN ALL LOAD-BEARING INTERIOR WALLS & SHEAR WALLS.
- PROVIDE CONTINUOUS SILL AT BOTTOM OF ALL WINDOW OPENINGS: SINGLE 2x SILL AT WINDOWS UP TO 4'-0" WIDE, DBL. 2x SILL UP TO 8'-0" WIDE & TRIPLE 2x SILL AT WINDOWS OVER 8'-0" WIDE.
- CONTINUOUS ANCHORAGE SHALL BE PROVIDED IN ALL EXTERIOR WALLS, SHEAR WALLS & INTERIOR LOAD-BEARING WALLS FROM THE ROOF FRAMING TO THE FOUNDATION USING ONE OF THE FOLLOWING METHODS:
 - COMPONENT ANCHORAGE - WIND RESISTANCE PROVIDED USING ALL OF THE FOLLOWING COMPONENTS:
 - HURRICANE TIES AT ALL RAFTERS/TRUSSES
 - FLOOR-TO-FLOOR STRAPPING AT ALL EXTERIOR WALLS ACROSS ELEVATED FLOORS @ 32" MAX. O.C.
 - STANDARD SILL PLATE ANCHORS AS SPECIFIED ABOVE
 - HOLD-DOWNS INSTALLED EA. SIDE OF ALL DOOR OPENINGS LARGER THAN 3'-2".
 - CABLE/ROD TIE-DOWN ANCHOR SYSTEM - WIND RESISTANCE PROVIDED BY INSTALLATION OF PROPRIETARY ANCHOR TIE-DOWN SYSTEM (SIMPSON STRONG-ROD, QUICK-TIE, OR EQUAL) TO INCLUDE:
 - HURRICANE TIES AT ALL RAFTERS/TRUSSES
 - WALL CAVITY TIE-DOWN ANCHORS INSTALLED CONTINUOUS FROM FOUNDATION TO ROOF BEARING PLATE IN ALL EXTERIOR WALLS, INTERIOR LOAD-BEARING WALLS & SHEAR WALLS AT 8'-0" MAX. O.C. & AT THE FOLLOWING LOCATIONS:
ENDS OF SHEAR WALL SECTIONS
EA. SIDE OF ALL OPENINGS EXCEEDING 5'-0" 12" MAX. FROM ALL CORNERS/INTERSECTIONS
 - STANDARD SILL PLATE ANCHORS AT THE SPACING INDICATED. SILL PLATE ANCHORS MAY BE OMITTED AT TIE-DOWN ANCHOR LOCATIONS, PROVIDED SILL PLATE ANCHOR SPACING IS NOT EXCEEDED.
- WALL SHEATHING SHALL BE 15/32" MINIMUM APA RATED CDX PLYWOOD OR OSB & SHALL BE CONTINUOUS FROM SILL PLATE TO RAFTER BEARING PLATE AT ALL EXTERIOR WALLS. SEE SCHEDULE & DETAILS FOR NAILING REQUIREMENTS.
- ROOF DECKING SHALL BE 19/32" MINIMUM APA RATED CDX PLYWOOD OR OSB. FLOOR DECKING SHALL BE 3/4" T&G PLYWOOD OR OSB.
- ALL WOOD CONNECTORS & FASTENERS (BOLTS, NAILS, SCREWS OR SPIKES) EXPOSED TO THE ELEMENTS ARE TO BE STAINLESS STEEL AND SHALL BE COMPATIBLE WITH SELECTED CONNECTORS. DO NOT MIX DISSIMILAR METALS. HOT-DIP GALVANIZED OR Z-MAX COATING MAY BE SUBSTITUTED UPON APPROVAL BY ENGINEER. ZINC-PLATED CONNECTORS & FASTENERS ARE PROHIBITED.

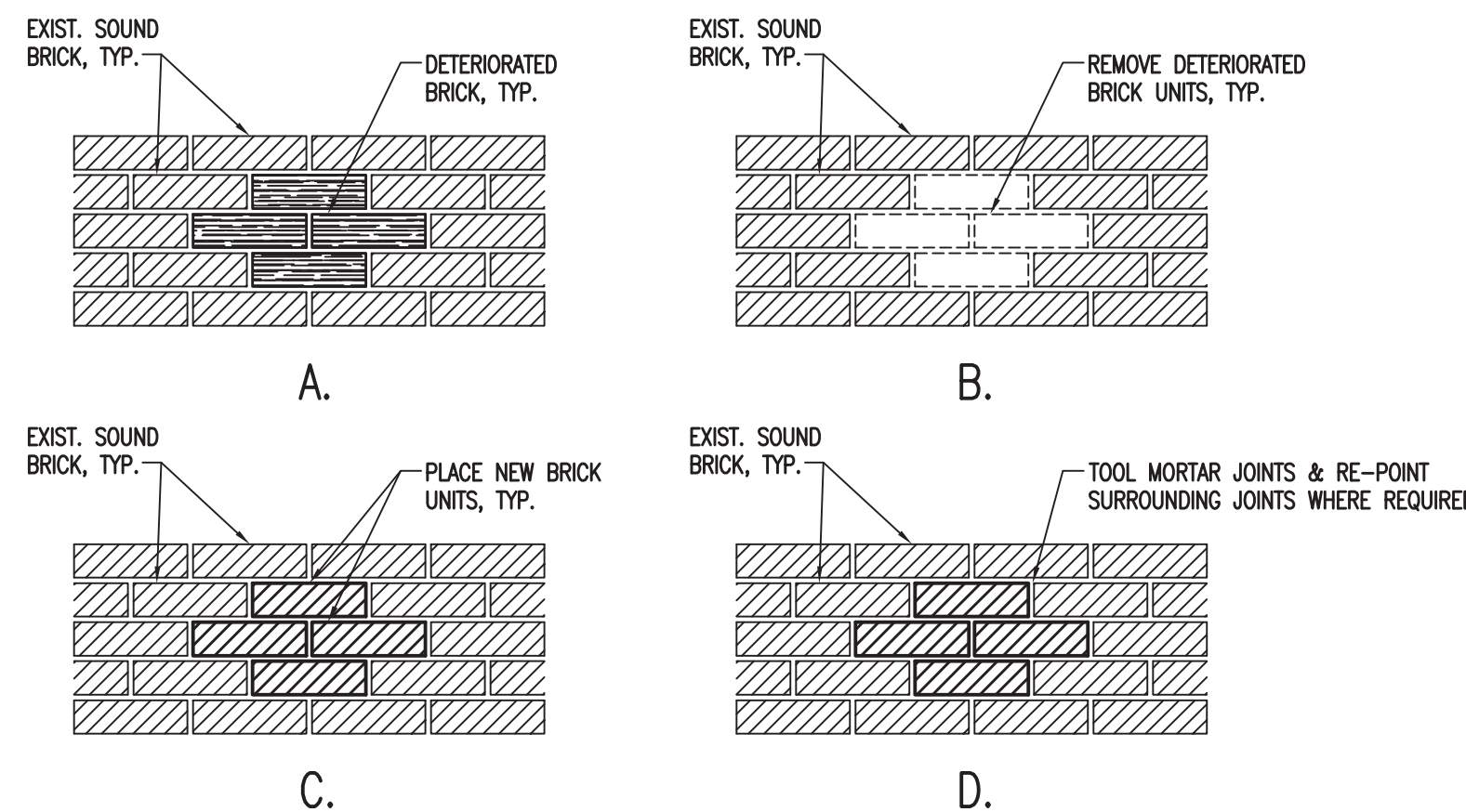


TYPICAL BRICK PIER REPAIR

SCALE: 1" = 1'-0"

TYPICAL BRICK REPOINT SEQUENCE

SCALE: NONE



TYPICAL BRICK REPAIR DETAILS

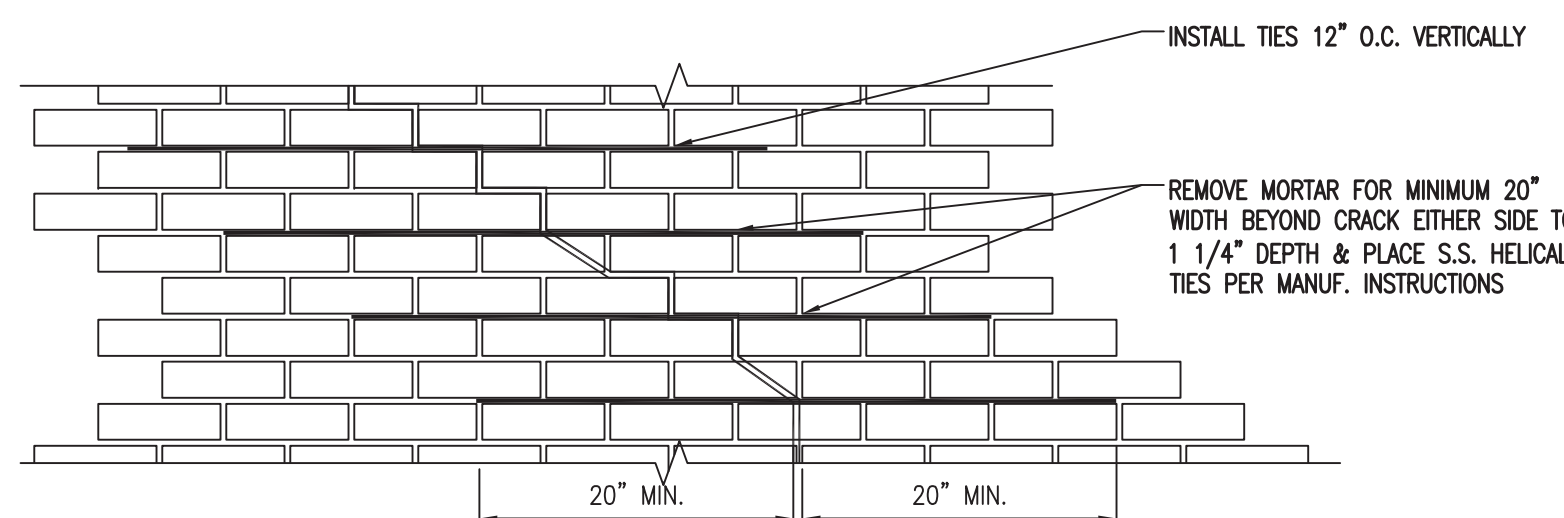
SCALE: NONE

MULTI-WYTHE MASONRY REPAIR SEQUENCE:

- IDENTIFY LOOSE, DETERIORATED OR UNSOUND BRICK UNITS & MORTAR JOINTS.
- REMOVE DETERIORATED BRICK UNITS AND SURROUNDING MORTAR.
- "BUTTER" ALL SIDES OF THE OPENING AND REPLACEMENT BROCK & INSERT NEW UNITS OF COMPATIBLE SIZE & MATERIALS INTO OPENING, TAPPING INTO PLACE UNTIL FLUSH WITH SURROUNDING MASONRY.
- TOOL THE NEW MORTAR JOINT TO MATCH THE ORIGINAL PROFILE. RE-POINT DETERIORATED MORTAR JOINTS PER SEQUENCE ABOVE.

NOTES:

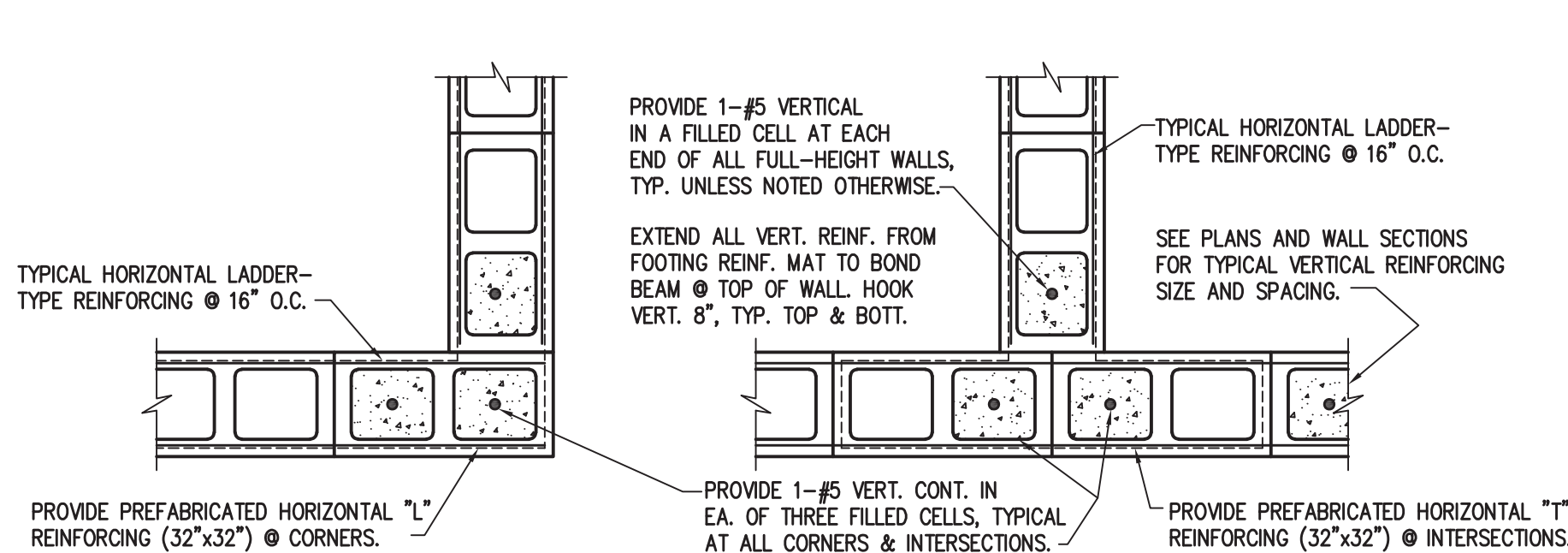
- REPAIR OF HISTORIC MASONRY SHALL BE PERFORMED ONLY BY A QUALIFIED REPAIR SPECIALIST WITH DEMONSTRATED EXPERIENCE IN THE REPAIR OF COMPARABLE HISTORIC MASONRY STRUCTURES.
- MORTAR USED IN REPAIR OF HISTORIC CLAY BRICK MASONRY SHALL BE MIXED USING MATERIALS OF PROVEN COMPATIBILITY WITH REMAINING EXISTING ELEMENTS. USE OF PORTLAND CEMENT IS PROHIBITED.
- REPLACEMENT CLAY BRICK UNITS ARE TO BE INSTALLED IN THE SAME CONFIGURATION AS THE ORIGINAL DAMAGED UNIT.



TYPICAL CRACK STITCHING DETAIL

SCALE: NONE

NOTE: HELICAL TIES SHOULD BE INSTALLED BOTH SIDES OF WALL FOR CRACKS THAT ARE VISIBLE THRU THE FULL WIDTH OF THE WALL.

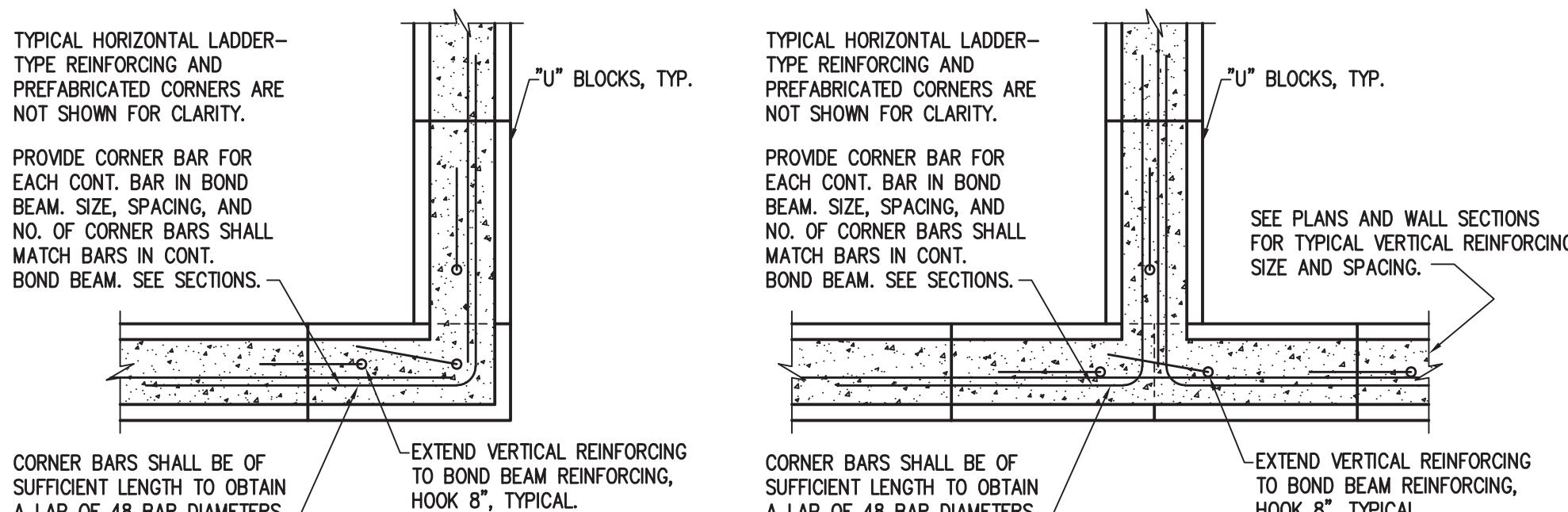


TYPICAL CORNER

TYPICAL INTERSECTION

C.M.U. PLAN DETAILS @ WALL INTERSECTIONS

SCALE: NONE



TYPICAL CORNER

TYPICAL INTERSECTION

C.M.U. PLAN DETAILS @ BOND BEAM INTERSECTIONS

SCALE: NONE

STEPPED BOND BEAM DETAIL

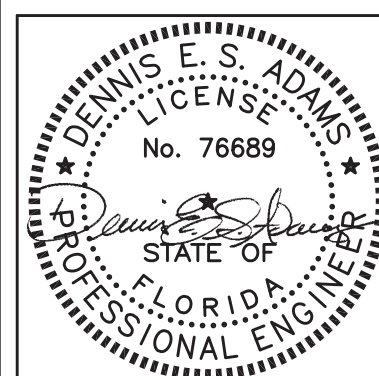
SCALE: NONE

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PI-Tech

PI-TECH, INC.
STRUCTURAL ENGINEERING
CONSULTANTS
CA C.O.A. #P07003000
FL C.O.A. #29606

P.O. BOX 15268
FERNANDINA BEACH, FL 32035
(904) 556-7087
(F) 478-743-5640
www.pi-techinc.com



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REVISION

1 3/8/24 AS NOTED

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STARK BUILDING STRUCTURAL REPAIRS

202 CENTRE STREET
FERNANDINA BEACH, FL

For

SOUND POINT INVESTMENT PARTNERS

PROJECT NO.

xxx

SHEET TITLE

GENERAL
NOTES

DATE

MARCH 8, 2024

DRAWN BY

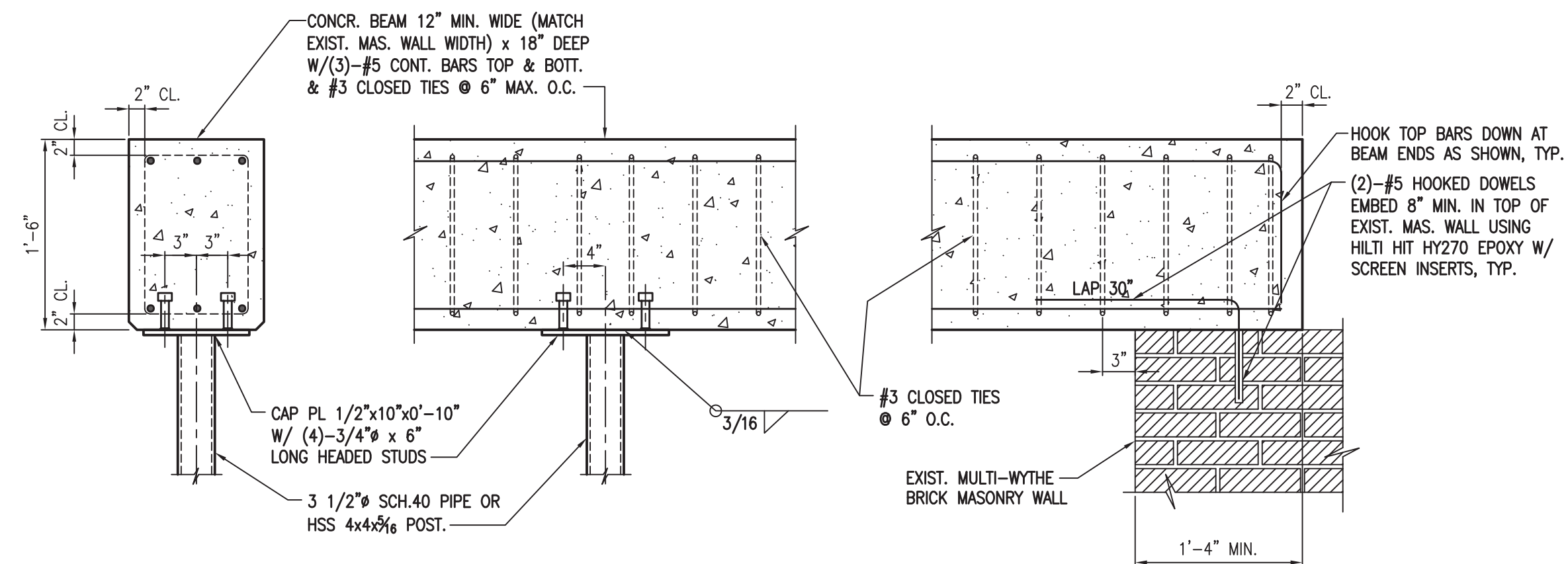
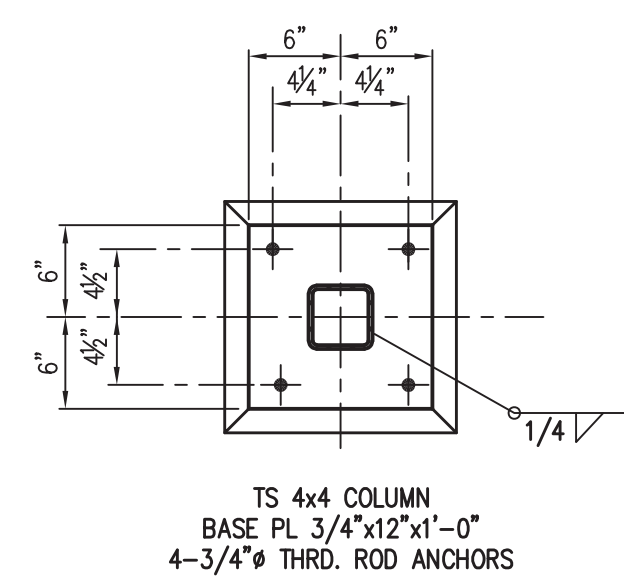
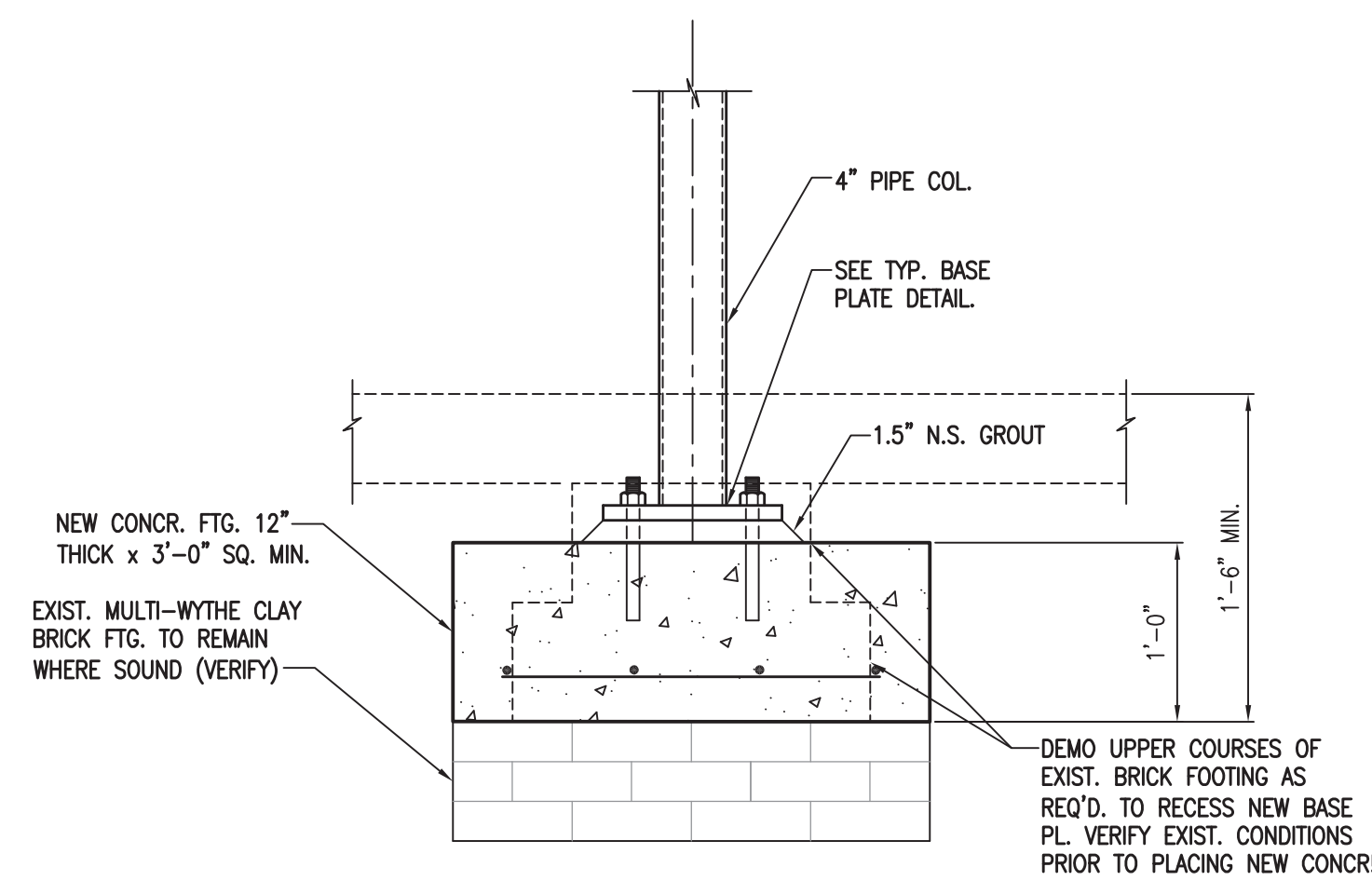
JDW

CHECKED BY

DESA

SHEET NUMBER

S-4



REVISION	
1	3/4/24 AS NOTED

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STARK BUILDING STRUCTURAL REPAIRS
202 CENTRE STREET
FERNANDINA BEACH, FL
FOR SOUND POINT INVESTMENT PARTNERS

PROJECT NO.
XXX

SHEET TITLE
**BEAM
REPLACEMENT
DETAILS**

DATE
MARCH 8, 2024

DRAWN BY
DESA

CHECKED BY
DESA

SHEET NUMBER

S-5











HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2024-0002 (FINAL)
MARCH 21, 2024

Owner/Applicant:	Cully Garner, agent for Elizabeth and Drew Rice
Property Address:	30 N 6 th Street
Parcel ID #	00-00-31-1800-0036-0040
Current zoning:	R-2
FLUM land use category:	Medium Density Residential
Existing uses on the site:	Single-Family Residential
FL Master Site File #	8NA00356
Year Built:	1887
Contributing Status:	Non-Contributing
Requested action:	Certificate of Approval (COA) to demolish a garage (1978), construct a retaining wall, install a new swimming pool and pool deck, and install fencing. (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:

- Demolish 1978 CMU block garage
- Construct retaining wall
- Add in-ground pool with pool decking
- Install Fencing

Existing Alachua Street Photos:



Requested Improvements with demolished block garage:



APPLICABLE GUIDELINES:

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

[DOWNTOWN HISTORIC DISTRICT GUIDELINES](#)

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

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

ANALYSIS:

The location of the pool is compliant with LDC Section 5.01.11 for setbacks. Impervious surface area remains at 46.8%. Material details are provided as part of the application. Staff recommends approval.

STAFF RECOMMENDATION:

Staff recommends:

FINAL Approval of HDC 2024-0002

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2024-0002 **with or without** conditions;

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

That HDC case 2024-0002, 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.

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #13164

Date Submitted: 1/30/2024

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*

Demolition

APPROVAL TYPE*

Board Approval: Final

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

Previously Approved Case

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

Yes

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

1/25/2024

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*

Downtown ▼

Site Address*

30 north 6 street

City*

Fernandina Beach

State*

Florida

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0036-0040

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Drew & Elizabeth

Last Name*

Rice

Mailing Address*

30 north 6 street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

404-277-2448

E-mail Address*

drice53@hotmail.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*

Cully

Last Name*

Garner

Company (if applicable)

NOCCA

Street Address

City

FERNANDINA BEACH

State

fl

Zip

32034

Telephone Number

904-468-2520

E-mail Address

CULLYGARNER5698@GMAIL.COM

Project Description*

Demolition of existing garage and construction of new retaining wall to level grade of yard. Construction of new swimming pool and pool deck. Land scapeing and new fencing. No changes to house will be done at this time.

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?

No

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

NO

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

NO

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?

NO

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

NO

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

NO

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

NO

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

YES

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

NO

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

NO

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

NO

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
		 (Name/Number)

DOORS

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

WINDOWS

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

ROOFING

Manufacturer	Product Description	Color
		 (Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
		 (Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
		 (Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
		 (Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
		 (Name/Number)

FENCING

Manufacturer	Product Description	Color
		 (Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
		 (Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
		 (Name/Number)

OTHER

Manufacturer	Product Description	Color
		 (Name/Number)

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

Upload 1

No...en

Upload 2

No...en

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*

Cully

Applicant Last Name*

Garner

Today's Date*

1/30/2024

 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.

SCOPE OF WORK

Name of Company: NOCCA CONTRACTING, LLC
Project Name: Rice Pool
Project Manager: Donald(Cully) Garner
Prepared by: Cully Garner
Date: 10/12/2023

The Scope of Work is the official description of the work that is to be completed during the contract. **The Scope of Work must be consistent with the project timeline.**

PROJECT BACKGROUND AND DESCRIPTION STATEMENT

Demo retaining wall and garage. Move wall approximately 25ft to the south. Add a swimming pool and parking areaper drawing

TASK LIST

Each task has been assigned a number for reference throughout the rest of this document and during the commission of the project.

Task No.	Task	Equipment & Services Needed	Equipment Delivery Date	Reporting Head
1	remove wall and gearge	excavatorand dumpsters		Cully Garner
2	build a new retining wall and swimming pool	Excavator, skid steer,and dump truck		Cully Garner
3	Add parking area and decking	Skid steer and dumpsters		Cully Garner
4	Decking around pool			Cully Garner

KEY PERSONNEL LIST

Task No.	Name of Key Personnel	Role / Title	Responsibilities
1,2,3,4	Cully Garner	Project Manager	supervice and managment

KEY CONTRACTORS AND SUBCONTRACTORS

Task No.	Name of Key Contractor	Role / Title	Responsibilities
Demolition And Construction Of Pool	Cully Garner	manager	Demolition of existing garage and retaining wall, load into dumpsters and remove. Remove bricks and concrete slab also load in dumpsters and remove from site.

KEY PARTNERS

Task No.	Name of Key Partner	Role / Title	Responsibilities
	Arron Sweatt	Contractor	Supervise

PROBLEM STATEMENT

demo garage and retaining wall

By signing below, I verify that I am a representative of the below identified entity and that I have the authority to bind such entity.

Project Approval & Signatures			
Project Name:	Rice Pool		
Project Manager:	Donald(Cully) Garner		
<i>The purpose of this document is to provide a vehicle for documenting the initial planning efforts for the project. It is used to reach a satisfactory level of mutual agreement among the Project Manager, Project Sponsors and Owners with respect to the objectives and scope of the project before significant resources are committed and expenses incurred.</i>			
<i>I have reviewed the information contained in this Project Scope Statement and agree:</i>			
Name	Title/Role	Signature	Date

Cully Garner

Project Manager

 10/14/2023

Cully Garner

Manager

Cully Garner

10/14/2023

Arron Sweatt

Contractor



**Subcontractor
List**
Revised
10/25/21

GENERAL/OWNER Drew Rice

DATE: 11/25/2023 **ADDRESS:** 30 North 6 street Fernandina Beach 32034

THIS FORM HAS TO BE COMPLETED BEFORE APPLYING FOR A PERMIT. PLEASE INCLUDE ALL INFORMATION THAT IS REQUESTED. A NEW FORM IS REQUIRED FOR EACH JOB. THIS FORM WILL BE KEPT ON FILE WITH THE PERMIT.

A SUBCONTRACTOR IS ANYONE WHO IS NOT ON THE HOURLY PAYROLL OF THE GENERAL CONTRACTOR. THE SUBCONTRACTOR HAS A SEPARATE CONTRACT FOR THE JOB HE/SHE PERFORMS. **ALL SUB-CONTRACTORS HAVE TO BE LICENSED WITH THE CITY OF FERNANDINA BEACH OR BE STATE-CERTIFIED IN THEIR TRADE.** IF YOU USE AN UNLICENSED SUB-CONTRACTOR YOU CAN BE FINED \$5000.00 BY THE STATE ATTORNEY'S OFFICE AND THE DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION.

IF YOU DON'T KNOW WHETHER SOMEONE IS LICENSED, PLEASE ASK; WE ARE HERE TO HELP.
CITY OF FERNANDINA BEACH 904-310-3135 DBPR 850-487-1395

TYPE OF CONSTRUCTION	SUBCONTRACTOR'S NAME AND ADDRESS	STATE/COUNTY LICENSE #	SUBCONTRACTOR'S PHONE NUMBER AND CONTACT PERSON
PLUMBING	C Will plumbing LLC	CFC 1431368	Charles Williams (904)831-7050
ELECTRICAL	Amelia Island Electric LLC	L19000079151	John Cooner (904)945-6276
HEAT & AIR			
GAS			
CONCRETE	Victory Steel LLC	L20000104295	Renee Garhart(904)716-5865
ROOFING			
TERMITE TREATMENT			
LANDSCAPING	Dreamscapes By Tray Inc	P19000035489	Tray Dennard (904)753-0330
FRAMING			
INSULATION			
DRYWALL			
PAINTING			
CARPENTRY			
SOLAR			
OTHER	5 Points Gunite	L19000157955	Chad Williams (904)415-4817

MAXIMUM BUILDING COVERAGE AND MAXIMUM IMPERVIOUS SURFACE COVERAGE CALCULATION SHEET

ALL PERMIT APPLICATIONS FOR BUILDING ADDITIONS, SHEDS AND ACCESSORY STRUCTURES MUST BE ACCOMPANIED BY A PLOT PLAN INDICATING ALL STRUCTURES AND IMPERVIOUS SURFACES THAT EXIST ON THE PROPERTY.

PLEASE COMPLETE THE FOLLOWING

A.	SQUARE FOOTAGE OF EXISTING HOUSE (footprint only)	<u>1,466</u>
B.	SQUARE FOOTAGE OF CARPORT/GARAGE	<u>NA</u>
C.	SQUARE FOOTAGE OF SHED OR DETACHED STRUCTURE	<u>NA</u>
D.	SQUARE FOOTAGE OF DECK OR COVERED PORCH	<u>223.88</u>
E.	SQUARE FOOTAGE OF PROPOSED ADDITION	<u>NA</u>
F.	TOTAL SQUARE FOOTAGE OF BUILDING COVERAGE (A + B + C + D + E)	<u>1,689.88</u>
H.	SQUARE FOOTAGE OF DRIVEWAY	<u>1,000</u>
I.	SQUARE FOOTAGE OF ALL CONCRETE AREAS (EXCLUDING THE PEDESTRIAN SIDEWALK)	<u>1,630.74</u>
J.	SQUARE FOOTAGE OF PROPOSED IMPERVIOUS AREA (Any new or replacement impervious requires a grading permit & escrow)	<u>368</u>
K.	TOTAL SQUARE FOOTAGE OF IMPERVIOUS COVERAGE (F + H + I + J)	<u>4,688.62</u>
L.	TOTAL SQUARE FOOTAGE OF LOT	<u>10,000</u>

TO COMPUTE THE MAXIMUM SQUARE FOOTAGE OF BUILDING COVERAGE ALLOWED ON A LOT, MULTIPLY THE PERCENTAGE ALLOWED IN YOUR ZONING DISTRICT BY THE TOTAL SQUARE FOOTAGE OF THE LOT (EXAMPLE: A LOT MEASURING 7,200 SQ. FT. WITH A 30% COVERAGE WOULD HAVE AN ALLOWABLE MAXIMUM BUILDING COVERAGE OF 2,160 SQ. FT.)

TO COMPUTE THE MAXIMUM SQUARE FOOTAGE OF IMPERVIOUS SURFACE ALLOWED ON A LOT, MULTIPLY THE PERCENTAGE ALLOWED IN YOUR ZONING DISTRICT BY THE TOTAL SQUARE FOOTAGE OF THE LOT (EXAMPLE: A LOT MEASURING 7200 SQ. FT. WITH A 45% COVERAGE WOULD HAVE A MAXIMUM ALLOWABLE IMPERVIOUS SURFACE COVERAGE OF 3240 SQ. FT.)

Zoning At-A-Glance

FOR THE COMPLETE ZONING CODE, LOOK FOR THE "GENERAL LAWS OF THE TOWNSHIP" LINK BELOW UNDER "SERVICES". ZONING IS CHAPTER 182.

Code Section	District Name and Description	Setbacks:
182-202.	R-1 Low-Density Residential Minimum lot size of one acre Primarily detached single-family homes.	Front yard - 50 ft. from street r-o-w Side yard(s) -50 ft.aggregate/20 ft.min. Rear yard - 40 ft. Building Coverage - 15% Impervious Coverage - 30%
182-203.	R-1A Low-Density Residential Minimum lot size of ½ acre Primarily detached single-family homes.	Front yard - 40 ft. from street r-o-w Side yard(s) - 15 ft. on each side Rear yard - 25 ft Building Coverage - 15% Impervious Coverage - 30%
182-204.	R-2 Low-Density Residential Minimum lot size of 10,125 sq. feet. Primarily detached single-family dwellings.	Front yard - 40 ft. from street r-o-w Side yard(s)-30 ft.aggregate/10 ft. min. Rear yard - 25 ft. Building Coverage - 20% Impervious Coverage - 40%
182-205.	R-3 Low- to Medium-Density Res Minimum lot size of 8,125 square feet. Primarily detached single-family dwellings.	Front yard - 30 ft. from street r-o-w Side yard(s) - 20 ft. aggregate/8 ft. min Rear yard - 25 ft. Building Coverage - 30% Impervious Coverage - 45%
182-206.	R-4 Low- to Medium-Density Res Minimum lot size of 6,000 square feet. Primarily detached single-family dwellings.	Front yard - 30 ft. from street r-o-w Side yard(s) - 20 ft. aggregate/8 ft. min Rear yard - 25 ft. Building Coverage - 30% Impervious Coverage - 45%
182-207	R-5 Low- to Medium-Density Res Minimum lot size of 5,500 square feet. Primarily detached single-family dwellings.	Front yard - 30 ft. from street r-o-w Side yard(s) -16 ft. aggregate/8 ft. min Rear yard - 25 ft. Building Coverage - 30% Impervious Coverage - 45%
182-208 Subsection C(1)	R-6 Medium-Density Residential Single-family detached - minimum lot area of 4,000 square feet	Front yard - 20 ft. from street r-o-w Side yard(s) - 7 ft. each side Rear yard - 25 ft. Building Coverage - 40% Impervious Coverage - 65%
Subsection C(2)	Single-family semi-detached (twins) or two-family detached (duplex) Minimum lot size of 3,000 square feet.	Front yard - 20 ft. from street r-o-w Side yard(s) - 12 ft. each side Rear yard - 25 ft. Building Coverage - 45% Impervious Coverage - 75%
Subsection C(3)	Triplex/Quadraplex dwellings Minimum tract size - 2 acres	Front yard - 30 ft. from street r-o-w Side yard(s) - 30 ft. each side Rear yard - 30 ft. Building Coverage - 25% Impervious Coverage - 45%

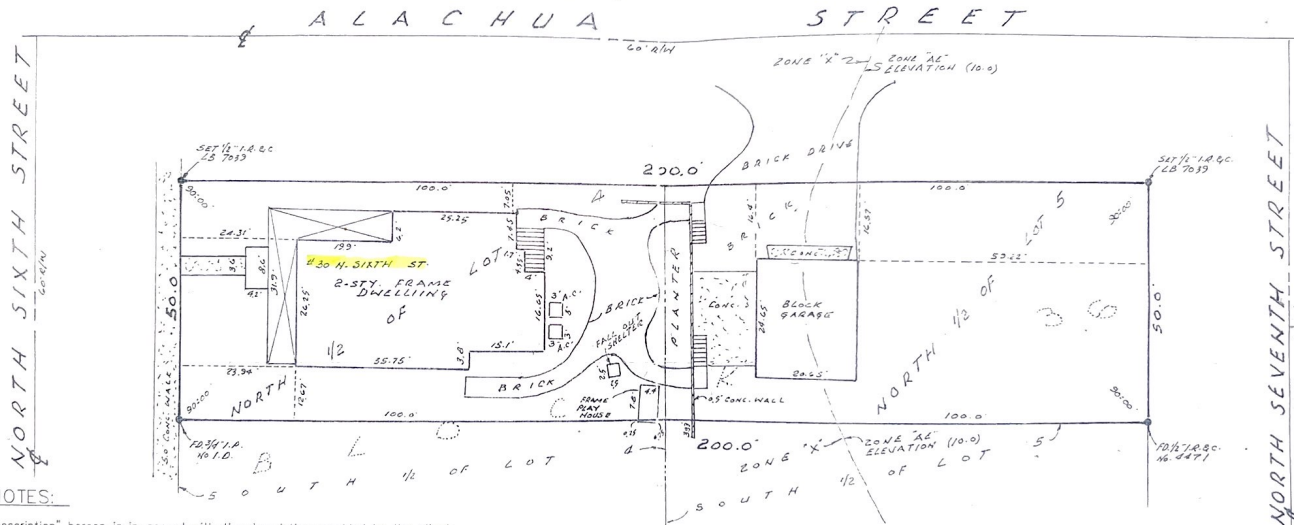
MAP OF BOUNDARY SURVEY

LEGAL DESCRIPTION:

THE NORTH ONE-HALF (N1/2) OF LOTS 4 AND 5, BLOCK 36, CITY OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA

AS SHOWN ON THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857, AND ENLARGED, REVISED AND RE-ISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901)

DRAWN BY ELIZABETH RICE
(ACA) 277 2446 DRAWN



SURVEY NOTES:

- 1) The "Legal Description" herein is in accord with the description provided by the client.
- 2) Underground improvements were not located or shown.
- 3) Lands shown herein were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- 4) Bearings and/or angles shown herein are relative to those shown on the plot referenced in the legal description. The bearing reference line is indicated as (BR)
- 5) Fence ownership, if applicable, has not been determined by office. Fences are drawn out of scale in order to accentuate their relationship to the property lines. Fences are not deemed to be encroachments unless ownership is apparent.
- 6) "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is informational purposes only and is not valid.
- 7) The property shown herein lies within flood zone "X2.26" as per F.E.M.A. Flood Insurance Rate Map, Panel 120172 0004 E, Dated 5-10-92
- 8) Unless otherwise noted Measured angles and distances are the same as Plot or Deed angles and distances.

LEGEND

B.R.L. = BUILDING RESTRICTION LINE
CALC. = CALCULATED
C.B.S. = CONCRETE BLOCK STRUCTURE
C. = CENTERLINE
CH = CHORD
CM = CONCRETE MONUMENT
CONC. = CONCRETE
D.E. = DRAINAGE EASEMENT

D.U. = DRAIN FIELD
E-U = EASEMENT
ELEV. = ELEVATION
F.F. = FINISHED FLOOR
F.D. = FOUND
I.P. = IRON PIPE
I.R. = IRON ROD
I.R. & C. = IRON ROD W/ PLASTIC CAP

L = LENGTH
MEAS. = MEASURED
N 4 D. = NAIL & 7/8" BAR
N 4 W. = NAIL & WASHER
N 4 V. = NATIONAL GEODETIC VERTICAL DATUM
N.T.S. = NOT TO SCALE
B.R. = BEARING REFERENCE
O.R.B. = OPTICAL RECORD BOOK
P.B. = PLAT BOOK

P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.C.P. = PERMANENT CONTROL POINT
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMPLETION
P.R.C. = POINT OF REVERSE CURVATURE
P.R.M. = PERMANENT REFERENCE MONUMENT
P.I. = POINT OF INTERSECTION
R = RADIUS

R/N = RIGHT-OF-WAY
S/T = SEPTIC TANK
U.E. = UTILITY EASEMENT
C.A. = CENTRAL ANGLE
C.L. = CHAIN LINK FENCE
W.F. = WOOD FENCE
C.P. = CONCRETE PLATFORM
W.P.P. = WOOD POWER POLE

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

BY: MANZIE & DRAKE
☒ MICHAEL A. MANZIE, P.L.S. 4069
☒ VERNON N. DRAKE, P.L.S. 1558
☒ FRANK L. BOWEN, P.S.M. 2477

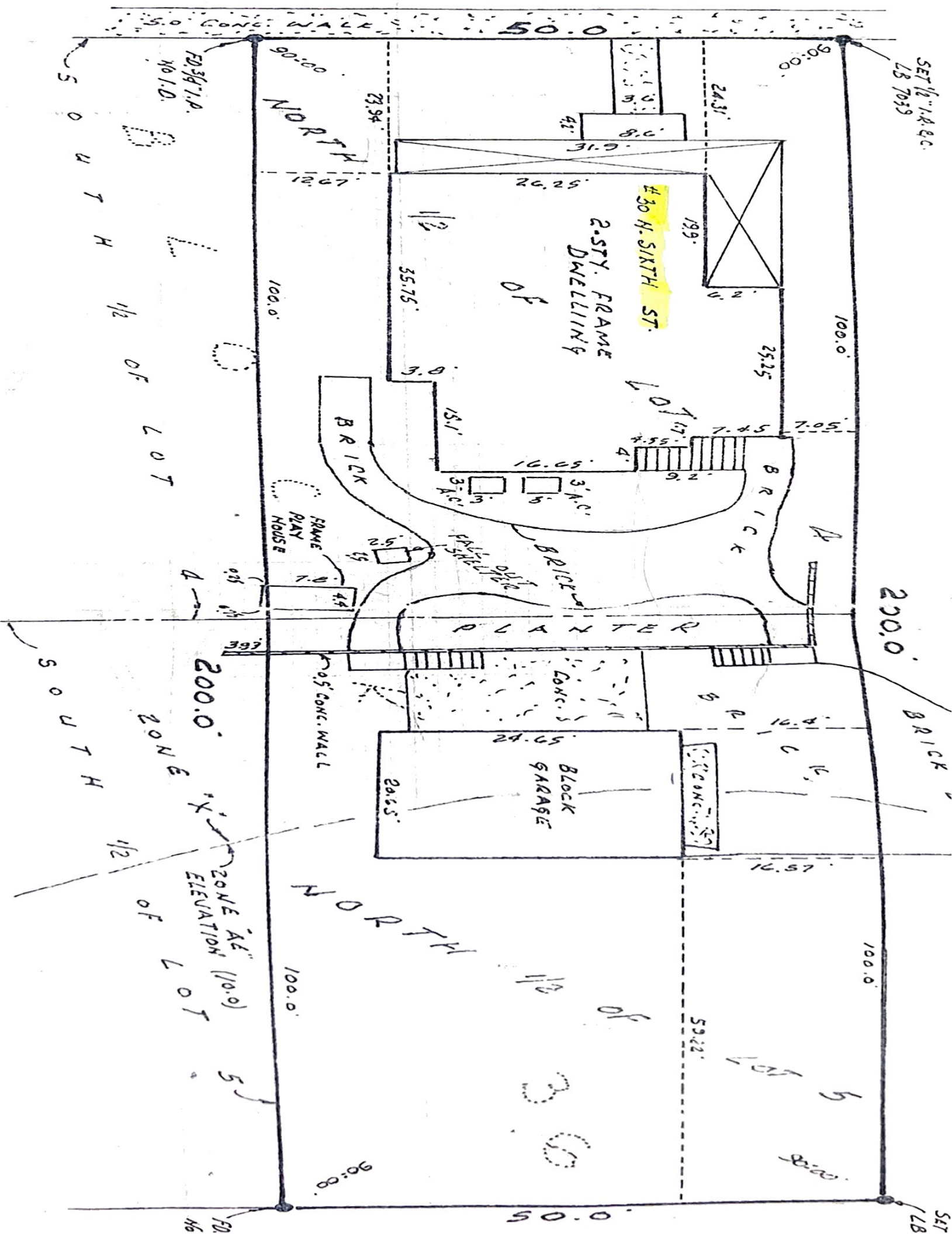
MANZIE & DRAKE LAND SURVEYING

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

SCALE: 1"=20' JOB NO: 14.751 DATE: 4.01.02

F.B. NO: X155 PAGE NO: 31 FIELD CREW: C.M. FILE NO: AC43

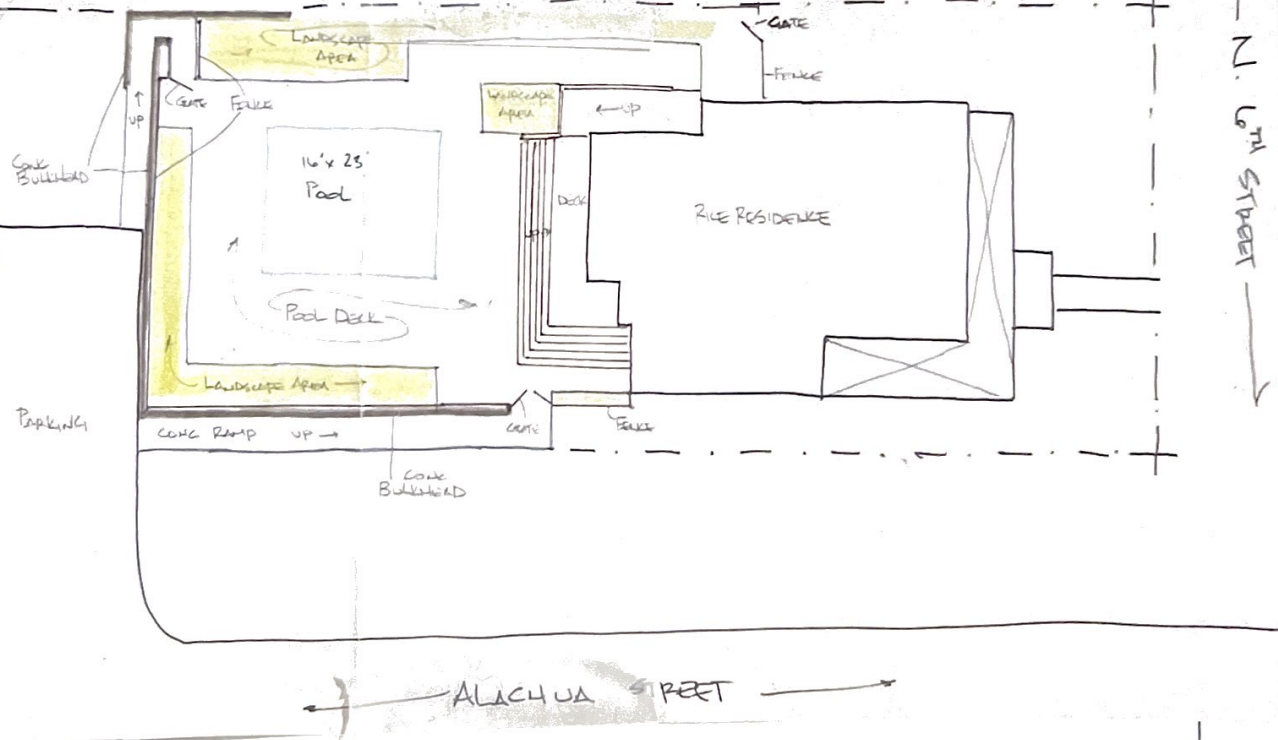
547
17B





Construction Site Management Plan Key

1	Surface Water Run Off Direction
2	City of Fernandina Beach Construction and Address Sign
3	Silt Fence
4	Stabilized Area for Parking
5	Construction Trailer
6	Chemical Toilet
7	Dumpster
8	Material Storage and Staging Area
9	Material Access Delivery Point
10	Large Commercial jobs may wish to place a fence with wind screen around the job site. A fence permit is required.
You may draw this on a plan set, survey or in the box below.	



Pod & Landscape Poetry

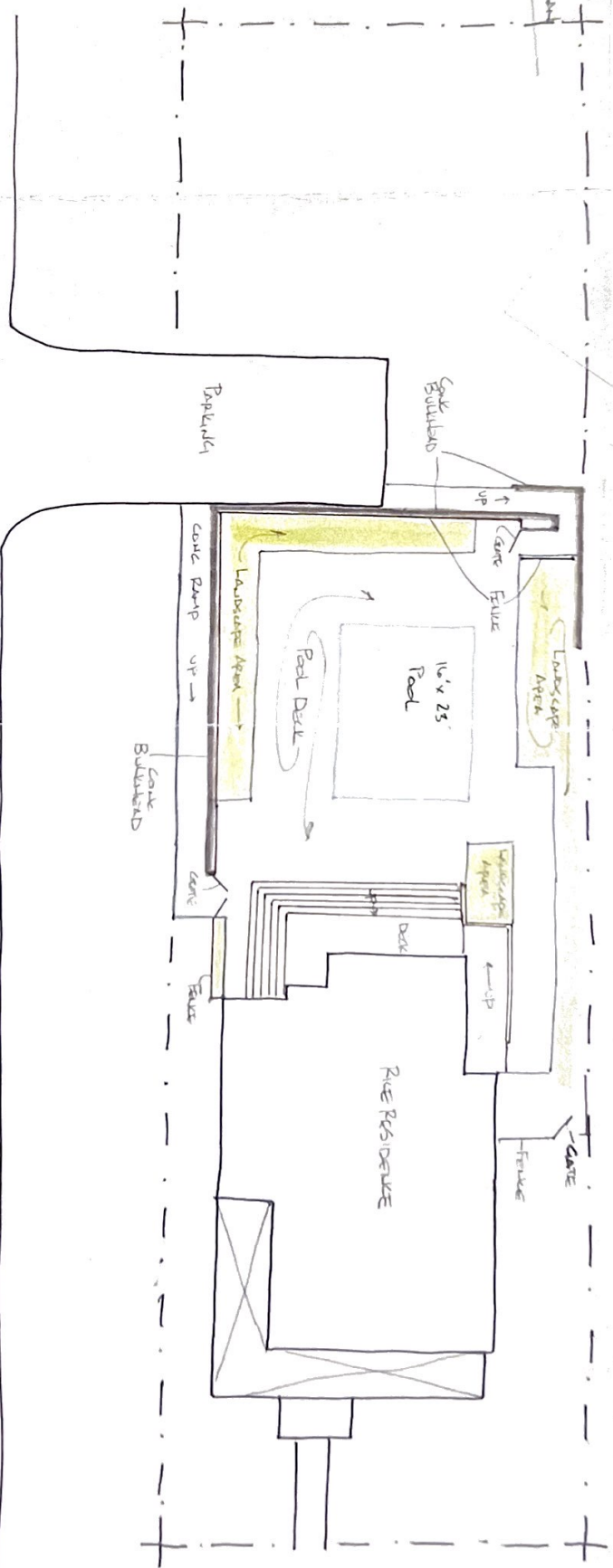
Residence

30 March 1971

Februarius Bieder

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

Date: 10.10.23



ALACHUA STREET

→ N. 6th Street

Rice Residence
300 W. 16th St. - 1st Floor
Ft. Lauderdale, Fla.
Scale: 1/8" = 1'-0"
Date: 10-10-73

Rice Residence
300 W. 16th St. - 1st Floor
Ft. Lauderdale, Fla.
Scale: 1/8" = 1'-0"
Date: 10-10-73

DATE: 10.10.23

NEW WALL

POOL 14' FROM
PROPERTY LINE

POOL EQUIPMENT
11' FROM PROPERTY LINE

Pool From Rep. Line.

125

ΔΙΑΚΟΝΙΑ STREET





ColorLogic® 320 & 160 Lights

COLOR LED POOL, SPA, AND ACCENT LIGHTING

Bring color to all corners of your backyard oasis with ColorLogic 320 & 160 LED lights. The new 1.5-inch pool, spa or accent lights provide low-profile, total color coordination of all water environments and complete synchronization with all Universal ColorLogic lights. Available in two brightness levels, and able to be installed wet or dry, ColorLogic 1.5-inch LED lights are ideal for highlighting steps, bubblers, fountains, baja shelves and other water features. These versatile, low voltage lights use far less energy than typical incandescent lights to last up to 10 times longer, saving pool owners money on energy costs and virtually eliminating service calls to replace bulbs. ColorLogic 320 & 160 LED lights come with 10 vibrant colors and 7 dynamic color-changing shows. With ColorLogic, you can expect a striking, expertly coordinated environment for all backyard occasions.



Discover total color coordination.

ColorLogic® 320 & 160 LED Lights Features and Benefits:

- > Easiest 1.5-inch lights to install at just 4 inches below waterline and in as little as 8 inches* of PVC conduit.
- > Ideal for low-profile pool and spa applications, or for lighting steps, water features, baja shelves, and more.
- > Can be installed wet or dry.
- > Lasts 10 times longer than incandescent lights.
- > 10 fixed colors with 7 color-changing shows.
- > 101 colors and 11 color-changing shows when networked with Hayward® Automation Systems.
- > Available in two brightness levels.
- > UL-listed for safe floor or wall installation.

*Networked lights 10 inches in length.

ColorLogic 1.5-inch Lights	Standard Switched Lights	Hayward Automation Networked Lights	Cord Length
High Lumen ColorLogic 320 12V Lights	LACUS11030	LACUN11030	30
	LACUS11050	LACUN11050	50
	LACUS11100	LACUN11100	100
	LACUS11150	LACUN11150	150
Standard Lumen ColorLogic 160 12V Lights	LYCUS11030	LYCUN11030	30
	LYCUS11050	LYCUN11050	50
	LYCUS11100	LYCUN11100	100
	LYCUS11150	LYCUN11150	150
CrystaLogic® 1.5-inch Lights	Standard Switched Lights	Hayward Automation Networked Lights	Cord Length
High Lumen CrystaLogic 320 12V Lights	LAWUS11030	N/A	30
	LAWUS11050	N/A	50
	LAWUS11100	N/A	100
	LAWUS11150	N/A	150
Standard Lumen CrystaLogic 160 12V Lights	LYWUS11030	N/A	30
	LYWUS11050	N/A	50
	LYWUS11100	N/A	100
	LYWUS11150	N/A	150

Wall Bulkhead Color Options	
SP0536PR15	1.5" PVC Conduit Plaster Ring – Gunite – Gray
SP0537AF	Accent Light Wall Bulkhead – Fiberglass – White
SP0537AFGR	Accent Light Wall Bulkhead – Fiberglass – Gray
SP0537AFDGR	Accent Light Wall Bulkhead – Fiberglass – Dark Gray
SP0537AFBLK	Accent Light Wall Bulkhead – Fiberglass – Black
SP0538AF	Accent Light Wall Bulkhead – Vinyl – White
SP0538AFGR	Accent Light Wall Bulkhead – Vinyl – Gray
SP0538AFDGR	Accent Light Wall Bulkhead – Vinyl – Dark Gray
SP0538AFBLK	Accent Light Wall Bulkhead – Vinyl – Black



For color reference only.

Hayward Automation Networked or Standard Switched Lights

ColorLogic and CrystaLogic 320 & 160 Light Accessories	Transformers	Signal Coupler for Networked Versions	Watts
J-Box/Transformer, Complete	LTBUY11H65	LKBUN1000	70
300W Wall Mount Pool Lighting Transformer	LTBUY11300	LKBUN1000	300



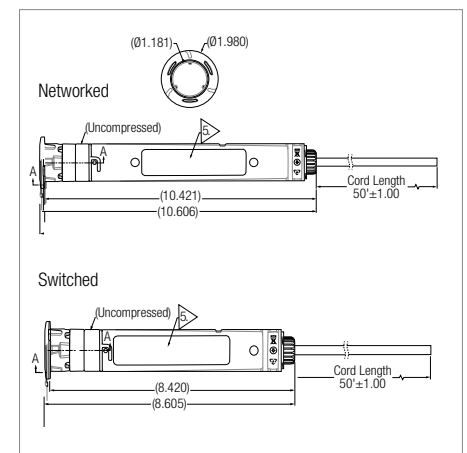
J-Box Transformer



Wall Mount Transformer



Installation Tool Included
SKU #SP0536CTOOL



To take a closer look at ColorLogic or CrystaLogic 320 & 160 LED Lights, go to hayward.com or call 1-888-HAYWARD.





Amelia Oasis pools and spas | Donald Garner

Drew Rice

Jul 11, 2023 02:00 PM







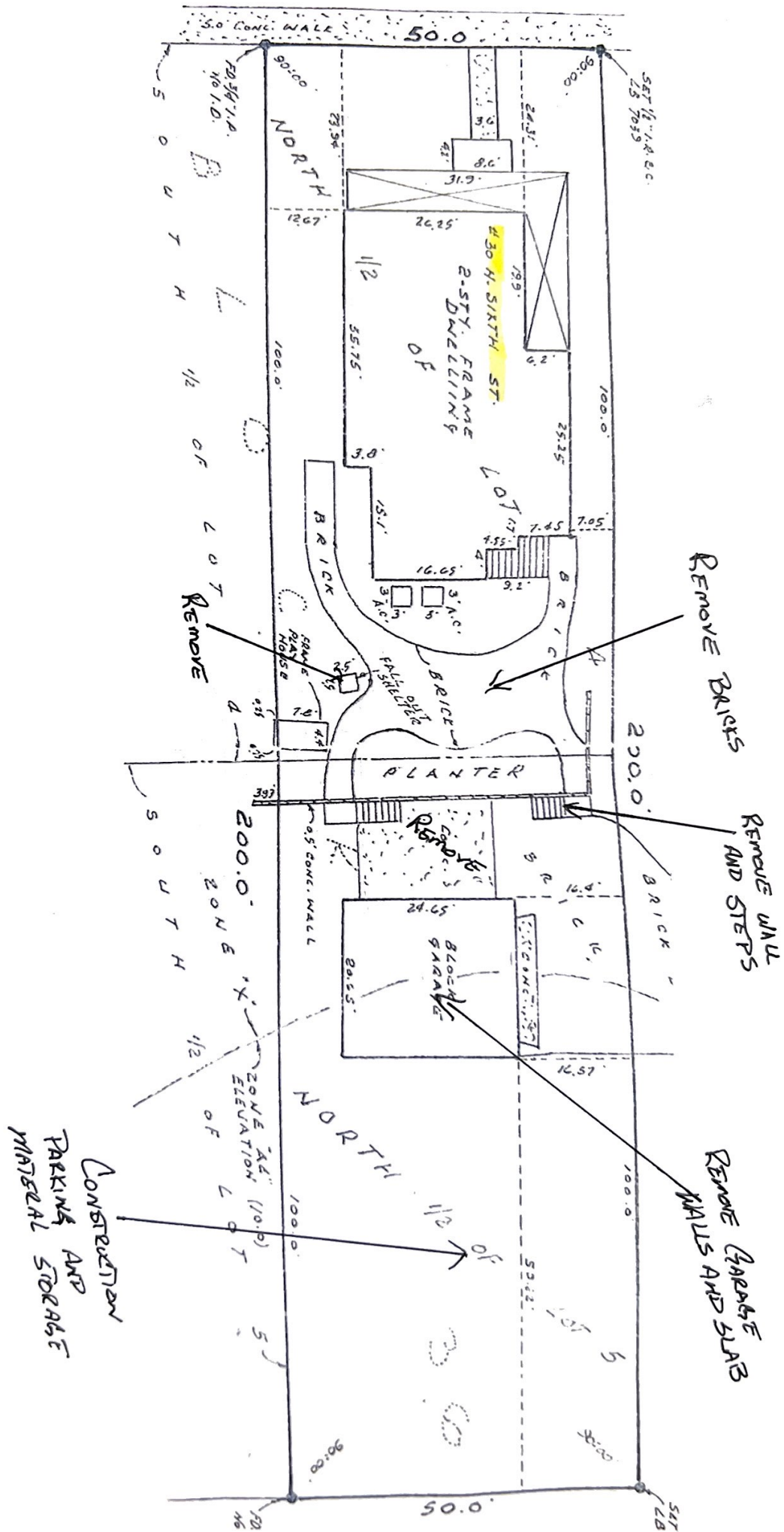
AMELIA OASIS
POOLS & SPAS
Custom Pools

Cully Garner 904-468-2520	Hutch Hutchins 910-899-8732
www.ameliaoasispoolsandspas.com	
info@ameliaoasispoolsandspas.com	

Amelia Oasis pools and spas | Donald Garner

Drew Rice

Jul 11, 2023 02:00 PM











HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA00356
Recorder # 156
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) 30 North 6th St Multiple Listing (DHR only) _____
Other Names _____ >> _____
Survey or Project Name _____ Survey# _____
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>30</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 Frame Vernacular 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) >> Clapboard
Other Exterior Fabric(s) _____
Roof Type(s) >> Gable
Other Roof Type(s) _____
Roof Material(s) >> Sheet metal: 3V crimp
Other Roof Material(s) _____
Roof Secondary Structure(s) (dormers etc) >> Shed dormer
Other Roof Secondary Structure(s) _____
Number of Chimneys 1
Chimney Material Brick
Other Chimney Material(s) _____
Chimney Location(s) south exterior

HISTORICAL STRUCTURE FORM

8NA00356

DESCRIPTION (continued)

Window Descriptions 6/6

Main Entrance Description (stylistic details)

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

Porch Roof Types(s) hip

Exterior Ornament

Interior Plan

Other Interior Plan

Condition Good

Structure Surroundings

Commercial: 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 1925

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; 1925;

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

BNA00356

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: _____

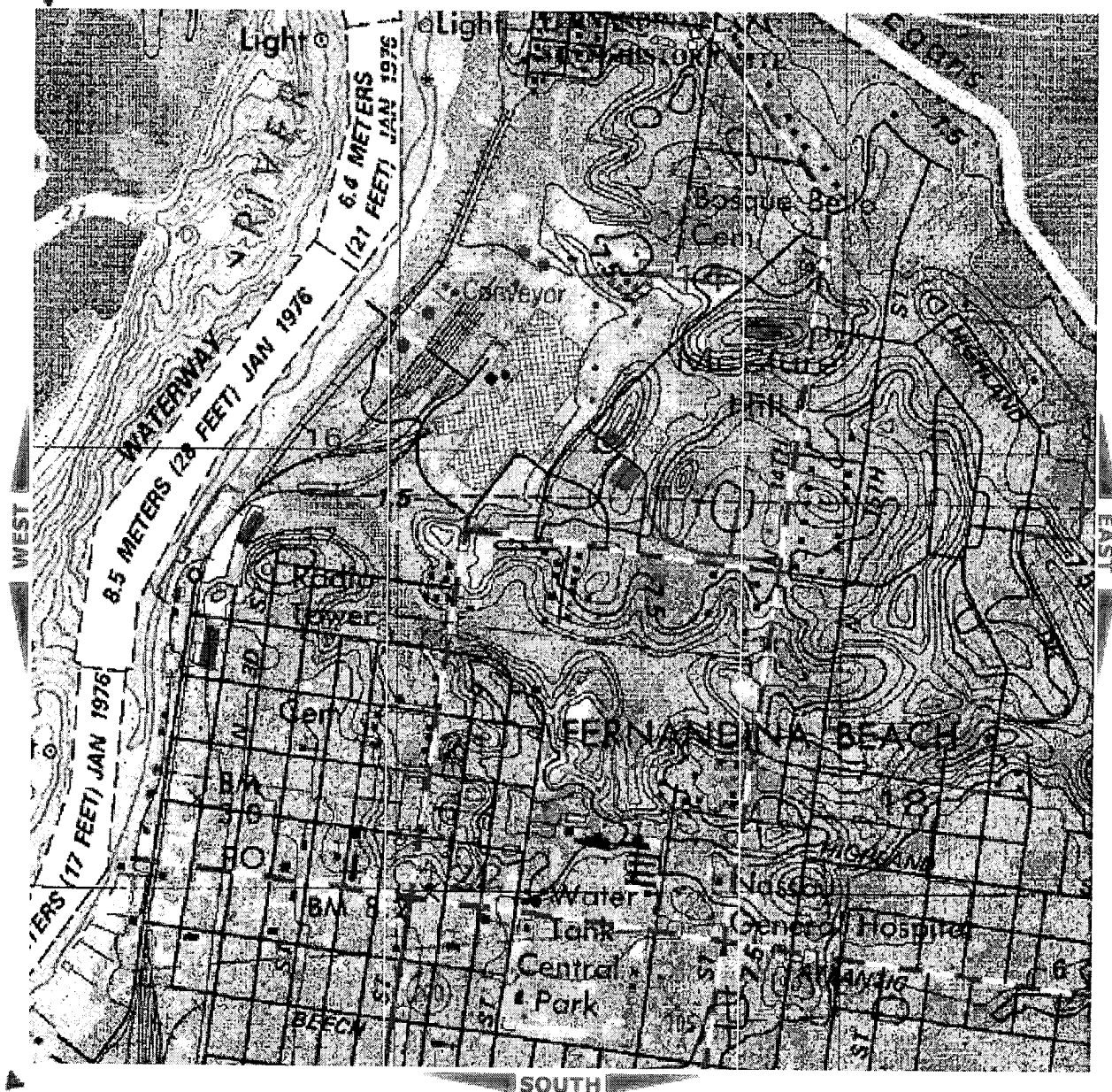
REQUIRED PAPER ATTACHMENTS

- (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"

NA00356-200703

Supplementary Printout

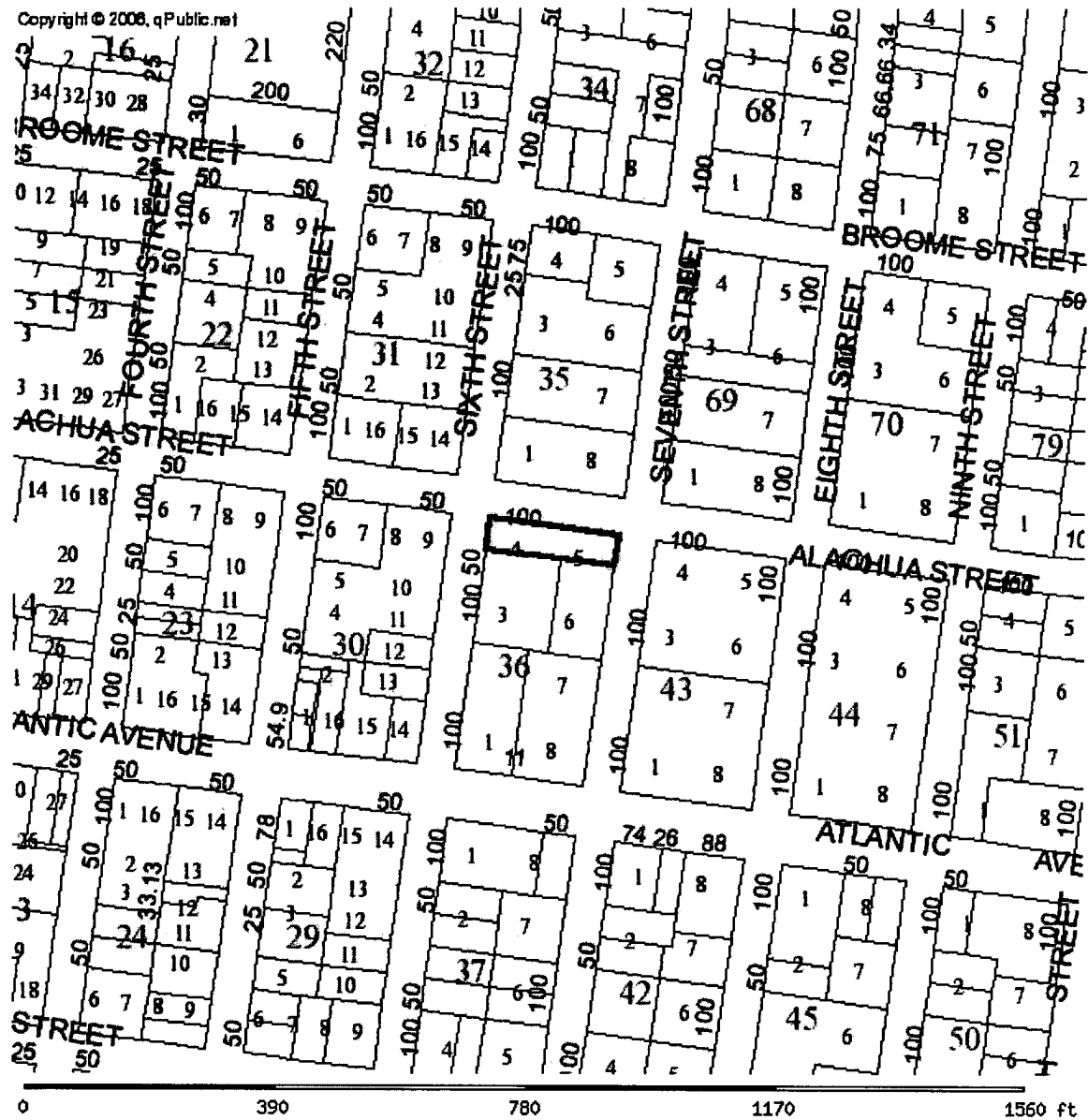
- > **USGS map name/year of publication or revision:**
FERNANDINA BEACH;2003
- > **Township/Range/Section/Qtr:**
3N ;28E ;22;UNSP
- > **Structural system(s):**
Wood frame
- > **Foundation types:**
Piers
- > **Foundation materials:**
Brick
- > **Exterior fabrics:**
Clapboard
Wood shingles
- > **Roof types:**
Gable
- > **Roof materials:**
Sheet metal:3V crimp
- > **Roof secondary structures (dormers etc):**
Shed dormer
Shed extension
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Private residence;1925;
- > **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)]:**



NA356

156

Copyright © 2006, qPublic.net



PARCEL INFORMATION TABLE

Selected Parcel	00-00-31-1800-0036-0040
GIS CALCULATED ACREAGE	0.23
Property Use	SINGLE FAM
Land Use	SFR

OWNERSHIP INFORMATION

Name	RICE CHARLES DREW & ELIZABETH
Mailing Address	21 LAFAYETTE WAY ATLANTA, GA 30327
Situs/Physical Address	30 NORTH 6TH ST

2006 PROPOSED VALUES

Land Value	146,400
Ag Land Value	0



156

NA
35



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2024-0003
MARCH 21, 2024

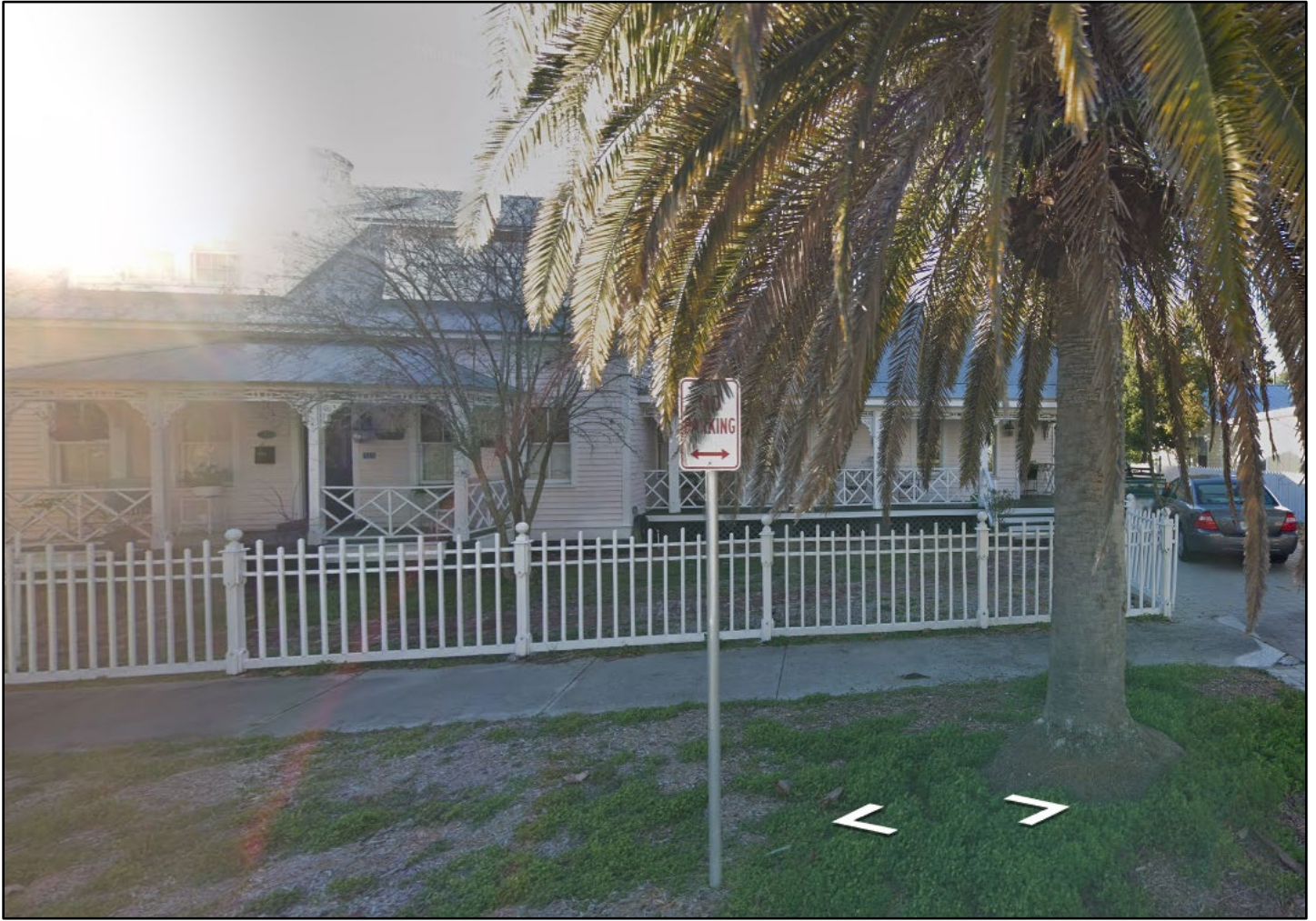
Owner/Applicant:	A1A Solar Contracting as agent for Jean Goulden, owner
Property Address:	315 S. 7th Street
Parcel ID #	00-00-31-1800-0127-0070
Requested action:	Certificate of Approval (COA) to install a roof mounted solar electric panel system.
Current zoning:	R-2
FLUM land use category:	Medium Density Residential
Existing uses on the site:	Single Family Residential
FL Master Site File #	8NA00470
Year Built:	1884 (FMSF)
Contributing Status:	Contributing – Frame Vernacular

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 install a rooftop solar array on the east-facing portion of the roof of the primary structure as the rear addition of the primary structure.



APPLICABLE GUIDELINES:**[CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE](#)****[DOWNTOWN HISTORIC DISTRICT DESIGN GUIDELINES](#)**

Utilities and Energy Retrofitting (pg. 66) - Utilities such as garbage containers and mechanical systems are important to the functionality of buildings and the district. Locate these mechanical systems, solar panels and also air conditioning and heating units at rear facades or on rooftops, where they are not readily visible from the street. Paint conduits to blend with the color of the building.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

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

ANALYSIS:

The proposed solar array is located on the rear of the structure and is sited appropriately to minimize view from the street.

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 Downtown Historic District Design Guidelines.

Staff recommends: FINAL Approval of HDC 2024-0003

MOTION TO CONSIDER:

I move to **approve or deny** case number HDC 2024-0003 **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 2024-0003, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Design Guidelines to warrant FINAL approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2024-0003 Application and Backup Materials

EXHIBIT 2 Florida Master Site File 8NA00470

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #13182

Date Submitted: 2/1/2024

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*

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?*

1/26/2024

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*

Downtown ▼

Site Address*

315 South 7th Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0127-0070

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Jean

Last Name*

Goulden

Mailing Address*

315 South 7th Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

978-501-0968

E-mail Address*

gouldenjean@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*

Virginia

Last Name*

Jada

Company (if applicable)

A1A Solar Contracting, Inc

Street Address

10418 New Berlin Road #223

City

Jacksonville

State

FL

Zip

32226

Telephone Number

904-468-7861

E-mail Address

virginia.jada@a1asolar.com

Project Description*

Install 17 solar panels on the back of the home

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

ROOFING

Manufacturer	Product Description	Color
		 (Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
		 (Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
		 (Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
		 (Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
		 (Name/Number)

FENCING

Manufacturer	Product Description	Color
		 (Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
		 (Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
		 (Name/Number)

OTHER

Manufacturer	Product Description	Color
		 (Name/Number)

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

Upload 1

HRB Review
Documents.pdf

Upload 2

Goulden Permit
Drawing.pdf

Upload 3

Q_CELLS_Data_sheet_Q.
G10 -AC_360-
365_2021-
10_Rev01_NA.pdf

Upload 4

PEAK DUO BLK.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*

Virginia

Applicant Last Name*

Jada

Today's Date*

2/1/2024

 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.

Photovoltaic System | Goulden #23329



Tesla Inverter

AC Info:

Op. Current: 24A

Op. Voltage: 240

Max. Sys. Volt.: 264

AC Nom.: 6,205w

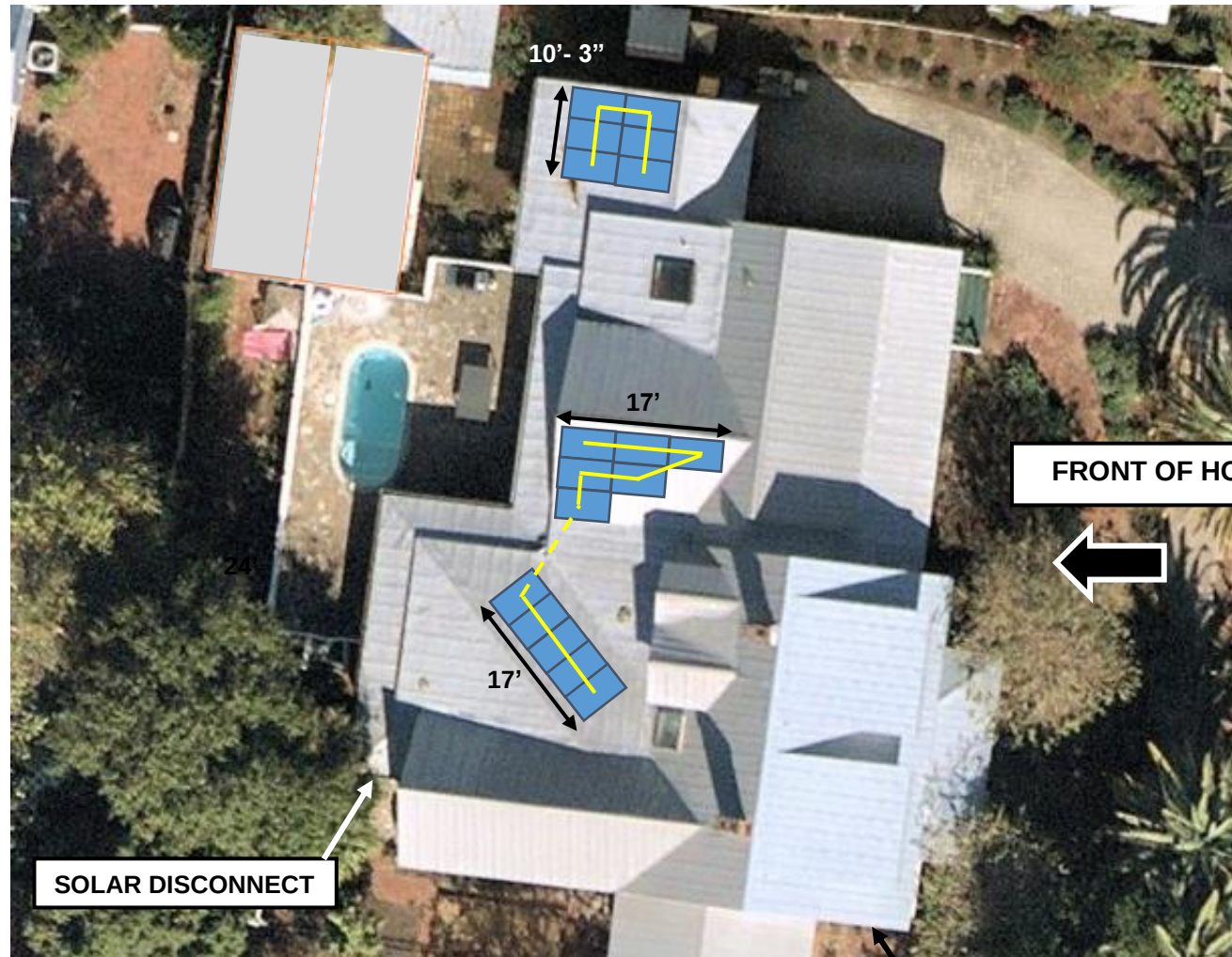
Short CirCur: 5.8Arms

AC Breaker: 2x20A

AC Wire Size: #12

Branch: 6, 11

DC Info: NA



FRONT OF HOUSE



SOLAR DISCONNECT

UTILITY METER

Micro:

17

Rails:

13

Flashings:

34

SolaDeck:

03

Created by:
CL

315 South 7th Street, Fernandina Beach, 32034
PV=(17x365w=6,205w); Inverter = Enphase IQ8A

A1A SOLAR
CONTRACTING INCORPORATED
10418 New Berlin Road, Suite 223
Jacksonville, FL 32226

12/5/23

Goulden, Jean: Project (2)

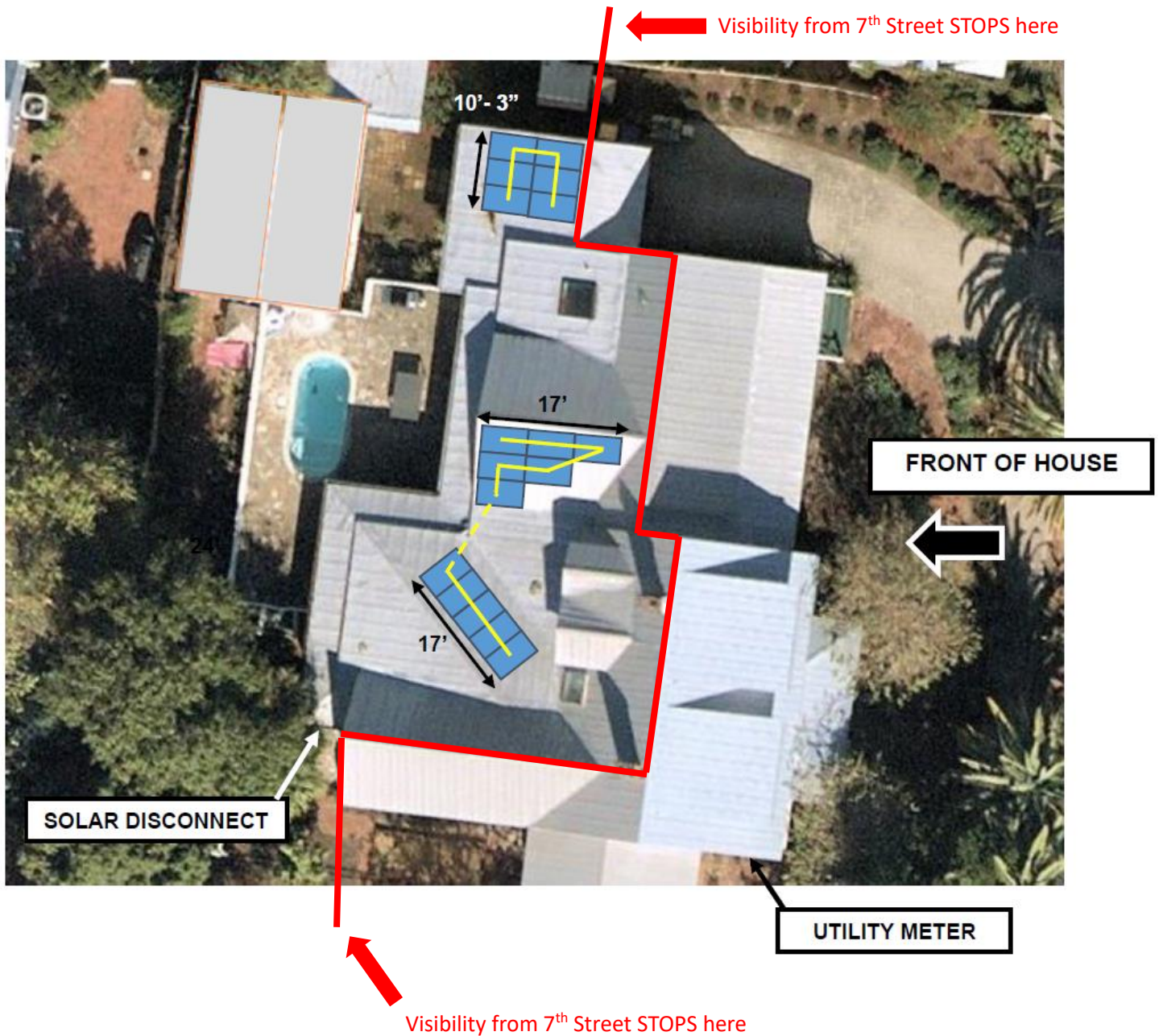
 Project 23329

 Primary Contact: **Jean Goulden** , (978) 501-0968 | gouldenjean@gmail.com

Job Site: 315 South 7th Street Project 2, Fernandina Beach, FL, 32034 

17 Solar Panels to be installed on REAR of home.

On-site visit indicates no visibility of solar panels from 7th Street.



(5) Solar Panels installed on
Back (North/West) side of Main House



Solar Disconnect
Around the corner (*not visible*)

FPUC Utility Meter



(6) Solar Panels installed on
Back (West) side of garage



(11) Solar Panels installed on
Back (West) side of Main House



17 = Total Number of Solar Panels

powered by

Q.ANTUM DUO Z

DRAFT

Q.PEAK DUO BLK-G10+ / AC 360-365

Q.ANTUM DUO SOLAR MODULE
WITH INTEGRATED MICROINVERTER



Q.ANTUM TECHNOLOGY: LOW LEVELIZED COST OF ELECTRICITY

Higher yield per surface area, lower BOS costs, higher power classes, and an efficiency rate of up to 20.6%.



INNOVATIVE ALL-WEATHER TECHNOLOGY

Optimal yields, whatever the weather with excellent low-light and temperature behavior.



ENDURING HIGH PERFORMANCE

Long-term yield security with Anti LID Technology, Anti PID Technology¹, Hot-Spot Protect, Traceable Quality Tra.Q™.



EXTREME WEATHER RATING

High-tech aluminum alloy frame, certified for high snow (5400 Pa) and wind loads (4000 Pa).



A RELIABLE INVESTMENT

Inclusive 25-year product warranty and 25-year linear performance warranty².



STATE OF THE ART MODULE TECHNOLOGY

Q.ANTUM DUO Z Technology and the integrated high-powered Enphase IQ 7+ Microinverter achieving maximum system efficiency.



RELIABLE ENERGY MONITORING

Seamless management with the intelligent Enphase Enlighten™ monitoring system.



RAPID SHUTDOWN COMPLIANT

Built-in rapid shutdown with no additional components required.

THE IDEAL SOLUTION FOR:



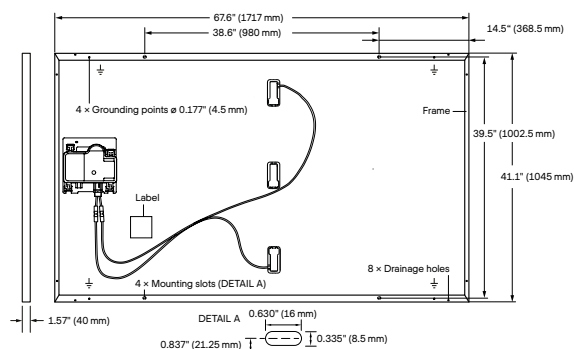
Rooftop arrays on
residential buildings

¹ APT test conditions according to IEC/TS 62804-1:2015, method A (-1500 V, 96 h)

² See data sheet on rear for further information

MECHANICAL SPECIFICATIONS

Format	67.6 in × 41.1 in × 1.57 in (including frame) (1717 mm × 1045 mm × 40 mm)
Weight	46.3 lbs (21.0 kg)
Front Cover	0.13 in (3.2 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodized aluminum
Cell	6 × 20 monocrystalline Q.ANTUM solar half cells
Junction Box	2.09-3.98 × 1.26-2.36 × 0.59-0.71 in (53-101 × 32-60 × 15-18 mm), Protection class IP67, with bypass diodes
Cable	4 mm ² Solar cable; (+) ≥ 45.3 in (1150 mm), (-) ≥ 33.5 in (850 mm)
Connector	Stäubli MC4; IP68



AC OUTPUT ELECTRICAL CHARACTERISTICS

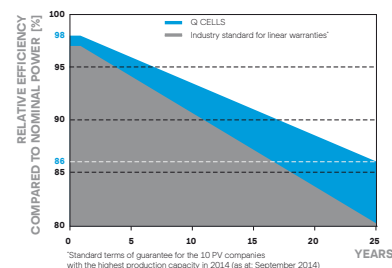
IQ7PLUS-72-ACM-US OR IQ7PLUS-72-E-ACM-US				
Peak Output Power	[VA]	295	AC Short Circuit Fault Current over 3 Cycles	5.8 Arms
Max. Continuous Output Power	[VA]	290	Max. Units per 20 A (L-L) Branch Circuit	13
Nominal (L-L) Voltage / Range	[V]	240/211~264	Overvoltage Class AC Port	III
Max. Continuous Output Current	[A]	1.21	AC Port Backfeed Current	18mA
Nominal Frequency	[Hz]	60	Power Factor Setting	1
Extended Frequency Range	[Hz]	47 - 68	Power Factor (adjustable)	0.85 leading ... 0.85 lagging

DC ELECTRICAL CHARACTERISTICS

POWER CLASS	360	365	360	365
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC ¹ (POWER TOLERANCE +5 W / -0 W)				
Min. Power at MPP ¹	P _{MPP} [W]	360	Min. Current at MPP	I _{MPP} [A]
		365		10.49
Min. Short Circuit Current ¹	I _{SC} [A]	11.04	Min. Voltage at MPP	V _{MPP} [V]
		11.07		34.31
Min. Open Circuit Voltage ¹	V _{OC} [V]	41.18	Min. Efficiency ¹	η [%]
		41.21		≥ 20.1
				≥ 20.3

¹ Measurement tolerances P_{MPP} ± 3%; I_{SC}, V_{OC} ± 5% at STC: 1000 W/m², 25 ± 2°C, AM 1.5 according to IEC 60904-3

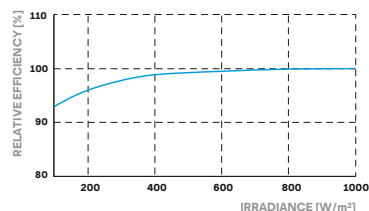
Q CELLS PERFORMANCE WARRANTY



At least 98% of nominal power during first year. Thereafter max. 0.5% degradation per year. At least 93.5% of nominal power up to 10 years. At least 86% of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Q CELLS sales organisation of your respective country.

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25°C, 1000 W/m²)

TEMPERATURE COEFFICIENTS

Temperature Coefficient of I _{SC}	α [%/K]	+0.04	Temperature Coefficient of V _{OC}	β [%/K]	-0.27
Temperature Coefficient of P _{MPP}	γ [%/K]	-0.34	Nominal Module Operating Temperature	NMOT [°F]	109 ± 5.4 (43 ± 3°C)

PROPERTIES FOR DC SYSTEM DESIGN

Maximum System Voltage V _{sys}	[V]	1000	PV Module Classification	Class II
Maximum Series Fuse Rating	[A DC]	20	Fire Rating based on ANSI / UL 61730	TYPE 2
Max. Design Load, Push / Pull ³	[lbs / ft ²]	75 (3600 Pa) / 55 (2660 Pa)	Permitted Module Temperature on Continuous Duty	-40 °F up to +185 °F (-40 °C up to +85 °C)
Max. Test Load, Push / Pull ³	[lbs / ft ²]	113 (5400 Pa) / 84 (4000 Pa)		

³ See Installation Manual

QUALIFICATIONS AND CERTIFICATES

Solar module: UL 61730,
U.S. Patent No. 9,893,215 (solar cells);
Enphase micro inverter: UL 1741-SA, UL 62109-1,
UL1741/IEEE1547, FCC Part 15 Class B,
ICES-0003 Class B, CAN/CSA-C22.2 NO. 107.1-01,
Rapid Shutdown Compliant per NEC-2014
& 2017 & C22.1-2015



Note: Installation instructions must be followed. See the installation and operating manual or contact our technical service department for further information on approved installation and use of this product.

Hanwha Q CELLS America Inc.

400 Spectrum Center Drive, Suite 1400, Irvine, CA 92618, USA | **TEL** +1 949 748 59 96 | **EMAIL** inquiry@us.q-cells.com | **WEB** www.q-cells.us



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 **NA00470**

Recorder # **317**

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) **315 South 7th St**

Multiple Listing (DHR only)

Other Names

>>

Survey or Project Name

Survey#

National Register Category **Building(s)**

LOCATION & IDENTIFICATION

Address

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

Cross Streets (nearest/ between)

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

In Current City Limits? **YES**

County **Nassau**

Tax Parcel #(s)

Subdivision Name

Block

Lot

Ownership

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

Route to (especially if no street address)

MAPPING

USGS 7.5' Map Name

Publication Date

>> **FERNANDINA BEACH;2003**

Township:

Range:

Section:

1/4 section:

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

Irregular Section Name:

Landgrant

UTM: Zone

Easting

Northing

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

DESCRIPTION

Style **Frame Vernacular**

Other Style

Exterior Plan **Irregular**

Other Exterior Plan

Number of Stories **1.5**

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:3V crimp

Other Roof Material(s)

Roof Secondary Structure(s) (dormers etc)

>>

Gable extension

Other Roof Secondary Structure(s)

Number of Chimneys **2**

Chimney Material **Brick**

Other Chimney Material(s)

Chimney Location(s) **west slope**

HISTORICAL STRUCTURE FORM

8NA00470

DESCRIPTION (continued)

Window Descriptions 2/2, 6/6

Main Entrance Description (stylistic details)

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

Porch 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)

HISTORY

Construction year 1870

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; 1870;

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

8NA00470

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

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

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

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

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

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 6/5/2007

SHPO's Evaluation of Resource

Date _____

Form Comments: _____

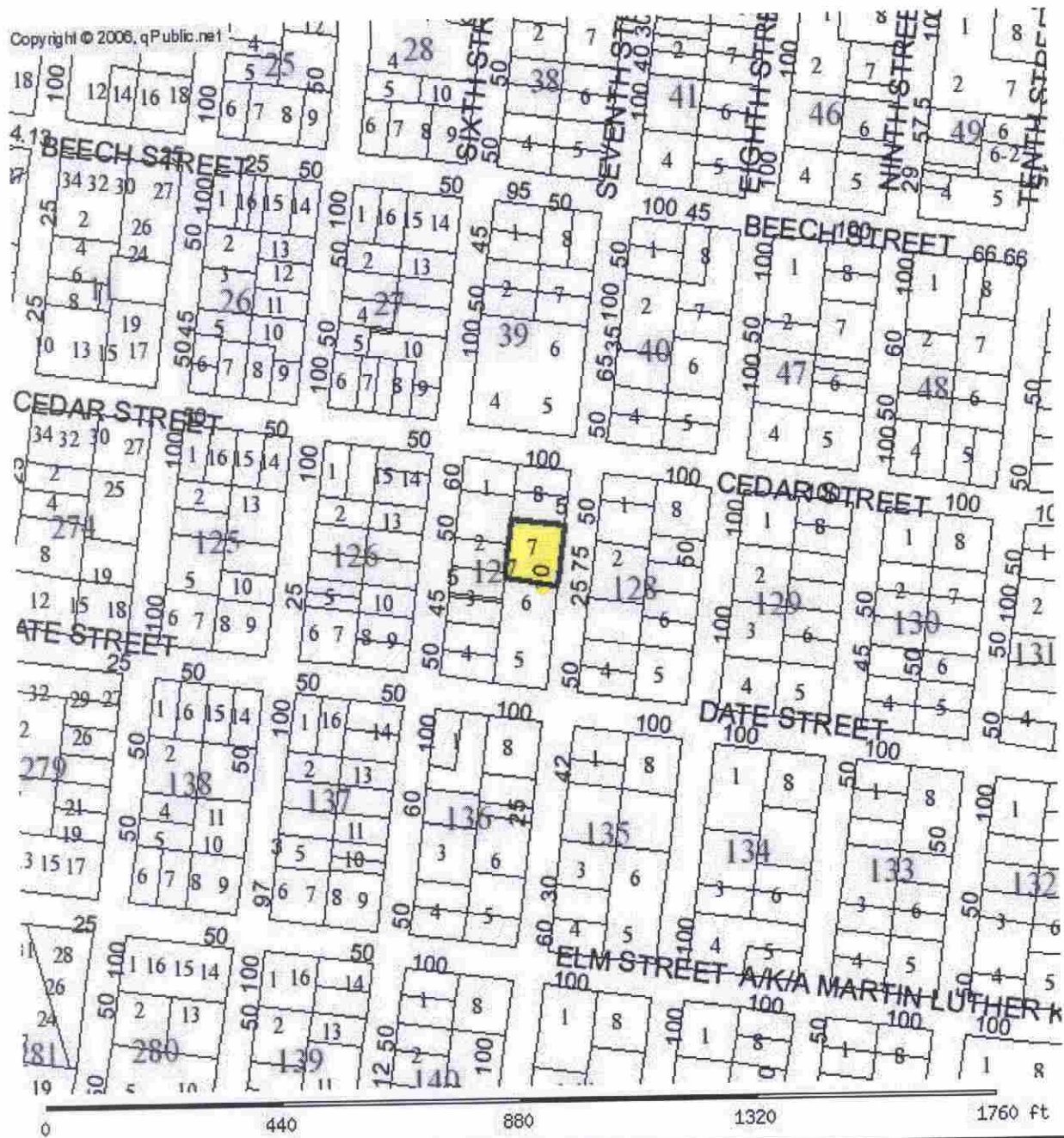
REQUIRED PAPER ATTACHMENTS

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

NA00470-200703

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:3V crimp
- > **Roof secondary structures (dormers etc):**
Gable extension
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Private residence;1870;
- > **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)]:**



PARCEL INFORMATION TABLE	
Selected Parcel	00-00-31-1800-0127-0070
GIS CALCULATED ACREAGE	0.24
Property Use	SINGLE FAM
Land Use	SFR
OWNERSHIP INFORMATION	
Name	BRADSTOCK-JONES DIANE M &
Mailing Address	STRAIT BURTON A III (W&H) 315 SOUTH 7TH ST; FERNANDINA BEACH, FL 32034
Situs/Physical Address	315 SOUTH 7TH ST
2006 PROPOSED VALUES	
Land Value	157,500

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO. *B NA 470*

SITE NAME: 315 S. 7th St.
ADDRESS OF SITE: 315 S. 7th St.
INSTRUCTION FOR LOCATING: N/A

SURVEY DATE: 09/30/85

LOCATION: City of Fernandina Beach 127 7
Subdivision Name Block No. Lot No.

COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME: Waas, Willette H.

ADDRESS: 315 S. 7th St.

ADDRESS: Fernandina Beach, FL 32034

TYPE OF OWNERSHIP: private

RECORDING DATE: / /

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

ADDRESS: P. O. Box 1002

St. Augustine, FL 32084

CONDITION OF SITE:

INTEGRITY OF SITE:

Check One

Check one or more

EXCELLENT

x ALTERED

ORIGINAL USE pvt.residence

x GOOD

UNALTERED

PRESENT USE pvt.residence

FAIR

x ORIGINAL SITE

DATES c.+ 1903

DETERIORATED

RESTORED: / /

CULTURE/PHASE American

MOVED: / /

PERIOD: 20th Century

NR CLASSIFICATION CATEGORY: building

DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING

TRANSPORTATION

DEVELOPMENT

FILL

DETERIORATION

DREDGE

BORROWING

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: architecture

SIGNIFICANCE

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

See Continuation Sheet

RECORD NUMBER 196

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: frame vernacular

PLAN TYPE: rectangular

EXTERIOR FABRIC(S): asbestos: shingles

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: E/1-story entrance, 3-bay, access E, 2nd bay; hip
roof; tapering columns on brick piers; simple frieze-work
ORIENTATION: E

FOUNDATION: piers: brick

ROOF TYPE: gable

SECONDARY ROOF STRUCTURE(S): dormer: shed

CHIMNEY LOCATION: N: offset: rear slope

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

ROOF SURFACING: metal, sheet: pressed

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 2

NO. OF STORIES 1.5

NO. OF DORMERS: 2

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

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

PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

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

Constructed c. 1903, it is a one-and-a-half-story frame vernacular residential building. It is noteworthy for its shed roof dormers and flanking chimneys. It has been significantly altered by a single-story frame addition to the south side and by use of asbestos shingle siding.

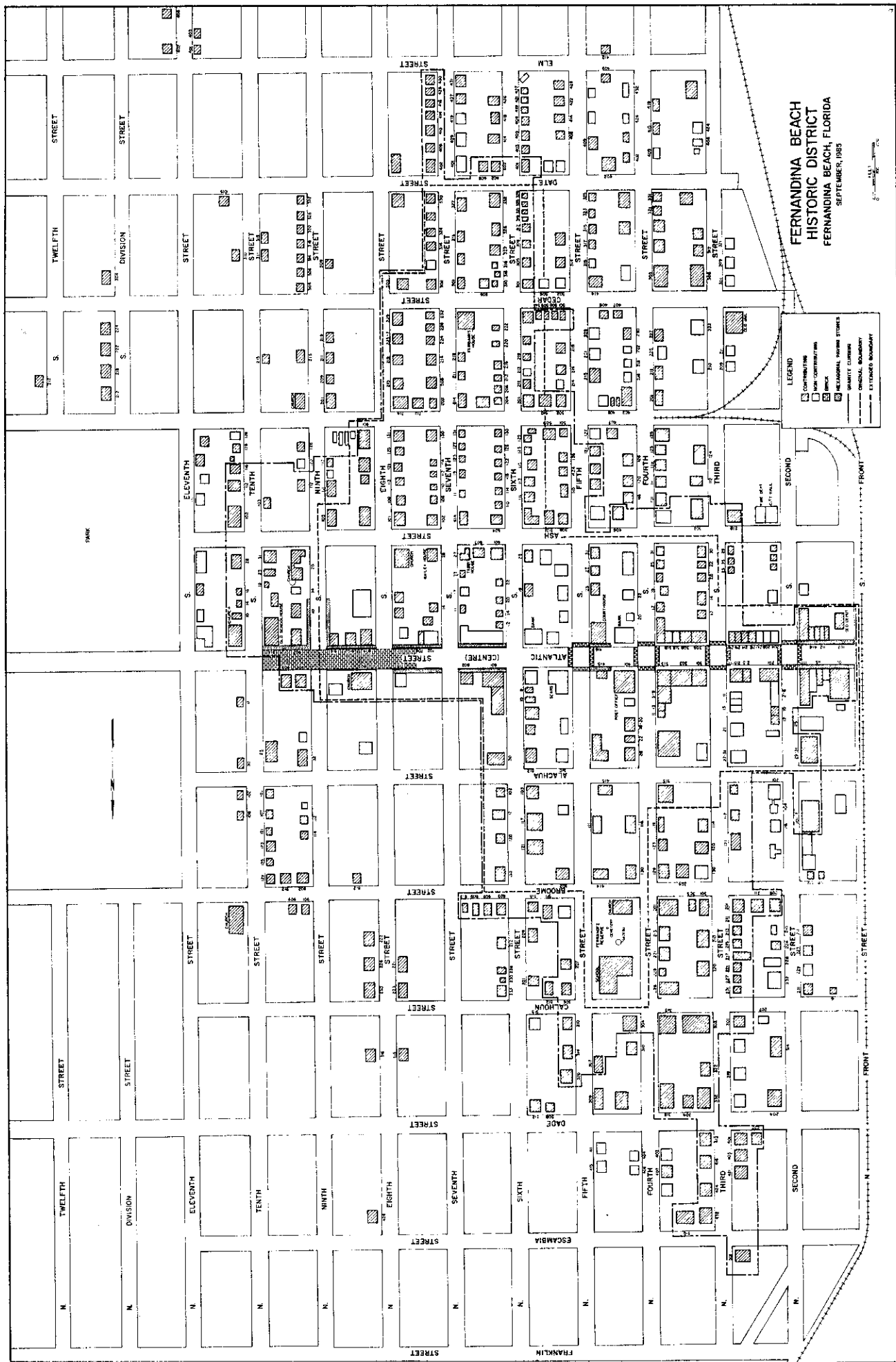
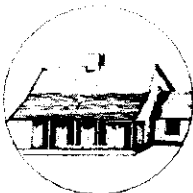


Figure 24

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site # **NA00470**
 Field Date 2-14-2018
 Form Date 2-14-2018
 Recorder # _____

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

Site Name(s) (address if none) 315 S 7th Street Multiple Listing (DHR only) _____
 Survey Project Name Fernandina Beach Historic Resource Survey Update Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Address: 315 S 7th 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 23 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1800-0127-0070 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: 1870 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): 1870 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
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature N & W elevations
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Federal (Adamesque) Exterior Plan Irregular Number of Stories 1.5
 Exterior Fabric(s) 1. Weatherboard 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. Shed dormer 2. _____
 Windows (types, materials, etc.) 2/2 DHS on main; 6/6 DHS on dormers

Distinguishing Architectural Features (exterior or interior ornaments) Spindle-work frieze; shed dormers; jigsaw brackets

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

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

DESCRIPTION (continued)

Chimney: No. 2 Chimney Material(s): 1. Brick 2. _____
 Structural System(s): 1. Balloon wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Piers 2. _____
 Foundation Material(s): 1. Brick 2. _____
 Main Entrance (stylistic details) 5-bay front on original building; central wood door with fixed upper light and 2-light transom
 Porch Descriptions (types, locations, roof types, etc.) Partial width; hipped roof; spindle-work frieze and jigsaw brackets;

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

Narrative Description of Resource Queen Anne elements on porch, but exhibits mostly frame vernacular essence; prominent shed dormers. Significantly altered with north side wing addition; large additions also to rear (west elev).

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

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

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

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

DOCUMENTATION

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

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

RECORDER INFORMATION

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

Required Attachments

● **USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED**

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

● **PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE**

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











HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2024-0004 - CONCEPTUAL
MARCH 21, 2024

Owner/Applicant:	James and Katherine Galli (Michael Stauffer, Architect)
Property Address:	501 Cedar Street
Parcel ID #	00-00-31-1800-0027-0060
Current zoning:	R-2
FLUM land use category:	Medium Density Residential
Existing uses on the site:	Single-Family Residential
FL Master Site File #	8NA00635
Year Built:	c.1909
Contributing Status:	Contributing
Requested action:	CONCEPTUAL Certificate of Approval (COA) Certificate of Approval (COA) to construction a 2-story accessory dwelling with garage, addition of new maser suite, and renovate porch. (Quasi-Judicial)

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

“Constructed c. 1909, it is a one-story frame vernacular residential building. It is noteworthy for its transom over door and chamfered porch posts.” -FMSF 8NA0635

The applicant design vision is renovation of the existing house to “*preserve its historic character and details.*” “*The addition will be compatible with the existing house is mass and scale with added coastal features that will differentiate the addition from the historic home.*” The project involves: construction of a two-story garage with accessory dwelling unit, addition of a new bedroom, a new master suite and renovation of the existing house and porch.

APPLICABLE GUIDELINES:

- [CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE](#)
- [DOWNTOWN HISTORIC DISTRICT GUIDELINES](#)
- [SECRETARY OF THE INTERIOR’S STANDARDS FOR REHABILITATION](#)

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

ANALYSIS:

Staff finds that the proposed demolition is 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. The removal of the later non-historic features are Phase I of a larger rehabilitation project that will rehabilitate the historic structure and add a sensitive new addition. The addition is appropriately scaled and differentiated from the original structure. The addition of an accessory garage/ dwelling unit fits into the context of the surrounding neighborhood. LDC requirements appear to generally be satisfied for site placement and impervious surface area ratios. The final design will need to clearly articulate setbacks on all drawings. The applicant should consider placement of HVAC with screening as may be necessary for final design.

STAFF RECOMMENDATION:

Staff recommends:

CONCEPTUAL Approval of HDC 2024-0004

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2024-0004 **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 2024-0004, as presented, **is or is not** substantially compliant with the Comprehensive Plan, Land Development Code, and the Downtown Historic District Design Guidelines to warrant **CONCEPTUAL** approval at this time.

LIST OF EXHIBITS:

- | | |
|-----------|--------------------------------|
| EXHIBIT 1 | Application & Backup Materials |
| EXHIBIT 2 | FMSF 8NA00635 |
| EXHIBIT 3 | Sanborn Map Study |

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #13213

Date Submitted: 2/7/2024

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*

Addition ▼

APPROVAL TYPE*

Board Approval: Conceptual ▼

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

Previously Approved Case

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

No ▼

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

mm/dd/yyyy

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

[HDC Pre-Application Meeting Request](#)

PROPERTY INFORMATION

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

Historic District*

Downtown ▼

Site Address*

501 Cedar Street

City*

FERNANDINA BEACH

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0027-0060

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

James Anthony & Katherine Burbank

Last Name*

Galli

Mailing Address*

4 Cliffside Dr

City*

Livingston

State*

NJ

Zip Code*

07039

Telephone Number*

551-689-5426

E-mail Address*

gallij@hotmail.com

OWNER'S AGENT

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

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

Yes ▼

First Name*

Michael

Last Name*

Stauffer

Company (if applicable)

Michael Stauffer Architect

Street Address

1417 Sadler Rd #195

City

FERNANDINA BEACH

State

FL

Zip

32034

Telephone Number

904-540-6059

E-mail Address

mike@mstaufferarchitect.com

Project Description*

Renovation of existing house and porch Addition of new bedroom, bath, master suite Addition of new two car garage with guest suite above Site work as required

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

Design Vision Statement*

The existing house will be renovated to preserve its historic character and details. The addition will be compatible with the existing house is mass and scale with added coastal features that will differentiate the addition from the 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

Hardie

Product Description

Hardie smooth siding

Color

TBD

(Name/Number)

DOORS

Manufacturer

TBD

Product Description

French doors

Include FL Product Approval # for Windows and Doors

Color

TBD

(Name/Number)

WINDOWS

Manufacturer

Marvin

Product Description

Marvin Elevate

Include FL Product Approval # for Windows and Doors

Color

TBD

(Name/Number)

ROOFING

Manufacturer

GAF

Product Description

Timberline asphalt shingles

Color

TBD

(Name/Number)

FASCIA/TRIM

Manufacturer

Hardie

Product Description

Hardie trim

Color

TBD

(Name/Number)

FOUNDATION

Manufacturer

Stucco

Product Description

Stucco over CMU

Color

TBD

(Name/Number)

SHUTTERS

Manufacturer

NA

Product Description

NA

Color

NA

(Name/Number)

PORCH/DECK

Manufacturer

wood

Product Description

PT T & G on south side/ PT 5/4 x on north

Color

TBD

(Name/Number)

FENCING

Manufacturer

NA

Product Description

NA

Color

NA

(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer

Pavers

Product Description

Pavers

Color

TBD

(Name/Number)

SIGNAGE

Manufacturer

NA

Product Description

NA

Color

NA

(Name/Number)

OTHER

Manufacturer

Product Description

Color

(Name/Number)

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

Upload 1

Galli_501
Cedar_Floor Site
Plan.pdf

Upload 2

Galli_Asbuilt Floor
Plan and Details.pdf

Upload 3

Galli_Asbuilt
Elevations.pdf

Upload 4

Galli_501 Cedar
Street.pdf

Upload 5

Galli_501 Cedar
Street_Deed_ori.pdf

Upload 6

Galli_501 Cedar.pdf

Upload 7

Galli Photos.pdf

Upload 8

Galli_Design SF.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*

Michael

Applicant Last Name*

Stauffer

Today's Date*

2/7/2024

 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.



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE JAMES ANTHONY GALLI & KATHERINE BURBANK GALLI
(print name of property owner(s))

hereby authorize: MICHAEL STAUFFER
(print name of agent)

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

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

[Signature]
(Signature of owner)

[Signature]
(Signature of owner)

JAMES ANTHONY GALLI
(Print name of owner)

KATHERINE GALLI
(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 7th day of February, 20 21, by James Galli

Melissa Aziz
Notary Public Printed Name

3/28/27
My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: ☐

Melissa Aziz
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02AZ0004297
Qualified in New York County
Commission Expires 3/28/2027



PREPARED BY & RETURN TO:

Name: Wood & Smith, P.A.
Address: 303 Centre Street
Suite 100
Fernandina Beach, FL 32034
File No. 23-205737

Parcel No.: 00-00-31-1800-0027-0060

This **WARRANTY DEED**, made the **12th day of July, 2023**, by **Mark Scott Heys and Sharon Lynn Heys, husband and wife** (whether one or more, the "Grantor"), to **James Anthony Galli and Katherine Burbank Galli, husband and wife**, whose post office address is 4 Cliffside Drive, Livingston, NJ 07039 (whether one or more, the "Grantee"):

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

All 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 being further described according to the official map or 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 Six (6), Block Twenty-Seven (27), City of Fernandina Beach.

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

SUBJECT TO TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2022.

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

Signed, sealed and delivered in the presence of:

[Signature]
Witness Signature
Printed Name: Vraj Gandhi

[Signature]
Witness Signature
Printed Name: Reed Bell

[Signature]
Mark Scott Heys

[Signature]
Sharon Lynn Heys

Address:
605 Hickory Mill Lane
Milton, GA 30004

STATE OF GA
COUNTY OF Fulton

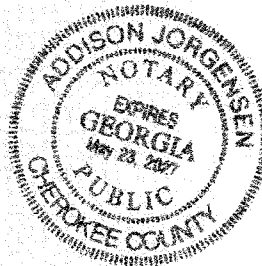
The foregoing instrument was acknowledged before me by means of (☒ physical presence or () online notarization this 10 day of July, 2023, by Mark Scott Heys and Sharon Lynn Heys.

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

Personally Known: _____ OR Produced Identification: X

Type of Identification

Produced: driver's license



MICHAEL STAUFFER
A r c h i t e c t

Memorandum

Date: February 7, 2024
To: James & Katherine Galli
From: Michael Stauffer
RE: **Galli Residence – 501 Cedar Street, Fernandina Beach**

Based on the proposed design dated February 6, 2024, the house size is as follows:

Conditioned Space

Existing Renovated	1039	
New Construction House	651	
<u>New Construction Garage Suite</u>	<u>367</u>	< 625 SF allowed for ADU
Total	2,057 SF	< 2500 SF allowed FAR of 50%

Garage 484 SF < 625 SF allowed accessory structure

Porches

Front - Covered	190 SF
Rear – open deck	174 SF

Lot area = 5000 SF

Lot Coverage	House	1,690 SF
	Garage	484 SF
	<u>Front Porch</u>	<u>190 SF</u>

Total under roof 2,364 SF

Impervious	Under Roof	2,364 SF
	Walks/paving	127 SF
	<u>Driveway</u>	<u>414 SF</u>

Total 2,905 SF < 3,000 SF allowed at 60%

Galli Photos – 501 Cedar Street



Cedar Street – Before Demo



Cedar Street after Demo



SE Corner – Cedar Street



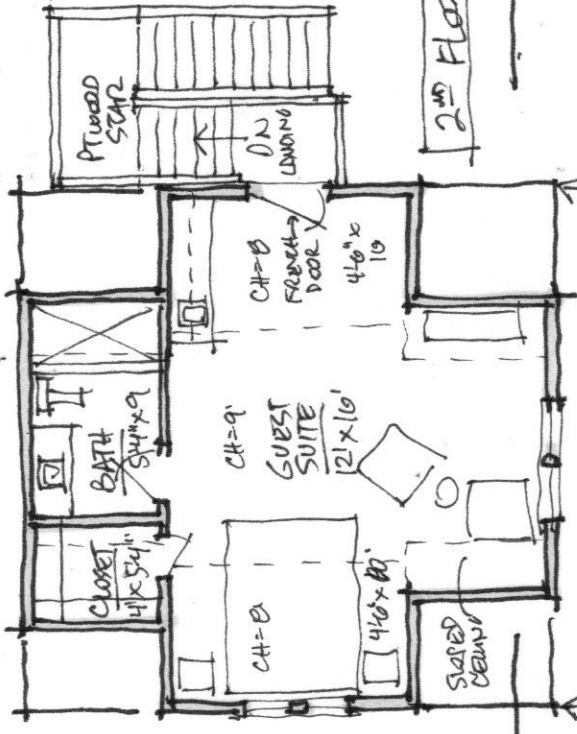
West Side – S 5th Street



NE corner Rear



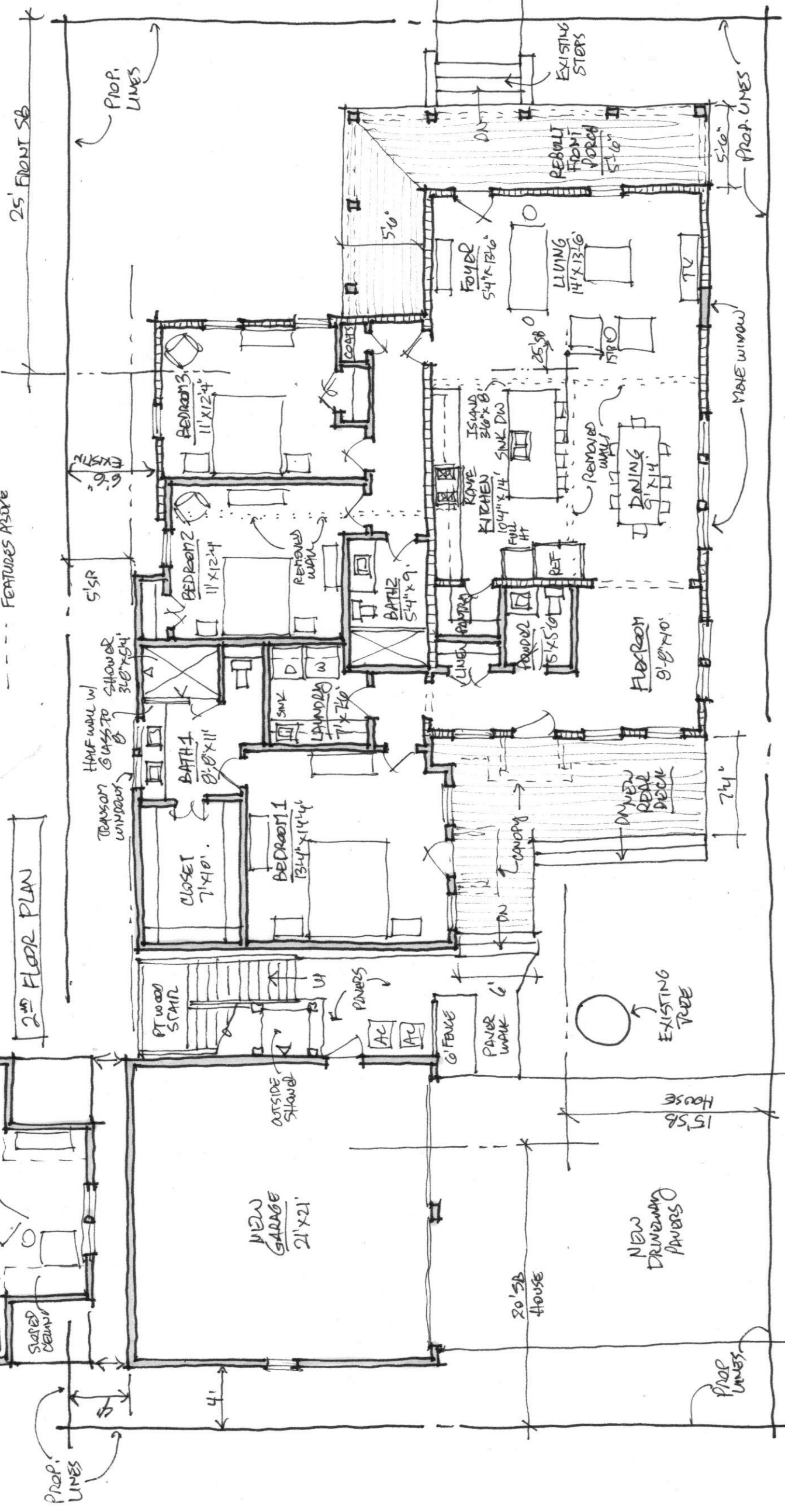
North Side



- LEGEND**
- EXISTING
 - NEW
 - REMOVED
 - FEATURES ABOVE

NORTH

2ND FLOOR PLAN

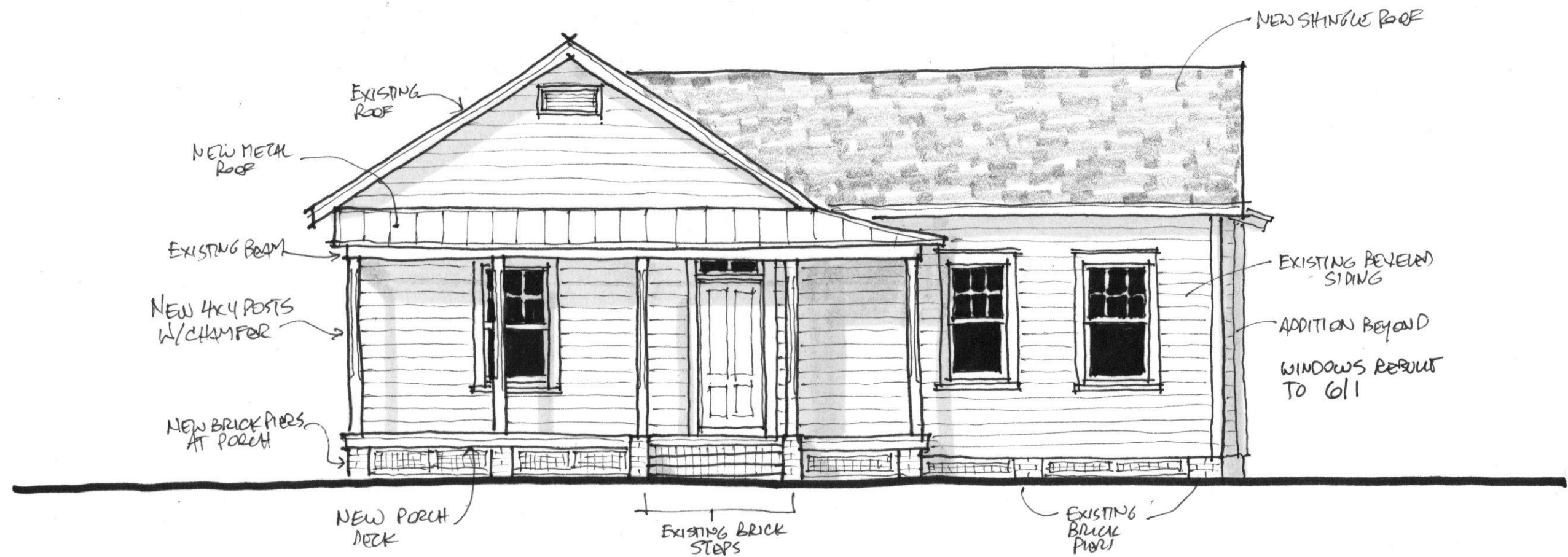


Floor / SITE PLAN 1/8" = 1'-0"

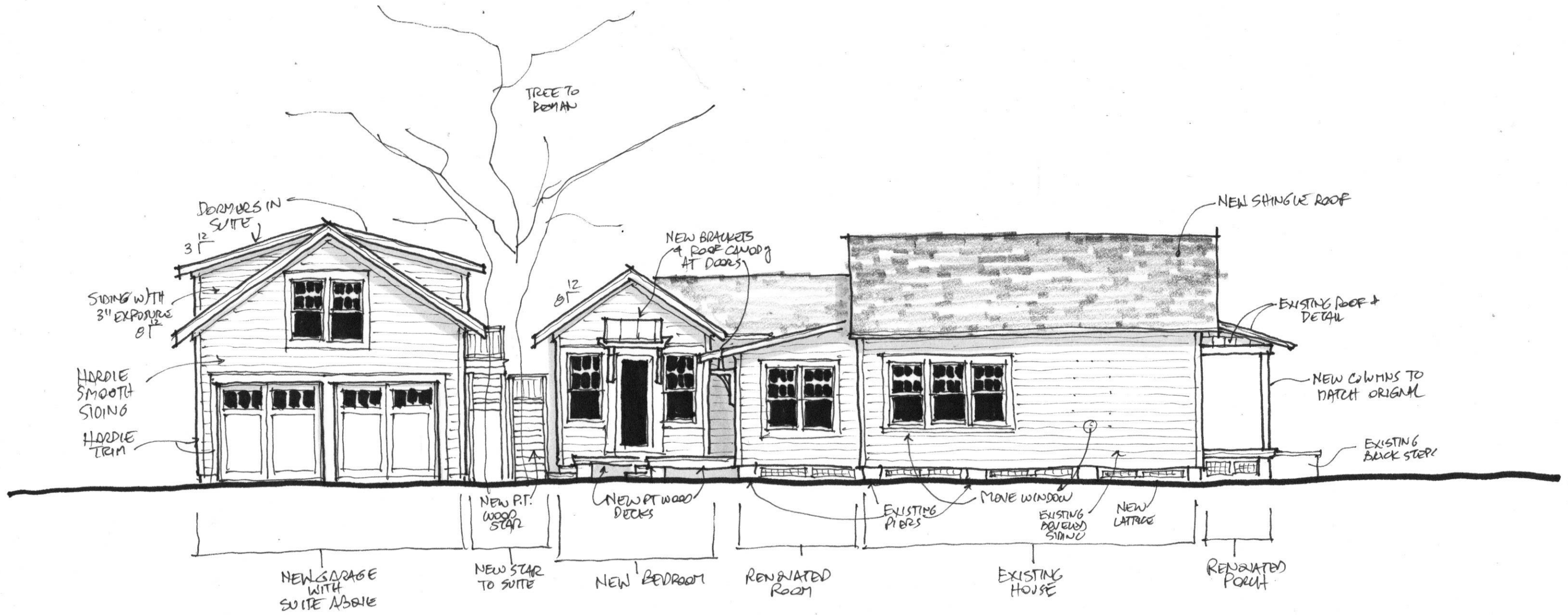
GALI RESIDENCE 2/6/2024 501 CEDAR STREET

S. 5TH STREET

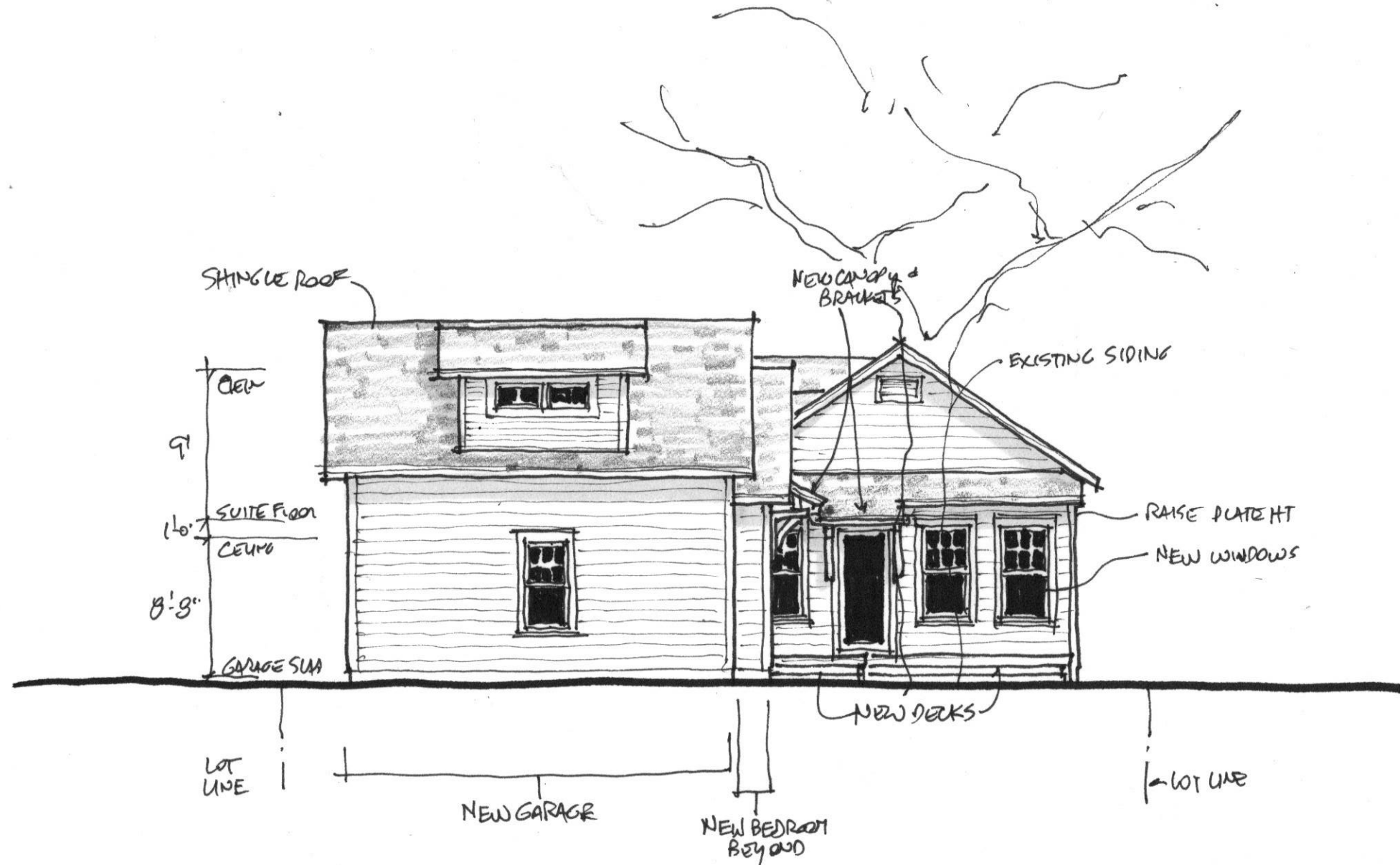
CEDAR STREET



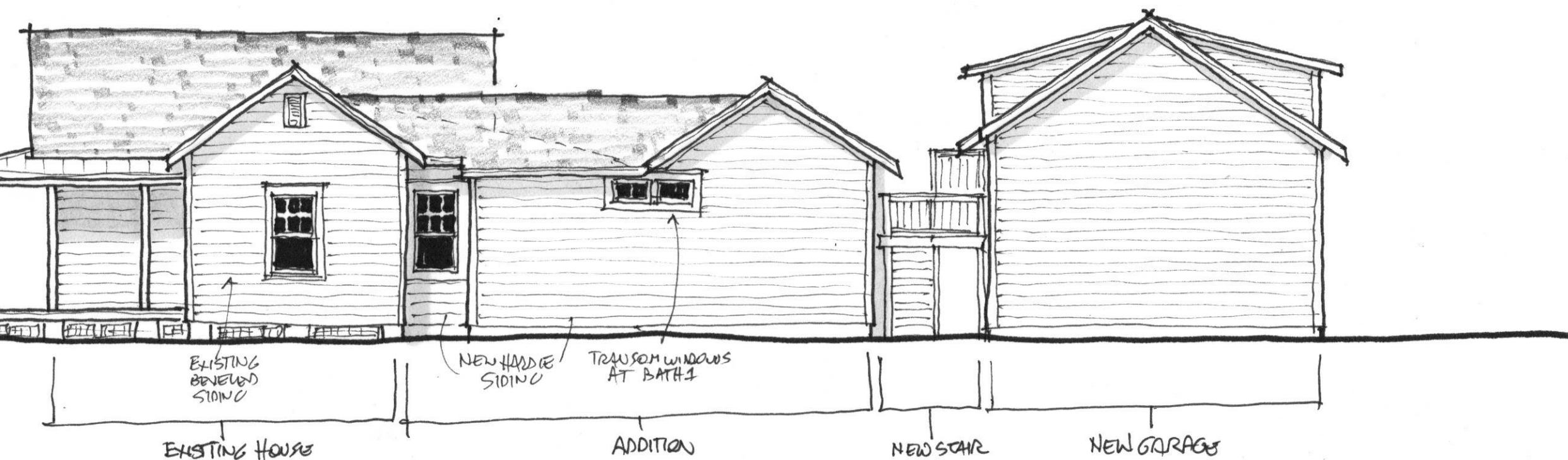
SOUTH ELEVATION		3/16"=1'-0"
GALLI RESIDENCE	2/6/2024	501 CEDAR STREET



WEST ELEVATION		$\frac{1}{8}'' = 1'-0''$
GALLI RESIDENCE	2/6/2024	501 CEDAR STREET



NORTH ELEVATION	1/8" = 1'-0"
GALLI RESIDENCE 2/6/2024 501 CEDAR STREET	



EAST ELEVATION	1/8" = 1'0"
----------------	-------------

GALLI RESIDENCE 2/6/2024 501 CEDAR STREET

MAP SHOWING BOUNDARY SURVEY OF

LOT 6 BLOCK 27 AS SHOWN ON MAP OF

PLAT OF CITY OF FERNANDINA ISSUED BY THE FLORIDA RAILROAD COMPANY, 1857

DEED RECORDED IN O.R. BOOK 1470 PAGES 1698 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

CERTIFY TO: MARK SCOTT HEYS, SHANNON LYNN HEYS, FIRST AMERICAN TITLE INSURANCE COMPANY, AND WOOD & SMITH P.A.

LEGAL DESCRIPTION

ALL OF THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND LYING AND BEING IN THE COUNTY OF NASSAU AND THE STATE OF FLORIDA KNOWN AND DESCRIBED AS FOLLOWS:

LOT 6 BLOCK 27, CITY OF FERNANDINA BEACH.

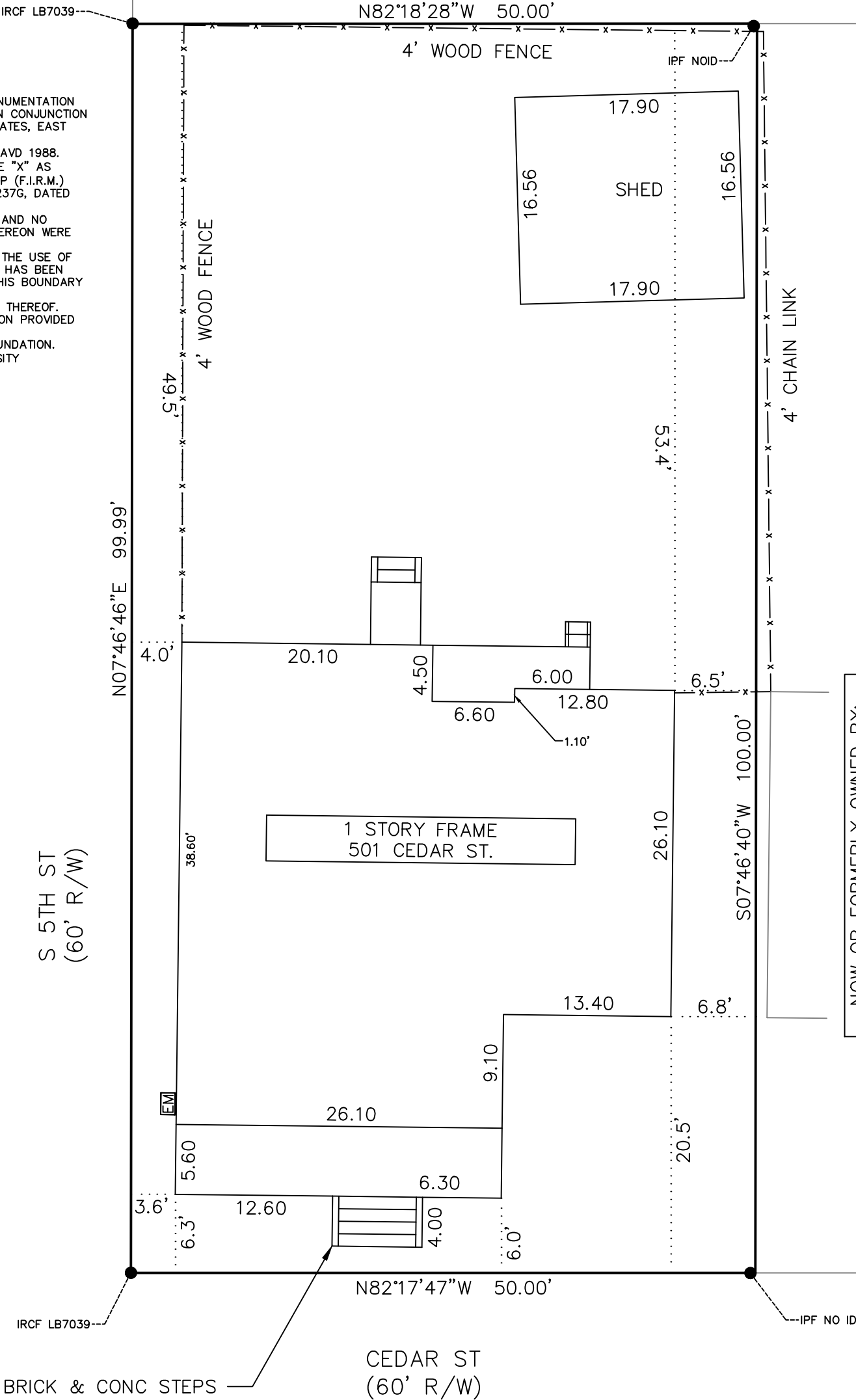
NOW OR FORMERLY OWNED BY:
PATRICIA M. GARVEY
O.R.B. 913, PG. 1350

GENERAL NOTES:

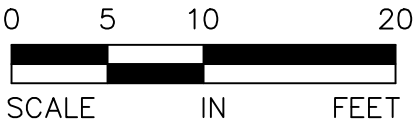
- BEARINGS SHOWN HEREON ARE BASED ON MONUMENTATION FOUND ALONG SOUTH 5TH STREET AND ARE IN CONJUNCTION WITH NAD 83, FLORIDA STATE PLANE COORDINATES, EAST ZONE (901).
- ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988.
- LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY NUMBER PANEL NUMBER 12089C0237G, DATED 08/02/2017.
- NO UNDERGROUND FOUNDATIONS OR UTILITIES AND NO IMPROVEMENTS, OTHER THAN THOSE SHOWN HEREON WERE LOCATED UNDER THE SCOPE OF THIS SURVEY.
- THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO CERTIFICATION HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THIS BOUNDARY SURVEY AND IS NOT TRANSFERABLE.
- DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
- THIS SURVEY IS BASED PARTLY ON INFORMATION PROVIDED BY THE CLIENT.
- BUILDING OFFSET DIMENSIONS ARE TO THE FOUNDATION.
- THIS PROPERTY IS ZONED "R-2" MEDIUM DENSITY RESIDENTIAL.

LEGEND

IRC	IRON ROD FOUND
NO ID	NO IDENTIFICATION
GM	GAS METER
FPL	FLORIDA POWER & LIGHT
ESMT	EASEMENT
NDF	NAIL DISK FOUND
PCP	PERMANENT CONTROL POINT
NLF	NAIL FOUND
PL	PROPERTY LINE
OS	OFFSET
POSS	POSSESSION
CT	COURT
MB	MULCH BED
FB	FLOWER BED
FP	FLAG POLE
TYP	TYPICAL
R/W	RIGHT OF WAY
IRR	IRRIGATION
AC	AIR CONDITIONER
BFP	BACK FLOW PREVENTER
●	IRON FOUND
○	IRON SET
⊙	NAIL AND DISK FOUND
(M)	MEASURED
(D)	DEEDED
IPF	IRON PIPE FOUND
CL	CENTERLINE



NOW OR FORMERLY OWNED BY:
JOHN A HILLMAN
O.R.B. 2542, PG. 665



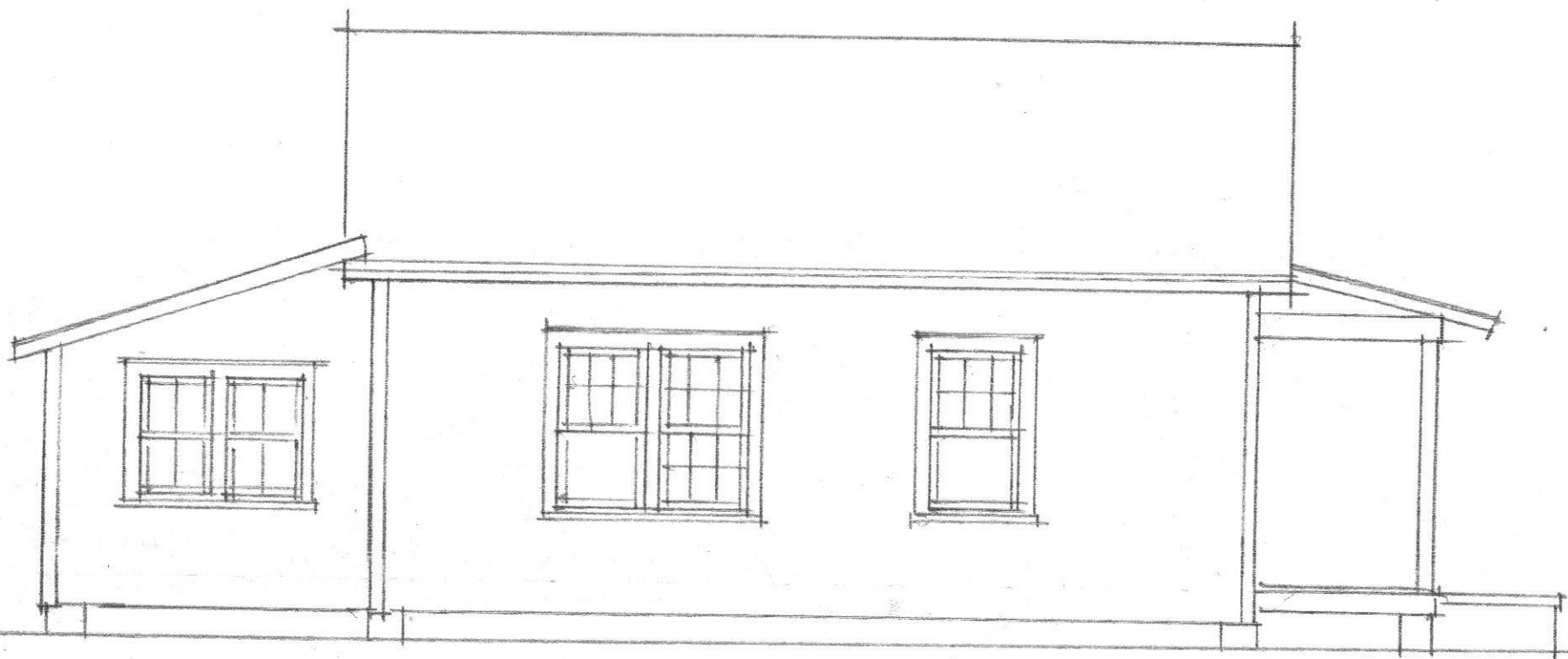
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the state of Florida.
Clayton A. Walley, PSM
Print Name
Signature 9/13/2022 LS 7209
Date License Number

CLAYTON A. WALLEY, PSM
LS 7209
4168 SCENIC DR,
MIDDLEBURG, FL. 32068

Project Number:
22-0069
Drawn By: JTK
Checked By: CAW
Date of Field Survey: 09/10/2022
Scale: 1" = 10'



AS BUILT	
FRONT ELEVATION	3/16" = 1'0"
GALLI RESIDENCE	
501 CEDAR ST.	
1/15/24	

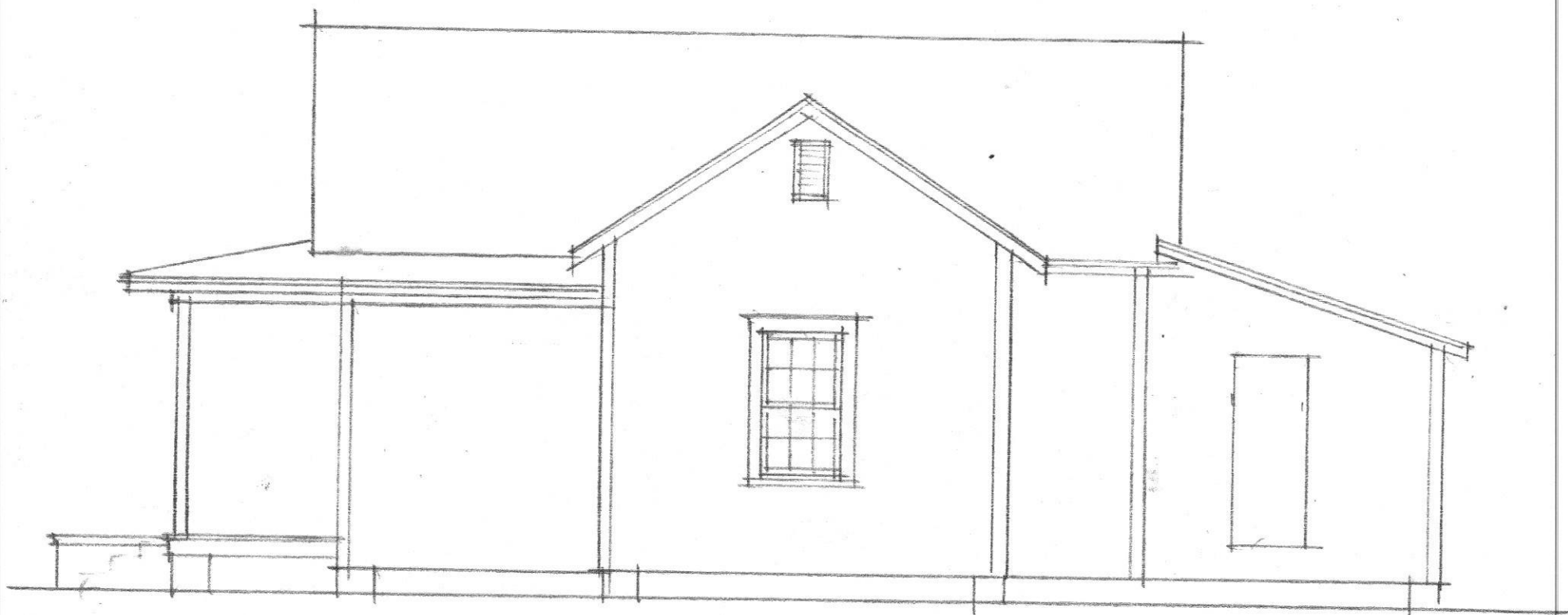


AS BUILT

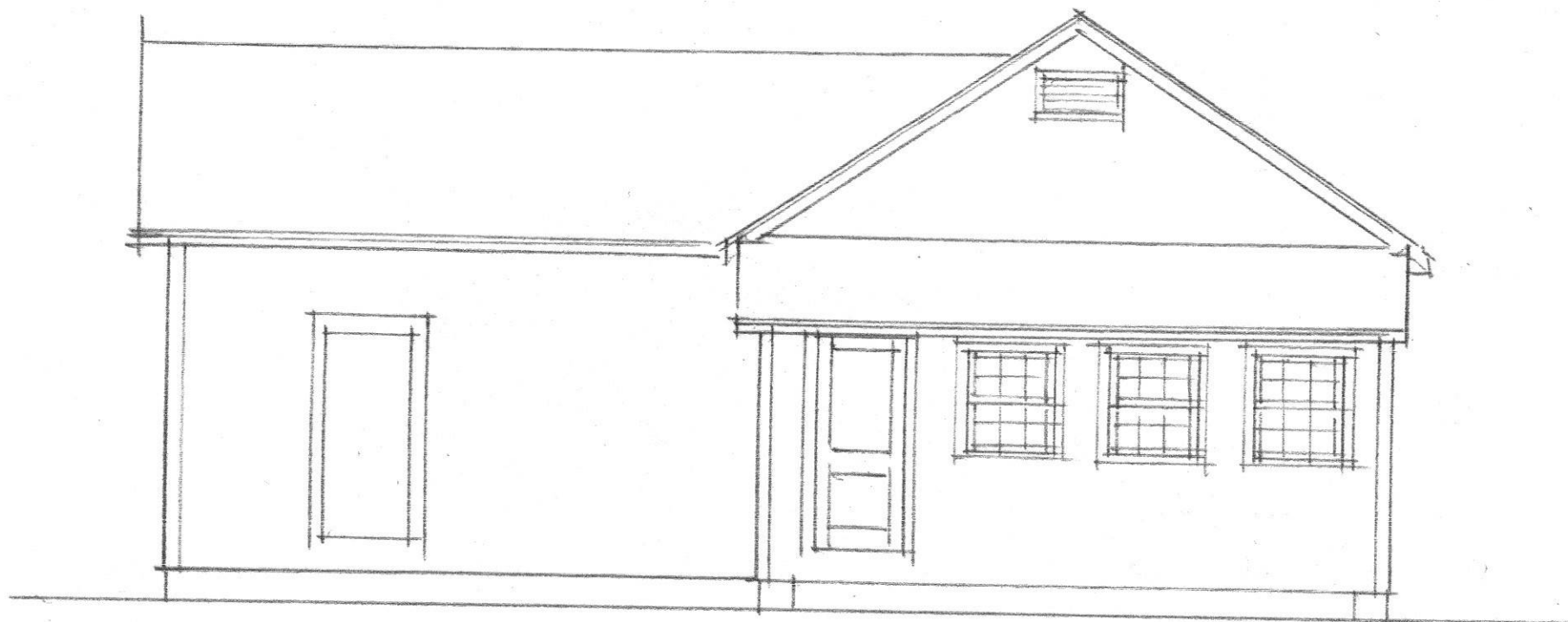
WEST ELEVATION

3/10"=1'0"

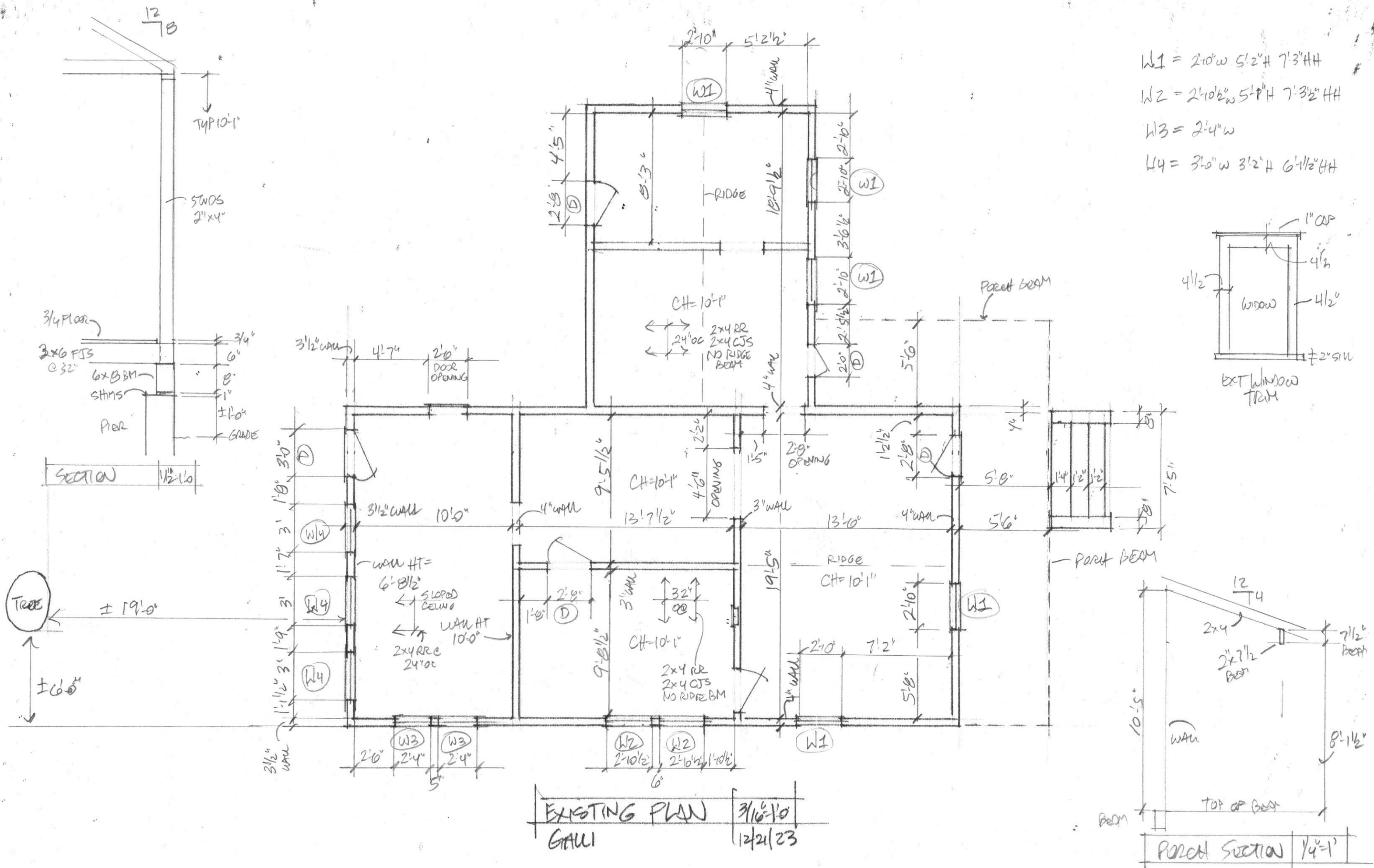
GALLI RESIDENCE
501 CEDAR STREET
11/15/2024



AS-BUILT
EAST ELEVATION 7'6" x 10'
GALL RESIDENCE
501 CEDAR STREET
11/15/2024



AS-BUILT
NORTH ELEVATION 3/16/16
GALLI RESIDENCE
501 CEDAR STREET
1/15/2024





HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 NA00635

Recorder # 370

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) 501 Cedar St

Other Names _____

Multiple Listing (DHR only) _____

Survey or Project Name _____

National Register Category Building(s)

Survey# _____

LOCATION & IDENTIFICATION

Address

Street No.

Direction

Street Name

Street Type

Direction Suffix

501

Cedar

Street

Cross Streets (nearest/ between) _____

City / Town (within 3 miles) Fernandina Beach

County Nassau

Tax Parcel #(s) _____

In Current City Limits? YES

Subdivision Name _____

Ownership _____

Block _____

Lot _____

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 ; 29E ; 23 ; UNSP

Irregular Section Name: _____

Landgrant _____

UTM: Zone _____

Easting _____

Northing _____

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

DESCRIPTION

Style Frame Vernacular

Other Style _____

Exterior Plan Irregular

Other Exterior Plan _____

Number of Stories 1

Structural System(s) _____

>>

Wood frame

Other Structural System(s) _____

Foundation Type(s) _____

>>

Piers

Other Foundation Types _____

Foundation Material(s) _____

>>

Brick

Other Foundation Material(s) _____

Exterior Fabric(s) _____

>>

Clapboard

Other Exterior Fabric(s) _____

Roof Type(s) _____

>>

Gable

Other Roof Type(s) _____

Roof Material(s) _____

>>

Composition shingles

Other Roof Material(s) _____

Roof Secondary Structure(s) (dormers etc) _____

>>

Cross gable

Other Roof Secondary Structure(s) _____

Number of Chimneys _____

Chimney Material _____

Other Chimney Material(s) _____

Chimney Location(s) _____

HISTORICAL STRUCTURE FORM

8NA00635

DESCRIPTION (continued)

Window Descriptions 6/6, 2/2

Main Entrance Description (stylistic details)

Porches: #open 1 #closed #incised Location(s) southPorch Roof Type(s) hipExterior 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) shedArchaeological Remains (describe): noneIf archaeological remains are present, was an Archaeological Site Form completed? Narrative Description (optional)

HISTORY

Construction year 1900Architect (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; 1900;</u>

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

RESEARCH METHODS

Research Methods >> FL Master Site File-Cultural ResourcesOther research methods

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? Name of Local Register if Eligible Individually Eligible for National Register? NOPotential Contributor to NR District? YESArea(s) of historical significance >> Community planning & developmentOther 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

8NA00635

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

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

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

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

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

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

Form Comments: _____

SHPO's Evaluation of Resource

Date _____

FMSF Staffer: _____

Computer Entry Date: 6/10/2007

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"

NA00635-200703

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:**
Composition shingles
- > **Roof secondary structures (dormers etc):**
Cross gable
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Private residence;1900;
- > **Research methods:**
FL Master Site File-Cultural Resources
Examine local property records
Pedestrian
- > **Area(s) of historical significance:**
Community planning & development
- > **Repositories: Collection/Housed/Accession#/Describe**
- > **[Other name(s)]:**



NA 635

370

FLORIDA MASTER SITE FILE
Site inventory Form
**SEE SITE FILE STAFF FOR
ORIGINAL PHOTO(S) OR MAP(S)**

SITE NO. 8 NA 635

SITE NAME: 501 Cedar St.
ADDRESS OF SITE: 501 Cedar St.
INSTRUCTION FOR LOCATING: N/A

SURVEY DATE: 09/30/85

LOCATION: City of Fernandina Beach 27 6
Subdivision Name Block No. Lot No.

COUNTY: Nassau

DISTRICT NAME IF APPLICABLE: Fernandina Beach Historic

OWNER OF SITE: NAME: Simmons, Steve

ADDRESS: 2105 S. Fletcher Ave.

ADDRESS: Fernandina Beach, FL 32034

TYPE OF OWNERSHIP: private

RECORDING DATE: / /

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

ADDRESS: P. O. Box 1002

St. Augustine, FL 32084

CONDITION OF SITE:

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.+ 1909
CULTURE/PHASE American
PERIOD: 20th 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

295

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: frame vernacular

PLAN TYPE: rectangular, with wing

EXTERIOR FABRIC(S): wood: weatherboard, drop siding,
with cornerboards

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: S/1-story end, 2-bay, access S, 1st bay; shed roof;
chamfered posts

ORIENTATION: S

FOUNDATION: piers: brick

ROOF TYPE: gable

SECONDARY ROOF STRUCTURE(S): cross gable

CHIMNEY LOCATION:

WINDOW TYPE: DHS, 6/6, wood; paired

CHIMNEY:

ROOF SURFACING: composition shingles: butt

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 0

NO. OF STORIES 1

NO. OF DORMERS: 0

OUTBUILDINGS:

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
3N	28E	22

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

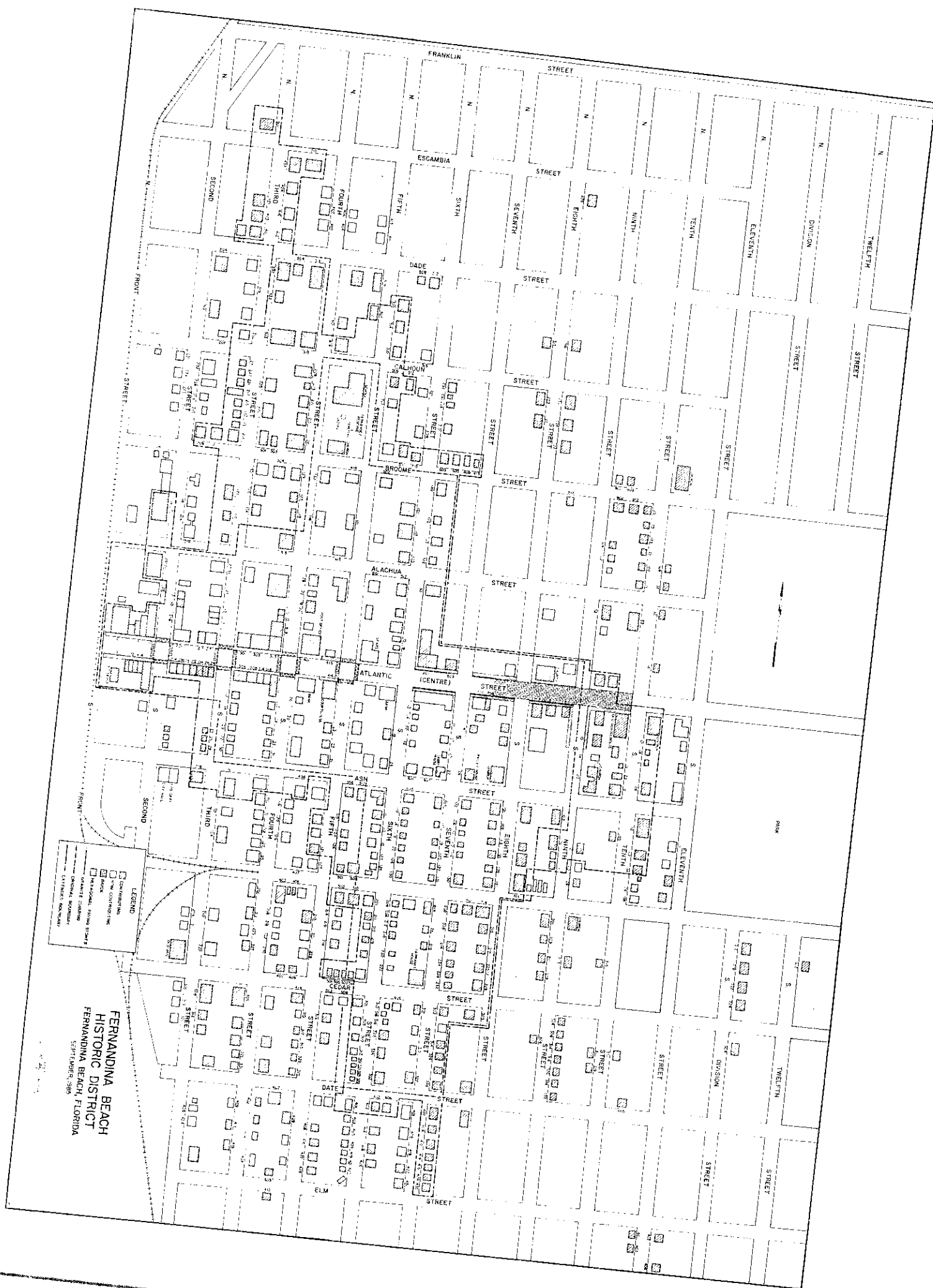
PHOTOGRAPHIC RECORDS NUMBERS:

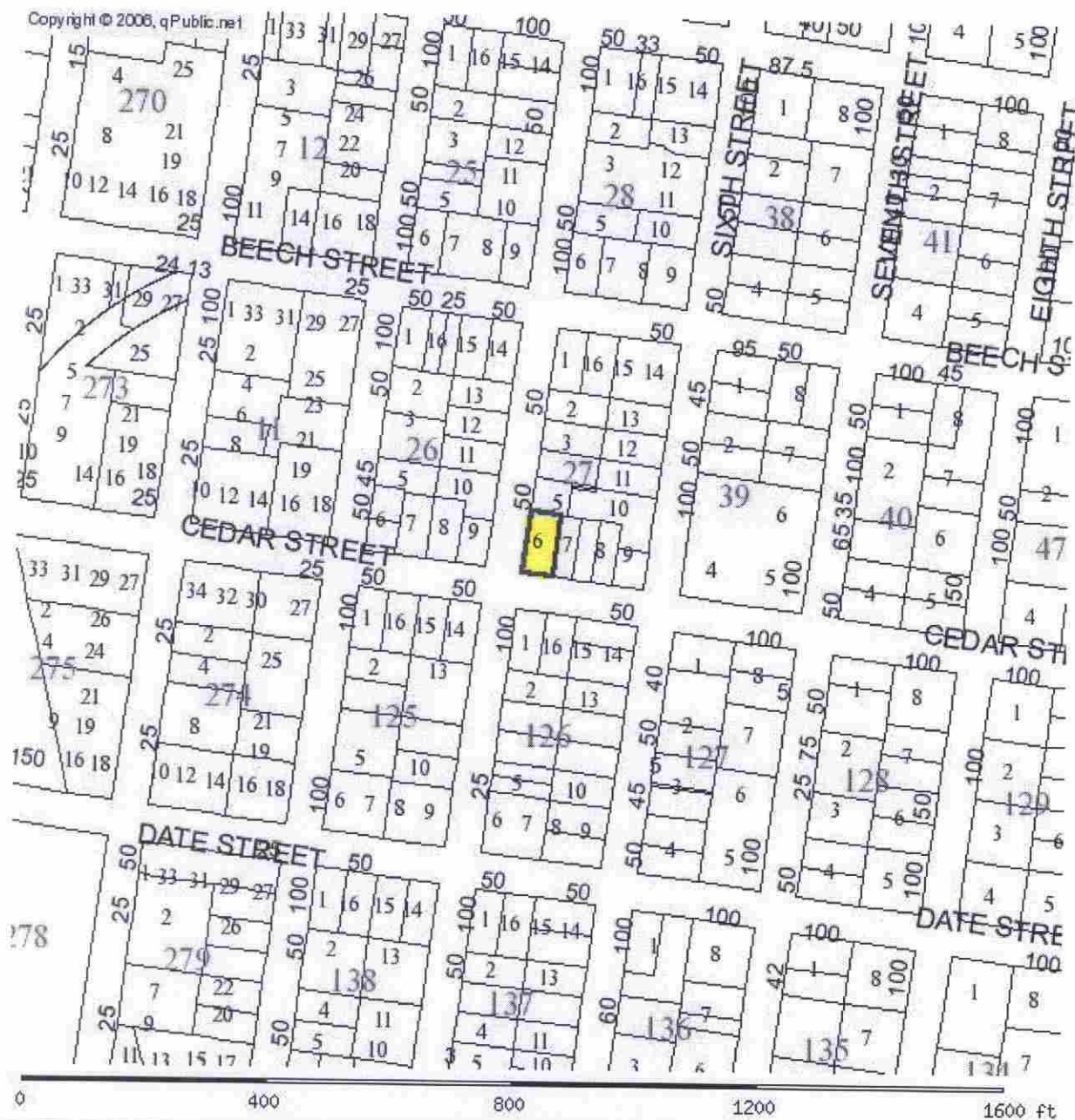
CONTINUATION SHEET:

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

Constructed c. 1909, it is a one-story frame vernacular residential building. It is noteworthy for its transom over door and chamfered porch posts.

Figure 24





PARCEL INFORMATION TABLE

Selected Parcel	00-00-31-1800-0027-0060
GIS CALCULATED ACREAGE	0.12
Property Use	SINGLE FAM
Land Use	SFR

OWNERSHIP INFORMATION

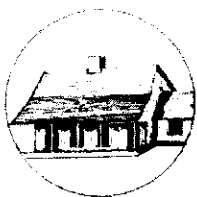
Name	WOODS ROBERT E & KERRY S &
Mailing Address	WOODS BARRY N (JT/RS) 501 CEDAR STREET; FERNANDINA BEACH, FL 32034
Situs/Physical Address	501 CEDAR ST

2006 PROPOSED VALUES

Land Value	75,000
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☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **NA00635**
 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) 501 Cedar St. Multiple Listing (DHR only) _____
 Survey Project Name Fernandina Beach Historic Resource Survey Update Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number 501 Direction _____ Street Name Cedar Street Type _____ Suffix Direction _____
 Address: 501 Cedar
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name FERNANDINA BEACH USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) Fernandina Beach In City Limits? ☒ yes ☐ no ☐ unknown County Nassau
 Township 3N Range 28E Section 23 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 00-00-31-1800-0027-0060 Landgrant _____ Block _____ Lot _____
 Subdivision Name _____
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting ☐ ☐ ☐ ☐ ☐ Northing ☐ ☐ ☐ ☐ ☐ ☐
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1900 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Current Use Private Residence (House/Cottage/Cabin) From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☐ no ☒ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Porch; some windows
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature Rear shed extension
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Frame Vernacular Exterior Plan L-shaped Number of Stories 1
 Exterior Fabric(s) 1. Drop siding 2. _____ 3. _____
 Roof Type(s) 1. Cross-gabled 2. _____ 3. _____
 Roof Material(s) 1. Composition shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) 2/2 & 6/6 dhs, paired
 Distinguishing Architectural Features (exterior or interior ornaments) Gable-front & wing form; exposed rafters; transom

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 *National Register Bulletin 15*, p. 2)

HISTORICAL STRUCTURE FORM

Site #8 NA00635

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Piers 2. _____
 Foundation Material(s): 1. Brick 2. _____
 Main Entrance (stylistic details) Half light door w transom

Porch Descriptions (types, locations, roof types, etc.) Entry/S, full facade, open, shed, chamfered supports, lattice railing

Condition (overall resource condition): ☐ excellent ☒ good ☐ fair ☐ deteriorated ☐ ruinous
 Narrative Description of Resource _____

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

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

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

1. Community planning & development

2. _____

3. _____

4. _____

5. _____

6. _____

DOCUMENTATION

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

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

RECORDER INFORMATION

Recorder Name Sheldon Owens

Affiliation Brockington and Assc. Inc.

Recorder Contact Information 498 Wando Park Blvd. Suite 700, Mt. Pleasant SC 29464; 843-881-3128
 (address / phone / fax / e-mail)

Required Attachments

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



Brockington
CULTURAL RESOURCES CONSULTING

**Fernandina Beach
Survey Update 2018**

○ Historic Resource

0 50 100 Feet

* All numbers start with NA****.

590

591

593

1200

340

1198

632

1197

595

597

391

1199

1192

341

394

342

396

635

636

638

639

398

389

598

390

392

458

393

460

395

397

84

Cedar St

S 6 th St

S 5 th St

S 7 th St

Date St

1193

637

399

400

401

404

406

407

409

411

640

466

468

402

403

405

408

410

412

470

112

1332



501
CEDAR

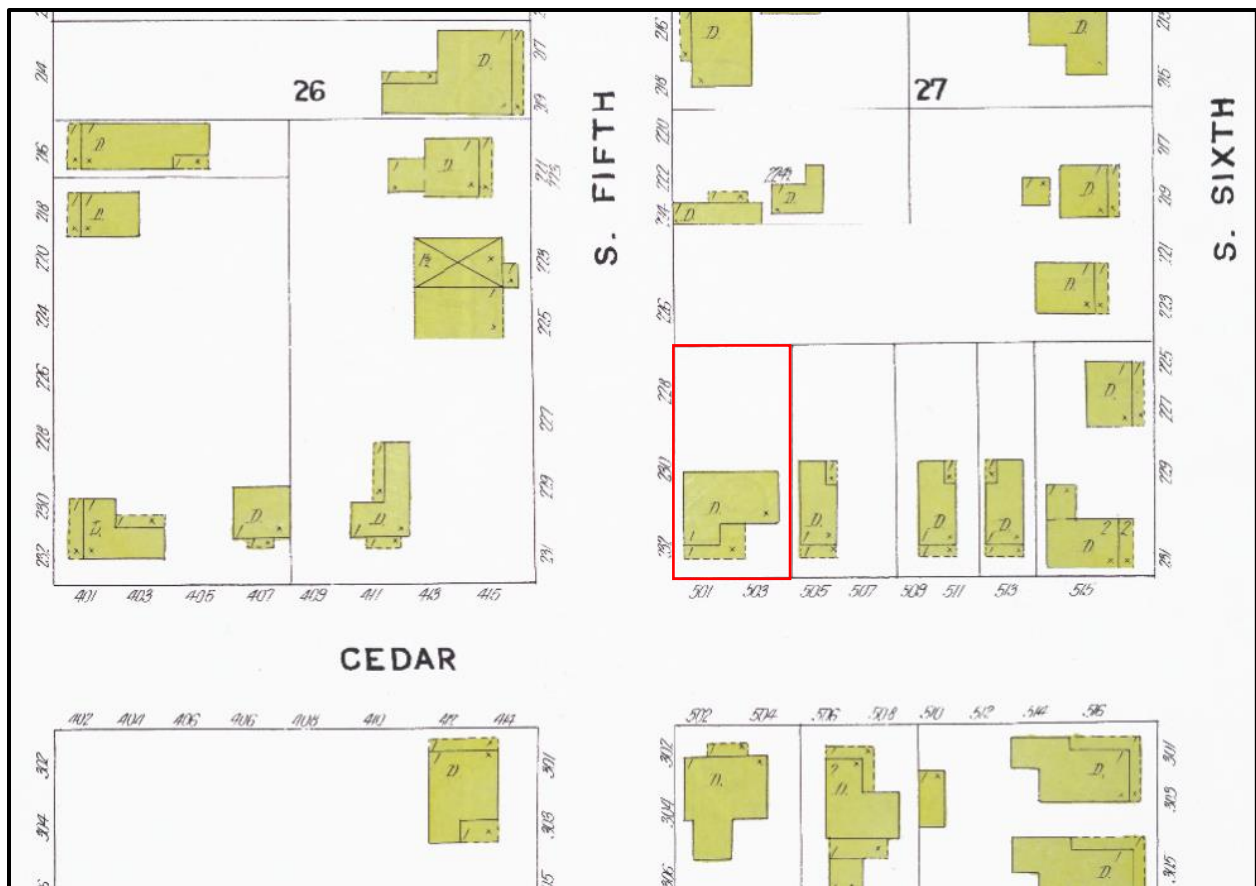


501
CEDAR



Sanborn Fire Insurance Map Study - 501 Cedar Street

1909 (sheet 8)

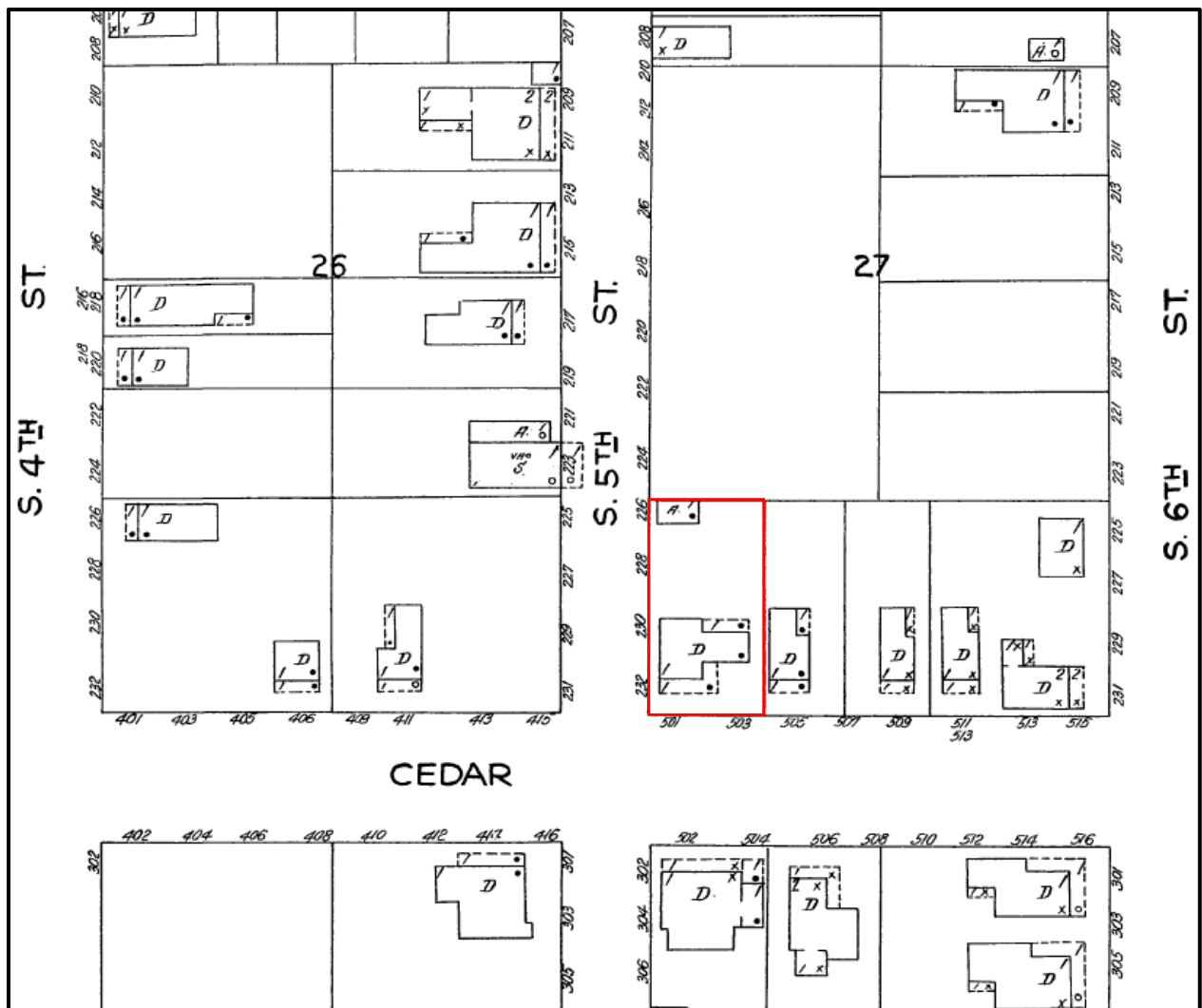


Notes:

- 1909 is the first Sanborn Map that shows this neighborhood. 501 Cedar Street can definitely be dated to 1909, but is most likely slightly older.
- Wood frame primary structure with a one story L-shaped front porch

Sanborn Fire Insurance Map Study - 501 Cedar Street

1926 (sheet 9)

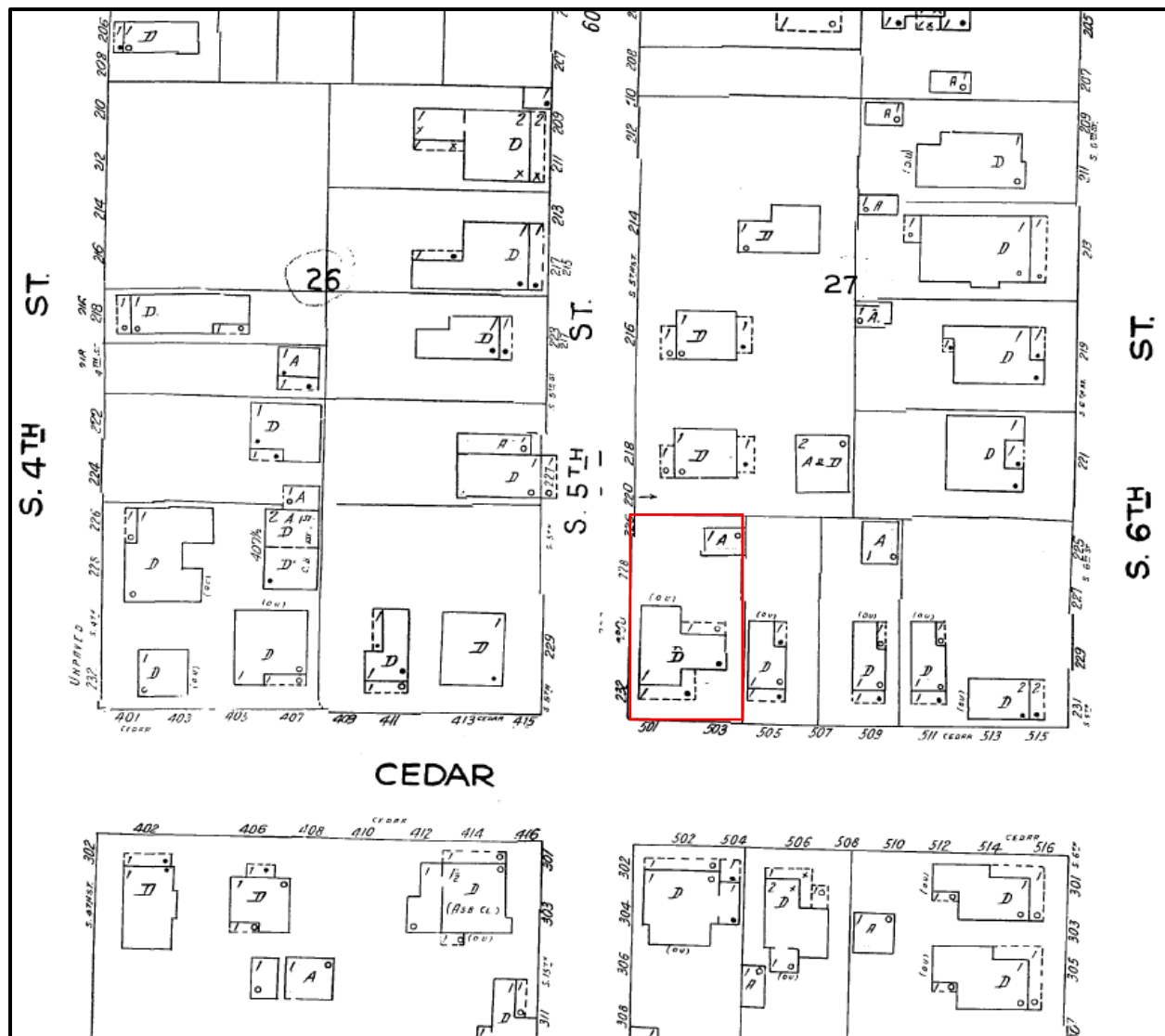


Notes:

- By 1926, changes to the footprint include a 1-story addition to the north elevation of the primary structure that include additional enclosed sq footage as well as a one-story open porch.
- A 1-story accessory structure also appears at the northwest corner of the property.

Sanborn Fire Insurance Map Study - 501 Cedar Street

1949 (sheet 9)



Notes:

- 1949 changes to the footprint indicate a further addition to the northwest corner of the primary structure.
- The previous accessory structure is removed, and a new one-story wood frame accessory structure appears at the northeast corner of the property.

Additional Notes:

- The property was included as a contributing structure to the Fernandina Beach Historic District as part of its expansion in 1987.
- FL Master Site File Inventory Surveys (FL MSF# 8NA00635) were conducted in 1985, 2007, and 2018.



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2024-0004
MARCH 21, 2024

Owner/Applicant:	Jennifer Damato
Property Address:	111 S. 3 rd Street
Parcel ID #	00-00-31-1800-0270-0260
Requested action:	Certificate of Approval (COA) to replace 13 windows with impact windows
Current zoning:	MU-1
FLUM land use category:	Mixed Use
Existing uses on the site:	Single Family Residential (townhome)
FL Master Site File #	N/A
Year Built:	
Contributing Status:	Non-contributing/ CRA

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 replace all windows with hurricane impact windows. The windows are not on the approved list of windows and as such require board consideration.

APPLICABLE GUIDELINES:

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

[WATERFRONT COMMUNITY REDEVELOPMENT AREA](#)

STAFF RECOMMENDATION:

The proposed replacement windows are designed consistently with the original windows.

Staff finds that the requested action, as presented, is consistent with the Comprehensive Plan, the Land Development Code, the Waterfront Community Redevelopment Area Guidelines.

Staff recommends: FINAL Approval of HDC 2024-0004

MOTION TO CONSIDER:

I move to **approve or deny** case number HDC 2024-0004 **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 2024-0004, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Amelia River Waterfront Community Redevelopment Area Guidelines to warrant FINAL approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2024-0004 Application and Backup Materials

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #13277

Date Submitted: 2/15/2024

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

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

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

The LDC is Available for Review at

www.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*

Repair ▼

APPROVAL TYPE*

Board Approval: Conceptual ▼

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

Previously Approved Case

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

No ▼

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

mm/dd/yyyy

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

[HDC Pre-Application Meeting Request](#)

PROPERTY INFORMATION

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

Historic District*

Downtown ▼

Site Address*

111 South 3rd Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0270-0260

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Jennifer

Last Name*

Damato

Mailing Address*

111 South 3rd Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

904-556-7927

E-mail Address*

damatojennd@gmail.com

OWNER'S AGENT

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

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

No ▼

First Name*

Last Name*

Company (if applicable)

Street Address

City

State

Zip

Telephone Number

E-mail Address

Project Description*

Replacement of all new construction windows, 13 total, with hurricane impact windows. The brand of the window replacement is PGT. The style will be the exact same configuration, 6/2 lights and sash, single hung, and the same SDL for the muntin. The only difference is the windows will be hurricane rated. The new windows are the same brand of window already replaced at 129 South 3rd Street, Harbor View.

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
PGT	Hurricane Impact Windows Include FL Product Approval # for Windows and Doors	Bronze White (Name/Number)

ROOFING

Manufacturer	Product Description	Color
		 (Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
		 (Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
		 (Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
		(Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
		(Name/Number)

FENCING

Manufacturer	Product Description	Color
		(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
		(Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
		(Name/Number)

OTHER

Manufacturer	Product Description	Color
		(Name/Number)

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

Upload 1	Upload 2	Upload 3	Upload 4
Choose File No...en	Choose File No...en	Choose File No...en	Choose File 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*

Jennifer

Applicant Last Name*

Damato

Today's Date*

2/15/2024

 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.



JOHN M. DREW, CFC · Nassau County Tax Collector

www.nassautaxes.com

2023 REAL ESTATE

Notice of Ad Valorem and Non-Ad Valorem Assessments



TAX YEAR	ACCOUNT NUMBER	ALT KEY	MILLAGE CODE	ESCROW CODE
2023	00-00-31-1800-0270-0260	56972	002	LE-75013

D
DAMATO JENNIFER & FRANK
111 S 3RD ST
FERNANDINA BEACH, FL 32034

Property Address and Legal Description:

111 S 3RD ST
FERNANDINA BEACH 32034
BLOCK 270 LOT 26 CITY OF FDNA BEACH

Exemptions:
HOMESTEAD
ADD'L HOMESTEAD EXEMPTION

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	6.3356	440,658	50,000	390,658	2,475.05
GENERAL FUND CONSERVATION/RESI	0.1400	440,658	50,000	390,658	54.69
GENERAL FUND DEBT/CAPITAL	0.0531	440,658	50,000	390,658	20.75
TRANSPORTATION	0.5553	440,658	50,000	390,658	216.93
AI BEACH RENOURISHMENT MSTU	0.0960	440,658	50,000	390,658	37.50
SCHOOL BOARD					
ADDITIONAL VOTER MILLAGE	1.0000	440,658	25,000	415,658	415.66
BASIC DISCRETIONARY	0.7480	440,658	25,000	415,658	310.91
CAPITAL OUTLAY	1.5000	440,658	25,000	415,658	623.49
SCHOOL BOARD LOCAL EFFORT	3.2120	440,658	25,000	415,658	1,335.09
ST JOHNS RIVER MGMT DIST	0.1793	440,658	50,000	390,658	70.04
FL INLAND NAVIGATION DIST	0.0288	440,658	50,000	390,658	11.25
MOSQUITO CONTROL DISTRICT	0.1144	440,658	50,000	390,658	44.69
CITY OF FERNANDINA BEACH					
FERNANDINA BEACH	4.8298	440,658	50,000	390,658	1,886.80
VOTER APPROVED DEBT		440,658	50,000	390,658	
TOTAL MILLAGE		18.7923	TOTAL AD VALOREM TAXES		\$7,502.85
NON-AD VALOREM ASSESSMENTS					
TAXING AUTHORITY	PHONE	RATE		AMOUNT	
TOTAL NON-AD VALOREM TAXES					\$0.00
TOTAL COMBINED TAXES AND ASSESSMENTS					\$7,502.85
AMOUNT DUE IF PAID BY	Nov 30, 2023	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024
	\$ 7,202.74	\$ 7,277.76	\$ 7,352.79	\$ 7,427.82	\$ 7,502.85

RETAIN FOR YOUR RECORDS

2023 REAL ESTATE

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NUMBER	ALT KEY
00-00-31-1800-0270-0260	56972
PROPERTY ADDRESS	
111 S 3RD ST	

D



23
6-7894

DAMATO JENNIFER & FRANK
111 S 3RD ST
FERNANDINA BEACH FL 32034-4208



Make checks payable to:
JOHN M. DREW, CFC
Nassau County Tax Collector
86130 License Rd, Ste 3, Fernandina Beach, FL 32034
Pay online at www.nassautaxes.com

Payments in U.S. funds from a U.S. bank

PAY ONLY ONE AMOUNT

- IF PAID BY NOVEMBER 30, 2023
☐ \$ 7,202.74
- IF PAID BY DECEMBER 31, 2023
☐ \$ 7,277.76
- IF PAID BY JANUARY 31, 2024
☐ \$ 7,352.79
- IF PAID BY FEBRUARY 29, 2024
☐ \$ 7,427.82
- IF PAID BY MARCH 31, 2024
☐ \$ 7,502.85

DO NOT FOLD, STAPLE, OR MUTILATE

RETURN WITH PAYMENT

THIS IS AN INFORMATIONAL NOTICE ONLY - DO NOT PAY

YOUR ORIGINAL BILL HAS BEEN FORWARDED TO YOUR ESCROW AGENT FOR PAYMENT
IF YOUR ACCOUNT IS NOT ESCROWED, PLEASE PAY FROM THIS NOTICE

[illegible]

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2022

ELEVATION CERTIFICATE

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 111 South 3rd Street			Policy Number:
City Fernandina Beach	State Florida	ZIP Code 32034	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption FRONT VIEW

Clear Photo One



Photo Two

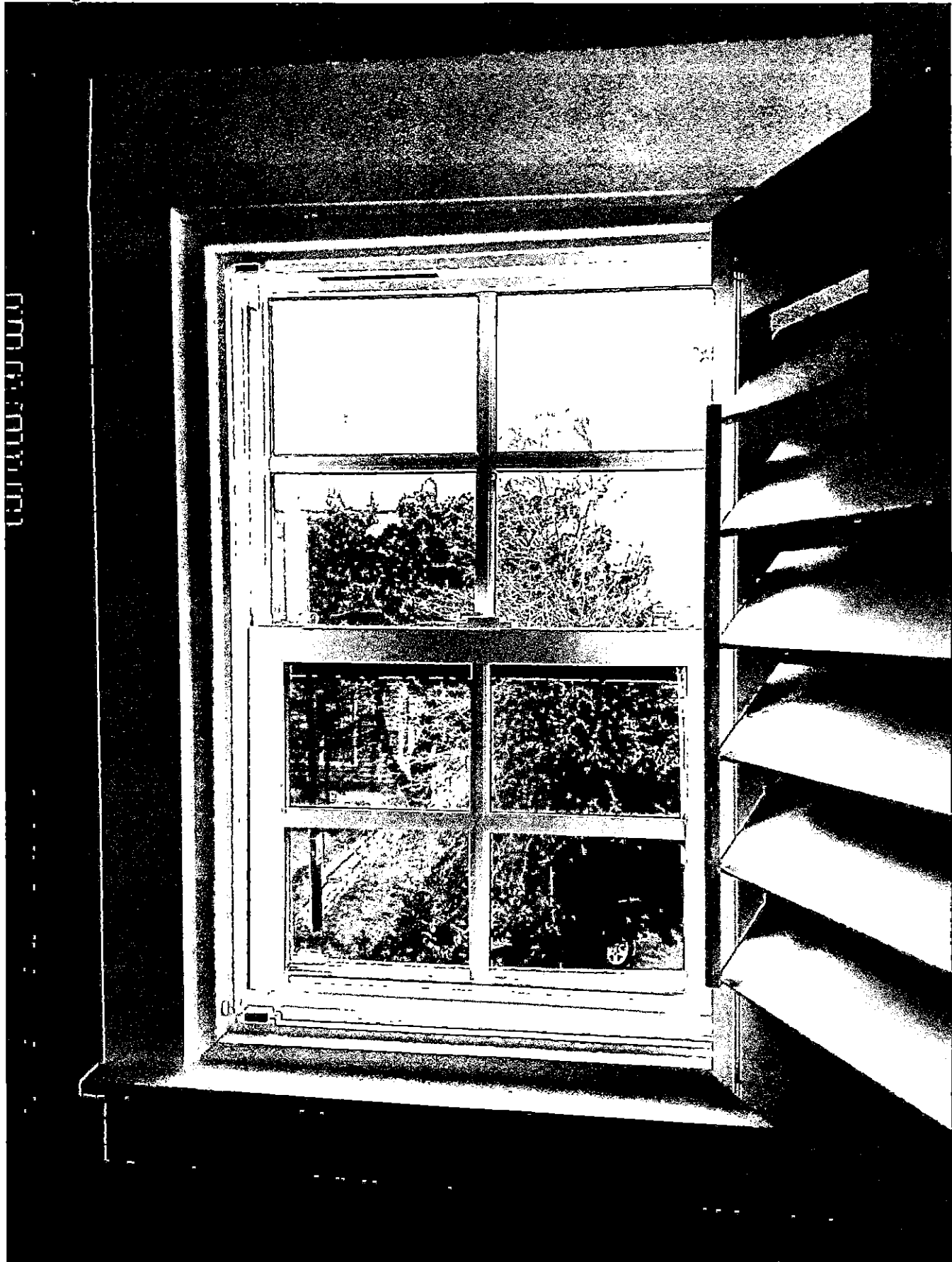
Photo Two Caption REAR VIEW

Clear Photo Two

Guest bed 1.1



Bath 2 guest 1.1



Dining 1.1

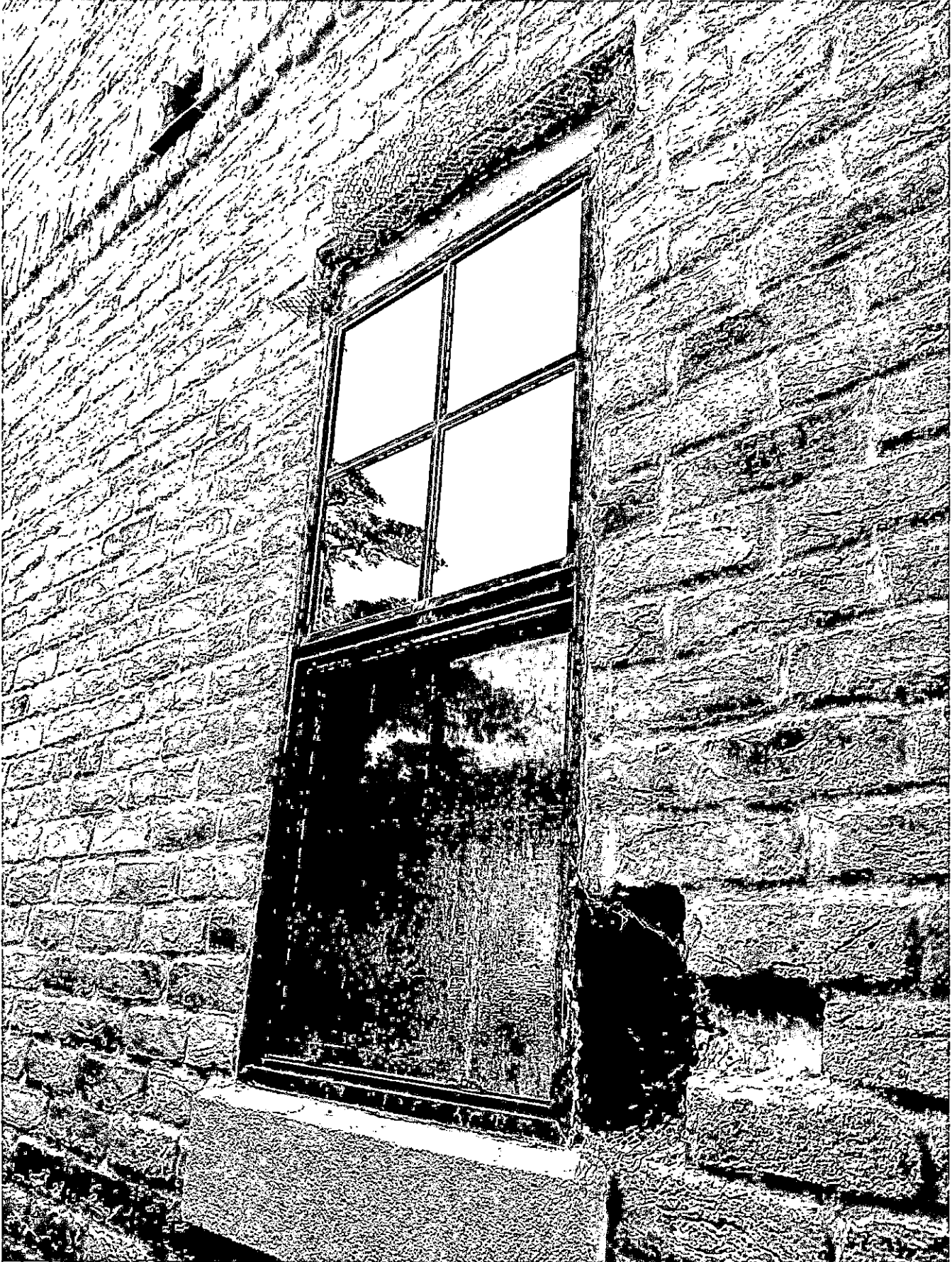




Bath 1.1



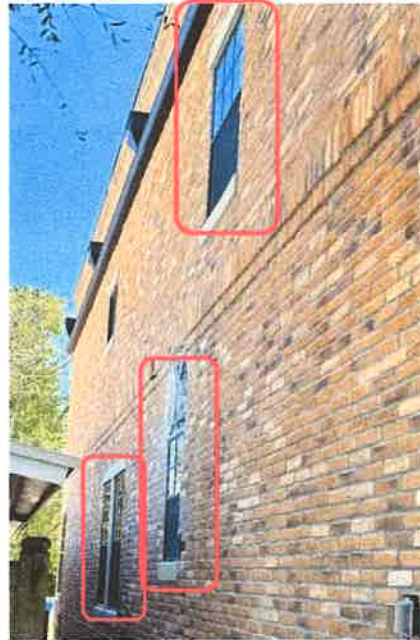
Bath 1.2





Damato, Frank and Jennifer

111 South 3rd. Requesting to add banding completely around windows after window replacement. This will match 153 South 3rd the bookend unit to our row of townhomes facing 3rd Street.



153 South 3rd Street – Picture shows complete banding around the windows of the bookend unit of the townhomes facing 3rd Street.





AMERICAN WINDOW PRODUCTS, INC.

2633 POWERS AVENUE
JACKSONVILLE, FLORIDA 32207
PHONE: 731-2247

Number of Windows:	Window Size:	Window Brand:	Type of Window:	Frame Color:	LowE 3:	Argon:	Impact:	Tempered:	Obscured:	Colonial:
5	36X72	PGT	SINGLE HUNG	BRONZE/WHITE	YES	YES	YES	NO	NO	SDL
1	24X48	PGT	SINGLE HUNG	BRONZE/WHITE	YES	YES	YES	NO	NO	SDL
4	36X60	PGT	SINGLE HUNG	BRONZE/WHITE	YES	YES	YES	NO	NO	SDL
2	24X36	PGT	SINGLE HUNG	BRONZE/WHITE	YES	YES	YES	NO	NO	SDL
1	36X36	PGT	PICTURE	BRONZE/WHITE	YES	YES	YES	YES	NO	SDL

FL APPROVAL CODE: PGT SH IMPACT 239.2



CERTIFICATE OF APPROVAL (COA) HDC2022-0065 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Board Review	Project:	App Date: 07/29/2022
Work Class: Residential	District: Default	Exp Date: 08/29/2022
Status: Approved	Square Feet: 0.00	Completed: 09/18/2022
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 09/18/2024

Description: Certificate of Approval (COA) to construct a two-story single-family residence and swimming pool.
Amended 6/1/2023 to grant 6-month extension. New Expiration date 3/18/2024. SJC
Amended 1/17/2024 to grant 2nd 6-month extension. New Expiration date 9/18/2024. KG

Parcel: 00-00-31-1580-0018-0060 Main	Address: Block 18 Lot 6 Ladies St Main Fernandina Beach, FL 32034	Zone: OT-2(Old Town 2)
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Applicant Michael & Jessica Villa 921 Ladies Fernandina Beach, FL 32034 Home: 904-763-2489	Owner Michael & Jessica Villa 921 Ladies Fernandina Beach, FL 32034 Home: 904-763-2489
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Note	Created By	Date and Time Created
1. 6-month extension granted 06/01/2023. New expiration date is 3/18/24.	Salvatore Cumella	06/01/2023
2. 2nd 6-month extension granted 1/17/24. New exp date is 9/18/24	Sylvie McCann	01/17/2024

Activity Type	Activity Number	Name	User	Created On
HDC Decision	DEC-001486-2022		Salvatore Cumella	09/18/2022

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00022026	COA - Residential	\$250.00	\$250.00
Total for Invoice INV-00022026		\$250.00	\$250.00
Grand Total for Plan		\$250.00	\$250.00



CERTIFICATE OF APPROVAL (COA) HDCSA2023-0348 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 12/21/2023
Work Class: HDC Staff Review	District: Default	Exp Date: 01/22/2024
Status: Approved	Square Feet: 0.00	Completed: 01/09/2024
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to install 4FT black aluminum fence and wooden HVAC fence enclosure		Expire Date: 01/08/2025

Parcel: 00-00-31-1800-0128-0022 Main	Address: 314 S 7Th St Fernandina Beach, FL 32034 Main	Zone: R-2(Medium Density Residential)
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Applicant Jean L +Wallace C Shannon 314 S 7th Street S 7th Fernandina Beach, FL 32034 Mobile: 305-849-4383	Owner Jean L +Wallace C Shannon 314 S 7th Street S 7th Fernandina Beach, FL 32034 Mobile: 305-849-4383	Contractor Charles R Lee 1417 Sadler Rd #326 Fernandina Beach, FL 32034 Business: 9042616577 Mobile: 9045830886
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Note 1. email sent for payment reminder	Created By Sylvie McCann	Date and Time Created 01/03/2024
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Invoice No. INV-00030558	Fee COA - Staff Residential Fee	Fee Amount \$25.00	Amount Paid \$25.00
		Total for Invoice INV-00030558	\$25.00
		Grand Total for Plan	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2024-0001 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 01/03/2024
Work Class: HDC Staff Review	District: Default	Exp Date: 02/02/2024
Status: Approved	Square Feet: 0.00	Completed: 01/08/2024
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to re-roof, in-kind.		Expire Date: 01/07/2025

Parcel: 00-00-31-1800-0025-0010 Main	Address: 406 Ash St Main Fernandina Beach, FL 32034	Zone: C-3(Central Business District)
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Owner Ash Street Cigar Parlor, LLC Jeffrey Freese 406 Ash ST Fernandina Beach, FL 32034 Business: 8154830080	Contractor Charlie DeBerry 96041 Nassau PI Yulee, FL 32097 Business: 9046240225 Mobile: 9045746422	Applicant Charles Deberry
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Invoice No.	Fee	Fee Amount	Amount Paid
INV-00030664	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00030664		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2024-0002
FOR CITY OF FERNANDINA BEACH

Plan Type:	HDC - Staff Review	Project:		App Date:	01/03/2024
Work Class:	HDC Staff Review	District:	Default	Exp Date:	02/02/2024
Status:	Approved	Square Feet:	0.00	Completed:	01/03/2024
Valuation:	\$0.00	Assigned To:	Salvatore Cumella	Approval	
Description:	Certificate of Approval (COA) to replace 3 windows with Andersen series			Expire Date:	01/02/2025

Parcel:	00-00-31-1800-0032-0150 Main	Address:	511 Broome St Main Fernandina Beach, FL 32034	Zone:	R-2(Medium Density Residential)
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Applicant	Owner
Joseph T & Emily T Peterson	Joseph T Peterson
511 Broome ST	511 Broome Street Broome
Fernandina Beach, FL 32034	Fernandina Beach, FL 32034
	Mobile: 904-491-4842



CERTIFICATE OF APPROVAL (COA) HDCSA2024-0003
FOR CITY OF FERNANDINA BEACH

Plan Type:	HDC - Staff Review	Project:		App Date:	01/05/2024
Work Class:	HDC Staff Review	District:	Default	Exp Date:	02/05/2024
Status:	In Review	Square Feet:	0.00	Completed:	01/08/2024
Valuation:	\$0.00	Assigned To:	Salvatore Cumella	Approval Expire Date:	01/07/2025
Description:	Certificate of Approval (COA) to restore and replace Peck flat roof systems at Peck Gymnasium				

Parcel:	00-00-31-1800-0144-0010 Main	Address:	510 S 10Th St Main Fernandina Beach, FL 32034	Zone:	PI-1(Public Institutional)
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Owner	Applicant
City of Fernandina Beach	City of Fernandina Beach
204 Ash Street	Business: 9043103314
Fernandina Beach, FL 32034	



CERTIFICATE OF APPROVAL (COA) HDCSA2024-0004
FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 01/09/2024
Work Class: HDC Staff Review	District: Default	Exp Date: 02/15/2024
Status: Approved	Square Feet: 0.00	Completed: 01/12/2024
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to repaint exterior structure		Expire Date: 01/13/2025

Parcel: 00-00-31-1800-0024-0100 Main	Address: 23 S 5Th St Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
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Owner	Applicant
William & Martha E Lord	William & Martha E Lord
23 S 5th St	23 S 5th St
Fernandina Beach, FL 32034	Fernandina Beach, FL 32034
Home: 904-468-0411	Home: 904-468-0411

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00030690	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00030690		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2024-0008 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 01/25/2024
Work Class: HDC Staff Review	District: Default	Exp Date: 02/26/2024
Status: Approved	Square Feet: 0.00	Completed: 01/31/2024
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to install projecting sign with brackets		Expire Date: 01/30/2025

Parcel: 00-00-31-1800-0025-0010 Main	Address: 406 Ash St Main Fernandina Beach, FL 32034	Zone: C-3(Central Business District)
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Applicant Sharon Palmer 1410 E OAK ST FERNANDINA BEACH, FL 32034 Business: 9042610340	Owner Ash Street Cigar Parlor, LLC/JSLJ HOLDING LLC Jeffrey Freese 406 Ash ST Fernandina Beach, FL 32034 Business: 8154830080
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Invoice No.	Fee	Fee Amount	Amount Paid
INV-00030869	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00030869		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2024-0005 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 01/16/2024
Work Class: HDC Staff Review	District: Default	Exp Date: 02/15/2024
Status: Approved	Square Feet: 0.00	Completed: 02/08/2024
Valuation: \$0.00	Assigned To: Kelly Gibson	Approval
Description: Certificate of Approval (COA) to replace picket fence with 2-rail aluminum fence		Expire Date: 02/07/2025

Parcel: 00-00-31-1800-0023-0040 Main	Address: 18 N 4Th St Fernandina Beach, FL 32034 Main	Zone: C-3(Central Business District)
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Owner	Applicant
Christopher J + Shelly H Neri	Christopher J + Shelly H Neri
18 N. 4th Street N 4th	18 N. 4th Street N 4th
Fernandina Beach, FL 32034	Fernandina Beach, FL 32034
Home: 904-631-3101	Home: 904-631-3101

Note	Created By	Date and Time Created
1. sent payment reminder email	Sylvie McCann	01/24/2024
2. Rc'd ck in mail - emailed Ms. Neri to pay at portal and gave instructions	Sylvie McCann	01/26/2024

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00030750	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00030750		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



**CERTIFICATE OF APPROVAL (COA) HDCSA2024-0006
FOR CITY OF FERNANDINA BEACH**

Plan Type:	HDC - Staff Review	Project:		App Date:	01/17/2024
Work Class:	HDC Staff Review	District:	Default	Exp Date:	02/16/2024
Status:	Approved	Square Feet:	0.00	Completed:	02/02/2024
Valuation:	\$0.00	Assigned To:	Salvatore Cumella	Approval Expire Date:	02/03/2025
Description: Certificate of Approval (COA) to replace wood fence section					

Parcel:	00-00-31-1580-0005-0100 Main	Address:	801 White St Main Fernandina Beach, FL 32034	Zone:	OT-1(Old Town 1)
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Applicant	Owner	Applicant
Patricia K. & William R. Gass, Jr.	William Jr. + Patricia K. Gass	William Jr. + Patricia K. Gass
801White Street White	801 White ST	801 White ST
Fernandina Beach, FL 32034	Fernandina Beach, FL 32034	Fernandina Beach, FL 32034
	Mobile: 904-753-3467	Mobile: 904-753-3467

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00030776	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00030776		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



**CERTIFICATE OF APPROVAL (COA) HDCSA2024-0007
FOR CITY OF FERNANDINA BEACH**

Plan Type:	HDC - Staff Review	Project:		App Date:	01/22/2024
Work Class:	HDC Staff Review	District:	Default	Exp Date:	02/21/2024
Status:	Approved	Square Feet:	0.00	Completed:	02/08/2024
Valuation:	\$0.00	Assigned To:	Kelly Gibson	Approval Expire Date:	02/07/2025
Description:	Certificate of Approval (COA) to replace 2 doors in the rear				

Parcel:	00-00-31-1800-0001-0310 Main	Address:	115 Centre St Fernandina Beach, FL 32034	Zone:	C-3(Central Business District)
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Agent CARLOS ABACA 113 S 8TH ST FERNANDINA BEACH, FL 32034 Mobile: 786-202-9175	Agent Harry Sanchez 4175 SW 98 CT Miami, FL 33165 Business: 3058077715	Owner Rachridge LLC P.O Box 16569 Fernandina Beach, FL 32034
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Invoice No.	Fee	Fee Amount	Amount Paid
INV-00030961	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00030961		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2024-0009 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 01/31/2024
Work Class: HDC Staff Review	District: Default	Exp Date: 03/01/2024
Status: Approved	Square Feet: 0.00	Completed: 02/06/2024
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to re-roof from architectural shingles to metal, to match existing		Expire Date: 02/05/2025

Parcel: 00-00-31-1800-0041-0011 Main	Address: 102 S 7Th St Main Fernandina Beach, FL 32034	Zone: C-3(Central Business District)
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Applicant Amelia Island Roofing, Inc William K Riggan Jr 3978 FIRST AVE FERNANDINA BEACH, FL 32034 Business: 9043105574	Contractor William K Riggan 3978 1st AVE Fernandina, FL 32034 Business: 9043105574	Owner BLUE HERON BNB LLC C/O ELIZABETH M MOSES 4710 SR 13 N ST. JOHNS, FL 32259
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Invoice No.	Fee	Fee Amount	Amount Paid
INV-00030942	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00030942		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2024-0010 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 01/31/2024
Work Class: HDC Staff Review	District: Default	Exp Date: 03/01/2024
Status: Approved	Square Feet: 0.00	Completed: 02/08/2024
Valuation: \$0.00	Assigned To: Kelly Gibson	Approval
Description: Certificate of Approval (COA) to re-roof with architectural shingles		Expire Date: 02/07/2025

Parcel: 00-00-31-1580-0012-0080 Main	Address: 1009 White St Main Fernandina Beach, FL 32034	Zone: OT-1(Old Town 1)
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Owner James McIntyre 1009 White ST Fernandina Beach, FL 32034 Home: 9042615630 Mobile: 9045834272	Applicant Blake Cover 1417 Sadler RD 155 Fernandina Beach, FL 32034 Business: (904)206-0529	Contractor Blake Cover 1417 Sadler RD 155 Fernandina Beach, FL 32034 Business: (904)206-0529
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Invoice No.	Fee	Fee Amount	Amount Paid
INV-00030943	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00030943		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2024-0011 FOR CITY OF FERNANDINA BEACH

Plan Type:	HDC - Staff Review	Project:		App Date:	02/01/2024
Work Class:	HDC Staff Review	District:	Default	Exp Date:	03/04/2024
Status:	Approved	Square Feet:	0.00	Completed:	02/08/2024
Valuation:	\$0.00	Assigned To:	Kelly Gibson	Approval	
Description:	Certificate of Approval (COA) to install paver to the front and aluminum fence				Expire Date: 02/07/2025

Parcel:	00-00-31-1800-0025-0010 Main	Address:	406 Ash St Fernandina Beach, FL 32034	Zone:	C-3(Central Business District)
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Applicant	Owner	Applicant
Jeff T Freese	Ash Street Cigar Parlor,	Ash Street Cigar Parlor,
2811 Turtle Shores Dr.	LLC/JSLJ HOLDING LLC	LLC/JSLJ HOLDING LLC
Fernandina Beach, FL 32034	Jeffrey Freese	Jeffrey Freese
Mobile: 8154830080	406 Ash ST	406 Ash ST
	Fernandina Beach, FL 32034	Fernandina Beach, FL 32034
	Business: 8154830080	Business: 8154830080

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00031048	COA - Staff Residential Fee	\$25.00	\$25.00
		Total for Invoice INV-00031048	\$25.00
		Grand Total for Plan	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2024-0012 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 02/07/2024
Work Class: HDC Staff Review	District: Default	Exp Date: 03/08/2024
Status: Approved	Square Feet: 0.00	Completed: 02/09/2024
Valuation: \$0.00	Assigned To: Kelly Gibson	Approval Expire Date: 02/10/2025
Description: Certificate of Approval (COA) to replace metal canopy, metal siding/flashing, and tile at front storefront		

Parcel: 00-00-31-1800-0010-0320 Main	Address: 205 Centre St Fernandina Beach, FL 32034 207 Centre St Main Fernandina Beach, FL 32034	Zone: C-3(Central Business District)
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Applicant Jose Miranda 309 1/2 CENTRE Suite 206 FERNANDINA BEACH, FL 32034 Business: 9042614586 Mobile: 9047533099	Agent Jose Miranda 309 1/2 CENTRE Suite 206 FERNANDINA BEACH, FL 32034 Business: 9042614586 Mobile: 9047533099	Owner Riverfront Crab LLC PO Box 16496 Fernandina Beach, FL 32034	Owner Riverfront Crab LLC PO Box 16496 Fernandina Beach, FL 32034
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Invoice No.	Fee	Fee Amount	Amount Paid
INV-00031052	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00031052		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2024-0013 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 02/12/2024
Work Class: HDC Staff Review	District: Default	Exp Date: 03/13/2024
Status: Approved	Square Feet: 0.00	Completed: 02/13/2024
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval
Description: Certificate of Approval (COA) to replace re-roof with architectural shingles, same color		Expire Date: 02/12/2025

Parcel: 00-00-31-1800-0032-0080 Main	Address: 510 Calhoun St Fernandina Beach, FL 32034 Main	Zone: R-2(Medium Density Residential)
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Applicant Coastal Roofing Systems of Amelia, LLC. PO Box 1509 Fernandina Beach, FL 32035 Business: 9042612233 Mobile: 904-759-4060	Agent Coastal Roofing Systems of Amelia, LLC. PO Box 1509 Fernandina Beach, FL 32034 Business: 9042612233	Owner St Michael Catholic Church 505 Broome ST Fernandina Beach, FL 32034 Business: 9042613472
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Invoice No.	Fee	Fee Amount	Amount Paid
INV-00031105	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00031105		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00