



**AGENDA
BOARD OF ADJUSTMENT
REGULAR MEETING
NOVEMBER 20, 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 September 18, 2024.
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
 - 5.1 **BOA 2024-0005 - JOHN AND MARY HAMILTON, 28 NORTH 19TH STREET**
Variance request from LDC 4.02.03 to reduce the rear setback from 25 feet to 20.8 feet. (*Quasi-Judicial*).
 - 5.2 ***ADMIN2024-0018 - MICHAEL S. MARTIN, 311 ELM STREET**
Appeal of an Administration Action LDC Section 11.07.00 by applicants Kevin Hamm, 315 Elm Street, and Thomas Budd, 307 Elm Street, regarding an Administrative Appeal from LDC Section 10.03.01(C) setback reduction (for tree protection). (*Quasi-Judicial*)
**Amended to include Revised Site Plan as an attachment*
- 6. BOARD BUSINESS**
- 7. STAFF REPORT**
- 8. PUBLIC COMMENT**
- 9. ADJOURNMENT**

THE NEXT BOA REGULAR MEETING IS SCHEDULED FOR WEDNESDAY, DECEMBER 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 (904) 310-3115 or through the Florida Relay Services at 711 at least 24 hours in advance to request such accommodations.

All interested parties may appear at said meeting and be heard as to the advisability of any action, which may be considered with respect to such matter. For information regarding this matter, please contact the Planning Department (904) 310-3135.



**AGENDA
BOARD OF ADJUSTMENT
REGULAR MEETING
SEPTEMBER 18, 2024
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

1. CALL TO ORDER 5:00 P.M.

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT

Steven Papke (Chair)

Faith Ross

Kelly Powers (Alt 1)

Chuck Oliva (Vice-Chair)

Jag Pagnucco

Margaret Davis (Alt 2)

MEMBERS ABSENT

Barry Hertslet

OTHERS PRESENT

Kelly Gibson, Planning and Conservation Deputy Director

Tammi Bach, City Attorney

Morgan Ohlendorf, Recording Secretary

2. PLEDGE OF ALLEGIANCE

Chair Papke asked members to disclose ex-parte communications. No members had any ex-parte communications to disclose.

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

Ms. Ohlendorf administered the oath to those who wished to provide testimony.

3. APPROVAL OF MEETING MINUTES

3.1 Approval of Minutes for the Regular Meeting of May 15, 2024.

Member Ross pointed out a typo regarding speaker Julie Ferreira.

ACTION TAKEN: A motion was made by Member Ross, seconded by Member Pagnucco, to approve the Minutes for the regular meeting of May 15, 2024, as corrected.

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

4. OLD BUSINESS

There was no old business to be presented.

5. NEW BUSINESS

5.1 BOA 2024-0004 - MARTY AND TINA SMITH, 0 AMELIA ROAD

Variance request from LDC Table 4.02.01(J) Design Standards for Lots to create two (2) R-1 zoned lots totaling less than 75 feet wide at 74.72 feet. (*Quasi-Judicial*).

Mrs. Gibson presented the Staff Report, asserting that this request met all six criteria to grant a variance, and recommended approval.

Member Davis asked for clarification about the size of the lots after they would be divided.

Public Hearing was opened.

Member Ross clarified who were the managers of Oaks of Amelia LLC, the listed owner of record. She also inquired about a 15-foot easement on the east side of the proposed parcel number two.

Tina Smith, 2996 South Fletcher Avenue, agent for the owner, clarified that the easement shown on the property appraiser report is not on the survey because it is not deeded that way.

Sharon Hill, 2972 Ferdinand Court, expressed concern with future development and division of lots. Mrs. Gibson responded that future owners would be able to potentially split the lot into extremely long, thin parcels. Mrs. Hill asked about protection for the trees.

Chair Papke asked for clarification that if the variance is granted, that the future owners of the parcels will need to abide by the conditions set forth.

John Hill, 2972 Ferdinand Court, asked for clarification about the easement on the east side of the lot previously mentioned by Member Ross and asked for clarification regarding tree protection. Mrs. Smith responded by explaining the purpose of the easement.

Mr. Hill asked about possibly protecting the line of barrier trees that separates their property from the proposed new lots.

Public Hearing was closed.

Board Discussion was opened.

Mrs. Gibson explained the City's tree ordinance.

Member Ross presented several possible conditions to the variance and the Board discussed those conditions.

1. All setbacks and pervious surface requirements are met.
2. That this parcel remains divided into 2 lots in the R-1 zoning.

ACTION TAKEN: A motion was made by Member Ross, seconded by Vice Chair Oliva, that the BOA make the following findings of fact and conclusions of law part of the record: That BOA case 2024-0004, according to LDC 2.01.03 and 4.01.01, and the granting of the variance allows the unique shape of the parcel size to become harmonious with adjacent parcel development. However, to further promote the health, safety, and welfare of the public, the following conditions for the variance shall be met; 1. That all setbacks and pervious surface requirements shall be fully met in the development process, AND; 2. That the variance be contingent upon parcel 00-00-30-044B-0030-0020 remaining divided into two lots for R-1 development as noted in the application; AND that this action is substantially compliant with the Comprehensive Plan and Land Development Code to warrant approval at this time; AND that BOA case number 2024-0004 meets all of the criteria for granting a variance.

Vote upon passage of the motion was taken by voice vote, as follows:

DRAFT

Member Pagnucco	Aye
Member Powers	Nay
Member Ross	Aye
Vice Chair Oliva	Aye
Chair Papke	Aye

Motion carried.

Mrs. Smith asked if the future owner(s) of the lot(s) could recombine the lots at a future date. The Board answered in the affirmative.

6. BOARD BUSINESS

6.1 Discussion: Establishing a *Hardship*

Ms. Bach presented the information shared about what represents a hardship and what constitutes the granting of a variance.

Member Davis asked for clarification about granting variances based on hardship versus Special Conditions.

Member Ross expressed that it is important to include the statutes and ordinances in the motions to ensure they are in the record in case there is an appeal.

7. STAFF REPORT

8. PUBLIC COMMENT

No members of the public wished to speak at this time.

9. ADJOURNMENT 5:50 PM

Morgan Ohlendorf, Recording Secretary

Steven Papke, Chair

Board of Adjustment (BOA) - Submission #14810

Date Submitted: 10/9/2024

BOARD OF ADJUSTMENT (BOA)

USE THIS FORM TO Apply for a variance to obtain relief from the design standards of this Land Development Code (LDC) where otherwise hardship would occur. A person who is adversely affected by any administrative decision may appeal such decision to the BOA.

Fees

Once application is submitted it will be reviewed for completeness. Once verified complete, an invoice will be emailed to the applicant.

☒ Residential Properties \$1,500

☐ Non-Residential properties \$3,500

☐ Administrative Appeals \$500

2024 Submission Deadlines + Board Meetings Calendar

Application Deadline (4:30pm)	Nov 08 2023	Dec 06 2023	Jan 10 2024	Feb 07 2024	Mar 06 2024	Apr 03 2024	May 08 2024	June 05 2024	Jul 10 2024	Aug 07 2024	Sep 04 2024	Oct 09 2024	Nov 06 2024	Dec 04 2024
Meeting Date	Dec 20 2023	Jan 17 2024	Feb 21 2024	Mar 20 2024	Apr 17 2024	May 15 2024	June 26 2024	Jul 17 2024	Aug 21 2024	Sep 18 2024	Oct 16 2024	Nov 20 2024	Dec 18 2024	Jan 15 2025

IMPORTANT NOTES

Application Requirements

☒ A complete application filed at least forty-five (45) days before the date of the Board of Adjustment's public hearing;

☒ A current signed, sealed, scaled survey of the property (no older than two years from date of application);

☒ Proof of ownership (copy of deed or tax statement)

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

☒ A detailed letter stating the reasons for the request;

☒ Materials as needed to illustrate the nature of the request, including but not limited to, site plans, architectural drawings, photographs, etc. (Site plans must be dimensioned and to scale).

Pre-Application Meeting

To guide you through the process and ensure that your application is understood and properly processed, you must meet with the applicable planner prior to submitting your application. Completed Board applications are **due forty-five (45) days prior** to the meeting date. Cases in the historic districts or Community Redevelopment Area are heard by the Historic District Council, please use the HDC Variance Application. Cases in all other areas of the City are heard by the Board of Adjustment.

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

- ☒ Procedures for Variances – LDC Section 10.02.04.
- ☐ Expiration of Variance Approval – LDC Section 10.02.04(C).
- ☐ Appeals on a Variance – LDC Section 10.02.04(D).
- ☐ Appeals of Administrative Action – LDC 11.07.00

The LDC is available for review at

www.fbfl.us/LDC

Appeals

Any person aggrieved by any decision of the BOA regarding a variance may present to a court of record a petition, duly verified, setting forth that the decision is illegal, in whole or in part, specifying the grounds of the illegality. The petition shall be presented to the court within thirty (30) days after the filing of the decision at the office of the Board; otherwise, the decision of the Board shall be final.

Limitations on the Grant of a Variance

- ☐ 1. A variance shall not be granted which authorizes a use that is not permissible in the zoning district in which the property subject to the variance is located.
- ☐ 2. A variance shall not be granted which authorizes any use or standard that is prohibited by the City's Comprehensive Plan.
- ☐ 3. No nonconforming use of adjacent lands, structures, or buildings in the same zoning district, and no permitted use of land, structures, or buildings in other zoning districts, shall be considered g
- ☐ 4. A variance shall not change the requirements for concurrency.
- ☐ 5. A variance shall not be granted to permit the use of a single media peonia for the construction of a dwelling unit.
- ☐ 6. A variance shall not be granted if the evidence submitted by an applicant is solely a demonstration of financial hardship or economic considerations.
- ☐ 7. A variance shall not be granted for procedure or process components of this Land Development Code.
- ☐ 8. A variance shall not be granted to deviate from LDC section 4.02.02 to combine two (2) or more lots which would result in a lot width greater than 100 feet for lots or parcels that abut Ocean Ave
- ☐ 9. A variance will not be granted which authorizes the filling of wetlands prohibited by Land Development Code Section 3.03.03(A)
- ☐ 10. No variance shall be granted to exceed the maximum building height of 35 feet for a building on any lot within 800 feet of the mean highwater line of the Atlantic Ocean under LDC Section 4.02.03(D)
- ☐ 11. A variance shall not be granted for any residential or residential mixed-use structure to exceed the maximum building height requirements contained in Table 4.02.03(E).
- ☐ 12. A variance shall not be granted to exceed the minimum side yard setbacks listed in Table 4.02.03(E) for any building within 800 feet of the mean high-water mark of the Atlantic Ocean.

REVIEW TYPE*

- ☒ Variance
- ☐ Appeal of Administrative Decision

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

Yes



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

5/16/2024

PROPERTY INFORMATION

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

Site Address*

28 North 19th Street

City*

Fernandina Beach

State*

FL

Zip*

32034

Parcel ID #(s)*

00-00-31-1660-000D-0020

Zoning District*

R-1



Future Land Use Designation*

Low Density Residential



OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

John and Mary

Last Name*

Hamilton

Company (if applicable)

Mailing Address*

28 N. 19th Street

City*	State*	Zip*
Fernandina Beach	FL	32034

Telephone Number*	E-mail Address*
(904) 415-3305	maryhamilton32034@gmail.com

OWNER'S AGENT

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

First Name	Last Name

Company (if applicable)

Mailing Address

City	State	Zip

Telephone Number	E-mail Address

PROJECT INFORMATION

Variance Requested from LDC Section(s)*

4.02.03.D

Summary of Request (more detailed information to be provided in required letter of intent)*

Reduction in back yard setback from twenty-five feet to twenty point eight feet in order to add a shower to the current master half bathroom. The addition will allow the home to have two full bathrooms.

REQUIRED FINDINGS FOR A GRANT OF A VARIANCE

In order for an application for a variance to be approved or approved with conditions, the BOA must make a positive finding with regard to each of the provisions below. The applicant has the burden of proof of demonstrating that the application for a variance complies with each of the requirements. Please explain in detail how your case meets the following requirements:

1. Special Conditions: Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district. Special conditions or circumstances do not result from actions of the applicant and are not based on a desire to reduce development costs.*

Special conditions do exist which are particular to the land involved and which are not applicable to other lands in the same zoning district. A portion of the home's rear is already within the twenty-five foot setback. The proposed plan that requires a variance is to make the rear of the north end of the home line up with the existing south rear of the home.

2. Special Privilege: Granting the variance does not confer upon the applicant a special privilege that is denied by the Land Development Code to other lands, structures, or buildings in the same zoning district.*

Granting the variance does not confer upon the applicant a special privilege that is denied by the Land Development Code to other lands, structures, or buildings in the same zoning district. The variance simply allows us, the homeowners, to extend the three foot eight inches to the rear north end of the home just as it was done on the south end rear. Other homes in our area are currently within the twenty-five foot rear setback, so we do not see this as a special privilege.

3. Literal Interpretation: Literal interpretation of the provisions of the Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district.*

Literal interpretation of the provisions of the Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district. Other homes in this area built around the same time are set closer than the twenty-five foot rear setback. We are needing to extend the north end of the home the same as the south to allow us to add a shower to the current half bath in the master bedroom converting this existing three bedroom one and a half bathroom home into a three bedroom two bathroom home.

4. Minimum Variance: The variance requested is the minimum variance needed that will make possible the reasonable use of the land, structure, or building.*

The variance requested is the minimum variance needed that will make possible the reasonable use of the land, structure, or building. The addition of the 3 foot 8 inches to the north rear of the home is being used match with the current south rear of the home. This area is being added to allow us to add a shower to the current 1/2 bath in the master bedroom.

5. General Harmony: Granting the variance will be in harmony with the general intent and purpose of the Land Development Code and Comprehensive Plan.*

Granting the variance will be in harmony with the general intent and purpose of the Land Development Code and Comprehensive Plan. Policy 3.02.05 in the City of Fernandina Beach's Comprehensive plan discourages demolitions and encourages rehabilitation, reuse and maintenance of existing homes. It is our intent to maintain and even improve the existing structure adding value to the home and the neighborhood.

6. Public Interest: Granting the variance is compatible with surrounding properties, will not cause injury to the area involved, or otherwise be detrimental to the public health, safety, welfare or environment.*

Granting the requested variance is compatible with the surrounding properties, is in keeping with the area, will not cause injury to the area involved, and will not be detrimental to the public health, safety, welfare, or environment. Granting this variance will not require any tree removal or demolition of any other structure.

Upload Supplemental Materials
Letter of Intent- 28 N. 19th St.pdf

Upload 2
Survey 28 N. 19th St.pdf

Upload 3
Site Plan for Addition- 28 N. 19th St.jpg

Upload 4
28 N. 19th Street Deed.pdf

Upload 5

Choose File No file chosen

Upload 6

Choose File No file chosen

Upload 7

Choose File No file chosen

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.

☒ 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.

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's First Name*

John and Mary

Applicant's Last Name*

Hamilton

Today's Date*

10/9/2024



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.

Variance Application Letter of Intent
28 North 19th Street, Fernandina Beach
October 1, 2024

Dear Board of Adjustments,

We are requesting a variance in order to proceed with a property rehabilitation and slight addition to provide a full bathroom. This addition will add value to our home and neighborhood with no disruption or harm to any other neighbor, structure or the land. Additionally, a portion of our home is already within our rear setbacks, and we would simply like to continue the remainder of the rear of our home in this same manner to accomplish our goals. We request this variance in order to extend the north end of the rear of our home by 3 feet 8 inches.

It has been brought to our attention that we could request an address change since our property is at the corner of North 19th and Alachua Streets. Our preference would be to keep our current address as making the change could potentially cause confusion with emergency services, deliveries, insurance, etc. (there would be no indication of property on Alachua Street- no mailbox, front of home, etc etc) We have reached out to the fire marshal to seek his council, but with the impending hurricane we have not been able to connect.

Thank you for your consideration.

Warm Regards,

John and Mary Hamilton

MAP SHOWING SURVEY OF:

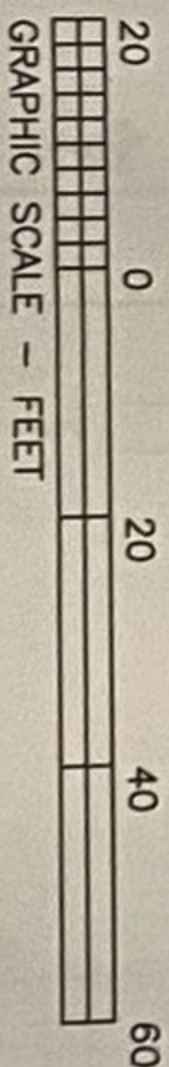
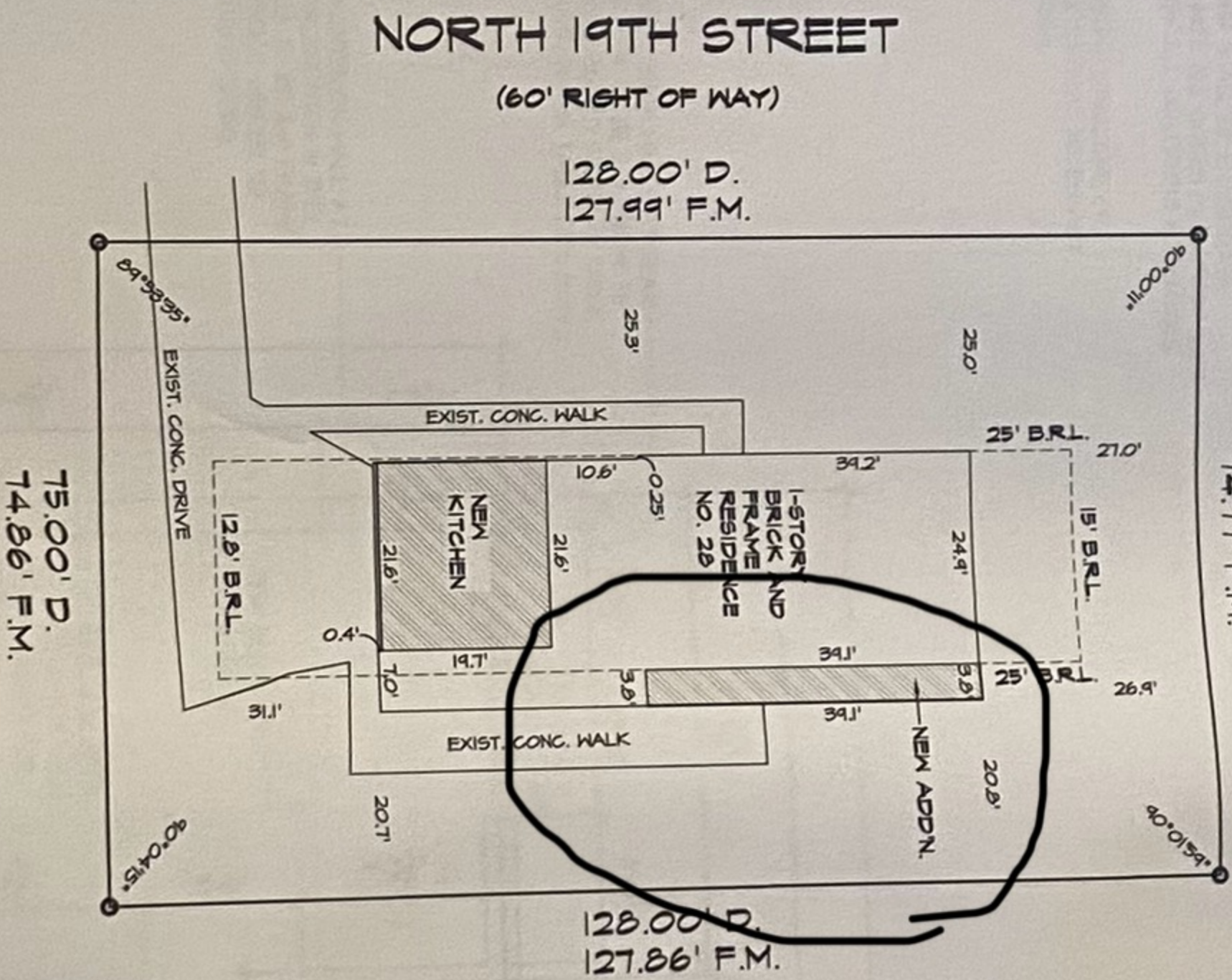
ALL OF LOT 3, THE WEST 1/2 OF LOT 2, AND THE NORTH 1/2 OF THE WEST 1/2 OF LOT 3, ALL IN BLOCK "D", SABEL AND ROTHSCHILD'S REPLAT OF LOTS 3 AND 4, BLOCK "A", LOT 4, BLOCK "C", AND BLOCK "D", ATLANTIC HIGHLANDS, AS RECORDED IN THE PUBLIC RECORDS IN DEED BOOK 39, PAGE 296 NASSAU COUNTY, FLORIDA.

ALACHUA STREET

(60' RIGHT OF WAY)



75.00' D.
74.77' F.M.

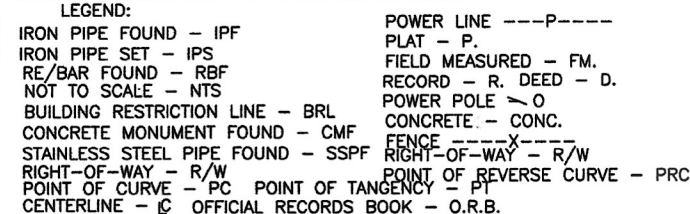


SITE PLAN

SCALE: 1" = 20'

SQUARE FOOTAGE CALCS.
LOT AREA. = 9572 SQ.FT.
EXIST. HOUSE (NO. 28) = 1854 SQ.FT.
EXIST. CONC. WALK/DRIVE = 1404 SQ.FT.
NEW REAR ADDITION = 163 SQ.FT.
TOTAL = 3421 SQ.FT.
LOT COVERAGE = 36 %

FOR: MARY & JOHN HAMILTON,



Return to: (enclose self-addressed stamped envelope)

Name: **Amelia Title Agency, Inc.**

Address: **2227 Sadler Road
Fernandina Beach, FL 32034
Fernandina Beach, Florida 32034**

This Instrument Prepared by:

Address: **Amelia Title Agency, Inc.
2227 Sadler Road
Fernandina Beach, FL 32034**

Property Appraisers Parcel Identification (Folio) Number(s):
00-00-31-1660-000D-0020

Grantee(s) S.S. #(s):

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

Warranty Deed

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

Made this **7th** day of **September 2016**, BETWEEN

Jaye S. Smith a Married Woman

whose post office address is: **28 N. 19th Street, Fernandina Beach Florida 32034**

of the County of **Nassau**, State of **Florida**, grantor, and
John Hamilton and Mary Harris Hamilton Husband and Wife

whose post office address is: **2605 Portside Drive, Fernandina Beach Florida 32034**

of the County of **Nassau**, State of **Florida**, grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of **Ten and no/100**

Dollars,

and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in **Nassau**

County, Florida, to-wit:

All of Lot 3, the West 1/2 of Lot 2 and the North 1/2 of the West 1/2 of Lot 4, Block D, SABEL AND ROTHSCCHILD'S REPLAT OF LOTS 3 AND 4, BLOCK A, BLOCK C AND BLOCK D, of ATLANTIC HIGHLANDS, according to plat thereof recorded in Plat Book 2, Page 4, of the public records of Nassau County, Florida.

The real property described herein is not the constitutional homestead nor the primary residence of the Grantor.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, Sealed and Delivered in Our Presence:

Marie Burlone Jaye S. Smith (Seal)
Marie Burlone Jaye S. Smith

Jennifer L. Panke (Seal)
Jennifer L. Panke

____ (Seal)

____ (Seal)

____ (Seal)

____ (Seal)

STATE OF FLORIDA
COUNTY OF Nassau

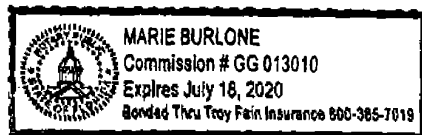
The foregoing instrument was acknowledged before me this 7th day of September 2016 by
Jaye S. Smith, a married woman
who is personally known to me or who has produced Drivers license
as identification.

My Commission expires:

(Seal)

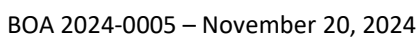
Marie Burlone Notary Public

Marie Burlone





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



The applicant is requesting a variance from LDC section 4.02.03(E) to reduce the required rear setback from 25 feet to 20.7 feet. The subject property contains a single-family dwelling that was constructed in 1962 and according to a current survey included in the application, the existing home is already encroaching into the rear yard by 4.3 feet and/or is located 20.7 feet from the rear property line. Because the home was built prior to the adoption of the LDC it is recognized as a legal non-conformity and allowed to remain as it is, with no worsening of the encroachments, indefinitely. However, the applicant is requesting to add a 3.8-foot addition to the rear of the dwelling, which is inconsistent with both the Comprehensive Plan and the LDC.

[illegible]

EXHIBIT B: PROPOSED SITE PLAN

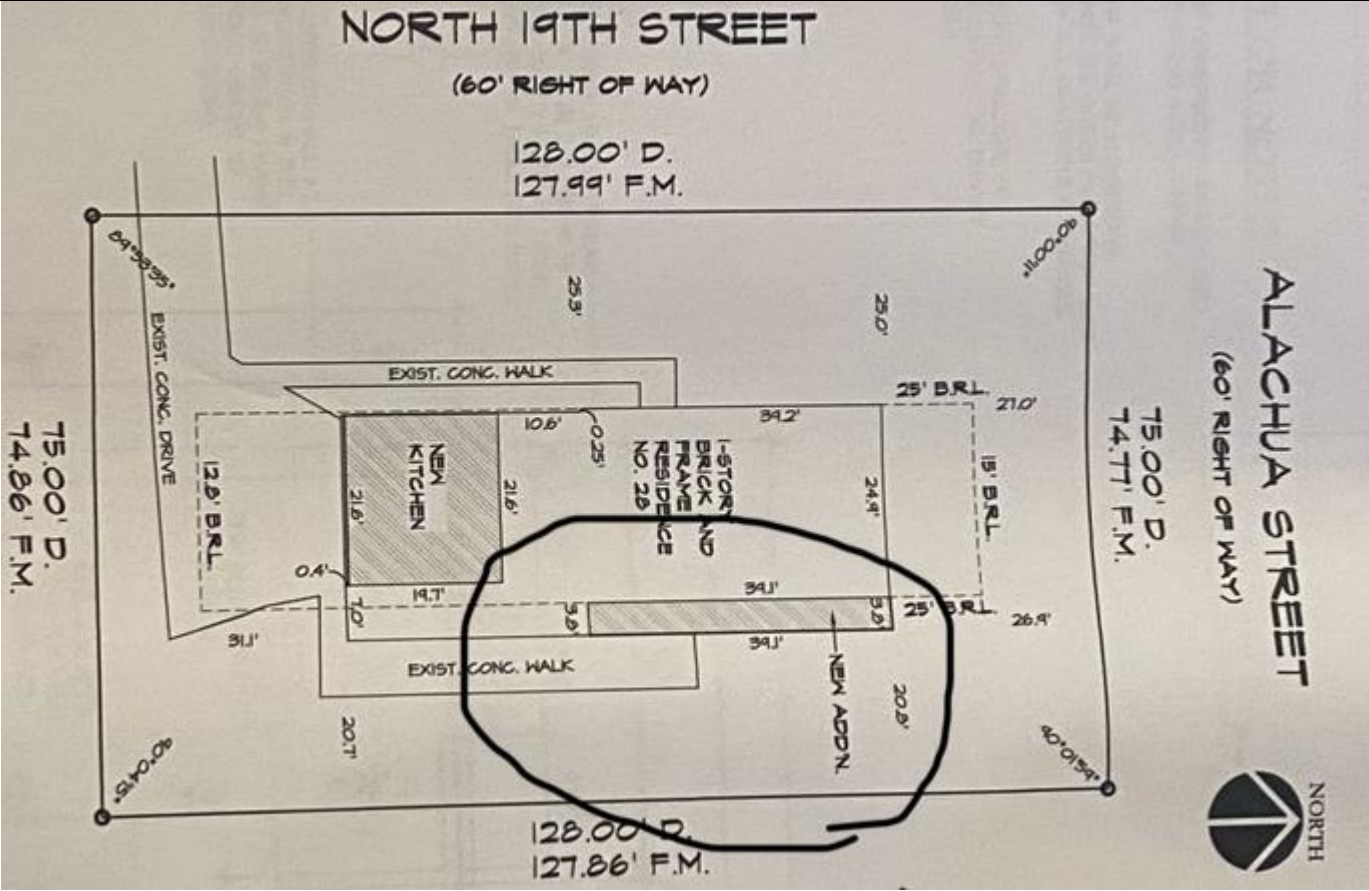


EXHIBIT C: SURROUNDING AREA PARCELS



APPLICABLE GUIDELINES:

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE:

Staff's review of this application finds it is not subject to any of the limitations of Section 10.02.01 and can therefore be considered by the Board.

CITY OF FERNANDINA BEACH COMPREHENSIVE PLAN:

The following Comprehensive Plan statements are applicable in this case:

- Policy 1.02.07 - The City shall implement the Fernandina Beach Comprehensive Plan in a manner that acknowledges private property rights.
- Policy 1.02.10 - The City shall protect privacy and access to light, air, and open space. The City shall consider regulations such as building placement on a site, building design, and building orientation as one means to achieve this policy.

ANALYSIS:

In order for an application for a variance to be approved or approved with conditions, the BOA shall make a positive finding with regard to each of the following provisions:

Consistent with Criteria? All questions must be answered in the affirmative in order for staff to recommend approval of a variance. Negative answers must be addressed in the findings.

Criteria	Applicant Response	Staff Analysis	Meets Criteria
<u>1. Special Conditions</u> <i>Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district. Special conditions or circumstances do not result from actions of the applicant and are not based on a desire to reduce development costs.</i>	Special conditions do exist which are particular to the land involved and which are not applicable to other lands in the same zoning district. A portion of the home's rear is already within the twenty-five foot setback. The proposed plan that requires a variance is to make the rear of the north end of the home line up with the existing south rear of the home.	No. Special conditions do not exist as they relate to the land, structure or building involved. The existing home is classified as a nonconforming structure, which the LDC would only allow to be expanded when meeting required setbacks, therefore, the existing encroachment into the required rear setback alone would not be a special condition or circumstance that would warrant the granting of the variance request.	☐ Yes ☒ No
<u>2. Special Privilege</u> <i>Granting the variance does not confer upon the applicant a special privilege that is denied by the Land Development Code to other lands, structures, or buildings in the same zoning district.</i>	Granting the variance does not confer upon the applicant a special privilege that is denied by the Land Development Code to other lands, structures, or buildings in the same zoning district. The variance simply allows us, the homeowners, to extend the three foot eight inches to the rear north end of the home just as it was done on the south end rear. Other homes in our area are currently within the twenty-five foot	Yes. Granting the variance does not confer upon the applicant a special privilege that is denied by the Land Development Code to other lands, structures, or buildings in the same zoning district. Any similarly situated property owner within this zoning district has the right to request relief from LDC Section 4.02.01 (J).	☒ Yes ☐ No

Criteria	Applicant Response	Staff Analysis	Meets Criteria
	rear setback, so we do not see this as a special privilege.		
3. Literal Interpretation <i>Literal interpretation of the provisions of the Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district.</i>	Literal interpretation of the provisions of the Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district. Other homes in this area built around the same time are set closer than the twenty-five foot rear setback. We are needing to extend the north end of the home the same as the south to allow us to add a shower to the current half bath in the master bedroom converting this existing three bedroom one and a half bathroom home into a three bedroom two bathroom home.	No. Literal interpretation of the Land Development Code would not deprive the applicant of rights enjoyed by other properties within this zoning district. The LDC doesn't allow for the extent of a nonconformity to be expanded, therefore, should other properties within the same zoning district contain encroachments into a required setback, they would not be able to expand in such a way that would increase the extent of encroachment into a required setback.	☐ Yes ☒ No
4. Minimum Variance <i>The variance requested is the minimum variance needed that will make possible the reasonable use of the land, structure, or building.</i>	The variance requested is the minimum variance needed that will make possible the reasonable use of the land, structure, or building. The addition of the 3 foot 8 inches to the north rear of the home is being used match with the current south rear of the home. This area is being added to allow us to add a shower to the current 1/2 bath in the master bedroom.	No. The variance requested is not the minimum variance needed to make possible the reasonable use of the land. The survey provided indicates that there are other areas in which the house could be expanded and meet setbacks and the application does not adequately demonstrate that the proposed addition could not be constructed in those areas.	☐ Yes ☒ No
5. General Harmony <i>Granting the variance will be in harmony with the general intent and purpose of the Land Development Code and Comprehensive Plan.</i>	Granting the variance will be in harmony with the general intent and purpose of the Land Development Code and Comprehensive Plan. Policy 3.02.05 in the City of Fernandina Beach's Comprehensive plan discourages demolitions and encourages rehabilitation, reuse and maintenance of existing homes. It is our intent to maintain and even improve the existing structure, adding value to the home and the neighborhood.	No. Granting the variance will not be in harmony with the general intent and purpose of the Land Development Code and Comprehensive Plan. The LDC and Comp Plan both allow for legal non-conformities to exist and for routine maintenance of the structure to take place. However, LDC Section 10.01.02(A) prohibits the expansion of nonconforming structures unless the expansion is in compliance with current development standards, including setbacks.	☐ Yes ☒ No
6. Public Interest <i>Granting the variance is compatible with surrounding properties, will not cause injury to the area involved, or otherwise be detrimental to the</i>	Granting the requested variance is compatible with the surrounding properties, is in keeping with the area, will not cause injury to the area involved, and will not be detrimental to the public health,	No. Granting the variance is not compatible with the surrounding properties, may cause injury to the area involved, or otherwise be detrimental to the public health, safety, welfare, or environment. The	☐ Yes ☒ No

Criteria	Applicant Response	Staff Analysis	Meets Criteria
public health, safety, welfare or environment.	safety, welfare, or environment. Granting this variance will not require any tree removal or demolition of any other structure.	application does not adequately demonstrate that the granting of the requested variance would be compatible with surrounding properties.	

Staff recognize that this is a minor variance request, however the application does not adequately demonstrate that the proposed addition could not be constructed on other portions of the property within the existing setback and that the granting of the requested variance would be compatible with that surrounding properties that also have a 25' rear setback requirement. Therefore, staff is recommending denial.

STAFF RECOMMENDATION:

The variance requested is consistent/inconsistent with the criteria for granting a variance as follows:

	Consistent	Inconsistent
1. Special Conditions		X
2. Special Privilege	X	
3. Literal Interpretations		X
4. Minimum Variance		X
5. General Harmony		X
6. Public Interest		X

Staff finds that the requested action, as presented, **DOES NOT** meet all six criteria for granting a variance, therefore staff must recommend **DENIAL**.

Staff recommends:

DENIAL of BOA 2024-0005.

MOTION TO CONSIDER

I move to **approve or deny** BOA case number 2024-0005;

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

That BOA case 2024-0005, as presented, **is or is not** substantially compliant with the Comprehensive Plan and Land Development Code to warrant approval at this time;

AND that BOA case number 2024-0005 **meets or does not meet** the following criteria for granting a variance:

LIST OF EXHIBITS:

EXHIBIT A – CURRENT SURVEY

EXHIBIT B – PROPOSED SITE PLAN

EXHIBIT C – SURROUNDING AREA PARCELS

Respectfully Submitted,

Margaret Pearson

Margaret Pearson
Senior Planner

Board of Adjustment (BOA) - Submission #14883

Date Submitted: 10/25/2024

BOARD OF ADJUSTMENT (BOA)

USE THIS FORM TO Apply for a variance to obtain relief from the design standards of this Land Development Code (LDC) where otherwise hardship would occur. A person who is adversely affected by any administrative decision may appeal such decision to the BOA.

Fees

Once application is submitted it will be reviewed for completeness. Once verified complete, an invoice will be emailed to the applicant.

☐ Residential Properties \$1,500

☐ Non-Residential properties \$3,500

☐ Administrative Appeals \$500

2024 Submission Deadlines + Board Meetings Calendar

Application Deadline (4:30pm)	Nov 08 2023	Dec 06 2023	Jan 10 2024	Feb 07 2024	Mar 06 2024	Apr 03 2024	May 08 2024	June 05 2024	Jul 10 2024	Aug 07 2024	Sep 04 2024	Oct 09 2024	Nov 06 2024	Dec 04 2024
Meeting Date	Dec 20 2023	Jan 17 2024	Feb 21 2024	Mar 20 2024	Apr 17 2024	May 15 2024	June 26 2024	Jul 17 2024	Aug 21 2024	Sep 18 2024	Oct 16 2024	Nov 20 2024	Dec 18 2024	Jan 15 2025

IMPORTANT NOTES

Application Requirements

☐ A complete application filed at least forty-five (45) days before the date of the Board of Adjustment's public hearing;

☐ A current signed, sealed, scaled survey of the property (no older than two years from date of application);

☐ Proof of ownership (copy of deed or tax statement)

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

☐ A detailed letter stating the reasons for the request;

☐ Materials as needed to illustrate the nature of the request, including but not limited to, site plans, architectural drawings, photographs, etc. (Site plans must be dimensioned and to scale).

Pre-Application Meeting

To guide you through the process and ensure that your application is understood and properly processed, you must meet with the applicable planner prior to submitting your application. Completed Board applications are **due forty-five (45) days prior** to the meeting date. Cases in the historic districts or Community Redevelopment Area are heard by the Historic District Council, please use the HDC Variance Application. Cases in all other areas of the City are heard by the Board of Adjustment.

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

- ☐ Procedures for Variances – LDC Section 10.02.04.
- ☐ Expiration of Variance Approval – LDC Section 10.02.04(C).
- ☐ Appeals on a Variance – LDC Section 10.02.04(D).
- ☐ Appeals of Administrative Action – LDC 11.07.00

The LDC is available for review at

www.fbfl.us/LDC

Appeals

Any person aggrieved by any decision of the BOA regarding a variance may present to a court of record a petition, duly verified, setting forth that the decision is illegal, in whole or in part, specifying the grounds of the illegality. The petition shall be presented to the court within thirty (30) days after the filing of the decision at the office of the Board; otherwise, the decision of the Board shall be final.

Limitations on the Grant of a Variance

- ☐ 1. A variance shall not be granted which authorizes a use that is not permissible in the zoning district in which the property subject to the variance is located.
- ☐ 2. A variance shall not be granted which authorizes any use or standard that is prohibited by the City's Comprehensive Plan.
- ☐ 3. No nonconforming use of adjacent lands, structures, or buildings in the same zoning district, and no permitted use of land, structures, or buildings in other zoning districts, shall be considered g
- ☐ 4. A variance shall not change the requirements for concurrency.
- ☐ 5. A variance shall not be granted to permit the use of a single media peonia for the construction of a dwelling unit.
- ☐ 6. A variance shall not be granted if the evidence submitted by an applicant is solely a demonstration of financial hardship or economic considerations.
- ☐ 7. A variance shall not be granted for procedure or process components of this Land Development Code.
- ☐ 8. A variance shall not be granted to deviate from LDC section 4.02.02 to combine two (2) or more lots which would result in a lot width greater than 100 feet for lots or parcels that abut Ocean Ave
- ☐ 9. A variance will not be granted which authorizes the filling of wetlands prohibited by Land Development Code Section 3.03.03(A)
- ☐ 10. No variance shall be granted to exceed the maximum building height of 35 feet for a building on any lot within 800 feet of the mean highwater line of the Atlantic Ocean under LDC Section 4.02.03(D)
- ☐ 11. A variance shall not be granted for any residential or residential mixed-use structure to exceed the maximum building height requirements contained in Table 4.02.03(E).
- ☐ 12. A variance shall not be granted to exceed the minimum side yard setbacks listed in Table 4.02.03(E) for any building within 800 feet of the mean high-water mark of the Atlantic Ocean.

REVIEW TYPE*

- ☐ Variance
- ☒ Appeal of Administrative Decision

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

Yes



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

9/24/2024

PROPERTY INFORMATION

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

Site Address*

311 Elm St

City*

Fernandina Beach

State*

Florida

Zip*

32034

Parcel ID #(s)*

00-00-31-1800-0279-0140

Zoning District*

R-2



Future Land Use Designation*

Medium Density Residential



OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Michael

Last Name*

Martin

Company (if applicable)

Mailing Address*

4982 Caney Fork Rd

City*	State*	Zip*
Cullowee	North Carolina	28723

Telephone Number*	E-mail Address*
561-248-7253	msmartin123@gmail.com

OWNER'S AGENT

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

First Name	Last Name

Company (if applicable)

Mailing Address

City	State	Zip

Telephone Number	E-mail Address

PROJECT INFORMATION

Variance Requested from LDC Section(s)*

Reduction in setbacks

Summary of Request (more detailed information to be provided in required letter of intent)*

We are submitting this request for a formal hearing before the Board of Adjustment to appeal an Administrative Waiver, Tracking Number ADMIN 2024-0018. Please see the attached document for detailed information concerning the applicants for appeal.

Kevin Hamm
315 Elm St
Fernandina Beach, FL 32034
919-815-3892
Kjh0255@yahoo.com

Thomas Budd
307 Elm St
Fernandina Beach, FL 32034
856-340-6027
Tbudd126@gmail.com

REQUIRED FINDINGS FOR A GRANT OF A VARIANCE

In order for an application for a variance to be approved or approved with conditions, the BOA must make a positive finding with regard to each of the provisions below. The applicant has the burden of proof of demonstrating that the application for a variance complies with each of the requirements. Please explain in detail how your case meets the following requirements:

1. Special Conditions: Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district. Special conditions or circumstances do not result from actions of the applicant and are not based on a desire to reduce development costs.*

NA

2. Special Privilege: Granting the variance does not confer upon the applicant a special privilege that is denied by the Land Development Code to other lands, structures, or buildings in the same zoning district.*

NA

3. Literal Interpretation: Literal interpretation of the provisions of the Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district.*

NA

4. Minimum Variance: The variance requested is the minimum variance needed that will make possible the reasonable use of the land, structure, or building.*

Na

5. General Harmony: Granting the variance will be in harmony with the general intent and purpose of the Land Development Code and Comprehensive Plan.*

NA

6. Public Interest: Granting the variance is compatible with surrounding properties, will not cause injury to the area involved, or otherwise be detrimental to the public health, safety, welfare or environment.*

NA

Upload Supplemental Materials

Appeal of Admin Waiver 10-25-24.pdf

Upload 2

No file chosen

Upload 3

[Choose File](#) No file chosen

Upload 4

[Choose File](#) No file chosen

Upload 5

[Choose File](#) No file chosen

Upload 6

[Choose File](#) No file chosen

Upload 7

[Choose File](#) No file chosen

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.
- ☒ 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.

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's First Name*

Kevin / Thomas

Applicant's Last Name*

Hamm / Budd

Today's Date*

10/25/2024



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.

October 25, 2024
(Amended October 30, 2024)

To: Board of Adjustments, City Of Fernandina Beach
Jeremiah Glisson, City Manager
Kelly Gibson, Deputy Planning Director

From: Kevin Hamm, 315 Elm Street
Tom Budd, 307 Elm Street

Subject: Notice of Appeal
Administrative Waiver (Reduction of Minimum Setback for Tree Protection)
Michael Martin, Property Owner
Tracking Number: Admin 2024-00The ba18

In accordance with LDC 11.07.00 "Appeals of Administrative Action" we, Kevin Hamm and Thomas Budd, as residents of the City of Fernandina Beach and property owners directly adjacent to each side of the Martin's property and adversely affected by the subject Administrative Waiver by submission of this application formally appeal this administrative decision.

Our appeal is based on the following:

1. The variance is contrary to the General purpose and intent of the LDC as it denies the "light, air and privacy" of neighboring properties and does not "provide for open spaces through efficient design and layout" as stated in LDC 4.00.01.C and E.
2. The design, provided in support of the variance request, does not take into account the avoidance of the "adverse effects of shadow, glare, noise, odor, traffic, drainage and utilities of the surrounding properties" as stated in LDC4.00.03 Design Principles
3. The administrative waiver, reducing the front setback by 60% to 10 feet is excessive and was given without consultation of property owners directly adjacent to the subject property.
4. The front setback does not conform to those of neighboring properties and will alter the essential character of the neighborhood.
5. The approved setback presents an unfair burden to neighboring property owners who have complied with established building guidelines and has the potential to negatively impact neighboring property values.
6. The scale of the project as presented in the site design and building plan supporting the variance request is overly extensive and in itself is not sufficient to justify the variance.
7. While this request has been brought forth by us as neighbors adjacent to each side of the subject property, there have been expressions of great concern from surrounding neighbors, the local community and others in the general public as to the precedent and impact this decision has on the future growth and building in the city of Fernandina Beach.

Accordingly, we ask that a stay of proceedings of all work subject to this waiver be enacted and request a public hearing before the Board of Adjustment.

Sincerely,

Kevin Hamm

Telephone: 919-815-3892

Email: kjh0255@yahoo.com

Thomas Budd

Telephone: 856-340-6027

Email: tbudd126@gmail.com

October 25, 2024

To: Board of Adjustment, City Of Fernandina Beach
Jeremiah Glisson, City Manager
Kelly Gibson, Deputy Planning Director

From: Kevin Hamm, 315 Elm Street
Tom Budd, 307 Elm Street

Subject: Notice of Appeal
Administrative Waiver (Reduction of Minimum Setback for Tree Protection)
Michael Martin, Property Owner
Tracking Number: Admin [2024-0018](#)

In accordance with LDC 11.07.00 "Appeals of Administrative Action" we, Kevin Hamm and Thomas Budd, as residents of the City of Fernandina Beach and parties adversely affected by the subject Administrative Waiver, by submission of this application formally appeal this administrative decision. Accordingly, we ask that a stay of proceedings of all work subject to this waiver be enacted and request a public hearing before the Board of Adjustment.

Sincerely,

Kevin Hamm
Telephone: 919-815-3892
Email: kjh0255@yahoo.com

Thomas Budd
Telephone: 856-340-6027
Email: tbudd126@gmail.com

Administrative Reviews: Administrative Waiver - Submission #14686

Date Submitted: 9/16/2024

Administrative Reviews: Administrative Waiver

USE THIS FORM TO Apply for reductions in parking requirements, reduction in setbacks (TREES ONLY), or reduction in dimensional standards (except for setbacks) where the intent of the LDC can be achieved and equal performance obtained by granting a waiver.

Fees

Once an application is submitted it will be reviewed for completeness. Once verified complete, an invoice will be emailed to the applicant.

- ☐ Administrative Waiver - Parking - \$400
- ☐ Administrative Waiver - Dimensional Standards - \$400
- ☒ Administrative Waiver - TREES ONLY - \$100

IMPORTANT NOTES

Pre-Application Meeting

To guide you through the process and to ensure that your application is understood and properly processed, you'll need to meet with a City Planner prior to submitting your application. After staff determines the application is complete and a staff report is issued, the property is posted with a notice for 10 days. If no appeals are filed during that time, the application is approved.

Application Requirements (TREE WAIVERS ONLY)

- ☒ A current survey of the property (no older than two years)
- ☒ Proof of Ownership (copy of deed or tax statement)
- ☐ A completed Owner's Authorization for Agent Representation form, if applicable
- ☒ ISA Certified Arborist assessment - See LDC Section 10.03.01(C)(1-4)
- ☒ Recorded agreement between property owner and the City - See LDC Section 10.03.01(C)(5)

Application Requirements

- ☐ A current survey of the property (no older than two years);
- ☐ Proof of Ownership (copy of deed or tax statement);
- ☐ A completed Owner's Authorization for Agent Representation form, if necessary;
- ☐ A detailed letter of intent outlining the proposed action(s); and
- ☐ Survey illustrating both exiting and proposed changes, including lot dimensions and legal description;

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

☐ Administrative Waivers - see LDC Section 10.03.01

The LDC is available for review at

www.fbfl.us/LDC

PROPERTY INFORMATION

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

Site Address*

311 Elm Street

City*

Cullowhee

State*

FL

Zip*

32034

Parcel ID #(s)*

00-00-31-1800-0279-0140

Zoning District*

R-2

Future Land Use Designation*

Medium Density Residential

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Michael

Last Name*

Martin

Company (if applicable)

Mailing Address*

4982 Caney Fork Rd

City*

Cullowhee

State*

NC

Zip*

28723

Telephone Number*

5612487253

E-mail Address*

msmartin123@gmail.com

OWNER'S AGENT

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

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

No

First Name

Last Name

Company (if applicable)

Street Address

City

Fernandina Beach

State

Florida

Zip

32034

Telephone Number

E-mail Address

PROJECT INFORMATION

Type of Administrative Waiver Requested*

Reduction in setbacks (TREES ONLY)

Reduction in Setbacks (TREES ONLY)

- ☒ The reduction is necessary to protect a healthy native shade tree measuring at least 25 inches DBH; and
- ☒ The reduction does not result a structure placed less than five (5) feet from the front, side, or rear property lines; and
- ☒ The protected tree will not require pruning cuts any greater than 20% as recommended by ISA best management practices during construction or within 2 years following construction activities; and
- ☒ Where the applicant has provided a certified arborist statement attesting to the health of the tree and its worthiness for deviation from typical setback standards, a detailed protection schematic to
- ☒ A recorded agreement between the property owner and the City which binds future owners to tree replacement requirements should the preserved tree fail in the future.

Reduction in Parking Requirements

Applications for the reduction of the parking requirement must meet all of the following standards:

- ☐ The reduction is necessary in order to implement tree protection standards of the LDC
- ☐ The reduction is limited to either 1 space or 2% of the parking requirement (whichever is more); and
- ☐ The reduction does not limit the availability or location of required handicapped parking.

Reduction in Dimensional Standards (other than setbacks)

Applications for the reduction in a dimensional standard must meet all of the following conditions:

- ☐ A property Owner inadvertently fails to comply with the dimensional requirements and such failure is identified after the start of construction;
- ☐ The difference between the required dimensional standard set forth in the LDC and the actual measurement is not more than 3 inches; and
- ☐ Failure to comply with the required dimensional standards shall not result in an adverse health, safety, or welfare impact.

Description of Request*

Requesting reduction in the front set back from 25ft to 17ft to protect Heritage oak Tree.

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.

Applicant First Name*

Michael

Applicant Last Name*

Martin

Today's Date*

9/16/2024

Upload Supporting Documentation

311 Elm Tax info for Property.pdf

Upload 2

Survey noting removed
trees 09-16-2024.pdf

Upload 3

Early McCall Tree Report
for Michael Martin
c5.15.2024.pdf

Upload 4

No fi...sen

Upload 5

No fi...sen



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.

AFFIDAVIT OF POSTING

I, Sylvie McCann, being first duly sworn, deposes and states as follows:

That I am an employee of the City of Fernandina, Department of Planning & Conservation; and that one of the requirements for processing Administrative Review applications is that a Notice of Intent to Approve sign be posted on the subject properties below for a period of 10 days:

CASE #	ADDRESSES
ADMIN2024-0018	311 Elm Street

FURTHER AFFIANT SAYETH NAUGHT.

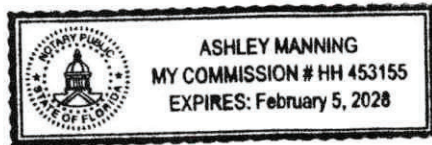
Sylvie M. Cann

Date of Posting: September 19, 2024

STATE OF FLORIDA

SS }

COUNTY OF NASSAU



Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization,
this 7th day of October, 2024,
by Sylvie McCann.

Ashley Manning
Notary Public

Ashley Manning 2/5/28
Printed Name My Commission Expires

Personally Known X OR Produced Identification _____ ID Produced: _____



**APPLICATION FOR ADMINISTRATIVE WAIVER:
SETBACK REDUCTION FOR TREE PRESERVATION**

OWNER/APPLICANT:	Michael S. Martin, Property Owner
REQUESTED ACTION:	Administrative Waiver: Setback Reduction for Tree Preservation to construct a single-family home
LOCATION:	PIN: 00-00-31-1800-0279-0140 Address: 311 Elm Street
LAND USE + ZONING:	Mixed Use (MU-1) on lot 14 and Medium Density Residential (R-2) on lots 15 and 16
EXISTING USES ON SITE:	Currently vacant land with prior development from the portion of a structure located at 307 Elm Street on adjoining site

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

BACKGROUND INFORMATION:

The applicant has requested an administrative waiver for a reduction in the minimum front, side, and rear yard setbacks for a single residential lot for the exclusive purpose of protecting mature, healthy shade and Designated Heritage Tree located at 311 Elm Street in accordance with Section 10.03.01(C) 1-5 of the Land Development Code.

The applicant is requesting a reduction in the required 7.5' side yard setback (per recorded plat) at the east side of the lot, a reduction to the 7.5' rear yard setback (per recorded plat), and a reduction of the 25' front yard setback (per recorded plat) to preserve a designated Heritage Tree measuring 48" and located in the eastern mid-section of the lot located at 311 Elm Street as part of the construction of a new single family residential structure and ancillary uses including a pool.

The requested deviation would result in an east side yard setback reduction from 7.5' to 5', a rear setback from 7.5' to 5', and a front yard setback from 25' to 10'. The applicant has demonstrated that the administrative waiver for a reduction in minimum setbacks is consistent with the requirements as outlined in LDC 10.03.01(C) 1-5.

Section 10.03.01 states:

"10.03.01 Authority and Limitations

The City Manager is authorized to reduce specific site design and development standards of this LDC where the intent of the LDC can be achieved and equal performance obtained by granting a waiver. The authority to grant a waiver shall be limited to the following:

- C. A reduction in the minimum front, side, or rear yard setbacks for a single residential lot for the exclusive purpose of protecting mature, healthy shade trees on a property provided the following standards are met:
 - 1. The reduction is necessary to protect a healthy native shade tree measuring at least 25 inches DBH; and
 - 2. The reduction does not result a structure placed less than five (5) feet from the front, side, or rear property lines; and



3. The protected tree will not require pruning cuts any greater than 20% as recommended by ISA best management practices during construction or within 2 years following construction activities; and
4. Where the applicant has provided a certified arborist statement attesting to the health of the tree and its worthiness for deviation from typical setback standards, a detailed protection schematic to secure and inspect the tree during construction activities, consideration of designation as heritage tree to extend protection requirements, and recommendations for post development inspections and treatments; and
5. A recorded agreement between the property owner and the City which binds future owners to tree replacement requirements should the preserved tree fail in the future.

Procedure:

- a. An application for an administrative waiver shall meet the requirements set forth in Section 11.01.03 and City established policies, as amended from time to time.
- b. An application for an administrative waiver shall include a statement explaining how the request conforms to all requirements listed in Section 10.03.02(A), (B), or (C).
- c. The City Manager shall evaluate the application for administrative waiver for compliance with the requirements set forth in Section 10.03.02(A), (B), or (C), and shall issue a notice of intent to approve or deny the application. The notice shall meet the requirements of Section 11.02.00.
- d. When an application is approved, the City Manager shall issue a written order following the notice period. When the application is denied, the City Manager shall notify the applicant in writing."

CONCLUSION:

The applicant has requested an administrative waiver for a reduction in the minimum front, side, and rear yard setbacks for a residential lot for the exclusive purpose of protecting mature, healthy shade trees on a property in accordance with Section 10.03.01(C) 1-5 of the Land Development Code. The requested side yard, rear yard, and front yard setback reductions are compliant with the City's Land Development Code and Comprehensive Plan. There will not be an impact on the privacy or light, air, or open space of adjacent properties.

Further, the application meets the criteria for an administrative waiver as outlined in Section 10.03.01(C) 1-5. The resulting east side yard setback will be 5', rear setback 5', and front yard setback 10'. An International Society of Arboriculture (ISA) certified arborist has outlined pruning techniques consistent with the COFB LDC requirements and ISA Best Management Practices (BMP), along with protection measures during and post construction. ISA BMP encourage the use of off grade building methods to minimize damage to the root systems of trees. The northeastern side of the proposed residence will be using a concrete pier building method with GeoTech stone base for a covered porch to minimize damage to the root system of the tree. Fill will not be used over the root system closest to the tree.

RECOMMENDATION:

Staff recommends approval of the reduction in the required 7.5' side yard setback to 5', reduction in the required 7.5 rear yard setback to 5', and reduction in the 25' required front yard setback to 10' to retain a COFB Heritage Tree and have posted the property accordingly.

Dave Neville
City Arborist

A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER

PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0279-0140

Owner Name MARTIN MICHAEL S
Mailing Address 86555 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034
Location Address 0 ELM ST
FERNANDINA BEACH 32034
Tax District 002 - FERNANDINA BEACH
Milage 18.3806
Homestead No
Property Usage VACANT 000000
Deed Acres 0
Short Legal BLOCK 279 LOTS 14 15 & 16 CITY OF FDNA BEACH

2024 Preliminary Values

Land Value	\$240,000
(+) Improved Value	\$0
(=) Market Value	\$240,000
(-) Agricultural Classification	\$0
(-) SOH or Non-Hx* Capped Savings	\$35,813
(=) Assessed Value	\$204,187
(-) Homestead	\$0
(-) Additional Exemptions	\$0
(=) School Taxable Value	\$240,000
(-) Non-School HX & Other Exempt Value	\$0
(=) County Taxable Value	\$204,187

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

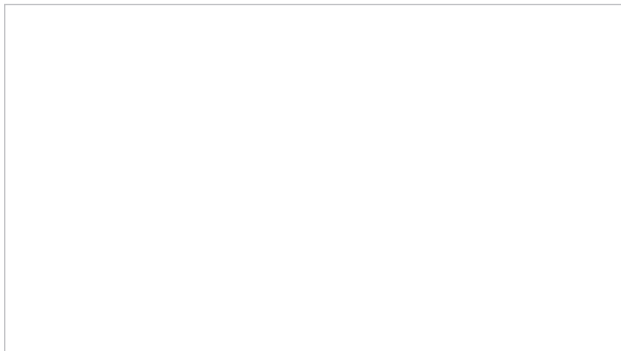
PARCEL MAP



2023 AERIAL MAP

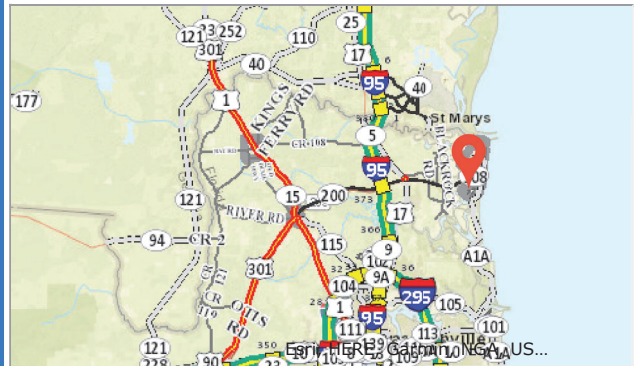


PROPERTY PHOTO



If this picture is incorrect, please email info@nassaufpa.com

LOCATION MAP



BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built
VACANT									

MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units	Year Built
-------------	------------------	-------	------------

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2021-12-21	2525 / 1514	\$220,000	WD	Q	I	BROCO 1 LLC	MARTIN MICHAEL S & ANGELA K DAUGHERTY-MARTIN
2020-11-10	2408 / 9	\$325,000	WD	Q	I	KOHLMAN DOUGLAS SCOTT	BROCO 1 LLC

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA BEACH, (FORMERLY CITY OF FERNANDINA) COUNTY OF NASSAU AND STATE OF FLORIDA, AND KNOWN AND DESCRIBED UPON ACCORDING TO THE OFFICIAL PLAT OF SAID CITY OF FERNANDINA (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:

LOTS 14, 15 & 16, OF BLOCK 279, CITY OF FERNANDINA BEACH, FLORIDA.

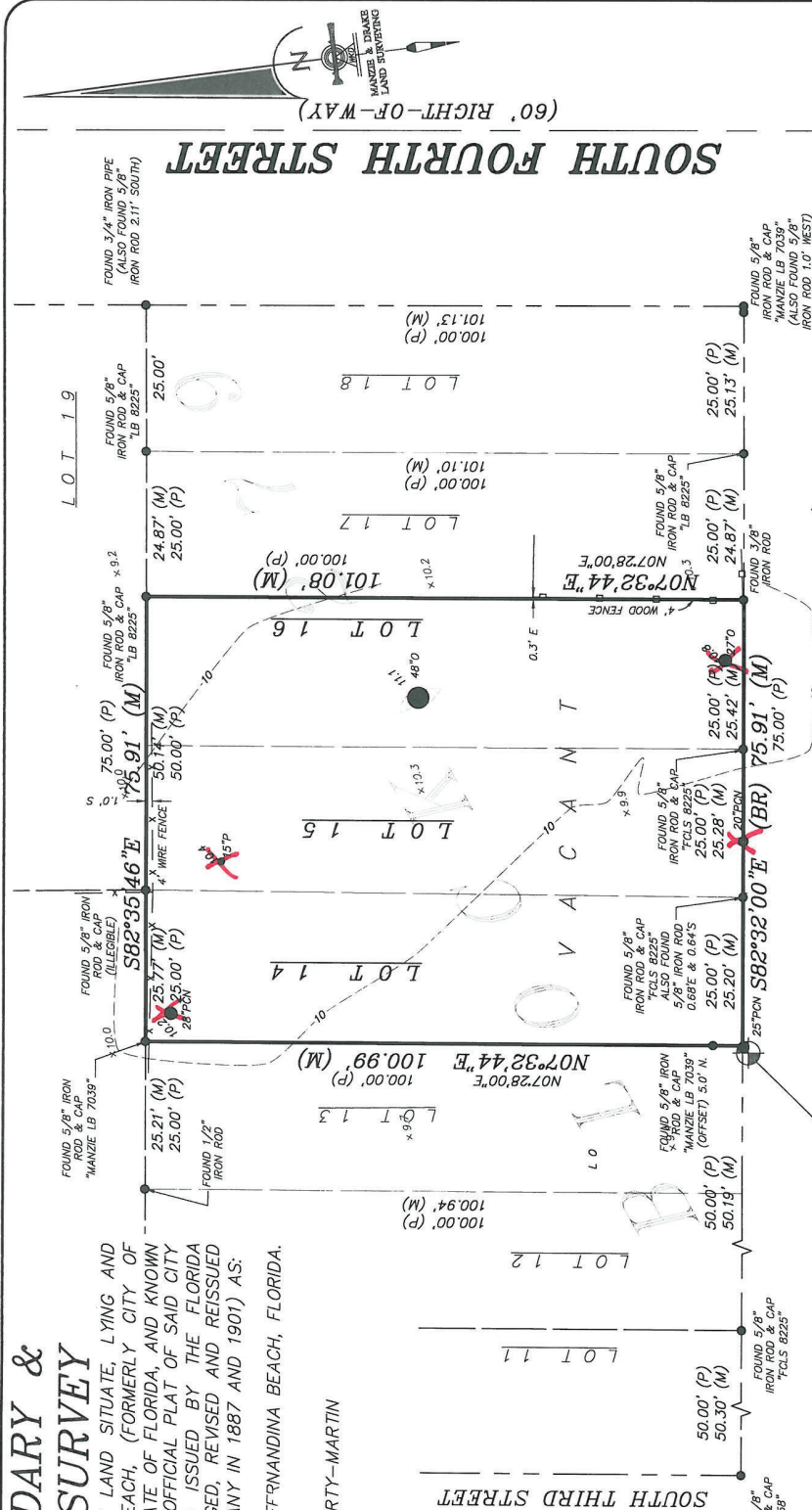
CERTIFIED TO:

MICHAEL S. MARTIN & ANGELA KAY DAUGHTERTY-MARTIN

- LEGEND**
- = SEWER MANHOLE
 - = WOOD POWER POLE
 - ⊙ = BENCHMARK
 - ⊕ = CENTERLINE
 - X—Y— = CHAIN LINK OR WIRE FENCE
 - CM = CONCRETE MONUMENT
 - N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
 - B.R. = BEARING REFERENCE
 - (P) = PLAT
 - (M) = MEASURED
- TREE LEGEND**
- O = OAK TREE
 - P = PINE TREE
 - PCN = PECAN TREE
- TREE DISCLAIMER:**
NUMBER OF TREES SHOWN ON SURVEY: 6
- SPECIES OF TREES HAVE BEEN IDENTIFIED TO THE BEST OF OUR KNOWLEDGE AND BELIEF. THE SURVEYOR HAS NO LIABILITY FOR THE IDENTIFICATION OF TREES. THE SURVEYOR 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 IDENTIFIED PRIOR TO CONSTRUCTION.

SURVEY NOTES

- The "Legal Description" hereon is in accord with the description provided by the client.
- Underground Improvements were not located or shown.
- Land shown hereon were not abstracted by this office for easements, rights-of-way, or other purposes.
- Benchmark shown hereon is not shown on assumed bearing of S82°32'00"E for the northerly right-of-way of Elm Street. The bearing of the line is as shown on the plat.
- The property shown hereon lies within flood zones "A" & "AE" (FIR). Flood Insurance Rate Map, Panel "12089C.0237.C", Dated "08/02/2012". 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 5A-17, Florida Administrative Code, pursuant to Section 170.02(2).
- Site Benchmark is as shown hereon.
- Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)
- The Reference Benchmark is a nail & disk found on the east side of a wood power pole at the northeast corner of South Third & Elm Street (Elevation = 10.22' N.A.V.D. 1988)



ELM STREET

(60' RIGHT-OF-WAY)

X- TO BE REMOVED

THE INFORMATION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5A-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: 21502 DATE: 02/26/2022 CADD: LP
F.B. NO: X-322 PAGE NO: 55 CREW: RS FILE NO: A-5573

RESOLUTION 2017-213

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, DESIGNATING TWO TREES LOCATED ON PRIVATE PROPERTIES ON ELM STREET AS HERITAGE TREES; AUTHORIZING EXECUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the private property owners for sites located on Elm Street seek Heritage Tree designation of certain Live Oaks which have for many years represented community icons for the City; and

WHEREAS, these trees, individually and collectively, meet and exceed the criteria required for heritage tree designation as defined in the Land Development Code, Section 4.05.15; and

WHEREAS, the City and/or property owners had local arborists evaluate the trees to determine that they are in good condition and health at the present time and measure as follows:

1. 324 Elm Street totaling 52" DBH;
2. 424 Elm Street totaling 39" DBH; and

WHEREAS, it is estimated that these trees will continue to provide public benefits through storm water management, energy savings, a reduction of carbon dioxide, and improved air quality.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, THAT:

SECTION 1. The designation of "Heritage Tree" to the aforementioned trees is hereby granted by the City of Fernandina Beach.

SECTION 2. This Resolution shall be effective immediately upon passage.

ADOPTED this 19th day of December, 2017.

CITY OF FERNANDINA BEACH



JOHN A. Miller
Commissioner - Mayor

ATTEST:

APPROVED AS TO FORM AND LEGALITY:



CAROLINE BEST
City Clerk



TAMMI E. BACH
City Attorney



City of Fernandina Beach Heritage Tree Nomination Form

Any citizen, property owner or official of the city may nominate a tree to be designated as a heritage tree due to its size, age, historic, aesthetic, or cultural significance, and possession of the following characteristics: The tree is a native tree, has a diameter breast height of at least 36 inches; and, the tree is known or proven to be a part of the history of the city or the culture of its people as documented in books, periodicals, or other documents.

The owner's approval is needed for Heritage Tree designation. To nominate a tree, fill out the following and return to the Community Development Department. Please include photograph(s) and any additional documentation.

Location of the Tree: 324 Elm St (between 3rd & 4th)

Diameter of trunk at 4.5 feet above ground: 53"

Species/ Common Name: Live Oak Quercus Virginiana

Why is this tree special? This magnificent specimen tree is the highlight and focal point of the home owner's property. It stands on the lot adjacent to the house where it has grown undisturbed to its mature, healthy state. The homeowner has left the ground beneath the tree natural contributing to the overall "park like" appearance. A beautiful habitat and food for the soul.

Nominator's Name Peggy Lehosit Phone 904 910 1014 E-mail Peglehosit@bellsouth.net

Nominator's Address 1016 San Fernando City FIS State FL Zip 32034

Owner's Name Douglas Kohlman Phone 904 556 2988 E-mail Kohlman@me.com

Owner's Address 324 Elm St. City Fernandina Beach State FL Zip 32034

Owner (signature) [Signature]

Sworn and subscribed to me on this 22nd day of February, 2017.

By Douglas Scott Kohlman
(name of person making statement)

[Signature]
Signature of Notary Public State of Florida

My Comm. Expires June 13, 2017
Notary Public, State of Florida
Commission No. FF 27446

AMANDA STEARN



Notary Public, State of Florida
My Comm. Expires June 13, 2017
Commission No. FF 27446



If you have questions about this form, please call the Community Development Department at 904-310-3135.
Nominating a tree provides recognition of a tree's intrinsic worth and value to the community.



Florida Department of Agriculture and Consumer
Services
Florida Forest Service



ADAM H. PUTNAM
COMMISSIONER

FLORIDA CHAMPION TREE RECORD

Common Name: <u>Live Oak</u>	PK#:	Scientific Name: <u>Quercus Virginiana</u>
Current Status (Fla. or Nat'l Champ/Co-champ, Emeritus Champ, none, etc.):		Reason for Measurement (new challenger, update, damaged tree, etc.): <u>heritage tree status</u>
Identification Reference (Book, Authority, or Source):		

OWNER	Name: <u>Douglass Kohlman</u>	
	Address: <u>324 Elm Street</u>	
	City: <u>FB FL</u>	Zip: <u>32034</u>
	Telephone: <u>904 556-2988</u>	
	E-mail:	
	Owner Signature:	

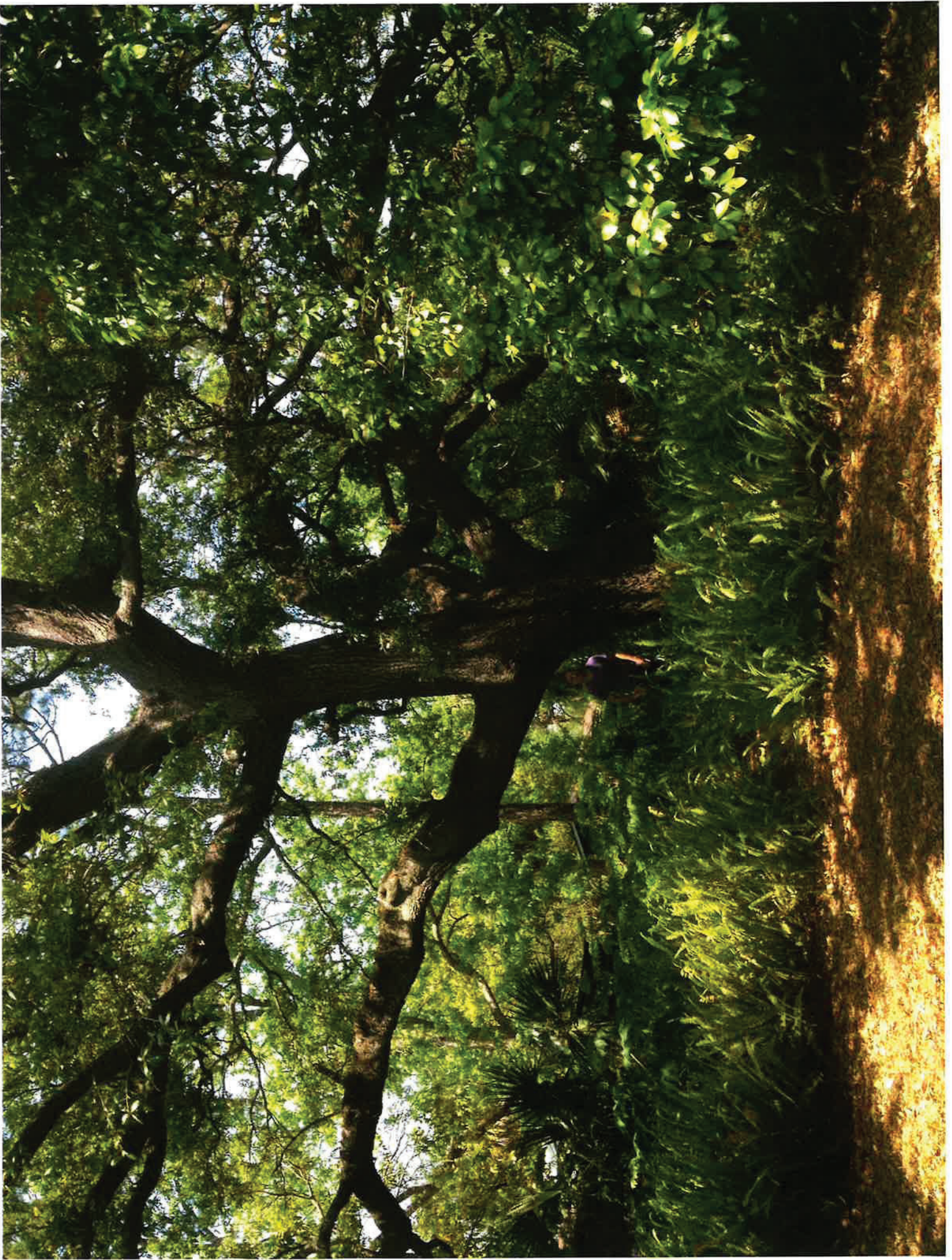
NOMINATOR	Name: <u>Peggy Lehosit</u>	
	Address: <u>1016 San Fernando St</u>	
	City: <u>FB FL</u>	Zip: <u>32034</u>
	Telephone: <u>904 910 1014</u>	
	E-mail: <u>Peglehosit@bellsouth.net</u>	

LOCATION	County: <u>Nassau</u>		
	Section:	Township:	Range:
	Latitude:	Longitude:	
	Narrative:		
	Location Map/Drawing:		

Measurements		Points
Crown Spread – maximum diameter: (to the nearest foot) <u>46</u>	<u>97</u> Feet	Round UP from .5
Crown Spread – minimum diameter: (to the nearest foot) <u>58</u>	<u>104</u> Feet	
Crown Spread Subtotal: (maximum + minimum diameters)		
Average Crown Spread:	<u>101</u> Feet	
Point Conversion – Divide average crown spread by 4: (Round to nearest whole point)	Points	
Circumference: (to the nearest inch) <u>49.5 DBH</u>	Inches	
Height: (to the nearest foot) <u>80</u>	Feet	
Height above average ground level that the circumference was measured:		Feet
Date of measurements:	<u>4/27/2017</u>	TOTAL POINTS

PHOTOGRAPH	Photographer's Name: <u>Peggy Lehosit</u>	Date Taken:
	Names of persons in photograph: <u>Douglas Kohlman</u>	

CONDITION OF TREE		NOTES
☒	Vigorous, healthy	
☐	Mature, healthy	
☐	Mature, declining	
☐	Severe decline	
Florida Forest Service Office:		
Certified by:		



2024

[illegible]



NOTICE OF INTENT TO APPROVE

DATE OF NOTICE:	September 19, 2024
REQUEST:	Administrative Waiver (Reduction in Minimum Setback for Tree Preservation)
PROPERTY OWNER:	Michael Martin
PROPERTY LOCATION:	311 Elm Street
TRACKING NUMBER:	ADMIN 2024-0018

For additional information please contact the Department of Planning & Conservation by phone (904) 310-3480 or at City Hall (204 Ash Street).



McCall Tree Health and Consulting, LLC

2883 Breakers Ct.
Fernandina Beach, FL 32034

www.mccalltree.com
(904) 557-3951

May 15, 2024

Property Owner:
Michael Martin
Lot on 311 Elm St.
Fernandina Beach, FL 32034

Subject: Inspection of trees at 311 Elm St. as of May 15, 2024

On the date of inspection, this was a healthy live oak with the exception of what appeared to be an old lightning strike in the top of the tree that has healed. The trimming on the large live oak specified in Photo #1 below for construction of the house below (Site Plan A1.20) should be able to accommodate the house without taking more than 20% of the tree crown and branches off.

The construction of the house is now proposed to be stem-wall for the house and off-grade construction for the back porch and entry to help preserve the root system of the tree. I suggested this change as I was concerned with the amount of fill over the root system necessary with conventional slab construction which would have been required for flood zone requirements in the area.

The Tree Protection Zone (TPZ) would be adjusted for being close to the house. The tree will be around nine (9) feet from the house on the east side of the house. I would like to see the TPZ established at least five (5) feet from the tree on that west side of the tree nearest the house. I would also like to see the proposed TPZ on the north and south of the tree expanded from the drawing to be 20 feet from the outside bark of the tree. On the east side of the tree, the TPZ should match up to the eastern property line. The TPZ should be solidly constructed of 2"x4" posts 8 feet apart driven to 3 feet in the ground with a 2"x4" cap to prevent intrusion of the area. The interior of this structure should be high visibility orange barricade material. Traffic and storage of materials should be prohibited within this TPZ. If it is absolutely necessary to traffic in that area, (only with my approval) a temporary pine bark mulch bed 2-3 feet deep should be used to protect the root system.

A year after construction is complete and again at year two, I recommend root growth stimulation treatment by soil injection to help the tree root system recover and remain vigorous. I use PHC BioPak 8-0-20 or 11-22-22 depending on the season.

Kindest regards,
Early Y. McCall

ISA Certified Arborist FL-6200A
ISA Tree Risk Assessment Qualified





Photo #1. Section of the tree pruned to accommodate the house.

From: [Kelly Gibson](#)
To: [Sylvie McCann](#); [Morgan Ohlendorf](#)
Subject: FW: Notice of Intent to Approve - 311 Elm St. Michael Martin Tracking Number: ADMIN 2024-0018
Date: Monday, October 7, 2024 9:58:04 AM
Attachments: [image652838.png](#)
[image500375.png](#)
[image043931.png](#)
[image737163.png](#)
[image530459.png](#)
[image679122.png](#)

For your awareness.



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: Jeremiah Glisson <jglisson@fbfl.org>
Sent: Monday, October 7, 2024 9:24 AM
To: Glenda Carlton <gcarlton1030@gmail.com>
Cc: Kevin <kjh0255@yahoo.com>; Kelly Gibson <kgibson@fbfl.org>; David Neville <dneville@fbfl.org>;
tbudd126@gmail.com
Subject: Re: Notice of Intent to Approve - 311 Elm St. Michael Martin Tracking Number: ADMIN 2024-0018

Glenda,

After review of the application and notice of intent approve, I support staff's decision. If you wish to appeal, I am willing to decrease the application appeal fee to just those costs involved with advertising. City staff will provide the postage costs associated with the notice of appeal (notice to residents within 500' of the subject property). If you wish to proceed with an appeal, please let staff know and provide the appeal application that has been provided to you. Thank you



Jeremiah Glisson
Interim City Manager
City of Fernandina Beach
1017 South 5th Street Ext.
Fernandina Beach, Florida 32034
(904) 310-3314 | jglisson@fbfl.org
www.fbfl.us

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From: Glenda Carlton <gcarlton1030@gmail.com>

Sent: Thursday, September 26, 2024 7:27 PM

To: Jeremiah Glisson <jglisson@fbfl.org>

Cc: Kevin <kjh0255@yahoo.com>; Kelly Gibson <kgibson@fbfl.org>; David Neville <dneville@fbfl.org>;
tbudd126@gmail.com <tbudd126@gmail.com>

Subject: Notice of Intent to Approve - 311 Elm St. Michael Martin Tracking Number: ADMIN 2024-0018

Some people who received this message don't often get email from
gcarlton1030@gmail.com. [Learn why this is important](#)

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

Re: Notice of Intent to Approve

Administrative Waiver (Reduction of Minimum Setback - Tree Preservation

311 Elm St. , property owner Michael Martin

Tracking Number: ADMIN 2024-0018

Dear Mr. Glisson:

We are writing in regard to the referenced Notice posted on the building site neighboring our properties. The variances requested by Mr. Martin as quoted in the underling "Application for Administrative Variance: Setback for Tree Preservation" (the "Application") are :

1. Reduce the front yard setback from the required 25 feet to 10 feet
 2. Reduce the East side yard setback (erroneously stated in the application as it actually the West side yard setback) from the required 7.5 feet (10% of lot width) to 5.5 feet.
 3. Reduce rear setback to 5 feet from 7.5 feet as stated in the application (again erroneously stated as the rear setback requirement is 20 feet per R-2 zoning.)
- All of these variances are requested with the rationale of preserving a Heritage tree resident on this building site.

(It becomes obvious that the 5 foot rear setback request is to allow for the future addition of a pool as paragraph 5.01.11 subparagraph F.3 of the LDC requires a rear setback of 7.5 feet for pools and not for tree preservation.)

Absent the errors noted above and upon review of the site plan presented in support of the Application, it became apparent to us that the variance for the front setback is not necessary to preserve the tree and the issuance of such a variance is improper and contrary to LDC 4.00.01 et al. We also question the validity of the rear setback variance as outlined in the staff recommendation. As outlined in Table 4.02.03(E) "Standards for Building Heights and Setbacks, the rear setback requirement for R-2 zoning is 20 feet not the 7.5 feet stated in the application and staff recommendation.

We believe that if any setback waivers are to be allowed they should be limited to a reduction to the promulgated 20 foot rear setback (which allows the footprint of the new house to be pushed back and maintains the front setback outlined in the LDC) and the 2.5 foot reduction to the west (not east) side yard setback which accommodates a small bump out on the house as shown in the site plan.

We respectfully request that you review this matter further and believe that upon doing so you

will agree that: 1) the Application is flawed in its content 2) the resulting staff recommendation derived therefrom is thereby flawed 3) the administrative waiver, as currently written, should be modified allowing for the side and rear setback waivers as discussed above.

Further, we believe that should the property owner wish to pursue the setback adjustments requested in the Application, particularly the front setback variance, such variances be submitted to the Board of Adjustments for their review and consideration in a public forum in accordance with the LDC.

We met with Kelly Gibson and David Neville Tuesday, September 24, to discuss and gain better insight into this matter and to express our concerns over losing established sight lines should the requested variances be permitted. We also discussed the site plan given by Mr. Martin as support for the variances and questioned whether alternative measures could be taken to save the tree while maintaining the setbacks as required in LDC Table 4.02.03(E). We specifically asked Mr. Neville if the tree would be impaired if the proposed structure was moved back maintaining the front setback to conform with the current zoning requirement. His response was "No, it would not. No harm to the tree". Mr. Neville's response supports our position discussed above and minimizes the waivers necessary to preserve the tree by eliminating the need for the front setback waiver. Our position also maintains the Purpose and Intent of Chapter 4 "Site Design Requirements" as outlined in paragraph 4.00.00 and is equitable to all parties.

Ms. Gibson patiently explained the process needed to be undertaken to object to such a waiver. To summarize her comments we were told there is no opportunity for the public to object to the administrative waiver prior to it being granted. Therefore, our voices are prematurely silenced making this matter more unfair and onerous to the community.

Our only option is to appeal to the Board of Adjustments after the granting of the waiver, paying a fee of \$500 and then prevailing only upon a unanimous 5-0 vote of the Board. This is an unreasonably high bar to reach and hardly equitable to the affected neighborhood, especially when there is a viable alternative to the waiver as requested.

To recap our position:

1. The Application and recommendations derived therefrom are flawed in content, particularly in regard to the front and rear setback parameters.
2. The heritage tree will not be endangered by modifying the administrative waiver as discussed above.
3. The rear setback variance is masked as "tree protection" when it is obvious it is to allow for the future addition of a pool.
4. There is little or no opportunity for public comment prior to approval of the Application.
5. The appeal process is excessively onerous and overly burdensome on the affected public.

Thank you for your attention and consideration to this matter. We are available to meet with you to discuss Mr. Martin's application further and provide more color to our position at your convenience. Our desires are to maintain the integrity, peace and tranquility of our neighborhood, the equitable consideration to all neighboring property owners' concerns, and ultimately the preservation of one of our city's irreplaceable assets, the heritage live oak tree.

Most sincerely,
Tom and Gayle Budd
Kevin and Glenda Hamm



McCall Tree Health and Consulting, LLC

2883 Breakers Ct.
Fernandina Beach, FL 32034

www.mccalltree.com
(904) 557-3951

May 15, 2024

Property Owner:
Michael Martin
Lot on 311 Elm St.
Fernandina Beach, FL 32034

Subject: Inspection of trees at 311 Elm St. as of May 15, 2024

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Kindest regards,
Early Y. McCall

ISA Certified Arborist FL-6200A
ISA Tree Risk Assessment Qualified





Photo #1. Section of the tree pruned to accommodate the house.

Martin Residence

Project Description:
New construction of a single family home.

Sheet Index			
Sheet Number	Sheet Name	Current Revision	Current Revision Date
S000	Cover Sheet		
S001	Structural Notes		
S100	Foundation Plan		
S101	Upper Floor Framing Plan		
S102	Roof Framing Plan		
S300	Typical Concrete Details		
S330	Typical Wood Details		
S331	Typical Wood Details		
S332	Typical Shear Wall Details		
S333	Typical Shear Wall Details		

SYMBOLS:

NEW GRID LINE

EXISTING GRID LINE

DETAIL CALLOUT

ELEVATION TAG

NORTH ARROW

REVISION TAG

SECTION TAG

FLOOR STEP

SPOT ELEVATION TARGET

FLOOR JOIST TAG

WOOD BEARING WALL

WOOD PARTITION WALL (SEE ARCH WHERE APPROPRIATE)

WOOD SHEAR WALL TAG

WOOD SHEAR WALL HOLD DOWN TAG

STEEL BEAM BEARING PLATE OR BEAM POCKET IN WALL

DOUBLE CLIP ANGLE CONNECTION

SINGLE CLIP ANGLE CONNECTION

SINGLE PLATE CONNECTION

MOMENT CONNECTION

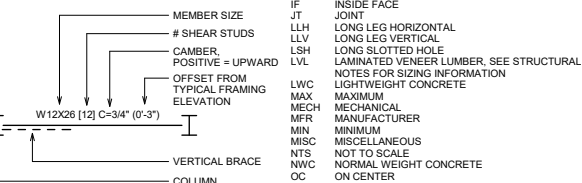
FACE MOUNT JOIST HANGER

CONCEALED FLANGE JOIST HANGER



ABBREVIATIONS:

AB ANCHOR BOLT
ADDL ADDITIONAL
ADJ ADJACENT
ALT ALTERNATE
ARCH ARCHITECT
B/ BOTTOM OF
BLDG BUILDING
BLKG BLOCKING
BM BEAM
B.N. DIAPHRAGM BOUNDARY NAILING
BP BASE PLATE
BRG BEARING
C CAMBER
CL CENTERLINE
CLG CEILING
CLR CLEAR
CMU CONCRETE MASONRY UNIT
COL COLUMN
CONC CONCRETE
CONN CONNECTION
CONST CONSTRUCTION
CONT CONTINUOUS
CTR CENTER
CJ CONTROL JOINT OR CEILING JOIST
CJ DOUBLE
DIA DIAMETER
DIM DIMENSION
DWN DOWN
DWG DRAWING
DWL DOWEL
DR DROPPED BEAM (E.G. 2x10 DR)
(E) EXISTING
EA EACH
EF EACH FACE
EL ELEVATION
ELEV ELEVATOR
E.N. SHEAR WALL EDGE NAILING
EOR ENGINEER OF RECORD
EOS EDGE OF SLAB
EP EMBED PLATE
EQ EQUAL
EQUIP EQUIPMENT
ES EACH SIDE
EW EACH WAY
EXP EXPANSION
EXT EXTERIOR
F.x.x SPREAD FOOTING PER SCHEDULE
FDN FOUNDATION
FLR FLOOR
F/ FACE OF
FV FIELD VERIFY
FW.x.x CONCRETE FOUNDATION WALL PER SCHEDULE
GALV GALVANIZED
GLB GLUE-LAMINATED BEAM
GT GIRDER TRUSS (DESIGNED BY TRUSS SUPPLIER)
HDR HEADER
IBC INTERNATIONAL BUILDING CODE
IF INSIDE FACE
JT JOINT
LLH LONG LEG HORIZONTAL
LLV LONG LEG VERTICAL
LSH LONG SLOTTED HOLE
LVL LAMINATED VENEER LUMBER, SEE STRUCTURAL NOTES FOR SIZING INFORMATION
LWC LIGHTWEIGHT CONCRETE
MAX MAXIMUM
MECH MECHANICAL
MFR MANUFACTURER
MIN MINIMUM
MISC MISCELLANEOUS
NTS NOT TO SCALE
NWC NORMAL WEIGHT CONCRETE
OC ON CENTER
OF OUTSIDE FACE
OPNG OPENING
PAF POWDER ACTUATED FASTENER
PL PLATE
PSL PARALLEL STRAND LUMBER, SEE STRUCTURAL NOTES FOR SIZING INFORMATION
PT PRESERVATIVE TREATED LUMBER
REIN REINFORCE, REINFORCING
REQD REQUIRED
SCHED SCHEDULE
SF.x.x SQUAREFOOT FOOTING PER SCHEDULE
SIM SIMILAR
SOG SLAB-ON-GRADE
SS STAINLESS STEEL
SSH SHORT SLOTTED HOLE
STD STANDARD
STL STEEL
SW SHEAR WALL
T&B TOP & BOTTOM
T/ TOP OF
TYP TYPICAL
UNO UNLESS NOTED OTHERWISE
VERT VERTICAL
VER VERIFY
W/ WITH
W/O WITHOUT
WP WORK POINT
WWF WELDED WIRE FABRIC

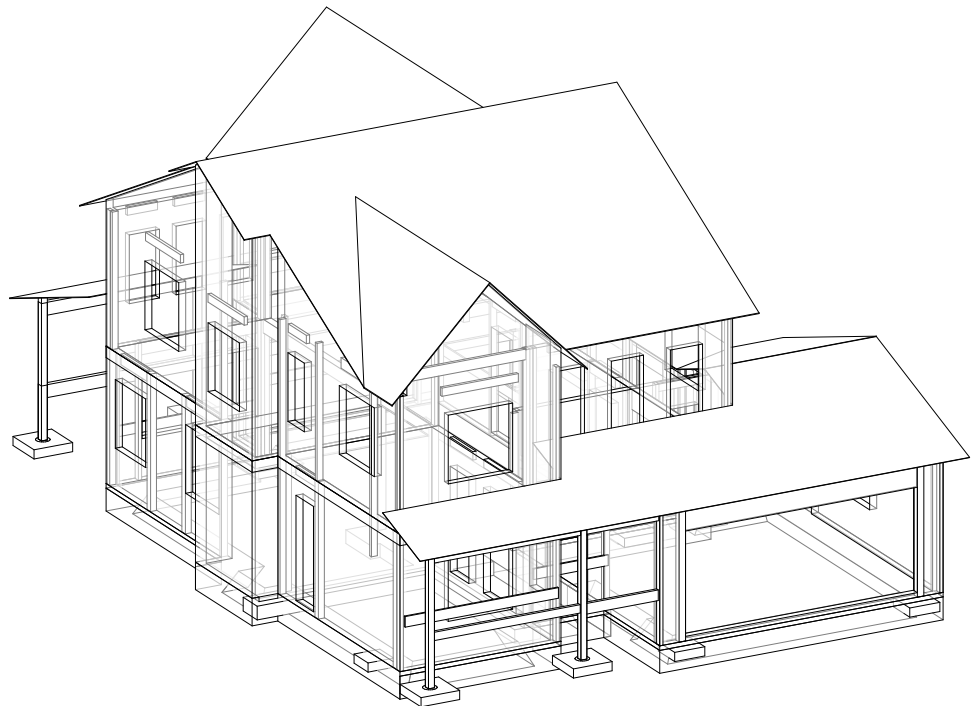


BEAM TAG LEGEND

NAIL SIZE LEGEND		
NAIL SIZE	MIN SHANK DIAMETER	MIN SHANK LENGTH
8d	0.131"	2 1/2"
10d	0.148"	3"
16d	0.162"	3 1/2"

NOTES:

1. NAIL SIZES NOTED IN PLANS ARE NOTED ONLY AS 8d, 10d, OR 16d AND ARE DESIGNED AS COMMON NAILS.
2. WHERE NAILS OTHER THAN COMMON ARE USED (I.E. SINKERS, BOX, COLLATED NAILS IN NAIL GUNS), NAILS USED MUST MEET MINIMUM SHANK DIAMETER AND LENGTH SHOWN ABOVE.
3. SEE FBC & AWC GUIDE TO WOOD CONSTRUCTION IN HIGH WIND AREAS 130 MPH EXP C NAILING SCHEDULE FOR ALL TYPICAL NAILING UNO ON PLANS.



1 Isometric View
S000

WHEN IN DOUBT, ASK! QUESTIONS COST LESS THAN RE-WORK!



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Project Location:
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Fernandina Beach, FL 32034

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Certification:



Cole Janisch

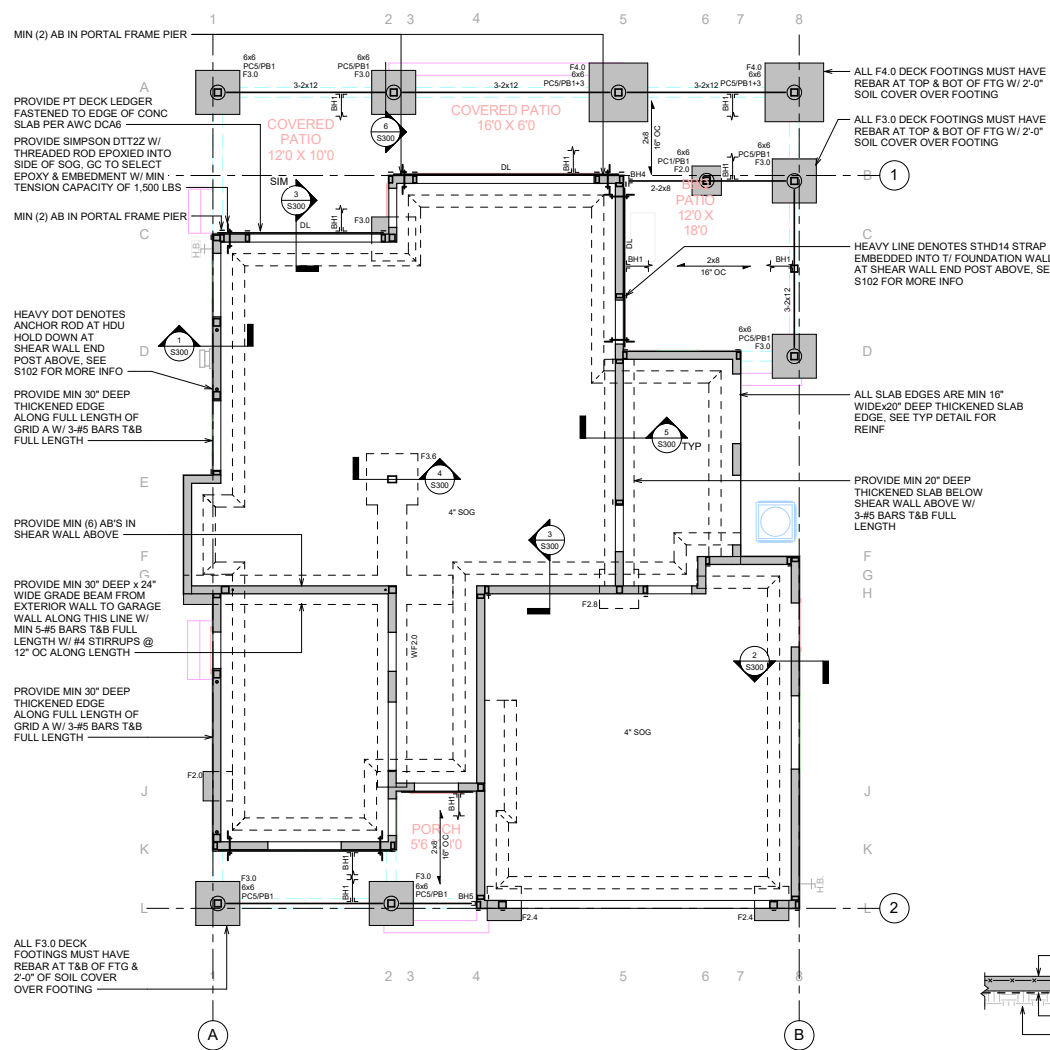
No.	Description	Date

Issue for Construction

311 Elm Street
Fernandina Beach, FL
Cover Sheet

Project number	24092
Date	9/5/2024
Drawn by	JV
Checked by	CCJ
S000	
Scale	1" = 1'-0"

3. SEE SHEET S900 FOR SHEET INDEX, SYMBOLS, AND ABBREVIATIONS.
2. CONFIRM ALL DIMENSIONS/ELEVATIONS/ETC W/ ARCH.
3. FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY OWNER OF ANY DISCREPANCIES.
4. FOUNDATION NOTES:
 - A. PROVIDE MIN 1'-0" FROST PROTECTION FOR ALL FOOTINGS EXPOSED TO FREEZE THAW CONDITIONS. STEP FOOTINGS AS REQ'D TO MAINTAIN MIN FROST PROTECTION.
 - B. F.X.s DENOTES SPREAD FOOTING. SEE SCHEDULE & CENTER SPREAD FOOTINGS ON POSTS/COLUMNS UNO.
 - C. AB DENOTES WALL FOOTING. SEE SCHEDULE AND DETAILS. CENTER ON WALLS UNO.
5. FOUNDATION WALL NOTES:
 - A. FW.X.s DENOTES FOUNDATION WALL. SEE SCHEDULE & TYPICAL DETAILS.
 - B. AB DENOTES 5/8" DIA. x 12" EMBED ANCHOR BOLT.
 - a. MAX SPACING = 32" OC UNO
 - b. ANCHOR BOLTS MUST BE LOCATED PER 2018 INTERNATIONAL DETAILS FOR LIGHT FRAME CONSTRUCTION (SECTION 505.10) AT EA END OF PLATE, ETC.).
 - c. ALL SHEAR WALL SEGMENTS MUST HAVE MIN 2" AB'S UNO
 - d. ALL PORTAL FRAME PIERS MUST HAVE MIN 1" AB UNO
6. ALL FRAMING, FASTENING, AND CONNECTORS NOT EXPLICITLY NOTED ON THESE DRAWINGS MUST BE PER IRC FASTENING SCHEDULE FOR CONVENTIONAL LIGHT FRAME CONSTRUCTION.
7. TYPICAL DETAILS SHOWN ON SXXX SERIES SHEETS MAY NOT BE CUT ON PLANS BUT MUST BE FULLY REVIEWED WITH TYPICAL DETAILS PRIOR TO CONSTRUCTION & INTERPRETATION OF ANY QUESTIONS.



PC1	BC6
PC2	PAIR OF AC6
PC3	LGT2 W/ SD SCREWS
PC4	HDU2 TO POST ABOVE
PC5	PAIR OF CS16 TO POST ABOVE
PC6	PAIR OF MTS16
PC7	PAIR OF LPC6Z

PB1 ABU66
PB2 HDU2 TO POST BELOW
PB3 STHD14
PB4 PAIR OF CS16 TO POST BELOW
PB5 BC60

INSTALL ALL BM HANGERS PER MFR
RECOMMENDATIONS & FILL ALL NAILS
HOLES UNLESS NOTED OTHERWISE

BH0 BY TRUSS/JOIST SUPPLIER
BH1 LUS 28 (TYP @ 2x8 JOIST)
BH2 HHUS410 MAX
BH3 HGUS5.50/14 MAX
BH4 LUS28-2
BH5 HU28-2
BH6 HU210-3

INSTALL ALL BM HANGERS PER MFR RECOMMENDATIONS
& FILL ALL NAILS HOLES UNLESS NOTED OTHERWISE

Wall Footing Schedule			
Type Mark	Thickness	Width	Type Comments
WF2.0	12"	2' - 0"	(2) CONT #5 LONG BARS

<u>Spread Footing Schedule</u>				
Type Mark	Thickness	Length	Width	Reinforcing
F2.0	0' - 8"	2' - 0"	2' - 0"	2-#4 EW BOT
F2.4	0' - 8"	2' - 4"	2' - 4"	3-#4 EW BOT
F2.8	0' - 8"	2' - 8"	2' - 8"	3-#4 EW BOT
F3.0	0' - 8"	3' - 0"	3' - 0"	3-#4 EW BOT
F3.6	1' - 0"	3' - 6"	3' - 6"	5-#4 EW BOT
F4.0	1' - 0"	4' - 0"	4' - 0"	6-#4 EW BOT

1 Foundation Plan
\$100 1/4" = 1'-0"

Typical 4" Interior SOG (4" SOG)
3/4" = 1'-0"



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Cole Janisch

[illegible]

Issue for Construction

311 Elm Sreet
Fernandina Beach, FL
Foundation Plan

Project number	24092
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Date	9/5/2024
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Drawn by	JW
Checked by	CC

S100

Scale	As indicated
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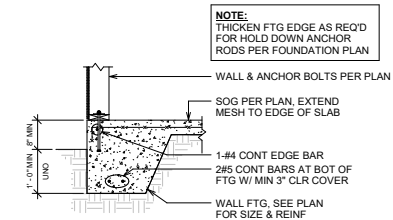
WHEN IN DOUBT, ASK! QUESTIONS COST LESS THAN RE-WORK!

REBAR SPLICE LENGTH FOR 4,000 PSI NORMAL WEIGHT CONCRETE									
MIN COVER	C ≥ 3/4"		C ≥ 1 1/2"		C ≥ 2"		C ≥ 3"		
MIN SPACING	S ≥ 1 1/2"		S ≥ 3"		S ≥ 4"		S ≥ 6"		
BAR SIZE	SPLICE CLASS	TOP BAR	OTHER BAR	TOP BAR	OTHER BAR	TOP BAR	OTHER BAR	TOP BAR	OTHER BAR
#3	A	12	12	12	12	12	12	12	12
	B	15	12	15	12	15	12	15	12
#4	A	19	15	15	12	15	12	15	12
	B	25	19	20	15	20	15	20	15
#5	A	28	21	19	15	19	15	19	15
	B	36	28	25	19	25	19	25	19
#6	A	37	29	23	18	23	18	23	18
	B	49	37	29	23	29	23	29	23
#7	A	60	46	37	29	33	25	33	25
	B	78	60	48	37	43	33	43	33
#8	A	74	57	47	36	37	29	37	29
	B	97	74	61	47	49	37	49	37
#9	A	90	69	58	44	46	36	42	33
	B	117	90	75	58	60	46	55	42
#10	A	108	83	70	54	57	44	47	37
	B	141	108	91	70	74	57	62	47
#11	A	127	98	84	65	68	53	53	41
	B	165	127	109	84	89	68	68	53

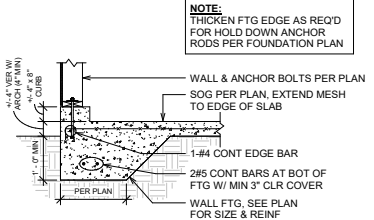
- NOTES:**
1. FOR USE WITH GRADE 60 UNCOATED DEFORMED BAR REINFORCING.
 2. FOR USE WITH GRADE 75 BARS, INCREASE LENGTH 25%.
 3. FOR EPOXY COATED BARS, INCREASE LENGTH 50%.
 4. LENGTH INCREASES IN NOTES ARE CUMULATIVE.
 5. TOP BARS ARE BARS WITH MORE THAN 12" OF FRESH CONCRETE PLACED BELOW HORIZONTAL REINFORCEMENT.

CONCRETE STRENGTHS		
LOCATION & USE	f _c (PSI)	NOTES
FOUNDATIONS, PIERS, PILE CAPS, GRADE BEAMS	5,000	
RETAINING WALLS	5,000	
OTHER WALLS	4,000	
COLUMNS, BEAMS, & STRUCTURAL SLABS	5,000	
SLAB-ON-GRADE	4,000	
SLAB-ON-METAL DECK	4,000	LIGHT WEIGHT CONCRETE
CONCRETE EXPOSED TO FREEZE-THAW	5,000	W/ AIR ENTRAINMENT
FILL CONCRETE	3,000	
STRUCTURAL STEEL ENCASMENT	3,000	
MUD MAT	2,000	

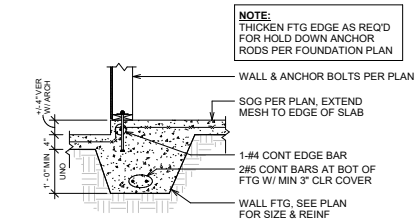
CONCRETE COVER			
CONCRETE EXPOSURE	MEMBER	REINFORCEMENT	MIN COVER
CAST AGAINST AND PERMANENTLY IN CONTACT WITH GROUND	ALL	ALL	3"
EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	ALL	#6 THRU #18 #5, W31 OR D31 WIRE, OR SMALLER	2" 1 1/2"
NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	SLABS, JOIST, & WALLS	#14 & #18 BARS	1 1/2"
	BEAMS, COLUMNS, PEDESTALS, & TENSION TIES	PRIMARY REINF, STIRRUPS, TIES, SPIRALS, & HOOPS	3/4"



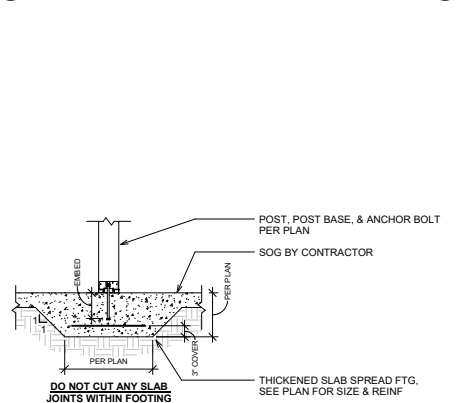
1
S300
Typical Section at Thickened Edge
Wall Footing at Garage
3/4" = 1'-0"



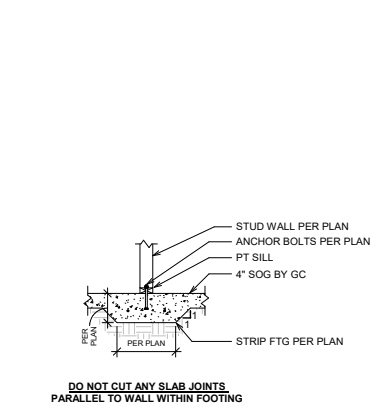
2
S300
Typical Section at Thickened Edge
Wall Footing at Garage
3/4" = 1'-0"



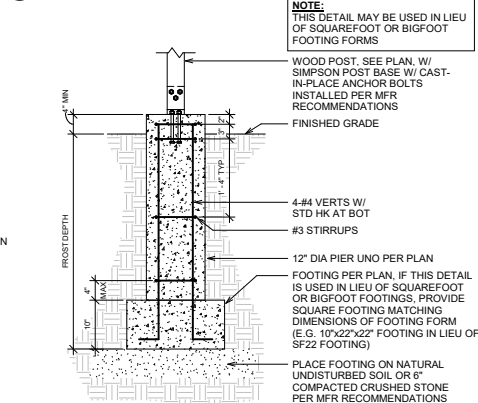
3
S300
Typical Section at Thickened Edge
Wall Footing at Garage
3/4" = 1'-0"



4
S300
Typical Spread Footing Detail at
Post
3/4" = 1'-0"



5
S300
Typical Section at Strip Footing in
Slab on Grade
3/4" = 1'-0"



6
S300
Typical Deck Footing Detail
3/4" = 1'-0"

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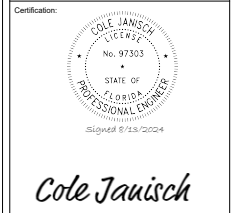
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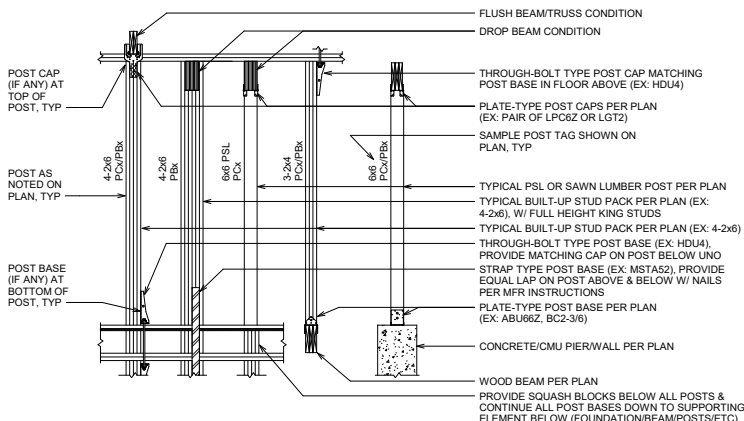
Typical Concrete Details

Project number 24092
Date 9/5/2024
Drawn by CCJ
Checked by CCJ

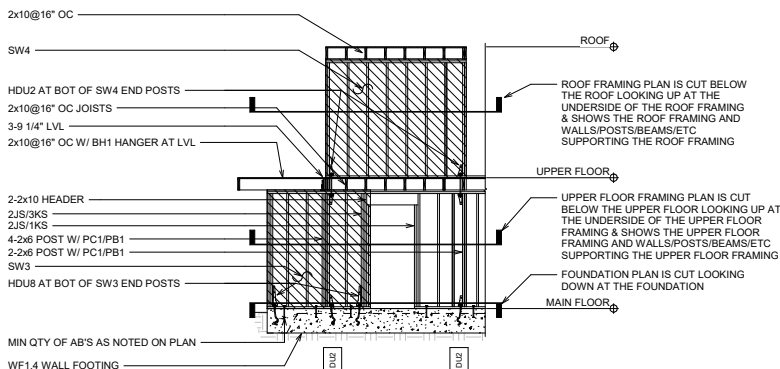
S300

Scale As indicated

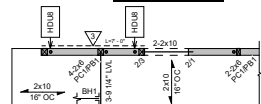
NOTE:
THIS DETAIL SHOWS COMMON POST CONFIGURATIONS THAT MAY BE SHOWN ON THE PLAN. SEE PLAN FOR ALL POST AND POST CAP/BASE AND/OR BEAM/TRUSS INFORMATION.



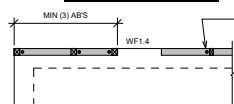
1 Typical Wood Post Detail
S331 1/2" = 1'-0"



ROOF FRAMING PLAN



UPPER FLOOR FRAMING PLAN



NOTE:
THIS DETAIL IS PREPARED ONLY AS AN EXAMPLE TO SHOW HOW THE PLAN VIEWS ARE CUT AND WHAT INFO IS SHOWN ON WHICH PLAN AND IS NOT REPRESENTATIVE OF THE FINISHED STRUCTURE. SEE PLANS AND ELEVATIONS FOR ALL FRAMING INFORMATION.

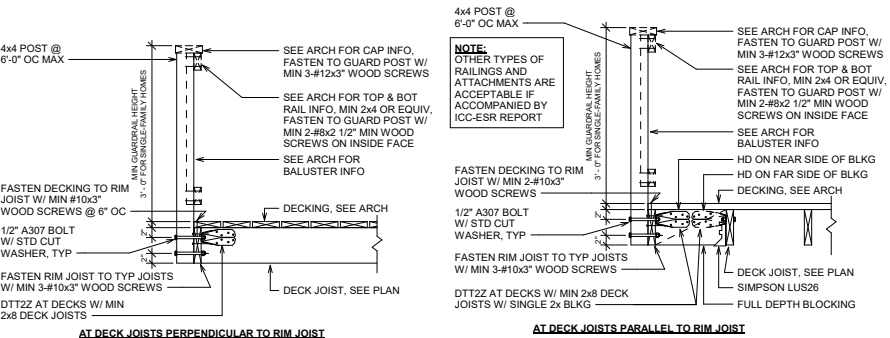
2 Reflected Ceiling Plan Key
S331 1/4" = 1'-0"

STRINGER	MAXIMUM STRINGER RUN FOR 40 PSF LIVE LOAD + 12 PSF DEAD LOAD							
	36" TREAD WIDTH				< 44" TREAD WIDTH		< 48" TREAD WIDTH	
	2 STRINGERS		3 STRINGERS		3 STRINGERS		3 STRINGERS	
2x12 OR PT 2x12	6'-8"	N.P.	8'-4"	N.P.	7'-8"	N.P.	7'-4"	N.P.
1 1/4" x 9 1/2" LSL	5'-0"	5'-10"	5'-10"	7'-6"	5'-10"	6'-8"	5'-10"	6'-8"
1 1/4" x 11 7/8" LSL	8'-4"	10'-0"	10'-0"	10'-10"	9'-2"	10'-0"	9'-2"	10'-0"
1 1/4" x 14" LSL	11'-8"	11'-8"	13'-4"	13'-4"	12'-6"	12'-6"	11'-8"	11'-8"

- NOTES:**
1. SEE LOAD PLANS FOR STAIR RUNS THAT REQUIRE 100 PSF LIVE LOAD.
2. NOTIFY EOR OF ANY STAIRS THAT ARE TO RECEIVE STONE TREADS OR OTHER TREAD MATERIAL HEAVIER THAN TYPICAL WOOD TREADS.
3. 2x12 MUST BE SPF No 2 & BTR OR DFL No 2 & BTR
4. LSL MUST BE TRUSJOIST 1 1/4" 1.3E TIMBERSTRAND LSL OR EOR APPROVED EQUAL.
5. USE PT 2x12 IN ALL EXTERIOR STAIRS OR OTHER APPLICATIONS WHERE STRINGER WILL BE EXPOSED TO MOISTURE.
6. "REIN" DENOTES CONTINUOUS 2x4 REINFORCEMENT AS SHOWN IN DETAIL ABOVE.
7. N.P. DENOTES NOT PERMITTED.
8. STRINGERS MUST BE EQUALLY SPACED WHEN 3 STRINGERS ARE USED.
9. PROVIDE THE FOLLOWING MINIMUM THROAT:
A. 5 3/8" AT 2x12 STRINGERS
B. 3 3/8" AT 9 1/2" LSL
C. 5 3/4" AT 11 7/8" LSL
D. 7 7/8" AT 14" LSL

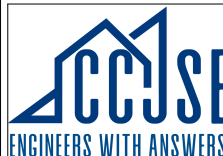
STRINGER, SEE TABLE, SAWN OUT TO RECEIVE TREADS & RISERS, SEE ARCH, DO NOT OVER CUT, GLUE & FASTEN TREADS TO MINIMIZE SQUEAKS
LET-IN 2x4 NAILER, FASTEN TO EA LANDING JOIST W/ (2) 16d NAILS STAGGERED
ALIGN LANDING JOIST W/ STRINGER AT EA SIDE OF STAIR, SEE PLAN FOR TYP SIZE & SPACING
ALIGNED SUPPORT BEAM W/ BACK OF STRINGER, STRINGER MUST NOT EXTEND BEYOND SUPPORT BEAM
OPTIONAL CONTINUOUS 2x4 REINFORCEMENT ON ONE SIDE FLUSH TO BOTTOM EDGE, FASTEN TO STRINGER WITH 16d NAILS @ 12" OC, STAGGERED, EXTEND 2x4 TO WITHIN 6" OF END OF STRINGER

3 Typical 40 psf Live Load Stair Detail
S331 3/4" = 1'-0"



4 Typical Single Family Railing Detail
S331 1" = 1'-0"

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Certification:



Cole Janisch

No.	Description	Date

Issue for Construction

311 Elm Street
Fernandina Beach, FL
Typical Wood Details

Project number 24092
Date 9/5/2024
Drawn by CCJ
Checked by CCJ

S331

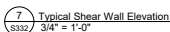
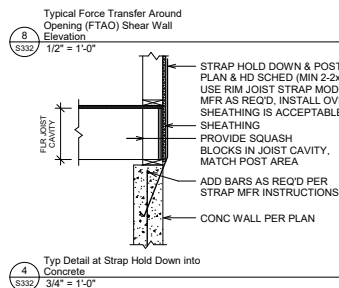
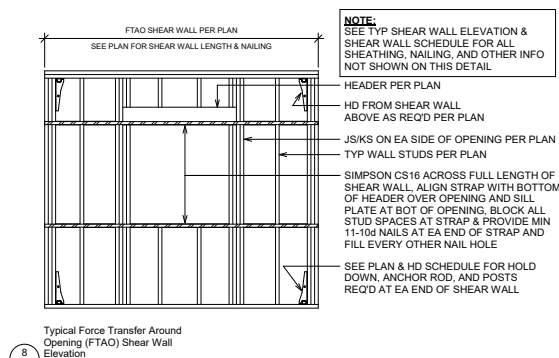
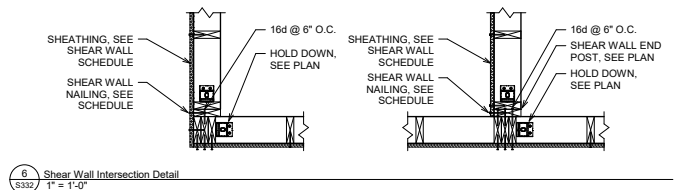
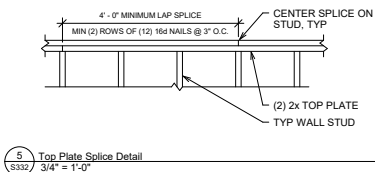
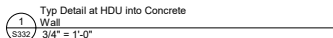
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HOLD DOWN SCHEDULE - ANCHOR BOLTS CAST IN CONCRETE				
HOLD DOWN TYPE	TYPE	ANCHOR ROD	THROUGH ROD	END POS SIZE
HDU2	HDU2-SDS2.5	SSTB16	5/8"	2-2x
HDU4	HDU4-SDS2.5	SSTB20	5/8"	2-2x
HDU5	HDU5-SDS2.5	SSTB24	5/8"	2-2x
HDU8	HDU8-SDS2.5	SSTB28	7/8"	3-2x
HDU11	HDU11-SDS2.5	SB1x30	1"	4-2x
HDU14	HDU14-SDS2.5	SB1x30	1"	4-2x
CS16	CS16	N/A	N/A	2-2x

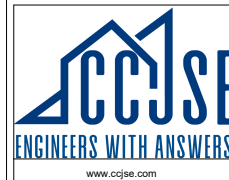
1. BLOCK ALL PANEL EDGES UNLESS NOTED OTHERWISE

2. TYP R/R BOARD NAIL TO BE 1/2" 1.3E TIMBERSTRAND LSL R/R BOARD MATCHING JOIST DEPTH OR 2X NOMINAL BROW WHERE DIM JOISTS USED FOR TYPICAL FLOOR
3. ALL NAILS ARE COMMON NAILS, UNLESS NOTED-DIPPED GALVANIZED NAILS AT ALL PRESSURE TREATED LUMBER
4. ALL JOIST MUST BE PROTECTED OSB APPLIED TO ONE FACE ONLY UNLESS NOTED OTHERWISE. APPLY SHEATHING TO EXTERIOR FACE OF EXTERIOR WALLS, AT INTERIOR WALLS, COORDINATE SHEATHED FACE WITH ARCH. WHERE SHEAR WALLS ARE NOTED, SHEATHING SHALL BE APPLIED TO BOTH SIDES OF WALL
5. SDWS DENOTES SIMPSON SDWS22400DB
6. A35 DENOTES SIMPSON A35 CLIP ANGLE
7. WHERE STUDS ARE SPACED AT 16" OC, FIELD NAILING MAY BE INCREASED TO 10" OC
8. ALL SHEATHING IS TO BE 5/8" THICK OSB SHALL BE 3" NOMINAL WIDTH OF 2X NOMINAL WIDTH MEMBERS FASTENED TOGETHER W/ (2) STAGGERED ROWS (8) NAILS @ 3" OC ARE PERMITTED IN LIEU OF (1) 3x MEMBER
9. PROVIDE MINIMUM OF (3) ANCHORS PER STUD
10. PROVIDE END POST AT EA END OF ALL SHEAR WALLS AS REQ'D PER HOLD DOWN SCHEDULE, WHERE NO HOLD DOWN IS CALLED OUT ON PLAN, PROVIDE 3-PLY END POST
11. PROVIDE 2" DIA. ANCHOR BOLT WITH 3/4" DIA. NUT AND 3/4" DIA. WASHER TO EACH END OF SILL PLATE WIDTH = 3/16" WIDER THAN BOLT DIAMETER (I.E. 13/16" WIDE SLOT AT 5/8" DIA. BOLT) WITH STD CUT WASHER BETWEEN PLATE WASHER & ANCHOR BOLT. NUT, EDGE OF PLATE WASHER TO BE WITHIN 1/2" OF SILL PLATE EDGE THAT SHEATHING IS ATTACHED TO

1. ALL HOLD DOWNS SHALL BE SIMPSON STRONG TIE.
2. PROVIDE SIMPSON SSBT OR SB ANCHOR BOLTS AS NOTED ON PLANS.
3. INSTALL HOLD DOWNS PER MFR RECOMMENDATIONS.
4. SEE HOLD DOWN DETAIL FOR INSTALLATION AT DIFFERENT END CONDITIONS.
5. THROUGH RODS SHALL BE ASTM F1554 GRADE 36.
6. FINAL TIGHTEN NUTS AS LATE IN CONSTRUCTION AS POSSIBLE.
7. PROVIDE ALL SIMPSON STRONG TIE CONNECTORS W/ NAILING, END LENGTHS, ETC. PER MFR RECOMMENDATIONS.
8. SEE BUILD-UP POST FASTENING SCHEDULE FOR FASTENING OF END POST PJ'S.



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General Contractor:
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Project Location:
311 Elm Street
Fernandina Beach, FL 32034

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Certification



Cole Jauisch

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Issue for Construction

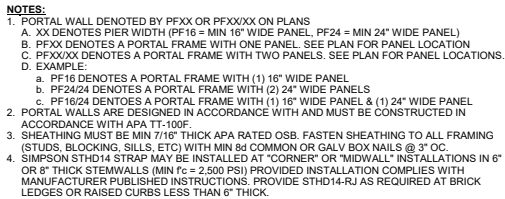
311 Elm Sreet
Fernandina Beach, FL

Typical Shear Wall Details

Project number	24092
Date	9/5/2024
Drawn by	CC
Checked by	CC

S332

Scale	As indicated
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SECTION THROUGH
TYPICAL PORTAL FRAME

1 Typical Portal Frame Detail
S333 3/4" = 1'-0"

Page 10 of 10

Signature Certificate

Reference number: AQC VN-ORFXU-GA2SY-UY6GD

Signer

Cole Janisch

Email: colej@ccjse.com

Sent:

Signed:

Timestamp

05 Sep 2024 21:19:10 UTC

05 Sep 2024 21:19:11 UTC

Signature



IP address: 172.72.106.29

Location: Charlotte, United States

Document completed by all parties on:

05 Sep 2024 21:19:11 UTC

Page 1 of 1



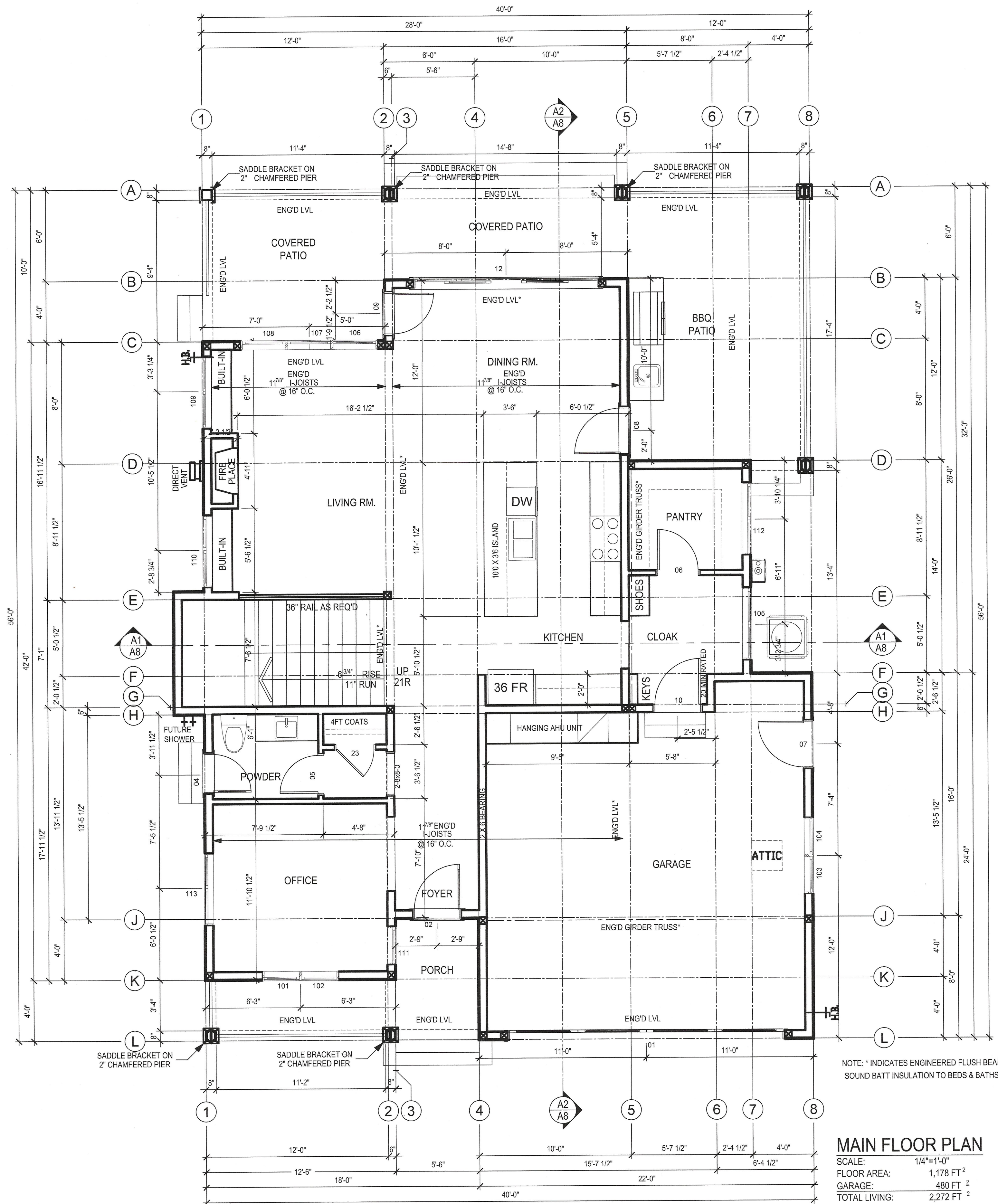
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WINDOW SCHEDULE				
NO.	STYLE	SIZE		REMARKS
		WIDTH	HEIGHT	
101	CASEMENT	2'-6"	6'-0"	
102	CASEMENT	2'-6"	6'-0"	
103	CASEMENT	2'-6"	4'-8"	
104	CASEMENT	2'-6"	4'-8"	
105	FIXED GLASS	4'-8"	1'-4"	
106	CASEMENT	3'-0"	6'-6"	
107	CASEMENT	3'-0"	6'-6"	
108	CASEMENT	3'-0"	6'-6"	
109	FIXED GLASS	4'-8"	1'-4"	
110	FIXED GLASS	4'-8"	1'-4"	
111	CASEMENT	2'-6"	6'-0"	
112	FIXED GLASS	4'-8"	1'-4"	
113	FIXED GLASS	4'-8"	1'-4"	
201	CASEMENT	2'-6"	5'-4"	
202	CASEMENT	2'-6"	5'-4"	
203	CASEMENT	2'-6"	4'-8"	
204	CASEMENT	2'-6"	4'-8"	
205	CASEMENT	2'-6"	4'-8"	
206	FIXED GLASS	4'-8"	1'-4"	
207	CASEMENT	2'-6"	4'-4"	
208	CASEMENT	2'-6"	4'-4"	
209	CASEMENT	2'-6"	5'-4"	
210	CASEMENT	2'-6"	5'-4"	
211	CASEMENT	2'-6"	5'-4"	
212	FIXED GLASS	2'-4"	1'-4"	
213	FIXED GLASS	2'-4"	1'-4"	
214	FIXED GLASS	2'-4"	1'-4"	
215	FIXED GLASS	4'-8"	1'-4"	
216	CASEMENT	2'-4"	4'-4"	
217	CASEMENT	2'-4"	4'-4"	
218	FIXED GLASS	2'-4"	1'-4"	
219	FIXED GLASS	4'-8"	1'-4"	
220	FIXED GLASS	2'-4"	1'-4"	
221	FIXED GLASS	2'-4"	1'-4"	
222	FIXED GLASS	2'-4"	1'-4"	

DOOR SCHEDULE				
NO.	STYLE	SIZE		REMARKS
		WIDTH	HEIGHT	
01	OVERHEAD DOOR	18'-0"	8'-0"	
02	SWING-SINGLE-EXT	3'-0"	8'-0"	
03	NOT USED			
04	EXTERIOR FRENCH	2'-6"	8'-0"	
05	SWING	2'-6"	8'-0"	
06	SWING	2'-8"	8'-0"	
07	SWING-EXT	3'-0"	8'-0"	
08	SWING-EXT	3'-0"	8'-0"	
09	SWING-EXT	2'-8"	8'-0"	
10	SWING GARAGE	3'-0"	8'-0"	20 MIN FIRE RATED
11	BARN DOOR	2'-6"	8'-0"	
12	SLIDER QUAD	4 @ 3'-0"	8'-0"	
13	SWING	2'-4"	8'-0"	
14	SWING	2'-6"	8'-0"	
15	SWING	2'-8"	8'-0"	
16	SWING	2'-8"	8'-0"	
17	SWING	2'-8"	8'-0"	
18	SWING	2'-8"	8'-0"	
19	SWING	2'-8"	8'-0"	
20	SWING	2'-8"	8'-0"	
21	BARN DOOR	3'-0"	8'-0"	
22	BY-PASS DOOR	4'-0"	8'-0"	
23	SWING	2'-6"	8'-0"	



MAIN FLOOR PLAN
SCALE: 1/4"=1'-0"
FLOOR AREA: 1,178 FT²
GARAGE: 480 FT²
TOTAL LIVING: 2,272 FT²

Martin Residence

Project Description:
New construction of a single family home.

Sheet Index			
Sheet Number	Sheet Name	Current Revision	Current Revision Date
S000	Cover Sheet		
S001	Structural Notes		
S100	Foundation Plan		
S101	Upper Floor Framing Plan		
S102	Roof Framing Plan		
S300	Typical Concrete Details		
S330	Typical Wood Details		
S331	Typical Wood Details		
S332	Typical Shear Wall Details		
S333	Typical Shear Wall Details		

SYMBOLS:

NEW GRID LINE

EXISTING GRID LINE

DETAIL CALLOUT

ELEVATION TAG

NORTH ARROW

REVISION TAG

SECTION TAG

FLOOR STEP

SPOT ELEVATION TARGET

FLOOR JOIST TAG

WOOD BEARING WALL

WOOD PARTITION WALL (SEE ARCH WHERE APPROPRIATE)

WOOD SHEAR WALL TAG

WOOD SHEAR WALL HOLD DOWN TAG

STEEL BEAM BEARING PLATE OR BEAM POCKET IN WALL

DOUBLE CLIP ANGLE CONNECTION

SINGLE CLIP ANGLE CONNECTION

SINGLE PLATE CONNECTION

MOMENT CONNECTION

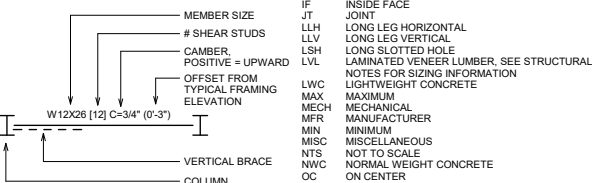
FACE MOUNT JOIST HANGER

CONCEALED FLANGE JOIST HANGER



ABBREVIATIONS:

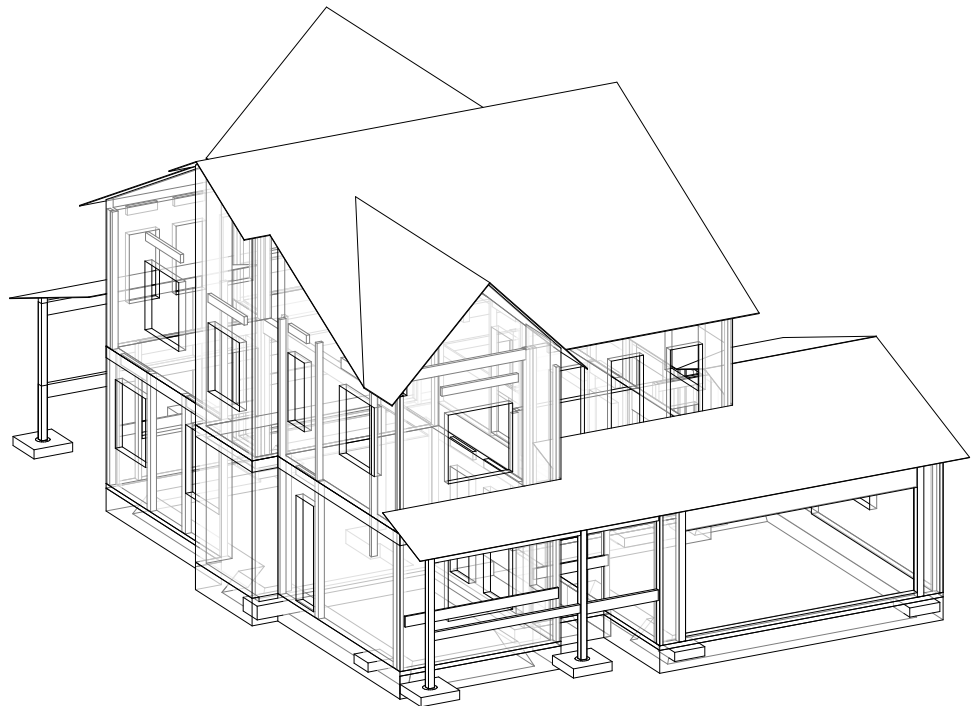
AB ANCHOR BOLT
ADDL ADDITIONAL
ADJ ADJACENT
ALT ALTERNATE
ARCH ARCHITECT
B/ BOTTOM OF
BLDG BUILDING
BLKG BLOCKING
BM BEAM
B.N. DIAPHRAGM BOUNDARY NAILING
BP BASE PLATE
BRG BEARING
C CAMBER
CL CENTERLINE
CLR CLEAR
CMU CONCRETE MASONRY UNIT
COL COLUMN
CONC CONCRETE
CONN CONNECTION
CONST CONSTRUCTION
CONT CONTINUOUS
CTR CENTER
CJ CONTROL JOINT OR CEILING JOIST
DBL DOUBLE
DIA DIAMETER
DIM DIMENSION
DWN DOWN
DWG DRAWING
DWL DOWEL
DR DROPPED BEAM (E.G. 2x10 DR)
(E) EXISTING
EA EACH
EF EACH FACE
EL ELEVATION
ELEV ELEVATOR
E.N. SHEAR WALL EDGE NAILING
EOR ENGINEER OF RECORD
EOS EDGE OF SLAB
EP EMBED PLATE
EQ EQUAL
EQUIP EQUIPMENT
ES EACH SIDE
EW EACH WAY
EXP EXPANSION
EXT EXTERIOR
F.x.x SPREAD FOOTING PER SCHEDULE
FDN FOUNDATION
FLR FLOOR
F/ FACE OF
FV FIELD VERIFY
FW.x.x CONCRETE FOUNDATION WALL PER SCHEDULE
GALV GALVANIZED
GLB GLUE-LAMINATED BEAM
GT GIRDER TRUSS (DESIGNED BY TRUSS SUPPLIER)
HDR HEADER
IBC INTERNATIONAL BUILDING CODE
IF INSIDE FACE
JT JOINT
LLH LONG LEG HORIZONTAL
LLV LONG LEG VERTICAL
LSH LONG SLOTTED HOLE
LVL LAMINATED VENEER LUMBER, SEE STRUCTURAL NOTES FOR SIZING INFORMATION
LWC LIGHTWEIGHT CONCRETE
MAX MAXIMUM
MECH MECHANICAL
MFR MANUFACTURER
MIN MINIMUM
MISC MISCELLANEOUS
NTS NOT TO SCALE
NWC NORMAL WEIGHT CONCRETE
OC ON CENTER
OF OUTSIDE FACE
OPNG OPENING
PAF POWDER ACTUATED FASTENER
PL PLATE
PSL PARALLEL STRAND LUMBER, SEE STRUCTURAL NOTES FOR SIZING INFORMATION
PT PRESERVATIVE TREATED LUMBER
REIN REINFORCE, REINFORCING
REQD REQUIRED
SCHED SCHEDULE
SF.x.x SQUAREFOOT FOOTING PER SCHEDULE
SIM SIMILAR
SOG SLAB-ON-GRADE
SS STAINLESS STEEL
SSH SHORT SLOTTED HOLE
STD STANDARD
STL STEEL
SW SHEAR WALL
T&B TOP & BOTTOM
T/ TOP OF
TYP TYPICAL
UNO UNLESS NOTED OTHERWISE
VERT VERTICAL
VER VERIFY
W/ WITH
W/O WITHOUT
WP WORK POINT
WWF WELDED WIRE FABRIC



BEAM TAG LEGEND

NAIL SIZE LEGEND		
NAIL SIZE	MIN SHANK DIAMETER	MIN SHANK LENGTH
8d	0.131"	2 1/2"
10d	0.148"	3"
16d	0.162"	3 1/2"

- NOTES:**
- NAIL SIZES NOTED IN PLANS ARE NOTED ONLY AS 8d, 10d, OR 16d AND ARE DESIGNED AS COMMON NAILS.
 - WHERE NAILS OTHER THAN COMMON ARE USED (I.E. SINKERS, BOX, COLLATED NAILS IN NAIL GUNS), NAILS USED MUST MEET MINIMUM SHANK DIAMETER AND LENGTH SHOWN ABOVE.
 - SEE FBC & AWC GUIDE TO WOOD CONSTRUCTION IN HIGH WIND AREAS 130 MPH EXP C NAILING SCHEDULE FOR ALL TYPICAL NAILING UNO ON PLANS.



1 Isometric View
S000

WHEN IN DOUBT, ASK! QUESTIONS COST LESS THAN RE-WORK!



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Cole Janisch

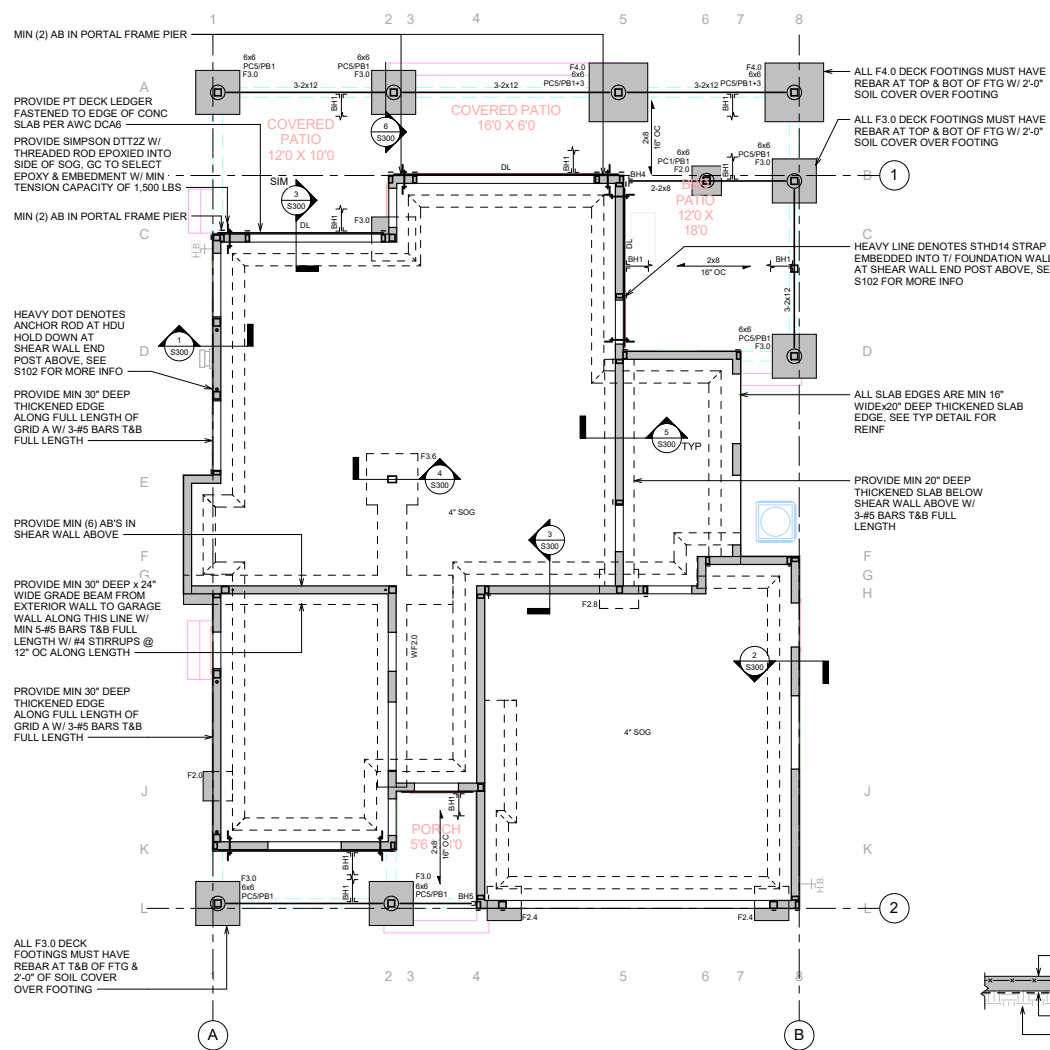
No.	Description	Date

Issue for Construction

311 Elm Street
Fernandina Beach, FL
Cover Sheet

Project number 24092
Date 9/5/2024
Drawn by JV
Checked by CCJ
S000
Scale 1" = 1'-0"

3. SEE SHEET S900 FOR SHEET INDEX, SYMBOLS, AND ABBREVIATIONS.
2. CONFIRM ALL DIMENSIONS/ELEVATIONS/ETC W/ ARCH.
3. FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY OWNER OF ANY DISCREPANCIES.
4. FOUNDATION NOTES:
 - A. PROVIDE MIN 1'-0" FROST PROTECTION FOR ALL FOOTINGS EXPOSED TO FREEZE THAW CONDITIONS. STEP FOOTINGS AS REQ'D TO MAINTAIN MIN FROST PROTECTION.
 - B. F.X.s DENOTES SPREAD FOOTING. SEE SCHEDULE & CENTER SPREAD FOOTINGS ON POSTS/COLUMNS UNO.
 - C. AB DENOTES WALL FOOTING. SEE SCHEDULE AND DETAILS. CENTER ON WALLS UNO.
5. FOUNDATION WALL NOTES:
 - A. FWX.s DENOTES FOUNDATION WALL. SEE SCHEDULE & TYPICAL DETAILS.
 - B. AB DENOTES 5/8" DIA. x 12" EMBED ANCHOR BOLT.
 - a. MAX SPACING = 32" OC UNO
 - b. ANCHOR BOLTS MUST BE LOCATED PER 2018 INTERNATIONAL DETAILS FOR LIGHT FRAME CONSTRUCTION (SECTION 501.10) AT EA END OF PLATE, ETC.).
 - c. ALL SHEAR WALL SEGMENTS MUST HAVE MIN 2" AB'S UNO
 - d. ALL PORTAL FRAME PIERS MUST HAVE MIN 1" AB UNO
6. ALL FRAMING, FASTENING, AND CONNECTORS NOT EXPLICITLY NOTED ON THESE DRAWINGS MUST BE PER IRC FASTENING SCHEDULE FOR CONVENTIONAL LIGHT FRAME CONSTRUCTION.
7. TYPICAL DETAILS SHOWN ON SXXX SERIES SHEETS MAY NOT BE CUT ON PLANS BUT MUST BE FULLY REVIEWED WITH TYPICAL DETAILS PRIOR TO CONSTRUCTION & INTERPRETATION OF ANY QUESTIONS.



PC1	BC6
PC2	PAIR OF AC6
PC3	LGT2 W/ SD SCREWS
PC4	HDU2 TO POST ABOVE
PC5	PAIR OF CS16 TO POST ABOVE
PC6	PAIR OF MTS16
PC7	PAIR OF LPC6Z

PB1 ABU66
PB2 HDU2 TO POST BELOW
PB3 STHD14
PB4 PAIR OF CS16 TO POST BELOW
PB5 BC60

INSTALL ALL BM HANGERS PER MFR
RECOMMENDATIONS & FILL ALL NAILS
HOLES UNLESS NOTED OTHERWISE

BH0 BY TRUSS/JOIST SUPPLIER
BH1 LUS 28 (TYP @ 2x8 JOIST)
BH2 HHUS410 MAX
BH3 HGUS5.50/14 MAX
BH4 LUS28-2
BH5 HU28-2
BH6 HU210-3

INSTALL ALL BM HANGERS PER MFR RECOMMENDATIONS
& FILL ALL NAILS HOLES UNLESS NOTED OTHERWISE

Wall Footing Schedule			
Type Mark	Thickness	Width	Type Comments
WF2.0	12"	2' - 0"	(2) CONT #5 LONG BARS

<u>Spread Footing Schedule</u>				
Type Mark	Thickness	Length	Width	Reinforcing
F2.0	0' - 8"	2' - 0"	2' - 0"	2-#4 EW BOT
F2.4	0' - 8"	2' - 4"	2' - 4"	3-#4 EW BOT
F2.8	0' - 8"	2' - 8"	2' - 8"	3-#4 EW BOT
F3.0	0' - 8"	3' - 0"	3' - 0"	3-#4 EW BOT
F3.6	1' - 0"	3' - 6"	3' - 6"	5-#4 EW BOT
F4.0	1' - 0"	4' - 0"	4' - 0"	6-#4 EW BOT

1 Foundation Plan
\$100 1/4" = 1'-0"

Typical 4" Interior SOG (4" SOG)
3/4" = 1'-0"



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General Contractor:
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Cole Janisch

[illegible]

Issue for Construction

311 Elm Sreet
Fernandina Beach, FL
Foundation Plan

Project number	2409
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Date	9/5/202
------	---------

Drawn by	J
Checked by	CC

S100

Scale	As indicated
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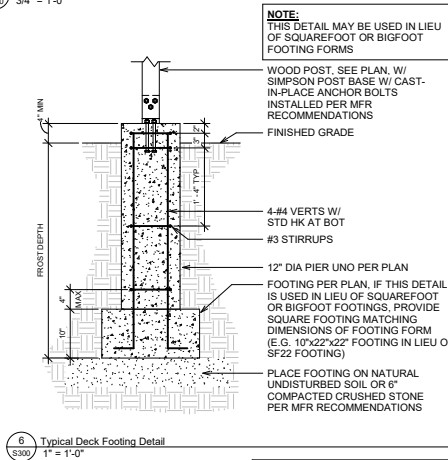
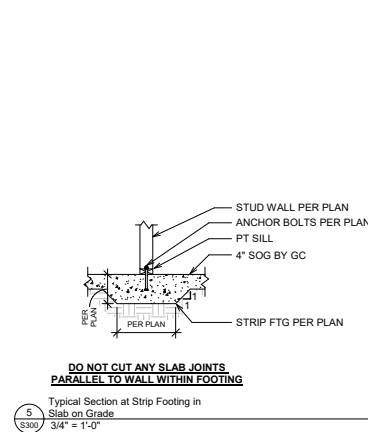
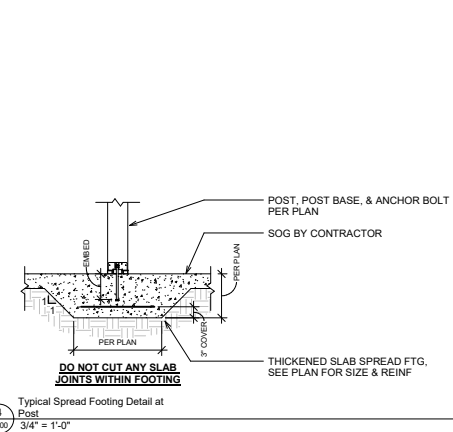
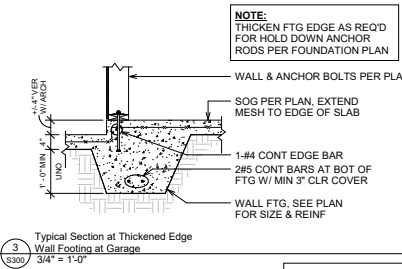
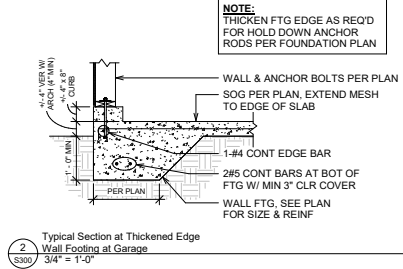
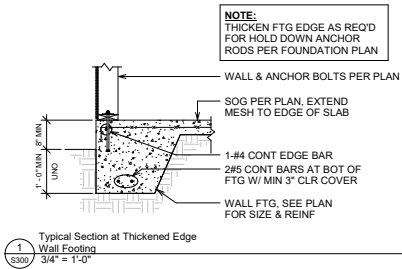
WHEN IN DOUBT, ASK! QUESTIONS COST LESS THAN RE-WORK!

REBAR SPLICE LENGTH FOR 4,000 PSI NORMAL WEIGHT CONCRETE									
MIN COVER	C ≥ 3/4"		C ≥ 1 1/2"		C ≥ 2"		C ≥ 3"		
MIN SPACING	S ≥ 1 1/2"		S ≥ 3"		S ≥ 4"		S ≥ 6"		
BAR SIZE	SPLICE CLASS	TOP BAR	OTHER BAR	TOP BAR	OTHER BAR	TOP BAR	OTHER BAR	TOP BAR	OTHER BAR
#3	A	12	12	12	12	12	12	12	12
	B	15	12	15	12	15	12	15	12
#4	A	19	15	15	12	15	12	15	12
	B	25	19	20	15	20	15	20	15
#5	A	28	21	19	15	19	15	19	15
	B	36	28	25	19	25	19	25	19
#6	A	37	29	23	18	23	18	23	18
	B	49	37	29	23	29	23	29	23
#7	A	60	46	37	29	33	25	33	25
	B	78	60	48	37	43	33	43	33
#8	A	74	57	47	36	37	29	37	29
	B	97	74	61	47	49	37	49	37
#9	A	90	69	58	44	46	36	42	33
	B	117	90	75	58	60	46	55	42
#10	A	108	83	70	54	57	44	47	37
	B	141	108	91	70	74	57	62	47
#11	A	127	98	84	65	68	53	53	41
	B	165	127	109	84	89	68	68	53

- NOTES:**
1. FOR USE WITH GRADE 60 UNCOATED DEFORMED BAR REINFORCING.
 2. FOR USE WITH GRADE 75 BARS, INCREASE LENGTH 25%.
 3. FOR EPOXY COATED BARS, INCREASE LENGTH 50%.
 4. LENGTH INCREASES IN NOTES ARE CUMULATIVE.
 5. TOP BARS ARE BARS WITH MORE THAN 12" OF FRESH CONCRETE PLACED BELOW HORIZONTAL REINFORCEMENT.

CONCRETE STRENGTHS		
LOCATION & USE	f _c (PSI)	NOTES
FOUNDATIONS, PIERS, PILE CAPS, GRADE BEAMS	5,000	
RETAINING WALLS	5,000	
OTHER WALLS	4,000	
COLUMNS, BEAMS, & STRUCTURAL SLABS	5,000	
SLAB-ON-GRADE	4,000	
SLAB-ON-METAL DECK	4,000	LIGHT WEIGHT CONCRETE
CONCRETE EXPOSED TO FREEZE-THAW	5,000	W/ AIR ENTRAINMENT
FILL CONCRETE	3,000	
STRUCTURAL STEEL ENCASEMENT	3,000	
MUD MAT	2,000	

CONCRETE COVER			
CONCRETE EXPOSURE	MEMBER	REINFORCEMENT	MIN COVER
CAST AGAINST AND PERMANENTLY IN CONTACT WITH GROUND	ALL	ALL	3"
EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	ALL	#6 THRU #18 #5, W31 OR D31 WIRE, OR SMALLER	2" 1 1/2"
NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	SLABS, JOIST, & WALLS	#14 & #18 BARS	1 1/2"
	BEAMS, COLUMNS, PEDESTALS, & TENSION TIES	PRIMARY REINF, STIRRUPS, TIES, SPIRALS, & HOOPS	3/4"



WHEN IN DOUBT, ASK! QUESTIONS COST LESS THAN RE-WORK!



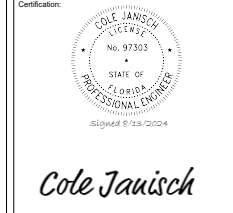
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No.	Description	Date

Issue for Construction

311 Elm Sreet
Fernandina Beach, FL

Typical Concrete Details

Project number 24092
Date 9/5/2024
Drawn by CCJ
Checked by CCJ

S300

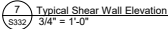
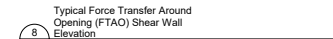
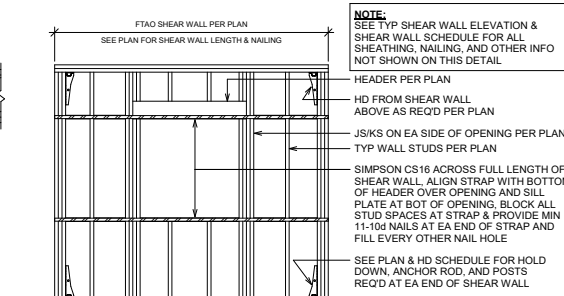
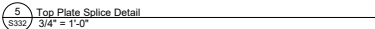
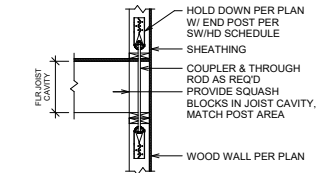
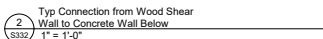
Scale As indicated

HOLD DOWN SCHEDULE - ANCHOR BOLTS CAST IN CONCRETE				
HOLD DOWN TYPE	TYPE	ANCHOR ROD	THROUGH ROD	END POS SIZE
HDU2	HDU2-SDS2.5	SSTB16	5/8"	2-2x
HDU4	HDU4-SDS2.5	SSTB20	5/8"	2-2x
HDU5	HDU5-SDS2.5	SSTB24	5/8"	2-2x
HDU8	HDU8-SDS2.5	SSTB28	7/8"	3-2x
HDU11	HDU11-SDS2.5	SB1x30	1"	4-2x
HDU14	HDU14-SDS2.5	SB1x30	1"	4-2x
CS16	CS16	N/A	N/A	2-2x

1. BLOCK ALL PANEL EDGES UNLESS NOTED OTHERWISE

2. TYP R/R BOARD NAIL TO BE 1/2" 1-3E TIMBERSTRAND LSL R/R BOARD MATCHING JOIST DEPTH OR 2X NOMINAL LENGTH WHERE DIM JOISTS USED FOR TYPICAL FLOOR
3. ALL SHEAR WALLS SHALL BE CONCRETE WITH REINFORCING BARS AND EMBEDDED IN CONCRETE BOARD.
4. ALL NAILS ARE COMMON NAILS, UNLESS DIPPED HOT-DIPPED GALVANIZED NAILS AT ALL PRESSURE TREATED lumber.
5. ALL STUDS MUST BE PROTECTED BY OSB APPLIED TO ONE FACE ONLY UNLESS NOTED OTHERWISE. APPLY SHEATHING TO EXTERIOR FACE OF EXTERIOR WALLS, AT INTERIOR WALLS, COORDINATE SHEATHED FACE WITH ARCH. WHERE SHEAR WALLS ARE NOTED, PROVIDE MINIMUM OF 3" ANCHOR BOLTS PER STUD.
6. SDWS DENOTES SIMPSON DWDS22400DB.
7. A35 DENOTES SIMPSON A35 CLIP ANGLE.
8. WHERE STUDS ARE SPACED AT 16" OC, FIELD NAILING MAY BE INCREASED TO 10" OC ALONG THE ENTIRE LENGTH OF STUDS. STUDS SHALL BE 3" NOMINAL WIDTH OF 2X NOMINAL WIDH MEMBERS FASTENED TOGETHER W/ (2) STAGGERED ROWS (8) NAILS @ 3" OC ARE PERMITTED IN LIEU OF (1) 3x MEMBER.
9. PROVIDE MINIMUM OF 3" ANCHOR BOLTS PER STUD.
10. PROVIDE END POST AT EA END OF ALL SHEAR WALLS AS REQ'D PER HOLD DOWN SCHEDULE. WHERE NO HOLD DOWN IS CALLED OUT ON PLAN, PROVIDE 3-PLY END POST PER 2018 IRC SECTION 609.3.2. PROVIDE 3-PLY END POST 3' LONG WITH 3/4" DIA BOLT WIDTH = 3/16" WIDER THAN BOLT DIAMETER I.E. 1 3/16" WIDE SLOT AT 5/8" DIA BOLT.) WITH STD CUT WASHER BETWEEN PLATE WASHER & ANCHOR BOLT. NUT EDGE OF PLATE WASHER TO BE WITHIN 1/2" OF SILL PLATE EDGE THAT SHEATHING IS ATTACHED TO. PROVIDE 3/4" DIA BOLT WITH 3/16" WIDER THAN BOLT DIAMETER I.E. 1 3/16" WIDE SLOT AT 5/8" DIA BOLT.) WITH STD CUT WASHER BETWEEN PLATE WASHER & ANCHOR BOLT. NUT EDGE OF PLATE WASHER TO BE WITHIN 1/2" OF SILL PLATE EDGE THAT SHEATHING IS ATTACHED TO. PROVIDE 3/4" DIA BOLT WITH 3/16" WIDER THAN BOLT DIAMETER I.E. 1 3/16" WIDE SLOT AT 5/8" DIA BOLT.) WITH STD CUT WASHER BETWEEN PLATE WASHER & ANCHOR BOLT. NUT EDGE OF PLATE WASHER TO BE WITHIN 1/2" OF SILL PLATE EDGE THAT SHEATHING IS ATTACHED TO.

1. ALL HOLD DOWNS SHALL BE SIMPSON STRONG TIE.
2. PROVIDE SIMPSON SSBT OR SB ANCHOR BOLTS AS NOTED ON PLANS.
3. INSTALL HOLD DOWNS PER MFR RECOMMENDATIONS.
4. SEE HOLD DOWN DETAIL FOR INSTALLATION AT DIFFERENT END CONDITIONS.
5. THROUGH RODS SHALL BE ASTM F1554 GRADE 36.
6. FINAL TIGHTEN NUTS AS LATE IN CONSTRUCTION AS POSSIBLE.
7. PROVIDE ALL SIMPSON STRONG TIE CONNECTORS W/ NAILING, END LENGTHS, ETC. PER MFR RECOMMENDATIONS.
8. SEE BUILD-UP POST FASTENING SCHEDULE FOR FASTENING OF END POST PJFS.



WHEN IN DOUBT, ASK! QUESTIONS COST LESS THAN RE-WORK!



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Cole Janisch

[illegible]

Issue for Construction

311 Elm Sreet
Fernandina Beach, FL
Typical Shear Wall
Details

Project number	24092
Date	9/5/2024
Drawn by	CCJ
Checked by	CCJ
S332	
Scale	As indicated



Structural Engineer:
Cole C. Janisch Structural Engineering
852 Gold Hill Rd #206
Fort Mill, SC 29708
(704) 584-5717
www.ccjse.com
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General Contractor:
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(352) 405-6051
zach@foxtailhomedesign.com

Project Location:
311 Elm Sreet
Fernandina Beach, FL 32034

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Certification

[illegible]

311 Elm Sreet
Fernandina Beach, FL

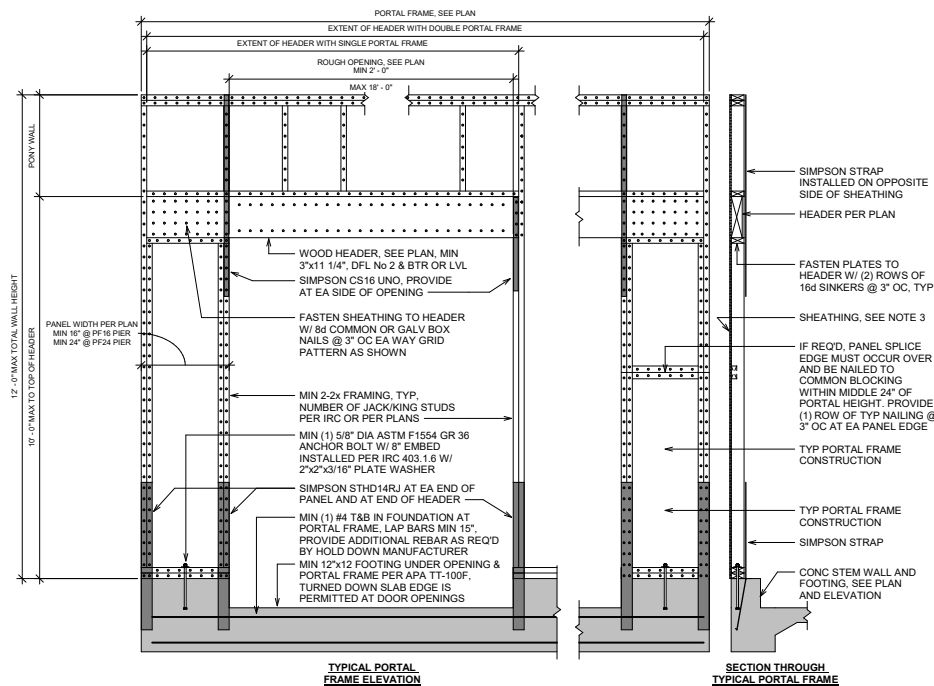
Typical Shear Wall Details

Project number	2409
Date	9/5/202
Drawn by	CC
Checked by	71

S333

Scale $3/4" = 1'-0"$

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NOTES:

1. PORTAL WALL DENOTED BY PFXX OR PFXX/XX ON PLANS
- A. XX DENOTES PIER WIDTH (PF16 = MIN 16" WIDE PANEL, PF24 = MIN 24" WIDE PANEL)
 - B. PFXX DENOTES A PORTAL FRAME WITH ONE PANEL. SEE PLAN FOR PANEL LOCATION
 - C. XX/XX DENOTES A PORTAL FRAME WITH TWO PANELS. SEE PLAN FOR PANEL LOCATIONS
- D. EXAMPLE:
- A. PF16 DENOTES A PORTAL FRAME WITH (1) 16" WIDE PANEL
 - B. PF24/24 DENOTES A PORTAL FRAME WITH (2) 24" WIDE PANELS
 - C. PF16/24 DENOTES A PORTAL FRAME WITH (1) 16" WIDE PANEL AND (1) 24" WIDE PANEL
2. PORTAL WALLS ARE DESIGNED IN ACCORDANCE WITH AND MUST BE CONSTRUCTED IN ACCORDANCE WITH APA T-1100F.
3. SHEATHING MUST BE MIN 7/16" THICK APA RATED OSB, FASTEN SHEATHING TO ALL FRAMING STUDS WITH MIN 8D COMMON OR GALV BOLT NAILS @ 3" OC.
4. SIMPSON STD14 STRAP MAY BE INSTALLED AT "CORNER" OR "MIDWALL" INSTALLATIONS IN 6" OR 8" THICK STEINWALLS (MIN $f_c = 2,500$ PSI) PROVIDED INSTALLATION COMPLIES WITH THE FOLLOWING REQUIREMENTS:
- A. STRAP SHALL BE INSTALLED IN ACCORDANCE WITH STD14-RJ AS REQUIRED AT BRICK LEDGES OR REMAIN CURBS LESS THAN 6" THICK.

1 Typical Portal Frame Detail
S333 3/4" = 1'-0"

WHEN IN DOUBT, ASK! QUESTIONS COST LESS THAN RE-WORK!

Signature Certificate

Reference number: AQC VN-ORFXU-GA2SY-UY6GD

Signer

Cole Janisch

Email: colej@ccjse.com

Sent:

Signed:

Timestamp

05 Sep 2024 21:19:10 UTC

05 Sep 2024 21:19:11 UTC

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Location: Charlotte, United States

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