AGENDA
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
JUNE 27, 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 from the Regular Meeting of May 16, 2024.

4. OLD BUSINESS

4.1 **HDC 2022-0076 - BASHAM & LUCAS DESIGN GROUP, INC., AGENT FOR CENTRE & THIRD, LLC, 209-211 CENTRE STREET (FINAL) + LOT 26 N. 3RD STREET (CONCEPTUAL)**
FINAL Certificate of Approval (COA) to construct one 1-story commercial structure at 209-211 Centre Street, and CONCEPTUAL Certificate of Approval (COA) to construct a 2-story commercial structure at Lot 26, N. 3rd Street. *(Quasi-Judicial).*

5. NEW BUSINESS

5.1 **HDC 2024-0011 - COTNER & ASSOCIATES, AGENT FOR COASTAL LEGACY GROUP, 1111 WHITE STREET**
Certificate of Approval (COA) to construct a 2-story single family residence with a detached garage. *(Quasi-Judicial)*

5.2 **HDC 2024-0014 - MIRANDA ARCHITECTS, AGENT FOR FIRST PRESBYTERIAN CHURCH, 515 CENTRE STREET**
FINAL Certificate of Approval (COA) to renovate a non-contributing commercial building. *(Quasi-Judicial).*

5.3 **HDC 2024-0015 - CITY OF FERNANDINA BEACH, WATERFRONT LOTS C + D**
CONCEPTUAL Certificate of Approval (COA) to construct restrooms and pavilion at Waterfront Lots C + D. *(Quasi-Judicial).*

6. BOARD BUSINESS

7. STAFF REPORT

7.1 Staff Certificate of Approval for May 2024.

8. PUBLIC COMMENT

9. ADJOURNMENT

NEXT HDC REGULAR MEETING IS SCHEDULED FOR JULY 18, 2024.

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.

DRAFT

MINUTES
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
MAY 16, 2024
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034

1. CALL TO ORDER 5:00 PM

ROLL CALL / DETERMINATION OF QUORUM

Members Present: James Pozzetta, Tammi Kosack, Tim Poynter, Arlene Filkoff (Alt 1), Veronica Byrnes**,** Froilan Esclusa (Vice-Chair)

Member Absent: Michael Spino (Chair)

Others Present: Kelly Gibson, Planning & Conservation Deputy Director
Harrison Poole, Attorney Pro Tem
Sylvie McCann, Recording Secretary

2. PLEDGE OF ALLEGIANCE

Vice-Chair Esclusa welcomed new Member Byrnes and seated Member Filkoff as a voting member for this meeting.

Members Byrnes, Kosack, and Vice-Chair Esclusa disclosed speaking to Staff regarding current cases. No other members disclosed ex parte communications.

Mr. Harrison Poole, Attorney Pro Tem in the absence of City Attorney Tammi Bach, explained the Quasi-Judicial procedures and appeals process.

Ms. McCann administered the oath to all parties that wished to give testimony.

3. APPROVAL OF MEETING MINUTES

3.1 Approval of Minutes from the Regular Meeting of March 21, 2024.

ACTION TAKEN: A motion was made by Member Poynter, seconded by Member Kosack, to approve the Minutes from the Regular Meeting of March 21, 2024, as presented.

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

4. OLD BUSINESS

5. NEW BUSINESS

5.1 HDC 2024-0006 - MIRANDA ARCHITECT, AGENT FOR CENTRE & FOURTH LLC, 15 S. 4TH STREET

CONCEPTUAL Certificate of Approval (COA) to construct a 2-story mixed-use commercial structure. *(Quasi-Judicial)*

Ms. Gibson presented the Staff Report Analysis and recommended Conceptual approval.

Jose Miranda, Miranda Architect, 309 ½ Centre Street Ste 206, spoke of the project and welcomed any questions. Member Kosack asked about the dimensions of the lot and an unused portion of the lot. Mr. Miranda confirmed that the mechanical equipment will be hidden behind a parapet. He also spoke of potential materials used, being real brick or stucco. Vice-Chair Esclusa asked the applicant to provide signage details at the next submission. Mr. Miranda stated that construction of this project is not planned to start until late 2025.

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

ACTION TAKEN: A motion was made by Member Kosack, seconded by Member Poynter, to approve HDC case 2024-0006 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that the HDC case 2024-0006, as presented, is substantially compliant with the Comprehensive Plan, the Land Development Code, the Secretary of Interior Standards, and the Downtown Historic District 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.

5.2 HDC 2024-0007 - MIRANDA ARCHITECT, AGENT FOR RUTH MAESTRE, 11 S. 7TH STREET

FINAL Certificate of Approval (COA) to construct additions in rear of principal structure. *(Quasi-Judicial)*

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

Jose Miranda, Miranda Architect, 309 ½ Centre Street Ste 206, spoke of the project and that this 2nd application was submitted because the approved COA issued from the first application has expired. He confirmed that there are no changes to the original submitted design.

Paul Lore, 11 S. 7th Street, gave some newly acquired historical facts about the structures.

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

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Filkoff, to approve HDC case 2024-0007 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that the HDC case 2024-0007, as presented, is substantially compliant with the Comprehensive Plan, the Land Development Code, the Secretary of Interior Standards, and the Downtown Historic District Design 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.

5.3 HDC 2024-0008 - TILTON CONSTRUCTION SERVICES, AGENT FOR BLUE HERON INN BNB LLC, 102 S. 7TH STREET

Certificate of Approval (COA) to replace front decking with TimberTech Landmark hardwood, replace vinyl siding with Hardie to match, and repaint to match. *(Quasi-Judicial)*

Ms. Gibson presented the Staff Report Analysis and recommended denial because of the proposed material to be used. As insight to the members, she provided a summary of a recent briefing she attended on repairs and replacement of historic materials from the Department of State (CLG).

Oliver Tilton, Tilton Construction Services, 1417 Sadler Road, agent for the owners, presented the board with current pictures showing the areas of the porch where the work will be performed and provided a sample of the

TimberTech material. As for the siding, Mr. Tilton estimated that probably all vinyl would need to be removed and replaced with Hardie.

Board Members discuss the extent of work the owner is instructing the contractor to investigate and suggested that the applicant provide a scenario of design details for the proposed scope of replacing the porch material, the removal of all vinyl siding and facia, the potential replacement of windows, and emphasized wanted more information regarding the element of discovery.

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

Board Discussion was opened.

Board Members reiterated some concerns about porch materials, the removal of vinyl siding, and the need for further forensic exploration before taking any action on this case.

ACTION TAKEN: A motion was made by Member Poynter, seconded by Member Filkoff, to continue HDC case 2024-0008 with the condition that the applicant provide a complete design packet addressing porch details, elevations showing the proposed materials, window and trim details, siding and soffit details, and forensic evidence of what materials are discovered under the vinyl siding and their condition, and that this information be presented back to the Board within the next 12 months; AND that the HDC make the following findings of fact and conclusions of law part of the record: that the HDC case 2024-0008, as presented, is not substantially compliant with the Comprehensive Plan, the Land Development Code, the Secretary of Interior Standards, and the Downtown Historic District Design Guidelines to warrant approval at this time.

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

5.4 HDC 2024-0009 - SEVERANCE CUSTOM HOMES, AGENT FOR JEANNE FOX, 211 S. 7TH STREET

Certificate of Approval (COA) to construct an accessory structure (freestanding pergola). *(Quasi-Judicial)*

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

Robert Severance, Severance Custom Homes, 2137 Northridge Lane, welcomed any questions from the Board Members.

Board members discussed the size and location of the structure.

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

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Kosack, to approve HDC case 2024-0009 as presented with the conditions that a site plan of the proposed structure be provided to Staff for review to ascertain that the structure will not encroach beyond the property line of the house; AND that the HDC make the following findings of fact and conclusions of law part of the record: that the HDC case 2024-0009, as presented, is substantially compliant with the Comprehensive Plan, the Land Development Code, the Secretary of Interior Standards, and the Downtown Historic District Design 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.

5.5 HDC 2024-0010 - CITY OF FERNANDINA BEACH, 204 ASH STREET

Certificate of Approval (COA) to modify brick wall on north side of City Hall parking area. *(Quasi-Judicial)*

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

Member Filkoff asked what the requirements were for cases involving safety matters and spoke of the history of this wall. Member Byrnes commented that with her masonry experience she can assess that the brick wall is in very poor condition. She suggested that a possible way to avoid the demolition of the wall could be to change the flow of the parking lot by modifying the egress by entering off Ash Street and the exiting off of S. 2nd Street.

Public Hearing was opened.

Chip Ross, 210 N. 3rd Street, agreed with Member Byrnes' suggestion of a change in egress to preserve the wall, which would also be financially preferable.

Board Members discussed any other possible way to salvaging and preserving the wall.

ACTION TAKEN: A motion was made by Member Poynter, seconded by Member Filkoff, to continue HDC case 2024-0010 with the condition that the applicant provide alternate method of modification and some safety data, and also recommended that an estimate in repointing the brick be provided if further assessment shows that it would help alleviate the safety concern, this within the next 12 months; AND that the HDC make the following findings of fact and conclusions of law part of the record: that the HDC case 2024-0010, as presented, is not substantially compliant with the Comprehensive Plan, the Land Development Code, the Secretary of Interior Standards, and the Downtown Historic District Design Guidelines to warrant approval at this time.

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

6. BOARD BUSINESS

6.1 FDOT May 28, 2024 meeting.

Ms. Gibson provided information regarding the upcoming FDOT meeting. She also provided updates on current projects and events. Ms. Gibson also asked the Board Members to consider a change of date for the June 2024 Regular Meeting from Thursday June 20 to Thursday June 27. Members concurred that the change is acceptable.

Ms. Gibson then addressed the issuance of a fence permit at 102 S. 10th Street which was approved with a height of 5 feet in the front portion of the property, while HDC Guidelines states that it should not be higher than 4 feet.

6.2 Public Art: Permanent and Temporary Art Process - Added to Historic District Council Role and Responsibility when located in the Historic Districts or CRA

7. STAFF REPORT

7.1 Approved Staff Certificates of Approval - March 2024. Approved Staff

7.2 Certificates of Approval - April 2024.

Board Members had no comments regarding the Approved Staff Certificates.

7.3 Downtown and CRA Design Guidelines Update and Next Steps

8. PUBLIC COMMENT

9. ADJOURNMENT 6:43 PM

Sylvie McCann, Recording Secretary

Froilan Esclusa, Vice-Chair

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #13872

Date Submitted: 5/3/2024

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

USE THIS FORM TO Apply for BOARD approval for projects in the Downtown or Old Town Historic District or the Community Redevelopment Area (CRA) AND STAFF-LEVEL review for PAINT projects ONLY.

NOTE: All other STAFF-LEVEL approvals (i.e, fence, right-of-way, roof) and smaller STAFF-LEVEL project reviews can be submitted with your building permit where reviews will be performed and cost will be assessed simultaneously.

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

Basis for Review

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

2024 Submission Deadlines + Board Meetings Calendar

HDC 2024

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, right-of-way, or zoning permit (if required).

Application Requirements

Please be sure to upload all necessary documents pertaining to your COA request to your COA application or permit application.

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

New Construction

APPROVAL TYPE*

Board Approval: Conceptual

See Certificate of Approval Matrix for details

Previously Approved Case #

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

Yes

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

5/3/2024

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

HDC Pre-Application Meeting Request

PROPERTY INFORMATION

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

Historic District*

Downtown

Site Address*

9 North Third Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1800-0010-0310, 00-00-31-1800-0010-0300, 00-00-31-1800-0010-0260

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Jon

Last Name*

Lasserre (Centre & Third, LLC)

Mailing Address*

960185 Gateway Blvd. Ste 203

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Telephone Number*

904-261-5618

E-mail Address*

jonlasserre@icloud.net

OWNER'S AGENT

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

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

Yes

First Name*

benjamin

Last Name*

morrison

Company (if applicable)

Basham & Lucas Design Group, Inc

Street Address

7645 Gate Parkway, Suite 101

City

Jacksonville

State

FL

Zip

32256

Telephone Number

9126049870

E-mail Address

ben@bashamlucas.com

Project Description*

Revisions to previous conceptual approval for new 1,000 sq ft +/- commercial building with anticipated mercantile tenant space on first level and storage level above.

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

Design Vision Statement*

Proposed new construction building consistent in scale and materials with adjacent properties that maintains forms and proportions that compliment the historic fabric of the streetscape

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
Brick and Stucco		(Name/Number)

DOORS

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

WINDOWS

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

ROOFING

Manufacturer	Product Description	Color
TPO		(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
Agent Authorization.pdf	Ownership.pdf	Survey.pdf	Ultimate Commercial Door .pdf

Upload 5	Upload 6	Upload 7	Upload 8
Ultimate Picture Windows .pdf	Concept - Building II - 04-18-24.pdf	Choose File No…en	Choose File No…en

Certification*

- [x] 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.
- [x] I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:
- [x] 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 heating 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*

benjamin

Applicant Last Name*

morrison

Today's Date*

5/3/2024

City of FB logo
NEW Reflex

DEPARTMENT OF PLANNING & CONSERVATION

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

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

OWNER'S AUTHORIZATION
FOR AGENT REPRESENTATION

I /WE Centre & Third, LLC, a Florida limited liability company
(print name of property owner(s))

hereby authorize: Benjamin Morrison, Basham & Lucas Design Group, Inc.
(print name of agent)

to represent me/us in processing an application for: Fernandina Beach HDC Review
(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)**

Jon C. Lasserre, Sole Manager
(Print name of owner) **(Print name of owner)**

STATE OF FLORIDA

COUNTY OF NASSAU

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ onlinenotarization, this 6th day of September, 20 23, by Jon C. Lasserre.

Jennifer T. Athavale — Notary Public
Jennifer T. Athavale — Printed Name
9/30/2026 — My Commission Expires

Personally Known ✓ OR Produced Identification _____ ID Produced: _____

JENNIFER T. ATHAVALE
Commission # HH 293097
Expires September 30, 2026

Change of Address

PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0010-0300

Owner Name	CENTRE & THIRD LLC
Mailing Address	960185 GATEWAY BLVD STE 203
	FERNANDINA BEACH, FL 32034
Location Address	0 CENTRE ST
	FERNANDINA BEACH 32034
Tax District	002 - FERNANDINA BEACH
Millage	18.3806
Homestead	No
Property Usage	V C W/XFOB 001001
Deed Acres	0
Short Legal	BLOCK 10 LOT 30 BEING PARCEL II ESMT PT OR 548/1135

2023 Preliminary Values

Land Value	$250,000
(+) Improved Value	$1,880
(=) Market Value	**$251,880**
(-) Agricultural Classification	$0
(-) SOH or Non-Hx* Capped Savings	$0
(=) Assessed Value	**$251,880**
(-) Homestead	$0
(-) Additional Exemptions	$0
(=) School Taxable Value	$251,880
(-) Non-School HX & Other Exempt Value	$0
(=) County Taxable Value	**$251,880**

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

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

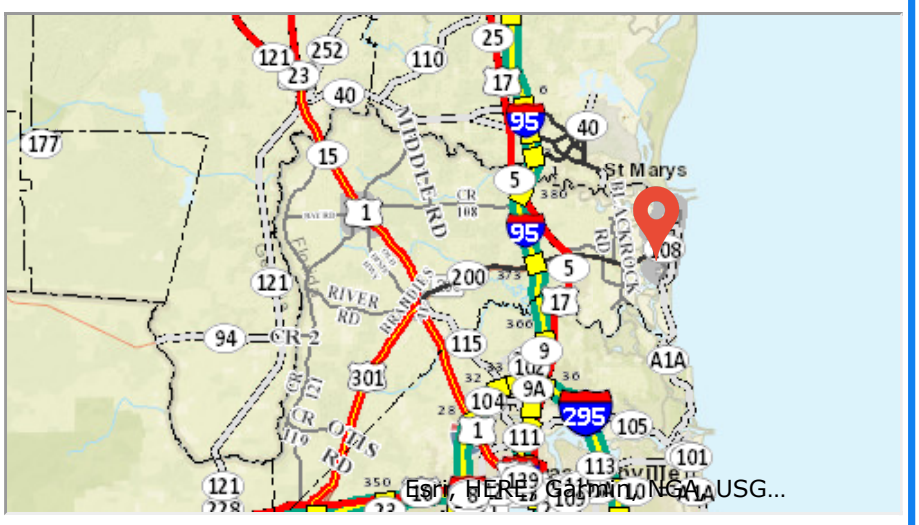
PARCEL MAP

2023 AERIAL MAP

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	Building Sketch
V C W/XFOB										

MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units	Year Built
CONC PAVER	0 X 0	235	2000
CONC PAVER	0 X 0	0	0

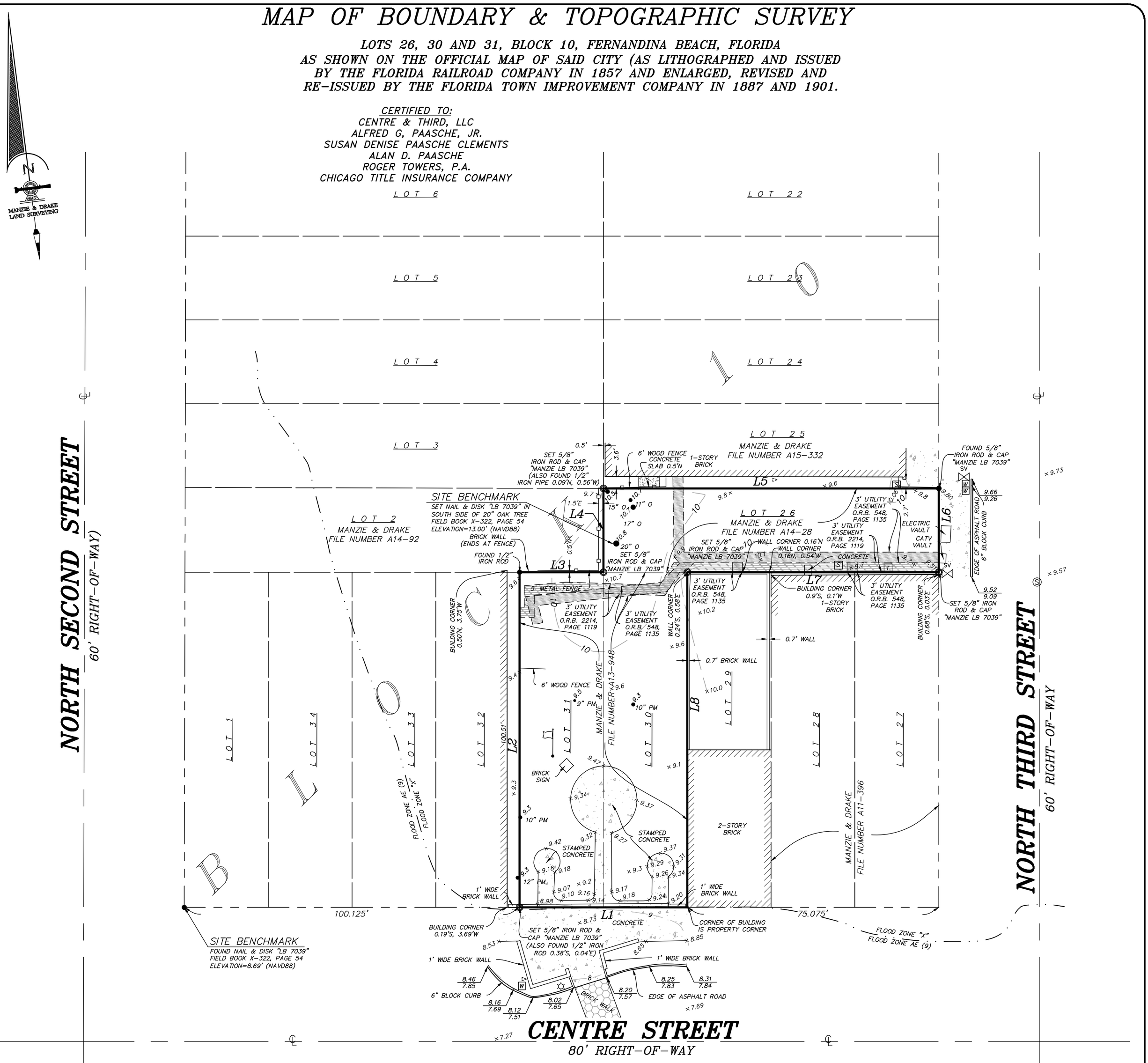
SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2022-03-09	2545 / 980	$300,000	WD	U	N	PAASCHE ALFRED G JR & SUSAN D PAASCHE ET AL	CENTER & THIRD LLC
2020-04-29	2357 / 1712	$100	WD	U	N	PAASCHE HELEN D TRUST	PAASCHE ALFRED G JR ET AL
2020-03-11	2347 / 469	$100	SW	U	N	LASSERRE CHARLES W III ET AL	CENTRE & THIRD LLC
2020-03-11	2347 / 460	$100	TD	U	N	LASSERRE CURTISS H LIVING TRUST	LASSERRE CHARLES W III ET AL
2015-09-01	2004 / 377	$100	WD	U	N	LASSERRE CURTISS H	CURTISS H LASSERRE REVOCABLE LIVING TRUST
2010-10-25	1706 / 70	$100	QC	U	N	PAASCHE ALFRED G JR ETAL	PAASCHE HELEN D
2010-10-25	1706 / 68	$100	PR	U	N	PAASCHE HELEN D P/R	PAASCHE HELEN D ETAL
2010-10-25	1706 / 1847	$100	WD	U	N	PAASCHE HELEN D	PAASCHE HELEN D TRUSTEE
1985-02-01	447 / 116	$71,000	MS	U	N		
1977-06-01	240 / 605	$100	FS	U	N		

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

LOTS 26, 30 AND 31, BLOCK 10, FERNANDINA BEACH, FLORIDA
AS SHOWN ON THE OFFICIAL MAP 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.

CERTIFIED TO:
CENTRE & THIRD, LLC
ALFRED G, PAASCHE, JR.
SUSAN DENISE PAASCHE CLEMENTS
ALAN D. PAASCHE
ROGER TOWERS, P.A.
CHICAGO TITLE INSURANCE COMPANY



LINE TABLE		
LINE	BEARING	LENGTH
L1	N82°32'00"W	50.05'
L2	N7°28'00"E	100.00'
L3	S82°32'00"E	25.02'
L4	N7°28'00"E	25.00'
L5	S82°32'00"E	100.10'
L6	S7°28'00"W	25.00'
L7	N82°32'00"W	75.07'
L8	S7°28'00"W	100.00'

GRAPHIC SCALE
0 10 20 40
(IN FEET) 1 inch = 20 ft.

NOTE:
THERE IS AN OVERAGE OF 0.25 FEET IN BLOCK 10 ALONG CENTRE STREET THEREFORE WE HAVE GIVEN EACH LOT 25.025 FEET, AND CHECKS OLD WALLS.
= 3' UTILITY EASEMENT O.R.B. 548, PAGE 1135
= 3' UTILITY EASEMENT O.R.B. 2214, PAGE 1119

LEGEND
℄ = CENTERLINE
= BRICK FLATWORK
= CONCRETE FLATWORK
= LIGHT POLE
= SEWER CLEANOUT
= SEWER MANHOLE
= TELEPHONE PEDESTAL
= WATER METER
= WOOD OR METAL FENCE
= 5/8" IRON ROD & CAP (LB 7039) SET
SV = SEWER VALVE
= BACKFLOW PREVENTION SYSTEM
= BENCHMARK
00.00 / 00.00 = TOP OF CURB / EDGE OF ASPHALT
= FLAGPOLE

TREE LEGEND
O = OAK
PM = PALM
TREE DISCLAIMER:
NUMBER OF TREES SHOWN ON SURVEY: 8

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

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

SURVEY NOTES:
1) The "Legal Description" hereon is in accord with the description provided by the client
2) Underground Improvements were not located or shown.
3) I have reviewed the Chicago Title Insurance Company title insurance commitment #10190139, dated 01/27/2022 and all recorded survey related encumbrances, except liens, identified in Schedule B-II of the title insurance commitment have been shown or noted on the survey.
4) Bearings shown hereon are based on an assumed bearing of N07°28'00"E. The bearing reference line is indicated as thus (BR).
5) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel "12089C 0237 G", Dated "08/02/2017". Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
6) Site Benchmark is as shown hereon.
7) Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)
8) The Reference Benchmark is a nail & disc "Manzie LB 7039" at the SE corner of Lot 1, Block 10. (Elevation = 8.69'(NAVD88)

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

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

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: 17308 DATE: 2/25/2022 CADD: B. DAVIS
F.B. NO: X-322 PAGE NO: 54 CREW: SS FILE NO: B-580

HDC FINAL APPROVAL - REVIEW SET

CENTRE & THIRD, LLC

209-211 CENTRE STREET FERNANDINA BEACH, FLORIDA

REVIEW SET

05/09/24

ARCHITECTURE

Basham & Lucas Design Group, Inc.
7645 Gate Parkway Suite # 101
Jacksonville, Florida 32256
(904)-731-2323

INTERIOR DESIGNER

Micamy Design Studio, LLC
4887 Victor Street
Jacksonville, Florida 32207
(904) 683-6625

PROJECT TEAM

OWNER

Centre & Third, LLC
1960185 Gateway Blvd., Suite 203
Fernandina Beach, FL 32034

ELECTRICAL ENGINEER

Shaffer Engineering Group
12058 San Jose Blvd, Suite 502
Jacksonville, Florida 32223
(904) 239-3621

STRUCTURAL ENGINEER

Lowe Structure, Inc.
11651 Central Parkway, Suite 106
Jacksonville, Florida 32224
(904)-992-0377

MECHANICAL & PLUMBING

CI-MECH Engineering, LLC
11555 Central Parkway, Suite 502
Jacksonville, FL 32224
(904) 503-1421

FOOD SERVICE

RealFood Hospitality, Strategy, and Design
63 Chapel St
Newton, Massachusetts 02458
(617) 876-2100

CIVIL ENGINEER

(Permitted Separately)
Gillette and Associates, Inc.
31 S. 4th Street, Suite 1
Fernandina Beach, FL 32034
(904) 261-8819

REVISIONS

NO.	DATE	DESCRIPTION

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF BASHAM LUCAS DESIGN GROUP AND SHALL REMAIN THEIR PROPERTY. THE USE OF THE DRAWING IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.

CENTRE & THIRD, LLC
209-211 CENTRE STREET FERNANDINA BEACH, FLORIDA
REVIEW SET
COVER SHEET

25 YEARS 1998-2023
BASHAM & LUCAS DESIGN GROUP, INC.
7645 GATE PARKWAY SUITE 101
JACKSONVILLE, FLORIDA 32256
(904) 731-2323 • bashamlucas.com
LN: AR0016514 • LA6666906

NOT FOR CONSTRUCTION

DRAWN BY	JPK
CHECKED BY	Checker
DATE	05/09/2024
JOB NO.	23-30A

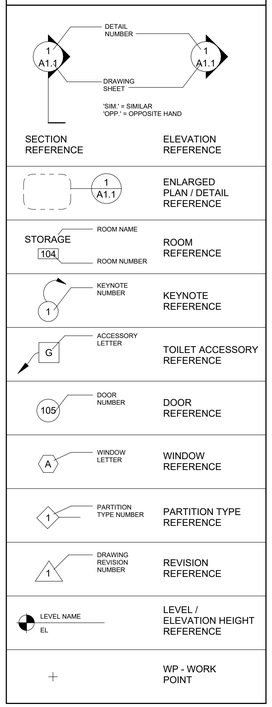
A0.0.0

HDC FINAL APPROVAL - REVIEW SET

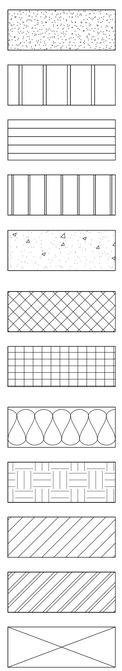
ABBREVIATIONS

ACT	ACOUSTICAL CEILING TILE	FFE	FINISHED FLOOR ELEVATION	NO.	NUMBER
ACCESS	ACCESSIBLE	FIXT.	FIXTURE	O.C.	ON CENTER
ADD'L	ADDITIONAL	FLR	FLOOR	OPP.	OPPOSITE
ALT.	ALTERNATE	FD	FLOOR DRAIN	PTD.	PAINTED
ALUM	ALUMINUM	FAMWB	FLUID APPLIED MEMBRANE WEATHER BARRIER	PR	PAIR
&	AND	FTG	FOOTING	PNL	PANEL
ARCH.	ARCHITECT(URAL DRAWINGS)	F/	FOR	PL	PLATE
@	AT	FND	FOUNDATION	PF	PREFINISHED
BM	BEAM	FR	FRAME	PLAM	PLASTIC LAMINATE
BD	BOARD	F.R.T.	FIRE RETARDANT TREATED	PLUMB	PLUMBING (DRAWINGS)
B.O.	BOTTOM OF	GA	GAUGE	P.E.J.	PRE-MOLDED EXPANSION JOINT
BRG	BEARING	GC	GENERAL CONTRACTOR	PT	PRESSURE TREATED
BS	BOTH SIDES	GL	GLASS	RE	REFER TO
BLDG	BUILDING	GWB	GYPSUM WALL BOARD	REINF	REINFORCE (D)(ING)
C.I.P.	CAST IN PLACE	GYP	GYPSUM	REQ'D	REQUIRED
CLG	CEILING	HDWE	HARDWARE	REV.	REVISION
CJ	CONTROL JOINT	HT.	HEIGHT	R.D.	ROOF DRAIN
℄	CENTERLINE	HM	HOLLOW METAL	RM	ROOM
CLR	CLEAR	HORIZ.	HORIZONTAL	R.O.	ROUGH OPENING
C.O.	CLEAN OUT	H.B.	HOSE BIBB	SCHED	SCHEDULE(D)
CLOS.	CLOSET	H.W.	HOT WATER	SHT.	SHEET
COL	COLUMN	IN.	INCH	SIM	SIMILAR
CONC	CONCRETE	ILO	IN LIEU OF, INSTEAD	SPECS	SPECIFICATIONS
CMU	CONCRETE MASONRY UNIT	INSUL	INSULATION	SF	SQUARE FOOT
CONT	CONTINUOUS	ID	INTERIOR DESIGN (DRAWINGS)	SI	SQUARE INCH(ES)
DET	DETAIL	INT.	INTERIOR	STD	STANDARD
DIA	DIAMETER	JAN.	JANITOR	STL	STEEL
DS	DOWNSPOUT	JT	JOINT	STRUCT	STRUCTURAL (DRAWINGS)
DWG	DRAWING	LAV	LAVATORY	SUSP.	SUSPENDED
EA	EACH	MFR	MANUFACTURER	T&G	TONGUE & GROOVE
EWC	ELECTRIC WATER COOLER	M.O.	MASONRY OPENING	T.O.	TOP OF
ELECT.	ELECTRICAL (DRAWINGS)	MECH.	MECHANICAL (DRAWINGS)	TYP.	TYPICAL FOR SIMILAR CONDITIONS
ELEV	ELEVATION	MIN.	MINIMUM	U.N.O.	UNLESS NOTED OTHERWISE
EQ	EQUAL	M.R.	MOISTURE RESISTANT	VERT.	VERTICAL
EQUIP.	EQUIPMENT	MTD	MOUNTED	VEST.	VESTIBULE
EJ	EXPANSION JOINT	MULL.	MULLION	V.C.T.	VINYL COMPOSITION TILE
EXIST.	EXISTING	NA	NOT APPLICABLE	WC	WATER CLOSET
EXT	EXTERIOR	NC	NO CEILING	W.H.	WATER HEATER
FT	FEET	NOM.	NOMINAL	W/	WITH
F'GLASS	FIBERGLASS	NIC	NOT IN CONTRACT	WWF	WELDED WIRE FABRIC
FIN.	FINISH, FINISHED, FACE OF FINISH	NTS	NOT TO SCALE	WD	WOOD

SYMBOLS LEGEND



MATERIALS LEGEND



GENERAL NOTES

1. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY VARIATIONS FROM THE DIMENSIONS OR CONDITIONS SHOWN BY THESE DRAWINGS.
2. ANY AND ALL REVISIONS FROM THESE PLANS SHALL BE REVIEWED BY THE ARCHITECT PRIOR TO INSTALLATION. ONCE CONSTRUCTION HAS COMMENCED, ANY REVISIONS IN THE FIELD SHALL BE APPROVED BY THE OWNER'S CONSTRUCTION REPRESENTATIVE AND THE ARCHITECT.
3. GENERAL CONTRACTOR SHALL PROVIDE ALL REGULATORY AGENCY REQUIRED SIGNAGE NECESSARY FOR CERTIFICATE OF OCCUPANCY.
4. GENERAL CONTRACTOR SHALL VERIFY ALL ON-SITE CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR OMISSIONS PRIOR TO CONSTRUCTION.
5. NO STRUCTURE OF ANY KIND IS TO BE CONSTRUCTED ON, OR PLACED WITHIN PUBLIC UTILITY EASEMENTS EXCEPT WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING REQUIRED PAVING FOR ACCESS GROUND COVER INCLUDING GRASS. GENERAL CONTRACTOR SHALL BE REQUIRED TO REPLACE ANY OBSTRUCTIONS OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION OF THE PUBLIC UTILITIES.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, COORDINATING AND SCHEDULING OF ALL INSPECTIONS AND TESTS INDICATED ON THE PLANS AND SPECIFICATIONS RECOMMENDED BY THE SOILS REPORT AND/OR REQUIRED BY ANY GOVERNMENTAL AGENCY.
7. THE JOB SUPERINTENDENT SHALL MAINTAIN ON SITE AT TRAILER A LIST OF SPECIAL INSPECTORS CONDUCTING INSPECTIONS ON PROJECT. THE LIST SHALL INDICATE THE NAME OF INSPECTOR, DATES, AND TIMES PRESENT ON JOB SITE AND TYPES OF INSPECTIONS BEING CONDUCTED.
8. NO BUILDING OR PORTION OF A BUILDING IS TO BE OCCUPIED OR USED FOR STORAGE PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY. APPROVAL FOR OCCUPANCY IS GRANTED AFTER ACCEPTANCE BY THE FIRE MARSHAL AND BUILDING OFFICIAL.
9. SHOP DRAWINGS AND DETAILS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO PROCEEDING WITH FABRICATION ON ITEMS REGARDING SUCH.
10. THE GENERAL CONTRACTOR SHALL COMPLY WITH AND GIVE NOTICES REQUIRED BY LAWS, ORDINANCES, RULES REGULATIONS AND LAWFUL ORDERS OF THE PUBLIC AUTHORITIES BEARING ON THE PERFORMANCE OF THE WORK.
11. THE GENERAL CONTRACTOR SHALL SECURE AND PAY FOR THE BUILDING PERMIT AND OTHER GOVERNMENTAL FEES, LICENSES AND INSPECTIONS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK.
12. THE CONSTRUCTION SCHEDULE SHALL BE RELATED TO THE ENTIRE PROJECT AND BE CONDUCTED IN STRICT ACCORDANCE WITH THE SEQUENCE OF OPERATIONS AS APPROVED BY THE OWNER.
13. THE USE OF THE SITE SHALL BE CONFINED TO THOSE AREAS APPROVED BY THE OWNER AND BUILDING INSPECTOR AND CODE IN ORDER TO MINIMIZE PUBLIC EXPOSURE TO UNSAFE CONDITIONS AND TO CONTINUE THE OPERATION OF THE SURROUNDING DEVELOPMENT.
14. ANY AND ALL REVISIONS FROM THESE PLANS SHALL BE APPROVED BY SEPARATE PERMITS AND ARE REQUIRED FOR, BUT NOT LIMITED TO, PLUMBING, MECHANICAL, ELECTRICAL, SIGNS AND INTERIORS AS REQUIRED BY THE LOCAL JURISDICTION.
15. THIS SET OF CONSTRUCTION DOCUMENTS IS INTENDED TO BE READ AS A COMPREHENSIVE SET OF DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL CAREFULLY STUDY & COMPARE THE CONTRACT DOCUMENTS (DRAWINGS AND SPECIFICATIONS) WITH EACH OTHER (EACH DISCIPLINE, I.E. CIVIL, ARCHITECTURAL, INTERIOR DESIGN, STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING) AND THE INFORMATION FURNISHED BY THE DEVELOPER AND NOTIFY THE ARCHITECT OF ANY ERRORS, INCONSISTENCIES OR OMISSIONS. INFORMATION GIVEN BY ONE DISCIPLINE SHALL BE APPLICABLE FOR ALL PORTIONS OF THE CONSTRUCTION DOCUMENTS REGARDLESS IF IT IS NOT SHOWN OR COORDINATED BY ANOTHER DISCIPLINE, IN ORDER TO MEET THE DESIGN INTENT. IF THE CONTRACTOR PERFORMS ANY CONSTRUCTION ACTIVITY OR OMITS ANY PORTION OF THE PROJECT THAT IS SHOWN IN ONE DISCIPLINE AND NOT IN ANOTHER, THE CONTRACTOR SHALL ASSUME THE APPROPRIATE RESPONSIBILITY AT NO ADDITIONAL COST TO THE OWNER OR ARCHITECT.
16. A CERTIFICATE OF OCCUPANCY SHALL BE OBTAINED BY THE OWNER / CONTRACTOR PRIOR TO OCCUPYING ANY BUILDINGS OR PORTIONS OF BUILDINGS.

OCCUPANT LOAD

ASSEMBLY OCCUPANCY

ROOM	*AREA (S.F.)*	*AREA PER PERSON*	*OCCUPANT LOAD*
DINING 100	1,262	FIXED SEATING	96
BAR 100A	186	100	1.86
PRIVATE DINING 101	548	FIXED SEATING	44
OUTDOOR DINING 102	233	FIXED SEATING	22
OUTDOOR DINING 103	233	FIXED SEATING	22
KITCHEN 104	497	100	4.97
BACK OF HOUSE 105	332	100	3.32
DRY STORAGE 105A	44	300	0.15
WALK IN 105B	120	300	0.40
MOP CLOSET 106	8	300	0.03
EQUIPMENT 108	53	300	0.18
STORAGE 110	21	300	.07
STORAGE 111	21	300	.07
FIRE RISER 112	21	300	.07
BUILDING OCCUPANT LOAD:			195.12
TOTAL OCCUPANT LOAD EXCLUDING COVERED EXTERIOR SPACE			196

FIXTURE REQUIREMENTS

LOCATION		TABLE 2902.1 - BASED ON ASSEMBLY							
		OCCUPANCY (TOTAL / 2)	MWVC (1/75)	WWC (1/40)	MLAV (1/200)	WLAV (1/150)	URINAL	D.F. (1/1000)	SERVICE SINK
	MEN	98	2		1		-	1	1
	WOMEN	98		3		1	N/A		
TOTAL PROVIDED	MEN		1**		2		2**	0*	1
	WOMEN			3		2	N/A		

*FBC PLUMBING 410.4 WHERE RETAURANTS PROVIDE DRINKING WATER IN A CONTAINER FREE OF CHARGE, DRINKING FOUNTAIN SHALL NOT BE REQUIRED...

**FBC PLUMBING 424.2 URINALS SHALL NOT BE SUBSTITUTED FOR MORE THAN 67 PERCENT OF THE REQUIRED WATER CLOSETS...

CODE INFORMATION

APPLICABLE CODES AND REGULATIONS:

BUILDING	8TH EDITION 2023 FLORIDA BUILDING CODE
STRUCTURAL	8TH EDITION 2023 FLORIDA BUILDING CODE
MECHANICAL	8TH EDITION 2023 FLORIDA BUILDING CODE
PLUMBING	8TH EDITION 2023 FLORIDA BUILDING CODE
ELECTRICAL	2023 NATIONAL ELECTRIC CODE
FUEL AND GAS	2023 FLORIDA FUEL GAS CODE
ACCESSIBILITY	8TH EDITION 2023 FLORIDA BUILDING CODE
FIRE	8TH EDITION FLORIDA FIRE PREVENTION CODE
ENERGY	2023 FLORIDA ENERGY CONSERVATION CODE

CODE REVIEW:

BUILDING CLASSIFICATION:	ASSEMBLY, "A-2"
CONSTRUCTION TYPE:	TYPE V-B, SPRINKLERED (NFPA-13)
BUILDING HEIGHT:	ALLOWABLE: 2 STORY - 60'-0" - TABLES 504.3 AND 504.4
	ACTUAL: 1 STORY - 26'-5 1/2" (FROM APPROX. GRADE TO PEAK OF ROOF)
BUILDING SQ. FT.:	ALLOWABLE: 36,000 S.F.W/O MODIFICATION (TABLE 506.2)
	ENCLOSED: 4,393 SF COVERED: 55 SF
	TOTAL: 4,448 SF

OVERALL EXIT ANALYSIS:

OCCUPANT LOAD: 196 OCCUPANTS	
TOTAL EGRESS REQUIRED PER OCCUPANT: OTHER EGRESS COMPONENTS (DOORS): 0.2" (FBC 1005.3.2)	
TOTAL EGRESS REQUIRED: 196 OCCUPANTS x 0.2" = 39.2"	40"
TOTAL EGRESS PROVIDED: 32" [100B] + 32" [105] + 64" [100A]	128"
MAXIMUM TRAVEL DISTANCE TO EXIT FOR SPRINKLERED BUILDING:	250 FT
MINIMUM CORRIDOR WIDTH (FBC 1020.2)	44 IN
MAXIMUM COMMON PATH OF EGRESS TRAVEL:	75 FT
MAXIMUM DEAD END CORRIDOR:	20 FT

FIRE-RESISTANCE RATING REQUIREMENTS (TABLE 601)

PRIMARY STRUCTURAL FRAME	0
EXTERIOR BEARING WALLS	0
INTERIOR BEARING WALLS	0
EXTERIOR NON-BEARING WALLS & PARTITIONS	0
INTERIOR NON-BEARING WALLS & PARTITIONS	0
FLOOR CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS	0
ROOF CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS	0

FIRE PROTECTION

A FIRE ALARM SYSTEM IS REQUIRED PER NFPA 12.3.4

VICINITY MAP

REVISIONS

NO.	DATE	DESCRIPTION

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF BASHAM LUCAS DESIGN GROUP AND SHALL REMAIN THEIR PROPERTY. THE USE OF THE DRAWING IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.

CENTRE & THIRD, LLC

209-211 CENTRE STREET FERNANDINA BEACH, FLORIDA

REVIEW SET

CODE INFO., ABBREVIATIONS, & LEGENDS

25 YEARS 1998-2023
BASHAM & LUCAS DESIGN GROUP, INC.
7645 GATE PARKWAY SUITE 101
JACKSONVILLE, FLORIDA 32256
(904) 731-2323 • bashamlucas.com
LN: AR0016514 • LA6666906

NOT FOR CONSTRUCTION

DRAWN BY	JPK
CHECKED BY	MTL
DATE	05/09/2024
JOB NO.	23-30A

A0.0.2

HDC FINAL APPROVAL - REVIEW SET

1 SITE PLAN
1" = 10'-0"

NORTH

REVISIONS

NO.	DATE	DESCRIPTION

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF BASHAM LUCAS DESIGN GROUP AND SHALL REMAIN THEIR PROPERTY. THE USE OF THE DRAWING IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.

CENTRE & THIRD, LLC

209-211 CENTRE STREET FERNANDINA BEACH, FLORIDA

REVIEW SET

OVERALL SITE PLAN

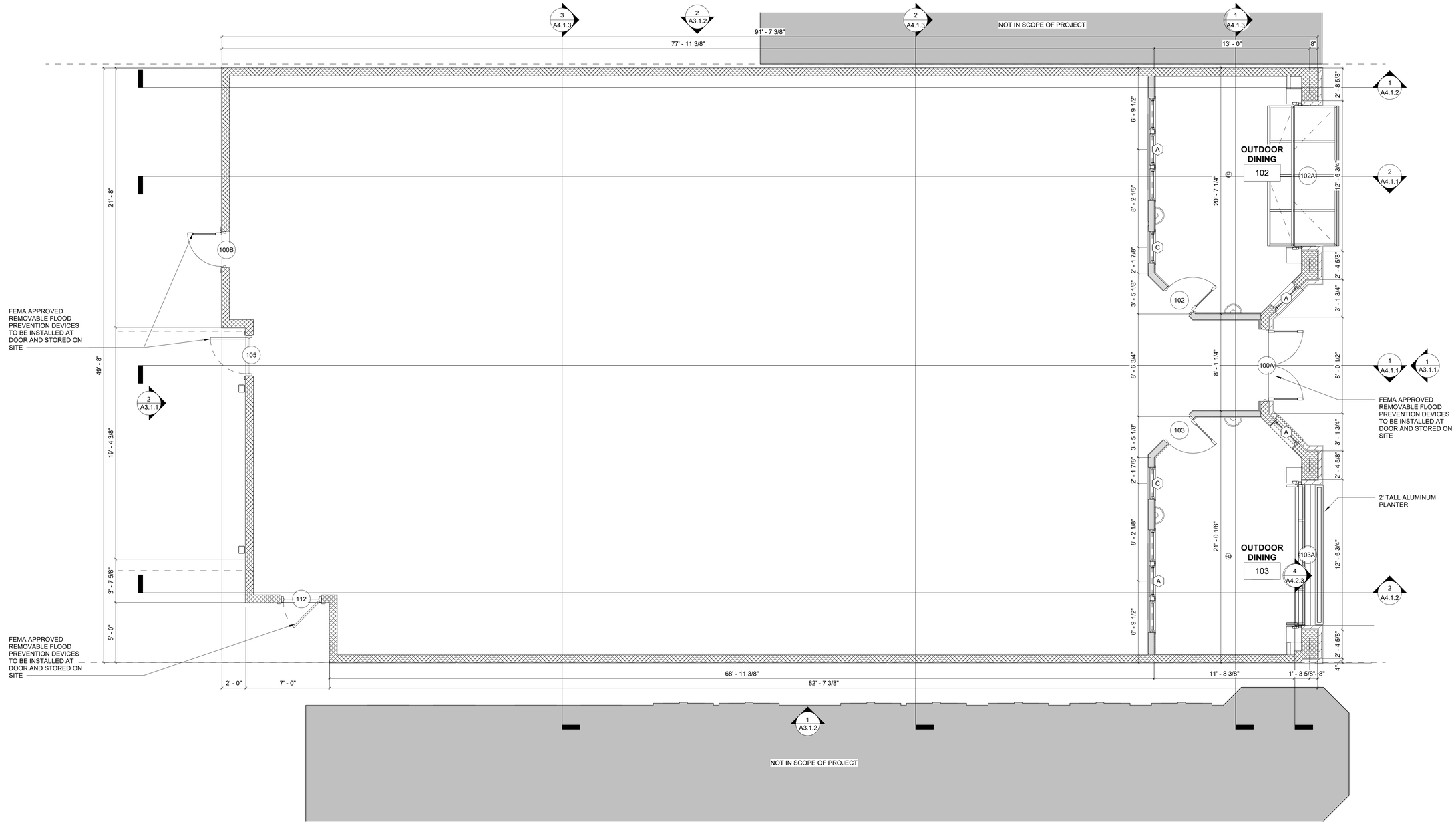
25 YEARS 1998-2023
BASHAM & LUCAS
DESIGN GROUP, INC.
7645 GATE PARKWAY SUITE 101
JACKSONVILLE, FLORIDA 32256
(904) 731-2323 •bashamlucas.com
LN: AR0016514 • LA6666906

NOT FOR CONSTRUCTION

DRAWN BY	JPK
CHECKED BY	MTL
DATE	05/09/2024
JOB NO.	23-30A

A1.1.1

HDC FINAL APPROVAL - REVIEW SET



1 FLOOR PLAN

1/4" = 1'-0"

NORTH

GENERAL NOTES:

1. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH THE WORK.
2. IN THE EVENT OF ANY DISCREPANCIES FOUND IN THE DRAWINGS OR CONFLICTS BETWEEN THE ARCHITECTURAL DRAWINGS AND THOSE OF THE ENGINEERS, THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
3. ALL INTERIOR AND EXTERIOR DIMENSIONS GIVEN ARE FROM FACE OF BLOCK, STUD, OR COLUMN CENTERLINE UNLESS OTHERWISE NOTED (U.N.O.).
4. ALL DOORS TO BE LOCATED 6" (VERIFY WIDTH OF DOOR TRIM W/ I.D. DRAWINGS) FROM ADJACENT WALL OR COUNTER OR CENTERED IN WALL, UNLESS NOTED OTHERWISE (U.N.O.).
5. MOISTURE RESISTANT GWB IN RESTROOMS, TYP.
6. SEE SHEET A2.1.2, ENLARGED PLANS OF RESTROOMS, FOR LOCATION OF FLOOR DRAINS.
7. SEE SHEETS A7.2.1 AND A7.3.1 FOR DOOR AND WINDOW SCHEDULE AND REFER TO I.D. DRAWINGS FOR FINISH SCHEDULE.

KEY NOTES

1. SEMI RECESSED FIRE EXTINGUISHER CABINET, VERIFY LOCATIONS W/ LOCAL FIRE MARSHAL.
2. ADA AUTOMATIC DOOR OPERATOR PUSH PLATE
3. ELECTRICAL PANELS (RE: ELECTRICAL)
4. HAND DRYERS
5. BABY CHANGING STATION
6. FLOOR DRAIN (RE: PLUMBING)
7. PRE-FINISHED ALUMINUM DOWNSPOUT (RE: CIVIL TIE ALL DOWNSPOUTS INTO STORM DRAIN)
8. FIRE RISER LOCATION (RE: PLUMBING)

REVISIONS

NO.	DATE	DESCRIPTION

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF BASHAM LUCAS DESIGN GROUP AND SHALL REMAIN THEIR PROPERTY. THE USE OF THE DRAWING IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.

CENTRE & THIRD, LLC

209-211 CENTRE STREET FERNANDINA BEACH, FLORIDA

REVIEW SET

FLOOR PLAN

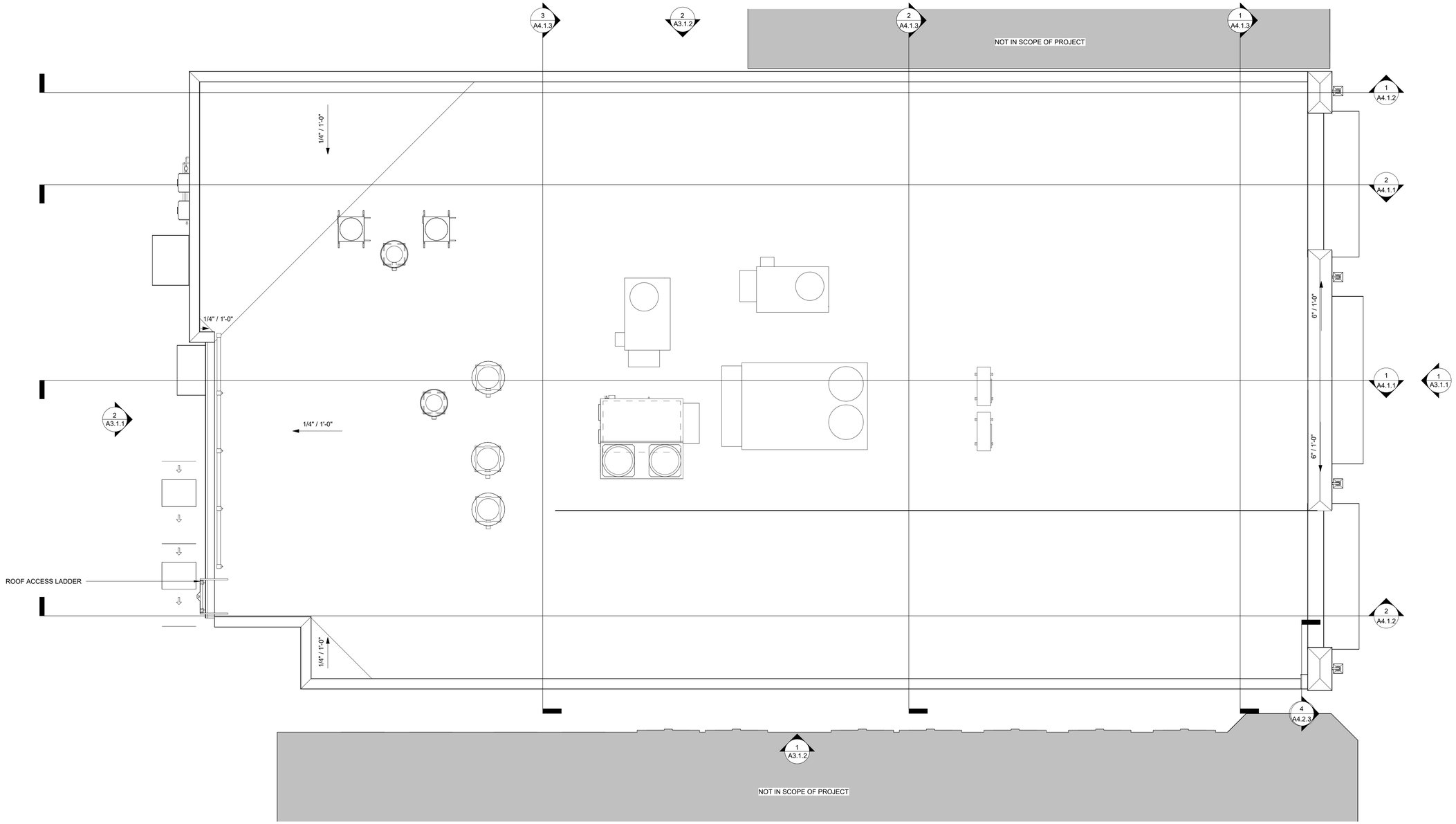
25 YEARS 1998-2023
BASHAM & LUCAS DESIGN GROUP, INC.
7645 GATE PARKWAY SUITE 101
JACKSONVILLE, FLORIDA 32256
(904) 731-2323 • bashamlucas.com
LN: AR0016514 • LA6666906

NOT FOR CONSTRUCTION

DRAWN BY	JPK
CHECKED BY	MTL
DATE	05/09/2024
JOB NO.	23-30A

A2.1.1

HDC FINAL APPROVAL - REVIEW SET



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

NORTH

GUTTER CALCULATIONS (SMACNA 7TH ED.):

RAINFALL RATE - XXX,XXX FOR A 10 YEAR STORM	7.9"/HR.
ROOF RAINFALL DESIGN AREA -	4,248 S.F
GUTTER IN LINEAR FEET FOR AREA SERVED-	22' - 3"
GUTTER DEPTH TO WIDTH RATIO-	0.75
GUTTER INSTALLATION-	LEVEL
MINIMUM GUTTER WIDTH REQUIRED (TABLE 1-4)-	9"
MINIMUM GUTTER DEPTH REQUIRED (TABLE 1-4)-	7"
MINIMUM NUMBER OF DOWNSPOUTS REQUIRED-	1
MINIMUM AREA PER DOWNSPOUT -	28.32 SQ IN.
MINIMUM DOWNSPOUT SIZE (TABLE 1-3)-	8" DIAMETER
GUTTER SIZE PROVIDED-	9" X 7"
DOWNSPOUTS PROVIDED-	2 AT 6" X 8" EACH

NOTES:

CALCULATIONS ARE ASSUMED FOR A LEVEL GUTTER INSTALLATION. IF AN 1/8" / FOOT SLOPE IS PROVIDED FOR GUTTERS, A 9" CIRCULAR HALF ROUND MAY BE USED

REVISIONS

NO.	DATE	DESCRIPTION

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF BASHAM LUCAS DESIGN GROUP AND SHALL REMAIN THEIR PROPERTY. THE USE OF THE DRAWING IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.

CENTRE & THIRD, LLC

209-211 CENTRE STREET FERNANDINA BEACH, FLORIDA

REVIEW SET

ROOF PLAN

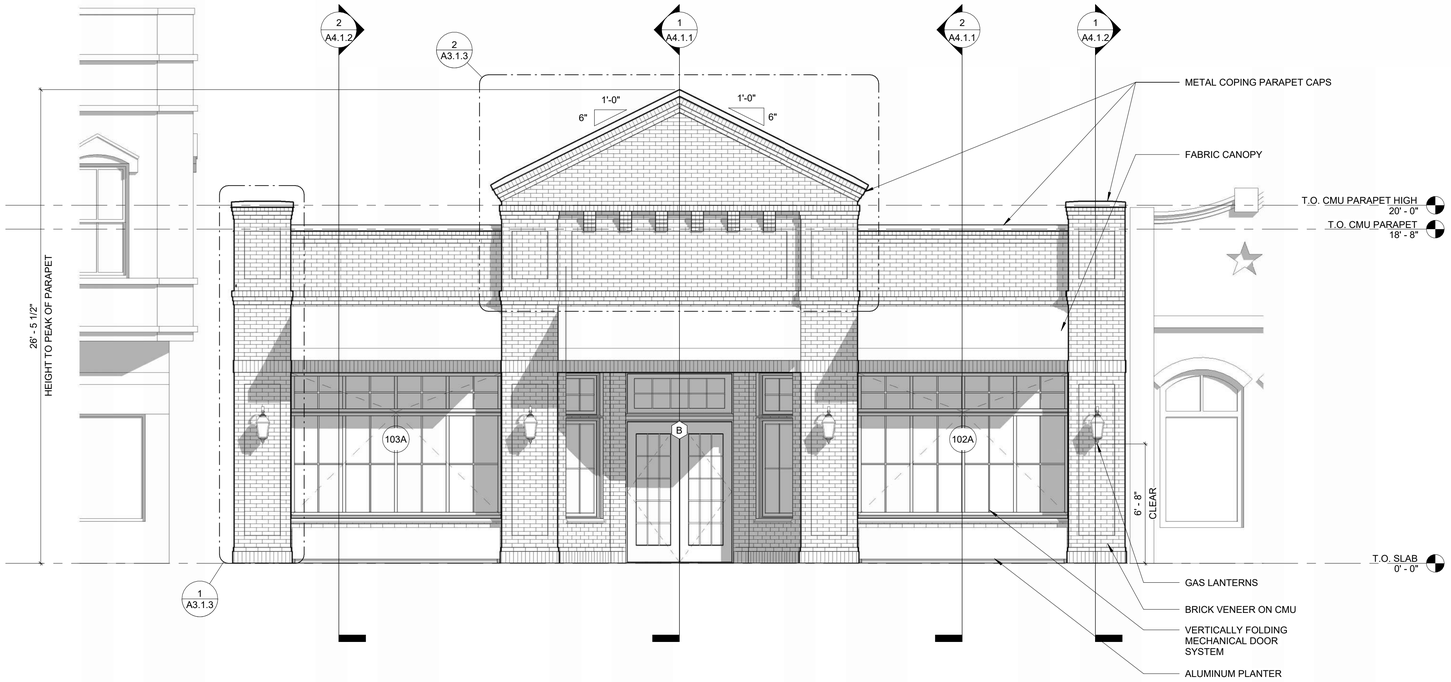
25 YEARS 1998-2023
BASHAM & LUCAS DESIGN GROUP, INC.
7645 GATE PARKWAY SUITE 101
JACKSONVILLE, FLORIDA 32256
(904) 731-2323 • bashamlucas.com
LN: AR0016514 • LA6666906

NOT FOR CONSTRUCTION

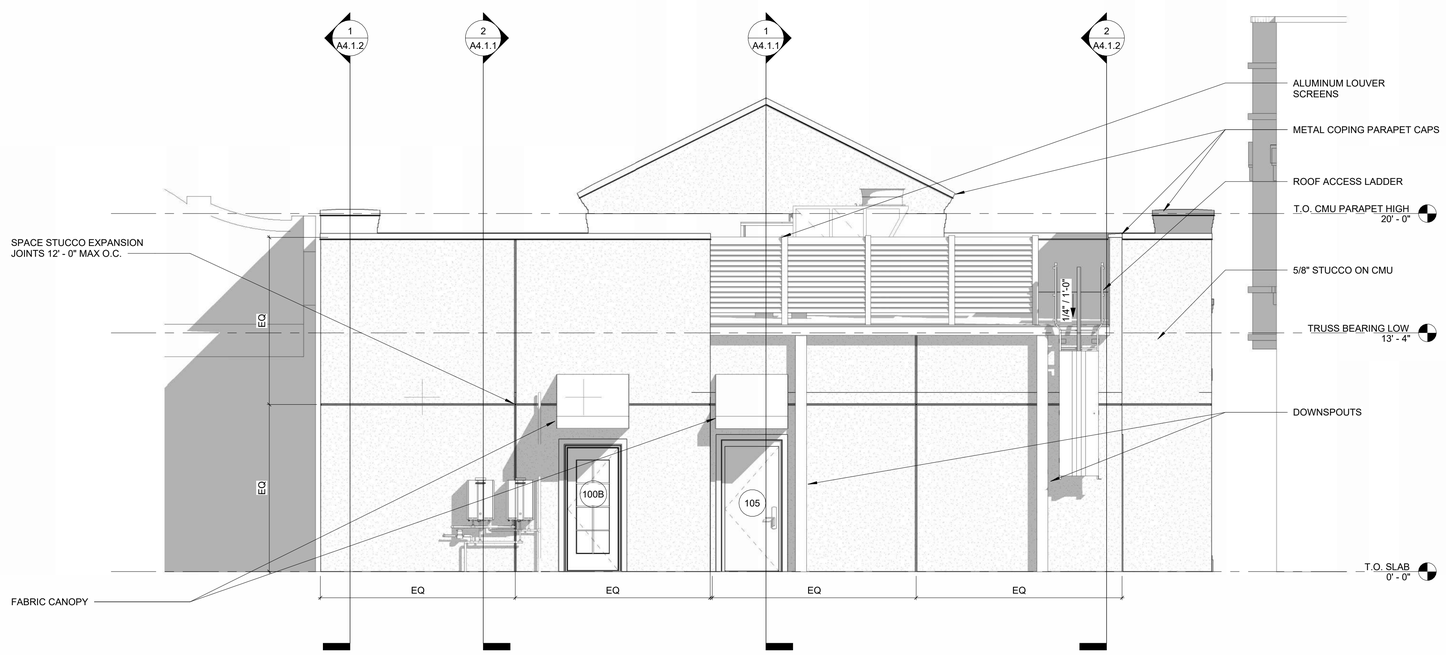
DRAWN BY	JPK
CHECKED BY	MTL
DATE	05/09/2024
JOB NO.	23-30A

A2.3.1

HDC FINAL APPROVAL - REVIEW SET



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



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

REVISIONS

NO.	DATE	DESCRIPTION

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF BASHAM LUCAS DESIGN GROUP AND SHALL REMAIN THEIR PROPERTY. THE USE OF THE DRAWING IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.

CENTRE & THIRD, LLC

209-211 CENTRE STREET FERNANDINA BEACH, FLORIDA

REVIEW SET

BUILDING ELEVATIONS

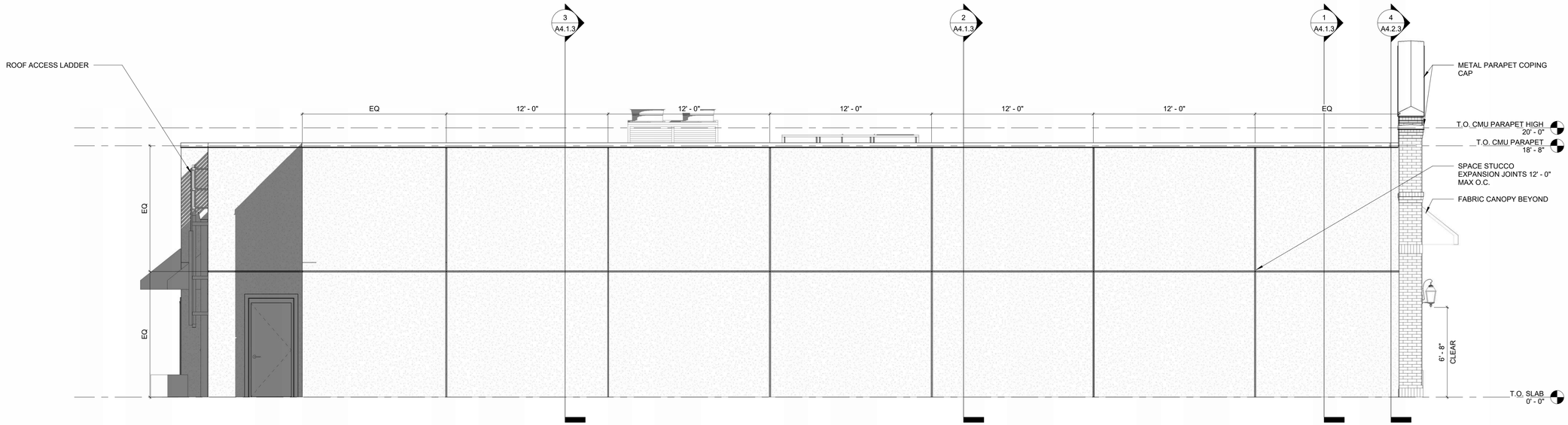
25 YEARS 1998-2023
BASHAM & LUCAS
DESIGN GROUP, INC.
7645 GATE PARKWAY SUITE 101
JACKSONVILLE, FLORIDA 32256
(904) 731-2323 •bashamlucas.com
LN: AR0016514 • LA6666906

NOT FOR CONSTRUCTION

DRAWN BY	JPK
CHECKED BY	MTL
DATE	05/09/2024
JOB NO.	23-30A

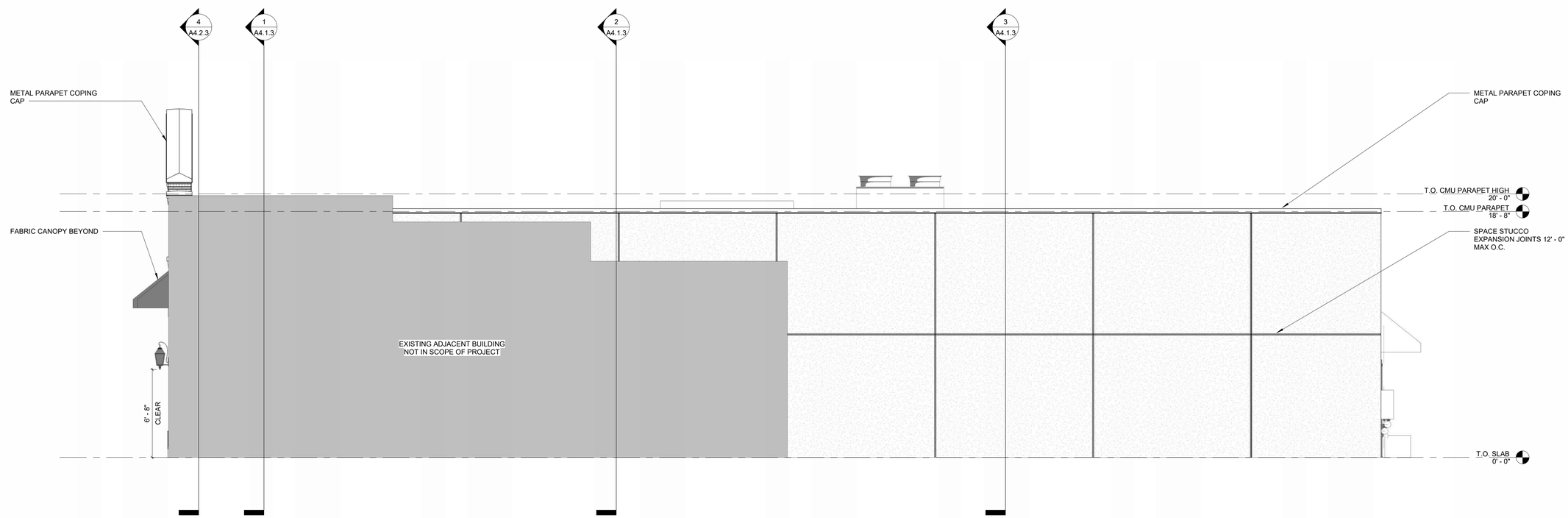
A3.1.1

HDC FINAL APPROVAL - REVIEW SET



1 Elevation 5 - a

1/4" = 1'-0"



2 Elevation 4 - a

1/4" = 1'-0"

REVISIONS

NO.	DATE	DESCRIPTION

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF BASHAM LUCAS DESIGN GROUP AND SHALL REMAIN THEIR PROPERTY. THE USE OF THE DRAWING IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.

CENTRE & THIRD, LLC

209-211 CENTRE STREET FERNANDINA BEACH, FLORIDA

REVIEW SET

BUILDING ELEVATIONS

25 YEARS 1998-2023
BASHAM & LUCAS DESIGN GROUP, INC.
7645 GATE PARKWAY SUITE 101
JACKSONVILLE, FLORIDA 32256
(904) 731-2323 •bashamlucas.com
LN: AR0016514 • LA6666906

NOT FOR CONSTRUCTION

DRAWN BY	JPK
CHECKED BY	MTL
DATE	05/09/2024
JOB NO.	23-30A

A3.1.2

HDC FINAL APPROVAL - REVIEW SET

PLEASE NOTE:
THIS PAGE CONTAINS COLOR IMAGERY. PLEASE REFER TO DIGITAL SET OR A COLOR PRINT FOR ACCURATE REPRESENTATION OF DESIGN.

DARK BRONZE	SUNBRELLA AWNING EMBLEM NAVY	SEMI SOLID WOOD STAIN SUBMIT SAMPLES	DARK BRONZE	RECLAIMED BRICK SUBMIT SAMPLES FOR REVIEW	BERRIDGE METAL DARK BRONZE
LIGHTS	AWNINGS	FRONT DOOR	WINDOW FRAMES	BRICK	METAL FLASHING

1 FRONT ELEVATION
SCALE: NTS

REVISIONS

NO.	DATE	DESCRIPTION	BY

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF BASHAM & LUCAS DESIGN GROUP AND SHALL REMAIN THEIR PROPERTY. THE USE OF THE DRAWING IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.

CENTRE & THRID, LLC

FERNANDINA BEACH, FLORIDA

REVIEW SET

EXTERIOR COLOR ELEVATIONS

BASHAM & LUCAS DESIGN GROUP, INC.
7645 GATE PARKWAY SUITE 101
JACKSONVILLE, FLORIDA 32256
(904) 731-2323 • bashamlucas.com
LN: AR0016514 • LA6666906

NOT FOR CONSTRUCTION

DRAWN BY	MRF
CHECKED BY	MTL
DATE	05-09-2024
JOB NO.	23-30A

A3.2.1

REVIEW SET

1 STREET VIEW 1

2 STREET VIEW 2

REVISIONS

NO.	DATE	DESCRIPTION

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF BASHAM LUCAS DESIGN GROUP AND SHALL REMAIN THEIR PROPERTY. THE USE OF THE DRAWING IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.

CENTRE & THIRD, LLC

209-211 CENTRE STREET FERNANDINA BEACH, FLORIDA

REVIEW SET

BUILDING RENDERS

25 YEARS 1998-2023

BASHAM & LUCAS DESIGN GROUP, INC.

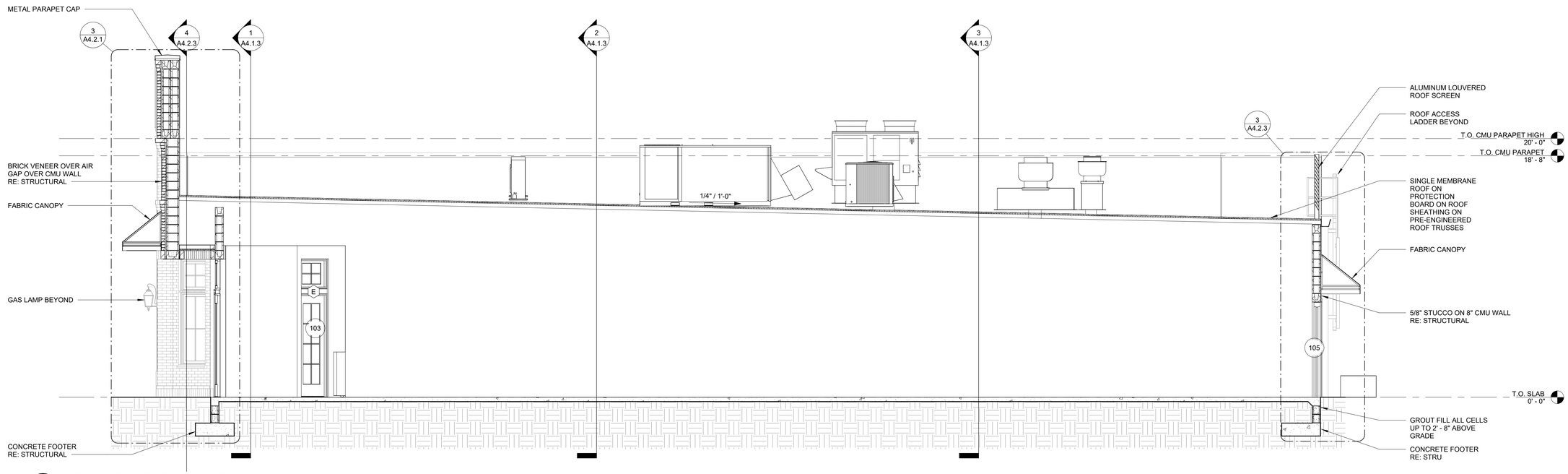
7645 GATE PARKWAY SUITE 101
JACKSONVILLE, FLORIDA 32256
(904) 731-2323 • bashamlucas.com
LN: AR0016514 • LA6666906

NOT FOR CONSTRUCTION

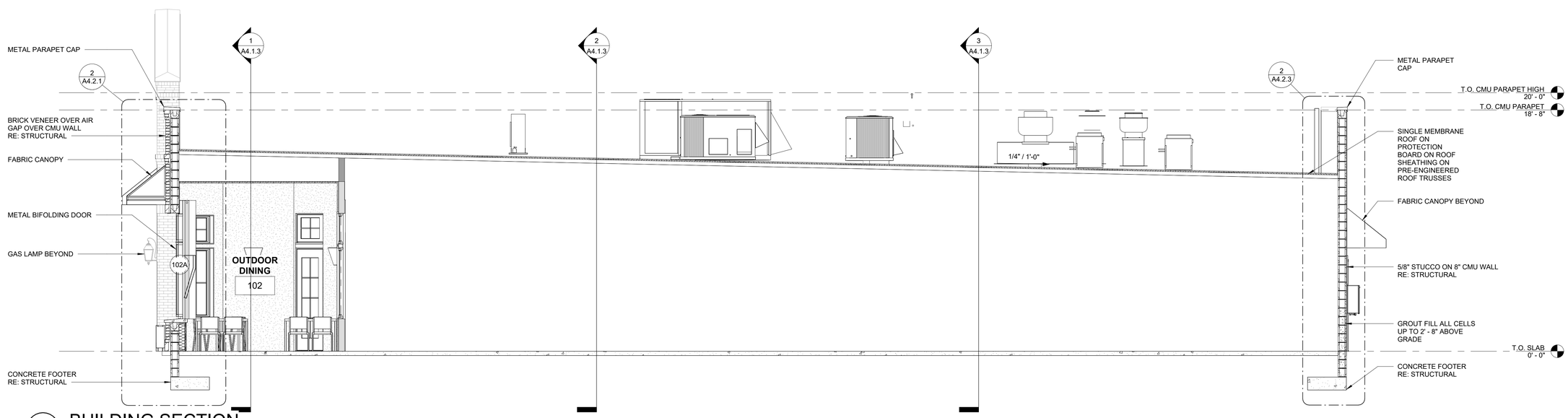
DRAWN BY	JPK
CHECKED BY	MTL
DATE	05/09/2024
JOB NO.	23-30A

A3.3.1

HDC FINAL APPROVAL - REVIEW SET



1 BUILDING SECTION
1/4" = 1'-0"



2 BUILDING SECTION
1/4" = 1'-0"

REVISIONS

NO.	DATE	DESCRIPTION

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF BASHAM LUCAS DESIGN GROUP AND SHALL REMAIN THEIR PROPERTY. THE USE OF THE DRAWING IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.

CENTRE & THIRD, LLC

209-211 CENTRE STREET FERNANDINA BEACH, FLORIDA

REVIEW SET

BUILDING SECTIONS

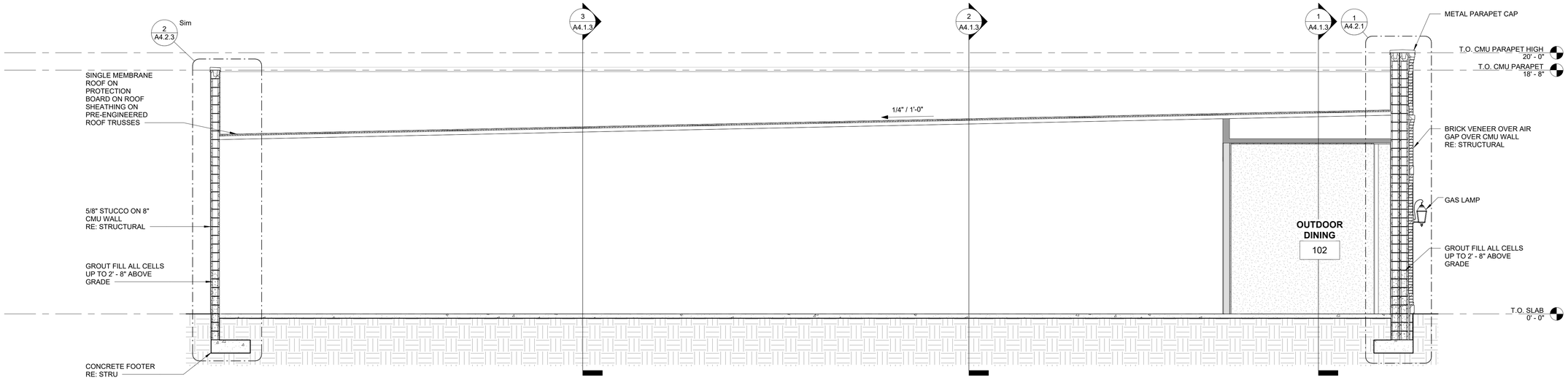
25 YEARS 1998-2023
BASHAM & LUCAS DESIGN GROUP, INC.
7645 GATE PARKWAY SUITE 101
JACKSONVILLE, FLORIDA 32256
(904) 731-2323 • bashamlucas.com
LN: AR0016514 • LA6666906

NOT FOR CONSTRUCTION

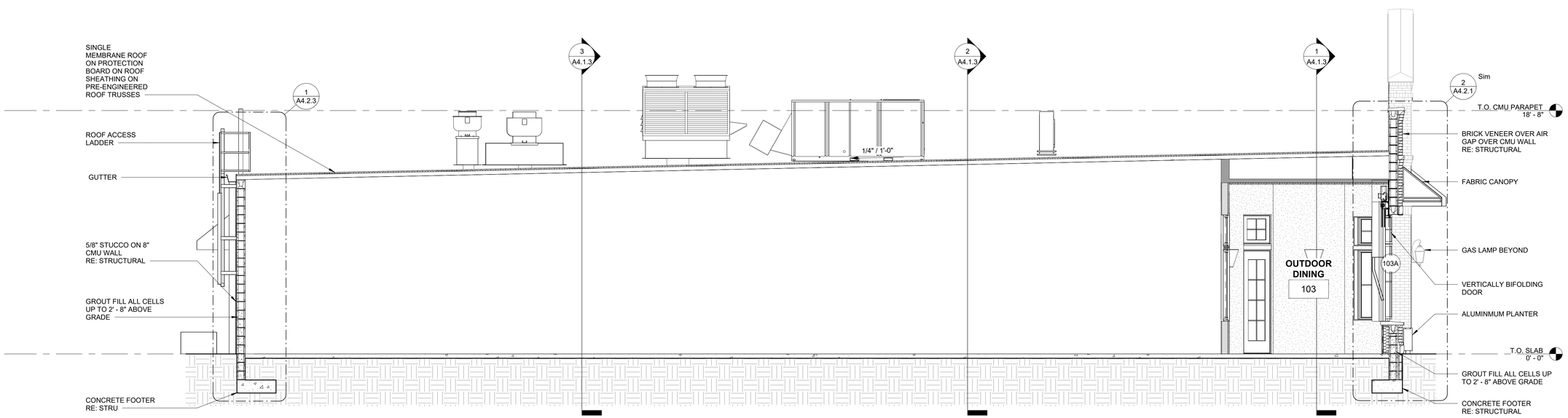
DRAWN BY	JPK
CHECKED BY	MTL
DATE	05/09/2024
JOB NO.	23-30A

A4.1.1

HDC FINAL APPROVAL - REVIEW SET



1 BUILDING SECTION
1/4" = 1'-0"



2 BUILDING SECTION
1/4" = 1'-0"

REVISIONS

NO.	DATE	DESCRIPTION

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF BASHAM LUCAS DESIGN GROUP AND SHALL REMAIN THEIR PROPERTY. THE USE OF THE DRAWING IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.

CENTRE & THIRD, LLC

209-211 CENTRE STREET FERNANDINA BEACH, FLORIDA

REVIEW SET

BUILDING SECTIONS

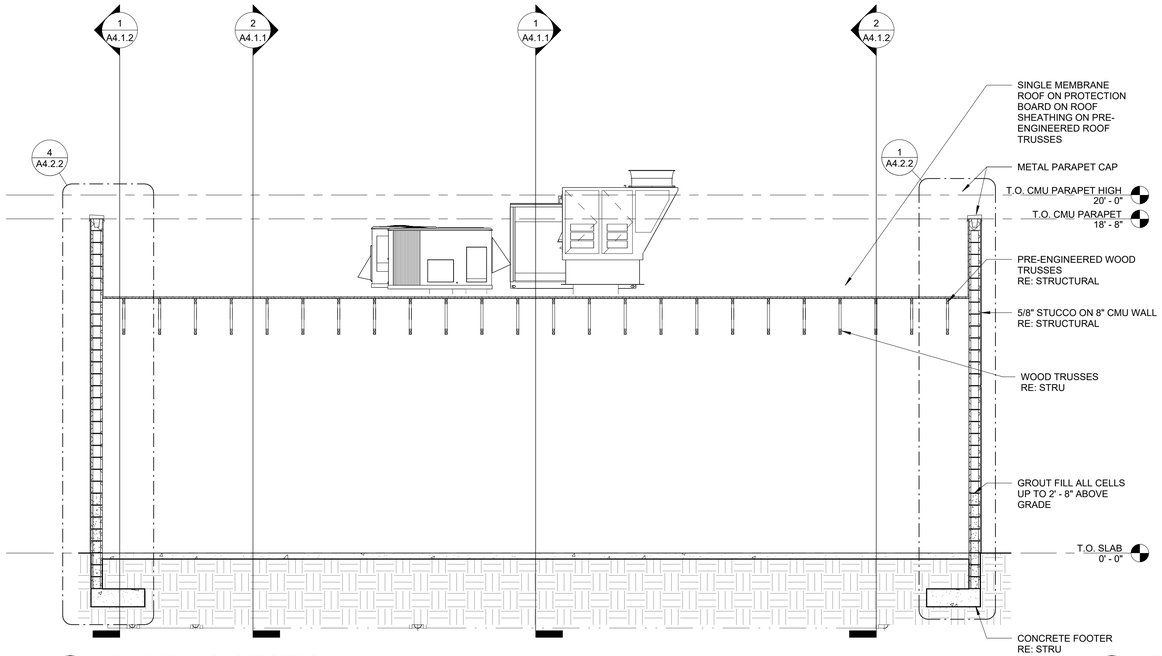
25 YEARS 1998-2023
BASHAM & LUCAS DESIGN GROUP, INC.
7645 GATE PARKWAY SUITE 101
JACKSONVILLE, FLORIDA 32256
(904) 731-2323 •bashamlucas.com
LN: AR0016514 • LA6666906

NOT FOR CONSTRUCTION

DRAWN BY	JPK
CHECKED BY	MTL
DATE	05/09/2024
JOB NO.	23-30A

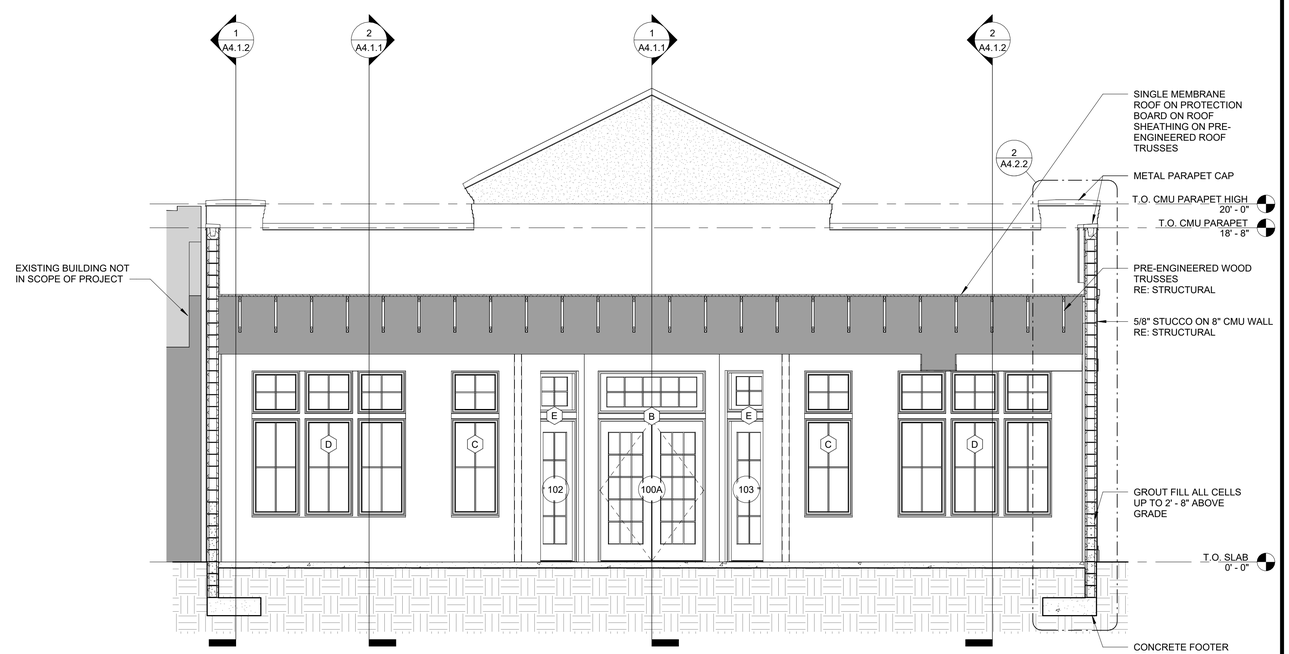
A4.1.2

HDC FINAL APPROVAL - REVIEW SET



3 BUILDING SECTION
1/4" = 1'-0"

1 BUILDING SECTION
1/4" = 1'-0"



2 BUILDING SECTION
1/4" = 1'-0"

REVISIONS

NO.	DATE	DESCRIPTION

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF BASHAM LUCAS DESIGN GROUP AND SHALL REMAIN THEIR PROPERTY. THE USE OF THE DRAWING IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.

CENTRE & THIRD, LLC

209-211 CENTRE STREET FERNANDINA BEACH, FLORIDA

REVIEW SET

BUILDING SECTIONS

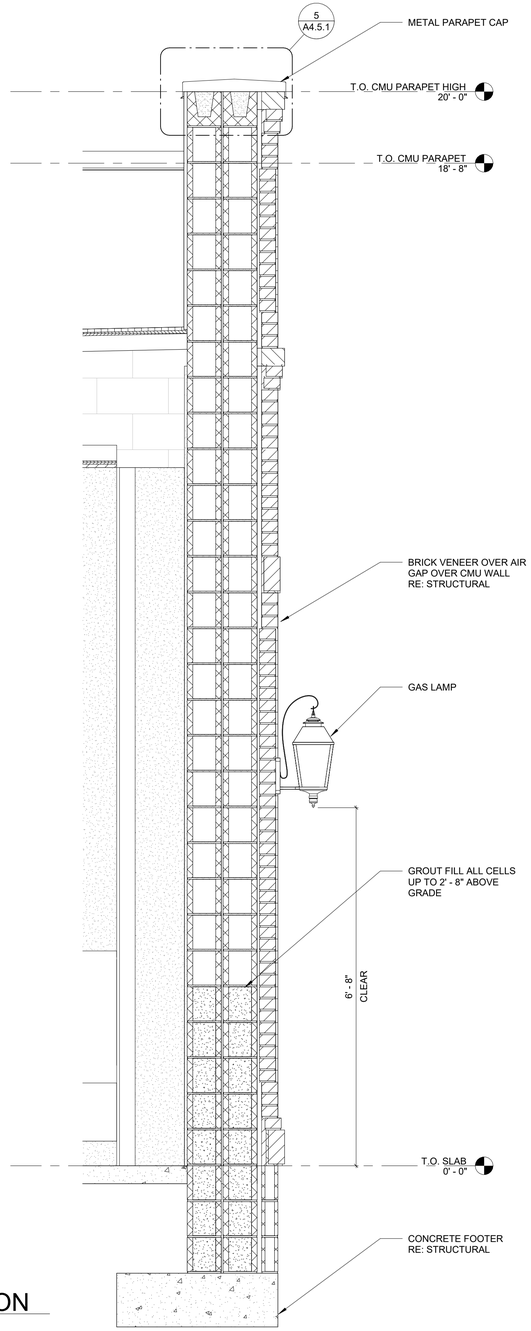
25 YEARS 1998-2023
BASHAM & LUCAS DESIGN GROUP, INC.
7645 GATE PARKWAY SUITE 101
JACKSONVILLE, FLORIDA 32256
(904) 731-2323 •bashamlucas.com
LN: AR0016514 • LA6666906

NOT FOR CONSTRUCTION

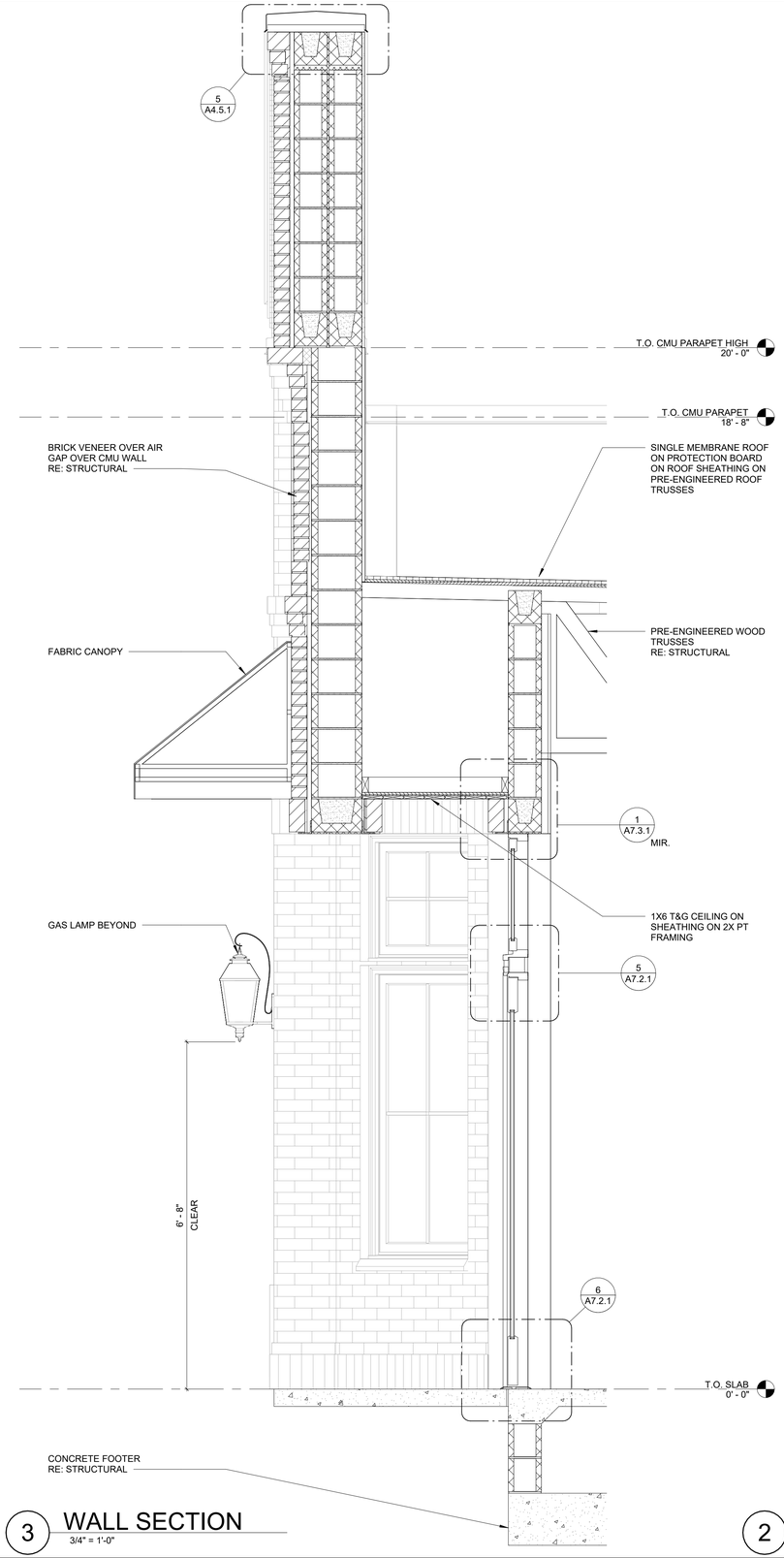
DRAWN BY	JPK
CHECKED BY	MTL
DATE	05/09/2024
JOB NO.	23-30A

A4.1.3

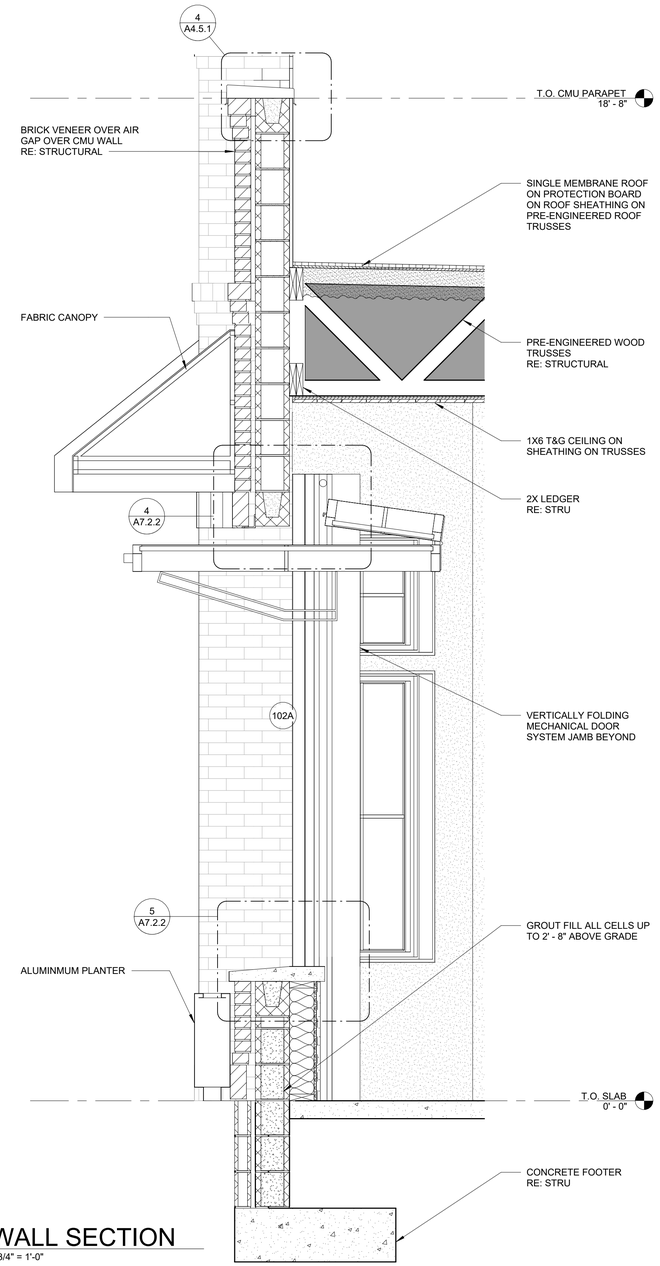
HDC FINAL APPROVAL - REVIEW SET



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



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



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

REVISIONS

NO.	DATE	DESCRIPTION

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF BASHAM LUCAS DESIGN GROUP AND SHALL REMAIN THEIR PROPERTY. THE USE OF THE DRAWING IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.

CENTRE & THIRD, LLC

209-211 CENTRE STREET FERNANDINA BEACH, FLORIDA

REVIEW SET

WALL SECTIONS

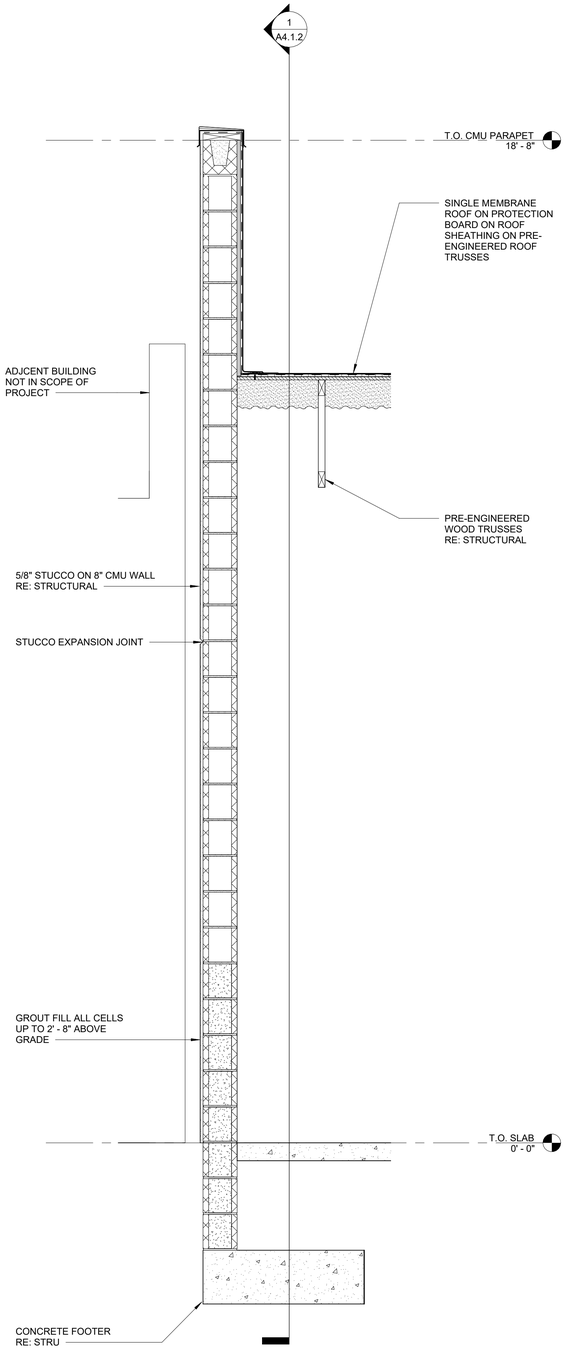
25 YEARS 1998-2023
BASHAM & LUCAS
DESIGN GROUP, INC.
7645 GATE PARKWAY SUITE 101
JACKSONVILLE, FLORIDA 32256
(904) 731-2323 • bashamlucas.com
LN: AR0016514 • LA6666906

NOT FOR CONSTRUCTION

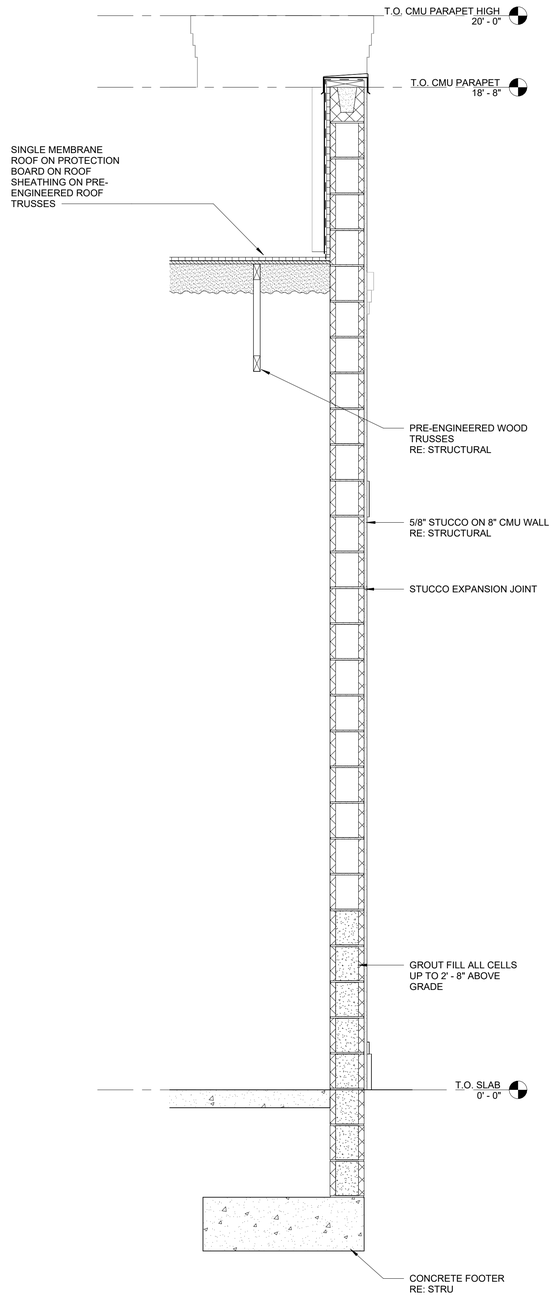
DRAWN BY	Author
CHECKED BY	Checker
DATE	05/09/2024
JOB NO.	23-30A

A4.2.1

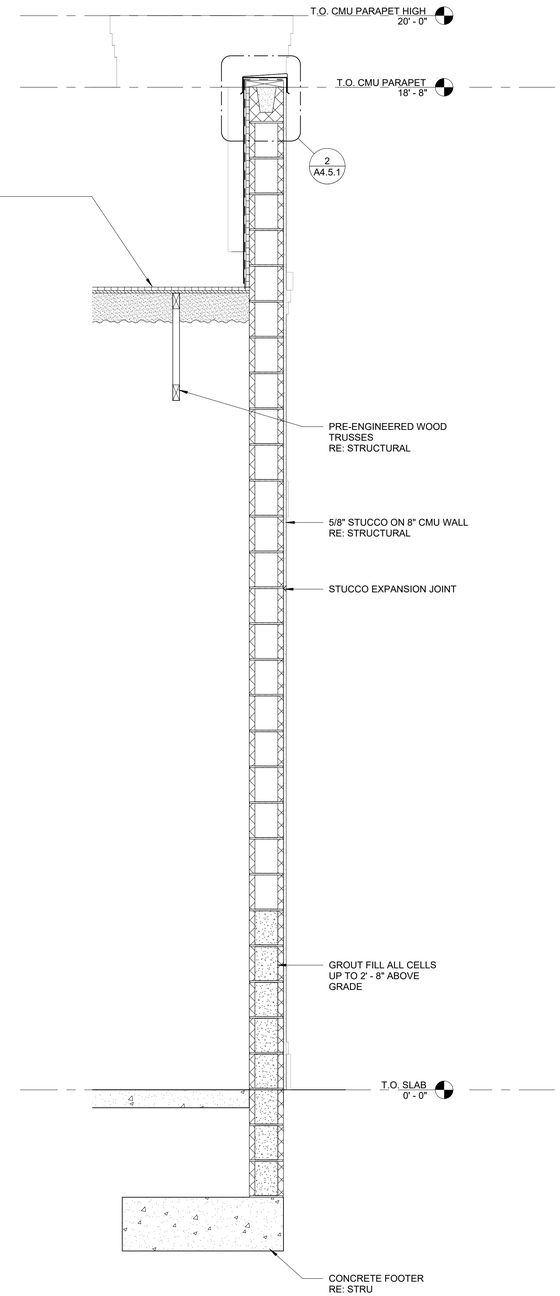
HDC FINAL APPROVAL - REVIEW SET



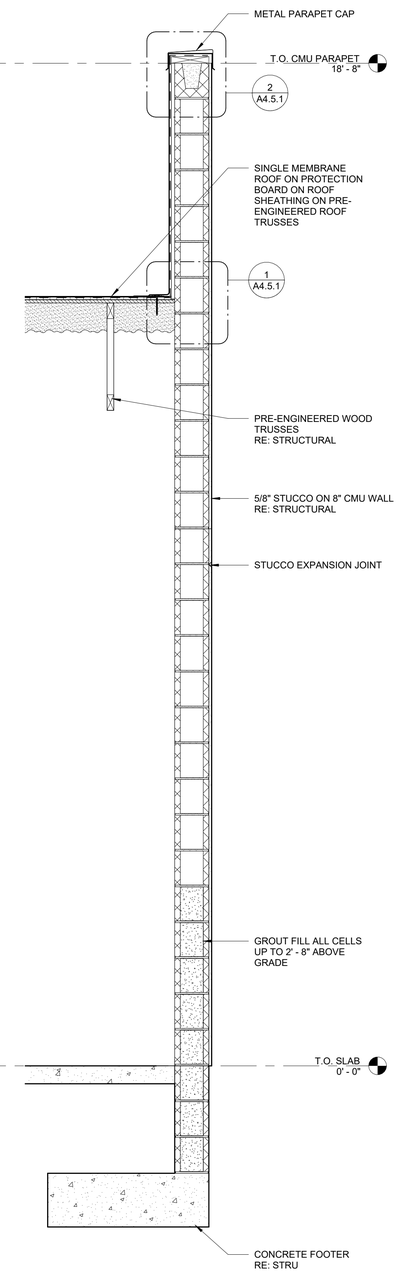
4 WALL SECTION
3/4" = 1'-0"



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



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



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

REVISIONS

NO.	DATE	DESCRIPTION

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF BASHAM LUCAS DESIGN GROUP AND SHALL REMAIN THEIR PROPERTY. THE USE OF THE DRAWING IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.

CENTRE & THIRD, LLC

209-211 CENTRE STREET FERNANDINA BEACH, FLORIDA

REVIEW SET

WALL SECTIONS

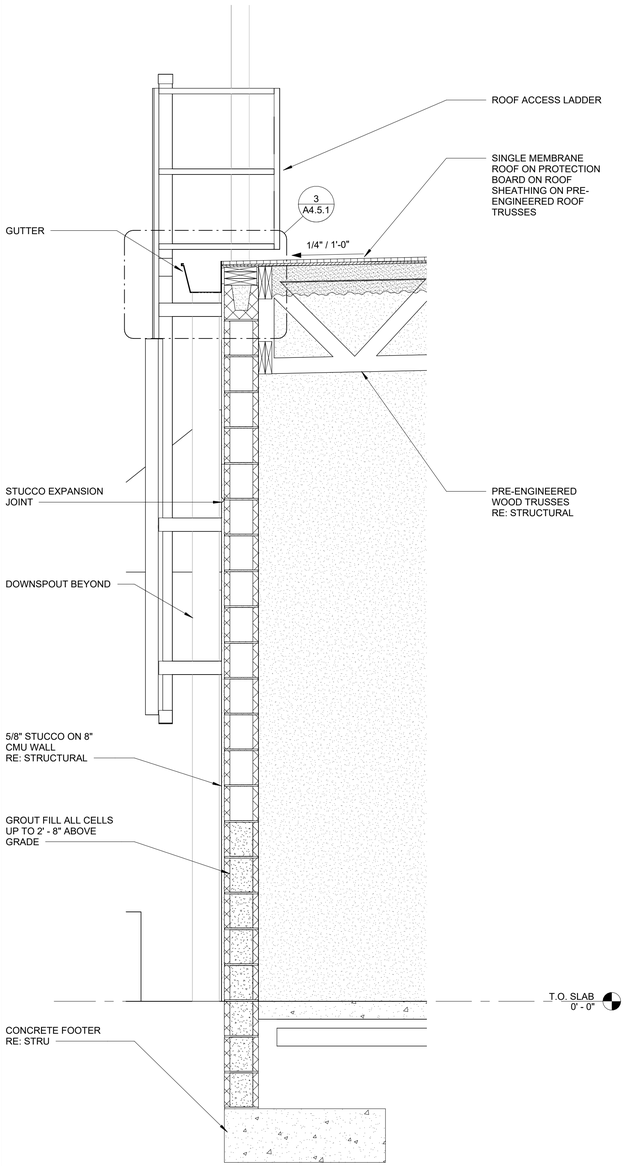
25 YEARS 1998-2023
BASHAM & LUCAS DESIGN GROUP, INC.
7645 GATE PARKWAY SUITE 101
JACKSONVILLE, FLORIDA 32256
(904) 731-2323 • bashamlucas.com
LN: AR0016514 • LA6666906

NOT FOR CONSTRUCTION

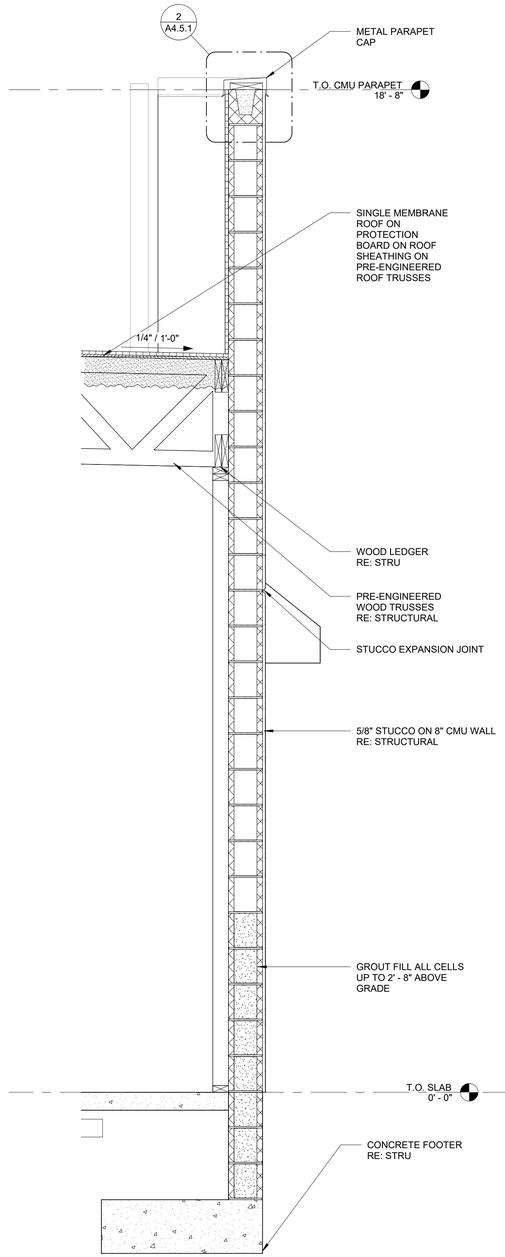
DRAWN BY	Author
CHECKED BY	Checker
DATE	05/09/2024
JOB NO.	23-30A

A4.2.2

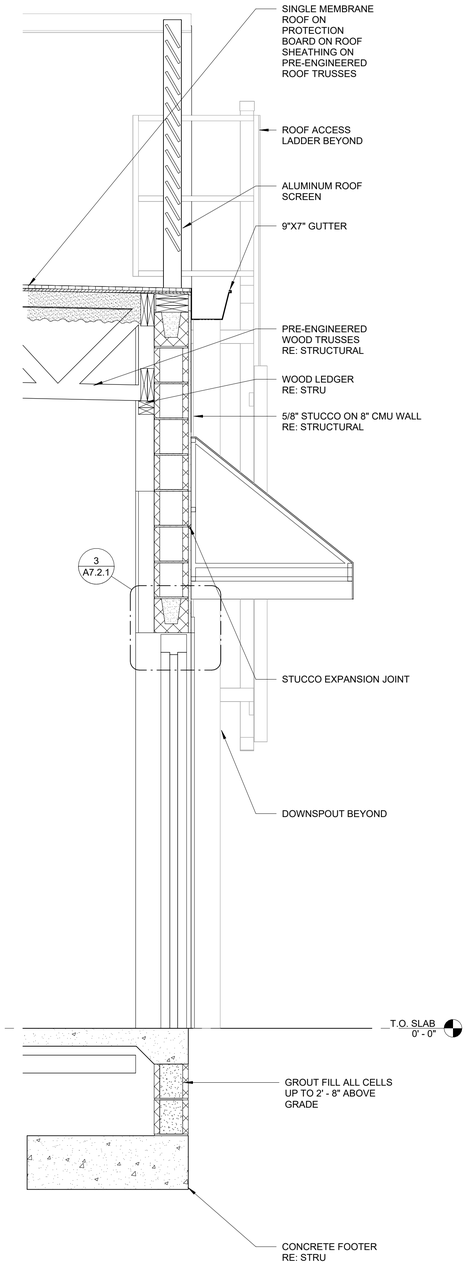
HDC FINAL APPROVAL - REVIEW SET



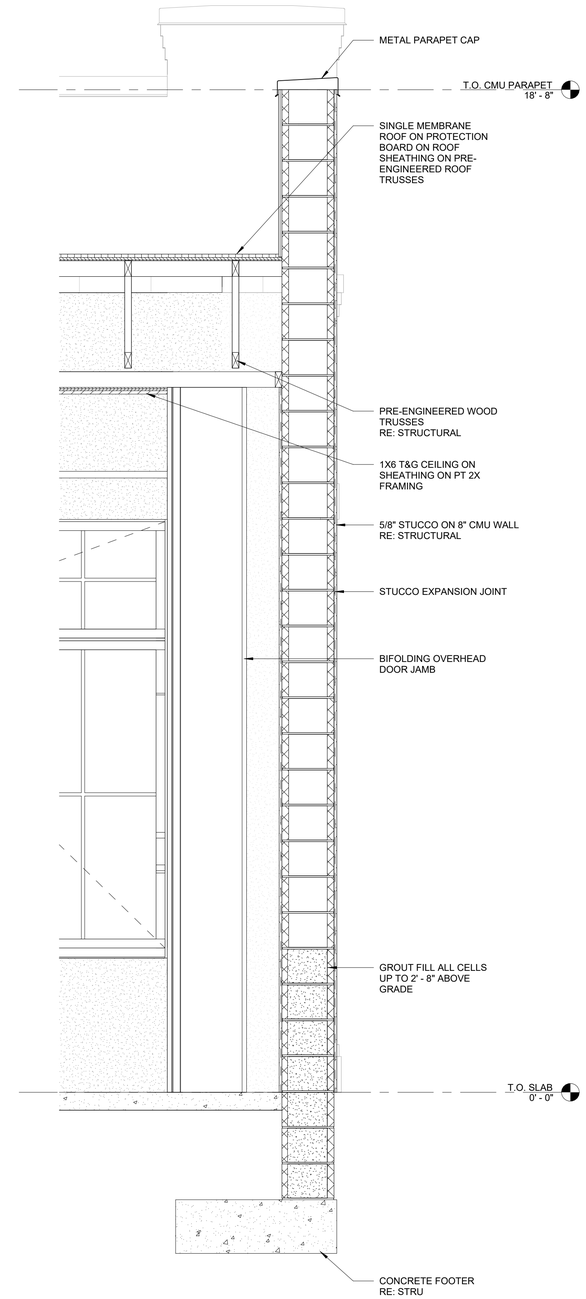
1 WALL SECTION
3/4" = 1'-0"



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



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



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

REVISIONS

NO.	DATE	DESCRIPTION

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF BASHAM LUCAS DESIGN GROUP AND SHALL REMAIN THEIR PROPERTY. THE USE OF THE DRAWING IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.

CENTRE & THIRD, LLC

209-211 CENTRE STREET FERNANDINA BEACH, FLORIDA

REVIEW SET

WALL SECTIONS

25 YEARS 1998-2023
BASHAM & LUCAS DESIGN GROUP, INC.
7645 GATE PARKWAY SUITE 101
JACKSONVILLE, FLORIDA 32256
(904) 731-2323 •bashamlucas.com
LN: AR0016514 • LA6666906

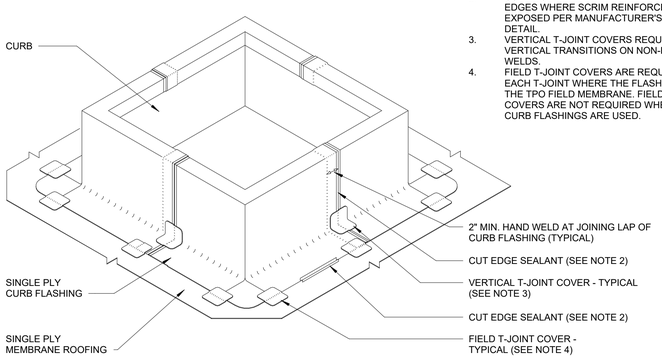
NOT FOR CONSTRUCTION

DRAWN BY	Author
CHECKED BY	Checker
DATE	05/09/2024
JOB NO.	23-30A

A4.2.3

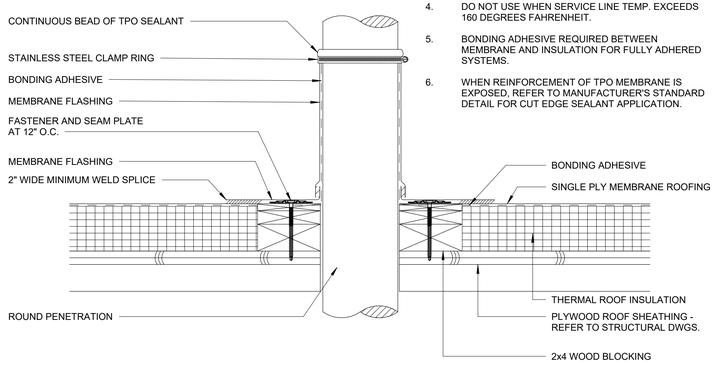
HDC FINAL APPROVAL - REVIEW SET

NOTES:
1. BONDING ADHESIVE IS REQUIRED BETWEEN CURB AND TPO CURB FLASHING IN FULLY ADHERED SYSTEMS WHEN THE MEMBRANE CAN NOT BE ATTACHED "UP & OVER" THE CURB, OR CURBS WHICH ARE GREATER THAN 12" IN HEIGHT.
2. CUT EDGE SEALANT SHAL BE APPLIED TO ANY EDGES WHERE SCRIM REINFORCEMENT IS EXPOSED PER MANUFACTURER'S STANDARD DETAIL.
3. VERTICAL T-JOINT COVERS REQUIRED AT ALL VERTICAL TRANSITIONS ON NON-FACTORY WELDS.
4. FIELD T-JOINT COVERS ARE REQUIRED AT EACH T-JOINT WHERE THE FLASHING MEETS THE TPO FIELD MEMBRANE. FIELD T-JOINT COVERS ARE NOT REQUIRED WHEN 45 MIL. CURB FLASHINGS ARE USED.

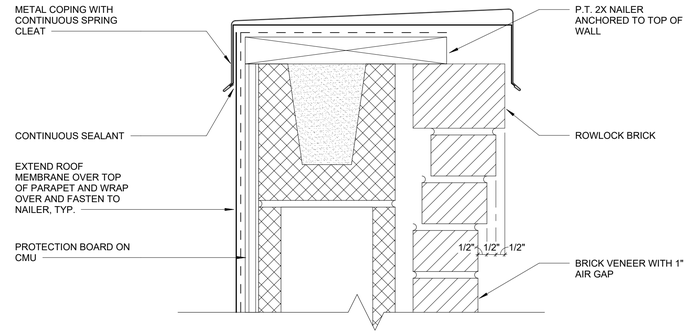


6 ROOF CURB AXON
3" = 1'-0"

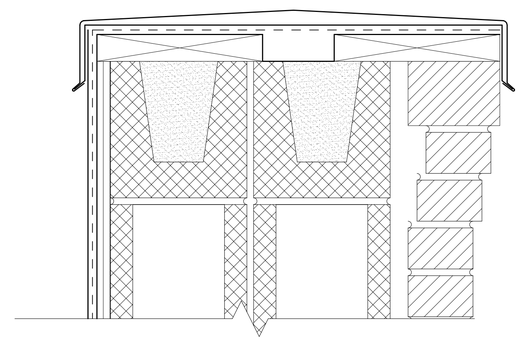
NOTES:
1. REMOVE ALL EXISTING FLASHINGS, LEADS, ETC. PIPE SURFACE MUST BE FREE OF ALL RUST, GREASE, INSULATION, ETC.
2. PIPE MUST BE ANCHORED TO ENSURE STABILITY.
3. ENSURE THERE ARE NO WRINKLES OR FOLDS UNDER CLAMPING RING.
4. DO NOT USE WHEN SERVICE LINE TEMP. EXCEEDS 160 DEGREES FAHRENHEIT.
5. BONDING ADHESIVE REQUIRED BETWEEN MEMBRANE AND INSULATION FOR FULLY ADHERED SYSTEMS.
6. WHEN REINFORCEMENT OF TPO MEMBRANE IS EXPOSED, REFER TO MANUFACTURER'S STANDARD DETAIL FOR CUT EDGE SEALANT APPLICATION.



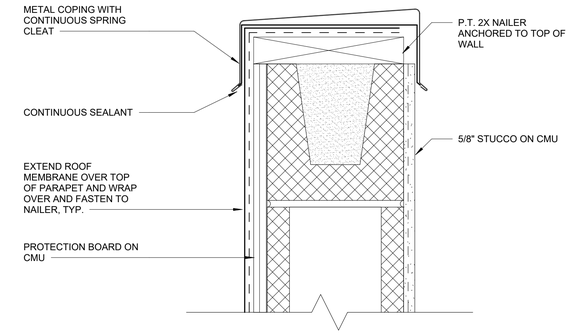
7 PIPE PENETRATION
3" = 1'-0"



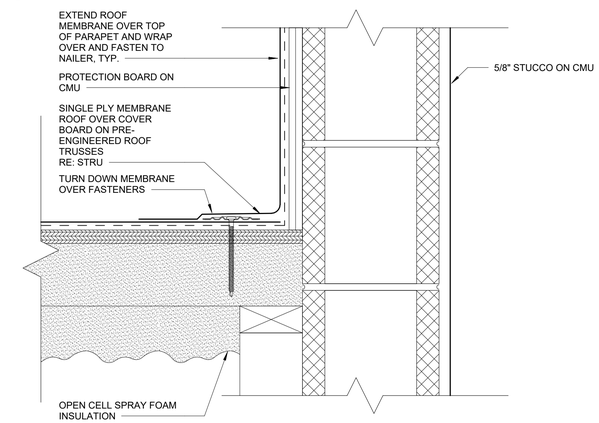
4 PARAPET DETAIL
3" = 1'-0"



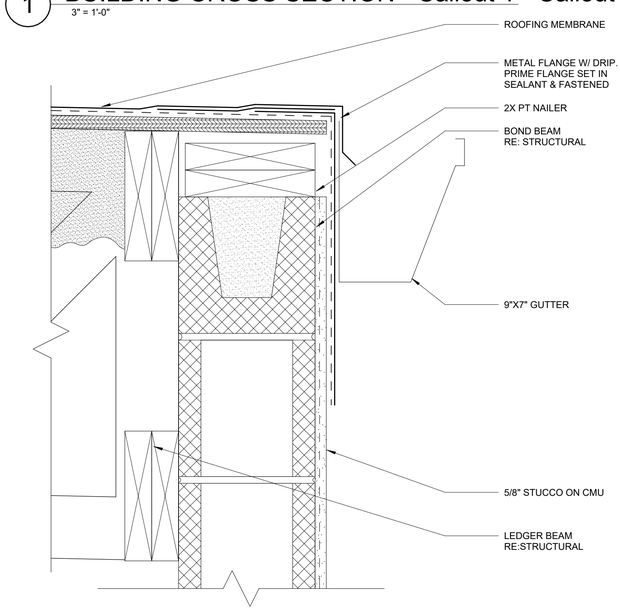
5 Section 5 - Callout 2 - Callout 1
3" = 1'-0"



2 PARAPET DETAIL
3" = 1'-0"



1 BUILDING CROSS SECTION - Callout 1 - Callout 1
3" = 1'-0"



3 ROOF DETAIL @ GUTTER
3" = 1'-0"

REVISIONS

NO.	DATE	DESCRIPTION

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF BASHAM LUCAS DESIGN GROUP AND SHALL REMAIN THEIR PROPERTY. THE USE OF THE DRAWING IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.

CENTRE & THIRD, LLC
209-211 CENTRE STREET FERNANDINA BEACH, FLORIDA
REVIEW SET
ROOF DETAILS

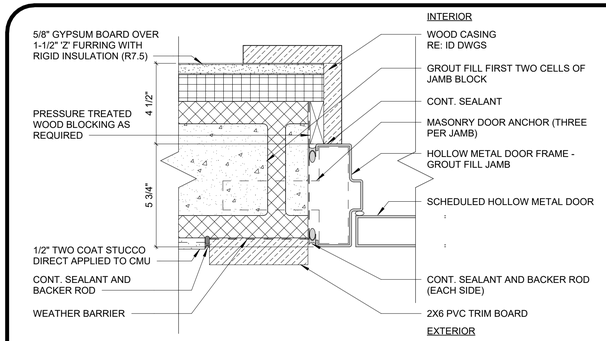
25 YEARS 1998-2023
BASHAM & LUCAS DESIGN GROUP, INC.
7645 GATE PARKWAY SUITE 101
JACKSONVILLE, FLORIDA 32256
(904) 731-2323 •bashamlucas.com
LN: AR0016514 • LA6666906

NOT FOR CONSTRUCTION

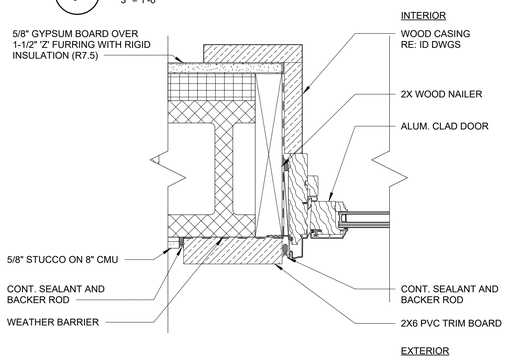
DRAWN BY	Author
CHECKED BY	Checker
DATE	05/09/2024
JOB NO.	23-30A

A4.5.1

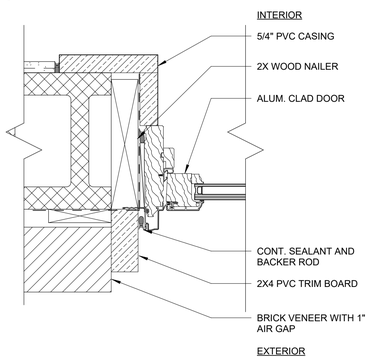
HDC FINAL APPROVAL - REVIEW SET



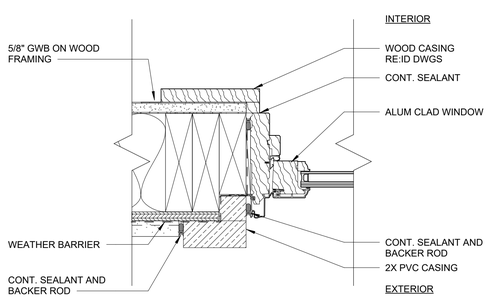
7 HOLLOW METAL DOOR JAMB
3" = 1'-0"



8 ALUM. CLAD DOOR JAMB AT CMU
3" = 1'-0"



9 ALUM. CLAD DOOR JAMB AT CMU
3" = 1'-0"



10 ALUM. CLAD DOOR JAMB AT WOOD FRAMING
3" = 1'-0"

DOOR SCHEDULE

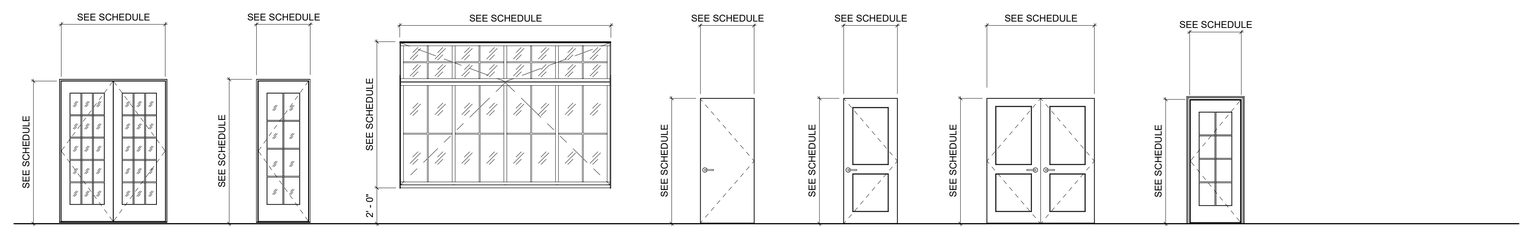
MARK	WIDTH	HEIGHT	TYPE	DOOR MATERIAL	FINISH	FRAME MATERIAL	HEAD	JAMB	SILL	HARDWARE	REMARKS
Exterior											
100A	6' - 0"	8' - 0"	A	ALUM CLAD	PNT	ALUM CLAD	5/A7.2.1	9/A7.2.1	6/A7.2.1		
100B	3' - 0"	7' - 0"	G	ALUM CLAD	PNT	ALUM CLAD	7/A7.2.2	8/A7.2.1	6/A7.2.1		
102A	11' - 9 1/2"	8' - 2"	C	STEEL		STEEL	4/A7.2.2	6/A7.2.2	5/A7.2.2		
103A	11' - 9 1/2"	8' - 2"	C	STEEL		STEEL	4/A7.2.2	6/A7.2.2	5/A7.2.2		
105	3' - 0"	7' - 0"	D	HM	PNT	HM	3/A7.2.1	7/A7.2.1	4/A7.2.1		
112	3' - 0"	7' - 0"	D	HM	PNT	HM	3/A7.2.1	7/A7.2.1	4/A7.2.1		
Interior											
102	3' - 0"	8' - 0"	B	ALUM CLAD	PNT	ALUM CLAD	5/A7.2.1	10/A7.2.1	6/A7.2.1		
103	3' - 0"	8' - 0"	B	ALUM CLAD	PNT	ALUM CLAD	5/A7.2.1	10/A7.2.1	6/A7.2.1		

GENERAL NOTES:

1. ALL HARDWARE TO COMPLY WITH ANSI A117.1 - 2017
2. MOUNT HARDWARE UNITS AT HEIGHTS INDICATED IN "RECOMMENDED LOCATIONS FOR BUILDERS HARDWARE FOR STANDARD STEEL DOORS AND FRAMES," THE DOOR AND HARDWARE INSTITUTE PUBLICATIONS, U.N.O.
3. REFER TO INTERIOR DESIGN FRAWINGS FOR FINISHES AT INTERIOR DOORS & FRAMES.
4. ALL GLASS IN ALL DOORS SHALL BE FULLY TEMPERED.
5. DESIGNATED SIDE LITES AT DOORS SHALL HAVE FULLY TEMPERED GLASS.
6. REFER TO SPECIFICATION SECTION 087100 FOR DOOR HARDWARE SETS.
7. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE, OR EFFORT. EGRESS DOOR HARDWARE SHALL COMPLY WITH SECTIONS 1010.1.9.1.4 OF THE FLORIDA BUILDING CODE, 7TH EDITION.
8. EXTERIOR DOORS SHALL BE DESIGNED AND INSTALLED TO WITHSTAND IMPACT AND WIND LOADS AS SHOWN ON THE STRUCTURAL DRAWINGS AS DEFINED BY THE 2020 FLORIDA BUILDING CODE, 7TH EDITION. ENGINEERED SHOP DRAWINGS AND DOCUMENTED DOOR TESTING SHALL BE SUBMITTED FOR REVIEW.

DOOR LEGEND

CONFIRM SWING DIRECTION WITH FLOOR PLANS



TYPE A
ALUM. CLAD DOOR WITH SAFETY GLAZING AS PER FBC 2406

TYPE B
ALUM CLAD DOOR WITH SAFETY GLAZING AS PER FBC 2406

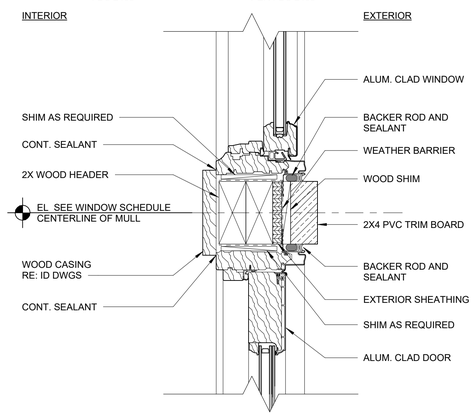
TYPE C
FOLDING OVERHEAD DOOR WITH SAFETY GLAZING AS PER FBC 2406

TYPE D

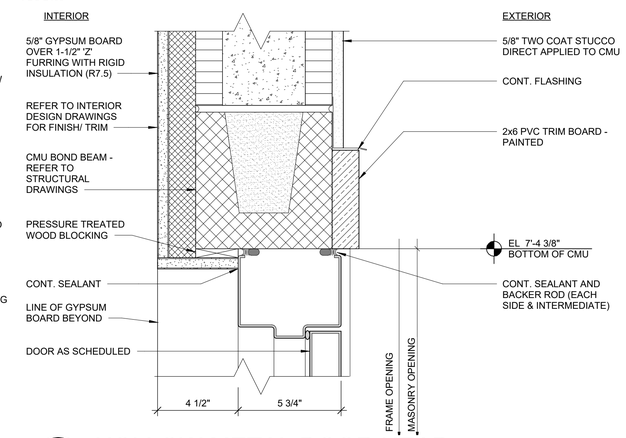
TYPE E
TWO PANEL DOOR

TYPE F
PAIRED TWO PANEL DOORS

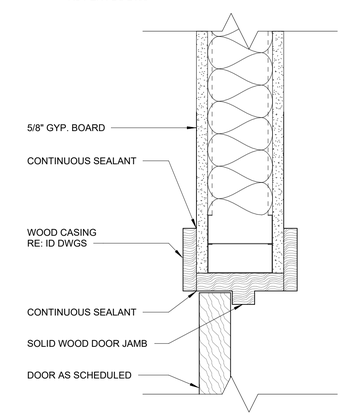
TYPE G
ALUM CLAD DOOR WITH SAFETY GLAZING AS PER FBC 2406



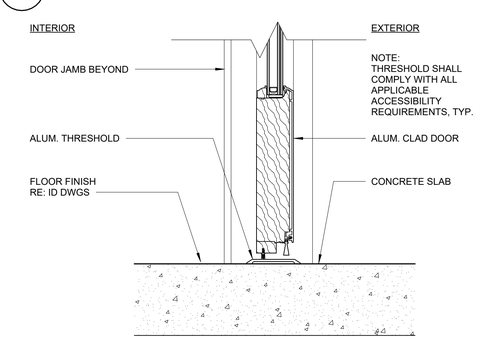
5 ALUM. CLAD DOOR HEAD/MULL
3" = 1'-0"



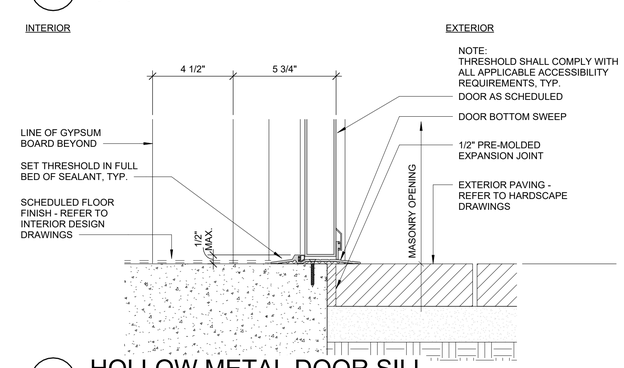
3 HOLLOW METAL DOOR HEAD
3" = 1'-0"



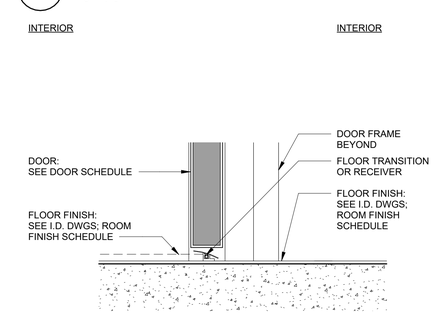
1 INTERIOR DOOR HEAD
3" = 1'-0"



6 ALUM. CLAD DOOR SILL
3" = 1'-0"



4 HOLLOW METAL DOOR SILL
3" = 1'-0"



2 INTERIOR DOOR SILL
3" = 1'-0"

REVISIONS

NO.	DATE	DESCRIPTION

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF BASHAM LUCAS DESIGN GROUP AND SHALL REMAIN THEIR PROPERTY. THE USE OF THE DRAWING IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.

CENTRE & THIRD, LLC
209-211 CENTRE STREET FERNANDINA BEACH, FLORIDA
REVIEW SET
DOOR SCHEDULE AND DETAILS

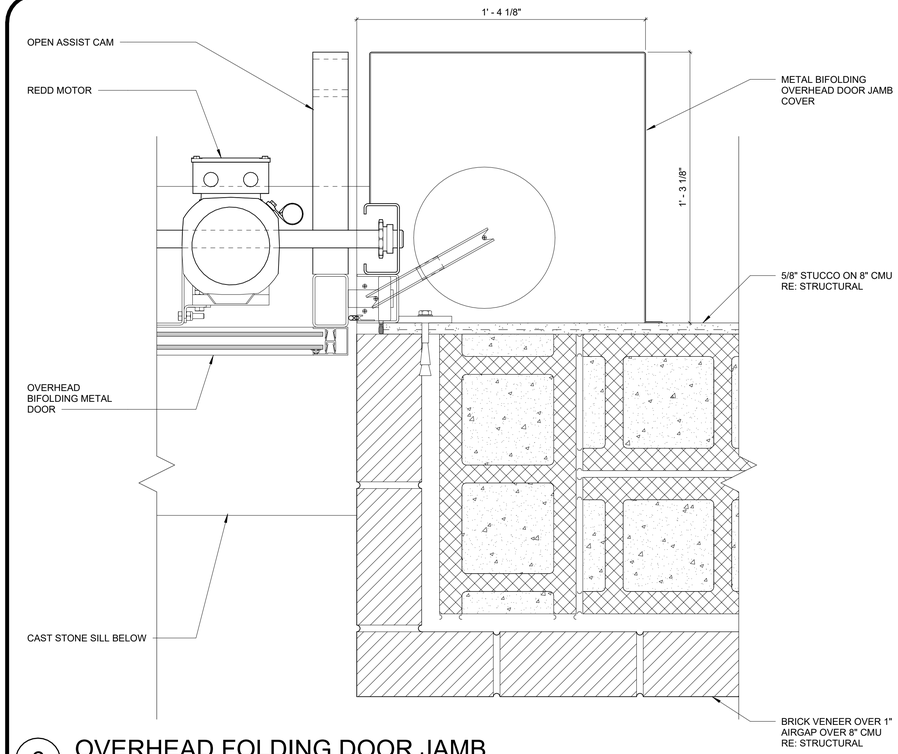
25 YEARS 1998-2023
BASHAM & LUCAS DESIGN GROUP, INC.
7645 GATE PARKWAY SUITE 101
JACKSONVILLE, FLORIDA 32256
(904) 731-2323 •bashamlucas.com
LN: AR0016514 • LA6666906

NOT FOR CONSTRUCTION

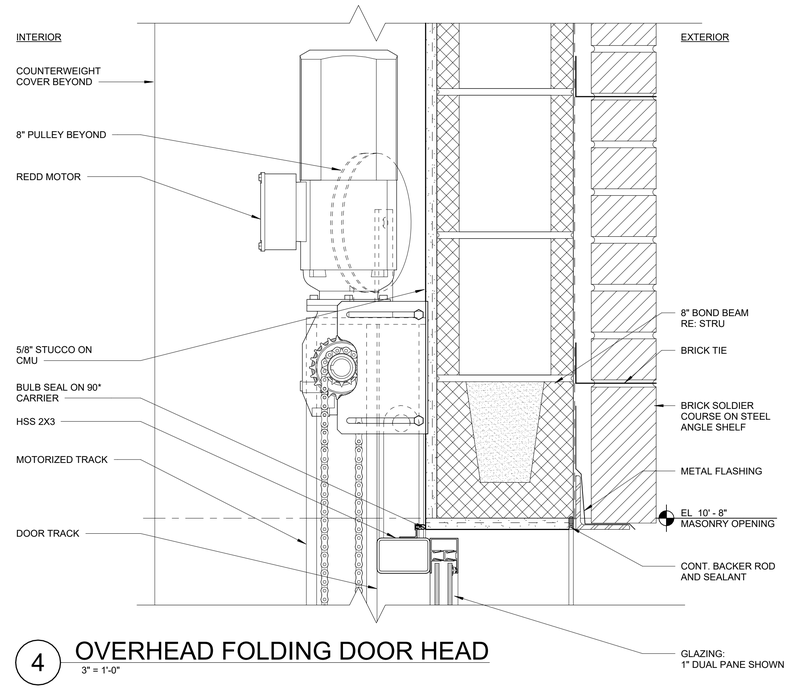
DRAWN BY	JPK
CHECKED BY	MTL
DATE	05/09/2024
JOB NO.	23-30A

A7.2.1

HDC FINAL APPROVAL - REVIEW SET



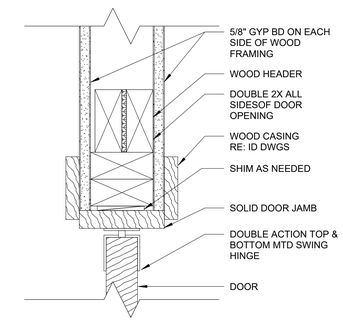
6 OVERHEAD FOLDING DOOR JAMB
3" = 1'-0"



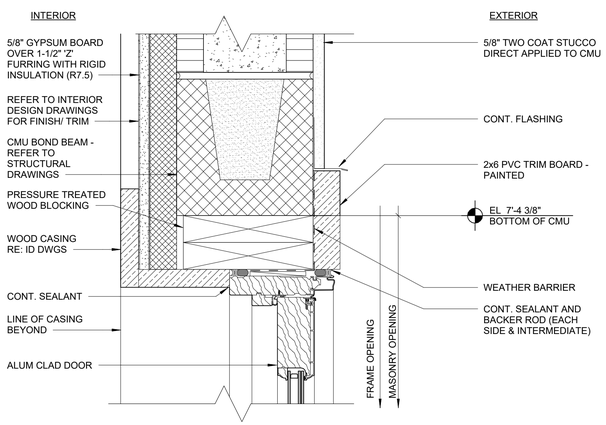
4 OVERHEAD FOLDING DOOR HEAD
3" = 1'-0"

GENERAL NOTES:

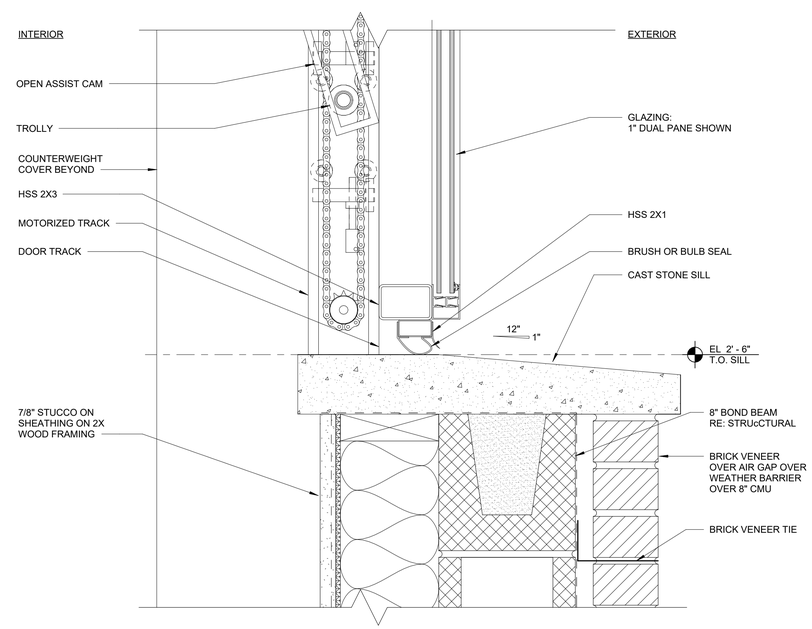
1. ALL HARDWARE TO COMPLY WITH ANSI A117.1 - 2017
2. MOUNT HARDWARE UNITS AT HEIGHTS INDICATED IN "RECOMMENDED LOCATIONS FOR BUILDERS HARDWARE FOR STANDARD STEEL DOORS AND FRAMES," THE DOOR AND HARDWARE INSTITUTE PUBLICATIONS, U.N.O.
3. REFER TO INTERIOR DESIGN FRAWINGS FOR FINISHES AT INTERIOR DOORS & FRAMES.
4. ALL GLASS IN ALL DOORS SHALL BE FULLY TEMPERED.
5. DESIGNATED SIDE LITES AT DOORS SHALL HAVE FULLY TEMPERED GLASS.
6. REFER TO SPECIFICATION SECTION 087100 FOR DOOR HARDWARE SETS.
7. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE, OR EFFORT. EGRESS DOOR HARDWARE SHALL COMPLY WITH SECTIONS 1010.1.9.1.4 OF THE FLORIDA BUILDING CODE, 7TH EDITION.
8. EXTERIOR DOORS SHALL BE DESIGNED AND INSTALLED TO WITHSTAND IMPACT AND WIND LOADS AS SHOWN ON THE STRUCTURAL DRAWINGS AS DEFINED BY THE 2020 FLORIDA BUILDING CODE, 7TH EDITION. ENGINEERED SHOP DRAWINGS AND DOCUMENTED DOOR TESTING SHALL BE SUBMITTED FOR REVIEW.



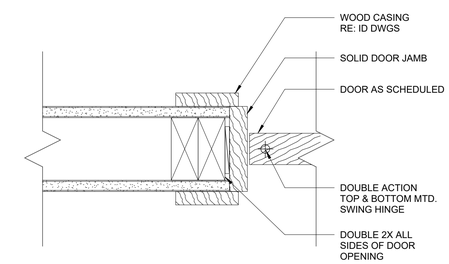
1 KITCHEN DOOR HEAD
3" = 1'-0"



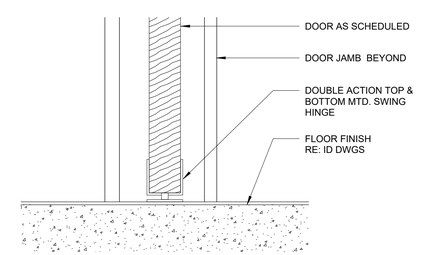
7 ALUM. CLAD DOOR HEAD AT CMU
3" = 1'-0"



5 OVERHEAD FOLDING DOOR SILL
3" = 1'-0"



2 KITCHEN DOOR JAMB
3" = 1'-0"



3 KITCHEN DOOR SILL
3" = 1'-0"

REVISIONS

NO.	DATE	DESCRIPTION

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF BASHAM LUCAS DESIGN GROUP AND SHALL REMAIN THEIR PROPERTY. THE USE OF THE DRAWING IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.

CENTRE & THIRD, LLC
209-211 CENTRE STREET FERNANDINA BEACH, FLORIDA
REVIEW SET
DOOR DETAILS

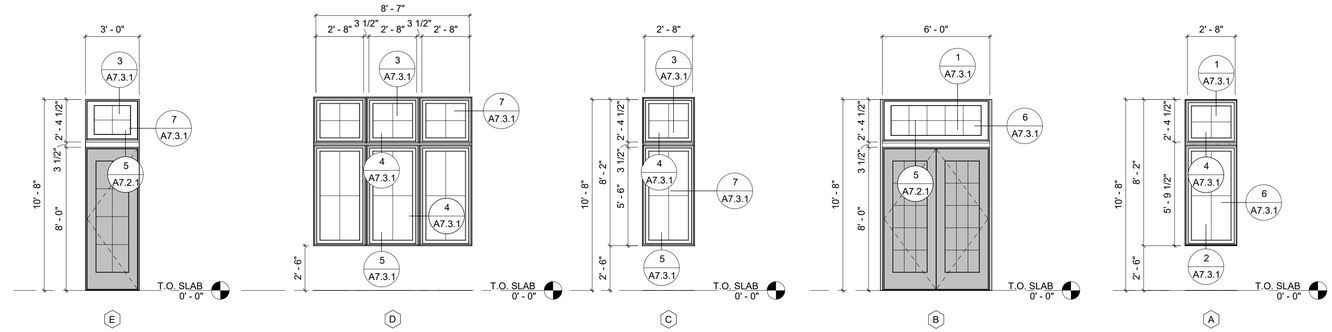
25 YEARS 1998-2023
BASHAM & LUCAS DESIGN GROUP, INC.
7645 GATE PARKWAY SUITE 101
JACKSONVILLE, FLORIDA 32256
(904) 731-2323 •bashamlucas.com
LN: AR0016514 • LA6666906

NOT FOR CONSTRUCTION

DRAWN BY	Author
CHECKED BY	Checker
DATE	05/09/2024
JOB NO.	23-30A

A7.2.2

HDC FINAL APPROVAL - REVIEW SET



STOREFRONT TRANSOM

MULLED ALUM CLAD WINDOW SILL HEIGHT @ 2' - 6" A.F.F.

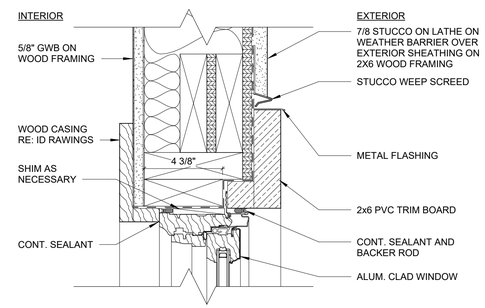
MULLED ALUM CLAD WINDOW SILL HEIGHT @ 2' - 6" A.F.F.

ALUM CLAD TRANSOM

MULLED ALUM CLAD WINDOW SILL HEIGHT @ 2' - 6" A.F.F.

WINDOW ELEVATIONS

1/4" = 1'-0"

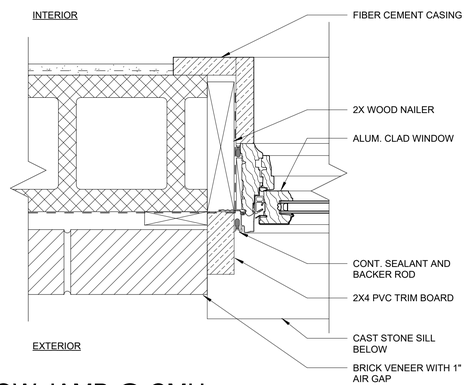


3 WINDOW HEAD @ WD FRAMING

3" = 1'-0"

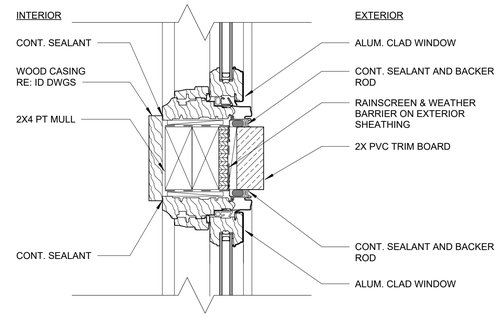
GENERAL NOTES:

1. ALL WINDOW WIDTH & HEIGHT DIMENSIONS ARE GIVEN AS FRAME OPENING SIZES. COORDINATE WITH FLOOR PLANS, SECTIONS, AND DETAILS TO FRAME CORRECT ROUGH OR MASONRY OPENING SIZE.
2. GENERAL CONTRACTOR TO VERIFY COUNT OF WINDOWS. WINDOW DESIGNATIONS INDICATED OCCURS AT MULTIPLE LOCATIONS.
3. FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION AND INSTALLATION.
4. PRIOR TO INSTALLING SEALANT SHALL MATCH COLOR OF WINDOW FRAME.
5. COLOR OF SEALANT SHALL MATCH COLOR OF WINDOW FRAME
6. GLAZING IN EXTERIOR STOREFRONTS SHALL BE INSULATED IMPACT RESISTANT.



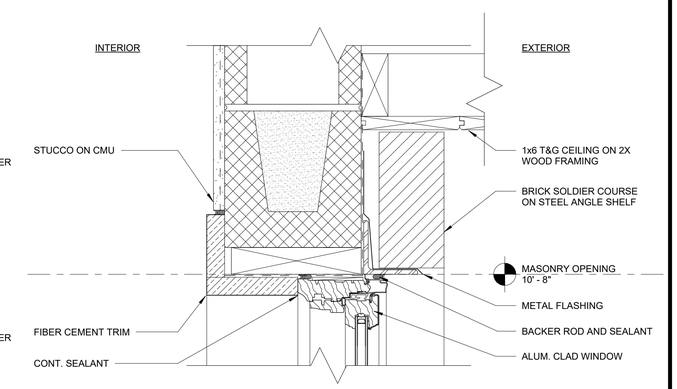
6 WINDOW JAMB @ CMU

3" = 1'-0"



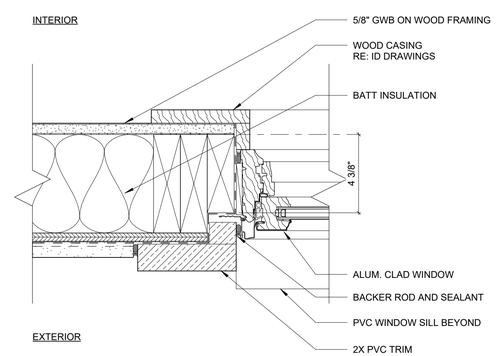
4 WINDOW / WINDOW MULL

3" = 1'-0"



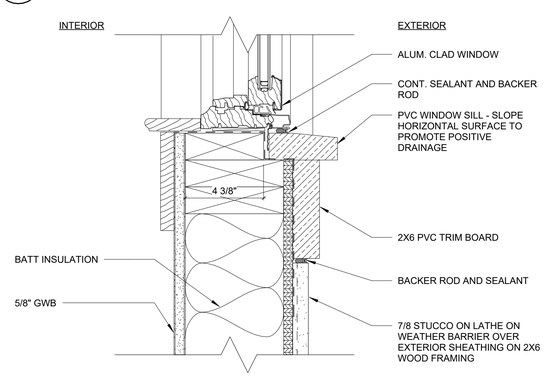
1 WINDOW HEAD @ CMU

3" = 1'-0"



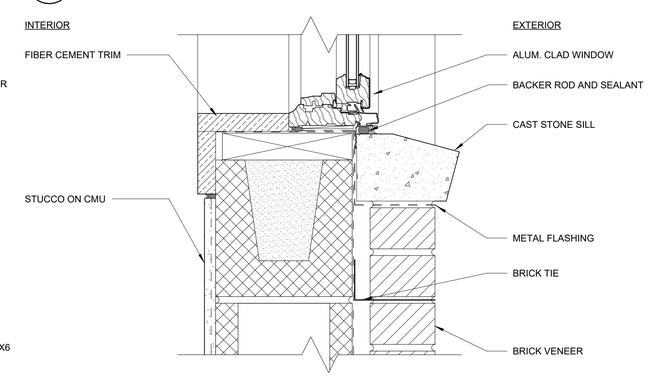
7 WINDOW JAMB @ WD FRAMING

3" = 1'-0"



5 WINDOW SILL @ WD FRAMING

3" = 1'-0"



2 WINDOW SILL @ CMU

3" = 1'-0"

REVISIONS

NO.	DATE	DESCRIPTION

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF BASHAM LUCAS DESIGN GROUP AND SHALL REMAIN THEIR PROPERTY. THE USE OF THE DRAWING IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.

CENTRE & THIRD, LLC

209-211 CENTRE STREET FERNANDINA BEACH, FLORIDA

REVIEW SET

WINDOW ELEVATIONS & DETAILS

25 YEARS 1998-2023

BASHAM & LUCAS DESIGN GROUP, INC.

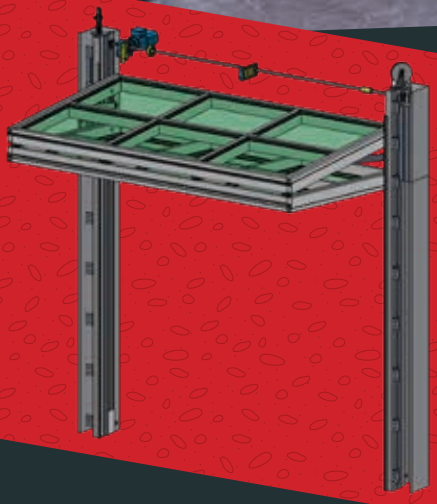
7645 GATE PARKWAY SUITE 101
JACKSONVILLE, FLORIDA 32256
(904) 731-2323 •basham lucas.com
LN: AR0016514 • LA6666906

NOT FOR CONSTRUCTION

DRAWN BY	JPK
CHECKED BY	MTL
DATE	05/09/2024
JOB NO.	23-30A

A7.3.1

HDC FINAL APPROVAL - REVIEW SET



A-750
NUFOLD

Dual-Panel Counterweight Balanced Vertical Opening

RENLITA
Custom Opening Solutions

www.RenlitaUSA.com

Made in the USA

ABOUT RENLITA

Renlita is the industry leader in custom doors, windows, and operable walls that transform architectural designs and define interior and exterior spaces. Customize one of our time-tested models or design your own one-of-a-kind, "never been done before" masterpiece. Our Design Consultants guide you through the creation of specially designed steel or aluminum vertical openings that blend in or stand out. **Come see why we're the clear-cut, safe, and trendsetting leader in vertical opening and custom metal architectural pieces.**

CONCEPT TO COMPLETION

Renlita provides a turnkey solution, including specified finish, glass or cladding, and installation. Every project is unique and built to meet your design needs. Our concept to completion service provides customers with confidence that all aspects of the project are properly executed.

STEP 01
CONCEPT

Our Design Consultants listen to your ideas and walk you through the process of designing the window, wall, door, or special project you've been envisioning.

STEP 02
CREATE

Renlita's engineers are the best in the business. We specifically design all parts of the system to match your design intent and provide drawings and details for your unique project.

STEP 03
CRAFT

Every single inch of your project is as important to us as it is to you. Each custom project is carefully handcrafted by a team of specialized artisans with pride in the USA.

STEP 04
COMPLETE

The most exciting part is bringing your project across the finish line! Renlita's factory trained technicians complete your custom project with expert installation and service.

A-750 NuFold

Dual panels create an awning and no interior projection allows for screens or air curtains mounted inside your opening. Clean lines and spectacular looks make the NuFold a client favorite. The A-750's reduced interior projection and lack of need for additional overhead structure allow customers the versatility to accommodate design needs. We utilize counterweight balance technology to ensure smooth operation and durability, as well as customizations that no one else can do.

OPTIONS & FEATURES

Battery Back Up

The REDD® Battery Backup provides a secondary power source in the event of power loss.

Touch Screen Control

Our sleek touchscreen has plug-and-play technology and can be configured with a multi-digit code for security.

REDD® Motor

We designed a motor exclusively for our high-end products. These 110V motors are low-to-no maintenance, high performance, and only available from Renlita.

REDD Alert®

REDD Alert® is our integrated safety system that identifies anything impeding door travel to keep your system safe.

Screen & Shade Options

Many of Renlita's systems can be fitted with customizable motorized insect screens and sunshades.

A-750 DETAILS

- Max Width: 18 FT
- Max Height: 12 FT
- Finish: Powder Coat
- Glass Options: 1/4" & 1" IGU
- High-Wind Load Areas: No
- Miami Dade NOA: No
- Cladding: Up to 2" and up to 5 lbs per SQF
- Operation: Motorized Only
- Flush Mount Available: NO
- Aluminum Frame/ Glass Capture
- Compatible With Screens: YES
- NFRC Ratings: NO

VISIT OUR WEBSITE FOR MORE RESOURCES

- Manuals
- Drawings
- AIA/CES Classes
- Brochures
- Galleries
- Color Chart

www.RenlitaUSA.com

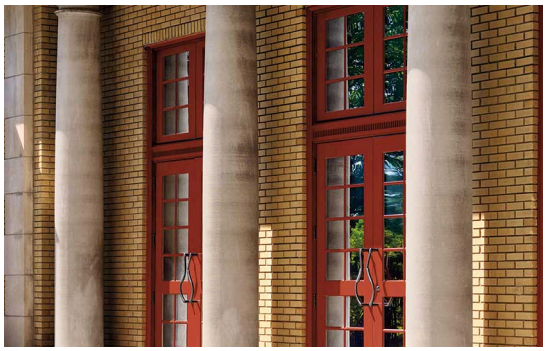
RENLITA
Custom Opening Solutions

(903) 568-3956

sales@renlitadoors.com

2430 Albert Broadfoot St.
Bonham, Texas 75418

Marvin Signature® Ultimate



Ultimate Commercial Door

The Ultimate Commercial Door combines sophisticated design with the rugged durability to stand up to years of commercial use. Available in a wide variety of design and customization options.

- Wood interior, wood or aluminum-clad exterior
- Optional Raised or Flat Panels offer an upscale look
- Manufactured with different construction and assembly processes than our residential doors

Find Marvin products in your area and request a price quote. Connect with a dealer near you to get started.

FIND A DEALER

WHY YOU'LL LOVE IT

Rugged and Durable

Will stand up to years of commercial use.

Broad Assortment

Available in a wide variety of design and customization options.

Custom Color Options

No matter what your inspiration for a custom aluminum-clad exterior door color, Marvin will match it.

Interior Finish Options

Choose from a selection of high-quality standard wood options, including Pine, Cherry, Douglas Fir, Mahogany, White Oak, and Vertical Grain Douglas Fir.

ADDITIONAL FEATURES:

- Available in wood or clad-wood styles to match design needs
- Optional commercial hardware package includes closer, mortise lock or rim device, kick plate, and removable mullions
- Available in 1 ¾" or 2 ¼" panels
- Hardware routs and preps can be ordered
- Intermediate Rail available for a two lite panel
- Three ADA-compliant sill options, available in two finishes

DESIGN OPTIONS

Exterior Finish +

Interior Finish +

Glazing Profile +

Hardware +

Sills +

Glass +

Divided Lites +

Casings +

GET THE ULTIMATE CATALOG

Get detailed information on the Ultimate product line including types of windows and doors, color and finish options, sizing, hardware, and other key details.

DOWNLOAD NOW

Marvin Signature Ultimate

Our broadest range of product types, sizes, configurations and design options.

Learn More →

Materials

Low-maintenance extruded aluminum exteriors with your choice of rich wood interior, or wood throughout.

Learn More →

Energy Efficiency

Options that help achieve long-term performance and cost savings, in any climate.

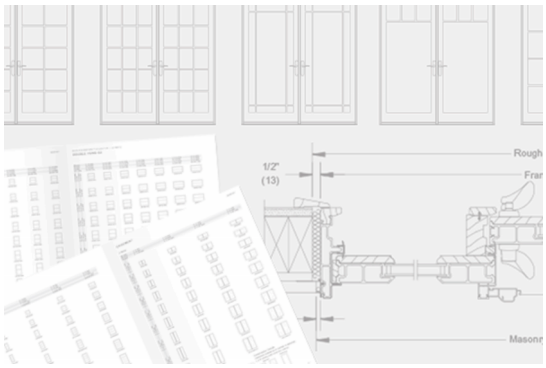
Learn More →

MORE FROM THIS PRODUCT LINE

Ultimate Awning

Ultimate Awning Narrow Frame

Ultimate Awning Push Out



FOR THE PROS

Find technical documents for this product, including installation instructions, sizes and elevations, 3D drawings, architectural detail manuals and more.

TECHNICAL SPECIFICATIONS

FIND A COMMERCIAL PROJECT CONSULTANT

Use our Marvin expert locator to find a Commercial project expert near you.

FIND AN EXPERT

PRODUCTS

Our Collections
All Windows
All Doors
Skylights
Spaces

SOLUTIONS

Coastal & Impact
Historic Design
Replacement
Marvin Connected Home

DESIGN & INSPIRATION

Product Design Options
Photo Gallery
Project Gallery
Blog

WHY MARVIN

Our Story
Careers
Energy Efficiency
In The News
International
TruStile
Marvin Replacement

SUPPORT

Support Center
Care and Maintenance
Glossary of Terms
Owner's Manuals
Parts Manuals
Warranty

PROFESSIONALS

AIA Courses
Architectural Resources
Drawing and 3D Models
Energy Data
Technical Specifications
Tours and Training

FIND A DEALER

REQUEST LITERATURE

EMAIL SIGN UP

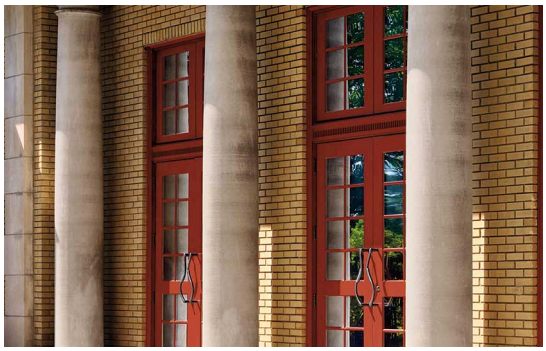
Privacy Statement

Terms of Use

California Users/Privacy

© 2024 Marvin

Marvin Signature® Ultimate



Ultimate Commercial Door

The Ultimate Commercial Door combines sophisticated design with the rugged durability to stand up to years of commercial use. Available in a wide variety of design and customization options.

- Wood interior, wood or aluminum-clad exterior
- Optional Raised or Flat Panels offer an upscale look
- Manufactured with different construction and assembly processes than our residential doors

Find Marvin products in your area and request a price quote. Connect with a dealer near you to get started.

FIND A DEALER

WHY YOU'LL LOVE IT

Rugged and Durable

Will stand up to years of commercial use.

Broad Assortment

Available in a wide variety of design and customization options.

Custom Color Options

No matter what your inspiration for a custom aluminum-clad exterior door color, Marvin will match it.

Interior Finish Options

Choose from a selection of high-quality standard wood options, including Pine, Cherry, Douglas Fir, Mahogany, White Oak, and Vertical Grain Douglas Fir.

ADDITIONAL FEATURES:

- Available in wood or clad-wood styles to match design needs
- Optional commercial hardware package includes closer, mortise lock or rim device, kick plate, and removable mullions
- Available in 1 ¾" or 2 ¼" panels
- Hardware routs and preps can be ordered
- Intermediate Rail available for a two lite panel
- Three ADA-compliant sill options, available in two finishes

DESIGN OPTIONS

Exterior Finish +

Interior Finish +

Glazing Profile +

Hardware +

Sills +

Glass +

Divided Lites +

Casings +

GET THE ULTIMATE CATALOG

Get detailed information on the Ultimate product line including types of windows and doors, color and finish options, sizing, hardware, and other key details.

DOWNLOAD NOW

Marvin Signature Ultimate

Our broadest range of product types, sizes, configurations and design options.

Learn More →

Materials

Low-maintenance extruded aluminum exteriors with your choice of rich wood interior, or wood throughout.

Learn More →

Energy Efficiency

Options that help achieve long-term performance and cost savings, in any climate.

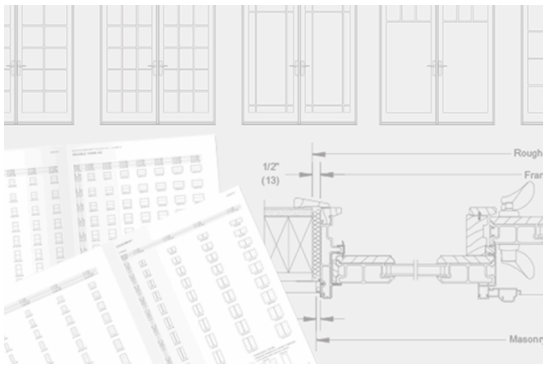
Learn More →

MORE FROM THIS PRODUCT LINE

Ultimate Awning

Ultimate Awning Narrow Frame

Ultimate Awning Push Out



FOR THE PROS

Find technical documents for this product, including installation instructions, sizes and elevations, 3D drawings, architectural detail manuals and more.

TECHNICAL SPECIFICATIONS

FIND A COMMERCIAL PROJECT CONSULTANT

Use our Marvin expert locator to find a Commercial project expert near you.

FIND AN EXPERT

PRODUCTS

Our Collections
All Windows
All Doors
Skylights
Spaces

SOLUTIONS

Coastal & Impact
Historic Design
Replacement
Marvin Connected Home

DESIGN & INSPIRATION

Product Design Options
Photo Gallery
Project Gallery
Blog

WHY MARVIN

Our Story
Careers
Energy Efficiency
In The News
International
TruStile
Marvin Replacement

SUPPORT

Support Center
Care and Maintenance
Glossary of Terms
Owner's Manuals
Parts Manuals
Warranty

PROFESSIONALS

AIA Courses
Architectural Resources
Drawing and 3D Models
Energy Data
Technical Specifications
Tours and Training

FIND A DEALER

REQUEST LITERATURE

EMAIL SIGN UP

Privacy Statement

Terms of Use

California Users/Privacy

© 2024 Marvin

Ultimate Picture

The Ultimate Picture window offers a classic style in a non-operable window, bringing natural light into a room or highlighting an unobstructed outdoor view.

- Extruded aluminum exterior and wood interior
- Uninterrupted expanses of glass frame views where operable windows aren't necessary
- Can be sized to match accompanying double-hung, single-hung, or casement windows
- Durable and energy efficient
- Suits new construction, remodeling, or full-frame replacement

---

Find Marvin products in your area and request a price quote. Connect with a dealer near you to get started.

FIND A DEALER

WHY YOU'LL LOVE IT

Designed for Performance + Quality

Exterior is made with extruded aluminum for proven strength and versatility.

Expansive Views

Available in a large range of size options.

Sticking Options

Ogee and Ovolo sticking has a more traditional profile and square sticking has a more contemporary look.

ADDITIONAL FEATURES:

- Pushes the limits of what windows and doors can do

- Standard finish on extruded aluminum is commercial-grade and warrantied for 20 years, ensuring a smooth, beautiful finish that lasts
- Choose from a selection of high-quality interior standard wood options, including Pine, Cherry, Douglas Fir, Mahogany, White Oak, Vertical Grain Douglas Fir, and Black Walnut
- An all-wood option is ideal for historic renovation projects where a wood exterior is needed to match original architectural details
- Coastal/hurricane certification of IZ3

DESIGN OPTIONS

Exterior Finish +

Interior Finish +

Sticking Options +

Glass +

Divided Lites +

Casings +

Coastal Performance +

GET THE ULTIMATE CATALOG

Get detailed information on the Ultimate product line including types of windows and doors, color and finish options, sizing, hardware, and other key details.

DOWNLOAD NOW

SIGNATURE
COLLECTION

Marvin Signature Ultimate

Our broadest range of product types, sizes, configurations and design options.

Learn More →

Materials

Low-maintenance extruded aluminum exteriors with your choice of rich wood interior, or wood throughout.

Learn More →

Energy Efficiency

Options that help achieve long-term performance and cost savings, in any climate.

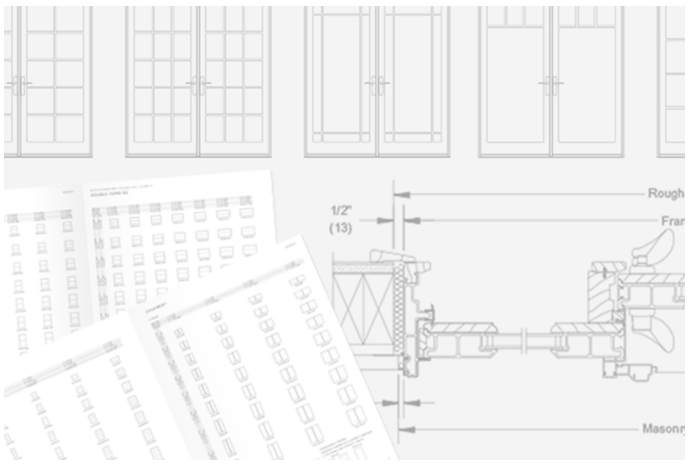
Learn More →

MORE FROM THIS PRODUCT LINE

Ultimate Awning

Ultimate Awning Narrow Frame

Ultimate Awning Push Out



FOR THE PROS

Find technical documents for this product, including installation instructions, sizes and elevations, 3D drawings, architectural detail manuals and more.

TECHNICAL SPECIFICATIONS

Marvin experts are experienced in working with architects, builders and homeowners to ensure your vision becomes a reality.

FIND A DEALER

PRODUCTS
Our Collections
All Windows
All Doors
Skylights
Spaces

SOLUTIONS
Coastal
Contemporary
Historic Design
Replacement
Well-Being

DESIGN & INSPIRATION
Product Design Options
Photo Gallery
Project Gallery
Blog

WHY MARVIN
Our Story
Careers
Energy Efficiency
In The News
International
TruStile
Marvin Replacement

SUPPORT
Support Center
Care and Maintenance
Glossary of Terms
Owner's Manuals
Parts Manuals
Warranty

PROFESSIONALS
AIA Courses
Architectural Resources
Drawing and 3D Models
Energy Data
Technical Specifications
Tours and Training

FIND A DEALER
REQUEST LITERATURE
EMAIL SIGN UP

Privacy Statement
Terms of Use
California Users/Privacy

© 2023 Marvin

Ultimate Picture

The Ultimate Picture window offers a classic style in a non-operable window, bringing natural light into a room or highlighting an unobstructed outdoor view.

- Extruded aluminum exterior and wood interior
- Uninterrupted expanses of glass frame views where operable windows aren't necessary
- Can be sized to match accompanying double-hung, single-hung, or casement windows
- Durable and energy efficient
- Suits new construction, remodeling, or full-frame replacement

---

Find Marvin products in your area and request a price quote. Connect with a dealer near you to get started.

FIND A DEALER

WHY YOU'LL LOVE IT

Designed for Performance + Quality

Exterior is made with extruded aluminum for proven strength and versatility.

Expansive Views

Available in a large range of size options.

Sticking Options

Ogee and Ovolo sticking has a more traditional profile and square sticking has a more contemporary look.

ADDITIONAL FEATURES:

- Pushes the limits of what windows and doors can do

- Standard finish on extruded aluminum is commercial-grade and warrantied for 20 years, ensuring a smooth, beautiful finish that lasts
- Choose from a selection of high-quality interior standard wood options, including Pine, Cherry, Douglas Fir, Mahogany, White Oak, Vertical Grain Douglas Fir, and Black Walnut
- An all-wood option is ideal for historic renovation projects where a wood exterior is needed to match original architectural details
- Coastal/hurricane certification of IZ3

DESIGN OPTIONS

Exterior Finish +

Interior Finish +

Sticking Options +

Glass +

Divided Lites +

Casings +

Coastal Performance +

GET THE ULTIMATE CATALOG

Get detailed information on the Ultimate product line including types of windows and doors, color and finish options, sizing, hardware, and other key details.

DOWNLOAD NOW

SIGNATURE
COLLECTION

Marvin Signature Ultimate

Our broadest range of product types, sizes, configurations and design options.

Learn More →

Materials

Low-maintenance extruded aluminum exteriors with your choice of rich wood interior, or wood throughout.

Learn More →

Energy Efficiency

Options that help achieve long-term performance and cost savings, in any climate.

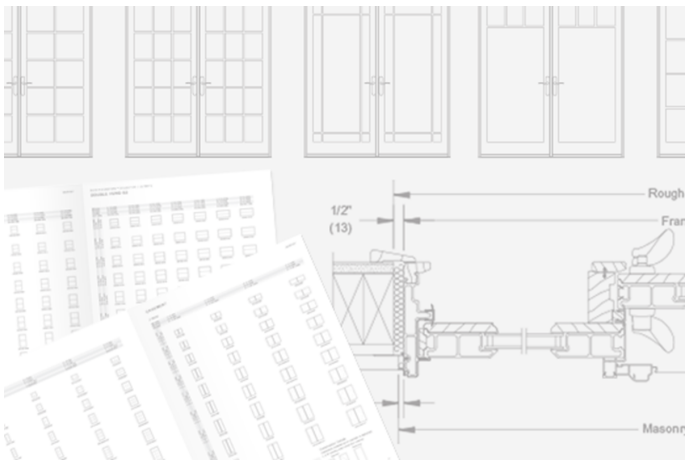
Learn More →

MORE FROM THIS PRODUCT LINE

Ultimate Awning

Ultimate Awning Narrow Frame

Ultimate Awning Push Out



FOR THE PROS

Find technical documents for this product, including installation instructions, sizes and elevations, 3D drawings, architectural detail manuals and more.

TECHNICAL SPECIFICATIONS

Marvin experts are experienced in working with architects, builders and homeowners to ensure your vision becomes a reality.

FIND A DEALER

PRODUCTS
Our Collections
All Windows
All Doors
Skylights
Spaces

SOLUTIONS
Coastal
Contemporary
Historic Design
Replacement
Well-Being

DESIGN & INSPIRATION
Product Design Options
Photo Gallery
Project Gallery
Blog

WHY MARVIN
Our Story
Careers
Energy Efficiency
In The News
International
TruStile
Marvin Replacement

SUPPORT
Support Center
Care and Maintenance
Glossary of Terms
Owner's Manuals
Parts Manuals
Warranty

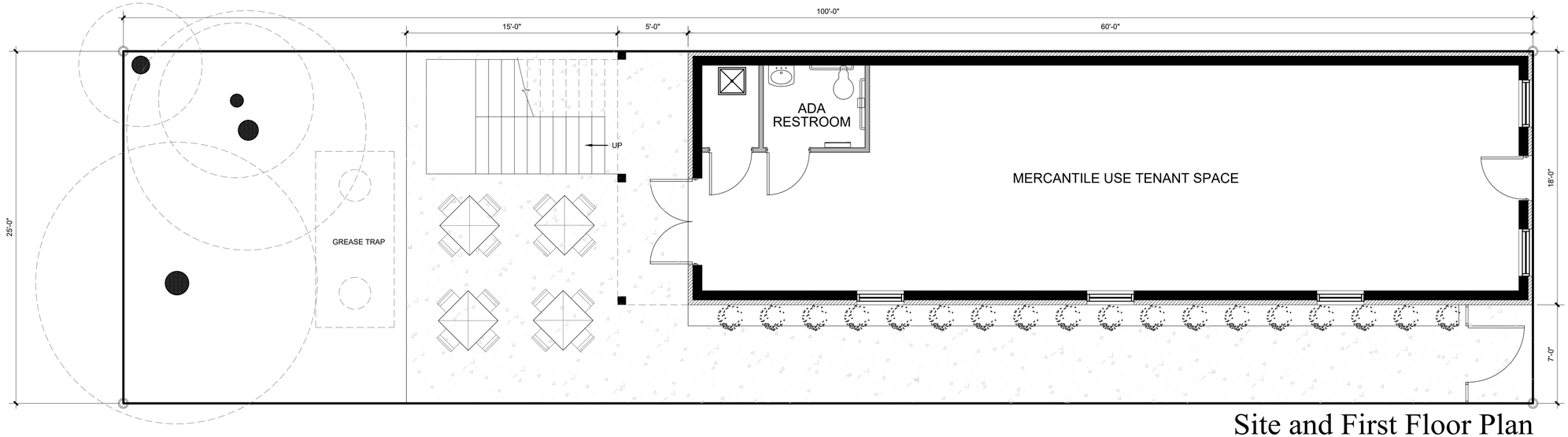
PROFESSIONALS
AIA Courses
Architectural Resources
Drawing and 3D Models
Energy Data
Technical Specifications
Tours and Training

FIND A DEALER
REQUEST LITERATURE
EMAIL SIGN UP

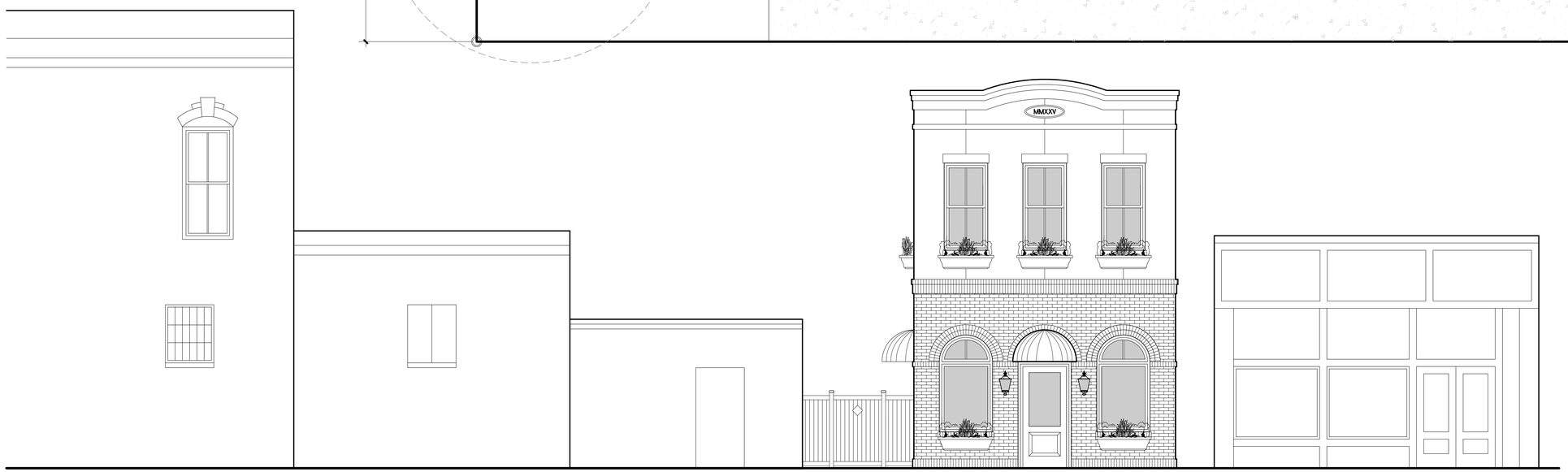
Privacy Statement
Terms of Use
California Users/Privacy

© 2023 Marvin

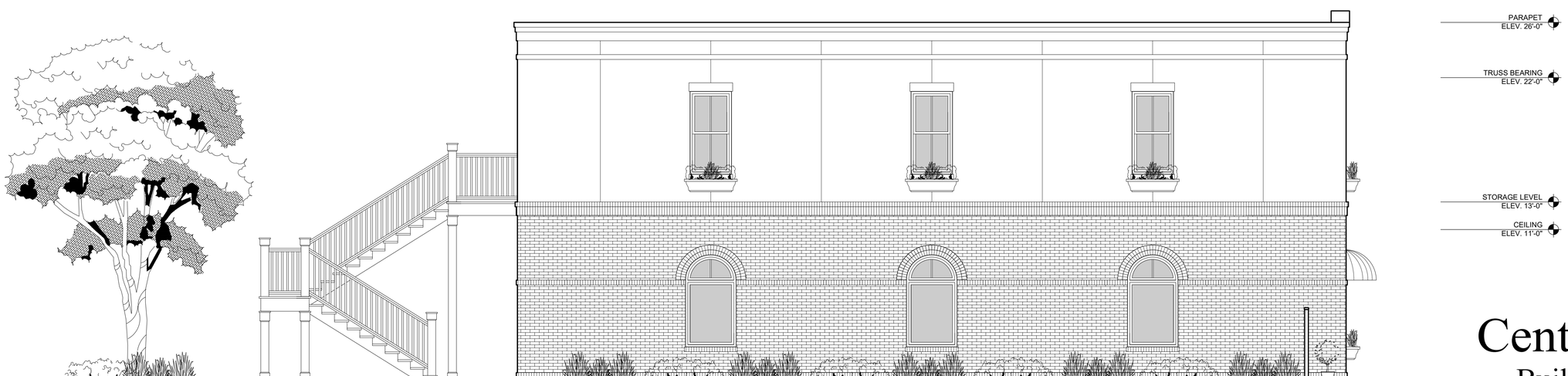
BASHAM & LUCAS
DESIGN GROUP, INC.
PLANNING • ARCHITECTURE • LANDSCAPE



Site and First Floor Plan



East Elevation



South Elevation

Centre & Third, LLC

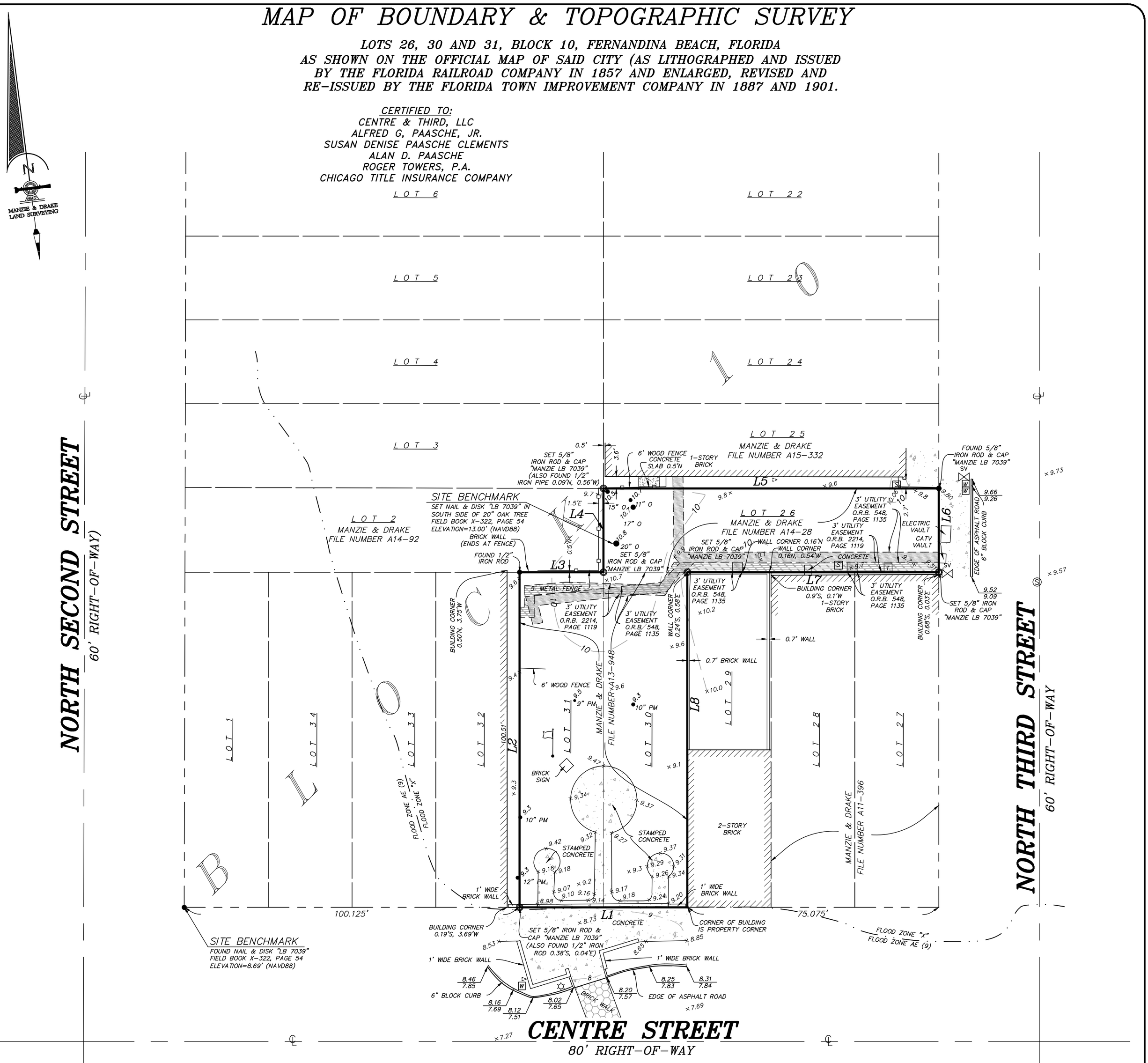
Building II - Conceptual Design

1/4" = 1'-0"

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

LOTS 26, 30 AND 31, BLOCK 10, FERNANDINA BEACH, FLORIDA
AS SHOWN ON THE OFFICIAL MAP 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.

CERTIFIED TO:
CENTRE & THIRD, LLC
ALFRED G, PAASCHE, JR.
SUSAN DENISE PAASCHE CLEMENTS
ALAN D. PAASCHE
ROGER TOWERS, P.A.
CHICAGO TITLE INSURANCE COMPANY



LINE TABLE		
LINE	BEARING	LENGTH
L1	N82°32'00"W	50.05'
L2	N7°28'00"E	100.00'
L3	S82°32'00"E	25.02'
L4	N7°28'00"E	25.00'
L5	S82°32'00"E	100.10'
L6	S7°28'00"W	25.00'
L7	N82°32'00"W	75.07'
L8	S7°28'00"W	100.00'

GRAPHIC SCALE
0 10 20 40
(IN FEET) 1 inch = 20 ft.

NOTE:
THERE IS AN OVERAGE OF 0.25 FEET IN BLOCK 10 ALONG CENTRE STREET THEREFORE WE HAVE GIVEN EACH LOT 25.025 FEET, AND CHECKS OLD WALLS.
= 3' UTILITY EASEMENT O.R.B. 548, PAGE 1135
= 3' UTILITY EASEMENT O.R.B. 2214, PAGE 1119

LEGEND
℄ = CENTERLINE
= BRICK FLATWORK
= CONCRETE FLATWORK
= LIGHT POLE
= SEWER CLEANOUT
= SEWER MANHOLE
= TELEPHONE PEDESTAL
= WATER METER
= WOOD OR METAL FENCE
= 5/8" IRON ROD & CAP (LB 7039) SET
SV = SEWER VALVE
= BACKFLOW PREVENTION SYSTEM
= BENCHMARK
00.00 / 00.00 = TOP OF CURB / EDGE OF ASPHALT
= FLAGPOLE

TREE LEGEND
O = OAK
PM = PALM
TREE DISCLAIMER:
NUMBER OF TREES SHOWN ON SURVEY: 8

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

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

SURVEY NOTES:
1) The "Legal Description" hereon is in accord with the description provided by the client
2) Underground Improvements were not located or shown.
3) I have reviewed the Chicago Title Insurance Company title insurance commitment #10190139, dated 01/27/2022 and all recorded survey related encumbrances, except liens, identified in Schedule B-II of the title insurance commitment have been shown or noted on the survey.
4) Bearings shown hereon are based on an assumed bearing of N07°28'00"E. The bearing reference line is indicated as thus (BR).
5) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel "12089C 0237 G", Dated "08/02/2017". Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
6) Site Benchmark is as shown hereon.
7) Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)
8) The Reference Benchmark is a nail & disc "Manzie LB 7039" at the SE corner of Lot 1, Block 10. (Elevation = 8.69'(NAVD88)

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

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

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

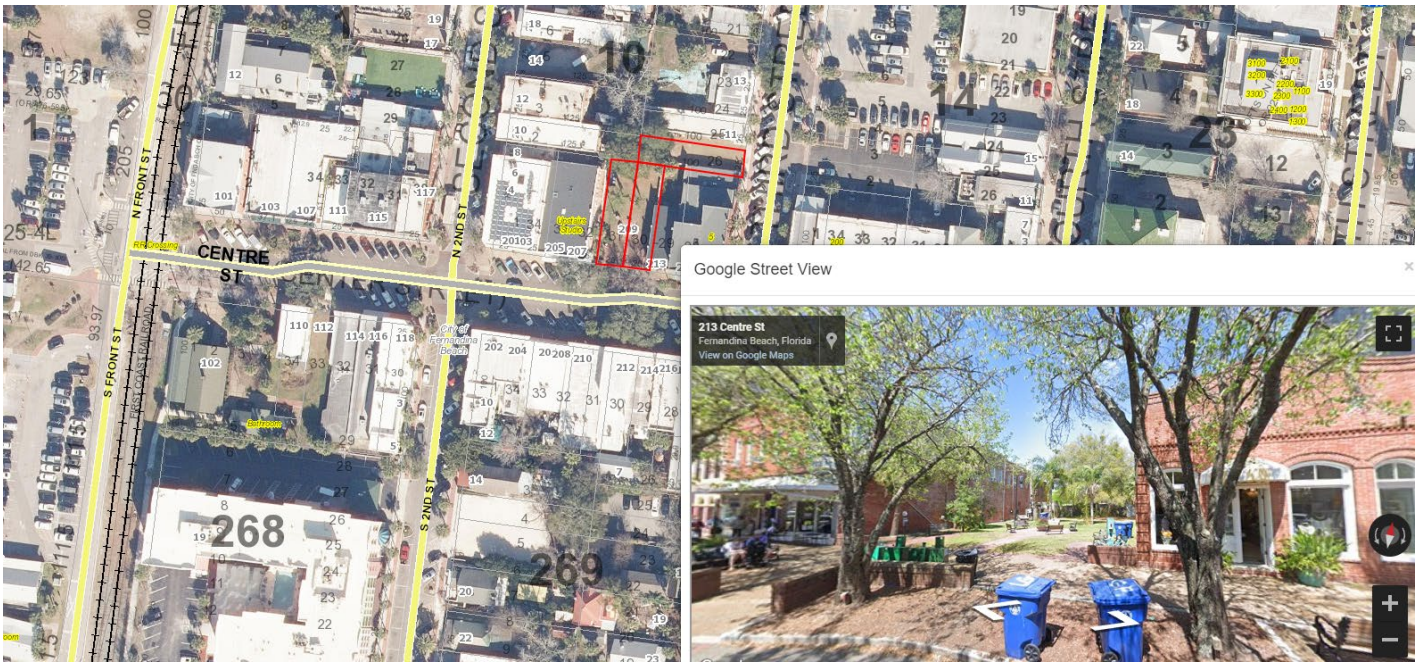
"OUR SIGHTS ARE ON THE FUTURE, SET YOUR SITES ON US."

SCALE: 1"=20' JOB NO: 17308 DATE: 2/25/2022 CADD: B. DAVIS
F.B. NO: X-322 PAGE NO: 54 CREW: SS FILE NO: B-580

HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2022-0076
JUNE 27, 2024

Owner/Applicant:	BASHAM & LUCAS DESIGN GROUP INC, AGENT FOR CENTRE & THIRD, LLC
Property Address:	209-211 Centre Street & 9 N. 3rd Street
Parcel ID #	00-00-31-1800-0010-0260, 00-00-31-1800-0010-0300, 00-00-31-1800-0010-0310
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	Vacant
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	Non-Contributing
Requested action:	Second Conceptual Certificate of Approval (COA) to construct two, one-story commercial buildings. (Quasi-Judicial)

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



Map Exhibit 1

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

This application proposes two separate commercial structures on adjacent properties:

Project 1: 209-211 Centre Street (facing Centre Street) | A one-story commercial structure on Centre Street with anticipated use of restaurant and bar. This project was conceptually approved at the Historic District Council meeting on January 19, 2023 and October 19, 2023. The design vision for the structures aims for a modern interpretation of the previously existing building on the Centre Street parcel.

FINAL APPROVAL REQUESTED

Figure 1: ***209 Centre Street (Pre-1975)***

Figure 2: ***209 Centre Street (Requested Structure)***

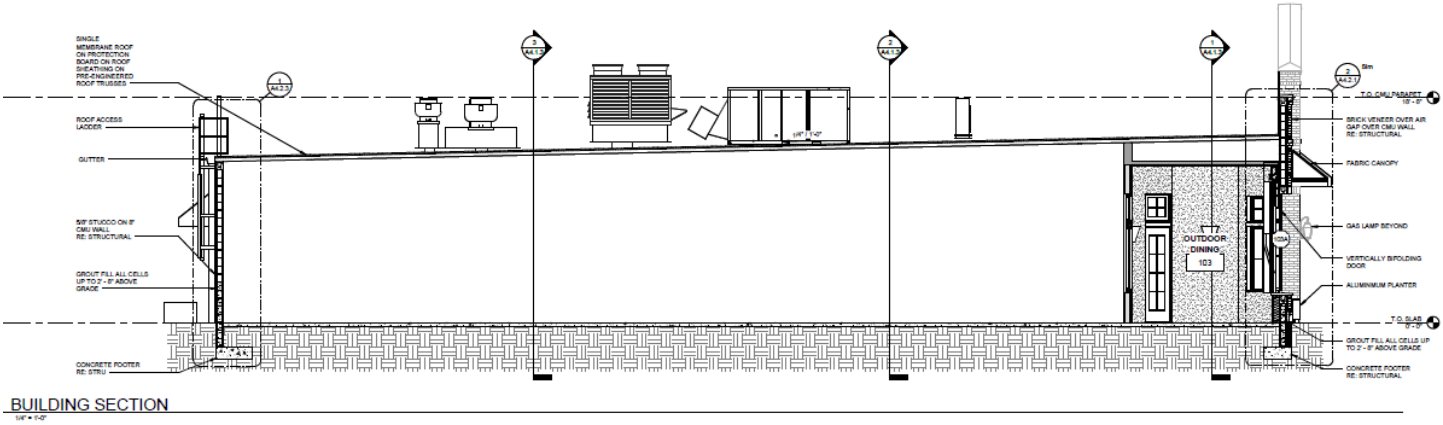


Figure 2: 209 Centre Street (Building Section with Mechanical and outdoor seating)

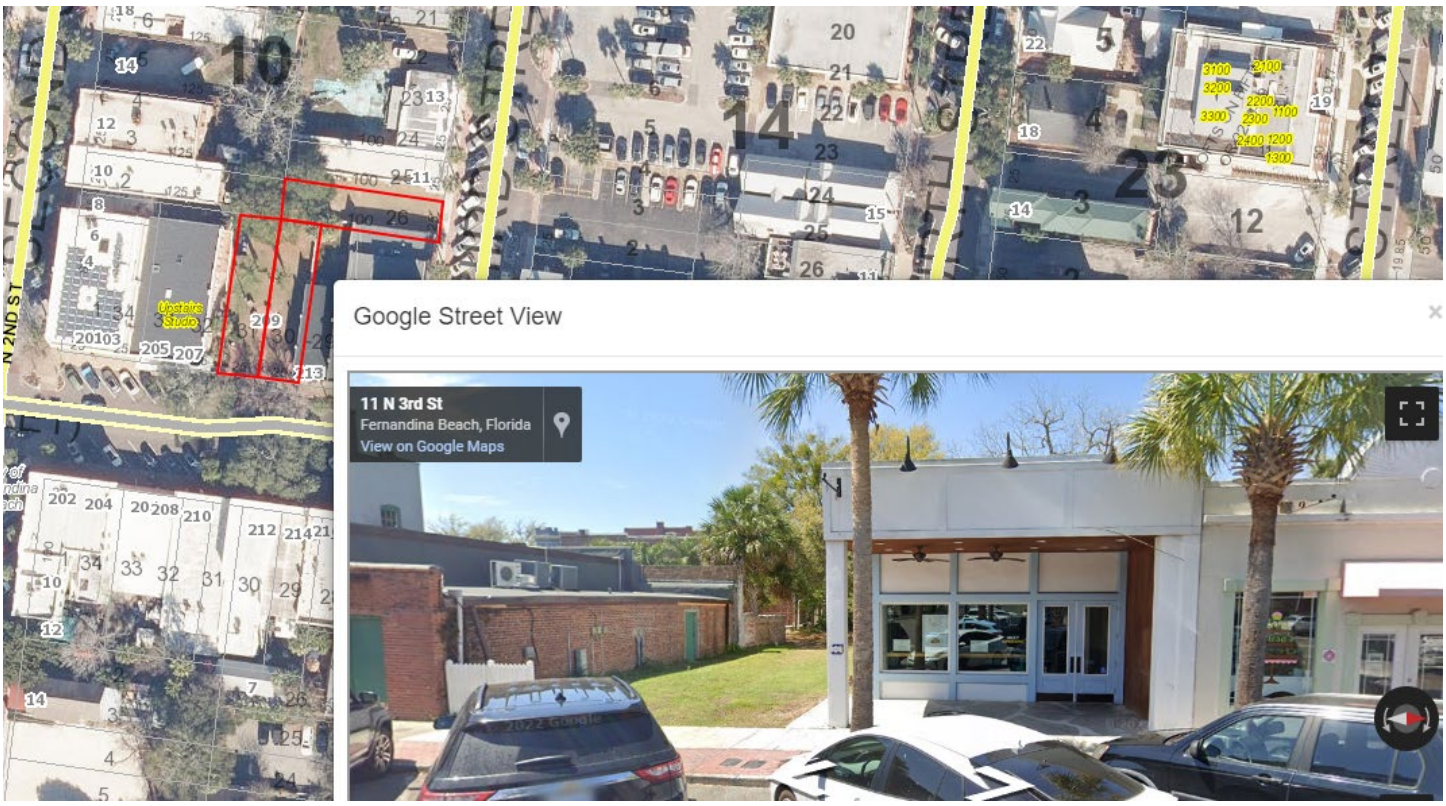
Figure 3: 209 Centre Street (Front Elevation with Materials)

CONCEPTUAL APPROVAL

This proposal is being brought before the Historic District Council for Conceptual Approval. Conceptual approvals are provided by the HDC as a courtesy to the applicant 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. If significant concerns are raised by the Board, they may request that the applicant return for additional conceptual review. In all cases, the applicant must return to the HDC to seek Final Approval of their projects. No projects can proceed to the permitting phase without final approval by the HDC. If the Board feels that a project is substantially inappropriate at the conceptual level, or is not making progress towards an appropriate design, the board may vote to deny conceptual approval.

Project 2: 9 N. 3rd Street (facing N. 3rd Street) | A two-story commercial structure on N. 3rd Street with 1,000 square feet of retail on the first floor and storage on the second floor. This is the board's first time reviewing a proposed structure at this location. As stated in the design statement, "Proposed new construction buildings consistent in scale and materials with adjacent properties, maintaining forms and proportions that complement the historic fabric of the streetscape."

CONCEPTUAL APPROVAL REQUESTED



Map Exhibit 2

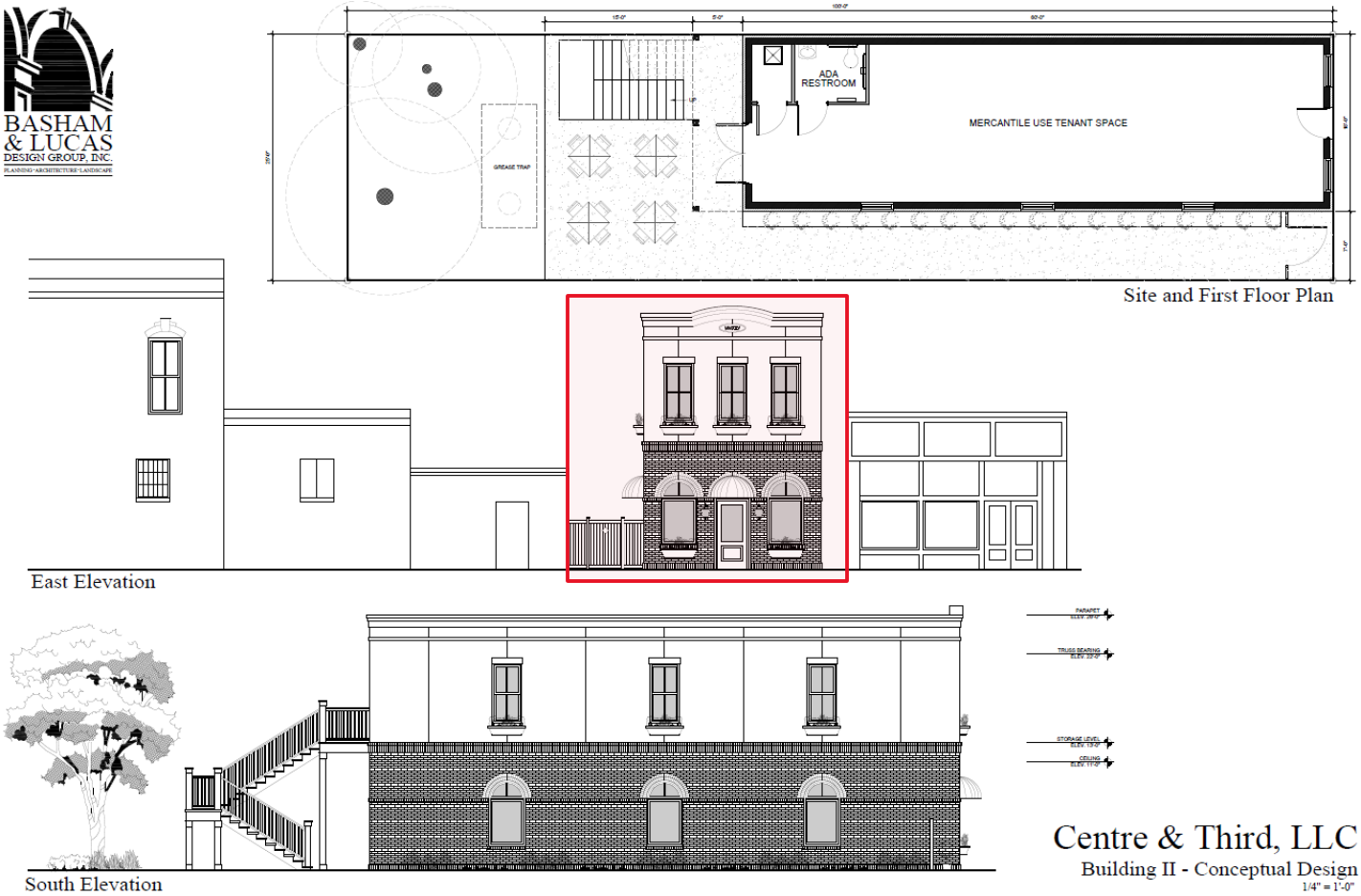


Figure 4: 3 N. 3rd Street (Proposed Concept Building)

APPLICABLE GUIDELINES:

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

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

ANALYSIS:

The proposed development seeks to construct two new commercial structures that evoke a contemporary interpretation of the historic building that previously occupied the Centre Street parcel. Both structures, one-story for Project 1 (restaurant/bar) and two-story for Project 2 (retail/storage), will adhere to all established guidelines for setbacks, building massing, height restrictions, window and door placement patterns, and material selection.

Based on the proposed design and adherence to established guidelines, staff finds this project to be a positive contribution to the Downtown Historic District. The contemporary interpretation of the historic building, combined with its adherence to setback, massing, height, rhythm of openings, and material requirements, demonstrates a thoughtful approach to infill development within the historic streetscape on Centre Street and N. 3rd Street.

Staff finds that the proposed construction is in keeping with the Secretary of the Interior's Standards, the City of Fernandina Beach Comprehensive Plan, Land Development Code, and the Downtown Historic District Guidelines.

STAFF RECOMMENDATION:

Staff recommends:

Final Approval of HDC 2022-0076 Centre Street

Conceptual Approval of HDC 2022-0076 3rd Street

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2022-0076 **with or without** conditions;

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

That HDC case 2022-0076, 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 for the structure at 209 Centre Street and **CONCEPTUAL** approval for the structure located at 9 N. 3rd Street at this time.

LIST OF EXHIBITS:

EXHIBIT 1 Application & Backup Materials

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #13916

Date Submitted: 5/9/2024

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

USE THIS FORM TO Apply for BOARD approval for projects in the Downtown or Old Town Historic District or the Community Redevelopment Area (CRA) AND STAFF-LEVEL review for PAINT projects ONLY.

NOTE: All other STAFF-LEVEL approvals (i.e, fence, right-of-way, roof) and smaller STAFF-LEVEL project reviews can be submitted with your building permit where reviews will be performed and cost will be assessed simultaneously.

Fees

- [ ] Certificate of Approval (COA): Staff Review $25
- [x] 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

HDC 2024

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, right-of-way, or zoning permit (if required).

Application Requirements

Please be sure to upload all necessary documents pertaining to your COA request to your COA application or permit application.

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

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

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

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

New Construction

APPROVAL TYPE*

Board Approval: Conceptual

See Certificate of Approval Matrix for details

Previously Approved Case #

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

Yes

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

5/7/2024

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

HDC Pre-Application Meeting Request

PROPERTY INFORMATION

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

Historic District*

Old Town

Site Address*

1111 White Street

City*

Fernandina Beach

State*

FL

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1580-0015-0080

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Coastal Legacy Group

Last Name*

LLC

Mailing Address*

8280 Princeton Square Blvd., Ste. 5

City*

Jacksonville

State*

FL

Zip Code*

32256

Telephone Number*

904-982-1922

E-mail Address*

cassie@artisanhomebuilder.com

OWNER'S AGENT

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

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

Yes

First Name*

Ann

Last Name*

Pittman

Company (if applicable)

Cotner Architects, LLC

Street Address

1416 Lewis Street, Suite B

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

904-277-4593

E-mail Address

ann@cotnerarchitects.com

Project Description*

We are proposing the construction of a new two story home of 2114 s.f. and a 326 s.f. garage. This home is based off the design of a home that was designed and built for 1021 Someruelus Street. We have made several exterior revisions to make a distinction between the two homes.

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

Design Vision Statement*

The intent is to add to the fabric and charm of Old Town with a design that is in keeping with the neighborhood. The design of this home is consistent with scale and character of Old Town and the Historic District.

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

Requirements for Demolition Applications

Per LDC 8.03.03.01

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

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

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

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

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

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

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

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

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

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

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

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
Hardie	Horizontal Lap Siding	Snowbound - SW7004 (Name/Number)

DOORS

Manufacturer	Product Description	Color
Masonite	VistaGrande 3/4 lite - clear glass Include FL Product Approval # for Windows and Doors	White (Name/Number)

WINDOWS

Manufacturer	Product Description	Color
Jeld Wen	Premium Vinyl V-4500 double hung Include FL Product Approval # for Windows and Doors	White (Name/Number)

ROOFING

Manufacturer	Product Description	Color
Gulf Coast Metals / IKO Shingles	Gulflok Standing Seam - PBDF / Cambridge Architectural Shingles	Dove Gray / Charcoal gray (Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
Hardie		Extra white - SW7006 (Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
Stucco	Sand finish	Colonnade Gray - SW7641 (Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
Composite		Colonnade Gray - SW7641 (Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
Trex		Pebble grey (Name/Number)

FENCING

Manufacturer	Product Description	Color
		(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
Belgard Appian	Stone - 3 piece pattern	Titanium (Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
		(Name/Number)

OTHER

Manufacturer	Product Description	Color
Garage Door	Clopay Bridgeport BD2EU - SQ24 glass	White (Name/Number)

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

Upload 1	Upload 2	Upload 3	Upload 4
2024-05-08 HDC Review - 1111 White Street.pdf	Materials and Colors - 1111 White Street.pdf	Survey - 1111 White Street.pdf	Owners Authorization - 1111 White Street.pdf

Upload 5	Upload 6	Upload 7	Upload 8
Warranty Deed - 1111 White Street.pdf	Choose File No…en	Choose File No…en	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 heating and that the sign must only be removed after the hearing by City Staff, unless, the applicant or property owner brings the Notice of Hearing back to City Hall.

Applicant First Name*

Ann

Applicant Last Name*

Pittman

Today's Date*

5/9/2024

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 Tim Ritch, Manager of Coastal Legacy Group LLC
(print name of property owner(s))

hereby authorize: Cotner Architects, LLC
(print name of agent)

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

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

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

Tim Ritch, Manager
(Print name of owner) Coastal Legacy Group, LLC **(Print name of owner)**

STATE OF FLORIDA

COUNTY OF NASSAU

Sworn to (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ onlinenotarization, this 1 day of May, 20 24, by Tim Ritch.

Notary Public — Laura Milton (Printed Name) — 7/2/26 (My Commission Expires)

Personally Known ✓ OR Produced Identification _____ ID Produced: _____

NOTARY PUBLIC STATE OF FLORIDA

LAURA MILTON
Commission # HH 273350
Expires July 2, 2026

Recorded Electronically
ID 202445012291
County Nassau Cty
O.R. Book 2710 Page 70
Date 5/6/24 Time 11:15AM

Prepared By/Record and Return To:
Chris R. Strohmenger, Esq.
Burr & Forman LLP
50 N. Laura Street, Suite 3000
Jacksonville, Florida 32202

Consideration: $220,000.00

WARRANTY DEED

THIS WARRANTY DEED made this 6th day of May, 2024, by **JOHN B. MANDRICK** and **ANDREA D. MANDRICK**, husband and wife (the "Grantor"), whose mailing address for notice purposes is 180 Caribbean Village Drive, Guyton, Georgia 31312, and **COASTAL LEGACY GROUP, LLC**, a Florida limited liability company (the "Grantee"), whose mailing address is 8280 Princeton Square Boulevard West, Suite 5, Jacksonville, Florida 32256 (wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations):

W I T N E S S E T H:

That the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the said Grantee, its heirs, legal representatives, successors and assigns forever, the following described land (the "Land"), situate, lying and being in Nassau County, State of Florida:

Lot 8, Block 15, Old Town, City of Fernandina Beach, County of Nassau, State of Florida.

Property Appraiser's Parcel ID Number: 00-00-31-1580-0015-0080

together with all tenements, hereditaments and appurtenances of Grantor belonging or in any wise appertaining to the Land (collectively, the "Property"), subject to taxes and assessments for the current year and subsequent years, which are not yet due and payable (the "Permitted Encumbrances").

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

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

Except as set forth in the Permitted Encumbrances, Grantor does hereby fully warrant the title to said Property and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered
in the presence of:

Phyllis G. Glisson
Print Name:
Address: 319 A S. Columbia Ave
Rincon GA 31326

Emily Miller
Print Name: Emily Miller
Address: 319A S. Columbia Ave
Rincon, GA 31326

(Witnesses as to both signatures)

GRANTOR:

JOHN B. MANDRICK

ANDREA D. MANDRICK

STATE OF Georgia
COUNTY OF Effingham

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30 day of April, 2024, by John B. Mandrick and Andrea D. Mandrick, who [CHECK ONE] ☐ are personally known to me or ☒ have produced valid driver's licenses as identification.

Emily Miller
Print Name: Emily Miller
Notary Public, State and County Aforesaid
My Commission Expires: 07/05/2026
Commission Number: N/A

EMILY MILLER
My Commission Expires
NOTARY PUBLIC
07-05-2026
EFFINGHAM COUNTY, GEORGIA

54094431 v1

Prepared By/Record and Return To:
Chris R. Strohmenger, Esq
Burr & Forman LLP
50 N. Laura Street, Suite 3000
Jacksonville, Florida 32202

Consideration: $220,000.00

WARRANTY DEED

THIS WARRANTY DEED made this 10th day of May, 2024, by **JOHN B. MANDRICK** and **ANDREA D. MANDRICK**, husband and wife (the "Grantor"), whose mailing address for notice purposes is 180 Caribbean Village Drive, Guyton, Georgia 31312, and **COASTAL LEGACY GROUP, LLC**, a Florida limited liability company (the "Grantee"), whose mailing address is 8280 Princeton Square Boulevard West, Suite 5, Jacksonville, Florida 32256 (wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations):

W I T N E S S E T H:

That the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the said Grantee, its heirs, legal representatives, successors and assigns forever, the following described land (the "Land"), situate, lying and being in Nassau County, State of Florida:

Lot 8, Block 15, Old Town, City of Fernandina Beach, County of Nassau, State of Florida.

Property Appraiser's Parcel ID Number: 00-00-31-1580-0015-0080

together with all tenements, hereditaments and appurtenances of Grantor belonging or in any wise appertaining to the Land (collectively, the "Property"), subject to taxes and assessments for the current year and subsequent years, which are not yet due and payable (the "Permitted Encumbrances").

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

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

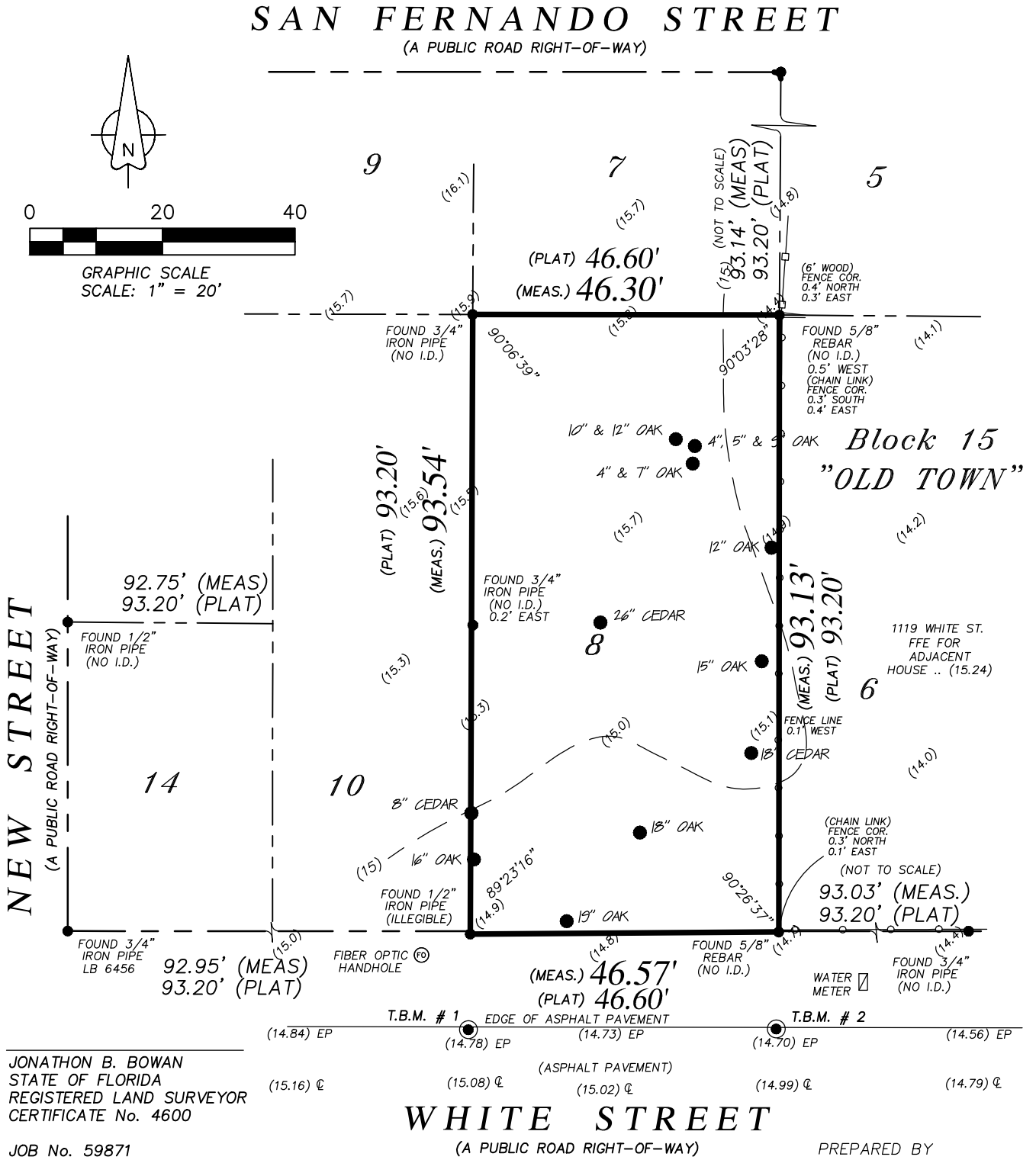
Except as set forth in the Permitted Encumbrances, Grantor does hereby fully warrant the title to said Property and will defend the same against the lawful claims of all persons whomsoever.

MAP SHOWING SURVEY OF

Sheet One (1) of Two (2) Sheets

LEGAL DESCRIPTION AS CONTAINED IN OFFICIAL RECORDS BOOK 2464, PAGE 135

LOT 8, BLOCK 15, IN "OLD TOWN", CITY OF FERNANDINA BEACH, COUNTY OF NASSAU, STATE OF FLORIDA.



JONATHON B. BOWAN
STATE OF FLORIDA
REGISTERED LAND SURVEYOR
CERTIFICATE No. 4600

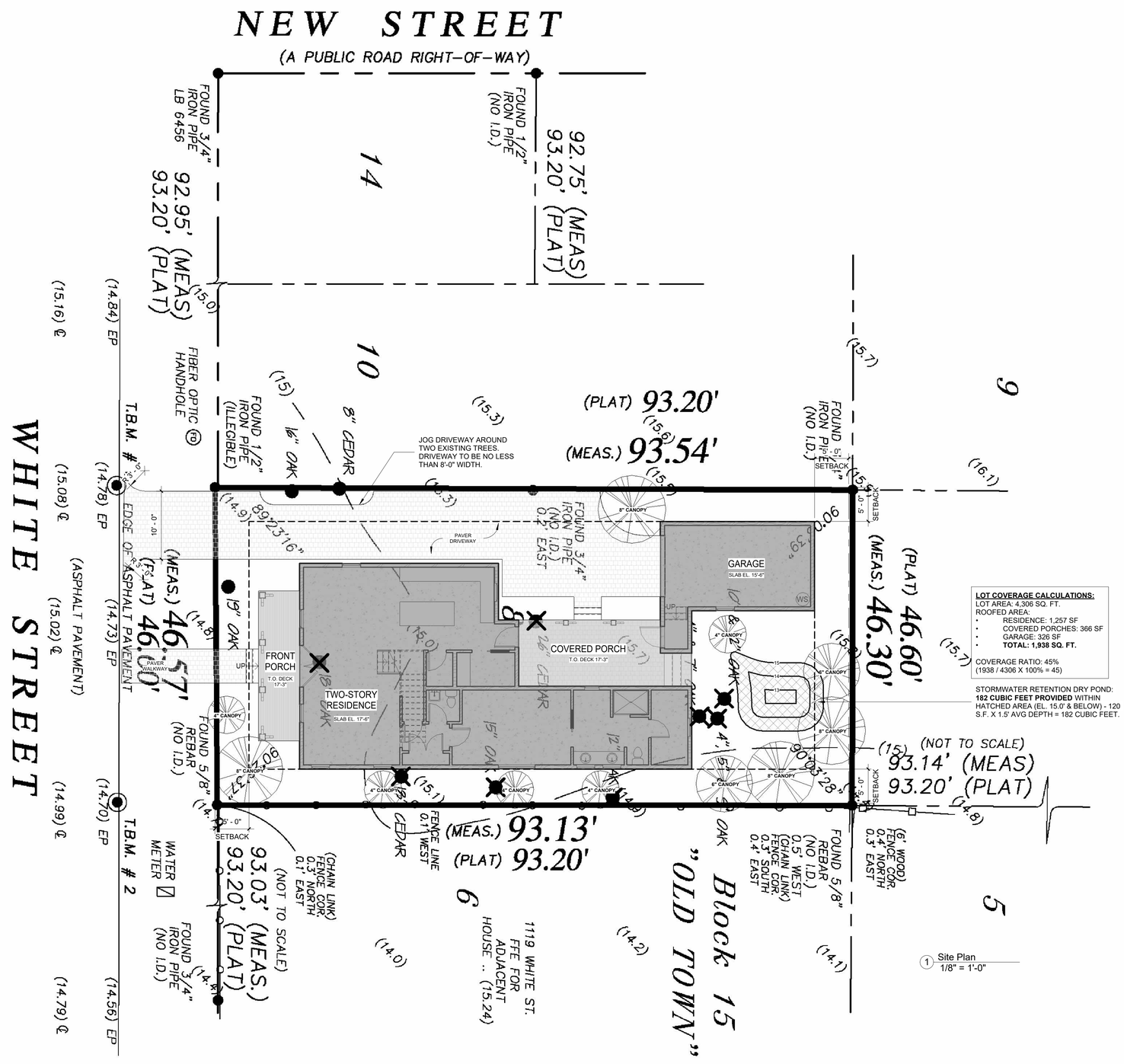
JOB No. 59871
FIELD BOOK 652, PAGE 65
CAD FILE NAME: LOT 8 BLOCK 15.Dwg
FIELD DATE: MAY 6, 2024
MAP DATE: MAY 8, 2024

PREPARED BY

A & J Land Surveyors, Inc.
5847 Luella Street
Jacksonville, Florida 32207
T 904.346.1733
F 904.346.1736

Coastal Legacy Group

1111 White Street
Fernandina Beach
Nassau County, Florida



1 Site Plan
1/8" = 1'-0"

TREE MITIGATION CALCS

TREES TO BE REMOVED (OVER 6" DIAM.): **127" TOTAL**

50% OF 127" TREES REMOVED = **63.5"** REPLACEMENT TREES REQUIRED

REPLACEMENT TREES PROVIDED = 64" TOTAL
- **(4) 8" CANOPY TREES (32")**
- **(2) 6" CANOPY TREES (12")**
- **(5) 4" CANOPY TREES (20")**

AREAS CALCS

CONDITIONED AREA:

LEVEL I = 1,257 S.F.
LEVEL II = 832 S.F.
TOTAL = 2,114 S.F.

UNCONDITIONED AREA:

GARAGE = 326 S.F.

COVERED PORCHES:

LEVEL I = 366 S.F.

STORMWATER

METHOD 1 (LOT SIZE):
(4,306 SQ. FT. / 12) x .5 = 180 CUBIC FEET REQUIRED

METHOD 2 (IMPERVIOUS AREA):
(1,938 SQ. FT. / 12) = 162 CUBIC FEET REQUIRED

THEREFORE METHOD 1 IS GREATER SO 180 CUBIC FEET OF ON-SITE RETENTION REQUIRED

WIND DESIGN / OTHER PER FBC 2023

WIND ZONE: 128 mph

EXPOSURE: C

IMPORTANCE FACTOR: I

METHOD OF OPENING PROTECTION: N/A

DESIGN PRESSURE: 40 PSF OR GREATER

TYPE OF CONSTRUCTION: V

FLOOD ZONE DESIGNATION & BASE FLOOD ELEVATION: "X"

PROPOSED ELEVATION OF 1ST HABITABLE FLOOR: 17'-6"

PROPOSED ELEVATION OF GROUND SLAB (IF UTILIZED): 15'-6"

ROOF HEIGHT: 33'-2" FROM EXISTING NATURAL GRADE

NUMBER OF STORIES: TWO

ZONING: OT-1

SETBACKS PER ZONING: 5' front / 5' side / 5' rear

TOTAL NEW CONDITIONED AREA: 2,114 sq. ft.

TOTAL NEW UNCONDITIONED AREA: 310 sq. ft.

TOTAL NEW UNENCLOSED AREA: 332 sq. ft.

IMPERVIOUS RATIO: 44.7%

LOT COVERAGE CALCULATIONS:
LOT AREA: 4,306 SQ. FT.
ROOFED AREA:
- RESIDENCE: 1,257 SF
- COVERED PORCHES: 366 SF
- GARAGE: 326 SF
- **TOTAL: 1,938 SQ. FT.**

COVERAGE RATIO: 45%
(1938 / 4306 X 100% = 45)

STORMWATER RETENTION DRY POND:
182 CUBIC FEET PROVIDED WITHIN HATCHED AREA (EL. 15.0' & BELOW) - 120 S.F. X 1.5' AVG DEPTH = 182 CUBIC FEET.

WIND COMPLIANCE STATEMENT

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

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

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

I HEREBY CERTIFY THAT THIS STRUCTURE, AS DESIGNED AND DETAILED BY COTNER ARCHITECTS, LLC CONFORMS TO THE FLORIDA BUILDING CODE 2023 WIND LOAD CRITERIA AND CAN STRUCTURALLY WITHSTAND A WIND LOAD OF 128 MPH AS SPECIFIED BY THE COASTAL ZONE PROTECTION ACT OF 1985 AND AMENDED AS OF 1986. COTNER ARCHITECTS LLC DOES NOT ASSUME RESPONSIBILITY FOR OMISSIONS, UNWORKMAN-LIKE PERFORMANCE OR DEVIATIONS FROM THE PLANS, SPECIFICATIONS AND DETAILS WHICH MAY OCCUR BY CONTRACTOR OR CONTRACTORS DURING THE COURSE OF CONSTRUCTION; NOR CAN, OR DOES, COTNER ASSOCIATES, INC. ARCHITECTS ASSUME RESPONSIBILITY FOR EXISTING STRUCTURES TO WITHSTAND THE ABOVE CRITERIA OR THE EFFECTS THE EXISTING STRUCTURE MAY HAVE ON THE BUILDING ADDITIONS UNDER THESE CONDITIONS.

Ann C Pittman, A.I.A. #FL AR0014700 DATE

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

Revisions

No.	Date

Progress Prints

Issued To/For	Date
CLIENT/REVIEW	05-08-2024

Not Published
All Rights Reserved

These drawings and specifications as instruments of service are, and shall remain, the property of the Architect whether the project for which they are made is executed or not. They are not to be used on other projects or extensions to this project except by agreement in writing with the Architect.

NOTE: DRAWING SCALE IS 1/2 OF SCALE LISTED IF PRINTED ON 11X17 MEDIA

STATE OF FLORIDA · ANN COTNER PITTMAN · AR0014700 · REGISTERED ARCHITECT

This item has been electronically signed and sealed by Ann Cotner Pittman, RA on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

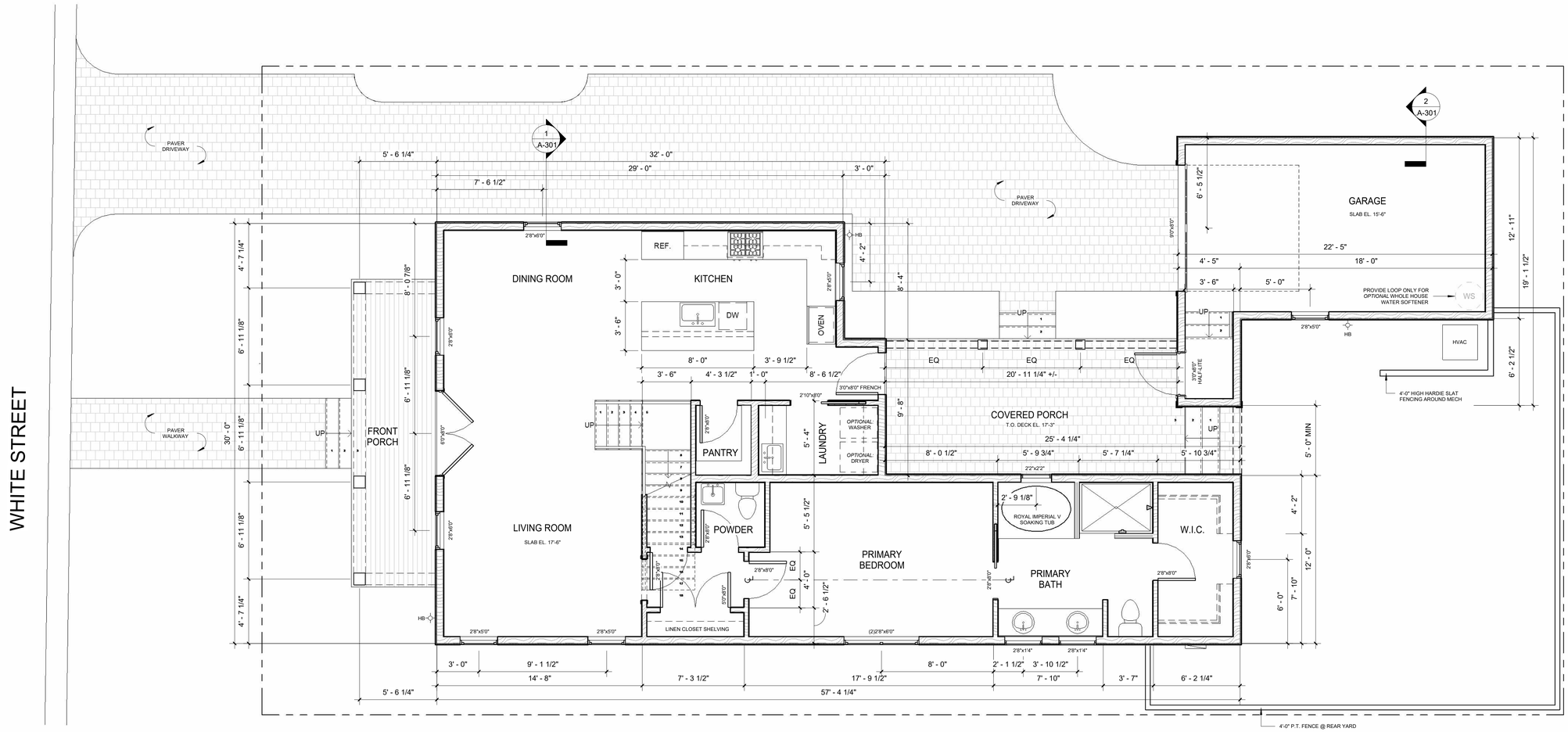
COASTAL LEGACY GROUP

1111 WHITE STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project: 241951
Released: XX

Upper Roof Framing

Sheet Number
C-101
Page of



1 Level 1
1/4" = 1'-0"

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

Revisions

No.	Date

Progress Prints

Issued To/For	Date
CLIENT/REVIEW	05-08-2024

Not Published
All Rights Reserved

These drawings and specifications as instruments of service are, and shall remain, the property of the Architect whether the project for which they are made is executed or not. They are not to be used on other projects or extensions to this project except by agreement in writing with the Architect.

NOTE: DRAWING SCALE IS 1/2 OF SCALE LISTED IF PRINTED ON 11X17 MEDIA

STATE OF FLORIDA · ANN COTNER PITTMAN · AR0014700 · REGISTERED ARCHITECT

This item has been electronically signed and sealed by Ann Cotner Pittman, RA on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

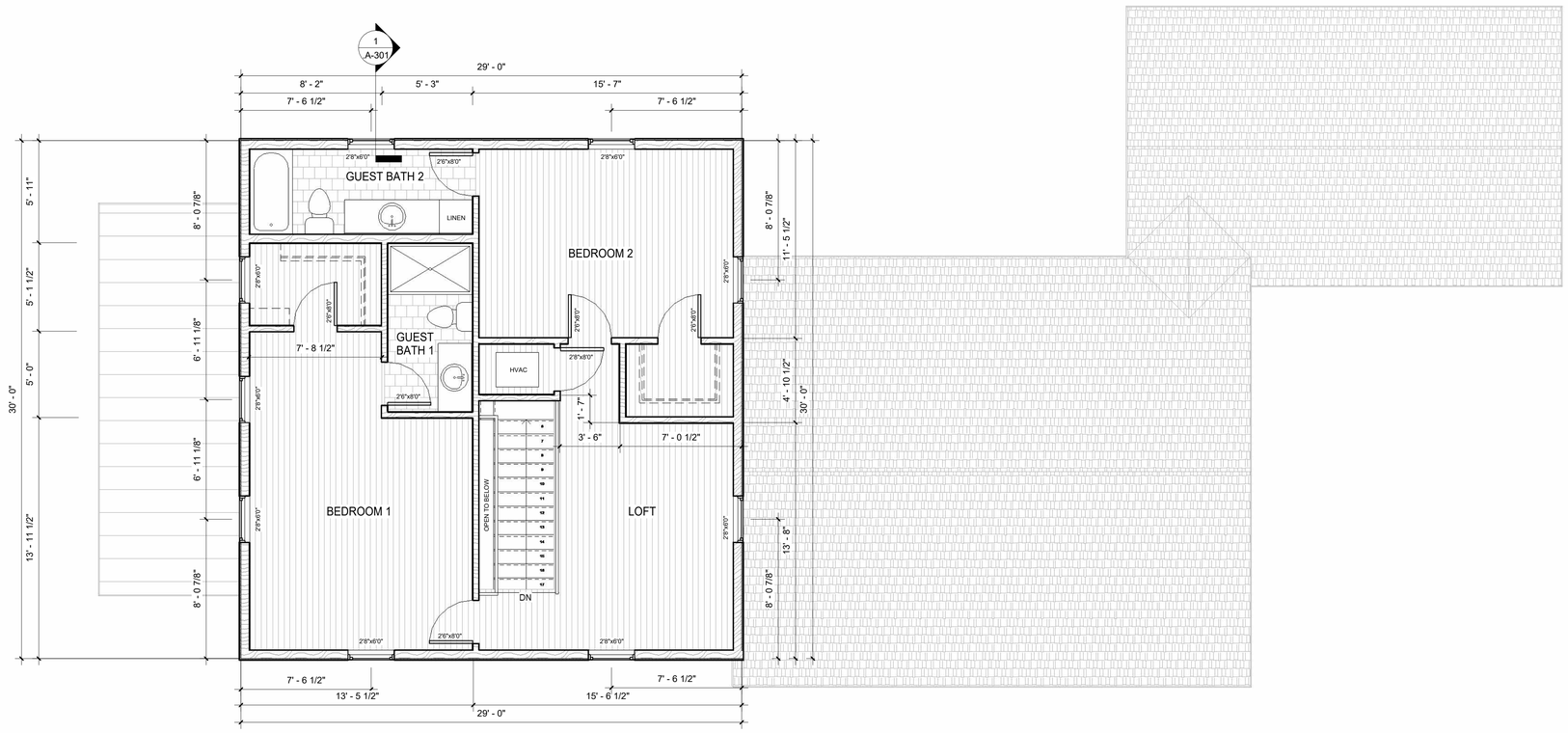
COASTAL LEGACY GROUP

1111 WHITE STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project: 241951
Released: XX

LEVEL I PLAN

Sheet Number
A-101
Page of



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

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

Revisions

No.	Date

Progress Prints

Issued To/For	Date
CLIENT/REVIEW	05-08-2024

Not Published
All Rights Reserved

These drawings and specifications as instruments of service are, and shall remain, the property of the Architect whether the project for which they are made is executed or not. They are not to be used on other projects or extensions to this project except by agreement in writing with the Architect.

NOTE: DRAWING SCALE IS 1/2 OF SCALE LISTED IF PRINTED ON 11X17 MEDIA

STATE OF FLORIDA
ANN COTNER PITTMAN
AR0014700
REGISTERED ARCHITECT

This item has been electronically signed and sealed by Ann Cotner Pittman, RA on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

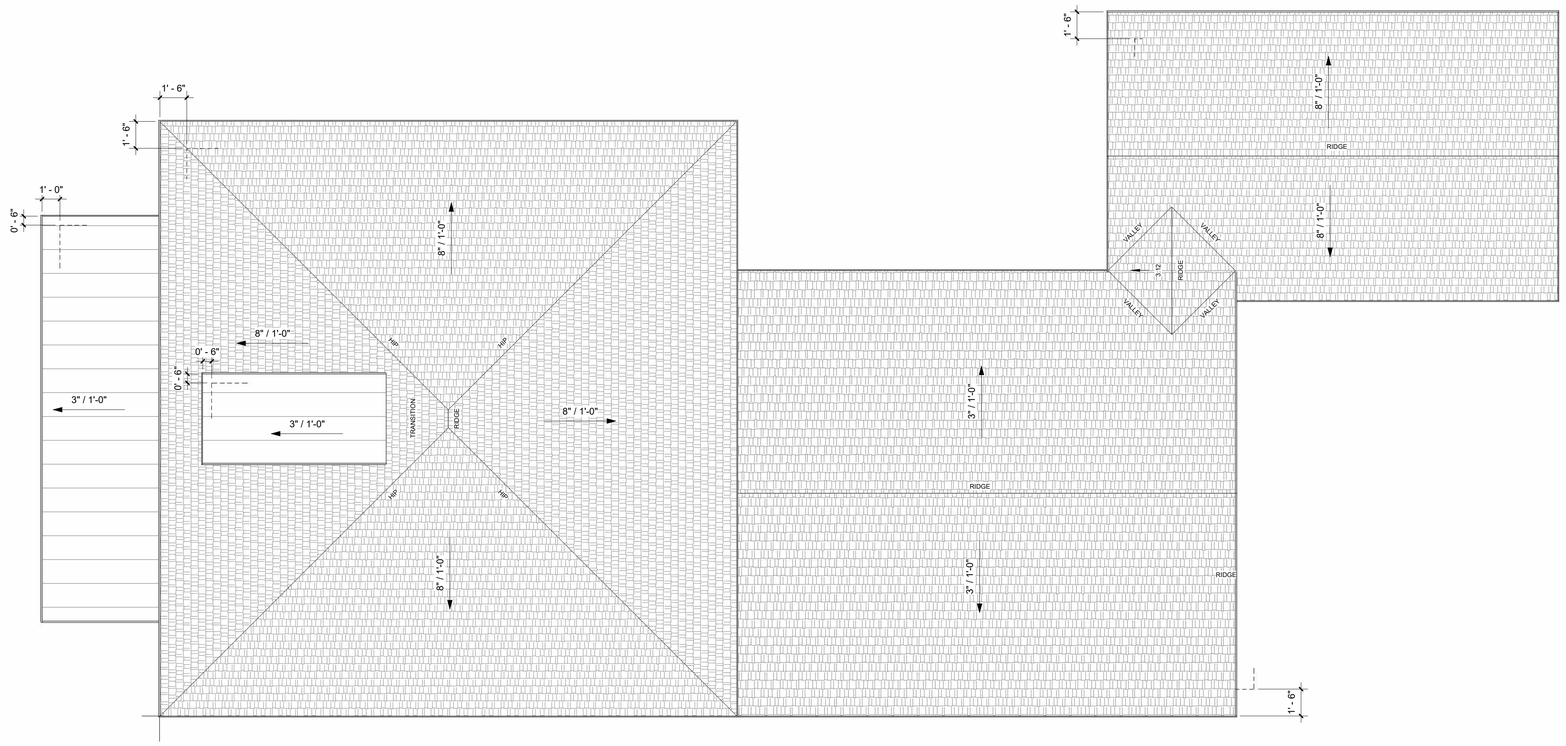
COASTAL LEGACY GROUP

1111 WHITE STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project:	241951
Released:	XX

LEVEL II PLAN

Sheet Number
A-102
Page of



1 Roof Plan
1/4" = 1'-0"

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

Revisions

No.	Date

Progress Prints

Issued To/For	Date
CLIENT/REVIEW	05-08-2024

Not Published
All Rights Reserved

These drawings and specifications as instruments of service are, and shall remain, the property of the Architect whether the project for which they are made is executed or not. They are not to be used on other projects or extensions to this project except by agreement in writing with the Architect.

NOTE: DRAWING SCALE IS 1/2 OF SCALE LISTED IF PRINTED ON 11X17 MEDIA

STATE OF FLORIDA
ANN COTNER PITTMAN
AR0014700
REGISTERED ARCHITECT

This item has been electronically signed and sealed by Ann Cotner Pittman, RA on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

COASTAL LEGACY GROUP

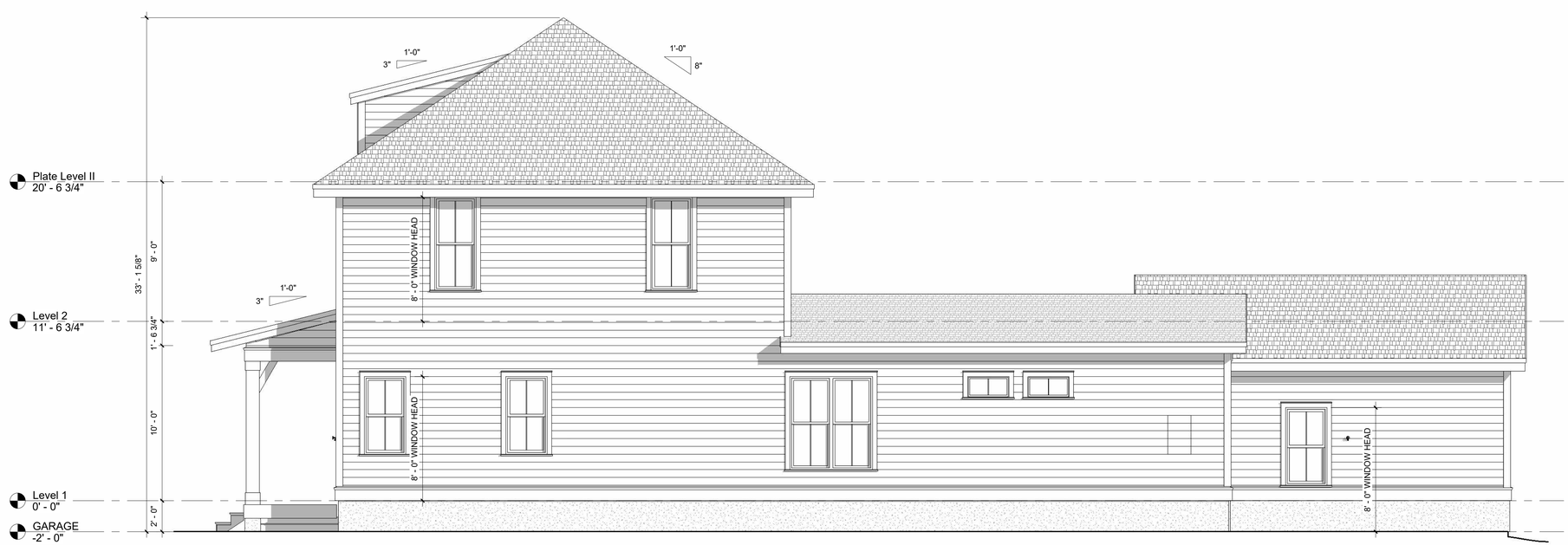
1111 WHITE STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project: 241951
Released: XX

ROOF PLAN

Sheet Number
A-103
Page of

1 South Elevation
1/4" = 1'-0"



2 East Elevation
1/4" = 1'-0"

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

Revisions

No.	Date

Progress Prints

Issued To/For	Date
CLIENT/REVIEW	05-08-2024

Not Published
All Rights Reserved

These drawings and specifications as instruments of service are, and shall remain, the property of the Architect whether the project for which they are made is executed or not. They are not to be used on other projects or extensions to this project except by agreement in writing with the Architect.

NOTE: DRAWING SCALE IS 1/2 OF SCALE LISTED IF PRINTED ON 11X17 MEDIA

STATE OF FLORIDA
ANN COTNER PITTMAN
AR0014700
REGISTERED ARCHITECT

This item has been electronically signed and sealed by Ann Cotner Pittman, RA on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

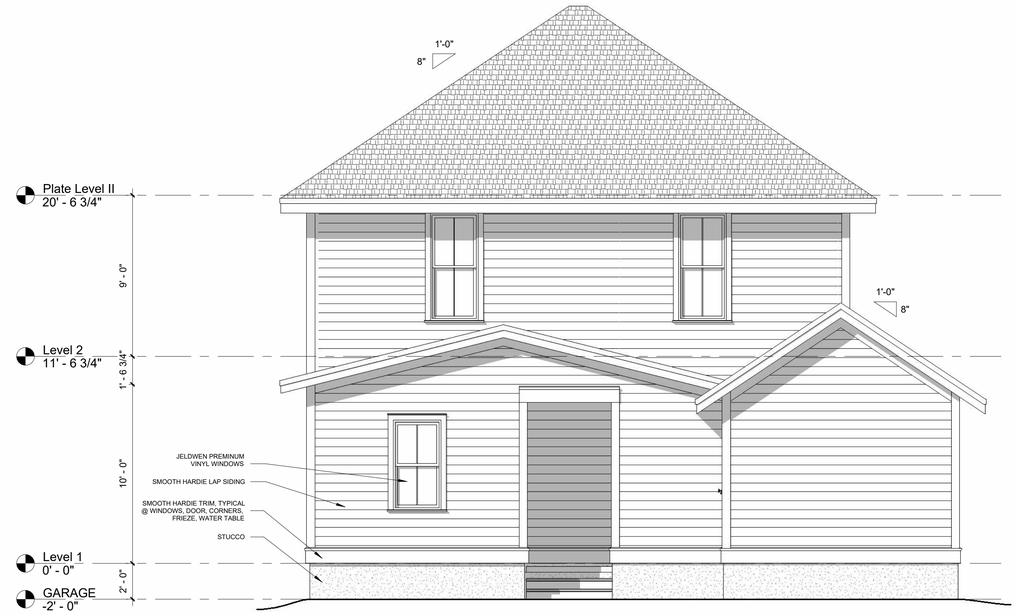
COASTAL LEGACY GROUP

1111 WHITE STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

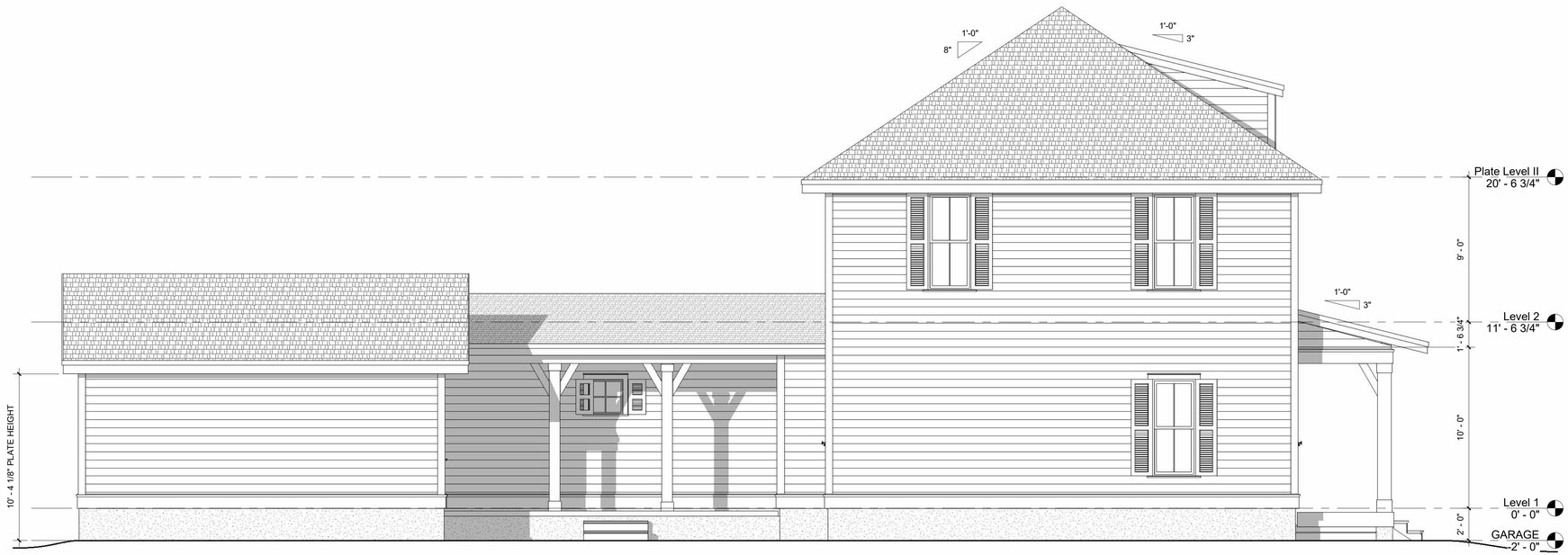
Project:	241951
Released:	XX

Elevations

Sheet Number
A-201
Page of



1 North Elevation
1/4" = 1'-0"



2 West Elevation
1/4" = 1'-0"

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

Revisions

No.	Date

Progress Prints

Issued To/For	Date
CLIENT/REVIEW	05-08-2024

Not Published
All Rights Reserved

These drawings and specifications as instruments of service are, and shall remain, the property of the Architect whether the project for which they are made is executed or not. They are not to be used on other projects or extensions to this project except by agreement in writing with the Architect.

NOTE: DRAWING SCALE IS 1/2 OF SCALE LISTED IF PRINTED ON 11X17 MEDIA

STATE OF FLORIDA
ANN COTNER PITTMAN
AR0014700
REGISTERED ARCHITECT

This item has been electronically signed and sealed by Ann Cotner Pittman, RA on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

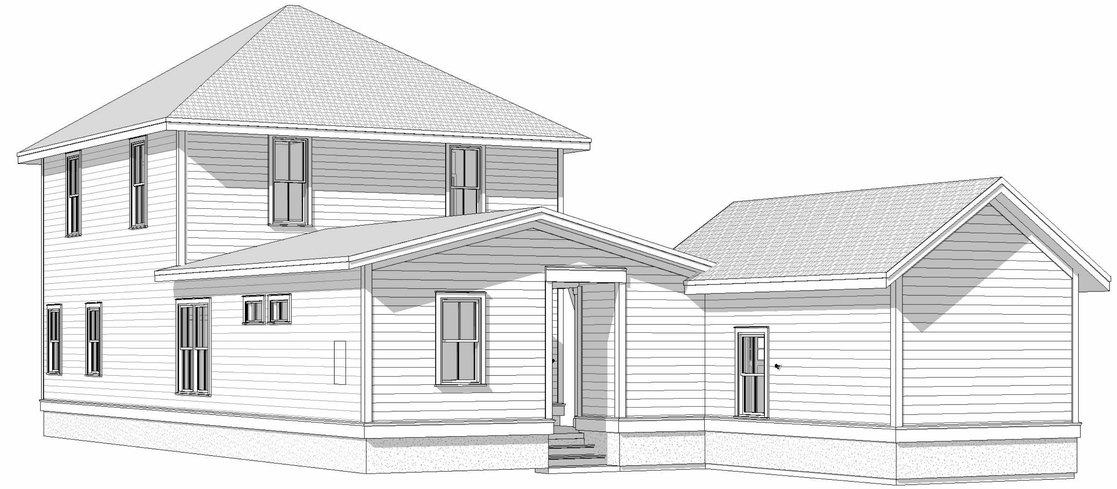
COASTAL LEGACY GROUP

1111 WHITE STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project:	241951
Released:	XX

Elevations

Sheet Number
A-202
Page of



3 Northeast

2 Northwest

1 Southeast

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

Revisions

No.	Date

Progress Prints

Issued To/For	Date
CLIENT/REVIEW	05-08-2024

Not Published
All Rights Reserved

These drawings and specifications as instruments of service are, and shall remain, the property of the Architect whether the project for which they are made is executed or not. They are not to be used on other projects or extensions to this project except by agreement in writing with the Architect.

NOTE: DRAWING SCALE IS 1/2 OF SCALE LISTED IF PRINTED ON 11X17 MEDIA

STATE OF FLORIDA
ANN COTNER PITTMAN
AR0014700
REGISTERED ARCHITECT

This item has been electronically signed and sealed by Ann Cotner Pittman, RA on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

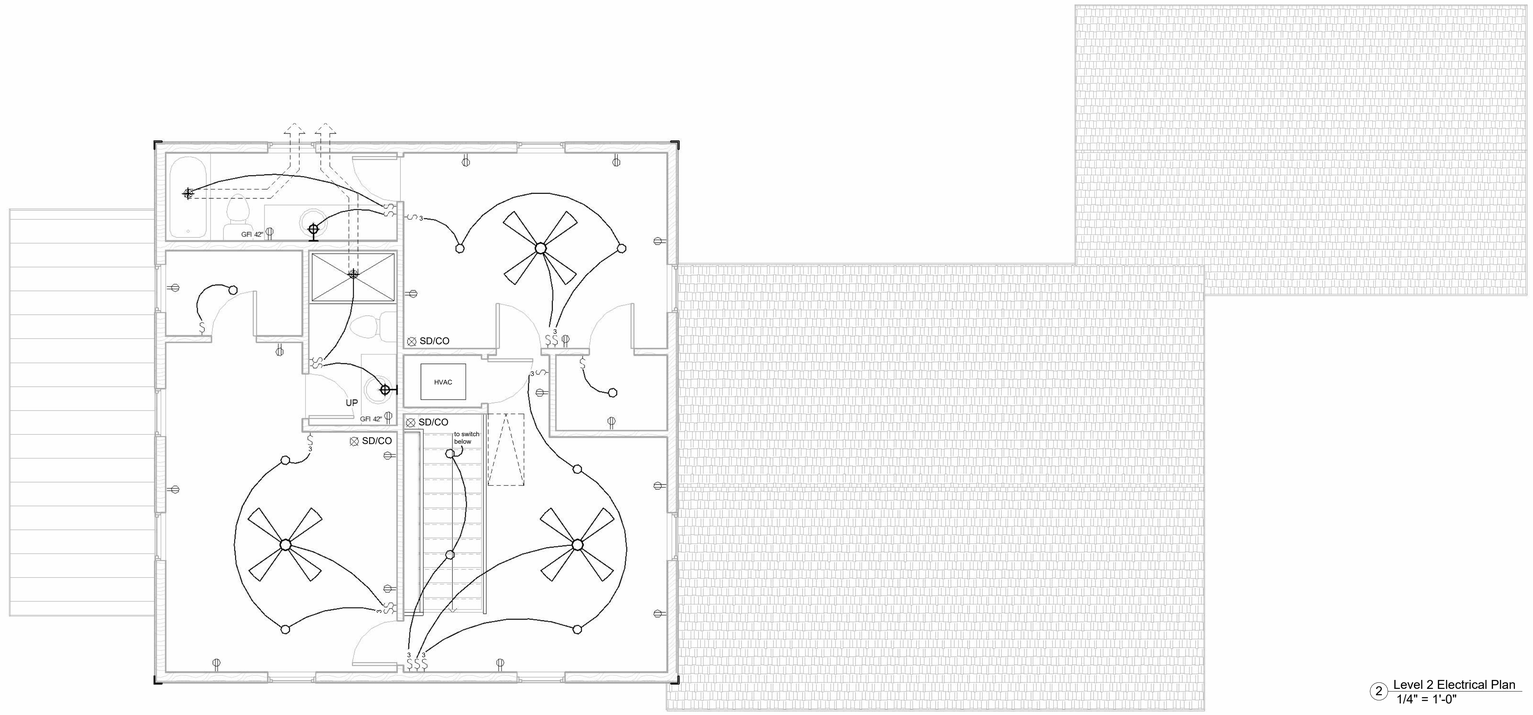
COASTAL LEGACY GROUP

1111 WHITE STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

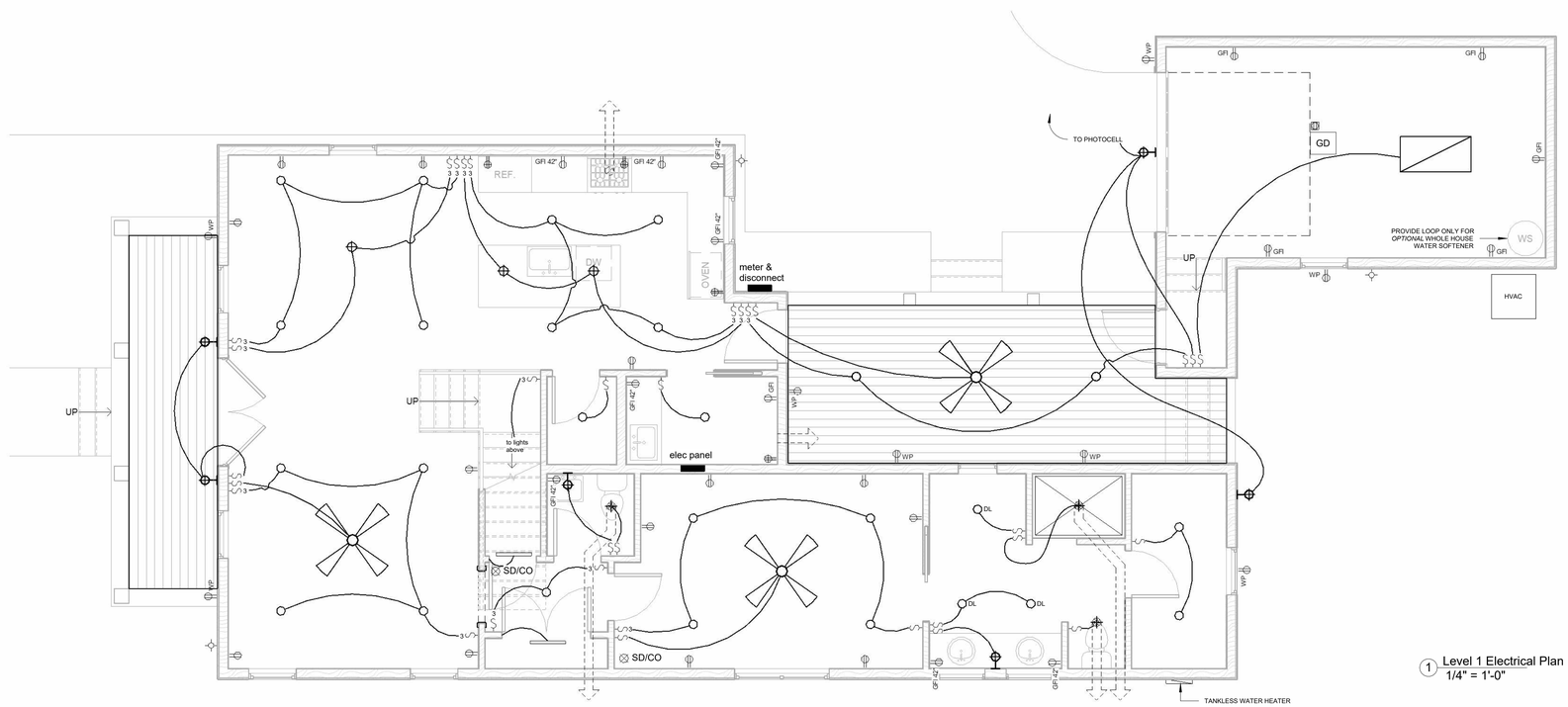
Project:	241951
Released:	XX

Exterior Perspectives

Sheet Number
A-901
Page of



2 Level 2 Electrical Plan
1/4" = 1'-0"



1 Level 1 Electrical Plan
1/4" = 1'-0"

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

Revisions

No.	Date

Progress Prints

Issued To/For	Date
CLIENT/REVIEW	05-08-2024

Not Published
All Rights Reserved

These drawings and specifications as instruments of service are, and shall remain, the property of the Architect whether the project for which they are made is executed or not. They are not to be used on other projects or extensions to this project except by agreement in writing with the Architect.

NOTE: DRAWING SCALE IS 1/2 OF SCALE LISTED IF PRINTED ON 11X17 MEDIA

STATE OF FLORIDA
ANN COTNER PITTMAN
AR0014700
REGISTERED ARCHITECT

This item has been electronically signed and sealed by Ann Cotner Pittman, RA on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

COASTAL LEGACY GROUP

1111 WHITE STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Project: 241951
Released: XX

Electrical Plans

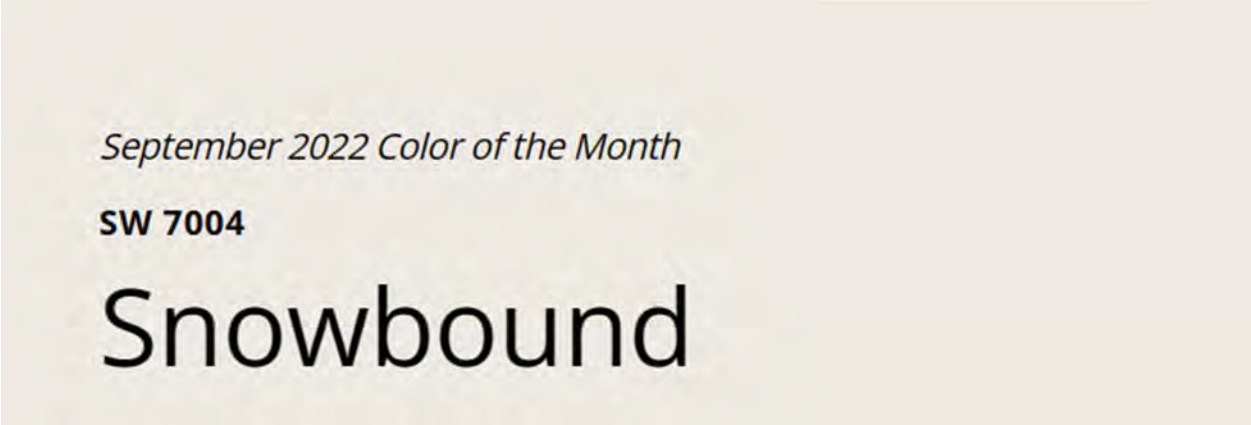
Sheet Number
E-101
Page of

Exterior Colors: 1111 White Street

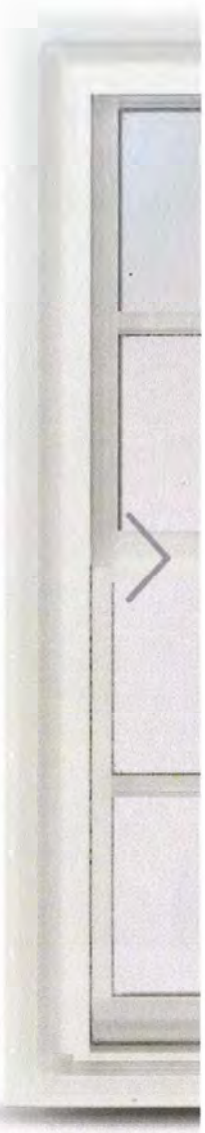
SW7006 Extra White: Hardi Trim Color / Front Door / Garage Door

SW7641 Colonnade Gray: Shutters / Stucco Foundation

SW7004 Snowbound: Main House Color (Smooth Lap Siding) / Hardi Soffits



Premium™ Vinyl (V-4500) Window: Double-Hung



Explore the options

See your JELD-WEN Dealer to verify available interior-exterior combinations.

On-screen colors/finishes vary from actual products.

Grille Designs

Colonial Grille | No Grille | Prairie Grille | Top Down Grille

Color Combinations
White / White

See all options and features >

Reset

MASONITE

Doors > Exterior > VistaGrande Flush-Glazed 3/4 Lite

Visualize

VistaGrande Flush-Glazed 3/4 Lite

- Allows up to 18% more light than doors with traditional glass frames and increases visibility with a wider view.
- Fiberglass Flush-Glazed doors have a modern, seamless look and require less maintenance than wood or steel doors.
- Available as a Masonite Performance Door System, which is 64% better at keeping air and water out.*

Where to Buy

Glass

Clear

Privacy level: 1/10

BRIDGEPORT™ STEEL
garage doors
3-LAYER CONSTRUCTION

Clopay®

America's Favorite Garage Doors®

Model BD2NU Shown in Standard White with Plain Long Windows

intellicore®
insulation technology

Clopay Bridgeport™ Steel garage doors featuring Intellicore® insulation technology represent the ultimate smart choice for homeowners. Clopay's Intellicore® insulation is a proprietary polyurethane foam that is injected into our Bridgeport™ Steel doors, expanding to fill the entire structure. The result is a door with incredible strength and durability. Its dense insulation also produces a quieter door, and with one of the industry's leading R-values of 18.4, it provides year-round comfort and improved energy efficiency.

WARMER
Energy efficiency provides year-round comfort

QUIETER
Dense insulation reduces noise by up to 16 decibels

STRONGER
Enhanced strength resists everyday wear and tear

BRIDGEPORT™ STEEL
garage doors

Bridgeport™ Steel garage doors combine the traditional symmetry of wood stile and rail door designs with the proven durability of Clopay's three-layer steel construction. This provides exceptional strength and energy efficiency as well as quiet operation. The 2" or 1-3/8" thickness of Intellicore® polyurethane insulation with a thermal break makes these doors heat and cold resistant while the tongue-and-groove joint helps seal out wind, rain and snow. Available in narrow and extended recessed panel designs with multiple window options, three-layer Bridgeport™ Steel garage doors are virtually maintenance-free making the beautiful look a lasting impression.

3-LAYER CONSTRUCTION

- Tongue-and-groove section joints help seal out wind, rain and snow.
- Replaceable vinyl bottom weatherseal in a rust-resistant aluminum retainer helps seal out the elements.
- 2" and 1-3/8" Intellicore® insulation filled doors come standard with 10-ball nylon rollers and heavy-duty 14 gauge steel hinges.
- Prepainted Standard White end stiles and interior steel backing create a clean, finished appearance.
- 2" and 1-3/8"Intellicore® insulation filled doors comply with 2015 IECC air infiltration requirement of 0.40 cfm/ft^2 or less (IECC, Section C402.5.2).

BD2NU & BD2EU MODELS

2" POLYURETHANE INSULATION

EFFICIENCY 18.4 R-VALUE

BD1NU & BD1EU MODELS

1 3/8" POLYURETHANE INSULATION

EFFICIENCY 12.9 R-VALUE

Calculated door section R-value is in accordance with DASMA TDS-163.
Models with Ultra-Grain® finish and Black paint options are 25 gauge steel.

TRADITIONAL shaker style versatile design CHOICES

Model BD2EU; Shown in Sandtone with SQ24 Windows

DETAIL

A true recessed stamp replicates the timeless look of a rail and stile built wood door.

STYLE

Narrow
Models BD1NU and BD2NU.

Extended
Models BD1EU and BD2EU.

WindCode® Doors are available to meet most regional wind load requirements. Consult your local dealer for specific information.

Model BD2NU; Shown in Ultra-Grain® Oak Walnut finish with SQ22 Windows and Optional Spade Lift Handles and Step Plate Decorative Hardware

COLORS

Standard White	Glacier White*	Almond	Desert Tan	Sandtone
Bronze	Chocolate	Mocha Brown	Charcoal	Black†

- Exterior steel on solid colors has a natural woodgrain texture.
- Doors can be painted to match the home's exterior using a high-quality latex exterior paint. Do not use oil-based paint.

**Popular in select markets, Glacier White is a brighter white.*
† Additional charges apply.
Due to the printing process, colors may vary.

CUSTOM PAINT OPTION

COLOR BLAST®

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

ULTRA-GRAIN® PAINT OPTION

Ultra-Grain® Oak Medium Finish

Ultra-Grain® Oak Dark Finish

Ultra-Grain® Oak Walnut Finish

Ultra-Grain® Oak Slate Finish

- Painted steel surface simulates a real stained door without the need of staining and the ongoing maintenance of wood.
- Oak woodgrain runs horizontal on stiles and vertical on panels for an authentic, natural look.
- Available in Medium, Dark, Walnut or Slate finishes that complement Clopay Entry Doors, shutters and other exterior stained wood products.
- Exterior steel surface on an Ultra-Grain® finish door has a stucco texture to create a more natural woodgrain appearance.
- Window frames, grilles and inserts are color matched to coordinate with the Ultra-Grain® finish patterns. All window options are available.

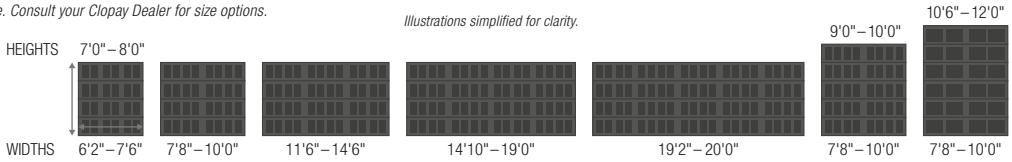
Additional charges apply.

NARROW RECESSED PANEL WINDOW DESIGNS AND TOP SECTION OPTIONS

Doors range from 6' to 16' high and 6'2" to 20' wide. Consult your Clopay Dealer for size options.

Illustrations simplified for clarity.

MODELS
BD1NU AND BD2NU



Extended Solid Top

Plain Short

Plain Long

REC12

REC14

SQ22

SQ24

Trenton® Short†

Trenton® Long†

Kristin® Short†

Kristin® Long†

Wrought Iron Short*†

Wrought Iron Long*†

ARCH1

Vertical Grille on ARCH1

Grille on ARCH1

ARCH2

Vertical Grille on ARCH2

Grille on ARCH2

ARCH3

Vertical Grille on ARCH3

Grille on ARCH3

Clayton™ Short†

Clayton™ Long†

Wrought Iron Arch*†

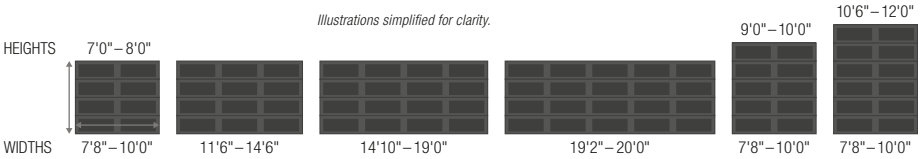
**Acrylic*

†Complements Clopay Entry Door glass.

Note: Due to stile width restrictions, some odd size door widths may allow only for the installation of a single handle. See your Clopay Dealer for details.

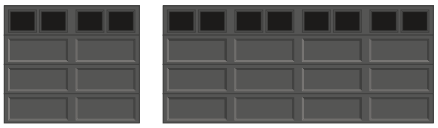
MODELS BD1EU AND BD2EU

Illustrations simplified for clarity.



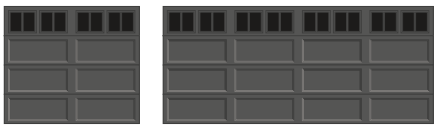
Narrow Solid Top

Plain Short

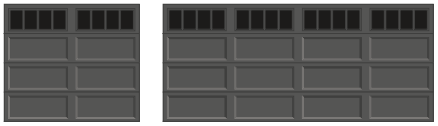


Plain Long

REC12



REC14

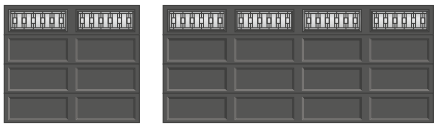


SQ22

SQ24

Trenton® Short†

Trenton® Long†

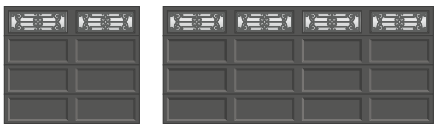


Kristin® Short†

Kristin® Long†

Wrought Iron Short*†

Wrought Iron Long*†



ARCH1

Vertical Grille on ARCH1

Grille on ARCH1

ARCH2

Vertical Grille on ARCH2

Grille on ARCH2

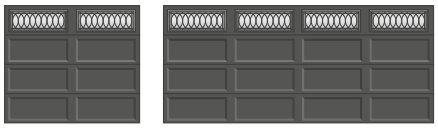
ARCH3

Vertical Grille on ARCH3

Grille on ARCH3

Clayton™ Short†

Clayton™ Long†



Wrought Iron Arch*†

**Acrylic*

†Complements Clopay Entry Door glass.

Note: Due to stile width restrictions, some odd size door widths may allow only for the installation of a single handle. See your Clopay Dealer for details.

Windows in Detail

GLASS

Plain Short

Plain Long

REC12

Kristin® Short*

Kristin® Long*

ARCH1

ARCH2

SQ22

Trenton® Short*

Trenton® Long*

Vertical Grille on ARCH1

Vertical Grille on ARCH2

REC14

Clayton™ Short*

Clayton™ Long*

Grille on ARCH1

Grille on ARCH2

SQ24

ACRYLIC

Wrought Iron Short*

Wrought Iron Long*

Wrought Iron Arch*

Acrylic windows require special cleaning. Never use products that contain ammonia or petroleum products to clean acrylic. Please visit clopaydoor.com/acrylic for complete details.

**Complements Clopay Entry Door glass.*
Long and short windows may be used in any Bridgeport 3-layer model. Double-strength glass is standard.
Optional obscure, 3/4" insulated and 3/4" insulated obscure glass is available on all Bridgeport 3-layer models.
Additional charges for optional glass apply.

Windows are available single pane or insulated in clear, frosted, seeded, obscure and rain designs.
Clear acrylic also available.

Clear

Frosted

Seeded

Obscure

Rain

Additional Features

Large authentic arch window designs. Window frames, grilles and inserts are color matched to coordinate with the Ultra-Grain® finish patterns.

All Intellicore® insulated doors come standard with 10-ball nylon rollers and heavy-duty 14 gauge steel hinges.

Hot-dipped galvanized steel interior and exterior skins with a baked-on primer and top coat help ensure a virtually maintenance-free door with long-lasting beauty.

- See your Clopay Dealer for WindCode® door availability.
- For more information please visit www.clopaydoor.com or try a design on your home by visiting: www.clopaydoor.com/door-imagination-system

Decorative Hardware

STANDARD

Doors come standard with color-matched lift handles.

OPTIONAL

Spade Lift Handles

Spade Step Plate

Note: *Decorative hardware options vary based on door widths. Standard hardware is not provided if a lock is chosen. See your Clopay Dealer for details.*

Spear Lift Handles†

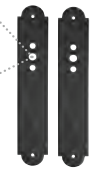
Spear Step Plate†

Colonial Lift Handles†

Colonial Step Plate†

Operable L-Keylocks

Operable T-Keylock


Escutcheon Plates

Spear Strap Hinge*†

Colonial Strap Hinge*†

Spade Strap Hinge*
(Complements Spade Lift Handles and Spade Step Plate)

† Aluminum construction.
** Door may not open properly if installed near the top depending on opening dimensions and lift type. See your Clopay Dealer for more details.*

Environmental Assurance

Clopay doors are compliant with environmental laws and regulations. Clopay doors do not contain HFCs. All Clopay doors are compliant with:

- California SB 1013
- New Jersey A-5583/S-3919 – Greenhouse Gas Bill
- Washington HB 1112 – Hydrofluorocarbon Greenhouse Gas Emissions
- Canadian regulations amending the ozone-depleting substances and halocarbon alternatives regulations

Warranties

PAINT SYSTEM	WINDOW	HARDWARE
LIMITED LIFE WARRANTY	LIMITED 10 YR WARRANTY	LIMITED 3 YR WARRANTY

Clopay®

For more detailed product specification information or availability of our Bridgeport™ Steel garage doors, please contact your Clopay Dealer. To locate a dealer to help you select the right door for your home, just go to **www.clopaydoor.com/dealer** or call **1-800-2CLOPAY (225-6729)**.

Follow us on

MADE IN USA

© 2020 Clopay Corporation. All rights reserved.

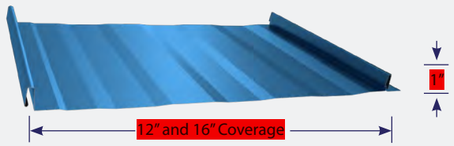
METAL ROOFING PROFILE GUIDE

*All measurements are nominal

CONCEALED FASTENER

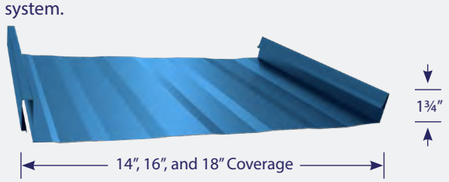
GULFLOK™

An integrated screw flange makes this clipless, snap-lock system perfect for residential and light commercial applications.



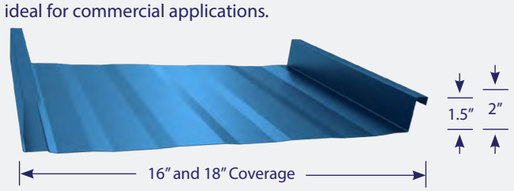
GULFSEAM™

A bold, 1¾" rib offers architectural distinction on this snap-lock system.



MEGALOC™ &VERSALOC™

These mechanically seamed panels offer 1.5" & 2" ribs and are ideal for commercial applications.



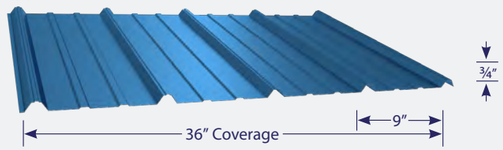
GULFSNAP™

Utilizing a clip for attachment, this classic standing seam panel is perfect for homes of distinction.

EXPOSED FASTENER

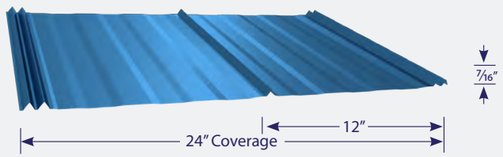
GULFRIB™

Durability, strength and ease of installation make this exposed fastener panel a top choice for many residential and agricultural applications.



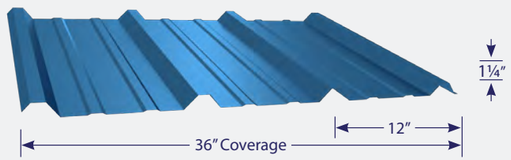
5VCRIMP

Get that "Traditional" look of metal roofing from yesteryear with this classic exposed fastener roofing system.



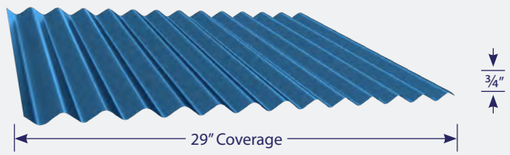
GULFPBR™

Strength and durability provides structural spanning capability for many commercial and industrial applications.



GULFWAVE™

Ride the wave of architectural utility with this 3/4" high rolling rib exposed fastener panel.

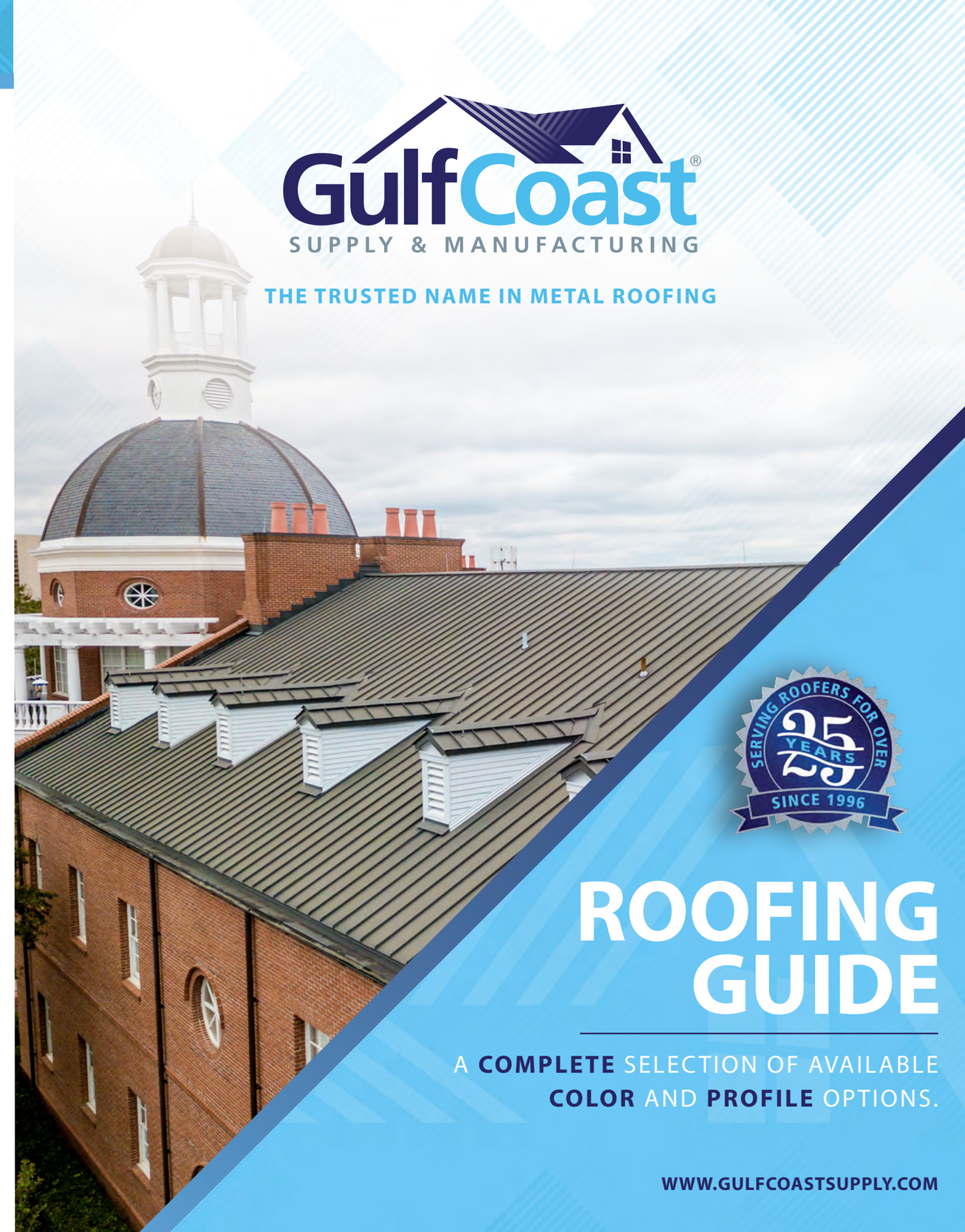


GulfCoast® SUPPLY & MANUFACTURING
METAL ROOFING PRODUCTS
888.393.0335
www.GulfCoastSupply.com

© Copyright GulfCoast Supply and Manufacturing, LLC. All rights reserved. • PVDF® is a registered trademark of Arkema, Inc. • PVDF® has an allowable fade tolerance of not more than five (5.0) Hunter BE units as determined by ASTM method 0-2244-2 for a minimum of 25 years from installation. *All dimensions are nominal dimensions. September 2022.

GulfCoast® SUPPLY & MANUFACTURING

THE TRUSTED NAME IN METAL ROOFING



SERVING ROOFERS FOR OVER 25 YEARS SINCE 1996

ROOFING GUIDE

A **COMPLETE** SELECTION OF AVAILABLE **COLOR** AND **PROFILE** OPTIONS.

WWW.GULFCOASTSUPPLY.COM

SMP PAINT FINISHES

Siliconized Modified Polyester

PVDF PAINT FINISHES

PVDF Resin Technology

See color profile availability matrix for lead times – Not all colors available in all profiles.

Patina Green SMP
SR .34 TE .83 SRI 35

Evergreen SMP
SR .25 TE .83 SRI 22

Forest Green SMP
SR .32 TE .84 SRI 33

Hawaiian Blue SMP
SR .32 TE .83 SRI 32

Gallery Blue SMP
SR .26 TE .83 SRI 23

Barn Red SMP
SR .40 TE .84 SRI 42

Patriot Red SMP
SR .43 TE .82 SRI 46

Cocoa Brown SMP
SR .34 TE .83 SRI 34

Bronze SMP
SR .32 TE .83 SRI 31

Light Gray SMP
SR .36 TE .85 SRI 37

Charcoal Gray SMP
SR .29 TE .84 SRI 28

Mocha Tan SMP
SR .44 TE .86 SRI 49

Light Stone SMP
SR .55 TE .84 SRI 64

Polar White SMP
SR .64 TE .84 SRI 75

Pure White SMP
SR .68 TE .83 SRI 82

Regal White
SR .69 TE .85 SRI 83

Solar White
SR .69 TE .84 SRI 84

Sandstone
SR .56 TE .85 SRI 66

Sierra Tan
SR .39 TE .84 SRI 42

Ash Gray
SR .39 TE .84 SRI 41

Slate Gray
SR .37 TE .85 SRI 40

Dove Gray
SR .35 TE .84 SRI 56

Charcoal Gray
SR .30 TE .85 SRI 31

Aged Copper
SR .45 TE .85 SRI 52

Hartford Green (Formerly Evergreen)
SR .29 TE .85 SRI 31

Brook Blue
SR .34 TE .85 SRI 37

Cobalt Stone
SR .26 TE .85 SRI 25

Terra Cotta
SR .41 TE .84 SRI 46

Mansard Brown
SR .29 TE .85 SRI 29

Medium Bronze
SR .32 TE .85 SRI 34

GET A FAST, FREE QUOTE ON YOUR PROJECT

VIEW OUR PROJECT GALLERY

VISUALIZE YOUR METAL ROOF TODAY

VIEW COLOR AVAILABILITY MATRIX:

ROOFING GUIDE

Black SMP
SR .17 TE .84 SRI 12

Mill Finish *Unpainted Finish*
SR .69 TE .06 SRI 55

***Mill Finish** is not an architectural coating and therefore susceptible to a differential weathering. This weathering or discoloration does not affect the product performance or the finish warranty therefore is not a cause for rejection.*

GUIDE

SR
SOLAR REFLECTIVITY
% of sun's rays reflected from roof

TE
THERMAL EMISSIVITY
% of heat loss from roof surface

SRI
SOLAR REFLECTANCE INDEX
overall performance rating

GulfCoast® SUPPLY & MANUFACTURING

**Actual colors on this brochure and your computer monitor may vary slightly from color chart. Color differences shown are for illustrative purposes only. Request a metal sample to view exact color.*

**Metallic Colors are Lot Specific*

Pre-Weathered
Metallic Paint Finish
SR .30 TE .79 SRI 27

Copper
Metallic Paint Finish
SR .51 TE .85 SRI 59

Napa Champagne
Metallic Paint Finish
SR .37 TE .85 SRI 40

Nevada Silver
Metallic Paint Finish
SR .60 TE .84 SRI 73

Onyx
(Formerly Called Matte Black)
SR .27 TE .85 SRI 26

Dark Bronze
SR .29 TE .85 SRI 29

ARCHITECTURAL

IKO® Cambridge®

IKO.COM

The Trusted Solution
for a Beautiful Roof.

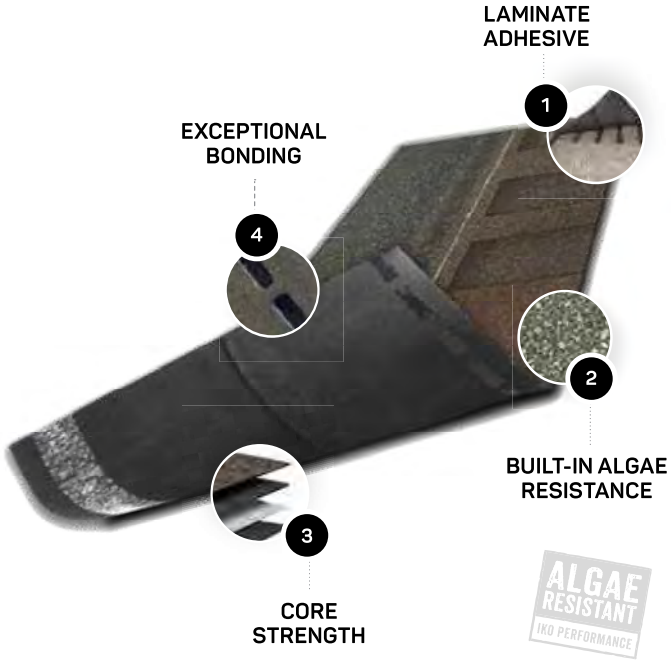
BEAUTY · QUALITY · PERFORMANCE

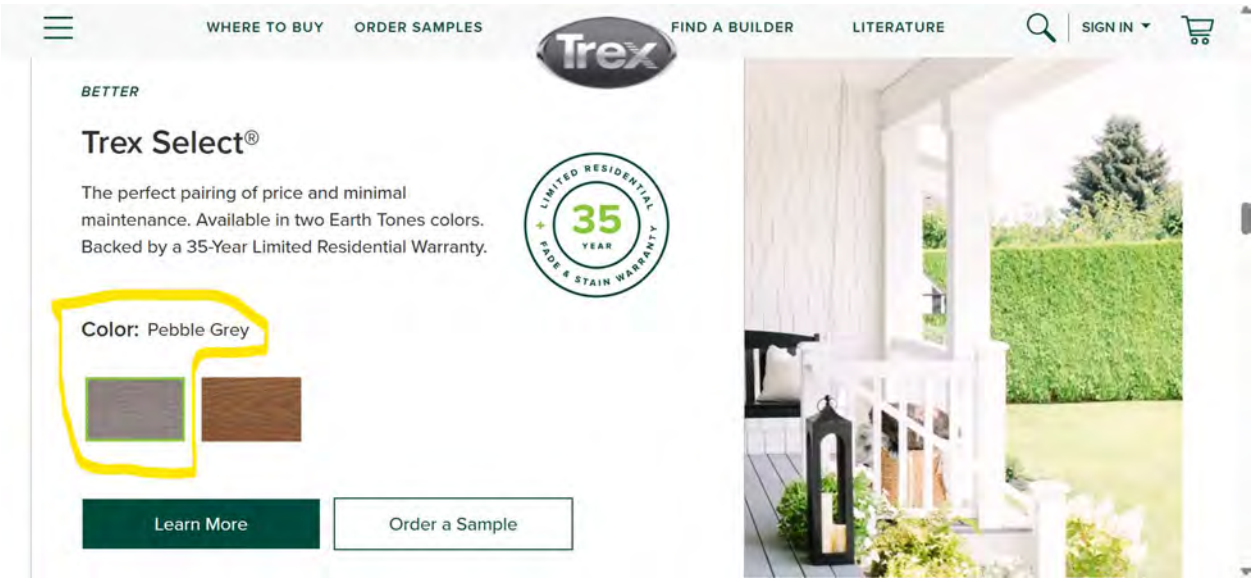
BEAUTY You Can See. **QUALITY** You Can Feel.

NOW THAT IT'S TIME TO REPLACE YOUR ROOF, WHY TAKE ANYTHING FOR GRANTED? We never do. Since 1951, IKO has been protecting American homes and families just like yours against the elements.

Whether it's elegant and sophisticated or laid-back and casual, or somewhere in-between, **IKO Cambridge® Architectural shingles** come in a wide range of stunning color blends to express your personality, reflect your taste and potentially boost your home's resale value too.

Their modern, laminated two-piece design provides the depth, dimension and texture of genuine wood shakes for an upscale appearance without the upscale price tag. Now unleash your exterior designer and dress up your home with an exciting new look, for less than you might expect.




WHERE TO BUY
ORDER SAMPLES
Trex
FIND A BUILDER
LITERATURE
SIGN IN
BETTER
Trex Select®
The perfect pairing of price and minimal maintenance. Available in two Earth Tones colors. Backed by a 35-Year Limited Residential Warranty.
LIMITED RESIDENTIAL
35
YEAR
FADE & STAIN WARRANTY
Color: Pebble Grey
Learn More
Order a Sample

SEE MORE

APPIAN-STONE®

HERITAGE

Named for Europe's famous Appian Way, these pavers give your hardscape a natural look and feel that evokes another age. Suitable for pedestrian and vehicular traffic.

Features & Benefits

- Gently rounded corners with domed "pillow-top" surface
- Clean lines and an architectural appearance
- Wide range of natural color blends

HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2024-0011
JUNE 27, 2024

Owner/Applicant:	Cotner & Associates, agent for Coastal Legacy Group
Property Address:	1111 White Street (Old Town)
Parcel ID#(s)	00-00-31-1580-0015-0080
Current zoning:	OT-1
FLUM land use category:	High Density Residential
Existing uses on the site:	Vacant
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	N/A
Requested action:	Certificate of Approval (COA) to construct a 2½-story single-family residence with a detached 1 -story garage. (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:

This application requests approval for the construction of a new 2-story single-family residence with a detached garage on block 15, lot 8 of White Street in Old Town. Lot 8 is an interior full peonia lot.

The proposed residence will be a two-story home with approximately 2,114 square feet of living space.
A detached garage with approximately 326 square feet will be built alongside the residence.
The design is inspired by a previously built home at 1021 Someruelus Street, with distinct exterior modifications to differentiate the two structures.

The application emphasizes that the proposed residence aims to:
- Complement the existing character of the Old Town Historic District.
- Maintain a consistent scale with surrounding structures.
- Enhance the overall charm and fabric of the neighborhood.

APPLICABLE GUIDELINES:

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

ANALYSIS:

Site Plan –

- **Housing Type** – Single-family detached homes are a permissible housing type in OT-1 Zoning District.
- **Visibility Triangle** – N/A
- **Lot Density** – Meets the requirement to remain under the 45% lot coverage maximum.
- **Mechanical** – Per LDC 4.02.03(A)7, "*Mechanical equipment may be located within the side or rear yard setback, but not closer than five (5) feet to side or rear yard lot lines."* The site plan provides location of AC equipment as consistent with dimensional standards.
- **Visibility Corridors** – The proposed siting of the home meets the required 5' minimum visibility corridor setbacks on all sides.
- **Encroachments** – The front steps encroach into the front yard visibility corridor (setback) as permissible, per LDC 4.02.03(A)3.
- **Parking –** Driveway to be accessed from White Street. The driveway material is indicated to be gray stone pavers.
- **Orientation** – All primary structures are required to front the street. The proposed primary structure is sited to front White Street, which is appropriate.

Elevations –

- **Scale** – The building is appropriately scaled and in proportion with existing development in Old Town.

- **Height** – Building height shall be measured from the approved finished grade, to the highest point on the structure, per LDC 4.02.03(C). Height of the structure is approximately 33'1- 5/8", which is under the maximum allowable. Height of the accessory structure is a single story and under the allowable 25'maximum height.

- **Materials** – The project features materials that replicate traditional materials. The home features smooth Hardie lap siding -horizontal in SW Snowbound, metal roof (primary) and shingle roof (accessory structure), and wood elements for the porch railings.

- **Foundation** – The project will be constructed on a stucco slab foundation with pier front porch. Piers detailing will be in brick.

- **Windows** – Windows are to be JeldWen – Premium Vinyl V-4500 double hung with colonial grid style. https://www.jeld-wen.com/en-us/products/windows/premium-vinyl-v-4500/double-hung

- **Doors** – Front door is manufactured by Masonite VistaGrande 3/4 lite - clear glass.

- **Accessory structure** – An approximately 326 sq.ft garage single story building will be constructed at rear of lot. It will match the primary structure in materials.

Other Notes –

- **Archaeological Sensitivity** – Old Town Fernandina represents an area of high archeological potential. As such, the applicant should be mindful of Secretary of the Interior Standard number 8, which states that "significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken." If archeological resources are discovered on site at any point in the project, the applicant should consult the appropriate organizations to assist in identifying a mitigation strategy.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

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.**
   Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
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.**
   Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
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.**
   Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒
4. **Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**
   Findings: *Complies* ☐ *Does not Comply* ☐ *N/A* ☒

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

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

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, is consistent with the Comprehensive Plan, the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Fernandina Preservation and Development Guidelines. ***Staff recommends:*** **Approval of HDC 2024-0011**

MOTION TO CONSIDER:

I move to **approve or deny** case number HDC 2024-0011 **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 2024-0011, as presented, **is or is not** substantially compliant with the Comprehensive Plan, Land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation and Development Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 **HDC 2024-0011 Application & Backup Materials with Plans and Elevations**

From: noreply@civicplus.com
To: Planning Info
Subject: Online Form Submittal: Historic District Council (HDC) Certificate of Approval (COA) Application
Date: Thursday, June 6, 2024 8:21:20 AM

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender, were expecting this email, and know the content is safe.

Historic District Council (HDC) Certificate of Approval (COA) Application

HISTORIC DISTRICT COUNCIL (HDC): CERTIFICATE OF APPROVAL (COA) APPLICATION
USE THIS FORM TO Apply for BOARD approval for projects in the Downtown or Old Town Historic District or the Community Redevelopment Area (CRA) AND STAFF-LEVEL review for PAINT projects ONLY.

NOTE: All other STAFF-LEVEL approvals (i.e, fence, right-of-way, roof) and smaller STAFF-LEVEL project reviews can be submitted with your building permit where reviews will be performed and cost will be assessed simultaneously.

Fees *Field not completed.*

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.

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, right-of-way, or zoning permit (if required).

Application Requirements	*Field not completed.*
Please see the Land Development Code (LDC) for detailed information:	*Field not completed.*
The LDC is Available for Review at	www.fbfl.us/LDC

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

PROJECT TYPE	Alteration
APPROVAL TYPE	Board Approval: Final
Have you met with a planner for a pre-application meeting?	Yes
What was the date of your pre-application meeting?	6/6/2024
PROPERTY INFORMATION	Property information can be found at the Nassau County Property Appraiser's website → Map Search
Historic District	Downtown
Site Address	515 Centre Street
City	Fernandina Beach
State	Florida

Zip Code	32034
Parcel ID #(s)	00-00-31-1800-0030-0140

OWNER OF RECORD
As recorded with the Nassau County Property Appraiser

First Name	First Presbyterian
Last Name	Church
Mailing Address	9 North 6th Street
City	Fernandina Beach
State	FL
Zip Code	32034
Telephone Number	904-753-4557
E-mail Address	okeenan@bellsouth.net

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

Is there an agent other than the owner representing this project?	Yes
First Name	Jose
Last Name	Miranda
Company (if applicable)	Miranda Architects
Street Address	309 1/2 Centre Street
City	Fernandina Beach
State	FL
Zip	32034
Telephone Number	9042614586
E-mail Address	jmiranda@mirandaarchitects.com

Project Description	Renovation of existing circa 1957, non-contributing commercial building for continued use as First Presbyterian Church -- The Anchor Youth Center. Propose Scope of Work 1) New pre-finished aluminum storefront w/ insulated glazing and infill panels. 2) New entry door and sidelight. 3) New permeable masonry coating on existing brick facade. 4) New windows and steel lintels on north elevation. 5) Renovation of existing wood framed fixed windows on east elevation. 6) Repair of existing roof overhang and soffit with Hardie panel and trim. 7) Infill of removed openings on east facade with salvage brick veneer. 8) New roofing, gutters and downspouts. 9) New signage 10) New landscaping in existing planter beds.

Requirements for Demolition Applications
Per LDC 8.03.03.01

MATERIALS
List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	*Field not completed.*
Product Description	Existing brick w/ new permeable masonry coating
Color	*Field not completed.*

DOORS

Manufacturer	*Field not completed.*
Product Description	New custom fiberglass entry door
Color	*Field not completed.*

WINDOWS

Manufacturer	*Field not completed.*
Product Description	New storefront and new fixed windows.
Color	*Field not completed.*

ROOFING

Manufacturer	*Field not completed.*
Product Description	Flat TPO Roofing
Color	*Field not completed.*
FASCIA/TRIM	
Manufacturer	*Field not completed.*
Product Description	HardieTrim
Color	*Field not completed.*
FOUNDATION	
Manufacturer	*Field not completed.*
Product Description	*Field not completed.*
Color	*Field not completed.*
SHUTTERS	
Manufacturer	*Field not completed.*
Product Description	*Field not completed.*
Color	*Field not completed.*
PORCH/DECK	
Manufacturer	*Field not completed.*
Product Description	*Field not completed.*
Color	*Field not completed.*
FENCING	
Manufacturer	*Field not completed.*
Product Description	*Field not completed.*
Color	*Field not completed.*
DRIVEWAYS/SIDEWALKS	
Manufacturer	*Field not completed.*
Product Description	*Field not completed.*

Color	*Field not completed.*
SIGNAGE	
Manufacturer	*Field not completed.*
Product Description	One 25 SF wall sign + One 12 SF projecting sign
Color	*Field not completed.*
OTHER	
Manufacturer	*Field not completed.*
Product Description	*Field not completed.*
Color	*Field not completed.*
Please upload supplemental documentation and all product brochures, paint color samples, etc.	
Upload 1	FPC 515 Centre Ownership.pdf
Upload 2	240604 CoFB Owners Authorization for Agent Representation Miranda (signed).pdf
Upload 3	FPC The Anchor Front Photos.JPG
Upload 4	FPC The Anchor Prelim Design Bundle 4 June 24.pdf
Upload 5	*Field not completed.*
Upload 6	*Field not completed.*
Upload 7	*Field not completed.*
Upload 8	*Field not completed.*
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 heating 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	6/6/2024

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.

Email not displaying correctly? View it in your browser.

OWNER'S AUTHORIZATION
FOR AGENT REPRESENTATION

I /WE First Presbyterian Church
(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.

Susan H. Steger
(Signature of owner)

(Signature of owner)

SUSAN H. Steger
(Print name of owner)

Joel A. Hastey
(Print name of owner)

MADISON DEARDEN
Notary Public, State of Florida
Commission# HH 444827
My comm. expires Oct. 28, 2027

STATE OF FLORIDA
ss
COUNTY OF NASSAU

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 4th day of June, 2024, by Susan Steger + Joel Hastey.

Madison Dearden
Notary Public

Madison Dearden
Printed Name

10/28/2027
My Commission Expires

Personally Known _____ OR Produced Identification X ID Produced: Florida Drivers licenses

A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER

PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0030-0140

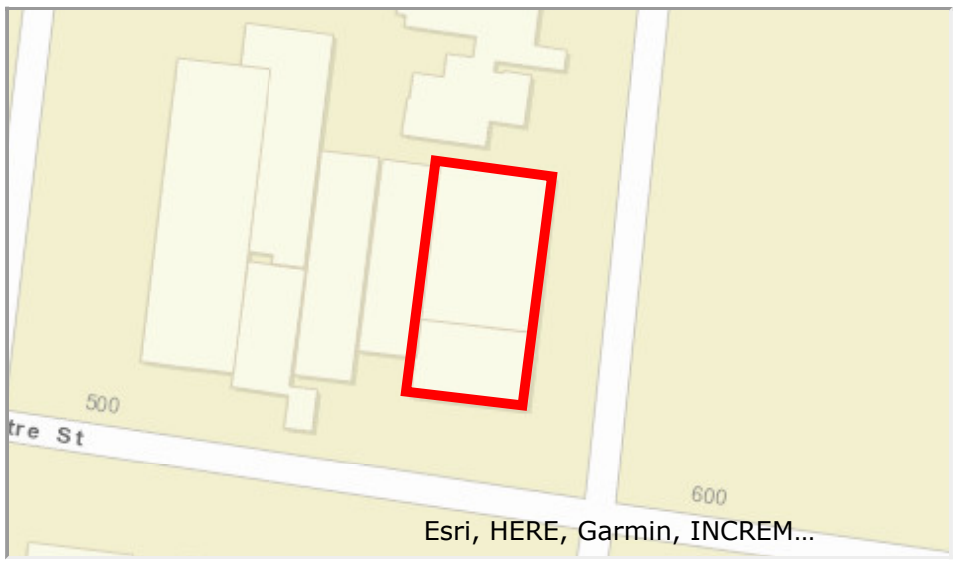
Owner Name	FIRST PRESBYTERIAN CHURCH OF FERNANDINA BEACH IN
Mailing Address	9 NORTH 6TH ST
	FERNANDINA BEACH, FL 32034
Location Address	515 CENTRE ST
	FERNANDINA BEACH 32034
Tax District	002 - FERNANDINA BEACH
Milage	18.3806
Homestead	Yes
Property Usage	CHURCHES 007100
Deed Acres	0
Short Legal	BLOCK 30 LOT 14 IN OR 914/1992 CITY OF FDNA BEACH

2023 Certified Values

Land Value	$375,000
(+) Improved Value	$417,037
(=) Market Value	**$792,037**
(-) Agricultural Classification	$0
(-) SOH or Non-Hx* Capped Savings	$269,966
(=) Assessed Value	**$522,071**
(-) Homestead	$0
(-) Additional Exemptions	$522,071
(=) School Taxable Value	$0
(-) Non-School HX & Other Exempt Value	$0
(=) County Taxable Value	**$0**

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

PARCEL MAP

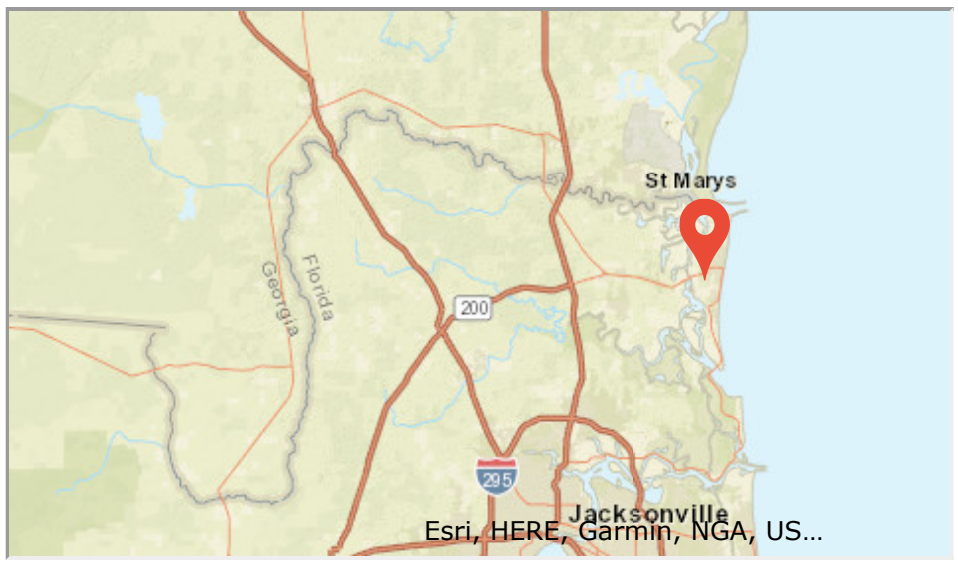


2023 AERIAL MAP

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
EDU RELGUS	3350	3203	0	0	AVERAGE	COMMON BRK	AIR DUCTED	AIR DUCTED	1957
EDU RELGUS	1650	1608	0	0	CONC BLOCK	COMMON BRK	AIR DUCTED	AIR DUCTED	1957

MISCELLANEOUS INFORMATION

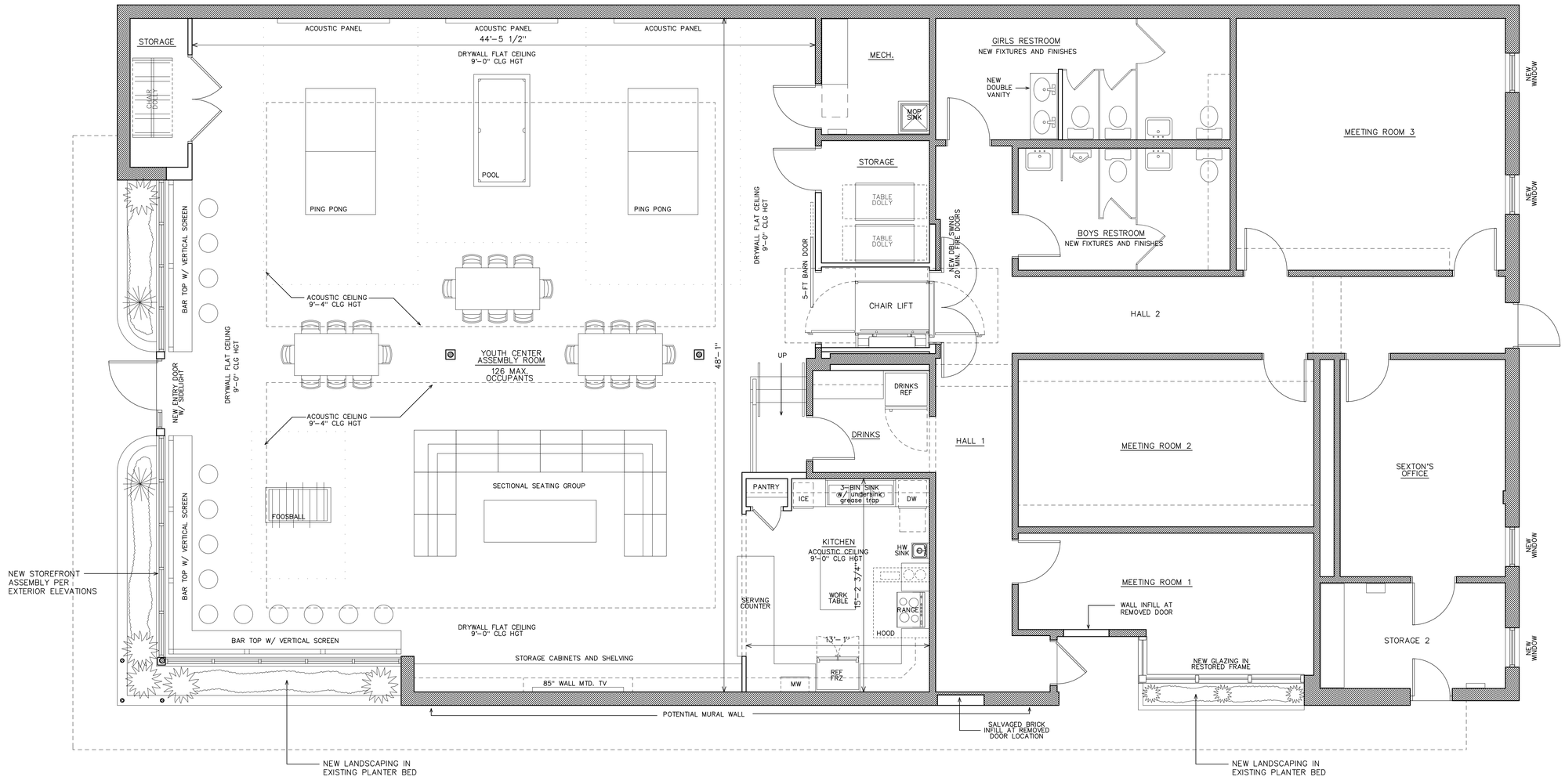
Description	Dimensions L X W	Units	Year Built

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee

FIRST PRESBYTERIAN CHURCH
WORSHIP EVERY SUNDAY
8:30 a.m.
11:00 a.m.
Nursery Provided
SUNDAY SCHOOL FOR ALL AGES
9:45 a.m.
FOR MORE INFORMATION ABOUT
Children's Ministries
Youth Ministries
Adult Christian Formation
Local and Global Ministries
and Lessons
515 CENTRE STREET
THE ANCHOR
FIRST PRESBYTERIAN
THE ANCHOR
ANCHORED IN GRACE
MOVED BY MISSION
THE ANCHOR
FIRST PRESBYTERIAN
CHURCH OUTREACH
YOUTH CENTER
(904) 261-3837
TEXAS
LZS 4881

This document has been electronically signed and sealed by Jose L. Miranda, Jr., RA on the Date and/or Time Stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



FLOOR PLAN LEGEND	
	EXISTING WALL TO REMAIN
	NEW WALL

0 5 10

PROPOSED RENOVATION FLOOR PLAN

1/4" = 1'-0"

This drawing and the design ideas and concepts it represents is the property of Miranda Architects, P.A. Architect, P.A and is not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party without first obtaining the written permission and consent of Miranda Architects, P.A.

P1 FPC THE ANCHOR PRELIM DESIGN
JOB NO. -- F240124
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 06-03-24

MIRANDA ARCHITECTS
309 1/2 CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
FL. REG. NO. AR94867

RENOVATION TO THE
FIRST PRESBYTERIAN CHURCH
"THE ANCHOR" YOUTH CENTER
515 CENTRE STREET
FERNANDINA BEACH, FL 32034

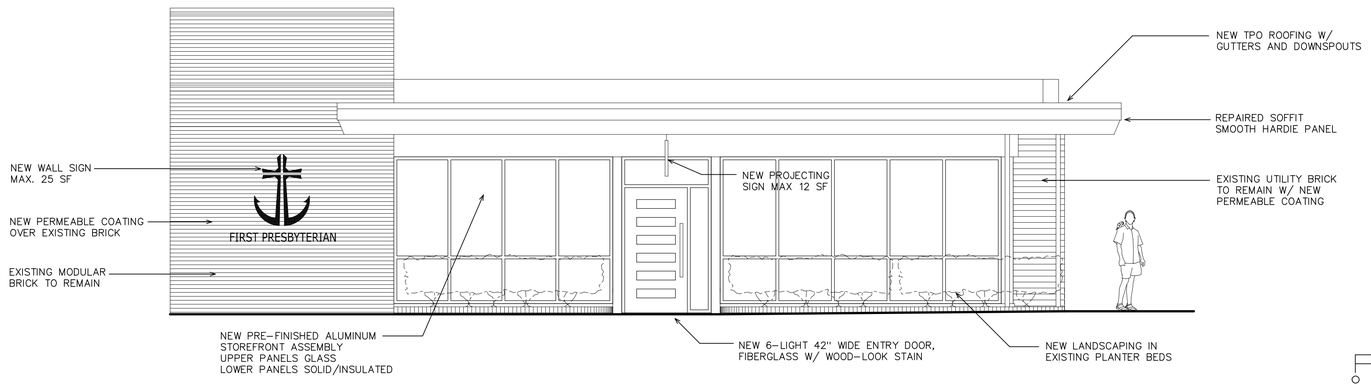
RENOVATION FLOOR PLAN

REVISIONS	DATE

P1

This document has been electronically signed and sealed by Jose L. Miranda, Jr., RA on the Date and/or Time Stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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 incorporated, the property of Jose L. Miranda, Jr., AIA and Associates, may not be reproduced or copied in whole or in part for any purpose or on any other project and is to be returned on request.

EX1 FPC THE ANCHOR FLOOR PLAN
JOB NO. -- F240124
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 06-04-24

MIRANDA ARCHITECTS
309 1/2 CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
AA. REG. NO. AR0017

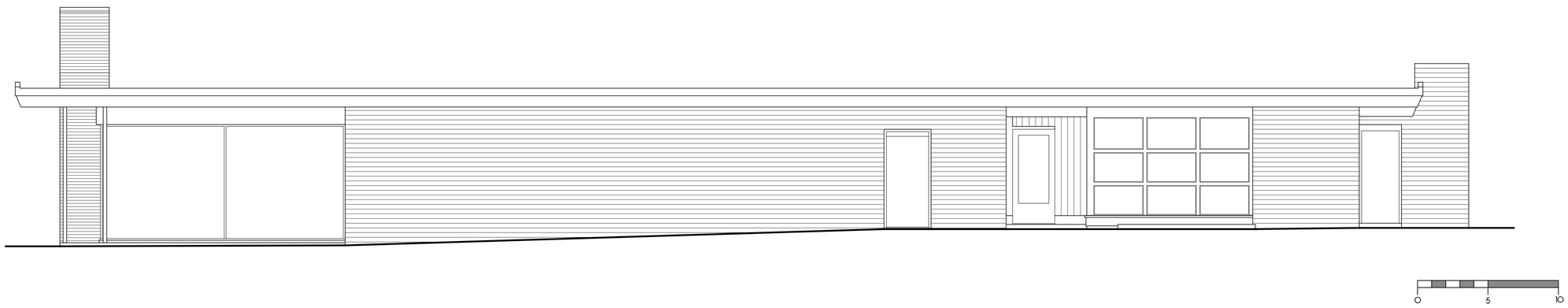
RENOVATION TO THE
FIRST PRESBYTERIAN CHURCH
"THE ANCHOR" YOUTH CENTER
515 CENTRE STREET
FERNANDINA BEACH, FL 32034

PRELIM SOUTH ELEVATION

REVISIONS	DATE

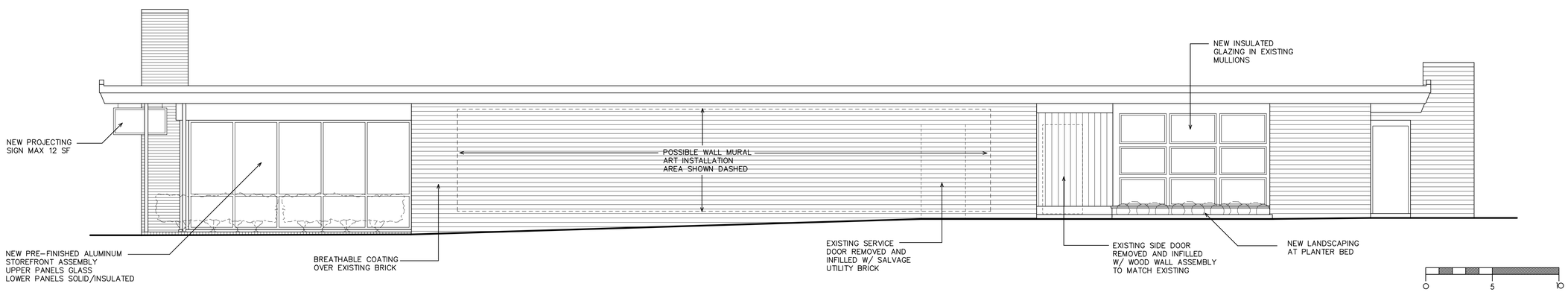
P2

This document has been electronically signed and sealed by Jose L. Miranda, Jr., RA on the Date and/or Time Stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



0 5 10

EXISTING EAST ELEVATION (NORTH 6TH STREET) | 1/4" = 1'-0"



0 5 10

PROPOSED EAST ELEVATION (NORTH 6TH STREET) | 1/4" = 1'-0"

This drawing and the design ideas and concepts it represents is the property of Miranda Architects, Inc. Architect, P.A. and is not to be reproduced or used in whole or in part. It is not to be used on another project and is to be returned at request.

EX1 FPC THE ANCHOR FLOOR PLAN
JOB NO. -- F240124
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 06-03-24

MIRANDA ARCHITECTS
309 1/2 CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
FL REG. NO. AR14857

RENOVATION TO THE
FIRST PRESBYTERIAN CHURCH
"THE ANCHOR" YOUTH CENTER
515 CENTRE STREET
FERNANDINA BEACH, FL 32034

PRELIM EAST ELEVATION

REVISIONS	DATE

P3

This document has been electronically signed and sealed by Jose L. Miranda, Jr., RA on the Date and/or Time Stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

0 5 10

EXISTING NORTH ELEVATION | 1/4" = 1'-0"

0 5 10

PROPOSED NORTH ELEVATION | 1/4" = 1'-0"

This drawing and the design ideas incorporated herein, as an instrument of service is the property of Jose L. Miranda, Jr., Architect and shall not be reproduced or copied in whole or in part. It is not to be used on any other project, and is to be returned on request.

EX1 FPC THE ANCHOR FLOOR PLAN
JOB NO. -- F240124
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 06-03-24

MIRANDA ARCHITECTS
309 1/2 CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
904.261.4586 TEL
FL. REG. NO. AR14687
MIRANDA architects

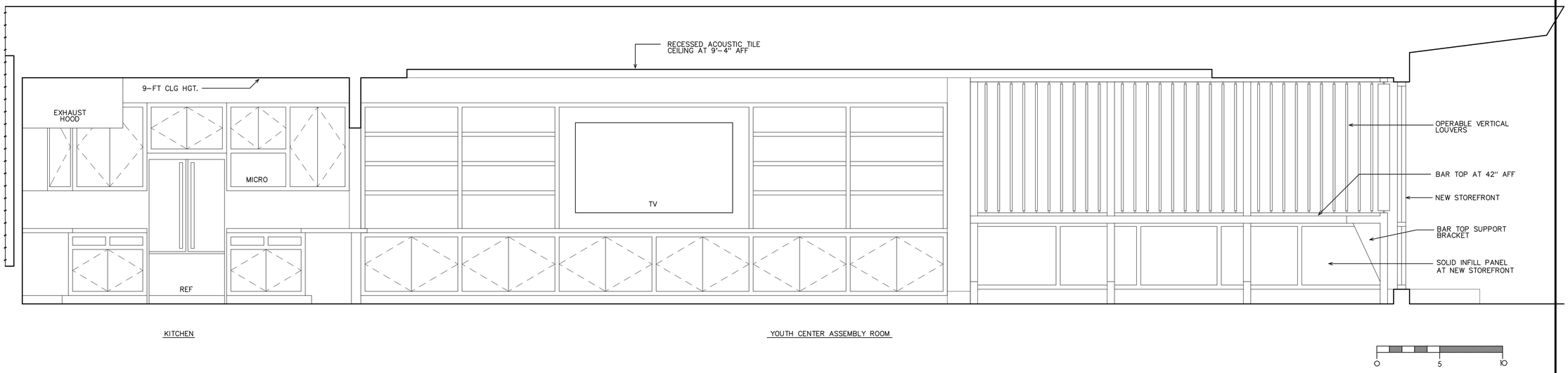
RENOVATION TO THE
FIRST PRESBYTERIAN CHURCH
"THE ANCHOR" YOUTH CENTER
515 CENTRE STREET
FERNANDINA BEACH, FL 32034

PRELIM NORTH ELEVATION

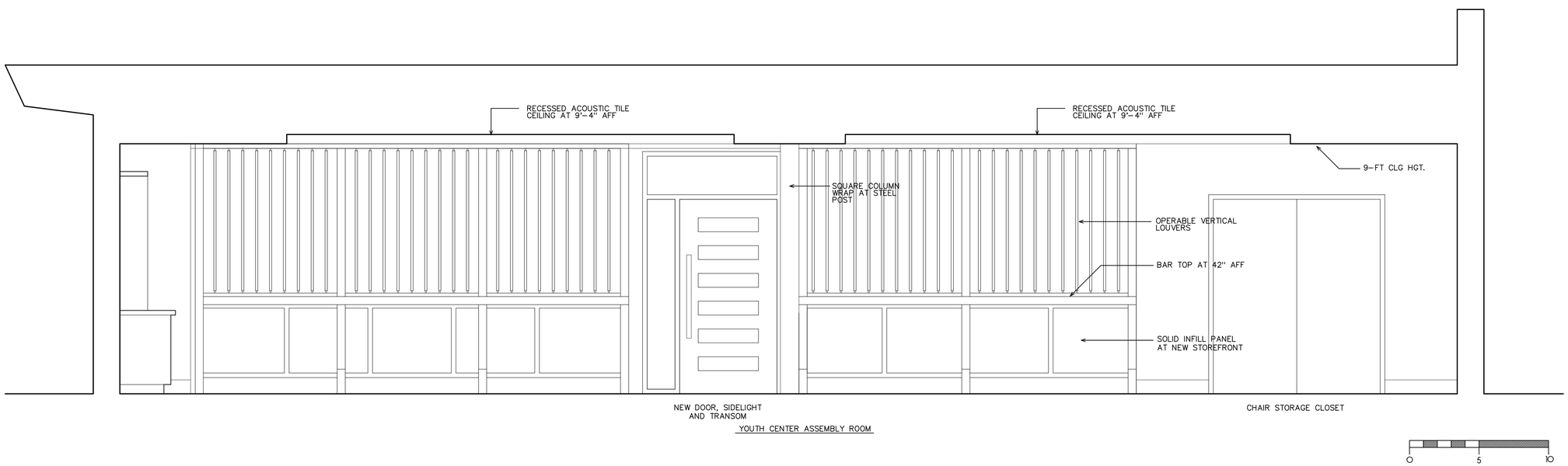
REVISIONS	DATE

P4

This document has been electronically signed and sealed by Jose L. Miranda, Jr., RA on the Date and/or Time Stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



PROPOSED CROSS SECTION (EAST ELEVATION) | 1/2" = 1'-0"



PROPOSED CROSS SECTION (SOUTH ELEVATION) | 1/2" = 1'-0"

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

EX1 FPC THE ANCHOR FLOOR PLAN
JOB NO. -- F240124
DRAWN BY -- JLM
CHKD BY -- JLM
DATE -- 06-04-24

MIRANDA ARCHITECTS
309 1/2 CENTRE STREET, SUITE 206
FERNANDINA BEACH, FL 32034
904.261.4596 TEL
FL REG. NO. AR4687

RENOVATION TO THE
FIRST PRESBYTERIAN CHURCH "THE ANCHOR" YOUTH CENTER
515 CENTRE STREET
FERNANDINA BEACH, FL 32034

PRELIM INTERIOR ELEVATIONS

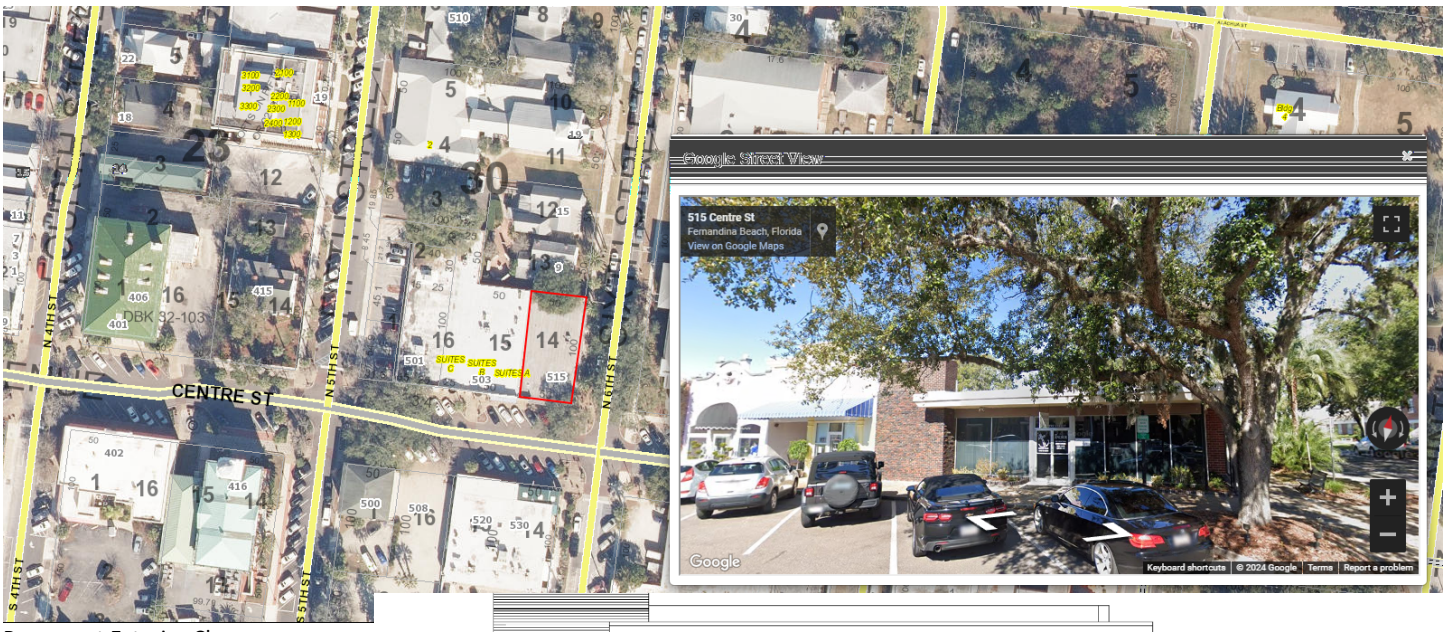
REVISIONS	DATE

P5

HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2024-0014
JUNE 27, 2024

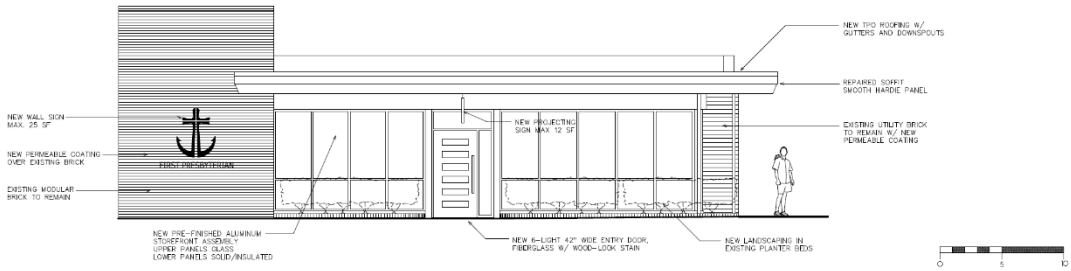
Owner/Applicant:	Rice Architect, agent for First Presbyterian Church Fernandina Beach
Property Address:	515 Centre Street
Requested action:	FINAL Certificate of Approval (COA) to renovate the south and east elevations
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	Commercial
FL Master Site File #	8NA01098
Year Built:	1957 (FMSF)
Contributing Status:	Non-Contributing

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



Requesext Exterior Changes:

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The First Presbyterian Church -- The Anchor Youth Center is seeking approval to renovate their existing non-contributing commercial building built around 1957. The renovations will include updating the facade, windows, roof, signage, and landscaping. The project description includes: "Renovation of existing circa 1957, non-contributing commercial building for continued use as First Presbyterian Church – The Anchor Youth Center.

Propose Scope of Work

1) New pre-finished aluminum storefront w/ insulated glazing and infill panels.
2) New entry door and sidelight.
3) New permeable masonry coating on existing brick facade.
4) New windows and steel lintels on north elevation.
5) Renovation of existing wood framed fixed windows on east elevation.
6) Repair of existing roof overhang and soffit with Hardie panel and trim.
7) Infill of removed openings on east facade with salvage brick veneer.
8) New roofing, gutters and downspouts.
9) New signage
10) New landscaping in existing planter beds."

APPLICABLE GUIDELINES:

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION
CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE
DOWNTOWN HISTORIC DISTRICT GUIDELINES
CITY OF FERNANDINA BEACH COMPREHENSIVE PLAN

ANALYSIS:

Constructed in 1957, this one-story mid-century modern commercial structure represents a shift in architectural styles in downtown Fernandina Beach and is indicative of architectural trends in the post WWII era.

The Florida Master Site File (8NA01098) indicates that this "…resource retains much of its historic integrity and stands within the historic district, it appears to be potentially eligible to the district." Although the building could not currently be included in the district because it falls outside the current period of significance, the opportunity exists to explore a second period of significance for downtown. This would take into account all of the mid-century resources that are indicative of this period of development. When assessing structures, integrity is a key factor in whether or not a structure contributes.

The Fernandina Beach 2030 Comprehensive Plan states in *Policy 11.08.01* that "the City shall encourage protection, preservation, and revitalization of historic non-designated structures and neighborhoods.

STAFF RECOMMENDATION:

The Presbyterian Church has requested improvements to this structure and appeared before the board three separate times since 2019 with various design options. Each of the prior proposals requested painting of the original brick. The current proposal requests a permeable masonry coating application that is viewed as a more acceptable alternative to painting brick. Permeable masonry coatings are a type of breathable finish specifically designed for brick exteriors. Unlike traditional paint, these coatings allow water vapor to pass through the brick while offering some protection from the elements. This breathability is crucial for historic buildings:

Moisture Management: Brick naturally absorbs and releases moisture. Trapping moisture within the brick can lead to problems like spalling (flaking) and deterioration. Permeable coatings allow the brick to breathe, preventing moisture build-up and promoting a healthy building envelope.

The proposed exterior improvements are consistent with direction provided for treatment of a non-contributing structure and appropriate modifications which honor the mid-century modern design. Staff finds that the requested action, as presented, is consistent with the Comprehensive Plan, Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines.

Staff recommends FINAL APPROVAL.

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2024-0014 **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 2024-0014, 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 Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 **HDC 2024-0014 Application and Backup Materials**

EXHIBIT 2 **Florida Master Site File 8NA01098**

Print

Historic District Council (HDC) Certificate of Approval (COA) Application - Submission #14095

Date Submitted: 6/10/2024

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

USE THIS FORM TO Apply for BOARD approval for projects in the Downtown or Old Town Historic District or the Community Redevelopment Area (CRA) AND STAFF-LEVEL review for PAINT projects ONLY.

NOTE: All other STAFF-LEVEL approvals (i.e, fence, right-of-way, roof) and smaller STAFF-LEVEL project reviews can be submitted with your building permit where reviews will be performed and cost will be assessed simultaneously.

Fees

- [ ] Certificate of Approval (COA): Staff Review $25
- [ ] Certificate of Approval (COA): Board Review - Residential Single Family) $250
- [x] 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

HDC 2024

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, right-of-way, or zoning permit (if required).

Application Requirements

Please be sure to upload all necessary documents pertaining to your COA request to your COA application or permit application.

- ☐ 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
- [x] Amelia River Waterfront Community Redevelopment Area – see LDC Section 8.01.02
- [ ] Application Process for Certificate of Approval – see LDC Section 8.03.03
- [ ] Signage in the Historic Districts and Community Redevelopment Area – see LDC Section 8.01.03
- [ ] Requirements for Demolition Applications – see LDC Section 8.03.03.01
- [ ] Appeals - see LDC Section 8.03.09

The LDC is Available for Review at

www.fbfl.us/LDC

Appeals

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

PROJECT TYPE*

New Construction

APPROVAL TYPE*

Board Approval: Conceptual

See Certificate of Approval Matrix for details

Previously Approved Case #

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

Yes

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

6/10/2024

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*

Waterfront Community Redevelopment Area (CRA)

Site Address*

Waterfront Lots C + D

City*

Fernandina Beach

State*

Florida

Zip Code*

32034

Parcel ID #(s)*

00-00-31-1760-0031-0020 and 00-00-31-1760-0029-0010

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

City of

Last Name*

Fernandina Beach

Mailing Address*

204 Ash Street

City*

Fernandina Beach

State*

Florida

Zip Code*

32034

Telephone Number*

904-310-3100

E-mail Address*

jglisson@fbfl.org

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

204 Ash Street

City

Fernandina Beach

State

Florida

Zip

32034

Telephone Number

904-310-3100

E-mail Address

Project Description*

Construct Restrooms and Pavilion at Waterfront

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

Design Vision Statement*

Construct compliant with CRA Design Guidelines

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

Requirements for Demolition Applications

Per LDC 8.03.03.01

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

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

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

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

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

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

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

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

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

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

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

MATERIALS

List all proposed materials and colors, as applicable

EXTERIOR FABRIC

Manufacturer	Product Description	Color
		(Name/Number)

DOORS

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

WINDOWS

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

ROOFING

Manufacturer	Product Description	Color
		(Name/Number)

FASCIA/TRIM

Manufacturer	Product Description	Color
		(Name/Number)

FOUNDATION

Manufacturer	Product Description	Color
		(Name/Number)

SHUTTERS

Manufacturer	Product Description	Color
		(Name/Number)

PORCH/DECK

Manufacturer	Product Description	Color
		(Name/Number)

FENCING

Manufacturer	Product Description	Color
		(Name/Number)

DRIVEWAYS/SIDEWALKS

Manufacturer	Product Description	Color
		(Name/Number)

SIGNAGE

Manufacturer	Product Description	Color
		(Name/Number)

OTHER

Manufacturer	Product Description	Color
		(Name/Number)

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

Upload 1	Upload 2	Upload 3	Upload 4
1- Purpose of Review.pdf	2- Restrooms at Waterfront Park - Back Up.pdf	3- Pavillion Back Up Documentation.pdf	Choose File No…en

Upload 5

Choose File No…en

Upload 6

Choose File No…en

Upload 7

Choose File No…en

Upload 8

Choose File No…en

Certification*

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

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

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

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

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

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

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

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

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

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

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

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

10. I/We understand that the City Staff will install a Notice of Hearing sign on the property 14 days before the scheduled heating 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*

Jeremiah

Applicant Last Name*

Glisson

Today's Date*

6/10/2024

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.

Purpose of Review

For the HDC to comment on conceptual plans for two structures to be built as part of the proposed waterfront park.

Waterfront Park

Design currently being done by Thomas & Hutton

The overall design is not part of this review but included to give context of the relationship of the two buildings to each other and the overall design of the park.

Bathrooms

Design provided by CXT corporation and consists of two precast concrete buildings facing each other separated by a pergola. Each building will have two separate unisex, ADA compliant bathrooms.

1. Site Plan
2. Building
3. Video of building

https://sketchfab.com/3d-models/24-dn-200-7298d11425534983bfb9fcdee6e518d0

4. Building finishes – three concepts provided
    a. Simulated lap siding
    b. Simulated brick
    c. Combination simulated sidings
5. Pergola between building
6. Comments by Eric Bartelt who did the original conceptual design of the park

Pavilion

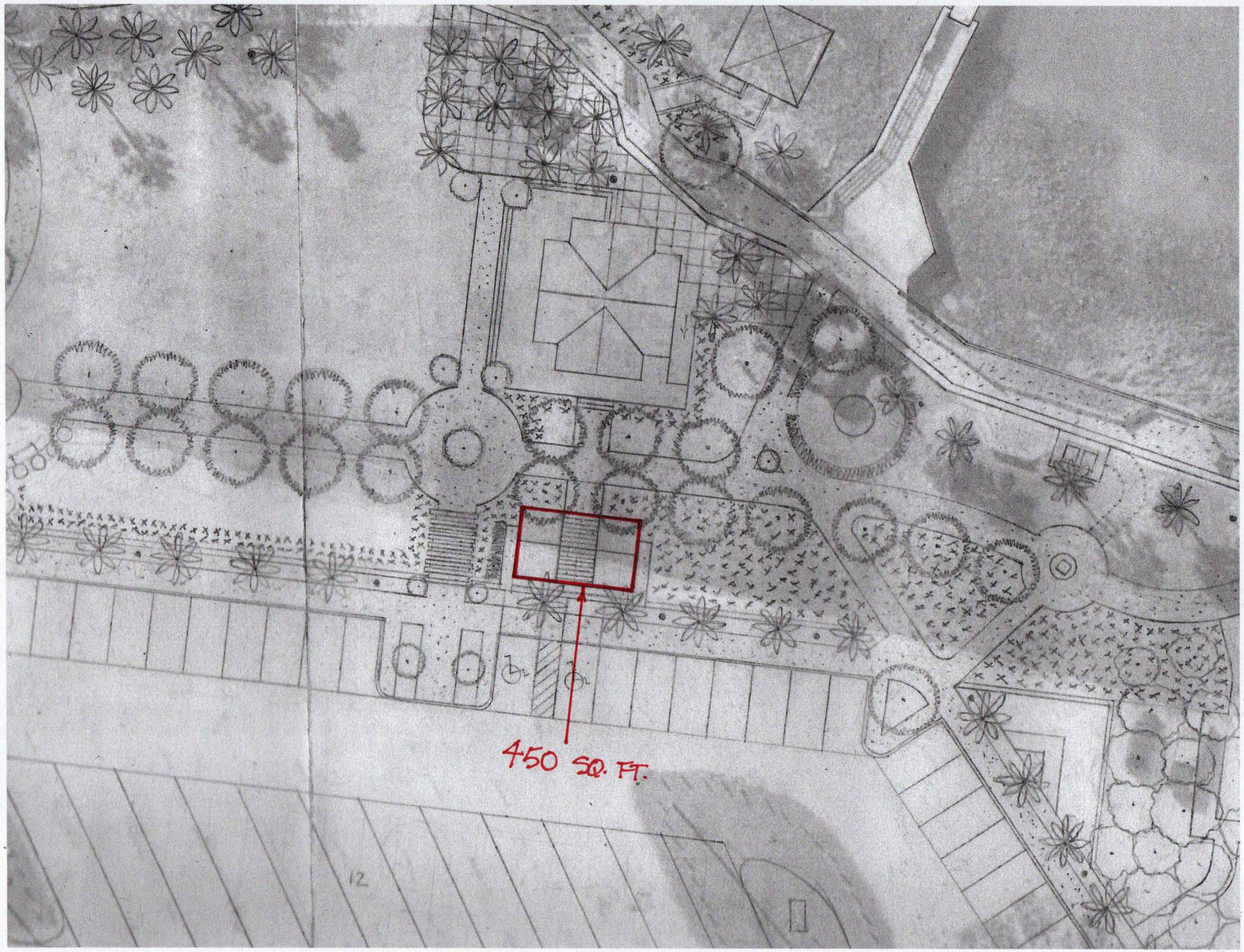
Design by Bhide & Hall Architects, P.A.

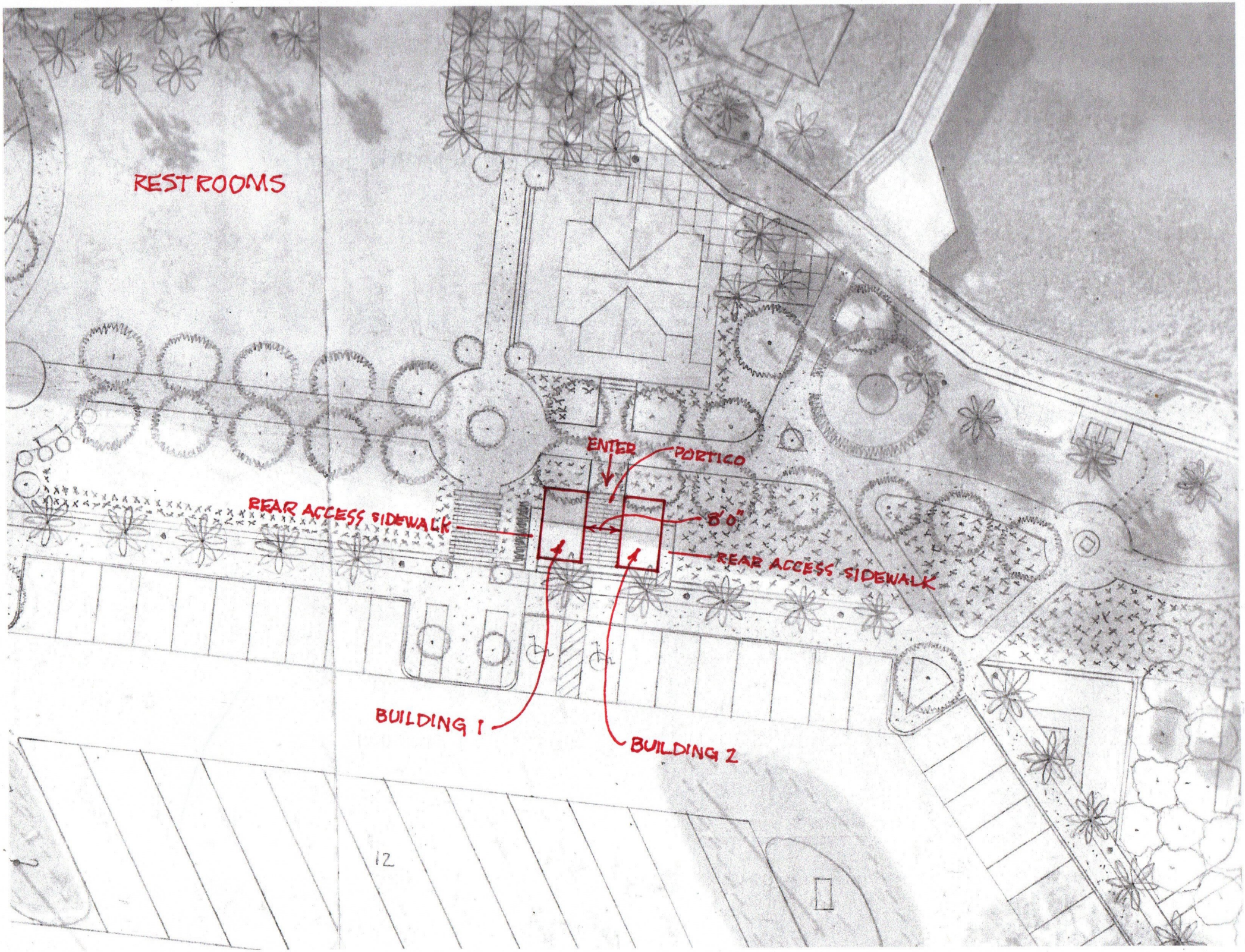
An open-air, rentable, multipurpose pavilion with a stage that can be used for:

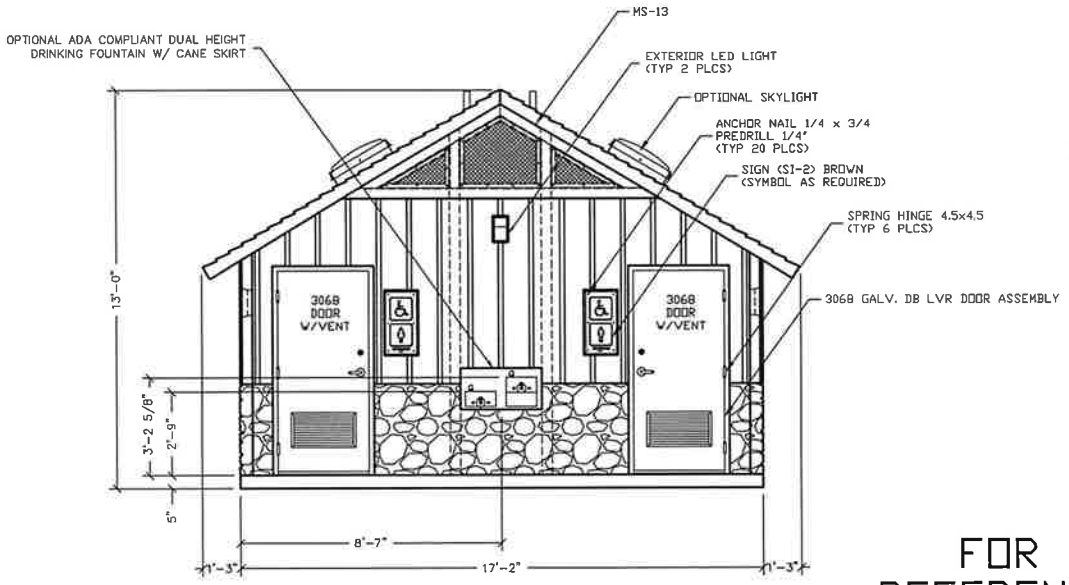
- Music performances
- Children's birthday parties
- Family reunions
- Fishing tournament events
- Group picnics
- Weddings and wedding receptions
- Special Events

1. Site Plan
2. Building
    a. Pitch of roof
    b. Gables open at top or closed with lap siding
    c. Roof color and materials

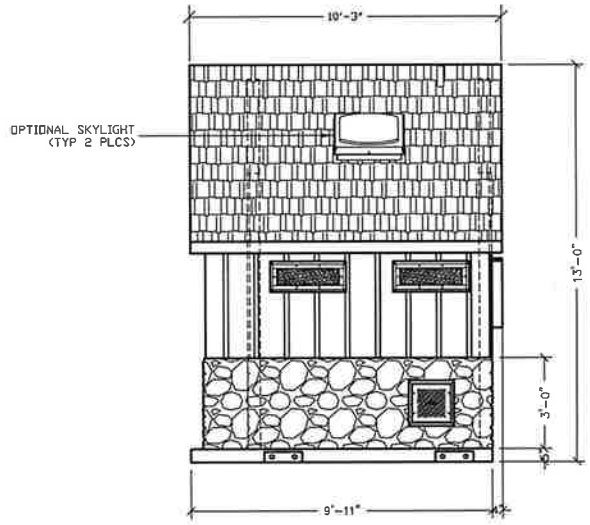
3. Comments by Eric Bartelt who did the original conceptual design of the park


450 SQ. FT.
12


RESTROOMS
ENTER
PORTICO
REAR ACCESS SIDEWALK
8'0"
REAR ACCESS SIDEWALK
BUILDING 1
BUILDING 2
12

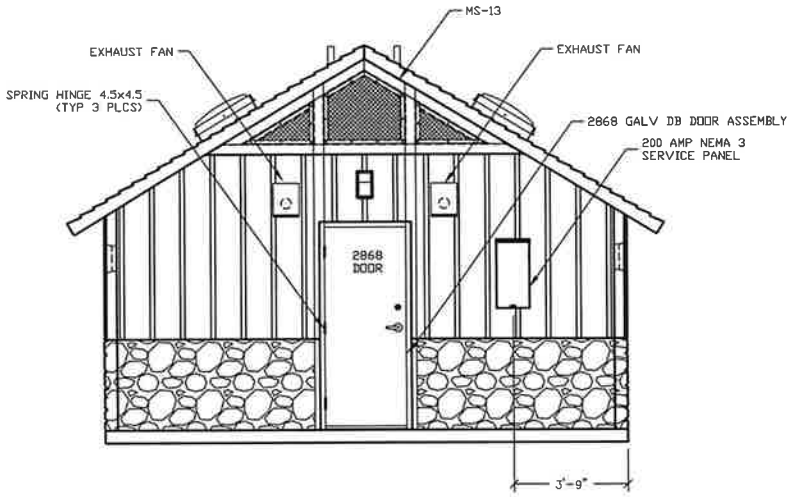


FRONT ELEVATION

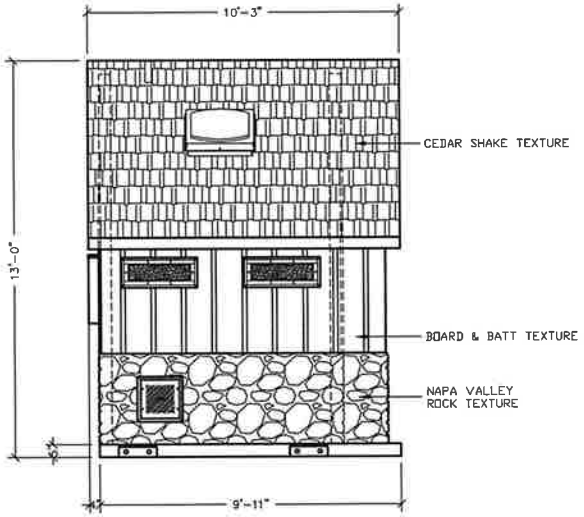


RIGHT SIDE ELEVATION

FOR REFERENCE ONLY



REAR ELEVATION



LEFT SIDE ELEVATION

EMBEDDED MATERIALS

ITEM	QTY
SPRING HINGE 4.5x4.5	9
3068 DOOR ASSEMBLY	2
21068 DOOR ASSEMBLY	1
ANCHOR NAIL 1/4x3/4	20
MS-13	2

CU. FT. CONC.	SQ. FT. W.W.F.

APPROXIMATE WEIGHT

3808 N. Sullivan Bldg. #7 Spokane, WA 99216

CXT®

Precast Products

921 N. Highway 77 Hillsboro, TX 76645

PROJECT TITLE

DENALI

CXT STANDARD BUILDING

NOTICE

The information contained herein is proprietary and the exclusive property of CXT Incorporated. The information may only be used by the original recipient for the purpose intended. Reproduction or distribution of this information is strictly prohibited without the prior written consent of CXT Incorporated. By viewing use of this information, CXT Incorporated grants no warranty, express or implied, including a warranty of merchantability or of fitness for a particular purpose.

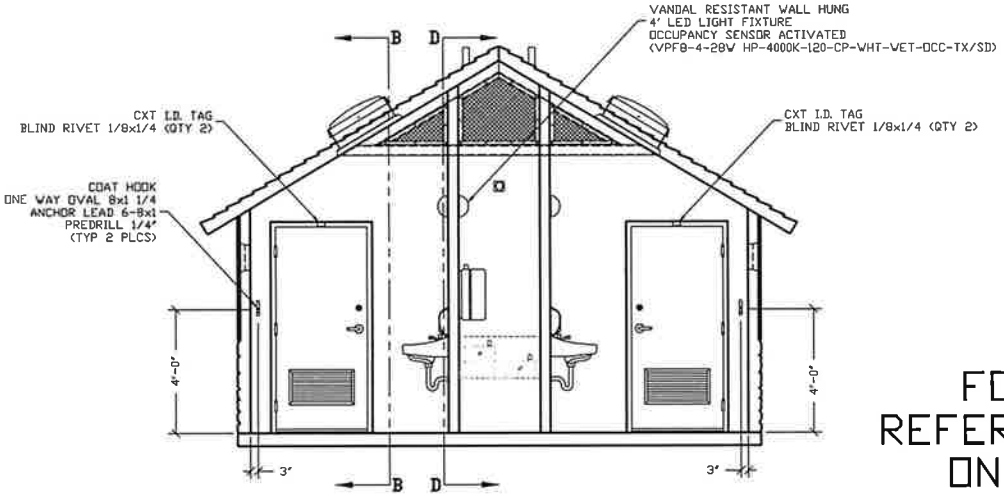
CXT Incorporated

NO.	REVISIONS	APPROVAL	DATE

SCALE	1/4"=1'-0"	DATE	04-30-18
DRAWN		FILE NO.	PD-0402
CHECKED		PLOT	AS

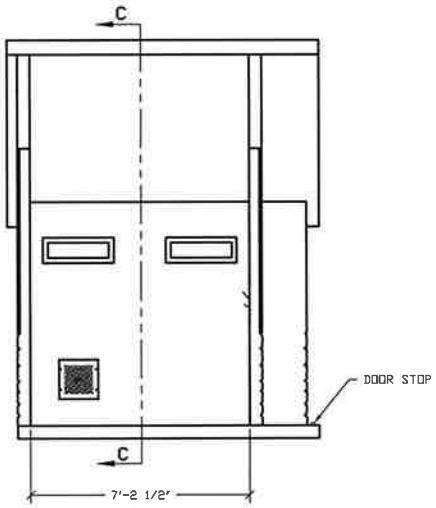
BUILDING ELEVATIONS

DWG NO.	SHEET	REV.
DN-02		

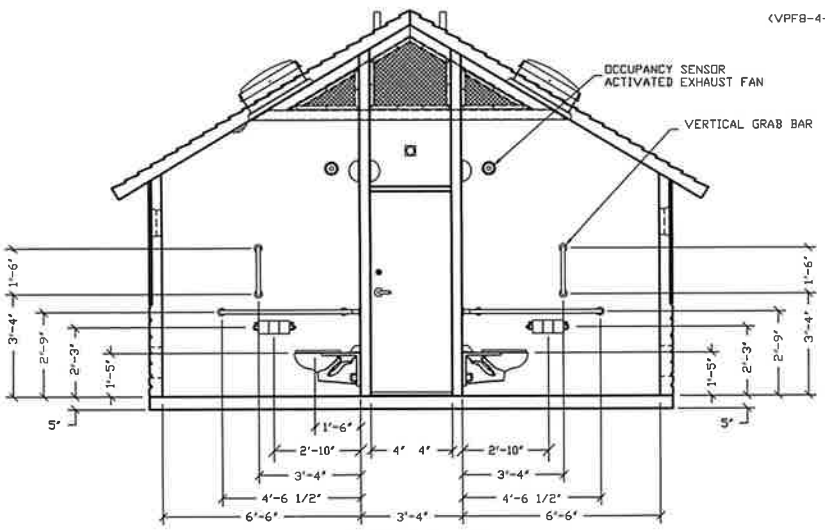


SECTION A – A

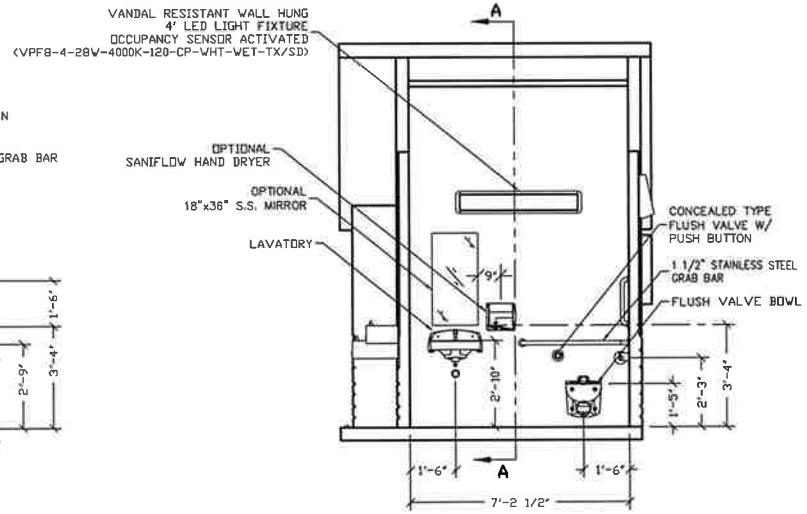
FOR REFERENCE ONLY



SECTION B – B



SECTION C – C



SECTION D – D

EMBEDDED MATERIALS	
ITEM	QTY
BLIND RIVET 1/8x1/4	4
GRAB BAR	2
VERTICAL GRAB BAR	2
COAT HOOK	2
DOOR STOP	2
ONE WAY OVAL 8x1 1/4	4
ANCHOR LEAD 6-8x1	4
CXT I.D. TAG	2
ANCHOR NAIL 1/4x1	12
ANCHOR NAIL 1/4x3/4	8
ANCHOR NAIL 3/16x7/8	18

CU. FT. CONC.	SQ. FT. W.W.F.
APPROXIMATE WEIGHT	

3808 N. Sullivan Bldg. #7 Spokane, WA 99216
CXT
Precast Products
901 N. Highway 77 Hillsboro, TX 76645

PROJECT TITLE
DENALI
CXT STANDARD BUILDING

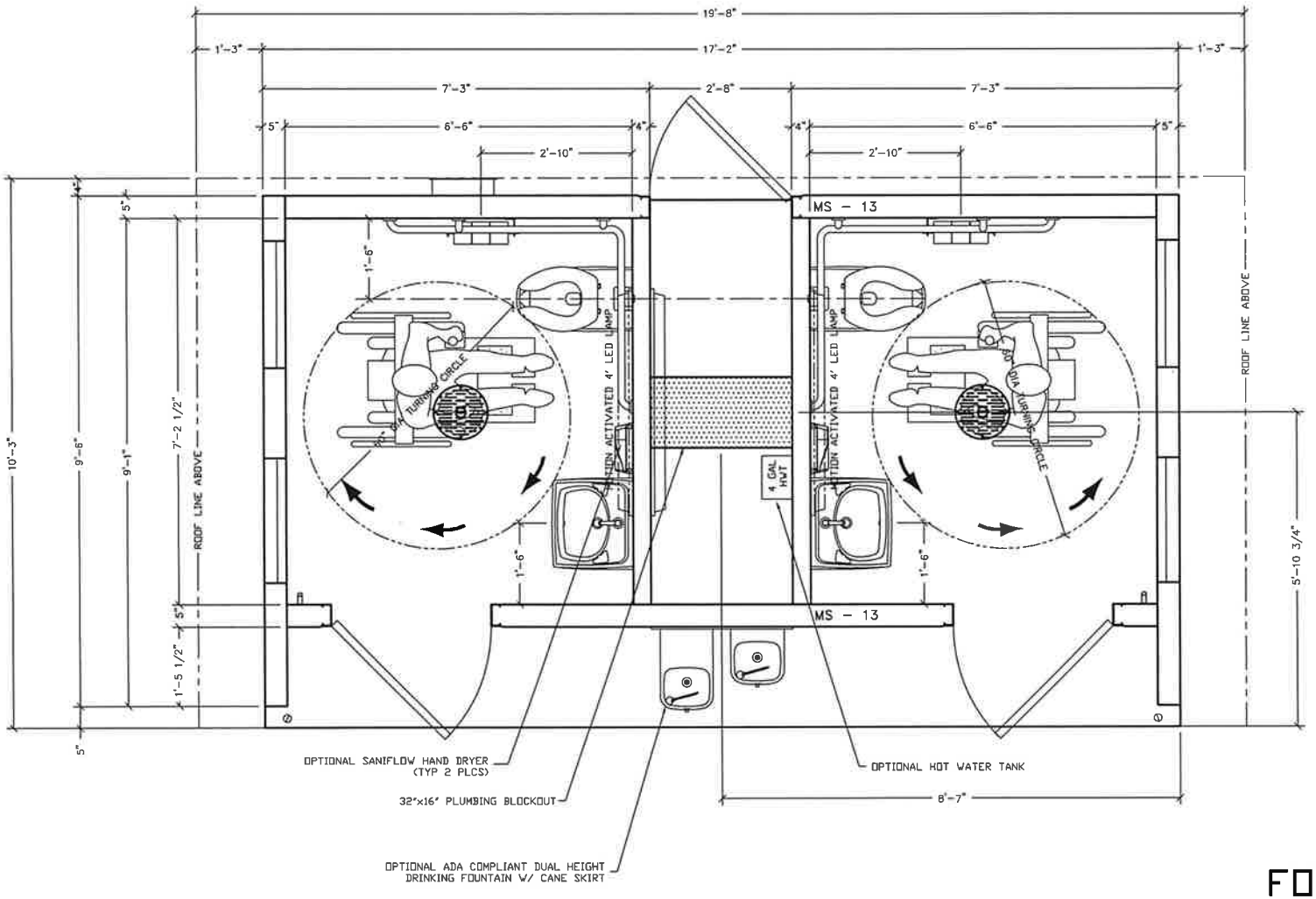
NOTICE
The information contained herein is proprietary and the exclusive property of CXT Incorporated. The information may only be used by the original recipient for the purpose intended. Reproduction or distribution of this information is strictly prohibited without the prior written consent of CXT Incorporated. By viewing use of this information, CXT Incorporated grants no warranty, express or implied, including a warranty of merchantability or of fitness for a particular purpose.
CXT Incorporated

NO.	DESCRIPTION	APPROVAL	DATE

SCALE	1/4"=1'-0"	DATE	04-30-18
DRAWN	-	FILE NO.	PO-1003
CHECKED		PLOT	48

INTERIOR ELEVATIONS

DWG NO.	SHEET	REV.
DN-03		



FOR REFERENCE ONLY

3608 N. Sullivan Bldg. #7 Spokane, WA 99216

CXT®

Precast Products

901 N. Highway 77 Hillsboro, TX 76645

PROJECT NO.

DENALI

CXT STANDARD BUILDING

NOTICE

The information contained herein is proprietary and the exclusive property of CXT Incorporated. The information may only be used by the original recipient for the purpose intended. Reproduction or distribution of this information is strictly prohibited without the prior written consent of CXT Incorporated. By allowing use of this information, CXT Incorporated grants no warranty, express or implied, including a warranty of merchantability or of fitness for a particular purpose.

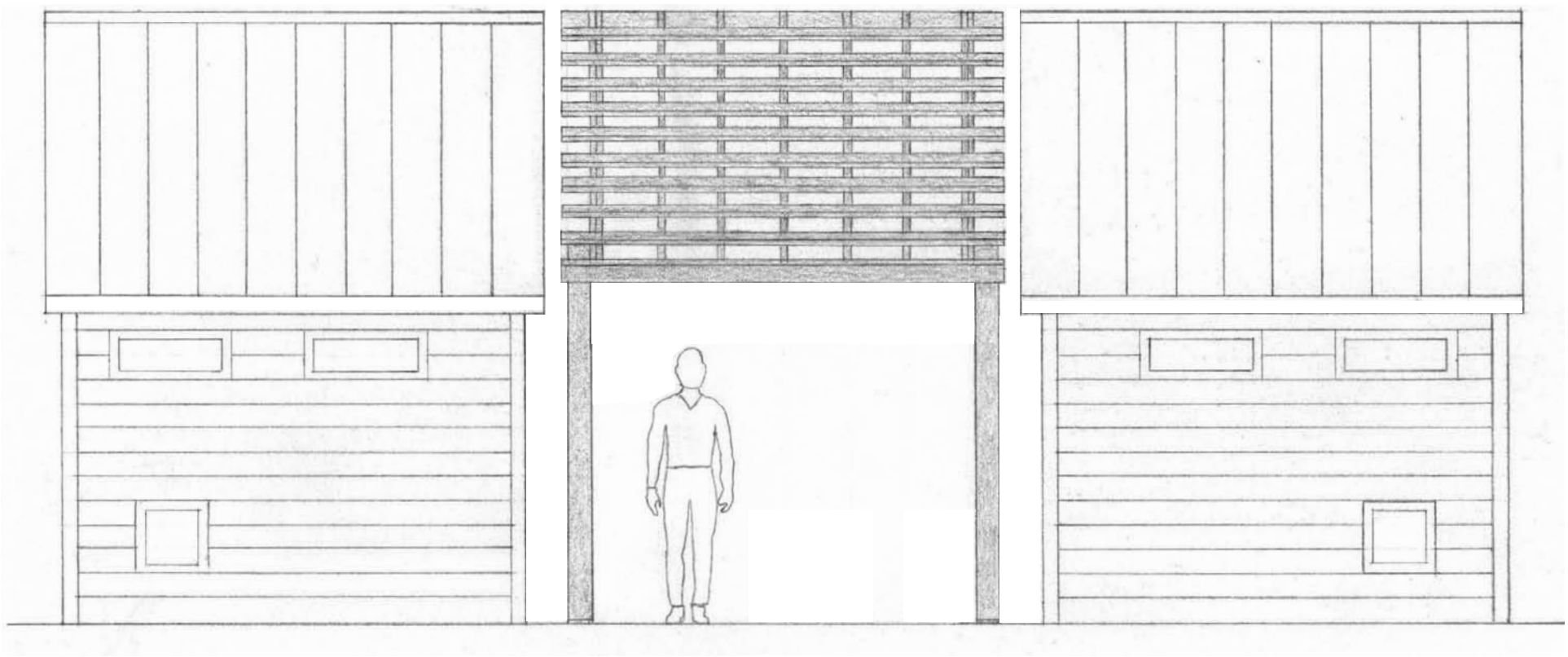
CXT Incorporated

NO.	DESCRIPTION	APPROVED	DATE

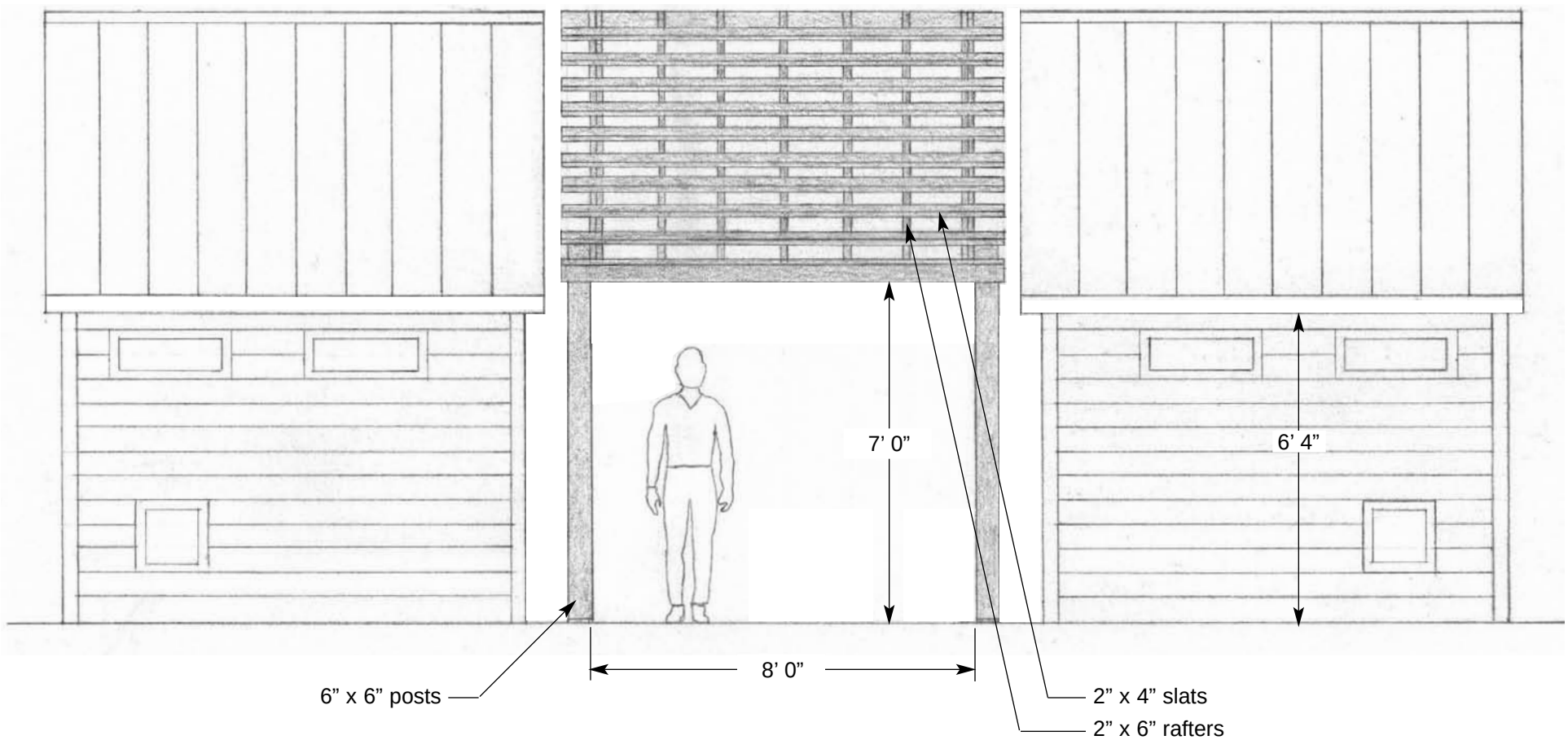
SCALE	1/2"=1'-0"	DATE	04-30-18
DRAWN		FILE NO.	PD-DN04
CHECKED		PLOT	24

FLOOR PLAN

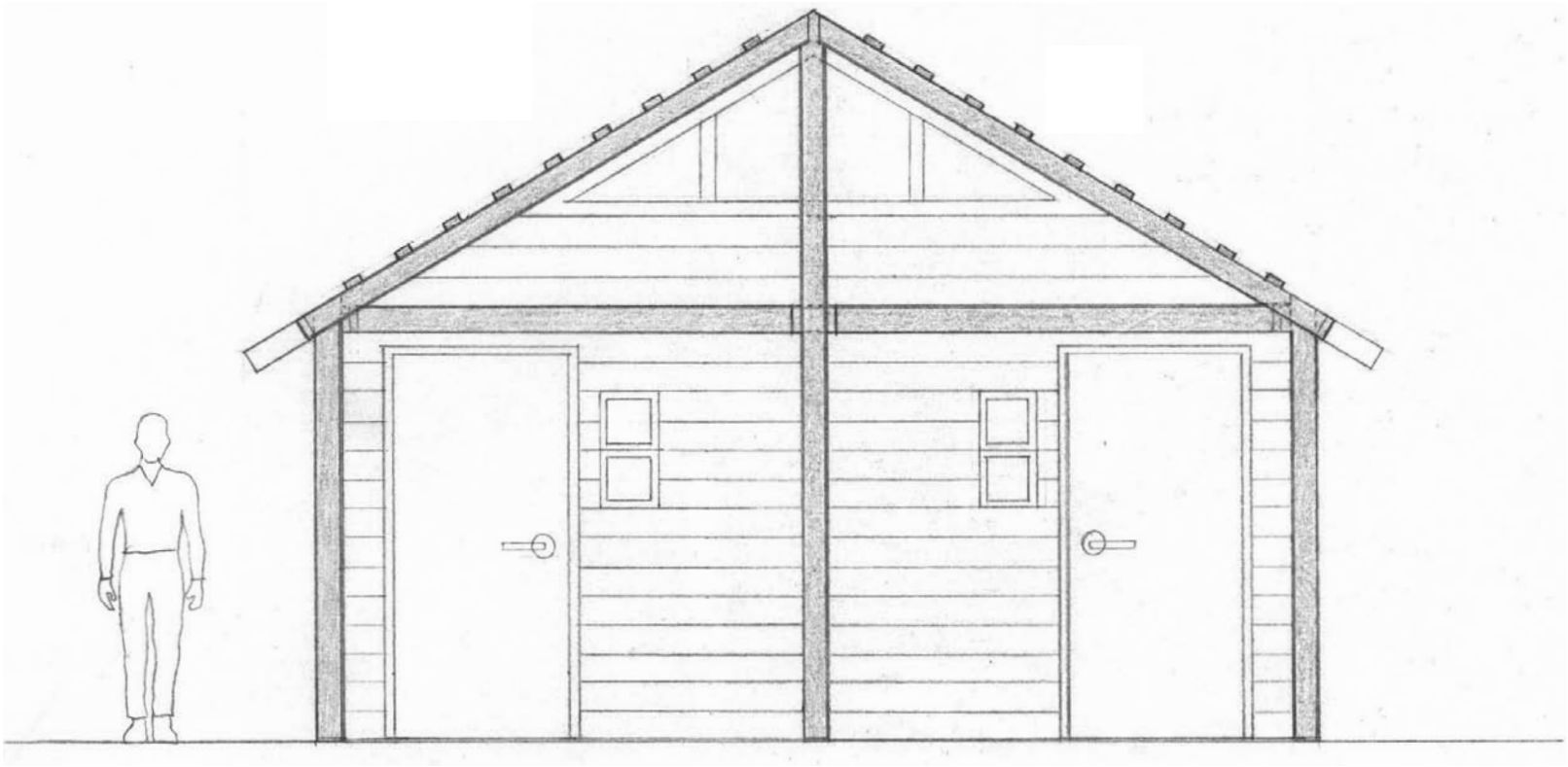
DWG NO.	SHEET	REV.
DN-04		



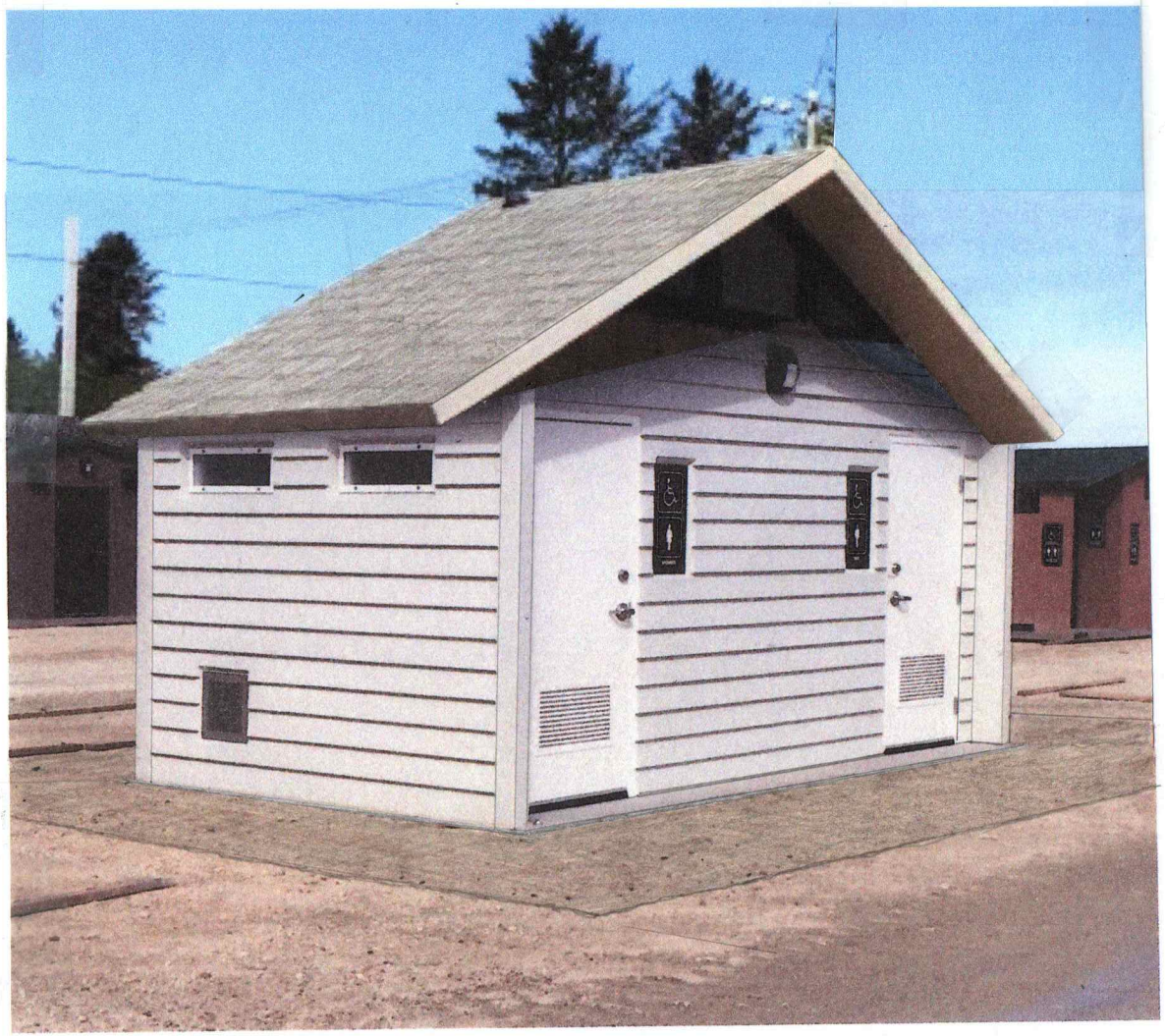
C&D RESTROOM PERGOLA
West Elevation



C&D RESTROOM PERGOLA
West Elevation



C&D RESTROOM PERGOLA
Cross Section



WOMEN

WOMEN
MEN

RESTROOMS (PROPOSED BY BARTELT)

CONSTRUCTION	- Prefab concrete buildings on concrete slab
SOURCE	- CXT Precast Concrete Buildings (Denali model, ADA accessible)
NO. OF UNITS	- Two buildings, two bathrooms in each building
CONFIGURATION	- The two buildings face each so the entry doors do not face the adjacent main walkway. - Buildings separated by 10'. - The buildings align axially with the Pavilion.
ROOF	- Gable, 7/12 (CRA Design Guidelines specify minimum 6/12) - Precast concrete, simulated standing seam metal, painted to match Pavilion metal roof *(Simulated standing seam metal roof references "working waterfront")*
SIDING	- Precast concrete, simulated lap siding and trim, painted to match Pavilion lap siding and trim. *(Lap siding references Historic District architecture)*
WINDOWS	- Glass block (as required by FL Building Code).
COLOR PALETTE	- To match Pavilion

RESTROOM PERGOLA (PROPOSED BY BARTELT)

SOURCE	TBD - is not part of CXT contract
CONSTRUCTION	- Wood framing - 8x8 columns (to match Pavilion columns).
PURPOSE	- Shade - Upgrades restroom building aesthetics. - Add flowering vines for additional shade and aesthetics.
DESIGN	- Matches roof line of restroom buildings.
COLOR PALETTE	- To match Restrooms and Pavilion

COMMENTS (PROPOSED BY BARTELT)

- All new buildings on the waterfront should be architecturally related and consistent with the CRA Design Guidelines.

- The architectural style of new buildings on the waterfront should be consistent with the lap sided, metal roofed Welcome Center. It is the only sizable building that will remain after Atlantic Seafood, the Bath House, and Brett's are demolished.

- The architecture in the proposed waterfront park should reflect both a "working waterfront" aesthetic, with its lap or board and batten siding, metal roofs, minimal orientation, and nautical references) and the architectural style of the residential Historic District, with its lap siding and steeply pitched gable roofs and dormers.

- The architectural style of the waterfront buildings should be different from the architectural style of the commercial buildings in the Central Buisiness District. Those buildings are primarily brick and stucco, materials not used west of the railroad tracks.

HIDE & HALL ARCHITECTS, P.A.

CITY OF FERNANDINA BEACH

LOT C AND D
AMELIA RIVER WATERFRONT PARK
NEW OPEN PAVILION

3D VIEWS

A901
PRELIMINARY

BHIDE & HALL ARCHITECTS, P.A.
1329 KINGSLEY AVENUE, SUITE C ORANGE PARK, FLORIDA 32073 PH. (904) 264-1919 LIC. NO. AR0011549

CITY OF FERNANDINA BEACH

LOT C AND D
AMELIA RIVER WATERFRONT PARK
NEW OPEN PAVILION

ARCHITECT	LICENSE NO.

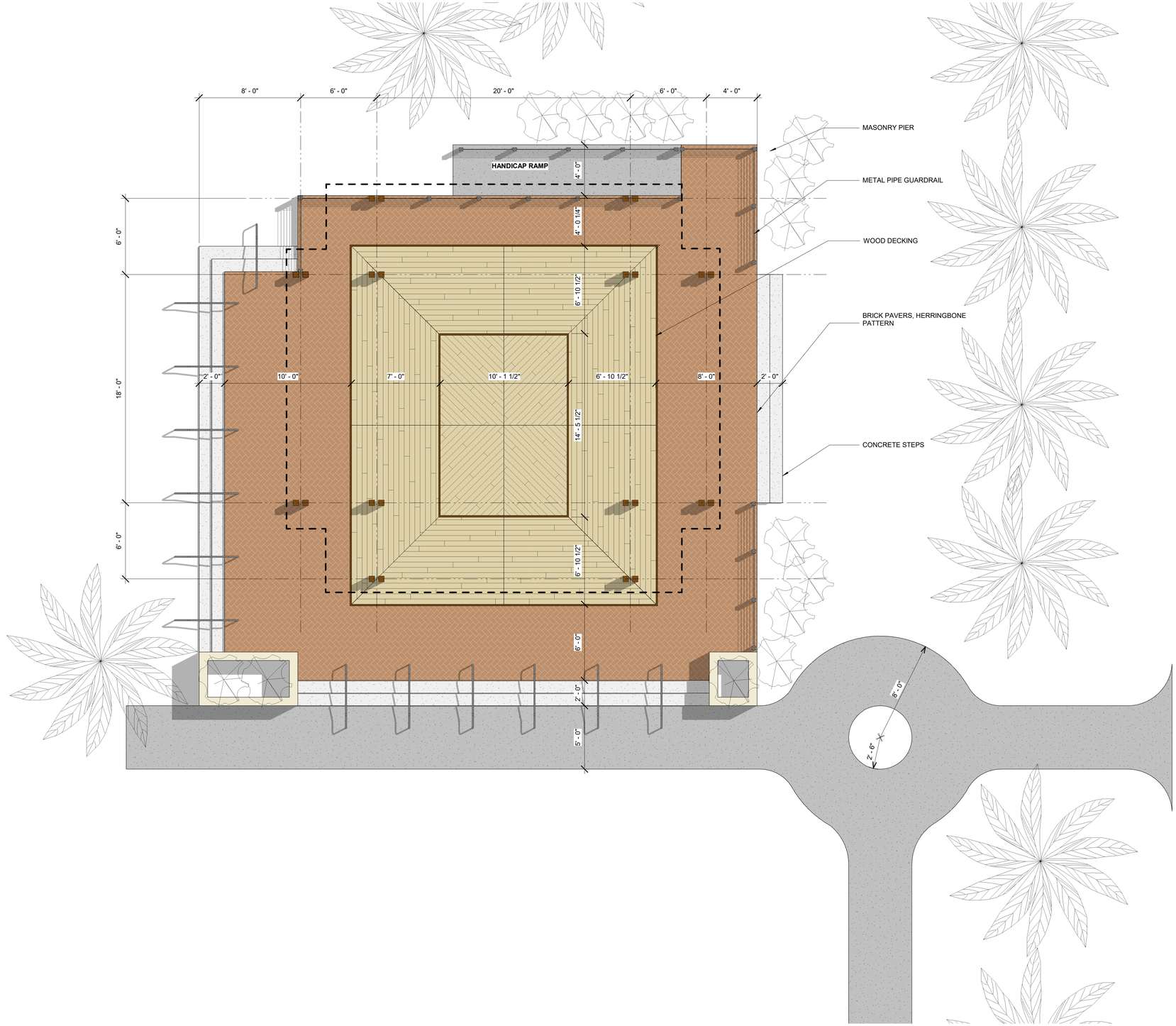
SYM	DESCRIPTION	DATE

3D VIEWS

DATE:	05/07/24
D.B.:	Author
C.B.:	Checker
JOB NO:	202411

A901
PRELIMINARY

5/31/2024 9:56:04 AM P:\2024\202411_Fernandina Beach Pavilion\Schematic.rvt



1 A102 FLOOR PLAN NEW CONST

1ST FLOOR PLAN - NEW CONSTRUCTION 1/4" = 1'-0"

5/31/2024 9:56:02 AM P:\2024\202411_Fernandina Beach Pavilion\Schematic.rvt

BHIDE & HALL ARCHITECTS, P.A.
1329 KINGSLEY AVENUE, SUITE C ORANGE PARK, FLORIDA 32073 PH. (904) 264-1919 LIC. NO. AR0011549

CITY OF FERNANDINA BEACH

LOT C AND D
AMELIA RIVER WATERFRONT PARK
NEW OPEN PAVILION

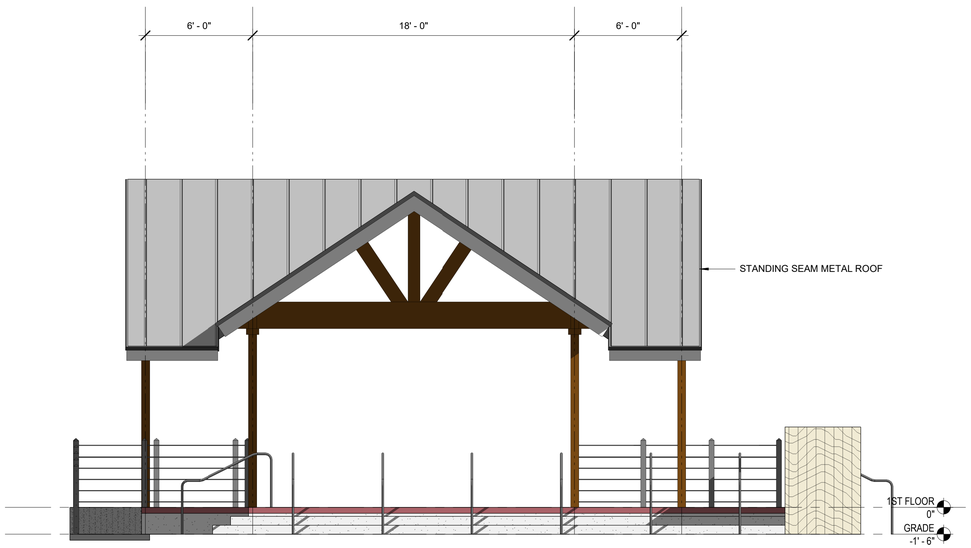
ARCHITECT LICENSE NO.

SYM	DESCRIPTION	DATE

FLOOR PLAN - FIRST FLOOR

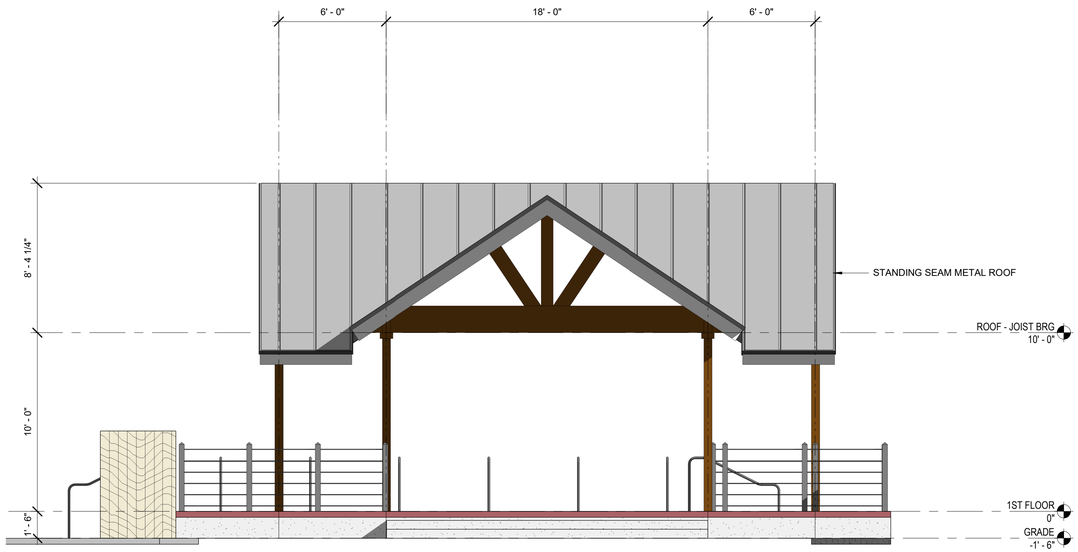
DATE:	NOT ISSUED
D.B.:	Author
C.B.:	Checker
JOB NO:	202411

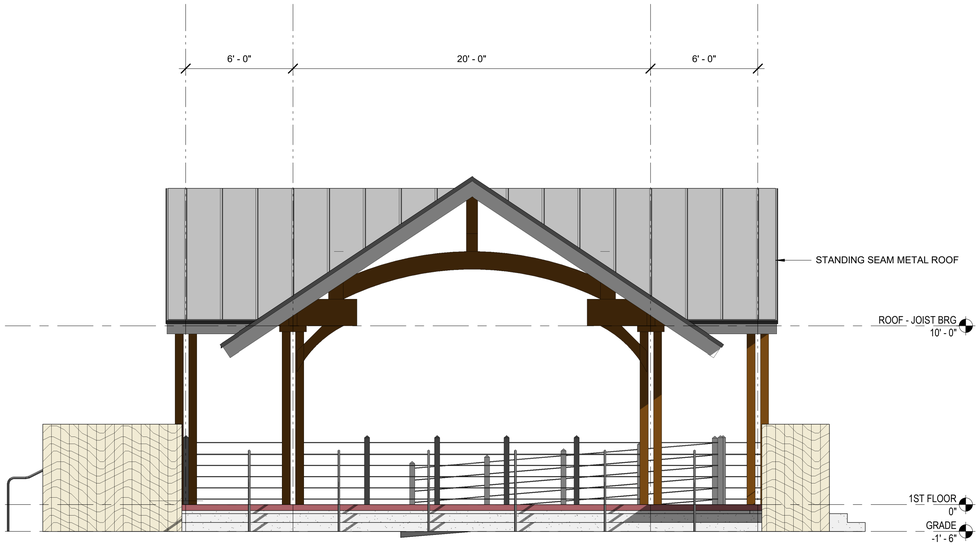
A102
PRELIMINARY



3 A301 EXTERIOR ELEVATION

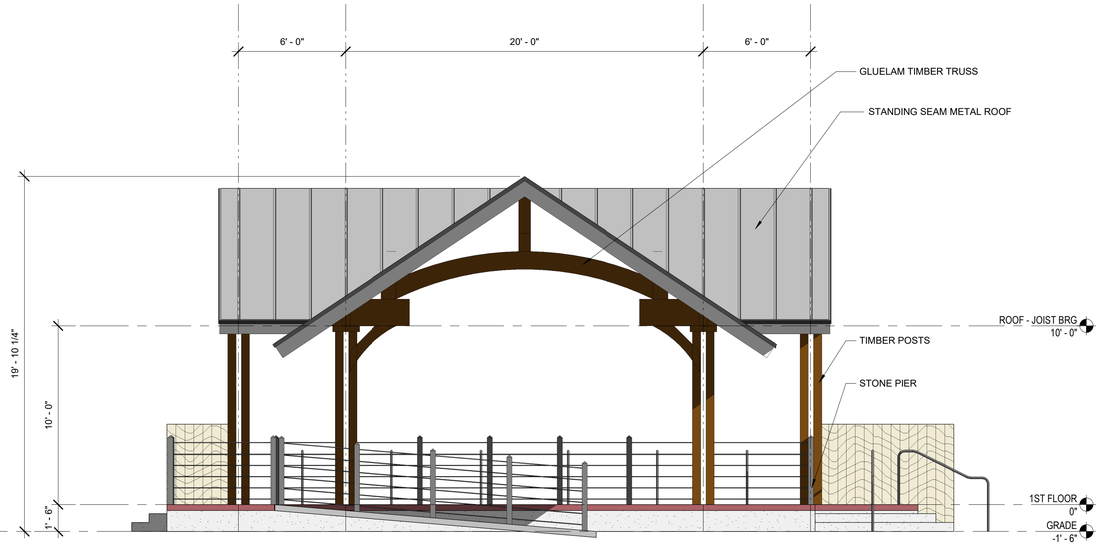
EAST EXTERIOR ELEVATION 1/4" = 1'-0"





2 A301 EXTERIOR ELEVATION

SOUTH EXTERIOR ELEVATION 1/4" = 1'-0"



1 A301 EXTERIOR ELEVATION

NORTH EXTERIOR ELEVATION 1/4" = 1'-0"

BHIDE & HALL ARCHITECTS, P.A.
1329 KINGSLEY AVENUE, SUITE C ORANGE PARK, FLORIDA 32073 PH. (904) 264-1919 LIC. NO. AR0011549

CITY OF FERNANDINA BEACH

LOT C AND D
AMELIA RIVER WATERFRONT PARK
NEW OPEN PAVILION

ARCHITECT	LICENSE NO.

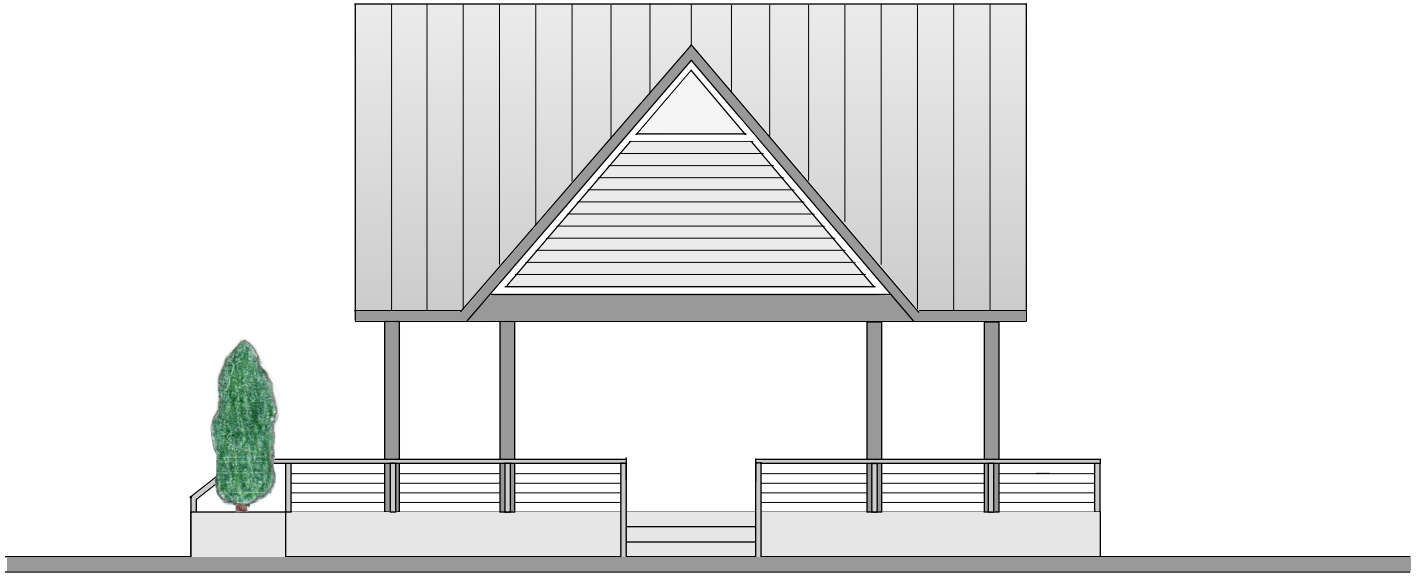
SYM	DESCRIPTION	DATE

EXTERIOR ELEVATIONS

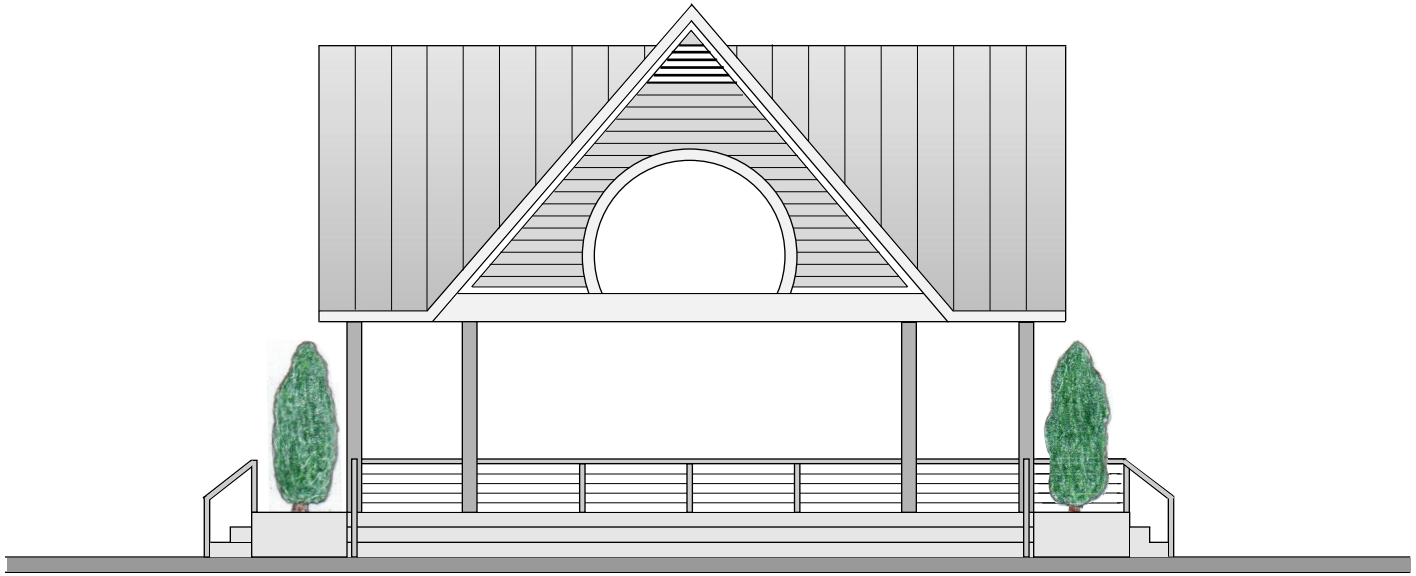
DATE:	NOT ISSUED
D.B.:	Author
C.B.:	Checker
JOB NO:	202411

A301
PRELIMINARY

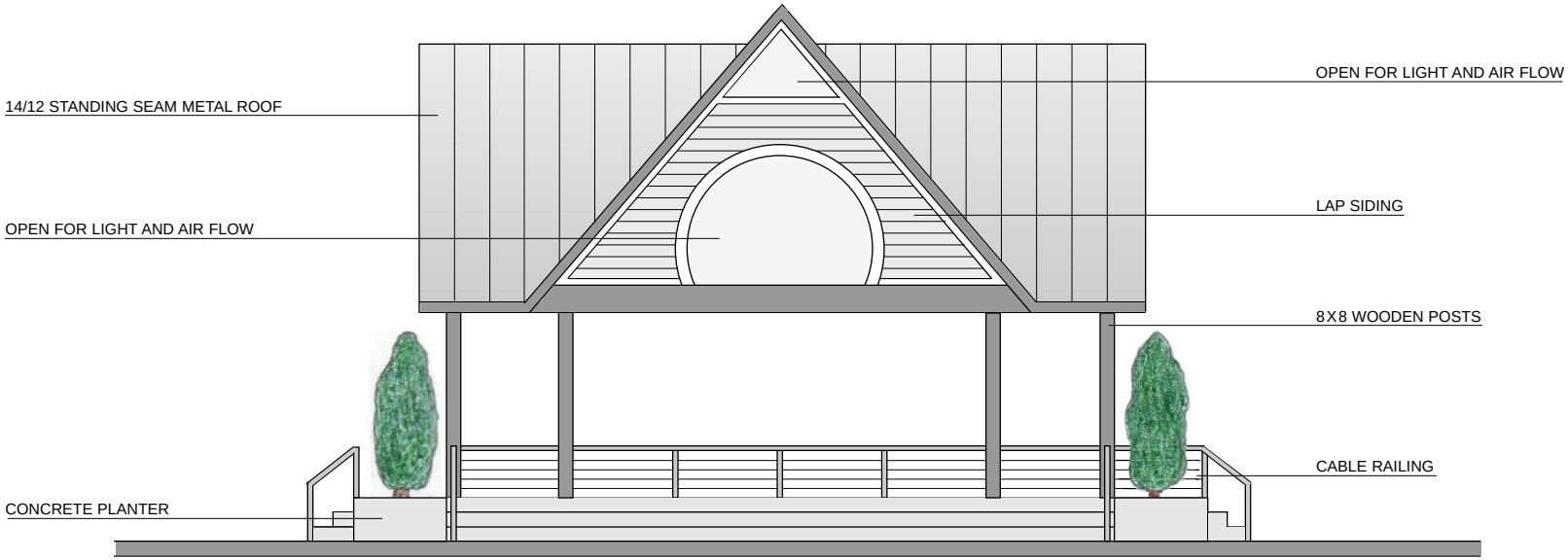
5/31/2024 9:56:03 AM P:\2024\202411_Fernandina Beach Pavilion\Schematic.rvt



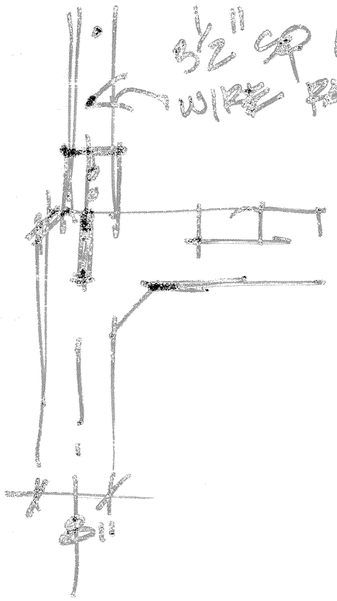
EAST ELEVATION

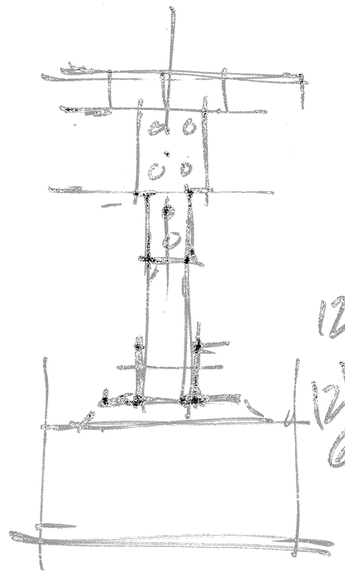


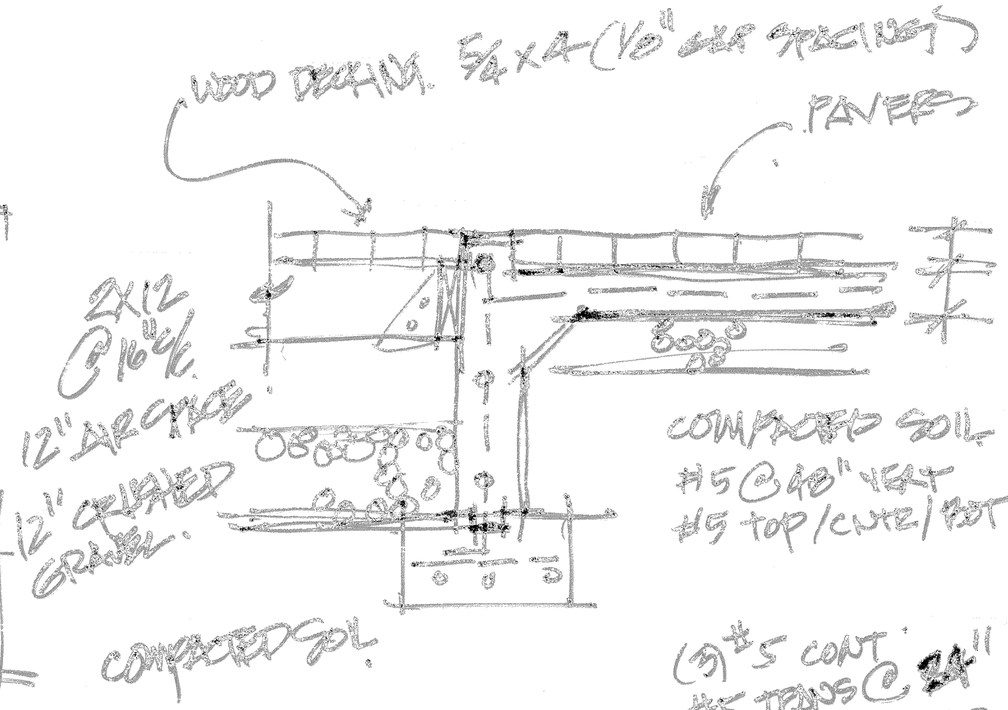
South Elevation

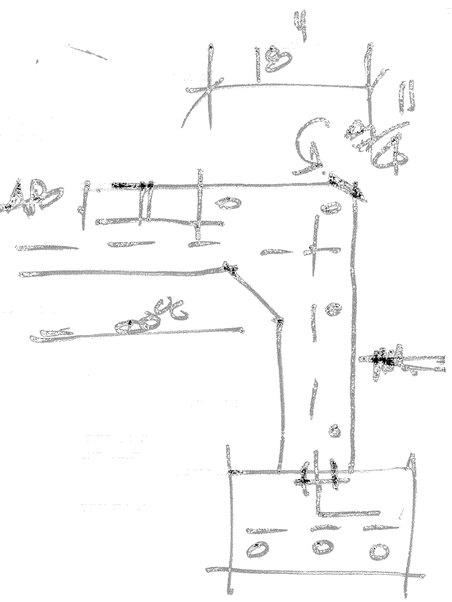


SOUTH ELEVATION









SLAB ON GRADE
MIN 5" TK. WITH
6x6 10/10 WWM @ CNTR OF SLAB
PROVIDE DBL LAYER AT SLAB
PERIMETER. 60" DEEP.

C&D PARK PAVILION - Recommendations and Comments 6/6/24

DESIGN OBJECTIVE	To create an architecturally iconic pavilion that reflects the Victorian architecture of Fernadina's Historic District (lap siding, steeply pitched roofs) combined with a working waterfront aesthetic (metal roofs, minimal ornamentation, maritime references), consistent with the CRA Design Guidelines.
COMPATIBILITY	These recommendations will make the pavilion & restroom building architecturally compatible.
SITE PLAN	Site plan shows stairs on the west side overlapping the floodwall. Adopt CRAAB pavilion floor plan and site plan
BUILDING HEIGHT	25' from grade.
ROOF	PITCH - 12/12. EAVES - Bottom edge of roof should align around all four sides. OVERHANGS - 18" minimum. STANDING SEAM METAL - Style and color OK. GUTTERS & DOWNSPOUTS (or rain chains) - Add at each corner. Downspouts should go through the deck to ground below. (Match to Train Depot pavilion gutters and downspouts). SKYLIGHTS - Add four skylights to north/south roof near junction of east west dormers, to bring light into the interior.
GABLES	To reduce rain incursion into the pavilion and to make the design compatible with Historic District architecture, infill gable ends with lap siding and triangular openings at top of gables for light and air flow. Infill south gable end with a circular opening in the lap siding. (Circular opening establishes the front of the pavilion and is a metaphorical sunset).
COLUMNS	8x8s, no double columns.
DECK	Remove northwest corner of deck per CRAAB floor plan. Brazilian Ipe wood decking OK. Eliminate brick and make entire deck Ipe. .
STAIRS	Concrete Steps and Edge Ribbon OK. Three steps with 7" risers, so deck height is 21". (Since pavilion will be used for stage performances, increased height of the stage and deck is needed).
ADA RAMP	Should be 21' long x 5' wide. Ramp will also be used to move equipment for stage performances, so wider width is necessary.
RAILINGS	Cable OK, with 4x4 posts. Add minimal top rail.
HANDRAILS	Eliminate the multiple handrails on the steps so only two handrails remain, one at each end of each set of steps. Minimize design to be compatible with railings.
PLANTERS	One at each corner of the stage, both square. Reduce height to 21" (trees to be planted in them to frame the stage). No reveal. Chamfered edge OK.
COLOR	Medium Gray - columns, railings, lap siding Light Gray - fascia, cross beams, trim Light Blue - exposed underside of roof (to deter mosquitoes)
UTILITIES	Add stud wall (up to railing height) at northwest corner for water, electric, wifi.

PAVILION (PROPOSED BY BARTELT)

CONSTRUCTION	- Wood framing with wood decking
HEIGHTS	- Building: 25’ or 30’ if allowable. - Floor: 21” above grade. - 10’ clearance between the deck and cross beams
ROOF	- North / South Gable roof with one west dormer and one east dormer. - 12/12 pitch. - Standing seam metal. - 18” overhangs minimum. - Gutters and downspouts (or rain chains) at each corner. - Eaves on gable and dormers to match. - Skylights (4) at the roof peak to bring light into the interior. *(Gable, dormers and roof pitch reference Historic District architecture)* *(Metal roof references “working waterfront”)*
GABLES & DORMERS	- Ends of the gables and dormers infilled with lap siding to reduce rain incursion into the pavilion. - South-facing gable end to have a circular opening in the lap siding to establish the “front” of the pavilion and suggest a metaphorical sunset. - Triangular openings with louvers, in the lap siding, at the tops of gables and dormers, for air flow. *(Lap siding references Historic District architecture and “working waterfront”)*
COLUMNS	- 8x8s, wood
DECKING	- Brazilian Ipe wood with concrete ribbon around perimeter of deck.
STAIRS	- 3 steps with 7” risers, concrete.
ADA RAMP	- 21’ long, concrete.
RAILINGS	- Cable with 4x4 wood posts. (*Cable railings reference railings along shoreline walkway.*)
HANDRAILS	- As few as allowable. Minimal design to be consistent with railings.
PLANTERS	- Square planters at corners of the stage, concrete, 21” high, planted with evergreen trees to frame the stage. *(Concrete planters reference Sun Shelters’ concrete cable anchors)*
UTILITIES	- Water, electricity, WIFI
COLOR PALETTE	- To match Restroom buildings.

From:	Eric Bartelt
To:	Kelly Gibson
Cc:	Jeremiah Glisson
Subject:	Re: Pavilion Elevation Drawings
Date:	Friday, June 14, 2024 2:36:54 PM
Attachments:	image270104.png image269377.png image631635.png

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender, were expecting this email, and know the content is safe.

Kelly -

It's not my intent to replace the drawings done by the architecture firm. It's only to add visuals that match the written description of the pavilion I provided to Commissioner Ross and which I gather will be included in the HDC packet. Those visuals reflect my initial conceptualizing of the pavilion, restrooms, and park as a whole, which HDC has approved. We have the architect's drawings and my written description, but they don't match. I would think that would cause confusion at the HDC meeting.

The architect's drawings show a low pitched roof and gable ends that are completely open. The drawings I sent you this morning have a steeper pitched roof and partially closed, lap sided gable ends. That is what is described in the written description.

The steeper roof and gable ends shown in the drawings I sent are meant to reflect the architecture of the Historic District (with its steeply pitched roofs and lap siding) as well the "working waterfront" (with its metal roofs and lap siding - typical of marine environments). In addition, the closed gable ends provide more enclosure for the pavilion, expanding the range of events that could be held there (due to better weather protection).

Also, the proposed restroom buildings have simulated lap siding which would tie in to the lap siding on the Pavilion, and the proposed plans for the new Atlantic Seafood building are for a lap sided building with a metal roof.

Just trying to integrate the various architectural elements on the waterfront and tie them together into a broader Historic District and working waterfront aesthetic.

So, I'm hoping Lisa Finklestein and I will have the opportunity to make that case to HDC. And hopefully, HDC will suggest a direction. Much of what the architect has done is good and useful, helping to bring to the forefront these design issues. Their renderings have evolved as they get new information, and we're getting closer. Basically, the difference between what they show and what I show is roof pitch and gable ends, and the shaping of the design to reflect the Historic District and working waterfront. Everything else is details.

I appreciate this is more complicated than you and HDC may prefer, but I think by discussing this at their meeting a path forward can be found. And there is still much the architect's will need to do, like the construction drawings.

Eric

On Fri, Jun 14, 2024 at 10:11 AM Kelly Gibson <kgibson@fbfl.org> wrote:

> Hi Eric,
>
> I had an opportunity to look at the updated drawings. They seem to indicate a second elevation option for board consideration. Is that the intent or are you looking to replace the current file with these new elevations? I know the HDC has struggled with having “options” in the past and would prefer to have one selection only for their review.

Here is the current packet for the pavilion structure. Please let me know how to proceed.

Sincerely,

Kelly Gibson, AICP
Deputy Director Planning and Conservation
City of Fernandina Beach
204 Ash Street
Fernandina Beach, Florida 32034
(904) 310-3481 | kgibson@fbfl.org
www.fbfl.us

If this email is related to the Board, Committee or Commission that you serve on, please DO NOT REPLY TO ALL.

Disclaimer: According to Florida Public Records Law, email correspondence to and from the City of Fernandina Beach, including email addresses and other personal information, is public record and must be made available to the public and media upon request, unless otherwise exempted by the Public Records Law. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

From: Eric Bartelt <ericbartelt@gmail.com>
Sent: Friday, June 14, 2024 8:01 AM
To: Kelly Gibson <kgibson@fbfl.org>
Subject: Pavilion Elevation Drawings

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender, were expecting this email, and know the content is safe.

Here are the pavilion elevation drawings that I hope you can add to the HDC packet.

Thanks,

Eric

HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2024-0015
JUNE 24, 2024

Owner/Applicant:	City of Fernandina Beach
Property Address:	Lots C and D
Parcel ID#	00-00-31-1760-0029-0010, 00-00-31-1760-0031-0020
Current zoning:	IW/REC
FLUM land use category:	Industrial Waterfront/Recreation
Existing uses on the site:	Vehicle and Boat Trailer Parking, Landscaping, Sun Shelters, Boardwalk, Sports Courts, Atlantic Seafood, Boat Ramp
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	N/A
Requested action:	CONCEPTUAL Certificate of Approval (COA) to Construct Restrooms and Pavilion

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

BACKGROUND INFORMATION AND SUMMARY OF REQUEST:

The Community Redevelopment Agency Advisory Board (CRAAB) has reviewed the conceptual designs for two structures planned for the new waterfront park: a restroom building and pavilion. These designs were created by Thomas Hutton and Eric Bartelt. The applicant is seeking a Conceptual Certificate of Approval (COA) for these structures.

Site & Design Considerations:
The park is located within the Community Redevelopment Area (CRA) Overlay, a priority area for coordinated development. The specific lots (C & D) are situated in the designated "Public Waterfront Park Design Area." This area prioritizes:

- Industrial Waterfront Land Use retention
- Preservation of river views
- Public access
- Supporting marina functions, daily use, and special events

Recent Activities:

- The HDC previously approved parking improvements for these sites in November 2023 (HDC 2023-0106).
- In January 2024, the HDC granted conceptual approval for a new seafood market and restaurant replacing Atlantic Seafood at 10 Ash Street (HDC 2023-0111). This new development is situated near the planned restroom and pavilion.

Requested Action:
This HDC review specifically focuses on the conceptual designs for the restroom building and pavilion. The goal is to provide feedback on these designs to ensure they align with the surrounding aesthetics and functionality for the public waterfront park.

The design objective states that the intent of these improvements is to "*To create an architecturally iconic pavilion that reflects the Victorian architecture of Fernadina's Historic District (lap siding, steeply pitched roofs) combined*

with a working waterfront aesthetic (metal roofs, minimal ornamentation, maritime references), consistent with the CRA Design Guidelines."

Restroom Building:

- Two pre-fabricated concrete buildings with two separate, ADA-compliant unisex bathrooms each.
- Buildings face each other, separated by a pergola.
- Cladding options include:
    - Simulated lap siding
    - Simulated brick
    - Combination of both

Pavilion:

- A key point of contention is the roof design.
    - Original concept: Low-pitched roof with completely open gable ends.
    - Current design: Steeper pitched roof with partially closed, lap-sided gable ends.
- This change aims to reflect the surrounding architecture:
    - Historic District - known for steep pitched roofs and lap siding.
    - Working waterfront - known for metal roofs and lap siding.
- The closed gable ends offer more weather protection, allowing for a wider range of events.
- Cladding material for the pavilion will be simulated lap siding to match the proposed restroom building and the planned new Atlantic Seafood building.

Overall Goal:

Eric Bartelt, who designed the park's concept, seeks to create a cohesive aesthetic that integrates the various waterfront elements. This includes reflecting the Historic District and working waterfront character.

APPLICABLE GUIDELINES:

[CITY OF FERNANDINA BEACH COMPREHENSIVE PLAN]
[CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE]
APPLICABLE [CRA DESIGN GUIDELINES] SECTIONS:

4.1 PUBLIC WATERFRONT PARK DESIGN AREA (WATER LOTS 1, 25-34)

Punctuated by a few landscape elements such as trees, several small buildings, and a privately run restaurant located dockside, this design area must support active maritime activities which range from boat docks and related services such as fueling stations and adhoc boat repair areas to open public spaces for daily use and seasonal events, as well as parking for cars, trucks, boat trailers and other vehicles (fig. 4.2). Due to the public nature of this area, it provides a panoramic view of the water. All additions to this area, from fences to buildings, must be carefully considered in terms of placement and degree of transparency as they affect view of the water and the city.

General

1. Retain designation as an Industrial Waterfront Land Use area.
2. Conserve panoramic views of the River.
3. Guarantee public pedestrian access to the River.
4. Support marina functions, daily public use, and special events.

ANALYSIS:

Improvements requested reflect the design consideration of the CRA design guidelines for the Public Waterfront Park Area. Staff will address any technical considerations at the time of TRC review.

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2024-0015 **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 2024-0015, as presented, **is or is not** substantially compliant with the Comprehensive Plan, Land Development Code, the Secretary of the Interior's Standards, and the CRA Design Guidelines to warrant approval at this time.

City of Fernandina Beach
204 Ash Street, Fernandina Beach, Florida 32034

Permit

Permit NO. **BLDC-2024-0037**
Permit Type: **General Building - Commercial**
Work Classification: **Repair/Replace/Remodel**
Permit Status: **Issued**

Issue Date: 05/22/2024

Expiration: 11/18/2024

Location Address	Parcel Number
20 S 4TH ST, FERNANDINA BEACH, FL 32034	**00-00-31-1800-0024-0040**

Contacts

Pestana Investments, Inc. **Owner**
20 S. 4th Street, Fernandina Beach, FL 32034

Miranda General Contractors, LLC **Applicant**
853 Diane DR, Fernandina Beach, FL 32034
(904)583-5803 hernan@mirandagc.com

Ricardo Miranda **Contractor**
853 Diane Drive, fernandina Beach, FL 32034

Description: xisting deck board repair (deck board) Existing railing wood decay repair/paint touch up same color. Existing step repair. Historical board. *The size, color, design, appearances of the repair will not be altered in any way with respect of the existing, we will be repairing and/or replacing the exiting for the same size, color, design. Preserving the size, color, design and appearances. Scope of work. The repairs to the deck should consist of the following tasks: Remove, dispose and replace the damaged deck boards and replace the same for the same. 50- 1x4x10 tongue and groove Remove dispose and replace 2 lattice panel Crowl space access. The same for the same Remove dispose and replace existing railings damaged bottoms. The same for the same Repair cracked steps with stucco. The same for the same.

Valuation:	**$2,000.00**
Total Sq Feet:	**300.00**

Inspection Requests:
Building 904-310-3135
Zoning 904-310-3480

Fees	Amount
Administrative Fee -Commercial(non refundable)	$50.00
Building Dept Permit Fee	$45.00
COA - Staff Residential Fee	$25.00
DBPR Surcharge	$2.00
DCA Surcharge	$2.00
Total:	**$124.00**

Payments	Amt Paid
Total Fees	**$124.00**
Check # oVKAdDRyzGfl	$124.00
Amount Due:	**$0.00**

Available Inspections:	
Inspection Type	
BUILDING FINAL	

PERMIT VOID SIX MONTHS AFTER DATE OF ISSUE WITHOUT A PASSED INSPECTION. ALL PERMITS SUBJECT TO INSPECTION. INSPECTIONS MUST BE MADE BEFORE PROCEEDING WITH SUBSEQUENT WORK.

WARNING TO OWNER: "YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT."

NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLICE RECORDS OF THE COUNTY, AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM THE OTHER GOVERNMENTAL ENTITIES, SUCH AS WATER MANAGEMENT DISTRICTS, STATE AGENCIES, OR FEDERAL AGENCIES.

THE APPROVED PLANS AND THIS PERMIT MUST BE POST IN THE DOCUMENT BOX OR AN OTHERWISE CONSPICUOUS PLACE FOR INSPECTION. (See Chapter 1 Building Code)

City of Fernandina Beach
204 Ash Street, Fernandina Beach, Florida
32034

Permit

Permit NO. **BLDC-2024-0037**
Permit Type: **General Building - Commercial**
Work Classification: **Repair/Replace/Remodel**
Permit Status: **Issued**

Issue Date: 05/22/2024

Expiration: 11/18/2024

CERTIFICATE OF APPROVAL (COA) HDC2023-0090
FOR CITY OF FERNANDINA BEACH

Plan Type:	HDC - Board Review	**Project:**		**App Date:**	05/10/2023
Work Class:	Residential	**District:**	Default	**Exp Date:**	06/09/2023
Status:	Approved	**Square Feet:**	0.00	**Completed:**	06/16/2023
Valuation:	$0.00	**Assigned To:**	Salvatore Cumella	**Approval Expire Date:**	12/17/2024

Description: Certificate of Approval (COA) to construct rear and side additions
5/6/2024 - Request for 6 month extension, new COA expiration 12/17/2024 - Approved smc

Parcel: 00-00-31-1800-0037-0022 Main	**Address:** 14 S 6Th St Main Fernandina Beach, FL 32034	**Zone:** C-3(Central Business District)

Applicant	Agent	Owner
Cotner Architects, LLC	Cotner Architects, LLC	Matthew + Katharine Meade
15 North 18th Street N 18th	15 North 18th Street N 18th	14 s 6th street S 6th
Fernandina Beach, FL 32034	Fernandina Beach, FL 32034	Fernandina Beach, FL 32034
		Mobile: 908-246-9895

Note	Created By	Date and Time Created
1. Rec'd email requesting extention of COA for 6 months	Sylvie McCann	05/06/2024

Activity Type	Activity Number	Name	User	Created On
HDC Decision	DEC-001579-2023		Sylvie McCann	07/07/2023
HDC Decision	DEC-001586-2023		Salvatore Cumella	08/18/2023

Invoice No.	Fee		Fee Amount	Amount Paid
INV-00026574	COA - Residential		$250.00	$250.00
		Total for Invoice INV-00026574	$250.00	$250.00
		Grand Total for Plan	**$250.00**	**$250.00**

MUST BE POSTED IN A CONSPICUOUS PLACE

CERTIFICATE OF APPROVAL (COA) HDCSA2024-0017
FOR CITY OF FERNANDINA BEACH

Plan Type:	HDC - Staff Review	**Project:**		**App Date:**	04/30/2024
Work Class:	HDC Staff Review	**District:**	Default	**Exp Date:**	05/30/2024
Status:	Approved	**Square Feet:**	0.00	**Completed:**	05/17/2024
Valuation:	$0.00	**Assigned To:**	Kelly Gibson	**Approval Expire Date:**	05/19/2025

Description: Certificate of Approval (COA) to repaint exterior with the following:
Exterior: BM CW-470 Timson Green
Doors: BM 1427 French Violet
Windows: BM CW-45 York Gray
Facia/Trim: BM CW-45
Porch/Deck: BM CW-45 York Gray

Parcel: 00-00-31-1800-0127-0012 Main	**Address:** 310 S 6Th St Fernandina Beach, FL 32034 Main	**Zone:** R-2(Medium Density Residential)

Applicant	Owner	Agent
David Barry 310 S. 6th ST Fernandina Beach, FL 32034	DAVID & GINA BARRY 310 S 6 ST FERNANDINA BEACH, FL 32034 Mobile: 703-932-5138	Rob C Psulkowski 710 Beech ST Fernandina Beach, FL 32034 Business: 9045560064

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00031963	COA - Staff Residential Fee	$25.00	$25.00
	Total for Invoice INV-00031963	$25.00	$25.00
	Grand Total for Plan	**$25.00**	**$25.00**

MUST BE POSTED IN A CONSPICUOUS PLACE

CERTIFICATE OF APPROVAL (COA) HDCSA2024-0018
FOR CITY OF FERNANDINA BEACH

Plan Type:	HDC - Staff Review	**Project:**		**App Date:**	04/30/2024
Work Class:	HDC Staff Review	**District:**	Default	**Exp Date:**	05/30/2024
Status:	Approved	**Square Feet:**	0.00	**Completed:**	05/17/2024
Valuation:	$0.00	**Assigned To:**	Kelly Gibson	**Approval Expire Date:**	05/19/2025

Description: Certificate of Approval (COA) to remove existing pergola, install pavers, remove and replace metal gate, and add plants + shrubs.

Parcel: 00-00-31-1800-0270-0270 Main	**Address:** 105 S 3Rd St Main Fernandina Beach, FL 32034	**Zone:** C-3(Central Business District)

Applicant
Garden Street Bistro
8 VINTAGE WAY APT 812
FERNANDINA BEACH, FL 32034
Business: 9044327027
Mobile: 3214057341

Owner
Roman PM LLC
218 Asj ST
Fernandina Beach, FL 32034

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00031966	COA - Staff Residential Fee	$25.00	$25.00
	Total for Invoice INV-00031966	$25.00	$25.00
	Grand Total for Plan	**$25.00**	**$25.00**

MUST BE POSTED IN A CONSPICUOUS PLACE

City of Fernandina Beach
204 Ash Street, Fernandina Beach, Florida
32034

Permit

Permit NO. **ZON-000079-2024**
Permit Type: **Zoning Permit**
Work Classification: **Fence (non-structural)**
Permit Status: **Issued**

Issue Date: 05/03/2024

Expiration: 10/30/2024

Location Address	Parcel Number
1010 SOMERUELUS ST, FERNANDINA BEACH, FL 32034	**00-00-31-1580-0030-0070**

Contacts

Jackqueline Ziegler **Owner** (203)918-3033 Wtzjbz@sbcglobal.net	Jackqueline Ziegler **Applicant** 1010 Someruelus St, Fernandina Beach, FL 32035 (203)918-3034 jziegler@swisher.com

Description: Board for board replacement with same material, wood, and same color. Add fence with gate as designated.

Valuation: **$7,000.00**
Total Sq Feet: **0.00**

Inspection Requests:
Building 904-310-3135
Zoning 904-310-3480

Fees	Amount
COA - Staff Residential Fee	$25.00
Zoning Review Fee - Fence + Concrete Pad	$50.00
Total:	**$75.00**

Payments	Amt Paid
Total Fees	**$75.00**
Check # zBWZWNPzSMa8	$75.00
Amount Due:	**$0.00**

Available Inspections:

Inspection Type	
HISTORIC DISTRICT FINAL (VIRTUAL W/PICTURES)	
FINAL PLANNING/ZONING (VIRTUAL W/PICTURES)	

PERMIT VOID SIX MONTHS AFTER DATE OF ISSUE WITHOUT A PASSED INSPECTION. ALL PERMITS SUBJECT TO INSPECTION. INSPECTIONS MUST BE MADE BEFORE PROCEEDING WITH SUBSEQUENT WORK.

WARNING TO OWNER: "YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT."

NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLICE RECORDS OF THE COUNTY, AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM THE OTHER GOVERNMENTAL ENTITIES, SUCH AS WATER MANAGEMENT DISTRICTS, STATE AGENCIES, OR FEDERAL AGENCIES.

THE APPROVED PLANS AND THIS PERMIT MUST BE POST IN THE DOCUMENT BOX OR AN OTHERWISE CONSPICUOUS PLACE FOR INSPECTION. (See Chapter 1 Building Code)

City of Fernandina Beach
204 Ash Street, Fernandina Beach, Florida
32034

Permit

Permit NO. **ZON-000082-2024**
Permit Type: **Zoning Permit**
Work Classification: **Fence (non-structural)**
Permit Status: **Issued**

Issue Date: 05/03/2024

Expiration: 10/30/2024

Location Address	Parcel Number
111 S 5TH ST, FERNANDINA BEACH, FL 32034	**00-00-31-1800-0025-0130**

Contacts

Catherine Bennett **Owner**
(904)510-1347

Mike Bahl **Applicant**
805 Mulberry Landing Road, Hilliard, FL 32046
(904)626-3593 mikebahl904@gmail.com

Michael Bahl **Contractor**
805 Mulberry Landing Road, Hilliard, FL 32046
(904)626-3593

Description: Install 91' of 6' tall board on board style wood fence, complete framed out top using 2x6x8 boards with 6x6x8 posts. Includes one 4' wide gate.

Valuation: **$5,100.00**
Total Sq Feet: **91.00**

Inspection Requests:
Building 904-310-3135
Zoning 904-310-3480

Fees	Amount
COA - Staff Residential Fee	$25.00
Zoning Review Fee - Fence + Concrete Pad	$50.00
Total:	**$75.00**

Payments	Amt Paid
Total Fees	**$75.00**
Check # zlnuJoIeOlfD	$75.00
Amount Due:	**$0.00**

Available Inspections:

Inspection Type	
FINAL PLANNING/ZONING (VIRTUAL W/PICTURES)	
HISTORIC DISTRICT FINAL (VIRTUAL W/PICTURES)	

PERMIT VOID SIX MONTHS AFTER DATE OF ISSUE WITHOUT A PASSED INSPECTION. ALL PERMITS SUBJECT TO INSPECTION. INSPECTIONS MUST BE MADE BEFORE PROCEEDING WITH SUBSEQUENT WORK.

WARNING TO OWNER: "YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT."

NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLICE RECORDS OF THE COUNTY, AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM THE OTHER GOVERNMENTAL ENTITIES, SUCH AS WATER MANAGEMENT DISTRICTS, STATE AGENCIES, OR FEDERAL AGENCIES.

THE APPROVED PLANS AND THIS PERMIT MUST BE POST IN THE DOCUMENT BOX OR AN OTHERWISE CONSPICUOUS PLACE FOR INSPECTION. (See Chapter 1 Building Code)

City of Fernandina Beach
204 Ash Street, Fernandina Beach, Florida 32034

Permit

Permit NO. **ZON-000087-2024**
Permit Type: **Zoning Permit**
Work Classification: **Fence (non-structural)**
Permit Status: **Issued**

Issue Date: 05/20/2024

Expiration: 11/18/2024

Location Address	Parcel Number
19 S 3RD ST, FERNANDINA BEACH, FL 32034	**00-00-31-1800-0269-0210**

Contacts

Annette B. Godwin **Owner**
1255 S Fletcher AVE, Fernandina Beach, FL 32034

William Schaub **Applicant**
96668 BLACKROCK RD Blackrock, YULEE, FL 32097
(904)729-9122 bschaubllc@gmail.com

William Schaub **Contractor**
96668 BLACKROCK RD Blackrock, YULEE, FL 32097
(904)729-9122 bschaubllc@gmail.com

Description: repair existing wood fence -repair/ replace like for like material and paint

Valuation: **$1,800.00**
Total Sq Feet: **0.00**

Inspection Requests:
Building 904-310-3135
Zoning 904-310-3480

Fees	Amount
COA - Staff Residential Fee	$25.00
Zoning Review Fee - Fence + Concrete Pad	$50.00
Total:	**$75.00**

Payments	Amt Paid
Total Fees	**$75.00**
Check # 45tcxXtg3Dfh	$75.00
Amount Due:	**$0.00**

Available Inspections:

Inspection Type	
HISTORIC DISTRICT FINAL (VIRTUAL W/PICTURES)	
FINAL PLANNING/ZONING (VIRTUAL W/PICTURES)	

PERMIT VOID SIX MONTHS AFTER DATE OF ISSUE WITHOUT A PASSED INSPECTION. ALL PERMITS SUBJECT TO INSPECTION. INSPECTIONS MUST BE MADE BEFORE PROCEEDING WITH SUBSEQUENT WORK.

WARNING TO OWNER: "YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT."

NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLICE RECORDS OF THE COUNTY, AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM THE OTHER GOVERNMENTAL ENTITIES, SUCH AS WATER MANAGEMENT DISTRICTS, STATE AGENCIES, OR FEDERAL AGENCIES.

THE APPROVED PLANS AND THIS PERMIT MUST BE POST IN THE DOCUMENT BOX OR AN OTHERWISE CONSPICUOUS PLACE FOR INSPECTION. (See Chapter 1 Building Code)

City of Fernandina Beach
204 Ash Street, Fernandina Beach, Florida 32034

Permit

Permit NO. **ZON-000107-2024**
Permit Type: **Zoning Permit**
Work Classification: **Fence (non-structural)**
Permit Status: **Issued**

Issue Date: 05/24/2024

Expiration: 11/20/2024

Location Address	Parcel Number
1114 WHITE ST, FERNANDINA BEACH, FL 32034	**00-00-31-1580-0016-0050**

Contacts

Joel Miklas **Owner**
1917 San Marco BLVD #2, Jacksonville, FL 32207
(904)234-2957 joelmiklas@gmail.com

George Moeller, Jr. **Applicant**
96199 Light Wind Drive, Fernandina Beach, FL 32034
(904)415-9111 gambuilders@gmail.com

George Moeller, Jr. **Contractor**
96199 Light Wind Drive, Fernandina Beach, FL 32034
(904)415-9111 gambuilders@gmail.com

Description: non structural, wooden privacy fence between new built home and exsisting, down the right side of the building, starting 20 ft off the street, 6ft high

Valuation: **$5,000.00**
Total Sq Feet: **480.00**

Inspection Requests:
Building 904-310-3135
Zoning 904-310-3480

Fees	Amount
COA - Staff Residential Fee	$25.00
Zoning Review Fee - Fence + Concrete Pad	$50.00
Total:	**$75.00**

Payments	Amt Paid
Total Fees	**$75.00**
Check # gZjNTTtDXEld	$75.00
Amount Due:	**$0.00**

Available Inspections:

Inspection Type	
FINAL PLANNING/ZONING (VIRTUAL W/PICTURES)	

PERMIT VOID SIX MONTHS AFTER DATE OF ISSUE WITHOUT A PASSED INSPECTION. ALL PERMITS SUBJECT TO INSPECTION. INSPECTIONS MUST BE MADE BEFORE PROCEEDING WITH SUBSEQUENT WORK.

WARNING TO OWNER: "YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT."

NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLICE RECORDS OF THE COUNTY, AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM THE OTHER GOVERNMENTAL ENTITIES, SUCH AS WATER MANAGEMENT DISTRICTS, STATE AGENCIES, OR FEDERAL AGENCIES.

THE APPROVED PLANS AND THIS PERMIT MUST BE POST IN THE DOCUMENT BOX OR AN OTHERWISE CONSPICUOUS PLACE FOR INSPECTION. (See Chapter 1 Building Code)