



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

- 1. CALL TO ORDER / ROLL CALL / DETERMINATION OF QUORUM**
 - 2. PLEDGE OF ALLEGIANCE**
 - 3. APPROVAL OF MEETING MINUTES**
 - 3.1 Minutes of the June 27, 2024 Regular *Rescheduled* Meeting
 - 4. OLD BUSINESS**
 - 4.1 **HDC 2024-0004 - MICHAEL STAUFFER ARCHITECT, AGENT FOR JAMES & KATHERINE GALLI, 501 CEDAR STREET**
FINAL Certificate of Approval (COA) to construct a 2-story accessory dwelling, renovation of porch.
(*Quasi-Judicial*)
 - 4.2 **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*).
This item has been Continued to a date certain of August 15, 2024.
 - 5. NEW BUSINESS**
 - 6. BOARD BUSINESS**
 - 6.1 Presentation of Downtown and CRA Design Guidelines Update by Marquis Latimer + Halback, Inc.
 - 7. STAFF REPORT**
 - 7.1 Staff Certificates of Approval - June 2024
 - 8. PUBLIC COMMENT**
-
- THE NEXT HDC REGULAR MEETING IS SCHEDULED FOR THURSDAY, AUGUST 21, 2024.**
- 10. ADJOURNMENT**

All members of the public are invited to be present and be heard. Persons with disabilities requiring accommodations in order to participate in this program or activity should contact the City Clerk at (904) 310-3115 or TTY/TDD 711 (for the hearing or speech impaired). All interested parties may appear at said meeting and be heard as to the advisability of any

action, which may be considered with respect to such matter. For information regarding this matter, please contact the Planning Department (904) 310-3135.



**MINUTES
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
JUNE 27, 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, Tim Poynter, Arlene Filkoff (Alt 1),
Froilan Esclusa (Vice-Chair), Michael Spino (Chair)

Members Absent: Tammi Kosack

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

Chair Spino noted the absence of Member Kosack and sat Member Filkoff as a voting member for this meeting.

2. PLEDGE OF ALLEGIANCE

Chair Spino asked members to disclose any ex parte communications. Member Poynter disclosed speaking to Jon Lasserre, owner of the property under item 4.1 HDC case 2022-0076. Chair Spino disclosed speaking to Mr. Eric Bartelt and Lisa Finkelstein regarding item 5.3 HDC case 2024-0015. No other ex parte communications were disclosed by other Board Members.

Chair Spino recognized and welcomed the following audience attendees: Charlie George, City Engineer, Adrienne Burke, previous Planning Director, and Benjamin Morrison, previous HDC Board Member.

3. APPROVAL OF MEETING MINUTES-

3.1 Approval of Minutes from the Regular Meeting of May 16, 2024.

ACTION TAKEN: A motion was made by Member Poynter, seconded by Vice-Chair Esclusa, to approve the Minutes from the Regular Meeting of May 16, 2024, as presented.

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

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

DRAFT

Centre Street, and CONCEPTUAL Certificate of Approval (COA) to construct a 2-story commercial structure at Lot 26, N. 3rd Street. *(Quasi-Judicial)*.

Ms. Gibson presented the Staff Report Analysis for final approval of the first property at 209-211 Centre Street, and recommended approval.

Benjamin Morrison, 7745 Gate Parkway, Jacksonville, agent for the owner, welcomed questions from the Board.

Member Pozzetta voiced appreciation for the number of details within the design plans.

Chair Esclusa asked about materials, the visibility of the mechanical equipment, roof drainage, and the front doors.

Member Byrnes asked about the wall construction fabric materials.

Ms. Gibson then presented the Staff Report Analysis for the conceptual review for the second property located at 9 N. 3rd Street, and recommended approval.

Benjamin Morrison, 7745 Gate Parkway, Jacksonville, agent for the owner, welcomed questions from the Board.

Member Pozzetta reiterated his appreciation for the inclusion of design details within the plans.

Member Filkoff asked about the existing plaque currently located in the pocket park and the possibility to retain the plaque or possible pass it on to the Amelia Museum.

Public Hearing was opened and then closed with no parties wishing to speak for either property reviews.

Board Members commented on the usage of real brick as a material. Chair Spino suggested including this as a condition within the motion.

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Poynter, to approve HDC case 2022-0076 as presented with the condition that “true brick” shown in the presented drawings be used at the time of construction; AND that the HDC make the following findings of fact and conclusions of law part of the record: that the HDC case 2022-0076, 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 for the project at the property located at 209-211 Centre Street.

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

ACTION TAKEN: A motion was made by Vice Chair Esclusa, seconded by Member Poynter, to conceptually approve HDC case 2022-0076 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that the HDC case 2022-0076, 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 for the project at the property located on 9 N. 3rd Street.

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

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)

DRAFT

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

Ann Pittman, Cotner & Associates, 15 S. 18th Street, spoke of the project.

Member Pozzetta asked about supporting details regarding the front porch. Ms. Pittman noted that the structural engineer would provide that detail.

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

Board Discussion was opened.

Chair Spino spoke of an oak located on site which is said to be retained.

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Filkoff, to approve HDC case 2024-0011 as presented with the condition that the 19 inch oak located in the front of the property be retained and that supporting details regarding the front porch engineering, specific to a raised foundation with crawl space, be provided to Staff for final approval; AND that the HDC make the following findings of fact and conclusions of law part of the record: that the HDC case 2024-0011, 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 approval at this time.

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

5.2 HDC 2024-0014 - MIRANDA ARCHITECTS, AGENT FOR FIRST PRESBYTERIAN CHURCH, 515 CENTRE STREET

FINAL Certificate of Approval (COA) to renovate a non-contributing commercial building. (*Quasi-Judicial*).

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

Jose Miranda, Miranda Architect, 309 ½ Centre Street, agent for the owner, spoke of the many challenges of the project and changes in the scope, such as entry doors, brick coating color scheme (noting that this product is a breathable product that does NOT damage the brick), new signage, and replacement of windows.

Member Pozzetta asked about signage. Vice-Chair Esclusa asked about exterior lighting. Member Byrnes asked questions about the coating on the brick. Mr. Miranda noted that any cracks in the brick would be repaired before the coating is applied.

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

Board Discussion was opened.

Board Members discussed the coating for the brick and the choice of color.

ACTION TAKEN: A motion was made by Member Poynter, seconded by Vice-Chair Esclusa, to approve HDC case 2024-0014 as presented; AND that the HDC make the following findings of fact and conclusions of law part of the record: that the HDC case 2024-0014, 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 approval at this time.

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

5.3 HDC 2024-0015 - 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*).

DRAFT

Ms. Gibson first noted that the case is for a Conceptual review and presented the Staff Report Analysis. She then introduced Lisa Finkelstein, Executive Director for Main Street who provided the Board with a PowerPoint presentation regarding conceptual designs of the restrooms and pavilion at the Waterfront Lots C + D.

Vice-Chair Esclusa asked about the choice of exterior material. Member Byrne spoke of the choice of lap siding and asked about drinking fountains. Member Poynter spoke of the design and voiced concern about the perception of the design and mostly of the bathroom's exterior material projecting a "cheapened" look. Member Filkoff concurred and suggested revising exterior material options in order to make this more appealing to the eyes. Member Pozzetta voiced approval for the open gable design and suggested that the pavilion design should tie in with the restrooms' design.

Ms. Gibson suggested looking at the pergola between the restrooms to find a design connection.

Jeremiah Glisson, Interim City Manager, addressed the concern regarding the concrete prefabricated structures option for the restrooms.

Public Hearing was opened.

Chip Ross, 210 N. 3rd Street, speaking as a resident, commented on the concerns regarding the restrooms and emphasized the importance of considering the maintenance factor of these buildings.

Eric Bartelt spoke of the design for the restrooms.

Public Hearing was closed.

Board Discussion was opened.

Board Members concurred on the approval of the opened gable roof on the pavilion. They also suggested that additional discussion regarding the restrooms design be added to the agenda of the July 18, 2024 Regular Meeting.

Eric Bartelt commented on the durability of the material and the roof pitch of the pavilion.

ACTION TAKEN: A motion was made by Member Poynter, seconded by Member Filkoff, to continue HDC case 2024-0015 to a date certain of July 18, 2024.

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

6. BOARD BUSINESS

Jose Miranda, 309 ½ Centre Street, provided updates on the following projects: The Stark Building, The Marina Restaurant, and the McJunkin project.

7. STAFF REPORT

7.1 Staff Certificate of Approval for May 2024.

Jeremiah Glisson, Interim City Manager, gave updates on the following project: Downtown - Landscaping, Downtown – Railroad Project, Downtown – Revitalization, Downtown – Alachua Street (Area 5 Drainage Project), Downtown – North 7th Street, and Peck Center Complex (Roof System project).

Member Filkoff asked about retaining any of the brick crosswalk. Mr. Glisson confirmed that the brick crosswalk will be retained and that bricks will be salvaged.

Member Pozzetta voiced appreciation for Mr. Glisson's concise presentation.

DRAFT

8. PUBLIC COMMENT

No public comments.

9. ADJOURNMENT 6:54

Sylvie McCann, Recording Secretary

Michael Spino, Chair

From: noreply@civicplus.com
To: [Planning Info](#)
Subject: Online Form Submittal: Historic District Council (HDC) Certificate of Approval (COA) Application
Date: Wednesday, June 5, 2024 9:57:53 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	Certificate of Approval (COA): Board Review - Residential Single Family) \$250
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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	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;
Please see the Land Development Code (LDC) for detailed information:	<i>Field not completed.</i>
The LDC is Available for Review at	www.fbfl.us/LDC
Appeals <i>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.</i>	
PROJECT TYPE	Addition
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?	2/8/2024
PROPERTY INFORMATION	Property information can be found at the Nassau County Property Appraiser's website → Map Search
Historic District	Downtown

Site Address	501 Cedar Street
City	FERNANDINA BEACH
State	FL
Zip Code	32034
Parcel ID #(s)	00-00-31-1800-0027-0060

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name	James Anthony & Katherine Burbank
Last Name	Galli
Mailing Address	4 Cliffside Dr
City	Livingston
State	NJ
Zip Code	07039
Telephone Number	551-689-5426
E-mail Address	gallij@hotmail.com

OWNER'S AGENT

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

Is there an agent other than the owner representing this project?	Yes
First Name	Michael
Last Name	Stauffer
Company (if applicable)	Michael Stauffer Architect
Street Address	1417 Sadler Rd #195
City	FERNANDINA BEACH
State	FL

Zip	32034
Telephone Number	9045406059
E-mail Address	mike@mstaufferarchitect.com
Project Description	Renovation of an existing house and porch Addition of new bedroom, bath, master suite Addition of a new two car garage with guest suite above Site work as required
Design Vision Statement	The existing house will be renovated to preserve its historic character The addition will be compatible with the existing house in mass and scale with added coastal features that will differentiate the addition from the historic home
Requirements for Demolition Applications <i>Per LDC 8.03.03.01</i>	
MATERIALS <i>List all proposed materials and colors, as applicable</i>	
EXTERIOR FABRIC	
Manufacturer	Hardie
Product Description	Hardie smooth siding
Color	White
DOORS	
Manufacturer	Marvin
Product Description	French doors
Color	White
WINDOWS	
Manufacturer	Marvin
Product Description	Marvin Elevate
Color	White
ROOFING	
Manufacturer	Metal

Product Description	metal roof
Color	Galvalume
FASCIA/TRIM	
Manufacturer	Hardie
Product Description	Hardie trim
Color	White
FOUNDATION	
Manufacturer	Stucco
Product Description	Stucco over CMU (on new piers)
Color	Grey
SHUTTERS	
Manufacturer	NA
Product Description	<i>Field not completed.</i>
Color	<i>Field not completed.</i>
PORCH/DECK	
Manufacturer	Wood / Trex
Product Description	Front porch wood T & G / Rear porch Trex
Color	Grey
FENCING	
Manufacturer	NA
Product Description	<i>Field not completed.</i>
Color	<i>Field not completed.</i>
DRIVEWAYS/SIDEWALKS	
Manufacturer	Pavers
Product Description	Pavers
Color	Grey

SIGNAGE

Manufacturer	NA
Product Description	<i>Field not completed.</i>
Color	<i>Field not completed.</i>

OTHER

Manufacturer	NA
Product Description	<i>Field not completed.</i>
Color	<i>Field not completed.</i>

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

Upload 1	Galli Addition_501 Cedar Street_6-4-24.pdf
Upload 2	Galli_501 Cedar Street_Survey_16961-BTT.pdf
Upload 3	Galli_501 Cedar Street_Deed_ori_1707313103988.pdf
Upload 4	Galli_501 Cedar_Agent Authorization Form Signed.pdf
Upload 5	Galli Photos_501 Cedar Street.pdf
Upload 6	<i>Field not completed.</i>
Upload 7	<i>Field not completed.</i>
Upload 8	<i>Field not completed.</i>

Certification

By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. , I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:, I AGREE THAT A POSTING NOTICE WILL BE INSTALLED ON THE PROPERTY(IES) IN QUESTION AND THAT SAID SIGN WILL ONLY BE REMOVED BY STAFF AFTER THE MEETING OR BROUGHT BACK TO CITY HALL BY APPLICANT.

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

2. I/We authorize staff from the Department of Planning & Conservation to enter onto the property in question during regular city business hours in order to take

photos which will be placed in the permanent file.

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

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

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

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

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

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

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

10. I/We understand that the City Staff will install a Notice of Hearing sign on the property 14 days before the scheduled hearing and that the sign must only be removed after the hearing by City Staff, unless, the applicant or property owner brings the Notice of Hearing back to City Hall.

Applicant First Name	Michael
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Applicant Last Name	Stauffer
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Today's Date	6/5/2024
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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 JAMES ANTHONY GALLI & KATHERINE BURBANK GALLI
(print name of property owner(s))

hereby authorize: MICHAEL STAUFFER
(print name of agent)

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

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

[Signature]
(Signature of owner)

[Signature]
(Signature of owner)

JAMES ANTHONY GALLI
(Print name of owner)

KATHERINE GALLI
(Print name of owner)

STATE OF FLORIDA

COUNTY OF NASSAU

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 7th day
of February, 20 21, by James Galli

Melissa Aziz
Notary Public Printed Name

3/28/27
My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: ☐



MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

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

LOT SIX (6), BLOCK TWENTY-SEVEN (27)

CERTIFIED TO: JAMES & CATHERINE GALLI
PROPERTY ADDRESS: 501 CEDAR STREET, FERNANDINA BEACH, FLORIDA 32034

SOUTH FIFTH STREET

(60-FOOT-RIGHT-OF-WAY)

FOUND 1/2" IRON PIPE & CAP
"PLS 1558"

LOT 4
LOT 5

LOT 5

LOT 10

FOUND 1" IRON ROD
1.20' E.
0.07' N.
ALSO FOUND 3/8" IRON ROD
1.29' E
0.11' N

FOUND 5/8" IRON ROD & CAP
"MANZIE LB 7039"

S82°31'00"E 50.00'

WOOD SHED

FOUND 1/2" IRON PIPE
ALSO FOUND 3/8" IRON ROD & CAP
ILLEGIBLE
0.61' E
0.15' S

LOT 6

LOT 7

N07°30'00"E (BR)

1-STORY FRAME DWELLING #501
F.F.E. = 17.87'

S07°30'00"W

N82°31'00"W 50.00'

CEDAR STREET

(60-FOOT-RIGHT-OF-WAY)

LEGEND
[Symbol] = CONCRETE FLATWORK
[Symbol] = WATER METER
[Symbol] = WOOD POWER POLE
[Symbol] = CENTERLINE
x-x-x = CHAIN LINK OR WIRE FENCE
[Symbol] = ELECTRICITY METER
[Symbol] = GAS METER
[Symbol] = WATER VALVE
F.F.E. = FINISHED FLOOR ELEVATION
SURVEY NOTES:

- 1) Unless it bears the original signature and the original raised seal of a Florida licensed Surveyor and Mapper or Validated Digital Signature by a Florida licensed Surveyor and Mapper, this map/report is for informational purposes only and is not valid.
- 2) The "Legal Description" hereon is in accord with the description provided by the client
- 3) Underground Improvements were not located or shown.
- 4) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- 5) Bearings shown hereon are based on an assumed bearing of N07°28'00"E for the easterly right-of-way line of South Fifth Street. The bearing reference line is indicated as thus (BR).
- 6) The property shown hereon lies within flood zone X per the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) panel 12089C 0237 G, dated 08/02/2017.
- 7) Site Benchmark is as shown hereon.
- 8) Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)
- 9) The Reference Benchmark is the north rim of a sanitary manhole at the intersection of 4th Street & Cedar Street (Elevation = 11.13' N.A.V.D. 1988)

TREE LEGEND:
O = OAK TREE
PM = PALM TREE
ORN = ORNAMENTAL TREE
TREE DISCLAIMER:
NUMBER OF TREES SHOWN ON SURVEY: 12

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

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

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

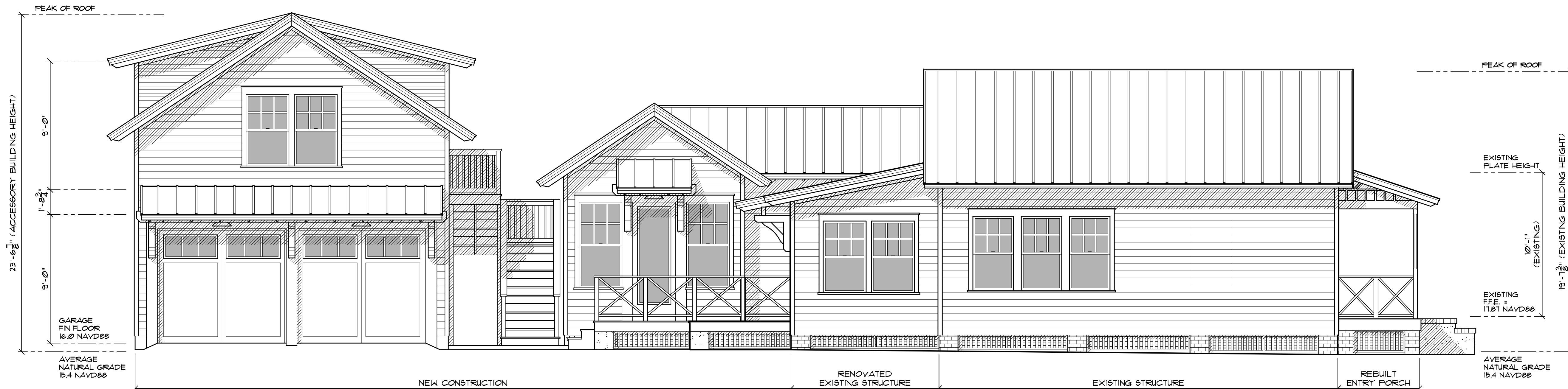
MANZIE & DRAKE LAND SURVEYING

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

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

SCALE: 1"=20' JOB NO: 16961 DATE: 04/29/2024 CADD: LP
F.B. NO: X-387 PAGE NO: 6 CREW: JM FILE NO: A-2372

MAY 01, 2024
MICHAEL A. MANZIE, P.L.S. 4069



AN ADDITION & RENOVATION TO THE GALLI RESIDENCE

LOT 6, BLOCK 27
CITY OF FERNANDINA BEACH,
NASSAU COUNTY, FLORIDA

501 CEDAR STREET
FERNANDINA BEACH, FL 32034

PARCEL ID#: 00-00-31-1800-0027-0060

1 SITE PLAN

SCALE: 1" = 10'-0"

LOT 6, BLOCK 27
CITY OF FERNANDINA BEACH,
NASSAU COUNTY, FLORIDA

501 CEDAR STREET
FERNANDINA BEACH, FL 32034

PARCEL ID: 00-00-31-1800-0027-0060

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

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

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

SQUARE FOOTAGE TABULATION

EXISTING LIVING (RENOVATED) — 1,041
NEW LIVING (ADDITION) — 658
TOTAL HOUSE LIVING — 1,699

EXISTING FRONT PORCH — 191
TOTAL COVERED — 1,890

GUEST SUITE (LIVING) — 386
DETACHED ACCESSORY GARAGE — 484
TOTAL ACCESSORY COVERED — 870

DWELLING UNIT THERMAL VOLUME

EXISTING HOUSE — 10,410 FT³
ADDITION — 6,580 FT³
HOUSE TOTAL — 16,990 FT³

ACCESSORY GARAGE
GUEST SUITE — 3,474 FT³

(VERIFY W/ ATTACHED ENERGY CALCULATIONS)

INDEX OF DRAWINGS

- | | |
|------|--|
| CS | COVER SHEET & SITE PLAN |
| A1.1 | DEMOLITION PLAN |
| A2.1 | SLAB/FOUNDATION PLAN |
| A3.1 | FLOOR PLAN (HOUSE) & SCHEDULES |
| A3.2 | DETACHED GARAGE FLOOR PLANS
& STAIR DETAILS |
| A4.1 | EXISTING EXTERIOR ELEVATIONS & ROOF PLAN |
| A4.2 | EXTERIOR ELEVATIONS & NEW ROOF PLAN |
| A4.3 | EXTERIOR ELEVATIONS |
| A5.1 | BUILDING SECTIONS |
| A5.2 | WALL SECTIONS |
| A5.3 | WALL SECTIONS |
| A6.1 | FLASHING DETAILS |
| E1.1 | ELECTRICAL PLANS |

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

TREE LEGEND	
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED

LOT COVERAGE CALCULATION	
LOT	5,000 SQ FT
FLOOR AREA RATIO:	
EXISTING STRUCTURE	1,232 SQ FT
NEW CONSTRUCTION (HOUSE)	658 SQ FT
NEW ACCESSORY GARAGE	484 SQ FT
TOTAL	2,374 SQ FT
STRUCTURE COVERAGE	2,374 / 5,000 = 47.5% (50% MAX ALLOWED)
IMPERVIOUS SURFACE RATIO:	
STRUCTURES (EXIST + NEW)	2,374 SQ FT
PAVER DRIVE/WALKS	512 SQ FT
EXISTING ENTRY STEPS/WALK	44 SQ FT
TOTAL IMPERVIOUS	2,930 SQ FT
IMPERVIOUS COVERAGE	2,930 / 5,000 = 58.6% (60% MAX ALLOWED)

TOPOGRAPHY LEGEND	
	ONSITE DRAINAGE
	EXISTING SPOT ELEV
	NEW SPOT ELEVATION
	EXISTING TOPOGRAPHY

THE PROPERTY SHOWN HEREON LIES WITHIN ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 12080C0231G MAP DATED: 8/02/2011

ELEVATIONS SHOWN REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

SITE PLAN DRAWN FROM SURVEY PREPARED BY
"MANZIE & DRAKE LAND SURVEYING"
117 SOUTH NINTH STREET
FERNANDINA BEACH, FL 32034
(904) 491-5100
DATED: 4/29/2024

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FL REGISTERED ARCHITECT #19908
USVI LICENSE #789A

Seal:
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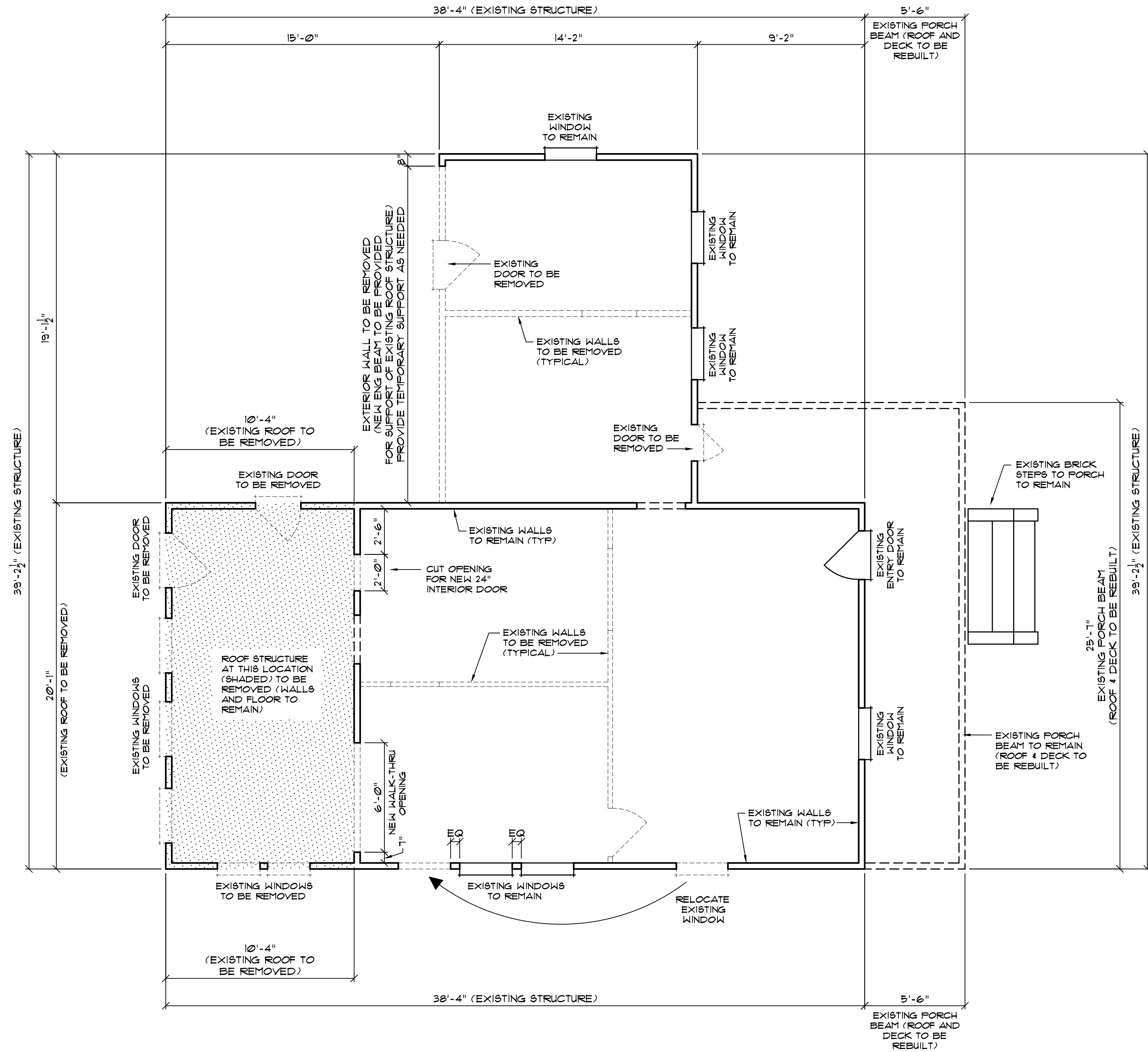
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AN ADDITION TO THE GALLI RESIDENCE
501 CEDAR STREET, FERNANDINA BEACH, FL 32034

Plan #: ----
Job #: 24-1014

SHEET NUMBER

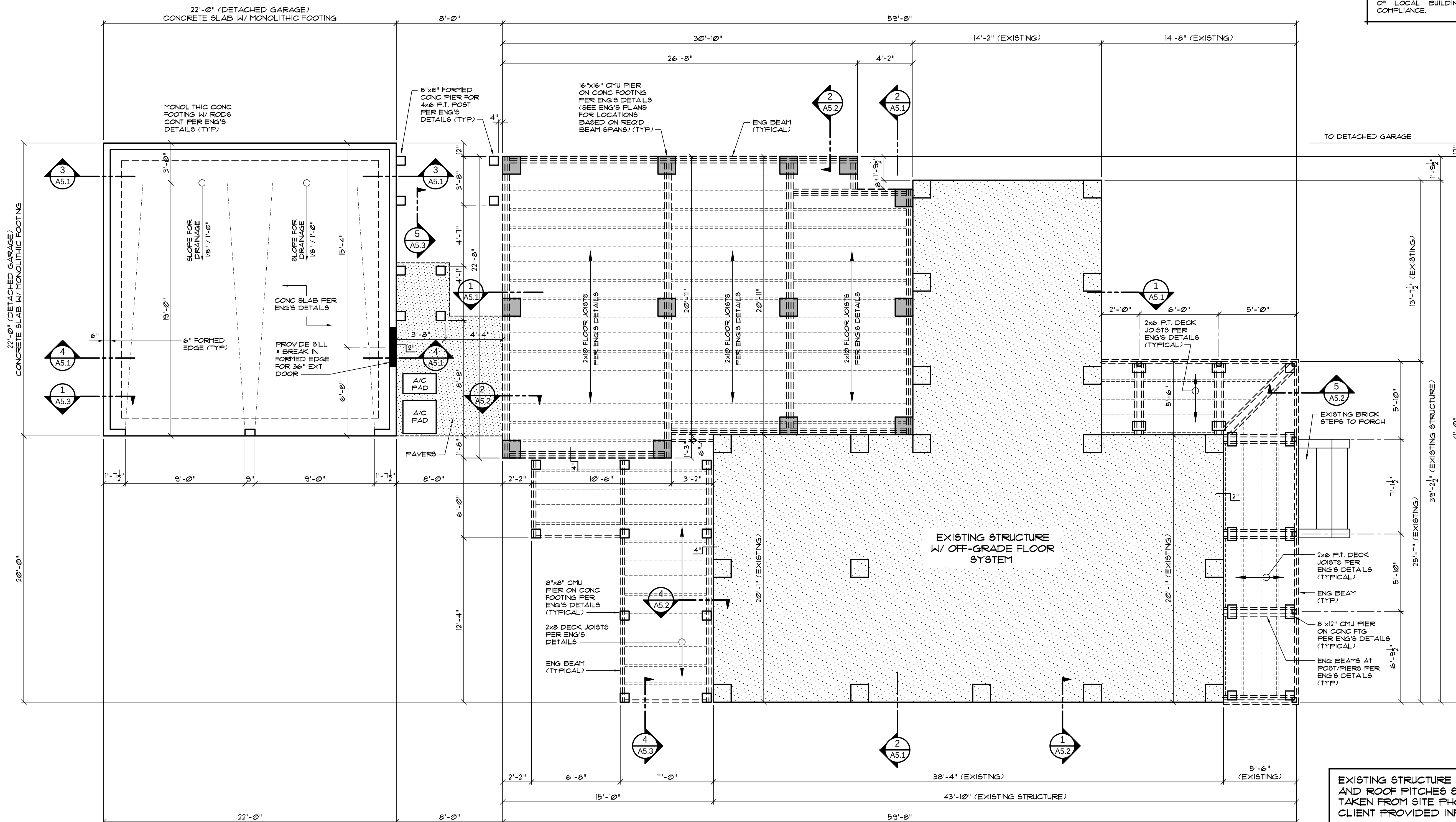
CS



1 DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

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DRAWN BY: JBF		DATE: 6/4/2024		SCALE: 1/4" = 1'-0"	
Plan #:		-----			
Job #:		24-1014			
SHEET NUMBER					
A1.1					
ARCHITECTURE PROVIDED BY: MICHAEL STAUFFER, ARCHITECT FLORIDA 1517 S. PALM BLVD., SUITE 201 FORT LAUDERDALE, FLORIDA 33304 954-540-6055 FL REGISTERED ARCHITECT ART1908					
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1 SLAB/FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

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

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

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

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Plan #: ----
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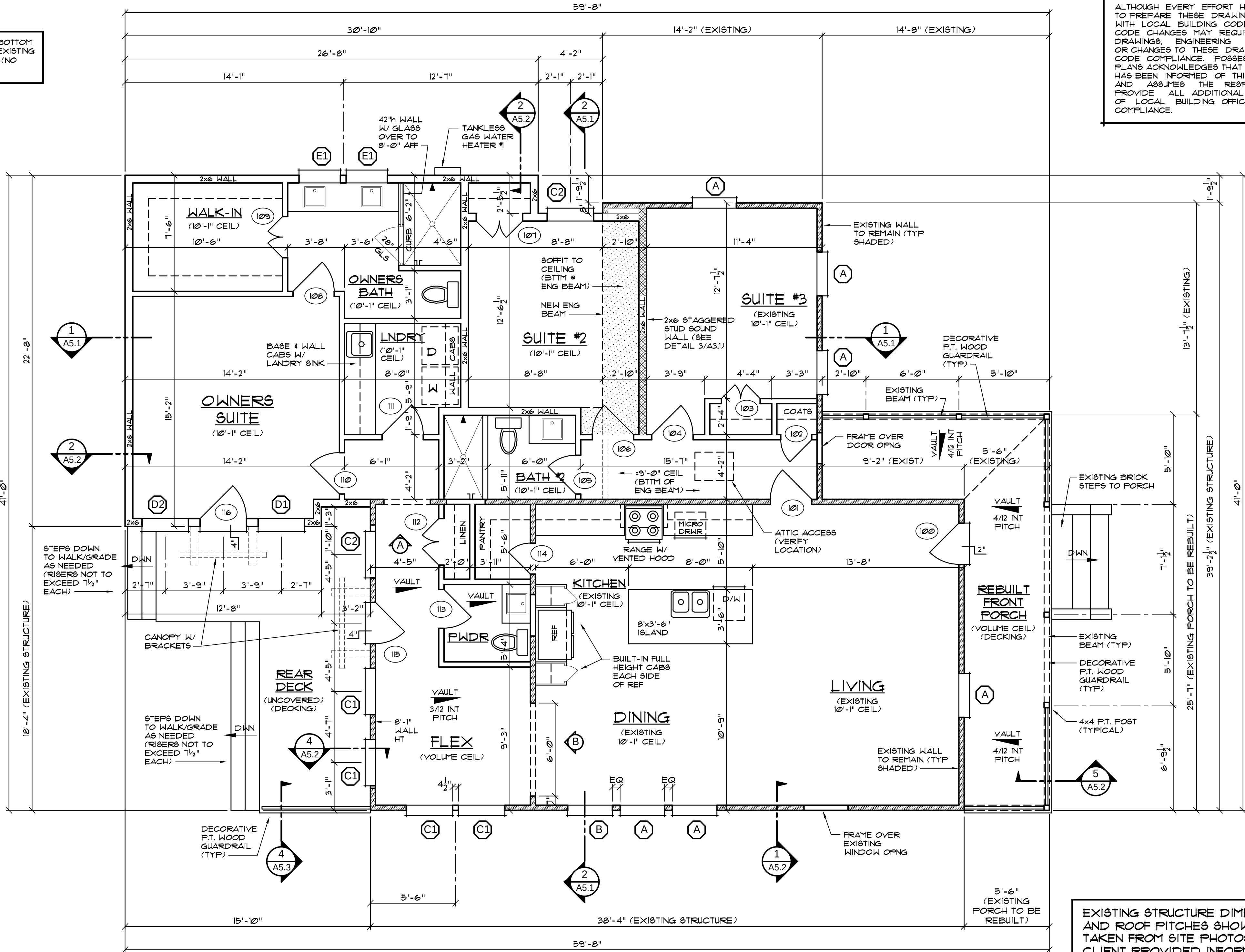
A2.1

WINDOW SCHEDULE						
	MODEL	WIDTH	HEIGHT	TYPE	LOCATION	REMARKS
(A)	EXISTING 21052	2'-10"	5'-2"	DOUBLE HUNG	HEAD @ 1'-3" AFF	MEETS EGRESS REQUIREMENTS
(B)	EXISTING 21052	2'-10"	5'-2"	DOUBLE HUNG	HEAD @ 1'-3" AFF	RELOCATED
(C1)	3050	3'-0"	5'-0"	SINGLE HUNG	HEAD @ 6'-8" AFF	
(C2)	3050	3'-0"	5'-0"	SINGLE HUNG	HEAD @ 6'-8" AFF	TEMPERED GLASS HAZARDOUS LOCATION
(D1)	3060	3'-0"	6'-0"	SINGLE HUNG	HEAD @ 8'-0" AFF	
(D2)	3060	3'-0"	6'-0"	SINGLE HUNG	HEAD @ 8'-0" AFF	TEMPERED GLASS HAZARDOUS LOCATION
(E1)	2814	2'-8"	1'-4"	FIXED	HEAD @ 8'-4" AFF	
(E2)	2814	2'-8"	1'-4"	FIXED	HEAD @ 8'-4" AFF	
(F)	2020	2'-0"	2'-0"	AWNING	HEAD @ 6'-8" AFF	
SIZES SHOWN ARE FOR DESIGN. VERIFY ACTUAL SIZES WITH PRODUCT SPECIFICATIONS.						

REBUILD BOTTOM PANE OF EXISTING WINDOWS (NO MUNTINS)

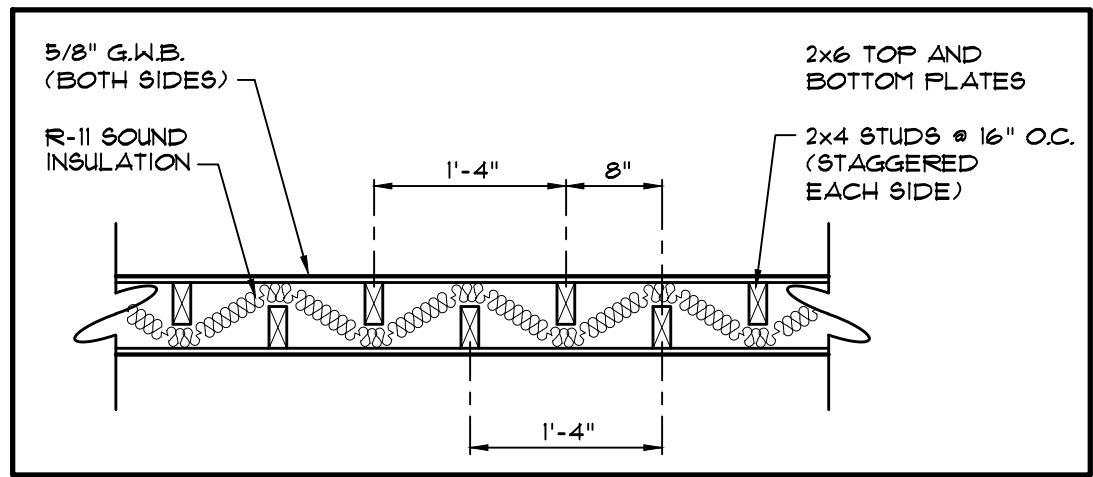
DOOR SCHEDULE (HOUSE)					
	SIZE	TYPE	OPERATION	MANUFACTURER	REMARKS
100	EXISTING 2'-8" x 6'-8"	EXTERIOR ENTRY	SWING	EXISTING TRANSOM	REPLACE EXISTING STYLE T.B.D.
101	2'-8" x 8'-0"	INTERIOR	SWING		
102	2'-0" x 8'-0"	INTERIOR	SWING		
103	(2) 1'-3" x 8'-0"	INTERIOR	SWING		
104	2'-8" x 8'-0"	INTERIOR	SWING		
105	2'-6" x 8'-0"	INTERIOR	SWING		
106	2'-8" x 8'-0"	INTERIOR	SWING		
107	(2) 1'-6" x 8'-0"	INTERIOR	SWING		
108	2'-8" x 8'-0"	INTERIOR	SWING		
109	(2) 1'-4" x 8'-0"	INTERIOR	SWING		
110	2'-8" x 8'-0"	INTERIOR	SWING		
111	2'-8" x 8'-0"	INTERIOR	SWING		
112	(2) 1'-6" x 6'-8"	INTERIOR	SWING		
113	2'-6" x 6'-8"	INTERIOR	SWING		
114	2'-0" x 8'-0"	INTERIOR	SWING		
115	2'-8" x 6'-8"	EXTERIOR FRENCH	SWING		
116	3'-0" x 8'-0"	EXTERIOR FRENCH	SWING		

DOOR SCHEDULE (GARAGE)					
	SIZE	TYPE	OPERATION	MANUFACTURER	REMARKS
117	3'-0" x 6'-8"	EXTERIOR	SWING		
118	9'-0" x 8'-0"	GARAGE	OVERHEAD		STYLE T.B.D.
119	9'-0" x 8'-0"	GARAGE	OVERHEAD		STYLE T.B.D.
120	3'-0" x 6'-8"	EXTERIOR FRENCH	SWING		
121	2'-6" x 6'-8"	INTERIOR	SWING		
122	2'-6" x 6'-8"	INTERIOR	SWING		

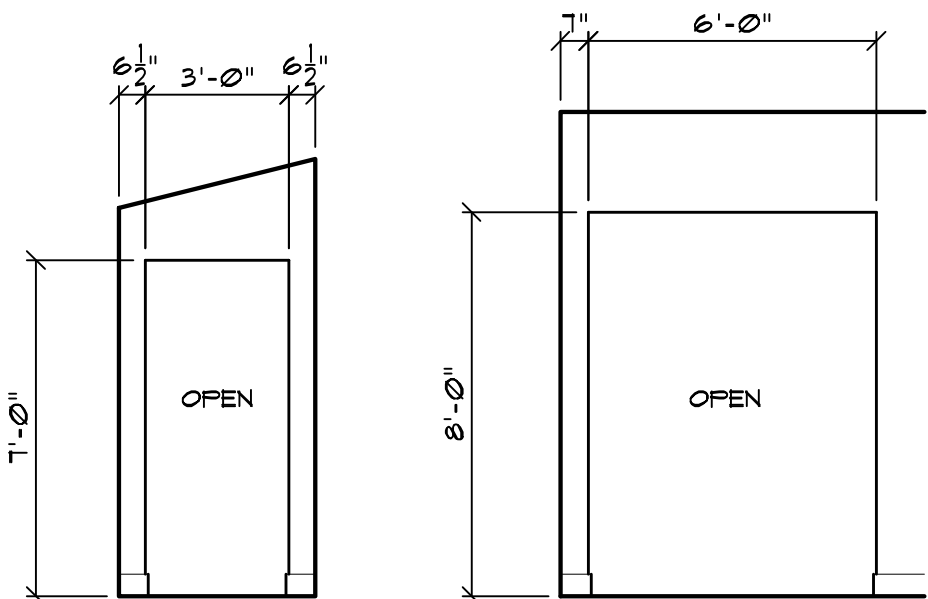


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1 FLOOR PLAN (HOUSE)
SCALE: 1/4" = 1'-0"



3 2x6 STAGGERED STUD SOUND WALL DETAIL
SCALE: 3/4" = 1'-0"



2 INTERIOR DETAILS
SCALE: 1/4" = 1'-0"

HVAC NOTES:
- AHU IN ATTIC OVER HALL/SUITE 19
- PROVIDE FLYWOOD DECKING
- PROVIDE 30" MIN CLEARANCE ON SERVICE SIDES OF EQUIPMENT

SQ. FTG. TABULATION	
EXISTING LIVING (RENOVATED)	1041
NEW LIVING (ADDITION)	658
TOTAL LIVING	1699
EXISTING FRONT PORCH	191
TOTAL COVERED	1890

DWELLING UNIT THERMAL VOLUME	
EXISTING	10,410 FT3
ADDITION	6,580 FT3
TOTAL	16,990 FT3
SEE BUILDER FOR MECHANICAL VENTILATION SPECIFICATIONS	

EXISTING STRUCTURE DIMENSIONS AND ROOF PITCHES SHOWN ARE TAKEN FROM SITE PHOTOS AND CLIENT PROVIDED INFORMATION.
GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS, ROOF PITCHES AND TRUSS/JOIST SPANS, PRIOR TO ANY CONSTRUCTION OR PURCHASING OF BUILDING COMPONENTS

PLANS ARE DRAWN IN ACCORDANCE WITH FLORIDA BUILDING CODE 8th EDITION (2023), RESIDENTIAL

NOTES:
1 - NEW EXTERIOR WALLS ARE DRAWN AT 6" NOMINAL TO REPRESENT 2x6 STUD FRAMED WALLS. INTERIOR WALLS ARE DRAWN AT 4" NOMINAL TO REPRESENT 2x4 STUD FRAMED WALLS (UNLESS NOTED OTHERWISE). ACTUAL SIZE, SPACING AND GRADE OF LUMBER TO BE USED SHALL BE DETERMINED BY BUILDER PRIOR TO CONSTRUCTION AND SHALL CONFORM TO ALL LOCAL BUILDING CODES.
2 - ATTIC ACCESS TO BE 22"x30" MINIMUM (SEE BUILDER FOR FULL-DOWN STAIR FRAMING REQUIREMENTS). VERIFY LOCATION IN FIELD.
3 - ALL SHOWER GLASS (FIXED GLASS, PARTITIONS & DOORS) ARE TO BE TEMPERED GLASS (SEE BUILDER FOR PRODUCT SPEC).

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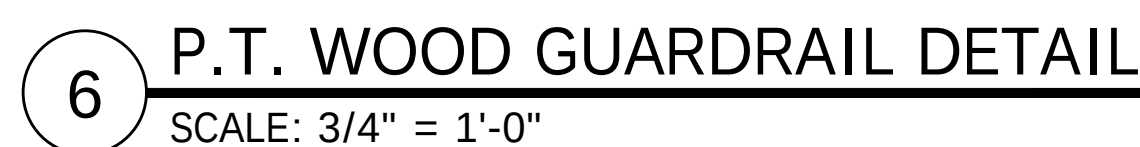
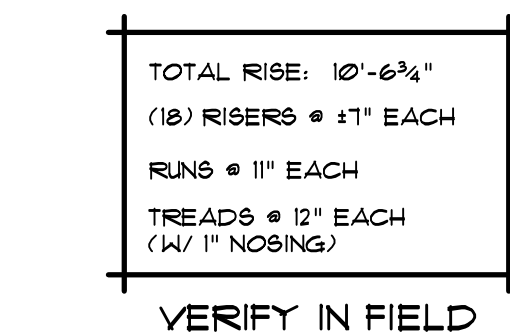
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Drawn by: JBF
Date: 6/4/2024
Scale: 1/4" = 1'-0"

Job #: 24-1014
SHEET NUMBER

A3.1



GUEST SUITE
DWELLING UNIT
THERMAL VOLUME
3,474 CUBIC FEET
SEE BUILDER FOR MECHANICAL
VENTILATION SPECIFICATIONS

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- 2- ATTIC ACCESS TO BE 22"x30" MINIMUM (SEE BIDDING FOR FULL-DOOR STAIR FINISH REQUIREMENTS). VERIFY LOCATION IN FIELD.
- 3- ALL SHOWER GLASS (FIXED GLASS, PARTITIONS & DOORS) ARE TO BE TEMPERED GLASS (SEE BUILDER FOR PRODUCT SPECS).

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6/4/2024		
1/4" = 1'-0"		

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an #:	----
ob #:	24-1014

A3.2



3 **EXISTING EAST (RIGHT) ELEVATION**
SCALE: 1/4" = 1'-0"



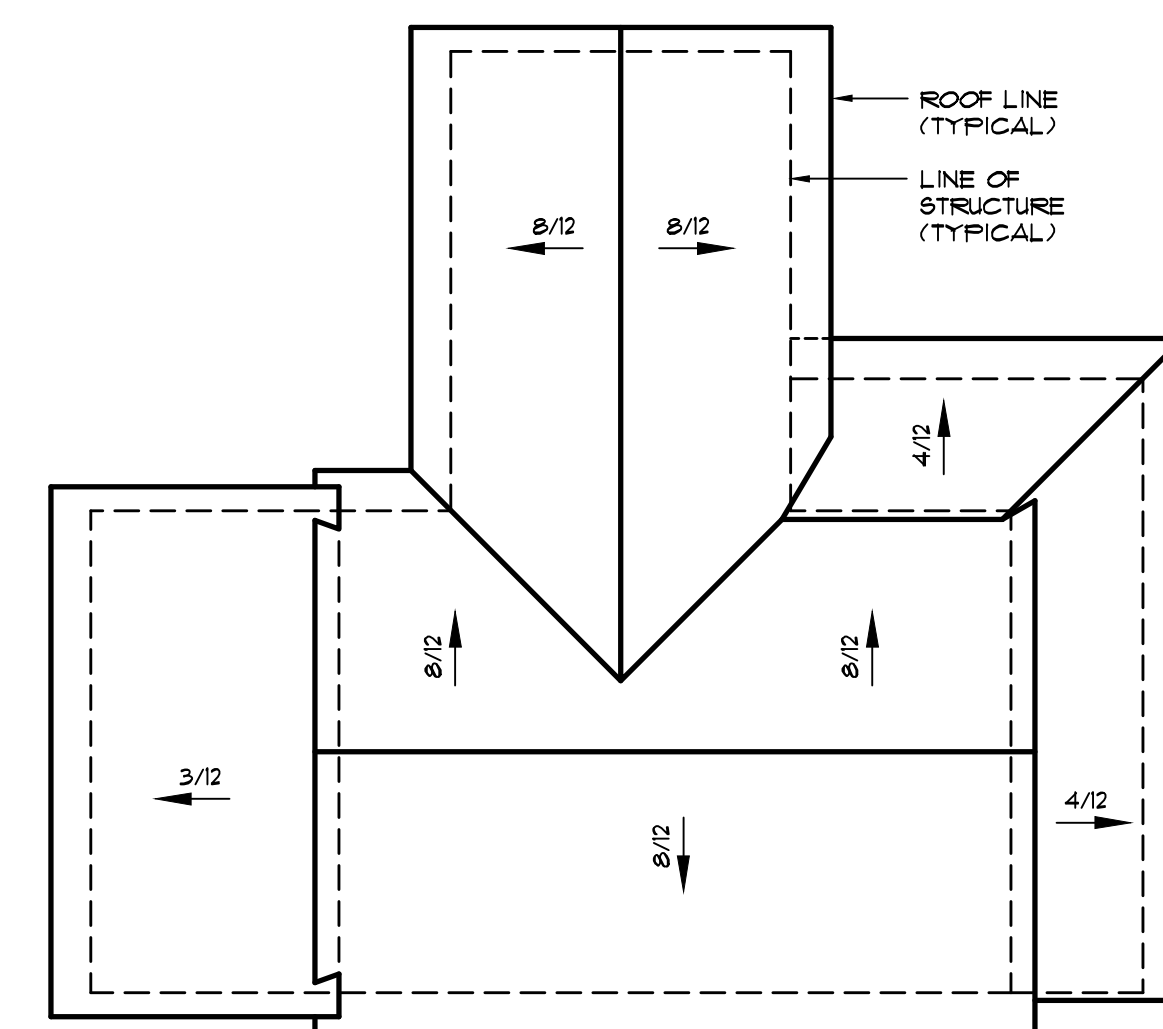
1 **EXISTING SOUTH (FRONT) ELEVATION**
SCALE: 1/4" = 1'-0"



4 **EXISTING WEST (LEFT) ELEVATION**
SCALE: 1/4" = 1'-0"



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



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

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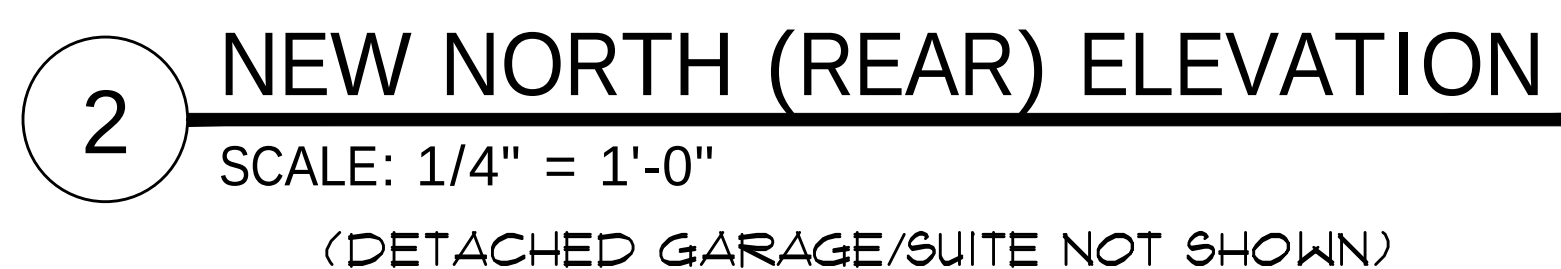
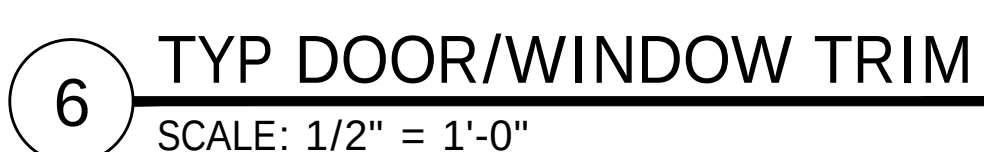
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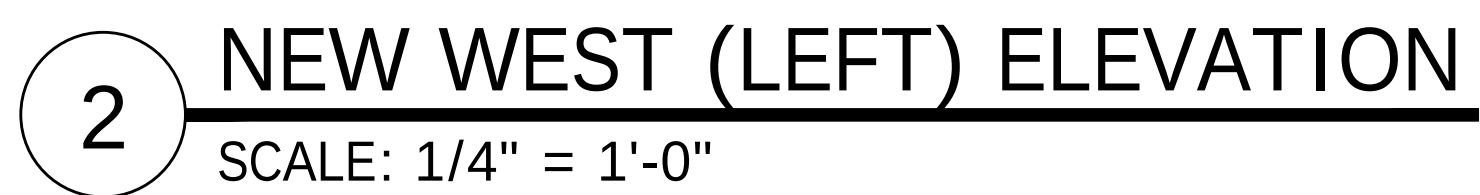
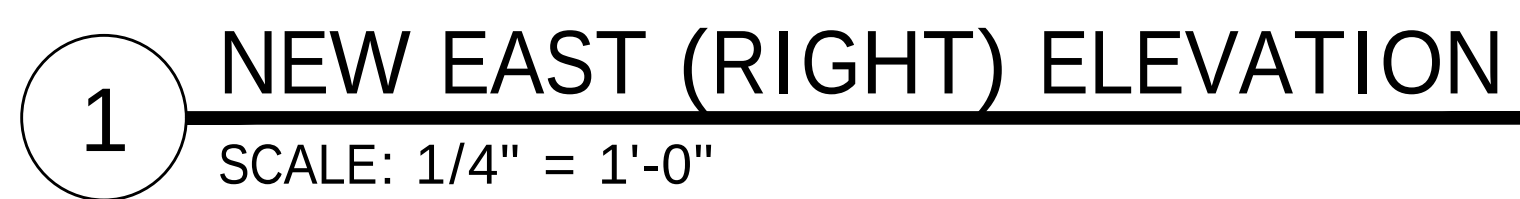
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GENERAL CONTRACTOR TO VERIFY
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TRUSS/JOIST SPANS, PRIOR TO ANY
CONSTRUCTION OR PURCHASING
OF BUILDING COMPONENTS

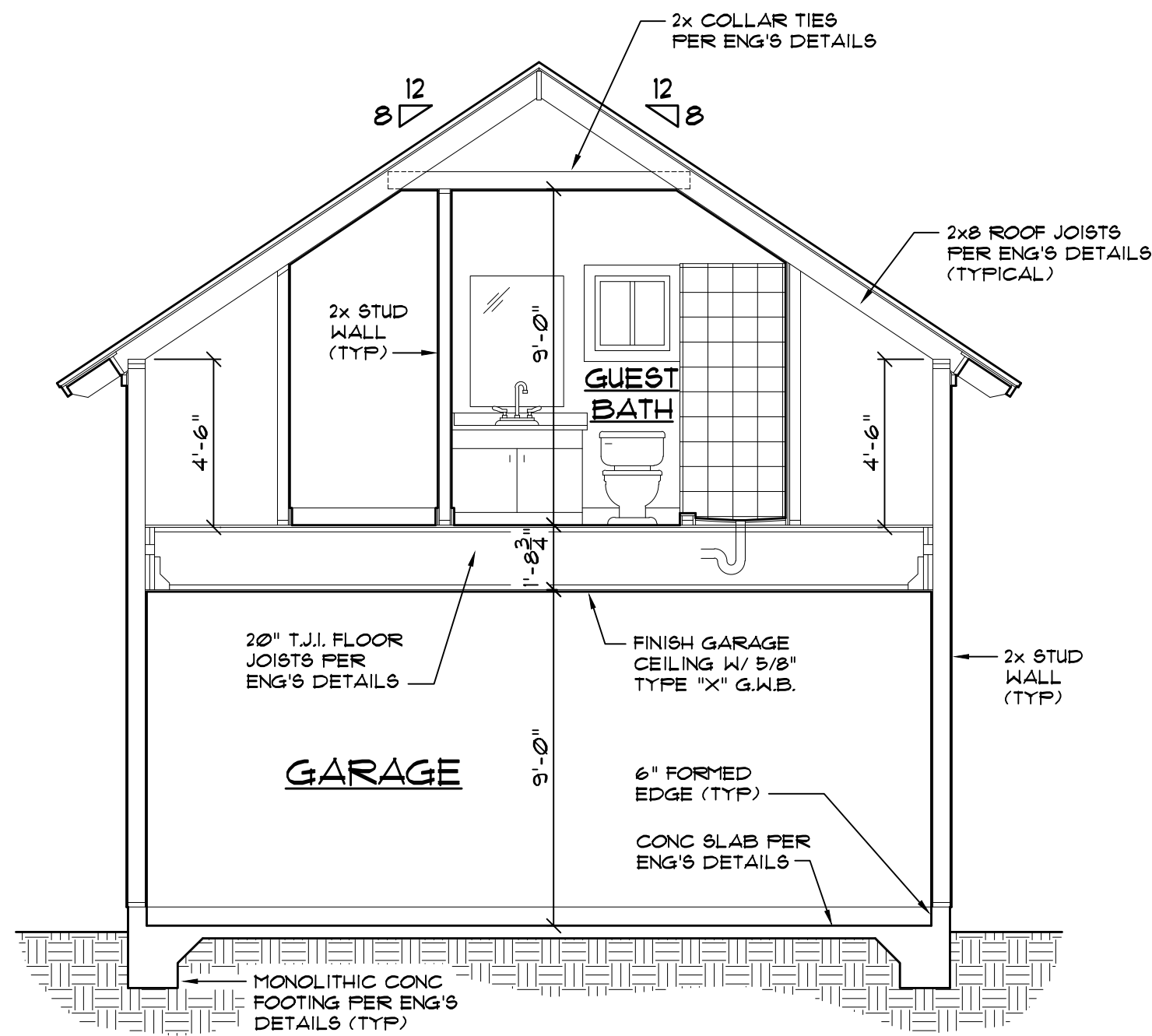


"SEALED ROOF"
W/ NO VENTILATION

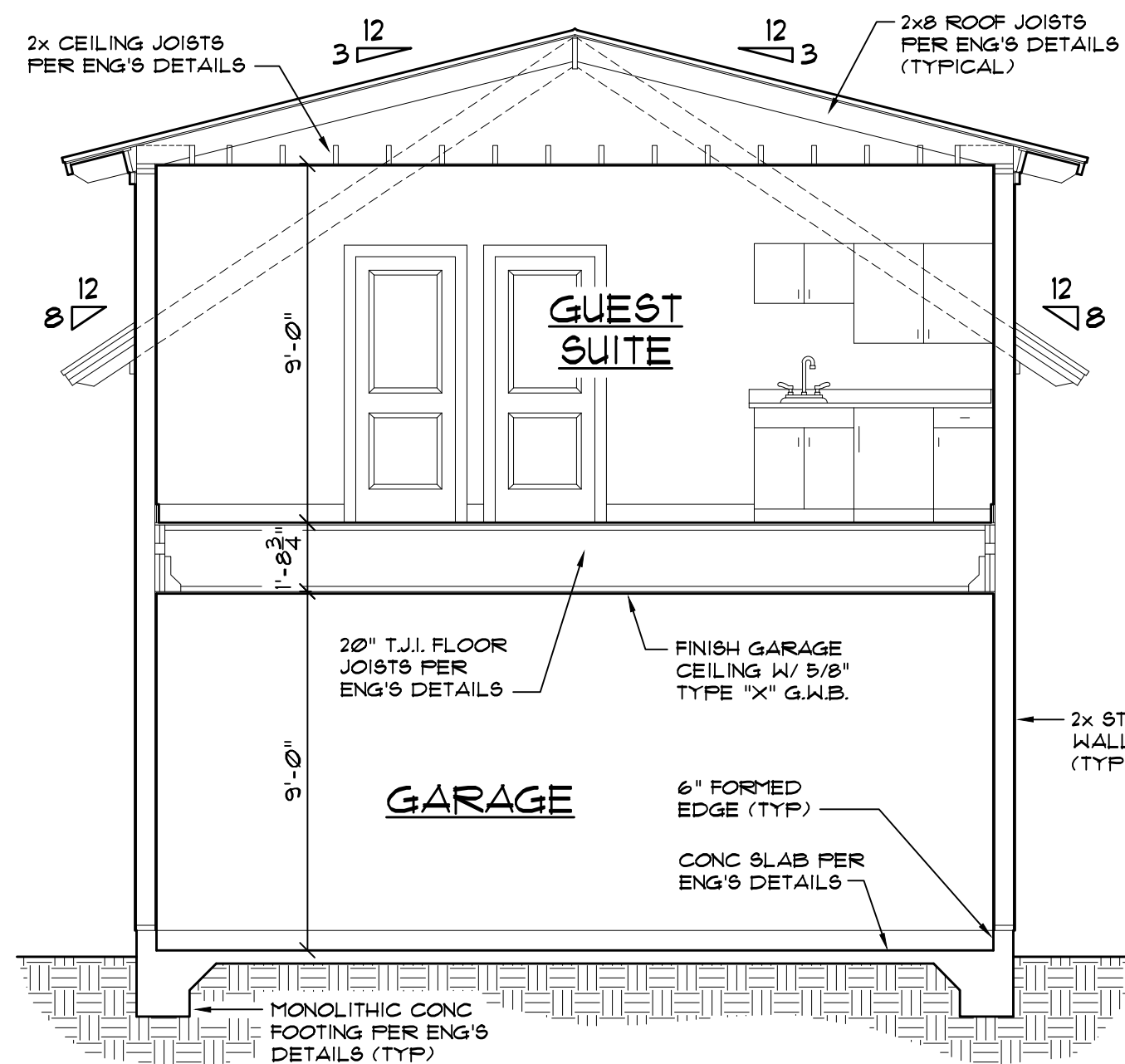


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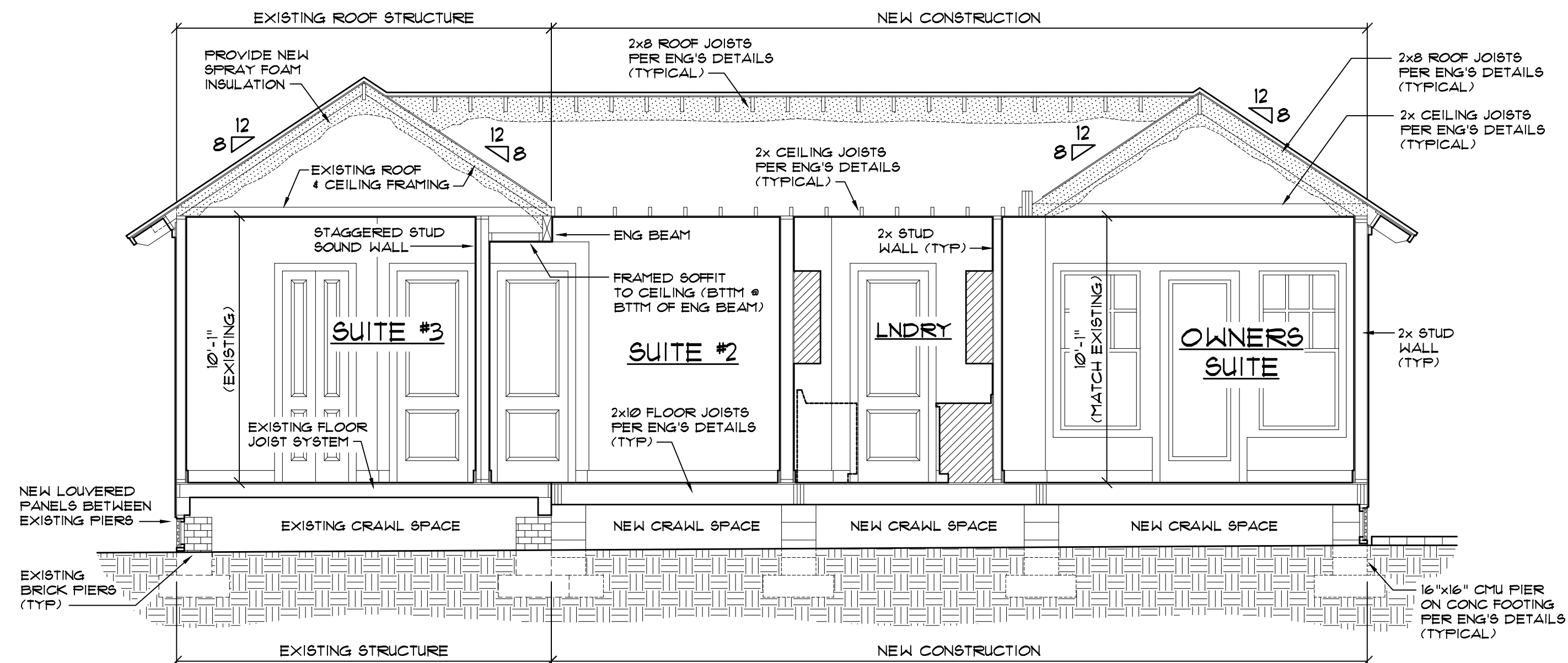
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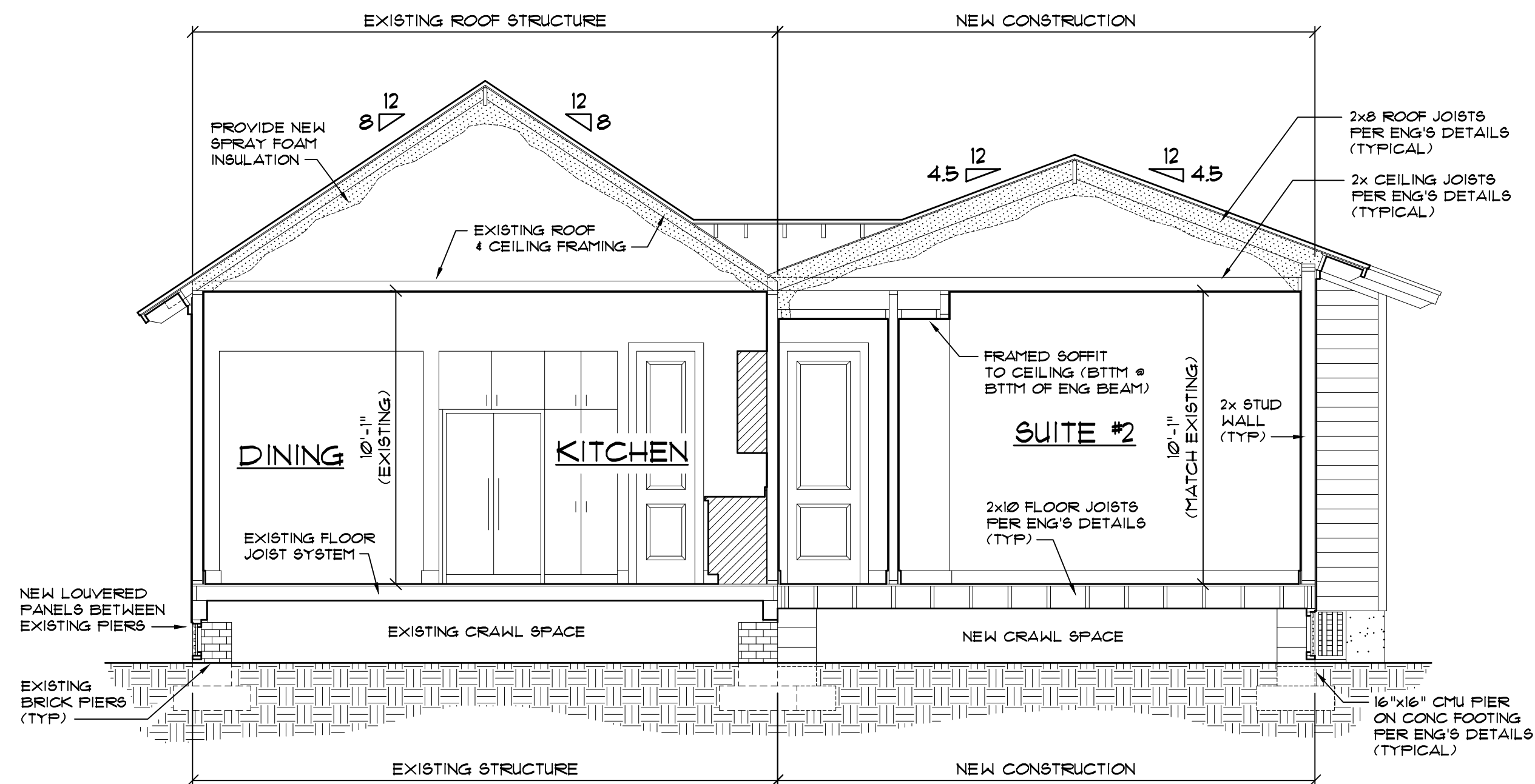
3 BUILDING SECTION
SCALE: 1/4" = 1'-0"



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



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



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

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6/4/2024

1/4" = 1'-0"

Plan #:

Job #:

24-1014

SHEET NUMBER

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A5.1

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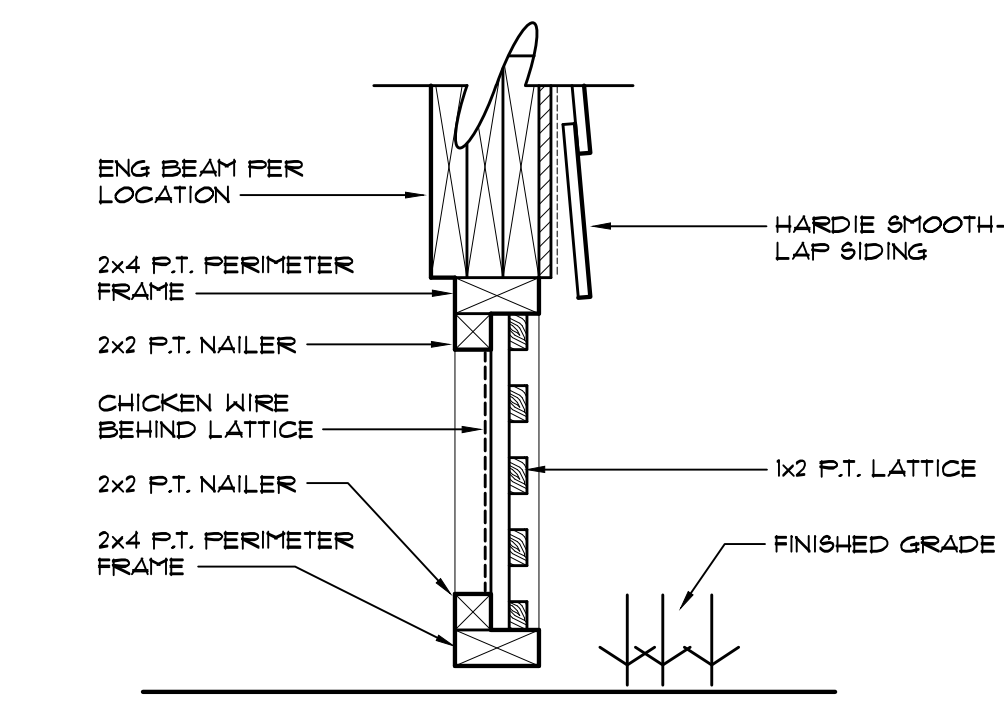
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Drawn by: JBF
Date: 6/4/2024
Scale: 1/4" = 1'-0"
Plan #: -----
Job #: 24-1014

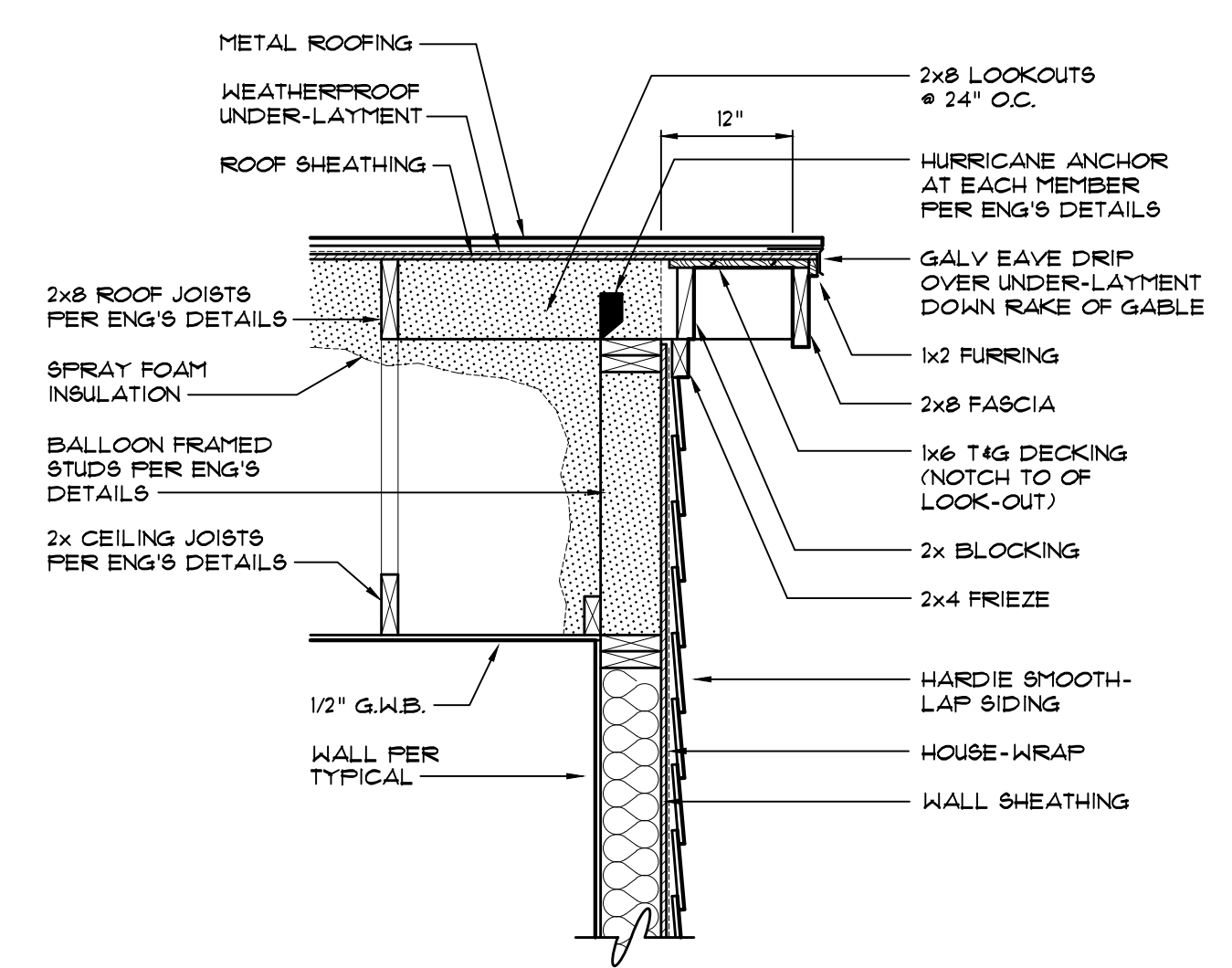
SHEET NUMBER

A5.2

6 LATTICE PANEL DETAIL
SCALE: 1 1/2" = 1'-0"



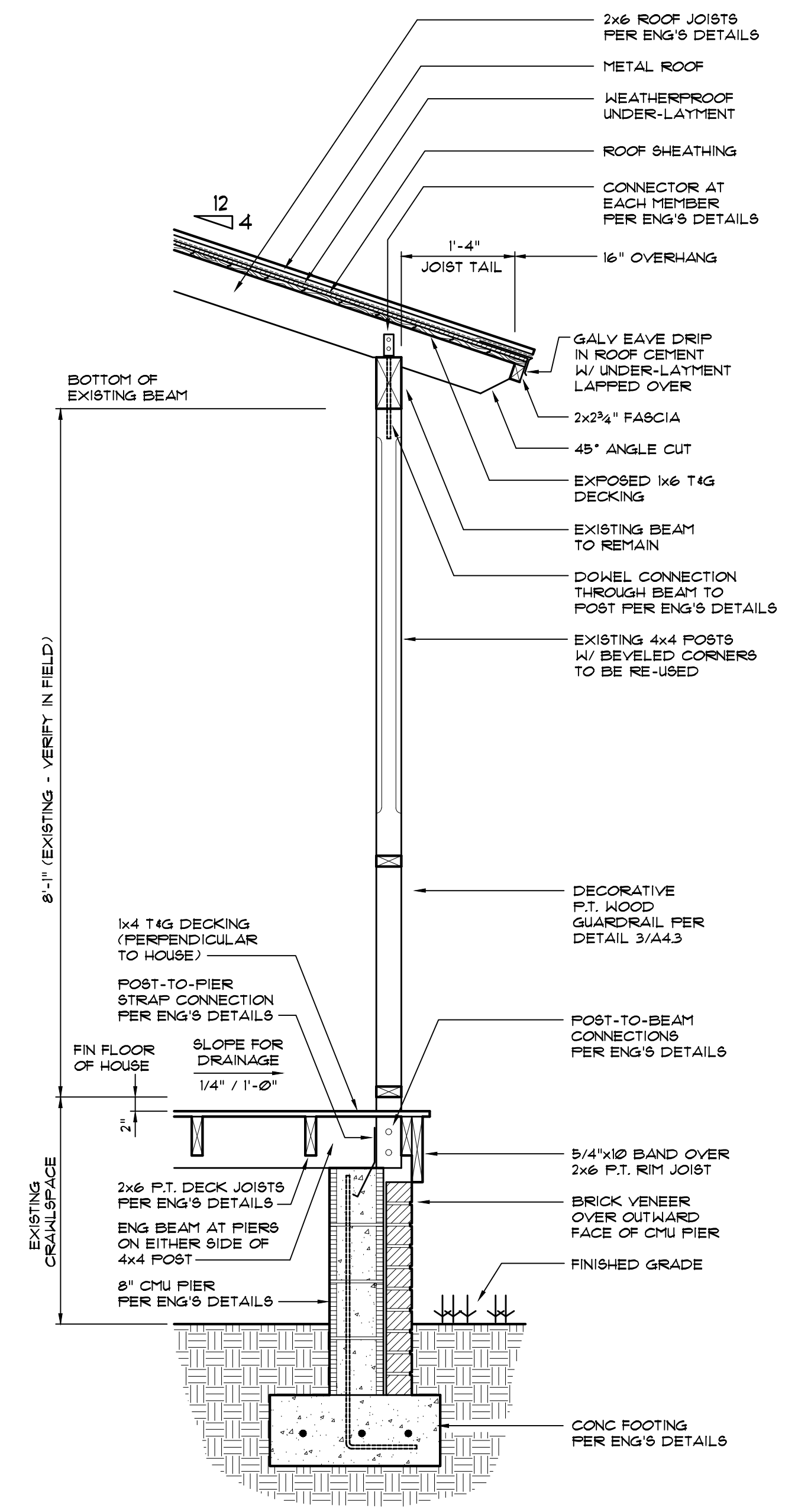
3 TYP GABLE SECTION
SCALE: 3/4" = 1'-0"



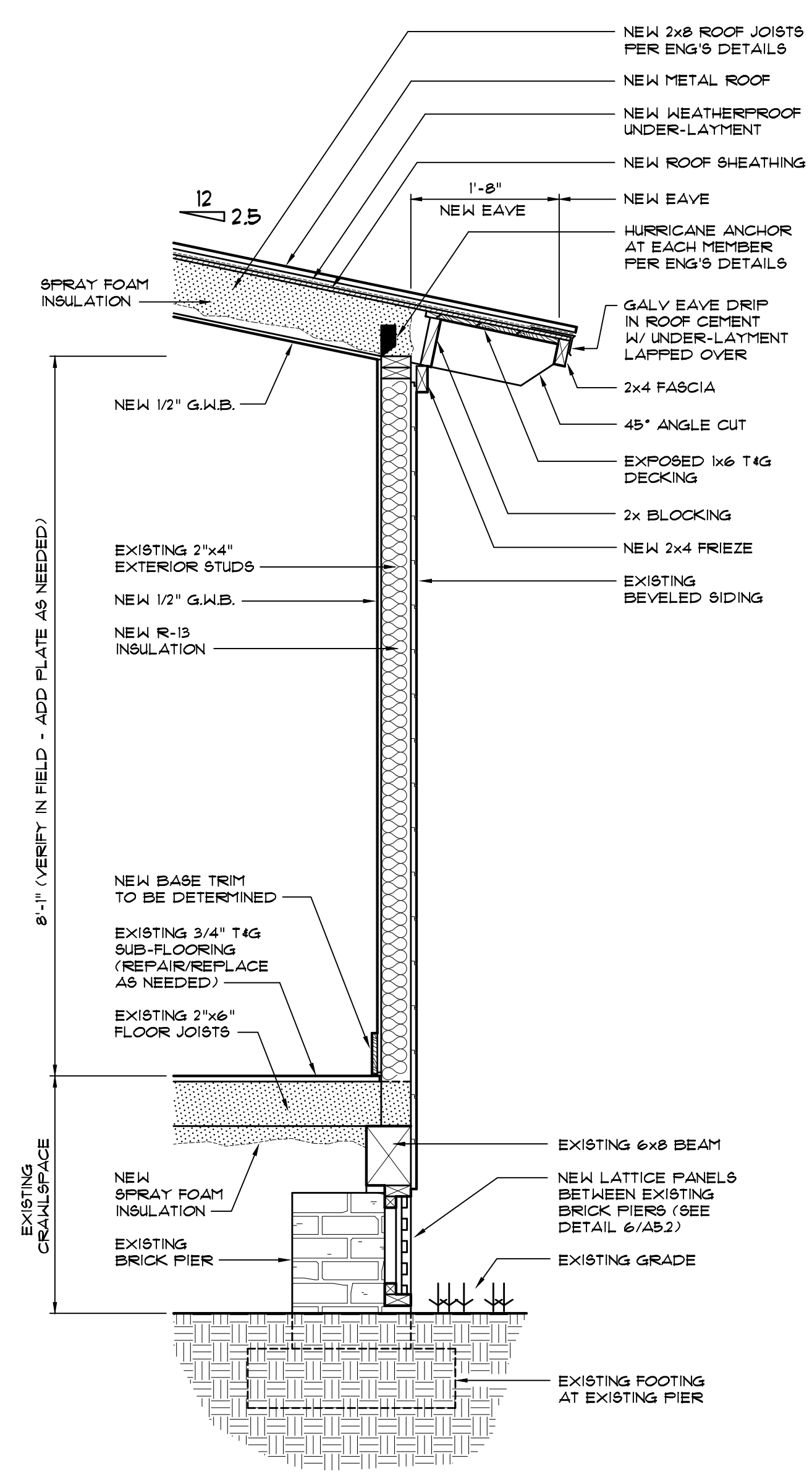
NOTE:
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NOTE:
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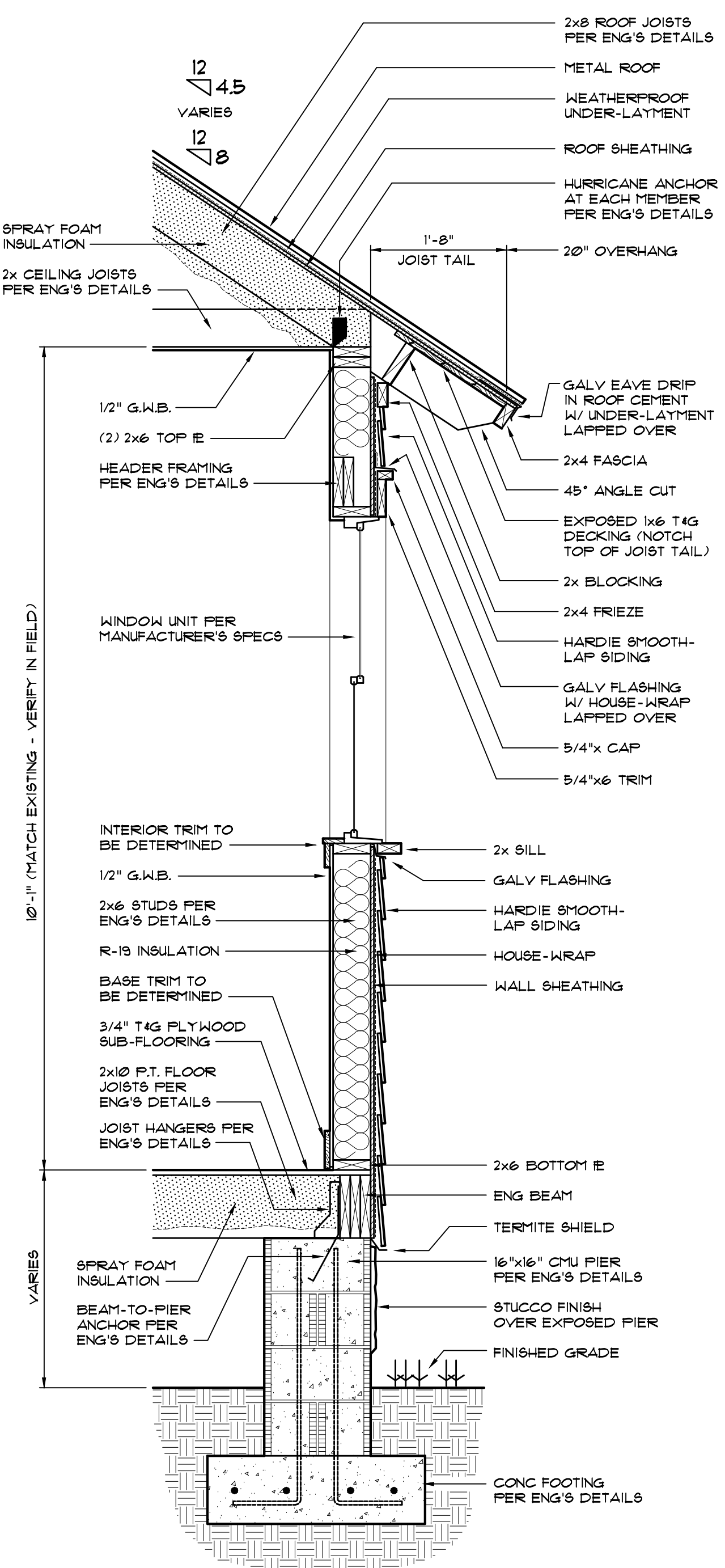
5 FRONT PORCH SECTION
SCALE: 3/4" = 1'-0"



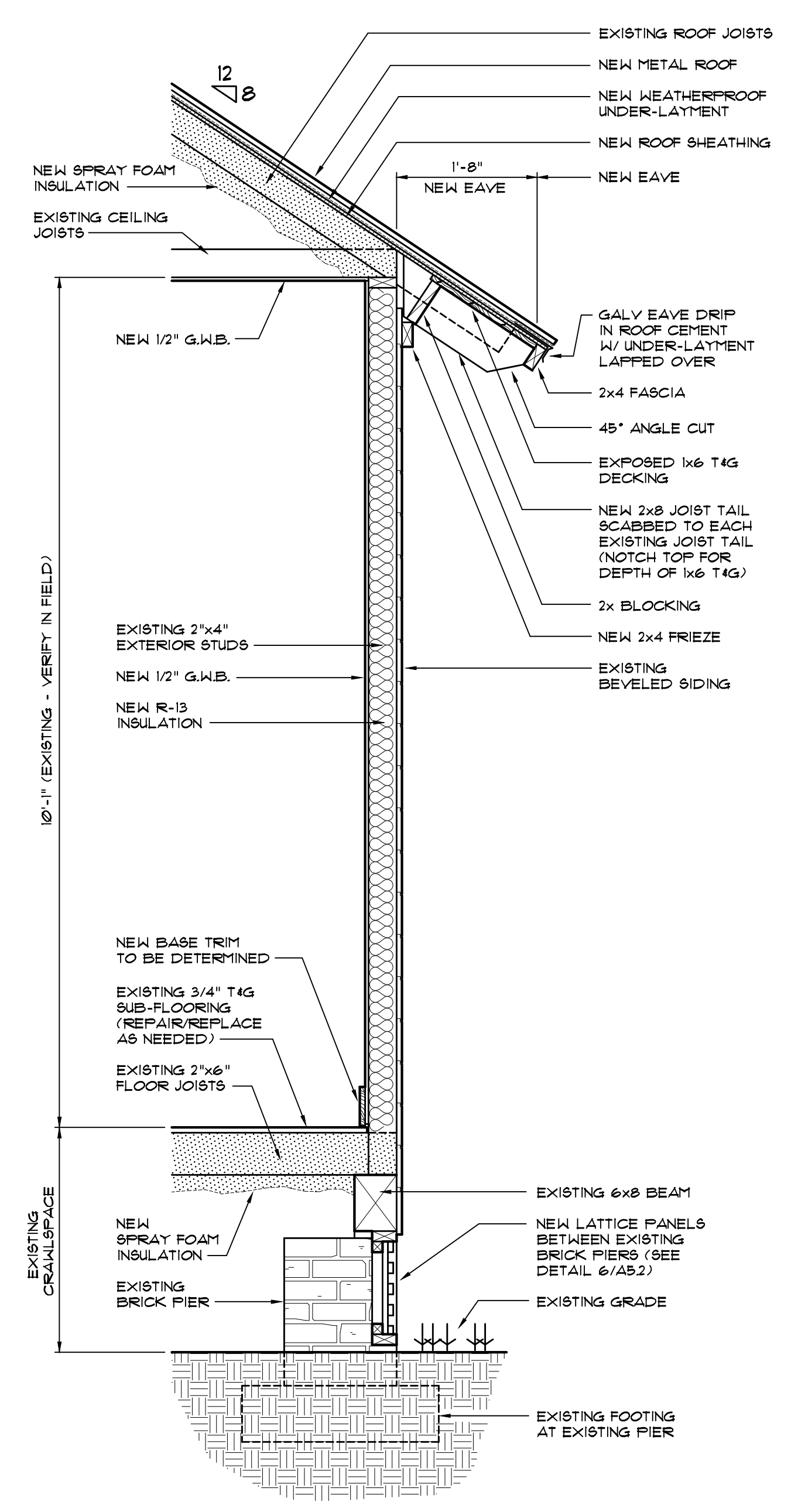
4 FLEX ROOM WALL SECTION
SCALE: 3/4" = 1'-0"

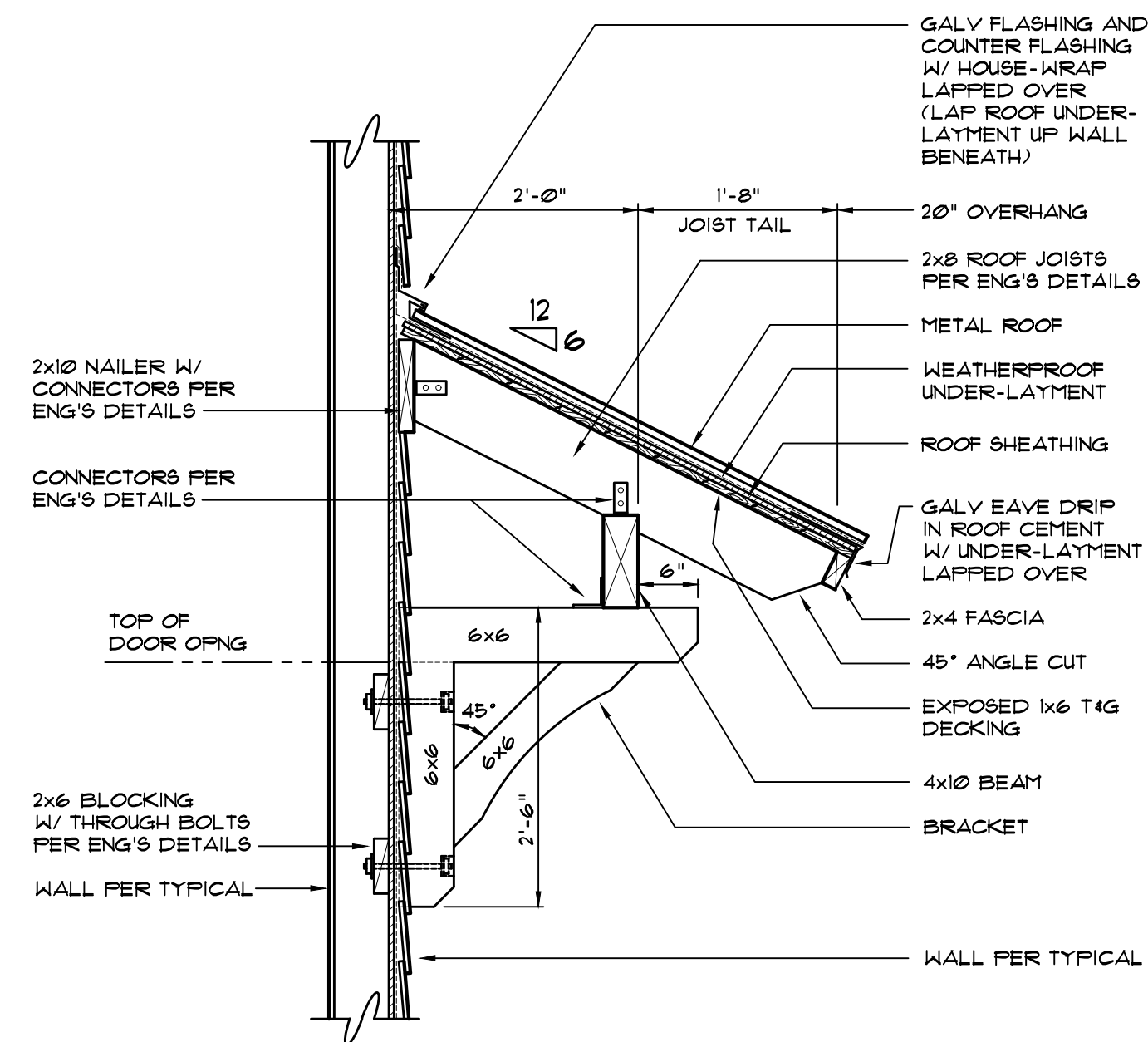


2 TYP NEW WALL SECTION
SCALE: 3/4" = 1'-0"

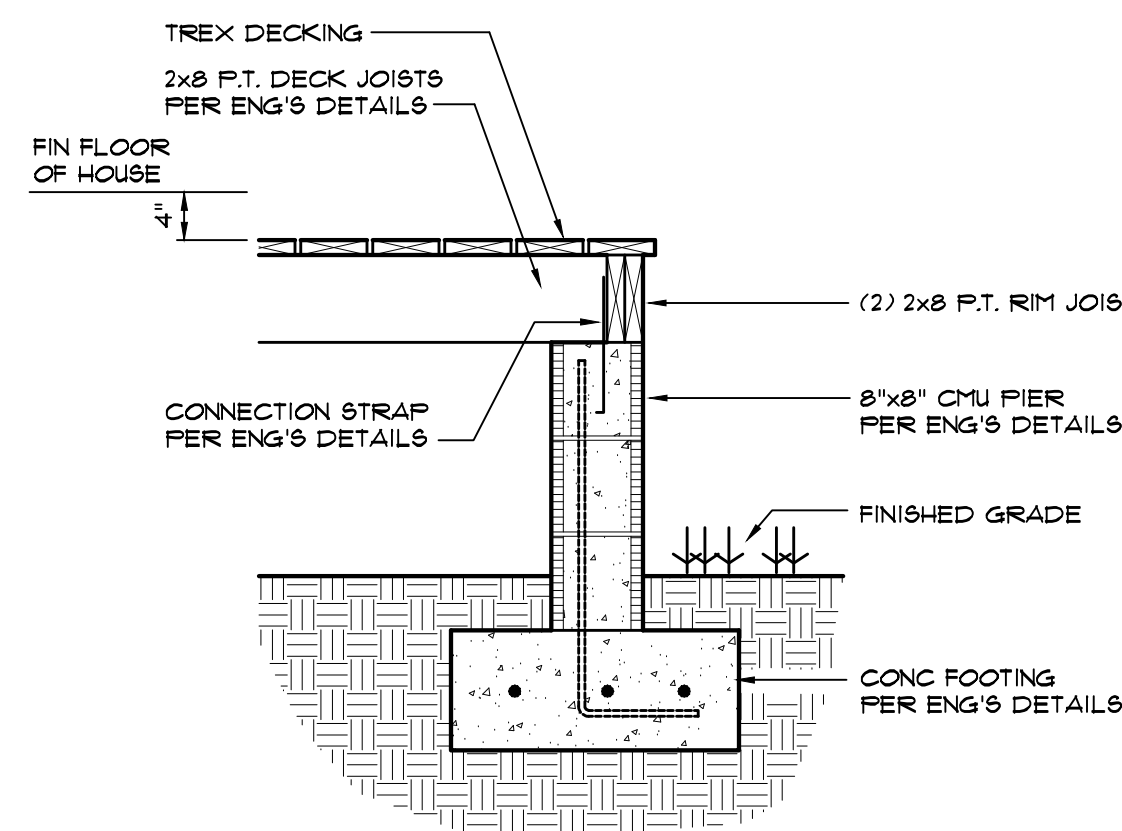


1 TYPICAL AT EXISTING WALL
SCALE: 3/4" = 1'-0"

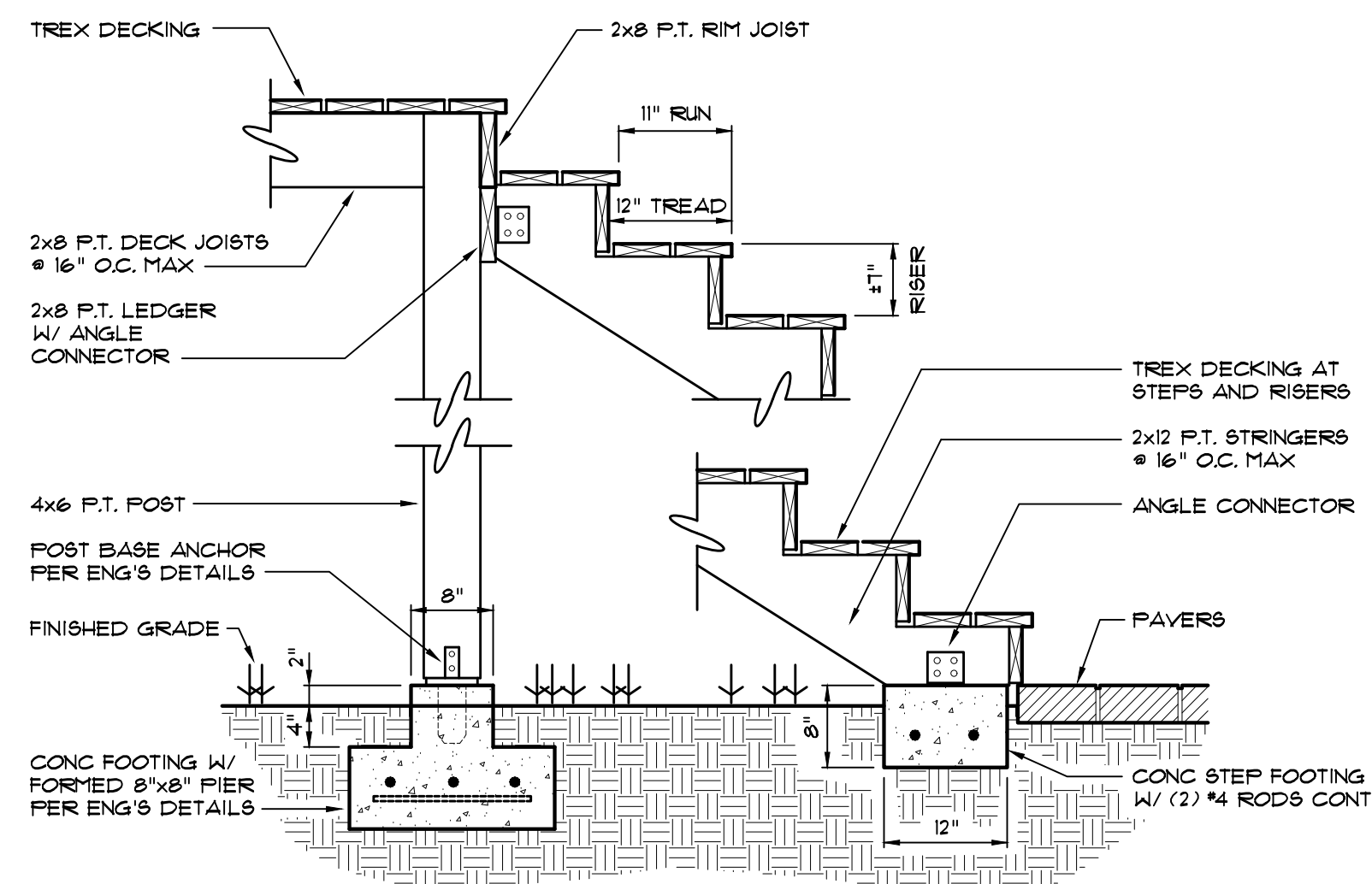




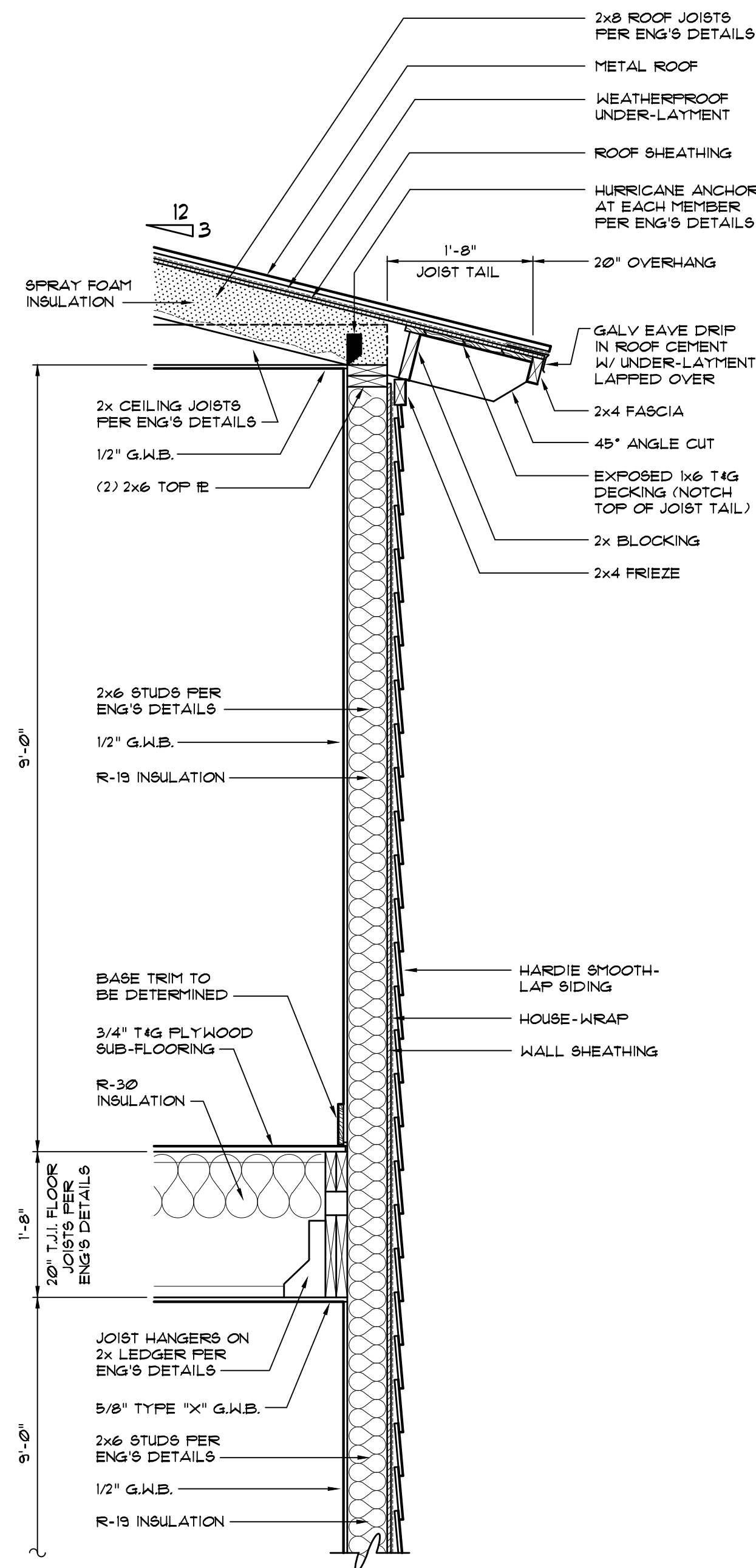
3 CANOPY SECTION
SCALE: 3/4" = 1'-0"



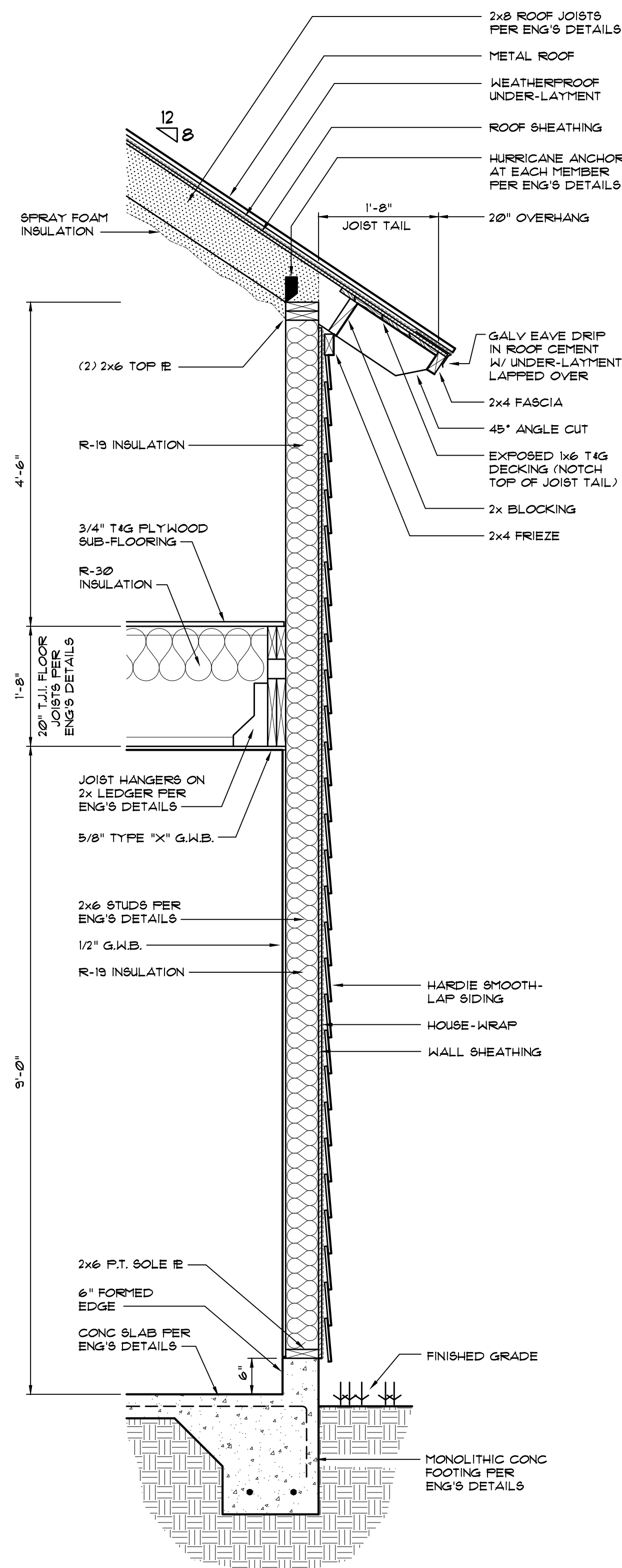
4 REAR DECK SECTION
SCALE: 3/4" = 1'-0"



5 STAIR/LANDING SECTION
SCALE: 3/4" = 1'-0"



2 GUEST SUITE DORMER SECTION
SCALE: 3/4" = 1'-0"



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

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NOTE:
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ST. THOMAS, VI
340-775-3133
USVI LICENSE #789A

Seal:
MICHAEL STAUFFER, AIA
FL LICENSE #15981

DRAFTING SERVICES PROVIDED BY:
KLAYBOR & ASSOCIATES
1999 WELLS ROAD
ORANGE PARK, FL 32073
904-272-5339
www.klaybor.com

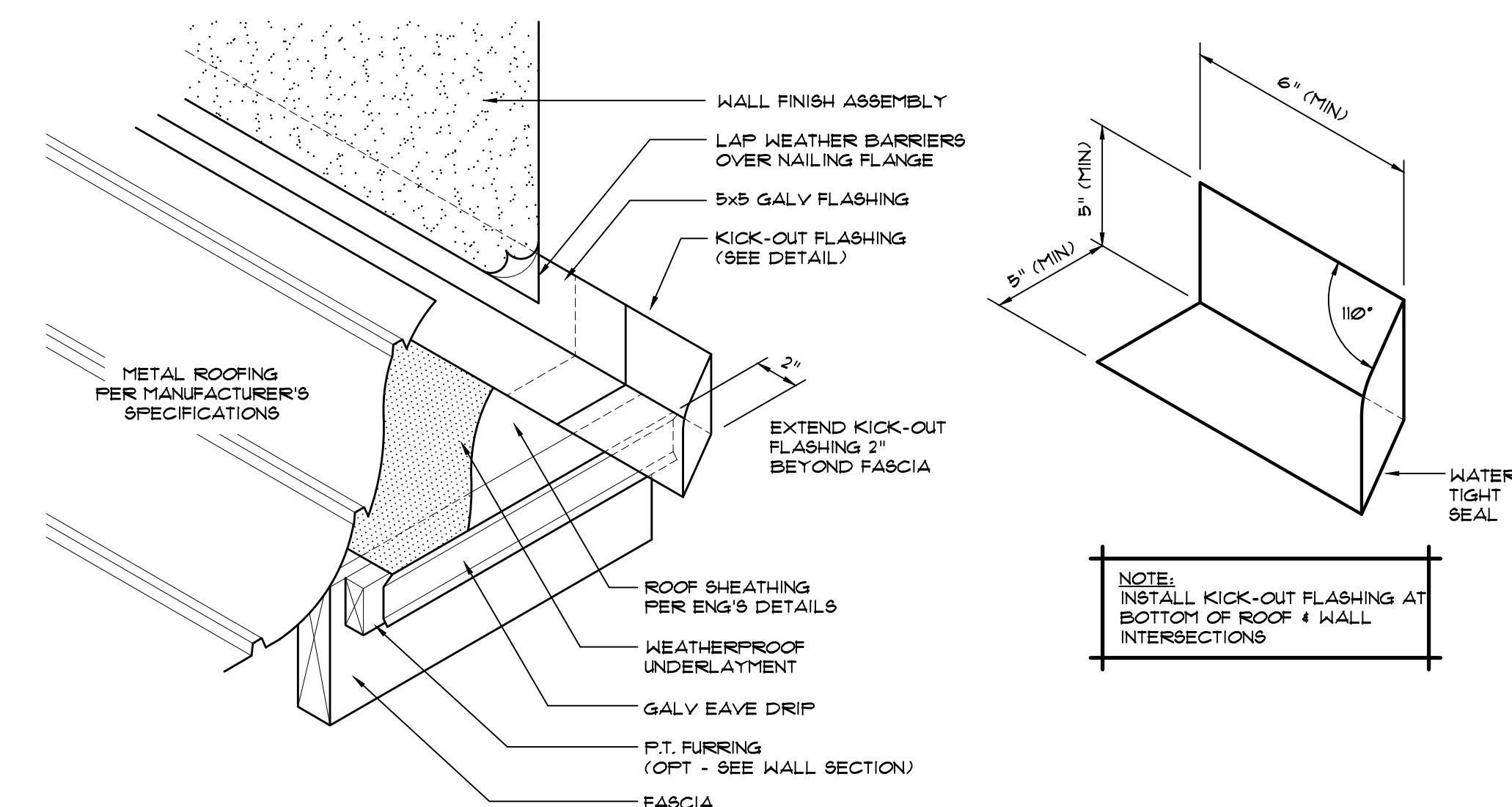
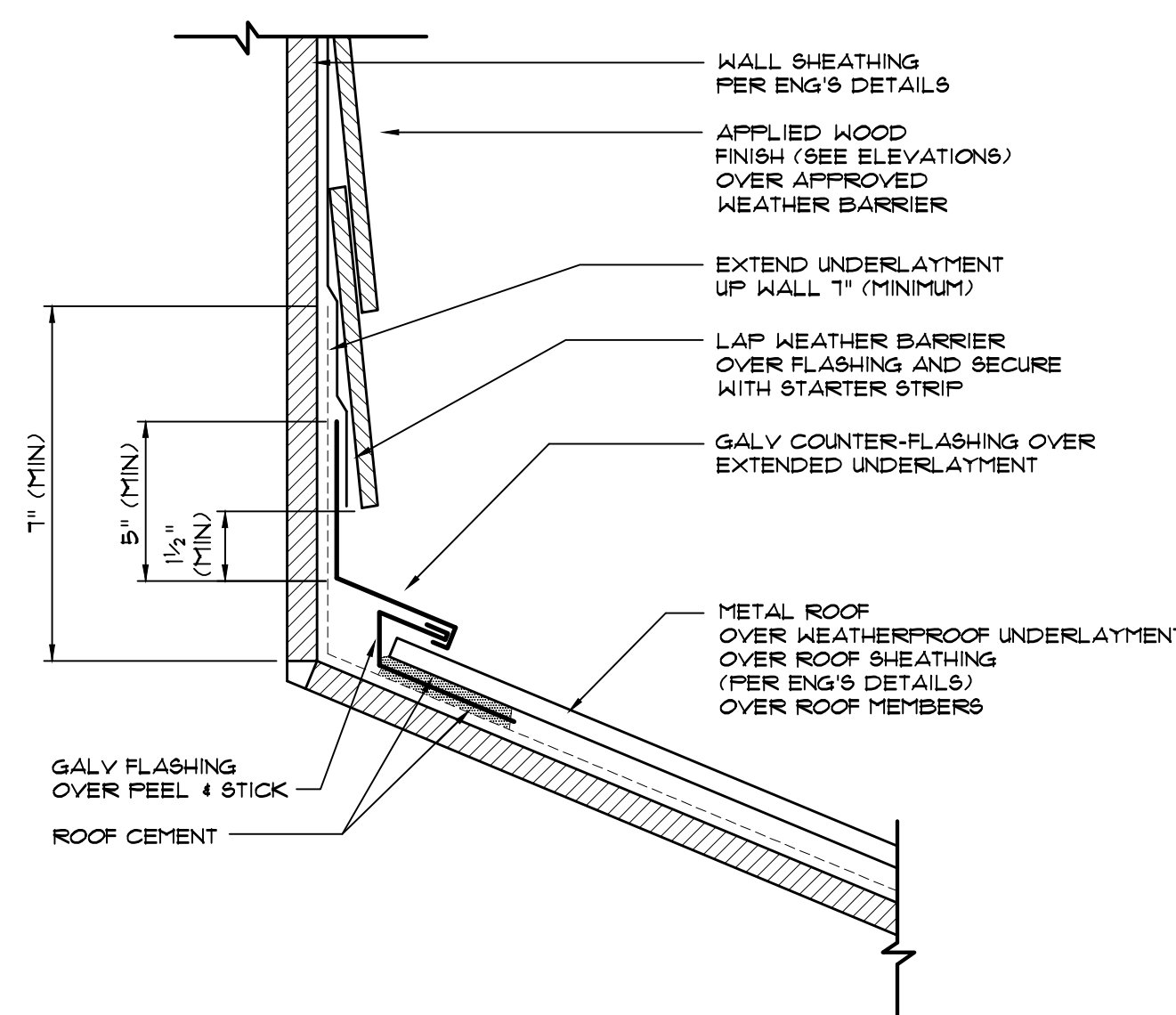
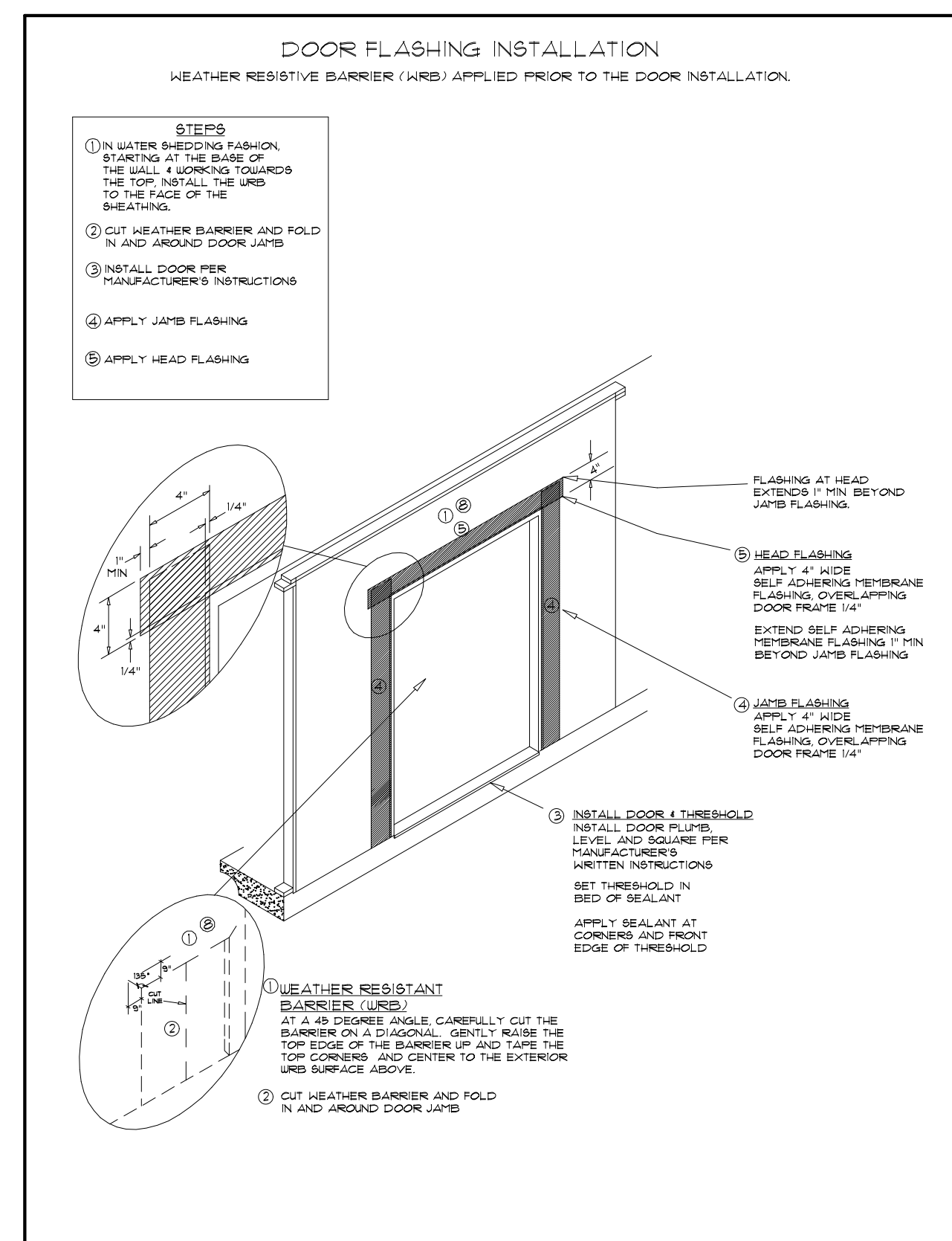
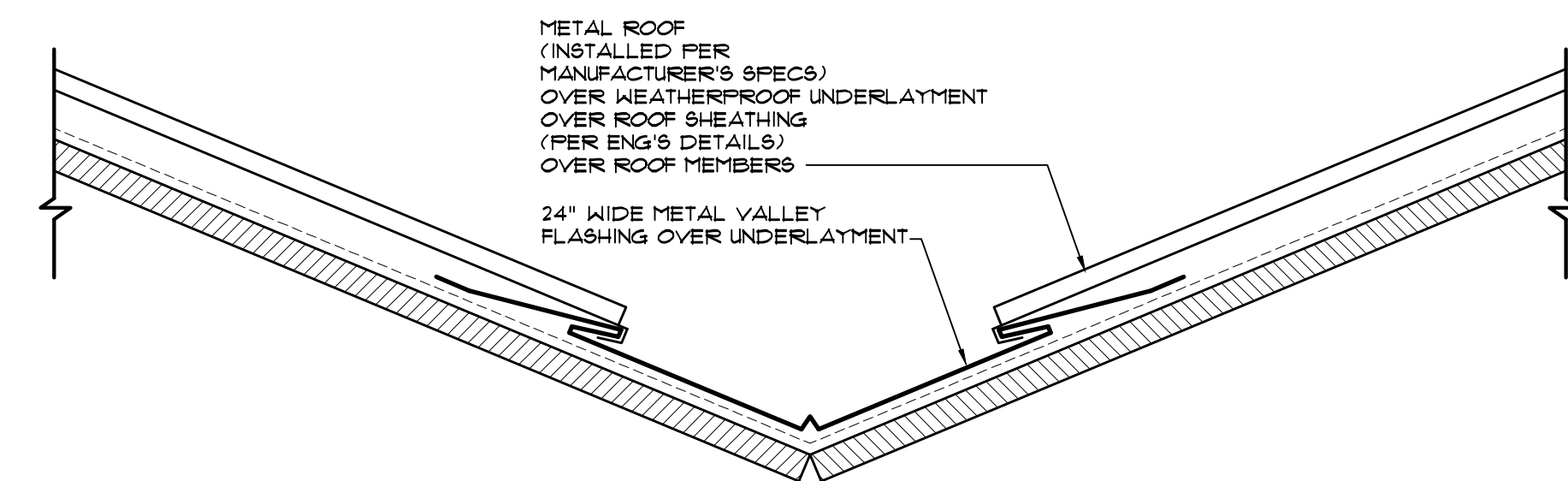
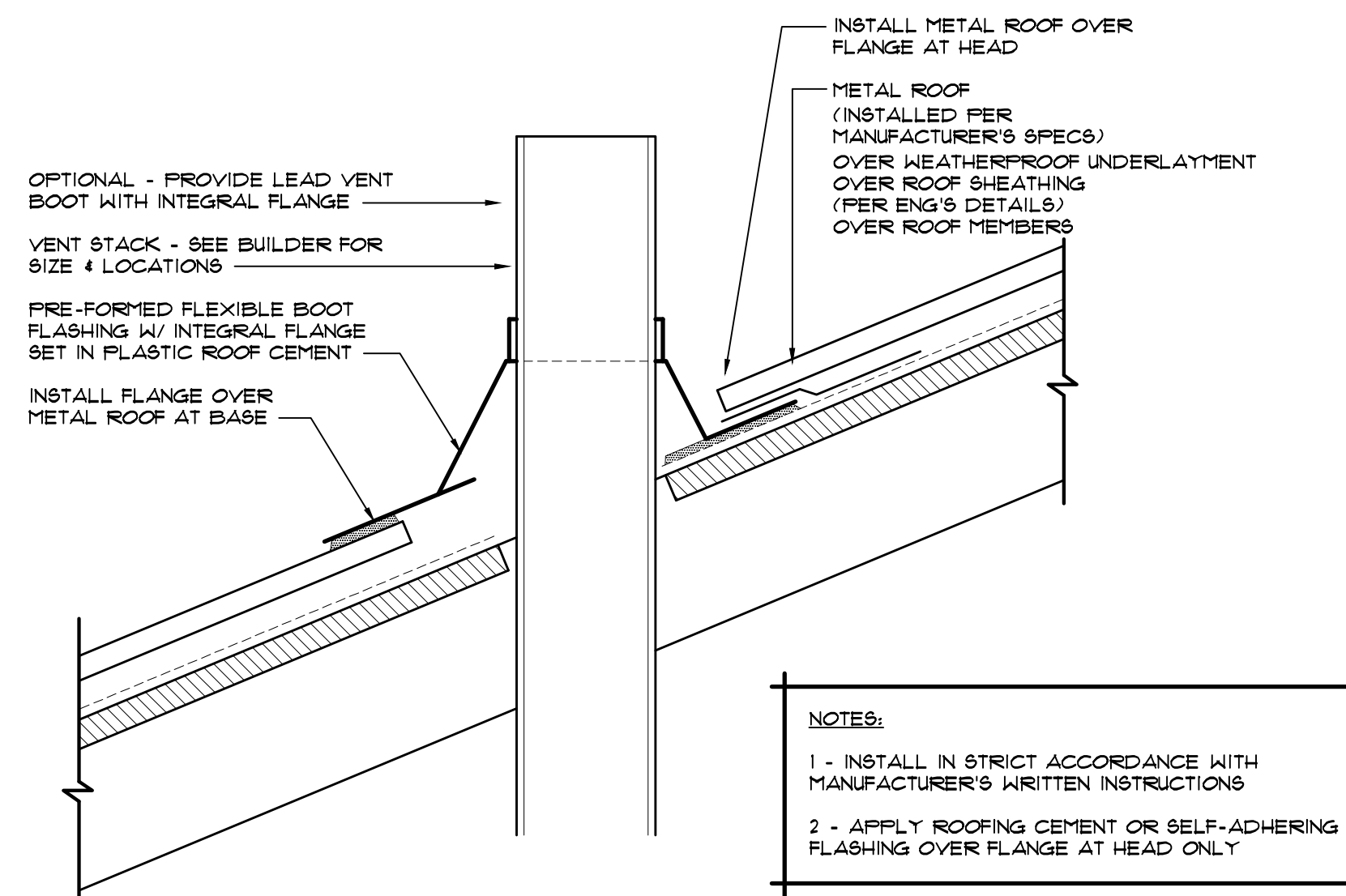
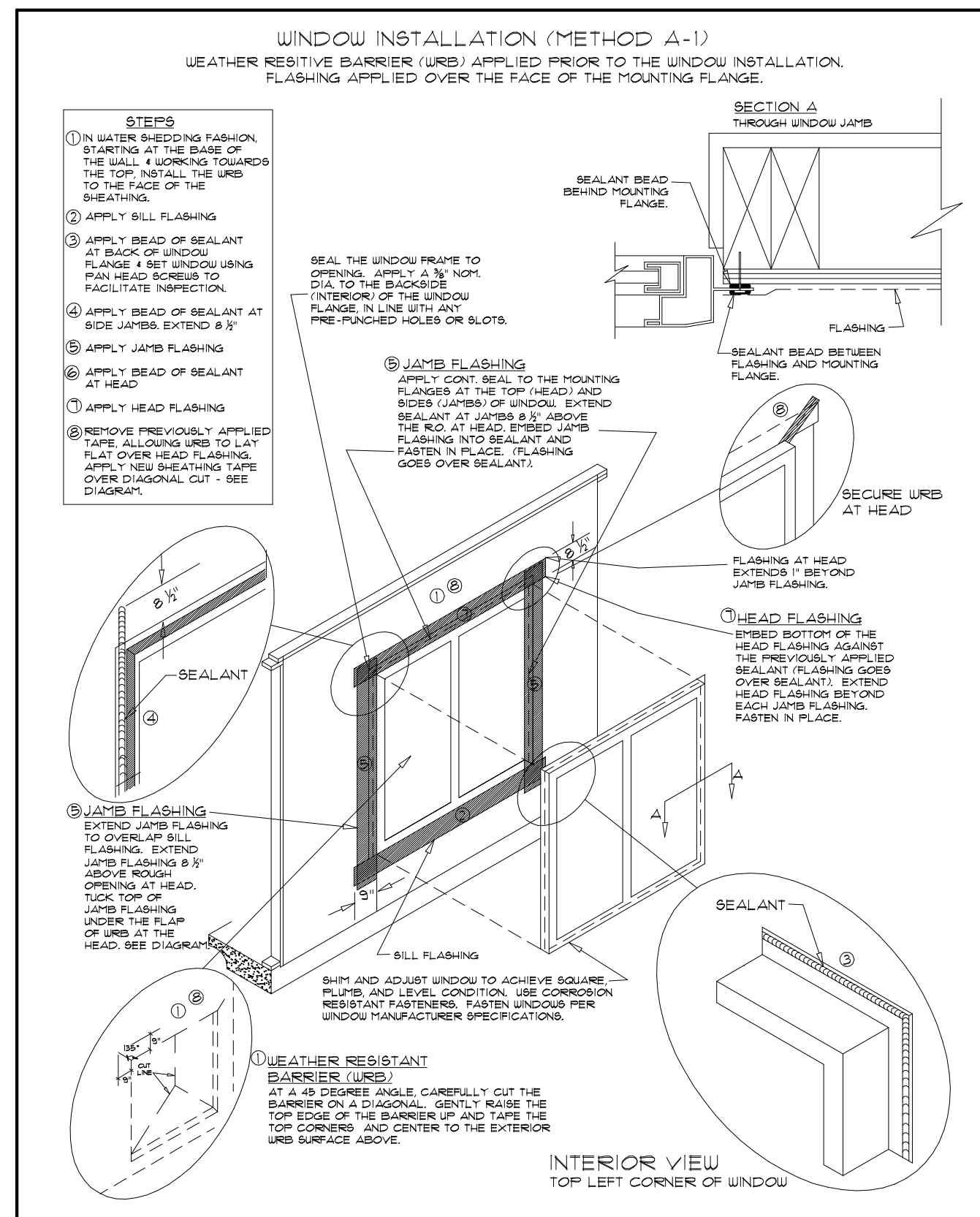
AN ADDITION TO THE GALLI RESIDENCE
501 CEDAR STREET, FERNANDINA BEACH, FL 32034

Drawn by: JBF
Date: 6/4/2024
Scale: 1/4" = 1'-0"

Plan #: -----
Job #: 24-1014

SHEET NUMBER

A5.3



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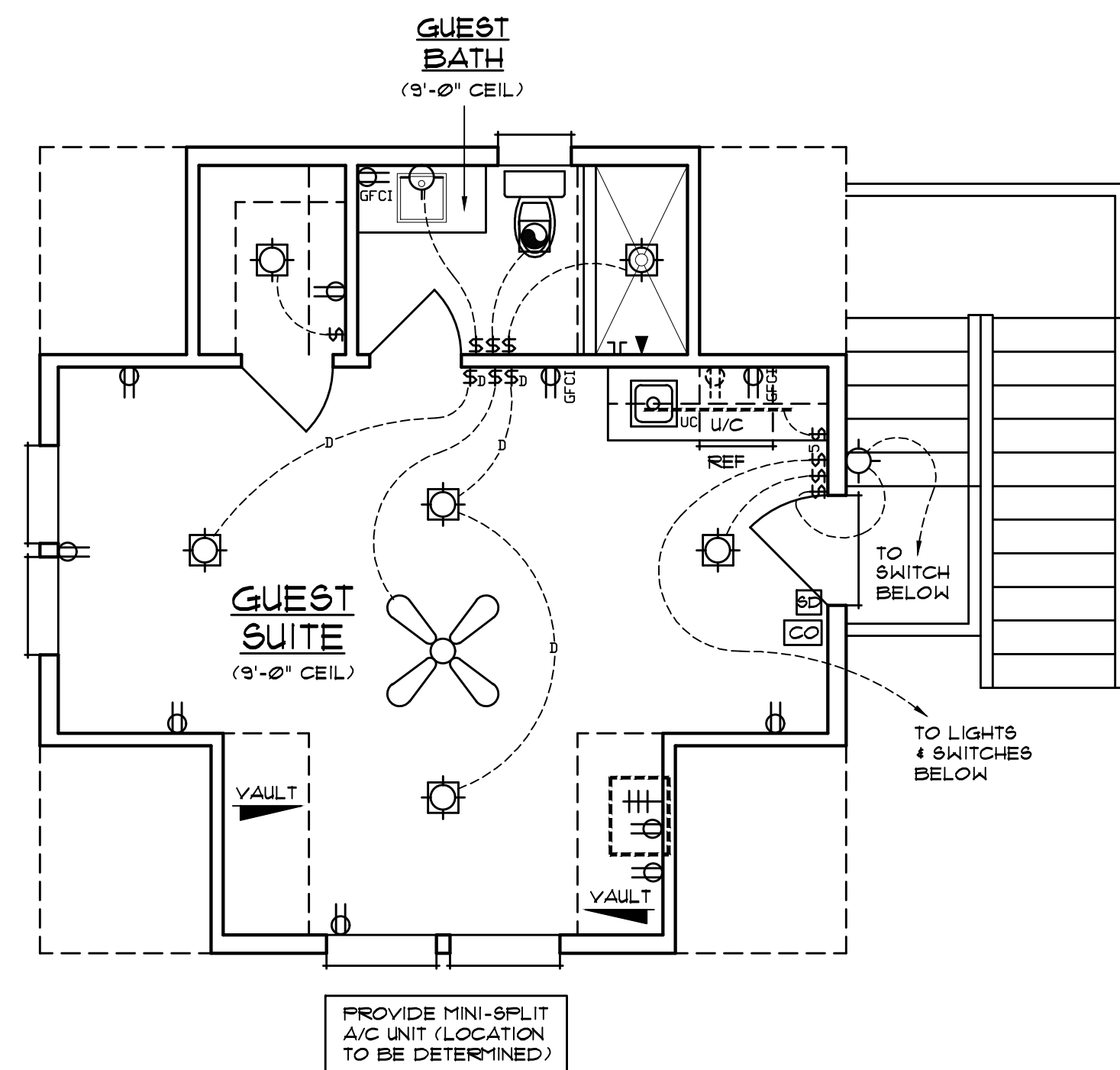
JBF			
6/4/2024			
1/4" = 1'-0"			

AN ADDITION TO THE GALLI RESIDENCE
501 CEDAR STREET, FERNANDINA BEACH, FL 32034

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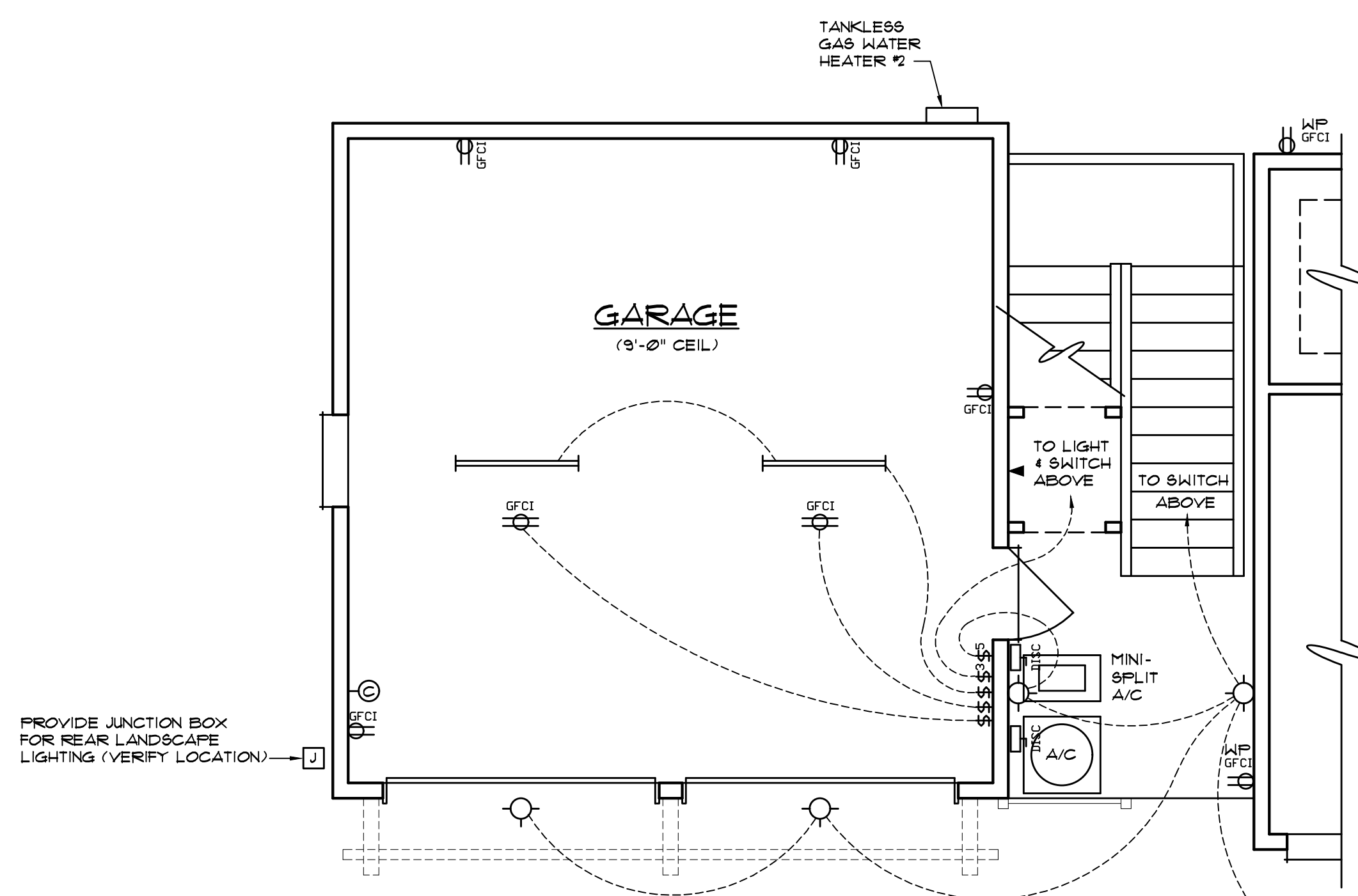
A6.1



DETACHED GARAGE SECOND FLOOR PLAN

3

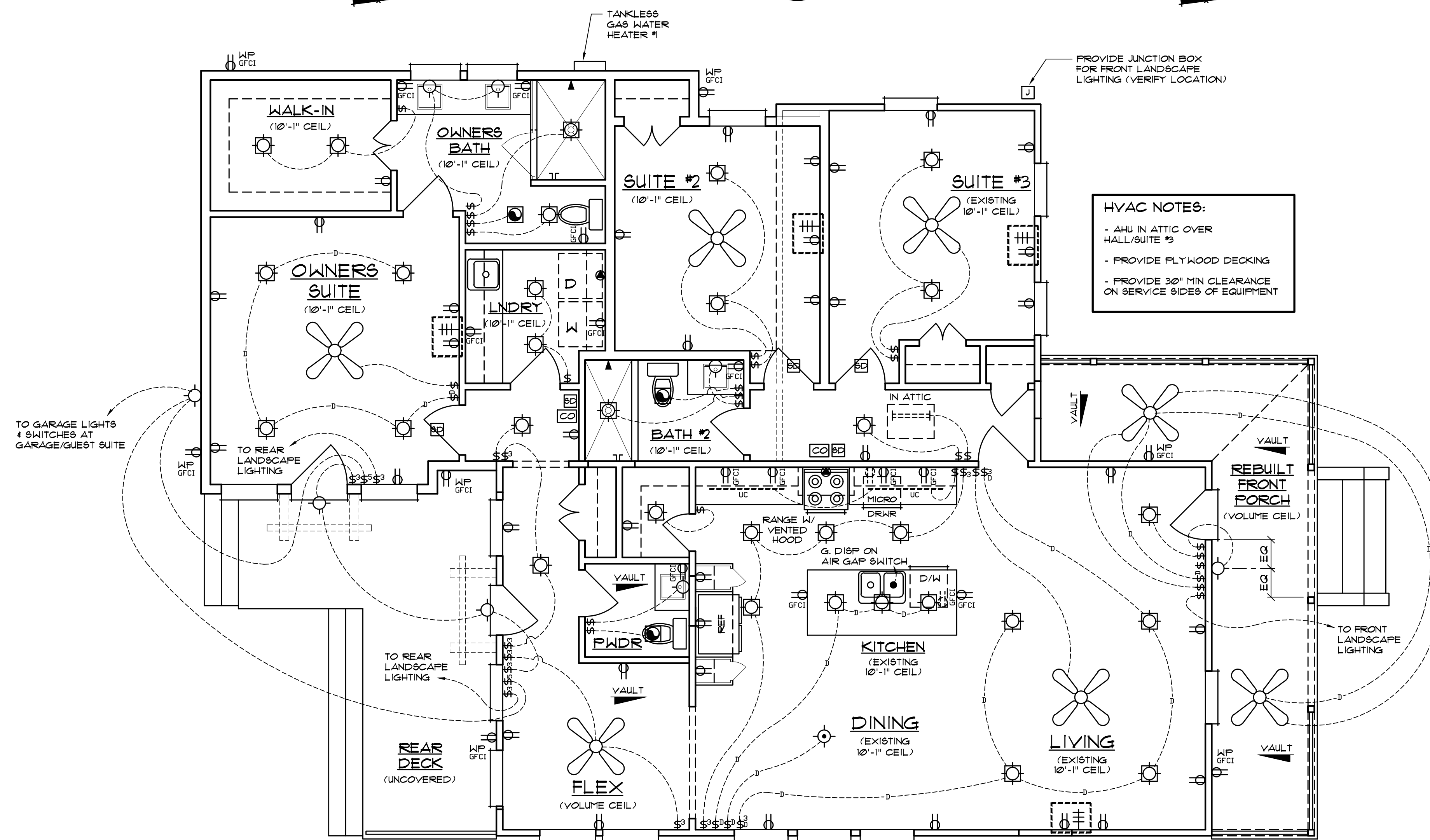
SCALE: 1/4" = 1'-0"



DETACHED GARAGE FIRST FLOOR PLAN

2

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



1

FLOOR PLAN (HOUSE)

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

NOTE:

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ELECTRICAL NOTES

- ALL ELECTRICAL WORK TO BE IN ACCORDANCE WITH NFPA 70 - 2011 NATIONAL ELECTRIC CODE. GENERAL CONTRACTOR TO CONFIRM THAT ALL ELECTRICAL REQUIREMENTS ARE COMPLIED WITH, INCLUDING BUT NOT LIMITED TO: OUTLET SPACING, OUTLET/SWITCH LOCATIONS IN WET AREAS, LOCATIONS OF GFCI OR OTHER PROTECTIVE DEVICES, ETC.
- PROVIDE ARC-FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTION THROUGHOUT, WITH A LISTED AFCI, AS REQUIRED PER 210-12 (A), (B) & (C).
- 100% OF ALL PERMANENT FIXTURES TO USE HIGH-EFFICACY LAMPS PER FBC - ENERGY CONSERVATION R404.
- LAYOUT: THIS DRAWING IS DIAGRAMATIC IN NATURE AND SHOULD NOT BE SCALED. ELECTRICAL EQUIPMENT SHOWN IS IN GENERAL LOCATION. GENERAL CONTRACTOR TO PERFORM WALK-THRU OF THE HOUSE WITH THE OWNER PRIOR TO INSTALLATION OF OUTLETS, SWITCHES, FIXTURES, THERMOSTATS, ETC.
- SECURITY SYSTEM: REVIEW SECURITY REQUIREMENTS WITH OWNER PRIOR TO START OF WORK.
- SMOKE & CARBON MONOXIDE DETECTORS: GENERAL CONTRACTOR TO VERIFY THAT DETECTORS ARE PROVIDED AND INSTALLED IN QUANTITIES AND LOCATIONS AS REQUIRED BY CODE.
- COORDINATION: GENERAL CONTRACTOR TO COORDINATE THE WORK OF ALL MECHANICAL AND ELECTRICAL CONTRACTORS TO ENSURE WORK DOES NOT CONFLICT WITH OTHER TRADES.
- DATA/PHONE/CABLE: GENERAL CONTRACTOR TO PROVIDE A CENTRAL DATA CONTROL BOX FOR DATA, PHONE, AND CABLE WIRES TO BE RUN. PROVIDE HOME-RUNS TO BOX FOR ALL PHONE AND CABLE WIRES. (SEE DATA COMPANY FOR LAYOUT).
- FIXTURE HEIGHTS/HEIGHTS: GENERAL CONTRACTOR TO VERIFY THE WEIGHTS OF ALL HUNG FIXTURES AND PROVIDE BLOCKING AS REQUIRED. FOR EXTREMELY HEAVY ITEMS, CONSULT WITH THE ARCHITECT OR ENGINEER. HEIGHTS OF WALL MOUNTED FIXTURES SHALL BE CONFIRMED WITH THE OWNER PRIOR TO INSTALLATION OF ROUGH BOXES.
- PROVIDE WHOLE HOUSE SURGE PROTECTOR AT MAIN PANEL.

ELECTRICAL LEGEND

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

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AN ADDITION TO THE GALLI RESIDENCE
501 CEDAR STREET, FERNANDINA BEACH, FL 32034

Plan #: -----
Job #: 24-1014

SHEET NUMBER

E1.1

Galli Photos – 501 Cedar Street



Cedar Street – Before Demo



Cedar Street after Demo

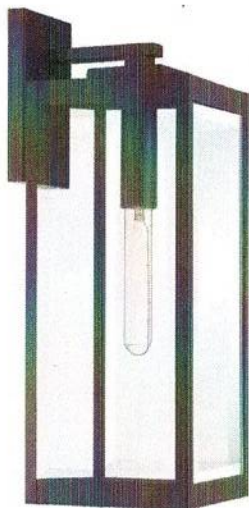


GALL LIGHT FIXTURES

Westover 1-Light Outdoor Lantern in Western Bronze

SKU#: WVR8407WT

UPC#: 611728314012



DETAILS

The clean lines make the Westover a modern industrialist's dream. Long rectangular framework with clear beveled glass panels provide an unobstructed view of the fixture's sleek interior. The mix of finishes further enhances the versatility of this refined collection.

SPECIFICATIONS

Product Information

Brand:	Quoizel
SKU:	WVR8407WT-61Q
UPC:	611728314012
Finish:	Western Bronze
Finish Category:	Bronze

Lamping Information

Bulb Included:	No
Bulb Socket:	E26
Bulb Type:	Incandescent/LED

Dimensions And Measurements

Product Height (Inches):	20
Product Length (Inches):	8.5
Product Width (Inches):	7
Product Weight (lbs):	9.68
Lead Wire Length:	6"
Backplate/Canopy Specs:	5.00"x7.000"

Additional Information

ADA Compliant:	No
Dark Sky Compliant:	No
Energy Star Rated:	No
Assembly Required:	Yes
Materials:	STEEL



SE Corner – Cedar Street



West Side – S 5th Street



NE corner Rear



North Side

PREPARED BY & RETURN TO:

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

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

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

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

All those certain lots, pieces or parcels of land, situate, lying and being in the City of Fernandina Beach (formerly named Fernandina), County of Nassau, State of Florida, and being further described according to the official map or plat of said City of Fernandina Beach, (as lithographed and issued by the Florida Railroad Company in 1857, and enlarged, revised and reissued by the Florida Town Improvement Company in 1887 and 1901) as: Lot Six (6), Block Twenty-Seven (27), City of Fernandina Beach.

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

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

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

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

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

Signed, sealed and delivered in the presence of:

[Signature]
Witness Signature
Printed Name: Vraj Gandhi

[Signature]
Witness Signature
Printed Name: Reed Bell

[Signature]
Mark Scott Heys

[Signature]
Sharon Lynn Heys

Address:
605 Hickory Mill Lane
Milton, GA 30004

STATE OF GA
COUNTY OF Fulton

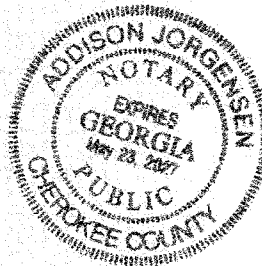
The foregoing instrument was acknowledged before me by means of (☒ physical presence or () online notarization this 10 day of July, 2023, by Mark Scott Heys and Sharon Lynn Heys.

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

Personally Known: _____ OR Produced Identification: X

Type of Identification

Produced: driver's license





HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2024-0004 - FINAL
JULY 18, 2024

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

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



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

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

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

APPLICABLE GUIDELINES:

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

[DOWNTOWN HISTORIC DISTRICT GUIDELINES](#)

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

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

ANALYSIS:

Staff finds that the proposed addition and new accessory structure are in keeping with the Secretary of the Interiors Standards for Rehabilitation, the Fernandina Beach Downtown Historic District Guidelines, the Comprehensive Plan, and the Land Development Code. The addition is appropriately scaled and differentiated from the original structure. The addition of an accessory garage/ dwelling unit fits into the context of the surrounding neighborhood. LDC requirements are consistent for site placement and impervious surface area ratios.

STAFF RECOMMENDATION:

Staff recommends: Approval of FINAL HDC 2024-0004

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2024-0004 **with or without** conditions;

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

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



City of Fernandina Beach
204 Ash Street, Fernandina Beach, Florida
32034

Permit

Permit NO. **BLDR-2024-0252**

Permit Type: **General Building - Residential**

Work Classification: **Repair/Replace/Remodel**

Permit Status: **Issued**

Issue Date: **06/05/2024**

Expiration: **12/11/2024**

Location Address

Parcel Number

404 S 7TH ST, FERNANDINA BEACH, FL 32034

00-00-31-1800-0135-0012

Contacts

HAMILTON EMILY BUTLER TRUST
8462 Ararat CT, Annandale, VA 22003

Owner

Rob Psulkowski
710 Beech ST, Fernandina Beach, FL 32034
(904)556-0064

Applicant

btlconstructioninc@gmail.com

Rob Psulkowski
710 Beech ST, Fernandina Beach, FL 32034
(904)556-0064

Contractor

btlconstructioninc@gmail.com

Description: FRONT PORCH REPAIR AS FOLLOWS:

Repair of Existing Porch Posts and piers as per attached drawings by Mike Stauffer
Reusing Existing Brick to Rebuild brick Columns as per attached drawings by Mike Stauffer
Existing Posts Rebuilt to match existing as per attached drawings by Mike Stauffer
Porch Floor Repaired as needed

Valuation: **\$25,000.00**

Total Sq Feet: **100.00**

Inspection Requests:

Building 904-310-3135
Zoning 904-310-3480

Fees	Amount
Administrative Fee -Residential (non refundable)	\$35.00
Building Dept Permit Fee	\$187.50
COA - Staff Residential Fee	\$25.00
DBPR Surcharge	\$2.81
DCA Surcharge	\$2.00
Planning/Zoning Review (Small scale)	\$100.00
Total:	\$352.31

Payments	Amt Paid
Total Fees	\$352.31
Check # 5vfbh05vzkLr	\$352.31
Amount Due:	\$0.00

Available Inspections:

Inspection Type	
NOTICE OF COMMENCEMENT	
FOOTING	
FRAMING	
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 PUBLIC 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. **BLDR-2024-0252**
Permit Type: **General Building - Residential**
Work Classification: **Repair/Replace/Remodel**
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City of Fernandina Beach
204 Ash Street, Fernandina Beach, Florida
32034

Permit

Permit NO. **BLDR-2024-0303**

Permit Type: **General Building - Residential**

Work Classification: **Structural Walls**

Permit Status: **Issued**

Issue Date: **06/10/2024**

Expiration: 12/17/2024

Location Address

Parcel Number

715 SAN FERNANDO ST, FERNANDINA BEACH, FL 32034

00-00-31-1580-0017-0030

Contacts

Owner
Hardee & Melinda Kavanaugh
715 San Fernando ST, Fernandina Beach, FL 32034
whkavanaugh@gmail.com

Applicant
Dougherty and Company dba
Redsector Inc.
PO Box 16654, Fernandina Beach, FL 32035
(904)415-6495

Contractor
Chad Dougherty
PO Box 16654 Florida Ave, Fernandina Beach, FL 32035
(904)415-6495
doughertycompany@gmail.com

Description: construction of a wooden fence with brick veneer covered gate columns

Valuation: **\$10,000.00**

Total Sq Feet: **0.00**

Inspection Requests:

Building 904-310-3135
Zoning 904-310-3480

Fees	Amount
Administrative Fee -Residential (non refundable)	\$35.00
Building Dept Permit Fee	\$75.00
COA - Staff Residential Fee	\$25.00
DBPR Surcharge	\$2.00
DCA Surcharge	\$2.00
Planning/Zoning Review (Small scale)	\$100.00
Total:	\$239.00

Payments	Amt Paid
Total Fees	\$239.00
Check # 1nmncfZlclNv	\$239.00
Amount Due:	\$0.00

Available Inspections:	
Inspection Type	
NOTICE OF COMMENCEMENT	
FILL CELL/VERTICAL CELL/COLUMNS	
FOOTING	
Final Planning/Zoning	
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."

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(See Chapter 1 Building Code)



CERTIFICATE OF APPROVAL (COA) HDC2023-0096 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Board Review	Project:	App Date: 07/26/2023
Work Class: Residential	District: Default	Exp Date: 08/25/2023
Status: Approved	Square Feet: 0.00	Completed: 08/18/2023
Valuation: \$0.00	Assigned To: Kelly Gibson	Approval
		Expire Date: 08/19/2024

Description: Certificate of Approval (COA) to construct a 2-story primary structure with detached accessory structure.
05/20/24 - Official colors dropped off. Approved by KG 6/10/2024.

Parcel: 00-00-31-1580-0011-0060 Main	Address: 1015 Someruelus St Main Fernandina Beach, FL 32034	Zone:
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Applicant Bradley + John Evans 1015 Someruelus ST Fernandina Beach, FL 32034 Mobile: 9045045695	Owner Bradley + John Evans 1015 Someruelus ST Fernandina Beach, FL 32034 Mobile: 9045045695
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Activity Type	Activity Number	Name	User	Created On
HDC Decision	DEC-001589-2023		Salvatore Cumella	08/18/2023

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00028113	COA - Residential	\$250.00	\$250.00
Total for Invoice INV-00028113		\$250.00	\$250.00
Grand Total for Plan		\$250.00	\$250.00



CERTIFICATE OF APPROVAL (COA) HDCSA2023-0301 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Staff Review	Project:	App Date: 07/03/2023
Work Class: HDC Staff Review	District: Default	Exp Date: 08/02/2023
Status: Approved	Square Feet: 0.00	Completed: 07/03/2023
Valuation: \$0.00	Assigned To: Salvatore Cumella	Approval Expire Date: 01/02/2025
Description: Certificate of Approval (COA) to repair shutters, 2 wood porch posts, gutters, and wood fencing using same materials/colors as existing, and repainting of exterior structure with same as existing colors. 6/10/24 - Extension KGIBSON New Expiration Date is 1/2/25		

Parcel: 00-00-31-1580-0012-0060 Main	Address: 1011 White St Main Fernandina Beach, FL 32034	Zone:
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Applicant VERONICA WALLACE 1011 WHITE ST	Owner VERONICA WALLACE 1011 WHITE ST
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Note	Created By	Date and Time Created
1. Plan extension by Kgibson on 6/10/24	Kelly Gibson	06/10/2024

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00027102	COA - Staff Residential Fee	\$25.00	\$25.00
Total for Invoice INV-00027102		\$25.00	\$25.00
Grand Total for Plan		\$25.00	\$25.00



CERTIFICATE OF APPROVAL (COA) HDCSA2024-0019 FOR CITY OF FERNANDINA BEACH

Plan Type:	HDC - Staff Review	Project:		App Date:	06/14/2024
Work Class:	HDC Staff Review	District:	Default	Exp Date:	07/15/2024
Status:	In Review	Square Feet:	0.00	Completed:	06/14/2024
Valuation:	\$0.00	Assigned To:	Kelly Gibson	Approval Expire Date:	06/16/2025
Description: Certificate of Approval (COA) to replace siding and railing with same material and paint color as existing.					

Parcel:	00-00-31-1800-0018-0100 Main	Address:	432 N 3Rd St Fernandina Beach, FL 32034	Main	Zone:	MU-1(Mixed Use)
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Owner	Applicant
Louis S. III & Catherine Tharin	Louis S Tharin
432 N 3rd ST	432 North 3rd
Fernandina Beach, FL 32034	Fernandina Beach, FL 32034
Mobile: 904-252-6631	Mobile: 4233339630

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00032469	COA - Staff Residential Fee	\$25.00	\$25.00
		<u>\$25.00</u>	<u>\$25.00</u>
		Total for Invoice INV-00032469	
		<u>\$25.00</u>	<u>\$25.00</u>
		Grand Total for Plan	
		<u>\$25.00</u>	<u>\$25.00</u>



City of Fernandina Beach
204 Ash Street, Fernandina Beach, Florida
32034

Permit

Permit NO. **ROFC-2024-0027**

Permit Type: **Roof - Commercial**

Work Classification: **Reroof**

Permit Status: **Issued**

Issue Date: **06/27/2024**

Expiration: **12/26/2024**

Location Address

Parcel Number

218 ASH ST, FERNANDINA BEACH, FL 32034

00-00-31-1800-0270-0270

Contacts

Roman PM LLC
218 Asj ST, Fernandina Beach, FL 32034

Owner

Michelle Buchanan
1526 Lake Polo Dr, Odessa, FL 33556
(877)676-6373

Applicant

permits@roof-crafters.com

Nicole Courson
12724 Gran Bay Parkway 410, Jacksonville, FL 32258
(904)572-4647

Contractor

vendors@roof-crafters.com

Description: Commercial reroof of upper roof only

Valuation: **\$0.00**

Total Sq Feet: **0.00**

Inspection Requests:

Building 904-310-3135
Zoning 904-310-3480

Fees	Amount
Administrative Fee -Commercial(non refundable)	\$50.00
Base Roof Fee	\$90.00
COA - Staff Residential Fee	\$25.00
DBPR Surcharge	\$2.00
DCA Surcharge	\$2.00
Total:	\$169.00

Payments	Amt Paid
Total Fees	\$169.00
Check # twMG5IOTfBom	\$169.00
Amount Due:	\$0.00

Available Inspections:

Inspection Type	
NOTICE OF COMMENCEMENT	
VIRTUAL NAIL OFF/SHEATHING	
VIRTUAL FLASHING/DRY-IN	
VIRTUAL ROOF IN PROGRESS	
ROOF FINAL	
HISTORIC DISTRICT FINAL (VIRTUAL W/PICTURES)	

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Permit

Permit NO. **ROFC-2024-0027**

Permit Type: **Roof - Commercial**

Work Classification: **Reroof**

Permit Status: **Issued**

Issue Date: **06/27/2024**

Expiration: **12/26/2024**



City of Fernandina Beach
204 Ash Street, Fernandina Beach, Florida
32034

Permit

Permit NO. **SIGN-2024-0018**

Permit Type: **Signs**

Work Classification: **Permanent**

Permit Status: **Issued**

Issue Date: **06/27/2024**

Expiration: **12/26/2024**

Location Address

Parcel Number

303 CENTRE ST SUITE 102, FERNANDINA BEACH, FL 32034

00-00-31-1800-0014-0320

Contacts

Nicholas Jaitz (904)261-0340	Owner	MCG Homes, LLC 1880 S 14TH ST Suite 101, FERNANDINA BEACH, FL 32034 (904)530-0808 office@mcghomes.biz	Applicant
Sharon Palmer 1410 E OAK ST, FERNANDINA BEACH, FL 32034 (904)261-0340 sharon.palmer@fastsigns.com	Applicant	Mathew Meskimen 1880 S 14th ST #101, Fernandina Beach, FL 32035 (904)530-0808 matt@mcghomes.biz	Contractor

Description: projecting sign - COLDWELL BANKER THE AMELIA GROUP

Valuation: **\$0.00**

Total Sq Feet: **0.00**

Inspection Requests:

Building 904-310-3135
Zoning 904-310-3480

Fees	Amount
COA - Staff Residential Fee	\$25.00
DBPR Surcharge	\$2.00
DCA Surcharge	\$2.00
Permanent Sign Fee (<\$1000)	\$70.00
Total:	\$99.00

Payments	Amt Paid
Total Fees	\$99.00
Check # eCHluVhXoOpD	\$99.00
Amount Due:	\$0.00

Available Inspections:	
Inspection Type	
Final Planning/Zoning	
HISTORIC DISTRICT FINAL (VIRTUAL W/PICTURES)	
BUILDING FINAL	

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